

Building Permit Application

Howard County Maryland

Department of Inspections, Licenses and Permits

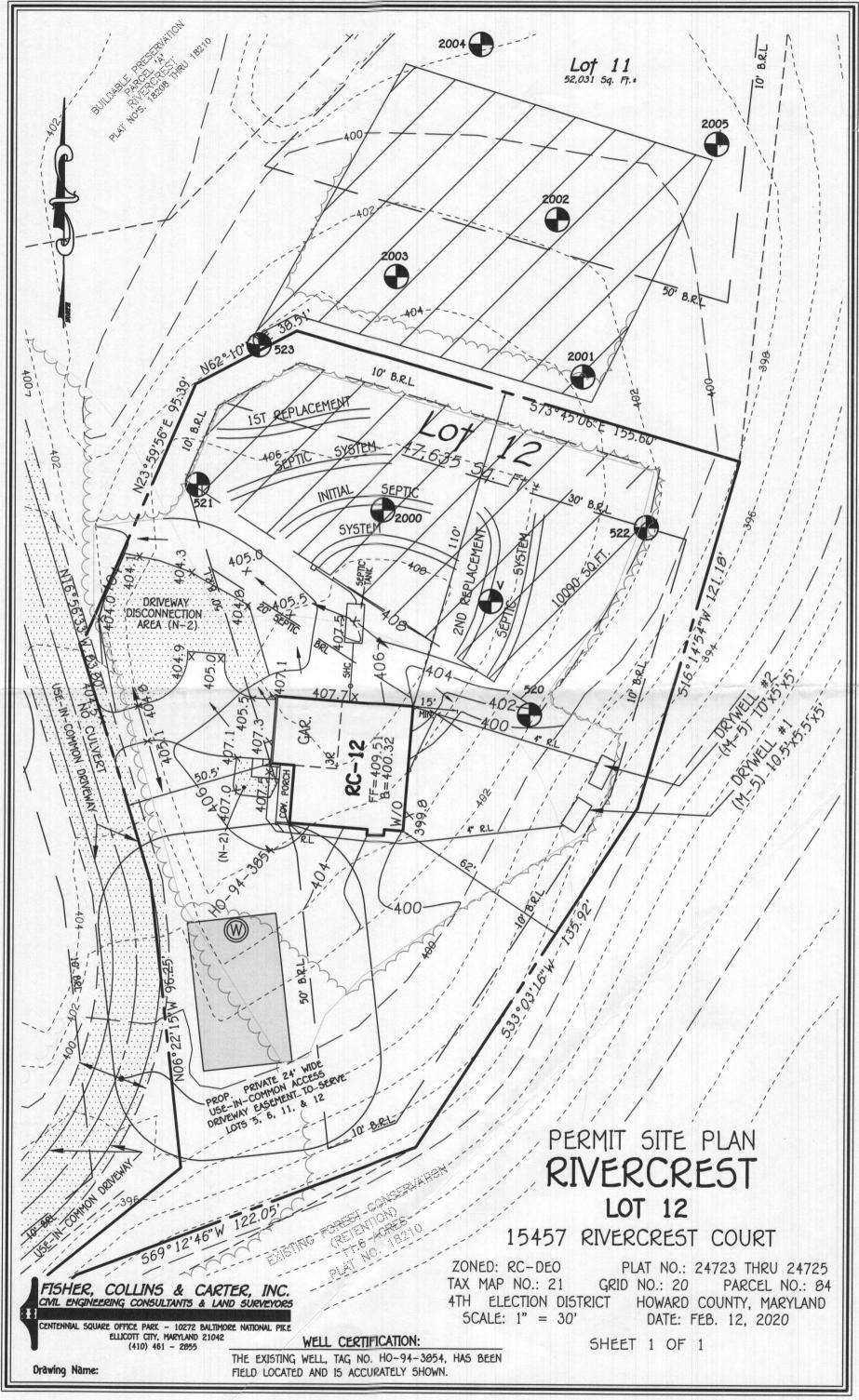
3430 Court House Drive
Permits: 410-313-2455

www.howardcountymd.gev

Date	Received:	

Permit No.:

building Adoress:			Address:	
City: State:	Zip Code:		City: State: No.	Zip Code: Signature 163
Suite/Apt. SDPA	WP/BA #:	5	Phone: Email:	Fax:
Subdivision:			Email:	Company of the second
Lot: Tax Map:	Parcel:		Applicant's Name & Mailing Address, (I Applicant's Name:	W 45 . 1
Existing Use:			Address:	de al company and a second
Proposed Use:		Hit	City: State: State: Fax:	21p Code: 4
		1	Email: 1	Market Companies
Estimated Construction Cost: \$		-		The state of the s
Description of Work:	she in the	may -	Contractor Company:	Service Para Comment
Allaham Har Flore	1/2 · 1/2		Contact Person: Address:	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1		City: State:	7in Code:
			License No. :	Zip code.
			Phone: / Fax	
to be a second second	•	-	Email:	The hand the same
Occupant/Tenant Name:				
Was tenant space previously occupied?	□Yes	ANo	Engineer/Architect Company:	
Contact Name:	the state of the s		Responsible Design Prof.:	
Address:			Address:	
	toto: We Codo:			
City:St			City: State:	28 11 AP 18 18 18 18 18 18 18 18 18 18 18 18 18
Phone:	Fax:		Phone: Fax	· · · · · · · · · · · · · · · · · · ·
Email:			Email:	1.63 (2.04)
Commercial Building Characteristics	Residential Building Char	actoristics	I talibios	
Height:	SF Dwelling SF Town		Utilities Electric: ☑ Yes ☐ No	
No. of stories:		Vidth	Gas: Yes No	
Gross area, sq. ft./floor:	1st floor:		Water Supply	
	2 nd floor:		□ Public	
Area of construction (sq. ft.):	Basement:		☐ Private	
Use group:	☐ Unfinished Basement		Sewage Disposal	
ose group.	☐ Crawl Space		☐ Public	
Construction type:	☐ Slab on Grade		☑ Private	
Reinforced Concrete	No. of Bedrooms:		Heating System	
Structural Steel	Multi-family Dwell	ing	☐ Electric ☐ Oil	
☐ Masonry ☐ Wood Frame	No. of efficiency units: No. of 1 BR units:		☐ Natural Gas ☐ Propane Gas	
State Certified Modular	No. of 2 BR units:	***************************************	Other:	
	No. of 3 BR units:		Sprinkler System:	
	Other Structure:		⊠ Yes □ No	
	Dimensions:			
> Roadside Tree Project Permit Ves No	Footings:		Grading Permit Number	r Coccoco
Roadside Tree Project Permit #	State Certified Modular			And Francisco and who they
	☐ Manufactured Home		Building Shell Permit Numb	per:
WITH ALL REGULATIONS OF HOWARD COUNTY WHI	ICH ARE APPLICABLE THERETO; (4) THA	AT HE/SHE WILL THIS PROPERTY	and the second of the second o	PERTY NOT SPECIFICALLY DESCRIBED IN THE TED AND POSTING NOTICES.
Lance Clarks	Huldren Tur			MAY 0 6 2020
Title/Company	Charle Doughla to Di	RECTOR OF S	INANCE OF HOWARD COUNTY	ICENSES & PERMITS
	PLEA	SE WRITE NEA	TLY & LEGIBLY USE ONLY-	D VISTON
AGENCY DATE S	IGNATURE OF APPROVAL	DPZ SETBAC	K INFORMATION Filing	Fee \$ 1 (3.0)
State Highways		Front:	Permi	The state of the s
Building Officials		Rear: Side:	Tech I	The state of the s
		Side St.:	PSFS	\$
PSZA (Zoning)				anty Fund \$ 50
PSZA (Engineering)	2 41	Is Entrance F		per Fee \$
Health S/W/97	mys the in	Lot Coverage	e for New Town Zone: Sub-1	rotal Paid \ \$
Is Sediment Control approval required for CONTINGENCY CONSTRUCTION START	issuancer Lifes LI No .	SDP/Red-line	The state of the s	ce Due \$
LI CONTINGENCI CONSTRUCTION START		-1	Check	# 2/2/



BZ0001420 R14 Approved 5/26/2020

COLUMBIA BUILDER'S

R.C. LOT #12

HOWARD COUNTY, MD

UK	AWING INDEX	REScheck Software Version Compliance Cert					
	COVER	Compliance cert	incate				
		Project R.C. LOT #12					
Al.I	FRONT ELEVATIONS	Energy Code: 2015 IECC Location Columbia, Maryland Caratection Type: Single-family					
		Project Type New Construction Complete Programs 3,364 ft2 Orang Area 23%					
Al.2	LEFT, REAR & RIGHT SIDE ELEVTIONS	Christe Zone 4 (4960 HDD) Permit Date					
A2.I	FOUNDATION PLAN	Permit Sumber Construction Site Owner/Asset:	Designer	Contract	tor:		
A3.I	FIRST FLOOR PLAN	Columbia, NO Columbia Bullian's	97/8 LL1 7731 Str		Rd		
A4.I	SECOND FLOOR PLAN				TO STATE OF THE PARTY OF THE PA	enteriores de	200
		Employment 4.2% Settler There Code Mysimor (of 382. Year of the Settler The Settler The Settler Settle	C 373 Processor	555C 9.46	0 7 to 50	0.27	100
A5.I	SECTION 'A'	Envelope Assemblies					
A5.2	SECTION 'B'	A STATE OF THE STA	Grove Area		6-3	FIRST	100
A6.I	ROOF PLAN	Besensent Visit 1: Spito Consvers or Bladerry Visit height: 3 &	Forgs Hay 336	6.2	11.0	0.050	
-		Depth below grade: 7.0 magistion depth: 7.8	34			0.240	
		Ministre 1: Viery/Fitzenplass Frame Gouble Pane with Low-E SHIGC 0.26 Door 1: Osess	42			0.300	
		SHGC 0.30 Basensen statu tri folid Comorete or Nasturry that height is or	192	6.0	31.0	0.558	
		Septim belots grade 7.0 insulation death 7.5: Basement that 3: Spac Concrete or Masonry	174	0.5	11.0	0.058	
		Was beight 6.0" Depth below group: T.0" Insulation capts: T.8.					
_		Busernard Yvaci 4: Solds Concrete or Menority West the gift: 8 or Depth before graine 11.0	304	0.0	11.0	0.059	
		zavietni depti 1 d Well 1 Wood France 16" c.C.	378	25.2	2.2	0.061	
		Window 2: Uniyi/Riberglass Frame: Double Fane with Low-5 SHSC 0.26	73			0.293	
		Dior ≥ diess SHGC 0.30	-45			0.300	
		Project Tible: R.C. LOT #12 Data filename: C:\Users\ecas\tilo\Desktop\WN8 LLC \ober\tilc 12\tilde{8}	es Chk 12-29-19 rox		Report d	ate: 11/2 Page 1	
						e Hunte	
			Cons Area of Percenter		Coett R-Vadue		NO.
		Wai 3: Wood Preme, 16" bit; Wai 3: Wood Preme, 16" old	726 798	15.0	3.0	0.061	
		Don' 3: Selis	17			0.903	
		Was 4, Wood Frame, 19" c.c	172	18.0	3.3	180,0	
		Window & Vinyofficerplass frame Couple Faire with Lossell	42			0.790	
		Window & Vinyofficery ass Frame Couple Pene with Less-2 ShiDC 0.26 Door A: Gress ShiDC 0.30	42 42			0.300	

SPACE	AREA	INCLUDED
GARAGE	504	
1st FLOOR CONDITIONED	1292	
2nd FLOOR CONDITIONED	1212	
BASEMENT - UNFINISHED	642	
FINISHED BASEMENT	600	
EXTERIOR DECK	260	
PORCH ELEVATION	38	
TOTAL GROSS SPACE	4658	

PROJECT DESIGN DATA (HOWARD COUNTY, MD)

ENERGY EFFICIENCY-2018 IECC

L	HECKIPIIVE MEIHOU	(MEET KAOZ-KAOA)	I HERTURMANUE METHOD (* MANDATOKT HYDYDIORD + KEDURCUA)				EXNAIIVE COMPLIANCE)	
R4012 R40211 R40212 R40212 R40212 R40212 R40212 R40212	TOTE SECTION CLIMATE ZORE COPPLIANCE METHOD VAPOR REPROSES ATTIC MELLATION HOOD FRAME MALL BESCHEIT MALL INSILATION CRAML SPACE MALL MELL FLOOR INSILATION (OMER UNCONTRININGE) SPACE MODON IN-MULESPIEC 9 SLARG ON GRAVE FLES CUT BELON GRAVE FLES	STANDARD (MBNLM) PRESCRIPTIVE PROVISION AND (** HALL ASSPELLES IN THE LIDE CONTINUOS, IN THE LIDE IN	Mandatory Provisions	R4063J	HANDATORY REGULERHEN BRI REFERENCE DESIGN BRI BAGED COMPLIANCE	5 COMPLANCE NI TI DENTIFED IN SECTION SECTION IN 10353 5 GREATER THAN OR COEFFICIENT OR THE DEBISH FAITH RES-NETICC 201 DI EE IN ACCROANCE TI, AREA OF INCIDE COMPLANCE BASE EE SIGN TO HAVE. COMPLANCE BASE EE SIGN TO HAVE. COMPLANCE BASE EE SIGN TO HAVE. COMPLANCE BASE EE SIGN TO HAVE. COMPLANCE BASE EE SIGN TO HAVE. COMPLANCED TO THE PERFEATION OF G BY AN APPROVED TO	SE SECTION REGIMES THAT THE HAND ON THE HAND ON THE HAND THE HAND HAND AND CAMED HAND. HE HAND THE HAND HE HAND THE HAND	AS WAIDATORY & I SAMELOP SHALL BE OLAR HEAT GAIN CLA IN ACCORDANCE HITH LATION RATE SHALL CPH-(O.O.L.TOTAL SO THE RATED DESIGN 1064 (R4064) WHEN
R40224	ATTIC ACCESS	ATTIC ACCESS SCUTTLE WILL BE WE	EATHERSTRIPPED & INSULATED R-44			BUILDING	CRITERIA	
			SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE	CONST	ENTIAL SINGLE FAMILY RUCTION TYPE:	(R-3) V-B (5-B)	DECKS & BALCONES (EXT.): GUARD & HANDRALS:	40 PSF 2008 (CONT, ANY D
R402.41.2	BUILDING THERMAL ENVELOPE TIGHTNESS TEST	PER HOUR. TESTING SHALL BE COND PRESSURE OF 0.2" NG(50 PASCALS	TIED AND YERFIED AS HAVING AN AR LEAKAGE RATE OF HOT EXCEEDING 3 AIR CHANGE DICHED IN ACCORDINGE WI ASHI E THI OR ASHI 1921 WI BLOKER DOOR) AT A \$1, TESTING SHALL BE CONDUCTED BY APPROVED SIDO PARTY, A WRITTEN REPORT OF TH GIRED BY THE PARTY CONDUCTING THE TEST A PROVIDING TO THE BILLION INFECTOR.	FLOOR ROOF SHON!	ATE & GEOGRAPHIC [LINE LOAD: LINE LOAD: LOAD (Pg):	40 PSF 40 PSF 35 PSF	NFILL GUARDS SEISMIC CATEGORY: (LIGHT FRAME STRUCTURAL SYSTEM CONCRETE MEATHERING: TERMITE INTESTATION:	500 PER I SF A MITH SHEAR HALLS) SEVERE MODERATE TO HEA
R402.4.2	FIREPLACES:		all have tight fitting file dampers or doors 4 outdoor combistion air. Ed 4 labeled in accordance w/ul 121 (factory bull FP) 4 ul 401 (masonry fp).	ATTICS	PEED ULTIMATE. 6 N/O STORAGE	ID MPH, EXPOSE C IO PSF	DECAY PROBABILITY:	MODERATE YES
R402.4.4	ROOMS CONTAINING FILE. BURNING APPLICANCES:	APPLIANCES & COMBUSTION AIR SH ISOLATED FROM THE INSIDE THE TH	75 PROVIDE COMBISTION AIR TO OFFIN COMBISTION FILE BURNING APPLIANCES, THE HALL BE LOCATED OUTSIDE THE BLDG. THERMAL BUMBLOFE OR BILLOSED IN A ROOM BERMAL BINGLOFE. (BICEPTIONS I-DRESCT VEIT APPLIANCES W BOTH INVACE I ENAMISI JUTISIDE 2-PRESTAUCES & STOMES COMPLINE OF SECTION MODIFIES (SOOS OF THE RG.	HABITA	S W STORAGE MELE ATTICS S	20 PSF 30 PSF 40 PSF	FROST DEPTH: NOTE: VALUES SHOWN ARE MINIMAN LOCAL CODE OFFICIAL PRIOR TO C	32" - CONFIRM WITH
R40245	RECESSED LIGHTING.		IN THE BUILDING THERMAL EINFELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE					
R40811		SYSTEM PER 2016 IFCC SECTION NI	I LEAST (I) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING 1103.11					
R40312	HEAT PIMP SUPPLEMENTARY HEAT (MANDATORY)		IG SIPPLEMENTARY ELECTRIC RESISTANCE HEAT, SHALL HAVE CONTROLS THAT, EXCEPT PPLEMENTARY HEAT OPERATION, WHEN HEAT PIMP CAN MEET HEATING LOAD.					
R4083J	MECHANICAL DICT INSULATION		.R-8 MIN, R-6 MIEN LESG THAN 8°, SUPPLY & RETURN DUCTS DITSIDE OF THE CONDITIONED IS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BLDG THERMAL ENVELOPE R-6 MIN. ABG. R-6 MIN.					
R40832		DUCT TIENTINESS TEST (DUCT BLAST VERIFIED BY ETHER A POST CONST AND ALL DUCTS ARE LOCATED W/1						
		APPROVED HEAVE OF VENTILATION	/ Ventilation that complies with the reguirements of Section Misot or with other N. Outdoor (Make-Up & Enhaists) air ducts to be provided w/ Automatic or Gran					
		DAMPER THAT CLOSE WHEN THE VE * SHALL COMPLY WITH EFFICACY REG * SHALL COMPLY WITH RACEST	HITLATION SYSTEM IS NOT OPERATING GUREMENTS OF TABLE NICOS.6.1					
		* A MIN OF 40% OF ALL LAMPS (LIGH	HTS) MIST BE HIGH EFFICACY LAMPS.			The House		

issue date: 04-27-2020

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R4086J WHOLE HOUSE MECH VEHT. SYSTEM FAN EFFICACY: R408.T EQUIPMENT SIZING. R404J LIGHTING EQUIPMENT:

MECHANICAL TESTING

revision date : XXXXXX

ALL MECHANICAL TESTING TO BE BY: THIS CONTRACTOR IS RESPONSIBLE FOR GENERATING CERTIFICAT OF COMPLIANCE & APPLIANG TO ELECTRICAL PANEL OR WIN 6-0" OF THE ELECTRICAL PANEL & BE READILY VISIBLE.

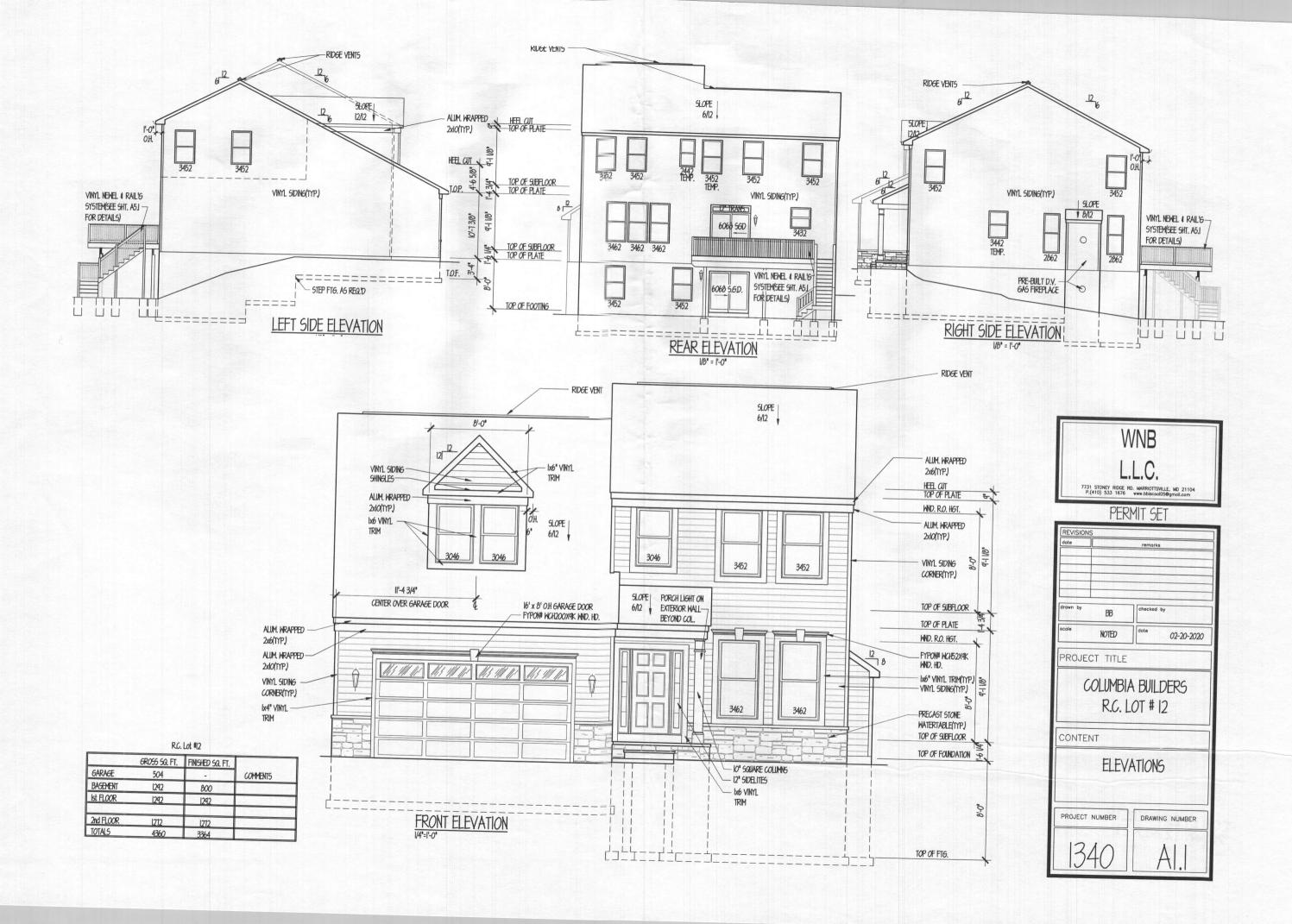
R-30 is debyed sate-factory med fill uncompressed trickness of R-30 is maintained over the top of Plate 4 at Eares, (regulars mill m" heel.)

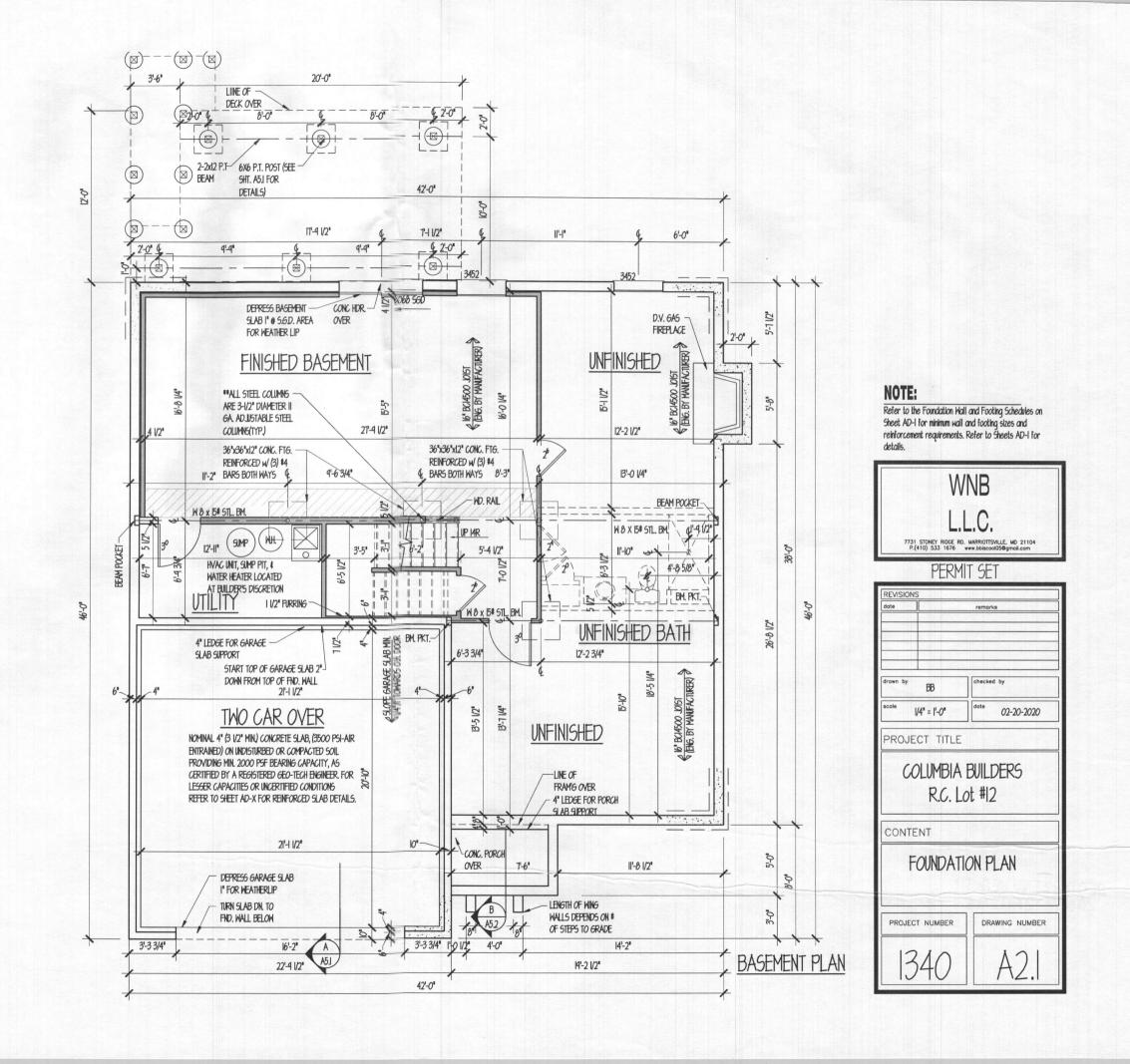
* A MIN OF 40% OF ALL LAMPS (LIGHTS) MIST BE HIGH EFFICACY LAMPS.

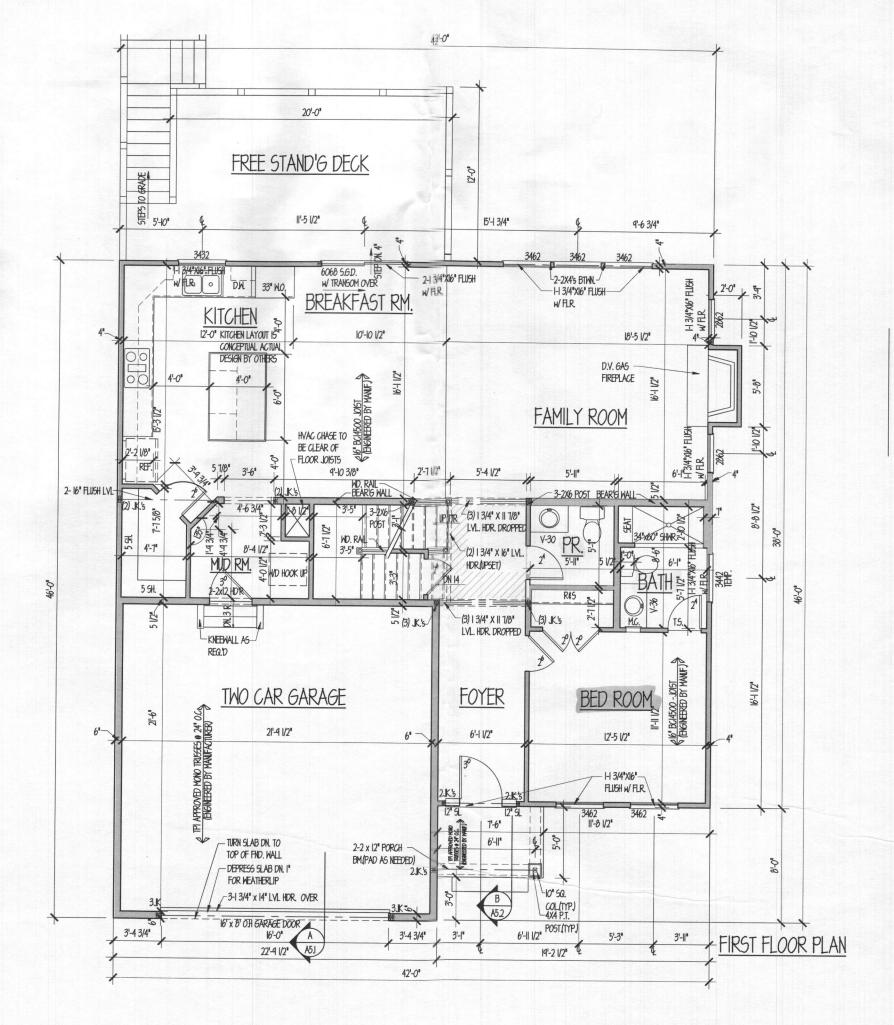
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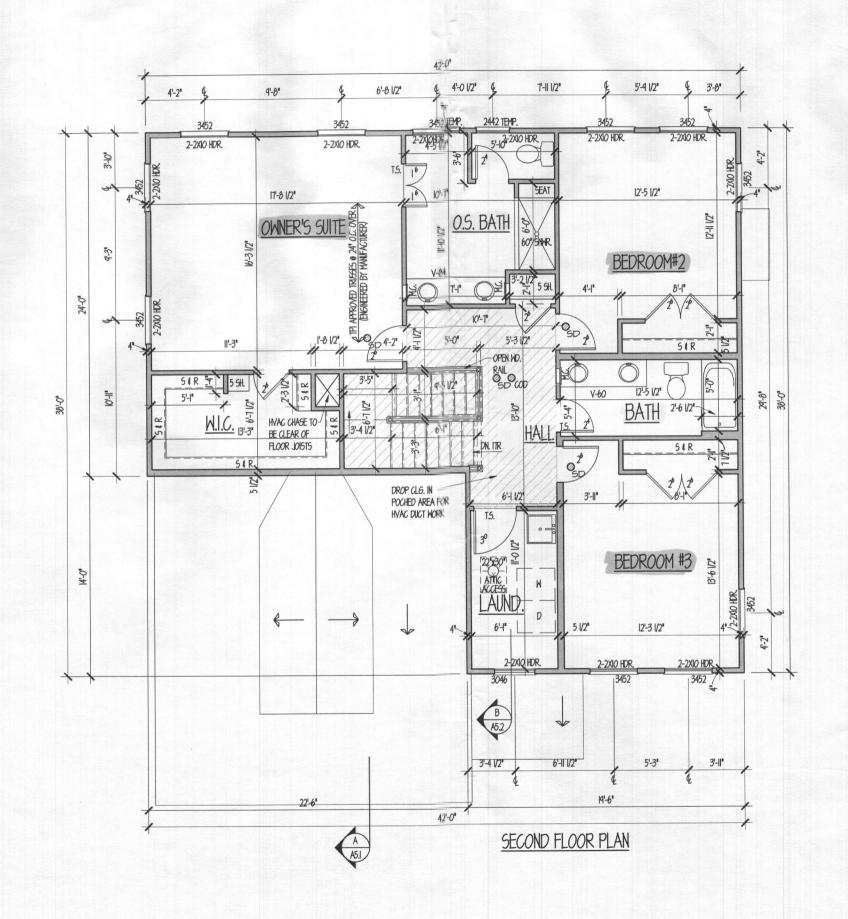
NOTE:

Refer to "AD" Sheets for larger scale construction details, materials, application, flashing and weather protection requirements that may not be sufficiently defined on this sheet.

WNB
LLC.
7731 STONEY RIDGE RD. MARRIOTTSVILLE, MD 21104
P.(410) 533 1676 www.bbiacooli05@gmail.com

PERMIT SET

REVISIONS				
date	remarks			
drawn by	checked by			
	02-20-2020			
PROJECT TITL	E			
COLUMBIA BUILDERS R.C. Lot #12				
CONTENT	NTENT			
FIRS	T FLOOR			
	PLAN			
	- T 11			
PROJECT NUMBER	DRAWING NUMBER			
1210	101			
1340	11 A3.1			

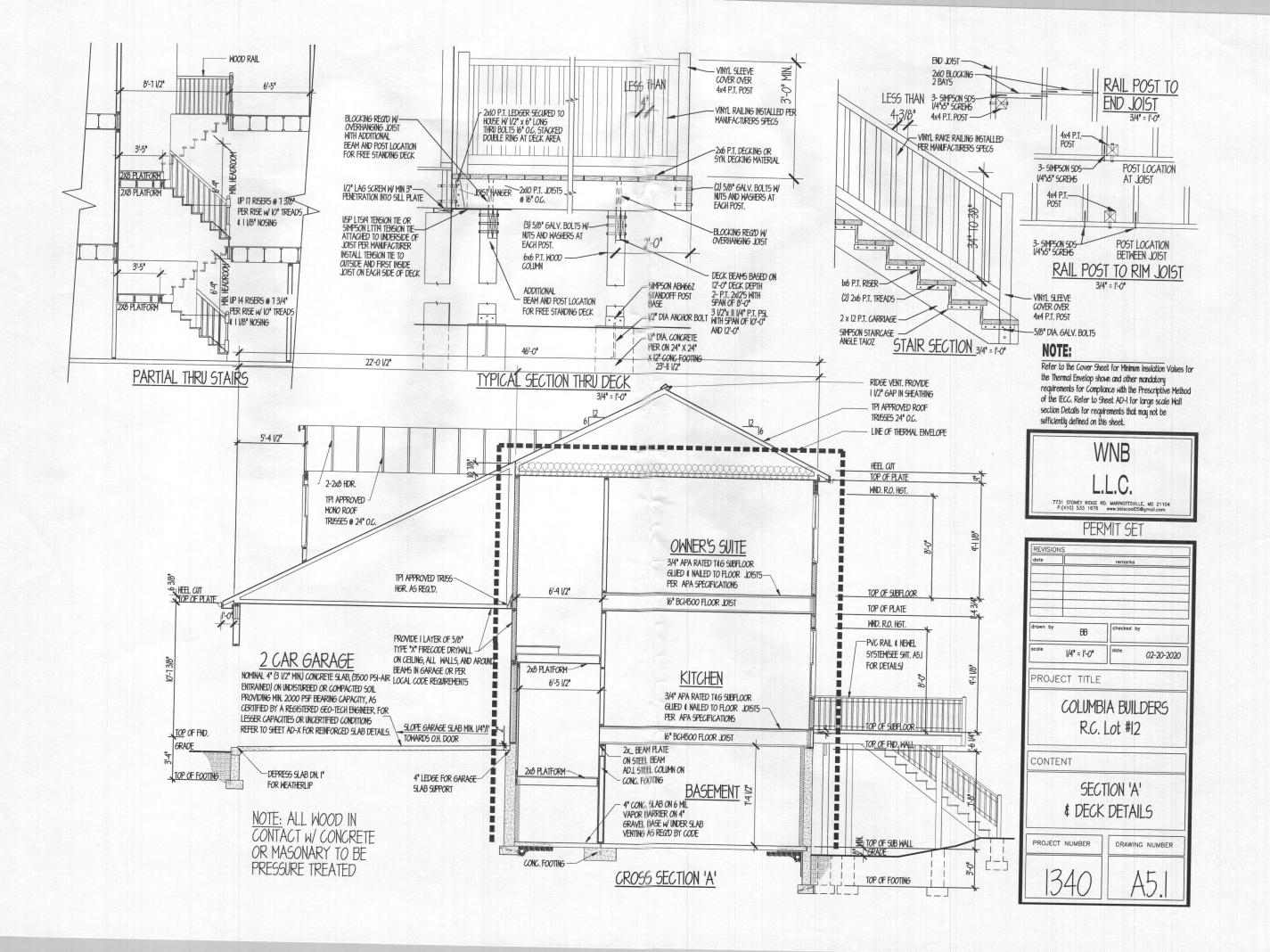


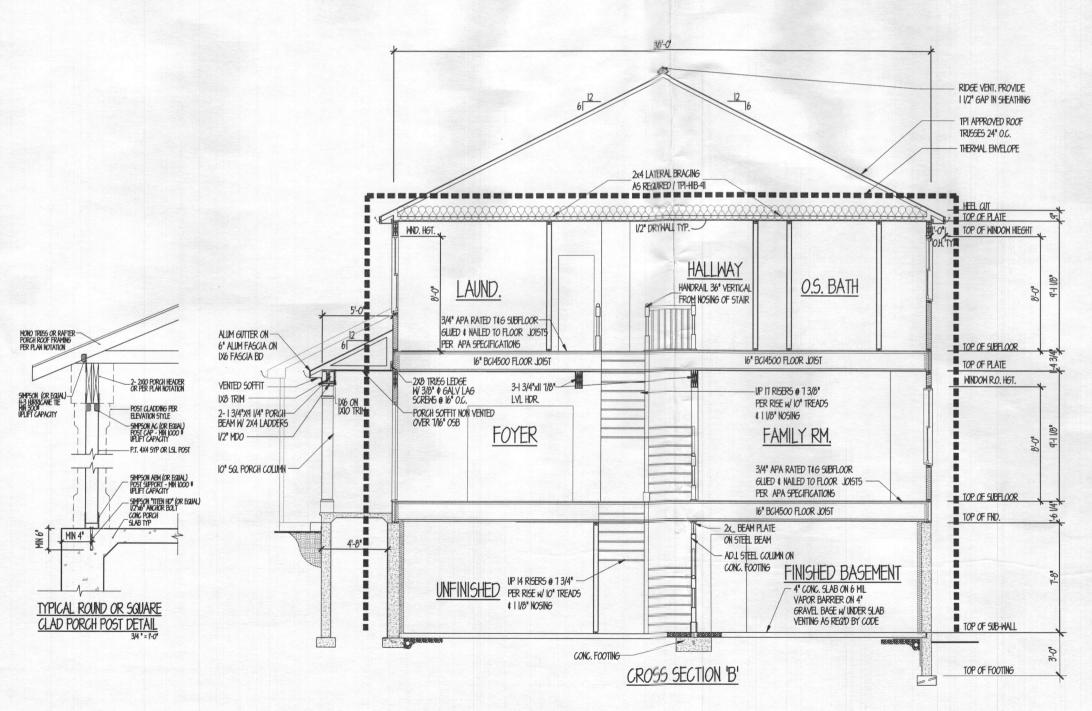
NOTE:

Refer to "AD" Sheets for larger scale construction details, materials, application, flashing and weather protection requirements that may not be sufficiently defined on this sheet.

WNB LL.C. 7731 STONEY RIDE RD. MARRIOTTSVILLE, MD 21104 P (410) 533 1676 www.bbiscool059gmoil.com

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scale	1/41 II ol	dote 02 20 2020		
	1/4" = 1'-0"	02-20-2020		
PROJ	ECT TITLE			
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NOTE:

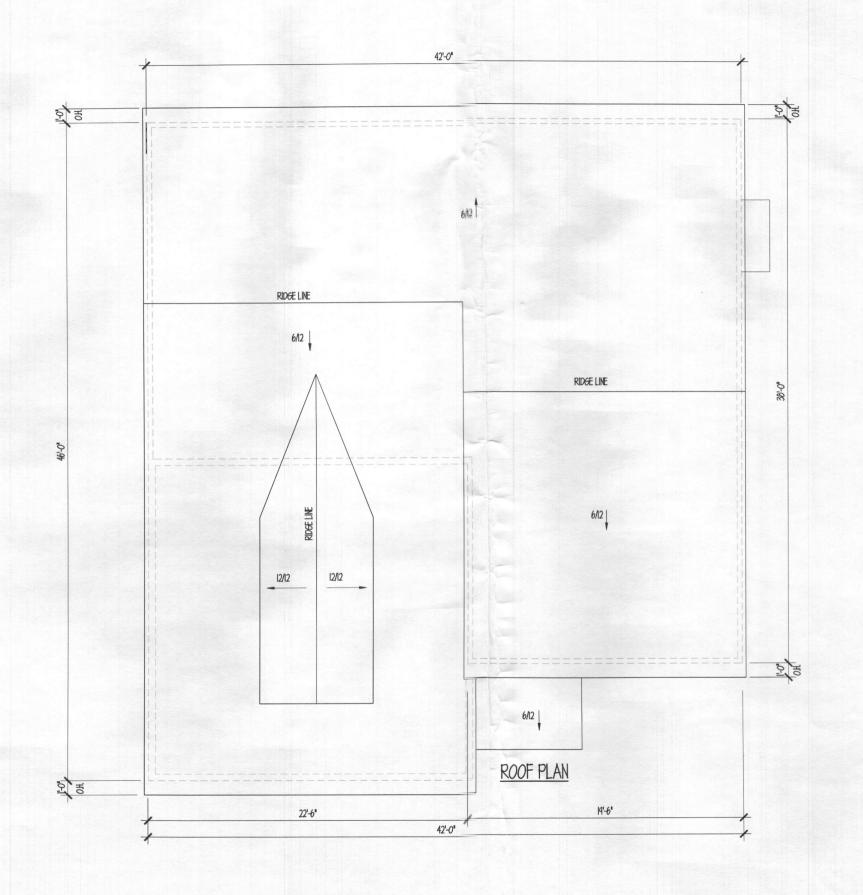
Refer to the Cover Sheet for Minimum Insulction Values for the Thermal Envelop shown and other mandatory requirements for Compliance with the Prescriptive Method of the IECC. Refer to Sheet AD-1 for large scale Wall section Details for requirements that may not be sufficiently defined on this sheet.

WNB
LL.C.

11 STONEY RIDGE ED. MARROTTSVILLE, MD 21104
(410) 533 1676 www.bbiscool05@gmoil.com

PERMIT SET

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WNB
L.L.C.

7731 STONEY RIDGE RD. MARRIOTISVILLE, MD 21104
P.(410) 533 1676 www.bbiaccol056gmail.com

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410	577347.065163	1200000 TELOUS	410	175975.739201	396004.613841
411		12071690XY4715\$	411	175940.797052	395600.219848
420	577590.976213		420	176050.063439	395462.505357
424	578302.802276		424	176267:048459	395551607564
425	579503-356778		425	176328.178203	395523.262406
426	576792561269		426	176416.327306	395054.820280
427	57/07/39/695171	1200752440222	427	176400.213601	395060.541961
420	570770.140263	1200059230700	428	176411931768	395093.091791
429	57/86/93/6/1166/4	1299050191508	429	176447.188488	395954.037527
430		1299243.032926	430	176469.599059	396010.072479
431		1299277.603931	431	176459.801587	396020.609743
434	578841.168655	1299336.924537	434	176431.142061	396039.300301
435	570714.632067	1299399.412194	435	176392.574675	396057.736976
436	578758.484284	12995153418354	436	176405.940614	396101.628618
700	579511.064193	1297669.536077	700	176330.525029	395530.465661
701	578475.070604	1297605106635	701	176319.554161	395535.236022
702	578384.431264	12977/27/40/165	702	176291.927235	395540.103090
703	570293.404635	1237768756862	703	176264.182263	395560.700126
704	578201844099	1297/808.943589	704	176236.274556	395572.957156
705	570101.342352	1297955.766015	705	176205.641562	395507.220660
706	577749.670635	1237636172176	706	176090.451808	395520.296324
707	577606.714437	1297534.906264	707	176055.490060	395489.434426
706	577561.643614	1297463.733540	700	176041142844	395467.740939
709	577530.659912	1297423.231402	709	176034.137398	395455.395004
710	577520.051070	1297405.569135	710	176028.465412	395450.012390
711	577730.300640	1297628.003737	711	176094.988017	395517.810593
712	577703.410601	1297633.720787	712	176004.353509	395519.553153
713	577553.995553	1297841.697752	713	176030.011711	395502.944660
714	577559.007870	1297947.206711	714	176040.339468	395615.103855

715 577642.733161 1298043.068015 715 176065.658988 395644.322439

716 | 577756.446550 | 1298273.969899 | 716 | 176100.518899 | 395714.701475 717 577766.039706 1298321.960132 717 176103.442898 395729.328928

718 577697.171686 1298285.865026 718 176082.451884 395718.327117 719 577711.454182 1298256.649041 719 176086.805197 395709.422067

720 577612.606221 1298069.360093 720 176056.676276 395652.342621 721 577526.860931 1297973.519569 721 176031.156759 395623.124037

722 | 577521.509076 | 1297010.359355 | 722 | 176020.910056 | 395575.031102

723 577670.924924 1297610.362390 723 176074.451855 395512.439596 724 577665.207674 1297575.492344 724 176072.709294 395501.805088 725 | 577669.089350 | 1297599.180239 | 725 | 176073.892371 | 395509.025173

737 577693.102896 1298375.675416 737 176061.211714 395745.701379

736 577615.369428 1296457.612506 738 176057.518505 395770.675854

775 577764.720239 1296346.717924 775 176103.040724 395736.875118

776 577869.653943 1298470.065518 776 176135.024581 395774.471540

777 577902.225320 | 1290459.203004 | 777 | 176169.336406 | 395771.105267

Minimum Lot Size Chart							
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size				
	49,850 54.Ft.+		47,705 Sq.Ft.*				
	49,466 5q.Ft.4	3,675 54.Ft.*	45,791 5q.Ft.*				
Buk Parcel D	2.200 Ac.±	0.212 Ac=	2.076 Ac*				

APPROVED: For Private Water And Private Sewerage Systems,

PPROVED: Howard County Department Of Planning And Zoning.

loward County Health Department.

Buk Parcel D	2.200 Ac.*	0.212 Ac=	2.076 Ac+		
	٨	rea Tabulațio	on For All Sheets		
				Sheet 2	Sheet 3
Total Nun	nber Of Buildable	Lots To Be Re	corded	7	3
Total Nun	nber Of Open Sp	ace Lots To Be	Recorded	0	0
Total Nun	nber Of Buildable	Preservation Pa	ircels To Be Recorded	. 0	1
Total Nun	nber Of Buildable	e Preservation Pa	ircels to be Recorded	. 0	1

Total Number Of Buildable Preservation Parcels To Be Recorded Total Number Of Non-Buildable Preservation Parcels To Be Recorded 2 Total Number Of Bulk Parcels To Be Recorded Total Number Of Lots/Parcels To Be Recorded 9 Total Area Of Buildable Lots To Be Recorded Total Area Of Open Space Lots To Be Recorded 0.000 Ac		Total
Total Number Of Open Space Lots To Be Recorded Total Number Of Buildable Preservation Parcels To Be Recorded Total Number Of Non-Buildable Preservation Parcels To Be Recorded Total Number Of Builk Parcels To Be Recorded Total Number Of Lots/Parcels To Be Recorded Total Area Of Buildable Lots To Be Recorded Total Area Of Open Space Lots To Be Recorded 0.000 Ac	3	10
Total Number Of Buildable Preservation Parcels To Be Recorded Total Number Of Non-Buildable Preservation Parcels To Be Recorded 2 Total Number Of Buildable Preservation Parcels To Be Recorded Total Number Of Lots/Parcels To Be Recorded Total Area Of Buildable Lots To Be Recorded Total Area Of Open Space Lots To Be Recorded 0.000 Ac	0	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded Total Number Of Bulk Parcels To Be Recorded Total Number Of Lots/Parcels To Be Recorded Total Area Of Buildable Lots To Be Recorded Total Area Of Open Space Lots To Be Recorded 0.000 Ac	1	1
Total Number Of Bulk Parcels To Be Recorded 0 Total Number Of Lots/Parcels To Be Recorded 9 Total Area Of Buildable Lots To Be Recorded 8.005 A Total Area Of Open Space Lots To Be Recorded 0.000 Ac	0	2
Total Number Of Lots/Parcels To Be Recorded 9 Total Area Of Buildable Lots To Be Recorded 8.005 Ac Total Area Of Open Space Lots To Be Recorded 0.000 Ac	1	1
Total Area Of Buildable Lots To Be Recorded 6.005 And Total Area Of Open Space Lots To Be Recorded 0.000 And 0.000 A	5	14
Total Area Of Open Space Lots To Be Recorded 0.000 Ac	C.* 3.434AC.*	11.439 Ac.±
	c. 0.000 Ac.	0.000 Ac.
il loid when of philippie elepsivation rates to be recorded	Ac. 21.937 Ac.	34.617 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded 1172 Ac	.* 0.000 Ac.	1.172 Ac.±
Total Area Of Bulk Parcels To Be Recorded 0.000 A	c. 2.288 Ac.±	2.288 Ac.
Total Area Of Lots/Parcels To Be Recorded 21.857	Ac. 27.659 Ac.	49.516 Ac.
	C.# 0.000 AC.#	1.584 Ac.
	Ac. 27.659 Ac.	51.100 Ac.

3/21/06

Date

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 1 Thru 10, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' And 'C' And Non-Buildable Bulk Parcel 'D'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deedles) Conveying Said Lotles). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. 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 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."

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
701-702	1943.00	100.00	02*56'56*	50.01	524*50'29"£ 99.99"
702-703	1420.00	100.00	04*02'06*	50.02"	524°25'54°E 99.98'
703-704	2233.00	100.00	02°33'57°	50.01	523*41'50'E 99.99'
707-708	120.00	87.24	41°39°12°	45.65	556°31'15"W 05.33'
703-709	80.00	47.25	33°50'33°	24.34	560°25'35'W 46.57'
713-714	85.00	113.98	76°49'42"	67.40	N87°16'49"E 105.63"
715-716	500.00	260.31	29°49'47°	133.16	N63°46'51'E 257.38'
717-718	50.00	225.09	257*55'43"		527*39'36"W 77.75'
717-775	50.00	25.05'	28*42'36*	12.80	506*56'50"E 24.79"
710-719	25.00	35.41	81°08'39°	21.41	N63*56'52"W 32.52"
719-720	460.00	213.67	26°36'50"	108.80	562°10'23°W 211.76'
721-722	125.00	167.61	76°49'42°	99.12	507°16'49°W 155.34'
737-718	50.00	111.75'	128*03'38*	102.65	N87*24'22*W 89.90"
775-737	50.00	88.28	101°09'29"	60.83	522°00'55"£ 77.25"

36. Buildable Preservation Parcel 'A' Shall Be Privately Owned And Maintained And Encumbered With An Easement

Developer's Agreement.

38. The Septic Tark That Serves The Existing Farm Office On Buildable Preservation Parcel 'A' Has Been Replaced On October 16, 2003 By Permit *519625

39. Lots 3, 4, 5, 7 and 0 Shall Have Septic Systems Installed Prior To Building Permit Issuance.

40. This Property is Subject To BA Case No. 02-69C For A Conditional Use For The Existing Farmhouse And Office To Be Used Instead As A Tenant House And Was Approved By Howard County.

Conditions of approval for BA Case No. 02-69C Date December 1, 2003 Are As Follows:

41. In Accordance With Department Of Planning and Zoning Policy Dated May 9, 2003 The Forest Conservation Calculation For A Preservation Parcel (buildable Preservation Parcel 'A') In A Rural Cluster Subdivision have The Preservation Easement Will be Held By The Agricultural Land Preservation Program,

Used Option B, In Appendix 'L' Of The Forest Conservation Manual Was Used To Include The Wooded Floodpiles.

42. The Property is Located Within 2500 Feet Of The Triadelphia Reservoir. Comar 26.04.02.04K States: "A Lot

Located Within 2500 Feet Of The Normal Water Level Of Existing Or Proposed Water Supply Reservoirs, Measured Horizontally Or Within A 5000-Foot Radius Upstream From The Water Intake On Streams Used As

Potable Water Supply Sources And A 5000-Foot Radius Of Water Intake Located Within A Reservoir Shall

Section Of The Regulation Must Be Obtained And Documentation Submitted To The Health Department Prior To Submittal Of The Preliminary Plan For Signature.

43. Buildable Preservation Parcel A is Encumbered By An Agricultural Land Preservation Easement Held By The Hovard County Agricultural Land Preservation Program And is Restricted By An Accompanying Deed Of Preservation Easement. The Easement Entered Into By The Owners, Outlines Maintenance Responsibilities

Have An Area Of Not Less Than 2 Acres With A Minimum Width Of 175 Feet. A Variance From MDE To This

Of the Parcel Owners, Enumerates Permitted Uses And Probibits Resubdivision Of the Parcel.

44. In Accordance With Section 15.115 (d) Of the Howard County, Subdivision And Land Development Regulation, Floodplain Limits Need Not Be Defined For Rural Cluster Subdivisions Where The Floodplain Is Not Critical To The Proposed Development. Floodplain Limits Derived From Howard County, Capital Project C-4-0119, Cattail Creek Study Are Shown On Final Road Construction Plans (F-04-57) For Information Purposes Only.

Preservation Parcel 'B' Shall Be Privately Owned And Maintained By The HOA And Encumbered With An Easement Agreement With Howard County, Maryland And The Ratusent Conservation Corps. Non-Buildable Preservation Parcel 'C' Shall Be Privately Owned And Jointly Maintained By The HOA And Howard County, Maryland And Encumbered with An Easement Agreement With Howard County, Maryland.

37. Financial Surety For 20 Street Trees Has Been Posted in The Amount Of \$26,400.00 As Part Of The

1. The Petitioner Must Obtain A Building Permit For The Construction Of The New Dwelling On The Property Within Eight Years Of The Date Of This Decision And Order.

2. The Petitioner Must Commence The Use Of The Conditional Use Within Two Years After The Building Permit Is Issued.

Agreement With The Howard County Agricultural Land Preservation Program. Non-Buildable

General Notes Continued:

In The Net Tract Area Calculations.

The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1900 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With (Registered Land Surveyor) Bally Joe Wheeler 2-1406
ROXDUTY FARM, ILL DELW Bate By: Bobby Joe Wheeler Managing Member

RIVERCREST

VICINITY MAP SCALE : 1" = 1,200"

PUBLIC DRAINAGE, STORMWATER MANAGEMENT AND UTILITY EASEMENT

PUBLIC TEE TURN AROUND EASEMENT

W.S.S.C.

General Notes Continued:

45) Agricultural Users Are Expressly Permitted On The Easement Area As Defined In Section 15.502 Of The Howard County Agricultural Land Preservation Act. 46) Forest Conservation Can Be Co-Ordinated With A Management Plan For Trees As An Agricultural Product Including And Not Excepting That in The Forest Conservation Area.

47) Timber Harvesting Using Acceptable Practices is Permitted.

DEVELOPER

TOUSE HOMES, INC. BOI CROMWELL PARK DRIVE

ROXBURY FARM, LLC

TPUBLIC TREE MAINTENANCE EASEMENT PUBLIC DRAINAGE AND UTILITY EASEMENT PRIVATE USE IN COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT

GLEN BURNIE, MARYLAND 210GI

OWNER

100 WEST PATRICK STREET FREDERICK, MARYLAND 21703

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

ARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is Subdivision Of All Of The Lands Conveyed By Robert Preston Buice To Roxbury Farm, LLC By Deed Dated September 21, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9502 At Folio 624; Said Property Also Being Lot 1 As Shown On A Plat Entitled "Lots 1 And 2, Buice Property" And Recorded As Plat Nos. 5426 Thru 5429 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.



RECORDED AS PLAT No. 18208 ON 4-20-06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERCREST

LOTS I THRU 10, BUILDABLE PRESERVATION PARCEL 'A'. NON-BUILDABLE PRESERVATION PARCEL 'B' & 'C' AND NON-BUILDABLE BULK PARCEL 'D'

(A RESUBDIVISION OF LOT 1, "BUICE PROPERTY", PLAT Nos. 5426-5429) TAX MAP NO. 21 GRID NO. 20 PARCEL NO. 84 FOURTH ELECTION DISTRICT ZONED: RC-DEO

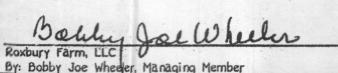
HOWARD COUNTY, MARYLAND

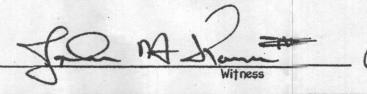
DATE: FEBRUARY 13, 2006

SHEET 1 OF 3

OWNER'S CERTIFICATE

Roxbury Farm, LLC By Bobby Joe Wheeler, Managing Member, Cwner 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, 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant 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 Applicables (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 Erected On Or Over The Said Easements And Rights Of-Way. Witness My Hand This July Day Of February, 2006.





This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature in This Area Are Restricted Until Public Sewerage is Available. These Easements 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.

2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.

3. Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.

4. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0042 And No. 21EA.

512. 0042 N 177,450,9270 M E 395,922,2400 M

513. 21EA N 177,610,9279 M E 396,391,9686 M

5. This Plat Is Based On Ned Run Monumented Boundary Survey Performed On Or About August.

a) Width - 12 Feet (4 Feet Serving More Than One Residence); b) Surface - Six (67 Inches Of Compacted Crusher Run Base With Tar And Chip Coating.

b) Surface - Six (67) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
(1 -1/2" Minimum).
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.

14. Grading Or Removal Of Vegetative Cover thall Not Be Permitted Within 25 Feet Of A Wetland,
50 Feet Of An Intenditent Stream, 75 Feet Of A Perennial Stream, Or On Land With Existing
Steep Slopes Per Section 16.1166.3 & 60 Of The Fourth Edition Subdivision And Land
Development Regulations, Except That The Disturbance To Environmental Areas For The Purpose
Of The Northern Road Crossing Only Has Been Determined To Be Necessary Disturbance Per Sect
16.116(c). See P-02-20, Comment 4, April 9, 2002.

15. All Areas Are More Of Less (a).
16. Distances Shown Are Eased On Surface Measurement And Not Reduced To Nad '83 Grid

6. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid

Measurement.

17. Traffic Study Was Prepared By The Traffic Group, Inc. On November, 1999 And Approved Under 5-01-16.

19. As Per Section 105.F.4.b Of Council Bill 50-2001, Only One Easement Holder is Required For Preservation Parcels Designed Solety For SIMM Facilities Or Community Sewerage Disposal Systems. Non-Buildable Preservation Parcel or Tobe Privately Owned And Maintained By H.O.A. And The Easement Holder Shall be Howard County, Maryland.

19. No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map. 1

20. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated November, 1999, And Approved Under Sketch Plan S-01-16.

21. Examination of Section 16.1200 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 The Forest Conservation Nithin Buildable Preservation Will Be Fulfilled By Providing 12.10 Acres Of On-Site Forest Retention Within Buildable Preservation Parcel A. The Forest Conservation Surety In The Amount Of \$105.413.00 (12.1 Acres X 43.560 Sq. Ft./Ac. X 0.20/S.F.) Is Provided As Part Of the Developer's Agreement.

Conservation Obligation is based on the Nemo Interpretation of Appendix "L' Dated Nay 9, 2003 Allowing Inclusion of Wooded Area For Credited Rejention of Forest. A Forest Conservation Surety in The Amount of \$105,413.00 (12.1 Acres X 43,550 59, Ft./Ac. X 0,20/67) is Provided As Part of the Developer's Agreement.

2. Articles of Incorporation of the Rivercreut Homeowner's Association by the State Department of Assessments and Taxation Filed on January 23, 2006. Receipt Number J1008/193.

2. As A Consequence of the Sketch Plan. S-01-16 Approval Prior To The Effective Date of 11-15-01 For the Fifth Edition of the Regulations. This Subdivision Is Subject To Council Bill 50-2001 Which Amended Pertoins of the Zoning Regulations. This Subdivision Is Subject To Council Bill 50-2001 Which Amended Pertoins of the Zoning Regulations. This Subdivision Is Subject To Council Bill 50-2001 Which Amended Pertoins of the Zoning Regulations. This Subdivision Is Subject To Council Bill 50-2001 Which Amended Pertoins of the Zoning Regulations. The Subdivision Is Subject To Council Bill 50-2001 Which Amended Pertoins of the Zoning Regulations. The Subdivision Is Reserved Apple 10-15-16.

2. Ale Jalle Denotes Weigland Area.

2. —— Benotes Centerins of Existing Stream.

2. Stream Buffers Are Healsured From the Top Of Bark Of The Stream.

2. A Public Tree Malmenance Eassement, Ten free! In Width, Running Along the Edge Of The Public Road Right—Of-Way. This Eassement Robos Howard County The Right To Area of the Subdivision of The Path Of Subdivision Is Reserved Upon All Lots Tronting On the Subdivision of Trees Located On The Path Of Subdivision Is Reserved Upon All Lots Tronting On the Subdivision of Trees Located Within The Boundardee Of County In New Research, For the Specific Puppes of Insplications, Pupper And Amended Pertoin Pupper Inspect All Confidence And Pupper Subdivision To Is Decaded Within 2500 Feet Of Private Lots.

3. A County Inspect of Amended Pupper Subdivision To Is Decaded Within 2500 Feet Of The Normal Water Level

As Part Of the Developer's Agreement.

33. The Use-In-Common Driveway Maintenance Agreement For Lots 5, 6, Non-Buildable Bulk Parcel 'D' And Buildable Preservation Parcel 'A' Has Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Final Plat.

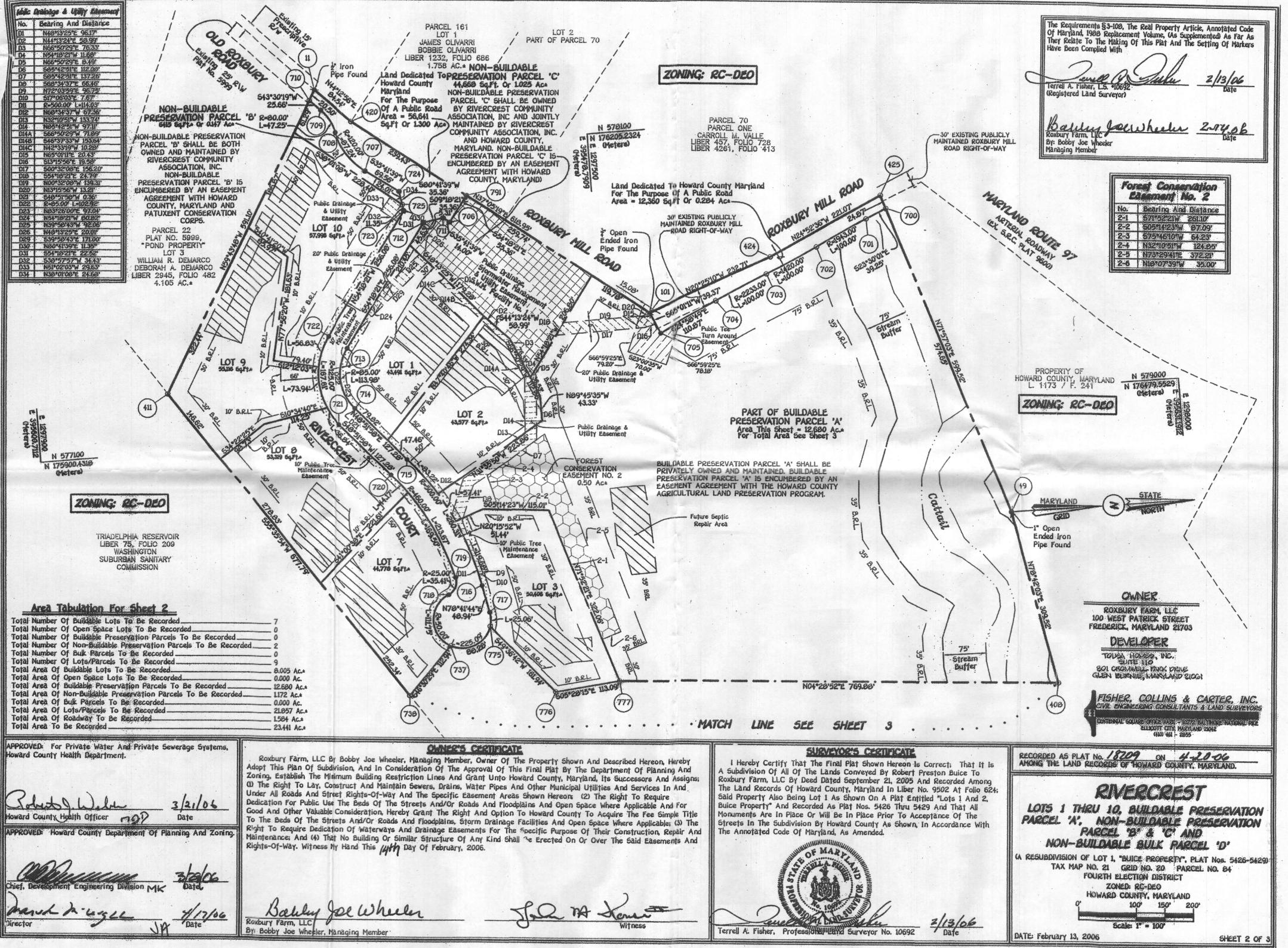
34. Existing Dwelling And Accessory Structure Located On Buildable Preservation Parcel 'A' Remains. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Then the Zoning Regulations Allow.

35. In Accordance With Section 16.116(A)(4) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Will Not Be Impacted By The Proposed Lots Or Development Except Along The Existing 30 Foot Publicly Owned And Maintained Road Right-Of-Way (Roxbury Mill Road) Located Near The Northern Site Entrance.

(See General Notes Continued - This Sheet).

The Purpose Of This Resubdivision Plat Is To Resubdivide Lot 1, Buice Property Pat Nos. 5426 Thru 5429 Into 10 Cluster Lots, 1 Buildable Preservation Parcel, 2 Non-Buildable Preservation Parcels And 1 Non-Buildable Bulk Parcel.

F-04-057



F-04-057

