

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Tanks	Permit Number B25001792	Opened Date 05/07/2025
Description of Work FDP/ INSTALL (1) 1000GAL UNDERGROUND PROPANE TANK		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 12950	Street Name HIGHLAND	Street Type RD
Unit Type -Select-	Unit #	X Coordinate -76.96168
		Y Coordinate 39.18327
City HIGHLAND	State MD	Zip Code 20777
		Primary Yes

Approved 5/9/25
AA

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1104909	117	1.08	195700	0	0	RURAL

Legal Description
LOT 8 1.076 A. []12950 HIGHLAND ROAD []MCDANIEL PROP.

[check spelling](#)

Block 8	Lot 8	Census Tract 605101	Council Dist 5	Inspection Dist	Supervisor Dist	Map #	DAP Zone
Plan Area	State Tax Id 1405598729	Subdivision Name McDaniel Property					
Section	Area	Tax Map 40					
Grid 40-4	Zoning District RR-DEO	ADC Map 5051-G1					
SDP No.	Final Plan No. ECP-12-048	WP File No.					
Record Plat No. 23440-2344	WS Contract No.	FDP No.	Primary Yes				
Owner Occupied <input type="radio"/> Yes <input checked="" type="radio"/> No	Year Built 0	Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area 5-04A	Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *
RAME\$

Address Line 1
12324 WAKE FOREST RD

Address Line 2

Address Line 3

Mail City
CLARKSVILLE
Mail State
MD
Mail Zip Code
21029
Phone
410-980-1831
Primary
Yes
E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * Business Name
20100102776 THOMPSON GAS
License Type * First Name Middle Name Last Name
Propane Gs ROBERT FRANCIS HINKLEMAN
Primary Address Line 1
Yes 5260 WESTVIEW DR., STE. 200
Address Line 2

City State ZIP Code
FREDERICK MD 21703
Phone 1 Phone 2 Fax
410-652-0050 855-965-5577
E-mail
RHINKLEMAN@THOMPSONGAS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * First Name MI Last Name
Applicant MICHELLE CLANCY
Relationship Full Name
Applicant MICHELLE CLANCY
Primary Organization Name
Yes APPLIED & APPROVED PERMITS LLC
Street Address
P.O. BOX 310
Address Line 2

City State Zip Code
PERRY HALL MD 21128
Phone Cell Fax
443-340-1229
E-mail *
MICHELLE@APPLIEDANDAPPROVED.COM

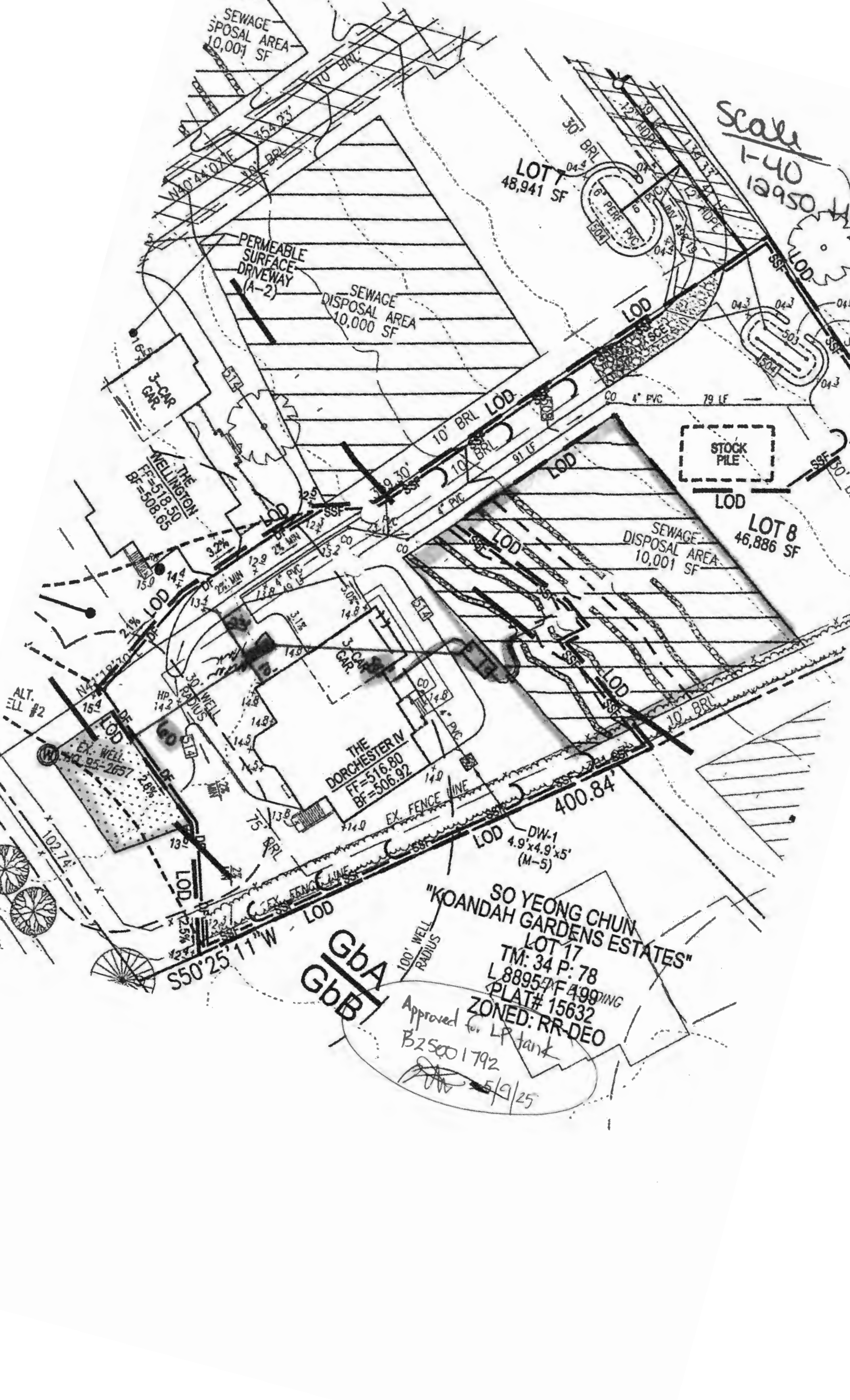
Addtl Info

Est Construction Cost * Housing Units * Number of Buildings * Public Owned
1200 0 0 No
Construction Type
--Select--

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Roadside Tree Project Permit * Roadside Tree Permit #
 Yes No (Text) Yes No Yes No (Text)
Existing Use * Number of Tanks Installed * Number of Tanks Removed *
SFD 1 (Number) 0 (Number)



Scale
1-40
12950

LOT 7
48,941 SF

LOT 8
46,886 SF

THE DORCHESTER IV
FF=516.80
BF=506.92

THE MELLINGTON
FF=518.50
BF=508.65

SO YEONG CHUN
"KOANDAH GARDENS ESTATES"
LOT 17

TM: 34 P: 78
L 88957 F 499/DING
PLAT# 15632

ZONED: RR-DEO

Approved for LP tank
B25001792

5/9/25

GbA
GbB

S50°25'11"W

400.84'

LOD - DW-1
4.9'x4.9'x5'
(M-5)

SEWAGE DISPOSAL AREA
10,001 SF

SEWAGE DISPOSAL AREA
10,000 SF

PERMEABLE SURFACE DRIVEWAY
(A-2)

3-CAR GAR.

3-CAR GAR.

STOCK PILE

ALT. ELL #2

EX. WELL

EX. WELL

EX. WELL

EX. WELL

EX. WELL

EX. WELL

EX. WELL

EX. WELL

EX. WELL



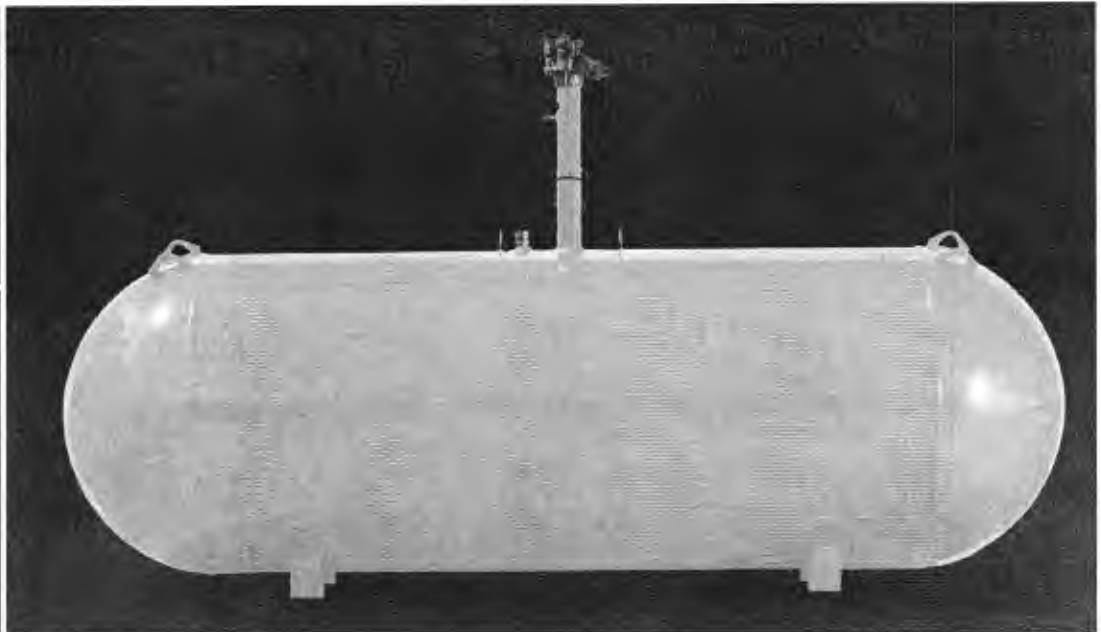
UNDERGROUND PROPANE STORAGE TANKS 120 - 1000 Gallons



SHROUD
For 500 & 1,000
gallon tanks



SHROUD
For 120, 250
& 320
gallon tanks



PRESSURE VESSEL CODES & REGISTRATION

- Designed and constructed in accordance with the ASME Section VIII, Division 1 Code
- Registered with the National Board of Boiler & Pressure Vessels Inspectors
- Complies with NFPA 58
- Conforms to specifications set forth by the Railroad Commission of Texas

PAINT SPECIFICATIONS

- Epoxy powder paint for maximum rust protection
- Tanks painted gray
- Ready to bury durable epoxy powder coating†

SHROUD FEATURES (500 & 1,000 gallon)

- Durable construction
- Large opening for easy filling and maintenance
- Recessed markers to indicate proper burial depth
- Permanent hole for mounting location flag
- Access on sides for flexible riser connection
- New shroud available for 500 gallon and 1,000 gallon UG tanks, shroud dimensions:
 - * Shroud for long riser 32 3/16" X 26 5/16"
 - * Shroud for short riser 19 3/8" X 26 5/16"

VESSEL FEATURES

- Tanks fully fitted with RegO valves and Rochester liquid level gauges
- Container pressure rated at 250 PSI @ 400°F
- Vacuum purged
- Duplicate data plate is zip tied on the riser pipe below the anode bolt connection for convenience
- Product is offered with 14" short or 28" tall risers
- Anode bolt connection located under the dome
- Short or tall plastic shroud assemblies (w/lid) supplied accordingly
- #54 liquid level outage valve orifice

PROCESS CONTROL

All welded products are x-rayed and pressure tested @ 325 PSI per ASME Sec VIII, Div 1 requirements, followed by rigorous leak test inspections, both pre and post valving

STORAGE & DISTRIBUTION

Contact Propane Education & Research Council for additional resources and information at propane.com

Made With Pride



Made In the U.S.A.



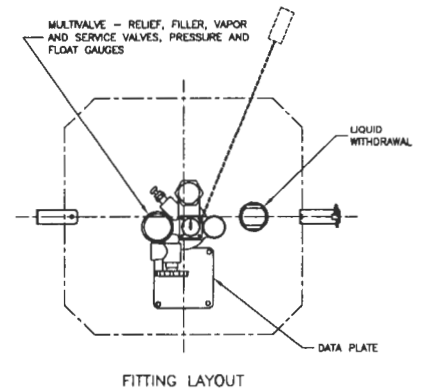
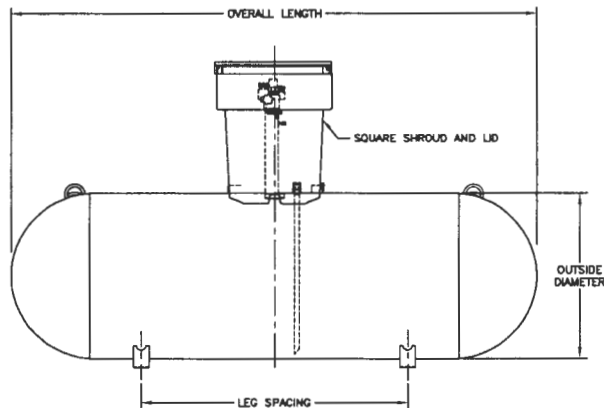
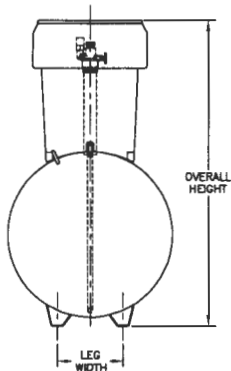
UNDERGROUND PROPANE STORAGE TANKS 120 - 1000 Gallons

UNDERGROUND VESSEL DIMENSIONS & SPECIFICATIONS

(All Vessel Dimensions are Approximate)

Part Number	Description	Water Capacity Gal/l	Outside Diameter In/mm	Head Type	Overall Length In/mm	Overall Riser Height In/mm		Leg Width In/mm	Leg Spacing In/mm	Weight Lbs/kg	Quantity	
						18" Riser	28" Riser				Full Load	Per Stack
68289	120 Gallon Underground LR Storage Tank	120 454.2	24" 609.6	Ellip	5' 8" 1727.2	- -	4' 7 13/16" 1417.6	10 1/8" 257.2	3' 0" 914.4	342 155.4	63	9
68269	120 Gallon Underground SR Storage Tank	120 454.2	24" 609.6	Ellip	5' 8" 1727.2	3' 9 1/4" 1149.4	- -	10 1/8" 257.2	3' 6" 914.4	329 149.2	72	9
68288	250 Gallon Underground LR Storage Tank	250 946.3	30" 762	Hemi	7' 10" 2387.6	- -	5' 1 9/16" 1563.7	12 3/4" 323.9	3' 6" 1066.8	494 224.1	42	7
68271	250 Gallon Underground SR Storage Tank	250 946.3	30" 762	Hemi	7' 10" 2387.6	4' 3" 1295.4	- -	12 3/4" 323.9	3' 6" 1066.8	480 217.7	42	7
68273	320 Gallon Underground LR Storage Tank	320 1211.3	30" 762	Hemi	9' 7" 2921	- -	5' 1 9/16" 1563.7	12 3/4" 323.9	4' 0 1/4" 1225.6	597 270.8	35	7
68285	320 Gallon Underground SR Storage Tank	320 1211.3	30" 762	Hemi	9' 7" 2921	4' 3" 1295.4	- -	12 3/4" 323.9	4' 0 1/4" 1225.6	593 269	35	7
68275	500 Gallon Underground LR Storage Tank	500 1892.7	37.5" 952.5	Hemi	9' 10" 2997.2	- -	5' 9 3/8" 1762.1	15" 381	5' 0" 1524	953 432.3	25	5
68286	500 Gallon Underground SR Storage Tank	500 1892.7	37.5" 952.5	Hemi	9' 10" 2997.2	4' 8 1/2" 1435.1	- -	15" 381	5' 0" 1524	949 430.5	25	5
68277	1000 Gallon Underground LR Storage Tank	1000 3785.4	41" 1041.4	Hemi	15' 11" 4851.4	- -	6' 3/16" 1849.4	16 1/4" 412.8	9' 0" 2743.2	1812 821.9	12	4
68287	1000 Gallon Underground SR Storage Tank	1000 3785.4	41" 1041.4	Hemi	15' 11" 4851.4	5' 0" 1524	- -	16 1/4" 412.8	9' 0" 2743.2	1793 813.3	12	4

† Federal, state or local regulations may contain specific applicable requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with such federal, state, local and NFPA industry regulations, including, but not limited to, proper purging prior to putting into service. Cathodic protection is required. Coating(s) must be continuous, uninterrupted and must comply with local, state or national codes or regulations.



MANCHESTER TANK & EQUIPMENT CO.
manchestertank.com

PROUDLY MADE IN THE U.S.A.

49043 07/2020

Approved 1/23/25
- H.O.

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B25000055	01/07/2025
Description of Work		
SFD/ MODEL "DORCHESTER IV", 2 STORY, Full Basement, Basement = Partially Finished, 15R, 5FB, 1HB, 1FP, 3 Car Attached, 5BR, N/A, ENERGY METHOD = Prescriptive Method, null.OPTIONAL SMALL MORNING ROOM FINISHED LOWER LEVEL REC RM, STUDY AND FINISHED SPACE UNDER MORNING ROOM, SEE EXTENSIONS IN DESCRIPTION OF WORK		

Online BP.
gl 1/16/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
12950	HIGHLAND	RD
Unit Type	Unit #	X Coordinate
-Select-		-76.96168
		Y Coordinate
		39.18327
City	State	Zip Code
HIGHLAND	MD	20777
	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
1104909	117	1.08	195700	0	0	RURAL
Legal Description						
LOT 8 1.076 A. []12950 HIGHLAND ROAD []MCDANIEL PROP.						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	8	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405598729	McDaniel Property					
Section	Area	Tax Map					
		40					
Grid	Zoning District	ADC Map					
40-4	RR-DEO	5051-G1					
SDP No.	Final Plan No.	WP File No.					
	ECP-12-048						
Record Plat No.	WS Contract No.	FDP No.	Primary				
23440-2344			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No	0	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *

GOULI

Address Line 1

5485 HARPERS FARM ROAD #200

Address Line 2

Address Line 3

Mail City

COLUMBIA

Mail State

MD

Mail Zip Code

21044

Phone

410-997-8800

Primary

Yes

E-mail

marinamorris@williamsburgllc.com
Cell Number Fax Number

Professionals (This section is not required.)

License #
155
License Type
Home Bldr
Primary
Yes

Business Name
WILLIAMSBURG GROUP LLC
First Name **Middle Name** **Last Name**
BILL MCBRIDE
Address Line 1
5485 HARPERS FARM ROAD SUITE 200
Address Line 2

City **State** **ZIP Code**
COLUMBIA MD 21044
Phone 1 **Phone 2** **Fax**
410-997-8800 410-997-4358
E-mail
BRUCEHARVEY@WILLIAMSBURGLLC.COM

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type
Applicant
Relationship
Applicant
Primary
No

First Name **MI** **Last Name**
Marina Morris
Full Name
Marina Morris
Organization Name

Street Address
5485 Harpers Farm Road #200
Address Line 2

City **State** **Zip Code**
Columbia MD 21044
Phone **Cell** **Fax**
410-997-8800
E-mail
marinamorris@williamsburgllc.com

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type
Contact
Relationship
Applicant
Primary
Yes

First Name **MI** **Last Name**
Marina Morris
Full Name
Marina Morris
Organization Name

Street Address
5485 Harpers Farm Road #200
Address Line 2

City **State** **Zip Code**
Columbia MD 21044
Phone **Cell** **Fax**
410-997-8800
E-mail
marinamorris@williamsburgllc.com

Addtl Info

Est Construction Cost **Housing Units** **Number of Buildings** **Public Owned**
847504 1 1 No
Construction Type
--Select--

BUILDING INFORMATION

BUILDING INFORMATION

Capital Project-No Fee **Capital Project #** **Fee Exempt** **Roadside Tree Project Permit** **Roadside Tree Project Permit #**

Yes No
Guaranty Fund
 Yes No

Yes No
Condominium
 Yes No

Yes No
Existing Use
 Vacant Lot

Yes No
Model
 SFD/ MODEL "DORCHESTER IV"

No of Stories
 2 (Text)

Foundation
 Full Basement

Basement
 Partially Finished

No of Rooms
 15 (Text)

Full Baths
 5 (Number)

Half Baths
 1 (Number)

Oth
 3 (Number)

Bedrooms
 5 (Number)

Porch Deck
 N/A

No of Fireplaces
 1 (Number)

Type of Fireplace
 Prefab

Energy Code
 Prescriptive Method

W&S Fees Paid
 Yes No

Water Supply
 Private

Sewage Disposal
 Private

Utilities
 Gas & Electric

Heating System
 Propane Gas

Sprinkler S
 NFPA #13E

1st Floor Width
 61 FT (Number)

1st Floor Depth
 69 FT (Number)

2nd Floor Width
 61 FT (Number)

2nd Floor Depth
 69 FT (Number)

Basement Width
 61 FT (Number)

Basement Depth
 69 FT (Number)

Height
 FT (Number)

Building Construction Type
 --Select--

Footings
 (Text)

Foundation Measurement
 (Text)

Walls
 (Text)

Location Survey Approval Date

Road Frontage
 County

Expiration Date
 7/15/2025

Additional Description Info
 OPTIONAL SMALL MORNING ROOM FINISHED LOWER LEV
 RM, STUDY AND FINISHED SPACE UNDER MORNING ROC
 EXTENSIONS IN DESCRIPTION OF WORK

U&O Issued On

U & O Comments
[check spelling](#)

GRADING INFORMATION

Grading Permit No
 G25000002 (Text)

Grading Certification Required
 Yes No

Grading Certification Received in DILP On

Grading Certification

Grading Certification Comments

Seasonal Surety Comments

[check spelling](#)

Seasonal Grading Surety Depositor
 (Text)

Driveway Apron Surety Depositor
 (Text)

Stormwater Surety Depositor

GREEN NEIGHBORHOOD INFORMATION

Check List Points Goal
 (Text)

Check List Points Achieved
 (Text)

Date of Certification

PRIVATE ON LOT SWM FACILITIES

Green Roofs A1
 Yes No

Permeable Pavements A2
 Yes No

Reinforced Turf A3
 Yes No

Disconnection of Rooftop Runoff N1
 (Number)

Disconnection of Non Rooftop Runoff N2
 Yes No

Sheetflow to Conservation Areas N3
 Yes No

Rainwater Harvesting M1
 (Number)

Submerged Gravel Wetlands M2
 (Number)

Landscape Infiltration M3
 (Number)

Infiltration Berms M4
 (Number)

Dry Wells M5
 (Number)

Micro Bioretention M6
 (Number)

Rain Gardens M7
 (Number)

Swales M8
 (Number)

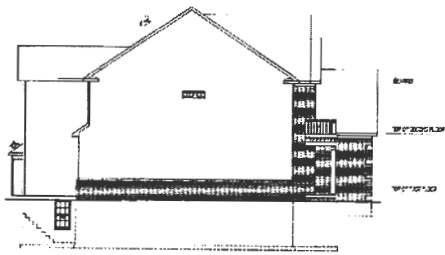
Enhanced Filters M9
 (Number)

Related Records

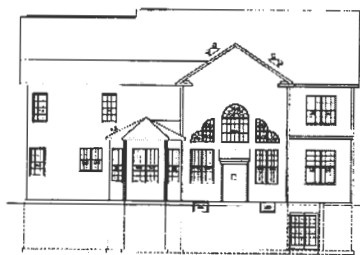
Showing 1-2 of 2

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
G25000002	Residential Grading Permit	Zoning Review In Process	12950	HIGHLAND	01/07/2025	12950 HIGHLAND ROAD/HICKORY RIDGE FARM/
B250000055	Residential New Single Family Dwelling Permit	Review In Process	12950	HIGHLAND	01/07/2025	SFD/ MODEL "DORCHESTER IV", 2 STORY, Full B

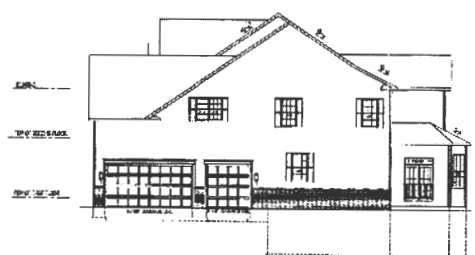
Submit Cancel



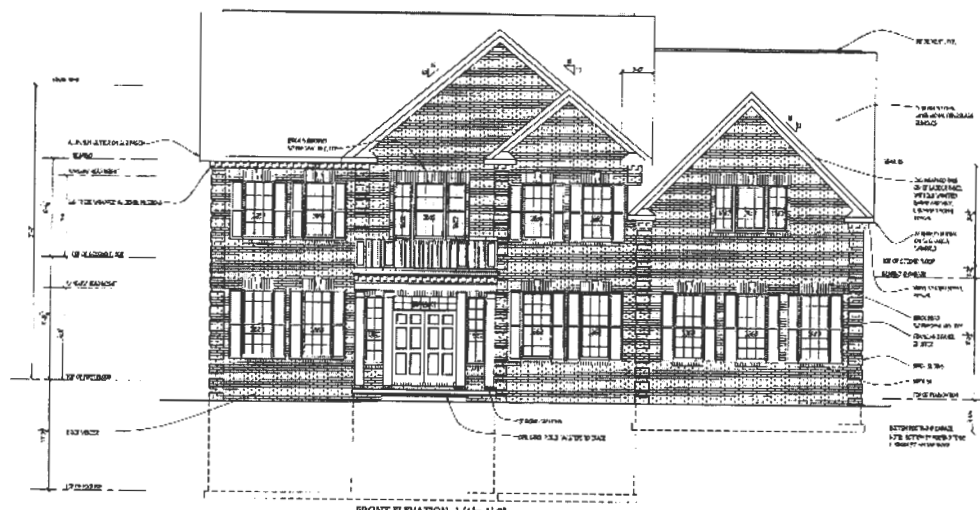
LEFT SIDE ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1/8" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

BID AND PERMIT 8.20.24

Plymouth Road Architects
 640 Plymouth Road, Catonsville, MD 21229 410-788-0281

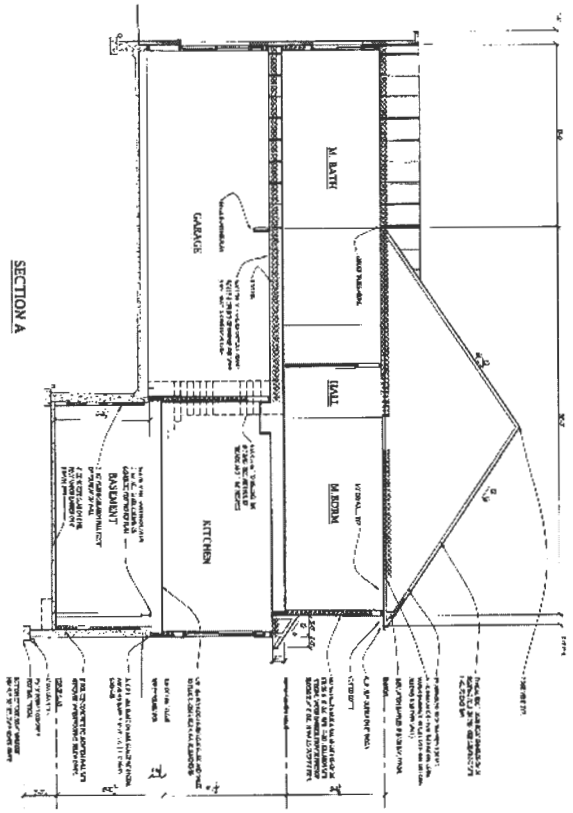
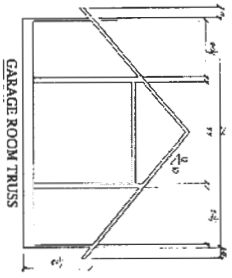
DATE	DESCRIPTION

DATE: 8.24
 SCALE: NOTED
 DRAWN: TM

DRAWING ELEVATIONS
 PROJECT: WILLIAMS/IRC GROUP
 100 WILSON ROAD
 BELLSHIRE, MARYLAND 21038

W24.10
 Project No.

1



BID AND PERMIT 8.20.24

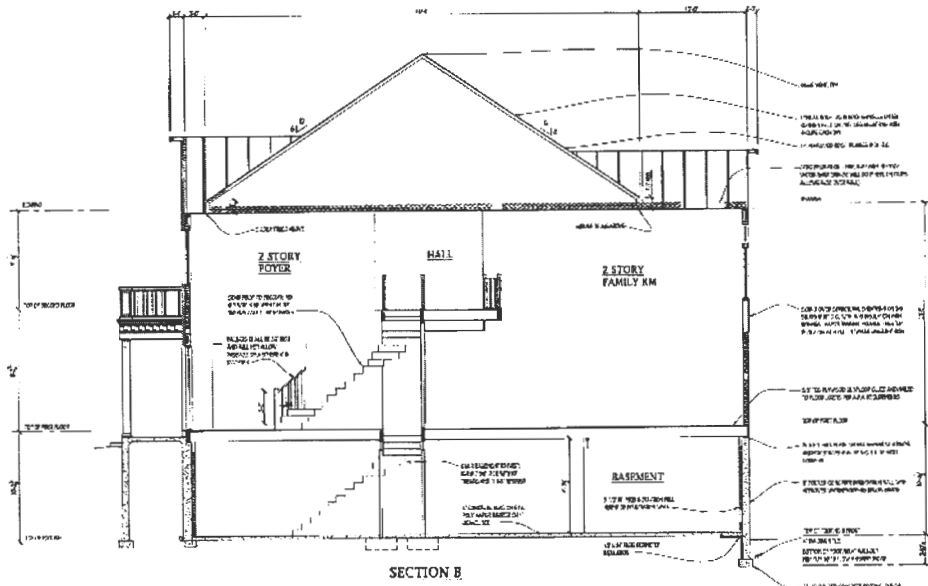
5

Drawing: SECTION A
 Project: WILLIAMSBURG GROUP
 DOUGLASS LUK +
 THE RUBY RIDGE FARM lot #1

Date: 8.24
 Scale: 1/4" = 1'-0"
 Drawn: LIM

NO.	REVISION

Plymouth Road Architects
 640 Plymouth Road, Catoosville, MD 21229 410-718-0261



SECTION B

Plymouth Road Architects
 690 Plymouth Road, Camarillo, CA 91301
 805-486-0281

DATE	DESCRIPTION

Sheet: 8.24
 Scale: 1/4" = 1'-0"
 Drawing: I.D.A.

Drawn by: S.E. JON B.
 Project: WILLIAMSBURG GROUP
 DORCHESTER 4
 HICKORY RIDGE FARM B. 8

W24.10
 Project No.

6

BID AND PERMIT 8.20.24

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, January 23, 2025 7:28 AM
To: Marina Morris
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

Hi Ms. Morris,

Good morning. Thank for the updated floor plan. I also saw the revised floor plan in the system. This is sufficient to approve the building permit.

Thanks!

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Marina Morris <MarinaMorris@williamsburgllc.com>
Sent: Wednesday, January 22, 2025 3:18 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am attaching a copy of the basement with the window crossed off. I have also sent this to George Martin. Let me know if there is something else I need to do.
Thanks in advance.

Marina Morris
Sales and Settlements Coordinator
Williamsburg Homes
5485 Harpers Farm Rd #200
Columbia, MD 21044
(410) 997-8800 X18



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 22, 2025 10:43 AM
To: Marina Morris <MarinaMorris@williamsburgllc.com>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

Hi Ms. Morris,

Under the definition (see attached), the room has to be 90 sq. ft. or greater, may be used as a private sleeping area, and has at least one window and one interior door.

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Marina Morris <MarinaMorris@williamsburgllc.com>
Sent: Wednesday, January 22, 2025 10:30 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I was under the impression that it had to have a closet to be considered a bedroom.

Marina Morris
Sales and Settlements Coordinator
Williamsburg Homes
5485 Harpers Farm Rd #200
Columbia, MD 21044
(410) 997-8800 X18



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 22, 2025 10:27 AM
To: Marina Morris <MarinaMorris@williamsburgllc.com>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

Hi Ms. Morris,

The room labeled "study" in the basement also meets the definition of a bedroom.

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Marina Morris <MarinaMorris@williamsburgllc.com>
Sent: Wednesday, January 22, 2025 10:04 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning.

I just re-looked at my application and the plans I sent in, and we have it as only 5 bedrooms. 4 on the 2nd level and the library on the first level. Where do you see the 6th bedroom?

Thanks.

Marina Morris
Sales and Settlements Coordinator
Williamsburg Homes
5485 Harpers Farm Rd #200
Columbia, MD 21044
(410) 997-8800 X18



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 22, 2025 9:46 AM
To: Marina Morris <MarinaMorris@williamsburgllc.com>
Subject: B25000055_12950 Highland Road_Floor Plan Concern

Hi Ms. Morris:

Good morning. I reviewed the floor plans for 12950 Highland Road, and the bedroom count is currently at 6 (not including the "media" room in the basement). Is the media room in the basement unconditioned space? It reads "unfinished" on the floor plan.

Upon finishing the media room, it would meet the definition of a bedroom and this would increase the bedroom count to 7. However, prior to finishing the media room under a separate building permit, the Health Dept would require septic system upgrades. Do you want to check with the engineer about increasing the capacity of the septic system now? This would involve revising the already approved OSDS Plan and submitting it for review/approval.

If you'd rather move forward without making any changes to the OSDS Plan, then I will need to issue the basement bedroom memo. Do you already have a buyer for this property? I would like to copy them on this memo. Do you have their email address? I would also like the description of work on the building permit updated to state that the media room will remain unfinished under this building permit.

Please let me know if you have any questions or concerns.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Oswald Jr, Woodin

From: Marina Morris <MarinaMorris@williamsburgllc.com>
Sent: Wednesday, January 22, 2025 2:49 PM
To: Oswald Jr, Woodin
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank.

I have figured out where we went wrong with this. There is no window in the unfinished media room. You can see it on the unfinished basement drawing (page 2). The finished basement drawing has an **optional** window in the media room. What do I need to do to correct this? I really just need to cross out the optional window. It's an inground basement. Your help would be appreciated. This way, we won't have to send an email out to the buyers.

Marina Morris
Sales and Settlements Coordinator
Williamsburg Homes
5485 Harpers Farm Rd #200
Columbia, MD 21044
(410) 997-8800 X18



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 22, 2025 10:43 AM
To: Marina Morris <MarinaMorris@williamsburgllc.com>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

Hi Ms. Morris,

Under the definition (see attached), the room has to be 90 sq. ft. or greater, may be used as a private sleeping area, and has at least one window and one interior door.

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
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From: Marina Morris <MarinaMorris@williamsburgllc.com>
Sent: Wednesday, January 22, 2025 10:30 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I was under the impression that it had to have a closet to be considered a bedroom.

Marina Morris
Sales and Settlements Coordinator
Williamsburg Homes
5485 Harpers Farm Rd #200
Columbia, MD 21044
(410) 997-8800 X18



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 22, 2025 10:27 AM
To: Marina Morris <MarinaMorris@williamsburgllc.com>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

Hi Ms. Morris,

The room labeled "study" in the basement also meets the definition of a bedroom.

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Marina Morris <MarinaMorris@williamsburgllc.com>
Sent: Wednesday, January 22, 2025 10:04 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25000055_12950 Highland Road_Floor Plan Concern

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning.

I just re-looked at my application and the plans I sent in, and we have it as only 5 bedrooms. 4 on the 2nd level and the library on the first level. Where do you see the 6th bedroom?

Thanks.

Marina Morris
Sales and Settlements Coordinator
Williamsburg Homes
5485 Harpers Farm Rd #200
Columbia, MD 21044
(410) 997-8800 X18



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 22, 2025 9:46 AM
To: Marina Morris <MarinaMorris@williamsburgllc.com>
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Hi Ms. Morris:

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Please let me know if you have any questions or concerns.

Thanks,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

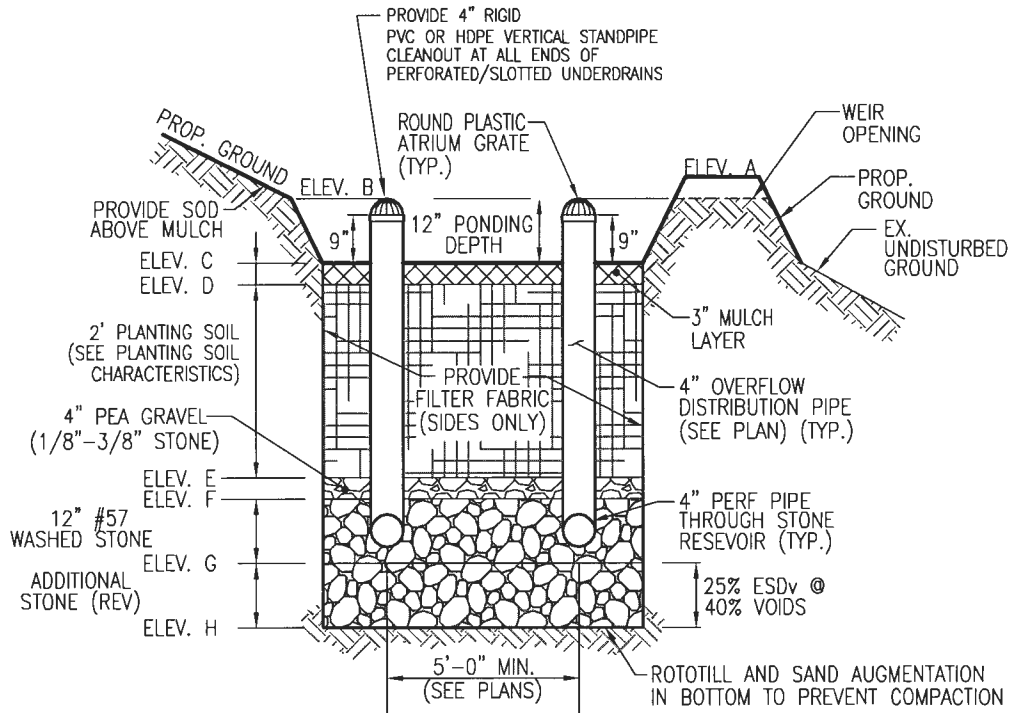
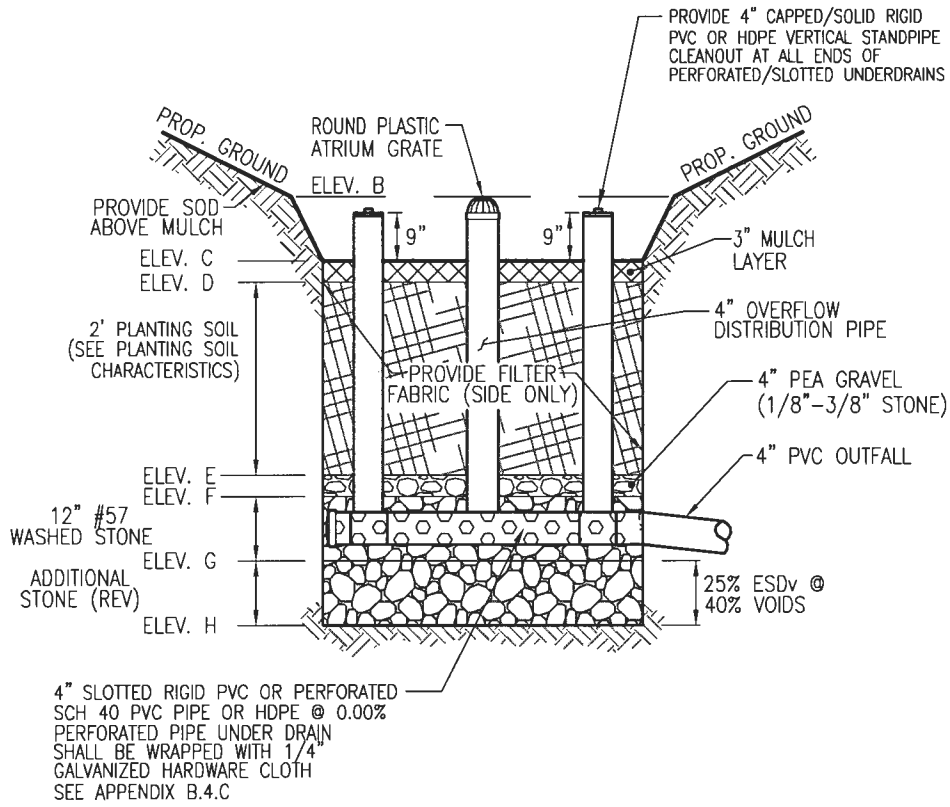
Howard County Health Department

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MICRO-BIORETENTION (MBR-8)

W/ WEIR AND UNDERDRAIN OUTFALL

NOT TO SCALE

MICRO-BIORETENTION FACILITY ELEVATIONS (M-6)												
FACILITY	A	B	C	D	E	F	G	H	WEIR ELEV.	UNDERDRAIN INVERT	OUTFALL ELEVATION	FACILITY SIZE
MBR-8	504.30	504.00	503.00	502.75	500.75	500.42	499.42	498.59	504.00	499.75	499.32	294 SF

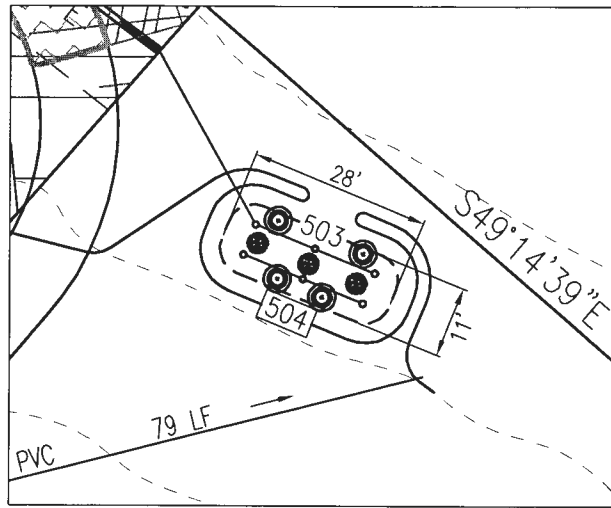
SCALE _____ AS SHOWN
 DRAWN BY _____ JMR
 CHECKED BY _____ EDS
 DATE _____ 1/7/25
 W. O. # _____ 08-43
 SHEET# _____ 7 OF 9

WILLIAMSBURG HOMES
 MCDANIEL PROPERTY
 LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

REF: F-14-021

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND



MBR-8 PLANTING DETAIL (294 SF)

SCALE: 1"=30'

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-8)				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	4	LINDERA BENZOIN SPICEBUSH	3 GALLON	CONT
	3	ILEX GLABRA INKBERRY	3 GALLON	CONT

1. SF x 0.0229 STEMS PER SQUARE FOOT = PLANTS REQUIRED
2. PLANTINGS REQUIRED: 7

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

1. 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.
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.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

MICROBIORETENTION NOTES:

1. ONLY THE SIDES OF MICROBIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE MICROBIORETENTION WILL CAUSE THE MBR TO FAIL, AND THEREFORE SHALL NOT BE INSTALLED.
2. WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.
3. PROVIDE 5' MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

SCALE _____ AS SHOWN
 DRAWN BY _____ JMR
 CHECKED BY _____ EDS
 DATE _____ 1/7/25
 W. O. # _____ 08-43
 SHEET# _____ 8 OF 9

**WILLIAMSBURG HOMES
 MCDANIEL PROPERTY
 LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777**

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

REF: F-14-021

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND

Table A.4 Commonly Used Species for Bioretention Areas

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

"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:

- 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.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - 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.
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
 - 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.
 - FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH
-
- TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER MANUAL, VOLUME II - APPENDIX A.
 - 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.
 - NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
 - 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.
 - PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

SCALE _____ AS SHOWN
 DRAWN BY _____ JMR
 CHECKED BY _____ EDS
 DATE _____ 1/7/25
 W. O. # _____ 08-43
 SHEET# _____ 9 OF 9

WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

REF: F-14-021

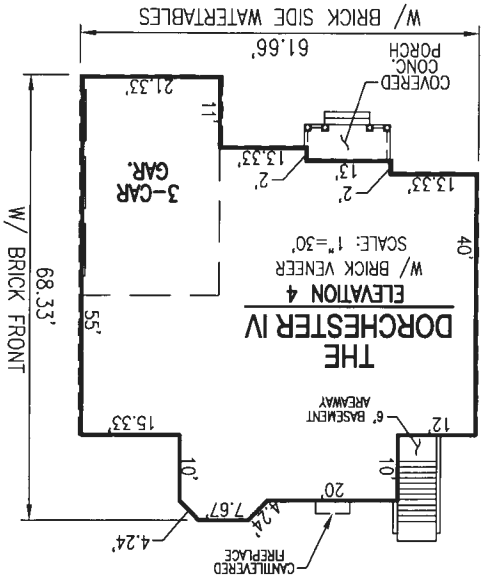
PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY EDS
 DATE 1/7/25
 W. O. # 08-43
 SHEET # 4 OF 9

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

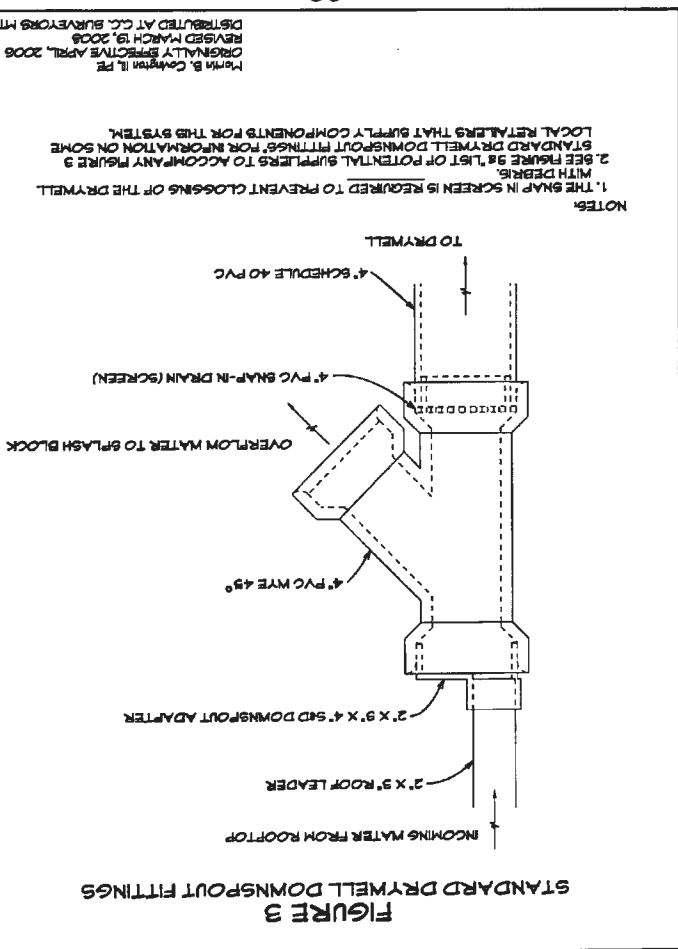
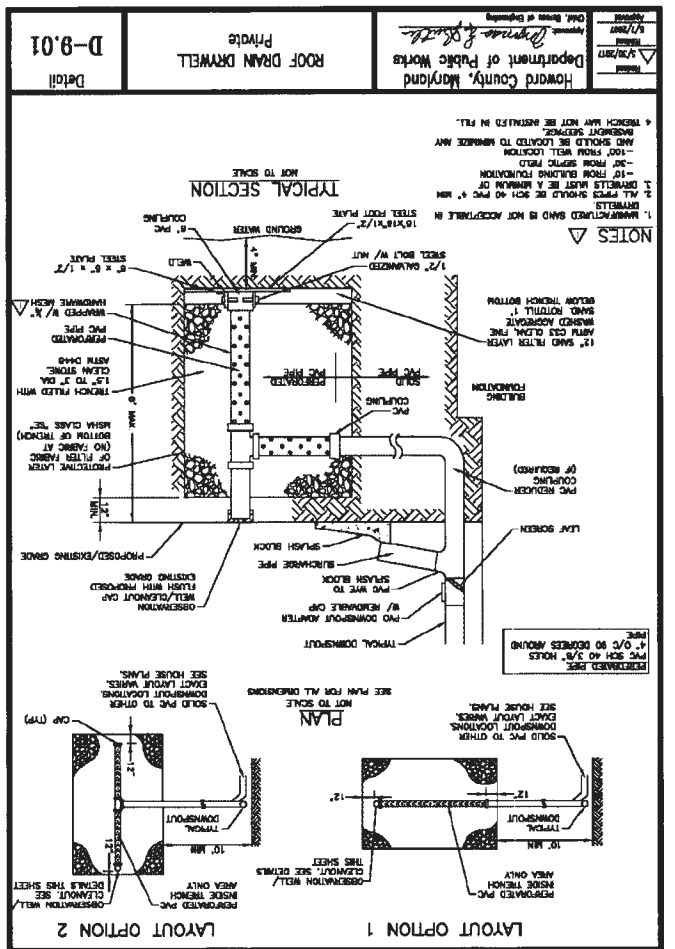
WILLIAMSBURG HOMES
 MCDANIEL PROPERTY
 LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777
 REF: F-14-021

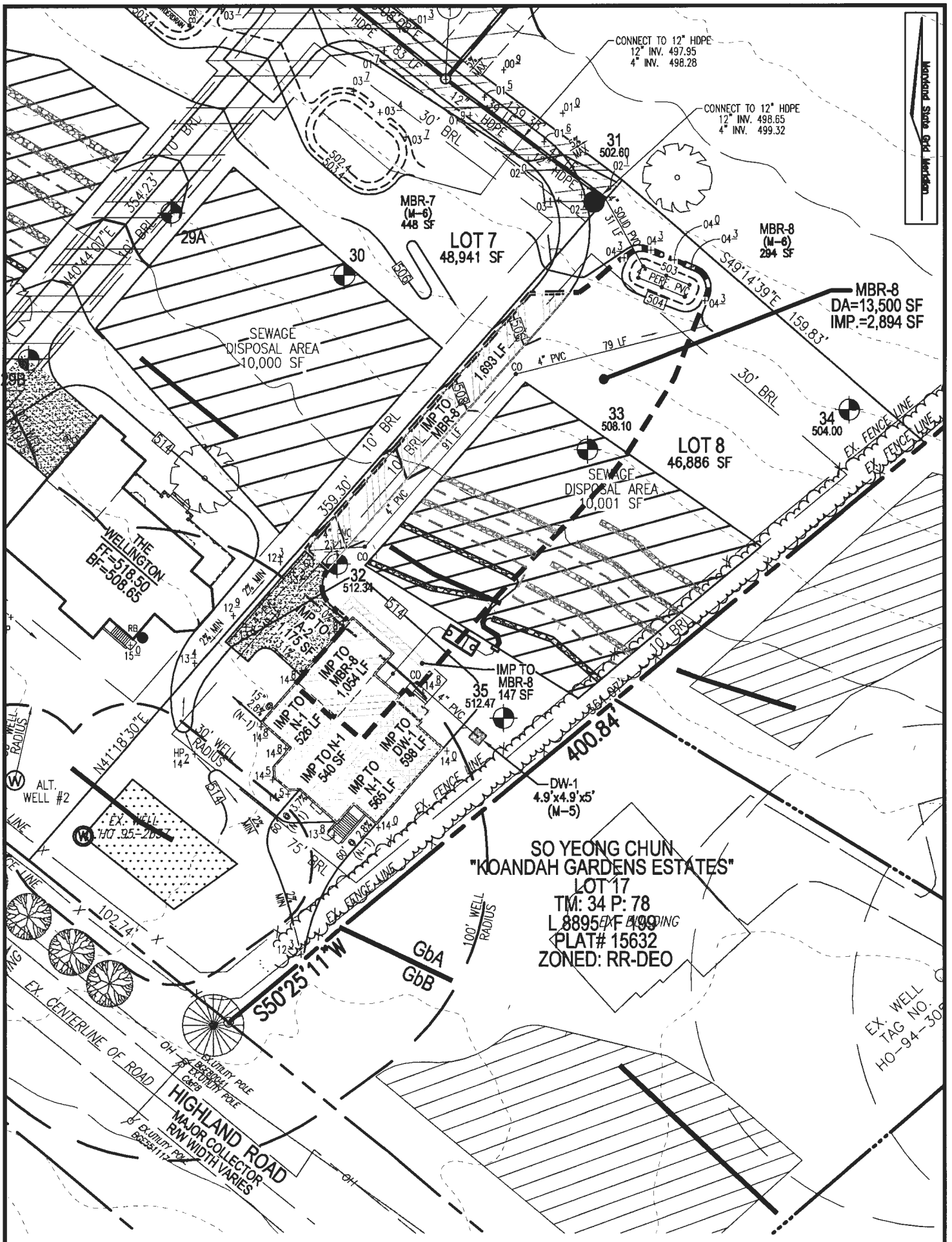
PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND



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.





SWM PLAN
SCALE: 1"=50'

SWM PRACTICE CHART	
AREA	ESD PRACTICE USED
LOT 8	PERMEABLE SURFACE DIVEWAY (A-2), DRYWELL (M-5), ROOFTOP DISCONNECTS (N-1) AND MICRO-BIORETENTION (M-6)

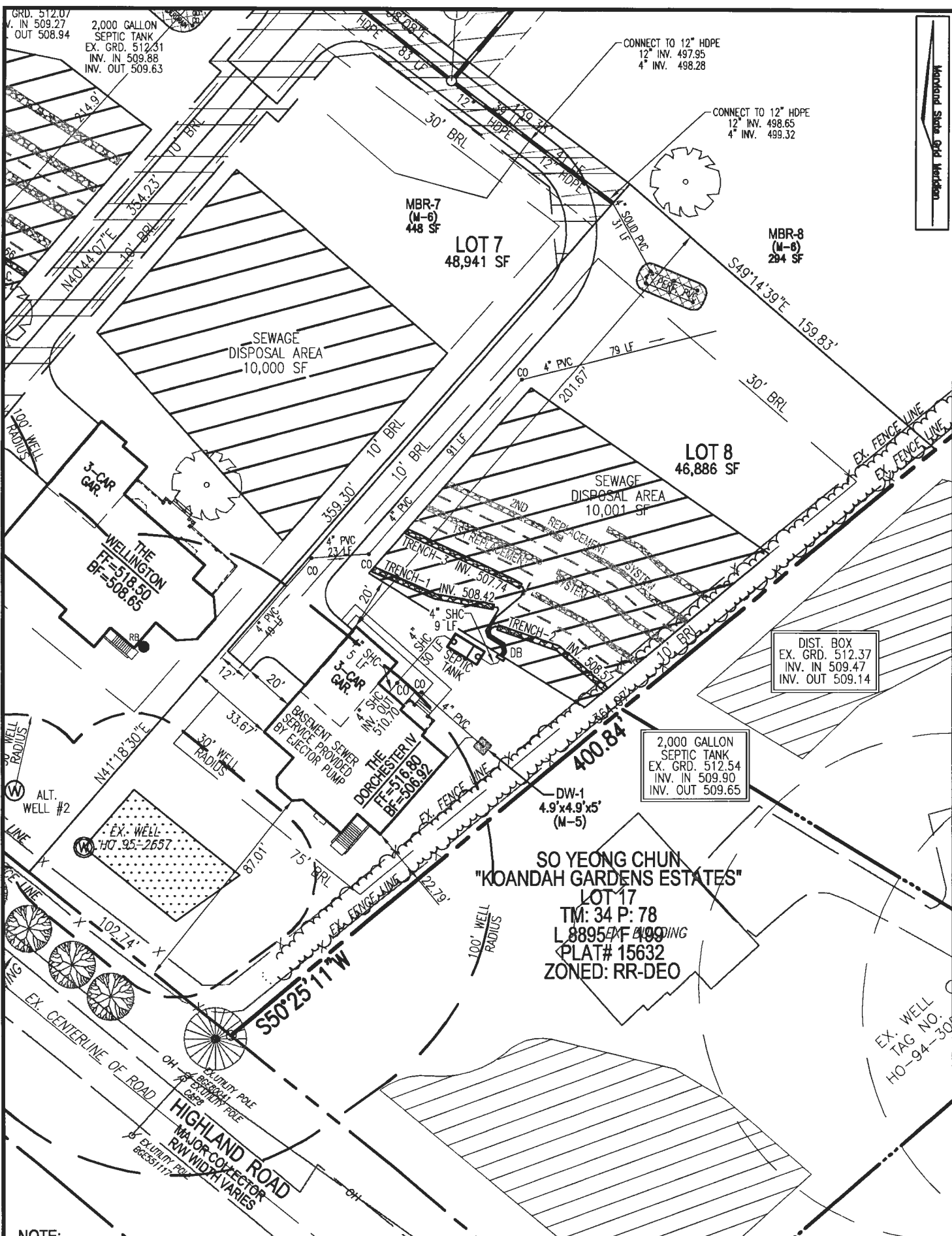
DRYWELL DIMENSIONS	
DW-1	4.9' x 4.9' x 5' (d)

SCALE _____ AS SHOWN
 DRAWN BY _____ JMR
 CHECKED BY _____ EDS
 DATE _____ 1/7/25
 W. O. # _____ 08-43
 SHEET# _____ 3 OF 9

WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777
REF: F-14-021

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND



NOTE:
 STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON-STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. SEE F-14-021.

LAYOUT PLAN

SCALE: 1"=50'

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

BUILDER

WILLIAMSBURG HOMES, LLC
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 ATTN: MR. BRUCE HARVEY
 (410) 997-8800

OWNER/DEVELOPER

JOHN P. MCDANIEL
 13032 HIGHLAND ROAD
 HIGHLAND, MD 20777
 ATTN: MR. JOE RUTTER
 (443) 367-0422

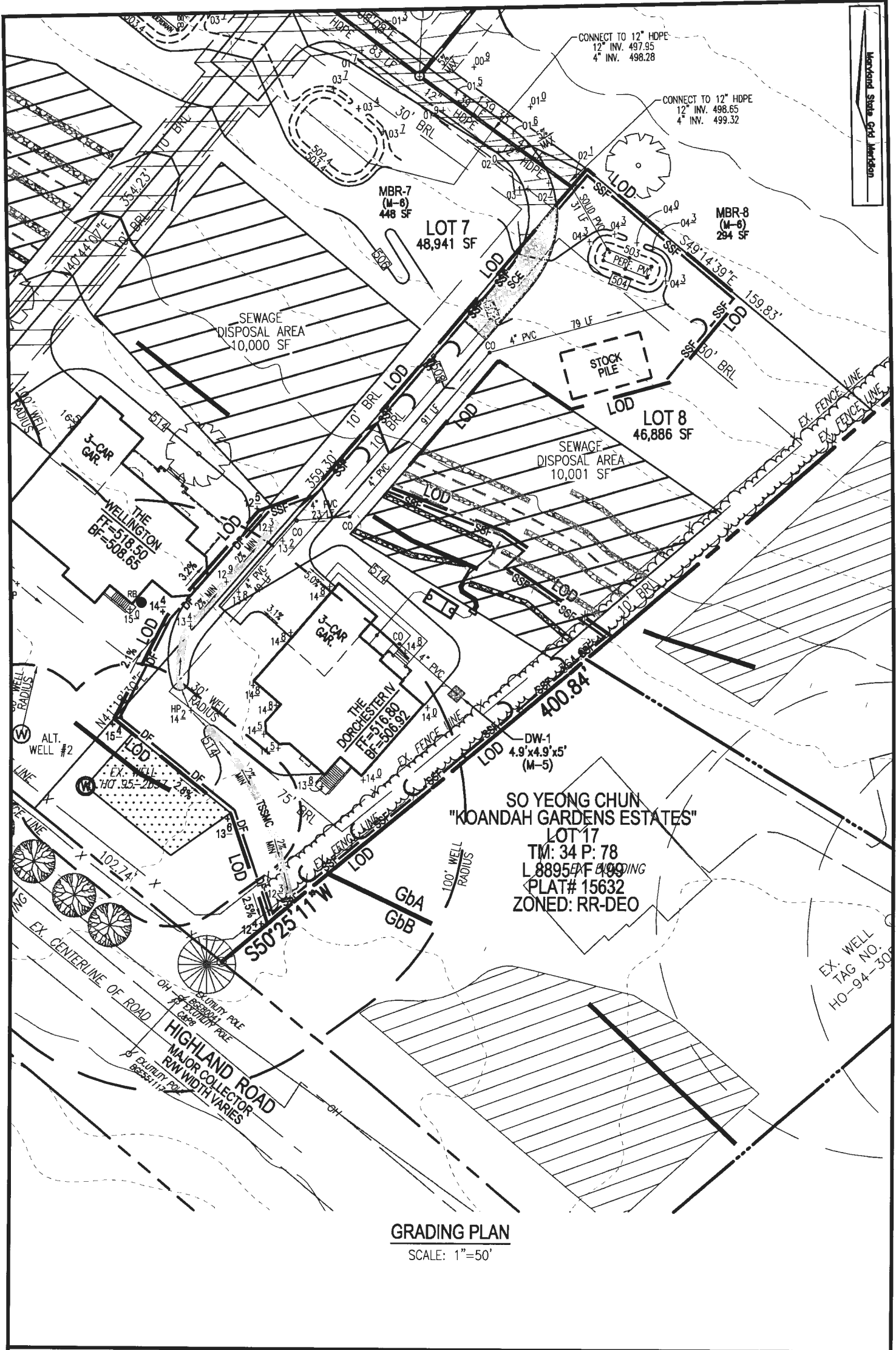
SCALE	AS SHOWN
DRAWN BY	JMR
CHECKED BY	EDS
DATE	1/7/25
W. O. #	08-43
SHEET#	1 OF 9

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
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WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777

REF: F-14-021

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND



GRADING PLAN
SCALE: 1"=50'

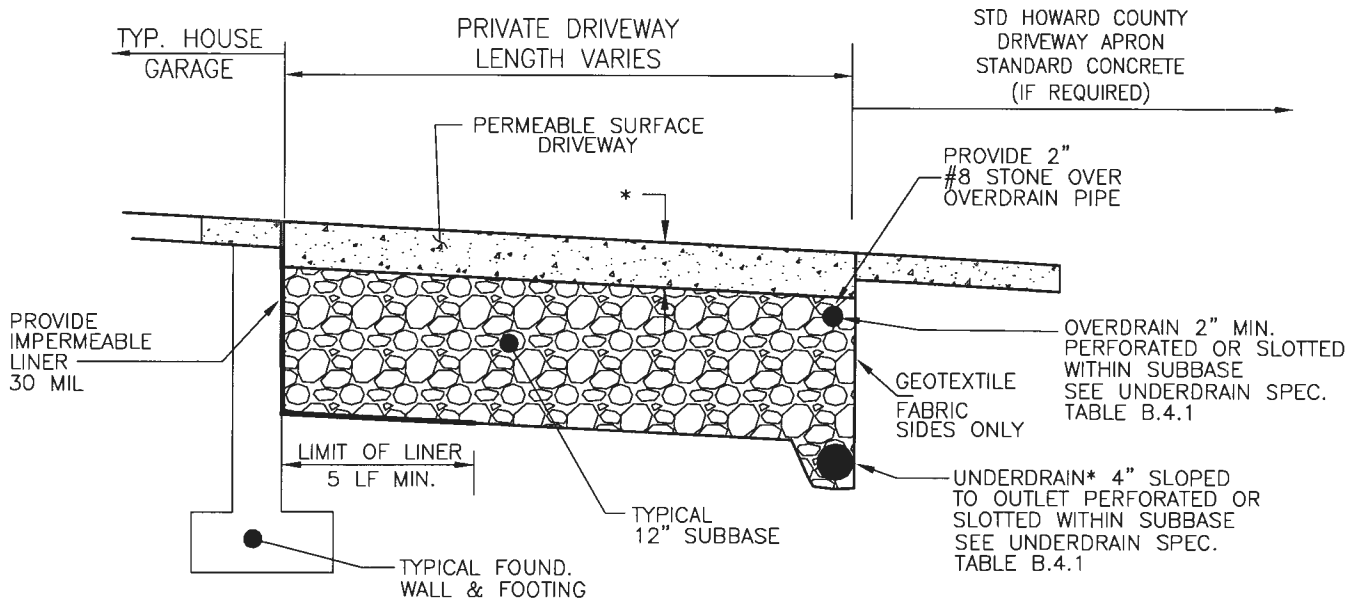
SCALE	AS SHOWN
DRAWN BY	JMR
CHECKED BY	EDS
DATE	1/7/25
W. O. #	08-43
SHEET#	2 OF 9

ZONED: RR-DEO
TAX MAP: 34 GRID: 22
5TH ELECTION DISTRICT

WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 8
12950 HIGHLAND ROAD
HIGHLAND, MD 20777

REF: F-14-021

PARCEL: 117
PLAT: 23440-42
HOWARD COUNTY, MARYLAND



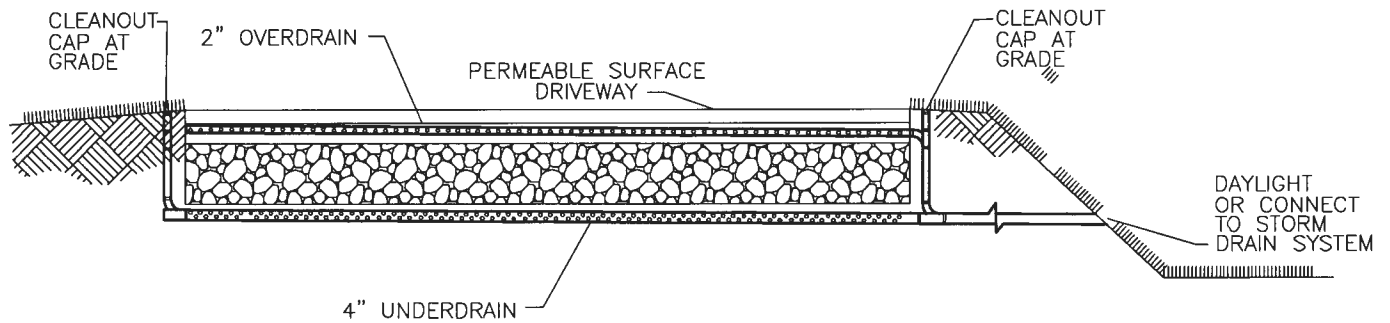
DETAIL - PERMEABLE SURFACE DRIVEWAY - 5% OR LESS
NOT TO SCALE

NOTES:

1. UNDERDRAIN SHALL BE LOCATED SUCH THAT IT CAN TIE INTO TO STORM DRAIN, DISCHARGE INTO A BIO-RETENTION FACILITY OR DAYLIGHT ON THE LOT.
2. OVERDRAIN SHALL COMBINE WITH UNDERDRAIN AS DETAILED HEREON
3. ABOVE EXAMPLE ASSUMES 20' DRIVEWAY (HOUSE TO RIGHT-OF-WAY / STANDARD DRIVEWAY APRON), 2% BOTTOM STONE
4. FOR DRIVEWAYS GREATER THAN 10% UPON FINAL MODEL DETERMINATION, ALTERNATIVE STORMWATER MANAGEMENT MEASURES SHALL BE PROVIDED
5. AN UNDERDRAIN CLEANOUT SHALL BE PROVIDED ON THE HIGH AND LOW SIDE OF THE DRIVEWAY

EP HENRY PERMEABLE INTERLOCKING CONCRETE PAVEMENTS (PICP) OR EQUIVALENT

SCALE	AS SHOWN	WILLIAMSBURG HOMES MCDANIEL PROPERTY LOT 8 12950 HIGHLAND ROAD HIGHLAND, MD 20777 REF: F-14-021
DRAWN BY	JMR	
CHECKED BY	EDS	
DATE	1/7/25	
W. O. #	08-43	
SHEET#	5 OF 9	
ZONED: RR-DEO TAX MAP: 34 GRID: 22 5TH ELECTION DISTRICT		PARCEL: 117 PLAT: 23440-42 HOWARD COUNTY, MARYLAND



**TYPICAL PERMEABLE SURFACE
DRIVEWAY UNDERDRAIN /
OVERDRAIN OUTLET DETAIL
NOT TO SCALE**

**OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)**

1. THE INDIVIDUAL LOT OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
2. THE INDIVIDUAL LOT OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN, OR DRAINING TO, THE SUBBASE.
3. THE INDIVIDUAL LOT OWNER SHALL USE DE-ICERS IN MODERATION. DE-ICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE, OR AS PRETREATED SALT.
4. THE INDIVIDUAL LOT OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE-INCH ABOVE THE SURFACE. PLOWED SNOW PILES, AND SNOW MELT, SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

**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.

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

Table B.4.1 Materials Specifications for Micro-Bioretenention, Rain Gardens & Landscape Infiltration-			
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 - 40%) or 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) <i>not using previously approved State or local standards</i> 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.

SCALE _____ AS SHOWN
 DRAWN BY _____ JMR
 CHECKED BY _____ EDS
 DATE _____ 1/7/25
 W. O. # _____ 08-43
 SHEET# _____ 6 OF 9

**WILLIAMSBURG HOMES
 MCDANIEL PROPERTY
 LOT 8
 12950 HIGHLAND ROAD
 HIGHLAND, MD 20777**

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

REF: F-14-021

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND