



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: 07/08/14

Permit No.: B1402399

Building Address: 12351 Point Ridge Drive
City: Highland State: MD Zip Code: 20777
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Regan Property
Section: _____ Area: 2 Lot: 170
Tax Map: 34 Parcel: 200 Grid: 24
Zoning: RR-DEO Map Coordinates: _____ Lot Size: 80.03 AC

Existing Use: Vacant
Proposed Use: Temporary Sales Trailer
Estimated Construction Cost: \$ 5,835
Description of Work: 60' x 12' temporary sales trailer
AT GRADE

Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
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:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> <u>Roadside Tree Project Permit</u>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<u>Roadside Tree Project Permit #</u>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Property Owner's Name: MB Highland Reserve LLC
Address: 1686 East Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: 301-762-9511 Fax: _____
Email: rmobley@mitchellbest.com

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: MB Development Company LLC
Address: 1686 East Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: 301-762-9511 Fax: _____
Email: rmobley@mitchellbest.com

Contractor Company: MB Development Company LLC
Contact Person: Ralph Mobley, Jr.
Address: 1686 East Gude Drive
City: Rockville State: MD Zip Code: 20850
License No.: 15867538
Phone: 301-762-9511 Fax: _____
Email: rmobley@mitchellbest.com

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

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Heating System</u>	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Grading Permit Number:	
<u>G14000171</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.

Ralph Mobley, Jr.
Applicant's Signature

rmobley@mitchellbest.com
Email Address

VP of Land
Title/Company

Ralph Mobley, Jr.
Print Name

07/08/14
Date

RECEIVED

JUL 08 2014

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		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>7/23/14</u>	<u>H. OSWALD</u>

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

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

Filing Fee	\$
Permit Fee	\$ <u>50.00</u>
Tech Fee	\$ <u>5.00</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>55.00</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>000168</u>

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

Oswald, Hank


From: Ralph Mobley [rmobley@mitchellbest.com]
Sent: Wednesday, July 23, 2014 6:25 AM
To: Oswald, Hank
Subject: RE: B14002399
Attachments: Hank Oswald - Highland Reserve – Building Permit #B14002399 for Temporary Sales Trailer - 072314.pdf

Good Morning Mr. Oswald,

Please accept the attached letter as confirmation that the chemical toilet/sewer tanks will be attached to the trailer. There will be no water connected to the trailer and potable water will be supplied by alternative means such as a water cooler or water bottles. We greatly appreciate your time and assistance in processing this building permit. If you have any other questions please don't hesitate to contact me.

Thank you,

Ralph Mobley, Jr. | Vice President of Land
Mitchell & Best Homes LLC
1686 East Gude Drive | Rockville, MD 20850
☎ (301) 762-9511 ext. 2111 | cell (240) 793-9616 | fax (301) 610-9564
www.mitchellbesthomes.com

 Please consider the environment before printing this email.

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Tuesday, July 22, 2014 2:41 PM
To: Ralph Mobley
Subject: B14002399

Ralph Mobley Jr.:

Please see attached building permit response letter for B14002399.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
8930 Stanford BLVD
Columbia, MD 21045
410-313-1786
410-313-2648 (Fax)



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

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

Twitter: HowardCoHealthDep

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

July 22, 2014

MB Development Company LLC
1686 East Gude Drive
Rockville, MD 20850
Attn: Ralph Mobley, Jr.

Sent via email to: rmobley@mitchellbest.com

**RE: B14002399
12351 Point Ridge Drive
Highland**

Mr. Mobley:

This letter is in response to building permit B14002399. The application describes a 60' x 12' temporary sales trailer at grade level. This office will need confirmation that the water and sewer tanks will be attached to the trailer. A sign will need to be posted warning the user against drinking the water (coming from the water tank). This office will also require a separate potable water supply such as a water cooler for drinking purposes.

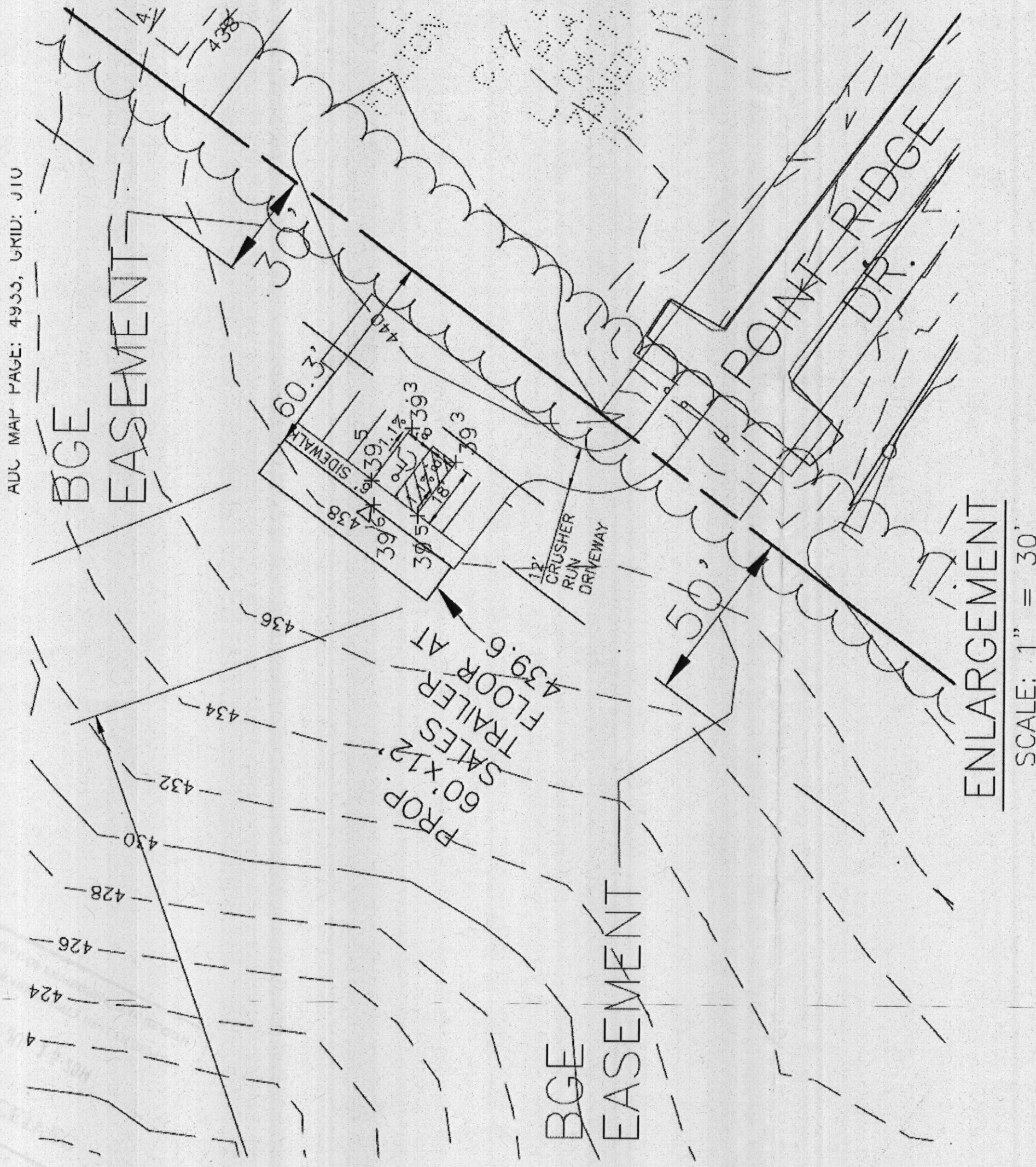
Building permit approval is being withheld until these requirements are confirmed in writing to the Health Department. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

AUC MAP PAGE: 4933, GRID: J10



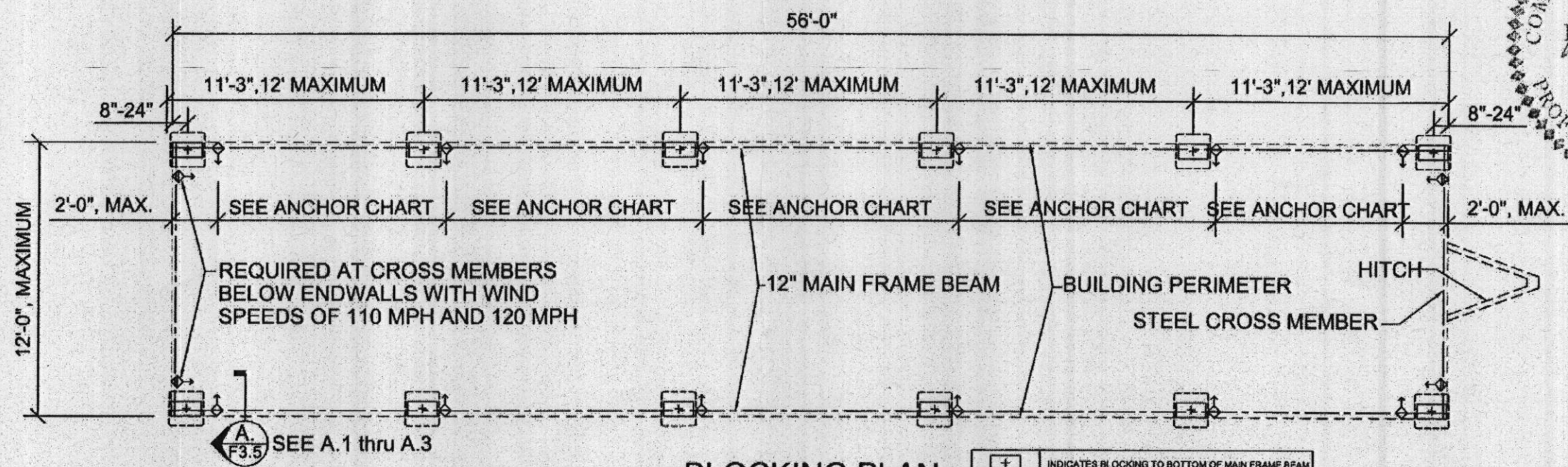
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

PROJECT: **REGAN PROPERTY**
 BULK PARCEL "A"

LOCATION: TAX MAP No. 34, GRID No. 24, PARCEL No. 200
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SALES TRAILER
 PLAN



BLOCKING PLAN

	INDICATES BLOCKING TO BOTTOM OF MAIN FRAME BEAM
	FRAME TIE-DOWN STRAP AND ANCHOR
	MINIMUM 16"x16" ABS FOUNDATION PAD

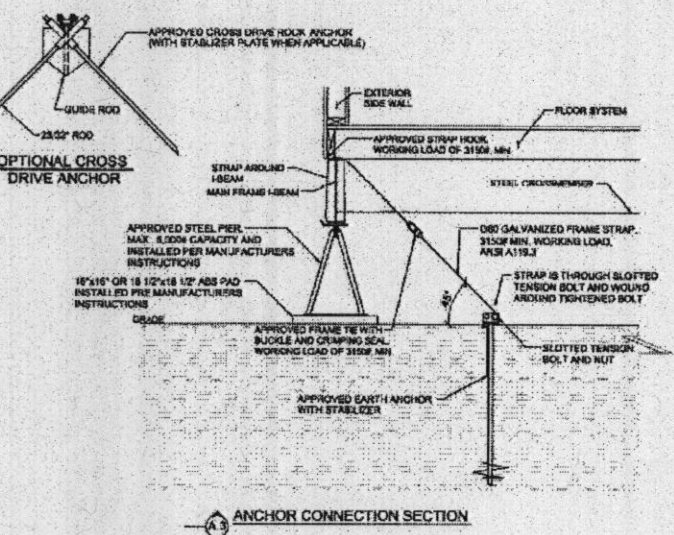
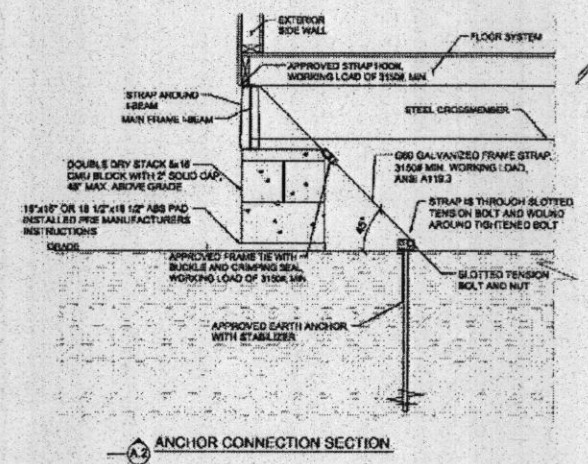
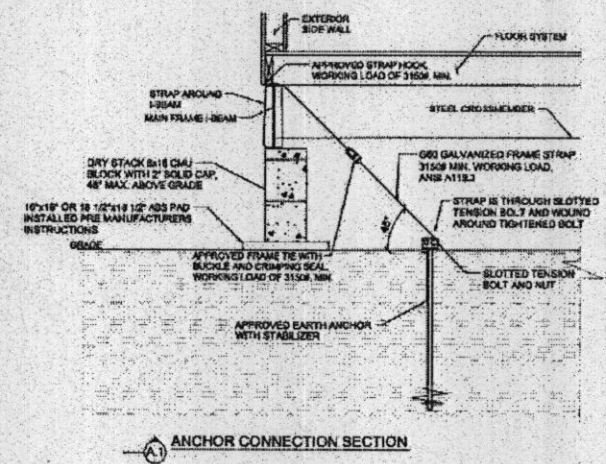
- FOUNDATION NOTES:**
- 1) FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
 - 2) 3,000 PSF ASSUMED SOIL BEARING CAPACITY.
 - 3) ANY OF THE PIER DETAILS DEPICTED ON THIS PLAN MAY BE USED.
 - 4) STEEL PIERS SHALL BE CENTERED ON THE FOUNDATION PAD.
 - 5) THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL BUILDING DIMENSIONS PRIOR TO STARTING FOUNDATION CONSTRUCTION.
 - 6) GROUND UNDER PADS TO BE LEVELED AND EVENLY COMPACTED WITH ALL VEGETATION AND DEBRIS BEFORE PLACEMENT OF THE FOUNDATION PADS.
 - 7) THE MAIN FRAME BEAMS ARE DESIGNED TO CARRY ROOF, WALLS AND FLOOR LOADS FROM PIER TO PIER AS INTENDED AS INTENDED FROM THE MODULAR MANUFACTURER.
 - 8) CMU BLOCKS ARE TO BE INSTALLED PER THE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
 - 9) 16"x16" POLYVULC BLACK PADS OR EQUAL IS LISTED FOR A MAXIMUM 5.2 KIPS BASED ON THE 3,000 PSF SOIL BEARING CAPACITY.
 - 10) DESIGN OF THE BUILDING TO TRANSFER LOADS TO THE STEEL FRAME OF BY THE MODULAR MANUFACTURER.
 - 11) EARTH ANCHORS INSTALLED IN LINE WITH TIE-DOWN STRAP ARE NOT REQUIRED TO HAVE A METAL STABILIZING DEVICE.
 - 12) ANCHORS ARE TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS
 - 13) MOVEMENT OF BLOCKS, PADS AND ANCHORING MAY OCCUR DUE TO FROST CONDITIONS.
 - 14) THE TENANT IS TO MAINTAIN SECURE AND POSITIVE CONNECTIONS.

- FOUNDATION NOTES (CONT.):**
- 15) ALTERNATE ANCHORING METHOD MAY BE USED AS APPROVED BY THE BUILDING AUTHORITY HAVING JURISDICTION.
 - 16) IF A CRAWL SPACE IS CREATED VENTILATION SHALL BE PROVIDED, VIA VENTS SPACED AROUND THE PERIMETER OF THE SPACE WITH THE NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA, OR 1/1,500 OF THE AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER. MECHANICAL VENTILATION IN THE CRAWL SPACE CAN SUBSTITUTE FOR NATURAL VENTILATION WITH AN EXHAUST RATE OF 0.02 CFM MIN. PER SQUARE FOOT.
 - 17) A MIN. 24"x24" ACCESS PANEL SHALL BE PROVIDED IF A CRAWLSPACE IS CREATED.
 - 18) MAIN RAIL TO PIER AND PIER TO ABS PAD SETUP TO BE PER PIERS PAD MANUFACTURER REQUIREMENTS
 - 19) MAXIMUM BUILDING HEIGHT (ROOF, WALL - FLOOR) PROJECTION TO BE 13.5 FEET.
 - 20) LISTED MANUFACTURED FOOTINGS INSTALLED AT GRADE TO BE SPECIFICALLY ACCEPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION BASED ON OCCUPANCY AND INTENDED USE.
 - 21) THE MODULAR UNIT IS CONNECTED TO THE STEEL FRAME BY THE MODULAR MANUFACTURER. THE FRAME TIE-DOWN SYSTEM IS DEVELOPED WITH THE UNDERSTANDING THE ONLY FRAME TIE-DOWNS ARE REQUIRED.
 - 22) LOADS ARE IN KIPS, (1,000 LBS.)

- DESIGN LOADS:**
- FLOOR LIVE LOAD - 50 PSF
 - ROOF LIVE LOAD - 30 PSF thru 60 PSF
 - FLOOR DEAD LOAD - 15 PSF
 - ROOF DEAD LOAD - 10 PSF
 - BASIC WIND SPEED - REFER TO ANCHOR CHART
 - WIND LOAD IMPORTANCE FACTOR - 1.0
 - WIND LOAD EXPOSURE - C
 - DESIGN SOIL BEARING CAPACITY - 3,500 PSF

ANCHOR CHART (3,150 LB anchor capacity)

WIND SPEED	MAXIMUM ANCHOR SPACING
90 MPH	14'-0" O.C.
100 MPH	11'-0" O.C.
110 MPH	9'-0" O.C.
120 MPH	8'-0" O.C.



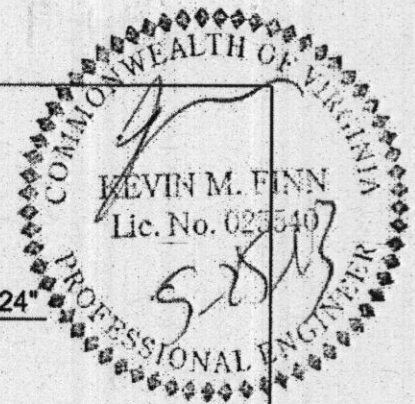
ENGINEER:
 KEVIN M. FINN, P.E. INC.
 1716 ELKHART RD., STE. 1
 GOSHEN, IN 46526
 PH (574) 537-1300
 FAX (574) 537-1292

PROJECT INFORMATION
 MODSPACE
 FOUNDATION DESIGNS
 12x56 W/
 PERIMETER FRAME

PROJECT NO.
 3645
SCALE

DRAWN BY
 DFS
DATE
 4/22/13

SHEET NO.
 F3.5



Professional Certification. I 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 MD Lic. #21530 Exp. Date: 3-16-15