

PERMIT NUMBER: B 20004122

DATE ACCEPTED:

FIVED



RESIDENTIAL BUILDING PERMIT APPLICATION

11/3/2020

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

LICENSING & PERMITS DIVISION

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043

PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 18445 Hidden Creek Way
City: Mount Airy
Subdivision/Village/Complex Name: Windsor Forest Knolls
Lot: 8
Tax Map: 6, Grid 16
Parcel: 57
Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant unimproved lot
Proposed Use: SFD
Estimated Cost: \$384,825.00
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None

Residential New Single Family Dwelling (Detached)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Sonshine MD, LP
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: Gregg Reinsmith
Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster
State: PA
Zip Code: 17601
Phone: (717) 719-1362
Email: greinsmith@keystonecustomhome.com

CONTRACTOR INFORMATION REQUIRED

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

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Paul B. Elser, P.E.
Name: Paul Elser
Street Address: 227 Granite Run Drive, Suite 100
City: Lancaster
State: PA
Zip Code: 17601
Phone: (717) 719-1370
Email: pelsers@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: Nottingham Manor
of Bedrooms (SF): 4 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: 20 # Full Baths: 2 # Half Baths: 1 # Fireplaces: 1
Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
1st Fl Width: 56 1st Fl Depth: 57 2nd Fl Width: 30 2nd Fl Depth: 52 Bsmt Width: 56 Bsmt Depth: 57
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 6,515 sq ft Occupiable Area: 6,489 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: [Signature] DATE SIGNED: 11/12/2020

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: CK# 2064 ACCEPTED BY: DROPBOX

PERMANENT SEEDING AND SPECIFICATIONS

To stabilize disturbed soils with permanent vegetation. Conditions Where Practice Applies

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HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-3133-1100 after the future L.O.D. and protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given of the following: a. Prior to the start of earth disturbance...

2. All vegetative and structural provisions to be installed according to the provisions of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days on the surface of all perimeter contours, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3:1 horizontal to 1 vertical (3:1), and seven (7) calendar days on all other disturbed areas on the project site except for those areas under active grading.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for topsoil (Sec. B-4-5), permanent seeding (Sec. B-4-6), temporary stabilization (Sec. B-4-7), and mulching (Sec. B-4-8) and mulching with straw or hay on only one side of the dike and spring seeding dates if the ground is frozen.

5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.

6. Site Analysis: Total Area of Site: 1.18 Acres Area Disturbed: 0.56 Acres Area to be roofed or paved: 0.09 Acres Area to be vegetatively stabilized: 0.47 Acres Total cut: 4.5 Cu Yds Total fill: 11.80 Cu Yds Off-site waste/borrow area location: N/A

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include: a. Inspection date b. Inspection time (routine, pre-storm event, during rain event) c. Name and title of inspector d. Weather information (current conditions, as well as time and amount of last recorded precipitation) e. Brief description of project's status (e.g. percent complete) and/or current activities f. Evidence of sediment abatement g. Identification of plan deficiencies h. Identification of sediment controls that require maintenance i. Identification of missing or improperly installed sediment controls j. Compliance status regarding the sequence of construction and stabilization requirements k. Photographs l. Maintenance scheduling m. Maintenance and/or corrective action performed n. Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (EMDC, MDC).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back filled and stabilized by the end of each work day, whichever is shorter.

10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the HSCD-approved field changes.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and grass 50 percent of the limits otherwise specified and approved by the HSCD, no more than 30 days cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheel, pavement, and other sources must be treated in a sediment basin or other approved wash structure.

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All silt fence and super silt fence shall be placed on-the-contour, and be infiltrated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.

15. Stream channels must not be disturbed during the following restricted time periods (inclusive): Use II and III October 1 - June 15 Use III and IIIP October 1 - April 30 Use IV March 1 - May 31

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

NOTE: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY BY INSPECTOR. VEGETATION IS ESTABLISHED OR SOIL SHOULD BE USED.

BUILDER'S DATA FINISHED FLOOR: 779.9 BASEMENT FLOOR: 770.1 TOP OF WALL: 776.7 BASEMENT SUBGRADE: 765.1 GARAGE FLOOR: 778.7 GARAGE JAIL: 778.4

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: 1/1/2021

WINDSOR FOREST KNOLLS LOT 8 TAX MAP: 6 - GRID: 18 - PARCEL: 57 18445 HIDDEN CREEK WAY - TAX ID# 04-373235 ELECTION DISTRICT NO. 4 - HOWARD COUNTY, MARYLAND GRADING, SEDIMENT AND EROSION CONTROL AND BUILDING PERMIT PLAN DATE: OCTOBER, 2020 BEI PROJECT NO. 2986 SCALE: AS SHOWN SHEET 1 OF 1

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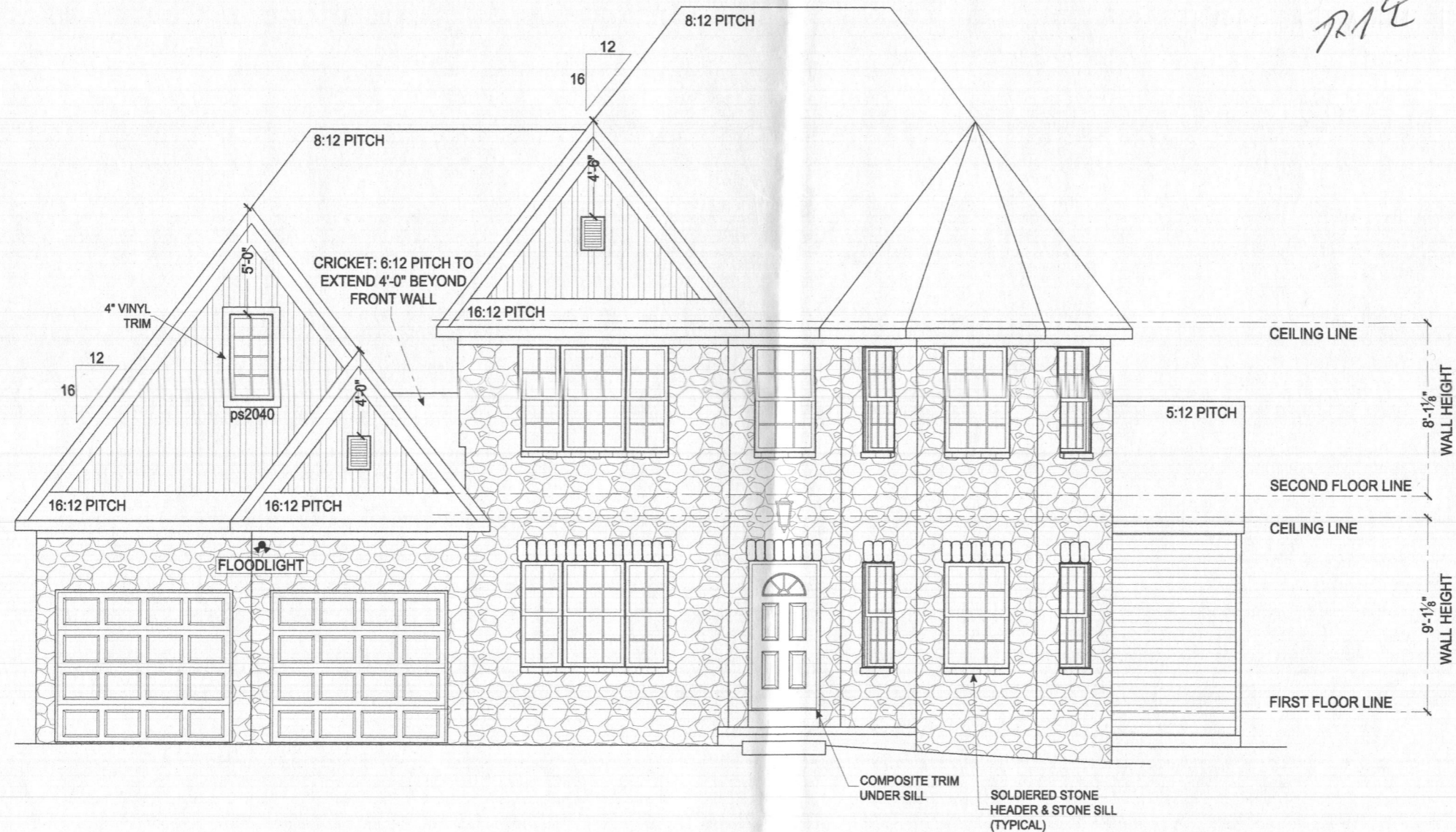
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Approved
B20004122
R14 12/7/2020



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

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



KEYSTONE CUSTOM HOMES, INC.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a fully licensed professional engineer under the law of the State of Maryland. License No. 35478, Expiration Date: 06-18-2022.

SHEET DESCRIPTION	FRONT ELEVATION
MODEL	EA8008
DRAWN BY	REEDY / HOWARD
UPDATED	JUL 22 2020
SCALE	AS NOTED
DRAWN BY	R SHAW
SHEET NO.	A1.0
PLAN ID.	anh10

HEALTH DEPT

B20004122

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



KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION:
 LIVING SIDE ELEVATION
 MODEL: EA6008
 REEDY / HOWARD

UPDATED: JUL 22 2020
 SCALE: AS NOTED
 DRAWN BY: R. SHAW

SHEET NO.
A1.1
 PLAN ID:
 anh10



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



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



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SHEET DESCRIPTION	REAR ELEVATION
	EA4008
MODEL:	REEDY / HOWARD
UPDATED:	JUL 22 2020
SCALE:	AS NOTED
DRAWN BY:	R. SHAW
SHEET NO.	A1.2
PLAN ID:	anh10

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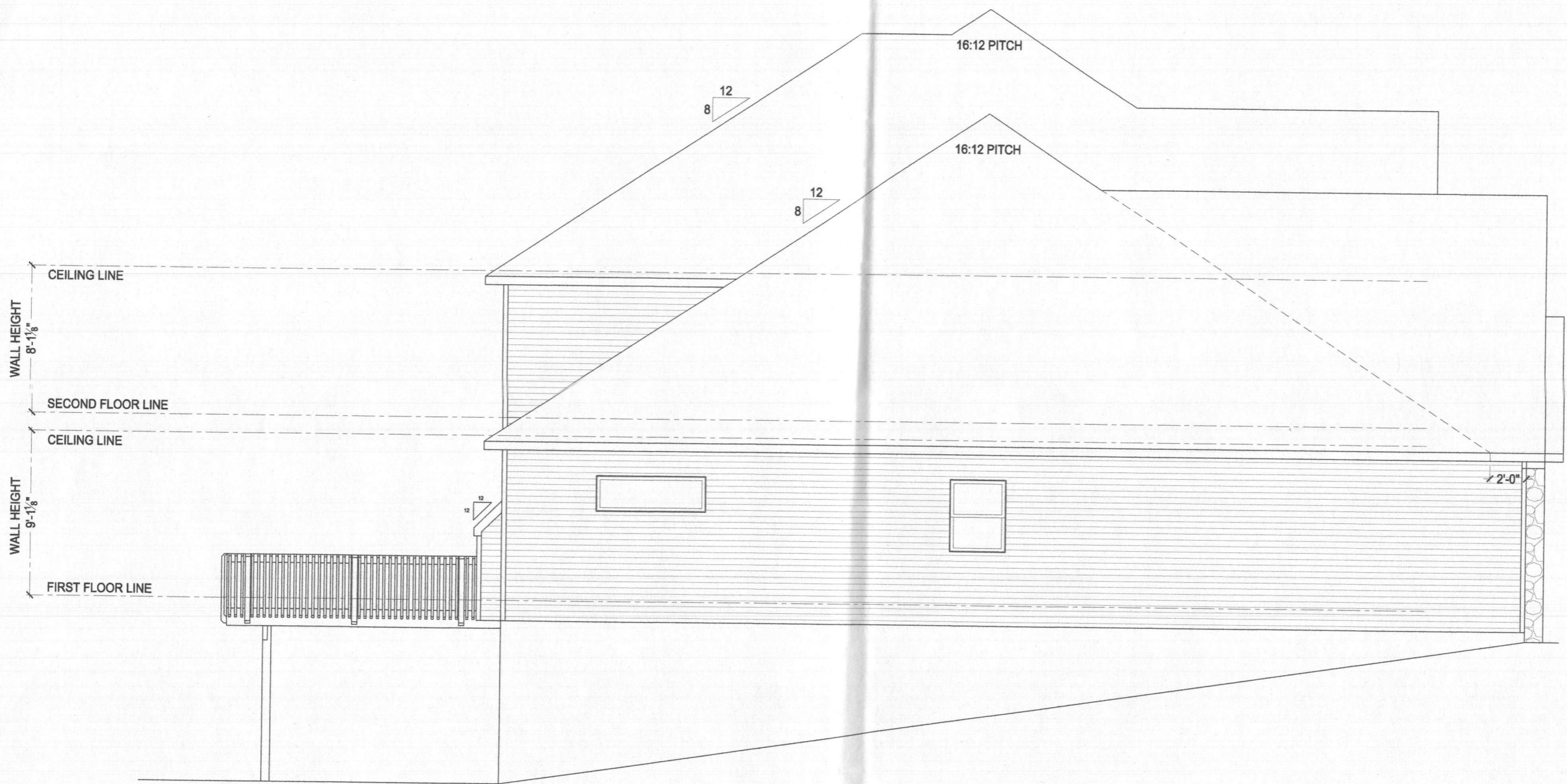


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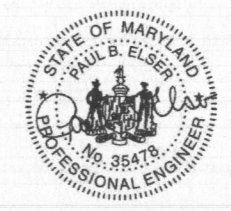
SHEET DESCRIPTION: GARAGE SIDE ELEVATION
 MODEL: EA-808
 REEDY / HOWARD

UPDATED: JUL 22 2020
 SCALE: AS NOTED
 DRAWN BY: R. SHAW

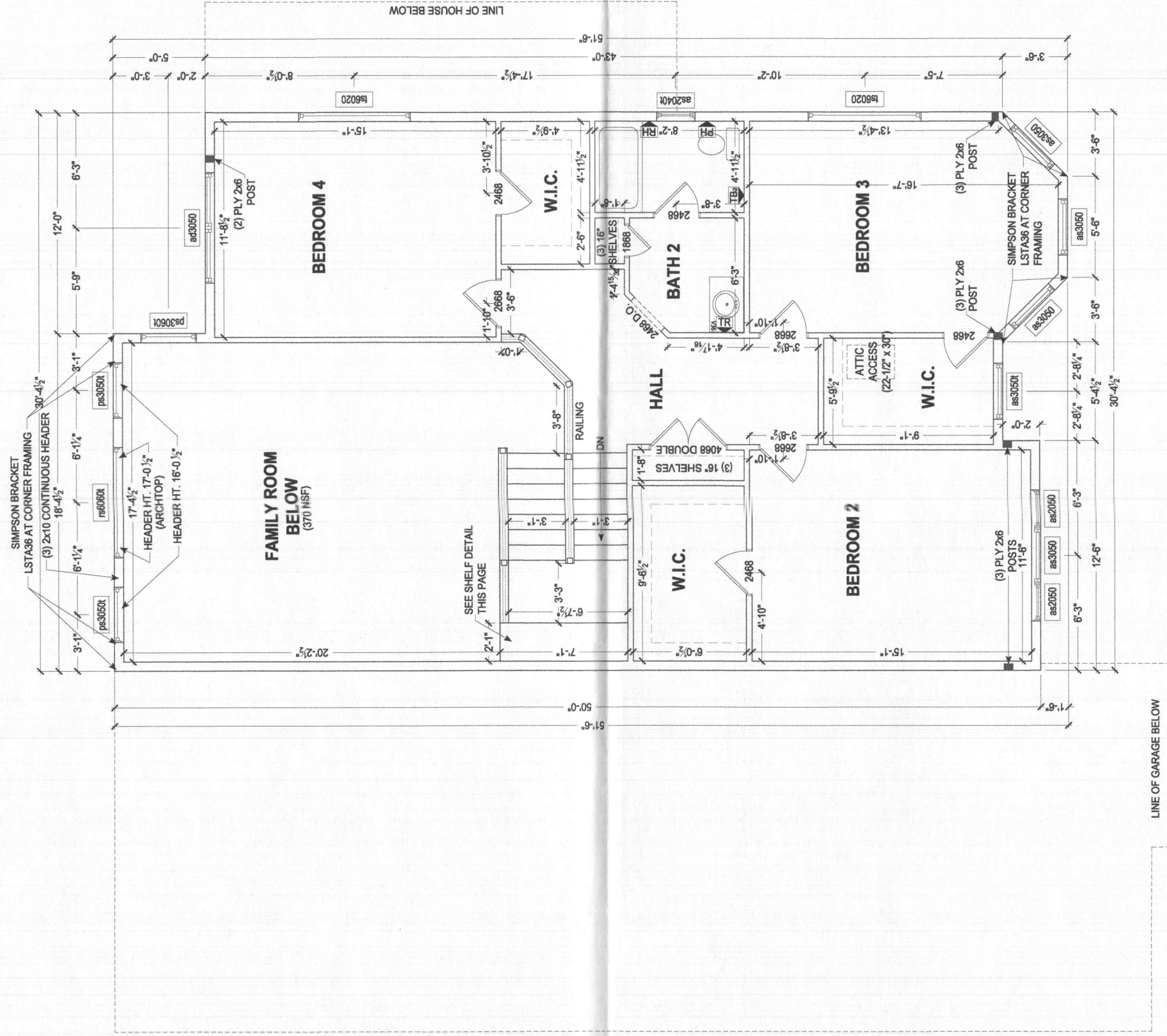
SHEET NO. A13
 PLAN NO. 2512



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



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LINE OF GARAGE BELOW

LINE OF HOUSE BELOW

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



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SHEET DESCRIPTION:	SECOND FLOOR PLAN
MODEL:	EAs008 REEDY / HOWARD
UPDATED:	JUL 22 2020
SCALE:	AS NOTED
DRAWN BY:	R.SHAW
SHEET NO.	P1.1
PLAN ID:	anh10

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GEN. KITCHEN NOTES:

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

FRAMING DIMENSIONS UNLESS OTHERWISE NOTED

ALL COUNTERTOP RECEPTACLES ARE GFI PROTECTED

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

GARDEN PKG INCL:

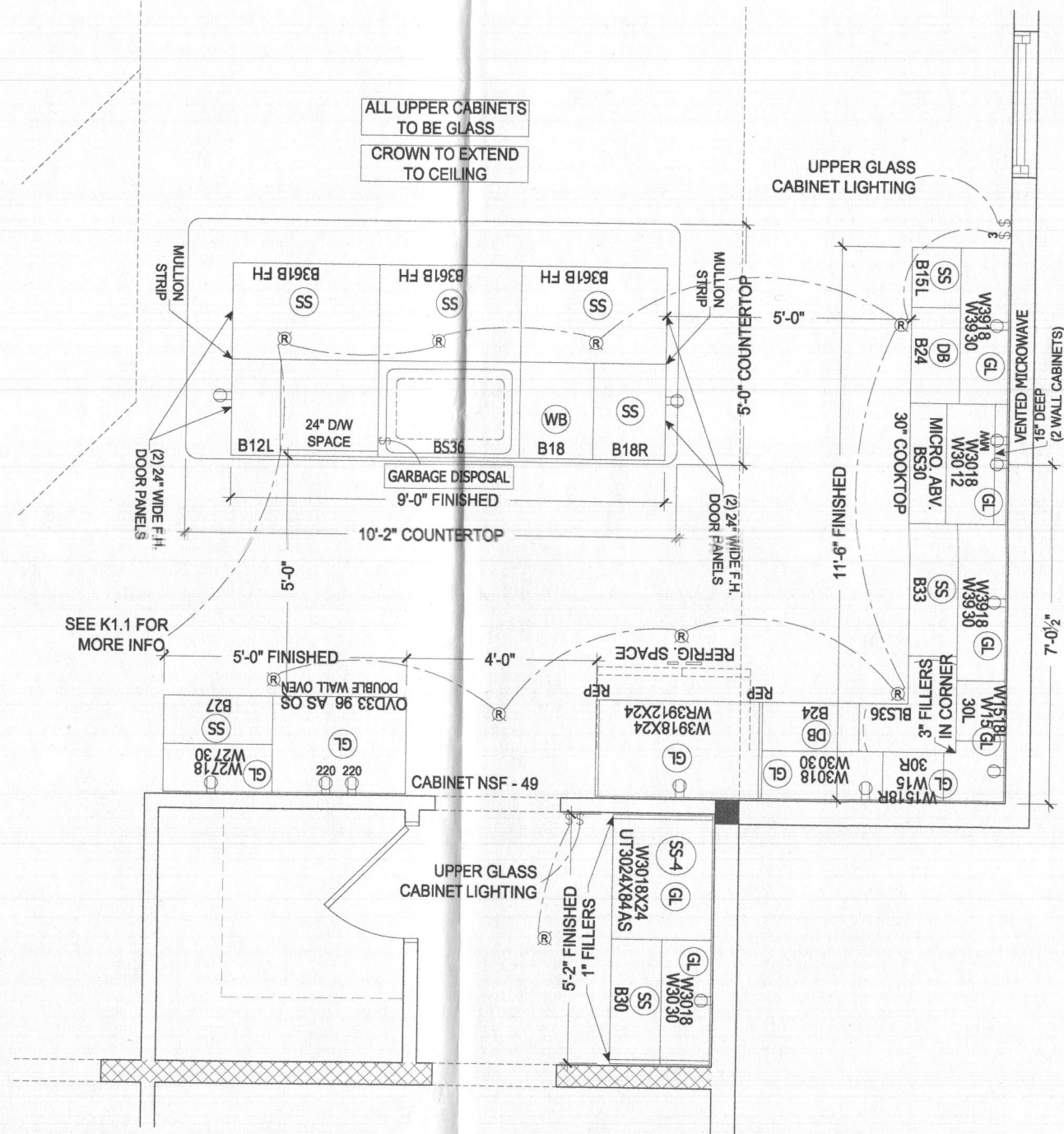
Tahoe Maple Cabinet Style - May Upgrade Separately
Small / Angled Crown Molding
Door Trays
** Drawer Bank (Max. Drawer Bank Size = 24" Larger Base Cabinets Will be Split)
** Upper Glass Wall Cabinets w/ Lighting
** Garbage Disposal (1/2 hp)
Installed Ice Maker Line
** Installed Recessed Light Package w/ White Trim Kits
Level 30 Kitchen Sink
Kitchen Faucet Upgrade
Level 140 Gourmet & Garden Kitchen Package Appliance Upgrade (Incl: Gas Cooktop, Single Electric Wall Oven, Built-In Microwave in Oven Cabinet, Vented Range Hood, Dishwasher)
** Roll-Out Shelves
** Linen Range Base Cabinet for Under Cooktop
** Oven Cabinet for Wall Oven/Microwave
** Waste Basket Rollout Cabinet
** Specialty Kitchen Window
** Utility Cabinet with Fixed Shelf Kit
** 24" Deep Refrigerator Wall Cabinet, May Include Refrigerator End Panel(s) (REP)
** THESE INCLUSIONS VARY PER HOUSE DESIGN. PLEASE SEE PLAN FOR SPECIFIC INFORMATION REGARDING SIZE AND LOCATION.

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

KITCHEN SYMBOL LEGEND:

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

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



GARDEN KITCHEN LAYOUT SCALE: 1/2" = 1'-0"

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SHEET DESCRIPTION:	KITCHEN
MODEL:	EA5008
DESIGNER:	REEDY/HOWARD

UPDATED:	JUL 22 2020
SCALE:	AS NOTED
DRAWN BY:	R. SHAW

SHEET NO. K1.3
PLAN ID: an h 10