

MAP UNIT SYMBOL	MAP UNIT NAME	AREA IN AOI	PERCENT IN AOI
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	14.5	34.5%
BrC	BRINKLOW CHANNERY LOAM, 3 TO B PERCENT SLOPES	0.0	0.0%
GhB	GLENVILLE SILT LOAM, 3 TO B PERCENT SLOPES	2.6	6.3%

PARKING TABULATIONS:

SPACES REQUIRED:
SINGLE FAMILY RESIDENCE
(2 SPACES FOR EACH DWELLING UNIT) = 2
2 SPACE REQUIRED
ASSEMBLY HALL:
(BZA APPROVAL FOR 100 PEOPLE)
(1 SPACE FOR EVERY 3 PERSONS)
100 SEATS MAX. / 3 = 34 TOTAL SPACES REQUIRED.
ADA SPACES: (1 SPACE FOR EVERY 25 PARKING SPACES)
TOTAL ADA SPACES REQUIRED = 2
SPACES PROVIDED:
RESIDENCE INN:
ASSEMBLY HALL:
ADA SPACES:

2 SPACE PROVIDED
34 SPACES PROVIDED
2 PROVIDED

GENERAL NOTES

- EXISTING ZONING: AGRICULTURE
 - TOTAL AREA OF SITE: 10.25 ACRES
 - TOTAL DEVELOPED AREA: 2200 SF
 - THE PROPERTY SHOWN HEREON IS OWNED BY: BRENDA SOBBOTT AND RICHARD SOBBOTT BY DEED DATED JUNE 27, 2013, AND RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN BOOK 7391 PAGE 49.
 - TAX MAP: 40 - GRID: 2- PARCEL: 527
 - THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF GIS & FIELD RUN, DATED 1-15-25 AND PREPARED BY DCI.
 - THE LOCATION OF UTILITIES IS APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER/SURVEYOR OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
 - ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
 - THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF THE APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE ZONING ADMINISTRATOR, OR AN APPOINTED DESIGNEE.
 - LIMITS OF DISTURBANCE IS LESS THAN 40,000 SQ. FT.; THEREFORE, EXEMPT FROM FOREST CONSERVATION.
 - BOARD OF ZONING APPEALS CASE NUMBER: # 6529, DATED NOVEMBER 14, 2024.
 - *THE BOARD APPROVED THE CONDITIONAL USE REQUESTED BY THE APPLICANT FOR A BANQUET FACILITY.**
THE BOARD PUT A FEW CONDITIONS ON THE APPROVAL:
 - THE MUSIC END BY 10:00
 - THE CAPACITY AT EVENTS MUST BE 100 PEOPLE OR LESS
 - A MAXIMUM OF TWELVE (12) EVENTS PER YEAR
 - THE COURSES AND COORDINATE SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1991) AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS PROVIDED BY THE NATIONAL GEODETIC SURVEY: THE GIS ELEVATIONS ARE 2.71 FEET HIGHER THAN THE SURVEYED ELEVATIONS. ALL ELEVATIONS USE THE GIS DATUM EXCEPT FOR THE ENTRANCE DETAIL.
- | DESIGNATION | NORTH (SFT) | EAST (SFT) | ELEV. |
|-------------|-------------|-------------|---------|
| SHA CHR2 | 707477.247 | 1340362.121 | 831.267 |
| DCI 1000 | 706369.524 | 1335490.78 | 746.61 |
- THERE ARE EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE. THESE WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT.
 - THE SITE IS OVER A 4,200' FROM THE NEAREST PRODUCTION WELL.
 - NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT OF WAY.
 - UNDERGROUND TANK NOTE: THERE ARE NO KNOWN UNDERGROUND TANKS, BUT IF ANY UNDERGROUND TANKS ARE ENCOUNTERED ON SITE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT. THE CONTRACTOR SHALL REMOVE THE TANKS IN ACCORDANCE WITH MDE PROCEDURES.
 - THIS SITE IS EXEMPT FROM FOREST CONSERVATION BECAUSE IT DISTURBS LESS THAN 40000 SF.
 - A SHA ACCESS PERMIT IS REQUIRED FOR THE MD 482 ENTRANCE CHANGE OF USE.
 - AN APPLICATION FOR A VARIANCE HAS BEEN MADE TO THE BUREAU OF RESOURCE MANAGEMENT AS PROVIDED IN SECTION 153.081 OF THE COUNTY CODE TO ALL LIVESTOCK TO CONTINUE TO GRAZE IN THE EXISTING PASTURE ON THE WEST SIDE OF THE DRIVEWAY WITHIN THE EXISTING FENCED AREA WITHIN THE FLOODPLAIN AND / OR STREAM BUFFERS.

INSPECTION SEQUENCE NOTES

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE (1) DAY PRIOR TO BEGINNING ANY WORK.
- SITE COMPLIANCE INSPECTIONS ARE REQUIRED THE FOLLOWING STAGES DURING CONSTRUCTION.
 - PROPOSED UTILITIES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
 - SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL WORK SHOWN ON THESE PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2210 PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL NOT PROCEED TO NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

LIST OF DRAWINGS

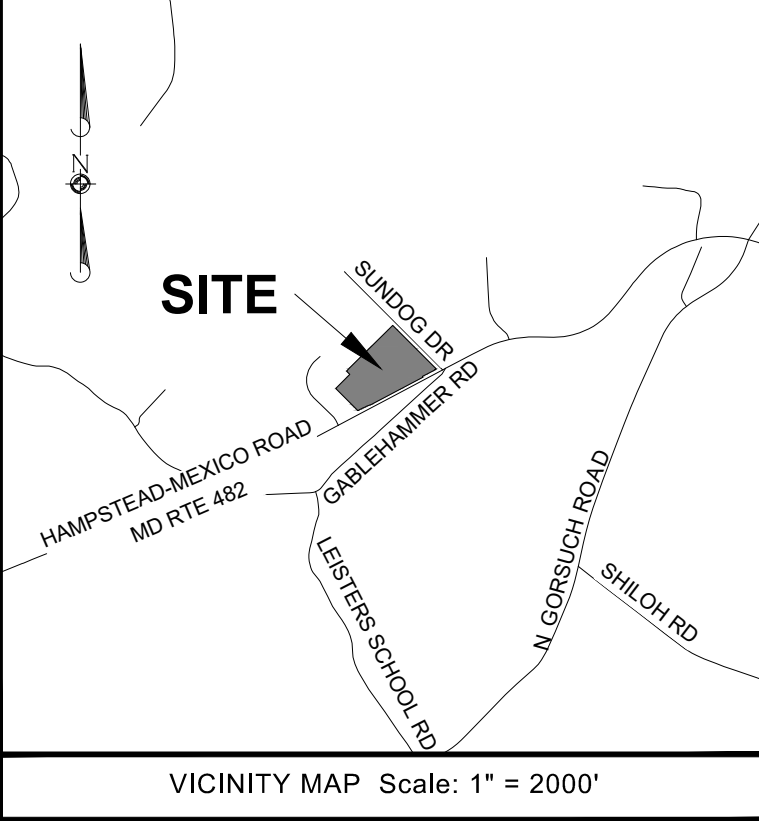
- SITE DEVELOPMENT PLAN**
- FLOOD PLAIN / STREAM BUFFER PLAN**
- DRAINAGE AREA MAP**
- STORMWATER MANAGEMENT PLAN**
- PERC PLAN**
- GRADING / UTILITY PLAN**
- SITE DETAILS**
- DRIVEWAY ENTRANCE PLAN**
- INTERSECTION SIGHT DISTANCE ANALYSIS**

ADDITIONAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF IMPROVEMENTS ASSOCIATED WITH WEDDING VENUE.
- WAIVER WAS GRANTED BY DEPARTMENT OF PLANNING AND LAND MANAGEMENT, PURSUANT TO 155.051(B) RELATED TO THE STANDARDS FOR THE SURFACING OF PARKING FACILITIES, ALLOWING PARKING ON GRASS. LETTER DATED XX

VENUE SANITARY CALCULATIONS

100 PEOPLE AT 5 GAL/DAY = 500 GPD, DESIGN FOR 600 GPD (SAME AS 4 BEDROOM HOUSE)
AT 16 - 30 MIN AVERAGE PERC TIME FOR 5" STONE EQUALS 121' TRENCH LENGTH. TRENCHES LENGTH ARE 3 FOOT WIDE AND 9 FOOT BETWEEN SIDE WALL OF THE PARALLEL TRENCHES.
2 TRENCHES AT 61' (122 TOTAL), REUSE EXISTING 1000 GAL. SEPTIC TANK AND 1000 GAL PUMP TANK.



CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY: _____ DATE: _____

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY: _____ DATE: _____

OWNER'S CERTIFICATION

I / We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed me / us and that I / We fully understand what necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I / We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the Carroll County Planning and Zoning Commission before any change in work is made.

Richard Sabbott and Brenda Sabbott

Signed

Date

Date

ENGINEER'S "AS-BUILT" CERTIFICATION

I / We hereby certify that the facility/facilities shown on this/these plan(s) was constructed as shown on the "As-Built" plans and meets the approved plans and specifications. I also certify that this/these facilities were inspected in accordance with Sections 151.095 and 151.096 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. 15222

Expiration Date: 1/4/2027

ENGINEER'S DESIGN CERTIFICATION

I hereby certify that these plans have been designed according to Chapter 151 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. 15222

Expiration Date: 1/4/2027

DEVELOPER'S/ LANDOWNER'S CERTIFICATE

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 this is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans certified by a registered Professional Engineer or Professional Land Surveyor within thirty (30) days of completion of work on the stormwater management facility/facilities will (if any) be inspected during construction by a Registered Professional Engineer in accordance with Sections 151.095 and 151.096 of the Code of Public Local Laws and Ordinances of Carroll County.

Signed: _____

Date: _____

LEGEND

- STREAM
- SOILS TYPE
- EXISTING WOODS
- EXISTING ASPHALT OR CONCRETE SURFACE
- EXISTING GRAVEL SURFACE
- PROPOSED #7 STONE SIDEWALK
- PROPOSED GAS STONE PAVING
- SEPTIC RESERVE AREA

OWNER/ DEVELOPER

Richard Sabbott and Brenda Sabbott
2202 Hampstead Mexico Road
Westminster, MD 21157
Phone: 410 - 300 - 6530

**SITE DEVELOPMENT PLAN
COWABUNGA FARM
2202 HAMPSTEAD MEXICO ROAD**

8th ELECTION DISTRICT
TAX MAP - 40

CARROLL COUNTY, MARYLAND
GRID - 2
PARCEL - 527

DATE	REVISIONS	BY

Surveyed By DCI	
Computed By RLS	
Drawn By REZ	
Checked By RLS	
Drawing No. XX-XXX-XXX	

Richard Sabbott, PE, RLS
2202 Hampstead Mexico Road
Westminster, Maryland 21157
Phone: (410-300-6350)

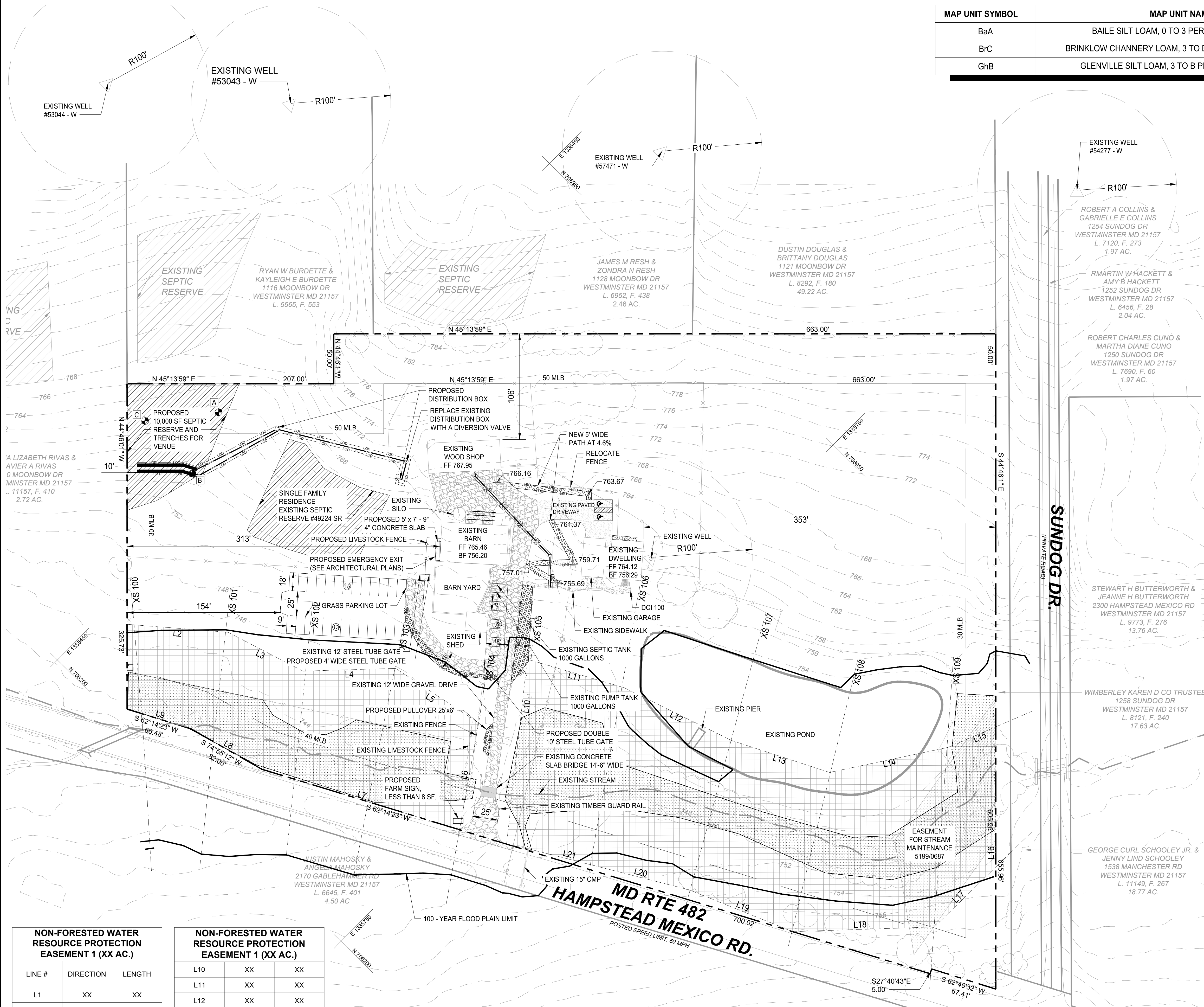
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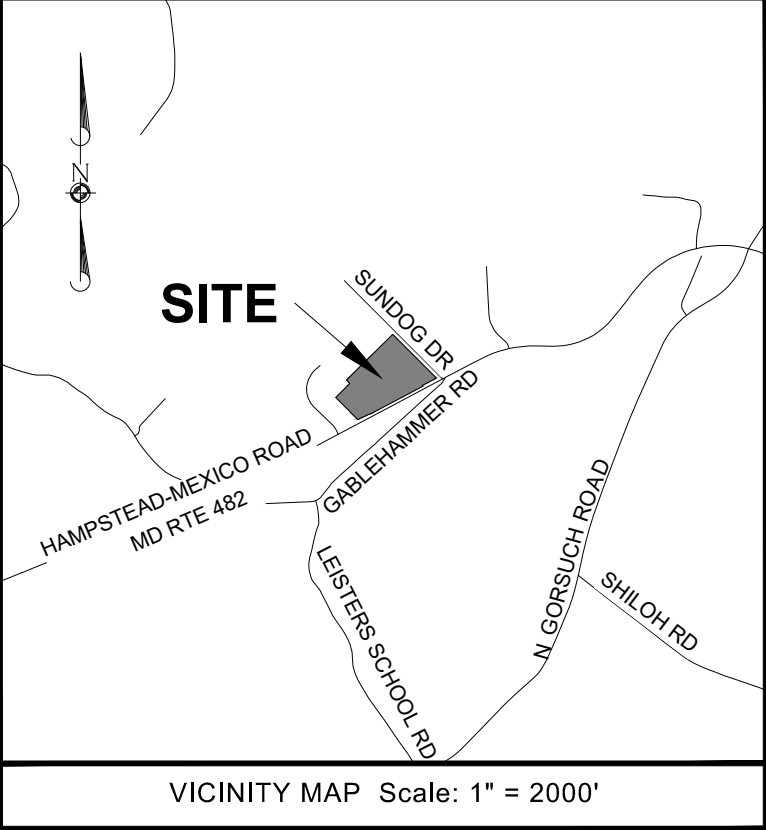
SHEET NO.

1 OF 9

S-25-0008



MAP UNIT SYMBOL	MAP UNIT NAME	AREA IN AOI	PERCENT IN AOI
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	14.5	34.5%
BrC	BRINKLOW CHANNERY LOAM, 3 TO B PERCENT SLOPES	0.0	0.0%
GhB	GLENVILLE SILT LOAM, 3 TO B PERCENT SLOPES	2.6	6.3%



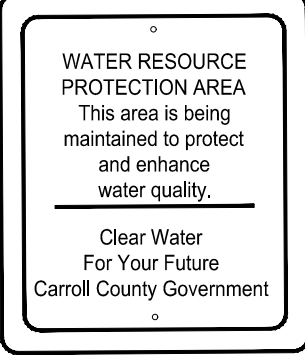
100 - YEAR FLOOD PLAIN	
RIVER STATION	EXISTING / PROPOSED W.S. ELEV. FT.
100	744.68
101	745.29
102	745.98
103	747.06
104	747.86
105	751.15
106	751.29
107	752.53
108	754.13
109	754.71
110	754.89

STREAM BUFFER TRANSECT WIDTH CALCULATION									
TRANSECT #	ELEV @ STREAM BANK (FT)	ELEV @ 100 FT OFFSET (FT)	AVE SV SLOPE (FT)	MIN WIDTH (FT)	EXTENSION (FT)	WET-LANDS (FT)	> 25% SLOPE (FT)	TOTAL TRANSECT WIDTH (FT)	WRPE WIDTH (FT)
RIGHT LOOKING DOWN STREAM									
XS100	741	745.2	4.2%	50	8	48	0	106	106
XS101	741.8	745	3.2%	50	6	43	0	99	99
XS102	741.9	745.7	3.8%	50	8	21	0	79	79
XS103	744	746	2.0%	50	4	44	0	98	98
XS104	744.6	748	3.4%	50	7	10	0	67	67
XS105	744.5	748.7	4.2%	50	8	78	0	136	136
XS106	746.5	752.5	6.0%	50	12	39	0	101	101
XS107	749	753	4.0%	50	8	16	0	74	74
XS108	749.7	753	3.3%	50	7	14	0	71	71
XS109	751.2	753	1.8%	50	4	11	0	65	65
XS110	752.0	758	6.0%	50	12	0	0	62	62

STREAM BUFFER TRANSECT WIDTH CALCULATION									
TRANSECT #	ELEV @ STREAM BANK (FT)	ELEV @ 100 FT OFFSET (FT)	AVE SV SLOPE (FT)	MIN WIDTH (FT)	EXTENSION (FT)	WET-LANDS (FT)	> 25% SLOPE (FT)	TOTAL TRANSECT WIDTH (FT)	WRPE WIDTH (FT)
LEFT-SIDE LOOKING DOWN STREAM									
XS100	N/A	N/A	N/A	N/A	N/A	0	0	0	0
XS101	N/A	N/A	N/A	N/A	N/A	8	0	8	8
XS102	N/A	N/A	N/A	N/A	N/A	28	0	28	28
XS103	N/A	N/A	N/A	N/A	N/A	33	0	33	33
XS104	N/A	N/A	N/A	N/A	N/A	12	0	42	42
XS105	N/A	N/A	N/A	N/A	N/A	14	0	49	49
XS106	747.5	752.5	5.0%	50	10	22	0	82	82
XS107	748.5	755	6.5%	50	13	15	0	78	78
XS108	749.7	759	9.3%	50	19	25	0	94	94
XS109	751.2	756.5	5.3%	50	11	54	0	115	115
XS110	752.0	757.5	5.5%	50	11	0	0	61	61

NON-FORESTED WATER RESOURCE PROTECTION EASEMENT 1 (XX AC.)		
LINE #	DIRECTION	LENGTH
L1	XX	XX
L2	XX	XX
L3	XX	XX
L4	XX	XX
L5	XX	XX
L6	XX	XX
L7	XX	XX
L8	XX	XX
L9	XX	XX

NON-FORESTED WATER RESOURCE PROTECTION EASEMENT 1 (XX AC.)		
L10	XX	XX
L11	XX	XX
L12	XX	XX
L13	XX	XX
L14	XX	XX
L15	XX	XX
L16	XX	XX
L17	XX	XX
L18	XX	XX
L19	XX	XX
L20	XX	XX
L21	XX	XX



NON - FORESTED WATER RESOURCE PROTECTION EASEMENT SIGNS

(WRPE) SIGNS 17EA
TOTAL SIGNS 17

NOTE: A NON - FORESTED WATER RESOURCE PROTECTION DEED TO THE COMMISSIONERS OF CARROLL COUNTY SHALL BE RECORDED WITH THE APPROVAL OF THIS PLAN.

LEGEND	
—	STREAM
—	SOILS TYPE
—	EXISTING WOODS
—	EXISTING ASPHALT OR CONCRETE SURFACE
—	EXISTING GRAVEL SURFACE
—	PROPOSED #7 STONE SIDEWALK
—	PROPOSED GAB STONE PAVING
—	SEPTIC RESERVE AREA
—	DENOTES PROPOSED NON - FORESTED WATER RESOURCE PROTECTION EASEMENT LIMIT
—	WETLANDS

OWNER/ DEVELOPER

Richard Sobbott and Brenda Sobbott
2202 Hampstead Mexico Road
Westminster, MD 21157
Phone: 410 - 300 - 6530

FLOOD PLAIN / STREAM BUFFER COWABUNGA FARM

2202 HAMPSTEAD MEXICO ROAD

8th ELECTION DISTRICT TAX MAP - 40

CARROLL COUNTY, MARYLAND GRID - 2 PARCEL - 527

DATE	REVISIONS	BY

Surveyed By
DCI

Computed By
RLS

Drawn By
REZ

Checked By
RLS

Drawing No.
XX-XXX-XXX

PROFESSIONAL CERTIFICATION:

DATE: 5/15/2025

Richard Sobbott, PE, RLS
2202 Hampstead Mexico Road
Westminster, Maryland 21157
Phone: (410-300-6550)

Date: 5/15/2025

Scale: AS SHOWN

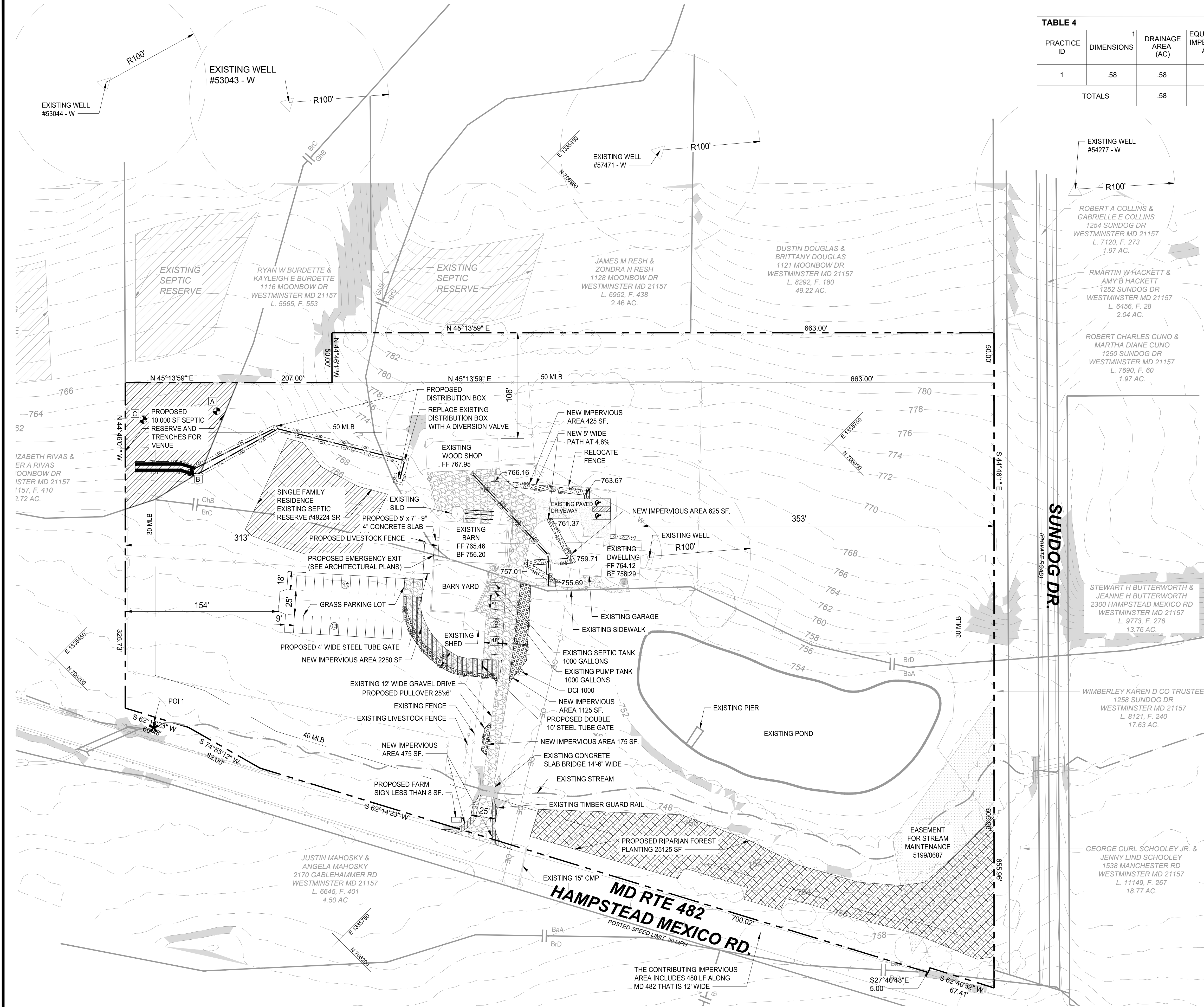
SHEET NO.

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S-25-0008

OWNER/ DEVELOPER

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MAP UNIT SYMBOL	MAP UNIT NAME	AREA IN AOI	PERCENT IN AOI
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	14.5	34.5%
BrC	BRINKLOW CHANNERY LOAM, 3 TO 8 PERCENT SLOPES	0.0	0.0%
GhB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	2.6	6.3%

NOTE:
NO EROSION AND SEDIMENT CONTROLS WILL BE PROVIDED. ALL WORK AREAS SHALL BE STABILIZED AT THE END OF THE DAY.

SITE DATA
LOD CURRENT PROJECT 4700 SF
LOD 2013 TO 2025 8800 SF
CUT 400 CY CURRENT PROJECT
FILL 400 CY CURRENT PROJECT

FACILITY DESIGN SUMMARY TABLE											IS FACILITY USED FOR 10-100-YEAR QUANTITY CONTROL? (Y/N)	NOTES
PRACTICE ID	DIMENSIONS ¹	DRAINAGE AREA (AC)	EQUIVALENT IMPERVIOUS AREA (AC)	ESD ^v VOLUME REQUIRED, (cf)	STORAGE ³ VOLUME PROVIDED, ESD, (cf)	TREATMENT VOLUME CREDITED, ESD, (cf)	RECHARGE ⁵ VOLUME PROVIDED, (cf)	TARGET PE (in)	PE PROVIDED (in)			
1	.58	.58	.58	2984	2984	2984	2984	1.5	1.5			RIPARIAN FOREST PLANTING
TOTALS		.58	.58	2984	2984	2984	2984					

NOTES:
PE (EAP) VALUES ARE DERIVED FROM ACCOUNTING FOR STORMWATER WASTELoad ALLOCATIONS AND IMPERVIOUS ACRES TREATED. GUIDANCE FOR NPDES STORMWATER PERMITS, DATED 12/21, BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. REFER TO TABLE 11 PE=1.5 FOR RIPARIAN FOREST PLANTING ESDV REQUIRED BASED ON IMPERVIOUS AREA 0.12 AC (5225 SF) PERCENT IMPERVIOUS OF 100%, Rv = 0.95 AND P6 OF 2.2 (C SOIL)

$ESD_v = (P_2 \cdot R_v \cdot A) / 12$
I = IMPERVIOUS AREA / DRAINAGE AREA
 $P_2 = ESD_v \cdot 12 / R_v \cdot A$
 $R_v = 0.05 + 0.009 \cdot I$
 $Re_p = (S \cdot R_v \cdot A) / 12$
S = SOIL SPECIFIC RECHARGE FACTOR 0.13 B SOIL

UNIFIED SIZING CHART						NOTES
REQUIREMENT	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)		
P O I 1	Q ₁₀ (POI 1)	N/A	N/A	87.87	87.87	NO INCREASE IN Q ₁₀ ANTICIPATED
	Q ₁₀₀ (POI 1)	N/A	N/A	213.66	213.66	NO INCREASE IN Q ₁₀₀ ANTICIPATED

*5225 OF GRASS IS CONVERTED TO IMPERVIOUS AREA AND 25125 SF OF MEADOW IN CONVERTED TO WOODS. THE WEIGHT PRE-CONSTRUCTION RCN FOR THESE TWO AREAS ON C SOIL IS XX AND THE WEIGHTED POST - CONSTRUCTION RCN IS XX SO THERE IS NO INCREASE IN THE RCN. IF THERE IS NO CHARGE IN THE RCN THERE IS NO AFFECT ON Qp AND Qf.

SITE ESDv & Rev REQUIREMENTS			
	REQ. (cf)	PRO. (cf)	NOTES
ESDv	910	2984	
Rev	113	2984	

SITE IMPERVIOUS AREA REQUIRING TREATMENT (IART)			SF	AC	1
A	TOTAL LIMIT OF DISTURBANCE (LOD) ²		8800	0.20	
B	LIMIT OF DISTURBANCE AREA EXCLUDED FROM SSA ³		3575	0.08	
C	STORMWATER STUDY AREA (SSA) = (A - B) ⁴		5225	0.12	
D	EX. IMP. AREA TREATED BY EXISTING WATER QUALITY FACILITY IMPACTED BY WORK		0	0	
E	EXISTING IMPERVIOUS AREA WITHIN SSA		0	0	
F	PROPOSED IMPERVIOUS AREA WITHIN SSA		5225	0.12	
G	NEW IMPERVIOUS AREA = (F - E) IF REDEVELOPMENT, ELSE = F		5225	0.12	
H	REDEVELOPMENT IMPERVIOUS AREA = [0.5x(E-D)] IF REDEVELOPMENT, ELSE = 0		0	0	
I	TOTAL IMPERVIOUS AREA TO TREAT [D + G + H]		5225	0.12	
J	TOTAL IMPERVIOUS AREA TREATED BY SWM ⁵		5760	0.13	
K	VARIANCE/WAIVER - FEE-IN-LIEU PAID FOR UNTREATED IMPERVIOUS AREA		0	0	
M	TOTAL IMPERVIOUS AREA ACCOUNTED (J + K)		5225	0.12	

- WATERSHED NAME: PATAPSCO RIVER (021309)
- NOTES
1. ROUND ACRES TO NO MORE THAN 2 PLACES AFTER THE DECIMAL POINT.
 2. LOD AREA COVERS ALL EARTH DISTURBANCE ACTIVITIES. THE ACTUAL LOD ASSOCIATED WITH THIS PROJECT IS 4700 SF BUT THE COUNTY REQUESTED WE INCLUDE ALL EARTH DISTURBANCE BETWEEN 2013 AND 2025 THAT INCREASED THE IMPERVIOUS AREA. SO UNDER THIS CRITERIA THE LOD IS 8800 SF. THE LOD ASSOCIATED WITH ANY IMPERVIOUS AREA REMOVALS WAS NOT TRACKED SINCE THE IMPERVIOUS AREA IS LESS THAN 4% OF THE SITE AND NO REMOVAL CREDIT IS ALLOWED.
 3. INCLUDES AREAS RETURNED TO EXISTING GROUND COVER ASSOCIATED WITH UTILITY INSTALLATION ETC. SUBJECT TO QUALITATIVE WAIVER.
 4. SSA (STORMWATER STUDY AREA) IS THE AREA USED IN COMPUTING THE SWM REQUIREMENT. IT IS TYPICALLY SAME AS THE LOD, HOWEVER MAY BE REDUCED FROM THE LOD WHERE PORTIONS OF THE LOD ARE SUBJECT TO A WAIVER OF SWM REQUIREMENTS SUCH AS UTILITY CONNECTIONS OR TEMPORARY STOCKPILE AREAS. FOR THE PURPOSES OF THIS PROJECT THE SSA WAS SET EQUAL TO THE IMPERVIOUS AREA. THEREFORE THE PERCENT IMPERVIOUS IS 100% AND Rv IS 0.95. THIS SHORT CUT METHOD OF CALCULATING THE ESDv IS THE MOST CONSERVATIVE APPROACH FOR CALCULATING THE ESDv AS DETAILED TECHNICAL MEMORANDUM #10 (JULY 2018).
 5. 480 FT OF MD 482 DRAIN TO THE FOREST PLANTING AREA. THE CONTRIBUTING IMPERVIOUS AREA IS 12' LANE * 480 = 5760 SF.

TREE PLANTING REQUIREMENTS		
AREA TO PLANTED (SF)	NUMBER OF TREES REQUIRED(100 TREES / AC)	NUMBER TREES PLATED WITHIN THE LAST 13 YEARS
25125	58	80

STORMWATER PLAN
COWABUNGA FARM
2202 HAMPSTEAD MEXICO ROAD

8th ELECTION DISTRICT
TAX MAP - 40

CARROLL COUNTY, MARYLAND
GRID - 2
PARCEL - 527

DATE	REVISIONS	BY

Surveyed By
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RLS

Drawn By
REZ

Checked By
RLS

Drawing No.
XX-XXX-XXX

PROFESSIONAL CERTIFICATION

SEAL

DATE

Richard Sabbott, PE, RLS
2202 Hampstead Mexico Road
Westminster, Maryland 21157
Phone: (410) 300-6350

Date: 5/15/2025
Scale: 1" = 50'

SHEET NO.
4 OF 9

S-25-0008

LEGEND

STREAM

SOILS TYPE

EXISTING WOODS

EXISTING ASPHALT OR CONCRETE SURFACE

EXISTING GRAVEL SURFACE

PROPOSED #7 STONE SIDEWALK

PROPOSED GAB STONE PAVING

SEPTIC RESERVE AREA

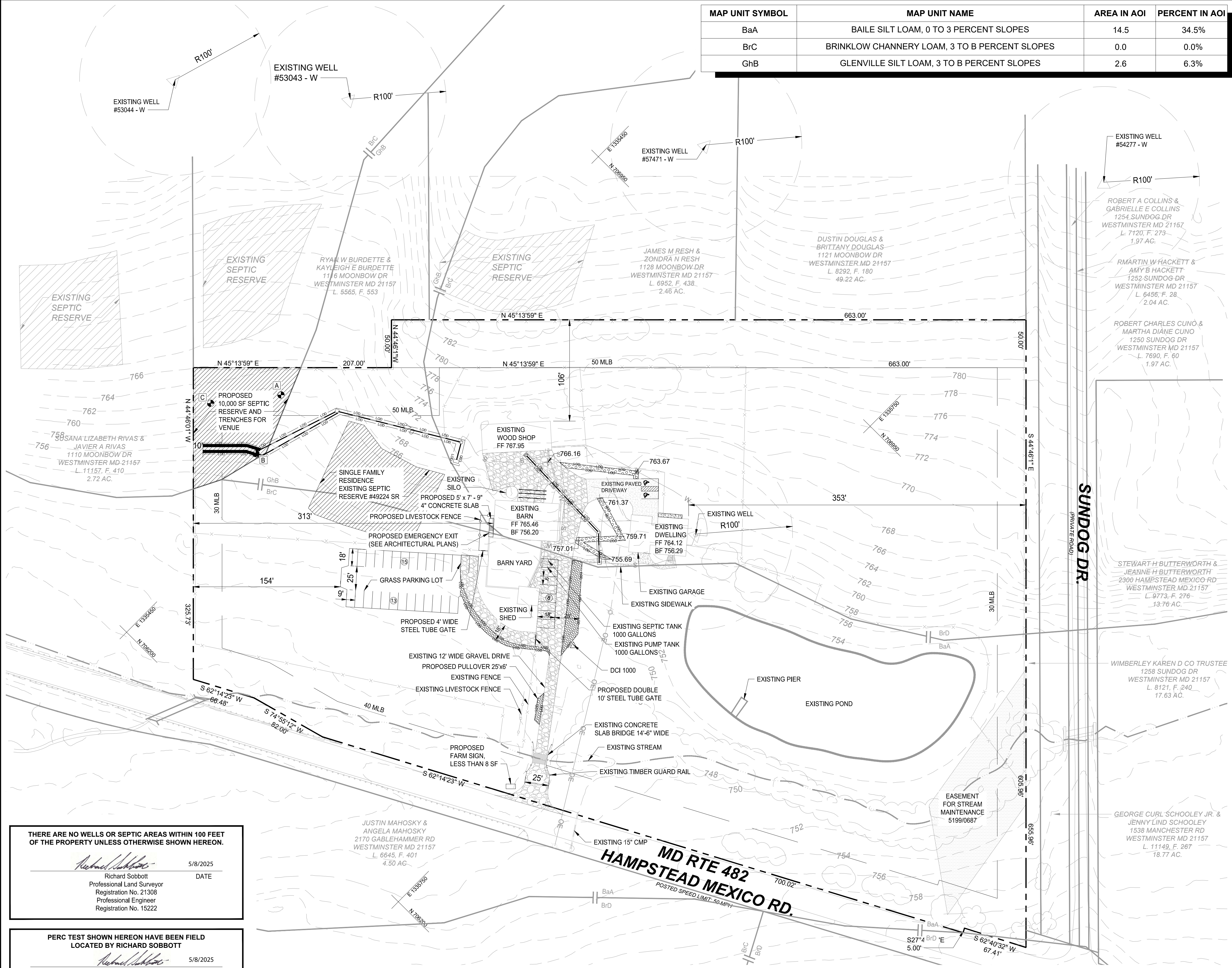
SLOPE EXCEEDS 25%

EXISTING IMPERVIOUS AREA ADDED 2013-2024. NO CREDIT TAKEN FOR REMOVALS

RIPARIAN FOREST PLANTING

OWNER/ DEVELOPER

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GENERAL NOTES

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- TAX MAP: 40 - GRID: 2 - PARCEL: 527
- THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF GIS & FIELD RUN, DATED 1-15-25 AND PREPARED BY DCI.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER/SURVEYOR OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF THE APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE ZONING ADMINISTRATOR, OR AN APPOINTED DESIGNEE.
- LIMITS OF DISTURBANCE IS LESS THAN 40,000 SQ. FT; THEREFORE, EXEMPT FROM FOREST CONSERVATION.
- BOARD OF ZONING APPEALS CASE NUMBER: # 6529, DATED NOVEMBER 14, 2024.

*** THE BOARD APPROVED THE CONDITIONAL USE REQUESTED BY THE APPLICANT FOR A BANQUET FACILITY.**
THE BOARD PUT A FEW CONDITIONS ON THE APPROVAL:

- THE MUSIC END BY 10:00
 - THE CAPACITY AT EVENTS MUST BE 100 PEOPLE OR LESS
 - A MAXIMUM OF TWELVE (12) EVENTS PER YEAR
14. THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1981) AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS PROVIDED BY THE NATIONAL GEODETIC SURVEY:
- | DESIGNATION | NORTH (FT) | EAST (FT) | ELEV. |
|-------------|------------|-------------|---------|
| SHA CHR2 | 707477.247 | 1340392.121 | 831.267 |
| DCI 1000 | 706369.524 | 1335490.78 | 746.61 |
15. THERE ARE EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE. THESE WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT.
16. THE SITE IS OVER A 4,200' FROM THE NEAREST PRODUCTION WELL.
17. NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT OF WAY.
18. UNDERGROUND TANK NOTE: THERE ARE NO KNOWN UNDERGROUND TANKS, BUT IF ANY UNDERGROUND TANKS ARE ENCOUNTERED ON SITE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT. THE CONTRACTOR SHALL REMOVE THE TANKS IN ACCORDANCE WITH MDE PROCEDURES.
19. A SHA ACCESS PERMIT IS REQUIRED FOR THE MD 482 ENTRANCE CHANGE OF USE.

PERCOLATION TEST PLAN NOTES:

- THERE ARE NO OTHER WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY OTHER THAN SHOWN.
- IF GRAVITY FLOW TO SEWAGE DISPOSAL, AREA CANNOT BE ENSURED, A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED.
- THIS SEPTIC RESERVE IS FOR A CHANGE OF USE FOR THE EXISTING BARN AND WOOD SHOP AS A SEASONAL BANQUET FACILITY FOR UP TO 100 PEOPLE TWELVE TIMES A YEAR. THE BARN HAS ONE MALE AND ONE FEMALE BATHROOMS AND THE WOOD SHOP AS ONE ADA ACCESSIBLE BATHROOM. THE EXISTING HOUSE SEPTIC RESERVE WAS DESIGNED FOR A 3 BEDROOM HOUSE. THE EXPECTED DESIGN FLOW FOR THE VENUE IS 5 GALLONS PER PERSON PER DAY OR 500 GALLONS PER DAY. THE DESIGN RESIDENTIAL FLOW FOR THE 3 BEDROOM WAS 150 GALLONS PER BEDROOM OR 450 GALLONS PER DAY. A 4" BULL RUN PVC DIVERSION VALVE LOCATED AS SHOWN WILL BE USED TO DIVERT FLOW TO THE NEW SEPTIC RESERVE DURING THE TWELVE BARN EVENTS. IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEM IN ACCORDANCE WITH COMAR 26.04.02.04F (EFFECTIVE 11/18/85). THE EXISTING 1000 GALLON SEPTIC TANK TOP SEAM CONCRETE TANK AND 1000 GALLON PUMP TOP SEAM CONCRETE TANK WILL BE USED FOR BOTH THE RESIDENCE AND THE VENUE. THE BATHROOMS IN THE BARN ARE ALREADY CONNECTED TO THE SEPTIC TANK. THE NEW ADA BATHROOM IN THE WOOD SHOP WILL ALSO BE CONNECTED TO THE SEPTIC TANK SHOWN.
- A PERCOLATION TEST IS ONLY ONE OF THE CRITERIA USED IN CONSIDERING A LOT FOR INSTALLATION OF A SEPTIC SYSTEM. ADDITIONAL TESTING CAN BE REQUIRED AND MAY BE SUBJECT TO SCHEDULING DURING THE WET WEATHER PERIOD. THE ENTIRE LOT IS EVALUATED WHEN APPLICATION FOR A SEPTIC PERMIT IS MADE. ADJOINING PROPERTY HISTORY PERCOLATION TEST METHODOLOGY, ADJOINING WELLS AND SEPTIC SYSTEMS, PROPOSED NUMBER OF BEDROOMS, HISTORY OF FALLING SEPTIC SYSTEMS AND WELLS, DESIGN, SOIL AND GEOLOGICAL CONDITIONS, AND TOPOGRAPHY IN THE IMMEDIATE AREA ARE THEN USED TO DETERMINE IF THE LOT IS SUITABLE FOR THE UNDERGROUND DISPOSAL OF SEWAGE. ISSUANCE OF A SEPTIC SYSTEM PERMIT CONSTITUTE LOT APPROVAL BY THE HEALTH DEPARTMENT.

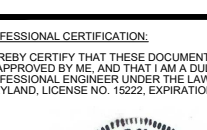
**PERK PLAN
COWABUNGA FARM
2202 HAMPSTEAD MEXICO ROAD**

8th ELECTION DISTRICT
TAX MAP - 40

CARROLL COUNTY, MARYLAND
GRID - 2 PARCEL - 527

DATE REVISIONS BY

Surveyed By
DCI
Computed By
RLS
Drawn By
REZ
Checked By
RLS
Drawing No.
XX-XXX-XXX



Richard Sobott, PE, RLS
2202 Hampstead Mexico Road
Westminister, Maryland 21157
Phone: (410-300-6350)

Date: 5/15/2025

Scale: 1" = 50'

SHEET NO.

5 OF 9

S-25-0008

**MD RTE 482
HAMPSTEAD MEXICO RD.**

PERC TEST RESULTS

TEST NO.	TEST TYPE	PERCOLATION RATE (TIME TO DROP 1")	PERCOLATION RATE	COMMENTS	DATE	SAN.
1 (A)	MTF	23 MIN AT 7 FT	>2 MIN AT 12 FT	N/A	4/15/25	ND
2 (B)	MTF	21 MIN AT 7 FT	>2 MIN AT 11 FT	GROUND WATER AT 11 FT	4/15/25	ND
3 (C)	MTF	27 MIN AT 7 FT	>2 MIN AT 13 FT	N/A	4/15/25	ND

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

Richard Sobott

5/8/2025

DATE

Richard Sobott
Professional Land Surveyor
Registration No. 21308
Professional Engineer
Registration No. 15222

PERC TEST SHOWN HEREON HAVE BEEN FIELD LOCATED BY RICHARD SOBBOTT

Richard Sobott

5/8/2025

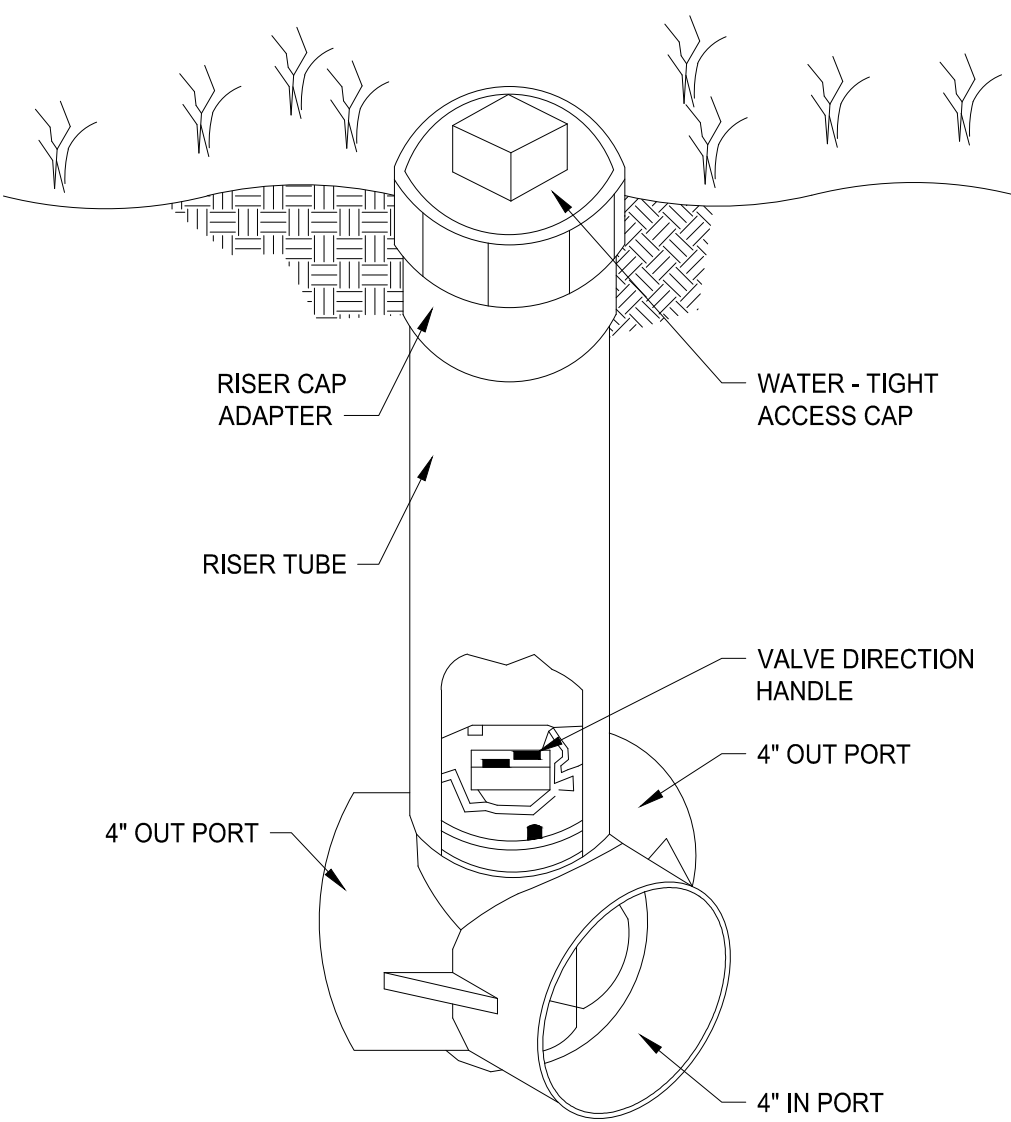
DATE

Richard Sobott
Professional Land Surveyor
Registration No. 21308
Professional Engineer
Registration No. 15222

THE SAID PERC TEST WERE OBSERVED BY Nick Doyle OF THE CARROLL COUNTY HEALTH DEPARTMENT AND THE RESULTS OF THE SAME ARE SHOWN HEREON.







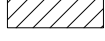
CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY: _____ DATE: _____



DIVERSION VALVE

LEGEND

	STREAM		SANITARY LINE
	SOILS TYPE		WATER LINE
	EXISTING WOODS		ELECTRICAL LINE
	SEPTIC RESERVE AREA		

OWNER/ DEVELOPER

Richard Sobbott and Brenda Sobbott
2202 Hampstead Mexico Road
Westminster, MD 21157
Phone: 410 - 300 - 6530

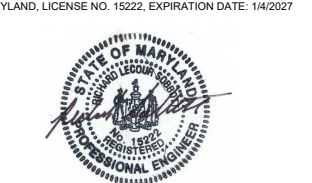
GRADING/UTILITY PLAN
COWABUNGA FARM
2202 HAMPSTEAD MEXICO ROAD

8th ELECTION DISTRICT
TAX MAP - 40

CARROLL COUNTY, MARYLAND
GRID - 2 PARCEL - 527

DATE	REVISIONS	BY

PERSONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA.



Date: 5/15/2025

Scale: 1" = 20'

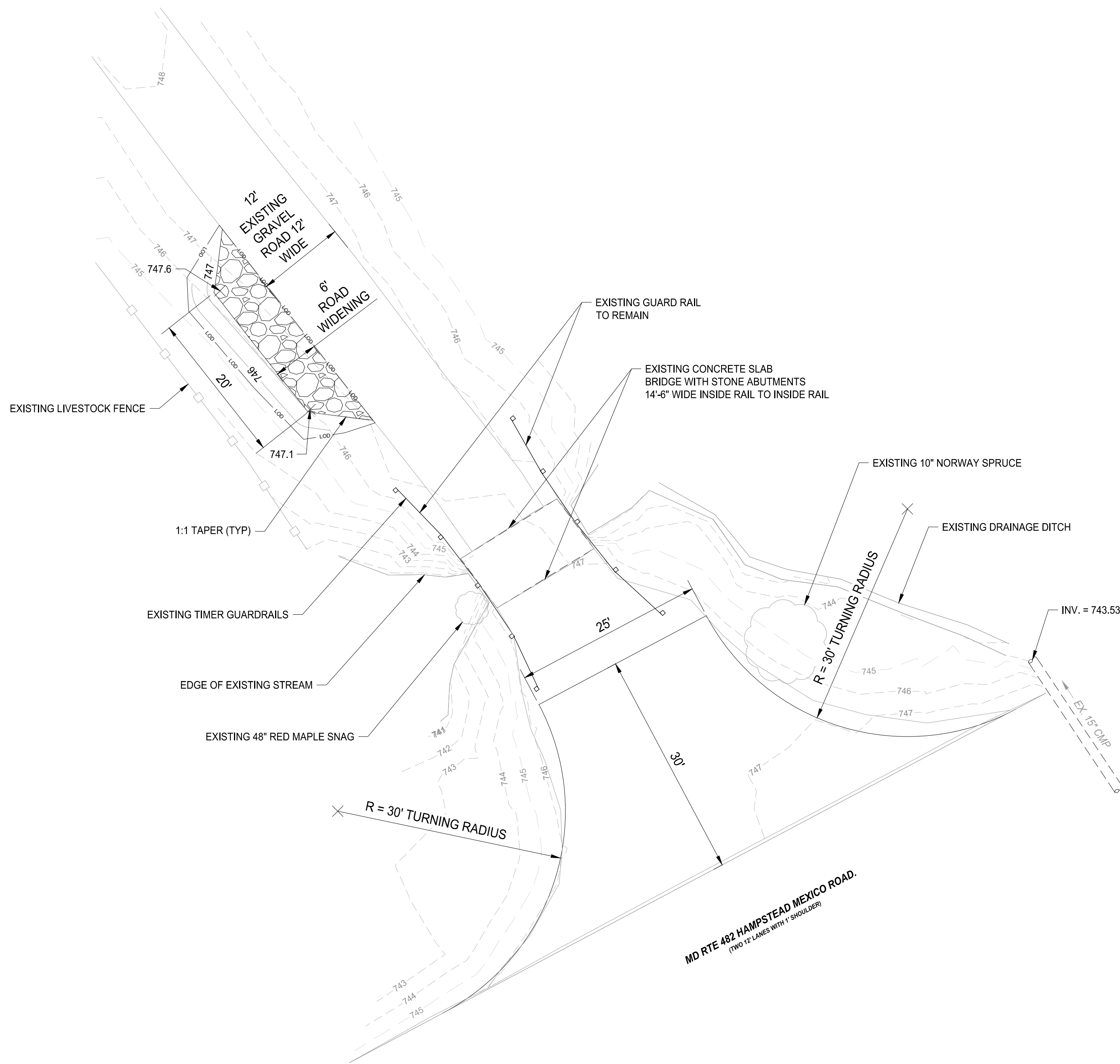
SHEET NO.

6 OF 9

S-25-0008

S-25-0008

GRID NORTH
MARYLAND COORDINATE
SYSTEM (NAD 83/91)



1 ENTRANCE PLAN
SCALE: 1" = 10'

DRIVE WAY ENTRANCE PLAN
COWABUNGA FARM
2202 HAMPSTEAD MEXICO ROAD

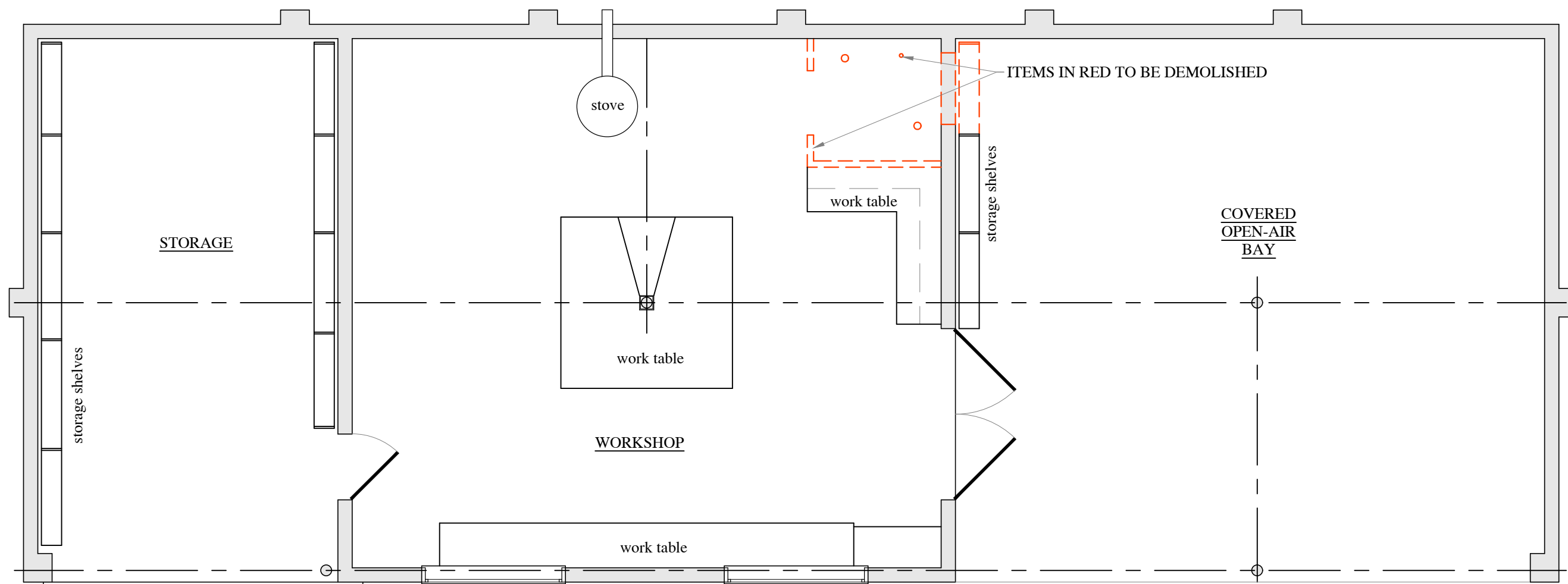
8th ELECTION DISTRICT TAX MAP - 40 CARROLL COUNTY, MARYLAND
GRID - 2 PARCEL - 527

DATE	REVISIONS	BY

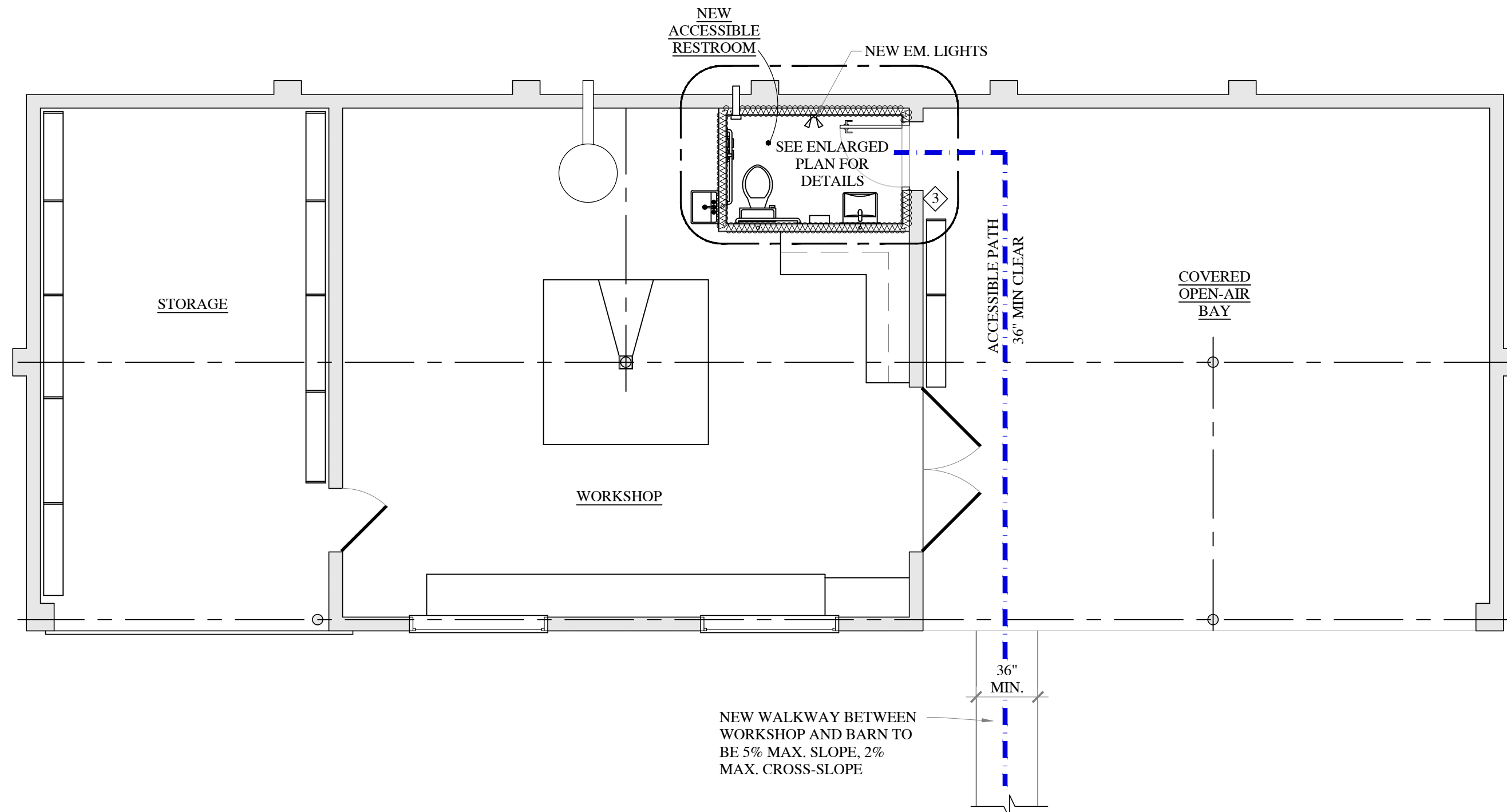
Surveyed By DCI	<div>PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE JOBS OF THE STATE OF MARYLAND, LICENSE NO. 10222, EXPIRATION DATE: 12/2027</div> <div>STATE OF MARYLAND DEPARTMENT OF THE GENERAL LANDS SURVEYOR</div>
Computed By RLS	
Drawn By REZ	
Checked By RLS	
Drawing No. XX-XXX-XXX	
DATE 5/15/2025	

Richard Sobott, PE, RLS
2202 Hampstead Mexico Road
Westminster, Maryland 21157
Phone: (410-300-6350)

Date: 5/15/2025 Scale: AS NOTED
SHEET NO. 8 OF 9
S-25-0008

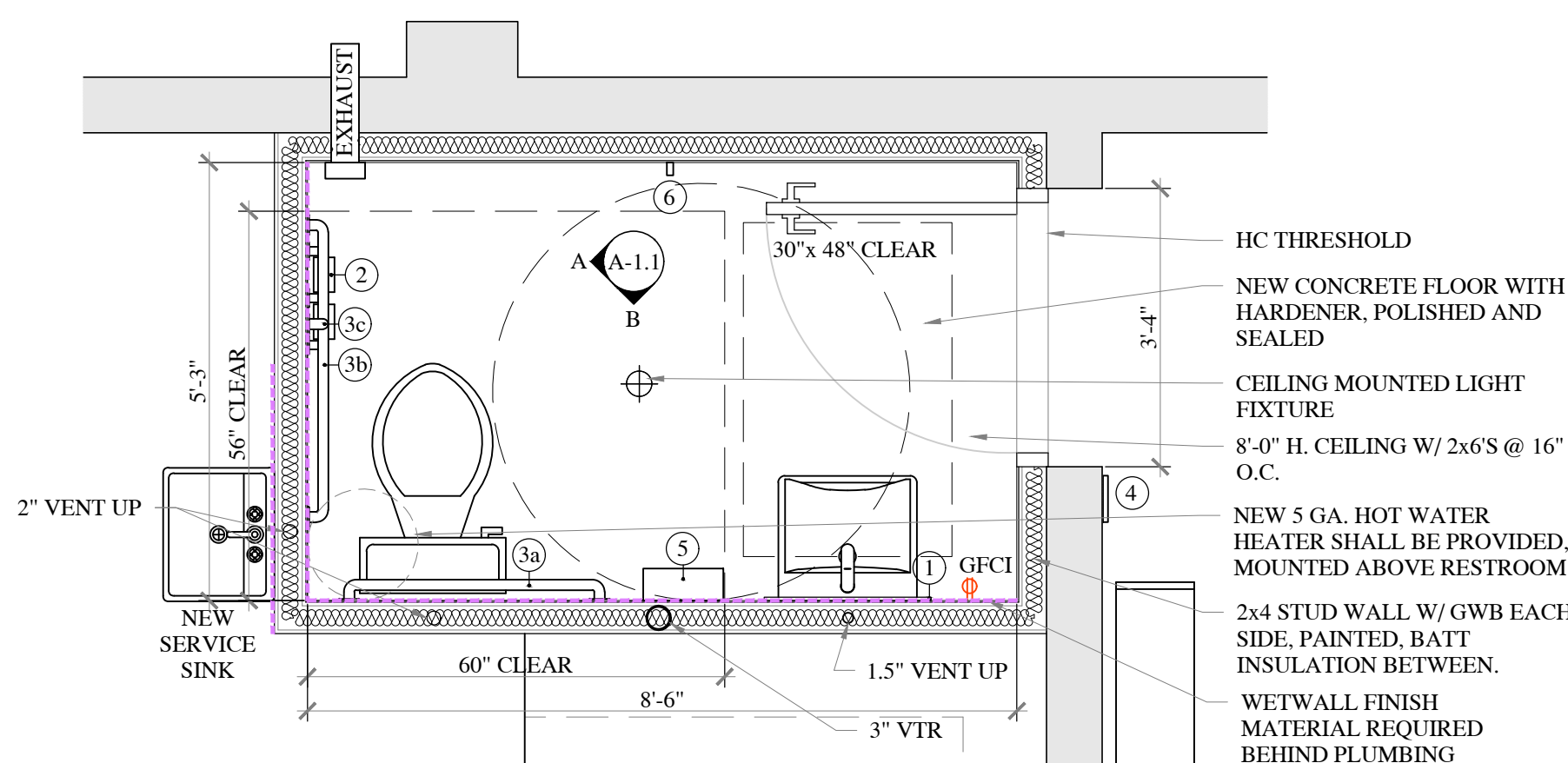


1
A-1.1 DEMOLITION PLAN - WORKSHOP
SCALE: 3/16"=1'-0"

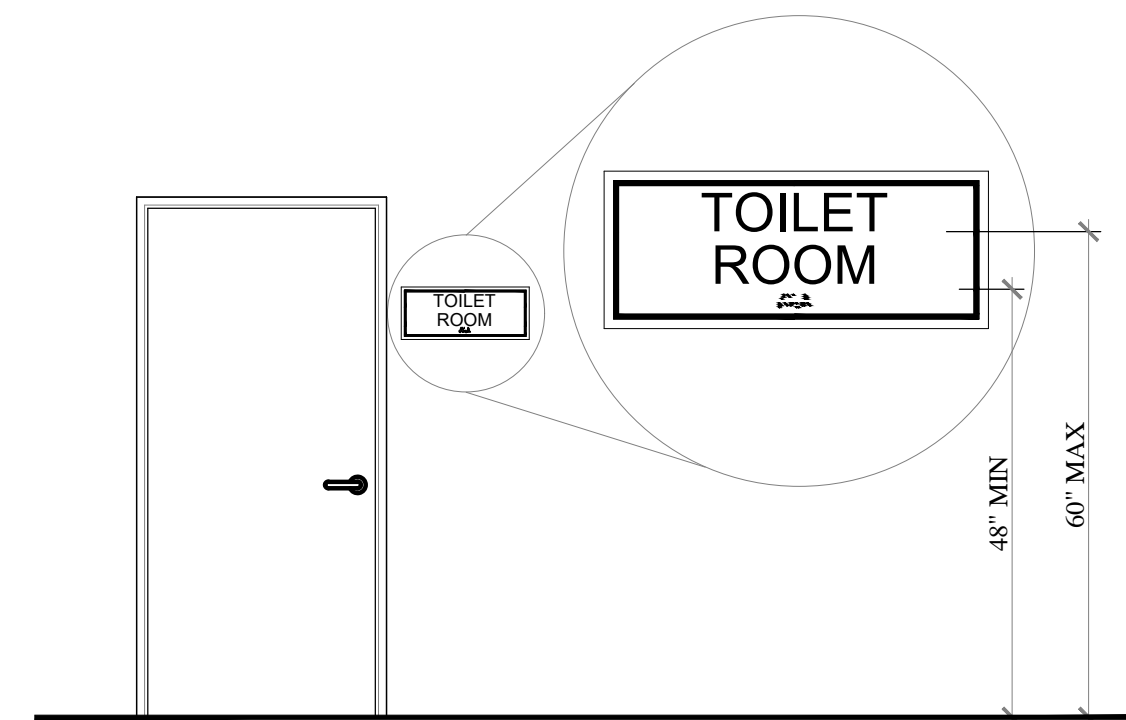


2
A-1.1 PROPOSED PLAN - WORKSHOP
SCALE: 3/16"=1'-0"

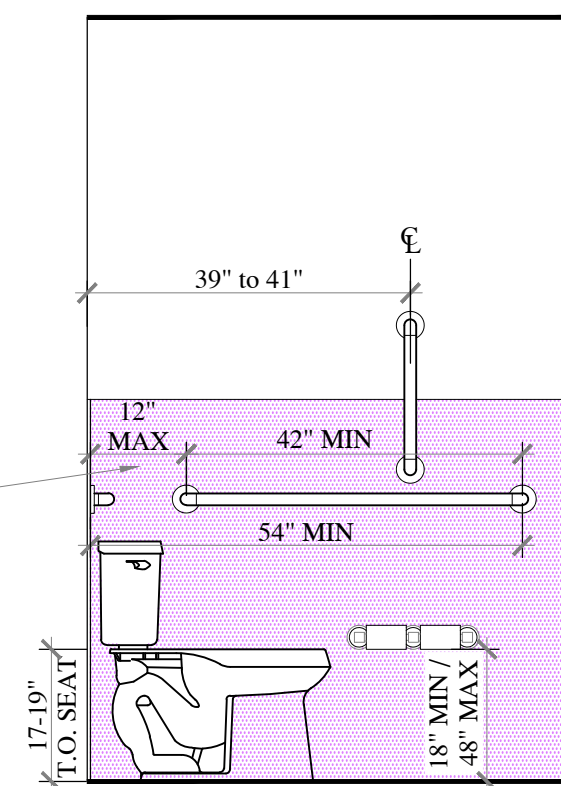
RESTROOM ACCESSORIES	
1	MIRROR
2	SURFACE MOUNTED TOILET PAPER DISPENSER
3	GRAB BARS B-6806 SERIES, MANUFACTURED BY BOBRICK. 3a - 36" B-5806 x 36 3b - 42" B-5806 x 42 3c - 18" B-5806 x 18
4	ACCESSIBLE RESTROOM SIGNAGE
5	PAPER TOWEL DISPENSER
6	HAT AND COAT HOOK
TOILET ROOM NOTES	
1.	ALL DIMENSIONS MUST BE VERIFIED AND CHECKED ON JOB SITE BEFORE MANUFACTURING MILLWORK.
2.	INSTALL CERAMIC TILE OR FRP 4'-0" MIN. HIGH ON PLUMBING WALLS.
3.	ALL FINAL FINISHES AND ACCESSORIES TO BE CHECKED AND VERIFIED WITH OWNER AND SHOP DRAWINGS.
4.	INSULATE ALL EXPOSED PIPING BELOW LAVATORY AS PER ADA REQUIREMENTS.
5.	PROVIDE 2x6 BACKER BOARDS AT ALL GRAB BARS.
6.	ANSI 304.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306.
7.	A NEW DRAIN WILL CONNECT TO THE NEW SEPTIC SYSTEM.



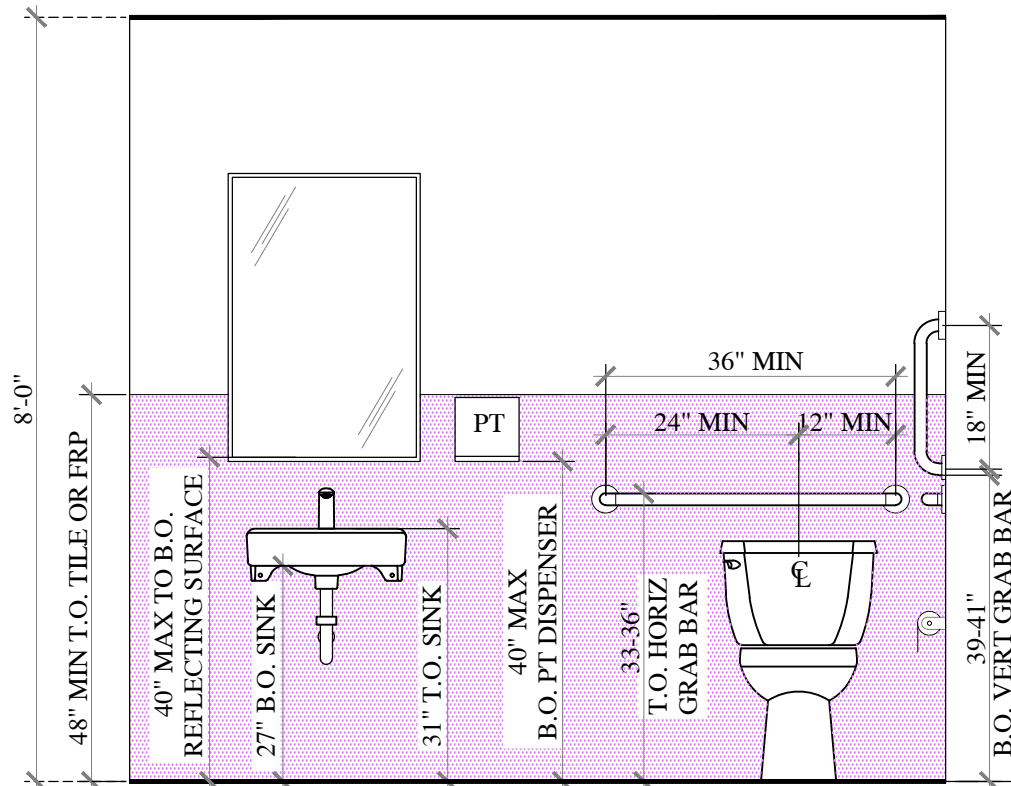
3
A-1.1 ENLARGED RESTROOM PLAN
SCALE: 1/2"=1'-0"



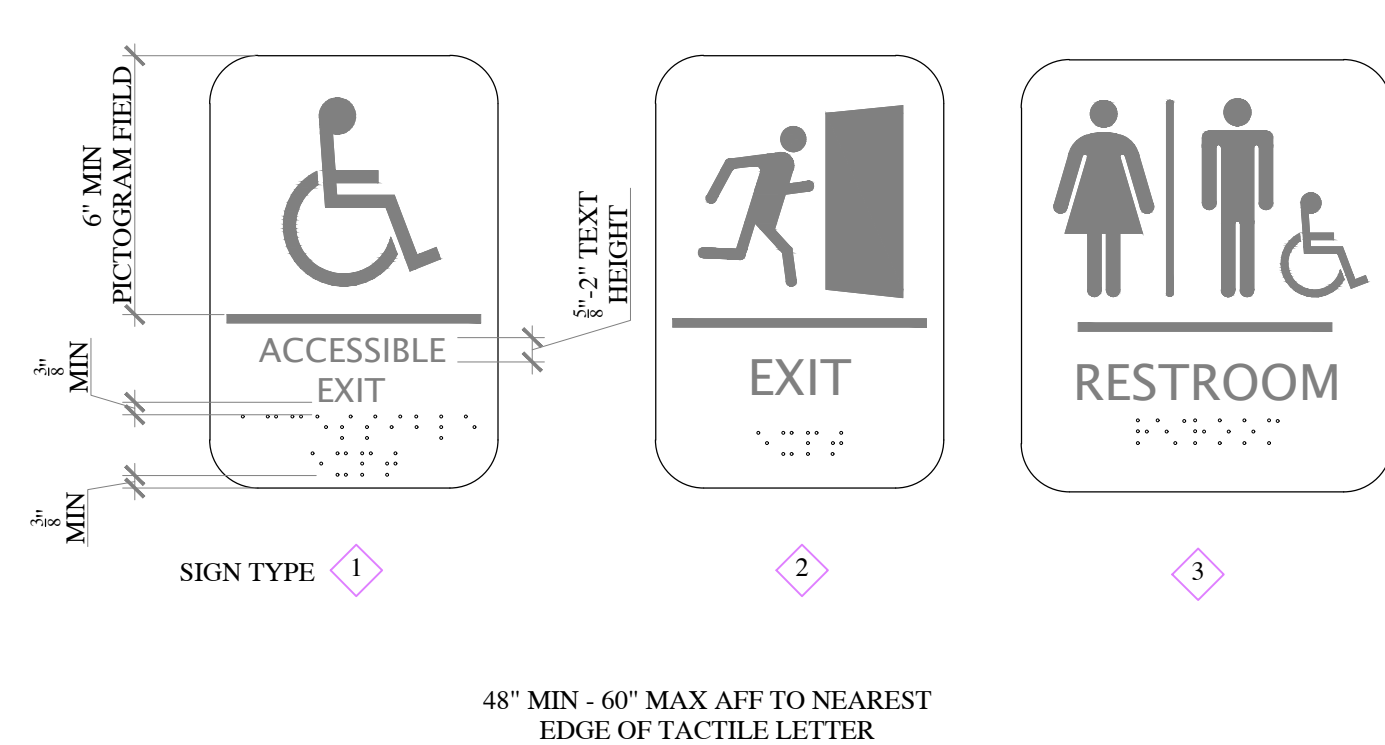
4
A-1.1 SIGN LOCATION
SCALE: 1/2"=1'-0"



ELEVATION - A
SCALE: 1/2"=1'-0"



ELEVATION - B
SCALE: 1/2"=1'-0"



5
A-1.1 SIGN TYPES
SCALE: 3"=1'-0"

IBC 1209.2.2 WALLS AND PARTITIONS: WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR