



# 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.: 617000519

Building Address: 12510 114th Ave NW  
City: Bellevue State: WA Zip Code: 98004  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 12,000  
Existing Use: Residential  
Proposed Use: \_\_\_\_\_  
Estimated Construction Cost: \$ 250,000  
Description of Work: 2  
Occupant/Tenant Name: \_\_\_\_\_  
Was tenant space previously occupied? ☐ Yes ☐ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Contractor Company: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
License No.: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
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 <sup>st</sup> floor: _____   |
| Area of construction (sq. ft.): _____                    | 2 <sup>nd</sup> floor: _____   |
| Use group: _____   | Basement: _____  |
| Construction type: _____                                 | <input type="checkbox"/> Finished Basement                                 |
| <input type="checkbox"/> Reinforced Concrete             | <input type="checkbox"/> Unfinished Basement                               |
| <input type="checkbox"/> Structural Steel                | <input type="checkbox"/> Crawl Space                                       |
| <input type="checkbox"/> Masonry                         | <input type="checkbox"/> Slab on Grade                                     |
| <input type="checkbox"/> Wood Frame                      | No. of Bedrooms: _____   |
| <input type="checkbox"/> State Certified Modular         | Multi-family Dwelling  |
|  | No. of efficiency units: _____   |
|  | No. of 1 BR units: _____   |
|  | No. of 2 BR units: _____   |
|  | No. of 3 BR units: _____   |
|  | Other Structure: _____   |
|  | Dimensions: _____  |
| ➤ Roadside Tree Project Permit                           | Footings: _____  |
| <input type="checkbox"/> Yes <input 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 type="checkbox"/> Private  |
| Sewage Disposal   |
| <input type="checkbox"/> Public   |
| <input 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: <u>114-03220</u>                                   |
| 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 \_\_\_\_\_  
Email Address \_\_\_\_\_ Date \_\_\_\_\_  
Title/Company \_\_\_\_\_

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

| AGENCY             | DATE           | SIGNATURE OF APPROVAL |
|--------------------|----------------|-----------------------|
| State Highways     |                |                       |
| Building Officials |                |                       |
| PSZA (Zoning)      |                |                       |
| PSZA (Engineering) |                |                       |
| Health             | <u>3/21/17</u> | <u>H. Os...</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           | #  |



# 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.: \_\_\_\_\_

Building Address: 12510 Westland Ct  
City: Fulton State: MD Zip Code: 20759  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 3  
Tax Map: 45 Parcel: 28 Grid: 05  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Existing Use: SFD  
Proposed Use: SFD  
Estimated Construction Cost: \$ 11,000  
Description of Work: Construct 16'X34' deck w/ Steps & 4'X4' landing  
Occupant/Tenant Name: \_\_\_\_\_  
Was tenant space previously occupied? ☐ Yes ☐ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: WBG Westland Farms  
Address: 5485 Harpers Farm Rd  
City: Columbia State: MD Zip Code: 21044  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant's Name & Mailing Address (If other than stated herein)  
Applicant's Name: Josh Simpson  
Address: 8057 Veterans Hwy  
City: Millersville State: MD Zip Code: 21108  
Phone: 410-969-4444 Fax: \_\_\_\_\_  
Email: permits@fencedeckconnect.com

Contractor Company: Fence & Deck Connection  
Contact Person: Josh Simpson  
Address: SAA  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
License No.: MHEC 45780  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: SAA

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

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

➤ Roadside Tree Project Permit ☐ Yes ☒ No  
Roadside Tree Project Permit # \_\_\_\_\_

| 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 |
| Other: _____  |
| Sprinkler System:   |
| <input type="checkbox"/> Yes <input checked="" 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 \_\_\_\_\_

Email Address \_\_\_\_\_

Date \_\_\_\_\_

Title/Company \_\_\_\_\_

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*

-FOR OFFICE USE ONLY-

| AGENCY               | DATE | SIGNATURE OF APPROVAL |
|----------------------|------|-----------------------|
| State Highways       |      |                       |
| Building Officials   |      |                       |
| PSZA ( Zoning )      |      |                       |
| PSZA ( Engineering ) |      |                       |
| Health               |      |                       |

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

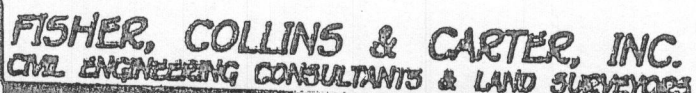
| DPZ SETBACK INFORMATION   |
|---|
| Front: _____  |
| Rear: _____   |
| Side: _____   |
| Side St.: _____   |
| All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No    |
| Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Historic 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           | #  |

tribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



NAD 83



PERMIT PLAN  
WESTLAND FARM ESTATES  
LOT 3

TAX MAP #45 PARCEL: 28  
ZONED: R2-DEO  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: FEBRUARY, 2017





# 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.: P17007728

Building Address: 12501 ...  
City: Beltsville State: MD Zip Code: 21054  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: Beltsville Farm 8  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 3  
Tax Map: 45 Parcel: 28 Grid: 5  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 3001(A)  
Existing Use: Garage  
Proposed Use: 1st floor addition  
Estimated Construction Cost: \$ 8000  
Description of Work: 1st floor 1000 sq ft in ground  
Occupant/Tenant Name: \_\_\_\_\_  
Was tenant space previously occupied? ☐ Yes ☒ No  
Contact Name: \_\_\_\_\_  
Address: 12501 ...  
City: Beltsville State: MD Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: John ...  
Address: 5485 ...  
City: Beltsville State: MD Zip Code: 21054  
Phone: 410-313-2455 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: John ...  
Address: 12501 ...  
City: Beltsville State: MD Zip Code: 21054  
Phone: 410-313-2455 Fax: \_\_\_\_\_  
Email: john@... .com

Contractor Company: John ...  
Contact Person: John ...  
Address: 12501 ...  
City: Beltsville State: MD Zip Code: 21054  
License No.: 81215  
Phone: 410-313-2455 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

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 <sup>st</sup> floor: _____   |
| Area of construction (sq. ft.): _____                               | 2 <sup>nd</sup> floor: _____   |
| Use group: _____  | Basement: _____  |
| Construction type: _____  | <input type="checkbox"/> Finished Basement                                 |
| <input type="checkbox"/> Reinforced Concrete                        | <input type="checkbox"/> Unfinished Basement                               |
| <input type="checkbox"/> Structural Steel                           | <input type="checkbox"/> Crawl Space                                       |
| <input type="checkbox"/> Masonry                                    | <input type="checkbox"/> Slab on Grade                                     |
| <input type="checkbox"/> Wood Frame                                 | No. of Bedrooms: _____   |
| <input type="checkbox"/> State Certified Modular                    | Multi-family Dwelling  |
|   | No. of efficiency units: _____   |
|   | No. of 1 BR units: _____   |
|   | No. of 2 BR units: _____   |
|   | No. of 3 BR units: _____   |
|   | Other Structure: _____   |
|   | Dimensions: _____  |
| ➤ 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 checked="" type="checkbox"/> No |
| Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      |
| Water Supply  |
| <input type="checkbox"/> Public   |
| <input type="checkbox"/> Private  |
| Sewage Disposal   |
| <input type="checkbox"/> Public   |
| <input 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 checked="" 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: John ... Print Name: \_\_\_\_\_  
Email Address: john@... .com Date: 7/28/17  
Title/Company: \_\_\_\_\_

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

| AGENCY             | DATE           | SIGNATURE OF APPROVAL |
|--------------------|----------------|-----------------------|
| State Highways     |                |                       |
| Building Officials |                |                       |
| PSZA (Zoning)      |                |                       |
| PSZA (Engineering) |                |                       |
| Health             | <u>7/28/17</u> | <u>H. Osumu</u>       |

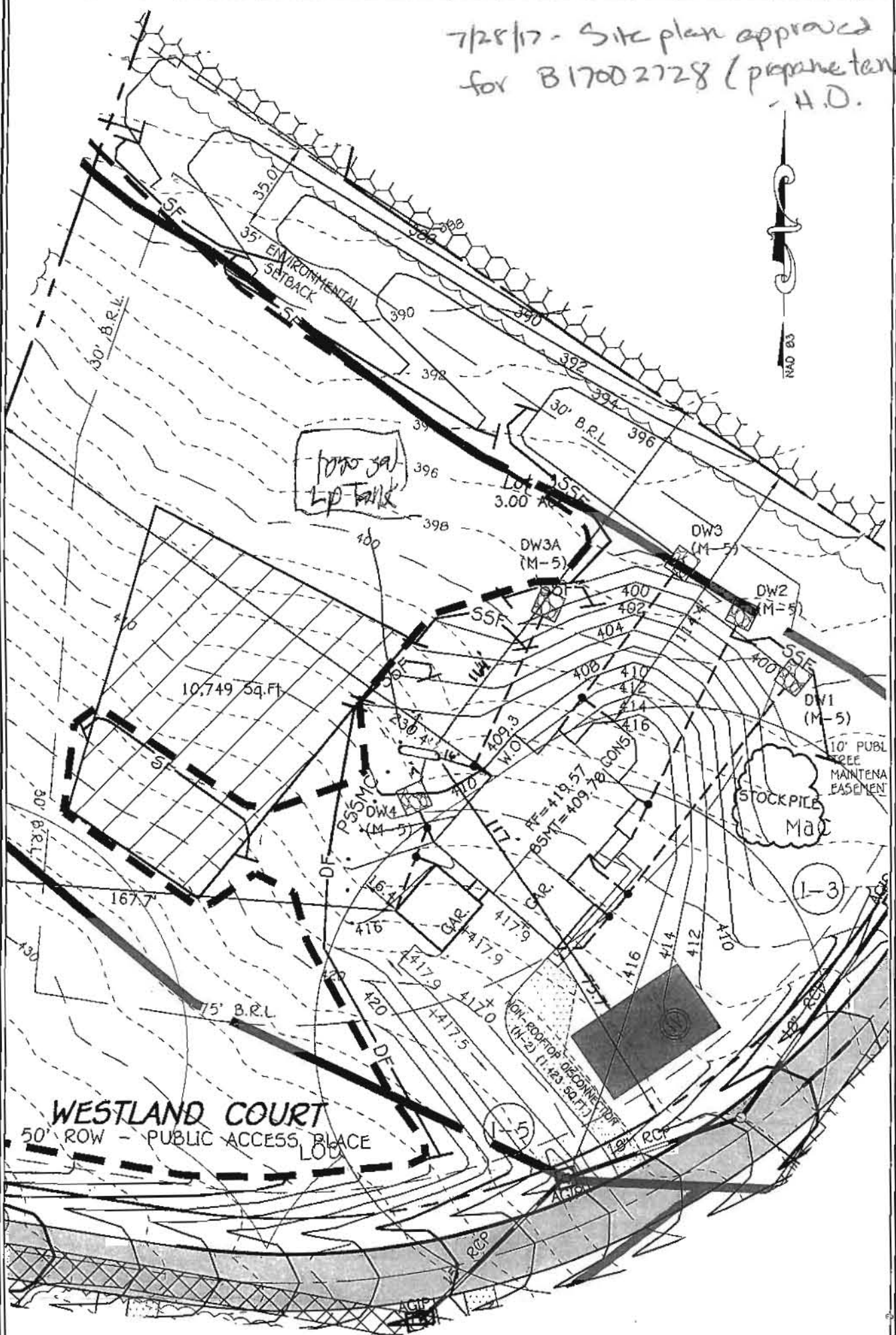
| DPZ SETBACK INFORMATION  |
|--|
| Front: _____   |
| Rear: _____  |
| Side: _____  |
| Side St.: _____  |
| All minimum setbacks met? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    |
| Is Entrance Permit Required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Historic District? <input type="checkbox"/> Yes <input checked="" 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>1000</u> |

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



7/28/17 - Site plan approved  
for B17002728 (propane tank)  
- H.D.



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

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

PERMIT PLAN  
WESTLAND FARM ESTATES  
LOT 3

TAX MAP #45 PARCEL: 28  
ZONED: RR-DEO  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: FEBRUARY, 2017



317000819

The Rutledge

Williamsburg Group, LLC

5485 Harpers Farm Rd. #200

Columbia , MD 21044

(410) 997- 8800

| DRAWING INDEX |                                |
|---------------|--------------------------------|
| COVER SHEET   |                                |
| D1            | WALL SECTIONS                  |
| D2            | AREAWAY DETAILS                |
| D3            | GENERAL REQUIREMENTS           |
| D4            | SHEAR WALL DETAILS & LOCATIONS |
|               |                                |
| 1A            | ELEV. 1 STANDARD               |
| 1B            | ELEV. 1 W/ CONSERVATORY        |
| 1C            | ELEV. 2                        |
| 1D            | ELEV. 3                        |
| 1E            | ELEV. 4                        |
| 1F            | ELEV. 5                        |
| 1G            | ELEV. 6                        |
|               |                                |
| 2A            | BASEMENT/FOUNDATION PLAN       |
| 2B            | FINISHED BASEMENT PLAN         |
| 3A            | FIRST FLOOR PLAN               |
| 4A            | SECOND FLOOR PLAN              |
|               |                                |
| 5A            | PARTIAL PLANS ELEV.2           |
| 5B            | PARTIAL PLANS ELEV.3           |
| 5C            | PARTIAL PLANS ELEV.4           |
| 5D            | PARTIAL PLANS ELEV.5           |
| 5E            | PARTIAL PLANS ELEV.6           |
|               |                                |
| 6             | SECTION A                      |
| 7             | SECTION B                      |
|               |                                |
| 8A            | TWO STORY ADDITION             |
| 8B            | MORNING RM.                    |
| 8C            | CONSERVATORY                   |
| 8D            | OPT. SECOND FL. FAMILY RM.     |
| 8E            | OPT. ELEVATOR                  |
| 8F            | OPT. WALL OF WINDOWS           |
| 8G            | THREE CAR SIDE LOAD            |
| 8H            | GRADE BEAM DETAILS             |
| 8J            | SEPERATE GARAGE ELEV           |
| 8J            | SEPERATE GARAGE PLAN           |

| 2015 IECC CODE COMPLIANCE  |   |
|--|---|
| 301.1 CLIMATE ZONE 4A  | 402.4.4 RECESSED LIGHTING<br>RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.   |
| 401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS   | 403.1.1 THERMOSTAT- ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM PER 2012 IECC SECTION 403.1  |
| 402.1.1 EXTERIOR FRAME WALL CONSTRUCTION<br>2x6 STUDS @ 16" oc.<br>R-20 INSULATION<br>7/16" OSB.(CONTINUOUS)<br>HOUSEWRAP  | 403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.   |
| 402.1.1 ATTIC INSULATION- R-49, R-38 WILL SATISFY THE REQUIREMENT IF FULL HGHT. OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE TOP PLATE @ EAVES.  | 403.2.1 MECHANICAL DUCT INSULATION- SUPPLY DUCTS IN ATTIC R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.   |
| 402.1.1 BASEMENT WALL INSULATION: R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HGHT.R-13 IN CAVITY IF FINISHED.  | 403.2.2 DUCT SEALING- ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.   |
| 402.1.1 CRAWL SPACE WALL INSULATION:<br>R-10 FOIL FACED CONTINUOUS BATTS FULL HGHT. EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".  | A DUCT TIGHTNESS TEST(DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONS. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE. |
| 402.1.1 FLOOR INSULATION OVER UNCONDITIONED SPACE:<br>R-20 BATT INSULATION   | 403.5 MECHANICAL VENTILATION- OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER.  |
| 402.1.1 WINDOW U-VALUE/ SHGC<br>.35 (U-VALUE)<br>.40 (SHGC)  | 403.6 EQUIPMENT SIZING- ALL FURNACES WILL BE 80% EFFICIENT.   |
| 402.1.1 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:<br>R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZANTALLY OR VERTICALLY.   | 404.1 LIGHTING EQUIPMENT- A MIN. OF 75% OF ALL LAMPS MUST BE HIGH-EFFICACY LAMPS.   |
| 402.2.3 ATTIC ACCESS: ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-38.   | WATER HEATER- MIN.EFFICIENCY ESTABLISHED BY NAECA.  |
| 402.4.1.1 BUILDING THERMAL ENVELOPE (AIR LEAKAGE)<br>EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2012 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OR SUITABLE MATERIAL.                  | MECHANICAL TESTING - ALL MECH. TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.   |
| 402.4.1.2 BUILDING ENVELOPE TEST OPTION:<br>BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION MUST MEET THE INSPECTION CRITERIA LISTED IN TABLE 402.4.2 A "BLOWER DOOR AIR INFILTRATION TEST" SHALL BE PERFORMED IN ALL UNITS. |   |
| 402.4.2 FIREPLACES<br>NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.   |   |

|   |  |
|---|--|
| GENERAL NOTES   |  |
| GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION  |  |
|   |  |
| MISC. NOTES:  |  |
| 1- ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.  |  |
| 2- CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPENCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY.   |  |
| 3- ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS.   |  |
| 4- PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION. |  |

|  |              |
|--|--------------|
| PROJECT DATA   |              |
| BUILDING CODES:  |              |
| 1. INTERNATIONAL RESIDENTIAL CODE (IRC). 2012 EDITION            |              |
| CONSTRUCTION CLASSIFICATION TYPE: 5B (UNPROTECTED) USE GROUP: R3 |              |
| CONSTRUCTION:  |              |
| GROUND FLOOR   | CONCRETE     |
| FIRST FLOOR  | WOOD         |
| SECOND FLOOR   | WOOD         |
| ROOF   | WOOD         |
| WALLS  | WOOD         |
|  |              |
| BUILDING AREA  |              |
| FIRST FLOOR:   | 2780 SQ. FT. |
| SECOND FLOOR:  | 2416 SQ. FT. |
|  |              |
| TOTAL  | 5196 SQ. FT. |

REVISED 7/16

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

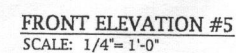
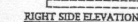
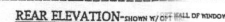
|   |                                |                       |           |  |       |           |
|---|--------------------------------|-----------------------|-----------|--|-------|-----------|
| <div>1067 RE<br/>Project No</div>                                       | <div>Drawing: COVER PAGE</div> | <div>Date: 5/15</div> | REVISION: |  | DATE: | REVISION: |
|   |                                |                       |           |  |       |           |
|   |                                |                       |           |  |       |           |
|   |                                |                       |           |  |       |           |
|   |                                |                       |           |  |       |           |
| <div>Project: WILLIAMSBURG GROUP<br/>THE RUTLEDGE<br/>ESTATE HOME</div> | <div>Scale:</div>              | <div>Drawn: TIM</div> | REVISION: |  | DATE: | REVISION: |
|   |                                |                       |           |  |       |           |
|   |                                |                       |           |  |       |           |
|   |                                |                       |           |  |       |           |
|   |                                |                       |           |  |       |           |

WFE003 12570 Westland Court, Fulton, MD 20759









REVISÉD 1/17

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

[illegible]

|              |
|--------------|
| Date: 5/15   |
| Scale: NOTED |
| Drawn: TIM   |
| Checked:     |

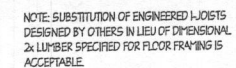
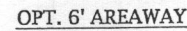
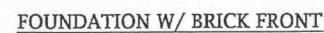
**Drawing:**ELEVATION 5

**Project:** WILLIAMSBURG GROUP  
THE RUTLEDGE  
ESTATE HOMES

1067RE  
Project No.

**1f**



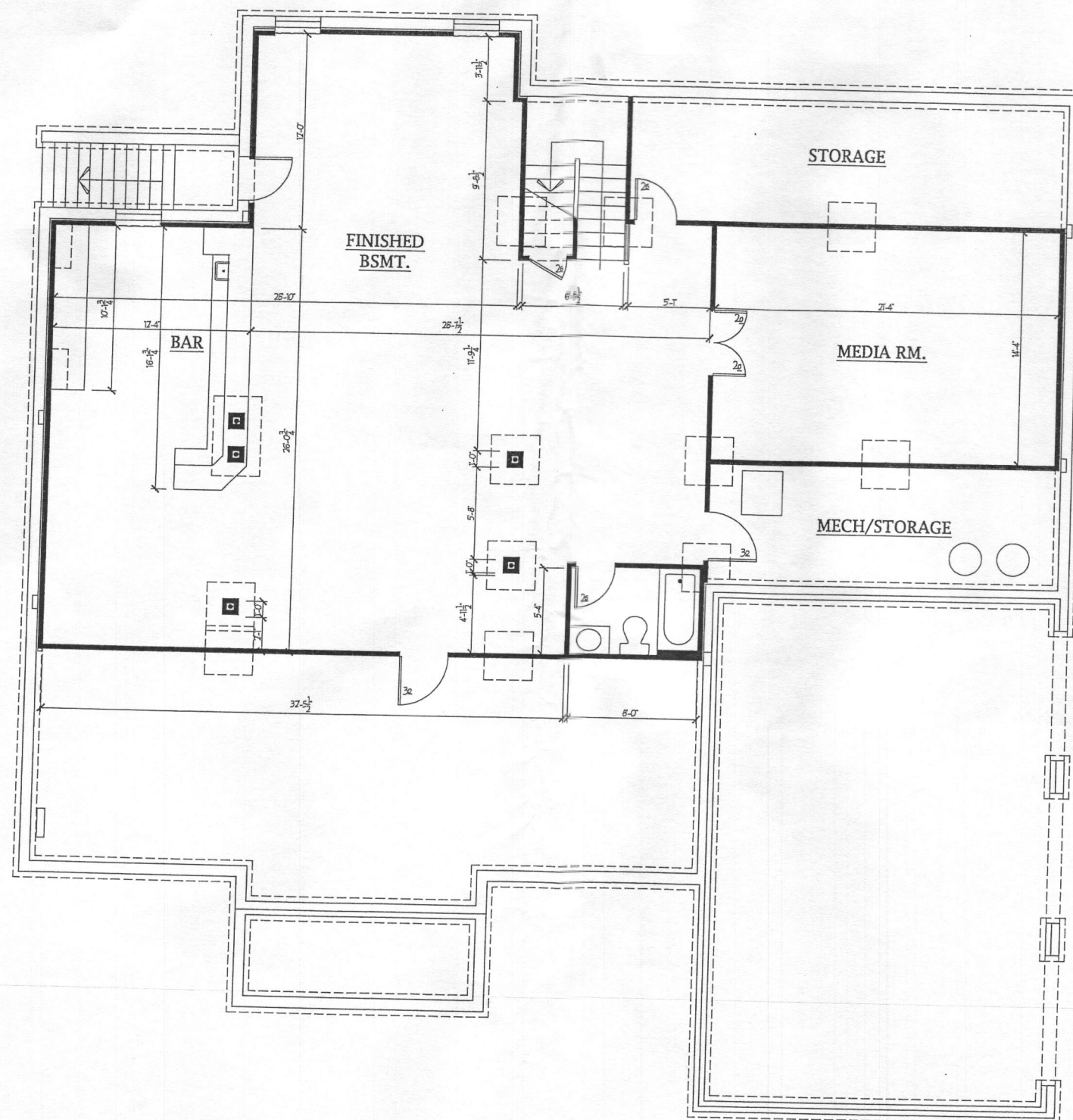
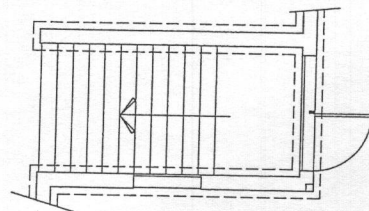


REVISÉD 1/17

2a

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





REVISÉD 1/16

Drawing: FINISHED BASEMENT PLAN-1

Project: WILLIAMSBURG GROUP

WILLIAMS BROS.  
THE RUTLEDGE  
ESTATE HOME

1067RE  
Project No.

2b

Date: 5/15

Scale: 1/4"=1'-0"

Drawn: TIM

|       |           |       |           |
|-------|-----------|-------|-----------|
| DATE: | REVISION: | DATE: | REVISION: |
|-------|-----------|-------|-----------|

DATE: \_\_\_\_\_

SION:

DATE: \_\_\_\_\_

Drawing: FINISHED BASEMENT PLAN-1

Project: WILLIAMSBURG GROUP

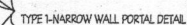
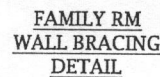
WILLIAMS BROS.  
THE RUTLEDGE  
ESTATE HOME

1067RE  
Project No.

2b

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





NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS  
DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL  
2x LUMBER SPECIFIED FOR FLOOR FRAMING IS  
ACCEPTABLE.

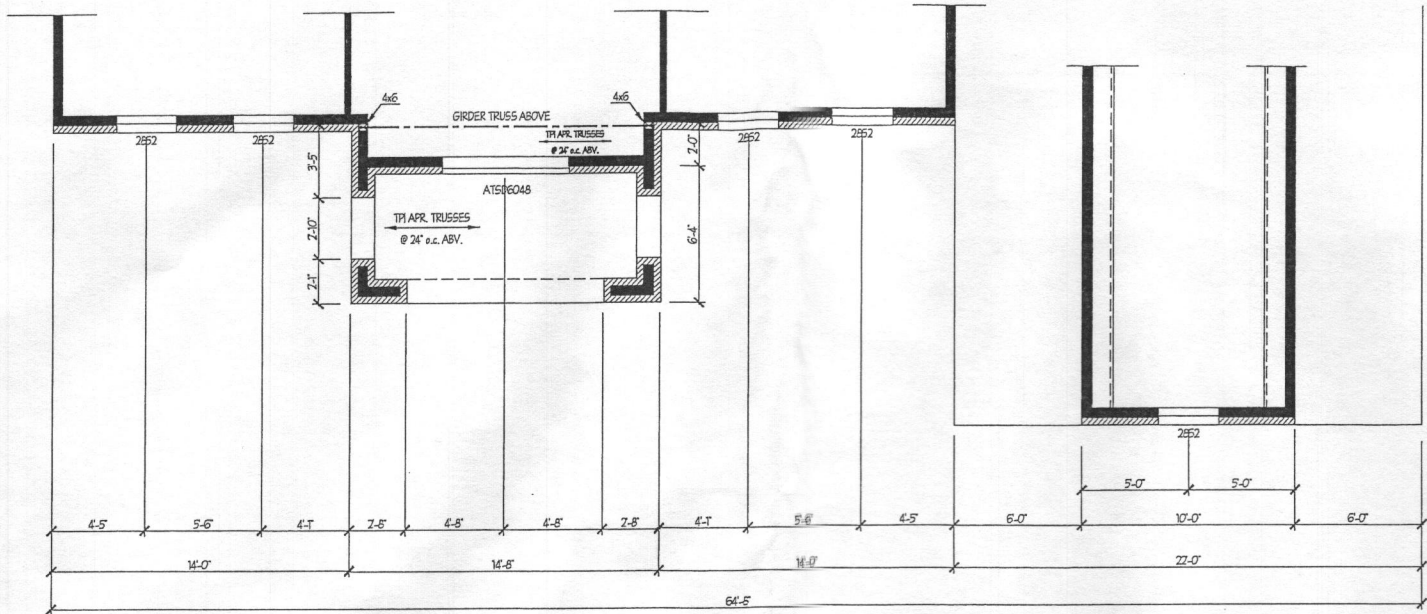
2015 Rutledge plan stair 10 back.dwg



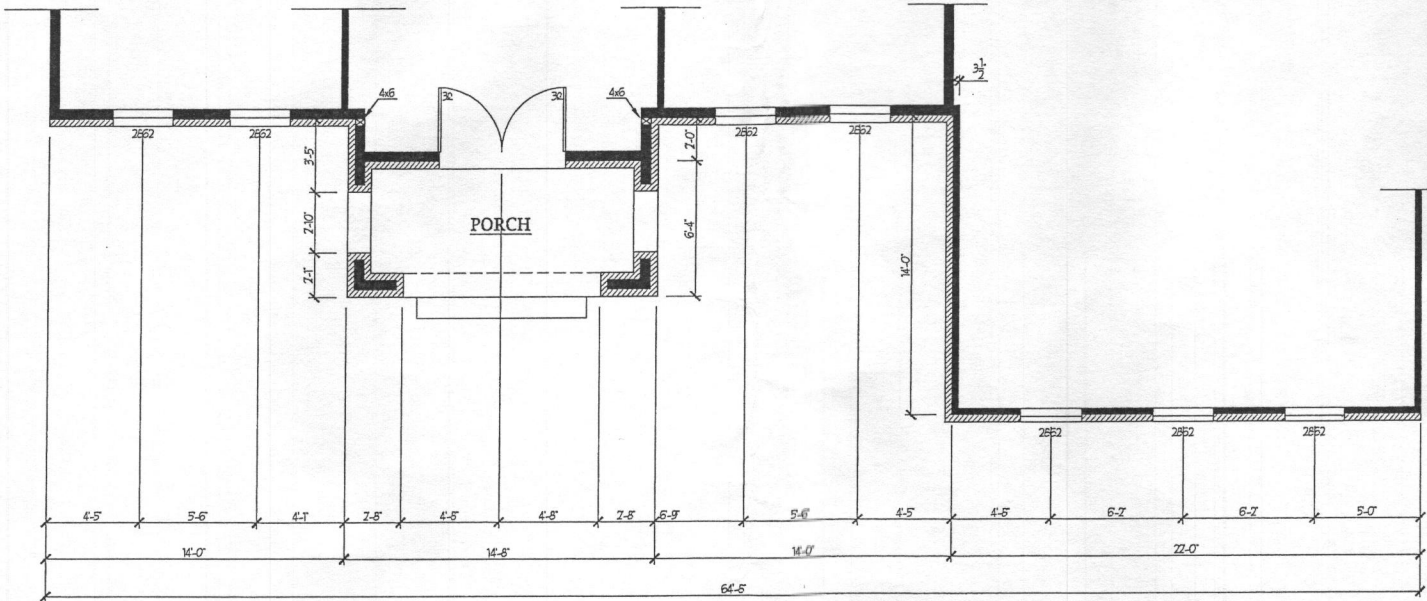




PARTIAL SECOND FLOOR PLAN  
ELEVATION #5

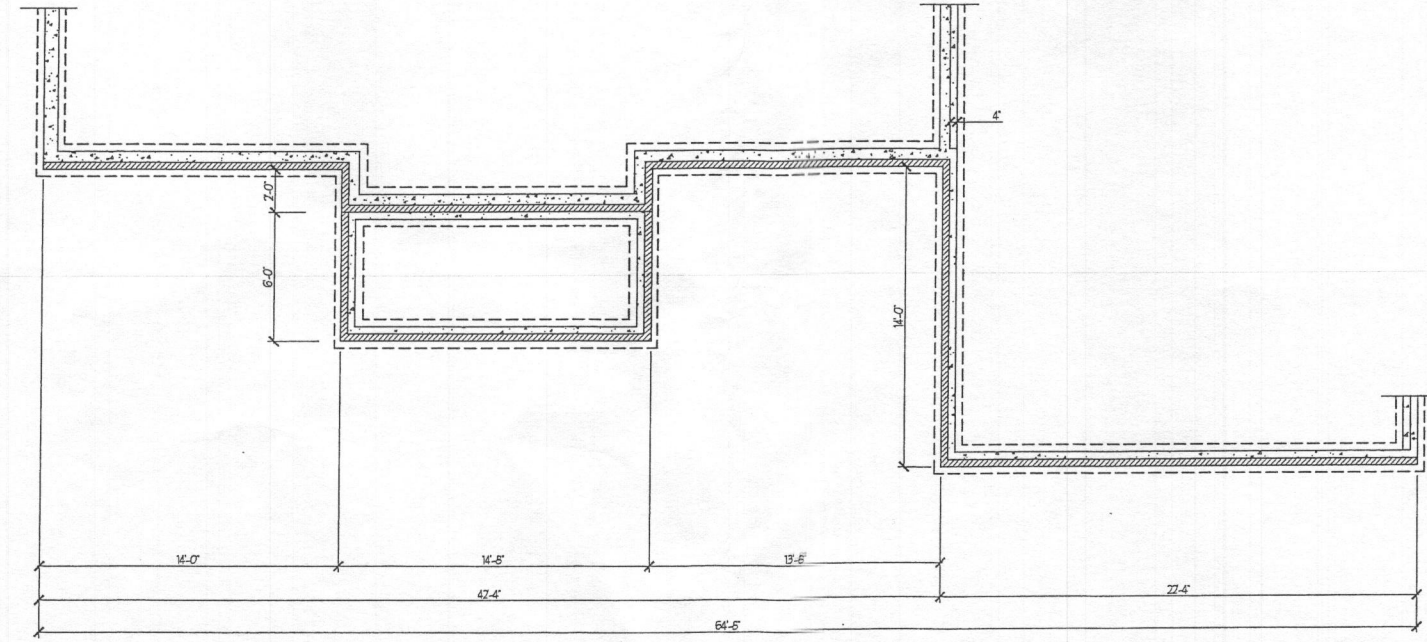


PARTIAL FIRST FLOOR PLAN  
ELEVATION #5



OVERALL DEPTH -41'-0"  
41'-4" W/ BRICK FRONT  
41'-8" W/ BRICK ALL 4 SIDES

PARTIAL FOUNDATION PLAN  
ELEVATION #5



NOTES:  
WINDOW HEADERS ARE: 10'-30" - 2-2x6s  
30'-40" - 2-2x6s  
40'-60" - 2-2x10s  
60'-80" - 2-2x12s

ALL HEADERS IN BEARING WALLS ARE 2-2x12s  
UNLESS NOTED OTHERWISE

WOOD COLUMNS SPECIFIED MAY BE BUILT UP  
OF 2x MEMBERS, FASTENED TOGETHER AS  
REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" o.c.  
UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED JOISTS  
DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL  
2x LUMBER SPECIFIED FOR FLOOR FRAMING IS  
ACCEPTABLE

STEEL COLUMNS TO SUPPORT GARAGE BEAM  
ARE STANDARD WEIGHT PIPE COLUMNS A501  
OR A53 GRADE B, TO CARRY 13,000 LBS

REVISED 11/15

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

| DATE     | REVISION          | DATE | REVISION |
|----------|-------------------|------|----------|
| 11/10/10 | PORCH WALL DETAIL |      |          |
|          |                   |      |          |
|          |                   |      |          |
|          |                   |      |          |

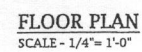
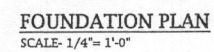
Date: 5/15  
Scale: 1/4" = 1'-0"  
Drawn: TIM

Drawing: PARTIAL PLANS- LEVATION 5  
Project: WILLIAMSBURG GROUP  
THE RUTLEDGE  
ESTATE HOME

1067 RE  
Project No.

5e

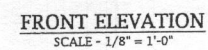
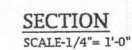




WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

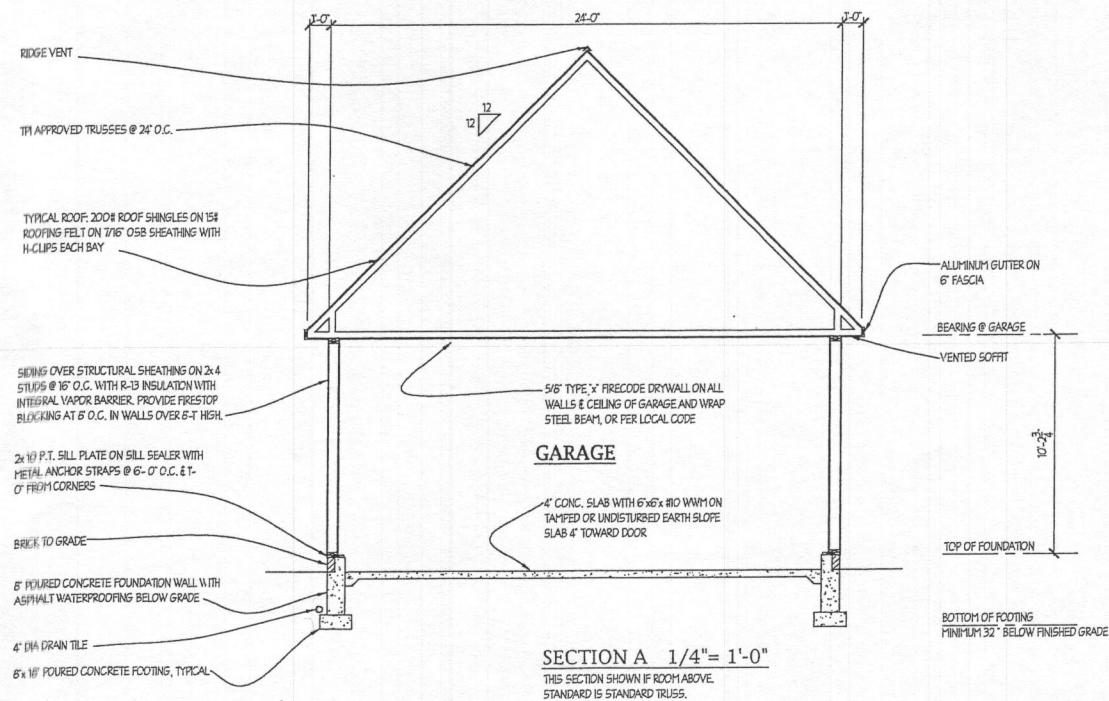
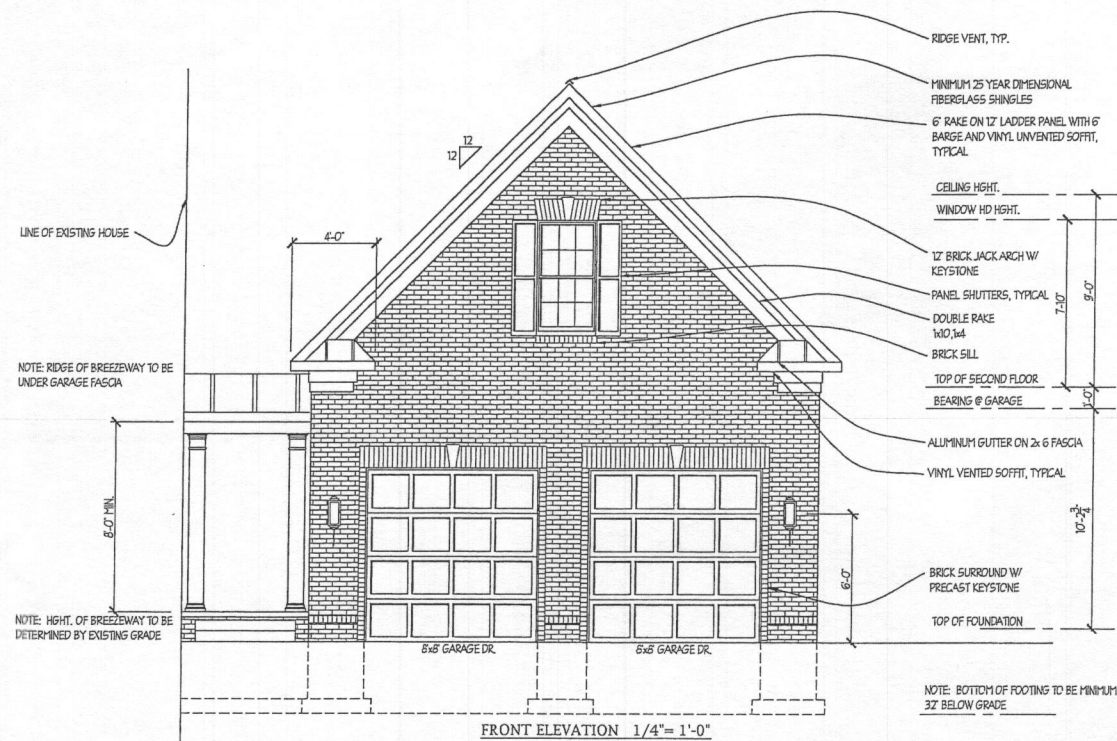
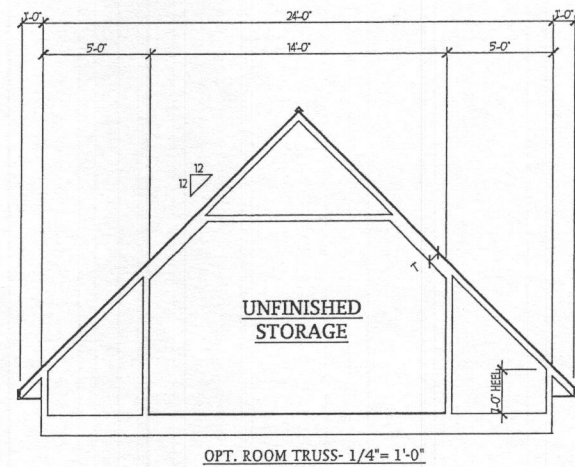
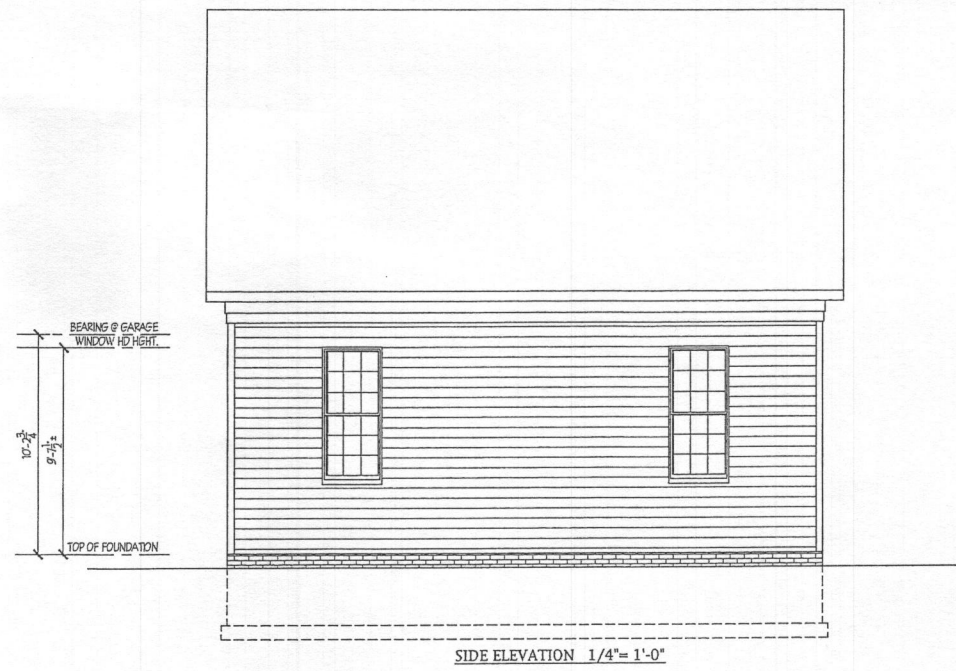
ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc.  
UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS  
DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL  
2x LUMBER SPECIFIED FOR FLOOR FRAMING IS  
ACCEPTABLE.



REVISÉD 12/16





REVISED 1/16

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

| DATE | REVISION | DATE | REVISION |
|------|----------|------|----------|
|      |          |      |          |
|      |          |      |          |
|      |          |      |          |
|      |          |      |          |

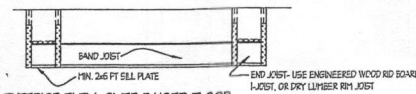
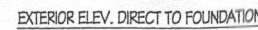
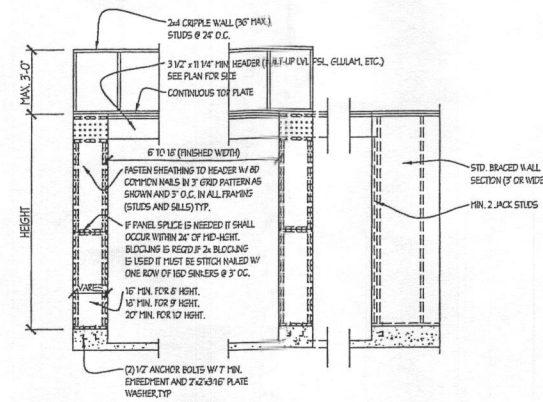
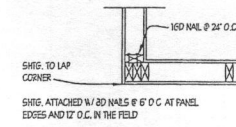
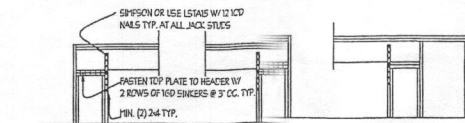
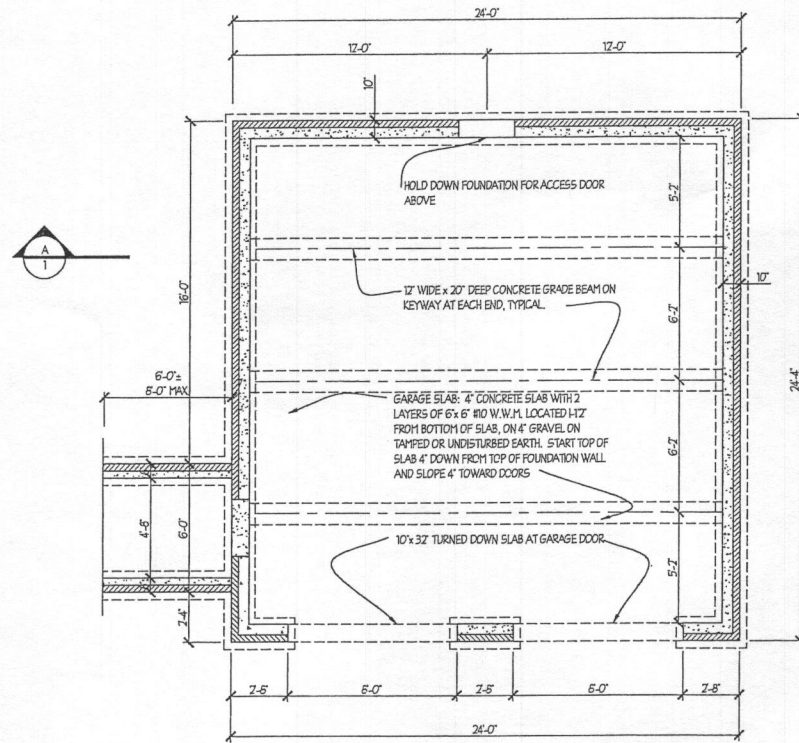
Date: 1/16  
Scale: 1/4"=1'-0"  
Drawn: TIM

Drawing: DETACHED GARAGE ELEV, SECTION  
Project: WILLIAMSBURG GROUP  
THE RUTLEDGE ESTATE HOME

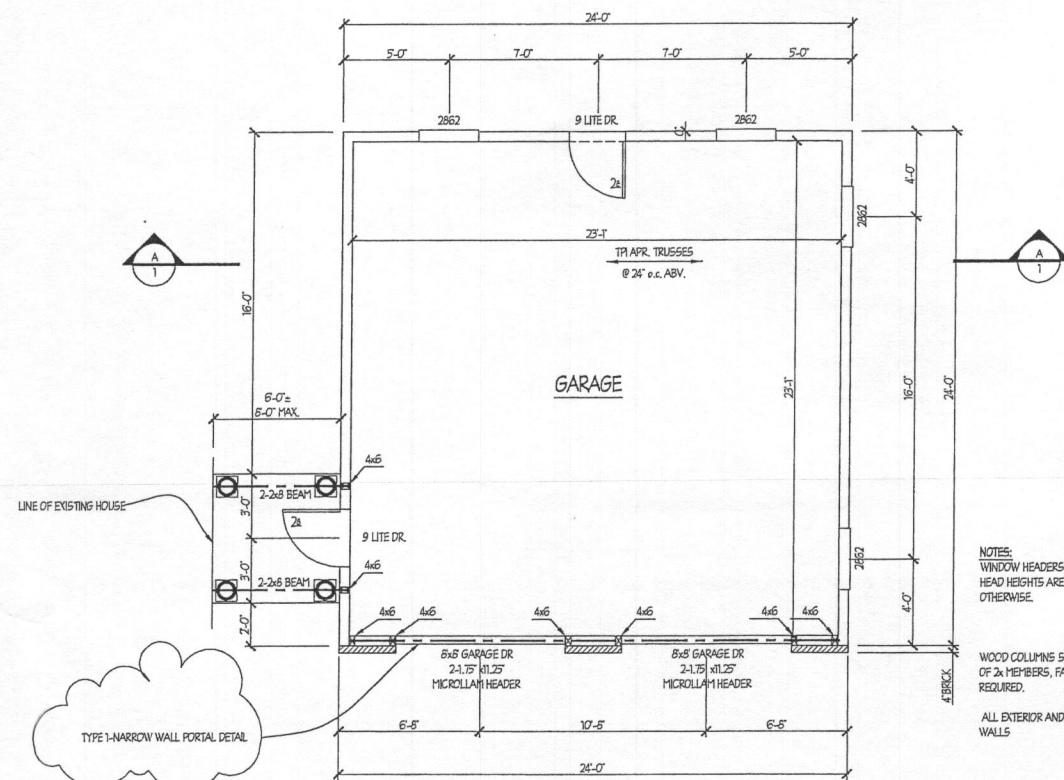
1067 RE  
Project No.

8i





NARROW WALL PORTAL DETAILS - TYPE 1



NOTES:  
WINDOW HEADERS ARE 2-2x10'S AND ROUGH  
HEAD HEIGHTS ARE AT 7'-11 3/8" UNLESS NOTED  
OTHERWISE.

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR AND BEARING WALLS TO BE 2x6  
WALLS

REVISÉD 1/16

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

|  |       |           |       |           |
|--|-------|-----------|-------|-----------|
|  | DATE: | REVISION: | DATE: | REVISION: |
|  |       |           |       |           |
|  |       |           |       |           |
|  |       |           |       |           |
|  |       |           |       |           |

|                   |
|-------------------|
| Date: 1/16        |
| Scale: 1/4"=1'-0" |
| Drawn: TIM        |

**Drawing:** DETACHED GARAGE ELEV, SECTION  
**Project:** WILLIAMSBURG GROUP  
THE RUTLEDGE  
ESTATE HOME

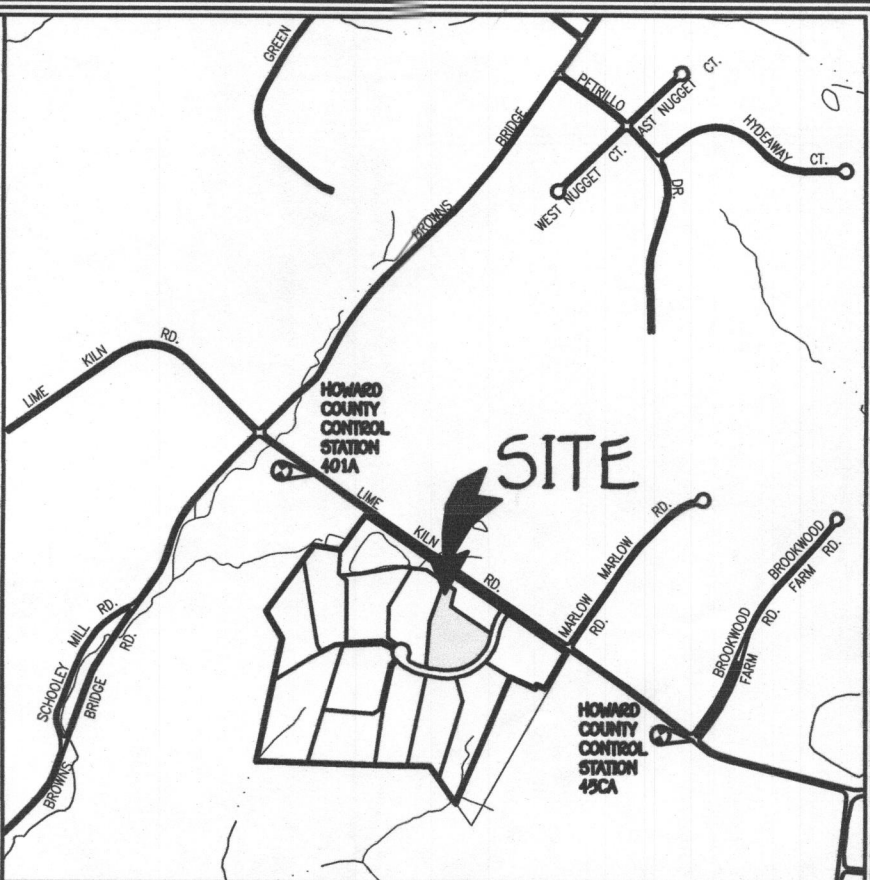
1067 RE  
Project No.

8j



| SOILS LEGEND |   |       |          |
|--------------|---|-------|----------|
| SOIL         | NAME  | CLASS | K FACTOR |
| BeB          | Benevolat silt loam, 3 to 8 percent slopes                  | C     | 0.43     |
| GgB          | Glenelg loam, 3 to 8 percent slopes                         | B     | 0.28     |
| GgC          | Glenelg loam, 8 to 15 percent slopes                        | B     | 0.28     |
| GmB          | Glenville silt loam, 3 to 8 percent slopes                  | C     | 0.43     |
| MaC          | Manor loam, 8 to 15 percent slopes                          | B     | 0.28     |
| MaD          | Manor loam, 15 to 25 percent slopes                         | B     | 0.28     |
| MkF          | Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky | B     | 0.32     |
| WhB          | Willshire silt loam, 3 to 8 percent slopes                  | C     | 0.20     |

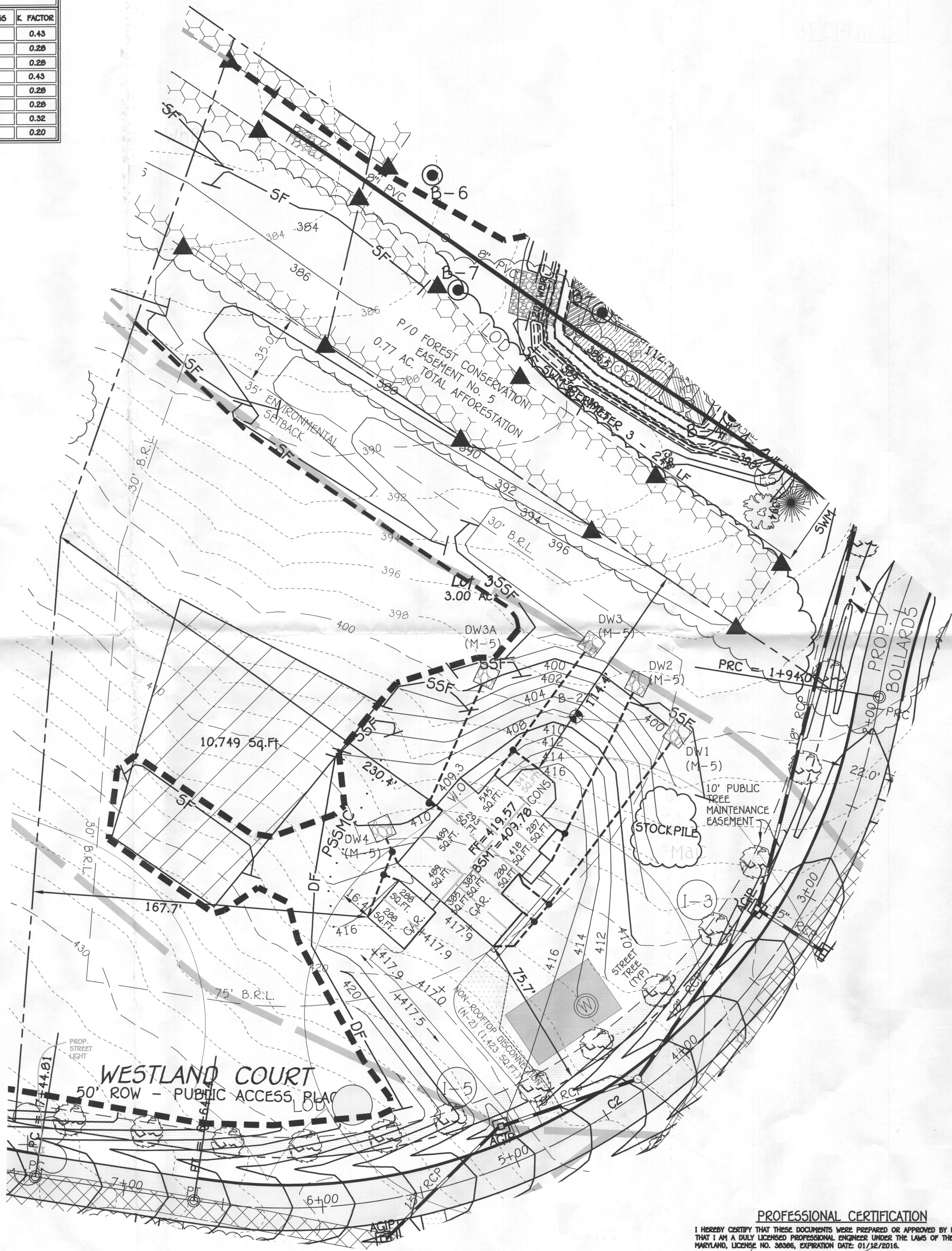
| LEGEND     |   |        |                                  |
|------------|---|--------|----------------------------------|
| SYMBOL     | DESCRIPTION   | SYMBOL | DESCRIPTION                      |
| ---        | EXISTING 2' CONTOURS                                      | ---    | PROPOSED CONTOUR                 |
| ---        | EXISTING 10' CONTOURS                                     | +      | SPOT ELEVATION                   |
| GgB<br>GgC | SOILS LINES AND TYPE                                      | ---    | LIMITS OF DISTURBANCE            |
| ---        | EXISTING TREELINE   | ---    | PROPOSED TREELINE                |
| ---        | 15% TO 24.9% STEEP SLOPES                                 | ---    | PROPOSED PAVING                  |
| ---        | 25% AND GREATER STEEP SLOPES                              | 544    | BORING (PERC) TEST HOLE          |
| ---        | 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT | ---    | SILT FENCE                       |
| ---        | STREAM BANK BUFFER  | ---    | EROSION CONTROL MATTING          |
| ---        | EXISTING CENTERLINE OF STREAM                             | ---    | SUPER SILT FENCE                 |
| ST1        | SPECIMEN TREE   | ---    | DIVERSION FENCE                  |
| ---        | PROPOSED FOREST CONSERVATION EASEMENT                     | ---    | STABILIZES CONSTRUCTION ENTRANCE |
| ---        | TREE PROTECTIVE FENCING                                   | ---    | DRAINAGE AREA DIVIDE             |



VICINITY MAP  
SCALE : 1" = 1200'

#### GENERAL NOTES

- SUBJECT PROPERTY IS ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY: 45.28 AC.
- NUMBER OF PROPOSED BUILDABLE LOTS: 12
- NUMBER OF PROPOSED OPEN SPACE LOTS: 1
- TOTAL NUMBER OF LOTS = 13
- AREA OF PROPOSED BUILDABLE LOTS = 39.70 AC.
- AREA OF PROPOSED OPEN SPACE LOTS = 4.53 AC.
- AREA OF PROPOSED ROAD RIGHT OF WAY WIDENING = 0 AC.
- AREA OF PROPOSED ROAD (INTERIOR) RIGHT OF WAY = 1.25 AC.
- TOTAL AREA OF SUBDIVISION = 45.28 AC.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT.
- ALL WELL AND SEPTIC FIELDS WITHIN 100' OF PROPERTY'S BOUNDARY HAVE BEEN SHOWN.
- ALL PERCOLATION TEST HOLES AND THEIR ELEVATIONS HAVE BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC.
- PRIVATE WATER AND SEWAGE WILL BE USED WITHIN THIS SITE.
- THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT.
- BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT OCTOBER 23, 1991.
- APFO TRAFFIC STUDY WAS PREPARED BY HARS GROUP, DATED NOVEMBER, 2014.
- FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER, 2008.
- WETLANDS EVALUATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARDENES DATED FEBRUARY, 2009 AND SUBMITTED WITH SP-09-010. EXCAVATIONS TO DETERMINE DEPTH TO ROCK AND WATER IN THE AREAS AROUND THE MICRO-BORERENTIONS AND DRYWELLS WERE CONDUCTED ON-SITE IN NOVEMBER, 2014.
- SOILS INFORMATION BASED ON NRCS WEBSOIL SURVEY AND SOIL MAP NO. 22 SOIL SURVEY, HOWARD COUNTY.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE TO THE BEST OF OUR KNOWLEDGE.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. DATED JANUARY 2006 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT APRIL, 2006 AND JANUARY, 2015.
- THERE ARE AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.1166.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 9 AND A BIORETENTION IN ACCORDANCE WITH CHAPTER 9 ARE BEING UTILIZED.
- PRIOR HOWARD COUNTY DPZ FILE NUMBERS: F-15-038, F-10-103, SP-09-011, WP-10-014, WP-13-076, WP-15-023, ECP-15-028, WP-15-166.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT NO. 407A N 541,725.7807 E 1,325,316.7971 N 540,070.9730 E 1,327,702.7218
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MESS UTILITY" AT 1-800-297-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- STANDARD SEDIMENT CONTROL PLAN MAY NOT BE UTILIZED TO OBTAIN GRADING PERMITS FOR THIS PROJECT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 - 1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 44-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



#### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38306, EXPIRATION DATE: 01/12/2016.

Alphonse J. Luta 2/24/17  
Signature Of Professional Engineer DATE



#### PERMIT PLAN WESTLAND FARM ESTATES LOT 3

TAX MAP #45 PARCEL: 28  
ZONED: RR-DEO  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: FEBRUARY, 2017

OWNER  
WILLIAMSBURG GROUP, LLC  
C/O BOB CORBETT  
5405 HARBERS FARM ROAD, SUITE 200  
COLUMBIA, MARYLAND 21044  
410-997-0800

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CORPORATE OFFICE: 10275 BALTIMORE NATIONAL PIKE  
ELKRTON CITY, MARYLAND 21042  
(410) 461-2895



## Oswald, Hank

---

**From:** Bob Corbett <BobCorbett@williamsburgllc.com>  
**Sent:** Friday, March 10, 2017 8:08 AM  
**To:** Oswald, Hank  
**Subject:** RE: B17000819\_Floor Plans and OSDS Plan

Hi Hank!

Fisher Collins is being very slow at getting the septic plan done for this particular lot but will have it done within the next few days at which time I will deliver to you with floor plans as usual.

Thanks

*Bob Corbett*

Vice President  
Williamsburg Group LLC  
Cell # 410-977-3343

---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Thursday, March 9, 2017 10:53 AM  
**To:** Bob Corbett  
**Subject:** B17000819\_Floor Plans and OSDS Plan

Hi Bob:

This office is in receipt of a building permit (B17000819) for a SFD located 12510 Westland Court. Please forward a copy of the floor plans (1 copy) and septic plans (2 copies) to the Health Department. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
410.313.2648 (Fax)



## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, March 09, 2017 10:53 AM  
**To:** BOBCOR8ETT@WILLIAMSBURGLLC.COM  
**Subject:** B17000819\_Floor Plans and OSDS Plan

Hi Bob:

This office is in receipt of a building permit (B17000819) for a SFD located 12510 Westland Court. Please forward a copy of the floor plans (1 copy) and septic plans (2 copies) to the Health Department. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
410.313.2648 (Fax)