



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: _____

Permit No.: 511004872

Building Address: 17295 WINDSOR WAY MD
 City: MT. AIRY State: MD Zip Code: 21771
 Site/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 3
 Tax Map: 37 Parcel: 523 Grid: A
 Mapping: _____ Map Coordinates: _____ Lot Size: 3.34 AC
 Existing Use: Empty lot
 Proposed Use: 300
 Estimated Construction Cost: \$ 255,000
 Description of Work: Full Unfinished Basement & Car Garage & Bedroom 2.5 Bath
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: FRANK SANDERS + LOUISE HAMILTON
 Address: 11317 WINDSOR WAY MD
 City: MT. AIRY State: MD Zip Code: 21771
 Phone: _____ Fax: _____
 Email: _____
 Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____
 Contractor Company: ALLAN IMPRESUMIA
 Contact Person: ALLAN
 Address: 1210 OLD COLUMBIA RD
 City: COLUMBIA State: MD Zip Code: 21031
 License No.: 51
 Phone: 410 773 765 Fax: _____
 Email: ALLAN@ALLANIMPRESUMIA.COM
 Engineer/Architect Company: SAND MCKAY
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: 410-791-2711 Fax: _____
 Email: Norm@scv17.com

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: _____
	<input type="checkbox"/> Finished Basement
	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
	<input type="checkbox"/> Slab on Grade
Construction type:	No. of Bedrooms: _____
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling
<input type="checkbox"/> Structural Steel	No. of efficiency units: _____
<input type="checkbox"/> Masonry	No. of 1 BR units: _____
<input type="checkbox"/> Wood Frame	No. of 2 BR units: _____
<input type="checkbox"/> State Certified Modular	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 type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>51100300</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: _____
 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	<u>12/11/16</u>	<u>H. Osweat</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>150.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>1016</u>

Bldg.

Name: FRANK + LAURIE SANDERS
Street Address: 17245 HARDY ROAD
City, State, Zip: MT. AIRY MD. 21771
Date: 3/2/2017

Amendment, Permit # B 16004872

Ms. Debbie Whalen
Division of Plan Review
Department of Inspections, Licenses and Permits
Howard County Government
3430 Court House Dr
Ellicott City, MD 21043

RECEIVED
MAR 02 2017
LICENSES & PERMITS
DIVISION

Additional
info req'd
name needed
to be labeled.

Dear Ms. Whalen:

I am requesting to amend Permit # B 16 00 48 72 at
WE WANT TO ADD A FINISHED BASEMENT to
THE SINGLE FAMILY DETACHED. THE HOUSE IS
CURRENTLY UNDER CONSTRUCTION AND WILL BE BUILT
OUT SIMULTANEOUSLY
REC ROOM, BATH, BEDROOM #3, EXERCISE + UNFINISHED
Rev #2 3/21/2017 JB

Enclosed:

- Fee: 25⁰⁰ CK# 1219
- Plot Plans
- Sets of Construction Drawings
- Other: HEALTH DEPT APPROVAL

RECEIVED
MAR 21 2017
LICENSES & PERMITS
DIVISION

If there is anything we can do to assist you, please let me know.

Sincerely, Jim Brunsted

cc: DPZ
DED

Name: Jim Brunsted
Title: DIRECTOR OF OPERATIONS
Phone: 410 977 5705
Email: Jim@ALLANhomes.com

* Health approved on 3/2/17
need to sign-off
in accel. * 3/2/17

Name: FRANK + LAURI SANDERS
Street Address: 11317 WINTER WALK CT.
City, State, Zip: LAUREL 20723
Date: 3/16/2017

Amendment, Permit # B16004872

Ms. Debbie Whalen
Division of Plan Review
Department of Inspections, Licenses and Permits
Howard County Government
3430 Court House Dr
Ellicott City, MD 21043

RECEIVED

MAR 16 2017

LICENSES & PERMITS
DIVISION

Dear Ms. Whalen:

I am requesting to amend Permit # B16004872 at
17245 HARDY ROAD MT. AIRY 21771 to
CONSTRUCT A DETACHED 2 CAR GARAGE
PER ATTACHED PLAN.

Enclosed:

✓ Fee: 150.00

4 Plot Plans

2 Sets of Construction Drawings

Other: _____

If there is anything we can do to assist you, please let me know.

Sincerely,

CC: PPZ
DED
Heather

Name: JIM BRUNSTED
Title: DIRECTOR OF OPERATIONS
Phone: 410-977-5705
Email: JIM@ALLIANTHOMES.COM

Amendment Letter

Oswald, Hank

From: Allan Waschak <allan@allanhomes.com>
Sent: Monday, December 19, 2016 11:45 AM
To: Oswald, Hank
Cc: Jim Brumsted; paul@sillengineering.com
Subject: RE: B16004872_17245 Hardy Road

There is no 2nd floor
This is a ranch style home

Allan Waschak
President
Allan Homes, Inc. & Allan Homes Unlimited, Inc.
Realtor Le Reve Real Estate

410-977-5700 Cell

www.allanhomesunlimited.com

Oh by the way ... I am never too busy for you or your referrals!

- Custom Home (on your lot or I will find a lot)
- Remodeling Projects – Kitchen, Bath, Basement, Deck-Patio or Addition
- Help you Buy a Home and/or Sell your Home

 Please consider the environment before printing this email

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Monday, December 19, 2016 11:38 AM
To: Allan Waschak <allan@allanhomes.com>
Subject: B16004872_17245 Hardy Road

Hi Allan:

I have quick question about the floor plans for 17245 Hardy Road. Is there a second floor?

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Monday, November 28, 2016 10:06 AM
To: 'paul@sillengineering.com'
Subject: Sanders Property Lot 3_17245 Hardy Road

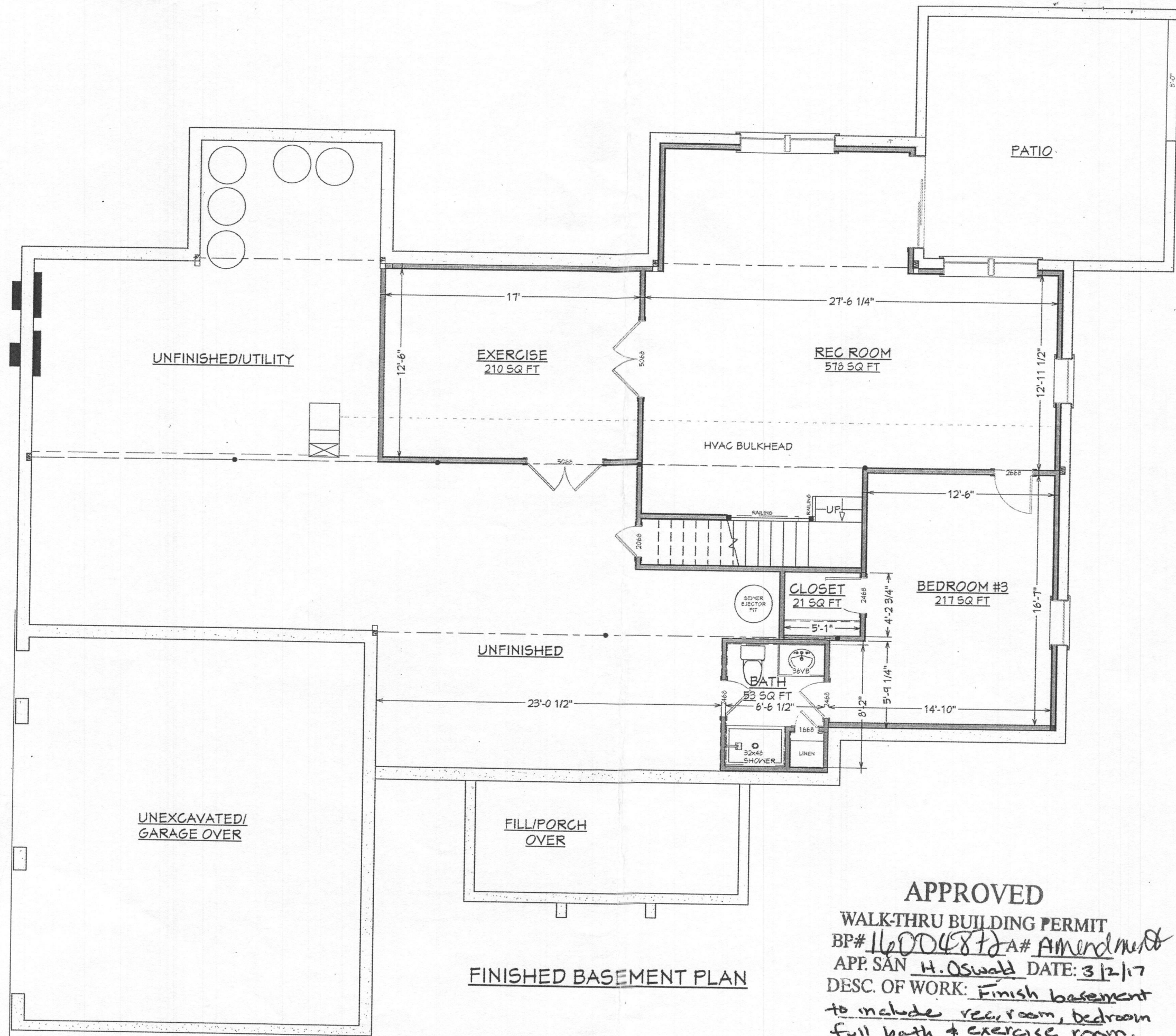
Hi Paul:

I'm in receipt of a building permit and plot plan for 17245 Hardy Road. I also need septic plan and floor plans for this project.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)



FINISHED BASEMENT PLAN

APPROVED
 WALK-THRU BUILDING PERMIT
 BP# 11600487 A# Amendment
 APP. SAN H. Oswald DATE: 3/2/17
 DESC. OF WORK: Finish basement
to include rec. room, bedroom
full bath & exercise room.

SANDERS RESIDENCE

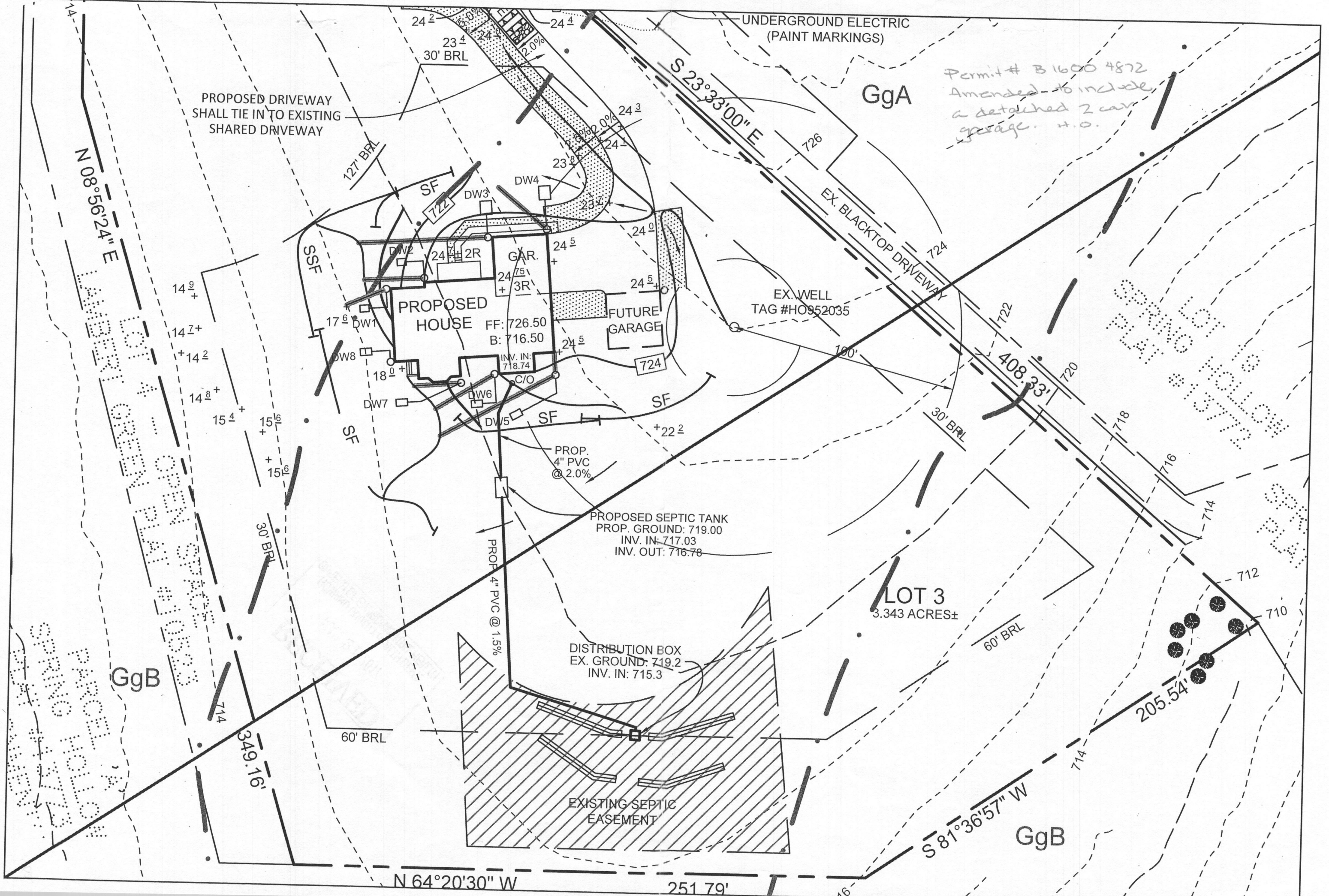
ADDRESS:
 17245 Hardy Road
 Mt. Airy, MD 21171

REVIEW SET

SCALE:
 1/4" = 1'-0"

DATE:
 1/14/2017

A-0.2



UNDERGROUND ELECTRIC (PAINT MARKINGS)

GgA

Permit # B1600 4872
Amended to include
a detached 2 car
garage. H.O.

PROPOSED DRIVEWAY
SHALL TIE IN TO EXISTING
SHARED DRIVEWAY

N 08°56'24" E

S 23°33'00" E

EX. BLACKTOP DRIVEWAY

EX. WELL
TAG #HO952035

PROPOSED HOUSE
FF: 726.50
B: 716.50

FUTURE GARAGE

PROPOSED SEPTIC TANK
PROP. GROUND: 719.00
INV. IN: 717.03
INV. OUT: 716.78

LOT 3
3.343 ACRES±

DISTRIBUTION BOX
EX. GROUND: 719.2
INV. IN: 715.3

EXISTING SEPTIC
EASEMENT

GgB

GgB

N 64°20'30" W

251.79'

S 81°36'57" W

14⁹ +
14⁷ +
14² +
14⁸ +
15⁴ +
15⁶ +
15⁶ +

30' BRL

349.16'

60' BRL

60' BRL

205.54'

714

712
710

30' BRL

720

716

714

710

127' BRL

30' BRL

DW3

DW4

DW1

DW8

DW7

DW6

DW5

SSF

SF

SF

SF

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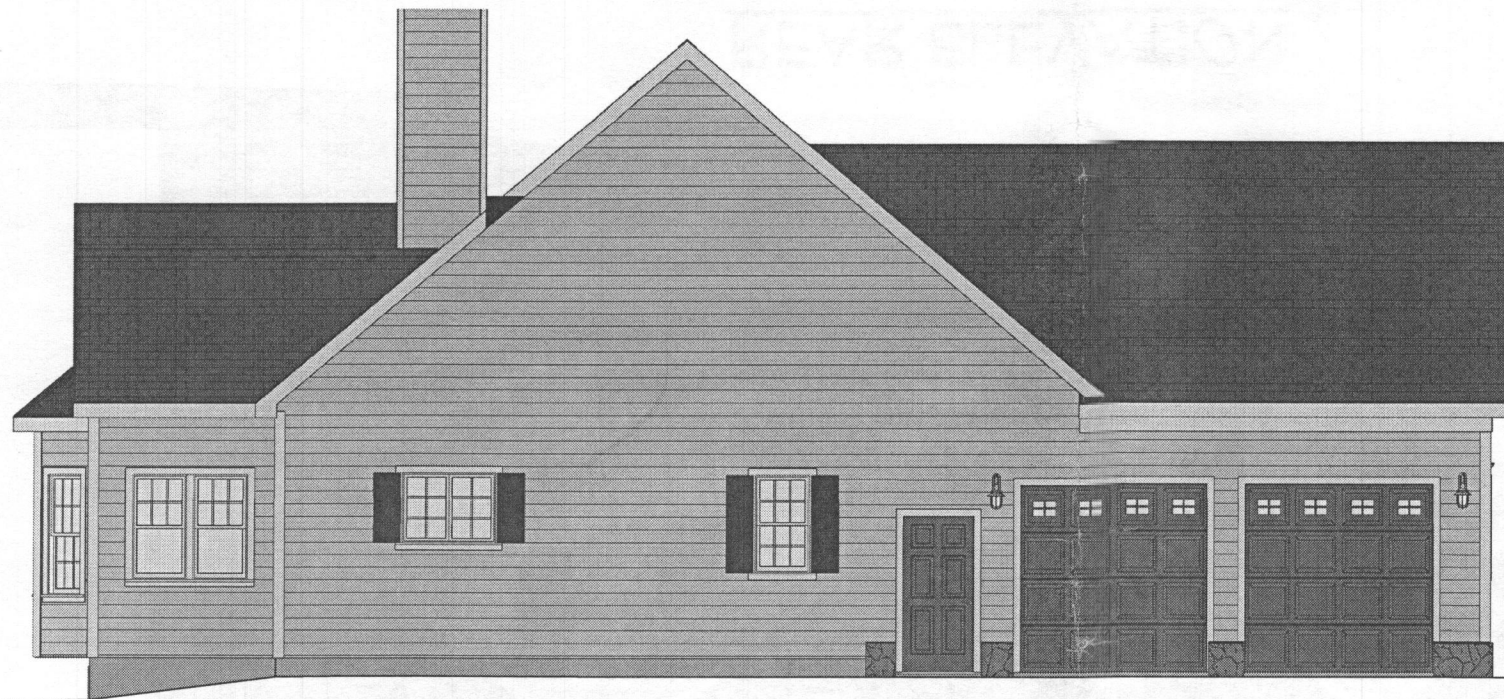
24⁵

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24⁵



LEFT ELEVATION



FRONT ELEVATION

SANDERS RESIDENCE
 17245 Hardy Road Mt. Airy, MD 21771

PERMIT SET

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

A-2.1

11/24/2016



RIGHT ELEVATION



REAR ELEVATION

ALLAN HOMES
GUNLIMITED
Custom Homes & Additions
10260 Old Columbia Road Columbia, Maryland 21046
410.381.1414 <http://allanhomesunlimited.com/>

SANDERS RESIDENCE
17245 Hardy Road Mt. Airy, MD 21771

PERMIT SET

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

A-2.3

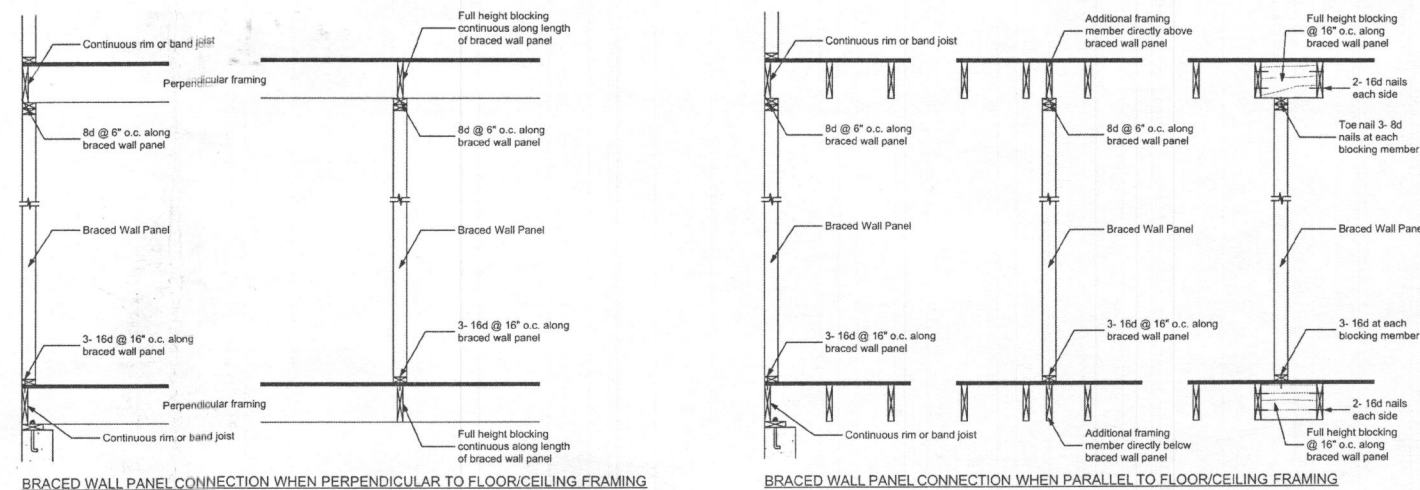
11/24/2016

NOTES

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC 2015 Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.



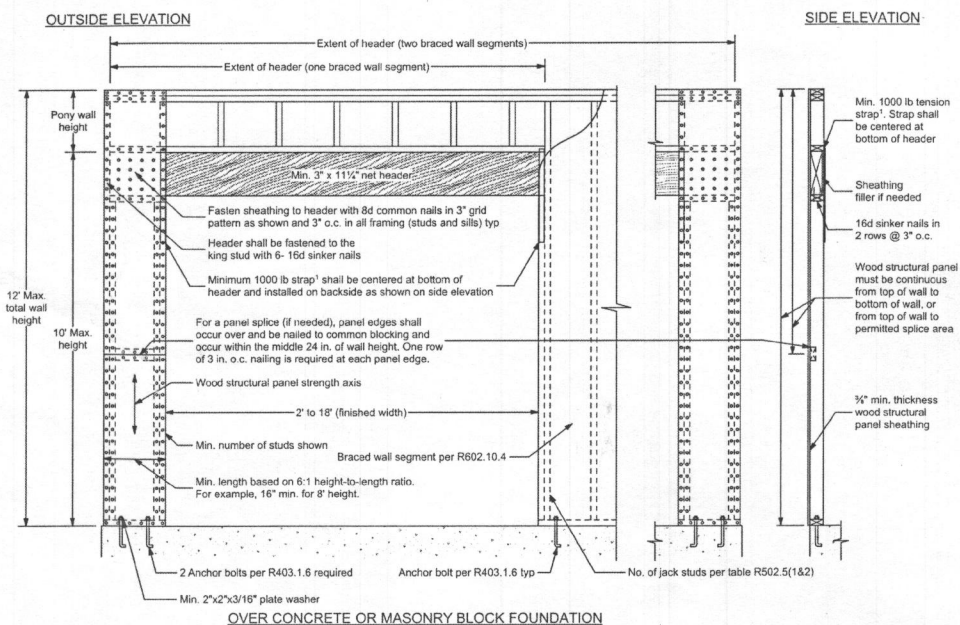
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

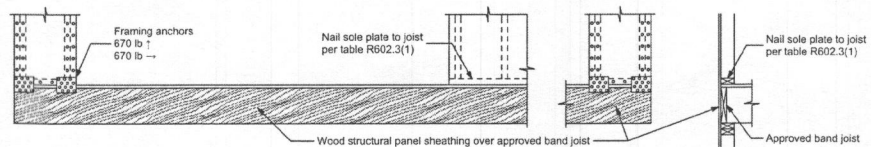
BRACED WALL PANEL CONNECTIONS TO FLOOR & CEILING FRAMING

NOT TO SCALE

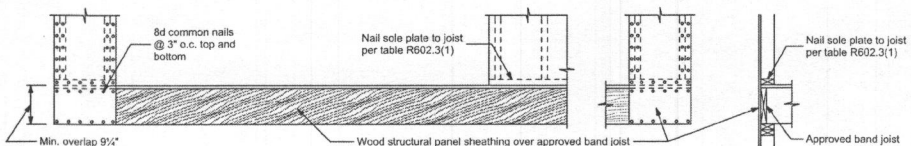
WIND BRACING STANDARD DETAILS



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION

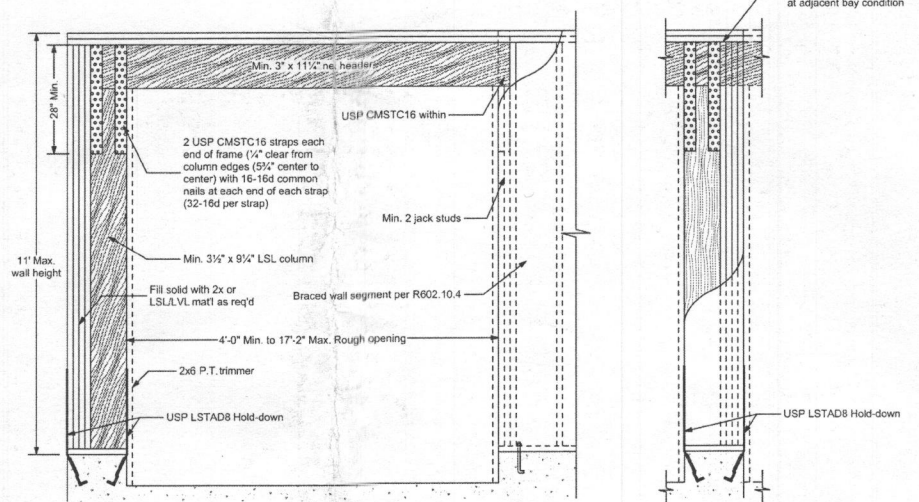
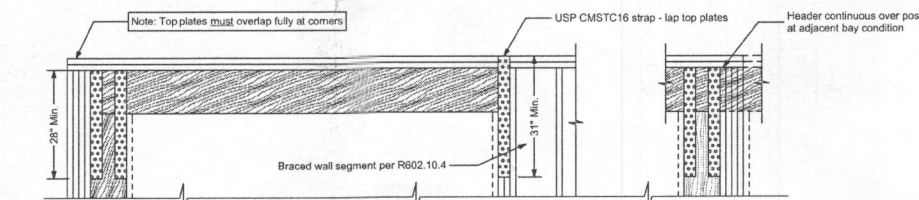


OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

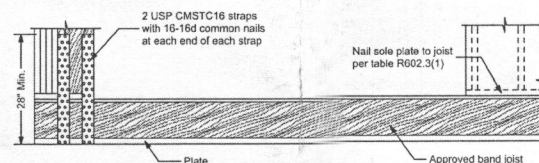
1 Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				B	C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1000	2325
			18	1200	2725
	2	10	9	1000	1550
			16	2025	3900
			18	2400	DR
			18	1200	2750
2x6 Stud Grade	2	12	16	3200	DR
			18	3850	DR
			9	2350	DR
			16	DR	DR
	4	12	9	1000	1750
			16	2050	3550
			18	2450	4100
			18	1500	2775
2	12	9	1000	1750	
		16	2050	3550	
		18	3150	DR	
		18	3675	DR	

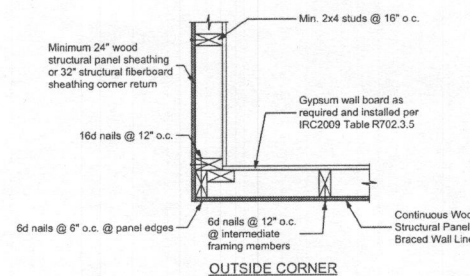
Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC 2009 Table R602.10.4.1.1
2. DR = Design Required



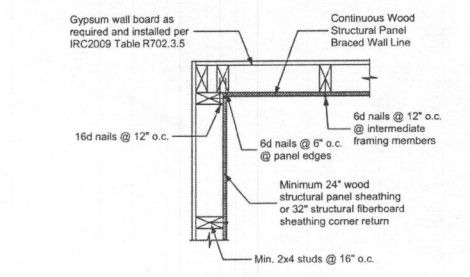
EXTERIOR ELEVATION OVER CONCRETE FOUNDATION



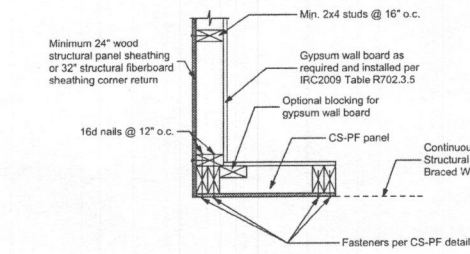
EXTERIOR ELEVATION OVER RAISED WOOD FLOOR



OUTSIDE CORNER



INSIDE CORNER



GARAGE CORNER

CORNER FRAMING DETAILS

NOT TO SCALE

CS-PF

CONTINUOUS PORTAL FRAME

NOT TO SCALE

CS-PF

CONTINUOUS PORTAL FRAME

NOT TO SCALE

ALLAN HOMES
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SANDERS RESIDENCE
17245 Hardy Road Mt. Airy, MD 21771

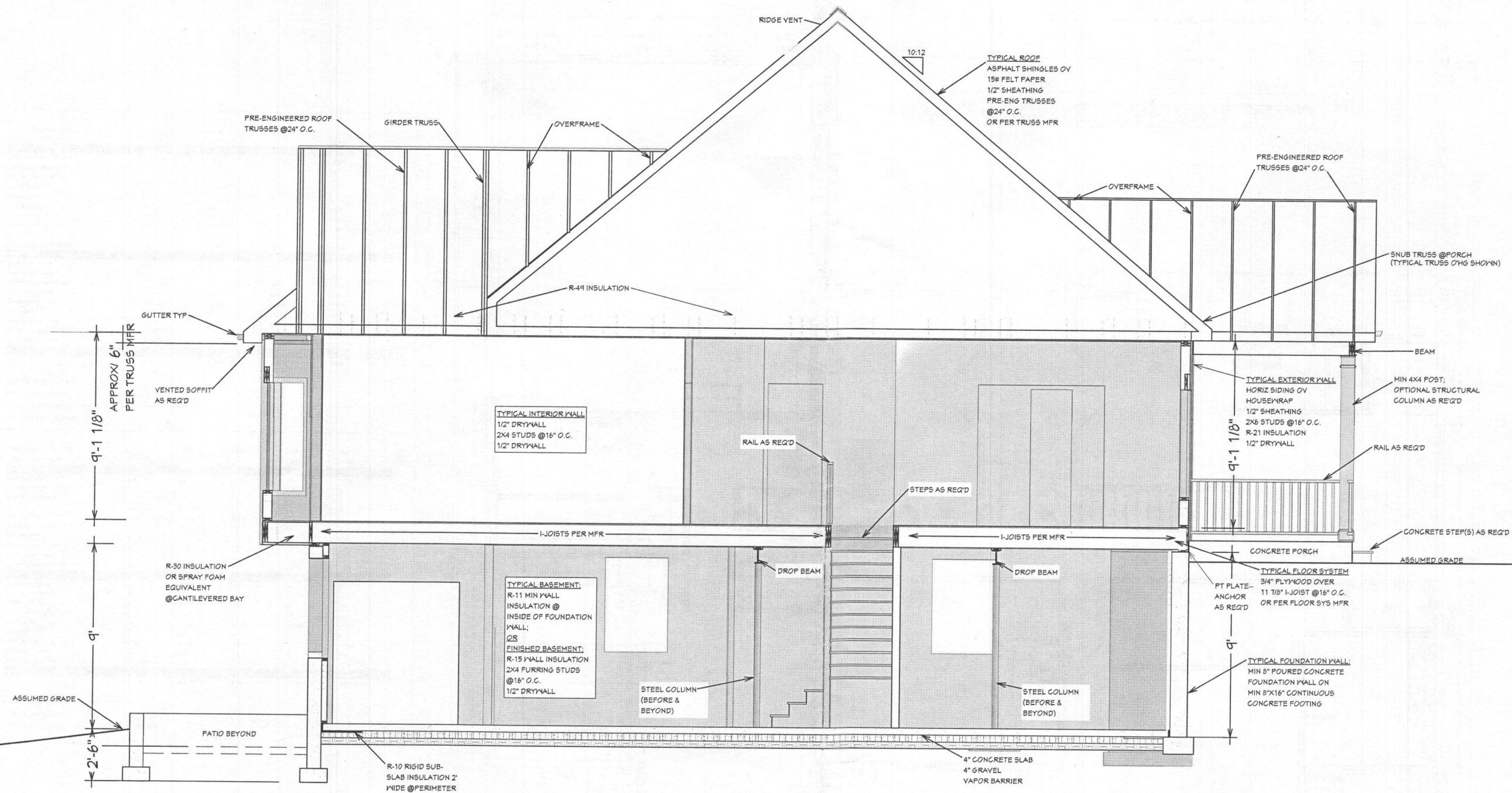
PERMIT SET

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

WB-2

11/24/2016

SANDERS RESIDENCE
 17245 Hardy Road Mt. Airy, MD 21771



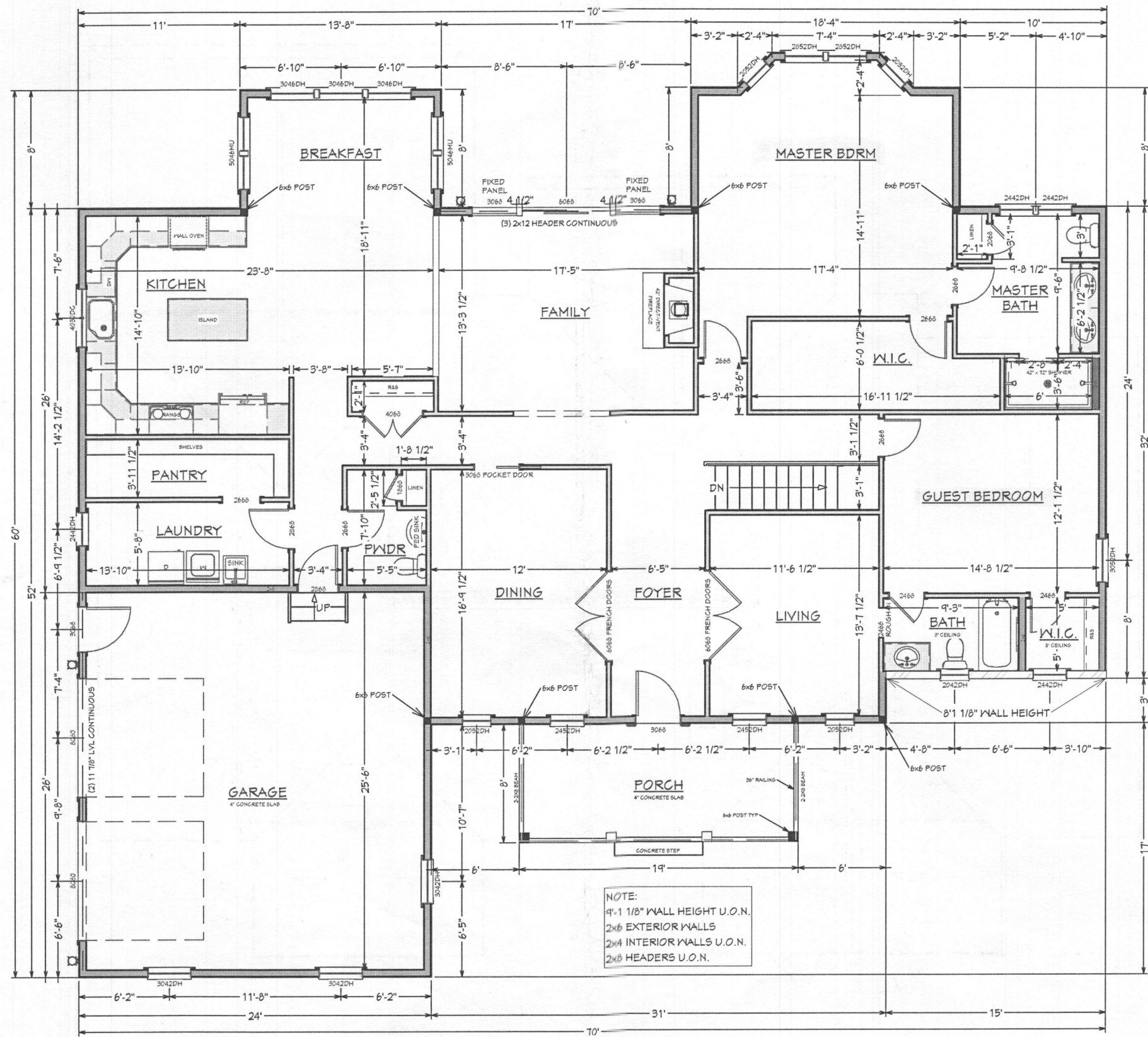
SECTION C

PERMIT SET

SCALE:
 3/16" = 1'-0"

A-3.3

11/24/2016



FIRST FLOOR PLAN

SANDERS RESIDENCE

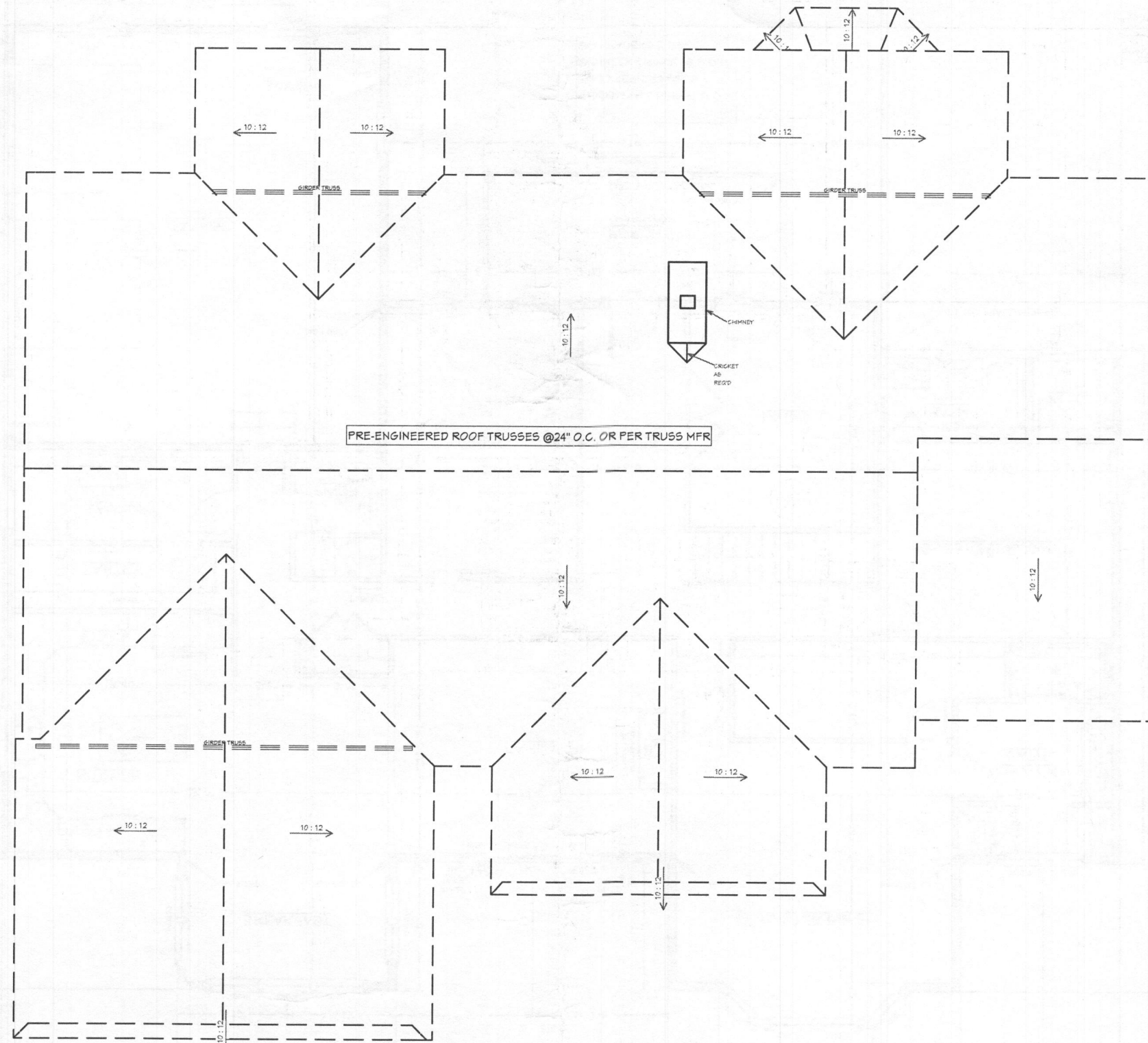
17245 Hardy Road Mt. Airy, MD 21771

PERMIT SET

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

A-1.1

11/24/2016



ROOF PLAN

SANDERS RESIDENCE

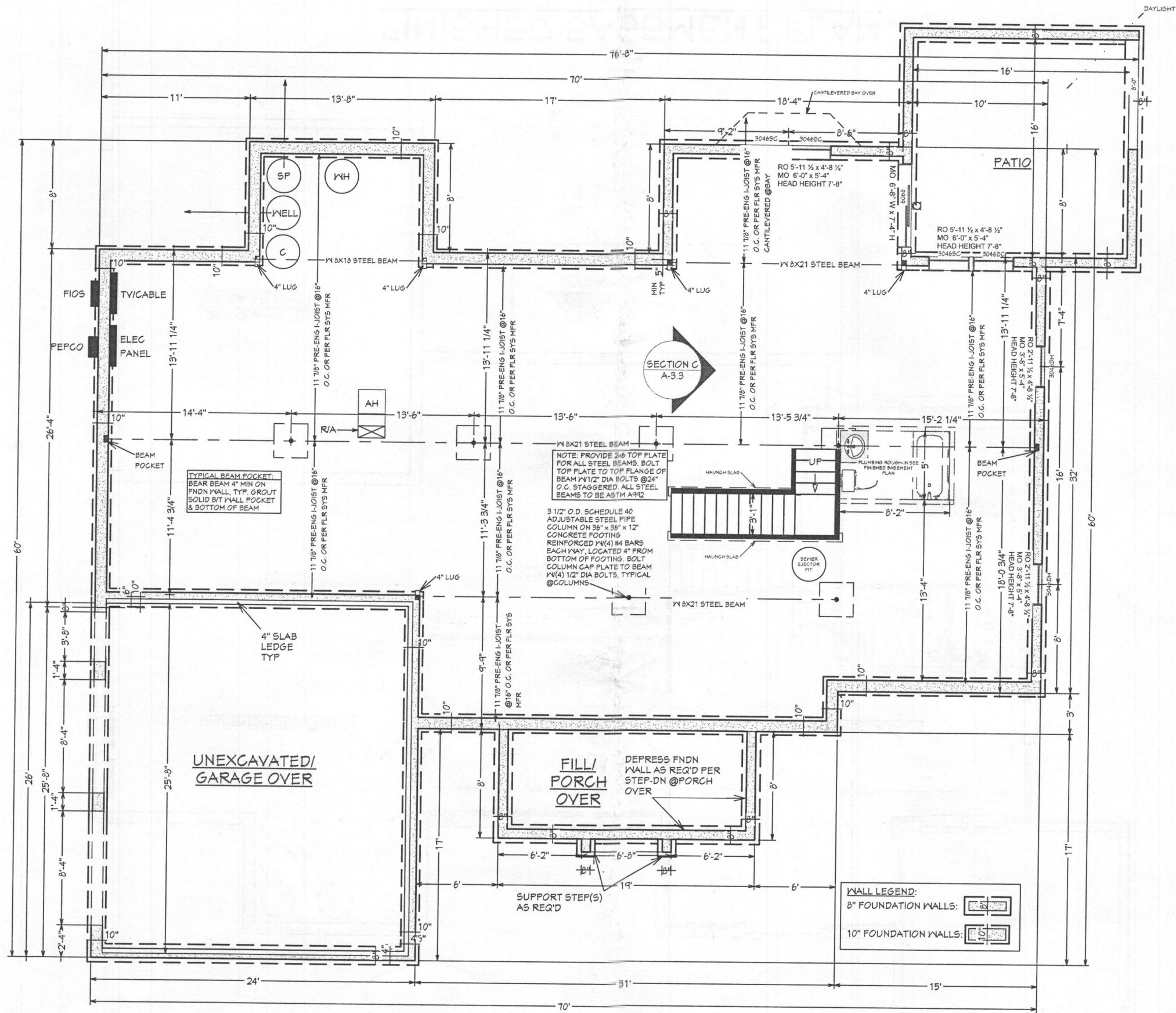
17245 Hardy Road Mt. Airy, MD 21771

PERMIT SET

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

A-1.2

11/24/2016



FOUNDATION PLAN

SANDERS RESIDENCE

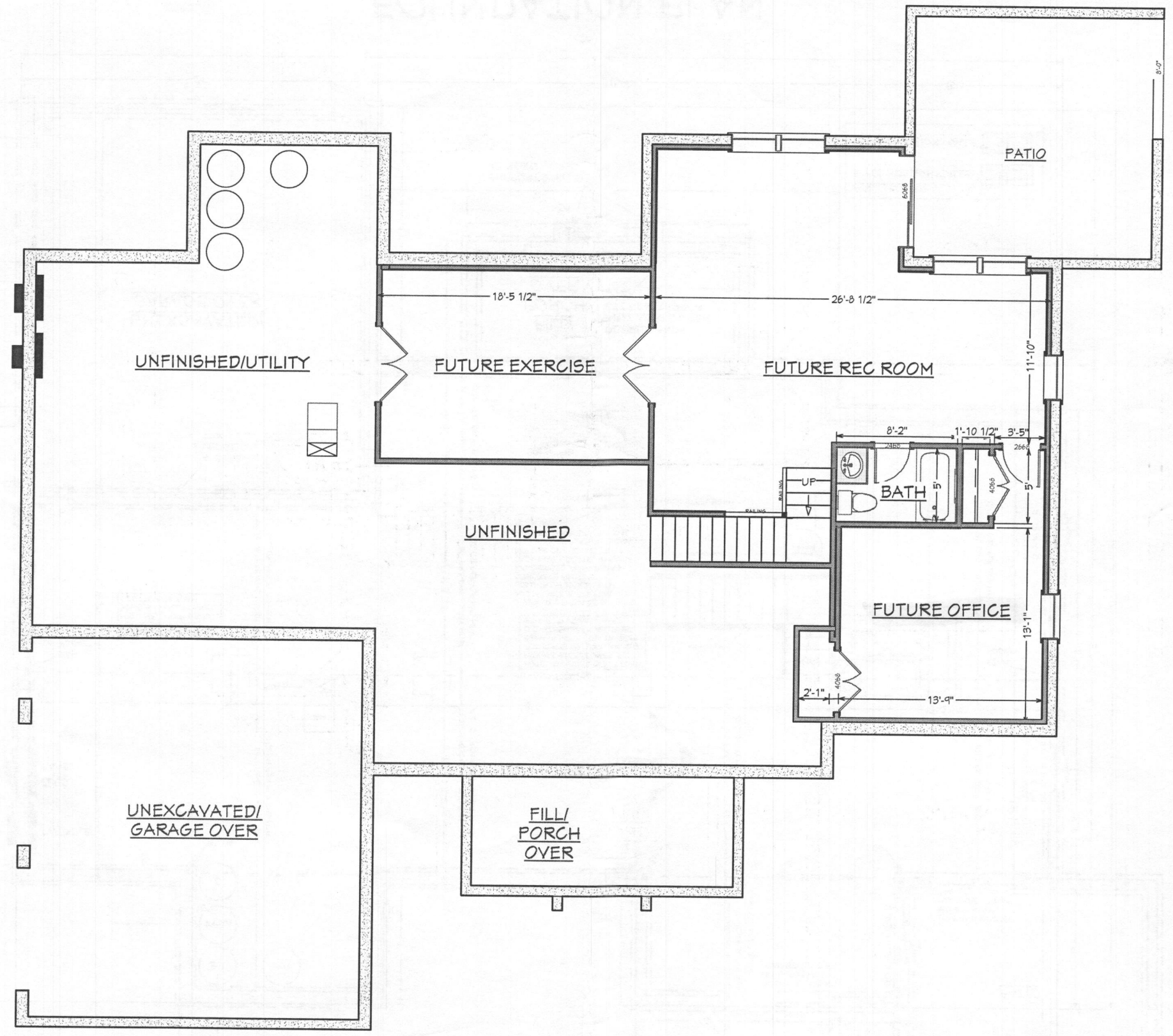
17245 Hardy Road Mt. Airy, MD 21771

PERMIT SET

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

A-0.1

11/24/2016



FINISHED BASEMENT PLAN

PERMIT SET

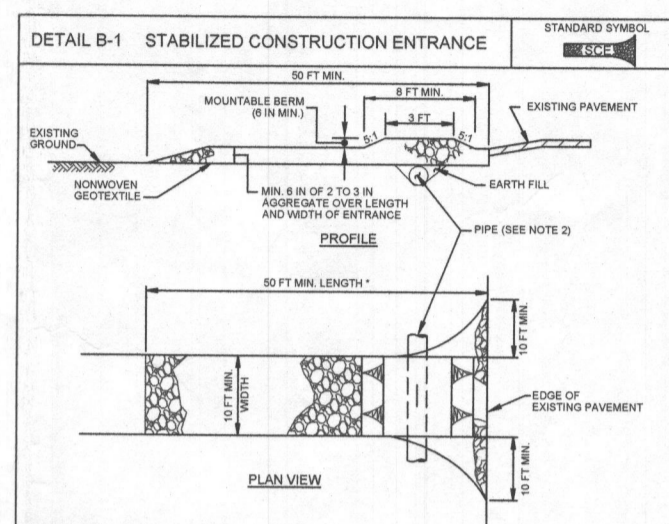
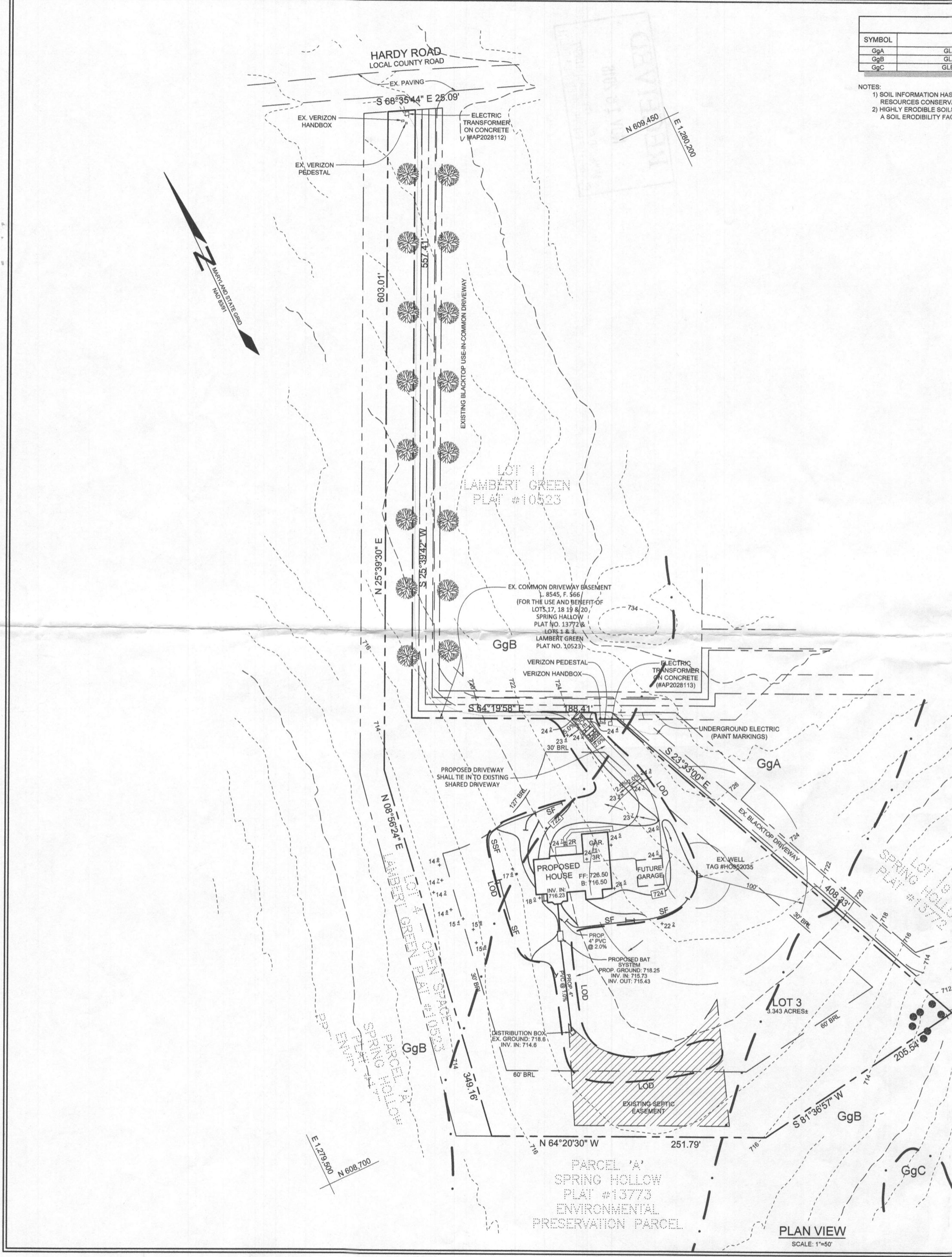
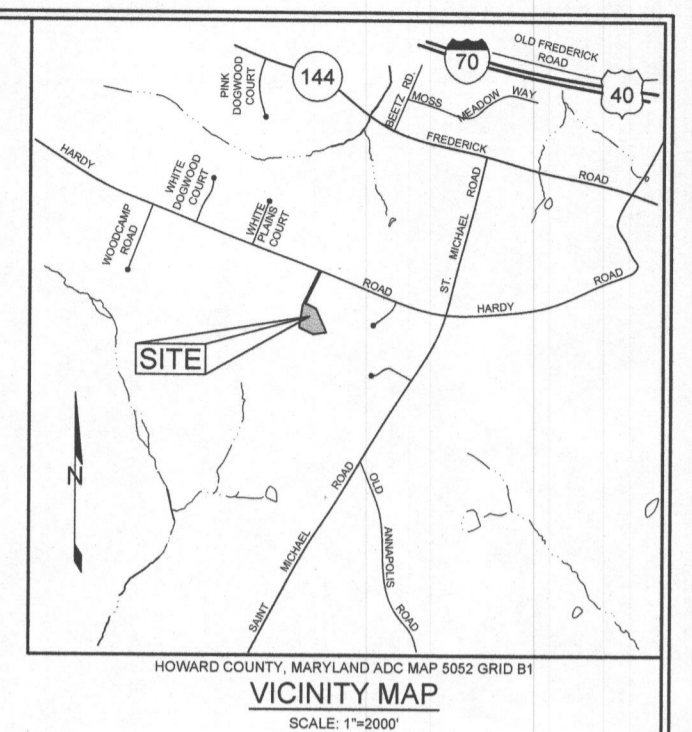
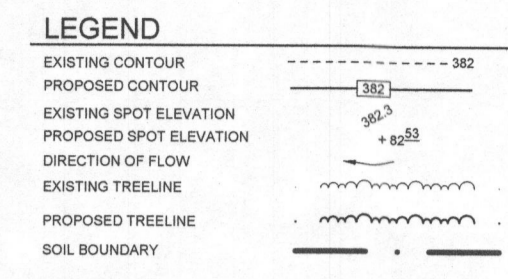
SCALE:
 1/8" = 1'-0"

A-0.2

11/24/2016

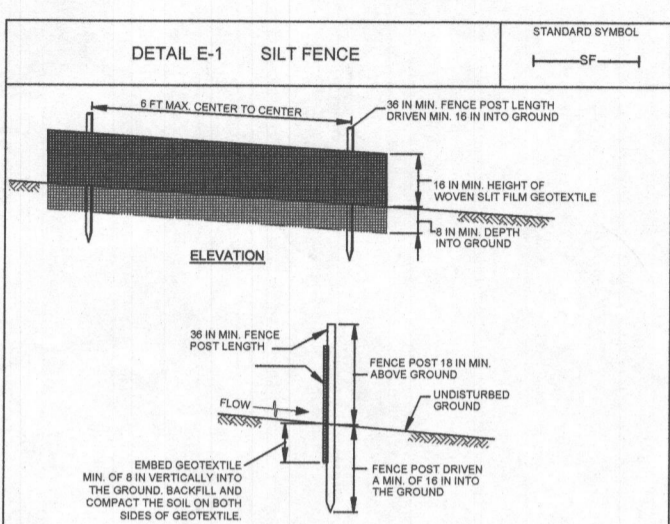
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgA	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.28
GgB	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	C	0.28
GgC	GLENNELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



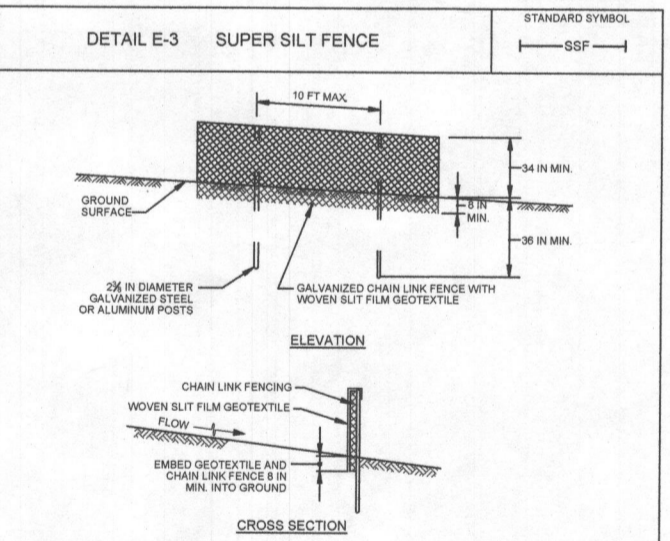
- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (25 FEET FOR SINGLE RESIDENTIAL LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SIDE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5% SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN ICE IS NOT LOCATED AT A HIGH SPOT.
 - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
 - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BERM AND SPECIFIED DIMENSIONS IMMEDIATELY REMOVE STONE AND SEDIMENT SPOILED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHED ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



- CONSTRUCTION SPECIFICATIONS**
- USE WOOD POSTS 1 1/2 x 1 1/2 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD AS AN ALTERNATIVE TO WOODEN POSTS USE STANDARD 1" OR 1 1/2" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
 - USE 3/8 INCH MINIMUM GALVANIZED STEEL POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
 - USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
 - PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
 - EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
 - WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
 - EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
 - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



- CONSTRUCTION SPECIFICATIONS**
- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.069 INCH WALL THICKNESS AND 80 FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
 - FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (26 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
 - FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH THIS SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
 - WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 8 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
 - EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
 - PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
 - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RC-60 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
 - TOTAL AREA OF PROPERTY = 3.343 AC ±.
 - PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
 - ZZZZ THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE 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.
 - THE BOUNDARY SHOWN HEREON IS BASED ON HOWARD COUNTY A FIELD RUN BOUNDARY SURVEY PREPARED BY PROFESSIONAL SURVEYS, LLC IN JUNE 2016.
 - THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY PROFESSIONAL SURVEYS, LLC IN JUNE 2016.
 - PROPERTY ADDRESS: 17245 HARDY ROAD
 - REFERENCES: LAMBERT GREEN, PLAT #10523
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THIS PROJECT IS CONDITIONALLY EXEMPT FROM THE FOREST CONSERVATION ACT WITH THE FILING OF A DECLARATION OF INTENT FOR CLEARING LESS THAN 20,000 SF OF FOREST.
 - A WETLAND AND STREAM STUDY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS IN JULY 2016. NO WETLANDS OR STREAMS WERE FOUND ON THE PROPERTY.
 - THE OWNER OF LOT 3 HAS PERMITTED USE OF THE EXISTING SHARED DRIVEWAY, AS RECORDED ON PLAT 13772 OF THE SPRING HOLLOW SUBDIVISION AND BY THE AMENDED DEED FOR THE SHARED DRIVEWAY EASEMENT AND MAINTENANCE OBLIGATIONS, RECORDED AS L545-F, 566.
 - LIMIT OF DISTURBANCE: 29,902 SFA OR 0.6865 AC ±.

OWNER/DEVELOPER
 FRANK SANDERS
 11317 WINDSOR WALK COURT
 LAUREL, MD 20723

PLOT PLAN
SANDERS PROPERTY
 LOT 3
 LAMBERT GREEN

TAX MAP 7 GRID 8
 4TH ELECTION DISTRICT
 PARCEL 522
 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
 11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: PS/AEA
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 6, 2018
 PROJECT #: 15-043
 SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2017.



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: _____

Permit No.: _____

Building Address: 17245 HARDY RD.
 City: MOODY AIRY State: MD Zip Code: 21771
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: 604001 Subdivision: LAMBERT GREEN
 Section: _____ Area: _____ Lot: 3
 Tax Map: 7 Parcel: _____ Grid: _____
 Zoning: RC DED Map Coordinates: 4691-B1 Lot Size: _____

Property Owner's Name: _____
 Address: 11317 WINDSOR CT
 City: LAUREL State: MD Zip Code: 20723
 Phone: 240 568 0872
 Email: FRANKLIN SANDERS @ THE SHAW CO.
 Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: ALLAN HOMES UNLIMITED
 Address: 10260 OLD COLUMBIA RD
 City: COLUMBIA State: MD Zip Code: 21046
 Phone: 410 977 5705 Fax: 410 381 1211
 Email: JIM@ALLANHOMES.COM

Existing Use: SINGLE FAMILY HOME
 Proposed Use: FINISHED BASEMENT
 Estimated Construction Cost: \$ 10,000.00
 Description of Work: FINISH REC. ROOM, BEDROOM
FULL BATH & EXERCISE ROOM

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

Occupant or Tenant: OCCUPANT
 Was tenant space previously occupied? Yes No
 Contact Name: JIM BRUMSTED
 Address: SAME AS APPLICANT
 City: _____ State: _____ Zip Code: _____
 Phone: 410 977 5705 Fax: _____
 Email: JIM@ALLANHOMES.COM

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:	<u>Depth</u>	<u>Width</u>
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	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<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	

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number: <u>B16004872</u>	

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.

Jim Brumsted
 Applicant's Signature
JIM@ALLANHOMES.COM
 Email Address
DIRECTOR OF OPERATIONS
 Title/Company

JIM BRUMSTED
 Print Name
3/2/2017
 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	<u>3/2/17</u>	<u>H. Oswood</u>

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

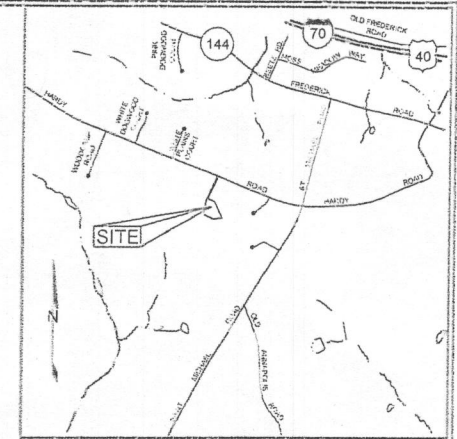
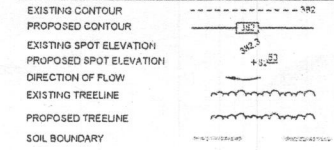
DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

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

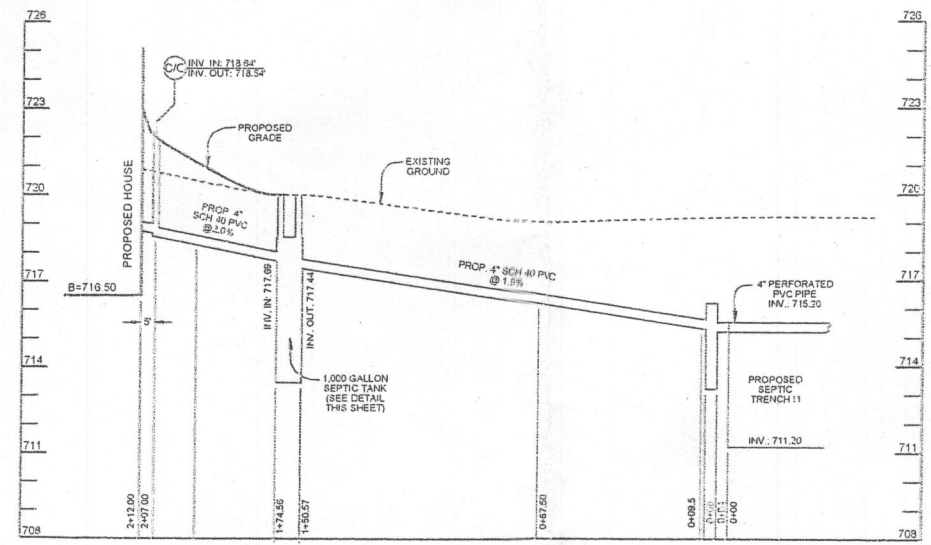
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K' FACTOR
G9a	GLEBELOAM 3 TO 3 PERCENT SLOPES	B	0.28
G9b	GLEBELOAM 3 TO 3 PERCENT SLOPES	C	0.28
G9c	GLEBELOAM 3 TO 15 PERCENT SLOPES	B	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND



APPROVED
WALK-THRU BUILDING PERMIT
 BP# _____ A# _____
 APP. SAN W. Oswald DATE: 3/2/17
 DESC. OF WORK: Finish basement to include rec. room, bedroom, full bath & exercise room.



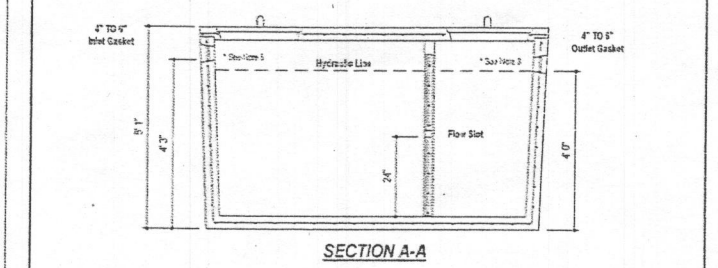
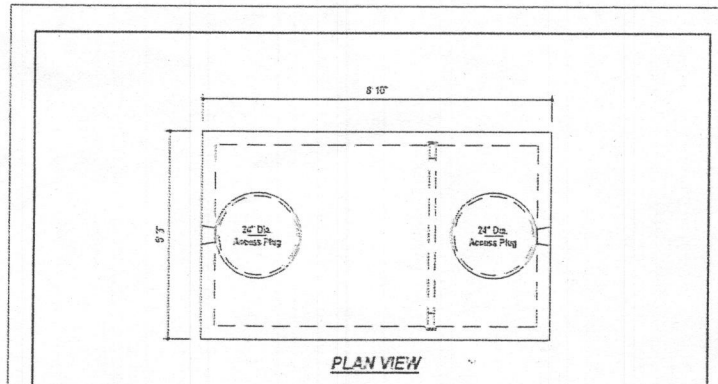
SEPTIC SYSTEM PROFILE
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=3'

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DCO PER 10/08/13 COMPREHENSIVE ZONING PLAN
- TOTAL AREA OF PROJECT = 3,312 SQ. FT.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.06.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE 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.
- THE BOUNDARY SHOWN HEREON IS BASED ON HOWARD COUNTY A FIELD RUN BOUNDARY SURVEY PREPARED BY PROFESSIONAL SURVEYS, LLC IN JUNE 2016
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY PROFESSIONAL SURVEYS, LLC, IN JUNE 2016.
- PROPERTY ADDRESS: 17245 HARDY ROAD
- REFERENCES: LAMBERT GREEN PLAT #10523
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION ACT SINCE IT IS A SINGLE LOT CLEARING LESS THAN 20,000 SF OF FOREST
- A WETLAND AND STREAM STUDY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS IN JULY 2016. NO WETLANDS OR STREAMS WERE FOUND ON THE PROPERTY
- LIMIT OF DISTURBANCE 29 SQ. FT. C.R. 0.8598 AD-1

SEPTIC SYSTEM TRENCH DESIGN SPECIFICATIONS

- INITIAL SYSTEM:
 - APPLICATION RATE: 0.8
 - EFFECTIVE AREA BEGINNING DEPTH: 4'
 - BOTTOM MAXIMUM DEPTH: 5'
- DESIGN FLOW:
 - DESIGN FLOW (450 GPD) APPLICATION RATE (0.8) = 562.5 SF
 - 3X180 GPD = 450 GPD
- SIDEWALL REDUCTION CREDIT:
 - TRENCH WIDTH (W) = 3'
 - TRENCH EFFECTIVE DEPTH (D) = 4'
 - (W-2) / (W+2D) X 100 = 0.417%
- LINEAR LENGTH OF TRENCH REQUIRED:
 - DRAIN FIELD SQUARE FOOTAGE (562.5) X SIDEWALL REDUCTION CREDIT (0.417%) / TRENCH WIDTH (3') = 78.125 SF
- LINEAR LENGTH OF TRENCH PROVIDED = 78'
- TWO TRENCHES @ 39' LF
- EXISTING GRADE: TRENCH 1: 719.20', TRENCH 2: 719.20', TRENCH 3: 719.20'
- INVERT: TRENCH 1: 715.20', TRENCH 2: 715.20'



DESIGN DATA & GENERAL NOTES

- Concrete strength Fc=4,000 p.s.i., Fy=60,000 p.s.i., Density = 150 pcf
- Concrete - Portland Type III per ASTM C-150-05
- Admixtures & plasticizer per ASTM C-494-02 & C-994-02
- Reinforcing per ASTM A-108, 304, 1/2" - 1/4" co-oc.
- Top slab sealed with butyl mastic.
- 4" top, base & wall thickness.
- 3/8" x 3' of cover.
- Depending on use of tank, level & outlet baffles may be required by code.

WEIGHT = 11,250 lbs.

1,000 GALLON SEPTIC TANK 2-Compartment
 Stock Item
 Dwg. No. 1000-2C No Scale Aug 11, 2008



834 Race Road
 Elkridge, Maryland 21029
 Tel: 410.795.4544
 Fax: 410.795.1458
 www.mayerbros.com

OWNER/DEVELOPER

FRANK SANDERS
 11317 WINDSOR HALL COURT
 LAUREL, MD 20723

ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN
SANDERS PROPERTY
 LOT 3 LAMBERT GREEN

TAX MAP 7 GRID 8 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND PARCEL 522



11130 Devedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.3022
 Email: info@sillengineering.com
 Civil Engineering & Land Development

DESIGN BY: PS
 DRAWN BY: ASA
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: DECEMBER 2, 2016
 PROJECT #: 16-028
 SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15223, EXPIRATION DATE: APRIL 24, 2017.