Menu Save Reset Cancel Help

Approved RH 4/7/2025

Record Detail * *(This section is required.)*

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B25001252	04/02/2025

Description of Work

SFD/ INSTALLATION OF ONE HELICAL PIER TO RIGHT FRONT PORCH/GARAGE FOUNDATION WALL. APPOX SQ. FT. 10**SUBJECT TO FIELD INSPECTION**

check spelling

Address * *(This section is required.)*

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
6636	ISLE OF SKYE	DR

Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.96982	39.18895

City	State	Zip Code	Primary
HIGHLAND	MD	20777	Yes

Parcel * *(This section is required.)*

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
853242	370	2.54	280400	0	463200	RURAL

Legal Description

LOT 16 2.540 AR S 1 [ ]6636 ISLE OF SKYE DR [ ]HIGHLAND LAKE

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	16	605101	5				

Plan Area	State Tax Id	Subdivision Name
	1405381576	HIGHLAND LAKE

Section	Area	Tax Map
		34

Grid	Zoning District	ADC Map
34-21	RR-DEO	4933-E10

SDP No.	Final Plan No.	WP File No.

Record Plat No.	WS Contract No.	FDP No.	Primary
3808			Yes

Owner Occupied	Year Built	Historic District
(•) Yes ( ) No	1987	( ) Yes (•) No

Historic District Registry No.	Stat Area	Flood Plain
	5-04A	( ) Yes (•) No

Building No

Owner *(This section is not required.)*

Search Reset Clear

Name *
SIGMA
Address Line 1
6636 ISLE OF SKYE DR
Address Line 2

Address Line 3

Mail City
HIGHLAND
Mail State
MD
Mail Zip Code
20777
Phone
240-215-6118
Primary
Yes
E-mail

Cell Number **Fax Number**

Professionals *(This section is not required.)*

License # *
08050155396
License Type *
MHIC Co
Primary
Yes
Business Name
FORTRESS FOUNDATION SOLUTIONS LLC
First Name **Middle Name** **Last Name**
JERRY ALAN GLINSKI
Address Line 1
AKA J A W G LLC 05-155396
Address Line 2
5305 JEFFERSON PIKE
City **State** **ZIP Code**
FREDERICK MD 21703-0000
Phone 1 **Phone 2** **Fax**
4346657727 0000000000
E-mail
JERRY@FORTRESSOFVIRGINIA.COM

Applicant *(This section is not required.)*

Search **As Owner** **As Lic. Prof** **As Contact**

Type *
Applicant
Relationship
Applicant
Primary
No
First Name **MI** **Last Name**
CHARLES LEVINE
Full Name
CHARLES LEVINE
Organization Name
CHASENARE ENTERPRISES LLC
Street Address
2864 MILLERS WAY DRIVE
Address Line 2
City **State** **Zip Code**
ELLICOTT CITY MD 21043
Phone **Cell** **Fax**
443-355-7074
E-mail *
chasnr@verizon.net

Contact *(This section is not required.)*

Search **As Owner** **As Lic. Prof** **As Contact**

Type
Contact
Relationship
Licensed Professiona
Primary
Yes
First Name **MI** **Last Name**
CHARLES LEVINE
Full Name
CHARLES LEVINE
Organization Name
CHASENARE ENTERPRISES LLC
Street Address
2864 MILLERS WAY DRIVE
Address Line 2
City **State** **Zip Code**
ELLICOTT CITY MD 21043
Phone **Cell** **Fax**
443-355-7074
E-mail
chasnr@verizon.net

Addtl Info

Est Construction Cost * **Housing Units** **Number of Buildings** * **Public Owned**
3000 0 0 No
Construction Type
434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *	No of Stories *	Basement	Bedrooms	Full Baths	Half Baths	Water *	Sewage *
10 SQFT (Number)	2 (Number)	--Select--	(Number)	(Number)	(Number)	Private	Public

FDN ENGINEERING

Date: March 28, 2025

Project: Hartsock Residence

Address: 6636 Isle Of Skye Dr
Highland, MD 20777

Foundation Support Systems Analysis

This report is prepared for Fortress Foundation Solutions (contractor) by FDN Engineering (engineer). Helical piers are proposed for installation at the above referenced project. The foundation support system is intended to stabilize and potentially lift the existing foundation structure – reducing pressure on existing soils. Load requirements for the systems were calculated at areas shown on repair plan. Engineer performed design for this project - see page 2 for engineering notes and results. See page 3 for details of the repair systems. See page 4 for a repair plan of the foundation support systems on the structure.

To the best of my professional knowledge, the design of the helical pier foundation support systems meets the structural requirements of the 2021 International Residential Code to the extent that it applies to our scope of work. Engineer is retained in a limited capacity for this project. No responsibility and/or liability is assumed by, nor shall be assigned to engineer for items beyond the proposed scope as shown herein.

Upon completion of the foundation support systems, the contractor shall supply engineer a log of the installed locations, depth, and final torque of the helical piers, as well as photos of completed work. Engineer will evaluate the field data and prepare a letter of completion for closeout, if necessary.

FDN Engineering, LLC
2412 N 179th St.
Omaha, NE 68116
(402) 739-9642

Chad Keller
03/28/2025

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. 59233, Expiration Date: 04/17/2026

Helical Pier Project Notes (contractor to inform engineer if assumptions are inaccurate):

1. Structure is two-story, residential with 4 in slab on grade floor & masonry walls.
2. Contractor will install helical piers, brackets, and all related components per the support manufacturer's current installation instructions and technical manual, and according to the latest ICC-ES AC358 & ESR-3074.
3. Helical piers shall have a center-to-center spacing at the helix depth of at least three (3) times the diameter of the largest helix plate.
4. Pier shall not be installed in recently backfilled sites, in bedrock soils, or where there is possible sinkhole activity. Notify engineer if foundation is cracked between piers.
5. The pier was designed as plain steel corroded with capacities assuming a 50-year scheduled sacrificial loss in thickness per ICC-ES AC406. Contractor may galvanize the system for added corrosion protection.
6. Only local effects have been checked on existing structural members (e.g., concrete bearing at pier bracket). The integrity of the existing supported structure is outside of our scope of work.
7. Where voids are created below the slab during lifting, it is recommended to fill with PolyLevel. Use compacted soil around the footing.

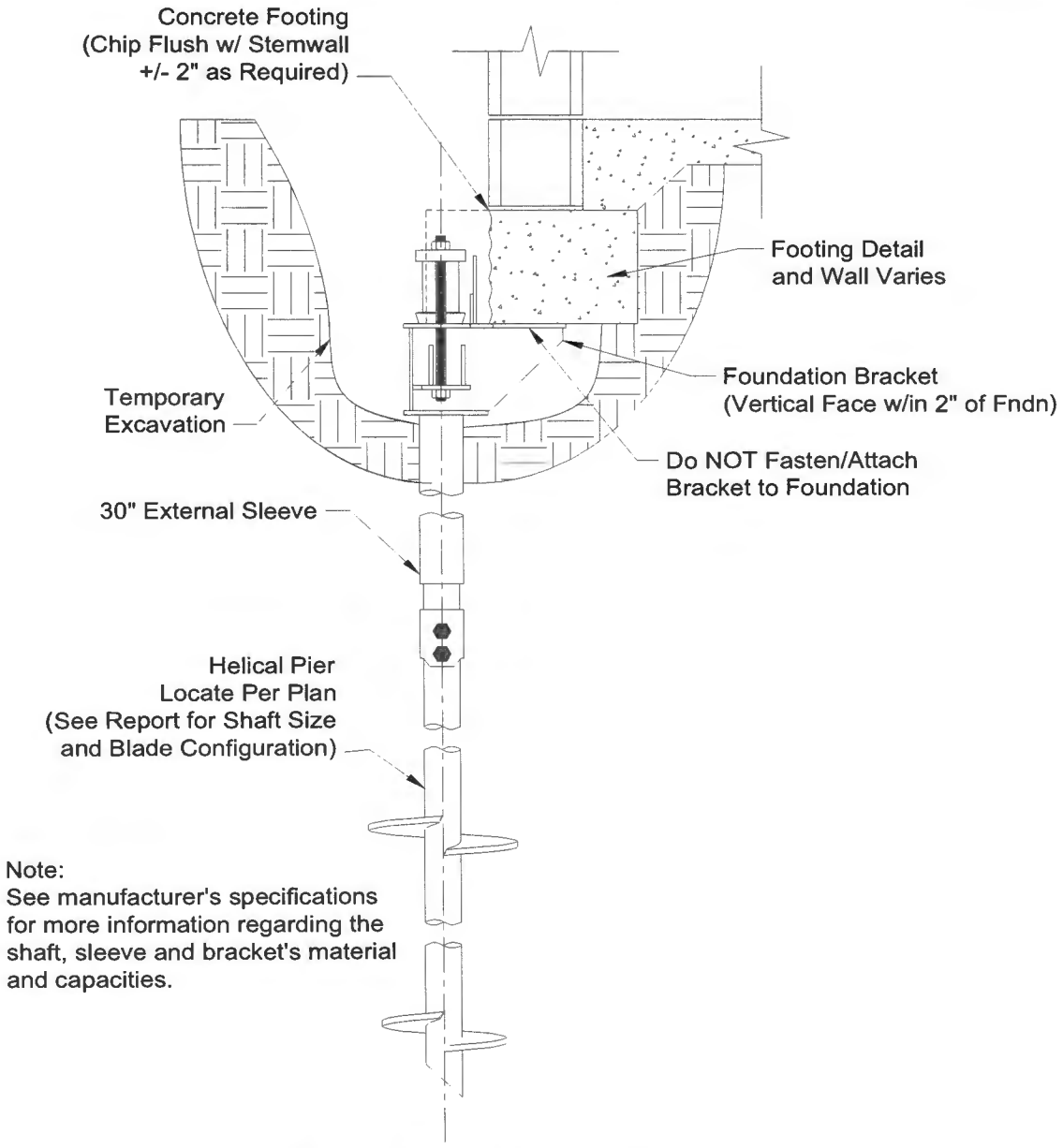
Helical Pier Analysis and Results:

8. All design loads are based on guidance from the applicable building code.
9. Helical piers are designed to support axial compression load only.
10. Maximum, worst-case, total load on a helical pier is **9,900 lbs** (allowable stress combinations).
11. We recommend installation of piers with a 2-7/8" diameter shaft (HP287) with 8" and 10" diameter (minimum) helix plates.
12. Minimum helical pier tip depth is 6 ft.
13. An installation torque of **2,200 ft-lbs** should be applied to achieve an allowable capacity greater than the total load.
14. Do not place pier directly under door/window (w/in 24" from footing). Contact engineer if condition exists.
15. Helical pier spacing along the foundation shall not exceed 4'-0" O.C. and 2-ft from a corner, typ.
16. A factor of safety of 2 is used to calculate the allowable soil bearing capacity.

Chad Keller
03/28/2025

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. 59233, Expiration Date: 04/17/2026

FDN Engineering, LLC
2412 N 179th St.
Omaha, NE 68116
(402) 739-9642



HELICAL PIER TO FOOTING DETAIL

FDN Engineering, LLC
2412 N 179th St.
Omaha, NE 68116
(402) 739-9642

STATE OF MARYLAND
CHAD A. KELLER
59233
PROFESSIONAL ENGINEER

Chad Keller
03/28/2025

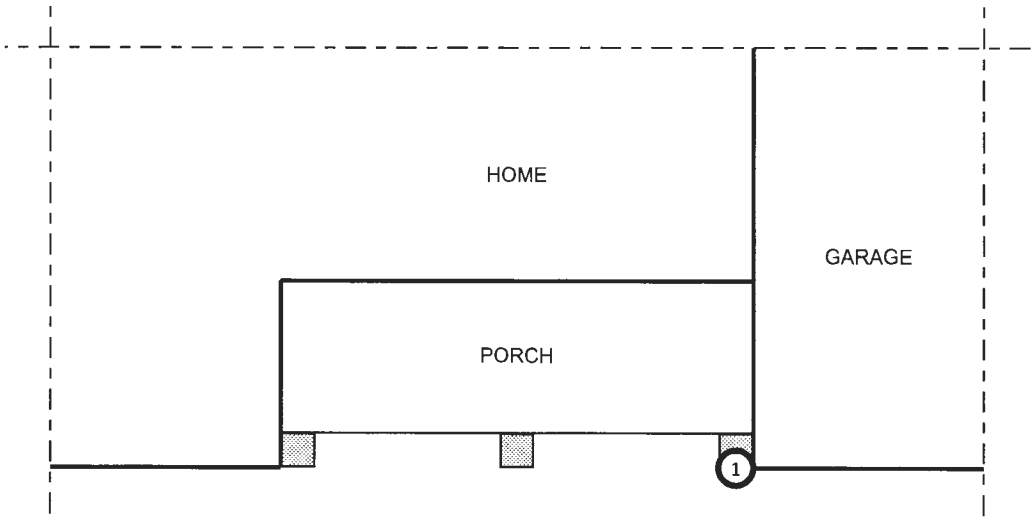
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 59233, Expiration Date: 04/17/2026

LEGEND:

(#) Indicates Helical Pier and Mark Number

Helical Pier Notes:

1. Residential construction, two-story.
2. Layout of (1) piers, Model HP287 for fndn support - 6'-0" min depth.
3. Installation torque of **2,200 ft-lbs.**
4. Pier max spacing is 4'-0", UNO. Start 2' from corners.
5. Spacing may vary based on field conditions. +/- 1 ft from noted spacing.
6. Install per helical pier manufacturer's instructions and tech. specifications.
7. Notify engineer if design assumptions are discovered inaccurate.



FRONT HOUSE

PARTIAL FOOTPRINT OF PROPERTY

N

DRAWING NOT TO SCALE

Project:

Hartsock Residence
6636 Isle Of Skye Dr
Highland, MD 20777

FDN Engineering, LLC
2412 N 179th St.
Omaha, NE 68116
(402) 739-9642

STATE OF MARYLAND · CHAD A. KELLER · 59233 · PROFESSIONAL ENGINEER

Chad Keller 03/28/2025

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