

Permits: 410-313-2455
Inspections: 410-313-1810
Automated Line: 410-313-3800

Howard County Building/Fire Permit Application
Department of Inspections, Licenses & Permits
3430 Court House Drive
Ellicott City, MD 21043

Permit Number:

B15002688

Building Address: 18317 Chelsea Knolls Drive
Mt. Airy MD 21771
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Chelsea Knolls
Section: _____ Area: _____ Lot: 3
Tax Map: 12 Parcel: 78 Grid: 5
Zoning: RC-DEO Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant Lot
Proposed Use: New - Single Family
Estimated Construction Cost: \$250,000
Description of Work: Model Parker with 4 ft extension
2 story full basement
10R, 2FB, 1HB and 2 CarGarage (4 bdrm) w/
optional fireplace and deck

Occupant or Tenant: Ryan Homes
Was tenant space previously occupied? ☐ Yes ☒ No

Contact Name: Daren Snyder
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
Phone: 410.796.0980 Fax: _____
Email: dsnyder@nvrinc.com

Property Owner's Name: Ryan Homes
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
Home Phone: _____ Work Phone: 410.796.0980
Applicant's Name & Mailing Address, (If other, than stated herein): _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: Ryan Homes
Contact Person: Daren Snyder
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
License No.: 56
Phone: 410.796.0980 Fax: 410.796.7094
Email: dsnyder@nvrinc.com

Engineer/Architect Company: Fisher, Collins, & Carter
Responsible Design Prof.: Stephanie Tuite
Address: 10272 Baltimore National Pike
City: Ellicott City State: MD Zip Code: 21042
Phone: 410.461.2855 Fax: _____
Email: _____

BUILDING DESCRIPTION - COMMERCIAL

Building Characteristics	Utilities
Height:	Water Supply
No. of stories:	☐ Public
Gross area, sq. ft./floor:	☐ Private
	Sewage Disposal
Area of construction (sq. ft.):	☐ Public
	☐ Private
Use group:	Electric: ☐ Yes ☐ No
	Gas: ☐ Yes ☐ No
	Heating System
Construction type:	☐ Electric ☐ Oil
☐ Reinforced Concrete	☐ Natural Gas ☐ Propane Gas
☐ Structural Steel	
☐ Masonry	Sprinkler System:
☐ Wood Frame	☐ N/A
☐ State Certified Modular	☐ Full
Roadside Tree Project Permit	☐ Partial
☐ Yes ☐ No	☐ Other Suppression
Roadside Tree Project Permit#	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics	Utilities
☒ SF Dwelling ☐ SF Townhse	Water Supply
Depth Width	☐ Public
1 st floor: 56 50	☒ Private
2 nd floor: 42 50	Sewage Disposal
Basement: 56 50	☐ Public
☒ Finished Basement	☒ Private
☐ Unfinished Basement	Electric: ☒ Yes ☐ No
☐ Crawl Space	Gas: ☒ Yes ☐ No
☐ Slab on Grade	Heating System
No. of Bedrooms: 4	☐ Electric
Multi-family Dwelling	☐ Oil
No. of efficiency units:	☐ Natural Gas
No. of 1 BR units:	☒ Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	Roadside Tree Project Permit
Roof:	☐ Yes ☒ No
☐ State Certified Modular	Roadside Tree Project Permit#
☐ Manufactured Home	

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

dsnyder@nvrinc.com

Email Address

Cost Manager

Title/Company

Daren Snyder

Print Name

Date

RECEIVED

JUN 19 2015

LICENSES & PERMITS
DIVISION

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)	9/4/2015	[Signature]
Health		
Fire Protection		
Is Sediment Control approval required for issuance?	☒ Yes ☐ No	
☐ CONTINGENCY CONSTRUCTION START		
☐ ONE STOP SHOP		

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

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$

check# 850767
+ 850768

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA
T:\Operations\Updated Forms\New building app 11.10.2010.docx

Approved Septic System Plan

10:00 County Health Department

B15002688 FENISTON

Approved as described

2/10/2016

REVISÉ

Date: 11-2-15

Comments: rent house
type to
Ravenna

B15002688

OWNER

CHelsea Knolls, LC
1355 BEVERLY RD. SUITE 240
McLEAN, VIRGINIA 22101
(703) 734-9730
(301) 720-3021

DEVELOPER

RYAN HOMES, INC.
ATTN: KEVIN BOWSER
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-796-0980

PERMIT PLAN

CHELSEA KNOLLS

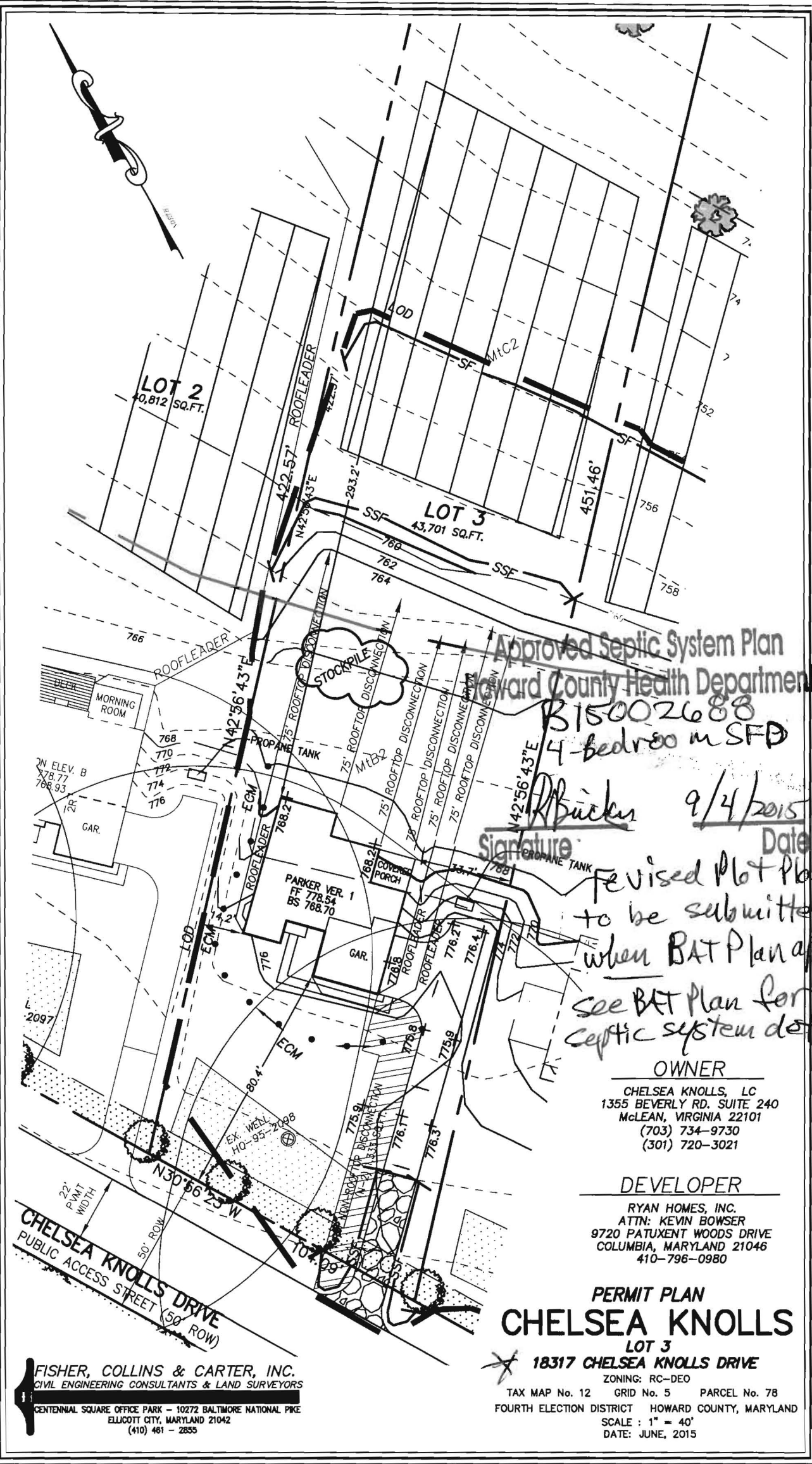
LOT 3
10317 CHELSEA KNOLLS DRIVE

ZONING: RC-D20

TAX MAP No. 12 GRID No. 5 PARCEL No. 78
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE : 1" = 40'
DATE: OCTOBER, 2015 (REVISED)

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

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2855



Approved Septic System Plan
Howard County Health Department

B15002688
4-bedroom SFD

R. Bucken 9/4/2015
Signature Date

Revised Plot Plan
to be submitted
when BAT Plan approved
See BAT Plan for
septic system details

OWNER
CHELSEA KNOLLS, LC
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(301) 720-3021

DEVELOPER
RYAN HOMES, INC.
ATTN: KEVIN BOWSER
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-796-0980

PERMIT PLAN
CHELSEA KNOLLS

LOT 3
18317 CHELSEA KNOLLS DRIVE

ZONING: RC-DEO
TAX MAP No. 12 GRID No. 5 PARCEL No. 78
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
DATE: JUNE, 2015

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 481-2855



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.: 1410000325

Building Address: 13317 Eastern Avenue N

City: MD State: MD Zip Code: 20771

Suite/Apt. # _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: C. H. B. B. B.

Section: _____ Area: _____ Lot: 3

Tax Map: 12 Parcel: 78 Grid: 5

Zoning: _____ Map Coordinates: _____ Lot Size: 100308

Existing Use: 40

Proposed Use: SDP

Estimated Construction Cost: \$ 3000

Description of Work: 105611 1000 gallon underground propane tank

Occupant or Tenant: _____

Was tenant space previously occupied? ☐ Yes ☐ No

Contact Name: _____

Address: 00000

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

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

Property Owner's Name: Eastern Avenue LLC
Address: 13317 Eastern Avenue N
City: MD State: MD Zip Code: 20771
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)

Applicant's Name: Eastern Avenue LLC
Address: 13317 Eastern Avenue N
City: MD State: MD Zip Code: 20771
Phone: 410-313-2455 Fax: _____
Email: info@easternavenue.com

Contractor Company: _____

Contact Person: Deanna Brown

Address: 1625 Howard Avenue

City: MD State: MD Zip Code: 20771

License No.: 91215

Phone: 410-244-5086 Fax: _____

Email: _____

Engineer/Architect Company: _____

Responsible Design Prof.: _____

Address: 00000

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Utilities
Water Supply
☐ Public
☒ Private
Sewage Disposal
☐ Public
☐ Private
Electric: ☐ Yes ☐ No
Gas: ☐ Yes ☐ No
Heating System
☐ Electric ☐ Oil
☐ Natural Gas ☐ Propane Gas
☐ Other:
Sprinkler System:
☐ Yes ☒ 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		<u>Hobbes RB</u>
Is Sediment Control approval required for issuance? ☐ Yes ☐ No		
☐ CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION
Front:
Rear:
Side: <u>1</u>
Side St.: <u>1</u>
All minimum setbacks met? ☐ Yes ☐ No
Is Entrance Permit Required? ☐ Yes ☐ No
Historic District? ☐ Yes ☐ 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	#

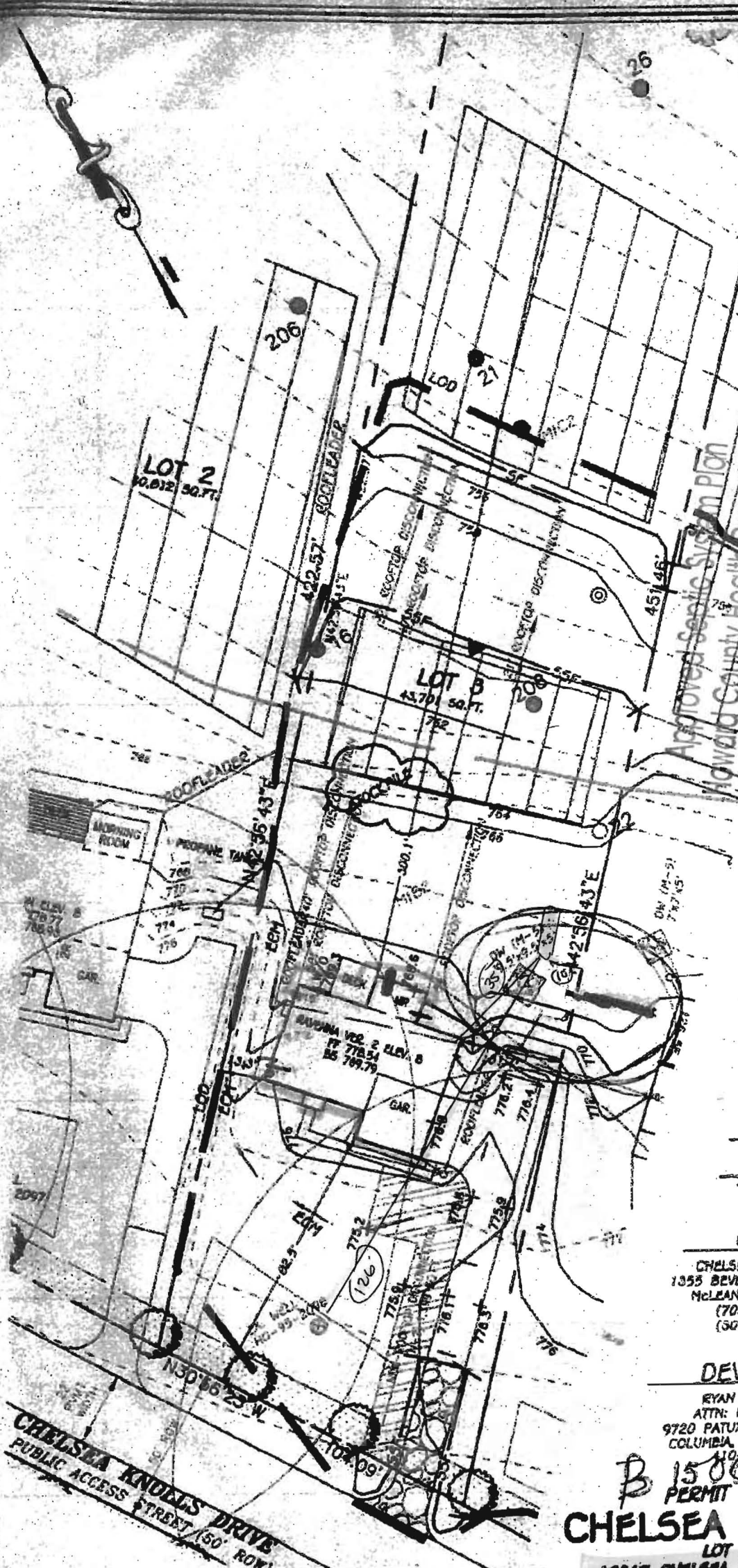
Distribution of Copies: White: Building Officials

Green: PSZA,Zoning

Yellow: PSZA,Engineering

Pink: Health

Gold: SHA



Approved Sewer System Plan
Howard County Health Department

LP tank approved
* only in location illustrated

[Signature]
Signature

2/10/2016
Date

- KEY**
- PROPOSED
 - EXISTING
 - SEWER
 - WATER
 - ROOF EASEMENT
 - SEWAGE EASEMENT
 - SEWAGE TANK
 - SEWAGE PUMP

OWNER

CHELSEA KNOLLS, LC
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(501) 720-5021

DEVELOPER

RYAN HOMES, INC.
ATTN: KEVIN BOWSER
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
(410) 796-0200

B 15002688
PERMIT PLAN

CHELSEA KNOLLS
LOT 3

10317 CHELSEA KNOLLS DRIVE

ZONING: RC-DPO
TAX MAP No. 12 GRID No. 5 PARCEL No. 78
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
DATE: OCTOBER, 2013 (REVISED)

CHELSEA KNOLLS DRIVE
PUBLIC ACCESS STREET (50' ROW)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: 10070 BALTIMORE NATIONAL PIKE
CLARKS CRY, MARYLAND 21042
(410) 461-2200

RESIDENTIAL BUILDING PERMIT PERMIT FEE AND EXCISE TAX WORKSHEET

REVISED 11-2-15

PERMIT NUMBER B15002688

OWNER Ryan Horos ADDRESS Model: Ravenna w/ main room
 CONSTRUCTION PHASE: New X Addition _____ Alteration _____ Temporary & bonus room
 IRC USE GROUP: R-3 DESCRIPTION OF WORK: _____
2 story full bsmt, 10R, 2 FB, 1 HB & Garage (4 BR) opt FP

BUILDING	FRONT	DEPTH	HEIGHT	AREA	AREA
1	52'	48'	10	1882	
2	52'	30'	10	1565	
3	52'	48	10	1320	
				GSF = <u>4767</u>	OGSF =

Footings	Foundation	Walls	Roof	Other
<u>16x8</u>	<u>8" concrete</u>	<u>GV siding</u>	<u>Asp Gable</u>	

Residential Fee Calculations:

Residential - A building which contains one or more dwelling unit, including boarding houses but not including transient accommodations such as hotels, country inns or bed and breakfast inns. Residential includes uses accessory to building units such as attached garages or home occupations, but does not include non-residential uses in mixed use structures.

BPF = 4767 _{GSF} x \$.18 = \$ 858.66 _{Permit Fee} x 10% (Tech Fee) = 85.81
 ET = 4767 _{OGSF} x \$1.04 = \$ 4957.68 _{Excise Tax} PSFS = 4767 _{OGSF} x \$1.19 = \$ 5672.73

BPF = Building Permit Fee OGSF = Occupiable Gross Square Feet GSF = Gross Square Feet ET = Excise Tax PSFS = Public School Facilities Surcharge
 Note: OGSF calculations may differ from GSF calculations when computing excise tax.

PERMIT FEE, TECHNOLOGY FEE, SCHOOL SURCHARGE AND EXCISE TAX TOTAL: \$ _____

References: Chapter 285, Acts of the Maryland General Assembly of 1992; Howard County Code Sections 20.503; County Council Resolution 58-2008; 2004 Legislation House Bill 1445; 2006 International Residential Code for One and Two Family Dwellings

BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____

Ryan Homes

B15002688
REVISION
11/2/15

RECEIVED

October 30, 2015

NOV - 2 2015

**LICENSES & PERMITS
DIVISION**

Ms. Debbie Whalen
Division of Plan Review
Howard County Department of Inspections, Licenses, and Permits
3430 Courthouse Drive
Ellicott City, MD 21043

Dear Ms. Whalen:

Please amend the following permit to change the house type being constructed from the Parker to the Ravenna w/Morning Room AND Deck. Enclosed is a new Plot Plan showing the changed house type, blueprints, a permit worksheet, and a check for fifty dollars. If you have any questions with regards to this request...please call me at 443-574-1962. Thank you for your time with regards to this matter.

Building Permit # - B15002688

Address – 18317 Chelsea Knolls Drive

Sincerely,

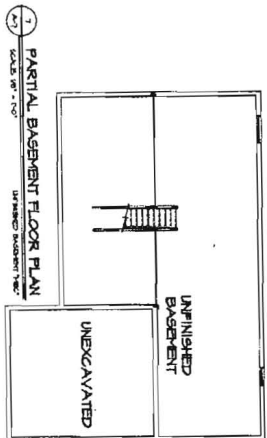
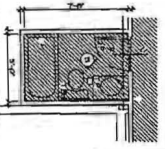
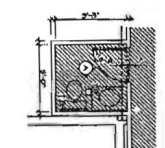
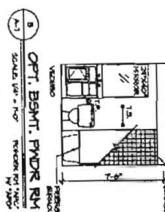
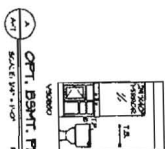
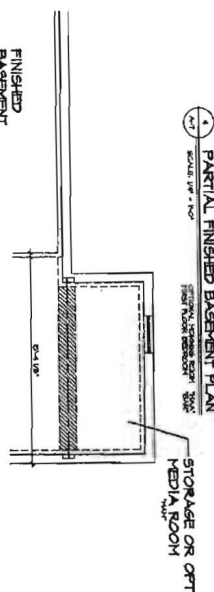
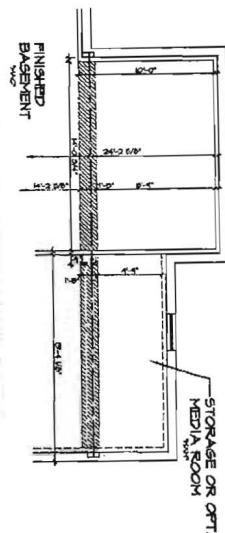
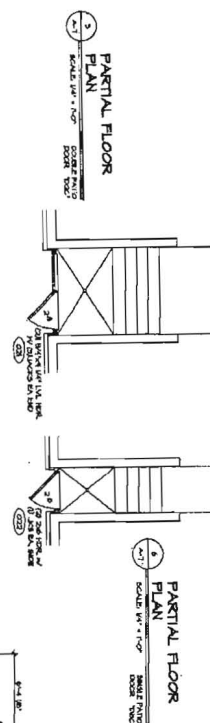


11/2/15

Daren Snyder
Ryan Homes
Costing Manager

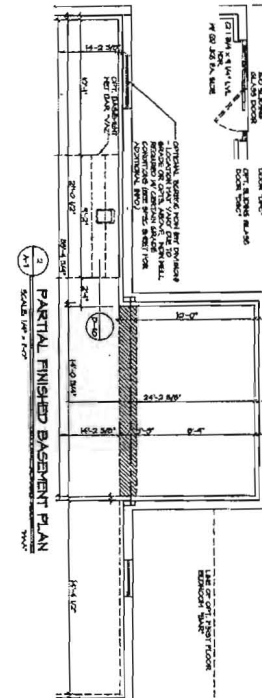
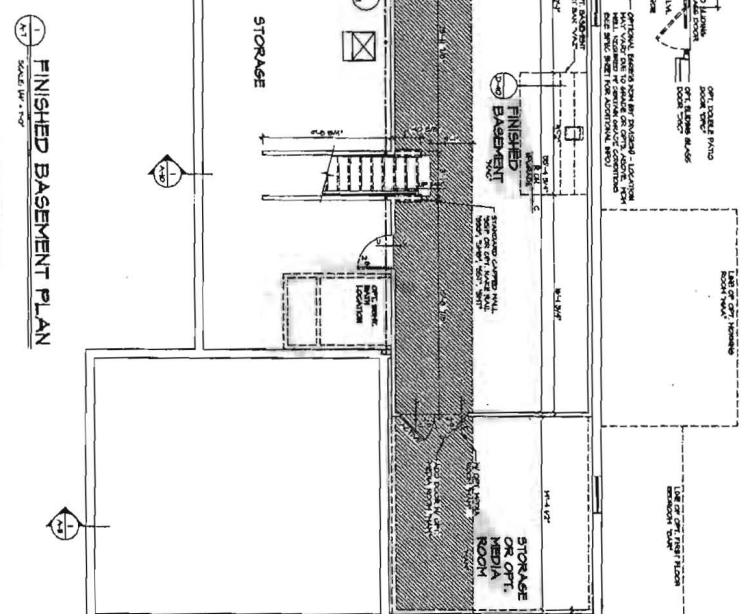
Chika Kulk Lot 3 18317 Chika Kulk Dr. B/500.2.658

04/28/2016



STRUCTURAL LEGEND
1. UNFINISHED BASEMENT FLOOR
2. FINISHED BASEMENT FLOOR
3. UNFINISHED BASEMENT WALL
4. FINISHED BASEMENT WALL
5. UNFINISHED BASEMENT CEILING
6. FINISHED BASEMENT CEILING
7. UNFINISHED BASEMENT ROOF
8. FINISHED BASEMENT ROOF
9. UNFINISHED BASEMENT STAIR
10. FINISHED BASEMENT STAIR
11. UNFINISHED BASEMENT DOOR
12. FINISHED BASEMENT DOOR
13. UNFINISHED BASEMENT WINDOW
14. FINISHED BASEMENT WINDOW
15. UNFINISHED BASEMENT PORCH
16. FINISHED BASEMENT PORCH
17. UNFINISHED BASEMENT PATIO
18. FINISHED BASEMENT PATIO
19. UNFINISHED BASEMENT DRIVEWAY
20. FINISHED BASEMENT DRIVEWAY
21. UNFINISHED BASEMENT GARAGE
22. FINISHED BASEMENT GARAGE
23. UNFINISHED BASEMENT PORCH
24. FINISHED BASEMENT PORCH
25. UNFINISHED BASEMENT PATIO
26. FINISHED BASEMENT PATIO
27. UNFINISHED BASEMENT DRIVEWAY
28. FINISHED BASEMENT DRIVEWAY
29. UNFINISHED BASEMENT GARAGE
30. FINISHED BASEMENT GARAGE

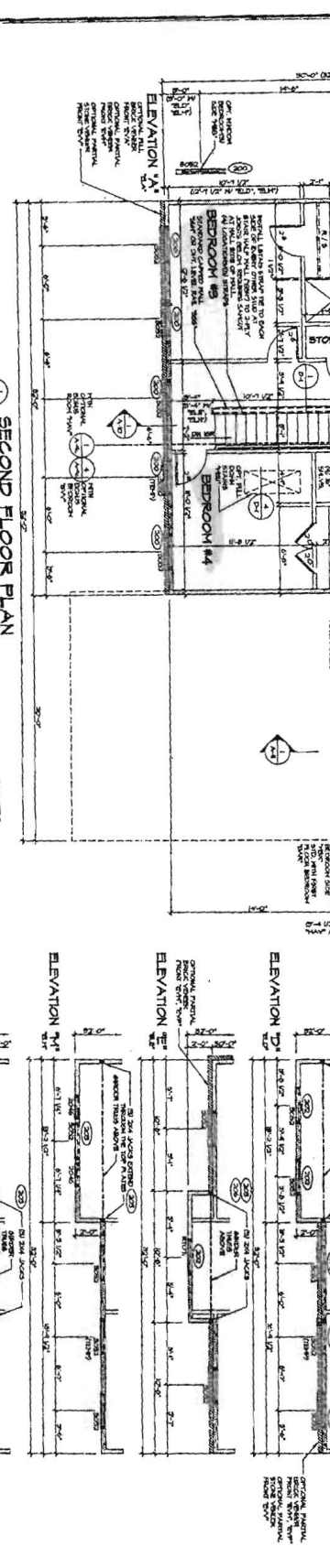
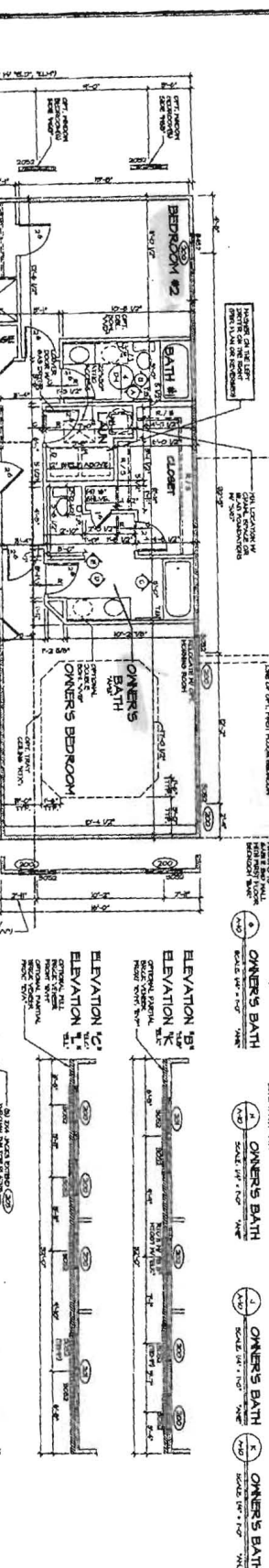
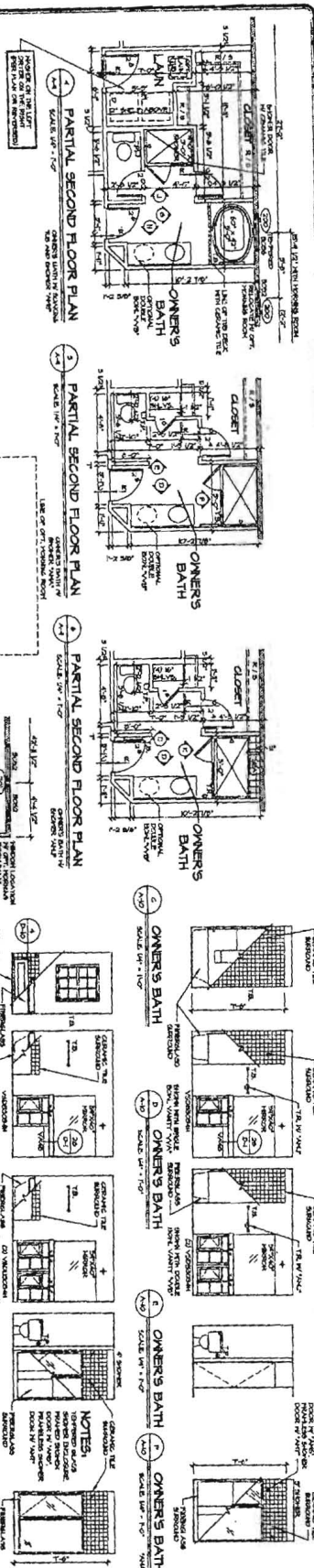
- STRUCTURAL NOTES:
1. ALL WALLS AND PARTIAL WALLS SHALL BE CONCRETE.
 2. ALL FLOORS SHALL BE CONCRETE.
 3. ALL CEILING SHALL BE CONCRETE.
 4. ALL ROOF SHALL BE CONCRETE.
 5. ALL STAIRS SHALL BE CONCRETE.
 6. ALL DOORS SHALL BE CONCRETE.
 7. ALL WINDOWS SHALL BE CONCRETE.
 8. ALL PORCHES SHALL BE CONCRETE.
 9. ALL PATIOS SHALL BE CONCRETE.
 10. ALL DRIVEWAYS SHALL BE CONCRETE.
 11. ALL GARAGES SHALL BE CONCRETE.
 12. ALL PORCHES SHALL BE CONCRETE.
 13. ALL PATIOS SHALL BE CONCRETE.
 14. ALL DRIVEWAYS SHALL BE CONCRETE.
 15. ALL GARAGES SHALL BE CONCRETE.



SHEET NO. A-7	PROJECT RAYENNA	SET NO. RAYENNA	DATE 11/14/12	NVR NVR INC. 11111 N. 111TH AVE. SUITE 100 FREDERICK, MD 21702	REVISIONS 1. 11/14/12 - FIRST VISION OF 2D CONCEPT 2. 11/14/12 - SECOND VISION OF 2D CONCEPT 3. 11/14/12 - THIRD VISION OF 2D CONCEPT 4. 11/14/12 - FOURTH VISION OF 2D CONCEPT 5. 11/14/12 - FIFTH VISION OF 2D CONCEPT 6. 11/14/12 - SIXTH VISION OF 2D CONCEPT 7. 11/14/12 - SEVENTH VISION OF 2D CONCEPT 8. 11/14/12 - EIGHTH VISION OF 2D CONCEPT 9. 11/14/12 - NINTH VISION OF 2D CONCEPT 10. 11/14/12 - TENTH VISION OF 2D CONCEPT
DRAWING TITLE BASEMENT FLOOR PLAN	DRAWING NO. 11/14/12	SET NO. RAYENNA	DATE 11/14/12	NVR NVR INC. 11111 N. 111TH AVE. SUITE 100 FREDERICK, MD 21702	REVISIONS 1. 11/14/12 - FIRST VISION OF 2D CONCEPT 2. 11/14/12 - SECOND VISION OF 2D CONCEPT 3. 11/14/12 - THIRD VISION OF 2D CONCEPT 4. 11/14/12 - FOURTH VISION OF 2D CONCEPT 5. 11/14/12 - FIFTH VISION OF 2D CONCEPT 6. 11/14/12 - SIXTH VISION OF 2D CONCEPT 7. 11/14/12 - SEVENTH VISION OF 2D CONCEPT 8. 11/14/12 - EIGHTH VISION OF 2D CONCEPT 9. 11/14/12 - NINTH VISION OF 2D CONCEPT 10. 11/14/12 - TENTH VISION OF 2D CONCEPT
OPTION DESCRIPTION FOUNDATION WALL REAR	OPTION NO. 11/14/12	SET NO. RAYENNA	DATE 11/14/12	NVR NVR INC. 11111 N. 111TH AVE. SUITE 100 FREDERICK, MD 21702	REVISIONS 1. 11/14/12 - FIRST VISION OF 2D CONCEPT 2. 11/14/12 - SECOND VISION OF 2D CONCEPT 3. 11/14/12 - THIRD VISION OF 2D CONCEPT 4. 11/14/12 - FOURTH VISION OF 2D CONCEPT 5. 11/14/12 - FIFTH VISION OF 2D CONCEPT 6. 11/14/12 - SIXTH VISION OF 2D CONCEPT 7. 11/14/12 - SEVENTH VISION OF 2D CONCEPT 8. 11/14/12 - EIGHTH VISION OF 2D CONCEPT 9. 11/14/12 - NINTH VISION OF 2D CONCEPT 10. 11/14/12 - TENTH VISION OF 2D CONCEPT



SHEET NO. A-8		MODEL RAVENNA FIRST FLOOR PLAN		SET NO. REVISED VERSION 02 DRAWN BY NBS DATE: 11/21/12 OFFICE				THIS DRAWING, INCLUDING ANY REVISIONS, IS THE PROPERTY OF NVR, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR, INC.		REV. NO. DATE REVISION	
43		OTHER DESCRIPTION				REV. NO. DATE REVISION				10 04/01 APPLY 1/2" RIBBY FRONT GARAGE DOOR WITH 1/2" RIBBY HANDLING DOOR	
										11 04/01 REMOVE 1/2" RIBBY FRONT GARAGE DOOR WITH 1/2" RIBBY HANDLING DOOR	
										12 04/01 REMOVE 1/2" RIBBY FRONT GARAGE DOOR WITH 1/2" RIBBY HANDLING DOOR	
										13 04/01 REMOVE 1/2" RIBBY FRONT GARAGE DOOR WITH 1/2" RIBBY HANDLING DOOR	
										14 04/01 REMOVE 1/2" RIBBY FRONT GARAGE DOOR WITH 1/2" RIBBY HANDLING DOOR	
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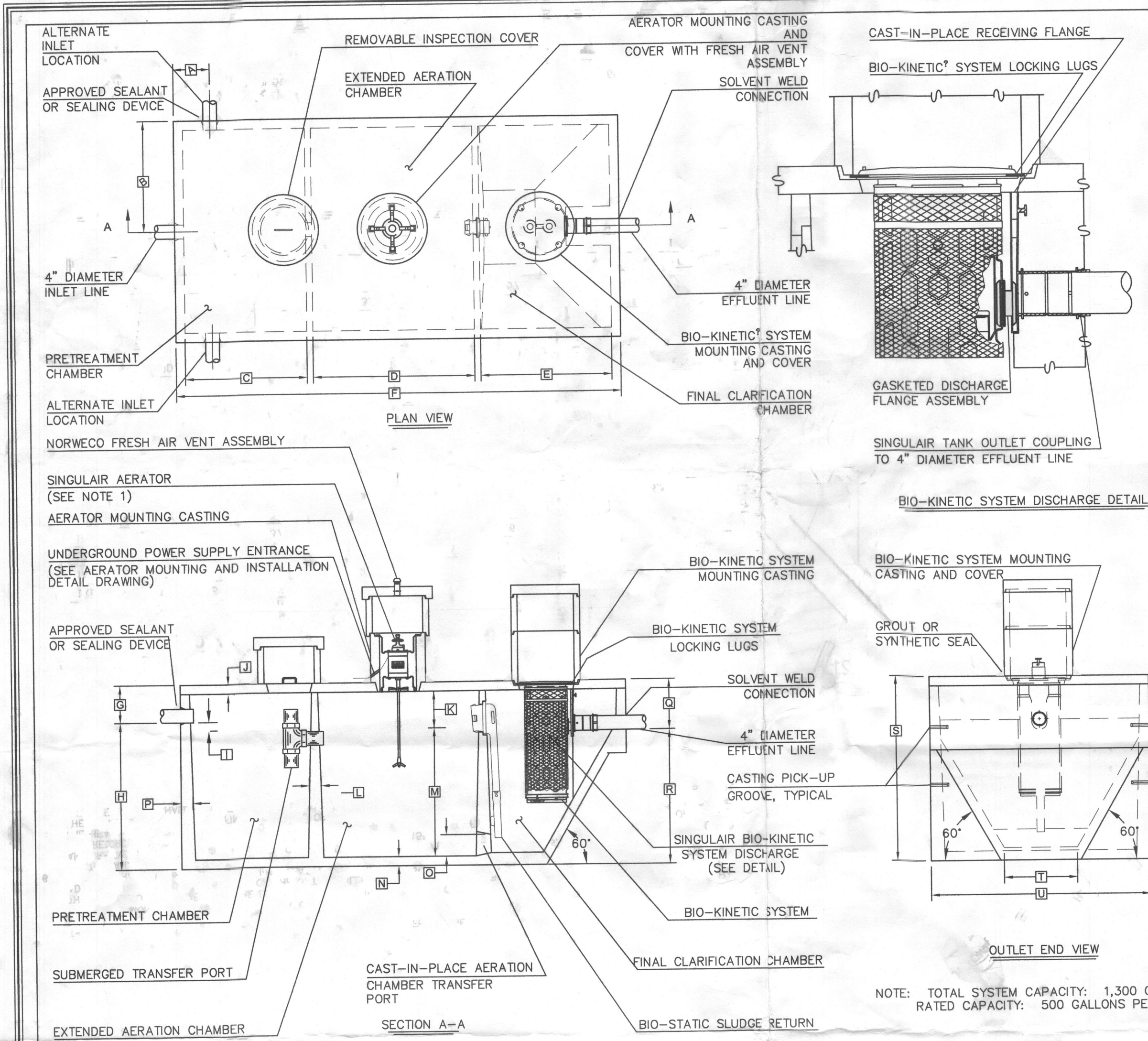
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AVENNA 1000 FLOOR PLAN FOR DESCRIPTION		REV NO. 10/20/00 DATE: 10/20/00 BY: NVR	NVR NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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OK RB



- GENERAL NOTES:**
- SINGULAR AERATOR, AS TESTED AND ACCEPTED BY NSF, OPERATING 60 MINUTES ON / 60 MINUTES OFF.
 - FALL THROUGH SINGULAR[®] PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS TWELVE INCHES BELOW TANK TOP.
 - ON DEEPER INSTALLATIONS, PRECAST RISERS MUST BE USED TO EXTEND AERATOR MOUNTING CASTING AND BIO-KINETIC SYSTEM MOUNTING CASTING TO GRADE.
 - TANK REINFORCED PER ACI STD. 318-05.
 - REMOVABLE COVERS ON RISERS WEIGH IN EXCESS OF SEVENTY-FIVE POUNDS EACH TO PREVENT UNAUTHORIZED ACCESS.
 - CONTACT THE LOCAL, LICENSED SINGULAR DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.

PROJECT ENGINEER'S APPROVAL:
 I (WE) HEREBY CERTIFY THAT THIS DRAWING HAS BEEN CHECKED AND IS APPROVED FOR USE IN CONFORMITY WITH THE CONTRACT DOCUMENTS.

DATE: _____
 NAME: _____

CONTRACTOR'S CERTIFICATION:
 I (WE) HEREBY CERTIFY THAT THIS DRAWING HAS BEEN CHECKED AND IS APPROVED FOR USE IN CONFORMITY WITH THE CONTRACT DOCUMENTS.

DATE: _____
 NAME: _____

CRITICAL DIMENSIONS			
A	1'-0"	N	0'-3"
B	3'-0"	O	0'-6"
C	3'-4"	P	0'-3"
D	4'-5"	Q	1'-4"
E	3'-7"	R	3'-8"
F	12'-2"	S	5'-0"
G	1'-0"	T	2'-0"
H	4'-0"	U	6'-0"
I	0'-3"	V	
J	0'-3"	W	
K	1'-0"	X	
L	0'-2"	Y	
M	3'-6"	Z	

norweco 3-28-07 B
 LOW-PROFILE SINGULAR[®] BIO-KINETIC WASTEWATER TREATMENT SYSTEM
 MODEL TINTLP-500 GPD
 U.S. AND FOREIGN PATENTS PENDING
 BODS
 10-18-06
 NTS
 PG-S-7091

NOTE: TOTAL SYSTEM CAPACITY: 1,300 GALLONS
 RATED CAPACITY: 500 GALLONS PER DAY

- BAT NOTES**
- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
 - THE MAXIMUM COVER OVER THE BAT SHALL BE 3 FEET.
 - THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
 - THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
 - WITHIN ONE MONTH OF INSTALLATION, A PERSON INSTALLING THE BAT SYSTEM SHALL REPORT TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) IN A MANNER ACCEPTABLE TO MDE, THE ADDRESS AND DATE OF COMPLETION OF THE BAT INSTALLATION AND THE TYPE OF BAT INSTALLED. ANY ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
 - AN AGREEMENT AND EASEMENT HAS BEEN COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, LIBER 15565, FOLIO 059.
 - THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.
 - SURFACE RUNOFF SHALL BE DIRECTED AROUND THE BAT TANK.
- SEPTIC SYSTEM ELEVATIONS**
 FFE = 778.54
 BSE = 768.70
 INV. OUT OF HOUSE = 765.26
 PROP GROUND AT C/O = 766.2
 INV. INTO C/O = 762.88
 EX GROUND AT BAT TANK = 766.1
 TOP OF BAT TANK = 763.76
 COVER OVER BAT TANK = 2.34 FT
 INVERT INTO BAT TANK = 762.76
 INVERT OUT OF BAT TANK = 762.43
 EX GROUND AT PUMP TANK = 766.1
 TOP OF PUMP TANK = 763.1
 COVER OVER PUMP TANK = 3 FT
 INVERT INTO PUMP TANK = 762.35
 INVERT OUT OF PUMP TANK = 763.27

SEPTIC SYSTEM DESIGN
 5 BEDROOM HOUSE
 LOADING RATE = 750 GPD
 APPLICATION RATE = 0.8
 EFFECTIVE SIDEWALL, BEGINS AT 4.0 FEET
 TRENCH DEPTH = 5 FEET
 TRENCH WIDTH (W) = 3 FEET
 EFFECTIVE DEPTH (D) = 1.0 FEET
 SF OF DEANFIELD = 750 GPD / 0.8 = 937.5 SF
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D) = (3+2)/(3+1+2(1.0)) = 0.83
 TRENCH LENGTH = 937.5 SF x 0.83 / 3 = 259.4 FEET (USE 262.5 FEET)
 TRENCH SPACING = 2D+W = (2(1.0) + 3) = 5 USE 10'

LOW PRESSURE DOSING SYSTEM - INITIAL INSTALLATION									
TRENCH	GROUND ELEV.	PIPE INVERT ELEV.	TRENCH LENGTH (FT)	LATERAL PIPE LENGTH (FT)	PERFORATION DIAMETER (IN)	HEAD (FT)	PERFORATION FLOW RATE (GPM)	PERFORATION SPACING (FT)	NUMBER OF ORIFICES
1A1	763.0	759.0	37.5	34.82	5/16	2	1.63	5.36	7
1A2	763.0	759.0	37.5	34.82	5/16	2	1.63	5.36	7
1B1	762.2	758.2	37.5	33.75	5/16	3.6	2.18	7.50	5
1B2	762.2	758.2	37.5	33.75	5/16	3.6	2.18	7.50	5
1C1	761.1	757.1	37.5	34.82	5/16	2	1.63	5.36	7
1C2	761.1	757.1	37.5	34.82	5/16	2	1.63	5.36	7
1D	760.2	756.2	37.5	34.30	5/16	2.9	1.96	6.25	6
TOTAL TRENCH FLOW RATE									79.20

TRENCH DESIGN									
TRENCH	GROUND ELEV.	TOP OF STONE ELEV.	PIPE INVERT ELEV.	DEPTH TO STONE FROM GROUND	DEPTH OF TRENCH (FT)	BOTTOM OF TRENCH ELEV.	EFFECTIVE DEPTH (D)	WIDTH OF TRENCHES (W)	TRENCH SPACING
1A1	763.0	760.3	759.0	3.5'	1.5'	758.0	4.0'	1.0'	3.0'
1A2	763.0	760.3	759.0	3.5'	1.5'	758.0	4.0'	1.0'	3.0'
1B1	762.2	758.7	758.2	3.5'	1.5'	757.2	4.0'	1.0'	3.0'
1B2	762.2	758.7	758.2	3.5'	1.5'	757.2	4.0'	1.0'	3.0'
1C1	761.1	757.6	757.1	3.5'	1.5'	756.1	4.0'	1.0'	3.0'
1C2	761.1	757.6	757.1	3.5'	1.5'	756.1	4.0'	1.0'	3.0'
1D	760.2	756.7	756.2	3.5'	1.5'	755.2	4.0'	1.0'	3.0'

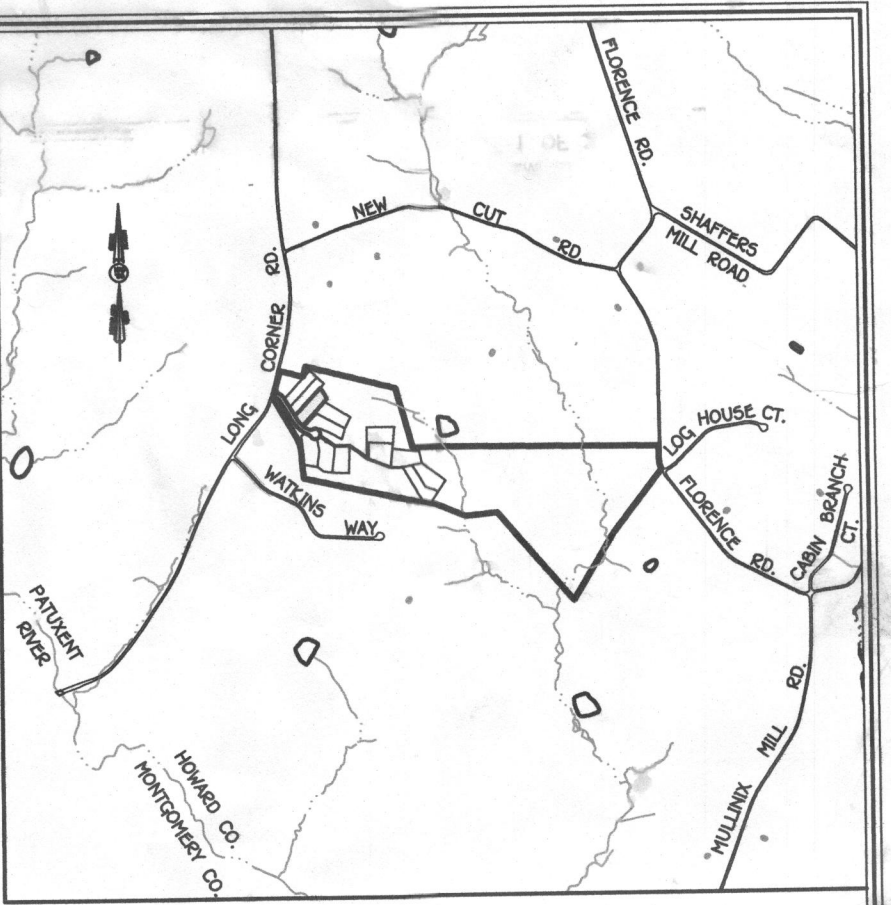
FRICITION LOSS IN 2\"/>

PIPE VOLUMES
 50 LF (3\"/>

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2018.

Stephanie J. Lutz 2/8/16
 Signature Of Professional Engineer DATE

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.5	SPOT ELEVATION
⊙	EXISTING WELL
⊙	EXISTING STREET TREES FROM F-12-072
⊙	EXISTING PERIMETER TREES FROM F-12-072
---	SEPTIC EASEMENT



VICINITY MAP
 SCALE: 1" = 2000'
 HO. CO. MD. ADC MAP 7, GRID D8

BENCH MARKS
 STA 06H ELEV 786.421
 N. 603.004.896
 E. 1.333.265.9
 STA 06A ELEV. 714.263
 N. 602.619.523
 E. 1.271.163.330



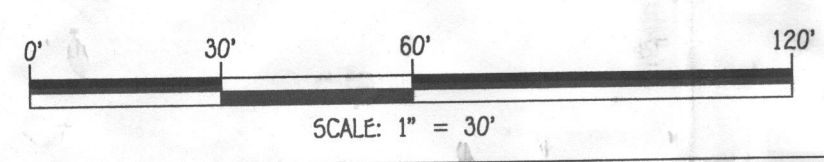
- GENERAL NOTES**
- SUBJECT PROPERTY ZONED: RC-DEO
 - TOTAL AREA OF PROPERTY: 43,701 SQ.FT. OR 1.00 AC.
 - AREA WHERE INITIAL TRENCHES ARE BEING INSTALLED HAS BEEN REGRADED PER HOWARD COUNTY HEALTH DEPARTMENT DIRECTION IN THE FIELD.
 - CONTRACTOR/BUILDER TO VERIFY ELEVATION IN THE FIELD BEFORE BEGINNING ANY CONSTRUCTION.
 - BOUNDARY OF LOT BASED ON PLAT #22017.
 - TOPOGRAPHY SHOWN HEREON TAKEN FROM F-07-072 WHICH IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY WILHELMSENBERG, BOENDER & ASSOCIATES, INC. IN SEPTEMBER, 2001.
 - TOPOGRAPHY IN NON-DEVELOPED AREAS IS BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHY.
 - NO WETLANDS EXIST ON THIS LOT.
 - SURFACE RUNOFF SHALL BE DIRECTED AROUND THE BAT TANK.
 - AT HIGH WATER ALARM PROBE, PUMP WILL HAVE CONTINUOUS OPERATION UNTIL LEVEL GOES BENEATH PROBE.
 - IF WATER LEVEL RISES ABOVE THE ALARM PROBE, AN AUDIBLE AND VISUAL ALARM WILL SOUND. SEE MANUFACTURER SPECS FOR ADDITIONAL INFORMATION.
 - ALARM TO BE WIRED TO A CIRCUIT SEPARATE FROM THE PUMP CIRCUIT.

NOTE
 THE EXISTING WELL SHOWN ON THIS PLAN, TAG NO. HO #95-2098 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

SOILS LEGEND		
SOL	NAME	CLASS
HYSC	M. Any channely loam, 3 to 8 percent slopes, moderately eroded	A
HYCZ	M. Any channely loam, 8 to 15 percent slopes, moderately eroded	A

BAT SITE PLAN
LOT 3
CHELSEA KNOLLS
 18317 CHELSEA KNOLLS DRIVE
 ZONING: RC-DEO
 TAX MAP No. 12 GRID No. 5 PARCEL No. 79
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY, 2016
 SHEET 1 OF 2

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895



OWNER
 CHELSEA KNOLLS, LC
 1355 BEVERLY RD, SUITE 240
 MCLEAN, VIRGINIA 22101
 (703) 734-9730
 (301) 720-3021

DEVELOPER
 RYAN HOMES, INC.
 ATTN: KEVIN BOWSER
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-796-0980

