

PERMIT NUMBER: B 22004319

DATE ACCEPTED:



# RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4  
www.howardcountymd.gov

### BUILDING SITE ADDRESS REQUIRED

Street Address: 10115 TOWNE DR			Unit:	
City: WOODVILLE		State: MD		Zip Code: 21143
Subdivision/Village/Complex Name: PRESERVE AT WOODVILLE			SDP/WP/BA #:	
Lot: 17	Tax Map: 10	Parcel: 332	Grading Permit #: 61-23-014	

### DESCRIPTION OF WORK REQUIRED

Existing Use: VACANT LT	Proposed Use: New SFD	Estimated Cost: \$ 300,000.00
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
Construct one story, open rows, LR, DR, K, 3 Bath, 1 half Bath unfinished basement. Five Bedroom. 3 car attached Garage.		

### PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): MICHAEL PFAU			Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Owner's Street Address: 3175 PARK AVE				
City: FREDERICK		State: MD		Zip Code: 21143
Phone: 410-324-9806		Email: michael.pfaus@verizon.net		

### APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: MICHAEL PFAU		Contact Name: TIM KEANE		
Street Address: 3175 PARK AVE				
City: FREDERICK		State: MD		Zip Code: 21143
Phone: 410-324-9806		Email: tim.keane@trinityhome.com		

### CONTRACTOR INFORMATION REQUIRED

Business Name: TRINITY HOME BUILDING INC				
Licensee's Name: MICHAEL PFAU			License #: 7176	
Street Address: 1155 PARK AVE				
City: FREDERICK		State: MD		Zip Code: 21143
Phone: 410-324-1117		Email: michael.pfaus@trinityhome.com		

### ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name:		Name:		
Street Address:				
City:		State:		Zip Code:
Phone:		Email:		

### BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)		Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Utilities: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas		Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)		Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)
Heating System: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:			Roadside Tree Project: <input type="checkbox"/> No <input type="checkbox"/> Yes: #	
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None			Fire Alarm System: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac	

### ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: THE SUBJECT				
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 7	# Full Baths: 3	# Half Baths: 1	# Fireplaces: 1	
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input checked="" type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input checked="" type="checkbox"/> Partial				
1st Fl Width: 36'	1st Fl Depth: 75'	2nd Fl Width: N/A	2nd Fl Depth: N/A	Bsmt Width: 30' Bsmt Depth: 7.5'
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 2500 sq ft Occupiable Area: 2500 sq ft		

### AGREEMENT/ DISCALIMER REQUIRED

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.

Michael Pfaus 11/18/22  
 APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED

### FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <u>7/8/22/12/16/22</u>	<input type="checkbox"/> SHA <input checked="" type="checkbox"/> CID
SUBMITTAL FEES:		PAYMENT: <u>CL# 000752</u>		ACCEPTED BY: <u>[Signature]</u>

**Table A.4 Commonly Used Species for Bioretention Areas**

Trees	Shrubs	Herbaceous Species
<i>Acer rubrum</i> Red Maple	<i>Aesculus parviflora</i> Bottlebrush Buckeye	<i>Andropogon virginicus</i> Broomsedge
<i>Betula nigra</i> River Birch	<i>Cephalanthus occidentalis</i> Buttonbush	<i>Eupatorium purpurea</i> Joe Pye Weed
<i>Juniperus virginiana</i> Eastern Red Cedar	<i>Hamamelis virginiana</i> Witch Hazel	<i>Scirpus pungens</i> Three Square Bulrush
<i>Chionanthus virginicus</i> Fringe-tree	<i>Vaccinium corymbosum</i> Highbush Blueberry	<i>Iris versicolor</i> Blue Flag
<i>Nyssa sylvatica</i> Black Gum	<i>Ilex glabra</i> Inkberry	<i>Lobelia cardinalis</i> Cardinal Flower
<i>Diospyros virginiana</i> Persimmon	<i>Ilex verticillata</i> Winterberry	<i>Panicum virgatum</i> Switchgrass
<i>Platanus occidentalis</i> Sycamore	<i>Viburnum dentatum</i> Arrowwood	<i>Dichanthelium scoparium</i> Broom Panic Grass
<i>Quercus palustris</i> Pin Oak	<i>Lindera benzoin</i> Spicebush	<i>Rudbeckia laciniata</i> Tall Coneflower
<i>Quercus phellos</i> Willow Oak	<i>Myrica pennsylvanica</i> Bayberry	<i>Scirpus cyperinus</i> Woolgrass
<i>Salix nigra</i> Black willow		<i>Vernonia noveboracensis</i> New York Ironweed

Note 1: For more options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1993) or the Design of Stormwater Filtering Systems (Claytor and Schuelel, 1997).

**"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:**

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDv SUMMARY.
- FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH

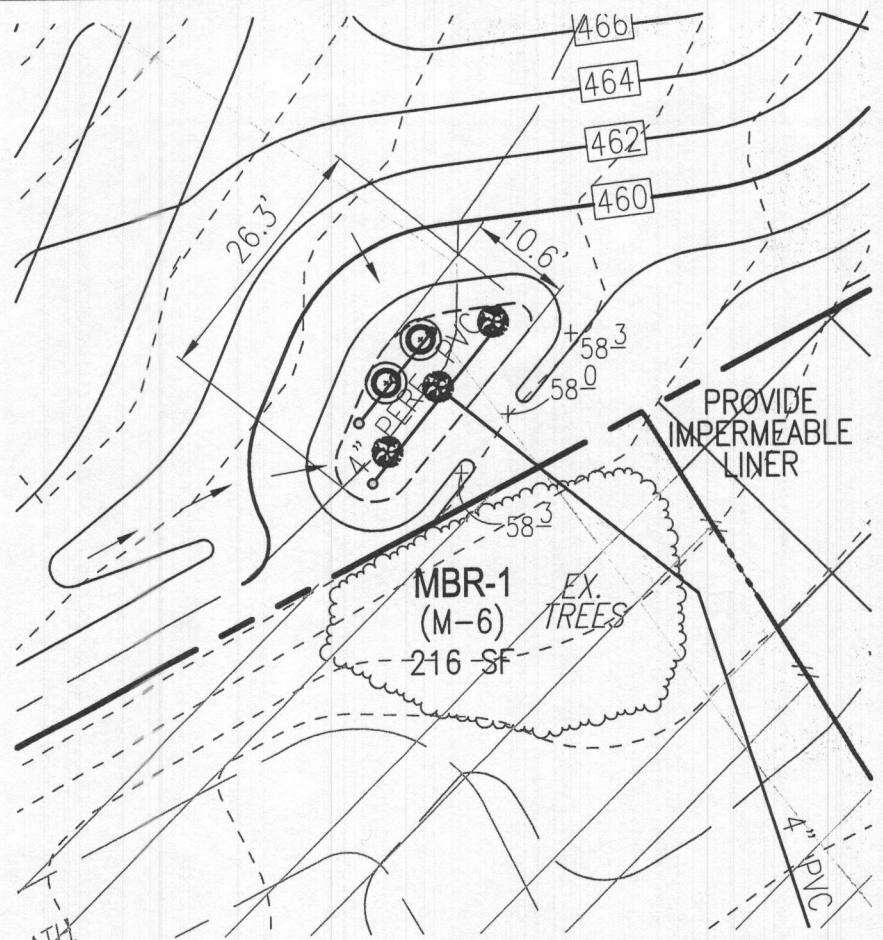
- TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER MANUAL, VOLUME II - APPENDIX A.
- CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C "CONSTRUCTION SPECIFICATIONS", AND TABLE B.4.1 "MATERIAL SPECIFICATIONS". IN ADDITION, THE "2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II - APPENDIX A, OFFERS ADDITIONAL HELPFUL INFORMATION.
- NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
- ABOVE TABLE A.4 IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED IN THE PLANTING SCHEDULES SHOWN HEREON. CHOOSE FROM THE ABOVE TABLE, OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS. IF SUBSTITUTIONS ARE CHOSEN, APPROVAL FROM THE ENGINEER IS REQUIRED.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

**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 VOL. 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.

**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)



**MBR-1 PLANTING DETAIL AND DIMENSIONS (216 SF)**

SCALE: 1"=20'

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-1)				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	2	LINDERA BENZOIN SPICEBUSH	3 GALLON	CONT
	3	ILEX GLABRA INKBERRY	3 GALLON	CONT

- SF x 0.0229 STEMS PER SQUARE FOOT = PLANTS REQUIRED
- PLANTINGS REQUIRED: 5

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

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

SCALE AS SHOWN  
 DRAWN BY JMR  
 CHECKED BY RHV  
 DATE OCTOBER 10, 2022  
 W. O. # 2017139  
 SHEET# 5 OF 5

L. 9709 / F. 63  
 3RD ELECTION DISTRICT  
 TAX MAP: 10 GRID: 23

**PLOT PLAN**  
**THE PRESERVE AT WAVERLY GLEN - LOT 7**

10918 TOMPKINS WAY  
 WOODSTOCK, MD 21163

PARCEL: 330  
 ZONED: RC-DEO  
 HOWARD COUNTY, MARYLAND

## Oswald, Hank

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**From:** Jeremiah Reynolds <Jeremiah.Reynolds@timmons.com>  
**Sent:** Tuesday, September 20, 2022 2:44 PM  
**To:** Oswald, Hank; Rob Vogel  
**Subject:** RE: OSDS Plan\_10918 Tompkins Way  
**Attachments:** IMPERVIOUS LINER DETAILS.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is the details sheet of the plot plan that the builder will submit when applying for permits. This sheet has the cross sections of the facility calling for the impermeable liner and the liner specifications as well. This information is also included on the Simplified ECP that will be submitted to DED/DLD for review. Let me know if you need anything else.

Thanks,

**Jeremiah Reynolds**  
*Designer*

**VOGEL ENGINEERING + TIMMONS GROUP** | [www.timmons.com](http://www.timmons.com)  
3300 North Ridge Road, Suite 110 | Ellicott City, MD 21043  
Office: 410.461.7666 | Fax: 410.461.8961  
*Your Vision Achieved Through Ours*

To send me files greater than 20MB [click here](#).

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Tuesday, September 20, 2022 2:38 PM  
**To:** Jeremiah Reynolds <Jeremiah.Reynolds@timmons.com>; Rob Vogel <Rob.Vogel@timmons.com>  
**Subject:** RE: OSDS Plan\_10918 Tompkins Way

Yes, that's fine. Can you send me a design showing the liner for MBR-1 that I can include in the file? Thanks.

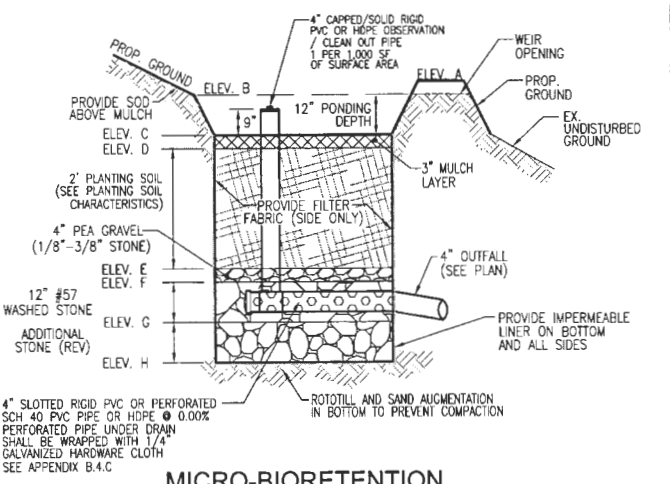
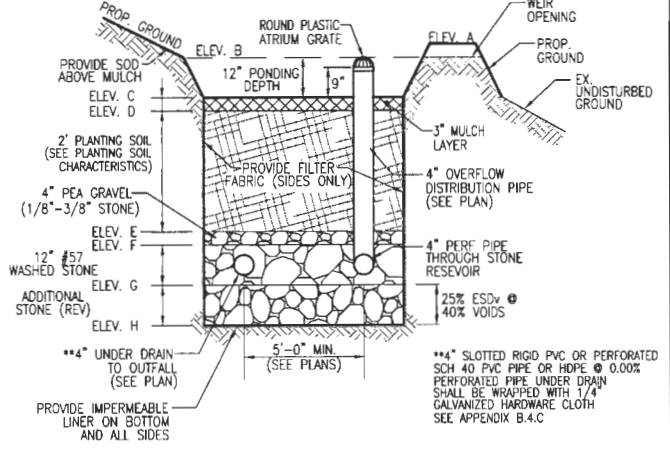
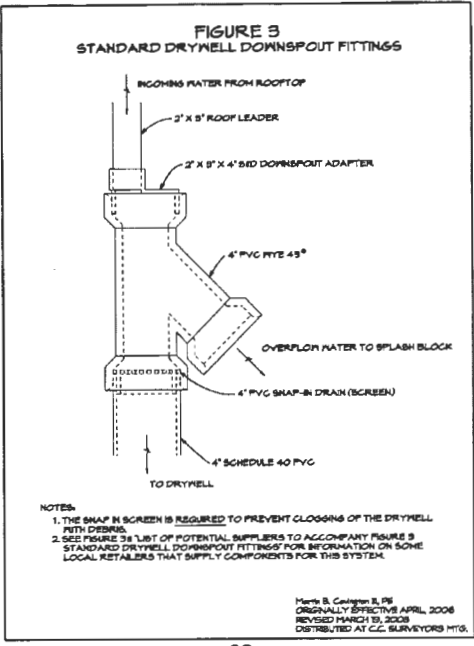
**From:** Jeremiah Reynolds <Jeremiah.Reynolds@timmons.com>  
**Sent:** Tuesday, September 20, 2022 2:34 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>; Rob Vogel <Rob.Vogel@timmons.com>  
**Subject:** RE: OSDS Plan\_10918 Tompkins Way

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

It is a micro bioretention facility. We have called for an impervious liner on the plans since it is within 100' of the well, but more than 50'. That is still allowable, correct?

**Jeremiah Reynolds**  
*Designer*

**VOGEL ENGINEERING + TIMMONS GROUP** | [www.timmons.com](http://www.timmons.com)  
3300 North Ridge Road, Suite 110 | Ellicott City, MD 21043  
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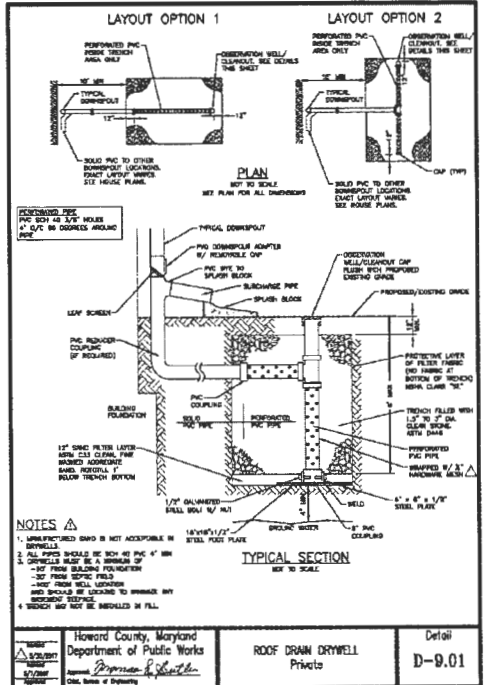


### MICRO-BIORETENTION (MBR-1) W/ WEIR AND PIPE OUTFALL NOT TO SCALE

MICRO-BIORETENTION FACILITY ELEVATIONS (M-6)											
FACILITY	A	B	C	D	E	F	G	H	WEIR ELEV.	UNDERDRAIN INVERT	FACILITY SIZE
MBR-1*	458.30	458.00	457.00	456.75	454.75	454.42	453.42	452.59	458.00	453.75	211 SF

\*PROVIDE AN IMPERMEABLE LINER WITH THIS FACILITY

IMPERMEABLE LINER SPECIFICATIONS			
geotextile fabric (if required)	ASTM D-4833 (puncture strength - 122 lb.) ASTM D-4632 (Tensile Strength - 300 lb.)	0.08" thick equivalent opening size of #90 sieve	Minum maintain 125 gpm per sq. ft. flow rate. Note a 4" pea gravel layer may be substituted for geotextiles once an "apex" sand filter layer.
impermeable liner (if required)	ASTM D-4833 (thickness) ASTM D-412 (tensile strength 1,100 lb., elongation 200%) ASTM D-424 (tear resistance - 150 lb./in) ASTM D-471 (wear abrasion: +8 to -2% mass)	30 mil thickness	Liner to be ultraviolet resistant. A geotextile fabric should be used to protect the liner from puncture.



### OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1) AND DRY WELLS (M-5)

1. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS, AND AFTER EVERY LARGE STORM EVENT.
2. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
3. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
4. WHEN THE FACILITY BECOMES CLOGGED, SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
5. THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
6. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS, UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

SCALE	AS SHOWN	<b>PLOT PLAN</b>	
DRAWN BY	JMR	<b>THE PRESERVE AT WAVERLY GLEN - LOT 7</b>	
CHECKED BY	RHV	10918 TOMPKINS WAY	
DATE	SEPT. 13, 2022	WOODSTOCK, MD 21163	
W. O. #	2017139	PARCEL: 330	
SHEET#	4 OF 5	ZONED: RC-DEO	
		HOWARD COUNTY, MARYLAND	