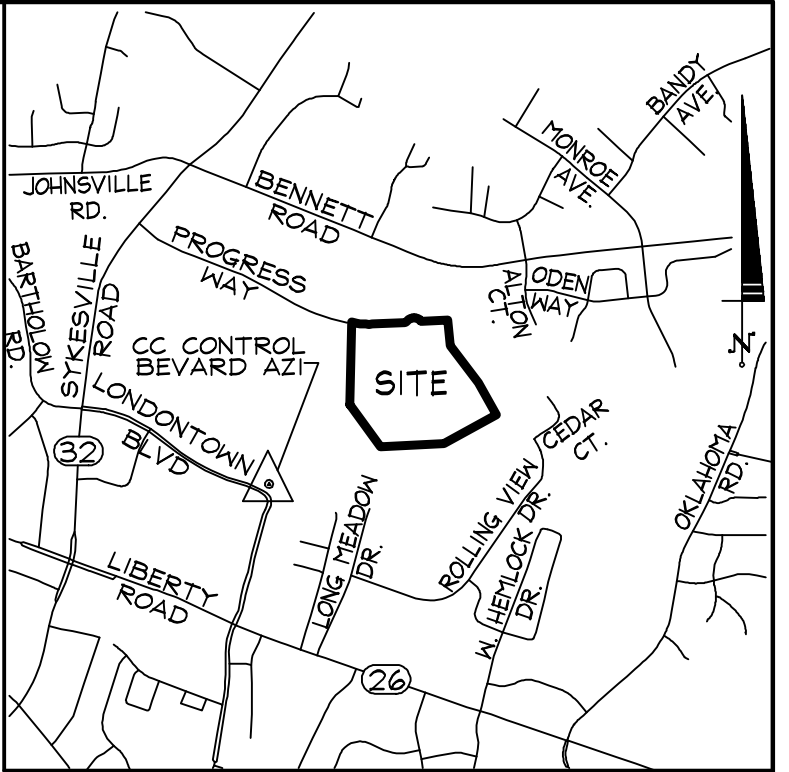


CONCEPT / PRELIMINARY SUBDIVISION PLAN FOR ELDERSBURG CORPORATE PARK

TAX MAP# 73, GRID# 6, PARCEL 246
ELECTION DISTRICT: 5 CARROLL COUNTY, MD.



VICINITY MAP
SCALE: 1" = 2,000'

| NO. | DRAWING TITLE |
|-----|--|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITION PLAN |
| 3 | EXISTING CONDITION PLAN |
| 4 | CONCEPT / PRELIMINARY SUBDIVISION PLAN |
| 5 | CONCEPT / PRELIMINARY SUBDIVISION PLAN |

GENERAL NOTES:

1. CURRENT TITLE REFERENCE: LONG MEADOW PARK, LLC BY DEED RECORDED AGAINST THE LAND RECORDS OF CARROLL COUNTY, HARTLAND IN LIBER 11401 FOLIO 82 DATED DECEMBER 30, 2024.
2. PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY SA/MS COMPANIES (FORMERLY MTP/LCS, INC.) DATED 11/20/21.
3. THE BOUNDARY COORDINATES ARE BASED ON THE NAD 83 TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE HARTLAND COORDINATE SYSTEM - NAD 83 (2011) AND ARE BASED UPON THE FOLLOWING CONTROL STATIONS:

| DESIGNATION | NORTH | EAST | ELEV. |
|-------------|-----------|------------|--------|
| BEVARD#1 | 633722.46 | 1326446.06 | 515.15 |
| BEVARD AZ# | 633573.26 | 1328331.51 | 583.43 |
4. EXISTING ZONING: I-1, LIGHT INDUSTRIAL DISTRICT
5. PROPOSED USE: COMMERCIAL / INDUSTRIAL
6. NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
7. ANY MODIFICATION OR PLAT RESEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
8. WATER AND SEWERAGE FACILITIES
COUNTY MASTER PLAN FOR WATER AND SEWERAGE
WATER - EXISTING SERVICE AREA
SEWER - EXISTING SERVICE AREA
PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
9. THE NEW EASEMENT, RIGHT-OF-WAY OR CONVEYANCE ARE TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS UPON ACCEPTANCE BY CARROLL COUNTY.
PROGRESS WAY - 157' AC.
GEORGETOWN BOULEVARD - 154' AC.
10. LENGTH OF EACH NEW STREET (WITHIN LIMITS OF RIGHT-OF-WAY AS SHOWN ON PLAT).
PROGRESS WAY - 775'
GEORGETOWN BOULEVARD - 1272'
TOTAL LENGTH OF NEW STREETS (WITHIN LIMITS OF RIGHT-OF-WAY) 2,047'
11. LOTS 1, 2, 3 AND 4 CONTAIN PRIVATE STORMWATER MANAGEMENT FACILITIES. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT SHALL BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
12. THE AREA(S) SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 0.3 AC., SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
13. BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
14. THE SUBJECT PROPERTY IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA AND PARTIALLY WITHIN A SURFACE WATER MANAGEMENT ZONE.
15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A TIER II CATCHMENT.
16. THE CONSTRUCTION OF THE FEATURES SHOWN WILL BE CONSTRUCTED UNDER 2023-0022.
17. THE UTILITY OF THE SURFACE WATER SUPPLY IS A FIRE HYDRANT LOCATED NEAR THE END OF PROGRESS WAY APPROXIMATELY 95 FEET FROM OUR PROPERTY BOUNDARY. THERE ARE ALSO EXISTING FIRE HYDRANTS ON BENNETT ROAD, LONDONTOWN BLVD. AND GEORGETOWN BLVD.
18. THE PROPERTY HAS AN EXISTING DWELLING WHICH WILL BE REMOVED WITH THE ASSOCIATED SITE DEVELOPMENT PLAN, ELDERSBURG CORPORATE PARK, 533-0022.

| | |
|-----------------------------------|------------------------|
| SITE DATA | |
| 1. EXISTING ZONING: | I-1 |
| 2. NUMBER OF PROPOSED LOTS: | 3 PROPOSED, 1 EXISTING |
| 3. AREA OF PROPOSED LOTS: | 31.43 ACRES |
| 4. AREA OF PROPOSED RIGHT OF WAY: | 3.11 ACRES |
| PROGRESS WAY: 1.57 ACRES | |
| GEORGETOWN BLVD. EXT.: 1.54 ACRES | |
| 5. TOTAL AREA OF SUBDIVISION: | 34.54 ACRES |

DRAWING LEGEND

682

680

200' N 47°W 40'

EX. 8" S.

682

680

PROPOSED MAJOR CONTOUR (2' INTERVAL)

PROP. STANDARD CURB & GUTTER /
PROP. REVERSE CURB & GUTTER

PROP. DEPRESSED FLUSH CURB & GUTTER /
PROP. REVERSE DEPRESSED FLUSH CURB & GUTTER

PROPOSED PRIVATE ROAD/DRIVE CENTERLINE

EX. BUILDING

PROPOSED BUILDING

PROPOSED SPOT ELEVATION ± FLOW ARROW

PROPOSED LIGHT FIXTURE

EXISTING TREES

+ 665.5

PROPOSED ORNAMENTAL TREE

PROPOSED SHADE TREE

PROPOSED EVERGREEN TREE

PROP. 18" D.
AGIP

PROP. 18" D.
CIP

SB

WB

STEEP SLOPES 25%+

SLOPES 15% - 24.9%

MATCH LINE

WATER RESOURCE
PROTECTION ELEMENT
SIGN WITH TEMPORARY
FENCING

| | |
|---------------------------|---------------------------|
| <u>OWNER</u> | <u>DEVELOPER</u> |
| LONG MEADOW PARK LLC | ST. JOHN PROPERTIES INC. |
| 2560 LORD BALTIMORE DRIVE | 2560 LORD BALTIMORE DRIVE |
| BALTIMORE, MD 21244 | BALTIMORE, MD 21244 |
| 410-788-0100 | 410-788-0100 |

DEVELOPER
ST. JOHN PROPERTIES INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
410-788-0100

DATA SOURCES:

EX. TOPOGRAPHY, PARCEL OUTLINE AND SITE FEATURES SHOWN PER FIELD SURVEY BY MTPLS, INC. DATE OF TRANSFER IS NOVEMBER AND DECEMBER, 2021. ENVIROMENTAL DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, CONDUCTED IN NOVEMBER, 2021.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
27000, EXPIRATION DATE: 1/25/28.

6/16/25

DATE _____



PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020



- Planners
- Surveyors
- Engineers
- Landscape Architects

184 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
LONGMEADOW PARK LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21224
(410) 788-0100

SITE ADDRESS:
BENNETT ROAD
ELDERSBURG, MD 21784

DEVELOPER:
ST JOHN PROPERTIES INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21224
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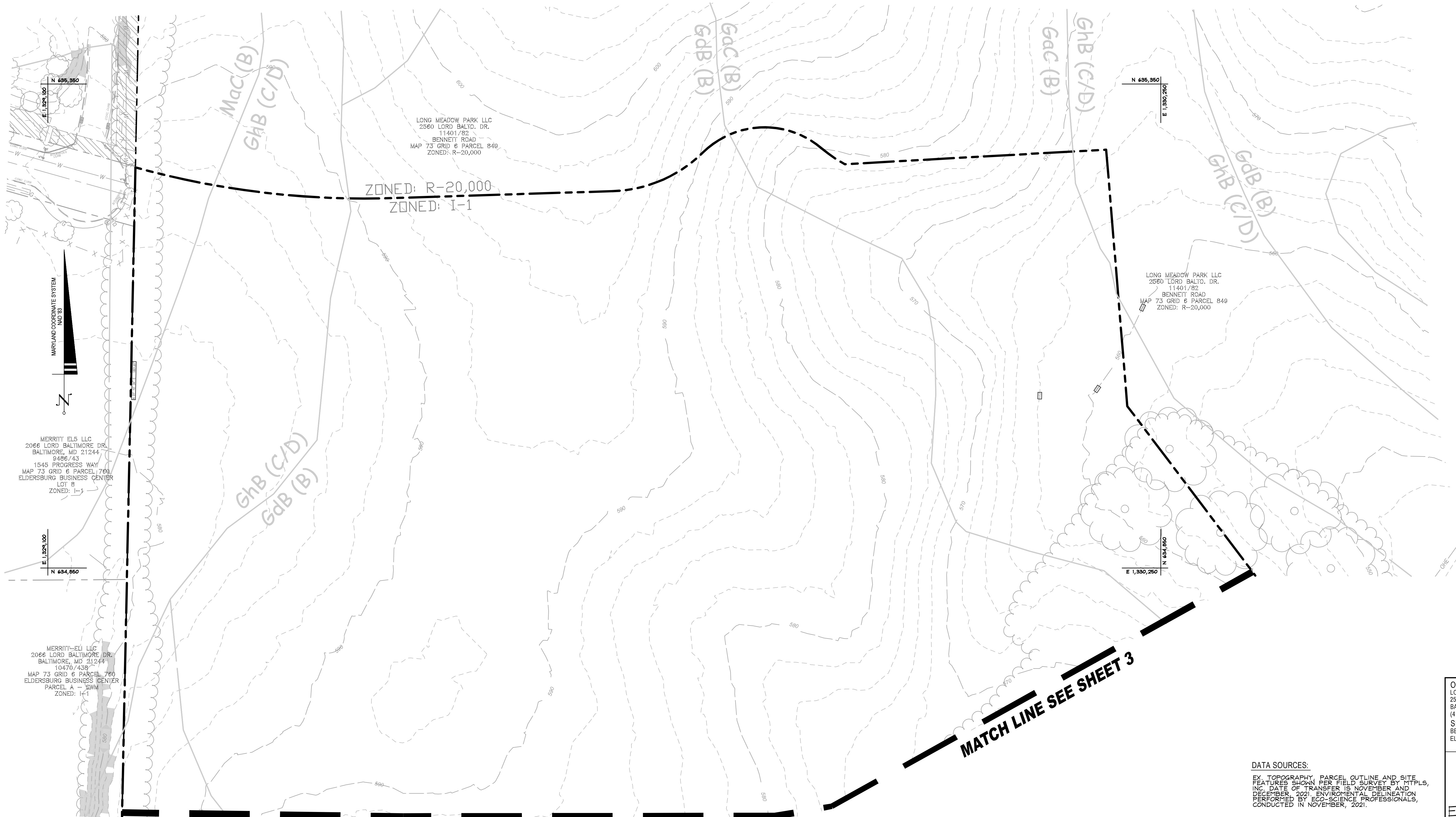
SITE ADDRESS:
BENNETT ROAD
ELDERSBURG, MD 21784

ELDERSBURG CORPORATE PARK
SUBDIVISION

COVER SHEET

5TH ELECTION DISTRICT CARROLL COUNTY, MD

| REVISIONS | | | | |
|-----------------------|------------------------|---------------|---------|------|
| NO. | DESCRIPTION OF CHANGES | DRN | REV | DATE |
| CO. FILE #: | P-24-0029 | DES. BY: | LJC/JLM | |
| TAX ACC. #: | 05-001927 | DRN. BY: | LJC | |
| TAX MAP: | 073 | CHK. BY: | JLM | |
| BLOCK / GRID: | 006 | DATE: | 6/18/25 | |
| PARCEL #: | 246 | DDC JOB#: | 16061.2 | |
| ZONE / USE: | I-1 | SHEET NUMBER: | | |
| DWG. SCALE: 1" = 100' | | 1 of 5 | | |



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

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INC. DATE OF TRANSFER IS NOVEMBER AND
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3006, EXPIRATION DATE: 12/31/25.

6/16/25
DATE

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020

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Development Design Consultants

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Surveyors
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Landscape Architects

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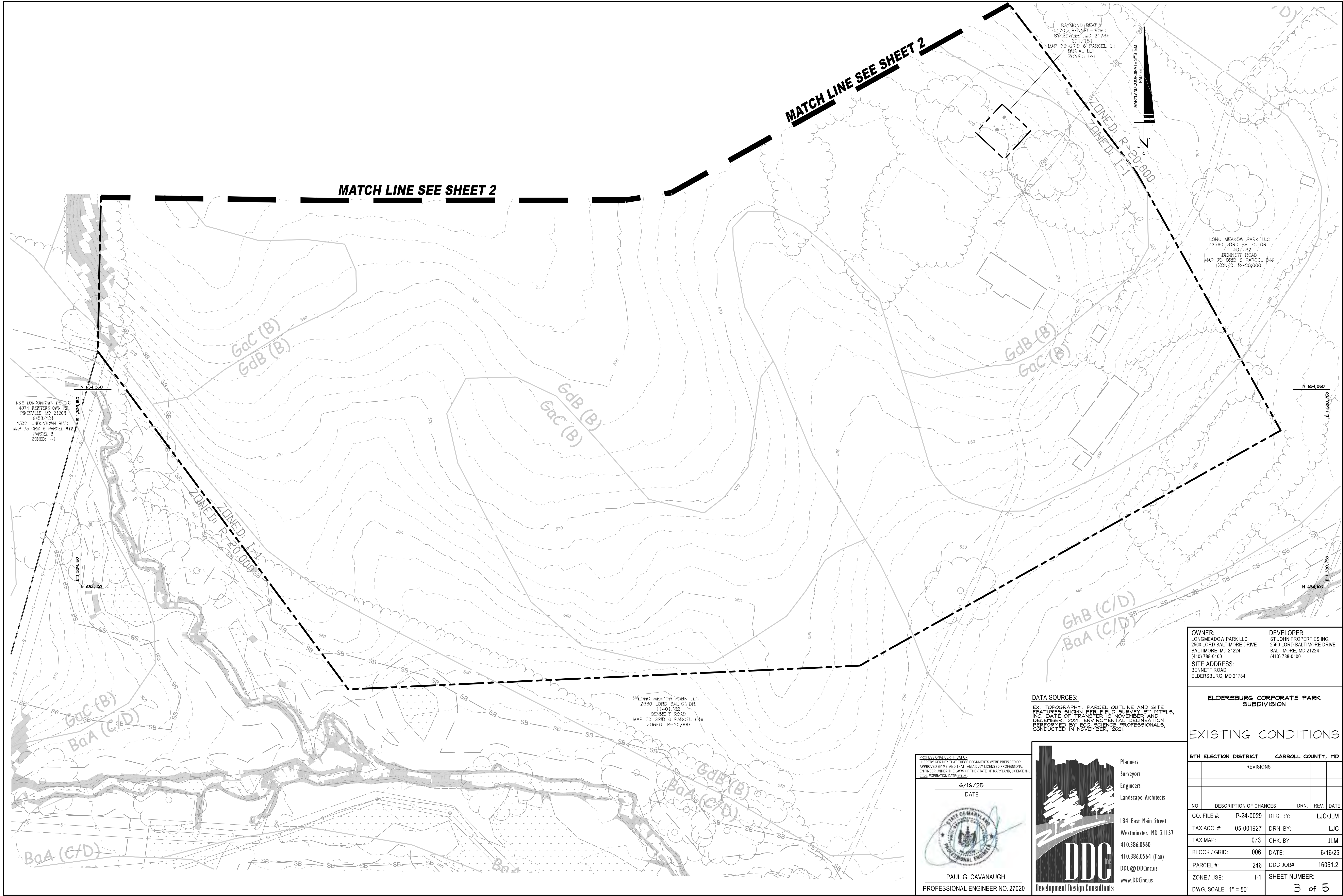
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BALTIMORE, MD 21224
(410) 788-0100

SITE ADDRESS:
BENNETT ROAD
ELFERSBURG, MD 21784

ELFERSBURG CORPORATE PARK
SUBDIVISION

EXISTING CONDITIONS

| 5TH ELECTION DISTRICT | | CARROLL COUNTY, MD | |
|-----------------------|------------------------|--------------------|-----------|
| REVISIONS | | | |
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| BLOCK / GRID: | 006 | DATE: | 6/16/25 |
| PARCEL #: | 246 | DDC JOB#: | 16061.2 |
| ZONE / USE: | I-1 | SHEET NUMBER: | |
| DWG. SCALE: 1" = 50' | | 2 of 5 | |



K&S LONDONTOWN DE LLC
1407H REISTERSTOWN RD.
PIKESVILLE, MD 21208
0438/124
1332 LONDONTOWN BLVD.
MAP 73 GRID 6 PARCEL 612
PARCEL 9
ZONED: I-1

RAYMOND BEATTY
1701 BENNETT ROAD
SYKESVILLE, MD 21784
231/151
MAP 73 GRID 6 PARCEL 30
BURIAL LOT
ZONED: I-1

LONG MEADOW PARK, LLC
2560 LORD BALTO. DR.
11401/82
BENNETT ROAD
MAP 73 GRID 6 PARCEL 848
ZONED: R-20,000

LONG MEADOW PARK, LLC
2560 LORD BALTO. DR.
11401/82
BENNETT ROAD
MAP 73 GRID 6 PARCEL 848
ZONED: R-20,000

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LONGMEADOW PARK LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21224
(410) 788-0100
SITE ADDRESS:
BENNETT ROAD
ELDERSBURG, MD 21784

DEVELOPER:
ST JOHN PROPERTIES INC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21224
(410) 788-0100


ELDERSBURG CORPORATE PARK
SUBDIVISION

EXISTING CONDITIONS

| 5TH ELECTION DISTRICT | | CARROLL COUNTY, MD | | |
|-----------------------|------------------------|--------------------|---------|------|
| REVISIONS | | | | |
| | | | | |
| | | | | |
| | | | | |
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| BLOCK / GRID: | 006 | DATE: | 6/16/25 | |
| PARCEL #: | 246 | DDC JOB#: | 16061.2 | |
| ZONE / USE: | I-1 | SHEET NUMBER: | | |
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6/16/25
DATE

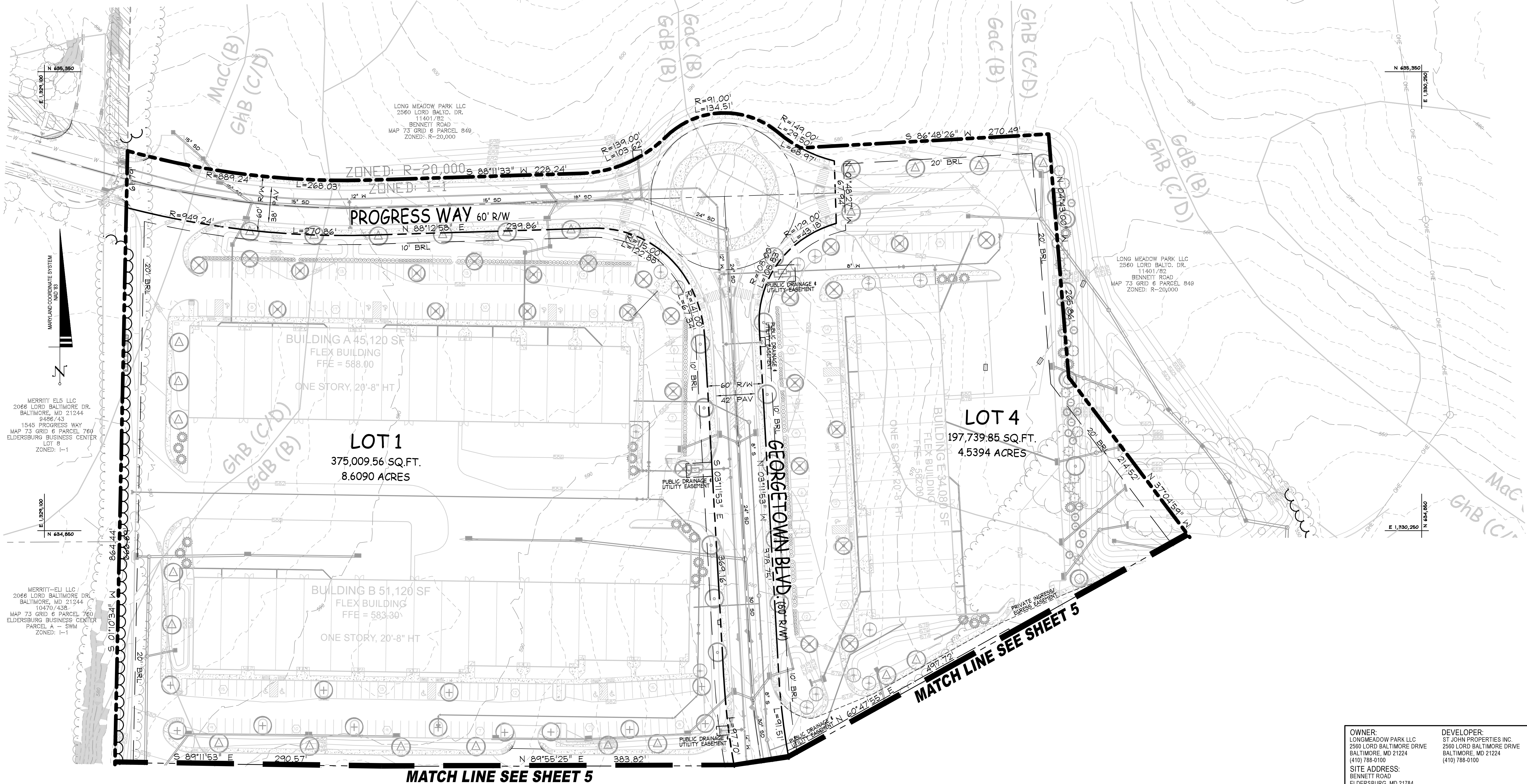


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MERRITT ELS LLC
2066 LORD BALTIMORE DR.
BALTIMORE, MD 21244
0406/43
1545 PROGRESS WAY
MAP 73 GRID 6 PARCEL 760
ELDERSBURG BUSINESS CENTER
LOT B
ZONED: I-1

MERRITT-ELI LLC
2066 LORD BALTIMORE DR.
BALTIMORE, MD 21244
10470/438
MAP 73 GRID 6 PARCEL 760
ELDERSBURG BUSINESS CENTER
PARCEL A - SWM
ZONED: I-1

LONG MEADOW PARK LLC
2560 LORD BALTO. DR.
11401/82
BENNETT ROAD
MAP 73 GRID 6 PARCEL 848
ZONED: R-20,000

| SOILS CHART | | | |
|-------------|-------------------------------------|-----|------|
| SYMBOL | NAME | HSG | K |
| BsA | BELTSVILLE SILT LOAM, 0 TO 2% | C | 0.37 |
| GoC | GALLA LOAM, 8 TO 15% SLOPES | B | 0.49 |
| GdB | GLENELG LOAM, 3 TO 8% SLOPES | B | 0.24 |
| GhB | GLENVILLE SILT LOAM, 3 TO 8% SLOPES | C/D | 0.37 |
| Mac | MANOR LOAM, 8 TO 15% SLOPES | B | 0.28 |

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6/16/25
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ELDERSBURG CORPORATE PARK
SUBDIVISION

CONCEPT /
PRELIMINARY
SUBDIVISION PLAN

5TH ELECTION DISTRICT CARROLL COUNTY, MD

| REVISIONS | | | | |
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| DWG. SCALE: | 1" = 50' | | | |

