



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: 12/20/2013

Permit No.: B13004591

Building Address: 12303 Pleasant View Dr.
 City: Fulton State: MD Zip Code: 20759
 Suite/Apt. # _____ SDP/WP/BA #: GP 13-073
 Census Tract: _____ Subdivision: Fulton Manor II
 Section: _____ Area: _____ Lot: 2
 Tax Map: 40 Parcel: 205 Grid: 6
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 49,099

Existing Use: Vacant Lot
 Proposed Use: SFD
 Estimated Construction Cost: \$ 271,901
 Description of Work: 2 story, 2 car garage, full basement, Fire Place, 9 rooms, 4 bed rooms, 2 full baths, 1 half bath

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: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: _____
	2 nd floor: _____
Area of construction (sq. ft.): _____	Basement: _____
Use group: _____	<input type="checkbox"/> Finished Basement
	<input checked="" type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<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: _____
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

Property Owner's Name: Sherry Newshaw / Trinity Homes
 Address: 3075 Park Ave #301
 City: Ellicott City State: MD Zip Code: 21113
 Phone: 410-535-8516 Fax: _____
 Email: sherry@trinityhomes.com

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: Trinity Homes
 Contact Person: Sherry Newshaw
 Address: 3075 Park Ave #301
 City: Ellicott City State: MD Zip Code: 21113
 License No.: 694
 Phone: 410-535-8516 Fax: _____
 Email: sherry@trinityhomes.com

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

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other: _____	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>G13000302</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: Sherry Newshaw
 sarah@trinityhomes.com
 Email Address: _____
 Trinity Homes - selections coordinator
 Title/Company: _____

Print Name: Sherry Newshaw
 Date: 12/20/13
RECEIVED
 DEC 20 2013
 LICENSES & PERMITS DIVISION

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

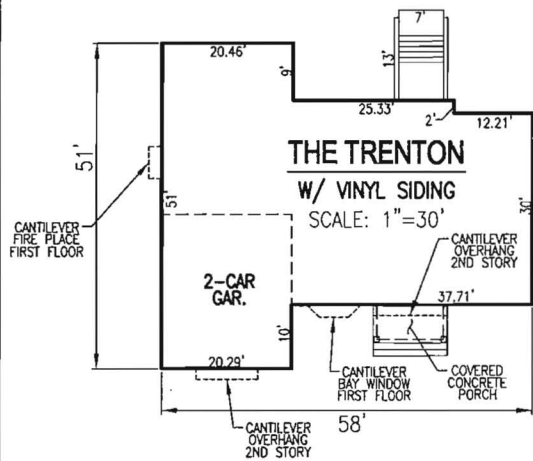
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>2/5/14 RB</u>

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:	

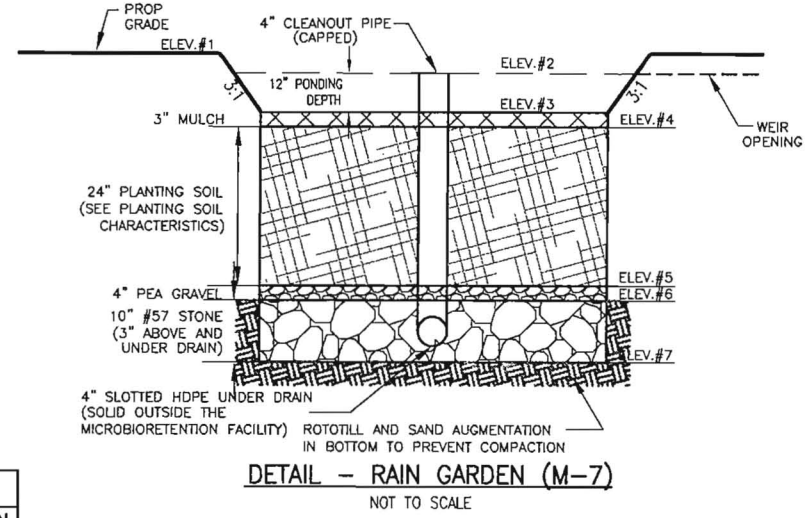
Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>028707</u>

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



RAIN GARDEN 1
 ROOFTOP = 620 SF
 $P_e = 1" \quad R_v = 0.95$
 $ESDV = A(P_e)(R_v)/12 =$
 $ESDV = 620 \text{ SF}(1")(0.95)/12 = 49 \text{ CF}$

RAIN GARDEN 2
 ROOFTOP = 1,060 SF
 $P_e = 1" \quad R_v = 0.95$
 $ESDV = A(P_e)(R_v)/12 =$
 $ESDV = 1,060 \text{ SF}(1")(0.95)/12 = 84 \text{ CF}$



RAIN GARDEN ELEVATIONS (M-7)											
LOT #	RAIN GARDEN	1	2	3	4	5	6	7	4" INV.	4" INV. OUTFALL	RAIN GARDEN SIZE
LOT 2	RG 1 (M-7)	501.40	501.00	500.00	499.75	497.75	497.42	496.59	496.84	496.00	49 CF
	RG 2 (M-7)	492.20	491.80	490.80	490.55	488.55	488.22	487.39	487.64	487.30	84 CF

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specifications	Size	Notes
Plantings	see Appendix A, Table A.4	1/8"	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (50 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (10%) & compost (40%)	1/8"	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2924)		
Mulch	stripped hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	AASHTO M-43	1/8"	PE Type I nonwoven
Gravel (underdrains and infiltration beams)	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")		
Underdrain piping	F 75L, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or 20032	Slotted or perforated pipe, 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/2-inch galvanized hardware cloth
Formed in place concrete (if required)	MSHA Mix No. 3; $F_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-A15-90	1/8"	in-site testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.3R/89; vertical loading (14.10 or 14.20); allowable horizontal loading (based on soil properties); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbide or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)

1. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.
2. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
3. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
4. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

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OWNER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE
 SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

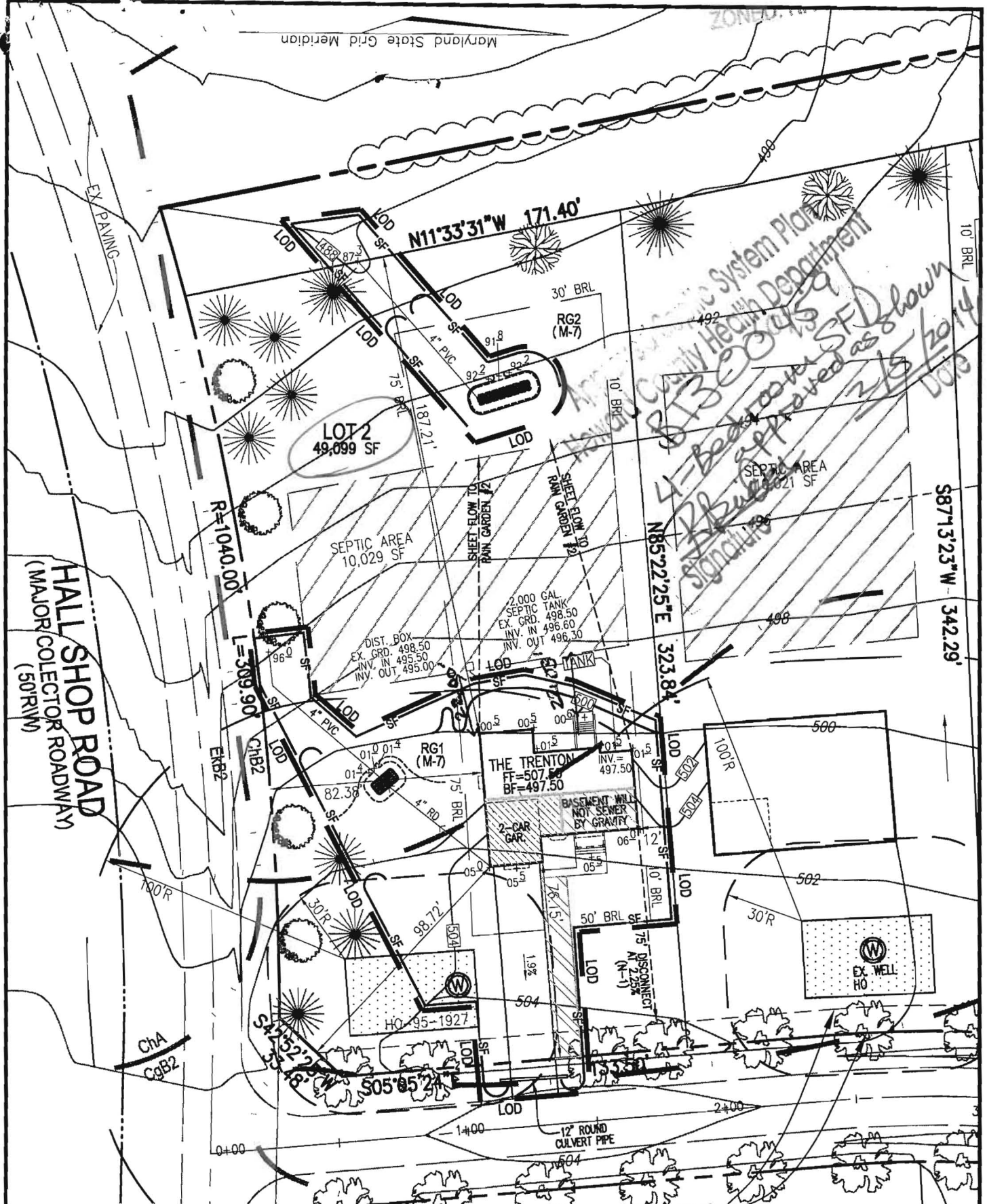
ADDRESS
 PLEASANT VIEW DRIVE
 FULTON, MD 20759
 F-08-102

**PLOT PLAN
 FULTON MANOR II
 LOT 2**

REF: F-13-006
 TAX MAP 40 PARCEL 205
 BLOCK 6
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: DECEMBER 2013
 PROJECT #: 13-33
 SHEET#: 2 OF 2

**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



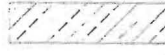





THE EXISTING WELL SHOWN ON LOT 2 TAG NO. 95-1927 HAS BEEN FIELD LOCATED BY ROBERT H. VOGEL ENGINEERING, INC., AND IS ACCURATELY SHOWN.

BUILDING OF LOT 2 FLOOR AREAS:
 BASEMENT FLOOR AREA: 1690
 FIRST FLOOR AREA: 1730
 SECOND FLOOR AREA: 1620
 BEDROOMS: 4

NOTE: STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY TWO RAIN GARDENS (M-7), ROOFTOP DISCONNECTS (N-1), AND NON-ROOFTOP DISCONNECTS (N-2).

BUILDING PERMIT NO.

-  NON-ROOFTOP DISCONNECT (N-2)
-  PROPOSED RAIN GARDEN (M-7)
-  DRAINAGE AREA TO RAIN GARDEN (M-7) (PER F-08-102)
-  DRAINAGE AREA TO ROOFTOP DISCONNECT (N-1) (PER F-08-102)
-  ROOF TOP DISCONNECT (N-1)
-  ROOF DRAIN TO RAIN GARDEN

10' PUBLIC TREE MAINTENANCE EASEMENT PLAT. NO.

SCALE: 1"=50'
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: DECEMBER 2013
 PROJECT #: 13-33
 SHEET#: 1 OF 2

**PLOT PLAN
 FULTON MANOR II
 LOT 2**

REF: F-08-102
 TAX MAP 40 PARCEL 205
 BLOCK 6
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

ADDRESS

PLEASANT VIEW DRIVE
 FULTON, MD 20759
 F-08-102

OWNER

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 3675 PARK AVENUE
 SUITE 301
 ELLICOTT CITY, MD 21043
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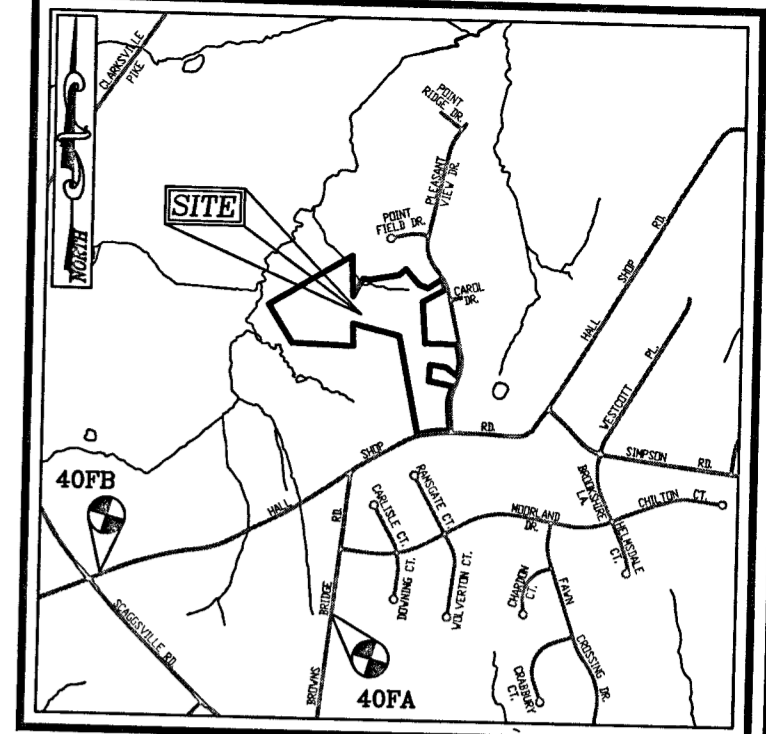
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 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410.461.7666 FAX: 410.461.8961

Handwritten notes:
 Approved as shown 2/15/2014
 4 = Bedrooms
 2 = Bathrooms
 2 = Bedrooms
 Approved as shown 2/15/2014
 Signature

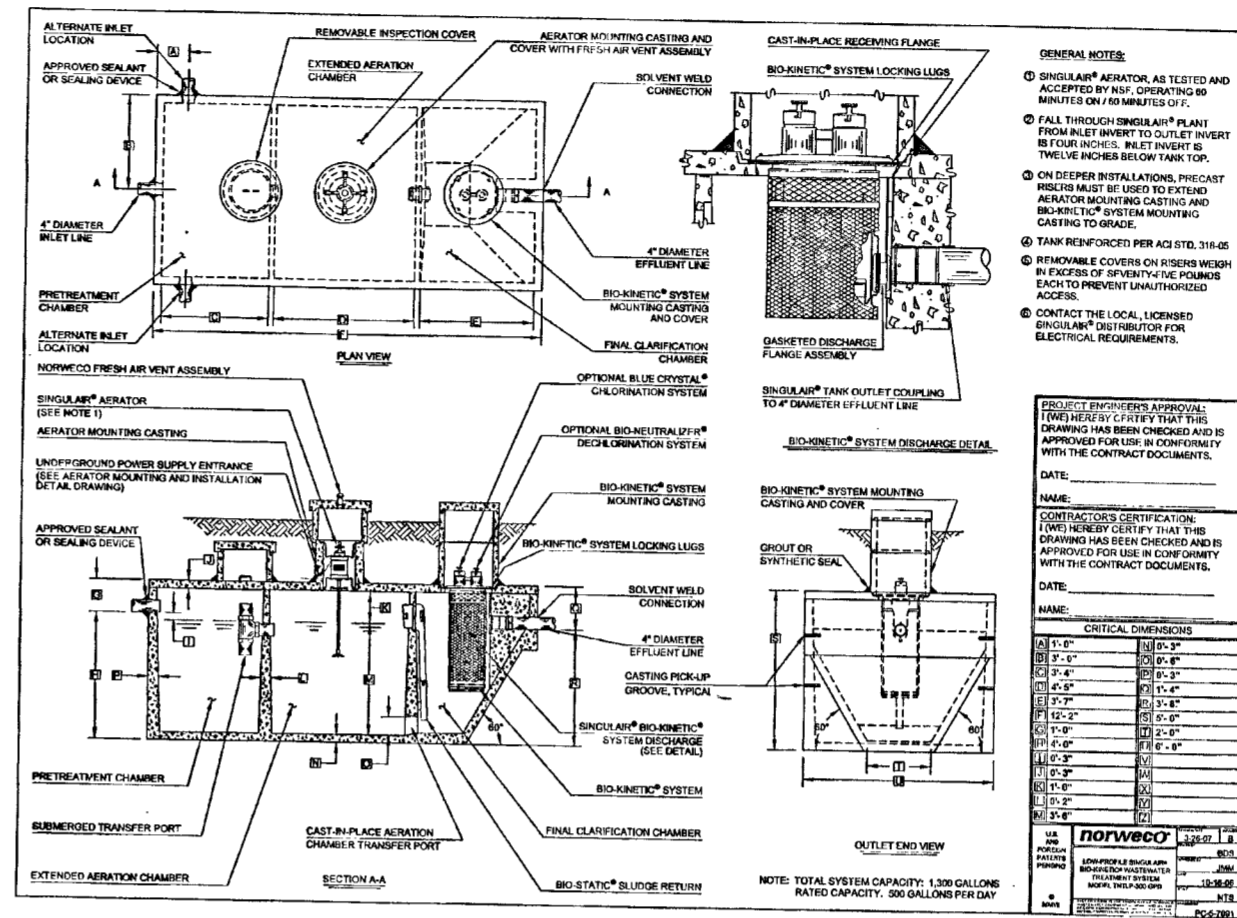
Maryland State Grid Meridian

GENERAL NOTES:

1. 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.
2. THE MAXIMUM DEPTH OF THE BAT PER THE MANUFACTURER'S SPECIFICATION IS 3 FEET.
3. NO BLOWER IS REQUIRED. THE NORWECO WASTEWATER TREATMENT SYSTEM HAS AN AERATOR MOUNTED IN THE TANK.
4. THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
5. THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
6. 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.
7. ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
8. AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN LAND RECORDS OF HOWARD COUNTY.
9. THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.

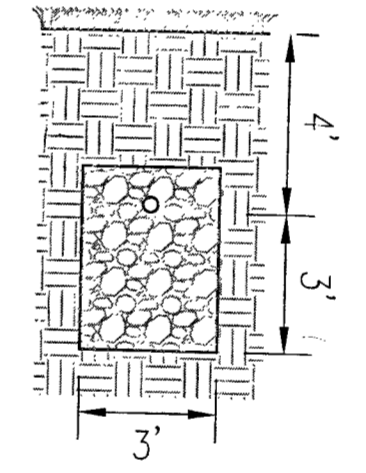


VICINITY MAP
SCALE: 1"=2000'



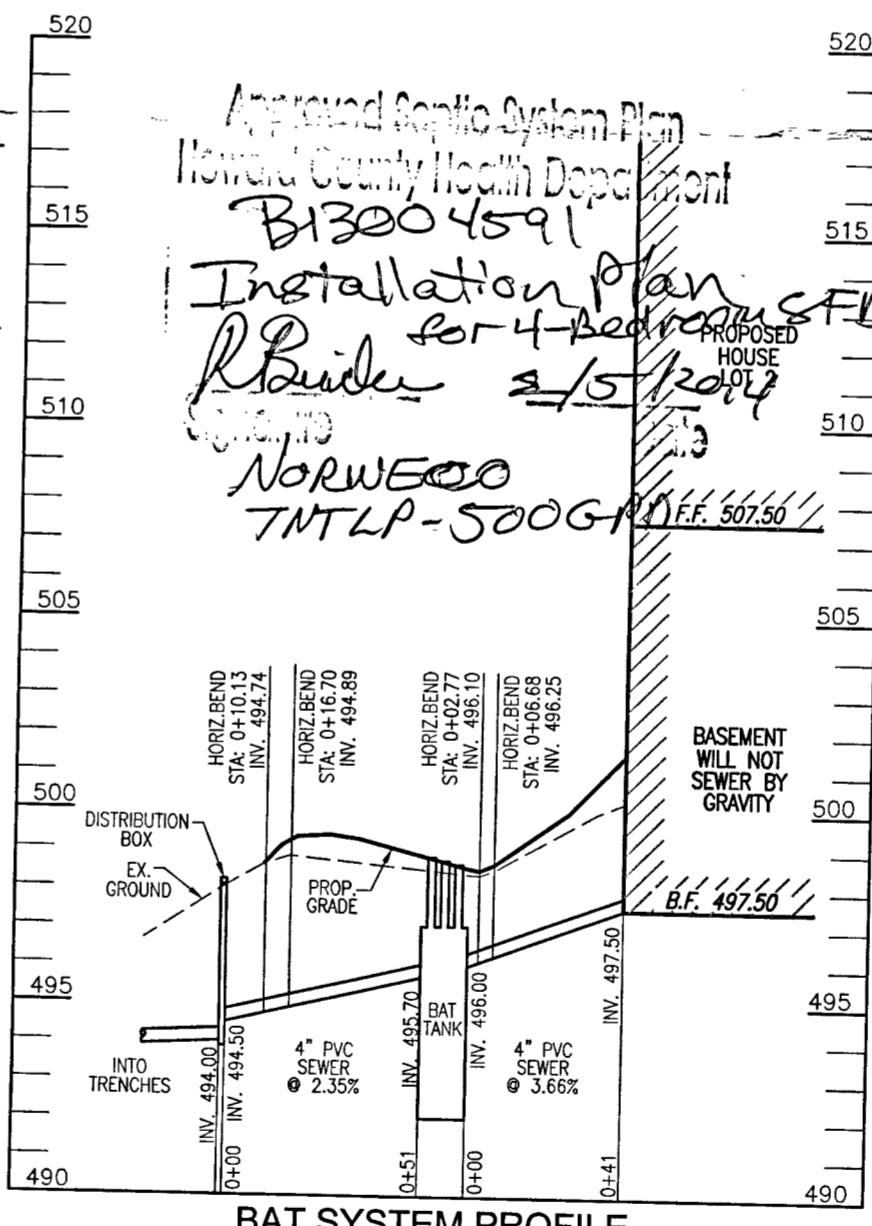
LEGEND

- EXISTING 2' CONTOUR --- 382
- EXISTING 10' CONTOUR --- 380
- BOUNDARY ---
- ADJACENT BOUNDARY ---
- PASSED PERC. TEST ○
- FAILED PERC. TEST ○ (F)
- EXISTING WELL FIELD LOCATED ○ (W)
- APPROVED WELL AREA [Stippled Box]
- PROPOSED MICRO-BIORETENTION FACILITY (M-6) [Rectangular Box]
- ROOF DRAIN TO RAIN GARDEN ←



TRENCH DETAIL
NOT TO SCALE

OWNER/DEVELOPER
TRINITY HOMES
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023



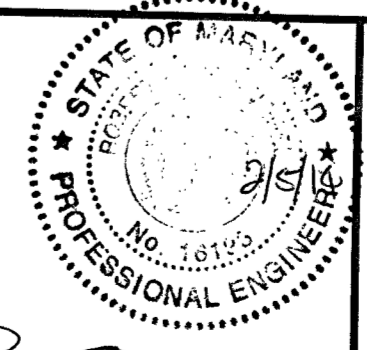
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

SITE PLAN FOR BAT INSTALLATION
FULTON MANOR II - LOT 2
12303 PLEASANT VIEW DRIVE
FULTON, MD 20759

TAX MAP: 40 BLOCK: 6
5TH ELECTION DISTRICT

PARCEL: 205 & 94
ZONED: RR-DEO
HOWARD COUNTY, MARYLAND

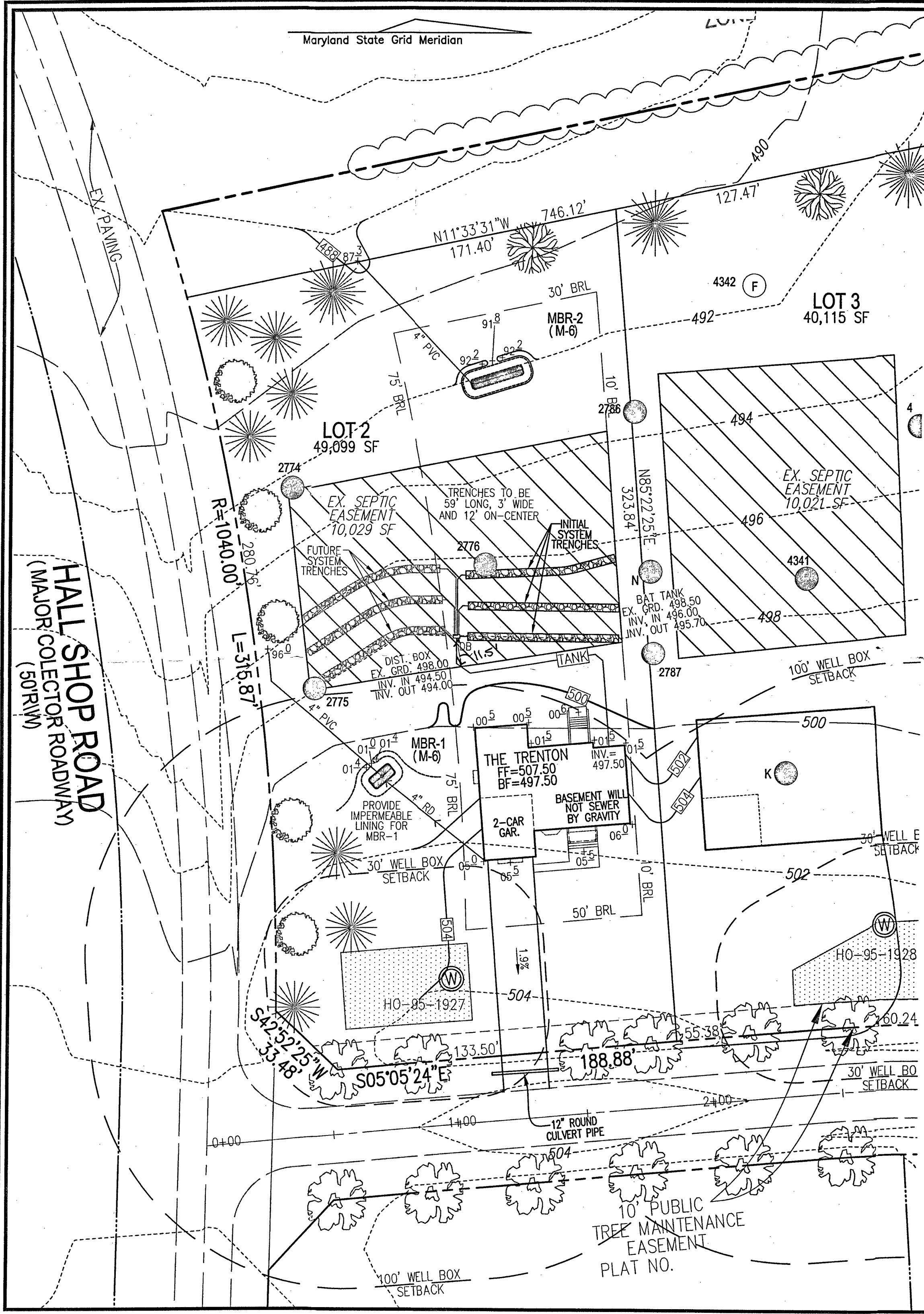
ROBERT H. VOGEL ENGINEERING, INC.
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8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: JANUARY 2014
SCALE: 1"=30'
W.O. NO.: 13-33

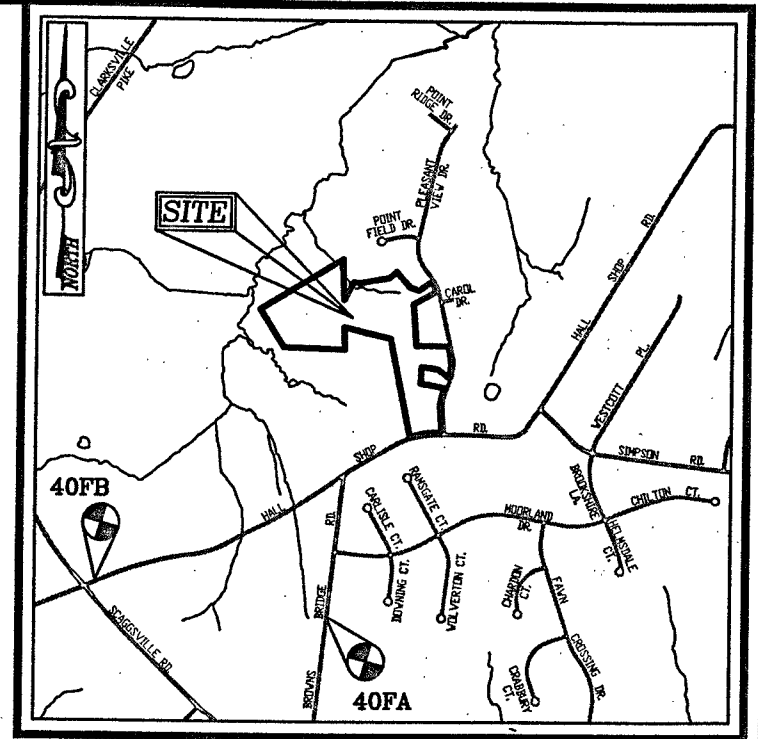
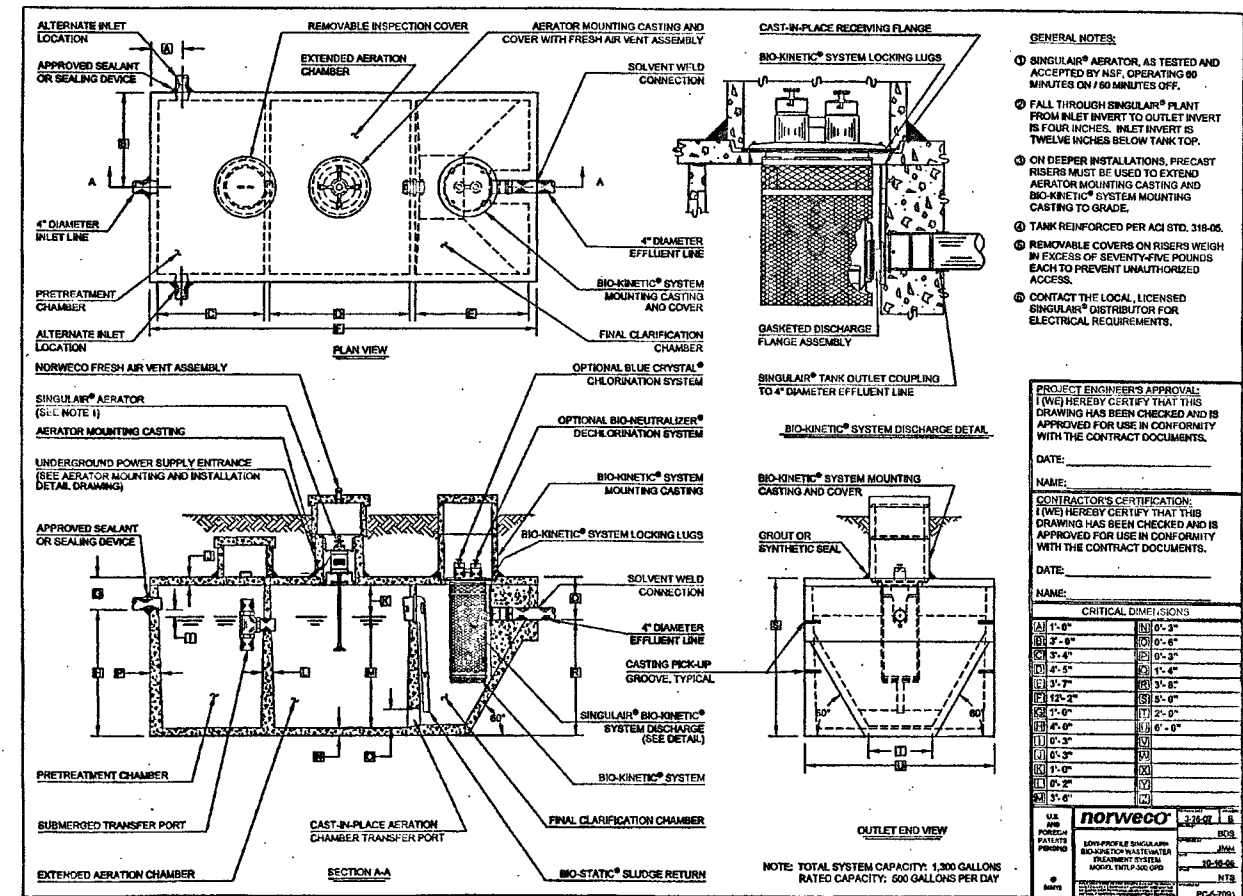
HALL SHOP ROAD
(MAJOR COLLECTOR ROADWAY)
(50' R/W)

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GENERAL NOTES:

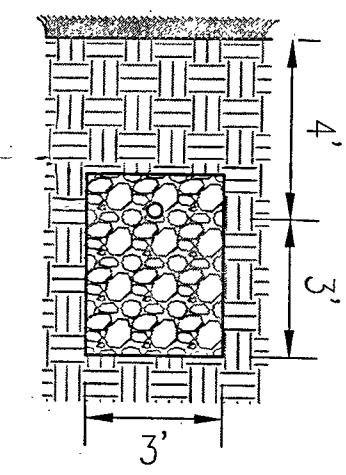
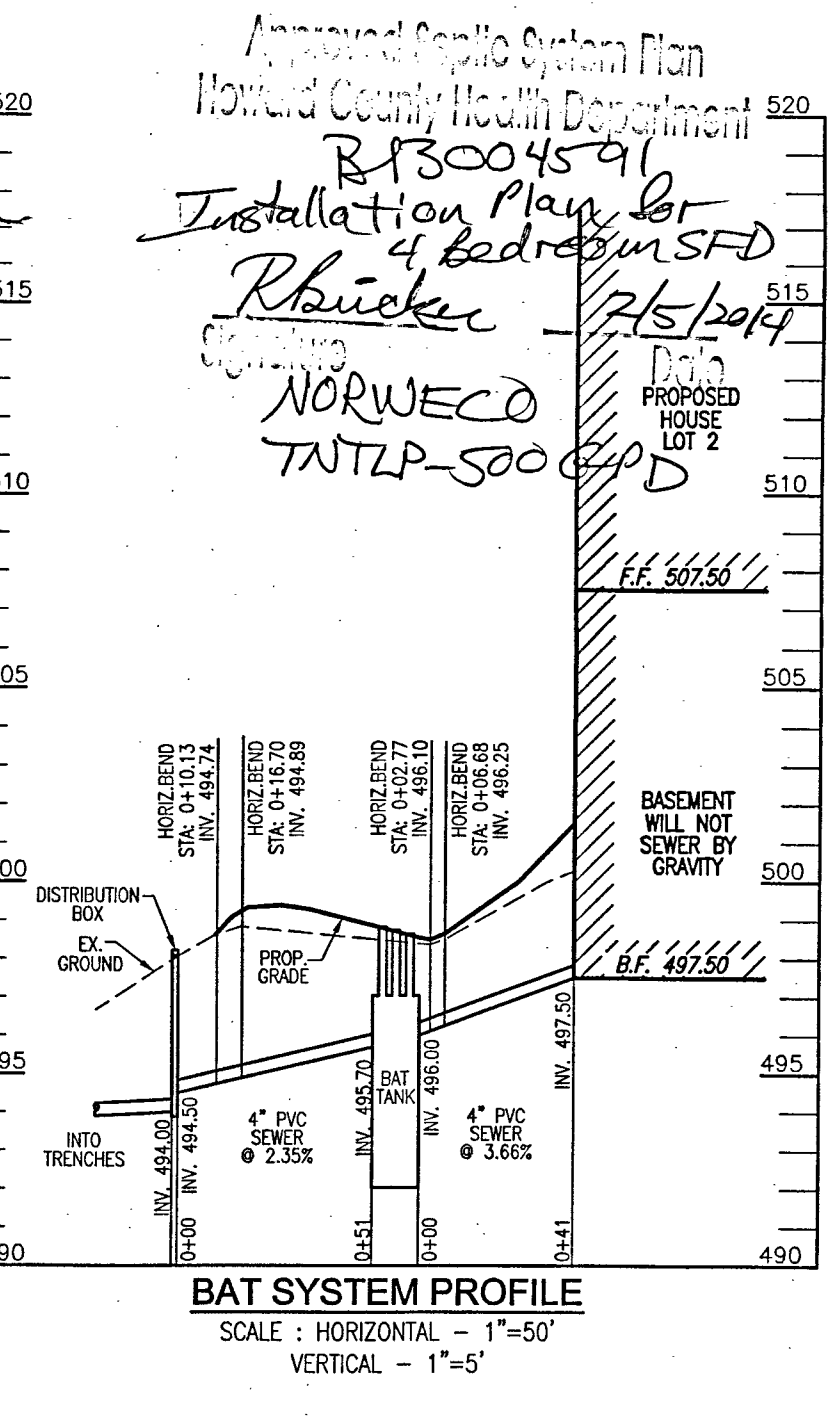
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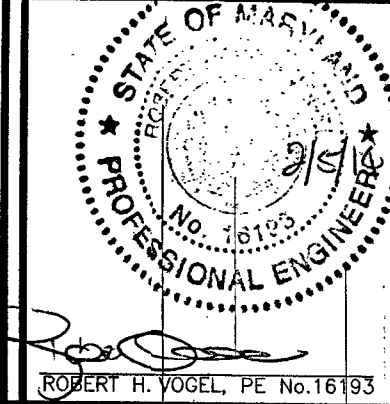
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DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: JANUARY 2014
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W.O. NO.: 13-33

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