

SEE DETAIL FIGURE 3

ROOF LEADER

4" PVC T SCH 40 W/ TRASH SCREEN

BURCHARGE PIPE

SPLASH BLOCK

3" TO 6" ABOVE FINAL GRADE

4" PVC SCH 40

CAP WITH SCREW TOP ID

4" PVC SCH 40

4" PVC SCH 40

4" PVC SCH 40

4" PVC COUPLER SCH 40

4" PVC SCH 40 W/ 1/2" DIA. O.N. CENTER

NO. 57 OR NO. 3 STONE

10" MINIMUM

BUILDING FOUNDATION

4" PVC SCH 40

4" X 4" PVC T SCH 40

FLOW

OBSERVATION WINDOW LOCATED IN CENTER OF DRY WELLS

NON WOVEN GEOTEXTILES TOP & SIDES ONLY 1/2" W X 5' O.C. 10' OR 160

4" PVC COUPLER SCH 40

12" SAND ASTM C-93

ROOT FLATE 4" X 12" X 1/2" POLY CONCRETE CAP BLOCK

1. THE DRY WELL FOR THE ENTIRE HOUSE CONSISTS OF STANDARD NO. 87
PVC PIPE, 12" DIA. WITH 12" DIA. APPROVED FLANGE
FOR DIMENSIONS. AN ADDITIONAL 10' OF ASTM C-33 SAND IS TO BE PROVIDED
UNDER STONE RESERVOIR. THE PROPOSED 1' OF STORM-WATER CONTROL, FOR
EVERY 1000 SQUARE FEET OF ROOFING.

2. MINIMUM SETBACKS:
A. 10' FT FROM WELLS
B. 25' FT FROM SEPTIC AREAS
C. 10' FT FROM BUILDINGS

3. FROM THE DOWNPOUT TO THE DRY WELL THE DRAIN PIPE MUST BE AT
LEAST 6" BELOW GRADE

4. THE LOCATIONS AND SIZE OF ALL DRY WELLS MUST BE SHOWN
ON THE GRADING PLAN.

5. THESE GEOTEXTILES ARE AVAILABLE IN FINKSBURG, MD. ES & G DISTRIBUTORS
2001 SHORTHILL BLVD. S. 866-744-5000, ANY EQUIVALENT GEOTEXTILE
IS ACCEPTABLE

Diagram illustrating the assembly of a roof drain. The components shown are:

- 2" X 3" ROOF LEADER
- 2" X 3" X 4" S/D DOWNSPOUT ADAPTER
- 4" SCHEDULE 40 PVC
- 4" PVC W/ 1/2" OPENING TO WATER TIGHT 18" L.C.
- 4" PVC SNAP-IN (SCREEN)
- DRAIN WELL

NOTES:

1. THE SNAP IN SCREEN IS REQUIRED TO PREVENT CLOGGING OF THE DRY WELL WITH DEBRIS.
2. SEE FIGURE 3a 'LIST OF POTENTIAL SUPPLIERS TO ACCOMPANY FIGURE 3 STANDARD DRY WELL DOWNSPOUT FITTINGS' FOR INFORMATION ON SOME LOCAL RETAILERS THAT SUPPLY COMPONENTS FOR THIS SYSTEM.

STAGE	ENGINEERS	
	APPROVAL	
	INITIALS	DATE
1. ONCE THE INDIVIDUAL HOUSE HAS BEEN CONSTRUCTED AND FINAL GRADING IS COMPLETE.		
2. EXCAVATION OF DRYWELL PRIOR TO SAND PLACEMENT. INSTALL FILTER FABRIC ON SIDES ONLY. PLACE PIPE BLOCK IN THE CENTER OF THE DRYWELL FIT.		
3. PLACEMENT OF SAND		
4. PLACEMENT OF WASHED NO. 2 3/5" STONE AND PIPE		
5. PLACEMENT OF 4" PVC PIPE & COMPLETE PLACEMENT OF STONE.		
6. WRAP TOP OF STONE WITH FILTER FABRIC		
7. INSTALLATION OF ROOF LEADERS: (MAY OCCUR AT ANY TIME BEFORE THIS POINT)		
8. FINE GRADE & STABILIZATION OF AREAS DISTURBED DURING CONSTRUCTION OF DRYWELL		

* PLEASE NOTIFY CERTIFYING ENGINEER 48 HRS
PRIOR TO CONSTRUCTION *

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

2 x 3 x 4' S E D DOWNSTOP ADAPTER

BT Pumping, Sales, Inc. 486 Luckabough Mill Rd, Westminster, MD 21157:
410-765-018- Part No. PS20A/P

Ferguson Enterprises, Inc. 300 Wakefield Valley Rd, New Windsor, MD 21776:
410-535-6662- Part No. PS20A/P

Lovess Home Improvement Warehouse of Westminster, 7771 Market St.,
Westminster, MD 21157, 410-857-7445- Part No. LSP 04

The Plumbing Home Center (two locations), 15 North Main Street, Mt. Airy,
MD 21787; 301-829-7770 or 410-719-0393; or 418 E. Baltimore St.,
Toweytown, MD 21787, 410-751-7183- Part No. requires buying.

BT Plumbing Supply, Inc., 486 Lucabaugh Mill Rd., Westminster, MD 21157;
410-876-2118- Part No. P74

Ferguson Enterprises, Inc., 900 Wakefield Valley Rd., New Windsor, MD 21776;
410-635-6682- Part No. PDWWYP

BT Plumbing Supply, Inc., 486 Lucabaugh Mill Rd., Westminster, MD 21157;
410-876-2118- Part No. JSD42004

Lowes Home Improvement Warehouse of Westminster, 777 Market St., Westminster, MD 21157; 410-857-7445- Part No. Oatey 435693

Taneytown, MD 21787; 410-751-1113- Part No. requires cutting to fit.

Note: The Carroll County Bureau of Resource Management obtained the part information after sending out a letter to known local plumbing supply companies and after receiving information from each respective company. The suppliers listed above are provided for reference purposes only. Any equivalent schedule 40 PVC fittings from any vendor may be used.

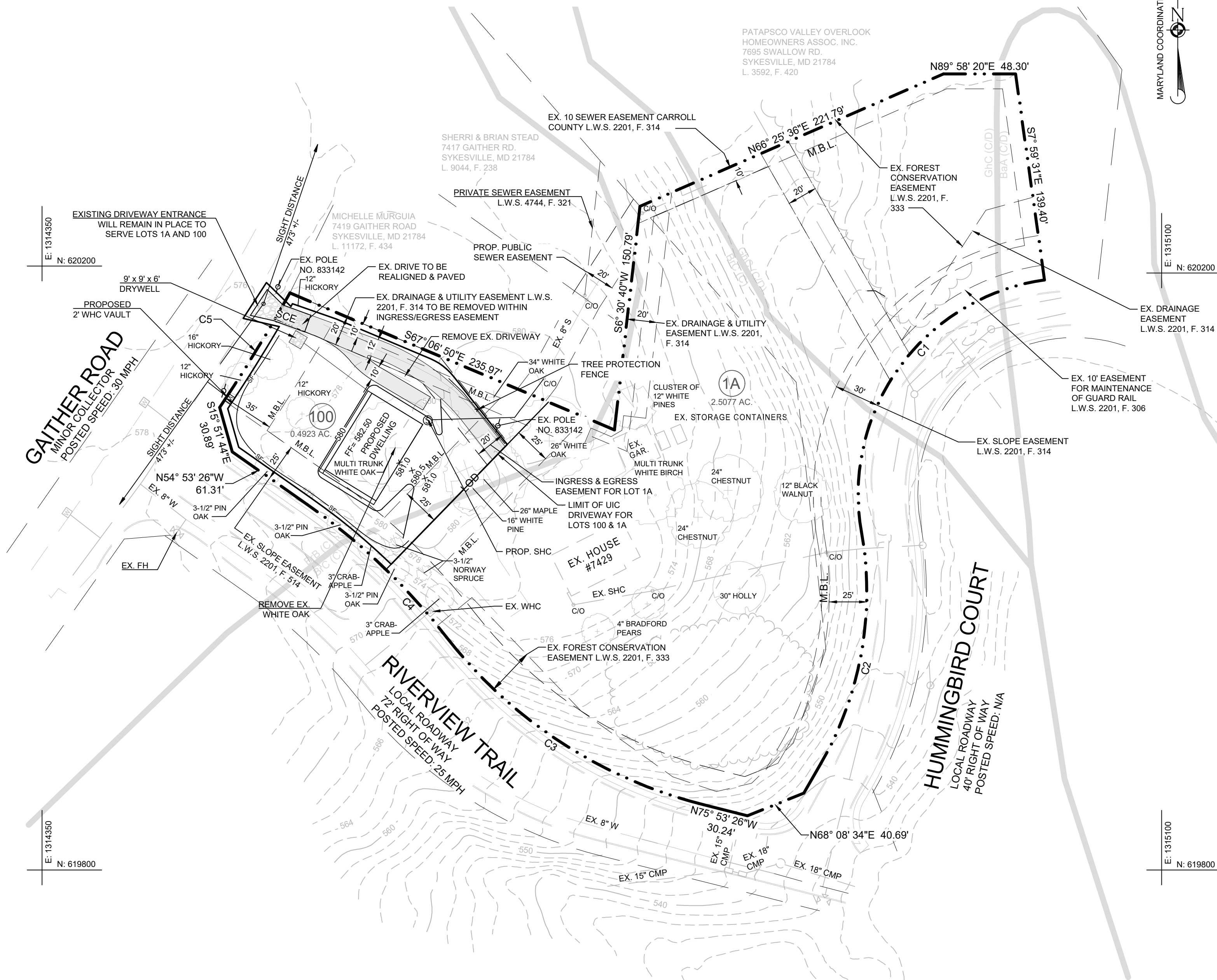
SF _____	SILT FENCE
L OD _____	LIMIT OF DISTURBANCE
	SOIL LINES WITH LABELS
	STABILIZED CONSTRUCTION ENTRANCE
	EX. TREE LINE
	PROPERTY BOUNDARY

W
S
/

PROP 2' CONTIQUE

SCALE: 1" = 50'

PROP 2' CONTIQUE



1. ONCE THE INDIVIDUAL HOUSE HAS BEEN CONSTRUCTED AND THE FINAL LOT GRADING IS COMPLETE, CONTACT (C.L.S.I.) AT 410-848-1790. ONCE THE CERTIFYING PROFESSIONAL HAS GIVEN HIS/HER APPROVAL, PROCEED AS FOLLOWS:
2. CONSTRUCT DRY WELL AND CONNECT TO DOWNSPOUT PER STANDARD DETAILS UNDER SUPERVISION OF THE CERTIFYING PROFESSIONAL.
3. SUBMIT AS-BUILT CERTIFICATION FOR BOND RELEASE.

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

1. CURRENT TITLE REFERENCE:
OWNERS: ANDREW H. SCHNEIDER &
RAMONA R. DANIEL
DEED REFERENCE: 5255 / 269
DATE: MAY 24, 2007
GRANTEES: DONALD R. KAMTMAN &
BERNARD F. KAMTMAN
2. THE OUTLINE SHOWN HEREON IS BASED ON A
BOUNDARY SURVEY PERFORMED BY CLSI.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON
FIELD SURVEY BY CLSI.
4. THE NEAREST POTABLE WATER SUPPLY IS ON
SITE.
5. THIS DEVELOPMENT IS NOT WITHIN ANY WATER
RESOURCE PROTECTION AREAS.
6. NO TIER II WATERS ARE LOCATED ON THE
PROPERTY.
7. FORESTRY FOR THIS PARCEL WAS PROVIDED AS
PART OF THE ORIGINAL PATAPSCO VALLEY
OVERLOOK CLUSTER DEVELOPMENT AND
THEREFORE EXEMPT FROM ANY FURTHER
REQUIREMENTS.

1. ZONING DISTRICT: R-20,000 (MAP 78A)
2. SOILS MAP: NRCS
3. NUMBER OF BUILDING SITES: 2 SINGLE FAMILY HOMES
1 PROPOSED SINGLE FAMILY HOME
1 EXISTING HOUSE
4. AREA OF LOT: 3.00 AC. +/-
5. TOTAL AREA OF SUBDIVISION: 3.00 AC. +/-
6. LIMIT OF DISTURBANCE = 0.43 AC. (18,748 SQ. FT.)

TAX MAP: 78 * BLOCK: 14 * PARCEL: 826
5th 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. 51285, EXPIRATION DATE: DECEMBER 7, 2025

Date	Revisions	Drawn By: BMM
		Design By: KH
		Reviewed By:
		Date: SEPTEMBER 2025
		Scale: AS SHOWN
		Job No.: 92054AL
		Sheet: 1 OF 1

ANDREW H. SCHNEIDER &
RAMONA R. DANIEL
7429 GAITHER ROAD
SYKESVILLE, MD 21784
(410) 795-9508