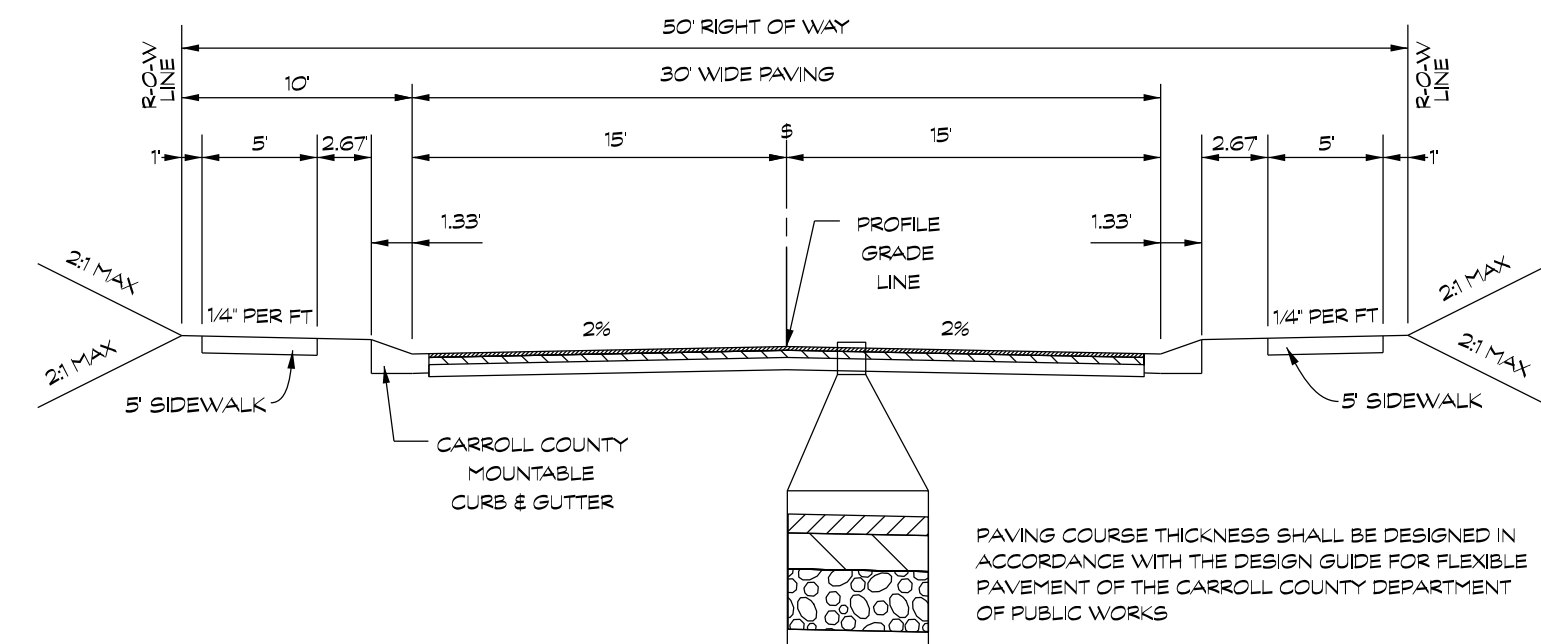
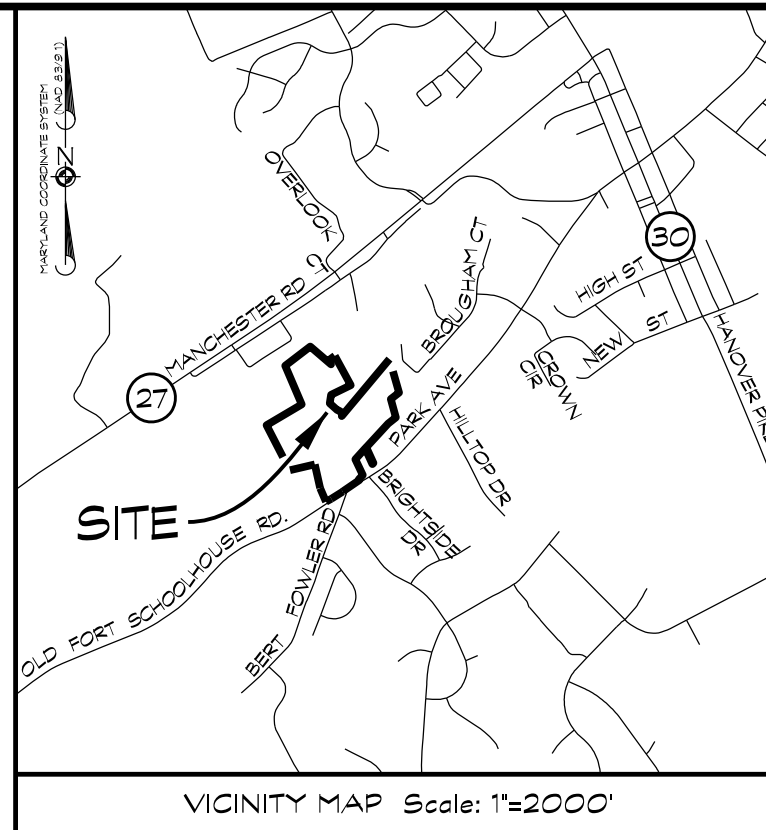
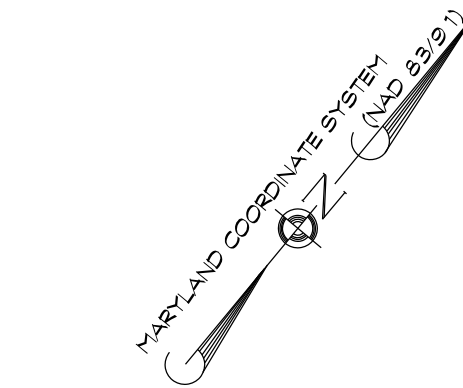


LANDSCAPE REQUIREMENTS		
per Carroll County, MD Landscape Manual, November 2004		
Result #	Requirement	Base Required P.U.
1.B. 1.a	Residential property near and side yards adjacent to public right-of-ways (Class A screening)	280 LF 14.5
	TOTAL	14.5

SHEET INDEX

1. CONCEPT PLAN
2. GRADING PLAN
3. SEDIMENT CONTROL PLAN
4. STORMWATER MANAGEMENT PLAN
5. STORMWATER MANAGEMENT PLAN
6. STORMWATER PROFILES & DETAILS
7. FOREST CONSERVATION PLAN



GENERAL NOTES:

1. CURRENT TITLE REFERENCE
P. 427
OWNER: PV MANCHESTER LLC,
DEED REFERENCE: LIBER 5187, FOLIO 448
DATE: JANUARY 17, 2007
GRANTOR: JOHN P. & KATHY CUGLE, CO-TRUSTEES OF THE WESTMINSTER LAND TRUST, PATRIOTS OVERLOOK LLC & C.F.E. LLC
2. THE OUTLINE SHOWN HEREON IS FROM THE ANNEXATION PLAT AND OUTLINE SURVEY BY CLSI.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY AERIAL PHOTOGRAPHY.
4. THE NEAREST PORTABLE WATER SUPPLY IS AN EXISTING 8" LINE IN PARK AVENUE AND BROUGHAM COURT.
5. THE NEAREST HYDRANT FOR FIRE PROTECTION IS APPROXIMATELY 750' EAST OF THE PROPOSED PATRIOTS COURT AND AT THE END OF THE EXISTING BROUGHAM COURT APPROXIMATELY 60' FROM THE SITE.
6. BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 10'
REAR: 25'

DATA BLOCK:

1. ZONING DISTRICT: R-20,000
2. SOIL CLASSIFICATION MAP NUMBER: NRCS SOIL DATA
3. NUMBER OF LOTS PROPOSED: 36
4. TOTAL AREA OF SUBDIVISION: 26.03 AC
5. BREAKDOWN OF DWELLING UNITS BY TYPE:
36 PROPOSED SINGLE FAMILY

12' PAVED USE-IN-COMMON DRIVEWAY TYPICAL SECTION SUPER RIGHT

LEGEND

- 12-25% SLOPES
- 25%+ SLOPES
- SOILS LINES
- EXISTING TREES
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED BUILDING UNITS
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- MICRO-BIO FACILITY

OWNER/DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171

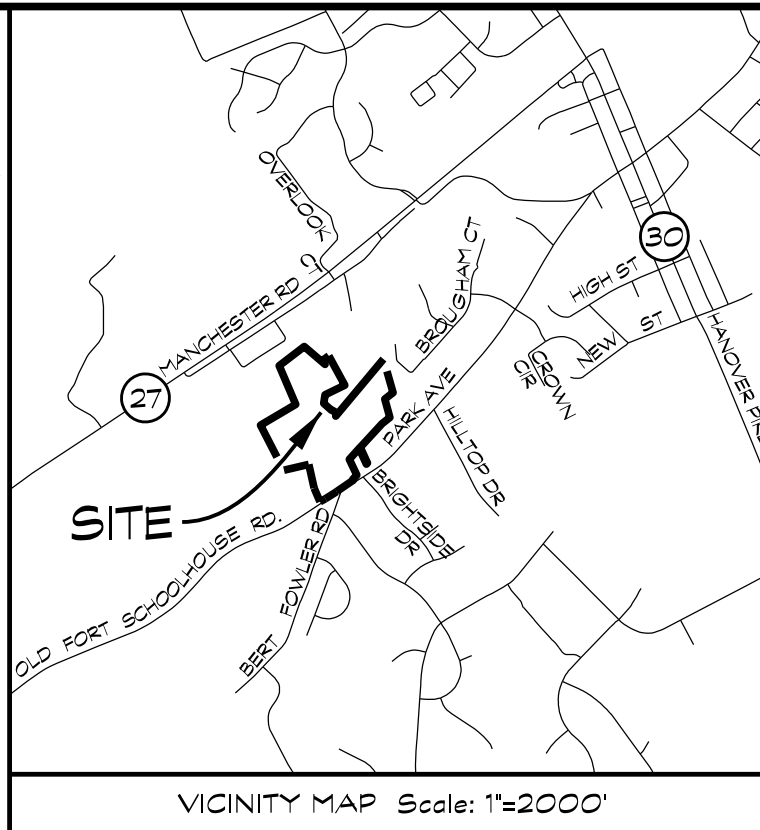
CONCEPT PLAN

PATRIOTS OVERLOOK

6th ELECTION DISTRICT TOWN OF MANCHESTER
TAX MAPS: 23,40,2 BLOCKS: 16,14,20 PARCELS: 427,822,3506,3508



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. 51285, EXPIRATION DATE: DECEMBER 7, 2025		
Date	Revisions	Drawn By: JW
		Designed By: LGA, JW
		Reviewed By:
		Date: JANUARY, 2024
		Scale: 1"= 100'
		Job No.: 2014024
		Sheet: 1 OF 8



MARYLAND COORDINATE SYSTEM
(NAD 83/91)

LEGEND

- GfB BrD
- EX SAN
- EX W
- PROPOSED BUILDING UNITS
- S
- SPM
- W
- PROPOSED STORM DRAIN
- PROPOSED STORMWATER QUALITY FACILITY
- 15% - 25% SLOPES
- 25% + SLOPES

GRADING PLAN

PATRIOTS OVERLOOK

6th ELECTION DISTRICT TOWN OF MANCHESTER
CARROLL COUNTY, MARYLAND
TAX MAPS: 23,402 BLOCKS: 16,14,20 PARCELS: 427,822,3506,3508

NOT FOR CONSTRUCTION

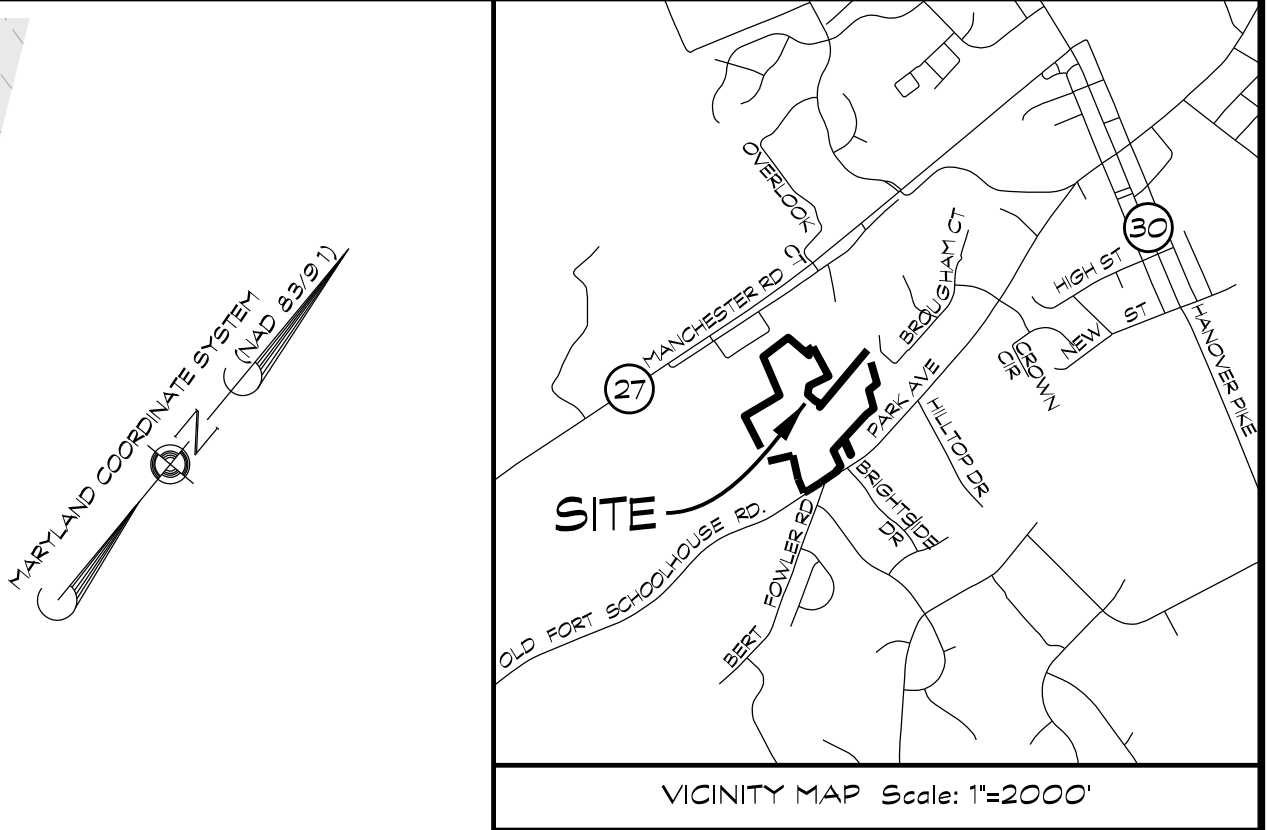
STATE OF MARYLAND
BRISTOL D. MOORE, P.E.
PROFESSIONAL ENGINEER
51285
1/1/2024

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

Engineers • Surveyors
CLSI
www.clsi-civileng.com
Land Planning & Environmental Consultants

OWNER/DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171

Date	Revisions	Drawn By:	JW
		Designed By: <td>JW</td>	JW
		Reviewed By: <td></td>	
		Date:	JANUARY, 2024
		Scale:	1"= 50'
		Job No.:	2014024
		Sheet:	2 OF 8



ALEXANDER J.E.
KATHLEEN G. FERRICONE
L. 07816, P. 00789
ZONED R-40,000

LEGEND

GfB
BrD

SOILS LINES

EX. SAN.

EXISTING TREES

EX. W.

EXISTING SEWER LINE

EX. W.

EXISTING WATER LINE

PROPOSED BUILDING UNITS

S

PROPOSED SEWER MAIN

SPM

PROPOSED SEWER FORCE MAIN

W

PROPOSED WATER LINE

D

PROPOSED STORM DRAIN

PROPOSED STORMWATER QUALITY FACILITY

PROPOSED STORMWATER QUALITY FACILITY

15% + 25% SLOPES

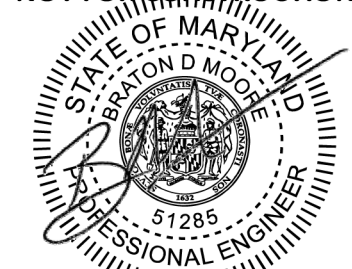
25% + SLOPES

GRADING PLAN

PATRIOTS OVERLOOK

6th ELECTION DISTRICT TOWN OF MANCHESTER
CARROLL COUNTY, MARYLAND
TAX MAPS: 23,40,2 BLOCKS: 16,14,20 PARCELS: 427,822,3506,3508

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1/2024

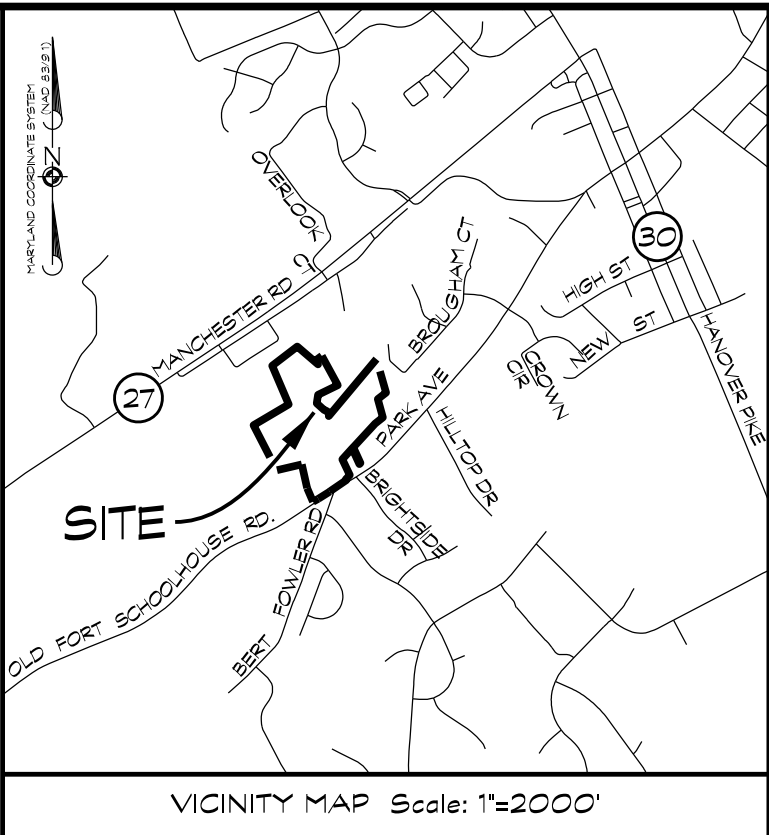
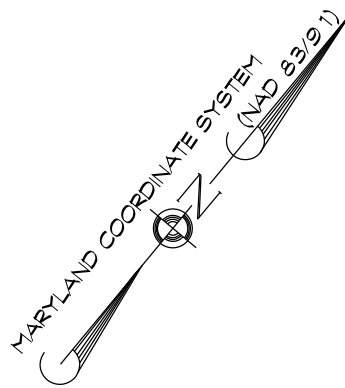
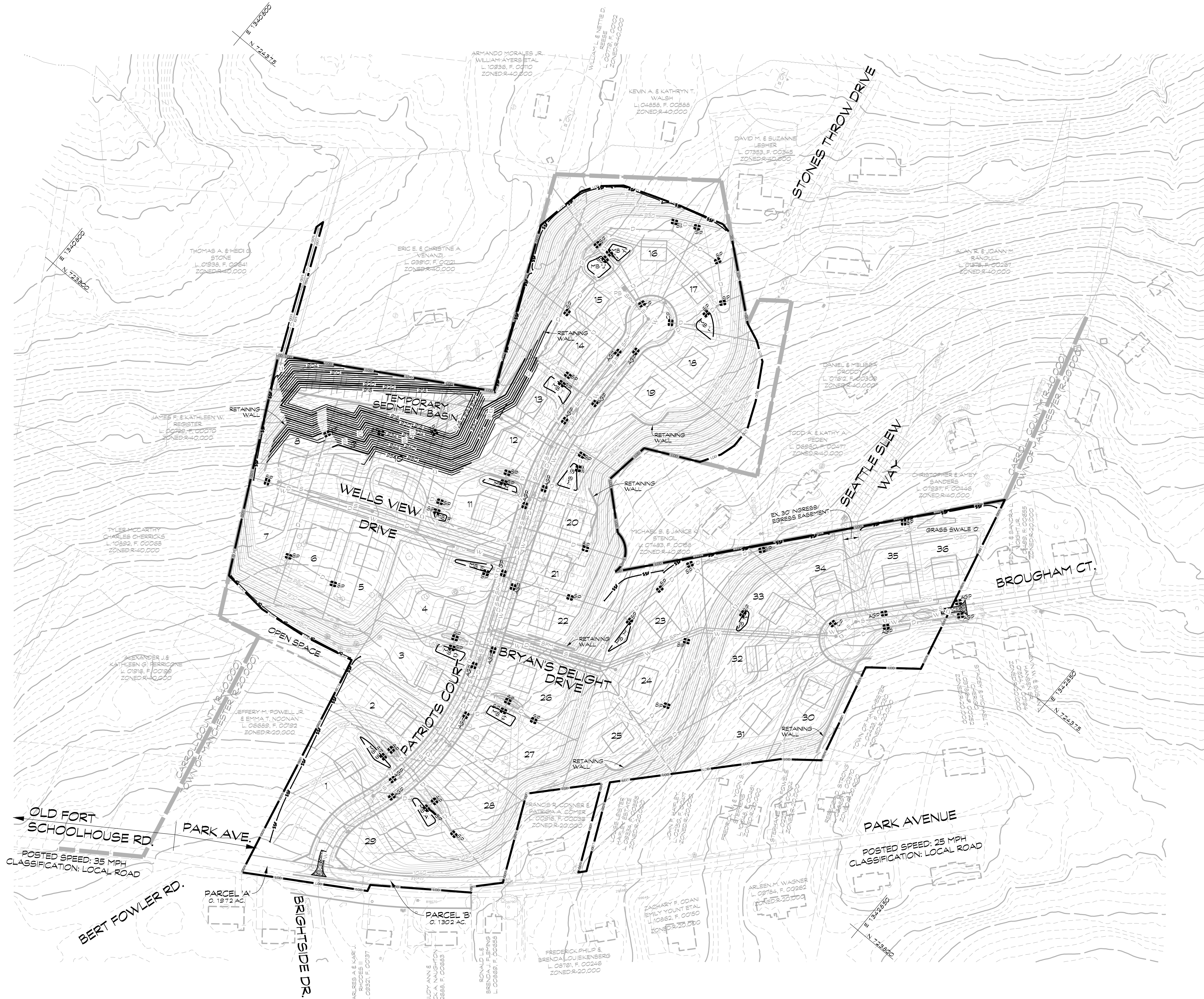


439 East Main Street Westminster, MD 21157-5539
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THE STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION, ENGINEER IN CHARGE		THE LAWS OF	
THE STATE OF MARYLAND, LICENSE NO. B 1228, EXPIRATION DATE DECEMBER 2025			
Date	Revisions	Drawn By:	JW
		Designed By:	JW
		Reviewed By:	
		Date:	JANUARY, 2024
		Scale:	1"= 50'
		Job No.:	2014-024
		Sheet:	3 OF 8

OWNER/ DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171



LEGEND

- GFB BrD SOILS LINES
- EX SAN EXISTING SEWER LINE
- EX W EXISTING WATER LINE
- PROPOSED BUILDING UNITS
- S PROPOSED SEWER MAIN
- SPM PROPOSED SEWER FORCE MAIN
- PROPOSED STORMDRAIN
- PROPOSED STORMWATER QUALITY FACILITY
- W PROPOSED WATER LINE
- LOD LIMIT OF DISTURBANCE
- DF DIVERSION FENCE
- SSF SUPER SILT FENCE
- SIP STANDARD INLET PROTECTION
- AGIP AT-GRADE INLET PROTECTION
- CIP CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

SEDIMENT CONTROL PLAN

PATRIOTS OVERLOOK

TOWN OF MANCHESTER
CARROLL COUNTY, MARYLAND
S4 ELECTION DISTRICT
TAX MAPS: 23,402 BLOCKS: 16,14,20 PARCELS: 427,822,3506,3508



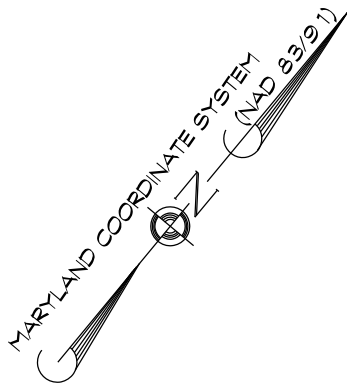
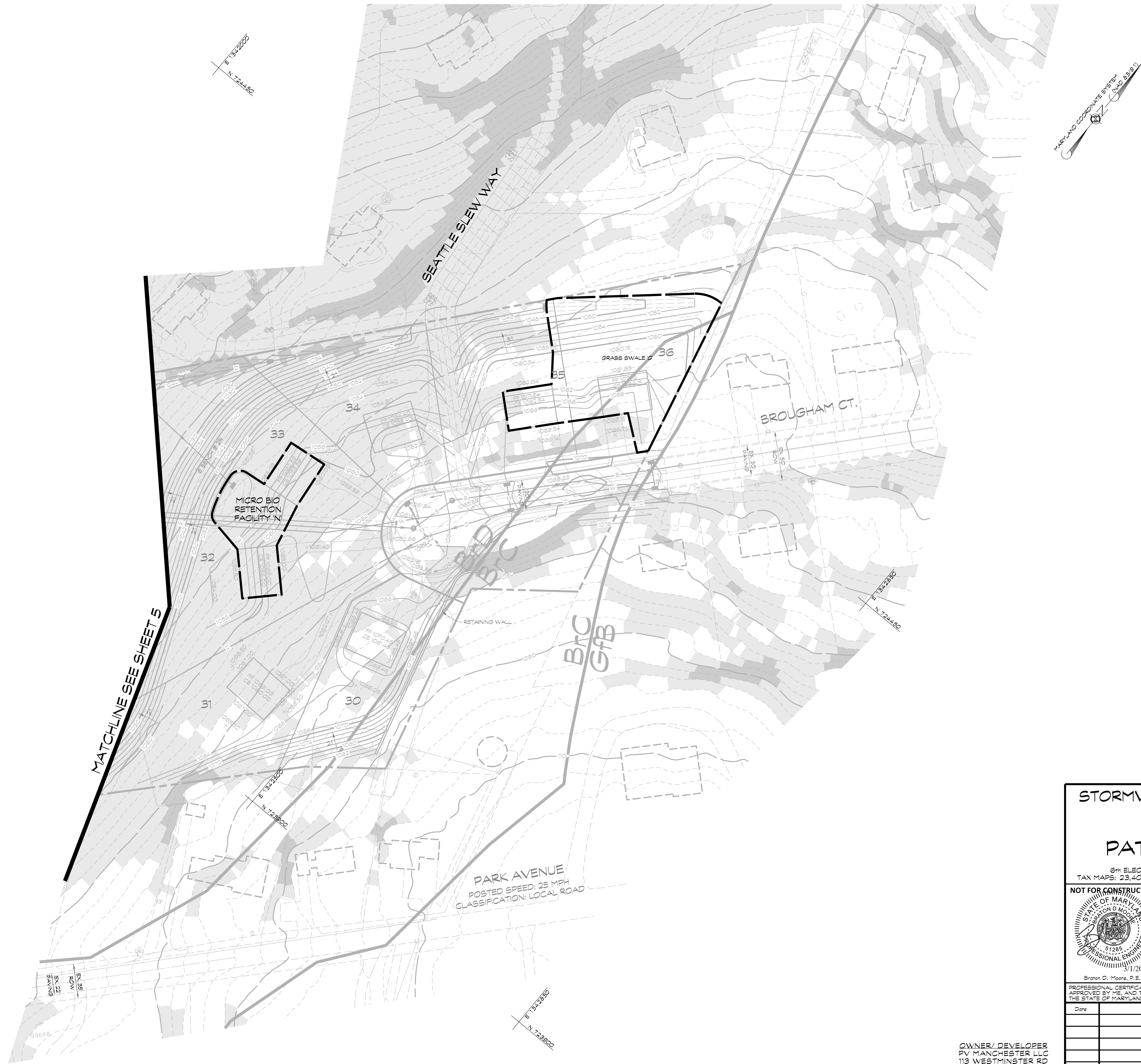
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		Job No.: 2014024
		Sheet: 4 OF 8

OWNER/DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171





LEGEND

— DRAINAGE AREA LINE

BrD SOIL LINE

BrC SOIL TYPE

OWNER/DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171

STORMWATER MANAGEMENT PLAN

PATRIOTS OVERLOOK

6th ELECTION DISTRICT TOWN OF MANCHESTER
CARROLL COUNTY, MARYLAND
TAX MAPS: 23,402 BLOCKS: 16,14,20 PARCELS: 427,822,3506,3508

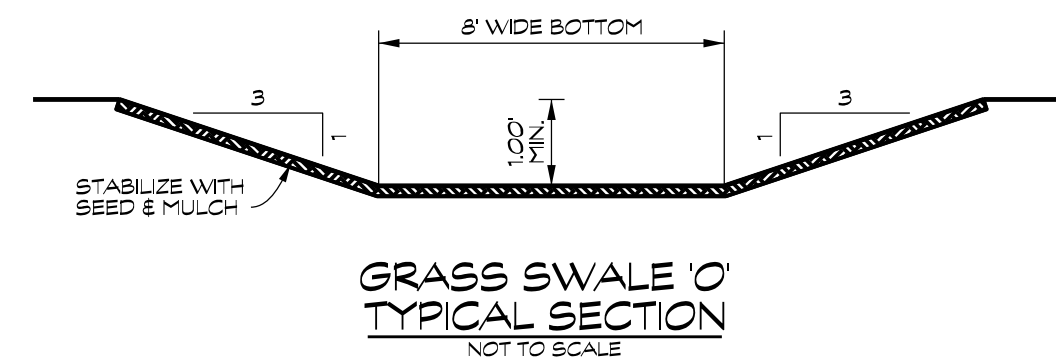
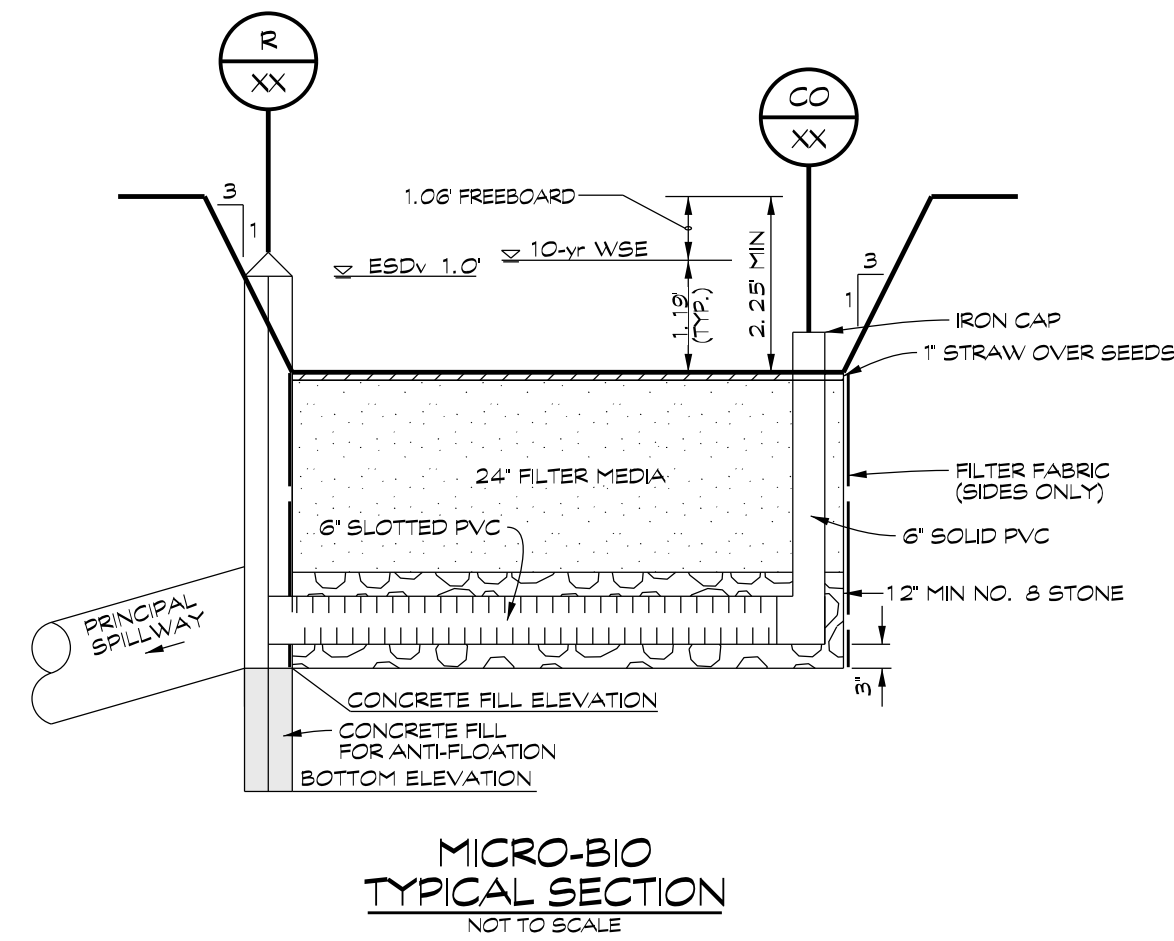
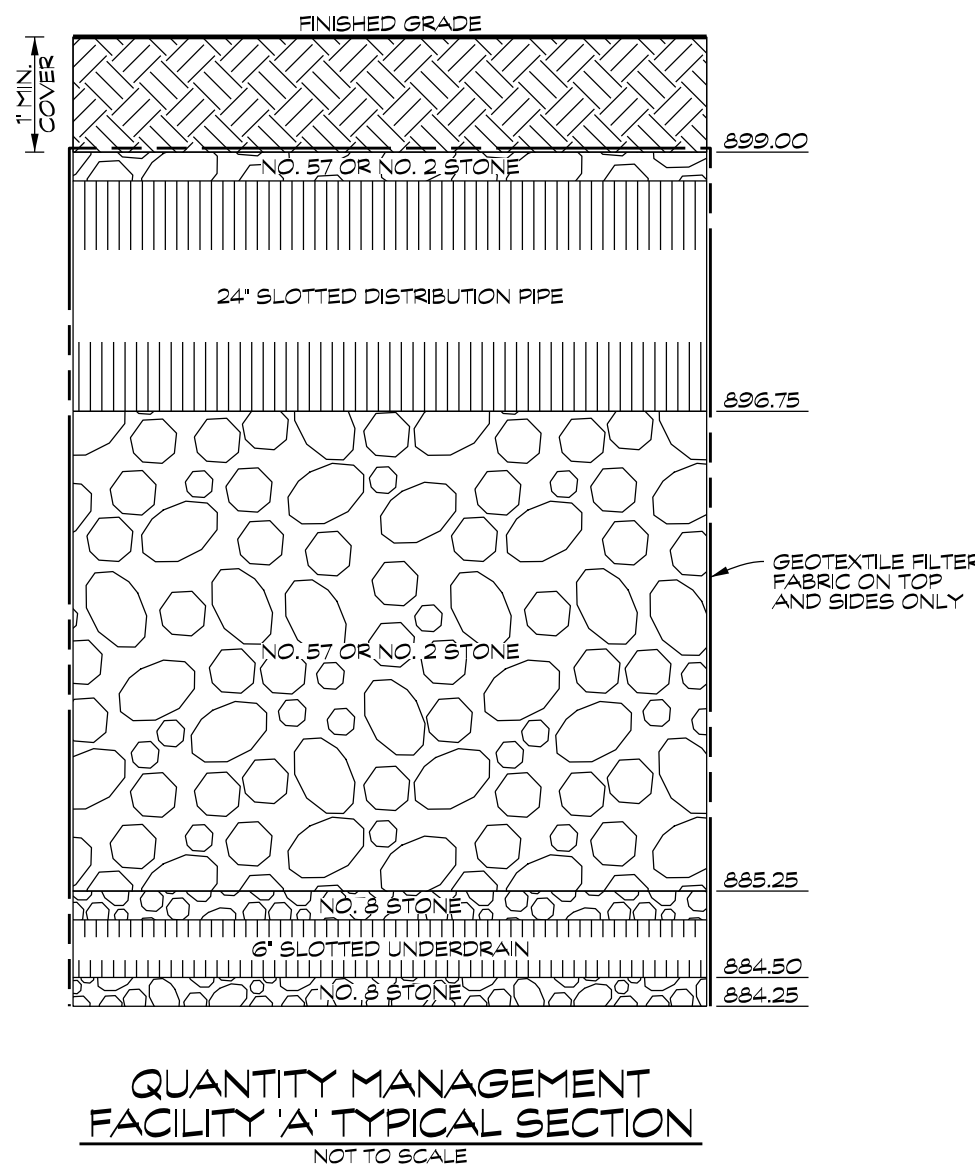
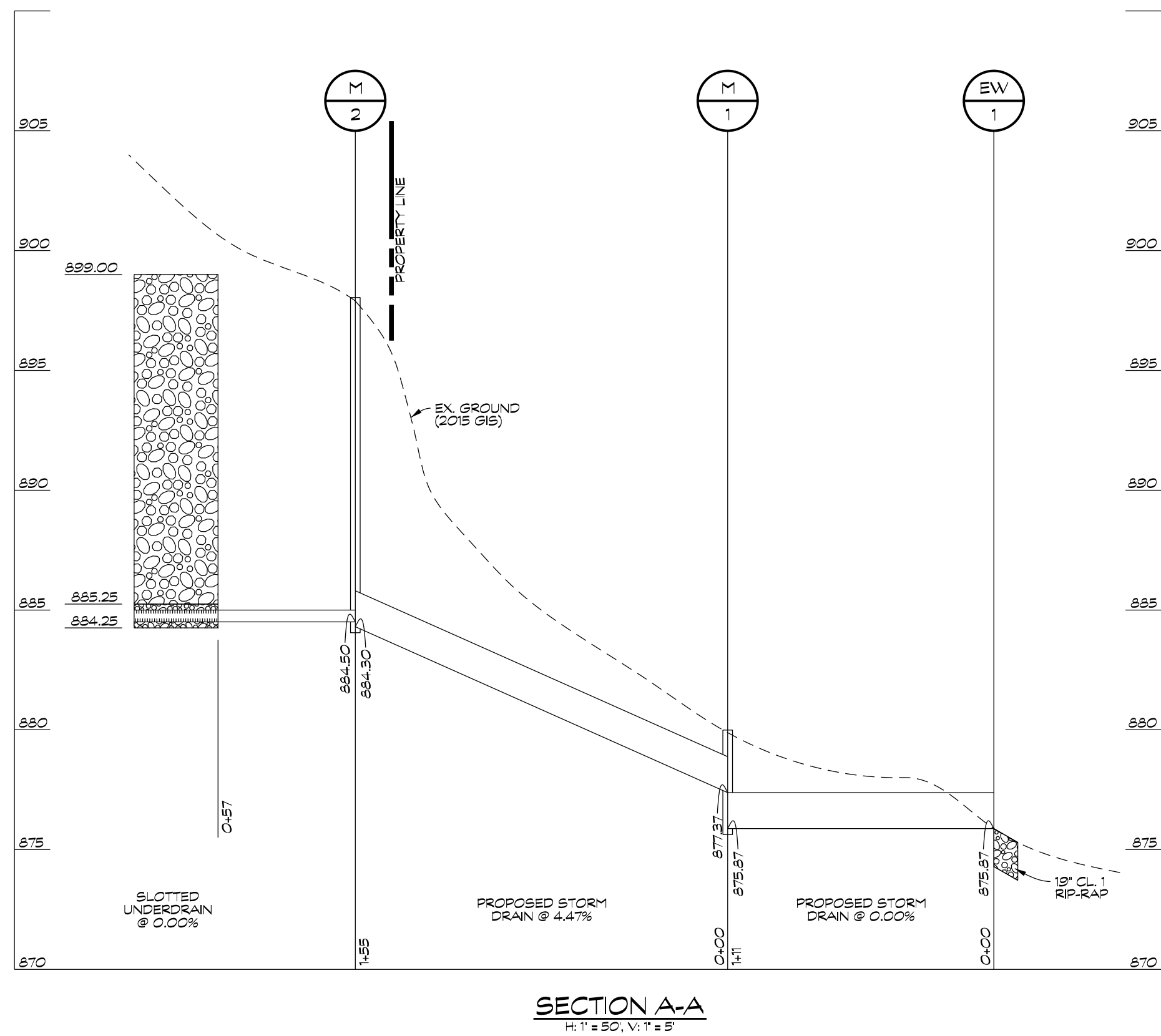
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		Designed By: BH
		Reviewed By: BDM
		Date: JANUARY, 2024
		Scale: 1" = 50'
		Job No.: 2014024
		Sheet: 6 OF 8



STORMWATER MANAGEMENT
PROFILES & DETAILS

PATRIOTS OVERLOOK

6th ELECTION DISTRICT
TAX MAPS: 23,40,2

TOWN OF MANCHESTER
CARROLL COUNTY, MARYLAND
BLOCKS: 16,14,20

PARCELS: 427,822,3506,3508

NOT FOR CONSTRUCTION

STATE OF MARYLAND
BRISTOL D. MAHRE, P.E.
51285
PROFESSIONAL ENGINEER
1/1/2024

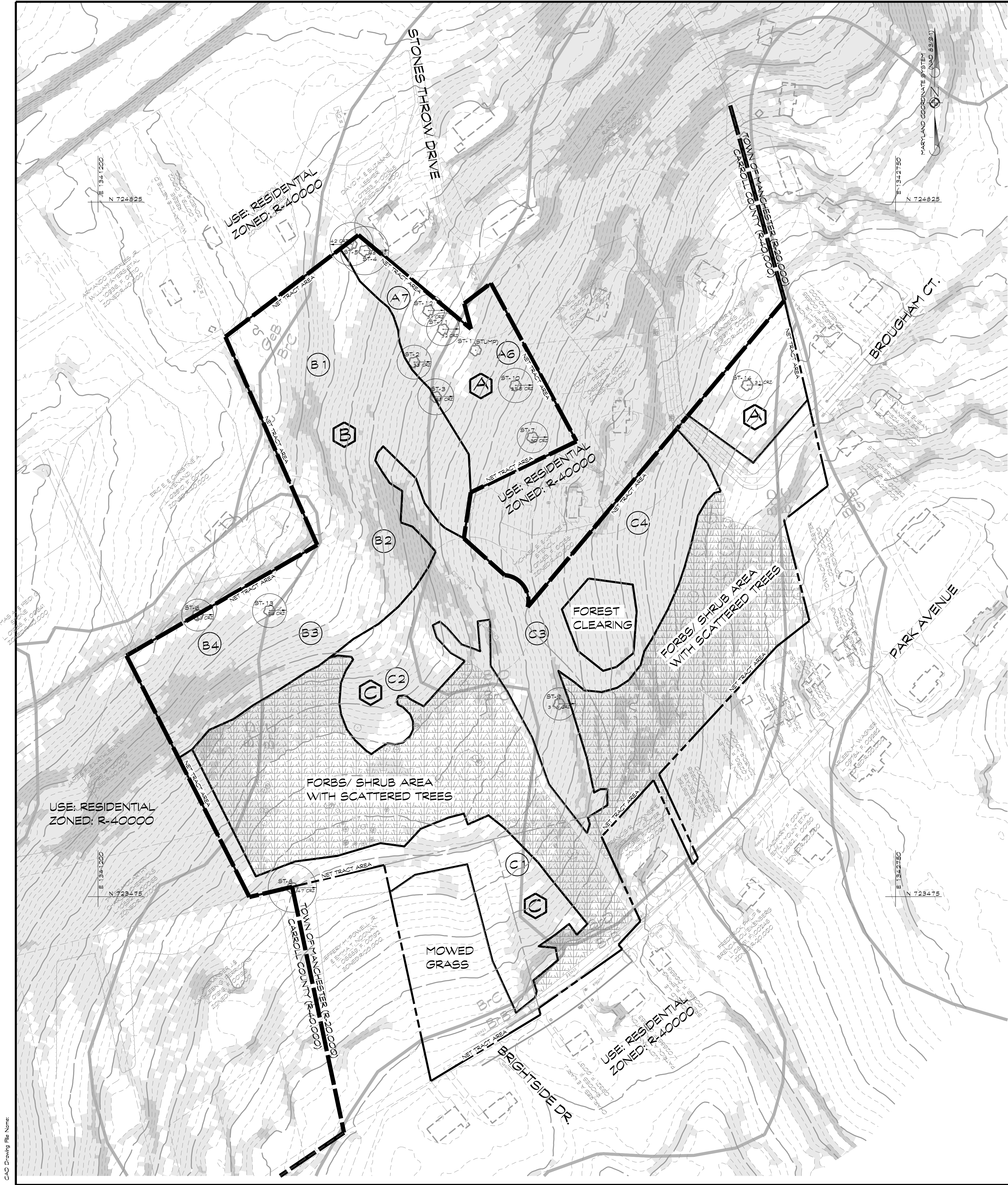
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		Job No.: 2014024
		Sheet: 7 OF 8

OWNER/DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171

County File No. P-24-0006



Forest Stand Delineation Narrative

This Forest Stand Delineation has been prepared for the forested tract within the boundary of Patriots Overlook subdivision, located on the north side of Old Port Georgetown Road in Manchester, MD as shown on Carroll County Tax Map 23, Parcel 427 and Map 402, Parcels 822, 3506 and 3508. This property had a previously approved Forest Stand Delineation, completed in July of 2002. Approximately 15.14 of the site are forested. This forest is divided into three stands on homogeneous units and are shown on the Forest Stand Delineation as Stands A, B, and C. DRS Engineering performed a site visit on November 3, 2008, to verify that the data included in the previously approved Forest Stand Delineation remained accurate. CLSI performed an additional site visit April 3, 2015, to re-verify the data reported in the previous reports. On February 1, 2024, CLSI performed another site visit to again re-verify the data shown in previous Forest Stand Delineation reports. During this field investigation, several specimen trees were noted that previously had not been identified. These trees have been tagged and located and are included on this plan.

Stand A: Prior approved FSD 6.71 Acres (2.76 acres remaining on site)

Due to the subdivision of the site since the initially approved FSD, approximately 5.76 acres of this stand are now located on adjacent properties. One portion of the stand has been isolated by the new road, and the area that was divided has evolved and been enveloped into Stand C as poplars have become more prevalent in that particular area. While new property lines and construction of the road have divided this stand, the stand itself remains physically intact. It should, however, be noted that large portions of Stand A have also sustained wind shear damage as a result of recent storms, resulting in high counts of dead fallen trees as well as injuries to a number of trees.

Stand A is a mature hardwood stand which is dominated by a mixture of Oak species, with significant areas of emergent Tulip Poplar due to previous clearing. Associated tree species include Cherry, Red and Norway Maples. Codominant species include Red and White Oak, Black Gum, Black Cherry, Black Locust and Tulip Poplar. The understorey layer consists of mixed Cane, Hickory, Maple and Locust. The herbaceous layer contains Laurel, High and Low Bush Blueberry, Multiflora Rose and Bush Honeysuckle. The stand has a basal area of 11.2 square feet with an average of 260 trees per acre (80 trees per acre) (see note above). The canopy closure is 71% with 37% of the ground covered by herbaceous plant material. The stand is classified as a Priority Area II.

Stand B: Prior approved FSD 6.34 Acres (6.20 acres remaining on site)

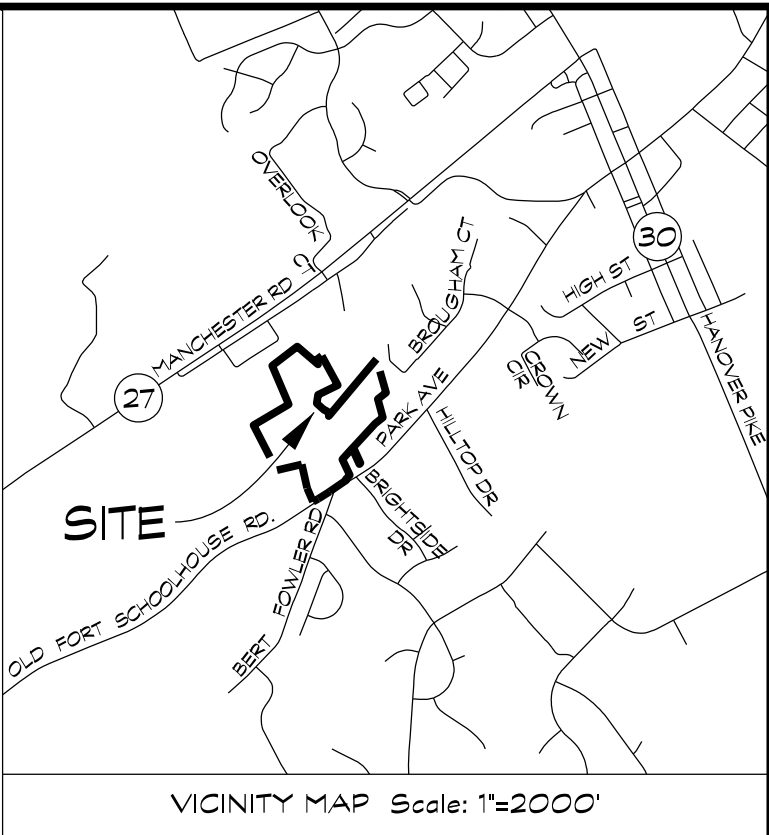
A small portion of this stand (approximately 0.21 acres) was removed in association with the installation of several wells on the property since the previously approved FSDs were completed.

Stand B is dominated by Yellow Poplar. The understorey layer consists of Black Cherry, Locust, Sassafras and Red Maple. The herbaceous layer contains Virginia Creeper, Poison Ivy and Honeysuckle. The stand has a basal area of 11.5 square feet with an average of 320 trees per acre and 20 dead trees per acre. The canopy closure is 75% with 60% of the ground covered by herbaceous plant. The stand is classified as a Priority Area II.

Stand C: Prior approved FSD 5.5 Acres (6.18 acres now on site)

A small portion of this stand was removed with the installation of several wells on the property since the previously approved FSDs were completed, however the stand has also expanded slightly since the FSD now includes another tract (Parcel 3508) that was not on the initially approved FSD.

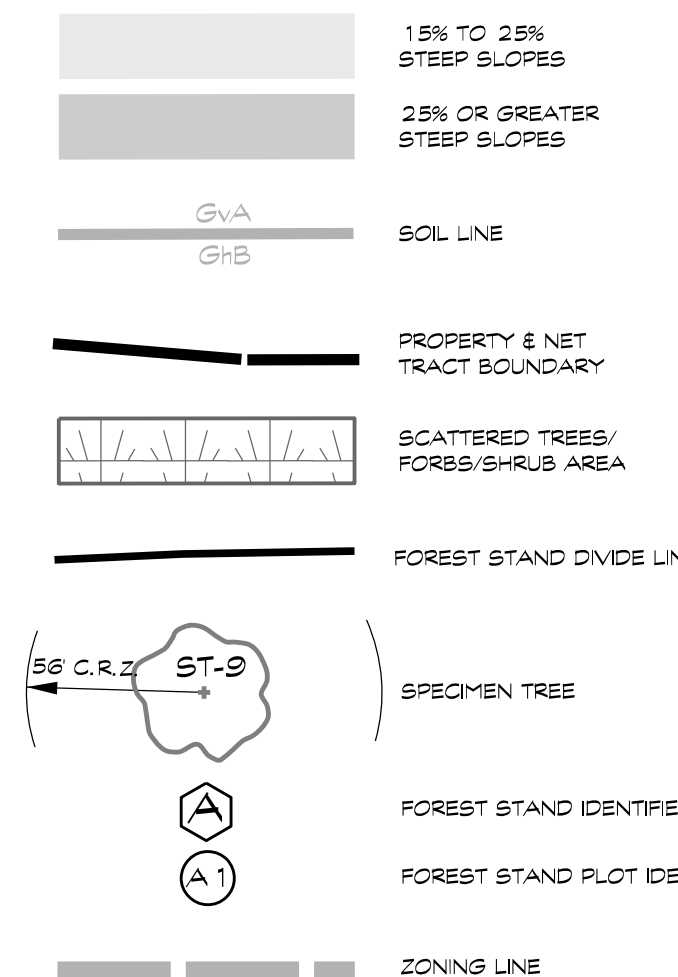
Stand C is dominated by Mixed Oak and Hickories. Associated species include Black Locust, Red, Norway and Silver Maples as well as Walnut, Ash and Yellow Poplar. The understorey layer contains Cherry, Box Elder and mixed Maple species. The herbaceous layer contains Virginia Creeper, Multiflora Rose, Poison Ivy and Honeysuckle. The basal area is 11.0 square feet with an average of 240 trees per acre and 32 dead trees per acre. The canopy closure is 76% with 44% of the ground covered by herbaceous plants. The stand is classified as Priority Area II.



ENVIRONMENTAL SITE NOTES

1. ZONING DISTRICT: R-20,000 AND R-40,000
LAND USE: RESIDENTIAL
2. TOTAL AREA OF SITE (NET TRACT): 26.03 ACRES
TOTAL FORESTED AREA ON SITE: 15.14 ACRES
3. WATERSHED DRAINAGE BASIN: DOUBLE PIPE CREEK
WATERSHED NO. 02130304
STREAM CLASSIFICATION: IV-P
4. SOILS SHOWN ARE FROM USDA NRCS WEB SOIL SURVEY.
5. NO RARE, THREATENED OR ENDANGERED PLANT, ANIMAL SPECIES OR HABITAT WERE OBSERVED DURING THE SITE VISIT. A LETTER OF INQUIRY HAS BEEN SENT TO THE MONK NATURAL HERITAGE PROGRAM DATED APRIL 7, 2015 (UPDATED INQUIRY SENT 02/02/2024).
6. NO FEMA FLOODPLAIN IS ON SITE.
7. THIS SITE IS WITHIN SHIST-SAPROLITE AQUIFER AREA.

LEGEND



THERE S NO FEMA FLOODPLAIN ON-SITE

FOREST STAND PRIORITY LEVEL

STAND	PRIORITY	ACREAGE
A	1	2.76
B	2	6.20
C	2	6.18

SOILS CHART (CARROLL COUNTY FC TECHNICAL MANUAL)

SOIL SERIES	ERODIBILITY "K" FACTOR	HYDRIC
BRINKLOW	0.85	-
GLENELG	-	-

SPECIMEN TREE CHART

No.	DBH	Common Name	Botanical Name	CRZ	Condition	Comment
1	NA	Black Oak Stump	Quercus velutina	NA	NA	Tree no longer standing
2	3.3	Black Oak	Quercus velutina	3.3	FAIR	
3	3.5	Black Oak	Quercus velutina	3.5	POOR	Multistem (2 of the specimen, 3 total). Limb dieback
4	4.8	Tulip Poplar	Liriodendron tulipifera	4.8	FAIR	Multistem (2)
5	4.2	Black Oak	Quercus velutina	4.2	FAIR	Multistem (2)
6	3.1	Sweet Birch	Betula lenta	3.1	FAIR	Limb dieback
7	3.0	Northern Red Oak	Quercus rubra	3.0	POOR	
8	4.7	White Oak	Quercus alba	4.7	FAIR	Offsite
9	3.1.5	Tulip Poplar	Liriodendron tulipifera	3.1.5	FAIR	
10	3.3.5	Red Oak	Quercus rubra	3.3.5	FAIR	Dead limbs, crown damage
11	3.2	Black Oak	Quercus velutina	3.2	POOR	
12	3.1	Red Oak	Quercus rubra	3.1	FAIR	
13	3.3	Tulip Poplar	Liriodendron tulipifera	3.3	FAIR	
14	3.1	Red Oak	Quercus rubra	3.1	POOR	

OWNER/ DEVELOPER
PV MANCHESTER LLC
113 WESTMINSTER RD
REISTERSTOWN, MD 21136
410-977-3171

FOREST STAND DELINEATION

PATRIOTS OVERLOOK

6th ELECTION DISTRICT TOWN OF MANCHESTER
TAX MAPS: 23,402, BLOCKS: 16,14,20, CARROLL COUNTY, MARYLAND
PARCELS: 427,822,3506,3508

NOT FOR CONSTRUCTION

Joe Rappaport

Trace Rappaport
Qualified Professional
for Forest Conservation



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

Date	Revisions	Drawn By: AV
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		Reviewed By: TR
		Date: JANUARY, 2024
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