



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
[www.howardcountymd.gov](http://www.howardcountymd.gov)

Date Received: 2/2/18

Permit No.: 100-09-18

Building Address: 12024 1144 1/2 Rd  
 City: Ellicott City State: MD Zip Code: 21034  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: SFB  
 Proposed Use: SFB  
 Estimated Construction Cost: \$ 495,100  
 Description of Work: 30' x 40' x 10' SFB Tank  
to be used for water storage  
 Occupant/Tenant Name: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: John & Mary Jones  
 Address: 1000 1st St  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Applicant's Name & Mailing Address, (if other than stated herein)**  
 Applicant's Name: John & Mary Jones  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: ABC Construction  
 Contact Person: John Doe  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: 12345  
 Phone: 443-487-7126 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<b>Depth</b>	<b>Width</b>
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:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: \_\_\_\_\_ Print Name: John Doe  
 Email Address: \_\_\_\_\_ Date: 2-2-18  
 Title/Company: \_\_\_\_\_

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>2/2/18</u>	<u>[Signature]</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>111.15</u>
Permit Fee	\$ <u>100.00</u>
Tech Fee	\$ <u>10.00</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>221.15</u>
Sub- Total Paid	\$
Balance Due	\$
Check	#

## Freemon, Robert

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**From:** Freemon, Robert  
**Sent:** Wednesday, May 31, 2017 4:18 PM  
**To:** 'Tony Fertitta'  
**Cc:** 'RTASH@ColumbiaBuildersinc.com'  
**Subject:** Hall Shop Manor II

Hey Tony,

I am reviewing a building permit for 12024 Hall Shop Road (Lot 3) and I want to make sure we have the most recent Perc Cert. The latest Perc Cert we have was signed on 11/19/2014 however it looks like there was some correspondence regarding moving the well location. Could you check and see if our records match yours?

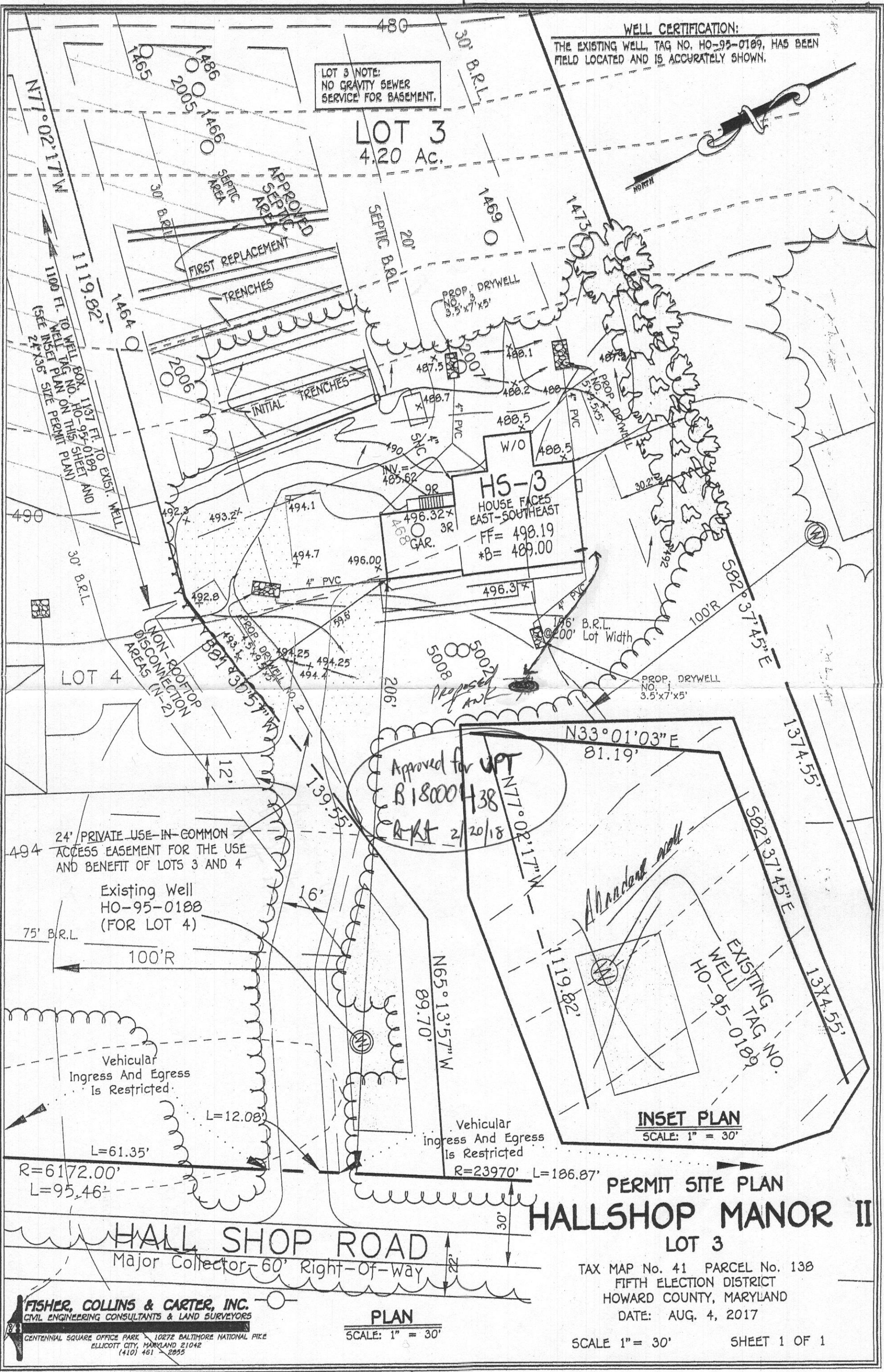
*Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
Well and Septic Program  
Bureau of Environmental Health  
Phone: 410-313-6357*

*Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)*

*<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>*

- MDE Wetlands Crossing permit
- Directionally Bore
- Show on Septic Plan and  
cell note

Well Furnace, Water heater, Cooktop.



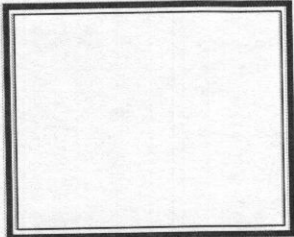
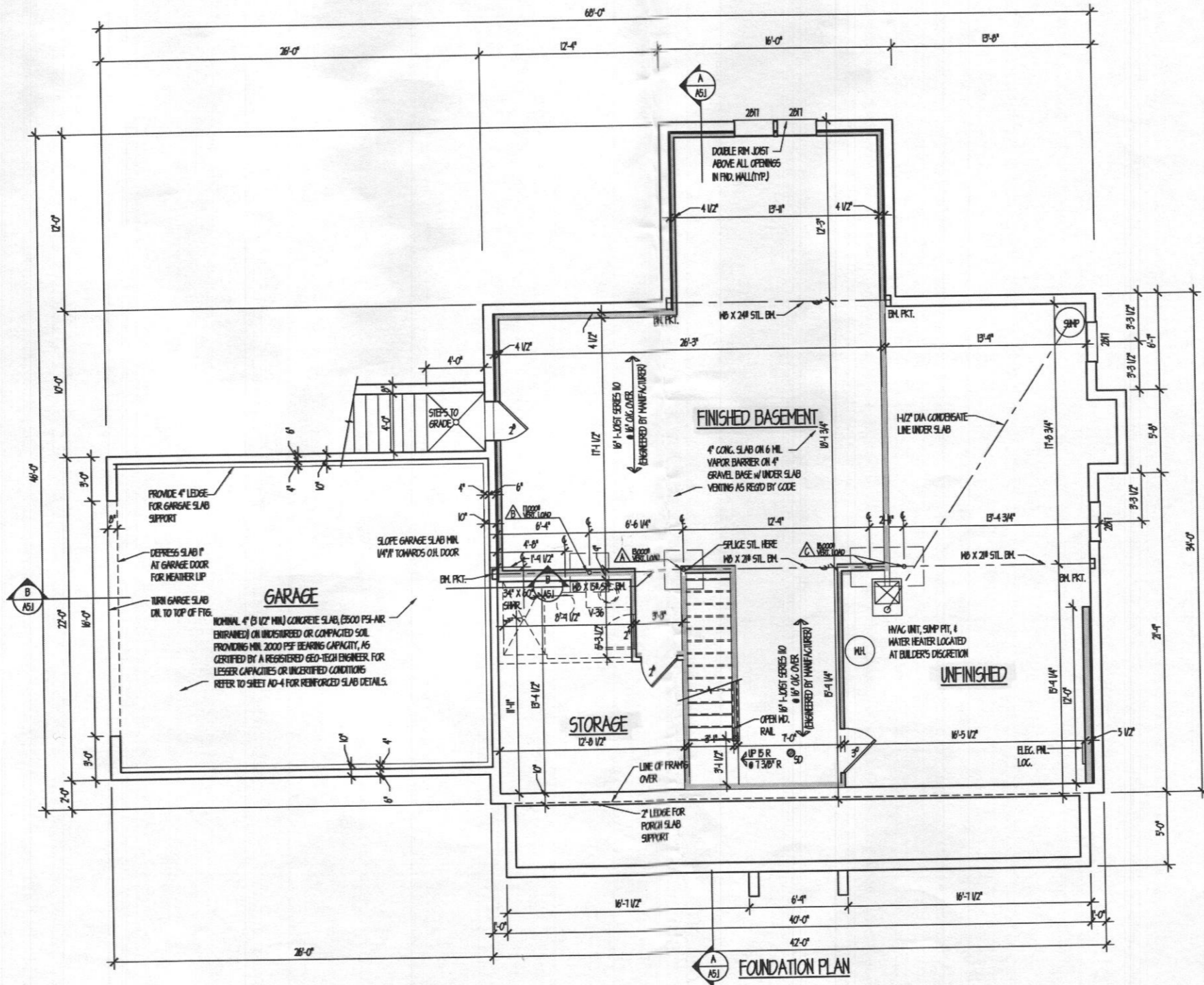
2 lb. system.

12024 Hall Shop Rd.  
Clarksville, Md. 21029

500 gal. tank.







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 # 2047-4, EXPIRATION DATE 10/27/17

**dw taylor**  
 associates inc  
 ARCHITECT

2024 BUREAU HALL DR. SUITE 203 ELLESMERE CITY, MD 21040  
 P: (410) 504-1101 F: (410) 867-2824 www.dwtaylor.com

**BID & PERMIT SET**

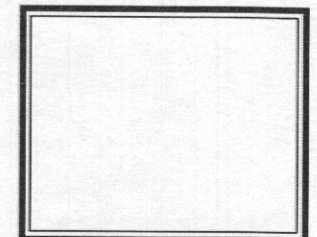
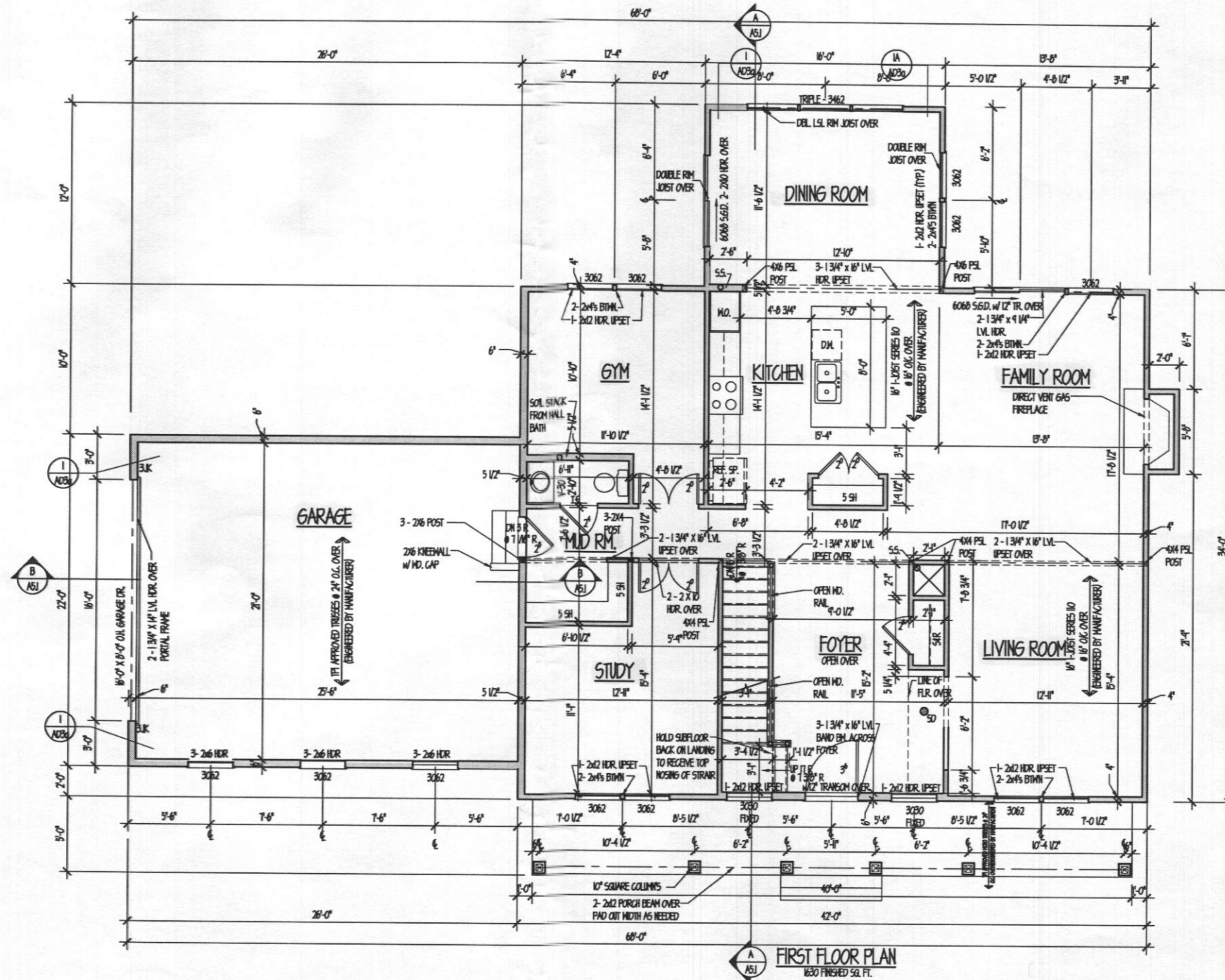
REVISIONS	
date	description

Drawn by	EB	checked by	TOM 4-21-2011
Scale	1/4" = 1'-0"	Date	04-21-2011

PROJECT TITLE  
**COLUMBIA BUILDER'S HALL SHOP LOT#3**

CONTENT  
**BASEMENT PLAN**

PROJECT NUMBER	DRAWING NUMBER
<b>1340</b>	<b>A2.1</b>



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 # 3387-6, EXPIRES DATE 10/31/17

**dw taylor**  
 associates inc  
 ARCHITECT

5024 DORSEY HILL DR. SUITE 303 ELICOTT CITY, MD 21042  
 P: (410) 994-1181 F: (410) 997-3324 www.dwtaylor.com

**BID & PERMIT SET**

REVISIONS	
date	remarks

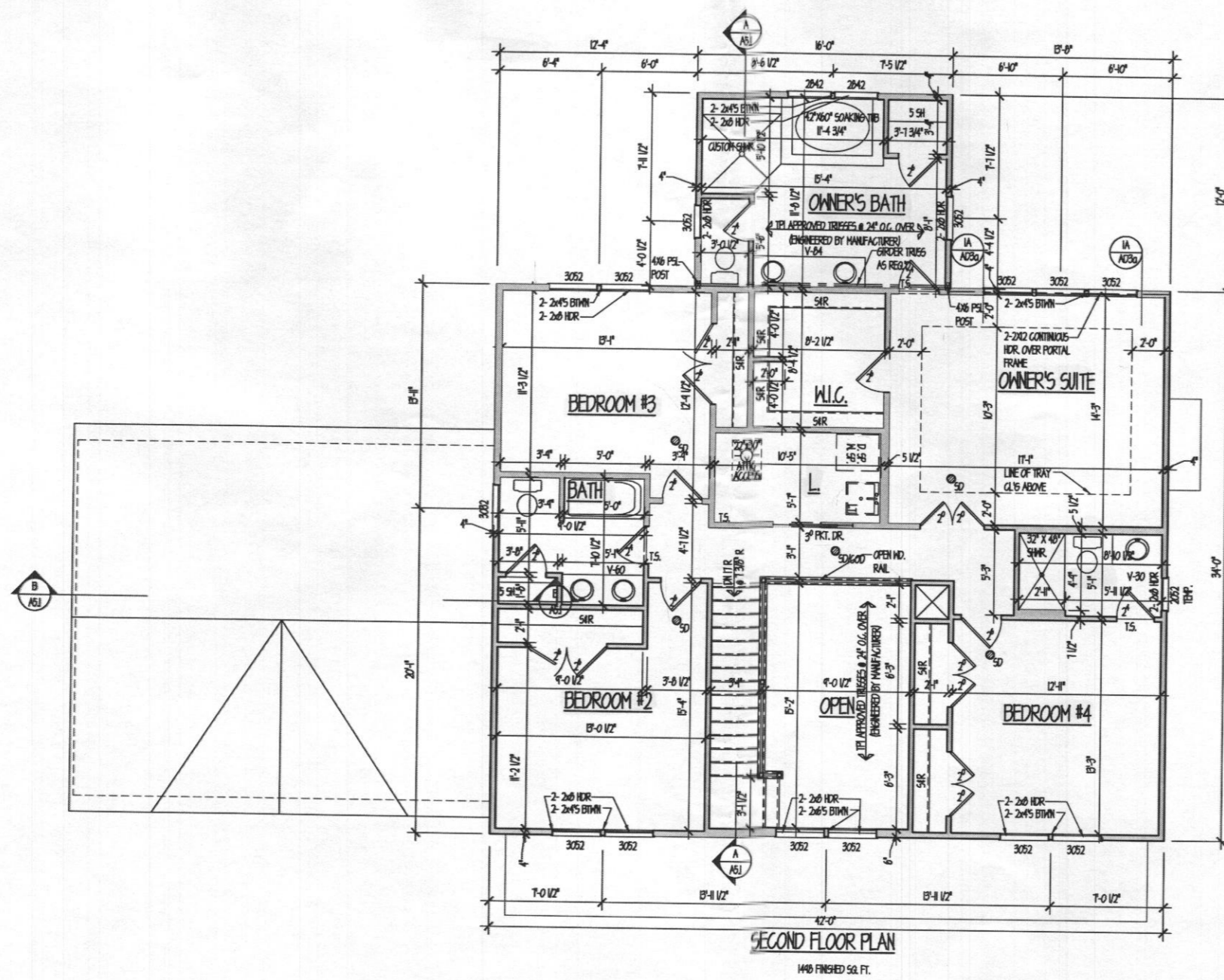
Drawn by: **BB**      Checkered by: **TCM 4-21-2011**  
 Scale: **1/4" = 1'-0"**      Date: **04-21-2011**

PROJECT TITLE  
**COLUMBIA BUILDER'S HALL SHOP LOT#3**

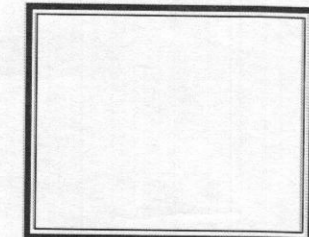
CONTENT  
**FIRST FLOOR PLAN**

PROJECT NUMBER <b>1340</b>	DRAWING NUMBER <b>A3.1</b>
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3/24/11 - COLUMBIA BUILDER'S HALL SHOP LOT#3 - 2ND FLOOR PLAN - 1446 FINISHED SQ. FT.



**SECOND FLOOR PLAN**  
1446 FINISHED SQ. FT.



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 # 2087-A, EXPIRATION DATE 10/7/17

**dw taylor**  
associates inc  
ARCHITECT

3024 DORSEY HILL DR. SUITE 303 ELLETTT CITY, MD 21142  
P: (410) 364 1181 F: (410) 987 3824 [www.dwtaylor.com](http://www.dwtaylor.com)

**BID & PERMIT SET**

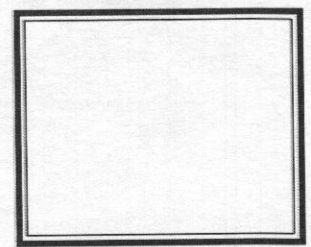
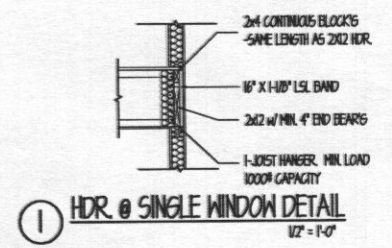
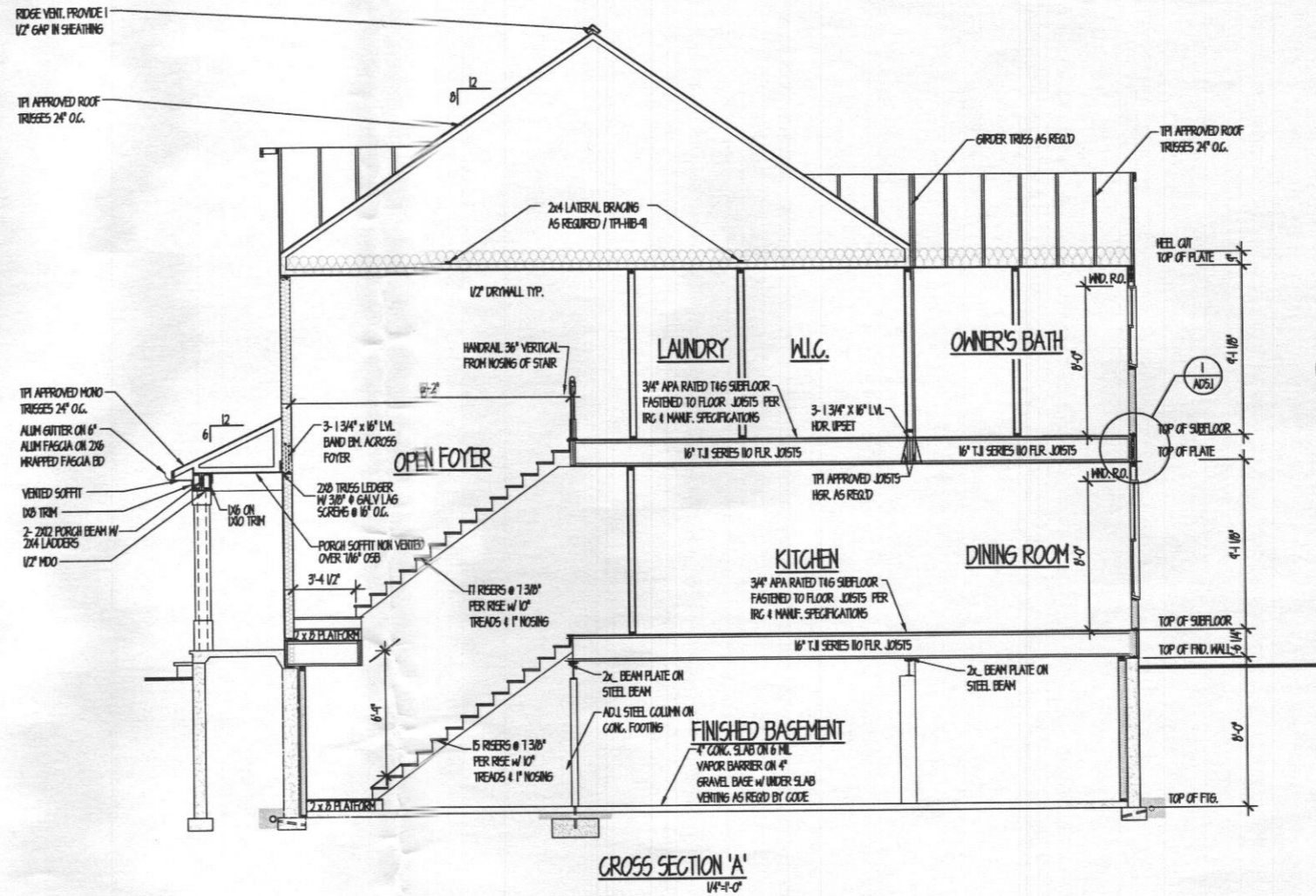
REVISIONS	
date	remarks

Drawn by	EB	checked by	TCM 4-21-2011
Scale	1/4" = 1'-0"	date	04-21-2011

PROJECT TITLE  
**COLUMBIA BUILDER'S HALL SHOP LOT#3**

CONTENT  
**SECOND FLOOR PLAN**

PROJECT NUMBER	DRAWING NUMBER
<b>1340</b>	<b>A4.1</b>



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 # 2002-04, EXPIRATION DATE 03/31/12

**dw taylor**  
 associates inc  
 ARCHITECT  
 5104 DORNEY HILL DR. SUITE 203 BELLEFONTAINE CITY, MD 21042  
 P: (410) 584-1180 F: (410) 587-3524 www.dwtaylor.com

**BID & PERMIT SET**

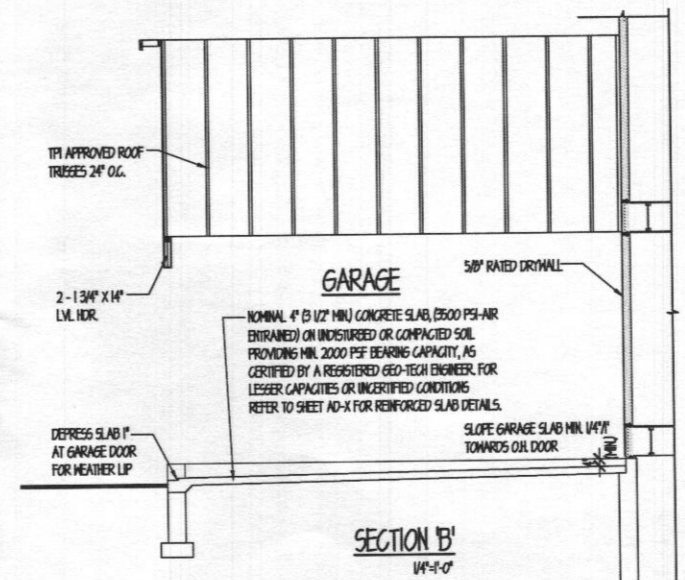
REVISIONS	
date	remarks

drawn by **EB** checked by **TOM** 4-21-2011  
 scale **1/4" = 1'-0"** date **04-21-2011**

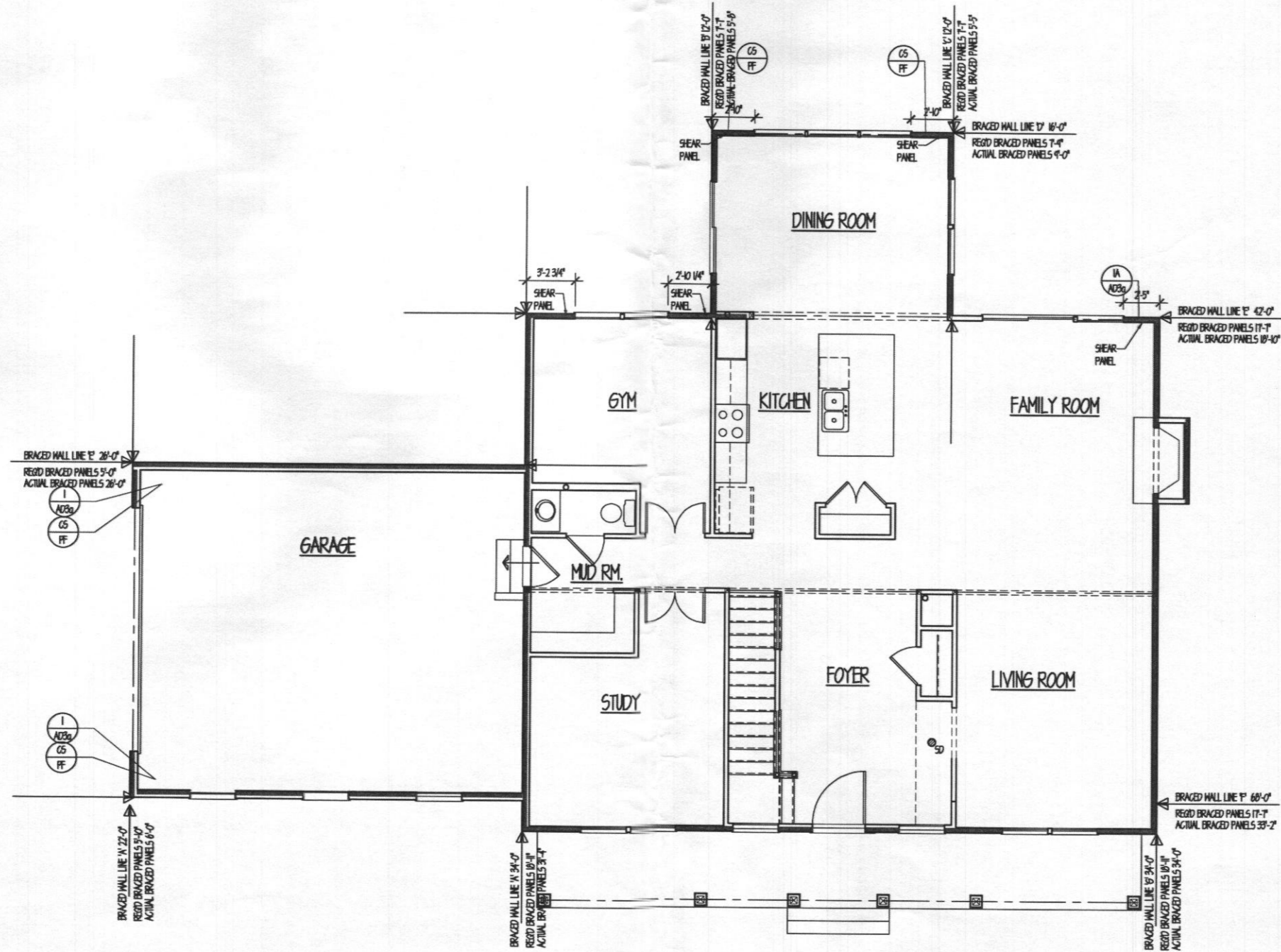
PROJECT TITLE  
**COLUMBIA BUILDER'S HALL SHOP LOT#3**

CONTENT  
**SECTIONS 'A' & 'B'**

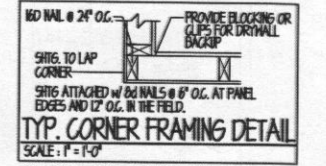
PROJECT NUMBER <b>1340</b>	DRAWING NUMBER <b>A5.1</b>
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2011 COLUMBIA BUILDER'S HALL SHOP LOT #3 DWG. NO. A5.1 (SECTION A & B)



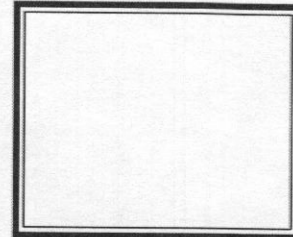
THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS STRUCTURAL PANEL SHEATHING" (CS-HEP) ( ) MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.04.2 OF THE IRC.



ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/2" CSB PANEL SHEATHING ATTACHED TO FRAMING W/ 2x4 COMMON WALLS @ 8" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH (CS) WALLS AT 16" O.C. OR 1/2" JOIST TO PLATE OR SILL 2x4 @ 8" O.C. TOEWALL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL THIS SHEET. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD WALLED @ 7" O.C. MAX STUD SPACING @ 24" O.C.

DESIGNATED WARRIOR WALL BRACING, WHERE SHOWN (CS-FF), (CS-FFH) ( ) SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET R40-3a & R40-3b.

HD 2x4 TENSION HOLD DOWN STRAP  
SHEATHING STRAP 2" Lx4" Wx1/2" MINIMUM END/B



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 # 2367-4, EXPIRATION DATE 10/31/17

**dw taylor**  
ASSOCIATES, INC.  
ARCHITECT

3004 BOWNEY HALL DR. SUITE 203 ELLESMERE CITY, MD 21112  
P: (410) 804-1181 F: (410) 807-2024 www.dwtaylor.com

**BID & PERMIT SET**

REVISIONS	DATE	REVISIONS

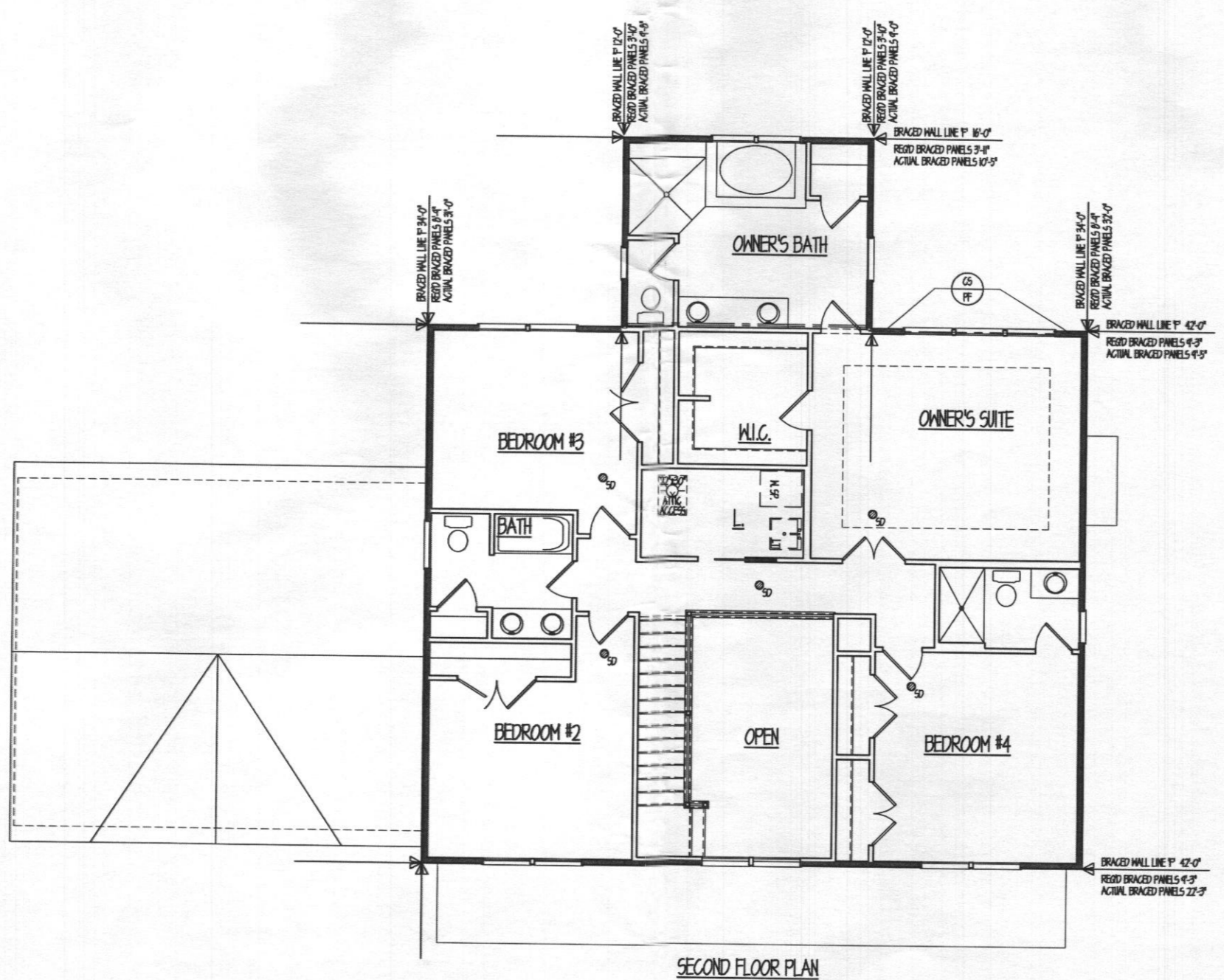
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Scale	1/4" = 1'-0"	Date	04-21-2011

PROJECT TITLE  
**COLUMBIA BUILDER'S HALL SHOP LOT#3**

CONTENT  
**FIRST FLOOR WINDBRACING PLAN**

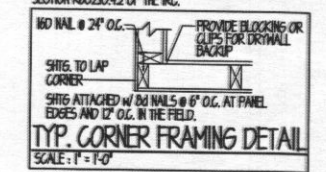
PROJECT NUMBER	DRAWING NUMBER
1340	51

S:\DWG\COLUMBIA\BUILDER'S SHOP LOT#3\2ND FLR\2ND FLR WIND BRACING.rvt



SECOND FLOOR PLAN

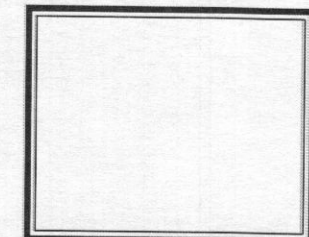
THIS DRAWING SHOWS BRACED WALL LINES WITH CONTINUOUS STRUCTURAL PANEL SHEATHING (CS-PFH) MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.04.2 OF THE IRC.



ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 2x4 OSB PANEL SHEATHING ATTACHED TO FRAMING W/ 2x4 COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH 1x4 NAILS @ 6" O.C. RUN JOIST TO PLATE OR SHALL BE 2x4 @ 6" O.C. TO WALL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL THIS SHEET. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYPSUM BOARD W/ 1/2" O.C. MAX. STUD SPACING @ 24" O.C.

DESIGNATED NARROW WALL BRACING WHERE SHOWN (CS-PFH) SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET #AD-3a #AD-3b.

- CS CS
- PF PF
- 1/2 2x4 TENSION HOLD DOWN STRAP
- 2x4 2x4 STRAP 24" LONG W/ 4-1/2" NAILS END TO END



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 # 2007-4, EXPIRATION DATE 10/31/11.

**dw taylor**  
 associates inc  
 ARCHITECT  
 3024 DORSEY HILL DR. SUITE 203 ELICOTT CITY, MD 21042  
 P:(410) 884-1181 F:(410) 887-2824 www.dwtaylor.com

BID & PERMIT SET

REVISIONS	
date	remarks

drawn by	EB	checked by	TON	4-21-2011
scale	1/4" = 1'-0"	date	04-21-2011	

PROJECT TITLE  
**COLUMBIA BUILDER'S SHOP LOT#3**

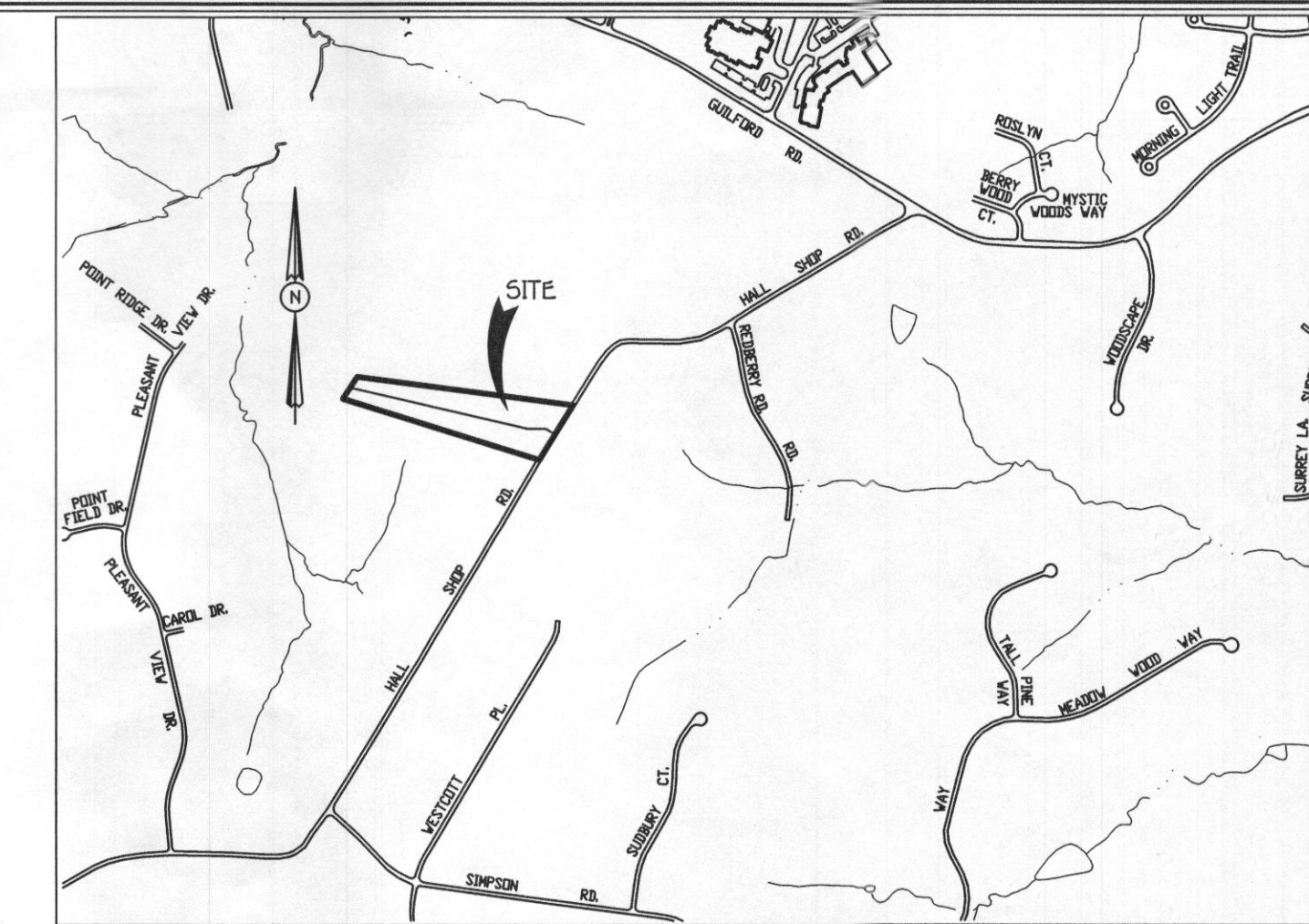
CONTENT  
**SECOND FLOOR WINDBRACING PLAN**

PROJECT NUMBER	DRAWING NUMBER
1340	52

General Notes:

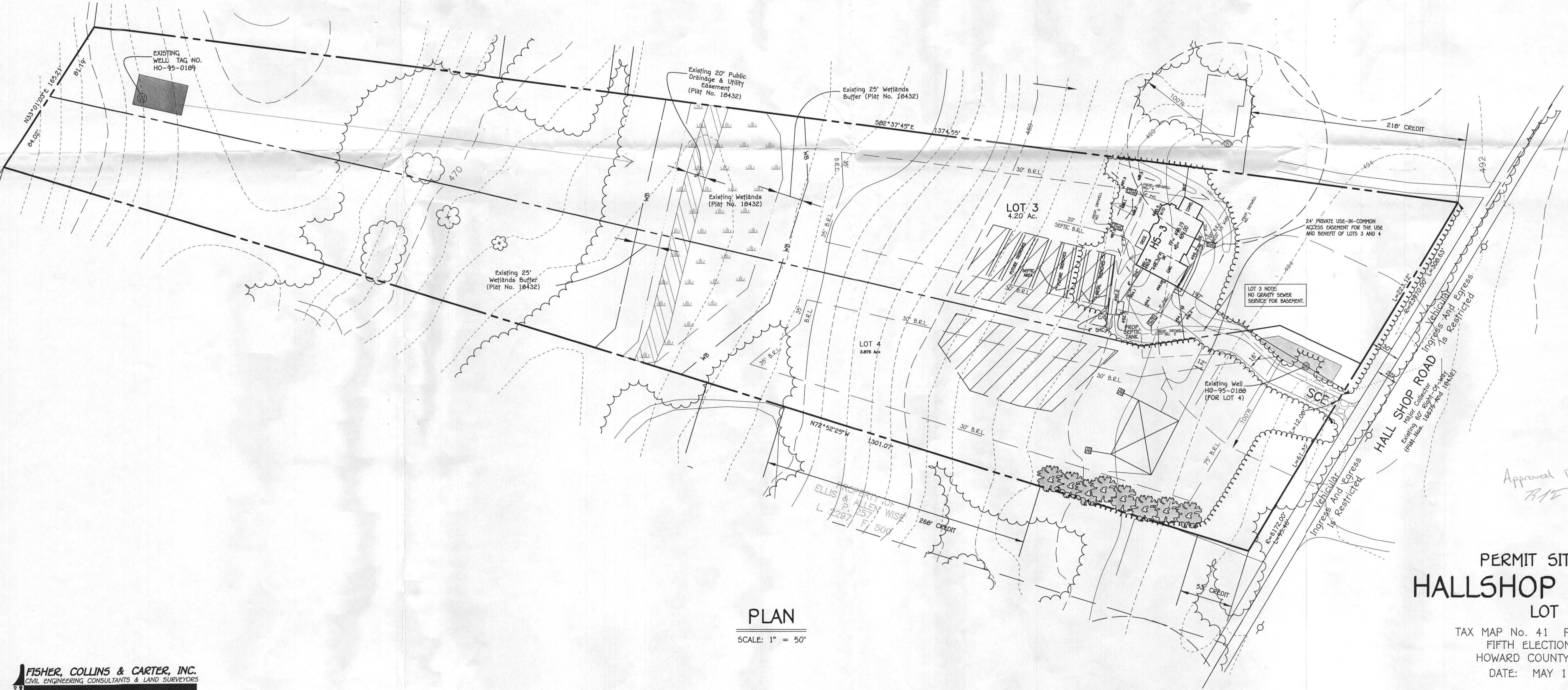
- This Area Designates A Private Sewerage Easement Of A Minimum Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Is Zoned "R-2" Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 3924 And No. 3922, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 1 And 2" Recorded Among The Land Records As Plat No. 18432  
Sta. 3924 N 186430.8059 (Meters) E 408195.6193 (Meters)  
Sta. 3922 N 169153.8491 (Meters) E 406279.3896 (Meters)
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About April, 2020, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a) Width - 12 Feet (16 Feet Serving More Than One Residence);  
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Area.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Prior Department Of Planning And Zoning File Nos. S-01-30, WP-05-042, WP-02-007, F-06-012, WP-13-194, ECP-14-062, and GP-16-15.

- The Wetlands And Forest Stand Delineation For This Project Have Been Prepared By Eco-Science Professionals, Inc. Dated July 13, 2003.
- This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- Stormwater Management Is In Accordance With The HDC Storm Water Design Manual, Volumes I & II, Revised 2009, In Accordance With Chapter 5, Non-Structural Practices, Rooftop Disconnection (N-1), Non-Rooftop Disconnection (N-2), And Dry Wells (M-5) Are Being Utilized.
- Landscape For Lots 3 And 4 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, Final Survey For The Required Landscape Trees Will Be Planted In The Amount Of \$1,500 For Lot 3 And \$2,400 For Lot 4 At The Time Of Application For The Grading Permit.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(iv) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision And Plat Of Resubdivision That Creates No New Lots Or Parcels And Has No Further Subdivision Potential.
- Plat Subject To Waiver Petition (WP-09-42) Which The Planning Director Approved On December 22, 2004 A Request To Waive Section 16.1202(b)(4)(ii) To Allow Wetlands And Wetland Buffers On A Proposed Lot Less Than 10 Acres In Size Subject To The Following Conditions:  
1) Configure The Two Lots So The Environmental Features Are Located On One Lot As Required By The Attached Comments From The Soil Conservation District.  
2) No Grading, Removal Of Vegetative Cover And Trees, Piling And New Structures Are Permitted Within The Limits Of The Streambanks, Wetlands, Or Their Required Buffers In Accordance With Section 16.116 Of The Subdivision And Land Development Regulations, Except As Allowed By The Approval Of WP-02-07 And Subject To The 3 Conditions Of Approval Of That Request.  
3) The Building Restriction Lines For The Lot Containing The Environmental Features Must Be Established As 35 Feet From The Edge Of Any Environmental Buffer Or Feature Located Within That Lot In Accordance With Section 16.1202(b)(4)(ii) Of The Subdivision Regulations.
- Plat Subject To Waiver Petition (WP-13-194) Which The Planning Director Approved On August 16, 2013 A Request To Waive Section 16.1202(b)(4)(ii), Lot Dimensions Generally Not Exceeding A 3:1 Lot Depth To Lot Width Ratio. Approval Is Subject To The Following Conditions:  
1) The Applicant Shall Prepare And Submit A New Final Subdivision Plat For The Subject Property For Review And Approval Of The Department Of Planning And Zoning For The Reconfiguration Of Lots 1 & 2, Hall Shop Manor II.  
2) The Applicant Shall Prepare And Submit A Use-In-Common Access Agreement For New Lots 3 & 4 On The Subject Property For Review And Approval By The Department Of Planning And Zoning. To Be Recorded Along With The New Final Subdivision Plat For The Subject Property.  
3) On The Final Plat Provide A Brief Description Of The Waiver Petition (WP-13-194), As A General Note To Include Waiver Request, Section Of The Regulations, Action, Date Of Action And All Conditions Of Approval.  
4) At The Final Plat Submission, The Applicant Should Make All Practical Efforts To Keep The Distance Between The Proposed House Sites And The Natural Area Conservation Credit And Wetlands Encroachments By Homeowners Into The Forest Conservation Easement Areas.
- Use-In-Common Driveway Maintenance Agreement For Existing Lots 1 And 2 Was Recorded Among The Land Records Of Howard County, Maryland In Liber: 10122 At Folio 295 And Is To Be Removed With The Recordation Of This Plat.
- A Fee-In-Lieu Of In The Amount Of \$1500.00 For Providing Open Space Has Been Paid Under F-06-012.
- Use-In-Common Driveway Easement And Maintenance Agreement For Lots 3 And 4 Is Recorded Simultaneously With This Plat.
- Existing Well (HO-95-0189) On Lot 3 To Be Properly Abandoned Prior To Recordation Of Final Plat. Well On Lot 4 Must Be Drilled And Approved By The Health Department Prior To Recordation Of Final Plat.



VICINITY MAP  
SCALE: 1" = 2000'

\* Well line must be directionally bored underneath the wetland area and screened.



PLAN  
SCALE: 1" = 50'

PERMIT SITE PLAN  
HALLSHOP MANOR II  
LOT 3

TAX MAP No. 41 PARCEL No. 138  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: MAY 11, 2016

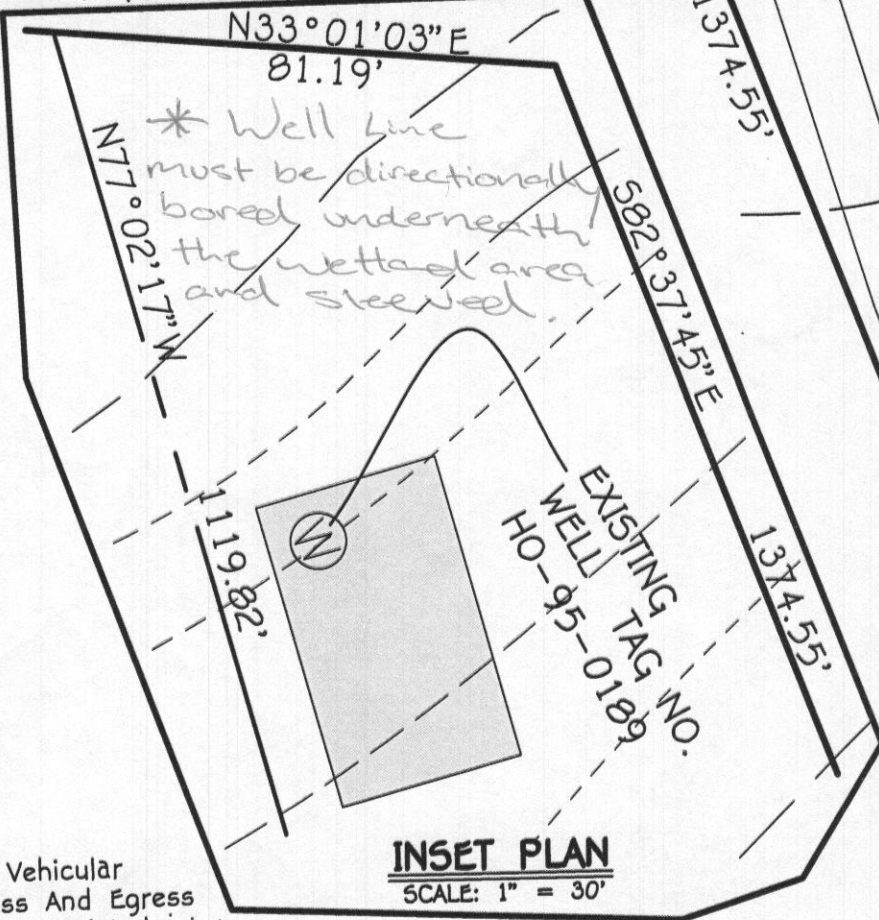
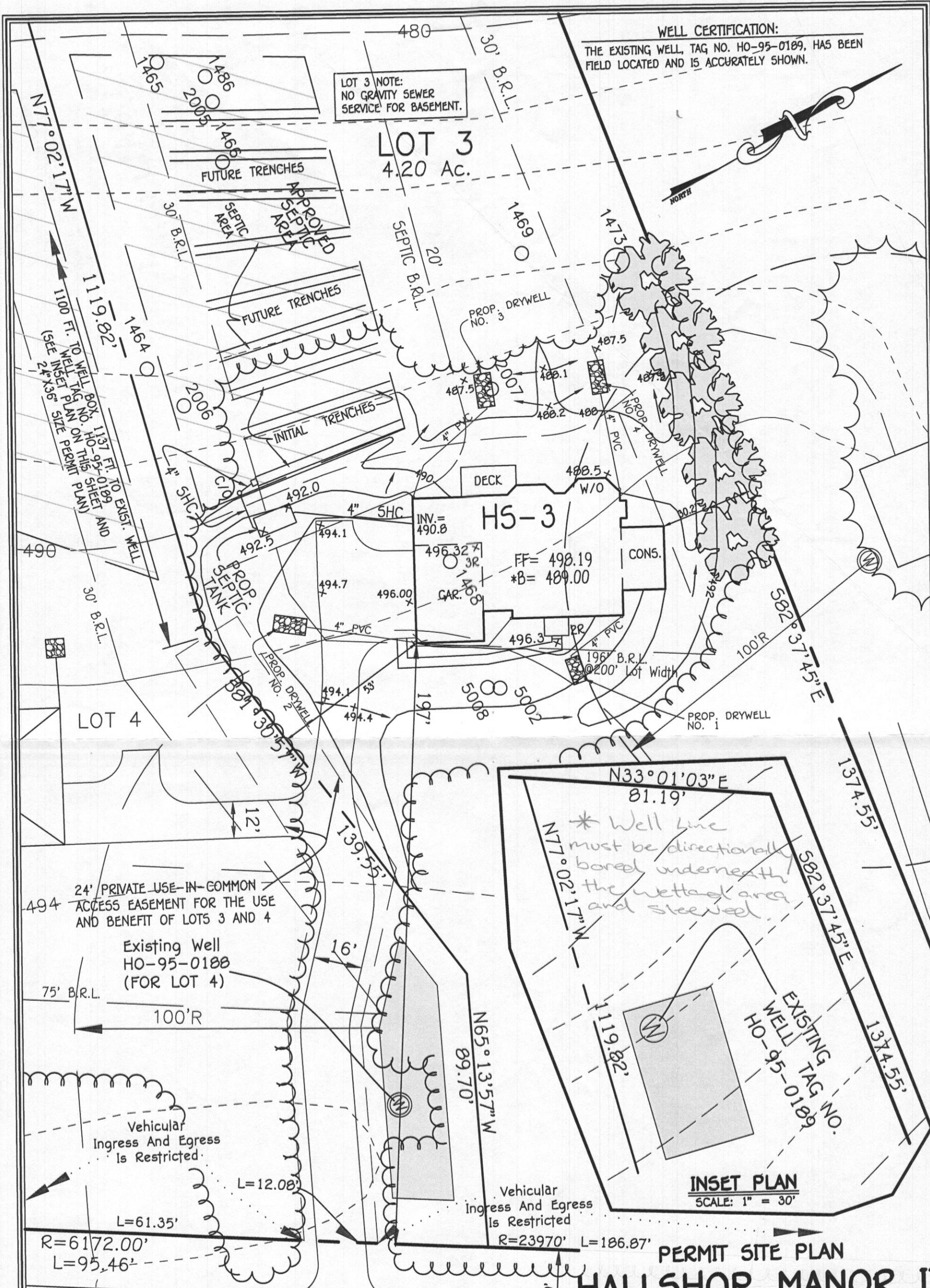
SCALE 1" = 50' SHEET 1 OF 1

Approved B17001832  
RAC 6/6/17

**WELL CERTIFICATION:**  
 THE EXISTING WELL, TAG NO. HO-95-0189, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

**LOT 3 NOTE:**  
 NO GRAVITY SEWER SERVICE FOR BASEMENT.

**LOT 3**  
 4.20 Ac.



**PERMIT SITE PLAN**  
**HALLSHOP MANOR II**  
**LOT 3**

TAX MAP No. 41 PARCEL No. 138  
 FIFTH ELECTION DISTRICT  
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SCALE 1" = 30' SHEET 1 OF 1

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

**PLAN**  
 SCALE: 1" = 30'

Approved B17001832  
 RAY 6/6/17

B17001832