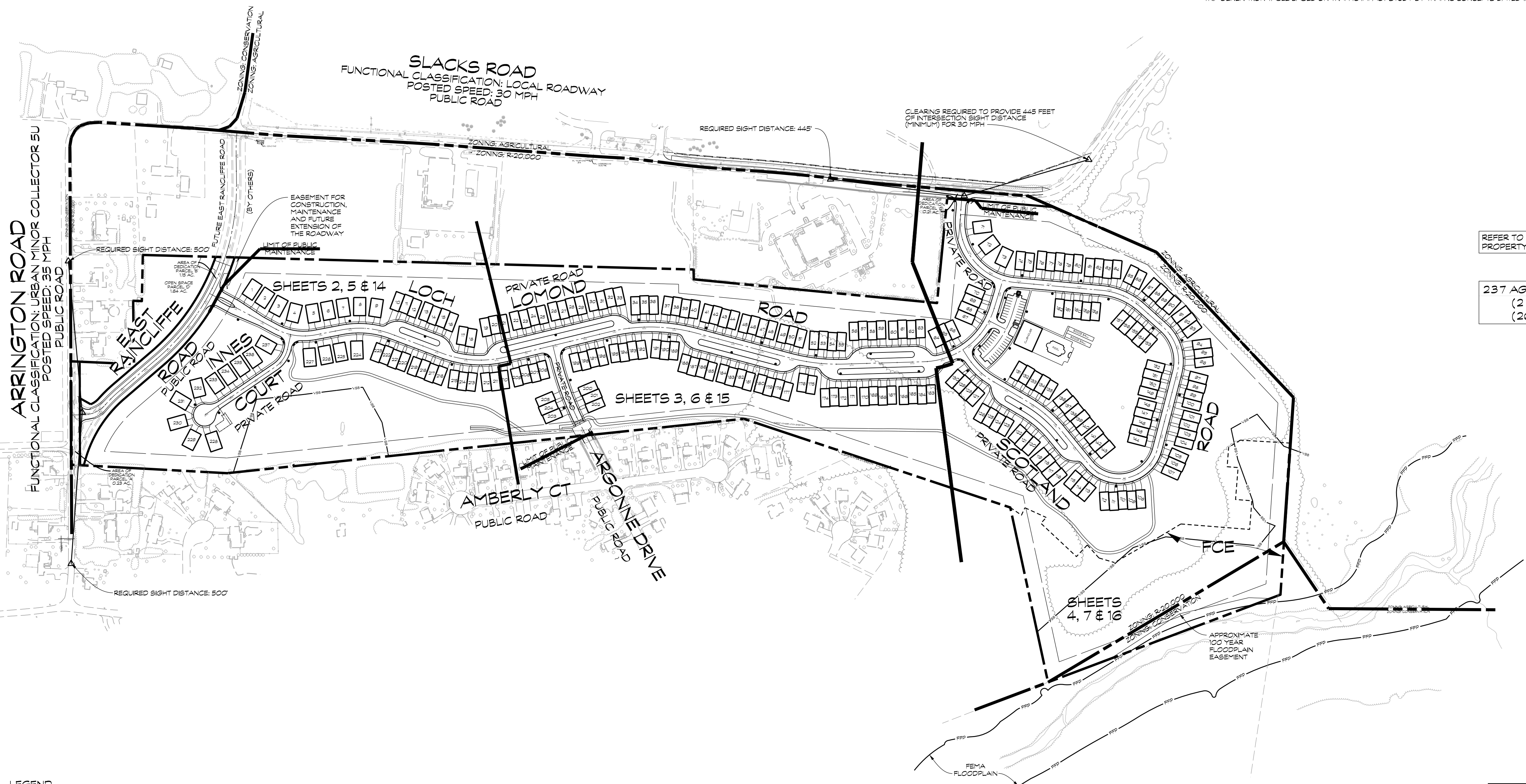
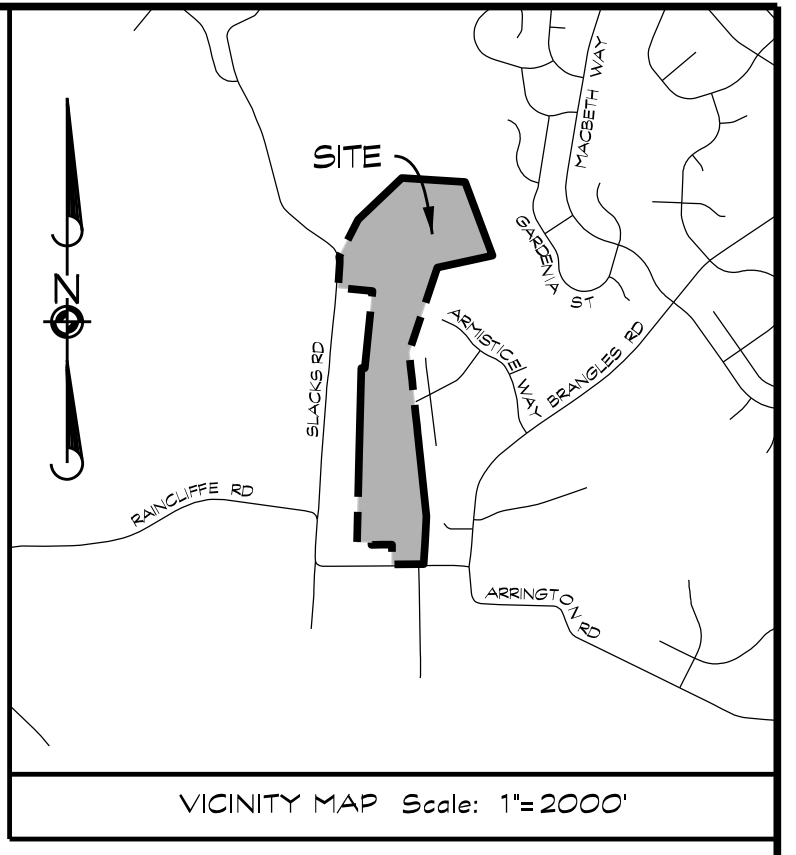


MARYLAND COORDINATE SYSTEM (NAD 83/97)

TRIP GENERATION TABLE

SITE TRIPS	AM		PM		SAT	
	In	Out	In	Out	In	Out
Senior Adult Housing - Attached	15	28	30	25	45	28
Senior Adult Housing - Detached	5	10	10	7	3	3
Total Site Trips:	20	38	40	32	48	31

TOTAL AVERAGE DAILY TRIPS = 1,009 TRIPS
 * TRIP GENERATION TABLE BASED ON TRAFFIC IMPACT STUDY BY TRAFFIC CONCEPTS DATED 1/4/2021



REFER TO SHEETS 2-4 FOR ADJOINING PROPERTY OWNER INFORMATION

237 AGE RESTRICTED UNITS
 (211 ATTACHED UNITS) (30 X 60)
 (26 DETACHED UNITS) (40 X 60)

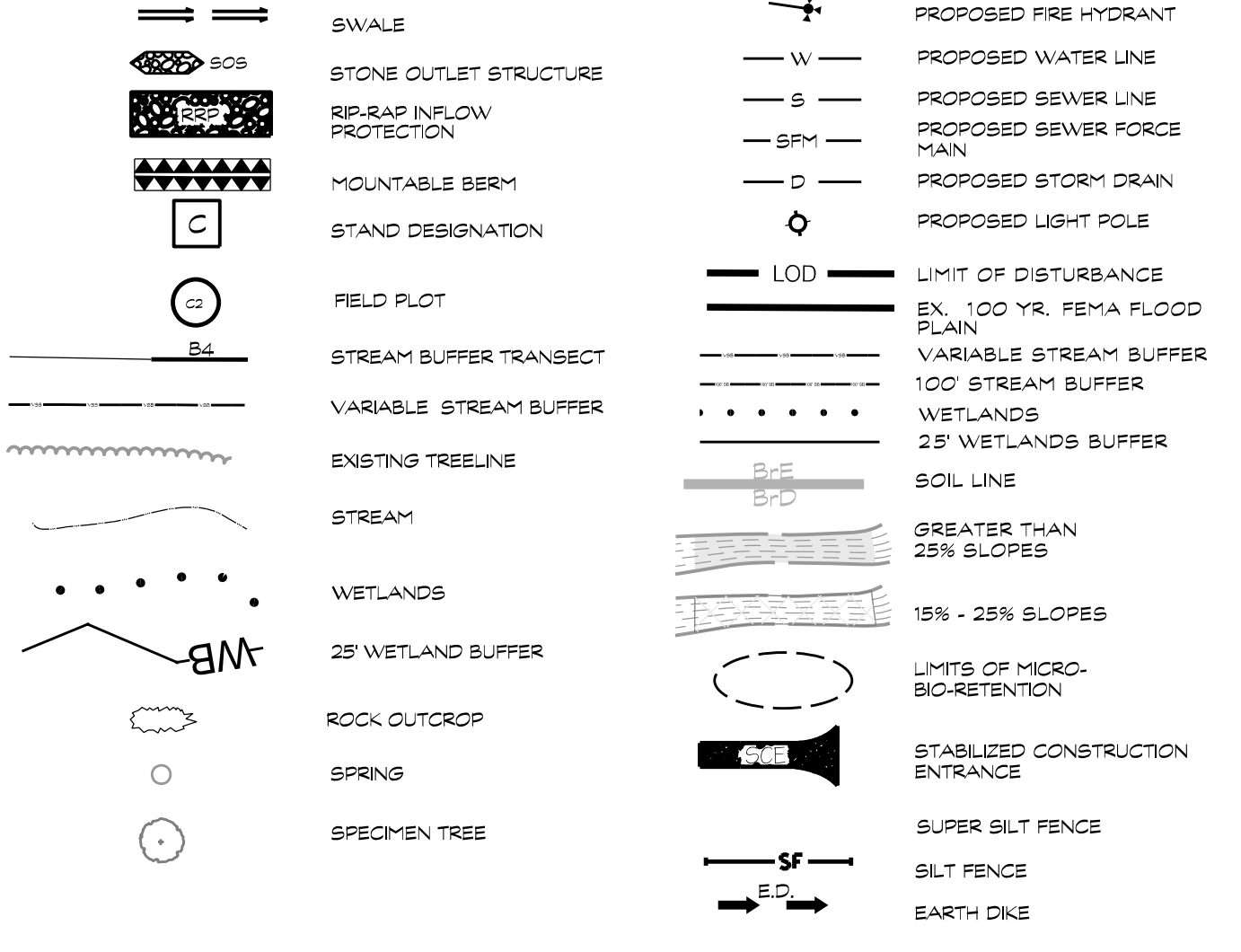
GENERAL NOTES

- EXISTING ZONING: R-20,000, CONSERVATION
- TOTAL AREA OF SITE: 68.21 AC
CONSERVATION: 1.50 AC
R-20,000: 66.71 AC
- TOTAL DEVELOPED AREA: 2,388,411 SQ FT OR 55.05 AC
- TAX MAP: TB, BLOCK 12, PARCEL 537
- BOARD OF ZONING APPEALS CASE NUMBER 6349
APPROVAL DATE: NOVEMBER 2, 2021
- NEAREST WATER SUPPLY: EXISTING FIRE HYDRANT ON ARRINGTON ROAD
- CURRENT USE: AGRICULTURAL FIELDS
PROPOSED USE: SENIOR HOUSING
- THE FUTURE CONNECTION OF RAINCLIFFE ROAD SHALL BE COMPLETED BY OTHERS AS PART OF THE PLANNED MAJOR STREET FOR ARRINGTON RAINCLIFFE ROAD AS IDENTIFIED IN THE 2018 FREEDOM COMMUNITY COMPREHENSIVE PLAN. THE ROAD CONNECTION IS NOT PART OF THESE PLANS.

INDEX OF SHEETS

- OVERALL CONCEPT PLAN
- CONCEPT PLAN
- CONCEPT PLAN
- CONCEPT PLAN
- CONCEPT GRADING & SEDIMENT CONTROL PLAN
- CONCEPT GRADING & SEDIMENT CONTROL PLAN
- CONCEPT GRADING & SEDIMENT CONTROL PLAN
- CONCEPT EAST RAINCLIFFE ROAD IMPROVEMENT PLAN AND PROFILE
- CONCEPT ARRINGTON ROAD IMPROVEMENT PLAN AND PROFILE
- CONCEPT SLACKS ROAD IMPROVEMENT PLAN AND PROFILE
- CONCEPT SLACKS ROAD IMPROVEMENT PLAN AND PROFILE
- CONCEPT SLACKS ROAD IMPROVEMENT PLAN AND PROFILE
- CONCEPT NOTES AND DETAILS
- CONCEPT STORMWATER MANAGEMENT PLAN
- CONCEPT STORMWATER MANAGEMENT PLAN
- CONCEPT STORMWATER MANAGEMENT PLAN
- CONCEPT STORMWATER MANAGEMENT PROFILE & DETAILS
- CONCEPT FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
- CONCEPT FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
- CONCEPT FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
- CONCEPT FORESTRY NOTES & DETAILS
- CONCEPT WATER RESOURCE PROTECTION PLAN
- CONCEPT WATER RESOURCE PROTECTION PLAN
- CLUBHOUSE BUILDING ELEVATIONS
- TOWNHOUSE ELEVATIONS
- SINGLE FAMILY HOUSE ELEVATIONS

LEGEND



NOTE:
 BLASTING WILL BE REQUIRED FOR CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, ROADS AND STRUCTURES.

NOTE:
 THE PROPERTY IS NOT LOCATED WITHIN A MARYLAND DEPARTMENT OF THE ENVIRONMENT TIER II CATCHMENT.

PARKING TABULATIONS

USE: AGE RESTRICTED ADULT HOUSING
 PARKING REQUIREMENT: 2 FOR EACH DWELLING UNIT.
 SPACES REQUIRED: 237 UNITS X 2 = 474 SPACES
 2 GARAGE SPACES + 2 DRIVEWAY SPACES + 4 SPACES PER UNIT
 SPACES PROVIDED: 237 UNITS X 4 = 948 SPACES

COMMUNITY CENTER PARKING REQUIREMENT: 1 FOR EVERY 3 PERSONS.
 SPACES REQUIRED: 5,600 SF / 50 SF PER PERSON = 112 PERSON CAPACITY
 112 / 3 = 38 SPACES
 SPACES PROVIDED: 40 SPACES

HANDICAPPED SPACES REQUIRED: 2 SPACE
 HANDICAPPED SPACES PROPOSED: 2 SPACE
 VAN ACCESSIBLE SPACES REQUIRED: 1 SPACE
 VAN ACCESSIBLE SPACES PROPOSED: 1 SPACE

OWNER / DEVELOPER
 EV, LLC.
 7035 ALBERT EINSTEIN DR
 SUITE 200
 COLUMBIA, MD 21046
 (410) 423-0460

OVERALL CONCEPT PLAN

FREEDOM'S GRANT

MAP# 76 BLK.# 12 PARCEL# 537
 5TH ELECTION DISTRICT, CARROLL COUNTY, MARYLAND
 N/S SLACKS ROAD

NOT FOR CONSTRUCTION

Professional Engineer Seal for Brett D. Moore, P.E., License No. 51285, State of Maryland, expires 8/8/2024.

CLSI
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 Land Planning & Environmental Consultants
 www.clsi-civileng.com

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Date	Revisions	Drawn By
8/13/23	REVISED PER C.C. SWM COMMENTS DATED 3/26/23	JW
12/6/23	REVISED PER C.C. SWM COMMENTS DATED 10/18/23	
3/7/24	REVISED PER C.C. BUREAU OF RESOURCE MANAGEMENT COMMENTS	Date: MARCH, 2024
5/8/24	REVISED PER C.C. BUREAU OF RESOURCE MANAGEMENT COMMENTS	Scale: 1"=200'
		Job No.: 2002163
		Sheet: 1 OF 26

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 1, 2025.