



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: **B13001768**

Building Address: **13510 TRIADOLPHIA YU ROAD**
City: **CLARKSVILLE** State: **MD** Zip Code: **21029**
Suite/Apt. #: _____ SDP/WP/BA #: **CP 13-058**
Census Tract: **5TH** Subdivision: **HEGERMAN FARM**
Section: _____ Area: _____ Lot: **5**
Tax Map: **28** Parcel: **64** Grid: **20**
Zoning: **RR-AEO** Map Coordinates: _____ Lot Size: **1.1081**
ECB-11-020 AC.

Existing Use: **VACANT LOT**
Proposed Use: **NEW SINGLE FAMILY HOME**
Estimated Construction Cost: \$ **670,500**
Description of Work: **NEW 2 STORY SINGLE FAMILY**
4 BEDROOM 4 BATH 3 CAR GARAGE FIN BAS.
REAR SCREEN PORCH, DECK
Occupant or Tenant: **N/A**
Was tenant space previously occupied? ☐ Yes ☒ No
Contact Name: **MARK STEVENS**
Address: **4714 LINTHICUM ROAD**
City: **DAYTON** State: **MD** Zip Code: **21036**
Phone: **410 984 7296** Fax: **410 531 4900**
Email: **MARKC.STEVENS@BUILDERS.COM**

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth: _____ Width: _____
Gross area, sq. ft./floor: _____	1 st floor: 54'10" 73'6"
Area of construction (sq. ft.): _____	2 nd floor: 47'8" 55'8"
Use group: _____	Basement: 54'10" 73'6"
Construction type: _____	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: 4
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
	Footings: _____
	Roof: _____
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: **HEGERMAN FARM LLC**
Address: **13510 TRIADOLPHIA YU ROAD**
City: **CLARKSVILLE** State: **MD** Zip Code: **21029**
Phone: **410 531 7100** Fax: **410 531 4900**
Email: **MARKC.STEVENS@BUILDERS.COM**

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: **STEVENS BUILDERS INC**
Address: **4714 LINTHICUM ROAD**
City: **DAYTON** State: **MD** Zip Code: **21036**
Phone: **410 984 7296** Fax: **410 531 4900**
Email: **MARKC.STEVENS@BUILDERS.COM**

Contractor Company: **STEVENS BUILDERS INC**
Contact Person: **MARK STEVENS**
Address: **4714 LINTHICUM ROAD**
City: **DAYTON** State: **MD** Zip Code: **21036**
License No.: **MINBR 80**
Phone: **410 984 7296** Fax: **410 531 4900**
Email: **MARKC.STEVENS@BUILDERS.COM**

Engineer/Architect Company: **JRA**
Responsible Design Prof.: **JONATHAN RIVERA**
Address: _____
City: **LIGONTSINE** State: **MD** Zip Code: **21797**
Phone: **443 266 5445** Fax: _____
Email: **JRIVERA@JRA-DESIGN.COM**

Utilities
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Heating System
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
Other: _____
Sprinkler System:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: _____
Building Shell Permit Number: _____

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: **MARK C. STEVENS**
Email Address: **MARKC.STEVENS@BUILDERS.COM**
Title/Company: **V.P. STEVENS BUILDERS**

Print Name: **MARK STEVENS**
Date: **5/6/13**

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

FOR OFFICE USE ONLY:

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		
Is Sediment Control approval required for issuance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 7396

Distribution of Copies: White: Building Officials

Green: PSZA,Zoning

Yellow: PSZA,Engineering

Pink: Health

Gold: SHA

T:\Operations\Updated Forms\Building app\mp 8.2012.docx

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

Date: 5/29/13
To: PERMITS / PLAN REVIEW
(Person's Name and Division)
From: STEVENS BUILDERS (410) 984 7296
(Your Name, Company Name and Telephone Number)
Subject: Project name HEDGEROW FARM
Project site address 13510 TRIADLANIA Y/LR ROAD
Permit Number B13001768 SDP # _____
Other information pertinent to this project LOT 5

RECEIVED
MAY 31 2013

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

- _____ Letter of response to Howard County plan review code letter
- _____ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- _____ Structural steel certification
- _____ Energy conservation calculations
- _____ Certification for _____ (be specific).
- _____ Copies of _____ (be specific).
- _____ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- ✓ Other REVISED PLOT PLAN SHOWING CORRECT NOISE CONFIGURATION

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

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

(Person's name) (Telephone number)

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

Received by AKH

PER PAN
CC: Health

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



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 11/15/13

Permit No.: B13064272

Building Address: 13510 Tridelphia Mill Rd.
City: Highland State: MD Zip Code: 21029
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: 5
Tax Map: 0628 Parcel: 0420 Grid: 0020
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Single Family Dwelling
Proposed Use: Fuel supply for heat
Estimated Construction Cost: \$5,500
Description of Work: Removing propane tank and installing gas line from tank to house
Occupant or Tenant: _____
Was tenant space previously occupied? ☐ Yes ☒ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: Charles Whitaker
Address: 13510 Tridelphia Mill Rd.
City: Highland State: MD Zip Code: 21029
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: Suburban Propane
Contact Person: Brent Stubbs
Address: 31 Perwood Cr.
City: Rockville State: MD Zip Code: 20856
License No.: 78263
Phone: 301 251 0666 Fax: 301 251 8931
Email: BSTURB@SUBURBANPROPANE.COM

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: _____
	2 nd floor: _____
Area of construction (sq. ft.): _____	Basement: _____
Use group: _____	<input type="checkbox"/> Finished Basement
	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type: _____	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: _____
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units: _____
<input type="checkbox"/> Wood Frame	No. of 1 BR units: _____
<input type="checkbox"/> State Certified Modular	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Manufactured Home

Utilities
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
Other: _____
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: _____
Building Shell Permit Number: _____

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND OBTAINING NOTICES.

Applicant's Signature: Brent C. Stubbs
Brent C. Stubbs
13510 Tridelphia Mill Rd.
Email Address: _____
Manager / Suburban Propane
Title/Company: _____

Print Name: Brent C. Stubbs
Date: 11/15/13

RECEIVED

NOV 15 2013

LICENSES & PERMITS
DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$
Permit Fee	\$ 100.00
Tech Fee	\$ 10.00
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub-Total Paid	\$
Balance Due	\$
Check #	MO # R105786588237

Distribution of Copies: White: Building Officials

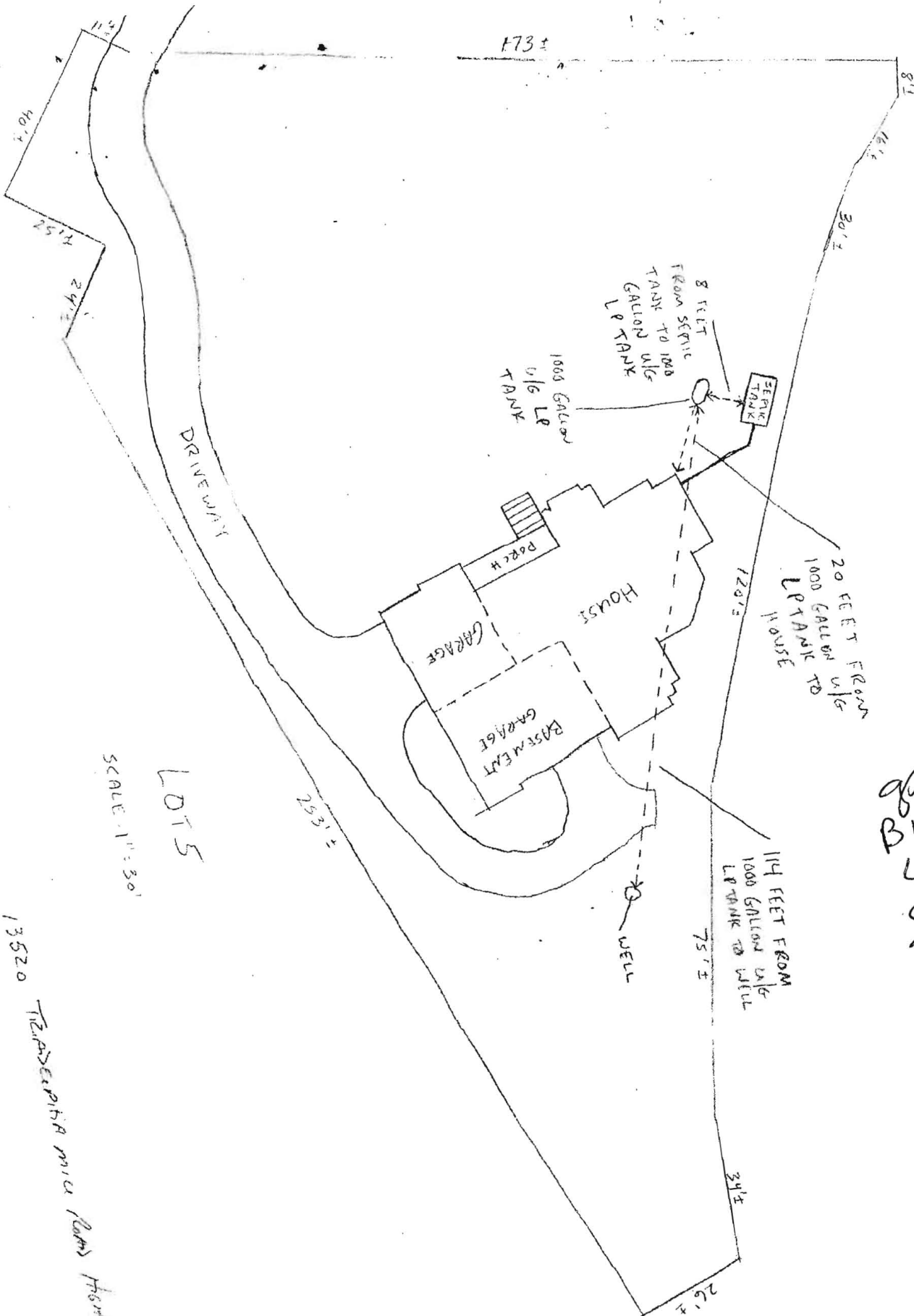
Green: PSZA, Zoning

Yellow: PSZA, Engineering

Pink: Health

Gold: SNA

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SCALE 1"=30'

LOT 5

13520 TIANDEPHIA MILLS ROAD THUNDERBOLT 21029

approved
B13004272
LP tank
12/11/13

LOT 4 & 5 - TREE IDENTIFICATION

Tree No.	Tree Type	Dia @ Breast Height	Condition	Tree No.	Tree Type	Dia @ Breast Height	Condition	Tree No.	Tree Type	Dia @ Breast Height	Condition	Tree No.	Tree Type	Dia @ Breast Height	Condition
1	White Oak	28"	Fair	41	White Oak	24"	Good	81	Chestnut Oak	19"	Good	121	Black Oak	25"	Fair
2	Chestnut Oak	28"	Good	42	White Oak	25"	Good	82	Chestnut Oak	22"	Good	122	Scarlett Oak	22"	Good
3	Chestnut Oak	26"	Fair	43	White Oak	22"	Fair	83	Chestnut Oak	27"	Good	123	Scarlett Oak	19"	Good
4	White Oak	7"	Excellent	44	White Oak	21"	Fair	84	Chestnut Oak	24"	Excellent	124	Scarlett Oak	17"	Good
5	Scarlett Oak	21"	Fair	45	DT Chestnut Oak	42"	Good	85	Chestnut Oak	24"	Good	125	Red Maple	17"	Good
6	Red Maple	6"	Good	46	White Oak	19"	Good	86	Chestnut Oak	25"	Good	126	Chestnut Oak	19"	Good
7	Scarlett Oak	17"	Good	47	White Oak	19"	Good	87	Chestnut Oak	14"	Good	127	Chestnut Oak	13"	Excellent
8	Tulip Poplar	9"	Good	48	White Oak	14"	Good	88	Chestnut Oak	22"	Good	128	Black Oak	19"	Good
9	White Oak	27"	Fair	49	Chestnut Oak	17"	Good	89	Chestnut Oak	19"	Excellent	129	Chestnut Oak	10"	Good
10	Scarlett Oak	17"	Poor	50	Chestnut Oak	9"	Good	90	Chestnut Oak	19"	Excellent	130	Chestnut Oak	14"	Good
11	Scarlett Oak	13"	Fair	51	White Oak	26"	Fair	91	Chestnut Oak	23"	Poor	131	Chestnut Oak	19"	Good
12	Tulip Poplar	30"	Excellent	52	Chestnut Oak	10"	Good	92	Chestnut Oak	19"	Good	132	Chestnut Oak	19"	Excellent
13	White Oak	9"	Good	53	White Oak	20"	Good	93	Chestnut Oak	19"	Good	133	Chestnut Oak	10"	Good
14	White Oak	10"	Good	54	White Oak	20"	Good	94	Chestnut Oak	16"	Good	134	Chestnut Oak	13"	Good
15	White Oak	9"	Good	55	Scarlett Oak	17"	Good	95	Chestnut Oak	22"	Excellent	135	Chestnut Oak	19"	Excellent
16	White Oak	24"	Good	56	Chestnut Oak	12"	Excellent	96	Chestnut Oak	17"	Good	136	Chestnut Oak	20"	Good
17	White Oak	23"	Good	57	White Oak	30"	Fair	97	Chestnut Oak	20"	Good	137	Chestnut Oak	23"	Excellent
18	White Oak	26"	Good	58	Scarlett Oak	19"	Fair	98	Chestnut Oak	20"	Good	138	White Oak	14"	Good
19	Chestnut Oak	10"	Good	59	Scarlett Oak	11"	Good	99	Chestnut Oak	22"	Good	139	Chestnut Oak	22"	Good
20	Chestnut Oak	14"	Good	60	Black Oak	14"	Good	100	Chestnut Oak	28"	Fair	140	Chestnut Oak	22"	Good
21	White Oak	27"	Good	61	Pin Oak	14"	Good	101	Chestnut Oak	17"	Excellent	141	Tulip Poplar	12"	Good
22	White Oak	21"	Good	62	Pin Oak	11"	Good	102	Chestnut Oak	17"	Good	142	Chestnut Oak	13"	Good
23	Chestnut Oak	24"	Good	63	Pin Oak	23"	Good	103	Chestnut Oak	11"	Excellent	143	Chestnut Oak	46"	Fair
24	Chestnut Oak	19"	Good	64	Pin Oak	19"	Good	104	Chestnut Oak	20"	Good	144	Red Maple	20"	Good
25	Chestnut Oak	12"	Good	65	Scarlett Oak	22"	Fair	105	Chestnut Oak	21"	Good	145	Chestnut Oak	40"	Good
26	Chestnut Oak	21"	Good	66	Black Gum	9"	Good	106	Chestnut Oak	22"	Good	146	Black Oak	19"	Good
27	Chestnut Oak	11"	Good	67	DT Chestnut Oak	31"	Good	107	Chestnut Oak	22"	Good	147	White Oak	25"	Good
28	Chestnut Oak	21"	Good	68	DT Chestnut Oak	52"	Good	108	Black Oak	12"	Good	148	Scarlett Oak	17"	Good
29	White Oak	22"	Good	69	Chestnut Oak	24"	Good	109	White Oak	27"	Fair	149	Scarlett Oak	23"	Fair
30	Chestnut Oak	27"	Good	70	Chestnut Oak	19"	Good	110	DT Chestnut Oak	48"	Good	150	Chestnut Oak	6"	Good
31	White Oak	19"	Fair	71	Chestnut Oak	17"	Good	111	Scarlett Oak	19"	Excellent	151	Scarlett Oak	29"	Good
32	White Oak	19"	Fair	72	Chestnut Oak	20"	Good	112	White Oak	19"	Good	152	White Oak	19"	Good
33	White Oak	29"	Fair	73	Chestnut Oak	20"	Good	113	Chestnut Oak	19"	Good	153	Chestnut Oak	17"	Good
34	Chestnut Oak	16"	Good	74	Chestnut Oak	30"	Fair	114	Chestnut Oak	26"	Fair	154	Chestnut Oak	17"	Good
35	Black Oak	13"	Fair	75	Chestnut Oak	16"	Good	115	Chestnut Oak	11"	Good	155	Red Oak	19"	Good
36	Chestnut Oak	24"	Fair	76	Chestnut Oak	16"	Good	116	Chestnut Oak	22"	Fair	156	Chestnut Oak	17"	Good
37	White Oak	17"	Good	77	Chestnut Oak	14"	Excellent	117	Black Oak	22"	Good	157	Chestnut Oak	11"	Good
38	White Oak	17"	Good	78	Chestnut Oak	27"	Good	118	Black Oak	11"	Excellent	158	Chestnut Oak	22"	Good
39	Scarlett Oak	19"	Good	79	Chestnut Oak	19"	Good	119	Black Oak	11"	Excellent	159	Chestnut Oak	16"	Good
40	White Oak	22"	Fair	80	Chestnut Oak	19"	Good	120	Chestnut Oak	11"	Good	160	Chestnut Oak	16"	Fair

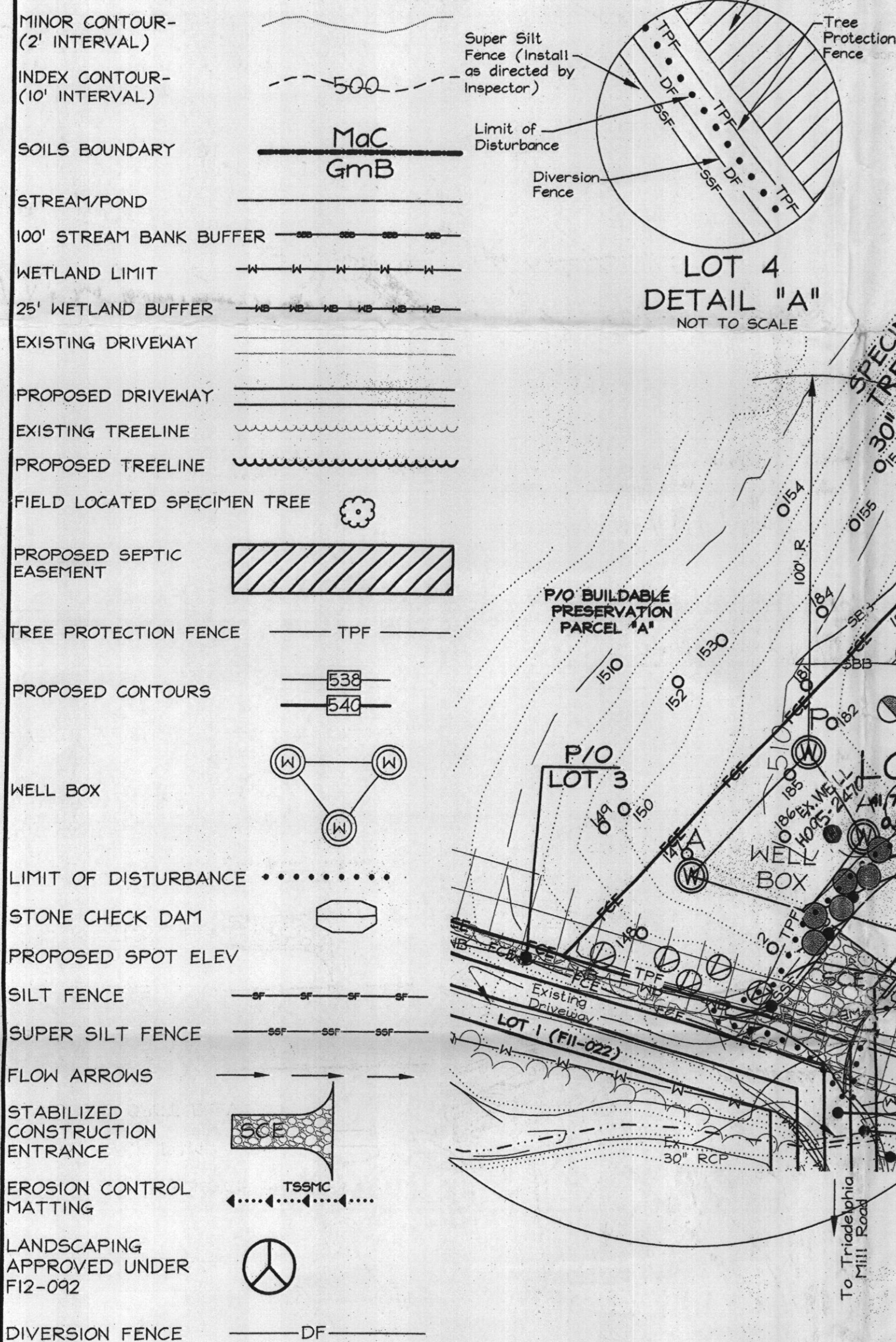
NOTE:

* represents Specimen Tree
DT represents Double Trunk

NOTE:

STOCKPILING OF EXCAVATED MATERIAL IS NOT PERMITTED ON LOTS 4 AND 5. SEE SHEET 5 FOR STOCKPILE LOCATION PLAN

LEGEND



LOT 4
DETAIL "A"
NOT TO SCALE

LOT 5
DETAIL "B"
NOT TO SCALE

GRADING AND SEDIMENT CONTROL PLAN

PLAN VIEW - 1" = 30'

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
BRUCE D. BURTON, P.E. 14184
DATE
4/16/13

DEVELOPER'S CERTIFICATE

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

SIGNATURE OF DEVELOPER
DATE
4/16/13

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT
DATE
4/16/13

SHEET INDEX

No.	Description
1	Grading and Sediment Control Plan
2	Grading and Sediment Control Details
3	Stormwater Management Plan and Details
4	Use-in-Common Driveway - Lots 4 & 5
5	Landscape Notes, Details and Stockpile Location Plan

SEWAGE SYSTEM DESIGN DATA LOT 4

- Invert at foundation wall: 519.50 basement service
- 2000 gallon septic tank (5 bedroom) provide manhole to finished grade
A. ex. ground over tank: 522.00
B. prop. grade over tank: 522.00
C. invert in: 519.30
D. invert out: 519.00
- 2000 gallon pump pit
A. ex. ground over tank: 524.00
B. prop. grade over tank: 522.00
C. invert in: 518.80
D. invert out: 519.30
- Distribution box (provide 3 outlets minimum)
A. ex. ground over tank: 535.70
B. prop. grade over tank: 535.70
C. invert in: 535.00

Note: Trench design may be revised at time of installation based on site conditions.

SEWAGE SYSTEM DESIGN DATA LOT 5

- Invert at foundation wall: 525.50 basement service
- 2000 gallon septic tank (5 bedroom) provide manhole to finished grade
A. ex. ground over tank: 526.00
B. prop. grade over tank: 526.00
C. invert in: 524.50
D. invert out: 524.20
- 2000 gallon pump pit
A. ex. ground over tank: 527.00
B. prop. grade over tank: 527.00
C. invert in: 524.00
D. invert out: 524.50
- Distribution box (provide 4 outlets minimum)
A. ex. ground over tank: 535.70
B. prop. grade over tank: 535.70
C. invert in: 535.00

Note: Trench design may be revised at time of installation based on site conditions.

SEWAGE SYSTEM NOTES

- The proposed septic system for this lot requires a pump.
- Pump chamber to be a minimum 2000 gallon top seamed pump pit with single effluent pump. Pump shall be equipped with audible and visual alarm system for high water and pump malfunction. Alarm system shall be installed on a separate electrical circuit. Install check valves as required.
- Provide manhole clearout to finished grade at proposed septic tank and the pump chamber.
- Details and specification of the proposed pump within the pump pit to be supplied by the contractor for review and approval by the Howard County Health Department prior to issuance of a septic permit.

ADC Map
4933-6C

VICINITY MAP

1" = 2000'

GENERAL NOTES

- The contractor shall notify "Miss Utility" at 1-800-267-7777 at least forty-eight (48) hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at 410-313-1880 at least five (5) working days prior to the start of work.
- The topography shown on this plan is taken from a previously approved Percolation Certification Plan prepared by NLR & Associates dated 5/14/05 and signed by the County Health Officer on 8/8/05. Topography shown is a survey of January 2010 prepared by LDE, Inc. and merged with topography as described above.
- The boundary shown hereon is based on a field run monumented Boundary Survey performed by Fitzyard, Bertrand and Real Estate Surveyors, LLC, on or about July 29, 1999 and updated by NLR & Associates on May 15, 2009.
- Deed Reference: Liber 12245, Folio 274; Lot 3 Liber 13418, folio 461
- Plot References: Plot # 21590 thru 21592
- Limit of disturbance: 36' (15' SF or 0.25 AC) Total
- Subject property is zoned RR-DEO per 2/02/2004 Comprehensive Zoning Plan and per the Comp Lite Zoning Regulations effective on 7/26/06.
- BRL denotes Building Restriction Line.
- All areas shown on this plan are +/-, more or less.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway. Refuse collection and recycling collection for all lots and parcels shall be at Triadelphia Mill Road within 5' of the paved roadway.
- Driveway(s) shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements and/or as allowed by Design Manual Haver approved by the Department of Planning & Zoning on July 8, 2010. See Note 42.
a) Width - 12' (6 feet serving more than one residence)
b) Surface - 6 inches of compacted crusher run base with tar and chip coating. (1/2" Min.)
c) Geometry - Maximum 15% grade, with the durable and sustained grade of 8%. Maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culverts/bridges) Capable of supporting 25 gross tons (425 loading).
e) Drainage Elements - Capable of safely passing 100 year Flood with no more than 1 foot depth over driveway surface.
f) Structure Clearances - minimum 12 feet.
g) Maintenance sufficient to ensure all weather use. Where one (1) driveway serves more than one (1) lot, house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.
- The environmental features which currently exist on-site are floodplain, steep slopes, wetlands, wetland buffer, stream and their bank buffers. This project does not disturb any steep slopes which are greater than 20,000 square feet of on-site and off-site contiguous area. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of the floodplain and their buffer areas associated with the driveway and stone wall extensions approved with waiver Petition WP 11-141. The wetland study for this property (Thaler Estates 7 F00-59) was originally conducted by I.P.D.S. dated September, 1999 and January, 2000. LDE Inc. delineated the wetland areas as part of Thaler Estates (F01-81) dated August, 2005 and confirmed the limit of wetlands under F 11-022, January, 2010.
- The Landscape Survey of 9810.00 for the 12 shade trees, 30 flowering trees and 17 shrubs will be posted as part of the building grading permit for Lot 4 and 5.
- The Resubdivision of Non-Buildable Bulk Parcel "B" removes 1,682 Acres of Retention Forest from Forest Conservation Easement #8 for the creation of Lot 4 & 5. Expansion of Forest Conservation Easements #9 and the addition of New Retention Easement #11 (1,644 Acres). The cumulative additions and adjustments to Plot complies with the required replacement for the 1,682 Acres removed from Easement #8. This Retention of 12,947 Acres of forest in easements #2, 4, 5, 7, 8A, 8B, 9, 10, 11 and Non-Easement Creek Easements #1, 3 and 6 (F00-59). The Survey of 821,450.00 for supplemental planting in easement #2 was posted with the Developers Agreement for F12-092.
- The Forest Conservation Easements have been established to fulfill the requirements of Section 16.1200 of the Forest Conservation Act and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easements; however, Forest Management Practices as defined in the deed of Forest Conservation Easement are allowed.
- Alternative Surface - Percolation - Review the septic systems for all proposed structures and/or existing structure. These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal.
- Improvements of any nature in this area are restricted until public sewage is available. The County Health Officer shall have the authority to grant variances for microsystems into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
- Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
- The wells for lots 4 and 5 have been drilled.
- Any changes to a private sewage area shall require a revised percolation certification plan.
- Existing utilities are based on field surveys and/or plans of public record.
- A Floodplain Study was approved as part of the F 11-022 plan submission.
- A Letter of Exemption Application was filed under F 11-022 with the Maryland Department of the Environment for the repair work to the existing driveway stone wall extensions located within the 100 year floodplain and wetland buffer.
- Upon building permit review the septic systems for all proposed structures and/or existing structure expansions shall be re-evaluated to determine sufficient system capacity.
- Proposed activities within the environmental buffers were determined essential or necessary disturbance per Subsection 16.16.c of the Subdivision and Land Development Regulations as part of the approval of ECP 10-015.

LEGEND

- EXISTING TREES TO BE SAVED
- EXISTING SPECIMEN TREE TO BE SAVED w/ CRITICAL ROOT ZONE
- EXISTING TREES TO BE REMOVED

GRAPHIC SCALE

1 inch = 30 ft.

REVISIONS

No.	Date	Description

LDE Inc.

Engineers • Surveyors • Planners

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DESIGNED	GRADING AND SEDIMENT CONTROL PLAN	SCALE
BDB	EDS	AS SHOWN
DRAWN	LDE	DRAWING
CHECKED	BDB	1 of 5
DATE	4/20/13	JOB NO. 09-009.1
OWNER/DEVELOPER:	Hedgerow Farm LLC Robert B. White and Lyn De G. White 13550 Triadelphia Mill Road Clarksville, MD 21024-1025 (301)802-1061	FILE NO. GP13-058

GP13-058