



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BC22-03-0029
 Date of Application: 03/04/2022

BUILDING PERMIT

| BUILDING LOCATION 190 HARRIER WAY CHESTER TAX ACCOUNT 1804125934 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 10.46 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 1-D ZONED SMPD FRONTAGE DEPTH | | PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|----------------|--------------|------|-----------|--------|---------|------|---|-----------|----------------|--|-----------|-------------------|----------|----------------|-----------|-------------|----------------|--------|----------------|--------------|------|--------------------------|--------|----------------|----------|---------|-------------------------|--------|----------------|----------|
| EXISTING USE VACANT LOT PROPOSED USE CONDO/APARTMENTS REVISED PROPOSED USE CONSTRUCTION VALUE \$3,200,000.00 | | FEES FIRE MARSHAL FEE \$3,441.76 BOCA FEE \$5,162.64 ELECT. ADMIN. FEE \$10.00 4SEASNDORRA \$108,500.00 ELECT. PERMIT \$5,190.00 ZONING \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF 347 22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>C & R ELECTRIC</td> <td>E-#732</td> <td>(410) 760-4224</td> <td>EC22-03-0029</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H 315-22</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P 345-22</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114 | (301) 683-6275 | | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF 347 22 | ELECTRICIAN | C & R ELECTRIC | E-#732 | (410) 760-4224 | EC22-03-0029 | HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H 315-22 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P 345-22 |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHBR | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114 | (301) 683-6275 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF 347 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | C & R ELECTRIC | E-#732 | (410) 760-4224 | EC22-03-0029 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H 315-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P 345-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 4-STORY CONDO BUILDING 139' X 833' OVERALL. 1ST FLOOR (14) GARAGE UNITS, (14) STORAGE UNITS, AND MAGOTHY MODEL UNITS 101/102, CORRIDORS, ELEVATOR, MECHANICAL ROOM. 2ND FLOOR SEVERN MODEL UNITS 201/204, CHESTER MODEL UNITS 202/203, ELEVATOR, CORRIDORS, MECHANICAL ROOM, PORCHES/BALCONIES. 3RD FLOOR SEVERN MODEL UNITS 301/304, CHESTER MODEL UNITS 302/303, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. 4TH FLOOR SEVERN MODEL UNITS 401/404, CHESTER MODEL UNITS 402/403, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 7,579 SECOND FLOOR: 10341 THIRD FLOOR: 9973 FOURTH FLOOR: 9,973 GARAGE: 3,250 CARPORT: 0 DECK: 0 PORCH: 1,906 OTHER: 0 TOTAL FLOOR AREA: 43,022 | | CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 28 # BATHROOMS: 42 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 Queen Anne's 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.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
|---------------------|---------------------|
| FRONT FT | FRONT 25 FT |
| SIDE FT | SIDE 25 FT |
| REAR FT | REAR 300 FT |
| SIDE STREET FT | SIDE STREET FT |
| MAX. HGHT FT | MAX. HGHT 55 FT |

APPROVALS:

| | | | |
|------------------------|------------|---------------------------|------------|
| BUILDING <i>JHD</i> | 03/07/2022 | FLOODPLAIN ZONE <i>TK</i> | 03/07/2022 |
| ZONING <i>JP</i> | 03/07/2022 | PLUMBING <i>CG</i> | 03/14/2022 |
| SEDIMENT <i>AP</i> | 06/10/2021 | ENV. HEALTH <i>JEN</i> | 03/14/2022 |
| PUB. SEWER <i>ED</i> | 03/07/2022 | HISTORIC | N/A |
| S.W. MGT. <i>TK</i> | 03/07/2022 | SHA | N/A |
| ENTRANCE <i>DB</i> | 03/07/2022 | MECHANICAL <i>CG</i> | 03/14/2022 |
| FIRE MARSHAL <i>JB</i> | 04/19/2022 | ELECTRICAL | 03/10/2022 |
| BACKFLOW <i>CB</i> | 03/14/2022 | FOOD SERVICE | N/A |

DATE APPROVED: 4-19-22

ADMINISTRATOR APPROVAL: *Kieran J. Ginnison*



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z22-04-0129

Date of Application: 04/05/2022

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------------|-------------|
| 1802006332 | 316 ROBERTS STATION RD | CHURCH HILL |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------------|--------------------|----------------|
| OWNER: | DEAN, HOWARD | TAX MAP 0023 | BLOCK | PARCEL 0019 |
| OWNER ADDRESS: | 316 ROBERTS STATION RD CHURCH HILL, MD 21623 | LOT | SECTION | ZONED AG |
| HOME PHONE: | (410) 708-2245 | CRITICAL AREA NO | | ACREAGE 111.30 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE \$29,585.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | PERMIT FEES |
|---|--|
| NAME: | ZONING FEE: \$55.00 FM FEE: |
| ADDRESS: | ELECTRICAL PERMIT #: |
| PHONE: | PLUMBING PERMIT #: |
| | GAS PERMIT #: |
| EXISTING USE: AGRICULTURE | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| PROPOSED USE: FARM BLDG | |
| MINIMUM YARD REQUIREMENTS: | |
| FRONT: 35 FT SIDE: 10 FT REAR: 10 FT | SIDE STREET: FT HEIGHT: 135 FT |
| WORK DESCRIPTION: BUILD A 32 X 40 POLE BUILDING | |

AGENCY APPROVALS:

| Name | Completed Date |
|-------------|----------------|
| ENV. HEALTH | 04/07/2022 JEN |
| SEDIMENT | 04/11/2022 DS |
| ZONING | 04/07/2022 KS |

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

ADMINISTRATOR APPROVAL: *Vincent G. Stinson* DATE APPROVED: 4-19-22



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR21-12-1026

Date of Application: 12/27/2021

BUILDING PERMIT

| BUILDING LOCATION 201 N LAKE RD STEVENSVILLE TAX ACCOUNT 1804030443 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.725 TAX MAP 0070 GRID 0000 PARCEL 0099 SECTION 3 BLOCK Y LOT 14 ZONED NC-20 FRONTAGE DEPTH | | PROPERTY OWNERS: CHAMPION TIMOTHY CHAMPION, TIMOTHY 516 DOMINION RD CHESTER, MD 21619 HOME PHONE: (443) 496-4410 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---|----------------------|----------|-----------------------|----------|-------------------|---------|--|-----------|--------------------|------------|----------------|---------------------------|---------|----------------|------------------|-------------|--------------------|--------|---------------------|----------|-----------|-------------------|-------------------|----------------|------------|---------|------------------------|--------|----------------|-----------|------------------|----------|------------------|----------|---------------|---------|------------------------|------------|----------------------|---------|-----------------|----------|--|--|
| EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$315,000.00 | | FEES <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$140.00</td> <td>FEES IN LIEU -</td> <td>\$910.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>TREE REMOVAL</td> <td></td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$1,315.60</td> <td>SCHOOLS</td> <td>\$11,409.84</td> </tr> <tr> <td></td> <td></td> <td>3 PERCENT</td> <td>\$209.90</td> </tr> <tr> <td></td> <td></td> <td>ADMIN FEE TO</td> <td></td> </tr> <tr> <td></td> <td></td> <td>BALANCE OF</td> <td></td> </tr> <tr> <td></td> <td></td> <td>IMPACT FEE</td> <td></td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,267.76</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$405.52</td> <td></td> <td></td> </tr> </table> | | ELECT. PERMIT | \$140.00 | FEES IN LIEU - | \$910.00 | SINGLE LOT | \$55.00 | TREE REMOVAL | | FIRE DIST 9 | \$1,315.60 | SCHOOLS | \$11,409.84 | | | 3 PERCENT | \$209.90 | | | ADMIN FEE TO | | | | BALANCE OF | | | | IMPACT FEE | | MHB FEE | \$50.00 | ROADS FEE | \$500.00 | SPRINKLER | \$150.00 | ZONING | \$55.00 | PARKS & REC | \$1,267.76 | ELECT. ADMIN. | \$10.00 | BOCA FEE | \$405.52 | | |
| ELECT. PERMIT | \$140.00 | FEES IN LIEU - | \$910.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SINGLE LOT | \$55.00 | TREE REMOVAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIRE DIST 9 | \$1,315.60 | SCHOOLS | \$11,409.84 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 3 PERCENT | \$209.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | ADMIN FEE TO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | BALANCE OF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | IMPACT FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHB FEE | \$50.00 | ROADS FEE | \$500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | \$150.00 | ZONING | \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKS & REC | \$1,267.76 | ELECT. ADMIN. | \$10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BOCA FEE | \$405.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>PRO IMPROVEMENTS LLC 516 B DOMINION RD, CHESTER, MD 21617</td> <td>MHBL 8175</td> <td>(410) 643-4880</td> <td></td> </tr> <tr> <td>HVAC</td> <td>ROBBINS HEATING & COOLING</td> <td>HM-358B</td> <td>(410) 778-9278</td> <td>H 0049-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>ADVANTAGE ELECTRIC</td> <td>E-#605</td> <td>(410) 604-2717</td> <td>ER-29292</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0048-22</td> </tr> <tr> <td>PLUMBER</td> <td>RIVERVIEW PLUMBING INC</td> <td>PR#049</td> <td>(410) 643-2831</td> <td>P 0047-22</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | PRO IMPROVEMENTS LLC 516 B DOMINION RD, CHESTER, MD 21617 | MHBL 8175 | (410) 643-4880 | | HVAC | ROBBINS HEATING & COOLING | HM-358B | (410) 778-9278 | H 0049-22 | ELECTRICIAN | ADVANTAGE ELECTRIC | E-#605 | (410) 604-2717 | ER-29292 | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0048-22 | PLUMBER | RIVERVIEW PLUMBING INC | PR#049 | (410) 643-2831 | P 0047-22 | | | | | | | | | | | | | | |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHBR | PRO IMPROVEMENTS LLC 516 B DOMINION RD, CHESTER, MD 21617 | MHBL 8175 | (410) 643-4880 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | ROBBINS HEATING & COOLING | HM-358B | (410) 778-9278 | H 0049-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | ADVANTAGE ELECTRIC | E-#605 | (410) 604-2717 | ER-29292 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0048-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | RIVERVIEW PLUMBING INC | PR#049 | (410) 643-2831 | P 0047-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR OVERALL 82' X 36' WITH 6' X 25' FRONT PORCH, 18' X 12' REAR SCREEN PORCH, 15' X 10' SCREEN PORCH, 14' X 12' REAR DECK, AND 34' X 24' ATTACHED GARAGE. 2ND FLOOR 24'1/2" X 17'7" OVERALL. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNFIN. BASEMENT: FIRST FLOOR: 1,969 THIRD FLOOR: GARAGE: 797 DECK: 174 OTHER: TOTAL FLOOR AREA: 3,873 | FIN BASEMENT: SECOND FLOOR: 423 FOURTH FLOOR: CARPORT: PORCH: 510 | # BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS | # BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 Queen Anne's 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.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN. DO NOT INHIBIT EXISTING DRAINAGE PATTERN. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. MDE PERMIT #20-NT-2066/202061475. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$ 6996.60 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. OSHA AND MSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. INSTALL SILT FENCE PRIOR TO START OF CONSTRUCTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
|---------------------|---------------------|
| FRONT FT | FRONT 35 FT |
| SIDE FT | SIDE 15/35 FT |
| REAR FT | REAR 100 FT |
| SIDE STREET FT | SIDE STREET FT |
| MAX. HGHT FT | MAX. HGHT 40 FT |

APPROVALS:

| | | | |
|--------------|-----------------------|-----------------|-----------------------|
| BUILDING | <i>RAE</i> 01/12/2022 | FLOODPLAIN ZONE | <i>JK</i> 02/01/2022 |
| ZONING | <i>JP</i> 04/12/2022 | PLUMBING | <i>CG</i> 04/04/2022 |
| SEDIMENT | <i>DS</i> 03/08/2022 | ENV. HEALTH | <i>JFW</i> 04/04/2022 |
| PUB. SEWER | <i>LG</i> 03/30/2022 | HISTORIC | N/A |
| S.W. MGT. | <i>JK</i> 02/01/2022 | SHA | N/A |
| ENTRANCE | <i>DB</i> 02/04/2022 | MECHANICAL | <i>CG</i> 04/04/2022 |
| FIRE MARSHAL | <i>SB</i> 02/23/2022 | ELECTRICAL | 01/12/2022 |
| BACKFLOW | <i>CG</i> 04/04/2022 | FOOD SERVICE | N/A |

DATE APPROVED: 4-19-22 ADMINISTRATOR APPROVAL: Vernon J. Stinson



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z22-03-0094

Date of Application: 03/15/2021

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-----------------|--------------|
| 1804117689 | 910 KENTMORR RD | STEVENSVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-----------------------|---|---------------------------|---------------------------|---------------------|
| OWNER: | KENTMORR MARINA PROPERTIES LLC | TAX MAP 0070 | BLOCK | PARCEL 0024 |
| OWNER ADDRESS: | 910 KENTMOOR RD STEVENSVILLE, MD 21666 | LOT 19 | SECTION | ZONED |
| HOME PHONE: | (410) 643-2263 | CRITICAL AREA YES | | ACREAGE 4.08 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|--|--|---|----------------------|
| NAME: | KENTMORR ASSOCIATES, INC. DBA KENTMORR RESTAURANT AND CRAB HOUSE | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 908 Kentmorr Rd HOME ADDRESS STEVENSVILLE, MD 21666 | ELECTRICAL PERMIT #: N/A | |
| PHONE: | (410) 643-2263 | PLUMBING PERMIT #: N/A | |
| | | GAS PERMIT #: N/A | |
| | | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: MARINA/RESTAURANT | | PROPOSED USE: TEMPORARY TRAILER | |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: 35 FT | SIDE: 10 FT | REAR: 50 FT | HEIGHT: 45 FT |
| WORK DESCRIPTION: INSTALL TEMPORARY TRAILER WITH BAR UNIT FOR SEASONAL USE. (POWERED BY GENERATOR). DIRTY DAVE'S TIKI BAR | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|--------------|----------------|
| ENV. HEALTH | 03/21/2022 LA |
| FIRE MARSHAL | 03/25/2022 JM |
| ZONING | 03/18/2022 JP |

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.
 SEASONAL PARKING LEASE AGREEMENT APPROVED UNTIL MAY 31, 2023. SEE FILE FOR COPY.

ADMINISTRATOR APPROVAL: *Nathan J. Emerson* DATE APPROVED: 4-19-22



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z22-01-0021

Date of Application: 01/14/2022

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|----------------|------------|
| 1805035058 | 121 KILBY PT | QUEENSTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------------|--------------------|--------------|
| OWNER: | STRICKLAND POINT LLC | TAX MAP 0077 | BLOCK | PARCEL 0007 |
| OWNER ADDRESS: | 603 W BAY FRONT RD LOTHIAN, MD 20711 | LOT 7 | SECTION | ZONED NC-5 |
| HOME PHONE: | (240) 375-0228 | CRITICAL AREA YES | | ACREAGE 5.54 |
| | | SUBDIVISION KILBY POINT | | |
| | | BUILDING VALUE \$20,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | | |
|---|--------------------------------------|-------------------------------------|---|--|
| NAME: | PLUNGE POOLS | ZONING FEE: \$75.00 | FM FEE: | |
| ADDRESS: | 121 Kilby Pt QUEENSTOWN, MD 21658 | ELECTRICAL PERMIT #: ER-Z22-01-0021 | | |
| PHONE: | (240) 375-0028 | PLUMBING PERMIT #: | | |
| | | GAS PERMIT #: | | |
| | | STAKED? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| EXISTING USE: | RESIDENCE | PROPOSED USE: POOL/SPA | | |
| MINIMUM YARD REQUIREMENTS: | | | | |
| FRONT: | 35 FT | SIDE: | 3 FT | REAR: 100 FT |
| | | SIDE STREET: | FT | HEIGHT: FT |
| WORK DESCRIPTION: INSTALL 10' X 20' INGROUND CONCRETE POOL WITH 300 SQFT OF TREX DECKING. | | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|-----------------------|
| ELECTRICAL | 03/22/2022 CLOW E-156 |
| ENV. HEALTH | 02/16/2022 KK |
| FLOODPLAIN ZONE | 03/08/2022 JK |
| S.W. MGT. | 03/08/2022 JK |
| ZONING | 03/22/2022 KS |

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:

MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED.
 FLOOD ZONE: AE 5 FPE 7
 ALL ELECTRICAL MUST MEET CURRENT NEC.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Vincent J. Johnson DATE APPROVED: 4-19-22



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR22-02-0115
 Date of Application: 02/14/2022

BUILDING PERMIT

| | | | |
|---|--|--|--|
| BUILDING LOCATION 107 WRIGHT RD CHESTER TAX ACCOUNT 1804117158 SUBDIVISION CRITICAL AREA NO ACREAGE 0.602 TAX MAP 0057 GRID 0009 PARCEL 0250 SECTION BLOCK LOT 2 ZONED NC-8 FRONTAGE DEPTH | | PROPERTY OWNERS: GROSSMAN, TY 100 BELL POINT DR QUEENSTOWN, MD 21658 HOME PHONE: (410) 562-3793 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$100,000.00 | | FEES SCHOOLS \$8,299.80 FIRE DIST 1 \$957.00 SINGLE LOT \$55.00 ELECT. PERMIT \$95.00 ELECT. ADMIN. \$10.00 BOCA FEE \$288.80 MHB FEE \$50.00 SPRINKLER \$150.00 PARKS & REC \$922.20 ZONING \$55.00 3 PERCENT \$152.68 ADMIN FEE TO BALANCE OF IMPACT FEE | |
| CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN THREE RIVERS ELECTRIC E-#1356 (443) 480-5131 ER22-02-0115 PLUMBER LOWES PLUMBING PN-370 (410) 320-5843 P-0453-22 HVAC CLEAN AIR HEATING & AIR HM-062 (410) 633-8350 H-0367-22 SPRINKLER BLAZEGUARD MSC 72 (410) 549-6313 BF-0455-22 | | | |
| DESCRIPTION OF WORK: CONSTRUCT TWO-STORY SFD. FIRST FLOOR 28' X 37' OVERALL INCLUDING 12' X 19' ATTACHED GARAGE AND 9' X 3' FRONT PORCH. SECOND FLOOR 28' X 37' OVERALL. | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | |
| UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 740 SECOND FLOOR: 1000 THIRD FLOOR: FOURTH FLOOR: GARAGE: 247 CARPORT: DECK: PORCH: 31 OTHER: TOTAL FLOOR AREA: 2,018 | | # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: SPRINKLER: YES WATER TYPE PRIVATE SEWER TYPE PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE | |

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 Queen Anne's 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.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$5089.50 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH, DRIVEWAY SHEETFLOW MUST EQUAL WIDTH. DO NOT OVERLAP DISCONNECTS.

OFFICE USE ONLY

| MINIMUM YARD REQUIREMENTS | |
|---------------------------|---------------------|
| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
| FRONT | FRONT 25 FT |
| SIDE | SIDE 8/18 FT |
| REAR | REAR 35 FT |
| SIDE STREET | SIDE STREET FT |
| MAX. HGHT | MAX. HGHT 40 FT |

| APPROVALS: | | | |
|--------------|-----|------------|-------------------------------|
| BUILDING | HPD | 03/09/2022 | FLOODPLAIN ZONE JK 04/01/2022 |
| ZONING | KS | 03/22/2022 | PLUMBING CG 03/30/2022 |
| SEDIMENT | DS | 03/22/2022 | ENV. HEALTH JFW 04/05/2022 |
| PUB. SEWER | JH | 03/30/2022 | HISTORIC N/A |
| S.W. MGT | JK | 04/05/2022 | SHA N/A |
| ENTRANCE | DB | 03/14/2022 | MECHANICAL CG 03/30/2022 |
| FIRE MARSHAL | JB | 04/06/2022 | ELECTRICAL CG 03/14/2022 |
| BACKFLOW | CG | 03/30/2022 | FOOD SERVICE N/A |

DATE APPROVED:

4-19-22

ADMINISTRATOR APPROVAL:

Walter J. Swinson



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR22-03-0206

Date of Application: 03/21/2022

BUILDING PERMIT

| BUILDING LOCATION 248 SAILCLOTH WAY CHESTER TAX ACCOUNT 1804125938 SUBDIVISION FOUR SEASONS @ KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 109 ZONED CMPD FRONTAGE 45 DEPTH 122 | | PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|----------------|---------------|---------|---------------|---------|----------|----------|--|-----------|----------------|------------|-----------|-------------------|-----------|----------------|---------------|-------------|--------------------------|--------|----------------|---------------|------|--------------------------|--------|----------------|-----------|---------|-------------------------|--------|----------------|-----------|
| EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00 | | FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$284.20</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> </table> | | MHB FEE | \$50.00 | ELECT. ADMIN. | \$10.00 | BOCA FEE | \$284.20 | SINGLE LOT | \$55.00 | 4SEASNDRRRA | \$7,750.00 | ZONING | \$55.00 | SPRINKLER | \$150.00 | ELECT. PERMIT | \$135.00 | | | | | | | | | | | | | | |
| MHB FEE | \$50.00 | ELECT. ADMIN. | \$10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BOCA FEE | \$284.20 | SINGLE LOT | \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4SEASNDRRRA | \$7,750.00 | ZONING | \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | \$150.00 | ELECT. PERMIT | \$135.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0446-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER-22-03-0206</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0445-22</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0439-22</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114 | (301) 683-6275 | | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0446-22 | ELECTRICIAN | TRI-STATE COMMUNICATIONS | E-#817 | (301) 261-4943 | ER-22-03-0206 | HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0445-22 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0439-22 |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHBR | K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114 | (301) 683-6275 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0446-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | TRI-STATE COMMUNICATIONS | E-#817 | (301) 261-4943 | ER-22-03-0206 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0445-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0439-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT SINGLE STORY DWELLING, 35' X 75' INCLUDING 20'4 X 28' GARAGE WITH "L" SHAPED PORCH 13'6" X 4' & AND 10' X 6'. UNFINISHED ATTIC STORAGE 10'7" X 24' DONEGAL MODEL IN REVERSE 55+ AGE RESTRICTED COMMUNITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 1,909 SECOND FLOOR: 0 THIRD FLOOR: FOURTH FLOOR: 0 GARAGE: 569 CARPORT: 0 DECK: 0 PORCH: 120 OTHER: TOTAL FLOOR AREA: 2,598 | | CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 2 # BATHROOMS: 2 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 Queen Anne's 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.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
|---------------------|---------------------|
| FRONT FT | FRONT 20 FT |
| SIDE FT | SIDE 5 FT |
| REAR FT | REAR 10 FT |
| SIDE STREET FT | SIDE STREET FT |
| MAX. HGHT FT | MAX. HGHT 40 FT |

APPROVALS:

| | | | |
|------------------------|------------|---------------------------|------------|
| BUILDING <i>AK</i> | 03/28/2022 | FLOODPLAIN ZONE <i>TK</i> | 03/28/2022 |
| ZONING <i>LS</i> | 03/28/2022 | PLUMBING <i>CG</i> | 03/25/2022 |
| SEDIMENT <i>AK</i> | 03/25/2022 | ENV. HEALTH <i>public</i> | 03/25/2022 |
| PUB. SEWER <i>JH</i> | 03/28/2022 | HISTORIC | N/A |
| S.W. MGT. <i>TK</i> | 03/28/2022 | SHA | N/A |
| ENTRANCE <i>DB</i> | 03/30/2022 | MECHANICAL <i>CG</i> | 03/25/2022 |
| FIRE MARSHAL <i>JB</i> | 04/14/2022 | ELECTRICAL | 03/28/2022 |
| BACKFLOW <i>CG</i> | 03/25/2022 | FOOD SERVICE | N/A |

DATE APPROVED: 4-19-22

ADMINISTRATOR APPROVAL: *Karen J Swinson*



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR22-03-0197

Date of Application: 03/16/2022

BUILDING PERMIT

| BUILDING LOCATION 227 BROADWATER DR CHESTER TAX ACCOUNT 1804126081 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.142 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 252 ZONED CMPD FRONTAGE 51.9 DEPTH 122 | | PROPERTY OWNERS: K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (410) 991-6150 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|----------------|--------------|------|-----------|--------|---------|------|--|-----------|----------------|--|-----------|-------------------|----------|----------------|------------|-------------|--------------------------|--------|----------------|--------------|------|--------------------------|--------|----------------|-----------|---------|-------------------------|--------|----------------|-----------|
| EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$190,000.00 | | FEES MHB FEE \$50.00 BOCA FEE \$418.84 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 SINGLE LOT \$55.00 ELECT. PERMIT \$135.00 ZONING \$55.00 4SEASNDARRA \$7,750.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL 3114</td> <td>(410) 991-6150</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0448-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER22-03-0197</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0417-22</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0437-22</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL 3114 | (410) 991-6150 | | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0448-22 | ELECTRICIAN | TRI-STATE COMMUNICATIONS | E-#817 | (301) 261-4943 | ER22-03-0197 | HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0417-22 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0437-22 |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHBR | K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL 3114 | (410) 991-6150 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0448-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | TRI-STATE COMMUNICATIONS | E-#817 | (301) 261-4943 | ER22-03-0197 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0417-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0437-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 40' X 82' OVERALL INCLUDING 20'8 X 43' GARAGE, 10' X 13' SCREENED PATIO AND 22'8 X 19'4 L-SHAPED FRONT PORCH. 2ND FLOOR 40' X 16'7. PLANS IN REVERSE. KILLARNEY MODEL WITH LOFT 55+ AGE-RESTRICTED COMMUNITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,060 SECOND FLOOR: 665 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 685 CARPOR: 0 DECK: 0 PORCH: 463 OTHER: 0 TOTAL FLOOR AREA: 3,873 | | CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 Queen Anne's 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.

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Conditions:
 QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

| MINIMUM YARD REQUIREMENTS | | | |
|---------------------------|----|---------------------|-------|
| ACCESSORY STRUCTURE | FT | PRINCIPLE STRUCTURE | FT |
| FRONT | | FRONT | 20 FT |
| SIDE | | SIDE | 5 FT |
| REAR | | REAR | 15 FT |
| SIDE STREET | | SIDE STREET | 0 FT |
| MAX. HGHT | | MAX. HGHT | 40 FT |

| APPROVALS: | | | |
|--------------|-----|------------|-------------------------------|
| BUILDING | HPD | 03/23/2022 | FLOODPLAIN ZONE TK 03/28/2022 |
| ZONING | JP | 03/23/2022 | PLUMBING CS 03/25/2022 |
| SEDIMENT | AP | 04/11/2022 | ENV. HEALTH JEN 03/24/2022 |
| PUB. SEWER | JH | 03/23/2022 | HISTORIC N/A |
| S.W. MGT. | TK | 03/28/2022 | SHA N/A |
| ENTRANCE | DB | 03/23/2022 | MECHANICAL CB 03/25/2022 |
| FIRE MARSHAL | CB | 04/14/2022 | ELECTRICAL 04/12/2022 |
| BACKFLOW | CB | 03/25/2022 | FOOD SERVICE N/A |

DATE APPROVED: 4-19-22

ADMINISTRATOR APPROVAL: Vivian G Swinson



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR22-03-0196

Date of Application: 03/16/2022

BUILDING PERMIT

| BUILDING LOCATION 118 SUNRISE CT CHESTER TAX ACCOUNT 1804126041 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.165 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 212 ZONED CMPD FRONTAGE 32.5 DEPTH 120 | | PROPERTY OWNERS: K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (410) 991-6150 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|----------------|--------------|------|-----------|--------|---------|------|---|-----------|----------------|--|-----------|-------------------|----------|----------------|------------|-------------|--------------------------|--------|----------------|--------------|------|--------------------------|--------|----------------|-----------|---------|-------------------------|--------|----------------|-----------|
| EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00 | | FEES SPRINKLER \$150.00 BOCA FEE \$460.92 ELECT. ADMIN. \$10.00 4SEASNDRRRA \$7,750.00 ELECT. PERMIT \$135.00 ZONING \$55.00 MHB FEE \$50.00 SINGLE LOT \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL 3114</td> <td>(410) 991-6150</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0451-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER22-03-0196</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0416-22</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0436-22</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL 3114 | (410) 991-6150 | | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0451-22 | ELECTRICIAN | TRI-STATE COMMUNICATIONS | E-#817 | (301) 261-4943 | ER22-03-0196 | HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0416-22 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0436-22 |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHBR | K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL 3114 | (410) 991-6150 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0451-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | TRI-STATE COMMUNICATIONS | E-#817 | (301) 261-4943 | ER22-03-0196 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0416-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0436-22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 63' OVERALL INCLUDING 20'8 X 21' GARAGE, 8' X 9' FRONT PORCH, AND 8' X 30' SCREENED PORCH. 2ND FLOOR 15' X 50'. SAN SEBASTIAN MODEL WITH LOFT - IN REVERSE 55+ AGE-RESTRICTED COMMUNITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,597 SECOND FLOOR: 750 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 429 CARPORT: 0 DECK: 0 PORCH: 312 OTHER: 0 TOTAL FLOOR AREA: 4,088 | | CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 Queen Anne's 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.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
|---------------------|---------------------|
| FRONT FT | FRONT 20 FT |
| SIDE FT | SIDE 5 FT |
| REAR FT | REAR 15 FT |
| SIDE STREET FT | SIDE STREET FT |
| MAX. HGHT FT | MAX. HGHT 40 FT |

APPROVALS:

| | | | |
|------------------------|------------|---------------------------|------------|
| BUILDING <i>JED</i> | 03/23/2022 | FLOODPLAIN ZONE <i>TK</i> | 03/28/2022 |
| ZONING <i>JED</i> | 03/23/2022 | PLUMBING <i>CE</i> | 03/25/2022 |
| SEDIMENT <i>AR</i> | 04/11/2022 | ENV. HEALTH <i>SEN</i> | 03/24/2022 |
| PUB. SEWER <i>TH</i> | 03/23/2022 | HISTORIC | N/A |
| S.W. MGT. <i>TH</i> | 03/28/2022 | SHA | N/A |
| ENTRANCE <i>DB</i> | 03/23/2022 | MECHANICAL <i>CG</i> | 03/25/2022 |
| FIRE MARSHAL <i>JB</i> | 04/12/2022 | ELECTRICAL | 04/08/2022 |
| BACKFLOW <i>CG</i> | 03/25/2022 | FOOD SERVICE | N/A |

DATE APPROVED: 4-19-22

ADMINISTRATOR APPROVAL: *Vivian G. Shinson*

