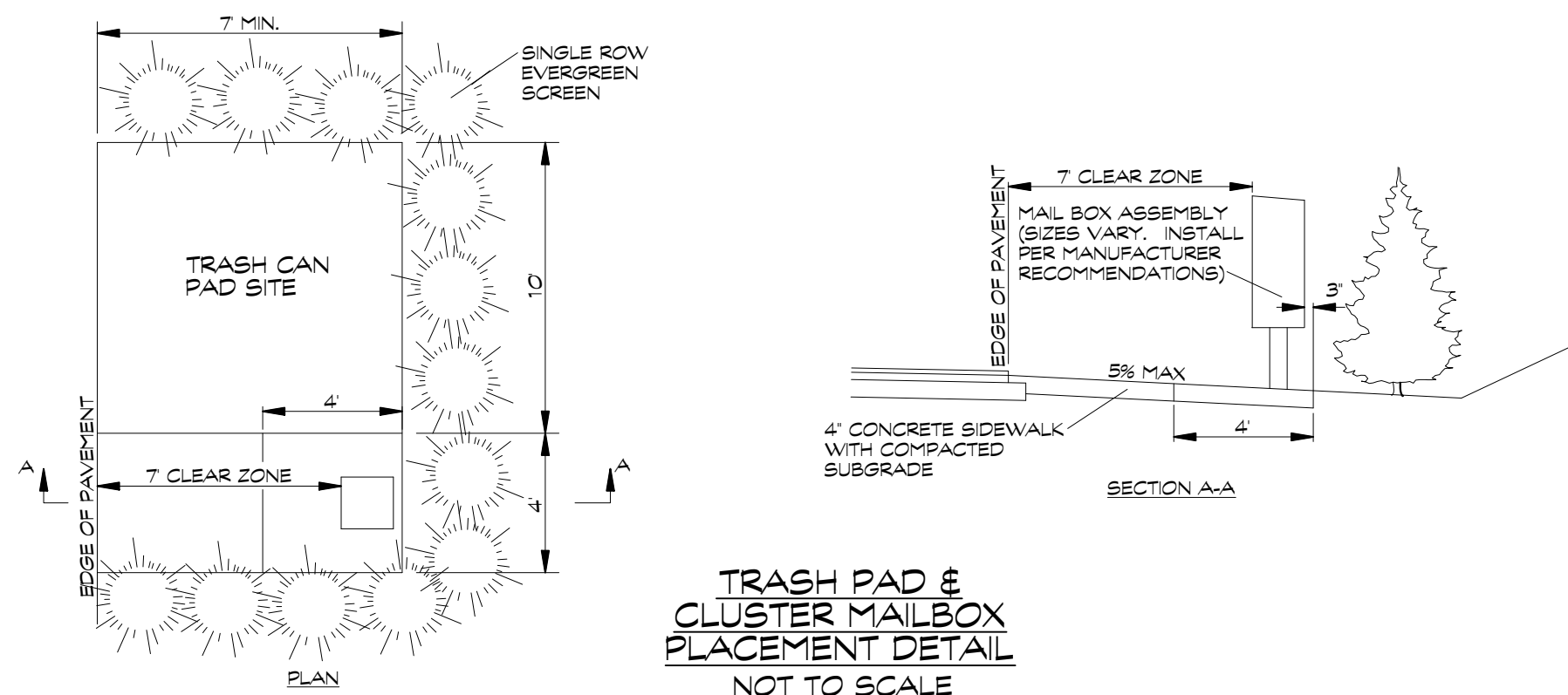




Test #	Test Type	Percolation Rate		Percolation Rate		Comments	Date	Test #	San.
1	DT	28 min.	at 2 ft.	5 min.	at 5 ft.	>2min at 9ft	08/21/25	1	RA
2	OH					>50% rock @ 5 feet	08/21/25	2	RA
3	DT	3 min.	at 2 ft.	6 min.	at 5 ft.	>2min at 9ft	08/21/25	3	RA
4	DT	3 min.	at 2 ft.	28 min.	at 9 ft.	>2min at 13ft	08/21/25	4	RA
5	DNE					Did not excavate	08/21/25	5	RA
6	DNE					Did not excavate	08/21/25	6	RA
7	DT	5 min.	at 2 ft.	16 min.	at 7 ft.	>2min at 11ft	08/21/25	7	RA
8	TZ					>2min at 11ft	08/21/25	8	RA
9	OH					Water at 12ft	08/21/25	9	RA
10	TZ					>2min at 10ft	08/21/25	10	AA
11	DT	4 min.	at 2 ft.	3 min.	at 5 ft.	>2min at 9ft	08/21/25	11	AA
12	OH					Suitable soil to 8ft	08/21/25	12	AA
13	DT	3 min.	at 2 ft.	10 min.	at 6 ft.	>2min at 10ft	08/21/25	13	AA
14	TZ					>2min at 10ft	08/21/25	14	AA
14	TF	12 min.	at 2 ft.			Title Field test	12/02/25	14	AA, NPD
15	DT	4 min.	at 4 ft.	3 min.	at 6 ft.	>2min at 10ft	08/21/25	15	AA
16	DT	3 min.	at 3 ft.	2 min.	at 8 ft.	>2min at 12ft	08/21/25	16	AA
17	TZ					>2min at 10ft	08/21/25	17	AA
18	DT	5 min.	at 3 ft.	2 min.	at 8 ft.	>2min at 12ft	08/21/25	18	AA
19	TZ					>2min at 13ft	08/21/25	19	AA
20	DT	3 min.	at 3 ft.	3 min.	at 9 ft.	>2min at 13ft	08/21/25	20	AA
21	DT	6 min.	at 3 ft.	13 min.	at 9 ft.	>2min at 13ft	08/21/25	21	AA
22	DT	3 min.	at 2 ft.	6 min.	at 9 ft.	>2min at 13ft	08/21/25	22	AA
23	DT	3 min.	at 2 ft.	4 min.	at 9 ft.	>2min at 13ft	08/21/25	23	RA
24	TZ					>2min at 13ft	08/21/25	24	RA
25	DT	2 min.	at 2 ft.	5 min.	at 7 ft.	>2min at 11ft	08/21/25	25	RA
26	TZ					>2min at 13ft	08/21/25	26	RA
27	DT	2 min.	at 2 ft.	8 min.	at 9 ft.	>2min at 13ft	08/21/25	27	RA
28	TZ					>2min at 9ft	08/21/25	28	RA
29	DT	4 min.	at 2 ft.	2 min.	at 5 ft.	>2min at 9ft	08/21/25	29	AA
30	DT	3 min.	at 2 ft.	2 min.	at 5 ft.	>2min at 9ft	08/21/25	30	AA
29	TF	5 min.	at 2 ft.			Title Field test	12/02/25	29	AA, NPD
30	TF	5 min.	at 2 ft.			Title Field test	12/02/25	30	AA, NPD
31	TF	5 min.	at 2 ft.			Title Field test	12/02/25	31	AA, NPD
32	TF	12 min.	at 2 ft.			Title Field test	12/02/25	32	AA, NPD
33	DT	6 min.	at 4 ft.	6 min.	at 6 ft.	>2min at 10ft	12/02/25	33	AA, NPD
34	DT	2 min.	at 2 ft.	3 min.	at 5 ft.	>2 min at 9ft	12/02/25	34	AA, NPD

NOTE:
IF GRAVITY FLOW TO THE SEWAGE DISPOSAL AREA
CANNOT BE ENSURED, A PUMPED SEWAGE DISPOSAL
SYSTEM WILL BE REQUIRED.

NOTE:
FOR CONSTRUCTION OF A DWELLING (OR OTHER FACILITIES),
EXCEEDING A FOUR BEDROOM HOUSE 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 1/1/85)

NOTE:

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 FLOODING, SEPTIC SYSTEMS AND WELLS, DESIGN, SOIL, AND GEOLOGICAL CONDITIONS, AND SURFACE DRAINAGE OF 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 CONSTITUTES LOT APPROVAL BY THE HEALTH DEPARTMENT.

A LICENSED MARYLAND SURVEYOR EITHER PERSONALLY PREPARED THIS WELL & SEPTIC PLAN, OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, IN COMPLIANCE WITH THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.
(COMAR 09.13.06.10, .11, AND .12)

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

Javier Morales Roldan
Professional Land Surveyor No. 21885
License Expires on August 9, 2027

DATE _____

PERC TESTS SHOWN HEREON HAVE BEEN FIELD
LOCATED BY CARROLL LAND SERVICES, INC.

Javier Morales Roldan
Professional Land Surveyor No. 21885
License Expires on August 9, 2027

DATE _____

THE SAID PERC TESTS WERE OBSERVED BY A. ARNETT & R. ASH
OF THE CARROLL COUNTY HEALTH DEPARTMENT AND THE RESULTS OF THE
SAME ARE SHOWN HEREON.



1. ZONING DISTRICT(S):
R-20,000; S. 1089± ACS
CONSERVATION: 16.5728± ACS
2. SOIL CLASSIFICATION: NRCS SOIL DATA
3. NUMBER OF BUILDING SITES: 8
4. TOTAL AREA OF LOTS: 25.6828 ACS±
5. TOTAL AREA: 25.6828ACS±
6. BREAKDOWN OF DWELLING UNITS BY TYPE: 8 - SINGLE FAMILY

GENERAL NOTES

1. CURRENT TITLE REFERENCE
OWNER: OBERCHT LLC
DEED REFERENCE: LIBER 114220, FOLIO 14-6
DATE: FEBRUARY 14, 2025
GRANTOR: ALLEN MERRILL SUMEY, TRUSTEE
2. THE BOUNDARY SHOWN HEREON IS BASED ON DEED INFORMATION
AND CARROLL COUNTY RECORDS.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY
DATA PROVIDED BY CARROLL COUNTY.
4. THE NEAREST POTABLE WATER SUPPLY IS EXISTING AT SITE.
5. THE NEAREST EXISTING FIRE HYDRANT USED FOR FIRE PROTECTION
IS ACROSS THE STREET AT THE HARLAN / OBERCHT INTERSECTION.
6. M.B.L. DENSITIES MINIMUM BUILDING LINE.
7. ALL ADJACENT LOTS AND NEIGHBORING PROPERTIES WITHIN 100' OF THE
PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
8. THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar AS IS
REQUIRED BY CARROLL COUNTY FOR THE PURPOSE OF LOT
APPROVAL. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
OF BOUNDARY, EASEMENT, OR RIGHT-OF-WAY LINES FOR ANY
REASON SUCH AS THE LOCATION OF FENCES, GARAGES, BUILDINGS,
OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
9. THE SITE IS NOT WITHIN ANY WATERSHED.
10. THE AFFORESTATION REQUIREMENT FOR THIS PROJECT WILL BE
SATISFIED BY THE CREATION OF A FOREST CONSERVATION EASEMENT
AROUND EXISTING ONSET WOODS.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
0100	CONCEPT PLAN
0600	SEDIMENT CONTROL PLAN
0700	SEDIMENT CONTROL NOTES & DETAILS
0800	GRADING PLAN
0900	STORMWATER MANAGEMENT PLAN
1000	STORM WATER MANAGEMENT NOTES & DETAILS
1400	FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
1401	FOREST STAND DELINEATION NOTES & DETAILS
1700	USE IN COMMON DRIVEWAY PROFILES & DETAILS

OWNER/DEVELOPER

OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21158
410-984-2643

CONCEPT PLAN

LLANFAIR SUBDIVISION

SECTION THREE
OBRECHT ROAD, SYKESVILLE, MD 21784
TAX MAP: 78 * BLOCK: 2 * PARCEL: 16
14th ELECTION DISTRICT * CARROLL COUNTY, MD



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 56674, EXPIRATION DATE: DECEMBER 8, 2027

Date	Revisions	Drawn By: JLU/JS
		Design By: LDAV/JS
		Reviewed By: BH
		Date: AUGUST, 2026
		Scale: 1"=100'
		Job No.: 2025015
		Sheet: 0100



LEGEND

- SOIL TYPE
- NRCS SOIL LINE
- HYDROLOGIC SOIL GROUP
- EX. TREE LINE
- EX. SEPTIC AREA
- PROP. DWELLING
- SWM BORING LOCATION
- PROP. DRYWELL
- VSB VARIABLE STREAM BUFFER
- SSF SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- STREAM CENTER LINE
- 15-25% SLOPES
- >25% SLOPES
- EXISTING WELL
- LOD LIMIT OF DISTURBANCE
- FPP FEMA 100-YEAR FLOODPLAIN

OWNER/DEVELOPER
OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21156
410-984-2643

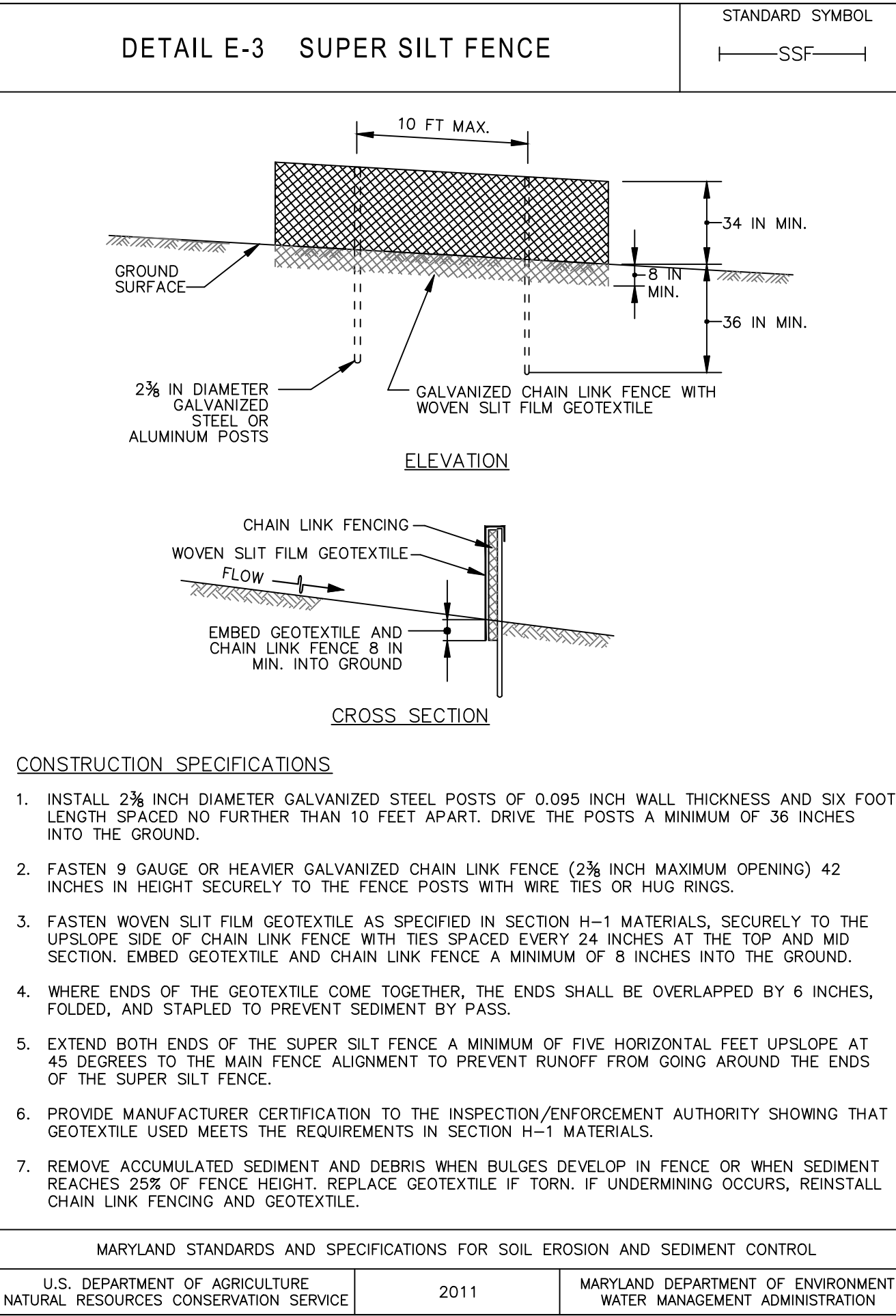
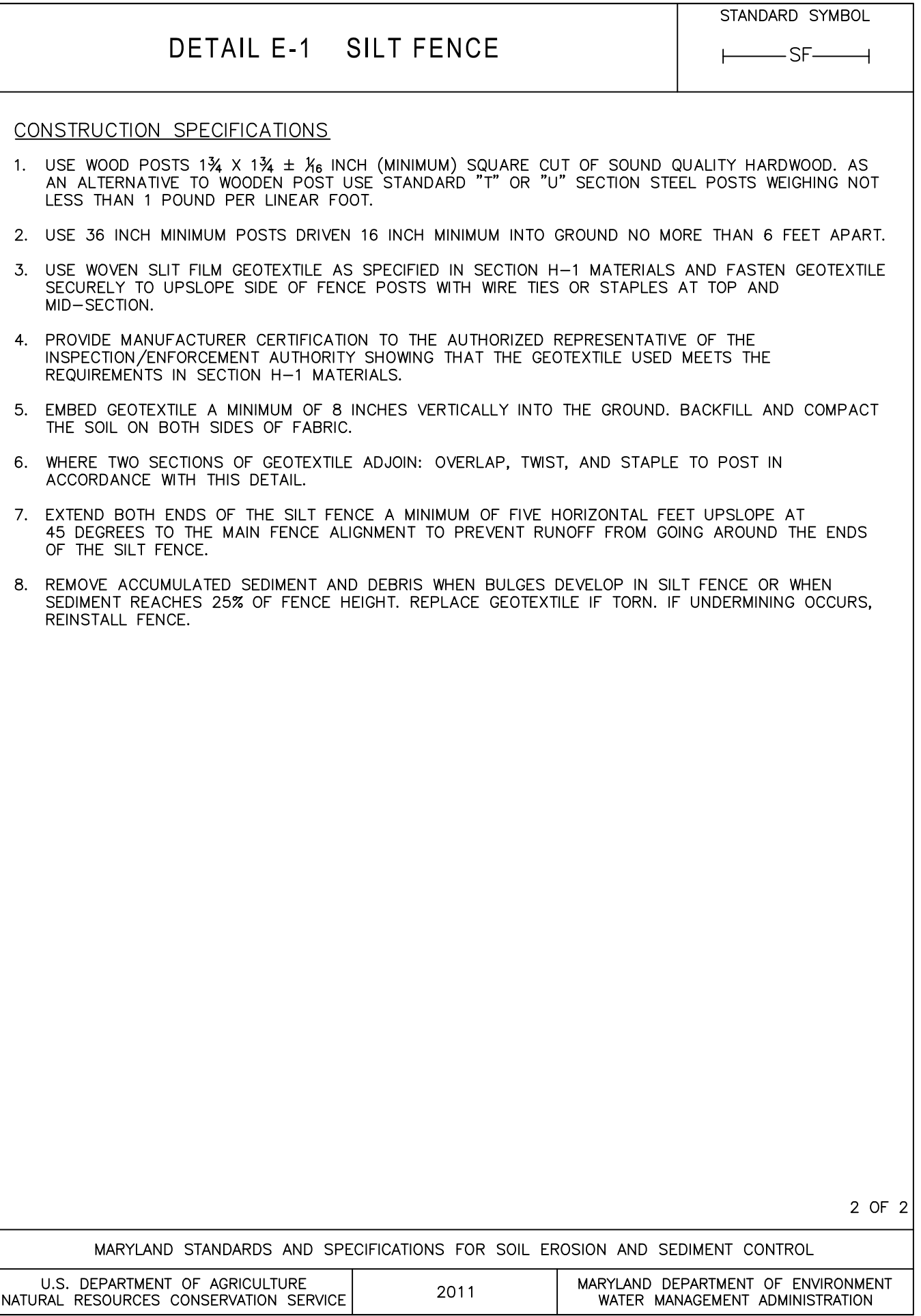
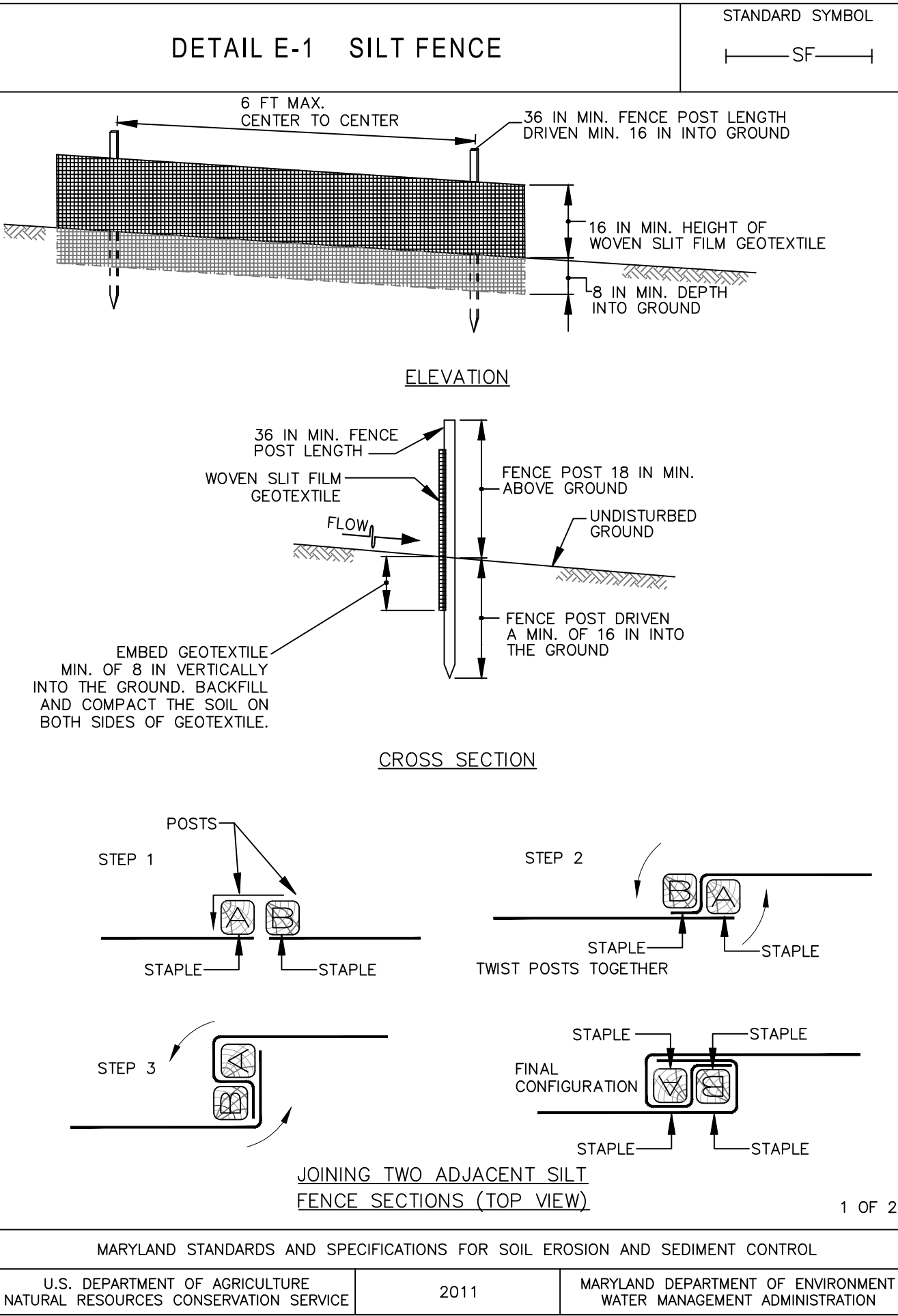
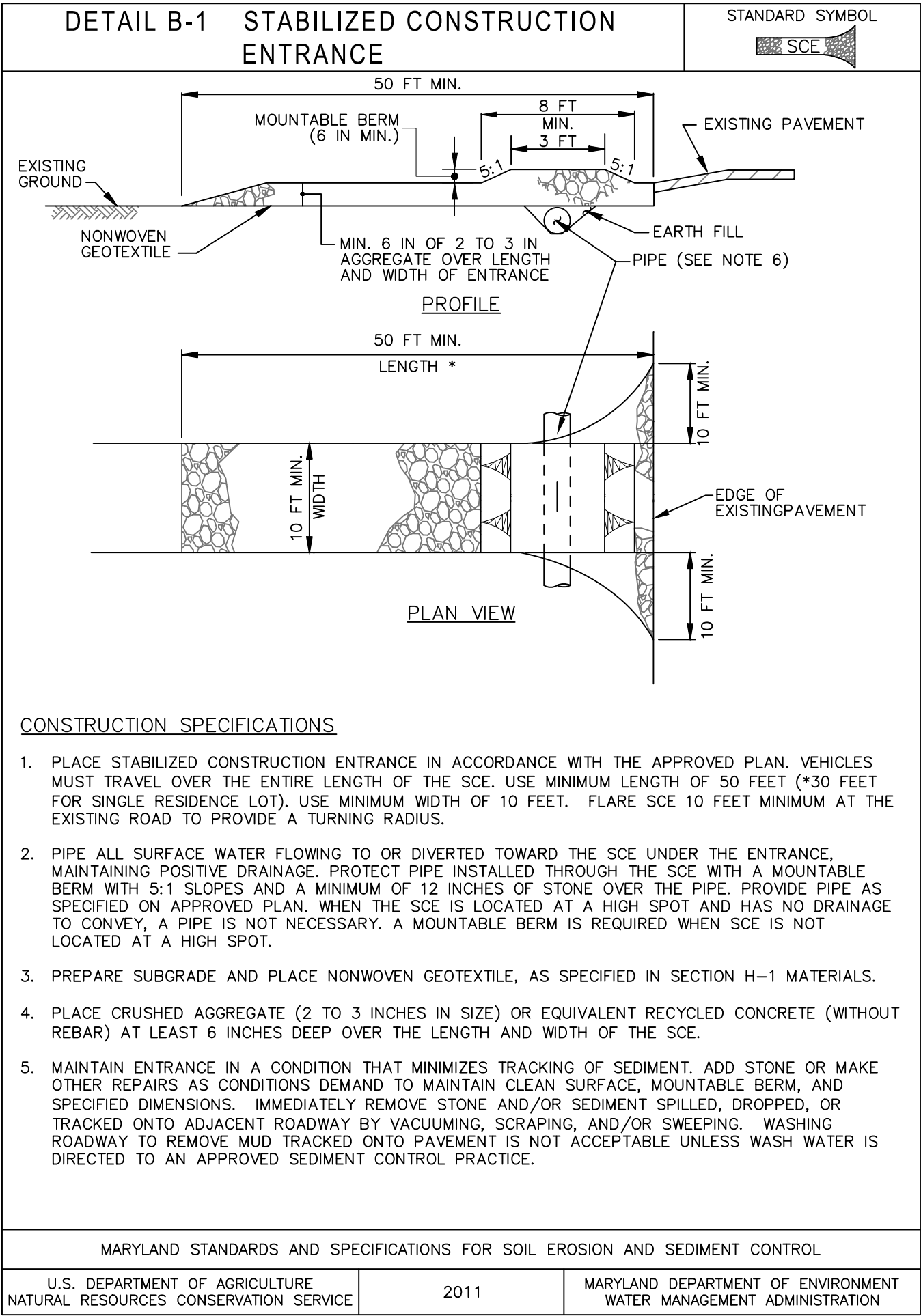
SEDIMENT CONTROL PLAN
LLANFAIR SUBDIVISION
SECTION THREE
OBRECHT ROAD, SYKESVILLE, MD 21184
TAX MAP: 78 * BLOCK: 2 * PARCEL: 16
14th ELECTION DISTRICT * CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

CLSI
Civil, Surveying & Environmental Consultants
www.clsi-cvlleng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

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Date	Revisions	Drawn By:
		JL/SH
		Design By: BH
		Reviewed By: BH
		Date: AUGUST, 2026
		Scale: 1"=50'
		Job No.: 2025018
		Sheet: 0800



PERMANENT SEEDING NOTES

SCOPE: PLANTING PERMANENT, LONG LIVED VEGETATIVE COVER ON GRADED AND/OR CLEARED AREAS AND AREAS THAT HAVE BEEN IN TEMPORARY VEGETATION FOR MORE THAN 6 MONTHS. STANDARDS: THE FOLLOWING NOTES SHALL CONFORM TO SECTION B-4 OF THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' PUBLISHED JOINTLY BY THE MARYLAND DEPARTMENT OF ENVIRONMENT - WATER MANAGEMENT ADMINISTRATION, THE NATIONAL RESOURCE CONSERVATION SERVICE AND THE MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS.

THE SEED BED SHALL BE PREPARED BY LOOSENING THE SOIL TO A DEPTH OF 3 TO 5 INCHES AND INCORPORATING THE LIME AND FERTILIZER INTO THIS LOOSENED LAYER OF SOIL. SEE SECTION B-4-2.

FOR SITES OVER 5 AC. SOIL TESTS WILL BE PERFORMED. SOIL TESTS WILL BE CONDUCTED BY THE UNIVERSITY OF MARYLAND OR A RECOGNIZED COMMERCIAL LABORATORY. MINIMUM SOIL CONDITIONS SHALL MEET THE REQUIREMENTS OF SECTION B-4-2-A-2-A. OTHERWISE SOIL AMENDMENTS OR TOPSOIL WILL NEED TO BE APPLIED. TOPSOILING MAY OCCUR WHEN SOIL CONDITIONS MEET THE MINIMUM REQUIREMENTS AS STATED IN SECTION B-4-2-B. SOIL AMENDMENTS MUST MEET THE REQUIREMENTS AS SET FORTH IN SECTION B-4-2-C AND MUST BE APPLIED AS INDICATED BY THE SOIL TESTS.

FOR SITES OF 5 AC. OR LESS OF DISTURBANCE, THE FOLLOWING FERTILIZER AND LIME RATES SHALL APPLY. FERTILIZER SHALL CONSIST OF A MIXTURE OF 10-20-20 AND BE APPLIED AT THE FOLLOWING RATES: N = 45 LB. PER ACRE (1 LB. PER 1000 SQ. FT.) P2O5 = 90 LB. PER ACRE (2 LB. PER 1000 SQ. FT.) K2O = 90 LB. PER ACRE (2 LB. PER 1000 SQ. FT.) LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE (80 LB. PER 1000 SQ. FT.)

SEED TYPE, TURFGRASS OR SOD APPLICATION SHALL MEET THE REQUIREMENTS IN SECTION B-4-5. SEED TAGS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY THE TYPE AND APPLICATION RATE OF SEED USED. MULCH TYPE AND ITS APPLICATION WILL MEET THE REQUIREMENTS IN SECTION B-4-3 A, B AND C, AND WILL BE APPLIED ALONG WITH SEED OR IMMEDIATELY AFTER SEEDING.

SEEDING MIXTURES SHALL BE SELECTED FROM OR WILL BE EQUAL TO THOSE ON TABLE B-3. THE SEEDING CHART BELOW WILL NEED TO BE PLACED ON AND FILLED IN ON THE SEDIMENT CONTROL PLAN.

TRACKING NOTE:

ON AREAS WHERE THE SLOPE IS 3:1 OR STEEPER AND THE HEIGHT IS 6' OR GREATER, CONTRACTOR SHALL TRACK THE SLOPE USING CLEATED DOZER PRIOR TO PLACING ASPHALT BINDER. DOZER SHALL RUN UP-AND-DOWN SO THAT CLEAT MARKS ARE HORIZONTAL. WHERE TRACKING IS REQUIRED, ITS SHALL BE DONE FROM EXISTING GRADE LEVEL TO FINISHED GRADE LEVEL WITHIN THE LIMITS ESTABLISHED BY THE 6' HEIGHT CRITERIA.

UTILITY CONSTRUCTION NOTES:

1. PLACE ALL EXCAVATED MATERIAL ON THE HIGH SIDE OF THE TRENCH.
2. ONLY DO AS MUCH WORK AS CAN BE DONE IN ONE DAY SO BACKFILLING, FINAL GRADING, AND PERMANENT STABILIZATION CAN OCCUR.
3. ANY SEDIMENT CONTROL MEASURES DISTURBED BY THE UTILITY CONSTRUCTION WILL BE REPAIRED THE SAME DAY.

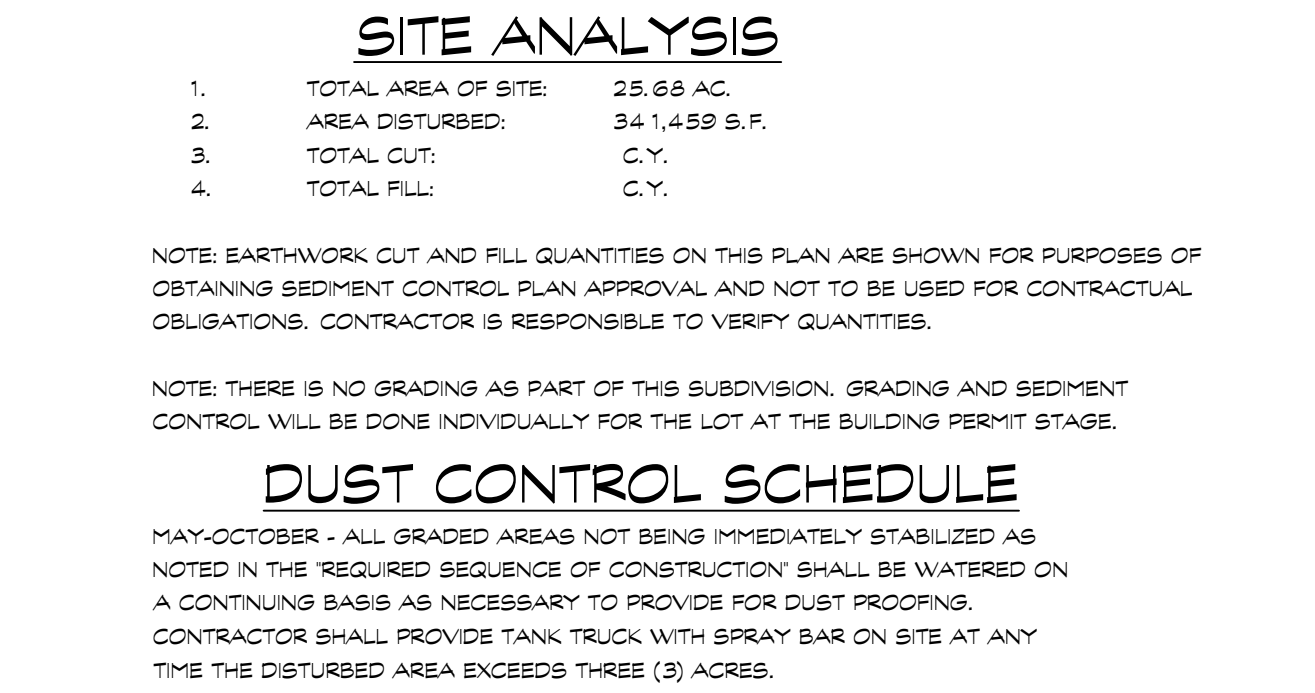
STOCKPILE/TOPOIL NOTES:

1. STOCKPILING WILL NOT BE ALLOWED ON ANY IMPERVIOUS AREA.
2. ALL STOCKPILES LEFT AT THE END OF THE DAY WILL NEED TO BE TEMPORARILY STABILIZED UNTIL THEY ARE AGAIN DISTURBED, UNLESS THEY ARE WITHIN EXISTING PERIMETER SEDIMENT CONTROLS.
3. ALL STOCKPILE AREAS SHALL BE CONFINED WITHIN PERIMETER CONTROLS. IN THE EVENT THAT STOCKPILE AREAS MUST BE LOCATED OUTSIDE DISTURBED AREAS, THE LOCATION SHALL BE AS DIRECTED BY THE INSPECTOR IN THE FIELD.

HARDNESS ZONE (From Figure B.3): SS SEED MIXTURE (From Table B. 1)					FERTILIZER RATE (10-20-20)	LIME RATE
No.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	ANNUAL RYEGRASS (LOLLIUM PERENNE SSP. MULTIFLORUM)	40 lb/ac	3/15 - 5/31 8/1 - 9/30	0.5"	436 lb/ac (10 lb/1000 SF)	2 tons/ac (80 lb/1000 SF)
2	FOXTAIL MILLETT SETARIA ITALICA	30 lb/ac	5/16 - 7/31	0.5"		

SEDIMENT & EROSION CONTROL NOTES

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION IN ASSOCIATION WITH THE NATURAL RESOURCES CONSERVATION SERVICE AND MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS (REFERENCED AS THE 2011 STANDARDS AND SPECS).
2. AREAS THAT HAVE BEEN CLEARED AND/OR GRADED, BUT WILL NOT BE CONSTRUCTED ON OR PERMANENTLY VEGETATED FOR MORE THEN 3 DAYS (3 DAYS FOR SEDIMENT CONTROL MEASURES (STEEP SLOPES) MUST BE STABILIZED WITH MULCH OR TEMPORARY STABILIZATION. ANY AREAS THAT ARE IN TEMPORARY VEGETATION FOR OVER 6 MONTHS WILL NEED TO BE PERMANENTLY VEGETATED.
3. FOR SPECIFICATIONS ON PERMANENT OR TEMPORARY STABILIZATION SEE MULCHING CAN ONLY BE USED ON DISTURBED AREAS AS A TEMPORARY COVER WHERE VEGETATION IS NOT FEASIBLE OR WHERE SEEDING GERMINATION CANNOT BE COMPLETED BECAUSE OF WEATHER CONDITIONS. FOR SPECIFICATIONS SEE FOR SPECIFICATIONS ON THE STABILIZATION OF CUT AND FILL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL. SEE INCREMENTAL STABILIZATION.
4. THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM SPECIFICATIONS IN
5. THE REQUIRED SEQUENCE OF CONSTRUCTION MUST BE FOLLOWED DURING SITE DEVELOPMENT. ANY CHANGE IN THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
6. ANY REVISIONS TO THE SEDIMENT CONTROL PLAN, NOT COVERED UNDER THE LIST OF PLAN MODIFICATIONS THAT CAN BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR, NEED TO BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR APPROVAL.
7. NO PROPOSED SLOPE THAT IS SEEDDED AND/OR MULCHED SHALL BE GREATER THAN 2:1. SLOPES GREATER THAN 2:1 SHALL REQUIRE AN ENGINEERED DESIGN FOR STABILIZATION.
8. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED ONCE A WEEK AND AFTER EACH RAINFALL AND WILL BE REPAIRED, AS NEEDED, SO THAT THE STRUCTURE MEETS THE MINIMUM SPECIFICATIONS AS SHOWN IN THE 2011 STANDARDS AND SPECS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE DISTRICT APPROVAL FOR THIS SEDIMENT CONTROL PLAN IS GOOD FOR 2 YEARS. AT THE END OF 2 YEARS, IF CONSTRUCTION OF THE PLAN HAS NOT STARTED, THE PLAN WILL NEED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR REVIEW AND RE-APPROVAL. ANY PLANS THAT ARE CURRENTLY UNDER CONSTRUCTION AFTER 2 YEARS MAY BE REQUIRED TO BE RE-SUBMITTED TO THE SOIL CONSERVATION DISTRICT BY THE SEDIMENT CONTROL INSPECTOR.
- 9.
- 10.
- 11.
- 12.



STABILIZATION SPECIFICATIONS

TEMPORARY SEEDING NOTES

SCOPE: PLANTING SHORT TERM (NO MORE THAN 6 MONTHS) VEGETATION TO TEMPORARILY STABILIZE ANY AREAS WHERE SOIL DISTURBANCE HAS OCCURRED, UNTIL THE AREA CAN BE PERMANENTLY STABILIZED WITH VEGETATIVE OR NON-VEGETATIVE PRACTICES.

STANDARDS: THE FOLLOWING NOTES SHALL CONFORM TO SECTION B-4 OF THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' PUBLISHED JOINTLY BY THE MARYLAND DEPARTMENT OF ENVIRONMENT - WATER MANAGEMENT ADMINISTRATION, THE NATIONAL RESOURCE CONSERVATION SERVICE AND THE MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS.

1. THE SEED BED SHALL BE PREPARED BY LOOSENING THE SOIL TO A DEPTH OF 3 TO 5 INCHES AND INCORPORATING THE LIME AND FERTILIZER INTO THIS LOOSENED LAYER OF SOIL. SEE SECTION B-4-2.
2. FOR TEMPORARY STABILIZATION, FERTILIZER SHALL CONSIST OF A MIXTURE OF 10-20-20 AND BE APPLIED AT A RATE OF 436 LB. PER ACRE (10 LB. PER 1000 SQ. FT.) AND WILL MEET THE REQUIREMENTS IN SECTION B-4-2. LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE (80 LB. PER SQ. FT.) AND SHALL MEET THE REQUIREMENTS IN SECTION B-4-2 AND B-4-4.
3. SEED TYPE AND APPLICATION SHALL MEET THE REQUIREMENTS IN SECTION B-4-3 SEED TAGS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY THE TYPE AND RATE OF SEED USED. MULCH TYPE AND ITS APPLICATION WILL MEET THE REQUIREMENTS IN SECTION B-4-3 A, B AND C AND WILL BE APPLIED ALONG WITH THE SEED OR IMMEDIATELY AFTER SEEDING.
4. SEEDING MIXTURES SHALL BE SELECTED FROM OR WILL BE EQUAL TO THOSE ON TABLE B. 1 (PAGE B. 20).

TEMPORARY SEEDING SUMMARY

THE SEEDING CHART BELOW WILL NEED TO BE PLACED ON AND FILLED IN ON THE SEDIMENT CONTROL PLAN.

REQUIRED SEQUENCE OF CONSTRUCTION

1. NOTIFY THE CARROLL COUNTY BUREAU OF SEDIMENT CONTROL (410-386-2210) 24 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL PROTECTION FENCING AND PERMANENT SIGNS REQUIRED UNDER THE CARROLL COUNTY CODE OF PUBLIC LAWS AND ORDINANCES, FOREST CONSERVATION (CHAPTER 150) AND WATER RESOURCE MANAGEMENT (CHAPTER 154) SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CARROLL COUNTY SEDIMENT INSPECTOR.
2. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER PLAN.
3. INSTALL SUPER SILT FENCE AND SILT FENCE.
4. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB WITHIN LIMITS OF DISTURBANCE.
5. GRADE SITE. APPLY TEMPORARY SEEDING AND MULCH TO ALL DISTURBED AREAS.
6. CONSTRUCT STORM DRAIN SYSTEM.
7. CONSTRUCT USE-IN-COMMON DRIVEWAY AND GRASS SWALE 'A'.
8. CONSTRUCT HOMES, ALL DRYWELLS, ALL INFILTRATION BERMS, AND GRASS SWALES 'B', 'C', AND 'E'. APPLY FINAL SEED AND MULCH.
9. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR REMOVE TEMPORARY SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AND STABILIZE REMAINING DISTURBED AREAS.

FERTILIZER RATE (10-20-20)			LIME RATE
N	P ₂ O ₅	K ₂ O	
45 POUNDS PER ACRE (1.0 lb / 1000 SF)	80 lb/ac (2.0 lb/1000 SF)	80 lb/ac (2.0 lb/1000 SF)	2 tons/ac (80 lb / 1000 SF)
45 POUNDS PER ACRE (1.0 lb / 1000 SF)	80 lb/ac (2.0 lb/1000 SF)	80 lb/ac (2.0 lb/1000 SF)	2 tons/ac (80 lb / 1000 SF)

HARDNESS ZONE (From Figure B.3): SS SEED MIXTURE (From Table B. 1)				
No.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS
9	IMPROVED TALL FESCUE LOLLIUM ARUNDINACEUM	60 lb/ac	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 in
	IMPROVED KENTUCKY BLUEGRASS	40 lb/ac	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 in
	IMPROVED PERENNIAL RYEGRASS	20 lb/ac	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 in
11	SWITCH GRASS (PANICUM VIRGATUM)	10 lb/ac	3/1 - 5/15 5/16 - 6/15	1/4 - 1/2 in
	CREeping RED FESCUE (FESTUCA RUBRA)	15 lb/ac	3/1 - 5/15 5/16 - 6/15	1/4 - 1/2 in
	PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)	4 lb/ac	3/1 - 5/15 5/16 - 6/15	1/4 - 1/2 in

OWNER/DEVELOPER

OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21156
410-984-2643

SEDIMENT CONTROL PLAN NOTES & DETAILS

LLANFAIR SUBDIVISION

SECTION THREE
OBRECHT ROAD, SYKESVILLE, MD 21784
TAX MAP: 78 * BLOCK: 2 * PARCEL: 16
14th ELECTION DISTRICT * CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

STATE OF MARYLAND
56614
PROFESSIONAL ENGINEER
BRETT M. JOHNSON, P.E.
08/25/2026

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 56614, EXPIRATION DATE: DECEMBER 8, 2027.

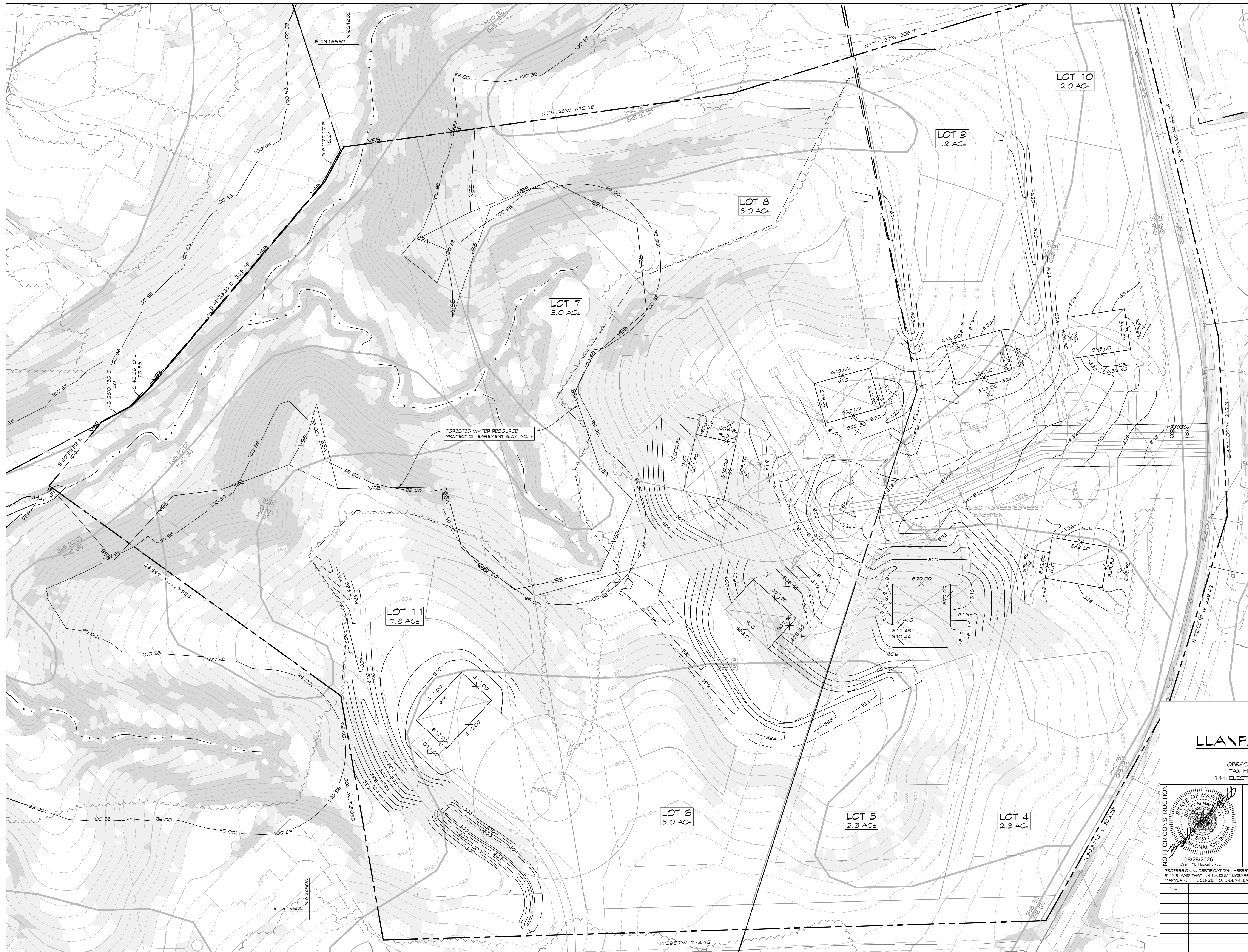
Engineers • Surveyors

CLSI

www.clsi-cvlleng.com

438 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

Date	Revisions	Drawn By: JA
		Design By: BH
		Reviewed By: BH
		Date: AUGUST, 2026
		Scale: N/A
		Job No.: 2025018
		Sheet: 0100



LEGEND

- | | |
|--|----------------------------------|
| | SOIL TYPE |
| | EX. TREE LINE |
| | EX. SEPTIC AREA |
| | PROP. DWELLING |
| | SWM BORING LOCATION |
| | PROP. DRYWELL |
| | VARIABLE STREAM BUFFER |
| | SUPER SILT FENCE |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | STREAM CENTER LINE |
| | 15-25% SLOPES |
| | >25% SLOPES |
| | EXISTING WELL |
| | LIMIT OF DISTURBANCE |
| | FEMA 100-YEAR FLOODPLAIN |

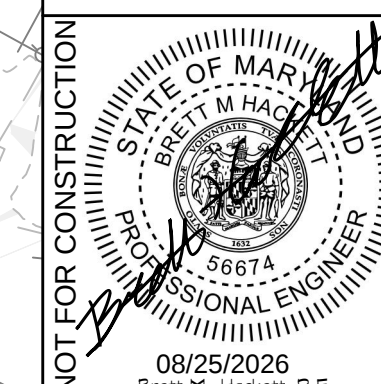
OWNER/DEVELOPER

OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21158
410-984-2643

GRADING PLAN

LLANFAIR SUBDIVISION

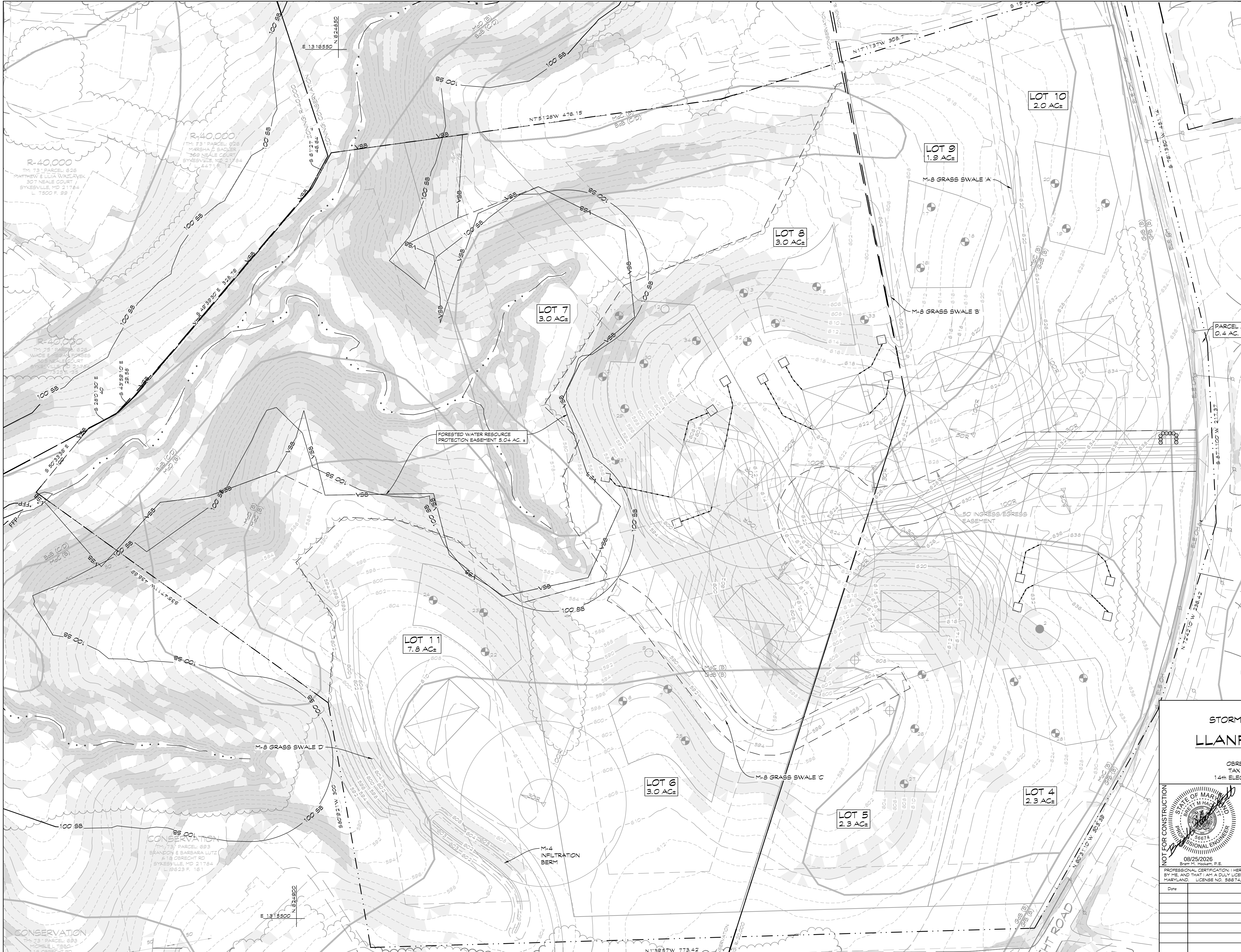
SECTION THREE
OBRECHT ROAD, SYKESVILLE, MD 21784
TAX MAP: 78 * BLOCK: 2 * PARCEL: 16
14th ELECTION DISTRICT * CARROLL COUNTY, MD



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

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		Design By: BH
		Reviewed By: BH
		Date: AUGUST, 2
		Scale: 1"=5'
		Job No.: 20250
		Sheet: O&C



MARYLAND COORDINATE SYSTEM

LEGEND

- SOIL TYPE
- NRCS SOIL LINE
- HYDROLOGIC SOIL GROUP
- EX. TREE LINE
- OBSERVATION HOLE
- PROPOSED PERC TEST
- FAILED PERC TEST
- APPROVED PERC TEST
- SWM BORING LOCATION
- PROP. DRYWELL
- VSB— VARIABLE STREAM BUFFER
- SSF— SUPER SILT FENCE
- · · · — STREAM CENTER LINE
- 15-25% SLOPES
- >25% SLOPES
- EX. SEPTIC AREA
- PROP. DWELLING
- LOD— LIMIT OF DISTURBANCE
- FPP— FEMA 100-YEAR FLOODPLAIN

OWNER/DEVELOPER

OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21158
410-984-2643

STORMWATER MANAGEMENT PLAN

LLANFAIR SUBDIVISION

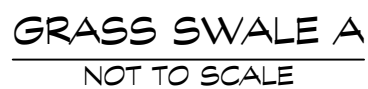
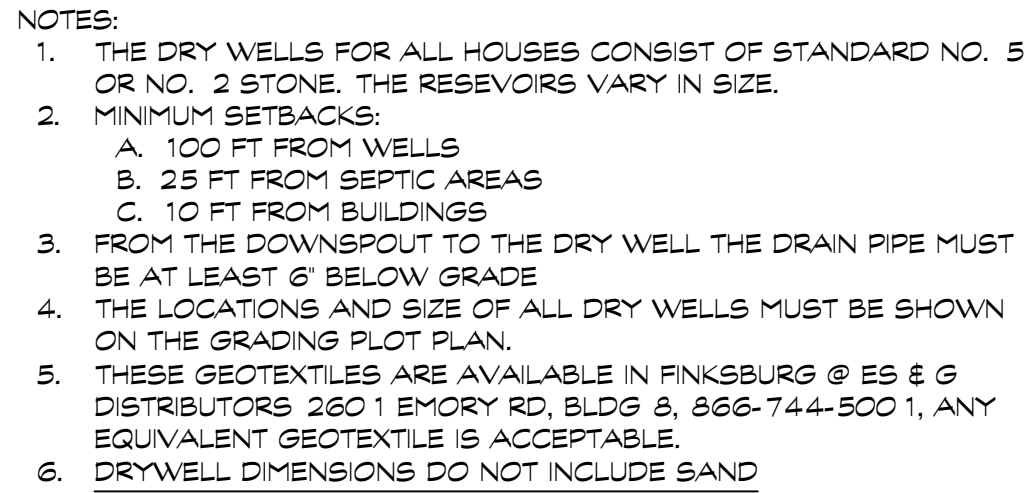
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NOT FOR CONSTRUCTION

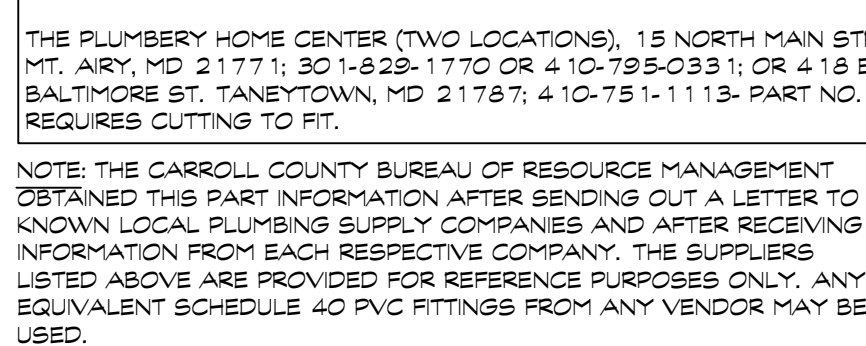
439 East Main Street Westminster, MD 21157-5539
(410) 948-1790 FAX (410) 948-1791

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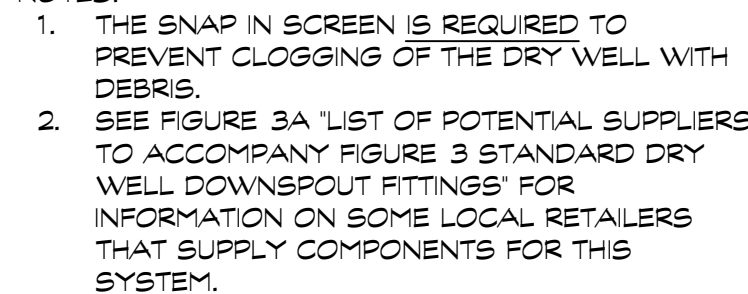
Date	Revisions	Drawn By: BH
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		Date: AUGUST, 2026
		Scale: 1"=50'
		Job No.: 2025018
		Sheet: 0900



ENGINEERS NAME: CLSI
PHONE NUMBER: 410-848-1790



ENGINEER'S NAME: CLSI
PHONE NUMBER: 410-848-1790



ENGINEER'S NAME: CLSI
PHONE NUMBER: 410-848-1790



ENGINEER'S NAME: CLSI
PHONE NUMBER: 410-848-1790

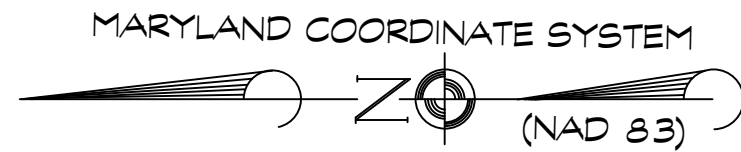
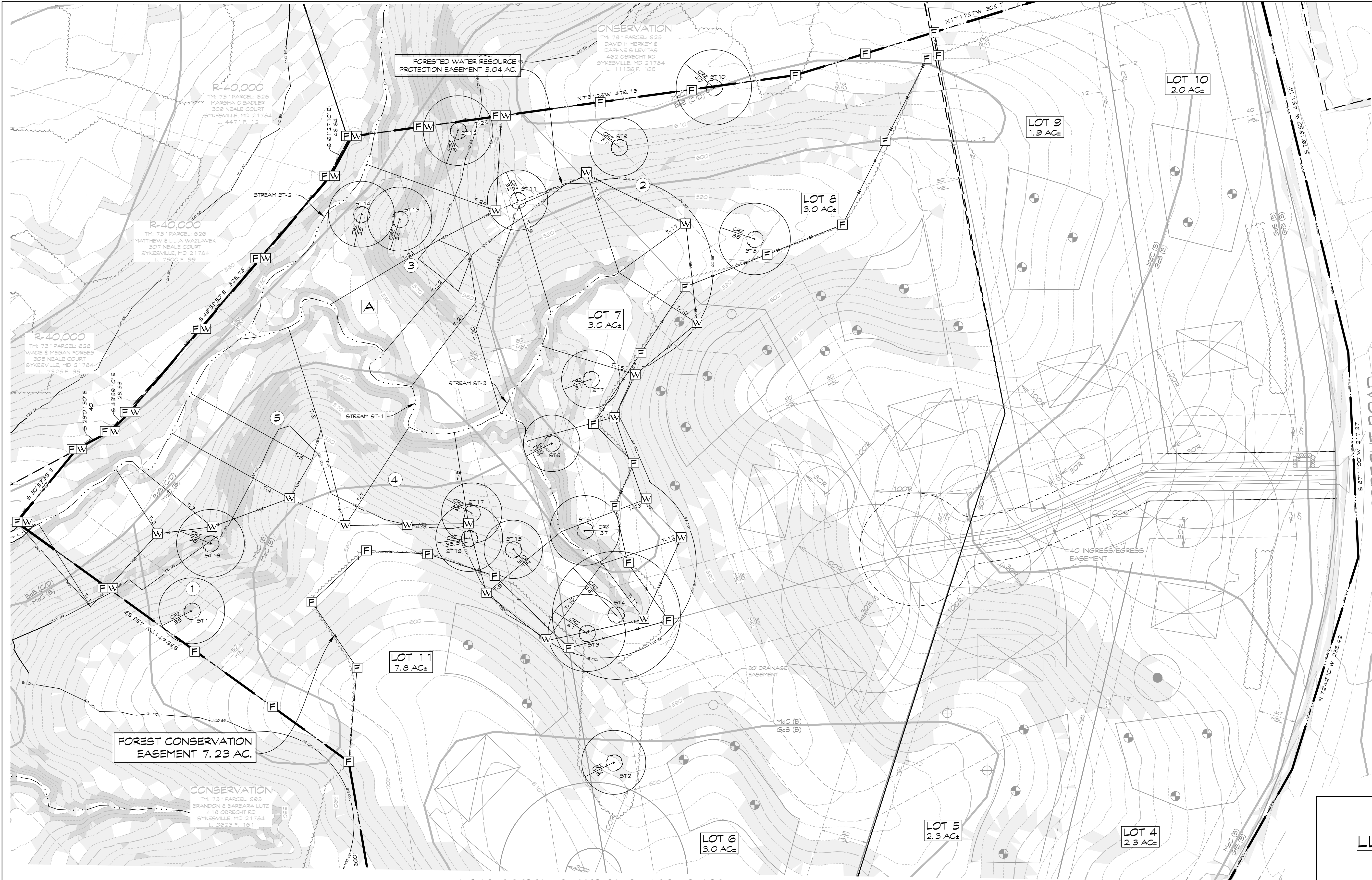
MODIFIED TO CORRESPOND TO CARROLL COUNTY DETAILS



* PLEASE NOTIFY CERTIFYING ENGINEER 48 HRS PRIOR TO CONSTRUCTION

ENGINEER'S NAME: CLSI

PHONE NUMBER: 410-848-1790



LEGEND

PROP. DWELLING

EX. STREAM

EX. TREE CANOPY

15-25% SLOPES

>25% SLOPES

PROP. SEPTIC AREA

SOIL TYPE

NRCS SOIL LINE

HYDROLOGIC SOIL GROUP

VARIABLE STREAM BUFFER

FOREST CONSERVATION EASEMENT

FORESTED WATER RESOURCE PROTECTION EASEMENT

NET TRACT

SPECIMEN TREE

FOREST CONSERVATION SIGNS

WATER RESOURCE EASEMENT SIGNS

FOREST STAND

PLOT SAMPLE LABELS

OWNER/DEVELOPER
OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21156
410-984-2643

FOREST STAND DELINEATION &
FOREST CONSERVATION PLAN
LLANFAIR SUBDIVISION

SECTION THREE
OBRECHT ROAD, SYKESVILLE, MD 21784
TAX MAP: 78 * BLOCK: 2 * PARCEL: 16
14th ELECTION DISTRICT * CARROLL COUNTY, MD



Martin H. Rickell, Jr.
MDNR Qualified Professional

439 East Main Street Westminster, MD 21157-5539
(410) 546-1790 FAX (410) 546-1791

SPECIMEN TREE CHART

NO.	D.B.H.	G.R.Z.	COMMON NAME	SCIENTIFIC NAME	CONDITION	COMMENTS	STATUS
1	33.35"	43	TULIP POPLAR	LIRIODENDRON TULIPIFERA	POOR	TWNYFORM/INCLINED BARK.	RETAIN
2	34"	34	BLACK CHERRY	PRUNUS SEROTINA	FAIR	VINES	RETAIN
3	41"	34	BLACK CHERRY	PRUNUS SEROTINA	FAIR		RETAIN
4	68"	68	SILVER MAPLE	ACER SACCHARINUM	FAIR	MULTI-STEM	RETAIN
5	37	37	RED OAK	QUERCUS RUBRA	POOR	TRUNK ROT/DIEBACK	RETAIN
6	30'	30'	ROYAL PALM/LONIA	PAULOWNIA TOMENTOSA	POOR	INVASIVE	RETAIN
7	31'	31'	BLACK WALNUT	JUGLANS NIGRA	POOR		RETAIN
8	38'	38'	BLACK CHERRY	PRUNUS SEROTINA	FAIR	BROKEN TRUNK	RETAIN
9	31'	31'	BLACK CHERRY	PRUNUS SEROTINA	GOOD		RETAIN
10	40'	40'	AMERICAN ELM	ULMUS AMERICANA	FAIR	ESTIMATED SIZE	RETAIN
11	32'	32'	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD		RETAIN
12	37'	37'	RED MAPLE	ACER RUBRUM	GOOD		RETAIN
13	34'	34'	WHITE OAK	QUERCUS ALBA	FAIR		RETAIN
14	35'	35'	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD		RETAIN
15	31'	31'	TULIP POPLAR	LIRIODENDRON TULIPIFERA	EXCELLENT		RETAIN
16	35.5'	35.5'	TULIP POPLAR	LIRIODENDRON TULIPIFERA	EXCELLENT		RETAIN
17	32'	32'	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD		RETAIN
18	36'	36'	TULIP POPLAR	LIRIODENDRON TULIPIFERA	EXCELLENT		RETAIN

VARIABLE STREAM BUFFER CALCULATION CHART

TRANSECT	% SLOPES	BUFFER EXTENSION	MINIMUM BUFFER (50')	WETLAND WIDTH	25% STEEP SLOPE OR +	TOTAL BUFFER	MODIFIED BUFFER
1	23	48	50	0	8	104	
2	14	28	50	0	4	82	
3	19	38	50	0	4	92	
4	27	54	50	0	40	144	
5	28	52	50	0	48	147	
6	28	58	50	0	8	114	
7	29	58	50	0	17	125	
8	19	38	50	0	10	98	
9	19	38	50	0	15	103	
10	22	44	50	0	7	101	
11	12	24	50	0	0	74	
12	15	30	50	0	8	88	
13	14	28	50	0	18	89	
14	20	40	50	0	6	86	
15	18	36	50	0	18	104	
16	18	36	50	0	13	89	
17	13	28	50	0	12	88	
18	28	52	50	0	7	109	
19	28	52	50	0	17	118	
20	19	38	50	0	6	84	
21	23	48	50	0	17	113	
22	27	54	50	0	34	138	
23	28	52	50	0	32	136	
24	33	68	50	0	30	146	
25	30	60	50	0	28	138	

NOTE:
The Variable-Width Stream Buffer has been calculated in accordance with the Carroll County Water Resource Manual, and the Forested Water Resource Protection Easement has been extended in specific areas due to the irregular configuration of the Variable-Width Stream Buffer.

FOREST PROTECTION PLAN

The limit of disturbance (L.O.D.) for construction will be marked by the contractor along the L.O.D. as shown on the plan sheet. The edge of the tree line to remain will be field checked by a qualified professional. After the edge is checked the Critical Root Zone will be flagged using the formula 1" of D.B.H. equals 1' of radius for the critical root zone. During the flagging of the C.R.Z., a tree by tree evaluation will be made along the edge, not only for the root zone establishment but for the trees overall condition as well as survival potential. For Specimen trees the C.R.Z. is 1.5 times the diameter at breast height. Once the C.R.Z. is established, the L.O.D. will be re-adjusted to conform with the field flagging. At this time the contractor will install the following protection devices, see details. The temporary protection device will be (see detail), Blaze Orange plastic mesh protection fence. It will be accompanied by 'Retention Forest' signs every 100'. The fence will be installed once the C.R.Z. has been established and the L.O.D. located, as mentioned previously. This protection device will be installed prior to any construction activity.
DO NOT PUT SIGNS ON TREES!!!

The metal fence posts will be installed 1/3 into the ground just outside the C.R.Z. or Limit of Disturbance (L.O.D.), as shown on plan.

No equipment, machinery, vehicle, materials or excessive pedestrian traffic will be allowed in the Critical Root Zone Area. Therefore, no openings through the fence will be allowed. Entrance to the protected area will occur only if necessary for repair of accidental injury to the tree. This protective tree device will remain in place and will be maintained throughout the life of the construction project.

To help reduce the possibility of disturbance within an identified forest protection area, a pre-construction meeting will take place after the boundaries of the L.O.D. have been staked and flagged and the forest protection devices have been installed. The employees of the construction crew will be informed of the importance of the tree slated for retention. During the pre-construction meeting the temporary parking location, stockpile area, staging and fueling area will be shown to all personnel.

NOTE: Concrete Wash-Out will be performed where indicated.

FOREST CONSERVATION NOTES

- Plan prepared by C.L.S.I.
- Attachment of signs or any other object, to trees is prohibited.
- No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed in conservation areas.
- Retention Forest signs and specimen tree signs to be posted as noted on plan sheet.
- All protective devices must be in place prior to any grading which includes Retention Forest Signs, Specimen tree signs and fencing.
- Pre-Construction meeting: Before any disturbance, the developer, contractor or project manager and local inspector shall attend. Temporary parking, stockpile, staging and fueling area will be shown to all personnel.
- Any changes made to the Forest Conservation Plan due to On-Site conditions shall be made in consultation with a Representative of the Bureau of Resource Management.
- No burial of discarded materials will occur on-site within the forest conservation areas or planting areas.
- No open burning within 100 feet of a wooded area.
- Forest retention areas will be placed within a forest conservation easement in perpetuity and conveyed to Carroll County.

STANDARDS FOR PROTECTING TREES FROM CONSTRUCTION ACTIVITIES

- The limit of disturbance (LOD) shall be surveyed and clearly marked in the field. Extending the LOD beyond the preapproved limits, without obtaining prior approval from the County, is a violation of Chapter 150.
- before the initiation of any disturbance, it shall be demonstrated to the County that tree protection measures have been installed in a manner consistent with the approved PCP and the standards of the Technical Manual.
- All installed protective measures shall remain in place and be maintained in good condition until completion of construction. Tree protection fence shall only be removed when removal of sediment control devices is approved. Forest conservation signs along the boundaries of forest conservation easement areas shall remain in perpetuity.
- Damage occurring to areas of forest or specific trees identified for retention and protection during construction due to a lack of maintenance of protection measures is a violation of Chapter 150.

MITIGATION MEASURES FOR UNANTICIPATED UNAUTHORIZED INJURY TO TREES

Disturbance within the forest protection areas is not proposed at this time; however, if unauthorized impacts within the forest protection areas were to occur, the following corrective measures will be required, as appropriate, to insure tree health and survival:

ROOT INJURY

If an increase in grade within an identified forest protection area occurs, this may result in root injury. The use of a porous topsoil will be used to allow for exchange of oxygen through the soil. The opposite of this, lowering if the grade within the protected area, shall be mitigated by covering the roots with a fine wood chip or organic mulch material. This will help retain moisture and therefore, stimulate root re-growth into the disturbed area.

SOIL COMPACTION

Soil compaction is a problem on most construction sites; however, the highly visible orange blaze plastic mesh fence should eliminate the compaction problem. If heavy equipment did come in contact with a critical root zone, a fiber mat should be laid down to increase the weight bearing capacity and minimize soil compaction.

SOIL PH CHANGE

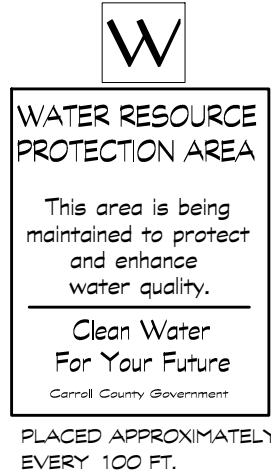
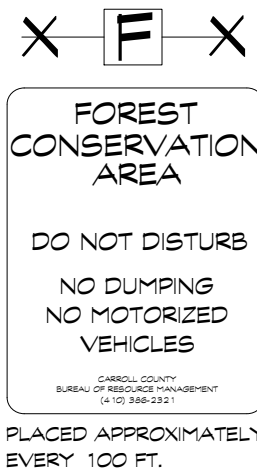
Since designated areas have been established for cement truck wash out and vehicle fueling, little to no change in the soil pH should be seen. Cement and fuel spills are the two main causes of soil pH change.

TREE WOUNDS

Wounds to the tree trunk are unlikely to occur, due to the mesh fence protection device; however, crown branching structures may be damaged by vehicular movement. If this should occur, proper pruning will be initiated, 'Crown Reduction'.

APPLICATIONS OF FERTILIZERS BY INJECTION

As mentioned above, trees inside the protection area shall not be damaged due to the establishment of Forest Protection Devices. If trees are damaged and show signs of stress, they will receive liquid fertilizer injections. Fertilizer injections will improve the health and vigor of the damaged tree and increase the survival potential. For recommended rates and time of application, contact a licensed tree expert.



FOREST PROTECTION FENCE & SIGNS

SIGNS
FOREST CONSERVATION AREA: 37
TOTAL SIGNS: 37
FOREST CONSERVATION PROTECTION FENCE
Total Protection Fence: 630 L.F.
NOTE: This estimate for bond purposes only. Contractor is responsible to confirm or provide own estimate for bidding purposes.

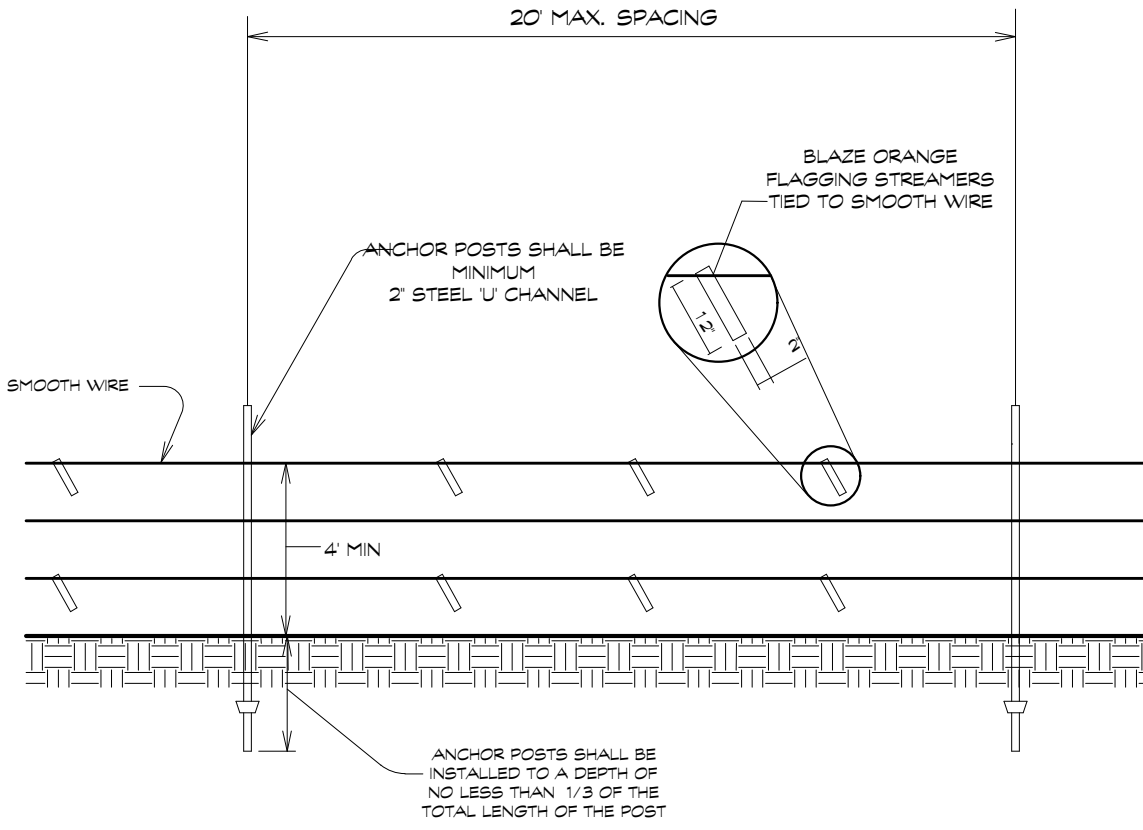
WATER RESOURCE SIGNS

SIGNS
WATER RESOURCE PROTECTION AREA: 28
TOTAL SIGNS: 28
NOTE: This estimate for bond purposes only. Contractor is responsible to confirm or provide own estimate for bidding purposes.

FOREST CONSERVATION ACREAGE CHART

STAND	ACREAGE	FOREST RETAINED	FOREST REMOVED
A	7.23 AC.	7.23 AC.	0 AC.
TOTAL	7.23 AC.	7.23 AC.	0 AC.

FOREST PROTECTION FENCE
TWO OR THREE STRAND
SMOOTH WIRE



- NOTES:
- FOREST PROTECTION DEVICE ONLY
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 - SMOOTH WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
 - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 - PROTECTIVE SIGNS ARE ALSO RECOMMENDED.

ENVIRONMENTAL SITE NOTES

- WATERSHED #02130908 (SOUTH BRANCH PATAPSCO) USE III-P.
- WATER RESOURCE MANAGEMENT AREA MAP SHOWS THIS SITE IS NOT SITUATED WITHIN A WELLHEAD PROTECTION AREA OR CARBONATE ROCK AREA.
- THE PROPOSED DEVELOPMENT IS WITHIN A SURFACE WATER MANAGEMENT ZONE.
- HYDROGEOLOGIC MAP: SCHIST-SAPROLITE AQUIFER
- THIS SITE IS LOCATED OUT OF ANY FEMA 100 YEAR FLOOD PLAIN.
- THE SOIL TYPES LOCATED ON THIS SITE ARE BaB, GdB, GtB, MaC, and MdD ARE SHOWN HEREON AND HAVE BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY.
- NO RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES WERE OBSERVED DURING SITE VISITS. A HERITAGE LETTER WAS PREVIOUSLY PROVIDED.
- NO UNDERGROUND OR ABOVE GROUND TANKS WERE OBSERVED ON SITE.
- THE PROPERTY IS NOT LOCATED IN A TIER II CATCHMENT AREA AS DESIGNATED BY MDE.

SITE NARRATIVE

ON JULY, 2026, A FOREST STAND DELINEATION WAS CONDUCTED AT THE SITE LOCATED ALONG OBRECHT ROAD IN SYKESVILLE, MD KNOWN AS 'LLANFAIR SUBDIVISION'. A 25.68 ACRE SITE CONSISTING OF ONE STAND OF FORESTED LAND, SHOWN AS STAND 'A'.

THIS SITE IS ZONED CONSERVATION AND R-20,000, FOR RESIDENTIAL USE IN CARROLL COUNTY, MD. THE SURROUNDING LAND CONSISTS OF RESIDENTIAL AND AGRICULTURAL USES. THE SITE IS BOUND BY OBRECHT ROAD TO THE SOUTH, RESIDENTIAL PROPERTIES TO THE EAST AND NORTH AND A RESIDENTIAL DRIVEWAY TO THE WEST.

A TOTAL OF 8-1/200TH ACRE SAMPLE PLOTS WERE SURVEYED. INFORMATION WAS COLLECTED ON THE PLOTS CANOPY COVER, UNDERSTORY COVER, HERBACEOUS COVER, BASAL AREA AND SPECIES PRESENT. ANY STANDING DEAD TREES AND INVASIVE SPECIES WERE ALSO NOTED. ALL DATA WAS RECORDED ON THE CARROLL COUNTY FOREST CONSERVATION TECHNICAL MANUALS FOREST SAMPLING DATA WORKSHEETS AND SUMMARIZED ON THE CARROLL COUNTY FOREST CONSERVATION TECHNICAL MANUALS FOREST STAND SUMMARY WORKSHEETS.

FORESTED AREAS ARE COMPRISED OF ONE (1) FOREST STAND. FOREST STAND 'A' IS A MID-STAGE SUCCESSIONAL STAND CONSISTING OF MIXED HARDWOOD SPECIES RATED AS PRIORITY 3. EIGHTEEN (18) SPECIMEN TREES WERE IDENTIFIED ON THE SUBJECT PROPERTY. THE PROPERTY CONTAINS THREE (3) REGULATED STREAMS.

SPECIMEN TREES HAVE BEEN IDENTIFIED AS SHOWN HEREON AND FLAGGED.

NO RARE OR THREATENED SPECIES WERE OBSERVED DURING THE SITE VISIT AND AN INQUIRY HAS BEEN SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES NATURAL HERITAGE PROGRAM.

Forest Conservation Worksheet

A.	Forest to be cleared:	0.00	Ac.
B.	Reforestation required:	0.00	Ac.
C.	Net Tract Area	Site	25.68 Ac.
D.	Minimum Forest Threshold (15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)	20%	5.14 Ac.
E.	Existing Forest within the Net Tract Area:	7.23	Ac.
F.	Forest to be Retained (E - A):	7.23	Ac.
G.	Forest Credit (B + F):	7.23	Ac.
H.	Afforestation Required (D - G):	-2.09	Ac.

Afforestation may be addressed by retaining in an easement forest that is within the net tract areas, planting, or banking. If H < 0, no afforestation is required.)

Reforestation Required	0.00	Ac.
Afforestation Required	0.00	Ac.
Total Forest Conservation Required	0.00	Ac.

GENERAL NOTES

- CURRENT TITLE REFERENCE
OWNER: OBRECHT LLC
DEED REFERENCE: LIBER 11420, FOLIO 146
DATE: FEBRUARY 14, 2025
GRANTOR: ALLEN MERRILL SUMEY, TRUSTEE
- THE BOUNDARY SHOWN HEREON IS BASED ON DEED INFORMATION AND CARROLL COUNTY GIS.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY DATA, PROVIDED BY CARROLL COUNTY.
- THE PROPERTY IS NOT LOCATED IN A TIER II CATCHMENT AREA AS DESIGNATED BY MDE.
- THE PROPERTY IS IN A SURFACE WATER MANAGEMENT ZONE.

OWNER/DEVELOPER

OBRECHT LLC
2847 LITTLESTOWN PIKE
WESTMINSTER MD 21156
410-984-2643

FOREST STAND DELINEATION NOTES & DETAILS

LLANFAIR SUBDIVISION

SECTION THREE
OBRECHT ROAD, SYKESVILLE, MD 21784
TAX MAP: 78 ' BLOCK: 2 ' PARCEL: 16
14th ELECTION DISTRICT ' CARROLL COUNTY, MD



Martin H. Rickall, Jr.
MDNR Qualified Professional

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Date	Revisions	Drawn By: JA
		Design By: LDA
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