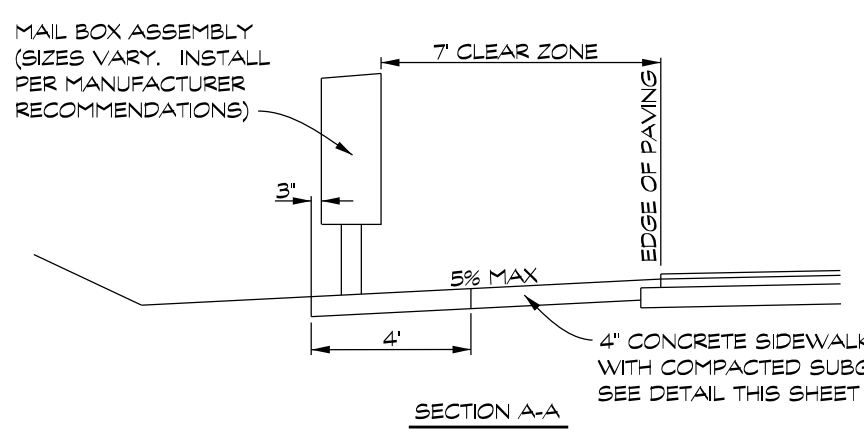
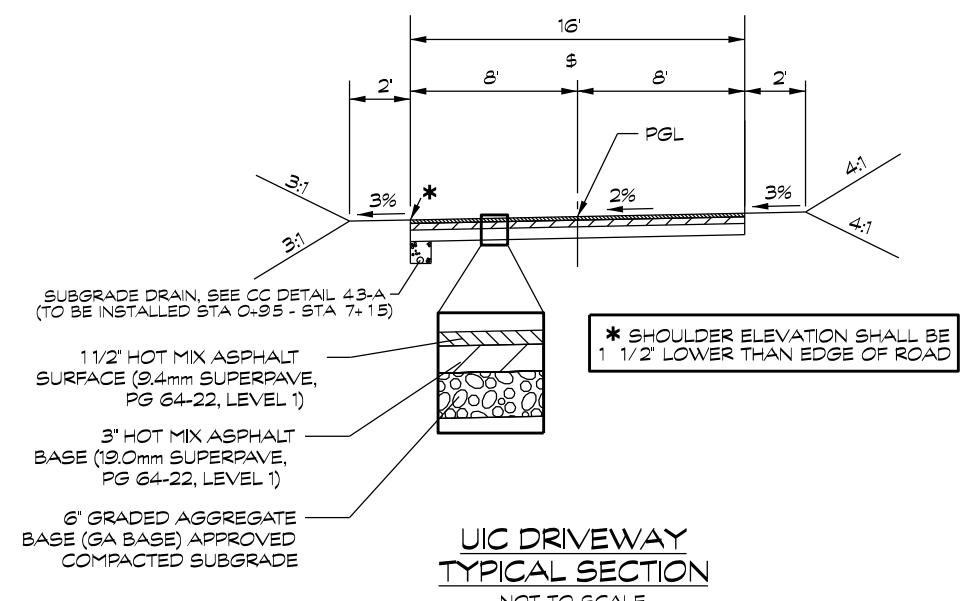
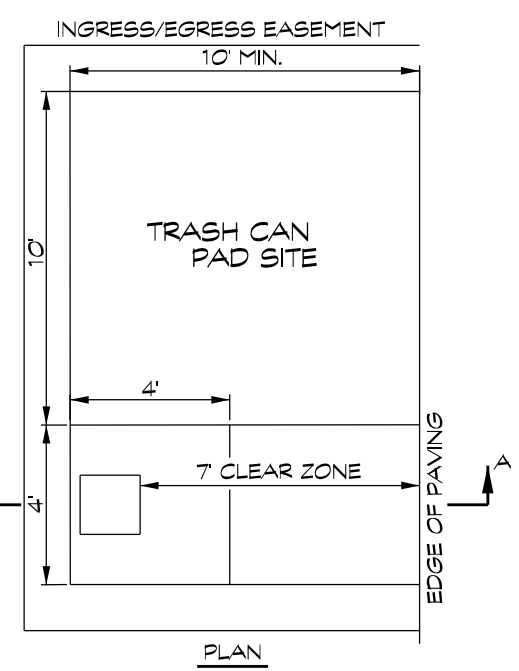
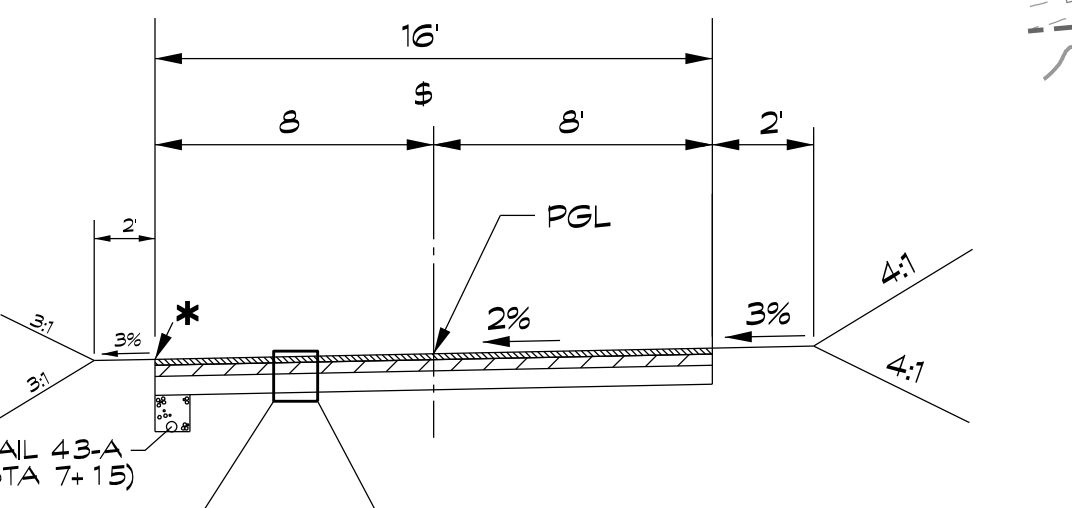


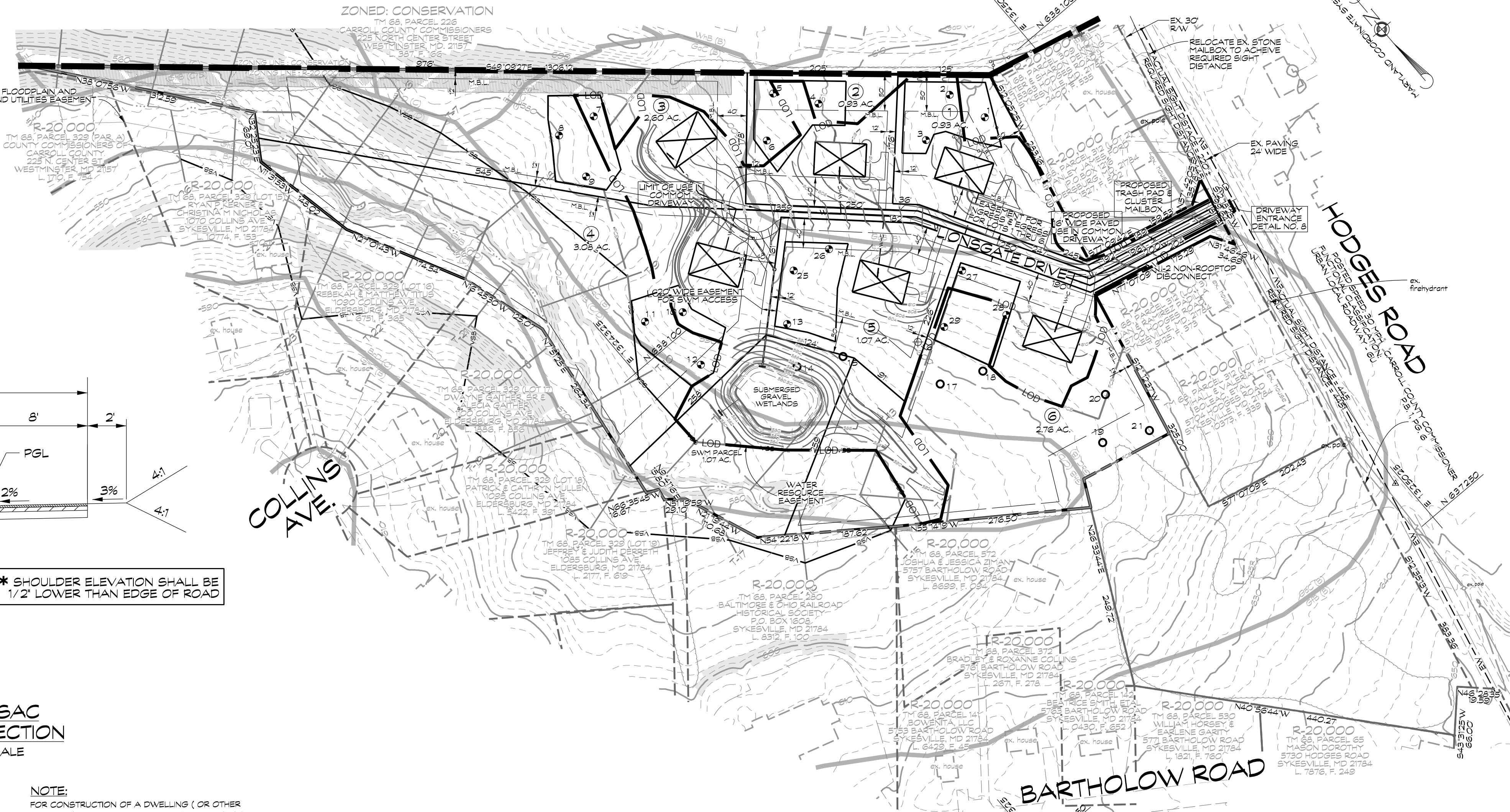
VICINITY MAP Scale: 1"=2000'



TRASH PAD & CLUSTER MAILBOX PLACEMENT DETAIL NOT TO SCALE



CUL-DE-SAC TYPICAL SECTION NOT TO SCALE



- GENERAL NOTES**
- CURRENT TITLE REFERENCE: OWNER: ROLL THE DICE, LLC DEED REFERENCE: LIBER 11051, FOLIO 063 DATE: JUNE 13, 2023 GRANTOR: GEORGE AND CATHERINE TALBOTT
  - THE OUTLINE SHOWN HEREON IS BASED ON A RECORDED DEED. NO BOUNDARY RETRACEMENT SURVEY WAS PERFORMED BY CLSI. THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY DATA PROVIDED BY CARROLL COUNTY.
  - THE NEAREST POTABLE WATER SUPPLY IS EXISTING AT THE SITE. THE NEAREST EXISTING FIRE HYDRANT OR WATER SUPPLY USED FOR FIRE PROTECTION IS AT THE SITE.
  - 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 AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACRES OF 4.7426 AC, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED.
  - THE AREA SHOWN HEREON AS WATER RESOURCE PROTECTION EASEMENT, WITH A TOTAL ACRES OF 3.2978 AC, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED.
  - LOTS 1-18 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.
  - THE OWNER/DEVELOPER MUST CONTACT CARROLL COUNTY ROADS AT 410-386-8111 TO REQUEST INSTALLATION OF THE STREET SIGN. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL ASSOCIATED COSTS.
  - THE FOREST CONSERVATION RESTORATION REQUIREMENT WILL BE MET BY PURCHASE OF FOREST BANK CREDITS.
  - THE PROPERTY IS WITHIN THE WATER SERVICE AREA W-1.
  - THE PROPERTY IS NOT WITHIN THE SEWER SERVICE AREA. NO PLANNED SERVICE.
  - THIS SITE IS NOT LOCATED WITHIN A TIER II CATCHMENT AS DESIGNATED BY MDE.

ALL LOTS ARE SERVICED BY PUBLIC WATER

**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:**  
FOR CONSTRUCTION OF A DWELLING (OR OTHER FACILITIES), EXCEEDING A FOUR BEDROOM HOUSE SIZE (800 GPD) IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL SEPTIC SYSTEM AND ONE REPLACEMENT SEPTIC SYSTEM IN ACCORDANCE WITH COMAR 26.04.02.04F (EFFECTIVE 11/18/85)

**NOTE:**  
IF GRAVITY FLOW TO THE SEWAGE DISPOSAL AREA CANNOT BE ENSURED A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED FOR LOTS.

- LEGEND**
- PROP. DRYWELL
  - EX. STREAM
  - WETLANDS
  - WETLANDS BUFFER
  - WOODS LINE
  - 100 YEAR FLOODPLAIN
  - VARIABLE STREAM BUFFER
  - 100' STREAM BUFFER
  - 25% SLOPES
  - OBSERVATION HOLE
  - PROPOSED PERC TEST
  - APPROVED PERC TEST
  - SOIL LINE
  - PROPOSED DWELLING
  - PROPOSED SEPTIC AREA
  - UTILITY POLE
  - PROPOSED WATER LINE
  - EXISTING WATER LINE

**SUBDIVISION/SITE Collins Property**

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #
1	TZ			>2 minutes at 15 feet	06/14/22	1
2	DT	5 min at 4 ft.	4 min at 11 ft.	>2 minutes at 15 feet	06/13/22	2
3	DT	3 min at 4 ft.	11 min at 11 ft.	>2 minutes at 15 feet	06/13/22	3
4	DT	3 min at 4 ft.	15 min at 11 ft.	>2 minutes at 15 feet	06/13/22	4
5	TZ			>2 minutes at 15 feet	06/13/22	5
6	DT	4 min at 4 ft.	12 min at 11 ft.	>2 minutes at 15 feet	06/13/22	6
7	TZ			>2 minutes at 15 feet	06/13/22	7
8	DT	6 min at 3 ft.	2 min at 8 ft.	>2 minutes at 12 feet; water at 12.5 feet	06/13/22	8
9	DT	4 min at 3 ft.	8 min at 8 ft.	>2 minutes at 12 feet; water at 13.5 feet	06/13/22	9
10	TZ			>2 minutes at 12 feet	06/13/22	10
11	DT	6 min at 4 ft.	7 min at 6 ft.	>2 minutes at 11 feet	06/13/22	11
12	DT	10 min at 4 ft.	12 min at 6 ft.	>2 minutes at 10 feet; water at 11 feet	06/13/22	12
13	DT	18 min at 4 ft.	13 min at 8 ft.	>2 minutes at 12.5 feet	09/27/22	13
14	OH			water at 9.5 feet	06/13/22	14
15	OH			water at 7 feet	06/13/22	15
16	OH			did not excavate	06/13/22	16
17	OH			water at 6 feet	06/13/22	17
18	OH			water at 12 feet	06/13/22	18
19	OH			water at 9 feet	06/13/22	19
20	OH			water at 7 feet	06/13/22	20
21	OH			water at 9.5 feet	06/13/22	21
22	DT	7 min at 4 ft.	2 min at 8 ft.	>2 minutes at 12 feet	06/14/22	22
23	DT			>2 minutes at 12 feet	06/14/22	23
24	DT	3 min at 4 ft.	8 min at 8 ft.	>2 minutes at 12 feet	06/14/22	24
25	TZ			>2 minutes at 12 feet	09/27/22	25
26	DT	5 min at 4 ft.	4 min at 8 ft.	>2 minutes at 12 feet	09/27/22	26
27	TZ			>2 minutes at 13 feet	09/27/22	27
28	DT	5 min at 4 ft.	4 min at 8 ft.	>2 minutes at 13 feet	09/27/22	28
29	DT	3 min at 4 ft.	3 min at 8 ft.	>2 minutes at 12 feet; redox at 13 feet	09/27/22	29
30	DT	5 min at 4 ft.	4 min at 8 ft.	>2 minutes at 12 feet	09/27/22	30
31	TZ			>2 minutes at 12 feet	09/27/22	31
32	DT	18 min at 4 ft.	3 min at 8 ft.	>2 minutes at 12 feet	09/27/22	32

- DATA TABULATIONS**
- ZONING DISTRICT: R-20,000
  - SOIL CLASSIFICATION: NRCS SOIL DATA
  - NUMBER OF BUILDING SITES: 6
  - TOTAL AREA OF LOTS: 12.44 ACS ±
  - TOTAL AREA: 12.44 ACS ±
  - BREAKDOWN OF DWELLING UNITS BY TYPE: 6 - SINGLE FAMILY UNITS
  - WATER RESOURCE PROTECTION EASEMENT: 3.2978 ACS. ±
  - FOREST CONSERVATION EASEMENT: 4.7426 ACS

- SHEET INDEX**
- CONCEPT PLAN
  - GRADING, STORMWATER MANAGEMENT & SEDIMENT CONTROL PLAN
  - SEWERMENT CONTROL NOTES & DETAILS
  - FOREST STAND DELINEATION
  - FOREST CONSERVATION PLAN NOTES & DETAILS

**CONCEPT PLAN**  
**LIONSGATE**  
5TH ELECTION DISTRICT \* CARROLL COUNTY, MARYLAND  
TAX MAP: 68 \* BLOCK: 23 \* PARCEL: 43

**CLSI**  
Civil Engineering & Environmental Consultants  
www.clsi-civileng.com

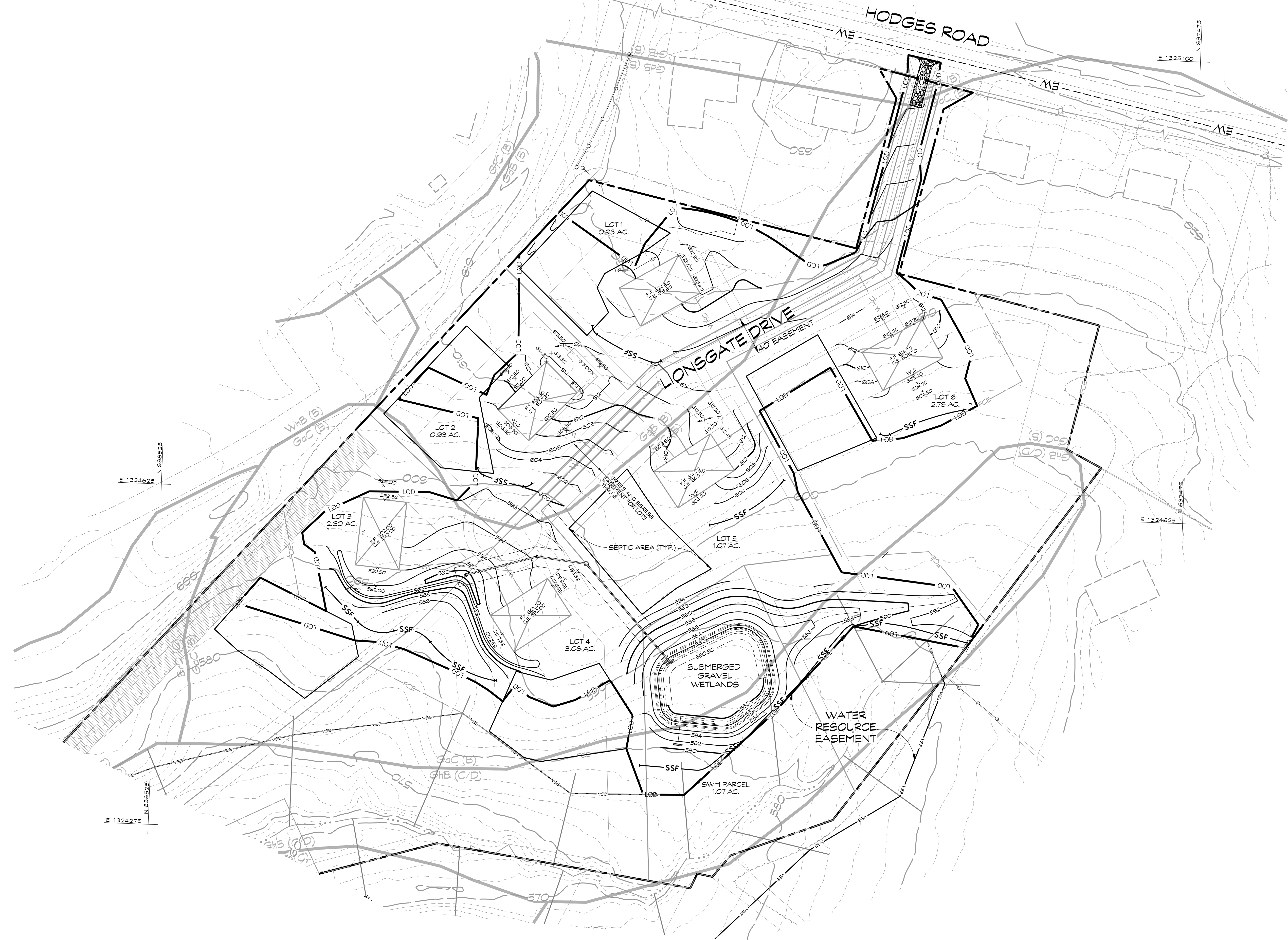
439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

Bryan 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. 5288. EXPIRATION DATE: DECEMBER 7, 2025

Date	Revisions	Drawn By:	Designed By:
		BM, BMLDA	BM, LDA
			Reviewed By:
			Date: DECEMBER, 2024
			Scale: 1" = 100'
			Job No.: 2022011
			Sheet: 1 OF 5

OWNER/DEVELOPER  
ROLL THE DICE, LLC  
1935 BARBAS COURT  
MARGLOTTVILLE, MD 21104  
PHONE NUMBER: 410-259-4195





- LEGEND**
- SOL LINE
  - EW — EXISTING WATER LINE
  - W — PROPOSED WATER LINE
  - WHC — PROPOSED WATER HOUSE CONNECTION
  - ▨ STABILIZED CONSTRUCTION ENTRANCE
  - PROPOSED SEPTIC AREA
  - ▣ PROPOSED DWELLING
  - LOD — LIMIT OF DISTURBANCE
  - VSB — VARIABLE STREAM BUFFER
  - SSF — SUPER SILT FENCE
  - EXISTING WOODS
  - DRYWELL

**GRADING, STORMWATER MANAGEMENT  
& SEDIMENT CONTROL PLAN**  
**LIONSGATE**  
5TH ELECTION DISTRICT \* CARROLL COUNTY, MARYLAND  
TAX MAP: 68 \* BLOCK: 23 \* PARCEL: 43



439 East Main Street Westminster, 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. 2285, EXPIRATION DATE: DECEMBER 7, 2025

Date	Revisions	Drawn By: BH
		Designed By: BH
		Reviewed By:
		Date: DECEMBER, 2024
		Scale: 1" = 50'
		Job No.: 2022011
		Sheet: 2 OF 5

**OWNER/DEVELOPER**  
ROLL THE DICE, LLC  
1933 BABAS COURT  
MARIOTTVILLE, MD, 21104  
PHONE NUMBER: 410-259-4195



**SEDIMENT & EROSION CONTROL NOTES**

- All erosion/sediment control measures shall comply with the Maryland Standards and Specifications for Soil Erosion and Sediment Control by the Maryland Department of the Environment, Water Management Administration in association with the Natural Resources Conservation Service and Maryland Association of Soil Conservation Districts (referenced as the 2011 Standards and Specs).
- Areas that have been cleared and/or graded, but will not be constructed or permanently vegetated for more than 5 days (3 days for sediment control measures (steep slopes) must be stabilized with mulch or temporary stabilization. Any areas that are in temporary vegetation for over 6 months will need to be permanently vegetated.
- For specifications on permanent or temporary stabilization see B-4-4 and B-4-5.
- Mulching can only be used on disturbed areas as a temporary cover where vegetation is not feasible or where seeding germination cannot be completed because of weather conditions. For specifications see B-4-3, A1.B.
- For specifications on the stabilization of cut and fill slopes greater than 3 horizontal to 1 vertical, see Incremental Stabilization B-4-1.
- The existing topsoil from an on or off site that is used must meet the minimum specifications in B-4-2.
- The required sequence of construction must be followed during site development. Any change in the sequence of construction must be approved by the Soil Conservation District.
- Any revisions to the sediment control plan, not covered under the list of plan modifications that can be approved by the sediment control inspector, need to be submitted to the Soil Conservation District for approval.
- No proposed slope that is seeded and/or mulched shall be greater than 2:1. Slopes greater than 2:1 shall require an engineered design for stabilization.
- All sediment control structures will be inspected once a week and after each rainfall and will be repaired, as needed, so that the structure meets the minimum specifications as shown in the 2011 Standards and Specs.
- The contractor is responsible for maintaining all sediment and erosion control measures until the disturbed areas are permanently stabilized.
- The district approval for this sediment control plan is good for 2 years. At the end of 2 years, if construction of the plan has not started, the plan will need to be re-submitted to the soil conservation district for review and re-approval. Any plans that are currently under construction after 2 years may be required to be re-submitted to the soil conservation district by the sediment control inspector.

**DUST CONTROL SCHEDULE**

May-October - All graded areas not being immediately stabilized as noted in the "Required Sequence of Construction" shall be watered on a continuing basis as necessary to provide for dust proofing. Contractor shall provide tank truck with spray bar on site at any time the disturbed area exceeds three (3) acres.

**SITE ANALYSIS**

- TOTAL AREA OF SITE: 12.44 AC.
- AREA DISTURBED: 236,281 S.F.
- TOTAL CUT: C.Y.
- TOTAL FILL: C.Y.

NOTE: EARTHWORK CUT AND FILL QUANTITIES INDICATED ON THIS PLAN ARE SHOWN FOR PURPOSES OF OBTAINING SEDIMENT CONTROL PLAN APPROVAL AND NOT TO BE USED FOR CONTRACTUAL OBLIGATIONS. CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES.

**REQUIRED SEQUENCE OF CONSTRUCTION**

- NOTIFY THE CARROLL COUNTY BUREAU OF SEDIMENT CONTROL (410-388-2210) 24 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL PROTECTION FENCING AND PERMANENT SIGNS REQUIRED UNDER THE CARROLL COUNTY CODE OF PUBLIC LAWS AND ORDINANCES, FOREST CONSERVATION (CHAPTER 15C) AND WATER RESOURCE MANAGEMENT (CHAPTER 15A) SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CARROLL COUNTY SEDIMENT INSPECTOR.
- INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER PLAN.
- INSTALL PERIMETER CONTROLS SUPER SILT FENCE.
- GRADE SITE INCLUDING SUBMERGED GRAVEL WETLAND, CONSTRUCT HOUSES AND DRIVEWAYS PER PLAN.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES, FINAL STABILIZE ALL DISTURBED AREAS.

NOTE: ALL SEDIMENT CONTROL MEASURES SHOWN HEREON ARE TEMPORARY UNLESS OTHERWISE NOTED.

NOTE: ALL STOCKPILE AREAS SHALL BE CONFINED WITHIN PERIMETER CONTROLS. IN THE EVENT THAT STOCKPILE AREAS MUST BE LOCATED OUTSIDE OF DISTURBED AREAS, THE LOCATION SHALL BE AS DIRECTED BY THE INSPECTOR IN THE FIELD.

**STABILIZATION SPECIFICATIONS**

**TEMPORARY SEEDING NOTES**

**Scope:** Planting short term (no more than 6 Months) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetative or non-vegetative practices.

**Standards:** The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

- The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.
- For temporary stabilization, fertilizer shall consist of a mixture of 10-20-20 and be applied at a rate of 4-8 lb. per acre (10 lb. per 1000 sq. ft.) and will meet the requirements in section B-4-2. Lime shall be applied at a rate of 2 tons per acre (80 lb. per sq. ft.) and shall meet the requirements in section B-4-2 and B-4-4.
- Seed type and application shall meet the requirements in section B-4-3. Seed tags shall be made available to the Inspector to verify the type and rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b and c and will be applied along with the seed or immediately after seeding.
- Seeding mixtures shall be selected from or will be equal to those on Table B. 1 (page B. 20).

**Temporary Seeding Summary**

The seeding chart below will need to be placed on and filed in the sediment control plan.

Hardness Zone (from Figure B. 3): 6B Seed Mixture (from Table B. 1):				Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/acre)	Seeding Dates		
1	Annual Ryegrass (Lolium perenne ssp. multiflorum)	40 lb/acre	3/15 - 5/31 8/1 - 9/30	0.5'	4.38 lb/acre (10 lb/1000 sq ft)
2	Fescue Millet (Setaria italica)	20 lb/acre	5/16 - 7/31	0.5'	

**PERMANENT SEEDING NOTES**

**Scope:** Planting permanent, long lived vegetative cover on graded and/or cleared areas and areas that have been in temporary vegetation for more than 6 months.

**Standards:** The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

For sites over 5 ac. soil tests will be performed. Soil tests will be conducted by the University of Maryland or a recognized commercial laboratory. Minimum soil conditions shall meet the requirements of section B-4-2-A-2-a, otherwise soil amendments or topsoil will need to be applied. Topsoil may occur when soil conditions meet the minimum requirements as stated in section B-4-2-B. Soil amendments must meet the requirements as set forth in section B-4-2-C and must be applied as indicated by the soils tests.

For sites of 5 ac. or less of disturbance, the following fertilizer and lime rates shall apply. Fertilizer shall consist of a mixture of 10-20-20 and be applied at the following rates:  
 N: 4.5 lb. per acre (1.1 lb. per 1000 sq. ft.) P2O5: 80 lb. per acre (2 lb. per 1000 sq. ft.) K2O: 80 lb. per acre (2 lb. per 1000 sq. ft.)  
 Lime shall be applied at a rate of 2 tons per acre (80 lb. per 1000 sq. ft.)

Seed type, turfgrass or sod application shall meet the requirements in section B-4-5. Seed tags shall be made available to the Inspector to verify the type and application rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b and c, and will be applied along with seed or immediately after seeding.

Seeding mixtures shall be selected from or will be equal to those on Table B-3. The seeding chart below will need to be placed on and filed in the sediment control plan.

Hardness Zone (from Figure B. 3): 6B Seed Mixture (from Table B. 3):				Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/acre)	Seeding Dates	N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O	
*9	Improved Tall Fescue (Lolium arduum)	60 lb/acre	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 lb	4.5 pounds per acre (1.1 lb / 1000 sq ft)	80 lb/acre (2.0 lb / 1000 sq ft)	2 tons/acre (80 lb / 1000 sq ft)
	Improved Kentucky Bluegrass	40 lb/acre	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 lb			
*11	Improved Perennial Ryegrass	20 lb/acre	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 lb			2 tons/acre (80 lb / 1000 sq ft)
	Swainson Grass (Poa annua)	10 lb/acre	3/1 - 5/15 8/16 - 9/15	1/4 - 1/2 lb			
	Creeping Red Fescue (Festuca rubra)	15 lb/acre	3/1 - 5/15 8/16 - 9/15	1/4 - 1/2 lb			
	Perennial Pea (Cyanus cristata)	4 lb/acre	3/1 - 5/15 8/16 - 9/15	1/4 - 1/2 lb			

- \*9 - use 1 variety on the MD/VA recommended list (TT-77)
- \*11 - use 2-4 varieties on the MD/VA recommended list (TT-77)

**Tracking note:**

On areas where the slope is 3:1 or steeper and the height is 8' or greater, contractor shall track the slope using cleared dozer prior to placing asphalt binder. Dozer shall run up-and-down so that cleat marks are horizontal. Where tracking is required, it shall be done from existing grade level to finished grade level within the limits established by the 8' height criteria.

**UTILITY CONSTRUCTION NOTES**

- Place all excavated material on the high side of the trench.
- Only do as much work as can be done in one day so backfilling, final grading, and permanent stabilization can occur.
- Any sediment control measures disturbed by the utility construction will be repaired the same day.

**STOCKPILE/TOPSOIL NOTES**

- Stockpiling will not be allowed on any impervious areas.
- All stockpiles left at the end of the day will need to be temporarily stabilized until they are again disturbed, unless they are within existing perimeter sediment controls.
- All stockpile areas shall be confined within perimeter controls. In the event that stockpile areas must be located outside disturbed areas, the location shall be as directed by the Inspector in the field.

**DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE**

**CONSTRUCTION SPECIFICATIONS**

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 30 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. PLACE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR OVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 3:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**DETAIL E-3 SUPER SILT FENCE**

**CONSTRUCTION SPECIFICATIONS**

- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
- FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

OWNER/DEVELOPER  
 CLEAR RIDGE DEVELOPMENTS, INC.  
 1838 BASSARD COURT  
 MARRIOTTSVILLE, MD, 21104

**SEDIMENT CONTROL NOTES & DETAILS**

**LIONSGATE**  
 5TH ELECTION DISTRICT \* CARROLL COUNTY, MARYLAND  
 TAX MAP: 68 \* BLOCK: 23 \* PARCEL: 43

NOT FOR CONSTRUCTION

Professional Engineer Seal: **CLSI** (Civil, Land Planning & Environmental Consultants)  
 www.clsi-civileng.com  
 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. 5238, EXPIRATION DATE: DECEMBER 7, 2025

Date	Revisions	Drawn By: BH
		Designed By: BH
		Reviewed By:
		Date: DECEMBER, 2024
		Scale: N/A
		Job No.: 2022011
		Sheet: 3 OF 5





FORESTRY LIMIT OF DISTURBANCE IS FOR FOREST MITIGATION PURPOSES ONLY, REFLECTING A 60' OFFSET FROM ALL BUILDINGS AND INCLUDING THE TOTAL SEPTIC AREAS, AS DEFINED AS THE TREE PROTECTION ZONE PER SECTION 3.2.1 OF THE CARROLL COUNTY FOREST CONSERVATION TECHNICAL MANUAL

**LEGEND**

	EX. FOREST CONSERVATION EASEMENT		EX. STREAM
	FCE FOREST CONSERVATION EASEMENT		FLOD FORESTRY LIMIT OF DISTURBANCE
	EX. WOODS LINE		SOIL LINE
	VARIABLE STREAM BUFFER		PROPOSED DWELLING
	STAND LINE		PROPOSED SEPTIC AREA
	25% SLOPES		FOREST CONSERVATION EASEMENT AREA
	SPECIMEN TREE		PROPOSED WATER LINE

VARIABLE STREAM BUFFER CALCULATION CHART

Transect	% Slope	Buffer Extension	Minimum Buffer (50')	Wetland Width	25% Steep Slope or >	Total Buffer	Ex. 25%
1	29	58	50	0	79	187	
2	30	60	50	0	80	190	
3	29	58	50	0	70	178	
4	29	58	50	0	78	186	
5	19	38	50	0	7	95	
6	17	34	50	0	18	102	129
7	18	36	50	0	31	117	
8	16	32	50	0	12	94	
9	22	44	50	0	33	127	
10	12	24	50	0	4	78	
11	8	16	50	0	0	66	
12	9	18	50	0	5	73	
13	7	14	50	0	0	64	
14	6	12	50	0	0	62	
15	7	14	50	0	0	64	
16	8	16	50	0	6	72	
17	10	20	50	0	13	83	
18	12	24	50	0	14	88	
19	21	42	50	0	43	135	
20	25	50	50	0	62	162	
21	13	26	50	0	4	80	
22	20	40	50	0	29	119	127
23	30	60	50	0	59	169	
24	17	34	50	0	17	101	302
25	13	26	50	0	8	84	
26	9	18	50	0	0	68	

THERE IS NO FEMA FLOODPLAIN ON SITE  
ALL LOTS ARE SERVICED BY PUBLIC WATER

OWNER/DEVELOPER  
ROLL THE DICE, LLC  
1833 SASSAS COURT  
MARIOTTVILLE, MD, 21104  
PHONE NUMBER: 410-259-4195

**CONCEPT FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN**  
**LIONSGATE**  
5TH ELECTION DISTRICT \* CARROLL COUNTY, MARYLAND  
TAX MAP: 68 \* BLOCK: 23 \* PARCEL: 43

*Jacopo*  
Trestle L. Rippean  
MD DNR Qualified Professional

**CLSI**  
Engineers • Surveyors  
Land Planning & Environmental Consultants  
www.clsivileng.com

439 East Main Street Westminster, MD 21157-5539  
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Date	Revisions	Drawn By: BM, BH
		Designed By: BH
		Reviewed By:
		Date: DECEMBER, 2024
		Scale: 1" = 50'
		Job No.: 2022011
		Sheet: 4 OF 5



**FOREST PROTECTION PLAN**

The limit of disturbance (L.O.D.) for construction will be marked by the contractor along the L.O.D., as shown on the plan sheet. The edge of the tree line to remain will be field checked by a qualified professional. After the edge is checked the Critical Root Zone will be flagged using the formula  $1/3 \text{ of D.B.H.}$  equals 1/3 of radius for the critical root zone. During the flagging of the C.R.Z., a tree by tree evaluation will be made along the edge, not only for the root zone establishment but for the trees overall condition as well as survival potential. For specimen trees the C.R.Z. is determined per section 3.21 of C.C. Forest Conservation Technical Manual. Once the C.R.Z. is established, the L.O.D. will be re-adjusted to conform with the field flagging. At this time the contractor will install the following protection devices, see details. The temporary protection device will be (see detail) three wire fence. It will be accompanied by Retention Forest signs every 100'. The fence will be installed once the C.R.Z. has been established and the L.O.D. located, as mentioned previously. This protection device will be installed prior to any construction activity. **DO NOT PUT SIGNS ON TREES!!!**

The metal fence posts will be installed 1/3 into the ground just outside the C.R.Z. or Limit of Disturbance (L.O.D.), as shown on plan.

No equipment, machinery, vehicle, materials or excessive pedestrian traffic will be allowed in the Critical Root Zone Area. Therefore, no openings through the fence will be allowed. Entrance to the protected area will occur only if necessary for repair of accidental injury to the tree. This protective tree device will remain in place and will be maintained throughout the life of the construction project.

To help reduce the possibility of disturbance within an identified forest protection area, a pre-construction meeting will take place after the boundaries of the L.O.D. have been staked and flagged and the forest protection devices have been installed. The employees of the construction crew will be informed of the importance of the trees slated for retention. During the pre-construction meeting the temporary parking location, stockpile area, staging and fueling area will be shown to all personnel. **NOTE: Concrete Wash-Out will be performed where indicated.**

**FOREST CONSERVATION NOTES**

- Plan prepared by CLSI
- Attachment of signs or any other object, to trees is prohibited.
- No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed in conservation areas.
- Retention Forest signs and specimen tree signs to be posted as noted on plan sheet.
- All protective devices must be in place prior to any grading which includes Retention Forest Signs, Specimen tree signs and fencing.
- Pre-Construction meeting: Before any disturbance, the developer, contractor or project manager and local inspector shall attend. Temporary parking, stockpile, staging and fueling area will be shown to all personnel.
- Any changes made to the Forest Conservation Plan due to On-Site conditions shall be made in consultation with a Representative of the Bureau of Resource Management.
- Retentions, Reforestation and afforestation areas will be placed in a Forest Conservation Easement in perpetuity.
- No burial of discarded materials will occur on-site within the forest conservation areas or planting areas.
- No open burning within 100 feet of a wooded area.

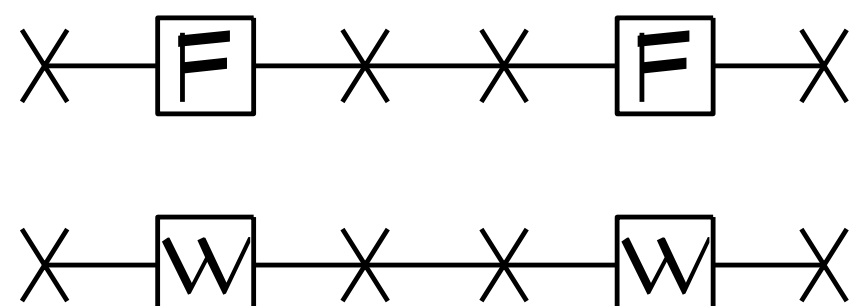
**Forest Conservation Worksheet**

A.	Forest to be cleared:	6.01	Ac.
B.	Reforestation required:	6.01	Ac.
(Forest which is cut or cleared measured to the nearest one-tenth acre, shall be reforested at a ratio of one acre planted or banked for every one acre of forest removed.)			
C.	Net Tract Area	12.44	Ac.
D.	Minimum Forest Threshold	2.49	Ac.
(15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)			
E.	Existing Forest within the Net Tract Area:	11.87	Ac.
F.	Forest to be Retained (E - A):	5.86	Ac.
G.	Forest Credit (B + F):	11.87	Ac.
H.	Afforestation Required (D - G):	-9.38	Ac.

Afforestation may be addressed by retaining in an easement forest that is within the net tract areas, planting, or banking. If H < 0, no afforestation is required.)

Reforestation Required	6.01	Ac.
Afforestation Required	0.00	Ac.
<b>Total Forest Conservation Required</b>	<b>6.01</b>	<b>Ac.</b>

6.01 acres of Reforestation to be provided in an off-site bank.



**F**

**FOREST CONSERVATION AREA**

DO NOT DISTURB

NO DUMPING

NO MOTORIZED VEHICLES

Carroll County  
Bureau of Resource Management  
(410) 388-2321

PLACED APPROXIMATELY EVERY 100 FT.

**W**

**WATER RESOURCE PROTECTION AREA**

This area is being maintained to protect and enhance water quality.

Clean Water For Your Future

Carroll County Government

PLACED APPROXIMATELY EVERY 100 FT.

**SPECIMEN TREE CHART**

No.	DBH	COMMON NAME	BOTANICAL NAME	CONDITION	RETENTION
1	44.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
2	38.8"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
3	33.4"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
4	32.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
5	34.1"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
6	48.5"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
7	36.2"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	NO
8	32.2"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
9	30.1"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
10	33.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	NO
11	38.5"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
12	30.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
13	42.2"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
14	32.5"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	NO
15	30.1"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	NO
16	31.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	NO
17	33.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
18	38.2"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
19	66.5"	RED YARLE	<i>Acer rubrum</i>	FAIR	YES
20	31.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
21	30.0"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	YES
22	33.5"	BLACK WALNUT	<i>Juglans nigra</i>	FAIR	NO
23	30.4"	YELLOW POPLAR	<i>Liquidambar styraciflua</i>	FAIR	NO

**SOILS CHART (CARROLL COUNTY FC TECHNICAL MANUAL)**

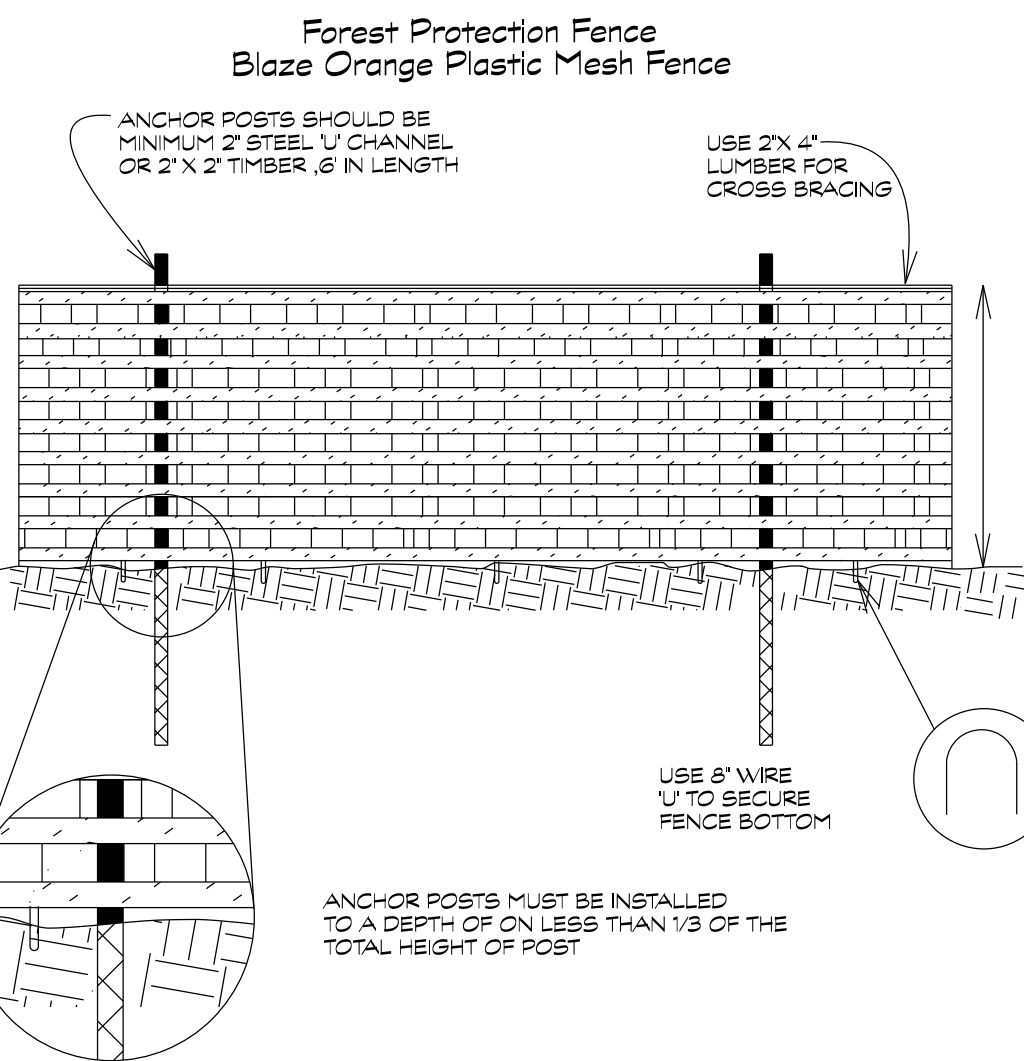
SOIL TYPE	SOIL SERIES	ERODIBILITY 'K' FACTOR > 0.35	HYDRIC
B/D	BRNLOW	-	-
B/E	BRNLOW	-	-
G/C	GALA	-	-
G/B	GLENELG	-	-
G/C	GLENELG	-	-
G/C	GLENELG	-	-
G/B	GLENVILLE	-	-
G/C	GLENVILLE	-	-
W/B	WHEATON	-	-

**FOREST CONSERVATION NARRATIVE**

THIS FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH THE CARROLL COUNTY FOREST CONSERVATION ORDINANCE, CHAPTER 150 AND IN COMPLIANCE WITH THE SPECIFICATIONS OF THIS ORDINANCE. THIS SUBDIVISION CONSISTS OF A 12.44 ACRE TRACT OF LAND AND IS ZONED R-20,000. THE FOREST CONSERVATION THRESHOLD FOR THIS PROPERTY IS CALCULATED ACCORDINGLY, REQUIRING 2.49 ACRES OF AFFORESTATION TO BE PROVIDED. ADDITIONALLY 6.01 ACRES OF REFORESTATION WILL BE REQUIRED. REQUIREMENTS FOR FORESTRY WILL BE PROVIDED THROUGH ON SITE EASEMENTS FOR AFFORESTATION AND AN OFF-SITE BANK FOR REFORESTATION. FORESTED AREAS ON THIS SITE HAVE BEEN DELINEATED AS STANDS C, D, E, F AND G, AS SHOWN HEREON, CONSISTING OF 11.87 ACRES IN TOTAL.

**SITE NARRATIVE**

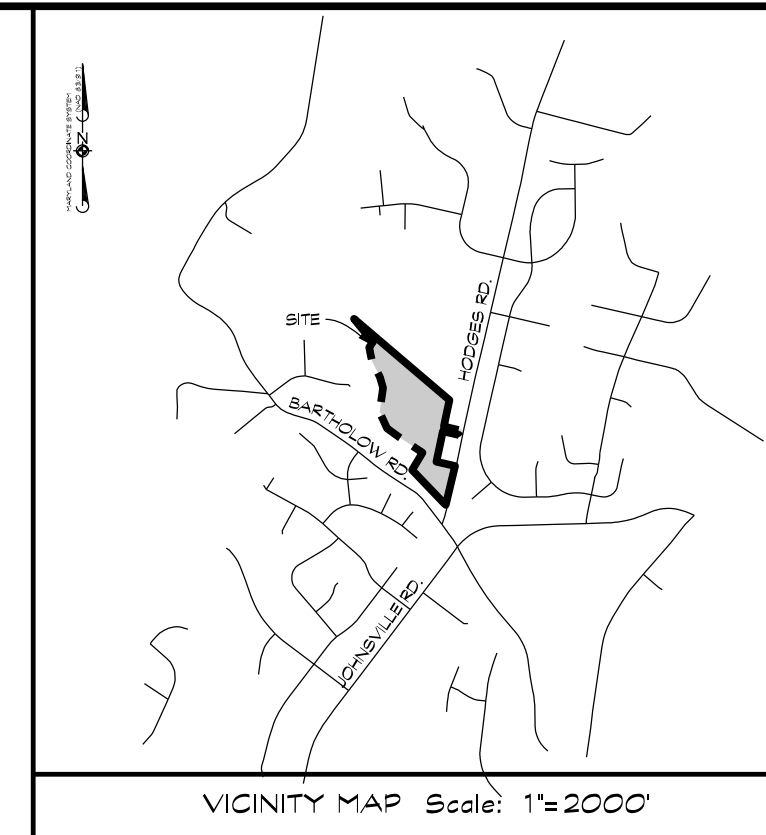
ON JANUARY 11, 2023, A FOREST STAND DELINEATION WAS CONDUCTED AT THE SITE LOCATED AT 5712 BARTHOLOMEW ROAD IN SYKEVILLE, MD KNOWN AS THE 'COLLINS PROPERTY' (REFERRED TO HEREON AS 'LIONSGATE'), A 12.44 ACRE SITE CONSISTING OF FIVE STANDS OF FORESTED LAND, SHOWN AS STAND C, D, E, F AND G WHICH ALSO INCLUDES AN UNNAMED TRIBUTARY TO LITTLE MORGAN RUN ALONG THE WESTERNMOST PORTION OF THE SITE. THERE IS AN EXISTING STRUCTURE ON A PORTION OF THE PROPERTY, WITH AN EXISTING DRIVEWAY LEADING TO THE SITE. THIS SITE IS ZONED FOR RESIDENTIAL USE IN CARROLL COUNTY, MD, AND IS SURROUNDED BY RESIDENTIAL LOTS ON THE WEST, EAST AND SOUTH AND BY A PUBLIC PARK TO THE NORTH. SIX LOTS WITH SINGLE-FAMILY RESIDENCES ARE BEING PROPOSED. A TOTAL OF 31/20TH ACRE SAMPLE PLOTS WERE SURVEYED. INFORMATION WAS COLLECTED ON THE PLOTS' CANOPY COVER, UNDERSTORY COVER, HERBACEOUS COVER, BASAL AREA AND SPECIES PRESENT. ANY STANDING DEAD TREES AND INVASIVE SPECIES WERE ALSO NOTED. ALL DATA WAS RECORDED ON THE CARROLL COUNTY FOREST CONSERVATION TECHNICAL MANUAL'S FOREST SAMPLING DATA WORKSHEETS AND SUMMARIZED ON THE CARROLL COUNTY FOREST CONSERVATION TECHNICAL MANUAL'S FOREST STAND SUMMARY WORKSHEETS. SPECIMEN TREES HAVE BEEN IDENTIFIED AS SHOWN HEREON AND FLAGGED. NO RARE OR THREATENED SPECIES WERE OBSERVED DURING THE SITE VISIT AND A LETTER OF CONFIRMATION HAS BEEN RECEIVED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES NATURAL HERITAGE PROGRAM.



- NOTES:
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING DEVICE.
  - SOIL DAMAGE SHOULD BE AVOIDED.
  - PROTECTIVE SIGNAGE MAY ALSO BE USED.
  - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

**FOREST STAND CHART**

STAND	PRIORITY	AREA
C		1.44 AC.
D		4.36 AC.
E		1.74 AC.
F		3.48 AC.
G		0.87 AC.
TOTAL		11.87 AC.



**SIZE CLASS DISTRIBUTION OF STAND 'C'**

2' - 5.9' dbh	6' - 11.8' dbh	12' - 19.8' dbh	20' - 29.8' dbh	>30' dbh
0%	10%	17%	63%	10%

**SIZE CLASS DISTRIBUTION OF STAND 'D'**

2' - 5.9' dbh	6' - 11.8' dbh	12' - 19.8' dbh	20' - 29.8' dbh	>30' dbh
0%	53%	26%	15%	0%

**SIZE CLASS DISTRIBUTION OF STAND 'E'**

2' - 5.9' dbh	6' - 11.8' dbh	12' - 19.8' dbh	20' - 29.8' dbh	>30' dbh
0%	0%	68%	30%	2%

**SIZE CLASS DISTRIBUTION OF STAND 'F'**

2' - 5.9' dbh	6' - 11.8' dbh	12' - 19.8' dbh	20' - 29.8' dbh	>30' dbh
0	10%	4%	76%	10%

**SIZE CLASS DISTRIBUTION OF STAND 'G'**

2' - 5.9' dbh	6' - 11.8' dbh	12' - 19.8' dbh	20' - 29.8' dbh	>30' dbh
0	32%	4.7%	16%	5%

**GENERAL NOTES**

- CURRENT TITLE REFERENCE  
OWNER: ROLL THE DICE, LLC  
DEED REFERENCE: LIBER 11051, FOLIO 63  
DATE: JUNE 7, 2023  
GRANTOR: ROLL THE DICE, LLC
- THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY CLSI DATED 4/2023
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY DATA, PROVIDED BY CARROLL COUNTY.
- ZONING DISTRICT: R-20,000
- TOTAL AREA OF SITE: 12.44 ACRES

**ENVIRONMENTAL SITE NOTES**

- WATERSHED IDENTIFICATION INFORMATION (COMAR 26.03.02.03)
- NEAREST WATERWAY: UNNAMED TRIBUTARY TO LITTLE MORGAN RUN
- WATERSHED DRAINAGE BASIN: LIBERTY RESERVOIR 01130297
- THE SITE IS NOT SITUATED WITHIN ANY WELLHEAD PROTECTION AREAS, CARBONATE ROCK AREAS, OR AQUIFER PROTECTION AREAS.
- SOILS SHOWN ARE FROM CARROLL COUNTY SOIL SURVEY.
- THIS SITE IS WITHIN THE SURFACE WATERSHED AREA AS SHOWN ON THE WATER RESOURCE MANAGEMENT AREA GUIDANCE MAP FOR CARROLL COUNTY.
- NO RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES WERE OBSERVED DURING THE SITE VISIT. A LETTER CONFIRMATION HAS BEEN RECEIVED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.

**FOREST CONSERVATION NOTES AND DETAILS**

**LIONSGATE**

5TH ELECTION DISTRICT \* CARROLL COUNTY, MARYLAND  
TAX MAP: 68 \* BLOCK: 23 \* PARCEL: 43

*Joseph*

Tracie L. Riggan  
MD DNR Qualified Professional

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