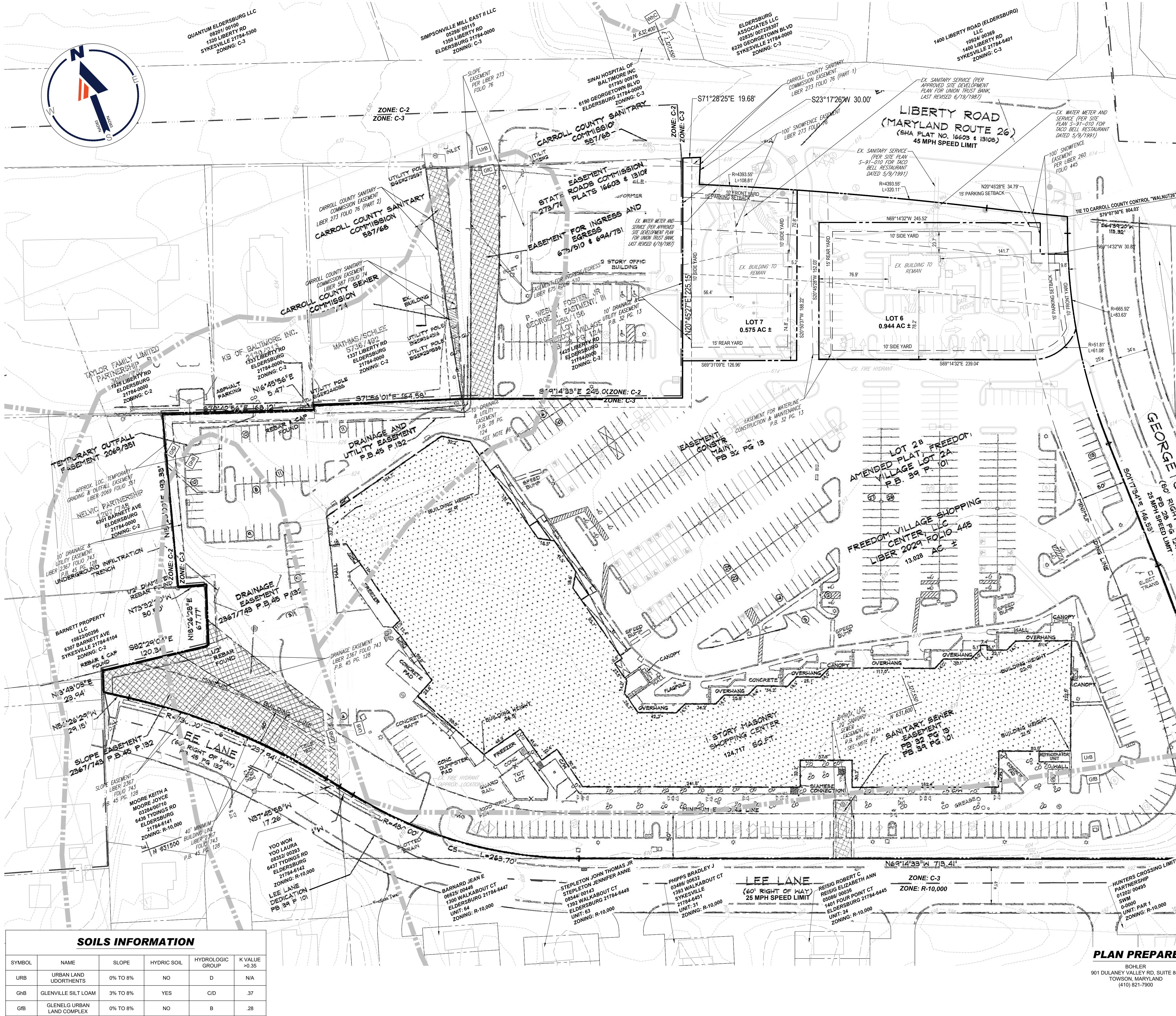


BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES



LOCATION MAP

SCALE: 1"=200'
 PLAN REFERENCE:
 COPYRIGHT: ADC THE MAP PEOPLE
 PERMIT USE NO.: 20602153-5

LEGEND

- PROPERTY LINE
- SETBACKS
- ZONING LINE
- SOIL LINE
- GB SOILS TYPE

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/23/24	AGENCY COMMENT REVISIONS	SF	BR
2	08/20/24	TRC COMMENTS	BN	BR
3	09/17/24	ADD WATER/SEWER CONNECTIONS	BN	BR



ALWAYS CALL 811
 It's fast. It's free. It's the law.

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PROJECT NO.: MD220039.00
 DRAWN BY: SFB
 CHECKED BY: BR
 DATE: 07/23/24
 CAD ID: CPTA

CONCEPT / PRELIMINARY SUBDIVISION PLAN

FREEDOM VILLAGE, RESUBDIVISION OF LOT 2B

PROPOSED SUBDIVISION
 6300 GEORGETOWN BLVD.
 SYKESVILLE, MD 21784
 CARROLL COUNTY
 ELECTION DISTRICT 5
 TAX: 73 GRID: 12 PARCEL: 731

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

CONCEPT / PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
1 OF 2
 CARROLL CO. FILE NO. P-24-0009
 REVISION 3 - 09/17/24

SOILS INFORMATION

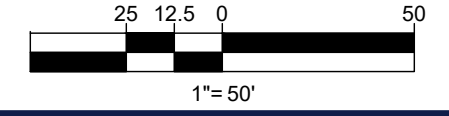
SYMBOL	NAME	SLOPE	HYDRIC SOIL	HYDROLOGIC GROUP	K VALUE >0.35
URB	URBAN LAND UDRTHENTS	0% TO 8%	NO	D	NA
GBB	GLENVILLE SILT LOAM	3% TO 8%	YES	CD	.37
GB	GLENELG URBAN LAND COMPLEX	0% TO 8%	NO	B	.28

PLAN PREPARER OWNER DEVELOPER

BOHLER
 901 DULANEY VALLEY RD, SUITE 801
 TOWSON, MARYLAND
 (410) 821-7900

FREEDOM VILLAGE SHOPPING CENTER LLC
 C/O CONTINENTAL REALTY CORP
 1427 CLARKVIEW RD STE 500
 BALTIMORE MD 21209-2100
 CONTACT: JOE SCHAEFER
 (443) 921-4409

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 CONTINENTAL REALTY CORP
 1427 CLARKVIEW RD STE 500
 BALTIMORE MD 21209-2100
 (443) 921-4409



8/6/17, 2024
 H:\2024\MD\2009\00\CD\AD\WMS\PLAN SETS\COUNTY CONCEPT\MD2009.00 - CPTB - 2 - LAYOUT.01 - CONCEPT SUBDIVISION PLAN

GENERAL NOTES

1. PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 6300 GEORGETOWN BLVD
 - B. TOTAL SITE AREA: 14.5474 ACRES
 - C. DEED REFERENCES: 2029/445, 6569/346
 - D. ELECTION DISTRICT: 5
 - E. TAX MAP: 0073
 - F. GRID: 0012
 - G. PARCEL: 0731
 - H. TAX ACCOUNT NO.: 059968
2. CURRENT TITLE REFERENCES:
 - A) OWNER: FREEDOM VILLAGE SHOPPING CENTER LLC
DEED REFERENCE: BOOK 6569, PAGE 346
GRANTOR: FREEDOM LOT 64, LLC
DATE: 5/31/2011
 - B) OWNER: FREEDOM VILLAGE SHOPPING CENTER LLC
DEED REFERENCE: BOOK 2029, PAGE 445
GRANTOR: ROSDALE ASSOCIATES
DATE: 4/8/1998
PLAT REFERENCE: BOOK DBS 52, PAGE 168, RECORDED ON 6/23/2011.
3. TOTAL SUBDIVISION AREA: 14.5474 ACRES
LOT 6 AREA: 0.944 ACRES
LOT 7 AREA: 0.575 ACRES
LOT 2B REMAINING AREA: 13.028 ACRES
4. TOTAL NUMBER OF EXISTING LOTS: 1 LOT
TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
5. ZONING: C-3 (COMMERCIAL HIGH INTENSITY): 1.519 ACRES
PLANNED BUSINESS CENTER: 13.028 ACRES
6. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER. NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
7. EXISTING FIRE HYDRANTS AND FIRE PROTECTION SERVICES EXIST ON SITE.
8. THE SITE IS NOT LOCATED IN ANY FAILED WATER OR SEWERAGE BASIC SERVICE AREAS.
9. FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED WITH PRIOR APPROVAL. REFER TO S-06-003. NO FURTHER FOREST CONSERVATION OBLIGATIONS ARE REQUIRED AT THIS TIME AS THERE ARE NO PHYSICAL IMPROVEMENTS PROPOSED WITH THIS SUBDIVISION PLAN.
10. THE PROPERTY IS LOCATED WITHIN A WELLHEAD PROTECTION AREA.
11. THE PROPERTY IS NOT LOCATED WITHIN THE BOUNDARIES OF A TIER II WATER QUALITY CATCHMENT.
12. NO LANDSCAPE IMPROVEMENTS ARE PROPOSED AS THERE ARE NO PHYSICAL IMPROVEMENTS PROPOSED WITH THIS SUBDIVISION PLAN.
13. THERE WILL BE NO TRANSFER OF OR STORAGE OF HAZARDOUS OR REGULATED SUBSTANCES ON SITE.
14. EASEMENT(S) FOR PARKING AND ACCESS WILL BE RECORDED FOR LOTS 2B, 6, AND 7.
15. RIDENOUR WAY IS A PLANNED NEIGHBORHOOD CONNECTION THAT IS DESIGNATED TO TRANSECT EAST TO WEST THROUGH THE SUBJECT PROPERTY, PARALLELING MD 26.
16. PEDESTRIAN FACILITIES ALONG MD 26 (NORTH OF THE SUBJECT PROPERTY) AND GEORGETOWN BOULEVARD (EAST OF THE SUBJECT PROPERTY) ARE IDENTIFIED IN THE BICYCLE-PEDESTRIAN MASTER PLAN. IF/WHEN A SITE DEVELOPMENT PLAN IS PROCESSED FOR THE SUBJECT PROPERTY, SIDEWALKS, AS IDENTIFIED IN THE BICYCLE-PEDESTRIAN MASTER PLAN, WILL BE ADDRESSED AT THAT TIME.

ADMINISTRATIVE ADJUSTMENT

THE ADMINISTRATIVE ADJUSTMENT REQUEST (CASE ZA-2166) FOR RELIEF FROM THE FOLLOWING SECTIONS FROM THE CARROLL COUNTY ZONING ORDINANCE AND CARROLL COUNTY DEVELOPMENT AND SUBDIVISION OF LAND ORDINANCE WAS APPROVED ON JULY 10, 2024:

- SECTION 158.063 - MINIMUM NUMBER OF SPACES
- SECTION 158.084(A)(1) - BULK REQUIREMENTS IN THE COMMERCIAL DISTRICTS
- SECTION 155.051(C)(3) - PARKING SETBACK

PARKING REQUIREMENTS

Freedom Village Parking Tabulation - Separate Pad Sites							
Space #	Tenant	Square Footage ¹	Tenant Use	Requirement	Occupancy ²	Parking Requirement ³	Parking Provided
1427	Wells Fargo	2,420	Bank/Financial Institution	5 spaces for every 1,000 SF	-	13	13
1429	Taco Bell	2,000	Restaurant	1 space for every 3 people (based on max cap)	65	22	48
100 - 139c	Varies	124,717	Planned Business Center	5.5 spaces for every 1,000 SF	varies	686	655 ^{5,6}

¹ Square Footage per unit is as listed per Continental Realty Corporation Leasing Plan, received by Bohler 03/24/2022.
² Occupancy is per "Freedom Village Parking Tabulation," provided by Lambis Rank on April 6, 2022, based on a field visit.
³ Parking requirements were rounded up to the nearest whole number.
⁴ Occupancy for existing Taco Bell Restaurant per "Freedom Village Parking Tabulation," provided by Lambis Rank on April 6, 2022, based on a field visit.
⁵ Includes additional 45 parking spaces located on Lot 1 of Freedom Village (1425 Liberty Road), as identified in the parking calculations on the approved "Site Development Plans, Martin's Food store Expansion @ Freedom Village Shopping Center" (S-93-044).
⁶ Administrative Adjustment Requested



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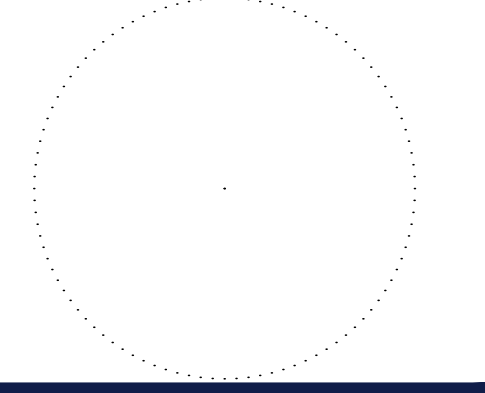
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SHEET TITLE:
CONCEPT / PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
2 OF 2
 CARROLL CO. FILE NO. P-24-0009

REVISION 3 - 09/17/24