

CONCEPT / PRELIMINARY SUBDIVISION PLAN FOR ELDERSBURG CORPORATE PARK

GENERAL NOTES:

- CURRENT TITLE REFERENCE: LONG MEADOW FARM 21784, LLC BY DEED OF RECONFIGURATION RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND IN LIBER 11341 FOLIO 28 DATED SEPTEMBER 12, 2024
- GRANTOR: LONG MEADOW FARM 21784, LLC
3. PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY SA1'S COMPANIES (FORMERLY HTPLS, INC.) DATED 11/2021.
4. THE COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (2011) AND ARE BASED UPON THE FOLLOWING CONTROL STATIONS:
- | DESIGNATION | NORTH | EAST | ELEV. |
|-------------|-----------|------------|--------|
| "BEVARD" | 633722.46 | 1326446.06 | 615.11 |
| "BEVARD AZ" | 633575.26 | 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, OR IMPAIRS DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
7. ANY MODIFICATION OR PLAT REASSESSABLE 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 STREETS AND ROADS SHOWN HEREON ARE TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS UPON ACCEPTANCE BY CARROLL COUNTY.
- PROGRESS WAY - 157' ± AC
- GEORGETOWN BOULEVARD - 1.54 ± AC
10. LENGTH OF EACH NEW STREET (WITHIN LIMITS OF RIGHT-OF-WAY AS SHOWN ON PLAT).
- PROGRESS WAY - 779'
- GEORGETOWN BOULEVARD - 1272'
- TOTAL LENGTH OF NEW STREETS (WITHIN LIMITS OF RIGHT-OF-WAY AS SHOWN ON PLAT).
11. LOTS 1, 2, 3 AND CONTAIN PRIVATE STORMWATER MANAGEMENT FACILITIES. A STORMWATER MANAGEMENT EASEMENT OR 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. NO BUILDING PERMIT OR ZONING VIOLATION 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.

SITE DATA

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

DRAWING LEGEND

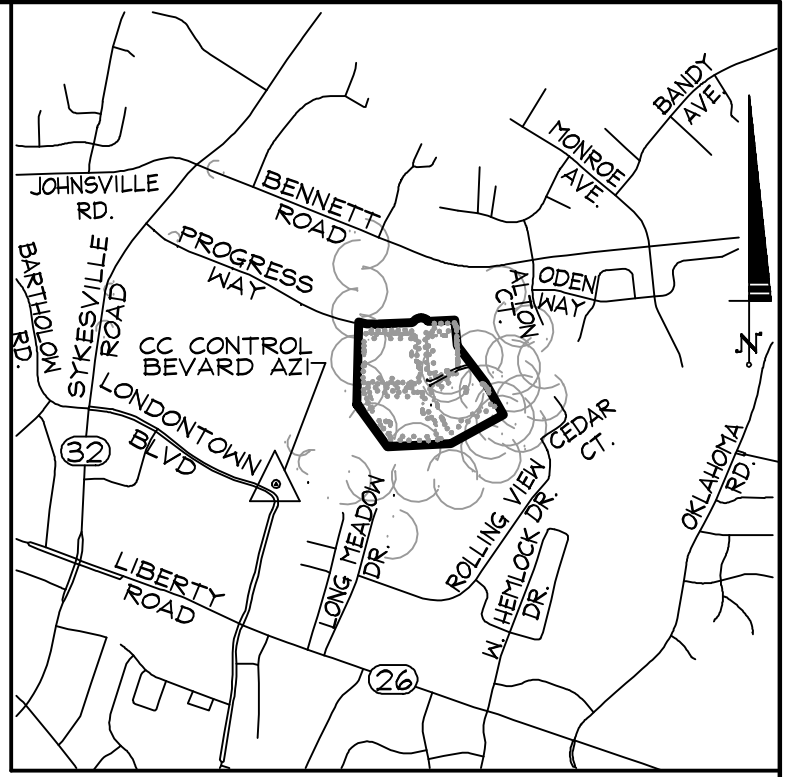
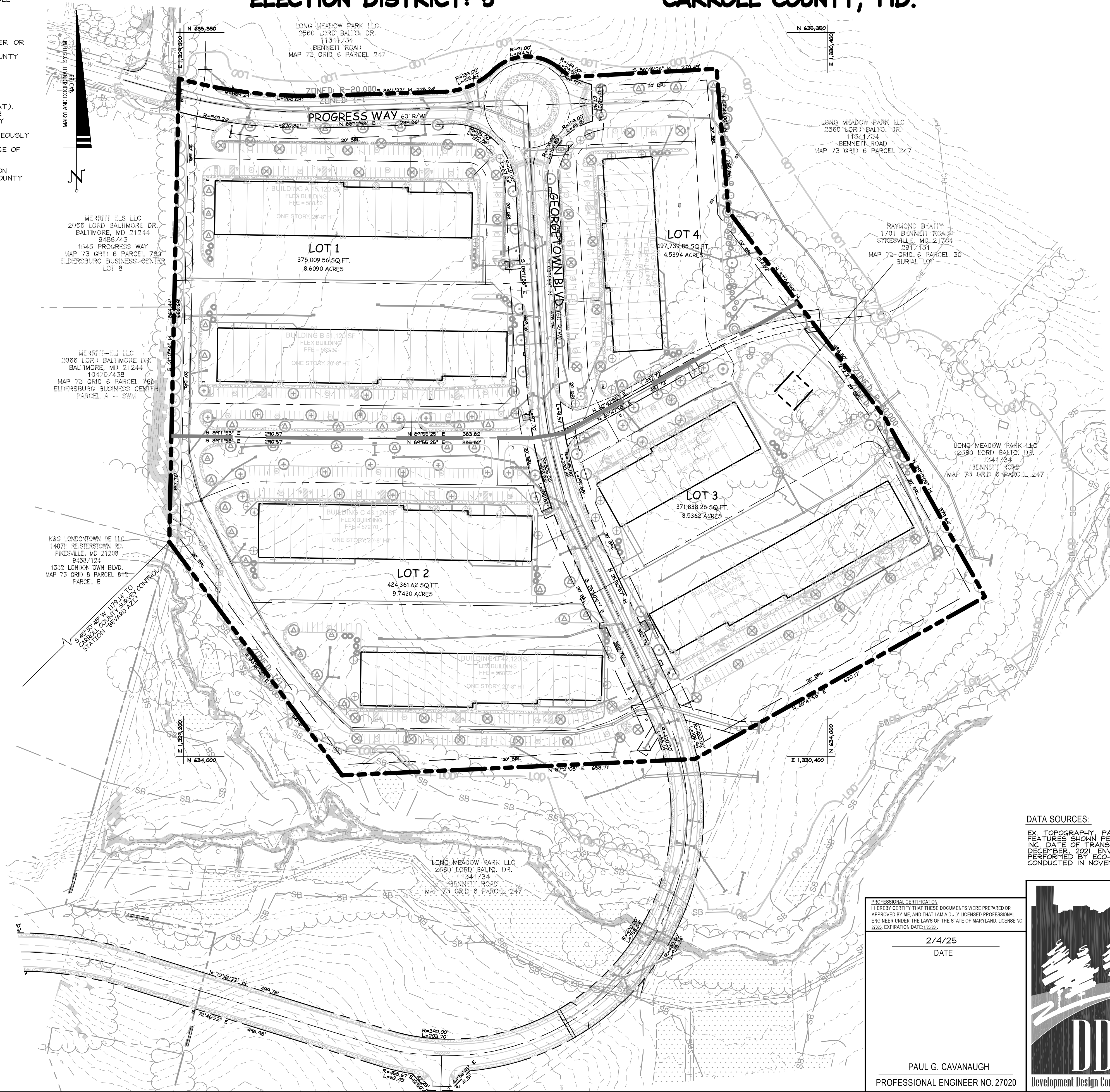
The diagram is a technical site plan for a landscape project. It includes several key elements:

- Top Section:** A series of horizontal lines representing contour lines or boundaries, labeled with elevations 682, 680, and 678. A north arrow points towards the top right.
- Proposed Features:**
 - A dashed line indicates a "PROPOSED LOT LINE".
 - A solid line marks the "EXISTING PROPERTY BOUNDARY".
 - A thick black line shows the "PROPOSED MAJOR CONTOUR (2' INTERVAL)".
 - Another thick black line shows the "PROPOSED MINOR CONTOUR (2' INTERVAL)".
 - A third thick black line shows the "PROPOSED MAJOR CONTOUR (10' INTERVAL)".
 - Dashed lines indicate "PROP. STANDARD CURB & GUTTER / PROP. REVERSE CURB & GUTTER".
 - Solid lines show "PROP. DEPRESSED/FUSH CURB & GUTTER / PROP. REVERSE/DEPRESSED/FUSH CURB & GUTTER".
 - A dashed line marks the "PROPOSED PRIVATE ROAD/DRIVE CENTERLINE".
 - A rectangle represents the "EX. BUILDING".
 - An arrow pointing left is labeled "+ 665.5".
 - A small square symbol is present below the building.
- Vegetation:**
 - Small circles represent "EXISTING TREES".
 - Larger circles with crosses represent "PROPOSED ORNAMENTAL TREE".
 - Shaded areas represent "PROPOSED SHADE TREE".
 - Stippled areas represent "PROPOSED EVERGREEN TREE".
- Drainage and Infrastructure:**
 - A line with circles represents "PROP. W/ D" (water/drain).
 - A line with squares represents "PROP. W/ D" (water/drain).
 - A line with triangles represents "PROP. W/ D" (water/drain).
 - A line with diamonds represents "PROP. W/ D" (water/drain).
 - A line with crosses represents "PROP. W/ D" (water/drain).
 - A line with dots represents "PROP. W/ D" (water/drain).
 - A line with stars represents "PROP. W/ D" (water/drain).
 - A line with pluses represents "PROP. W/ D" (water/drain).
 - A line with minuses represents "PROP. W/ D" (water/drain).
 - A line with asterisks represents "PROP. W/ D" (water/drain).
 - A line with hash symbols represents "PROP. W/ D" (water/drain).
 - A line with percent signs represents "PROP. W/ D" (water/drain).
 - A line with ampersands represents "PROP. W/ D" (water/drain).
 - A line with at symbols represents "PROP. W/ D" (water/drain).
 - A line with dollar signs represents "PROP. W/ D" (water/drain).
 - A line with copyright symbols represents "PROP. W/ D" (water/drain).
 - A line with registered trademarks represents "PROP. W/ D" (water/drain).
 - A line with service marks represents "PROP. W/ D" (water/drain).
 - A line with trade dress symbols represents "PROP. W/ D" (water/drain).
 - A line with other symbols represents "PROP. W/ D" (water/drain).
- Slopes:**
 - "STEEP SLOPES 25%+" are indicated by closely spaced contour lines.
 - "SLOPES 15% - 24.9%" are indicated by more widely spaced contour lines.
- Bottom Section:** A "MATCH LINE" is shown at the bottom center.

<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

TAX MAP# 73, GRID# 6, PARCEL 247
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

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
(410) 788-0100

ELDERSBURG CORPORATE PARK
CONCEPT/PRELIMINARY SUBDIVISION PLAN

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:	2/4/25	
PARCEL #:	247	DDC JOB#:	16061.2	
ZONE / USE:	I-1	SHEET NUMBER:		
OWG. SCALE: 1" = 100'		1 of 5		

P-24-0029

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.

2/4/25

DATE _____

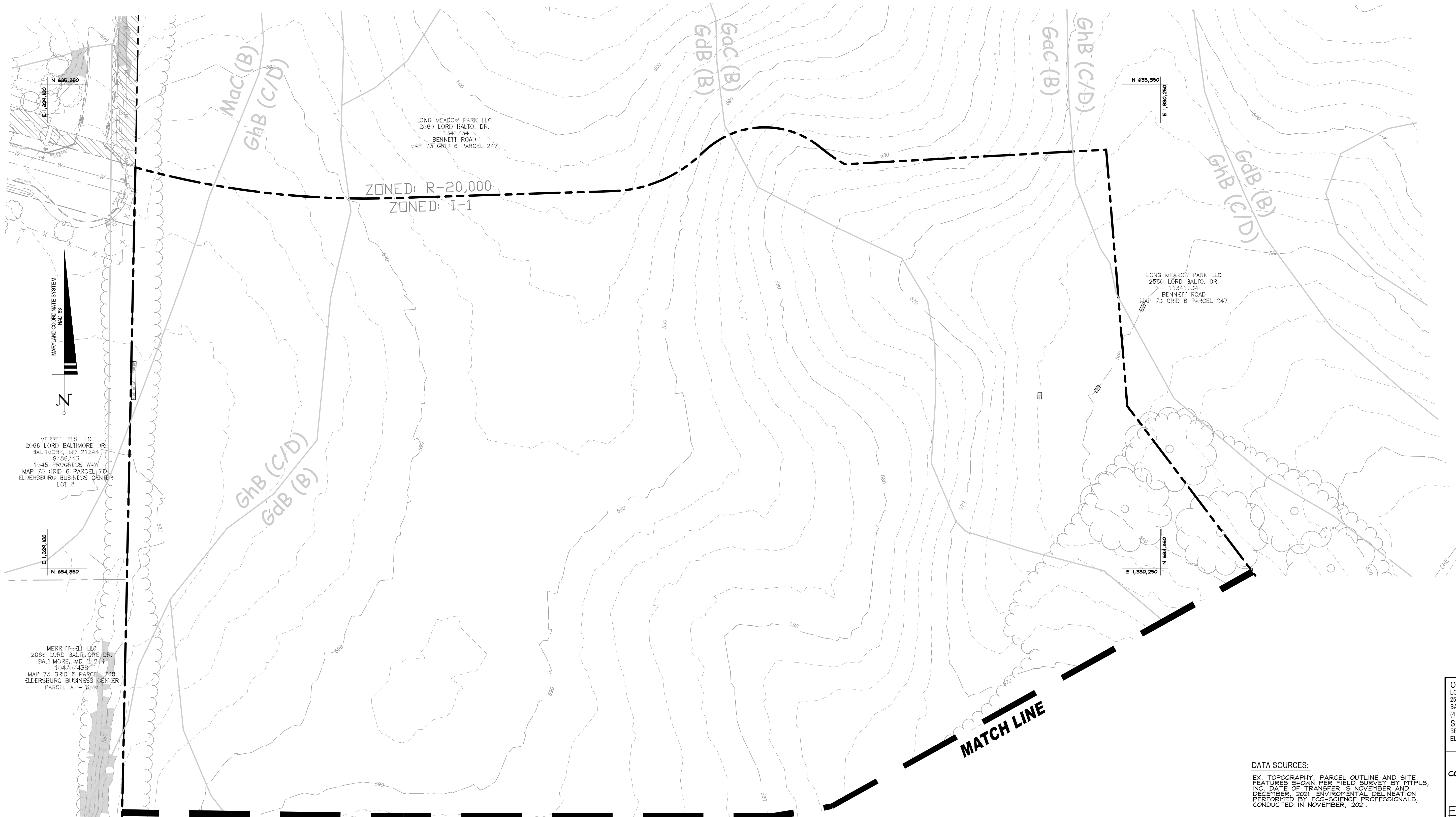
PAUL G. CAVANAUGH

PROFESSIONAL ENGINEER NO. 27020



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Engineers
Landscape Architects

184 East Main Street
Westminster, MD 211
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us



ZONED: R-20,000
ZONED: I-1

MATCH LINE

MATCH LINE

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

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3006, EXPIRATION DATE: 12/31/25.

2/4/25
DATE

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020



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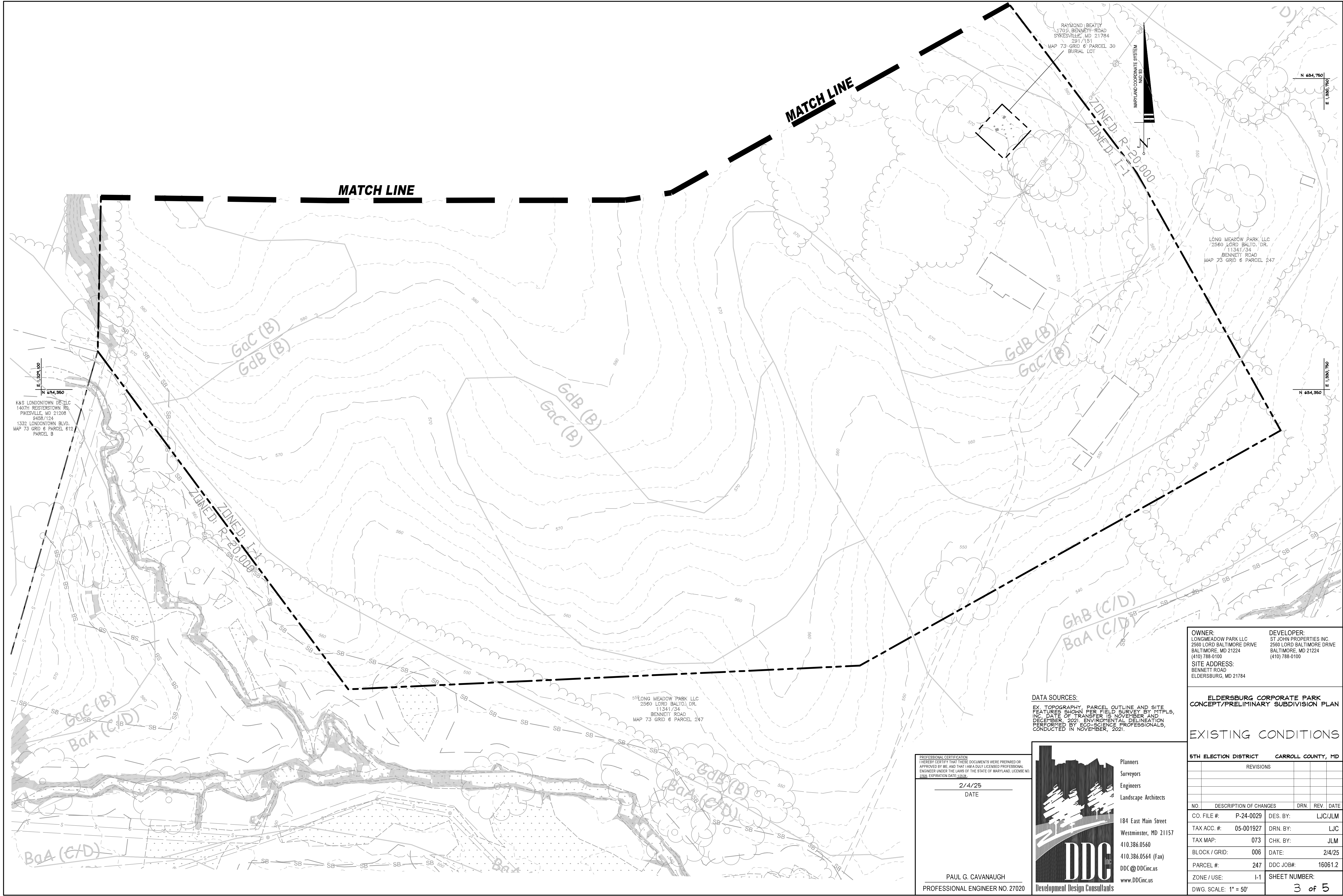
SITE ADDRESS:
BENNETT ROAD
ELDERSBURG, MD 21784

ELDERSBURG CORPORATE PARK
CONCEPT/PRELIMINARY SUBDIVISION PLAN

EXISTING CONDITIONS

5TH ELECTION DISTRICT CARROLL COUNTY, MD

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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:	2/4/25	
PARCEL #:	247	DDC JOB#:	16061.2	
ZONE / USE:	I-1	SHEET NUMBER:	2 of 5	
DWG. SCALE:	1" = 50'			



K&S LONDONTOWN DE LLC
1407H REISTERSTOWN RD.
PIKESVILLE, MD 21208
0438/124
1332 LONDONTOWN BLVD.
MAP 73 GRID 6 PARCEL 612
PARCEL 8

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

LONG MEADOW PARK, LLC
2560 LORD BALTO. DR.
11341/234
BENNETT ROAD
MAP 73 GRID 6 PARCEL 247

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11341/234
BENNETT ROAD
MAP 73 GRID 6 PARCEL 247

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INC. DATE OF TRANSFER IS NOVEMBER AND
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27020. EXPIRATION DATE: 12/31/25.

2/4/25
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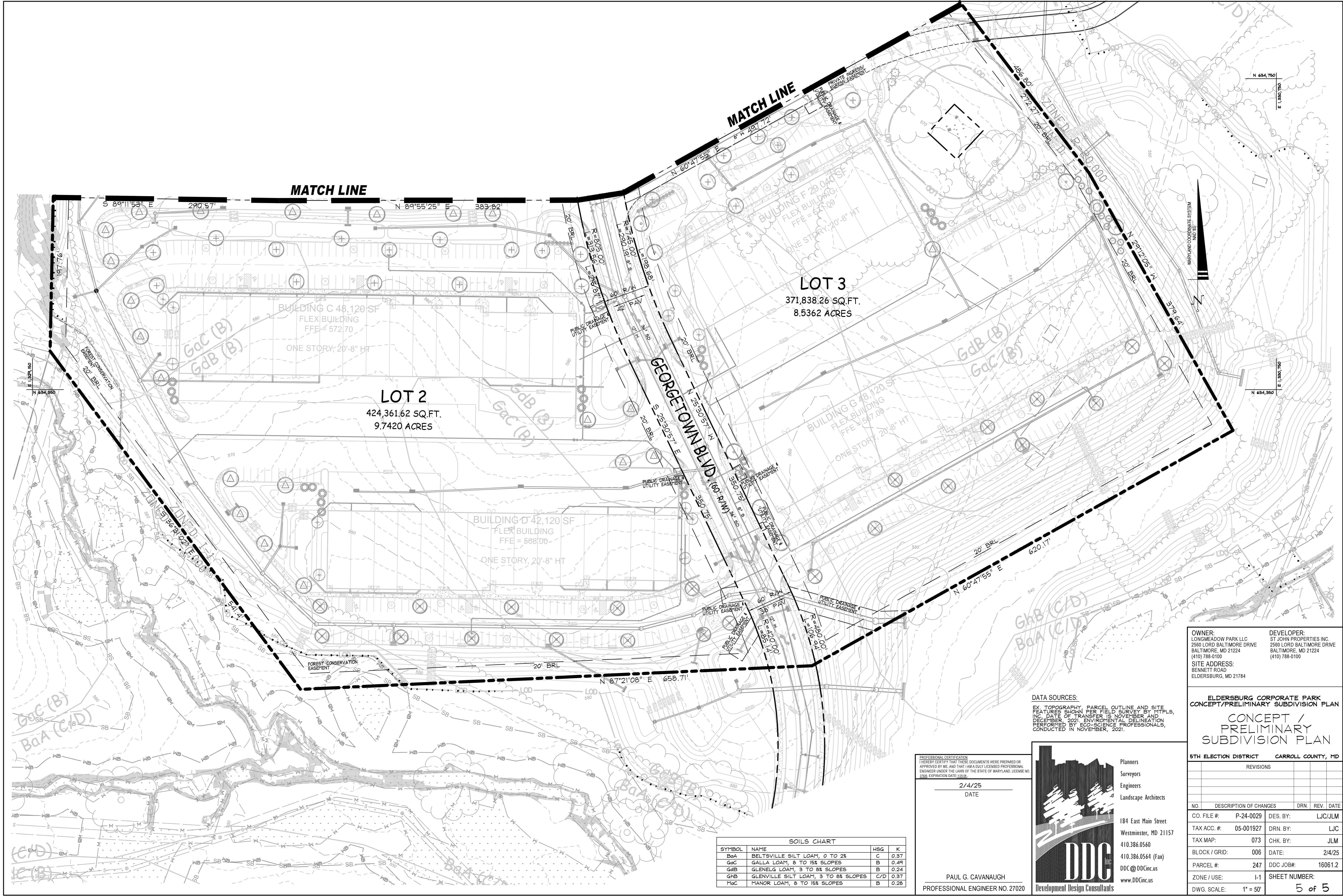
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ZONE / USE:	I-1	SHEET NUMBER:	3 of 5	
DWG. SCALE:	1" = 50'			



N 634,350
E 1,339.160

N 634,750
E 1,339.750

N 634,350
E 1,339.160

(C/D)
IC(B)

GdB(C/D)
BaA(C/D)

SOILS CHART			
SYMBOL	NAME	HSG	K
BaA	BELTSVILLE SILT LOAM, 0 TO 2%	C	0.37
GaC	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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DATA SOURCES:
EX. TOPOGRAPHY, PARCEL OUTLINE AND SITE
FEATURES OF TRACED PERFORMED BY HNTPLS,
INC. OF 1400 E. 15TH AVE. IN NOVEMBER AND
DECEMBER, 2021. ENVIRONMENTAL DELINEATION
PERFORMED BY ECO-SCIENCE PROFESSIONALS,
CONDUCTED IN NOVEMBER, 2021.

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