

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B22004297	11/18/2022
Description of Work		
SFD/INSTALL (1) UNDERGROUND 500 PROPANE TANK		

[check spelling](#)

11/22/22 - email to Lou Ann @ Dixie Land Nrg requesting a revised plan meeting the septic setback

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
1807	DAVIS BRANCH	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.87303	39.31989
City	State	Zip Code	Primary
WOODSTOCK	MD	21163	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
930157	225,287	0.97	195800	0	0	RURAL
Legal Description						
LOT 5 42604 SQ[]1807 DAVIS BRANCH ROAD[]MYRTUE PROPERTY INCL RSB						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	5	603000	5	6			
Plan Area	State Tax Id	Subdivision Name					
	1403352374	Myrtue Property					
Section	Area	Tax Map					
		10					
Grid	Zoning District	ADC Map					
10-24	RC-DEO	4695-A9					
SDP No.	Final Plan No.	WP File No.					
	F-06-104						
Record Plat No.	WS Contract No.	FDP No.					
19961-1996							
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							

12/5/22 - revised plan rec'd. A
Approved 12/2/22

Owner * (This section is required.)

Search Reset Clear

Name *

SWENSON SHANNON E

Address Line 1

5631 ROUNDTREE LANE

Address Line 2

Address Line 3

Mail City

COLUMBIA

Mail State

MD

Mail Zip Code

21045

Phone

301-758-7668

E-mail

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	21911-0000
	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		
--Select--	✓		
Primary	Organization Name		
Yes	✓		
	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		

Addl Info

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

TANK INFORMATION

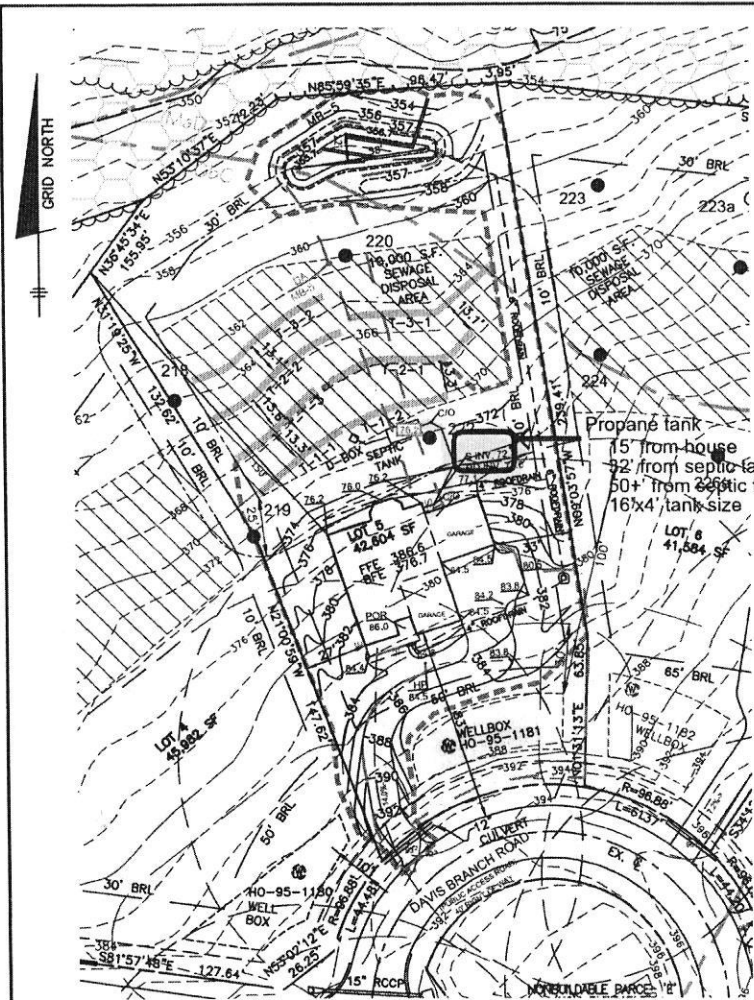
RESIDENTIAL TANK INFORMATION

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 *		
SFD	✓ 1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	5/20/2023	0	

PAYMENT INFORMATION

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

Submit Cancel



PLAN VIEW
1" = 50'

See revised plan

Tank 16x4
15' off house
60' off Septic - no sept back
30' off Right
100' off Front
67' off left
142' off Rear
60' off well

BUILDER'S DATA
FINISHED FLOOR: 386.6
BASEMENT FLOOR: 376.7
TOP OF WALL: 385.4
BASEMENT SUBGRADE: 375.8
GARAGE FLOOR: 384.8
GARAGE LIP: 384.5
GARAGE SUBGRADE: 384.1
SEWER: BELOW FOUNDATION

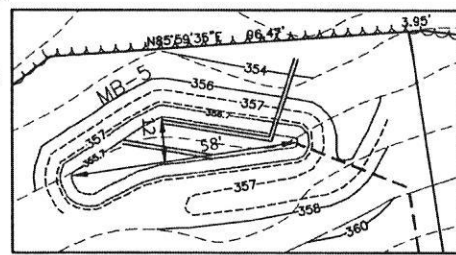
FINISHED GARAGE FLOOR IS 7"
BELOW TOP OF THE REAR
FOUNDATION WALL

LEGEND

- 400 — PROPOSED CONTOURS
- 300 — EXISTING CONTOURS
- ▨ EXISTING PRIVATE SEWAGE AREA
- ▨ PROPOSED PRIVATE SEWAGE AREA
- ⊕ EXISTING WELL BOX
- ⊕ PROPOSED WELL BOX
- ~ PROPOSED TREELINE
- ~ EXISTING TREELINE
- ⊙ SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED

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 GP-22-037.
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-95-1181, 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).
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.



MB-5 DETAIL
1" = 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. 28376, Expiration Date: 01/01/2023.



AAM-BEI

2021.10.18 14:41:12 -04'00

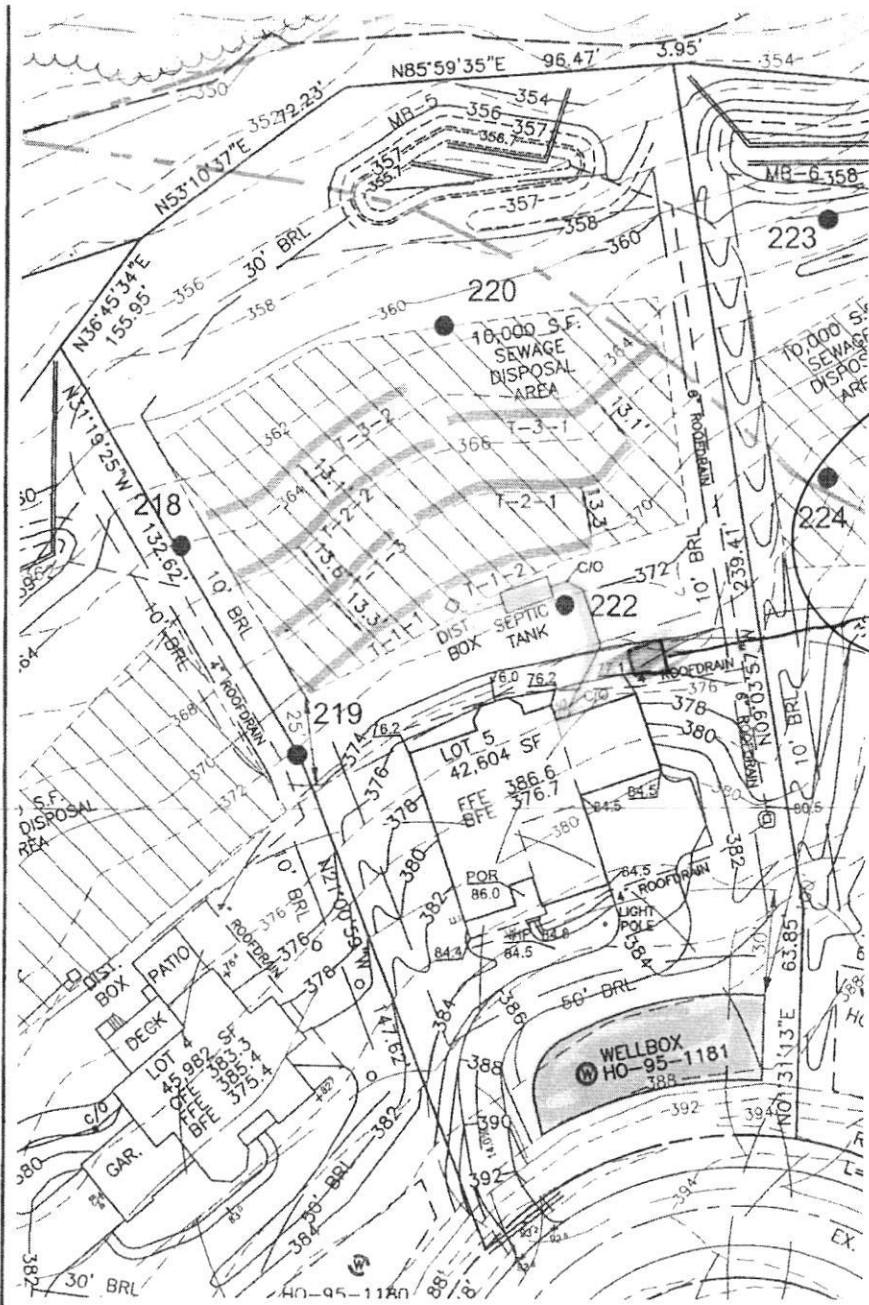
OWNER/BUILDER: KEYSTONE CUSTOM HOMES, INC. 227 GRANITE RUN DR. SUITE 100 LANCASTER, PA 17601 717-464-9060	PROJECT: MYRTUE PROPERTY LOT 5
LOCATION: TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1807 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352374	TITLE: BUILDING PERMIT PLAN
HOUSE TYPE: CUSTOM - KEYSTONE HOMES	
DATE: OCTOBER, 2021	PROJECT NO. 2099
SCALE: AS SHOWN	DRAWING 1 OF 2

Practice	LOT #	DA to practice	Imp Area to practice	Required	Provided	2% DA?	ESDv		Pe Provided	Rev (AC)		Ownership
							Required	Provided		Required	Provided	
(M-6) Micro-Bioretention	5	13.981	5.318	280	674	PASS	617	674	2.0	205.70	213.28	Private

Depth of Stone: 9.5 inches

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.BE-CIVILENGINEERING.COM

1807 Davis Branch
Woodstock, MD
21163



LEGEND

	400	PROPOSED CONTOURS
	400	EXISTING CONTOURS
	398	EXISTING PRIVATE SEWAGE AREA
		PROPOSED PRIVATE SEWAGE AREA
		EXISTING WELL BOX
		PROPOSED WELL BOX
		PROPOSED TREELINE
		EXISTING TREELINE
		SOILS MAP SYMBOL
		SOILS DELINEATION LIN
		PERC TEST PASSED

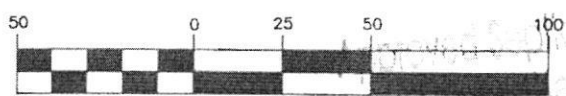
Approved for
 LP tank
 B22004297C
 12/5/22
 Proposed tank

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON PLAT NUMBER 23865. REFER TO THE PLAT FOR EASEMENTS AND CONDITIONS.
2. THE EXISTING WELL SHOWN ON THIS PLAN (LOCATED ON JUNE, 2019 BY BENCHMARK ENGINEERING, INC. D. OF 2 FOOT CONTOUR INTERVALS.
3. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN THE PROJECT'S BOUNDARY EXCEPT AS NOTED.
4. TOPOGRAPHY SHOWN WAS FLOWN BY VIRGINIA SURVEYING, FEBRUARY 2003 AND SUPPLEMENTED WITH FIELD DATA BY BENCHMARK ENGINEERING, INC. D. OF 2 FOOT CONTOUR INTERVALS.
5. SEDIMENT AND EROSION CONTROLS WILL BE REQUIRED BY THE CONSERVATION DISTRICT AS A CUSTOM GRADING PLAN.
6. ALL DRAINAGE AND STORMWATER MANAGEMENT MUST COMPLY WITH THE APPROVED BUILDING DEPARTMENT PLANS.
7. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL SYSTEM REQUIRE A REVISED PERCOLATION CERTIFICATE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MUST BE SUBMITTED TO THE HEALTH DEPARTMENT.
8. ANY ELECTRICAL WORK FOR THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
9. THE SEPTIC TANK WILL BE A 2000 GALLON TANK.
10. THE MAXIMUM EARTH COVER OVER THE TANK SHALL BE 18 INCHES.
11. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF THE PROPERTY SHALL BE SHOWN.
12. ANY FUTURE WELLS SHALL BE 10 FEET AWAY FROM THE SEPTIC TANK.

PLAN VIEW

1" = 50'



Tank 16' x 4'
 15' off house
 60' off Septic
 30' off Right
 100' off Front
 67' off Left

(IN FEET)
 1 inch = 50 ft
 142' off Rear
 65' off Well

2000-gal Septic Tank
 to Gravity Distribution
 for 6-bedroom residence
 RBialk
 Signature

9/10/2021
 Date

OWNER/BUILDER:
 KEYSTONE CUSTOM HOMES
 227 GRANITE RUN DR
 SUITE 100
 LANCASTER, PA 1760
 717-464-9060

PERMIT NUMBER: B 21004204

DATE ACCEPTED:

JUL 2021 OCT 27 2021



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 1807 Davis Branch Road Unit: _____
 City: Woodstock State: MD Zip Code: 21163
 Subdivision/Village/Complex Name: Myrtue Property SDP/WP/BA #: _____
 Lot: 05 Tax Map: 10, Grid 24 Parcel: 225 Grading Permit #: _____

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot Proposed Use: SFD Estimated Cost: \$442,425.00
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) 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
 Licensee's Name: License #: MHBR# 2937 (exp 12/01/2021)
 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 INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: Covington Traditional
 # of Bedrooms (SF): 5 # of efficiency units (MF*): _____ # of 1 BR (MF*): _____ # of 2 BR (MF*): _____ # of 3 BR (MF*): _____
 # Rooms: 15 # Full Baths: 4 # 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: 66 1st Fl Depth: 61 2nd Fl Width: 42 2nd Fl Depth: 50 Bsmt Width: 66 Bsmt Depth: 59
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 6,324 sq ft Occupiable Area: 6,169 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 THEREIN; (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 HIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Neil J. Bontempi
 APPLICANT'S ORIGINAL SIGNATURE

10/25/2021
 DATE SIGNED

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

<input checked="" type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>R/E</i>	<input type="checkbox"/> SHA	<input type="checkbox"/> CID
--	------------------------------	------------------------------	---	------------------------------	------------------------------

SUBMITTAL FEES: \$150.00 PAYMENT: 3889 ACCEPTED BY: *[Signature]*

Freemon, Robert

From: Freemon, Robert
Sent: Monday, November 15, 2021 2:08 PM
To: nbontempi@keystonecustomhome.com
Cc: billb@keystonecustomhome.com; Cook, Kathleen; Youmans, Monna
Subject: 1807 4859-Davis Branch Rd.
Attachments: Test Results.pdf

Hi,

I am emailing you to let you know building permit ~~B21004202~~ ^{B21004204} has been approved. Please keep in mind this property is required to have additional testing done on the well water prior to Use and Occupancy. Initial test results, when the well was drilled, revealed Gross Alpha levels exceeding the maximum contaminant levels. Please refer to the attached memo for specifics. You may call our Community Hygiene Program (410-313-1773) to schedule an appointment for water sampling. The sampling itself is free but there is a lab fee for the testing. Please also note these tests take 2-3 weeks to complete. If you have any further questions don't hesitate to ask.



*Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health*

*Well and Septic Program
Robert "Spencer" Freemon
Phone: 410-313-6357*

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

KEYSTONE CUSTOM HOMES, INC

3-Time winner of NAHB's "America's Best Builder" Award

THESE DRAWINGS HAVE BEEN CAREFULLY PREPARED BY CAD PROFESSIONALS FOR CONSTRUCTION REFERENCES ONLY. AT ALL TIMES, THE CONTENTS OF THE CURRENT EXECUTED KEYCHOICE SUMMARY DOCUMENT TAKES PRECEDENCE IN DETERMINING THE SCOPE OF ALL CONTRACTUAL OBLIGATIONS.

JOB INFORMATION

COMMUNITY/LOT #:	MRs005	SALES MANAGER:	Marian Klaipts
CLIENT'S NAME(S):	Shannon & Jeff Swenson		
PHONE NO.:	(301) 758-7668	PHONE NO.:	
SITE ADDRESS:	1807 Davis Branch Road Woodstock, MD 21163		
DRAFTER:	RAS	LC DATE:	00/00/00
		FLC DATE:	00/00/00

DRAWING INDEX

CS1.0	COVER PAGE
A1.0	FRONT ELEVATION
A1.1	GARAGE SIDE ELEVATION
A1.2	REAR ELEVATION
A1.3	LIVING SIDE ELEVATION
P1.0	FIRST FLOOR PLAN
P1.1	SECOND FLOOR PLAN
P1.2	FOUNDATION PLAN
E1.0	ELECTRICAL LEGEND
E1.1	FIRST FLOOR ELECTRICAL
E1.2	SECOND FLOOR ELECTRICAL
E1.3	FOUNDATION ELECTRICAL
F1.0	FIRST FLOOR FLOORING
F1.1	SECOND FLOOR FLOORING
K1.0	KITCHEN
J1.0	FIRST FLOOR FRAMING
J1.1	SECOND FLOOR FRAMING
S1.0	SECTIONS
B1.0	FIRST FLOOR BRACING
B1.1	SECOND FLOOR BRACING

DETAILS

ALL DETAILS CAN BE LOCATED ONLINE UNDER KEYCHOICES. AFTER LOG IN, CLICK THE "PLAN DETAILS" HYPERLINK ON THE LEFT OF THE SIDEBAR. ALL DETAIL DOCUMENTS ARE PDF FORMAT.

aSchedule_DoorExterior	aSchedule_DoorInterior	aSchedule_Window			
aSchedule_Appliances1	All UD_Details	OP_E003	OP_E006		
OP_E020	OP_F020	OP_P020	OP_T021	ST_001	ST_003
ST_007	ST_010	ST_018	ST_022	ST_024	ST_029
ST_031	ST_032	ST_033	ST_035	ST_112	ST_113
...
...

LIVING SPACE SQ FT

	STANDARD	JOB AS BUILT
1ST FLOOR:	1524	1708
2ND FLOOR:	1881	1981
TOTAL	3405	3689
BASEMENT:	1524	1524
CRAWL:	NA	FIN. BSMT: 1254
GARAGE:	394	GARAGE: 956
PORCH:	44	PORCH: 155

INSPECTOR INFO:

HOWARD COUNTY

(410) 313-3800

INTERNATIONAL RESIDENTIAL CODE 2018

Please see "10.15 Community Standards" for more information.

ONLY LOCATION-SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO "KEYCHOICE SUMMARY" AND/OR "PURCHASE ORDER(S)" FOR COMPLETE LISTING OF OPTIONS.

DRAFTER "LC" QUESTIONS TO SM:



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. 82258, Expiration Date: 12-12-2022.

PLAN REVISIONS - FOR DRAFTER USE ONLY

DATE INITIALS	REVISION	SHEET(S) REVISED	DATE INITIALS	REVISION	SHEET(S) REVISED
...
...
...
...
...

BUYERS SIGNATURE

X

X

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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.

OWNER: MRS005 SWENSON

DATE: OCT 26 2021
SCALE: AS NOTED
DRAWN BY: T BEMONT

CS1.0
a c v 30

Approved RIZ
11/19/2021

1807 DAVIS BRANCH ROAD

B21004204

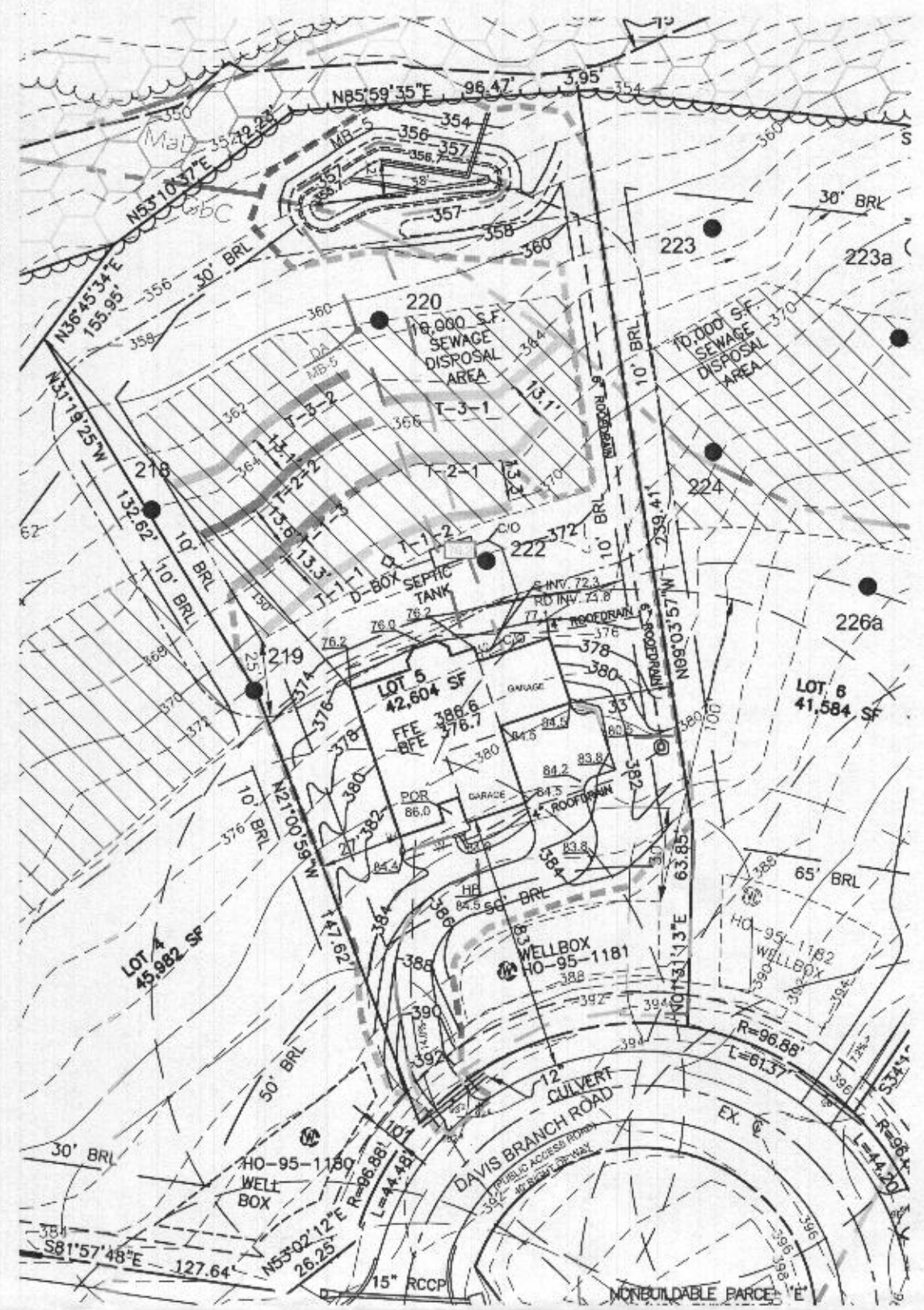
HEALTH DEPT

GENERAL NOTES

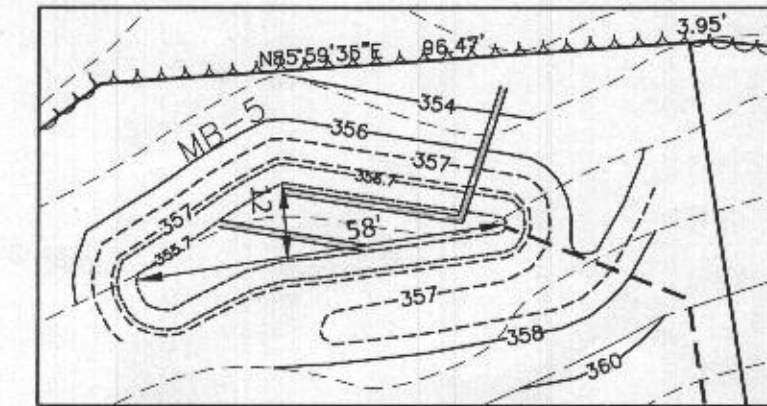
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LEGEND

- 400 PROPOSED CONTOURS
- 400 398 EXISTING CONTOURS
- EXISTING PRIVATE SEWAGE AREA
- PROPOSED PRIVATE SEWAGE AREA
- EXISTING WELL BOX
- PROPOSED WELL BOX
- PROPOSED TREELINE
- EXISTING TREELINE
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED



PLAN VIEW
1" = 50'



MB-5 DETAIL
1" = 30'

BUILDER'S DATA

FINISHED FLOOR: 386.6
 BASEMENT FLOOR: 376.7
 TOP OF WALL: 385.4
 BASEMENT SUBGRADE: 375.8
 GARAGE FLOOR: 384.8
 GARAGE LIP: 384.5
 GARAGE SUBGRADE: 384.1
 SEWER: BELOW FOUNDATION

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

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

2021.10.18 14:41:12 -04'00

ESD STORMWATER MANAGEMENT SUMMARY TABLE													
Practice	LOT #	DA to practice	Imp Area	Qe= 0.18 inches			ESDv= 823 cf			Rv= 0.39			Ownership
				Required	Provided	2% DA?	Required	Provided	Pe Provided	Required	Provided		
(M-6) Micro-Bioretention	5	13,981	5,318	280	674	PASS	617	674	2.0	205.70	213.28	Private	
				Depth of Stone: 9.5 inches									

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

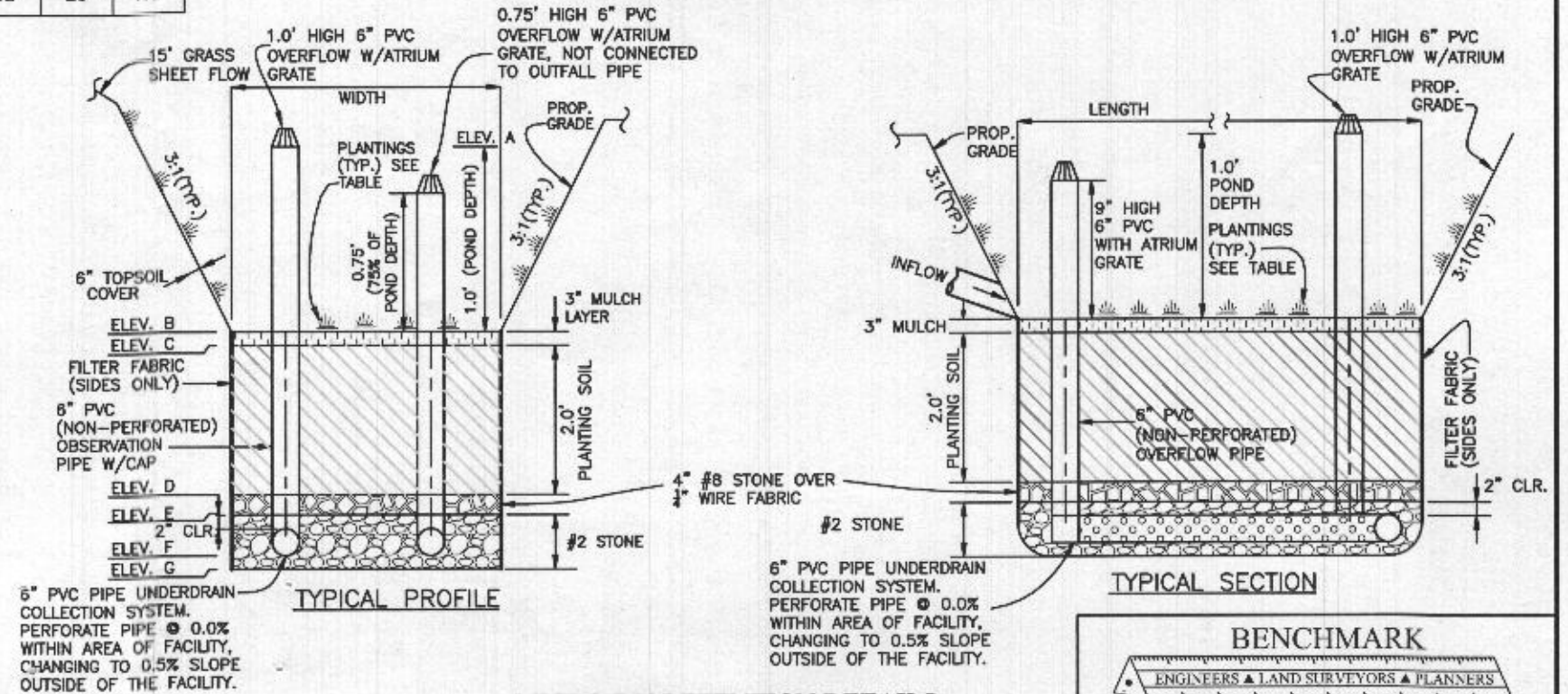
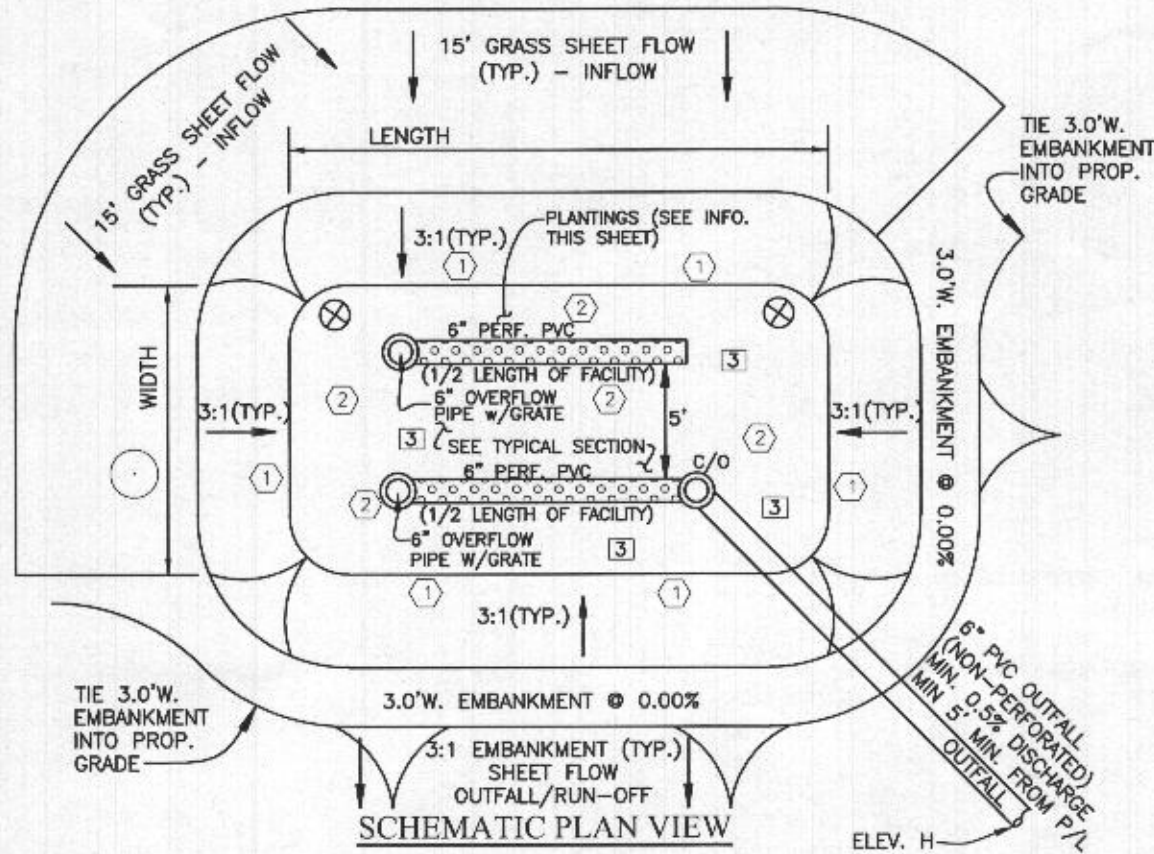
PROJECT: **MYRTUE PROPERTY LOT 5**
 LOCATION: TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO
 1807 DAVIS BRANCH RD. WOODSTOCK, MD 21163
 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352374

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-8644
 WWW.BEI-CVILENGINEERING.COM

TITLE: **BUILDING PERMIT PLAN**
 HOUSE TYPE: **CUSTOM - KEYSTONE HOMES**
 DATE: **OCTOBER, 2021** 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	5	356.70	355.70	355.45	353.45	353.12	352.62	351.83	351.90	58	12	468	52	52	26	NO



MICRO-BIORETENTION DETAILS
NOT TO SCALE

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)
- ③ RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER)
- ⊗ 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.

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.)		

BENCHMARK

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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.

OWNER/BUILDER:

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

PROJECT: MYRTUE PROPERTY LOT 5

LOCATION: TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO
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6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352374

TITLE: BUILDING PERMIT PLAN

HOUSE TYPE: CUSTOM - KEYSTONE HOMES

DATE: OCTOBER, 2021 **PROJECT NO.** 2099

SCALE: AS SHOWN **DRAWING** 2 **OF** 2

