



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: 4/12/10

Permit No.: B16001551

Building Address: 2045 DROVERS LN.
 City: Cooksville State: MD Zip Code: 21723
 Suite/Apt. # - SDP/WP/BA #: GP-09-86
 Census Tract: _____ Subdivision: VISTA RIDGE
 Section: _____ Area: _____ Lot: 16
 Tax Map: 8 Parcel: 176 Grid: 23
 Zoning: _____ Map Coordinates: 4692-H9 Lot Size: _____

Property Owner's Name: DR HORTON INC.
 Address: 1356 BEVERLY RD.
 City: McLEAN State: VA Zip Code: 22101
 Phone: 571-723-0813 Fax: 800-551-5015
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Vicky Meyer
 Address: 1602 PINNACLE RD
 City: TOWSON State: MD Zip Code: 21286
 Phone: 410-296-6900 Fax: _____
 Email: mdBldgPermits@comcast.net

Contractor Company: DR HORTON INC.
 Contact Person: MELANIE COOKE OR ALEX DIVINE
 Address: 1356 BEVERLY RD.
 City: McLEAN State: VA Zip Code: 22101
 License No.: 535
 Phone: 571-723-0813 Fax: 800-551-5015
 Email: ML COOKE@DR HORTON.COM

Engineer/Architect Company: BENCHMARK ENGINEERING
 Responsible Design Prof.: JOHN CAMEY
 Address: 8480 BAHAMON N'L PIKE
 City: ELLSWORTH CITY State: MD Zip Code: 21043
 Phone: 410-465-6105 Fax: _____
 Email: _____

Existing Use: VACANT LOT
 Proposed Use: NEW SFD
 Estimated Construction Cost: \$395,000. ELEV I
 Description of Work: Glen Abbey w/3GM SIDE ONLY GARAGE, SBR, 4FB, 1HB, FRONT PORCH
 Occupant or Tenant: FP-FAN 4C-RECRM, DEN
 Was tenant space previously occupied? Yes No
 Contact Name: FULL BATHRM, HOME THEATRE
 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:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" 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 checked="" 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"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<input type="checkbox"/> 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 checked="" 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>G12000277</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: V. Meyer
 Email Address: mdBldgPermits@comcast.net
 Title/Company: AGENT

Print Name: Vicky Meyer
 Date: 4/12/10

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY

AGENCY			DATE	SIGNATURE OF APPROVAL	DPZ SETBACK INFORMATION		Filing Fee	
<input checked="" type="checkbox"/>	State Highways				Front:	\$	100.00	
<input checked="" type="checkbox"/>	Building Officials				Rear:	\$		
<input checked="" type="checkbox"/>	PSZA (Zoning)				Side:	\$		
<input checked="" type="checkbox"/>	PSZA (Engineering)				Side St.:	\$		
<input checked="" type="checkbox"/>	Health		11/14/16	<u>[Signature]</u>	All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No	PSFS	\$	
					Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Guaranty Fund	\$ 50.00	
					Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	Add'l per Fee	\$	
					Lot Coverage for New Town Zone:	Total Fees	\$	
					SDP/Red-line approval date:	Sub-Total Paid	\$	
						Balance Due	\$	
						Check	# 195711	

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

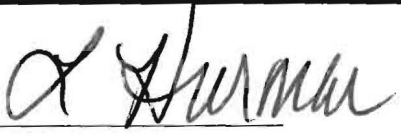
Date: 11/10/16
To: Robert Freeman - Health Dept
(Person's Name and Division)
From: Vicky Meyer (410) 296-6900
(Your Name, Company Name and Telephone Number)
Subject: Project name VISTA RIDGE
Project site address lot 16 - 2045 Drovers Ln.
Permit # B16001551 SDP # GP0986
Other information pertinent to this project HSE UNDER CONSTR - NEEDS NEW SITE

- Please check the attachments below that you are submitting with this transmittal: to Health
- Letter of response to address plan review comment letter
 - 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 _____ (be specific).
- 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 Health Needs site, Well Box SDA, Grading Affidavit

Contact Person Information: (Required)

Please Print Name _____ Telephone No: _____
E-Mail Address: _____

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 



MARYLAND BUILDING PERMITS, INC.

Express Permitting Services

1602 Pinnacle Road
Towson, MD 21286
(410) 296-6900
(410) 296-7992 (fax)
mdbldgpermits@comcast.net

November 4, 2016

Department of inspections and Licenses and Permits
Howard County Government
3430 Courthouse Dr. (Hand Delivered)
Ellicott City, MD 21043

To Whom It May Concern:

Re: **Amend site plan see permit B16001551**

D R Horton homebuilder would like to amend the permit mentioned above for (vista Ridge) - **lot 16, 2045 Drovers Ln.** attached is the new site plan needed per **Health Department, Robert Freeman** relating to Septic component location, well box and SDA.

If you have any questions, please contact me.

Very truly,


Victoria Meyer

Hand Delivered 11/10/16

Freemon, Robert

From: John Carney <jcarney@bei-civilengineering.com>
Sent: Friday, October 28, 2016 4:53 PM
To: Freemon, Robert; 'Mark D Folsom'
Cc: zac@foglesinc.com; mlcooke@drhorton.com
Subject: RE: Vista Ridge Lot 16
Attachments: REVISED BUILDING PERMIT PLAN 10-19-16.pdf

Robert, the revised building permit plan was forwarded to DR Horton on October 19. Attached is a copy. They should be submitting it to DILP. I've added Mark Folsom to this email so he can get the revised BP plan submitted. Thanks, John

From: Freemon, Robert [<mailto:rfreemon@howardcountymd.gov>]
Sent: Friday, October 28, 2016 3:48 PM
To: John Carney <jcarney@bei-civilengineering.com>
Cc: zac@foglesinc.com; mlcooke@drhorton.com
Subject: Vista Ridge Lot 16

Hi John,

The Perc Cert and BAT Plan for 2045 Drovers Lane have been approved by the Health Dept. (10/18/16). We still need a Revised Plot Plan before this building permit can be approved. The Well Box, SDA and Grading are different from the Revised plot plan of 9/22. I have attached an email that was sent on 10/18. Let me know if you have any questions or concerns. Thanks.

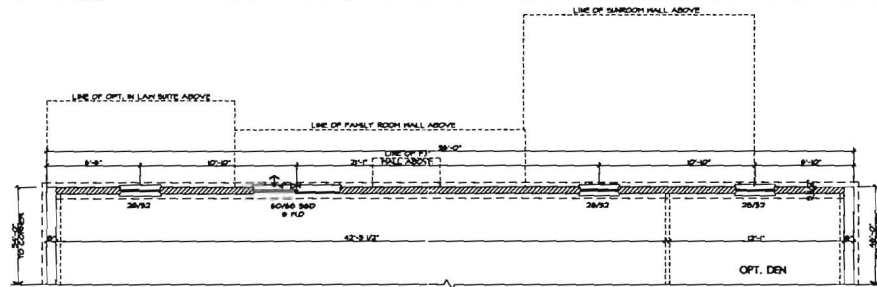
Robert Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>



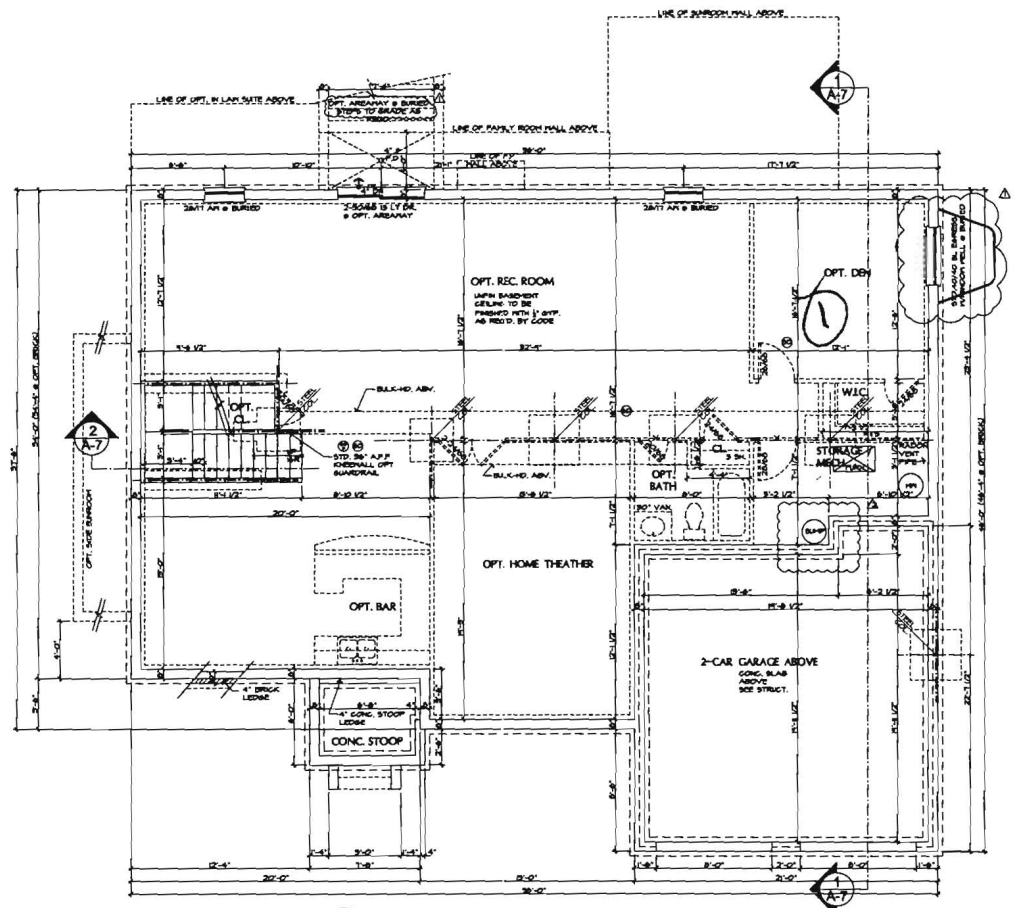
D.R. HORTON
 CAPITAL DESIGN
 1350 Beverly Rd, Suite #500
 Mechanicsville, VA 23103
 703-385-8001

Professional certification: I certify that these documents were prepared or approved by me, or under my direct supervision and under the name of the State of Maryland. License number: 8588. Expiration Date: 09/23/2017.

NOTE:
 PROVIDE WINDOW WELL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2085 OR FORMER ON ALL OPERABLE WINDOWS. WINDOW WELL OPENINGS SHALL BE LOCATED FROM 18" TO 24" ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW, AND HAVING THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (EXCLUDE) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.



2 PARTIAL BASEMENT FLOOR PLAN
 A.1 SCALE 1/4"=1'-0" @ WALKOUT



1 BASEMENT FLOOR PLAN
 A.1 SCALE 1/4"=1'-0"

RADON MITIGATION NOTE
 THE FOLLOWING COMPONENTS OF A FINISHED SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION:
 A MINIMUM 3-INCH-DIAMETER ABS, PVC OR EQUIVALENT GAS-TIGHT PIPE SHALL BE PERFORATED VERTICALLY INTO THE SUB-SLAB MEMBRANE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING OR EQUIVALENT METHOD SHALL BE USED TO INSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB PERMEABLE MATERIAL. ALTERNATIVELY, THE 3-INCH PIPE SHALL BE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERFORATED DRAIN TILE LOOP OR THROUGH A SEALED RAMP COVER WHERE THE RAMP IS EXPOSED TO THE SUB-SLAB MEMBRANE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM.
 THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOOR, TERMINATE AT LEAST 12-INCHES ABOVE THE SURFACE OF THE ROOM IN A LOCATION AT LEAST 18-INCHES FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT LESS THAN 7 FEET BELOW THE EXHAUST POINT, AND 18-INCHES FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

#3399 - THE GLEN ABBEY

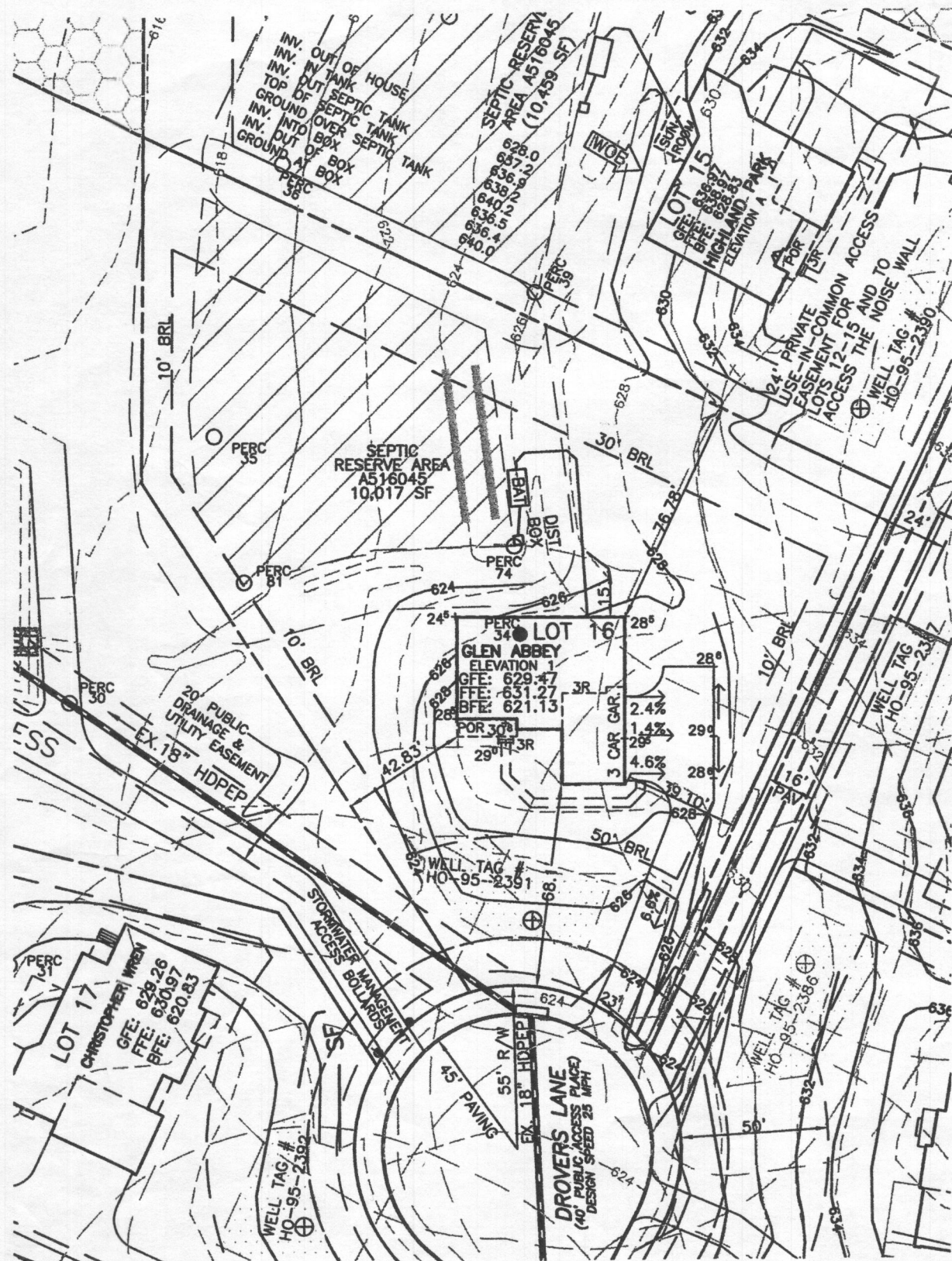
CLIENT: D.R. HORTON CAPITAL DIVISION

DESIGN DELIVERABLE: ISSUE TYPE
 ISSUE DATE:
 PROJECT NUMBER: 20110482.00
 DRAWN BY: RV
 CHECKED BY: SA
 Copyright © by KTH Group, Inc. All Rights Reserved.

BASEMENT FLOOR PLAN

A.1

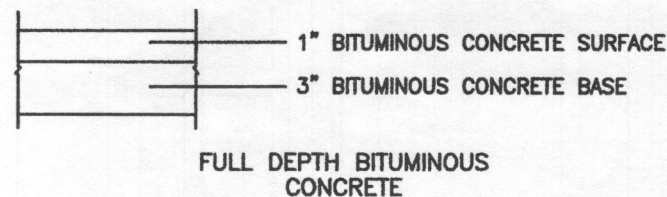
Approved 1316001551 "515R"
 RAE 10/18/16



PLAN VIEW
1" = 50'

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 ▲ FAX: 410-465-6644
BEI@BEI-CIVILENGINEERING.COM



PAVING SECTION
NOT TO SCALE

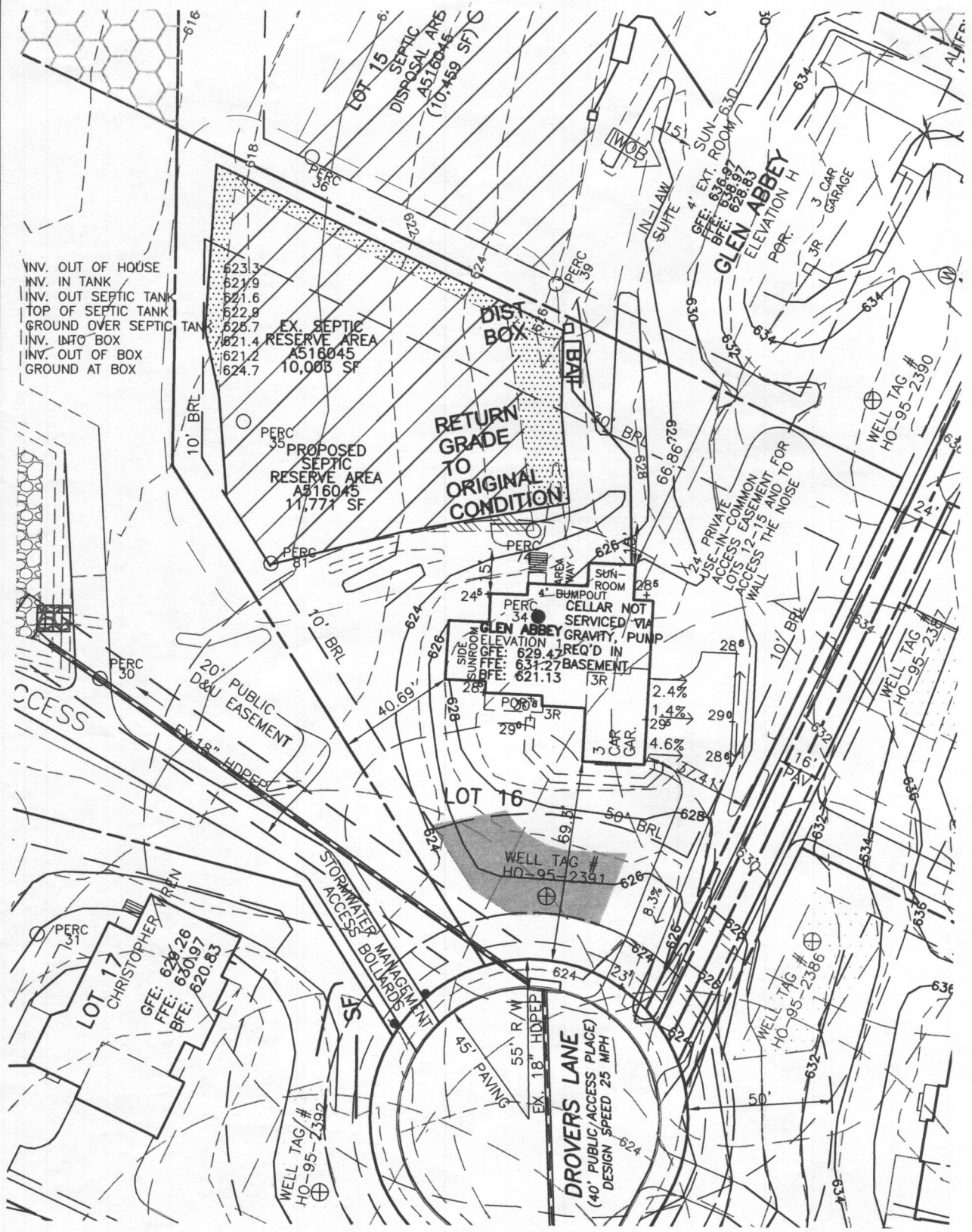
LEGEND

SOILS CLASSIFICATION	ChC2
SOILS DELINEATION	---
EXISTING CONTOURS (BEI)	--- 480 --- --- 478 ---
EXISTING WOODS LINE	~~~~~
PROPOSED WOODS LINE	~~~~~
SEPTIC FIELD	
WELL BOX	□
EXISTING WELL	⊕
FOREST CONSERVATION EASEMENT	□
PASSING PERCOLATION TEST	○
FAILING PERCOLATION TEST	●

BUILDING PERMIT PLAN NOTES:

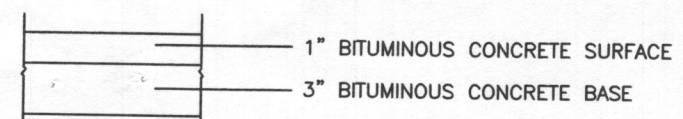
1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR VISTA RIDGE, PLAT Nos. 22430-22435. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY ACCUBID, INC., ON OR ABOUT JUNE 27, 2013.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2391, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY BOTH POND #1, A POCKET POND, AND IN POND #2, A MICROPOL ED POND.

OWNER/BUILDER: DR HORTON, INC. 1356 BEVERLY ROAD SUITE 300 McLEAN, VA 22101 PHONE: 571-723-0813 FAX: 800-551-5015		PROJECT: VISTA RIDGE LOT 16	
LOCATION: 2045 DROVERS LANE COOKSVILLE, MD 21723 TAX MAP No. 8 - BLOCK No. 23 - PARCEL No. 176 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		TITLE: BUILDING PERMIT PLAN	
HOUSE TYPE: GLEN ABBEY		DATE: MARCH, 2016	
DESIGN: JMC		PROJECT NO. 1635	
DRAFT: JMC		DRAWING 1 OF 1	
SCALE: 1" = 50'			



INV. OUT OF HOUSE
 INV. IN TANK
 INV. OUT SEPTIC TANK
 TOP OF SEPTIC TANK
 GROUND OVER SEPTIC TANK
 INV. INTO BOX
 INV. OUT OF BOX
 GROUND AT BOX

1316001551
 PLAN VIEW
 1" = 50'
 Approved 11/14/16
 RJC "Site Plan"



PAVING SECTION
 NOT TO SCALE

LEGEND	
SOILS CLASSIFICATION	CgC2
SOILS DELINEATION	—
EXISTING CONTOURS (FIELD RUN)	480 478
PROPOSED STRUCTURE	[Symbol]
PROPOSED WELL BOX	[Symbol]
EXISTING WELL BOX	[Symbol]
PROPOSED SEPTIC FIELD	[Symbol]

BUILDING PERMIT PLAN NOTES:

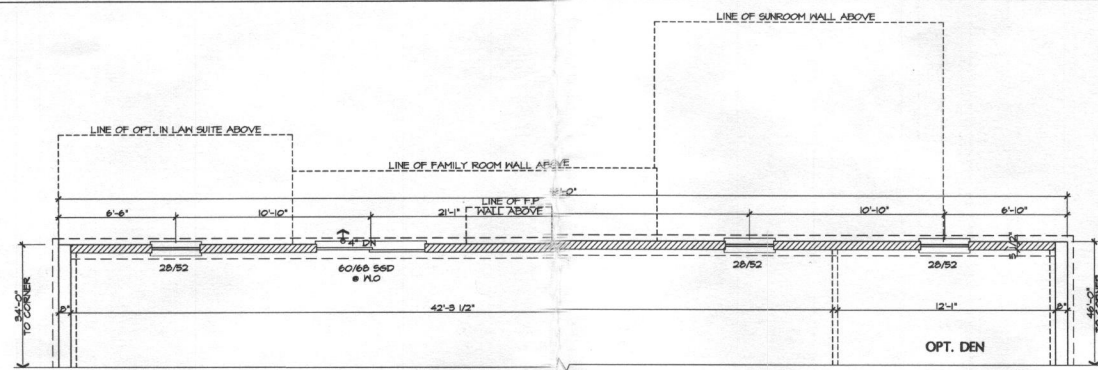
1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR VISTA RIDGE, PLAT Nos. 22430-22435. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY ACCUBID, INC., ON OR ABOUT JUNE 27, 2013.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2391, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY BOTH POND #1, A POCKET POND, AND IN POND #2, A MICROPOL ED POND.

Revised Site - For Health Dept / Septic component location
 Amend # permit B16001551

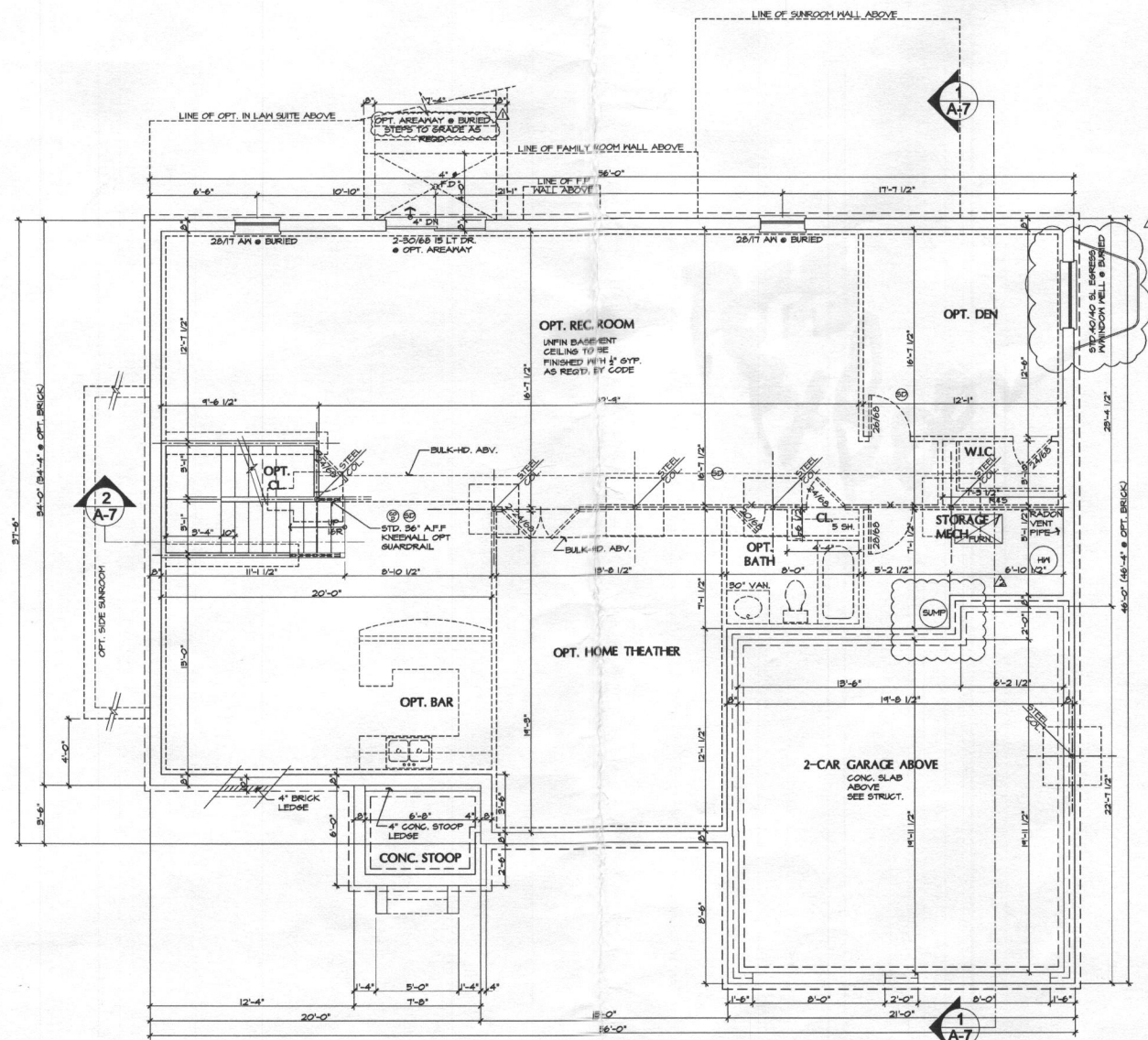
OWNER/BUILDER: DR HORTON, INC. 1356 BEVERLY ROAD SUITE 300 MCLEAN, VA 22101 PHONE: 571-723-0813 FAX: 800-551-5015	PROJECT: VISTA RIDGE LOT 16 well Box SDA
LOCATION: 2045 DROVERS LANE COOKVILLE, MD 21723 TAX MAP No. 8 - BLOCK No. 23 - PARCEL No. 176 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE: BUILDING PERMIT PLAN - REVISED	
HOUSE TYPE: GLEN ABBEY	
DATE: MARCH, 2016 OCTOBER, 2016	PROJECT NO. 1635
DESIGN: JMC DRAFT: JMC	SCALE: 1" = 50' DRAWING 1 OF 1

BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 ▲ FAX: 410-465-6644
 BEI@BEI-CIVILENGINEERING.COM

T:\Single Family\DRN - Capital Division\Glen Abbey #3399\Plans.dwg 7/11/2015 8:41:23 AM



2 PARTIAL BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"
WALKOUT



1 BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"

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NOTE:
PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2090 OR F2092 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 36" (INCHES) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (INCHES) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8586. Expiration Date: 05/23/2017.



CLIENT:
D.R. HORTON
CAPITAL DIVISION
1156 Beverly Rd, Suite #300
McLean, VA 22101
703-385-8001

CONTRACT:

#3399 - THE GLEN ABBEY

CLIENT: D.R. HORTON CAPITAL DIVISION

NO.	DATE	DESCRIPTION
1	7/11/2015	ISSUE FOR PERMITS
2	7/11/2015	ISSUE FOR PERMITS
3	7/11/2015	ISSUE FOR PERMITS
4	7/11/2015	ISSUE FOR PERMITS
5	7/11/2015	ISSUE FOR PERMITS
6	7/11/2015	ISSUE FOR PERMITS
7	7/11/2015	ISSUE FOR PERMITS
8	7/11/2015	ISSUE FOR PERMITS
9	7/11/2015	ISSUE FOR PERMITS
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100	7/11/2015	ISSUE FOR PERMITS

DESIGN DELIVERABLE: ISSUE TYPE
ISSUE DATE:

PROJECT NUMBER: 20110682.00
DRAWN BY: RV
CHECKED BY: SA

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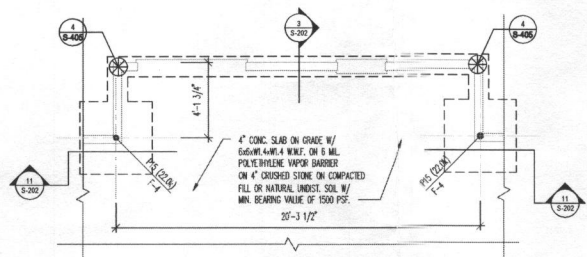
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BASEMENT FLOOR PLAN

SHEET NUMBER:
A.1

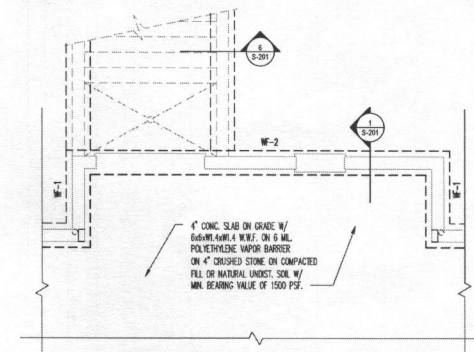
Approved 1516001551 "STR"
R-12 10/18/16

- NOTES:
- COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER IF ANY OCCUPANCY IS FOUND.
 - PROVIDE MINIMUM 30" FROST DEPTH FOR ALL EXTERIOR FOOTINGS AND FOOTINGS IN UNDETECTED AREAS.
 - PROVIDE 4" CONC. SLAB W/ 6-6#W-4W-4 W/EF. TYP. AT FIRST FLOOR.

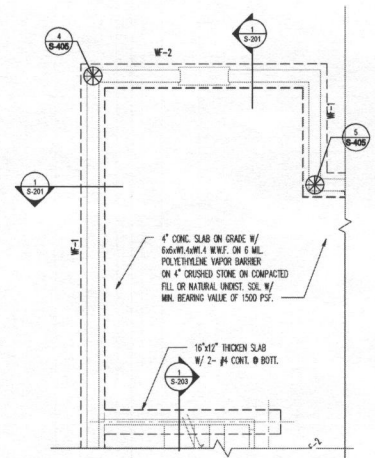
NOTE:
 SEE MAIN FLOOR PLAN
 FOR INFO NOT SHOWN



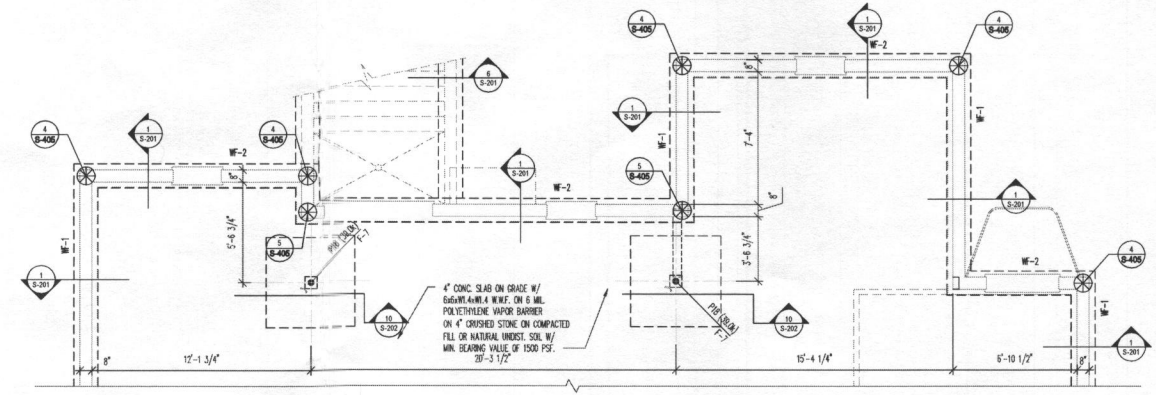
**PART. FOUNDATION PLAN
 @ OPT. FAMILY ROOM EXT. W/ WALKOUT**
 SCALE 1/4" = 1'-0" S-103



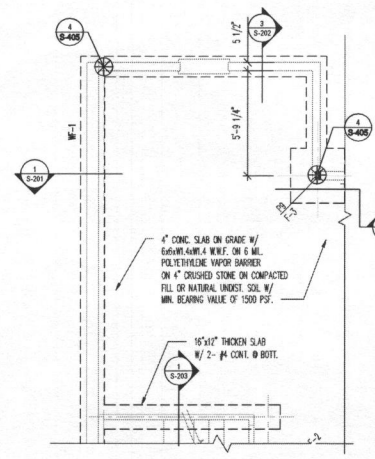
**PART. FOUNDATION PLAN
 @ OPT. FAMILY ROOM EXT.**
 SCALE 1/4" = 1'-0" S-103



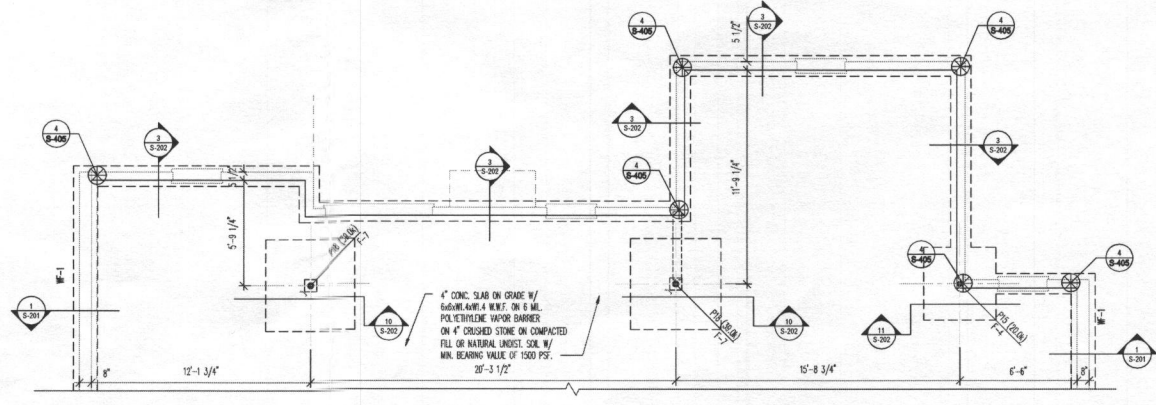
**PART. FOUNDATION PLAN
 @ OPT. IN LAW SUITE EXT.**
 SCALE 1/4" = 1'-0" S-103



**PART. FOUNDATION PLAN
 @ OPT. W/ IN LAW SUITE, FAMILYROOM & SUNROOM COMBINED EXT.**
 SCALE 1/4" = 1'-0" S-103



**PART. FOUNDATION PLAN
 @ OPT. IN LAW SUITE EXT. W/ WALKOUT**
 SCALE 1/4" = 1'-0" S-103



**PART. FOUNDATION PLAN
 @ OPT. W/ IN LAW SUITE, FAMILYROOM & SUNROOM COMBINED EXT. W/ WALKOUT**
 SCALE 1/4" = 1'-0" S-103

#3399 - THE GLEN ABBEY

CLIENT: D. R. HORTON CAPITAL DIVISION

1	2015/07/09	ISSUE TYPE
2	2015/07/09	ISSUE TYPE
3	2015/07/09	ISSUE TYPE
4	2015/07/09	ISSUE TYPE
5	2015/07/09	ISSUE TYPE
6	2015/07/09	ISSUE TYPE

DESIGN DELIVERABLE: ISSUE TYPE
 ISSUE DATE:

PROJECT NUMBER: 20110682.00
 DRAWN BY: RV
 CHECKED BY: SA

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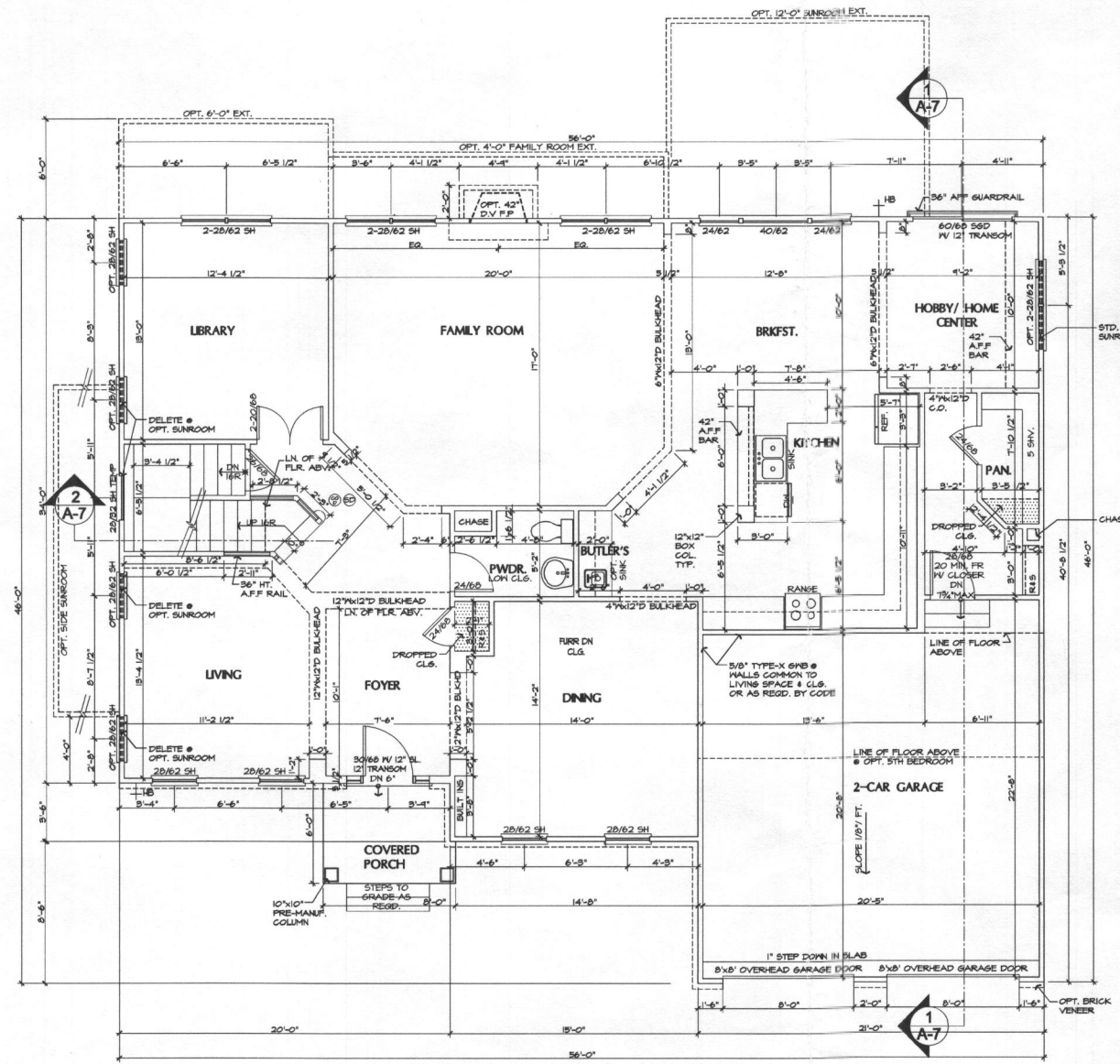
PARTIAL FOUNDATION PLAN

SHEET TITLE:

SHEET NUMBER:
S-103

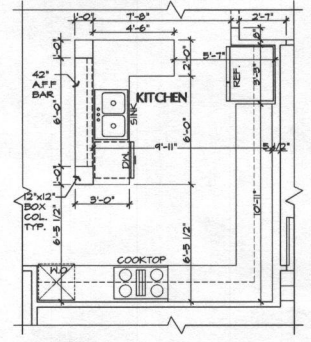
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA AND THAT I AM THE DESIGNER OF THE ABOVE WORK.
 ALLIANCE STRUCTURAL ENGINEERS, INC.
 LICENSE NO. 55000
 EXPIRES 12/31/2016

T:\Single Family\098-Capitol Division\098-Abbey #3399\Floor.dwg 7/14/2015 8:41:24 AM



1 FIRST FLOOR PLAN @ ELEV. A
 SCALE 1/4"=1'-0"
 AREA=952 SQ. FT.
 TOTAL AREA=399 SQ. FT.

NOTE:
 PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH 478.10. PROVIDE OR PROVIDE ON ALL OPERABLE WINDOWS (WHERE THE OPENING IS LOCATED MORE THAN 3' (NINE FEET) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND MEANS THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (TWO FEET) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.



2 PARTIAL FIRST FLOOR PLAN @ GOURMET KITCHEN
 SCALE 1/4"=1'-0"

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8888, Expiration Date: 05/23/2017.



CLIENT:
D. R. HORTON
 CAPITAL DIVISION
 1356 Beverly Rd., Suite #300
 McLean, VA 22101
 703-385-8001

CONTRACT:

#3399 - THE GLEN ABBEY

CLIENT: D.R. HORTON CAPITAL DIVISION

1	REVISED	DATE	BY	REASON
2	REVISED	DATE	BY	REASON
3	REVISED	DATE	BY	REASON
4	REVISED	DATE	BY	REASON
5	REVISED	DATE	BY	REASON
6	REVISED	DATE	BY	REASON
7	REVISED	DATE	BY	REASON
8	REVISED	DATE	BY	REASON
9	REVISED	DATE	BY	REASON
10	REVISED	DATE	BY	REASON

DESIGN DELIVERABLE: ISSUE TYPE
 ISSUE DATE:

PROJECT NUMBER: 20110682.00
 DRAWN BY: RV
 CHECKED BY: SA

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 SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A.2

5BR

NOTE:
 PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2096 OR F2098 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 3' (914MM) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW, AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (609.6MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

Professional certification: I certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Maryland, license number 8588. Expiration Date: 05/23/2017.

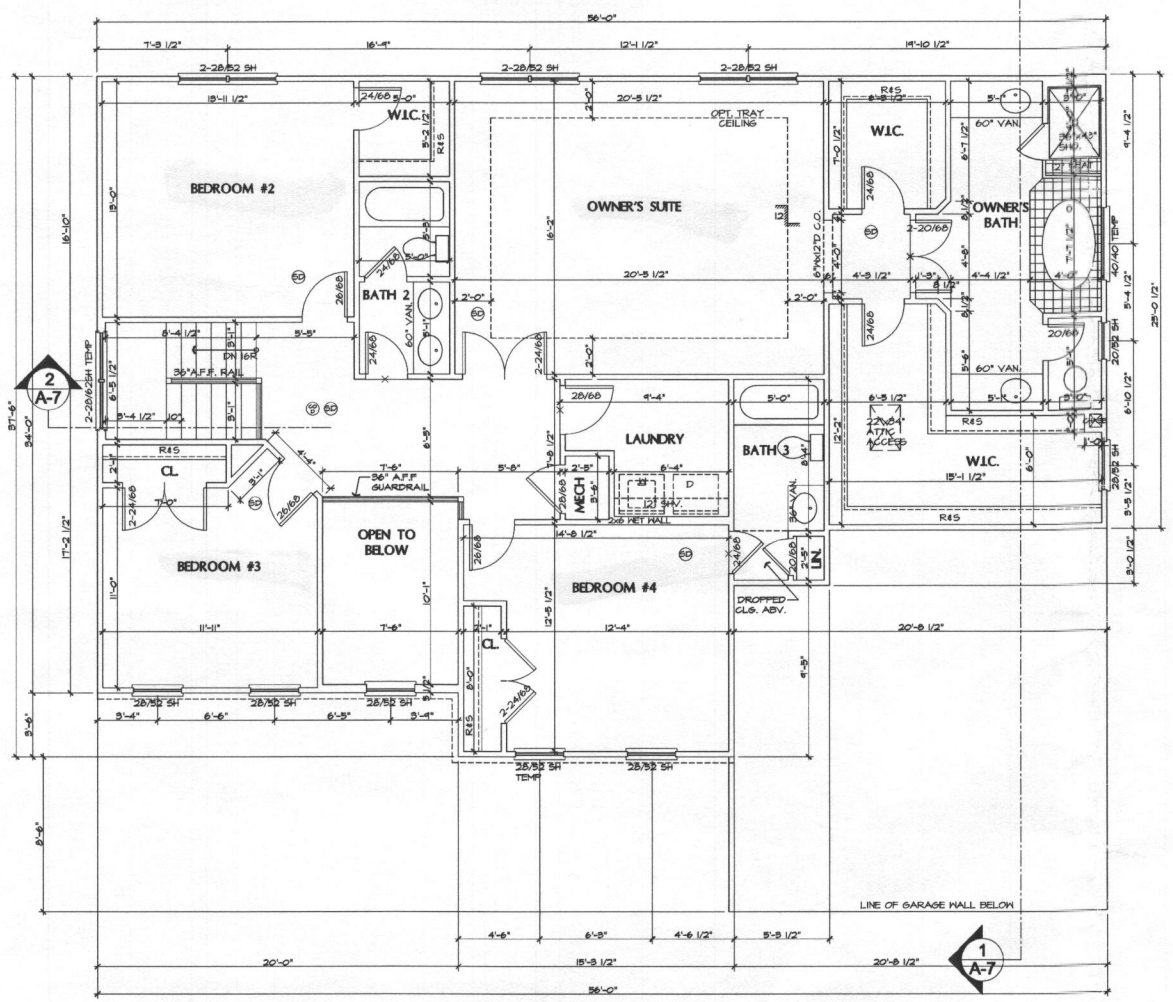


CLIENT:
D.R. HORTON
 CAPITAL DIVISION
 1336 Beverly Rd, Suite #300
 McLean, VA 22101
 703-885-8001

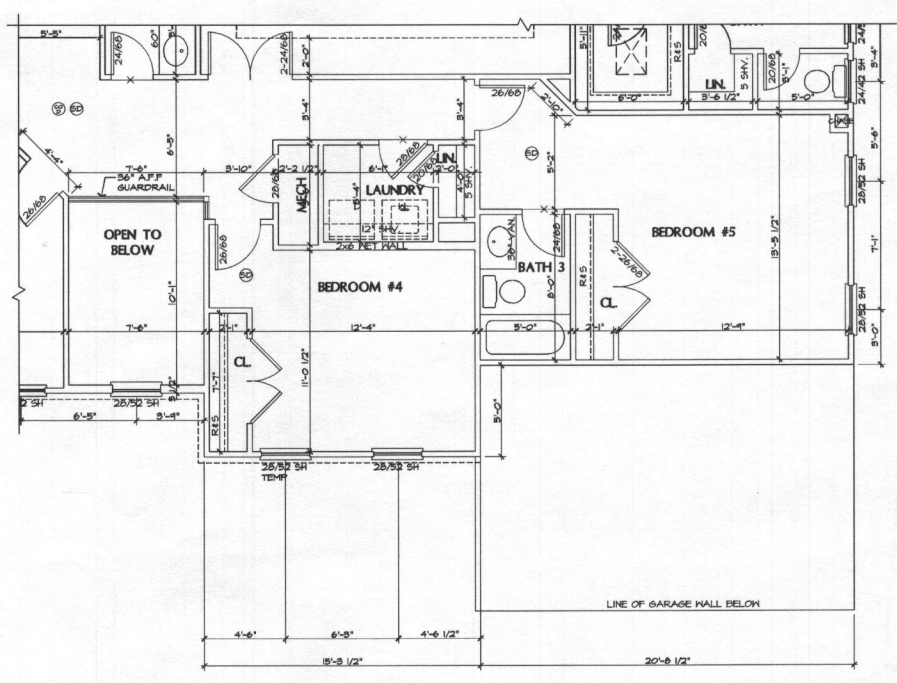
CONSULTANT:

#3399 - THE GLEN ABBEY

CLIENT: D.R. HORTON CAPITAL DIVISION

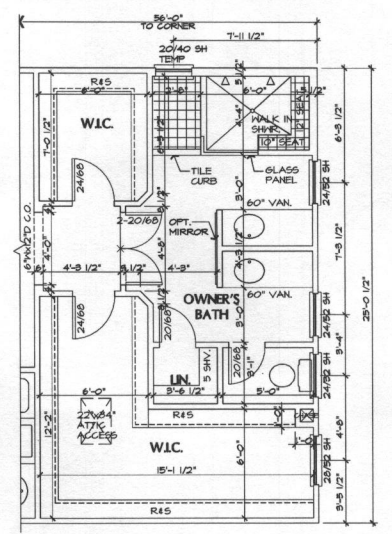


1 SECOND FLOOR PLAN @ ELEV. A
 A.3 SCALE 1/4"-1'-0"
 AREA-1642 SQ. FT.



2 PARTIAL SECOND FLOOR PLAN
 @ OPT. 5TH BEDROOM
 A.3 SCALE 1/4"-1'-0"
 AREA-997 SQ. FT.

3 PARTIAL SECOND FLOOR PLAN @ ALT. OWNER'S BATH
 A.3 SCALE 1/4"-1'-0"



T:\Single Family\5BR - Capital Division\Glen Abbey #3399\Plans.dwg 7/14/2015 8:41:28 AM

NO.	DATE	DESCRIPTION
1	07/14/15	GEN. NOTES SHEET
2	07/14/15	GEN. NOTES SHEET
3	07/14/15	GEN. NOTES SHEET
4	07/14/15	GEN. NOTES SHEET
5	07/14/15	GEN. NOTES SHEET
6	07/14/15	GEN. NOTES SHEET
7	07/14/15	GEN. NOTES SHEET
8	07/14/15	GEN. NOTES SHEET
9	07/14/15	GEN. NOTES SHEET
10	07/14/15	GEN. NOTES SHEET

DESIGN DELIVERABLE: ISSUE TYPE
 ISSUE DATE:

PROJECT NUMBER: 20110482.00
 DRAWN BY: RV
 CHECKED BY: SA

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 SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A.3

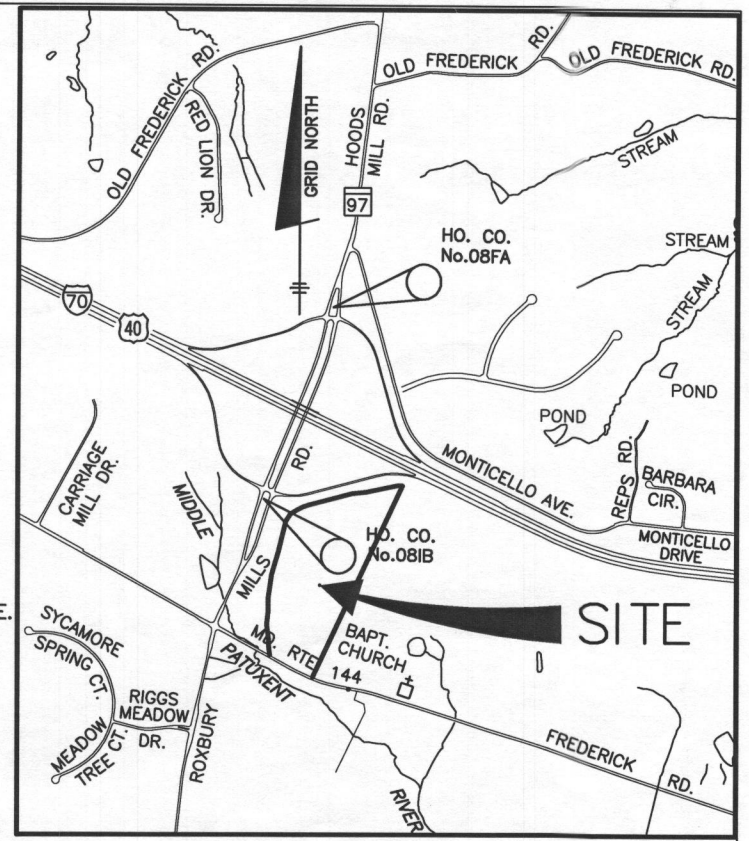


GENERAL NOTES

- 1.) THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 3.) UNLESS OTHERWISE SHOWN NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
- 4.) EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- 5.) TOPOGRAPHY SHOWN HEREON WAS PURCHASED FROM HOWARD COUNTY, GEOGRAPHICAL INFORMATION SYSTEMS BY BENCHMARK ENGINEERING, INC. AND FIELD VERIFIED.
- 6.) THE WELL IS TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED 'GOVERNMENTAL DELAY' IF THE WELL DRILLING DELAYS THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- 7.) GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
- 8.) ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

LEGEND

- SOILS CLASSIFICATION: CgC2
- SOILS DELINEATION: 480, 478
- EXISTING CONTOURS (FIELD RUN): [Symbol]
- PROPOSED STRUCTURE: [Symbol]
- PROPOSED WELL BOX: [Symbol]
- EXISTING WELL BOX: [Symbol]
- PROPOSED SEPTIC FIELD: [Symbol]
- PERCOLATION TEST PASSED: [Symbol]
- PERCOLATION TEST FAILED: [Symbol]



VICINITY MAP

SCALE: 1"=2000'
ADC MAP No. 4 GRID D-13

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 % SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED.
ChC2	B	CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED.
ChD2	B	CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED.
Ca	B	COMUS SILT LOAM
EKB2	C	ELOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
EkC2	C	ELOAK SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
EKD2	C	ELOAK SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
EID3	C	ELOAK SILTY CLAY LOAM, 15 TO 25 % SLOPES, SEVERELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

BENCHMARK

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-8644
E-MAIL: be@bei-civilengineering.com

VISTA RIDGE

LOT 16	
LOCATION:	TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	REVISED PERCOLATION CERTIFICATION PLAN
DATE:	MARCH, 2016
SCALE:	1" = 50'
PROJECT NO.	1490
DRAWING	1 OF 1

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

Beth Dodson 3/31/16
PLAN PREPARER: BETH DODSON DATE:
FOR BENCHMARK ENGINEERING, INC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER DATE: