

*Approved  
MPC 5/21/26*

Record Detail \* (This section is required.)

Permit Type: Building/Residential/Alteration/SFD  
 Permit Number: B26001147  
 Opened Date: 04/13/2026

Description of Work  
 SFD/ FINISH BASEMENT TO CREATE LIVING ROOM, BEDROOM, PLAYROOM, FULL BATH AND CLOSETS - CUT BACK WALL TO LEFT OF STAIRS TO CREATE A PARTIAL OPEN STAIRWAY AND ENLARGE OPENING TO NEW FINISHED AREA\*\*NOT APPROVED AS ACCESSORY APT, \*\*SUBJECT TO FIELD INSPECTION\*\*

*Online BP.  
g/d 4/16/26*

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #: 12178  
 Street Name: HAYLAND FARM  
 Street Type: WAY  
 Unit #: -Select-  
 X Coordinate: -76.94919  
 Y Coordinate: 39.23784  
 City: ELLICOTT CITY  
 State: MD  
 Zip Code: 21042  
 Primary: Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1104046	49	33765	271300	1703400	1432100	RURAL

Legal Description  
 IMPSPLOT 71 33,765 SQ[ ]12178 HAYLAND FARM WAY[ ]WALNUT CREEK PHASE 3

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	71	605101	5				
Plan Area		State Tax Id		Subdivision Name			
		1405597880		Walnut Creek			
Section		Area		Tax Map			
				28			
Grid		Zoning District		ADC Map			
28-11		RC-DEO		4933-J2			
SDP No.		Final Plan No.		WP File No.			
		F-07-076					
Record Plat No.		WS Contract No.		FDP No.	Primary		
23233-2324					Yes		
Owner Occupied		Year Built		Historic District			
<input type="radio"/> Yes <input type="radio"/> No		2017		<input type="radio"/> Yes <input checked="" type="radio"/> No			
Historic District Registry No.		Stat Area		Flood Plain			
		5-02A		<input type="radio"/> Yes <input checked="" type="radio"/> No			
Building No							

Owner (This section is not required.)

Search Reset Clear

Name \*  
 MAKOI  
 Address Line 1  
 12178 HAYLAND FARM WAY  
 Address Line 2  
 Address Line 3  
 Mail City  
 ELLICOTT CITY  
 Mail State  
 MD  
 Mail Zip Code  
 21042  
 Phone  
 814-414-0054  
 Primary  
 Yes  
 E-mail



Existing Utilities \*  
Unknown

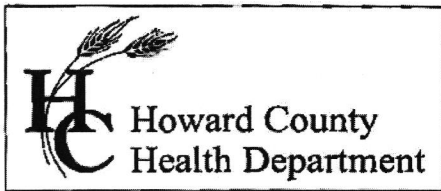
Existing Heating System \*  
Natural Gas

Existing Sprinkler System \*  
NFPA #13D

Type of New Fireplace  
--Select--

Expiration Date  
10/11/2026

Submit    Cancel



**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](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 11/2/16

**ONSITE SEWAGE DISPOSAL SYSTEM**

559828-A

INSTALLATION APPROVAL DATE: 12/28/16

(K.M.W.)

**PERMIT**

A \_\_\_\_\_

**SEWER HOUSE CONNECTION**

PROPERTY ADDRESS: 12178 Hayland Farm Way

SUBDIVISION: Walnut Creek LOT: 71 TAX ID: 05-597880

CONTRACTOR: South Carroll Backhoe EMAIL: sbackhoe@comcast.net

CONTRACTOR ADDRESS: 4410 Salem Bottom Road, Westminster, MD 21157 PHONE: 410-596-3618

PROPERTY OWNER: NVR Inc. EMAIL: \_\_\_\_\_

OWNER ADDRESS: 9720 Patuxent Woods Drive, Columbia, MD 21046 PHONE: 410-379-5956

NUMBER OF BEDROOMS: 5 CONNECTED TO PUBLIC WATER:  YES  NO

LOCATION:	INSTALL 4" SEWER LINE PER APPROVED SITE PLAN.
NOTES:	

ISSUED BY: Robert Freemon ISSUE DATE: 11/2/16 EXPIRATION DATE: 11/2/17

- NOTE: HOWARD COUNTY BUREAU OF UTILITIES APPROVAL OF GRINDER PUMP INSTALLATION IS REQUIRED PRIOR TO SEPTIC PERMIT APPROVAL
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

**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 FOR INSPECTION OF SEPTIC SYSTEM.**

HO-95-2662

NOT TO SCALE

87'

31'

46' 5'

17'

ROAD NAME

**TRENCH/DRAINFIELD DATA**

WIDTH	INLET	BOTTOM
_____	_____	_____
NUMBER OF TRENCHES	_____	
TOTAL LENGTH	_____	
ABSORPTION AREA	_____	
DISTRIBUTION BOX LEVEL	_____	
DISTRIBUTION BOX BAFFLE	_____	
DISTRIBUTION BOX PORT	_____	

**SEPTIC TANK DATA**

SEPTIC TANK 1 LEVEL \_\_\_\_\_

MANUFACTURER \_\_\_\_\_

CAPACITY \_\_\_\_\_ GAL

SEAM LOC \_\_\_\_\_

TANK LID DEPTH \_\_\_\_\_

BAFFLES \_\_\_\_\_

BAFFLE FILTER \_\_\_\_\_

MANHOLE LOC \_\_\_\_\_

6" PORT LOC \_\_\_\_\_

WATERTIGHT TEST \_\_\_\_\_

SLOTTED \_\_\_\_\_

DATE ON LID \_\_\_\_\_

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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

INSTALLATION: 11/14/16 SHC made. 4" gravity line installed as shown. AHEAD start-up of grinder pump from utilities. (KMS)

12/28/16 Start-up certificate received.

FINAL INSPECTOR

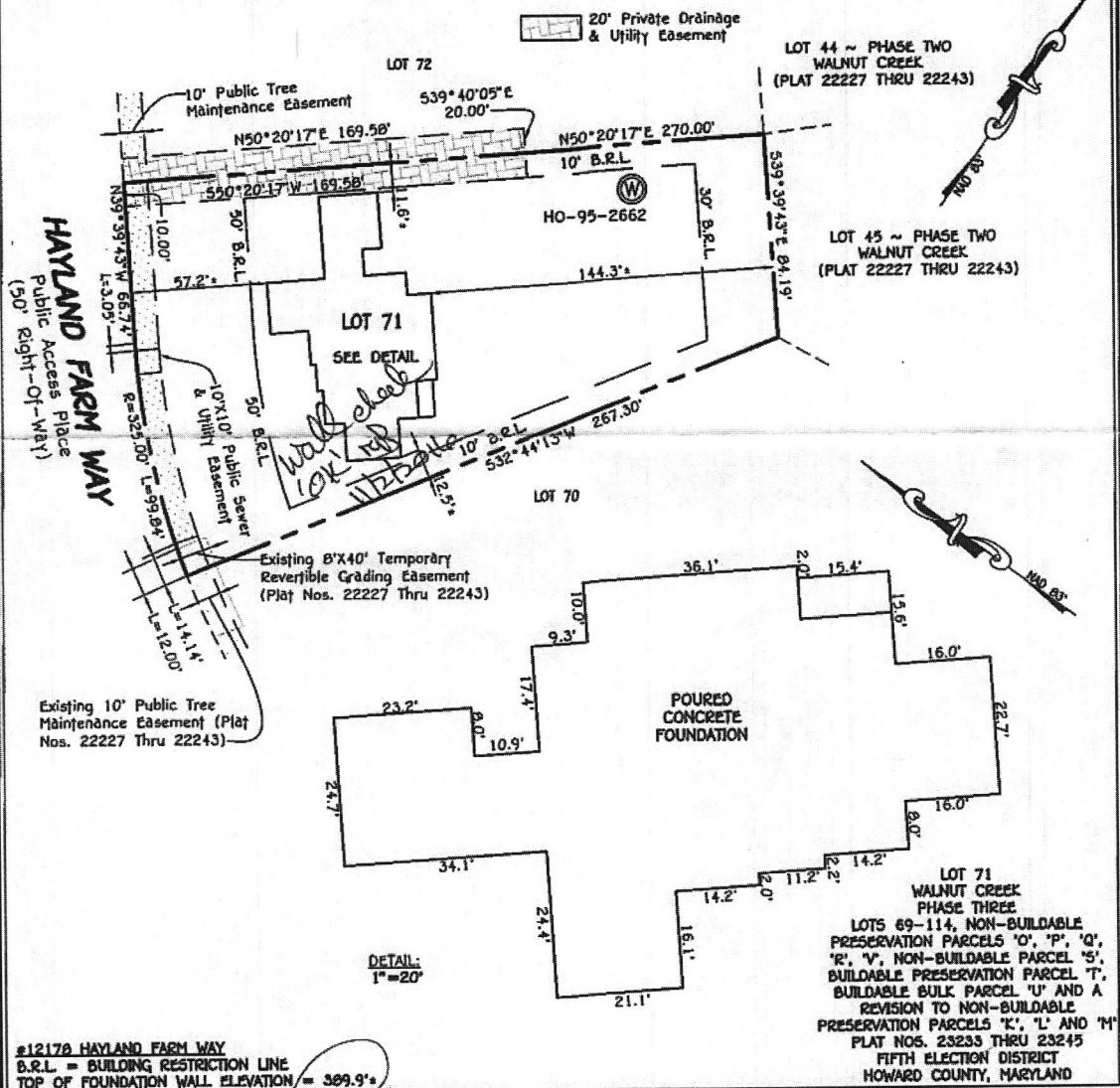
*J. Wall*

DATE OF APPROVAL

12/28/16

**GENERAL NOTES:**

- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL 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 RELIED 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 X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24027C01300 EFFECTIVE NOV. 6, 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-95-2662 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, 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 10/04/2018.
- 7) BUILDING PERMIT #B-16003511
- 8) LOTS 69-81, 87-89, AND 96-114 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER OS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISION OF THE DEVELOPER AGREEMENT NUMBER 90-4441-D DATED APRIL 8, 2009. A BUILDING PERMIT FOR LOTS 69-81, 87-89, AND 96-114 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 69-81, 87-89, AND 96-114 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITY CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 ET.
- 9) LOTS 69-81, 87-89, AND 96-114 WILL BE SERVED BY LOW PRESSURE SEWER SYSTEM WITH A LIMIT OF (5) FIVE BEDROOMS AT 150 GALLONS PER BEDROOM FOR A TOTAL DESIGN FLOW OF 26,250 GALLONS PER DAY.



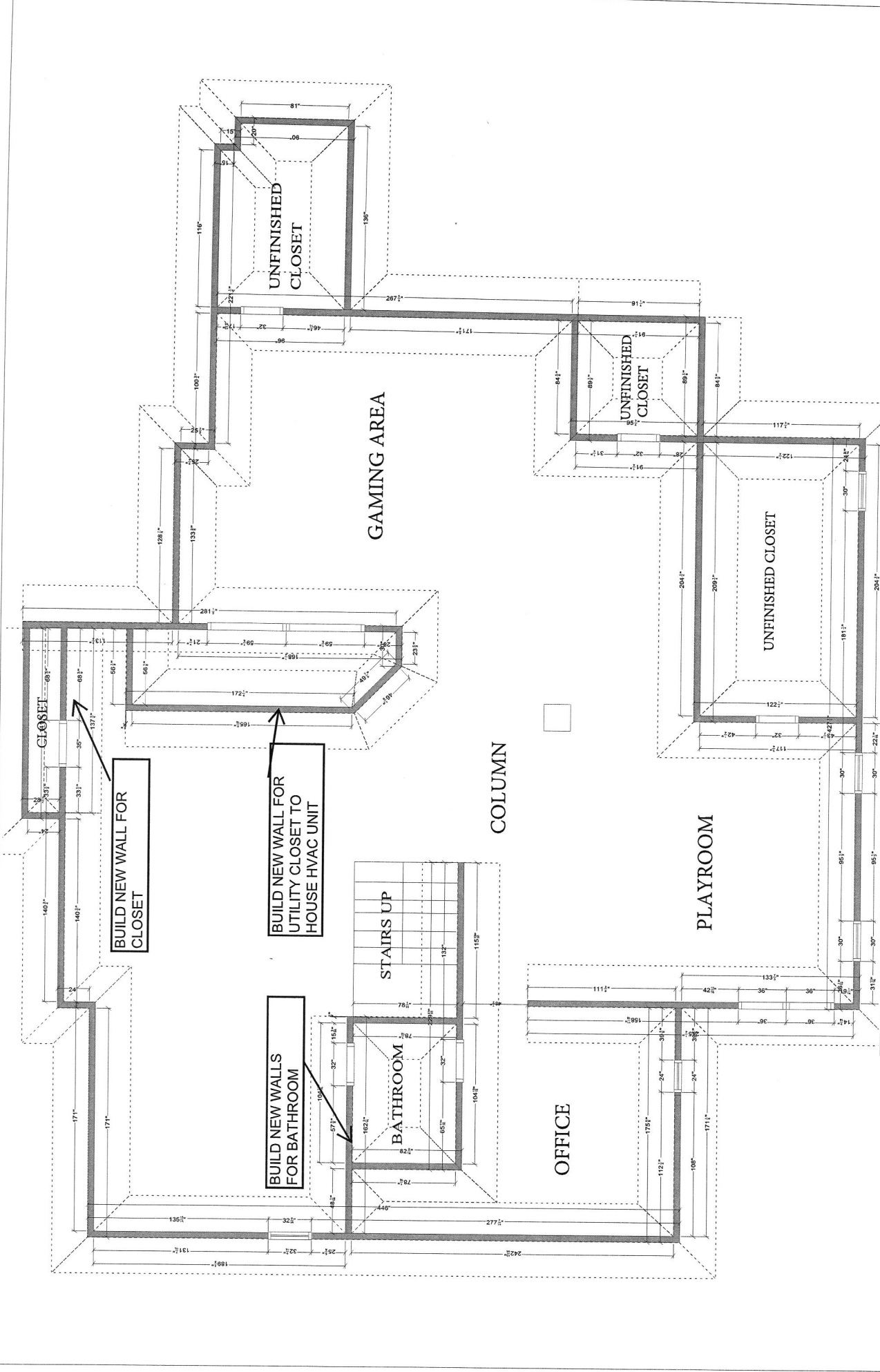
#12178 HAYLAND FARM WAY  
 B.R.L. = BUILDING RESTRICTION LINE  
 TOP OF FOUNDATION WALL ELEVATION = 309.9'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKLOTT CITY, MARYLAND 21042  
 (410) 461 - 2995

STATE OF MARYLAND  
 ANK L ROBERT  
 No. 339  
 PROPERTY LINE SURVEYOR  
*Mark J. Robert* 10/04/16  
 PROPERTY LINE SURVEYOR DATE  
 REG. #339

**HOUSE LOCATION DRAWING**

FOUNDATION LOCATION: 9/20/16  
 FINAL LOCATION:  
 BOUNDARY SURVEY:  
 SCALE: 1"=50'  
 DATE: 10/4/16  
 DRAWN BY: GAO  
 CHECKED BY: MJC  
 PROJECT No.: 24001-3002



Designed: 4/13/2026  
 Printed: 5/21/2026

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.



All dimensions - size designations given are subject to verification on job site and adjustment to fit job conditions.

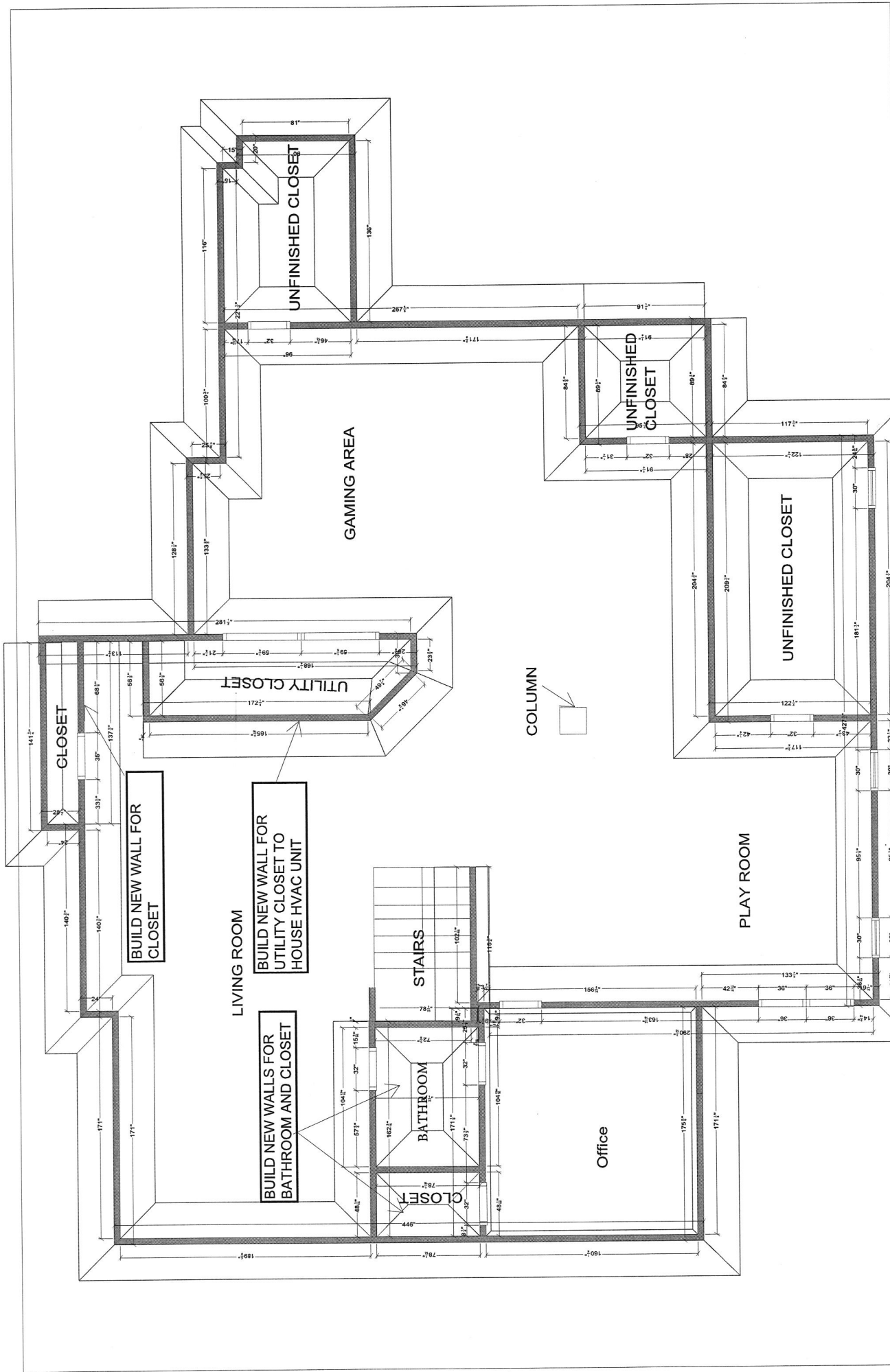
Scale : 0 1/8" 1'

Drawing #: 1

All

Proposed Floor Plan.kit





**BUILD NEW WALL FOR CLOSET**

**BUILD NEW WALL FOR UTILITY CLOSET TO HOUSE HVAC UNIT**

**BUILD NEW WALLS FOR BATHROOM AND CLOSET**

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