



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B19003253

Building Address: 1825 Davis Branch Rd
 City: Woodstock State: MD Zip Code: 21163
 Suite/Apt. # _____ SDP/WP/BA #: F-06-104
 Subdivision: Myrtue Property
 Lot: 8 Tax Map: 10, Grid 24 Parcel: 225

Existing Use: vacant improved lot
 Proposed Use: SFD
 Estimated Construction Cost: \$ 406,470
 Description of Work: Construct a new 2-story single family dwelling w/attached 2-car garage and unfinished basement.
 Use Classification R-3; Construction Type VB. 4 BEDROOMS, 3 FULL BATHROOMS, 1 FULL BATH ROUGH-IN (BSMT.)

Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Sonshine MD, LP
 Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 Phone: 717-464-9060 Fax: _____
 Email: billb@keystonecustomhomes.com

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Keystone Custom Homes
 Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 Phone: 717-719-1362 Fax: 717-459-7446
 Email: greinsmith@keystonecustomhomes.com

Contractor Company: Keystone Custom Homes
 Contact Person: Gregg Reinsmith
 Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 License No.: MHBR# 2937
 Phone: 717-719-1362 Fax: 717-459-7446
 Email: greinsmith@keystonecustomhomes.com

Engineer/Architect Company: Paul B. Elser, P.E.
 Responsible Design Prof.: Paul Elser
 Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 Phone: 717-719-1370 Fax: _____
 Email: pelser@keystonecustomhomes.com

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: 60'	50'
	2 nd floor: 50'	50'
Area of construction (sq. ft.):	Basement: 60'	50'
	<input type="checkbox"/> Finished Basement	
Use group:	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input checked="" type="checkbox"/> Reinforced Concrete (foundation only)	No. of Bedrooms: 4	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input checked="" type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input checked="" type="checkbox"/> Electric (A/C) <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas (furnace)	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

RECEIVED
SEP 27 2019
LICENSES & PERMITS DIVISION

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 THERE TO; (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 Signature: Gregg Reinsmith
 greinsmith@keystonecustomhomes.com
 Email Address
 Permit Manager / Keystone Custom Homes
 Title/Company

Gregg Reinsmith
 Print Name
 9/16/19
 Date

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZ (Engineering)		
<input checked="" type="checkbox"/> Health	<u>12/30/19</u>	<u>R. Bricker</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check #	<u>9134</u>

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Special Tax Recapture: None										
Account Identifier:		District - 03 Account Number - 352404								
Owner Information										
Owner Name:		SONSHINE MD LP			Use:		RESIDENTIAL			
Mailing Address:		227 GRANITE RUN DR LANCASTER PA 17601-			Principal Residence:		NO			
					Deed Reference:		/18468/ 00027			
Location & Structure Information										
Premises Address:		1825 DAVIS BRANCH RD WOODSTOCK 21163-0000			Legal Description:		LOT 8 1.193 A 1825 DAVIS BRANCH ROAD MYRTUE PROPERTY INCL RSB			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	19963
0010	0024	0225	3010103.14	1031		9999	8	2019	Plat Ref:	
Special Tax Areas: None					Town:		None			
					Ad Valorem:		100			
					Tax Class:		None			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						1.1900 AC		000000		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
			/							
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2019		07/01/2019		07/01/2020		
Land:		94,300		104,400						
Improvements		0		0						
Total:		94,300		104,400		97,667		101,033		
Preferential Land:		0						0		
Transfer Information										
Seller: DAVIS BRANCH ESTATES LLC				Date: 11/30/2018		Price: \$4,285,000				
Type: ARMS LENGTH MULTIPLE				Deed1: /18468/ 00027		Deed2:				
Seller:				Date:		Price: \$0				
Type:				Deed1: /08917/ 00269		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

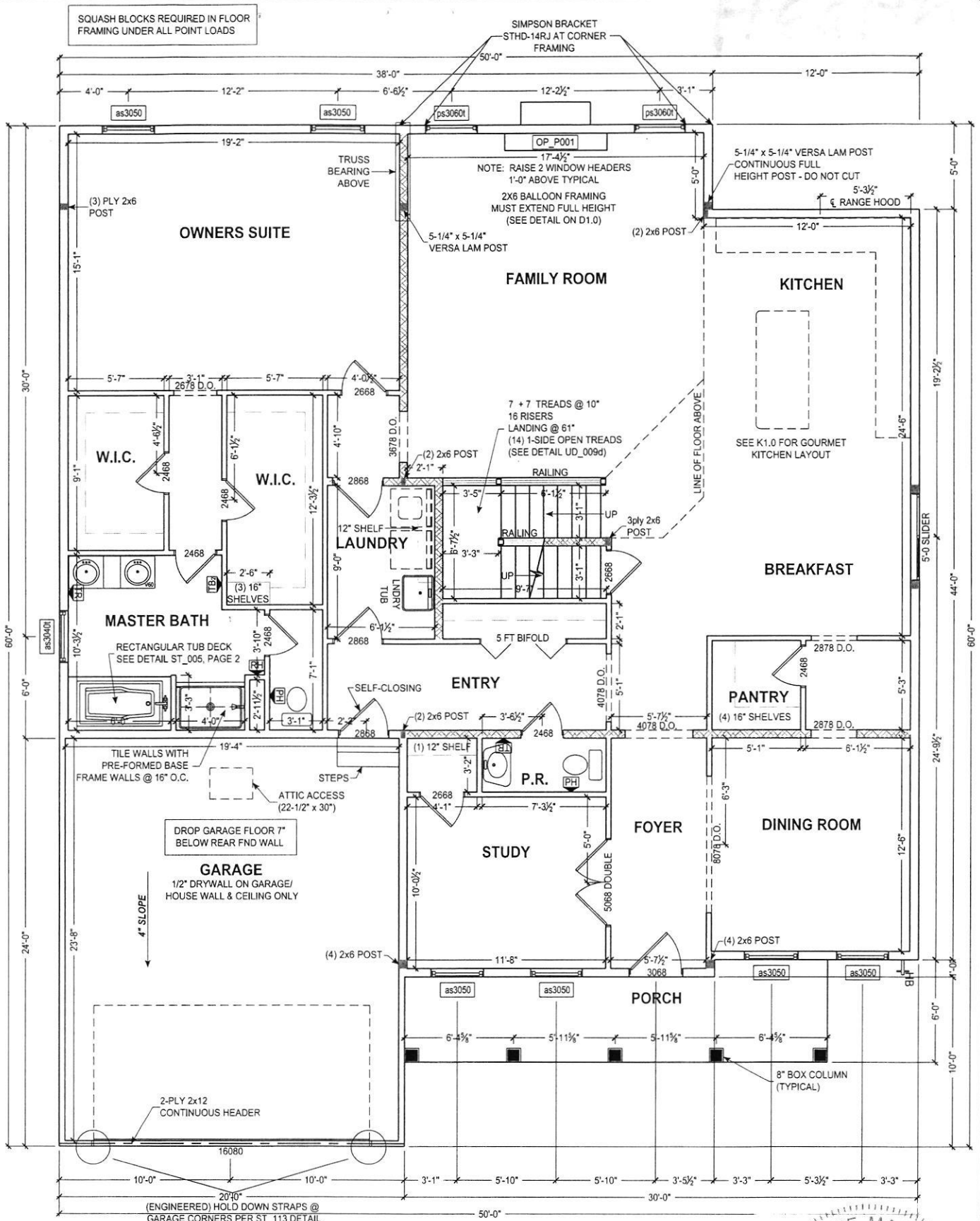
ALL EXTERIOR WALLS ARE 100% CONT. STRUCTURAL SHEATHING (METHOD #3, PER ST_112)

FRAMING POST

INTERIOR HALF WALL

2 x 6 INTERIOR WALL

GYPSUM BOARD, TWO SIDES (METHOD #5, PER ST_111)



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

© COPYRIGHT 2015

PLAN ID: **anh30**

SHEET NO: **P1.0**

DRAWN BY: **M.HERSHEY**

SCALE: **AS NOTED**

UPDATED: **MAY 21 2019**

SHEET DESCRIPTION:

FIRST FLOOR PLAN

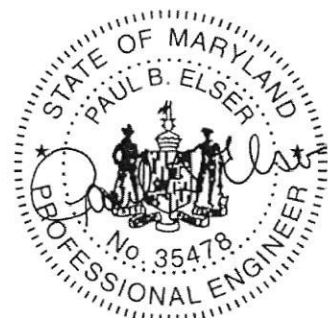
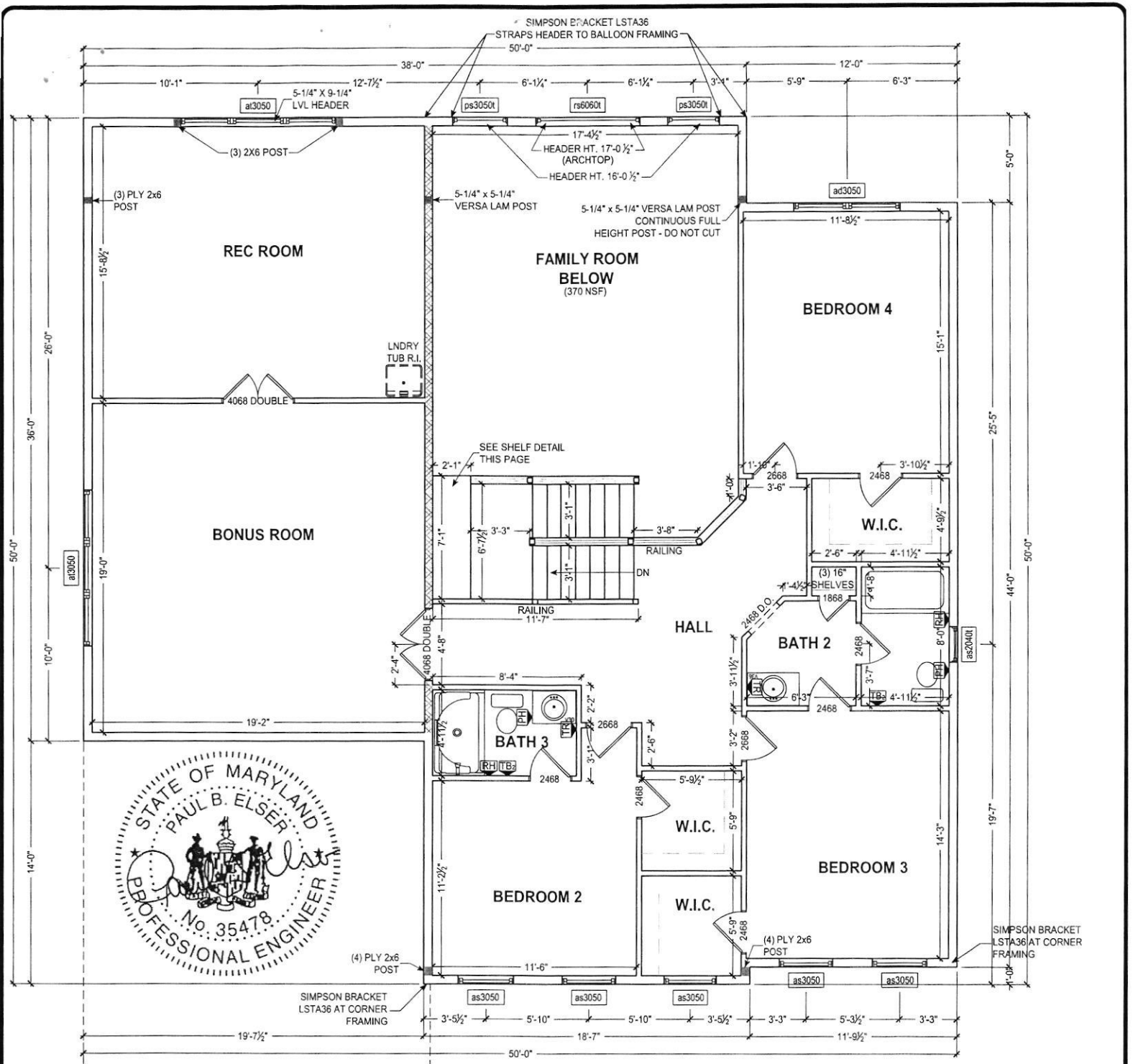
MODEL: **MRs008**

PADIREN / NALLA

KEYSTONE
CUSTOM HOMES

227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
PHONE: (717) 464-9060 • FAX: (717) 735-2034 • KeystoneCustomHome.com

PROFESSIONAL ENGINEER



"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 Laws of the State of Maryland. License No. 35478, Expiration Date: 06-18-2020."

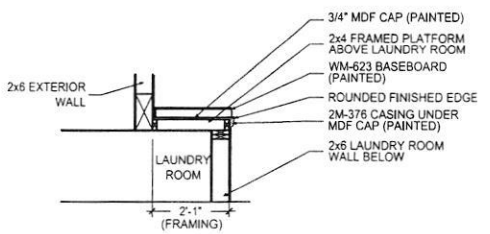
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

ALL EXTERIOR WALLS ARE 100% CONT. STRUCTURAL SHEATHING (METHOD #3, PER ST_112)

GYPSUM BOARD, TWO SIDES (METHOD #5, PER ST_111)	2 x 6 INTERIOR WALL	INTERIOR HALF WALL	FRAMING POST



SHELF DETAIL

SCALE: 3/16" = 1'-0"

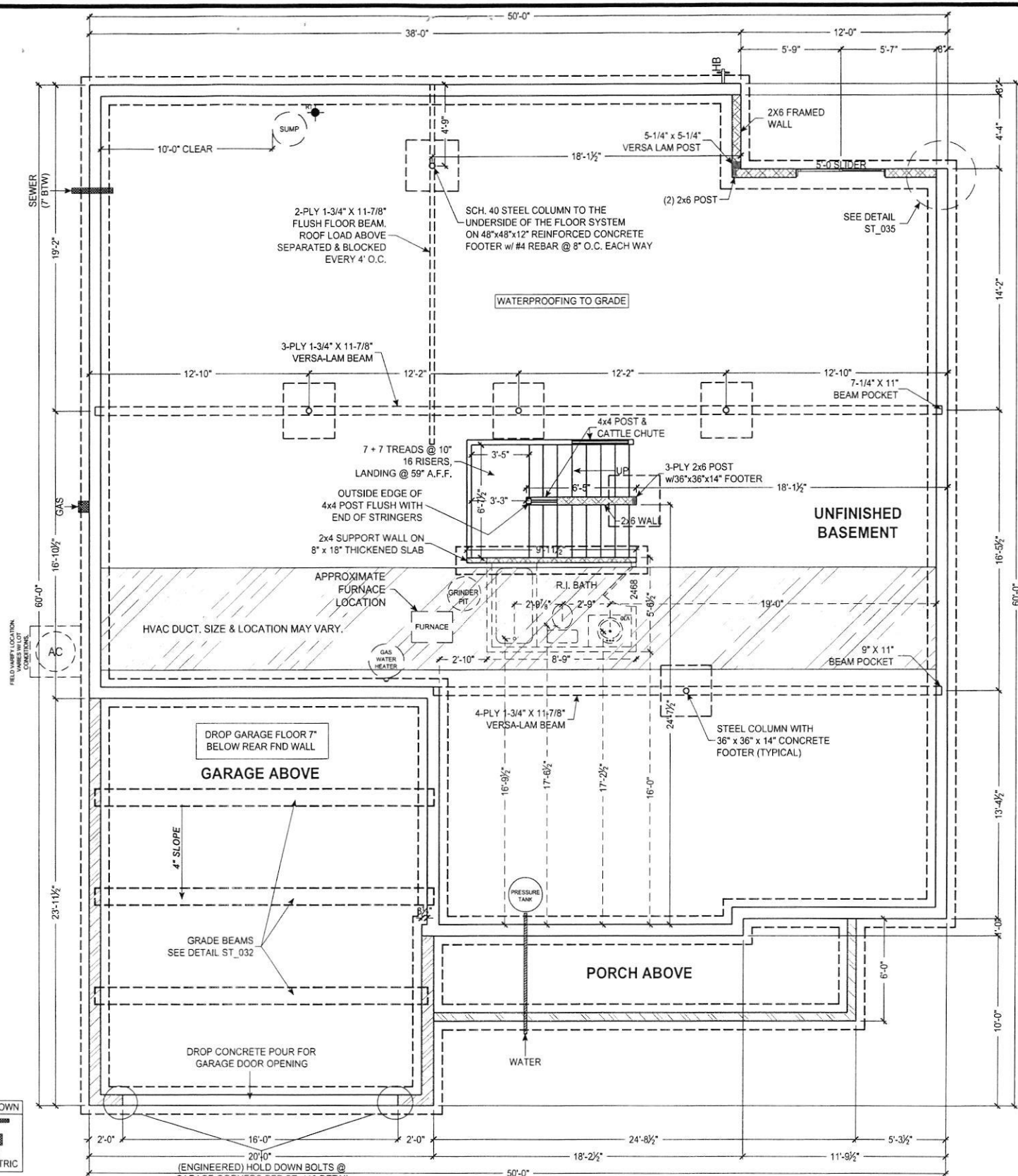
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PLAN ID: **P1.1**
SHEET NO. **anh30**
DRAWN BY: **M.HERSHEY**
SCALE: **AS NOTED**
UPDATED: **MAY 21 2019**

SHEET DESCRIPTION:
SECOND FLOOR PLAN
MODEL: **MRs008**
PADRES / NALLA

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FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS.

- = 8" THICK POURED CONCRETE WALLS - 9'-0" HEIGHT
- = 8" THICK POURED CONCRETE WALLS
- CHECK P.O. FOR WALL HEIGHT OF CRAWL SPACE AND GARAGE WALLS
- = 6" THICK POURED CONCRETE WALLS
- CHECK P.O. FOR WALL HEIGHT OF FRONT PORCH WALLS

NOTE TO HOMEOWNER(S):
 LOCATIONS SHOWN FOR HVAC, PLUMBING AND OTHER MECHANICALS
 ITEMS WILL BE USED IF POSSIBLE. ACTUAL PLACEMENT OF FURNACE, WATER
 HEATER, SUMP PIT, ETC. MAY VARY DUE TO INDIVIDUAL SITE REQUIREMENTS.

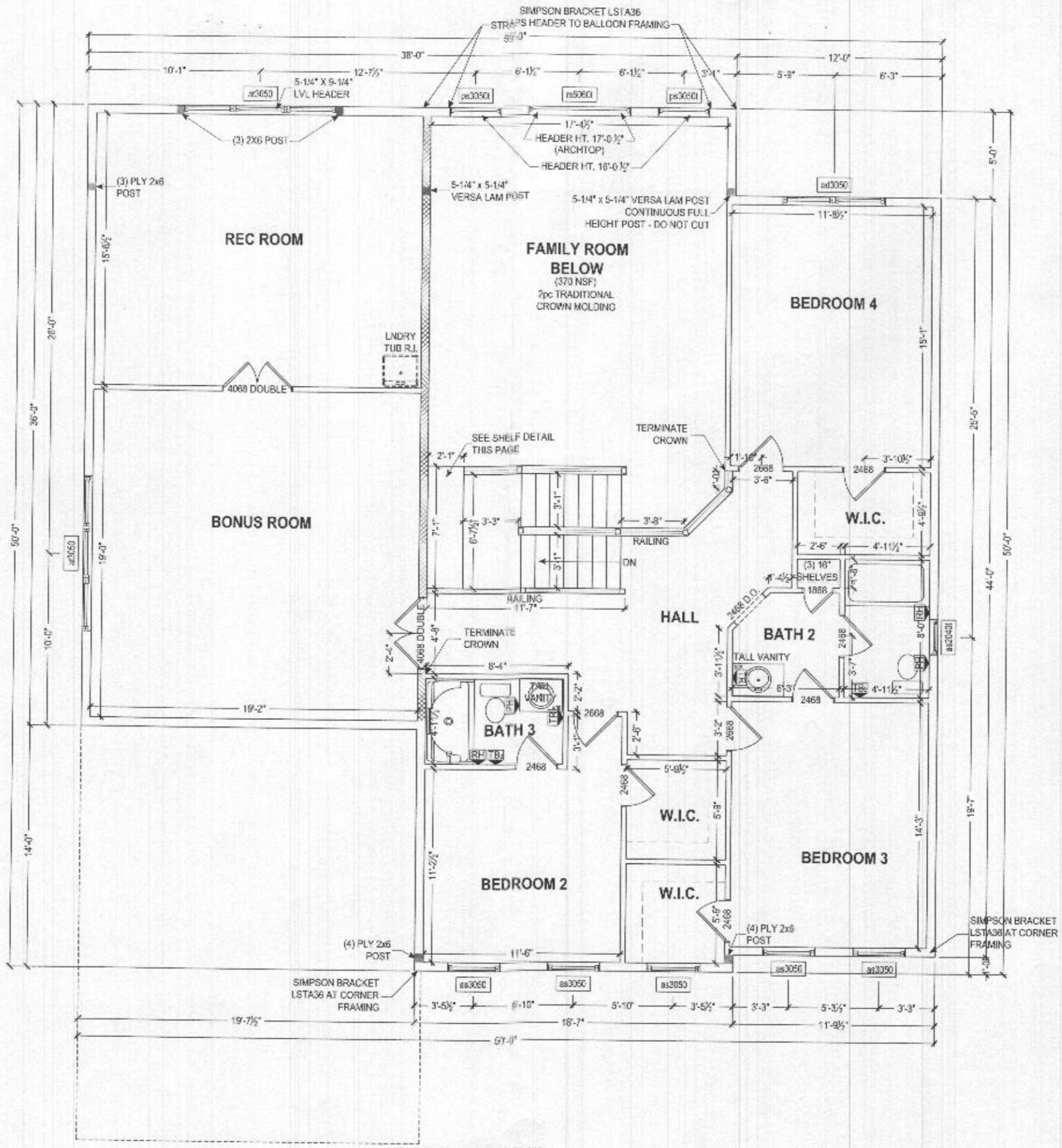
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 UNKNOWN
 ELECTRIC
 PLAN ID: P1.2
 SHEET NO: an h 30
 DRAWN BY: MHERSHEY
 SCALE: AS NOTED
 UPDATED: MAY 21 2019

SHEET DESCRIPTION:
 FOUNDATION PLAN
 MODEL: MRs008
 PADRES / NALLA

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B19003253



SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS



The seal of the State of Maryland, Paul B. Elser, Professional Engineer, No. 25478. The seal includes the text 'STATE OF MARYLAND', 'PAUL B. ELSE', 'No. 25478', and 'PROFESSIONAL ENGINEER'.

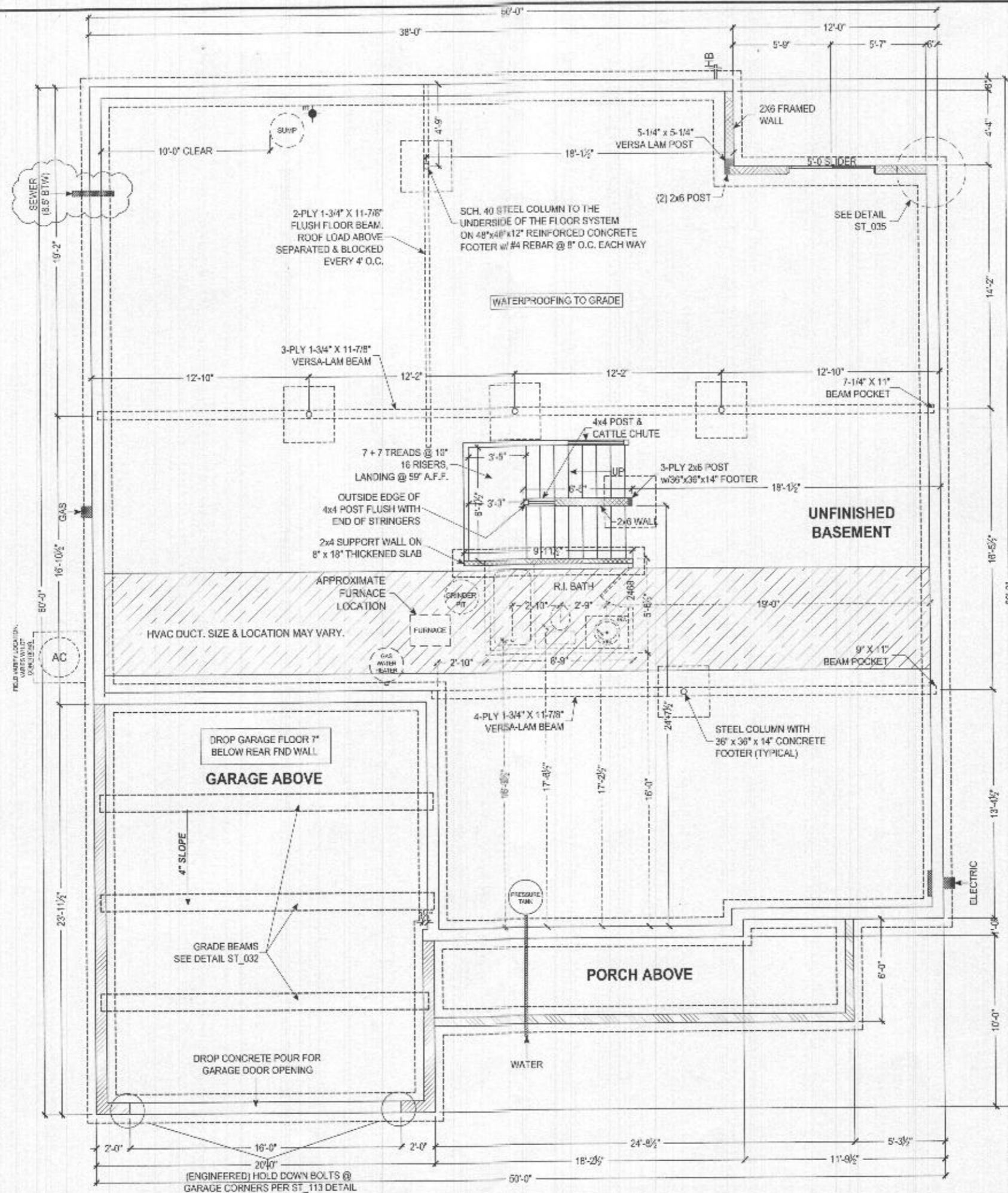
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www.keystonecustomhomes.com



KEYSTONE CUSTOM HOMES, INC.

DATE: 10/17/2019	PROJECT: MRS008
DESIGNER: AS NOTED	CLIENT: PAJDIRES/NALLA
DRAWN BY: E WEAVER	
SHEET NO: P1.1	
SCALE: 1/4" = 1'-0"	



SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR:
LOCATIONS SHOWN FOR HVAC, FURNACE, AND OTHER MECHANICAL
EQUIPMENT ARE APPROXIMATE. ACTUAL PLACEMENT OF FURNACE, WATER
HEATER, SUMP, PUMP, ETC. MAY VARY DUE TO EQUIPMENT SIZE REQUIREMENTS.

- 1" THICK POLYURETHANE INSULATED CONCRETE WALLS
- 9" TYP. HIGH MASS MASONRY BASEMENT WALLS STAIRWELL
- 8" THICK POLYURETHANE INSULATED CONCRETE WALLS
- CHECK P.O. FOR WALL HEIGHT, UP-DRAWL, SPACER AND GARAGE WALLS
- 8" THICK POLYURETHANE INSULATED CONCRETE WALLS
- CHECK P.O. FOR WALL HEIGHT, UP-DRAWL, SPACER AND GARAGE WALLS

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www.keystonecustomhomes.com



KEYSTONE CUSTOM HOMES, INC.



This professional seal is valid only if the holder is a duly licensed professional engineer in the State of Maryland. License No. 55478. Expires 12/31/2027.

FOUNDATION PLAN
MRs008
PADRES/ALLA

DATE: OCT 17 2018
SCALE: AS NOTED
DRAWN BY: E. WEAVER
PROJECT NO.:
SHEET NO.:
PL.2
anh 30

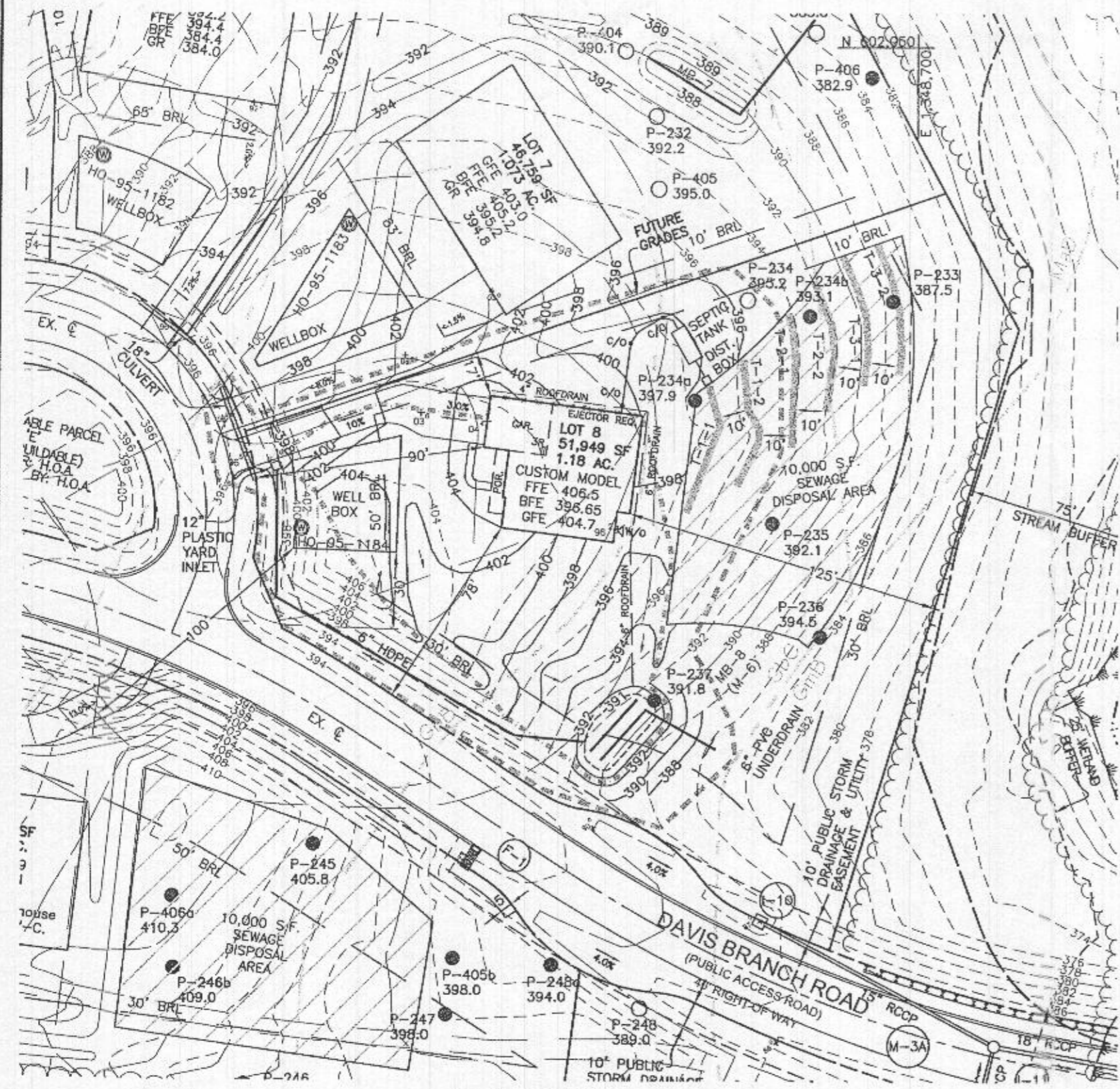
GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR THE MYRTUE PROPERTY, PLAT No. 23865. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN DESIGNED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS F-06-104, PREPARED BY DAFT, McCUNE WALKER, INC. SEPT. 2007 AND REVISED BY BENCHMARK ENGINEERING, INC., DEC. 2015.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1184, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY ONE MICRO-BIORETENTION FACILITY (MDE M-6), WHICH IS IN COMPLIANCE WITH F-06-104.
10. RAINWATER SHALL BE CONVEYED TO THE MICRO-BIORETENTION WITH 4" OR 6" ROOF LEADERS, AS SHOWN.
11. BOLLARDS ARE REQUIRED FOR THE PROTECTION OF ANY WELL THAT MAY BE INSTALLED WITHIN 10' OF THE DRIVEWAY.

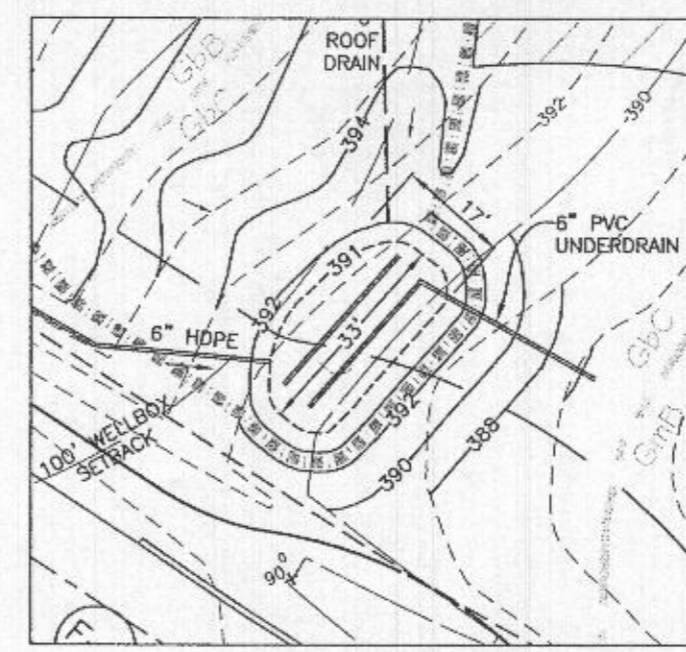
LEGEND

- 400 PROPOSED CONTOURS
- 398 EXISTING CONTOURS
- EXISTING PRIVATE SEWAGE EASEMENT
- FOREST CONSERVATION EASEMENT
- EXISTING WELL BOX
- PROPOSED TREELINE
- EXISTING TREELINE
- STREAM
- AREA OF NON-TIDAL WETLAND
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED
- PERC TEST FAILED

5 Bedrock (SF)
B 1900 3253
12/30/2019
R. B. Miller
 Signature Date



PLAN VIEW
1" = 50'



MB-8 DETAIL
1" = 30'

REVISED
 Date: 10/24/19
 Comments: RE: well, Road, Sewage + Perc.

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: 01/01/2021.



9-17-19

Practice	#	Inches		ESDv		Ownership
		DA to practice	Imp Area to practice	Required	Provided	
(M-6) Micro-Bioretenion	#8	14,428	3,471	289	502	Private

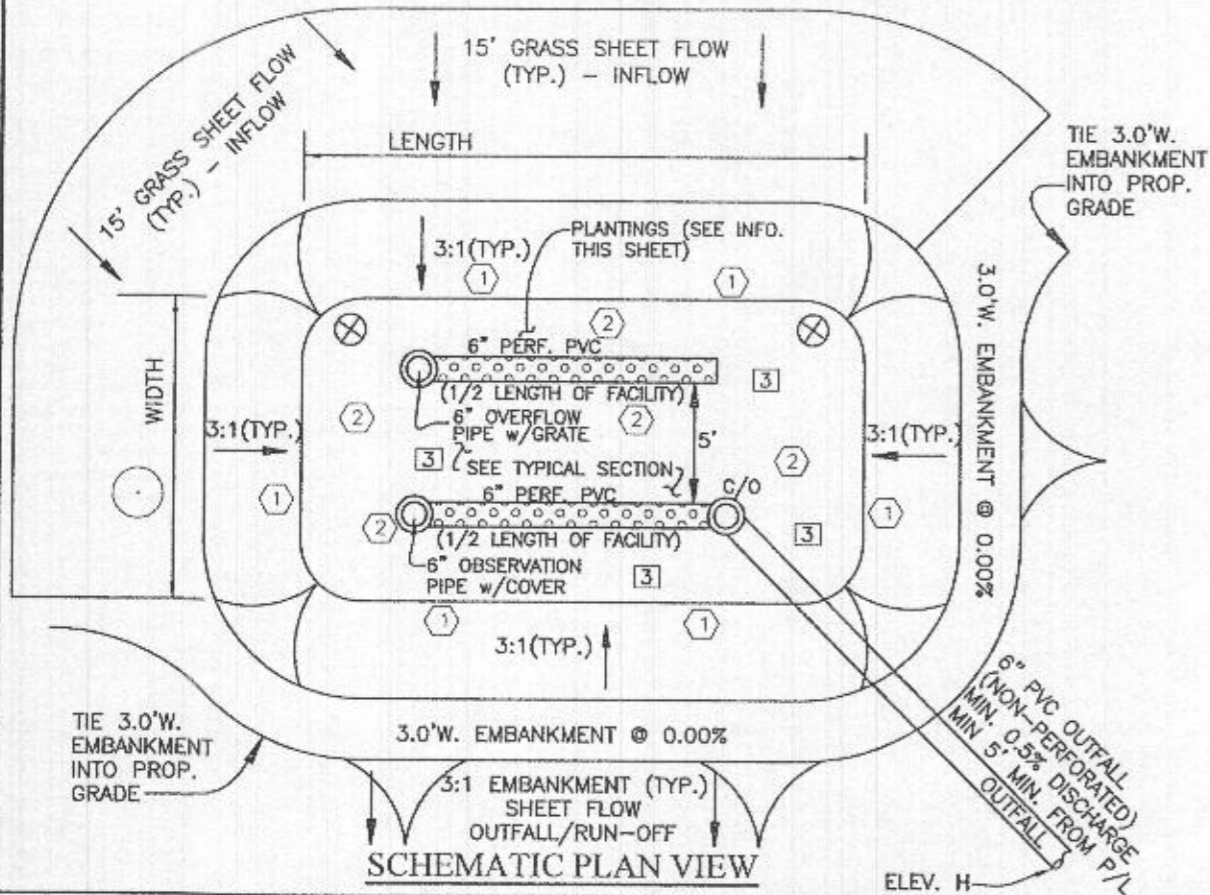
OWNER/BUILDER:
 KEYSTONE CUSTOM HOMES, INC.
 227 GRANITE RUN DR.
 SUITE 100
 LANCASTER, PA 17601
 717-464-9060

BENCHMARK ENGINEERING, INC.
 ENGINEERS LAND SURVEYORS PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 & (F) 410-485-6644
 WWW.BEI-CMENGINEERING.COM

OWNER/BUILDER:	PROJECT: MYRTUE PROPERTY LOT 8	
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225 ZONED: 1825 DAVIS BRANCH ROAD 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID #352404	
TITLE:	BUILDING PERMIT PLAN	
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES	
DATE:	AUGUST, 2019	PROJECT NO. 2099
SCALE:	AS SHOWN	DRAWING 1 OF 2

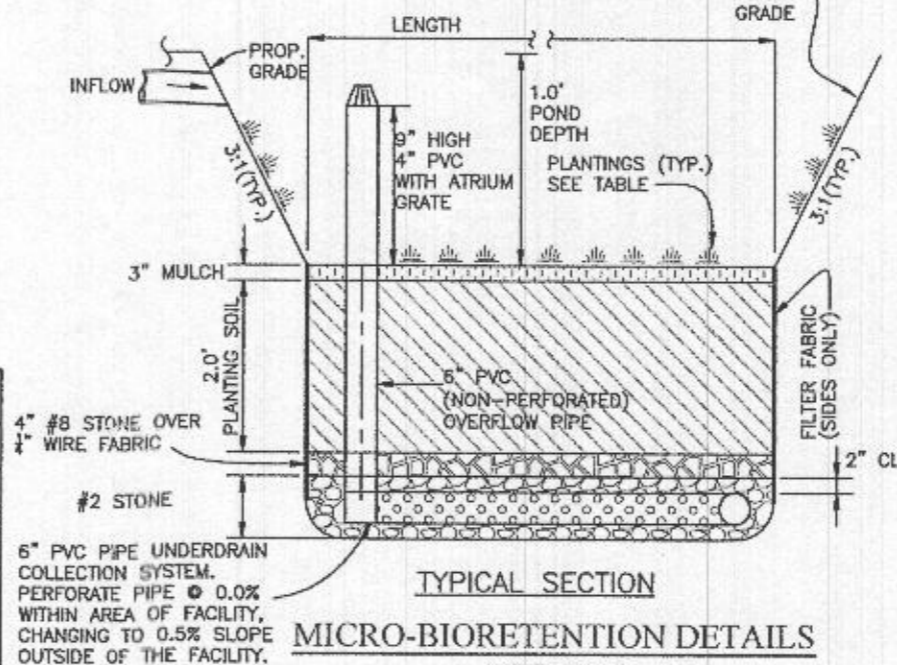
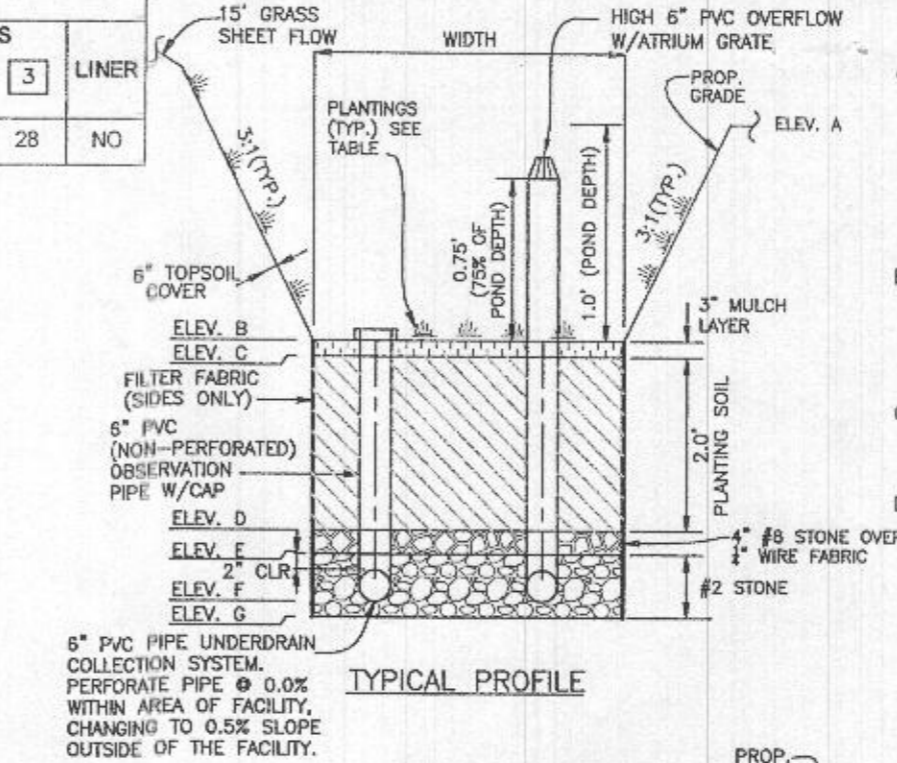
ON-LOT BIORETENTION DIMENSIONS

Practice	#	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER AREA	PLANTINGS			LINER
													①	②	③	
(M-6) Micro-Bioretenion	8	392.00	391.00	390.75	389.00	388.67	388.17	387.42	385.70	33	17	502	56	56	28	NO



MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB.)		



MICROBIORETENTION PLANTING SCHEDULE

- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- ① IRIS FULVA (COPPER IRIS) (1 PER SY)
 - ② LOBELIA CARDINALIS (CARDINAL FLOWER) (1 PER SY)
 - ③ RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER) (1 PER 2 SY)
 - ⊗ CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
 - ACER GINNALA (ARMUR MAPLE) (1 PER FACILITY)

MICROBIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B. PIPE AND UNDERDRAIN.

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OWNER/BUILDER:
 KEYSTONE CUSTOM HOMES, INC.
 227 GRANITE RUN DR.
 SUITE 100
 LANCASTER, PA 17601
 717-464-9060

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: 01/01/2021.



9-17-19

PROJECT:	MYRTUE PROPERTY LOT 8	
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225 ZONED: 1825 DAVIS BRANCH ROAD 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID #352404	
TITLE:	BUILDING PERMIT PLAN	
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES	
DATE:	AUGUST, 2019	PROJECT NO. 2099
SCALE:	AS SHOWN	DRAWING 2 OF 2