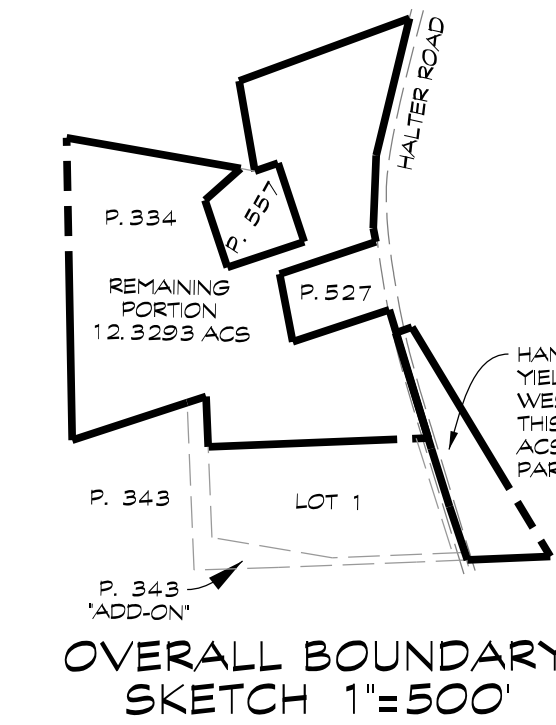


PERC TESTS:

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #	San.
1	OH			>50% rock from 5.5 - 6.5 feet	06/20/23	1	JAS
2	MTF	4 min. at 4 ft.		>2 mins at 8 feet	06/20/23	2	JAS
3	OH			suitable soil to 7 feet	06/20/23	3	JAS
4	MTF	3 min. at 4 ft.		>2 mins at 10 feet	06/20/23	4	JAS
5	MTF	9 min. at 4 ft.		>2 mins at 10 feet	06/20/23	5	JAS
6	MTF	5 min. at 4 ft.		>2 mins at 10 feet	06/20/23	6	JAS
7	MTF	8 min. at 4 ft.		>2 mins at 10.3 feet	06/20/23	7	JAS
8	MTF	30 min. at 4 ft.		>2 mins at 12 feet	06/20/23	8	JAS



GENERAL NOTES

- CURRENT TITLE REFERENCE
OWNER: GARLAND EUGENE & JERRY W. ZEPP, ETAL
DEED REFERENCE: LIBER 6095, FOLIO 014
DATE: JANUARY 21, 2010
GRANTOR: BARBARA P. ZEPP
- THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY CLSI.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY TOPOGRAPHY DATA, PROVIDED BY CARROLL COUNTY.
- THE NEAREST POTABLE WATER SUPPLY IS THE CITY OF WESTMINSTER - 3.5 MILES.
- M.B.L. DENOTES MINIMUM BUILDING LINE.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE NEAREST EXISTING FIRE HYDRANT USED FOR FIRE PROTECTIONS IS LOCATED IN WESTMINSTER - 4 MILES.
- M.B.L. = MINIMUM BUILDING LINE

DATA TABULATIONS

- ZONING DISTRICT: AGRICULTURAL
- SOIL CLASSIFICATION: NRCS SOIL DATA
- NUMBER OF BUILDING SITES: 1
- TOTAL AREA OF LOTS: 2.6946 ACS
- AREA OF PARCEL 'A': 0.2283 ACS
- TOTAL AREA OF SUBDIVISION: 2.9229 ACS
- BREAKDOWN OF DWELLING UNITS BY TYPE:
ONCE (1)-SINGLE FAMILY

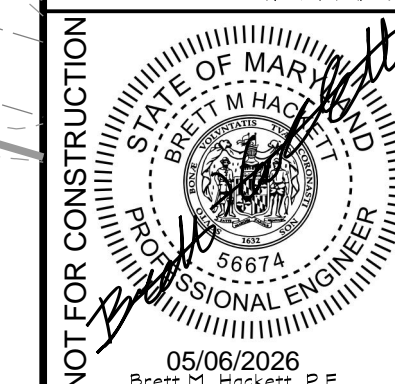
LEGEND

- FAILED PERC TEST
- PASSED PERC TEST
- OBSERVATION HOLE
- △ EXISTING WELL LOCATION
- ▲ PROPOSED WELL
- SOIL LINES
- SOIL LINES
- ▣ PROPOSED DWELLING
- ▭ PROPOSED SEPTIC AREA
- EXISTING TREELINE
- MINIMUM BUILDING LINE
- ▽▽▽ EXISTING GUARDRAIL
- EXISTING POLE
- OVER-HEAD ELECTRIC LINE

OWNER/DEVELOPER
EUGENE G. ZEPP
JERRY W. ZEPP ETAL
2680 HALTER ROAD
WESTMINSTER, MD 21158
410-984-7189

**PRELIMINARY
MINOR SUBDIVISION PLAN
SECTION TWO
ZEPP ESTATES**

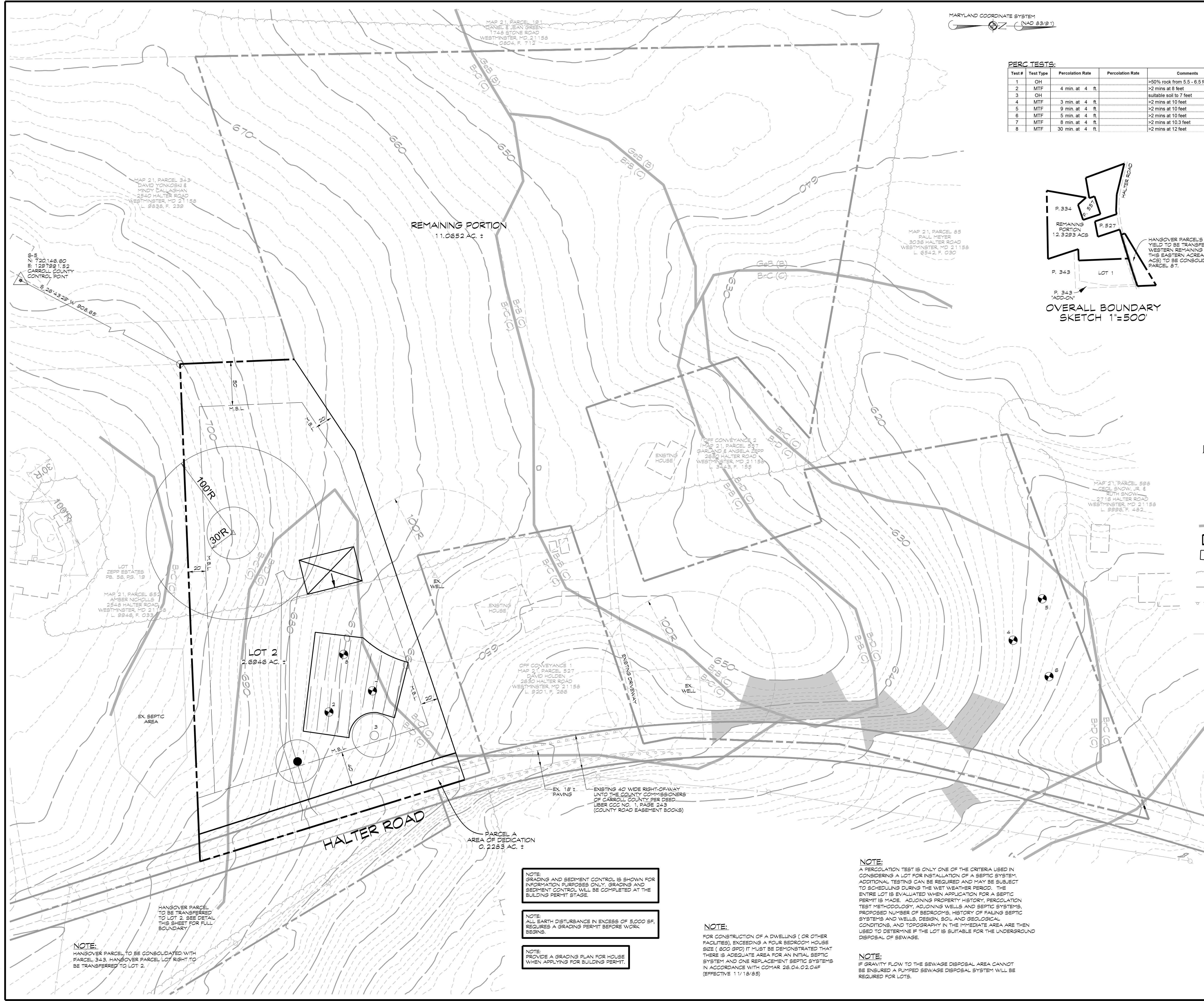
3rd ELECTION DISTRICT • CARROLL COUNTY, MD
TAX MAP: 21 • BLOCK: 20 • PARCEL: 334



439 East Main Street Westminister, 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. 56674, EXPIRATION DATE: DECEMBER 6, 2027

Date	Revisions	Drawn By: BM
		Designed By:
		Reviewed By:
		Date: 3/5/26
		Scale: 1" = 50'
		Job No.: 88087
		Sheet: 0100



NOTE:
GRADING AND SEDIMENT CONTROL IS SHOWN FOR INFORMATION PURPOSES ONLY. GRADING AND SEDIMENT CONTROL WILL BE COMPLETED AT THE BUILDING PERMIT STAGE.

NOTE:
ALL EARTH DISTURBANCE IN EXCESS OF 5,000 SF, REQUIRES A GRADING PERMIT BEFORE WORK BEGINS.

NOTE:
PROVIDE A GRADING PLAN FOR HOUSE WHEN APPLYING FOR BUILDING PERMIT.

NOTE:
FOR CONSTRUCTION OF A DWELLING (OR OTHER FACILITIES), EXCEEDING A FOUR BEDROOM HOUSE SIZE (500 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 11/18/95)

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:
HANGOVER PARCEL TO BE CONSOLIDATED WITH PARCEL 343. HANGOVER PARCEL LOT RIGHT TO BE TRANSFERRED TO LOT 2.

HANGOVER PARCEL TO BE TRANSFERRED TO LOT 2. SEE DETAIL THIS SHEET FOR FULL BOUNDARY.

PARCEL A AREA OF DEDICATION 0.2283 AC. ±

EXISTING 40' WIDE RIGHT-OF-WAY INTO THE COUNTY COMMISSIONERS OF CARROLL COUNTY PER DEED, LIBER CCC NO. 1, PAGE 243 (COUNTY ROAD EASEMENT BOOKS)