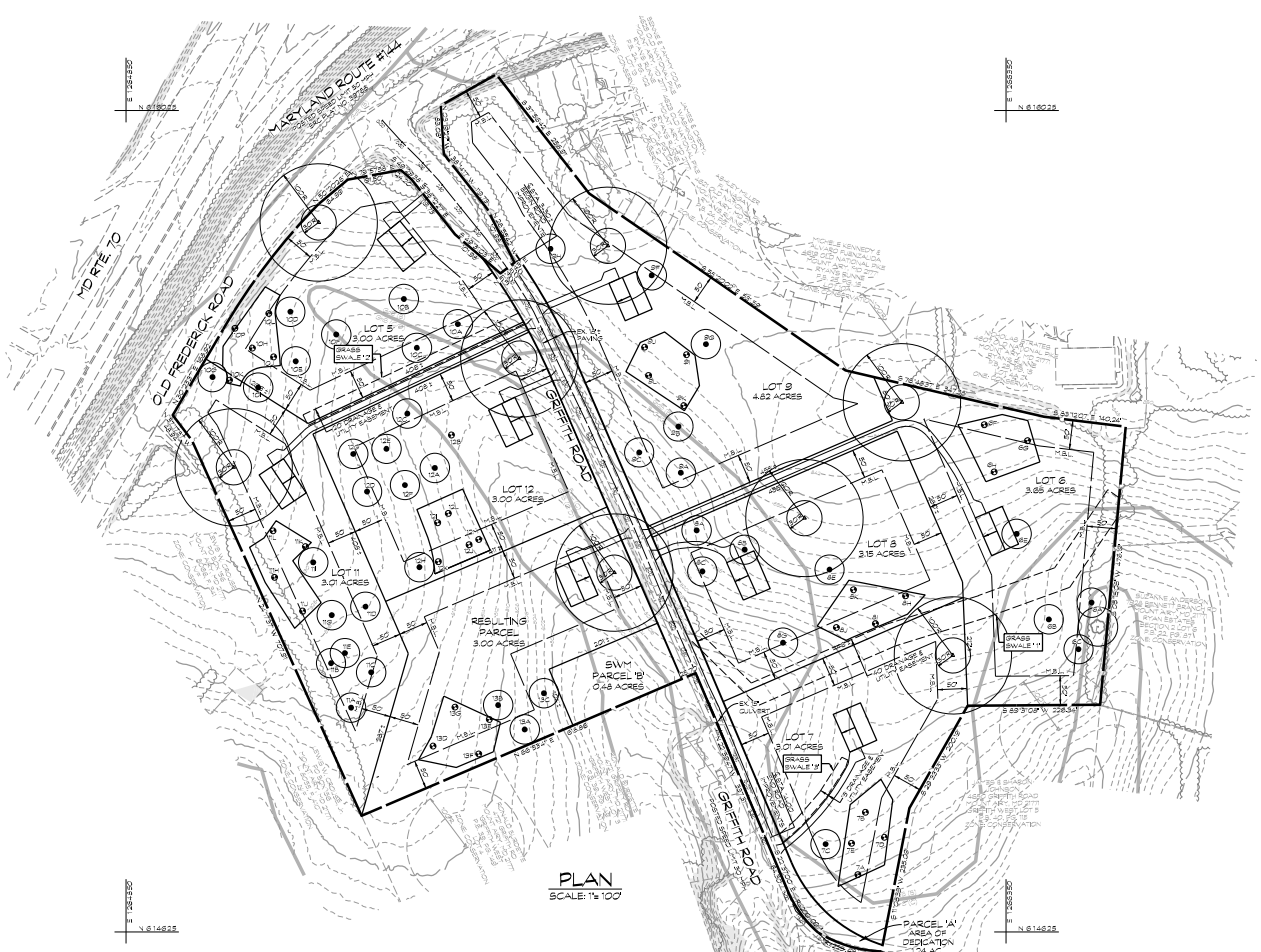
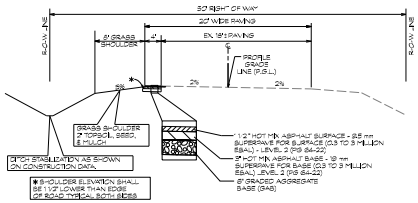


PLAN

SCALE: 1" = 100'



GRIFFITH ROAD IMPROVEMENTS TYPICAL SECTION

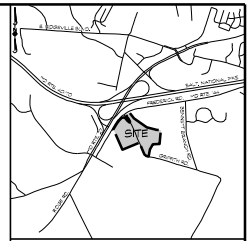
℄ STA. 3+30 TO 14+00

NOT TO SCALE

LEGEND
DISAPPROVED PERC TEST
APPROVED PERC TEST
SOIL LINE
PROPOSED DWELLING
PROPOSED SEPTIC AREA
PROPOSED WELL
EXISTING WELL
WOODS LINE
25% SLOPES

PERC TEST RESULTS

LOT #	TEST #	TILE FIELD	DEEP TRENCH	REMARKS
LOT 5	1CA	OVER 30 MIN. @ 3'		DISAPPROVED
	1CB	OVER 30 MIN. @ 3'		DISAPPROVED
	1CC	OVER 30 MIN. @ 3'		DISAPPROVED
	1CD	OVER 30 MIN. @ 3'		FAIL
	1CE	LESS THAN 2 MIN. @ 7'		FAIL
	1CF	LESS THAN 2 MIN. @ 7'		FAIL
	1CG	<2 MIN. @ 7'		FAIL
	1CH	2 MIN. @ 3', >2 MIN. @ 7'		
	1CI	<30 MIN. @ 3', <2 MIN. @ 7'		FAIL
	1CJ	30 MIN. @ 3', >2MIN. @ 7'		
	1CK	<2 MIN. @ 7'		
	1CL	7 MIN. @ 3', <2 MIN. @ 7'		
	1CP	3 MIN. @ 3', <2 MIN. @ 7'		
LOT 6	6A	OVER 30 MIN. @ 3'		DISAPPROVED
	6B	OVER 30 MIN. @ 3'		DISAPPROVED
	6C	ROCK @ 8.5'		DISAPPROVED
	6E	OVER 30 MIN. @ 3'		DISAPPROVED
	6F	27. MIN. @ 3', >2 MIN. @ 7'		
	6G	6 MIN. @ 3', <2 MIN. @ 7'		
	6H	11 MIN. @ 3', <2 MIN. @ 7'		
LOT 7	7A	11 MIN. @ 3', <2 MIN. @ 7'		
	7B	21 MIN. @ 3', <2 MIN. @ 7'		
	7C	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	7D	28 MIN. @ 3', <2 MIN. @ 7'		
	7E	21 MIN. @ 3', <2 MIN. @ 7'		
LOT 8	8A	ROCK		DISAPPROVED
	8B	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	8C	ROCK @ 8'		DISAPPROVED
	8E	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	8G	OVER 30 MIN. @ 3'		DISAPPROVED
	8H	18 MIN. @ 3', <2 MIN. @ 7'		
	8I	12 MIN. @ 3', <2 MIN. @ 7'		
	8J	12 MIN. @ 3', <2 MIN. @ 7'		
	8K	28 MIN. @ 3', <2 MIN. @ 7'		
LOT 9	9A	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	9B	OVER 30 MIN. @ 3'		DISAPPROVED
	9C	ROCK @ 8'		DISAPPROVED
	9F	DID NOT TEST		THICK CLAY
	9G	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	9H	OVER 30 MIN. @ 3'		DISAPPROVED
	9I	15 MIN. @ 3', <2 MIN. @ 7'		
	9J	5 MIN. @ 3', <2 MIN. @ 7'		
	9K	28 MIN. @ 3', <2 MIN. @ 7'		
	9L	7 MIN. @ 3', <2 MIN. @ 7'		
LOT 11	11A	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	11B	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	11C	OVER 30 MIN. @ 3'		DISAPPROVED
	11D	OVER BON ROCK @ 5'		FAIL
	11G	LESS THAN 2 MIN. @ 7'		FAIL
	11H	8 MIN. @ 3', <2 MIN. @ 7'		
	11I	<2 MIN. @ 3', <2MIN. @ 7'		FAIL
	11J	2 MIN. @ 3', <2 MIN. @ 7'		
	11K	11 MIN. @ 3', <2 MIN. @ 7'		
	11L	7 MIN. @ 3', <2 MIN. @ 7'		
LOT 12	12A	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	12B	21 MIN.		
	12C	OVER 30 MIN. @ 3'		DISAPPROVED
	12D	LESS THAN 2 MIN. @ 7'		FAIL
	12E	OVER 30 MIN. @ 3'		FAIL
	12F	LESS THAN 2 MIN. @ 7'		FAIL
	12G	OVER 30. MIN. @ 3'		FAIL
	12H	<2 MIN. @ 3', <2 MIN. @ 7'		FAIL
	12I	SATISFACTORY SOILS TO 7'		
	12J	SATISFACTORY SOILS TO 7'		
	12K	3 MIN. @ 3', <2 MIN. @ 7'		
	12L	3 MIN. @ 3', <2 MIN. @ 7'		
	12M	3 MIN. @ 3', <2 MIN. @ 7'		
RESULTING PORTION	13A	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	13B	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	13C	LESS THAN 2 MIN. @ 7'		DISAPPROVED
	13D	4 MIN. @ 3', <2 MIN. @ 7'		
	13E	27 MIN. @ 3', <2MIN. @ 7'		
	13F	1 MIN. @ 3', <2 MIN. @ 7'		
	13G	14 MIN. @ 3', <2 MIN. @ 7'		



VICINITY MAP Scale: 1" = 2000'

GENERAL NOTES

1. CURRENT TITLE REFERENCE
   OWNER: HIGHLAND DEVELOPMENT CORPORATION
   DEED REFERENCE: LIBER 2896 FOLIO 155
   DATE: MAY 3, 2002
   GRANTOR: K.H. YAO COMPANY
2. THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY COMPLETED BY VANMAR ASSOCIATES. NO BOUNDARY RETRACEMENT SURVEY WAS PERFORMED BY CLSI.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY DATA, PROVIDED BY CARROLL COUNTY.
4. THE NEAREST POTABLE WATER SUPPLY IS THE MOUNT AIRY, 1 MILE.
5. THE NEAREST EXISTING FIRE HYDRANT USED FOR FIRE PROTECTION IS 1 MILE AWAY.
6. M.B.L. DENOTES MINIMUM BUILDING LINE
7. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
8. MINIMUM BUILDING SETBACK REQUIREMENTS:
   FRONT YARD: 50'
   SIDE YARD: 30'
   REAR YARD: 50'
9. FOREST CONSERVATION AFFORESTATION REQUIREMENT WILL BE PROVIDED BY PURCHASE OF FOREST BANK CREDITS.
10. THE AREA SHOWN HEREON AS PARCEL 'A' (AREA OF DEDICATION) WILL BE DEEDED TO CARROLL COUNTY COMMISSIONERS.

DATA TABULATIONS

1. ZONING DISTRICT: CONSERVATION
2. SOIL CLASSIFICATION: NRCS SOIL DATA
3. NUMBER OF BUILDING SITES: 8
4. TOTAL AREA OF LOTS: 27.05 ACS ±
5. AREA OF PARCELS:
   PARCEL 'A' 1.24 ACS ±
   (AREA OF DEDICATION)
   PARCEL 'B': 0.48 ACS±
   (SWM FACILITY)
6. TOTAL AREA OF SITE: 28.52 ACS ±
7. BREAKDOWN OF DWELLING UNITS BY TYPE:
   SINGLE FAMILY: 8
   TWO-FAMILY: 0
   MULTI-FAMILY: 0

SHEET INDEX

1. CONCEPT PLAN
2. CONCEPT GRADING AND SEDIMENT CONTROL PLAN
3. CONCEPT SEDIMENT CONTROL NOTES AND DETAILS
4. CONCEPT STORMWATER MANAGEMENT PLAN
5. FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN

TRIP GENERATION

AVERAGE DAILY TRIPS	77	
AM PEAK HOUR TRIPS	ENTERING	LEAVING
	2	4
PM PEAK HOUR TRIPS	ENTERING	LEAVING
	3	3
SAT. PEAK HOUR TRIPS	ENTERING	LEAVING
	4	3

NOTE:
THE DIGITAL CONTOUR DATA SHOWN HEREON WAS DEVELOPED USING CARROLL COUNTY LEAR PRODUCTS AND MAY NOT BE A SUITABLE SUBSTITUTE FOR A FIELD RUN SURVEY. CARROLL COUNTY DOES NOT WARRANT ITS ACCURACY FOR ANY PURPOSES.

FIRE PROTECTION COMPLIANCE NOTE:
IN ACCORDANCE WITH THE CARROLL COUNTY CODE OF PUBLIC LOCAL LAWS AND ORDINANCES, CHAPTER 112, ALL HOUSES WILL BE SPRINKLERED

NOTE:
IF GRAVITY FLOW TO THE SEWAGE DISPOSAL AREA CANNOT BE ENSURED A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED FOR LOTS.

NOTE:
FOR CONSTRUCTION OF A DWELLING (OR OTHER FACILITIES), EXCEEDING A FOUR BEDROOM HOUSE SIZE (600 GPD) IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL SEPTIC SYSTEM AND ONE REPLACEMENT SEPTIC SYSTEMS IN ACCORDANCE WITH COMAR 26.04.02.04F (EFFECTIVE 11/8/85)

NOTE:
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 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.

OWNER/DEVELOPER
HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
(410) 385-0414

THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.

Javier Morales Rabon — DATE
Professional Land Surveyor No. 21885
License Expires on June 7, 2025

PERC TESTS SHOWN HEREON HAVE BEEN FIELD LOCATED BY CARROLL LAND SERVICES, INC.

Javier Morales Rabon — DATE
Professional Land Surveyor No. 21885
License Expires on June 7, 2025

THE SAID PERC TESTS WERE OBSERVED BY OF THE CARROLL COUNTY HEALTH DEPARTMENT AND THE RESULTS OF THE SAME ARE SHOWN HEREON.

CONCEPT PLAN

GRIFFITH WEST - SECTION IV

MARYLAND RTE 144 & GRIFFITH ROAD

TAX MAP: 75 * BLOCK: 21 * PARCEL: 330
13th ELECTION DISTRICT * CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

STATE OF MARYLAND — BRADLEY D. HOORE — No. 21285 — PROFESSIONAL ENGINEER

1/23/2024

Bradley D. Hoore, P.E.

Engineers • Surveyors
CLSI
Land Planning & Environmental Consultants
www.clsi-civileng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1780 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. 21285, EXPIRATION DATE DECEMBER 7, 2023

Date	Revisions	
		Drawn By: BMM
		Designed By:
		Reviewed By:
		Date: JAN. 2024
		Scale: AS SHOWN
		Job No.: 2023048
		Sheet: 1 OF 5

County File No. P-22-0065

CAD Drawing File Name:

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