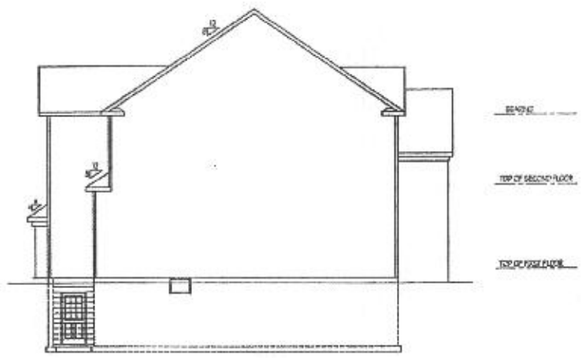
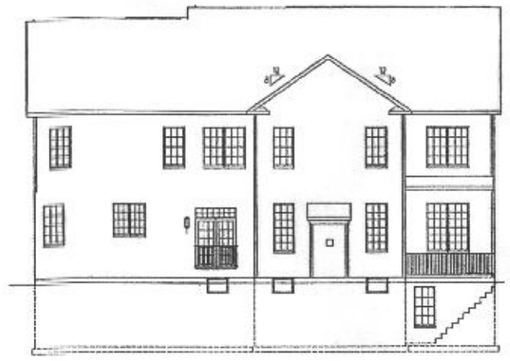
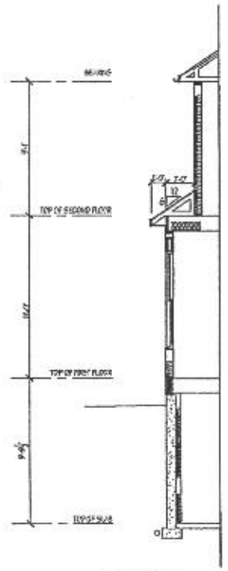


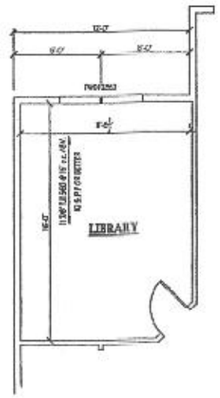
RIGHT SIDE ELEVATION 1/8"= 1'-0"



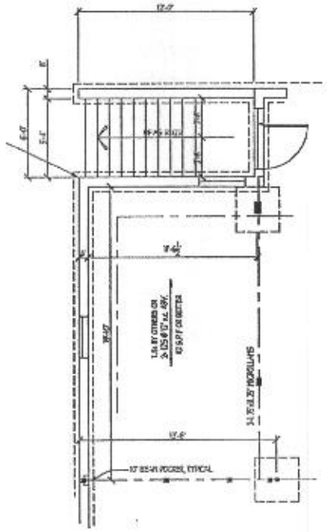
REAR ELEVATION 1/8"= 1'-0"



SECTION



FIRST FLOOR PLAN 1/4"= 1'-0"
W/ 2' EXTENSION



FOUNDATION PLAN 1/4"= 1'-0"
W/ 2' EXTENSION

REVISED 9/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

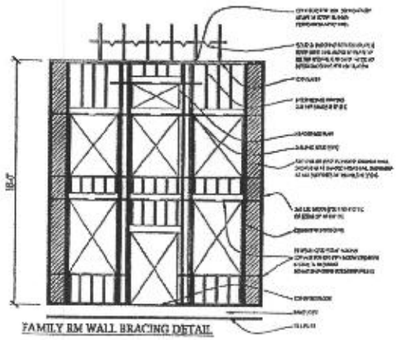
DATE: REVISION:

Date: 9/19
Scale: NOTED
Drawn: TIM

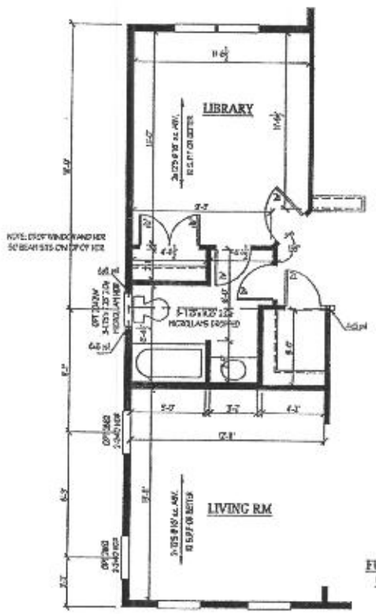
Drawing: LIBRARY + 2'
Project: WILLIAMSBURG GROUP
DORCHESTER 4
ESTATE HOME

1067 D4E
Project No.

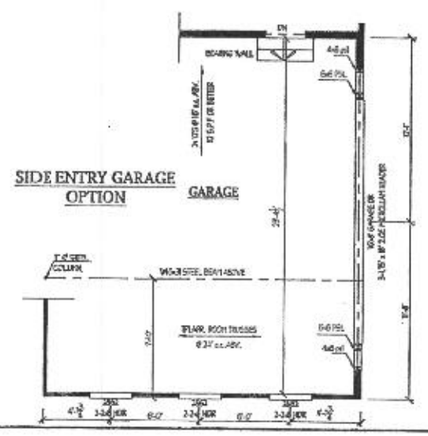
8n



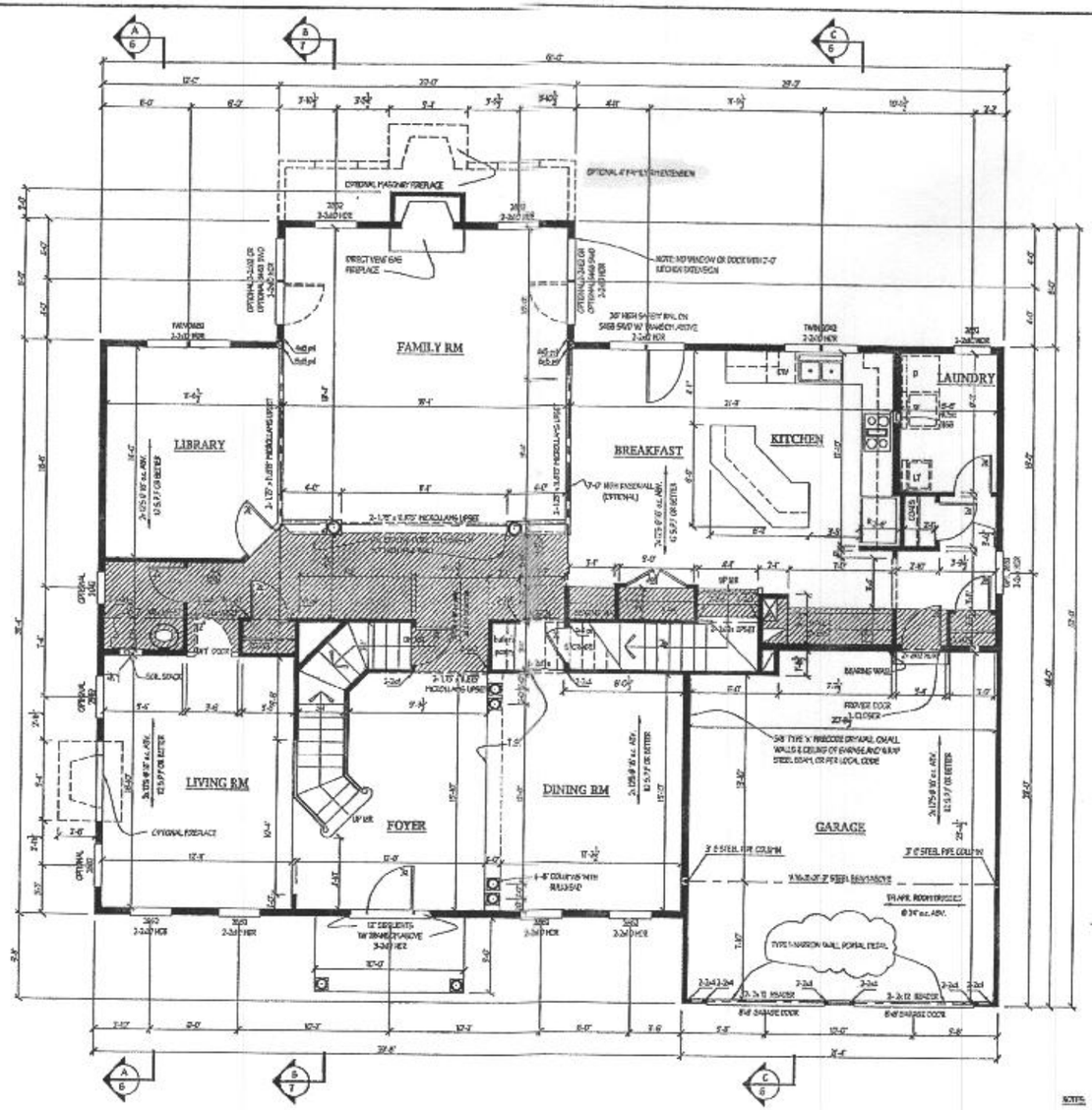
FAMILY RM WALL BRACING DETAIL

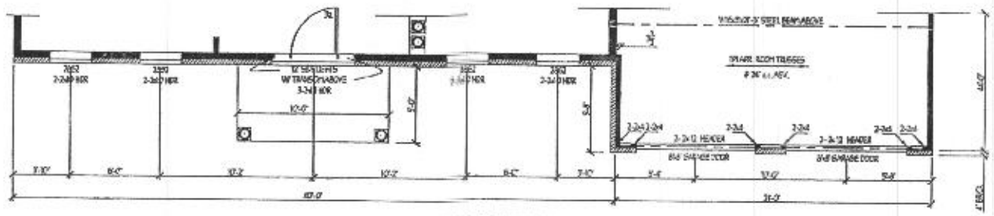


FULL BATH OPTION

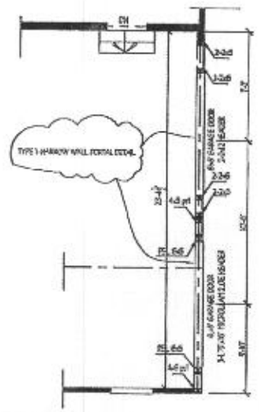


SIDE ENTRY GARAGE OPTION

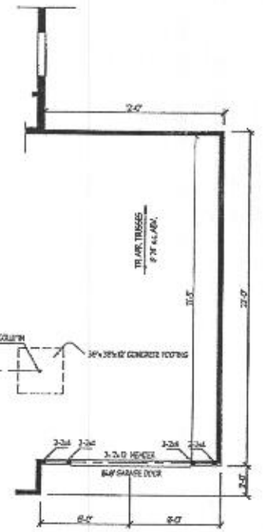




OPTIONAL BRICK



SIDE ENTRY GARAGE OPTION



ADDITIONAL FRONT ENTRY GARAGE OPTION

NOTES:

REVISED 4/21

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISIONS:
4/15	changed to 18r

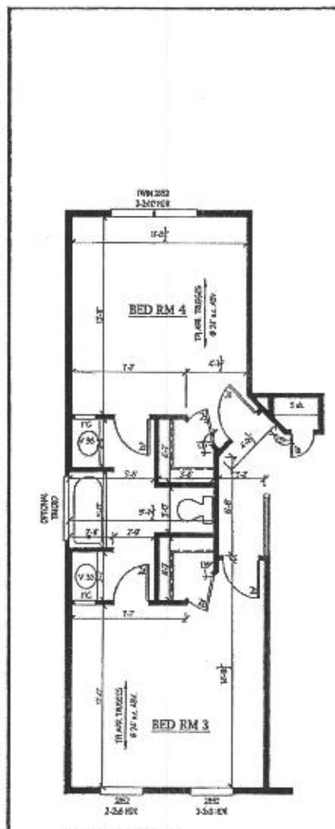
Date: 6/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: FIRST FLOOR PLAN
Project: WILLIAMSBURG GROUP
DORCHESTER
ESTATE HOME

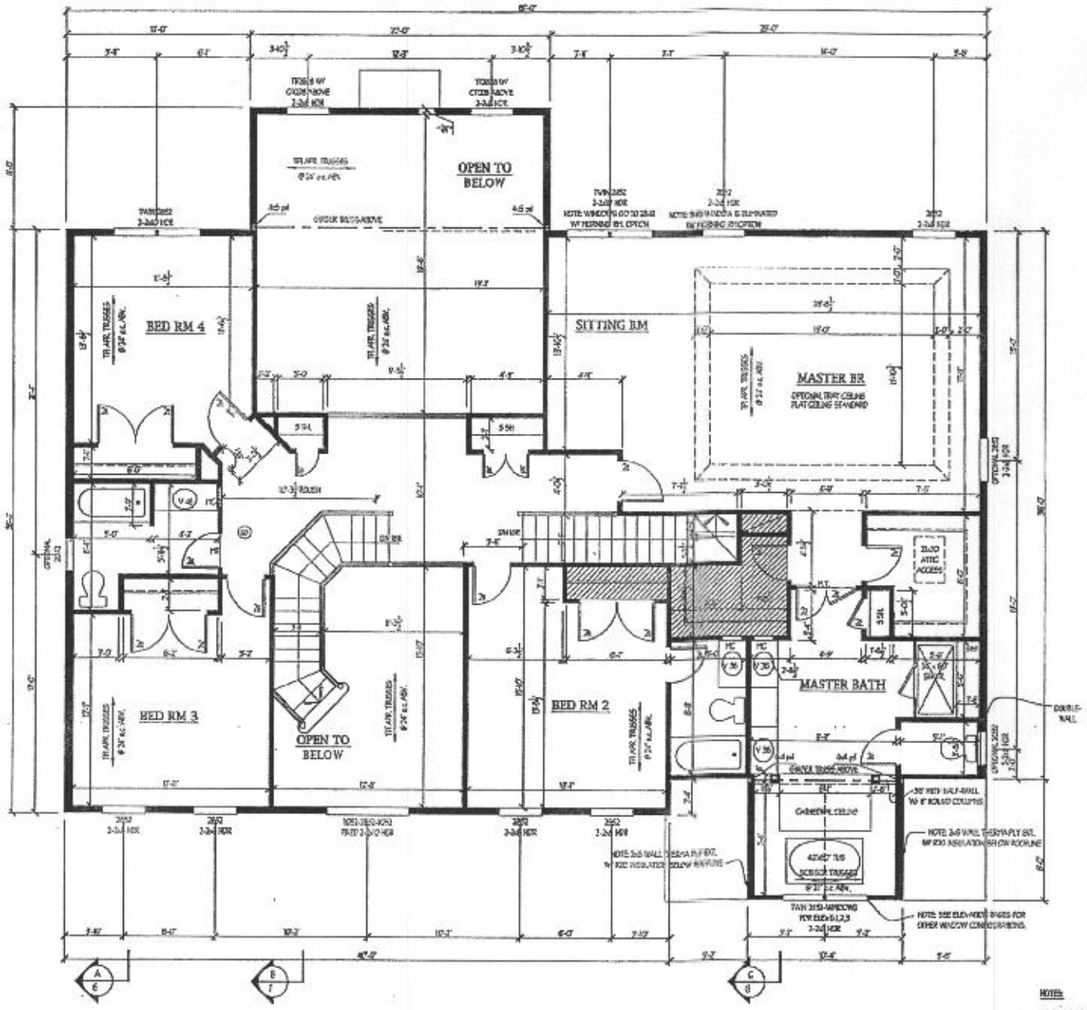
1067.D4E
Project No.

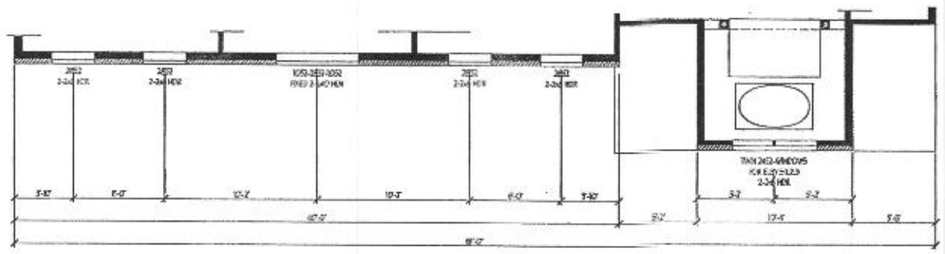
3

Add 4'-4" ext.



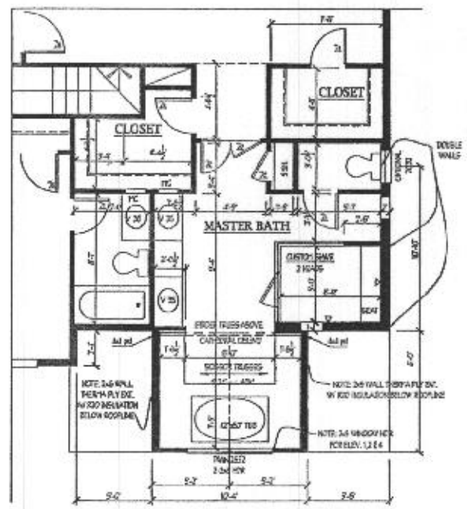
OPTIONAL BUDDY BATH





OPTIONAL BRICK

SECOND FLOOR LAUNDRY



MASTER BATH WITH SUPER SHOWER

NOTES:

ROUGH IND HEIGHTS ARE AT 7'-0" UNLESS NOTED OTHERWISE.

ALL HEADERS IN BEARING WALLS ARE 2-2x12's UNLESS NOTED OTHERWISE.

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, NAILED TOGETHER AS SPECIFIED.

ALL INTERIOR WALLS TO BE 2x6 @ 16in. UNLESS OTHERWISE NOTED.

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

NOTE: SEE SHEET 3A, 3B FOR FRONTAL PLANS OR ELEVATIONS 3,4

REVISED 4/21

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

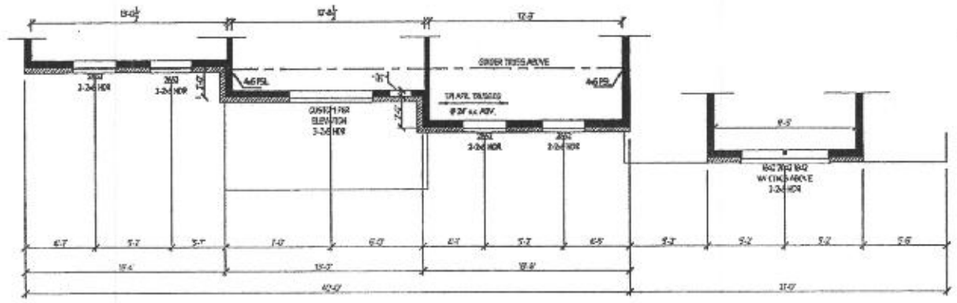
DATE	REVISION
8/15	Changed to 18"

Date: 6/15
Scale: 1/4"=1'-0"
Drawn: TJM

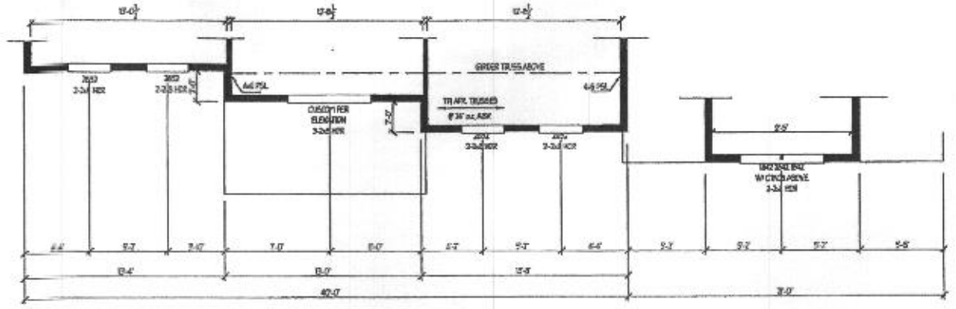
Drawing: SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
DORCHESTER 4
ESTATE HOME

1067.D4E
Project No.

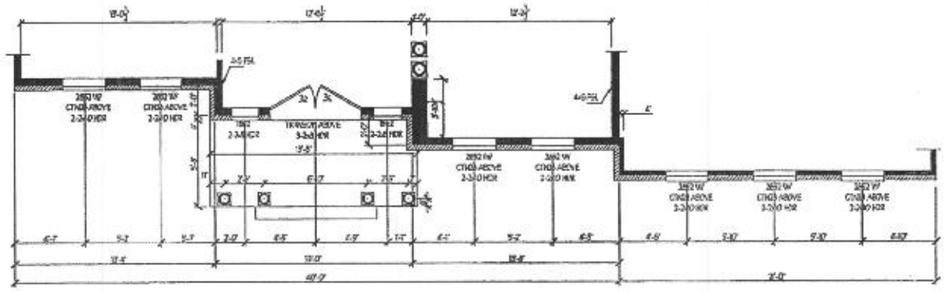
4



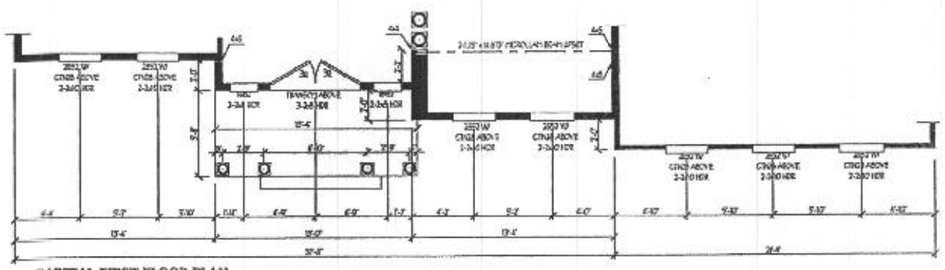
PARTIAL SECOND FLOOR PLAN
ELEVATION 4- BRICK



PARTIAL SECOND FLOOR PLAN
ELEVATION 4- SIDING

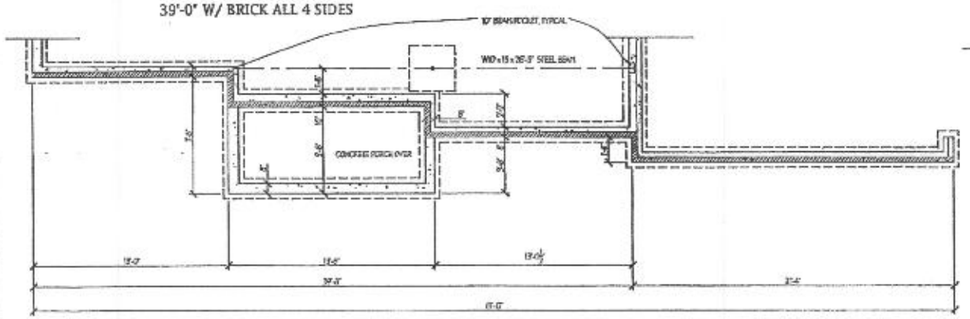


PARTIAL FIRST FLOOR PLAN
ELEVATION 4- BRICK

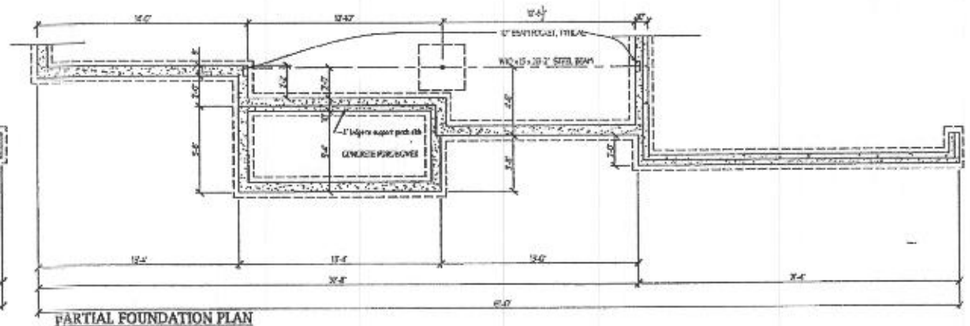


PARTIAL FIRST FLOOR PLAN
ELEVATION 4- SIDING

OVERALL DEPTH -38'-4"
38'-8" W/ BRICK FRONT
39'-0" W/ BRICK ALL 4 SIDES



PARTIAL FOUNDATION PLAN
ELEVATION 4- BRICK



PARTIAL FOUNDATION PLAN
ELEVATION 4- SIDING

REVISED 4/21

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION

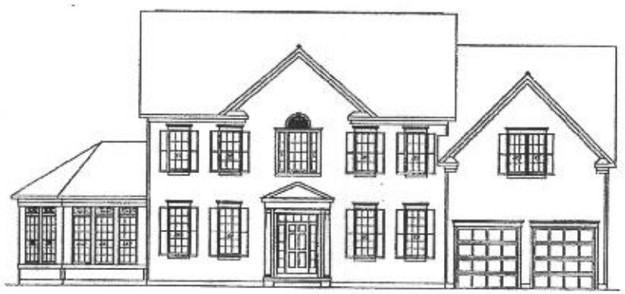
Date: 6/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: PARTIAL PLANS- ELEVATION 4
Project: WILLIAMSBURG GROUP
DORCHESTER 4
ESTATE HOME

1067.D4E
Project No.

5d

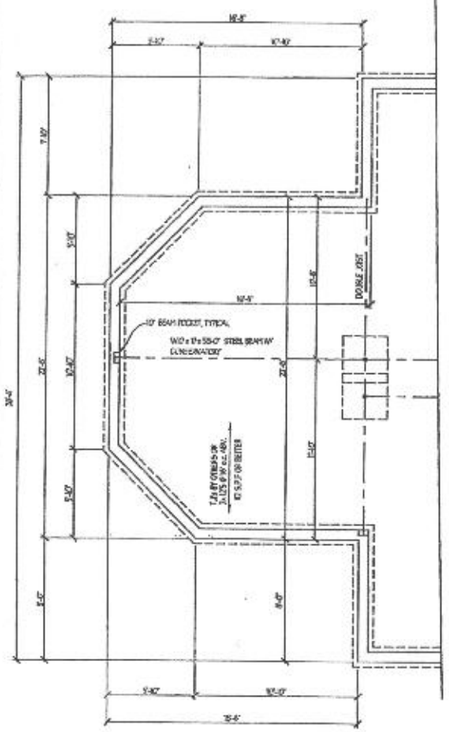
SIDE ELEVATION 1/8"= 1'-0"
OPTIONAL CONSERVATORY



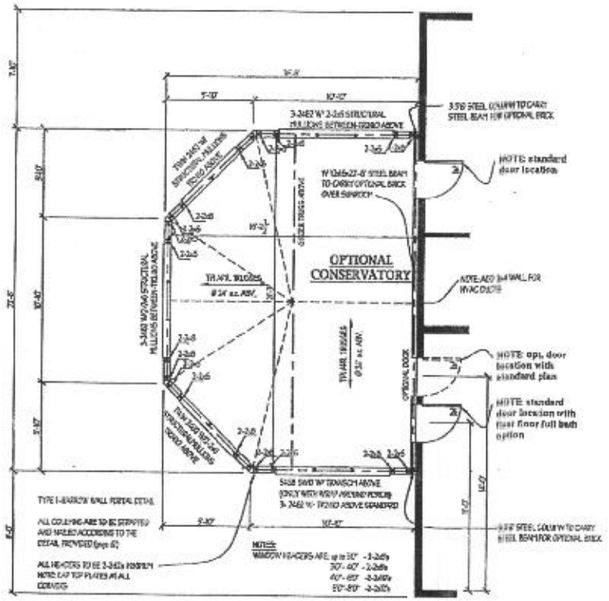
FRONT ELEVATION 1/8"= 1'-0"
OPTIONAL CONSERVATORY

SIDE ELEVATION 1/8"= 1'-0"
OPTIONAL CONSERVATORY w/ BRICK

FRONT ELEVATION 1/8"= 1'-0"
OPTIONAL CONSERVATORY w/ BRICK

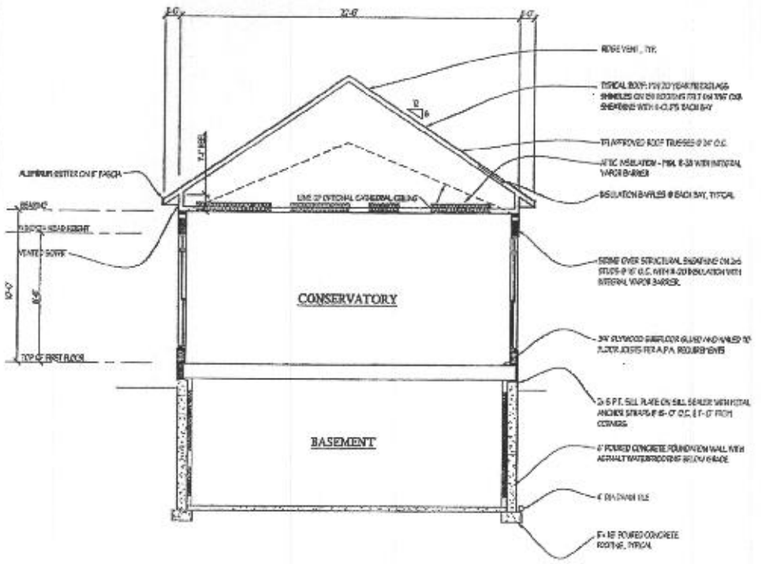


FOUNDATION PLAN
SCALE: 1/4"= 1'-0"



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

NOTE: WHEN CONSERVATORY AND WRAPPED PORCH FASCIA, ALIGN CONSERVATORY WALLS ARE TO BE 9'-4" HIGH.



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

REVISED 3/22

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

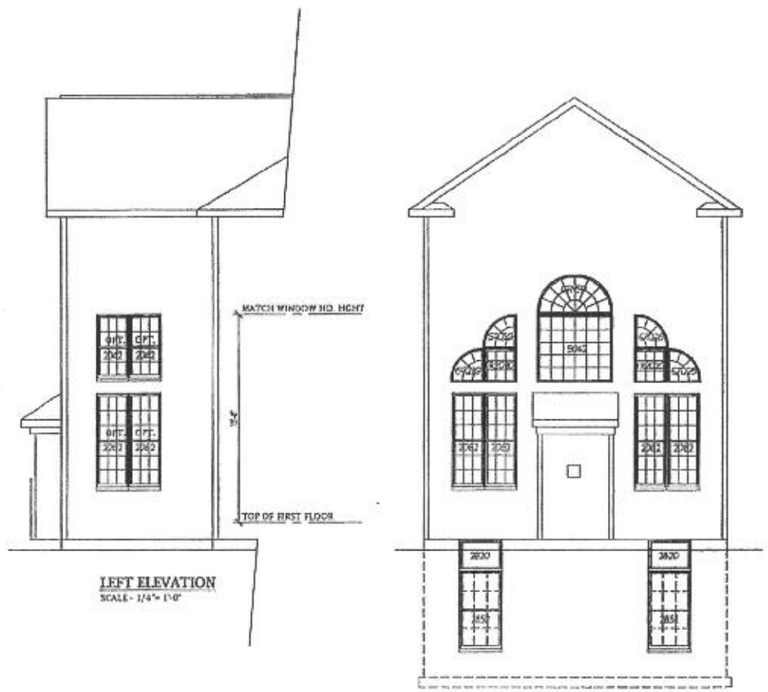
DATE:	REVISIONS:	DATE:	REVISIONS:

Date: 6/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: CONSERVATORY PLANS & ELEVATIONS
Project: WILLIAMSBURG GROUP
DORCHESTER
ESTATE HOME

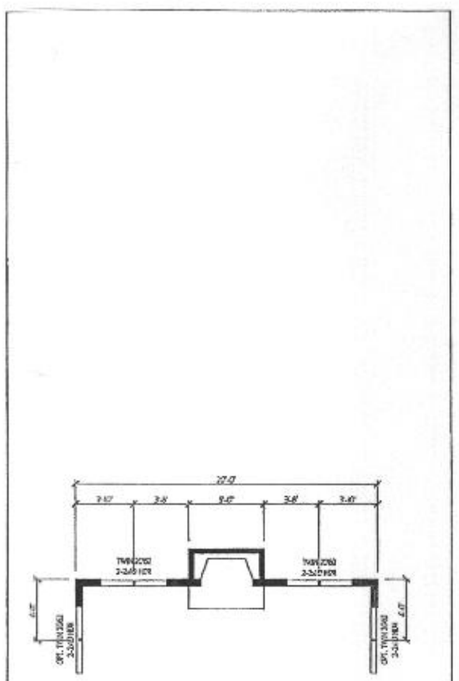
1067 D4F
Project No.

8d

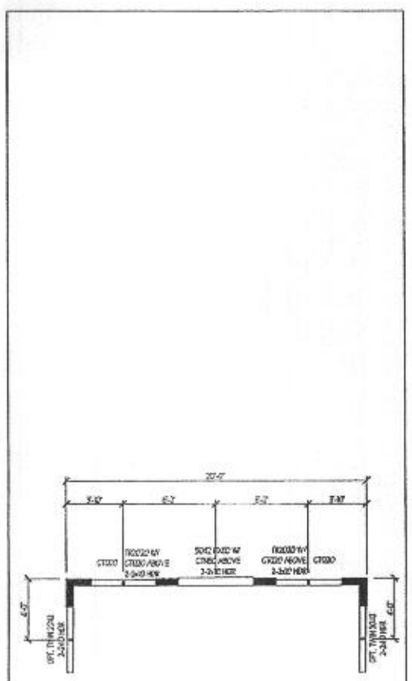


LEFT ELEVATION
SCALE - 1/4"= 1'-0"

PARTIAL ELEVATION



PARTIAL FIRST FLOOR PLAN



PARTIAL SECOND FLOOR PLAN

REVISED 4/21

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	DIMENSION	DATE	REVISION

Date: 6/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: WALL OF WINDOWS
Project: WILLIAMSBURG GROUP
DORCHESTER
ESTATE HOME

1067 D4E
Project No.

8f

AMENDMENT

REVISED #3

Date: 5/9/2022

Comments: B21-4406

SET 1 OF 3

PERMIT NUMBER: B Z1004406 DATE ACCEPTED: 11/12/2021

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: 14740 McCann Farm Road			Unit: MCNE01
City: Woodbine	State: MD		Zip Code: 21797
Subdivision/Village/Complex Name: McCann Estates East		SDP/WP/BA #: F 20-039	
Lot: 1	Tax Map: 8	Parcel: 27A	Grading Permit #:

DESCRIPTION OF WORK *REQUIRED*

Existing Use: Vacant lot	Proposed Use: SF Home	Estimated Cost: $ 815,000

Trade Work to Be Completed *(Separate Permits Required)*: ☐ Mechanical (HVACR) ☑ Electrical ☑ Plumbing ☐ None

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*: Nicholas Lally		Primary Residence: ☐ Yes ☐ No
Owner's Street Address: 14830 Old Frederick Road		
City: Woodbine	State: MD	Zip Code: 21797
Phone:	Email:	

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: Williamsburg Group LLC	Contact Name: Chris Wire	
Street Address: 5485 Harpers Farm Rd #200		
City: Columbia	State: MD	Zip Code: 21044
Phone: 410 997-8800	Email: ChrisWire@williamsburgllc.com	

CONTRACTOR INFORMATION *REQUIRED*

Business Name:		
Licensee's Name: Same as above	**License #:** 155	
Street Address:		
City:	State:	Zip Code:
Phone:	Email:	

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: Porchester 4 Elevation, Rear Front 3 Car Side Entry Load Cars w/ Bump Out

# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 11	# Full Baths: 3	# Half Baths: 1	# Fireplaces: 1	

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: 77	1st Fl Depth: 52	2nd Fl Width: 61	2nd Fl Depth: 52	Bsmt Width: 77	Bsmt Depth: 52

Energy Method: ☐ Prescriptive ☐ Performance ☑ UA Alternative ☐ ERI Gross Area: 7391 sq ft Occupiable Area: 7301 sq ft

AGREEMENT/ DISCLAIMER *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.

Chris Wire — APPLICANT'S ORIGINAL SIGNATURE

11/12/21 — DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

☐ PR _____	☐ DPZ _____	☐ DED _____	☐ Health Hank Oswald 11/30/21	☐ SHA	☑ CID

SUBMITTAL FEES: $150.00	PAYMENT: Ck # 15349 4/11/22	ACCEPTED BY: MP

Oswald, Hank

From: Oswald, Hank
Sent: Monday, November 22, 2021 10:47 AM
To: Maya Mildenberg (maya@mba-eng.com)
Cc: 'CHRISWINE@WILLIAMSBURGLLC.COM'
Subject: B21004406_Plot Plan_14740 McCann Farm Road_ Lot East

Hi Maya:

I didn't realize that I also had the building permit for 14740 McCann Farm Road, Lot 1 East. The plot plan is also not to scale. If you or the builder can provide a scaled plot plan to DILP labeled for Health that would be great.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

Menu Save Reset Cancel Help

Record Detail * *(This section is required.)*

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B21004406	11/12/2021

Description of Work

14740 MCCANN FARM RD SFD/ MODEL 'DORCHESTER 4' ELEV. 6/, 2 STORY, Full Basement, Basement = Unfinished, 11R, 3FB, 1HB, 1FP, 3 Car Attached, 5BR, N/A, ENERGY METHOD = UA Alternative, Subject to CB-76-2018.

check spelling

Address * *(This section is required.)*

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
1	PROBLEM ADDRESS	--Select--

Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--			

City	State	Zip Code	Primary
PROBLEM ADDRESS	MD	99999	No

Parcel * *(This section is required.)*

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
99999999						

Legal Description

1 PROBLEM ADDRESS

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone

Plan Area	State Tax Id	Subdivision Name

Section	Area	Tax Map

Grid	Zoning District	ADC Map

SDP No.	Final Plan No.	WP File No.	Primary

Record Plat No.	WS Contract No.	FDP No.	
			No

Owner Occupied	Year Built	Historic District
O Yes O No		O Yes O No

Historic District Registry No.	Stat Area	Flood Plain
		O Yes O No

Building No

Owner *(This section is not required.)*

Search Reset Clear

Name *
NICHOLAS LALLY
Address Line 1
14830 OLD FREDERICK ROAD
Address Line 2
Address Line 3

Mail City	Mail State	Mail Zip Code
WOODBINE	MD	21797

Phone	Primary
	Yes

E-mail

Cell Number	Fax Number

Professionals *(This section is not required.)*

Search Reset Clear

License # * 155
Business Name: WILLIAMSBURG GROUP LLC
License Type * Home Bldr
First Name: BILL
Middle Name:
Last Name: MCBRIDE
Primary: Yes
Address Line 1: 5485 HARPERS FARM ROAD SUITE 200
Address Line 2:
City: COLUMBIA
State: MD
ZIP Code: 21044
Phone 1: 410-997-8800
Phone 2:
Fax: 410-997-4358
E-mail: BRUCEHARVEY@WILLIAMSBURGLLC.COM

Applicant *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type * Applicant
First Name: CHRIS
MI:
Last Name: WINE
Relationship: Applicant
Full Name: CHRIS WINE
Primary: No
Organization Name: WILLIAMSBURG GROUP LLC
Street Address: 5485 HARPERS FARM ROAD SUITE 200
Address Line 2:
City: COLUMBIA
State: MD
Zip Code: 21044
Phone: 410-997-8800
Cell:
Fax: 410-997-4358
E-mail *: CHRISWINE@WILLIAMSBURGLLC.COM

Contact *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type: Contact
First Name: CHRIS
MI:
Last Name: WINE
Relationship: Licensed Professional
Full Name: CHRIS WINE
Primary: Yes
Organization Name: WILLIAMSBURG GROUP LLC
Street Address: 5485 HARPERS FARM ROAD SUITE 200
Address Line 2:
City: COLUMBIA
State: MD
Zip Code: 21044
Phone: 410-997-8800
Cell:
Fax: 410-997-4358
E-mail: CHRISWINE@WILLIAMSBURGLLC.COM

Addtl Info

Est Construction Cost * 815000
Housing Units * 1
Number of Buildings * 1
Public Owned: No
Construction Type: 101 - Single Family Houses Detached

BUILDING INFORMATION

BUILDING INFORMATION

Capital Project-No Fee * ○ Yes ◉ No
Capital Project #:
Fee Exempt * ○ Yes ◉ No
Roadside Tree Project Permit ○ Yes ◉ No
Roadside Tree Project Permit #:
Entrance Permit Req ◉ Yes ○ No
Guaranty Fund * ◉ Yes ○ No
Condominium ○ Yes ◉ No
Existing Use: Vacant Lot
Model: **14740 MCCANN FARM RD** SFD/ MODEL 'DORCHESTER 4' ELEV. 6/
No of Stories * 2
Foundation: Full Basement
Basement: Unfinished
No of Rooms * 11
Full Baths * 3
Half Baths * 1
Other Structure: 3 Car Attached
Bedrooms * 5
Porch Deck: N/A
No of Fireplaces * 1
Type of Fireplace: --Select--
Energy Code: UA Alternative
Subject to CB-76-2018: Subject to CB-76-2018
W&S Fees Paid ○ Yes ○ No
Water Supply * Private
Sewage Disposal * Private
Utilities * Gas & Electric
Heating System * Electric & Propane Gas
Sprinkler System * NFPA #13D
Affordable Housing Fundin: N/A

1st Floor Width | 1st Floor Depth | 2nd Floor Width | 2nd Floor Depth | Basement Width | Basement Depth | Height | Total Sq Ft * | Occ Sq Ft *

77 FT 52 FT 61 FT 52 FT 77 FT 52 FT 28 FT 7391 SQFT 7301 SQFT

Building Construction Type: Conventional

Footings: 20 x 10"

Foundation Measurement: 10" concrete

Walls: Wd. Fr. W/ Bv. & Siding

Roof: Asp. Gable

Location Survey Approval Date:

Road Frontage: County

Expiration Date: 5/16/2022

U&O Issued On:

U & O Comments:

check spelling

Additional Description Info:

check spelling

GRADING INFORMATION

Grading Permit No:

Grading Certification Required: ○ Yes ◉ No

Grading Certification Received in DILP On:

Grading Certification Received in CID On:

Grading Certification Comments:

check spelling

Seasonal Surety Comments:

check spelling

Seasonal Grading Surety Depositor:

Driveway Apron Surety Depositor:

Stormwater Surety Depositor:

GREEN NEIGHBORHOOD INFORMATION

Check List Points Goal:

Check List Points Achieved:

Date of Certification:

PAYMENT INFORMATION

Check 1:

Payee 1:

Check 2:

Payee 2:

SAP Doc No:

SAP Entered:

PRIVATE ON LOT SWM FACILITIES

Green Roofs A1: ○ Yes ◉ No

Permeable Pavements A2: ○ Yes ◉ No

Reinforced Turf A3: ○ Yes ◉ No

Disconnection of Rooftop Runoff N1:

Disconnection of Non Rooftop Runoff N2: ○ Yes ◉ No

Sheetflow to Conservation Areas N3: ○ Yes ◉ No

Rainwater Harvesting M1:

Submerged Gravel Wetlands M2:

Landscape Infiltration M3:

Infiltration Berms M4:

Dry Wells M5:

Micro Bioretention M6:

Rain Gardens M7:

Swales M8:

Enhanced Filters M9:

PSWM Certification Received in CID on:

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: 11/23/21

To: Hank. Oswald - Health Dept
(Person's Name and Division)

From: Chris Wire Williamsburg (410) 997-8800 / Maya Niedenberg
(Your Name, Company Name and Telephone Number)

Subject: Project name McCann ESTates EAST Lot 1

Project site address 14740 McCann Farm Rd

Permit Number B2100 4406 **SDP #** F20-29

Other information pertinent to this project _____

RECEIVED
NOV 23 2021
LICENSES & PERMITS DIVISION

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

____ Letter of response to Howard County plan review code letter

____ Revised plans and/or revised details: When submitting for a complete **re-**review, **duplicate sets shall be submitted.**

____ Structural steel certification

____ Energy conservation calculations

____ Certification for _____ (be specific).

X Copies of Plotplan to Scale (be specific). 4 sets

____ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or #_____

____ Other _____

Is there anyone else that should be contacted regarding this project if there are questions?

If so, please list that person's name and telephone number below:

Chris Wire (410) 997-8800
(Person's name) (Telephone number)

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. 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.

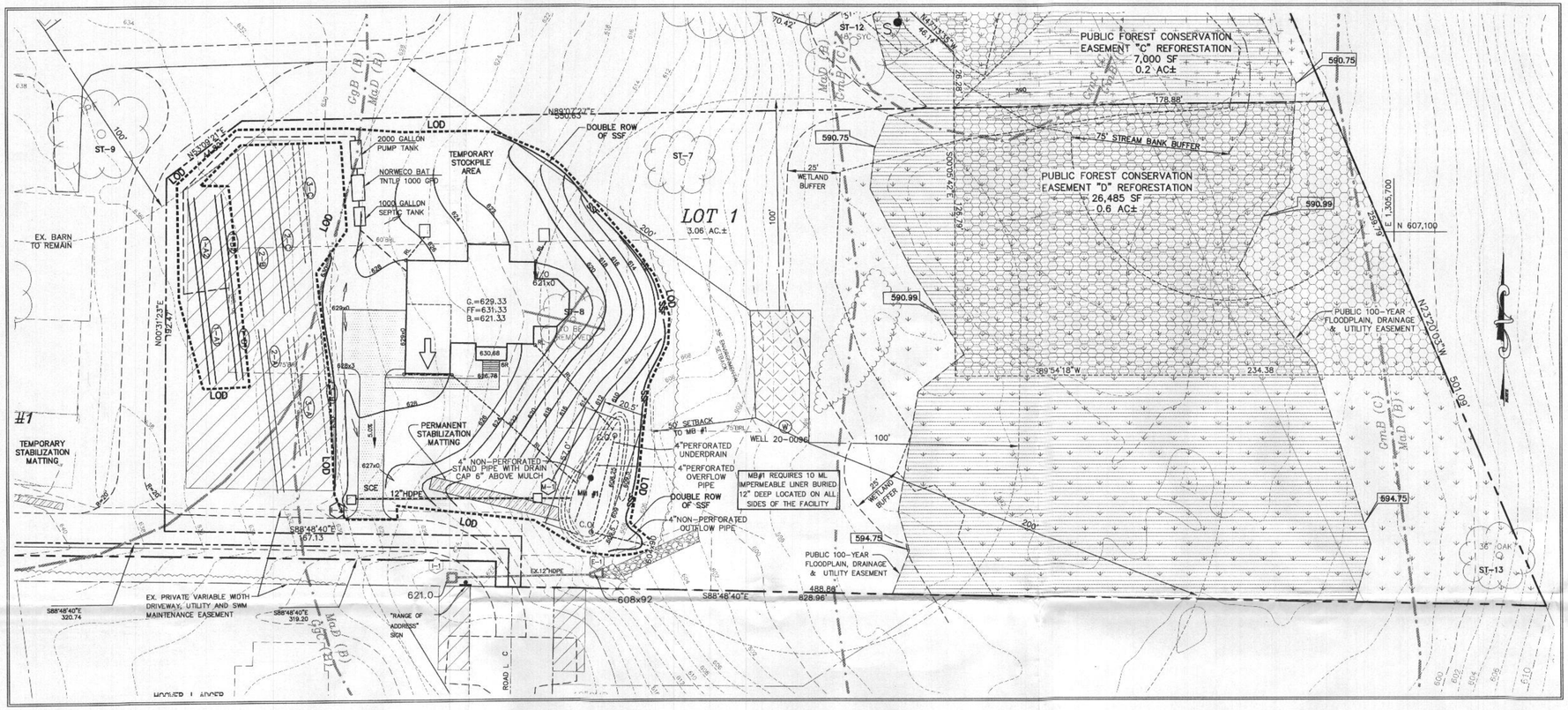
Received by AKH TO SCALE PER HEALTH

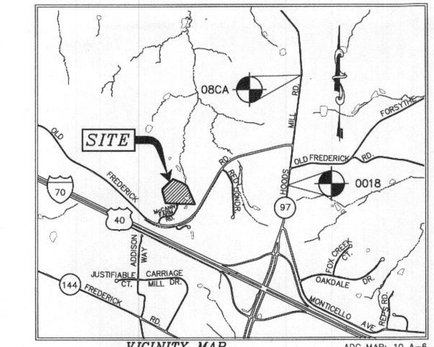
white: Plan Review Division
yellow: Applicant
pink: Permit Division

t:\Updated forms\transmit.frm - Rev. 5/08

SOIL TABLE

SYMBOL	RATING	NAME	K FACTOR
GgB	(B)	GLENELG LOAM, 3–8% SLOPES.	.20
GgC	(B)	GLENELG LOAM, 8–15% SLOPES.	.20
GmB	(C)	GLENVILLE SILT LOAM, 3–8% SLOPES	.37
GmC	(C)	GLENVILLE SILT LOAM, 8–15% SLOPES	.49
MaD	(B)	MANOR LOAM, 15–25% SLOPES	.32





VICINITY MAP
SCALE: 1"=2,000

ADC MAP: 10 A-6

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PARCEL BACKGROUND:
   TAX MAP : 8
   PARCEL : 27-A LOT: 1
   ELECTION DISTRICT : FOURTH
   ZONING : RC-DEO.
   AREA : 3.06 AC±
   DPZ FILES: ECP-18-045, F-20-048, WP-20-006, WP-20-101
   ADDRESS: 14740 MCCANN FARM DR., WOODBINE, MD 21797
3. 2' TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT DECEMBER 2014.
4. PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
5. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
6. ANY CHANGES TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED PLAN MAY BE REQUIRED.
7. THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
8. THE WELL TAG # HO-20-0096 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
9. ANY WELLS OR SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELL AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
10. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
    STA. No. 0018: N 607,697.308: E 1,308,424.309: ELEV. 626.856
    STA. No. 08CA: N 610,521.236: E 1,308,742.172: ELEV. 625.025
11. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND AND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
12. THERE ARE NO EXISTING STRUCTURES ON SITE.
13. LIMIT OF DISTURBANCE (LOD) IS LESS THAN 30,000 S.F. (29,380 S.F.) STANDARD EROSION AND SEDIMENT CONTROL TO BE UTILIZED. APPROVAL OF HSCD IS NOT REQUIRED.

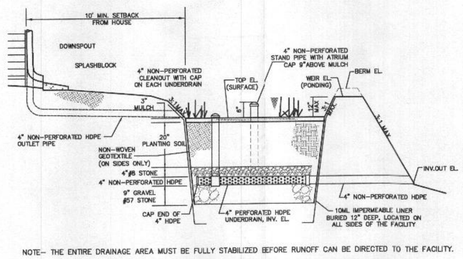
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch =30 ft.

MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN	INV. OUT	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-1	608.25	609.00	609.50	605.25	604.90	700 S.F.	980 S.F.	9"	9"

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- AREA OF WETLANDS
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- PROPOSED DRIVEWAY
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- SPECIMEN TREE TO BE REMOVED
- TPF — TREE PROTECTION FENCE
- SSF — SUPER SILT FENCE
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- DRY-WELL (M-5)
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- PERMANENT STABILIZATION MATTING
- W — WELL AREA



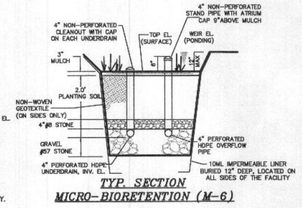
NOTE- THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIORETENTION PROFILE
NTS

MIXED PERINNIALS
CUT-LEAF CONEFLOWER (1.5' SP.)
BEEBALM (1.5' SP.)
JOW-PYE-WEED (3' SP.)
INK BERRY

NOTE:
PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

TYP. MICRO-BIORETENTION (M-6) DETAIL
SCALE : NTS



TYP. SECTION
MICRO-BIORETENTION (M-6)
NTS

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

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.

B. 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 DERCIENT STAKES AND WIRES.

C. 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.

D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION AND MAINTENANCE SCHEDULE FOR DRY WELLS (M-5)

THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.

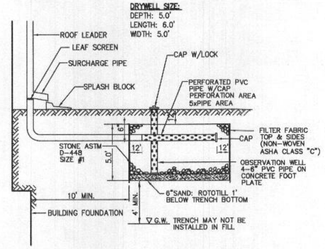
THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD-UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.

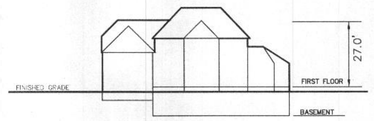
THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.

WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A 72-HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.

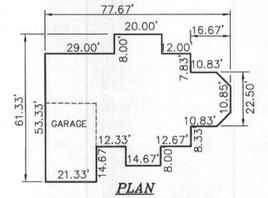
THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO ENSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.





PROFILE



PLAN
DORCHESTER
SCALE: 1"=30'

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. 26859, EXP DATE 08/08/23

SAMER A. ALOMER, P.E. — DATE: 09/22/2021

STATE OF MARYLAND — SAMER ALOMER — 26859 — PROFESSIONAL ENGINEER

DEVELOPER
WILLIAMSBURG HOMES
5485 HARPERS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8800

project 21-026 | date SEP 2021
illustration MMM | engineering MMM
scale 1"=30' | approval SAA

no.	description / revisions	date

McCANN ESTATES- EAST (LOT 1)
14740 MCCANN FARM ROAD WOODBINE MARYLAND 21797
TAX MAP: 8, BLOCK: 10, PARCEL: 27-A, LOT: 1
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PLOT PLAN (GRADING PLAN)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax

REVISIONS
Date: 11/23/2021
Comments: B21-4400

1 OF 1

M:\2021\21-026\WO\SECTION 1 PLOT PLANS