

PERMIT NUMBER: B21004017

DATE ACCEPTED:

031 P 2021 OCT 21 11:12:14



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
 2430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 1951 Davis Branch Road Unit: _____
 City: Woodstock State: MD Zip Code: 21163
 Subdivision/Village/Complex Name: Myrtue Property SDP/WP/BA #: _____
 Lot: 23 Tax Map: 10, Grid 24 Parcel: 225 Grading Permit #: _____

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot Proposed Use: SFD Estimated Cost: \$ 575,275.00
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Marriott's Ridge, LLC Primary Residence: Yes No
 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: Neil J. Bontempi
 Street Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 Phone: (717) 847-5426 Email: nbontempi@keystonecustomhome.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Keystone Custom Homes License #: MHBR# 2937 (exp 12/01/2021)
 Licensee's Name: _____
 Street Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 Phone: (717) 847-5426 Email: nbontempi@keystonecustomhome.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: James F. Collins, P.E. Name: James F. Collins
 Street Address: 227 Granite Run Drive, Suite 100
 City: Lancaster State: PA Zip Code: 17601
 Phone: (352) 250-3146 Email: jcollins@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: Devonshire Vintage
 # of Bedrooms (SF): 6 # of efficiency units (MF*): _____ # of 1 BR (MF*): _____ # of 2 BR (MF*): _____ # of 3 BR (MF*): _____
 # Rooms: 21 # Full Baths: 7 # 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: 80 1st Fl Depth: 64 2nd Fl Width: 62 2nd Fl Depth: 57 Bsmt Width: 80 Bsmt Depth: 64
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 8,936 sq ft Occupiable Area: 8,774 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 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.

Neil J. Bontempi
 APPLICANT'S ORIGINAL SIGNATURE
 10/7/2021
 DATE SIGNED

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: #3814 ACCEPTED BY: *D. Bontempi* 10-8/21

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B22002625	07/11/2022
Description of Work		
SFD/ INSTALL (1) 1000 GALLON UNDERGROUND PROPANE TANK		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
1951	DAVIS BRANCH	RD
Unit Type	Unit #	X Coordinate
--Select--		-76.86762
		Y Coordinate
		39.32028
City	State	Zip Code
WOODSTOCK	MD	21163
	Primary	
	Yes	

Approved
[Signature] 7/13/22

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
930161	225,287	1.06	196800	0	0	RURAL
Legal Description						
LOT 23 1.066 A[]1951 DAVIS BRANCH ROAD[]MYRTUE PROPERTY INCL RSB						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	23	603000	5	6			
Plan Area	State Tax Id	Subdivision Name					
	1403352579	Myrtue Property					
Section	Area	Tax Map					
		11					
Grid	Zoning District	ADC Map					
11-19	RC-DEO	4695-B9					
SDP No.	Final Plan No.	WP File No.					
	F-06-104						
Record Plat No.	WS Contract No.	FDP No.		Primary			
19961-1996				Yes			
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input checked="" type="radio"/> Yes <input type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-02A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

7/13/22 - 2 plans associated w/ permit, sent msg to Dixie Land asking which plan is accurate and to clearly label the location. @ plan/permit on hold

Owner * (This section is required.)

Search Reset Clear

Name *

PALANIVELU SRINIVASAN

Address Line 1

4521 VINTER WAY

Address Line 2

Address Line 3

Mail City

ELLCOTT CITY

Phone

301-219-1421

E-mail

Mail State

MD

Mail Zip Code

21043

Primary

Yes

Cell Number Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
20100100429	DIXIE LAND ENERGY LLC		
License Type *	First Name	Middle Name	Last Name
Propane Gs	BASIL	STEPHEN	PERRY
Primary	Address Line 1		
Yes	281 EAST MAIN STREET		
	Address Line 2		
	City	State	ZIP Code
	RISING SUN	MD	21911
	Phone 1	Phone 2	Fax
	4434144940		
	E-mail		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	LouAnn		Nickle
Relationship	Full Name		
Applicant	LouAnn Nickle		
Primary	Organization Name		
Yes	Dixie Land Energy LLC		
	Street Address		
	281 E MAIN ST		
	Address Line 2		
	City	State	Zip Code
	RISING SUN	MD	21911
	Phone	Cell	Fax
	888-517-3680		
	E-mail *		
	lnickle@dixielandenergy.com		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
5500	0	0	No
Construction Type			
--Select--			

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

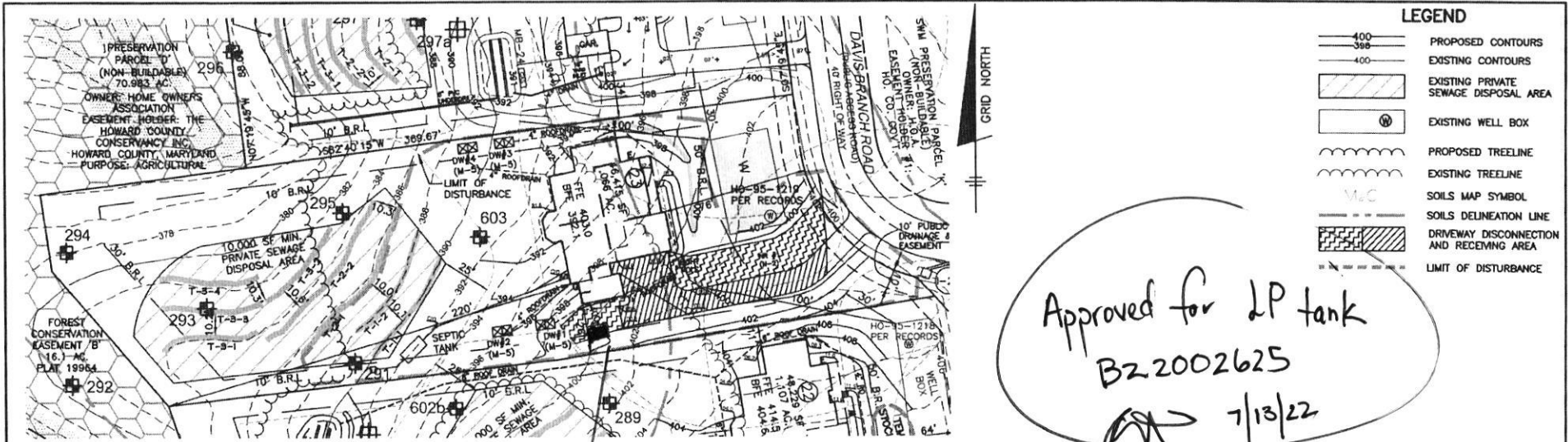
Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Existing Use *	Number of Tanks Installed *	Number of Tanks Removed *		
Multi Family	1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	1/9/2023	0	

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered

Submit Cancel

1951 Davis Branch Rk
Woodstock, MD 21163



Approved for LP tank
BZ 2002625
7/13/22

100' off Septic
110' off Well
15' off house
20' off left
150' off Front
225' off Rear
160' off Right

PLAN VIEW
1" = 50'

16' x 4'
UG1000
lp-tank

Property line

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR THE MYRTUE PROPERTY, PLAT No. 23867. 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 GP-22-022. 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.
3. 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.
4. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
5. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1218, WAS FIELD LOCATED BY DMW, AND IS BELIEVED TO BE ACCURATELY SHOWN.
6. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
7. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
8. STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY FOUR DRY WELLS (MDE M-5) AND NON-ROOFTOP DISCONNECTIONS (MDE N-2).
9. RAINWATER SHALL BE CONVEYED TO THE DRY WELLS WITH HOPE PIPES, ROOF LEADERS AND YARD DRAINS, AS SHOWN.

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: 01-01-2023.

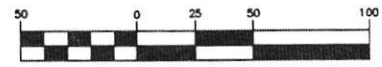


AAM-BEI

2021.08.29 21:55:22 -04'00

BUILDER'S DATA

FINISHED FLOOR:	403.0
BASEMENT FLOOR:	392.1
TOP OF WALL:	401.8
BASEMENT SUBGRADE:	391.7
GARAGE FLOOR:	401.2
GARAGE LIP:	400.9
SEWER BELOW FOUNDATION	



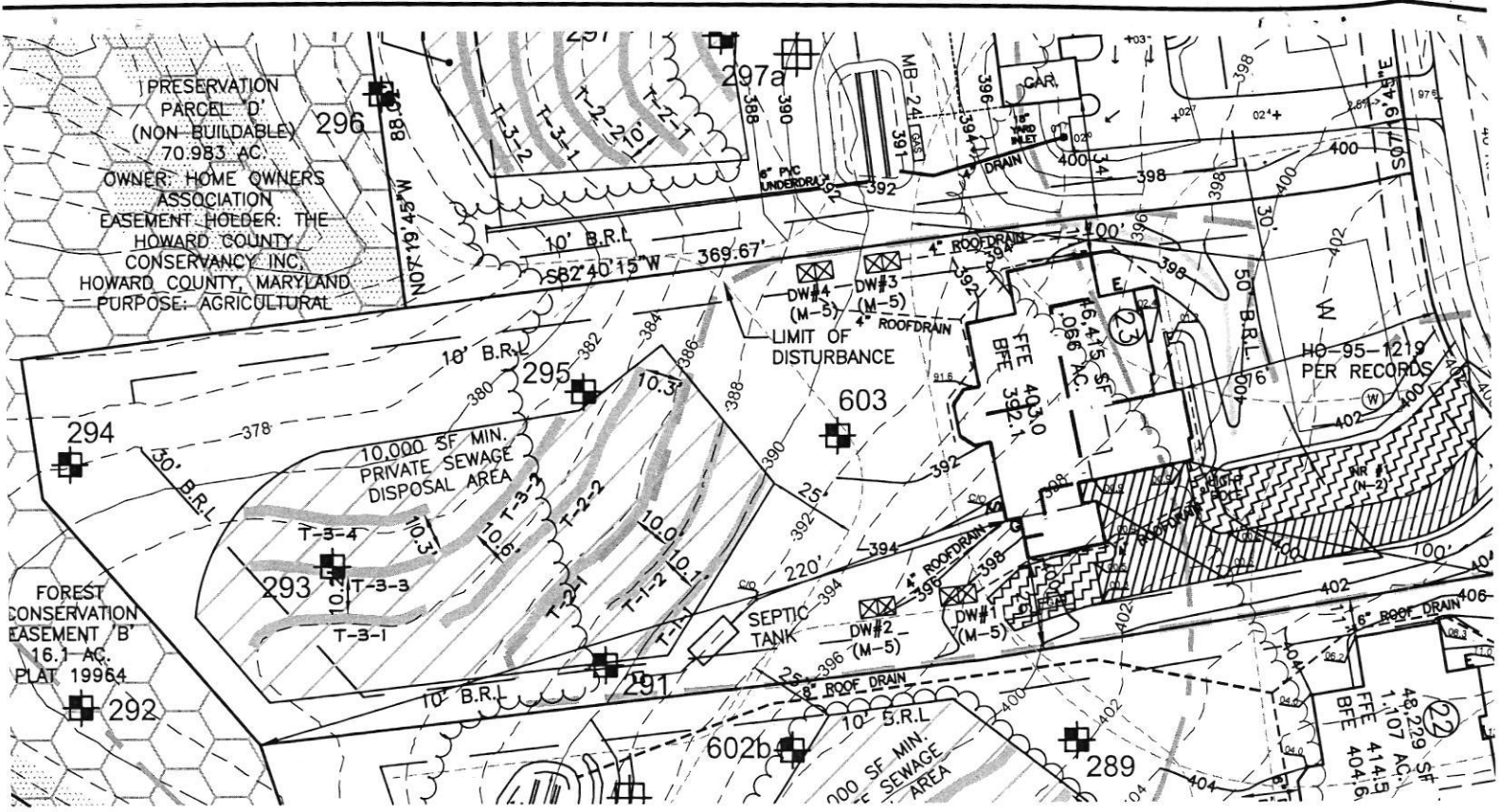
(IN FEET)
1 inch = 50 ft.

GARAGE FLOOR IS 7" BELOW THE TOP OF THE REAR FOUNDATION WALL.

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

BENCHMARK ENGINEERING, INC.
ENGINEER & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-485-6105 A (F) 410-485-6644
WWW.BE-CIVILENGINEERING.COM

PROJECT:		MYRTUE PROPERTY LOT 23	
LOCATION:		TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1951 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352579	
TITLE:		BUILDING PERMIT PLAN	
HOUSE TYPE:		CUSTOM - KEYSTONE HOMES	
DATE:	AUGUST, 2021	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	1 OF 2



PLAN VIEW

1" = 50'

*blow up
of approved
LP tank
plan*

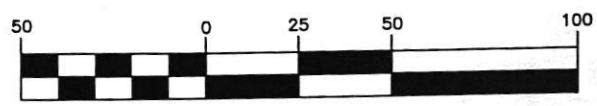
GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED PROPERTY, PLAT No. 23867. REFER TO RECORDS FOR ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WILL BE AS REQUIRED BY THE CONSERVATION DISTRICT UNDER GP-2. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM PLANS F-06-104, PREPARED BY DAI AND REVISED BY BENCHMARK ENGINEERING.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE 2011 MARYLAND STATE EROSION AND SEDIMENT CONTROL.
4. ALL DRAINAGE AND STORMWATER MANAGEMENT MEASURES SHALL COMPLY WITH THE APPROVED ROAD CONSTRUCTION MANUAL.
5. THE EXISTING WELL SHOWN ON THIS PLAN IS NOT WITHIN THE PROJECT'S BOUNDARY AND IS BELIEVED TO BE ACCURATE.
6. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN THE PROJECT'S BOUNDARY EXCEPT AS SHOWN.
7. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL SYSTEM REQUIRE A REVISED PERCOLATION TEST REPORT.
8. STORMWATER MANAGEMENT FOR THIS PROJECT SHALL BE AS SHOWN ON THE M-5) AND NON-ROOFTOP DISCONNECT PLAN.
9. RAINWATER SHALL BE CONVEYED TO THE STREET THROUGH LEADERS AND YARD DRAINS, AS SHOWN.

BUILDER'S DATA

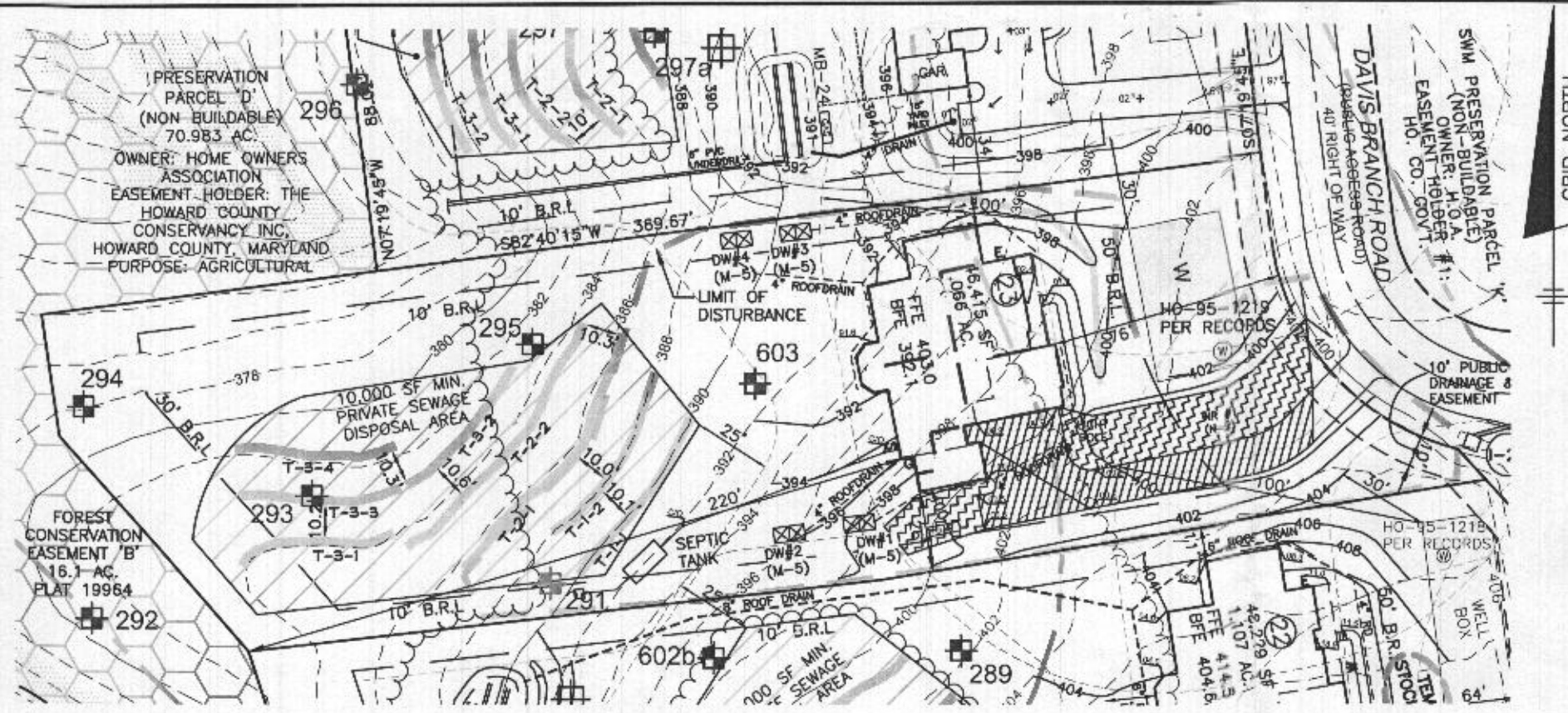
FINISHED FLOOR: 403.0
 FOUNDATION FLOOR: 392.1
 TOP OF WALL: 401.8
 FOUNDATION SUBGRADE: 391.1
 FINISHED GRADE FLOOR: 401.2
 FINISHED GRADE LIP: 400.9
 1 FOOT BELOW FOUNDATION

FINISHED FLOOR IS 7" BELOW
 TOP OF THE REAR
 FOUNDATION WALL.



(IN FEET)
 1 inch = 50 ft.

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



PLAN VIEW
1" = 50'

LEGEND

- 400 PROPOSED CONTOURS
- 398 EXISTING CONTOURS
- 400 EXISTING PRIVATE SEWAGE DISPOSAL AREA
- EXISTING WELL BOX
- PROPOSED TREELINE
- EXISTING TREELINE
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- DRIVEWAY DISCONNECTION AND RECEIVING AREA
- LIMIT OF DISTURBANCE

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LICENSES & PERMITS
DIVISION

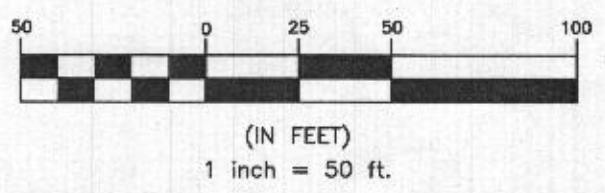
Approved Septic System Plan
Howard County Health Department
Dana Beard 11-8-21
Signature Date
B21004017

GENERAL NOTES

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BUILDER'S DATA

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BASEMENT FLOOR:	392.1
TOP OF WALL:	401.8
BASEMENT SUBGRADE:	391.1
GARAGE FLOOR:	401.2
GARAGE LIP:	400.9
SEWER BELOW FOUNDATION	



GARAGE FLOOR IS 7" BELOW THE TOP OF THE REAR FOUNDATION WALL.

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

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
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8480 BALTIMORE NATIONAL PIKE • SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 • (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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: 01-01-2023.



AAM-BEI

2021.08.29 21:55:22 -04'00

PROJECT:	MYRTUE PROPERTY LOT 23		
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1951 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352579		
TITLE:	BUILDING PERMIT PLAN		
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES		
DATE:	AUGUST, 2021	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	<u>1</u> OF <u>2</u>

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



KEYSTONE CUSTOM HOMES, INC.

PROJECT LOCATION: FRONT ELEVATION
 MRS023
 PALANIVELU / SRINIVASAN

DATE: JUNE 10 2021
 SCALE: AS NOTED
 DRAWN BY: L. HARRIS

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

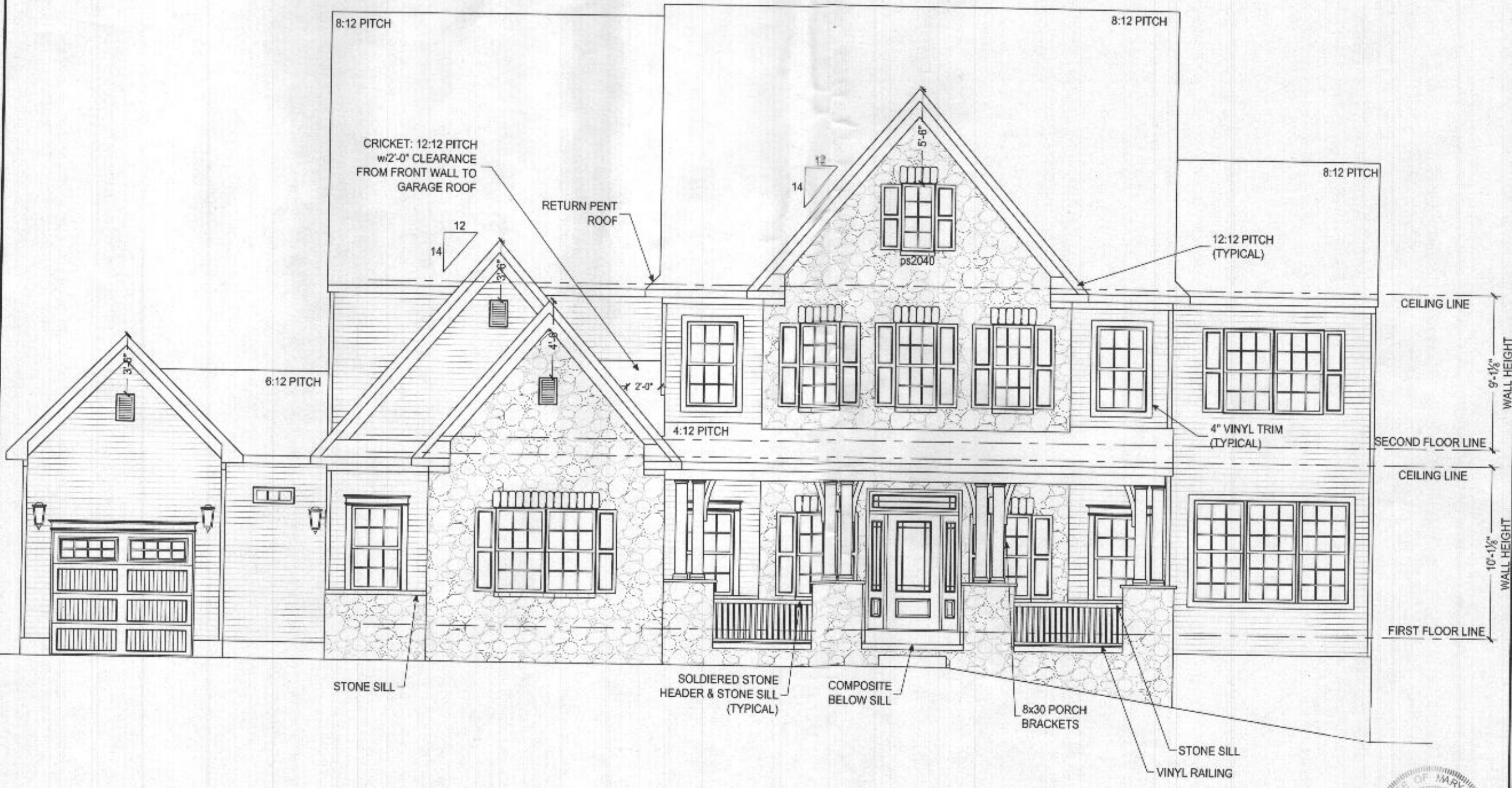


Professional Engineer, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 93355, Expiration Date: 12-31-2022.

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LICENSES & PERMITS DIVISION



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



LIVING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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. 50358. Expiration Date: 12-31-2022.

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



KEYSTONE CUSTOM HOMES, INC.

DESCRIPTION	LIVING SIDE ELEVATION
DATE	JUNE 10 2021
SCALE	AS NOTED
DRAWN BY	T. HARRIS
CHECKED BY	
PROJECT NO.	AL1
SHEET NO.	ads 30

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OCT 20 2021
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DIVISION

The architect hereby certifies that this drawing is a true and correct representation of the work shown and that it was prepared by the architect or under the direct supervision of the architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect shall not be held responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the professional services rendered and does not extend to any construction or other work shown on this drawing.

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



KEYSTONE CUSTOM HOMES, INC.

DESCRIPTION: REAR ELEVATION
 DRAWN BY: MRS023
 CHECKED BY: PALANIVELLI/SRINIVASAN

DATE: JUNE 10 2021
 SCALE: AS NOTED
 DRAWN BY: LHWBRS

REV: 10
 A1.2
 ADS 30



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



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. 85866. Expiration Date: 12-12-2022

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



KEYSTONE CUSTOM HOMES, INC.
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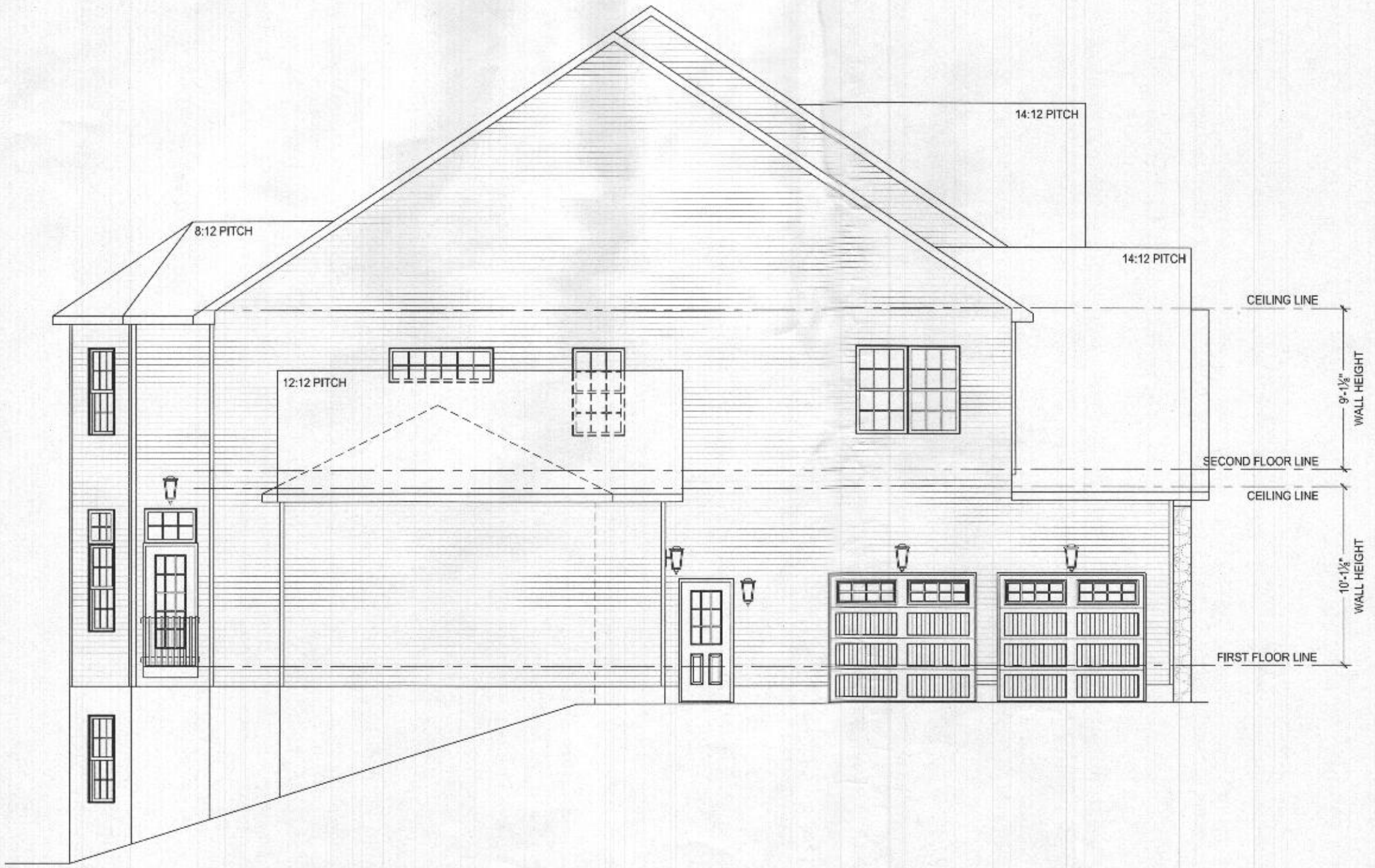
PROJECT:	GARAGE SIDE ELEVATION
DATE:	MRS023
DESIGNER:	PAUL ANIVELLI / SRINIVASAN
UPDATE:	JUNE 10 2021
SCALE:	AS NOTED
DRAWN BY:	L.HARRIS
DATE:	10/06/2021
PROJECT NO.:	A1.3
PLAN NO.:	ads 30

OCT 20 2021

LICENSES & PERMITS
DIVISION

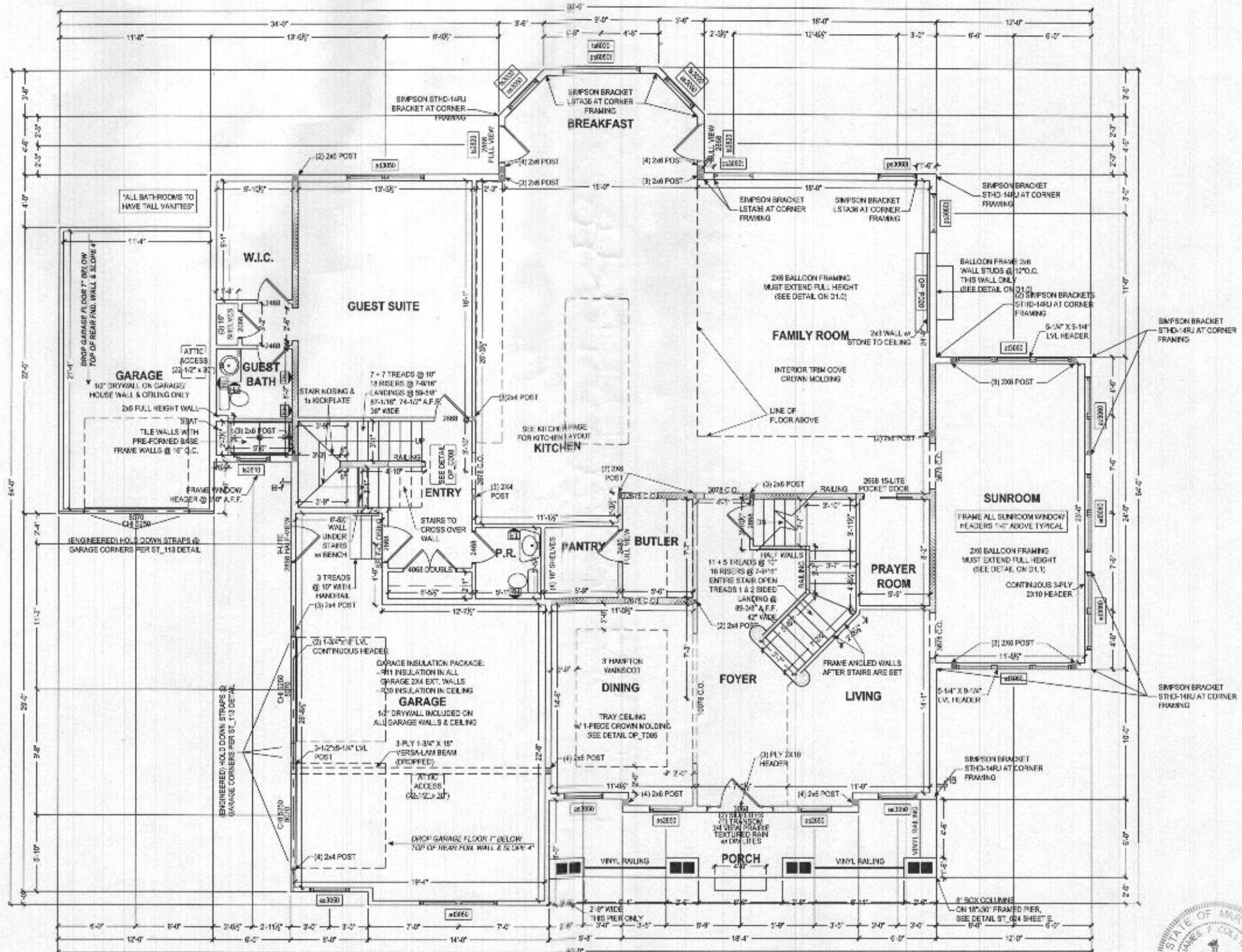


Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 36264. Expiration Date: 10-12-2022.



GARAGE SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ALL EXTERIOR WALLS ARE 100% CONTINUOUS STRUCTURAL SHEATHING METHOD AS PER ST. 113



14" FLOOR JOIST
 CONCEALED
 RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM.
 SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS
 NOTE: OLD WORLD INTERIOR TRIM PACKAGE - ALLOW 4" FOR ALL WINDOW/DOOR HEADER TRIM

FIRST FLOOR PLAN

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



KEYSTONE CUSTOM HOMES, INC.

SHEET NO. FIRST FLOOR PLAN
 MRS023
 PALANIVELU / SINGIVASAN



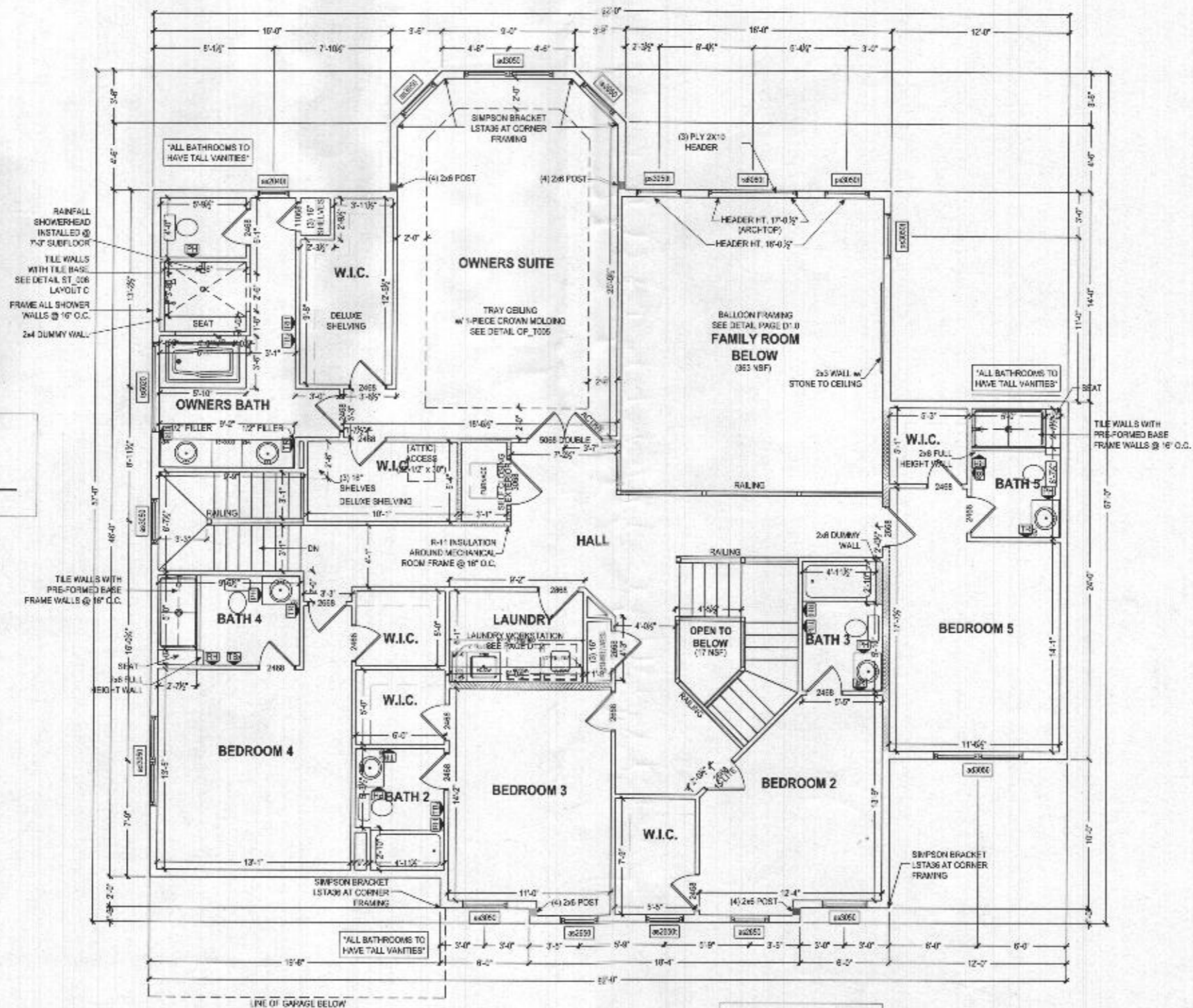
DATE: JUNE 10 2021
 SCALE: AS NOTED
 DRAWN BY: THARRIS
 CHECKED BY: P.L.O.
 ad s 30

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. 65905A, Expiration Date: 12-12-2022

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ALL EXTERIOR WALLS ARE 100% CONTINUOUS STRUCTURAL SHEATHING METHOD AS PER ST. 171

	GYPSUM BOARD, TWO SIDES METHOD AS PER ST. 171
	INTERIOR WALL
	EXTERIOR WALL
	FRAMING POST



SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



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KEYSTONE CUSTOM HOMES, INC.

PROJECT: SECOND FLOOR PLAN
DATE: JUNE 10, 2021
SCALE: AS NOTED
DRAWN BY: T. HARRIS
CHECKED BY: MRS. 023
PAI ANIVELU / SRINIVASAN

PL.1
ads 30

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DIVISION

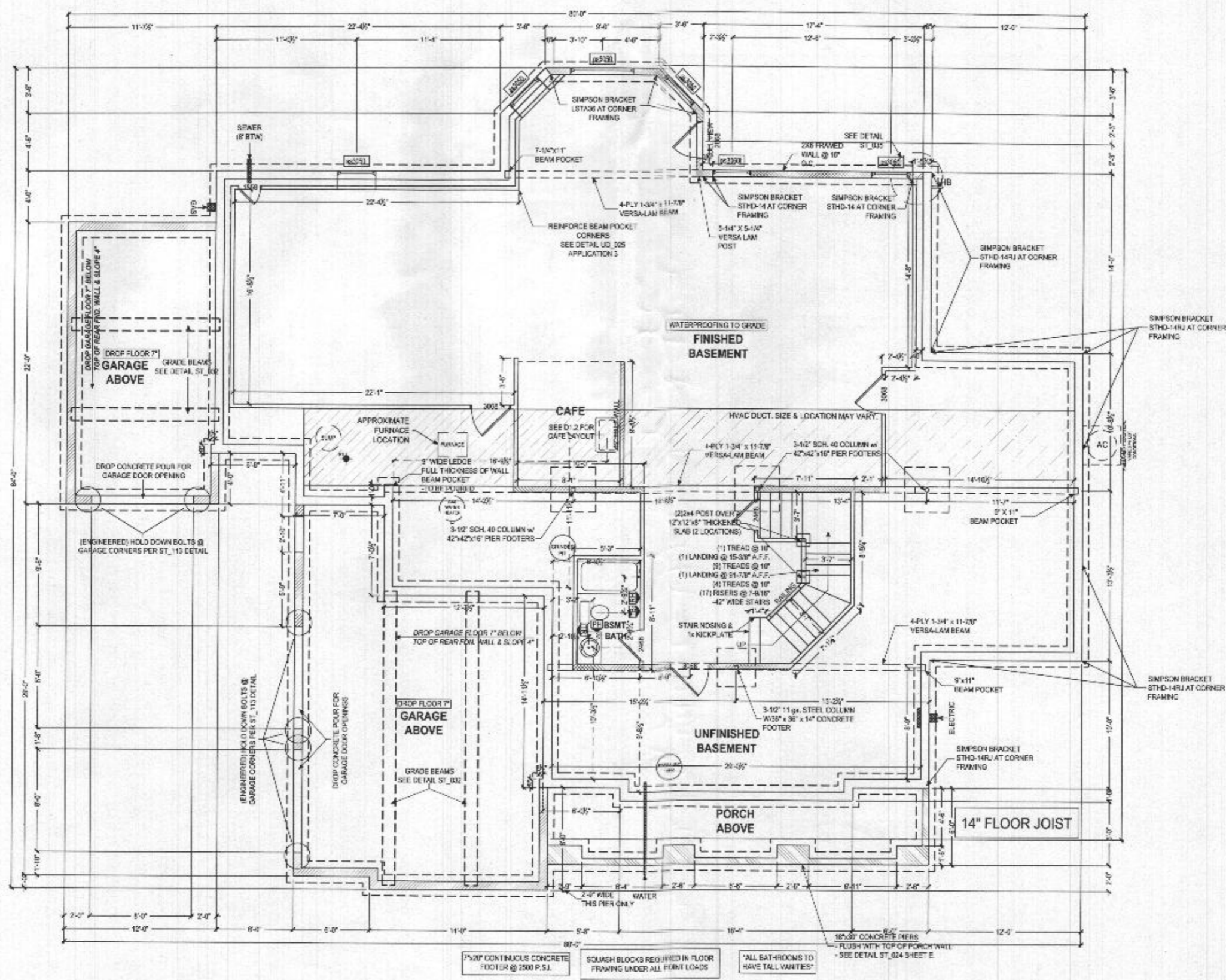
A.L. EXTERIOR WALLS ARE 100% CONTINUOUS STRUCTURAL SHEATHING (METHOD 25, PER ST. 112)

HYPSAM BEAMS - TWO SIDES (METHOD 25, PER ST. 111)

INTERIOR HALF-WALL

2 x 6 INTERIOR WALL

FRAMING POST



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

NOTE TO HOMEOWNERS:
LOCATION'S SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL ITEMS WILL BE BASED ON AVAILABLE. ACTUAL PLACEMENT OF FURNACE, WATER HEATER, SUMP PUMP, ETC. MAY VARY DUE TO MECHANICAL SITE REQUIREMENTS.

The professional design engineer and/or architect shall be responsible for the design of the foundation system. The design shall be in accordance with the applicable building codes and standards. The design shall be based on the information provided by the client and shall be subject to the client's approval. The design shall be based on the information provided by the client and shall be subject to the client's approval.

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LANCASTER, PENNSYLVANIA 17601
PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystoncustomhomes.com



KEYSTONE CUSTOM HOMES, INC.



PROFESSIONAL ENGINEER
STATE OF MARYLAND
LICENSE NO. MR S023
PALANIVELU SRINIVASAN

DATE: JUNE 15, 2021
SCALE: AS NOTED
DRAWN BY: J. HARRIS

PL.2
ads 30

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KITCHEN SYMBOL LEGEND

ON THE CABINET LAYOUT FROM
SIDE OF THIS SHEET, ALL
DIMENSIONS ARE TO FACE UNLESS
OTHERWISE NOTED.
DIMENSIONS FOR REFRIG. AND
OVEN ARE TO CENTER UNLESS
OTHERWISE NOTED.
DIMENSIONS FOR MICRO.
AND WASH. ARE TO CENTER UNLESS
OTHERWISE NOTED.

DB	Crown Dish
GL	Cabinets
SS	Side of Cabinet Sink
WB	Wash Basin
MW	Micro. Wave Oven (to location of wall-mounted)
UC LIGHT	Under Cab. Light

GEN. KITCHEN NOTES:

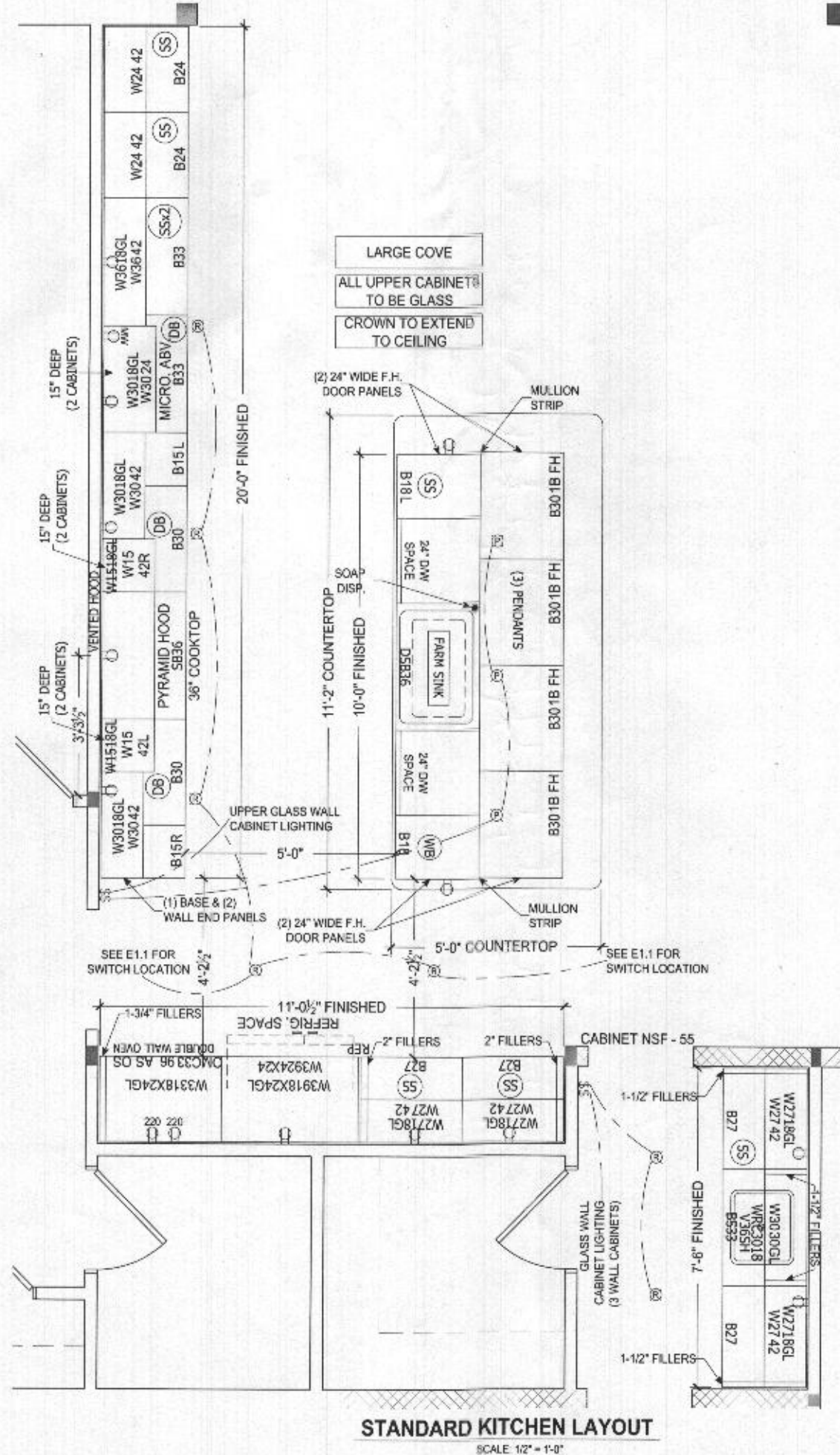
NON-VENTED
HOOD FRAMING
DIMENSION FROM
SUBFLOOR TO
UNDERSIDE OF CABINET
TO RANGE IS
5'-10" (30'16" H.
CABINETS)
6'-0" (42'0" H.
CABINETS)

FRAMING DIMENSIONS
UNLESS OTHERWISE NOTED

ALL COUNTERTOP
RECEPTACLES
ARE GFI PROTECTED

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

33" x 71" REFRIGERATOR SPACE



STANDARD KITCHEN LAYOUT

SCALE: 1/2" = 1'-0"

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LANCASTER, PENNSYLVANIA 17601
PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystonecustomhomes.com



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PROJECT NO.	KITCHEN LAYOUT
DATE	MRS023
DESIGNER	PALANIVELU SRINIVASAN
DATE	JUNE 10 2021
SCALE	AS NOTED
DESIGNED BY	THARRIS
SET NO.	KT1.0
DATE	ads30

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DIVISION

(M-5) DRY WELL COMPUTATIONS

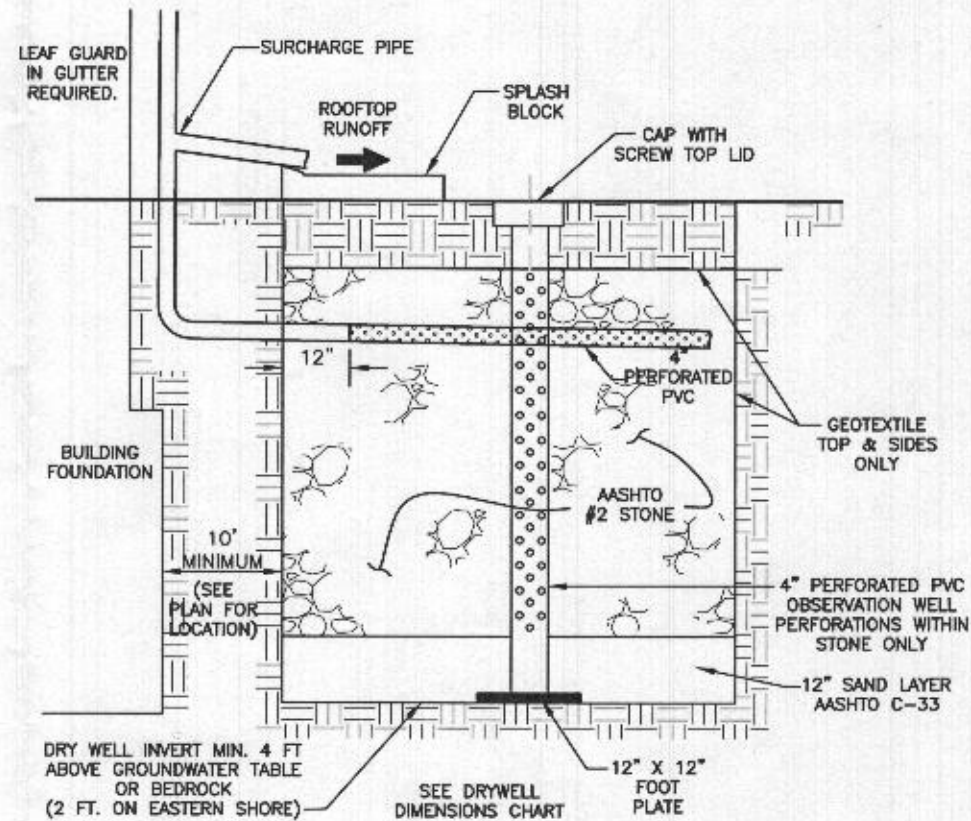
Lot 23 Pe: 1.6 inches

Designation	Drainage Area	Impervious Area	I (%)	Rv	ESDv (cf)	Depth (ft)	Porosity	Length (ft)	Width (ft)	Volume Stored	Pe Treated
DW-1	921	921	100%	0.950	117	5.0	0.40	10	6	120	1.6
DW-2	744	744	100%	0.950	94	5.0	0.40	10	5	100	1.7
DW-3	900	900	100%	0.950	114	5.0	0.40	10	6	120	1.7
DW-4	968	968	100%	0.950	123	5.0	0.40	10	6	120	1.6
Totals:					448					460	

Drywell Designation	Length (ft)	Width (ft)	Depth (ft)	Grade	Top of Stone	Bottom of Stone
DW-1	10.00	6.00	5.00	396.2	395.2	390.2
DW-2	10.00	5.00	5.00	395.0	369.2	364.2
DW-3	10.00	6.00	5.00	390.1	368.2	363.2
DW-4	10.00	6.00	5.00	388.5	387.5	382.5

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

- The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- A log book shall be maintained to determine the rate at which the facility drains.
- When the facility becomes clogged so that it does not drain down within the 72 hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.



DRY WELL DETAIL
NOT TO SCALE

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 80-85% 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-4832 (TENSILE STRENGTH 300 LB.)		

(N-2) Disconnection of Non-Rooftop Runoff

Target PE:	1.0
Total DA:	3572 SF
Impervious:	1549 SF
Area of Filter Strip:	2023 SF
Rv:	0.44
Pe Reduction for Non-Rooftop Disconnection	
Length of contributing area:	12 feet
Length of impervious area:	12 feet
Length of filter strip:	14 feet
MAX. all imp. treated	1 /1 Impervious ratio
MAX. all imp. treated	1 /1 Pervious ratio
Reduction to Target Pe	1.0 inches
Remaining obligation:	0.0 inches
ESDv Required:	131
ESDv Provided:	131

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

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AAM-BEI

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OWNER/BUILDER:	KEYSTONE CUSTOM HOMES, INC. 227 GRANITE RUN DR. SUITE 100 LANCASTER, PA 17601 717-464-9060	
PROJECT:	MYRTUE PROPERTY LOT 23	
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1951 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352579	
TITLE:	BUILDING PERMIT PLAN	
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES	
DATE:	AUGUST, 2021	PROJECT NO. 2099
SCALE:	AS SHOWN	DRAWING 2 OF 2