

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C1	1225.72	196.04	09°09'50"	98.23	S 26°20'46" E	195.83
C2	162.00	19.71	40°19'00"	59.31	S 41°52'20" E	111.59

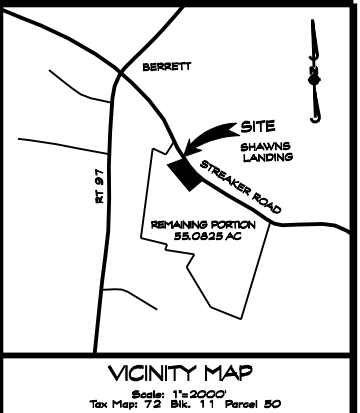
CURVES ARE DESIGNATED THIS: \odot

SWM DISCONNECT FLOW CHART

LABEL	LOT	DISCONNECT
A	1	606.00-602.41/75 @ 4.7%
B	2	606.60-605.39/75 @ 4.3%
C	REMAINING PORTION	606.93-604.00/75 @ 3.9%

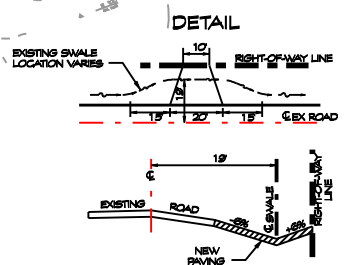
DATA TABULATIONS

- ZONING DISTRICT: AGRICULTURAL
- SOILS MAP NO.: 47
- NUMBER OF LOTS: 3
- AREA OF LOTS: 5,3006 AC.
- AREA OF PARCELS: 0.4284 AC.
- TOTAL AREA OF SUBDIVISION: 5.7290 AC.
- BREAKDOWN OF DWELLING UNITS: 3 SINGLE FAMILY



PERC TEST RESULTS

No.	RESULT	TYPE
1	>30 MIN @ 4" - 18 MIN @ 6" - >2 MIN @ 10"	MOD. T.F.
2	11 MIN @ 6" - >2 MIN @ 12"	MOD. T.F.
3	26 MIN @ 4" - 12 MIN @ 6" - >2 MIN @ 12"	DEEP TRENCH
4	20 MIN @ 4" - 20 MIN @ 6" - >2 MIN @ 10.2"	DEEP TRENCH
5	24 MIN @ 4" - 11 MIN @ 6" - >2 MIN @ 10"	DEEP TRENCH
6	>2 MIN @ 11"	DEEP TRENCH
7	5 MIN @ 9.5" - 14 MIN @ 5.5" - >2 MIN @ 9.5"	DEEP TRENCH
8	>2 MIN @ 11"	DEEP TRENCH
9	>2 MIN @ 9.2"	DEEP TRENCH
10	>30 MIN @ 4" - 14 MIN @ 5" - >2 MIN @ 10"	DEEP TRENCH
11	>30 MIN @ 4" - 28 MIN @ 5" - >2 MIN @ 10"	MOD. T.F.
12	>30 MIN @ 5" - >2 MIN @ 9" - <2 MIN @ 10"	MOD. T.F.
13	EXCESSIVE ROCK 1.4' TO 1.2'	TREATMENT ZONE
14	9 MIN @ 4" - 17 MIN @ 5" - >2 MIN @ 12"	DEEP TRENCH
15	>2 MIN @ 12"	TREATMENT ZONE
16	EXCESSIVE ROCK 2.7' TO 1.5"	TREATMENT ZONE
17	6 MIN @ 5" - 4 MIN @ 7" - >2 MIN @ 11"	DEEP TRENCH
18	>2 MIN @ 11"	DEEP TRENCH
19	13 MIN @ 9.5" - 13 MIN @ 5.5" - >2 MIN @ 11"	DEEP TRENCH
20	>30 MIN @ 4" - 2 MIN @ 5" - <2 MIN @ 9"	DEEP TRENCH
21	>2 MIN @ 12"	DEEP TRENCH
22	11 MIN @ 4" - 15 MIN @ 5" - >2 MIN @ 12"	DEEP TRENCH
23	16 MIN @ 5" - 4 MIN @ 7" - 2 MIN @ 11"	DEEP TRENCH
24	>2 MIN @ 9"	TREATMENT ZONE
25	>30 MIN @ 5" - >2 MIN @ 9"	DEEP TRENCH

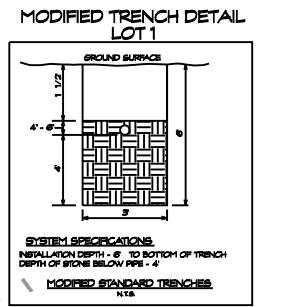


- RAVINE:** 7" MIN. 2" CONC. REINFORCED CONCRETE
- CS:** 1 1/2" BT. CONC. SURFACE
3" BT. CONC. BASE
6" DOBA STONE BASE
- NOTE:**
- SWALE APRONS MAY BE USED ONLY WHERE UPGRADE DRAINAGE AREA IS 1 - 3 ACRES OR DISTANCE TO CREST OF HILL IS LESS THAN 150 FEET
 - APRON SHALL BE CONSTRUCTED FROM EDGE OF ROAD TO ROAD LINE. NO IN-WAY EXISTING APRON MUST EXTEND A MINIMUM OF 18" FROM EDGE OF ROAD.

RESIDENTIAL DRIVEWAY APRON WITH SWALE PLATE 3

LOT YIELD TABULATION

THIS PROPERTY CONSISTS OF 606.9190 ACRES. THIS ENTITLES THE OWNER TO 4 LOTS AND A REMAINING PORTION. THIS PLAN SHOWS 3 LOTS AND A REMAINING PORTION. THE REMAINING PORTION MAY BE FURTHER SUBDIVIDED FOR RESIDENTIAL PURPOSES.



- ### GENERAL NOTES
- CURRENT TITLE REFERENCE: OWNER: DORSEY SISTERS, LLC
DEED REFERENCE: LIBER 5563, FOLIO 655
DATE: JUNE 10, 2008
GRANTOR: NELLE L. K. D. PEPPER, JOHANNA DORSEY D'AMBENETTO AND ELEANOR LEE D. ZEPF
 - THE OUTLINE SHOWN HEREON IS BASED ON A FIELD SURVEY BY CLSI.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY TOPOGRAPHICAL SURVEY INFORMATION.
 - THE NEAREST POTABLE WATER SUPPLY IS TOWN OF SYKESVILLE - 3 MILES
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.
 - IF GRAVITY FLOW TO THE SEWAGE DISPOSAL AREA CANNOT BE ENSURED, A PUMPED SEWERAGE DISPOSAL SYSTEM WILL BE REQUIRED.
 - FOR CONSTRUCTION OF A DWELLING (OR OTHER FACILITIES) EXCEEDING A FOUR BEDROOM SIZE (600 GPD), IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL SEPTIC SYSTEM AND TWO REPLACEMENT SEPTIC SYSTEMS IN ACCORDANCE WITH COMAR 26.04.02.04F (EFFECTIVE 11/18/85).
 - LOTS 1 & 2 AND THE REMAINING PORTION ARE INTENDED TO ACHIEVE STORAGE/RETENTION THROUGH GRASSING. A GRASSING PLAN WILL BE REQUIRED FOR EACH LOT WITH THE BUILDING PERMIT APPLICATION.

FORESTRY

THE FOREST CONSERVATION AFFORESTATION REQUIREMENT WILL BE PROVIDED IN A GRASSING PLAN FOR FOREST BANK (#F9B60006)

OWNER/DEVELOPER

DORSEY SISTERS, LLC
c/o DANIEL E. HOFF
SAMUEL C. HOFF AGENCY
166 E. MAIN STREET
WESTMINSTER, MARYLAND 21157

FINAL PRELIMINARY PLAN HERITAGE RIDGE

TAX MAP 72 BLOCK 11 PARCEL 50
ELECTION DISTRICT 14 CARROLL COUNTY, MARYLAND



FREDERICK OFFICE:
4449 Progress Drive, Suite 85
Frederick, MD 21702-1479
(301) 662-1799
FAX (301) 662-8004

WESTMINSTER OFFICE:
439 East Main Street
Westminster, MD 21157-5511
(410) 848-1790
FAX (410) 848-1791

Date	Revisions	Drawn By:
4/22/09	Rev'd per Agency comments TLR	Designed By:
7-27-09	Add traffic control note, per Agency comment TLR	Reviewed By: CKB
		Date: JAN 2009
		Scale: 1" = 100'
		Job No.: 2007121B
		Sheet:

- ### LEGEND
- PROPOSED WELL LOCATION AREA
 - DISAPPROVED PERC TEST
 - PROPOSED PERC TEST
 - APPROVED PERC TEST
 - SOIL LINE
 - PROPOSED DWELLINGS
 - PROPOSED SEPTIC AREA
 - UTILITY POLE
 - PROPOSED WELL
 - EXISTING WELL
 - DRY HOLE

THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.

BY: Dennis E. Meckley Property Line Surveyor No. 10844
DATE: _____
PERC TESTS SHOWN HEREON HAVE BEEN FIELD LOCATED BY CARROLL LAND SERVICES, INC.

BY: Dennis E. Meckley Property Line Surveyor No. 10844
DATE: _____
THE SAID PERC TESTS WERE OBSERVED BY: Jon Rimmerman
OF THE CARROLL COUNTY HEALTH DEPARTMENT AND THE RESULTS OF THE SAME ARE SHOWN HEREON.

DEVELOPERS/LANDOWNERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY/OUR RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER WITHIN THIRTY DAYS OF COMPLETION OF WORK ON THE STORMWATER MANAGEMENT FACILITY/FACILITIES. I/WE ALSO CERTIFY THAT THESE STORMWATER MANAGEMENT FACILITY/FACILITIES WILL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARTICLE VI OF CHAPTER 91 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY.

SIGNED: _____ DATE: _____

ENGINEERS "AS-BUILT" CERTIFICATION

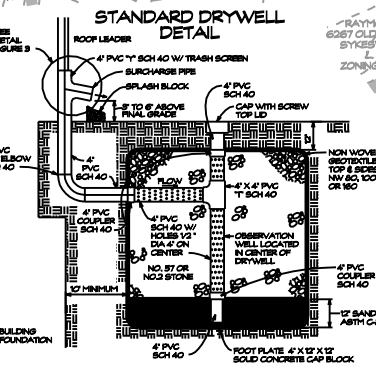
I HEREBY CERTIFY THAT THE FACILITY/FACILITIES SHOWN ON THESE PLANS WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS. I ALSO CERTIFY THAT THESE FACILITY/FACILITIES WERE INSPECTED IN ACCORDANCE WITH ARTICLE VI OF CHAPTER 91 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNED: _____ DATE: _____
LICENSE NO. _____ EXPIRATION DATE: _____

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED ACCORDING TO CHAPTER 91 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNED: _____ DATE: _____
LICENSE NO. _____ EXPIRATION DATE: _____



- ### SWM MAINTENANCE SCHEDULE
- The Stormwater Management Facility/Facilities shown on these plans shall be constructed and maintained by the owner(s).
 - Owner/s his/ her or assigns shall be responsible for continuing maintenance of the facility/facilities, which shall include such items as mowing, clearing and removing sediment, trees, shrubs and debris. The time period for this continuing maintenance shall be on "as needed" basis but shall not be delayed longer than thirty (30) days.
 - Owner, his/ her or assigns shall be responsible for any structural damages or failure which may occur as a result of negligence, accident or misuse. In the event of structural damage, owner shall be responsible to make the necessary repairs as quickly as possible but in any case within thirty (30) days.
 - If after notice by the County to correct a violation requiring maintenance work, satisfactory corrections are not made by the owner(s) within thirty (30) days the County may perform all necessary work to place the facility in proper working condition. The owner(s) of the facility shall be assessed the cost of the work and any penalties. These monies shall be collected from a bond, which the developer is required to post with the County to cover such expenses until completion of the facility. Completion of the facility is continued to mean that all contributory drainage areas are paved or supporting a 2" stand of grass and that the Carroll County Bureau of Resource Management has inspected construction and a registered professional engineer has certified that the "As-Built" plans meet the plans and specifications for construction. After completion of the facility the owner(s) will be assessed for any work and penalties. This may be accomplished by placing a lien on the property, which may be placed on the tax bill and collected as ordinary taxes by the County.
 - Owner shall grant right of entry to authorized County personnel for purposes of inspection monitoring and/or repair. Site visits for inspection and/or monitoring shall be conducted only during normal County working hours (8:00 a.m. to 5:00 p.m., Monday - Friday).
 - The agreement including right of entry for inspection/maintenance and repair shall be recorded by the applicant and/or owner in the Land Records of the County.

- ### NOTES:
- IF USING ONE DRYWELL FOR ENTIRE HOUSE THE STANDARD DRYWELL SHALL BE 20" X 12" X 8' WITH SAND FILLING THE BOTTOM FOOT. THIS PROVIDES ADEQUATE STORMWATER CONTROL FOR 4000 SQUARE FEET OF ROOFTOP.
 - MINIMUM SETBACKS:
A. 100 FT FROM WELLS
B. 25 FT FROM SEPTIC AREAS
C. 10 FT FROM BUILDINGS
 - FROM THE DOWNSPOUT TO THE DRYWELL THE DRAIN PIPE MUST BE AT LEAST 6" BELOW GRADE.
 - THE LOCATIONS AND SIZE OF ALL DRYWELLS MUST BE SHOWN ON THE GRADING PLAN.
 - THESE GEOTEXTILES ARE AVAILABLE IN PINK/BLACK @ \$5 @ 6 DISTRIBUTORS 2601 HENRY RD, BLDG 6, 866-744-5000, ANY EQUIVALENT GEOTEXTILE IS ACCEPTABLE

NOTE: THERE ARE NO FEMA FLOODPLAINS ON THIS SITE.