:\CAD\BD\MD\LG_MAIN.DWG E	LEG xisting	END	Propo	sed		PROPERTY OWNER INFORMATION		
Brush Cable Line Center Line Rd Curb		Brush Cable Line Center Line Curb	~		PREMISE ADDRESS 0077-0017-0078 14-016368 7628 Old Washington Road	OWNER NAME MAILING ADDRESS Yox Margaret L 7628 Old Washington Road	TITLE REFERENCE ZONING CLR1095 P91 Agricultural	
Easement Electric Edge of Rd Edge of Shoulder	E	Easement Electric Edge of Rd Edge of Sho		E	Woodbine MD 21797 0077-0017-0080 14-010025 7635 Old Washington Rd Woodbine 21797	Woodbine MD 21797 Cumberland Kelly E & Cumberland Danielle F 7631 Old Washington Rd	CLR8150 P0162 Agricultural	
Feature separation distance in feet Fenceline 500 Yr. Flood Boundary 100 Yr. Flood Boundry		Feature sepa distance in 1 Fenceline 500 Yr. Flood 100 Yr. Flood	eet ———— — Boundary —		0077-0017-0081 14-009302 7638 Old Washington Rd Woodbine MD 21797-9112	Woodbine MD 21797-9111 Hymiller Jerry Paul 7638 Old Washington Rd Woodbine MD 21797-9112	CLR5630 P310 Agricultural	
100 Yr. Floodway Boundry	44. A C.	100 Yr. Floodw	ay Boundry ■	······································	0077-0011-0279 0077-0011-0279 L16 14-018026 7547 Old Washington Rd Woodbine MD 21797-9113	Hallowells Division Flohr Farm Section 6 Trieschman Mark A & Trieschman Michele E 7547 Old Washington Rd	PB10 P81 CLR5211 P82 Conservation	on
Guardrail Index Contours	£1 Q	Guardrail Index Contou		(410)	0077-0011-0286	Woodbine MD 21797-9113 Hallowells Division Flohr Farm Section 7		1 4
Intermediate Contours Limits of Disturbance Lot Line				• • • • • • • • • • • • • • • • • • • •	0077-0011-0286 L14 14-019332 7623 Old Washington Rd Woodbine MD 21797-9111	Rice Rocky Lee & Rice Elizabeth M 7623 Old Washington Rd	CLR6258 P47 Conservation	
Municipal Boundary Overhead Lines	OH	Municipal Bou Overhead Lin		OH	0077-0011-0286 L15 14-020748 7575 Old Washington Rd	Woodbine MD 21797-9111 Ashwell Michael & Ashwell Judy M 7575 Old Washington Rd	CLR5306 P237 Conservation	
Plat Outline Railroad Right—Of—Way Line		Plat Outline Right—Of—Wa	y Line —	P.C.	Woodbine MD 21797-9113 0077-0011-0287	Woodbine MD 21797—9113 Hallowells Division Flohr Farm Section 8		
Septic Area Set Back Line Sewer Line Soil Type		Septic Area Set Back Lin Sewer Line	_		0077-0011-0287 L27 14-020292 7431 Old Washington Road Woodbine MD 21797	Smallwood Ronnie L & Smallwood Florence M 7431 Old Washington Road Woodbine MD 21797	CLR1212 P161 Conservation	
Stream Stream Intermittent		Storm Drain Stream	Line =		0077-0011-0320 14-031871 7435 Old Washington Rd Woodbine MD 21797-9115	Coffel Linda A & Coffel Alan W 7435 Old Washington Rd Woodbine MD 21797—9115	Agricultural Conservation	
Stream Intermittent Soil Survey Stream Buffer Surfacewater Management Zone Telephone	4	Stream Buffe	er <u> </u>		0077-0018-0466 14-053565 Hoods Mill Rd	State of Maryland Dept of Natural Resources C/O Property Magmt E-3	CLR2266 P391 Agricultural Conservation	
Tree Protection Fence Underground Cable	1,1,5	Tree Protecti Underground		UG-		580 Taylor Ave/Tawes St Ofc E Annapolis Md 21401-2352	3	
Water Line Zoning Line Rit Cone Ray	W	Water Line Zoning Line			PRO MAP-BLOCK-PARCEL ACCT ID	OWNER NAME	TITLE REFERENCE	
Bit. Conc. Pav. Concrete		Bit. Conc. Po	JV.		PREMISE ADDRESS 0077-0011-0336	MAILING ADDRESS Van Aller One	ZONING PB45 P92	
	Finalization	FCE FWRPE			0077-0011-0336 L1 14-053751 7631 Old Washington Rd Woodbine MD 21797-9111	Cumberland Kelly E & Cumberland Danielle F 7631 Old Washington Rd Woodbine MD 21797—9111	CLR2896 P395 Conservation	
ngress and Egress Easement		Ingress and Easement &	SWMF		0077-0011-0336 Par A 14-033645 MD Rte 97		CLR2896 P395 Conservation	
Rip—Rap/Gravel Septic Area		Rip-Rap/Gra Septic Area	vel			Woodbine MD 21797—9111		
Slopes 12%-25%	128-258	·						
Slopes >25%	25% 25% 提刊							
Wetlands								
Point ID	Existing Proposed	Mail Box		Existing Proposed				
Cable Marker Clean Out, Sewer/Drain Coniferous Tree		Manhole Pole Light Shrub		⊕ • • • • • • • • • • • • • • • • • • •				
Deciduous Tree	⊕ ₩ ○ ○	Sign Forest Conservation		ign DAD DND				
Discharge Flow (to swale,ditch,waterway)	**************************************	Forest Conservation Protection Easemen	/Water Resource					
Dry Hole	1 1 1 1 1 1 1 1 1 1	Water Resource Pro Sinkhole						
Dry Well Electric Transformer		Specimen Candidate Tr	ee					
Fire Hydrant		Spring Structure						
Flow Upon Ground	## v	Telephone Pe						
		Utility Pole v Well	//Guy Wire	₩ ▽				
00ED 100 - 5' : 5		VIATIONS	ļnvert Dit	ch_ Elevat <u>io</u> n				
100FB 100 year Flood Bo 100FWB 100 year Floodwa 500FB 500 year Flood B AASHTO American Associo	y Boundary oundary otion of State	IEE Inv IT L	Ingress & Invert Infiltration Left or L	Egress Easement Trench				
Highway & Trans ADT Average Daily Trip ALCMP ALuminum Corrug	portation Officials	L LF LoD	Linear Fe Limits of	et Disturbance				
App Approved B Basement floor el	evation or Book	LoP LP LPG		: ofile Grade				
Beg Begin Bk Break	d Corrugated Metal Pipe	LS LVC M	Minutes	Vertical Curve	STORMWATER	R MANAGEMENT NARRATIVE		
BL BaseLine Bldg Building BLP Begin Linear Profi	le	MPH NAD NAVI	North Am North Am	erica Datum erica Vertical Datum	Van Aller 2 is located on the eas		approximatelv 900 feet	
Bot Bottom/Bottom of BoW Bottom of Wall C—C Center to Center	r trench		PE Non Fore: Protection	sted Water Resource n Easement	north of the intersection of Old Was shown on Carroll County Tax Map O	shington Road and Hoods Mill Ro 077 Block 0017 Parcel 0336. Th	ad, near Hoods Mill and ne subdivision is three	
C—D—S Cul—De—Sac Ca Carroll CC Carroll County		NIC Os P_	Not In Co Offset Page		residential lots, with one existing ho and Carroll County Tax Map 0077 B Old Washington Road, has an existir	Block 0017 Parcel 0080. The exist ng impervious area of 0.26088 at	sting driveway connects to cres with the constructed	
CBDR Carroll County Bu CBoE Carroll County Bu CBoU Carroll County Bu	reau of Development Revie reau of Engineering reau of Utilities	ew PB PC PEDF	Plat Book Point of	: Curve Easement Drainage Facility	impervious area of 0.36076 acres. Volumes 1 & 2. addressed as follo	Chapter 5 of 2000 Maryland Sto	ormwater Design Manual	
CCBRM Carroll County Bu	reau of Resource Manager reau of Roads Operations	ment PG	Proposed Profile Gr Peak Hou	Grade ade Line	Alternative Surfaces			
CCERD Carroll County En- CCHD Carroll County He	gineering Review Division alth Department	PL PL PIBk Pr	Property Plan Bool Profile	Line	A-1 Green Roofs — Practice is not are not known and the existing buil A-2 Permeable Pavements — Consi	dings do not qualify for this ESD	practice.	
CCMIB Carroll County Mo CCOPS Carroll County Off	dified Infiltration Berm ice of Public Safety	Pr PSE PT PVC	Proposed Point of	Shoulder Elevation Tangent Vertical Curve	pervious and impervious surfaces we A-3 Reinforced Turf - Practice onl	ould not be an appropriate design	n.	
CDB Countv (Road) De	l Conservation District ed Book	PVI PVT	Point of Point of	Vertical Intersection Vertical Tangent	surface. Non-Structural Practices			
CCDPW Carroll County Dept of Public Works CCSWM Carroll County Supplement to the 2000 Maryland Stormwater Design Manual Volumes I&II CCZA Carroll County Zoning Administration PWA Public Works Agreement cubic feet per second R Right or Radius RBCCR Record Book Carroll County Roads					Van Aller 2 is a the			
CL CenterLine or CLa CLR County Land Reco	ss ord	RCP Rem	Reinforce Remainde	d Concrete Pipe r	N-2 Disconnection of Non-Rooftop the use of Carroll County Wide Show	ulder Technique and also Transitio		Tax Map 77, Block water wells and sew driveway. To minim
MP Corrugated Metal o Clean out/County PLLO Code of Public Lo	cal Laws and Ordinances	RP S SBL	Remaining Sewer Set Back	Line	with the M-4 Carroll County Modifie N-3 Sheetflow to Conservation Area sheetflow runoff before entering con	ed Infiltration Berms. as — Practice is used by a level	•	adjoining parcel, the request to grant a
oW City of Westminst RPB County Road Plat ia Diameter	er	SC SD SgD SHA	Sewer Co Storm Dr Subgrade	ain Drain	Micro-Scale Practices			unique to this parti Patapsco Valley Sto Patapsco watershed
n Depth normal ND Do Not Disturb JE Drainage Utility Ed	gsement	Sh	State Hig (Maryland Sheet	hway Administration)	M—1 Rainwater Harvesting — Practic some may find this not visually app			2.5p300 materalieu
wy Driveway Entrance elevation ASE EASEment		SRC SS STD		ads Commission Sewer	M-2 Submerged Gravel Wetlands - mosquito transmitted viruses.	Practice not utilized in residentic	al setting because of	
L ELevation ER Elevation Ex Road		SWM tbR TCB	F StormWat to be Rei	er ManagementFacility moved tructed Berm	 M-3 Landscape Infiltration - Practitationsmitted viruses. M-4 Infiltration Berms - Practice under the processing of the processing	utilized as Carroll County Modified	Infiltration Berms	Van Aller 2 will add that is requested to Easements will be p
LP End Linear Profile SE Emergency Spillwo x Existing	y Elevation	TCD ToB	Top Cons Top of Be	tructed Dam erm or Bank	which would also function as Trans M-5 Dry Wells — Practice not utilize	sition Strips for disconnection of ed for Disconnection Roof Top Ru	runoff. unoff.	good planning techr exceeding the analy
xGd Existing Ground First floor elevation BFM Flood Boundary of	on	ToC ToD ToF	Top of Co Top of Do Top of Fo	om .	 M-6 Micro-Bioretention - Practice transmitted viruses. M-7 Rain Gardens - Practice not a 	-	•	

M—7 Rain Gardens — Practice not utilized in residential setting because of mosquito

incorporate use and because of mosquito transmitted viruses.

M-8 Swales - Practice not utilized because most of the site contains slopes to steep to

Carroll County Code Chapter 151 will address Stormwater Management for the lots through

the use of Environmental Site Design practices, such as, N-2 Disconnection of Non-Rooftop

Runoff (Ca.Co. Wide Shoulder Technique and Transition Strips), N-3 Sheetflow to Conservation

Areas (Level Spreading devices before runoff enters environmentally sensitive areas), M-4

Infiltration Berms (Ca.Co. Modified Infiltration Berms). All of these practices incorporate

Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP).

M—9 Enhanced Filters — Practice not utilized in residential setting because of mosquito

Flood Boundary and Floodway Map Forest Conservation Easement

Garage floor elevation
Garage
Guard Rail
Grass Waterway
High Density PolyEthylene

High Point House

Federal Emergency Management Agency (Hec 2 Data) Top Finished Grade Flood Insurance Rate Map Face of Wall TRANS Flood Plain Easement

Forested Water Resource Protection Easement

Top of Wall

Transition

Vertical

WaterLine

Water Connection

WalkOut
Water Quality Basin
Water Quality Swale
Water Quality Trench
Wide Shoulder

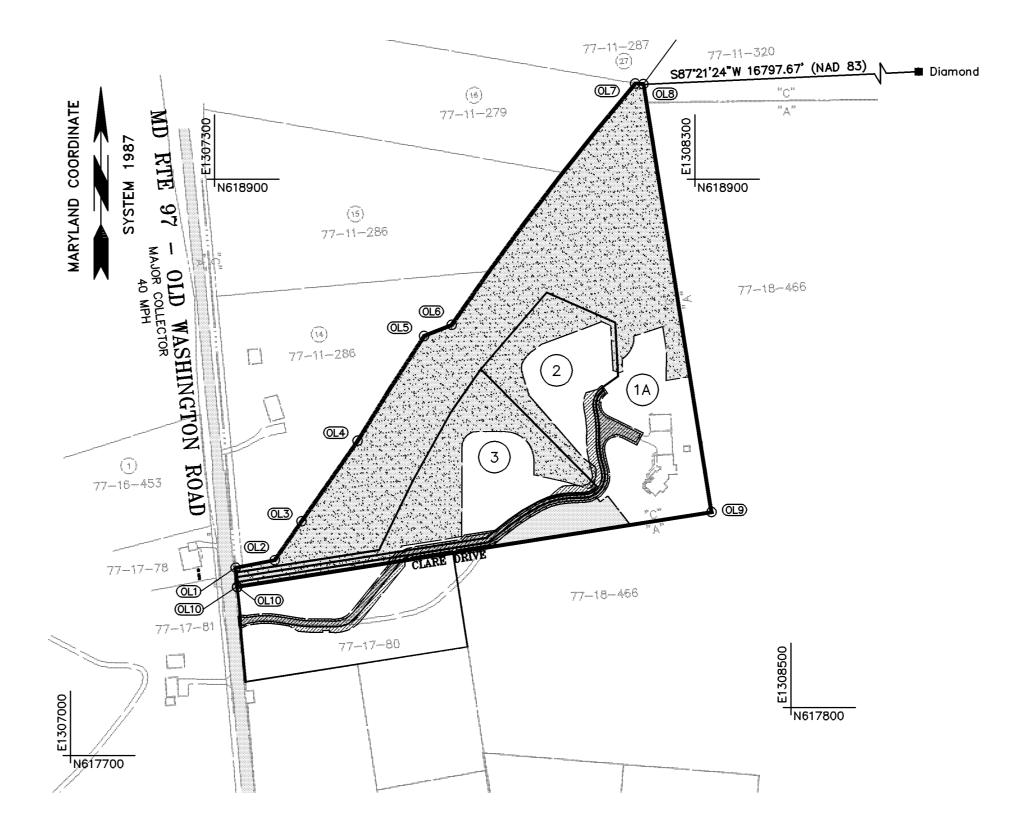
Velocity (feet per second)

PRELIMINARY PLAN VAN ALLER 2

n Old Washington Road Near Woodbine MD 4TH Election District, Carroll County MD

OWNER/DEVELOPER

Kelly Cumberland & Danielle F Cumberland 7631 Old Washington Rd Woodbine MD 21797 301-252-1123



LOCATION MAP SCALE 1" = 200'

VAN ALLER 2 SITE NARRATIVE three lot residential subdivision located on the east side of Old Washington Road, approximately 900 feet rsection of Old Washington Road and Hoods Mill Road, near Woodbine, Maryland and shown on Carroll County ock 11, Parcel 0336. The site is an existing residential lot and two proposed lots which will utilize private sewage disposal areas on each individual lot with an existing driveway to be converted to a use in common nimize impacts to natural resources, the existing driveway was utilized, but because it passes through an the In-Fee Access Strips or panhandles could not be created along the entire length of the driveway. A a modification to this criteria will be submitted to the county detailing the special circumstances that are articular subdivision. The lots are located near the county line between Carroll and Howard, adjacent to State Park. Located on an unnnamed tributary to Piney Branch which is located in the South Branch

WATER RESOURCE MANAGEMENT NARRATIVE

address Carroll County Bureau of Resource Management requirements with a variance to the stream buffer to create a safe forest setback and create an area to access and maintain the improvements. provided per the code. Most of the development is outside the stream buffer except in areas needed for chniques the developer is willing to provide additional area to be protected the Forested Water Resource, alyzed stream buffer area in order to further protect natural resources.

FLOODPLAIN NARRATIVE

Van Aller 2 is located within the FEMA Community of Carroll County, Number 240015, Panel 0382, Suffix D and shown on FEMA Map Number 24013C0382D with an effective date of October 2, 2015. No FEMA floodplain is shown on or in the near vicinity of the property, drainage area is less than one square mile and there is no proposed construction activity within 10 feet vertically of the stream bank. Per Carroll County Code Chapter 153 Section 008 (A) 1 & 3, this property is exempt from preparing, submitting and showing floodplains that may extend on the subdivision plan.

FOREST CONSERVATION NARRATIVE

Van Aller 2 is zoned Conservation and meets the forested threshold requirement of 20% so no afforestation is required. The reforestation requirement of one to one for 1.68196 acres of forest clearing shall be at a bank location to be determined.

1. Current Title Reference:

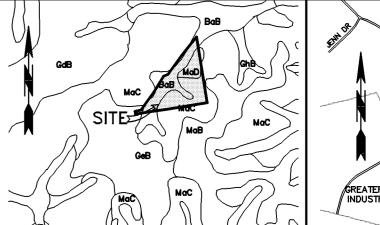
Owner: Kelly E Cumberland & Danielle F Cumberland County Land Record 2896 Page 395

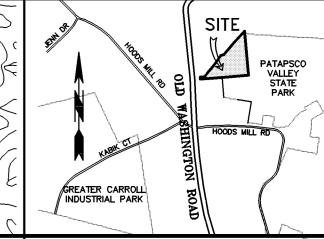
2002-April-12 Grantor: William H Van Aller & Anne E Van Aller

Map 77, Block 11, Parcel 336 3. Zoning District: Conservation

- 4. National Flood Insurance Rate: Map 240015-0150B (no floodplain) 5. The topography shown hereon was flown by Carroll County and based on Bare Earth LiDAR Data Spring 2006 NAVD88 U.S.Feet and supplemented with field run data by DRS & Associates 6. The horizontal datum shown hereon is based on Maryland Coordinate System of 1987 U.S.Feet. 7. Total area of subdivision: 10.50251 Ac 8. Number of lots: 3 9. Total area of lots: 10.50251 Ac
- 10. For Construction of dwellings exceeding a three bedroom house size (450 gpd), it must be demonstrated that there is adequate area for an initial and two (2) replacement septic systems in accordance with COMAR 26.04.02.02G (effective 11/18/85). There are no wells or septic systems/areas within 100 feet of the property unless otherwise shown hereon.
- 2. If gravity flow to a sewage disposal area cannot be ensured, a pumped sewage disposal system will be required. 3. 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 seasonal 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 failing 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 constitutes lot approval by the Health Department. Location and distance to the nearest existing or proposed water supply, reservoir, stream and intake facilities. South Branch Patapsco

15. Breakdown of dwelling units by type: 3 Single Family 16. The reservoir watershed is 2130908 South Branch Patapsco. 7. The on—site streams are Use 1





MCINITY MAP SCALE: 1"= 2000' SHEET INDEX

SHEET HIDEX					
SHEET No	DESCRIPTION				
1	TITLE SHEET				
2	CONVENTIONAL PLAN				
3	CLUSTER PLAN				
4	FOREST STAND DELINEATION				
·					

Van Aller 2

Name	North	East	Bearing	Distance
OL8	619098.00	1308193.13	0.00077077	222.22
OL9	618206.51	1308334.46	S 9*00'30"E	902.62
OL10	618051.09	1307346.88	S 81°03'23"W	999.74
OL11	618051.58	1307346.82	N 6"38'06"W	0.49
OL1	618090.99	1307343.79	N 4*24*12"W	39.53
OL2	618106.65	1307424.99	N 79 " 05'09"E	82.70
0L3			N 34*31'38"E	98.68
	618187.95	1307480.92	N 34°54'58"E	204.18
OL4	618355.37	1307597.79	S 58*52'10"E	5879.66
OL12	615315.66	1312630.73		
Delta Radius Arc Tangent Segmen		Chord	N 32°23'26"E	258.58
OL5	618573.72	1307736.30	N 56°20'58"W	5879.66
OL6	618596.66	1307793.88	N 68 - 16'52"E	61.98
0L12	615315.66	1312630.73	S 55*50'59"E	5844.66
		1312630.73		
Delta Radius Arc Tangent Segmen		Chord	N 37*14'46"E	631.24
OL7	619099.15	1308175.93	N 49*39'31"W	5844.66
OL8			S 86°09'41"E	17.24
Total Are	ea 457489.21	sf 10.50251	acres +/-	

EVNo	DAT	Ε	DESCRIPTION		BY
1	2018-03-09 SHEE		SHEE	TS 1 -4	DRS/jfs
2	2018-08-2	2018-08-26 SHEE		TS 1 -4	DRS/jfs
3	2020-01-28		SHEETS 1 & 4		DRS/ebp
4	4 2021-11-24		SHEETS 1 & 4		DRS/jfs
EV.No.	DATE	_	3Y	DESCRIPTION	
	2018-03-09		S/jfs	PER CCERD 2017-04-18, CCBDR 2017-04-21, CCBRM/Isfo	2017-05-1
2	2018-08-26				
3	2020-01-28		S/jfs	UPDATE REVISION SUMMARY	
4	2021-11-24	DR:	S/jfs	UPDATE REVISION SUMMARY	•

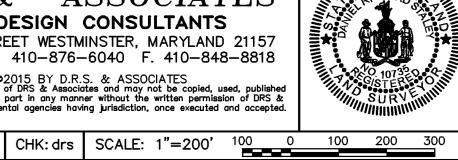
REVISION SUMMARY

REVISIONS

ASSOCIATES LAND DESIGN CONSULTANTS

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VAN ALLER 2

TITLE SHEET

DATE: 2016-01-22

CaCoFile M-15-0073 SHT.NO. :1 OF 4



