

LEGEND

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

THE PURPOSE OF THIS PLAN IS TO PROVIDE ADDITIONAL PERC TEST LOCATIONS TO VERIFY THE SEPTIC EASEMENTS DUE TO THE RECONFIGURATION OF LOTS 15 AND 16.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris Ogle

PLAN PREPARER
CHRIS OGLE
FOR BENCHMARK ENGINEERING INC.

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

PROJECT: **MYRTUE PROPERTY**
LOTS 15 AND 16
F-06-104

LOCATION: TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO
1825 DAVIS BRANCH RD. WOODSTOCK, MD 21163
6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352404

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

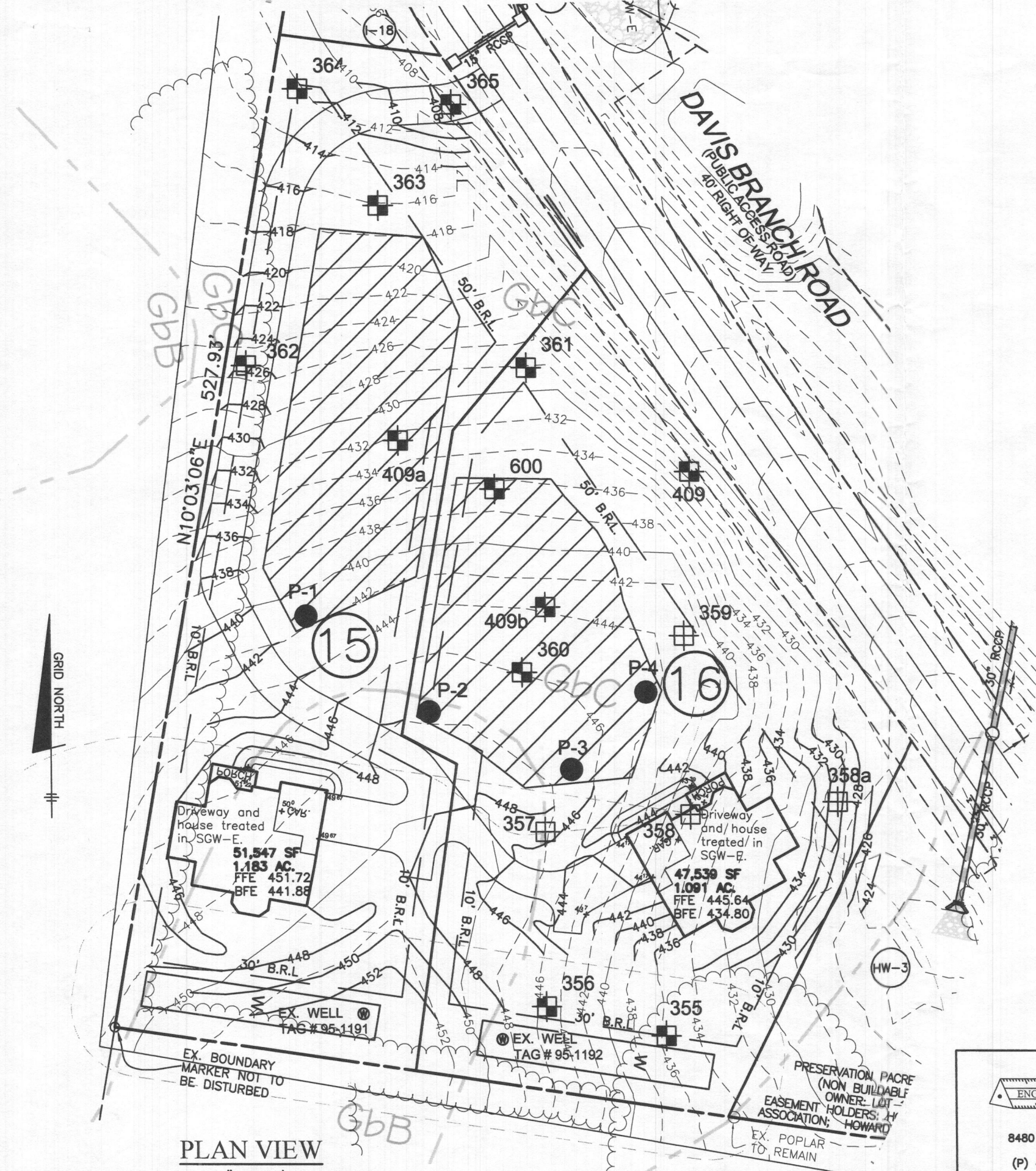
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 ▲ (F) 410-465-6644
WWW.BEI-CMLENGINEERING.COM

TITLE: **PERC TEST PLAN**

HOUSE TYPE: **CUSTOM - KEYSTONE HOMES**

DATE: NOVEMBER 2020	PROJECT NO. 2099
SCALE: AS SHOWN	DRAWING <u>1</u> OF <u>1</u>

PLAN VIEW



LEGEND

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SCALE: **AS SHOWN** DRAWING **1** OF **1**

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KEYSTONE
CUSTOM HOMES

227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
PHONE: (717) 464-9080 • FAX: (717) 735-2034 • KeystoneCustomHome.com



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

SHEET DESCRIPTION:
FRONT ELEVATION

MODEL:
MRS033
BEDU-ADDO

ISSUED:
MAR 15 2022

SCALE:
AS NOTED

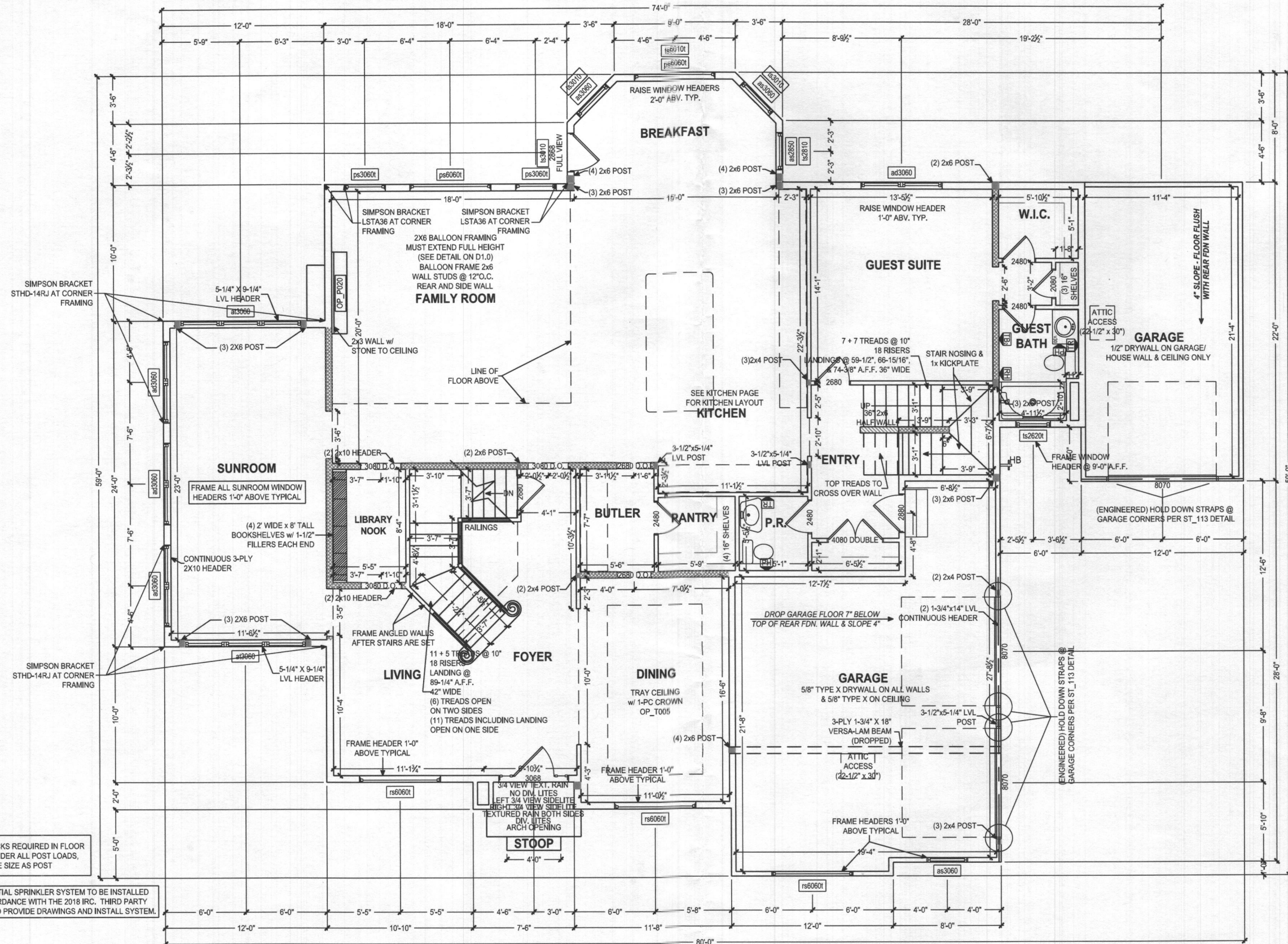
DRAWN BY:
P.BOWERSOX

SHEET NO.
A1.0
PLAN ID:
ads10

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

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



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

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FIRST FLOOR PLAN

MRS033
BEDU-ADDO

MODEL:

ISSUED:
MAR 15 2022




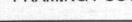
SCALE:
AS NOTED

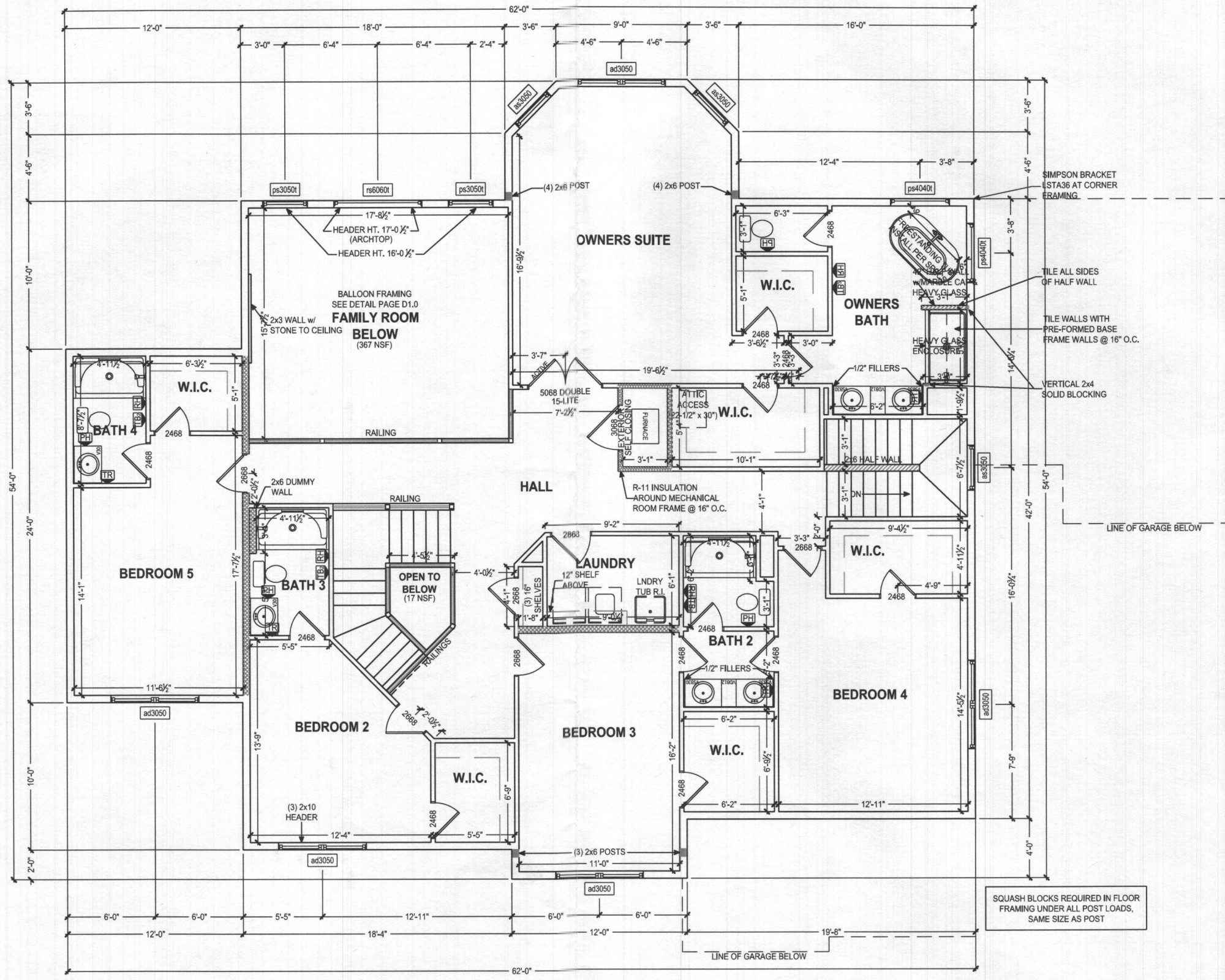
DRAWN BY:
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SHEET NO.
P1.0
ads 10

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	INTERIOR HALF WALL
	2 x 6 INTERIOR WALL
	FRAMING POST



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

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CUSTOM HOMES

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SHEET DESCRIPTION:
SECOND FLOOR PLAN

MODEL:
MRS033
BEDU-ADDO

ISSUED:
MAR 15 2022

SCALE:
AS NOTED

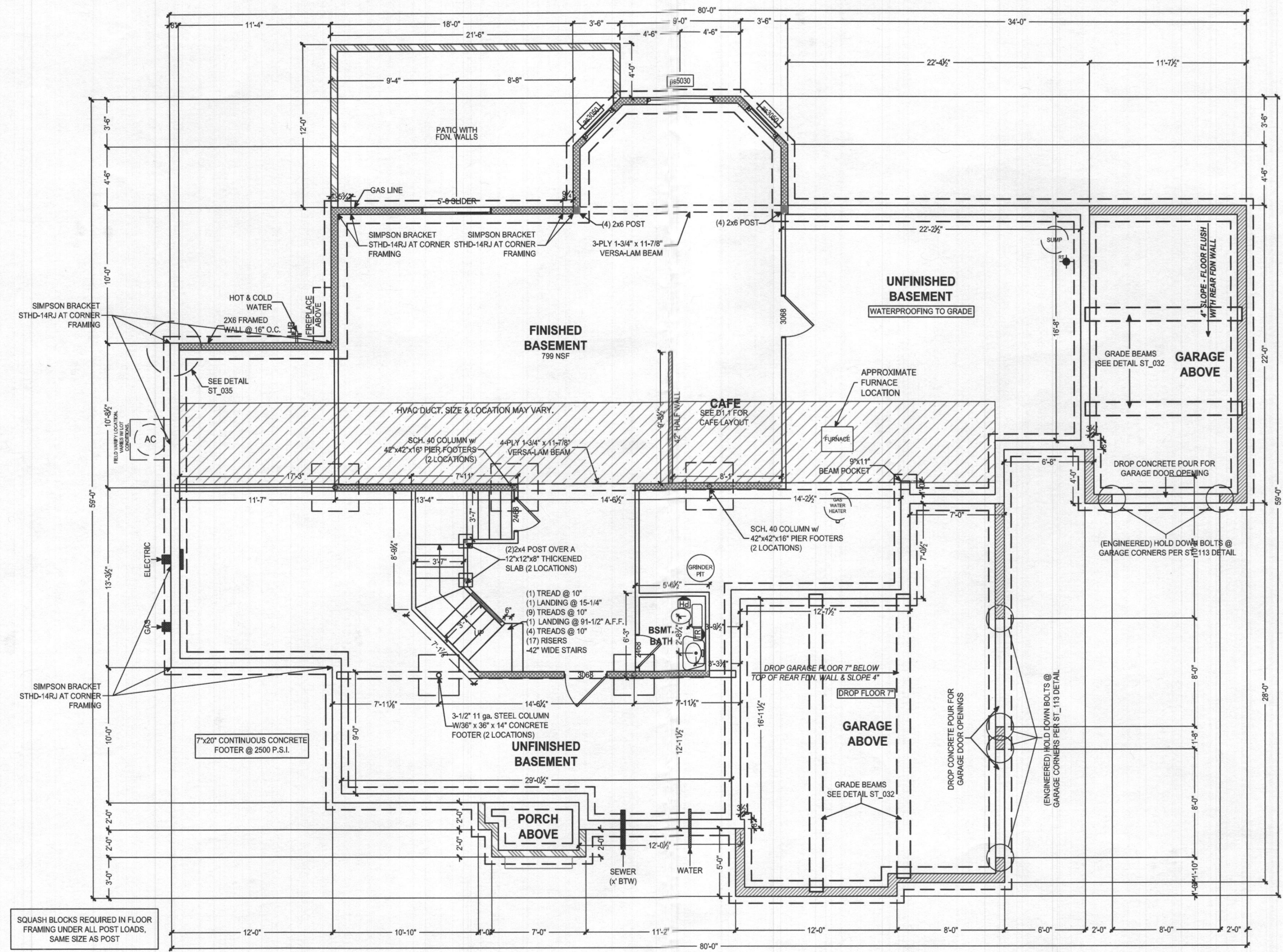
DRAWN BY:
P.BOWERSOX

SHEET NO.
P1.1
PLANT ID:
ads 10

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= 8" THICK POURED CONCRETE WALLS
 10'-0" HIGH MAIN HOUSE BASEMENT WALLS STANDARD
 = 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 MECHANICAL
 ITEMS WILL BE USED IF POSSIBLE. ACTUAL PLACEMENT OF FURNACE, WATER
 HEATER, SUMP PIT, ETC. MAY VARY DUE TO INDIVIDUAL SITE REQUIREMENTS.



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

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FOUNDATION PLAN

MRS033
 BEDU-ADDO

SHEET DESCRIPTION:
 MODEL:

ISSUED:
 MAR 15 2022

SCALE:
 AS NOTED

DRAWN BY:
 P.BOWERSOX

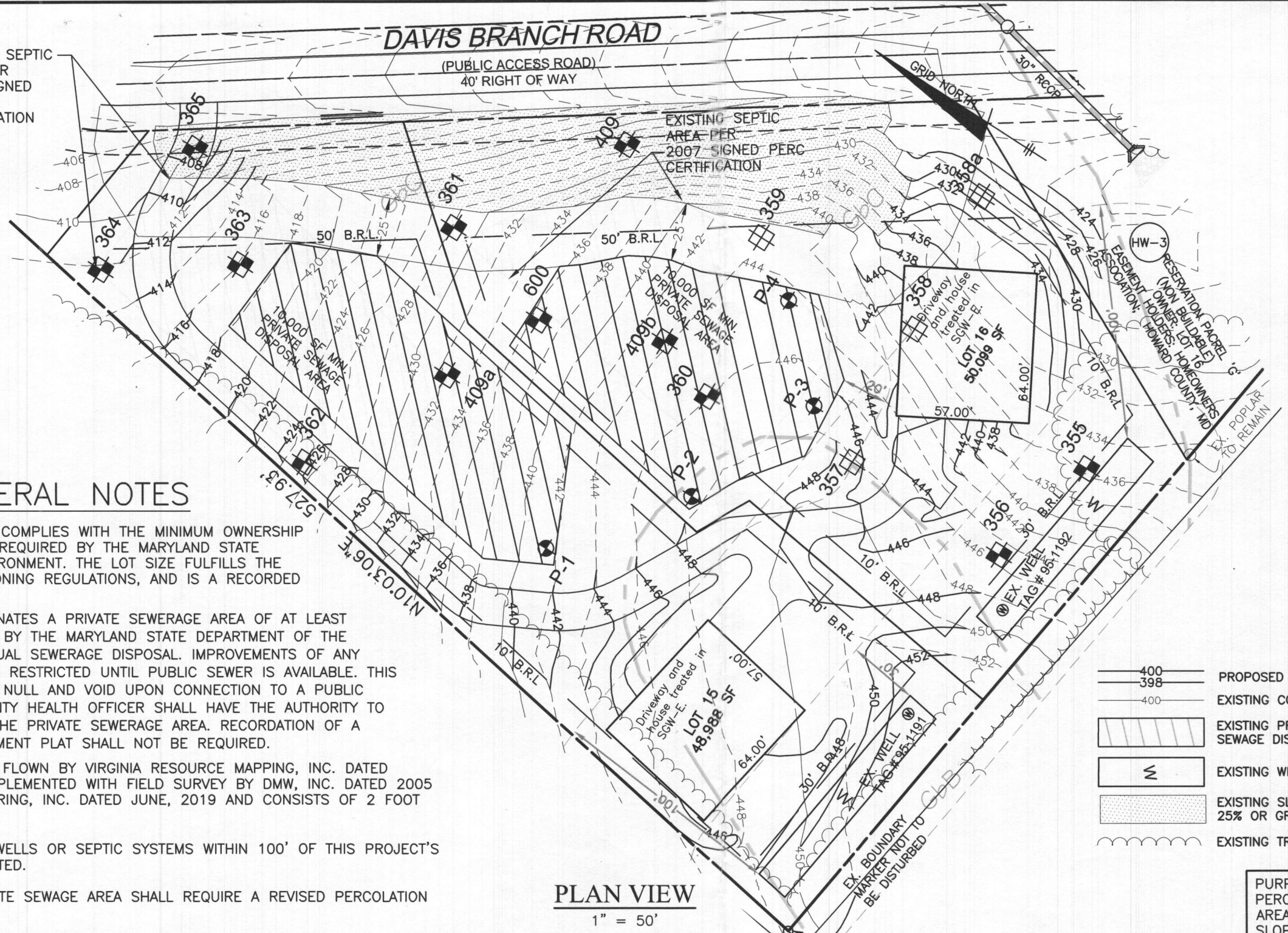
SHEET NO.
P1.2
 PLANTID:
 ads 10

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EXISTING SEPTIC AREA PER 2007 SIGNED PERC CERTIFICATION

DAVIS BRANCH ROAD
(PUBLIC ACCESS ROAD)
40' RIGHT OF WAY

EXISTING SEPTIC AREA PER 2007 SIGNED PERC CERTIFICATION



GENERAL NOTES

1. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THE LOT SIZE FULFILLS THE REQUIREMENTS OF THE ZONING REGULATIONS, AND IS A RECORDED LOT, PLAT 23865.
2. THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
3. TOPOGRAPHY SHOWN WAS FLOWN BY VIRGINIA RESOURCE MAPPING, INC. DATED FEBUAURY 2003 AND SUPPLEMENTED WITH FIELD SURVEY BY DMW, INC. DATED 2005 AND BENCHMARK ENGINEERING, INC. DATED JUNE, 2019 AND CONSISTS OF 2 FOOT CONTOUR INTERVALS.
4. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
5. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
6. THE EXISTING WELL SHOWN ON THIS PLAN (HO-95-1191 AND HO-95-1192) WERE FIELD LOCATED BY DMW, INC. AND PROVIDED TO BEI AS A CAD FILE, AND ARE BELIEVED TO BE ACCURATELY SHOWN.
7. PERCOLATION TEST FEE RECEIPT NUMBER IS A572848, DATED 11/16/20.

PLAN VIEW
1" = 50'

LEGEND

	400 398	PROPOSED CONTOURS		SOILS MAP SYMBOL
	400	EXISTING CONTOURS		SOILS DELINEATION LINE
		EXISTING PRIVATE SEWAGE DISPOSAL AREA		PERC TEST PASSED 2003
		EXISTING WELL BOX		PERC TEST FAILED 2003
		EXISTING SLOPES 25% OR GREATER		PERC TEST PASSED 2020
		EXISTING TREELINE		EXISTING WELL

PURPOSE STATEMENT: THE PURPOSE OF THIS REVISED PERCOLATION PLAN IS TO ADJUST SEWAGE DISPOSAL AREAS TO THE APPROPRIATE SETBACK FROM THE STEEP SLOPE AREAS.

OWNER/BUILDER: KEYSTONE CUSTOM HOMES, INC. 227 GRANITE RUN DR. SUITE 100 LANCASTER, PA 17601 717-464-9060	PROJECT:	MYRTUE PROPERTY LOTS 15 AND 16 F-06-104	
	LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352404	

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Manu Rosinger 1/5/2021
HOWARD COUNTY HEALTH OFFICER

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD DATA PROVIDED BY HOWARD COUNTY HEALTH DEPARTMENT AND FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

Alice A. Miller
ALICE A. MILLER, P.E.
PLAN PREPARER FOR BENCHMARK ENGINEERING INC.

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TITLE:	PERCOLATION CERTIFICATION PLAN		
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES		
DATE:	DECEMBER 2020	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	1 OF 1