

PERMIT NUMBER: B21003602

DATE ACCEPTED:



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: Lot 1 Florence Road 1750		Unit:
City: Mt. Airy	State: MD	Zip Code: 21771
Subdivision/Village/Complex Name: Mockingbird Forest		SDP/WP/BA #:
Lot: 1	Tax Map: 6	Parcel: 151
Grading Permit #: G21000197		

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant land	Proposed Use: SFD	Estimated Cost: \$3,400,000.00
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
Kane Residence, 2 story, 15 room, 4 bedroom, 3.5 baths, 3 car attached garage, perscriptive energy. Basement dim - 58'wx31'deep, 1st - 58'wx42'deep, 2nd- 58'wx37'deep. total sf - 6496sf Ocupiable sf - 6386sf		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Kerry and Laura Kane	Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 9528 Glen Ridge Drive	
City: Laurel	State: MD
Phone: (410) 977-2188	Email: cary@vikingcustomhomes.com
Zip Code: 20723	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Viking Development Corporation	Contact Name: Cary Cumberland
Street Address: 815 Windriver Drive	
City: Sykesville	State: MD
Phone: (410) 977-2188	Email: cary@Vikingcustomhomes.com
Zip Code: 21784	

CONTRACTOR INFORMATION REQUIRED

Business Name: Viking Development Corporation	
Licensee's Name: Cary Cumberland	License #: 1185
Street Address: 815 Windriver Drive	
City: Sykesville	State: MD
Phone: (410) 977-2188	Email: cary@vikingcustomhomes.com
Zip Code: 21784	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Caddworks	Name: Dennis Repogle
Street Address:	
City: Frederick	State: MD
Phone:	Email:
Zip Code:	

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None	Fire Alarm System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac

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

Model Name & Options: Kane residence					
# of Bedrooms (SF): 4	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 15	# Full Baths: 3	# Half Baths: 1	# Fireplaces: 0		
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial					
1st Fl Width: 58	1st Fl Depth: 42	2nd Fl Width: 58	2nd Fl Depth: 37	Bsmt Width: 58	Bsmt Depth: 31
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 6,496 sq ft		Occupiable Area: 6,386 sq ft	

AGREEMENT/ DISCALIMER REQUIRED

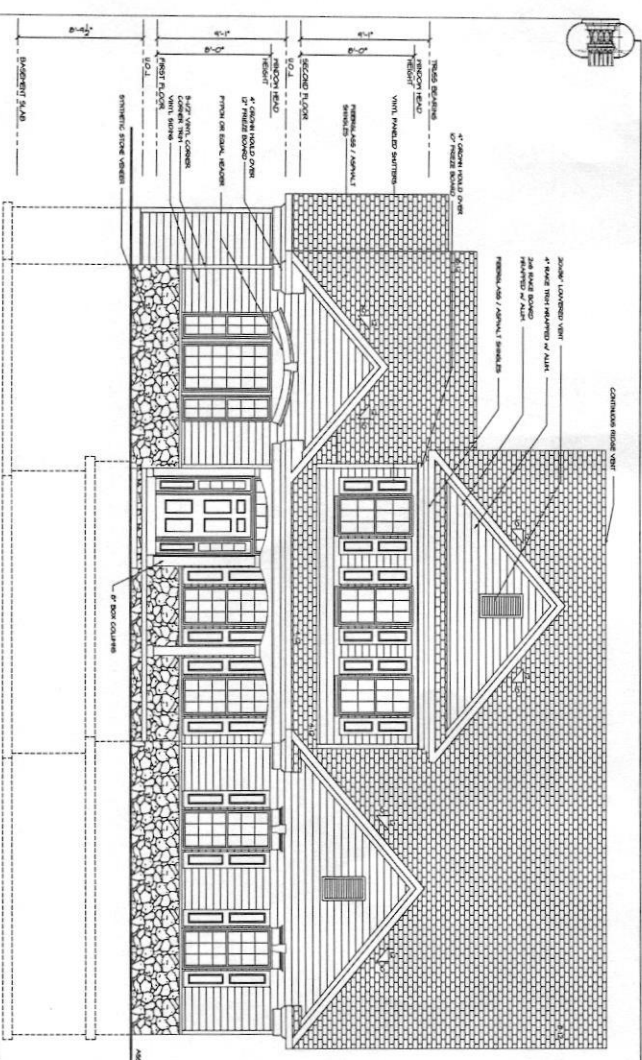
THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED 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.

Cary K Cumberland 09-20-2021
 APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED

FOR OFFICE USE ONLY

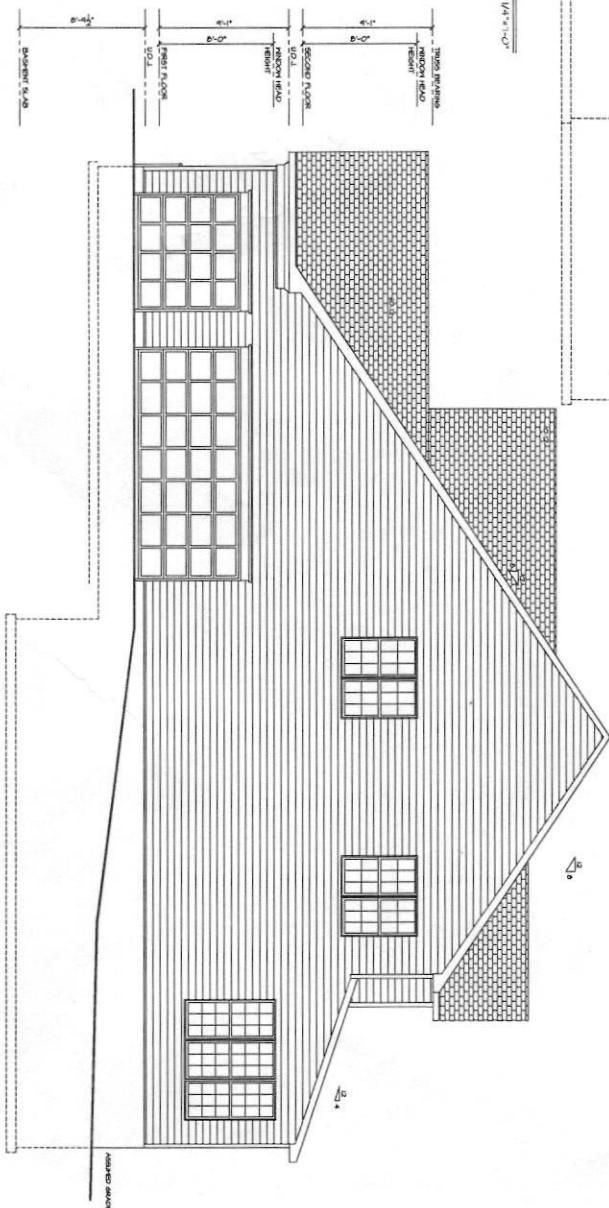
CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY				
AGENCIES REQUIRED/APPROVALS:				
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <u>9/28/21</u>	<input type="checkbox"/> SHA
SUBMITTAL FEES: \$150.00		PAYMENT: CK# 13606		ACCEPTED BY: AKH

Health Dept



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

VIKING CUSTOM HOMES
THE KANE RESIDENCE
 HOWARD COUNTY, MD

FRONT & RIGHT SIDE ELEVATIONS

ISSUE DATE	DRAWN BY	REMARKS
8-1-2008	MM	PRELIMINARY DRAWING
8-1-2008	MM	REVISED PRELIMINARY DRAWING
8-1-2008	MM	REVISED PRELIMINARY DRAWING
1-1-2009	MM	PERMIT SET

caddworks
 RESIDENTIAL DESIGN
 332 WEST PATRICK STREET / FREDERICK, MD / 21701
 (301) 304-8157 FAX (301) 304-8158
 (301) 304-8158 FAX (301) 304-8158
 WWW.CADDWORKS.NET

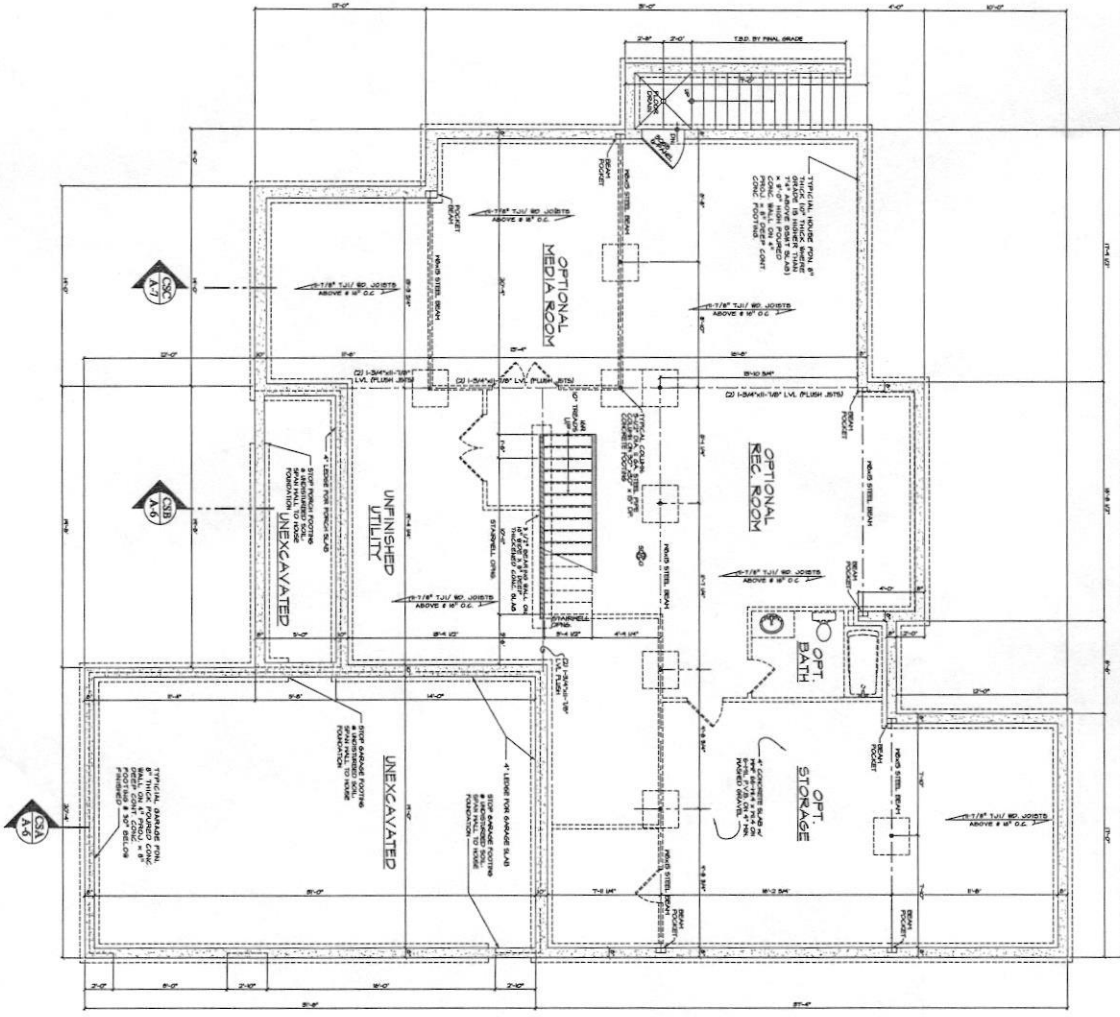
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B21003602

HEALTH



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



A-1

VIKING CUSTOM HOMES
THE KANE RESIDENCE
HOWARD COUNTY, MD

FOUNDATION PLAN

ISSUE	DATE	DESCRIPTION
1	10/20/09	PRELIMINARY APPROVAL
2	11/02/09	REVISED PER APPROVAL COMMENTS
3	11/02/09	REVISED PER APPROVAL COMMENTS
4	11/02/09	REVISED PER APPROVAL COMMENTS
5	11/02/09	REVISED PER APPROVAL COMMENTS

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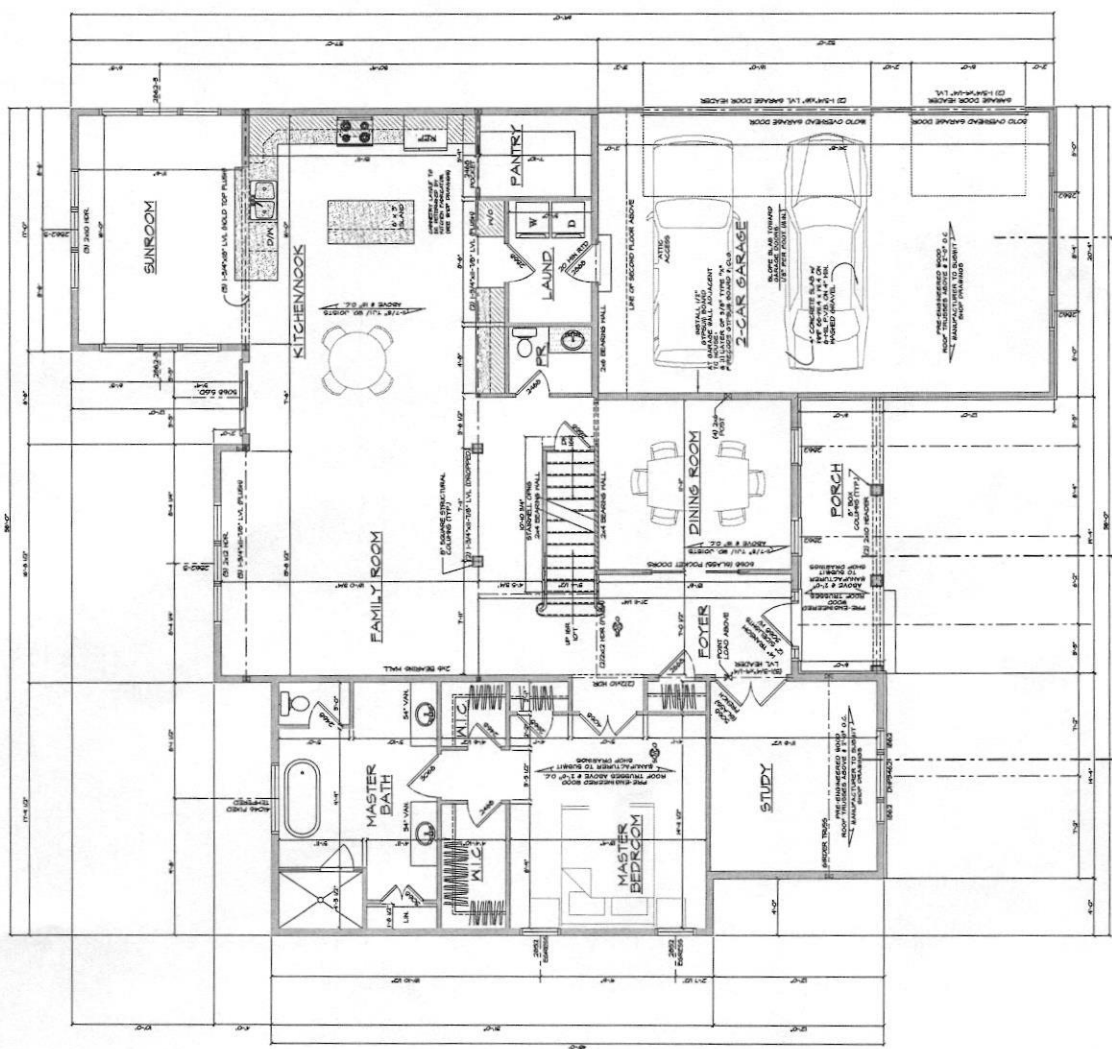
SUBMITTALS

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUED FOR PERMIT
2	02/01/11	REVISED PER ARCHITECT COMMENTS
3	02/15/11	REVISED PER ARCHITECT COMMENTS
4	03/01/11	REVISED PER ARCHITECT COMMENTS
5	03/15/11	REVISED PER ARCHITECT COMMENTS
6	04/01/11	REVISED PER ARCHITECT COMMENTS
7	04/15/11	REVISED PER ARCHITECT COMMENTS
8	05/01/11	REVISED PER ARCHITECT COMMENTS
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98	02/01/15	REVISED PER ARCHITECT COMMENTS
99	02/15/15	REVISED PER ARCHITECT COMMENTS
100	03/01/15	REVISED PER ARCHITECT COMMENTS

FIRST FLOOR PLAN

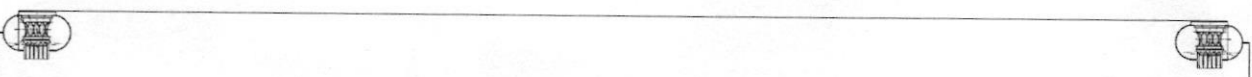
VIKING CUSTOM HOMES
THE KANE RESIDENCE
HOWARD COUNTY, MD

SHEET NO. A-2
DATE: 01/15/11

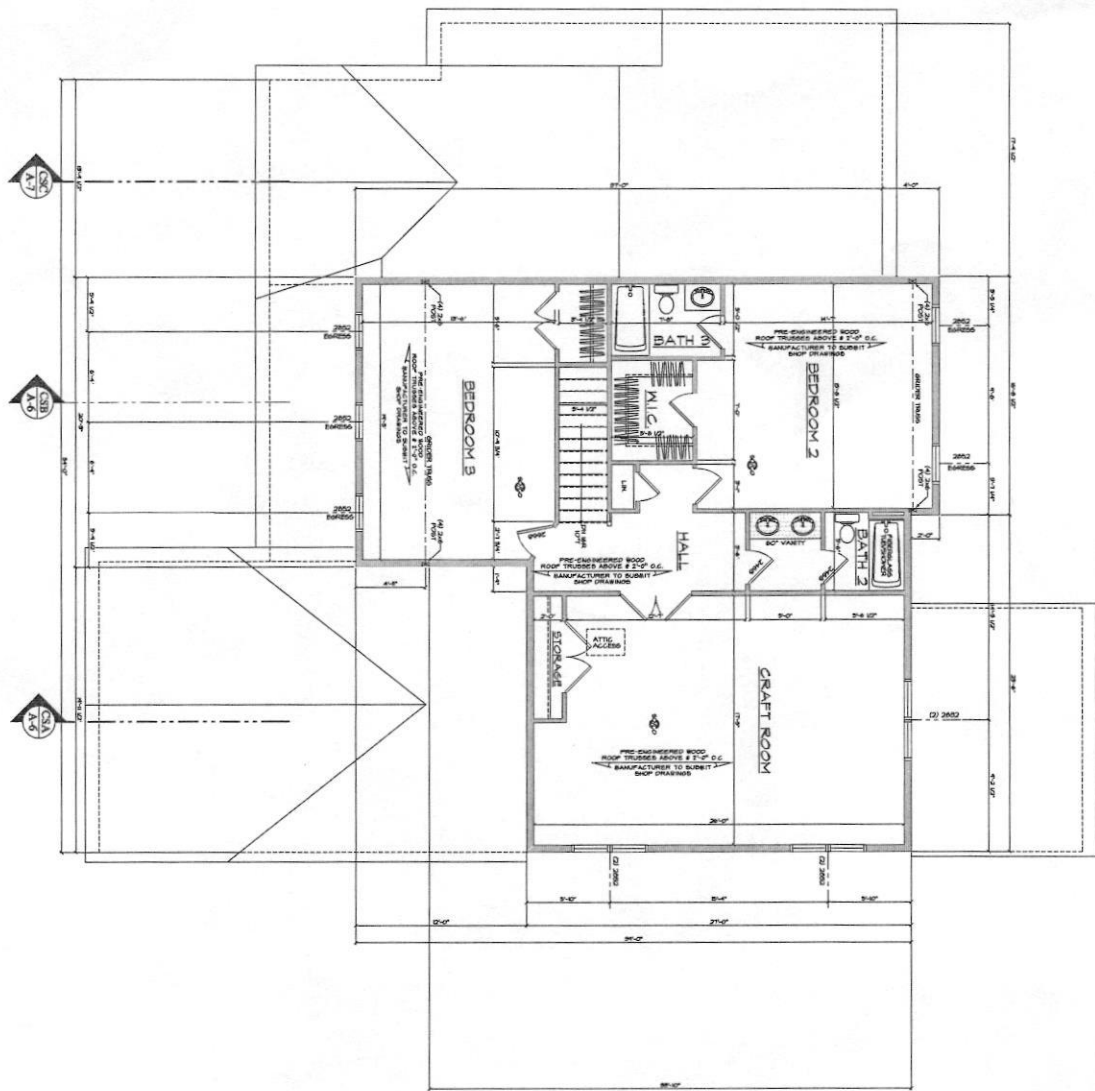


FIRST FLOOR PLAN
2720 SQ. FT. FIRST FLOOR SCALE: 1/4"=1'-0"





SECOND FLOOR PLAN
 5/24/04 P1, FIRST FLOOR SCALE: 1/8"=1'-0"



B510087005

A-3

VIKING CUSTOM HOMES
 THE KANE RESIDENCE
 HOWARD COUNTY, MD

SECOND FLOOR PLAN

DATE	DESCRIPTION
11-11-03	PRELIMINARY DRAWING
11-11-03	REVISED PRELIMINARY DRAWING
11-11-03	REVISED PRELIMINARY DRAWING
11-11-03	FINAL SET

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Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B22002252	06/06/2022
Description of Work		
SFD//INSTALL 500 GAL UNDERGROUND PROPANE TANK		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
1750	FLORENCE	RD
Unit Type	Unit #	X Coordinate
--Select--		-77.1442
		Y Coordinate
		39.3226
City	State	Zip Code
MOUNT AIRY	MD	21771
	Primary	
	Yes	

Revised Plan
rec'd & approved
7/5/22 ~~AAA~~

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
929569	151	3.07	205500	0	0	RURAL

Legal Description
LOT 1 3.0782 A[FLORENCE RD[]MOCKINGBIRD FOREST

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	1	604001	5				
Plan Area	State Tax Id	Subdivision Name					
	1404371542	Mockingbird Forest					
Section	Area	Tax Map					
		6					
Grid	Zoning District	ADC Map					
6-23	RC-DEO	4690-G9					
SDP No.	Final Plan No.	WP File No.					
	F-05-059						
Record Plat No.	WS Contract No.	FDP No.		Primary			
				Yes			
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 required.)

Search Reset Clear

Name *

KANE LAURA BETH

Address Line 1

9528 GLEN RIDGE DRIVE

Address Line 2

Address Line 3

Mail City

LAUREL

Phone

410-733-9991

E-mail

Mail State

MD

Mail Zip Code

20723

Primary

Yes

Cell Number Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
60003	THOMPSON GAS		
License Type *	First Name	Middle Name	Last Name
Propane Gs	✓ J. RANDALL		THOMPSON
Primary	Address Line 1		
Yes	✓ 6708 OLD NATIONAL PIKE		
	Address Line 2		
	City	State	ZIP Code
	BOONSBORO	MD	21713
	Phone 1	Phone 2	Fax
	301-432-6611		301-432-7147
	E-mail		
	BROHRER@THOMPSONGAS.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	✓ MICHELLE		CLANCY
Relationship	Full Name		
Applicant	✓ MICHELLE CLANCY		
Primary	Organization Name		
Yes	✓ APPLIED & APPROVED PERMITS LLC		
	Street Address		
	P.O. BOX 310		
	Address Line 2		
	City	State	Zip Code
	PERRY HALL	MD	✓ 21128
	Phone	Cell	Fax
	443-340-1229		
	E-mail *		
	MICHELLE@APPLIEDANDAPPROVED.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
3000	0	0	No
Construction Type			
--Select--			

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Existing Use	Number of Tanks Installed *	Number of Tanks Removed *		
SFD	✓ 1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	12/5/2022	0	

PAYMENT INFORMATION

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

Submit Cancel

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 6/22

To: DILP
(Reviewer/Requestor's Name) (Division)

From: MICHELLE CLANCY 443-610-7514
(Your Name, Company Name) (Phone Number)

Subject: Project name 1750 FLORENCE RD
Project site address 1750 FLORENCE RD
Permit # B22002252 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

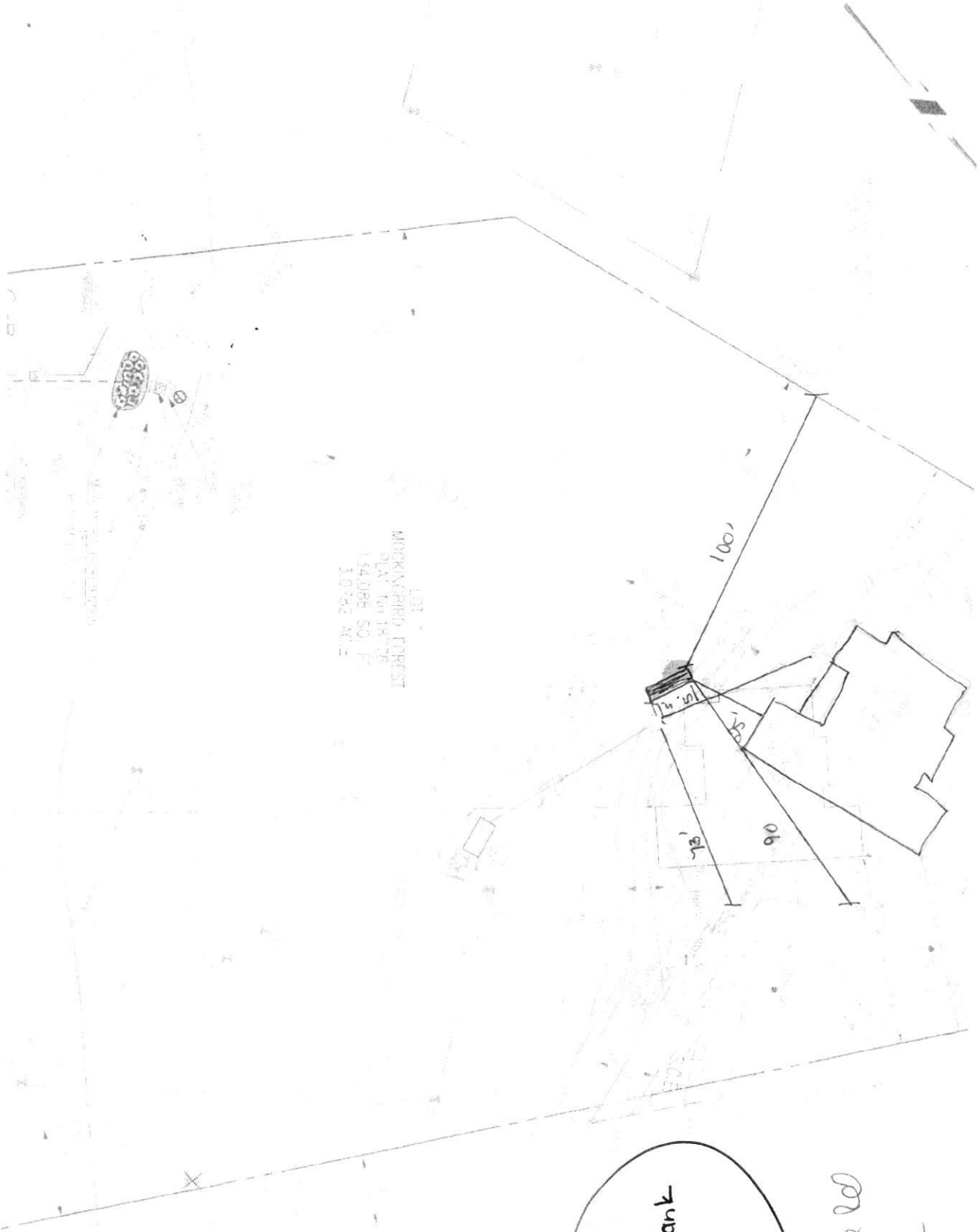
- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of SITE - CHANGED TANK LOCATION (be specific).
 - Health Department Request
 - DPZ/ DED Request
 - Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model Name/ # _____
- Other REVISE TO CHANGE TANK LOCATION TO MEET HEALTH SETBACK

Contact Person Information: (Required)

MICHELLE CLANCY Telephone No: 443-610-7514
Please Print Name E-Mail Address: michelle@appliedandapproved.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISITING MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by _____



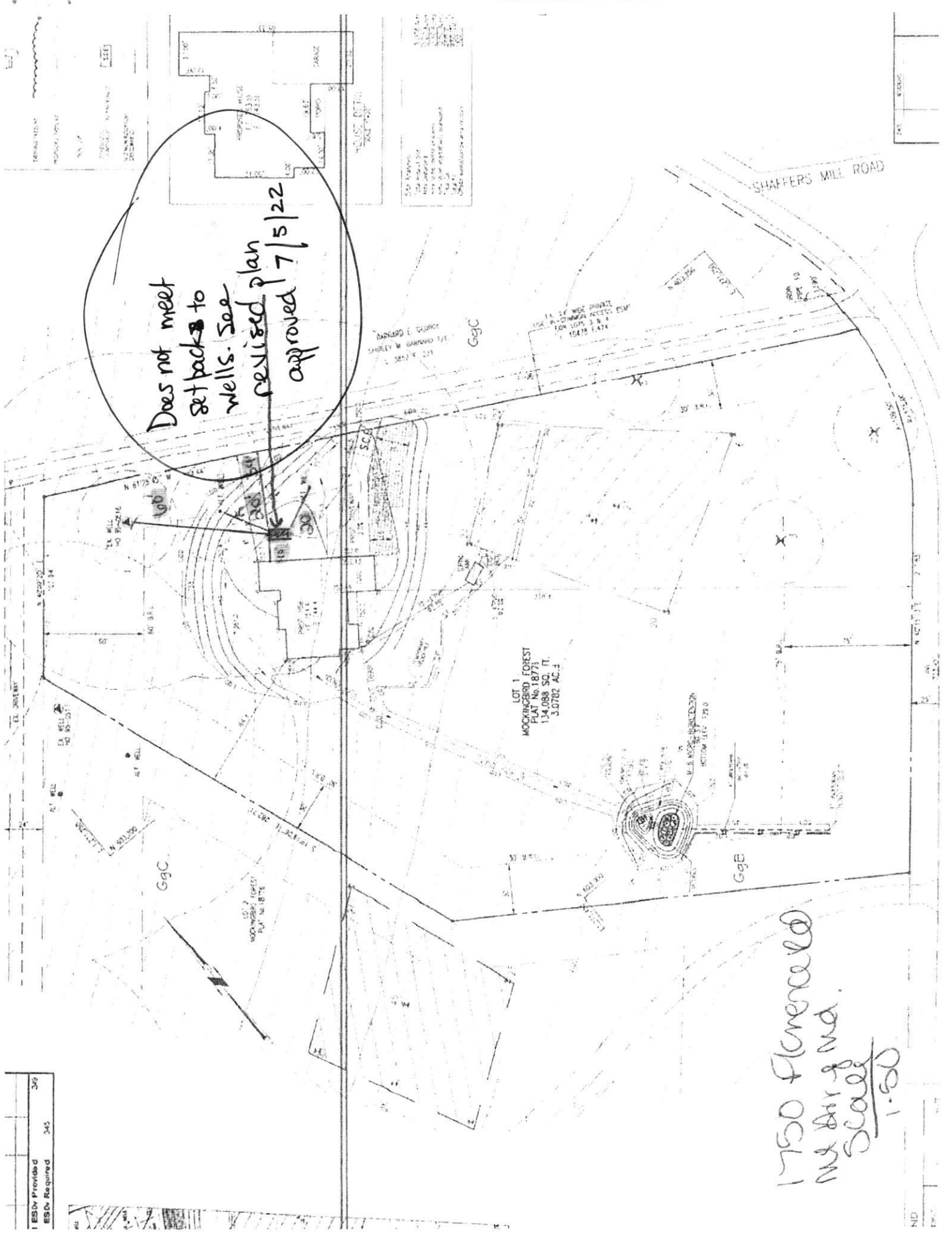
LOT
 MUCKLEBERRY FOREST
 PLAT No 18778
 134.088 SQ. FT.
 3.0782 AC. ±

Revised Plan ok
 Approved for LP tank
 B22002252
 KAA 7/5/32

1750 Florence Rd
 Mt Airy NC
 SCALE
 1"=20'

010-95-0516

ESB Provided	349
ESB Required	345



Does not meet set backs to wells. See revised plan approved 7/5/22

1750 Flenore Rd
 Mt Airy, Md.
 Stacy
 1-50

SEE NOTES ON SHEET 349 FOR SETBACKS TO WELLS AND OTHER REQUIREMENTS PER LOCAL ORDINANCES.

LOT 1
 MOCKINGBIRD FOREST
 PLAT No. 18773
 134,088 SQ. FT.
 3.0782 AC. ±

SHAFFERS MILL ROAD

DATE	REVISION

Cabahug, Joseph

From: Cary Cumberland <cary@vikingcustomhomes.com>
Sent: Thursday, October 13, 2022 11:19 AM
To: Cabahug, Joseph
Subject: 1750 Florence road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

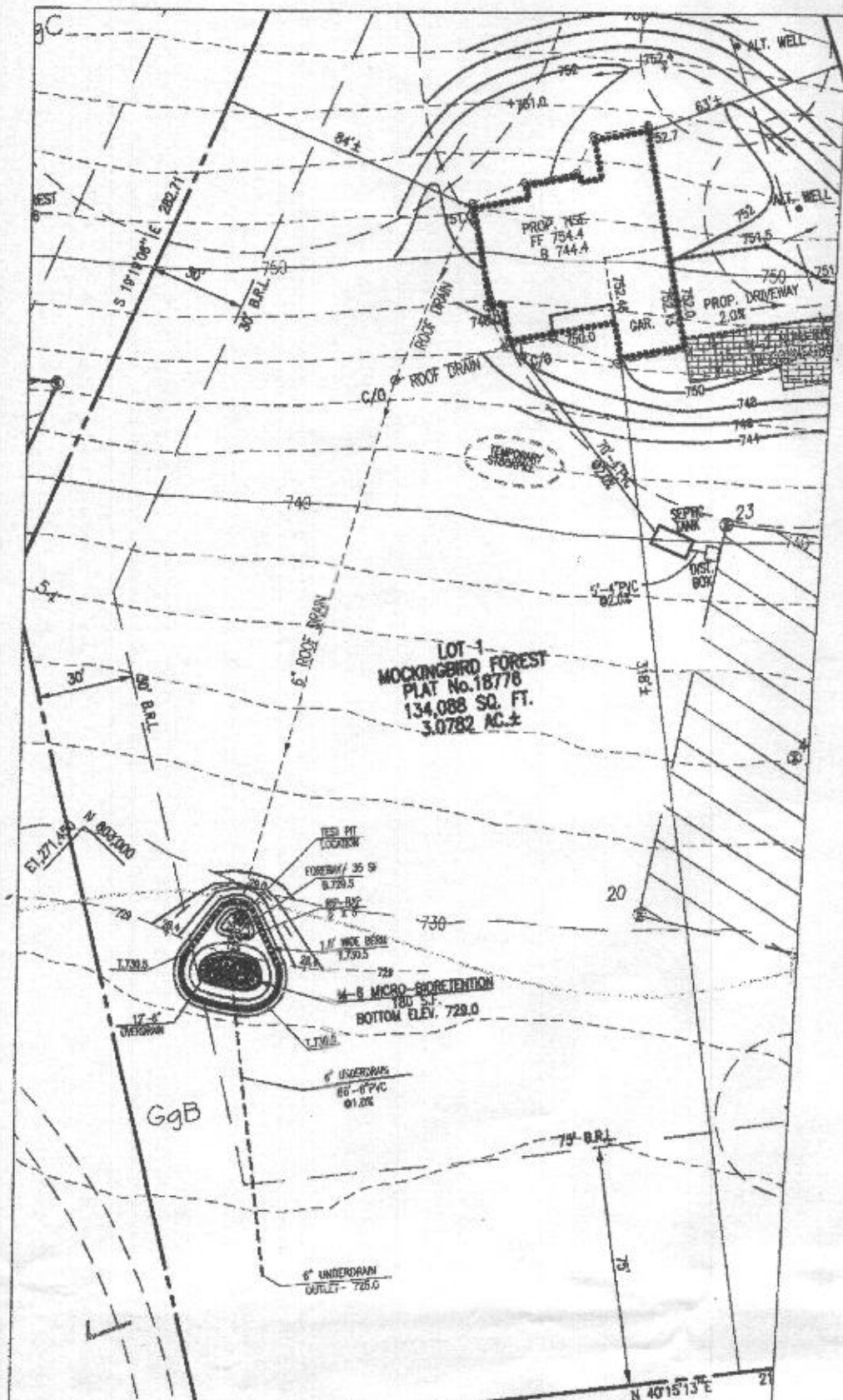
To Whom it May Concern,

The sewer house connection was completed on 10-12-2022 at 1750 Florence road Mt airy MD 21771. Building permit # 21003602. I certify this to be true and accurate as the Owner of Viking Development Corporation.

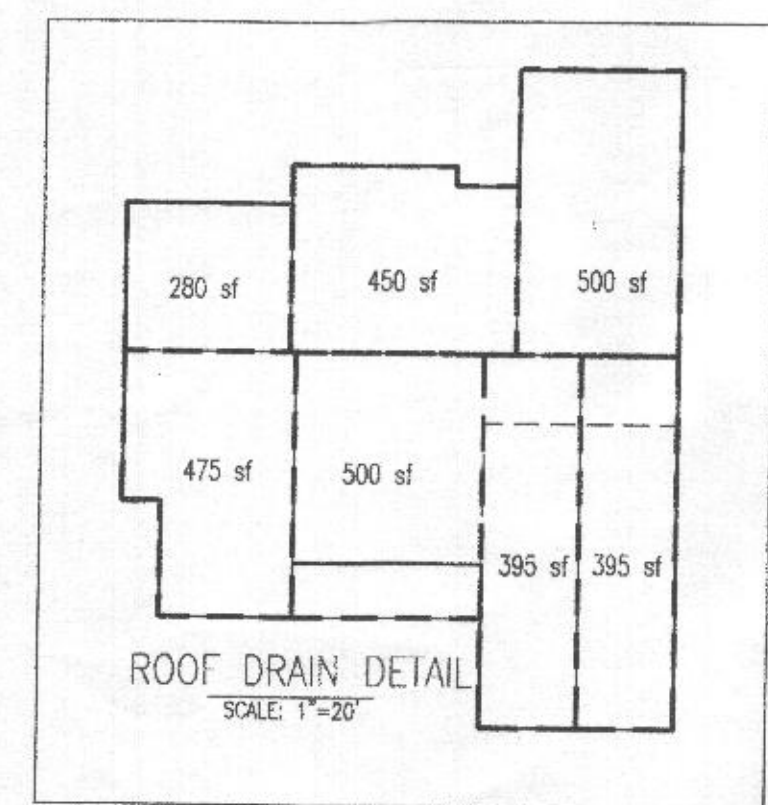
Thank you
Cary Cumberand

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SWM Treatment Site Design Summary							
Practice	Area Treated (SF)	Area Treated (AC)	Impervious Treated (SF)	Rev Required (Cft)	Rev Provided (Cft)	ESDv Required (ft³)	ESDv Provided (ft³)
Mockingbird Forest, Lot 1	5,100	0.12	4,370	90	60	345	349
N-2 Non Rooftop Disconnection	1,375	0.03	1,375	24		109	109
M-6 Micro Bio-retention (18' x 10')	3,725	0.09	2,995	60	60	236	240
PE Provided	1	Inch	Total ESDv Provided		349		
PE Required	1	Inch	ESDv Required		345		



(M-6) PRIVATE MICRO-BIORETENTION DRAINAGE AREA
HOUSE = 2995 SF & FACILITY AREA = 730 SF
SCALE: 1"=50'



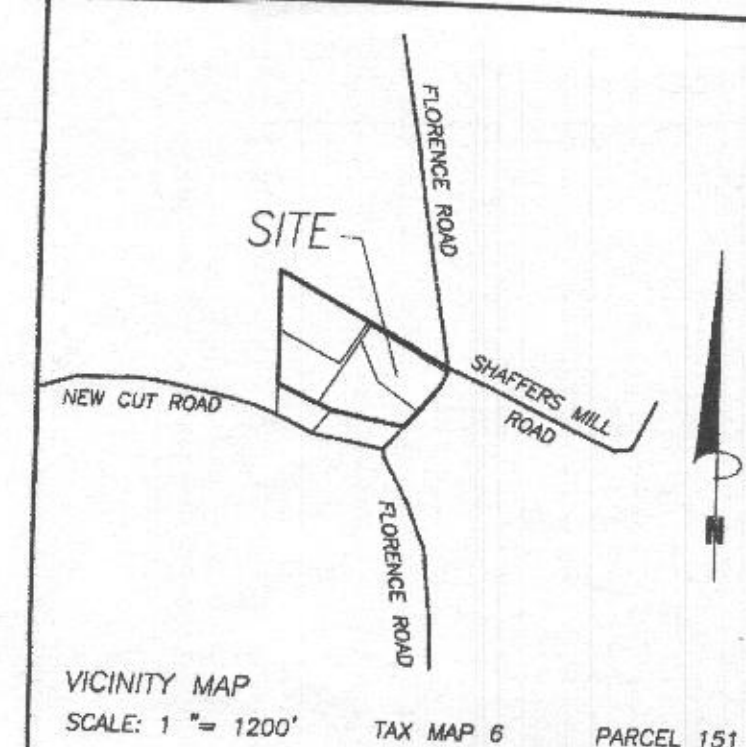
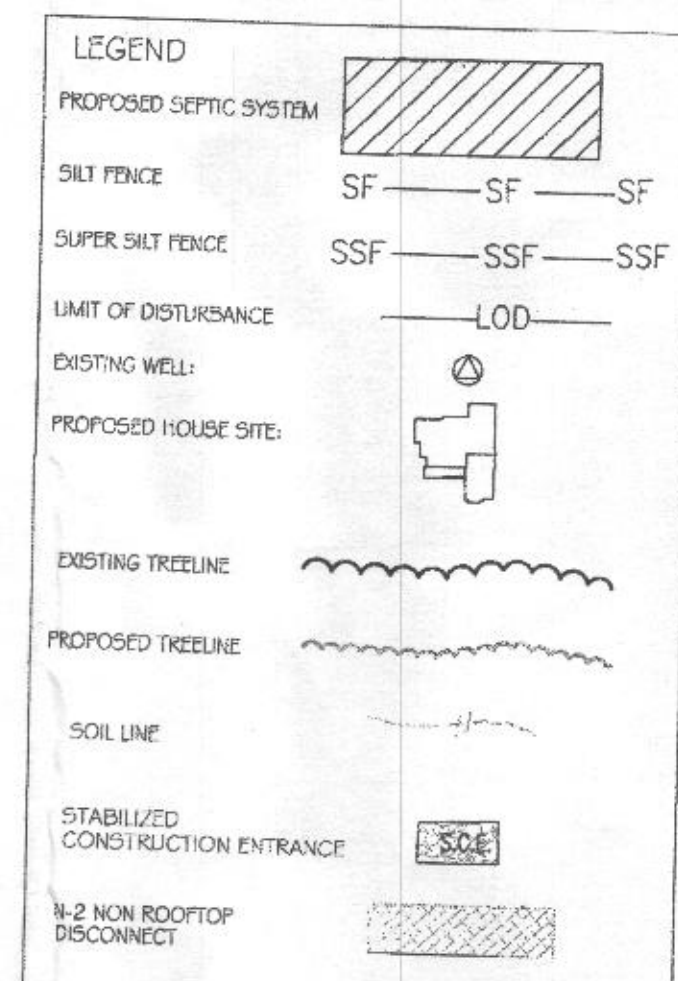
ROOF DRAIN DETAIL
SCALE: 1"=20'

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgB	GLENELG LOAM	B	NO	0.20	3-6%
GgC	GLENELG LOAM	B	NO	0.20	6-15%

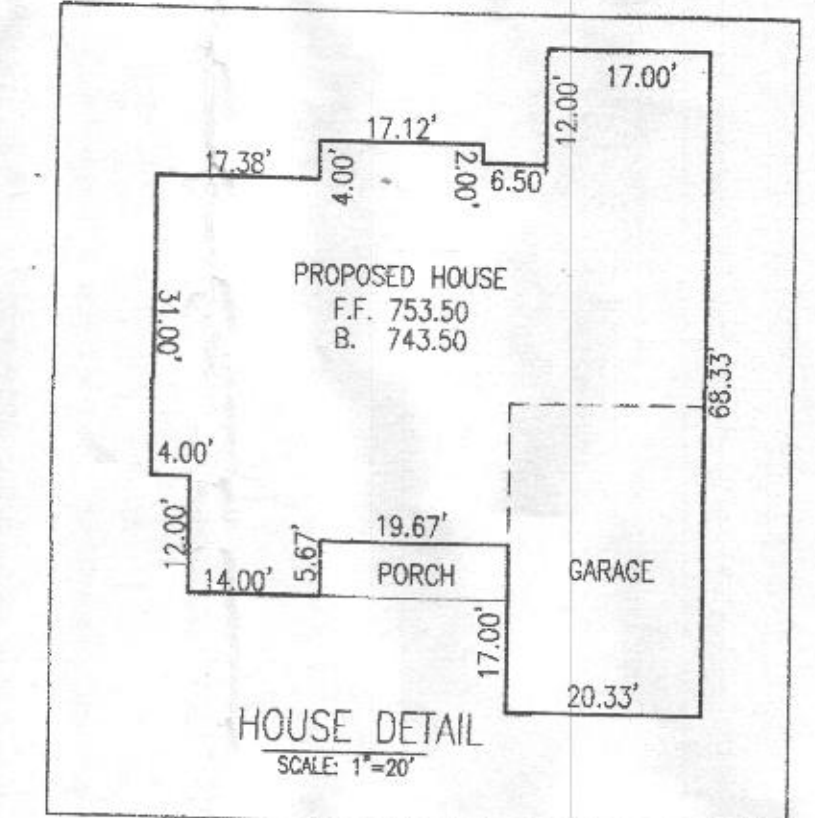
HOWARD COUNTY SOILS MAP NO. 7



SITE ANALYSIS DATA SHEET		ACRES
PROPOSED SITE USE	RESIDENTIAL	
WETLANDS BUFFER		0.00
FLOODPLAIN		0.00
FORESTS		0.00
STEEP SLOPES (15-24%)		0.00
STEEP SLOPES (25% OR GREATER)		0.00
TOTAL PROJECT AREA		3.078
LOD AREA		0.00
GREEN OPEN SPACE AREA		0.00
EX. IMPERVIOUS AREA		0.00
PROP. IMPERVIOUS AREA		0.10
HIGHLY ERODIBLE SOILS IN PROJECT AREA		0.00



- GENERAL NOTES
- OWNER: JEFFERY T. McALLISTER AND LINDA G. McALLISTER
DEED REFERENCE: LIBER 10669 AT FOLIO 542
DATE: AUGUST 13, 2007
GRANTOR: GERALD R. BAKER AND SHIRLEY A. BAKER
 - TAX MAP: 6 GRID: 24 PARCEL: 151
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 6 MILES ±.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027000400.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY SURVEY CONTROL STATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) PER HOWARD COUNTY SURVEY CONTROL STATIONS
OG 1A N. 605649.507' E. 1271163.363'
OG 1B N. 603727.799' E. 1271653.077'
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - SOIL TYPE: GLENELG LOAM (GgB), (GgC), SOIL MAP NO. 7
 - THE SUBJECT PROPERTY IS ZONED RC-080 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIREMENTS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
 - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
 - NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
 - THERE ARE NO STEEP SLOPES, FLOODPLAIN, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. OCTOBER, 2006.
 - THE FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESS UNDER F-05-059.
 - LIMIT OF DISTURBANCE: 29,870 SF



Site Analysis:
Total Area of Site: 3.078 Acres
Area Disturbed: 0.62 Acres
Area to be graded or paved: 0.10 Acres
Area to be vegetatively stabilized: 0.52 Acres
Total Cut: 450 Cu. Yds.
Total Fill: 350 Cu. Yds.
Off-site waste/overflow area location: N/A

DESIGN NARRATIVE

- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
- THERE ARE NO STEEP SLOPES, FLOODPLAINS, STREAMS, FOREST, WETLANDS OR BUFFERS ON THE PROPERTY AND THIS PLAN IS EXEMPT FROM FOREST CONSERVATION.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING N-2 NON ROOFTOP DISCONNECTION, AND M-6 MICRO BIORETENTION. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.

DEVELOPER'S CERTIFICATE:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Ronald E. Thompson
DEVELOPER
9-19-21
DATE

ENGINEER'S CERTIFICATE:

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 CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT AND THE 2011 MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

Ronald E. Thompson
RONALD E. THOMPSON, P.E.
9/19/2021
DATE

DATE: _____ REVISIONS: _____

STATE OF MARYLAND
PROFESSIONAL ENGINEER
18417

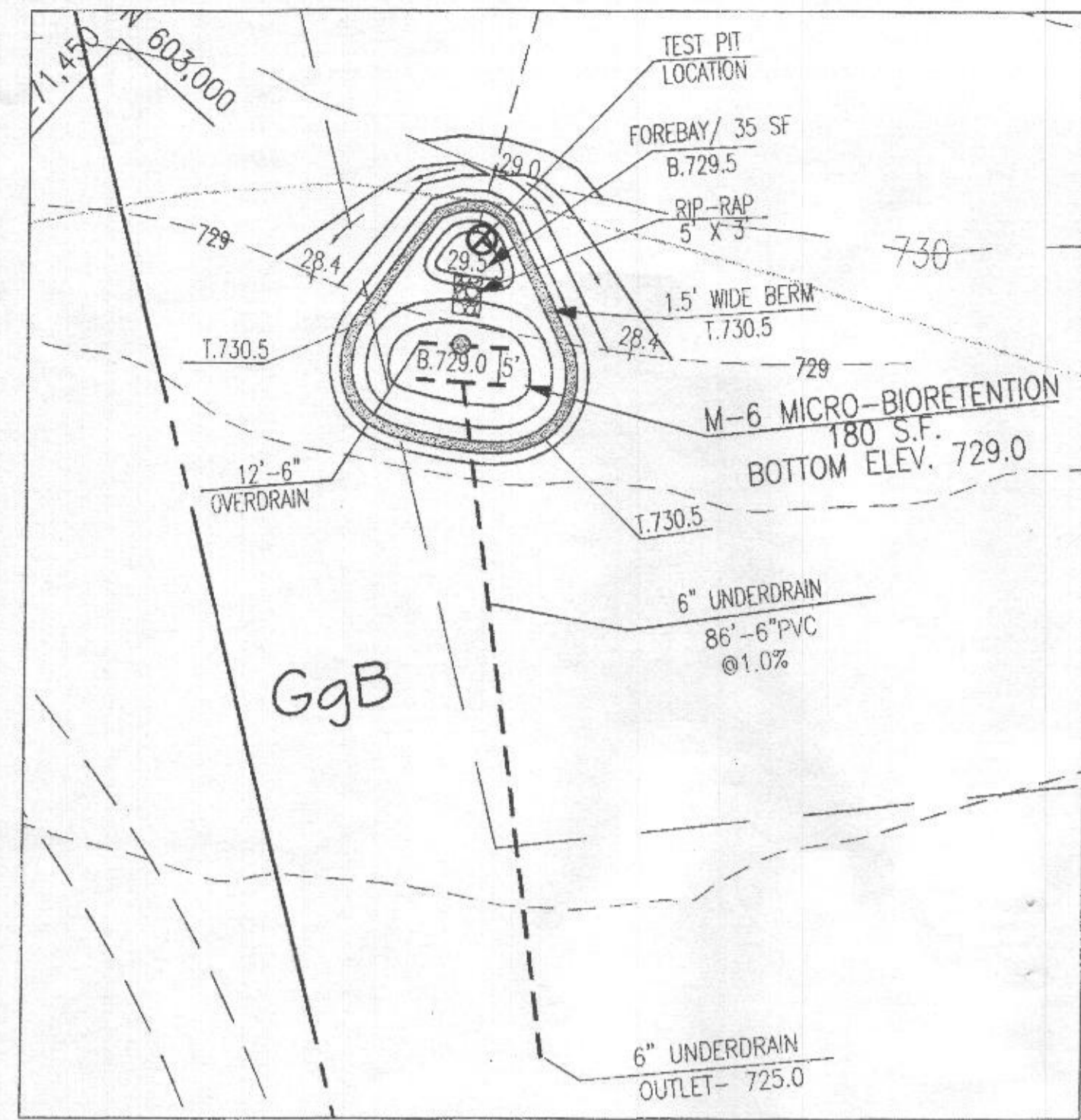
PLOT PLAN AND SEDIMENT CONTROL PLAN
LOT 1
MOCKINGBIRD FOREST
PLAT No. 18776

TAX MAP: 6 ELECTION DISTRICT: FOURTH SCALE: 1"=30'
GRID NO: 24 HOWARD COUNTY, MARYLAND DATE: AUGUST, 2021
PARCEL NO: 151 EX. ZONING: R08D SHEET 1 OF 3

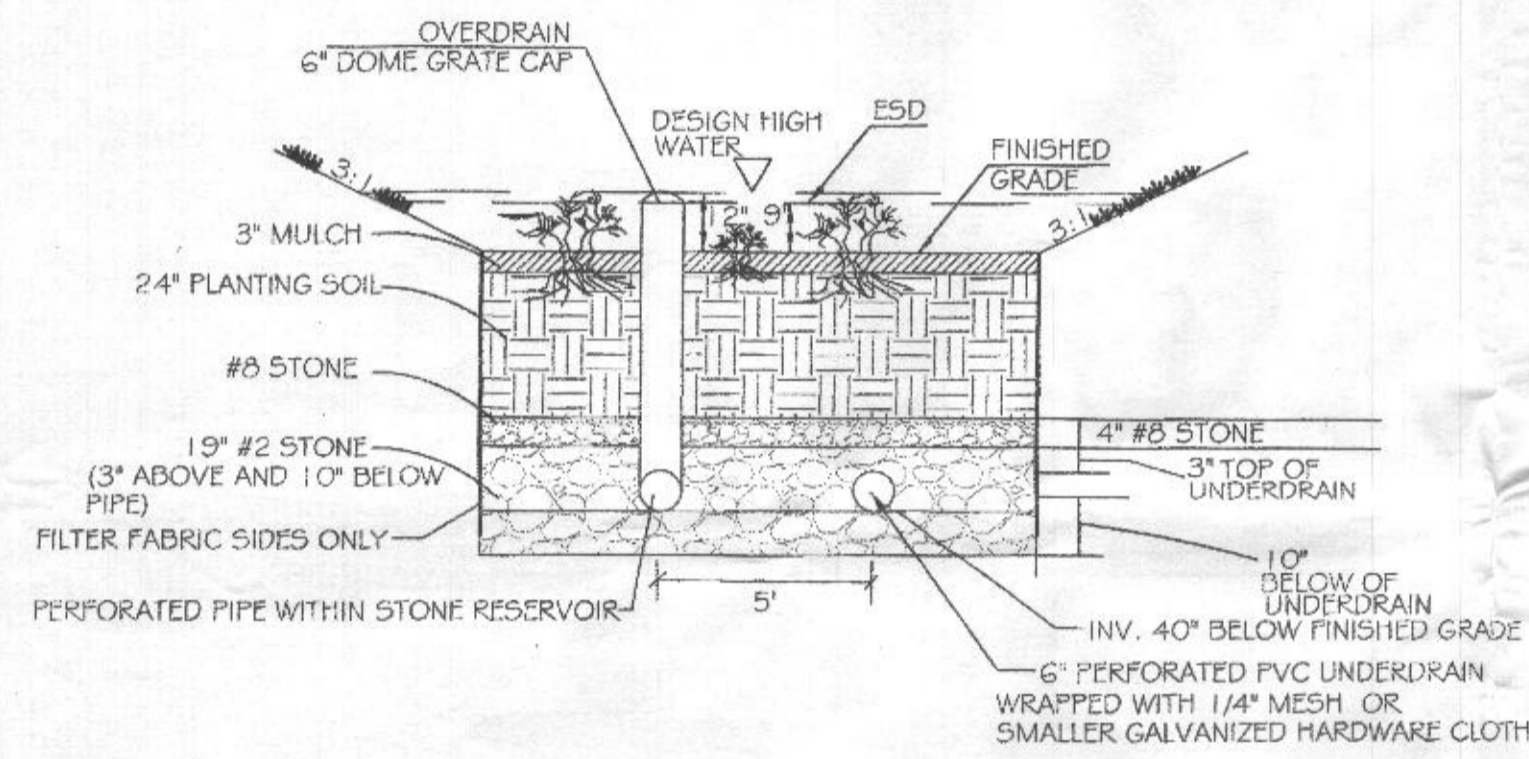
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-3015 (410) 549-2751
(301) 831-5603 ©Copyright, Latest Date Shown

PROFESSIONAL CERTIFICATION
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. 18417, Expiration Date: 9-18-23.

B21003002

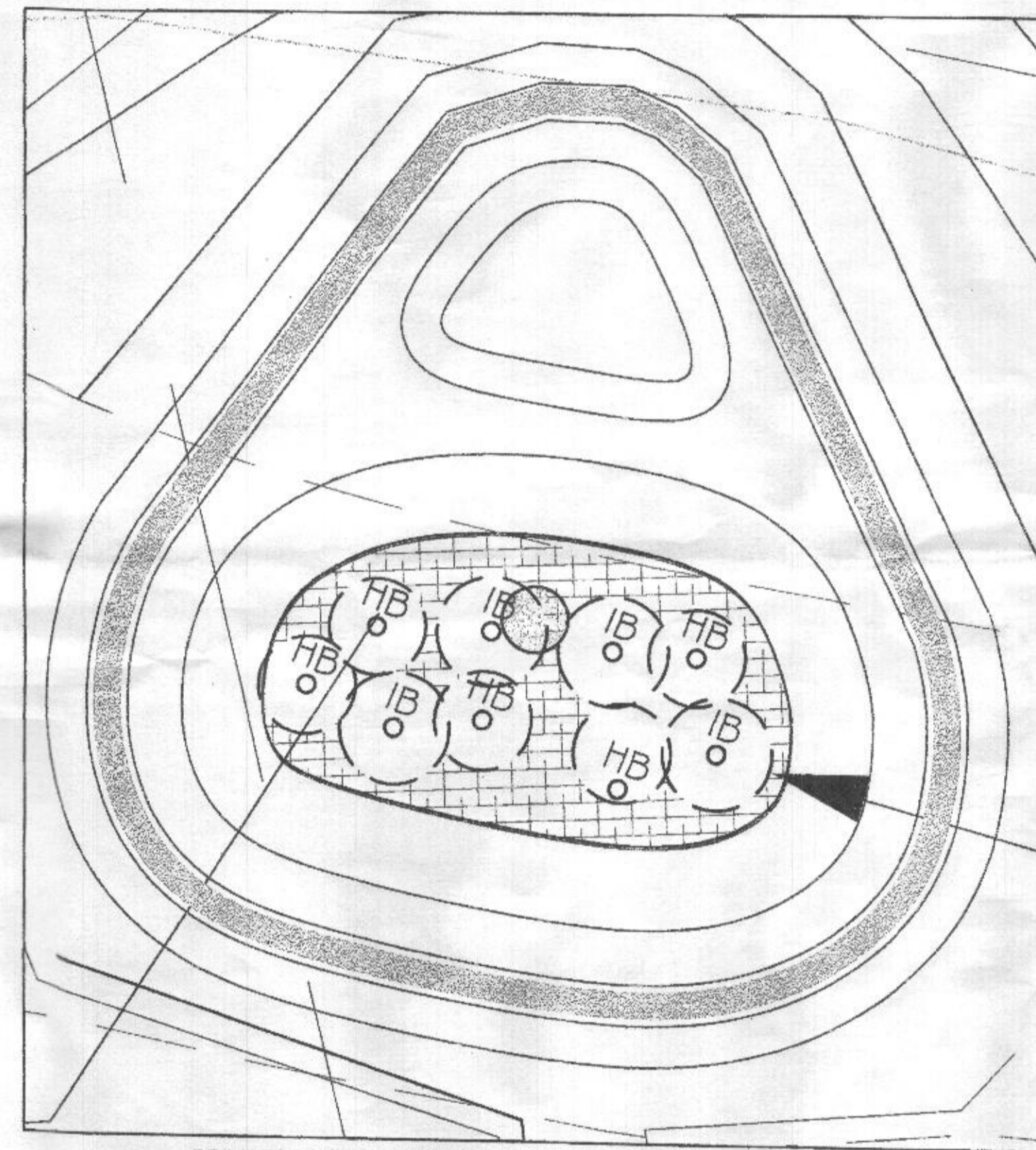


(M-6) PRIVATE MICRO-BIORETENTION FACILITY
HOUSE = 2995 SF & FACILITY AREA = 570 SF
SCALE: 1"=20'



(M-6) PRIVATE MICRO-BIORETENTION FACILITIES (24\"/>

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2\"/>			
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8\"/>	
Curtain drain	ornamental stone: washed cobbles	stone: 2\"/>	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8\"/>	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4\"/>	
Formed in place concrete (if required)	MSHA Mix No. 3; $f'_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete designs (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.8.6; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02\"/>	



PRIVATE MICRO-BIORETENTION LANDSCAPE
SCALE: 1"=5'

KEY	QUANTITY	BOTANICAL NAME	SIZE
⊙	5	HIGHBUSH SILLIBERRY VACCINIUM CORIMBOSUM	18"
⊙	4	INKBERRY ILEX GLABRA	18"
⊙	10	DWARF MOUNTAIN GRASS PENNISETUM ALOPECURAIODES "HAMELEN"	12\"/>

MICRO BIO RETENTION FACILITY DIMENSION TABLE

FACILITY NO.	LOCATION	LENGTH	WIDTH	SQUARE FT.	DEPTH INV.	STONE INV.	INV. OUT	TOP MULCH ELEV.	GROUND FLEV. OUTFLOW SIDE	GROUND WATER DEPTH
1	MOCKINGBIRD FOREST, LOT 1	18'	10'	180	38"	10"	225.66	228.7	230.5	GREATER THAN 10'

* DEPTH OF FACILITY FROM TOP OF THE MULCH TO INVERT OF 4\"/>

SWM#1	M-6 MICRO BIO-RETENTION	18' x 10' -12\"/>
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Specifications for Micro-Bioretenion, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretenion practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).

Clay Content - Media shall have a clay content of less than 5%.

pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base. When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12\"/>

Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2\"/>

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2\"/>

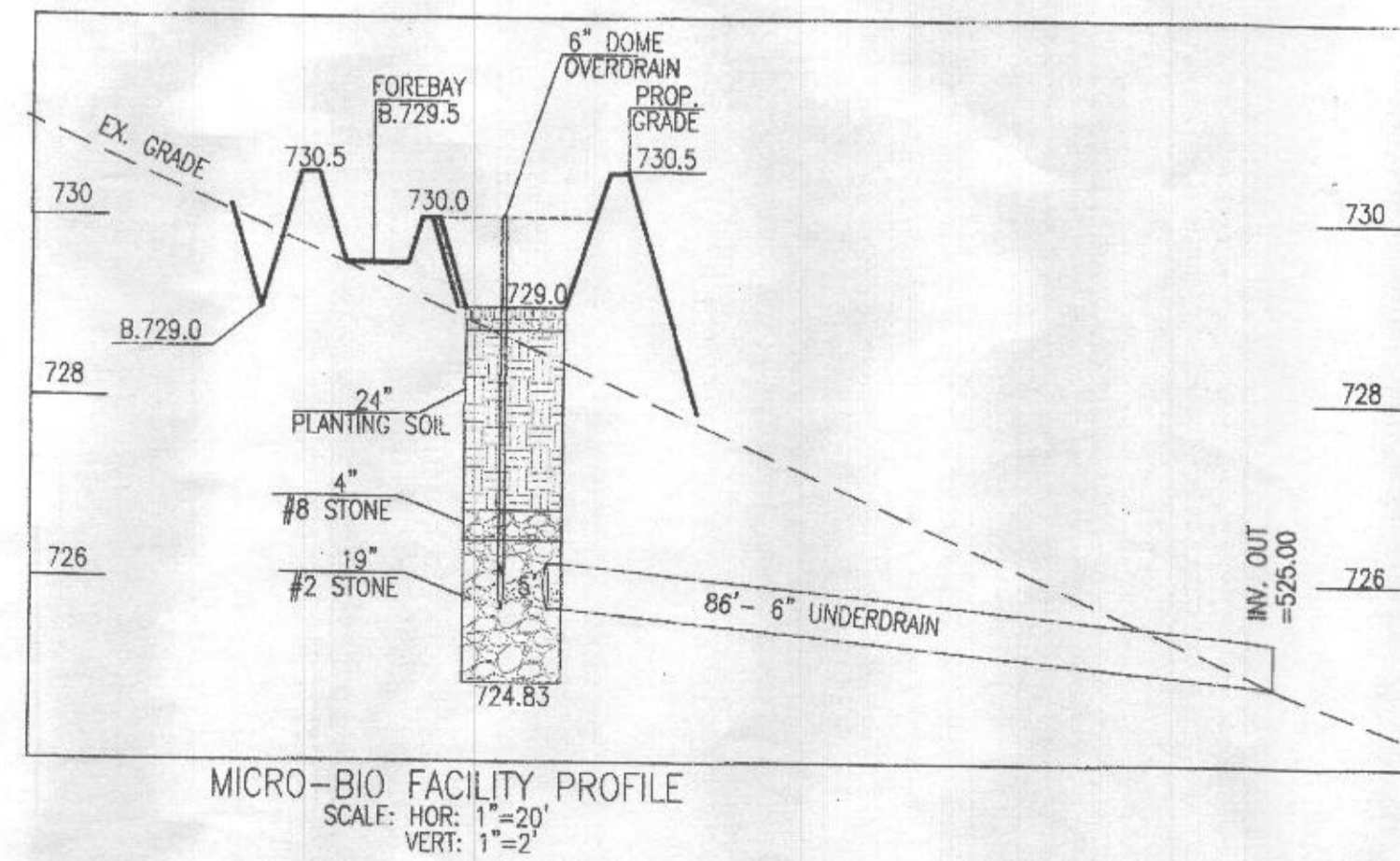
Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

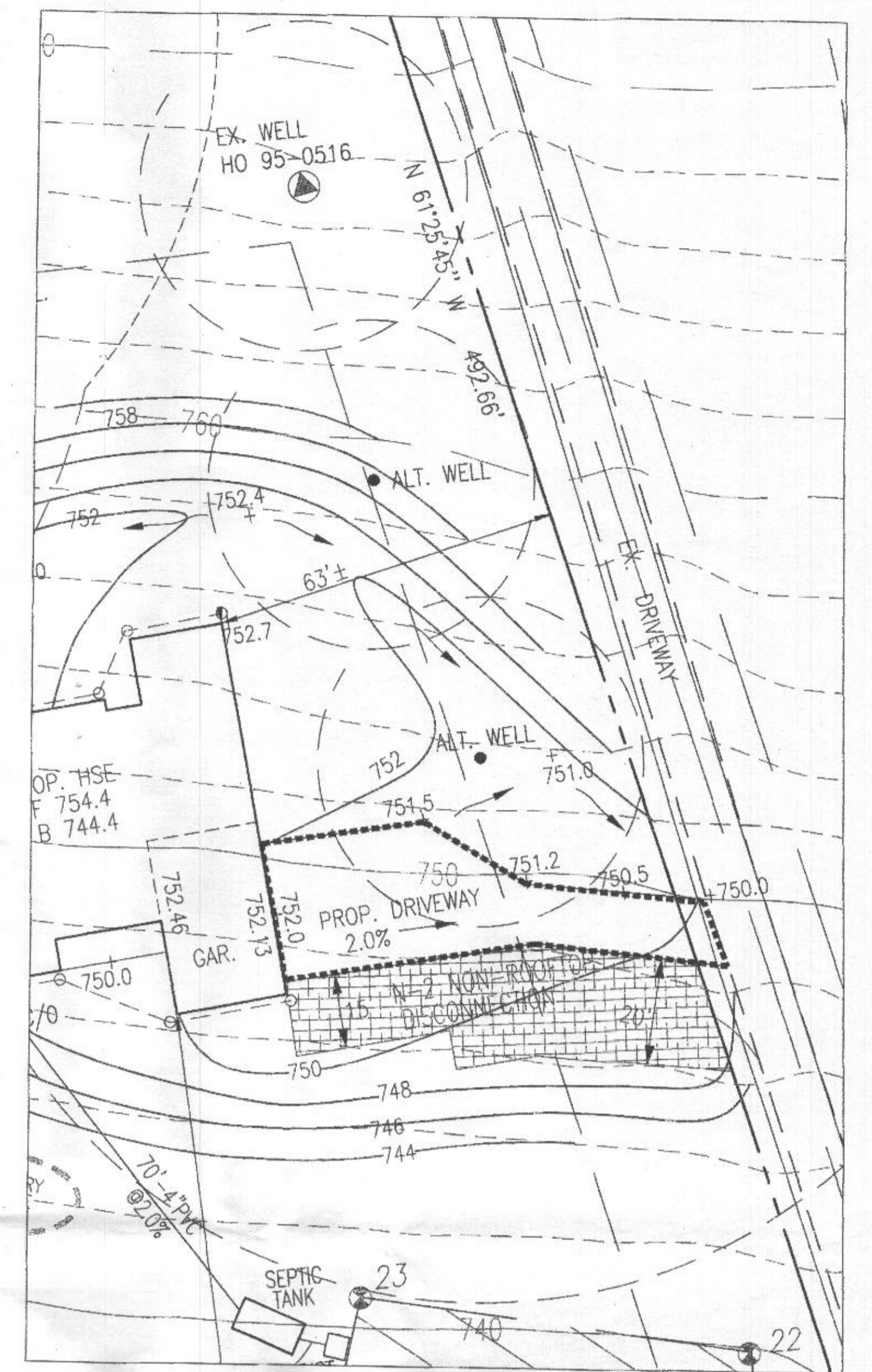
MAINTENANCE CRITERIA

- The following items should be addressed to ensure proper maintenance and long-term performance of landscape infiltration:
 - Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
 - During the first year of operation, inspection frequency should be after every major storm and poorly established areas revegetated.
 - Sediment accumulation on the surface of the facility should be removed and the top two to three inches of surface layer replaced as needed.
 - The top few inches of the planting soil should be removed and replaced when water ponds for more than 48 hours or there is algal growth on the surface of the facility.
 - If standing water persists after filter media has been maintained, the gravel, soil, and sand may need to be cleaned and/or replaced.
 - Occasional pruning and replacement of dead vegetation is necessary, if specific plants are not surviving, more appropriate species should be used. Watering may be required during prolonged dry periods.

Lot Number	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF	MICRO-BIORETENTION
		N-2 (Y/N)	M-6 (NUMBER)
1	1750 Florence Road	Y	1



MICRO-BIO FACILITY PROFILE
SCALE: HOR: 1"=20'
VERT: 1"=2'



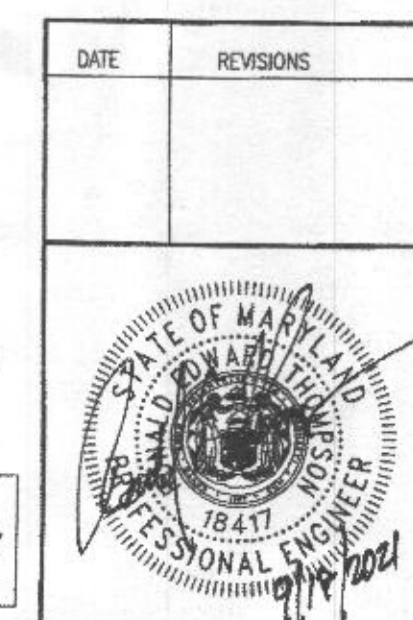
(N-2) NON-ROOFTOP DISCONNECTION DRAINAGE AREA
DA = 2,740 SF & IA = 1,375 SF
SCALE: 1"=20'

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 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. Inspect clean outs and observation wells along with overflow/outfall/exit pipes.

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

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



DATE: REVISIONS:

PLOT PLAN
LOT 1
MOCKINGBIRD FOREST
PLAT No. 18776

TAX MAP: 6
GRD NO: 24
PARCEL NO: 151

ELECTION DISTRICT: FOURTH
HOWARD COUNTY, MARYLAND
EX. ZONING: R2000

SCALE: AS SHOWN
DATE: AUGUST, 2021
SHEET 3 OF 3

YANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
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Fax (301) 831-5603 ©Copyright, Latest Date Shown

OWNER:
JEFFERY & LINDA McALLISTER
2610 MULLINX MILL ROAD
MOUNT AIRY, MD 21771

PROFESSIONAL CERTIFICATION
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. 18417, Expiration Date: 9-18-23.