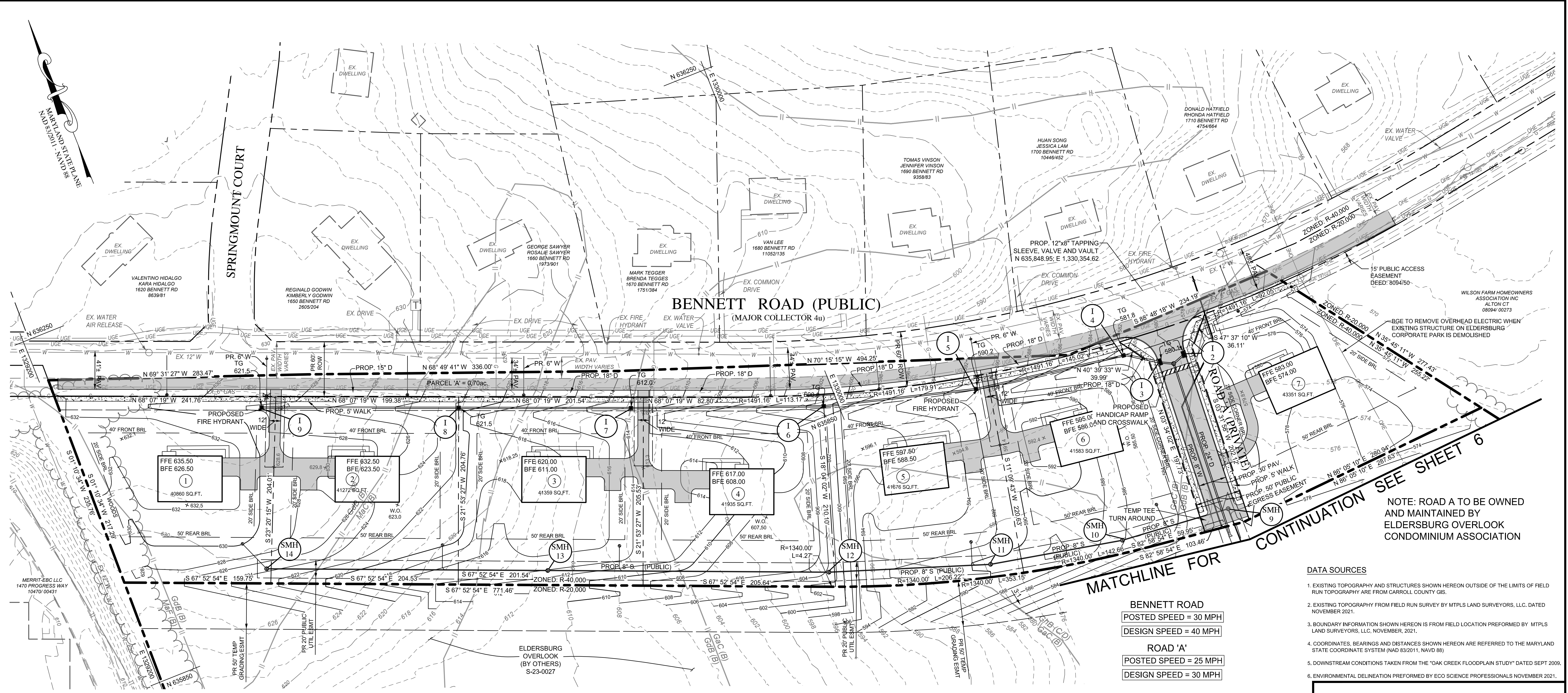
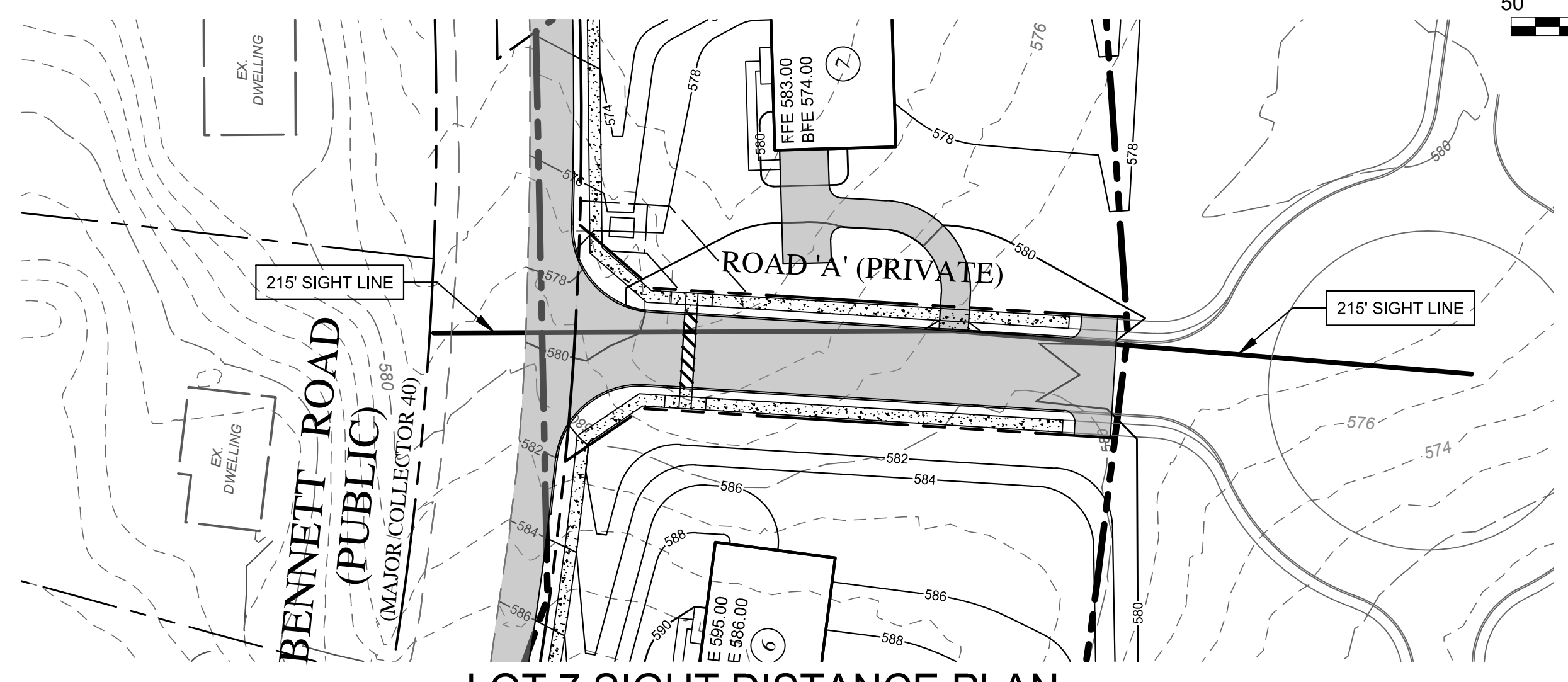


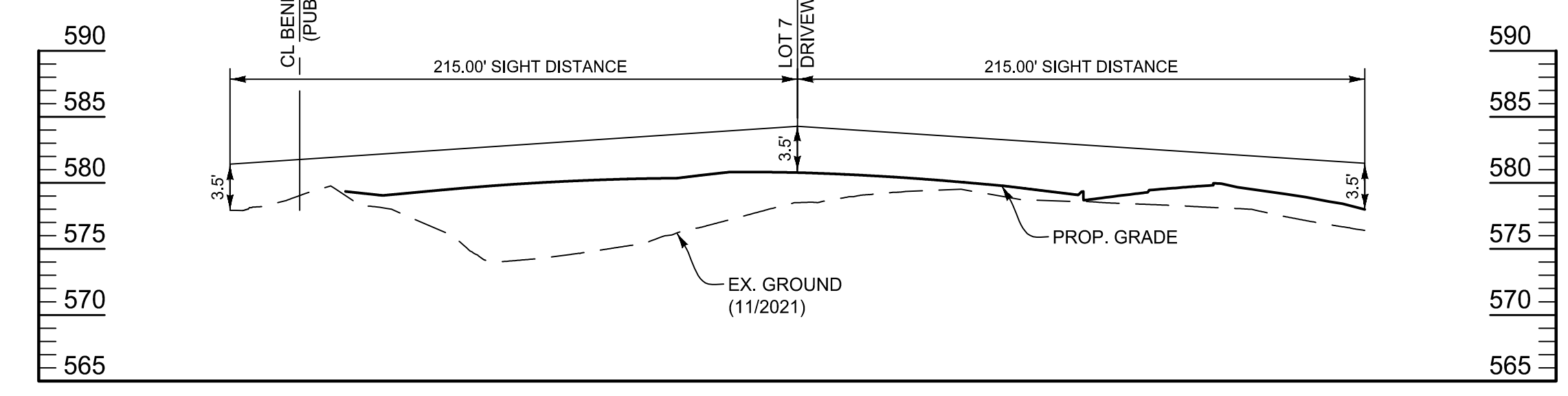
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PLAN
SCALE: 1"=50'



LOT 7 SIGHT DISTANCE PLAN
SCALE: 1"=50'



LOT 7 DRIVEWAY SIGHT LINE PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'



OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

BENNETT ROAD
POSTED SPEED = 30 MPH
DESIGN SPEED = 40 MPH

ROAD 'A'
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH

REFER TO SHEET 2 FOR OVERALL LEGEND AND NOTES

DATA SOURCES

- EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
- EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTLPS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
- BOUNDARY INFORMATION SHOWN HEREON IS FROM FIELD LOCATION PERFORMED BY MTLPS LAND SURVEYORS, LLC, NOVEMBER 2021.
- COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/2011, NAVD 88)
- DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
- ENVIRONMENTAL DELINEATION PERFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.



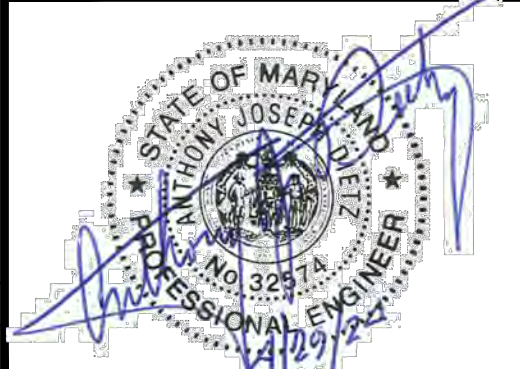
A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT MAJOR SUBDIVISION PLAN
FOR R-40,000 RESIDENTIAL

SITE GRADING & UTILITY PLAN

ELDERSBURG PRESERVE

BENNETT ROAD
ELDERSBURG, MD
TAX MAP 73 : GRID 6 : PARCEL 247
ELECTION DISTRICT 5 CARROLL COUNTY, MD



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 NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE	BY	REVISIONS

P-23-0055