

Approved
RAT
3/31/2020

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Deck	B20001041	03/27/2020

Description of Work

sf/Construct a 506 sf composite deck with landing and steps to grade

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
12517	WESTLAND	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.94994	39.14949
City	State	Zip Code	Primary
FULTON	MD	20759	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11057433	28	3.09	230800	230800	0	RURAL

Legal Description

LOT 12 3.094 A.[]12517 WESTLAND CT[]WESTLAND FARM EST PH 2

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	12	605102	5				
Plan Area	State Tax Id	Subdivision Name					
	1405599563	Westland Farm Estates					
Section	Area	Tax Map					
		45					
Grid	Zoning District	ADC Map					
45-5	RR-DEO	5051-H7					
SDP No.	Final Plan No.	WP File No.					
	ECP-15-028						
Record Plat No.	WS Contract No.	FDP No.	Primary				
23985-2398			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-15A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

WBG WESTLAND FARM LLC		
Address Line 1		
5485 HARPERS FARM RD		
Address Line 2		
SUITE 200		
Address Line 3		
Mail City	Mail State	Mail Zip Code
COLUMBIA	MD	21044
Phone	Primary	
410-969-4444	Yes	
E-mail		
Cell Number	Fax Number	

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
08050045780	FENCE & DECK CONNECTION		
License Type *	First Name	Middle Name	Last Name
MHIC Co	JAMES	W	RUBUSH
Primary	Address Line 1		
Yes	8057 VETERANS HIGHWAY		
Address Line 2			
City	State	ZIP Code	
MILLERSVILLE	MD	21108-0000	
Phone 1	Phone 2	Fax	
4109694444		4109694448	
E-mail			
DFISH@FENCEDECKCONNECT.COM			

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	JOSH		SIMPSON
Relationship	Full Name		
Applicant	JOSH SIMPSON		
Primary	Organization Name		
Yes	FENCE & DECK CONNECTION		
Street Address			
8057 VETERANS HIGHWAY			
Address Line 2			
City	State	Zip Code	
MILLERSVILLE	MD	21108	
Phone	Cell	Fax	
410-969-4444			
E-mail *			
permits@fencedeckconnect.com			

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
30000	0	0	No
Construction Type			
--Select--			

MISC PERMIT INFO

MISCELLANEOUS PERMIT INFORMATION

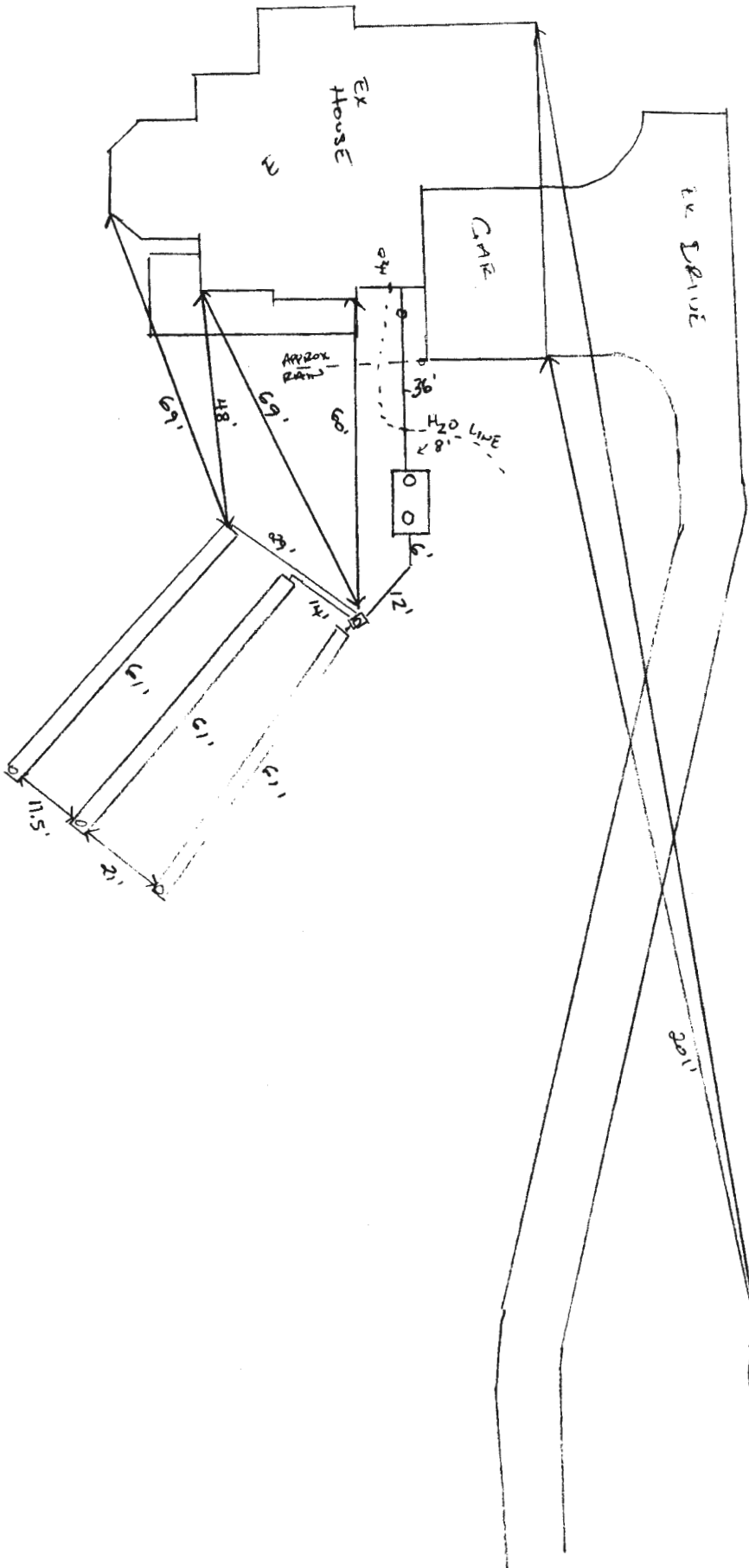
Capital Project-No Fee * Yes No Capital Project Number [] Fee Exempt * Yes No Roadside Tree Project Permit * Yes No Roadside Tree Project Permit # []

Existing Use * [SFD] Water [Private] Sewage [Private] Expiration Date [9/27/2020]

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered
[]	[]	[]	[]	[]	[]

Submit Cancel





NOT TO SCALE

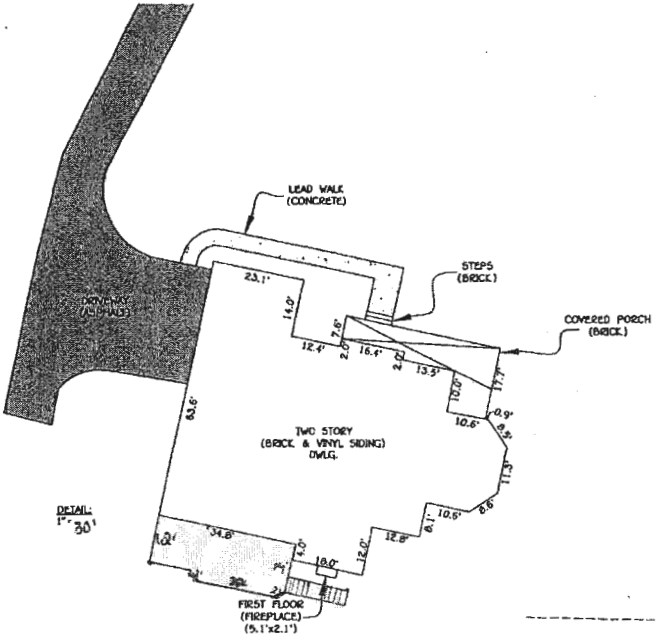
H0-15-0206
W

GENERAL NOTES:

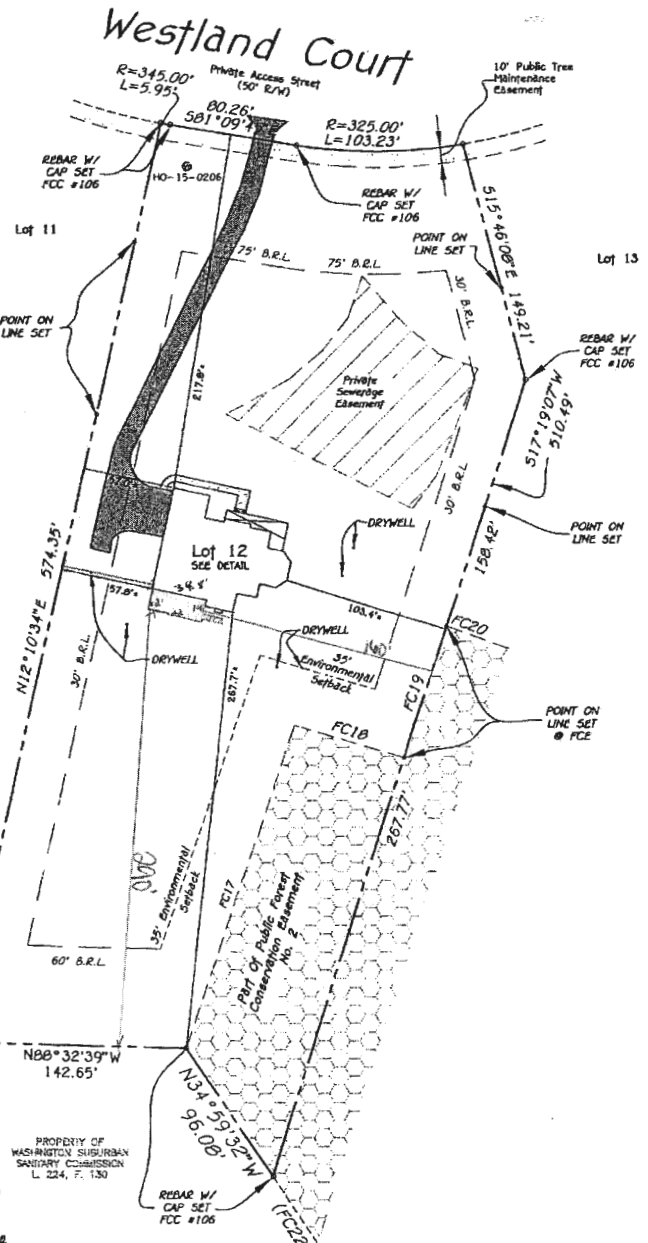
- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY AFFIDAVIT FORM INsofar as it is required by a LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELEI UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X₁ ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24022C021450, EFFECTIVE 11/08/2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1".
- 4) NO TITLE REPORT FURNISHED, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-13-0208) HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTEK, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2020.
- 7) BUILDING PERMIT # B-19001249

Legend

-  10' Public Tree Maintenance Easement
-  Public Forest Conservation Easement



HOUSE LOCATION DRAWING
FOUNDATION LOCATION 21122118



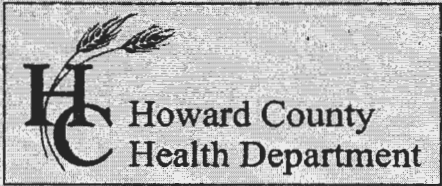
Line	Bearing	Length
FC17	N 10°37'13" E	207.71'
FC18	S 73°47'09" E	71.33'
FC19	N 17°19'07" E	84.30'
FC20	S 70°04'45" E	198.84'
FC22	N 34°59'32" W	283.87'



Scale
1" = 80'

LOT 12
WESTLAND FARM ESTATES
PHASE II

Approved
R20001041
R15 3/5/2020



Bureau of Environmental Health
 8930 Stanford Boulevard, Columbia, MD 21045
 Main: 410-313-2640 | Fax: 410-313-2648
 TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
 Facebook: www.facebook.com/hocohealth

Maura J. Rossman, M.D., Health Officer

RECEIPT DATE: 11/4/19 **ONSITE SEWAGE DISPOSAL SYSTEM** P 566430
 APPROVAL DATE: 12/02/2019 **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 12517 Westland Court
 SUBDIVISION: Westland Farm Estates LOT: 12 TAX ID: _____
 CONTRACTOR: Hatfield's Equipment EMAIL: ken@hatfieldsequipment.com
 CONTRACTOR ADDRESS: P.O. Box 519, Annapolis Junction, MD 21701 PHONE: 301-490-4289
 PROPERTY OWNER: Williamsburg Group Westland Farm LLC EMAIL: billmcbride@williamsburgllc.com
 OWNER ADDRESS: 5485 Harpers Farm Road, Columbia, MD 21044 PHONE: 410-997-8800
 SEPTIC TANK SIZE (GALLONS): 2000 TANK MANUFACTURER: Babylon Vault
 PUMP MODEL: _____ PUMP SIZE _____ PUMP TANK CAPACITY: _____

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 7 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>182.3</u>	INLET DEPTH: <u>2</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>6</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Use 3 trenches @ 60.8	

ISSUED BY: Hank Oswald ISSUE DATE: 11/4/19 EXPIRATION DATE: 11/4/20

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
 ELECTRICAL PERMIT ISSUED E N/A
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

NOT TO SCALE

SEE ATTACHED
AS BUILT

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
5'	2'	6"
NUMBER OF TRENCHES 3		
TOTAL LENGTH 183 F		
ABSORPTION AREA 549 SF		
DISTRIBUTION BOX LEVEL SPEED		
DISTRIBUTION BOX BAFFLE YES		
DISTRIBUTION BOX PORT YES		

SEPTIC TANK DATA

SEPTIC TANK I LEVEL

MANUFACTURER BABYLOW

CAPACITY 2000 GAL

SEAM LOC TOP

TANK LID DEPTH ~12-18"

BAFFLES YES

BAFFLE FILTER -

MANHOLE LOC Front/Back

6" PORT LOC -

WATERTIGHT TEST -

SLOTTED YES

DATE ON LID 09/20/2009

PUMP/SEPTIC TANK LEVEL

MANUFACTURER _____

CAPACITY _____ GAL

SEAM LOC _____

TANK LID DEPTH _____

BAFFLES _____

BAFFLE FILTER _____

MANHOLE LOC _____

6" PORT LOC _____

WATERTIGHT TEST _____

SLOTTED _____

DATE ON LID _____

PRE-CONSTRUCTION:

11/22/2007 TANK, SDA, TRENCH STAKED. CONTOUR CHECKED. 4" DIFFERENCE, SOIL OR INV OK TO STRAIGHTEN TRENCHES. OK TO START (+) USE LASER TO DIG PROXIMAL TO DISTAL END TO END STAKE (ON SAME GROUND CONTOUR PER PLAN) (+)

INSTALLATION:

11/26/2009 S/C AND SEWER LINE INSTALLED. TANK SET. (+) 12/2/2009 BAFFLES INSTALLED, D BOX SET AND LEVELED W/ SPEED LEVELS. TRENCHES COMPLETE. H₂O LINE IS ADEQUATELY SLEEVED. RAIN LINE CROSSES ABOVE SEWER LINE. (+)

FINAL INSPECTOR

Joseph Lutz

DATE OF APPROVAL

12/2/2009

PERMIT NUMBER: B 20001022

DATE ACCEPTED:

RECEIVED

MAR 24 2020

RESIDENTIAL BUILDING PERMIT APPLICATION

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: 12517 WESTLAND CT Unit:
City: FULTON State: MD Zip Code: 20759
Subdivision/Village/Complex Name: WESTLAND FARM SDP/WP/BA #:
Lot: 12 Tax Map: 45 Parcel: 28 Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: SFD Proposed Use: SFD Estimated Cost: \$20.00
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None
INSTALL SIX (6) STONE PILLARS FOR FRONT YARD FENCE

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): WBG WESTLAND FARM LLC Primary Residence: Yes No
Owner's Street Address: 5485 HARPERS FARM RD
City: COLUMBIA State: MD Zip Code: 21046
Phone: Email:

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: FENCE & DECK CONNECTION Contact Name: JOSH SIMPSON
Street Address: 8057 VETERANS HIGHWAY
City: MILLERSVILLE State: MD Zip Code: 21108
Phone: (410) 969-4444 Email: PERMITS@FENCEDECKCONNECT.COM

CONTRACTOR INFORMATION REQUIRED

Business Name: SAME AS APPLICANT
Licensee's Name: James Rubush License #: MHIC 45780
Street Address:
City: Same as applicant State: Zip Code:
Phone: Email:

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:
of Bedrooms (SF): # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: # Full Baths: # Half Baths: # Fireplaces:
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: 1st Fl Depth: 2nd Fl Width: 2nd Fl Depth: Bsmt Width: Bsmt Depth:
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: sq ft Occupiable Area: 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 3/16/2020

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health CID
SUBMITTAL FEES: PAYMENT: ACCEPTED BY: SA

CA is wrong

"misc" needed

Joyce Davis

April 7, 2020

12517 Westland Farms Court

Fulton, MD 20759

RE: Well Easement

To Whom It May Concern:

I am in agreement that should a new well need to be drilled the gate may need to be removed in accordance with your comment:

"Lastly, if the pillars are shown within the well box, we would like a written statement from the homeowner acknowledging to us that they will remove the gate if they need to drill a new well"

A handwritten signature in black ink, appearing to be 'JD' or similar initials, written in a cursive style.

Joyce Davis

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, April 08, 2020 7:57 AM
To: Josh Simpson
Subject: RE: B20001022_12517 Westland Court_Site Plan

Hi Josh:

You should be able to upload a copy of the new site plan to Accela, or you may drop off the updated copy to the permit office. They have a drop box.

Thanks,

Hank.

From: Josh Simpson <jsimpson@fencedeckconnect.com>
Sent: Tuesday, April 07, 2020 2:27 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B20001022_12517 Westland Court_Site Plan

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

Hank,

I am unsure how to add files to a permit once it is in review so I have attached your requested files to the email.

Let me know if this is suitable.

Thanks,

Josh

On Tue, Apr 7, 2020 at 9:09 AM Josh Simpson <jsimpson@fencedeckconnect.com> wrote:

Hank,

Thank you for the new documents. I have marked them with the proposed pillars and will send them along with the requested letter from the property owner once we have that.

Thank you

Josh

On Mon, Apr 6, 2020 at 8:25 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hello Mr. Simpson:

Good morning. The site plan submitted with building permit # B200010200 was not scale. In addition, the site plan must show the exact location of the existing well and well box per the As-Built drawing and septic plan (see attached). We would also like to see the existing well a few feet from any proposed brick pillar. Lastly, if the pillars are shown within the well box, we would like a written statement from the homeowner acknowledging to us that they will remove the gate if they need to drill a new well. Please submit the revised site plan through permits. should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, LEHS
Howard County Health Department
Well and Septic Program

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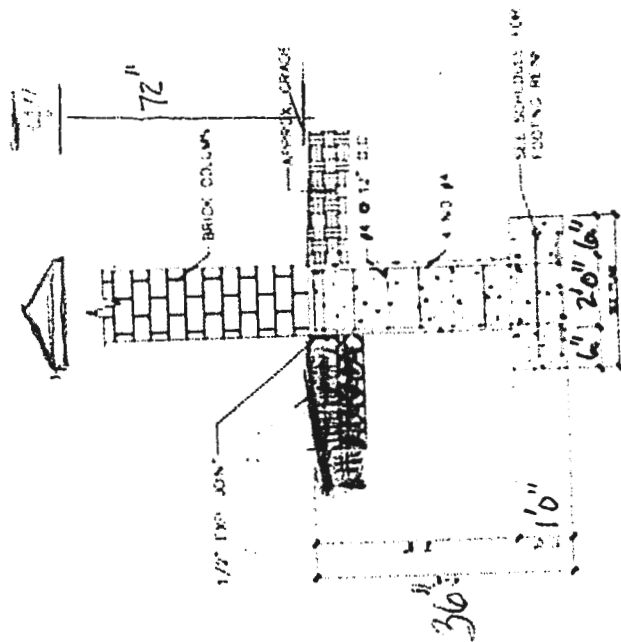
Josh Simpson
Permit Coordinator
Fence & Deck Connection
8057 Veterans Highway
Millersville, MD 21108
410-969-4444
jsimpson@fencedeckconnect.com

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jsimpson@fencedeckconnect.com

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you may not use, copy, disclose, or take any action based on this message or any information or attachments herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

- Brick to be 72" over grade
- Present 4" H Pyramidal cap
- 36" Deep Formwork (1' x 36" x 36")
- Block construction to grade



BRICK COLUMN FOUND.

SCALE: 3/4" = 1'-0"