

OPEN SPACE CALCULATIONS:

LOT	LOT AREA	OPEN SPACE REQUIRED
LOT 1	2.99	0.01
LOT 2	3.15	-
LOT 3	3.76	-
LOT 4	3.02	-
LOT 5	2.49	0.51
LOT 6	3.11	-
LOT 7	3.13	-
RESULTING LANDS	4.72	-

TOTAL OPEN SPACE REQUIRED: 0.52 AC.
TOTAL OPEN SPACE CONSERVATION
EASEMENT PROVIDED: 0.52 AC.

PERC TEST RESULTS			
LOT #	TEST #	TILE FIELD	DEEP TRENCH
LOT 5	10A	OVER 30 MIN. @ 3'	DISAPPROVED
	10B	OVER 30 MIN. @ 3'	DISAPPROVED
	10C	OVER 30 MIN. @ 3'	DISAPPROVED
	10D	OVER 30 MIN. @ 3'	FAIL
	10E	LESS THAN 2 MIN. @ 7'	FAIL
	10F	LESS THAN 2 MIN. @ 7'	FAIL
	10G	< 2 MIN. @ 7'	FAIL
	10H	2 MIN. @ 3'; > 2 MIN. @ 7'	
	10I	> 30 MIN. @ 3'; > 2 MIN. @ 7'	FAIL
	10J	30 MIN. @ 3'; > 2 MIN. @ 7'	
LOT 6	10K	> 2 MIN. @ 7'	
	10L	7 MIN. @ 3'; > 2 MIN. @ 7'	
	10P	3 MIN. @ 3'; > 2 MIN. @ 7'	
	6A	OVER 30 MIN. @ 3'	DISAPPROVED
	6B	OVER 30 MIN. @ 3'	DISAPPROVED
	6C	ROCK @ 6.5'	DISAPPROVED
	6E	OVER 30 MIN. @ 3'	DISAPPROVED
	6F	27. MIN. @ 3'; > 2 MIN. @ 7'	
	6G	6 MIN. @ 3'; > 2 MIN. @ 7'	
	6H	11 MIN. @ 3'; > 2 MIN. @ 7'	
LOT 7	7A	11 MIN. @ 3'; > 2 MIN. @ 7'	
	7B	21 MIN. @ 3'; > 2 MIN. @ 7'	
	7C	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	7D	29 MIN. @ 3'; > 2 MIN. @ 7'	
	7E	21 MIN. @ 3'; > 2 MIN. @ 7'	
LOT 8	8A	ROCK	DISAPPROVED
	8B	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	8C	ROCK @ 5'	DISAPPROVED
	8E	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	8S	OVER 30 MIN. @ 3'	DISAPPROVED
	8H	18 MIN. @ 3'; > 2 MIN. @ 7'	
	8I	12 MIN. @ 3'; > 2 MIN. @ 7'	
	8J	12 MIN. @ 3'; > 2 MIN. @ 7'	
	8K	28 MIN. @ 3'; > 2 MIN. @ 7'	
	8L	7 MIN. @ 3'; > 2 MIN. @ 7'	
LOT 9	9A	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	9B	OVER 30 MIN. @ 3'	DISAPPROVED
	9C	ROCK @ 6'	DISAPPROVED
	9F	DID NOT TEST	THICK CLAY
	9G	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	9H	OVER 30 MIN. @ 3'	DISAPPROVED
	9I	15 MIN. @ 3'; > 2 MIN. @ 7'	
	9J	5 MIN. @ 3'; > 2 MIN. @ 7'	
	9K	29 MIN. @ 3'; > 2 MIN. @ 7'	
	9L	7 MIN. @ 3'; > 2 MIN. @ 7'	
LOT 11	11A	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	11B	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	11C	OVER 30 MIN. @ 3'	DISAPPROVED
	11D	OVER 30% ROCK @ 5'	FAIL
	11G	LESS THAN 2 MIN. @ 7'	FAIL
	11H	9 MIN. @ 3'; > 2 MIN. @ 7'	
	11I	< 2 MIN. @ 3'; > 2 MIN. @ 7'	FAIL
	11J	2 MIN. @ 3'; > 2 MIN. @ 7'	
	11K	11 MIN. @ 3'; > 2 MIN. @ 7'	
	11L	7 MIN. @ 3'; > 2 MIN. @ 7'	
LOT 12	12A	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	12B	21 MIN.	
	12C	OVER 30 MIN. @ 3'	DISAPPROVED
	12D	LESS THAN 2 MIN. @ 7'	FAIL
	12E	OVER 30 MIN. @ 3'	FAIL
	12F	LESS THAN 2 MIN. @ 7'	FAIL
	12G	OVER 30 MIN. @ 3'	FAIL
	12H	< 2 MIN. @ 3'; > 2 MIN. @ 7'	FAIL
	12I	SATISFACTORY SOILS TO 7'	
	12J	SATISFACTORY SOILS TO 7'	
RESULTING PORTION	12K	3 MIN. @ 3'; > 2 MIN. @ 7'	
	12L	3 MIN. @ 3'; > 2 MIN. @ 7'	
	12M	3 MIN. @ 3'; > 2 MIN. @ 7'	
	13A	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	13B	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	13C	LESS THAN 2 MIN. @ 7'	DISAPPROVED
	13D	4 MIN. @ 3'; > 2 MIN. @ 7'	
	13E	27 MIN. @ 3'; > 2 MIN. @ 7'	
	13F	11 MIN. @ 3'; > 2 MIN. @ 7'	
	13G	14 MIN. @ 3'; > 2 MIN. @ 7'	

GENERAL NOTES

- CURRENT TITLE REFERENCE
OWNER: HIGHLAND DEVELOPMENT CORPORATION
DEED REFERENCE: LIBER 2896 FOLIO 155
DATE: MAY 3, 2002
GRANTOR: K-M YAO COMPANY
- THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY COMPLETED BY VANMAR ASSOCIATES, 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 THE MOUNT AIRY, 1 MILE.
- THE NEAREST EXISTING FIRE HYDRANT USED FOR FIRE PROTECTION IS 1 MILE AWAY.
- M.B.L. DENOTES MINIMUM BUILDING LINE
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 40'
SIDE YARD: 20'
REAR YARD: 50'
- FOREST CONSERVATION AFFORESTATION REQUIREMENT WILL BE PROVIDED BY PURCHASE OF FOREST BANK CREDITS.
- THE AREA SHOWN HEREON AS PARCEL 'A' (AREA OF DEDICATION) WILL BE DEEDED TO CARROLL COUNTY COMMISSIONERS.

DATA TABULATIONS

- ZONING DISTRICT: CONSERVATION
- SOIL CLASSIFICATION: NRCS SOIL DATA
- NUMBER OF BUILDING SITES: 5
- TOTAL AREA OF LOTS: 26.37 ACS ±
- AREA OF PARCELS:
PARCEL 'A' 1.49 ACS ±
(AREA OF DEDICATION)
PARCEL 'B' 0.66 ACS ±
(SWM FACILITY)
- TOTAL AREA OF SITE: 28.52 ACS ±
- BREAKDOWN OF DWELLING UNITS BY TYPE:
SINGLE FAMILY: 5
TWO-FAMILY: 0
MULTI-FAMILY: 0

TRIP GENERATION

AVERAGE DAILY TRIPS	77	
AM PEAK HOUR TRIPS	ENTERING	LEAVING
	2	4
PM PEAK HOUR TRIPS	ENTERING	LEAVING
	5	3
SAT. PEAK HOUR TRIPS	ENTERING	LEAVING
	4	3

NOTE:

THE DIGITAL CONTOUR DATA SHOWN HEREON WAS DEVELOPED USING CARROLL COUNTY LIDAR 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 SPRINKLED.

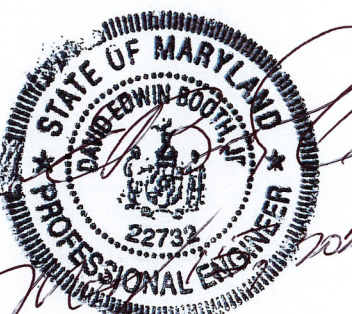
OWNER/DEVELOPER

HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
(410) 365-0414

CONCEPT PLAN

CLUSTER SUBDIVISION
GRIFFITH WEST - SECTION IV

MARYLAND RTE 144 & GRIFFITH ROAD
TAX MAP: 75 · BLOCK: 21 · PARCEL: 330
13th ELECTION DISTRICT · CARROLL COUNTY, MD



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. 22732, EXPIRATION DATE: JUNE 8, 2025

Date	Revisions	Drawn By: BMM
		Designed By:
		Reviewed By:
		Date: JAN. 2024
		Scale: AS SHOWN
		Job No.: 2023048
		Sheet: 1 OF 1