

PERMIT NUMBER: B 21002484

DATE ACCEPTED:

RECEIVED

JUN 30 2021



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: 1927 Davis Branch Road
City: Woodstock
Subdivision/Village/Complex Name: Myrtue Property
Lot: 19 Tax Map: 10, Grid 24 Parcel: 225

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot Proposed Use: SFD Estimated Cost: \$545,400.00
Trade Work to Be Completed: Mechanical (HVACR) Electrical Plumbing None

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): Marriott's Ridge, LLC Primary Residence: Yes No
Owner's Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster State: PA Zip Code: 17601
Phone: (717) 464-9060 Email: billb@keystonecustomhome.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Keystone Custom Homes Contact Name: Neil J. Bontempi
Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster State: PA Zip Code: 17601
Phone: (717) 847-5426 Email: nbontempi@keystonecustomhome.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Keystone Custom Homes
Licensee's Name: License #: MHBR# 2937 (exp 12/01/2021)
Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster State: PA Zip Code: 17601
Phone: (717) 847-5426 Email: nbontempi@keystonecustomhome.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: James F. Collins, P.E. Name: James F. Collins
Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster State: PA Zip Code: 17601
Phone: (352) 250-3146 Email: jcollins@keystonecustomhome.com

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options: Devonshire Heritage
of Bedrooms (SF): 5 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: 24 # Full Baths: 7 # Half Baths: 1 # Fireplaces: 1
Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
1st Fl Width: 80 1st Fl Depth: 61 2nd Fl Width: 62 2nd Fl Depth: 56 Bsmt Width: 72 Bsmt Depth: 58
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 8,398 sq ft Occupiable Area: 8,195 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.

Neil J. Bontempi
APPLICANT'S ORIGINAL SIGNATURE

6/4/2021
DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health SHA CID
SUBMITTAL FEES: 150 PAYMENT: 3077 ACCEPTED BY: [Signature]

Bricker, Robert

From: Williams, Jeffrey
Sent: Thursday, March 17, 2022 2:46 PM
To: Gregg Reinsmith; Bricker, Robert; Freemon, Robert
Cc: Smith, Darrell; Wolf, Kevin; Marshall, Rodney
Subject: RE: B21002484 1927 Davis Branch Road

Hello Mr. Reinsmith. In the process of looking at this permit, we discovered that the plumbing permit for the house construction included 3 food waste disposals. Howard County Code Section 3.804(a)(3) prohibits these in dwellings served by onsite sewage disposal as we have informed you on previous occasions.

We would hold up issuance of septic permit approval and the certificate of potability until we receive confirmation that these disposals have been permanently removed. Unfortunately our ICOP was just issued yesterday before we discovered this violation. We could rescind the ICOP and remove our approval of the septic permit, which would hold up final inspection and U&O, but for efficiency sake, we will withhold approval of the building permit revisions until this is corrected. Please be advised that we will be checking other active permits in this subdivision and elsewhere to make sure no disposals are listed on the plumbing permits. We will not be able to approve septic permits or issue ICOPs on any property until we confirm no disposals. Thanks

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Gregg Reinsmith <greinsmith@keystonecustomhome.com>
Sent: Wednesday, March 16, 2022 2:58 PM
To: Bricker, Robert <RBricker@howardcountymd.gov>; Freemon, Robert <rfreemon@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: B21002484 1927 Davis Branch Road

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

Good Afternoon Gentlemen,

I am writing to request the status of a simple sign-off on a revision on this home to add a deck at the rear of the home. Revision was marked and forwarded on 2/16/2022.

Anything you can do to expedite for the homeowner would be much appreciated. They are scheduled to close on their home on Friday 3/18, and the inspector did a final inspection but will not release the U&O without the deck on the permit. All other department have already signed off.

Thank you in advance for your attention to this matter.

Respectfully,
Gregg

Gregg Reinsmith

Director of Permitting and OYL Project Management
Keystone Custom Homes

OFFICE 717-464-9060 ext. 1108

CELL 717-682-3320

EMAIL greinsmith@KeystoneCustomHomes.com

WEBSITE KeystoneCustomHomes.com

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

Date: 07/28/2021

To: Robert Bricker Health Department
(Reviewer/Requestor's Name) (Division)

From: Neil J. Bontempi / Keystone Custom Homes (717) 847-5426
(Your Name, Company Name) (Phone Number)

Subject: Project name Myrtue Property, Lot 19
Project site address 1927 Davis Branch Road
Permit # B21002484 SDP # F-06-104 / GP-20-126
Other information pertinent to this project _____

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
- Copies of KT5.0 - revised to delete disposal (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)

Neil J. Bontempi Telephone No: (717) 682-3320
Please Print Name E-Mail Address: nbontempi@keystonecustomhome.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 _____

RECEIVED

JUL 30 2021

LICENSES & PERMITS
DIVISION

KITCHEN SYMBOL LEGEND:

ON THE CABINET LAYOUT ITEMS SHOWN BELOW IN CIRCLES ARE INCLUDED WITH THE PACKAGE. ITEMS SHOWN BELOW IN TRIANGLES ARE PRE-DESIGNED LOCATIONS IF THE CLIENT CHOOSES THE OPTION SEPARATELY. AVAILABILITY AND INCLUSIONS VARY PER PLAN/KITCHEN PACKAGE.

DB	Drawer Bank
GL	Glass Doors
SS	Slide Out Shelf
WB	Waste Basket
MW	Microwave (All location w/ wall mount hood)
UC LIGHT	Under Cab. Light

CHEFS PKG INCL:

Tahoe Maple Cabinet Style - May Upgrade Separately
Small / Angled Crown Molding
Door Trays
**Drawer Bank(s)
**Upper Glass Wall Cabinets w/ Lighting
Installed Ice Maker Line
**Installed Recessed Light Package w/ White Trim Kits
Level 30 Kitchen Sink
Kitchen Faucet Upgrade
Appliance Upgrade (Incl: 36" Gas Cooktop, Double Electric Wall Oven, Built-In Microwave, 36" Vented Range Hood, Dishwasher)
**Roll-Out Shelves
**Linen Range Base Cabinet for Under Cooktop
**Oven Cabinet for Double Wall Oven
**Waste Basket Rollout Cabinet
**Specialty Kitchen Window
**Utility Cabinet with Fixed Shelf Kit
**24" Deep Refrigerator Wall Cabinet, May Include Refrigerator End Panel(s) (REP)
**48" Wide Refrigerator Opening
** THESE INCLUSIONS VARY PER HOUSE DESIGN. PLEASE SEE PLAN FOR SPECIFIC INFORMATION REGARDING SIZE AND LOCATION.

NOTE: COMPARED TO STANDARD KITCHEN, MANY INCLUSIONS REPLACE EXISTING CABINETRY AND ARE NOT ADDITIONS

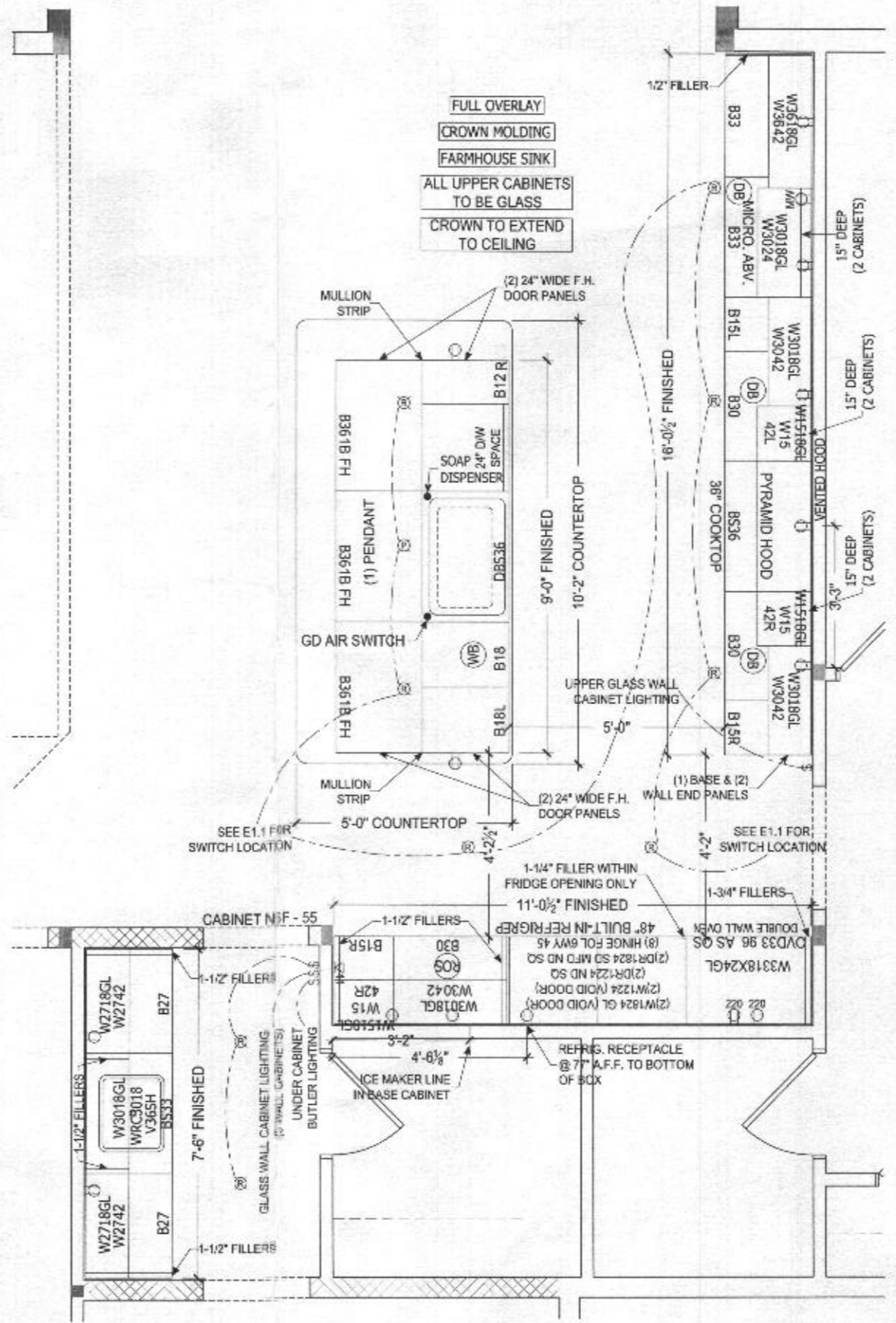
GEN. KITCHEN NOTES:

NON-VENTED HOOD FRAMING DIMENSION FROM SUBFLOOR TO UNDERSIDE OF CABINET TO RANGE IS 5'-10" (30" / 14" H. CABINETS) 6'-0" (42" / 24" H. CABINETS)

FRAMING DIMENSIONS UNLESS OTHERWISE NOTED

ALL COUNTERTOP RECEPTACLES ARE GFI PROTECTED

TYPICAL WINDOW CASING REQUIRED, DO NOT USE WIDER TRIM OPTION ON WINDOW



CHEF'S KITCHEN & BUTLER PANTRY LAYOUT



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. 35226, Expiration Date: 12-12-2022

OK' w/ B 8/5/21

The architect design drawings are created on the basis of the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PENNSYLVANIA 17601
PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystonemc.com

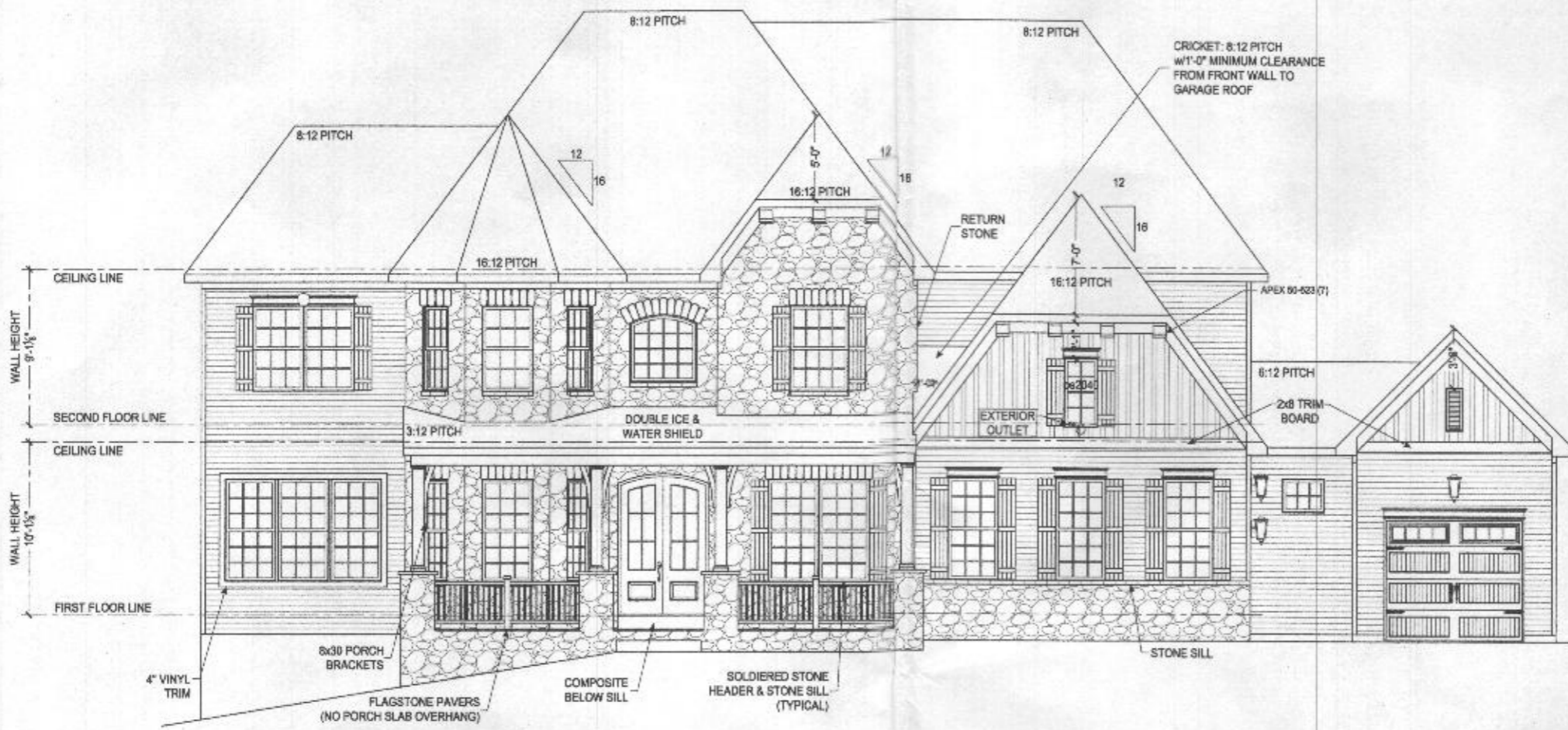
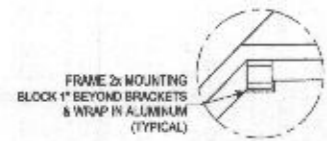


KEYSTONE CUSTOM HOMES, INC.

PROJECT: KITCHEN
DRAWN: MR4019
DATE: SINGH / TRIPATHI

DATE: APR 5 2021
SCALE: AS NOTED
DRAWN BY: MHERSHEY

PROJECT: K1.0
PCN: a d s 10



FRONT ELEVATION
SCALE 3/8" = 1'-0"

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PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystonecustomhomes.com



KEYSTONE CUSTOM HOMES, INC.

1927 DAVIS BRANCH RD



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. 56358, Expiration Date: 12-12-2022

SHEET/DESCRIPTION	FRONT ELEVATION
DATE	APR 5 2021
SCALE	AS NOTED
DRAWN BY	M. ERSHEY
CHECKED BY	SINGH / TRIPATHI
SCALE	A1.0
FORM	ads 10