



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.: _____

Building Address: 2595 Mullinix Mill Rd
City: Mt Airy State: MD Zip Code: 21771
Suite/Apt. # _____ SDP/WP/BA #: _____
Subdivision: _____
Lot: 3 Tax Map: _____ Parcel: _____

Existing Use: SFD
Proposed Use: SFD

Estimated Construction Cost: \$ _____
Description of Work: Construct a 16' x 20' deck
NO STEPS

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

Property Owner's Name: Gregory & Jennifer Sledz
Address: 808 Commerce Park Dr
City: Ogdensburg State: NY Zip Code: 13669
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Josh Simpson
Address: 8057 Veterans Highway
City: Millersville State: MD Zip Code: 21108
Phone: 410-969-4444 Fax: _____
Email: permits@fencedeckconnect.com

Contractor Company: Fence & Deck Connection
Contact Person: Josh Simpson
Address: SAA
City: _____ State: _____ Zip Code: _____
License No.: MHIC 45780
Phone: _____ Fax: _____
Email: _____

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

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

Utilities	
Electric:	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input checked="" 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.

Applicant's Signature: _____
permits@fencedeckconnect.com
Email Address: _____
Fence & Deck Connection
Title/Company

JOSH SIMPSON
Print Name
6/26/19
Date

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>6/26/19 D Bernard</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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

MULLINIX MILL ROAD
50' R.O.W.
L=10.07'
R=1072.00'

MATCH LINE, THIS SHEET

MD STATE PLANE
MAD 83/81

STATE OF MARYLAND
DEPARTMENT OF
NATURAL RESOURCES
L.677, F.001
PARCEL 17

LOT 1
HARRY N. SHIPE PROPERTY
PLAT No. 22731

30' ACCESS
EASEMENT FOR
LOT 3
PLAT No. 22731

LOT 2
HARRY N. SHIPE PROPERTY
PLAT No. 22731

MATCH LINE, THIS SHEET

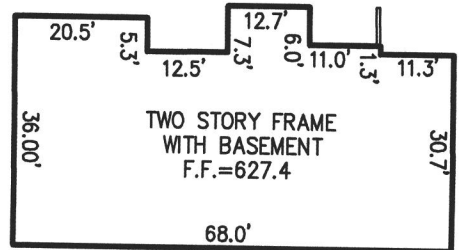
STATE OF MARYLAND
DEPARTMENT OF
NATURAL RESOURCES
L.677, F.001
PARCEL 17

FOREST
CONSERVATION
EASEMENT
(RETENTION)
PLAT No. 22972

EXISTING
SEWAGE DISPOSAL
AREA

LOT 3
HARRY N. SHIPE PROPERTY
PLAT No. 22972
170,330 SQ. FT.
OR 3,9102 AC.

JAMES C. & THELMA J.
STROUTH
L.694, F.361
PARCEL 48



INSET SCALE: 1" = 30'

MYRICK FAMILY TRUST
L.10928, F.51
PARCEL 45

APPROVED

WALK-THRU BUILDING PERMIT

BP#

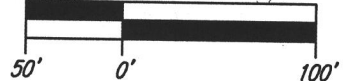
A#

APP. SAN Bernard DATE: 6-26-19

DESC. OF WORK: 16' x 20'

Deck. Approved in Show

GRAPHIC SCALE 1" = 100'



ADDRESS:
2595 MULLINIX MILL ROAD
MT. AIRY, MARYLAND 21771

PLAN PREPARED BY:



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

PROFESSIONAL CERTIFICATION:



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: 2/10/2021.

APRIL 16, 2019

DATE

WALL CHECK SURVEY
HARRY N. SHIPE PROPERTY

LOT 3

PLAT No. 23972

TAX MAP 12, GRID 17, PARCEL 75

4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
APRIL 13, 2019



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: 5/11/16

Permit No.: B19001472

Building Address: 2595 Mullinex Mill Rd
City: MT Airy State: MD Zip Code: 21771
Suite/Apt. # _____ SDP/WP/BA #: _____
Subdivision: _____
Lot: _____ Tax Map: _____ Parcel: _____

Existing Use: SFO
Proposed Use: SFO
Estimated Construction Cost: \$ 5000
Description of Work: Install 1-1000 gallon
Underground propane tank and
gasline to house

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

Property Owner's Name: Gregory J. Fer Sledz
Address: 209 Commerce Park Drive Wm 240
City: Odensburg State: MD Zip Code: 13669
Phone: _____ Fax: _____
Email: sledz.greg@gmail.com

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: L. St. Graham
Address: 230 Lincoln Hwy East
City: Newport State: PA Zip Code: 17350
Phone: 717-577-5000 Fax: _____
Email: Lgraham@AerialEnergy.com

Contractor Company: Aerial Energy
Contact Person: R. Chiswick
Address: 230 Lincoln Hwy East
City: Newport State: PA Zip Code: 17350
License No.: 79809
Phone: 302-998-4311 Fax: _____
Email: Rjchiswick@AerialEnergy.com

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

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

Utilities	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input 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.

Applicant's Signature: _____

Print Name: L. St. Graham

Email Address: Lgraham@AerialEnergy.com

Date: 5-7-16

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	<u>5/21/16</u>	<u>[Signature]</u>

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>110</u>
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	
Total Fees	\$	
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	<u>1072</u>

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



Building Permit Application

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

Date Received: _____

Permit No.: B1900022

Building Address: 2595 Mullinix Mill Rd
 City: Mt Airy State: MD Zip Code: 21771
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Subdivision: 2731
 Lot: 3 Tax Map: 0012 Parcel: 0075

Existing Use: Residential
 Proposed Use: Single Family Residence
 Estimated Construction Cost: \$315,000
 Description of Work: New Single Family Home
4 Bedroom; 3.5 Baths; 3 car garage side load
unfinished basement

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

Property Owner's Name: Gregory and Jennifer Sledz
 Address: 808 Commerce Park Dr Unit 2404, MS-70
 City: Odensburg State: NY Zip Code: 13669
 Phone: _____ Fax: _____
 Email: jsledz0630@gmail.com sledz.greg@gmail.com

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Gregory and Jennifer Sledz
 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.: 6848
 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: roshannj@aol.com

Commercial Building Characteristics	Residential Building Characteristics
Height: <u>29ft</u>	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: <u>3</u>	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: <u>31 x 48</u>
1 st floor: <u>31 x 48</u> ; 2 nd floor <u>30 x 48</u>	2 nd floor: <u>30 x 48</u>
Area of construction (sq. ft.): <u>3,500</u>	Basement: _____
Use group: _____	<input type="checkbox"/> Finished Basement
Construction type: _____	<input checked="" type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Craw Space
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Masonry	No. of Bedrooms: <u>4</u>
<input checked="" type="checkbox"/> Wood Frame	Multi-family Dwelling
<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: _____
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other: _____	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>E19000021</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 IDENTIFIED 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.

Robert Oliff
 Applicant's Signature
 roliff@carusohomes.com
 Email Address
 President of On Your Lot Division at Caruso Homes
 Title/Company

Print Name: Robert Oliff
 Date: 1/19/2019

RECEIVED
 JAN 24 2019
 LICENSES & PERMITS
 DIVISION

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
PSHA		

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

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

Filing Fee	\$ <u>100</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>14759</u>

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

AK

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B19000221	01/24/2019
Description of Work		
SFD/ CUSTOM/ 2 STORY FULL BSMT 7R, 2FB, 1 HB, 1 RI, 1 FP, 3 CAR SIDE LOAD GARAGE (4BR) ENERGY CODE PRESCRIPTINVE METHOD		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
2595	MULLINIX MILL	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.14142	39.29699
City	State	Zip Code	Primary
MOUNT AIRY	MD	21771	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1102506	75	3.91	196400	196400	0	RURAL
Legal Description						
LOT 3 3.9102 A.[2595 MULLINIX MILL RD.[]HARRY N SHIPE PROP.						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Supervisor Dist	Map #	DAP Zone	Primary
	3	604001	5				Yes
Plan Area	State Tax Id	Subdivision Name					
	1404596003	Harry N. Shipe Property					
Section	Area	Tax Map					
		12					
Grid	Zoning District	ADC Map					
12-17	RC-DEO	4810-H3					
SDP No.	Final Plan No.	WP File No.					
	ECP-13-039						
Record Plat No.	WS Contract No.	FDP No.					
22731							
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-04	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *		
GREGORY AND JENNIFER SLEDZ		
Address Line 1		
808 COMMERCE PARK DRIVE UNIT 2404, MS-70		
Address Line 2		
Address Line 3		
Mail City	Mail State	Mail Zip Code
ODENSBURG	MD	13669
Phone	Primary	

<input type="checkbox"/>	Yes
E-mail	
JSLEDZ0830@GMAIL.COM	
Cell Number	Fax Number
<input type="text"/>	<input type="text"/>

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
6848	CARUSO HOMES ON YOUR LOT LLC		
License Type *	First Name	Middle Name	Last Name
Home Bldr	BOB		OLIFF
Primary	Address Line 1		
Yes	2120 BALDWN AVENUE, 2ND FLOOR		
	Address Line 2		
City	State	ZIP Code	
CROFTON	MD	21114	
Phone 1	Phone 2	Fax	
667-307-4270			
E-mail			
ROLIFF@CARUSOHOMES.COM			

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	BOB		OLIFF
Relationship	Full Name		
Applicant	BOB OLIFF		
Primary	Organization Name		
No	CARUSO HOMES ON YOUR LOT LLC		
	Street Address		
	2120 BALDWN AVENUE, 2ND FLOOR		
	Address Line 2		
City	State	Zip Code	
CROFTON	MD	21114	
Phone	Cell	Fax	
667-307-4270			
E-mail *			
ROLIFF@CARUSOHOMES.COM			

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type	First Name	MI	Last Name
Contact	NAJIB		ROSHAN
Relationship	Full Name		
Licensed Professiona	NAJIB ROSHAN		
Primary	Organization Name		
Yes	NJR AND ASSOCIATES		
	Street Address		
	2770 STATE ROUTE 32		
	Address Line 2		
City	State	Zip Code	
WEST FRIENDSHIP	MD	21794	
Phone	Cell	Fax	
240-508-3200			
E-mail			
ROSHANNJ@AOL.COM			

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
315000	1	0	No
Construction Type			

101 - Single Family Houses Detached

BUILDING INFORMATION

BUILDING INFORMATION

Yes No Capital Project No Fee *
 Yes No Capital Project Number
 Yes No Fee Exempt *
 Yes No Guaranty Fund Required *
 Yes No Roadside Tree Project Permit

Roadside Tree Project Permit #
 Condominium Yes No
 Existing Use
 1st Floor Width FT
 1st Floor Depth FT

2nd Floor Width FT
 2nd Floor Depth FT
 Basement Width FT
 Basement Depth FT
 Height FT
 Total Square Footage * SQFT
 Occupiable Square Footage * SQFT
 Bedrooms *

Full Baths
 Half Baths
 Foundation
 Basement
 Other Structure
 Building Construction Type

W&S Fees Paid * Yes No
 Water Supply *
 Sewage Disposal *
 Utilities *
 Heating System *
 Sprinkler System *

No of Fireplaces
 Type of Fireplace
 Entrance Permit Required Yes No
 Road Frontage
 Location Survey Approval Date
 Expiration Date

U&O Issued On
 U & O Comments

[check spelling](#)

GRADING INFORMATION

Grading Permit No
 Grading Certification Required Yes No
 Grading Certification Received in DILP On
 Grading Certification Received in CID On

Grading Certification Comments
 Seasonal Surety Comments

[check spelling](#) [check spelling](#)

Seasonal Grading Surety Depositor
 Driveway Apron Surety Depositor
 Stormwater Surety Depositor

GREEN NEIGHBORHOOD INFORMATION

Check List Points Goal
 Check List Points Achieved
 Date of Certification

PAYMENT INFORMATION

Check 1
 Payee 1
 Check 2
 Payee 2
 SAP Doc No
 SAP Entered

PRIVATE ON LOT SWM FACILITIES

Green Roofs A1 Yes No
 Permeable Pavements A2 Yes No
 Reinforced Turf A3 Yes No

Disconnection of Rooftop Runoff N1
 Disconnection of Non Rooftop Runoff N2 Yes No
 Sheetflow to Conservation Areas N3 Yes No

Rainwater Harvesting M1
 Submerged Gravel Wetlands M2
 Landscape Infiltration M3
 Infiltration Berms M4

Dry Wells M5
 Micro Bioretention M6
 Rain Gardens M7
 Swales M8
 Enhanced Filters M9
 PSWM Certification Received in CID on

Related Records

⏪ ⏩ 1 ⏪ ⏩

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
G19000021	Residential Grading Permit	Issued	2595	MULLINIX MILL	01/24/2019	SLEDZ PROPERTY /GRADING AND SEDIMEN
B19000221	Residential New Single Family Dwelling Permit	Review In Process	2595	MULLINIX MILL	01/24/2019	SFD/ CUSTOM/ 2 STORY FULL BSMT 7R, 2FB

⏪ ⏩ 1 ⏪ ⏩

Submit Cancel

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

MEMORANDUM

TO: **Robert Oliff, Caruso Homes**

FROM: **Robert Bricker, REHS/RS, L.E.H.S.**
Well & Septic Program

RE: **2595 Mullinix Mill Road, Potential Basement Bedroom**

DATE: March 6, 2019

I have reviewed the floor plans in support of Building Permit **B19000221** for a new home at **2595 Mullinix Mill Road** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

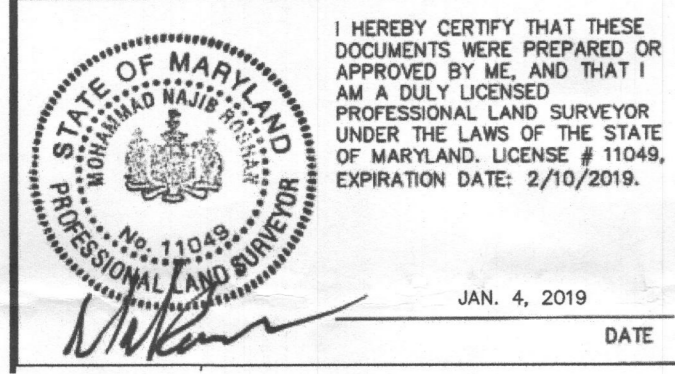
- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **four (4)**-bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

- SEQUENCE OF CONSTRUCTION :**
1. REQUEST FOR PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY. (2-WEEKS).
 2. CLEARING AND GRUBBING AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS. (1 DAY).
 3. CONSTRUCTION AND STABILIZATION OF PERIMETER CONTROLS. (1 DAY).
 4. REMAINING CLEARING AND GRUBBING WITHIN INSTALLED PERIMETER CONTROLS (1 DAY).
 5. DRIVEWAY GRADING. (1 DAY).
 6. GRADING FOR THE REMAINDER OF THE SITE. (2 DAYS).
 7. UTILITY INSTALLATION AND CONNECTIONS TO EXISTING STRUCTURES. (4 DAYS).
 8. CONSTRUCTION OF BUILDING, ROADS, AND OTHER CONSTRUCTION. (4 MONTHS).
 9. FINAL GRADING, LANDSCAPING, AND STABILIZATION. (3 DAYS).
 10. INSTALLATION OF STORMWATER MANAGEMENT MEASURES (4 DAYS).
 11. APPROVAL OF THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF PERIMETER CONTROLS. (1 WEEK).
 12. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY REMOVAL OF PERIMETER CONTROLS. (2 DAYS).
- 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.

LEGEND

- EX. EVERGREEN TREE
- EX. DECIDUOUS TREE
- EX. FOREST CONSERVATION SIGN POST
- 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. PADDOCK EASEMENT
- EX. FOREST CONSERVATION EASEMENT
- EX. SEPTIC RESERVE AREA
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- SOIL DIVIDE LINE



COMPUTATION OF THE REQUIRED ESDV:

TOTAL PROPERTY SIZE = 170,330 SF
 PIPE STEM = 10,793 SF
 MINIMUM PROPERTY SIZE = 159,537 SF
 LIMITS OF DISTURBANCE (L.O.D.) = 29,826 SF
 PROPOSED IMPERVIOUS AREA = 5,229 SF
 SOIL: = HYDROLOGIC SERIES "B"

TARGET Pe:
 % IMPERVIOUS AREA (I) = $\frac{\text{PROP. IMPERVIOUS AREA}}{\text{PROP. L.O.D.}} = \frac{5,229}{29,826} = 17.5\%$ (USE 20%)
 USING TABLE 5.3 FOR "C" SOILS & 1% OF 40:
 PE = 1.2"

TARGET RCN FOR WOODS IN GOOD CONDITION:
 "B" SOILS = 55

TARGET ESDV:
 PE = 1.2"
 IMPERVIOUS = 17.5%
 Rv = 0.05 + (0.009)(17.5) = 0.2075
 A = 29,826 SF
 ESDv = $\frac{PE \times Rv \times A}{12} = \frac{1.2 \times 0.2075 \times 29,826}{12} = 619 \text{ CF}$

COMPUTATION OF THE PROPOSED ESDV:

MICRO-BIO RETENTION (M-6), "MBR"

ROOFTOP AREA = 2,302 SF
 DRIVEWAY AREA = 2,570 SF
 WALKWAY AND STOOP AREA = 357 SF
 TOTAL IMPERVIOUS AREA = 5,229 SF
 GRASS AREA TO MBR = 14,691 SF
 TOTAL DRAINAGE AREA TO MBR = 19,920 SF

PE = 2.6"
 IMPERVIOUS DRAINAGE AREA TO MBR = 26.3%
 Rv = 0.05 + (0.009)(26.3) = 0.287
 A = 19,920 SF
 ESDv = $\frac{PE \times Rv \times A}{12} = \frac{2.6 \times 0.287 \times 19,920}{12} = 1,239 \text{ CF}$

STORMWATER MANAGEMENT SUMMARY

FACILITY	ESDV CREDIT	TARGET Pe	REQUIRED Pe	CONTRIBUTING AREA	% IMPERVIOUS
MICRO-BIORETENTION (M-6)	1,239 CF	1.2"	2.6"	19,920 SF	26.3%

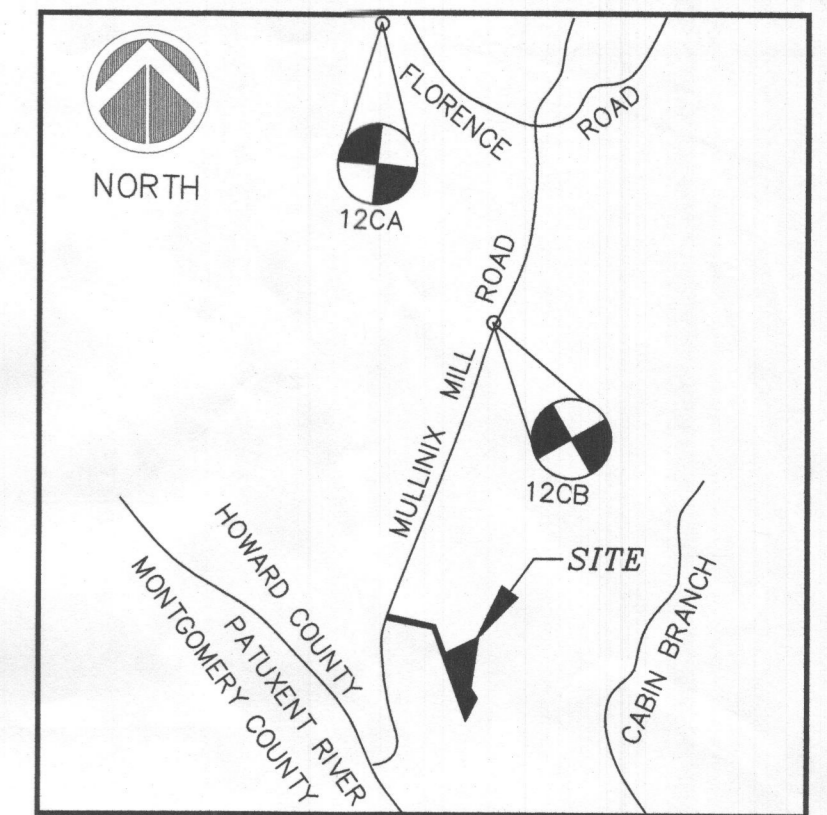
ESDV PROVIDED = 1,239 CF
 ESDV REQUIRED = 619 CF
 ESDV SURPLUS = +620 CF

DIMENSIONS OF MICRO-BIO RETENTION		ELEVATIONS OF MICRO-BIO RETENTION	
POND DEPTH	= 1.0 FT	TOP OF BERM	= 591.50
TOP POND AREA	= 1,137 SF	TOP OF POND	= 591.00
BOTTOM POND AREA	= 730 SF (SA)	TOP OF SURFACE	= 590.00
POND VOLUME	= $(1,137 + 730) \times 1.0 = 933 \text{ CF}$	INVERT OF UNDERDRAIN	= 583.83
POND MEDIA DEPTH	= 0.5 FT	EDDITOM OF PIT	= 585.75
POND MEDIA VOLUME	= 730 X 1.08 X 0.4 = 315 CF		
POND STORAGE VOLUME	= (933 + 315) = 1,248 CF		

SITE ANALYSIS DATA CHART

TOTAL LOT AREA = 3.910 ACRES (170,330 SF)
 MINIMUM LOT SIZE (WITHOUT PIPE STEM) = 3.662 ACRES (159,537 SF)
 LOT AREA WITHIN THE LIMIT OF DISTURBANCE = 0.685 ACRES (29,826 SF)
 TOTAL LOT IMPERVIOUS AREA PROPOSED = 0.120 ACRES (5,229 SF)
 PROPOSED GREEN/OPEN AREA = 2.801 ACRES (154,308 SF)

SITE USAGE = SINGLE FAMILY DETACHED = 0 ACRES
 L.O.D. AREA WITHIN WETLAND = 0 ACRES
 L.O.D. AREA WITHIN 25' WETLAND BUFFER = 0 ACRES
 L.O.D. AREA OF STEEP SLOPES = 0 ACRES
 L.O.D. AREA OF ERODIBLE SOILS = 0 ACRES
 L.O.D. AREA WITHIN 100-YR FLOODPLAIN = 0 ACRES
 L.O.D. AREA WITHIN 100' STREAM BUFFER = 0 ACRES
 L.O.D. TOTAL FORESTED AREA = 0 ACRES



VICINITY MAP
 SCALE: 1" = 200'
 ADC MAP = 7
 GRID = E4

GENERAL NOTES

1. THIS PLAN IS BASED ON A PREVIOUSLY APPROVED ENVIRONMENTAL CONCEPT PLAN (ECP-13-039).
2. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
3. THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT AND IS TO BE SERVED BY PRIVATE WATER AND PRIVATE SEPTIC SYSTEM.
4. THE SURVEY ON WHICH THIS PLAN IS BASED ON IS A FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY NJR & ASSOCIATES IN OCTOBER OF 2018.
5. 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 SEBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE OR SUBDIVISION GRADING PERMIT APPLICATIONS.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL MONUMENTS 12CB AND 12CA.
7. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
8. THERE ARE NO KNOWN BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
9. THIS PROJECT IS LOCATED WITHIN THE LITTLE PATUXENT RIVER WATERSHED.
10. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT SUBDIVISION, FOREST CONSERVATION OR SITE DEVELOPMENT PLAN. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE LOCATION, DRIVEWAY LOCATION GRADING, TREE CLEARING, AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROCESS THROUGH THE PLAN REVIEW PROCESS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS.
11. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
12. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.
13. PREVIOUS OPZ FILE REFERENCE: ECP-13-039, F-17-046 AND F-13-115.
14. THERE IS NO EXISTING STRUCTURE LOCATED ON THIS PROPERTY.
15. THERE ARE NO EXISTING ENVIRONMENTAL FEATURES WITHIN THE L.O.D.
16. NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.

MATCH LINE - THIS SHEET

MATCH LINE - THIS SHEET

SOIL TABLE

SYMBOL	NAME/DESCRIPTION	TYPE	HYDROIC
GgB	Glenelg loam, 3 to 8% slope	B	No
GgC	Glenelg loam, 8 to 15% slope	B	No
BrD	Brinklow Channery loam 15 to 25% slope	B	No
GmB	Glenville silt loam, 3 to 8% slope	C	Yes

LOT 1
 HARRY N. SHIPE PROPERTY
 PLAT No. 22731
 ZONED: RC-DEO

EX. PRIVATE 24" WIDE
 USE-IN-COMMON EGRESS
 FOR LOTS 1, 2 AND 3 OF
 THE HARRY N. SHIPE
 PARCEL 17
 PLAT No. 22731

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

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

SITE PLAN
 LOT 3
 HARRY N. SHIPE PROPERTY
 PLAT No. 23972
 TAX MAP 12, GRID 17, PARCEL 75
 2595 MULLINIX MILL ROAD, MT. AIRY, 21771
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONING = RC-DEO
 SITE, STORMWATER MANAGEMENT, GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'
 JOB NO.: 3506
 DATE: DEC. 28, 2018
 SHEET: 1 OF 2

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

OWNER
 GREGORY & JENNIFER SLEDZ
 808 COMMERCE PARK DRIVE
 UNIT 240A
 ODGENSBURG, NY 13669
 (206) 902-7565

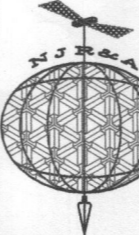
CURTIS E. & DENISE A.
 BOST
 L.3917, F.398
 PARCEL 64
 ZONED: RC-DEO

MYRICK FAMILY TRUST
 L.10928, F.51
 PARCEL 45
 ZONED: RC-DEO

STATE OF MARYLAND
 DEPARTMENT OF
 NATURAL RESOURCES
 L.677, F.001
 PARCEL 17
 ZONED: RC-DEO

SHEET INDEX

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



B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition
To stabilize disturbed soils with permanent vegetation.

Purpose
To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies
Exposed soils where ground cover is needed for 6 months or more.

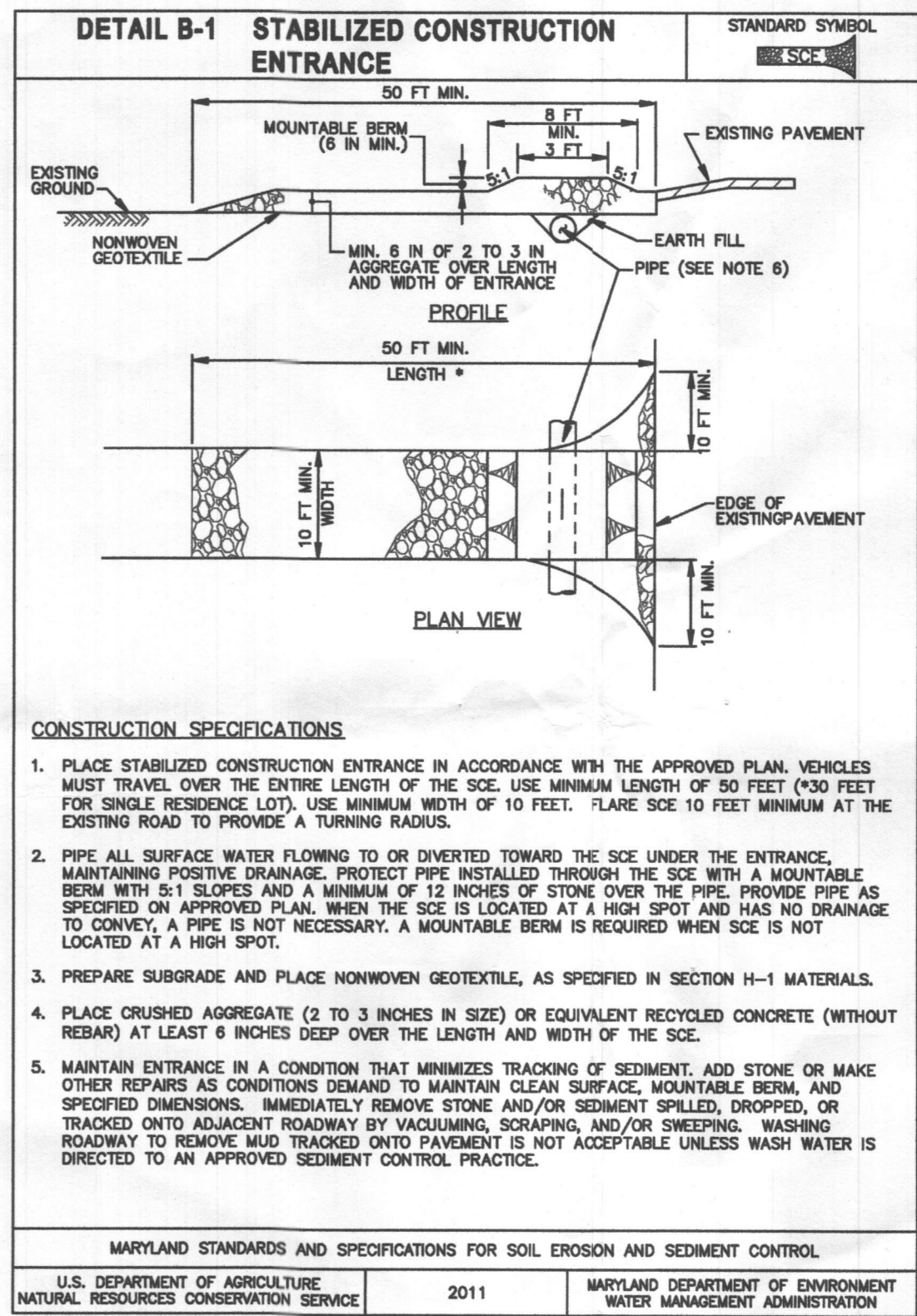
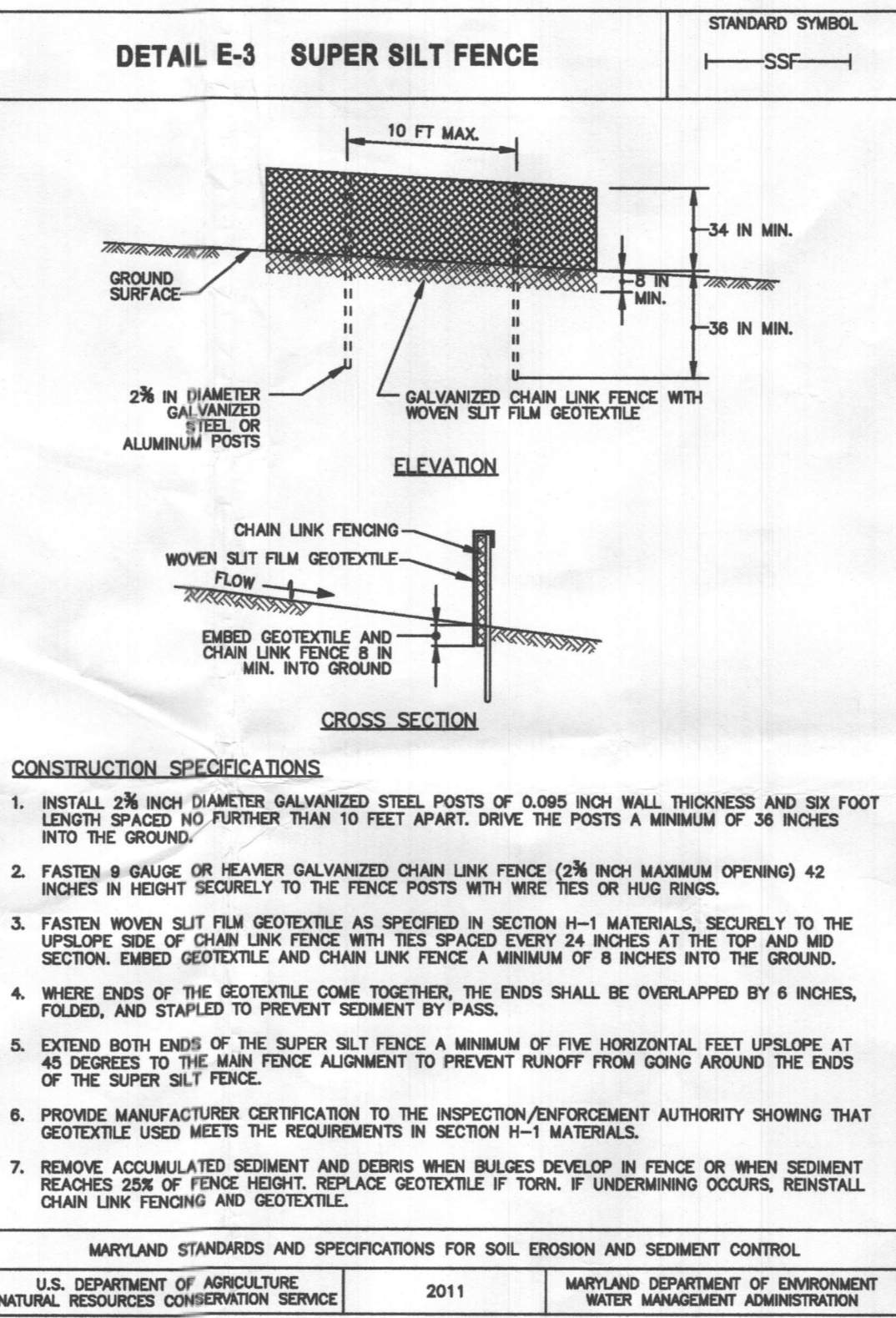
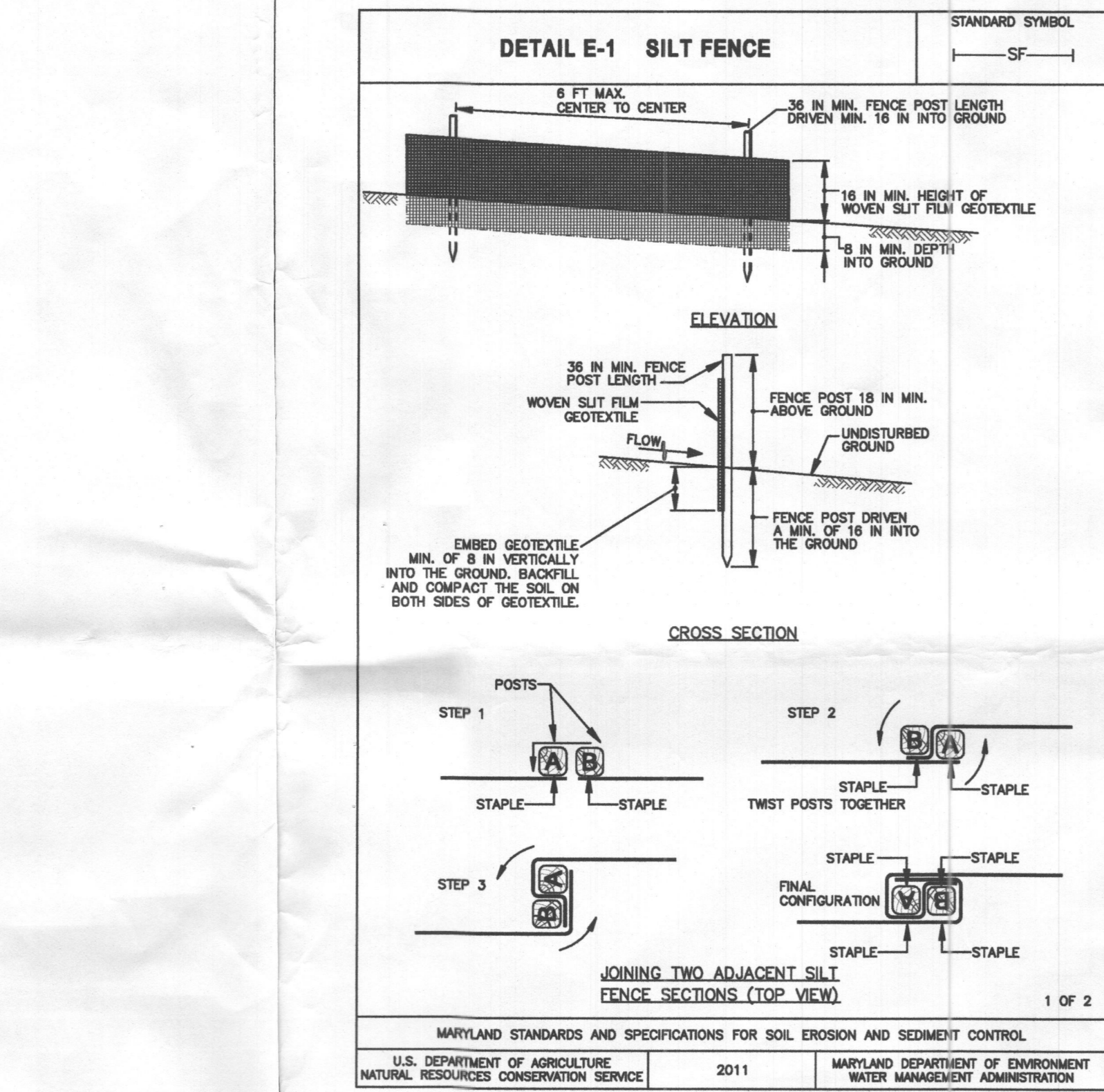
- Criteria**
- Seed Mixtures
 - General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 "A" pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Mixtures
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with seed counts ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Recommended Certified Kentucky Bluegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky Bluegrass cultivars with seed counts ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in the areas of central Maryland. Recommended Certified Kentucky Bluegrass Cultivars 95 to 100 percent, Certified Tall Fescue Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
 - 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: 1 1/4 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 cultivar protection and assures a pure genetic line.

- Soil Preparation
 - Soil should be tested and meet the following criteria:
 - PH RANGE: 5.5 - 6.5
 - ORGANIC MATTER: 15 - 30%
 - TOPOSOIL WITH AN ALLOWABLE 5% MAXIMUM CLAY CONTENT, AND 20-30% ORGANIC COMPOST & MULCH TO PROVIDE A SOIL MEDIUM WITH HIGH HYDROLOGIC CAPACITY.
 - THE PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUAKE GRASS, JOHNSON GRASS, MUGWART, NUTSEDGE, POISON IVY, CANDIAN THISTLE OR OTHER AS SPECIFIED.
 - IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.
 - THE PLANTING SOIL SHALL BE TESTED AND MEET THE FOLLOWING CRITERIA:
 - PH RANGE: 5.5 - 6.5
 - ORGANIC MATTER: 15 - 30%
 - THE FOLLOWING TEST/FREQUENCIES SHALL APPLY TO THE ABOVE SOILS:
 - PH ORGANIC MATTER: 1 TEST PER 90 CUBIC YARDS, BUT NOT MORE THAN 1 TEST PER BIORETENTION AREA.
 - ONE GRAIN SIZE ANALYSIS SHALL BE PERFORMED PER 90 CUBIC YARDS OF PLANTING SOIL BUT NO LESS THAN 1 TEST PER BIORETENTION AREA.
- Mulch Layer Specification
 - A MULCH LAYER SHALL BE PROVIDED ON TOP OF PLANTING SOIL AN ACCEPTABLE MULCH LAYER SHALL INCLUDE SHREDDED HARDWOOD OR SHREDDED WOOD CHIPS OR OTHER SIMILAR PRODUCTS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES.
 - OF THE APPROVED MULCH PRODUCTS, ALL MUST BE WELL AGED, UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIALS, INCLUDING PLANT MATERIAL. WELL AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCK PILED OR STOD FOR AT LEAST TWELVE (12) MONTHS.
- Sand Specification
 - THE SAND SHALL BE FREE OF DELETERIOUS MATERIAL AND ROCKS GREATER THAN ONE INCH DIAMETER.
- Compaction
 - SAND SHALL BE PLACED IN FTS LESS THAN 18 INCHES AND LIGHTLY COMPACTED.

Hardness Zone (from Figure B.3):		ZONE 6b		Fertilizer Rate (10-20-20)		Lime Rate	
No.	Species	Application Rate (lb/acre)	Seeding Dates	Seeding Depth	N	P ₂ O ₅	K ₂ O
1	Cool Season Annual Ryegrass or Equal	T.F. 60 lb/acre	May 1 to Aug. 15	1/4-1/2 in	45 pounds 90 lb/acre (2 lb/1000 sf)	90 lb/acre (2 lb/1000 sf)	2 tons/acre (90 lb/1000 sf)
2	Warm Season Fescue or Equal	K.B. 40 lb/acre	Oct. 15		10 lb/1000 sf	1000 sf	1000 sf

- B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION**
- Definition**
To stabilize disturbed soils with vegetation up to 6 months.
- Purpose**
To use fast growing vegetation that provide 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 mixtures listed in Table B.1 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 & seeding depths. If this Summary is not put on a plan and completed, then Table B.1 plus fertilizer and he 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-3.A. b and maintain until the next seeding season.

Hardness Zone (from Figure B.3):		ZONE 6b		Fertilizer Rate (10-20-20)		Lime Rate	
No.	Species	Application Rate (lb/acre)	Seeding Dates	Seeding Depth	N	P ₂ O ₅	K ₂ O
1	Cool Season Annual Ryegrass or Equal	40 lb/acre	Mar. 1 to May 15	1/2 in	436 lb/acre (10 lb/1000 sf)	2 tons/acre (90 lb/1000 sf)	
2	Warm Season Fescue or Equal	30 lb/acre	May 16 to July 31	1/2 in			



CONSTRUCTION SPECIFICATIONS

- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.063 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
- FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

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 80 FEET (90 FEET FOR SINGLE RESURFACING LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE TO BE MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING 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 SPILLES, DROPPED OR TRACKED ON 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.

I. BIORETENTION AREA SOIL SPECIFICATION

- PLANTING SOIL: THE BIORETENTION AREA SHALL CONSIST OF A PLANTING SOIL HAVING A HOMOGENEOUS IX OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH AN ALLOWABLE 5% MAXIMUM CLAY CONTENT, AND 20-30% ORGANIC COMPOST & MULCH TO PROVIDE A SOIL MEDIUM WITH HIGH HYDROLOGIC CAPACITY. THE PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUAKE GRASS, JOHNSON GRASS, MUGWART, NUTSEDGE, POISON IVY, CANDIAN THISTLE OR OTHER AS SPECIFIED. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. THE PLANTING SOIL SHALL BE TESTED AND MEET THE FOLLOWING CRITERIA:
 - PH RANGE: 5.5 - 6.5
 - ORGANIC MATTER: 15 - 30%
 - THE FOLLOWING TEST/FREQUENCIES SHALL APPLY TO THE ABOVE SOILS:
 - PH ORGANIC MATTER: 1 TEST PER 90 CUBIC YARDS, BUT NOT MORE THAN 1 TEST PER BIORETENTION AREA.
 - ONE GRAIN SIZE ANALYSIS SHALL BE PERFORMED PER 90 CUBIC YARDS OF PLANTING SOIL BUT NO LESS THAN 1 TEST PER BIORETENTION AREA.

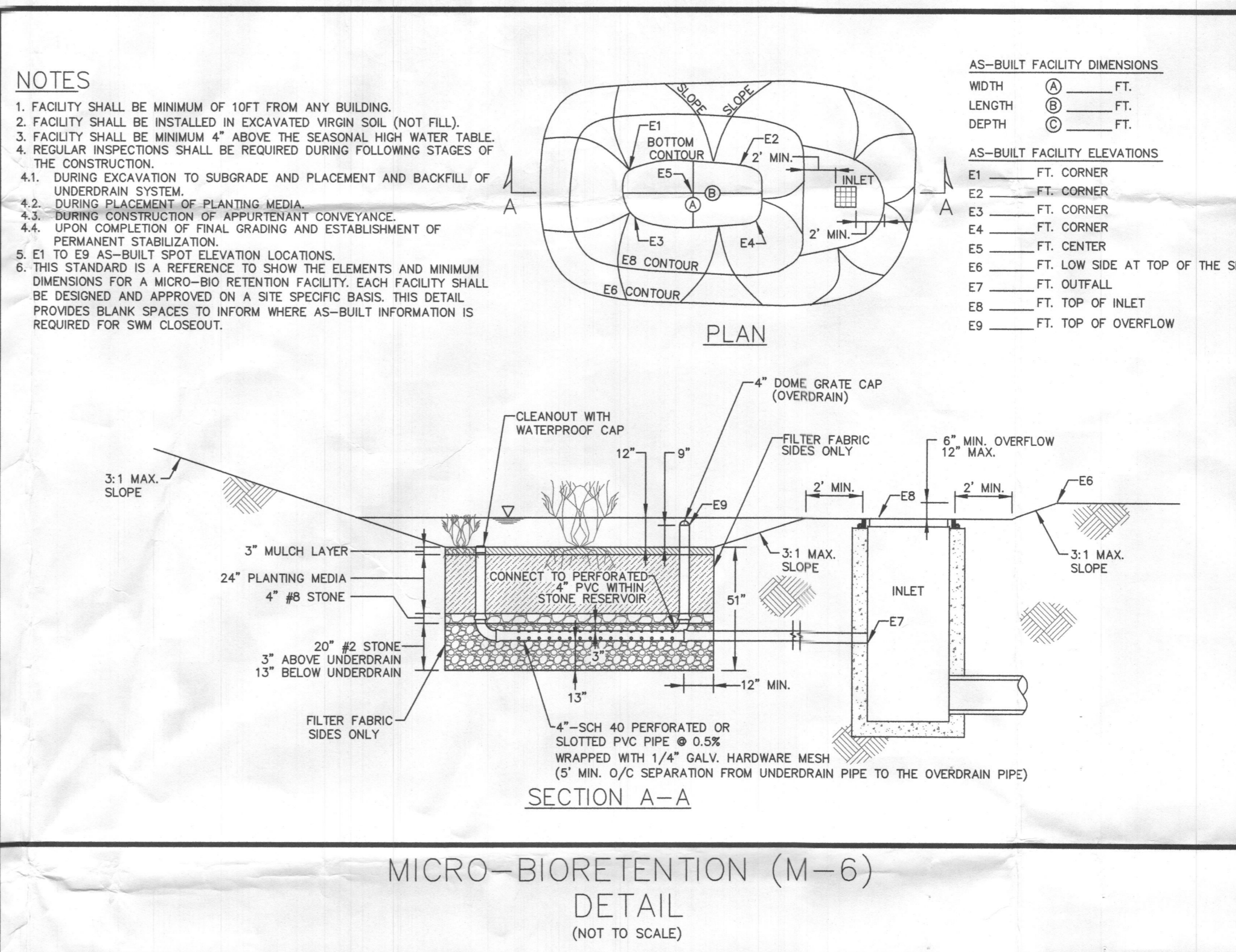
II. BIORETENTION AREA PLANT SPECIFICATION

- GENERAL PLANTING:**
- ROOT STOCK OF PLANT MATERIAL SHALL BE KEPT MOST DURING TRANSPORT FROM SOURCE TO THE JOB SITE AND UNTIL PLANTED.
 - WALLS OF PLANTING PIT SHALL BE DUG SO THAT THEY ARE VERTICAL.
 - THE DIAMETER OF PLANTING PIT MUST BE A MINIMUM OF SIX INCHES LARGER THAN THE DIAMETER OF THE ROOT BALL.
 - THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW 1/4 OF THE BALL TO BE ABOVE THE EXISTING GRADE. LOOSE SOIL AT THE BOTTOM OF THE PIT SHALL BE TAMPED BY HAND.
 - THE APPROPRIATE AMOUNT OF FERTILIZER IS TO BE PLACED AT THE BOTTOM OF THE PIT.
 - THE PLANT SHALL BE REMOVED FROM THE CONTAINER AND PLACED AT THE BOTTOM OF THE PLANTING PIT BY LIFTING AND CARRYING THE PLANT BY ITS BALL. NEVER LIFT THE PLANT BY THE BRANCHES OR TRUNK.
 - SET THE PLANT STRAIGHT AND IN THE CENTER OF THE PIT SO THE CENTER OF THAT THE BALL IS APPROXIMATELY 1/4 ABOVE THE FINAL GRADE.
 - BACKFILL PLANTING PIT WITH EXISTING SOIL.
 - MAKE SURE PLANT REMAINS STRAIGHT DURING BACKFILLING.
 - NEVER COVER THE TOP OF THE BALL WITH SOIL MOUND SOIL AROUND THE EXPOSED SIDE OF THE BALL.
 - MAKE SURE MULCH DOES NOT CONTACT TREE'S TRUNK.
 - TREE SHALL BE BRACED USING 2" X 2" WHITE OAK STAKES. STAKES SHALL BE PLACED PARALLEL TO WALKWAYS AND BUILDINGS. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE.

- BALL, THE TREE IS BRACED TO THE STAKES UTILIZING HOSE AND WIRES. FERTILIZER:**
- TREE AND SHRUB FERTILIZER SHALL BE A 21 gm. TIGHTLY COMPRESSED, LONG LASTING, SLOW RELEASE (2-YEAR) FERTILIZER TABLET WITH MINIMUM GUARANTEED ANALYSIS OF 20-10-5:
 - TOTAL NITROGEN (N) - 20%
 - WATER SOLUBLE ORGANIC NITROGEN - 7%
 - WATER IN SOLUBLE ORGANIC NITROGEN - 13%
 - AVAILABLE PHOSPHORIC ACID (P2 O5) - 10%
 - SOLUBLE POTASH (K2O) - 5%

- FOR CONTAINERIZED TREES AND SHRUBS, PLACE THE SPECIFIED FERTILIZER TABLET(S) IN THE BOTTOM OF THE PLANTING PIT ACCORDING TO THE FOLLOWING RATES:
 - 1 GAL. CONTAINER 1 ea, 21 gm. TABLETS.
 - 3 GAL. CONTAINER 2 ea, 21 gm. TABLETS.
 - 5 GAL. CONTAINER 3 ea, 21 gm. TABLETS.
 - 7 GAL. CONTAINER 5 ea, 21 gm. TABLETS.

- PLANTING NON-GRASS GROUND COVER:**
- THE GROUND COVER PLANTING HOLES SHALL BE DUG THROUGH THE MULCH WITH ONE OF THE FOLLOWINGS: HAND TROWEL, SHOVEL, BULB PLANTER, OR HOE (THIS DOES NOT APPLY TO GRASS OR LEGUMES).
 - BEFORE PLANTING BIODEGRADABLE POTS, THEY SHALL BE SPLIT, AND NON BIODEGRADABLE POTS SHALL BE REMOVED. ROOT SYSTEMS OF THE POTTED PLANTS SHALL BE SPLIT OR CRUMBLED.
 - THE GROUND COVER SHALL BE PLANTED SO THAT ROOTS ARE SURROUNDED BY THE SOIL BELLOW THE MULCH. POTTED PLANTS SHALL BE SET SO THAT THE TOP OF THE POT IS EVEN WITH THE EXISTING GRADE. THE ROOTS OF BARE-ROOT PLANTS SHALL BE COVERED TO THE GROUND.
 - THE MULCH AND PLANTED GROUND COVER BED SHOULD BE SHOULD BE COVERED WITH A PRE-EMERGENT HERBICIDE.
 - THE ENTIRE GROUND COVER BED SHALL BE THOROUGHLY WATERED.



PLANTING SCHEDULE - MICRO-BIORETENTION

	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	REMARKS
SHRUB	ILEX GABRA	INKBERRY	CONTAINER	12"	PLANT 3' APART
SHRUB	HAMELIS VIRGINIANA	WITCH HAZEL	CONTAINER	12"-24"	PLANT 3' APART
PERENNIAL	IRIS VERSICOLOR	BLUE FLAG	SEEDLINGS		PLANT 15" APART, TRIANGULAR GRID
PERENNIAL	GERANIUM MACULATUM	CRANESBILL	SEEDLINGS		PLANT 15" APART, TRIANGULAR GRID
PERENNIAL	SOLIDAGO SPHACELATA	GOLDEN FLEECE	SEEDLINGS		PLANT 15" APART, TRIANGULAR GRID

PLAN PREPARED BY:

NJR & ASSOCIATES
Land Surveying and Planning
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 608-3200

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

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

OWNER:
GREGORY & JENNIFER SLEDZ
808 COMMERCE PARK DRIVE
UNIT 2404
OGDENSBURG, NY 13669
(206) 902-7565

JAN. 4, 2019 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

SITE PLAN
LOT 3
HARRY N SHIPLE PROPERTY
PLAT NO. 23972
TAX MAP 12, GRID 17, PARCEL 75
2595 MULLINX MILL ROAD, MT. AIRY, 21771
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONING IS RC-DO
SITE, STORMWATER MANAGEMENT, GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'
JOB NO.: 3506 DATE: DEC. 28, 2018 SHEET: 2 OF 2

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

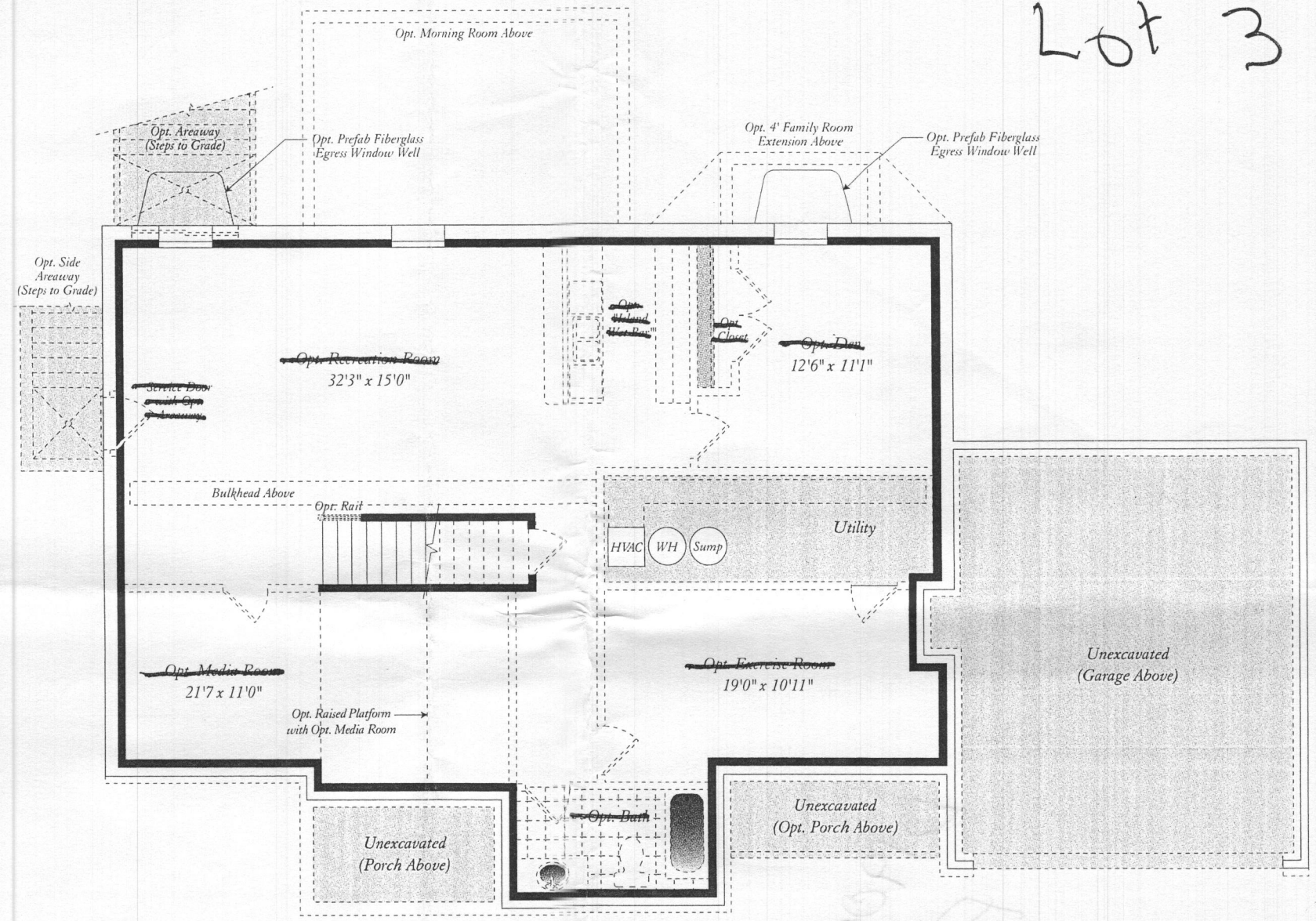
- A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-311855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:
 - Prior to 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 areas in 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.
 - Site Analysis: = 3.910 Acres. (3.662 Acres W/O PIPE STEM)
 - Area Disturbed: = 0.855 Acres.
 - Area to be roofed or paved: = 0.120 Acres.
 - Area to be vegetatively stabilized: = 2.901 Acres.
 - Total Cut: = 370± Cu. Yds.
 - Total Fill: = 390± 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 rain or current forecast)
 - Brief description of project's status (e.g., percent complete) and/or current construction 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 LOD. 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 installed at 25ft minimum intervals, with lower ends curled uphill by 2" in elevation.
 - Stream channels must not be disturbed during the following restricted time periods (inclusive):
 - Use I and II: March 1 - June 15
 - Use III and III: 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.
- OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIO RETENTION (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 plan in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and 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.

Basement

B 1900021

2595 Mullinix Mill Rd
Mt Airy MD
21771

Lot 3



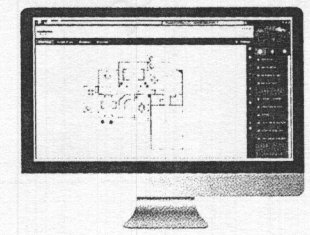
RECEIVED
MAR 01 2019
LICENSES & PERMITS
DIVISION

ROUGH IN BATH

OK?
(memo sent)
MB 3/6/19

Unfinished Basement

THE Wake Forest



HEALTH
To see more options or build your own floor plan
Visit our Floor Plan Designer
<http://contradovip.com/caruso/wakeforest/>

B19000221

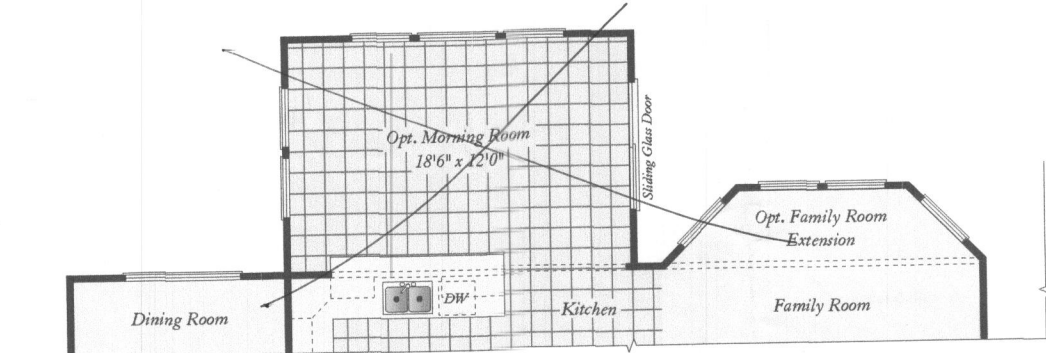
HEALTH

Gregory + Jennifer Sledz
2595 Mullinix Mill
Mt Airy MD 21771
Lot: 3
4 Bedroom
3 Car side load
Garage

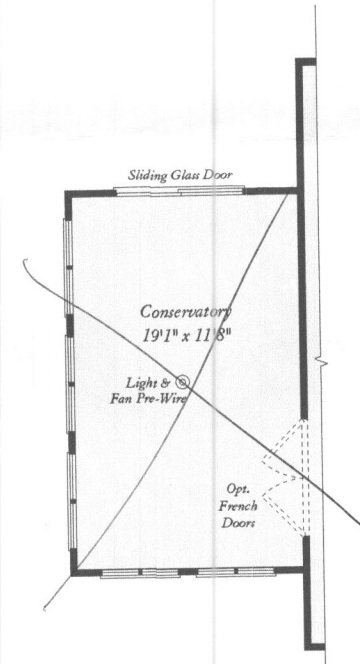
First Floor



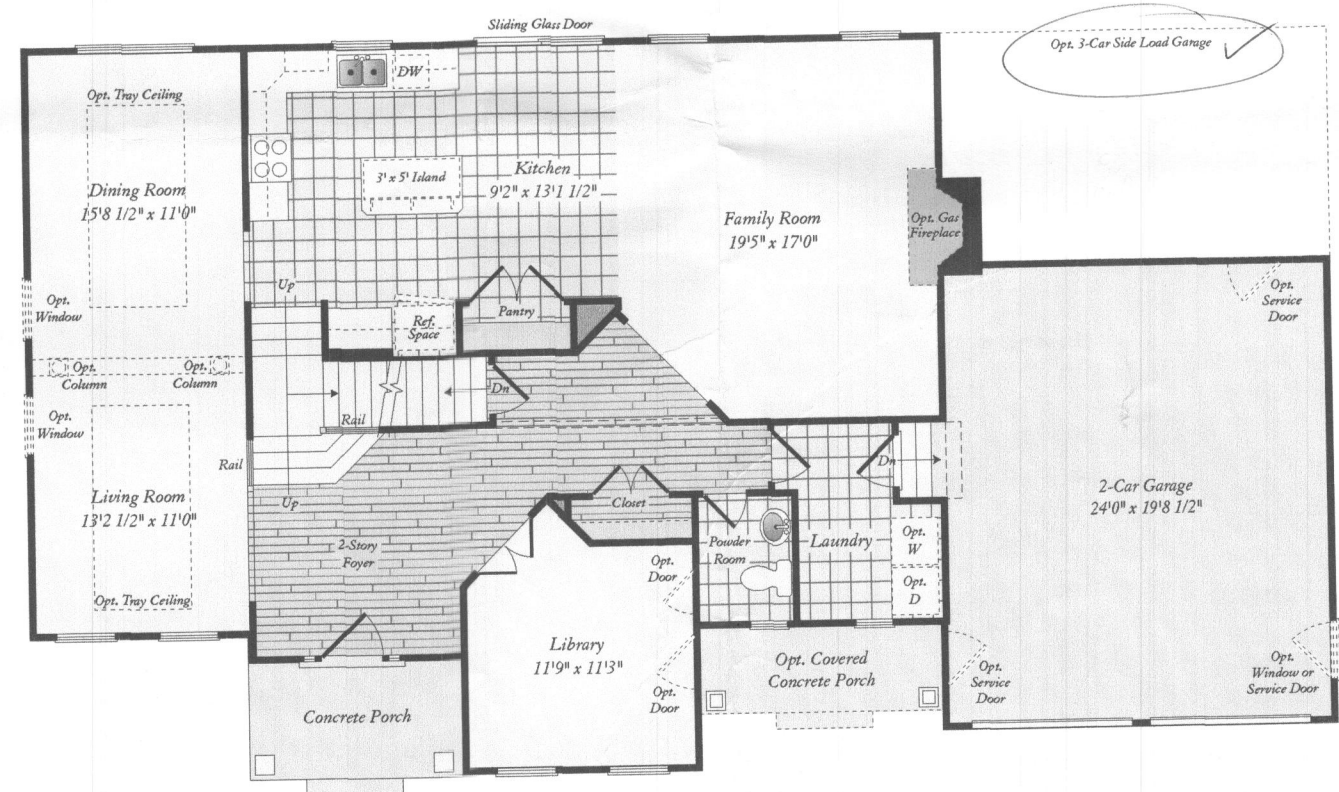
OK' reb 3/6/19



Opt. 2-Story Morning Room &
2-Story 4' Family/Owner's Suite Extension



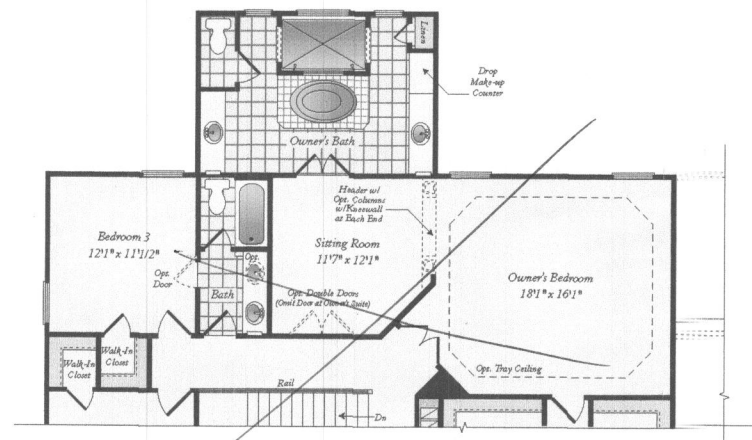
Opt. Conservatory



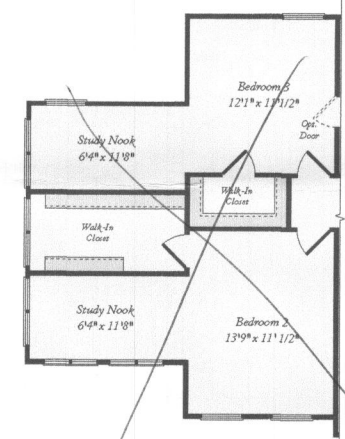
Elevation 1 & 2

Second Floor

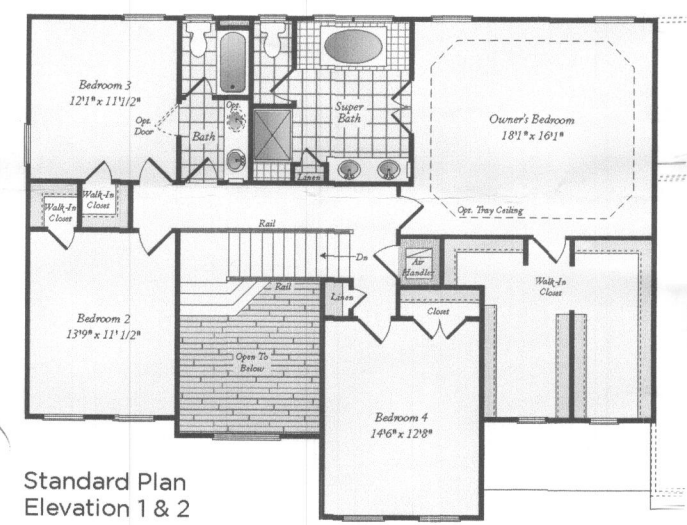
'OK' 3/16/19
reb



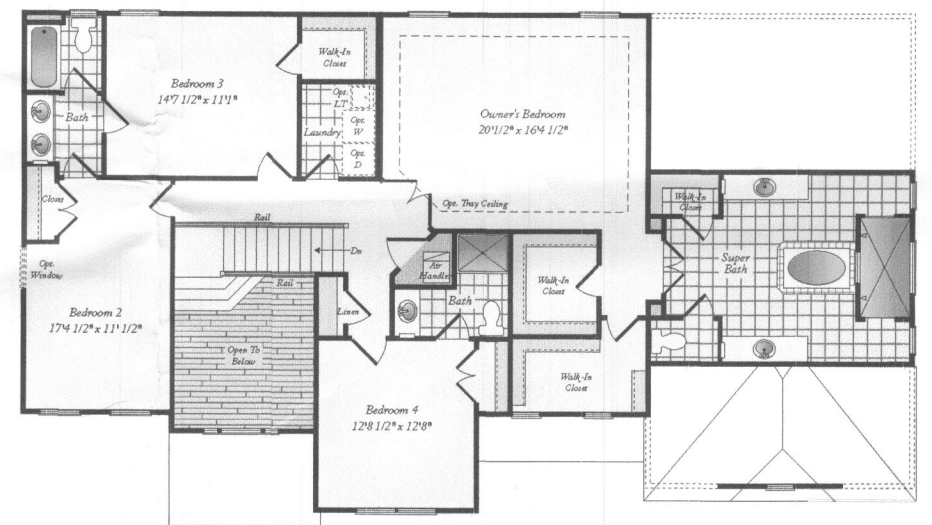
Owner's Bath with Opt. 2-Story Morning Room



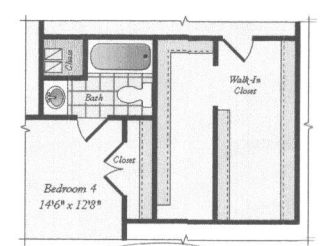
Opt. Study Nooks Available w/Opt. 2-Story Conservatory



Standard Plan Elevation 1 & 2



Alternate Plan Elevation 1 (Available only with Optional 3-Car Garage)



Opt. 3rd Bath ✓