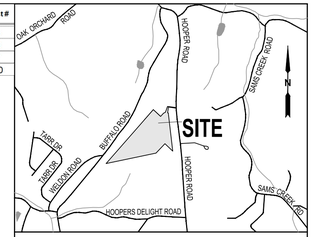
LEGEND

SOIL CLASSIFICATION
PROPERTY LINE
CLEAN OUT
SWM DRYWELL
FAILED PERC TEST (#2)
PROPOSED PERC TEST
PASSED PERC TEST
OBSERVATION HOLE/ TREATMENT ZONE
EXISTING WELL
ELECTRIC BOX/TRANSFORMER
WATER SPIGOT
GROUND LIGHT
LIMIT OF DISTURBANCE
>25% SLOPES
>15% SLOPES

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #
1	MTF	18 min. at 5 ft.		>2 min. at 11 ft.	02/01/17	1
2	MTF	4 min. at 5 ft.	>30 min. at 2 ft.	>2 min. at 11 ft.	02/01/17	2
3	MTF	21 min. at 5 ft.	>30 min. at 2 ft.	>2 min. at 11 ft.	02/01/17	3
4	MTF	5 min. at 5 ft.		>2 min. at 9 ft.	02/01/17	4

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #
376						
5	TZ			>2 minutes at 9 feet	03/26/24	5
6	DT	33 min. at 3 ft.	33 min. at 5 ft.	>2 minutes at 9 feet	03/26/24	6
7	DT	40 min. at 3 ft.	55 min. at 5 ft.	>2 minutes at 9 feet	03/26/24	7
10	DT	26 min. at 4 ft.	40 min. at 8 ft.	>2 minutes at 9 feet	03/26/24	10



VICINITY MAP
SCALE: 1" = 2000'

N MARYLAND STATE GRID (NAD 1983/91)

LOT-1 FREDERICK VIEW PLAT BOOK: 32, PAGE: 196 FRANK A. STEINER, JR. SUSAN M. STEINER L.W.S. 1827 ~ 272 AUGUST 9, 1994 #3140 BUFFALO ROAD AGRICULTURE ZONE

N/F BRYANT K. AYERS DEBRA L. AYERS L.W.S. 1505~992 MAY 25, 1994 #3160 BUFFALO ROAD AGRICULTURE ZONE

N/F DOUGLAS J. WOLFF LISA ANN WOLFF L.W.S. 1240~20 OCTOBER 12, 1990 #3180 BUFFALO ROAD AGRICULTURE ZONE

LOT-8 ROBBIN VIEW ESTATES PLAT BOOK: 7, PAGE: 91 STANLEY K. CLUM LORNA A. CLUM L.W.S. 3428 ~ 658 MAY 12, 2003 #3202 BUFFALO ROAD AGRICULTURE ZONE

LOT-7 ROBBIN VIEW ESTATES PLAT BOOK: 7, PAGE: 91 BENJAMIN D. WOLFF SHEILA M. WOLFF H.S.D. 9347 ~ 447 JUNE 24, 2019 #3204 BUFFALO ROAD AGRICULTURE ZONE

LOT-6 ROBBIN VIEW ESTATES PLAT BOOK: 7, PAGE: 91 JAMES N. FAIRBANKS PIXIE A. LAWSON L.W.S. 2746 ~ 606 NOVEMBER 26, 2001 #3206 BUFFALO ROAD AGRICULTURE ZONE

LOT-2 SECTION 2 PRINCE KNOLLS ESTATES PLAT BOOK: 47, PAGE: 67 ROBERT L. SQUIRES, III WENDY L. SQUIRES L.W.S. 3828 ~ 410 JUNE 27, 2003 #3208 HOOPER ROAD AGRICULTURE ZONE

LOT-13 PRINCE KNOLLS ESTATES PLAT BOOK: 8, PAGE: 73 DOUGLAS A. JONES L.W.S. 898 ~ 436 FEBRUARY 3, 1984 #3204 HOOPER ROAD AGRICULTURE ZONE

LOT-12 PRINCE KNOLLS ESTATES PLAT BOOK: 8, PAGE: 73 / PAULETTE A. PALMER JAY RANDALL PALMER SHERIL ANNE PALMER L.W.S. 3741 ~ 335 NOVEMBER 6, 2003 #3206 HOOPER ROAD AGRICULTURE ZONE

LOT-11 PRINCE KNOLLS ESTATES PLAT BOOK: 8, PAGE: 73 MATTHEW W. CAPECCI ALEXANDRIA D. BASILE D.B.S. 9026 ~ 38 MAY 17, 2018 #3216 HOOPER ROAD AGRICULTURE ZONE

LOT-10 PRINCE KNOLLS ESTATES PLAT BOOK: 8, PAGE: 73 BARBARA BRANCH H.S.D. 10767 ~ 64 APRIL 27, 2022 #3218 HOOPER ROAD AGRICULTURE ZONE

LOT-9 PRINCE KNOLLS ESTATES PLAT BOOK: 8, PAGE: 73 DANIELLE C. LOMBARDI ERIC S. SHIFFLETT D.B.S. 7415 ~ 294 JUNE 24, 2013 #3220 HOOPER ROAD AGRICULTURE ZONE

LOT-8 PRINCE KNOLLS ESTATES PLAT BOOK: 8, PAGE: 73 JEFFREY R. PIOTROWSKI D.B.S. 2435 ~ 225 JULY 31, 2013 #3222 HOOPER ROAD AGRICULTURE ZONE

LOT-4 SECTION 2 PRINCE KNOLLS ESTATES PLAT BOOK: 47, PAGE: 67 DENNIS COON WALTER T. COON, JR. D.B.S. 6331 ~ 242 SEPTEMBER 23, 2010 #3212 HOOPER ROAD AGRICULTURE ZONE

N/F BRYAN K. FORMAN LAURA D. FORMAN L.W.S. 1441~679 MARCH 23, 1993 #3214 HOOPER ROAD AGRICULTURE ZONE

30' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES FOR LOT 2 AND REMAINING PORTION OF C.C.C. 416~588 (NOW 3240~54) AS SHOWN ON PLAT BOOK 47, PAGE 67

LIMIT OF USE-IN-COMMON DRWY.

PROPOSED BERM SEE DETAIL

EXISTING GRAVEL DRIVE TO BE PAVED 18' WIDE

HOOPER ROAD (60' RIGHT OF WAY) POSTED SPEED LIMIT = 40 MPH FUNCTIONAL CLASS = LOCAL RURAL (20' EXISTING PAVING)

S 82°30'14" E 268.77'
N 82°30'15" W 245.14'
S 06°32'25" E 15.46'
N 26°10'04" E 173.68'
S 08°12'49" W 164.49'
N 62°54'54" E 59.41'
S 82°36'34" E 19.38'
N 40°48'14" E 227.28'
S 46°32'21" E 278.48'
N 42°59'29" E 121.13'
N 41°18'56" E 492.86'
S 08°38'55" E 171.38'

SWM (N-2) DISCONNECT
SWM (N-1)
DW-1
DW-2
DW-3

CONDITIONAL USE AREA 3.73 AC±

SWM GRASS SWALE #2 8' W x 220' L

SWM GRASS SWALE #1 8' WIDE x 262' LONG

SOIL CONSERVATION APPROVED AGRICULTURAL LAND MANAGEMENT PLAN T11699

SOIL CONSERVATION APPROVED AGRICULTURAL LAND MANAGEMENT PLAN T11699

STILLING BASIN W/ UNDERDRAIN (SEE DETAILS)

STILLING BASIN W/ UNDERDRAIN (SEE DETAILS)

EXISTING BERM 760

WOOD PROCESSING AREA

BUILDING PERMIT CN-24-1586 WOOD PROCESSING BUILDING

BUILDING PERMIT CN-24-1562 FUEL DEPOT

BUILDING PERMIT CN-24-1560 ACCESSORY MATERIALS EQUIPMENT & VEHICLE STORAGE

BUILDING PERMIT CN-24-1559 ACCESSORY MATERIALS EQUIPMENT & VEHICLE STORAGE

1250 GAL SEPTIC TANK

1 STORY ALUMINUM HEAT PLANT BUILDING PERMIT CN-24-1560

1 STORY ALUMINUM FUEL DEPOT BUILDING PERMIT CN-24-1562

CONC. PAD WITH LIVESTOCK WATER

AG. BUILDING (BARN)

PROPOSED TOP BERM

TOP OF BERM

APPROX TRENCH

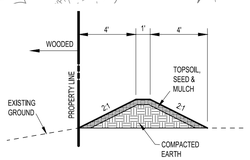
DRAIN OPENING

LIMIT OF DISTURBANCE

40' MBL

30' MBL

PROPOSED BERM DETAIL
SCALE: 1" = 10'



CONCEPT PLAN

Forest Conservation Worksheet

A.	Forest to be cleared:	0
B.	**Reforestation Required:** (Forest which is cut or cleared, measured to the nearest one-tenth acre, shall be reforested at a ratio of one acre planted or banked for every one acre of forest removed.)	0
C.	Net Tract Area:	3.73 AC
D.	Minimum Forest Threshold: (15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)	0.56 AC
E.	Existing Forest within the Net Tract Area:	0
F.	**Forest to be Retained** (E – A):	0
G.	Forest Credit (B + F):	0
H.	**Afforestation Required** (D - G): (Afforestation may be addressed by retaining in an easement forest that is within the net tract area, planting, or banking. If H < 0, no afforestation is required.)	0.56 AC

SEE SHEET 2 FOR FOREXT CONSERVATION EASEMENT

SITE: WOLFF TREE & LANDSCAPE

FLOWS (For sites with multiple tenants, calculations must be prepared for each tenant using a 400 gpd minimum unless otherwise approved)

Enter T for each tenant	USE	# OF UNITS	UNITS		GAL /UNIT	
#1	OFFICE	20	PEOPLE	X	15	= 300 gallons
#2				X		= 0 gallons
#3				X		= 0 gallons
#4				X		= 0 gallons
#5				X		= 0 gallons
						400 gallons total

SEPTIC TANK VOLUME REQUIRED
FOR FLOWS (Q) =1500 GPD: V = 1.5 Q = 600 gallons
FOR FLOWS = or >1500 GPD: V= 1125 gallons + .75 Q = N/A gallons
** For sites with laundry and/or garbage disposals, it is recommended that the septic tank be sized to accommodate the additional flows which will be generated by these appliances.*
The following tank configuration will be utilized:

ABSORPTIVE AREA REQUIRED
PERCOLATION RATE = 10 minutes
APPLICATION RATE = 0.5 gal. per sq. ft. per day
WASHING MACHINE? IF YES, ENTER 0.4 (for 40%): 0% additional absorptive area req'd
GARBAGE DISPOSAL? IF YES ENTER 0.2 (for 20%) : additional absorptive area req'd

AREA REQUIRED W/O LAUNDRY OR GARBAGE DISPOSAL = 500 square feet
AREA REQUIRED FOR LAUNDRY AND GARBAGE DISPOSAL = 0 square feet
TOTAL ABSORPTIVE AREA REQUIRED = **500** square feet total

TRENCH LENGTH REQUIRED
STONE DEPTH (ENTER 0.5 FOR TILE FIELD) = 0.5 feet
500 sq. ft. / 3 ft. = **167** feet of tile field
LENGTH OF STANDARD TRENCH REQUIRED = N/A
DEEP TRENCH CONVERSION FACTOR = (w+2) / (w+1+2d) = N/A
LENGTH OF DEEP TRENCH REQUIRED = N/A feet

167 FT. OF TILE FIELD WITH A STONE DEPTH OF 0.5 FEET IS REQUIRED

ENVIRONMENTAL HEALTH DEPARTMENT GENERAL 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 26.04.02.04F (EFFECTIVE 11/18/85).
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.

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE NOTES

1. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
2. SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
   a. PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
   b. PROPOSED FOUNDATION INSTALLED FOR ALL BUILDING SHOWN ON THESE APPROVED PLANS.
   c. SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS AND SURROUNDING GRADING.
   d. COMPLETION OF ALL DRIVES, PARKING LOTS AND SURROUNDING GRADING,
   e. COMPLETION OF ALL WORK SHOWN ON PLANS.
   IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
4. FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH THE BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 BY THE CONTRACTOR/DEVELOPER OR AGENT, WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST BUREAU OF RESOURCE MANAGEMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
5. THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

GENERAL NOTES

1. **EXISTING ZONING** = AGRICULTURE
2. TOTAL AREA OF SITE = 29.7 AC.±
3. TOTAL DEVELOPED AREA = 3.73 AC.±
4. THE PROPERTY SHOWN HEREON IS OWNED BY: BENJAMIN D. WOLFF & SHEILA M. WOLFF, BY DEED DATED NOVEMBER 1, 2017, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER, L.W.S. 8876 FOLIO 345.
5. TAX MAP 56, BLOCK 20, PARCEL 159
6. TOPOGRAPHY SHOWN HEREON IS FIELD RUN, DATED APRIL 2024 AND PREPARED BY RTF ASSOCIATES, INC.
7. LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION: MOUNT AIRY, 6.3 MILES.
8. THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
10. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
11. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
12. THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING COMMISSION.
13. **BOARD OF ZONING APPEALS CASE NUMBER 6474,** REQUEST FOR A CONDITIONAL USE OF A COMMERCIAL WOOD PROCESSING FACILITY WITH VARIANCES WAS APPROVED OCTOBER 27, 2023 WITH CONDITIONS (SEE GENERAL NOTE 14). A REQUEST FOR AN EXTENSION OF THE ORIGINAL DECISION WAS APPROVED MAY 28, 2024 AND EXPIRES MAY 28, 2025.
14. **BOARD OF ZONING APPROVAL CONDITIONS:**
    14.1. THE ENTRANCE TO THE SITE WILL BE PAVED BASED ON CONCERNS ABOUT DUST.
    14.2. A BERM WILL BE PLACED NEAR THE AYERS PROPERTY.
    14.3. THERE WILL BE NO MULCHING OR GRINDING AT THIS SITE.
    14.4. THE HOURS FOR OPERATION OF THE WOOD PROCESSING FACILITY WOULD BE FROM:
    DECEMBER TO JULY = 7am to 5pm, MONDAY TO FRIDAY
    AUGUST TO NOBEMBER = 7am to 5pm, MONDAY TO SATURDAY
15. **FOREST CONSERVATION** IS BEING ADDRESSED BY ON-SITE FOREST RETENTION.
16. THIS PROPERTY CONTAINS **PRIVATE STORMWATER MANAGEMENT FACILITIES.** A "STORMWATER MANGEMENT EASEMENT AND MAINTENANCE AGREEMENT" IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.

PARKING TABULATION

1. **APPROVED CONDITIONAL USE:** COMMERCIAL WOOD PROCESSING FACILITY
2. **USE CLASSIFICATION:** INDUSTRIAL OR MANUFACTURING
3. **PARKING REQUIREMENTS:** 1 FOR EVERY 1.5 EMPLOYEES ON THE MAXIMUM SHIFT
   3.1. **MAXIMUM SHIFT:** MAXIMUM EMPLOYEES REPORTING TO SITE = 20
4. **NUMBER OF PARKING SPACES REQUIRED:** 20 / 1.5 = 14 SPACES
5. **NUMBER OF SPACES PROVIDED:** 13 SPACES + 1 HANDICAP SPACE = 14 SPACES

SHEET INDEX

SHEET-1 SITE PLAN
SHEET-2 ENVIRONMENTAL SITE DELINEATION PLAN
SHEET-3 STORMWATER MANAGEMENT DETAILS
SHEET-4 EXISTING BUILDING ELEVATIONS

OWNER/DEVELOPER

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

_____ NAME(S) PRINTED/DATE

_____ SIGNED/DATE

CARROLL COUNTY PLANNING AND ZONING COMMISSION:

BY _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT:

BY _____ DATE _____

REVISIONS

DATE	REASON

ALL PERCOLATION TESTS / OBSERVATION HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE ACCURATELY SHOWN ON THE PLAN

JOHN E. LEMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
EXP. 08-03-2027

STATE OF MARYLAND — JOHN EDWARD LEMMERMAN — 21096 — REGISTERED PROFESSIONAL LAND SURVEYOR

CONCEPT
SITE PLAN
OF

WOLFF TREE & LANDSCAPE

EXISTING & PROPOSED USE: COMMERCIAL WOOD PROCESSING FACILITY
HOOPER ROAD
9TH ELECTION DISTRICT, CARROLL CO. MD
TAX MAP: 56, GRID: 20, PARCEL: 159

OWNER/DEVELOPER
BENJAMIN D. WOLFF &
SHEILA M. WOLFF
3209 HOOPER ROAD
NEW WINDSOR, MD 21176
433-340-8327

TITLE REFERENCE
BENJAMIN D. WOLFF
SHEILA M. WOLFF
D.B.S. 8876 ~ 345
NOVEMBER 1, 2017

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

CHECKED BY: JL DATE: 9-18-25
DRAWN BY: AR DATE: 04-24-2025
SCALE: 1" = 50'

RTF JOB#: 15-92 COUNTY FILE#: S-25-0011 SHEET: 1 OF 4