



# 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: 7/17/19

Permit No.: B19002331

Building Address: 14052 Cared Drive  
City: Glenely State: MD Zip Code: 21737  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Subdivision: Byrd Manor Subdivision  
Lot: # 3 Tax Map: 15 Parcel: 19

Existing Use: Vacant Lot  
Proposed Use: Single Family Dwelling  
Estimated Construction Cost: \$ 800,000

Description of Work: Proposed single family dwelling w/ 4 car garage, screen porch, 5 bedroom, 4 full bath, 2 1/2 bath, 1 future 1/2 bath, Unfinished Basement, 2 Laundry Room

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

Property Owner's Name: Vijay + Neerha Manickam  
Address: 5006 Finshury Road  
City: Rosedale State: MD Zip Code: 21237  
Phone: 214-587-2423 Fax: \_\_\_\_\_  
Email: vijaymp@gmail.com

Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: Paul Mueller  
Address: 7520 Main St. Suite 201  
City: Sykesville State: MD Zip Code: 21784  
Phone: 410-549-4444 Fax: 410-549-4440  
Email: pauljr@muellehomes.com

Contractor Company: Mueller Homes, Inc.  
Contact Person: Paul Mueller  
Address: 7520 Main St. Suite 201  
City: Sykesville State: MD Zip Code: 21784  
License No.: 22  
Phone: 410-549-4444 Fax: 410-549-4440  
Email: pauljr@muellehomes.com

Engineer/Architect Company: Jonathan Rivera, Architecture  
Responsible Design Prof.: Jonathan Rivera  
Address: 1242 Morgan Station Road  
City: Woodbine State: MD Zip Code: 21797  
Phone: 443-226-5745 Fax: \_\_\_\_\_  
Email: J.Rivera@JonathanRivera.Com

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1st floor: <u>53'</u>	<u>98'</u>
	2nd floor: <u>47</u>	<u>80'</u>
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input checked="" 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:	
<b>➤ Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities		RECEIVED JUL 17 2019 LICENSES & PERMITS DIVISION
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:		
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.

Paul Mueller Jr.  
Applicant's Signature  
pauljr@muellehomes.com  
Email Address  
Resident - Mueller Homes  
Title/Company

Paul Mueller Jr.  
Print Name  
7-17-19  
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>8/1/2019</u>	<u>Paul Mueller Jr.</u>

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

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

Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$ <u>50</u>
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>105</u>

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

MP

PERMIT NUMBER: B 20002565

DATE ACCEPTED:

RECEIVED JUN 20 2020 PER LUR



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS DIVISION

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 14052 Gared Drive Unit: City: Glenelg State: MD Zip Code: 21737 Subdivision/Village/Complex Name: SDP/WP/BA #: Lot: 3 Tax Map: Parcel: Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: SF Dwelling Proposed Use: SF Dwelling Estimated Cost: \$6,000.00 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None Install 1-1000 inground propane tank and run line to outside stub.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Vijay Manickam Primary Residence: Yes No Owner's Street Address: 14052 Gared Drive City: Glenelg State: MD Zip Code: 21737 Phone: (214) 587-2423 Email:

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Thompson Gas Contact Name: Anthony Durso Street Address: 1600 Sparrows Point City: Baltimore State: MD Zip Code: 21219 Phone: (443) 826-0506 Email: adurso@thompsonsgas.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Thompson Gas Licensee's Name: Randall Thompson License #: 60003 Street Address: 5260 westview Dr #200 City: Frederick State: MD Zip Code: 21703 Phone: (443) 955-5494 Email: adurso@thompsonsgas.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Name: Street Address: City: State: Zip Code: Phone: Email:

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF\*) Condo: Yes No Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic) Heating System: Electric Natural Gas Propane Other: Roadside Tree Project: No Yes: # Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: # of Bedrooms (SF): # of efficiency units (MF\*): # of 1 BR (MF\*): # of 2 BR (MF\*): # of 3 BR (MF\*): # Rooms: # Full Baths: # Half Baths: # Fireplaces: Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial 1st Fl Width: 1st Fl Depth: 2nd Fl Width: 2nd Fl Depth: Bsmt Width: Bsmt Depth: Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: sq ft Occupiable Area: sq ft

AGREEMENT/ DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE DATE SIGNED 6.20.20

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health 8/13/20 SHA CID

SUBMITTAL FEES: PAYMENT: \$110.00 ACCEPTED BY: Dmpbrx

0000031848





# Building Permit Application

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

DILP 2019 DEC 9 AM 11:58

Date Received: \_\_\_\_\_

Permit No.: **B19004192**

Building Address: 14052 GARED DRIVE  
 City: Greenwood State: MD Zip Code: 20730  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: SFD  
 Proposed Use: SFD W/TANK  
 Estimated Construction Cost: \$ 4000  
 Description of Work: INSTALL A 1000 GAL UNDER GROUND PROPANE TANK  
 Occupant/Tenant Name: \_\_\_\_\_  
 \_\_\_\_\_ OWNER \_\_\_\_\_ Was tenant  
 space previously occupied?  Yes  No Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: MANICKAM VIJAY THIAGU  
 Address: 5006 FINSBURY ROAD  
 City: ROSEDALE State: MD Zip Code: 21237  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Applicant's Name & Mailing Address, (if other than stated herein)**  
 Applicant's Name: APPLIED & APPROVED PERMITS  
 Address: PO BOX 310  
 City: PERRY HALL State: MD Zip Code: 21128  
 Phone: 443-610-7514 Fax: \_\_\_\_\_  
 Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: TEVIS OIL  
 Contact Person: C NEVIN HAINES  
 Address: 1618 N MAIN STREET  
 City: PIAMPSTEAD State: MD Zip Code: 21074  
 License No.: 468  
 Phone: 410-984-0399 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Utilities	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water Supply</b>	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
<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 type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Grading Permit Number:</b>	
<b>Building Shell Permit Number:</b>	

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MICHELLE CLANCY  
 Applicant's Signature  
 MICHELLE@APPLIEDANDAPPROVED.COM  
 Email Address  
 PERMITS  
 Title/Company

MICHELLE CLANCY  
 Print Name  
12/9/19  
 Date  
**RECEIVE**  
DEC 09 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)		
Health	<u>12/12/19</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	\$
Permit Fee	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
<b>Total Fees</b>	\$ <u>110.00</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>7354</u>



**SITE ANALYSIS DATA CHART**

LOCATION: TAX MAP 15, GRID 19, PARCEL 19  
3RD ELECTION DISTRICT

EXISTING ZONING: RR-DEO

SITE AREA = 4.166 ACRES (181,470 SF.)

AREA PROPOSED TO BE DISTURBED = 1.128 ACRES (49,124 SF.)

TOTAL IMPERVIOUS AREA PROPOSED = 0.308 ACRES (13,434 SF.)

TOTAL GREEN AREA TO REMAIN = 3.858 ACRES (168,036 SF.)

SITE AREA WITHIN WETLAND = 0 ACRES

SITE AREA WITHIN 25' WETLAND BUFFER = 0 ACRES

SITE AREA OF ERODIBLE SOILS = 0.38 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 = 0.17 ACRE

PROP. WOODED AREA TO BE CLEARED = 0 ACRES

**SOIL TABLE**

SYMBOL	NAME/DESCRIPTION	TYPE	HYDROLOGIC
GgB	Glenelg loam, 3 to 8% slope	B	No
GgC	Glenelg loam, 8 to 15% slope	B	No
GmB	Glenville silt loam, 3 to 8% slope	C	Yes

**STORMWATER MANAGEMENT SUMMARY**

FACILITY	ESDv
MICRO-BIO RETENTION-1	3,018 CF
TOTAL	3,018 CF

ESDv PROVIDED = 3,018 CF  
ESDv REQUIRED = 1,938 CF  
ESDv SURPLUS = +1,080 CF

**PROPOSED IMPERVIOUS AREAS**

BUILDING FOOTPRINT	=4,885 SF.
REAR PORCH	=556 SF.
REAR WALK	=163 SF.
FRONT WALK AND PORCH	=723 SF.
DRIVEWAY	=7,107 SF.
TOTAL	=13,434 SF.

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

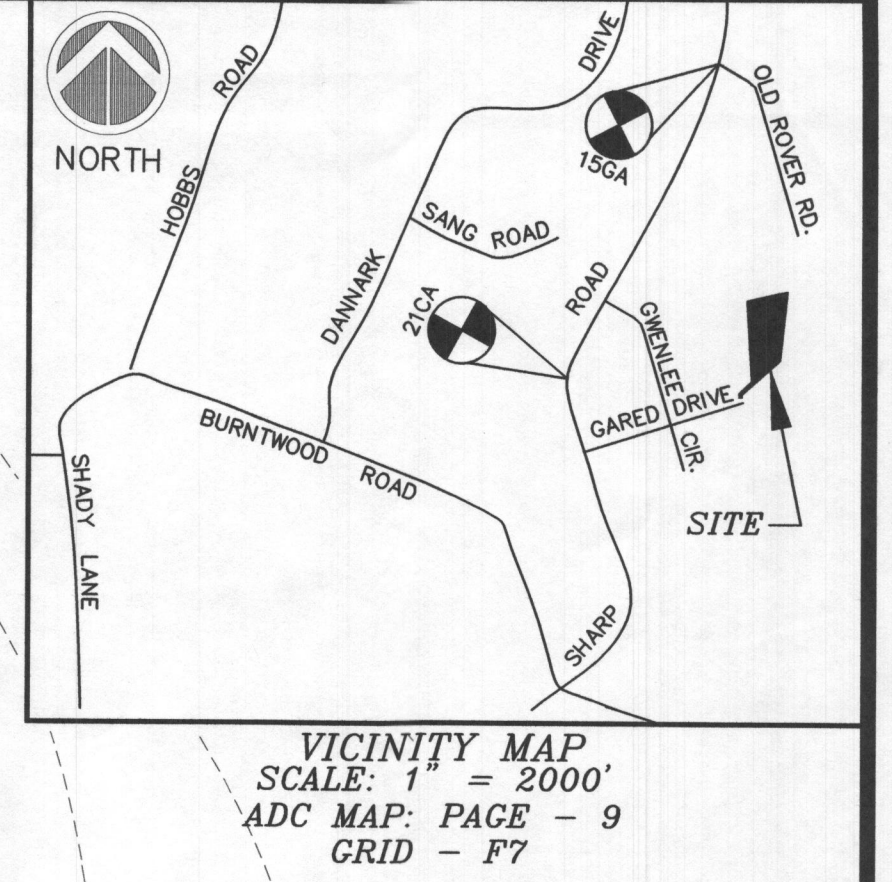
- LEGEND**
- EX. WELL
  - ⊕ EX. ELECTRIC TRANSFORMER
  - ⊕ EX. CABLE TELEVISION PEDESTAL
  - ⊕ EX. VERIZON PANEL
  - ⊕ EX. EVERGREEN TREE
  - ⊕ EX. DECIDUOUS TREE
  - ⊕ EX. SPOT ELEVATION
  - ⊕ PROP. SPOT ELEVATION
  - ⊕ EX. CONTOUR
  - ⊕ PROP. CONTOUR
  - ⊕ EX. EDGE WOODED AREA
  - ⊕ EX. TREE TO BE REMOVED
  - ⊕ EX. SOIL TYPE LIMIT
  - ⊕ PROP. DRAINAGE AREA TO MBR-1
  - ⊕ PROP. SUPER SILT FENCE
  - ⊕ PROP. SILT FENCE
  - ⊕ PROP. LIMIT OF DISTURBANCE
  - ⊕ PROP. DRAINAGE DIVIDE
  - ⊕ SOIL BORING LOCATION
  - ⊕ PERCOLATION TEST (PASSED)
  - ⊕ EXISTING SEPTIC RESERVE AREAS

**LOT 2**  
BYRD MANOR SUBDIVISION  
PLAT No. 8079  
ZONING: RR-DEO

**LOT 3**  
BYRD MANOR SUBDIVISION  
PLAT No. 8079  
181,470 SF. OR 4.166 AC.  
ZONING: RR-DEO

**LOT 4**  
BYRD MANOR SUBDIVISION  
PLAT No. 8079  
ZONING: RR-DEO

**LOT 5**  
BYRD MANOR SUBDIVISION  
PLAT No. 8079  
ZONING: RR-DEO



Approved  
B500233  
RM 8/19/2019

- GENERAL NOTES CONTINUED:**
11. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
  12. 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.
  13. COORDINATES SHOWN HEREON ARE BASED ON H&M '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS ZICA AND Y56A.
  14. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT JANUARY OF 2018 BY NJR & ASSOC., LLC.
  15. THERE ARE NO STEEP SLOPES LOCATED ON SITE.
  16. THERE IS NO 100 YEAR FLOODPLAIN WITHIN THE LIMITS OF THE SITE.
  17. THIS SITE IS PROPOSED TO BE SERVED BY PRIVATE WATER AND SEPTIC SYSTEM.
  18. THE SUBJECT PROPERTY IS ZONED (RR-DEO) PER THE 02-02-2004 COMPREHENSIVE ZONING PLAN AND THE COME LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
  19. A HOSE STUDY IS NOT REQUIRED FOR THIS PROJECT.
  20. ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I.
  21. ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS "C", AS REQUIRED BY AASHTO-180.
  22. ALL BUILDINGS TO HAVE ROOF LEADERS WHICH EMPTY INTO STORM DRAIN SYSTEM.
  23. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
  24. LANDSCAPING IS NOT REQUIRED FOR THIS SITE SINCE THIS IS AN EXISTING INTERNAL LOT OF "BYRD MANOR SUBDIVISION" THAT IS NOT BEING FURTHER SUBDIVIDED.
  25. FOREST CONSERVATION IS NOT REQUIRED FOR THIS SITE. THE FOREST CLEARING IS LESS THAN 20,000 SF. AN EXECUTED DECLARATION OF INTENT SHALL BE SUBMITTED FOR THIS MATTER.
  26. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
  27. 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 STRIPACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
  28. GARAGE IS NOT A SEPTIC SYSTEM.
  29. TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
  30. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS/ROCK OR BUFFER, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
  31. STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILITIES, THREE RAIN GARDENS.
  32. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
  33. STOODPING WILL BE PERMITTED ON SITE.
  34. 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 CRUSHED RUN BASE W/TAH AND CHIP COATING (1-1/2" MIN.)
    - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND STRUCTURES (CULVERTS/PROBES) - 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
  35. THE ENVIRONMENTAL SITE DESIGN FACILITIES ON THIS LOT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
  36. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.
  37. FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
  38. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT/AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PLAN FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBMISSION OF THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS, AND THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
  39. SEE SHEET 2 OF 2 FOR STORMWATER MANAGEMENT CONCEPT DESIGN NARRATIVE.

- GENERAL NOTES**
1. 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.A.A. STANDARDS.
  2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  3. 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: 1-800-243-0033
    - BUREAU OF UTILITIES: 410-313-4900
    - AT&T: 1-800-243-1133
    - B.G.A.E. (EMERGENCY): 410-685-0123
    - B.G.A.E. (CONSTRUCTION SERVICES): 410-637-8713
    - STATE HIGHWAY ADMINISTRATION: 410-531-5533
    - COLONIAL PIPELINE CO.: 410-795-1390
  4. SITE ANALYSIS:
    - TOTAL PROJECT AREA: 4.166 AC.
    - PRESENT ZONING: RR-DEO
    - USE OF STRUCTURE: RESIDENTIAL
    - ROOFED COVERAGE: 5,441 SF (0.125 AC)
    - PAVED AREA ON SITE: 7,993 SF. (0.183 AC)
    - LIMIT OF DISTURBED AREA: 1,128 AC
    - CUT: 557 CY. FILL: 557 CY
  5. SITE BACKGROUND:
    - LOCATION: TAX MAP 15, BLOCK 19, PARCEL 19
    - DEED REFERENCES: L 2064 / F 579
  6. 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.
  7. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  9. 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.
  10. 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.
  11. 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.

**SHEET INDEX**

DESCRIPTION	SHEET No.
SITE, SWM, GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN	1 OF 3
SITE DETAILS AND NOTES	2 OF 3

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.

MAY 24, 2019  
DATE

DEVELOPER:  
MUELLER HOMES  
7520 MAIN STREET  
Ste 200  
SYKESVILLE, MD 21784  
(410) 549-4444

OWNER:  
VJAY & NESSHA MANICKAM  
5006 FINSBURY ROAD  
ROSEDALE, MD 21237  
(214) 587-2423

**SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN**  
BYRD MANOR SUBDIVISION  
LOT 3  
PLAT NUMBER 8079  
TAX MAP 15, GRID 19, PARCEL 19  
GLENELG, MD 21737  
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
JOB NO.: 3454  
DATE: MAY 22, 2019  
SHEET: 1 OF 2

