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.: B19001826

Building Address: 16455 Frederick Road
City: Woodbine State: MD Zip Code: 21797
Suite/Apt. #: SDP/WP/BA #:
Subdivision: Stanley Miller Property
Lot: 8 Tax Map: 7 Parcel: 467

Existing Use: Vacant Lot
Proposed Use: New single family dwelling
Estimated Construction Cost: $ 350,000
Description of Work: Build a new 2 story house with 4 bedrooms, in-law suite, 5.5 bathrooms, 2 car garage and unfinished basement.

Occupant/Tenant Name:
Was tenant space previously occupied? ☐Yes ☐No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: Hari Bhakta Subedi & Om Nath Subedi
Address: 3032 Hewitt Ave. Apt. 221
City: Silver Spring State: MD Zip Code: 20906
Phone: (520) 245-6265 Fax: —
Email: hsubedi2006@gmail.com

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

Contractor Company: Timberlake Building & Renovations
Contact Person: Brian Messineo
Address: 304 Harry S. Truman Pkwy. Suite M
City: Annapolis State: MD Zip Code: 21401
License No.: 3769
Phone: (443) 837-3115 Fax: (301) 336-0885
Email: bmessineo@timberlakehomes.com

Engineer/Architect Company: Fisher, Collins & Carter, Inc.
Responsible Design Prof.: Stephanie Tuite
Address: 10272 Baltimore National Pike
City: Ellicott City State: MD Zip Code: 21042
Phone: (410) 461-2855 Fax: (410) 750-3784
Email: stephanie@fcc-eng.com

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

Utilities		
Electric:	☒Yes ☐ No	
Gas:	☐ Yes ☒No	
Water Supply		
☐ Public		
☒Private		
Sewage Disposal		
☐ Public		
☒Private		
Heating System		
☒Electric ☐ Oil		
☐ Natural Gas ☐ Propane Gas		
☐ Other:		
Sprinkler System:		
☒Yes ☐ No		
Grading Permit Number:	~~GP-19-069~~ G19000104	
Building Shell Permit Number:		

RECEIVED
JUN 03 2019
LICENSES & PERMITS DIVISION

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
Brian Messineo
Print Name
bmessineo@timberlakehomes.com
Email Address
6/3/19
Date
VP of Land Acq. / Timberlake Homes
Title/Company

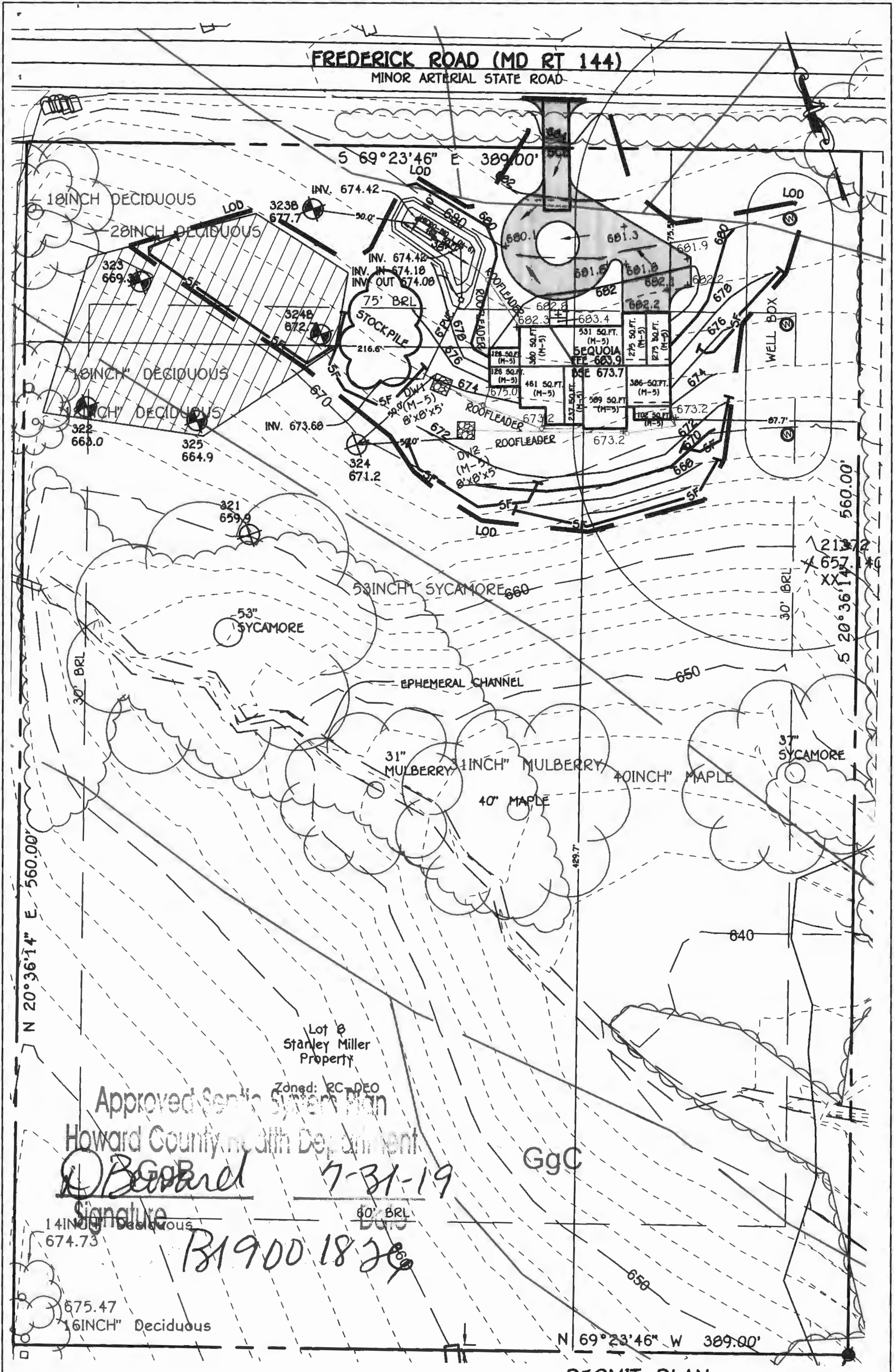
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	7-31-19	Beynard

Is Sediment Control approval required for issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	☐ Yes ☐No
Is Entrance Permit Required?	☐ Yes ☐No
Historic District?	☐ Yes ☐No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	$ 150.00
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub- Total Paid	$
Balance Due	$


FREDERICK ROAD (MD RT 144)
MINOR ARTERIAL STATE ROAD
S 69°23'46" E 389.00'
LOD
INV. 674.42
323B 677.7
18INCH DECIDUOUS
28INCH DECIDUOUS
323 669.3
324B 672
INV. 674.42
INV. IN 674.18
INV. OUT 674.08
75' BRL
STOCKPILE
216.6'
18INCH" DECIDUOUS
12INCH" DECIDUOUS
322 665.0
325 664.9
INV. 673.68
324 671.2
DW1 (M-5) 8'x8'x5'
DW2 (M-5) 8'x8'x5'
ROOFLEADER
SEQUOIA
FFE 683.9
BSE 673.7
531 SQ.FT. (M-5)
461 SQ.FT. (M-5)
386 SQ.FT. (M-5)
WELL BOX
321 659.9
53INCH" SYCAMORE
53" SYCAMORE
30' BRL
EPHEMERAL CHANNEL
31" MULBERRY
31INCH" MULBERRY
40" MAPLE
40INCH" MAPLE
37" SYCAMORE
S 20°36'14" 560.00'
N 20°36'14" E 560.00'
Lot 8
Stanley Miller
Property
Zoned: RC-DEO
GgC
60' BRL
14INCH" Deciduous
674.73
675.47
16INCH" Deciduous
N 69°23'46" W 389.00'

Approved Septic System Plan
Howard County Health Department

D Barnard 7-31-19

Signature Date

B1900 1826

PERMIT PLAN

Stanley Miller Property

SECTION ONE
LOT 8
16455 FREDERICK ROAD
ZONED: RC-DEO

TAX MAP NO.: 07 PARCEL NO.: 467 GRID NO.: 10
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: MAY, 2019

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Health

TIMBERLAKE HOMES

304 HARRY S. TRUMAN PARKWAY,
SUITE M
ANNAPOLIS, MD 21401

TEL (301) 350–0400
FAX (301) 336–0885

"SEQUOIA"

SUBEDI RESIDENCE

FIRST FLOOR	2828	SQ. FT.
SECOND FLOOR	2404	SQ. FT.
TOTAL	5232	SQ. FT.

ALL WORK SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN and CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING

FLOOR FRAMING TO BE 2x12 FLOOR JOIST S.P.F. #2 (Fb=875, Fc=1150, Fv=135, E=1,400,000)

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2015 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: MARYLAND

GROUND SNOW LOAD	WIND SPEED (mph)		SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects		Weathering	Frost Line Depth	Termite					
30 PSF	115		B	SEVERE	30"	MODERATE TO HEAVY					

TL03C800

REVISIONS

DATE	COMMENT
03-28-19	PRELIMINARY
04-08-19	PERMIT SET

INDEX

SHEET	DRAWING
1.	TITLE SHEET
2.1	GENERAL NOTES
2.2	IECC COMPLIANCE CERTIFICATE
3.4	ELEVATION #4
4.1	FOUNDATION PLAN
5.1	FIRST FLOOR PLAN
6.1	SECOND FLOOR PLAN
7.7	MISC. DETAILS
8.1	BUILDING SECTION "A-A"
8.2	BUILDING SECTION "B-B"
8.3	BUILDING SECTION "C-C"
8.4	TYPICAL WALL SECTIONS
8.6	TYPICAL WALL SECTIONS & DETAILS
E1.1	FIRST FLOOR ELECTRICAL PLAN
E2.1	SECOND FLOOR ELECTRICAL PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.1A	BALLOON FRAME WALL DETAILS
S2.2	SECOND FLOOR FRAMING PLAN
S3.2	ROOF FRAMING PLAN - ELEVATION #2
LB-1	LATERAL BRACING DETAILS
LB-2	LATERAL BRACING DETAILS
LB-3	OMIT
LB-4	FIRST FLOOR LATERAL BRACING PLANS
LB-5	SECOND FLOOR LATERAL BRACING PLANS - ELEV #2-4

SEQUOIA– SUBEDI RESIDENCE

DAVID ROBBINS
5921
APR 08 2019

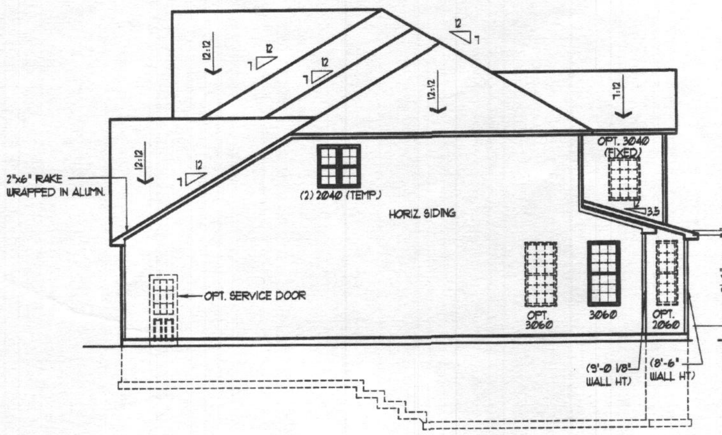
Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
License Number: 5921
Expiration date: April 3,2020

STRUCT. REVIEW	01-25-19
PROJECT REVIEW	01-25-19
7 3/4:10 STAIR	YES

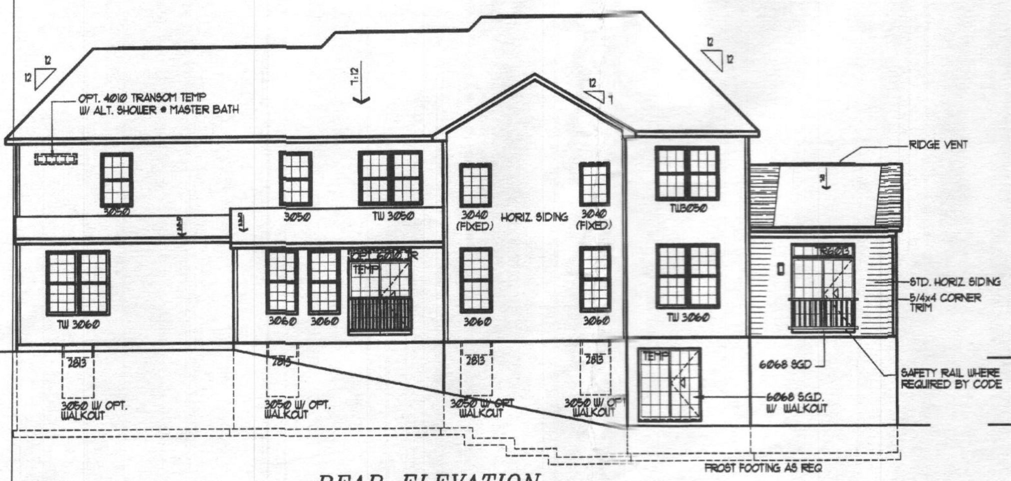
Architecture Collaborative, Inc.
8334 Main Street Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465–7500 Fax: (410) 465–0903

TLD44068

4/8/2019 10:46:43 AM, Architecture Collaborative, Inc.

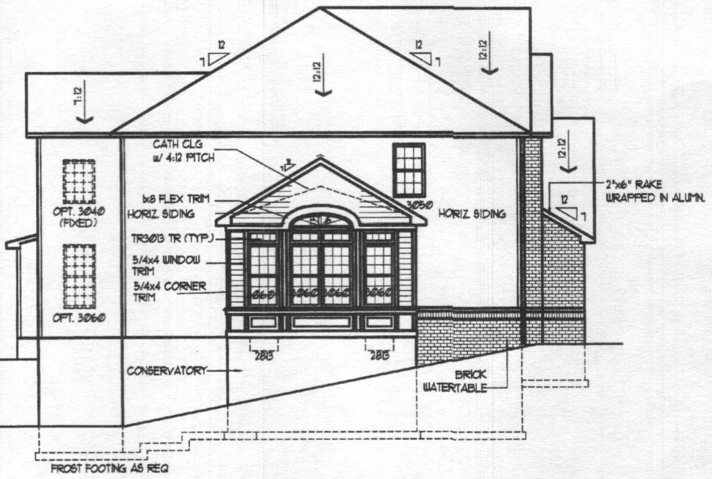

12:12
12
12
12
12:12
7:12
12:12
12
2"x6" RAKE
WRAPPED IN ALUMN.
(2) 2040 (TEMP.)
HORIZ. SIDING
OPT. 3040
(FIXED)
12
3.5
OPT. SERVICE DOOR
OPT.
3060
3060
OPT.
2060
8'-6"
(9'-0 1/8"
WALL HT.)
(8'-6"
WALL HT.)

RIGHT SIDE ELEVATION
SCALE: 1/16" – 1/8" = 1'-0"

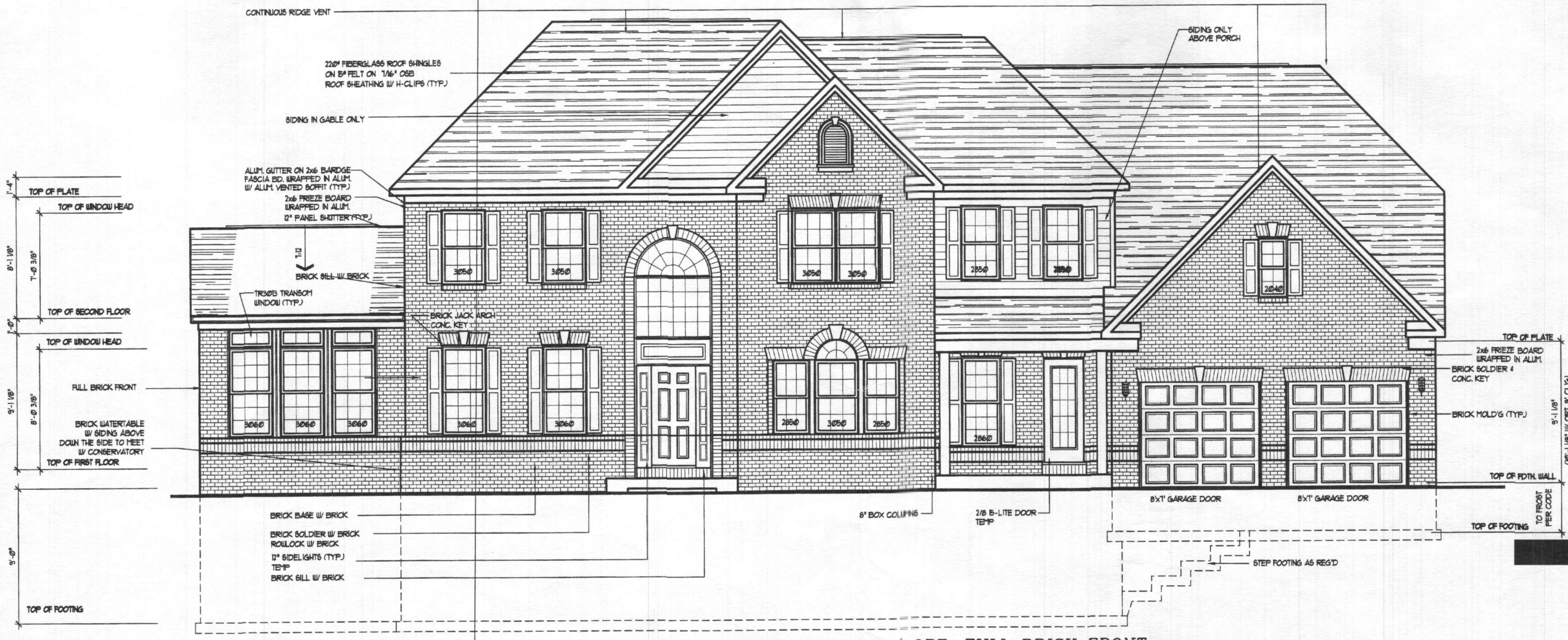

12
12
OPT. 4010 TRANSOM TEMP
W/ ALT. SHOWER @ MASTER BATH
7:12
12
12
12
3050
3050
TW 3050
3040
(FIXED)
HORIZ. SIDING
3040
(FIXED)
TW3050
RIDGE VENT
8'-6"
TW 3060
3060
3060
TEMP
3060
3060
TW 3060
STD. HORIZ. SIDING
5/4x4 CORNER
TRIM
2813
2815
2813
2813
TEMP
6068 SGD
SAFETY RAIL WHERE
REQUIRED BY CODE
3050 W/ OPT.
WALKOUT
3050 W/ OPT.
WALKOUT
3050 W/ OPT
WALKOUT
3050 W/ OPT
WALKOUT
6068 S.G.D.
W/ WALKOUT
FROST FOOTING AS REQ

REAR ELEVATION
SCALE: 1/16" – 1/8" = 1'-0"

SEE SITE PLAN FOR
EXACT GRADE CONDITIONS


12
12
7:12
12:12
12:12
12:12
CATH CLG
w/ 4:12 PITCH
1x8 FLEX TRIM
HORIZ. SIDING
TR3013 TR (TYP.)
5/4x4 WINDOW
TRIM
5/4x4 CORNER
TRIM
OPT. 3040
(FIXED)
OPT. 3060
3050
HORIZ. SIDING
2"x6" RAKE
WRAPPED IN ALUMN.
12
3060
3060
3060
3060
2813
2813
CONSERVATORY
BRICK
WATERTABLE
FROST FOOTING AS REQ

LEFT SIDE ELEVATION
SCALE: 1/16" – 1/8" = 1'-0"


CONTINUOUS RIDGE VENT
220# FIBERGLASS ROOF SHINGLES
ON 15# FELT ON 7/16" OSB
ROOF SHEATHING W/ H-CLIPS (TYP.)
SIDING IN GABLE ONLY
SIDING ONLY
ABOVE PORCH
ALUM. GUTTER ON 2x6 BARDGE
FASCIA BD. WRAPPED IN ALUM.
W/ ALUM. VENTED SOFFIT (TYP.)
2x6 FRIEZE BOARD
WRAPPED IN ALUM.
12" PANEL SHUTTER (TYP.)
7:12
BRICK SILL W/ BRICK
TR3013 TRANSOM
WINDOW (TYP.)
BRICK JACK ARCH
CONC. KEY
TOP OF PLATE
TOP OF WINDOW HEAD
TOP OF SECOND FLOOR
TOP OF WINDOW HEAD
FULL BRICK FRONT
BRICK WATERTABLE
W/ SIDING ABOVE
DOWN THE SIDE TO MEET
W/ CONSERVATORY
TOP OF FIRST FLOOR
TOP OF FOOTING
1'-4"
8'-1 1/8"
7'-0 3/8"
1'-0"
9'-1 1/8"
8'-0 3/8"
9'-0"
3050
3050
3050
3050
2850
2850
2040
3060
3060
3060
3060
3060
2850
3050
2850
2860
TOP OF PLATE
2x6 FRIEZE BOARD
WRAPPED IN ALUM.
BRICK SOLDIER &
CONC. KEY
BRICK MOLD'G (TYP.)
9'-1 1/8"
(10'-1 1/8" W/ OPT. 9' CL'G)
TOP OF FDTN. WALL
TO FROST
PER CODE
TOP OF FOOTING
8'x7' GARAGE DOOR
8'x7' GARAGE DOOR
BRICK BASE W/ BRICK
BRICK SOLDIER W/ BRICK
ROWLOCK W/ BRICK
12" SIDELIGHTS (TYP.)
TEMP
BRICK SILL W/ BRICK
8" BOX COLUMNS
2/8 15-LITE DOOR
TEMP
STEP FOOTING AS REQ'D

ELEVATION #4 W/ OPT. FULL BRICK FRONT
SCALE: 1/8" = 1'-0"

Prototype plan; drawing [redacted] subject to change. Architecture Collaborative, Inc. expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

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8334 Main Street
Ellicott City, MD 21043
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Tel.: (410) 465–7500
Fax: (410) 465–0903

content
ELEVATION #4 OPT. BRICK/STONE

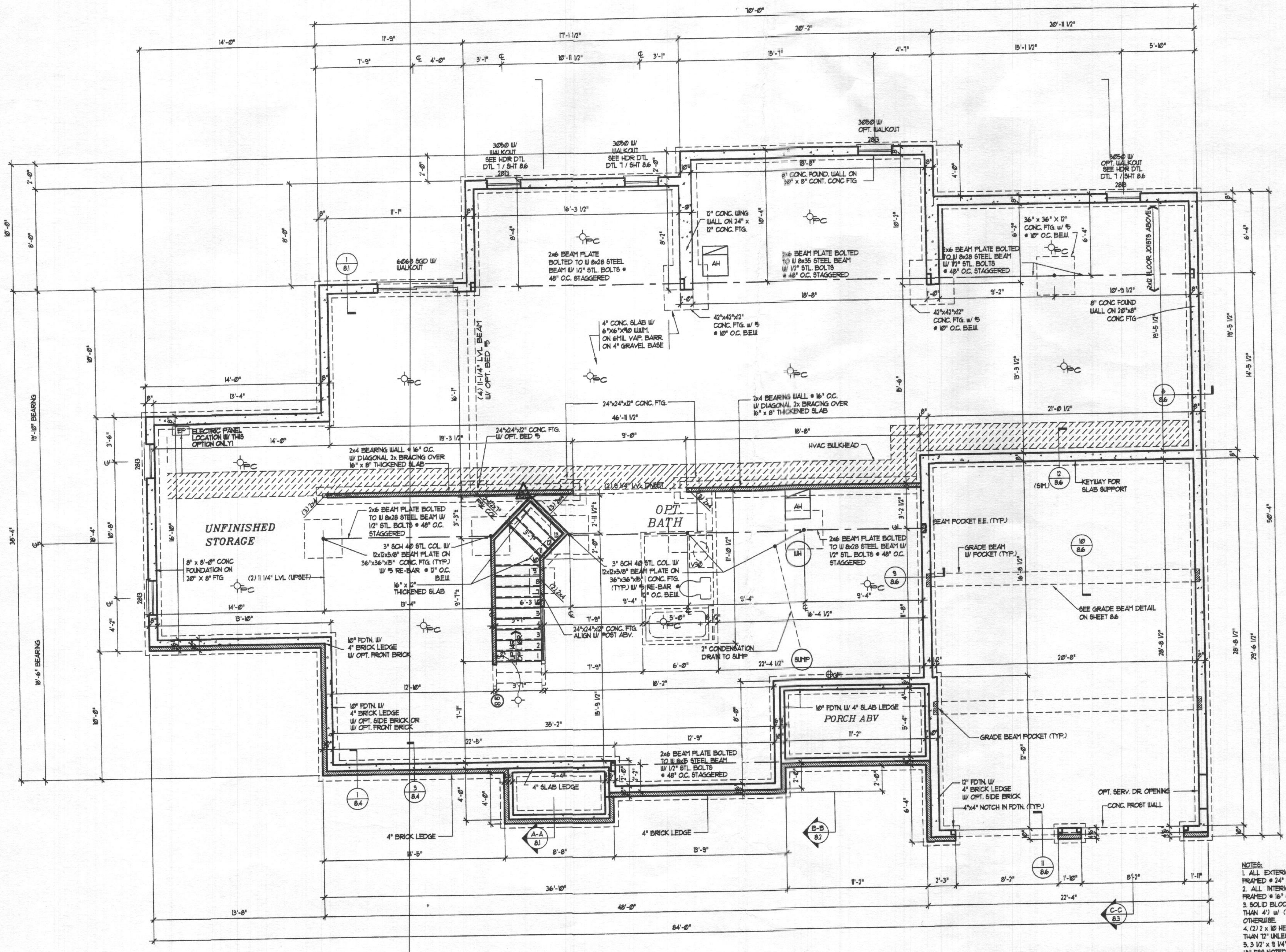
scale *1/8"–1/4"*	FILE# *TL03L4A0*	drwn. *EAW*	date *12–4–03*

title
TIMBERLAKE HOMES
"SEQUOIA"

revisions	
06-17-15	2015 CODE UPDATE
03-30-19	SUBEDI RESIDENCE

SHEET #
3.4A

3/29/2019 9:15:20 AM, Architecture Collaborative, Inc.


UNFINISHED STORAGE
OPT. BATH
PORCH ABV
3050 W/ WALKOUT SEE HDR DTL DTL 7 / SHT 8.6 2813
3050 W/ OPT. WALKOUT 2813
3050 W/ OPT. WALKOUT SEE HDR DTL DTL 7 / SHT 8.6 2813
6068 SGD W/ WALKOUT
2x6 BEAM PLATE BOLTED TO W 8x28 STEEL BEAM W/ 1/2" STL. BOLTS @ 48" O.C. STAGGERED
12" CONC. WING WALL ON 24" x 12" CONC. FTG.
8" CONC. FOUND. WALL ON 20" x 8" CONT. CONC FTG
2x6 BEAM PLATE BOLTED TO W 8x35 STEEL BEAM W/ 1/2" STL. BOLTS @ 48" O.C. STAGGERED
36" x 36" X 12" CONC. FTG. w/ #5 @ 10" O.C. B.E.W.
2x12 FLOOR JOISTS ABOVE
42"x42"x12" CONC. FTG. w/ #5 @ 10" O.C. B.E.W.
8" CONC FOUND WALL ON 20"x8" CONC FTG
4" CONC. SLAB W/ 6"X6"X10 W.W.M. ON 6MIL VAP. BARR ON 4" GRAVEL BASE
(4) 11-1/4" LVL BEAM W/ OPT. BED #5
24"x24"x12" CONC. FTG.
24"x24"x12" CONC. FTG. W/ OPT. BED #5
2x4 BEARING WALL @ 16" O.C. W/ DIAGONAL 2x BRACING OVER 16" x 8" THICKENED SLAB
HVAC BULKHEAD
EP ELECTRIC PANEL LOCATION W/ THIS OPTION ONLY!
(2) 9 1/4" LVL DNSET
3" SCH 40 STL COL. W/ 12x12x5/8" BEAM PLATE ON 36"x36"x15" CONC. FTG. (TYP.) W/ #5 RE-BAR @ 12" O.C. B.E.W.
16" x 12" THICKENED SLAB
8" x 8'-0" CONC FOUNDATION ON 20" X 8" FTG
(2) 11 1/4" LVL (UPSET)
24"x24"x12" CONC. FTG. ALIGN W/ POST ABV.
2" CONDENSATION DRAIN TO SUMP
SUMP
AH
WH
KEYWAY FOR SLAB SUPPORT
BEAM POCKET E.E. (TYP.)
GRADE BEAM W/ POCKET (TYP.)
SEE GRADE BEAM DETAIL ON SHEET 8.6
GRADE BEAM POCKET (TYP.)
10" FDTN. W/ 4" BRICK LEDGE W/ OPT. FRONT BRICK
10" FDTN. W/ 4" BRICK LEDGE W/ OPT. SIDE BRICK OR W/ OPT. FRONT BRICK
10" FDTN. W/ 4" SLAB LEDGE
4" SLAB LEDGE
4" BRICK LEDGE
2x6 BEAM PLATE BOLTED TO W 8x15 STEEL BEAM W/ 1/2" STL. BOLTS @ 48" O.C. STAGGERED
12" FDTN. W/ 4" BRICK LEDGE W/ OPT. SIDE BRICK
4"x4" NOTCH IN FDTN. (TYP.)
OPT. SERV. DR OPENING
CONC. FROST WALL
A-A 8.1
B-B 8.2
C-C 8.3
70'-0"
84'-0"
48'-0"
36'-10"
50'-4"

FOUNDATION PLAN

SCALE: 1/8"-1/4" = 1'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2' x 9 1/4" LSL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

5921

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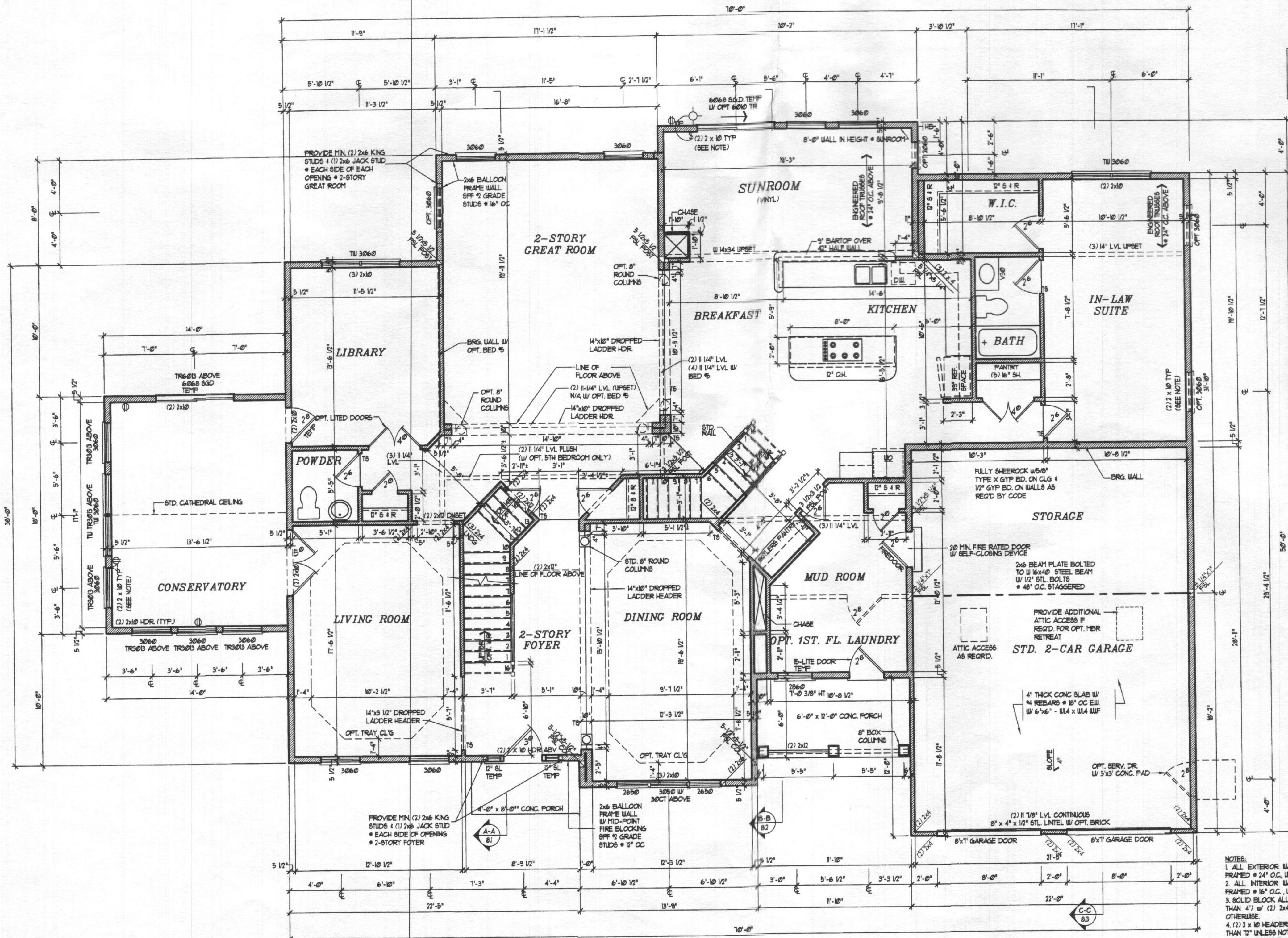
content	FOUNDATION PLAN
scale 1/8"-1/4"	FILE# TL03P000 drwn. ACI date 8-20-03
title	TIMBERLAKE HOMES "SEQUOIA"

revisions	
03-30-19	SUBEDI RESIDENCE

SHEET #
4.1

3/29/2019 9:15:23 AM, Architecture Collaborative, Inc.

NOTE: TYPICAL WINDOW HEAD HEIGHT:
7'-0 3/8" W/ 8' CLG.
8'-0 3/8" W/ OPT. 9' CLG.
(PROVIDE 4" OPENING LIMITER IF SILL TO GRADE OR SURFACE BELOW EXCEEDS 6')


70'-0"
11'-9"
17'-1 1/2"
10'-2"
3'-10 1/2"
17'-1"
2-STORY GREAT ROOM
SUNROOM (VINYL)
W.I.C.
IN-LAW SUITE
LIBRARY
BREAKFAST
KITCHEN
BATH
PANTRY (5) 16" SH.
CONSERVATORY
STD. CATHEDRAL CEILING
POWDER
LIVING ROOM
2-STORY FOYER
DINING ROOM
MUD ROOM
OPT. 1ST. FL. LAUNDRY
STORAGE
STD. 2-CAR GARAGE
PROVIDE MIN (2) 2x6 KING STUDS & (1) 2x6 JACK STUD @ EACH SIDE OF EACH OPENING @ 2-STORY GREAT ROOM
2x6 BALLOON FRAME WALL SPF #2 GRADE STUDS @ 16" OC
8'-0" WALL IN HEIGHT @ SUNROOM
ENGINEERED ROOF TRUSSES @ 24" O.C. ABOVE
5" BARTOP OVER 42" HALF WALL
FULLY SHEETROCK w/5/8" TYPE X GYP BD. ON CLG & 1/2" GYP BD. ON WALLS AS REQ'D BY CODE
20 MIN. FIRE RATED DOOR W/ SELF-CLOSING DEVICE
2x6 BEAM PLATE BOLTED TO W 16x40 STEEL BEAM W/ 1/2" STL. BOLTS @ 48" O.C. STAGGERED
PROVIDE ADDITIONAL ATTIC ACCESS IF REQ'D. FOR OPT. MBR RETREAT
ATTIC ACCESS AS REQR'D.
4" THICK CONC SLAB W/ #4 REBARS @ 18" OC E.W. W/ 6"x6" - W1.4 x W1.4 WWF
OPT. SERV. DR. W/ 3'x3' CONC. PAD
(2) 11 7/8" LVL CONTINUOUS 8" x 4" x 1/2" STL. LINTEL W/ OPT. BRICK
8'x7' GARAGE DOOR
8'x7' GARAGE DOOR
6'-0" x 12'-0" CONC. PORCH
8" BOX COLUMNS
4'-0" x 8'-0" CONC. PORCH
PROVIDE MIN (2) 2x6 KING STUDS & (1) 2x6 JACK STUD @ EACH SIDE OF OPENING @ 2-STORY FOYER
2x6 BALLOON FRAME WALL W/ MID-POINT FIRE BLOCKING SPF #2 GRADE STUDS @ 12" OC
14"x10" DROPPED LADDER HDR.
14"x3 1/2" DROPPED LADDER HEADER
OPT. TRAY CL'G
STD. 8" ROUND COLUMNS
OPT. 8" ROUND COLUMNS
LINE OF FLOOR ABOVE
A-A B1
B-B B2
C-C B3
22'-5"
13'-9"
11'-10"
22'-0"
38'-0"
50'-0"

FIRST FLOOR PLAN

SCALE: 1/8"-1/4" = 1'-0" 2828 SQ FT

NOTE: 4" OPENING LIMITER IF SILL TO GRADE EXCEEDS 6'

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2' x 9 1/4" LSL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

APR 08 2019

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500
Fax: (410) 465-0903

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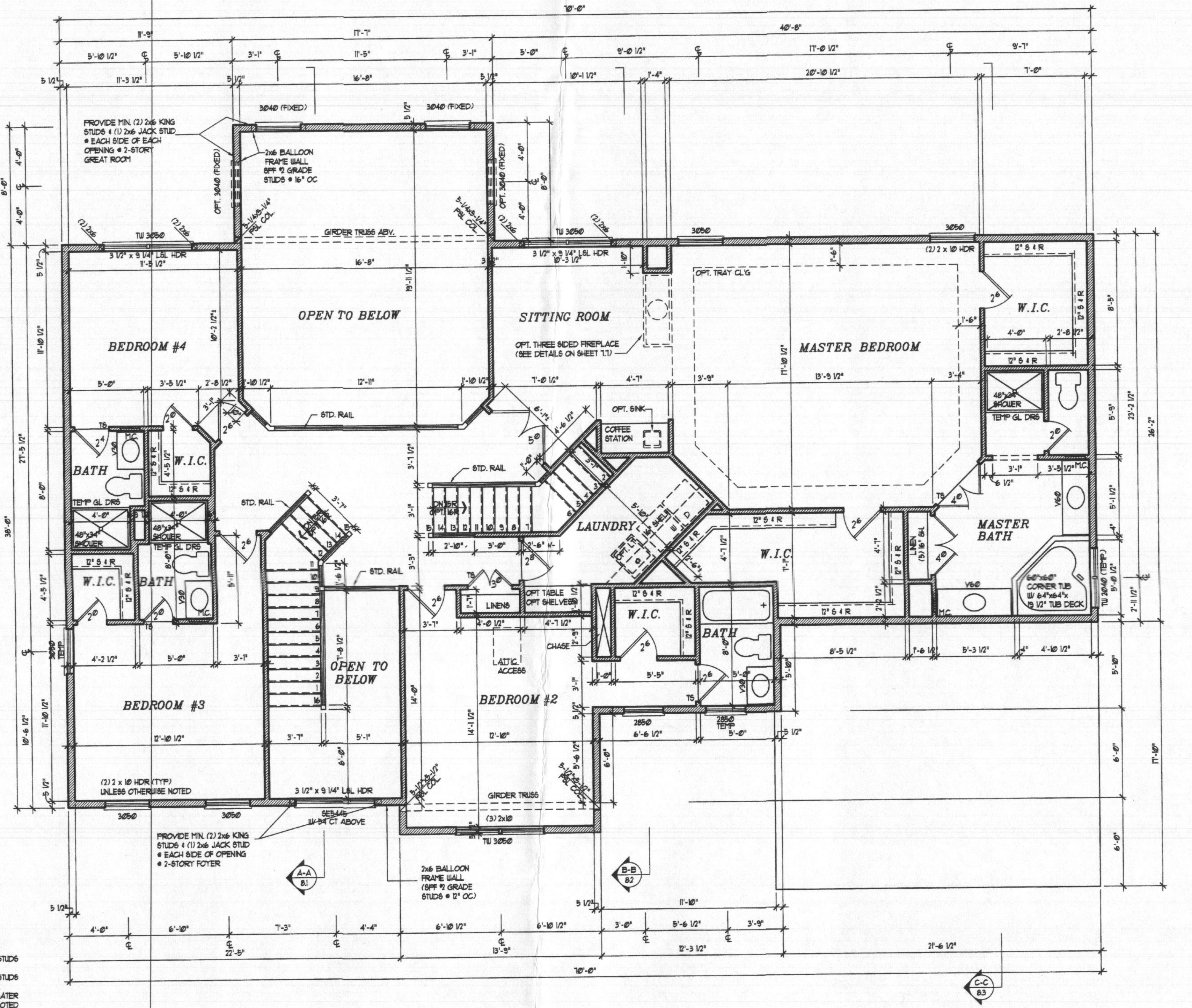
content: FIRST FLOOR PLAN
scale 1/8"-1/4" | FILE# TL03P100 | drwn. ACI | date 8-20-03
title: TIMBERLAKE HOMES "SEQUOIA"
revisions

SHEET #
5.1


BEDROOM #4
OPEN TO BELOW
SITTING ROOM
OPT. THREE SIDED FIREPLACE (SEE DETAILS ON SHEET 7.1)
MASTER BEDROOM
OPT. TRAY CL'G
W.I.C.
48"x34" SHOWER
TEMP GL DRS
MASTER BATH
60"x60" CORNER TUB W/ 64"x64"x 19 1/2" TUB DECK
TW 2040 (TEMP)
LINEN (5) 16" SH.
W.I.C.
LAUNDRY
COFFEE STATION
OPT. SINK
OPT. LT.
BATH
W.I.C.
BEDROOM #2
LINENS
OPT TABLE OPT SHELVES
CHASE
ATTIC ACCESS
GIRDER TRUSS
(3) 2x10
TW 3050
OPEN TO BELOW
STD. RAIL
DN 15R OPT. 16R
BEDROOM #3
BATH
W.I.C.
(2) 2 x 10 HDR (TYP) UNLESS OTHERWISE NOTED
3 1/2" x 9 1/4" LSL HDR
3050
SE5445 W/ 54 CT ABOVE
PROVIDE MIN. (2) 2x6 KING STUDS & (1) 2x6 JACK STUD @ EACH SIDE OF OPENING @ 2-STORY FOYER
2x6 BALLOON FRAME WALL (SPF #2 GRADE STUDS @ 12" OC.)
PROVIDE MIN. (2) 2x6 KING STUDS & (1) 2x6 JACK STUD @ EACH SIDE OF EACH OPENING @ 2-STORY GREAT ROOM
2x6 BALLOON FRAME WALL SPF #2 GRADE STUDS @ 16" OC
3040 (FIXED)
OPT. 3040 (FIXED)
5-1/4x5-1/4" PSL COL.
GIRDER TRUSS ABV.
A-A 8.1
B-B 8.2
C-C 8.3
40'-8"
70'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" LSL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

SECOND FLOOR PLAN

SCALE: 1/8"-1/4" = 1'-0"

2404 SF (INCLUDES 2-STORY GREAT RM & FOYER)
1978 SF (NOT INCLUDING 2 STORY GREAT RM & FOYER)

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SHEET #
6.1

revisions	
03-30-19	SUBEDI RESIDENCE

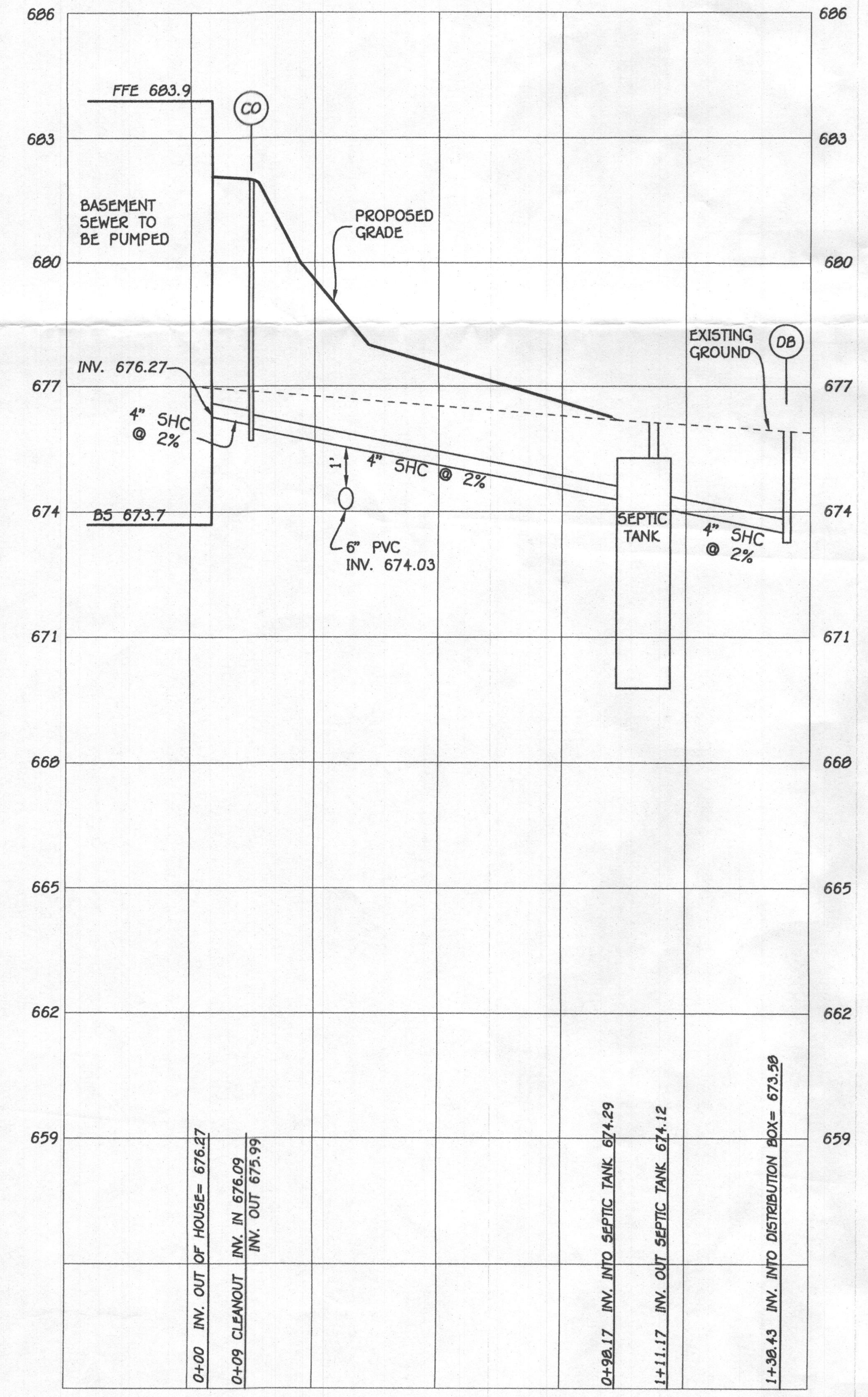
content
SECOND FLOOR PLAN
scale 1/8"-1/4" | FILE# TL03P200 | drwn. ACI | date 8-20-03
title
TIMBERLAKE HOMES
"SEQUOIA"

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500
Fax: (410) 465-0903

DAVID ROBBINS
04-08-2019

3/29/2019 9:15:28 AM, Architecture Collaborative, Inc.

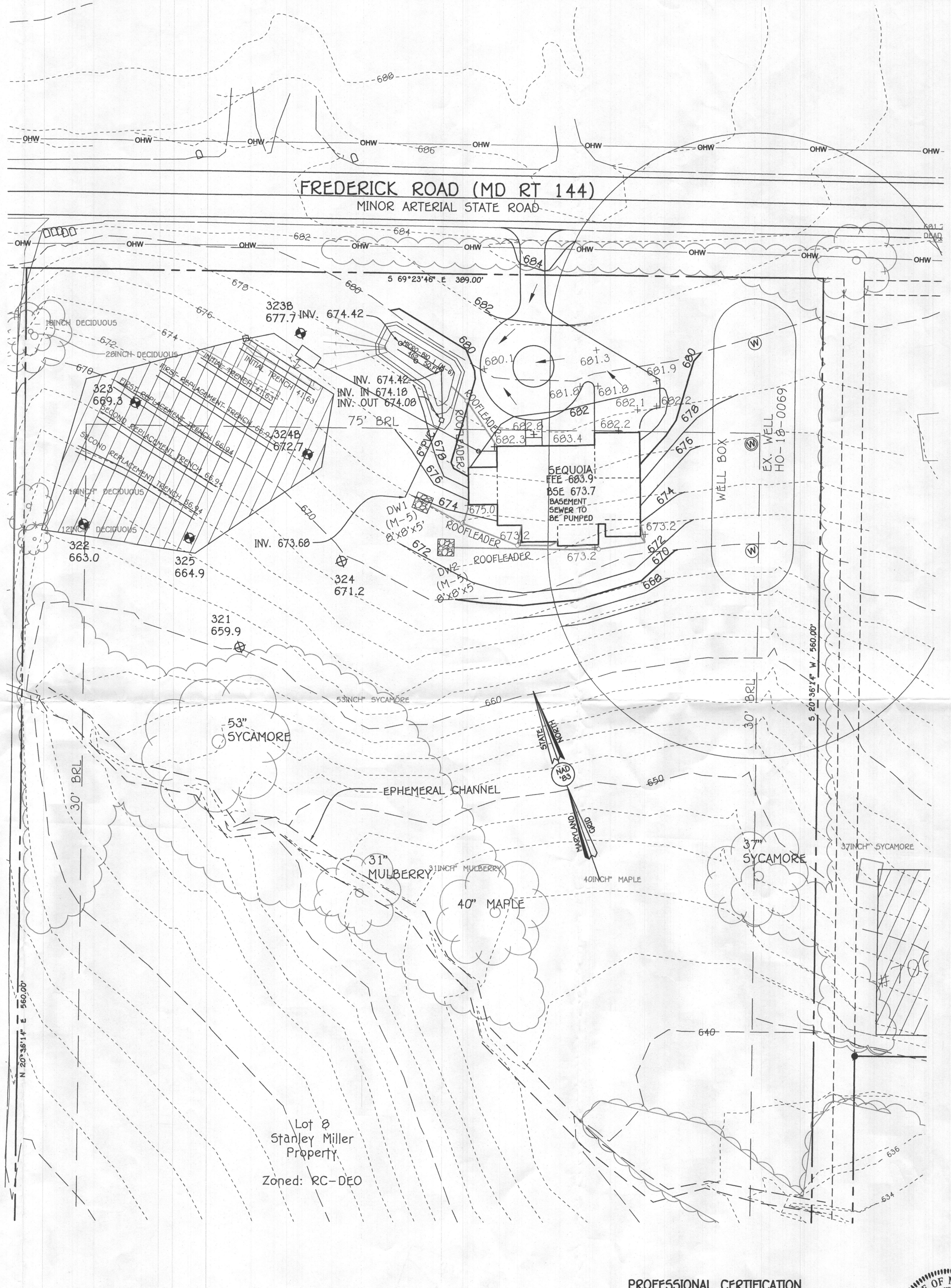
1. ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
2. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET.
3. THE WELL HO-18-0069 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
4. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.

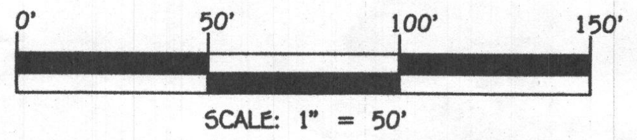

686
683
680
677
674
671
668
665
662
659
FFE 683.9
CO
BASEMENT SEWER TO BE PUMPED
PROPOSED GRADE
EXISTING GROUND
DB
INV. 676.27
4" SHC @ 2%
4" SHC @ 2%
1'
6" PVC INV. 674.03
SEPTIC TANK
4" SHC @ 2%
BS 673.7
0+00 INV. OUT OF HOUSE= 676.27
0+09 CLEANOUT INV. IN 676.09 INV. OUT 675.99
0+98.17 INV. INTO SEPTIC TANK 674.29
1+11.17 INV. OUT SEPTIC TANK 674.12
1+38.43 INV. INTO DISTRIBUTION BOX= 673.58

SEPTIC PROFILE

SCALE: 1"=30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855


FREDERICK ROAD (MD RT 144)
MINOR ARTERIAL STATE ROAD
OHW
S 69°23'48" E 389.00'
323B 677.7
INV. 674.42
INV. 674.42
INV. IN 674.18
INV. OUT 674.08
323 669.3
324B 672.7
75' BRL
322 663.0
325 664.9
INV. 673.68
324 671.2
321 659.9
18INCH DECIDUOUS
20INCH DECIDUOUS
12INCH DECIDUOUS
INITIAL TRENCH
FIRST REPLACEMENT TRENCH
SECOND REPLACEMENT TRENCH
SEQUOIA
FFE 683.9
BSE 673.7
BASEMENT SEWER TO BE PUMPED
ROOFLEADER
DW1 (M-5) 8'x8'x5'
DW2 (M-5) 8'x8'x5'
680.1
681.3
681.8
681.9
682.1
682.2
682.3
683.4
675.0
673.2
WELL BOX
EX. WELL HO-18-0069
30' BRL
S 20°36'14" W 560.00'
N 20°36'14" E 560.00'
53INCH SYCAMORE
53" SYCAMORE
EPHEMERAL CHANNEL
31" MULBERRY
31INCH MULBERRY
40" MAPLE
40INCH MAPLE
37" SYCAMORE
37INCH SYCAMORE
NAD '83
STATE GRID NORTH
Lot 8
Stanley Miller Property
Zoned: RC-DEO
686
684
682
680
678
676
674
672
670
668
660
650
640
636
634



SCALE: 1" = 50'

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, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2020

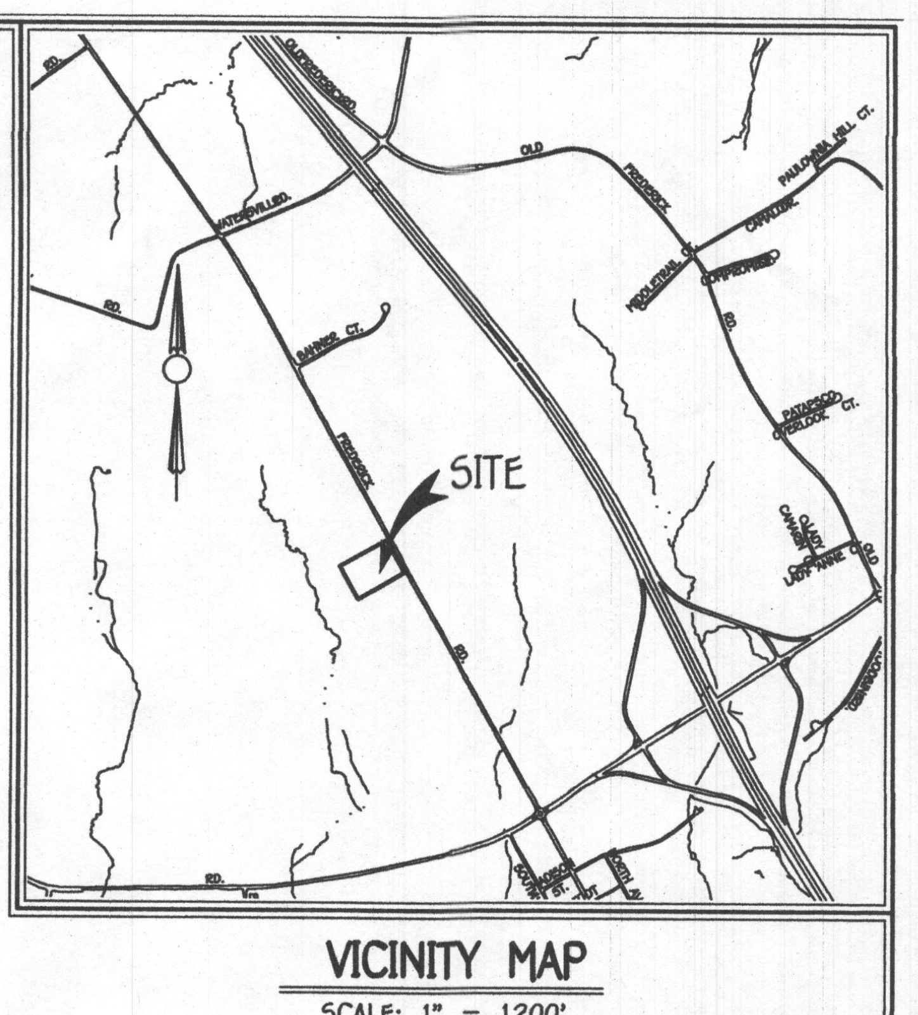
Stephanie Tuite 7/3/19
Signature Of Professional Engineer DATE

STEPHANIE J. TUITE
No. 38386

FFE 683.9
BSE 673.7
INV. OUT OF HOUSE = 676.27
PROP. GROUND AT CLEANOUT #1 = 681.8
INV. INTO CLEANOUT = 676.09
INV. OUT OF CLEANOUT = 675.99
EX. GROUND AT SEPTIC TANK = 676.2
PROP. GRADE ABOVE SEPTIC TANK = 676.2
TOP OF SEPTIC TANK = 675.29
INV. INTO SEPTIC TANK = 674.29
INV. OUT OF SEPTIC TANK = 674.12
EX. GROUND AT DISTRIBUTION BOX = 675.9
INV. INTO DISTRIBUTION BOX = 673.58
INV. OUT OF DISTRIBUTION BOX = 673.48

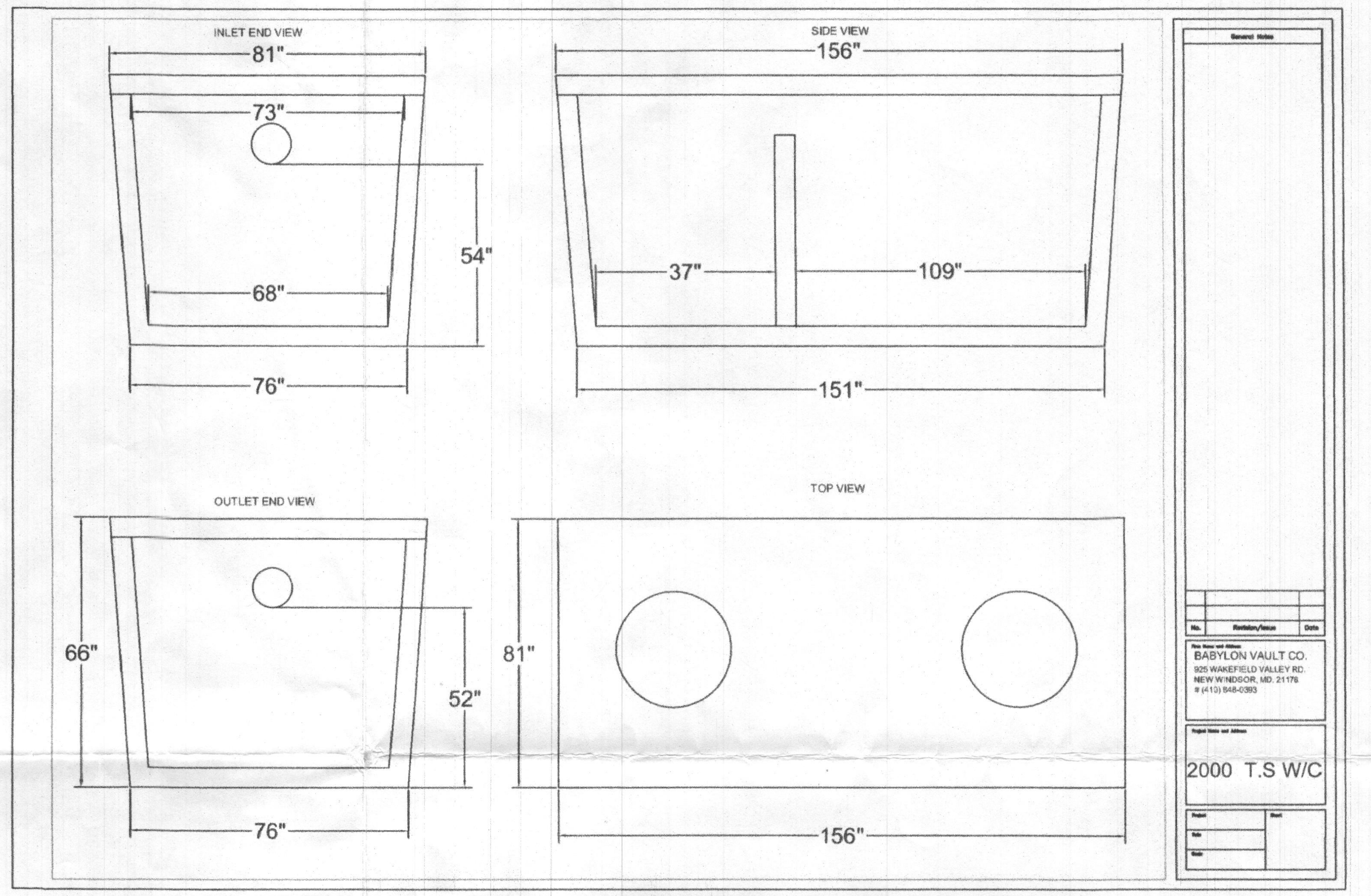
TRENCH DATA:

TRENCH 1:
EX. GROUND ABOVE = 675.3
INV. IN = 672.8
BOTTOM TRENCH = 667.3
TRENCH 2:
EX. GROUND ABOVE = 673.8
INV. IN = 671.3
BOTTOM TRENCH = 665.8


RD.
OLD FREDERICK RD.
OLD
FREDERICK
PAULOWNIA HILL CT.
CAVALL DR.
WATERSVILLE RD.
MIDDLETRAIL CT.
COMPROMISE
RD.
BARNES CT.
FREDERICK
SITE
PATAPSCO OVERLOOK CT.
CANVASBACK CT.
LADY ANNE CT.
OLD
RD.
RD.
SOUTH
MADISON ST.
NORTH AV.

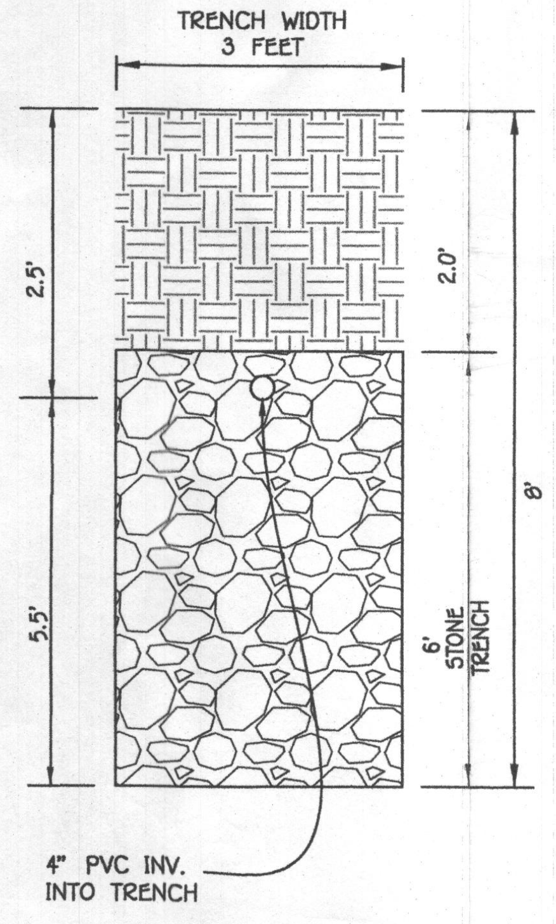
VICINITY MAP

SCALE: 1" = 1200'
HO. CO. ADC MAP 19, GRID B-8


INLET END VIEW
81"
73"
54"
68"
76"
SIDE VIEW
156"
37"
109"
151"
OUTLET END VIEW
66"
52"
81"
76"
TOP VIEW
156"
BABYLON VAULT CO.
2000 T.S W/C

INITIAL SYSTEM

SEWAGE DISPOSAL SYSTEM DATA, DESIGN FOR 6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 2.5 FEET
TRENCH DEPTH = 8 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 5.5 FEET
SF OF DRAINFIELD = 900 GPD / 1.2 = 750 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =
(W+2)/(W+1+2D) = (3+2)/(3+1+(2x5.5)) = 0.333
TRENCH LENGTH = 250 SF x 0.333 = 83.25 FEET
(USE 2 TRENCHES AT 41.63 L.F.)
TRENCH SPACING = 2D+W = ((2*5.5) + 3) = 14' USE 14'


TRENCH WIDTH 3 FEET
2.5'
2.0'
5.5'
8'
6' STONE TRENCH
4" PVC INV. INTO TRENCH

INITIAL TRENCH DETAIL

SCALE : 1"=2'

1ST REPLACEMENT SYSTEM

SEWAGE DISPOSAL SYSTEM DATA, DESIGN FOR 6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 0.8
EFFECTIVE SIDEWALL BEGINS AT 3 FEET
TRENCH DEPTH = 8 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 5 FEET
SF OF DRAINFIELD = 900 GPD / 0.8 = 1125 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =
(W+2)/(W+1+2D) = (3+2)/(3+1+(2x5)) = 0.357
TRENCH LENGTH = 375 SF x 0.357 = 133.88 FEET
(USE 2 TRENCHES AT 66.94 L.F.)
TRENCH SPACING = 2D+W = ((2*5) + 3) = 13' USE 13'

2ND REPLACEMENT SYSTEM

SEWAGE DISPOSAL SYSTEM DATA, DESIGN FOR 6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 0.8
EFFECTIVE SIDEWALL BEGINS AT 3 FEET
TRENCH DEPTH = 8 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 5 FEET
SF OF DRAINFIELD = 900 GPD / 0.8 = 1125 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =
(W+2)/(W+1+2D) = (3+2)/(3+1+(2x5)) = 0.357
TRENCH LENGTH = 375 SF x 0.357 = 133.88 FEET
(USE 2 TRENCHES AT 66.94 L.F.)
TRENCH SPACING = 2D+W = ((2*5) + 3) = 13' USE 13'

Approved Septic System Plan
Howard County Health Department
Dana Bernard 7-31-19
Signature Date
B1900 1826

BUILDER

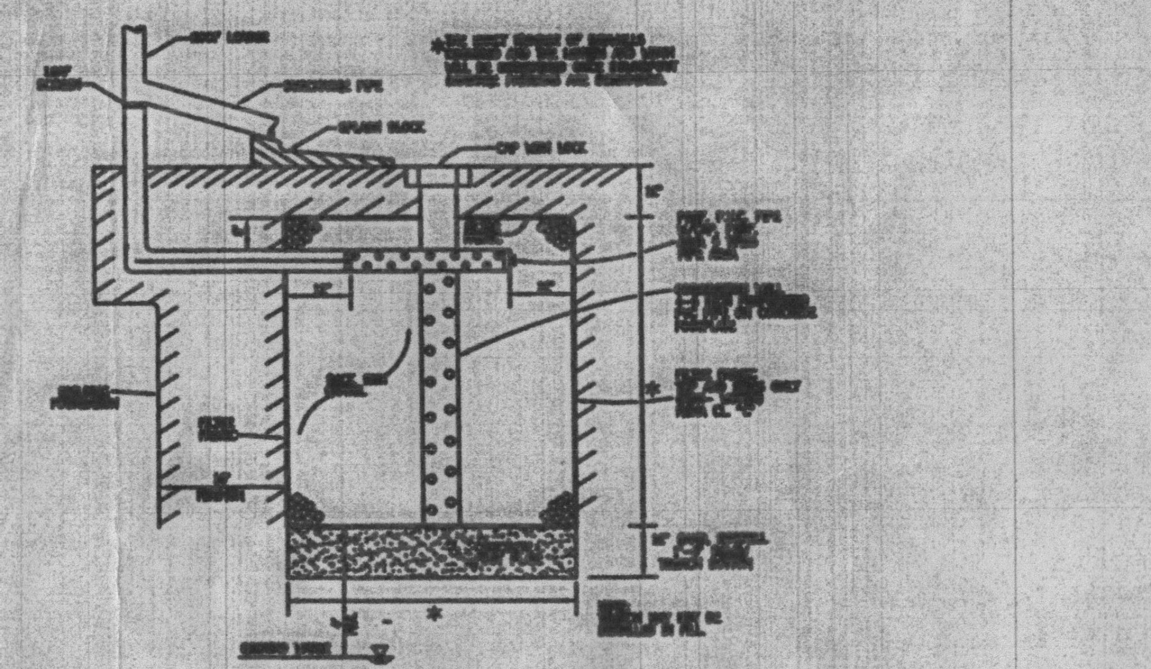
TIMBERLAKE HOMES
888 BESTGATE ROAD, SUITE 411
ANNAPOLIS, MARYLAND 21401
443-837-3115

SEPTIC SYSTEM
INSTALLATION SITE PLAN
Stanley Miller Property

SECTION ONE
LOT 8
16455 FREDERICK ROAD
ZONED: RC-DEO
TAX MAP NO.: 07 PARCEL NO.: 467 GRID NO.: 10
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: JULY, 2019
SHEET 1 OF 1

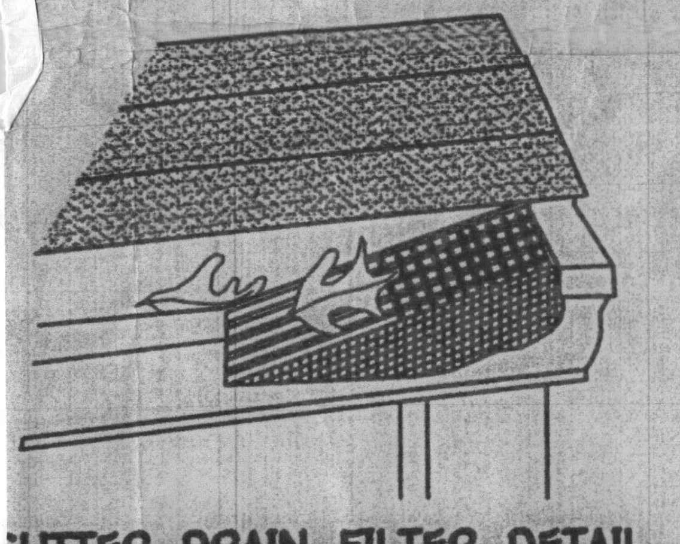
I:\2018\18033\Engineering\Dwgs\18033 Septic Install.dwg, Septic Install, 7/3/2019 9:15:15 AM, 1:1

- - -	EXISTING CONTOUR 2' INTERVAL
— —	EXISTING CONTOUR 10' INTERVAL
——	PROPOSED CONTOUR 10' INTERVAL
——	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
SF——	SILT FENCE
SSF——	SUPER SILT FENCE
⌒⌒⌒	EXISTING TREE LINE
GgB GgC ——	SOIL LINES AND TYPES
Ⓦ	DENOTES WELL
●	DENOTES PASSED PERC
SSMC ●	EROSION CONTROL MATTING



OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED. THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



GUTTER DRAIN FILTER DETAIL

NOT TO SCALE

STORMWATER MANAGEMENT NOTES

STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
FINAL GRADING IS SHOWN ON THIS PLAN.

SOILS LEGEND

SOIL	NAME	CLASS	K FACTOR
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.37

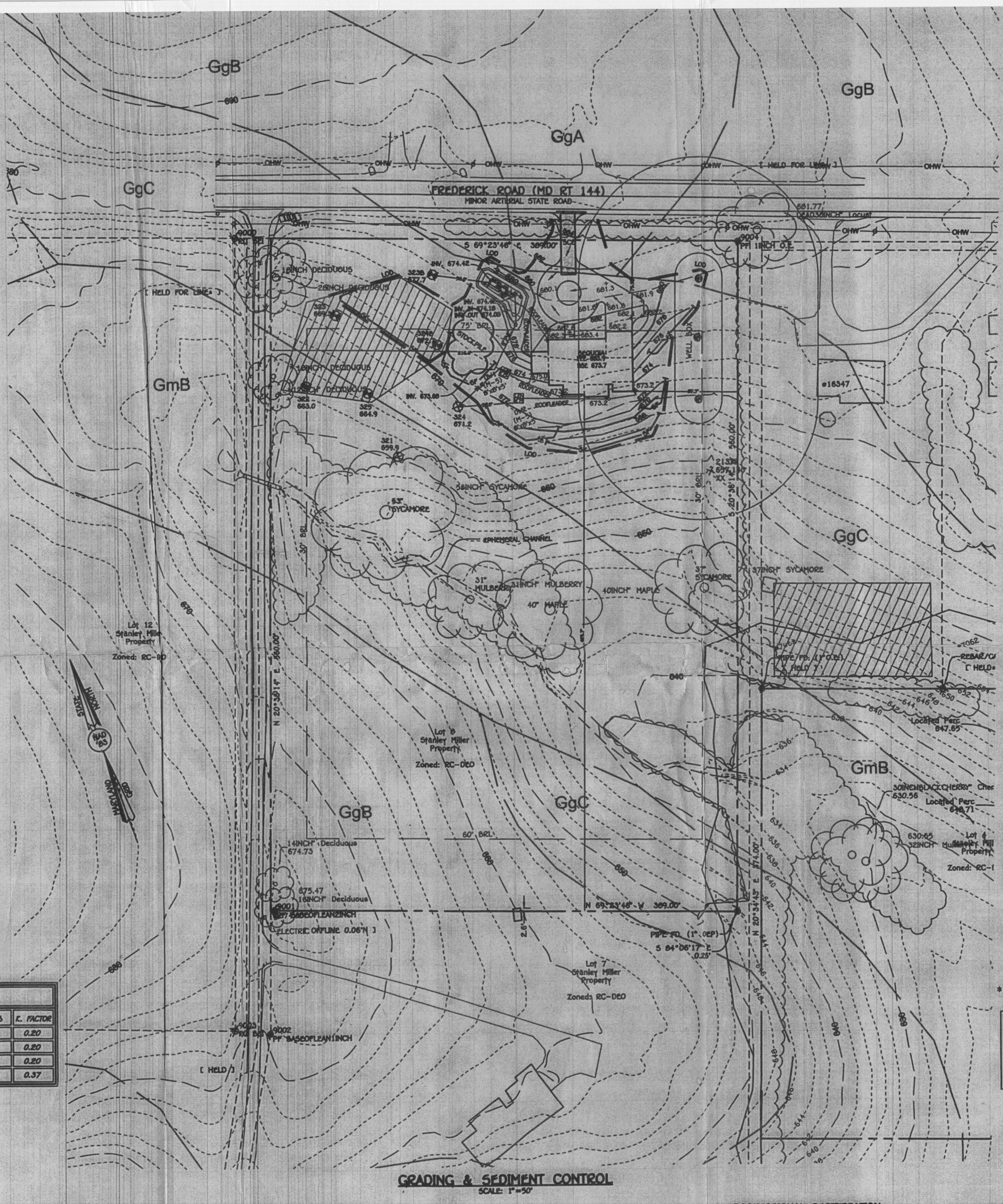
OWNER'S / DEVELOPER'S CERTIFICATE

I/We certify that any clearing, grading, construction, or development will be done pursuant to this approved erosion and sediment control plan, including inspecting and maintaining controls, and that the responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Department of the Environment (MDE) approved training program for the control on erosion and sediment prior to beginning the project. I shall engage a Maryland registered professional engineer to supervise pond construction, and provide the Howard Soil Conservation District with an "As-Built" plan of the pond within 30 days of completion. I certify right-of-entry for periodic on-site evaluation by Howard County, the Howard Soil Conservation District and/or MDE.

Signature of Developer

4/9/19
Date

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


FREDERICK ROAD (MD RT 144)
MINOR ARTERIAL STATE ROAD
GgA
GgB
GgC
GmB
S 69°23'46" E 369.00'
N 69°23'46" W 369.00'
N 20°36'14" E 560.00'
HELD FOR LINE
Lot 12 Stanley Miller Property Zoned: RC-DEO
Lot 8 Stanley Miller Property Zoned: RC-DEO
Lot 7 Stanley Miller Property Zoned: RC-DEO
Lot 6 Stanley Miller Property Zoned: RC-DEO
60' BRL
EPHEMERAL CHANNEL
STOCKPILE
ROOFLEADER
WELL 100
Located Perc 647.65
Located Perc 630.71
NAD 83
MARYLAND GRID
STATE HORIZON

GRADING & SEDIMENT CONTROL

SCALE: 1"=50'

GP-19-068

THIS PLAN IS APPROVED FOR ~~SMALL POND~~ CONSTRUCTION, AND SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT:

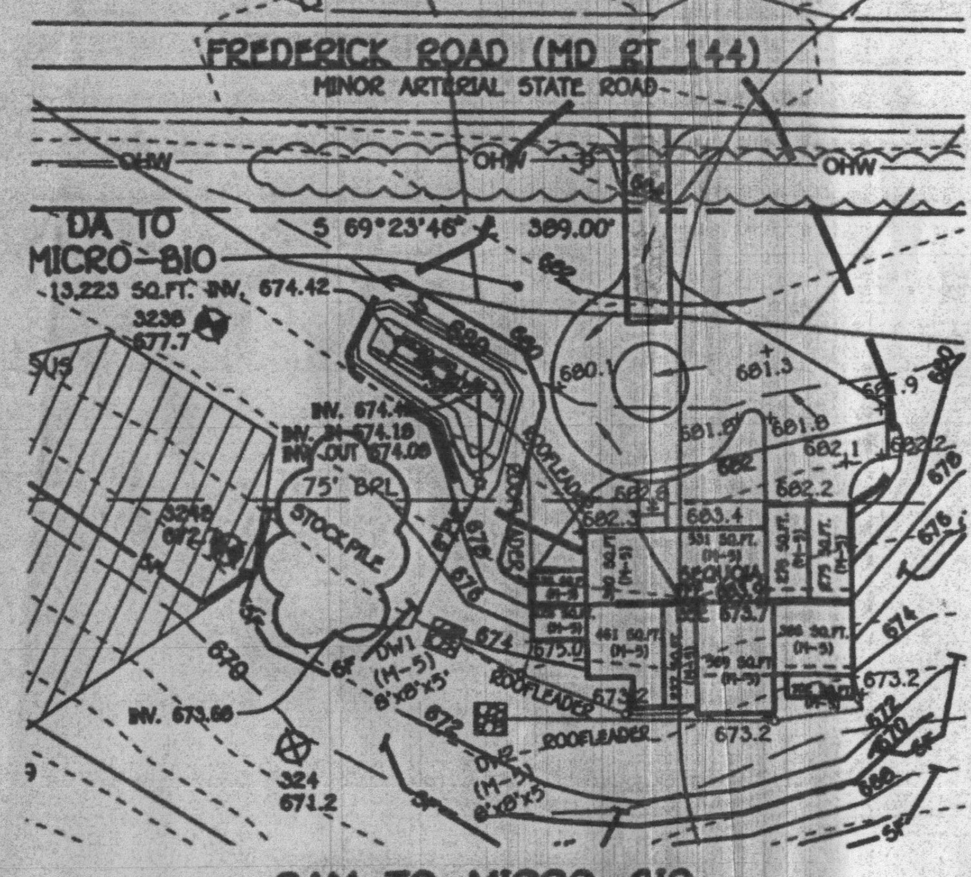
PROFESSIONAL CERTIFICATION

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, LICENSE NO. 38386, EXPIRATION DATE: 01/12/20.

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

STEPHANIE J. TUITE
No. 38386

NOTE: (1) STOCKPILING EXCEEDING 15 FEET IN HEIGHT MUST BE BENCHED.


FREDERICK ROAD (MD RT 144)
MINOR ARTERIAL STATE ROAD
DA TO MICRO-BIO
-13,223 SQ.FT.
S 69°23'46" E 369.00'
STOCKPILE
ROOFLEADER

DAM TO MICRO-BIO

SCALE: 1"=50'

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6)

1. The owner shall maintain the plant material, mulch layer and soil layer annually. maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.

2. The owner shall perform a plant in the spring and in the fall each year. during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material. Treat diseased trees ans shrubs and replace all deficient stakes and wires.

3. The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.

4. The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

MICRO-BIORETENTIONS								
MICRO-BIO FILTER	A	B	C	D	E	F	G	H
#1	677.50	677.50	676.50	675.00	674.75	674.42	673.25	673.60

▨	*MIXED PERENNIALS CUT-LEAF CONEFLOWER (1.5' SP.) BEEBALM (1.5' SP.) JOE-PYE-WEED (3' SP.)
○	SILKY DOGWOOD

* SEE PLANT MATERIAL CHARTS FOR QUANTITIES AND SPACING

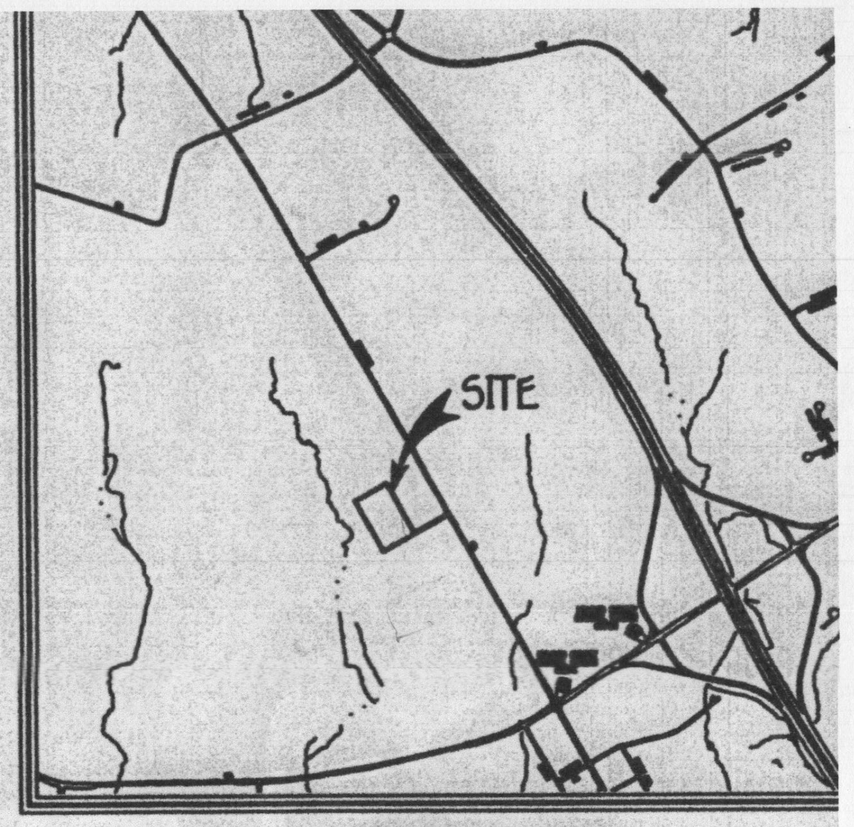
NOTE:
PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

MICRO-BIORETENTION PLANT MATERIAL		
MICRO-BIO 1 QUANTITY	NAME	MAXIMUM SPACING (FT.)
45	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION

STATIONS

#07CH
ELEV. 604.660
N. 609,432.077
E. 1,291,868.448

#07FC
ELEV.591.73
N. 608,315.535
E. 1,291,525.340

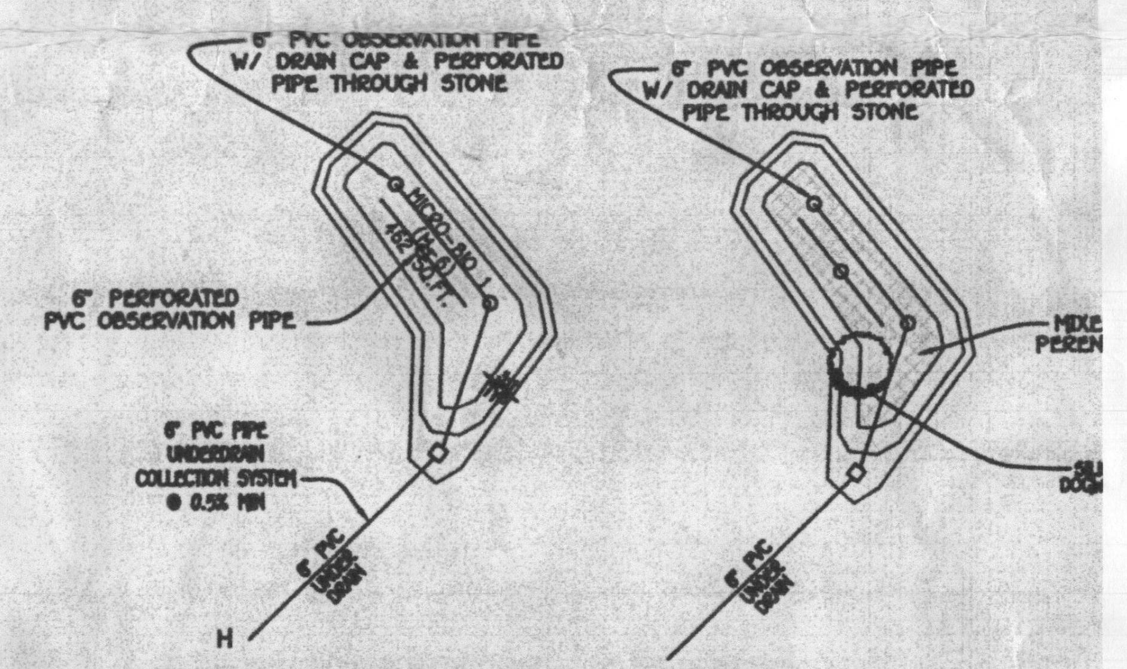


VICINITY MAP

SCALE: 1" = 1200'
HO. CO. ADC MAP 19, GRID B-8

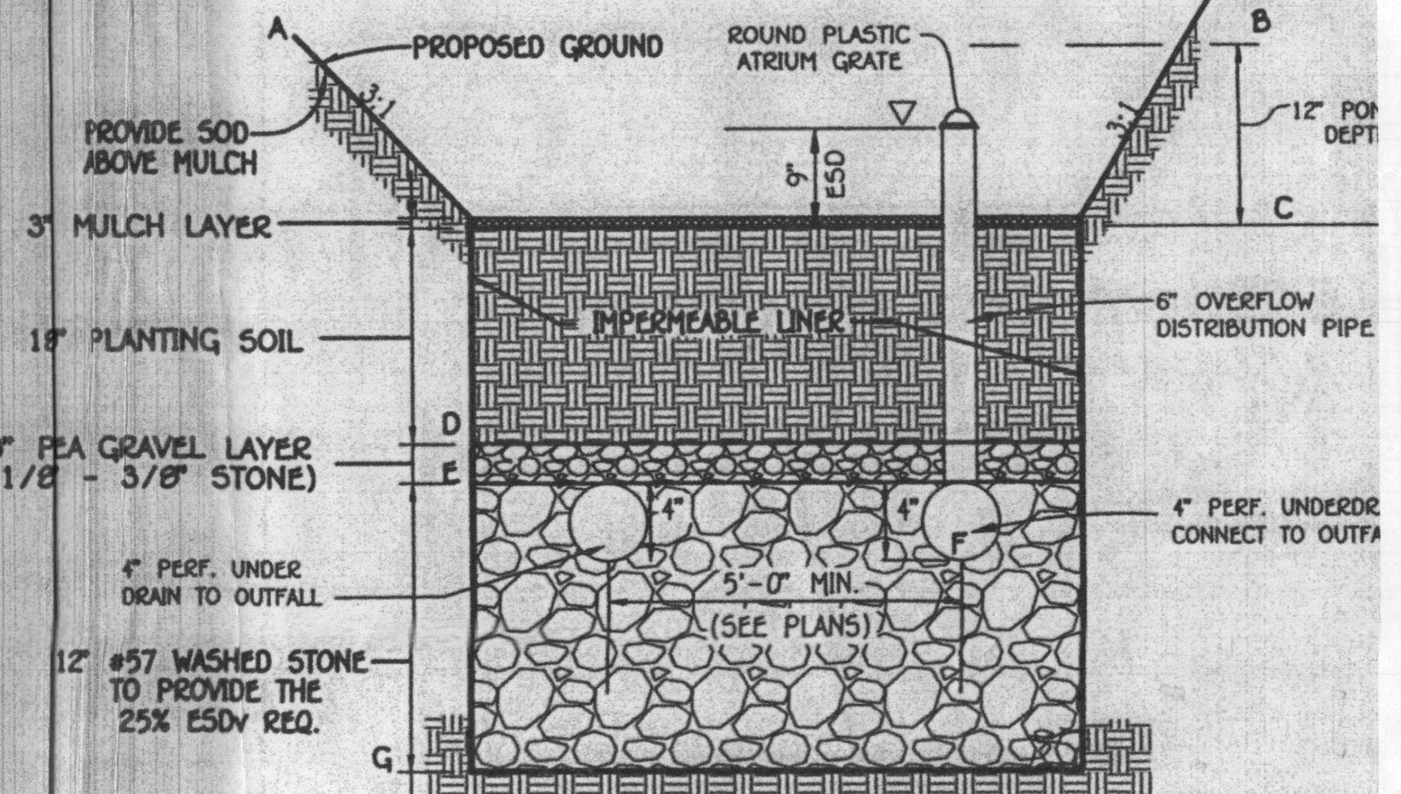
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DA PRIOR TO THE START OF WORK.
3. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.
5. TOPOGRAPHY SHOWN IS BASED ON A TOPOGRAPHIC SURVEY BY FISHER, COLLINS & CARTER, INC. IN DECEMBER 2018.
6. BOUNDARY OF LOT BASED ON FIELD RUN BY FISHER, COLLINS & CARTER, INC. IN DECEMBER 2018.
7. THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT, PRIVATE WELL AND SEPTIC WILL UTILIZED.
8. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLU I & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF TWO (2) (M-5 DRY WELLS AND ONE (1) MICRO-BIORETENTION TO BE MAINTAINED BY THE HOMEOWNER OF THE LOT
9. SUBJECT PROPERTY ZONED: RC-DEO
10. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (B)(2)(OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES, "EXEMPTIONS REQUIRING A DECLARATION OF INTENT". THE TOTAL CUTTING, CLEARING OR GRADING OF FOREST RESOURCES IS LESS THAT 20,000 SQUARE FEET.
11. THIS LOT IS PART OF THE STANLEY MILLER PROPERTY SUBDIVISION RECORDED ON JULY 6, 1960 (PRI TO THE EFFECTIVE DATE OF THE 1993 EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS) AND IS EXEMPT FROM THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY C AND THE LANDSCAPE MANUAL.
12. SOILS SHOWN HEREON ARE BASED ON NRCS WEB SOIL SURVEY.
13. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE FI PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
14. APPROVAL OF THIS SIMPLIFIED ECP DOES NOT CONSTITUTE APPROVALS OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION P REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMEN PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXP ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVE DESIGN) AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
15. THERE ARE NO FOREST, FLOODPLAIN, WETLANDS, STEEP SLOPES, STREAMS AND/OR ITS BUFFERS ON T LOT.


6" PVC OBSERVATION PIPE W/ DRAIN CAP & PERFORATED PIPE THROUGH STONE
6" PERFORATED PVC OBSERVATION PIPE
6" PVC PIPE UNDERDRAIN COLLECTION SYSTEM @ 0.5% MIN
H

MICRO BIO-RETENTION PLANTING DETAIL

NOT TO SCALE


A
B
C
D
E
G
PROPOSED GROUND
ROUND PLASTIC ATRIUM GRATE
12" PON DEPT
PROVIDE SOD ABOVE MULCH
3" MULCH LAYER
18" PLANTING SOIL
IMPERMEABLE LINER
6" OVERFLOW DISTRIBUTION PIPE
3" PEA GRAVEL LAYER (1/8" - 3/8" STONE)
4" PERF. UNDER DRAIN TO OUTFALL
4" PERF. UNDERDR CONNECT TO OUTFA
5'-0" MIN. (SEE PLANS)
12" #57 WASHED STONE TO PROVIDE THE 25% ESDv REQ.

0' 50' 100' 150'
SCALE: 1" = 50'

BUILDER
TIMBERLAKE HOMES

GRADING & SEDIMENT CONTROL PLAN
Stanley Miller Property
SECTION ONE
LOT 8
16455 FREDERICK ROAD
ZONED: RC-DEO
TAX MAP NO.: 07 PARCEL NO.: 467 GRID NO.: 10
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND