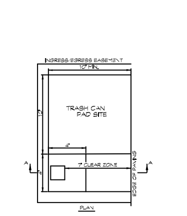


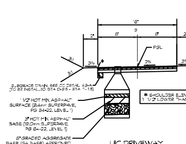
MAIL BOX ASSEMBLY (SIZES VARY, INSTALL PER MANUFACTURER RECOMMENDATIONS)

4" CONCRETE SIDEWALK WITH COMPACTED SUBGRADE

SECTION A-A

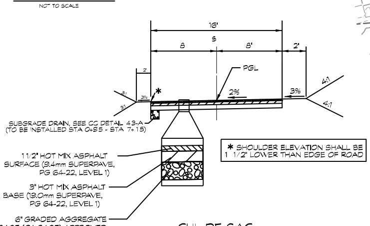
TRASH PAD & CLUSTER MAILBOX PLACEMENT DETAIL

NOT TO SCALE



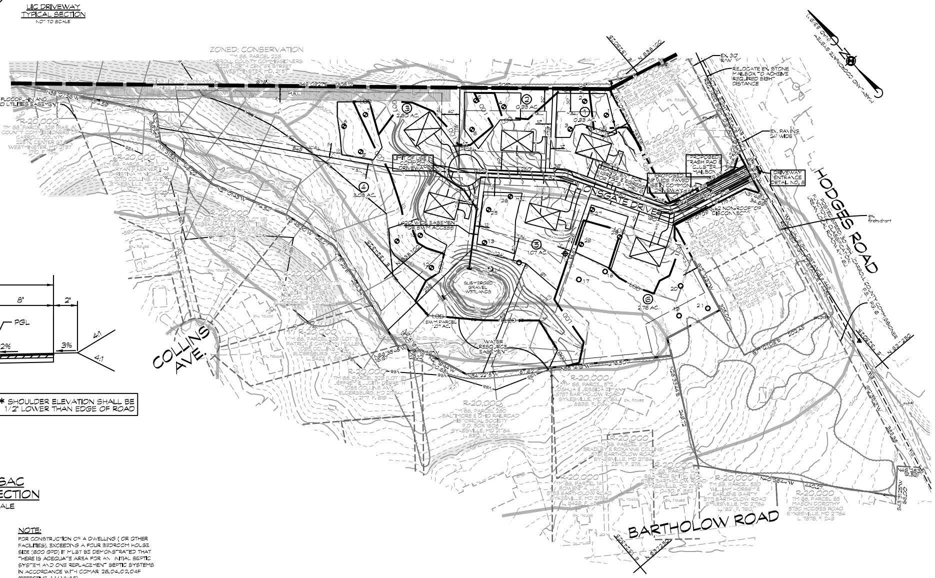
UIC DRIVEWAY TYPICAL SECTION

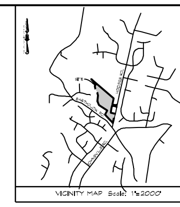
NOT TO SCALE



CUL-DE-SAC TYPICAL SECTION

NOT TO SCALE





VICINITY MAP Scale: 1"=2000'

GENERAL NOTES

1. CURRENT TITLE REFERENCE
   OWNER: ROLL THE DICE, LLC
   DEED REFERENCE: LIBER 11051, FOLIO 063
   DATE: JUNE 13, 2023
   GRANTOR: GEORGE AND CATHERINE TALBOTT
2. THE OUTLINE SHOWN HEREON IS BASED ON A RECORDED DEED. 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 EXISTING AT THE SITE.
5. THE NEAREST EXISTING FIRE HYDRANT OR WATER SUPPLY USED FOR FIRE PROTECTION IS AT THE SITE.
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. THE AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 4.7426 AC, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED
9. THE AREA SHOWN HEREON AS WATER RESOURCE PROTECTION EASEMENT, WITH A TOTAL ACREAGE OF 3.2378 AC, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED
10. LOTS 1-6 SHALL UTILIZE THE USE-IN-COMMON DRIVEWAY AS SHOWN HEREON. A DECLARATION OF MAINTENANCE OBLIGATIONS SETTING FORTH THE RESPONSIBILITIES FOR MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY AND DELINEATING AN EASEMENT FOR INGRESS AND EGRESS IS INTENDED TO BE RECORDED
11. THE OWNER/DEVELOPER MUST CONTACT CARROLL COUNTY ROADS AT 410-386-8717 TO REQUEST INSTALLATION OF THE STREET SIGN. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL ASSOCIATED COSTS.
12. THE FOREST CONSERVATION REFORESTATION REQUIREMENT WILL BE MET BY PURCHASE OF FOREST BANK CREDITS.
13. THE PROPERTY IS WITHIN THE WATER SERVICE AREA W-1.
14. THE PROPERTY IS NOT WITHIN THE SEWER SERVICE AREA. NO PLANNED SERVICE.
15. THIS SITE IS NOT LOCATED WITHIN A TIER II CATCHMENT AS DESIGNATED BY MDE.

ALL LOTS ARE SERVICED BY PUBLIC WATER

LEGEND

- PROP. DRYWELL
- EX. ℄ STREAM
- WETLANDS
- WETLANDS BUFFER
- WOODS LINE
- 100 YEAR FLOODPLAIN
- VARIABLE STREAM BUFFER
- 100' STREAM BUFFER
- 25% SLOPES
- OBSERVATION HOLE
- PROPOSED PERC TEST
- APPROVED PERC TEST
- SOIL LINE
- PROPOSED DWELLING
- PROPOSED SEPTIC AREA
- UTILITY POLE
- PROPOSED WATER LINE
- EXISTING WATER LINE

CAD Drawing File Name:

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.

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 11/18/85)

NOTE:

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

SUBDIVISION/SITE **Collins Property**

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #
1	TZ			>2 minutes at 15 feet	06/14/22	1
2	DT	5 min at 4 ft.	4 min at 11 ft.	>2 minutes at 15 feet	06/13/22	2
3	DT	3 min at 4 ft.	11 min at 11 ft.	>2 minutes at 15 feet	06/13/22	3
4	DT	3 min at 4 ft.	15 min at 11 ft.	>2 minutes at 15 feet	06/13/22	4
5	TZ			>2 minutes at 15 feet	06/13/22	5
6	DT	4 min at 4 ft.	12 min at 11 ft.	>2 minutes at 15 feet	06/13/22	6
7	TZ			>2 minutes at 15 feet	06/13/22	7
8	DT	6 min at 3 ft.	2 min at 8 ft.	>2 minutes at 12 feet; water at 12.5 feet	06/13/22	8
9	DT	4 min at 3 ft.	8 min at 8 ft.	>2 minutes at 12 feet; water at 13.5 feet	06/13/22	9
10	TZ			>2 minutes at 12 feet	06/13/22	10
11	DT	6 min at 4 ft.	7 min at 6 ft.	>2 minutes at 11 feet	06/13/22	11
12	DT	10 min at 4 ft.	12 min at 6 ft.	>2 minutes at 10 feet; water at 11 feet	06/13/22	12
13	DT	18 min at 4 ft.	13 min at 8 ft.	>2 minutes at 12.5 feet	09/27/22	13
14	OH			water at 0.6 feet	06/13/22	14
15	OH			water at 7 feet	06/13/22	15
16				did not excavate	06/13/22	16
17	OH			water at 6 feet	06/13/22	17
18	OH			water at 12 feet	06/13/22	18
19	OH			water at 9 feet	06/13/22	19
20	OH			water at 7 feet	06/13/22	20
21	OH			water at 9.5 feet	06/13/22	21
22	DT	7 min at 4 ft.	2 min at 8 ft.	>2 minutes at 12 feet	06/14/22	22
23	TZ			>2 minutes at 12 feet	06/14/22	23
24	DT	3 min at 4 ft.	8 min at 8 ft.	>2 minutes at 12 feet	06/14/22	24
25	TZ			>2 minutes at 12 feet	09/27/22	25
26	DT	5 min at 4 ft.	4 min at 8 ft.	>2 minutes at 12 feet	09/27/22	26
27	TZ			>2 minutes at 13 feet	09/27/22	27
28	DT	5 min at 4 ft.	4 min at 8 ft.	>2 minutes at 13 feet	09/27/22	28
29	DT	3 min at 4 ft.	3 min at 8 ft.	>2 minutes at 12 feet; redox at 13 feet	09/27/22	29
30	DT	5 min at 4 ft.	4 min at 8 ft.	>2 minutes at 12 feet	09/27/22	30
31	TZ			>2 minutes at 12 feet	09/27/22	31
32	DT	18 min at 4 ft.	3 min at 8 ft.	>2 minutes at 12 feet	09/27/22	32

DATA TABULATIONS

1. ZONING DISTRICT: R-20,000
2. SOIL CLASSIFICATION: NRCS SOIL DATA
3. NUMBER OF BUILDING SITES: 6
4. TOTAL AREA OF LOTS: 12.44 ACS ±
5. TOTAL AREA: 12.44 ACS ±
6. BREAKDOWN OF DWELLING UNITS BY TYPE
   6 - SINGLE FAMILY UNITS
7. WATER RESOURCE PROTECTION EASEMENT: 3.2378 ACS. ±
8. FOREST CONSERVATION EASEMENT: 4.7426 ACS

SHEET INDEX

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

OWNER/DEVELOPER
ROLL THE DICE, LLC
1935 BABBAS COURT
MARRIOTTSVILLE, MD. 21104
PHONE NUMBER: 410-259-4195

CONCEPT PLAN
LIONSGATE

5TH ELECTION DISTRICT * CARROLL COUNTY, MARYLAND
TAX MAP: 68 * BLOCK: 23 * PARCEL: 43

NOT FOR CONSTRUCTION

STATE OF MARYLAND · BRATON D MOORE · 51285 · PROFESSIONAL ENGINEER

12/11/2024

Braton D. Moore, P.E.

CLSI Engineers · Surveyors · Land Planning & Environmental Consultants
www.clsi-civileng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 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. 51285, EXPIRATION DATE: DECEMBER 7, 2025

Date	Revisions	
		Drawn By: BM, BH, JDA
		Designed By: BH, JDA
		Reviewed By:
		Date: DECEMBER, 2024
		Scale: 1" = 100'
		Job No.: 2022011
		Sheet: 1 OF 5

County File No. P-22-0033

-12/11/2024-9:06:44 AM-G:\2022\2022011\CONCEPT\SHEET\(01)CONCEPT.dgn--Default