

PERMIT NUMBER: B 22000622

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: 1853 Davis Branch Road Unit: _____
 City: Woodstock State: MD Zip Code: 21163
 Subdivision/Village/Complex Name: Myrtue Property SDP/WP/BA #: _____
 Lot 013 Tax Map: 10, Grid 24 Parcel: 225 Grading Permit #: _____

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot Proposed Use: SFD Estimated Cost: \$406,125.00
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): 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 License #: MHBR# 2937 (exp 12/01/2023)
 Licensee's Name: _____
 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 Manor
 # of Bedrooms (SF): 5 # 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: 0
 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: 59 2nd Fl Width: 50 2nd Fl Depth: 54 Bsmt Width: 80 Bsmt Depth: 59
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 7,778 sq ft Occupiable Area: 7,752 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.

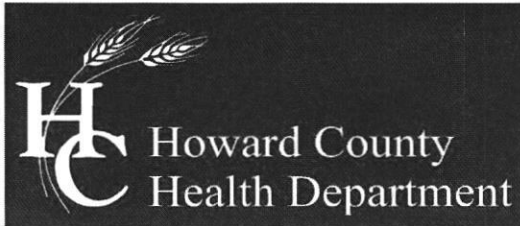
Neil J. Bontempi 2/23/22
 APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:
 PR DPZ DED Health CID

SUBMITTAL FEES: 1150.00 PAYMENT: 4673 ACCEPTED BY: [Signature]

PLANS RECEIVED



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

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Neil Bontempi, Keystone Custom Homes

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

RE: **1853 Davis Branch Road**, Potential Basement Bedroom

DATE: April 7, 2022

I have reviewed the floor plans in support of Building Permit **B22000622** for a new home at **1853 Davis Branch Road** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the 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.

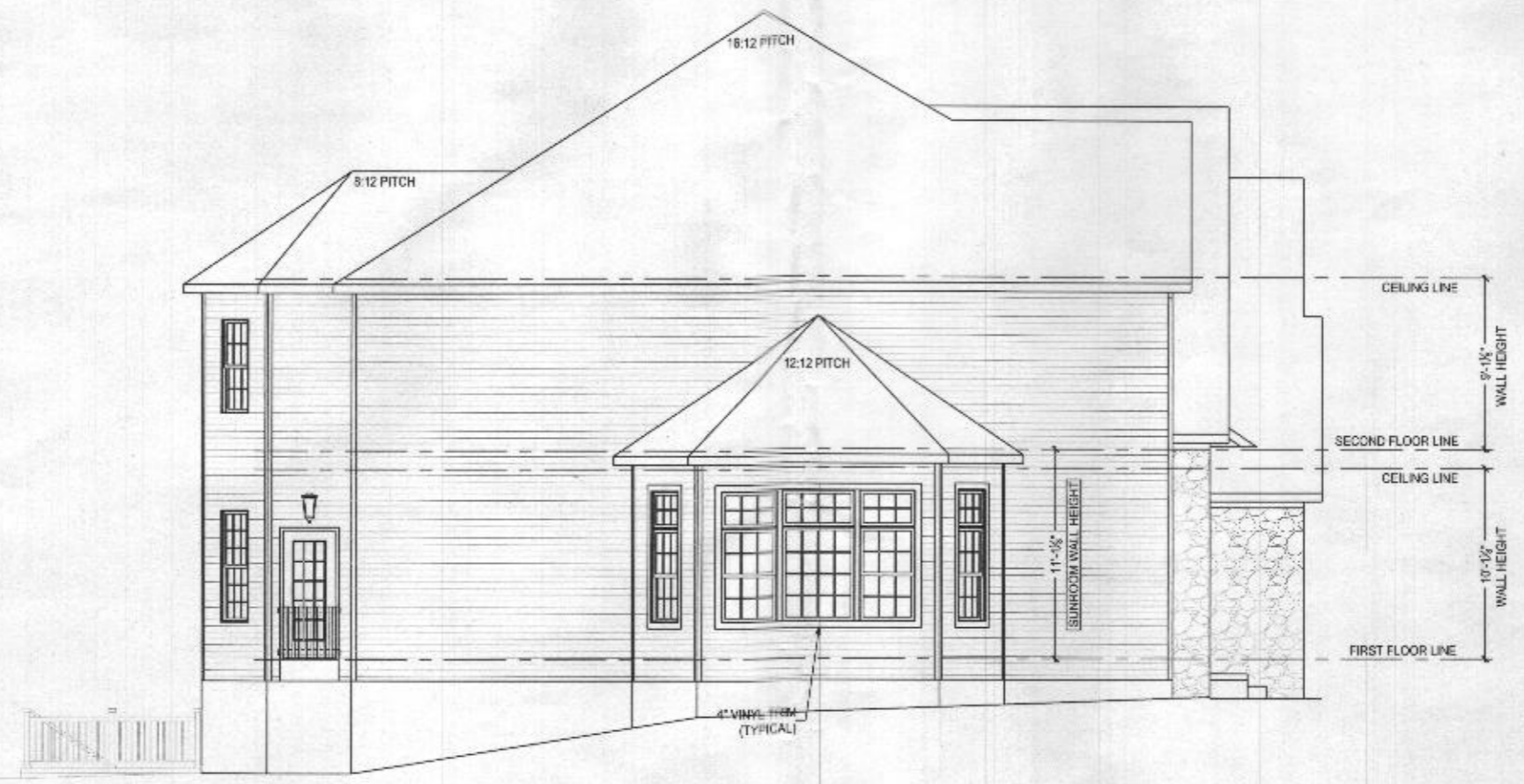
The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **5-bedroom** design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be 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.

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KEYSTONE CUSTOM HOMES, INC.

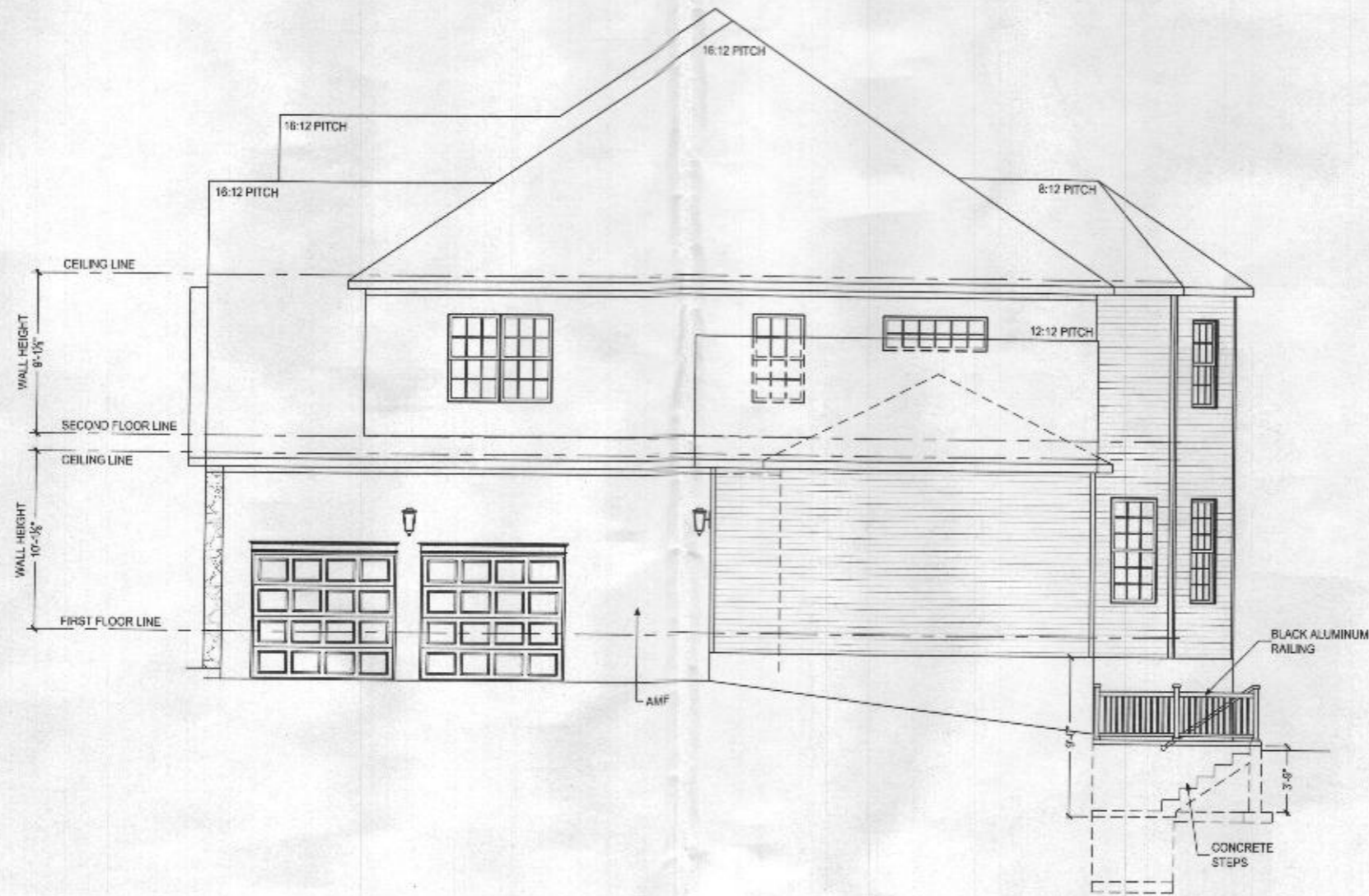


LIVING SIDE ELEVATION
SCALE 3/8" = 1'-0"



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. 20226, Expiration Date: 12-12-2022

PROJECT: LIVING SIDE ELEVATION	DATE: JAN 25 2022
DESIGNER: MRS013 BELMA	SCALE: AS NOTED
CHECKER: TREMONT	SHEET: ALL ADS 10



GARAGE SIDE ELEVATION
SCALE: 3/8" = 1'-0"

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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. MRS013, Expiration Date: 12-12-2022

PROJECT LOCATION:	GARAGE SIDE ELEVATION
DATE:	MRS013 ELLUMIA
DATE:	04/25/2022
SCALE:	AS NOTED
DRAWN BY:	T. BENTON
SCALE:	A1.3
PLANS:	ads 10

ALL EXTERIOR WALLS ARE 1600 CONTINUOUS STRUCTURAL SHEATHING 2x4 INCHES PER ST_112

GYPSON BOARD, TWO SIDED 2x4 INCHES PER ST_111

INTERIOR HALF WALL

2 x 4 INTERIOR WALL

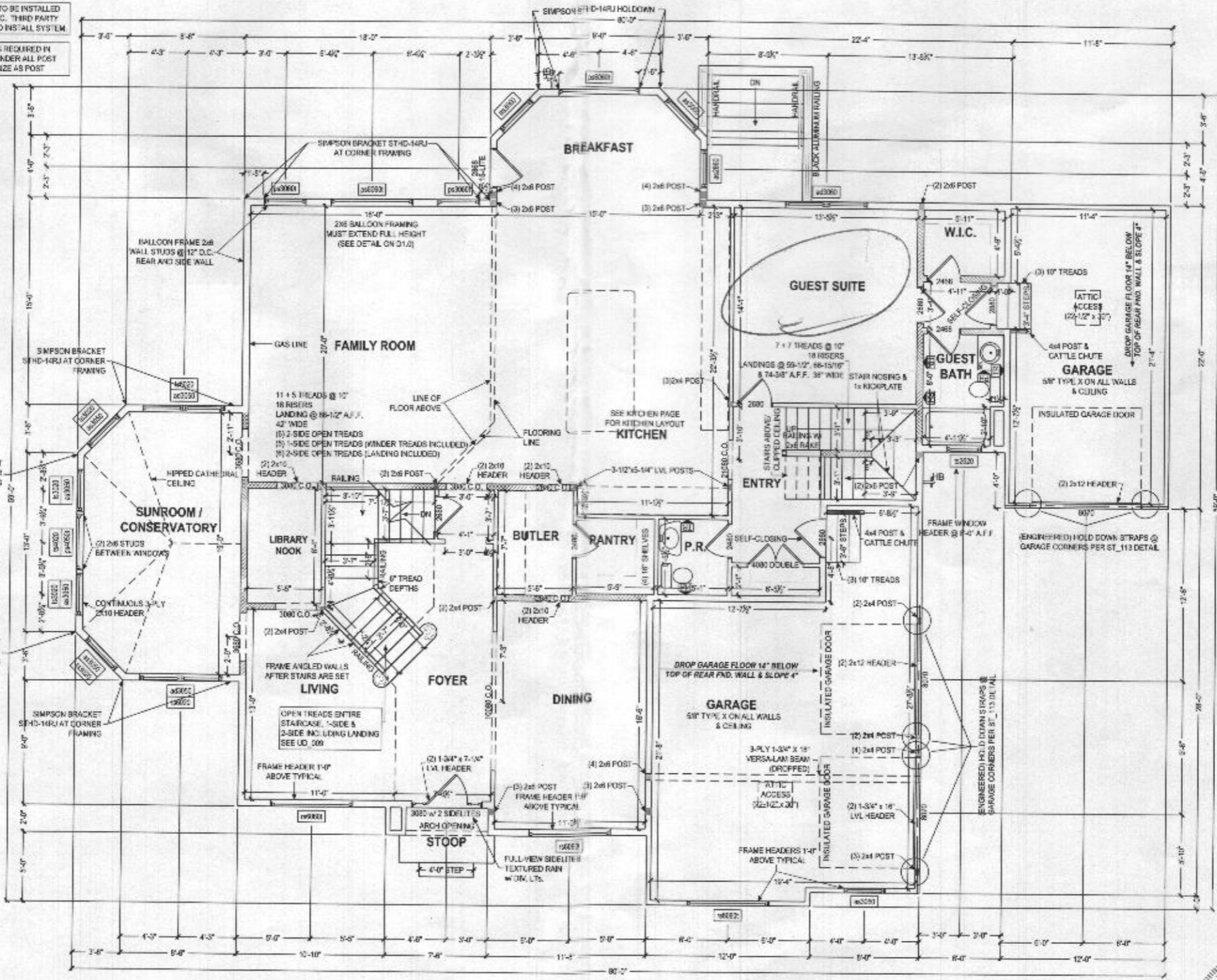
FRAMING POST

RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2016 IFC, THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM.

SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POST LOADS, SAME SIZE AS POST

SEE SUNROOM PORTAL FRAMING PAGE D12

SUNROOM WALLS TO BE 10'-10" FRAME ALL SUNROOM WINDOW HEADERS 2'-0" ABOVE TYPICAL



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

The undersigned architect, engineer, or other professional is not responsible for any errors or omissions in this drawing, specification, or contract documents, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence, active or passive, of any person, including the undersigned, its agents, servants, or employees, or any contractor, subcontractor, or other person, and whether or not such errors or omissions are caused in whole or in part by the negligence of any other professional person.

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KEYSTONE CUSTOM HOMES, INC.



PROJECT: FIRST FLOOR PLAN
CLIENT: MRS. S. J. FLUMIA
DATE: JUN 26 2022
SCALE: AS NOTED
DRAWN BY: T. BENYON

SHEET NO. PLO
PLUMIA
ads 10

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. 20333, Expiration Date: 12-15-2022

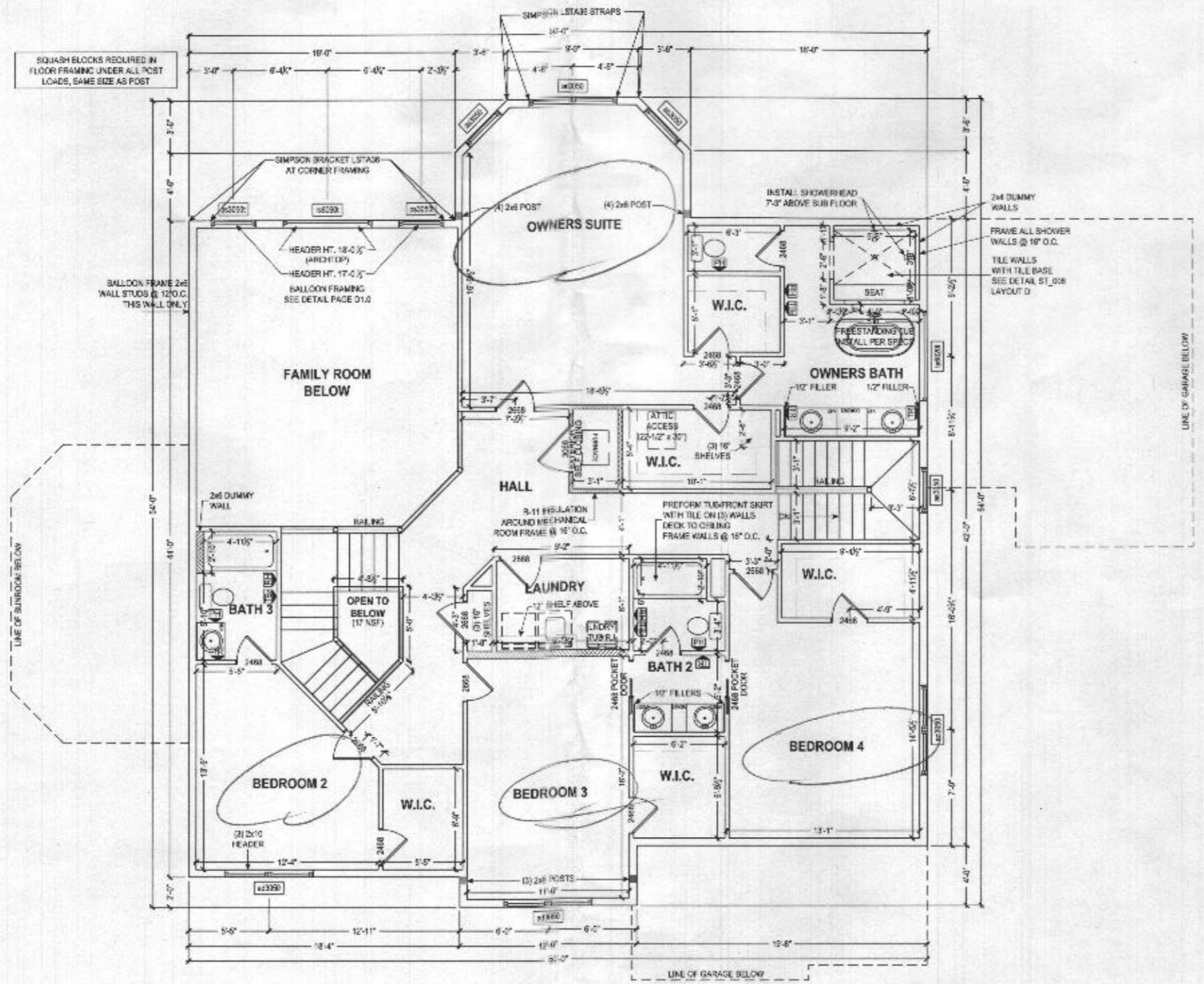
ALL EXTERIOR WALLS ARE 12" CONCRETE BLOCK STRUCTURAL SHEATHING METHOD 05 PER ST. 112

GYPSUM BOARD TWO SIDES METHOD 06 PER ST. 111

INTERIOR HALF WALL

2 x 4 INTERIOR WALL

FRAMING POST



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



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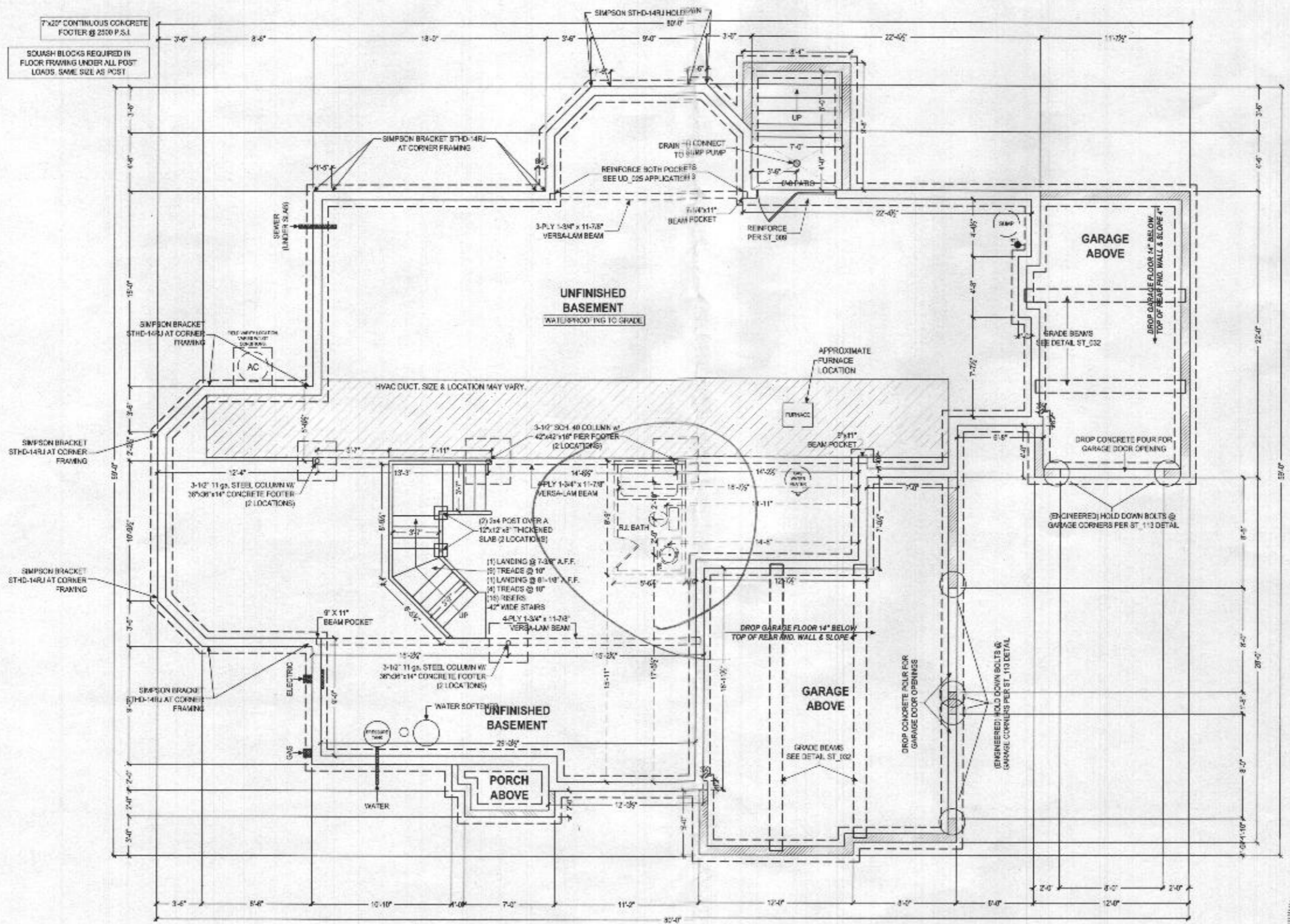
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KEYSTONE CUSTOM HOMES, INC.

SHEET NO. 20	SECOND FLOOR PLAN	MRS013
DATE	JUN 23 2022	ELLIMA
SCALE	AS NOTED	
DRAWN BY	T.BEMONT	
DATE	02/07/2022	
SCALE	PL1	
PLANT	ads 10	

The architect or engineer shall be responsible for the design and construction of the foundation system. The contractor shall be responsible for the construction of the foundation system. The architect or engineer shall not be responsible for the construction of the foundation system.



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

1'-0" THICK POLISHED CONCRETE WALLS
 8'-0" HIGH WAIN WALLS BASEMENT WALLS STAIRCASE
 1'-0" THICK POLISHED CONCRETE WALLS
 CHECK P.C. FOR WALL HEIGHT OF CEILING, SPACE AND SERVICE WALLS
 4'-0" THICK POLISHED CONCRETE WALLS
 CHECK P.C. FOR WALL HEIGHT OF FRONT PORCH WALLS

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. 50359, Expiration Date: 12-12-2022.
 NOTE TO HOMEOWNER: LOCATIONS SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL ITEMS WILL BE USED IF POSSIBLE. ACTUAL PLACEMENT OF FURNACE, WATER HEATER, HAMP, ETC. MAY VARY DUE TO WORKMAN SET REQUIREMENTS.

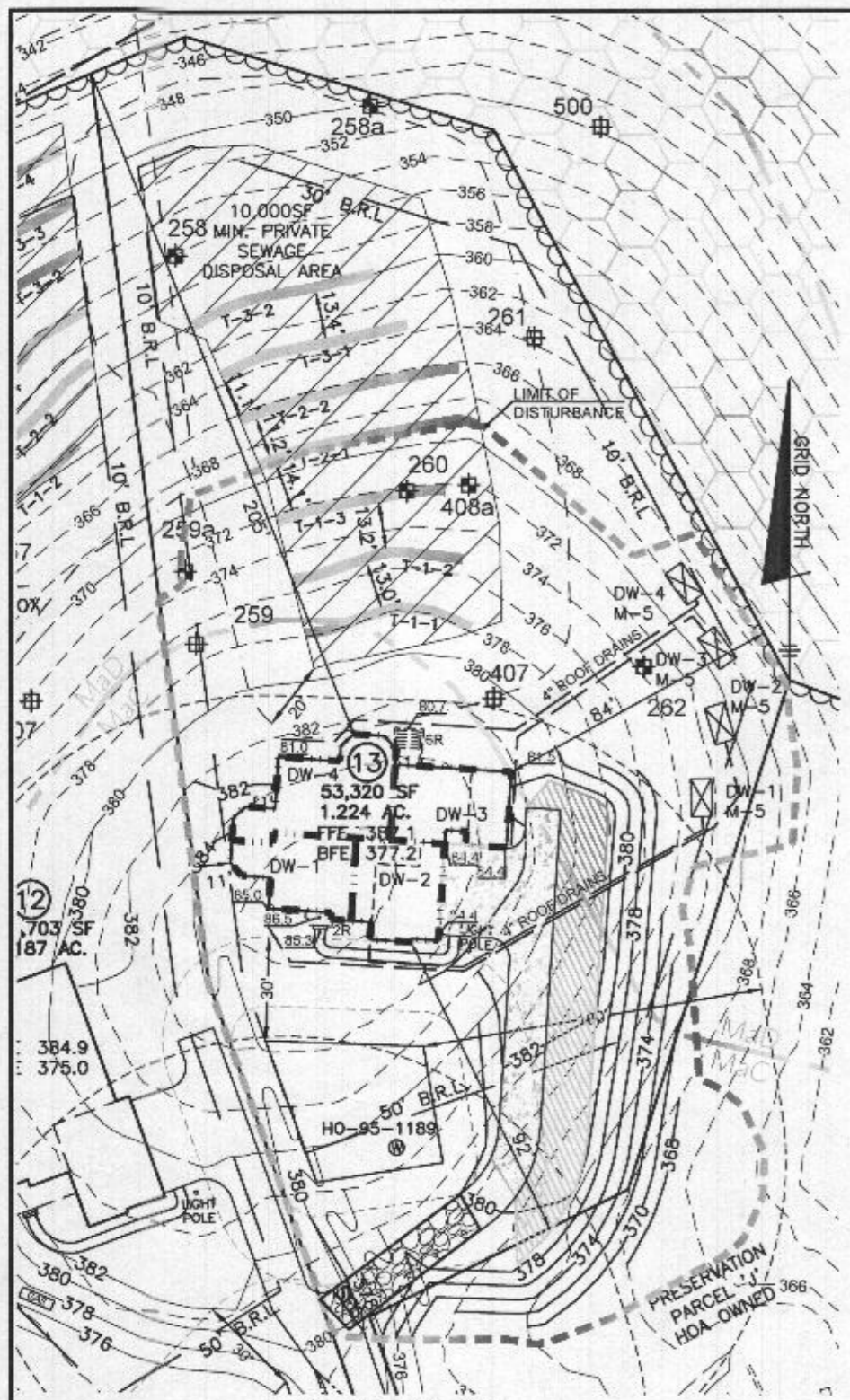


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KEYSTONE CUSTOM HOMES, INC.

PROJECT NO.	FOUNDRY PLAN
DATE	JAN 25 2022
DESIGNER	AS NOTED
CHECKER	T.BENNETT
SHEET NO.	P1.2
TOTAL SHEETS	ads 10



PLAN VIEW

1" = 50'



(IN FEET)
1 inch = 50 ft.

BUILDER'S DATA

FINISHED FLOOR: 387.1
 BASEMENT FLOOR: 377.2
 TOP OF WALL: 385.9
 BASEMENT SUBGRADE: 376.3
 GARAGE FLOOR: 384.7
 GARAGE LIP: 384.4
 SEWER OUT THROUGH FOUNDATION

FINISHED GARAGE FLOOR IS 14" BELOW TOP OF THE REAR FOUNDATION WALL

LEGEND

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

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR THE MYRTUE PROPERTY, PLAT No. 23868. 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-22-035.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS F-06-104, PREPARED BY DAFT, McCUNE WALKER, INC. SEPT. 2007 AND REVISED BY BENCHMARK ENGINEERING, INC., DEC. 2015.
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-98-1188, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS 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 DRYWELLS (MDE M-5), DRIVEWAY DISCONNECTION (N-2), PRIVATELY OWNED AND MAINTAINED.
10. THE STORMWATER MANAGEMENT FOR THE USE IN COMMON DRIVEWAY IS TREATED IN AN EXISTING HOA OWNED AND MAINTAINED MICRO-BIOTRETENTION FACILITY (MDE M-6).

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

Approved Septic System Plan
 Howard County Health Department
 5-bedroom residence
 w/ rough-in bath in
 un finished basement
R. Buehler 4/7/2022
 Signature Date

B22000622

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.



BEI-AAM

2021.12.13 10:49:28 -05'00

BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 ▲ (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

PROJECT:	MYRTUE PROPERTY LOT 13		
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1853 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352455		
TITLE:	BUILDING PERMIT PLAN		
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES		
DATE:	DECEMBER, 2021	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	1 OF 2

(M-5) DRY WELL COMPUTATIONS

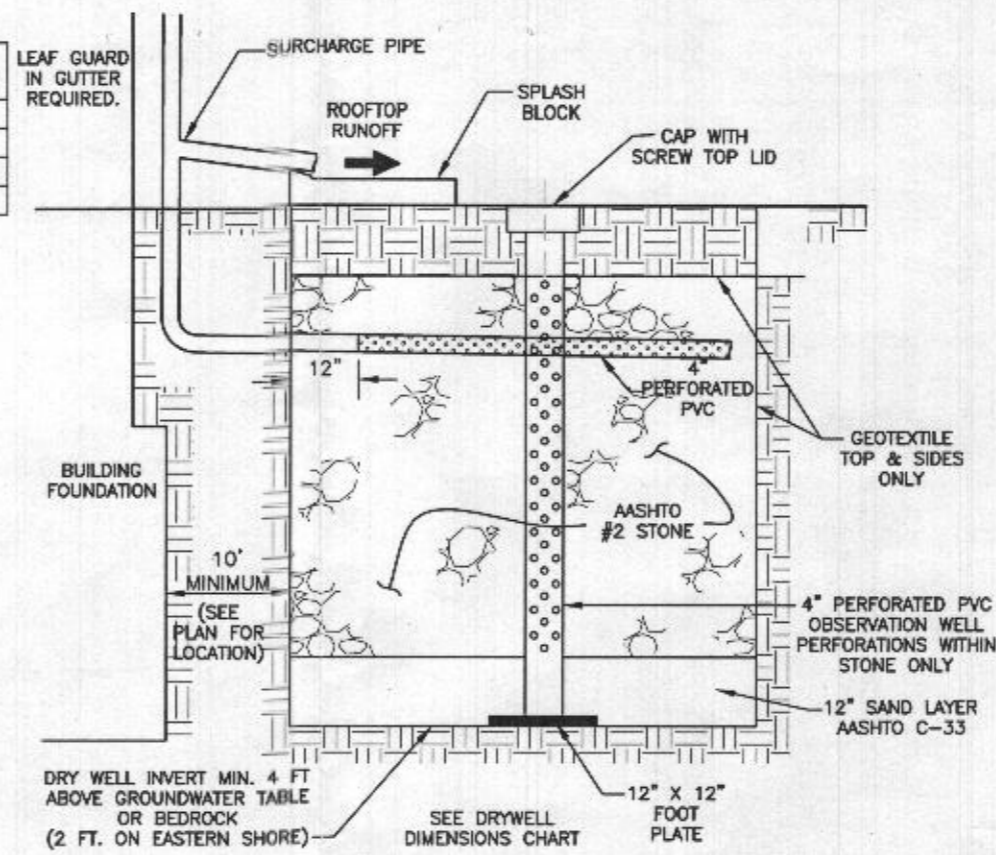
Lot 13 Pe: 1.8 inches

Designation	Drainage Area	Impervious Area	I (%)	Rv	ESDv (cf)	Depth (ft)	Porosity	Length (ft)	Width (ft)	Volume Stored	Pe Treated
DW-1	651	651	100%	0.950	93	5.0	0.40	10	5	100	1.94
DW-2	712	712	100%	0.950	101	5.0	0.40	10	5	100	1.77
DW-3	724	724	100%	0.950	103	5.0	0.40	9	6	108	1.88
DW-4	977	977	100%	0.950	139	5.0	0.40	12	6	144	1.86
Totals:					437					452	

Drywell Designation	Length (ft)	Width (ft)	Depth (ft)	Grade	Top of Stone	Bottom of Stone
DW-1	10.00	5.00	5.00	372.1	371.1	366.1
DW-2	10.00	5.00	5.00	370.0	369.2	364.2
DW-3	9.00	6.00	5.00	367.6	368.2	363.2
DW-4	12.00	6.00	5.00	366.6	365.6	360.6

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

- The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- A log book shall be maintained to determine the rate at which the facility drains
- When the facility becomes clogged so that it does not drain down within the 72 hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- 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.



DRY WELL DETAIL

NOT TO SCALE

MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4832 (TENSILE STRENGTH 300 LB.)		

(N-2) Disconnection of Non-Rooftop Runoff

Target PE:	1.0
Total DA:	3716 SF
Impervious:	1838 SF
Area of Filter Strip:	1878 SF ok
Rv:	0.50
Pe Reduction for Non-Rooftop Disconnection	
Length of contributing area:	0 feet
Length of impervious area:	12 feet
Length of filter strip:	14 feet
MAX. all imp. treated	1 /1 Impervious ratio
MAX. all imp. treated	1 /1 Pervious ratio
Reduction to Target Pe	1.0 inches
Remaining obligation:	0.0 inches
ESDv Required:	153
ESDv Provided:	153

OWNER/BUILDER:

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

BENCHMARK

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-485-6105 ▲ (F) 410-465-8644

WWW.BEI-CIVILENGINEERING.COM

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.



BEI-AAM

2021.12.13 10:49:50 -05'00

PROJECT:	MYRTUE PROPERTY LOT 13	
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1853 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352455	
TITLE:	BUILDING PERMIT PLAN	
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES	
DATE:	DECEMBER, 2021	PROJECT NO. 2099
SCALE:	AS SHOWN	DRAWING <u>2</u> OF <u>2</u>