

PERMIT NUMBER: B 20004287

DATE ACCEPTED:

RECEIVED  
Dec 2 2020  
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: <b>18407 Hidden Creek Way</b>		Unit:
City: <b>Mount Airy</b>	State: <b>MD</b>	Zip Code: <b>21771</b>
Subdivision/Village/Complex Name: <b>Windsor Forest Knolls</b>		SDP/WP/BA #:
Lot: <b>14</b>	Tax Map: <b>6, Grid 16</b>	Parcel: <b>57</b>
		Grading Permit #:

#### DESCRIPTION OF WORK REQUIRED

Existing Use: <b>Vacant unimproved lot</b>	Proposed Use: <b>SFD</b>	Estimated Cost: <b>\$ 368,175.00</b>
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		

Residential New Single Family Dwelling (Detached)

#### PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): <b>Sonshine MD, LP</b>	Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: <b>227 Granite Run Drive, Suite 100</b>	
City: <b>Lancaster</b>	State: <b>PA</b>
Phone: <b>(717) 464-9060</b>	Email: <b>billb@keystonecustomhome.com</b>
Zip Code: <b>17601</b>	

#### APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: <b>Keystone Custom Homes</b>	Contact Name: <b>Gregg Reinsmith</b>
Street Address: <b>227 Granite Run Drive, Suite 100</b>	
City: <b>Lancaster</b>	State: <b>PA</b>
Phone: <b>(717) 719-1362</b>	Email: <b>greinsmith@keystonecustomhome.com</b>
Zip Code: <b>17601</b>	

#### CONTRACTOR INFORMATION REQUIRED

Business Name: <b>Keystone Custom Homes</b>	
Licensee's Name:	License #: <b>MHBR# 2937 (exp 12/01/2021)</b>
Street Address: <b>227 Granite Run Drive, Suite 100</b>	
City: <b>Lancaster</b>	State: <b>PA</b>
Phone: <b>(717) 719-1362</b>	Email: <b>greinsmith@keystonecustomhome.com</b>
Zip Code: <b>17601</b>	

#### ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: <b>Paul B. Elser, P.E.</b>	Name: <b>Paul Elser</b>
Street Address: <b>227 Granite Run Drive, Suite 100</b>	
City: <b>Lancaster</b>	State: <b>PA</b>
Phone: <b>(717) 719-1370</b>	Email: <b>pelser@keystonecustomhome.com</b>
Zip Code: <b>17601</b>	

#### BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options: <b>Ethan Heritage</b>					
# of Bedrooms (SF): <b>4</b>	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: <b>19</b>	# Full Baths: <b>3</b>	# Half Baths: <b>2</b>	# Fireplaces: <b>1</b>		
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input checked="" type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input checked="" type="checkbox"/> Partial					
1st Fl Width: <b>50</b>	1st Fl Depth: <b>62</b>	2nd Fl Width: <b>50</b>	2nd Fl Depth: <b>39</b>	Bsmt Width: <b>50</b>	Bsmt Depth: <b>62</b>
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: <b>5,972</b> sq ft		Occupiable Area: <b>5,687</b> 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 HOWARD COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

APPLICANT'S ORIGINAL SIGNATURE

12/1/2020

DATE SIGNED

#### FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

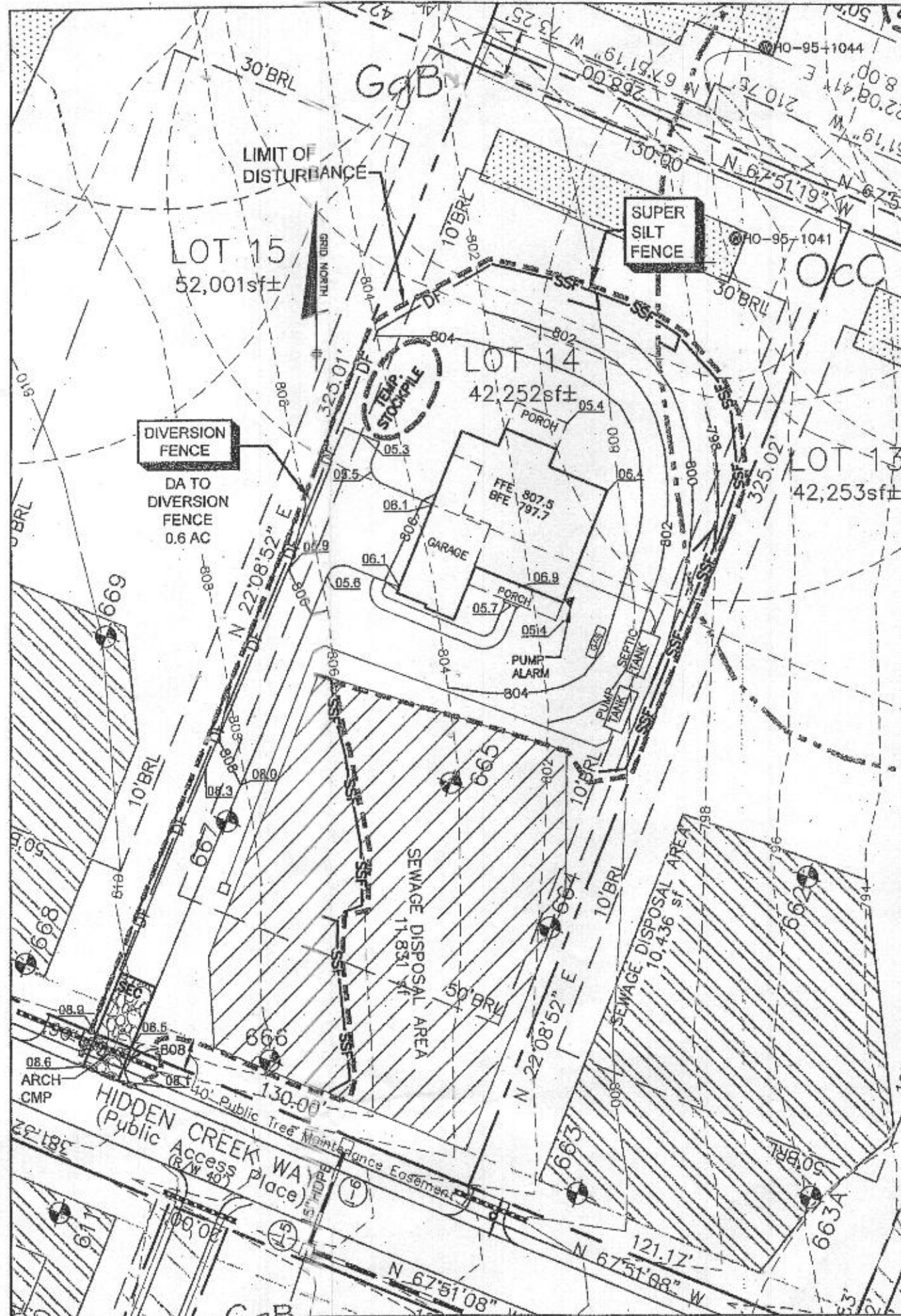
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <b>4. Oswald 12/15/2020</b>	<input checked="" type="checkbox"/> SHA	<input checked="" type="checkbox"/> CID
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SUBMITTAL FEES: <b>\$150.00</b>	PAYMENT: <b># 2088 \$150.00</b>	ACCEPTED BY: <b>MAIL</b>
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Amal



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING PRIVATE SEWAGE DISPOSAL AREA
	DIVERSION FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	SOILS MAP SYMBOL
	SOILS DELINEATION LINE



PLAN VIEW

### HOWARD SOIL CO STANDARD S

1. A pre-construction meeting must be held with the State Department of the Environment, Construction Inspection Division. Protected areas are marked clearly on the plan and are to be in conformance with the following stages:

- Prior to the start of earthmoving.
- Upon completion of the foundation and before proceeding with any other construction.
- Prior to the start of another construction unit.
- Prior to the removal or modification of any structure.

2. All vegetative and structural practices shall be in conformance with the 2011 MARYLAND SPECIFICATIONS FOR SOIL EROSION CONTROL.

3. Following initial soil disturbance, erosion control measures shall be required within three (3) calendar days for swales, ditches, perimeter slopes, a (3:1); and seven (7) calendar days except for those areas under active construction.

4. All disturbed areas must be stabilized in accordance with the 2011 MARYLAND SEDIMENT CONTROL for topsoil (Sec. B-4-4) and mulch can only be applied between the foundation and/or fill. Stockpiles (Sec. B-4-4) shall be stabilized with topsoil, mulch, and/or straw. All concentrated flow, steep slopes shall be stabilized with matting (Sec. B-4-6).

5. All sediment control structures shall be maintained in operative condition until permission is granted to remove them.

6. Site Analysis:

- Total Area of Site:
- Area Disturbed:
- Area to be roofed or paved:
- Area to be vegetatively stabilized:
- Total cut:
- Total fill:

Off-site waste/borrow area location:

7. Any sediment control practices which are not shown on the plan and which are not in conformance with the 2011 MARYLAND SPECIFICATIONS FOR SOIL EROSION CONTROL shall be repaired on the spot.



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

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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.



Professional Engineer  
Paul B. Elser  
No. 35478  
Expiration Date: 10/2020

PROJECT:	FRONT ELEVATION
DATE:	OCT 1 2020
DESIGNER:	EAS014
CHECKER:	MANN
SCALE:	AS NOTED
PROJECT NO.:	A1.0
DATE:	10/20

18407 HIDDEN CREEK WAY  
MT AIRY, MD  
B20004287

HEALTH DEPT

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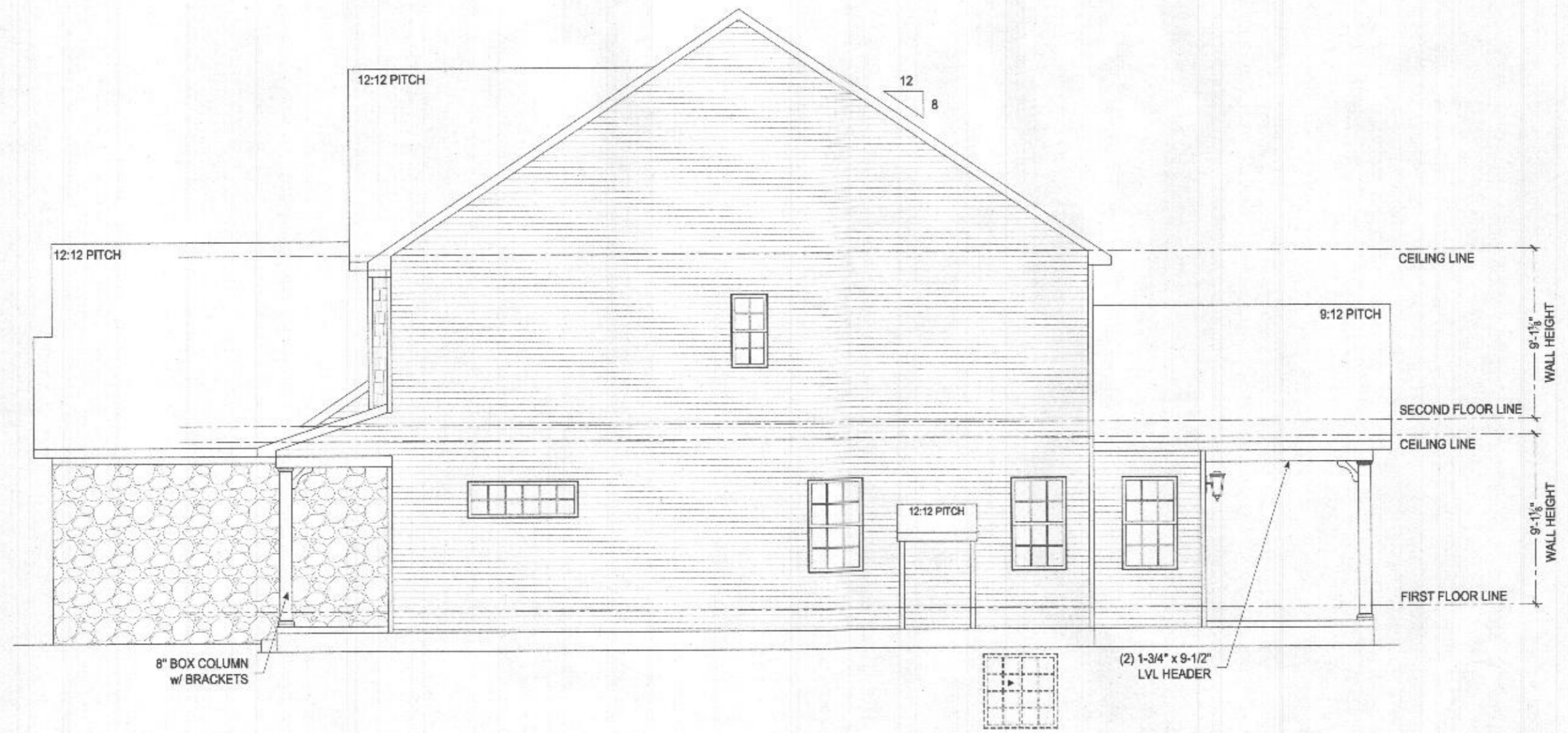
KEYSTONE CUSTOM HOMES, INC.

IDENTIFICATION: LIVING SIDE ELEVATION  
 SCALE: AS NOTED  
 DRAWN BY: L. JARMOSKA  
 PROJECT: EA6014 MANN

DATE: OCT 1 2020  
 SHEET NO: ALL  
 PLAN: aet20



Professional Seal/Stamp, hereby certifying that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 28478, Expiration Date: 10-2022.



LIVING SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



"Professional Certificate. I hereby certify that Paul B. Elser is a duly licensed professional engineer under the laws of the State of Maryland. License No. 38478, Expiration Date 04-16-2022"

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LANCASTER, PENNSYLVANIA 17601  
PH: (717) 464-9060 • FAX: (717) 464-9046  
www.keystonecustomhomes.com



KEYSTONE CUSTOM HOMES, INC.

PROJECT: REAR ELEVATION  
DRAWN BY: EA8014 MANN

DATE: OCT 1 2020  
SCALE: AS NOTED  
DRAWN BY: L. JARMOSKA

SHEET NO: A1.2  
PUNCH: a e t 20

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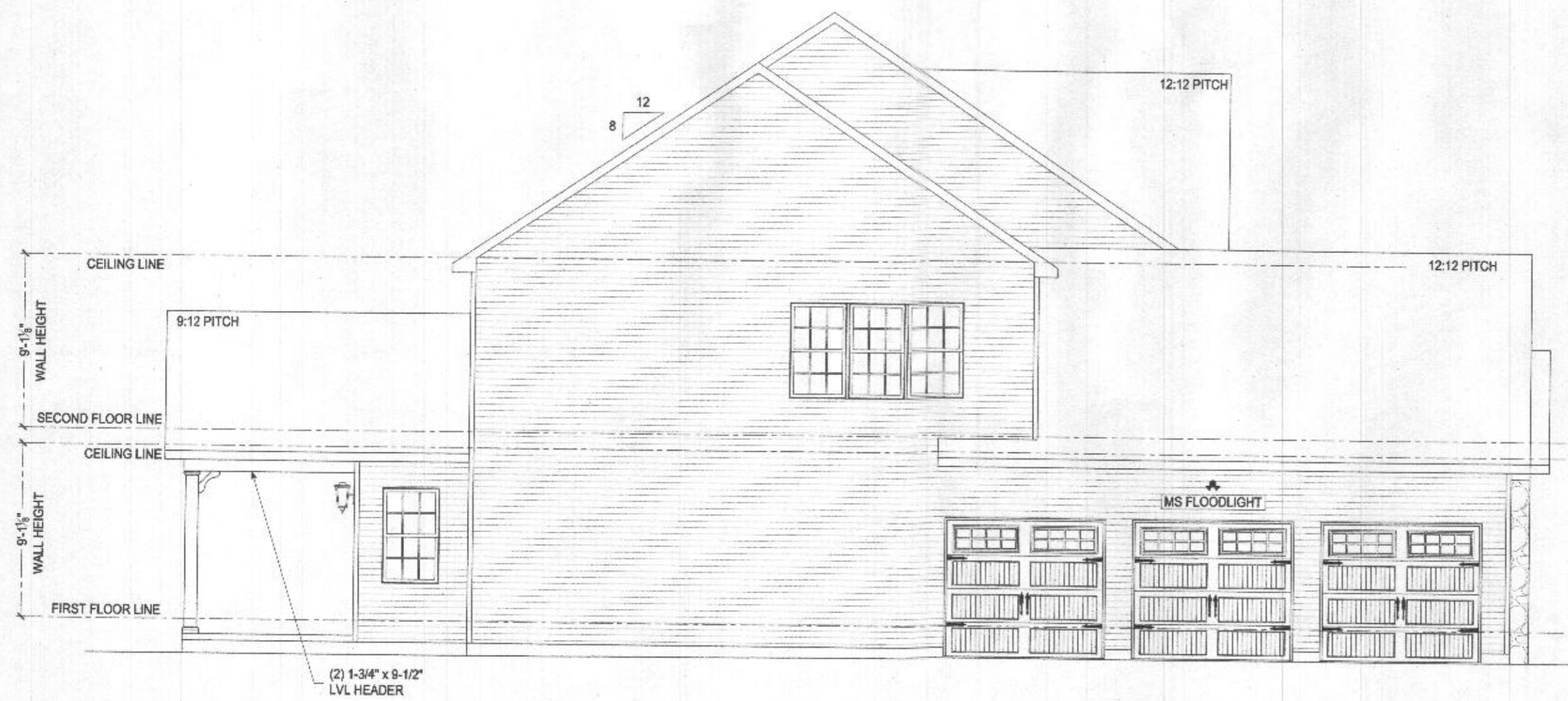


KEYSTONE CUSTOM HOMES, INC.

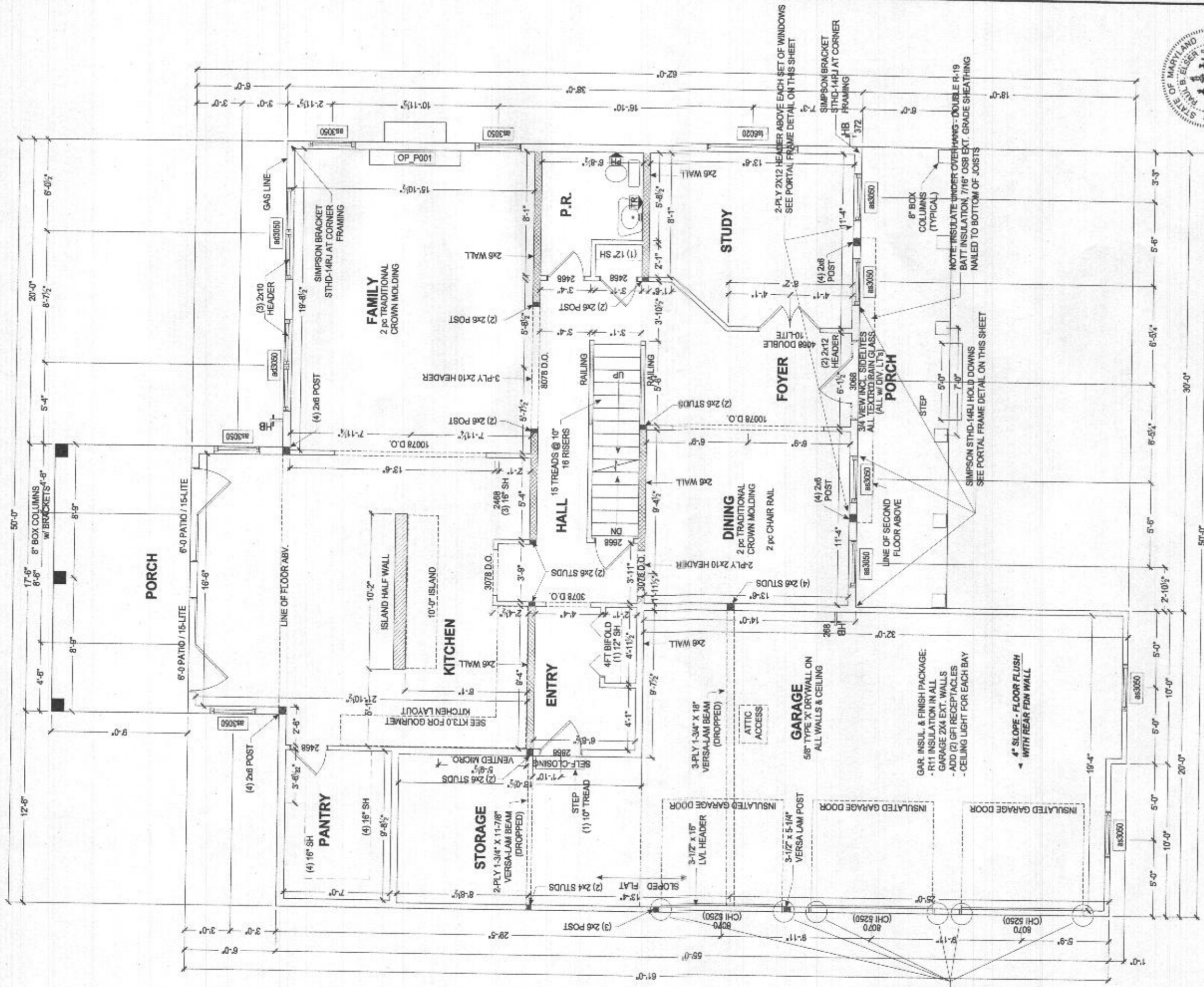


Professional Engineer, Pennsylvania License No. 35478, Expiration Date 05-15-2027

**GARAGE SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



SHEET NO.	EA-014
	MANN
DATE	OCT 1 2020
SCALE	AS NOTED
DRAWN BY	L. JARMOSKA
PLAN NO.	A1.3
	ae 120



SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM. CONCEALED

FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 8\"/>

2 x 4 STUD WALL INTERIOR HALF WALL FRAMING POST

PROJECT: 227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PENNSYLVANIA 17601

DATE: OCT 1 2020  
SCALE: AS NOTED  
DRAWN BY: L. JARVOSKA  
SHEET NO: P1.0  
PAGE: 2 of 20

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