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

BUILDING PERMIT No.: BC21-02-0004

Date of Application: 02/03/2021

BUILDING PERMIT

BUILDING LOCATION 4000 HERONS NEST WAY CHESTER	**PROPERTY OWNERS:** K HOVNANIAN AT KENT ISLAND 101 CHESTER STATION LN CHESTER, MD 21619
TAX ACCOUNT 1804126144	
SUBDIVISION FOUR SEASONS AT KENT ISLAND	**HOME PHONE:** (410) 991-6150
CRITICAL AREA YES **ACREAGE** 0.689	**APPLICANT:**
TAX MAP 0057 **GRID** 0002 **PARCEL** 0546	
SECTION **BLOCK** **LOT** 1-D	
ZONED CMPD **FRONTAGE** **DEPTH**	**STAKED:** ☑ YES ☐ NO ☐ WILL CALL

EXISTING USE VACANT LOT	**FEES**
PROPOSED USE CONDO/APARTMENTS	**FIRE MARSHAL FEE** $3,441.76 **ELECT. PERMIT** $5,820.00
	ELECT. ADMIN. $10.00 **BOCA FEE** $5,162.64
REVISED PROPOSED USE	**ZONING** $55.00 **4SEASNDRRA** $108,500.00
	MHB FEE $50.00
CONSTRUCTION VALUE $3,200,000.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	K HOVNANIAN'S FOUR SEASONS 101 CHESTER STATION LN, CHESTER, MD 21619	MHBL#3114	(240) 375-4515	
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-180-21
ELECTRICIAN	C & R ELECTRIC	E-#732	(410) 760-4224	EC-50739
HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0177-21
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0178-21

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)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0	**FIN BASEMENT**: 0	**# BEDROOMS:** 28	**# BATHROOMS:** 42
FIRST FLOOR: 7,579	**SECOND FLOOR**: 10341	**ROAD TYPE:** COUNTY	**SPRINKLER:** YES
THIRD FLOOR: 9973	**FOURTH FLOOR**: 9,973	**WATER TYPE** PUBLIC	**SEWER TYPE** PUBLIC
GARAGE: 3,250	**CARPORT**: 0	**HEATING SYSTEM:** GAS	**CENTRAL AIR:** YES
DECK: 0	**PORCH**: 1,906	**FIREPLACE:** GAS	
OTHER: 0			
TOTAL FLOOR AREA: 43,022			

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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

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

OFFICE USE ONLY

APPROVALS:

BUILDING	BAC	02/12/2021	FLOODPLAIN ZONE	JK	02/11/2021
ZONING	JP	02/10/2021	PLUMBING	CG	02/12/2021
SEDIMENT	AR	01/14/2021	ENV. HEALTH	public	02/12/2021
PUB. SEWER	BD	02/10/2021	HISTORIC		N/A
S.W. MGT.	CR	02/11/2021	SHA		N/A
ENTRANCE	DB	02/10/2021	MECHANICAL	CG	02/12/2021
FIRE MARSHAL	JM	03/05/2021	ELECTRICAL		03/05/2021
BACKFLOW	CG	02/12/2021	FOOD SERVICE		N/A

DATE APPROVED: 3-9-21 **ADMINISTRATOR APPROVAL:** Vivian G Stinson