



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: 5/13/15

Permit No.: B15001775

Building Address: 2732 MCKENDREE RD
 City: _____ State: _____ Zip Code: _____
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: _____
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: _____
 Proposed Use: _____
 Estimated Construction Cost: \$ _____
 Description of Work: _____

 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Bridget Hyde
 Address: 2732 MCKENDREE RD
 City: Glenwood State: MD Zip Code: 21738
 Phone: 301-451-1976 Fax: _____
 Email: bridgeth@yahoocom

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

Contractor Company: _____
 Contact Person: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No.: _____
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 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:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input 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:	
<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 type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input 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 type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input type="checkbox"/> 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: _____
 Email Address: _____
 Title/Company: _____

Print Name: _____
 Date: _____

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	9/17/15	R. Buckner

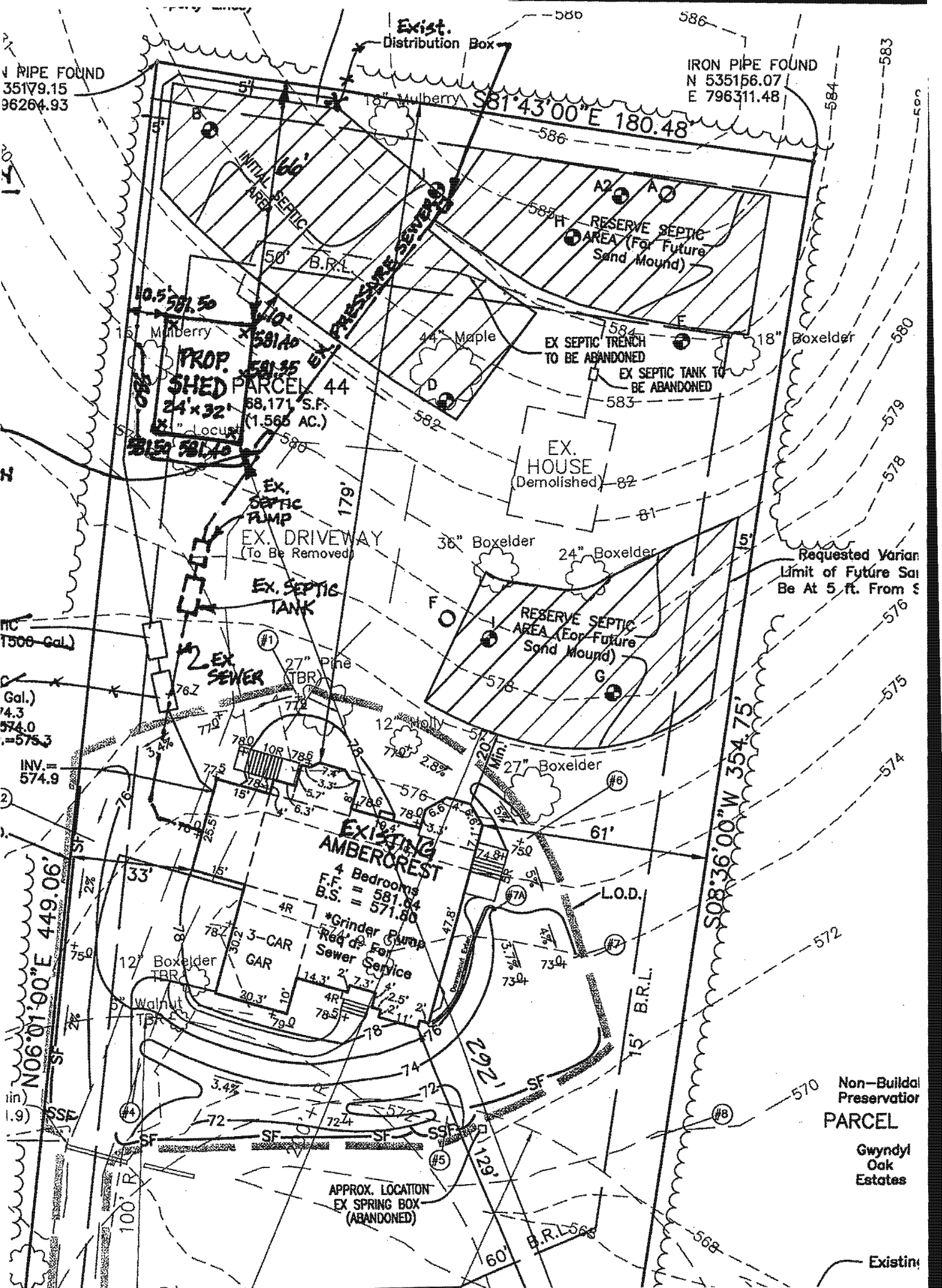
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

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	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

PIPE FOUND
35179.15
96264.93

IRON PIPE FOUND
N 535156.07
E 796311.48



N06°01'00"E 449.06'

S08°36'00"W 354.75'

APPROX. LOCATION
EX SPRING BOX
(ABANDONED)

Requested Variance
Limit of Future Set
Back At 5 ft. From S

Non-Buildable
Preservation
PARCEL
Gwyndyl
Oak
Estates

Existing

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 9/3/2015

To: Dan Swinder / Building Review
(Person's Name and Division)

From: Brigitte Hyde (301) 758-1976
(Your Name, Company Name and Telephone Number)

Subject: Project name Detached garage/ Workshop
Project site address 2732 Mckendree Rd. Glenwood, MD 21738
Permit # B15001775 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter (NOTES) FOR COMMENTS
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of 2nd Floor layout (be specific) / cross section drawing
- Health Department Request DPZ/ DED Request Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

Brigitte Hyde
Please Print Name

Telephone No: 301-758-1976

E-Mail Address: brigittehdroe@yahoo.com

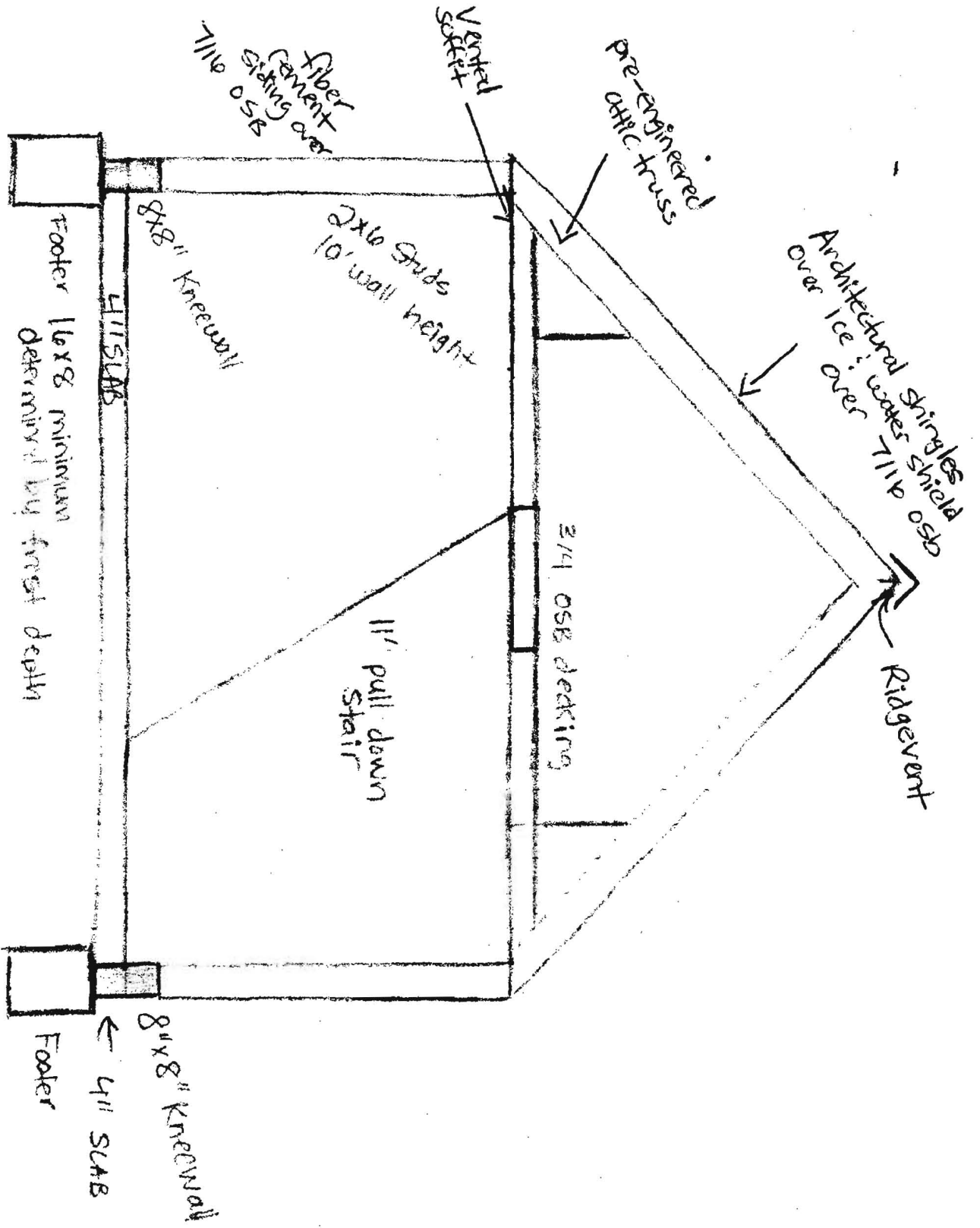
PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

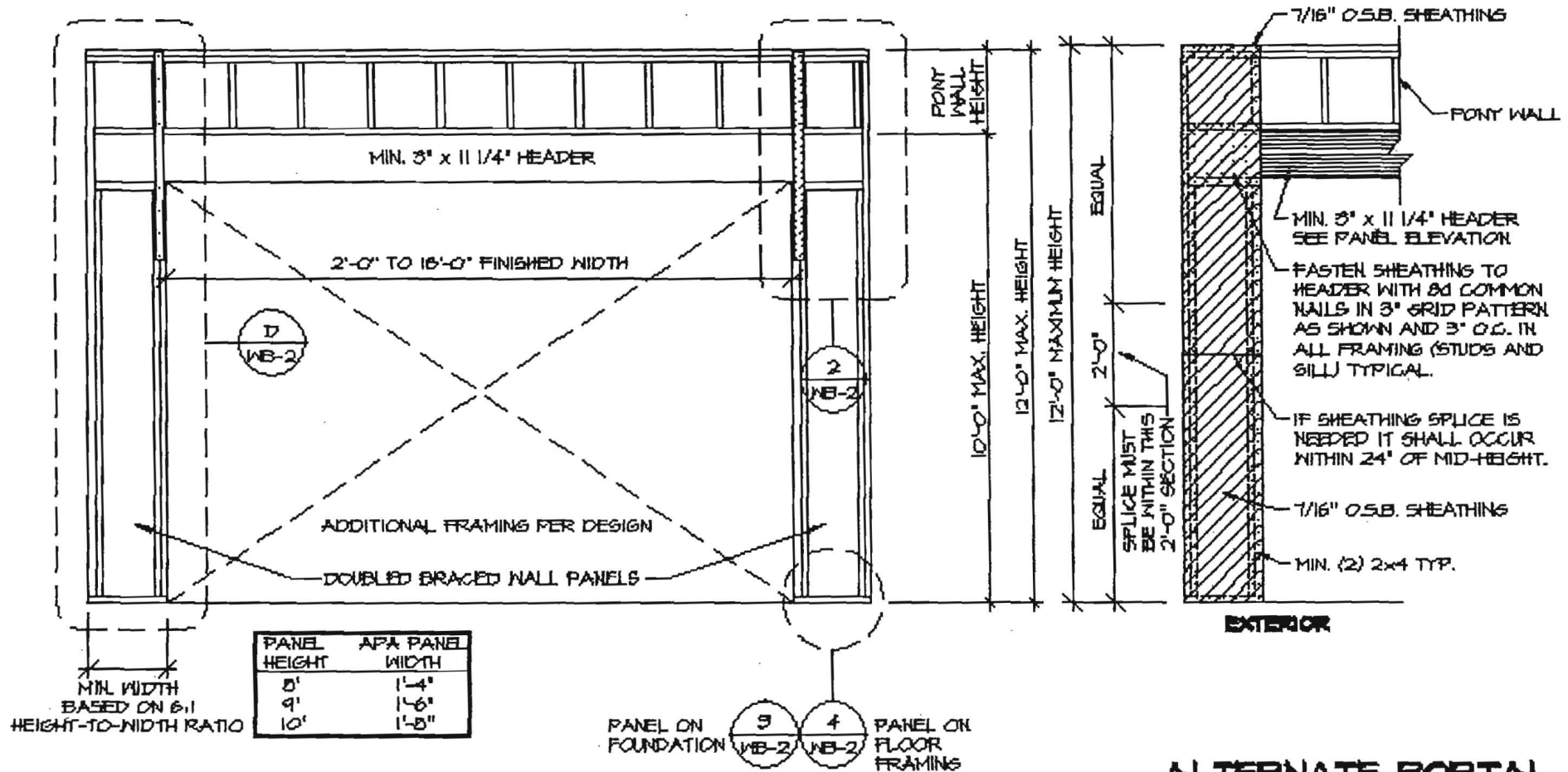
Received by AKH

PER DAN

Permit # B15001775

- (2) Garage doors header size
(3) x 1-3/4" x 14" LVL
- 2x6 16" OC
- Triple 2x6 headers above windows and small doors
- Narrow walls - see attached partial frame details
- Other walls continuously sheathed wood structural panels (CS-WSP)
- Pre-engineered trusses - Reisterstown Lumber Co
(will be stamped)





C
WB-2

ALTERNATE PORTAL FRAME

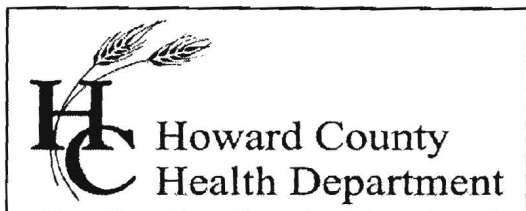
SCALE: 3/8" = 1'-0"

N/ PONY WALL FRAMING

D
NB-2

ALTERNATE PORTAL FRAME: SHEATHING APPLICATION DETAIL

SCALE 3/8" = 1'-0"



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

Twitter: HowardCoHealthDep

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

Date: May 28, 2015

To: Brigitte Hyde, Owner
briggittedroe@yahoo.com

RE: B15001775, Building Permit Application for construction of auxiliary structure at 2732 McKendree Road

The referenced Building Permit Application is 'On Hold'. This proposal may be given further consideration when the following issue has been adequately addressed.

The building permit cannot be approved at this time, as the proposed auxiliary structure is illustrated at a lower elevation and less than 20 feet from the nearby sewage disposal area. A formal waiver request must be submitted to reduce the separation distance to 10 feet as described on the submitted Plot Plan. The Plot Plan may serve as the exhibit for your request.

The waiver request must be signed by you (re: the owner), then submitted to Michael Davis, Associate Director, Bureau of Environmental Health, 8930 Stanford Blvd., Columbia, MD 21045.

If you have questions related to this inquiry, you may reply to me via email, rbricker@howardcountymd.gov, or call my desk, 410-313-2691.

Respectfully,

Robert Bricker, REHS/R.S., L.E.H.S.

Environmental Sanitarian II

Well and Septic Program, Bureau of Environmental Health

Howard County Health Department

8930 Stanford Boulevard

Columbia, MD 21045

Copy: file

SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (410-313-1855).
 - All vegetative and structural practices are to be installed according to the provisions of this plan and to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto. See Details for devices required by this plan in this Book:
 - Stabilized Construction Entrance— Page F-17-3, Detail #24
 - Silt Fence— Page E-15-3, Detail #22, H-26-3
 - Super Silt Fence— Page H-26-3, Detail #33
 - Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
 - 14 days as to all other disturbed or graded areas on the project site.
 - All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seedings, sod, temporary seeding and mulching (Sec. G). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 - All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Division.
 - SITE ANALYSIS:**

Total Area of Site: 1.565 Acres
 Area Disturbed: 1.490 Acres
 Area to be roofed or paved: 1.490 Acres
 Area to be vegetatively stabilized: 0.075 Acres
 Total Cut: 38,927 S.F.
 Total Fill: 38,927 S.F.
 - Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
 - On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
 - Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or is limited to three pipe lengths.
 - The total amount of silt fence = 180 LF
 The total amount of super silt fence = 25 LF
- * It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.

SEQUENCE OF CONSTRUCTION :

	NO. OF DAYS
1. Obtain grading permit.	14
2. Install sediment and erosion control devices and stabilize.	7
3. Excavate for foundations, rough grade and temporarily stabilize.	30
4. Construct building, and driveways.	120
5. Final grade and stabilize in accordance with standards and specifications.	14
6. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

SITE ANALYSIS FOR PROP. SHED CONSTRUCTION

AREA DISTURBED FOR PROP. SHED CONSTRUCTION = 1490 S.F.
 AREA TO BE ROOFED OR PAVED = 768 S.F.
 AREA TO BE VEGETATIVELY STABILIZED = 380 S.F.

14 C.Y. EX. SEWER LINE FILL
 VERIFY LOCATION PRIOR TO CONSTRUCTION OF PROP. SHED.

Non-Buildable Preservation PARCEL "C" Gwynndyl Oak Estates

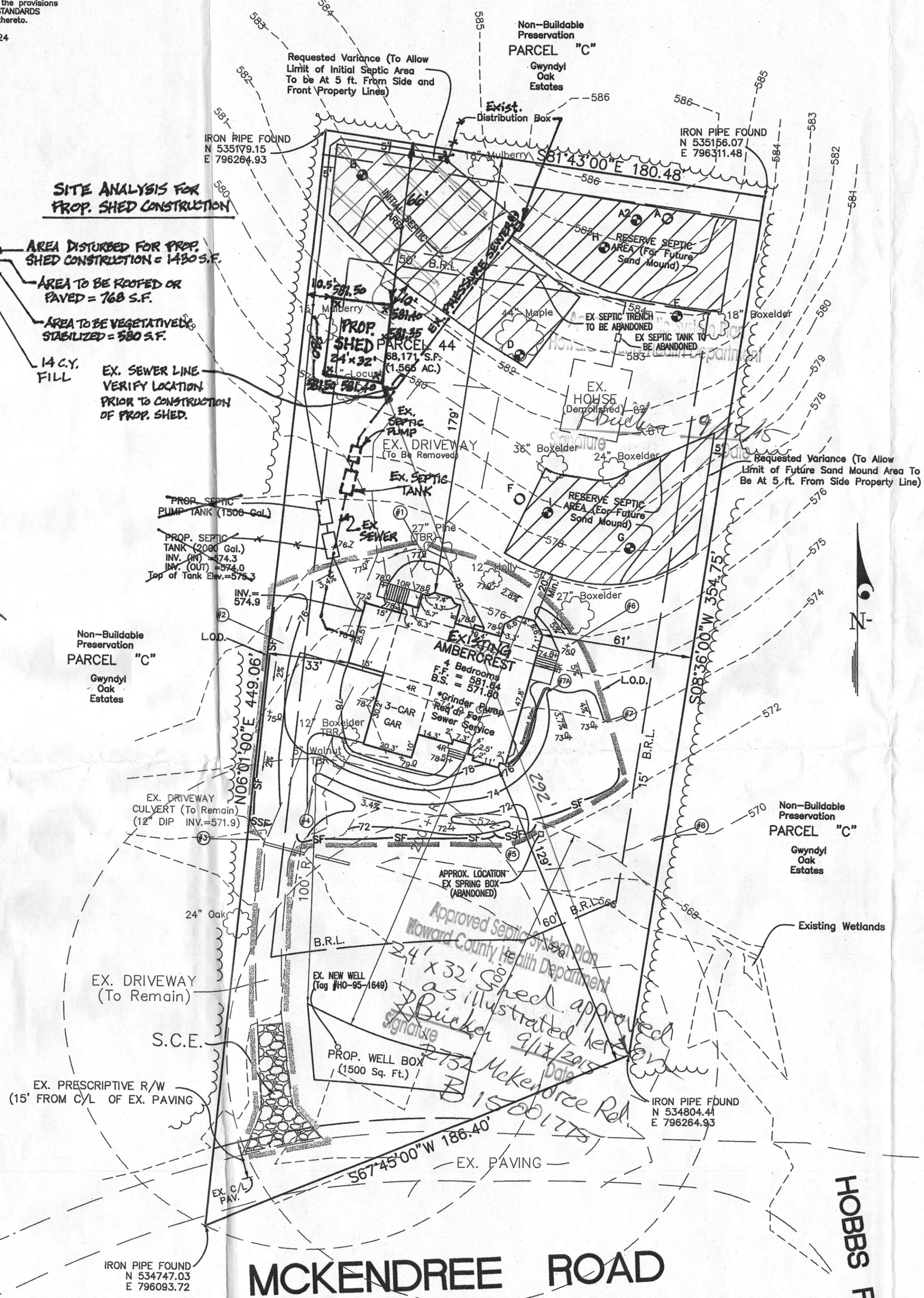
Non-Buildable Preservation PARCEL "C" Gwynndyl Oak Estates

EX. DRIVEWAY (To Remain)
 S.C.E.
 EX. PRESCRIPTIVE R/W (15' FROM C/L OF EX. PAVING)

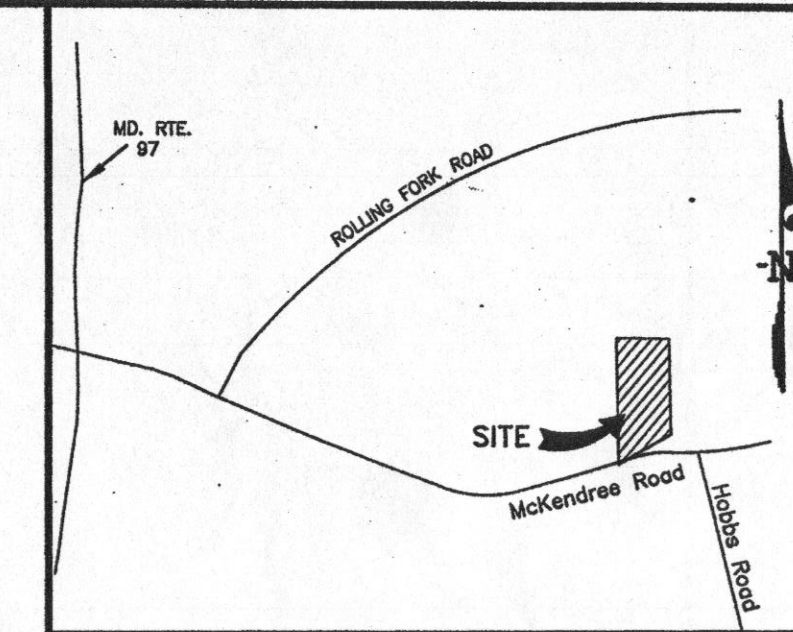
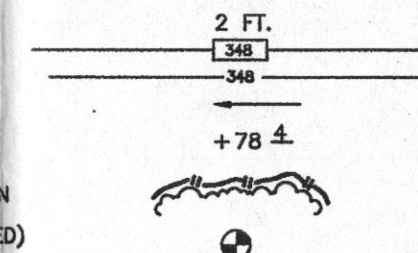
MCKENDREE ROAD

PERMIT SITE PLAN FOR PROPOSED SHED
 SCALE: 1" = 30'

HOBBS ROAD



- LEGEND**
- CONTOUR INTERVAL
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DIRECTION OF DRAINAGE
 - SPOT ELEVATION
 - EXISTING TREES TO REMAIN
 - PERCOLATION TEST (PASSED)



VICINITY MAP
 Approx. Scale: 1" = 2000'

GENERAL NOTES:

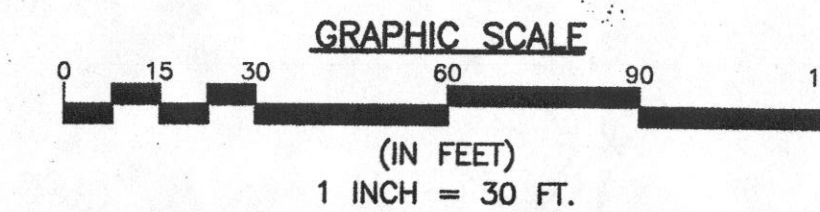
- THIS PROPERTY HAD AN EXISTING HOUSE THAT WAS ORIGINALLY CONSTRUCTED IN 1899. AND THIS PLAN PROPOSES A NEW SINGLE FAMILY DETACHED DWELLING, WITH 4 BEDROOMS. THIS PROPERTY WAS ESTABLISHED BY DEED DATED JULY 1, 1955 (LIBER 269 FOLIO 329), PER SECTION 16.155.(4)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROPERTY IS EXEMPT FROM REQUIRING A SITE DEVELOPMENT PLAN (SEE LETTER FROM DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION CHIEF, DATED MARCH 14, 2008). THIS DEVELOPMENT IS EXEMPT FROM THE FOREST CONSERVATION ACT REQUIREMENTS, PER SECTION 16.1202.(b)(2)(i)(a) & (b) OF THE SUBDIVISION REGULATIONS— DEVELOPMENT LESS OF AN EXISTING LOT WHERE THE TOTAL CUTTING, CLEARING, OR GRADING IS LESS THAN 40,000 S.F. AND THE PARCEL IS NOT SUBJECT TO A PREVIOUSLY APPROVED FOREST CONSERVATION PLAN.
- LOT SIZE = 1.565 AC. (68,171 S.F.) THE ZONING = RC-DEO PER 22/02/04 COMPREHENSIVE ZONING PLAN AND PER THE 'COMP LIFE' ZONING AMENDMENTS EFFECTIVE 7-28-06.
- TOPOGRAPHY SHOWN WAS FIELD RUN BY CLARK, FINEFROCK AND SACKETT, AUGUST 2007
- PROPERTY LOCATION = TAX MAP 14 GRID 11. PROPERTY IS IDENTIFIED AS PARCEL 44
- PROPERTY HAS SOILS TYPES: G₁a (Glenville silt loam— C soil), B₁ (Baile silt loam— D soil), and ChB₂ (Chester silt loam— B soil).
- THERE ARE NO WELLS AND/OR SEWAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY AS INDICATED.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THIS LOT WAS CREATED PRIOR TO MARCH 1972.
- THE HOUSE LOCATION SHOWN COMPLIES WITH THE MINIMUM BUILDING RESTRICTION REGULATION.
- THIS AREA DESIGNATES PRIVATE SEWAGE EASEMENTS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWAGE SERVICE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- THE WELL FOR THE PROPOSED HOUSE MUST BE DRILLED AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO BUILDING PERMIT APPLICATION APPROVAL.
- THE LOCATION OF THE EXISTING SEPTIC SYSTEM IS BASED ON BEST FIT OF DATA REFERENCED TO SURVEYED (STAKE AND HOUSE) LOCATIONS AS DESCRIBED BY THE ENVIRONMENTAL SANITARIAN WHOM OBSERVED THE PERCOLATION TESTS ON APRIL 2, 2008.
- THE EXISTING SEPTIC TANK IS TO BE ABANDONED PRIOR TO BUILDING PERMIT APPROVAL.
- THE SAND MOUND AREAS DELINEATED AND IDENTIFIED ON THIS PARCEL MUST BE PROTECTED BY A FIXED BARRIER AT ALL TIMES DURING DEMOLITION, GRADING, AND CONSTRUCTION ACTIVITIES. THEREAFTER PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO PROTECT THESE AREAS FROM EROSION AND ENCROACHMENT BY WHEELED VEHICLES. SUBSEQUENT BUILDING PERMIT APPLICATIONS MAY BE DENIED SHOULD THE SAND MOUND AREAS BE UNSATISFACTORY FOR THE INTENDED USE.
- INSTALLATION OF THE INITIAL DRAINFIELD MAY REQUIRE CROSSING THE EXISTING SYSTEM. ANY DRAINFIELD PIPE CROSSING THE EXISTING SYSTEM WILL BE INSTALLED AT A LOWER
- STORMWATER MANAGEMENT CREDIT IS BEING PROVIDED BY GRASSED SWALES, DISCONNECTION OF ROOFTOP & NEW DRIVEWAY SURFACES; AND ALSO SHEET FLOW TO BUFFER. SEE STORMWATER MANAGEMENT NOTES FOR MORE INFORMATION.
- ROADWAY FRONTAGE TO THIS PROPERTY (MCKENDREE ROAD) IS A RURAL OPEN SECTION PUBLIC ROADWAY. MCKENDREE ROAD HAS A 30 FT. WIDE PRESCRIPTIVE RIGHT-OF-WAY (15 FT. FROM EXISTING CENTERLINE). THE EXISTING DRIVEWAY IS BEING UTILIZED, WITH NO DISTURBANCE BEING PROPOSED BELOW THE EXISTING DRIVEWAY CULVERT (STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT THE END OF THE EXISTING DRIVEWAY).
- THE CONTRACTOR SHALL NOTIFY THE DEPT. OF PUBLIC WORKS/DIVISION OF CONSTRUCTION & INSPECTION AT (410) 313-1880 ATLEAST TWENTY FOUR (24) HOURS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 ATLEAST FOURTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK.

STORMWATER MANAGEMENT NOTES

- Stormwater management is provided by grassed swales, with slopes ranging from 2% to 5%, in conjunction with sheetflow buffer. This sheet flow buffer is provided from point #7 (shown as #7) to Parcel C (existing swale leading to the existing wetlands on the adjacent Non-Buildable Parcel C). This non-buildable Parcel C is in the Gwynndyl Oak Estates subdivision. Parcel C is encompassed with forest conservation easement, as established by Record Plot No. 11552. The entire property drains to this wetland area in adjacent Non-Buildable Parcel C.
- Stormwater Management Credit Information

Points for Swale	Slope	Length	Impervious Area Treated
1-2	3.4 %	75'	497 S.F. Rooftop
2-3	2.0 %	80'	890 S.F. Driveway
4-5	3.4 %	85'	487 S.F. Rooftop 398 S.F. Driveway
*1-6	2.8% - 5%	75'	1125 S.F. Rooftop *
*6-7	4% - 5%	38'	935 S.F. Rooftop *
*7A-7	2.3% - 4%	25'	496 S.F. Rooftop *

*(In addition to swale, sheet flow buffer is provided from points 7 & 7A to point 8, Length=52 ft.). And all impervious areas drain to this wetland area in adjacent Non-Buildable Parcel C, and have additional natural water quality treatment provided by these wetlands that are ensured of never being disturbed by development.



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

County Health Officer
 Howard County Health Department
 Date

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED DH	SITE DEVELOPMENT PLAN 2732 MCKENDREE ROAD	SCALE 1" = 30'
DRAWN ZH/DH		DRAWING 1 of 1
CHECKED DH	PARCEL 44 Tax Map 14, Grid 11 FOURTH TAX ASSESSMENT DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 08-013
DATE 08-13-08	OWNER: Brigitte Drogemeyer 872R Doris Drive Arnold, Maryland 21012	FILE NO. 08-013