

Approved 8/7/24
MRE

Record Detail (This section is required.)

Permit Type Building/Commercial/Misc/NA Permit Number B24002775 Opened Date 07/25/2024
Description of Work Harkins Builders Construction Team/Add Temporary construction trailer.**SUBJECT TO FIELD INSPECTION**

check spelling

Address (This section is required.)

Search Reset Clear Get Parcel & Owner
Street # 6441 Street Name FREETOWN Street Type RD
Unit Type -Select- Unit # X Coordinate -76.88348 Y Coordinate 39.19619
City COLUMBIA State MD Zip Code 21044 Primary Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner
GIS ID 861859 Parcel 109 Parcel Area 3 Land Value 281100 Improved Value 281100 Exemption Value 0 Plan Area COLUMB
Legal Description 3.0027 A. []6367 CEDAR LN []CEDAR ACRES

check spelling

Block Lot Census Tract 605602 Council Dist 4 Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id 1405347866 Subdivision Name
Section Area Tax Map 35
Grid 35-17 Zoning District POR ADC Map 4934-J9
SDP No. SDP-23-026 Final Plan No. ECP-22-040 WP File No.
Record Plat No. WS Contract No. FDP No. Primary Yes
Owner Occupied Year Built 0 Historic District
 Yes No
Historic District Registry No. Stat Area 5-14 Flood Plain
 Yes No
Building No

Owner (This section is not required.)

Search Reset Clear
Name PATUX
Address Line 1 1330 NEW HAMPSHIR AVE NW
Address Line 2 C/O MISSION FIRST HDC SUITE
Address Line 3
Mail City WASHINGTON
Mail State DC
Mail Zip Code 20036
Phone 202-223-3405
Primary Yes
E-mail

jmallow@harkinsbuilders.com

Cell Number Fax Number

Professionals (This section is not required.)

License #
 21530
Business Name
 William Scotsman
License Type
 Engineer
Primary
 Yes
First Name
 Kevin
Middle Name
 M
Last Name
 Finn
Address Line 1
 1716 Elkhart Rd, Suite 1
Address Line 2

City
 Goshen
State
 IN
ZIP Code
 46526
Phone 1
 4107502600
Phone 2

Fax

E-mail
 pschaaf@harkinsbuilders.com

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type
 Applicant
Relationship
 Applicant
Primary
 No
First Name
 jeff
MI

Last Name
 mallow
Full Name
 jeff mallow
Organization Name
 Harkins Builders
Street Address
 10490 Little Patuxent Parkway Suite 400
Address Line 2

City
 Columbia
State
 MD
Zip Code
 21044
Phone
 410-750-2600
Cell

Fax

E-mail
 jmallow@harkinsbuilders.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type
 Contact
Relationship
 Agent for Applicant
Primary
 Yes
First Name
 Jeff
MI

Last Name
 Mallow
Full Name

Organization Name
 HARKINS BUILDERS INC
Street Address
 10490 LITTLE PATUXENT PKWY STE 400
Address Line 2

City
 COLUMBIA
State
 MD
Zip Code
 21046
Phone
 4107502600
Cell

Fax

E-mail
 jmallow@harkinsbuilders.com

Addtl Info

Est Construction Cost
 5000
Housing Units
 0
Number of Buildings
 0
Public Owned
 No
Construction Type
 437 - Additions, Alterations and Conversions - Commercial

COMMERCIAL PERMIT INFORMATION

BUILDING INFORMATION

Expedited Review Capital Project-No Fee Capital Project Number Fee Exempt Fee Exempt Group
 (Text) --Select--

Yes No
 Yes No
 Roadside Tree Permit
 Roadside Tree Project Permit # Yes No (Text)
 Road Frontage --Select--
 Existing Empty

Use Group Other-See Description of Work
 Number of Solar Panels
 Tenant (Number) Harkins Builders Construction (Text)
 Assembly Yes No
 Minor Alteration Yes No

Revision Fees? Yes No
 Height FT (Number)
 No of Stories (Number)
 Gross Area - Sq Foot Per Floor (Number)
 Area of Construction - SQ FT (Number) 720
 Downtown Tax \$

Excise Tax at \$0.60 SQ FT
 Excise Tax at \$1.17SQ FT
 Construction Type --Select--
 State Certified Module Yes No
 Expiration Date 1/28/2025

U&O Issued On
 U & O Comments [check spelling](#)

UTILITY INFORMATION

Water Supply Private
 Sewage Disposal Private
 Utilities Electric
 Heating System Electric
 Geothermal Yes No
 Sprinkler System None

GREEN BUILDING INFORMATION

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

Submit Cancel

Eshenbaugh, Melanie

From: Peter Schaaf <pschaaf@harkinsbuilders.com>
Sent: Wednesday, August 7, 2024 4:13 PM
To: Eshenbaugh, Melanie
Subject: RE: B24002775

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

Hi Malanie,

The contractor that will be doing the pumping and hauling for the waste water is Bobby's Pottys. They are located 11412 Pulaski Highway, White Marsh, MD 21162. Their phone number is 410-679-7108.

Please let me know if you need anything else.

Thanks,

Pete



HARKINS

BUILDING
EXCEPTIONAL

Commercial
Government
Multifamily



Peter Schaaf
Project Manager

Harkins Builders, Inc
10490 Little Patuxent Parkway
Suite 400
Columbia, Maryland 21044

pschaaf@harkinsbuilders.com

Direct: 410-480-4018
Mobile: 443-632-6841
Office: 410-750-2600
Web: www.harkinsbuilders.com



From: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Sent: Wednesday, August 7, 2024 3:58 PM
To: Peter Schaaf <pschaaf@harkinsbuilders.com>
Subject: RE: B24002775

Good afternoon Pete,

After speaking with my supervisor he stated that we should have the contractor information that will be pumping and hauling the wastewater for the temp. trailer. Once we have this information we can give HD approval. Let me know if you have any questions and thank you.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.

Eshenbaugh, Melanie

From: Peter Schaaf <pschaaf@harkinsbuilders.com>
Sent: Monday, August 5, 2024 9:22 AM
To: Jeff Mallow; Eshenbaugh, Melanie
Subject: RE: B24002775

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

Good Morning Melanie,

Thank you for the time on the phone this morning. We do intend to use the bathroom in the temporary trailer. We do not plan on connecting to public utilities, water and waste will be stored in tanks at the trailer and will be pumped and hauled offsite.

Please let me know if you have any additional questions.

Thank you!

Pete

Begin forwarded message:



BUILDING
EXCEPTIONAL

Commercial
Government
Multifamily



Peter Schaaf
Project Manager

Harkins Builders, Inc
10490 Little Patuxent Parkway
Suite 400
Columbia, Maryland 21044

pschaaf@harkinsbuilders.com

Direct: 410-480-4018
Mobile: 443-632-6841
Office: 410-750-2600
Web: www.harkinsbuilders.com



From: "Eshenbaugh, Melanie" <MEshenbaugh@howardcountymd.gov>
Date: August 2, 2024 at 4:05:36 PM EDT
To: Jeff Mallow <jmallow@harkinsbuilders.com>
Subject: B24002775

Good afternoon Mr. Jeff Mallow,

Please provide confirmation on the bathroom shown on the floor plan for the temporary construction trailer. Will there be a bathroom and if so will it be utilized during the duration

of the construction phase and temporary use of the trailer? If so, will there be a connection with the public utilities? After clarification of the information we can move forward with the building permit approval process. I will await your response and thank you kindly.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org

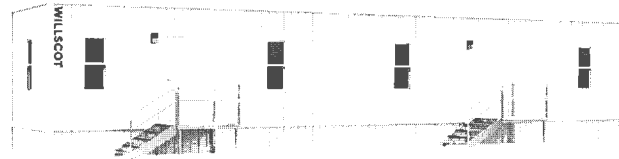


CONFIDENTIALITY NOTICE

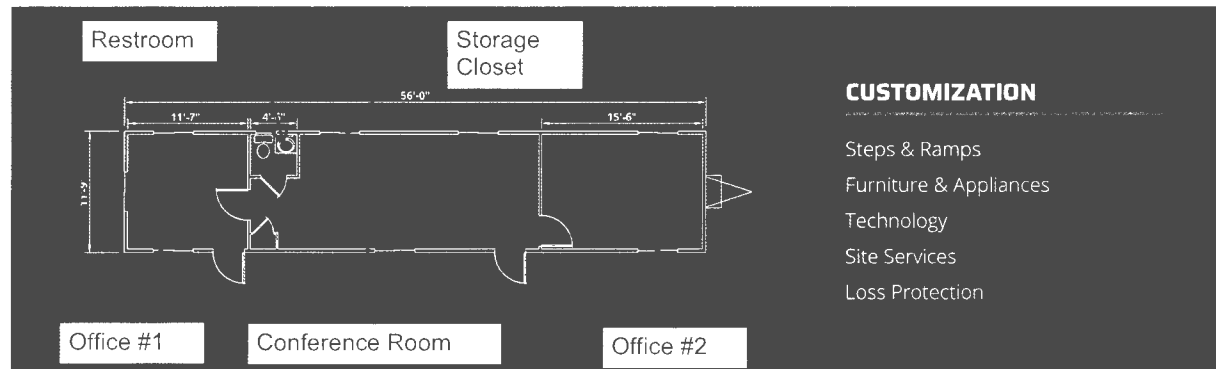
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WILLSCOT™

60' x 12' OFFICE TRAILER



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

Dimensions

60' Long (including hitch)
56' Box size
12' Wide
8' Ceiling height

Exterior Finish

Aluminum or wood siding
I-Beam Frame
Standard drip rail gutters

Interior Finish

Paneled walls
Carpet or vinyl tile floor
Gypsum or T-grid suspended ceiling

Electric

Fluorescent ceiling lights
Breaker panel

Heating/Cooling

Central HVAC or thru-wall AC

Windows/Doors

Horizontal slider windows
(2) Vision panel doors with standard locks or (2) steel doors with dead bolt lock

Other

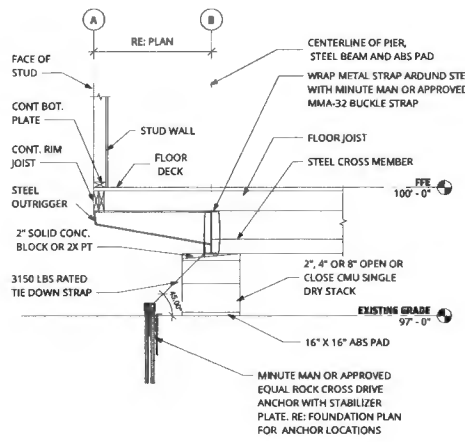
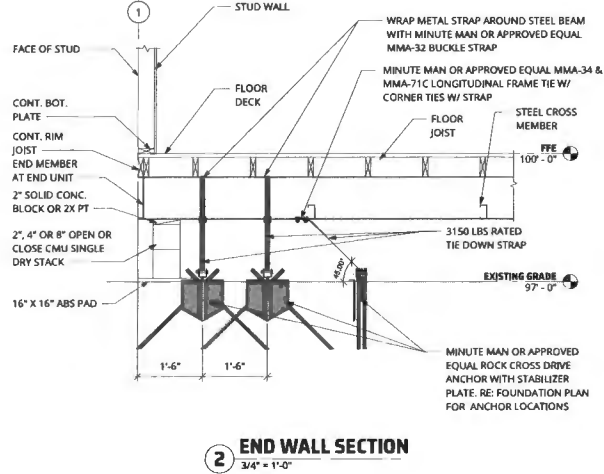
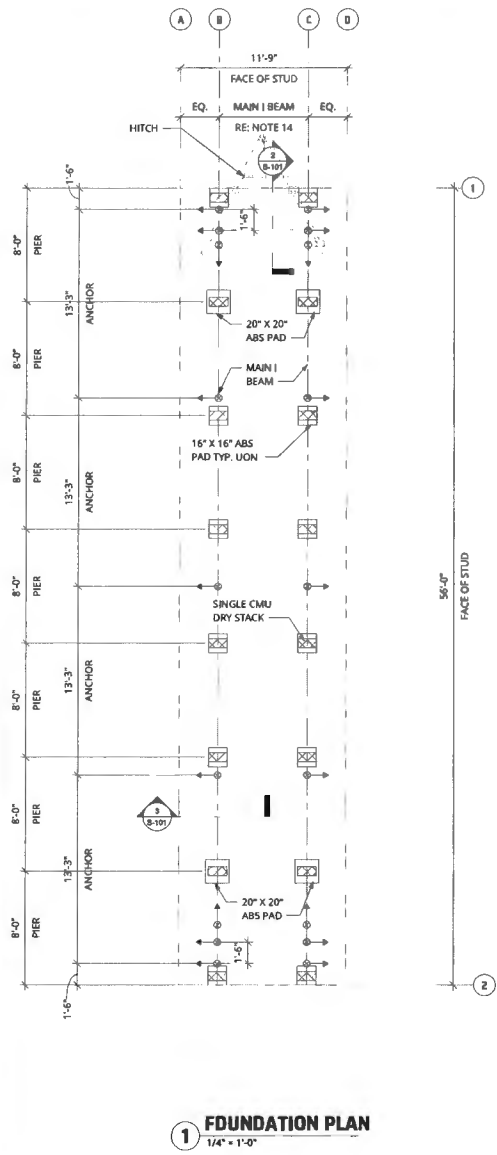
Private office(s)
Optional restroom

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in stock availability.*

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- FOUNDATION NOTES:**
- FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
 - UNIT MAY BE SHIMMED AS REQUIRED BETWEEN TOP OF PIER AND MODULAR UNIT FRAME. HARDWOOD, METAL OR ABS SHIM CAN BE USED. WEDGE SHIM SHALL BE USED IN PAIRS.
 - TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE I ZINC COATED STEEL STRAPPING AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
 - UNDERGROUND UTILITY LOCATIONS ARE THE RESPONSIBILITY OF OTHERS. ALL UNDERGROUND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO ANY EXCAVATION
 - PROVIDE 1 SQUARE FOOT OF CRAWL SPACE VENTILATION FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. IF SUITABLE VAPOR BARRIER IS PROVIDED RATIO CAN BE INCREASED TO 1/1500.
 - PROVIDE MINIMUM CRAWL SPACE ACCESS UNDER UNIT OF 18" x 24".
 - DIMENSIONS SHALL BE FIELD VERIFIED.
 - FINISHED FLOOR ELEVATION: FFE = 100'-0" IS FOR REFERENCE ONLY.
 - ANCHORS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 - ALLOWABLE SOIL BEARING CAPACITY IS 2500 PSF.
 - FIELD VERIFY EXISTING CONDITION. IF THERE ARE DISCREPANCIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED.
 - SINGLE DRY STACK CMU SHALL NOT EXCEED 32 INCHES IN HEIGHT.
 - DOUBLE DRY STACK CMU SHALL NOT EXCEED 48 INCHES IN HEIGHT WITHOUT PERIMETER CEMENT BONDING.
 - MAIN I BEAM SPACING SHALL BE VERIFIED BEFORE THE PLACEMENT OF MASONRY PIERS.

BUILDING LEGEND:

⊠ ⊢ INDICATES MINUTE MAN OR APPROVED EQUAL ROCK CROSS DRIVE ANCHOR WITH STABILIZER PLATE. TOP OF ARROW INDICATES ANCHOR LOCATION.

DESIGN LOADS:

BUILDING CODE: IBC 2021

ROOF LIVE LOAD = 20 PSF
 FLOOR LIVE LOAD = 50 PSF
 FLOOR DEAD LOAD = 10 PSF
 ROOF DEAD LOAD = 10 PSF
 EXTERIOR WALL DEAD LOAD = 60 PLF

WIND SPEED

V = 110 MPH (ULT)
 V = 85.2 MPH (ASD)
 EXPOSURE B
 INTERNAL PRESSURE COEFFICIENT GCpi = ± 0.18
 RISK CATEGORY II

SEISMIC LOADS:

OCCUPANCY CATEGORY - II
 MAPPED SPECTRAL RESPONSE ACCELERATIONS - Ss = 0.136, S1 = 0.043
 SITE CLASS - D
 SPECTRAL RESPONSE COEFFICIENT - Sds = 0.145, Sd1 = 0.069
 SEISMIC DESIGN CATEGORY B
 BASIC FORCE RESISTING SYSTEM - LIGHT FRAMED WOOD WALL SHEATHED WITH WOOD STRUCTURAL PANEL RATED FOR SHEAR RESISTANCE ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE PROCEDURE
 RESPONSE MODIFICATION FACTOR - R = 6.5
 SEISMIC RESPONSE COEFFICIENT - Cs = 0.0223
 DESIGN BASE SHEAR - V = 0.5 KIIPS

SNOW LOAD

GROUND SNOW LOAD Pg = 30 PSF
 EXPOSURE FACTOR Ce = 1.00
 THERMAL FACTOR Ct = 1.1
 IMPORTANCE FACTOR I = 1.00
 ROOF SNOW LOAD Pf = 23.1 PSF

- ABS PAD NOTES:**
- CLEAR ALL VEGETATION AND DEBRIS FROM THE AREA WHERE THE ABS PAD ARE TO BE PLACED.
 - GROUND UNDER ABS PAD SHALL BE LEVELLED AND EVENLY COMPACTED.
 - PLACE ABS PAD WITH GRID SIDE UP, SMOOTH SIDE DOWN.

MATERIAL QUANTITY	
DESCRIPTION	COUNT
16" X 16" ABS PAD	12
20" X 20" ABS PAD	4
MINUTE MAN ANCHOR OR APPROVED EQUAL MMA-34 & MMA-71C	4
MINUTE MAN OR APPROVED EQUAL ROCK CROSS DRIVE ANCHOR WITH STABILIZER PLATE	18
WRAP METAL STRAP AROUND STEEL BEAM WITH MINUTE MAN OR APPROVED EQUAL MMA-32 BUCKLE STRAP	14

WILLSCOT

WILLIAMS SCOTSMAN INC.
 4646 East Van Buren Street,
 Suite 400, Phoenix, AZ 85008
 800.782.1500 | WILLSCOT.COM

Thierry Leboutch
 Digitally signed by Thierry Leboutch
 Date: 2024.07.24 12:14:44 -05'00'



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, LIC. NO. 42539, EXP. DATE 7-25-2026



PATUENT COMMINS APARTMENTS
(1) 12 X 56 MODULAR UNIT
 6441 FREETOWN ROAD
 COLUMBIA, MD 21044

ISSUE DATE DESCRIPTION

FILE # WS2024-1018
 DRAWN BY TH
 DATE 7/26/2024
 REP: BRANDON SCHNEIDER
 ASS'T # SO
 MODEL

FOUNDATION PLAN & SECTIONS

S-101

7/26/2024 12:14:20 PM

RE: Permit #B2400277 – Tenant Letter

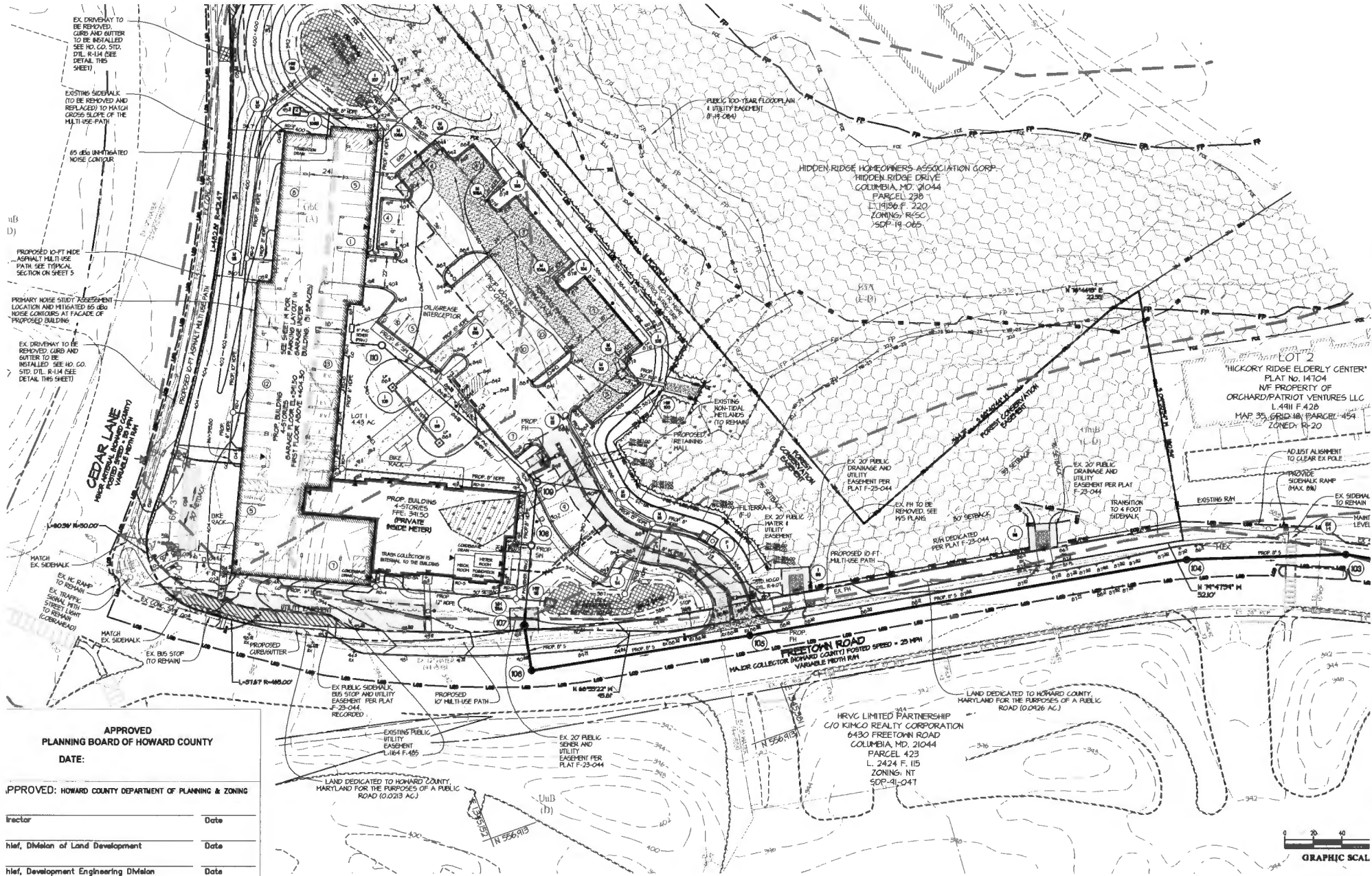
To Whom it May Concern,

Please use this letter as The Tenant Letter for the temporary construction trailer associated with the Commercial Miscellaneous Permit # B2400277. The trailer will be occupied by the Harkins builder Site Supervision team; Jeff Mallow (Lead Superintendent) and Cory Willson (Project Engineer). The trailer will be used as their filed office and meeting space during the course of construction.

Please let me know if you have any questions or if you need any additional information.

Thank you,

Peter Schaaf
Project Manager
Harkins Builders, Inc.



EX DRIVEWAY TO BE REMOVED. CURB AND GUTTER TO BE REINSTALLED. SEE NO. CO. STD. DTL. R-114 (SEE DETAIL THIS SHEET)

EXISTING SIDEWALK (TO BE REMOVED AND REPLACED) TO MATCH CROSS-SLOPE OF THE MULTI-USE PATH

65 dBA UNMITIGATED NOISE CONTOUR

PROPOSED 10-FT WIDE ASPHALT MULTI-USE PATH. SEE TYPICAL SECTION ON SHEET 5

PRIMARY NOISE STUDY ASSESSMENT LOCATION AND MITIGATED 65 dBA NOISE CONTOURS AT FACADE OF PROPOSED BUILDING

EX DRIVEWAY TO BE REMOVED. CURB AND GUTTER TO BE REINSTALLED. SEE NO. CO. STD. DTL. R-114 (SEE DETAIL THIS SHEET)

HIDDEN RIDGE HOMEOWNERS ASSOCIATION CORP.
HIDDEN RIDGE DRIVE
COLUMBIA, MD. 21044
PARCEL 238
L. 14150 F. 220
ZONING: RESC
SDP-19-085

LOT 2
"HICKORY RIDGE ELDERLY CENTER"
FLAT NO. 14104
NF PROPERTY OF
ORCHARD/PATRIOT VENTURES LLC
L. 4411 F. 426
MAP 35, GRID 148, PARCEL 454
ZONED: R-20

FREETOWN ROAD
HAZARD COLLECTOR HOWARD COUNTY POSTED SPEED = 25 MPH
VARIABLE WIDTH RM

HRVC LIMITED PARTNERSHIP
C/O KIMCO REALTY CORPORATION
6430 FREETOWN ROAD
COLUMBIA, MD. 21044
PARCEL 423
L. 2424 F. 115
ZONING: NT
SDP-01-041

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE:

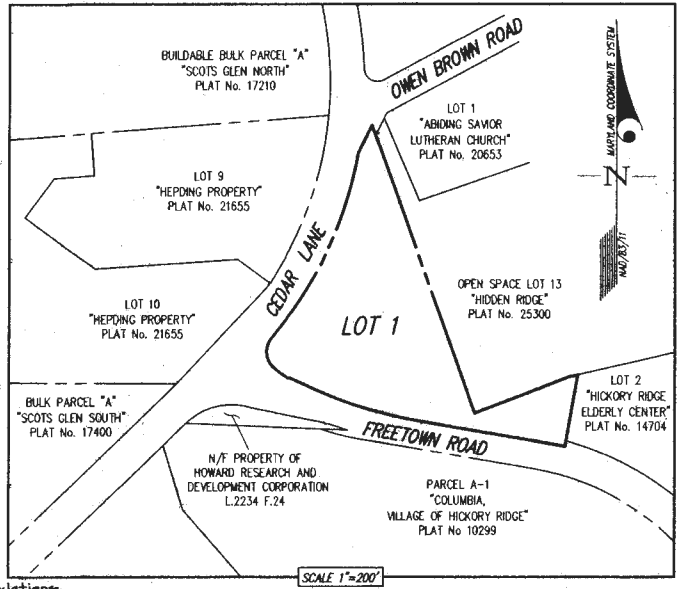
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Instructor	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date



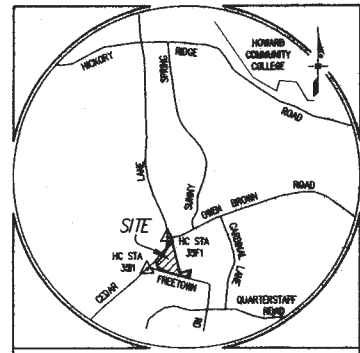
GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED FOR PER THE OCTOBER 8, 2013 COMPREHENSIVE ZONING PLAN.
2. THE SUBJECT PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
3. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 35F1 AND 35I1.
4. DISTANCES SHOWN HEREON ARE BASED ON OLD COORDINATES.
5. THIS PLAN AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHNICK, LITTLE & NESEB, P.A. IN AUGUST 2022.
6. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
7. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-22-040, WP-22-088, SOP-23-026, WP-24-086.
8. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
9. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 1/1/2024, ON WHICH DATE DEVELOPER AGREEMENT # 24-5212-D WAS FILED AND ACCEPTED.
10. THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY GUTSCHNICK, LITTLE & NESEB, P.A., IN MARCH 2023, AND IS PART OF ECP-22-040, APPROVED ON MARCH 2, 2022.
11. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.100 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
12. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
13. THE PATUXENT COMMONS DEVELOPMENT HAS MET THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPING IN ACCORDANCE WITH A LANDSCAPE PLAN APPROVED UNDER SOP-23-026.
14. THE PATUXENT COMMONS DEVELOPMENT HAS MET THE REQUIREMENTS OF SECTION 16.1700 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN APPROVED UNDER SOP-23-026.
15. A NOISE STUDY FOR THIS PROJECT WAS COMPLETED DATED MARCH 23, 2023 BY MILLER BEAM & PUGHMILL, INC. THERE ARE NO BURIAL GROUNDS ON PROPERTY.
17. STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
18. THE TRAFFIC STUDY (AFRD) WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED 12/20/2022.
 - A. THE COUNTS WERE DONE ON MAY 3, 2022.
 - B. SCHOOLS WERE IN SESSION ON THAT DAY.
 - C. THE REPORT WAS SUBMITTED AS PART OF SOP-23-026.
 - D. THE INTERSECTIONS STUDIED WERE: FREETOWN ROAD AND CEDAR LANE, HARBET TURMAN LANE AND FREETOWN ROAD, WINDSOR DRIVE AND SENECA DRIVE, MARTIN ROAD AND OWEN BROWN ROAD, AND CEDAR LANE AND OWEN BROWN ROAD.
 - E. ALL STUDIED INTERSECTIONS ARE UNDER COUNTY JURISDICTION.
 - F. THE LEVEL OF SERVICE FOR ALL INTERSECTIONS FOR THE HORIZON YEAR 2025 IS 'A'.
 - G. NO INTERSECTION IS REQUIRED.
19. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY MASER CONSULTING, P.A., DATED JANUARY 5, 2017, AND WAS APPROVED ON JANUARY 19, 2018.
20. A WETLANDS STUDY FOR THIS PROJECT WAS PREPARED BY WETLANDS STUDIES AND SOLUTIONS, DATED DECEMBER 8 2021.
21. THE WIDE PERMIT TRACKING NUMBER IS 22-WF-3202/2022019H.
22. ALTERNATE COMPLIANCE 40-24-026 WAS APPROVED ON ON APRIL 8, 2024, RELATED TO SECTIONS 16.144(R)(6) AND 16.156(M) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:
 1. THE DEADLINE DATE TO SUBMIT THE FINAL PLAT ORIGINALS (F-23-044) IS EXTENDED 30 DAYS TO ON OR BEFORE MAY 4, 2024.
 2. THE DEADLINE DATE TO SUBMIT THE SITE DEVELOPMENT PLAN ORIGINALS (SOP-23-026) IS EXTENDED 60 DAYS FROM TO ON OR BEFORE JUNE 28, 2024.
 3. INCLUDE THE ALTERNATE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE FINAL PLAT AND SITE DEVELOPMENT PLAN.



LEGEND

- ● BOUNDARY EVIDENCE FOUND
- BOUNDARY CORNER TO BE SET
- [Grid Pattern] PUBLIC SEWER & UTILITY EASEMENT
- [Diagonal Lines] PUBLIC DRAINAGE & UTILITY EASEMENT
- [Horizontal Lines] PUBLIC SIDEWALK & UTILITY EASEMENT
- [Vertical Lines] PUBLIC WATER & UTILITY EASEMENT
- [Stippled] FOREST CONSERVATION EASEMENT AREA
- [Dotted] PUBLIC UTILITY EASEMENT
- [Diagonal Lines] PUBLIC SIDEWALK, BUS STOP & UTILITY EASEMENT
- [Dashed] 100 YEAR FLOODPLAIN EASEMENT
- [Dashed] 100 YEAR FLOODPLAIN EASEMENT ELEVATION
- [Solid] 50' STREAM BANK BUFFER
- [Dashed] WETLAND LIMITS (M1, M2, ETC.)
- [Solid] WETLAND BUFFER
- [Stippled] WETLAND AREA



VICINITY MAP
SCALE: 1" = 2,000' ADC MAP 32 GRID E-3

FOREST CONSERVATION EASEMENT LINE TABLE FOR SHEET 2

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	N 00°14'38" W	87.67'	F14	N 47°29'46" E	18.46'
F2	N 16°14'36" E	14.67'	F15	S 54°32'05" E	24.23'
F3	N 23°15'24" W	20.00'	F16	N 45°55'38" E	10.82'
F4	S 16°14'36" W	17.12'	F17	N 54°32'05" W	24.22'
F5	N 00°14'49" W	156.71'	F18	N 47°32'27" E	11.25'
F6	N 16°14'36" E	14.68'	F19	N 19°29'31" W	208.46'
F7	N 23°15'24" W	28.84'	F20	N 65°02'17" W	42.31'
F8	N 14°16'22" W	21.58'	F21	N 21°04'55" W	41.71'
F9	N 27°23'12" W	29.80'	F22	N 28°23'58" E	15.23'
F10	N 53°36'50" W	45.42'	F23	N 19°29'31" W	81.10'
F11	N 43°20'11" W	15.12'	F24	N 71°54'31" W	64.67'
F12	N 09°10'47" W	37.95'	F25	N 18°05'09" E	80.72'
F13	N 70°53'08" E	32.22'	F26	N 23°25'51" E	94.08'

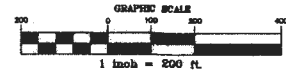
COORDINATE TABLE

POINT	NORTHING	EASTING
100	556,906.25	1,345,694.69
101	557,013.09	1,345,394.59
102	557,041.61	1,345,232.77
103	557,044.67	1,345,224.91
104	557,065.74	1,345,878.25
105	557,087.15	1,345,168.02
106	557,116.18	1,345,046.30
107	557,115.91	1,345,046.30
108	557,137.08	1,345,070.37
109	557,209.48	1,345,002.92
110	557,641.75	1,345,265.30
111	557,708.11	1,345,237.17
112	557,033.17	1,345,425.36
113	557,117.85	1,345,694.69
114	557,122.82	1,345,713.78

AREA TABULATION CHART - ALL SHEETS

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED**
 - BUILDABLE: 1
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS**
 - BUILDABLE: 4,2728 AC.
 - NON-BUILDABLE: 0 AC.
 - OPEN SPACE: 0 AC.
 - PRESERVATION PARCELS: 0 AC.
- TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS**: 0.1287 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED**: 4.4015 AC.

OWNERS:
PATIENT OWNER, LP
1028 BANK STREET
BALTIMORE, MD 21201
TEL: (202) 223-1400



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

[Signature] /s/ [Name] DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] DATE 5-20-24

[Signature] DATE

OWNER'S DEDICATION

PATIENT OWNER, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF INTERESTS AND EASEMENTS FOR THE SPECIFIC PURPOSES 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.

THE REQUIREMENTS OF SECTION 5-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

IN WITNESS OUR HANDS THIS 19TH DAY OF APRIL 2024

[Signature]
SABAH COMBANT, VICE PRESIDENT

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND THAT WAS CONVEYED TO PATIENT OWNER, LP, A MARYLAND LIMITED PARTNERSHIP, BY A CONVEYANCY DEED DATED JUNE 16, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 20905 AT PAGE 308; AND THAT ALL INSTRUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 5-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] DATE 4/12/2024
WILLIAM E. GLENNER II
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2025)

RECORDED AS PLAT NUMBER 24030 ON 5-24-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

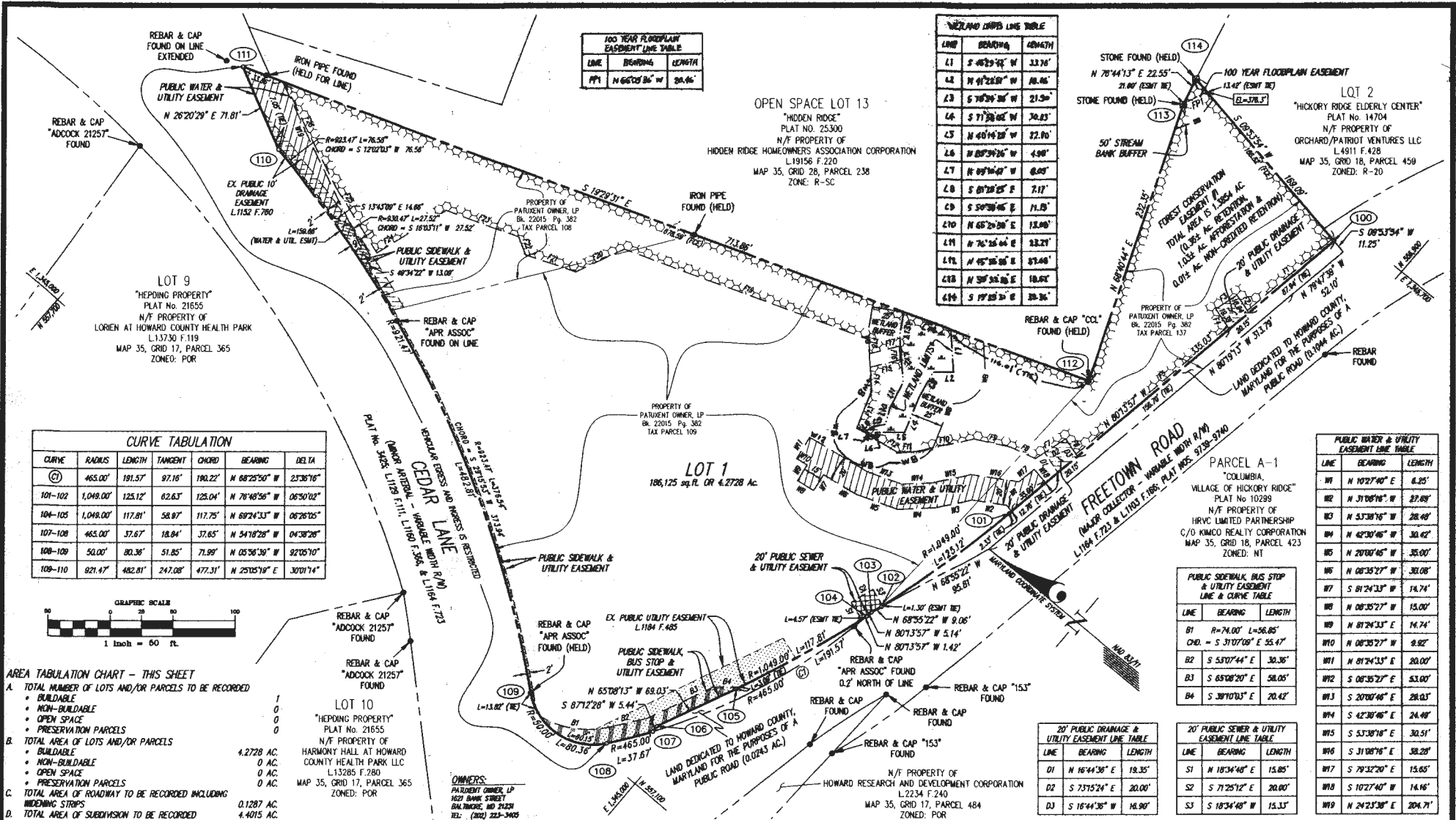
PLAT OF SUBDIVISION
PATUXENT COMMONS
LOT 1
(A CONSOLIDATION OF TAX PARCELS 108, 109, & 137)

ZONE: POR TM 35, GRID 17, PARCELS 108, 109, & 137
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' SHEET 1 OF 2 APRIL 2024

GLW
3900 MATHEWSON DRIVE
BURTNSVILLE, MD 20886
301-421-4024
GLWA.COM

DRAWN BY: MAB
CHECK BY: [Signature]

S:\Survey\Demolish\2024\PLATS\2024-04-12\2024-04-12-17-49 AM, PLOTTED BY: Morgan Bell, PLOTTED: 4/17/2024 8:09 AM, LAST SAVED: 4/17/2024 7:49 AM



100 YEAR FLOODPLAIN EASEMENT LINE TABLE

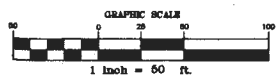
LINE	BEARING	LENGTH
AP1	N 65°02'06" W	26.46'

WETLAND CURVE LONG TABLE

LINE	BEARING	LENGTH
L1	S 46°29'44" W	33.76'
L2	N 0°26'28" W	20.46'
L3	S 70°24'26" W	21.30'
L4	S 71°30'46" W	20.83'
L5	N 40°14'28" W	32.80'
L6	N 0°39'46" W	4.90'
L7	N 0°14'46" W	6.05'
L8	S 0°13'25" E	7.17'
L9	S 50°26'46" E	11.80'
L10	N 65°28'26" E	12.40'
L11	N 76°26'46" E	13.21'
L12	N 45°26'26" E	31.44'
L13	N 30°26'26" E	18.62'
L14	S 19°26'26" E	28.26'

CURVE TABULATION

CURVE (C)	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
101-102	1,049.00'	125.12'	62.63'	125.04'	N 70°48'56" W	06°50'02"
104-105	1,049.00'	117.81'	58.97'	117.75'	N 69°24'33" W	06°26'05"
107-108	465.00'	37.67'	18.84'	37.65'	N 54°18'28" W	04°38'28"
108-109	50.00'	80.36'	51.85'	71.99'	N 05°36'39" W	32°05'10"
109-110	921.47'	482.81'	247.08'	477.31'	N 25°15'16" E	30°17'14"



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.2728 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING MIDWING STRIPS	0.1287 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.4015 AC.

OWNER'S DEDICATION

PATUXENT OWNER, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT ONTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN STREETS, DRIVEWAYS, 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WADSWORTH 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 DECIDED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-102, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND THAT WAS CONVEYED TO PATUXENT OWNER, LP, A MARYLAND LIMITED PARTNERSHIP, BY A CONTRIBUTORY DEED DATED JUNE 16, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 2008 AT PAGE 382, AND THAT ALL INSTRUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-102, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

William E. Branning DATE: 04/22/2024
 WILLIAM E. BRANNING
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/31/2025)

RECORDED AS PLAT NUMBER 21542-31 ON 5-24-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION
PATUXENT COMMONS
 LOT 1
 (A CONSOLIDATION OF TAX PARCELS 108, 109, & 137)

ZONE: POR TM 35, GRID 17, PARCELS 108, 109, & 137
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' SHEET 2 OF 2 APRIL 2024

3808 NATIONAL DRIVE SUITE 200 BARTOW, FL 32933 352-421-0024 GLWFLA.COM

GLW
 3808 NATIONAL DRIVE SUITE 200 BARTOW, FL 32933 352-421-0024 GLWFLA.COM

GLW 2024

S:\Survey\Drawings\20089\PLATS\20089_P_01.dwg PLOTTED: 4/17/2024 8:10 AM LAST SAVED: 4/17/2024 7:49 AM PLOTTED BY: Morgan Bell