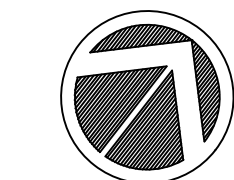
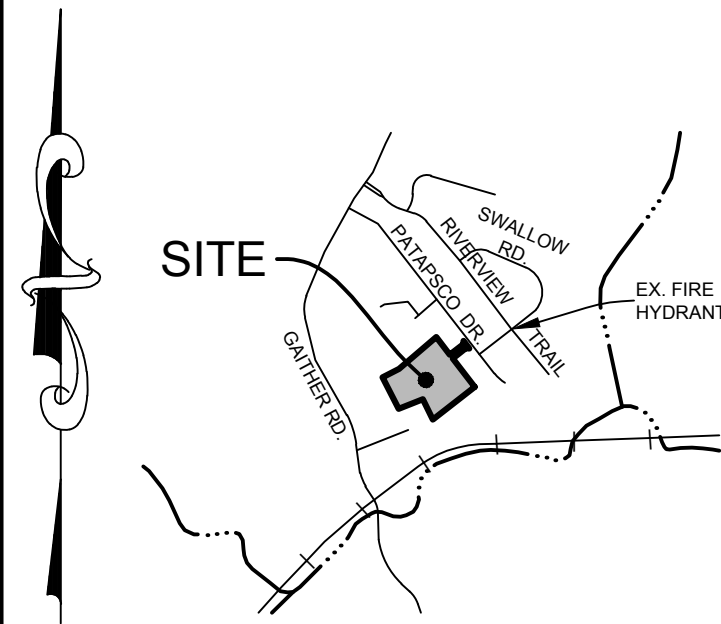


SOILS TABLE		
SYMBOL	NAME	HSG
G/C	Glenn-Urban land complex, 8 to 15 percent slopes	B
Gd/B	Glenn-Urban land complex, 0 to 8 percent slopes	B
Gh/B	Glenview silt loam, 3 to 8 percent slopes	C/D



NORTH
(NAD 83/91)



VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

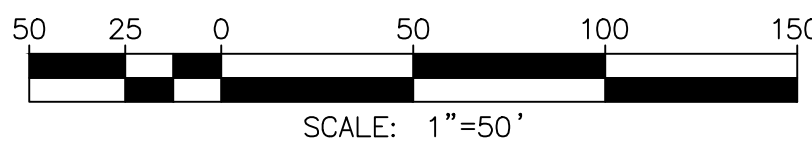
- OWNER/DEVELOPER: ROLL THE DICE LLC
1935 BABBS COURT
MARRIOTTSTVILLE, MD 21104
ATTN: MARK FRIZZERA
EMAIL: MFRIZZERA@COMCAST.NET
PHONE: 410-259-4195
- PLAN PREPARED BY: D.S. THALER & ASSOC., LLC
7715 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MD 21244
ATTN: JOSH ROYALL
EMAIL: JROYALL@DSTHALER.COM
PHONE: 410-944-3647
- THE EXISTING TOPOGRAPHY SHOWN WAS OBTAINED FROM CARROLL COUNTY GIS DATA.
- ZONING DISTRICT: R-20,000
- NUMBER OF LOTS PROPOSED: 6
- TOTAL AREA OF SUBDIVISION: 9.91 ACRES
- NUMBER OF DWELLINGS: 6 SINGLE FAMILY
- NEAREST POTABLE WATER SUPPLY: INTERSECTION OF PATAPSCO DRIVE AND SWALLOW ROAD, APPROXIMATELY 160'
- NEAREST EXISTING FIRE HYDRANT: INTERSECTION OF SWALLOW ROAD AND RIVERVIEW TRAIL, APPROXIMATELY 600' (SEE VICINITY MAP)
- STORMWATER MANAGEMENT REQUIREMENTS TO BE MET WITH DRY WELLS AND "WIDE SHOULDER" NON ROOFTOP DISCONNECT.
- THE PROJECT HAS NO LANDSCAPE REQUIREMENTS AS CURRENTLY DESIGNED.

LEGEND

- | | |
|------|------------------------|
| --- | PROPERTY BOUNDARY |
| --- | EXISTING CONTOUR MAJOR |
| --- | EXISTING CONTOUR MINOR |
| --- | PROP. CONTOUR MAJOR |
| --- | PROP. CONTOUR MINOR |
| --- | STREAM CENTERLINE |
| SB | STREAM BUFFER |
| --- | EX. STORM DRAIN |
| --- | PROP. STORM DRAIN |
| --- | EX. TREE LINE |
| Gd/B | SOILS BOUNDARY |
| --- | ZONING LINE |
| --- | SLOPES 15% TO 25% |
| --- | SLOPES 25% AND GREATER |
| △ | EX. WELL |
| ● | PASSING PERC TEST |
| ○ | FAILED PERC TEST |
| W | PROP. WATER METER |
| --- | LIMIT OF DISTURBANCE |
| DW | PROP. DRY WELL |
| ST | SPECIMEN TREE |

INDEX OF DRAWINGS

1	CONCEPT PLAN
2	CONCEPT SWM - EXISTING CONDITIONS DRAINAGE AREA MAP
3	CONCEPT SWM - PROPOSED CONDITIONS DRAINAGE AREA MAP
4	CONCEPT SWM - ESD DRAINAGE AREA MAP
5	CONCEPT ESC - INITIAL CONDITIONS PLAN
6	CONCEPT ESC - FINAL CONDITIONS PLAN
7	CONCEPT ESC - INITIAL CONDITIONS DRAINAGE AREA MAP
8	CONCEPT ESC - FINAL CONDITIONS DRAINAGE AREA MAP



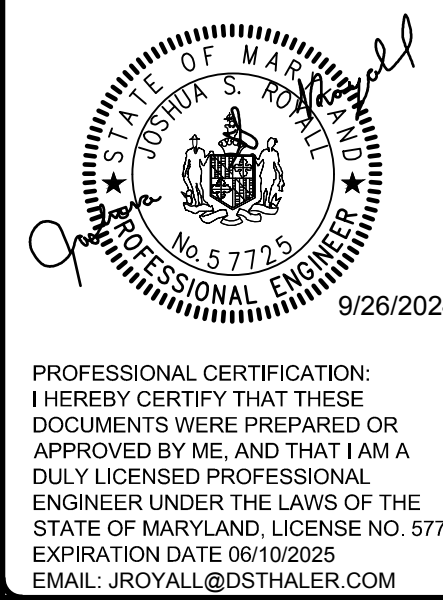
JOB NUMBER: 04974
DRAWN BY: MJB
DESIGNED BY: JR
CHECKED BY: JR

DSThaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647
www.dsthaler.com

REVISIONS

Date Description

CONCEPT SUBDIVISION PLAN
PATAPSCO ESTATES, SECTION 6
P-24-0058
PATAPSCO DRIVE, TOWN OF SYKESVILLE
CARROLL COUNTY, MARYLAND
ELECTION DISTRICT No. 5
TAX MAP 78, GRID 13, PARCEL 531



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 57725
EXPIRATION DATE 06/10/2025
EMAIL: JROYALL@DSTHALER.COM

SCALE: 1" = 50'
DATE: SEPTEMBER, 2024
SHEET: 1 OF 8