

PERMIT NUMBER: B 21002811

DATE ACCEPTED: 7/30/21



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: 1441 Heritage Ridge Rd.		Unit:
City: Woodbine	State: MD	Zip Code: 21797
Subdivision/Village/Complex Name: Linden Grove		SDP/WP/BA #:
Lot: 30	Tax Map:	Parcel:
		Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant lot	Proposed Use: SFD	Estimated Cost: \$ 300,000
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		
New 2 Story "Parkhurst" craftsman elev with 2 car garage, 1 car side attached garage, Multi-gon suite, luxury covered Deck, and finished lower level (1 Rec Room and Bathroom)		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Toll Md Atlantic Lp Co Inc.		Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Owner's Street Address: 250 Gibraltar Rd.		Contact: Summer Riley
City: Horsham	State: PA	Zip Code: 19041
Phone: 410-872-9105	Email: sriley1@tollbrothers.com	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Decatur Building Services	Contact Name: Jim Keenan
Street Address: PO Box 552	
City: Woodbine	State: MD
Phone: 443-309-7792	Email: jim@decaturbuildingservices.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Toll Brothers	Contact: Summer Riley
Licensee's Name: Toll Md Atlantic Lp Co Inc.	License #: 8220
Street Address: 7164 Columbia Gateway Dr, Ste 230	
City: Columbia	State: MD
Phone: 410-872-9105	Email: sriley1@tollbrothers.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

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

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input 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 type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac

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

Model Name & Options: "Parkhurst" craftsman elev, 2 car - 1 car garage, multi-gon suite, luxury Deck + finish 2nd level					
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 12	# Full Baths: 6	# Half Baths: 1	# Fireplaces: 01		
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input 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 type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input checked="" type="checkbox"/> Full or <input type="checkbox"/> Partial					
1st Fl Width: 63	1st Fl Depth: 83	2nd Fl Width: 59	2nd Fl Depth: 56	Bsmt Width: 59	Bsmt Depth: 83
Energy Method: <input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 8449 sq ft		Occupiable Area: 8183 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.

APPLICANT'S ORIGINAL SIGNATURE: *Jim Keenan* DATE SIGNED: 7/29/2021

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 checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>10/25/21</i>	<input type="checkbox"/> SHA	<input checked="" type="checkbox"/> CID
SUBMITTAL FEES: \$150.00		PAYMENT: CK# 10463391		ACCEPTED BY: DP O'Boyle	

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B22003214	08/16/2022
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	
1441	HERITAGE RIDGE	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.06162	39.33047
City	State	Zip Code	Primary
WOODBINE	MD	21797	Yes

Approved 8/18/22


Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11061219	5	0	0	0	0	RURAL
Legal Description						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
13	30	604001	5				
Plan Area	State Tax Id	Subdivision Name					
		Linden Grove					
Section	Area	Tax Map					
		8					
Grid	Zoning District	ADC Map					
8-13	RC-DEO	4692-A8					
SDP No.	Final Plan No.	WP File No.					
	ECP-17-019						
Record Plat No.	WS Contract No.	FDP No.	Primary				
25717-2572			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-05	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

TOLL MID ATLANTIC LP COMPANY INC

Address Line 1

1140 VIRGINIA AVE

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
FT WASHINGTON	PA	19034
Phone	Primary	
301-725-3232	Yes	
E-mail		

Cell Number Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
68408	HJ POIST		
License Type *	First Name	Middle Name	Last Name
Propane Gs	JEFF		WISEMAN
Primary	Address Line 1		
Yes	360 MAIN ST		
	Address Line 2		
	City	State	ZIP Code
	LAUREN	MD	20707
	Phone 1	Phone 2	Fax
	3017253232		
	E-mail		
	JEFF@HJPOIST.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	MICHELLE		CLANCY
Relationship	Full Name		
Applicant	MICHELLE CLANCY		
Primary	Organization Name		
Yes	APPLIED & APPROVED PERMITS LLC		
	Street Address		
	P.O. BOX 310		
	Address Line 2		
	City	State	Zip Code
	PERRY HALL	MD	21128
	Phone	Cell	Fax
	443-340-1229		
	E-mail *		
	MICHELLE@APPLIEDANDAPPROVED.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
2500	0	0	No
Construction Type			
--Select--			

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Existing Use *	Number of Tanks Installed *	Number of Tanks Removed *		
SFD	1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	2/14/2023	0	

PAYMENT INFORMATION

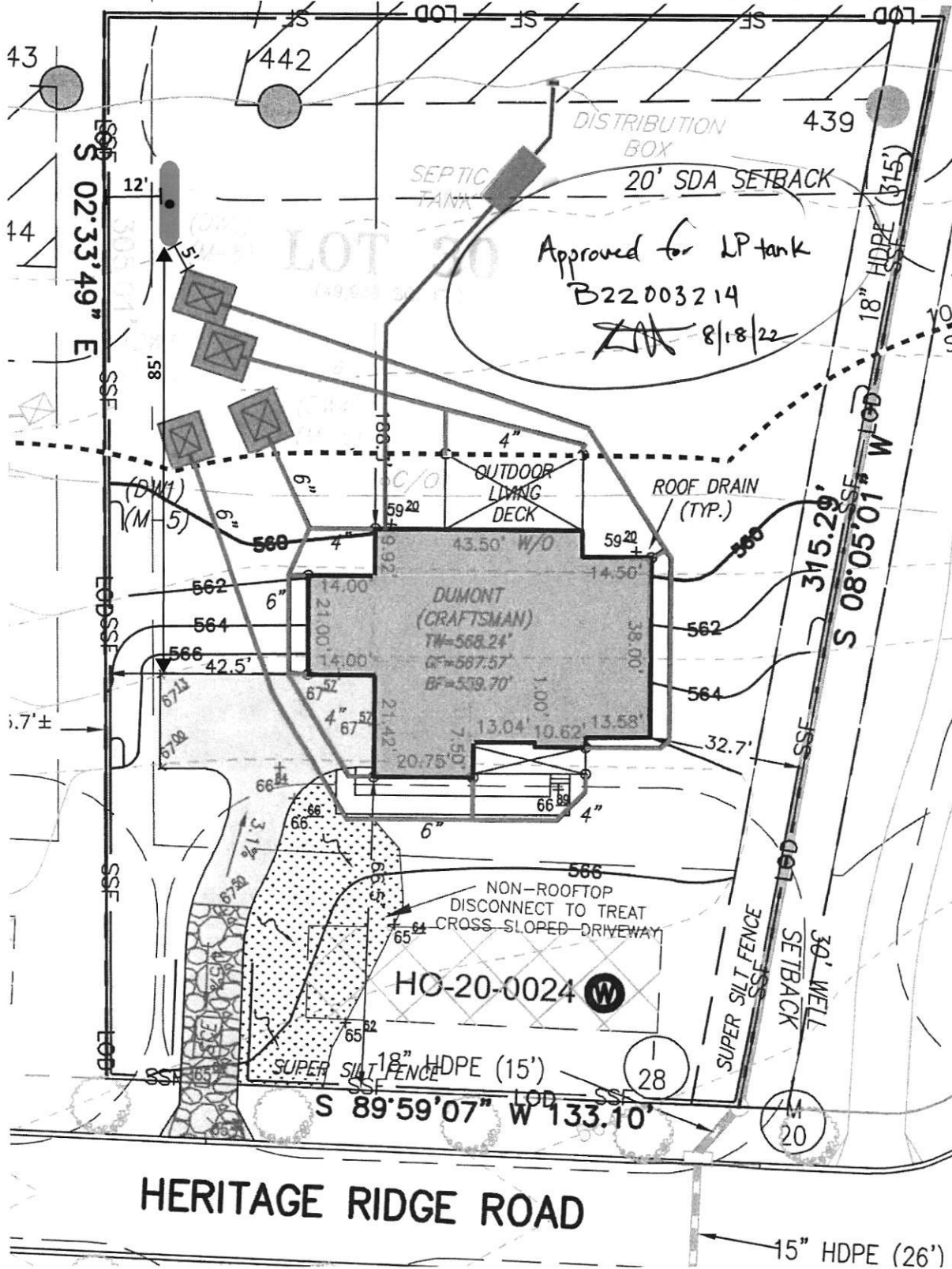
Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered

Submit Cancel



PROPOSED 1,000-GALLON UNDERGROUND PROPANE STORAGE TANK LOCATION
 1441 HERITAGE RIDGE ROAD, WOODBINE, MD 21797
 (LOT 30 - IN THE TOLL BROTHERS LINDEN GROVE COMMUNITY)

THE H.J. POIST GAS COMPANY, INC. 360 MAIN STREET, LAUREL, MD 20707 301-725-3232

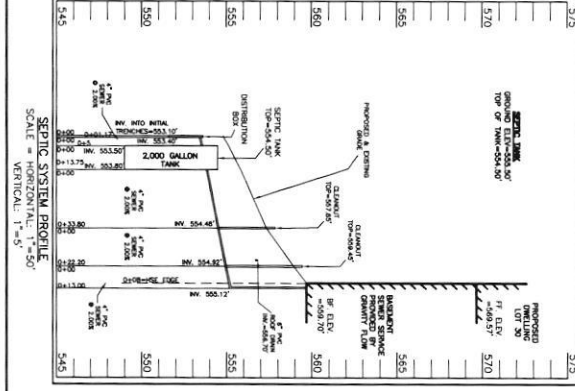
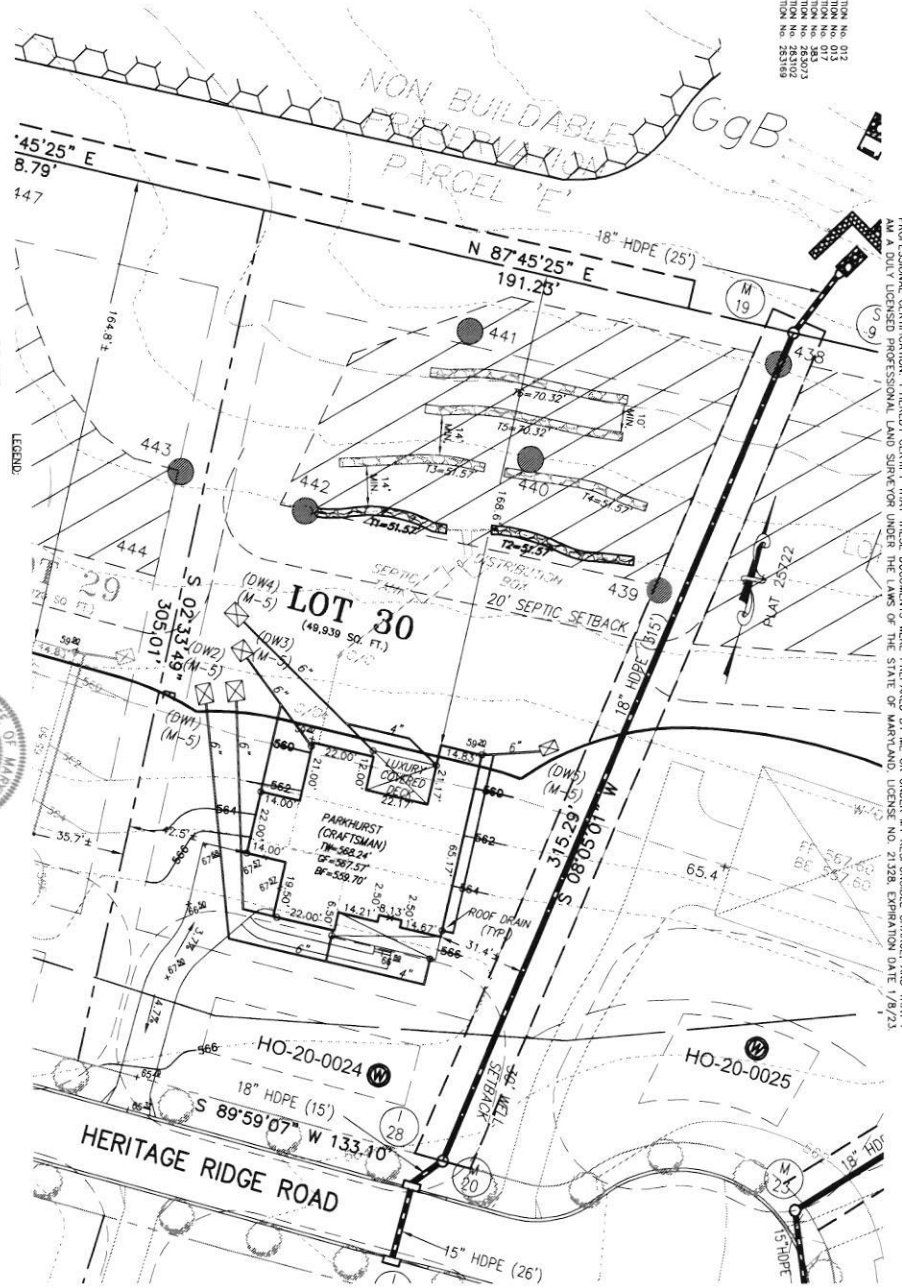
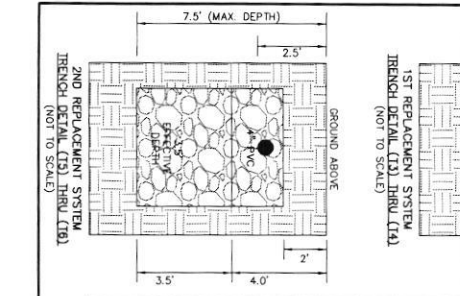
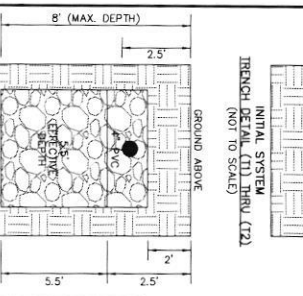
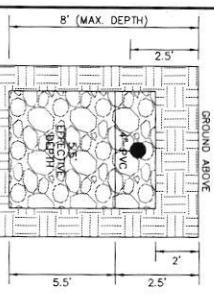


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/23.

WS-SP-APP-22-0016

NOTES:
 HOUSE TYPE: PARADISE (CRAFTSMAN)
 TWO CAR SIDE ENTRY GARAGE
 FINISHED LOWER LEVEL
 FINISHED UPPER LEVEL
 ADDITIONAL FINISH FLOORS LEVEL
 MULTI-ORIENTATIONAL SUITE ADJACENT TO GARAGE - 14
 LOWER WALK-OUT COVERED DECK
 OPTION NO. 012
 OPTION NO. 013
 OPTION NO. 014
 OPTION NO. 015
 OPTION NO. 016
 OPTION NO. 017
 OPTION NO. 018
 OPTION NO. 019

INITIAL TRENCH DATA
 BOTTOM MAX DEPTH (8.0')
 TRENCH 1 (TD): 51.57 LF
 INV. IN = 551.50' 554.00'
 BOTTOM TRENCH = 546.00'
 TRENCH 2 (TD): 51.57 LF
 INV. IN = 551.50' 554.00'
 BOTTOM TRENCH = 553.00'



SEWAGE DISPOSAL SYSTEM DATA (S BDM)
 PROPOSED INVERT AT FOUNDATION WALL: 553.12'
 PROPOSED GRADE OVER TANK: 555.50'
 INVERT IN: 554.48' INVERT OUT: 553.50'

2 DISTRIBUTION BOX
 EXISTING GRADE OVER TANK: 554.81'
 PROPOSED GRADE OVER TANK: 554.81'
 INVERT IN: 553.40' INVERT OUT: 553.10'

3 INITIAL TRENCH DESIGN (S BDM) x 150 GPD/BDM = 750 GPD
 750 GPD + 0.8 APP RATE = 937.50 SF
 13' MIN. SPACING BETWEEN TRENCH EDGES
 USE 3" WIDE TRENCH WITH 60' GRAVEL BELOW PIPE
 USE 2 51.97 LF LONG TRENCHES = 103.94 LF MIN.

4 1ST REPLACEMENT TRENCH DESIGN (S BDM) x 150 GPD/BDM = 750 GPD
 750 GPD + 0.8 APP RATE = 937.50 SF
 13' MIN. SPACING BETWEEN TRENCH EDGES
 USE 3" WIDE TRENCH WITH 60' GRAVEL BELOW PIPE
 USE 2 51.97 LF LONG TRENCHES = 103.94 LF MIN.

5 2ND REPLACEMENT TRENCH DESIGN (S BDM) x 150 GPD/BDM = 750 GPD
 750 GPD + 0.8 APP RATE = 937.50 SF
 13' MIN. SPACING BETWEEN TRENCH EDGES
 USE 3" WIDE TRENCH WITH 60' GRAVEL BELOW PIPE
 USE 2 70.32 LF LONG TRENCHES = 140.63 LF MIN.

SOILS LEGEND

SOIL	NAME	CLASS	PERCENT
B10	BIRKENLOW CHINQUAPIN LOAM, 15 TO 25 PERCENT CLOVER	B	20
B11	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B12	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B13	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B14	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B15	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B16	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B17	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B18	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B19	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B20	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B21	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B22	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B23	GLENE GLOAM OTO STEPERCENT SLOPES	B	20
B24	GLENE GLOAM OTO STEPERCENT SLOPES	B	20

SEWAGE DISPOSAL SYSTEM DESIGN PLAN

LOT 30
LINDEN GROVE
 LIBER 15899, FOLIO 246
 PLAT NO. 25722
 ELECTION DISTRICT NO. 4
 HOWARD COUNTY, MARYLAND
 ADDRESS: 1441 HERITAGE RIDGE ROAD
 WOODBINE, MARYLAND 21797

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE CONSULTANTS
 754 Columbia Gateway Drive - Suite 250 - Columbia, MD 21046
 T: 410-473-9105

DATE: 07/27/2021 SCALE: 1" = 30'
 DATE: 08/09/2021 SCALE: 1" = 30'
 DATE: 08/10/2021 SCALE: 1" = 30'



GENERAL NOTES:

- THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA OF AT LEAST 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- BUILDING SETBACKS (B.R.L.) SHOWN HEREON PER SITE DEVELOPMENT PLAN. SETBACK DISTANCES SHOWN HEREON AS "X" HAVE AN ACCURACY OF 10:1 FOOT.
- ANY CHANGES TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET OVER.
- THE LOT SHOWN HEREON COMPLETES WITH THE ANNUAL MAINTENANCE PLAN FOR THE PROPERTY AND THE WELLS WITHIN 200' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY STATE DEPARTMENT OF THE ENVIRONMENT FISHER, COLLINS AND CARTER, INC.

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

MEMORANDUM

TO: **Summer Riley, Toll Mid-Atlantic LP Company, Inc.**

COPY: **Nathan Brandenburg, Toll Brothers, DC Metro Division**

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

RE: **1441 Heritage Ridge Road, Potential Basement Bedroom**

DATE: May 11, 2022

I have reviewed the floor plans in support of Building Permit **B21002811 revision** for a new home at **1441 Heritage Ridge Road** and noted that there is an unfinished basement with gravity sewer service. Please note that this makes it possible for one or more rooms to be considered bedrooms upon conversion of unfinished 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.

Name: Jim Kerwin
 Street Address: PO Box 552
 City, State, Zip: Woodbine MD 21797
 Date: 4/29/2022

Amendment, Permit # B21002811

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

Dear Ms. Whalen:

I am requesting to amend Permit # B21002811 at
1441 Heritage Ridge Road Woodbine MD 21797 to
change house type from "Parkhurst" to "Dumont" Craftsman
elv, 2 car garage, 1 car side attached garage, luxury covered deck and
unfinished lower level, 10 rooms, 3 full Baths, 1 half Bath, 5 Bedrooms, IF
2018 IRC, Performance Method, Gross SF = 7013, OG SF = 6441

Enclosed: INV# 702502
 Fee: \$50.00 Toll # 00135568
 Plot Plans
 Sets of Construction Drawings
 Other: _____

Building	Front	Depth
1	72	68
2	58	45
B	58	52

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

Sincerely,

Jim Kerwin

Name: Jim Kerwin
 Title: AGENT Toll Brothers
 Phone: 443-309-7792
 Email: Jim@DecaturbuildingServices.com

AKF