

RECEIVED

PERMIT NUMBER: B 21003340

DATE ACCEPTED: SEP 01 2021



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

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

BUILDING SITE ADDRESS REQUIRED

Street Address: 15125 Devlin Drive
City: Glenelg
State: MD
Zip Code: 21737
Subdivision/Village/Complex Name: Cattail Overlook
SDP/WP/BA #: F14072
Lot: 6 Tax Map: 21 Parcel: 84 Grading Permit #: G15000170

DESCRIPTION OF WORK REQUIRED

Existing Use: Residential Proposed Use: Cabana Estimated Cost: \$400,000
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None
1-STORY WOOD/MASONRY ACCESSORY BUILDING WITH BELOW BASEMENT STORAGE (WITH KITCHEN) SEE B15000411 FOR HOUSE PERMIT

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): C FLC LLC Primary Residence: Yes
Owner's Street Address: 15125 Devlin
City: Glenelg State: MD Zip Code: 21737
Phone: 301 725 0925 Email: mgrier@mosaicsgroup.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: J Paul Builders LLC Contact Name: Paul Lichter
Street Address: PO Box 169
City: Stevenson State: MD Zip Code: 21153
Phone: 443 324 7557 Email: Paul@JPaulbuilders.com

CONTRACTOR INFORMATION REQUIRED

Business Name: J Paul Builders LLC License #: 1757 MHIC-86488 SEE ATTACHED
Licensee's Name: Paul Lichter
Street Address: PO Box 169
City: Stevenson State: MD Zip Code: 21153
Phone: 443 324 7557 Email: Paul@JPaulbuilders.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Levin/Brown Name: Erica Wunderlich
Street Address: 15 Greenspring Valley Road
City: Owings Mills State: MD Zip Code: 21117
Phone: 410 581 0104 Email: EricaW@levinbrown.com

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling
Utilities: Electric Gas Water Supply: Private (Well) Sewage Disposal: Private (Septic)
Heating System: Propane
Sprinkler System: None Fire Alarm System: No

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

Model Name & Options: Cabana
# of Bedrooms (SF): 0 # of efficiency units (MF\*): # of 1 BR (MF\*): 0 # of 2 BR (MF\*): 0 # of 3 BR (MF\*): 0
# Rooms: 4 # Full Baths: 2 # Half Baths: # Fireplaces: 1 gas
Garage/Carport Info: None
Basement/Foundation Info: Unfinished Basement
1st FI Width: 72'10" 1st FI Depth: 37' 2nd FI Width: 2nd FI Depth: Bsmt Width: Bsmt Depth:
Energy Method: Performance Gross Area: 2442 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.

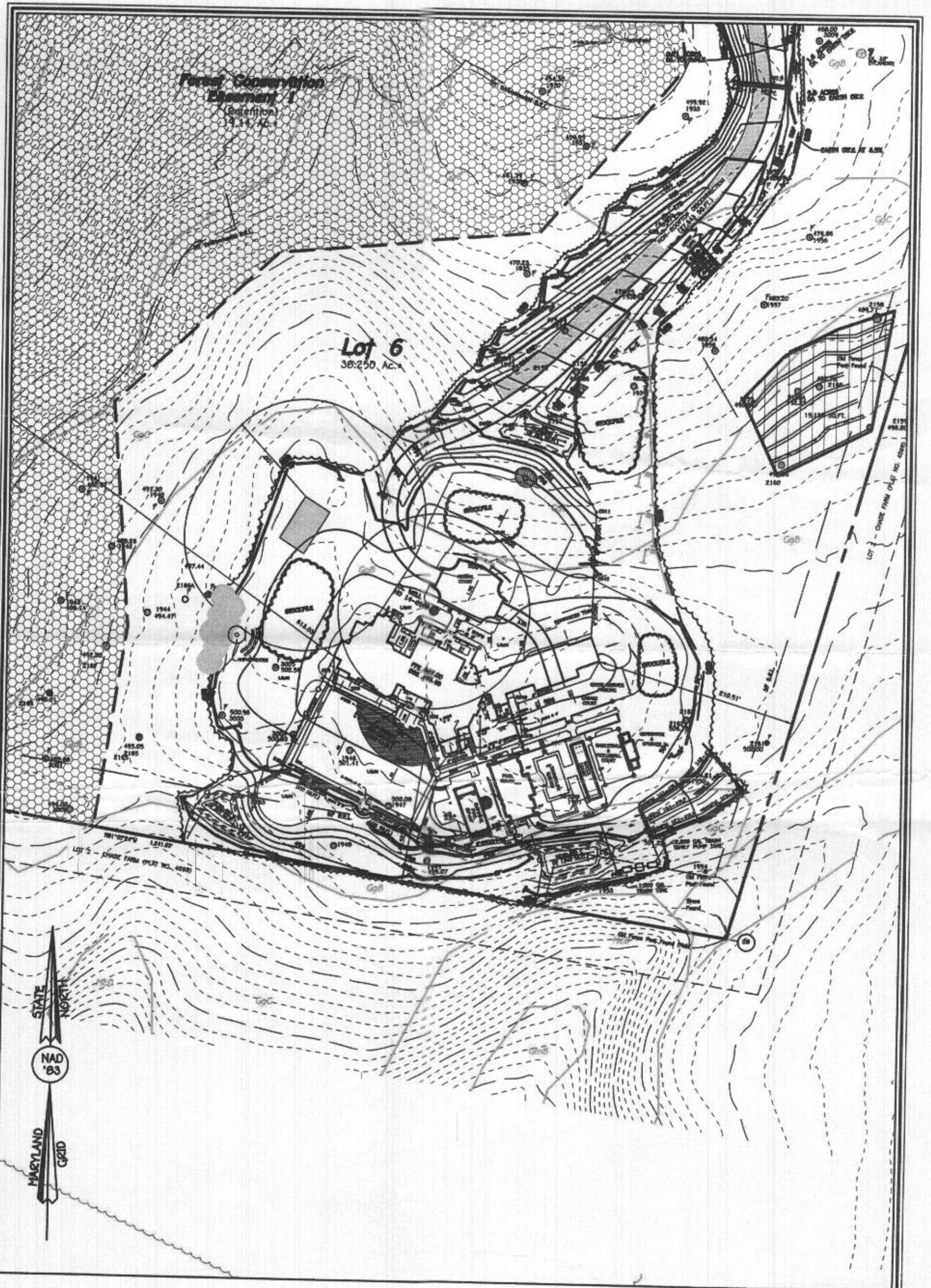
APPLICANT'S ORIGINAL SIGNATURE [Signature] DATE SIGNED 8/31/21

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

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health SHA CID

SUBMITTAL FEES: \$25.00 PAYMENT: NONE SUBMITTED ACCEPTED BY: ??

ENTERED AS ADDITION PER G. MARTIN
www.howardcountymd.gov
www.howardcountymd.gov

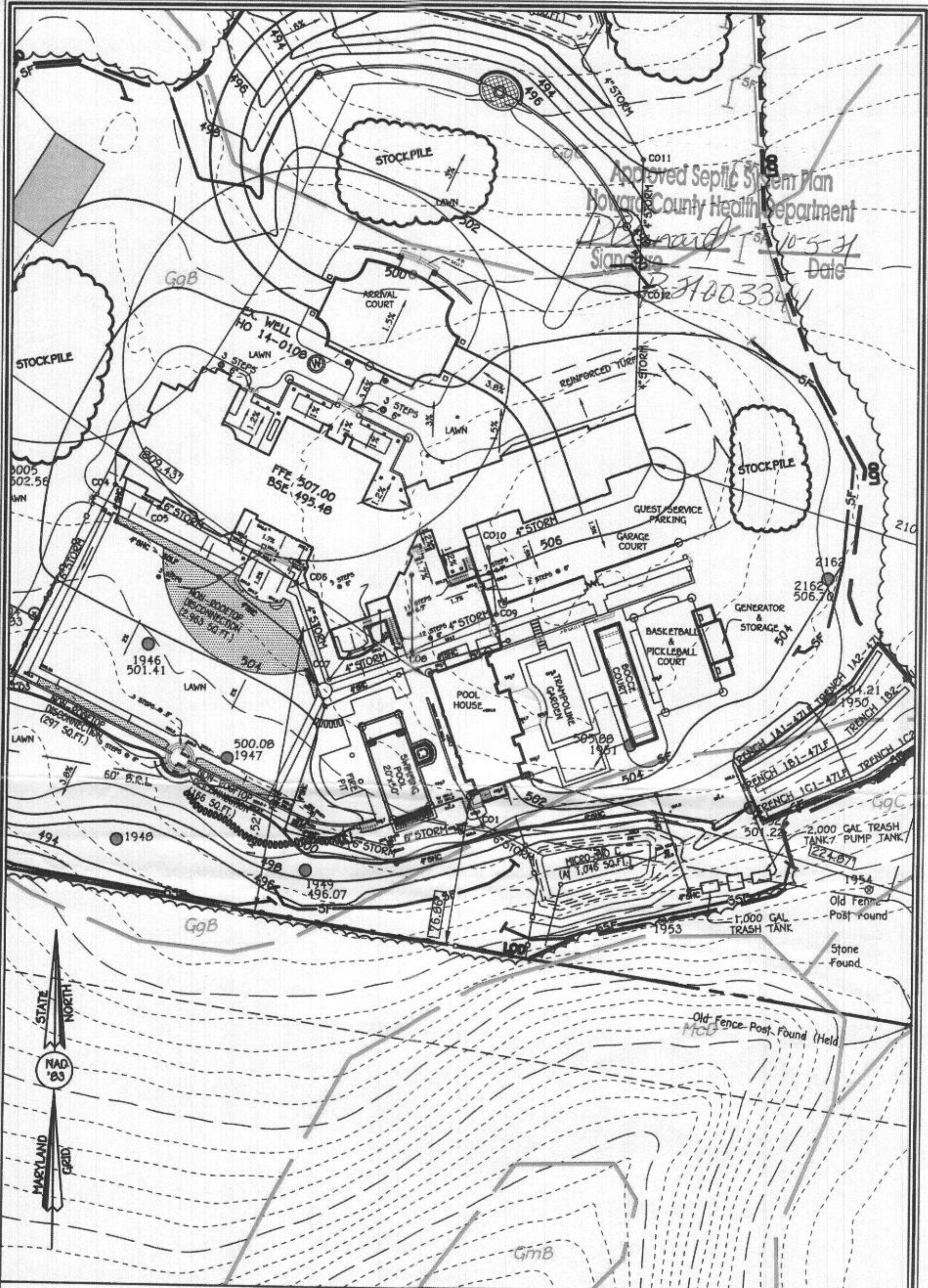


**BUICE PROPERTY, LOT 2  
AND  
MERIWETHER FARM SECTION ONE  
NON-BUILDABLE PARCEL 'E'**

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

ZONED: RC-DEO  
 TAX MAP: 21 PARCELS: 24 & 84 GRIDS: 20 & 21  
 FOURTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: SEPTEMBER, 2021  
 SHEET 1 OF 1

K:\SDSK\PROJ\30636 BUICE NAD 83.dwg\Cattail Overlook\Perry Homes\30636-5 Cattail Lot 6 rev 092520\_recover000.dwg, Layout1, 9/14/2021 8:11:11 AM, 1:1



Approved Septic System Plan  
 Howard County Health Department  
 Signature: *[Handwritten Signature]* Date: 10-5-21  
 P-3100334

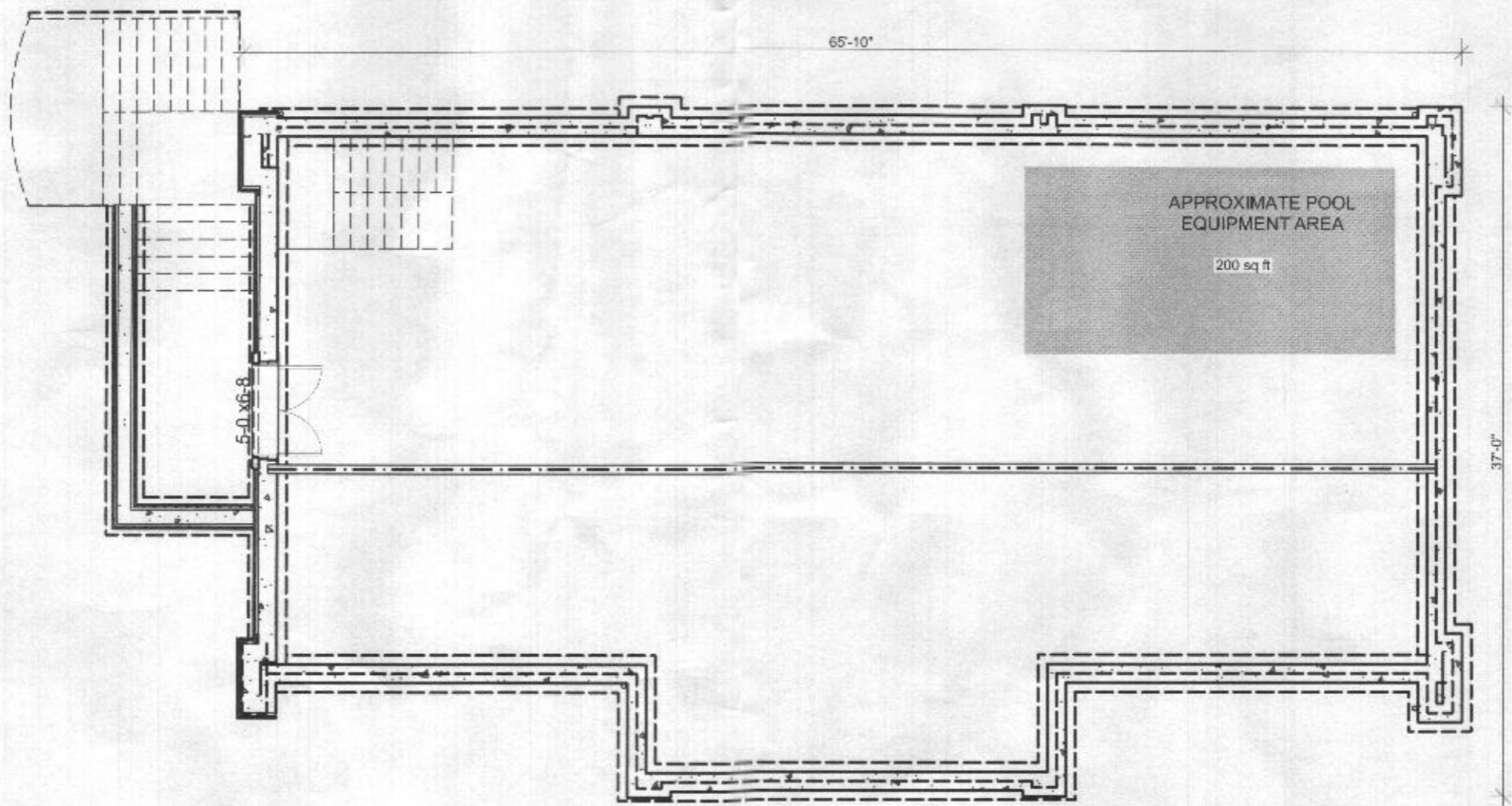
**BUICE PROPERTY, LOT 2  
 AND  
 MERIWETHER FARM SECTION ONE  
 NON-BUILDABLE PARCEL 'E'**

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2055

ZONED: RC-DEO  
 TAX MAP: 21 PARCELS: 24 & 04 GRIDS: 20 & 21  
 FOURTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: SEPTEMBER, 2021  
 SHEET 1 OF 1

K:\SDSK\PROJ\30636 BUICE NAD 83.dwg\Cattail Overlook\Perry Homes\30636-5 Cattail Lot 2 rev 092520\_recover000.dwg, Layout1 (2), 9/14/2021 8:35:32 AM, 1:1

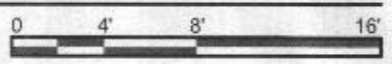
B21003341



1

# FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



PROJECT NUMBER	5419
ISSUE DATE	08/13/2021

THE OVERLOOK CABANA  
 15125 DEVLIN DRIVE GLENELG MARYLAND 21737  
 FOUNDATION PLAN

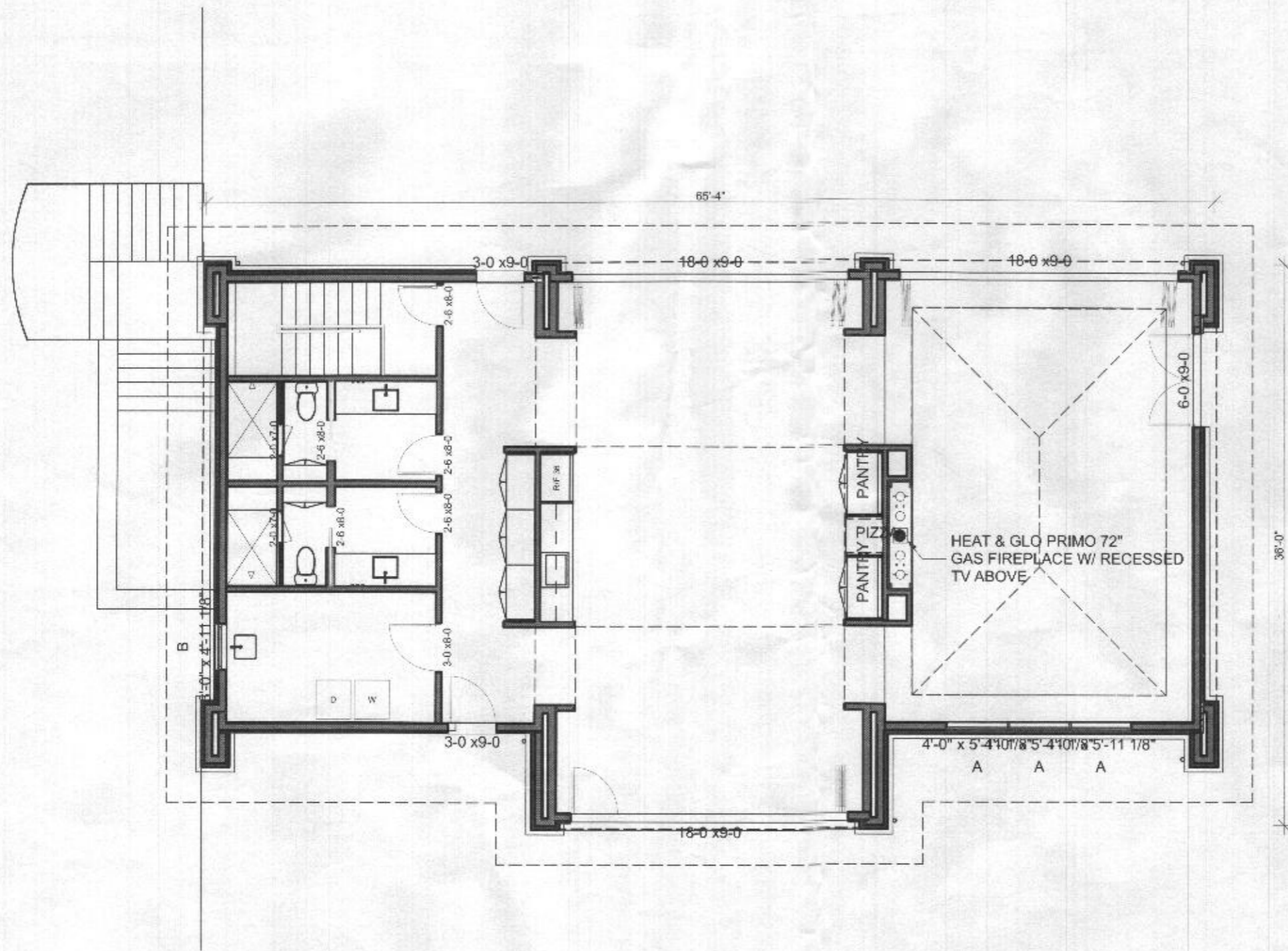
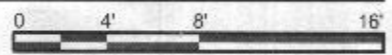


A500

1

# FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROJECT NUMBER 5119  
ISSUE DATE 09/13/2021

THE OVERLOOK CABANA  
15125 DEVLIN DRIVE GLENELG MARYLAND 21737  
FLOOR PLAN

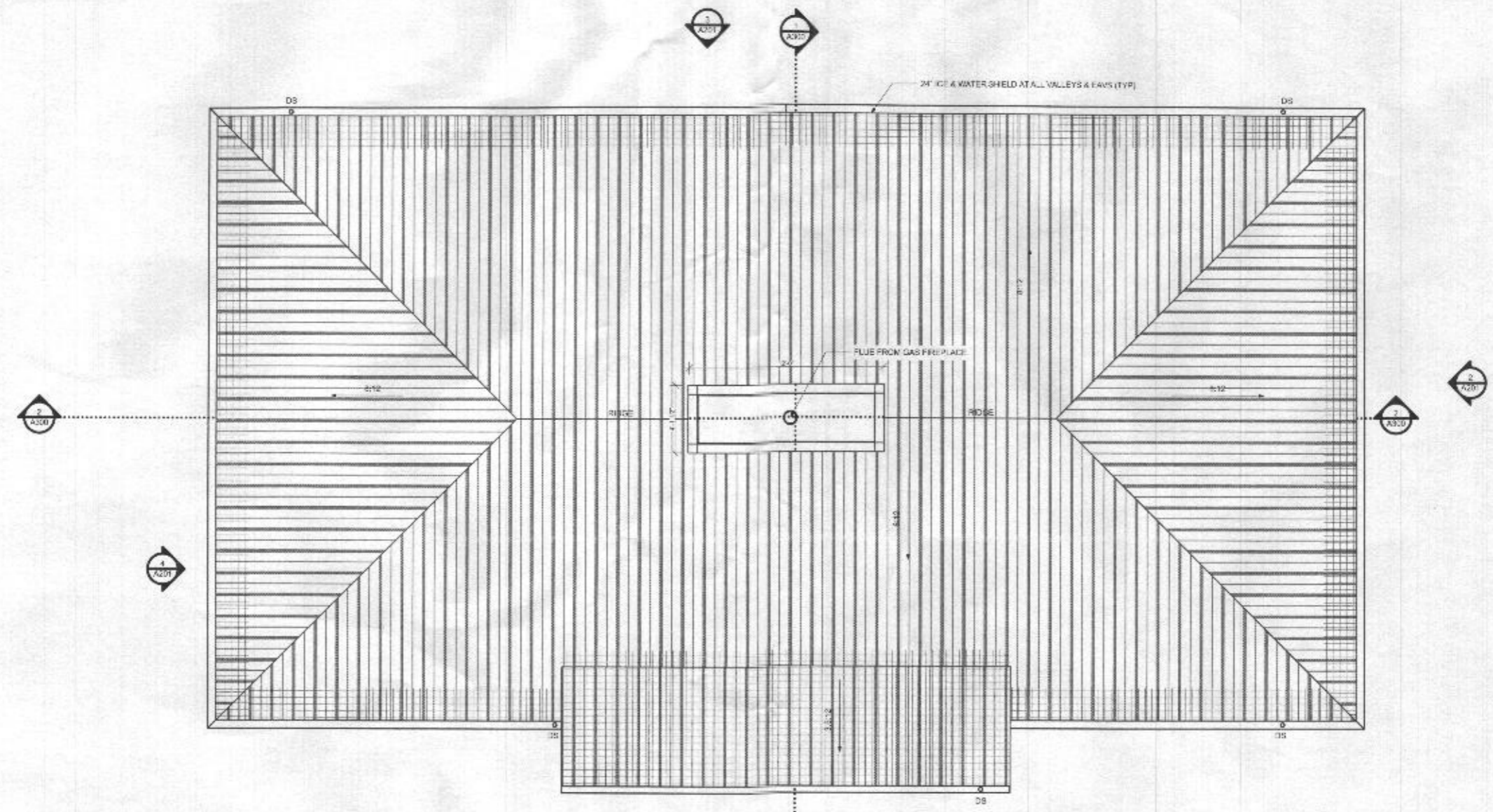
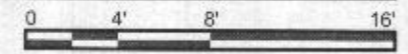
Levin/Brown & Associates, Inc.  
A . . . . . Copyright Levin/Brown & Associates, Inc.

A501

1

# ROOF PLAN

SCALE: 1/8" = 1'-0"



PROJECT NUMBER	5419
ISSUE DATE	09/13/2021

THE OVERLOOK CABANA  
 15125 DEVLIN DRIVE GLENELG MARYLAND 21737  
**ROOF PLAN**



A502

SHEET INDEX	
SHEET NO.	DESCRIPTION
1-4	SITE PLAN
5	NOTES AND DETAILS

**NARRATIVE**

**Introduction:**  
 This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

**General Site Conditions:**  
 Buice Property, Lot 2 is zoned RC-DEO and is located on Tax Map 21, Grids 20 & 21, Parcel Nos. 24 & 84 of the Howard County, Maryland Tax Map Database System. The property consists of approximately 55.19 acres. Proposed house will be served by private well and septic systems. The property is located in the Brookville area of Howard County in the Cattail Creek subwatershed of Triadelphia Reservoir of the Patuxent River (02131108). This property is somewhat rectangular in shape with a 50 foot wide pipeway area that serves as access. A ridge exists in the northern third of the property and another near the southern property boundary with the site sloping mostly to the west via an intermittent stream then to Cattail Creek with the northern portion of the property sloping to a branch of Cattail Creek and the small remaining southern portion of the property sloping to the south toward adjacent properties then to a swale (likely an intermittent stream) then to another portion of Cattail Creek. There are no existing structures on-site, but the old roadbed of Roxbury Road exists across the northern portion of the site. Ten (10) specimen trees exist on-site, which are spread throughout the site, five of which are located on Lot 1. All specimen trees are proposed to be retained. Also, according to a field inspection conducted by Eco-Science Professionals (ESP) dated December 17, 2013, wetlands are present on-site, along the northwestern portion of the site and two small areas located with in the floodplain of Cattail Creek along the western property line. The Web Soil Survey shows soils on the site consist of Glaciation loam (GqB, GqC), Minor loam (McD), and Manor-Brinklow complex (MkF) Type "B" soils and Codorus and Hatboro silt loams (Co) and Glenville silt loams (GmA, GmB) Type "C" soils. Runoff will be directed in the various directions of natural flows which ultimately drain to Cattail Creek.

- I. Natural Resource Protection:**  
 Environmentally sensitive areas (steep slopes) exist on-site. To ensure the protection of natural resources located on this site, all boundaries or buffers will be honored by locating improvements away from these areas which will be located within forest conservation easements.
- II. Maintenance of Natural Flow Patterns:**  
 It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
- III. Reduction of Impervious areas through better site design, alternative surfaces and Nonstructural Practices:**  
 The design of this project utilizes a 16 foot wide driveway that will in future serve 6 total lots, allowing a reduction in the necessary paving needed to access to the proposed buildings. Non-Structural practices as permitted in Chapter 5, three (3) Micro-Bioretenation Areas (M-6) and Non-Rooftop Disconnection (N-2) will be used to address ESD to the MEP requirements.
- IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:**  
 Where possible, small drainage areas have been proposed under this plan with the use of earth dikes. Silt fence, super silt fence, and erosion control matting will be utilized for erosion & sediment control. After treatment, runoff is being directed toward unimpaired tributaries of Cattail Creek via overland flow. An existing Floodplain Easement exists on-site. Additional Floodplain, Drainage & Utility easement will be required along northern portion of site. It is anticipated that all cut will be utilized on-site for construction.
- V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**  
 The full required ESD volume is being provided.
- VI. Request for Design Manual Waiver:**  
 No Waivers related to stormwater management are being requested in this project.

LEGEND	
492	EXISTING 2' CONTOURS
490	EXISTING 10' CONTOURS
482	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
100	LIMITS OF DISTURBANCE
(Symbol)	EXISTING TREELINE
(Symbol)	PROPOSED TREELINE
(Symbol)	PROPOSED PAVING
(Symbol)	SOILS LINES AND TYPE
(Symbol)	SUPER SILT FENCE
(Symbol)	STABILIZES CONSTRUCTION ENTRANCE
(Symbol)	PROPOSED MICRO BIORETENTION (M-6)
(Symbol)	NON-ROOFTOP DISCONNECTION (N-2)
(Symbol)	ROOFLEADERS
(Symbol)	UNDERDRAIN PIPE
(Symbol)	15% TO 24.9% STEEP SLOPES
(Symbol)	25% AND GREATER STEEP SLOPES
(Symbol)	DRAINAGE AREA FOR MICRO-BIORETENTION AND BIORETENTION FACILITIES
(Symbol)	DRAINAGE AREA FOR STORM DRAIN
(Symbol)	TREE PROTECTION
(Symbol)	FOREST CONSERVATION EASEMENT (RETENTION)
(Symbol)	WETLAND AREA
(Symbol)	25' WETLAND BUFFER
(Symbol)	FLOODPLAIN ELEVATION
(Symbol)	STREAM BANK BUFFER
(Symbol)	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
(Symbol)	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
(Symbol)	BORING (PERC) TEST HOLE
(Symbol)	SILT FENCE
(Symbol)	EARTH DIKE
(Symbol)	SPECIMEN TREE

**PROFESSIONAL CERTIFICATION**

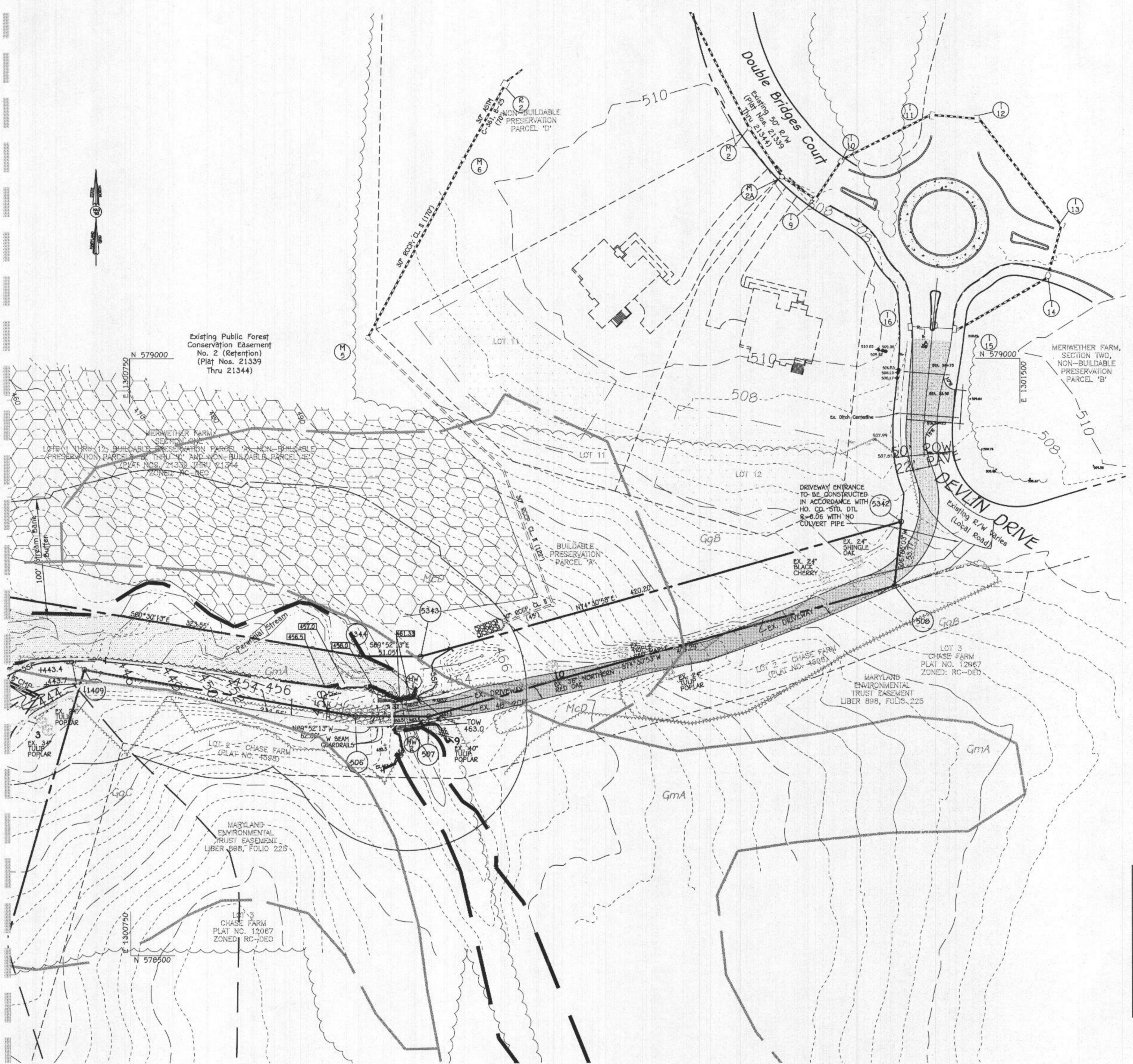
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 07/14/21.

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.



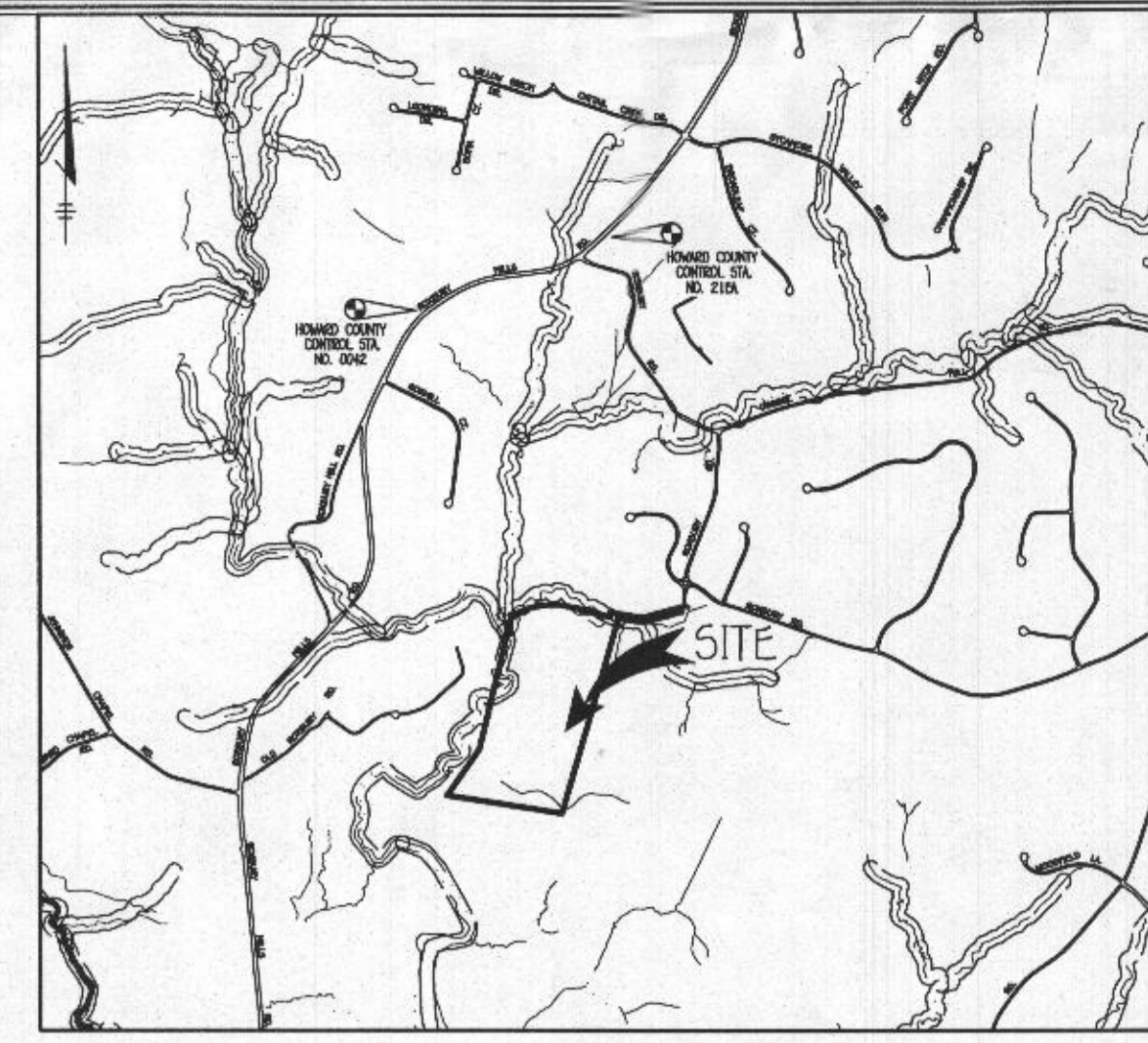
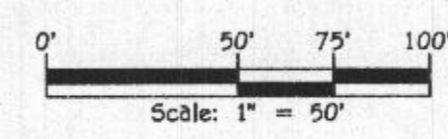
FRANK JOHN MANALANSAN II DATE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2000



**PLAN**

SCALE: 1" = 50'



Howard County ADC, Map Map #23, Grid D2  
**VICINITY MAP**  
 SCALE: 1" = 2000'

**GEODETIC CONTROL STATIONS**

#21EA	#0042
ELEV. 450.235	ELEV. 505.950
N. 582,715.157	N. 582,213.386
E. 1,300,496.083	E. 1,298,954.968

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED: RC-DEO
- TOTAL AREA OF PROPERTY: 2,404,099 SQ.FT.
- ONE SINGLE FAMILY HOUSE IS PROPOSED FOR THIS LOT.
- SEPTIC CASHEMENT SUBJECT TO HOWARD COUNTY HEALTH DEPARTMENT REVIEW.
- LENGTH OF TRENCH TO BE DETERMINED AT TIME OF SEPTIC PERMIT ISSUANCE.
- CONTRACTOR/BUILDER TO VERIFY ELEVATION IN THE FIELD BEFORE BEGINNING ANY CONSTRUCTION.
- TOPOGRAPHIC INFORMATION IS BASED ON DIGITAL HOWARD COUNTY AERIAL ALONG WITH FIELD RUN TOPOGRAPHY BY FISHER, COLLINS & CARTER, INC., JANUARY, 2020.
- NO WETLANDS CURRENTLY EXIST ON THE PROPERTY.
- DRIVEWAY CULVERTS SHALL BE CONSTRUCTED AT THE PLOT PLAN.
- STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF 3 MICRO-BIORETENTION FACILITIES (M-6). BOTH ARE TO BE MAINTAINED BY THE HOMEOWNER.
- WATER WILL BE PROVIDED BY PRIVATE ON-SITE WELL. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEM.
- SOILS SHOWN HEREON ARE BASED ON NRCS WEB SOIL SURVEY.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- APPROVAL OF THIS SIMPLIFIED ECP DOES NOT CONSTITUTE APPROVALS OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL DESIGN) AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-14-072

**SITE ANALYSIS DATA CHART**

- A. TOTAL AREA OF THIS SUBMISSION = 55.19 AC.±
- B. LIMIT OF DISTURBED AREA = 9.67 AC.± (5WM BASED ON LOD)
- C. PRESENT ZONING DESIGNATION = RC-DEO (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- D. PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
- E. PREVIOUS HOWARD COUNTY FILES: RE-16-00151, F-14-072, ECP-14-041
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC.±
- G. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0 AC.±
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.±
- I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC.±
- J. TOTAL AREA OF EXISTING FOREST = 0 AC.±
- K. TOTAL AREA OF FOREST TO BE RETAINED = 0 AC.±
- L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 55.19 AC.±
- M. TOTAL GREEN OPEN AREA (PERVIOUS) = 53.52 AC.±
- N. TOTAL IMPERVIOUS AREA = 1.67 AC.± (WITHIN LOD, EXCLUDES EXISTING IMPERVIOUS)
- O. TOTAL AREA OF ERODIBLE SOILS = 0 AC.±

**SOILS LEGEND**

SOIL	NAME	CLASS	'E' VALUE
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C	.55
GqB	Glenelig loam, 3 to 8 percent slopes	B	.37
GqC	Glenelig loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
McD	Minor loam, 15 to 25 percent slopes, very rocky	B	.28
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

**SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN  
 CATTAIL OVERLOOK**

LOT 6  
 15125 DEVLIN DRIVE

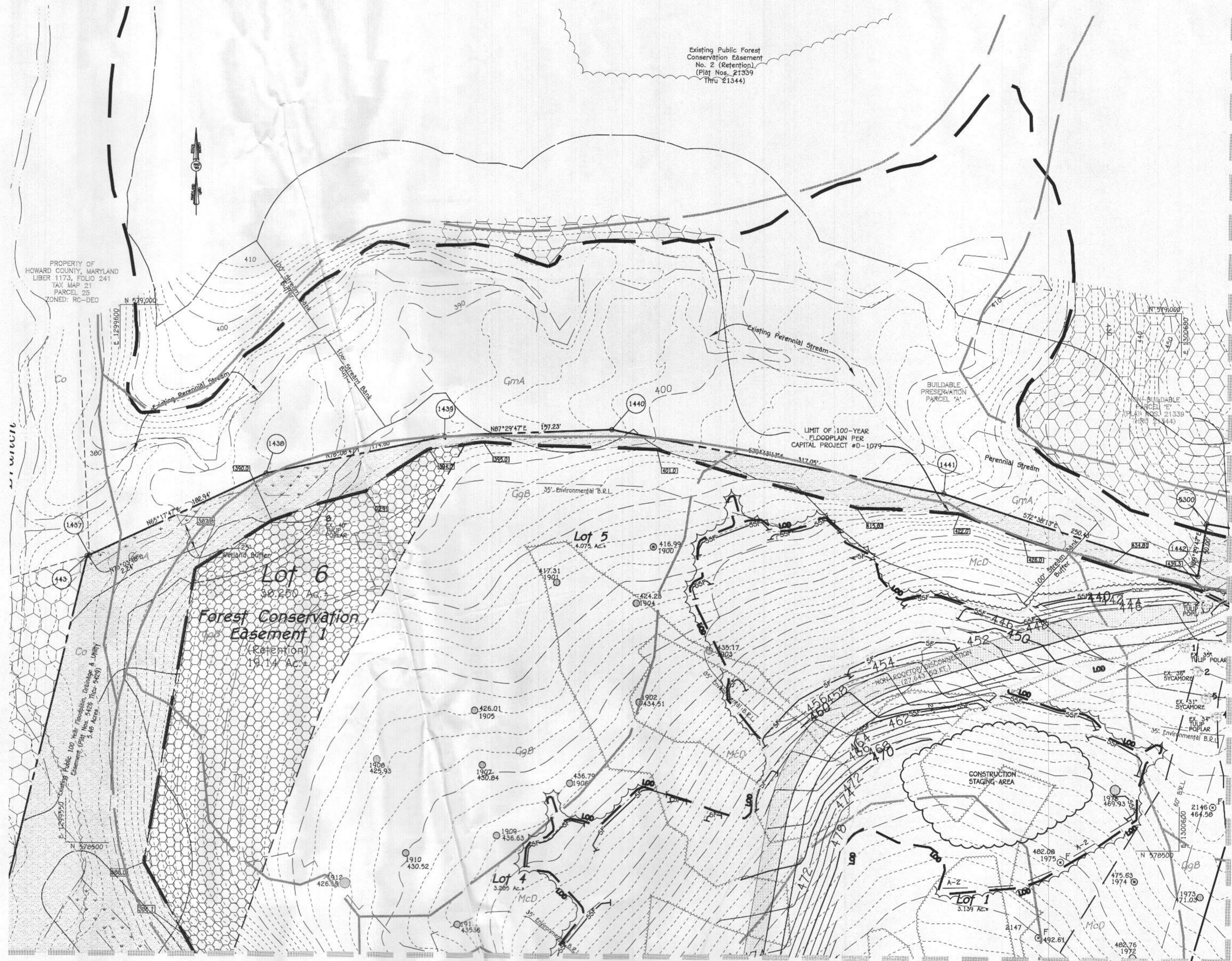
**OWNERS/BUILDER**

MIKE GRIER  
 8135 MAPLE LAWN BLVD, SUITE 450  
 FULTON, MD 20784  
 (240) 459-1321

ZONED: RC-DEO PLAT NO.: 14836  
 TAX MAP NO.: 21 GRID NO.: 20 & 21 PARCEL NO.: 24 & 84  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JULY 13, 2021

SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
Co	Codorus and Hatzboro silt loams, 0 to 3 percent slopes	C	.55
GgB	Glenelig loam, 3 to 8 percent slopes	B	.37
GgC	Glenelig loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
McD	Manor loam, 15 to 25 percent slopes, very rocky	B	.28
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

LEGEND	
SYMBOL	DESCRIPTION
---402---	EXISTING 2' CONTOURS
---400---	EXISTING 10' CONTOURS
---400---	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PAVING
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	STABILIZES CONSTRUCTION ENTRANCE
---	PROPOSED MICRO BIORETENTION (M-6)
---	NON-ROOFTOP DISCONNECTION (N-2)
---	ROOFLEADERS
---	UNDERDRAIN PIPE
---	15% TO 24.9% STEEP SLOPES
---	25% AND GREATER STEEP SLOPES
---	DRAINAGE AREA FOR MICRO-BIORETENTION AND BIORETENTION FACILITIES
---	DRAINAGE AREA FOR STORM DRAIN
---	TREE PROTECTION
---	FOREST CONSERVATION EASEMENT (RETENTION)
---	WETLAND AREA
---	25' WETLAND BUFFER
---	FLOODPLAIN ELEVATION
---	STREAM BANK BUFFER
---	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
---	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
○	BORING (PERC) TEST HOLE
SF	SILT FENCE
A-2	EARTH DIKE
+	SPECIMEN TREE



**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 NO. 21476, EXPIRATION DATE: 07/14/21.

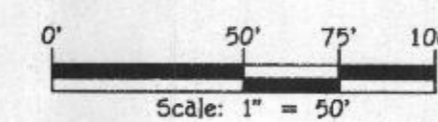
"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."



FRANK JOHN MANALANSAN II DATE

**PLAN**

SCALE: 1" = 50'



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10776 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2999

**OWNERS/BUILDER**

MIKE GRIER  
 8135 MAPLE LAWN BLVD, SUITE 450  
 FULTON, MD 20784  
 (240) 459-1321

**SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN  
 CATTAIL OVERLOOK**

LOT 6

15125 DEVLIN DRIVE

ZONED: RC-DEO PLAT NO.: 14836  
 TAX MAP NO.: 21 GRID NO.: 20 & 21 PARCEL NO.: 24 & 84  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JULY 13, 2021  
 SHEET 2 OF 5

SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C	.55
Ggb	Glenns loam, 3 to 8 percent slopes	B	.37
GgC	Glenns loam, 8 to 15 percent slopes	B	.43
GmA	Glennville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glennville silt loam, 3 to 8 percent slopes	C	.55
McD	Minor loam, 15 to 25 percent slopes, very rocky	B	.28
MkF	Minor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

MATCHLINE SHEET 2



MATCHLINE SHEET 4

LEGEND	
SYMBOL	DESCRIPTION
--- 492 ---	EXISTING 2' CONTOURS
--- 490 ---	EXISTING 10' CONTOURS
--- 488 ---	PROPOSED CONTOUR
+ 362.5	SPOT ELEVATION
---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PAVING
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	STABILIZES CONSTRUCTION ENTRANCE
---	PROPOSED MICRO BIORETENTION (M-6)
---	NON-ROOFTOP DISCONNECTION (N-2)
RL	ROOFLEADERS
UD	UNDERDRAIN PIPE
---	15% TO 24.9% STEEP SLOPES
---	25% AND GREATER STEEP SLOPES
---	DRAINAGE AREA FOR MICRO-BIORETENTION AND BIORETENTION FACILITIES
---	DRAINAGE AREA FOR STORM DRAIN
TP	TREE PROTECTION
---	FOREST CONSERVATION EASEMENT (RETENTION)
---	WETLAND AREA
---	25' WETLAND BUFFER
---	FLOODPLAIN ELEVATION
---	STREAM BANK BUFFER
---	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
---	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
2033	BORING (PERC) TEST HOLE
SF	SILT FENCE
A-2	EARTH DIKE
+	SPECIMEN TREE

**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 NO. 21476, EXPIRATION DATE: 07/14/21.

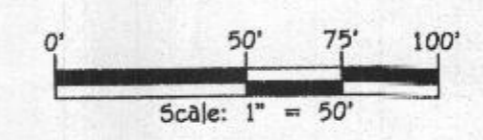
"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."



FRANK JOHN MANALANSAN II DATE

**PLAN**

SCALE: 1" = 50'



**SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN**

**CATTAIL OVERLOOK**

LOT 6

15125 DEVLIN DRIVE

**OWNERS/BUILDER**

MIKE GRIER  
8135 MAPLE LAWN BLVD, SUITE 450  
FULTON, MD 20784  
(240) 459-1321

ZONED: RC-DEO PLAT NO.: 14836  
TAX MAP NO.: 21 GRID NO.: 20 & 21 PARCEL NO.: 24 & 84  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: JULY 13, 2021

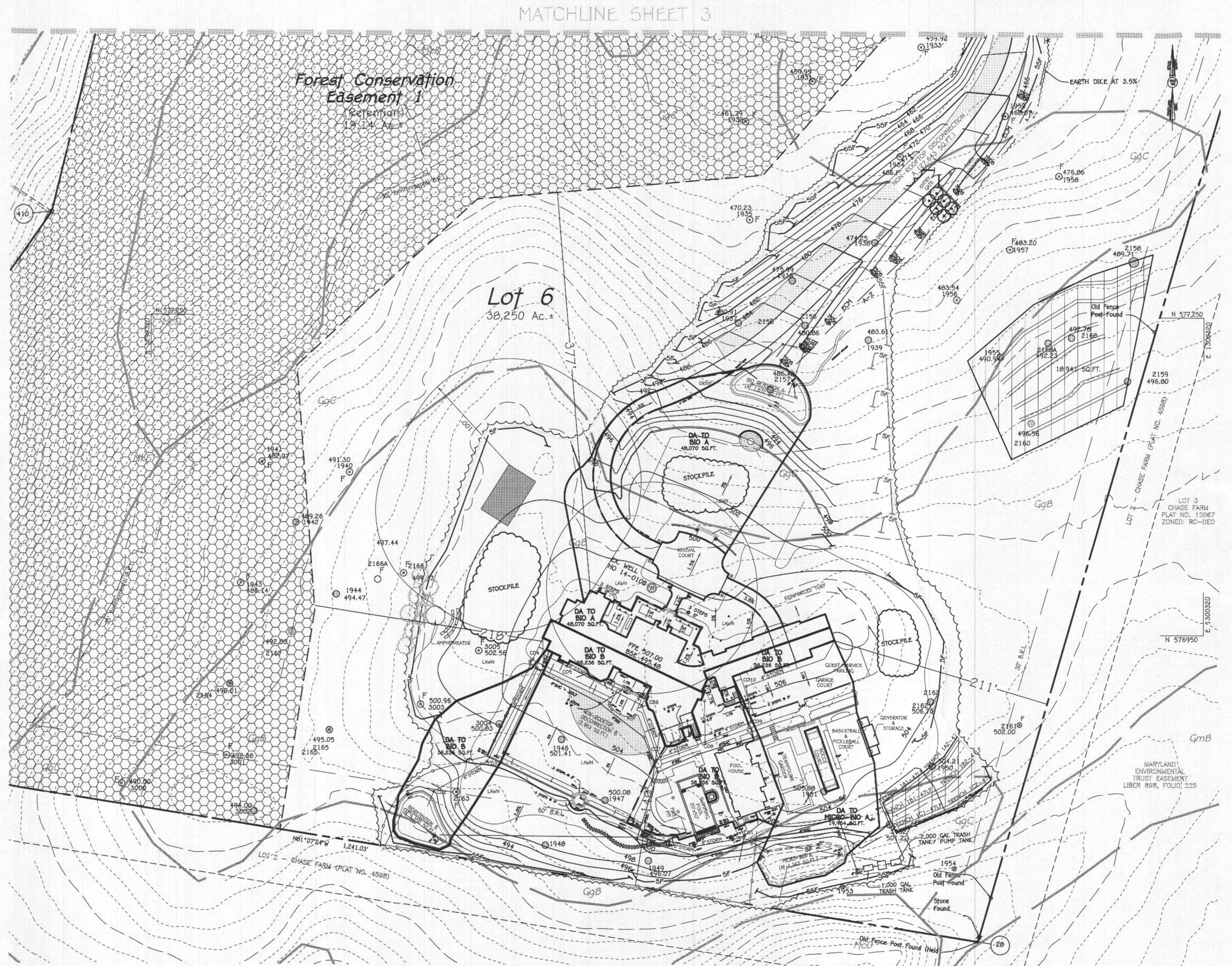
SHEET 3 OF 5

SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C	.55
GgB	Glenelg loam, 3 to 8 percent slopes	B	.37
GgC	Glenelg loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
McD	Manor loam, 15 to 25 percent slopes, very rocky	B	.28
MKF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

LEGEND	
SYMBOL	DESCRIPTION
492	EXISTING 2' CONTOURS
490	EXISTING 10' CONTOURS
488	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
LDU	LIMITS OF DISTURBANCE
EXISTING TREELINE	EXISTING TREELINE
PROPOSED TREELINE	PROPOSED TREELINE
PROPOSED PAVING	PROPOSED PAVING
MLC1	SOILS LINES AND TYPE
55F	SUPER SILT FENCE
STABILIZES CONSTRUCTION ENTRANCE	STABILIZES CONSTRUCTION ENTRANCE
PROPOSED MICRO BIORETENTION (M-6)	PROPOSED MICRO BIORETENTION (M-6)
NON-ROOFTOP DISCONNECTION (N-2)	NON-ROOFTOP DISCONNECTION (N-2)
RL	ROOFLEADERS
UD	UNDERDRAIN PIPE
15% TO 24.9% STEEP SLOPES	15% TO 24.9% STEEP SLOPES
25% AND GREATER STEEP SLOPES	25% AND GREATER STEEP SLOPES
DRAINAGE AREA FOR MICRO-BIORETENTION AND BIORETENTION FACILITIES	DRAINAGE AREA FOR MICRO-BIORETENTION AND BIORETENTION FACILITIES
DRAINAGE AREA FOR STORM DRAIN	DRAINAGE AREA FOR STORM DRAIN
TP	TREE PROTECTION
FOREST CONSERVATION EASEMENT (RETENTION)	FOREST CONSERVATION EASEMENT (RETENTION)
WETLAND AREA	WETLAND AREA
25' WETLAND BUFFER	25' WETLAND BUFFER
535.13	FLOODPLAIN ELEVATION
588	STREAM BANK BUFFER
100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT	100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
2033	BORING (PERC) TEST HOLE
SF	SILT FENCE
A-2	EARTH DIKE
4	SPECIMEN TREE

ESDV CONTROL FEATURES  
 CU, FT. (REGD/PROVIDED)  
 NON-ROOFTOP RUNOFF A: 2,849/2,189  
 NON-ROOFTOP RUNOFF B: 240/235  
 BIORETENTION A: 1,744/3,122  
 MICRO-BIORETENTION A: 729/1,333  
 MICRO-BIORETENTION B: 938/1,862  
 MICRO-BIORETENTION C: 1,057/2,640  
 GW RECHARGE: 1,920/2,269  
 TOTAL: 8,911/12,199

\*NOTE: MICRO-BIORETENTION A AND BIORETENTION A HAVE 9" OF GROUNDWATER RECHARGE. MICRO-BIORETENTIONS B AND C HAVE NONE DUE TO THEIR PROXIMITY TO THE SEPTIC RESERVE AREA.



**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 NO. 21476, EXPIRATION DATE: 07/14/21.

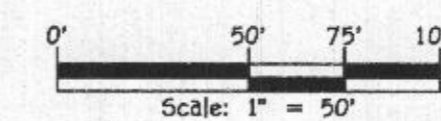
\*I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.



FRANK JOHN MANALANSAN II DATE:

**PLAN**

SCALE: 1" = 50'



**SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN  
 CATTAIL OVERLOOK**

LOT 6

15125 DEVLIN DRIVE

**OWNERS/BUILDER**

MIKE GRIER  
 8135 MAPLE LAWN BLVD, SUITE 450  
 FULTON, MD 20784  
 (240) 459-1321

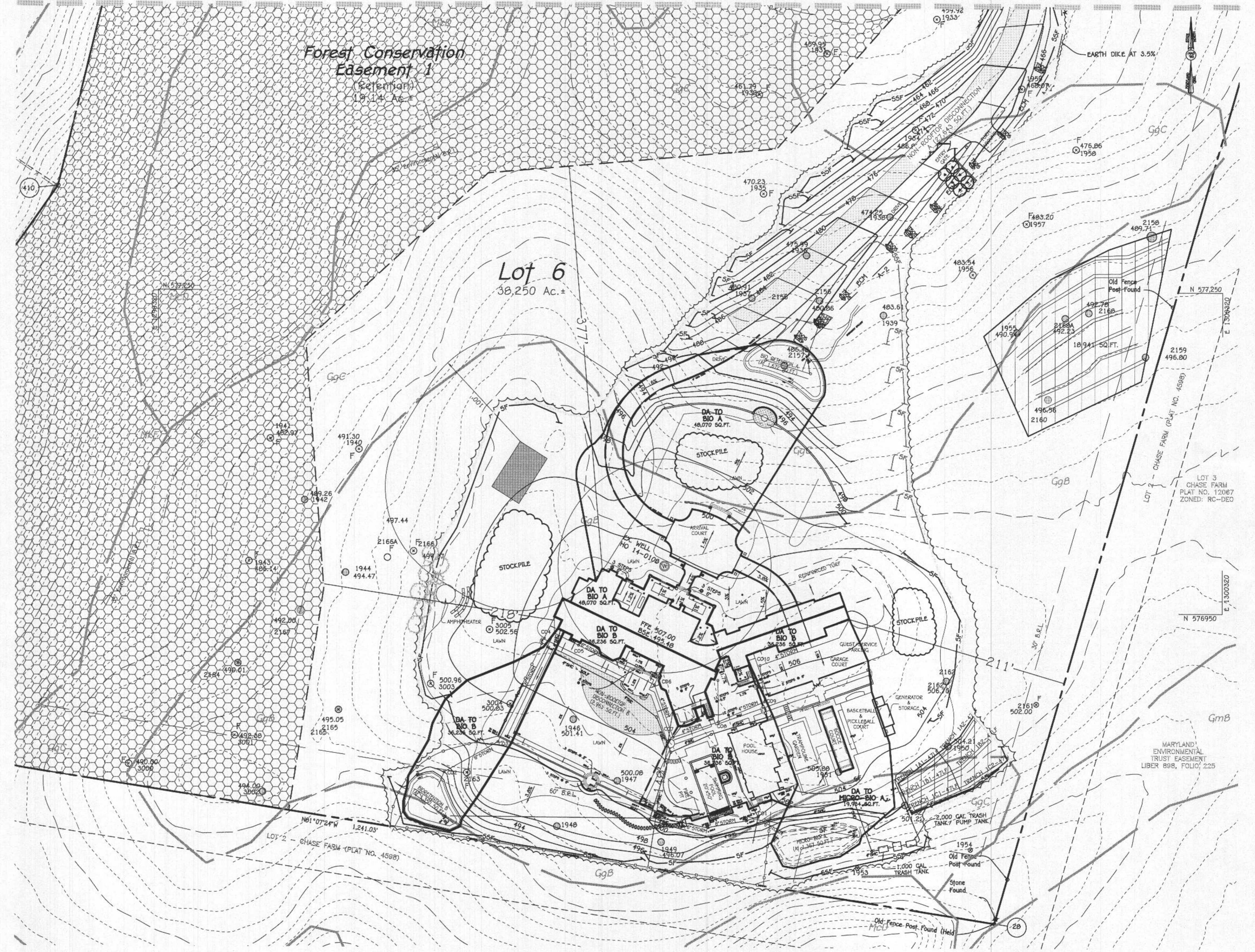
ZONED: RC-DEO PLAT NO.: 14836  
 TAX MAP NO.: 21 GRID NO.: 20 & 21 PARCEL NO.: 24 & 84  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JULY 13, 2021  
 SHEET 4 OF 5

SOILS LEGEND			
SOIL	NAME	CLASS	K' VALUE
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C	.55
GgB	Glenelg loam, 3 to 8 percent slopes	B	.37
GgC	Glenelg loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
McD	Manor loam, 15 to 25 percent slopes, very rocky	B	.28
MKF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

LEGEND	
SYMBOL	DESCRIPTION
492	EXISTING 2' CONTOURS
490	EXISTING 10' CONTOURS
486	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
LDU	LIMITS OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PAVING
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	STABILIZES CONSTRUCTION ENTRANCE
---	PROPOSED MICRO BIORETENTION (M-6)
---	NON-ROOFTOP DISCONNECTION (N-2)
RL	ROOFLEADERS
UD	UNDERDRAIN PIPE
---	15% TO 24.9% STEEP SLOPES
---	25% AND GREATER STEEP SLOPES
---	DRAINAGE AREA FOR MICRO-BIORETENTION AND BIORETENTION FACILITIES
---	DRAINAGE AREA FOR STORM DRAIN
TP	TREE PROTECTION
---	FOREST CONSERVATION EASEMENT (RETENTION)
---	WETLAND AREA
---	25' WETLAND BUFFER
535.13	FLOODPLAIN ELEVATION
---	STREAM BANK BUFFER
---	100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
---	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
2033	BORING (PERC) TEST HOLE
SF	SILT FENCE
A-2	EARTH DIKE
4	SPECIMEN TREE

ESDV CONTROL FEATURES  
 CU, FT. (REGD/PROVIDED)  
 NON-ROOFTOP RUNOFF A: 2,849/2,189  
 NON-ROOFTOP RUNOFF B: 240/235  
 BIORETENTION A: 1,744/3,122  
 MICRO-BIORETENTION A: 729/1,333  
 MICRO-BIORETENTION B: 938/1,862  
 MICRO-BIORETENTION C: 1,057/2,640  
 GW RECHARGE: 1,920/2,269  
 TOTAL: 8,911/12,199

\*NOTE: MICRO-BIORETENTION A AND BIORETENTION A HAVE 9' OF GROUNDWATER RECHARGE. MICRO-BIORETENTIONS B AND C HAVE NONE DUE TO THEIR PROXIMITY TO THE SEPTIC RESERVE AREA.



**PROFESSIONAL CERTIFICATION**

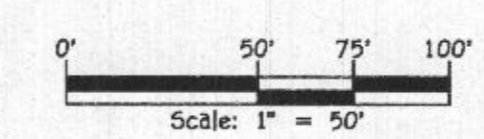
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 07/14/21.

\*I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.



FRANK JOHN MANALANSAN II DATE:

**PLAN**  
 SCALE: 1" = 50'



**SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN  
 CATTAIL OVERLOOK  
 LOT 6**

15125 DEVLIN DRIVE

**OWNERS/BUILDER**  
 MIKE GRIER  
 8135 MAPLE LAWN BLVD, SUITE 450  
 FULTON, MD 20784  
 (240) 459-1321

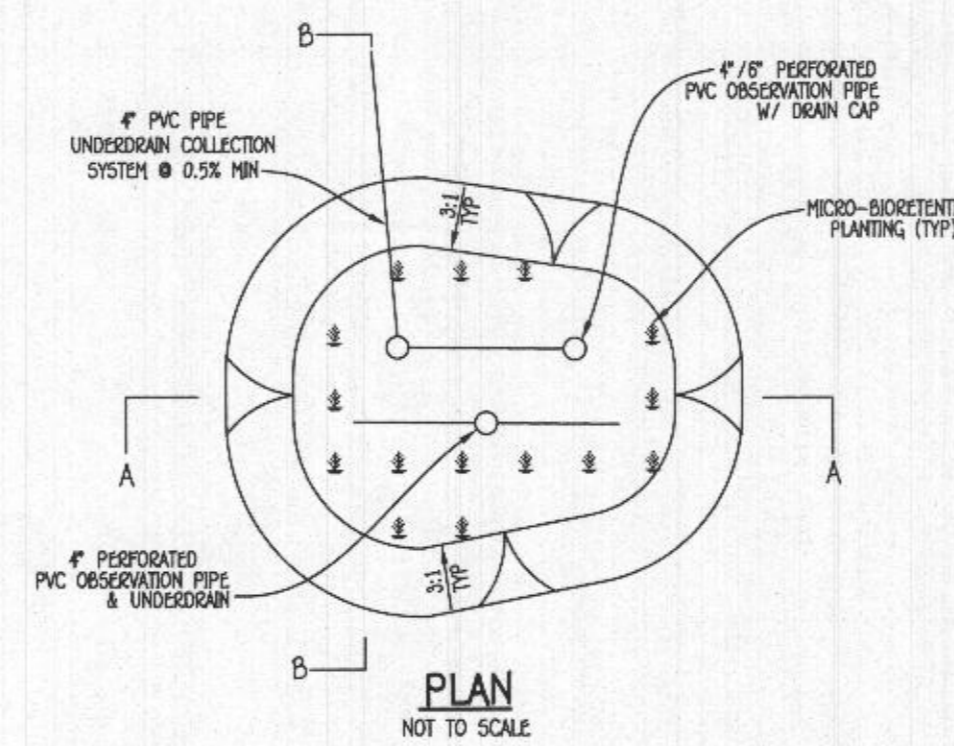
ZONED: RC-DEO PLAT NO.: 14836  
 TAX MAP NO.: 21 GRID NO.: 20 & 21 PARCEL NO.: 24 & 84  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JULY 13, 2021  
 SHEET 4 OF 5

**STORMWATER MANAGEMENT SUMMARY TABLE (PRIVATELY OWNED AND MAINTAINED)**

FACILITY NAME AND NUMBER	DRAINAGE AREA	TYPE	% IMPERVIOUS	Peak 1" ESDV REQUIRED CUF <sup>1</sup>	Peak 1" ESDV PROVIDED CUF <sup>2</sup>	OWNERSHIP AND MAINTENANCE
BIO 1	47,127 SQFT	BIO-RETENTION	36%	1,744	4,282	PRIVATE
MICRO-BIO A	17,413 SQFT	MICRO BIO-RETENTION	41%	726	1,760	PRIVATE
MICRO-BIO B	17,914 SQFT	MICRO BIO-RETENTION	53%	938	1,549	PRIVATE
MICRO-BIO C	19,934 SQFT	MICRO BIO-RETENTION	54%	1,057	2,184	PRIVATE
N-2 A	35,990 SQFT	NON-ROOFTOP DISCONNECT	100%	2,849	2,189	PRIVATE
N-2 B	3,034 SQFT	NON-ROOFTOP DISCONNECT	100%	240	235	PRIVATE

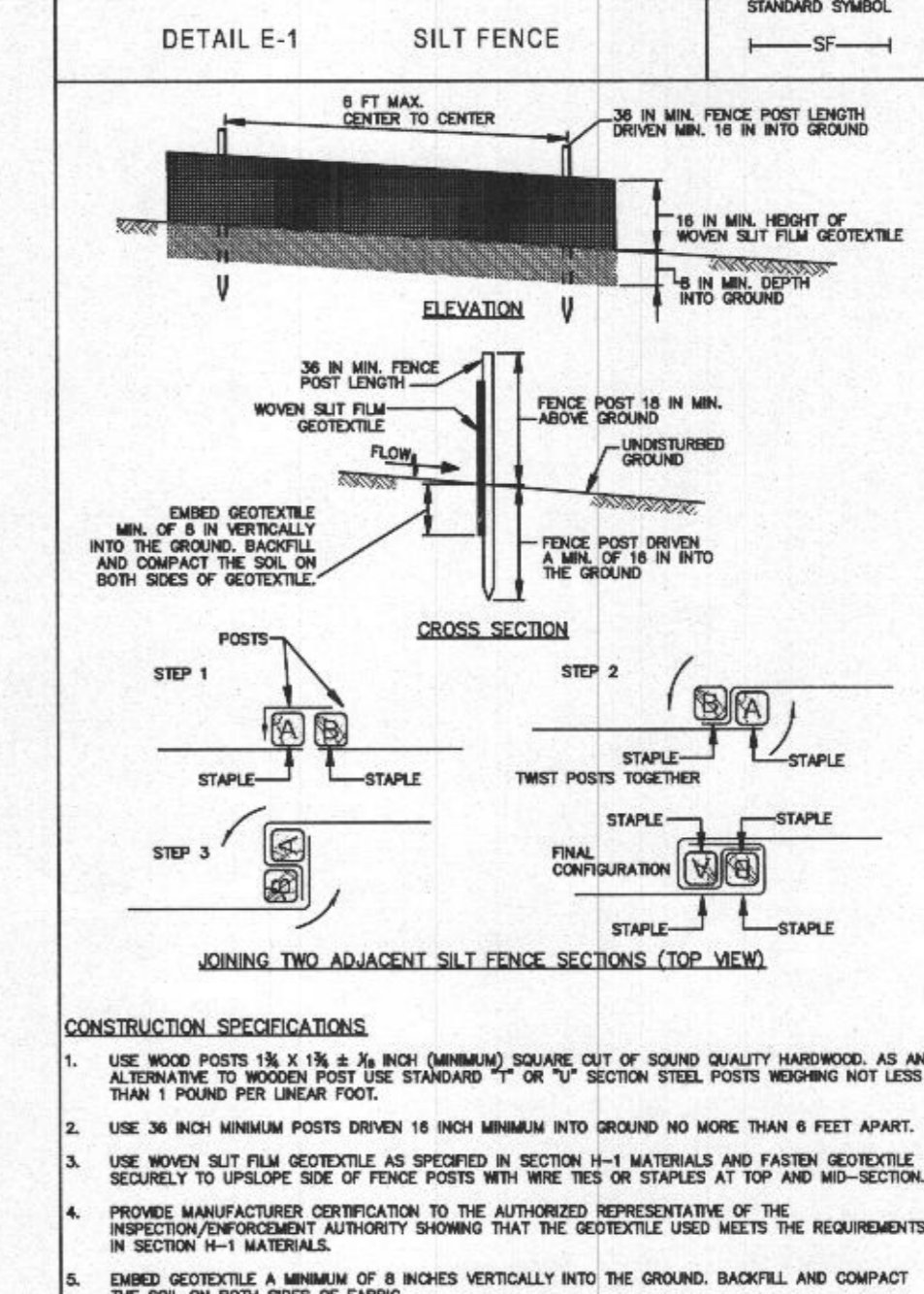
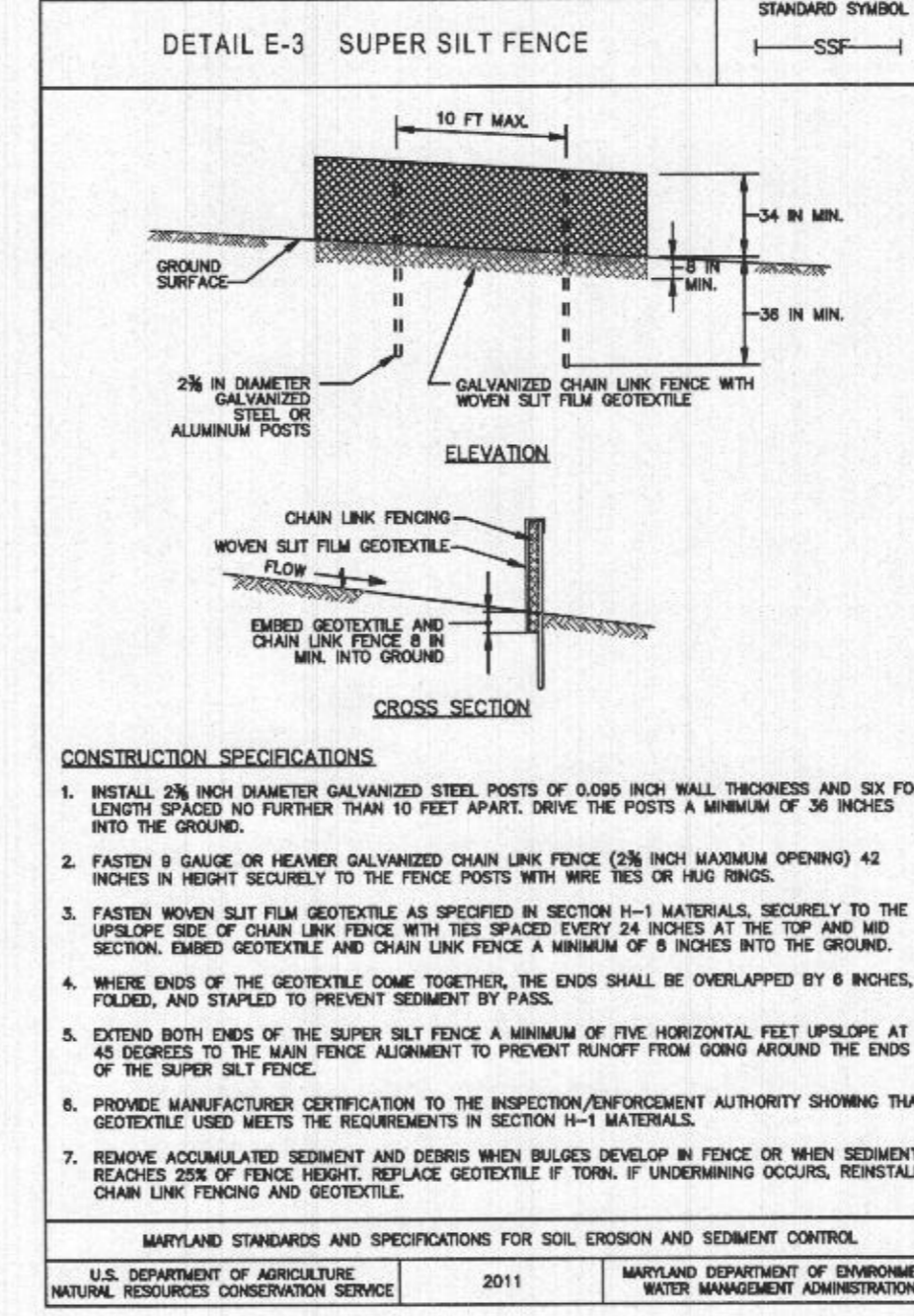
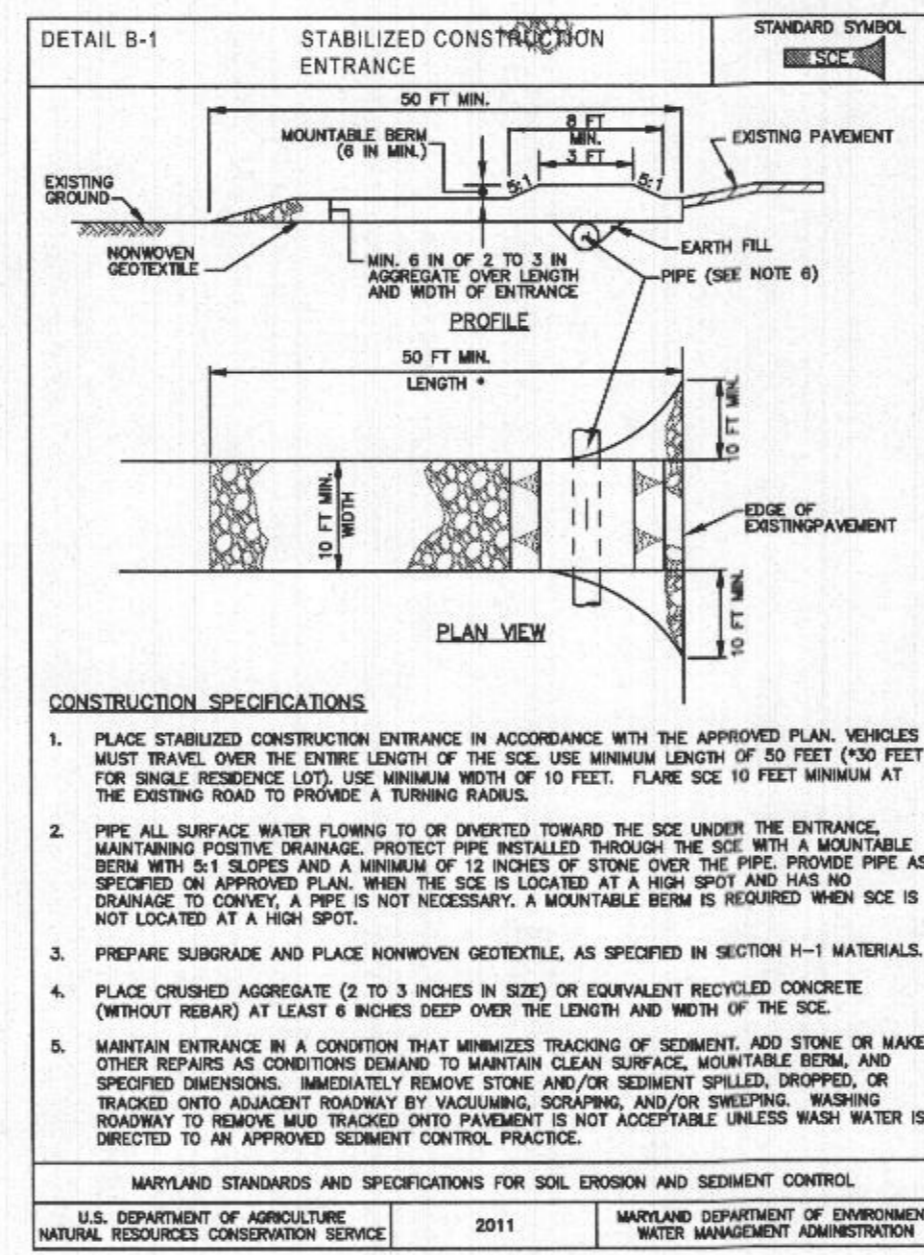
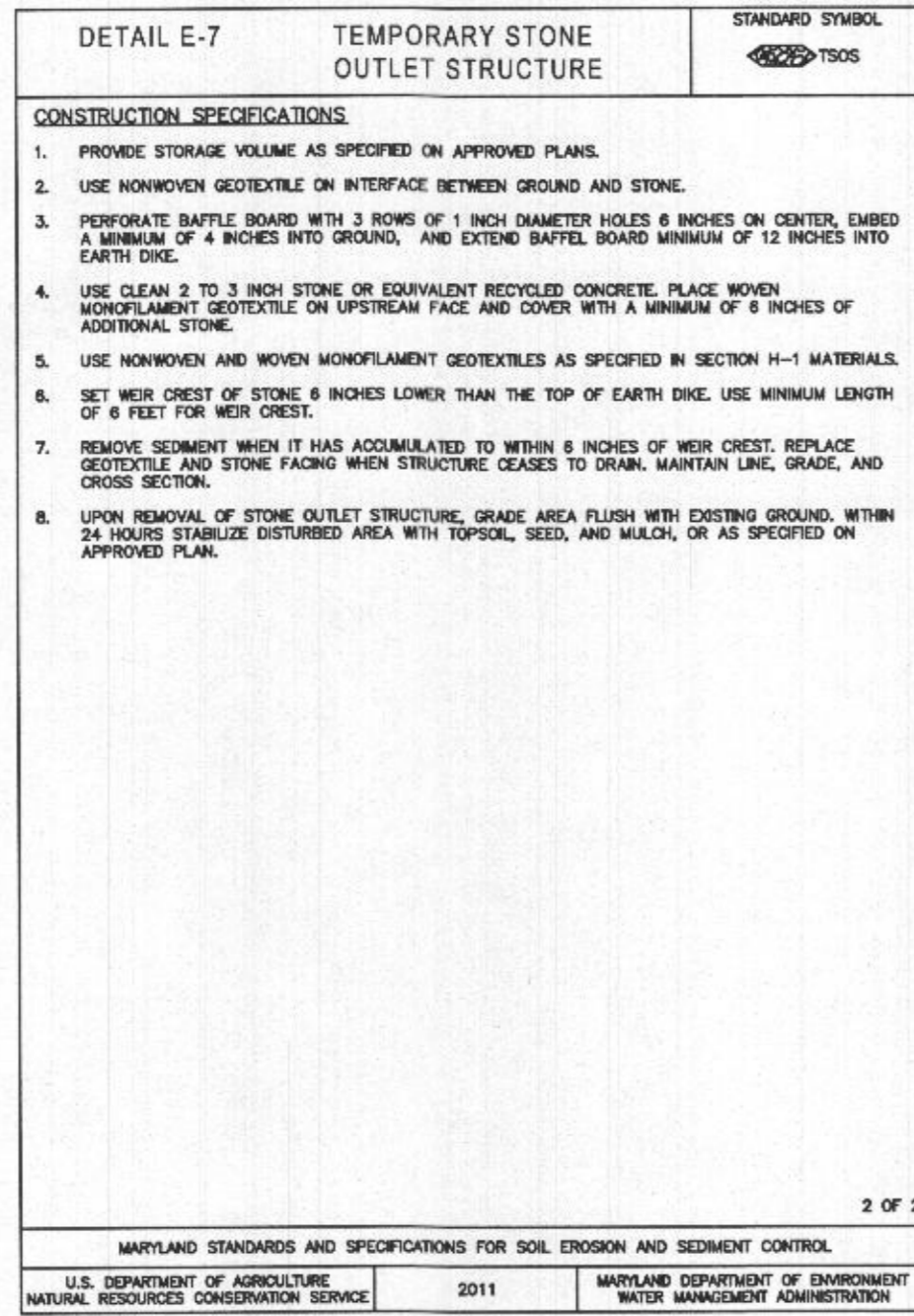
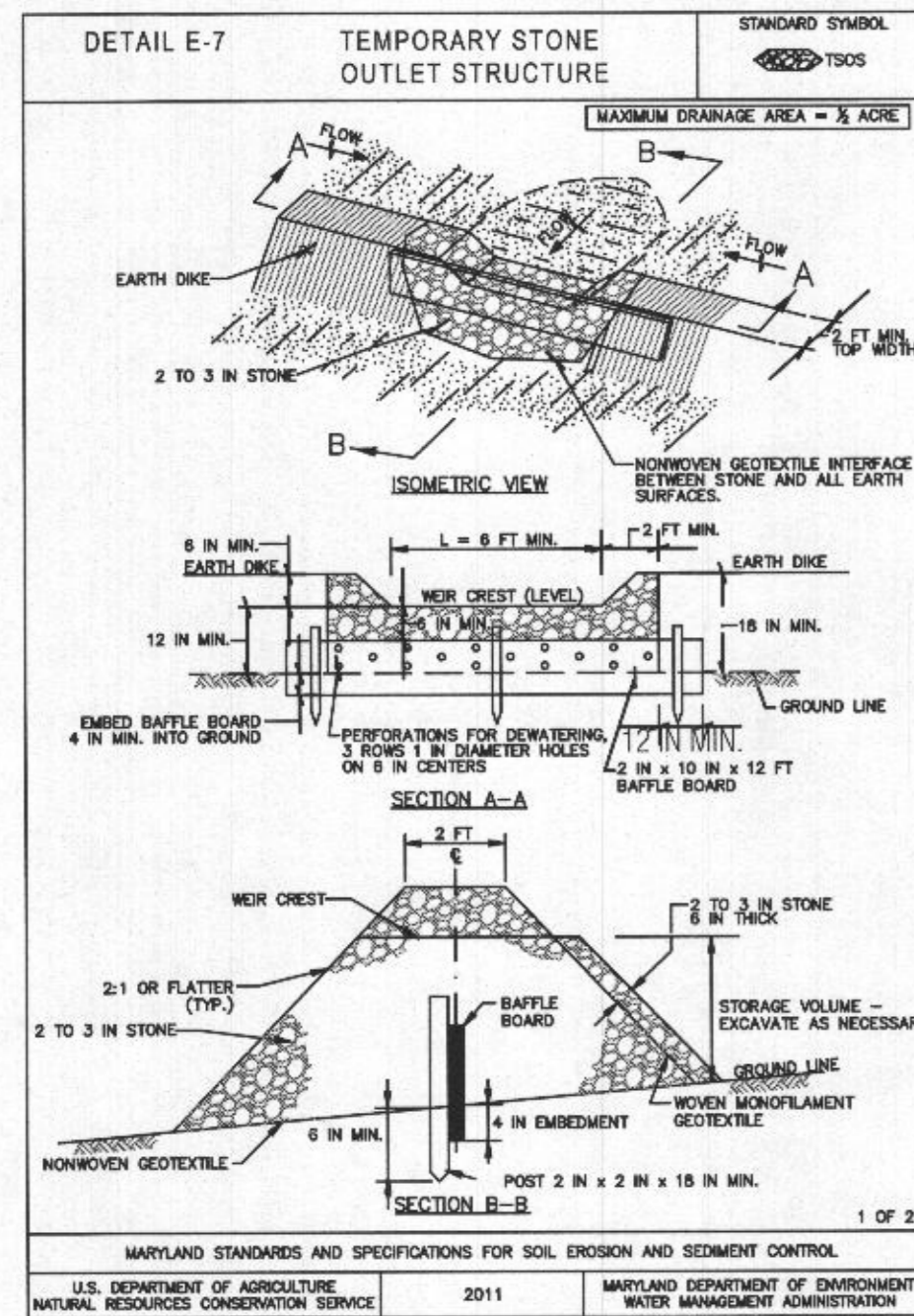
**OPERATION & MAINTENANCE SCHEDULE FOR MICRO BIO-RETENTION AREAS (M-6) (FACILITIES A, B, AND C)**

- The owner shall maintain the plant material, mulch layer and soil layer annually, maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall 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.



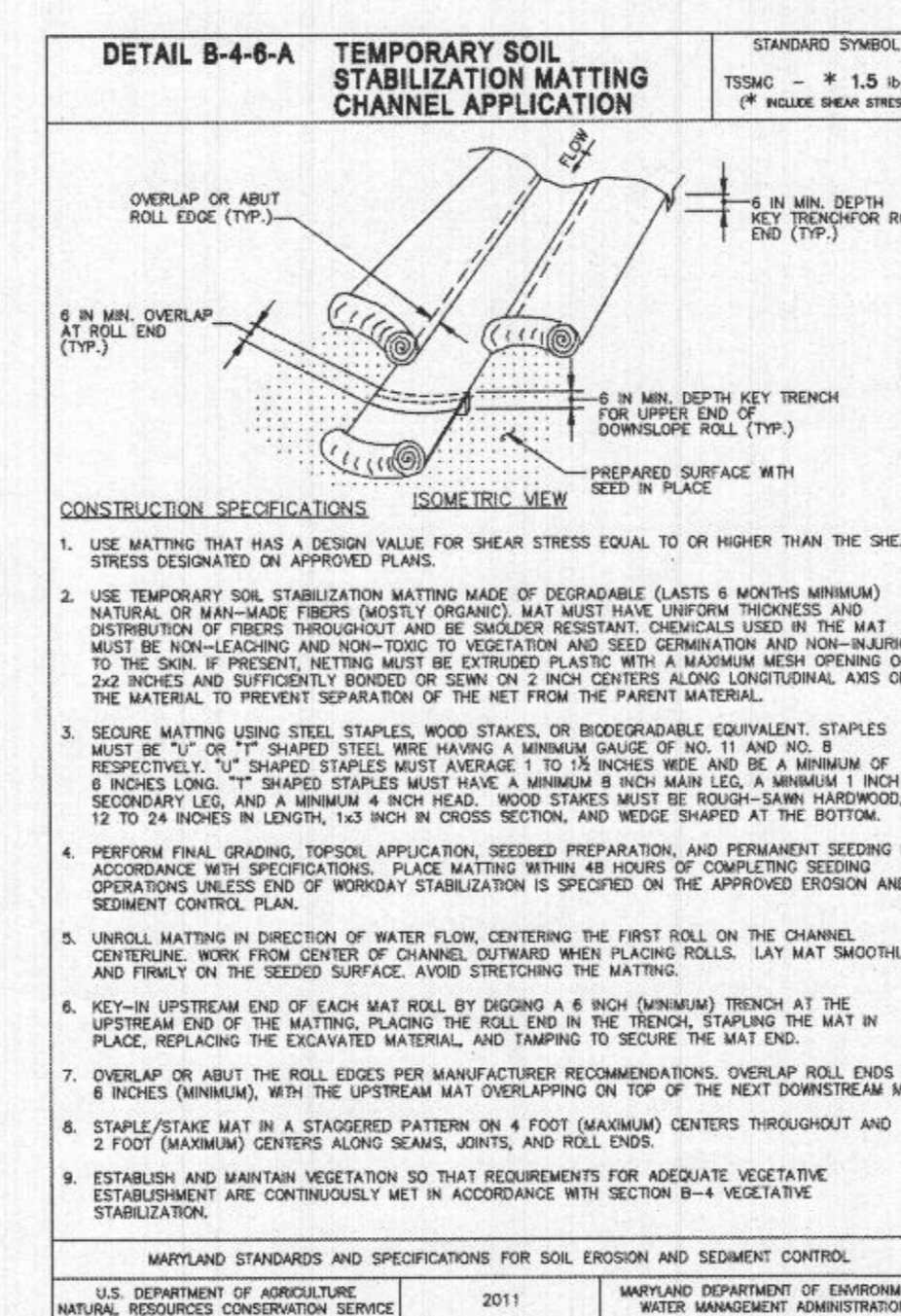
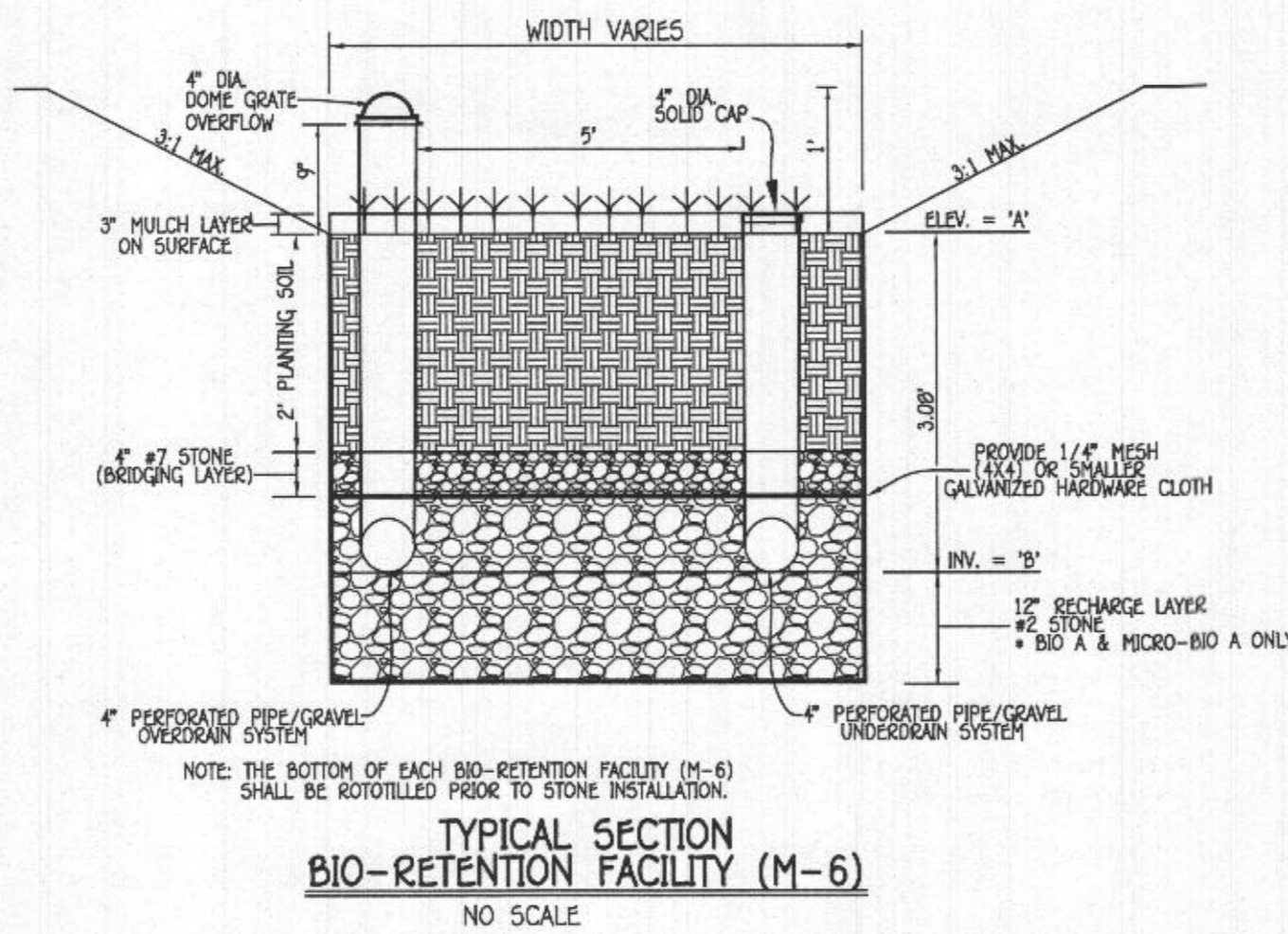
**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**

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



**FACILITY ELEVATIONS**

FACILITY NAME AND NUMBER	ELEVATION 'A'	ELEVATION 'B'
BIO A	486.50	483.42
MICRO-BIO A	490.00	486.92
MICRO-BIO B	498.00	492.92
MICRO-BIO C	494.00	490.92



**OPERATION & MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (F-6) (FACILITY A)**

- The owner shall maintain the plant material, mulch layer and soil layer annually, maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant inspection in the spring and in the fall 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.

**DAILY STABILIZATION NOTE**

ALL DISTURBED AREAS NOT DIRECTED TO A SEDIMENT CONTROL DEVICE SHALL BE STABILIZED AT THE END OF EACH WORKDAY. THE CONTRACTOR SHALL NOT DISTURB AN AREA GREATER THAN THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKDAY.

**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 NO. 21476, EXPIRATION DATE: 07/14/21.

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."



FRANK JOHN MANALANSAN II DATE

