



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

DILP 2017 JAN 30 AM 10:13

Date Received: \_\_\_\_\_

Permit No.: B17000305

Building Address: 12159 Fulton Estates Ct.  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Fulton Manor Valley  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 9  
 Tax Map: 41 Parcel: 78 Grid: 19  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 1.539(A)

Existing Use: SFD  
 Proposed Use: SFD w/ propane tank  
 Estimated Construction Cost: \$ 8000  
 Description of Work:  
Install 1000 gal in-ground propane tank

Occupant/Tenant Name: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: bumr 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 <sup>st</sup> floor:
	2 <sup>nd</sup> floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>
<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"/> 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: Lawrence Richardson  
 Address: 1435 S. Main Chapel Way Unit B425  
 City: Crambliss State: MD Zip Code: 21054  
 Phone: 410-408-1267 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Michelle Clancy  
 Address: PO Box 310  
 City: Perry Hall State: MD Zip Code: 21288  
 Phone: 443-610-7514 Fax: \_\_\_\_\_  
 Email: Michelle@AppliedandApproved.com

Contractor Company: Roist Cris  
 Contact Person: Michael Underwood  
 Address: 360 Main St  
 City: Lovell State: MD Zip Code: 20701  
 License No.: 60029  
 Phone: 301-755-3232 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Utilities	
Electric:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes <input checked="" 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: Michelle Clancy  
AppliedandApproved.com  
 Michelle @ AppliedandApproved.com  
 Email Address  
 Title/Company: Permits

Print Name: Michelle Clancy  
 Date: 1/30/17  
**RECEIVED**  
 JAN 30 2017  
 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>3/3/17</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?  Yes  No  
 Is Entrance Permit Required?  Yes  No  
 Historic District?  Yes  No  
 Lot Coverage for New Town Zone: \_\_\_\_\_  
 SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$
Permit Fee	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>110.00</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>5829</u>

LOT 9 AND 9. MAINTENANCE AGREEMENT  
RECORDED SIMULTANEOUSLY WITH FINAL PL

N16°32'15"E 70.61'

S22°32'12"W 158.06'

50' BRL



WELL  
10' DEPTH

50' BRL

95.71'

125.0'

SEE  
DETAIL

3'  
S68°56'52"E 242.60'

10' BRL

LOT 9  
67,019 SF

108.9'

Private  
Septic  
Easement

10' BRL

30' BRL

30' BRL

S13°36'57"W 181.61'

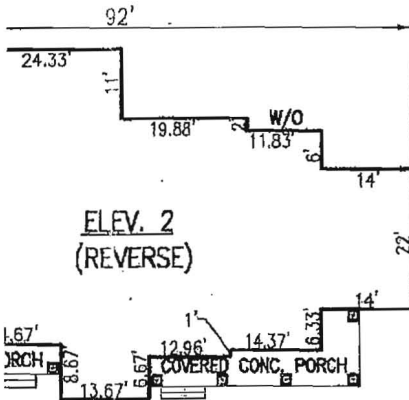
S°34'07"E 53.34'

OWN ON LOT 9  
 HAS BEEN FIELD LOCATED  
 ENGINEERING, INC.,  
 OWN.

LOOR AREAS:

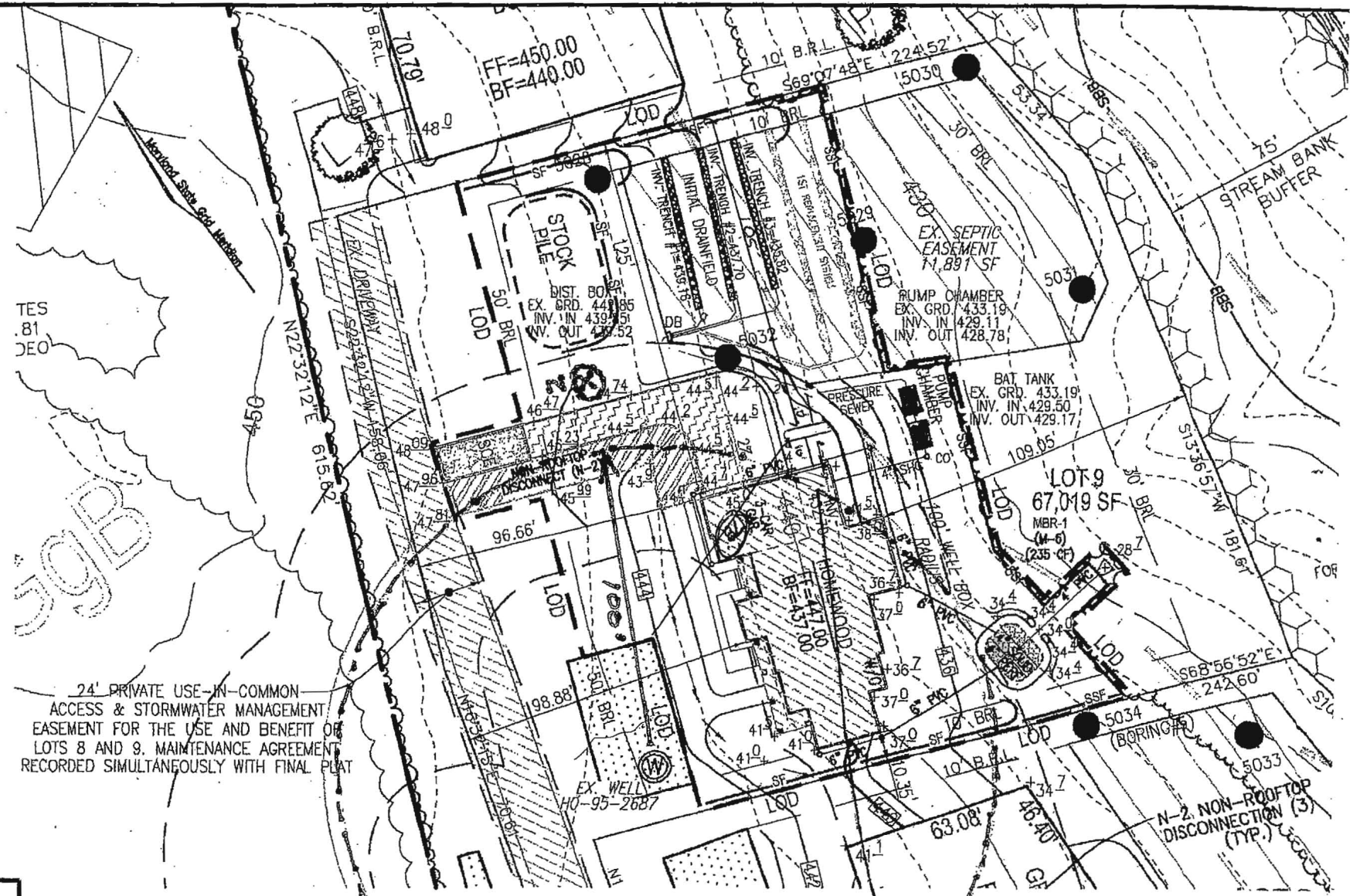
A: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MANAGEMENT (WQv AND CPv) IS  
 310-RETENTION FACILITIES  
 DFTOP DISCONNECTION CREDIT

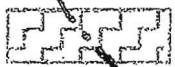


THE HOMEWOOD  
 FINISHING AND STONE VENEER  
 SCALE: 1"=30'

3/3/17- site plan  
 approved as shown  
 for B17000305 (LPT)

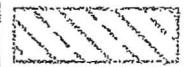


**PLOT PLAN**  
**FULTON MANOR VALLEY**  
**LOT 9**  
**REF: GP-15-053**  
 TAX MAP 41 PARCEL 78 & 456  
 BLOCK 19  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND



DRAINAGE AREA TO NON-ROOFTOP  
 DISCONNECT (N-2) (1,869 SF)

**ROBERT H. VOGEL**  
**ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.481.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.481.9961



DRAINAGE AREA TO  
 MICRO-BIORETENTION (M-6)

SCALE  
 1"=50'

*task*

OWNER

COLUE, LLC.  
 5300 DORSEY HALL DR., SUITE 102  
 ELLICOTT CITY, MARYLAND 21042  
 ATTN: MR. DONALD R. REUWER, JR.  
 443-367-0422

ADDRESS

12159 FULTON ESTATES COURT  
 HIGHLAND, MD 20777



# 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: 4/19/16

Permit No.: B16001562

Building Address: 12159 Fulton Estates Ct  
 City: FULTON State: MD Zip Code: 21045  
 Suite/Apt. # N/A SDP/WP/BA #: GP-15-053  
 Census Tract: \_\_\_\_\_ Subdivision: Fulton Manor  
 Section: 2 Area: \_\_\_\_\_ Lot: 9  
 Tax Map: 41 Parcel: 784456 Grid: \_\_\_\_\_  
 Zoning: DAR10 Map Coordinates: \_\_\_\_\_ Lot Size: 67,019

Existing Use: FARM  
 Proposed Use: RESIDENTIAL  
 Estimated Construction Cost: \$ 400,000  
 Description of Work: Single Family Home  
2 story 5 BR 3 bath

Occupant or Tenant: N/A  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: CHARLES Wimmer  
 Address: 5024 Dodson Hall Dr  
 City: Piketon City State: MD Zip Code: 21042  
 Phone: 410-660-9305 Fax: \_\_\_\_\_  
 Email: Wimmer@D-DouglasHomesinc.com

Property Owner's Name: Collie LLC  
 Address: 5390 Dodson Hall Dr  
 City: Piketon City State: MD Zip Code: 21042  
 Phone: 410-660-9305 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: Charles Wimmer  
 Address: 5024 Dodson Hall Dr  
 City: Piketon City State: MD Zip Code: 21042  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: Douglas Homes  
 Contact Person: Charles Wimmer  
 Address: 5024 Dodson Hall Dr  
 City: Piketon City State: MD Zip Code: 21042  
 License No.: 10965 MHRP 327  
 Phone: 410-660-9305 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

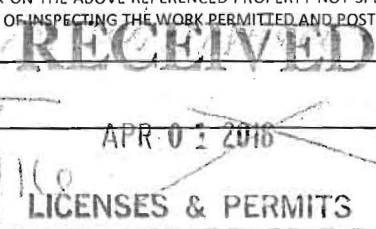
Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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: <u>7,000</u>	1 <sup>st</sup> floor: <u>36'</u>	<u>42'</u>
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.): <u>67,019</u>	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<input type="checkbox"/> Masonry	No. of efficiency units: <u>1</u>	
<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"/> <b>Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
<u>56</u>	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<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	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>616000070</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: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Date: 4/19/16  
 Title/Company: \_\_\_\_\_



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

**-FOR OFFICE USE ONLY-**

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/28/16</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	\$ <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>1847</u>

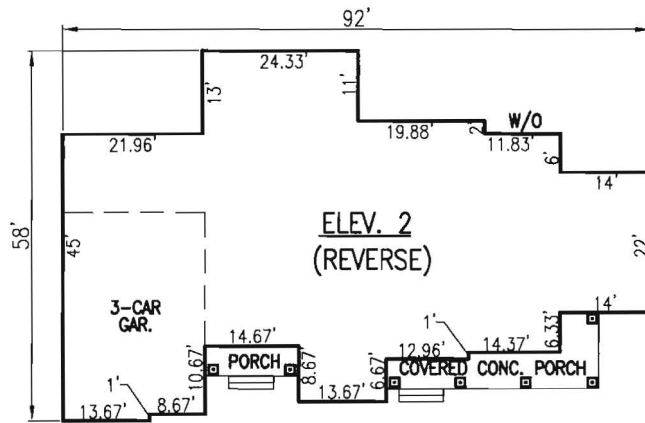
Number of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

THE EXISTING WELL SHOWN ON LOT 9 TAG NO. HO-95-2687 HAS BEEN FIELD LOCATED BY ROBERT H. VOGEL ENGINEERING, INC., AND IS ACCURATELY SHOWN.

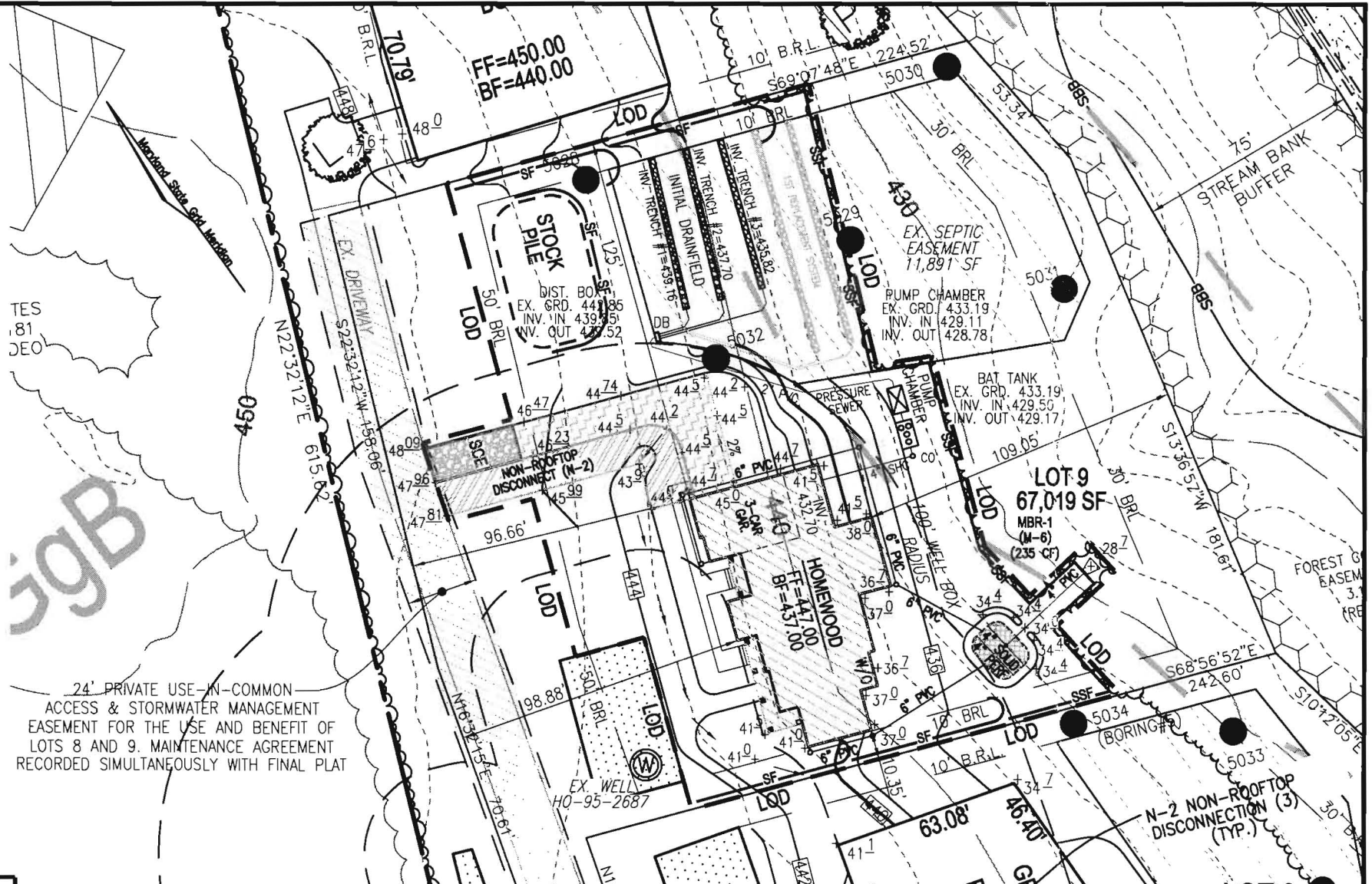
BUILDING OF LOT 9 FLOOR AREAS:  
 BASEMENT FLOOR AREA: \_\_\_\_\_  
 FIRST FLOOR AREA: \_\_\_\_\_  
 SECOND FLOOR AREA: \_\_\_\_\_  
 BEDROOMS: \_\_\_\_\_

NOTE: STORMWATER MANAGEMENT (WQv AND CPv) IS PROVIDED BY MICRO BIO-RETENTION FACILITIES (M-6), AND NON-ROOFTOP DISCONNECTION CREDIT (N-2).

BUILDING PERMIT NO. B16001562



24' PRIVATE USE-IN-COMMON ACCESS & STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF LOTS 8 AND 9. MAINTENANCE AGREEMENT RECORDED SIMULTANEOUSLY WITH FINAL PLAT



SCALE: AS SHOWN  
 DRAWN BY: JMR  
 CHECKED BY: RHV  
 DATE: MARCH 2016  
 PROJECT #: 14-24  
 SHEET#: 1 OF 2

**PLOT PLAN**  
**FULTON MANOR VALLEY**  
**LOT 9**  
**REF: GP-15-053**  
 TAX MAP 41 PARCEL 78 & 456  
 BLOCK 19  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

NON-ROOFTOP DISCONNECT (N-2)  
 DRAINAGE AREA TO NON-ROOFTOP DISCONNECT (N-2) (1,869 SF)

**SCALE**  
 1"=50'

**OWNER**  
 COLLIE, LLC.  
 5300 DORSEY HALL DR., SUITE 102  
 ELLICOTT CITY, MARYLAND 21042  
 ATTN: MR. DONALD R. REUWER, JR.  
 443-367-0422

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

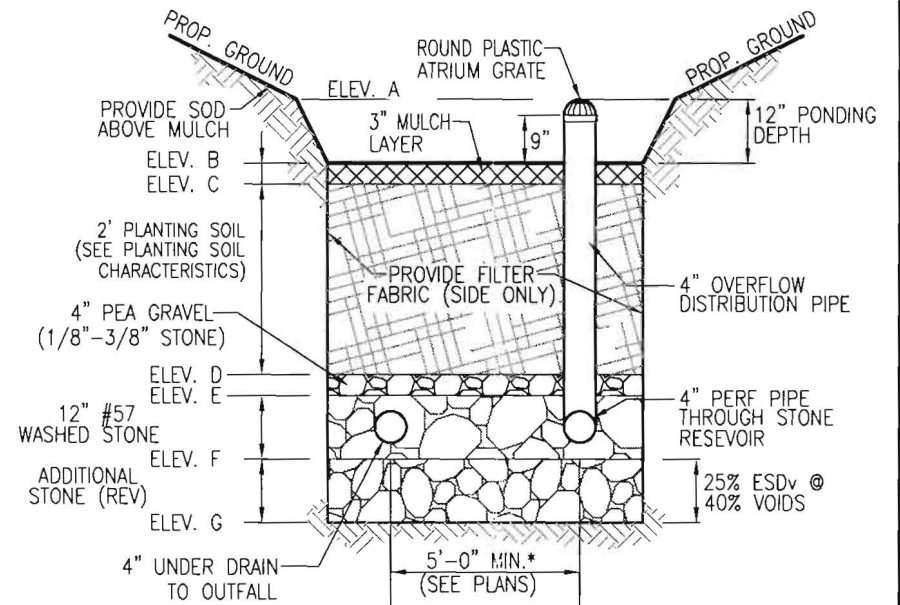
DRAINAGE AREA TO MICRO-BIORETENTION (M-6)

**ADDRESS**  
 12159 FULTON ESTATES COURT  
 HIGHLAND, MD 20777

**Table B.4.1 Materials Specifications for Micro-Bioretentation, Rain Gardens & Landscape Infiltration-**

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded 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		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	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
Poured in place concrete (if required)	MSHA Mix No. 3; $f_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-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 R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); 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 carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

**MBR-1**  
 $ROOFTOP = 3,957 \text{ SF}$   
 $P_e = 1" \quad R_v = 0.95$   
 $ESDV = A(P_e)(R_v)/12 =$   
 $ESDV = 3,957 \text{ SF}(1")(0.95)/12 = 313 \text{ CF}$   
 $MBR = (313 \text{ CF})(0.75) = 235 \text{ CF ABOVE MULCH}$



**MICRO-BIORETENTION**

NOT TO SCALE

LOT #	FACILITY	A	B	C	D	E	F	G	UNDERDRAIN INV. OUT	OUTFALL INV.	FACILITY SIZE
LOT 9	MBR-1 (M-6)	434.00	433.00	432.75	430.75	430.42	429.42	428.72	429.75	428.70	235 CF

**MICROBIORETENTION NOTES:**

- ONLY THE SIDES OF MICROBIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE MICROBIORETENTION WILL CAUSE THE MBR TO FAIL, AND THEREFORE SHALL NOT BE INSTALLED.
- WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.
- PROVIDE 5' MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

**HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**

- A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

**OPERATION AND MAINTENANCE SCHEDULE FOR (M-6) MICROBIORETENTION AREAS**

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. 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 AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

SCALE: AS SHOWN  
 DRAWN BY: JMR  
 CHECKED BY: RHV  
 DATE: MARCH 2016  
 PROJECT #: 14-24  
 SHEET#: 1 OF 2

**PLOT PLAN**  
**FULTON MANOR VALLEY**  
**LOT 9**  
**REF: GP-15-053**  
**TAX MAP 41 PARCEL 78 & 56**  
**BLOCK 19**  
**5TH ELECTION DISTRICT**  
**HOWARD COUNTY, MARYLAND**

**OWNER**  
 COLLIE, LLC.  
 5300 DORSEY HALL DR., SUITE 102  
 ELLICOTT CITY, MARYLAND 21042  
 ATTN: MR. DONALD R. REUWER, JR.  
 443-367-0422

**ADDRESS**  
 12159 FULTON ESTATES COURT  
 HIGHLAND, MD 20777

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

12159 Fulton Estates Ct.

French Door

6x6 P.T. POST ON 12" Ø CONC. PIER ON 24" x 24" x 12" CONC. FTG.

2-2x2 P.T. BEAM UPSET

HANGERS REQ'D

6000 S/D OR 6000 P/T/O DOOR

C2 I 34" X 8.75" LVL UPSET OVER

C2 I 34" X 8.75" LVL UPSET OVER

2x2 P.T. UPSET @ 18" O.C. OVER

C2 I 34" X 8.75" LVL UPSET IN FLOOR OVER

Finished

Set opening

I 10" I-JOIST SERIES XXX @ 18" O.C. OVER ENGINEERED BY MANUFACTURER

BASEMENT

WELDE STEEL

H 10 x 59 STEEL BEAM

SINK

H 10 x 59 STEEL BEAM

A  
A5.2

T.L. I JOIST SERIES @ 18" O.C. OVER ENGINEERED BY MANUFACTURER

CONDENSATE LINE UNDER SLAB

22x16 SxL closet

SPP

MH

SPP CROCK LOCATION AT BUILDER'S DISCRETION

I 10" I-JOIST SERIES XXX @ 18" O.C. OVER ENGINEERED BY MANUFACTURER

OPT. STORAGE

POURED CONC. FOUNDATION WALL

LINE OF FRAMING OVER

4" LEDGE FOR PORCH SUPPORT CONC. PORCH OVER

DIRECT ON FIREPLACE

4" CO VTRC GRAY VENT

BAS

STORAGE

W/F

Full

Full

Yes 3050

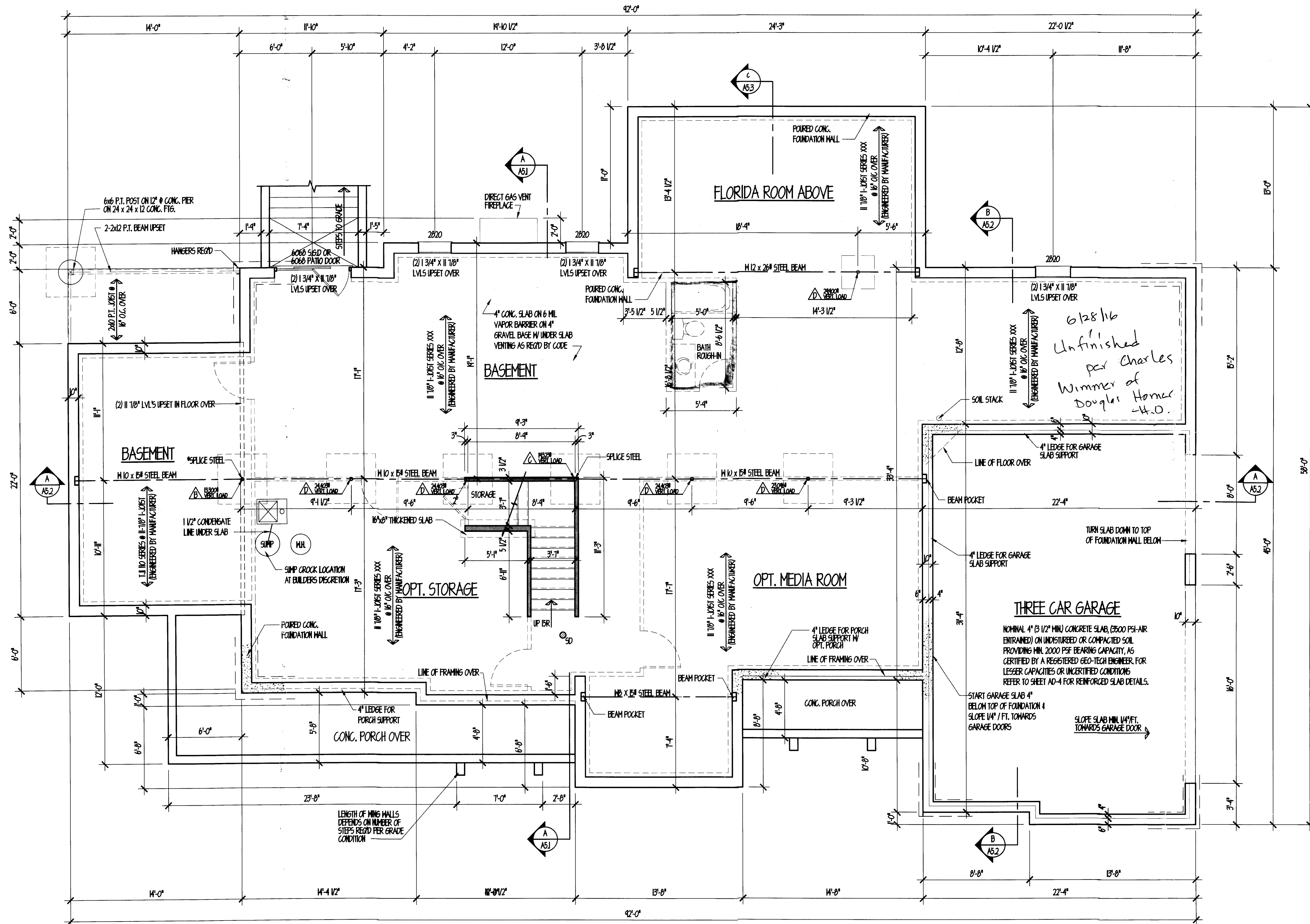
12'-0"

5'-0"

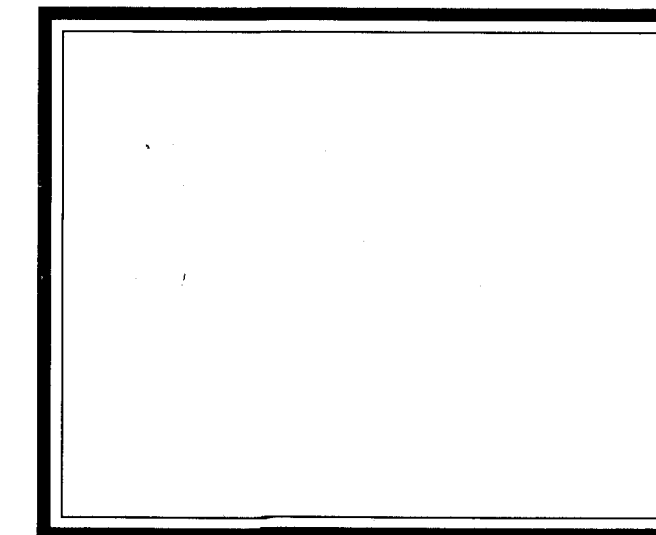
8'-0"

5'-0"

4'-0"



FOUNDATION PLAN  
1/4" = 1'-0"



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 33663-R, EXPIRATION DATE 12/27/17

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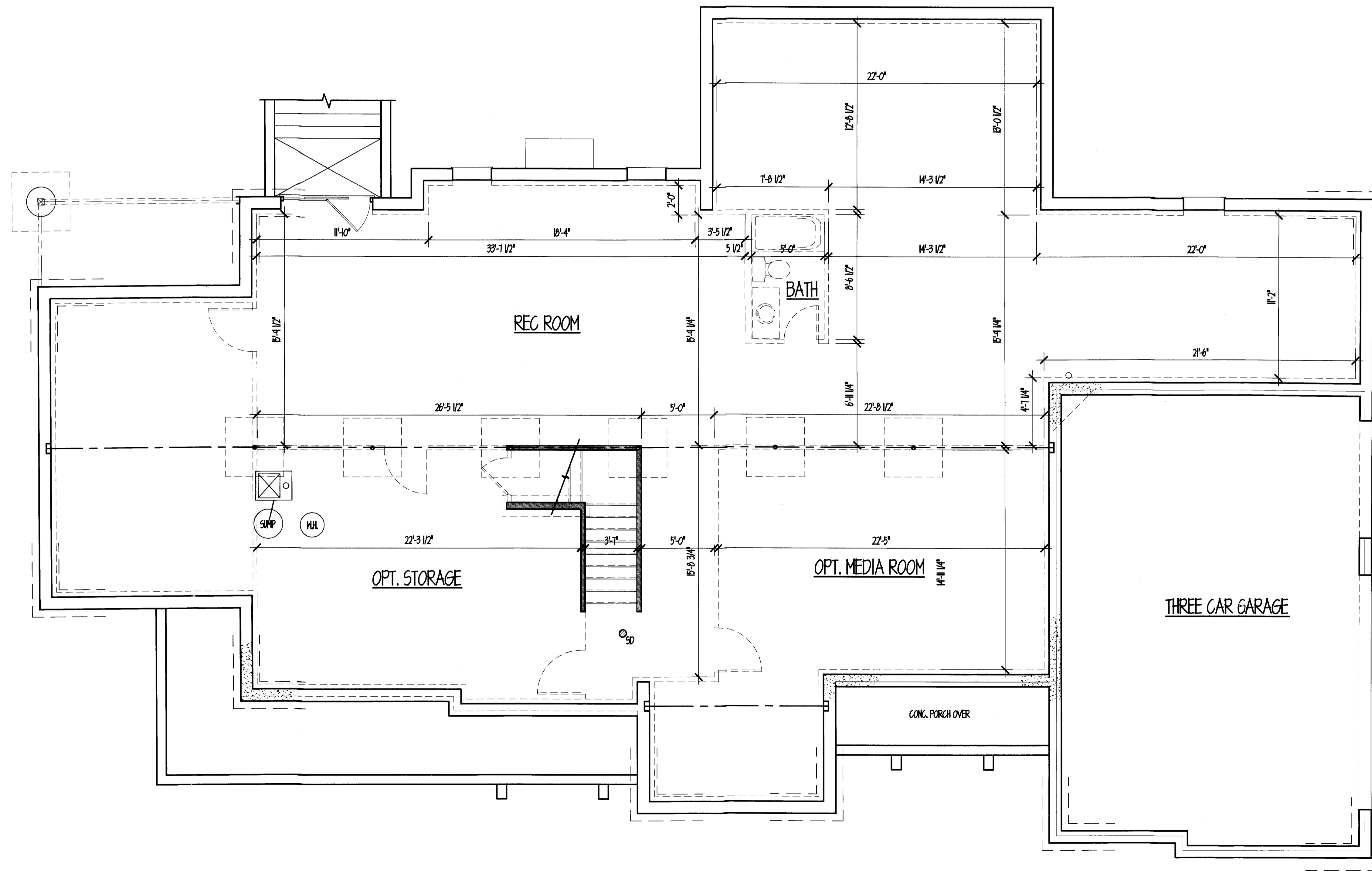
REVISIONS	
date	remarks

drawn by AC checked by TOM 3-25-2016  
scale 1/4" = 1'-0" date 08-12-2014

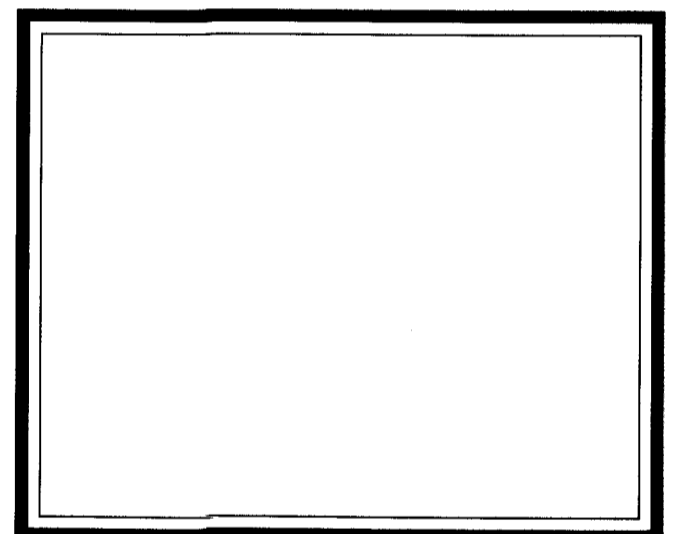
PROJECT TITLE  
**DOUGLAS HOMES  
THE HOMEWOOD (LOT #4)**

CONTENT  
**FOUNDATION PLAN**

PROJECT NUMBER	DRAWING NUMBER
1302	A2.1



FINISHED BASEMENT PLAN



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BID & PERMIT SET

REVISIONS	
date	remarks

drawn by	AC	checked by	TOM 3-25-2016
scale	1/4" = 1'-0"	date	08-12-2014

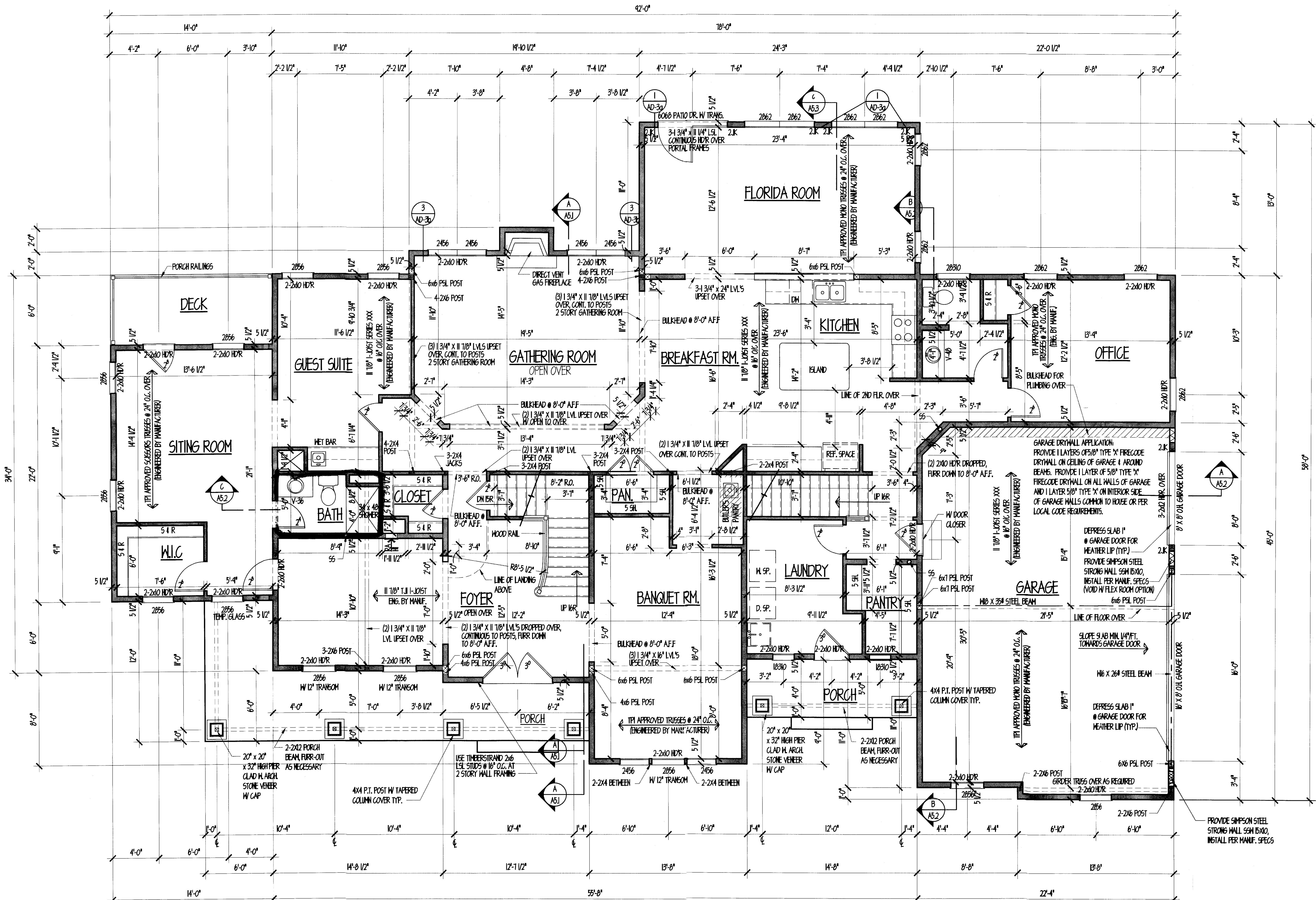
PROJECT TITLE

DOUGLAS HOMES  
 THE HOMEWOOD (LOT #4)

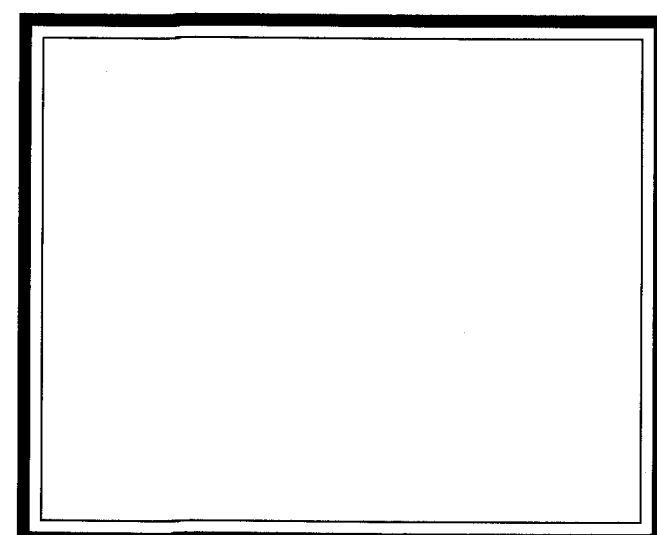
CONTENT

FINISHED BASEMENT PLAN

PROJECT NUMBER	DRAWING NUMBER
1302	A22



42'-0"  
**FIRST FLOOR PLAN**  
 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 # 3367-R, EXPIRATION DATE 10/7/17.

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**BID & PERMIT SET**

REVISIONS	
date	remark

drawn by	AC	checked by	TMH 3-25-2016
scale	1/4" = 1'-0"	date	08-12-2014

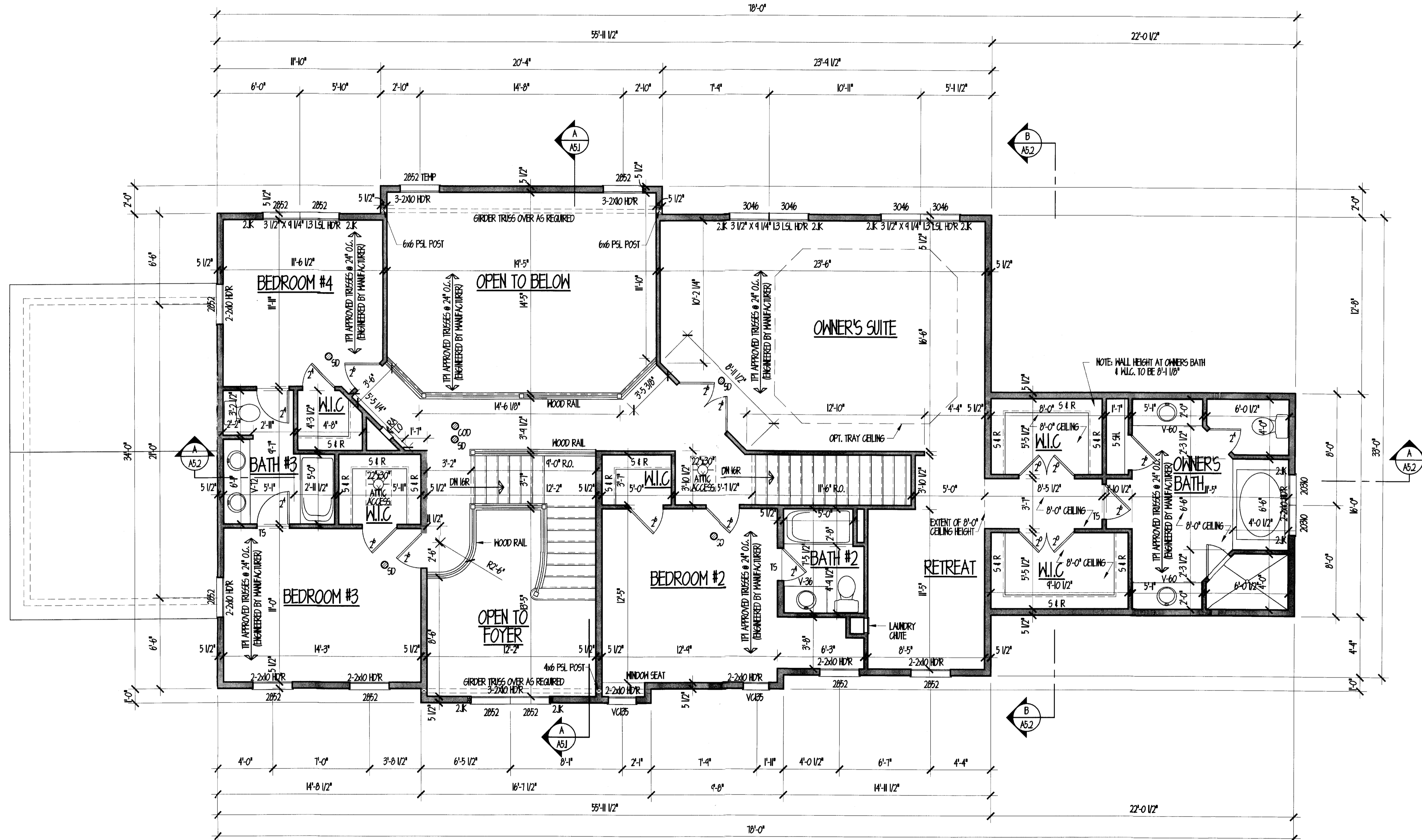
PROJECT TITLE

**DOUGLAS HOMES  
 THE HOMWOOD (LOT #1)**

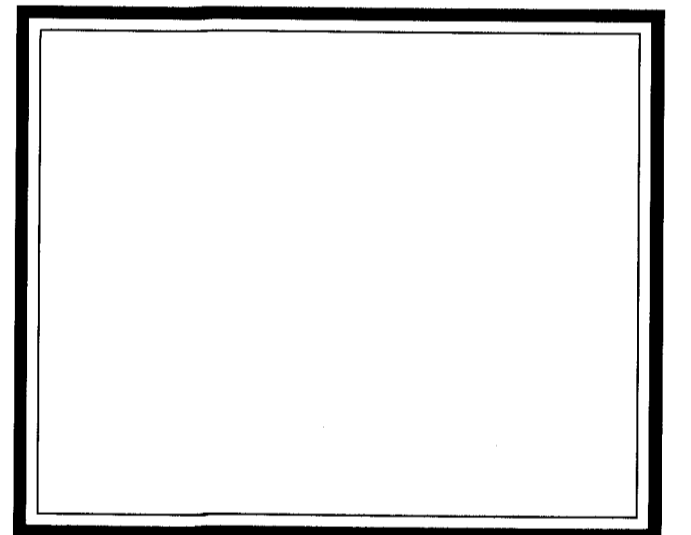
CONTENT

**FIRST FLOOR PLAN**

PROJECT NUMBER	DRAWING NUMBER
<b>1302</b>	<b>A3</b>



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



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BID & PERMIT SET

REVISIONS	
date	remarks

drawn by	AC	checked by	TOM 3-25-2016
scale	1/4" = 1'-0"	date	08-12-2014

PROJECT TITLE

DOUGLAS HOMES  
THE HOMEWOOD (LOT #9)

CONTENT

SECOND FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
1302	A4