



Building Permit Application

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

Date Received: _____

Permit No.: B205131

Building Address: 13055 Greenberry Ln
 City: Clarksville State: MD Zip Code: 21031
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Subdivision: Greenberry
 Lot: 07 Tax Map: 28 Parcel: 40

Existing Use: SD
 Proposed Use: SD
 Estimated Construction Cost: \$ 41,600

Description of Work: Install 10' x 6" high
concrete footing and 15' x 6" x
6 high concrete wall.

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

Property Owner's Name: James & Patricia Williams
 Address: 12110 Greenberry Ln
 City: Clarksville State: MD Zip Code: 21031
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: James Williams
 Address: 12110 Greenberry Ln
 City: Clarksville State: MD Zip Code: 21031
 Phone: _____ Fax: _____
 Email: James.Williams@fencecheck.com

Contractor Company: Fence & Deck Connection
 Contact Person: James Williams
 Address: 12110 Greenberry Ln
 City: Clarksville State: MD Zip Code: 21031
 License No.: 45100
 Phone: _____ Fax: _____
 Email: James.Williams@fencecheck.com

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

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

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

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

Applicant's Signature: _____ Print Name: James Williams
 Email Address: James.Williams@fencecheck.com Date: 8/18/21
 Title/Company: Fence & Deck Connection

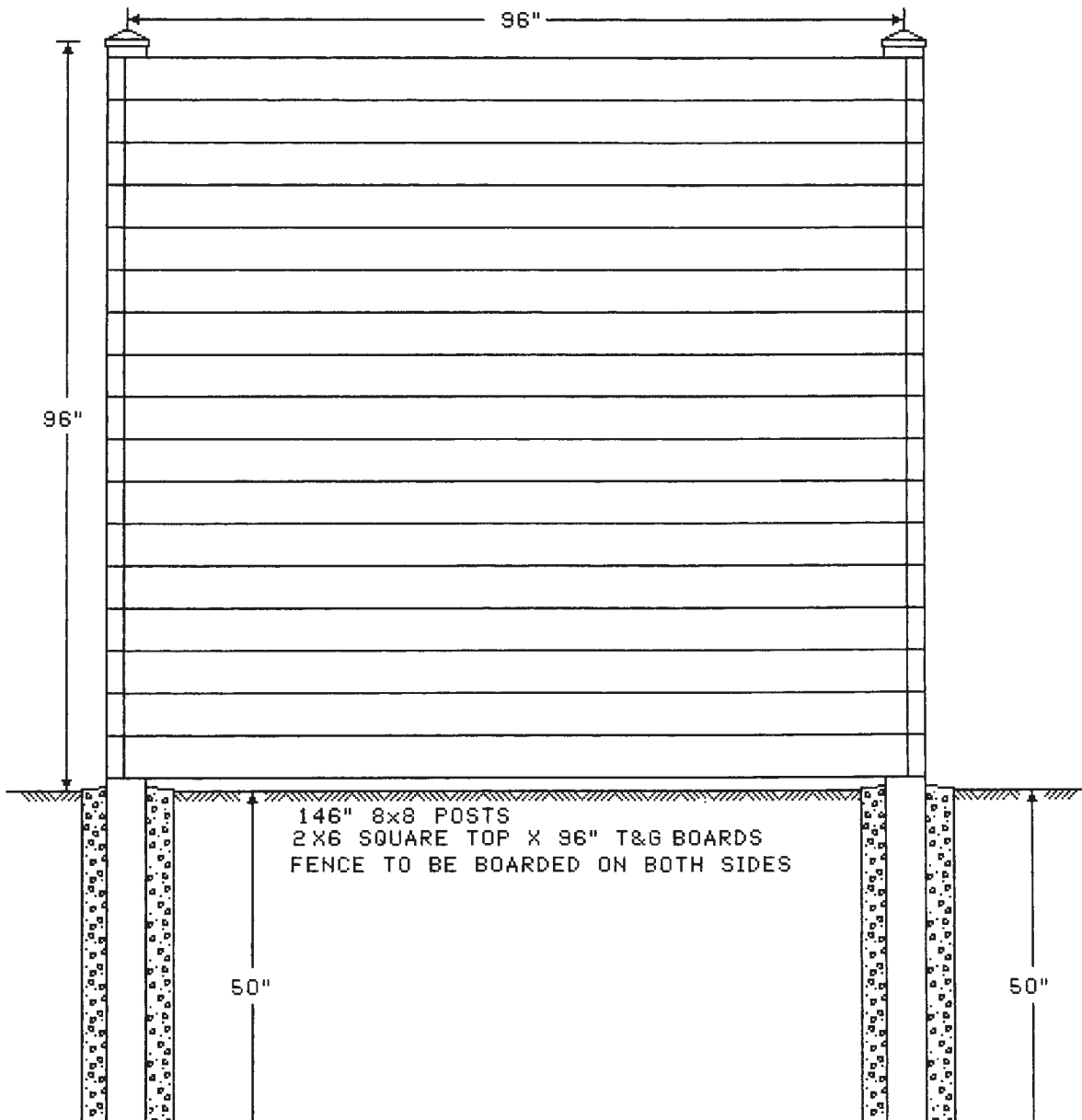
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>8/27/21</u>	<u>H. Oswald</u>

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

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

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>4000</u>



FENCE & DECK CONNECTION
RESIDENTIAL & COMMERCIAL

Fence & Deck Connection
8057 Veterans Hwy
Millersville, MD 21108
(410) 969-4444

8' high horizontal board fence

DRAWN BY: 08/17/21

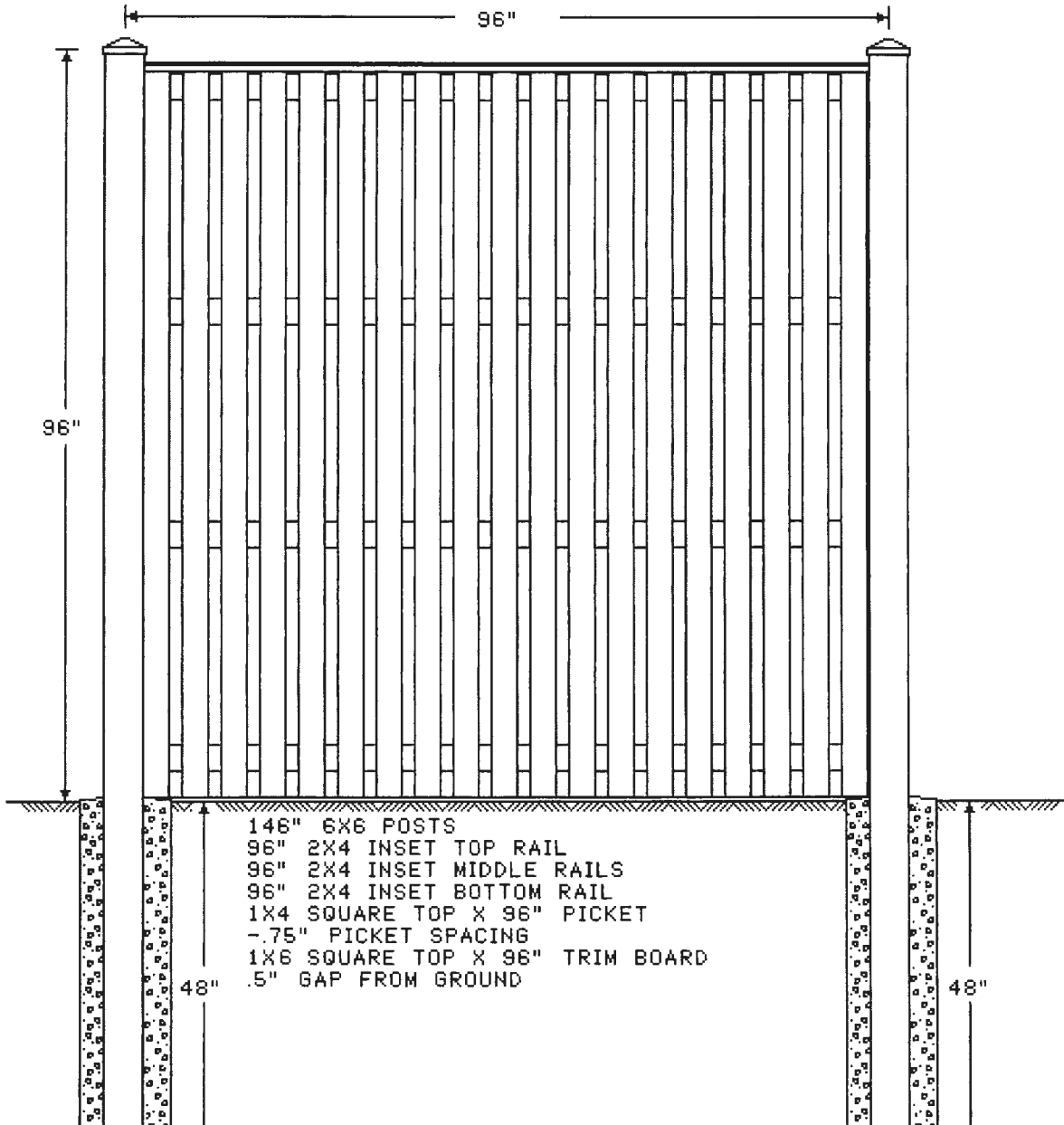
SCALE:

PAGE:

REVISED: 08/17/21

FILE:

1 of 1



Fence & Deck Connection
 8057 Veterans Hwy
 Millersville, MD 21108
 (410) 969-4444

96" Board on Board Fence

DRAWN BY: 08/17/21

SCALE:

PAGE:

REVISED: 08/17/21

FILE:

1 of 1

RECEIVED

PERMIT NUMBER: B 22004574

DATE ACCEPTED:

DEC 16 2022



RESIDENTIAL BUILDING PERMIT APPLICATION

LICENSES & PERMITS

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS DIVISION

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 13035 GREENBURGLN GREENBERRY LN. City: CLARKSVILLE State: MD Zip Code: 21029

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant Proposed Use: New Single Family Dwellings Estimated Cost: \$414,900.00 Trade Work to Be Completed: Mechanical (HVAC) Electrical Plumbing None New 2 sty SFD; House type: "KINGSPORT" elev. 1, Blt Std, 2 car garage, Finished Bsmt w/ Rec, Bonus rm, Hobby Rm, Full Bath; 1st Floor with Opt Full Bath ILO powder rm, Front concrete stoop(7x4); 2nd Floor- 4 Beds, 2 full baths, Laundry Room ILO 2nd Walk in closet. Total Beds- 4; Total Baths- 4; Total Rooms: 12.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): ANVI & MARUT GADONI Primary Residence: Yes No Owner's Street Address: 3691 DUCKHORN WAY City: LAUREL State: MD Zip Code: 20724 Phone: (301) 529-9873 Email: anvi.patel4@gmail.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Permit Services, Inc. Contact Name: Samantha Mullinix Street Address: 2011 Fraley Lane City: Pasadena State: MD Zip Code: 21122 Phone: (443) 465-7832 Email: smmullinix1231psi@gmail.com

CONTRACTOR INFORMATION REQUIRED

Business Name: CARUSO HOMES ON YOUR LOT III, LLC License #: 8233 Street Address: 2120 BALDWIN AVE, SUITE 200 City: CROFTON State: MD Zip Code: 21114 Phone: (301) 610-0277 Email: htompkins@carusohomes.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Name: Street Address: City: State: Zip Code: Phone: Email:

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic) Heating System: Electric Natural Gas Propane Other: Roadside Tree Project: No Yes: # Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: "KINGSPORT" Elev. 1, Fin. Bsmt w/ rec, bonus, hobby, full bath, 1st Fl-Full Bath ILO powder. # of Bedrooms (SF): 4 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*): # Rooms: 12 # Full Baths: 4 # Half Baths: 0 # Fireplaces: 0 Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial 1st Fl Width: 60 1st Fl Depth: 51 2nd Fl Width: 60 2nd Fl Depth: 28 Bsmt Width: 60 Bsmt Depth: 45 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 6,063 sq ft Occupiable Area: 5,290 sq ft

AGREEMENT/ DISCALIMER REQUIRED

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

APPLICANT'S ORIGINAL SIGNATURE

DATE SIGNED 12/16/2022

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health 1/3/2023 SHA CID SUBMITTAL FEES: \$150.00 PAYMENT: ck # 10674 ACCEPTED BY: MP

SOILS TABLE

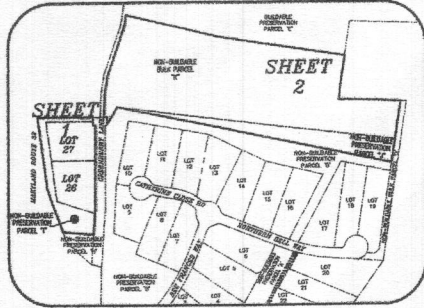
SYMBOL	RATING	NAME	K FACTOR
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	.20
GgC	(B)	GLENELG LOAM, 8-15% SLOPES.	.20
GmB	(C)	GLENVILLE SILT LOAM, 3 TO 8% SLOPE	

SWM PRACTICES SCHEDULE

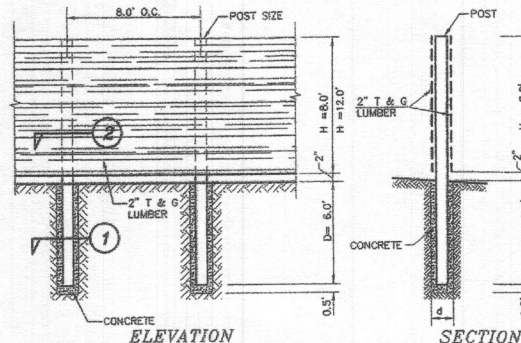
LOT #	PROPOSED PRACTICES	REQUIRED ESD ¹	PROVIDED ESD ²
26	N-1, ROOFTOP DISCONNECTION MICRO-BIORETENTION	375 CF	631 CF
27	N-1, ROOFTOP DISCONNECTION N-2, NON-ROOFTOP DISCONNECTION	375 CF	375 CF

LEGEND

- IMPERVIOUS AREA TREATED BY M-8, MICRO-BIORETENTION
- IMPERVIOUS AREA TREATED BY N-1, ROOFTOP DISCONNECTION
- IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- TREATMENT AREA OF NON-ROOFTOP DISCONNECTION (N-2)
- ROOFTOP DISCONNECTION (N-1) FLOW PATH WITH DISTANCE AND SLOPE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- ROOF DRAIN LEADER
- PROPOSED POTABLE WATER WELL
- EXISTING PERMANENT BGE EASEMENT (L 1234 F 57)
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (AFFORESTATION)
- EX. WETLANDS
- EX. SPECIMEN TREE TO BE REMOVED



LOCATION MAP
SCALE: 1"=500'



GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLADE ORANGE PLASTIC BUSH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRADING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PESTICIDES SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOKING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRIPPING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILES OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

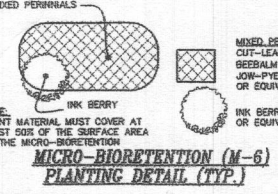
- NOISE WALL NOTES:**
- CONCRETE SHALL BE MSHA MIX. NO. 2 FC=3,500 PSI
 - ALL WOODEN MEMBERS SHALL BE PRESSURE TREATED
 - PRESSURE TREATMENT SHALL CONSIST OF CCA IN ACCORDANCE WITH AWPB LP-22.
 - PROVIDE 2" OPENING AT BOTTOM OF NOISE WALL.

- PRE-CONSTRUCTION MEETING:**
- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS.
 - TO SELECT STRUCTURAL SOUTHERN PINE.
 - TO DISCUSS THE RESPONSIBILITIES AND PROTECTION DEVICES, MAKE ALL NECESSARY ADJUSTMENTS.
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

- CONSTRUCTION MONITORING:**
- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
 - ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
 - THE GENERAL CONTRACTOR SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LINEAR FEET OF PERIMETER	244.70 LF	406.85 LF	207.20 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	YES, 8" TALL 2 1/2" LF OF PRIVACY FENCE	YES, 8" TALL 134 LF OF PRIVACY FENCE	YES, 8" TALL 134 LF OF NOISE WALL
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2-1 SUBSTITUTION) 0 SHRUBS (10-1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS



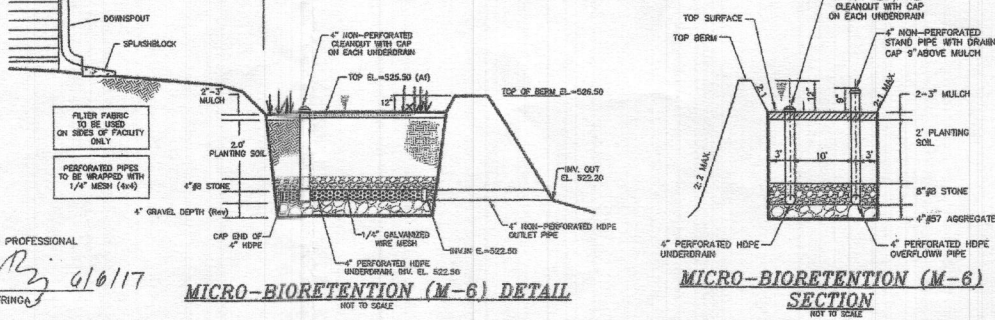
OWNER
ROBERT B. WILLIAMS
JOANNA K. BENEDICT
BARBARA B. CUSACK
WILLIAM I. SLADE, JR.
C/O MILDENBERG, BOENDER & ASSOC.
7350-B GRACE DRIVE
COLUMBIA, MARYLAND 21044
(410)997-0296

DEVELOPER
GREENBERRY, INC.
7350-B GRACE DRIVE
COLUMBIA, MARYLAND 21044
(410)997-0296

MD OMR QUALIFIED PROFESSIONAL
MASHED TRINGO
6/16/17
DATE

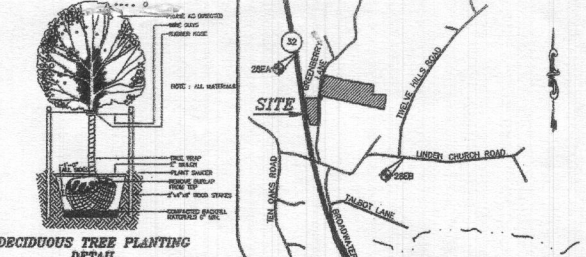
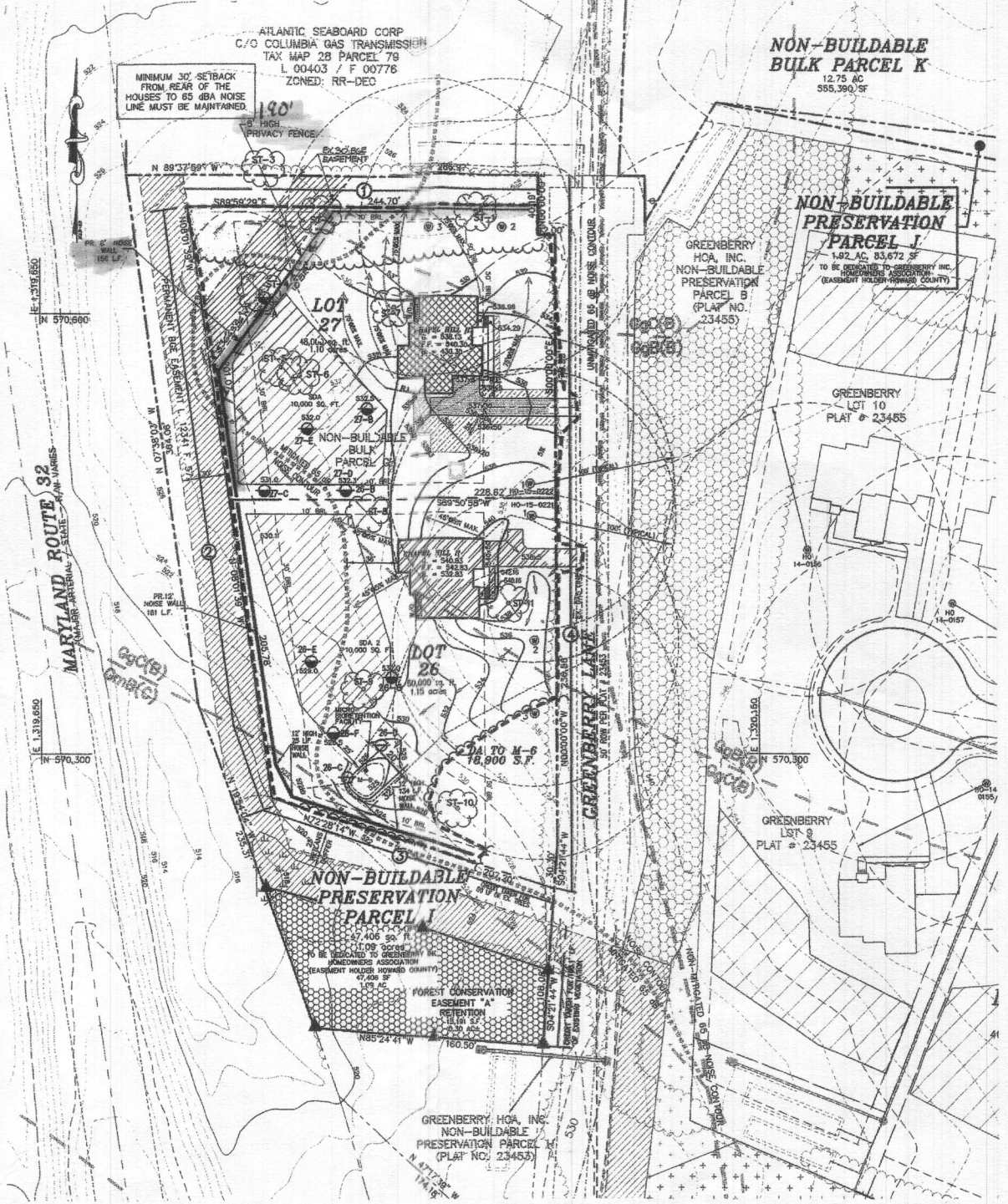
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP. DATE 9/03/18
R. JACOB HIKMAT, P.E.
DATE

MICRO-BIORETENTION (M-6) DETAIL



MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL.	TOP OF BERM	INV. IN UNDERDRAIN	INV. OUT UNDERDRAIN	AREA AT TOP EL.	AREA AT BERM EL.	INV. EL. OVERFLOW PIPE
LOT 26	525.50	526.50	522.50	522.20	350 SF	780 SF	391.58



- NOTES:**
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 8, 2013 ZONING REGULATIONS.
 - SP-ANALYSIS DATA:
LOCATION: TAX MAP: 28 GRID: 9 PARCEL: 48 NON-BUILDABLE BULK PARCELS A AND C
ELECTION DISTRICT: FIFTH
ZONING: RR-DEO
TOTAL AREA: 18.01 AC ±
LIMIT OF DISTURBED AREA: 1.49 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 2
TYPE OF PROPOSED UNIT: SFD
DEED REFERENCE: 5891 / 307
PREVIOUS DPZ FILE #'S: 502-13-026, SP-13-010, F-14-095, ECP-16-050, F-16-022
 - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 285A & 285B
STA. NO. 285A N 572,158.9652 E 1,319,400.8818 EL. 485.012
STA. NO. 285B N 569,357.3657 E 1,322,113.5747 EL. 536.733
 - TOPOGRAPHY WITHIN 200' OF SITE BOUNDARY SHOWN HEREON IS BASED ON AERIAL SURVEY PLANNING BY MILDENBERG, BOENDER & ASSOCIATES, INC. DATED MARCH 2007. TOPOGRAPHY WAS FIELD VERIFIED IN NOVEMBER 2012. OFF-SITE TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS. MILDENBERG, BOENDER & ASSOCIATES, INC. CERTIFIES THAT THE ON-SITE TOPOGRAPHY ILLUSTRATED ON THE PLAN IS AN ACCURATE REPRESENTATION OF FIELD CONDITIONS.
 - SOILS LOCATION AND CLASSIFICATION BASED ON HOWARD COUNTY GIS SURVEY DATA.
 - THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. PUBLIC SEWAGE IS AVAILABLE. THIS AREA SHALL BECOME WELL AND VSD WITH CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA, AND RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - NO CEMETERIES OR BURIAL GROUNDS EXISTS ON-SITE.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - WETLANDS AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH 2016.
 - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE FOREST CONSERVATION (0.30 ACRES OF RETENTION AND 1.50 ACRES AFFORESTATION) FINANCIAL SURETY FOR AFFORESTATION IN THE AMOUNT OF \$32,670.00 WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAINS, OR FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN ON THE APPROVED ROAD CONSTRUCTION PLANS.
 - LANDSCAPING FOR LOTS 26 AND 27 IS IN COMPLIANCE WITH SECTION 16.1204 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 274 LINEAR FEET OF PRIVACY FENCE IN THE AMOUNT OF \$2,740.00 WILL BE POSTED WITH THE GRADING PERMIT APPLICATION.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET MIN. OR WIDER SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED DRAINER RUN BASE WITH TAR AND CHIP COATING (1-1/2")
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25,000 LB. LOAD).
E) PARAPET ELEVATION - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES.
G) MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
 - STORMWATER MANAGEMENT IS PROVIDED BY ROOFTOP DISCONNECTIONS (M-1), NON-ROOFTOP DISCONNECTIONS (M-2) AND MICRO-BIORETENTION FACILITY (M-6) IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL. ALL SWM PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
 - THIS MAJOR SUBDIVISION PLAN IS LOCATED IN THE DESIGNATED TIER II GROWTH AREA OF HOWARD COUNTY PER THE PLAN HOWARD 2030 TIER MAP AND IT WOULD BE SUBJECT TO STATE BILL SB-226. HOWEVER, IT IS CONSIDERED TO BE GRANDFATHERED BECAUSE THE PROPERTY OWNER HAD APPLIED FOR A SOIL PERCOLATION TEST APPLICATION AND HAD SUBMITTED A PERCOLATION TEST PLAN TO THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO JULY 1, 2012.
 - THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED USE OF THE PROPOSED PRESERVATION AREAS (PARCELS J AND K) - ENVIRONMENTAL FORESTATION. THE PRESERVATION PARCELS AS DESIGNATED WILL FUNCTION FOR THEIR INTENDED USE AND THE CLUSTER LOT ARRANGEMENT WILL MINIMIZE ADVERSE IMPACTS TO ADJACENT PRESERVATION PARCELS (FOREST CONSERVATION EASEMENT AND FARMING). THE CONTRIBUTION OF THE PRESERVATION PARCELS WILL SERVE TO PROHIBIT IMPACTS TO THE ENVIRONMENTALLY SENSITIVE AREAS OF THE SITE (FLOODPLAIN AND WETLANDS) IN THE NORTHERN PORTION OF THE SITE.
 - THE CLUSTER SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 105.6 OF THE 10/16/13 HOWARD COUNTY ZONING REGULATIONS. THE PRESERVATION PARCELS ARE CREATED WITH AN APPROPRIATE AREA TO ENSURE THAT THE OVERALL DENSITY OF THE PROJECT DOES NOT EXCEED ONE CLUSTER LOT PER 4.25 ACRES OF GROSS AREA.
 - THE 65 DBA CONTOUR LINE DRAIN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 17, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. DATED NOVEMBER 2016.
 - PER SECTION 4.2.A. OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL, AN APRO ROAD TEST IS NOT REQUIRED FOR THIS PROJECT SINCE THE SITE IS LOCATED MORE THAN TWO MILES FROM A MINOR COLLECTOR - MINOR COLLECTOR INTERSECTION.
 - ORIGINAL PARCEL DENSITY TABULATION:
GROSS AREA OF PROPERTY: 133.84 AC ±
NUMBER OF LOTS PERMITTED (1/4.25 AC): 31 LOTS
NUMBER OF LOTS PROPOSED UNDER (F-14-095): 25
NUMBER OF PRESERVATION PARCELS PROPOSED UNDER (F-14-095): 1
NUMBER OF LOTS PROPOSED WITH THIS PLAN: 2
TOTAL NUMBER OF LOTS/PARCELS PROPOSED: 28
NUMBER OF REMAINING LOTS: 3
AREA RESERVED FOR THE REMAINING LOTS (BULK PARCEL): 17.75 AC.
 - A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON DECEMBER 9, 2015 AT 8:00PM AT THE CLARKSVILLE FIRE STATION.
 - MH/US ARE REQUIRED FOR THIS PROJECT. IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/16/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE HIGH DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT, FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-17-089, WHICH WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 11, 2017. THIS WAIVER IS SUBJECT TO THE DEPARTMENT OF PLANNING AND ZONING APPROVAL WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT, FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.
 - REMOVAL OF THE SEVEN (7) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (FOURTEEN TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT WITH THE FINAL PLAN/SUPPLEMENTAL PLAN FOR THIS PROPERTY. YOU MUST INCLUDE PLAN SHEETS THAT SHOW HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION/LANDSCAPE MITIGATION.
 - PROPOSED NON-BUILDABLE PRESERVATION PARCEL "J" WILL BE DEDICATED TO THE GREENBERRY HOMEOWNERS ASSOCIATION INC. IT ADJOINS EXISTING PRESERVATION PARCEL "B" WHICH IS ALSO OWNED BY GREENBERRY HOMEOWNERS ASSOCIATION INC. IT WAS DETERMINED BY DPZ ON MAY 30, 2017 THAT NO PUBLIC ROAD FRONTAGE IS REQUIRED FOR PRESERVATION PARCEL "J".

PROJECT	DATE	DESCRIPTION	BY	APPROVAL
15-008	MAY 2017	Engineering	MM	MM
15-008	MAY 2017	Illustration	MM	MM
15-008	MAY 2017	Scale	MM	MM
15-008	MAY 2017	Final	MM	MM

NO.	DESCRIPTION	DATE
1	REVISION	05/16/2017
2	REVISION	05/16/2017
3	REVISION	05/16/2017
4	REVISION	05/16/2017
5	REVISION	05/16/2017
6	REVISION	05/16/2017
7	REVISION	05/16/2017
8	REVISION	05/16/2017
9	REVISION	05/16/2017
10	REVISION	05/16/2017

GREENBERRY SECTION II
GREENBERRY PRESERVATION PARCELS T, AND J, AND
LOTS 26 AND 27, NON-BUILDABLE BULK PARCEL K,
TAX MAP 28 PARCEL 48, NON-BUILDABLE BULK PARCELS C AND G
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers
Planners
Surveyors
7305-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax.

* Simplified Floor Plans → HEALTH DEPT.

CARUSO HOMES

2120 BALDWIN AVE. SUITE 200
CROFTON, MD 21114

TEL (301) 261-0277
FAX (301) 261-6588

13035 GREENBERRY LN
ELEV. 1
LOT 27

OPTIONS: FIN. BSMT
1ST FLOOR FULL BATH ILO POWDER
TOTAL BEDS- 4
TOTALS BATHS- 4
TOTAL ROOMS: 12

DAVID R. ROBBINS EXPRESSLY RESERVES ITS COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER.

"KINGSPORT"

Single-Family

'KINGSPORT' Square Footages	
Area	Square Footage
First Floor	1811 SF
STD. Second Floor	1599 SF
Total (First + STD. Second)	3410 SF
ALT. Second Floor	+290 SF
OPT. Loft	+600 SF
OPT. Morning Room	+240 SF
OPT. 3' Angled Family Room (STD. Second Floor)	+48 SF
OPT. 3' Angled Family Room (ALT. Second Floor)	+96 SF
OPT. Angled Family Room w/ Morning Room (STD. Second Floor)	+326 SF
OPT. Angled Family Room w/ Morning Room (ALT. Second Floor)	+654 SF
OPT. Bedroom 5	+290 SF
OPT. Owner's Sitting Room	+90 SF
OPT. Owner's Sitting Room w/ 3-Car Side Load Garage	+190 SF

'KINGSPORT' Square Footages (CONT'D)	
Area	Square Footage
OPT. Caribbean Bath	+55 SF
OPT. California Bath (STD. Second Floor)	+41 SF
OPT. California Bath (ALT. Second Floor)	+55 SF
OPT. Owner's Suite Extension (2-Car Garage)	+222 SF
OPT. Owner's Suite Extension (3-Car Garage)	+425 SF
OPT. 1-Story Conservatory	+240 SF
OPT. 2-Story Conservatory	+480 SF
OPT. In-Law Suite	+55 SF
OPT. In-Law Suite w/ Bedroom 4 Extension	+110 SF
OPT. Chef's Kitchen	+267 SF
OPT. Deluxe Kitchen	+240 SF
2-Car Garage	442 SF
OPT. 3-Car Side Load Garage	645 SF
OPT. 3-Car Front Load Garage	684 SF

BUILDING CODE COMPLIANCE: 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
ENERGY CODE COMPLIANCE: 2018 IECC PRESCRIPTIVE & MANDATORY REQUIREMENTS

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

FLOOR FRAMING TO BE 11-7/8" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

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

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:										MARYLAND			
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termites					
30 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY					

Sheet #	Architectural Drawing
10	COVER SHEET
20	GENERAL NOTES
21	IECC COMPLIANCE NOTES
31	ELEVATION - 1
33	ELEVATION - 3
33A	PARTIAL PLANS - ELEVATION - 3
36	ELEVATION - 6
36A	PARTIAL PLANS - ELEVATION - 6
311	ELEVATION - 11
311A	PARTIAL PLANS - ELEVATION - 11
312	ELEVATION - 12
312A	PARTIAL PLANS - ELEVATION - 12
321	ELEVATION - 21
321A	PARTIAL PLANS - ELEVATION - 21
322	ELEVATION - 22
322A	PARTIAL PLANS - ELEVATION - 22
323	ELEVATION - 23
323A	PARTIAL PLANS - ELEVATION - 23
331	ELEVATION - 31
331A	PARTIAL PLANS - ELEVATION - 31
332	ELEVATION - 32
332A	PARTIAL PLANS - ELEVATION - 32
333	ELEVATION - 33
333A	PARTIAL PLANS - ELEVATION - 33
334	ELEVATION - 34
334A	PARTIAL PLANS - ELEVATION - 34
41	FOUNDATION PLAN
42	OPT. FINISHED LOWER LEVEL PLAN
43	CRAWL SPACE FOUNDATION PLAN
51	FIRST FLOOR PLAN
61	STD. SECOND FLOOR PLAN
62	ALT. SECOND FLOOR PLAN
62A	SIDE & REAR ELEVATION w/ ALT. SECOND FLOOR PLAN
63	OPT. ATTIC LOFT PLAN
63A	OPT. ATTIC LOFT SECTIONS / DETAILS
63B	OPT. ATTIC LOFT ELEVATIONS
71	BUILDING SECTION 'A-A'
72	BUILDING SECTION 'B-B'
73	BUILDING SECTION 'C-C' / DORMER DETAILS
73A	DORMER DETAILS
73B	SHED DORMER DETAILS
81	TYPICAL WALL SECTIONS
81A	TYPICAL CRAWL WALL SECTIONS

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
License number: 5021
expiration date: 04-06-2022

STRUCT. REVIEW	mm-dd-yy
PROJECT REVIEW	mm-dd-yy

Sheet #	Architectural Drawing
91	OPT. SIDE LOAD GARAGE DETAILS
91A	OPT. SIDE LOAD GARAGE DETAILS
93	OPT. REAR MORNING ROOM DETAILS
94	OPT. 3' ANGLED FAMILY ROOM EXTENSION - STD. SECOND FLOOR
95	OPT. 3' ANGLED FAM. RM. EXT. w/ MORNING ROOM - STD. SECOND FLOOR
96	OPT. 3' ANGLED FAMILY ROOM EXTENSION - ALT. SECOND FLOOR
97	OPT. 3' ANGLED FAM. RM. EXT. w/ MORNING ROOM - ALT. SECOND FLOOR
97A	OPT. DELUXE FAMILY ROOM WINDOW PACKAGE
98	STD. SECOND FLOOR PLAN OPTIONS
98A	OPT. SITTING ROOM ELEVATIONS
910	OPT. CARIBBEAN SUPER BATH
911	OPT. OWNER'S SUITE EXTENSION - 2-CAR GARAGE
911A	OPT. OWNER'S SUITE EXTENSION - 2-CAR GARAGE
912	OPT. OWNER'S SUITE EXTENSION - 3-CAR GARAGE
912A	OPT. OWNER'S SUITE EXTENSION - 3-CAR GARAGE
913	OPT. AREAWAY DETAILS
914	OPT. OWNER'S SUITE w/ SIDE LOAD GARAGE
914A	OPT. OWNER'S SUITE w/ SIDE LOAD GARAGE
915	OPT. 3-CAR SIDE LOAD GARAGE w/ SITTING ROOM
915A	OPT. 3-CAR SIDE LOAD GARAGE w/ SITTING ROOM
916	OPT. IN-LAW SUITE EXTENSION
916A	OPT. IN-LAW SUITE & BEDROOM 4 EXTENSION
917	OPT. 3-CAR FRONT LOAD GARAGE DETAILS
917A	OPT. 3-CAR FRONT LOAD GARAGE DETAILS
918	PORCH PORCH DETAILS
919	OPT. MOTOR COURT GARAGE DETAILS
919A	OPT. MOTOR COURT GARAGE DETAILS
920	OPT. 1-STORY CONSERVATORY DETAILS
920A	OPT. 2-STORY CONSERVATORY DETAILS
922	OPT. CHEF'S KITCHEN w/ EXTENDED MORNING ROOM DETAILS
925	OPT. DELUXE KITCHEN DETAILS
926	OPT. CARIBBEAN BATH DETAILS - ALT. SECOND FLOOR
927	OPT. CALIFORNIA BATH DETAILS - ALT. SECOND FLOOR
928	OPT. 3-CAR SIDE LOAD GARAGE w/ W.I.C. EXTENSION
928A	OPT. 3-CAR SIDE LOAD GARAGE w/ W.I.C. EXTENSION
E01	BASEMENT ELECTRICAL PLAN
E11	FIRST FLOOR ELECTRICAL PLAN
E21	STD. SECOND FLOOR ELECTRICAL PLAN
E22	ALT. SECOND FLOOR ELECTRICAL PLAN OPTS.
E23	ALT. SECOND FLOOR ELECTRICAL PLAN

REVISIONS		
DATE	COMMENTS	BY
6-2-2020	OPTION REDUCTION REVISIONS	RC
8-10-2020	ADD OPT. 3-CAR SIDE LOAD GARAGE DETAILS w/ W.I.C. EXT.	RC
6-15-2021	2018 CODE UPDATE - MD	RC
10-28-2021	REVISED MECH. RM, ELEV. 32, & PARTIAL FOUNDATION ELEV. 21	ACI

REVISED DATE: 6-15-2021

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