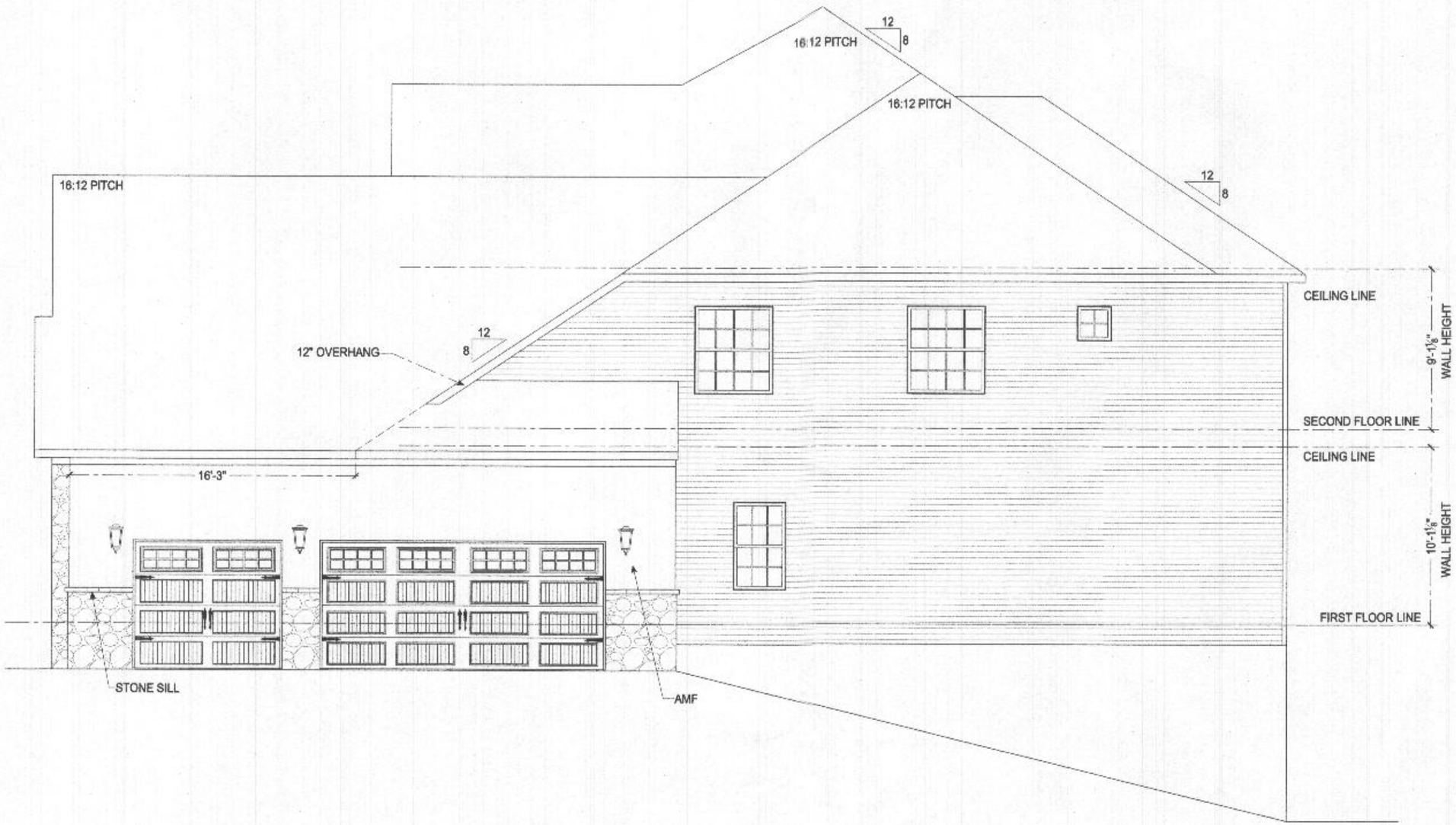

GARAGE SIDE ELEVATION

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

STATE OF MARYLAND
PAUL B. ELSER
No. 35478
PROFESSIONAL ENGINEER

"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. 35478, Expiration Date 06-30-2022".

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PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystonecustomhome.com

KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: GARAGE SIDE ELEVATION

MODEL: EA3011 BURGER

UPDATED: DEC 9 2020

SCALE: AS NOTED

DRAWN BY: N.DEFEO

SHEET NO. A1.3

PLANID: anh70

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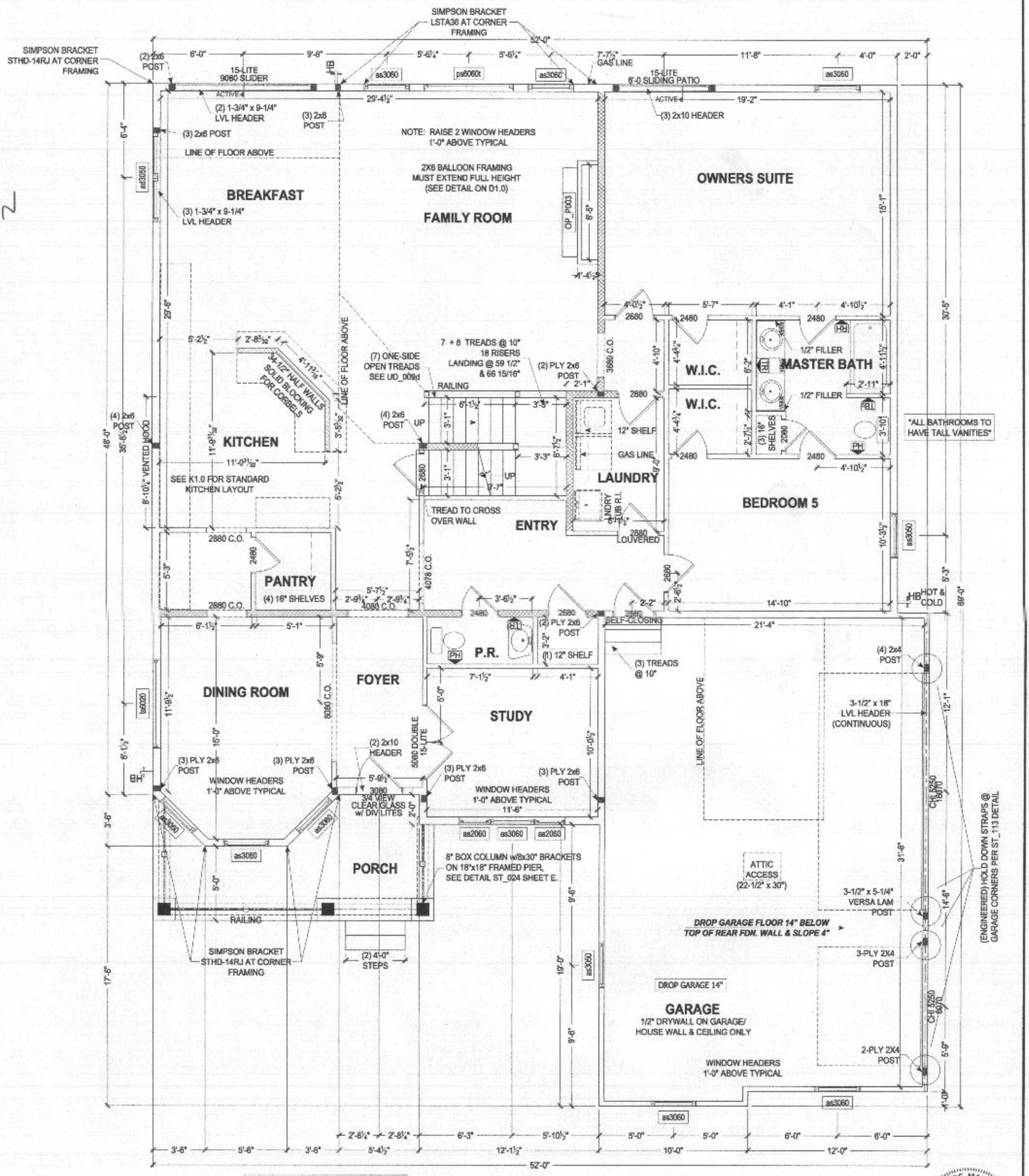
2 - BR



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
-OLD WORLD INTERIOR TRIM PACKAGE
-ALLOW 4" FOR ALL WINDOW/DOOR HEADER TRIM

RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM.

CONCEALED

STATE OF MARYLAND PAUL B. ELSNER No. 35476 PROFESSIONAL ENGINEER

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

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SHEET NO. P1.0
PLANS BY: anh70
DRAWN BY: N.DEFEO
DATE: DEC. 9 2020
SCALE: AS NOTED
SHEET DESCRIPTION: FIRST FLOOR PLAN
MODEL: EAs011 BURGER

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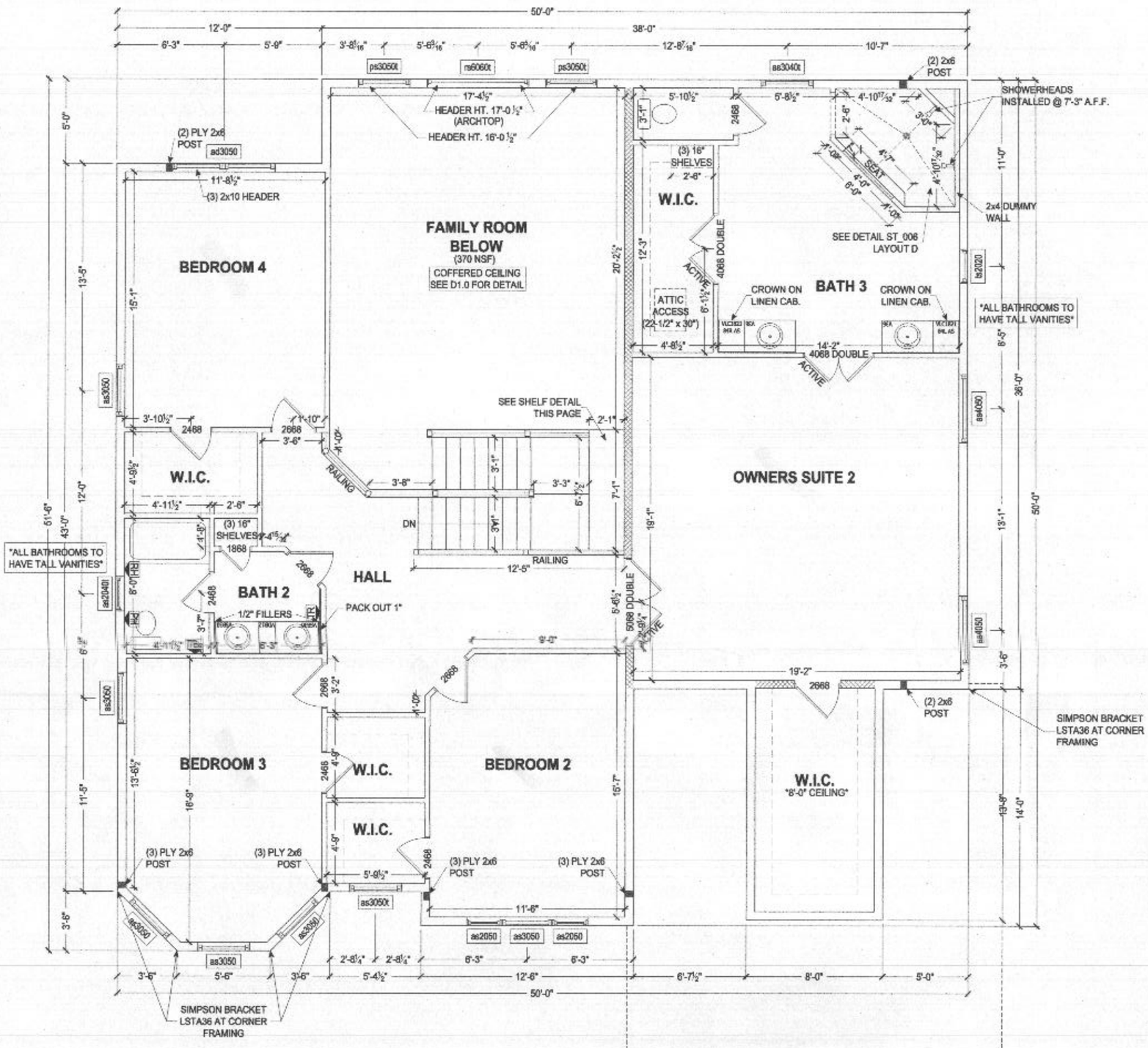
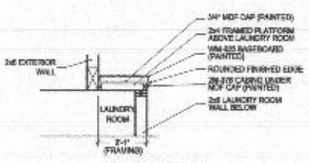
4 BR





SHELF DETAIL
SCALE: 1/4" = 1'-0"

STATE OF MARYLAND
PAUL B. ELSER
No. 35478
PROFESSIONAL ENGINEER

"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. 35478, Expiration Date:06-15-2002".

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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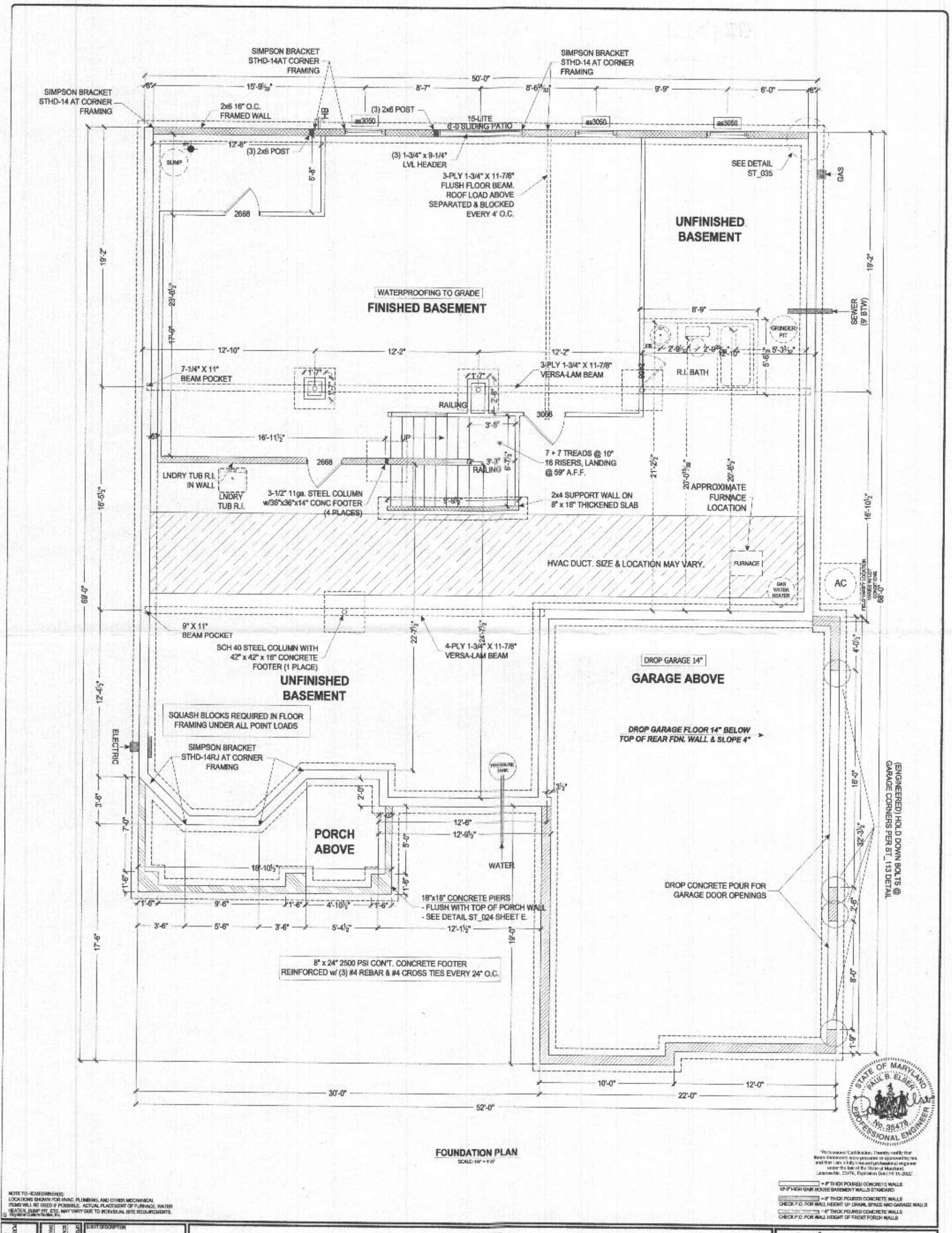
PLAN NO. P1.1	SHEET NO. anh70	SHEET DESCRIPTION: SECOND FLOOR PLAN	KEYSTONE CUSTOM HOMES, INC.
DATE: DECEMBER 3, 2001	SCALE: AS NOTED	MODEL: EAs011 BURGER	227 GRANITE RUN DRIVE, SUITE 100 LANCASTER, PENNSYLVANIA 17601 PH: (717) 464-9060 • FAX: (717) 464-9046 www.keystonecustomhome.com

1 FB R.I.



FOUNDATION PLAN

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

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.

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= 8" THICK POURED CONCRETE WALLS
10'-0" HIGH MAIN HOUSE BASEMENT WALLS STANDARD

= 8" THICK POURED CONCRETE WALLS
CHECK P.D. FOR WALL HEIGHT OF CRAWL SPACE AND GARAGE WALLS

= 6" THICK POURED CONCRETE WALLS
CHECK P.D. FOR WALL HEIGHT OF FRONT PORCH WALLS

SHEET NO. P1.2 DATE: anh70	DRAWN BY: N.DEFEO	SCALE: AS NOTED	UPDATED: DEC 9 2020
SHEET DESCRIPTION: FOUNDATION PLAN	MODEL: EAs011 BURGER		

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GEN. KITCHEN NOTES:

NON-VENTED HOOD: FRAMING DIMENSION FROM SUBFLOOR TO UNDERSIDE OF CABINET TO RANGE IS 5'-10" (30"/14" H. CABINETS) 6'-0" (42"/24" 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

GARDEN PKG INCL:

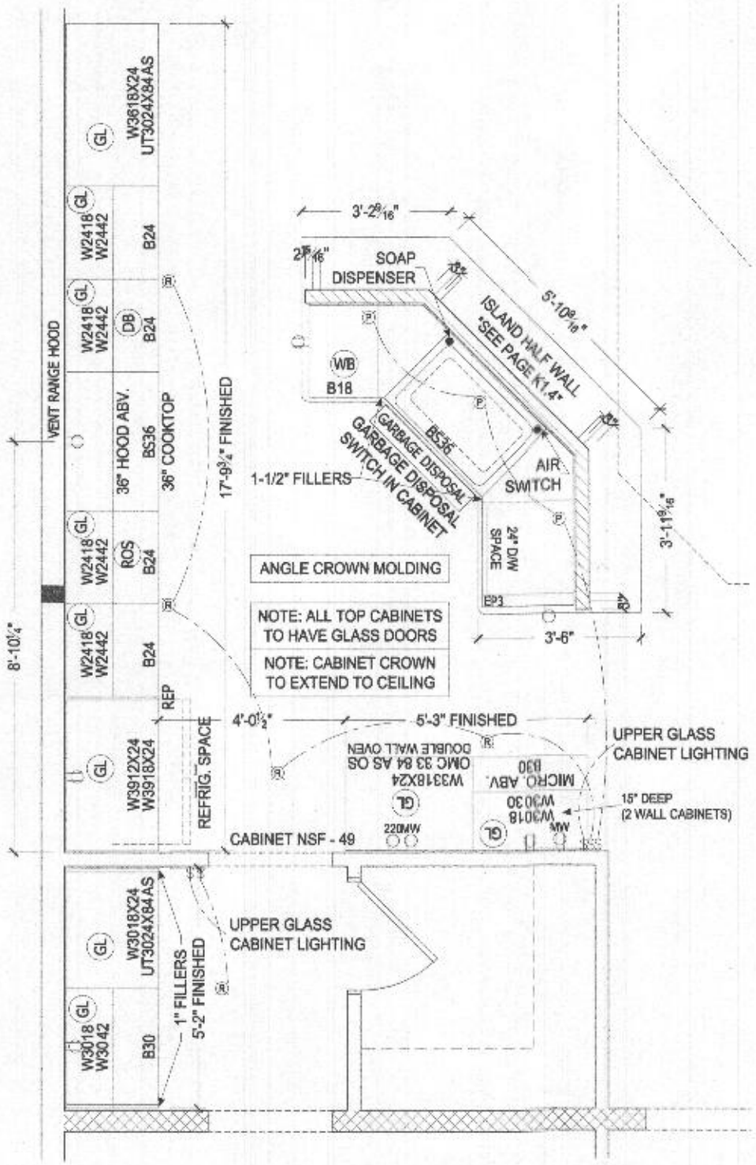
Tahoe Maple Cabinet Style - May Upgrade Separately
Small / Angled Crown Molding
Door Trays
* * Drawer Bank (Max. Drawer Bank Size =24" Larger Base Cabinets Will be Split)
**Upper Glass Wall Cabinets w/ Lighting
* * Garbage Disposal (1/2 hp)
Installed Ice Maker Line
* * Installed Recessed Light Package w/ White Trim Kits
Level 30 Kitchen Sink
Kitchen Faucet Upgrade
Level 140 Gourmet & Garden Kitchen Package Appliance Upgrade (incl: Gas Cooktop, Single Electric Wall Oven, Built-In Microwave in Oven Cabinet, Vented Range Hood, Dishwasher)
**Roll-Out Shelves
**Linen Range Base Cabinet for Under Cooktop
**Oven Cabinet for Wall Oven/Microwave
* * Waste Basket Rollout Cabinet
* * Specialty Kitchen Window
* * Utility Cabinet with Fixed Shelf Kit
* * 24" Deep Refrigerator Wall Cabinet, May Include Refrigerator End Panel(s) (REP)
** THESE INCLUSIONS VARY PER HOUSE DESIGN. PLEASE SEE PLAN FOR SPECIFIC INFORMATION REGARDING SIZE AND LOCATION.

NOTE: COMPARED TO STANDARD KITCHEN, MANY INCLUSIONS REPLACE EXISTING CABINETRY AND ARE NOT ADDITIONS.

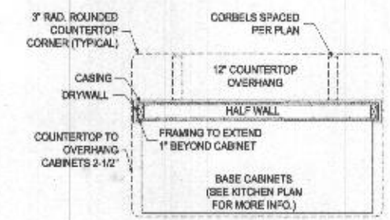
KITCHEN SYMBOL LEGEND:

ON THE CABINET LAYOUT: ITEMS SHOWN BELOW IN CIRCLES ARE INCLUDED WITH THE PACKAGE. ITEMS SHOWN BELOW IN TRIANGLES ARE PRE-DESIGNED LOCATIONS IF THE CLIENT CHOOSES THE OPTION SEPARATELY. AVAILABILITY AND INCLUSIONS VARY PER PLAN/KITCHEN PACKAGE

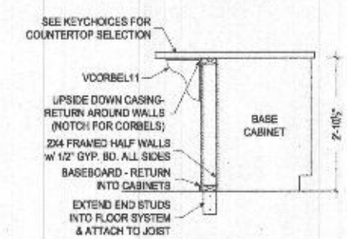
DB	Drawer Bank
GL	Glass Doors
SS	Slide Out Shelf
WB	Waste Basket
MW	Microwave (Alt. location w/ wall mount hood)
UC LIGHT	Under Cab. Light



GARDEN KITCHEN LAYOUT
SCALE: 1/2" = 1'-0"



PLAN VIEW



ISLAND SECTION

KITCHEN ISLAND w/HALF WALL
SCALE: 1/2" = 1'-0"

STATE OF MARYLAND PAUL B. ELSER No. 35478 PROFESSIONAL ENGINEER

"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. 35478, Expiration Date: 06-30-2021"

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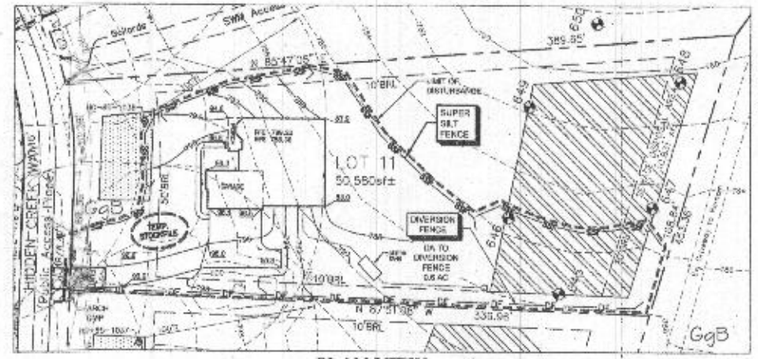
KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: KITCHEN
MODEL: EA8011 BURGER

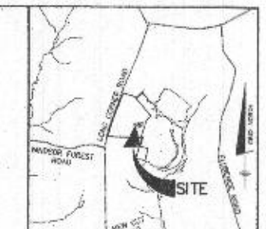
UPDATED: DEC 9 2020
SCALE: AS NOTED
DRAWN BY: N.DEFEO
SHEET NO. K1.3
PLANNED: anh70



PLAN VIEW

1" = 40'

(IN FEET)
1 inch = 40 ft.



LOCATION MAP

SCALE: 1" = 2000'

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (DPW, CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hours notice to DPW must be given for scheduling purposes.

2. Prior to the start of earth disturbance,
   a. Install all perimeter controls and protection devices and sediment controls shown on the approved plans.
   b. Upon completion of the installation of perimeter controls and sediment controls, but before proceeding with any other earth disturbance or grading, call HSCD.
   c. Prior to the start of another phase of construction or opening of another grading unit,
   d. Prior to the removal or modification of sediment control practices.

3. All sediment and erosion practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

4. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.

5. All disturbed areas must be stabilized while the time period specified above is in effect. Stabilization means the application of the following: SOD, TEMPORARY AND PERMANENT SEEDING, for Topsoil (Sec. 6-4-7.2), permanent seeding (Sec. 6-4-8), temporary seeding (Sec. 6-4-9) and mulching (Sec. 6-4-10). Temporary stabilization with mulch alone may only be applied between the fall and spring seeding dates if the ground is frozen. Nonvegetative stabilization (Sec. 6-4-11) specifications shall be enforced if areas with 3:1 or cut and/or fill. Slopes/dikes (Sec. 6-4-14) for areas of 30 feet must be provided with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive vegetative stabilization matting (Sec. 6-4-15).

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the SCD.

8. Site Analysis

Total Area of Site	1.16	Acres
Area Disturbed	0.68	Acres
Area to be roofed or paved	0.13	Acres
Area to be regularly disturbed	0.04	Acres
Total cut	0.08	Cu. Yds
Total fill	250	Cu. Yds
Off-site waste/borrow area location	N/A	

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the SCD. The site owner or operator shall be responsible for the contractor weekly and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:
   - Inspection date
   - Inspection type (routine, post-storm event, during rain event)
   - Name and title of inspector
   - Weather information (storm conditions as well as time and amount of last recorded precipitation)
   - Brief description of project's status (e.g. percent complete) and/or current activities
   - Evidence of sediment discharges
   - Identification of site deficiencies
   - Identification of sediment controls that require maintenance
   - Identification of missing or improperly installed sediment controls
   - Compliance action regarding the sequence of construction and stabilization requirements
   - Photographs
   - Monitoring/sampling
   - Maintenance and/or corrective action performed
   - Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).

9. Trenches for the installation of utilities is limited to three (3) lineal feet ahead of the pipe and shall be backfilled and stabilized by the end of each work day, whichever is shorter.

10. Any major changes or variations to the plan or sequence of construction must be reviewed and approved by the HSCD prior to implementing with exception where variations may be allowed by the DO per the list of HSCD-approved field changes.

11. Dewatering shall not occur outside the LOD. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved sediment structure.

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All silt fence and super silt fence shall be placed on-the-contour, and be maintained at 30" minimum heights, with lower ends buried and tied to the slope.

15. Storage elements must not be disturbed during the following restrictive time periods (inclusive):
   - Use I and IP March 1 – June 15
   - Use III and IIIP October 1 – April 30
   - Use IV March 1 – May 31

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION AS HOUR PRIOR TO START OF CONSTRUCTION

DAY 1 1. OBTAIN GRADING PERMIT

DAY 2 2. HOLD ON-SITE PRECONSTRUCTION MEETING

DAY 3-4 3. INSTALL SEDIMENT CONTROLS THAT ARE INCLUDED UNDER THIS MP. (I.E. SUPER SILT FENCE, DIVERSION FENCE, STABILIZED CONSTRUCTION ENTRANCE).

DAY 7-10 4. EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.

DAY 11-20 5. CONSTRUCT HOUSE, DRIVEWAY AND CONSTRUCT DRIVEWAY. INSTALL SEPTIC LINES, TANK AND RESERVES.

DAY 21-40 6. FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES, WITH THE ARRIVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY BY INSPECTOR UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.

BUILDER'S DATA

FINISHED FLOOR:	799.3
BASEMENT FLOOR:	788.4
TOP OF WALL:	798.0
BASEMENT (SUBGRADE):	787.4
GARAGE FLOOR:	796.8
GARAGE LIP:	796.3

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

11/17/2020 9:14 AM

ALICE MILLER – license #39370 — DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Jeffrey C. Roll

DEVELOPER — DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

11/19/2020

HOWARD SOIL CONSERVATION DISTRICT — DATE

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR WINDSOR FOREST KNOLLS, PLAT NUMBER 19395. REFER TO THE PLAT FOR LOT DIMENSIONS, LOT AREA, ALL EASEMENTS AND CONDITIONS.
2. THE EXISTING INFO SHOWN ON THIS PLAN (HO-85-1038) HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING INC. JULY 2020 AND IS ACCURATELY SHOWN.
3. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
4. TOPOGRAPHY SHOWN WAS BASED ON FIELD RUN TOPOGRAPHY BY C.B. MILLER & ASSOCIATES IN APRIL, 2003, AND WAS SUPPLEMENTED BY FIELD RUN TOPOGRAPHY BY BENCHMARK ENGINEERING, INC. JULY 2020.
5. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
6. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN A MICRO-POOL POND AND WATER QUALITY SWALES, CONSTRUCTED UNDER F-07-108. SWM DESIGN WAS BASED ON 20% IMPERVIOUS FOR LOT AREAS. LOT 11 IS 10.3% IMPERVIOUS ON THIS PLAN, AND SHOULD REQUIRE NO ADDITIONAL SWM TREATMENT.

NOTE: THE AREAS OF ESD IMPLEMENTATION SHALL NOT BE USED FOR ACCESS FROM HEAVY CONSTRUCTION EQUIPMENT TO AVOID UNNECESSARY COMPACTION WHEN PRACTICAL.

NOTE: TEMPORARY OR PERMANENT SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAME REQUIRED BY THE 2011 MARYLAND STANDARDS & SPECIFICATIONS, SOIL EROSION AND SEDIMENT CONTROL WHICH EVER IS MORE STRINGENT.

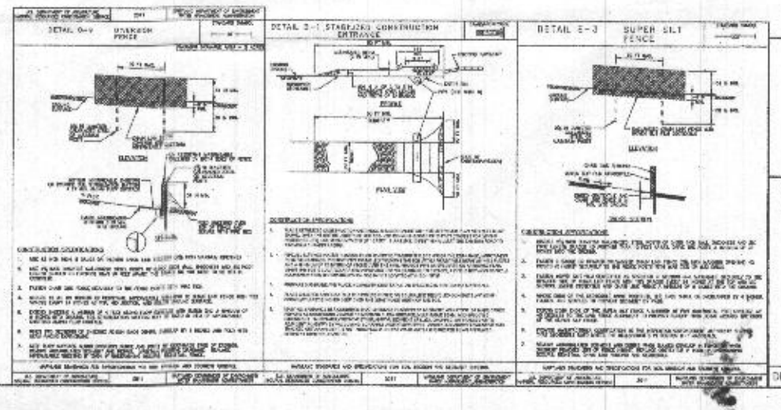
NOTE: NO CHANGES ARE ALLOWED TO THE SEQUENCE OF CONSTRUCTION WITHOUT PRIOR HOWARD SCD APPROVAL.

NOTE: ALL SUPER SILT FENCES TO BE CHECKED DAILY TO ENSURE COMPLIANCE AND REPAIRED IMMEDIATELY AS REQUIRED.

SOILS LEGEND

SYMBOL	TYPE	HY FACTOR	NAME
BrD	C	.20	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES
CuB	B	.24	CLEVELAND LOAM, 3 TO 8 PERCENT SLOPES
CvB	B/D	.37	CLEVEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
OcB	B	.37	OCCOQUAN LOAM, 3 TO 8 PERCENT SLOPES
OcD	B	.37	OCCOQUAN LOAM, 8 TO 15 PERCENT SLOPES

SOILS TAKEN FROM NRCS WEB SOIL SURVEY, AUGUST 27, 2020.
*HIGHER SOIL K FACTOR



BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
(✆) 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. 19370, Expiration Date: 11/9/21

Nov 17 2020 9:14 AM DocuSign

OWNER/BUILDER:
KEYSTONE CUSTOM HOMES, INC.
227 GRANITE RUN DR.
SUITE 100
LANCASTER, PA 17601
717-464-4350

WINDSOR FOREST KNOLLS LOT 11

TAX MAP: 6 – GRID: 16 – PARCEL: 87
18451 HIDDEN CREEK WAY – EX. ID # 04-372286
ELECTION DISTRICT NO. 4 – HOWARD COUNTY, MARYLAND

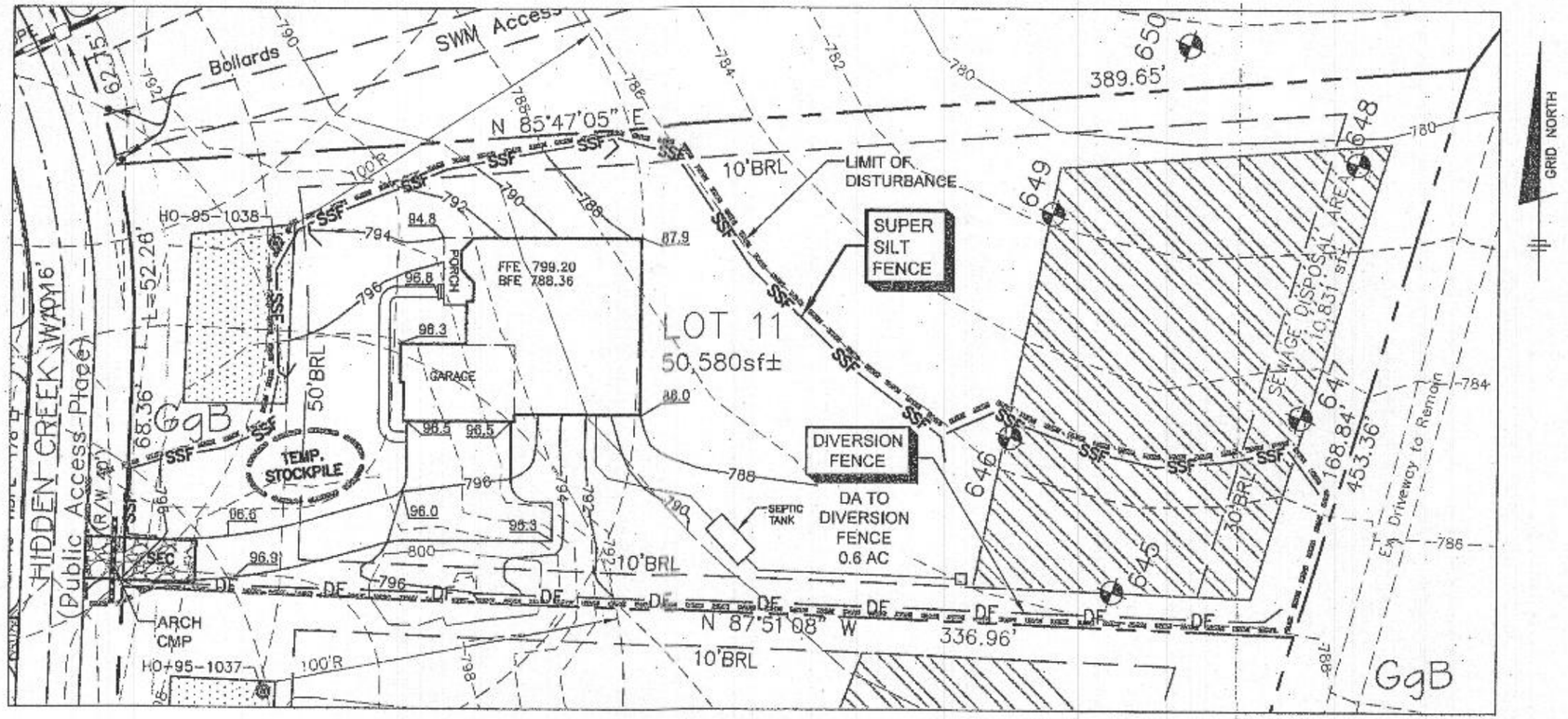
GRADING, SEDIMENT AND EROSION CONTROL AND BUILDING PERMIT PLAN

DATE: NOVEMBER, 2020		BEI PROJECT NO.	2986
DESIGN: AM · DRAFT: AAM	SCALE: AS SHOWN	SHEET	1 OF 1

GP-21-51

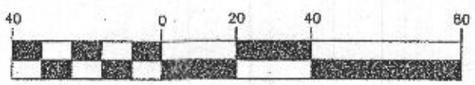
LEGEND

400 / 398	PROPOSED CONTOURS
400	EXISTING CONTOURS
	EXISTING PRIVATE SEWAGE DISPOSAL AREA
DF	DIVERSION FENCE
	EXISTING WELL BOX
SSF	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
SEC	STABILIZED CONSTRUCTION ENTRANCE
MaC	SOILS MAP SYMBOL
	SOILS DELINEATION LINE



PLAN VIEW

1" = 40'



(IN FEET)
1 inch = 40 ft.

HOW
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b. Upon con
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c. Prior to
unit,
d. Prior to

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SPECIFICATIONS F

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except for those

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accordance with
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can only be appli
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6. Site Analysis:

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Area Disturb

Area to be

Area to be

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ition and purity, as