

RECEIVED

PERMIT NUMBER: B 21002986

DATE ACCEPTED: AUG 11 2021

LICENSES & PERMITS DIVISION



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: 1948 Davis Branch Road
City: Woodstock
Subdivision/Village/Complex Name: Myrtue Property
Lot: 26
Tax Map: 10, Grid 24
Parcel: 225
Grading Permit #: 621000161

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot
Proposed Use: SFD
Estimated Cost: \$323,700.00
Trade Work to Be Completed: Mechanical (HVACR) Electrical Plumbing None

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): Marriott's Ridge, LLC
Owner's Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster
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
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
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
Phone: (352) 250-3146
Email: jcollins@keystonecustomhome.com

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling
Utilities: Electric Gas
Water Supply: Public Private (Well)
Sewage Disposal: Public Private (Septic)
Heating System: Electric Natural Gas Propane Other
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: Nottingham Normandy
of Bedrooms (SF): 4
of efficiency units (MF*):
of 1 BR (MF*):
of 2 BR (MF*):
of 3 BR (MF*):
Rooms: 15
Full Baths: 4
Half Baths: 1
Fireplaces: 2
Garage/Carport Info: Attached Garage
Basement/Foundation Info: Finished Basement: Full or Partial
1st Fl Width: 64
1st Fl Depth: 59
2nd Fl Width: 30
2nd Fl Depth: 52
Bsmt Width: 64
Bsmt Depth: 59
Energy Method: Prescriptive
Gross Area: 6,651 sq ft
Occupiable Area: 6,524 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: Neil J. Bontempi
DATE SIGNED: 8/9/2021

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health SHA CID
SUBMITTAL FEES: \$150.00
PAYMENT: \$3345
ACCEPTED BY: [Signature]

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B21004670	12/06/2021
Description of Work		
SFD/ INSTALL (1) 1000 GALLON UNDERGROUND PROPANE TANK		

check spelling

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
1948	DAVIS BRANCH	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.86595	39.32043
City	State	Zip Code	Primary
WOODSTOCK	MD	21163	Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
930162	225,287	42645	102500	102500	0	RURAL
Legal Description						
LOT 26 42,645 SQ[]1948 DAVIS BRANCH ROAD[]MYRTUE PROPERTY INCL RSB						

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	26	603000	5	6			
Plan Area	State Tax Id	Subdivision Name					
	1403352609	Myrtue Property					
Section	Area	Tax Map					
		11					
Grid	Zoning District	ADC Map					
11-19	RC-DEO	4695-B9					
SDP No.	Final Plan No.	WP File No.					
	F-06-104						
Record Plat No.	WS Contract No.	FDP No.	Primary				
19961-1996			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input checked="" type="radio"/> Yes <input type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-02A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Approved 12/30/21

Owner (This section is required.)

Search Reset Clear

Name *	WALLOP JANICE	
Address Line 1	8829 HERONS FLIGHT	
Address Line 2		
Address Line 3		
Mail City	Mail State	Mail Zip Code
LAUREL	MD	20723
Phone	Primary	
443-472-2039	Yes	
E-mail		
Cell Number	Fax Number	

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
20100100429	DIXIE LAND ENERGY LLC		
License Type *	First Name	Middle Name	Last Name
Propane Gs	BASIL	STEPHEN	PERRY
Primary	Address Line 1		
Yes	281 EAST MAIN STREET		
	Address Line 2		
	City	State	ZIP Code
	RISING SUN	MD	21911-0000
	Phone 1	Phone 2	Fax
	4434144940		
	E-mail		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	BASIL	STEPH	PERRY
Relationship	Full Name		
--Select--			
Primary	Organization Name		
Yes	DIXIE LAND ENERGY LLC		
	Street Address		
	281 EAST MAIN STREET		
	Address Line 2		
	City	State	Zip Code
	RISING SUN	MD	21911 000
	Phone	Cell	Fax
	8885173680		
	E-mail *		
	lnickle@dixielandenergy.com		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
5500	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	6/11/2022	0	

PAYMENT INFORMATION

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

Submit Cancel

BENCHMARK

ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

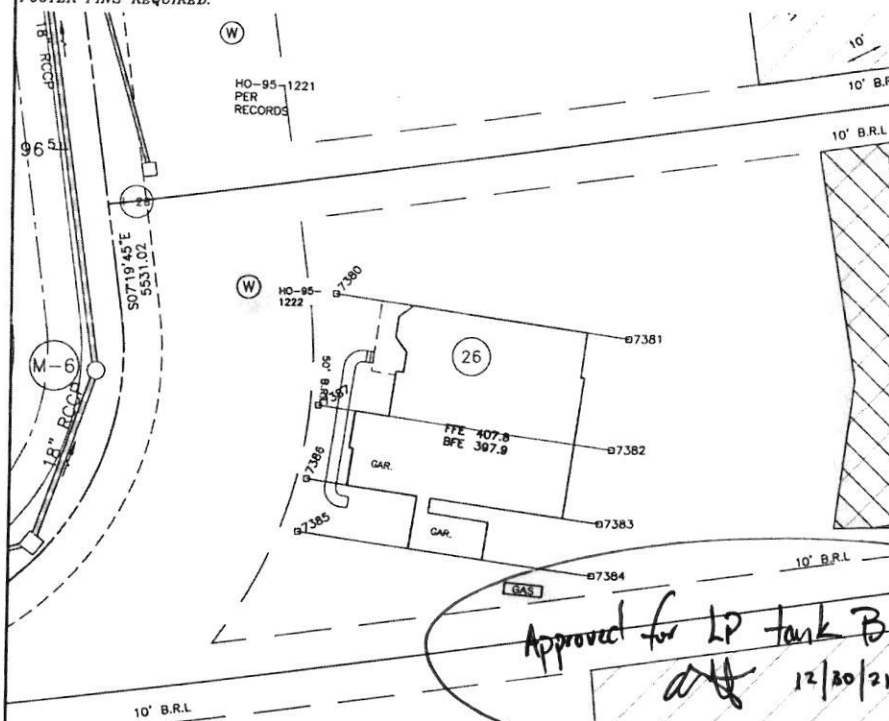
0480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6103 (F) 410-485-6544

WWW.BEI-CVLENGINEERING.COM

PROJECT NO. 2099 COMPUTED BY EWf
 SUBDIVISION NAME MYRTUE PROPERTY CHK. BY DAM
 LOT NO. 26 DATE 11/23/2021

POINT NO.		HUB ELEVATION	SUBGRADE FLOOR	DIFF.	C. OR F.
7380	OS 21.00' CORNER HOUSE	396.63'	397.00'	0.37'	F.
7381	OS 11.00' CORNER HOUSE	403.73'	397.00'	6.73'	C.
7382	POINT ON GARAGELINE	403.21'	397.00'	6.21'	C.
7383	OS 10.00' CORNER HOUSE	403.50'	397.00'	6.50'	C.
7384	OS 29.33' CORNER GARAGE	403.99'	397.00'	6.99'	C.
7385	OS 29.67' CORNER GARAGE	403.28'	397.00'	6.28'	C.
7386	OS 11.00' CORNER GARAGE	402.77'	397.00'	5.77'	C.
7387	OS 10.00' CORNER GARAGE	400.50'	397.00'	3.50'	C.

THE ELEVATIONS SHOWN HEREON WERE TAKEN FROM OUR COPIES OF THE CONSTRUCTION PLANS FOR THIS PROJECT. IF YOU OR YOUR CONTRACTOR HAVE DIFFERENT ELEVATIONS THAN THESE NOTIFY US IMMEDIATELY. REVIEW WORKING GRADES. HUBS = 79' ± 64.33' DIAC. = 101.88' FOOTER PINS REQUIRED.



NOTE: THIS SKETCH IS FOR HUB LOCATIONS ONLY. REFER TO THE ARCHITECTURAL PLANS FOR WALL DIMENSIONS.

Keystone Custom Homes
 1948 Davis Branch Rd
 woodstock, MD 21663

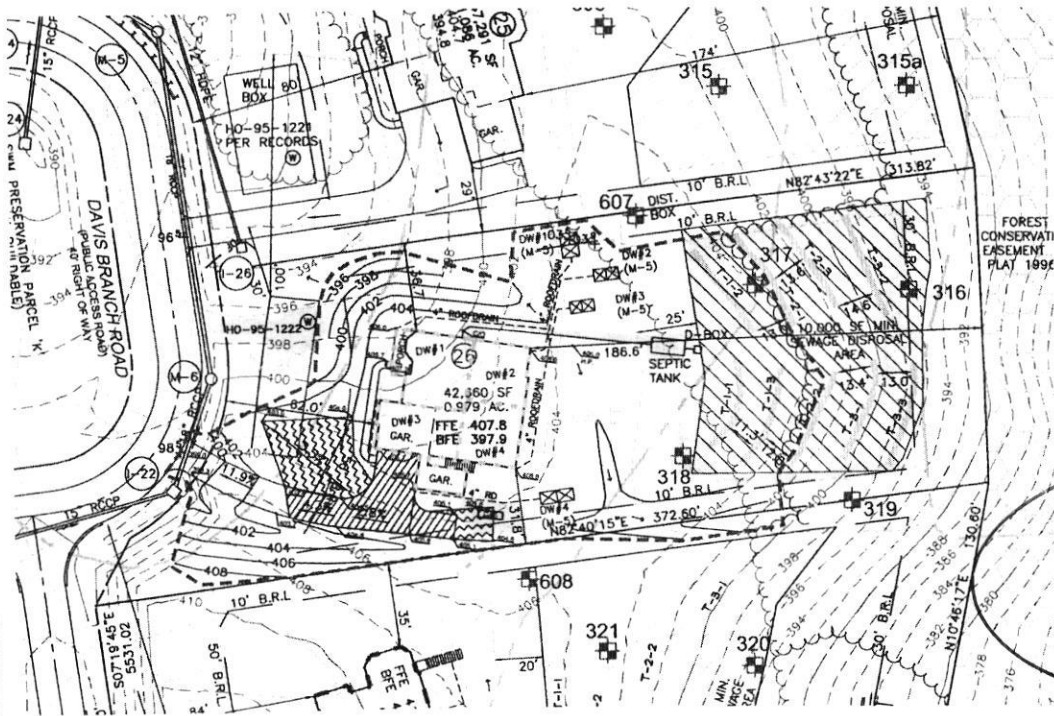
PO# 00498100

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR THE MYRTUE PROPERTY, PLAT No. 23865. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER GP-21-080.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS F-06-104, PREPARED BY DAFT, McCUNE WALKER, INC. SEPT. 2007.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1226, WAS FIELD LOCATED BY DMW, AND IS BELIEVED TO BE ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY FOUR DRY WELLS (MDE M-5) AND NON-ROOFTOP DISCONNECTIONS (MDE N-2).
10. RAINWATER SHALL BE CONVEYED TO THE SWM FACILITY WITH 4" OR 6" ROOF LEADERS OR SWALES, AS SHOWN.

LEGEND

- 400 PROPOSED CONTOURS
- 398 EXISTING CONTOURS
- 400 EXISTING PRIVATE SEWAGE DISPOSAL AREA
- EXISTING WELL BOX
- PROPOSED TREELINE
- EXISTING TREELINE
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED
- PERC TEST FAILED



PLAN VIEW
 1" = 50'

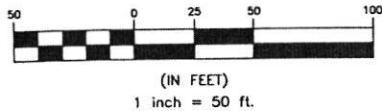
Approved for LP tank
 B21004670

 12/30/21

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. 28376, Expiration Date: 01-01-2023.

20' off Front Property line
 190' off Right
 100' off left
 125' off Rear
 20' off Horse

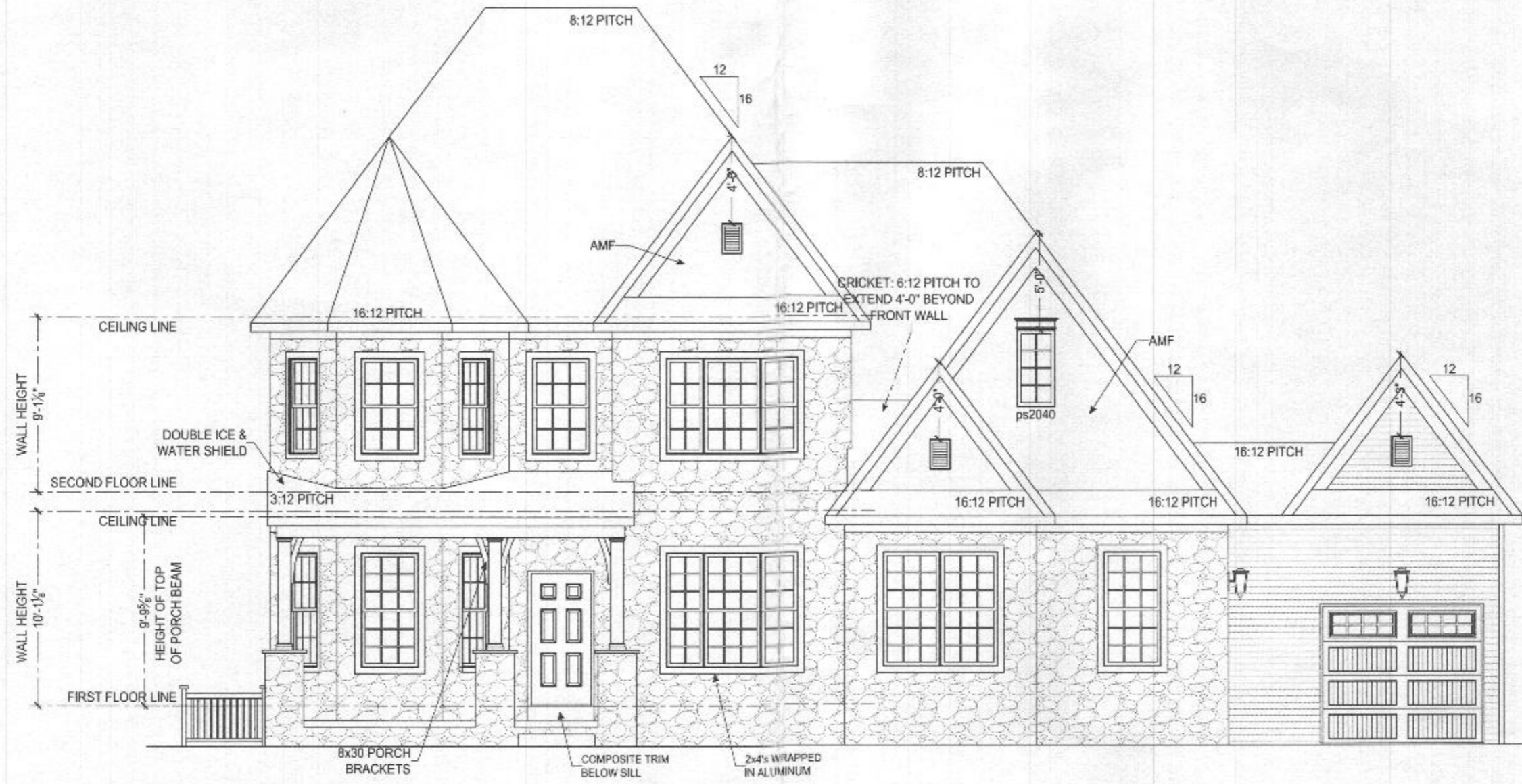
BUILDER'S DATA
 FINISHED FLOOR: 407.8
 BASEMENT FLOOR: 397.9
 TOP OF WALL: 406.6
 BASEMENT SUBGRADE: 397.0
 GARAGE FLOOR: 406.0
 GARAGE LIP: 405.7
 SEWER OUT BELOW TOW: 3.7'



OWNER/BUILDER:
 KEYSTONE CUSTOM HOMES, INC.
 227 GRANITE RUN DR.
 SUITE 100
 LANCASTER, PA 17601
 717-464-9060

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
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 8480 BALTIMORE NATIONAL PIKE & SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 & (F) 410-485-8644
 WWW.BEI-CIVILENGINEERING.COM

PROJECT:		MYRTUE PROPERTY LOT 26	
LOCATION:		TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1948 DAVIS BRANCH RD, WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352609	
TITLE:		BUILDING PERMIT PLAN	
HOUSE TYPE:		CUSTOM - KEYSTONE HOMES	
DATE:	MAY, 2021	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	1 OF 2



4 bedrooms

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



KEYSTONE CUSTOM HOMES, INC.

PROJECT OFFICE:	FRONT ELEVATION
NOISE:	MRS026 WALLOP
DATE:	APR 9 2021
SCALE:	AS NOTED
DRAWN BY:	C.FOX
SHEET NO.:	AL0
FLOOR:	anh70

FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

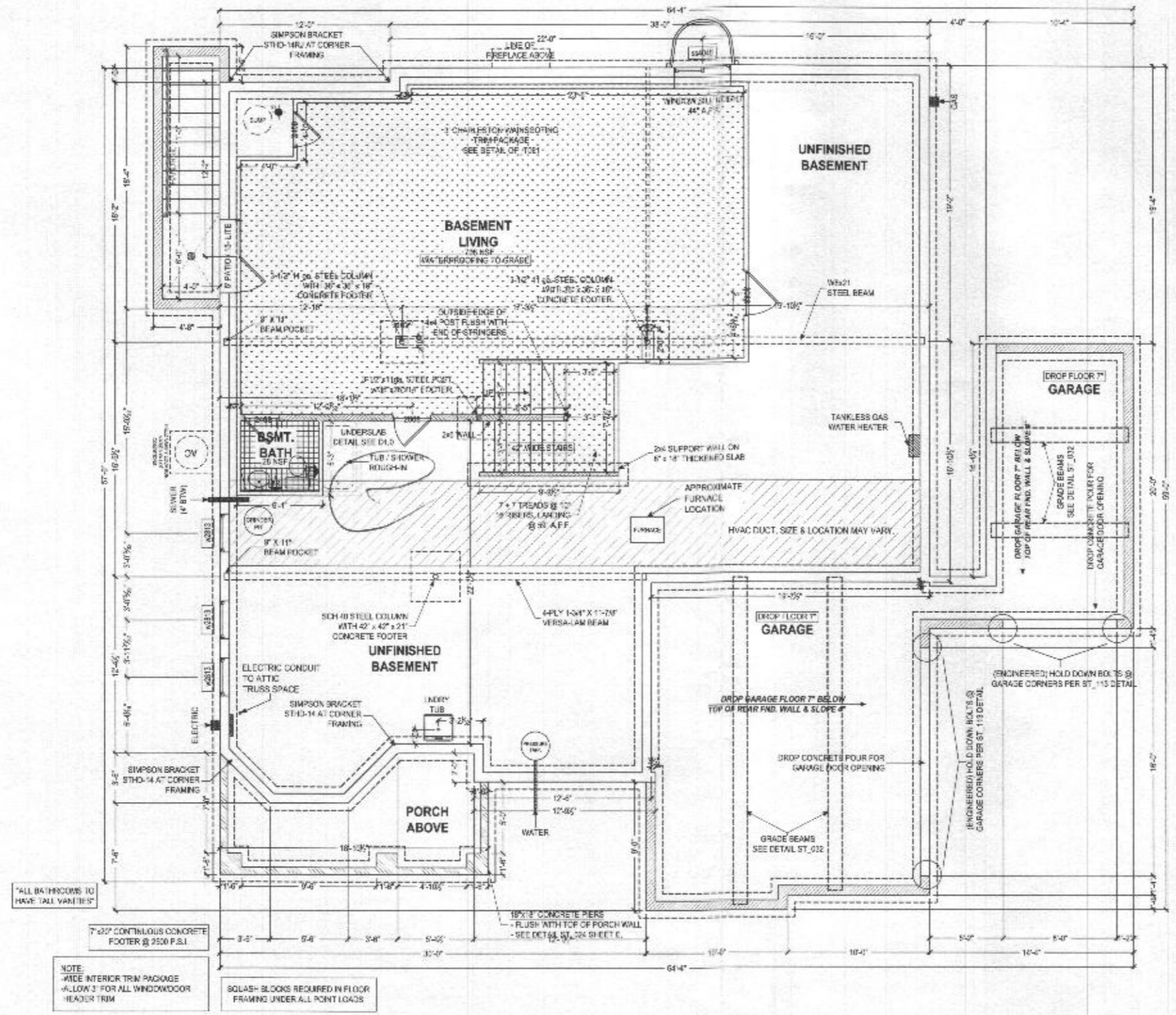
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www.keystonemcustomhome.com



KEYSTONE CUSTOM HOMES, INC.

CLIENT/PROJECT:	FOUNDATION PLAN
DATE:	APR 9 2021
SCALE:	AS NOTED
DESIGNER:	C. FOX
ESTIMATE NO.:	P1.2
DATE:	an h 70



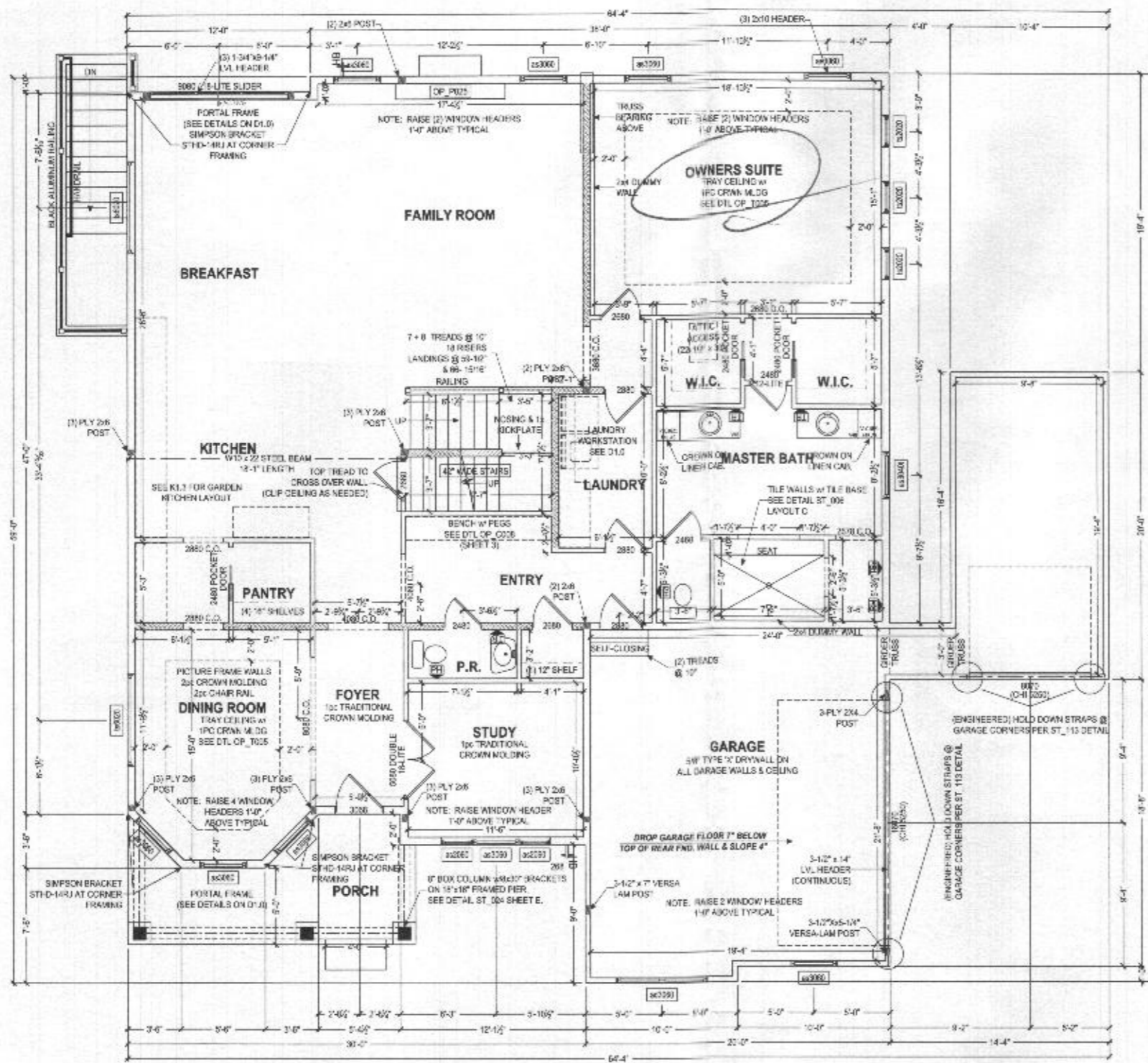
FOUNDATION PLAN
SCALE: 3/4" = 1'-0"

NOTE:
WIDE INTERIOR TRIM PACKAGE
ALLOW 3" FOR ALL WINDOW/DOOR
HEADER TRIM

SOLASH BLOCKS REQUIRED IN FLOOR
FRAMING UNDER ALL POINT LOADS

NOTE TO HOMEOWNERS:
LOCATIONS SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL
ITEMS WILL BE USED IF POSSIBLE. ACTUAL PLACEMENT OF FURNACE, WATER
HEATER, SUMP PUMP, ETC., MAY VARY DUE TO INDIVIDUAL SITE REQUIREMENTS.

8" THICK FOAMED CONCRETE WALLS
8" THICK FOAMED CONCRETE WALLS STANDARD
8" THICK FOAMED CONCRETE WALLS
8" THICK FOAMED CONCRETE WALLS
8" THICK FOAMED CONCRETE WALLS
CHECK FOR WALL HEIGHT OF FRONT PORCH WALLS



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 bedroom

ALL BATHROOMS TO HAVE TALL VANITIES

RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE SITE INC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM. CONCEALED

NOTE: WIDE INTERIOR TRIM PACKAGE - ALLOW 3" FOR ALL WINDOW/DOOR HEADER TRIM

ALL EXTERIOR WALLS ARE 10% CONT. STRUCTURAL SHEATHING METHODS PER ST. 112

OPENING MARKED WITH BRACES (METHODS PER ST. 111)

2x6 EXTERIOR WALL INTERIOR HALF WALL FINISHING POST

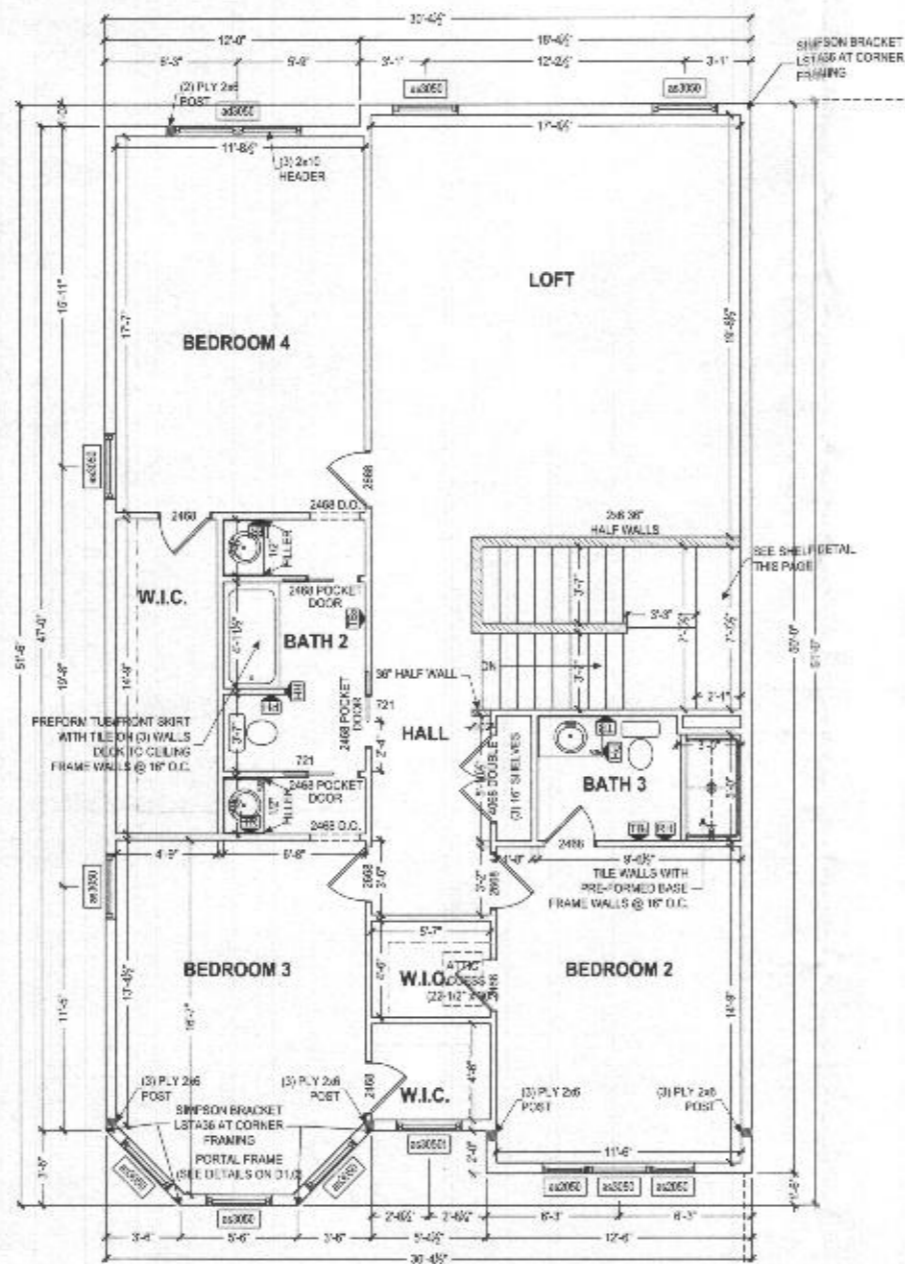
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PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystonecustomhomes.com



KEYSTONE CUSTOM HOMES, INC.

DATE: APR 8 2021	PROJECT: FIRST FLOOR PLAN
SCALE: AS NOTED	DRAWN BY: MRJ026
CHECKED BY: C.FOX	DATE: WALLOP
DATE: APR 8 2021	PROJECT: FIRST FLOOR PLAN
SCALE: AS NOTED	DRAWN BY: MRJ026
CHECKED BY: C.FOX	DATE: WALLOP
DATE: APR 8 2021	PROJECT: FIRST FLOOR PLAN
SCALE: AS NOTED	DRAWN BY: MRJ026
CHECKED BY: C.FOX	DATE: WALLOP



3 bedrooms

NOTE
 *WIDE INTERIOR TRIM PACKAGE
 *ALLOW 3" FOR ALL WINDOW/DOOR
 HEADER TRIM

*ALL BATHROOMS TO
 HAVE TALL VANITIES*

SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"

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 www.keystonecustomhomes.com



KEYSTONE CUSTOM HOMES, INC.

KEEP FOR ARCHITECT
 SECOND FLOOR PLAN
 MR-026
 WALLOP

DATE: APR 9 2021
 SCALE: AS NOTED
 DRAWN BY: C.FOX

SHEET NO.
PI.1
 PLAN:
 anh70