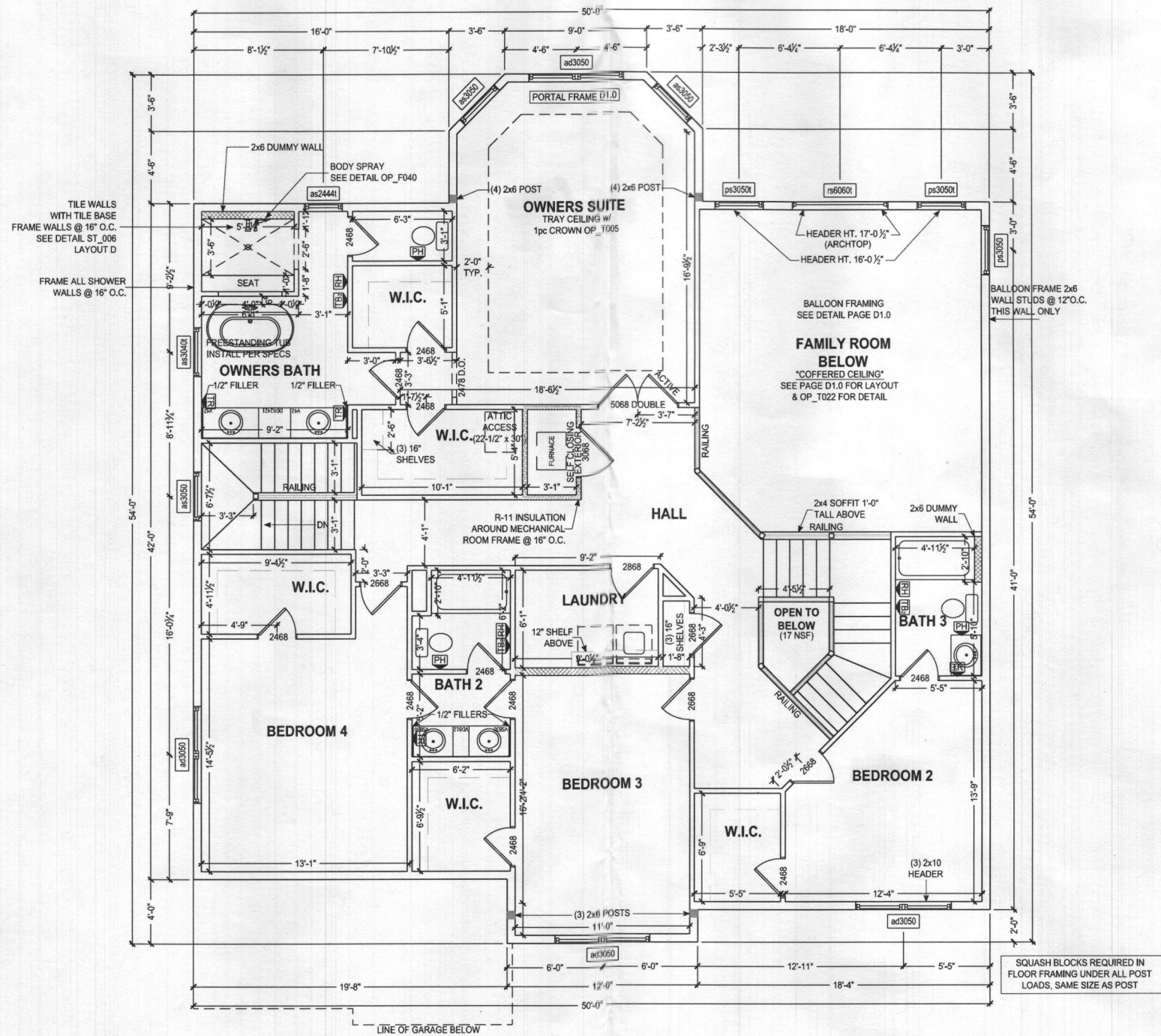
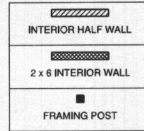


ALL EXTERIOR WALLS ARE 100% CONTINUOUS STRUCTURAL SHEATHING (METHOD #3, PER ST_112)



SECOND FLOOR PLAN
SCALE: 3/16" = 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. 50356, Expiration Date: 12-12-2022

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the international protection of literary and artistic works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to International and circumstantial infringements, and provides for specific statutory damages both civil and criminal.

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



KEYSTONE CUSTOM HOMES, INC.

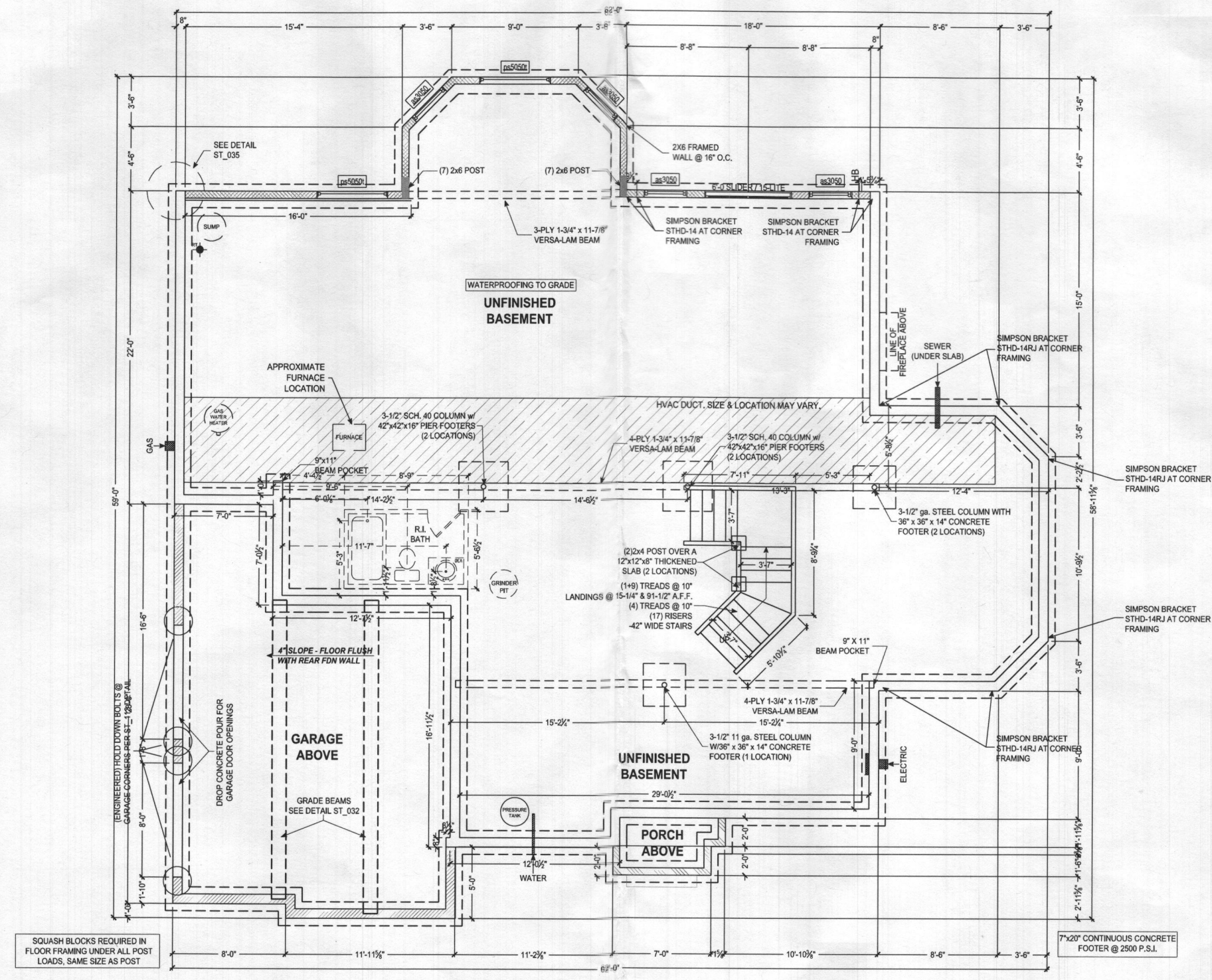
SHEET DESCRIPTION:	SECOND FLOOR PLAN
MODEL:	MRS011 LIANG / ZHOU
UPDATED:	OCT 15 2021
SCALE:	AS NOTED
DRAWN BY:	R. SHAW
SHEET NO.:	PL1
PLANT:	ads10

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to International and Uninternational infringements, and provides for specific statutory damages both civil and criminal.

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



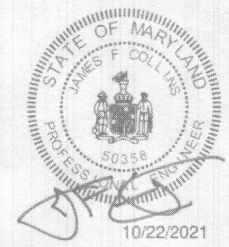
KEYSTONE CUSTOM HOMES, INC.



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

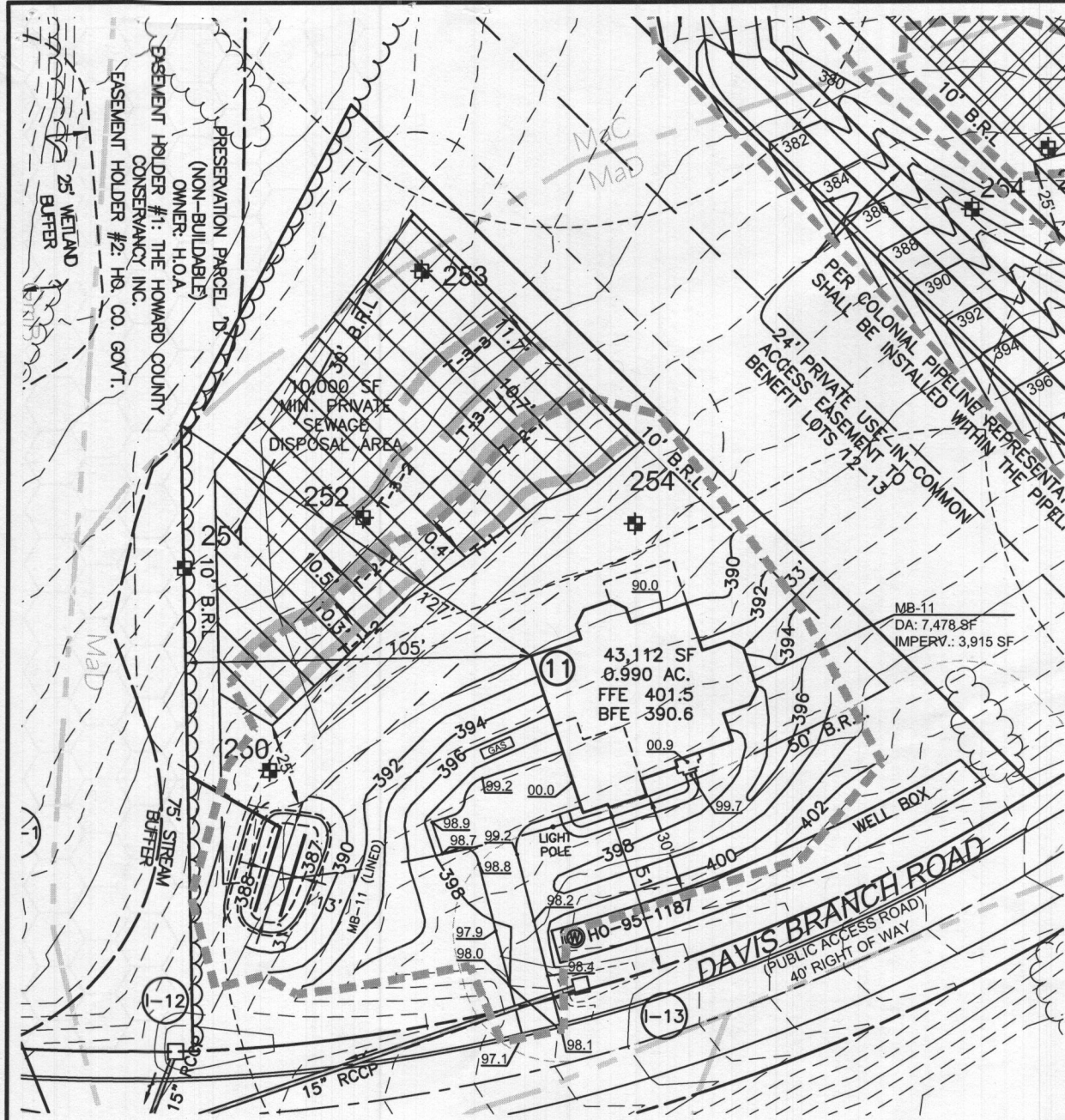
6" THICK POURED CONCRETE WALLS
CHECK P.O. FOR WALL HEIGHT OF FRONT PORCH WALLS
8" THICK POURED CONCRETE WALLS
10'-0" HIGH MAIN HOUSE WALLS STANDARD
6" THICK POURED CONCRETE WALLS
CHECK P.O. FOR WALL HEIGHT OF CRAWL SPACE AND GARAGE WALLS

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.



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: 12-12-2022

FOUNDATION PLAN	MRS011
LIANG / ZHOU	
UPDATED: OCT 15 2021	
SCALE: AS NOTED	
DRAWN BY: R. SHAW	
SHEET NO. P1.2	
PLANNED: ads10	



GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR THE MYRTUE PROPERTY, PLAT No. 23868. 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-
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-98-1187, 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 (M-6), PRIVATELY OWNED AND MAINTAINED.

LEGEND

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

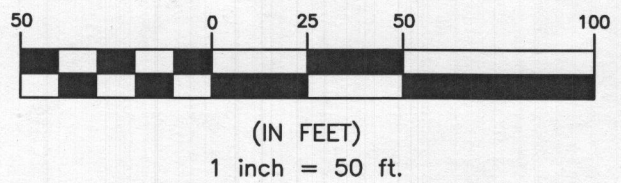
PLAN VIEW
1" = 50'

Practice	#	DA to practice	Imp Area to practice	Required	Provided	2% DA?	Required	Provided	Pe Provided	Required	Provided	Ownership
(M-6) Micro-Bioretenion	#11	7,478	3,915	150	522	PASS	438	522	2.1	146.15	**	Private

** Revis is provided elsewhere on the site by overcompensation in submerged gravel wetlands.

BUILDER'S DATA

FINISHED FLOOR: 401.5
 BASEMENT FLOOR: 390.6
 TOP OF WALL: 400.3
 BASEMENT SUBGRADE: 389.7
 GARAGE FLOOR: 400.3
 GARAGE LIP: 400.0
 SEWER OUT BELOW FOUNDATION



FINISHED GARAGE FLOOR IS LEVEL WITH 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
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 ▲ (F) 410-465-6644
 WWW.BEI-CMILENGINEERING.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.



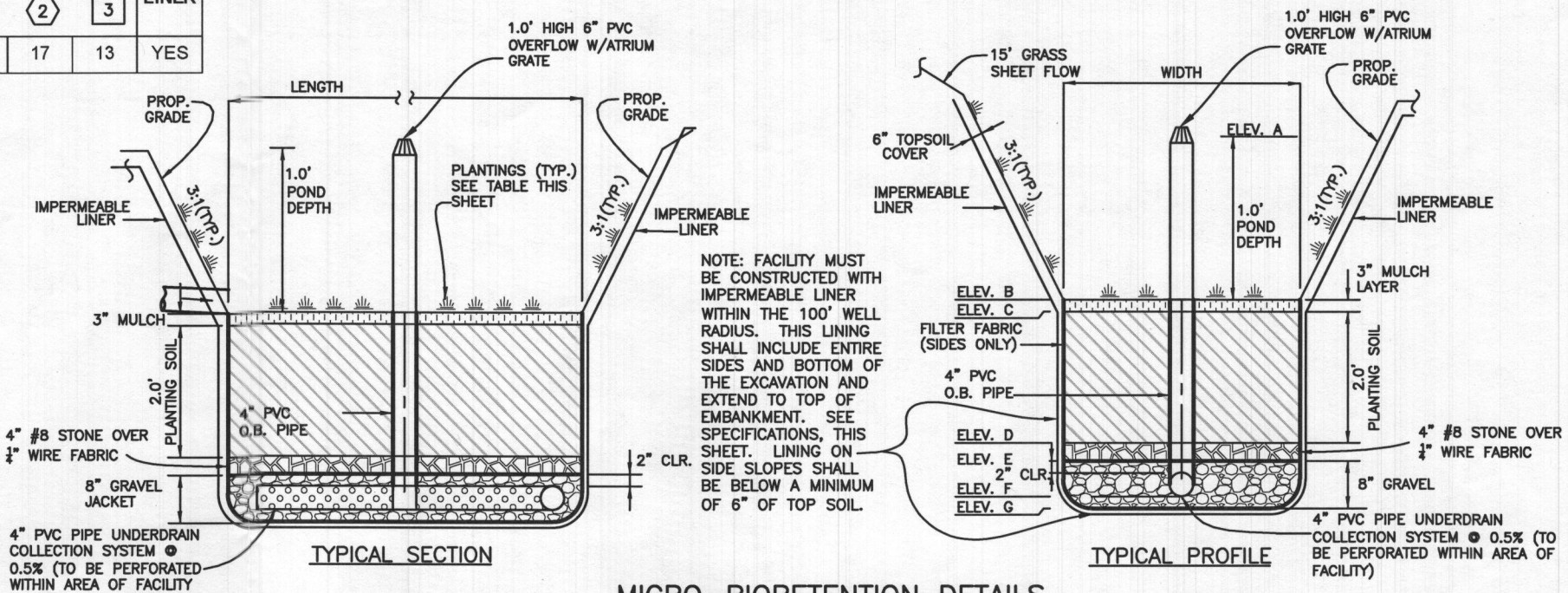
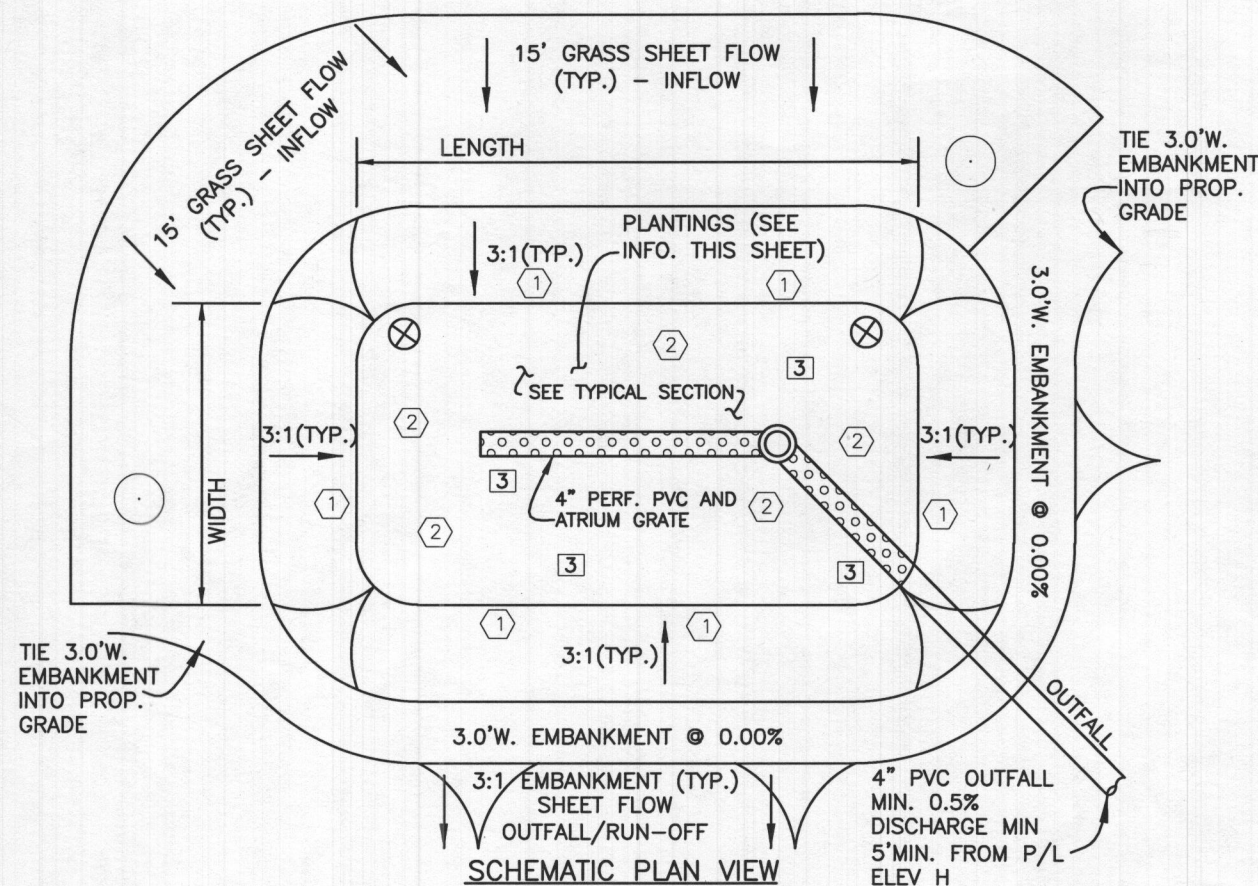
AAM-BEI

2021.09.22 09:51:25 -04'00

PROJECT: MYRTUE PROPERTY LOT 11	
LOCATION: TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1841 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352439	
TITLE: BUILDING PERMIT PLAN	
HOUSE TYPE: CUSTOM - KEYSTONE HOMES	
DATE: SEPTEMBER, 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	11	388.00	387.00	386.75	384.75	384.42	383.92	383.75	383.40	31	13	386	13	17	13	YES



MICRO-BIORETENTION DETAILS
NOT TO SCALE

MICROBIORETENTION PLANTING SCHEDULE
(SEE SPREADSHEET ABOVE FOR SPECIFIC NUMBER OF PLANTINGS)

- ① IRIS VERSICOLOR (IRIS)
- ② LOBELIA CARDINALIS CARDINAL FLOWER
- ③ RUDBECKIA SUBTOMENTOSA - SWEET CONEFLOWER
- ⊗ CALLUNA VULGARIS (HEATHER) (2 PER FACILITY)
- SWAMP CHESTNUT OAK (QUERCUS MICHAUXII) (2 PER FACILITY)

MICROBIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE MICRO-BIORETENTION FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE MICRO-BIORETENTION FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE MICRO-BIORETENTION FACILITY 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
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

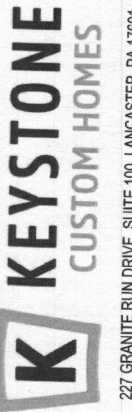
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 ▲ (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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.

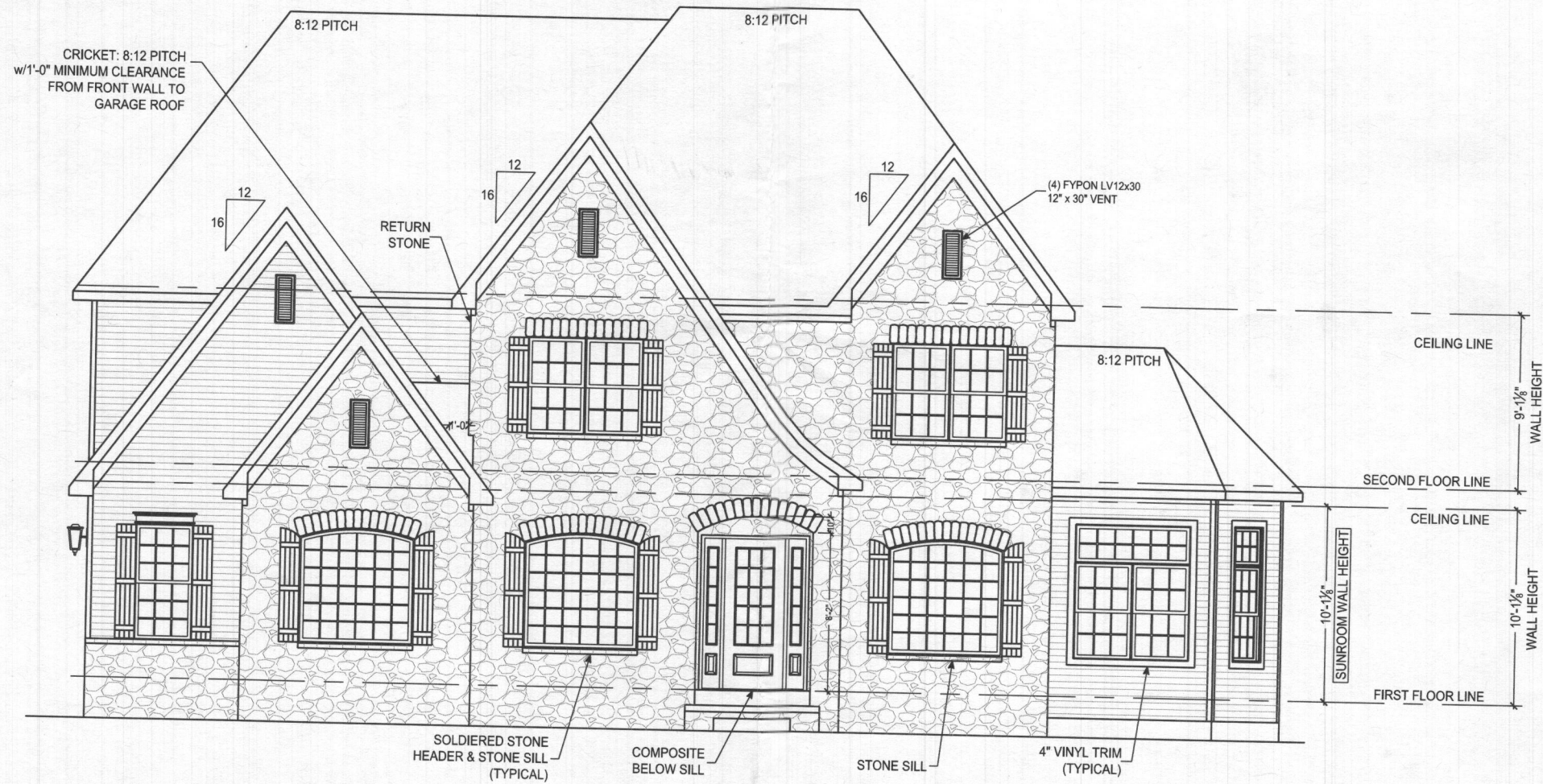
OWNER/BUILDER:
KEYSTONE CUSTOM HOMES, INC.
227 GRANITE RUN DR.
SUITE 100
LANCASTER, PA 17601
717-464-9060

PROJECT:	MYRTUE PROPERTY LOT 11	
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1841 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352439	
TITLE:	BUILDING PERMIT PLAN	
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES	
DATE:	SEPTEMBER, 2021	PROJECT NO. 2099
SCALE:	AS SHOWN	DRAWING <u>2</u> OF <u>2</u>

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and artistic works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concept and designs, and is applicable to International and uninternational infringements, and provides for specific statutory damages both civil and criminal.



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



FRONT ELEVATION

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

FRONT ELEVATION

MRS011
 LIANG / ZHOU

SHEET DESCRIPTION:

MODEL:

ISSUED:

MAY 25 2021

SCALE:

AS NOTED

DRAWN BY:

R.SHAW

SHEET NO.

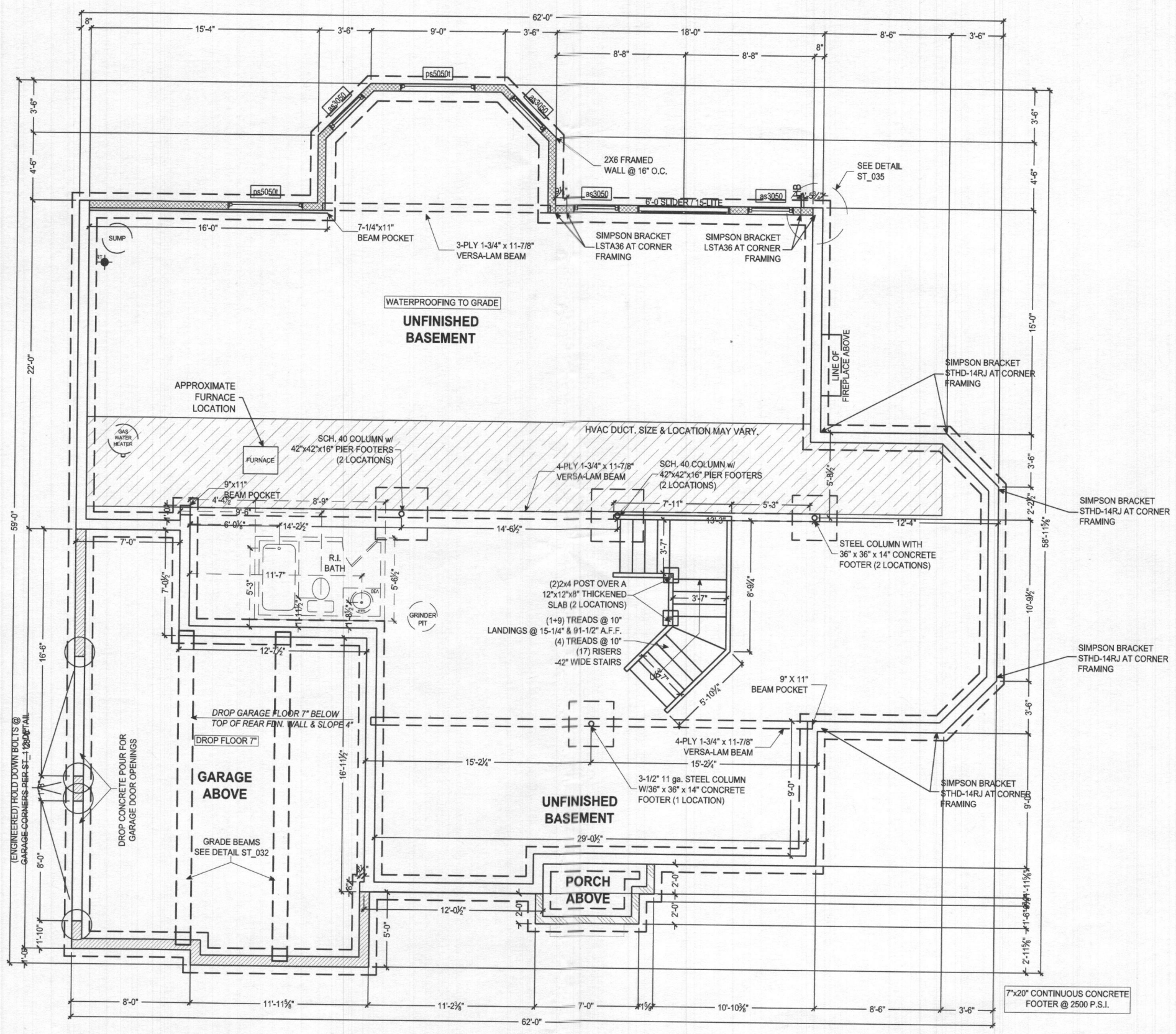
A1.0
 PLAN ID
 ads 10

© COPYRIGHT 2015

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to international and uninternational infringements, and provides for specific statutory damages both civil and criminal.



227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
 PHONE: (717) 464-3060 • FAX: (717) 735-2034 • KeystoneCustomHome.com



- = 6" THICK POURED CONCRETE WALLS
CHECK P.O. FOR WALL HEIGHT OF FRONT PORCH WALLS
- = 8" THICK POURED CONCRETE WALLS
10'-0" HIGH MAIN HOUSE WALLS STANDARD
- = 8" THICK POURED CONCRETE WALLS
CHECK P.O. FOR WALL HEIGHT OF CRAWL SPACE AND GARAGE 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"

FOUNDATION PLAN
 MRS011
 LIANG / ZHOU

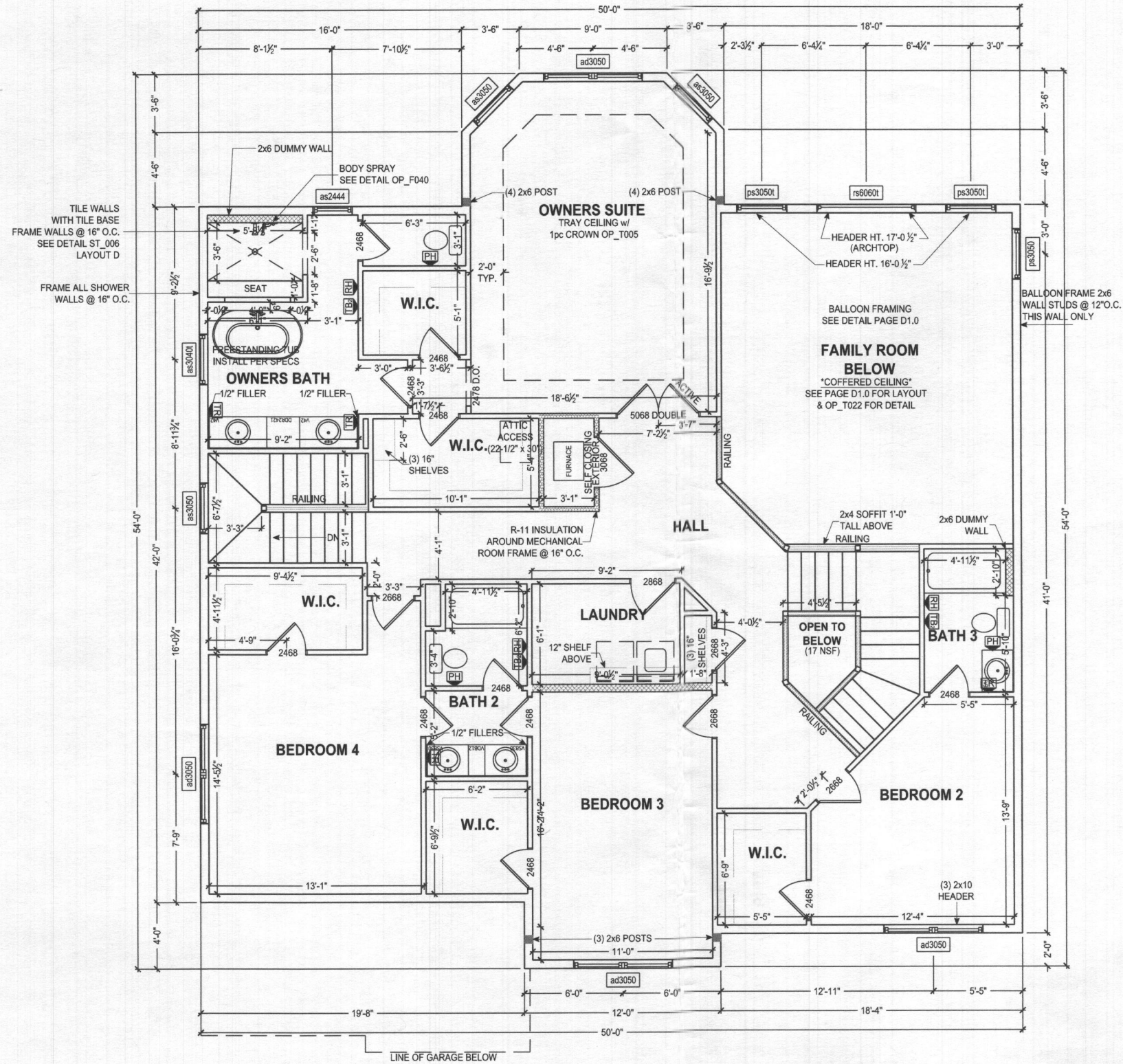
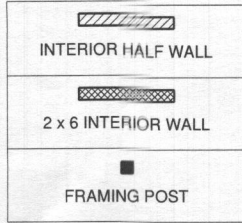
SHEET DESCRIPTION:
 MODEL:

ISSUED:
 MAY 25 2021
 SCALE:
 AS NOTED
 DRAWN BY:
 R.SHAW

SHEET NO.
 P1.2
 PLAN ID:
 ads 10

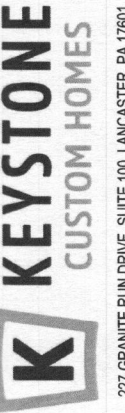
© COPYRIGHT 2015

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



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

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to International and uninternational infringements, and provides for specific statutory damages both civil and criminal.



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

SECOND FLOOR PLAN

MRS011
LIANG / ZHOU

SHEET DESCRIPTION:

MODEL:

ISSUED:

MAY 25 2021

SCALE:

AS NOTED

DRAWN BY:

R.SHAW

SHEET NO.

P1.1
ads 10

© COPYRIGHT 2015