

Approved on 3/26/24  
-H.O.

Record Detail \* (This section is required.)

|                              |               |             |
|------------------------------|---------------|-------------|
| Permit Type                  | Permit Number | Opened Date |
| Building/Residential/New/SFD | B24000935     | 03/19/2024  |

**Description of Work**  
SFD/ MODEL "CUSTOM", 2 STORY, Full Basement, Basement = Partially Finished, 18R, 5FB, 0HB, 1FP, 2 Car Attached, 5BR, N/A, ENERGY METHOD = Performance Method, null.

Online BP.  
g & 3/26/24

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

|            |             |              |
|------------|-------------|--------------|
| Street #   | Street Name | Street Type  |
| 540        | WATERSVILLE | RD           |
| Unit Type  | Unit #      | X Coordinate |
| -Select-   |             | -77.09679    |
|            |             | Y Coordinate |
|            |             | 39.35566     |
| City       | State       | Zip Code     |
| MOUNT AIRY | MD          | 21771        |
|            | Primary     |              |
|            | Yes         |              |

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

| GIS ID * | Parcel | Parcel Area | Land Value | Improved Value | Exemption Value | Plan Area |
|----------|--------|-------------|------------|----------------|-----------------|-----------|
| 1037850  | 18     | 46673       | 160700     | 160700         | 0               | RURAL     |

**Legal Description**  
LOT 1, 1.071 A.[ ]540 WATERSVILLE RD[ ]HAY MEADOW OVERLOOK

[check spelling](#)

| Block   | Lot             | Census Tract  | Council Dist | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
|---|-----------------|---|--------------|-----------------|-----------------|-------|----------|
|   | 1               | 604001  | 5            |                 |                 |       |          |
| Plan Area   | State Tax Id    | Subdivision Name  |              |                 |                 |       |          |
|   | 1404593626      | Hay Meadow Overlook   |              |                 |                 |       |          |
| Section   | Area            | Tax Map   |              |                 |                 |       |          |
|   |                 | 2   |              |                 |                 |       |          |
| Grid  | Zoning District | ADC Map   |              |                 |                 |       |          |
| 2-21  | RC-DEO          | 4691-E4   |              |                 |                 |       |          |
| SDP No.   | Final Plan No.  | WP File No.   |              |                 |                 |       |          |
|   | F-09-110        |   |              |                 |                 |       |          |
| Record Plat No.   | WS Contract No. | FDP No.   | Primary      |                 |                 |       |          |
| 21739-2174  |                 |   | Yes          |                 |                 |       |          |
| Owner Occupied  | Year Built      | Historic District   |              |                 |                 |       |          |
| <input type="radio"/> Yes <input checked="" type="radio"/> No |                 | <input type="radio"/> Yes <input checked="" type="radio"/> No |              |                 |                 |       |          |
| Historic District Registry No.                                | Stat Area       | Flood Plain   |              |                 |                 |       |          |
|   | 4-01            | <input type="radio"/> Yes <input checked="" type="radio"/> No |              |                 |                 |       |          |
| Building No   |                 |   |              |                 |                 |       |          |

Owner (This section is not required.)

Search Reset Clear

Name \*  
DORSEY PHILLIP H

Address Line 1  
13090 OLD FREDERICK RD

Address Line 2

Address Line 3

|              |            |               |
|--------------|------------|---------------|
| Mail City    | Mail State | Mail Zip Code |
| SYKESVILLE   | MD         | 21784         |
| Phone        | Primary    |               |
| 443-463-7868 | Yes        |               |
| E-mail       |            |               |

Cell Number Fax Number

**Professionals** (This section is not required.)

**License # \*** 8924  
**License Type \*** Home Bldr  
**Primary** Yes  
**Business Name** M GREGORY HOME BUILDING LLC  
**First Name** MATT  
**Middle Name**  
**Last Name** SROUR  
**Address Line 1** 6310 WINTERS LANE  
**Address Line 2**  
**City** HANOVER  
**State** MD  
**ZIP Code** 21076  
**Phone 1** 240-755-7378  
**Phone 2**  
**Fax**  
**E-mail** MGREGORYHOMEBUILDING@GMAIL.COM

**Applicant** (This section is not required.)

Search As Owner As Lic. Prof As Contact

**Type \*** Applicant  
**Relationship** Applicant  
**Primary** No  
**First Name** Matthew  
**MI** G  
**Last Name** Srour  
**Full Name** Matthew G Srour  
**Organization Name** M. Gregory Home Building LLC  
**Street Address** 6310 Winters Lane  
**Address Line 2**  
**City** Hanover  
**State** MD  
**Zip Code** 21076  
**Phone** 240-755-7378  
**Cell** 240-755-7378  
**Fax**  
**E-mail \*** mgsrour@gmail.com

**Contact** (This section is not required.)

Search As Owner As Lic. Prof As Contact

**Type** Contact  
**Relationship** Licensed Professional  
**Primary** Yes  
**First Name** Matthew  
**MI** G  
**Last Name** Srour  
**Full Name** Matthew G Srour  
**Organization Name** M. Gregory Home Building LLC  
**Street Address** 6310 Winters Lane  
**Address Line 2**  
**City** Hanover  
**State** MD  
**Zip Code** 21076  
**Phone** 240-755-7378  
**Cell** 240-755-7378  
**Fax**  
**E-mail** mgsrour@gmail.com

**Addtl Info**

**Est Construction Cost \*** 400000  
**Housing Units \*** 1  
**Number of Buildings \*** 1  
**Public Owned** No  
**Construction Type** 101 - Single Family Houses Detached

**BUILDING INFORMATION**

**BUILDING INFORMATION**

**Capital Project-No Fee \***  Yes  No  
**Capital Project #**  
**Fee Exempt \***  Yes  No  
**Roadside Tree Project Permit**  Yes  No  
**Roadside Tree Project Permit #**  
**Entrance Permit Req**  Yes  No  
**Guaranty Fund \***  Yes  No  
**Condominium**  Yes  No  
**Existing Use** Vacant Lot  
**Model \*** SFD/ MODEL "CUSTOM"  
**No of Stories \***  
**Foundation \***  
**Basement**  
**No of Rooms \***  
**Full Baths \***  
**Half Baths \***  
**Other Structure**

2 Full Basement Partially Finished 18 5 0 2 Car Attached Subject to CB-76-2018  
 Bedrooms \* Porch Deck No of Fireplaces \* Type of Fireplace Energy Code Performance Method  
 5 N/A 1 Prefab  
 W&S Fees Paid Water Supply \* Sewage Disposal \* Utilities \* Heating System \* Sprinkler System \* Affordable Housing Funding \*  
 Yes  No Private Private Electric Propane Gas NFPA #13D N/A  
 1st Floor Width 1st Floor Depth 2nd Floor Width 2nd Floor Depth Basement Width Basement Depth Height Total Sq Ft \* Occ Sq Ft \* Roof  
 FT FT FT FT FT FT FT FT 5774 SQFT 0 SQFT  
 Building Construction Type Footings Foundation Measurement Walls Plan Submittal  
 -Select- Electronically by Invitation from Project  
 Location Survey Approval Date Road Frontage Expiration Date Additional Description Info  
 County 9/17/2024  
 U&O Issued On U & O Comments  
 check spelling check spelling

**GRADING INFORMATION**

Grading Permit No \* Grading Certification Required Grading Certification Received in DILP On Grading Certification Received in CID On  
 G24000034  Yes  No    
 Grading Certification Comments Seasonal Surety Comments

check spelling

check spelling

Seasonal Grading Surety Depositor Driveway Apron Surety Depositor Stormwater Surety Depositor

**GREEN NEIGHBORHOOD INFORMATION**

Check List Points Goal Check List Points Achieved Date of Certification

**PRIVATE ON LOT SWM FACILITIES**

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3  
 Yes  No  Yes  No  Yes  No  
 Disconnection of Rooftop Runoff N1 Disconnection of Non Rooftop Runoff N2 Sheetflow to Conservation Areas N3  
 Yes  No  Yes  No  
 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Landscape Infiltration M3 Infiltration Berms M4  
 Dry Wells M5 Micro Bioretention M6 Rain Gardens M7 Swales M8 Enhanced Filters M9 PSWM Certification Received in CID on

**Related Records**

Showing 1-2 of 2

| Permit Number | Record Type Alias                             | Status            | Number | Street Name | Opened Date | Description  |
|---------------|---|-------------------|--------|-------------|-------------|--|
| G24000034     | Residential Grading Permit                    | Review In Process | 540    | WATERSVILLE | 03/19/2024  | HAY MEADOW OVERLOOK/ GRADING & SEDIMENT CO         |
| B24000935     | Residential New Single Family Dwelling Permit | Review In Process | 540    | WATERSVILLE | 03/19/2024  | SFD/ MODEL "CUSTOM", 2 STORY, Full Basement, Baser |

Submit Cancel

Record Detail \* (This section is required.)

|  |                                   |                                  |
|--|-----------------------------------|----------------------------------|
| <b>Permit Type</b><br>Building/Residential/Misc/Tanks                                  | <b>Permit Number</b><br>B24001808 | <b>Opened Date</b><br>05/15/2024 |
| <b>Description of Work</b><br>SFD/ INSTALL (1) ONE 500 GALLON UNDERGROUND PROPANE TANK |                                   |                                  |

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

|                                |                                   |                                  |
|--------------------------------|-----------------------------------|----------------------------------|
| <b>Street #</b><br>540         | <b>Street Name</b><br>WATERSVILLE | <b>Street Type</b><br>RD         |
| <b>Unit Type</b><br>--Select-- | <b>Unit #</b>                     | <b>X Coordinate</b><br>-77.09679 |
|                                |                                   | <b>Y Coordinate</b><br>39.35566  |
| <b>City</b><br>MOUNT AIRY      | <b>State</b><br>MD                | <b>Zip Code</b><br>21771         |
|                                |                                   | <b>Primary</b><br>Yes            |

Approved 5/21/24  
AA

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

|  |                     |                             |                             |                                 |                             |                           |
|--|---------------------|-----------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------|
| <b>GIS ID</b><br>1037850   | <b>Parcel</b><br>18 | <b>Parcel Area</b><br>46673 | <b>Land Value</b><br>160700 | <b>Improved Value</b><br>160700 | <b>Exemption Value</b><br>0 | <b>Plan Area</b><br>RURAL |
| <b>Legal Description</b><br>LOT 1, 1.071 A. [ ]540 WATERSVILLE RD [ ]HAY MEADOW OVERLOOK |                     |                             |                             |                                 |                             |                           |

[check spelling](#)

|  |                                   |   |                          |                        |                        |              |                 |
|--|-----------------------------------|---|--------------------------|------------------------|------------------------|--------------|-----------------|
| <b>Block</b>   | <b>Lot</b><br>1                   | <b>Census Tract</b><br>604001   | <b>Council Dist</b><br>5 | <b>Inspection Dist</b> | <b>Supervisor Dist</b> | <b>Map #</b> | <b>DAP Zone</b> |
| <b>Plan Area</b>   | <b>State Tax Id</b><br>1404593626 | <b>Subdivision Name</b><br>Hay Meadow Overlook  |                          |                        |                        |              |                 |
| <b>Section</b>   | <b>Area</b>                       | <b>Tax Map</b><br>2   |                          |                        |                        |              |                 |
| <b>Grid</b><br>2-21  | <b>Zoning District</b><br>RC-DEO  | <b>ADC Map</b><br>4691-E4   |                          |                        |                        |              |                 |
| <b>SDP No.</b>   | <b>Final Plan No.</b><br>F-09-110 | <b>WP File No.</b>  |                          |                        |                        |              |                 |
| <b>Record Plat No.</b><br>21739-2174   | <b>WS Contract No.</b>            | <b>FDP No.</b>  | <b>Primary</b><br>Yes    |                        |                        |              |                 |
| <b>Owner Occupied</b><br><input type="radio"/> Yes <input checked="" type="radio"/> No | <b>Year Built</b><br>0            | <b>Historic District</b><br><input type="radio"/> Yes <input checked="" type="radio"/> No |                          |                        |                        |              |                 |
| <b>Historic District Registry No.</b>  | <b>Stat Area</b><br>4-01          | <b>Flood Plain</b><br><input type="radio"/> Yes <input checked="" type="radio"/> No       |                          |                        |                        |              |                 |
| <b>Building No</b>   |                                   |   |                          |                        |                        |              |                 |

Owner (This section is required.)

Search Reset Clear

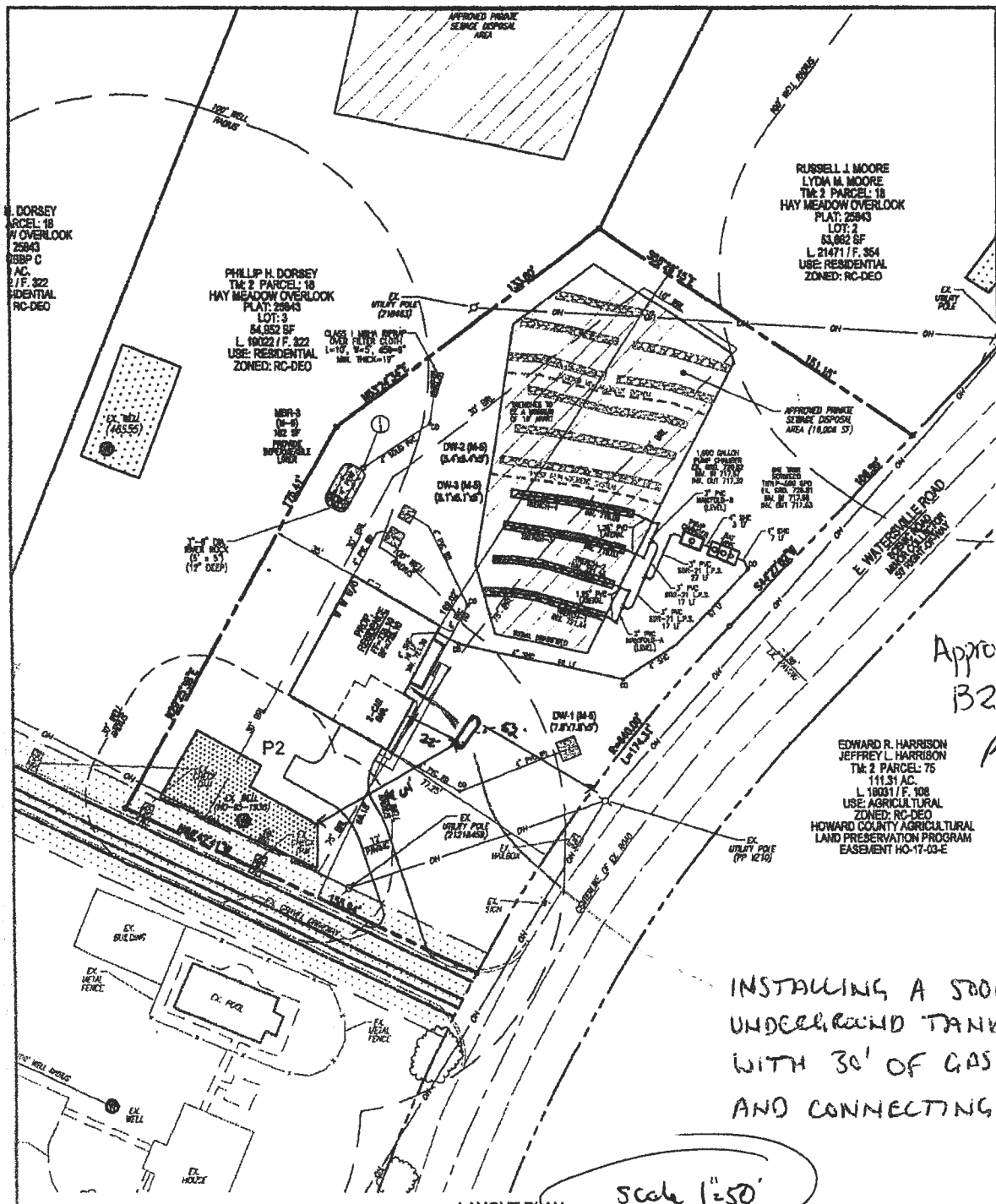
**Name**  
PHILLII

**Address Line 1**  
13090 OLD FREDERICK RD

**Address Line 2**

**Address Line 3**





Approved for LP tank  
 B24001808  
 5/21/21

INSTALLING A 500G UNDERGROUND TANK WITH 30' OF GAS L AND CONNECTING TO

Scale 1"=50'

LAYOUT PLAN

| STRUCTURE SCHEDULE |                          |                          |         |        |         |                                 |
|--------------------|--------------------------|--------------------------|---------|--------|---------|---------------------------------|
| NO.                | TYPE                     | LOCATION                 | TOP EL. | RM. IN | RM. OUT | COMMENTS                        |
| 1-1                | 12" NYOPLAST DRAIN BASIN | N 615205.77 E 1284908.03 | 721.00  | 716.75 | 716.65  | PROVIDE LIGHT DUTY BEEHIVE DOME |

**OWNER**  
 PHILLIP H. DORSEY  
 13090 OLD FREDERICK ROAD  
 SYKESVILLE, MD 21784  
 240-755-7378

**DEVELOPER**  
 M. GREGORY HOME BUILDING, LLC  
 6310 WINTERS LANE  
 HANOVER, MD 21076  
 240-755-7378

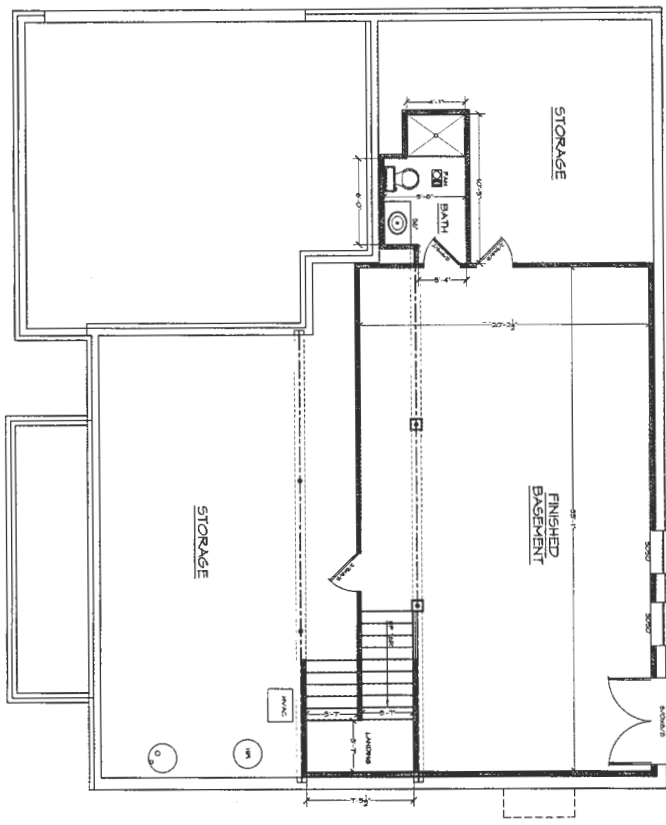
**VOGEL ENGINEERING**  
 TIMMONS GROUP  
 3900 NORTH RIDGE ROAD, SUITE 110, BELLCOTT CITY, MD 21040  
 P: 410.461.7660 F: 410.461.8981 www.timmons.com

SCALE AS SHOWN  
 DRAWN BY JMR  
 CHECKED BY RHV  
 DATE FEBRUARY 2024  
 W. O. # 03-117  
 SHEET# 1 OF 7

L 19022 / F. 322  
 4TH ELECTION DISTRICT  
 TAX MAP: 2 GRD: 13

**PLOT PLAN**  
**HAY MEADOW OVERLOOK - LOT 1**  
 540 WATERSVILLE ROAD  
 MOUNT AIRY, MD 21771

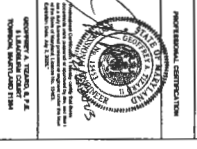
PARCEL: 18  
 ZONED: RC-DEO  
 HOWARD COUNTY, MARYLAND



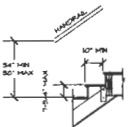
FINISHED BASEMENT PLAN - 833 SQ. FT.  
 SCALE: 1/4"=1'-0"  
 \* FOUNDATION WALLS

SCALE: 1/4"=1'-0"  
 DATE: 08/2023  
 SHEET NO.: 4 of 11

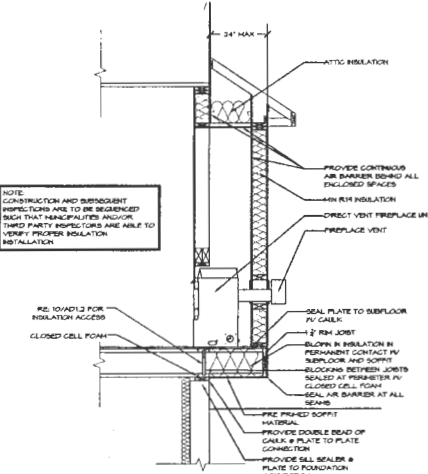
**GBL CUSTOM HOME DESIGN INC.**  
 PO BOX 237 FARMERSBURG, MD 21048  
 PHONE: 410-833-8320



**M. GREGORY HOME BUILDING, LLC**  
 6310 WINTERS LN. HANOVER, MD 21076



**TYPICAL STAIR SECTION**  
NOT TO SCALE  
NOTE: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 2021 SECTION R511



NOTE: CONSTRUCTION AND SUBSEQUENT INSPECTIONS ARE TO BE OBSERVED SUCH THAT MANUFACTURER AND/OR THIRD PARTY INSPECTORS ARE ABLE TO VERIFY PROPER INSULATION INSTALLATION

**CANTILEVERED FIREPLACE W/ CRAWL SPACE**  
NOT TO SCALE

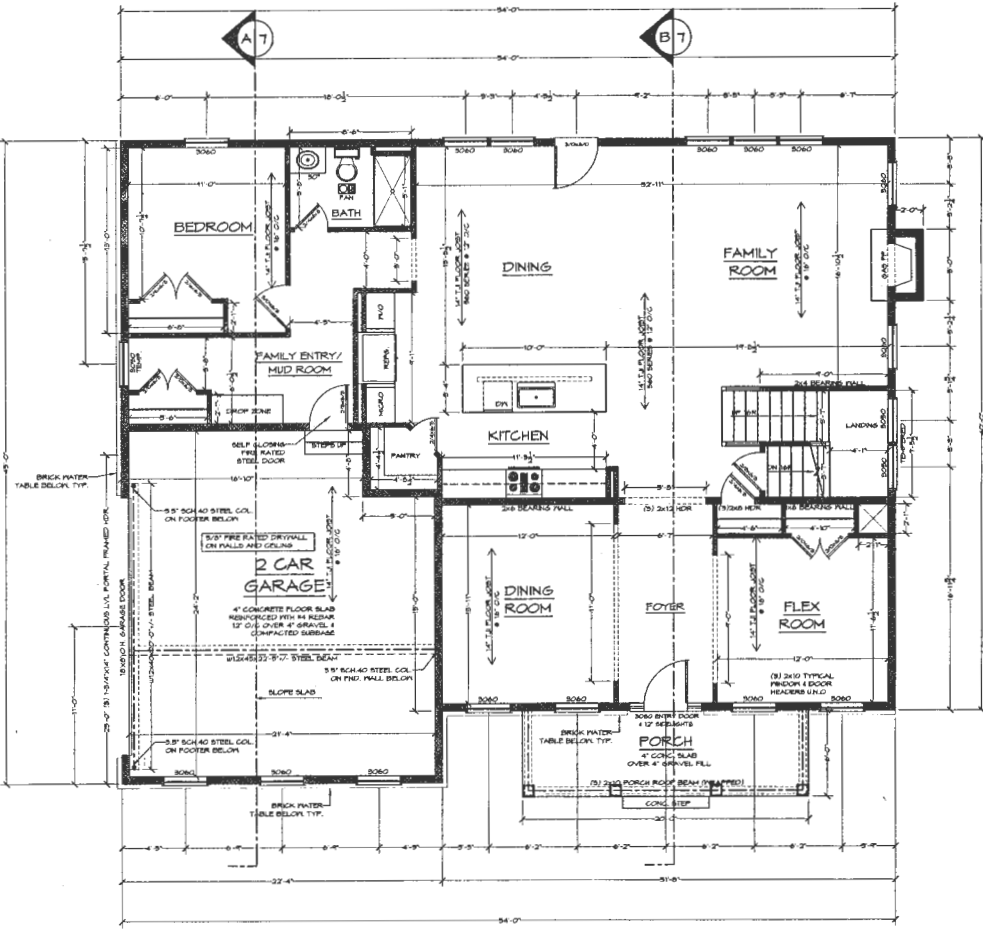
R310.2.1 Window sills in opening walls, when the opening of an operable window is located more than 10 inches (254 mm) above the finished grade or surface below, the lower part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable windows of window sills not permit openings that allow passage of a 4-inch diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

- Exceptions:
1. Windows whose openings will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in the normal opened position.
  2. Openings that are provided with window hat prevention devices that comply with ASTM F 2090.
  3. Windows that are provided with window opening control devices that comply with R310.2.2.

R310.2.2 Window opening control devices  
Window opening control devices shall comply with ASTM F 2090. The window opening control device, when operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window to less than the area required by R310.2.1.

NOTE:  
STAIRS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34\"/>

NOTE:  
EXTERIOR STEPS:  
MIN. TREAD: 11\"/>



**FIRST FLOOR FRAMING PLAN - 1754 SQ.FT.**  
SCALE: 1/4\"/>

9' CEILING HEIGHT

**GENERAL NOTES:**  
WINDOWS SHOWN ARE STANDARD VINYL SIZES. VERIFY WITH MANUFACTURE THAT SHOW SIZES MEET OR EXCEED EXISTING CLEAR OPENING AREA OF 4 1/2\"/>

EXTERIOR DIMENSIONS SHOWN ARE FROM OUTSIDE TO OUTSIDE OF FRAMING. DO NOT INCLUDE BRICK AND HAT DRYER FROM FOUNDATION PLAN

**M. GREGORY HOME BUILDING, LLC**  
6310 WINTERS LN. HANOVER, MD 21076

PROFESSIONAL CERTIFICATION



GREGORY A. TEARD, P.E.  
8 LEBANON COURT  
TOWSON, MARYLAND 21286

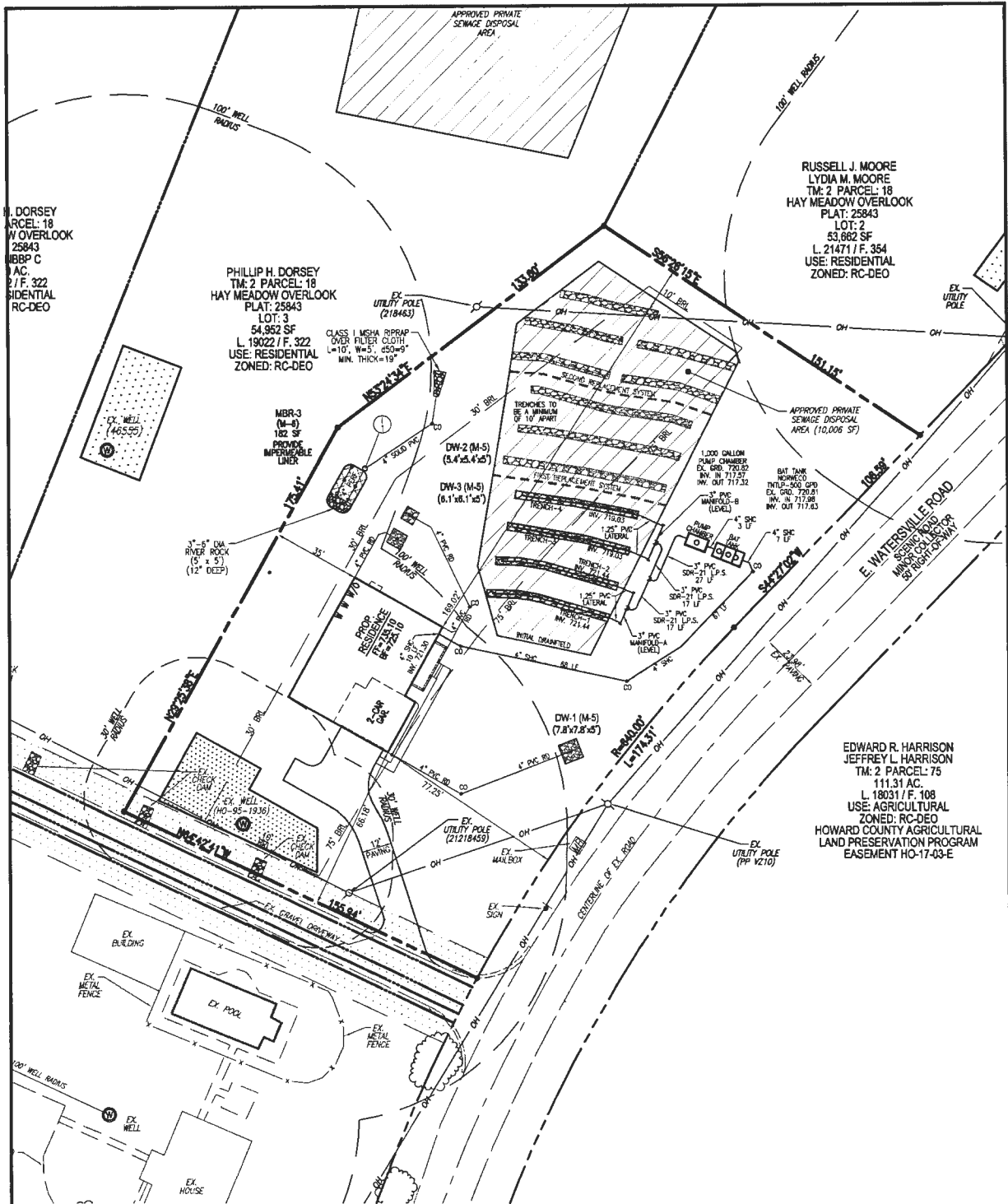
SCALE: 1/4\"/>

DATE: 08/20/23

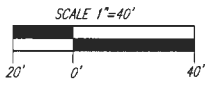
SHEET NO.: 9 OF 11

**GBL CUSTOM HOME DESIGN INC.**  
PO BOX 237 HANOVER, MD 21046  
PHONE: 410-383-1821





LAYOUT PLAN  
SCALE: 1" = 40'



| STRUCTURE SCHEDULE |                          |                          |         |         |          |                                 |
|--------------------|--------------------------|--------------------------|---------|---------|----------|---------------------------------|
| NO.                | TYPE                     | LOCATION                 | TOP EL. | INV. IN | INV. OUT | COMMENTS                        |
| I-1                | 12" NYOPLAST DRAIN BASIN | N 615205.77 E 1284908.03 | 721.00  | 716.75  | 716.65   | PROVIDE LIGHT DUTY BEEHIVE DOME |

**OWNER**  
PHILLIP H. DORSEY  
13090 OLD FREDERICK ROAD  
SYKESVILLE, MD 21784  
240-755-7378

**DEVELOPER**  
M. GREGORY HOME BUILDING, LLC  
6310 WINTERS LANE  
HANOVER, MD 21076  
240-755-7378

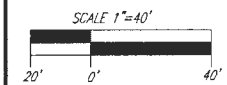
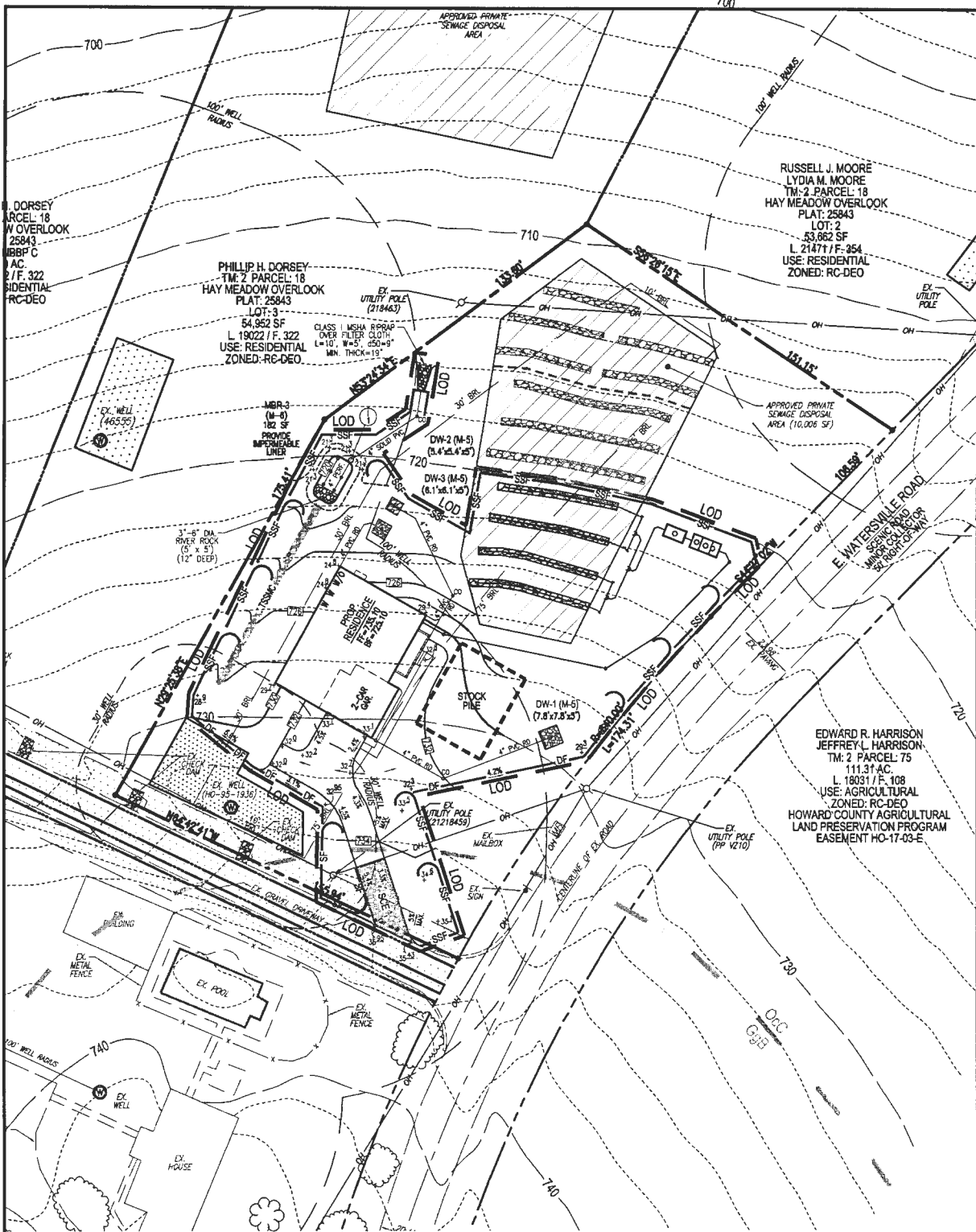
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

SCALE AS SHOWN  
DRAWN BY JMR  
CHECKED BY RHV  
DATE FEBRUARY 2024  
W. O. # 03-117  
SHEET# 1 OF 7

L 19022 / F. 322  
4TH ELECTION DISTRICT  
TAX MAP: 2 GRID: 15

**PLOT PLAN**  
**HAY MEADOW OVERLOOK - LOT 1**  
540 WATERSVILLE ROAD  
MOUNT AIRY, MD 21771

PARCEL: 18  
ZONED: RC-DEO  
HOWARD COUNTY, MARYLAND



**GRADING PLAN**  
SCALE: 1"=40'

**OWNER**  
PHILLIP H. DORSEY  
13090 OLD FREDERICK ROAD  
SYKESVILLE, MD 21784  
240-755-7378

**DEVELOPER**  
M. GREGORY HOME BUILDING, LLC  
6310 WINTERS LANE  
HANOVER, MD 21076  
240-755-7378

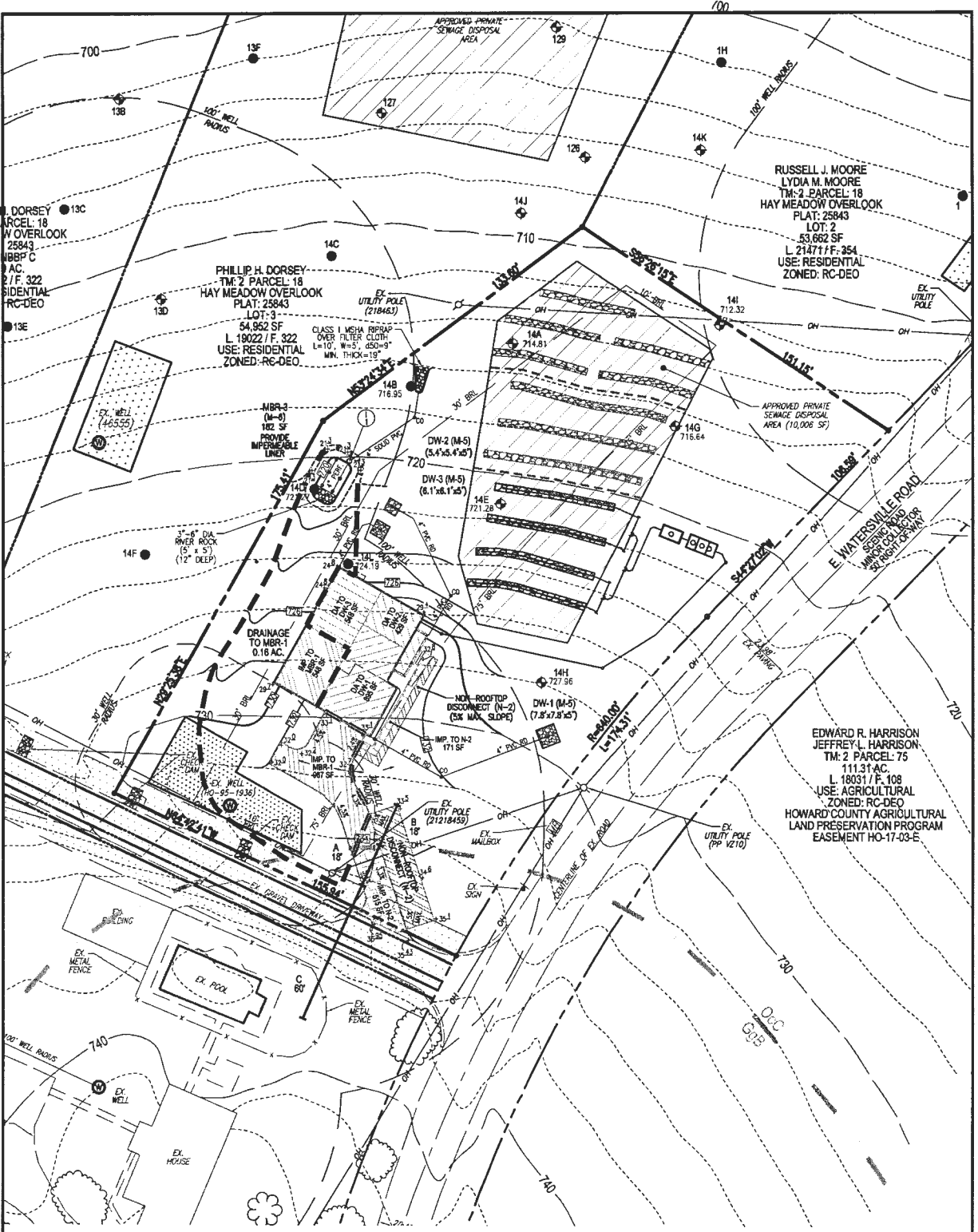
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

SCALE AS SHOWN  
DRAWN BY JMR  
CHECKED BY RHV  
DATE FEBRUARY 2024  
W. O. # 03-117  
SHEET# 2 OF 7

L 19022 / F. 322  
4TH ELECTION DISTRICT  
TAX MAP: 2 GRID: 15

**PLOT PLAN**  
**HAY MEADOW OVERLOOK - LOT 1**  
540 WATERSVILLE ROAD  
MOUNT AIRY, MD 21771

PARCEL: 18  
ZONED: RC-DEO  
HOWARD COUNTY, MARYLAND



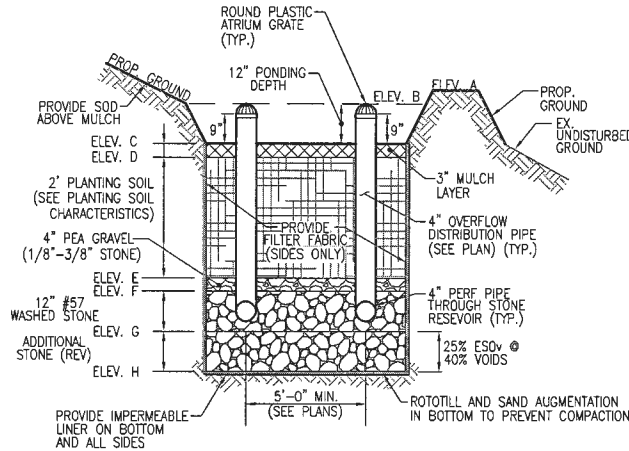
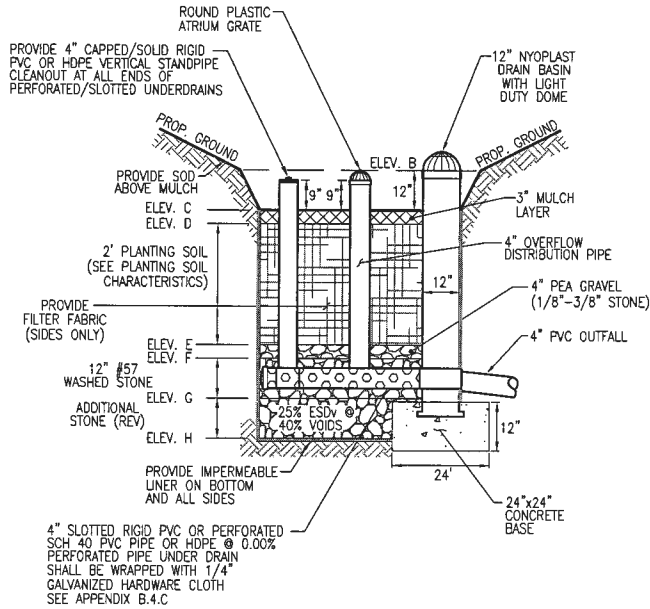
**SWM PLAN**  
SCALE: 1"=40'

SCALE 1"=40'  
20' 0' 40'

|  |  |   |
|--|--|---|
| <p><b>OWNER</b><br/>PHILLIP H. DORSEY<br/>13090 OLD FREDERICK ROAD<br/>SYKESVILLE, MD 21784<br/>240-755-7378</p> | <p><b>DEVELOPER</b><br/>M. GREGORY HOME BUILDING, LLC<br/>6310 WINTERS LANE<br/>HANOVER, MD 21076<br/>240-755-7378</p> | <p><b>VOGEL ENGINEERING</b><br/> <b>TIMMONS GROUP</b><br/>3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043<br/>P: 410.461.7666 F: 410.461.8961 www.timmons.com</p> |
|--|--|---|

|   |  |   |
|---|--|---|
| <p>SCALE AS SHOWN<br/>DRAWN BY JMR<br/>CHECKED BY RHV<br/>DATE FEBRUARY 2024<br/>W. O. # 03-117<br/>SHEET# 3 OF 7</p> | <p><b>PLOT PLAN</b><br/><b>HAY MEADOW OVERLOOK - LOT 1</b><br/>540 WATERSVILLE ROAD<br/>MOUNT AIRY, MD 21771</p> | <p>PARCEL: 18<br/>ZONED: RC-DEO<br/>HOWARD COUNTY, MARYLAND</p> |
|---|--|---|

L. 19022 / F. 322  
4TH ELECTION DISTRICT  
TAX MAP: 2 GRID: 15



**MICRO-BIORETENTION (MBR-3)**  
 W/ INLET STRUCTURE AND UNDERDRAIN OUTFALL  
 NOT TO SCALE

| MICRO-BIORETENTION FACILITY ELEVATIONS (M-6) |        |        |        |        |        |        |        |        |           |                   |                   |               |
|--|--------|--------|--------|--------|--------|--------|--------|--------|-----------|-------------------|-------------------|---------------|
| FACILITY                                     | A      | B      | C      | D      | E      | F      | G      | H      | MBR ELEV. | UNDERDRAIN INVERT | OUTFALL ELEVATION | FACILITY SIZE |
| MBR-3  | 721.30 | 721.00 | 720.00 | 719.75 | 717.75 | 717.42 | 716.42 | 715.59 | N/A       | 716.75            | 716.00            | 182 SF        |

**OWNER**  
 PHILLIP H. DORSEY  
 13090 OLD FREDERICK ROAD  
 SYKESVILLE, MD 21784  
 240-755-7378

**DEVELOPER**  
 M. GREGORY HOME BUILDING, LLC  
 6310 WINTERS LANE  
 HANOVER, MD 21076  
 240-755-7378

**VOGEL ENGINEERING**  
 ⊕  
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 DATE FEBRUARY 2024  
 W. O. # 03-117  
 SHEET# 4 OF 7

L 19022 / F. 322  
 4TH ELECTION DISTRICT  
 TAX MAP: 2 GRID: 15

**PLOT PLAN**  
**HAY MEADOW OVERLOOK - LOT 1**  
 540 WATERSVILLE ROAD  
 MOUNT AIRY, MD 21771

PARCEL: 18  
 ZONED: RC-DEO  
 HOWARD COUNTY, MARYLAND

Appendix B.4. Construction Specifications for Environmental Site Design Practices

| Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration- |  |  |  |
|---|--|--|--|
| Material  | Specification  | Size                                     | Notes  |
| Plantings   | see Appendix A, Table A.4  | n/a                                      | plantings are site-specific  |
| Planting soil<br>(2" to 4" deep)  | loamy sand (60 - 65%) & compost (35 - 40%)<br>or<br>sandy loam (30%), coarse sand (30%) & compost (40%)    | n/a                                      | USDA soil types loamy sand or sandy loam; clay content < 5%  |
| Organic content   | Min. 10% by dry weight (ASTM D 2974)   |  |  |
| Mulch   | shredded hardwood  |  | aged 6 months, minimum; no pine or wood chips  |
| Pea gravel diaphragm  | pea gravel: ASTM-D-448   | NO. 8 OR NO. 9 (1/8" TO 3/8")            |  |
| Curtain drain   | ornamental stone: washed cobbles   | stone: 2" to 5"                          |  |
| Geotextile  |  | n/a                                      | PE Type 1 nonwoven   |
| Gravel (underdrains and infiltration berms)   | AASHTO M-43  | NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4") |  |
| Underdrain piping   | F 758, Type PS 28 or AASHTO M-278  | 4" to 6" rigid schedule 40 PVC or SDR35  | Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth   |
| Poured in place concrete (if required)  | MSHA Mix No. 3; $f'_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60 | n/a                                      | on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking |
| Sand  | AASHTO-M-6 or ASTM-C-33  | 0.02" to 0.04"                           | Sand substitutions such as Diabase and Graystone (AASHTO #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.  |

| geotextile fabric (if required) | ASTM-D-4833 (puncture strength - 155 lb.)<br>ASTM-D-4632 (Tensile Strength - 300 lb.)   | 0.08" thick equivalent opening size of #80 sieve | Must maintain 125 gpm per sq. ft. flow rate. Note: a 4" pea gravel layer may be substituted for geotextiles meant to "separate" sand filter layers. |
|---------------------------------|---|--|---|
| impermeable liner (if required) | ASTM-D-4833 (thickness)<br>ASTM-D-412 (tensile strength 1,100 lb., elongation 200%)<br>ASTM-D-434 (Tear resistance - 150 lb./in)<br>ASTM-D-471 (water absorption: +8 to 2% max) | 30 mil thickness                                 | Liner to be ultraviolet resistant. A geotextile fabric should be used to protect the liner from puncture.   |

**GEOTEXTILE FABRIC & IMPERMEABLE LINER SPECIFICATIONS**

**OPERATION AND MAINTENANCE SCHEDULE FOR (M-6) MICROBIORETENTION AREAS**

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. 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 VOL. II, TABLE A.4.1 AND 2.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**MICROBIORETENTION NOTES:**

- ONLY THE SIDES OF MICROBIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYERS OR AT THE BOTTOM OF THE MICROBIORETENTION WILL CAUSE THE MBR TO FAIL, AND THEREFORE SHALL NOT BE INSTALLED.
- WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH GALVANIZED HARDWARE CLOTH.
- PROVIDE 5' MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

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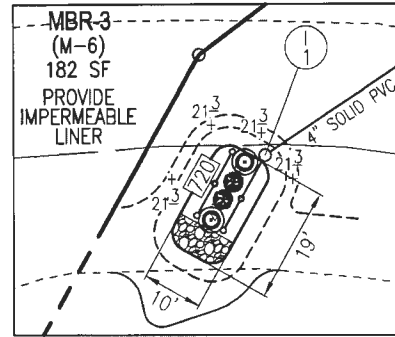
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Table A.4 Commonly Used Species for Bioretention Areas

| Trees  | Shrubs  | Herbaceous Species                                  |
|--|---|---|
| <i>Acer rubrum</i><br>Red Maple                  | <i>Aesculus parviflora</i><br>Bottlebrush Buckeye | <i>Andropogon virginicus</i><br>Broomsedge          |
| <i>Betula nigra</i><br>River Birch               | <i>Cephalanthus occidentalis</i><br>Buttonbush    | <i>Eupatorium perpurea</i><br>Joe Pye Weed          |
| <i>Juniperus virginiana</i><br>Eastern Red Cedar | <i>Hamamelis virginiana</i><br>Witch Hazel        | <i>Scirpus pungens</i><br>Three Square Bulrush      |
| <i>Chionanthus virginicus</i><br>Fringe-tree     | <i>Vaccinium corymbosum</i><br>Highbush Blueberry | <i>Iris versicolor</i><br>Blue Flag                 |
| <i>Nyssa sylvatica</i><br>Black Gum              | <i>Ilex glabra</i><br>Inkberry                    | <i>Lobelia cardinalis</i><br>Cardinal Flower        |
| <i>Diospyros virginiana</i><br>Persimmon         | <i>Ilex verticillata</i><br>Winterberry           | <i>Panicum virgatum</i><br>Switchgrass              |
| <i>Platanus occidentalis</i><br>Sycamore         | <i>Viburnum dentatum</i><br>Arrowwood             | <i>Dichanthelium scoparium</i><br>Broom Panic Grass |
| <i>Quercus palustris</i><br>Pin Oak              | <i>Lindera benzoin</i><br>Spicebush               | <i>Rudbeckia laciniata</i><br>Tall Coneflower       |
| <i>Quercus phellos</i><br>Willow Oak             | <i>Myrica pennsylvanica</i><br>Bayberry           | <i>Scirpus cyperinus</i><br>Woolgrass               |
| <i>Salix nigra</i><br>Black willow               |   | <i>Vernonia noveboracensis</i><br>New York Ironweed |

Note 1: For more options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1993) or the Design of Stormwater Filtering Systems (Claytor and Schueler, 1997).

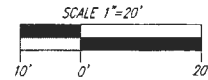


MBR-3 PLANTING DETAIL (182 SF)

SCALE: 1"=20'

| MICRO-BIORETENTION PLANTING SCHEDULE (MBR-3) |     |                              |          |         |
|--|-----|------------------------------|----------|---------|
|  | QTY | BOTANICAL NAME/COMMON NAME   | SIZE     | REMARKS |
| ⊙  | 2   | LINDERA BENZOIN<br>SPICEBUSH | 3 GALLON | CONT    |
| ⊗  | 2   | ILEX GLABRA<br>INKBERRY      | 3 GALLON | CONT    |

1. SF x 0.0229 STEMS PER SQUARE FOOT = PLANTS REQUIRED
2. PLANTINGS REQUIRED: 4



"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
5. MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDV SUMMARY.
6. FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH.

1. TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER MANUAL, VOLUME II - APPENDIX A.
2. CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C "CONSTRUCTION SPECIFICATIONS", AND TABLE B.4.1 "MATERIAL SPECIFICATIONS", IN ADDITION, THE "2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II - APPENDIX A, OFFERS ADDITIONAL HELPFUL INFORMATION.
3. NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
4. ABOVE TABLE A.4 IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED IN THE PLANTING SCHEDULES SHOWN HEREON. CHOOSE FROM THE ABOVE TABLE, OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS. IF SUBSTITUTIONS ARE CHOSEN, APPROVAL FROM THE ENGINEER IS REQUIRED.
5. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

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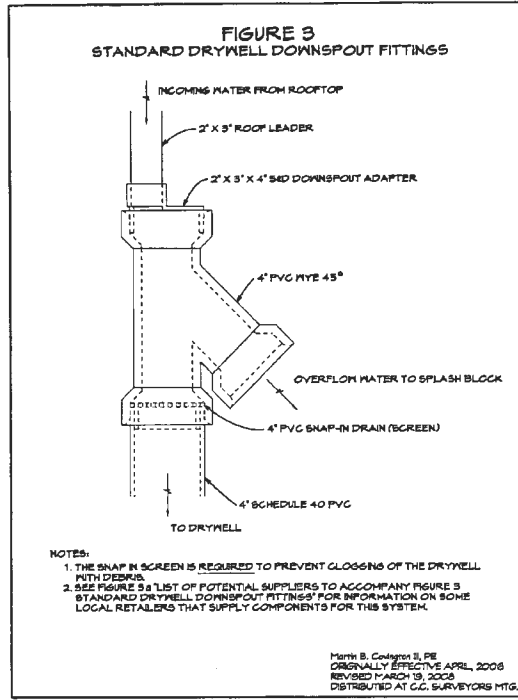
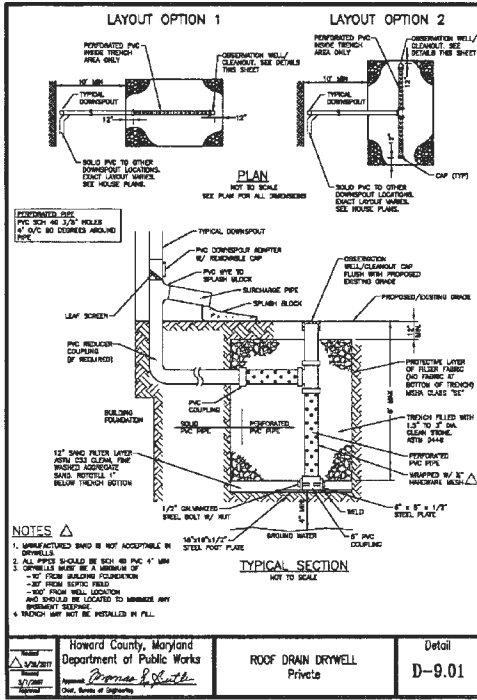
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**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED  
STORMWATER INFILTRATION TRENCHES (I-1) AND DRY WELLS (M-5)**

1. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS, AND AFTER EVERY LARGE STORM EVENT.
2. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
3. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
4. 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.
5. THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
6. 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.

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED  
DISCONNECTION OF ROOFTOP RUNOFF (N-1) AND DISCONNECTION  
OF NON-ROOFTOP RUNOFF (N-2)**

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

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