

DATA TABULATIONS

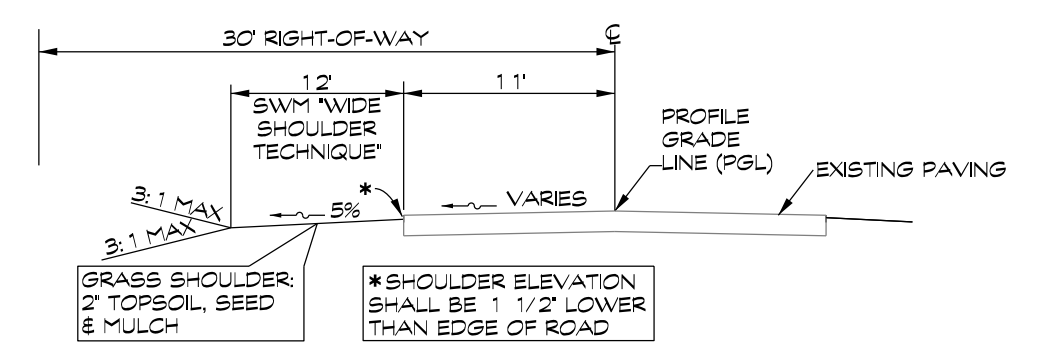
- ZONING DISTRICT: R-40.000
- SOIL CLASSIFICATION: NRCS SOIL DATA
- NUMBER OF LOTS PROPOSED: 7
- TOTAL AREA OF LOTS: 12.28 AC.
- AREA OF DEDICATION PARCEL 'A': 0.57 AC.
- AREA OF PARCEL 'B' (SWM FACILITY): 2.31 AC.
- TOTAL AREA OF PLAN: 15.13 AC.
- DWELLING UNITS BY TYPE: SINGLE-FAMILY: 7

GENERAL NOTES

- CURRENT TITLE REFERENCE: OWNER: 3508 SYKESVILLE ROAD DEED REFERENCE: LIBER. 10829, FOLIO 86 DATE: APRIL 18, 2022 GRANTOR: THE ESTATE OF JOAN S. GIST THE CURLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY CLSI DATED OCT. 17, 2018. THE NEAREST POTABLE WATER SUPPLY IS THE TOWN OF HAMPSTEAD.
- THE LOCATION OF THE NEAREST WATER SUPPLY FOR FIRE PROTECTION IS APPROXIMATELY 0.6 MILES AWAY, AT UPPER BECKLEYSVILLE ROAD & BURNSIDE DRIVE.
- M.B.L. DEVOTES MINIMUM BUILDING LINE.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY UNLESS SHOWN HERON.
- FOR CONSTRUCTION OF DWELLINGS EXCEEDING A FOUR BEDROOM HOUSE SIZE (600 SQ. FT.) IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS IN ACCORDANCE WITH COMAR 26.04.02.04.F (EFFECTIVE 1/1/85).
- 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. ISSUANCE OF A SEPTIC SYSTEM PERMIT CONSTITUTES LOT APPROVAL BY THE HEALTH DEPARTMENT.
- PARCEL 'A' FOR ROAD DEDICATION IS TO BE CONVEYED TO THE COMMISSIONERS OF CARROLL COUNTY BY DEED TO BE RECORDED SIMULTANEOUSLY WITH THE APPROVED RECORD PLAT.
- PARCEL 'B' FOR STORMWATER MANAGEMENT IS TO BE CONVEYED TO THE COMMISSIONERS OF CARROLL COUNTY BY DEED TO BE RECORDED SIMULTANEOUSLY WITH THE APPROVED RECORD PLAT.
- MINIMUM BUILDING SETBACK REQUIREMENTS: FRONT YARD: 40' SIDE YARD: 20' REAR YARD: 50'
- LOTS 2 THRU 7 SHALL UTILIZE THE USE-IN-COMMON DRIVEWAY AS SHOWN HERON. A MAINTENANCE OBLIGATION BETTING FORTH THE RESPONSIBILITIES FOR MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY IS INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THE APPROVED RECORD PLAT.
- LOTS 1 THRU 7 CONTAIN PRIVATE STORMWATER MANAGEMENT FACILITIES. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT SHALL BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY WITH APPROVED RECORD PLAT.

SUBDIVISION/SITE Gist Property

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #
1	TZ			>2 minutes at 12 feet	09/20/22	1
2	DT	3 min at 4 ft.	11 min at 8 ft.	>2 minutes at 12 feet	09/20/22	2
3	DT	5 min at 4 ft.	8 min at 8 ft.	>2 minutes at 12 feet	09/20/22	3
4	TZ			>2 minutes at 12 feet	09/20/22	4
5	DT	3 min at 4 ft.	10 min at 8 ft.	>2 minutes at 12 feet	09/20/22	5
6	DT	6 min at 4 ft.	20 min at 8 ft.	>2 minutes at 12 feet	09/20/22	6
7	TZ			>2 minutes at 12 feet	09/20/22	7
8	DT	3 min at 5 ft.	3 min at 8 ft.	>2 minutes at 12 feet	09/20/22	8
9	DT	21 min at 5 ft.	4 min at 8 ft.	>2 minutes at 12 feet	09/20/22	9
10	TZ			>2 minutes at 12 feet	09/20/22	10
11	DT	30 min at 5 ft.	5 min at 8 ft.	>2 minutes at 12 feet	09/20/22	11
12	DT	3 min at 5 ft.	6 min at 8 ft.	>2 minutes at 12 feet	09/20/22	12
13	TZ			>2 minutes at 12 feet	09/20/22	13
14	DT	2 min at 4 ft.	6 min at 8 ft.	>2 minutes at 12 feet	09/20/22	14
15	DT	3 min at 4 ft.	7 min at 8 ft.	>2 minutes at 12 feet	09/20/22	15
16	TZ			>2 minutes at 13 feet	09/20/22	16
17	DT	7 min at 4 ft.	3 min at 9 ft.	>2 minutes at 13 feet	09/20/22	17
18	DT	2 min at 4 ft.	5 min at 9 ft.	>2 minutes at 13 feet	09/20/22	18
19	OH			Satisfactory Soils to 14 feet	09/20/22	19
20	OH			Satisfactory Soils to 10 feet	09/20/22	20
21	OH			Satisfactory Soils to 13 feet	09/20/22	21
22	DT	6 min at 4 ft.	12 min at 9 ft.	>2 minutes at 14 feet	09/20/22	22
23	DT	3 min at 4 ft.	2 min at 9 ft.	>2 minutes at 14 feet	09/20/22	23
24	TZ			>2 minutes at 14 feet	09/20/22	24
25	DT	2 min at 4 ft.	10 min at 9 ft.	>2 minutes at 13 feet	09/20/22	25



TYPICAL SECTION KLEES MILL ROAD

OWNER/DEVELOPER
 3508 SYKESVILLE ROAD, LLC
 6150 EMERALD LANE
 SYKESVILLE, MD 21784
 443-745-0518

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LEGEND

- SOL LINE
- EX. WELL
- PROPOSED WELL
- PROPOSED PERC
- OBSERVATION HOLE
- PROPOSED DWELLINGS
- PROPOSED SEPTIC
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE

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

BY _____ DATE _____

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

BY _____ DATE _____

THE SAID PERC TESTS WERE OBSERVED BY DAVID ROBINSON & TRACY LEACH OF THE CARROLL COUNTY HEALTH DEPARTMENT AND THE RESULTS OF THE SAME ARE SHOWN HERON.

CONCEPT PLAN FOR KLEES MILL CORNER

TAX MAP: 63 * BLOCK: 5 * PARCEL: 165
 4th ELECTION DISTRICT * CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

UNIVERSITY OF MARYLAND
 STATE OF MARYLAND
 PROFESSIONAL ENGINEERING

CLSI
 CLSI Planning & Environmental Consultants
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Braton D. Moore, P.E.

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:
		BTM
		Designed By: BTM
		Reviewed By: BDM
		Date: NOV., 2023
		Scale: 1" = 50'
		Job No.: 2022117
		Sheet: 1 OF 5