

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B24001439	04/22/2024
Description of Work		
SFD/ CONSTRUCT 4 ADDITIONS: ADDITION (1);_9X23 (1)STORY ADDITION TO INCLUDE MASTER BATH AND CLOSET; ADDITION (2);_6X17 (?)STORY ADDITION TO INCLUDE DINING AREA; ADDITION (3);_13X31 (?)STORY ADDITION TO INCLUDE MUD ROOM/ RELOCATE LAUNDRY AND BATH, ENLARGE BEDROOM 4; ADDITION (4); RAISE ROOF OF DUTCH COLONIAL TO MODERN FLAT STYLE, RELOCATE STAIRS, ADD FULL BATH, RECONFIGURE BEDROOM 1, CONSTRUCT 8X24 BALCONY OFF BEDROOM 1/, 1 STORY, Crawl Space, 0R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = Deck, ENERGY METHOD = N/A,		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
16063	A E MULLINIX	RD
Unit Type	Unit #	X Coordinate Y Coordinate
-Select-		-77.07135 39.30825
City	State	Zip Code Primary
WOODBINE	MD	21797 Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1080618	77	50.01	199000	654200	455200	RURAL
Legal Description						
PAR. B-1 50.01 A. & []16063 A E MULLINIX RD []MCCUAN FARMS LLC						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	PAR B-1	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404593172	McCuan Farms					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-6	RC-DEO	4811-J1					
SDP No.	Final Plan No.	WP File No.					
	F-10-035						
Record Plat No.	WS Contract No.	FDP No.	Primary				
21897-2189			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No	1930	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
ARD E

Address Line 1
8525 CROOKED TREE LN

Address Line 2

Address Line 3

Mail City
LAUREL

Mail State
MD

Mail Zip Code
20724

Phone
304-279-3972

Primary
Yes

E-mail

Approved 6/10/2024
7/12

Cell Number Fax Number

Professionals (This section is not required.)

License # 08050128803 Business Name LOAR HOME IMPROVEMENT LLC
License Type MHIC Co Primary Yes
First Name GEORGE Middle Name Last Name LOAR
Address Line 1 2360 BRADDOCK RD Address Line 2
City MT. AIRY State MD ZIP Code 21771
Phone 1 3012520627 Phone 2 Fax
E-mail LOARHOMEIMPROVEMENT@GMAIL.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Applicant Relationship Applicant Primary No
First Name GEORGE MI Last Name LOAR
Full Name GEORGE LOAR
Organization Name LOAR HOME IMPROVEMENT LLC
Street Address 2360 BRADDOCK RD Address Line 2
City MT. AIRY State MD Zip Code 21771
Phone 3012520627 Cell Fax
E-mail LOARHOMEIMPROVEMENT@GMAIL.COM

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact Relationship Licensed Professional Primary Yes
First Name GEORGE MI Last Name LOAR
Full Name GEORGE LOAR
Organization Name LOAR HOME IMPROVEMENT LLC
Street Address 2360 BRADDOCK RD Address Line 2
City MT. AIRY State MD Zip Code 21771
Phone 3012520627 Cell Fax
E-mail LOARHOMEIMPROVEMENT@GMAIL.COM

Addtl Info

Est Construction Cost 450000 Housing Units 0 Number of Buildings 0 Public Owned No
Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee Capital Project Number Fee Exempt Roadside Tree Project Permit Roadside Tree Pr
Yes No (Text) Yes No Yes No

No of Stories 1 (Text) Foundation Crawl Space Basement N/A No of Rooms 0 (Text) Full Baths 0 (Number) Ha 0

Model

SFD/ CONSTRUCT 4 ADDITIONS: ADDITION (1):_9_ X_23_ (1) STORY ADDITION TO INCLUDE MASTER BATH AND CLOSET; ADDITION
check spelling

Other Structure None Bedrooms 0 (Number) Porch Deck Deck No of Fireplaces 0 (Number) Type of Fireplace --Select--
W & S Fees Paid Water Private Sewage Private Utilities Electric Heating System Electric Sprinkler System None
1st Floor Width FT (Number) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)
Total Square Footage 738 SQFT (Number) Occupiable Square Footage 0 SQFT (Number) Affordable Housing Funding N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Change In Use Grading Permit No Grading Permit No Senior Housing Senior Housing MIHU Outside Downtown Columbia MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 11/11/2024 MIHU Required Units 0 (Num)

check spelling

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Landscape Infiltrator
Dry Wells M5 Micro Bioretention M6 Rain Gardens M7 Swales M8
PSWM Certification Received in CID on

Submit Cancel

Real Property Data Search ()
 Search Result for HOWARD COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 04 Account Number - 593172

Owner Information

Owner Name: ARD EQUINE SOLUTIONS LLC Use: AGRICULTURAL
 Principal Residence: NO
 Mailing Address: 16063 A E MULLINIX RD Deed Reference: /19287/ 00101
 WOODBINE MD 21797-

Location & Structure Information

Premises Address: 16063 A E MULLINIX RD Legal Description: PAR. B-1 50.01 A. & IMPS.
 WOODBINE 21797-0000 16063 A E MULLINIX RD
 MCCUAN FARMS LLC

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0013 0012 0077 4010103.14 1003 PAR B1 2023 Plat Ref: 21897-8

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1930 6,280 SF 50.0100 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 2 NO STANDARD UNITSTONE/5 6 full/ 1 half 1 Detached
 FRAME

Value Information

	Base Value	Value		
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024
Land:	561,000	609,700		
Improvements	611,600	702,400		
Total:	1,172,600	1,312,100	1,219,100	1,265,600
Preferential Land:	18,000	17,300		

Transfer Information

Seller: MCCUAN FARMS LLC Date: 04/13/2020 Price: \$1,200,000
 Type: ARMS LENGTH IMPROVED Deed1: /19287/ 00101 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

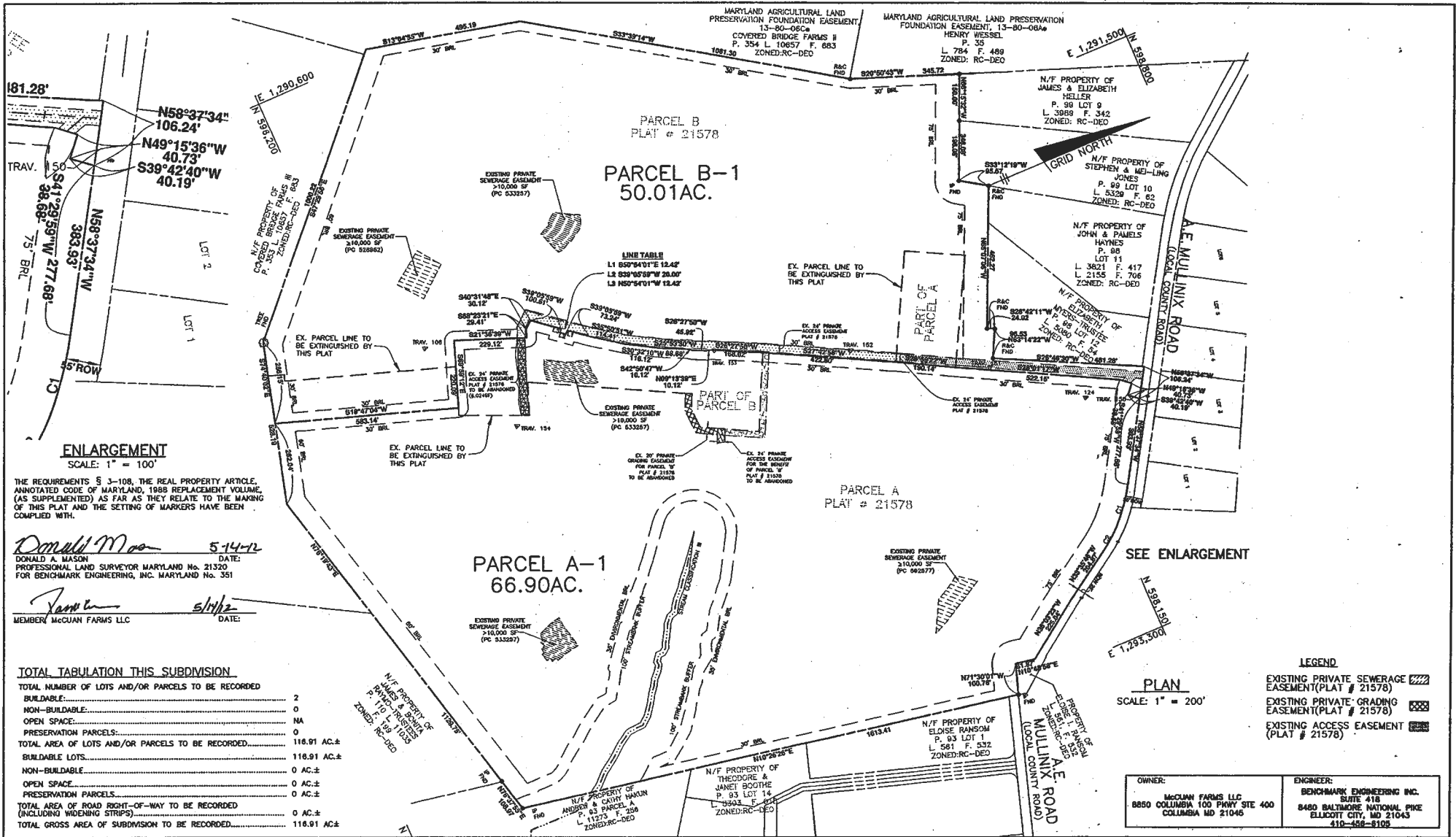
Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



ENLARGEMENT
SCALE: 1" = 100'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 5/14/12
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Ramona 5/14/12
MEMBER: MCCUAN FARMS LLC DATE:

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE:	0
NON-BUILDABLE:	0
OPEN SPACE:	NA
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	116.91 AC.±
BUILDABLE LOTS:	116.91 AC.±
NON-BUILDABLE:	0 AC.±
OPEN SPACE:	0 AC.±
PRESERVATION PARCELS:	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	116.91 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

Walter Peter Billanson 5/14/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Alfred 5/15/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl 5/15/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SHAILEEN D. MURPHY TO MCCUAN FARMS LLC BY DEED DATED FEBRUARY 15, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 09004, FOLIO 313. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5-14-12
DONALD MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

"McCuan Farms LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF MAY 2012."

Ramona 5/14/12
MCCUAN FARMS LLC DATE

Nancy 5/14/12
WITNESS DATE

RECORDED AS PLAT **21398** ON **5/15/12**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO RECONFIGURE THE PARCEL LINES BETWEEN PARCEL A AND PARCEL B AND TO ABANDONED THE EXISTING 20' PRIVATE GRADING EASEMENTS AND 24' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL B.

PLAT OF RESUBDIVISION AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR MCCUAN FARMS, LLC

BUILDABLE PARCELS: A-1 AND B-1
PREVIOUS DPZ FILE NUMBERS: F-10-035
PLAT # 21578-21579
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 13 GRID 12 SCALE: AS SHOWN
PARCEL NO. 77 DATE: MAY 2012
ZONED: RC-DEO SHEET: 2 OF 2

LEGEND

- EXISTING PRIVATE SEWERAGE EASEMENT (PLAT # 21578)
- EXISTING PRIVATE GRADING EASEMENT (PLAT # 21578)
- EXISTING ACCESS EASEMENT (PLAT # 21578)

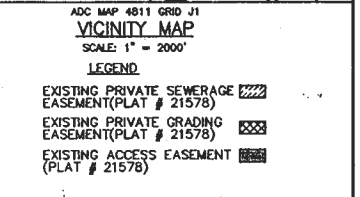
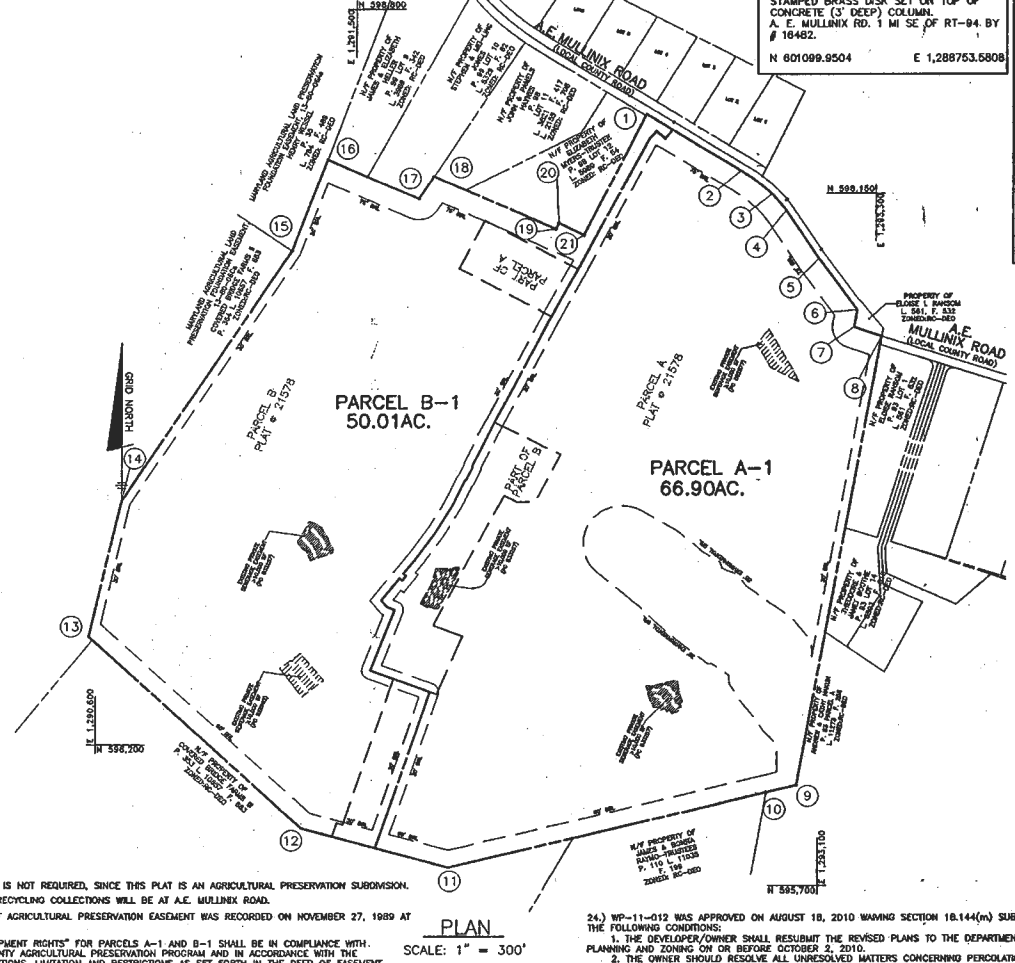
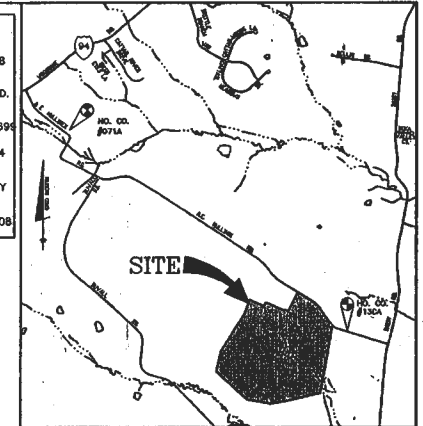
PLAN
SCALE: 1" = 200'

OWNER: MCCUAN FARMS LLC 8850 COLUMBIA 100 PARKY SITE 400 COLUMBIA MD 21045	ENGINEER: BENCHMARK ENGINEERING INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MD 21043 410-662-8109
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- NOTES:
- DENOTES STONE OR CONCRETE MONUMENT FOUND.
△ DENOTES IRON PIPE (IP) OR REBAR & CAP (RC) FOUND
△ DENOTES TRAVERS POINT.
 - COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY SURVEYING CONTROL STATIONS MD071A AND MD132A.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO PER 2-1-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS, EFFECTIVE 7-28-06.
 - THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY PATTON HARRIS RUST & ASSOCIATES, PC AND VERIFIED BY BENCHMARK ENGINEERING, INC. ON AUGUST, 2009.
 - PRIVATE WELL AND SEPTIC WILL BE UTILIZED. THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE HAVE BEEN APPROVED.
 - THIS PROJECT WILL NOT IMPACT WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS. 100-YEAR FLOODPLAIN IS NOT CRITICAL TO THE PROPOSED DEVELOPMENT AND IS NOT REQUIRED FOR FOREST CONSERVATION AS THIS PROJECT IS EXEMPT FROM THE LIMITS OF THE 100-YEAR FLOODPLAIN IS NOT CRITICAL TO THIS SUBDIVISION AND IS NOT NEEDED FOR COMPUTATION OF NET TRACT AREA FOR FOREST CONSERVATION PURPOSES AS THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), THEIR REQUIRED BUFFERS OR 100-YEAR FLOODPLAIN.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - THERE ARE EXISTING DWELLINGS LOCATED ON PARCEL "B-1" TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. SINGLE FAMILY DETACHED DWELLINGS ARE PROPOSED TO BE BUILT ON PARCELS 1-17 & 18-1.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - ALL AREAS SHOWN ON THIS PLAN ARE "MORE OR LESS".
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(1)(1)(A) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS THIS PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
 - THIS PLAN IS EXEMPT FROM LANDSCAPING BECAUSE IT'S A RESUBDIVISION THAT CREATES NO NEW LOTS AND EXISTING HOUSES ARE LOCATED ON EACH PARCEL.
 - TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE DETERMINES THIS EASEMENT SHALL BECOME NEAR AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT PLAN SHALL NOT BE NECESSARY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1.5" MIN).
 - GEOMETRY - MAX 1% GRADE. MAX 10% GRADE CHANGE & MIN 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PROPERTY IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 2088 AT FOLIO 0523. EACH PARCEL HAS BEEN APPROVED FOR UP TO THREE (3) SINGLE FAMILY DWELLING UNITS BY THE AGRICULTURAL LAND PRESERVATION PROGRAM.
 - THE REQUIREMENTS 3-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLENISHMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TRAVERSE POINT CHART (NAD '83)			
No.	NORTH	EAST	ROW DESC.
108	596367.5900	1291539.1100	TRAV108
124	598219.0161	1292524.6027	TRAV124
150	598396.4230	1292575.0147	TRAV R/C
151	597890.4978	1292312.1777	TRAV R/C
152	597599.2553	1292085.3898	TRAV R/C
153	597203.8849	1291912.5426	TRAV R/C
154	596533.3965	1291887.0487	TRAV R/C

BENCH MARKS (NAD'83)	
HO. CO. No.13CA STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN A.E. MULLINIX RD. 1/4 MI. WEST OF DAISY RD. 13.4 FT. WEST OF C & P POLE # 20 N 599,676.0474 E 1,292,946.5699	ELEV. 586.708
HO. CO. No.071A STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN A.E. MULLINIX RD. 1 MI SE OF RT-94 BY # 10482. N 801099.9504 E 1,287,653.5808	ELEV. 584.294



BOUNDARY COORDINATE CHART (NAD '83)					
BOUNDARY COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
1	598430.7098	1282505.7294	12	595904.8448	1281314.2940
2	598230.8308	1292833.5212	13	596580.8973	1290576.8670
3	598147.0735	1292942.0122	14	597063.0357	1290686.9510
4	598088.5101	1292990.0647	15	597948.4618	1291277.0977
5	597918.8621	1293103.4257	16	598269.9506	1291400.1195
6	597736.8317	1293238.8869	17	598130.2185	1291718.8107
7	597576.1567	1293324.2703	18	598210.1815	1291769.2478
8	597444.1885	1293319.8235	19	598023.0329	1292191.8355
9	596957.4919	1293027.4468	20	598044.4949	1292202.7313
10	596032.2947	1292921.4270	21	598001.0327	1292286.8183
11	595765.2775	1291823.6824			

RIGHT-OF-WAY CURVE DATA					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	625.00'	137.34'	12°36'24"	88.95'	532°19'52" 137.06'
C2	475.84'	75.08'	9°02'10"	37.81'	459°51'15" 74.98'

OWNER:
McCuan Farms LLC
8850 COLUMBIA 100 PMOY STE 400
COLUMBIA MD 21046
410-730-0081

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MD 21043
410-488-8109

Donald Mason 5/14/12
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Rust 5/14/12
MEMBER MCCUAN FARMS LLC DATE:

TOTAL TABULATION THIS SUBDIVISION	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE:	0
NON-BUILDABLE:	0
OPEN SPACE:	NA
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	116.91 AC.±
BUILDABLE LOTS:	116.91 AC.±
NON-BUILDABLE:	0 AC.±
OPEN SPACE:	0 AC.±
PRESERVATION PARCELS:	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	116.91 AC.±

20.) OPEN SPACE IS NOT REQUIRED, SINCE THIS PLAN IS AN AGRICULTURAL PRESERVATION SUBDIVISION.

21.) TRASH AND RECYCLING COLLECTIONS WILL BE AT A.E. MULLINIX ROAD.

22.) THE DEED OF AGRICULTURAL PRESERVATION EASEMENT WAS RECORDED ON NOVEMBER 27, 1989 AT L2089, F.523.

23.) THE "DEVELOPMENT RIGHTS" FOR PARCELS A-1 AND B-1 SHALL BE IN COMPLIANCE WITH THE HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM AND IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, LIMITATION AND RESTRICTIONS AS SET FORTH IN THE DEED OF EASEMENT.

24.) WP-11-012 WAS APPROVED ON AUGUST 18, 2010 WAVING SECTION 16.144(m) SUBJECT TO THE FOLLOWING CONDITIONS:

- THE DEVELOPER/OWNER SHALL RESUBMIT THE REVISED PLANS TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 2, 2010.
- THE OWNER SHOULD RESOLVE ALL UNRESOLVED MATTERS CONCERNING PERCOLATION TESTING DIRECTLY WITH THE HEALTH DEPARTMENT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

Brian A. Peter Beilemann 5/14/2012
HOWARD COUNTY HEALTH OFFICER DATE

SURVYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SHARREN D. MURPHY TO MCCUAN FARMS LLC BY DEED DATED FEBRUARY 15, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 0904, FOLIO 313. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S DEDICATION

"McCuan Farms LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF MAY, 2012."

RECORDED AS PLAN 21897 ON 5/15/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PURPOSE OF THIS PLAN OF RESUBDIVISION IS TO RECONFIGURE THE PARCEL LINES BETWEEN PARCEL A AND PARCEL B AND TO ABANDONED THE EXISTING 20' PRIVATE GRADING EASEMENTS AND 24' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL B.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason 5/15/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Deane 5/15/12
DIRECTOR DATE

Donald Mason 5-14-12
DONALD MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Rust 5/14/12
MCCUAN FARMS LLC DATE:

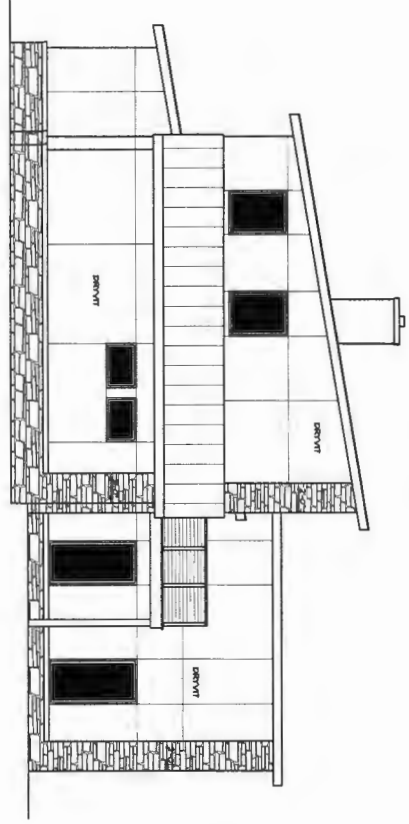
Nancy J. Jost 5/14/12
WITNESS DATE:

PLAN OF RESUBDIVISION
AGRICULTURAL PRESERVATION
SUBDIVISION PLAN FOR
MCCUAN FARMS, LLC

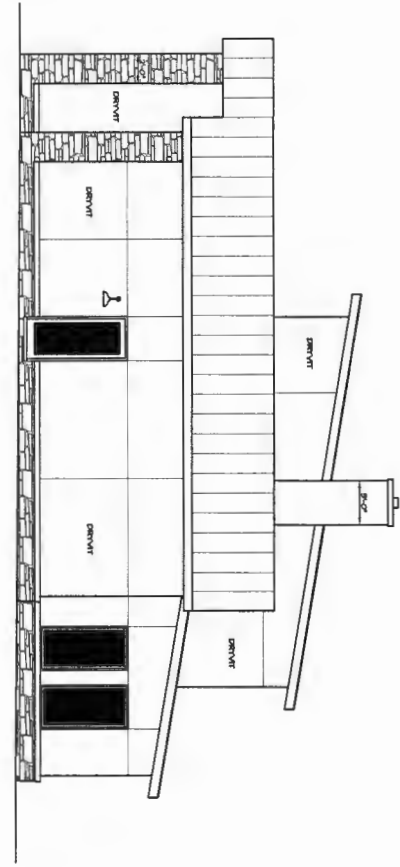
BUILDABLE PARCELS A-1 AND B-1
PREVIOUS DPZ FILE NUMBERS: F-10-035, F-10-036
PLAT # 21578-21579
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 13, GRD 12 SCALE: AS SHOWN
PARCEL NO. 77 DATE: MAY, 2012
ZONED: RC-DEO SHEET: 1 OF 2

NOTES:

1. PROVIDE DETAILS, DIMENSIONS TO APPROVED DETAILS.
2. PROVIDE LINE SCHEDULES ON PERMITS AND ALL CONSTRUCTION.
3. ALL MATERIALS, FINISHES AND COLOR SHALL BE APPROVED AT CONSTRUCTION OF PROJECT AND SUBJECT TO LOCAL CODES.
4. CONSTRUCTION TO BE IN ACCORDANCE WITH ALL PERMITS.
5. ALL PERMITS ON FILE TO PROCEED WITH WORK.



LEFT ELEVATION
NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



EXT'S FRONT ELEVATION
NOT TO SCALE



EXT'S REAR ELEVATION
NOT TO SCALE



DIAS / INSALACO REMODEL

REVISIONS				REMARKS
NO.	DATE	REV BY		

LOAR
HOME IMPROVEMENT, LLC

ROB LOAR
PH 301.233.0427
ME-BC 128803

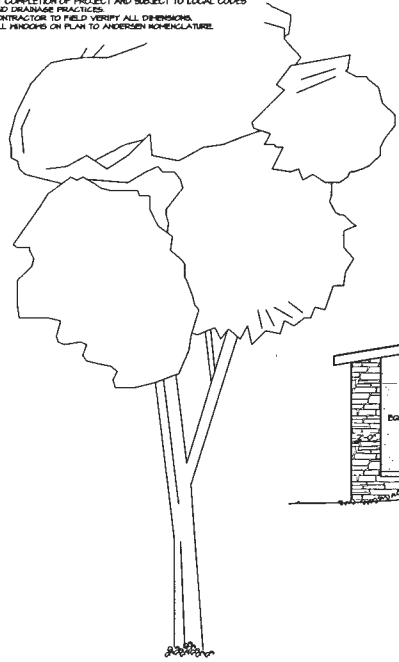
PROPOSED REMODELING WORK FOR
16063A E. MULLINX ROAD
WOODBINE MARYLAND 21878
HOWARD COUNTY

DATE: 8-1-23
DRAWN BY: RL / JPH
CABLE RDM-COM

SHEET A2
SCALE: 1/4" = 1'-0"

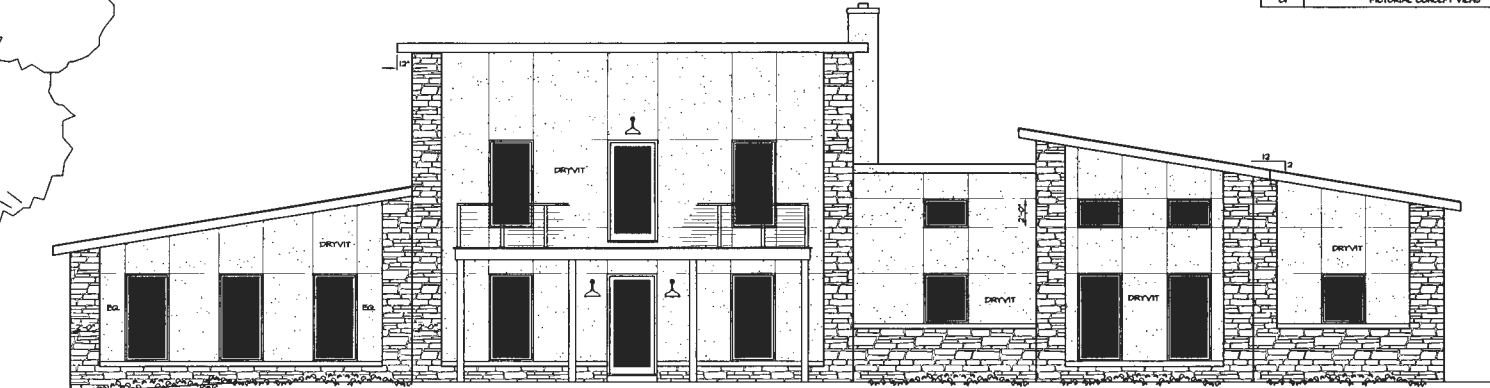
NOTES:

1. PROVIDE GUTTERS, DOWNSPOUTS TO APPROVED EGRESS.
2. GRADE LINES SHOWN ON DRAWING ARE AN APPROXIMATION OF ACTUAL MEASUREMENTS. FINAL GRADE TO BE DETERMINED AT COMPLETION OF PROJECT AND SUBJECT TO LOCAL CODES AND DRAINAGE PRACTICES.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
4. ALL WINDOWS ON PLAN TO ANDERSEN HOME/CLIMATE.



RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS - HOWARD COUNTY, MD IRC 2021						
WIND SPEED (IS MPH)	GROUND SNOW LOAD (SO PSF)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE SHIELD UNDERLAYMENT REQUIRED
			HEATHERING	FROST LINE DEPTH	TERMITES	YES
70	0	A	SEVERE	30 INCHES	MODERATE TO HEAVY	YES

DRAWING LIST	
SHT. NO.	SHEET CONTENTS
A1	FRONT AND REAR ELEVATIONS
A2	LEFT AND RIGHT ELEVATIONS, EXTER. PHOTOS
A3	1ST FLR PLAN - NEW CONSTRUCTION
A4	2ND FLR PLAN NEW/1ST & 2ND FLR PLAN EXISTING
A5	NEW FOUNDATION PLAN, CONDITIONED CRAWLSP. DETAIL
A6	EXISTING FOUNDATION PLAN
A7	HALL BRACING PLAN - 1ST FLOOR
A8	HALL BRACING PLAN - 2ND FLOOR
B1	SECTIONALS & S.D. SS
C1	PICTORIAL CONCEPT VIEWS

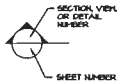


ALIGN TOPS OF FINISH WITH TOP OF DOOR

FRONT ELEVATION
NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



SECTION VIEW OR DETAIL NUMBER

SHEET NUMBER

SHEET
A1

SCALE

1/4" = 1'-0"

DRAWN BY:

RL / HP

DATE

8-1-23

CADFILE

RON-CON1



Professional Engineer
No. 200-22228

REVISIONS

REMARKS

DATE REV BY

NO.

PROPOSED REMODELING WORK FOR

16063A E. MULLINIX ROAD

WOODBINE MARYLAND 21078

HOWARD COUNTY

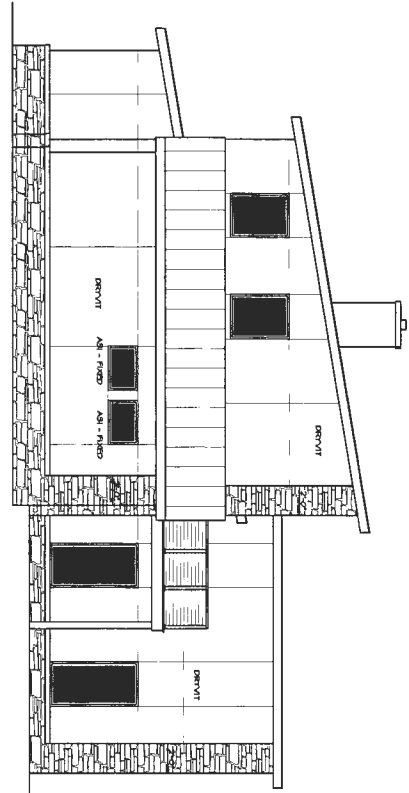
ROB LOAR
PH 301.303.0027
MFC 00803

HOME IMPROVEMENT, LLC

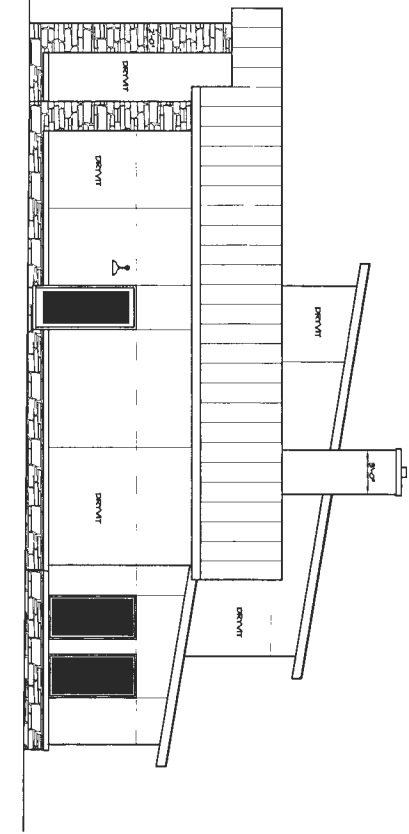
OCTOBER 21, 2023

DIAS / INSALACO REMODEL
OCTOBER 21, 2023

- NOTES:**
1. PROVIDE EXTERIOR CONNECTIONS TO APPROVED SYSTEMS.
 2. ALL EXTERIOR CONNECTIONS SHALL BE MADE TO BE DETERMINED BY THE CONTRACTOR AND SUBJECT TO LOCAL CODES.
 3. ALL CONNECTIONS TO FIELD SHALL BE MADE TO FIELD.
 4. ALL CONNECTIONS TO FIELD SHALL BE MADE TO FIELD.



LEFT ELEVATION
NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



DIAS / INSALACO REMODEL

LOAR
HOME IMPROVEMENT, LLC

ROB LOAR
PH 301.253.0627
M-FC 12863

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
WOODBINE MARYLAND 21976
HOWARD COUNTY

REVISIONS			
NO.	DATE	REV BY	REMARKS

PROJ. NO. 2225

CLIPLE
R0M-COM1

DATE: 8-1-23

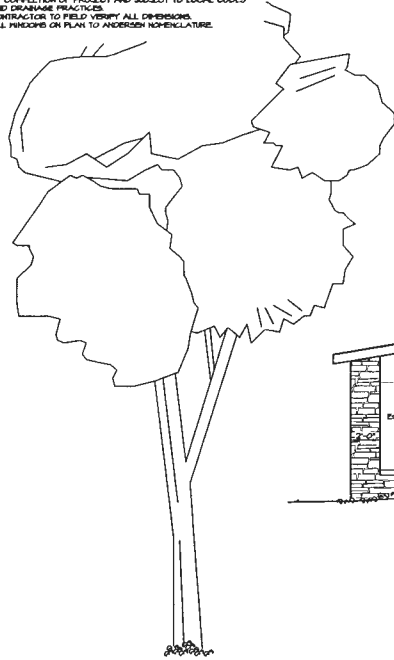
DRAWN BY: RL / HP

SHEET: A2

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

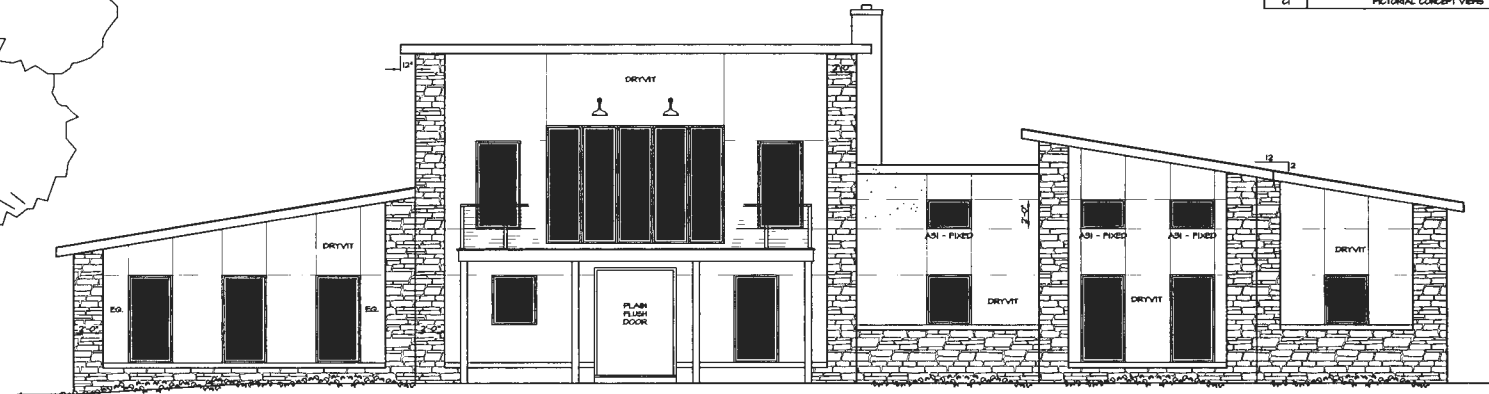
NOTES:

1. PROVIDE UTTERA, DOWNPOUTS TO APPROVED EGRESS.
2. GRADE LINES SHOWN ON DRAWING ARE AN APPROXIMATION OF ACTUAL MEASUREMENTS. FINAL GRADE TO BE DETERMINED AT COMPLETION OF PROJECT AND SUBJECT TO LOCAL CODES AND DRAINAGE PRACTICES.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
4. ALL FINISHES ON PLAN TO ANDERSEN NOMENCLATURE.



RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS - HOWARD COUNTY, MD IRC 2021							
WIND SPEED	GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE SHIELD UNDERLAYMENT REQUIRED	
			HEATHERING	FROST LINE DEPTH	TERRAZZO	MODERATE TO HEAVY	YES
15 MPH	50 PSF	A	SEVERE	30 INCHES			

DRAWING LIST	
SHT. NO.	SHEET CONTENTS
A1	FRONT AND REAR ELEVATIONS
A2	LEFT AND RIGHT ELEVATIONS, EXTS. PHOTOS
A3	1ST FLR PLAN - NEW CONSTRUCTION
A4	2ND FLR PLAN NEW 1ST & 2ND FLR PLAN EXISTING
A5	NEW FOUNDATION PLAN, CONDITIONED CRAWLSP. DETAIL
A6	EXISTING FOUNDATION PLAN
A7	WALL BRACING PLAN - 1ST FLOOR
A8	WALL BRACING PLAN - 2ND FLOOR
B1	SECTIONALS SL 52, 53
C1	PICTORIAL CONCEPT VIEWS



FRONT ELEVATION
NEW CONSTRUCTION
SCALE 1/4" = 1'-0"



REAR ELEVATION
NEW CONSTRUCTION
SCALE 1/4" = 1'-0"



SECTION VIEW
OR DETAIL
NUMBER

SHEET NUMBER

SHEET
A1

SCALE
1/4" = 1'-0"

DRAWN BY:
RL / HP

DATE
8-1-23

CADFILE
RON-CON1



Payne Design
410-978-2226

NO.	DATE	REV BY	REMARKS

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
WOODBINE, MARYLAND 21778
HOWARD COUNTY

ROB LOAR
PH 301.252.0027
MPEC000015

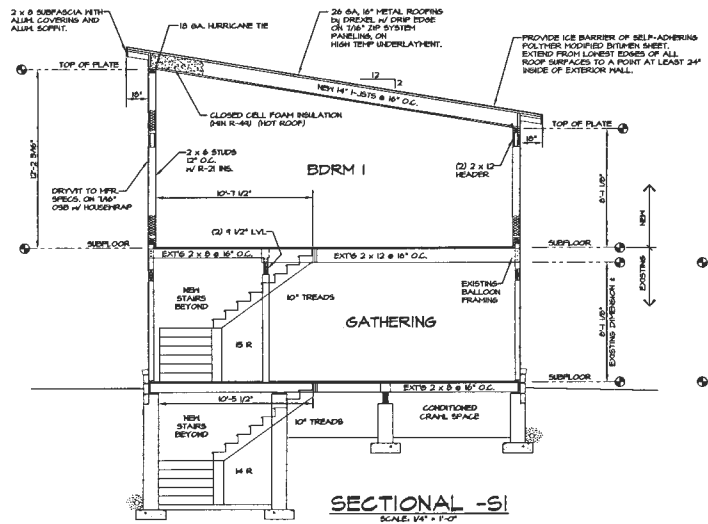


DIAS / INSALACO REMODEL

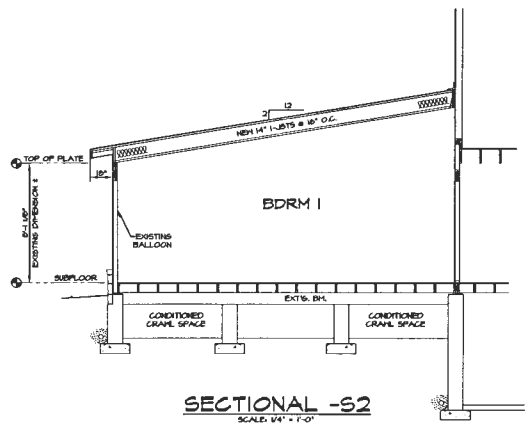
NO.	DATE	REV BY	REVISIONS	REMARKS

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
WOODBRIDGE, MARYLAND
HOWARD COUNTY 21798

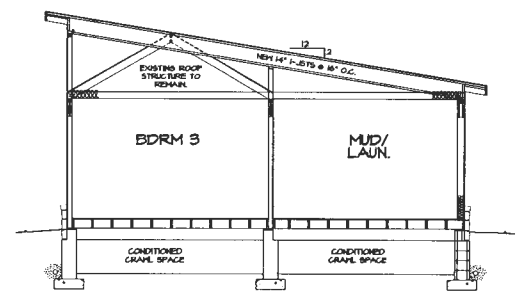
ROB LOAR
PH 301.253.0027
MPC-COMBOS
HOME IMPROVEMENT, LLC



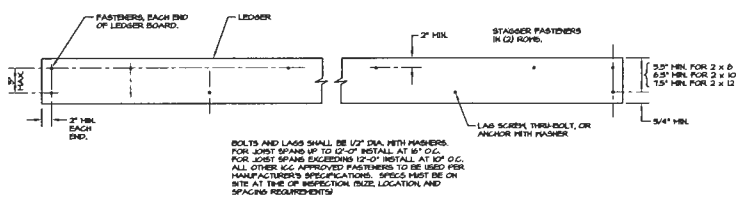
SECTIONAL -S1
SCALE: 1/4" = 1'-0"



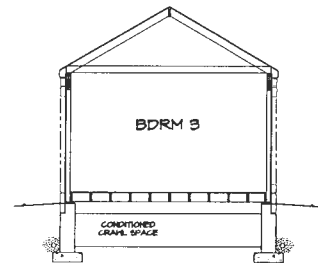
SECTIONAL -S2
SCALE: 1/4" = 1'-0"



SECTIONAL -S3
SCALE: 1/4" = 1'-0"



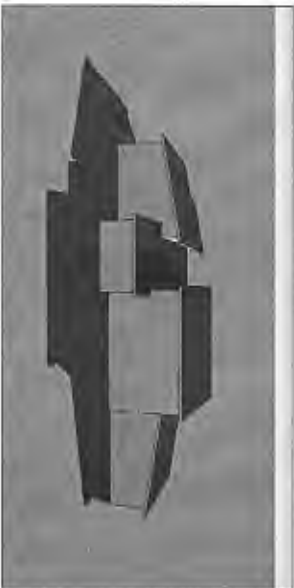
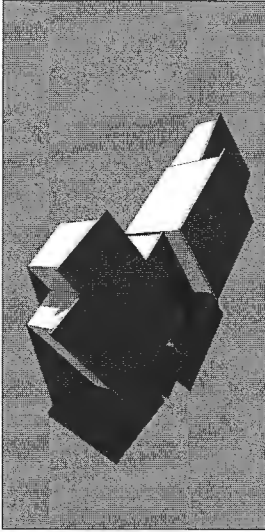
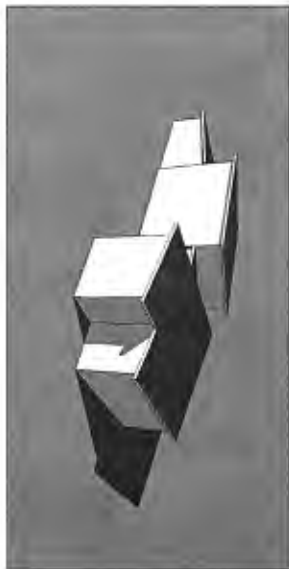
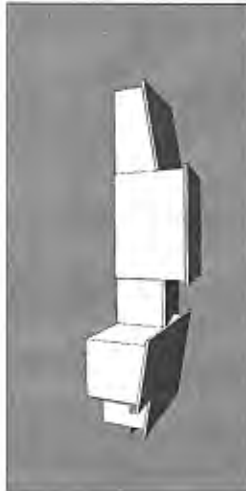
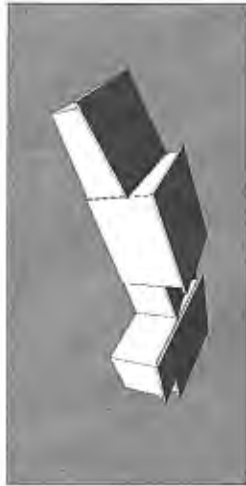
LEDGER FASTENER ATTACHMENT SPACING DETAIL
SCALE: 1" = 1'-0"



EXISTING SECTIONAL OF
BEDROOM 3



3D CONCEPT DRAWINGS



DIAS / INSALACO REMODEL

LOAR
HOME IMPROVEMENT, LLC

ROB LOAR
PH 301.252.0422
MDVIC 128603

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
WOODBINE MARYLAND 21779
HOWARD COUNTY

REVISIONS

NO.	DATE	REV BY	REMARKS



CADFILE
RON-COM1

DATE
8-1-23

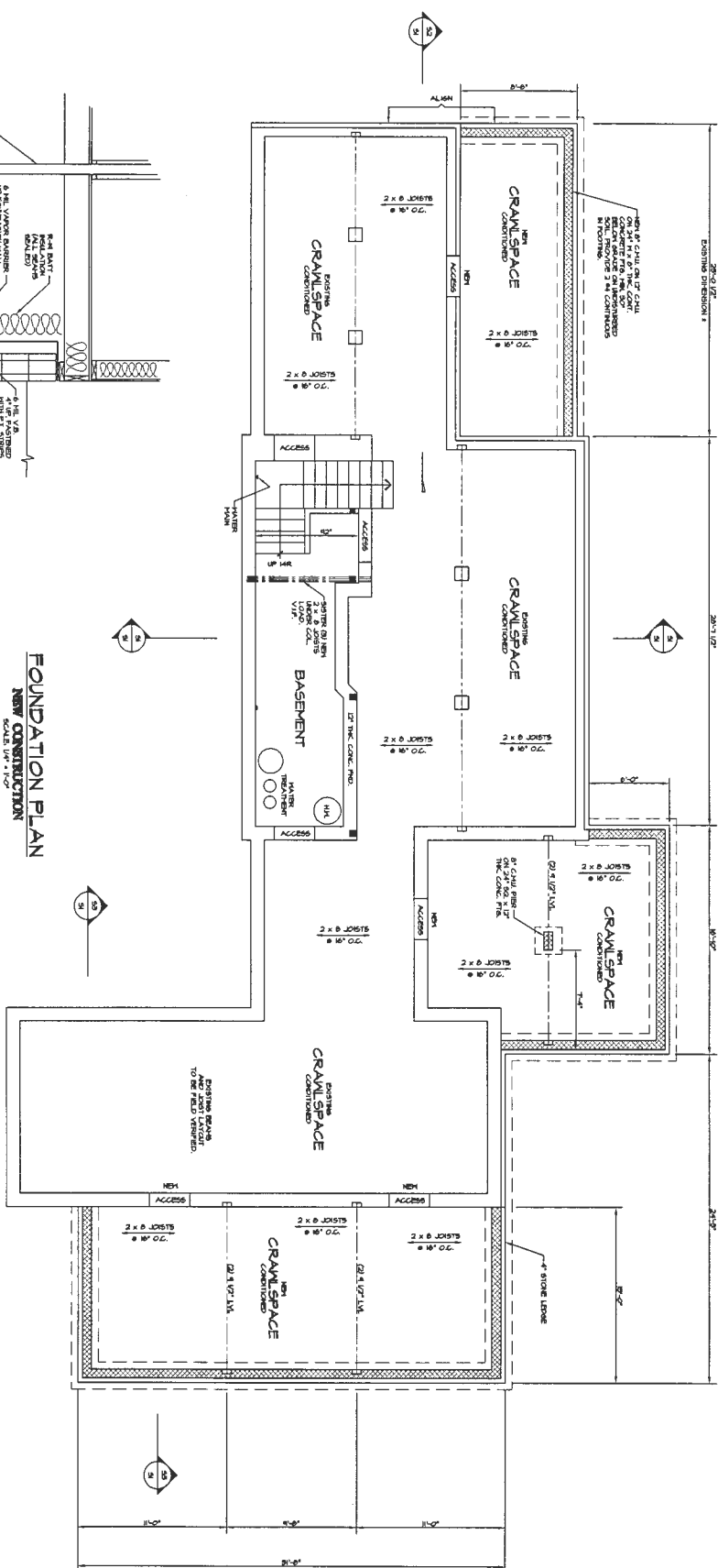
DRAWN BY:
RL / HP

SCALE
1/4" = 1'-0"

SHEET
C1

FOUNDATION PLAN NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. CONSTRUCTION TO VERIFY ALL WORK IS ACCORDING TO THE DRAWINGS.



DETAIL -D2
NEW CONSTRUCTION
UNVENTED CRAWLSPACE / CONDITIONED SPACE



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

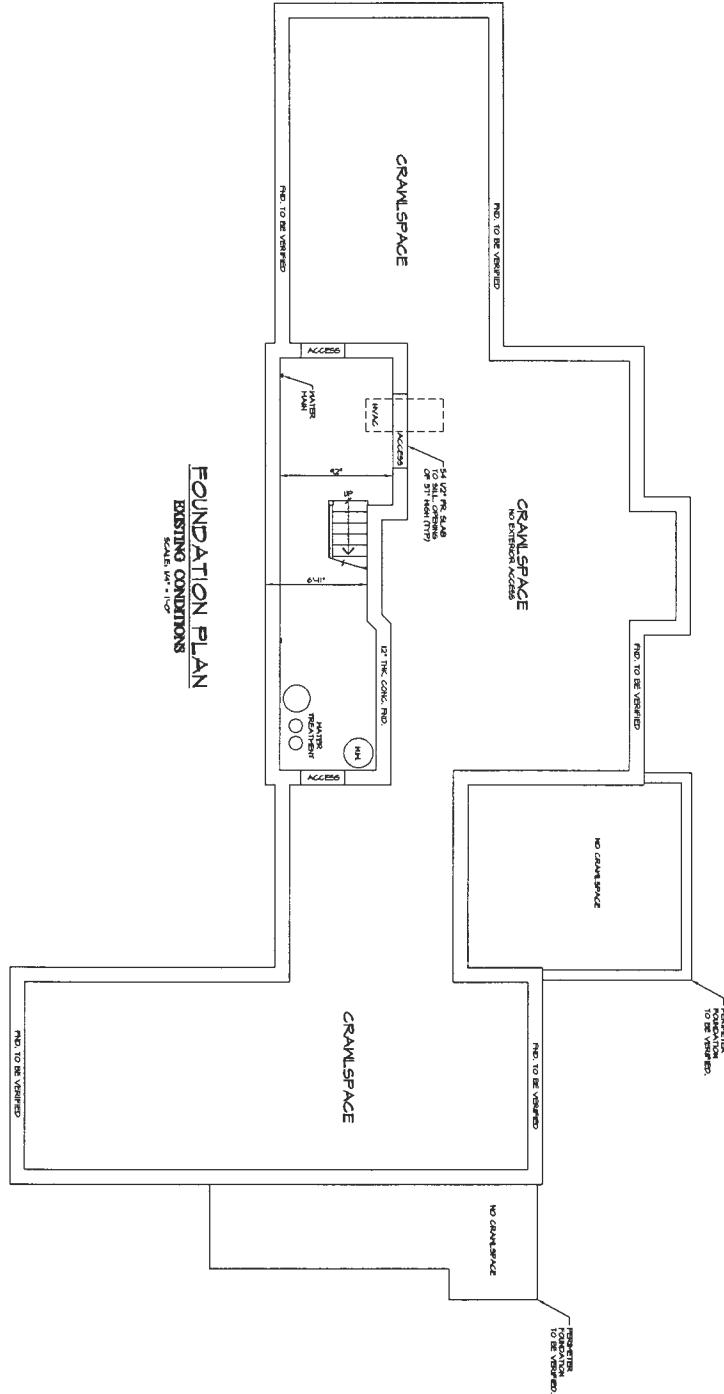
DIAS / INSALACO REMODEL

LOAR
HOME IMPROVEMENT, LLC
ROB LOAR
PH 301.252.0427
MFC 128803

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
WOODENE
HOWARD COUNTY
MARYLAND
21079

REVISIONS			
NO.	DATE	REV BY	REMARKS

INSALACO
CADITILE
RON-COHN
DATE: 8-1-23
SCALE: 1/4" = 1'-0"
DRAWN BY: RL / HP
SHEET: A5



DIAS / INSALACO REMODEL

LOAR
HOME IMPROVEMENT, LLC

ROB LOAR
PH 301.252.0627
ME EC 028693

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
WOODBINE MARYLAND 21978
HOWARD COUNTY

REVISIONS			
NO.	DATE	REV BY	REMARKS



PROJECT
ROOM—COMM

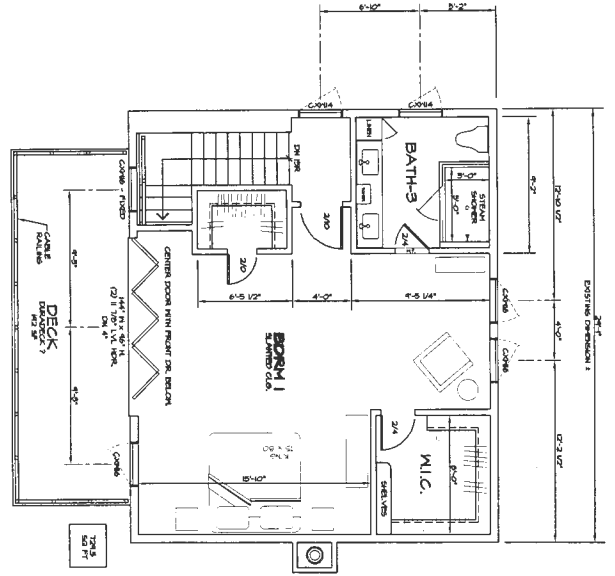
DATE
8-1-23

SCALE
1/4" = 1'-0"

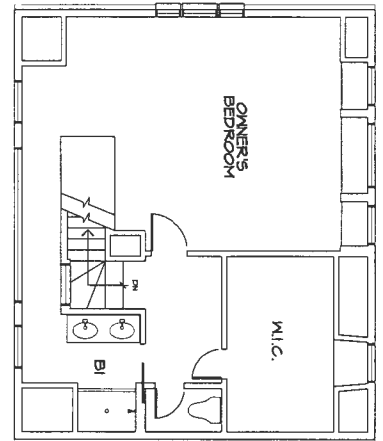
DRAWN BY:
RL / MP

SHEET
A0

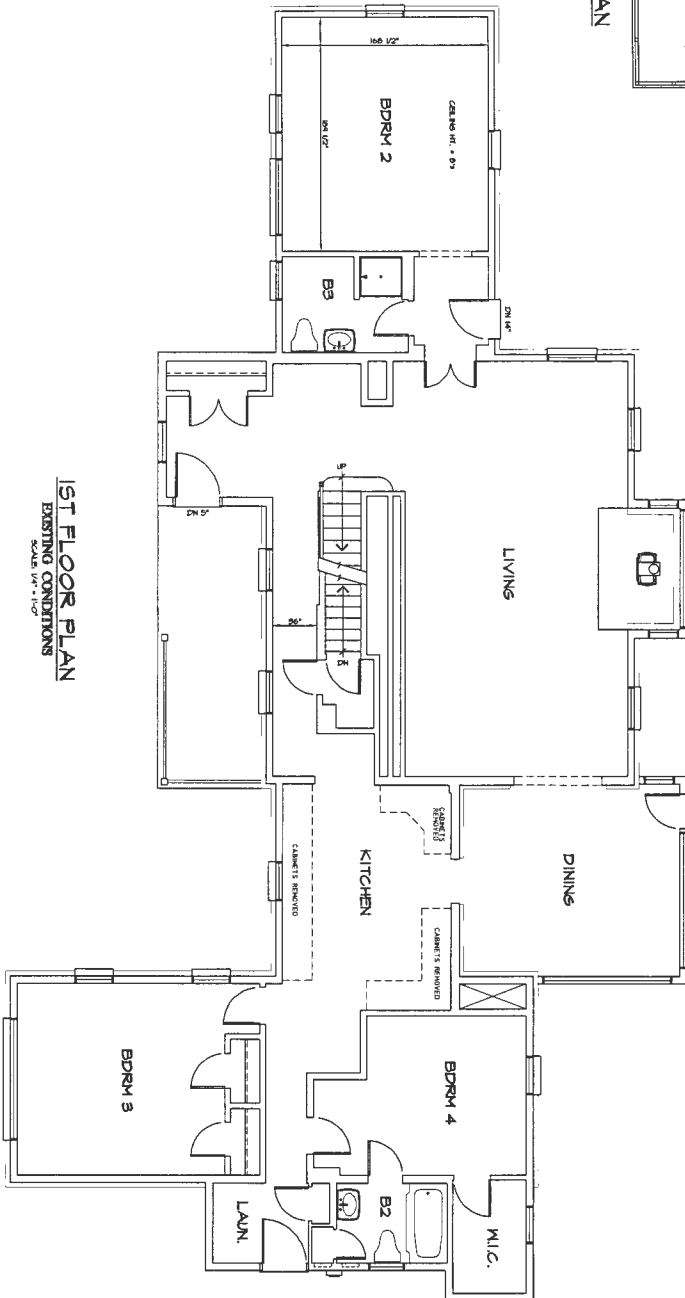
SECTION 1
 OF TOTAL NUMBER
 SHEET NUMBER



2ND FLOOR PLAN
 NEW CONSTRUCTION
 SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
 EXISTING CONDITIONS
 SCALE: 1/4" = 1'-0"



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

DIAS / INSALACO REMODEL

LOAR
 HOME IMPROVEMENT, LLC

ROB LOAR
 PH 301.252.0627
 M-11C 12880

PROPOSED REMODELING WORK FOR
16063A E. MULLINIX ROAD
 WOODBINE MARYLAND 21079
 HOWARD COUNTY

REVISIONS			
NO.	DATE	REV BY	REMARKS

SHEET	A4
SCALE	1/4" = 1'-0"
DRAWN BY:	RL / HP
DATE	8-1-23
CAD/LE	ROW-COM1