



# 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: 6/8/17

Permit No.: B17002305

PROBLEM ADDRESS

Building Address: 2425 MILLERS MILL RD  
 City: \_\_\_\_\_ State: MD Zip Code: 21783  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: 0014 Parcel: 700 Grid: \_\_\_\_\_  
 Zoning: R1D5A Map Coordinates: 40 17 22 Lot Size: 0.1501

Existing Use: VACANT  
 Proposed Use: NEW 2 BR TOWNHOME  
 Estimated Construction Cost: \$ 150,000.00  
 Description of Work: NEW 2 BR TOWNHOME WITH 2 CAR GARAGE

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: <u>38</u>	<u>42</u>
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: <u>18</u>	<u>42</u>
Use group:	Basement: <u>38</u>	
<b>Construction type:</b>	<input 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 type="checkbox"/> Wood Frame	No. of Bedrooms: <u>2</u>	
<input type="checkbox"/> State Certified Modular	<b>Multi-family Dwelling</b>	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of 1 BR units:	
Roadside Tree Project Permit #	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
	Footings:	
	Roof:	
	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Property Owner's Name: JOHN J. BROWN  
 Address: 1000 BROWN RD  
 City: ROCKVILLE State: MD Zip Code: 20850  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Contractor Company: OWNER  
 Contact Person: DIANE R  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>61700117</u>	
Building Shell Permit Number:	

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

Applicant's Signature: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Title/Company: \_\_\_\_\_

Print Name: \_\_\_\_\_  
 Date: 6/8/17

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>8/1/17</u>	<u>[Signature]</u>

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

DPZ SETBACK INFORMATION

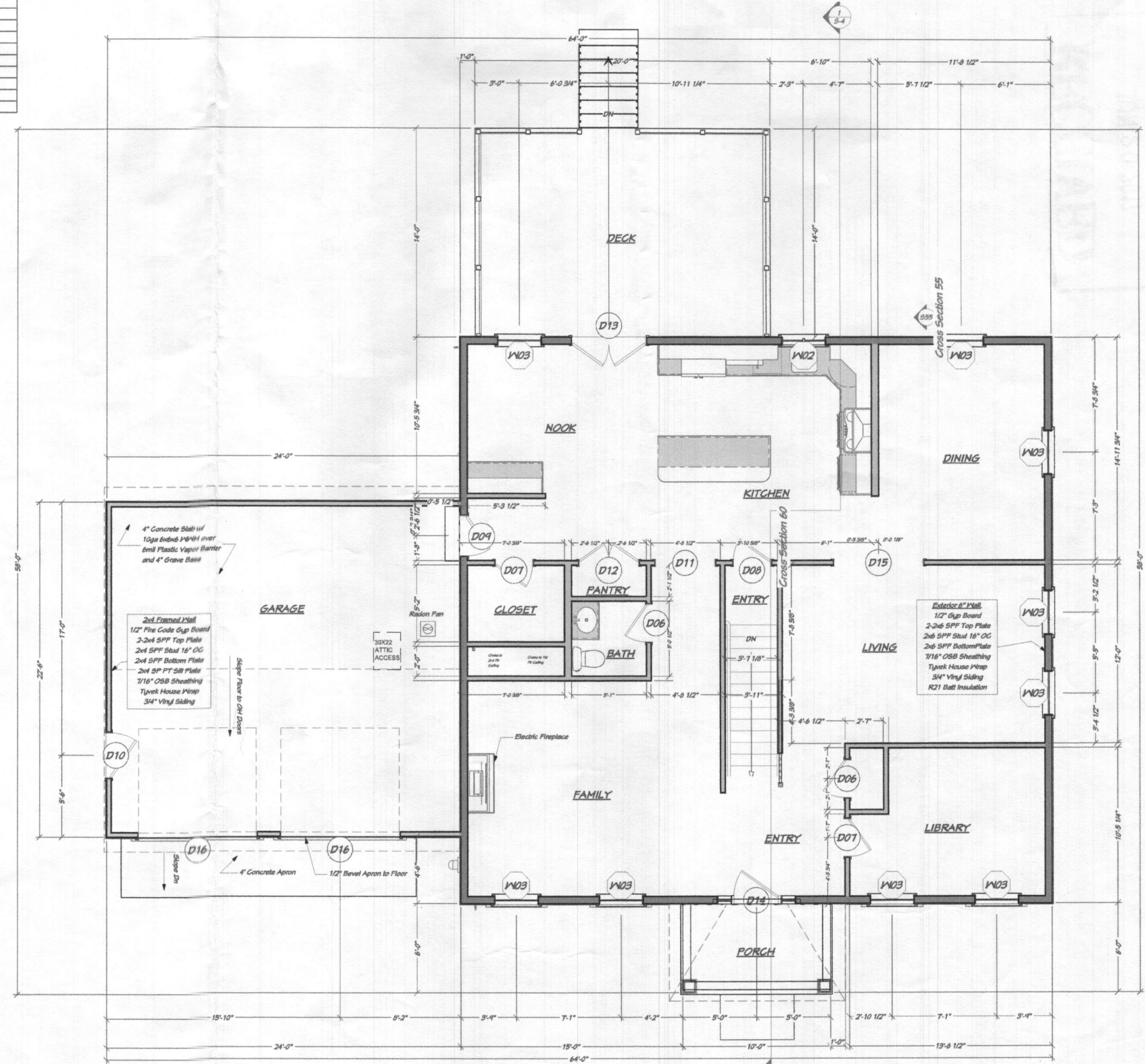
Front: \_\_\_\_\_  
 Rear: \_\_\_\_\_  
 Side: \_\_\_\_\_  
 Side St.: \_\_\_\_\_  
 All minimum setbacks met?  Yes  No  
 Is Entrance Permit Required?  Yes  No  
 Historic District?  Yes  No  
 Lot Coverage for New Town Zone: \_\_\_\_\_  
 SDP/Red-line approval date: \_\_\_\_\_

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

DOOR SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS	HEADER	COMMENTS
D01	2	0	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34"	
D02	1	0	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34"	
D03	1	0	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34" (2)	
D04	1	0	36"	80"	37"x81 1/2"	HINGED-DOOR E02	1 3/4"	2X4X40"	
D05	1	0	36"	80"	37"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34"	
D06	2	1	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34"	
D07	2	1	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34" (2)	
D08	1	1	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34" (2)	
D09	1	1	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34" (2)	
D10	1	1	32"	80"	33"x81 1/4"	EXT. HINGED-DOOR P03	1 3/4"	2X4X36" (2)	
D11	1	1	36"	80"	37"x81 1/4"	EXT. HINGED-DOOR P04	1 3/4"	2X4X40" (2)	
D12	1	1	48"	80"	48"x80"	DOORWAY		2X10X94" (2)	
D13	1	1	48"	80"	44"x81 1/2"	DOUBLE HINGED-DOOR P04	1 3/8"	2X10X95" (2)	
D14	1	1	60"	80"	61"x81 1/4"	EXT. DOUBLE HINGED-DOOR F05	1 3/4"	2X12X64" (2)	
D15	1	1	64"	80"	64"x80"	EXT. HINGED-DOOR E21	1 3/8"	2X12X64" (2)	
D16	1	1	72"	80"	72"x80"	DOORWAY		1 3/4X14X78" (2)	
D17	2	1	48"	84"	48"x84"	GARAGE-GARAGE DOOR P03	1 3/4"	2X12X102" (2)	
D18	2	2	24"	80"	25"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X38"	
D19	4	2	30"	80"	31"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X34"	
D20	1	2	36"	80"	37"x81 1/2"	HINGED-DOOR P04	1 3/8"	2X4X40"	
D21	1	2	60"	80"	61"x81 1/2"	DOUBLE HINGED-DOOR P04	1 3/8"	2X10X64" (2)	
D22	1	2	72"	80"	73"x81 1/4"	4 DR. BIFOLD-DOOR P05	1 3/8"	2X4X76"	

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	HEADER TYPE	COMMENTS
W01	1	0	36"	54"	37"x54 1/2"	YES	DOUBLE HUNG	2X4X40"	SOLID CONCRETE	
W02	1	1	36"	50"	37"x50 1/2"		DBL CASEMENT-LHL/RHR	2X4X40" (2)	LUMBER	
W03	4	1	36"	72"	37"x72 1/2"		DOUBLE HUNG	2X4X40" (2)	LUMBER	
W04	1	2	30"	56"	31"x56 1/2"	YES	DOUBLE HUNG	2X4X34" (2)	LUMBER	
W05	8	2	36"	56"	37"x56 1/2"	YES	DOUBLE HUNG	2X4X40" (2)	LUMBER	

4 Brooms  
Plan for 5



B17002303  
HEALTH DEPT

1  
A-2  
1st Floor Plan  
Scale: 1/4" = 1'-0"

NOTE: ALL PROPOSED DIMENSIONS & LOCATIONS ARE SUBJECT TO FIELD VERIFICATION AND MAY CHANGE BASED ON FIELD CONDITIONS & FEASIBILITY

Floor Plan

NO.	DESCRIPTION	BY	DATE

DESIGNED BY: Layman's Drafting Service  
1321 Covingtons Corner Road  
Beaumont, Va. 22112  
540-694-9710

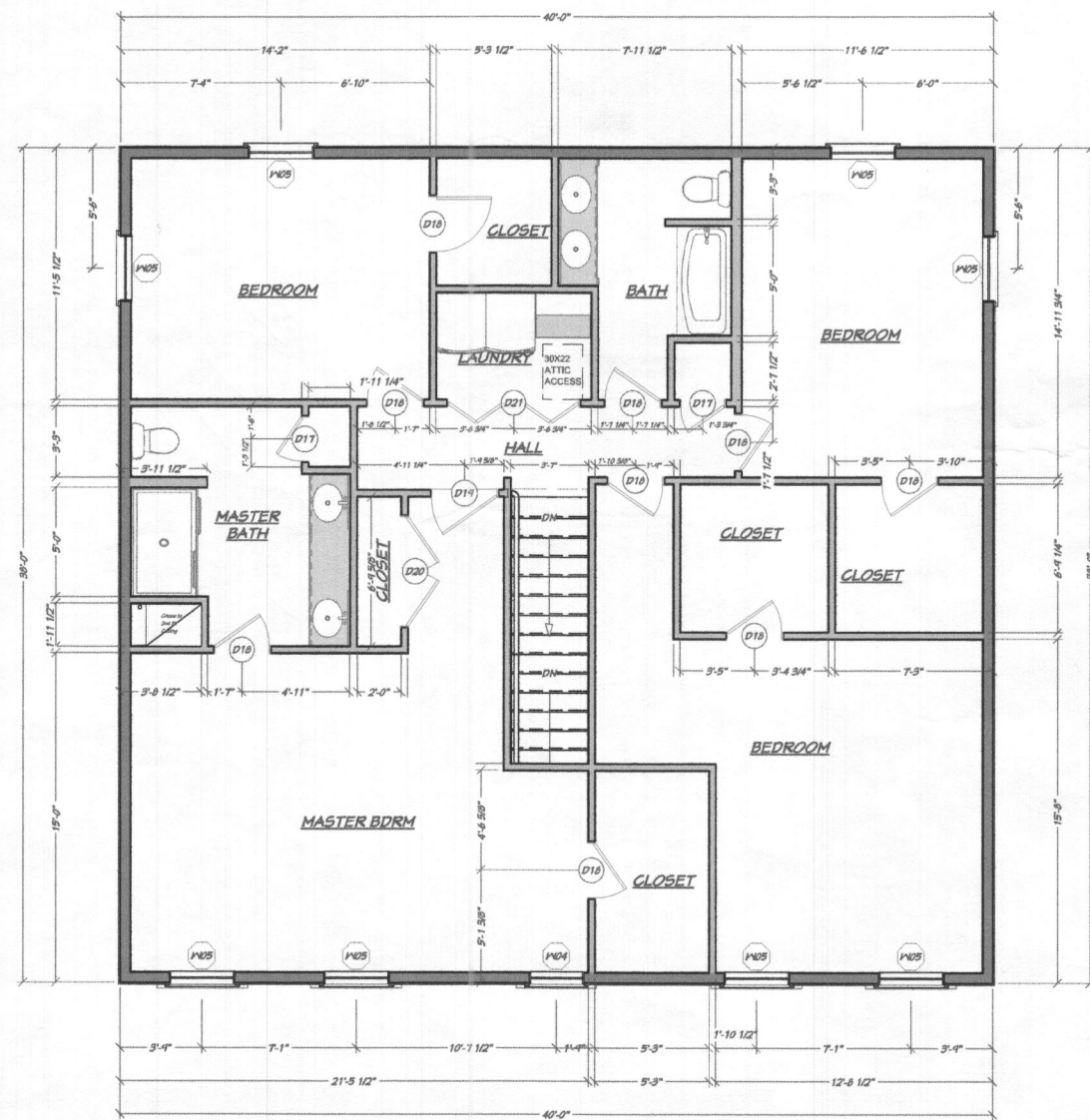
Project: 2425 Millers Mill Road  
Cooksville, MD 21123

Owner: Joe Spellman  
18000 Highfield Road  
Ashton, MD 20861  
1-301-661-6413

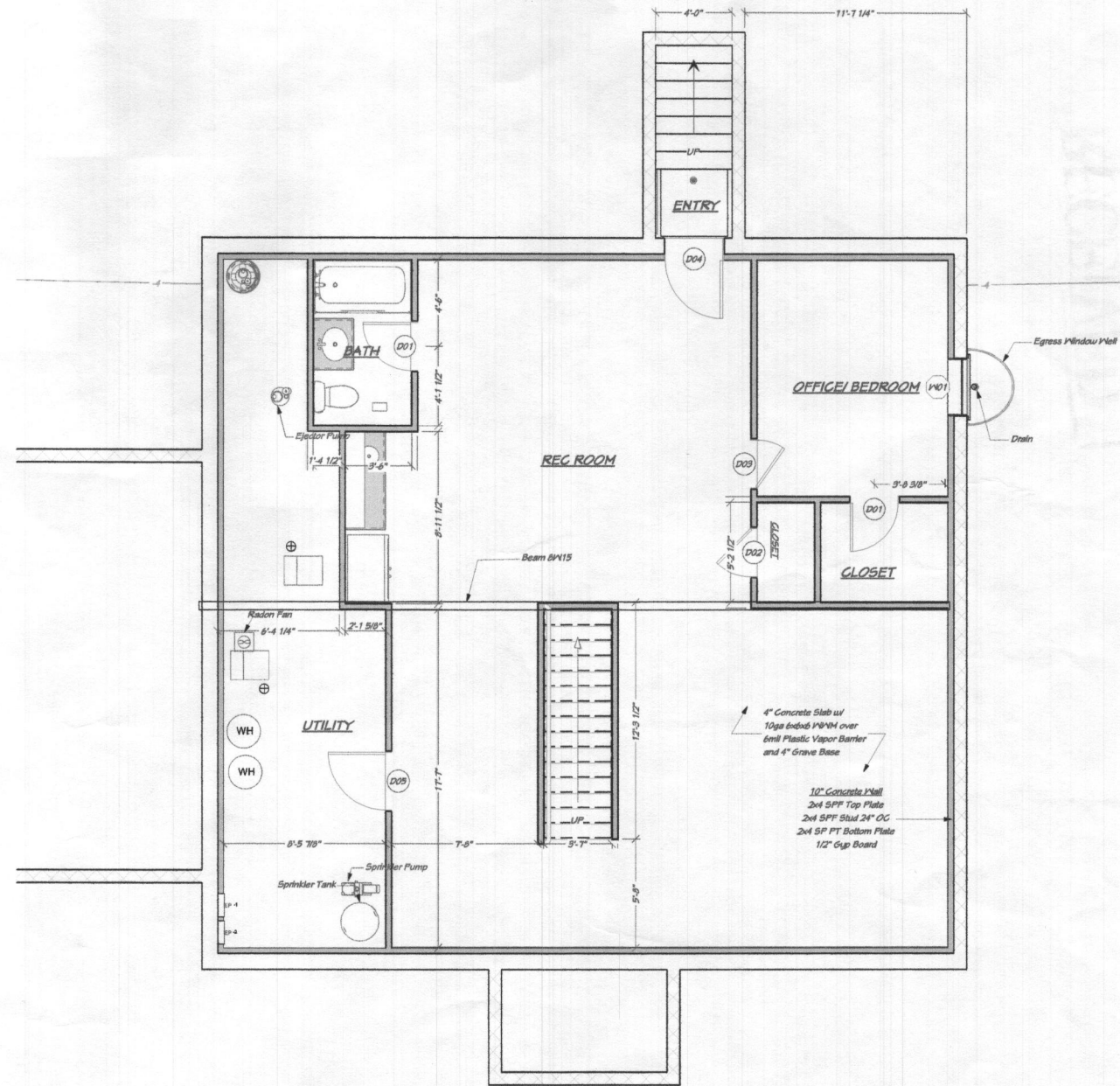
DATE:  
4/23/2017

SCALE:  
As Marked

SHEET:  
A-2



**2** 2nd Floor Plan  
**A-3** Scale: 1/4" = 1'-0"



**1** Basement Floor Plan  
**A-3** Scale: 1/4" = 1'-0"

NOTE: ALL PROPOSED DIMENSIONS & LOCATIONS ARE SUBJECT TO FIELD VERIFICATION AND MAY CHANGE BASED ON FIELD CONDITIONS & FEASIBILITY

**Floor Plan**

NO.	DESCRIPTION	BY	DATE

DESIGNED BY:  
**Layman's Drafting Service**  
 1921 Covingtons Corner Road  
 Bealton, Va 22712  
 540-434-8470

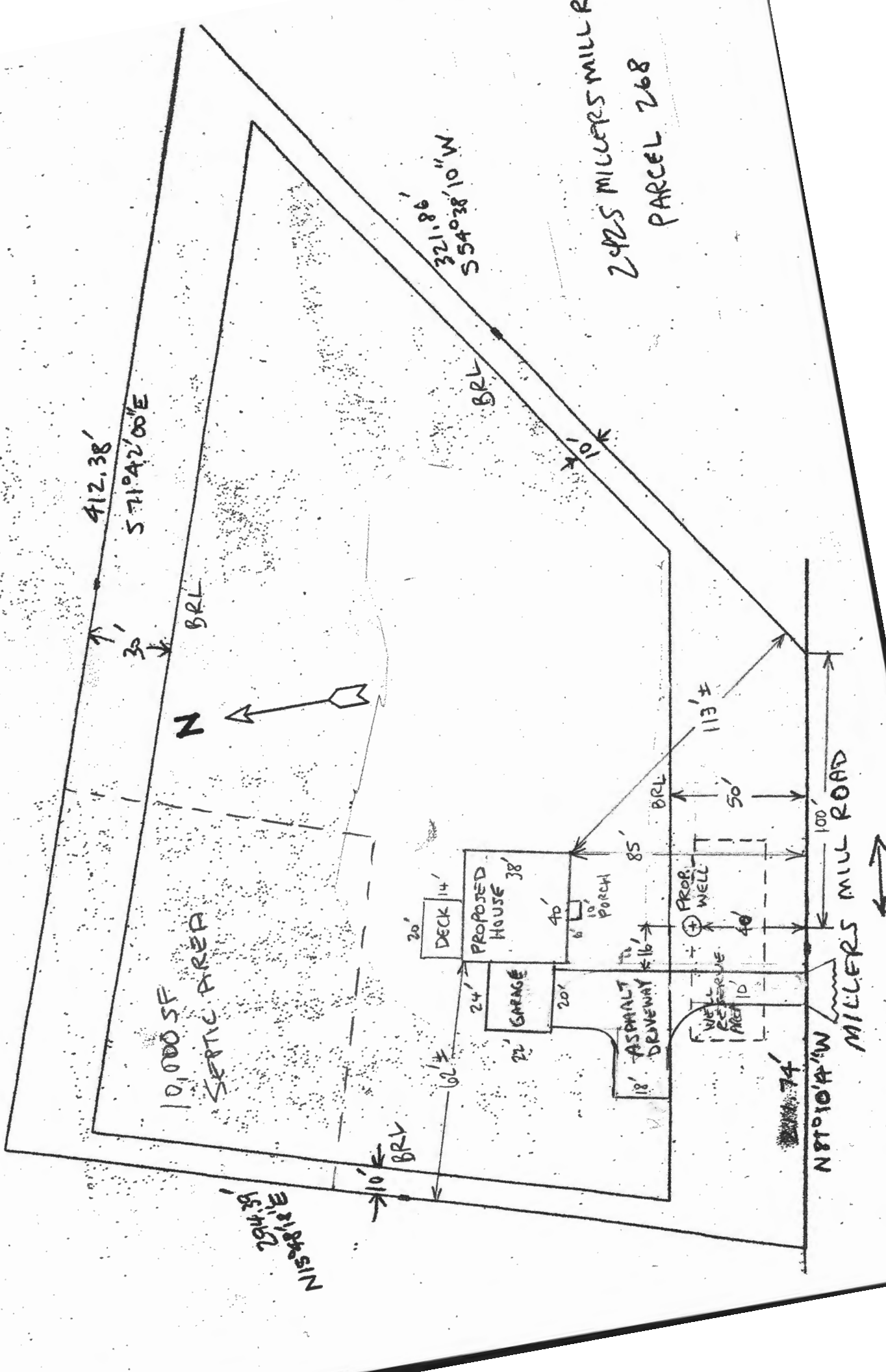
PROJECT:  
**2425 Millers Mill Road**  
**Cooksville, MD 21723**

OWNER: **Joe Spellman**  
 18000 Highfield Road  
 Ashton, MD 20861  
 1-301-661-6413

DATE:  
 4/23/2017

SCALE:  
 As Marked

SHEET:  
**A-3**



412.38'  
S 71° 42' 00" E

321.86'  
S 54° 38' 10" W

2425 MILLERS MILL RD  
PARCEL 268

10,000 SF  
SEPTIC AREA

N

DECK 14'

PROPOSED HOUSE 38'

40'

10' PORCH

24' GARAGE

18' ASPHALT DRIVEWAY

FRONT WELL

WELL RESERVE AREA 10'

74'

MILLERS MILL ROAD

BRL

BRL

BRL

10' BRL

10'

113' ±

50'

100'

MILLERS MILL RD  
2425

# BENCHMARK



## ENGINEERING, INC.

8480 Baltimore National Pike • Suite 315 • Ellicott City, Maryland 21043  
 410-465-6105 410-465-6644 (Fax)

### LETTER OF TRANSMITTAL

TO: HOWARD COUNTY  
HEALTH DEPT.  
SEPTIC & WWC DIVISION

DATE <u>3/3/17</u>	PROJECT No. <u>2648</u>
ATTENTION <u>MS. DANA BERNARD</u>	
RE: <u>SPILLMAN PROPERTY</u>	
<u>2425 MILLERS MILL ROAD</u>	
<u>SEPTIC DESIGN PLAN</u>	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items

Photocopies       Prints       Originals       Samples  
 Specifications       Invoices       Change Order       Other \_\_\_\_\_

COPIES of	No. of SHEETS	DESCRIPTION
<u>3</u>	<u>1</u>	<u>SEPTIC DESIGN PLAN</u>

THESE ARE TRANSMITTED as checked below

For Comment       For your use       For Approval  
 For Review       As requested       Other SIGNATURE

REMARKS: IF YOU REQUIRE FURTHER ASSISTANCE, PLEASE  
CONTACT OUR OFFICE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

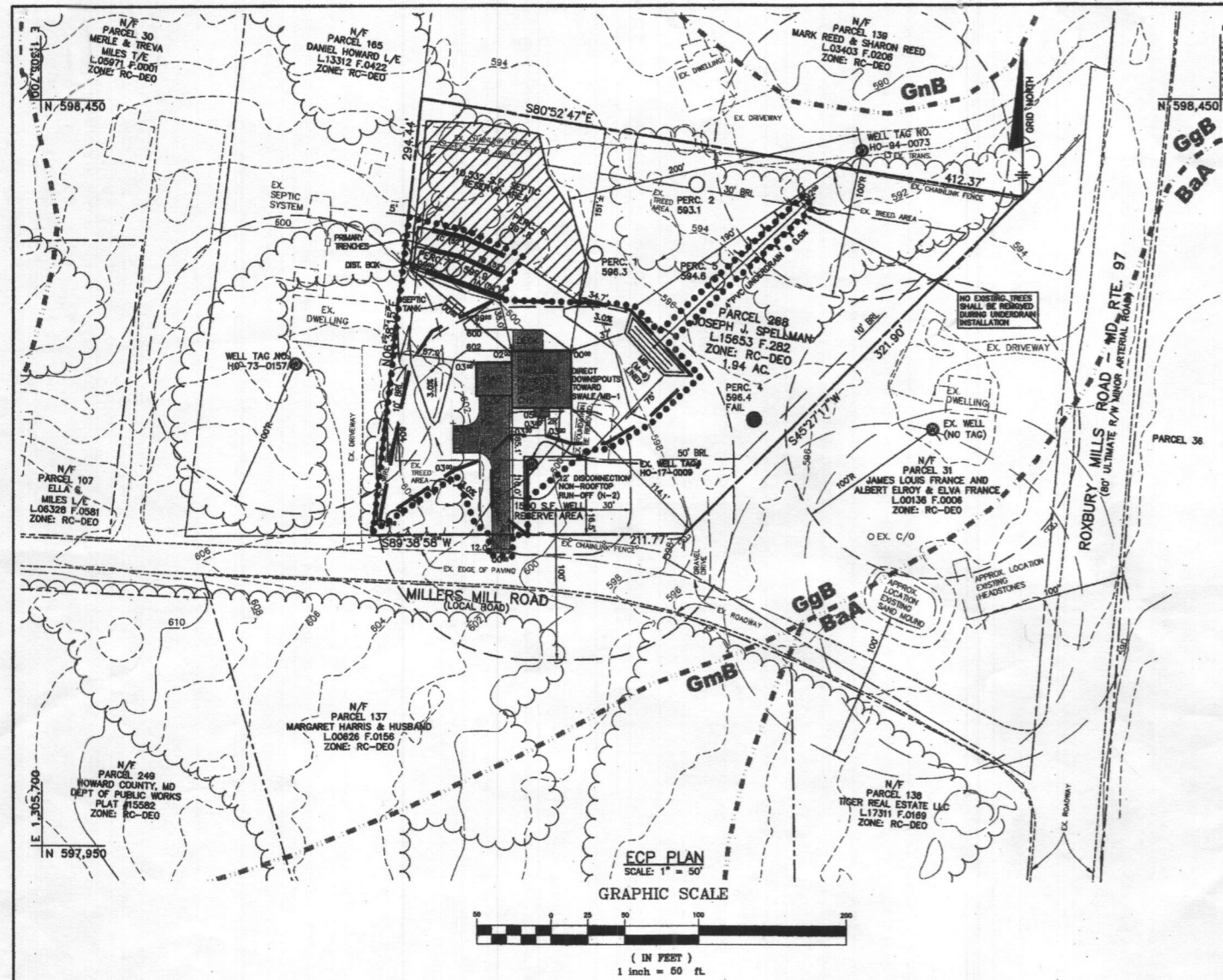
COPY TO: \_\_\_\_\_

RECEIVED BY: [Signature]

If enclosures are not as noted, kindly notify us at once.

SIGNED: [Signature]  
 MICHAEL C. RIEDER





**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TRACT OUTLINE WAS ESTABLISHED BY FIELD WORK PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2015. THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD-TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2015; CONTOURS ARE AT TWO-FOOT INTERVALS. TOPOGRAPHY FOR THE SEPTIC RESERVE AREA WAS FIELD SURVEYED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT MAY, 2015.
- FOREST STAND AND WETLAND DELINEATION WAS PERFORMED BY BENCHMARK ENGINEERING, INC.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THIS PROJECT IS CONDITIONALLY EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS WITH THE FILING OF A DECLARATION OF INTENT FOR CLEARING LESS THAN 20,000 SF OF FOREST.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE APPROVALS OF ANY SUBSEQUENT GRADING OR BUILDING PERMITS, OR PLAN REVISIONS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL COMMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- THE STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BASED ON SOIL PERCOLATION TESTS RESULTS.
- THE SEDIMENT AND EROSION CONTROL SHOWN IS A SCHEMATIC CONCEPTUAL DESIGN. THE LIMIT OF DISTURBANCE IS LESS THAN 30,000 SF. THEREFORE, "STANDARD" SEDIMENT & EROSION CONTROL FEATURES FOR A SINGLE RESIDENTIAL LOT WILL BE UTILIZED TO OBTAIN BUILDING PERMIT.
- THERE ARE AN EXISTING FOUNDATION LOCATED ON-SITE TO BE REMOVED.

**SWM DESIGN NARRATIVE:**

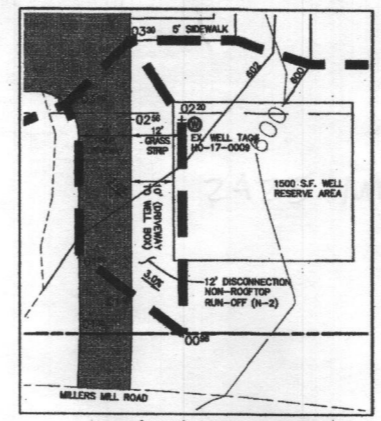
NATURAL RESOURCES SHALL BE PRESERVED AS THERE ARE NO EXISTING ENVIRONMENTALLY SENSITIVE AREAS ON-SITE. DISTURBANCE IS KEPT TO A MINIMUM.

EXISTING FLOW PATTERNS SHALL BE MAINTAINED. UNDER ULTIMATE CONDITIONS ALL DRAINAGE FLOW SHALL MIMIC EXISTING CONDITIONS BY EXITING THE PROPERTY IN THE SAME LOCATION AS IT DOES UNDER EXISTING CONDITIONS.

IMPERVIOUS AREA IS BEING HELD TO A MINIMUM BY HAVING THE PROPOSED DRIVEWAY THE NARROWEST WIDTH ALLOWED BY COUNTY REGULATIONS (12 FEET).

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED BY THE STANDARD SEDIMENT AND EROSION CONTROL PLAN FOR A SINGLE RESIDENTIAL LOT AS THE LIMIT OF DISTURBANCE IS LESS THAN 30,000 SF. IT IS ANTICIPATED THAT IT WILL CONSIST MAINLY OF SUPER SILT FENCE, SILT FENCE, AND SILT DIVERSION FENCE (CLEANWATER). SINCE THIS IS A RELATIVELY SMALL DRAINAGE AREA, NO SEDIMENT TRAPS OR BASINS SHOULD BE NEEDED. THERE ARE NO IMPACTS TO SWM DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE PROPOSED (M-6) MICRO BIO-RETENTION PRACTICE SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. THE PRACTICE SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES. FULL TREATMENT IS BEING PROVIDED THEREFORE THIS PROJECT CAN BE CONSIDERED TO BE TREATED TO THE MAXIMUM EXTENT PRACTICAL.

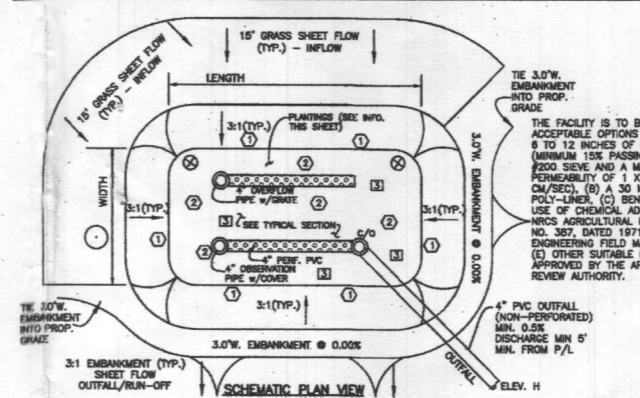


**(N-2) DETAIL**  
SCALE: 1" = 20'

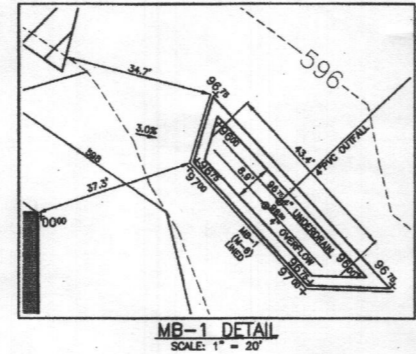
**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED & MAINTAINED DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**  
A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA.

RE-CHARGE VOLUME (RV) IS NOT PROVIDED BENEATH THE MICRO-BIORETENTION FACILITY DUE TO THE RESTRICTION ON INFILTRATION WITHIN 100' OF WELL BOX; RV IS PROVIDED VIA SHEET FLOW DISCONNECTION.

FACILITY	A	B	C	D	E	F	G	H	FILTER (IN)	PLANTING (1)	PLANTING (2)	PLANTING (3)	LINER
MB-1	598.75	598.00	598.53	593.83	593.00	593.00	592.00	592.00	3/8"	21	21	43	YES

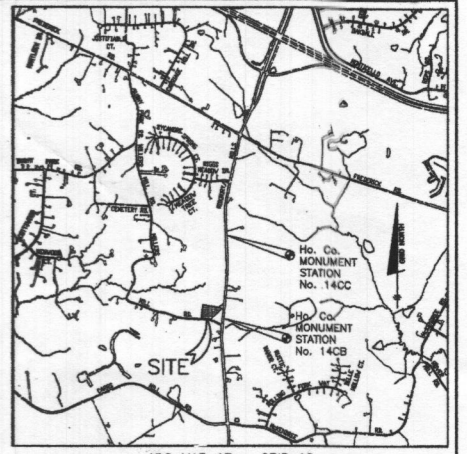


MATERIAL	SPECIFICATION	SIZE	PLANTINGS ARE SITE SPECIFIC	NOTES:
PLANTINGS	SEE APPENDIX A: TABLE A.4	N/A		
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-85% COMPOST 35-60% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5%	
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2074			
MULCH	SHREDDED HARDWOOD	N/A		AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")	N/A	N/A		PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)	N/A	N/A		1/4" WIRE MESH
UNDERDRAIN BRANSEL	AASHTO M-43	NO. 57 OR NO. 8 3/8" TO 0.750"		
UNDERDRAIN PIPING	F750, TYPE F0208 OR AASHTO M-278	4" TO 6" RFD 324.60 PVC, SD303 OR HDPE	3/8" PERFORATED @ 6" O/C, 4 HOLES PER ROW; MINIMUM 12" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPES SHALL BE WRAPPED WITH 1/4"-THICK GALVANIZED HARDWARE CLOTH	
IMPERVIOUS LINER	ASTM-D-4633 (HDPE) OR ASTM-D-412 (EVALUATE STRENGTH 1,100 LB. ELONGATION 200%) OR ASTM-D-624 (TEAR RESISTANCE - 100 LB./IN) OR ASTM-D-471 (WATER ABSORPTION: +8 TO -25 MASS) OR ASTM-D-4633 (FRACTURE STRENGTH 125 LB) OR ASTM-D-4632 (TENSILE STRENGTH 300 LB)	30 MIL THICK		LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PLANTING.
GEOTEXTILE (BELOW IMPERV. LINER)	N/A			



**LEGEND**

- SOILS CLASSIFICATION: GgC
- SOILS DELINEATION: [Symbol]
- EXISTING CONTOURS: [Symbol]
- EXISTING WOODS LINE: [Symbol]
- PROPOSED WOODS LINE: [Symbol]
- EXISTING STRUCTURE: [Symbol]
- PROPOSED SEPTIC FIELD: [Symbol]
- PARCEL BOUNDARY: [Symbol]
- PROPOSED IMPERVIOUS AREA: [Symbol]
- PROPOSED DRAINAGE AREA: [Symbol]
- LIMIT OF DISTURBANCE: [Symbol]



ADC MAP 17 - GRID A2  
**VICINITY MAP**  
SCALE: 1" = 2000'

**BENCHMARK INFORMATION NAD83**

Sta. Co. STATION 1428  
STAMPED DISC SET ON TOP OF CONCRETE COLUMN 3.2' EAST OF THE EDGE OF PAVING FOR MD ROUTE 97 AND 92.7' SOUTH OF BEAR POLE No. 326413/C&P POLE No. 18  
NORTHING: 59079.760'  
EASTING: 1306428.228'  
ELEVATION: 590.999'

Sta. Co. STATION 14CC  
STAMPED DISC SET ON TOP OF CONCRETE COLUMN 9.4' EAST OF THE EDGE OF PAVING FOR MD ROUTE 97 AND 28.1' NORTH OF C&P POLE No. 11  
NORTHING: 590950.258'  
EASTING: 1306428.228'  
ELEVATION: 602.899'

**OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (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 HARTLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD 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.

**MICROBIORETENTION PLANTING SCHEDULE**  
(PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)

- IRIS PULVA (COPPER IRIS) (SEE CHART)
- LOBELIA CARDINALIS (CARDINAL FLOWER) (SEE CHART)
- RUBROEGONIA SUBTOMENTOSA (SWEET CONEFLOWER) (SEE CHART)
- CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
- ACER GINALE (ARMOR MAPLE) (1 PER FACILITY)

**MICROBIORETENTION PLANTING DATA**

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE.
- PLANTINGS ALONG THE PERIMETER (SEED) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE.
- ALL PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B.S. PIPE AND UNDERDRAIN.

THE LIMIT OF DISTURBANCE IS LESS THAN 30,000 SF. THEREFORE, "STANDARD" SEDIMENT & EROSION CONTROL FEATURES FOR A SINGLE RESIDENTIAL LOT WILL BE UTILIZED TO OBTAIN BUILDING PERMIT.

NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 315  
ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
WWW.BEI-CIVILENGINEERING.COM

Professional Certificate. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20177, Expiration Date: 01-01-2019.

Gross Area	1.94 ac
100yr Floodplain	0.00 ac
Net Tract Area	1.94 ac
Steep Slopes 15% or greater	0.00 ac
Wetlands (outside of floodplain)	0.00 ac
Wetlands Buffer (outside of floodplain)	0.00 ac
Stream	0.00 ac
Stream Buffer (outside floodplain)	0.00 ac
Forested Area (on net tract area)	0.00 ac
Erodible Soils (within the LOD)	0.00 ac
Limit of Disturbance	0.65 ac
Impervious Area	0.09 ac
Green Space	0.65 ac

MAP SYMBOL	SOIL GROUP	K-VALUE	SOIL TYPE
(GgB)	B	0.20	GLENHOLD LOAM, 3 TO 8 PERCENT SLOPES
(GgC)	C	0.37/0.32	GLENVILLE-SALE SILT LOAM, 0 TO 8 PERCENT SLOPES
(GgD)	C	0.37	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
(GgE)	D	0.32	SALE SILT LOAM, 0 TO 3 PERCENT SLOPES

FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0  
\*HYDRIC SOILS

OWNER/DEVELOPER: JOSEPH J. SPELLMAN  
18000 HIGHFIELD ROAD  
ASHTON, MARYLAND 20861  
PHONE: 301-661-6413

PROJECT: SPELLMAN PROPERTY  
2425 MILLERS MILL ROAD  
COOKSVILLE, MD 21723

LOCATION: TAX MAP 14 / GRID: 00A  
PARCEL: 0286 / ZONE: RC-DEO  
4th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: SIMPLIFIED ECP  
ENVIRONMENTAL CONCEPT PLAN

DATE: MARCH 2, 2017  
APRIL 7, 2017

PROJECT NO. 2648

SCALE: AS SHOWN

DESIGN: MCR DRAFT: MCR CHECK: JMC

DRAWING 1 OF 1