



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.: **B19003293**

Building Address: 13605 NOBLE WAY
 City: Highland State: MD Zip Code: 20717
 Suite/Apt. #: _____ SDP/WP/BA #: GP-19-080
 Subdivision: ESTATED at River Hill
 Lot: 8 Tax Map: 34 Parcel: 389

Existing Use: VACANT LOT
 Proposed Use: NEW SFD
 Estimated Construction Cost: \$ 300,000.

Description of Work: ABBY: FR, SUN ROOM, BREAKFAST KITCHEN, GALLERY, LIBRARY, L.R., 3 CAR GARAGE, D.R., 5 BEDROOM, 3 1/2 BATHS, LOFT, 16'x16' DECK

Occupant/Tenant Name: N/A
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: ESTATED at River Hill, LLC
 Address: 3675 Park Ave
 City: EC State: MD Zip Code: 21043
 Phone: 443.324.9806 Fax: 410.480.0013
 Email: TKeane@TrinityHomes.com

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: N/A
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: Trinity Homes Maryland LLC
 Contact Person: Tim Keane
 Address: 3675 Park Ave
 City: EC State: _____ Zip Code: 21043
 License No.: 7646
 Phone: 443.324.9806 410.480.0013
 Email: TKeane@TrinityHomes.com

Engineer/Architect Company: N/A
 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:	1st floor: <u>60' x 71.8'</u> 2nd floor: <u>49 60</u>
Area of construction (sq. ft.):	Basement: _____
Use group:	<input type="checkbox"/> Finished Basement <input checked="" 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: <u>5</u>
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<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	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
Other: <u>Fireplace</u>	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>619000136</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: [Signature]
 Email Address: TKeane@TrinityHomes.com
 Title/Company: Developer

Print Name: Tim Keane
 Date: 9/27/19

RECEIVED
 SEP 27 2019
 LICENSES & PERMITS DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

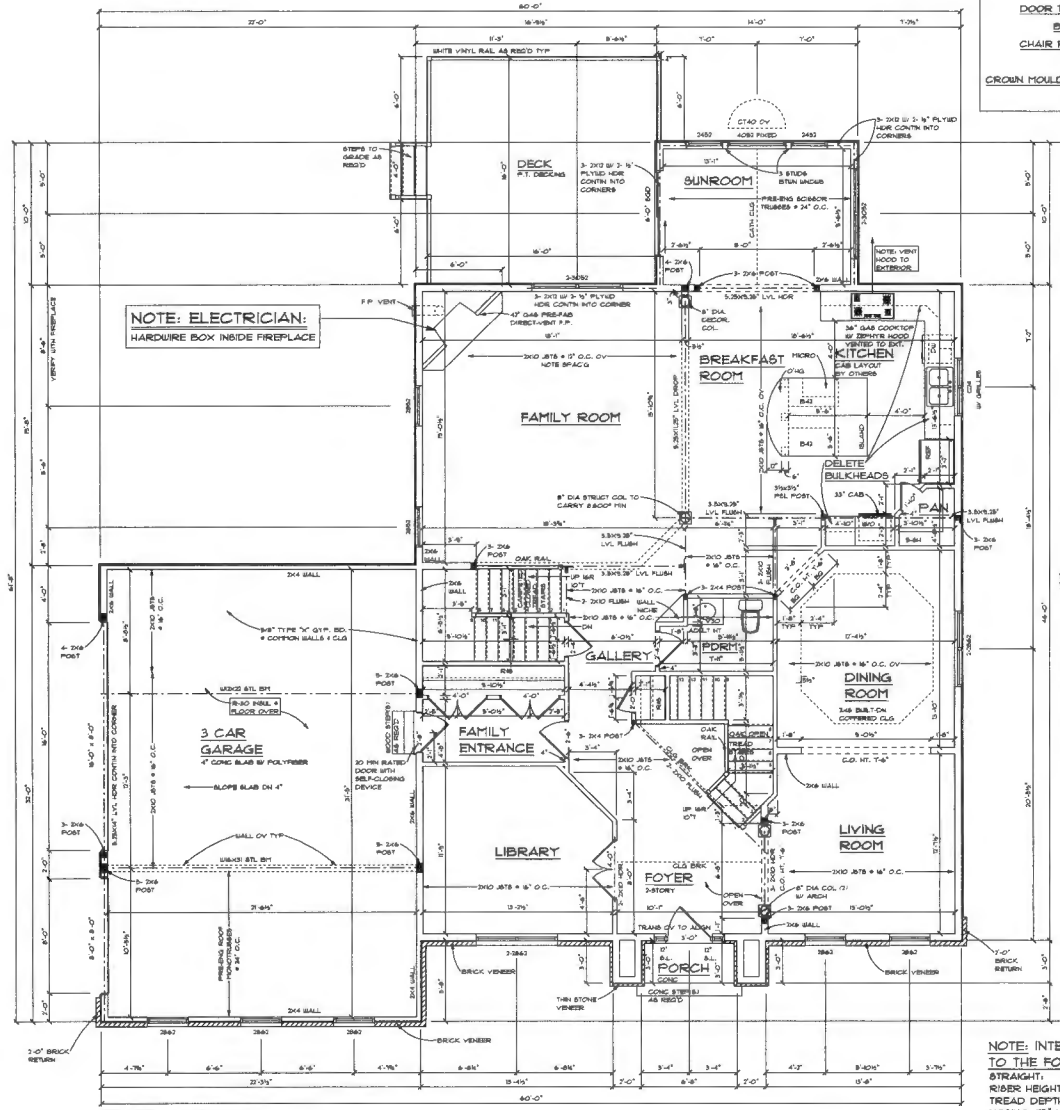
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>11/28/19</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>106</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>002630</u>



NOTE: 9'-0" WALL HGT
 APPROX. 1905 SF 1ST FLOOR
First Floor Plan
 SCALE: 1/4" = 1'-0"

THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE
DOORS: 1ST, 2ND, & BASEMENT FLOORS - FIREHUNG MASONITE, RAISED CAJIDEN
DOOR HARDWARE: SATIN NICKEL 6T0P6, KNOBS, HINGES, AND HANDLES
DOOR TRIM: 1ST, 2ND, & BASEMENT FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT
BASE: 1ST, 2ND, & BASEMENT FLOORS - 3/4" UPH-163E
CHAIR RAIL: TWO PIECES UP-302 W/ 4" BEADED BOTTOM BACKER IN DINING ROOM
 *WOOD EXTENSIONS & CASINGS AROUND ALL WINDOWS EXCEPT IN THE GARAGE
CROWN MOULDING: THREE PIECE 4 5/8" CROWN W/ BEADED BOTTOM FLOOR & 1/2" TRIM IN LIVING ROOM, DINING ROOM, FOYER, SECOND FLOOR HALL, AND LIBRARY
 COFFERED CEILING: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

NOTE: CARPENTER
 ALLOW 4" FOR 3/4" CASING ON 1ST FLOOR, 2ND FLOOR, & FINISHED BASEMENT

FAMILY ROOM FIREPLACE: HEATILATOR FIREPLACES PROPANE GAS PRE ENGINEERED DIRECT VENT FIREPLACE
 F.P. ROUGH OPENING, HEATILATOR FIREPLACE

_____ I
 _____ W x _____ H x _____ D

CONTACT INFO:
 FIREBIDE HEARTH & HOME
 BONNIE GEYER (703) 361-5018
 CALL TO:
 1) SET/INSTALL F.P.
 2) SET MANTEL & SURROUND & START UP F.P.

ADULT HEIGHT POWDER ROOM VANITY

NOTE: 9' CEILING & U.O.N. 2X6 EXTERIOR WALLS U.O.N.

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:
 STRAIGHT:
 RISE: HEIGHT 1.75" MAX
 TREAD DEPTH 10" MIN
 NOSING .75" MIN 1.25" MAX
 (NOTE: NOSING MAY BE OMITTED * TREAD DEPTH OF IT OR GREATER)



The Abbey - 3 Car

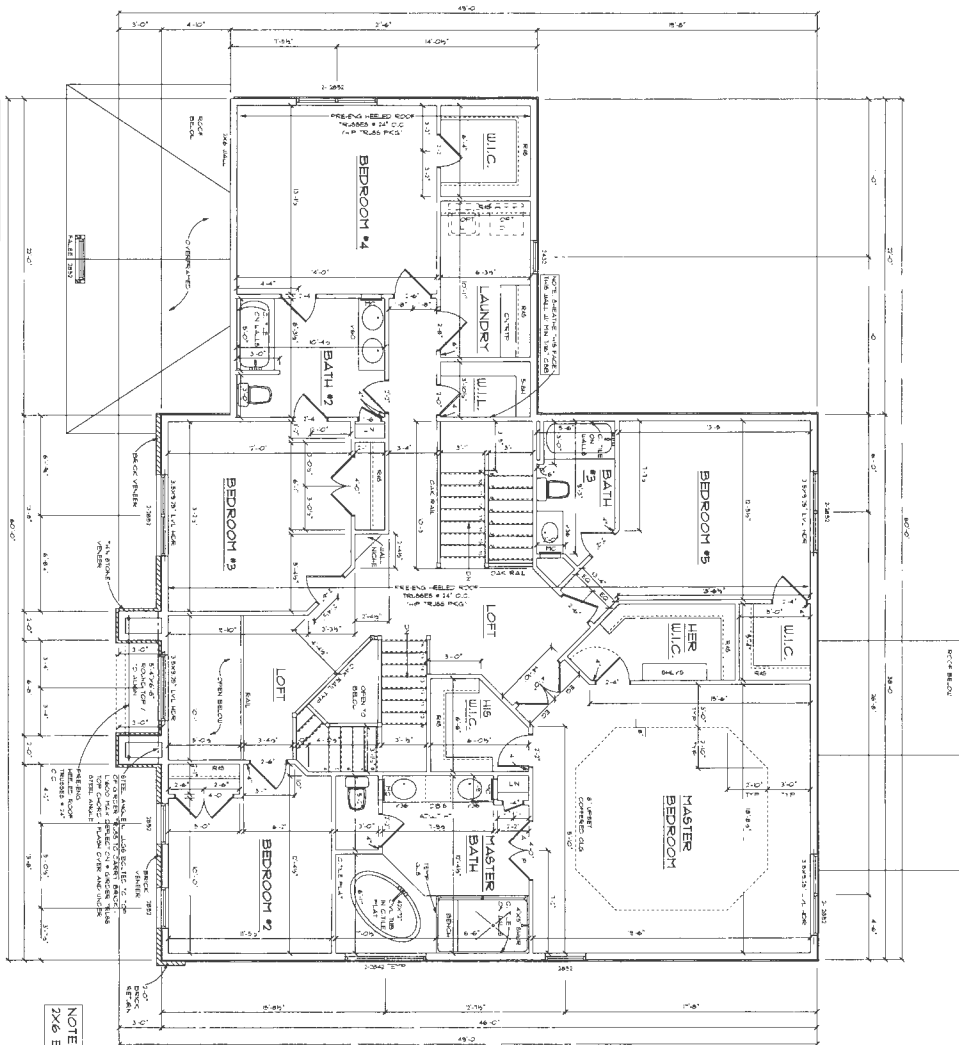
Estates at River Hill LOT 8

REVISED
 DATE 06-21-2019
 SHEET NO. A-5
 © 2019

2015 CODE

HEALTH

B19003293



NOTE: 9\"/>

NOTE: 9\"/>

ACUTE HEIGHT MASTER
BATH VANITIES
NOTE CARPENTER
KNOB TICS 4\"/>

2015 CODE

REV	DATE	DESCRIPTION
1	11/27/15	ISSUE FOR PERMITS
2	12/27/15	REVISED PER PERMITS
3	01/27/16	REVISED PER PERMITS
4	02/27/16	REVISED PER PERMITS
5	03/27/16	REVISED PER PERMITS
6	04/27/16	REVISED PER PERMITS
7	05/27/16	REVISED PER PERMITS
8	06/27/16	REVISED PER PERMITS
9	07/27/16	REVISED PER PERMITS
10	08/27/16	REVISED PER PERMITS
11	09/27/16	REVISED PER PERMITS
12	10/27/16	REVISED PER PERMITS
13	11/27/16	REVISED PER PERMITS
14	12/27/16	REVISED PER PERMITS
15	01/27/17	REVISED PER PERMITS
16	02/27/17	REVISED PER PERMITS
17	03/27/17	REVISED PER PERMITS
18	04/27/17	REVISED PER PERMITS
19	05/27/17	REVISED PER PERMITS
20	06/27/17	REVISED PER PERMITS
21	07/27/17	REVISED PER PERMITS
22	08/27/17	REVISED PER PERMITS
23	09/27/17	REVISED PER PERMITS
24	10/27/17	REVISED PER PERMITS
25	11/27/17	REVISED PER PERMITS
26	12/27/17	REVISED PER PERMITS
27	01/27/18	REVISED PER PERMITS
28	02/27/18	REVISED PER PERMITS
29	03/27/18	REVISED PER PERMITS
30	04/27/18	REVISED PER PERMITS
31	05/27/18	REVISED PER PERMITS
32	06/27/18	REVISED PER PERMITS
33	07/27/18	REVISED PER PERMITS
34	08/27/18	REVISED PER PERMITS
35	09/27/18	REVISED PER PERMITS
36	10/27/18	REVISED PER PERMITS
37	11/27/18	REVISED PER PERMITS
38	12/27/18	REVISED PER PERMITS
39	01/27/19	REVISED PER PERMITS
40	02/27/19	REVISED PER PERMITS
41	03/27/19	REVISED PER PERMITS
42	04/27/19	REVISED PER PERMITS
43	05/27/19	REVISED PER PERMITS
44	06/27/19	REVISED PER PERMITS
45	07/27/19	REVISED PER PERMITS
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47	09/27/19	REVISED PER PERMITS
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49	11/27/19	REVISED PER PERMITS
50	12/27/19	REVISED PER PERMITS
51	01/27/20	REVISED PER PERMITS
52	02/27/20	REVISED PER PERMITS
53	03/27/20	REVISED PER PERMITS
54	04/27/20	REVISED PER PERMITS
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56	06/27/20	REVISED PER PERMITS
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67	05/27/21	REVISED PER PERMITS
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73	11/27/21	REVISED PER PERMITS
74	12/27/21	REVISED PER PERMITS
75	01/27/22	REVISED PER PERMITS
76	02/27/22	REVISED PER PERMITS
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93	07/27/23	REVISED PER PERMITS
94	08/27/23	REVISED PER PERMITS
95	09/27/23	REVISED PER PERMITS
96	10/27/23	REVISED PER PERMITS
97	11/27/23	REVISED PER PERMITS
98	12/27/23	REVISED PER PERMITS
99	01/27/24	REVISED PER PERMITS
100	02/27/24	REVISED PER PERMITS

The Abbey - 3 Car

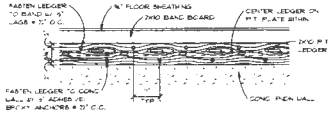


**NOTE: PLUMBER
 PASSIVE RADON SYSTEM**
 3" PVC PIPE VENTED THROUGH
 ROOF (LOCATION PER PLUMBER)

HVAC: EQUIPMENT - GOODMAN
 ZONE 1: 97% EFFICIENCY PROPANE GAS
 FURNACE WITH 14 SEER A/C UNIT 3/4 TON
 ZONE 2: 14 SEER HEAT PUMP 4 TON

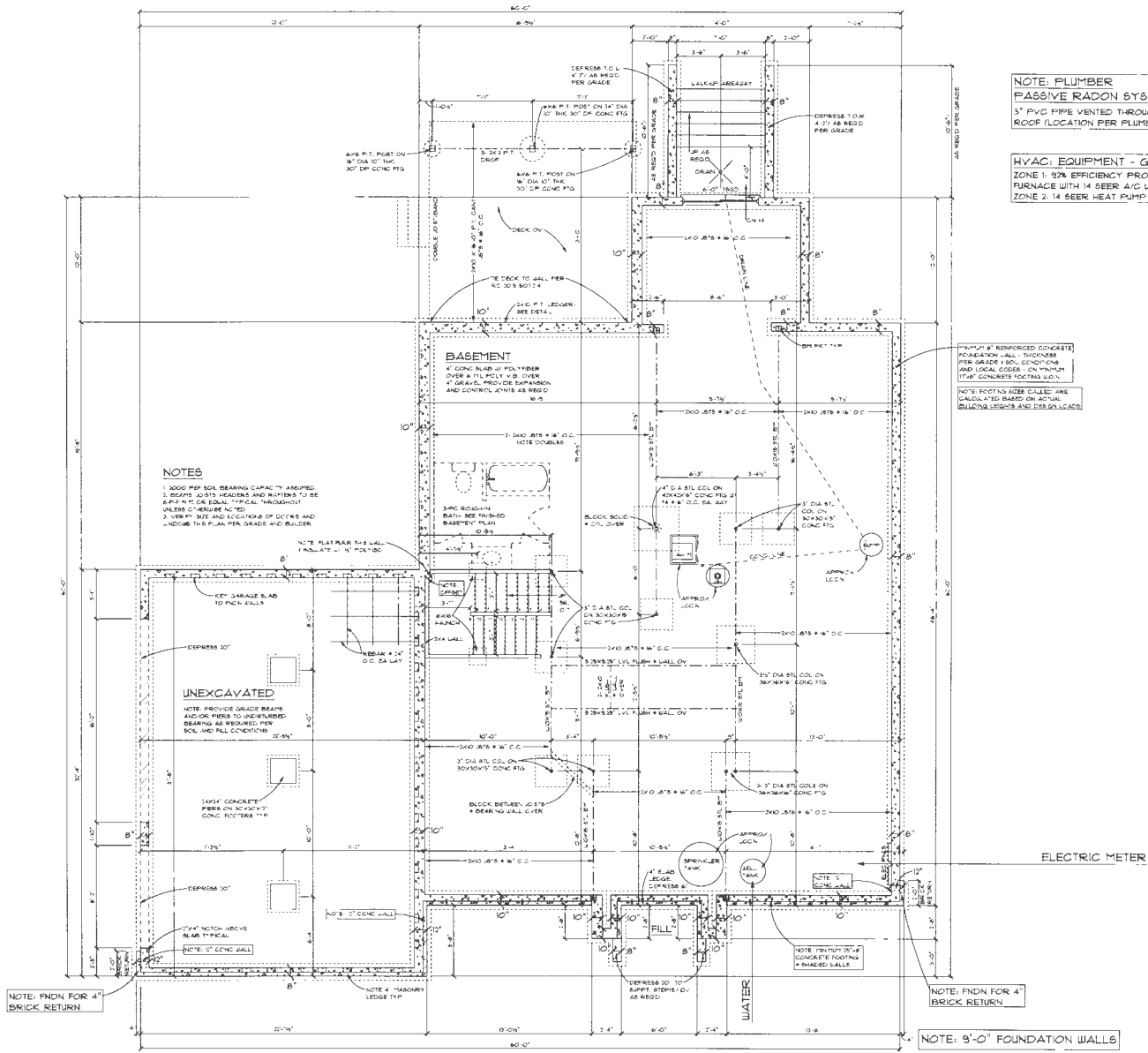
MINIMUM 4" REINFORCED CONCRETE
 FOUNDATION - ALL THICKNESS
 PER GRADE + SOL. CONDITIONS
 AND LOCAL CODES. ON MINIMUM
 17" x 17" CONCRETE FOOTING U.O.V.

NOTE: FOOTING ZONE COLLIER IS
 CALCULATED BASED ON ACTUAL
 BUILDING HEIGHT AND EES ON LOADS



Ledger Fastening Detail
 SCALE: 1/2" = 1'-0"

- NOTES**
1. 3000 P.S.F. SOIL BEARING CAPACITY ASSUMED
 2. BEAMS, JOISTS, HEADERS AND RAFTERS TO BE 8" x 16" IF THE EQUAL TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED
 3. VERIFY SIZE AND LOCATION OF DOORS AND WINDOWS TO BE IN PLAN PER GRADE AND BUILDING



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

HVAC
 C.F.A. = 4,823

2015 CODE

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: *Tim Keane, Trinity Homes Maryland, LLC*

FROM: *Robert Bricker, REHS/RS, L.E.H.S.*
Well & Septic Program

RE: *13605 Noble Way*, Potential Basement Bedroom

DATE: October 10, 2019

I have reviewed the floor plans in support of Building Permit **B19003293** for a new home at **13605 Noble Way** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five (5)**-bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B23000810	03/10/2023
Description of Work		
SFD/ INSTALL (1) 1000 GAL UNDERGROUND PROPANE TANK		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
13605	NOBLE	WAY
Unit Type	Unit #	X Coordinate
-Select-		-76.95756
		Y Coordinate
		39.19592
City	State	Zip Code
HIGHLAND	MD	20777
	Primary	
	Yes	

Approved 3/15/23


Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11059888	0389	58803	243400	243400	0	RURAL
Legal Description						
LOT 8 58,803 SQ []13605 NOBLE WAY []THE ESTATES @ RIVER HILL						

[check spelling](#)

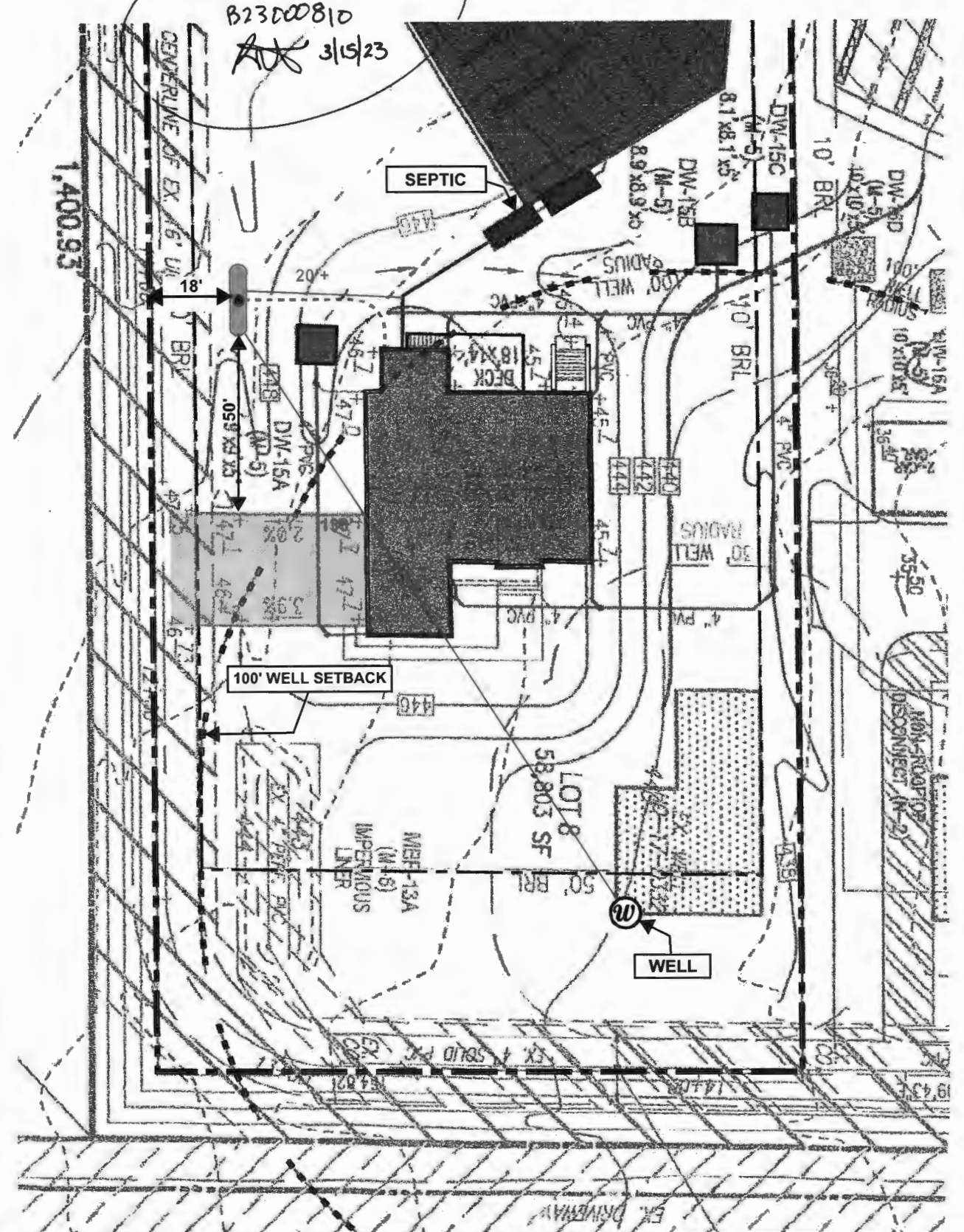
Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
17	8	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405601936	The Estates at River Hill					
Section	Area	Tax Map					
		34					
Grid	Zoning District	ADC Map					
34-17	RR-DEO	4933-G9					
SDP No.	Final Plan No.	WP File No.					
	ECP-16-064						
Record Plat No.	WS Contract No.	FDP No.	Primary				
25085-2509			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *	
ESTATES AT RIVER HILL LLC	
Address Line 1	
3675 PARK AVE	

Approved for LP tank
 B23000810
 3/15/23



1,000-GALLON UNDERGROUND PROPANE STORAGE TANK LOCATION PLAN
 13605 NOBLE WAY, HIGHLAND, MD 20777
 LOT #8 IN THE ESTATES AT RIVER HILL
 BUILDING PERMIT # B19003293 ~ SCALE 1" = 30'

THE H.J. POIST GAS COMPANY, INC. 360 MAIN STREET, LAUREL, MD 20707

- Three (3) sets of house plans.
- Five (5) sets of Plot Plans
- Check for \$50.00

Respectfully,


Tim Keane

tkeane@trinityhomes.com

443-324-9806

TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE
ELLICOTT CITY, MD 21043
443-324-9806

June 3, 2022

RECEIVED

To: Howard County Department of Licenses and Permits

JUN 06 2022

From: Michael Pfau, President
Trinity Homes Mary Land, LLC
3675 Park Avenue
Ellicott City, MD 21043

LICENSES & PERMITS
DIVISION

RE: Revised permit for B19003293, Estates at River Hill Lot 8

Dear sir or madam,

This letter will serve as a request to revise an existing permit for B19003293, 13605 Noble Way, Highland, MD 20777, also known as Estates at River Hill Lot 8.

The House type changed from a Abbey to the following Description of Work:

- SFD,
- Yorkshire Manor III
- 2 story,
- Full Basement, (un-finished),
- 3-car integral garage
- 5 Bedrooms
- 4 full baths
- Powder Room
- Family Room
- Dining Room
- Foyer
- Kitchen
- Sunroom
- Sitting-Room
- Laundry

Please find attached the following:

CK# 000143
#56.00

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, June 14, 2022 9:08 AM
To: Jeremiah Reynolds (Jeremiah.Reynolds@timmons.com)
Cc: tkeane@trinityhomes.com
Subject: B19003293_Estates @ River Hill Lot 8

Hi Jeremiah:

I received a revised house/floor plan and plot plan for Estates @ River Hill, Lot 8. As part of this review, we will also need a revised septic plan showing the new house footprint. Please forward 3 copies at your earliest convenience.

Let me know if you have any questions,

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

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

Date: 7-11-22 DAN/ANNETTE

To: Debbie Whalen DILP/DPZ
(Reviewer/Requestor's Name) (Division)

From: Vogel Engineering + Timmons Group 410-461-7666
(Your Name, Company Name) (Phone Number)

Subject: Project name The Estates at River Hill
 Project site address 13605 Noble Way, Highland MD 20777
 Permit # B19003293 SDP # F-18-064
 Other information pertinent to this project revised and returned to County

✓ Please check the attachments below that you are submitting with this transmittal:

- 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
- 2 Copies of revised plot plan (be specific).
 - Health Department Request
 - DPZ/ DED Request
 - Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model Name/ # _____
- Other _____

Contact Person Information: (Required)

Tim Keane Telephone No: 443-324-9806
 Please Print Name E-Mail Address: tkeane@trinityhomes.com

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 OPTION #4 OR BY VISITING MYHOWARD.INFO. 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 AKH

CC Health Dept

DILP 2022 JUL 13 09:26

7/12/22

Deb -

Please re-open

Health + Log

Person - Please

Place this in basket
gloves,

in Health. Love