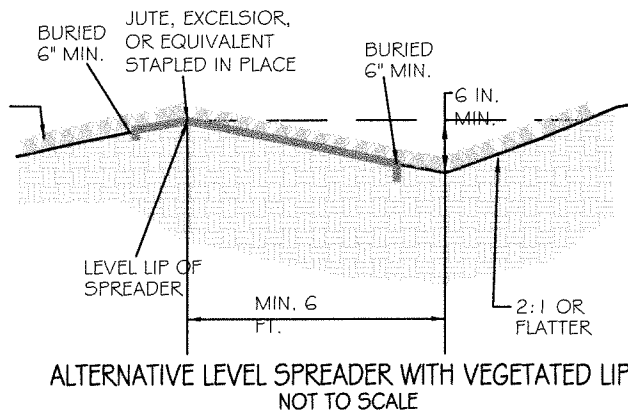


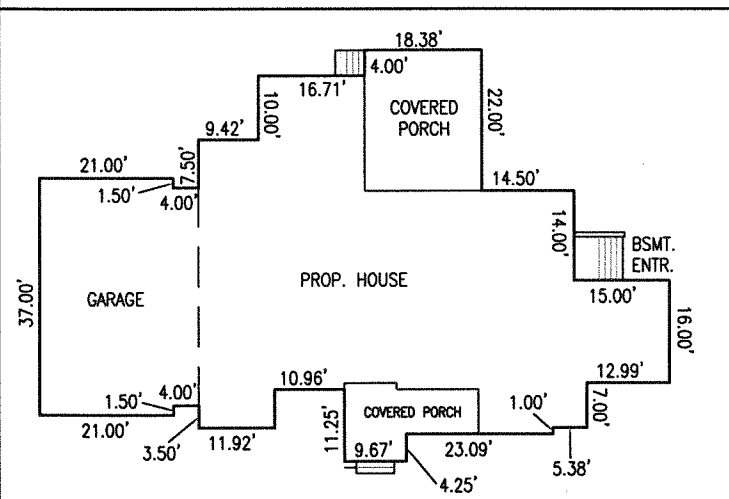


NOTES:

1. A 6' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
2. REQUIRED BRLS:
FRONT: 40' SIDE: 10' REAR: 30'
3. THE SEPTIC AREA CAN SUPPORT A HOUSE OF NO MORE THAN FOUR (4) BEDROOMS.

STORMWATER MANAGEMENT TREATMENT DESIGN METHODS:

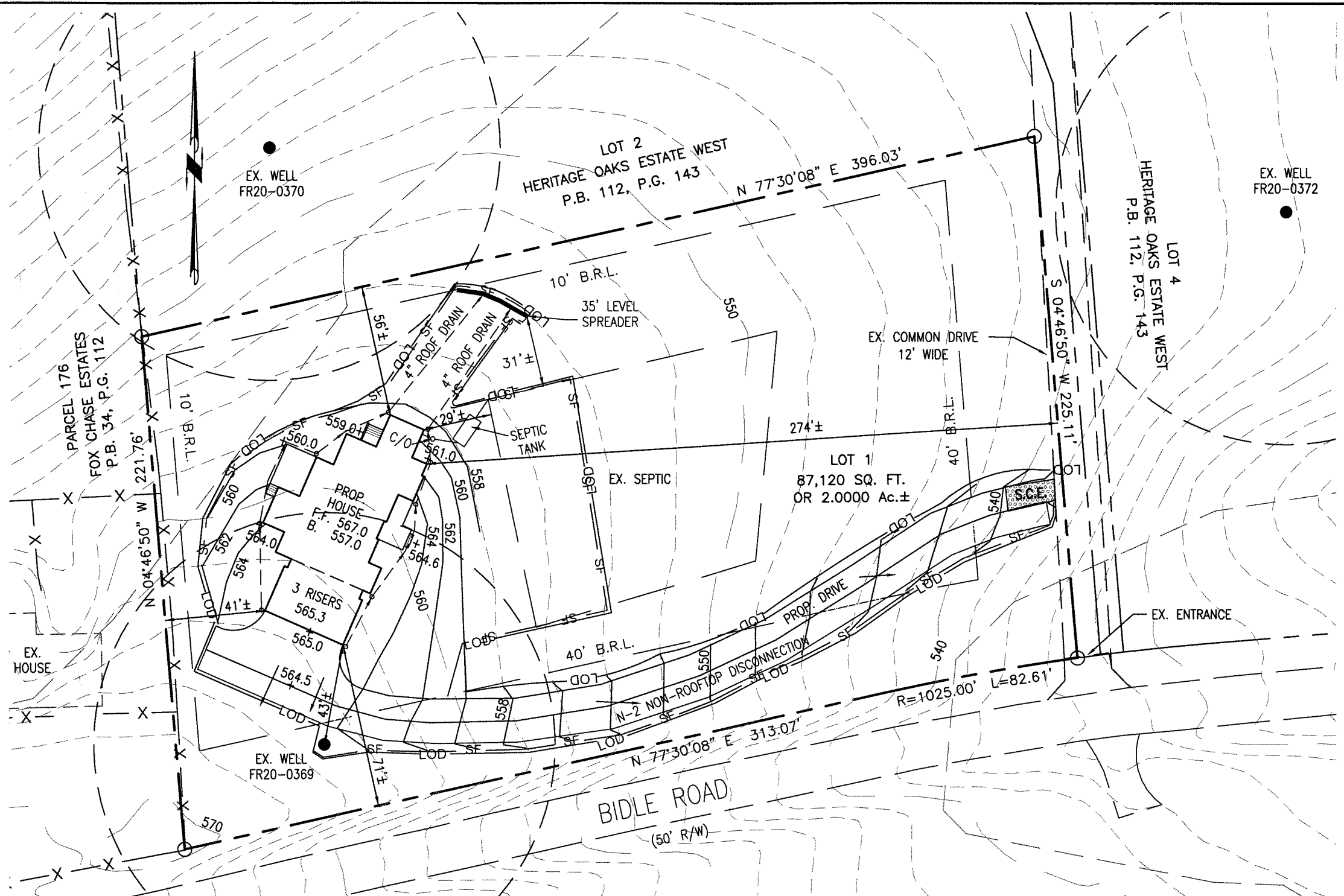
1. DRIVEWAY TREATED BY N-2 NON-ROOFTOP DISCONNECTION (WIDE SHOULDER)
2. HOUSE TREATED BY FLOW TO LEVEL SPREADER.



HOUSE DETAIL
SCALE: 1"=30'

LOT SIZE: 2.0000 AC
PROPOSED IMPERVIOUS AREA:

HOUSE	4,139	SF
DRIVEWAY	4,177	SF
OTHER	0	SF
TOTAL	8,316	SF
LOD	29,750	SF



SWM Treatment Site Design Summary							
ESD # AND TYPE	DA (AC)	IA (Ac)	%IA	Rv	Maximum		
					PE(in)	ESDv(ft3)	Provided
1 Non-Rooftop Disconnection (GRASS SHOULDER)	0.10	0.10	100	0.95	1.0	331	331
2. Rooftop Disconnection (Level Spreader)	0.10	0.10	100	0.95	1.0	328	328
Total ESDv Provided							658
ESDv Required						658	

Where:		ESDv =	658	ft³
SF	AC	Pe =	1.00	inch
HOUSE 4139	0.10	Rv =	0.95	
DRIVEWAY 4177	0.10			
A (Impervious Area) =			0.19	AC

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 2026, IN ACCORDANCE WITH COMAR 09.18.06.1.

For VanMar Associates, Inc.
T. Michael VanSant, Prof. Land Surveyor

Date



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
©Copyright, Latest Date Shown

PLOT PLAN & SWM PLAN LOT 1 HERITAGE OAK ESTATES WEST

P.B. 112 PG. 143
7452 HERITAGE OAK TERRACE
MIDDLETOWN ELECTION DISTRICT NO. 3
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 50' JUNE 2026