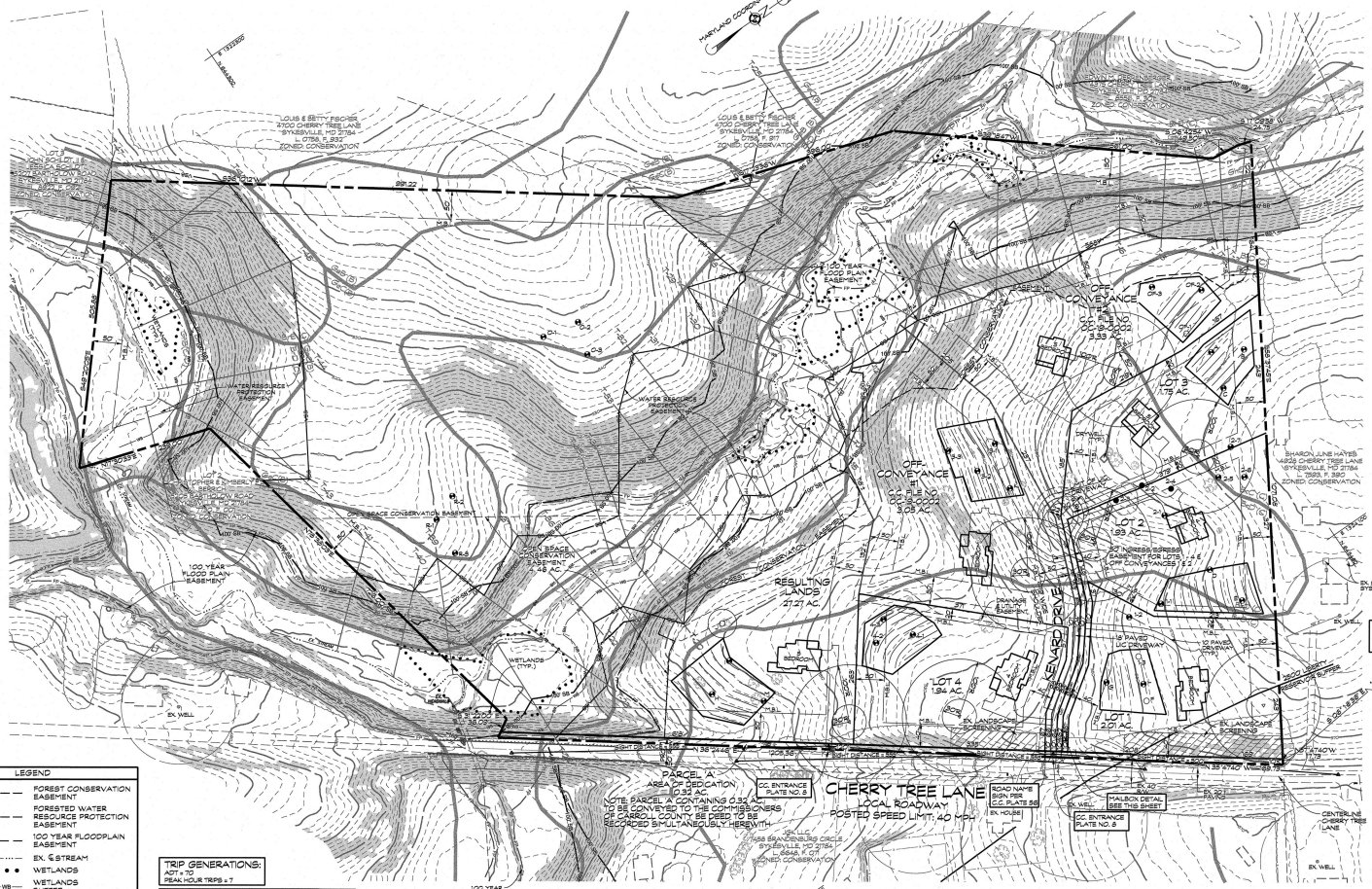
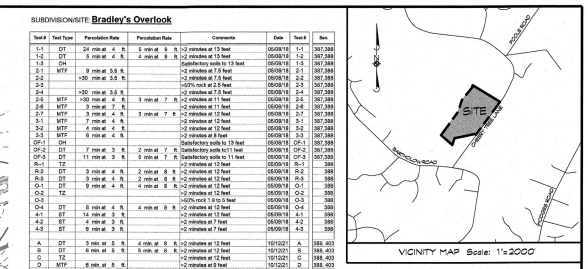
SUBDIVISION/SITE **Bradley's Overlook**

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #	Sec.
1-1	DT	24 min at 4 ft	5 min at 9 ft	>2 minutes at 13 feet	05/08/18	1-1	387,388
1-2	DT	5 min at 4 ft	4 min at 9 ft	>2 minutes at 13 feet	05/08/18	1-2	387,388
1-3	OH			Satisfactory soils to 13 feet	05/08/18	1-3	387,388
2-1	MTF	9 min at 3.5 ft		>2 minutes at 7.5 feet	05/08/18	2-1	387,388
2-2		>30 min at 3.5 ft		>2 minutes at 7.5 feet	05/08/18	2-2	387,388
2-3				>50% rock at 2.5 feet	05/08/18	2-3	387,388
2-4		>30 min at 3.5 ft		>2 minutes at 7.5 feet	05/08/18	2-4	387,388
2-5	MTF	>30 min at 4 ft	3 min at 7 ft	>2 minutes at 11 feet	05/08/18	2-5	387,388
2-6	MTF	3 min at 7 ft		>2 minutes at 11 feet	05/08/18	2-6	387,388
2-7	MTF	3 min at 4 ft	3 min at 7 ft	>2 minutes at 12 feet	05/08/18	2-7	387,388
3-1	MTF	7 min at 4 ft		>2 minutes at 12 feet	05/08/18	3-1	387,388
3-2	MTF	6 min at 4 ft		>2 minutes at 12 feet	05/08/18	3-2	387,388
3-3	MTF	6 min at 4 ft		>2 minutes at 8 feet	05/08/18	3-3	387,388
DP-1	OH			Satisfactory soils to 13 feet	05/08/18	DP-1	387,388
DP-2	DT	7 min at 3 ft	2 min at 7 ft	Satisfactory soils to11 feet	05/08/18	DP-2	387,388
DP-3	DT	11 min at 3 ft	5 min at 7 ft	Satisfactory soils to 11 feet	05/08/18	DP-3	387,388
R-1	TZ			>2 minutes at 12 feet	05/09/18	R-1	389
R-2	DT	3 min at 4 ft	2 min at 8 ft	>2 minutes at 12 feet	05/09/18	R-2	389
R-3	DT	3 min at 4 ft	2 min at 8 ft	>2 minutes at 12 feet	05/09/18	R-3	389
D-1	DT	9 min at 4 ft	4 min at 8 ft	>2 minutes at 12 feet	05/09/18	D-1	389
D-2	TZ			>2 minutes at 12 feet	05/09/18	D-2	390
D-3				>50% rock 1.8 to 0 feet	05/09/18	D-3	388
D-4	DT	8 min at 4 ft	4 min at 8 ft	>2 minutes at 12 feet	05/09/18	D-4	390
4-1	ST	14 min at 3 ft		>2 minutes at 12 feet	05/09/18	4-1	388
4-2	ST	4 min at 3 ft		>2 minutes at 7 feet	05/09/18	4-2	388
4-3	ST	6 min at 3 ft		>2 minutes at 7 feet	05/09/18	4-3	388
A	DT	3 min at 5 ft	4 min at 8 ft	>2 minutes at 12 feet	10/12/21	A	388, 403
B	DT	8 min at 5 ft	5 min at 9 ft	>2 minutes at 12 feet	10/12/21	B	388, 403
C	TZ			>2 minutes at 12 feet	10/12/21	C	388, 403
D	MTF	6 min at 5 ft		>2 minutes at 8 feet	10/12/21	D	388, 403
E	MTF	3 min at 5 ft		>2 minutes at 10.5 feet	10/12/21	E	388, 403
F	OH			Satisfactory soils to 8 feet	10/12/21	F	388, 403
G	DT	9 min at 4 ft	5 min at 9 ft	>2 minutes at 13 feet	10/12/21	G	388, 403
H	MTF	15 min at 3.5 ft		>2 minutes at 7.5 feet	10/19/21	H	388, 403
I	MTF	14 min at 3.5 ft		>2 minutes at 7.5 feet, >50% rock at	10/19/21	I	388, 403
J	OH			>50% rock at 6 feet		J	388, 403
K	MTF	6 min at 4 ft		>2 minutes at 8 feet	10/12/21	K	388, 403
L	DT	7 min at 4 ft	7 min at 9 ft	>2 minutes at 13 feet	10/12/21	L	388, 403
M	MTF	24 min at 3.5 ft		>2 minutes at 7.5 feet	10/19/21	M	388, 403

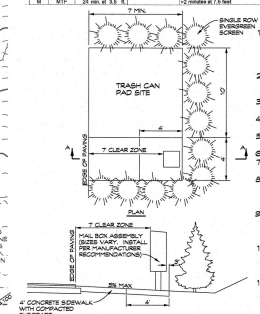


PLAN

SCALE: 1"= 100'



VICINITY MAP Scale: 1"=2000'



TRASH PAD & CLUSTER MAILBOX PLACEMENT DETAIL

NOT TO SCALE

C-12
N: 646992.14
E: 1324176.86
ELEV. 609.97

DATA TABULATIONS

1. ZONING DISTRICT: CONSERVATION
2. SOIL CLASSIFICATION: NRCS SOIL DATA
3. NUMBER OF LOTS PROPOSED: 4
4. TOTAL AREA OF LOTS: 7.63 AC. ±
5. TOTAL AREA OTHER PARCELS
   OFF-CONVEYANCE #1: 3.05 AC. ±
   OFF-CONVEYANCE #2: 3.33 AC. ±
   PARCEL 'A': 0.32 AC. ±
   RESULTING LANDS: 27.27 AC. ±
6. TOTAL AREA: 41.60 ACS ±
7. BREAKDOWN OF DWELLING UNITS BY TYPE:
   7 - SINGLE-FAMILY
8. FORESTED WATER RESOURCE PROTECTION EASEMENT: 14.30 ACS. ±
9. 100 YEAR FLOODPLAIN EASEMENT: 14.95 ACS. ±
10. FOREST CONSERVATION EASEMENT: 26.48 ACS. ±
11. OPEN SPACE CONSERVATION EASEMENT: 4.46 ACS. ±

GENERAL NOTES

1. CURRENT TITLE REFERENCE
   OWNER: CHERRY TREE LLC.
   DEED REFERENCE: LBER 10803 FOLIO 021
   DATE: JANUARY 4, 2022
   GRANTOR: JSK LLC.
2. THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY COMPLETED BY VOGEL ENGINEERING 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 TOWN OF ELDERSBURG, 3 MILES.
5. THE NEAREST EXISTING FIRE HYDRANT USED FOR FIRE PROTECTION IS 2.5 MILES 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. THE AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 26.48 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
9. THE AREA SHOWN HEREON AS FORESTED WATER RESOURCE PROTECTION EASEMENT, WITH A TOTAL ACREAGE OF 14.30 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
10. THE AREA SHOWN HEREON AS 100 YEAR FLOODPLAIN EASEMENT, WITH A TOTAL ACREAGE OF 14.95 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
11. MINIMUM BUILDING SETBACK REQUIREMENTS FOR LOTS 1 THRU 4:
    FRONT YARD: 40
    SIDE YARD: 20
    REAR YARD: 50
    MINIMUM BUILDING SETBACK REQUIREMENTS FOR RESULTING LANDS:
    FRONT YARD: 50
    SIDE YARD: 50
    REAR YARD: 50
12. LOTS 1-4 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 SIMULTANEOUSLY HEREWITH.
13. THE AREA SHOWN AS PARCEL 'A', CONTAINING 0.32 ACRES, IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
14. THE OWNER/DEVELOPER MUST CONTACT CARROLL COUNTY ROADS AT 410-386-2117 TO REQUEST INSTALLATION OF THE STREET SIGN. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL ASSOCIATED COSTS.
15. THE DRAINAGE & UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED AS PART OF DPW FOR THE UIC DRIVEWAY.
16. THE PLANNING AND ZONING COMMISSION AUTHORIZED THE CLUSTER SUBDIVISION AT THE MAY 15, 2023 MEETING
17. A SIGHT DISTANCE WAIVER WAS GRANTED FOR KENARD DRIVE ON SEPTEMBER 26, 2023.

SHEET INDEX

1. PRELIMINARY PLAN
2. PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
3. SEDIMENT CONTROL NOTES AND DETAILS
4. PRELIMINARY STORMWATER MANAGEMENT PLAN
5. PRELIMINARY STORMWATER MANAGEMENT NOTES & DETAILS
6. PRELIMINARY PROFILES & SITE DETAILS
7. PRELIMINARY WATER RESOURCE PROTECTION PLAN
8. PRELIMINARY FOREST CONSERVATION PLAN, NOTES & DETAILS

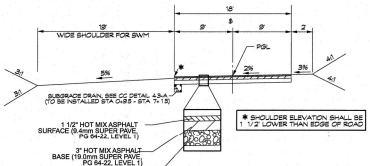
LEGEND

- FOREST CONSERVATION EASEMENT
- FORESTED WATER RESOURCE PROTECTION EASEMENT
- 100 YEAR FLOODPLAIN EASEMENT
- EX. ℄ STREAM
- WETLANDS
- WB — WETLANDS BUFFER
- WOODS LINE
- FFP — 100 YEAR FLOODPLAIN
- VSB — VARIABLE STREAM BUFFER
- 100' SB — 100' STREAM BUFFER
- 25% SLOPES
- LANDSCAPE BUFFER
- OBSERVATION HOLE
- DISAPPROVED PERC TEST
- APPROVED PERC TEST
- SOIL LINE
- PROPOSED DWELLING
- PROPOSED SEPTIC AREA
- UTILITY POLE
- PW — PROPOSED WELL
- EXISTING WELL
- EX. SWALE

TRIP GENERATIONS:
ADT = 70
PEAK HOUR TRIPS = 7

NOTE:
THE DIGITAL CONTOUR DATA SHOWN HEREON WAS DEVELOPED USING CARROLL COUNTY LOAM 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 12, ALL HOUSES WILL BE SPRINKLERED.



KENARD DRIVE
18' PAVED U-I-C DRIVEWAY
TYPICAL SECTION

NOT TO SCALE

OPEN SPACE CALCULATIONS:

LOT	LOT AREA	OPEN SPACE REQUIRED
LOT 1	2.01	0.99
LOT 2	1.93	1.07
LOT 3	1.75	1.25
LOT 4	1.94	1.06
OC 1	3.05	-
OC 2	3.33	-

TOTAL OPEN SPACE REQUIRED: 4.37 AC.
TOTAL OPEN SPACE CONSERVATION EASEMENT PROVIDED: 4.46 AC.

LOT WIDTH

LOT	WIDTH
LOT 1	242
LOT 2	248
LOT 3	207
LOT 4	240

LANDSCAPE SCREEN FOR LOTS 1 & 4

LOT	LINEAR FOOTAGE	PUS REQUIRED	PROVIDED
1	150	7.5	EXISTING SCREENING
4	150	7.5	EXISTING SCREENING

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:
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 11/18/85)

NOTE:
FOR INDIVIDUAL DRIVEWAY PROFILES FOR LOTS 1 - 3 SEE SHEET 6

OWNER	DEVELOPER
CHERRYTREE LLC.	CBI HOMES, LLC
112 S. MAIN STREET	(T/A CATONSVILLE HOMES)
MT. AIRY, MD 21771	112 S. MAIN STREET
410-977-1725	MT. AIRY, MD 21771
	410-977-1725

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

Javier Morales Roldán 9/29/23
Javier Morales Roldán — 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 Roldán 9/29/23
Javier Morales Roldán — 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.

PRELIMINARY PLAN
FOR
BRADLEYS OVERLOOK
A CLUSTER SUBDIVISION
CHERRY TREE LANE
TAX MAP: 68 • BLOCK: 10 • PARCEL: 580
5th ELECTION DISTRICT • CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

STATE OF MARYLAND — BRADON D. HOARE — No. 21885 — PROFESSIONAL ENGINEER — 9/29/2023

CLSI
Engineers • Surveyors • 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:	BM
		Designed By:	
		Reviewed By:	
		Date:	MARCH, 2022
		Scale:	AS SHOWN
		Job No.:	2021082
		Sheet:	1 OF 8

County File No. P-18-0063

CAD Drawing File Name:

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