



# HEALTH

## 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: 9/29/14

Permit No.: B14003552

Building Address: 6810 Owings overlook way  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Owings Prop  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 23  
 Tax Map: 40 Parcel: 44 Grid: 4  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 8520 (A)

Existing Use: SFD  
 Proposed Use: SFD w/ propane tank  
 Estimated Construction Cost: \$ 8000  
 Description of Work: install 1000 gallon in-ground propane tank

Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: owner  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: SK Homes @ Highland Owings LLC  
 Address: 7090 Samuel Morse Dr  
 City: Columbia State: MD Zip Code: 21046  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Jeremy Clancy  
 Address: PO Box 1253  
 City: Eldersburg State: MD Zip Code: 21784  
 Phone: 443-340-1229 Fax: \_\_\_\_\_  
 Email: Jeremy @ Applied and Approved.com

Contractor Company: Valley National Gas  
 Contact Person: William Greiving  
 Address: 7201 Montevideo Rd  
 City: Jessup State: MD Zip Code: 20794  
 License No.: 67793  
 Phone: 410-299-1114 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: contractor  
 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:	Depth Width
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
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<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	
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input 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 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: [Signature]  
 Print Name: Jeremy Clancy  
 Email Address: Jeremy @ Applied and Approved.com  
 Title/Company: PERMITS

Date: 9/29/14  
**RECEIVED**  
 SEP 29 2014  
 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		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>10/17/14</u>	<u>H. Oswald</u>

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

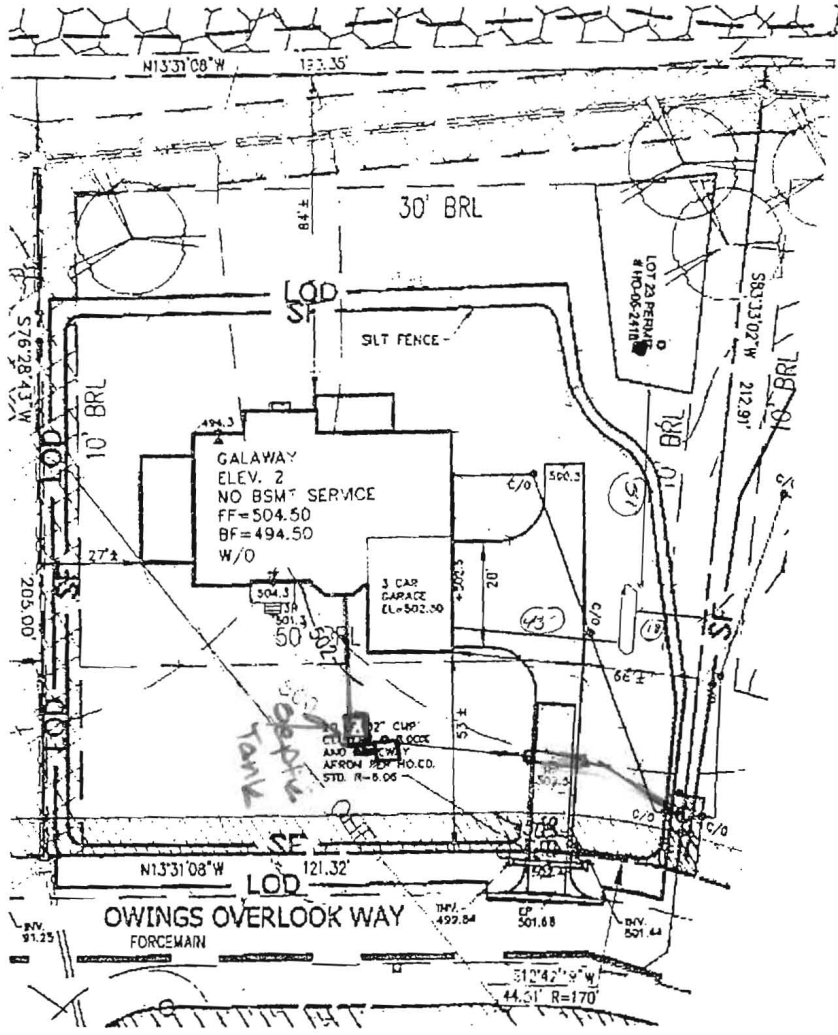
DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot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

Filing Fee	\$
Permit Fee	\$ 100.00
Tech Fee	\$ 10.00
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>3846</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

14SET0953

6810 Owings Overlook



10/17/14,  
 Plan approved for  
 B14623552 (in-ground  
 proper tank)  
 - H.O.

- NOTES:
1. STORMWATER MANAGEMENT IS PROVIDED IN THE MD-378 POND, BUILT UNDER F-06-112.
  2. THE EXISTING WELL, TAG NO. HO-95-2418 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
  3. REFER TO CONTRACT DRAWINGS 50-4436-D FOR SEWER FORCE MAIN AND SHARED SEPTIC FIELD THAT SERVES THIS LOT.
  4. REFER TO GP-13-085 FOR ALL EROSION & SEDIMENT CONTROL MEASURES.
  5. TOTAL DISTURBED AREA: 24,798 SF

SEWER HOUSE CONNECTION:  
 INVERT OUT AT HOUSE = 504.00  
 INVERT IN AT PUMP = 502.50  
 INVERT OUT AT PUMP = 502.40  
 INVERT IN AT F.M. = 501.84

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. 31042 EXPIRATION DATE: 02/18/15



OWNER / DEVELOPER:

SK HOMES AT HIGHLAND OWINGS, LLC  
 7090 SAMUEL MORSE DRIVE  
 SUITE 500  
 COLUMBIA, MD 21046  
 301-870-5603

PROJECT NO. 2011200.04
SCALE: 1"=50'
DATE: 10/29/13
DRAWN BY: CEG
CHECKED BY: SBP
SHEET: 1 OF 1

**AB**

**AB CONSULTANTS, INC.**  
 9450 ANNAPOLIS ROAD  
 LANHAM, MARYLAND 20706  
 PHONE: (301) 306-3091  
 FAX: (301) 306-3092

**HOUSE SITE  
 LOT 23**

**OWINGS PROPERTY, LOT 5**  
 LOTS 17-24, NON-BUILDABLE PRESERVATION  
 PARCELS F & G, AND NON-BUILDABLE BULK PARCEL H  
 A RESUBDIVISION OF LOT 5 - HARWOOD OWINGS PROPERTY  
 TAX MAP 40, GRID 4, PARCEL 44  
 5TH ELECTRON DISTRICT  
 HOWARD COUNTY, MARYLAND.



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Date Received: 9/24/13

Permit No.: B13003596

Building Address: 6810 Owings Overlook  
 City: Highlands State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: GP13-085  
 Census Tract: \_\_\_\_\_ Subdivision: Owings Prop.  
 Section: n/a Area: n/a Lot: 23  
 Tax Map: 40 Parcel: 44 Grid: 4  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Property Owner's Name: SK Homes@ Highlands Owings  
 Address: 7090 Samuel Morse Dr.  
 City: Columbia State: MD Zip Code: 21046  
 Phone: 410312-5167 Fax: 410-312-6708  
 Email: porla@comcast.net

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: BPS, Inc. - Pat Orla  
 Address: 232-D Crocker Dr.  
 City: Bel Air State: MD Zip Code: 21014  
 Phone: 410-879-7848 Fax: 410-879-7847  
 Email: porla@comcast.net

Existing Use: Vacant lot  
 Proposed Use: SFD  
 Estimated Construction Cost: \$ 200,000.00  
 Description of Work: Const. SFD - "Galway" w/ Horn Rm, In-Law Ste, 3 car gar, 2 sty full bsmt, 1/2R, 1/2FB, 1 1/2B & 3 car gar (4Br) opt FP, Fin 1/2 w/bsmt  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: same as owner  
 Contact Person: Bill McElwee  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: MHBR# 557  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 <sup>st</sup> floor: _____
Area of construction (sq. ft.): _____	2 <sup>nd</sup> floor: _____
Use group: _____	Basement: _____
<b>Construction type:</b>	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Craw Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: _____
<input type="checkbox"/> State Certified Modular	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<input type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____
<input type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<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 checked="" type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other: _____	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>G13000-5282</u>	
Building Shell Permit Number: _____	

5-bed room

Floor plan shows 5 BR

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Applicant's Signature: Pat Orla  
 Email Address: porla@comcast.net  
 Title/Company: Agen for Steuart Kret Homes

Print Name: BPS Inc - Pat Orla  
 Date: 9/24/13

RECEIVED

SEP 24 2013

LICENSES & PERMITS DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
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AGENCY	DATE	SIGNATURE OF APPROVAL	DPZ SETBACK INFORMATION	Filing Fee	\$ 100.00
<input checked="" type="checkbox"/> State Highways			Front: _____	Permit Fee	\$
<input checked="" type="checkbox"/> Building Officials			Rear: _____	Tech Fee	\$
<input checked="" type="checkbox"/> PSZA (Zoning)			Side: _____	Excise Tax	\$
<input checked="" type="checkbox"/> PSZA (Engineering)			Side St.: _____	PSFS	\$
<input checked="" type="checkbox"/> Health			All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No	Guaranty Fund	\$ 50.00
			Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Add'l per Fee	\$
			Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	Total Fees	\$
			Lot Coverage for New Town Zone: _____	Sub-Total Paid	\$
			SDP/Red-line approval date: _____	Balance Due	\$
				Check #	1046

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

T:\Operations\Updated Forms\Building appimp 8.2012.docx

13SET1027



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 City: Bel Air State: MD Zip Code: 21014  
 Phone: 410-879-7848 Fax: 410-879-7847  
 Email: porla@comcast.net

Existing Use: Vacant lot  
 Proposed Use: SFD

Contractor Company: same as owner  
 Contact Person: Bill McElwee  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: MHBR# 557  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Estimated Construction Cost: \$ 200,000.00

Description of Work: Const. SFD - "Galway" w/ Horn Rm, In-Law Ste, 3 car gar, 2 sty, full bsmt, 12R, BFB, 1 HB & 3 car gar. (4Br) opt FP, Fin HL w/ bsmt

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

Was tenant space previously occupied?  Yes  No

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 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
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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 <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 type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<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 checked="" type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>G13000-282</u>	
Building Shell Permit Number:	

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Pat Orla  
 Applicant's Signature  
porla@comcast.net  
 Email Address  
Agem for Stuart Kret Homes  
 Title/Company

BPS, Inc - Pat Orla  
 Print Name  
9/24/13  
 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>9/14</u>	<u>R. Buckner</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>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>1016</u>

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

B3SET1027

STEUART KRET HOMES  
OPTION SHEET  
FOR CONSTRUCTION PURPOSES ONLY

Subdivision	<b>HIGHLAND</b>
Homeowner	<b>Patel</b>
Lot Number	<b>23 – 6810 Owings Overlook</b>
Model	<b>Galway Elevation 2 Brick 3-Car Sideload</b>
Color Package	<b>#13 – Sierra Regent Brick / Natural Clay Siding / Moire Black Roof / Black Shutters</b>

**REVIEWED SEPTEMBER 19, 2013**

**STRUCTURAL**

1. 9' poured wall walkout basement
2. Morning Room
3. 3-Car Sideload Garage Brick Front
4. 1<sup>st</sup> Floor In-law Suite w/Bed #3 and #4 extension
5. Gas DV Fireplace with 1,000 gal. propane tank w/100 gal. fill
6. Full bath rough-in at Basement (sewer lines only)
7. Coffered Ceilings
8. Tray Ceilings in Owners Bedroom
9. Tray Ceilings in dining room
10. Flagstone Porch w/Brick Stringers and Risers
11. 9' ceilings at 1<sup>st</sup> and 2<sup>nd</sup> floors
12. Oak stairs with open risers and treads, painted stringers and risers with oak brackets

**KITCHEN/BATHS**

1. Dbl oven/ cooktop/microwave - standard
2. UPG #3 Kitchen Sink Dbl Bowl Arch
3. UPG #2 Granite Vanity in Owners
4. UPG #2 Granite Vanity in Bed #2 Bath
5. UPG #2 Granite Vanity in Bed #3 Bath
6. Bar Top Extension
7. UPG #2 Appliance Package
8. UPG #3 Faucet Eva
9. UPG #2 Kitchen Faucet Camerist
10. UPG #2 Kitchen Backsplash
11. UPG #3 Kitchen Cabinets
12. Vent hood to outside
13. UPG #1 Granite Vanity in In-law Bath
14. Garbage Disposal to be placed on larger sink side

**FLOORING**

1. UPG #2 Hardwood First Floor excluding laundry/mudd room (ceramic tile)
2. UPG#2 Ceramic Tile in Owner's Bath
3. UPG #1 Ceramic Tile in Bed #2 Bath
4. UPG #1 Ceramic Tile in Bed #3 Bath
5. UPG #1 Ceramic Tile in Bed #4 Bath
6. Ceramic Tile Floor in the In-law bath
7. UPG #2 Padding in Hall, Bedroom, Sitting Room, 2<sup>nd</sup> Floor
8. UPG #2 Padding in Bedroom #3 and #4 includes ext.
9. UPG #2 Padding for staircase runner

5-bedroom

Subdivision	<b>HIGHLAND</b>
Homeowner	<b>Patel</b>
Lot Number	23 – 6810 Owings Overlook
<b>ELECTRICAL</b>	
1. 3 phone outlets – kitchen, library, owner’s bedroom - standard	
2. Cable all bedrooms, family, library - standard	
3. 25 recessed lights	
4. 4 additional recessed lights (see drawing)	
5. 2 - P4203-30 Flood Lights	
6. 1 additional exterior garage light	
7. TV wiring for flat screen	
8. Cap std lighting fixture in Library (wired for ceiling fan)	
9. UPG Security System to include basement windows and doors	
10. Post Lamp	
<b>PLUMBING</b>	
1. Laundry Tub	
2. Frameless Shower Door in Owners	
<b>OTHER</b>	
1. UPG Security System	
2. Green Marble Fireplace Surround	
3. Cased Openings in Living and Dining Rooms	

# The Galway

*Highland*

Steuart  Kret  
SELECT HOMES  
skhomes.com



Elevation 3

Floorplans and renderings are for illustrative purposes only. All dimensions are approximate. Renderings shown with options (which are not included in the base sales price). Some available options not shown. Not all options shown are available in all communities. See Community Sales Manager for information.

# The Galway

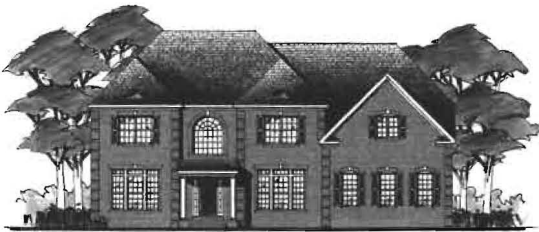
## Highland



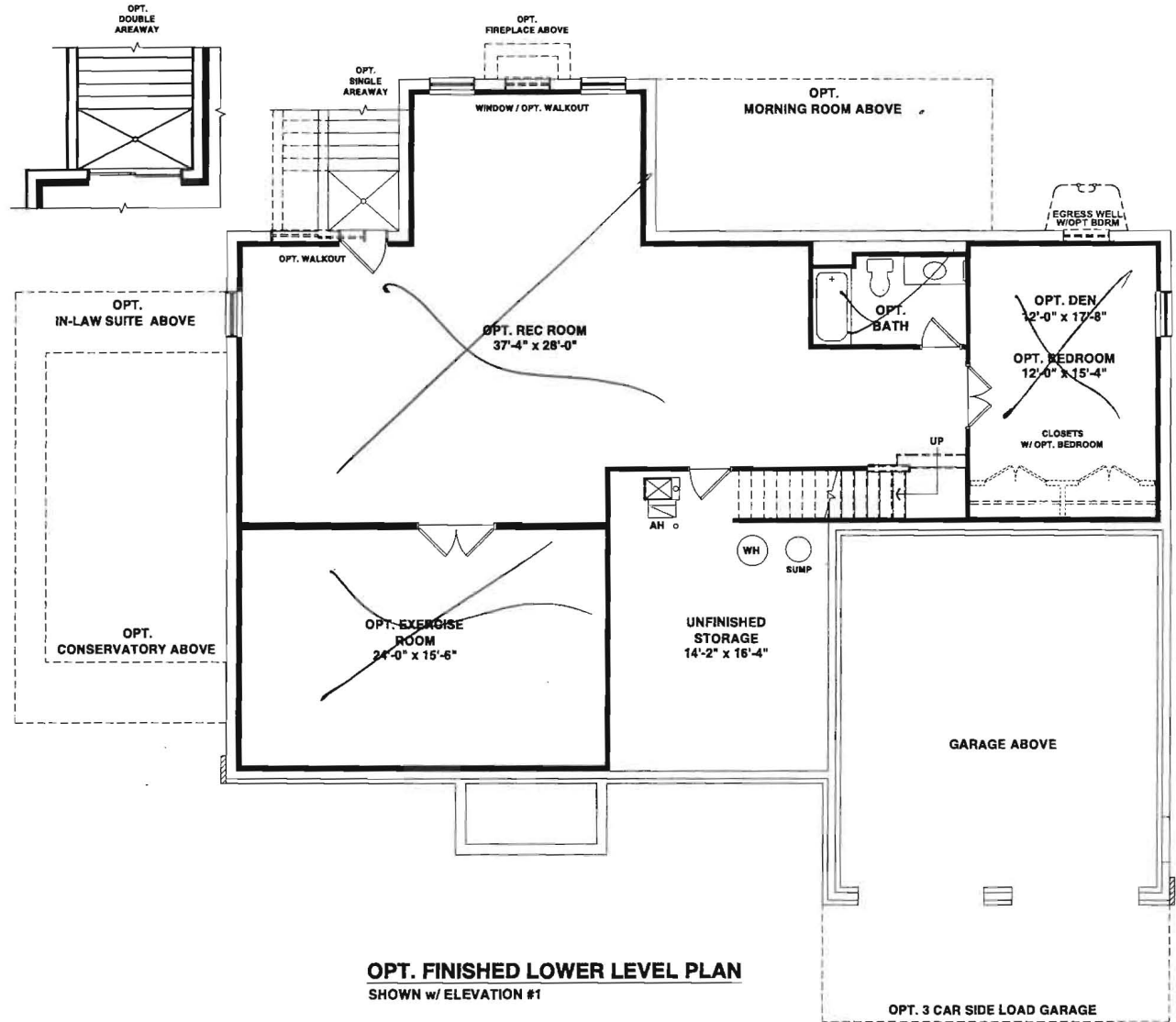
Elevation 1 Brick front standard



Elevation 2 Brick front standard



Elevation 3 Shown with optional side-load garage



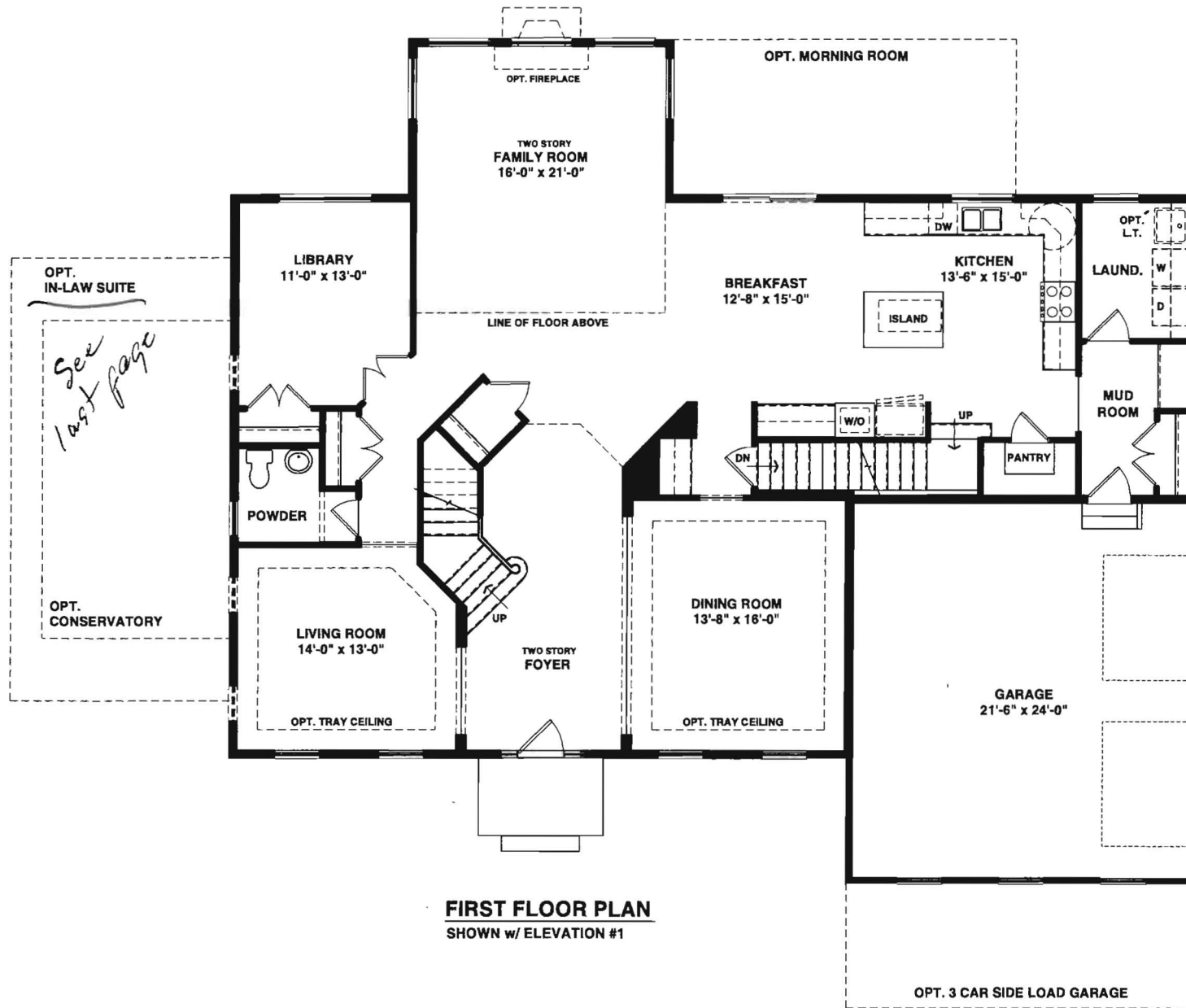
**Stuart Kret**  
SELECT HOMES  
skhomes.com

By appointment only

### The Galway | Basement

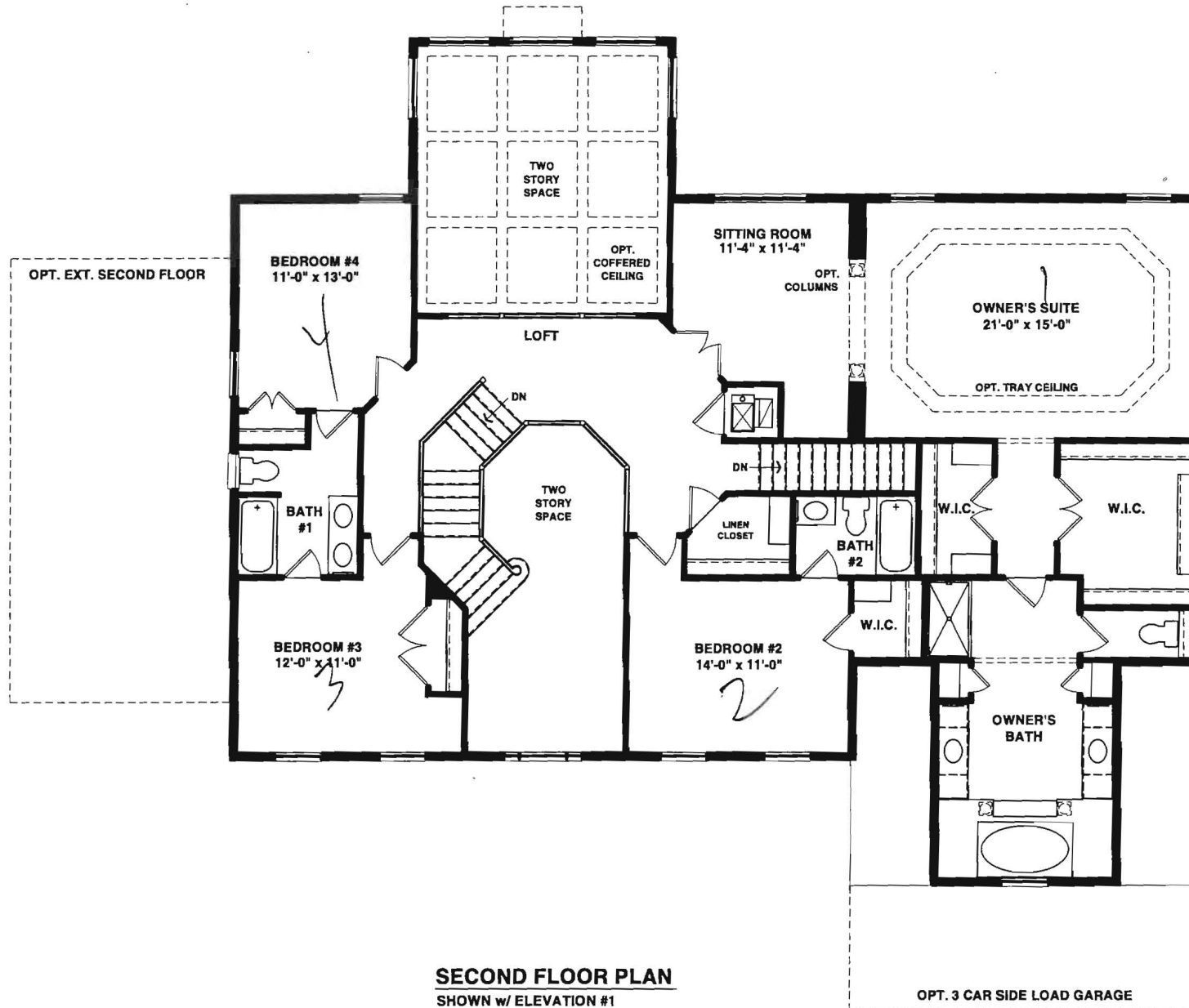
Floorplans and renderings are for illustrative purposes only. All dimensions are approximate. Renderings shown with options (which are not included in the base sales price). Some available options not shown. Not all options shown are available in all communities. See Community Sales Manager for information.

08/16/2013



**The Galway First Floor**

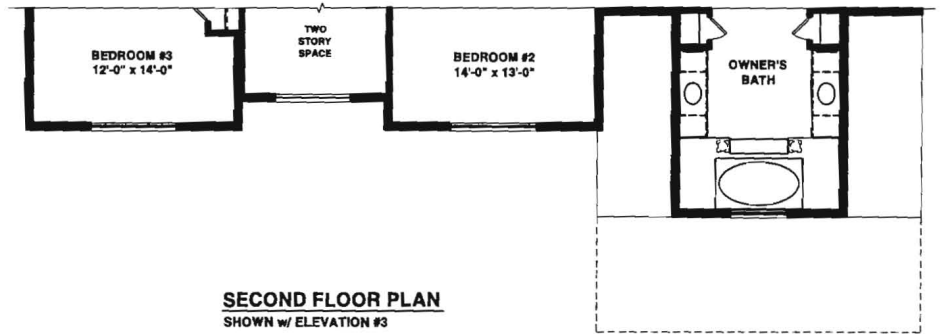
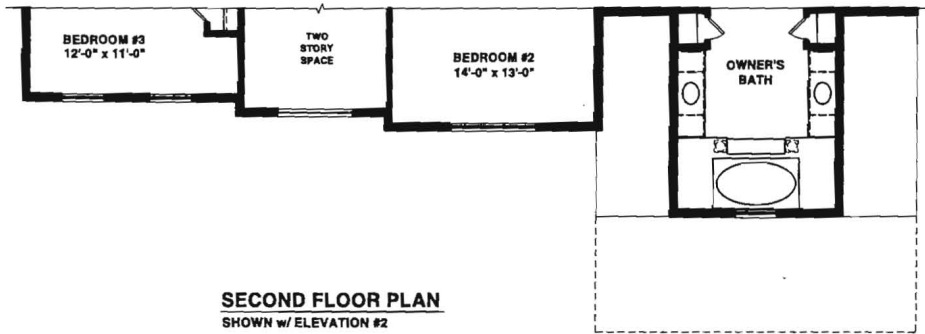
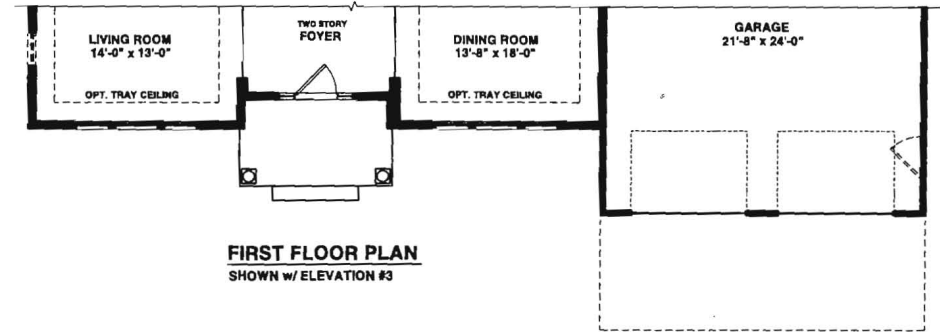
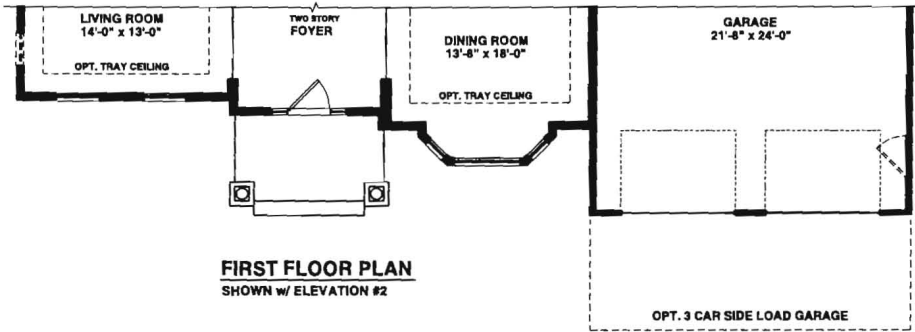
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**SECOND FLOOR PLAN**  
 SHOWN w/ ELEVATION #1

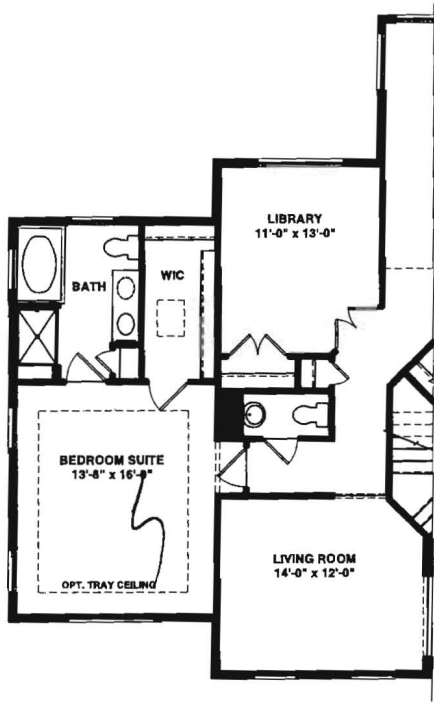
**The Galway Second Floor**

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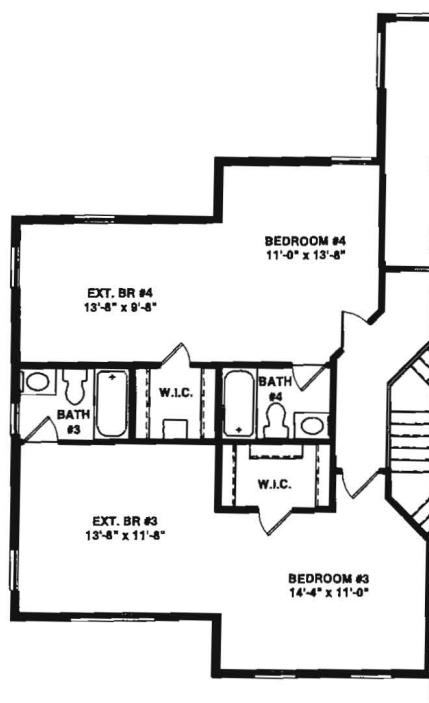


## The Galway Options

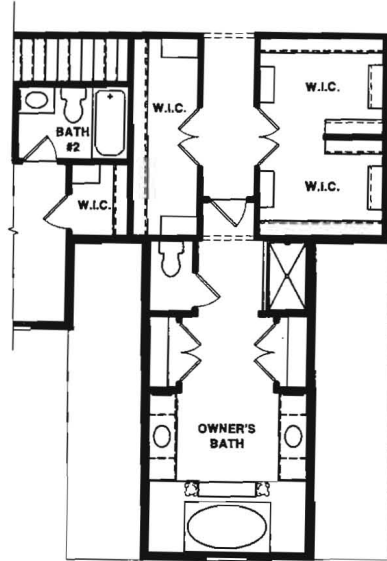
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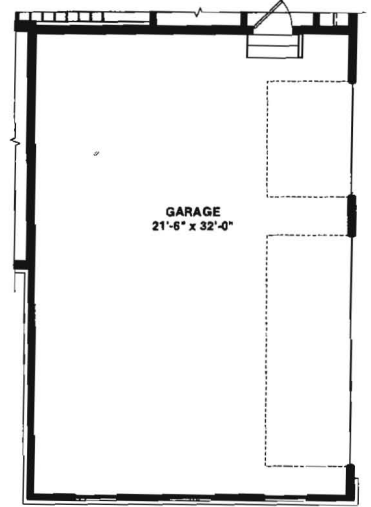
OPT. IN-LAW SUITE



OPT. EXTENDED SECOND FLOOR PLAN  
AVAILABLE w/ OPT. FIRST FLOOR IN-LAW SUITE



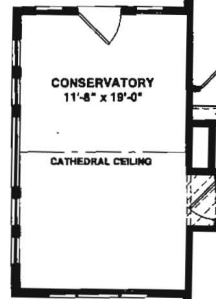
SECOND FLOOR PLAN W/ OPT.  
THREE CAR SIDE LOAD GARAGE



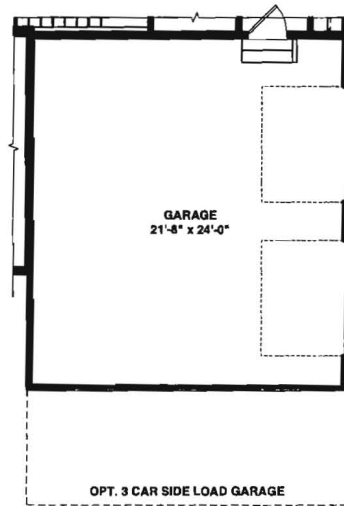
OPT. THREE CAR SIDE LOAD GARAGE



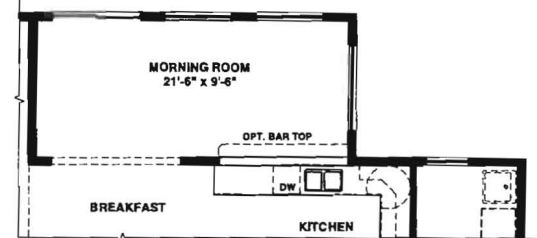
OPT. FIRST FLOOR BATH  
AT LIBRARY



OPT. CONSERVATORY



OPT. TWO CAR SIDE LOAD GARAGE



OPT. MORNING ROOM

The Galway Options

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05 Februaru, 2014

# Galway

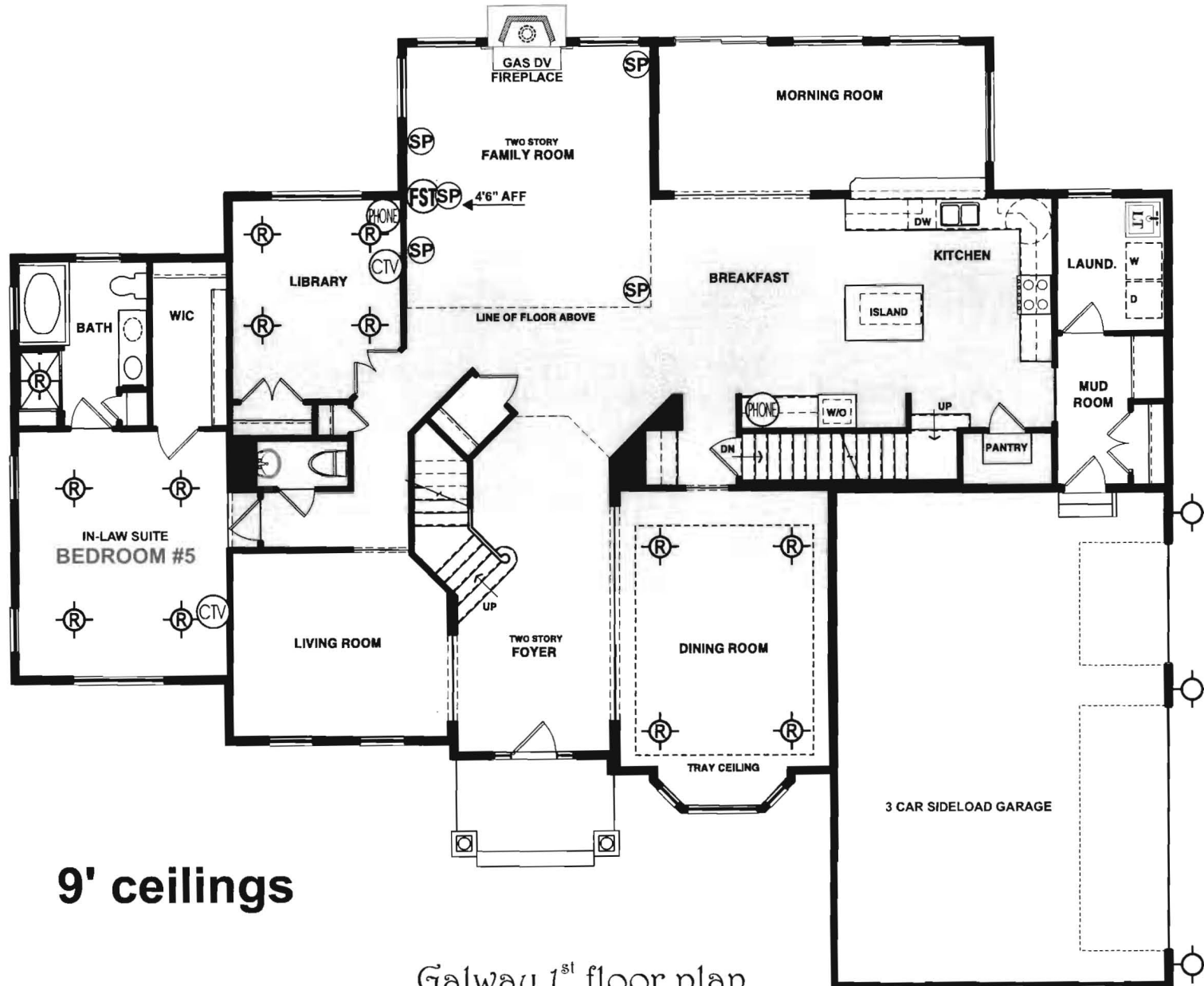


Lot 23 - Highland  
Elevation 2 - Brick

**The location of recessed cans  
and all other custom modifications  
are subject to code & field conditions.**

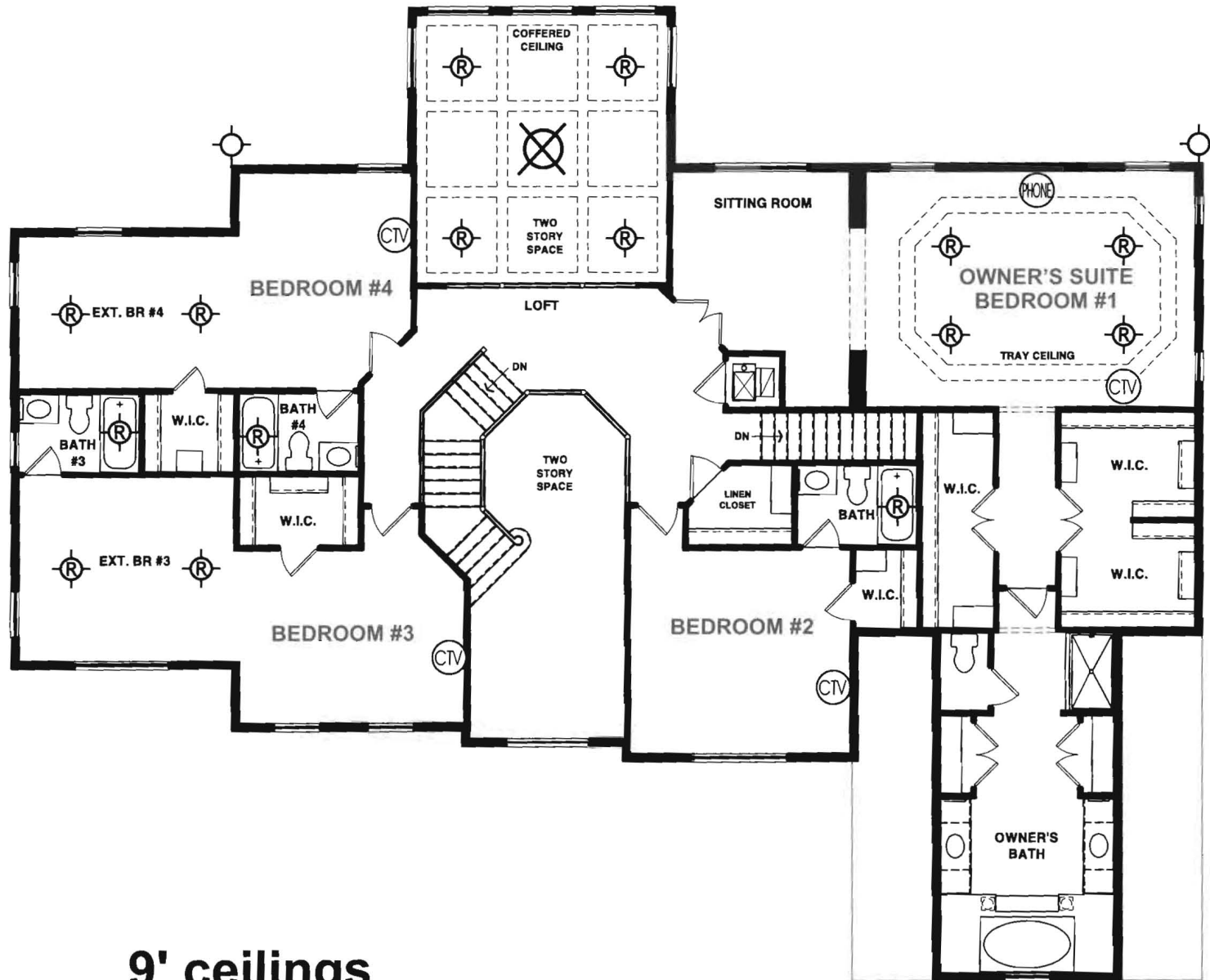
The Floor Plans are for illustrative purposes only. Details shown on these plans are approximate and are subject to modification as necessary to meet building codes and field conditions. Accordingly, the actual sizes, dimensions and placement of walls, ceilings, doors and windows are subject to change without notice.

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Purchaser Purchaser



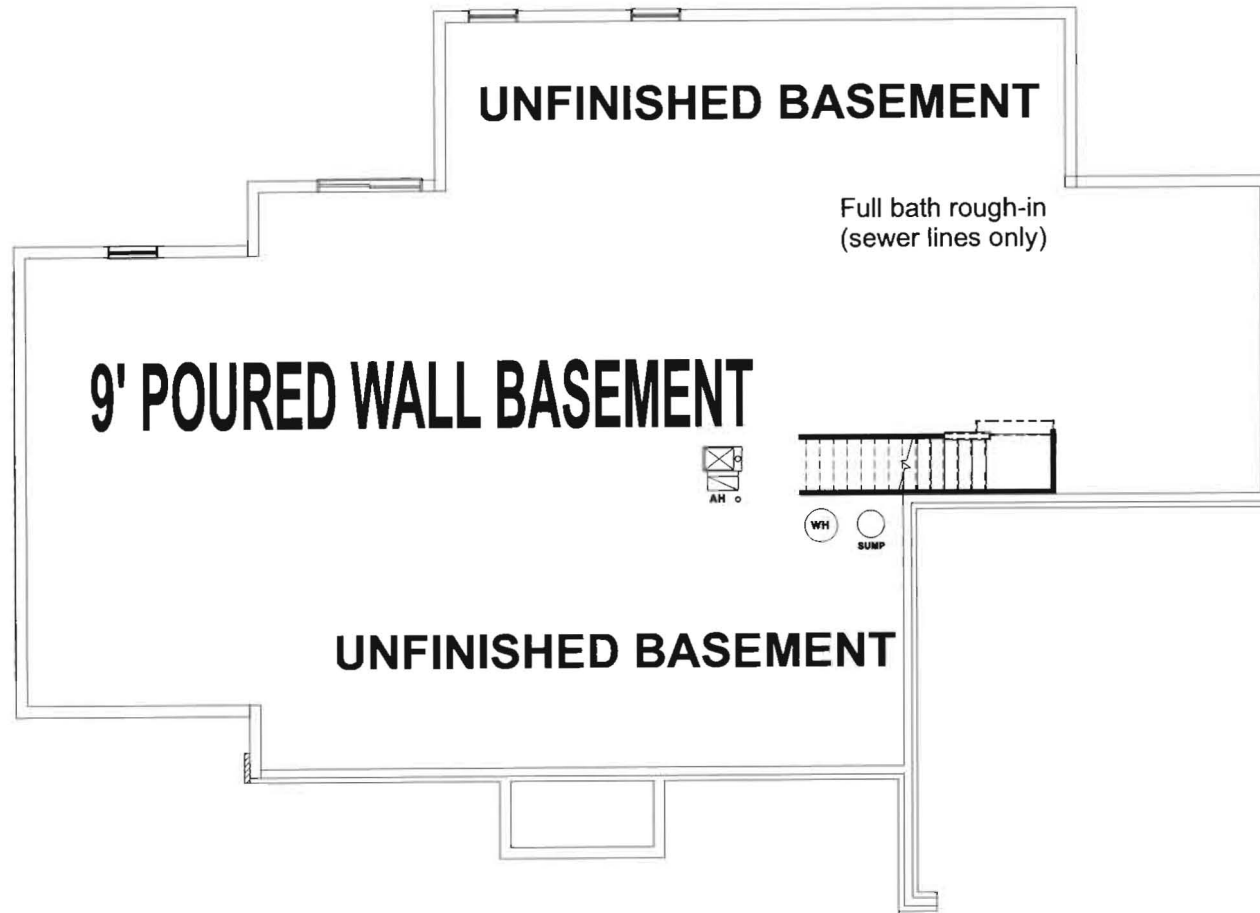
**9' ceilings**

Galway 1<sup>st</sup> floor plan  
Lot 23 - Highland  
Elevation 2



**9' ceilings**

Galway 2<sup>nd</sup> floor plan  
Lot 23 - Highland  
Elevation 2



Galway basement plan  
Lot 23 - Highland  
Elevation 2

**STEUART KRET HOMES  
ADDENDUM-SHARED SEWAGE DISPOSAL FACILITY  
LOTS 17, 18, 19, 20**

In reference to the Agreement of Sale dated 22 of August, 2013, between **SK Homes at Highland Owings, LLC** (hereinafter called the "Seller"), and Paul Gabriel Peterson & Annee A. Pater hereinafter called the "Purchaser"), for the purchase and sale of the property located at 6810 Owings Overlook Lot 23, of the subdivision known as **OWINGS PROPERTY** in **Howard County**, Maryland (hereinafter called the "Agreement"). Unless the context otherwise requires, the terms used in this Amendment that are defined in the Agreement shall have the same meaning as provided in the Agreement.

THE AGREEMENT IS HEREBY AMENDED AS FOLLOWS:

Purchaser acknowledge that they have been informed that the Property will be served by a Shared Sewage Disposal Facility (the "Facility") as defined in Section 18.1200 et seq. of the Howard County Code, authorized pursuant to Title 26, Subtitle 4 of the Code of Maryland Regulations ("COMAR"). The Property is subject to a Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility in Owings Property Subdivision (the "Shared Septic Declaration"), dated November 12, 2012, and recorded at Liber 14614 Folio 001 among the Land Records of Howard County, Maryland. It is the Purchaser's responsibility to abide by all the terms of the Shared Septic Declaration, including but not limited to the responsibilities and obligations stated in Section 3 of the Shared Septic Declaration. Purchaser acknowledges that it has received a copy of the Shared Septic Declaration.

Seller shall operate the Facility, at its expense, until Howard County accepts the Facility and the responsibility for its operation. Once Howard County accepts the operation of the Facility, Seller will no longer operate the Facility, and the Purchaser and other owners of lots in the Owings Property Subdivision will be responsible for the payment of a Facility Fee as defined in the Shared Septic Declaration. Seller's current contract to operate the Facility is \$535.00/lot/year, excluding electricity and replacement costs. Accordingly, Seller estimates a Facility Fee of approximately \$535.00/lot/year at the time the operation is transferred to Howard County. However, Seller does not guarantee the estimated amount of the Facility Fee, such amount being subject to change from time to time.

Purchaser acknowledges that it has been informed that the home on Lot 23 shall be limited to five (5) bedrooms. Purchaser is prohibited from adding any bedrooms to the home. Any and all other additions to the home are subject to approval by the Covenants Committee of the Highland Owings Homeowners Association and by any applicable state or local authorities.

By signing below, Purchaser acknowledges that Seller has disclosed the information set forth in this Addendum.

This Amendment is made pursuant to Paragraph 33(g) of the Agreement and carries the same force and effect as the Agreement. If any term or condition contained herein conflicts with the Agreement, then this Amendment shall control. Except as herein amended, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect. All capitalized terms contained in this Addendum and not defined herein shall have those meanings assigned to them in the Agreement.

SELLER:

PURCHASER:

SK HOMES AT HIGHLAND OWINGS, LLC  
by Stuart Kret Development Company,  
its sole member

By: [Signature]  
Name: Gary A. Kret

Title: President

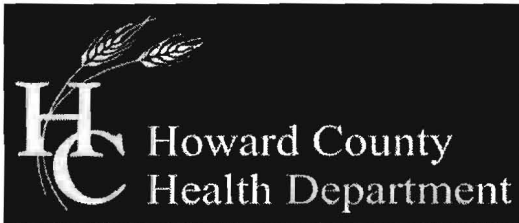
Date: SEP 03 2013

[Signature] 8/24/13  
Signature Date

Paul G. Peterson  
Print Name

[Signature] 8/24/13  
Signature Date

ANNEE PATER  
Print Name



**Bureau of Environmental Health**

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

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

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**MEMORANDUM**

TO: Homeowner  
Owings Overlook Lot 23

FROM: Jeff Williams  
Program Manager, Well & Septic Program

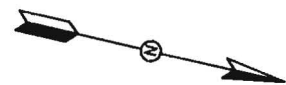
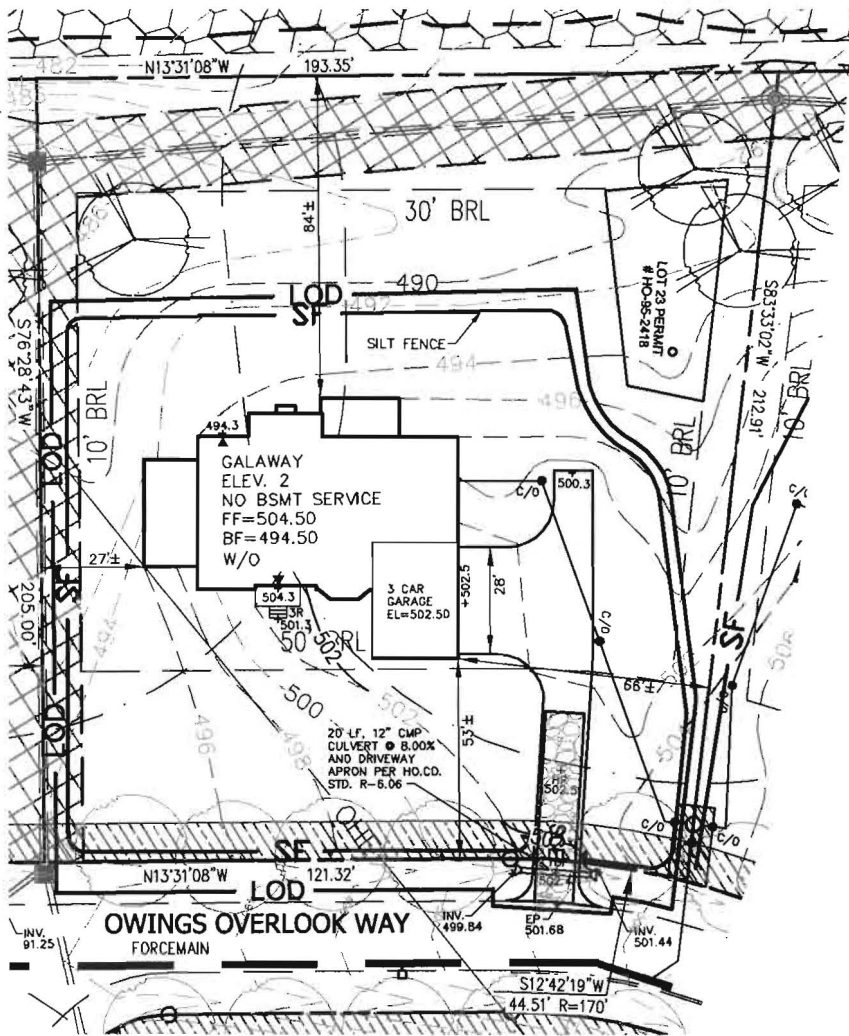
RE: Bedroom limitations at Owings Overlook subdivision

DATE: March 14, 2014

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Please be advised that the current floor plan for the dwelling at Owings Overlook lot 23 is proposing the maximum number of bedrooms allowed on that lot. Furthermore, the plan calls for a 3 piece rough in for a future full bathroom in the unfinished basement.

Howard County Code Section 3.801 provides a definition of a bedroom and included in that definition are certain first floor or basement rooms with access to a full bath or rough in plumbing for a full bath. Be advised that any future plans to finish the basement into living space must be reviewed and approved by the Health Department and a review of the floor plans will be conducted to ensure that no additional bedrooms are being created. The presence of the full rough in or a planned full bath will potentially cause certain basement rooms to meet the definition of a bedroom and therefore not be permissible.



- NOTES:
1. STORMWATER MANAGEMENT IS PROVIDED IN THE MD-378 POND, BUILT UNDER F-06-112.
  2. THE EXISTING WELL, TAG NO. HO-95-2418 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
  3. REFER TO CONTRACT DRAWINGS 50-4436-D FOR SEWER FORCE MAIN AND SHARED SEPTIC FIELD THAT SERVES THIS LOT.
  4. REFER TO GP-13-085 FOR ALL EROSION & SEDIMENT CONTROL MEASURES.
  5. TOTAL DISTURBED AREA: 24,798 SF

REVISED

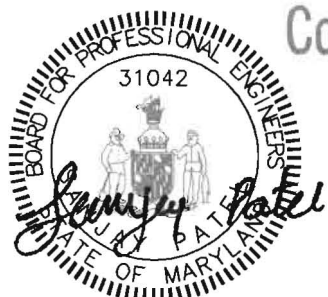
Date: 12-11-13

Comments: *per Health*

SEWER HOUSE CONNECTION:  
 INVERT OUT AT HOUSE = 504.00  
 INVERT IN AT PUMP = 502.50  
 INVERT OUT AT PUMP = 502.40  
 INVERT IN AT F.M. = 501.84

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. 31042 EXPIRATION DATE: 02/18/15



OWNER / DEVELOPER:

SK HOMES AT HIGHLAND OWINGS, LLC  
 7090 SAMUEL MORSE DRIVE  
 SUITE 500  
 COLUMBIA, MD 21046  
 301-870-5603

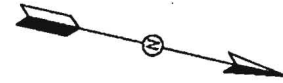
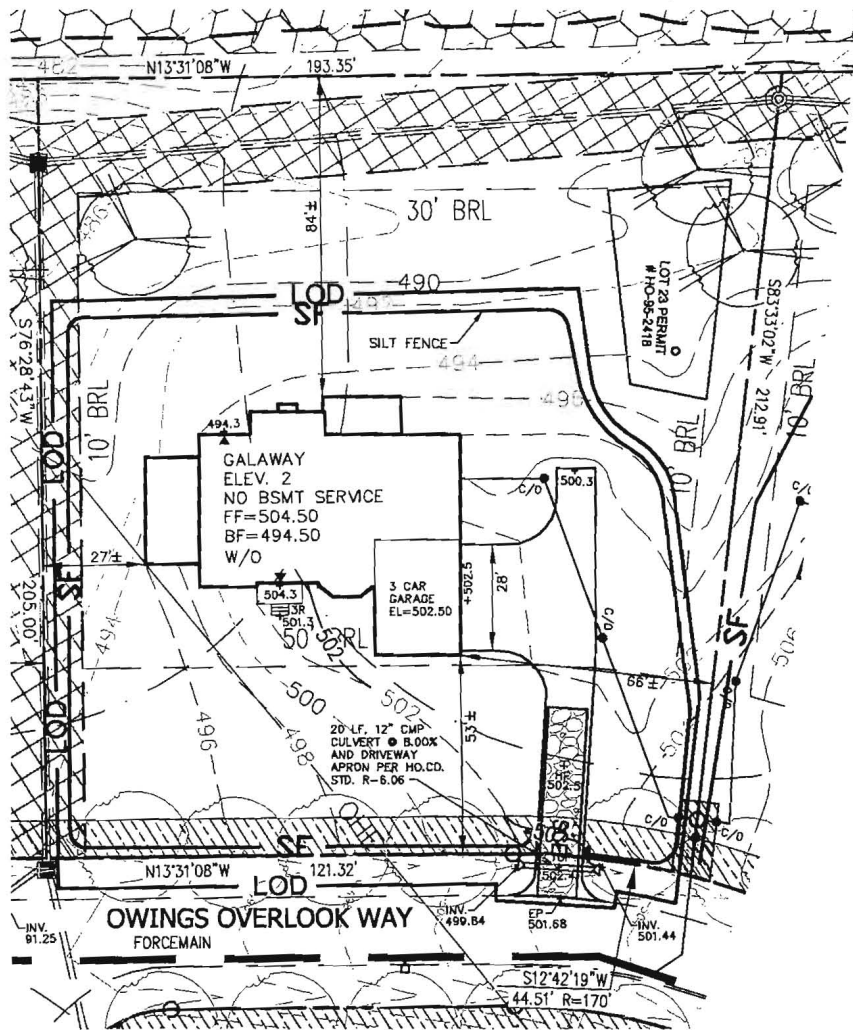
PROJECT NO. 2011200.04
SCALE: 1"=50'
DATE: 10/29/13
DRAWN BY: CEG
CHECKED BY: SBP
SHEET: 1 OF 1

**AB**  
**AB CONSULTANTS, INC.**  
 9450 ANNAPOLIS ROAD  
 LANHAM, MARYLAND 20706  
 PHONE: (301) 306-3091  
 FAX: (301) 306-3092

**HOUSE SITE  
 LOT 23  
 OWINGS PROPERTY, LOT 5**  
 LOTS 17-24, NON-BUILDABLE PRESERVATION  
 PARCELS F & G, AND NON-BUILDABLE BULK PARCEL H  
 A RESUBDIVISION OF LOT 5 - HARWOOD OWINGS PROPERTY  
 TAX MAP 40, GRID 4, PARCEL 44  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND.

*B13003596*





**NOTES:**

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 INVERT IN AT PUMP = 502.50  
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 INVERT IN AT F.M. = 501.84

REVISED

Date: 12-11-13

Comments: pa Health

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 301-870-5603

PROJECT NO.  
2011200.04

SCALE: 1"=50'

DATE: 10/29/13

DRAWN BY: CEG

CHECKED BY: SBP

SHEET: 1 OF 1



**AB CONSULTANTS, INC.**

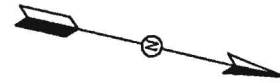
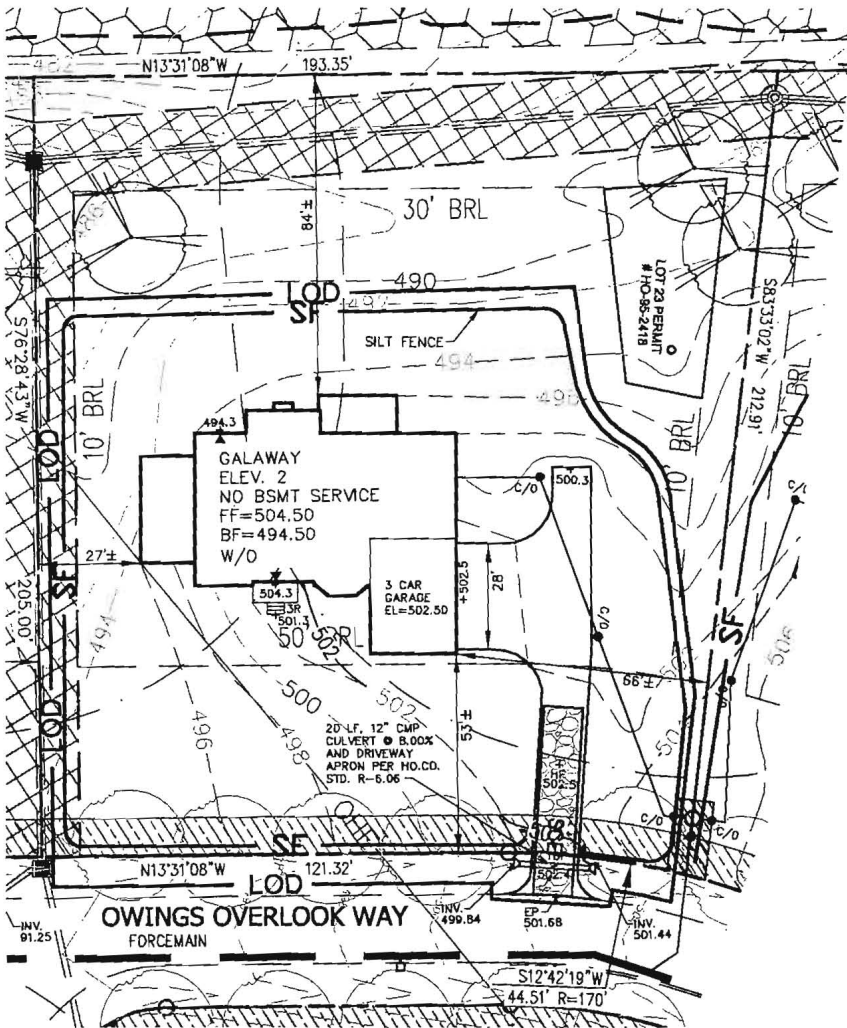
9450 ANNAPOLIS ROAD  
 LANHAM, MARYLAND 20706  
 PHONE: (301) 306-3091  
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**HOUSE SITE  
 LOT 23**

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 PARCELS F & G, AND NON-BUILDABLE BULK PARCEL H  
 A RESUBDIVISION OF LOT 5 - HARWOOD OWINGS PROPERTY  
 TAX MAP 40, GRID 4, PARCEL 44  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND.

B13003596



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 INVERT OUT AT PUMP = 502.40  
 INVERT IN AT F.M. = 501.84

**REVISED**

Date: 12-11-13

Comments: *per Neath*

PROFESSIONAL CERTIFICATION

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PROJECT NO.  
2011200.04

SCALE: 1"=50'

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CHECKED BY: SBP

SHEET: 1 OF 1



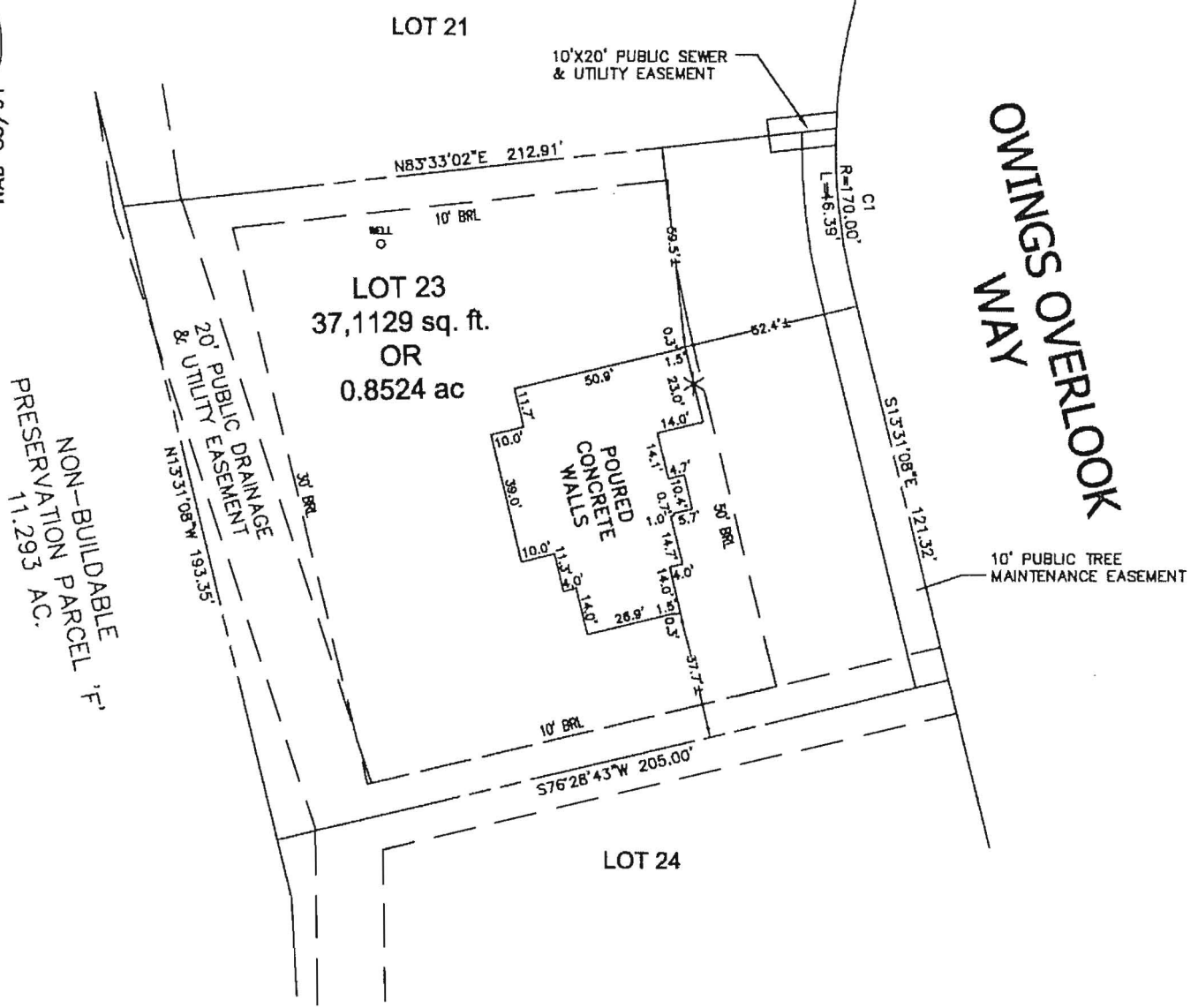
**AB CONSULTANTS, INC.**  
 9450 ANNAPOLIS ROAD  
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 PHONE: (301) 306-3091  
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**HOUSE SITE**  
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 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND.

*B13003596*

NAD 83/91  
16/38

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD.DIST.	CHD.BRG.
C1	15°38'06"	170.00'	23.34'	46.39'	46.25'	S05°42'06"E



FOUNDATION LOCATION SURVEY  
ON  
LOT 23  
OWINGS PROPERTY, LOT 5  
PLAT WAR 22220 - 22221  
6810 OWINGS OVERLOOK  
HOWARD COUNTY, MARYLAND  
JUNE, 2014 SCALE: 1"=50'

\* DENOTES TOP OF WALL SHOT - ELEV=503.35

I hereby state this plat represents a field run survey of the location of the foundation of the proposed building to the nearest tenth of a foot. The lot dimensions are depicted as per the current record plat and any encroachments by the newly constructed foundation on those recorded lines are shown hereon.

*Clyde V. Kelly*  
Clyde V. Kelly  
Professional Land Surveyor  
MD License No 10977

*11 June 14*  
Date



AB CONSULTANTS, INC.  
9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20706  
PHONE: (301) 306-3081  
FAX: (301) 306-3082

DRAWN BY: MBS  
CHECKED BY: CVK  
FILE: WCHK - Lot 23

