



Howard County
Health Department

Maura J. Rossman, M.D., Health Officer

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

RECEIPT DATE: 11-28-23 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 575712

APPROVAL DATE: 1/2/24

PERMIT: NEW CONSTRUCTION

A _____

PROPERTY ADDRESS: 2620 MULLINIX MILL ROAD, DAYTON, MD 21046

SUBDIVISION: MCALISTER PROPERTY

LOT: 3

TAX ID:

04-341996

CONTRACTOR:

South Carroll Backhoe

EMAIL:

Schackhne@comcast.net

CONTRACTOR ADDRESS:

4410 Selam Bottom Rd, Westminster, MD 21157

PHONE:

410-596-3618

PROPERTY OWNER: DAVID N and VICKI T GAUNT

EMAIL:

OWNER ADDRESS: 1307 MARIAN WAY, MOUNT AIRY, MD 21771

PHONE:

(240)440-9611

SEPTIC TANK SIZE (GALLONS): 2000

TANK MANUFACTURER:

TBD

PUMP MODEL: n.a.

PUMP SIZE

n.a.

PUMP TANK CAPACITY:

n.a.

DISTRIBUTION SYSTEM:



GRAVITY



PRESSURE DOSED

BEDROOMS:

85

APPLICATION RATE:

1.2

TRENCHES:	LINEAR FEET REQUIRED:	<u>131</u>	INLET DEPTH:	<u>2.5</u>
	TRENCH WIDTH:	<u>3</u>	MAXIMUM BOTTOM DEPTH:	<u>8.0</u>
	MINIMUM SPACE BETWEEN TRENCHES:	<u>11</u>	EFFECTIVE AREA BEGINNING DEPTH:	<u>4.0</u>
	LOCATION: PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.			
NOTES:	INSTALL AT LEAST TWO CLEANOUTS IN SHC.			

ISSUED BY:

R BRICKER

98

ISSUE DATE:

11/28/23

EXPIRATION DATE:

1/28/24

NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.

NOTE: WATERTIGHT TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRAIENT FROM ANY WATER WELL

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM



ELECTRICAL PERMIT ISSUED

E

n.a.

NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE
SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

NOT TO SCALE

See separate sheet
for As built

ROAD NAME South Carroll install →
contractor on LDF list.

TRENCH/DRAINFIELD DATA

WIDTH 3' INLET 2.5' BOTTOM 8'
NUMBER OF TRENCHES 2
TOTAL LENGTH 134'
ABSORPTION AREA 402' + sidewalk
DISTRIBUTION BOX LEVEL yes
DISTRIBUTION BOX BAFFLE yes
DISTRIBUTION BOX PORT yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL yes
MANUFACTURER Babylor
CAPACITY 2000 GAL
SEAM LOC top
TANK LID DEPTH 2.5'-1
BAFFLES 6" 6" 6" 6"
BAFFLE FILTER _____
MANHOLE LOC Front / Rear
6" PORT LOC _____
WATERTIGHT TEST _____
SLOTTED yes
DATE ON LID 11/1/2023
PUMP/SEPTIC TANK LEVEL N/A
MANUFACTURER _____
CAPACITY _____ GAL
SEAM LOC _____
TANK LID DEPTH _____
BAFFLES _____
BAFFLE FILTER _____
MANHOLE LOC _____
6" PORT LOC _____
WATERTIGHT TEST _____
SLOTTED _____
DATE ON LID _____

PRE-CONSTRUCTION:

12/28/2023 - SDA not started, trenches staked. trench lengths @ 66'. lower trench has 3.5'-0.5" elevation difference, upper trench has 1"-1.5" difference. Smallest distance between trenches @ 14'. Do not start trenches, reinspect to confirm SDA stakes. Tank staked per plan & meets setback to well. OK to start tank & front line. (P)
12/29/2023 - confirmed SDA stakes match plan while onsite. confirmed staked trenches in SDA. OK to start digging trenches (P)

INSTALLATION:

12/28/2023 - Tank set while onsite. Tank OK, tank lid depth @ 2.5'-1'. Installer had part of front line installed, connected rest of the line while onsite. Line has adequate fall. No soon near house. 6" front baffle installed while onsite. (P) 1/2/24 - contractor onsite, installation complete, dbox baffle OK. Stone OK. trenches completed to spec w/ geotextile fabric and observation ports. OK to backfill. (P)

FINAL INSPECTOR

R. Reppert

DATE OF APPROVAL

1/2/24

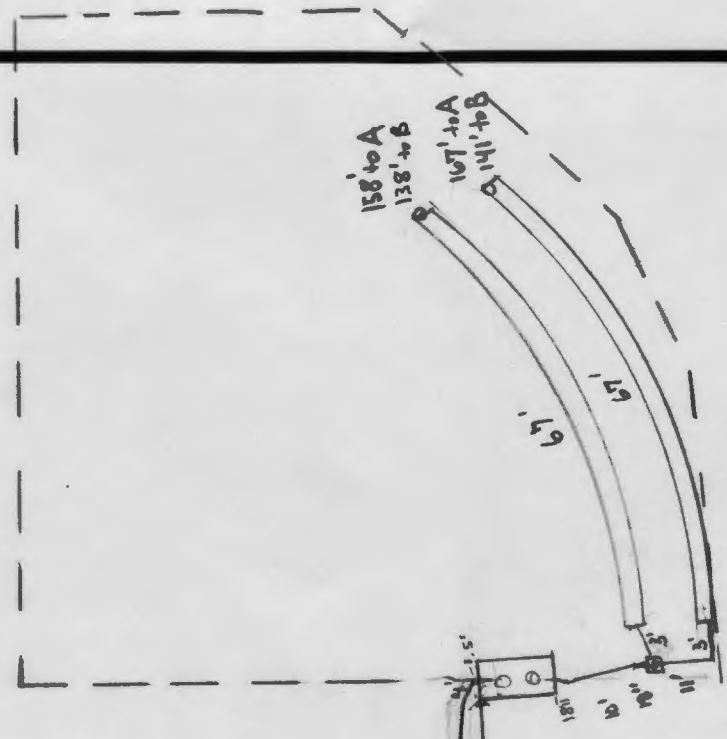
NOT TO SCALE 1" = 50'

112-18-0193



174'

280'



Box - 126' to A
77' to B

- NOTES:
1. FOOTINGS AND FOUNDATION ARE IN PLACE AS SHOWN HEREON.
 2. TOP OF WALL ELEV.= 635.7'
 3. BUILDING TIES ARE $\pm 0.5'$ UNLESS OTHERWISE NOTED.

STATE OF MARYLAND
DEPT OF NATURAL
RESOURCES
L. 1617, F. 007

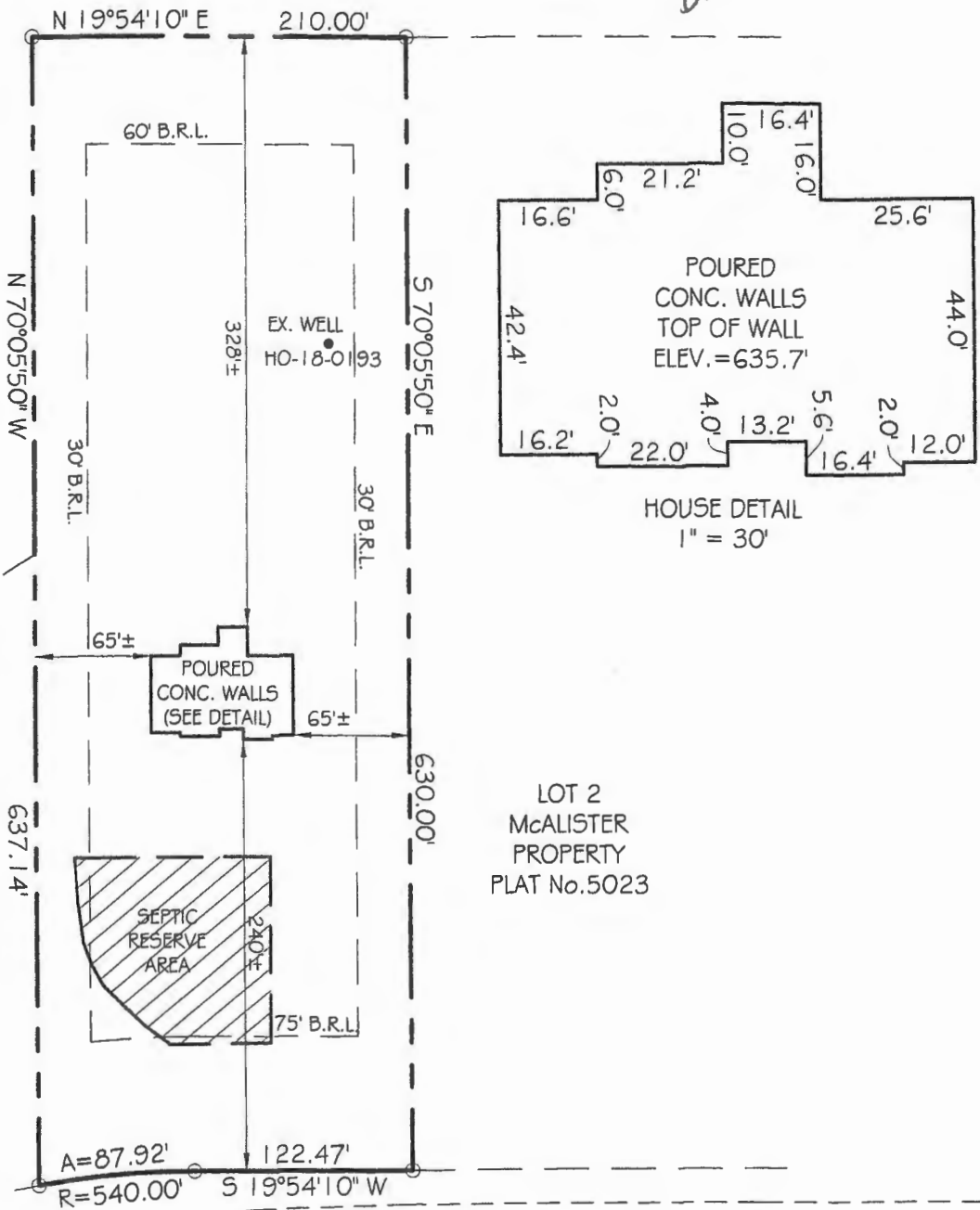
PLAT No. 5023

*Will check
ok
DB 12-19-23*

STATE OF MARYLAND
DEPT OF NATURAL
RESOURCES
L. 1617, F. 007

LOT 4
McALISTER
PROPERTY
PLAT No. 5023

LOT 2
McALISTER
PROPERTY
PLAT No. 5023



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21512, EXPIRATION DATE AUGUST 4, 2023, IN ACCORDANCE WITH COMAR 09.13.06.12.

Jeffery W. Elkins 3/10/2023

For VanMar Associates, Inc.
Jeffery W. Elkins, Prof. Land Surveyor

Date



WALL CHECK DRAWING

LOT 3
McALISTER
PROPERTY

HOWARD COUNTY PLAT No. 5023

2620 MULLINIX MILL ROAD
ELECTION DISTRICT NO. 4
HOWARD COUNTY, MARYLAND
SCALE: 1"=100' MARCH, 2023

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.

REFERENCE
PLAT No. 5023

JOB NO.
CI-6185

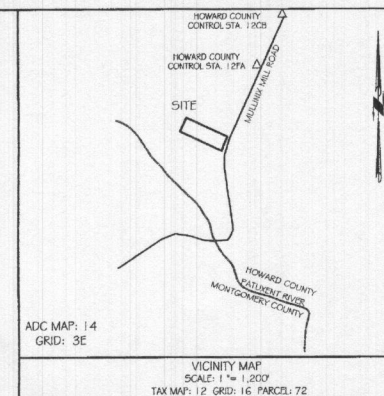
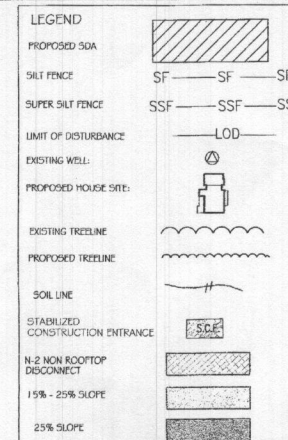
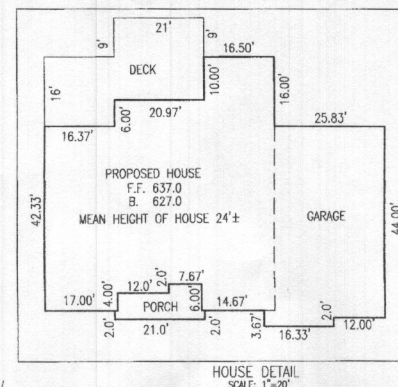


VANMAR
ASSOCIATES, INC.
Engineers Surveyors Planners

310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDROIC COMPONENTS	Kw	SLOPE
GgA	GLENELG LOAM	B	NO	0.24	3-8%
GgC	GLENELG LOAM	B	NO	0.24	3-8%
OcC	OCCOGLIAN LOAM	C	NO	0.37	8-15%

SWM Treatment Site Design Summary						
Practice	Area Treated (SF)	Area Treated (AC)	Impervious Treated (SF)	Rev Required (Ct)	Rev Provided (Ct)	ESDv Provided (ft)
McAllister Property, Lot 3	9,220	0.21	9,072	107	105	718
N-2 Non Rooftop Disconnection	4,242	0.10	4,242	49		336
M-6 Micro Bio-retention (44' x 7.16')	7,540	0.17	4,545	87	105	382
PE Provided	1	Inch	Total ESDv Provided			756
PE Required	1	Inch	ESDv Required			718



- GENERAL NOTES
- OWNER: DAVID N. & VICKI T. GAUNT
DEED REFERENCE: UDCR 19065 AT FOLIO 235
DATE: SEPTEMBER 15, 2020
GRANTOR: JAMES E. McALLISTER
 - TAX MAP: 6 GRID: 6 PARCEL: 136
 - NEAREST POTABLE WATER SUPPLY: DAMASCUS: 4 MILES ±.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 00128.
 - TOPOGRAPHY & PLANNING: FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) PER HOWARD COUNTY SURVEY CONTROL STATIONS
12TA N 595608.160 E 1272171.241
12CB N 597303.660 E 1272660.629
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - SOIL TYPE: SOIL TYPE:
GLENELG (GgA, GgC) GLENELG (GMB),
OCCOGLIAN (OcC) WEB SOIL SURVEY
 - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THERE ARE NO HISTORIC SITES OR COMETERIES ON THIS PROPERTY.
 - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
 - THERE ARE NO FLOODPLAINS, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. AUGUST 2021.
 - DISTURBED AREA (LOD) = 34,125 SF

DESIGN NARRATIVE

- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
- THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, STREAMS, FOREST, WETLANDS OR BUFFERS ON THE PROPERTY AND THIS PLAN IS EXEMPT FROM FOREST CONSERVATION.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING N-2 NON ROOFTOP DISCONNECT, AND M-6 MICRO BIORETENTION. SWM IS IN ACCORDANCE WITH THE 2005 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.

SITE ANALYSIS DATA SHEET	ACRES
PROPOSED SITE USE	RESIDENTIAL
WETLANDS	0
WETLANDS BUFFER	0
STREAM BANK BUFFER	0
FLOODPLAIN	0
FORESTS	0.31
STEEP SLOPES (15-24%)	0.67
STEEP SLOPES (25% OR GREATER)	0.09
TOTAL PROJECT AREA	3.042
LOD AREA	0.78
GREEN OPEN SPACE AREA	0.00
EX IMPERVIOUS AREA	0.00
PROP IMPERVIOUS AREA	0.208
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

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

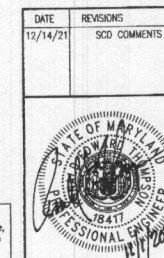
HOWARD SCD DATE

NOTE: ADDITIONAL SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE CID INSPECTOR

Site Analysis:	
Total Area of Site	3.042 Acres.
Area Disturbed	0.78 Acres.
Area to be roofed or paved	0.208 Acres.
Area to be vegetatively stabilized	0.57 Acres.
Total Cut	450 Cu. Yds.
Total Fill	450 Cu. Yds.
Offsite wasteborrow area location	N/A
Total Area Stream Bank Buffers	0 Acres

OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-3611

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. 18417, Expiration Date: 9-18-23.

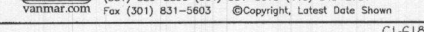
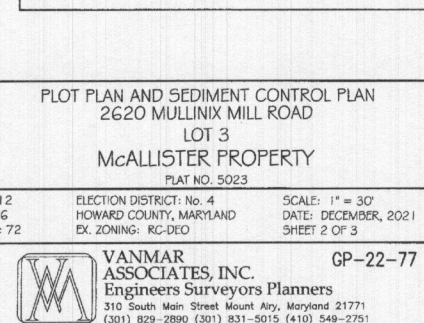
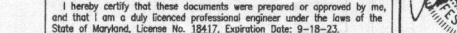
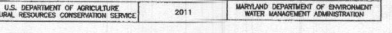
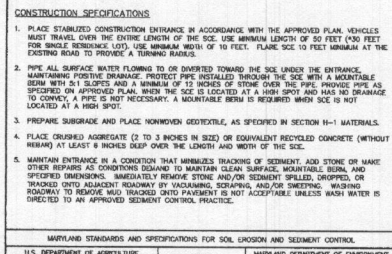
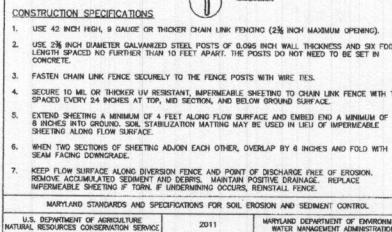
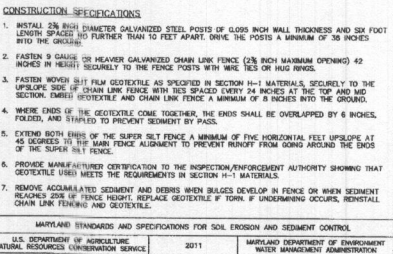
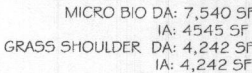


DATE	REVISIONS	SCD COMMENTS
12/14/21		

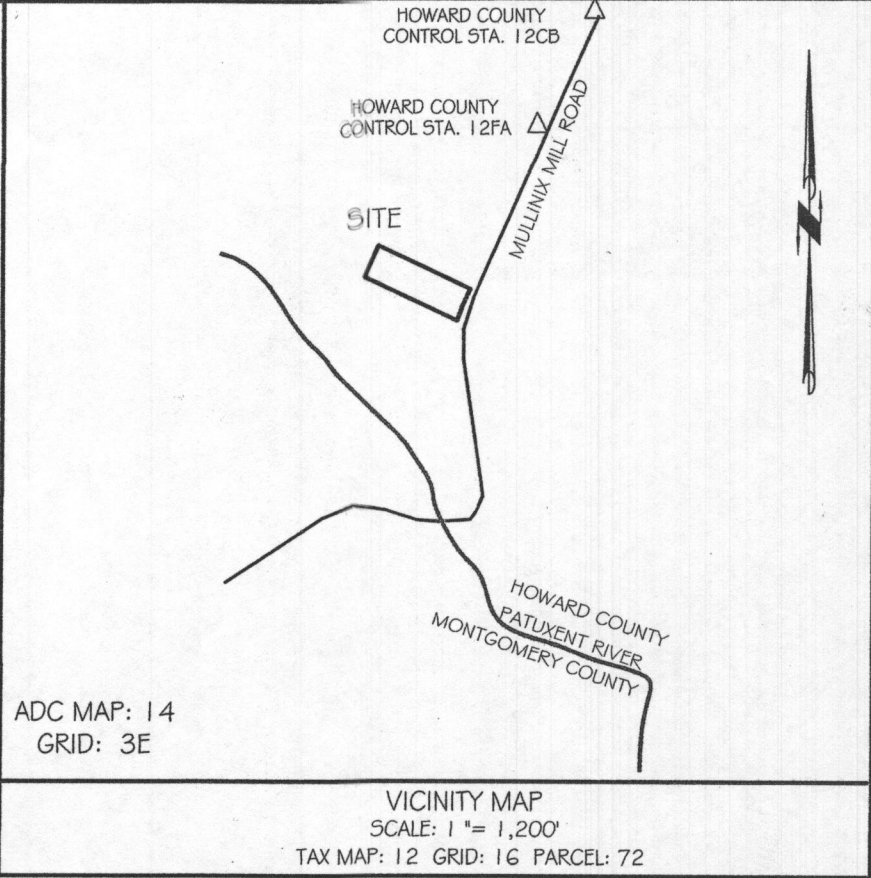
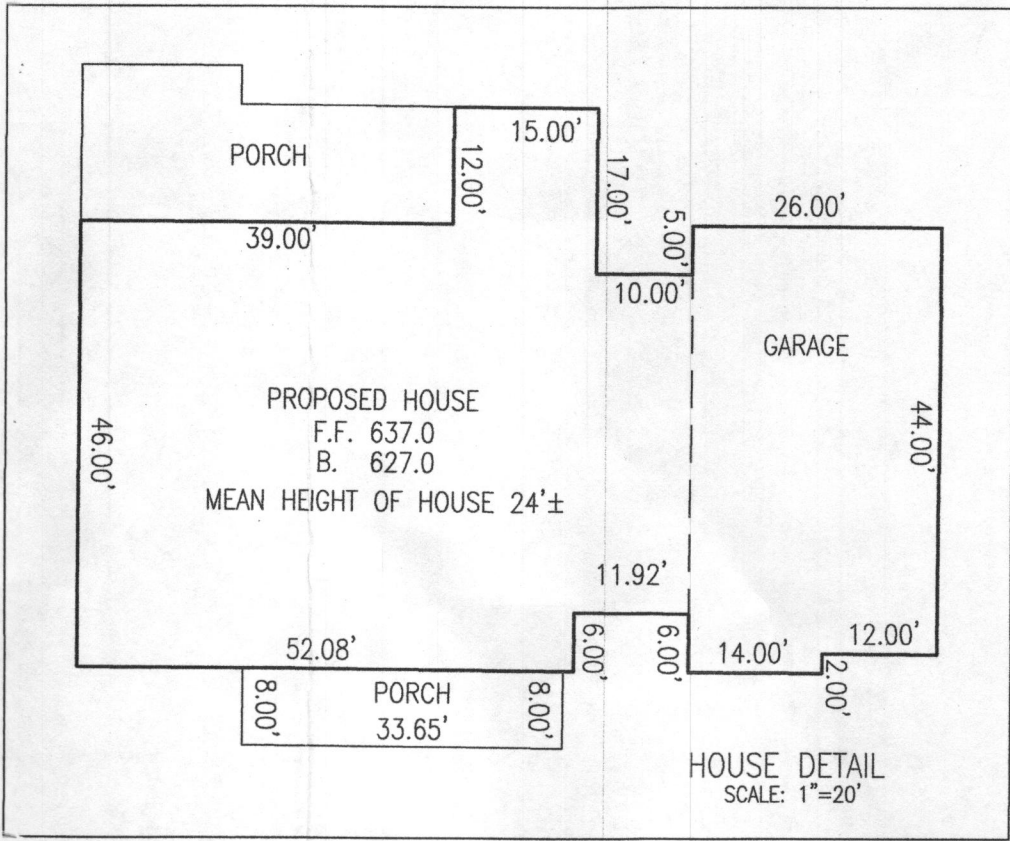
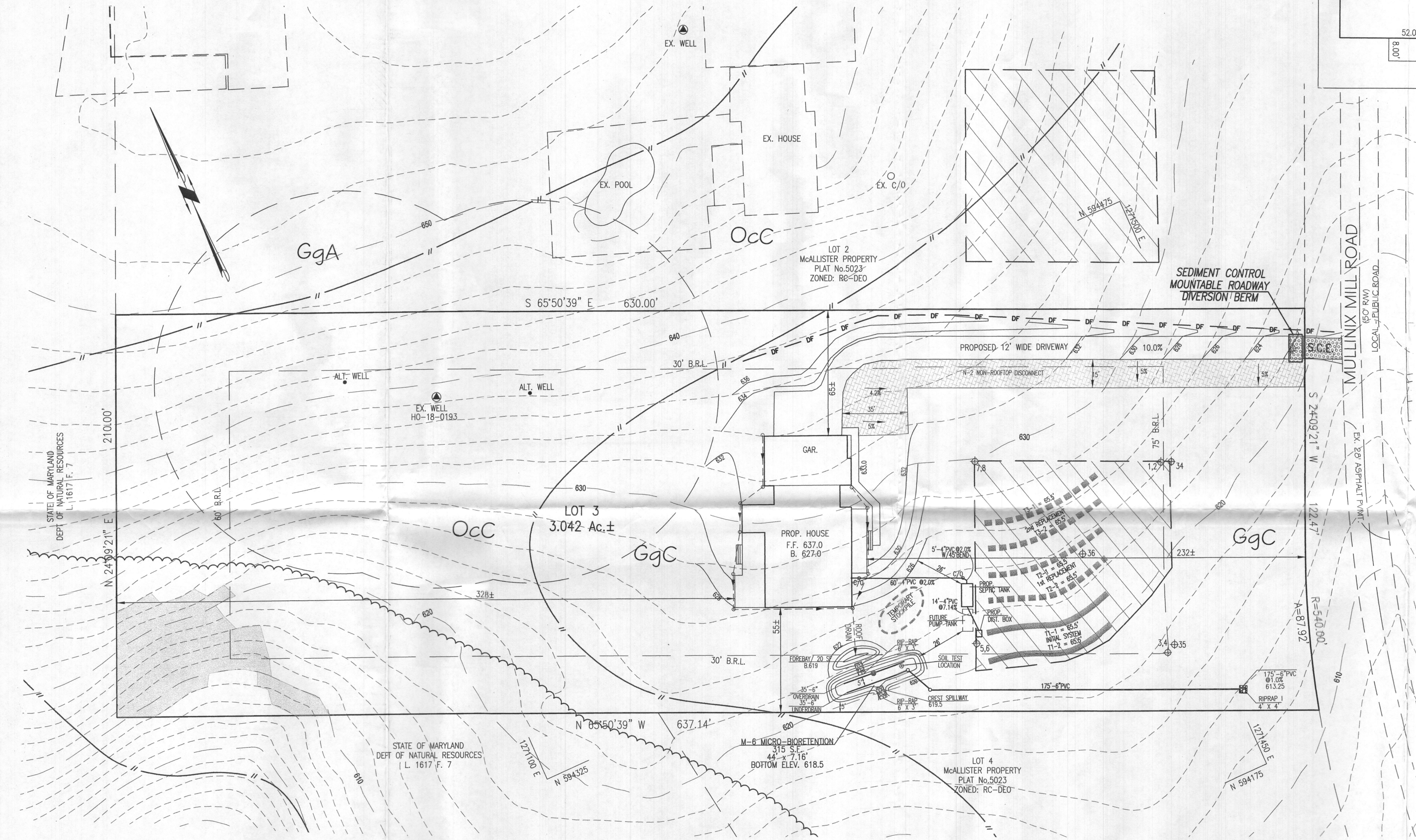
PLOT PLAN AND SEDIMENT CONTROL PLAN
2620 MULLINX MILL ROAD
LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

TAX MAP: 12 GRID NO: 16 PARCEL NO: 72	ELECTION DISTRICT: No. 4 DATE: DECEMBER, 2021 EX. ZONING: RC-DEO	SCALE: 1" = 30' SHEET 1 OF 3
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Fax (301) 831-5803 ©Copyright, Latest Date Shown



SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC? COMPONENTS	Kw	SLOPE
GgA	GLENELG LOAM	B	NO	0.24	3-8%
GgC	GLENELG LOAM	B	NO	0.24	3-8%
OcC	OCCOQUAN LOAM	C	NO	0.37	8-15%



GENERAL NOTES:

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- THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
- ZONING DISTRICT: RC-DEO
- LIMIT OF DISTURBANCE (LOD) = 31,850 SQ.FT.
- THERE ARE NO STREAMS, PONDS, FLOODPLAINS OR WETLANDS ON THIS LOT.
- STORM WATER MANAGEMENT FOR THIS LOT IS PROVIDED BY N-2 NON-ROOFTOP DISCONNECTION AND M-6 MICRO-BIORETENTION

SEPTIC SYSTEM TRENCH DESIGN

INITIAL NUMBER OF BEDROOMS = 5
APPLICATION RATE = 0.8 GPD / sq.ft.
DESIGN FLOW: 150 GPD X 5 BEDROOMS = 750 GPD
750 GPD / 0.8 GPD/sq.ft. = 937.5 sq.ft.
937.5 sq.ft. / 3 ft. WIDE TRENCH = 312.5 LF TRENCH
312.5 LF TRENCH X 0.42 REDUCTION CREDIT = 131 LF TRENCH
TRENCH T1-1 EX. GRD=621.0 -INV. TRENCH=618.5 -B. TRENCH=613.0
TRENCH T1-2 EX. GRD=620.0 -INV. TRENCH=617.5 -B. TRENCH=612.0

1st REPLACEMENT

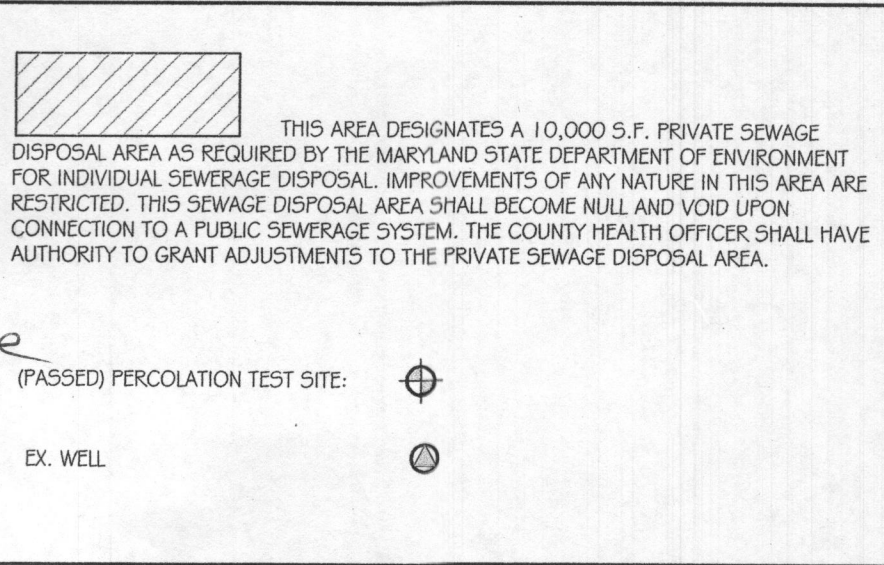
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TRENCH T2-1 EX. GRD=623.6 -INV. TRENCH=621.1 -B. TRENCH=615.6
TRENCH T2-2 EX. GRD=622.4 -INV. TRENCH=619.9 -B. TRENCH=614.4

2nd REPLACEMENT

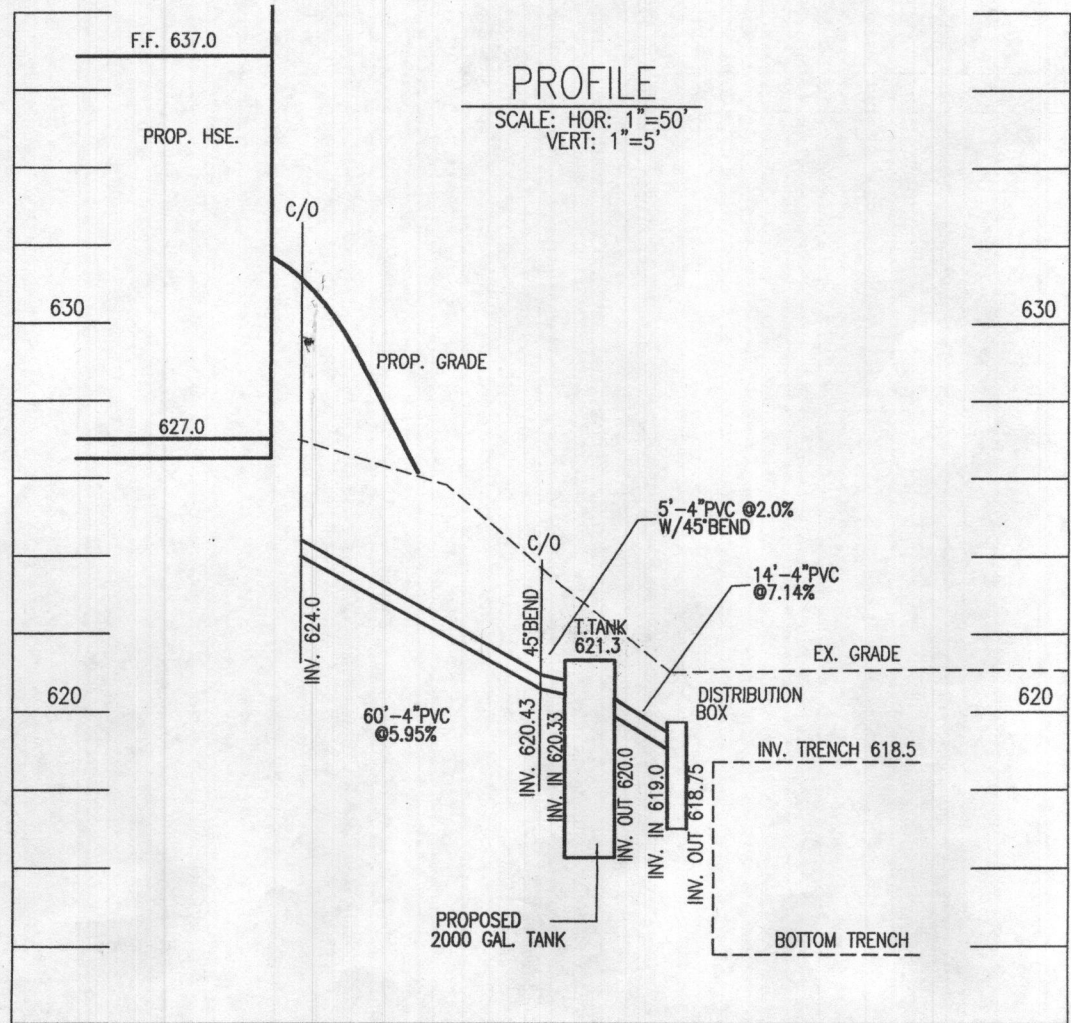
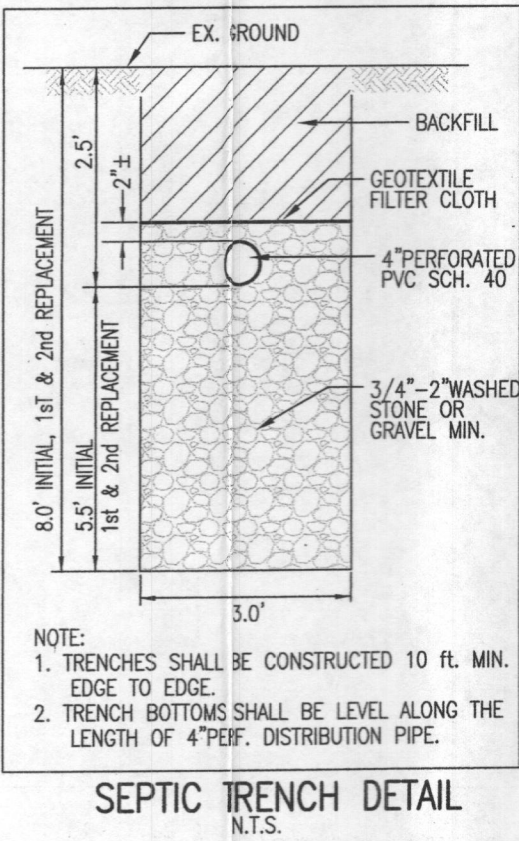
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TRENCH T3-1 EX. GRD=626.4 -INV. TRENCH=623.9 -B. TRENCH=618.4
TRENCH T3-2 EX. GRD=625.0 -INV. TRENCH=622.5 -B. TRENCH=617.0

SITE PLAN NOTES:

- 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.
- MAXIMUM COVER OVER THE TANK IS 3 FEET. GREATER DEPTH WILL REQUIRE A HEAVY LOAD BEARING TANK.
- ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
- THE EX. WELL HO-18-0193 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- 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.

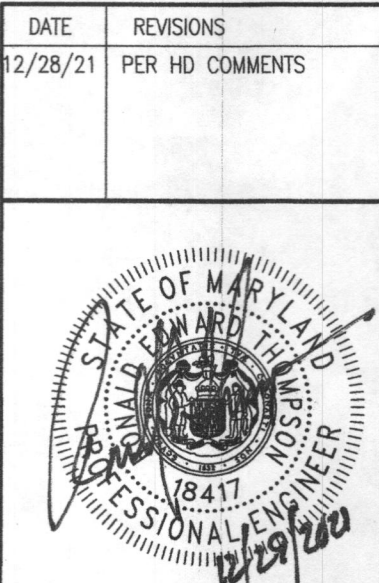


Approved Septic System Plan
Howard County Health Department
2000-gallon Septic Tank
To Gravity Drain Field
for 5-bedroom residence
Signature Date



OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-9611

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ON SITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN
2620 MULLINIX MILL ROAD
LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

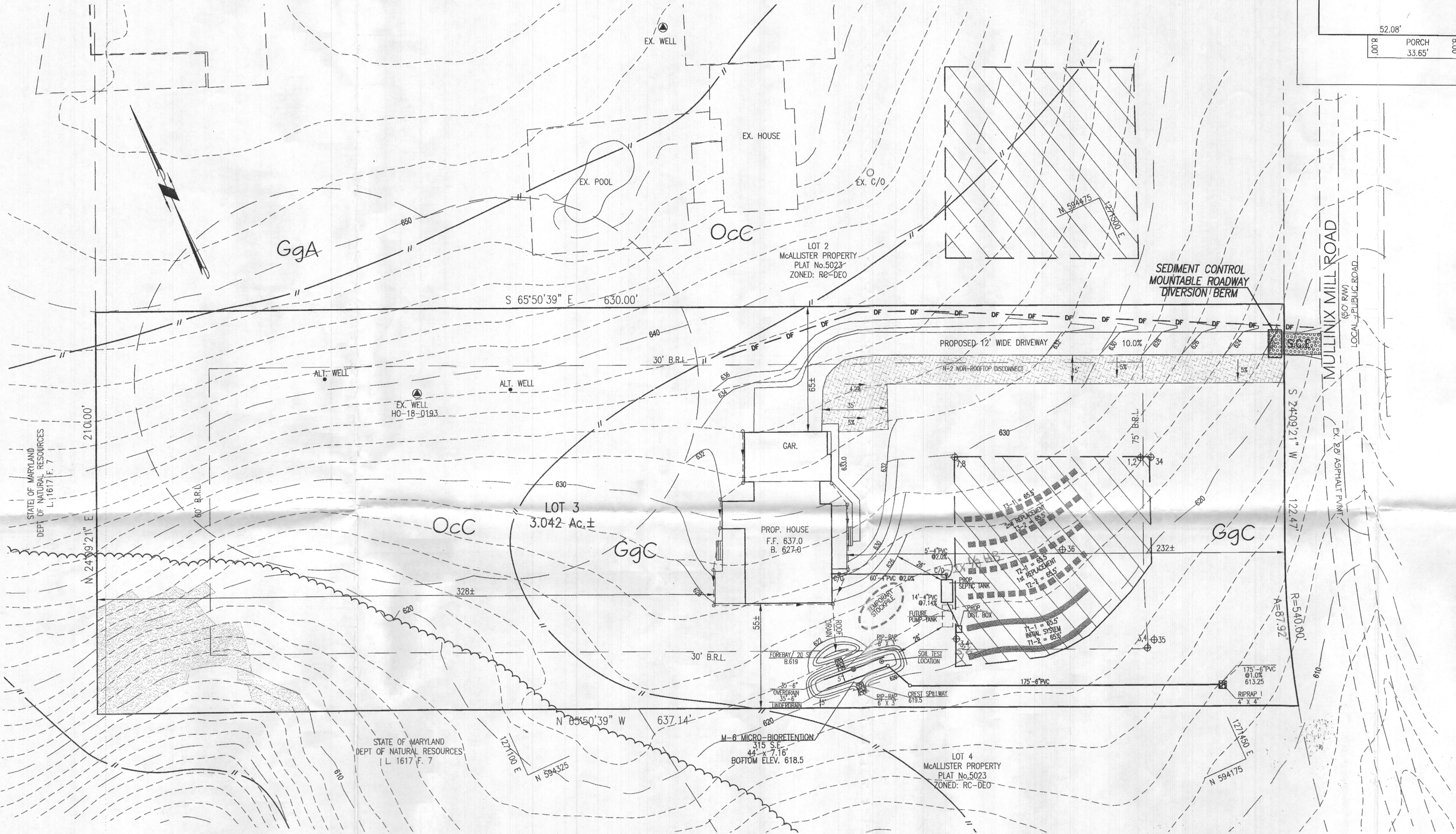
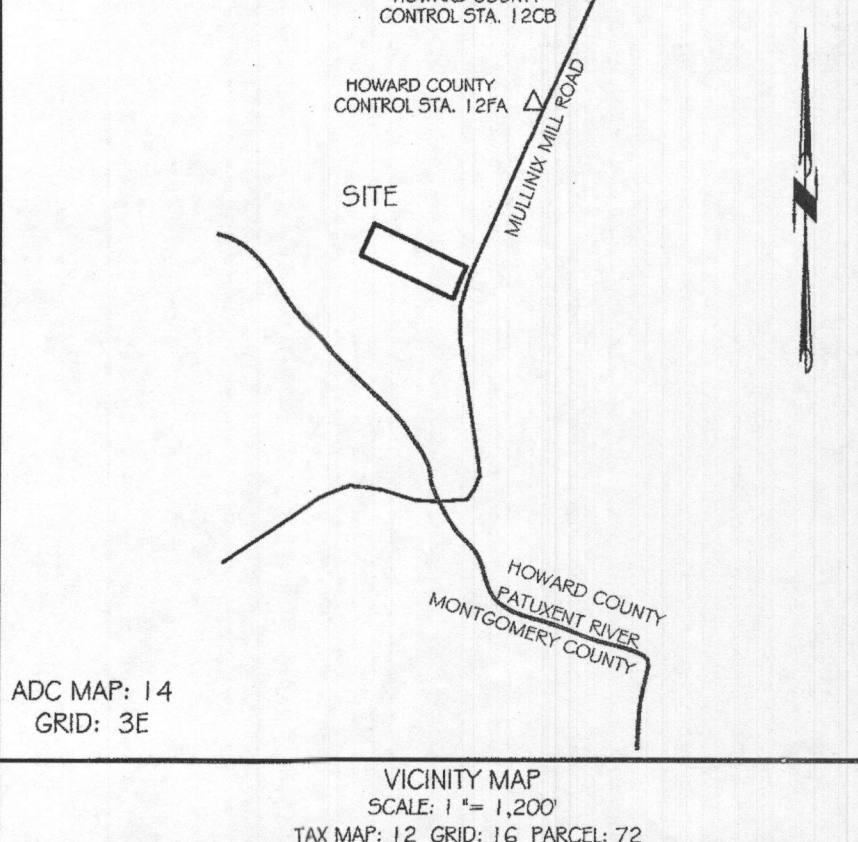
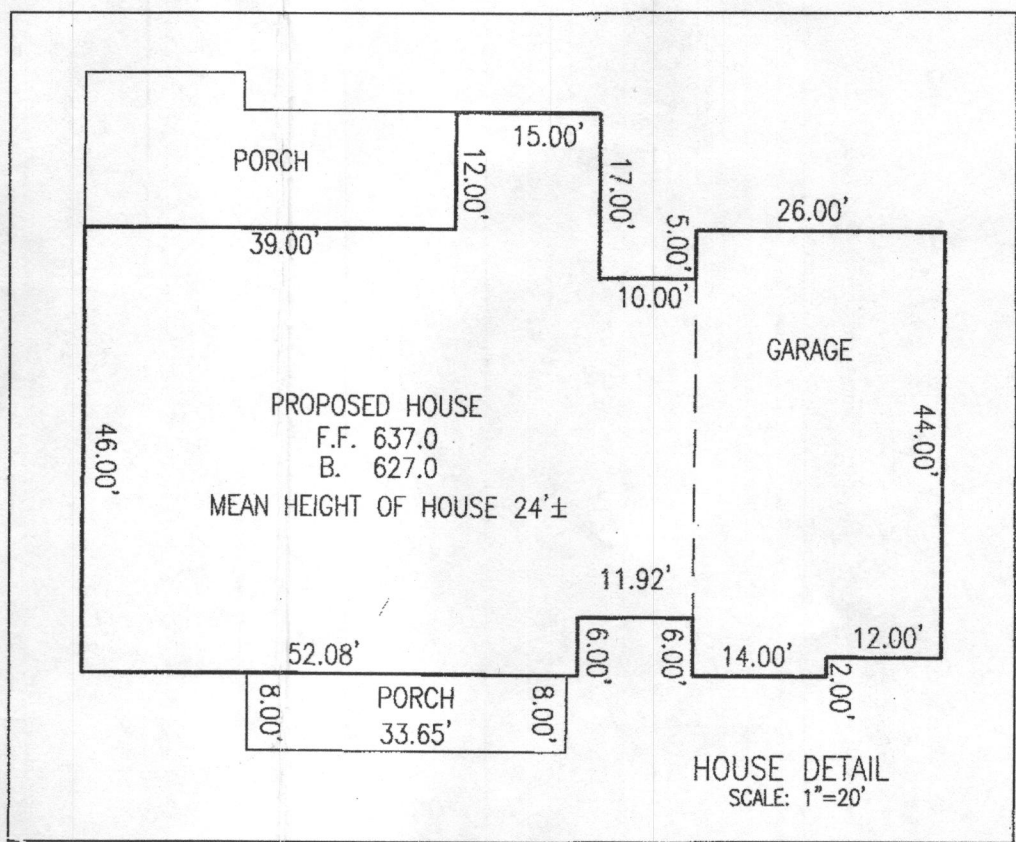
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GRID NO: 16
PARCEL NO: 72

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HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

SCALE: 1" = 30'
DATE: DECEMBER, 2021
SHEET 1 OF 1

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937.5 sq.ft. / 3 ft. WIDE TRENCH = 312.5 LF TRENCH
312.5 LF TRENCH X 0.42 REDUCTION CREDIT = 131 LF TRENCH
TRENCH T1-1 EX. GRD=621.0 -INV. TRENCH=623.0 -B. TRENCH=618.0
TRENCH T1-2 EX. GRD=620.0 -INV. TRENCH=623.0 -B. TRENCH=618.0

1st REPLACEMENT

APPLICATION RATE = 0.8 GPD / sq.ft.
DESIGN FLOW: 150 GPD X 5 BEDROOMS = 750 GPD
750 GPD / 0.8 GPD/sq.ft. = 937.5 sq.ft.
937.5 sq.ft. / 3 ft. WIDE TRENCH = 312.5 LF TRENCH
312.5 LF TRENCH X 0.42 REDUCTION CREDIT = 131 LF TRENCH
TRENCH T2-1 EX. GRD=623.6 -INV. TRENCH=621.0 -B. TRENCH=616.0
TRENCH T2-2 EX. GRD=622.4 -INV. TRENCH=621.0 -B. TRENCH=616.0

2nd REPLACEMENT

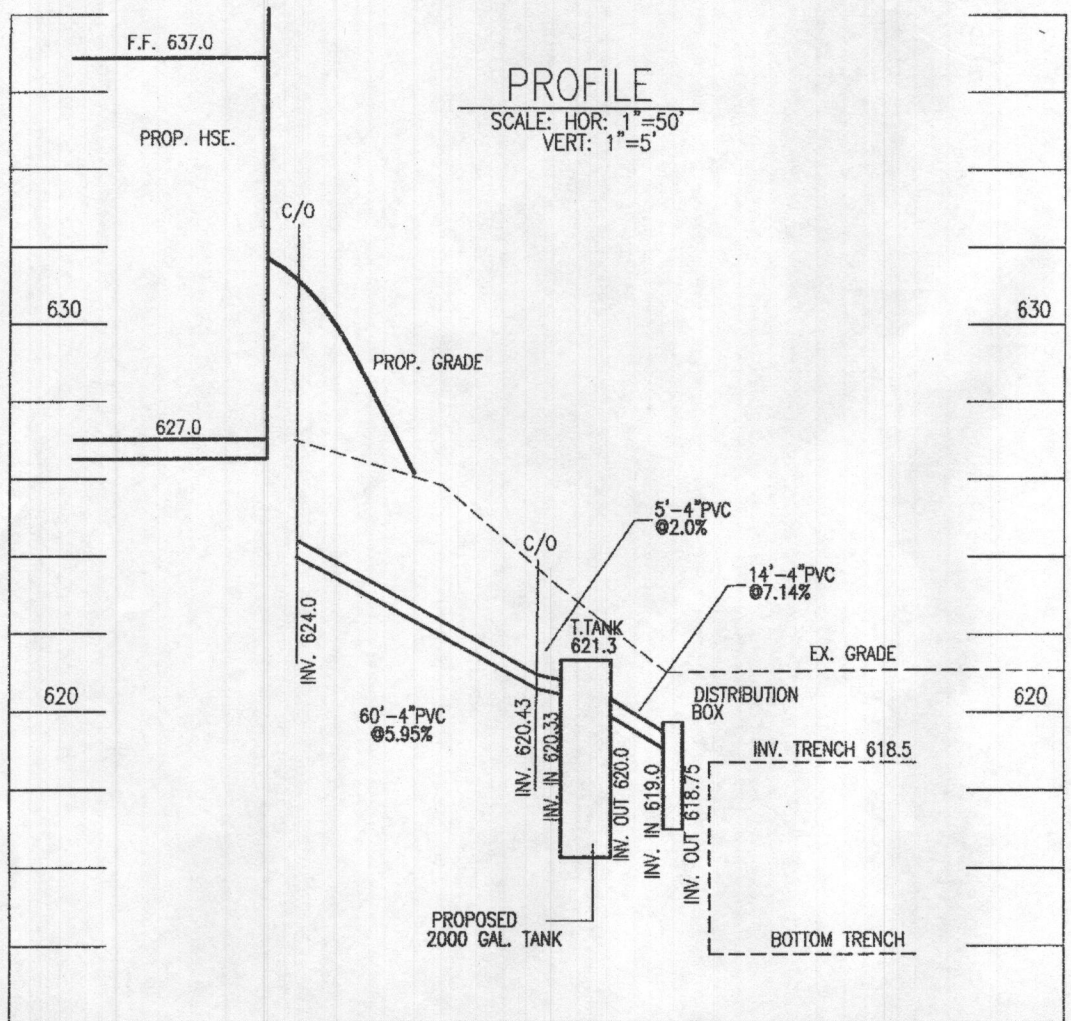
APPLICATION RATE = 0.8 GPD / sq.ft.
DESIGN FLOW: 150 GPD X 5 BEDROOMS = 750 GPD
750 GPD / 0.8 GPD/sq.ft. = 937.5 sq.ft.
937.5 sq.ft. / 3 ft. WIDE TRENCH = 312.5 LF TRENCH
312.5 LF TRENCH X 0.42 REDUCTION CREDIT = 131 LF TRENCH
TRENCH T3-1 EX. GRD=626.4 -INV. TRENCH=619.5 -B. TRENCH=614.5
TRENCH T3-2 EX. GRD=625.0 -INV. TRENCH=618.5 -B. TRENCH=613.5

SITE PLAN NOTES:

- 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.
- MAXIMUM COVER OVER THE TANK IS 3 FEET. GREATER DEPTH WILL REQUIRE A HEAVY LOAD BEARING TANK.
- ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
- THE EX. WELL HO-18-0193 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- 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.

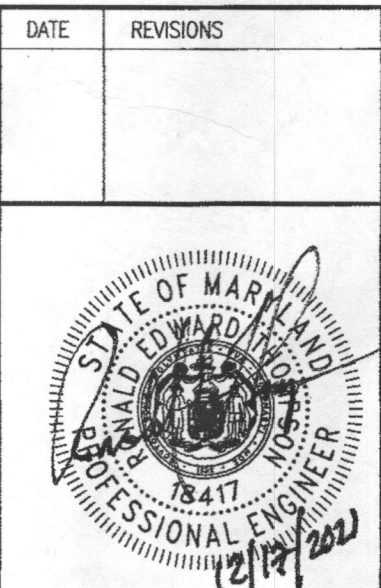
THIS AREA DESIGNATES A 10,000 S.F. PRIVATE SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.

(PASSED) PERCOLATION TEST SITE:
(FAILED) PERCOLATION TEST SITE:
EX. WELL:



OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-9611

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. 18417, Expiration Date: 9-18-23.



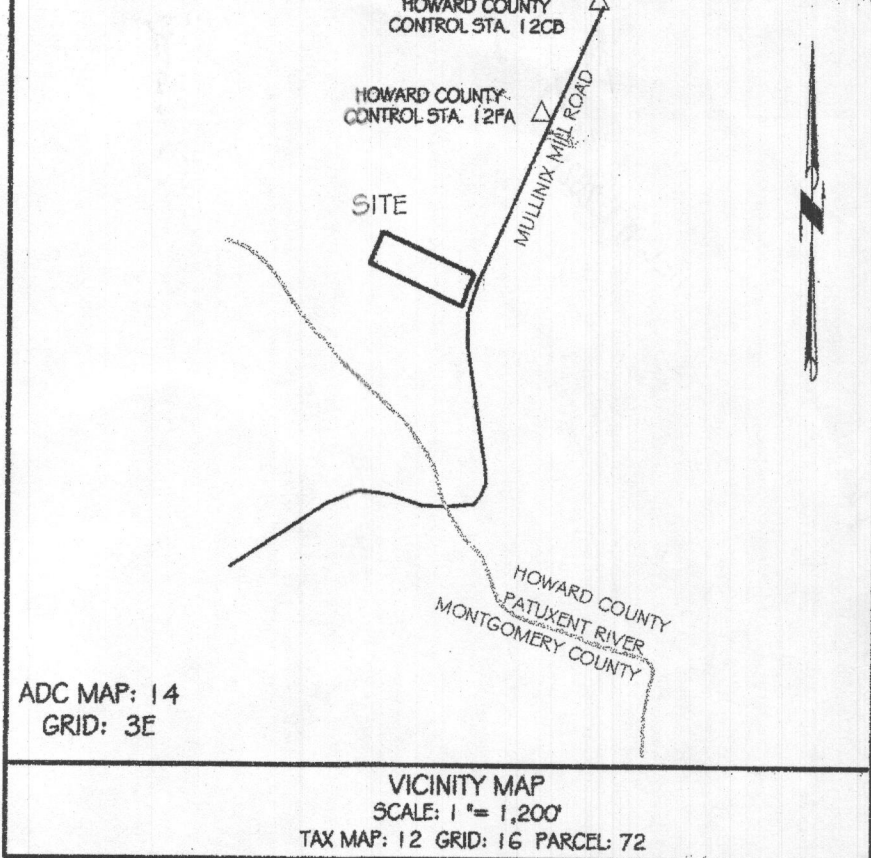
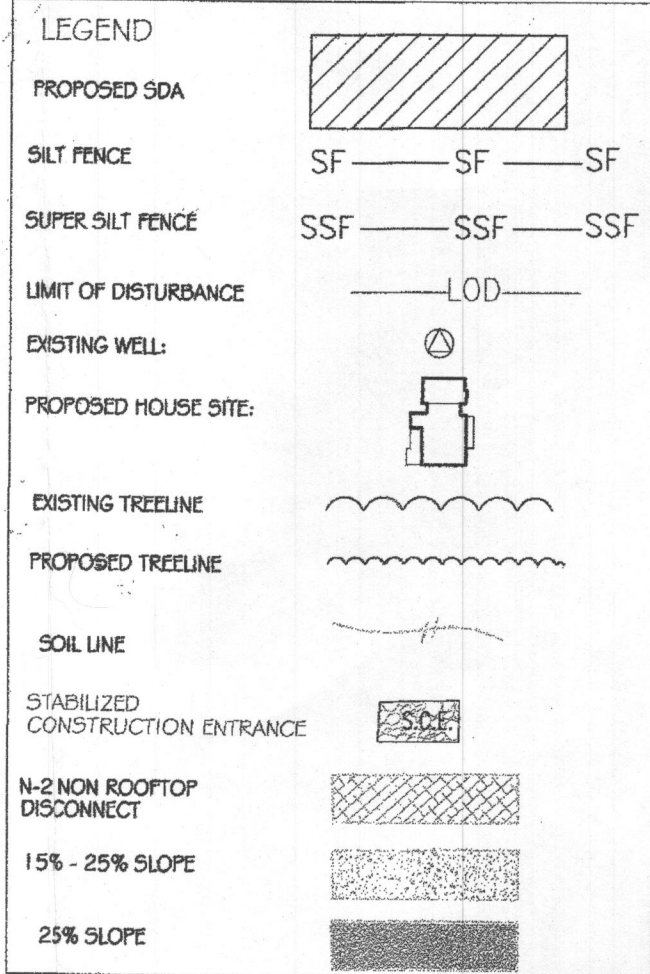
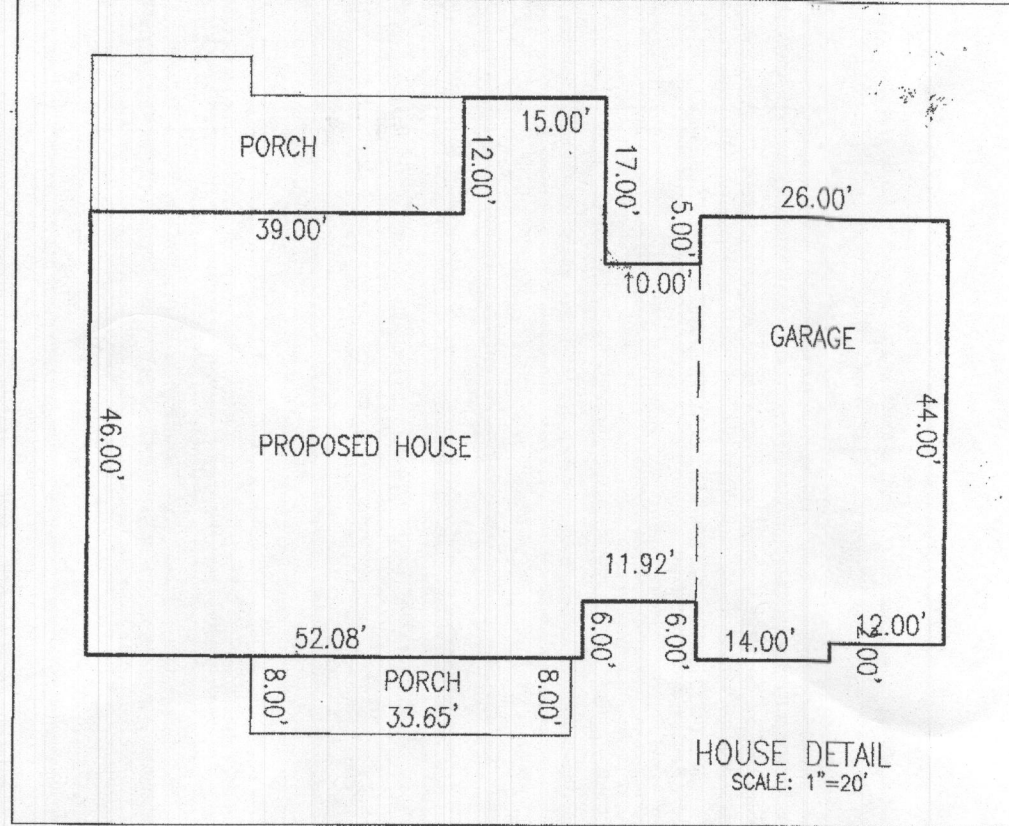
ON SITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN
2620 MULLINIX MILL ROAD
LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

TAX MAP: 12 GRID NO: 16 PARCEL NO: 72 ELECTION DISTRICT: No. 4 HOWARD COUNTY, MARYLAND EX. ZONING: RC-DEO SCALE: 1" = 30' DATE: DECEMBER, 2021 SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA	GLENELG LOAM	B	NO	0.24	3-8%
GgC	GLENELG LOAM	B	NO	0.24	3-8%
OcC	OCCOQUAN LOAM	C	NO	0.37	8-15%

SWM Treatment Site Design Summary							
Practice	Area Treated (SF)	Area Treated (AC)	Impervious Treated (SF)	Rev Required (Ct)	Rev Provided (Ct)	ESDv Required (ft)	ESDv Provided (ft)
McAllister Property, Lot 3	9,220	0.21	9,220	108	100	730	736
N-2 Non Rooftop Disconnection	4,242	0.10	4,242	50		336	336
M-6 Micro Bio-retention (25' x 12')	7,030	0.16	4,978	83	100	394	400
PE Provided	1	Inch	Total ESDv Provided				736
PE Required	1	Inch	ESDv Required		730		



- GENERAL NOTES
- OWNER: DAVID N. & VICKI T. GAUNT
DEED REFERENCE: USER 18965 AT FOLIO 235
DATE: SEPTEMBER 15, 2020
GRANTOR: JAMES E. McALLISTER
 - TAX MAP: 6 GRID: 6 PARCEL: 138
 - NEAREST POTABLE WATER SUPPLY: DAMASCUS: 4 MILES ±.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 0012B.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
12FA N 595609.160 E 1272171.241
12CB N 597303.660 E 1272660.629
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - SOIL TYPE: SOIL TYPE:
GLENELG (GgA, GgC), GLENEVILLE (GMB),
OCCOQUAN (OcC), WEBB SOIL SURVEY
 - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
 - APPROVAL OF THIS SIMPLIFIED ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SDF PLANS, FOREST CONSERVATION PLANS AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
 - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
 - THERE ARE NO FLOODPLAINS, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. AUGUST 2021.
 - DISTURBED AREA (LOD) = 32,600 SF

DESIGN NARRATIVE

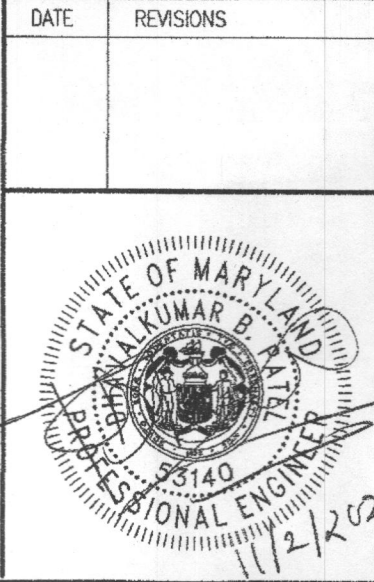
- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
- THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, STREAMS, FOREST, WETLANDS OR BUFFERS ON THE PROPERTY AND THIS PLAN IS EXEMPT FROM FOREST CONSERVATION.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING N-2 NON ROOFTOP DISCONNECTION, AND M-6 MICRO BIORETENTION. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEF.

SITE ANALYSIS DATA SHEET	ACRES
PROPOSED SITE USE	RESIDENTIAL
WETLANDS	0
WETLANDS BUFFER	0
FLOODPLAIN	0
FORESTS	0.31
STEEP SLOPES (15-24%)	0.27
STEEP SLOPES (25% OR GREATER)	0.09
TOTAL PROJECT AREA	3.042
LOD AREA	0.75
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	0.21
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

Site Analysis:	
Total Area of Site	3.042 Acres.
Area Disturbed	0.75 Acres.
Area to be roofed or paved	0.21 Acres.
Area to be vegetatively stabilized	0.54 Acres.
Total Cut	450 Cu. Yds.
Total Fill	450 Cu. Yds.
Offsite wasteborrow area location	N/A

OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-9611

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. 53140, Expiration Date: 06-08-23.



DATE

REVISIONS

SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN

2620 MULLINIX MILL ROAD

LOT 3

McALLISTER PROPERTY

PLAT NO. 5023

TAX MAP: 12

GRID NO: 16

PARCEL NO: 72

ELECTION DISTRICT: No. 4

HOWARD COUNTY, MARYLAND

EX. ZONING: RC-DEO

SCALE: 1" = 30'

DATE: SEPTEMBER, 2021

SHEET 1 OF 2

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APPROVED

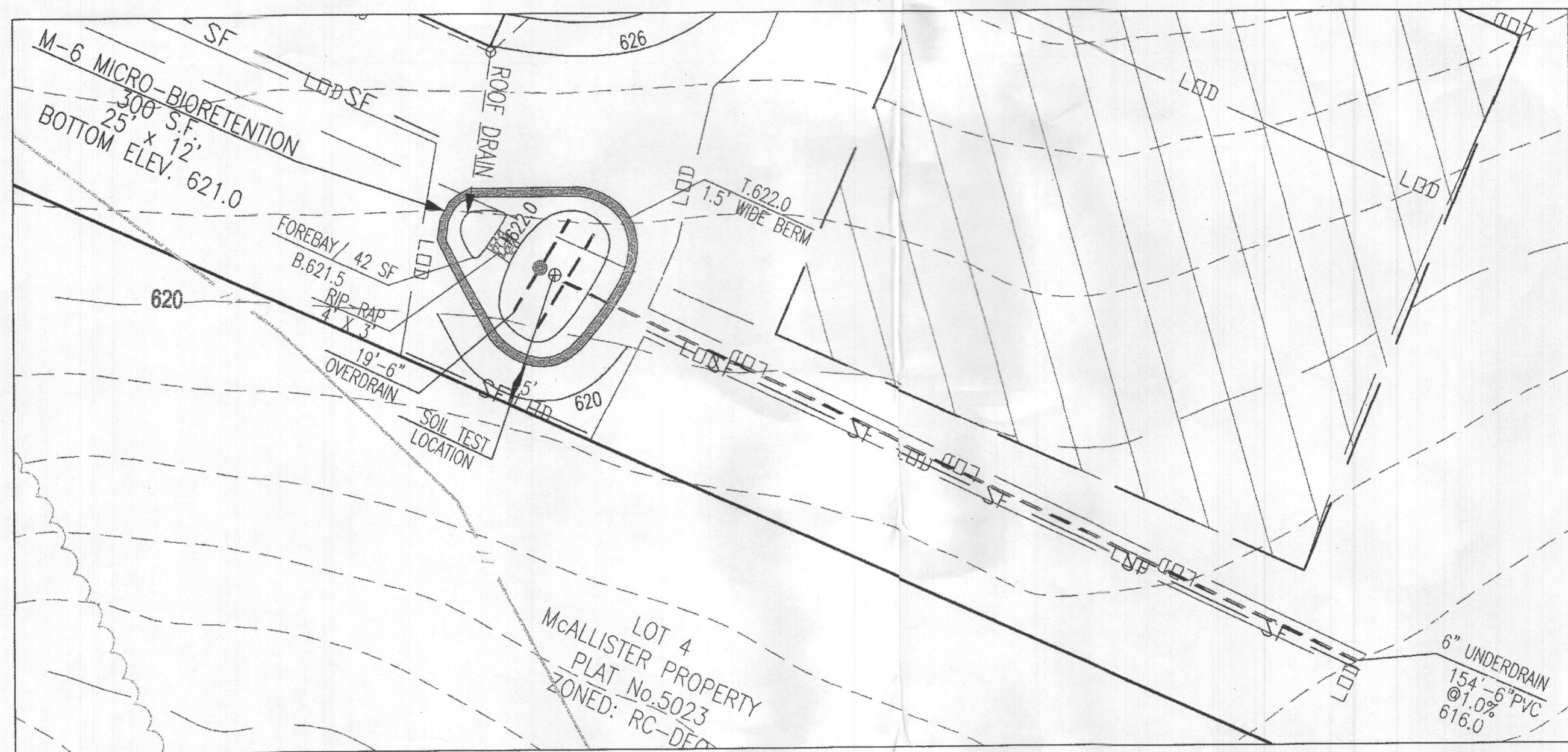
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

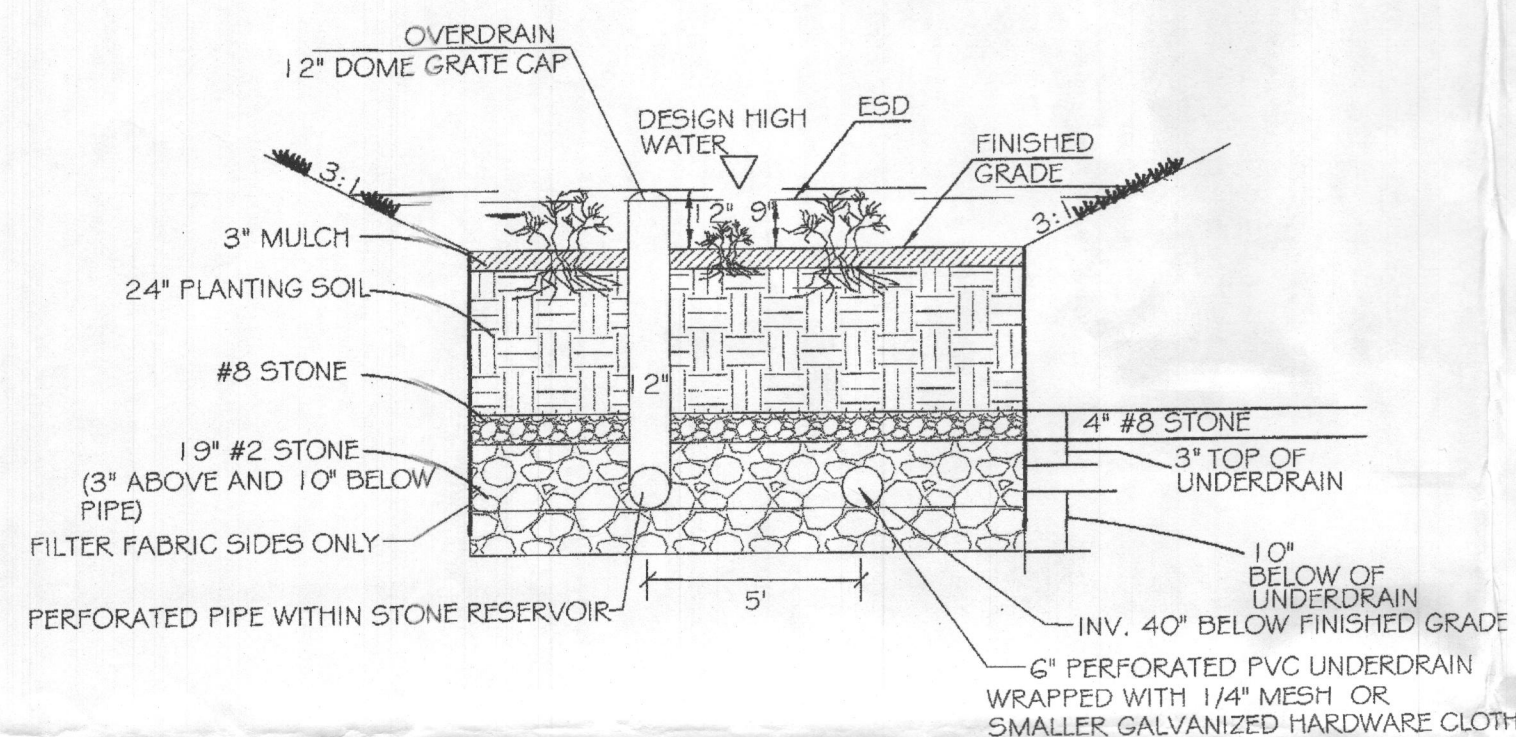
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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CI-6185



(M-G)PRIVATE MICRO-BIORETENTION FACILITY
SCALE: 1"=20'



(M-G)PRIVATE MICRO-BIORETENTION FACILITIES (24" DEPTH)
N.T.S.

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

- 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.
- The Owner shall perform a plant inspection in the spring and in the fall of 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 and shrubs, and replace all deficient stakes and wires.
- 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.
- The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm. Inspect clean outs and observation wells along with overflow/outfall/exit pipes.

MICRO BIO RETENTION FACILITY DIMENSION TABLE

KEY	QUANTITY	BOTANICAL NAME	SIZE
12	7	HIGHBUSH BLUEBERRY VACCINIUM CORYMBOSUM	18"
13	7	INKBERRY ILEX GLABRA	18"
14	10	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES "HAMMILL"	12" POTS 2" O.C.

FACILITY NO.	LOCATION	LENGTH	WIDTH	SQUARE FT.	DEPTH INV.	STONE INV.	INV. OUT	TOP MULCH ELEV.	GROUND ELEV. OUTFLOW SIDE	GROUND WATER DEPTH
1	MCALLISTER PROPERTY, LOT 3	25'	12'	300	40"	10"	617.67	621.0	622.0	GREATER THAN 10'

- * DEPTH OF FACILITY FROM TOP OF THE MULCH TO INVERT OF 4" UNDER DRAIN
- ** DEPTH OF STONE BELOW UNDER DRAIN

SWM FACILITY TABLE

SWM#1	M-6 MICRO BIO-RETENTION	25' x 12' -12" PONDING
-------	-------------------------	------------------------

Lot Number	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF	MICRO-BIORETENTION
McAllister Property Lot 3	2620 Mullinix Mill Road	N-1 (Y/N)	M-6 (NUMBER)
		Y	1



CALL "MISS UTILITY" AT

1-800-257-7777

48 HOURS BEFORE START OF CONSTRUCTION

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Specifications for Micro-Bioretentation, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretentation practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)

Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).

Clay Content - Media shall have a clay content of less than 5%.

pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A texture analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base. When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Fine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

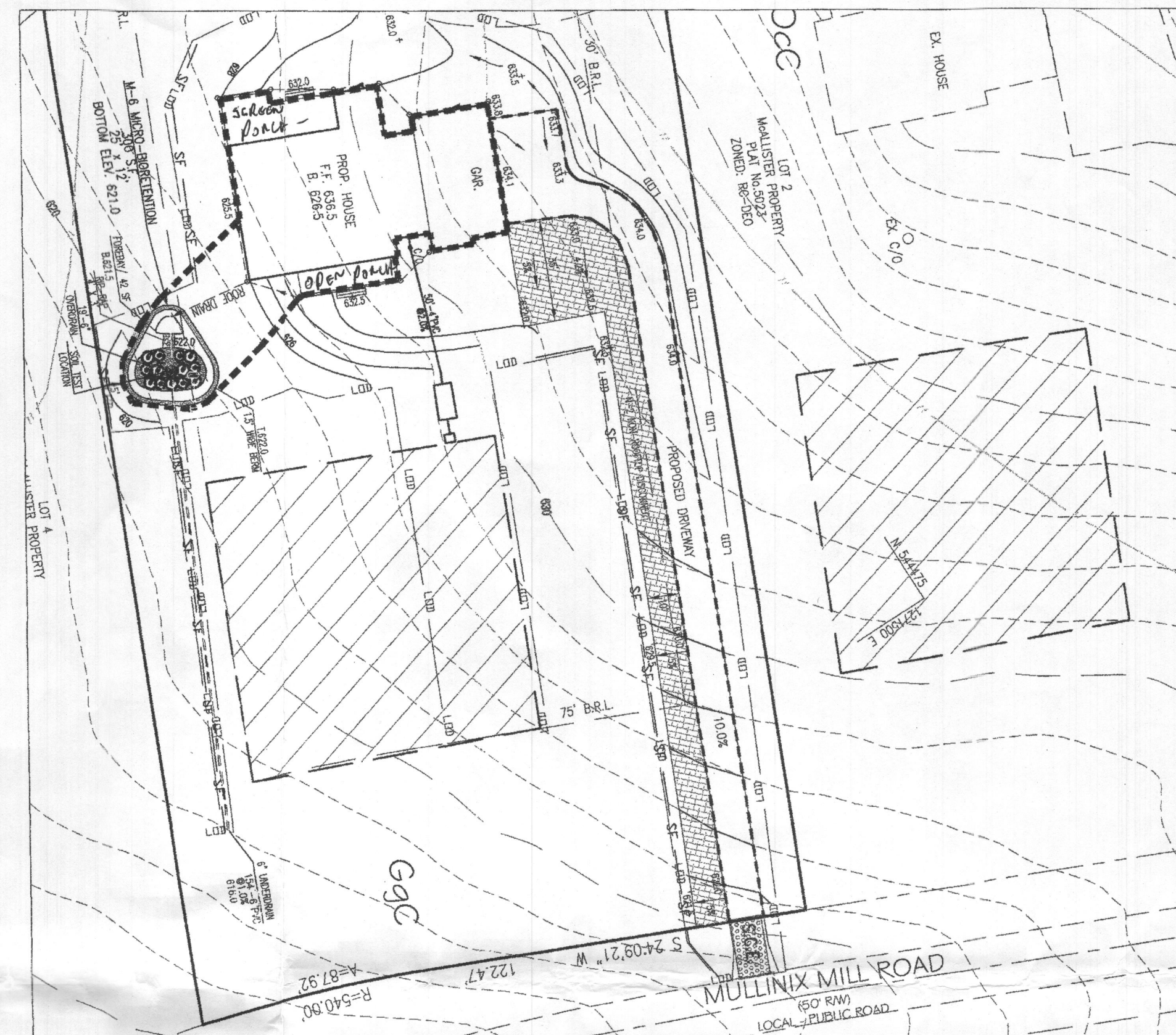
The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

MAINTENANCE CRITERIA

- The following items should be addressed to ensure proper maintenance and long-term performance of landscape infiltration:
- Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
- During the first year of operation, inspection frequency should be after every major storm and poorly established areas revegetated.
- Sediment accumulation on the surface of the facility should be removed and the top two to three inches of surface layer replaced as needed.
- The top few inches of the planting soil should be removed and replaced when water ponds for more than 48 hours or there is algal growth on the surface of the facility.
- If standing water persists after filter media has been maintained, the gravel, soil, and sand may need to be cleaned and/or replaced.
- Occasional pruning and replacement of dead vegetation is necessary. If specific plants are not surviving, more appropriate species should be used. Watering may be required during prolonged dry periods.

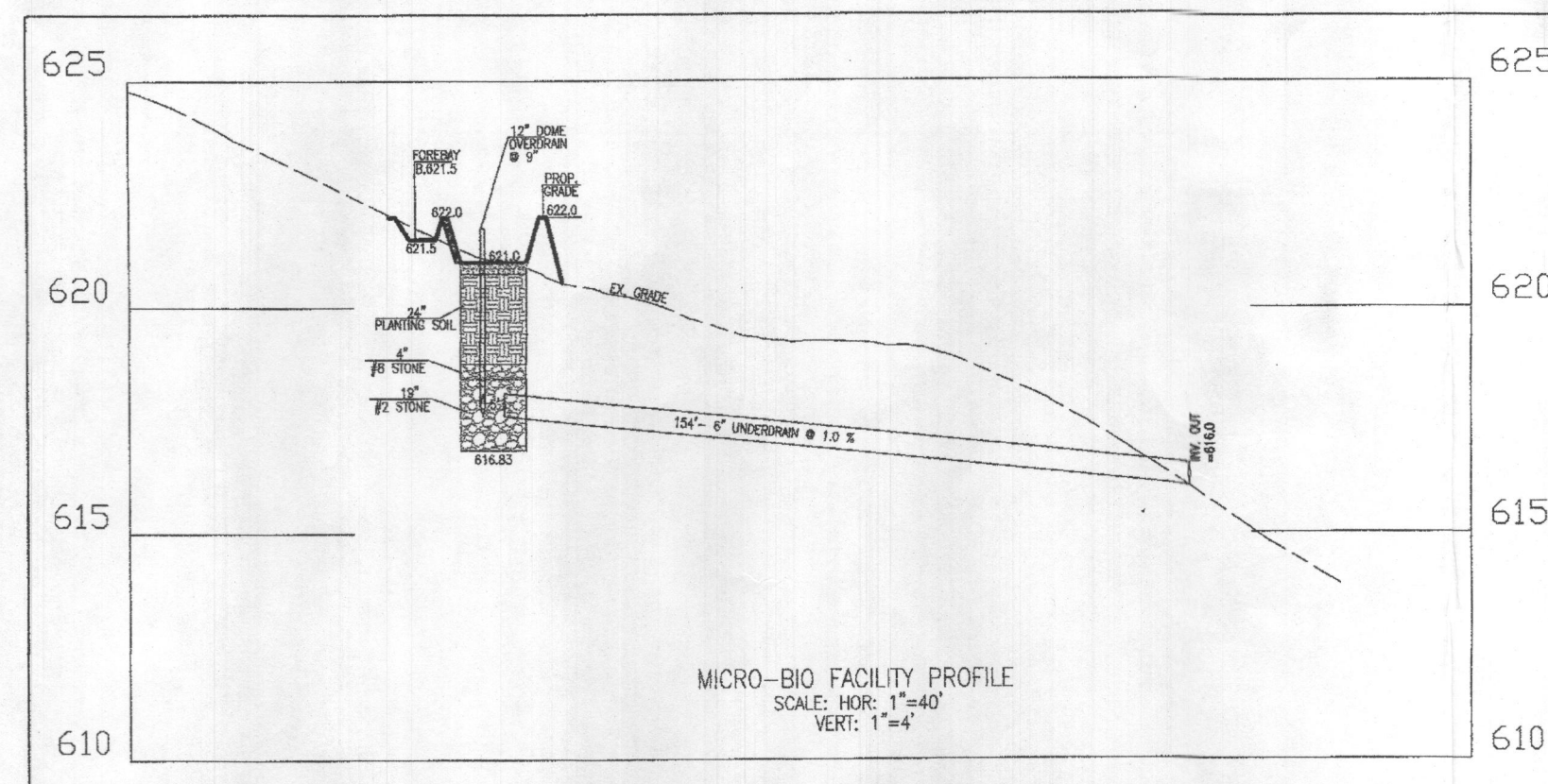
SEQUENCE OF CONSTRUCTION

- OBTAIN ALL REQUIRED GRADING, MDE PERMITS, APPROVALS AND LICENSES FROM APPROPRIATE AGENCIES.(1 WEEK)
- NOTIFY SEDIMENT CONTROL INSPECTOR AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING WORK.(1 WEEK)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE, DIVERSION FENCE AND OTHER SEDIMENT CONTROL DEVICES AS SHOWN IN THE SEDIMENT CONTROL PLAN. (1 WEEK)
- STABILIZE ALL THE GRADED AREAS UP TO 20' OUTSIDE OF THE LIMIT OF GRADING AS PER PERMANENT SEEDING NOTES.(1 WEEK)
- EXCAVATE HOUSE FOUNDATION, CONSTRUCT HOUSE AND INSTALL UTILITIES.(12 WEEKS)
- ANY AREAS THAT CAN BE TEMPORARILY SEEDED DURING CONSTRUCTION MUST BE TEMPORARILY STABILIZED PER SEEDING NOTES.(1 WEEK)
- INSTALL PRIVATE MICRO-BIORETENTION FACILITIES, GRASS SHOULDER AND DRIVEWAYS.(2 WEEKS)
- STABILIZE DISTURBED AREAS PER PERMANENT SEEDING NOTES.(1 WEEK)
- UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES FOR HOUSE CONSTRUCTION.(1 WEEK)
- NOTIFY INSPECTOR FOR FINAL INSPECTION.(1 WEEK)



MICRO BIO DA: 7,030 SF
IA: 4978 SF
GRASS SHOULDER DA: 4,242 SF
IA: 4,242 SF

DRAINAGE AREA
SCALE: 1"=40'



MICRO-BIO FACILITY PROFILE
SCALE: HORIZ: 1"=40'
VERT: 1"=4'

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE:

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER/OWNER

DATE

SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN

2620 MULLINIX MILL ROAD

LOT 3

MCALLISTER PROPERTY

PLAT NO. 5023

TAX MAP: 12
GRID NO: 16
PARCEL NO: 72

ELECTION DISTRICT: No. 4
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EX. ZONING: RC-DEO

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SHEET 2 OF 2



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OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-9611

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 law of the State of Maryland, License No. 53149, Expiration Date: 09-09-23

