

Approved 5/5/26

-H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type Building/Residential/Alteration/SFD Permit Number B26001329 Opened Date 04/27/2026

Description of Work SFD/ ALTERATIONS TO EXISTING DWELLING TO INCLUDE: BASEMENT REMODEL, BUILD OUT BASMENT WITH NEW LIVINGROOM AREA, UTILITY STORAGE SPACE, GYM, MECHANICAL ROOM, OFFICE, KIDS PLAY AREA, AND BATHROOM. TOTAL AFFECTED AREA APPROXIMATELY 1750 SQFT**NOT APPROVED AS AN ACCESSORY APT, NOT APPROVED FOR SLEEPING ROOMS UNLESS EGRESS IS PROVIDED, SUBJECT TO FIELD INSPECTION**

Online BP. gjs 4/30/26

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner Street # 12022 Street Name MISTY RISE Street Type CT Unit Type Unit # X Coordinate -76.9337 Y Coordinate 39.22088 City CLARKSVILLE State MD Zip Code 21029 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner GIS ID * 877956 Parcel 356 Parcel Area 3 Land Value 296200 Improved Value 951500 Exemption Value 655300 Plan Area RURAL

Legal Description IMPLOT 58 3.002 A[]12022 MISTY RISE CT NW[]CLEARVIEW EST SEC 2

check spelling

Block 58 Lot 58 Census Tract 605101 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone Plan Area State Tax Id 1405414261 Subdivision Name CLEARVIEW ESTATES Section Area Tax Map 29 Grid 29-19 Zoning District RC-DEO ADC Map 4934-A5 SDP No. Final Plan No. WP File No. Record Plat No. 9713 WS Contract No. FDP No. Primary Yes Owner Occupied Yes No Year Built 1999 Historic District Yes No Historic District Registry No. Stat Area 5-03 Flood Plain Yes No Building No

Owner (This section is not required.)

Search Reset Clear Name * SUTHE Address Line 1 12022 MISTY RISE CT Address Line 2 Address Line 3 Mail City CLARKSVILLE Mail State MD Mail Zip Code 21029 Phone 202-365-1453 Primary Yes E-mail

Existing Utilities *
Unknown ▼

Existing Heating System *
Unknown ▼

Existing Sprinkler System *
None ▼

Type of New Fireplace
--Select-- ▼

Expiration Date
10/26/2026

Submit Cancel

4/8/99
2:00
4/28/99 2:00

PERMIT 05-414261

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 511448

A 37811

DISTRICT _____

DATE 3/4/99

DATE SYSTEM APPROVED 4/28/99

INSPECTOR M. Ripken

INDEXED

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
~~XXXXXXXX~~ 410-313-2640

South Carroll Backhoe, Inc. IS PERMITTED TO INSTALL ALTER _____

ADDRESS 4410 Salem Bottom Road, Westminster, Maryland 21157 PHONE 410-875-4197

SUBDIVISION Clearview Estates, Sec. II LOT 58 ROAD 12022 Misty Rise Court

PROPERTY OWNER Goodier Builders

ADDRESS _____

SEPTIC TANK CAPACITY 1250 GALLONS ***MANHOLE CLEANOUT REQUIRED***

NUMBER OF BEDROOMS 4

210 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 280

TRENCHES - Trench to be 3 feet wide. Inlet 3 feet below original grade. Bottom maximum depth 5 feet below original grade. Effective area begins at 3 feet below original grade. 2 feet of stone below distribution pipe.

LOCATION - Place distribution box 175 feet from front (340.00') lot line and 110 feet from right (210.12') lot line as viewed from Misty Rise Court. Install trenches on contour toward right lot line.

NOTES - MAINTAIN AT LEAST THE MINIMUM 100 FEET DISTANCE FROM WELL TO SEPTIC SYSTEM. No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. *OK/MR*

PLANS APPROVED BY Ronald J. Pinkley/Kim Maiste DATE 11-10-98

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS. 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON, CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED. *deck*

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

*CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEM.

OLD. PERMIT SIGNED AND RETURNED 4-14-99
Serial # B10 117285

Oswald Jr, Woodin

From: Kyle Myers <kyle@cornerstone.house>
Sent: Tuesday, May 5, 2026 9:58 AM
To: Oswald Jr, Woodin
Subject: Re: B26001329_12022 Misty Rise Court
Attachments: Lyons Simplified Plans.pdf

WARNING!!!

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*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hank,

Thanks for reaching out on this. Attached are simplified floor plans for the 1st and 2nd floors. The “build out” is referring to finishing the existing squarefootage. No new square footage or house footprint is being added or changed.

Thanks!

Kyle Myers
Architectural Designer

Cornerstone Remodeling
3273 Pine Orchard Lane Ste A
Ellicott City, MD 21042
410.336.7011

[Cornerstone.House](#)

On May 4, 2026, at 8:38 AM, 'Oswald Jr, Woodin' via Sales <sales@cornerstone.house> wrote:

Hello Mr. Ballantine,

Good morning. As part of the review process for the finished basement located at 12022 Misty Rise court, please provide a copy of the “simplified” floor plan for the remaining floors. I need to ensure the bedroom count doesn’t exceed the capacity of the existing septic system. Also, does “build out” in the description of work mean enlarging the foot print of the house? If so, please upload a site plan to the permit system.

You may send the floor plans directly to me. Please let me know if you have any questions.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Lyons Basement

12022 Misty Rise Ct Clarksville, MD 21029



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln, Suite A,
 Ellicott City, MD 21042
 Hours: M-F 7:30 - 4:00
 MHC: #129673
 P: 410-336-7011



SCOPE OF WORK:

SFD/ ALTERATIONS TO EXISTING DWELLING TO INCLUDE: BASEMENT REMODEL, BUILD OUT BASMENT WITH NEW LIVINGROOM AREA, UTILITY STORAGE SPACE, GYM, MECHANICAL ROOM, OFFICE, KIDS PLAY AREA, AND BATHROOM. TOTAL AFFECTED AREA APPROXIMATELY 1750 SQFT

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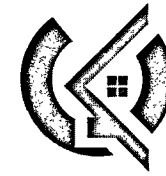
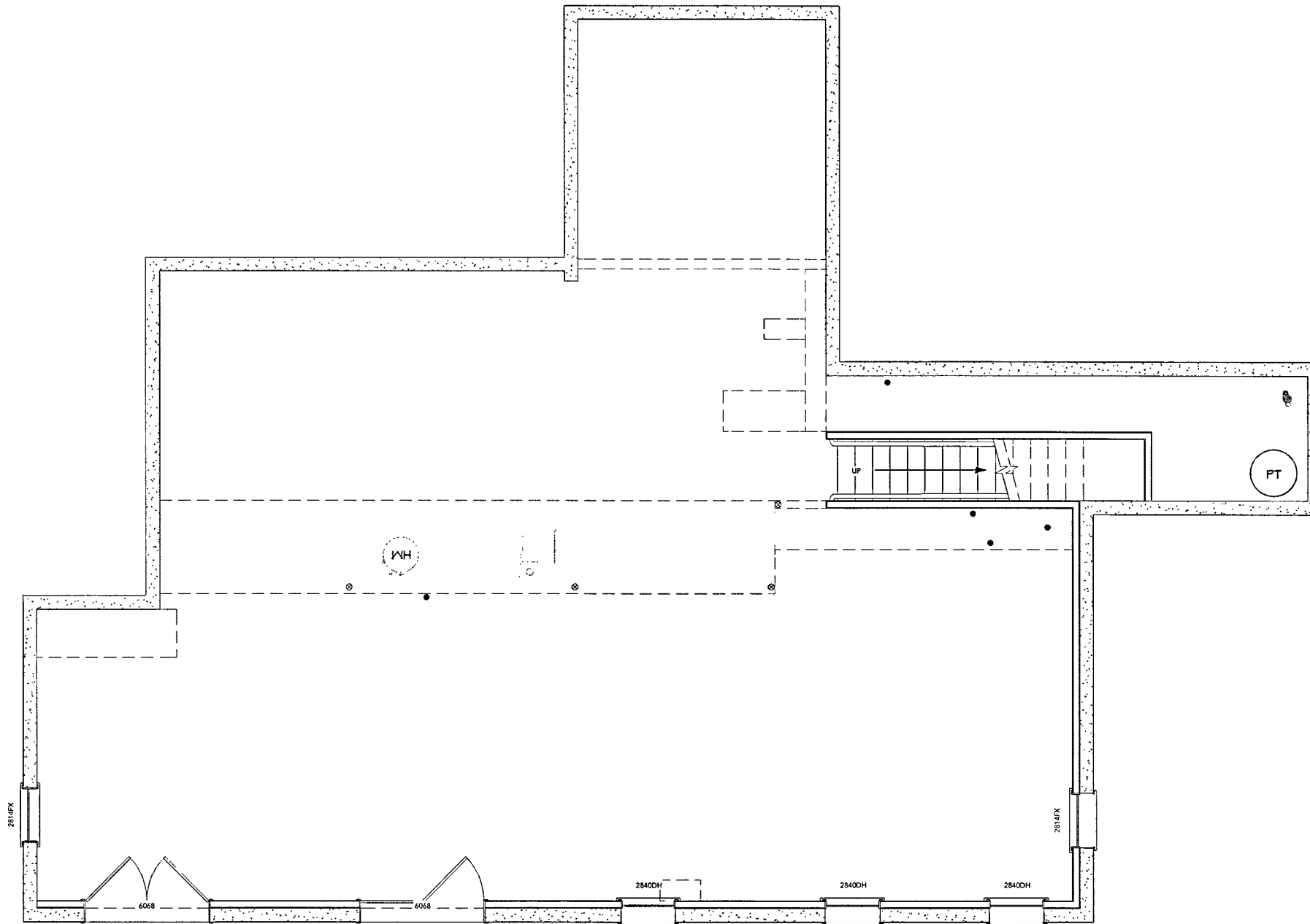
LYONS BASEMENT
 12022 Misty Rise Ct Clarksville, MD 21029

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/27/26	KM	CD SET

SCALE: 1" = XX'

CO-1
 COVER



Cornerstone Remodeling LLC
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 Ellicott City, MD 21042
 Hours: M-F 7:30 - 4:00
 M-HIC: #129673
 P: 410-336-7011

LYONS BASEMENT

12022 Misty Rise Ct Clarksville, MD 21029

STAMP/SEAL:

REVISION TABLE

NO.	DATE	BY	DESCRIPTION
1	4/27/26	KM	CD SET

SCALE: 1/4" = 1'

D-1

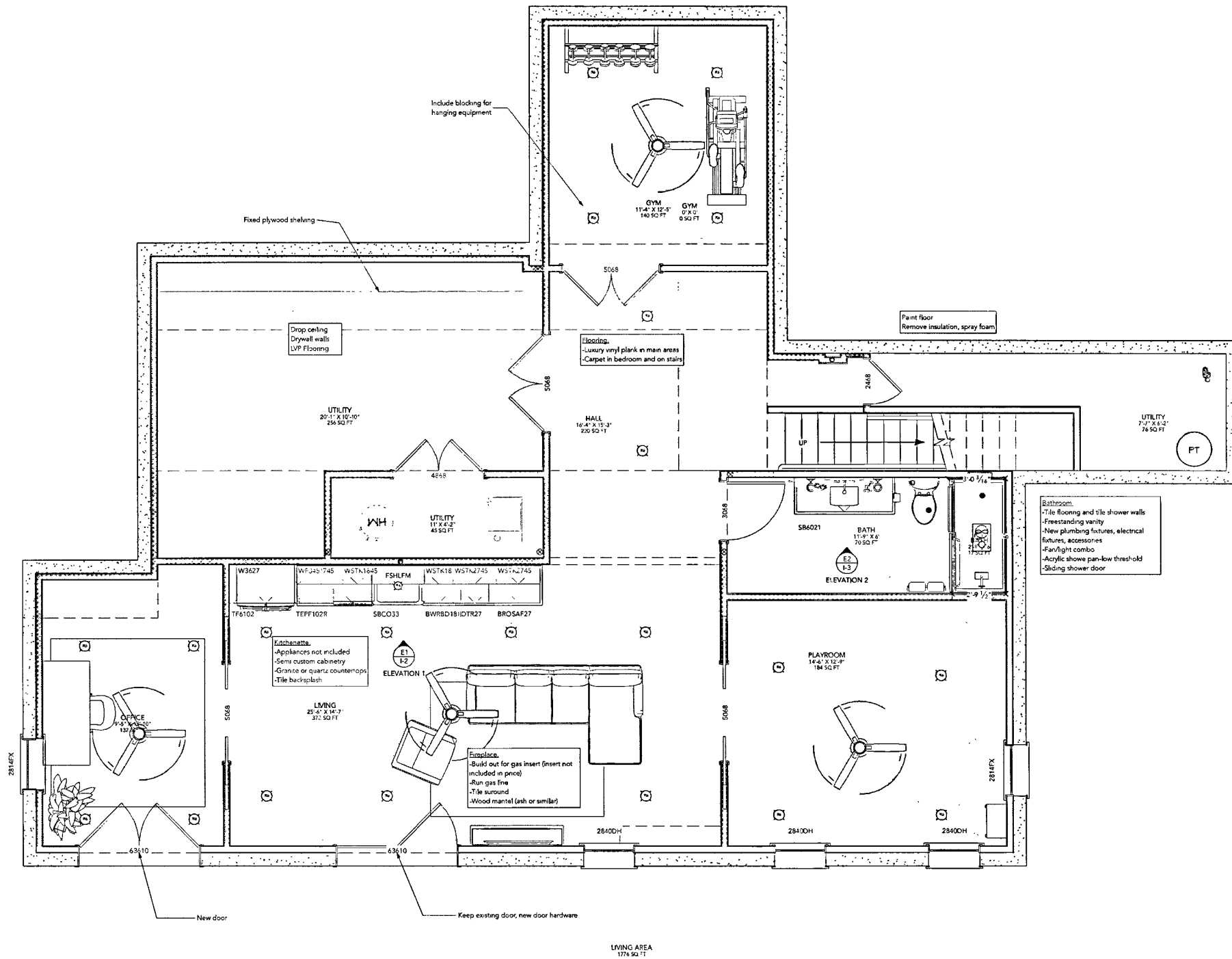
EXISTING BASEMENT



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 Ellicott City, MD 21042
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LYONS BASEMENT

12022 Misty Rise Ct Clarksville, MD 21029



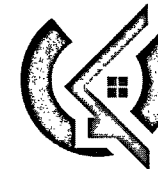
STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
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SCALE: 1/4" = 1'

A-1
 PROPOSED BASEMENT

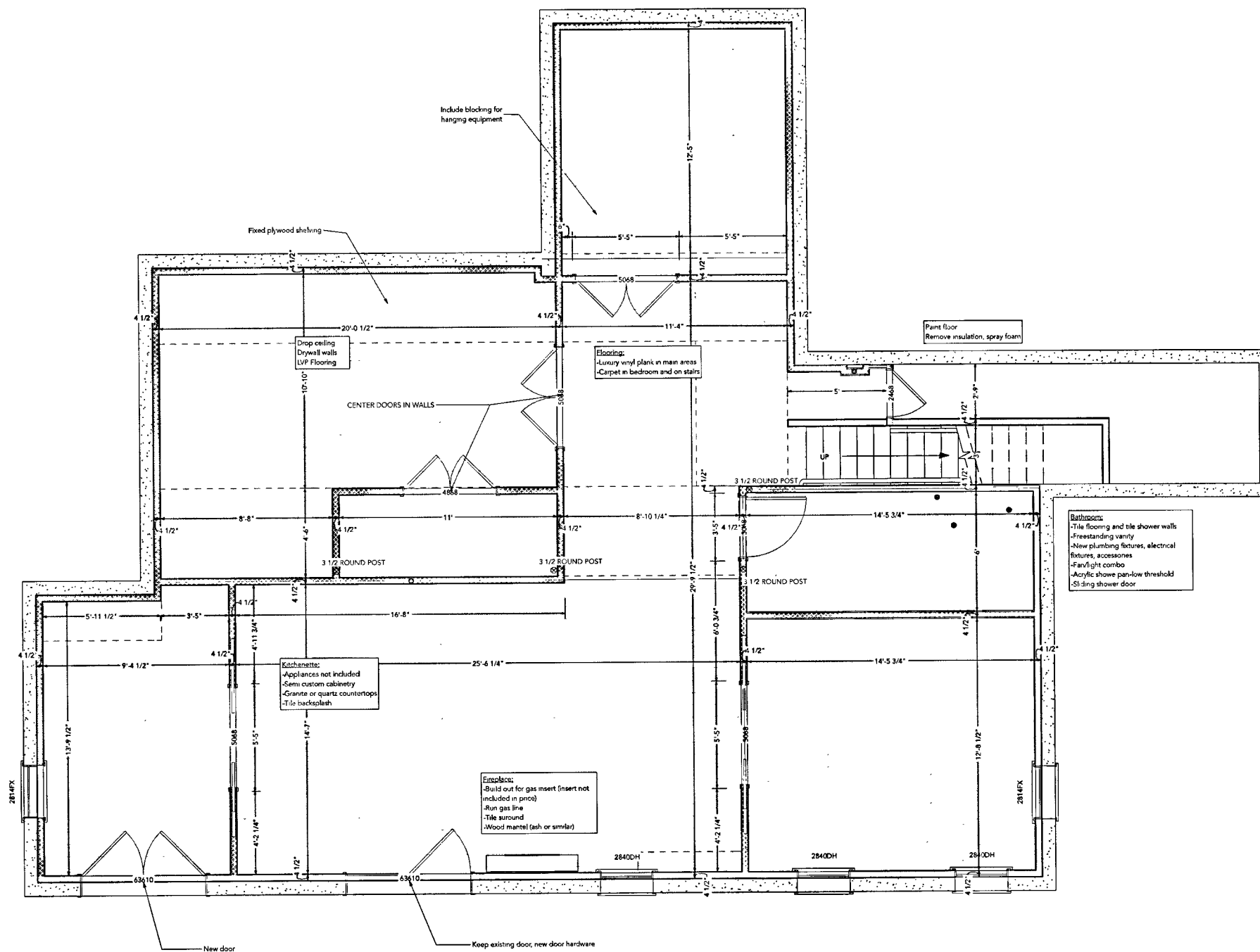
PAGE: 3



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LYONS BASEMENT

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STAMP/SEAL:

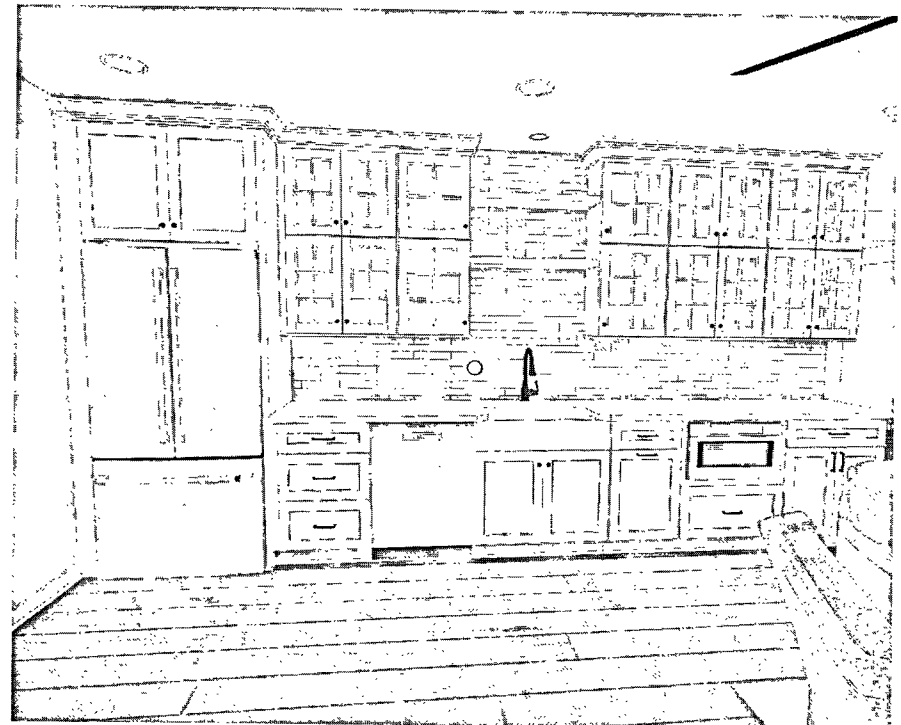
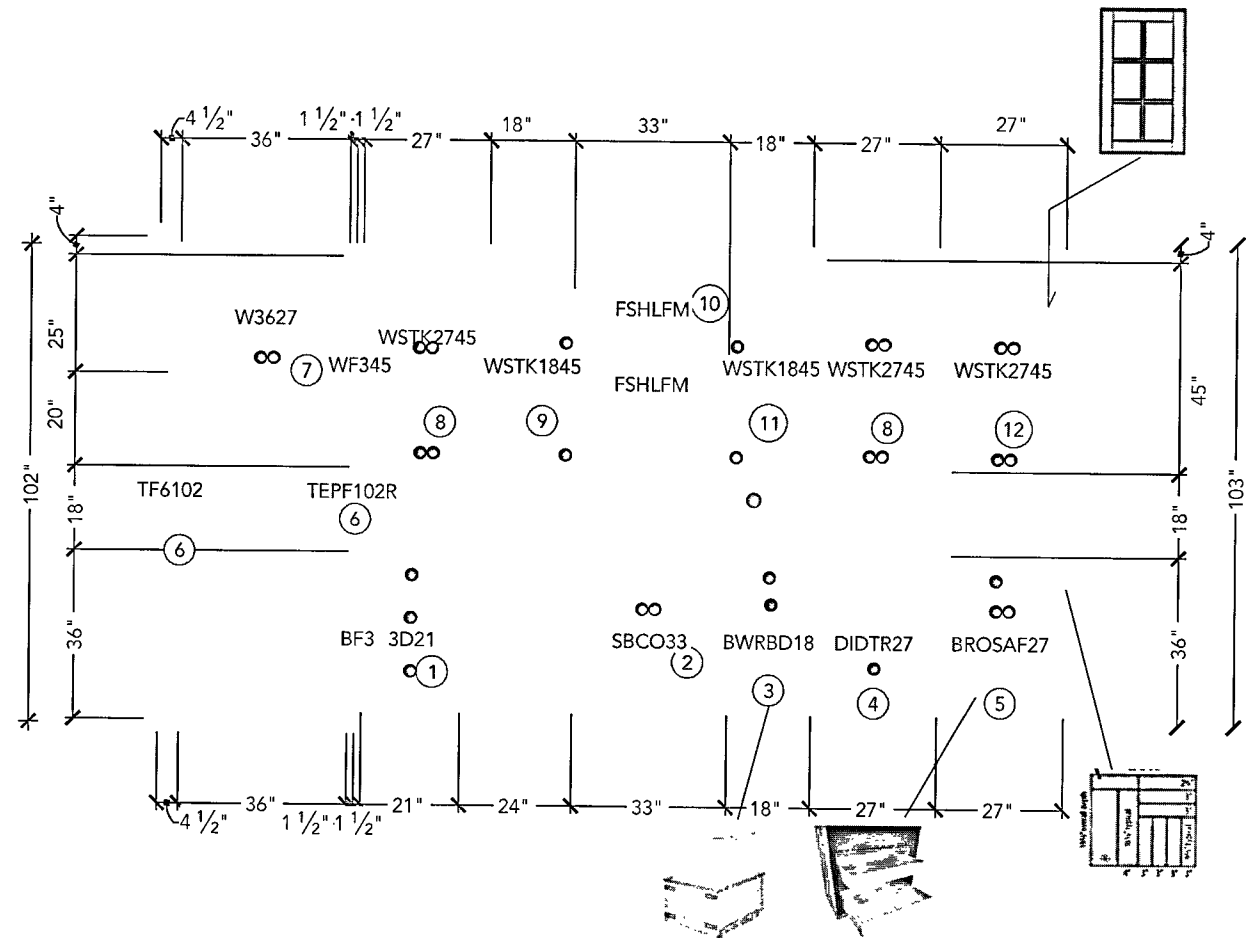
REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/27/26	KM	CD SET

SCALE: 1/4" = 1'

A-2
 PROPOSED BASEMENT

PAGE: 4

Elevation:



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 P: 410-336-7011



LYONS BASEMENT

12022 Misty Rise Ct. Clarksville, MD 21029


Cabinet Elevation Notes:

KITCHENETTE	
①	FRAME EDGE FINISH R
②	SINKMAT SPECIFIED CUT-OUT 9.5" TALL FRAME EDGE FINISH L
③	BASE DROP BARRIER
④	SPECIFIED CUT-OUT: 22 1/8" X 16 5/8" *FLUSH INSTALL
⑤	CUTLERY TRAY IN TOP DRAWER (CTWC27) FINISHED END.P, PANELLED END.R (FULL HEIGHT DOOR)
⑥	CUT DOWN TO 102" TALL
⑦	24" DEEP, 28" TALL
⑧	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS
⑨	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS HINGE L FINISHED END.P
⑩	33" X 15" X 12"
⑪	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS HINGE R FINISHED END.L
⑫	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS FINISHED END.P, PANELLED END.R

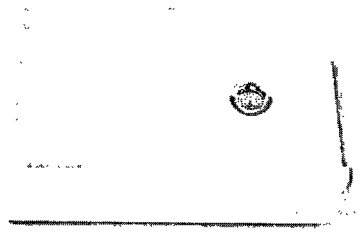
Cabinet Hardware Key:

Amerock Blackrock
 1-5/16" Knob =  Qty: 22
 5-1/16" Pull =  Qty: 7

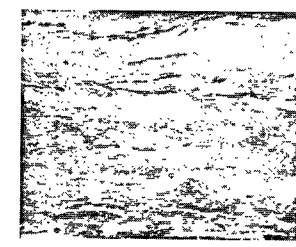
Tile Key:

San Marcos 2x10
 Tortora Polished with
 "Pewter" grout = 

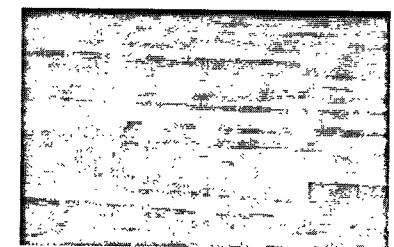
Selections:



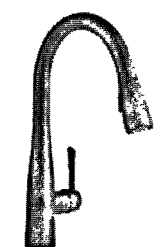
Kohler Whitehaven
 32-11/16" Farmhouse
 Sink



Brown Fantasy granite,
 slab TBD



Floret Modin "Kingswood",
 Signature 9" x 72", 40 mil, Enhanced



Delta Essa Pull-Down
 Kitchen in Oil-Rubbed
 Bronze

STAMP/SEAL:

REVISION TABLE		
NO.	DATE	DESCRIPTION
1	4/27/26	KM - CD SET

SCALE: 1/2" = 1'

I-2
 ELEVATION 1 - KITCHEN

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
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Regards,

Hank

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Electrical Selections:

Kitchenette - Refrigerator:



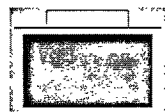
Model: B36CL80ENS

Kitchenette - Dishwasher:



Model: SHP78DM5N

Kitchenette - Microwave:



Model: HMD8454UC

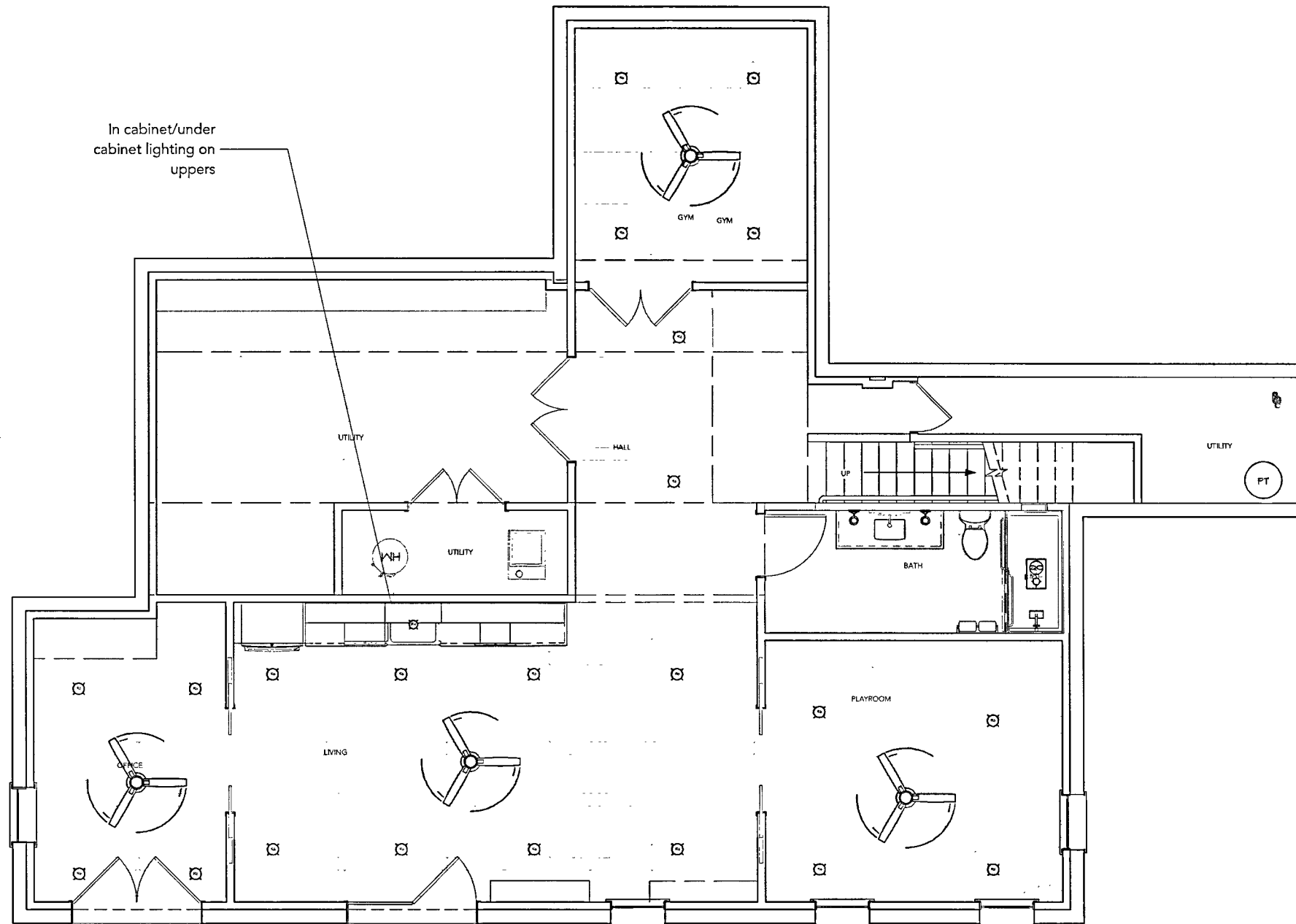
Bathroom - Vanity - Sconce:

Selection TBD

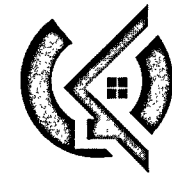
Ceiling Fans

Qty: 4

Selection TBD



Electrical Plans



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln. Suite A,
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 P: 410-336-7011

LYONS BASEMENT

12022 Misty Rise Ct Clarksville, MD 21029

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/21/26	KM	CD SET

SCALE: 1/4" = 1'

E-1
 ELECTRICAL PLANS

Countertop Notes:



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STAMP/SEAL:

REVISION TABLE		
NO.	DATE	DESCRIPTION
1	4/27/24	KM CO SET

SCALE: 1/2" = 1'

I-4
COUNTERTOP & TILE
PLANS

Countertop Key:

xxx =

xxx =

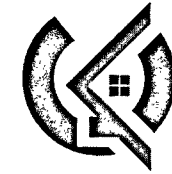
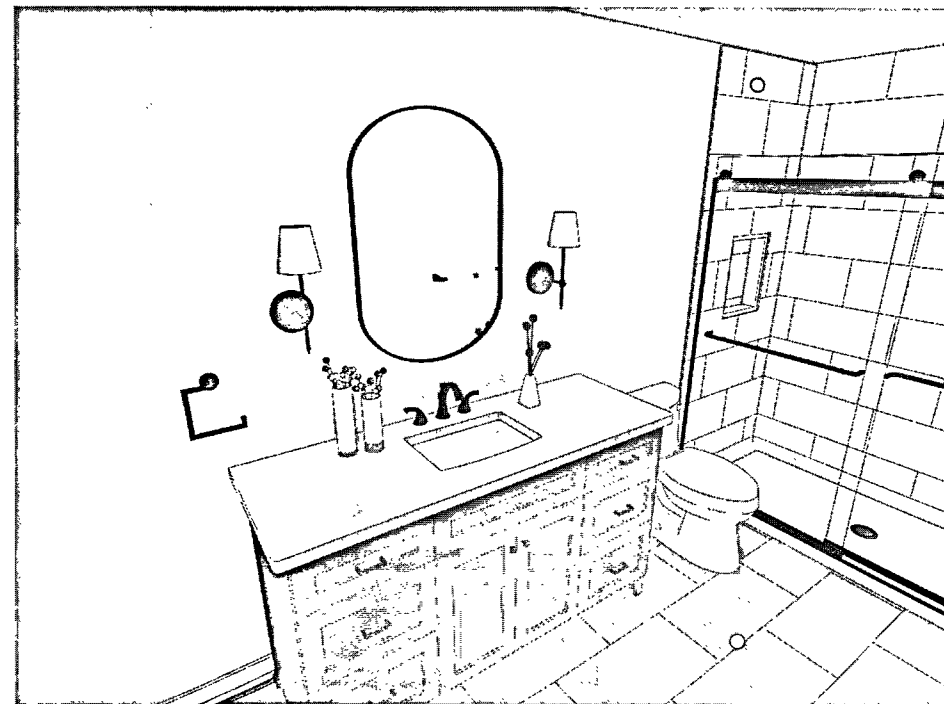
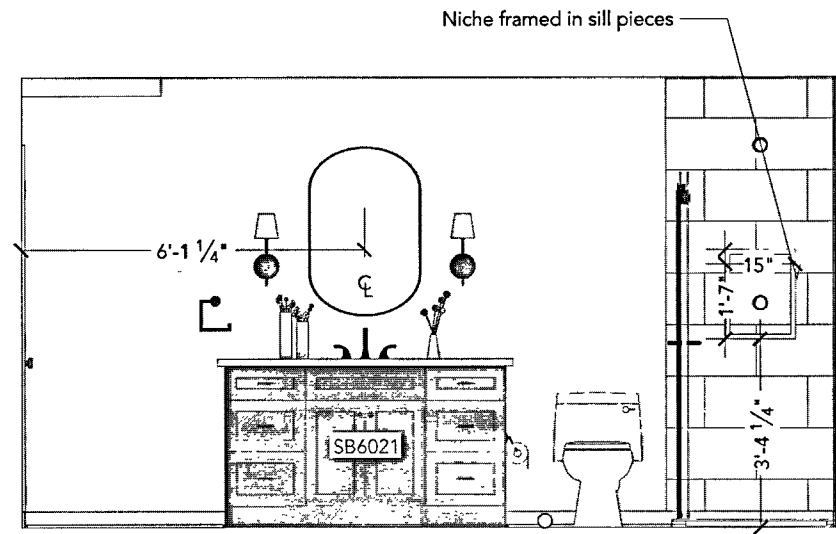
Selections:

Countertop Key:

xxx =

xxx =

Elevation:



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LYONS BASEMENT
 12022 Misty Rise Ct Clarksville, MD 21029

Tile Notes:

Cabinet Hardware Key:

- xxx = ○
- xxx = ○
- xxx = ○

Tile Key:

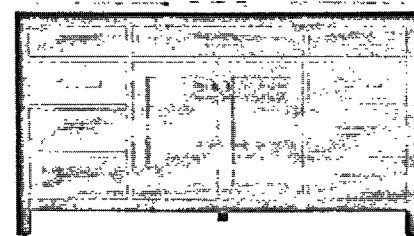
- Metrostone 12x24 "White:" ○
- Gaya 10x22 "Beige Gloss": ○

Selections:



Kohler Highline Arc
 Elongated Toilet in White

Zeafive 72" x 36" Acrylic ADA
 Shower Pan, Center Drain



Ebern Designs Vanleave 60" Single
 Vanity, Vintage Green

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/27/23	KM	CO SET

SCALE: 1/2" = 1'

I-3

ELEVATION 1 -
BATHROOM

PAGE:

7

Cabinetry Notes:

Manufacturer: Crystal
 Line: Current Framed
 Box Construction: Natural Maple Melamine

Door Style: Dalton
 Drawer Style: 5 PC
 Finishes: Alabaster

Moldings & Misc:

Shoe: (BSM) qty: 20
 Scribe: (BDM) qty: 17
 Light Rail: (RAB SB) qty: 16
 Crown: (MCCM) qty: 22
 Start: (BBB) qty: 22

Room Notes:

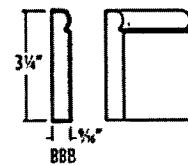
Wall cabinets have 18" upper sections, matching interior,
 Mullion door Style A, Clear Glass (coming installed on
 cabinets)

Finish Key:

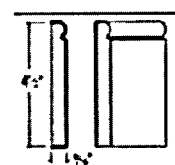
Alabaster= ○



MCCM (Crown)



BBB (Starter- turned
 upside down)



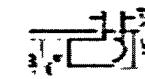
BBBX (Base- wrap back
 and sides of island)



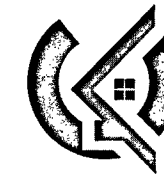
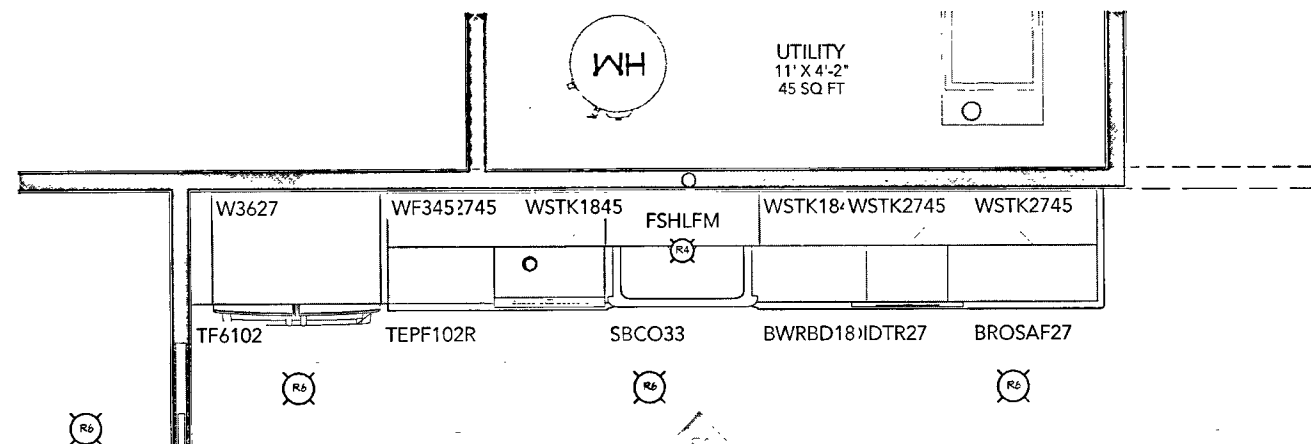
BSM (Shoe)



BDM (Scribe)



RAB SB (Light Baffle)



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 Ellicott City, MD 21042
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LYONS BASEMENT

12022 Misty Rise Ct Clarksville, MD 21029

STAMP/SEAL:

REVISION TABLE

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1	4/27/25	KM	CD SET

SCALE: 1/2" = 1'

I-1

CABINET PLANS - ROOM 3

Lyons Basement

12022 Misty Rise Ct Clarksville, MD 21029



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 Ellicott City, MD 21042
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SCOPE OF WORK:

SFD/ ALTERATIONS TO EXISTING DWELLING TO INCLUDE: BASEMENT REMODEL, BUILD OUT BASMENT WITH NEW LIVINGROOM AREA, UTILITY STORAGE SPACE, GYM, MECHANICAL ROOM, OFFICE, KIDS PLAY AREA, AND BATHROOM. TOTAL AFFECTED AREA APPROXIMATELY 1750 SQFT

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I-2	ELEVATION 1 -KITCHEN	6
I-3	ELEVATION 1 - BATHROOM	7
I-4	COUNTERTOP & TILE PLANS	8
E-1	ELECTRICAL PLANS	9
I-5	ADDTL 3D IMAGES	10

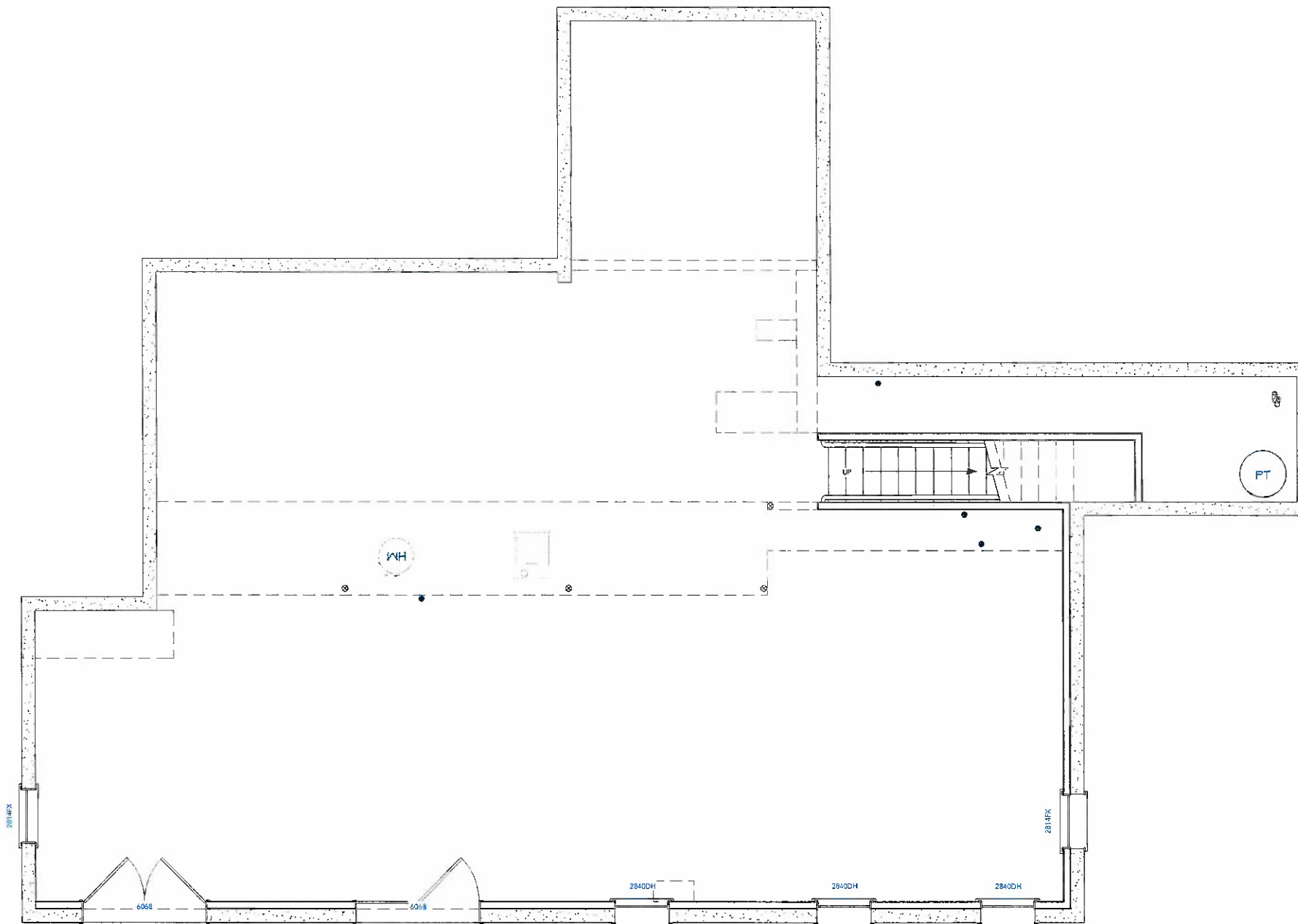
LYONS BASEMENT
 12022 Misty Rise Ct Clarksville, MD 21029

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	5/22/26	KM	CO SET

SCALE: 1" = XX'

CO-1
 COVER



Cornerstone Remodeling LLC
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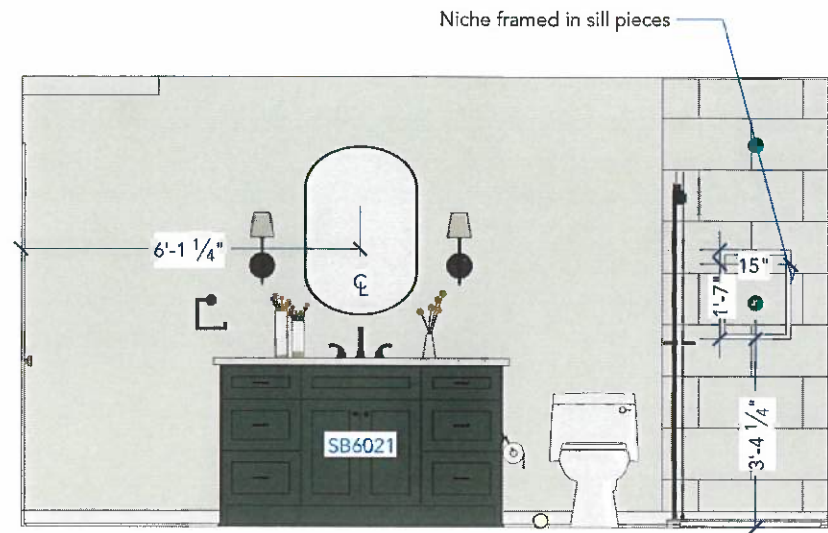
STAMP/SEAL:

REVISION TABLE			
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1	4/27/24	KM	CD SET

SCALE: 1/4" = 1'

D-1
 EXISTING BASEMENT

Elevation:



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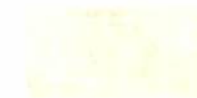
Tile Notes:

Cabinet Hardware Key:

- xxx = ●
- xxx = ●
- xxx = ●

Tile Key:

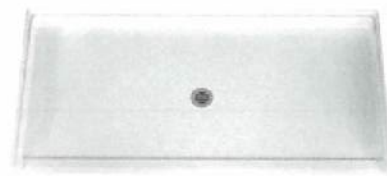
- Metrostone 12x24 "White:" ●
- Gaya 10x22 "Beige Gloss": ●



Selections:



Kohler Highline Arc
 Elongated Toilet in White



Zeafive 72" x 36" Acrylic ADA
 Shower Pan, Center Drain



Ebern Designs Vancleave 60" Single
 Vanity, Vintage Green

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	01/27/26	KM	CD SET

SCALE: 1/2" = 1'


I-3


ELEVATION 1 -
 BATHROOM

PAGE: 7

Countertop Notes:

Countertop Key:


xxx = 

xxx = 

Selections:

Countertop Key:

xxx =  

xxx =  



Cornerstone Remodeling LLC
3273 Pine Orchard Ln. Suite A,
Ellicott City, MD 21042
Hours: M-F 7:30 - 4:00
MHIC: #129673
P: 410-336-7011

LYONS BASEMENT
12022 Misty Rise Ct Clarksville, MD 21029

STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/27/26	KML	CO.SET

SCALE: 1/2" = 1'

1-4
COUNTERTOP & TILE
PLANS

Cabinetry Notes:

Manufacturer: Crystal
 Line: Current Framed
 Box Construction: Natural Maple Melamine

Door Style: Dalton
 Drawer Style: 5 PC
 Finishes: Alabaster

Moldings & Misc:

Shoe: (BSM) qty: 20

Scribe: (BDM) qty: 17

Light Rail: (RAB SB) qty: 16

Crown: (MCCM) qty: 22

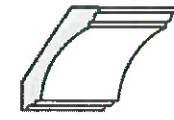
Start: (BBB) qty: 22

Room Notes:

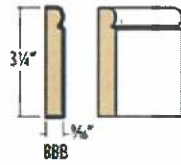
Wall cabinets have 18" upper sections, matching interior,
 Mullion door Style A, Clear Glass (coming installed on
 cabinets)

Finish Key:

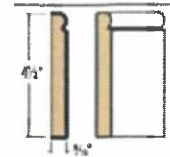
Alabaster= ●



MCCM (Crown)



BBB (Starter- turned upside down)



BBBX (Base- wrap back and sides of island)



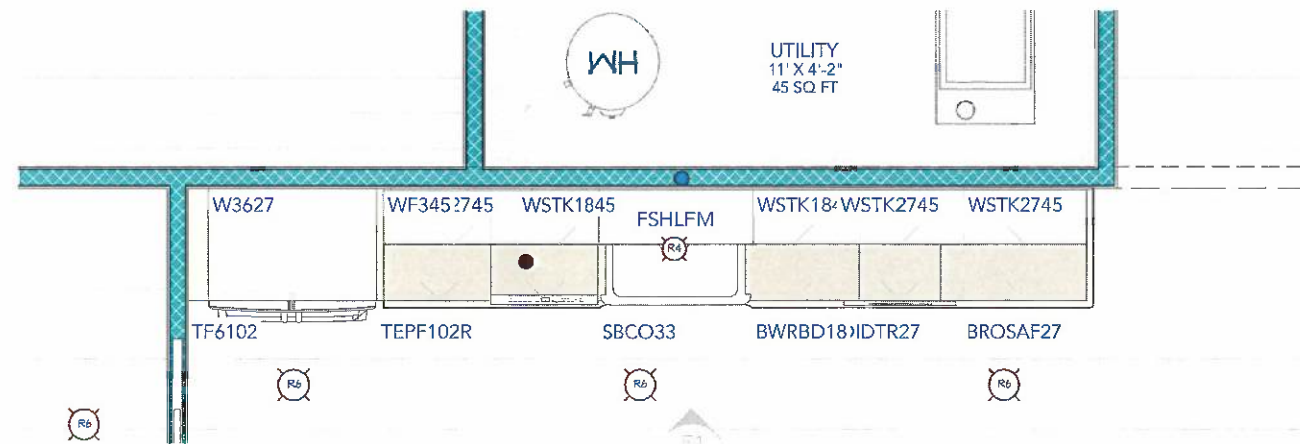
BSM (Shoe)



BDM (Scribe)



RAB SB (Light Baffle)



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STAMP/SEAL:

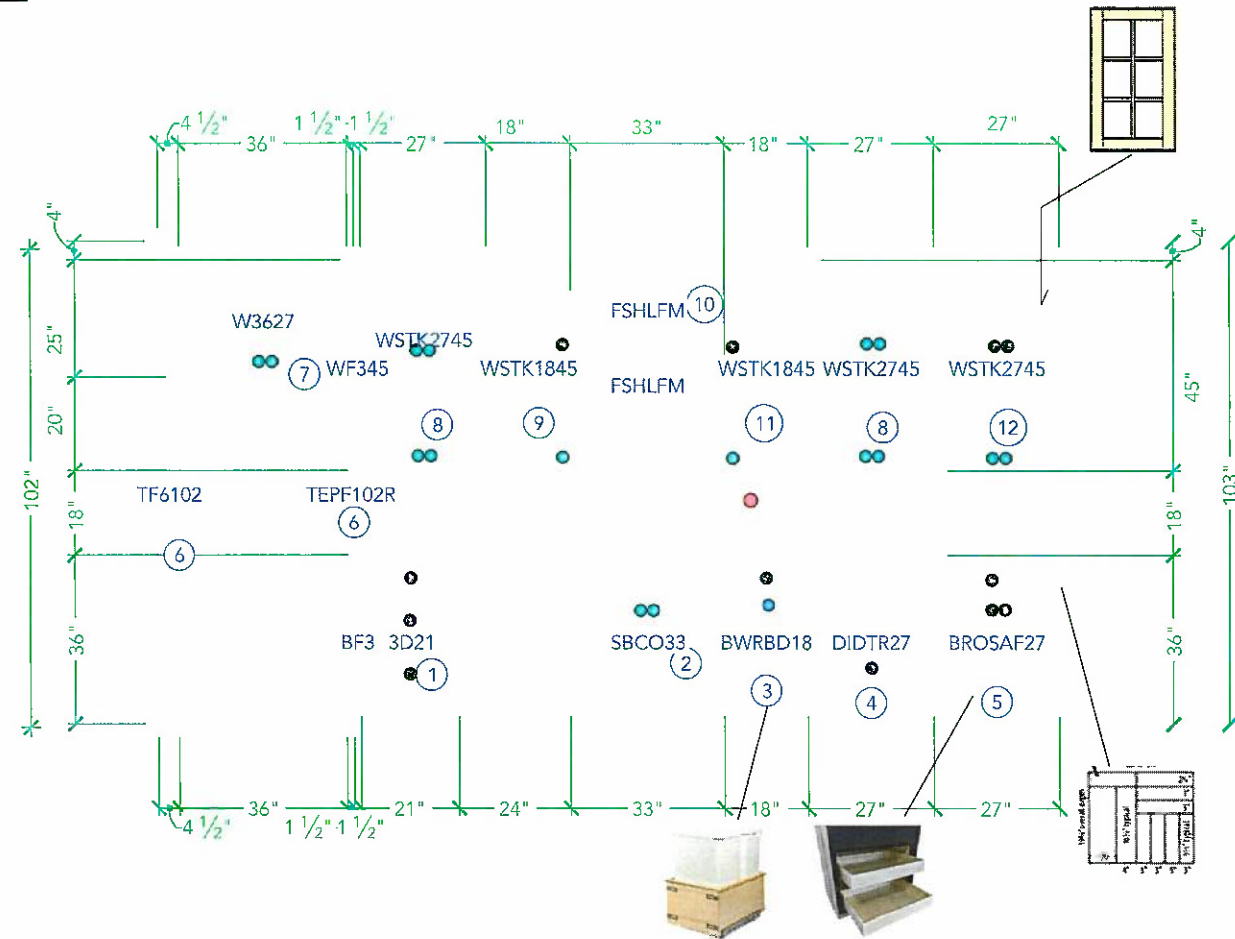
REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	5/22/26	KM	CD SET

SCALE: 1/2" = 1'

I-1

CABINET PLANS - ROOM 3

Elevation:



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Cabinet Elevation Notes:

KITCHENETTE	
①	FRAME EDGE FINISH R
②	SINK MAT SPECIFIED CUT-OUT 9.5" TALL FRAME EDGE FINISH L
③	BASE DROP BARRIER
④	SPECIFIED CUT-OUT: 22 1/8" X 16 5/8" FLUSH INSTALL
⑤	CUTLERY TRAY IN TOP DRAWER (CTHC27) FINISHED END R, PANELLED END R, FULL HEIGHT DOOR
⑥	CUT DOWN TO 102" TALL
⑦	24" DEEP, 28" TALL
⑧	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS
⑨	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS HINGE L, FINISHED END R
⑩	33" X 15" X 12"
⑪	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS HINGE R, FINISHED END L
⑫	MATCHING INTERIOR MULLION DOOR STYLE A 1/8" CLEAR GLASS FINISHED END R, PANELLED END R


Cabinet Hardware Key:

Amerock Blackrock

1-5/16" Knob = 
 Qty: 22

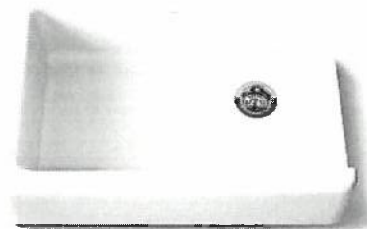
5-1/16" Pull = 
 Qty: 7

Tile Key:

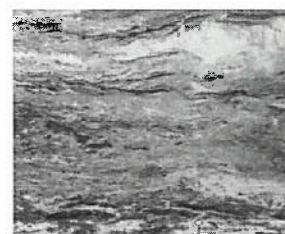
San Marcos 2x10
 Tortora Polished with
 "Pewter" grout = 



Selections:



Kohler Whitehaven
 32-11/16" Farmhouse
 Sink



Brown Fantasy granite,
 slab TBD



Flooret Modin "Kingswood",
 Signature 9" x 72", 40 mil, Enhanced



Delta Essa Pull-Down
 Kitchen in Oil-Rubbed
 Bronze

STAMP/SEAL:

REVISION TABLE

NO.	DATE	BY	DESCRIPTION
1	4/27/24	KM	CO SET

SCALE: 1/2" = 1'

I-2
 ELEVATION 1 - KITCHEN

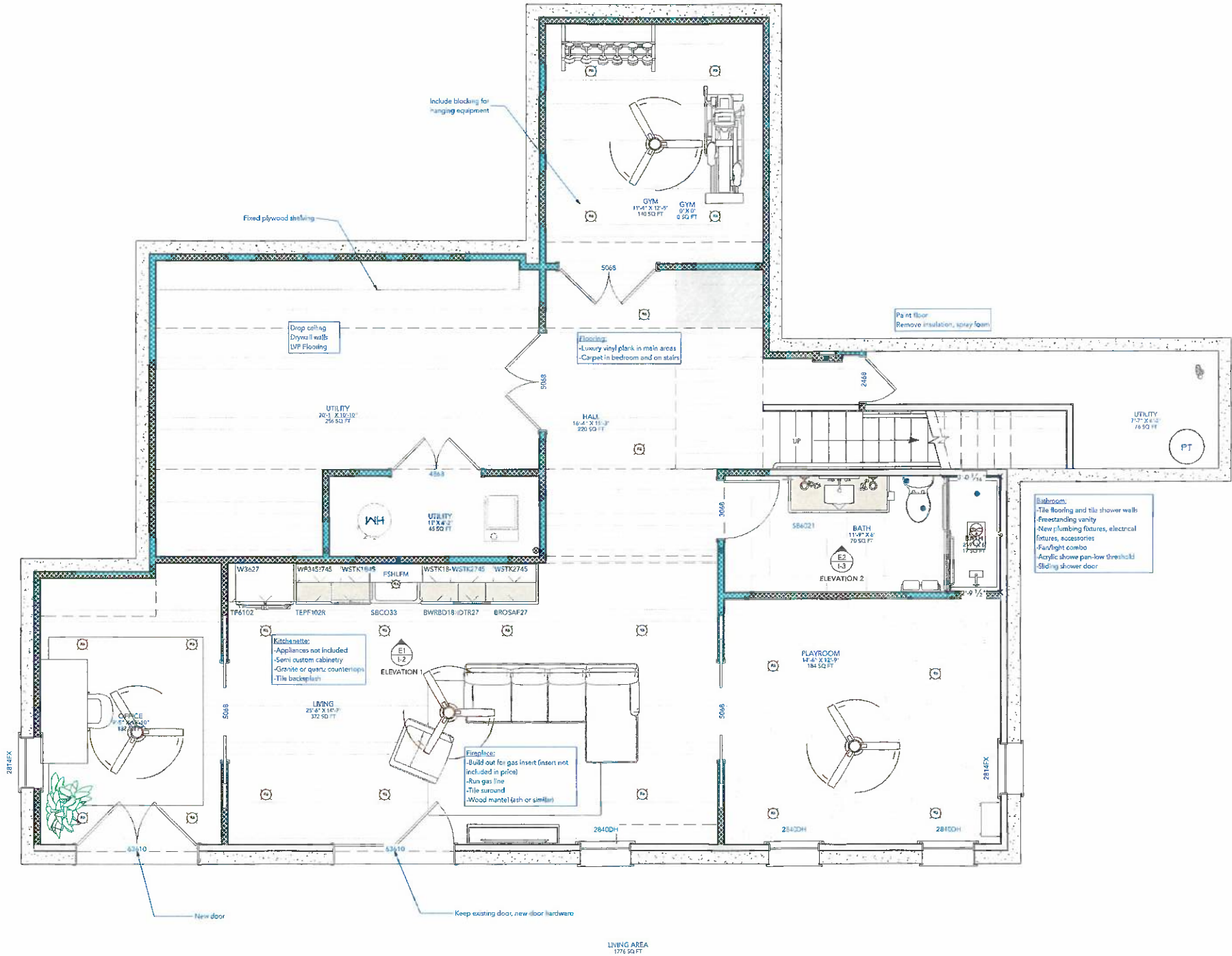
PAGE: 6



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STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/27/26	KM	CD SET

SCALE: 1/4" = 1'

A-1
 PROPOSED BASEMENT

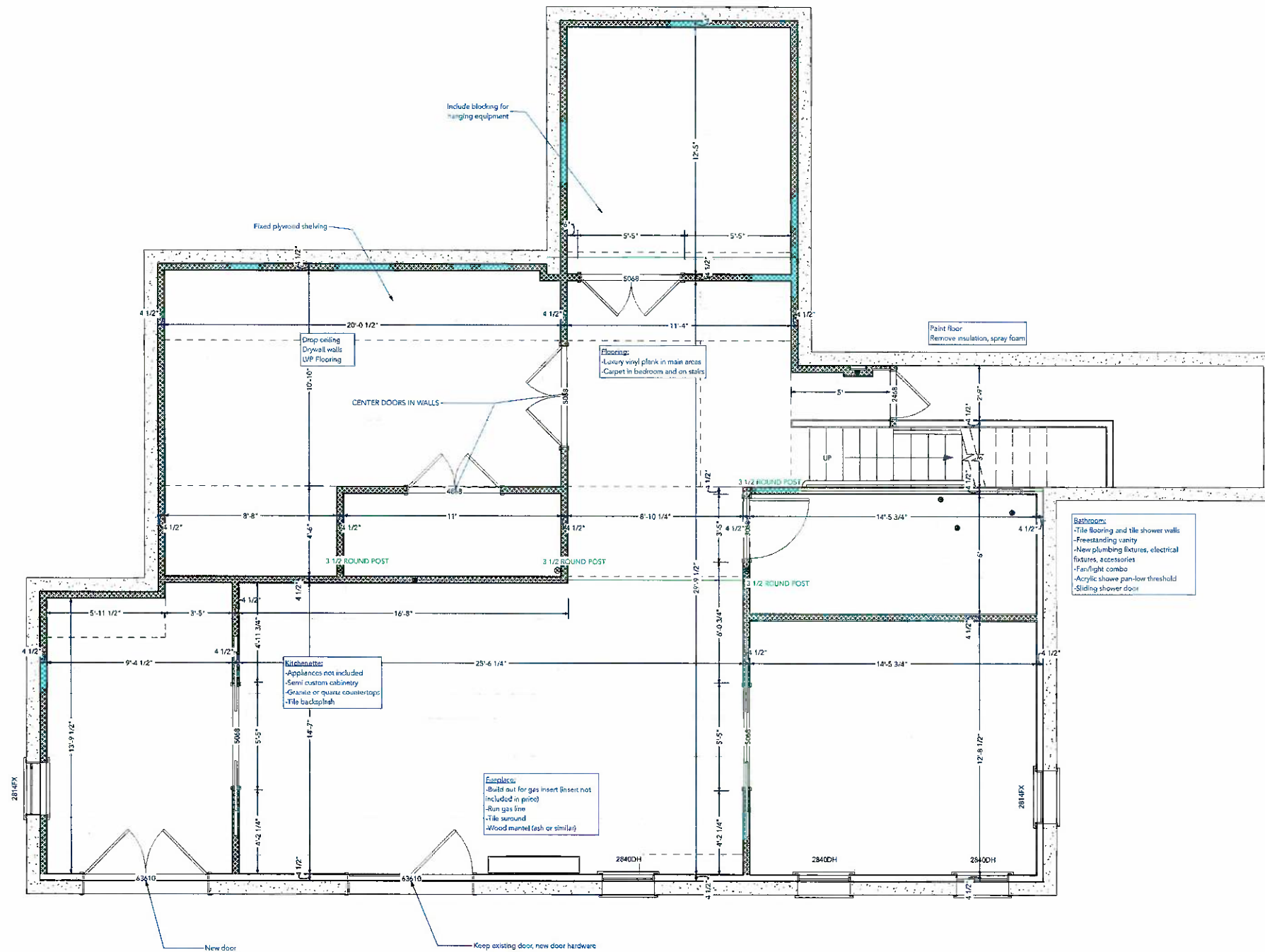
PAGE: 3



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STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	4/27/26	KM	CO.SET

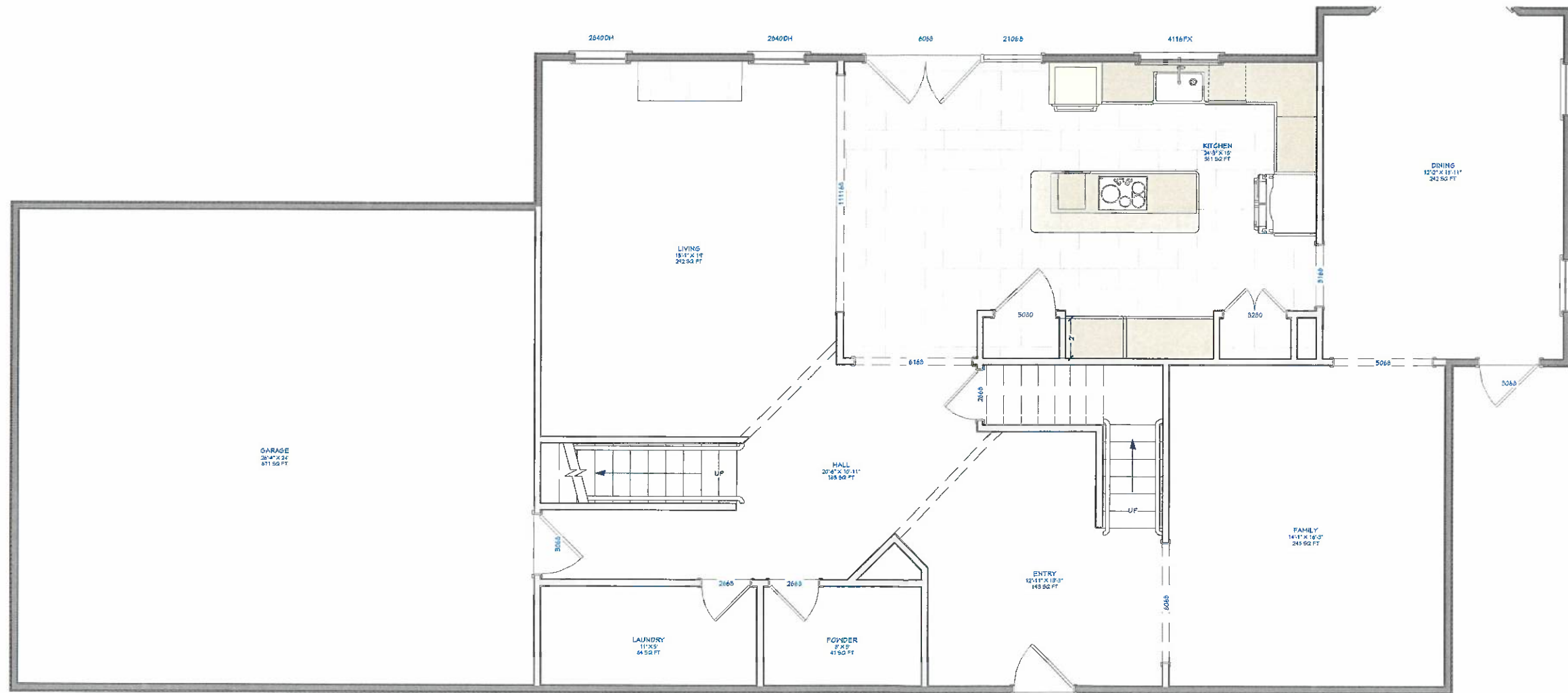
SCALE: 1/4" = 1'

A-2
 PROPOSED BASEMENT

PAGE: 4



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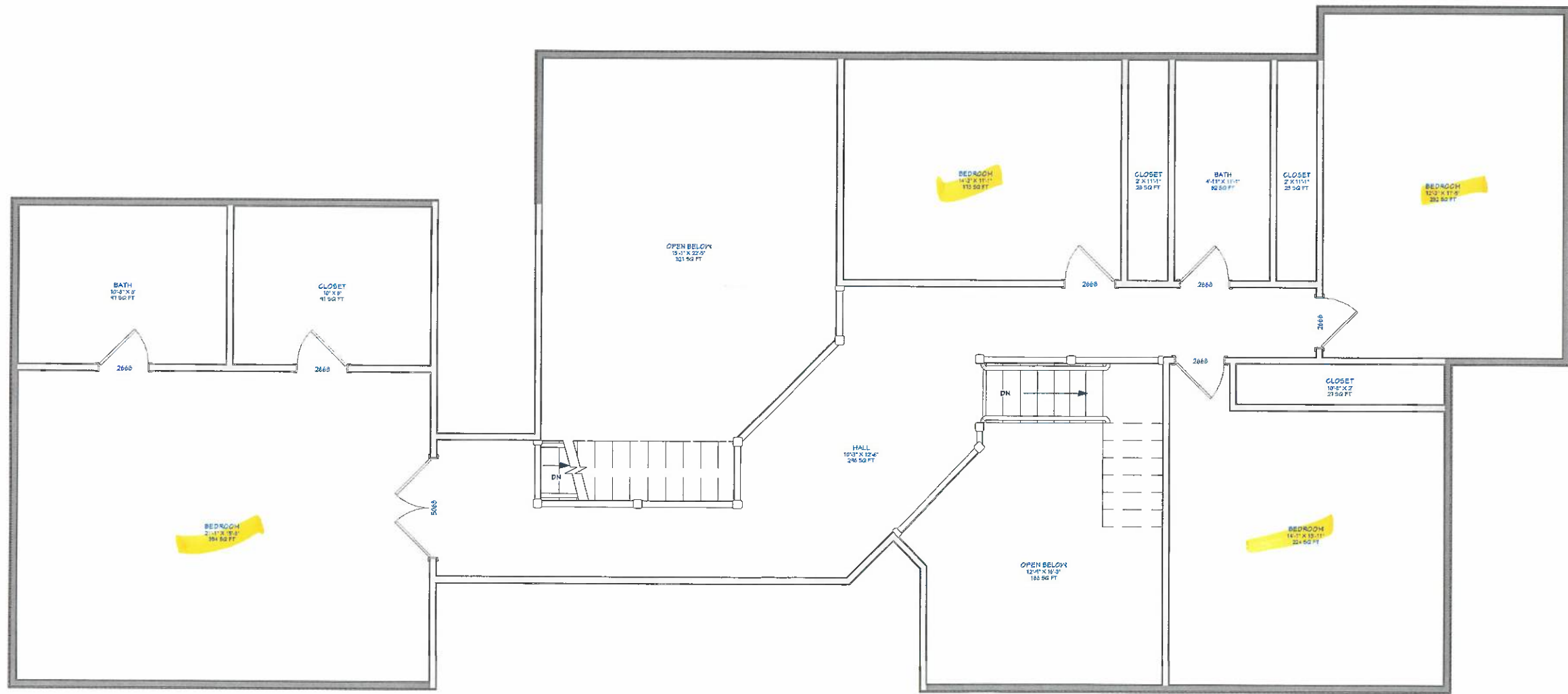
REVISION TABLE			
NO.	DATE	REV. BY	DESCRIPTION

SCALE:
A-2

1F SIMPLIFIED



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REVISION TABLE			
NO.	DATE	REV. BY	DESCRIPTION

SCALE: 1" = XX'

A-1

2F SIMPLIFIED



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STAMP/SEAL:

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	3/27/25	KM	CO.SET

SCALE: 1" = XX

I-5

ADDT'L 3D IMAGES

Electrical Selections:

Kitchenette - Refrigerator:



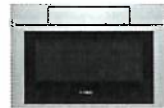
Model: B36CL80ENS

Kitchenette - Dishwasher:



Model: SHP78DM5N

Kitchenette - Microwave:



Model: HMD8454UC

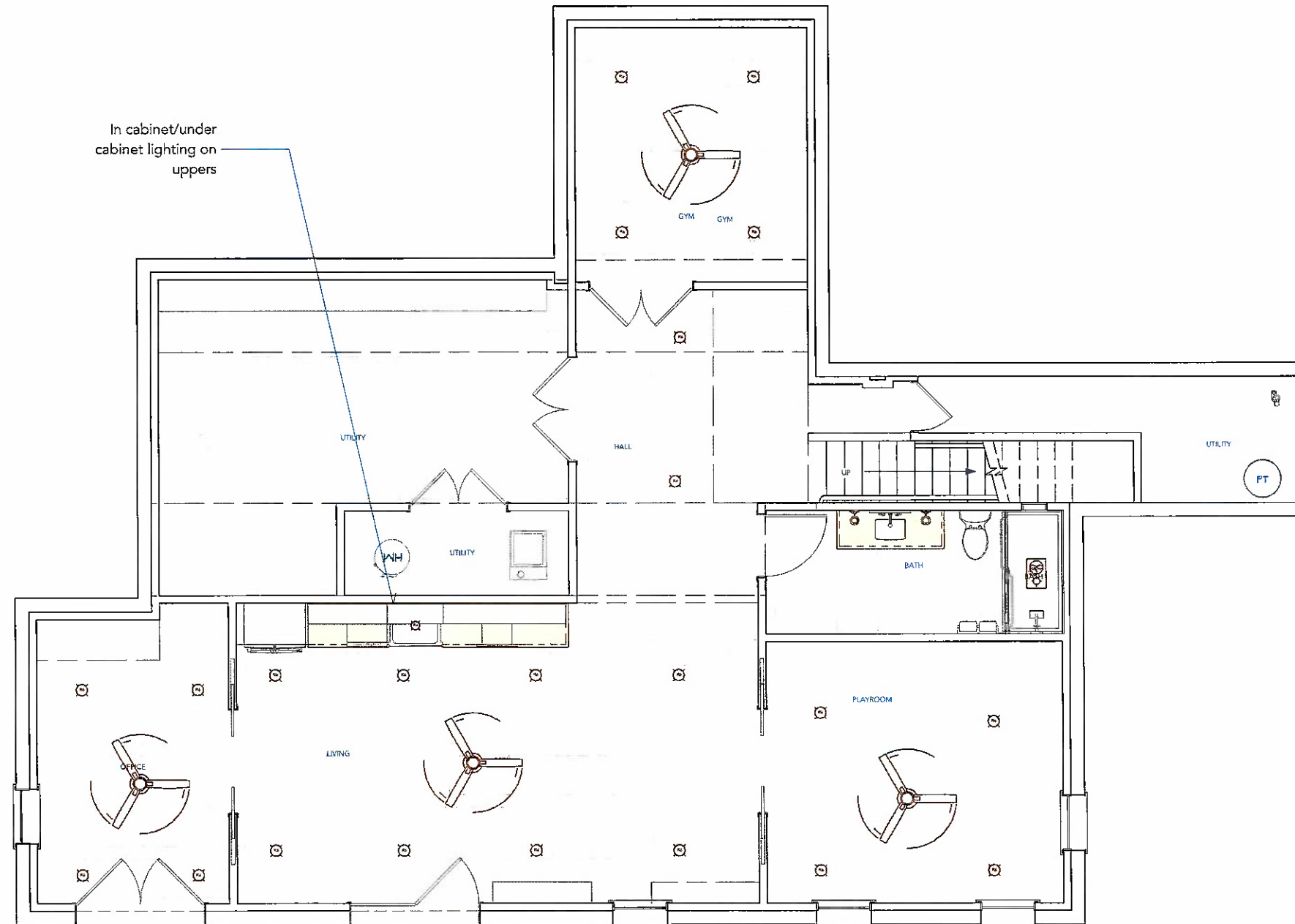
Bathroom - Vanity - Sconce:

Selection TBD

Ceiling Fans

Qty: 4

Selection TBD



Electrical Plans



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REVISION TABLE			
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1	4/27/26	KM	CD SET

SCALE: 1/4" = 1'

E-1
 ELECTRICAL PLANS