FORESTED WATER RESOURCE PROTECTION EASEMENT

LEFT / WEST						TRANSECT	RIGHT / EAST					
TOTAL	WETLANDS	STEEP SLOPES	SLOPE BUFFER	AVG. SLOPE	BASE		BASE	AVG. SLOPE	SLOPE BUFFER	STEEP SLOPES	WETLANDS	TOTAL
-	-	-	-	-	-	A	50'	11%	22'	0'	0'	77'
151'	0'	53'	49'	24%	50'	1	50'	14%	28'	0'	0'	78'
74'	0'	0'	24'	12%	50'	2	50'	28%	40'	0'	0'	90'
112'	0'	18'	44'	22%	50'	3	50'	24%	46'	58'	0'	158'
135'	0'	41'	44'	22%	50'	4	50'	19%	36'	31'	0'	117'
195'	0'	72'	44'	22%	50'	5	50'	28%	40'	38'	0'	125'
-	-	-	-	-	-	6	50'	4%	8'	0'	0'	58'
169'	0'	67'	52'	26%	50'	7	-	-	-	-	-	-
133'	0'	37'	52'	26%	50'	8	50'	2%	4'	0'	0'	54'
-	-	-	-	-	-	9	50'	6%	12'	0'	0'	62'

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #
1	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	1
2	TF	15 min at 3 ft		>2 minutes at 7 feet	10/26/20	2
3	TF	27 min at 3 ft		>2 minutes at 7 feet	10/26/20	3
4	TF	11 min at 3 ft		>2 minutes at 7 feet	10/26/20	4
5	TF	28 min at 3 ft		>2 minutes at 7 feet	10/26/20	5
6	TF	27 min at 3 ft		>2 minutes at 7 feet	10/26/20	6
7	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	7
8	TF	20 min at 3 ft		>2 minutes at 7 feet	10/26/20	8
9	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	9
10				>50% Rock at 3.5 feet; Refusal	10/26/20	10
11	MTF	>30 min at 5 ft		>2 minutes at 9 feet	10/26/20	11
12	MTF	>30 min at 5 ft		>2 minutes at 9 feet	10/26/20	12
13				Excavated to 7 feet; Requires Wet Weather Testing	10/26/20	13
14	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	14
15	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	15
16	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	16
17	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	17
18	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	18
19	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	19
20	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	20
21	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	21
22	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	22
23	TF	14 min at 3 ft		>2 minutes at 7 feet	10/26/20	23
24	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/26/20	24
25	TF	30 min at 3 ft		>2 minutes at 7 feet	03/29/21	25
26	TF	30 min at 3 ft		>2 minutes at 7 feet	03/29/21	26
27	TF	27 min at 3 ft		>2 minutes at 7 feet	03/29/21	27
28	TF	>30 min at 3 ft		>2 minutes at 7 feet; Rock	03/29/21	28
29	TF	>30 min at 3 ft		>2 minutes at 7 feet	03/29/21	29
30	TF	>30 min at 3 ft		>2 minutes at 7 feet; Rock	03/29/21	30
31	TF	18 min at 3 ft		>2 minutes at 7 feet	10/27/20	31
32	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/27/20	32
33	TF	2 min at 3 ft		>2 minutes at 7 feet	10/27/20	33
34	TF	18 min at 3 ft		>2 minutes at 7 feet	10/27/20	34
35	TF	6 min at 3 ft		>2 minutes at 7 feet	10/27/20	35
36	TF	8 min at 3 ft		>2 minutes at 7 feet	10/27/20	36
37	TF	17 min at 3 ft		>2 minutes at 7 feet	10/27/20	37
38				>50% Rock at 1.5 feet	10/27/20	38
39				>50% Rock at 4.5 feet; Refusal	10/27/20	39
40	MTF	12 min at 4 ft		>2 minutes at 10 feet	08/17/21	40
41	MTF	>30 min at 4 ft		>2 minutes at 9 feet	08/17/21	41
42	MTF	4 min at 4 ft		>2 minutes at 10 feet	08/17/21	42
100	TF	9 min at 3 ft		>2 minutes at 7 feet	10/27/20	100
101				>50% Rock at 1 foot	10/27/20	101
102	TF	10 min at 3 ft		>2 minutes at 7 feet	10/27/20	102
103	TF	>30 min at 3 ft		>2 minutes at 7 feet	10/27/20	103
150	TF	>30 min at 3 ft		>2 minutes at 7 feet	12/09/20	150
151	TF	11 min at 3 ft		>2 minutes at 7 feet; >50% Rock at 7 feet	12/09/20	151
152	TF	30 min at 3 ft		>2 minutes at 7 feet	12/09/20	152
153	TF	9 min at 3 ft		>2 minutes at 7 feet	12/09/20	153
154	TF	9 min at 3 ft		>2 minutes at 7 feet	12/09/20	154
204	MTF	19 min at 4 ft		>2 minutes at 9 feet	08/27/21	204
205	TF	23 min at 3 ft		>2 minutes at 7 feet	08/26/21	205
210	MTF	29 min at 5 ft		>2 minutes at 9 feet	09/21/21	210
211	MTF	30 min at 5 ft		>2 minutes at 11 feet	09/21/21	211
212	MTF	>30 min at 5 ft		>2 minutes at 9 feet	09/21/21	212
213	TF	>30 min at 3 ft		>2 minutes at 7 feet	09/01/21	213
214	TF	>30 min at 3 ft		>2 minutes at 7 feet	09/01/21	214
215	TF	7 min at 3 ft		>2 minutes at 7 feet	09/20/21	215
216	MTF	>30 min at 4 ft		>2 minutes at 8 feet	09/20/21	216
217	MTF	>30 min at 4 ft		> 2 minutes at 8 feet	09/20/21	217
218	MTF	>30 min at 4 ft		>2 minutes at 8 feet	09/20/21	218
219	TZ			>2 minutes at 7 feet	09/20/21	219
220	TZ			>2 minutes at 7 feet; >50% rock at 7 feet	09/20/21	220
221				>50 % rock at 1.8 feet	09/20/21	221
222				>50 % rock at 1.7 feet	09/20/21	222
223	TZ			>2 minutes at 7 feet	09/20/21	223
224	TZ			>2 minutes at 7 feet; >50% Rock at 7 feet	09/20/21	224
225	MTF	>30 min at 6 ft		>2 minutes at 12 feet	09/20/21	225
226	MTF	12 min at 6 ft		>2 minutes at 12 feet	09/20/21	226
227	MTF	>30 min at 5 ft		> 2 minutes at 13 feet	09/20/21	227
280	TF			>12 min at 7 feet; >50%rock at 7 feet	09/20/21	280
281	MTF	5 min at 5 ft		>2 minutes at 11 feet	10/25/21	281
282	MTF	25 min at 5 ft		>2 minutes at 11 feet	10/25/21	282
283	MTF	>30 min at 5 ft		>2 minutes at 11 feet	10/25/21	283
269	MTF	>30 min at 5 ft		>2 minutes at 10 feet	10/25/21	269
270	MTF	>30 min at 5 ft		>2 minutes at 9 feet	10/25/21	270
271	MTF	>30 min at 5 ft		>2 minutes at 9 feet	10/25/21	271
272				>50% rock at 7 feet	10/25/21	272
273	MTF	>30 min at 5 ft		>2 minutes at 10 feet	10/25/21	273
274	MTF	>30 min at 5 ft		>2 minutes at 10 feet	10/25/21	274
275	TF	12 min at 3 ft		>2 minutes at 7 feet	12/22/21	275
276	TF	11 min at 3 ft		>2 minutes at 7 feet	12/22/21	276
277				>50% Rock at 1.5 feet	12/22/21	277
304	MTF	>30 min at 5 ft		>2 minutes at 9 feet	10/25/21	304
305	MTF	>30 min at 5 ft		>2 minutes at 10 feet	10/25/21	305
306	TF	7 min at 3 ft		>2 minutes at 7 feet	10/25/21	306
307	MTF	10 min at 6 ft		>2 minutes at 10 feet	10/25/21	307
315	TF	>30 min at 3 ft		>2 minutes at 7 feet	12/22/21	315
316				>50% Rock at 6 feet	12/22/21	316
317	TZ			<2 minutes at 10 feet	12/22/21	317
318	TZ			<2 minutes at 10 feet	12/22/21	318
319	TZ			<2 minutes at 10 feet	12/22/21	319
321				>50% Rock at 5 feet	12/22/21	321
322	TZ			<2 minutes at 10 feet	12/22/21	322
324	MTF	14 min at 5 ft		<2 minutes at 9 feet	06/30/22	324
325	MTF	>30 min at 5 ft		<2 minutes at 9 feet	06/30/22	325
326	MTF	>30 min at 5 ft		<2 minutes at 9 feet	06/30/22	326
353	MTF	22 min at 5 ft		<2 minutes at 9 feet	06/30/22	353
354	MTF	27 min at 5 ft		<2 minutes at 9 feet	06/30/22	354
355	MTF	21 min at 5 ft		<2 minutes at 9 feet	06/30/22	355

MAPLE CREST DRIVE EXTENTION

1. FUNCTIONAL ROAD CLASSIFICATION = CUL-DE-SAC
2. POSTED SPEED LIMIT = 25 M.P.H.
3. DESIGN SPEED = 25 M.P.H.
4. TYPICAL SECTION = C.C. PLATE 20
   (18' WIDE PAVING, 44' WIDE R.O.W.)
5. CUL-DE-SAC = C.C. PLATE 31 (OFFSET)
   (PAVING RADII = C.D.S. 35', RETURN RADII = 50')
   (R.O.W. RADII = C.D.S. 48', RETURN RADII = 37')

HOOK ROAD

1. FUNCTIONAL ROAD CLASSIFICATION = MINOR COLLECTOR
2. POSTED SPEED LIMIT = 30 M.P.H.
3. DESIGN SPEED = 40 M.P.H.

SEE SHEET 3 FOR SIGHT DISTANCE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	272.97'	262.48'	55°11'00"	S 05°23'11" W	252.52'
C2	322.97'	119.06'	20°72'50"	S 38°20'05" E	120.71'
C3	25.00'	32.21'	73°46'39"	S 13°39'58" E	30.03'
C4	48.00'	46.00'	54°18'19"	N 16°54'01" E	44.28'
C5	328.97'	117.56'	20°27'50"	N 38°20'05" W	116.94'
C6	328.97'	216.32'	54°18'19"	N 16°54'01" E	208.24'
C7	25.00'	32.21'	73°46'39"	S 13°39'58" E	30.03'
C8	48.00'	118.00'	140°18'20"	S 55°12'51" W	92.47'

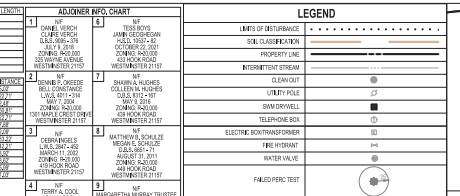
LINE	BEARING	DISTANCE
L16	S 12°34'24" E	40.26'
L26	S 28°44'00" W	40.26'
L1	S 20°36'44" W	55.22'
L2	S 20°72'27" E	112.27'
L3	S 45°40'18" E	55.48'
L4	N 45°40'18" W	55.48'
L5	N 28°44'00" E	112.27'
L6	N 20°36'44" E	55.22'
L7	N 12°39'18" W	52.24'
L8	N 19°59'48" W	133.22'
L9	S 39°09'56" E	142.21'
L10	S 38°12'42" W	30.00'
L11	N 64°19'18" W	80.88'
L12	S 64°40'42" W	80.88'
L13	N 73°15'54" W	87.00'
L14	N 73°15'54" W	87.00'

ADJOINER INFO. CHART

1	NF DANIEL VERCH CLAIRE VERCH ELSS, 0066 - 276 JULY 9, 2018 ZONING: R-20,000 325 WAYNE AVENUE WESTMINSTER 21157	6	NF TESS BOYS JAMIN GEDDHEGAN FLELS, 10037 - 62 OCTOBER 22, 2021 ZONING: R-20,000 433 HOOK ROAD WESTMINSTER 21157
2	NF DENNIS P. DIEDERE BELL CONSTANCE L.W.S. 4211 - 314 MAY 7, 2004 ZONING: R-20,000 401 HOOK ROAD WESTMINSTER 21157	7	NF SHAWN A. HUGHES COLLEEN M. HUGHES CJS.S. 8312 - 187 MAY 9, 2016 ZONING: R-20,000 438 HOOK ROAD WESTMINSTER 21157
3	NF DERRA NICELS L.W.S. 3947 - 402 NOVEMBER 26, 2002 ZONING: R-20,000 410 HOOK ROAD WESTMINSTER 21157	8	NF MATTHEW S. SCHULZE MEGAN E. SCHULZE SJS.S. 9311 - 211 FEBRUARY 28, 2017 ZONING: R-20,000 442 HOOK ROAD WESTMINSTER 21157
4	NF TERRY A. COOOL EMILY L. COOOL L.W.S. 0299 - 306 AUGUST 25, 1999 ZONING: R-20,000 420 HOOK ROAD WESTMINSTER 21157	9	NF MARGARETHA MURRAY TRUSTEE L.W.S. 1331 - 689 FEBRUARY 24, 1992 ZONING: R-20,000 HOOK ROAD WESTMINSTER 21157
5	NF AARON GERMAN L.W.S. 4767 - 472 NOVEMBER 26, 2020 ZONING: R-20,000 HOOK ROAD WESTMINSTER 21157	10	NF RICHARD K. WEST, JR. L.W.S. 3304 - 229 FEBRUARY 25, 2003 ZONING: R-20,000 HOOK ROAD WESTMINSTER 21157

LEGEND

LIMITS OF DISTURBANCE	
SOIL CLASSIFICATION	
PROPERTY LINE	
INTERMITTENT STREAM	
CLEAN OUT	
UTILITY POLE	
SWM DRYWELL	
TELEPHONE BOX	
ELECTRIC BOX/TRANSFORMER	
FIRE HYDRANT	
WATER VALVE	
FAILED PERC TEST	
PROPOSED PERC TEST	
PASSED PERC TEST	
OBSERVATION HOLE/ TREATMENT ZONE	
EXISTING WELL	
PROPOSED WELL	
>25% SLOPES	
15%-25% SLOPES	
TEST PIT, SWM DOWNSPOUT DRYWELLS	TP-8



VICINITY MAP

SCALE: 1" = 2000'

ENVIRONMENTAL HEALTH DEPARTMENT NOTES

1. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS SHOWN HEREON.
2. BEFORE ISSUANCE OF A SEPTIC PERMIT, IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS IN ACCORDANCE WITH COMAR 26.04.03.04F (EFFECTIVE 11/1/99).
3. IF GRAVITY FLOW TO SEWAGE DISPOSAL AREA CANNOT BE ENSURED, A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED.
4. 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.

SEPTIC MINOR SUBDIVISION (CARROLL COUNTY CODE § 155.031(M))

TAX PARCEL #	# LOTS CREATED SINCE 10-01-2012	# LOTS PROPOSED	TOTAL # LOTS SINCE 10-01-2012
P-146	0	LOTS 1 - 4	4
P-11	0	LOTS 5 - 10	6

GENERAL NOTES

1. TITLE REFERENCE PARCEL 146:
   1.1. OWNER: KENNELL INC.
   1.2. DEED REFERENCE: LIBER L.W.S. 4136, FOLIO 198
   1.3. DATE: SEPTEMBER 8, 2004
   1.4. GRANTOR: KENNETH M. BARNES & MARY ELLEN BARNES
2. TITLE REFERENCE PARCEL 11:
   2.1. OWNER: KENNELL INC.
   2.2. DEED REFERENCE: LIBER L.W.S. 4136, FOLIO 204
   2.3. DATE: SEPTEMBER 5, 2004
3. GRANTOR: KENNETH M. BARNES & MARY ELLEN BARNES
4. LOCATION AND DISTANCE TO THE NEAREST EXISTING OR PROPOSED POTABLE WATER SUPPLY = 200 FEET± (CITY OF WESTMINSTER)
5. LOCATION AND DISTANCE TO THE NEAREST EXISTING FIRE HYDRANT OR WATER SUPPLY USED FOR FIRE PROTECTION = 200 FEET± (CITY OF WESTMINSTER)
6. LOTS 1 THRU 4 ARE CREATED FROM TAX PARCEL 146. LOTS 5 THRU 10 ARE CREATED FROM TAX PARCEL 11. THE MAXIMUM NUMBER OF LOTS CREATED FROM A SINGLE PARCEL IS SIX, IN COMPLIANCE WITH CARROLL COUNTY CODE § 155.031(M), SEPTIC MINOR SUBDIVISIONS.
7. ALL PRIVATE DRIVES ARE TO BE A MINIMUM OF 10 FEET WIDE.

DATA BLOCK

1. ZONING DISTRICT = R-20,000
2. SOILS TAKEN FROM N.R.C.S. WEB SOIL SURVEY.
3. NUMBER OF LOTS PROPOSED = 10
4. TOTAL AREA OF LOTS = 27.833 AC.±
5. TOTAL AREA OF OTHER PARCELS = 1.336 AC.±
   5.1. PARCEL A = 1,517 SQ. FT. (0.035 AC.±)
   5.2. PARCEL B = 499 SQ. FT. (0.010 AC.±)
   5.3. PARCEL C = 423 SQ. FT. (0.001 AC.±)
   5.4. SANCTUARY COURT = 0.993 AC.
   5.5. MAPLE CREST DRIVE = 0.297 AC.
6. TOTAL AREA OF SUBDIVISION = 29.169 AC.±
7. NEW ROADS:
   7.1. SANCTUARY COURT = 900'±
   7.2. MAPLE CREST DRIVE = 200'±
8. BREAKDOWN OF DWELLING UNITS BY TYPE:
   8.1. SINGLE-FAMILY: 10

FOREST CONSERVATION

1. FOREST CONSERVATION ORDINANCE IS TO BE ADDRESSED BY ON-SITE RETENTION AND PLANTING.
2. EXISTING FOREST TO BE REMOVED = 0.92 ACRES.
3. FOREST CONSERVATION IS BEING ADDRESSED BY ONSITE RETENTION AND PLANTING.

LANDSCAPING

1. THERE ARE NO RESIDENTIAL PARKING LOTS
2. NO LOTS HAVE REAR OR SIDE YARDS ADJACENT TO PUBLIC STREETS.
3. NO LANDSCAPING IS REQUIRED. ANY LANDSCAPING / SCREENING PROVIDED IS VOLUNTARY.

WATER RESOURCE PROTECTION

1. THERE ARE NO TIER-II WATERS ON SITE.
2. SITE IS IN TIER-II CATCHMENT FOR BEAVER RUN 2.
3. THE PROPOSED DEVELOPMENT IS IN AN AQUIFER PROTECTION AREA, SURFACE WATER PROTECTION AREA, PARTIALLY IN A WELLHEAD PROTECTION AREA AND SURFACE WATER MANAGEMENT ZONE.

CONCEPT PLAN
OF
THE SANCTUARY
SOUTH OF HOOK ROAD EAST OF MARYLAND ROUTE 97
7TH ELECTION DISTRICT, CARROLL CO. MD
TAX MAP: 52, GRID: 8, PARCELS:146 & 11

TITLE REFERENCE P.146	OWNER/DEVELOPER
KENNELL INC. L.W.S. 4136 - 198 SEPTEMBER 8, 2004	KENNELL INC. 6200 CANDLE COURT SYKESVILLE, MD 21784 443-827-3307
TITLE REFERENCE P.11	
KENNELL INC. L.W.S. 4136 - 204 SEPTEMBER 5, 2004	

REVISIONS	
DATE	REASON
5-11-2024	CONCEPT COMMENTS
11-01-2024	SWM COMMENTS

I HEREBY CERTIFY THAT ALL PERCOLATION TESTS SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE ACCURATELY SHOWN.

JOHN E. LEMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21306
EXP. 09-03-2025

RTF associates, Inc.
LAND SURVEYORS & PLANNERS
142 EAST MAIN STREET, WESTMINSTER, MD 21157
410-848-2040 410-876-1222
WWW.RTFSURVEYING.COM

CHECKED BY: _____ DATE: _____
DRAWN BY: AR DATE: 11-20-2023
SCALE: 1" = 100'

RTF JOB#: 19-19A COUNTY FILE#: P-22-0102 SHEET: 2 OF 5