



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: 5/7/14
Permit No.: B14001469

Building Address: 12145 Hayland Farm Way
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 55
Tax Map: 28 Parcel: 49 Grid: 11
Zoning: _____ Map Coordinates: _____ Lot Size: 33,340 SF

Existing Use: Vacant lot
Proposed Use: SFD
Estimated Construction Cost: \$ 250,000
Description of Work: Model on file - Kenwood, Elev. 2, FR extension, finished Bmt, 1 rec. den & bath, well & ex. it.
Occupant or Tenant: owner
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: BV Business Trust
Address: PO Box 482
City: Urbem State: MD Zip Code: 21765
Phone: 303-858-0377 Fax: _____
Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Rachel Carr
Address: 6557 Ballantine Ln.
City: Clarksville State: MD Zip Code: 21029
Phone: 240-988-7305 Fax: _____
Email: Carrache@gmail.com

Contractor Company: Craftmark Homes
Contact Person: Dan Schoen
Address: 1355 Beverlynd, Ste. 330
City: McLean State: VA Zip Code: 22101
License No.: 451-1121
Phone: 703-870-0377 Fax: _____
Email: _____

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

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
Area of construction (sq. ft.):	2 nd floor:
Use group:	Basement:
Construction type:	<input checked="" type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4 (5)</u>
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> 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

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 checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>614000143</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: Rachel Carr Print Name: Rachel Carr
Email Address: Carrache@gmail.com Date: 5/7/14
Title/Company: owner / CPS

RECEIVED
MAY 07 2014

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

LICENSES & PERMITS
DIVISION

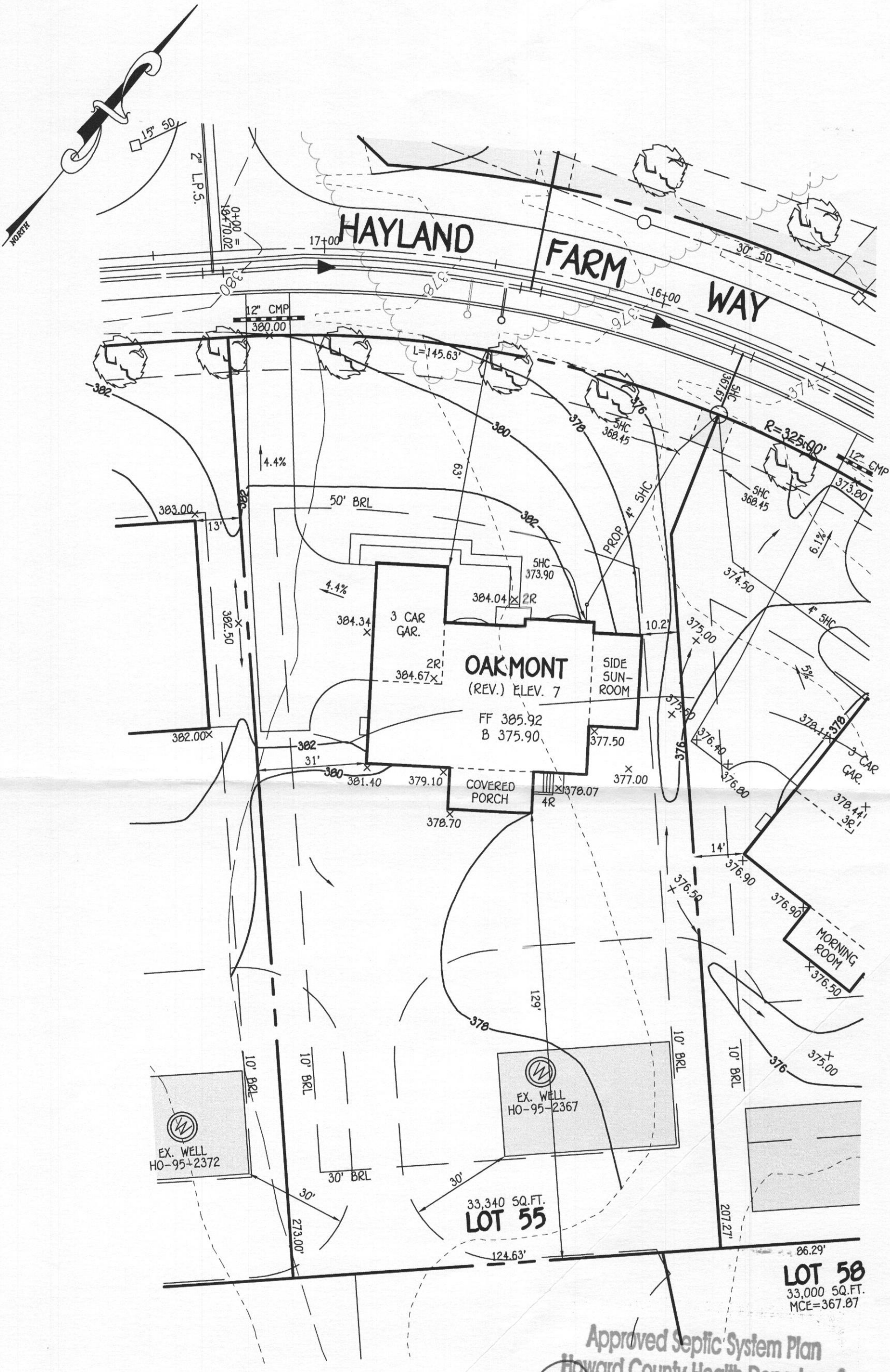
AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>6/2/14</u>	<u>R. B. Bigher</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>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>6007-6007055</u>

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



WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-2367, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PLAN

SCALE: 1" = 30'

OWNER

BV BUSINESS TRUST
P.O. BOX 482
LISBON, MARYLAND 21765-0482

Approved Septic System Plan
Howard County Health Department
Rona Bernard 6-18-15
Signature Date

**PERMIT SITE PLAN
LOT 55**

12145 HAYLAND FARM WAY
WALNUT CREEK

ZONED: RC-DEO
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY 13, 2015

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

Walnut Creek - Lot 55

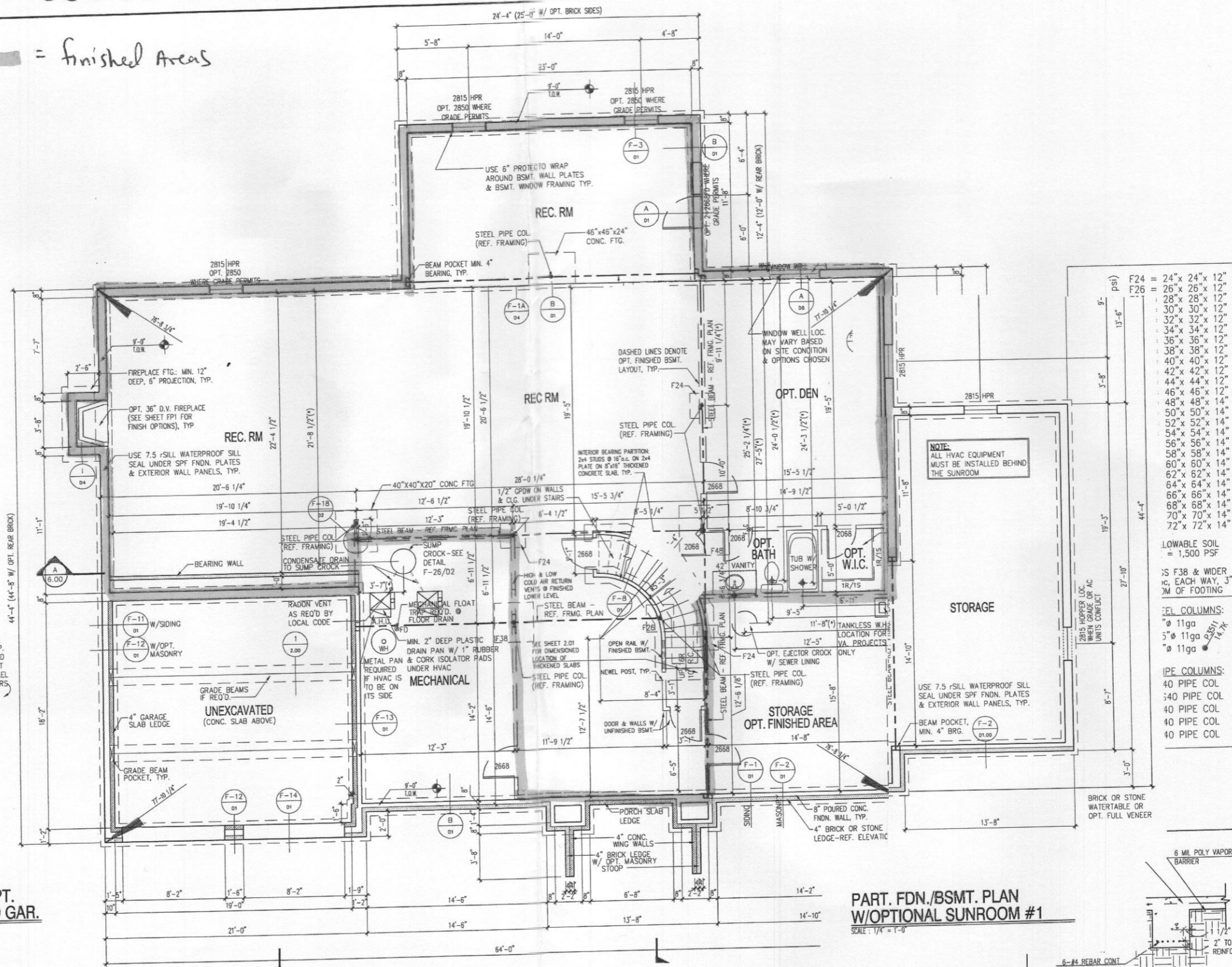
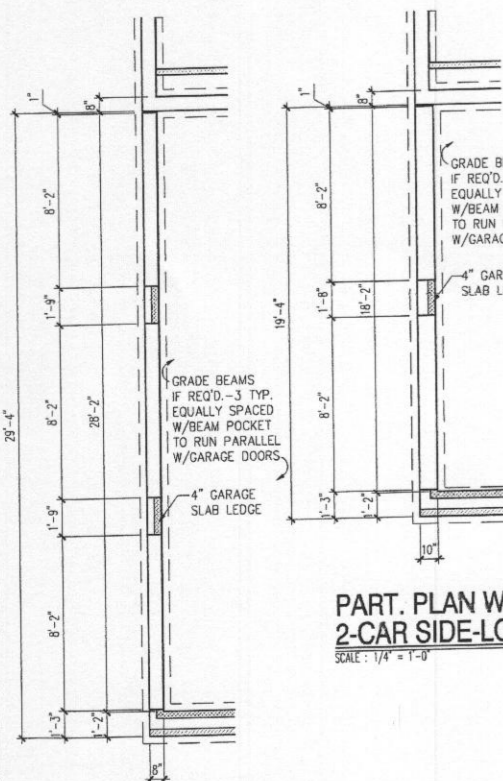
HEALTH Dept.

61500 2172

5 Bedrooms
6 1/2 Baths

■ = finished Areas

NOTE:
1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
5) OPTIONAL WINDOWS AVAILABLE ONLY WHERE GRADE PERMITS.
6) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.



FOUNDATION / BASEMENT PLAN

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) PROVIDE 4" DIA. PERIMETER DRAIN TILE AROUND THE EXTERIOR FOOTING AND A 4" DIA. DIAGONAL DRAIN TILE FROM THE SUMP CROCK TO THE OPPOSITE FOUNDATION WALL. SLEEVE FOOTING AS REQUIRED.

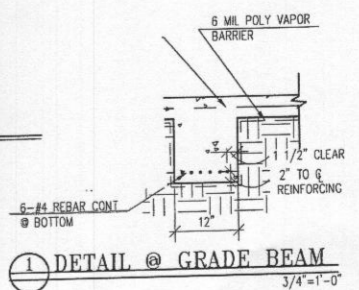
NOTE:
(*) - REFERENCE B/ D/1

F24	=	24" x 24" x 12"
F26	=	26" x 26" x 12"
	=	28" x 28" x 12"
	=	30" x 30" x 12"
	=	32" x 32" x 12"
	=	34" x 34" x 12"
	=	36" x 36" x 12"
	=	40" x 40" x 12"
	=	42" x 42" x 12"
	=	44" x 44" x 12"
	=	46" x 46" x 12"
	=	48" x 48" x 14"
	=	50" x 50" x 14"
	=	52" x 52" x 14"
	=	54" x 54" x 14"
	=	56" x 56" x 14"
	=	58" x 58" x 14"
	=	60" x 60" x 14"
	=	62" x 62" x 14"
	=	64" x 64" x 14"
	=	66" x 66" x 14"
	=	68" x 68" x 14"
	=	70" x 70" x 14"
	=	72" x 72" x 14"

LOWABLE SOIL = 1,500 PSF

IS F38 & WIDER 16" EACH WAY, 3" MIN OF FOOTING

PIPE COLUMNS:
40 PIPE COL
340 PIPE COL
40 PIPE COL
40 PIPE COL
40 PIPE COL



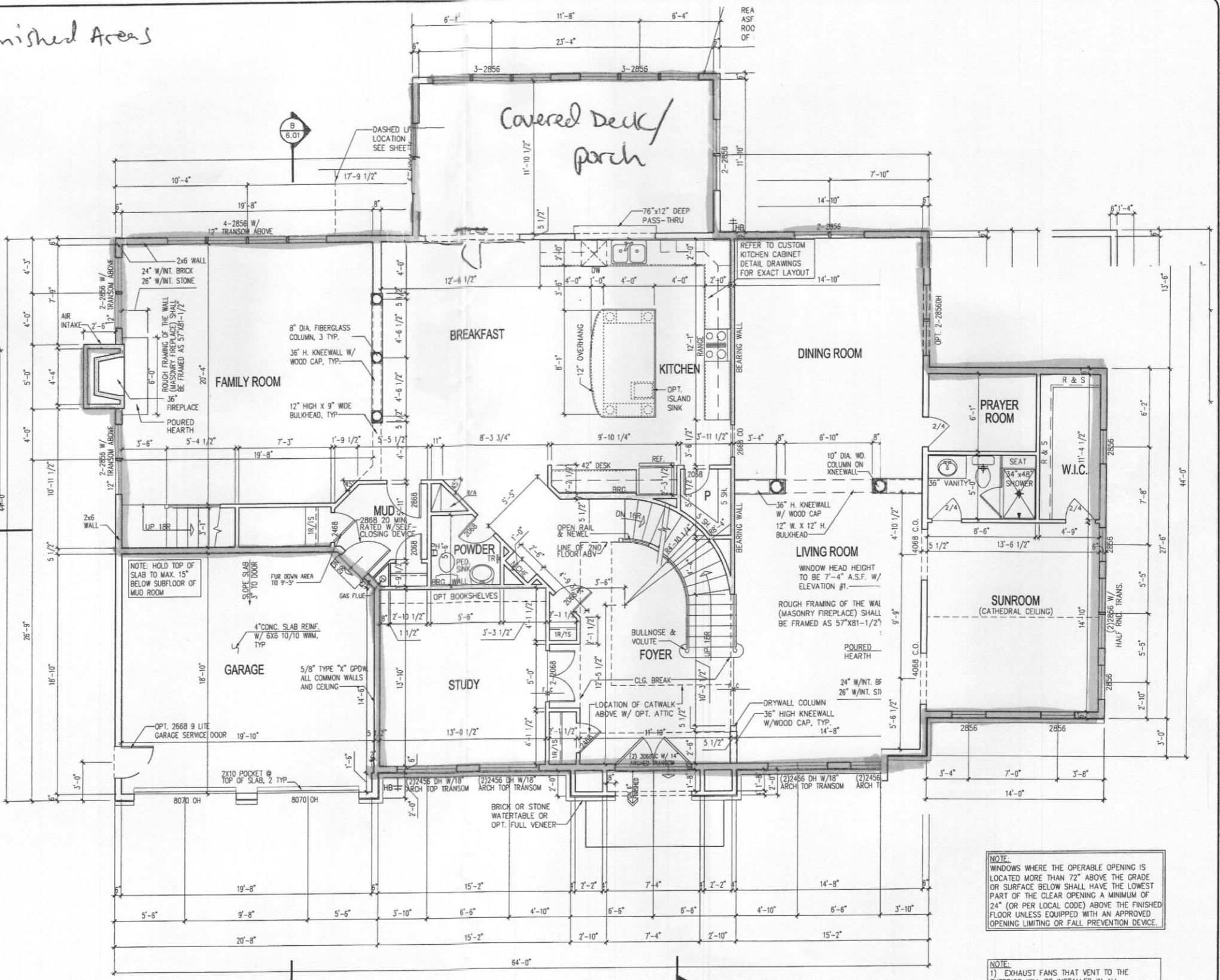
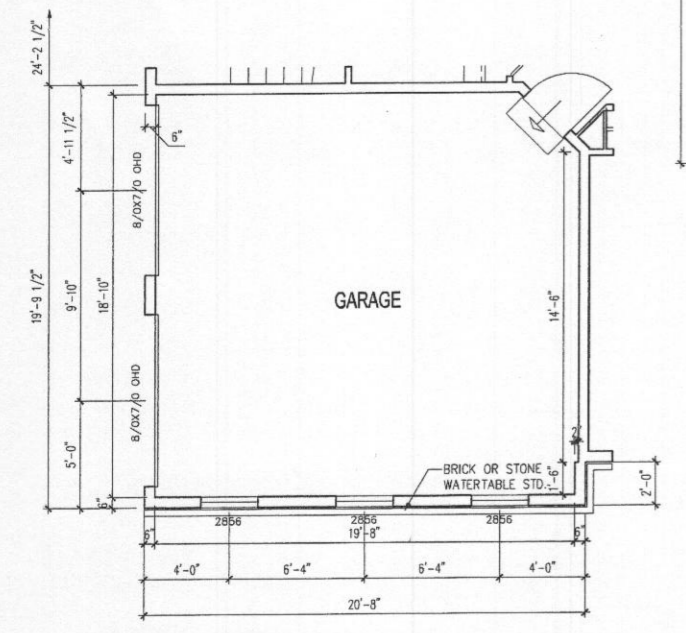
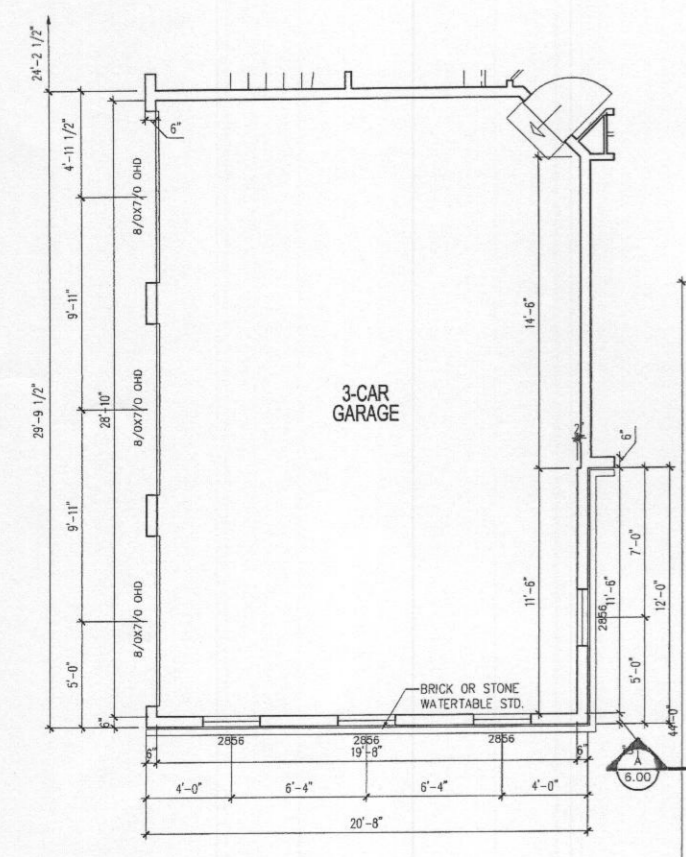
Pinnacle Design & Consulting Inc.
ARCHITECTURE • PLANNING • CONSULTING • MARKET ANALYSIS • BROCKHURST
11150 Fairfax Blvd., Suite 100, Oakmont, PA 15110
Ph: 703.216.1400 • Fax: 703.216.1407 • Web Site: www.pdc-home.com

FOUNDATION / BASEMENT PLAN
CRAFTMARK HOMES / OAKMONT

DATE:	10/01/2005
REV. #7	08/12/2012
ACR # 1001	08/20/2012
ACR # 1023	10/30/2013
ACR # 1038	02/24/2014
REV. #11	09/14/2014

2.00

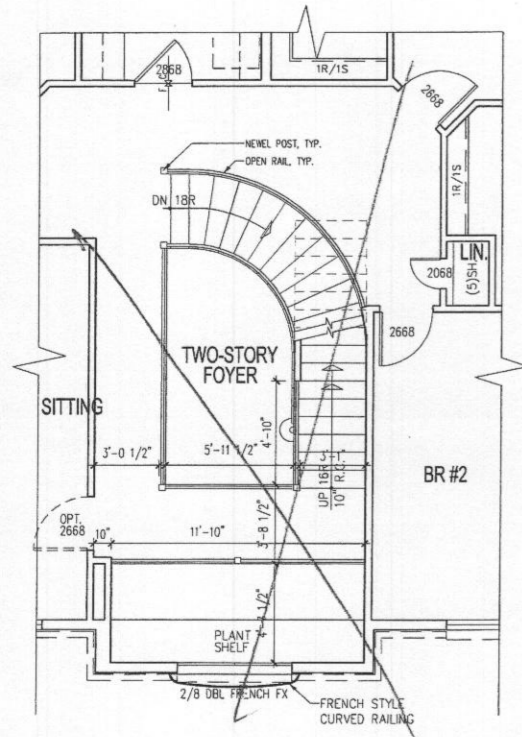
■ = finished Areas



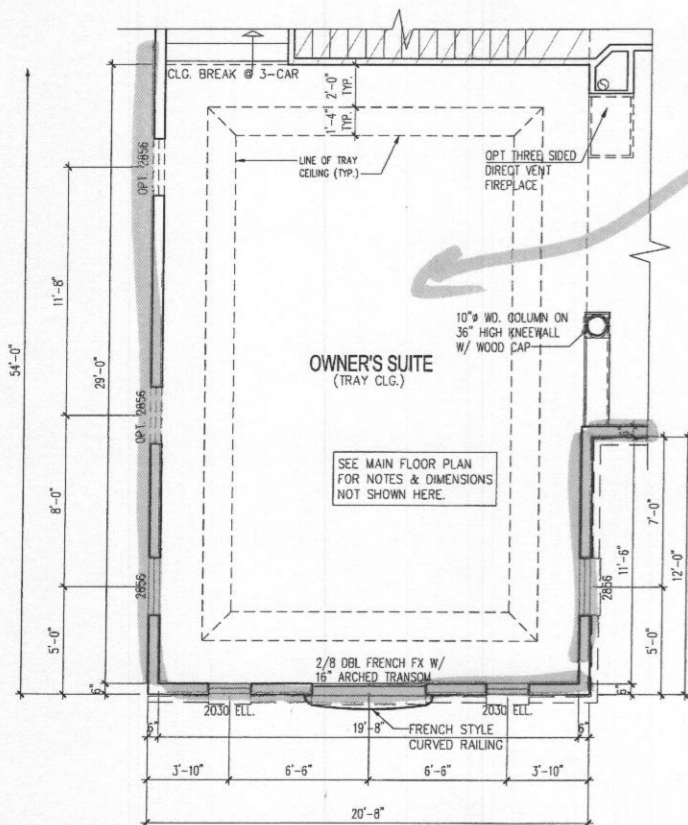
NOTE:
WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

NOTE:
1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.

REV. #	DATE
REV. #7	08/01/2012
ACR # 1001	08/22/2012
ACR # 1008	02/24/2014
ACR #1041	06/04/2014
REV. #10	08/13/2014

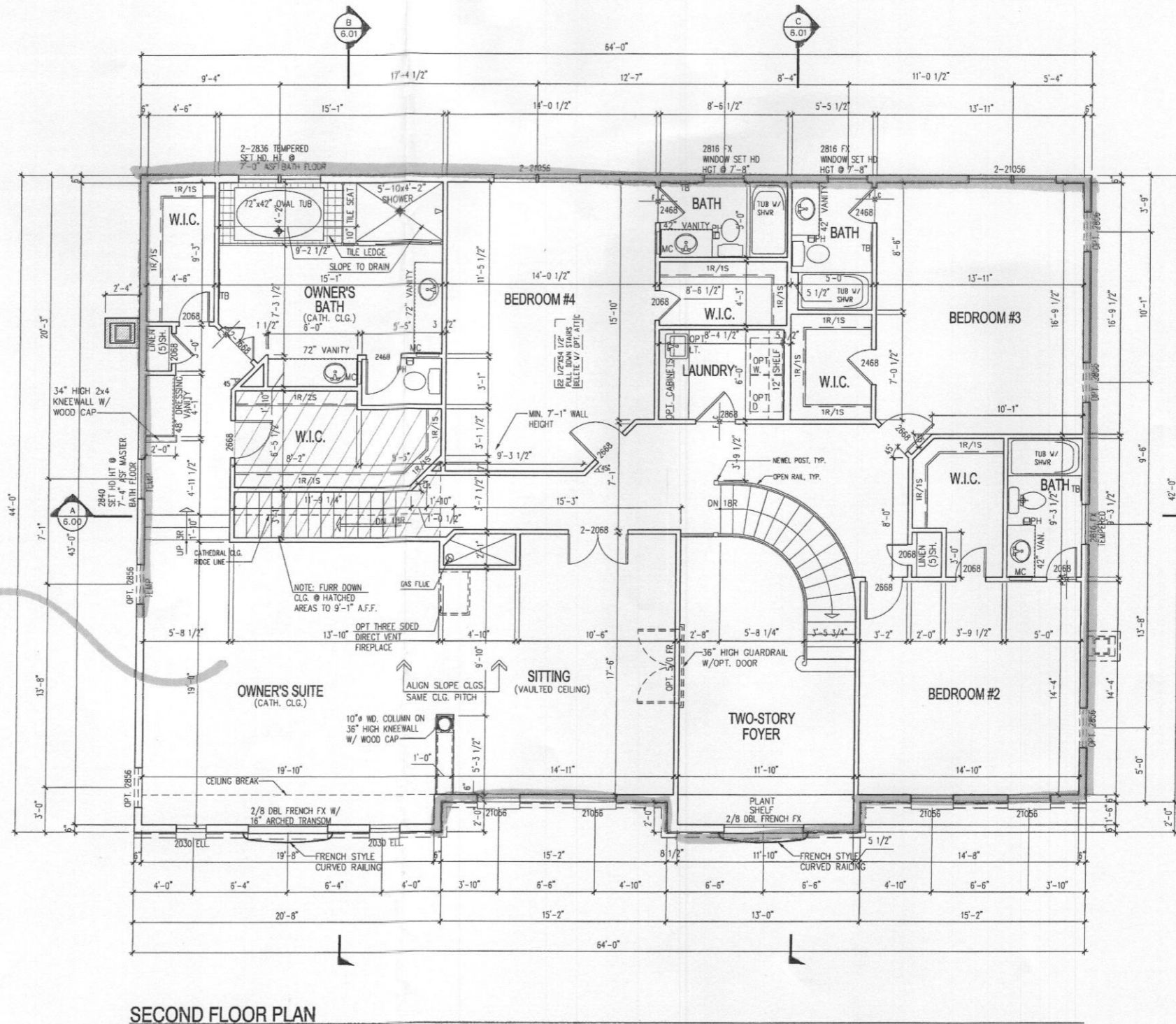


PART. PLAN W/OPT. ATTIC
SCALE: 1/4" = 1'-0"



PART. PLAN W/OPT. 3 CAR SIDE LOAD GARAGE
SCALE: 1/4" = 1'-0"

■ = finished Areas



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
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4) UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS SHALL BE 3-1/2"

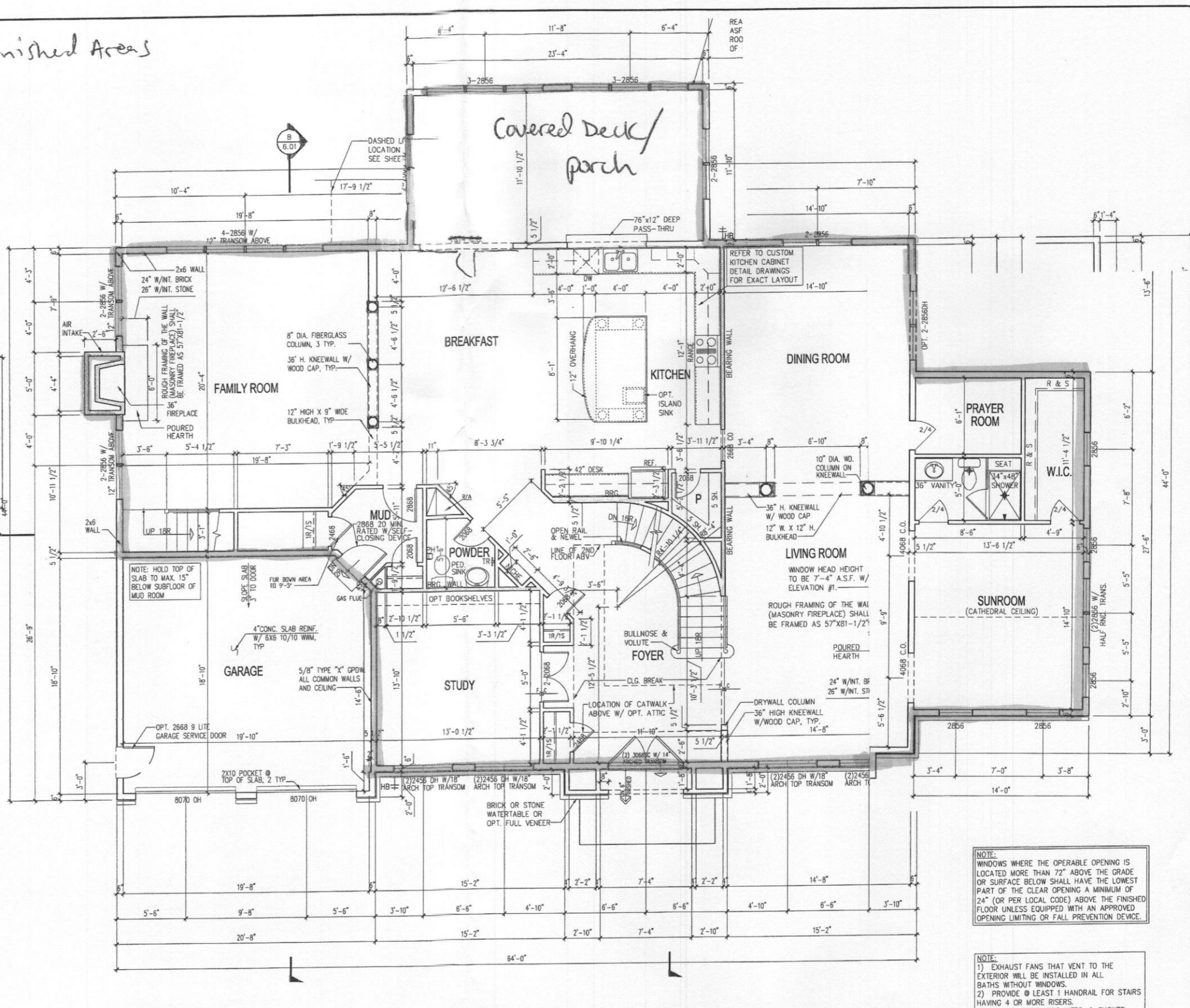
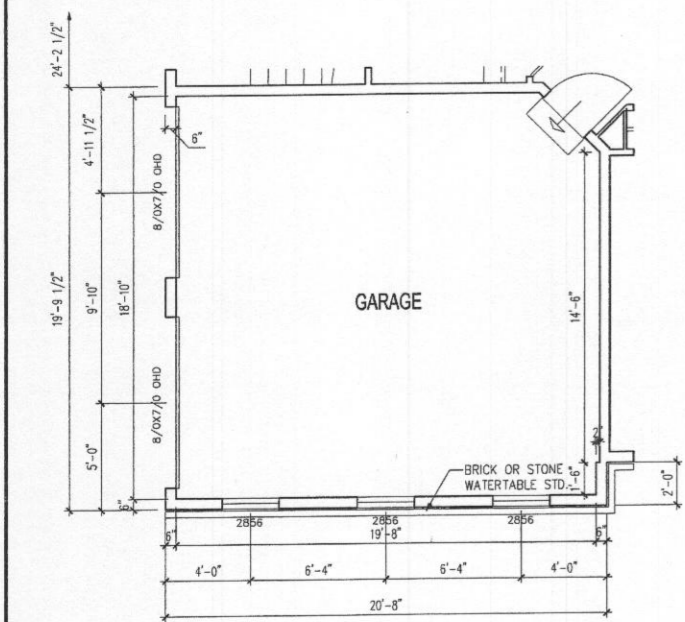
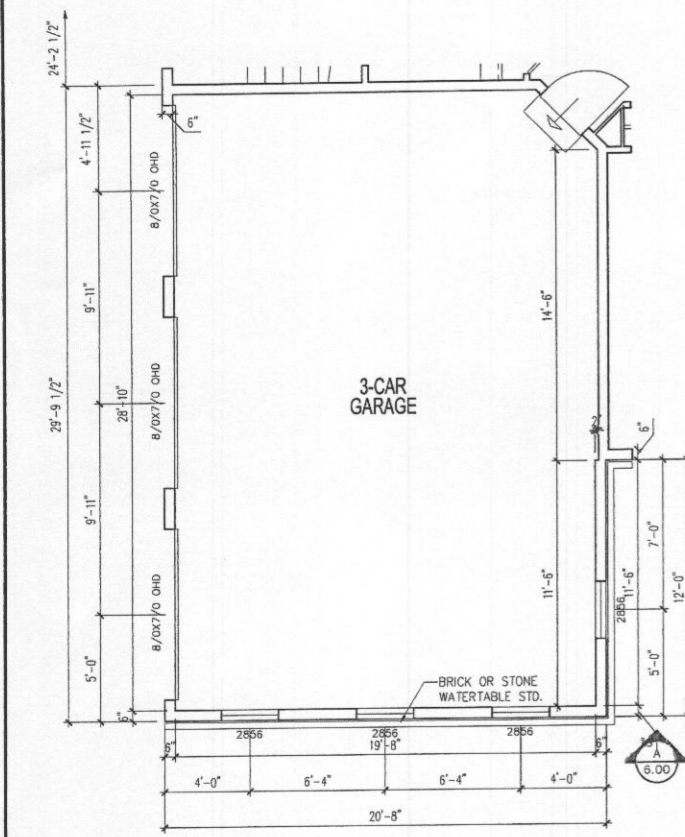
NOTE:
WASHING MACHINE WILL ALWAYS BE ON THE LEFT, DRYER WILL ALWAYS BE ON THE RIGHT EVEN IN THE REVERSE PLAN.

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REV. #7	08/01/2012
ACR # 1001	05/20/2012
REV. #11	06/14/2014

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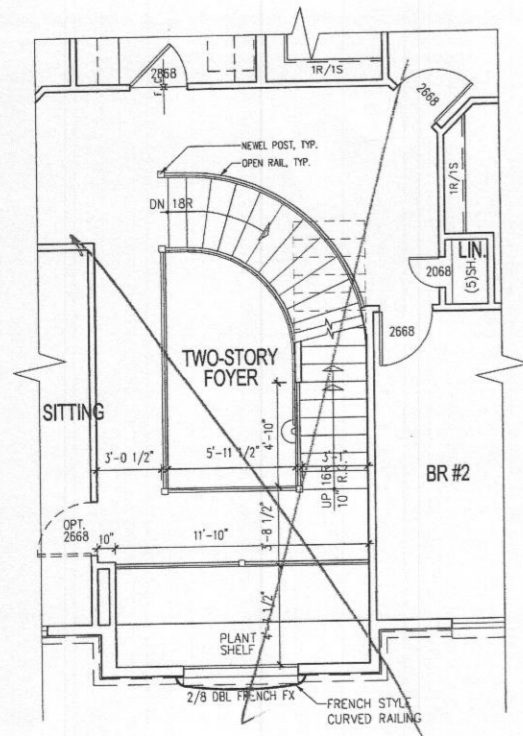
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PINNACLE DESIGN & CONSULTING, INC.
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11150 Fairfax Blvd. • Suite 402 • Fairfax, Virginia 22030
Ph: 703.218.3400 • Fax: 703.218.3407 • Web Site: www.pdc-homes.com

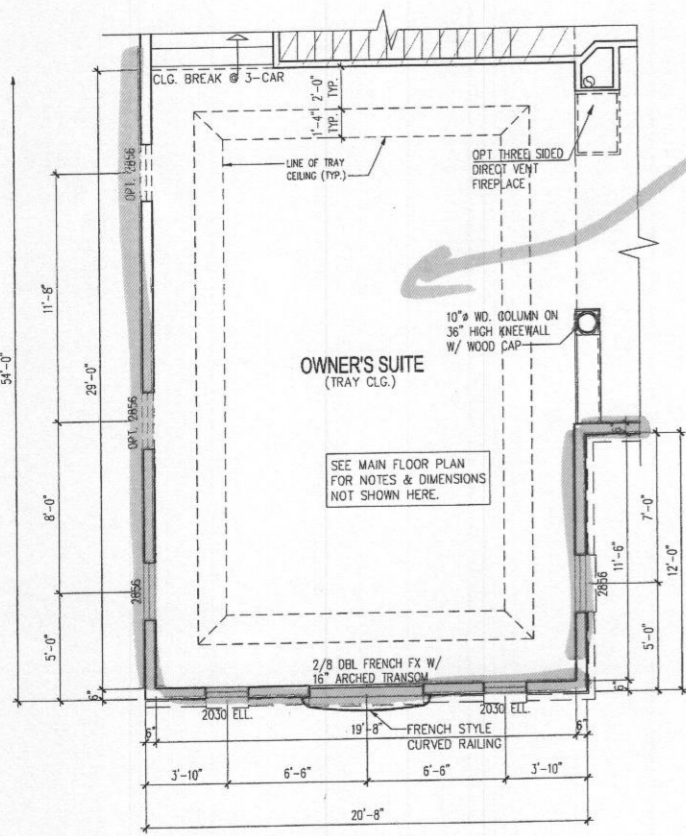
FIRST FLOOR PLAN
CLIENT INFORMATION
CRAFTMARK HOMES / OAKMONT

REV.	DATE
10/01/2005	
REV. # 7	08/12/2012
ACR # 1001	08/20/2012
ACR # 1036	02/24/2014
ACR #1041	06/04/2014
REV. #10	09/13/2014

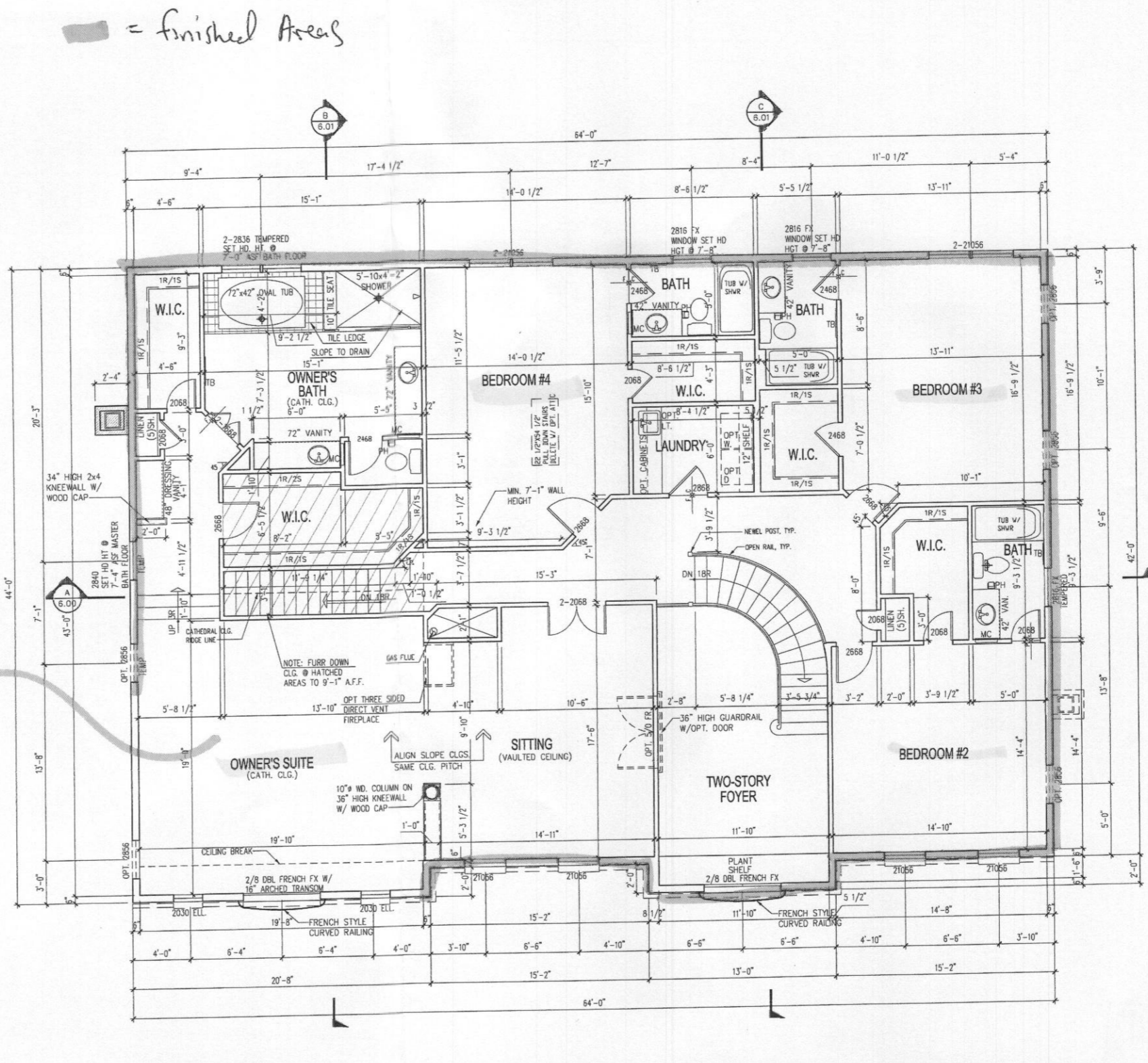
P2096930
SHEET No.
3.00



PART. PLAN W/OPT. ATTIC
SCALE: 1/4" = 1'-0"



PART. PLAN W/OPT. 3 CAR SIDE LOAD GARAGE
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
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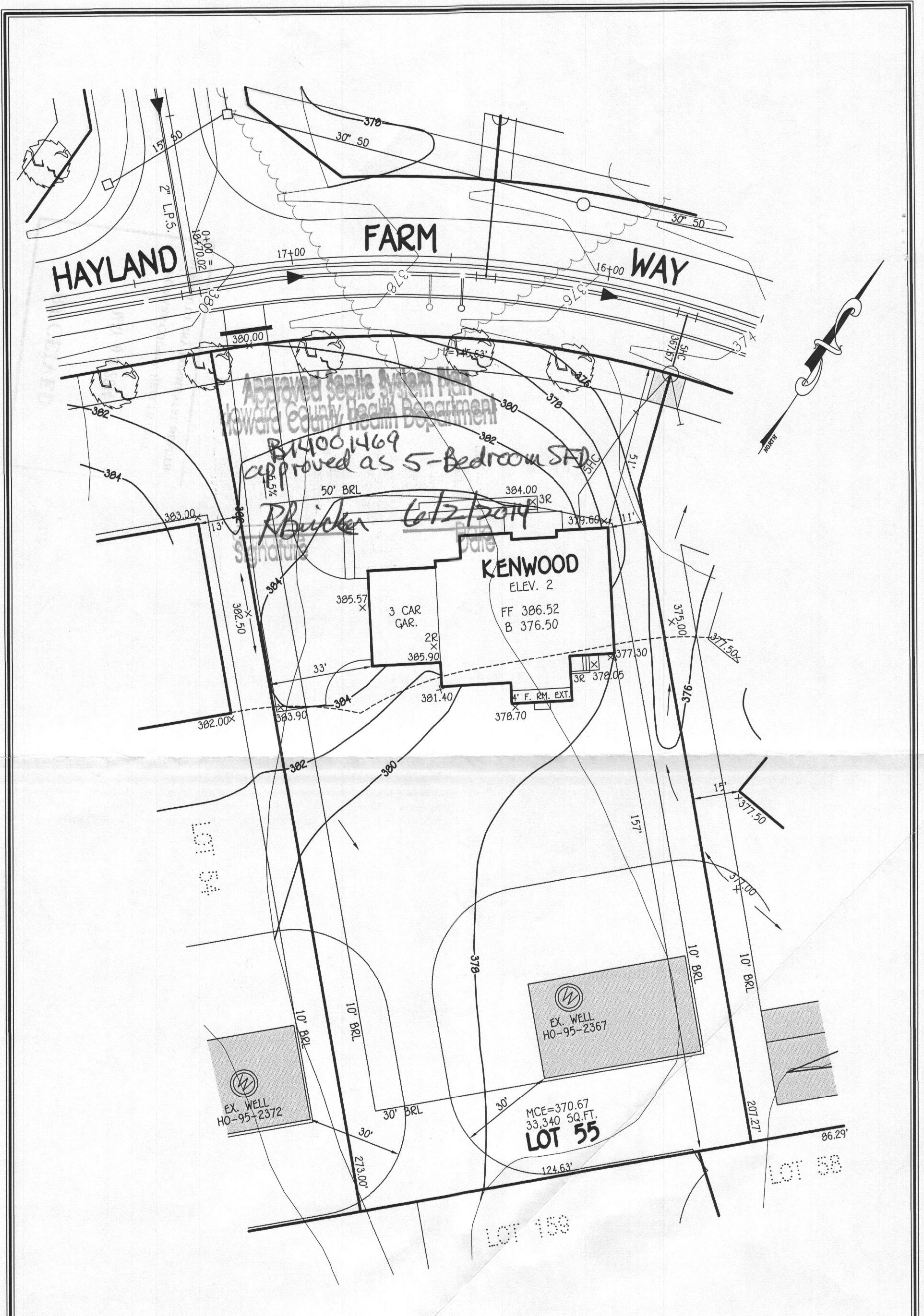
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REV. #	DATE
REV. # 7	08/12/12
ACR # 1001	08/29/12
REV. # 11	08/14/2014

I:\2004\04001\dwg\PHASE 1\W0 FINALS\PermitSitePlans\04001-3001 Lot 55 (CRAF-IMARK).dwg, Model, 4/29/2014 3:37:10 PM, 1:30



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

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 THE EXISTING WELL, TAG NO. HO-95-2351, HAS BEEN
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PERMIT SITE PLAN
LOT 55
 12145 HAYLAND FARM WAY
WALNUT CREEK
 ZONED: RC-OEO
 TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2014