

GENERAL NOTES

- EXISTING ZONING: I-1, LIGHT INDUSTRIAL DISTRICT
- EXISTING USE: VACANT/FALLOW FARMLAND
- PROPOSED USE: INDUSTRIAL/FLEX USE
- TOTAL AREA OF SITE: 34.52 AC
- THE PROPERTIES SHOWN HEREON IS OWNED BY: LONG MEADOW FARM 21784 LLC
- TAX MAP: 73; GRID: 6; PARCEL: 245
- PROPERTY BOUNDARY AND EXISTING TOPOGRAPHY SHOWN PER FIELD SURVEY BY SAMS COMPANIES (FORMERLY MTPLS, INC.) DATED 11/2021.
- LOCATION OF NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION ARE EXISTING HYDRANTS LOCATED ON BENNETT ROAD, PROGRESS WAY, LONDONTOWN BLVD AND GEORGETOWN BLVD. ADDITIONAL HYDRANTS ARE PROPOSED ON SITE AS PART OF THIS SITE DEVELOPMENT PLAN TO ADDRESS FIRE PROTECTION REQUIREMENTS.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE BASED ON ARCHIVAL DRAWINGS PROVIDED BY CARROLL COUNTY AND/OR THE STATE OF MARYLAND. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY RESULTING FROM ANY INACCURACIES THEREON.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES, AND NOT COMMENCE WORK UNTIL ALL UTILITIES HAVE BEEN CLEARLY MARKED.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF TIME LIMIT IS ISSUED BY THE DEPARTMENT OF PLANNING AND LAND MANAGEMENT.
- NOTE: ALL PROPOSED SPOT ELEVATIONS ARE LOCATED AT BOTTOM OF CURB AND ALL DIMENSIONS ARE TO FACE OF CURB UNLESS LABELED OTHERWISE.
- 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 (SFT)	EAST (SFT)	ELEV.
"BEVARD"	633722.46	1326946.06	615.11
"BEVARD AZ"	633573.26	1328331.51	583.43

- THERE IS AN EXISTING FLOODPLAIN AS WELL AS WETLANDS, STREAMS AND ASSOCIATED BUFFERS ON SITE.
- THE SITE IS APPROXIMATELY 10,000' FROM THE NEAREST PRODUCTION WELL.
- NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT OF WAY.
- UNDERGROUND TANK NOTE: IF ANY UNDERGROUND TANKS ARE ENCOUNTERED ON SITE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT. THE CONTRACTOR SHALL REMOVE THE TANKS IN ACCORDANCE WITH MDE PROCEDURES ONCE APPROVAL HAS BEEN GRANTED.
- ENTRANCE CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION. CONTRACTOR IS RESPONSIBLE TO NOTIFY THAT OFFICE AT 410-386-2157 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING WORK IN OR ALONG ANY PUBLIC ROAD.
- CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF UTILITIES AT 410-386-2164 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK ON PUBLIC WATER OR SEWER WITHIN COUNTY RIGHT-OF-WAY OR EASEMENTS.
- THE SITE IS LOCATED WITHIN A SURFACE WATER PROTECTION AND MANAGEMENT AREA, IF THE PROPOSED USE OF ANY BUILDING IS TO INCLUDE THE STORAGE OR USE OF REGULATED SUBSTANCES, THE REQUIREMENTS OF CHAPTER 154, WATER RESOURCE MANAGEMENT OF THE CARROLL COUNTY CODE OF PUBLIC LOCAL LAWS AND ORDINANCES MUST BE ADDRESSED.
- ANY WORK OVERLAPPING ADJOINING PARCELS WILL REQUIRE A DECLARATION BE ESTABLISHED OVER THE ENTIRE SUBJECT PROPERTY.

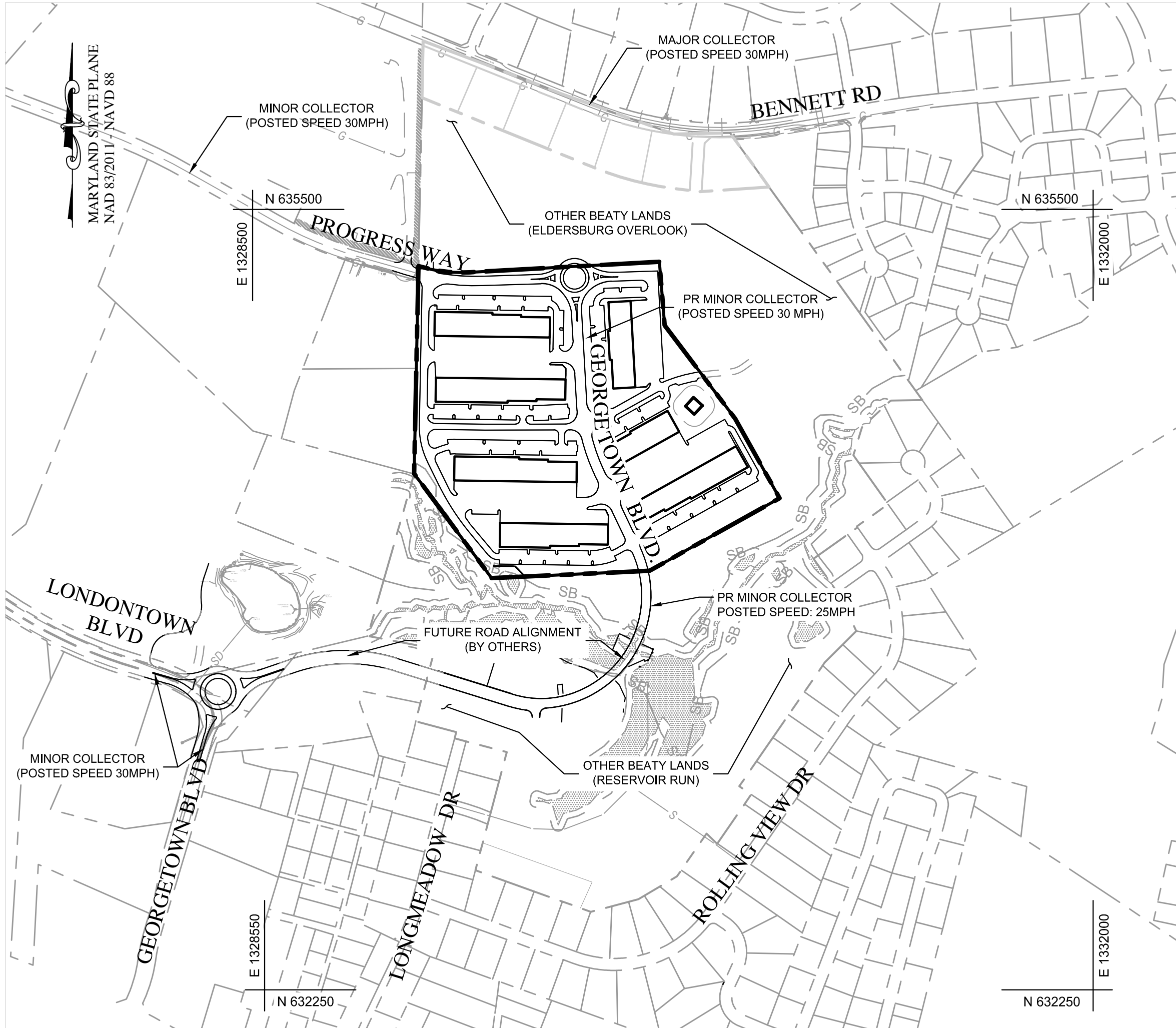
CONCEPT SITE DEVELOPMENT PLANS FOR ELDERSBURG CORPORATE PARK INDUSTRIAL PARK

TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT: 5 CARROLL COUNTY, MARYLAND

OWNER ADDRESS
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER ADDRESS
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

SITE ADDRESS
1701 BENNETT ROAD
ELDERSBURG, MD 21784



LOCATION MAP SCALE: 1"=400'

PARKING TABULATION:

USE: INDUSTRIAL PARK = 2.3 PS, PER 1,000SF

BUILDING "A": REQUIRED: 104 PROVIDED: 109 HANDICAP REQUIRED: 5 HANDICAP PROVIDED: 5 (2 VAN) (5 VAN)	BUILDING "B": REQUIRED: 118 PROVIDED: 105 HANDICAP REQUIRED: 5 HANDICAP PROVIDED: 6 (2 VAN) (6 VAN)
BUILDING "C": REQUIRED: 111 PROVIDED: 103 HANDICAP REQUIRED: 5 HANDICAP PROVIDED: 5 (2 VAN) (6 VAN)	BUILDING "D": REQUIRED: 97 PROVIDED: 106 HANDICAP REQUIRED: 4 HANDICAP PROVIDED: 5 (1 VAN) (5 VAN)
BUILDING "E": REQUIRED: 79 PROVIDED: 88 HANDICAP REQUIRED: 4 HANDICAP PROVIDED: 4 (1 VAN) (4 VAN)	BUILDING "F": REQUIRED: 67 PROVIDED: 78 HANDICAP REQUIRED: 3 HANDICAP PROVIDED: 4 (1 VAN) (4 VAN)
BUILDING "G": REQUIRED: 111 PROVIDED: 103 HANDICAP REQUIRED: 5 HANDICAP PROVIDED: 6 (2 VAN) (6 VAN)	TOTAL REQUIRED: 687 TOTAL PROVIDED: 692 HANDICAP REQUIRED: 31 HANDICAP PROVIDED: 36 (11 VAN) (36 VAN)

TRIP GENERATION:

ITE TRIP GENERATION MANUAL (11TH EDITION) METHODOLOGY USED:

#770 BUSINESS PARK 312,000 SF²

339 AM PEAK HOUR TRIPS
294 PM PEAK HOUR TRIPS
32 SATURDAY PEAK HOUR TRIPS *
4029 AVERAGE DAILY TRIPS (ADT)

* ITE DOES NOT PROVIDED SATURDAY TRIP DATA FOR BUSINESS PARK (770). THEREFORE OFFICE PARK (750) WAS USED TO GENERATE THE SATURDAY PEAK HOUR TRIPS

SIGNAGE CALCULATIONS:

TOTAL ALLOWED: 4 TIMES THE LINEAR FOOTAGE

4 X 3280 LF. = 13,040 SQ.FT.

SIGNAGE PROPOSED: 20' X 12'-2" = 243.2 SQ.FT.
TOTAL NUMBER OF SIGNS = 2

TOTAL SIGN SQUARE FOOTAGE = 486.4 SQ.FT.

FREESTANDING

STORMWATER MANAGEMENT NOTE

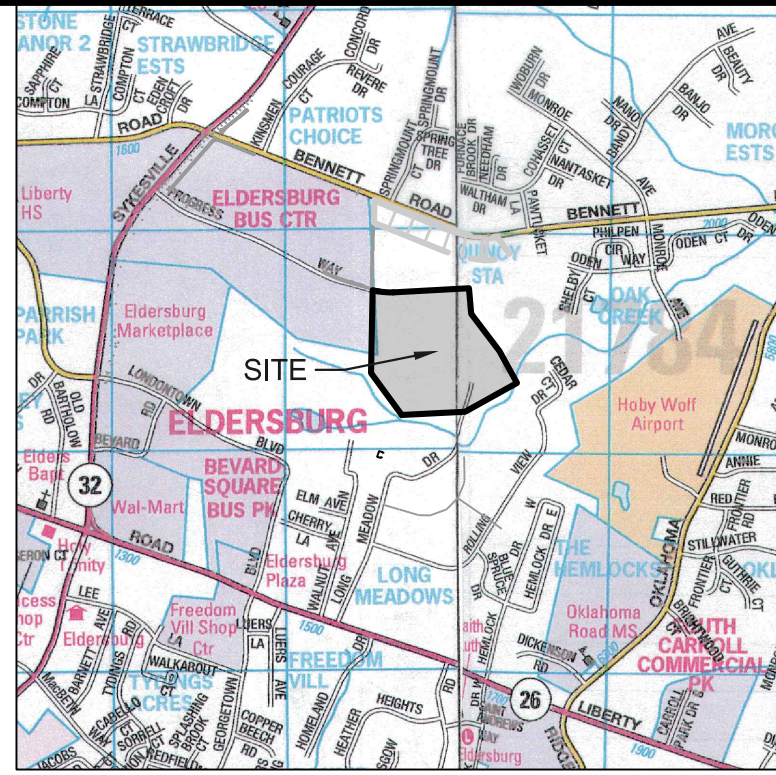
STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE CARROLL COUNTY POLICY FOR STORMWATER MANAGEMENT, AS SPECIFIED IN CHAPTER 151.015 THE CARROLL COUNTY CODE. THE STORMWATER FROM THIS SITE DRAINS INTO SNOWDENS RUN, A USE II STREAM. ACCORDINGLY, THE 100-YEAR STORM WILL BE MANAGED THROUGH A COMBINATION OF GRASS SWALES, SAND FILTERS, SUBMERGED GRAVEL WETLANDS, MICRO-BIORETENTION FACILITIES, AND QUANTITY PONDS.

WATER RESOURCE MANAGEMENT NOTE

THIS PROPERTY DOES NOT FALL WITHIN A TIER II WATERSHED. THE PROPERTY IS WITHIN A TIER III WATERSHED, SURFACE WATER PROTECTION WATERSHED, AND SURFACE WATER MANAGEMENT AREA.

SHEET INDEX

- TITLE SHEET
- LEGENDS AND ABBREVIATIONS SHEET
- OVERALL SITE PLAN KEY SHEET
- EXISTING CONDITIONS AND DEMOLITION PLAN
- EXISTING CONDITIONS AND DEMOLITION PLAN
- SITE, LAYOUT, AND UTILITY PLAN
- SITE, LAYOUT, AND UTILITY PLAN
- GRADING PLAN
- GRADING PLAN
- SITE DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN
- BUILDING A ELEVATIONS
- BUILDING A ELEVATIONS
- BUILDING B ELEVATIONS
- BUILDING B ELEVATIONS
- BUILDING C ELEVATIONS
- BUILDING C ELEVATIONS
- BUILDING D ELEVATIONS
- BUILDING D ELEVATIONS
- BUILDING E ELEVATIONS
- BUILDING E ELEVATIONS
- BUILDING F ELEVATIONS
- BUILDING F ELEVATIONS
- BUILDING G ELEVATIONS
- BUILDING G ELEVATIONS
- SIGN ELEVATIONS
- EROSION AND SEDIMENT CONTROL PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- EROSION AND SEDIMENT CONTROL SPECIFICATIONS
- EROSION AND SEDIMENT CONTROL DETAILS
- EROSION AND SEDIMENT CONTROL DETAILS
- ESD DRAINAGE AREA KEY MAP
- QUANTITY MANAGEMENT POND #1 PLAN
- QUANTITY MANAGEMENT POND #1 GEOMETRIC PLAN
- QUANTITY MANAGEMENT POND #1 DETAILS
- PUBLIC ROAD PLAN AND PROFILE
- PUBLIC ROAD PLAN AND PROFILE
- PUBLIC ROAD PLAN AND PROFILE
- PUBLIC ROAD PLAN AND PROFILE
- PUBLIC ROAD PLAN AND PROFILE
- ROUNDABOUT PLAN AND PROFILE
- ROUNDABOUT PLAN AND PROFILE
- PUBLIC ROAD SECTIONS
- ROUNDABOUT SECTIONS
- PUBLIC ROAD DETAILS
- T, S & L PLAN



VICINITY MAP SCALE: 1"=2000'

SITE COMPLIANCE CHECKLIST

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE (1) DAY PRIOR TO BEGINNING ANY WORK.
- SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
 - PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
 - PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
 - SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL WORK SHOWN ON PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
- FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH THE BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 BY THE CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST, BUREAU OF RESOURCE MANAGEMENT MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
- THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASE.

DATA SOURCES

- EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
- EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
- BOUNDARY INFORMATION SHOWN HEREON IS FROM FIELD LOCATION PREFORMED BY: MTPLS LAND SURVEYORS, LLC, NOVEMBER, 2021.
- COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/2011, NAVD 88)
- DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
- ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.



A Kleinfelder Company

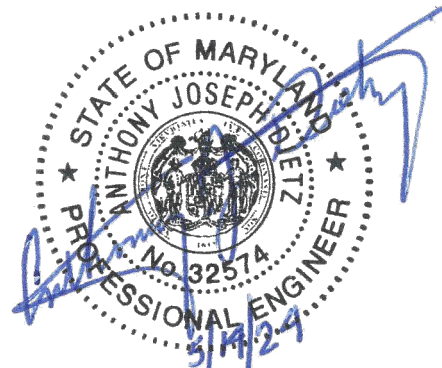
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

TITLE SHEET

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD



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 NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024 SCALE: AS SHOWN

PROJECT NUMBER: 211253.00 (C-

SHEET:

1 OF 50

S-23-0022

DATE	BY	REVISIONS

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

CARROLL COUNTY HEALTH DEPARTMENT

COMMUNITY WATER SUPPLY AND/OR COMMUNITY
SEWAGE SYSTEMS ARE IN CONFORMANCE WITH
CARROLL COUNTY MASTER PLAN

BY: _____ DATE: _____

OWNER HEALTH DEPARTMENT CERTIFICATION

PUBLIC WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS
OFFERED FOR SALE.

BY: _____ DATE: _____

GENERAL NOTES

1. Construction shall be performed in accordance with latest editions of the following, including all addenda, supplements or updates:
- a. Design Manual - Volume One - Roads and Storm Drains, 1994 edition, of the Carroll County Department of Public Works.
 - b. Design Guide for Flexible Pavement, 2004, of the Carroll County Department of Public Works.
 - c. Book of Standards, Highway and Incidental Structures of the Maryland Department of Transportation, State Highway Administration.
 - d. Standard Specifications for Construction and Materials, 2008 edition, of the Maryland Department of Transportation, State Highway Administration.
 - e. Maryland Manual on Uniform Traffic Control Devices (MdMUTCD) 2009 Edition of the Maryland Department of Transportation, State Highway Administration.
 - f. Maryland Standards and Specifications for Soil Erosion and Sediment Control, 2011 edition, published jointly by Water Resources Administration, Soil Conservation Service and State Soil Conservation Committee.




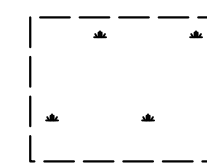






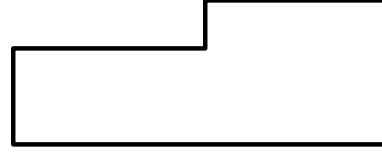

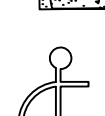
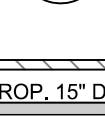
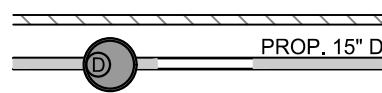


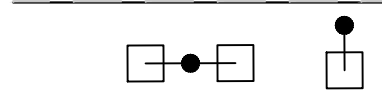

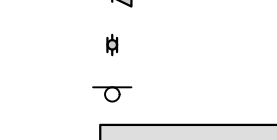






All of the above noted publications are included by reference as part of these construction plans.

2. The Contractor shall notify the Carroll County Department of Public Works, Construction Inspection Division (410-386-2157) a minimum of three (3) working days before beginning work.
3. Contractor shall furnish, place and maintain traffic control measures as shown in these plans and as specified in the MdMUTCD. Contractor shall immediately remove and replace devices which are damaged, do not function properly, or are determined by Construction Inspector to be unsuitable for their purpose. Traffic control devices may be removed only upon approval of Construction Inspector.
4. Locations of existing utilities are shown only as notification to Contractor of the presence of underground utilities. Carroll County and the design engineer do not warrant or guarantee correctness or completeness of information shown. Contractor is responsible for contacting Miss Utility at 1-800-257-7777 for verifying existence and location of all utilities prior to beginning work. Any damage to existing utilities due to Contractor's operation shall be repaired immediately at Contractor's expense.
5. Developer is responsible in all regards for relocation of any existing utilities.
6. In case of discrepancy between scaled and figured dimensions, figured dimensions shall govern.
7. If for any reason proposed facilities cannot be constructed in accordance with approved plans, Contractor must immediately inform Construction Inspector or Construction Inspection Division (410-386-2157) and shall not begin or continue work on those items. If the Department of PublicWorks determines plan revisions are necessary, no work shall be performed on the item(s) in question until revised plans issued by the design engineer are approved and issued for construction by the Bureau of Development Review.
8. Failure to mention specifically the provision of any item(s), or performance of any work or procedure which would normally be required to complete the project, shall not relieve the Contractor of his responsibility to provide such item(s) or to perform such work or procedure.
9. Construct earth fills for roads, embankments, and structures in accordance with Section 204 EMBANKMENT AND SUBGRADE of the MD SHA Standard Specifications for Construction and Materials. Compact the material that is 1 foot below the top of subgrade to at least 92.0% of maximum dry density using AASHTO T-180 method. Compaction of top one foot of fill shall not be less than 97.0% of maximum dry density using the same method.
10. Developer is responsible for providing soil, base aggregate and hot mix asphalt compaction testing. A certified technician must be onsite at all times during fill operations. Compaction tests must be certified by a Professional Engineer registered in the State of Maryland. Copies of soil compaction test results must be provided to, and approved by, the Construction Inspection Division prior to placement of curbs and/or base aggregate. Copies of base aggregate compaction test results must be provided to, and approved by, the Construction Inspection Division prior to placement of base hot mix asphalt.
11. Inlet grates in sumps shall be constructed level at elevation given in structure schedule. Inlets on grade shall be adjusted so that slope of grate matches finished flow line of curb. Top elevation shall apply to centerline of grate at flow line of curb. Cross slope of the grate shall match the road cross slope.
12. Pipe elevations shown on storm drain profiles are invert elevations unless otherwise noted.
13. Where ditch or waterway stabilization matting of any type is specified, installation shall be in accordance with manufacturer's recommendations. Matting shall be placed on bottom and side slopes to provide either 1.0' stabilized depth, unless otherwise indicated on plans.
14. All existing paving disturbed by utility cuts shall be replaced in accordance with Carroll County Standard Plate 47, Option 1 or Option 3 in the Design Manual, Volume 1 or as noted in the Utility Permit.
15. Once begun, road construction shall be continued until full depth of aggregate base and paving as shown on the typical section are placed, including the finished surface course. Aggregate base course and hot mix asphalt base course shall not remain uncovered for more than five working days.
16. Off-site borrow material to be imported for embankment construction and support of pavement is to meet the minimum subgrade soil specifications in Table 3 of the Design Guide for Flexible Pavements. CBR testing of off-site borrow material shall be completed and the test results submitted to and approved by the Bureau of Development Review prior to delivery of the material. The paving design sections shown on the approved plans shall be reviewed and evaluated using the CBR testing results of the borrow material. Any changes to the pavement design sections based on the CBR test results shall be incorporated through the red-line revision process.
17. The design Equivalent Single Axle Loads (ESAL) and the design CBR value shall be noted on the construction plans.
18. Permanent signage and striping shall be furnished and installed by the Carroll County Bureau of Roads Operations. Contractor shall notify the Bureau of Roads Operations at 410-386-6717 a minimum of three (3) weeks prior to starting work and then again 48 hours prior to completion of work.
19. Construction vehicles, contractor or private, or construction materials or equipment shall not be parked, placed, or stored within any public right-of-way.

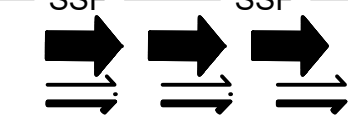



ABBREVIATIONS

APPROX.	APPROXIMATELY
AVE	AVENUE
BGE	BALTIMORE GAS & ELECTRIC
C.O.	CLEANOUT
CAP	CONCRETE ARCH PIPE
cfs	CUBIC FEET PER SECOND
C.I.	CAST IRON
CL	CLEARANCE
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
CL IV	CLASS IV
CMAP	CORRUGATED METAL ARCH PIPE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
C&P	CHESAPEAKE & POTOMAC
C	CENTER LINE
D.	STORM DRAIN
D.C.	DETECTOR CHECK
D.I.	DUCTILE IRON
D.I.P./DIP	DUCTILE IRON PIPE
DEPT	DEPARTMENT
DWG	DRAWING
(E)	EAST
E.B.	EAST BOUND
ELEC	ELECTRIC
ELEV	ELEVATION
ESMT	EASEMENT
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF/FFE	FINISHED FLOOR ELEVATION
F.H.	FIRE HYDRANT
fps	FEET PER SECOND
G.	GAS
G.W.	GUY WIRE
GALV.	GALVANIZED
HGL	HYDRAULIC GRADE LINE
H.B.	HAND BOX
HORIZ	HORIZONTAL
HWY	HIGHWAY
I.	INLET
INV.	INVERT
LANE	LANE
LP	LOW PRESSURE
MH	MANHOLE
MIN.	MINIMUM
(N)	NORTH
N.B.	NORTH BOUND
N/A	NOT APPLICABLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
OHE	OVERHEAD ELECTRIC
PKWY	PARKWAY
PR./PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE
QTY.	QUANTITY
R/W	RIGHT-OF-WAY
RCCP	REINFORCED CIRCULAR CONCRETE PIPE
RET	RETAINING
REV	REVISION
RD	ROOFDRAIN
SOUTH	SOUTH
S./SAN.	SANITARY
S.B.	SOUTH BOUND
S.H.C	SANITARY HOUSE CONNECTION
SW	SIDEWALK
SCH	SCHEDULE
SD.	STORM DRAIN
SO.FT.	SQUARE FEET
ST.	STREET
STD.	STANDARD
TCB	TRAFFIC CONTROL BOX
TYP.	TYPICAL
U/G	UNDER GROUND
UK	UNKNOWN
VERT	VERTICAL
(W)	WEST
W.	WATER
W.B.	WEST BOUND
W	WITH
WHC	WATER HOUSE CONNECTION
WM	WATER METER

SITE LEGEND

ZONE: C-2 ZONE: T-1 N 30°52'32" W - 100.00'	Zoning Line
— — — — —	Property line with Bearing & Distance
— — — — —	Adjoinder Property line
— — — — —	Existing Easement line
—300— — — — —	Existing Field Run Major Contour
-299 - - - - -	Existing Field Run Minor Contour
-300 - - - - -	Existing GIS Major Contour
-298 - - - - -	Existing GIS Minor Contour
13UC (A) 48UB (C)	Existing Soils Limits with HSG Designation
Ex 15" SD — SD — (D) —	Existing Storm Drain Line (Less than 24") with Manhole
Ex 30" SD — — — — —	Existing Storm Drain Line (24" and Greater)
	Existing Storm Drain Inlets
Ex 8" S — S — (S) —	Existing Sanitary Sewer Line With Manhole
Ex 8" W — W — (W) —	Existing Water Line With Valve
Ex 8" GAS — G — (G) —	Existing Gas Line With Valve
— — — — — UGE — — — — —	Existing Underground Electric Lines
— — — — — OHE — — — — —	Existing Overhead Electric Lines with Pole
— X — — X — — X — —	Existing Chainlink Fence
— // — — // — — // — — // — —	Existing Wood Fence
== — — — — —	Existing Pavement Edge
== — — — — —	Existing Curb & Gutter
== — — — — —	Existing Sidewalk
	Existing Structure
	Existing Treeline
— // — — // — — // — — // — —	Existing Wood Fence
	Existing Non-tidal Wetlands
— — — — —	25' Non-tidal Wetlands Buffer
SB — — — — — SB	Variable Width Stream Buffer
— FP — — — — — FP — — — — —	Flood Plain
	Existing Street Light
	Ex. Water Valve
	Ex. Water Meter
	Existing Fire Hydrant
	Ex. Sanitary Cleanout
	Ex. Sign
— — — — —	Limit of Field Run Topo
— 290 — — — — —	Proposed Major Contour
— 287 — — — — —	Proposed Minor Contour
	Proposed Structure
— — — — —	Proposed Pavement Edge
— — — — —	Proposed Curb & Gutter
— — — — —	Proposed Sidewalk
	Proposed Crosswalk
	Proposed Sidewalk Ramp
	Handicap-Accessible Parking Space Symbol (for proposed handicap-accessible parking stalls)
	Proposed Retaining Wall
	Proposed Storm Drain with Manhole
	Proposed Storm Drain Inlets
	Proposed Sewer With Manhole
	Proposed Water
	Proposed Site Lighting (by others)
	Proposed Fire Hydrant
	Proposed Water Reducer
	Proposed Water Valve
	Proposed Sign
	Proposed Light Duty Paving
	Proposed Heavy Duty Paving

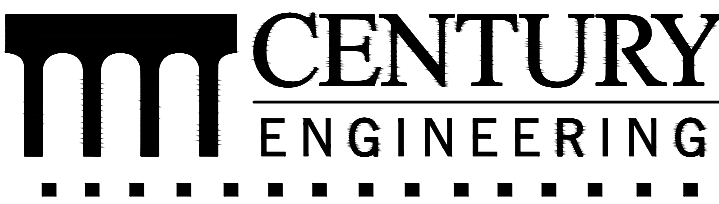
EROSION AND SEDIMENT CONTROL LEGEND

— SF — — — — — SF — — — — —	Silt Fence
— SSF — — — — — SSF — — — — —	Super Silt Fence
	Earth Dike
	Temporary Swale
	Removable Pumping Station
— LOD — — — — —	Limit of Disturbance
	Stabilized Construction Entrance (SCE)
AGIP <input type="checkbox"/>	At Grade Inlet Protection
SIP <input type="checkbox"/>	Standard Inlet Protection
COIP <input type="checkbox"/>	Combination Inlet Protection
IB <input type="checkbox"/>	Inlet Blocking

NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT BE PRESENT ON ALL SHEETS; REFER TO INDIVIDUAL PLAN SHEETS FOR SUPPLEMENTAL PLAN-SPECIFIC LEGENDS.

DATA SOURCES

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- EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
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- DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
- ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.



A Kleinfelder Company

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

LEGENDS AND ABBREVIATIONS SHEET

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD



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 NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024

SCALE: AS SHOWN

SHEET:

PROJECT NUMBER: 211253.00 (C-

2 OF 50

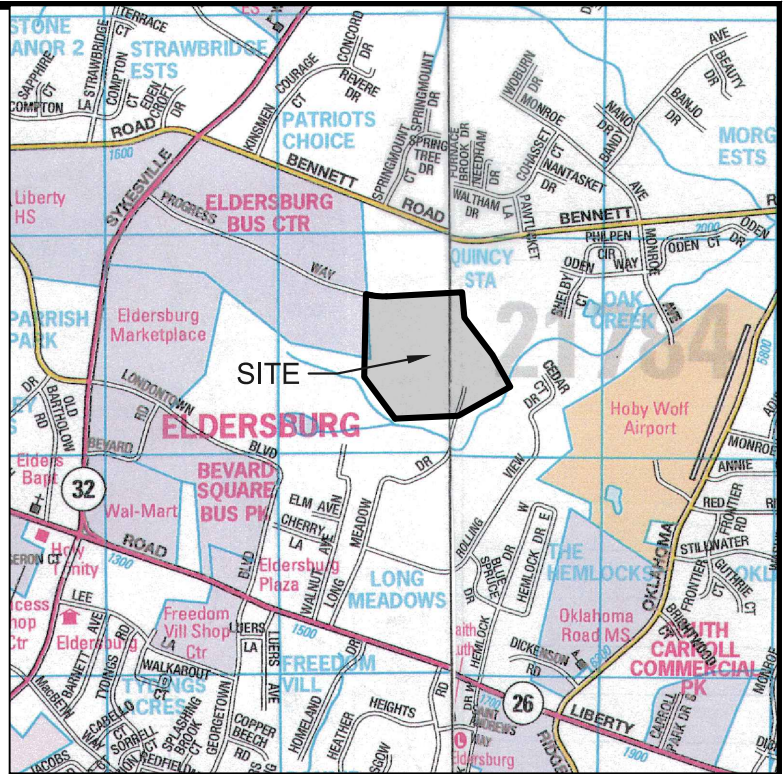
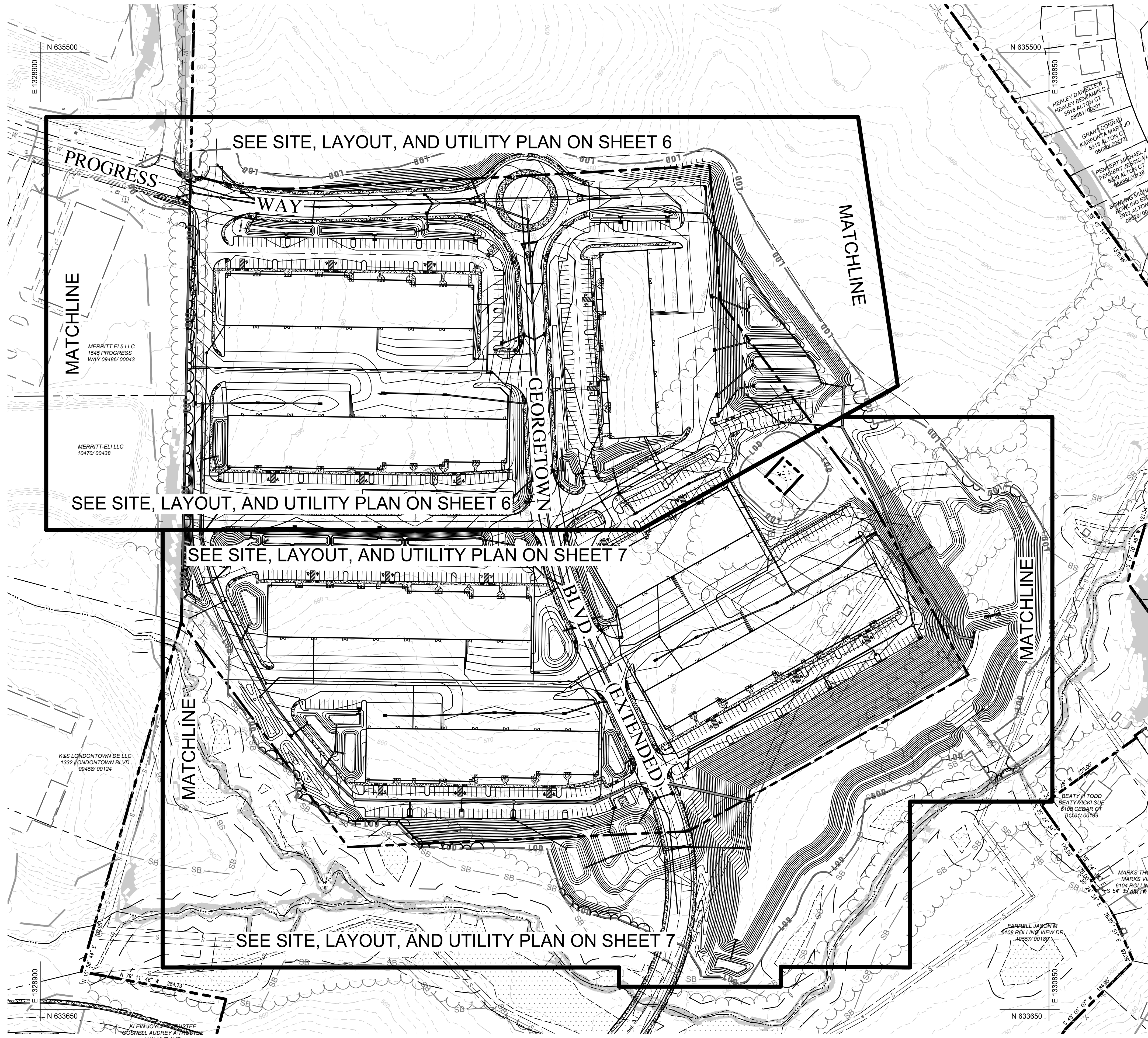
OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21244
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022

DATE	BY	REVISIONS

T:\2021\Facilities\00211253.001A Beatty Property\CIVIL\CAD\Drawings\Concept Flex\211253.00 (C-X) Overall Key Sheet.dwg May 28, 2024 2:15pm rlangrehr



VICINITY MAP
SCALE: 1"=2000'

DATA SOURCES

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5. DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
6. ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK
OVERALL SITE PLAN KEY SHEET

ELDERSBURG CORPORATE PARK
PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



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PROJECT NUMBER: 211253.00 (C-

SHEET:
3 OF 50

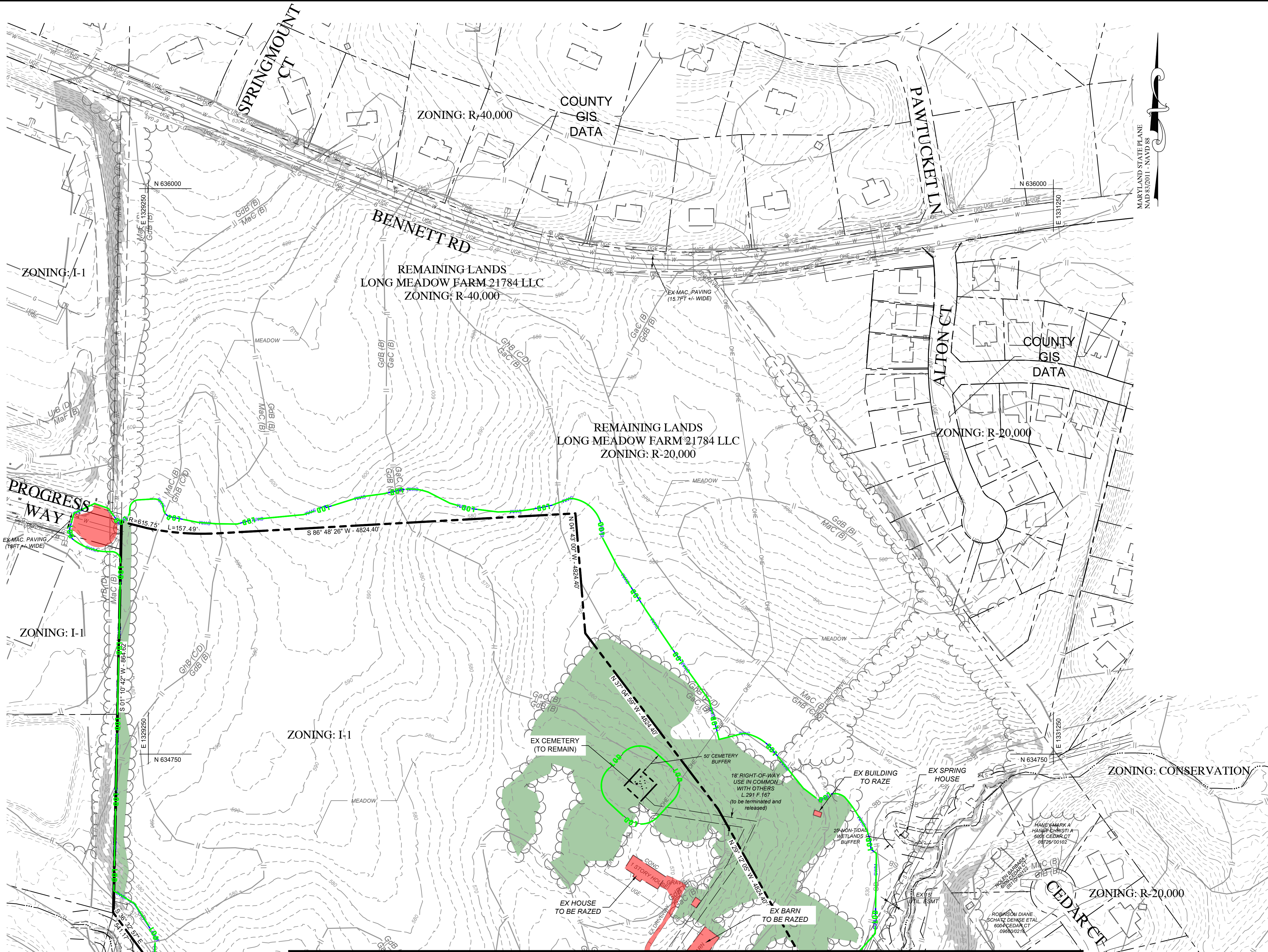
PLAN
SCALE: 1"=100'
100 0 100 200
SCALE: 1" = 100'

OWNER
LONG MEADOW FARM 21784, LLC
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WESTMINSTER, MD 21157
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S-23-0022		
DATE	BY	REVISIONS

T:\2021\Facilities\00211253.001A Beaty Property\CIVIL\CADD\Drawings\Concept Flex\211253.00 (C-x) Ex Conditions Plan.dwg May 28, 2024 2:16pm rlangrehr



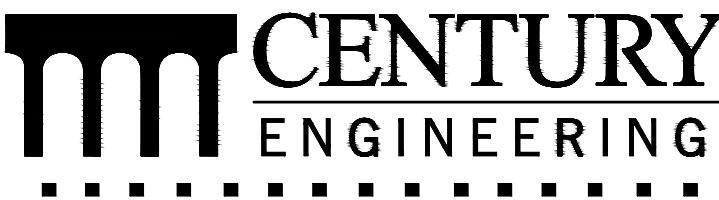
LEGEND

- Existing Impervious Areas within LOD
- Existing Wooded Areas within LOD
- EX. Meadow Within LOD
- LOD Limit of Disturbance
- SWM SWM Study Area (For ESD Computations)

REFER TO SHEET 2 OF 50 FOR MASTER LEGEND.

DATA SOURCES

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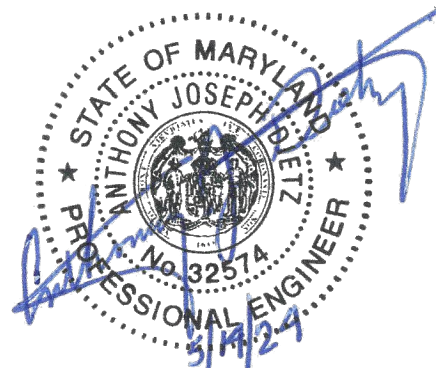
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Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

EXISTING CONDITIONS AND
DEMOLITION PLAN

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



PROFESSIONAL
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PROJECT NUMBER: 211253.00 (C-

SHEET:
4 OF 50

MATCHLINE - FOR CONTINUATION SEE SHEET 5



SCALE: 1" = 100'

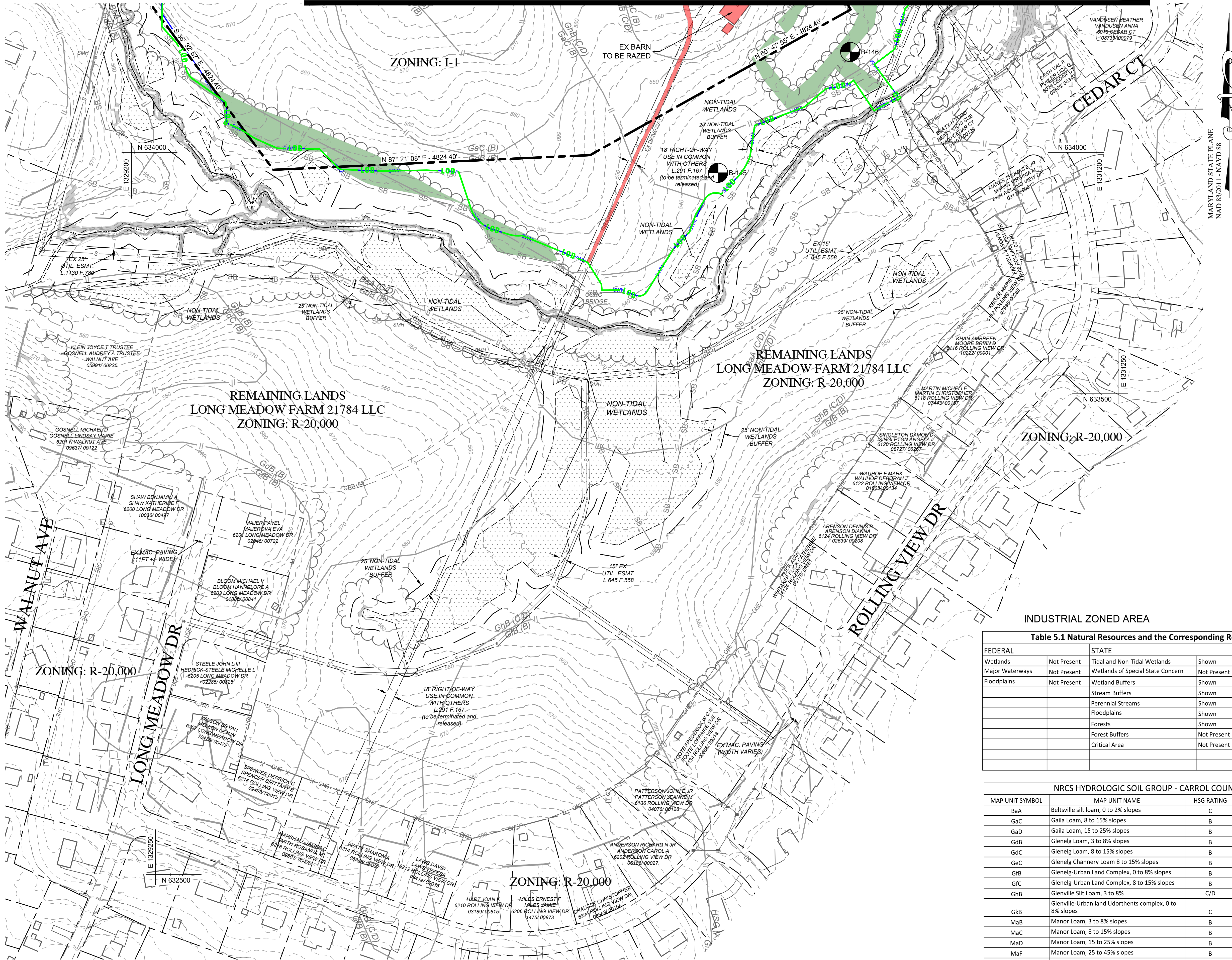
PLAN
SCALE: 1"=100'

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21154
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022

DATE	BY	REVISIONS



LEGEND

- Existing Impervious Areas within LOD
- Existing Wooded Areas within LOD
- EX. Meadow Within LOD
- Limit of Disturbance
- SWM Study Area (For ESD Computations)

REFER TO SHEET 2 OF 50 FOR MASTER LEGEND.

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INDUSTRIAL ZONED AREA

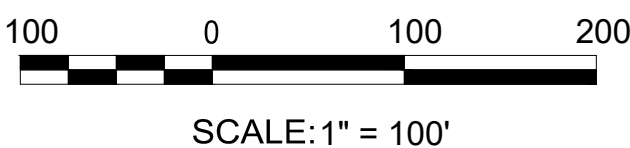
Table 5.1 Natural Resources and the Corresponding Regulatory Authorities

FEDERAL	STATE	LOCAL
Wetlands	Not Present	Tidal and Non-Tidal Wetlands
Major Waterways	Not Present	Wetlands of Special State Concern
Floodplains	Not Present	Wetland Buffers
		Stream Buffers
		Perennial Streams
		Floodplains
		Forests
		Forest Buffers
		Critical Area
		Steep Slopes
		Highly Erodible Soils
		Enhanced Stream Buffers
		Topography/Slopes
		Springs
		Seeps
		Intermittent Streams
		Vegetative Cover
		Soils
		Bedrock/Geology
		Existing Drainage Areas

NRCS HYDROLOGIC SOIL GROUP - CARROL COUNTY, MARYLAND

MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING	K RATING	DRAINAGE CLASS
BaA	Beltsville silt loam, 0 to 2% slopes	C	0.37	Poorly Drained
GaC	Galla Loam, 8 to 15% slopes	B	0.49	Well Drained
GaD	Galla Loam, 15 to 25% slopes	B	0.49	Well Drained
GdB	Glenelg Loam, 3 to 8% slopes	B	0.24	Well Drained
GdC	Glenelg Loam, 8 to 15% slopes	B	0.24	Well Drained
Gec	Glenelg Channery Loam 8 to 15% slopes	B	0.24	Well Drained
GfB	Glenelg-Urban Land Complex, 0 to 8% slopes	B	0.28	Well Drained
GfC	Glenelg-Urban Land Complex, 8 to 15% slopes	B	0.28	Well Drained
GHB	Glenville Silt Loam, 3 to 8%	C/D	0.37	Moderately Well Drained
GKB	Glenville-Urban land Udorthents complex, 0 to 8% slopes	C	.37	Moderately Well Drained
MaB	Manor Loam, 3 to 8% slopes	B	0.24	Well Drained
MaC	Manor Loam, 8 to 15% slopes	B	0.28	Well Drained
MaD	Manor Loam, 15 to 25% slopes	B	0.28	Well Drained
MaF	Manor Loam, 25 to 45% slopes	B	0.24	Well Drained
Urb	Urban Land-Udorthents complex, 0 to 8% Slopes	D	No "k" Factor	No Drainage Class
WhB	Wheaton-Glenelg Complex, 0 to 8% slopes	B	0.37	Well Drained

PLAN
SCALE: 1"=100'



OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022

DATE	BY	REVISIONS

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A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK
**EXISTING CONDITIONS AND
DEMOLITION PLAN**
ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5

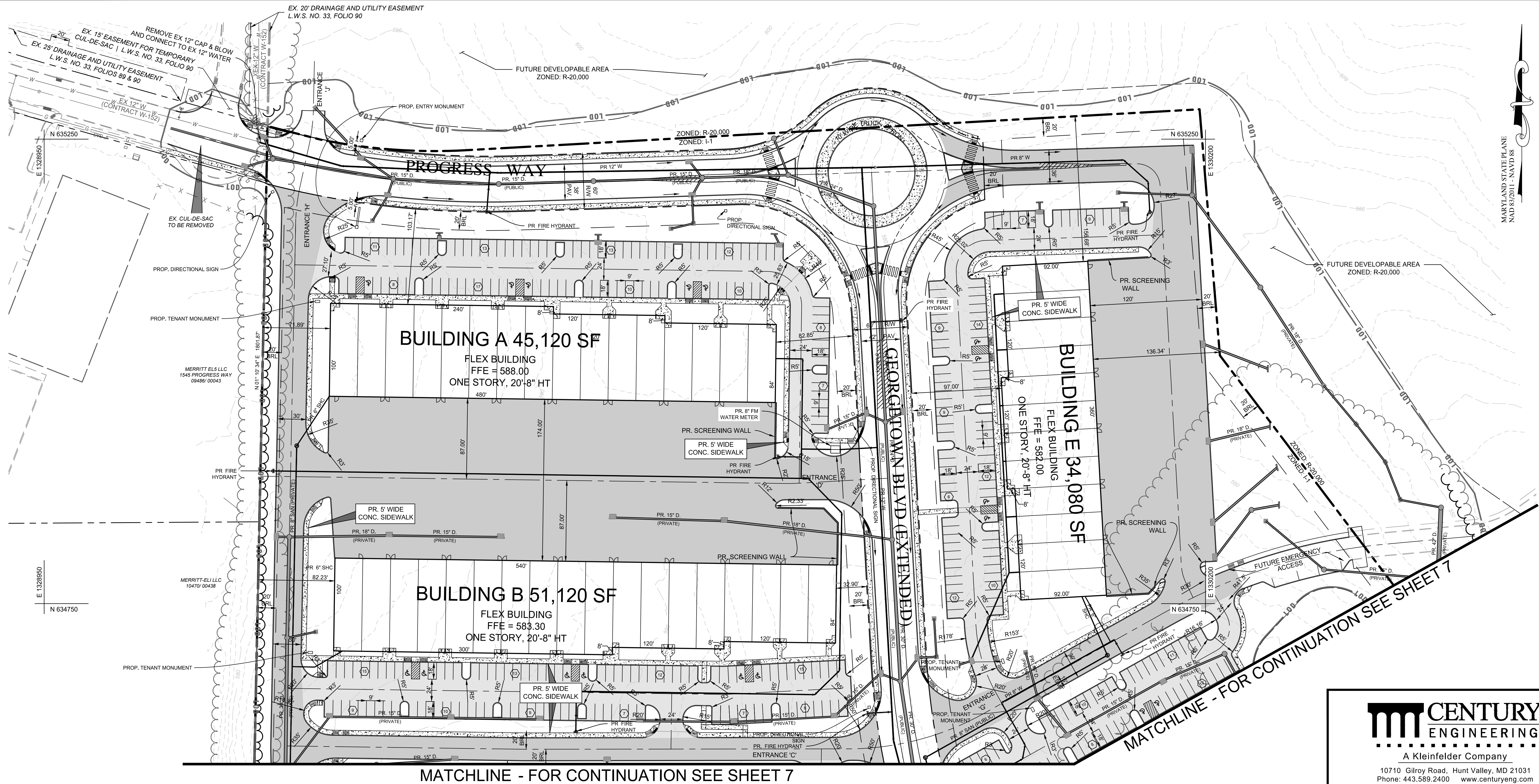


PROFESSIONAL
CERTIFICATION

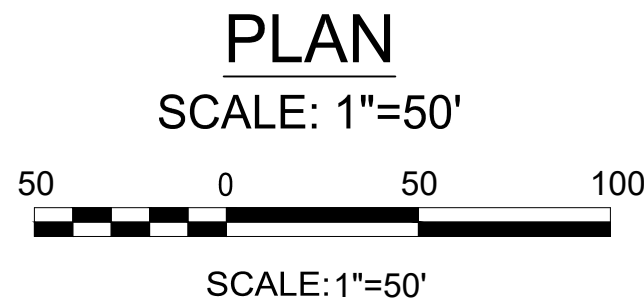
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LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024 SCALE: AS SHOWN SHEET:
PROJECT NUMBER: 211253.00 (C- 5 OF 50

T:\2021\Facilities\00211253.001A Beaty Property\CIVIL\CAD\Drawings\Concept Flex\211253.00 (C-X) Site Plan.dwg May 28, 2024 2:17pm rlangrehr



MATCHLINE - FOR CONTINUATION SEE SHEET 7



OWNER
Long Meadow Farm 21784 LLC
741 Klees Mill Rd
Westminster, MD 21157
Phone No: 410-369-1207

DEVELOPER
St. John Properties, Inc.
2560 Lord Baltimore Rd
Baltimore, MD 21244
Contact: Matt Taylor
Phone No: 410-369-1207

- NOTES:**
- SEE PUBLIC ROAD DRAWINGS FOR GEORGETOWN BOULEVARD EXTENDED AND PROGRESS WAY.
 - SEE SHEET 2 FOR LEGENDS AND ABBREVIATIONS.
 - SEE SHEET 29 FOR DIRECTIONAL SIGN, TENANT MONUMENT, AND ENTRY MONUMENT DETAILS AND SETBACKS.

S-23-0022		
DATE	BY	REVISIONS

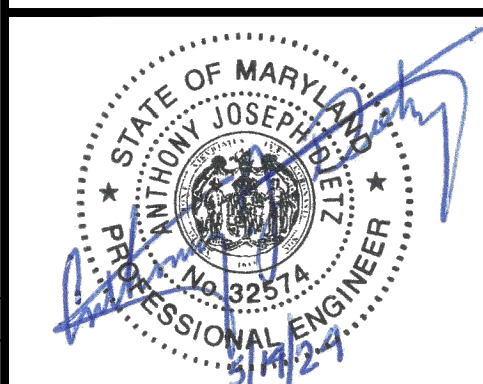
CENTURY ENGINEERING
A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

SITE, LAYOUT, AND UTILITY PLAN

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



PROFESSIONAL CERTIFICATION
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DATE: 01-31-2024 SCALE: AS SHOWN SHEET: 6 OF 50
PROJECT NUMBER: 211253.00 (C-

MATCHLINE - FOR CONTINUATION SEE SHEET 6

BUILDING C 48,120 SF

FLEX BUILDING
FFE = 572.70
ONE STORY, 20'-8" HT

[illegible]

BUILDING D 42,120 SF

FLEX BUILDING
FFE = 568.00
ONE STORY, 20'-8" HT



CENTURY
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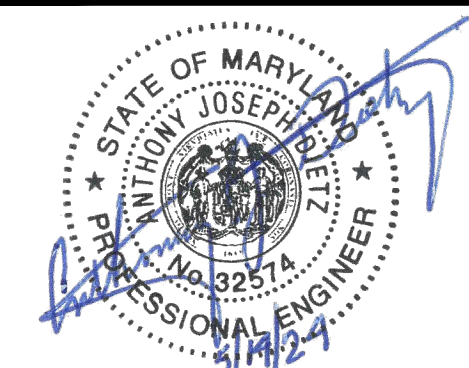
10710 Gilroy Road, Hunt Valley, MD 21031
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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

SITE, LAYOUT, AND UTILITY PLAN

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD



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EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024	SCALE: AS SHOWN	SHEET: 7 OF 50
PROJECT NUMBER: 211253.00 (C-		

7 OF 50

PLAN

SCALE: 1"=50'



SCALE: 1"=50'

OWNER

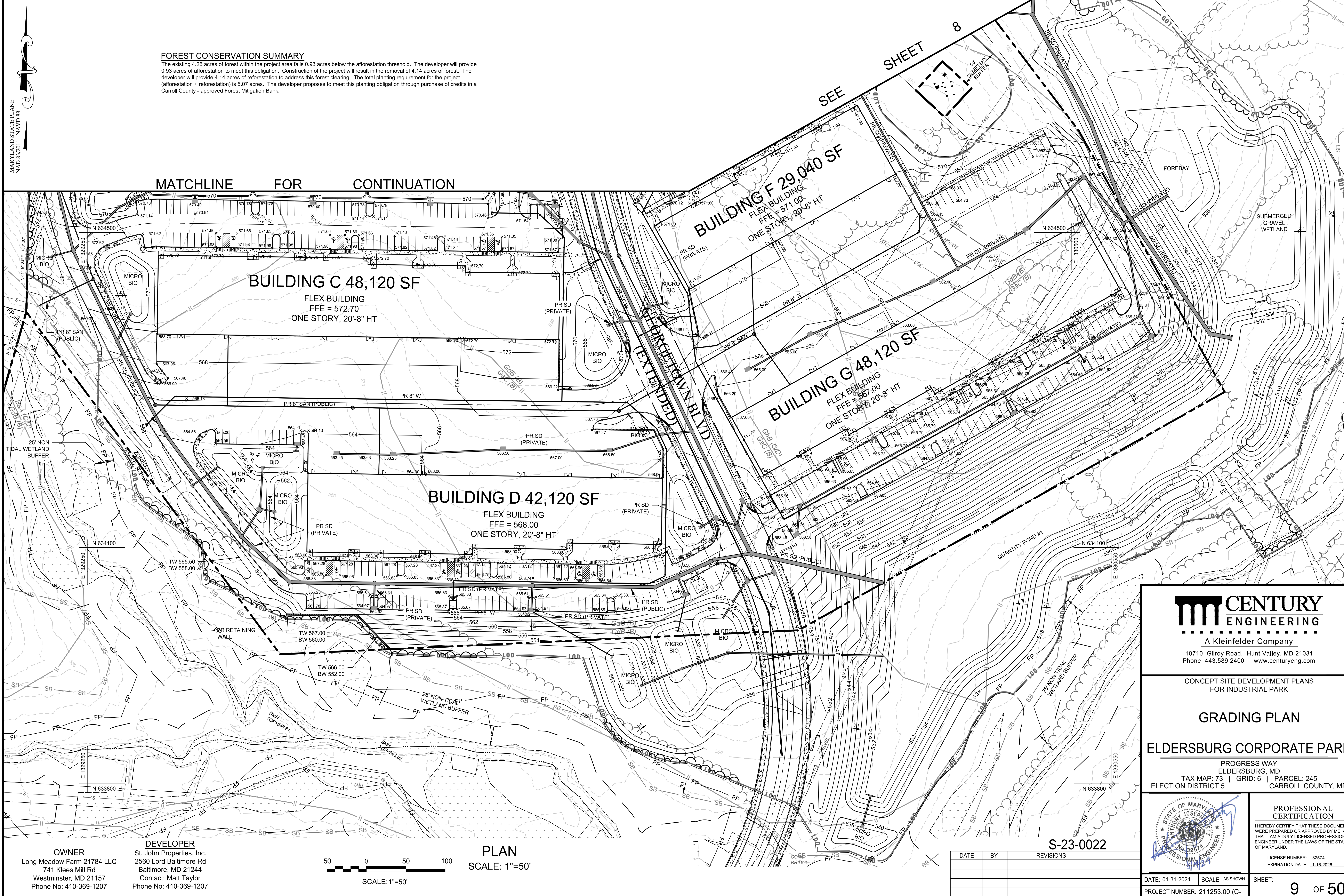
Long Meadow Farm 21784 LLC
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DEVELOPER

St. John Properties, Inc.
2560 Lord Baltimore Rd
Baltimore, MD 21244
Contact: Matt Taylor
Phone No: 410-369-1207

S-23-0022

DATE	BY	REVISIONS



FOREST CONSERVATION SUMMARY
The existing 4.25 acres of forest within the project area falls 0.93 acres below the afforestation threshold. The developer will provide 0.93 acres of afforestation to meet this obligation. Construction of the project will result in the removal of 4.14 acres of forest. The developer will provide 4.14 acres of reforestation to address this forest clearing. The total planting requirement for the project (afforestation + reforestation) is 5.07 acres. The developer proposes to meet this planting obligation through purchase of credits in a Carroll County - approved Forest Mitigation Bank.

MATCHLINE FOR CONTINUATION

BUILDING C 48,120 SF

FLEX BUILDING
FFE = 572.70
ONE STORY, 20'-8" HT

BUILDING D 42,120 SF

FLEX BUILDING
FFE = 568.00
ONE STORY, 20'-8" HT

BUILDING F 29,040 SF

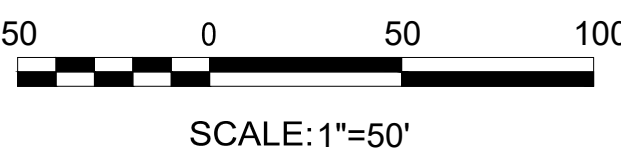
FLEX BUILDING
FFE = 571.00
ONE STORY, 20'-8" HT

BUILDING G 48,120 SF

FLEX BUILDING
FFE = 567.00
ONE STORY, 20'-8" HT

PLAN

SCALE: 1"=50'



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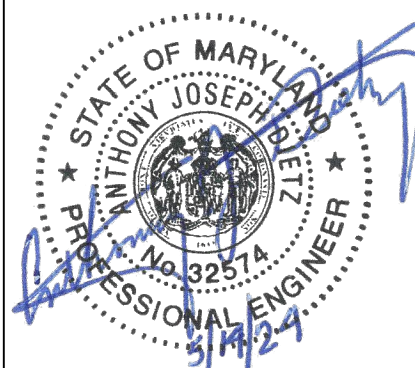
10710 Gilroy Road, Hunt Valley, MD 21031
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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

GRADING PLAN

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



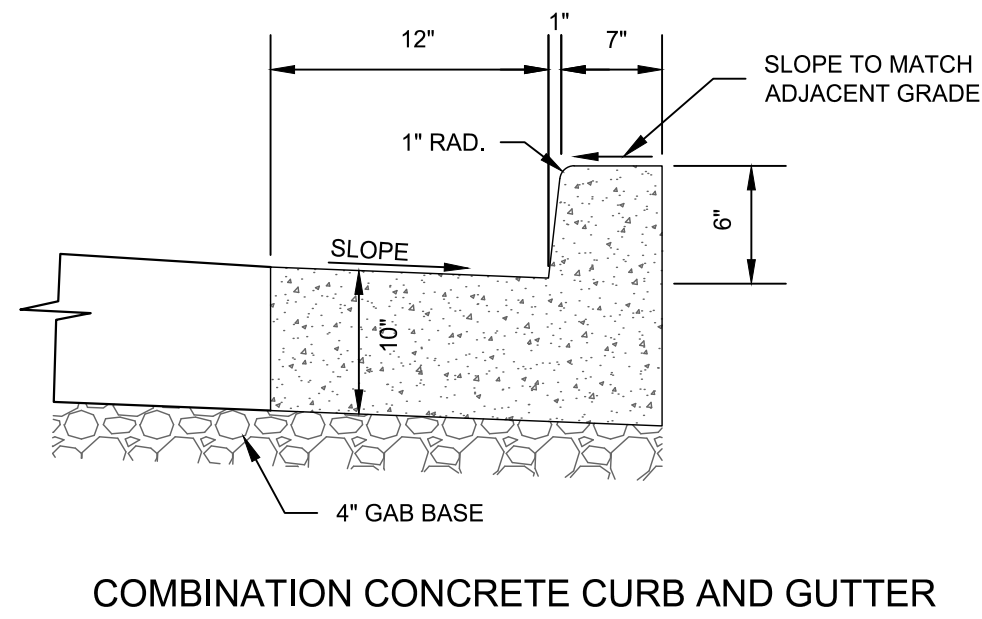
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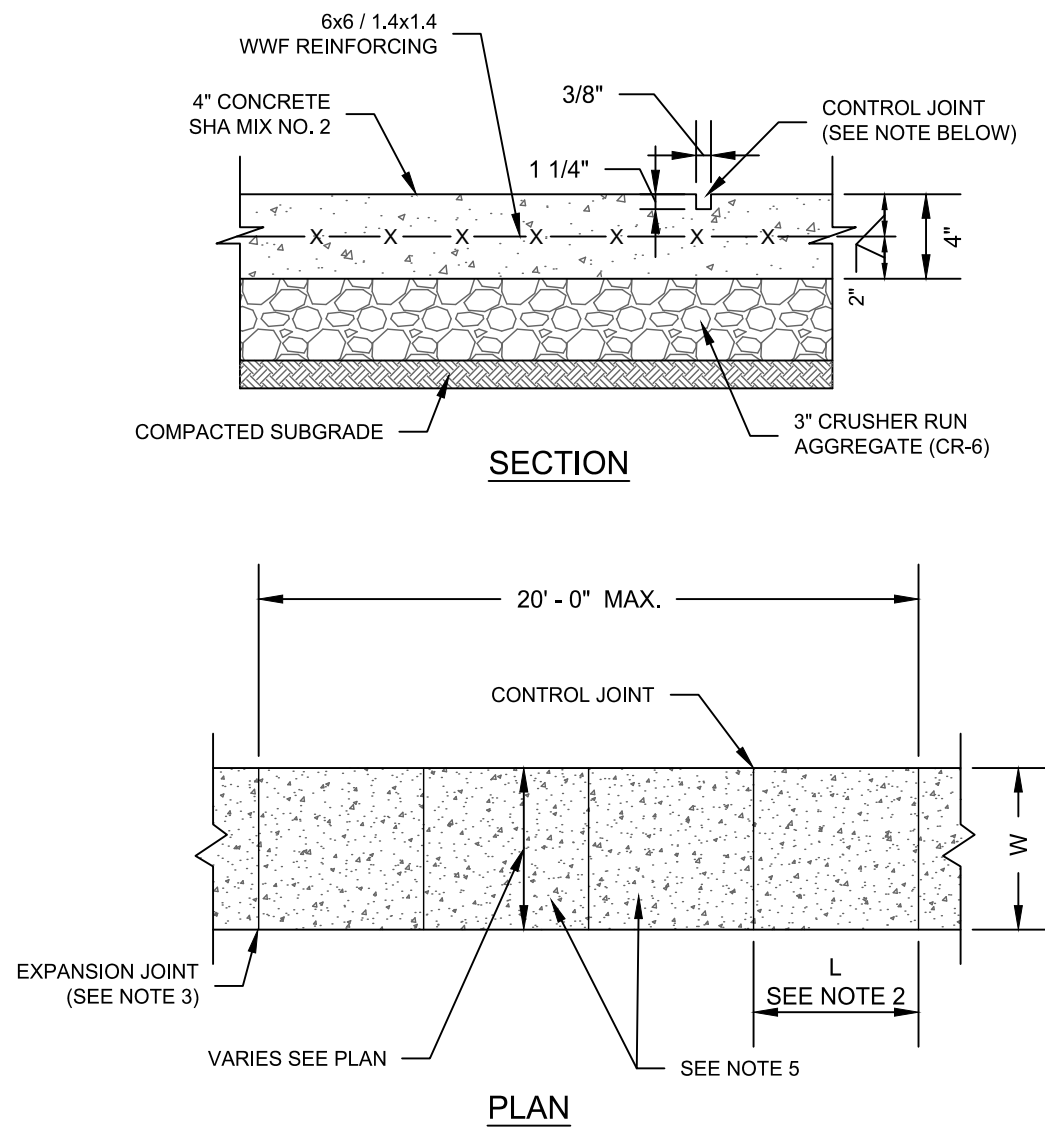
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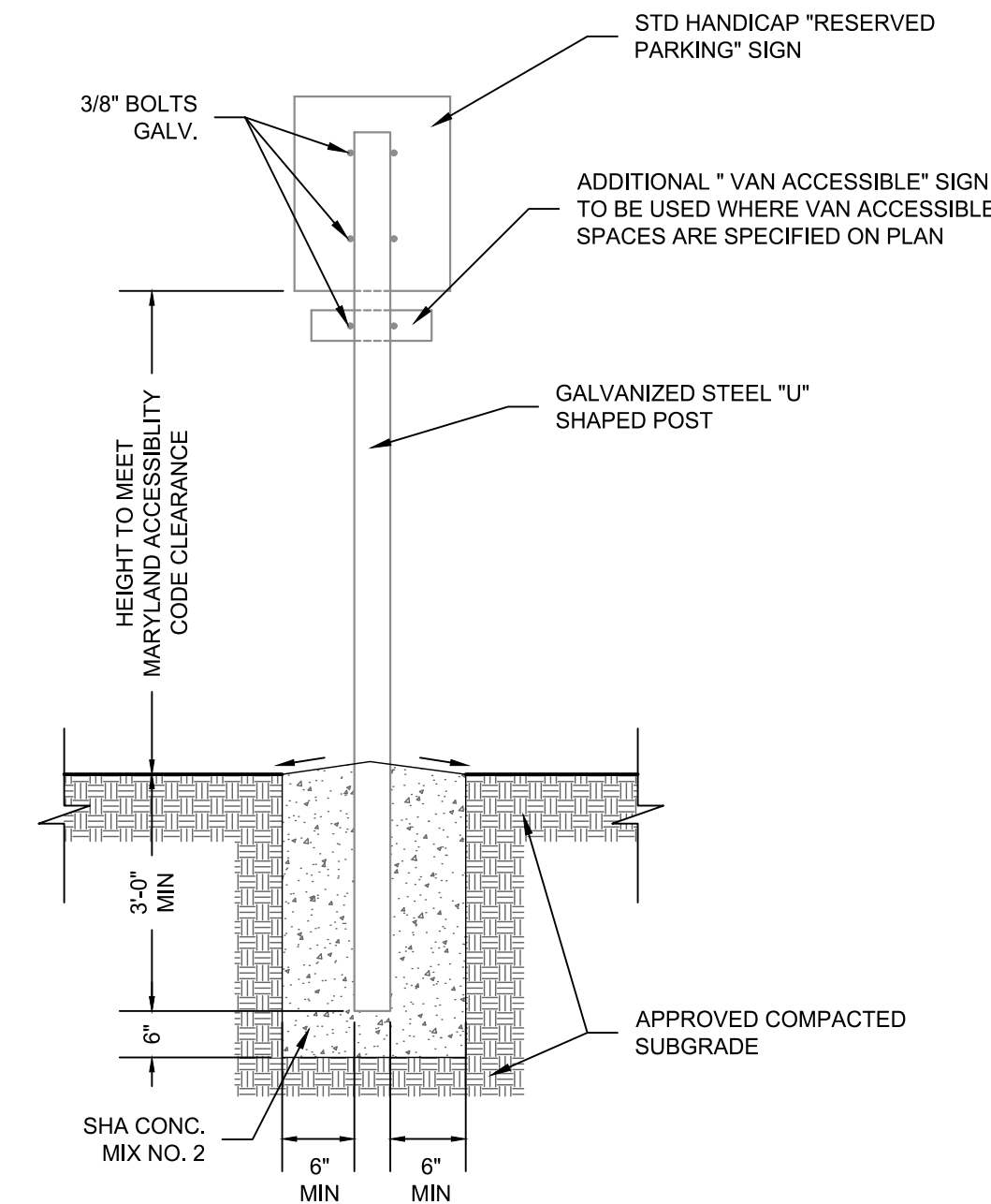
SHEET:
9 OF 50



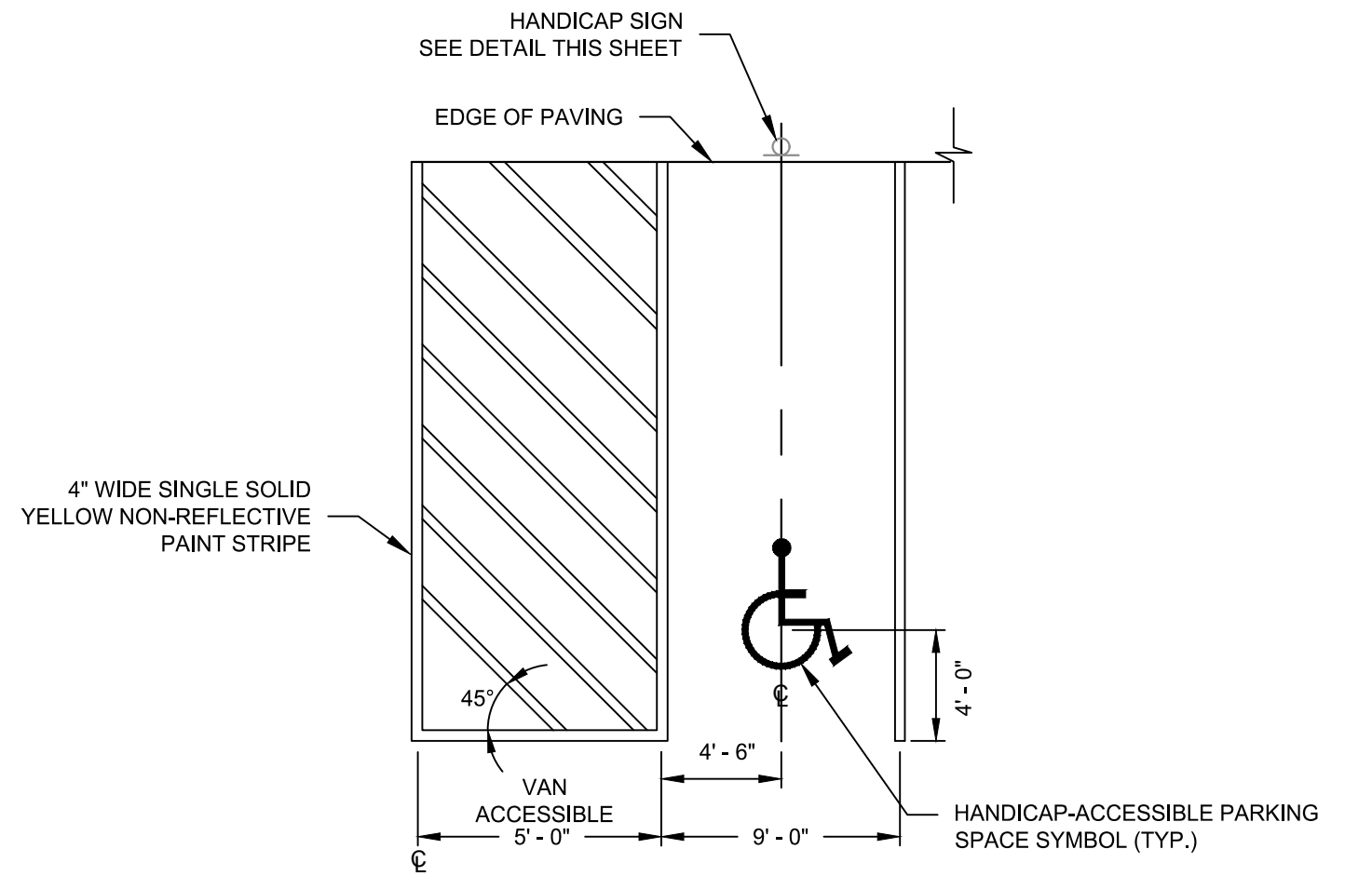
- GENERAL NOTES:**
1. REFER TO LOCAL SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
 2. GUTTER PAN SLOPE AND DIRECTION EQUAL TO THAT OF ADJOINING PAVEMENT GRADE (4% MAX).



- NOTES**
1. ALL CONCRETE SHALL BE 6% AIR-ENTRAINED, 3000 P.S.I. SHA MIX. NO. 2, DEPTH SHALL BE 4".
 2. PROVIDE SCORED CONTROL JOINTS EVERY 4'-0" MIN. BOTH DIRECTIONS.
 3. PROVIDE 1/2" EXPANSION JOINT EVERY 20' O.C. MAX. MARK EXPANSION/CONTRACTION JOINTS FOR SIDE-WALK WIDTHS 4'-0" TO 8'-0". IF "W" IS 8'-0" OR GREATER, ADD ADDITIONAL LONGITUDINAL EXPANSION JOINT AT CENTERLINE OF SIDEWALK.
 4. PROVIDE 1/2" EXPANSION JOINT SEALANT WHERE SIDEWALK ABUTS CURB OR OTHER RIGID STRUCTURE(S).
 5. ALL BROOM FINISH STROKES IN CONCRETE SIDEWALK TO BE PERPENDICULAR TO EDGES OF CONCRETE. DO NOT ALTERNATE PATTERN.



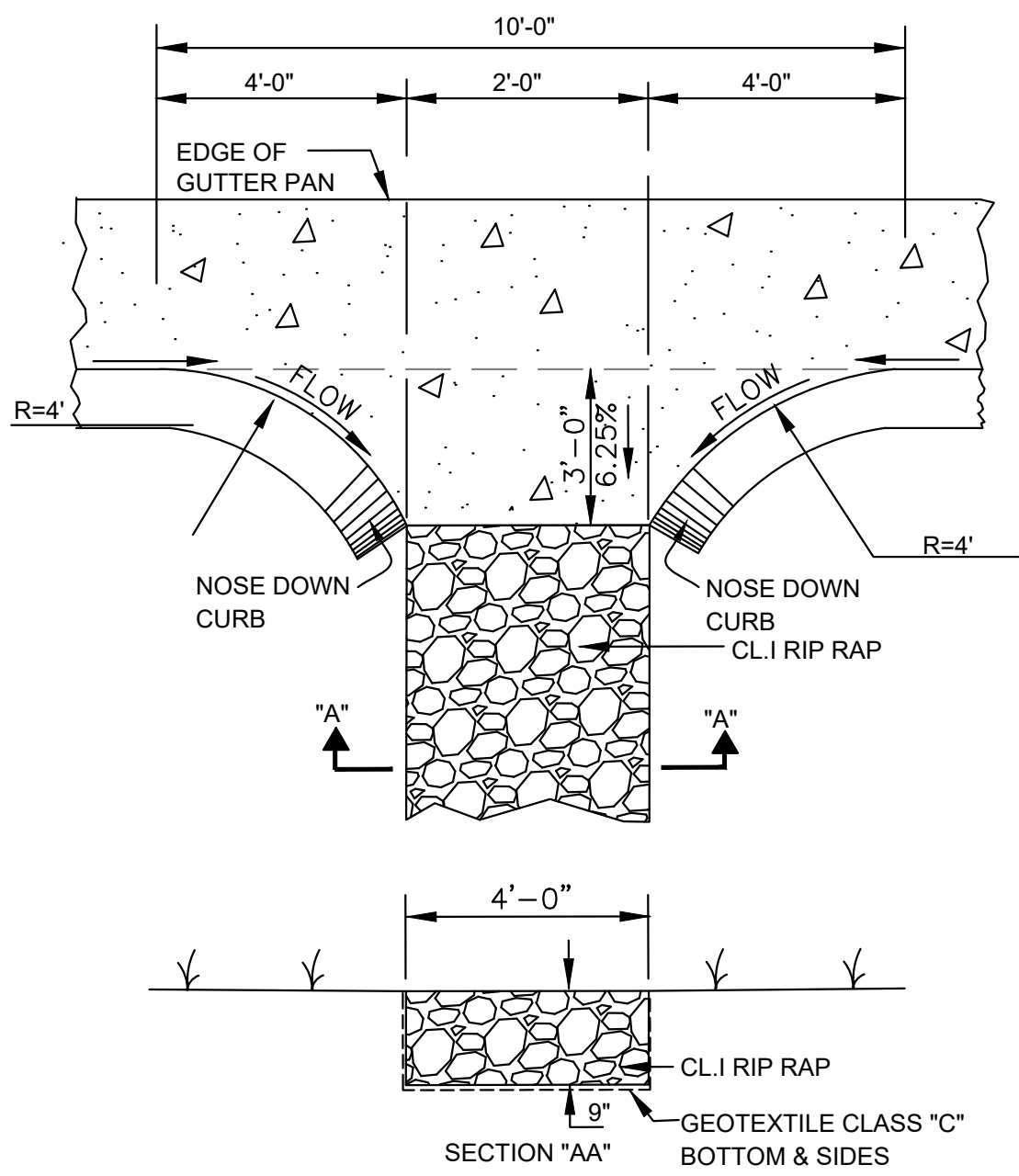
ALL WORK SHALL BE DONE IN ACCORDANCE MOST CURRENT CODE OF MARYLAND - MARYLAND ACCESSIBILITY CODE.



- GENERAL NOTES:**
1. STRIPING SHOULD END AT EDGE OF PAVING
 2. STRIPING MATERIAL AND METHODS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST MUTCD EDITION STDs. & SPECS.
 3. (*) INSTALL "VAN ACCESSIBLE" SIGN ON 9'-0" WIDE SPACE, AS NOTED ON PLAN.
 4. YELLOW PAINT MAY BE USED ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST. OWNER'S WRITTEN APPROVAL MUST BE OBTAINED.
 5. ALL DIMENSION, LAYOUT, BACKGROUND AND COLOR TO CONFORM TO MOST CURRENT ADA GUIDELINES.

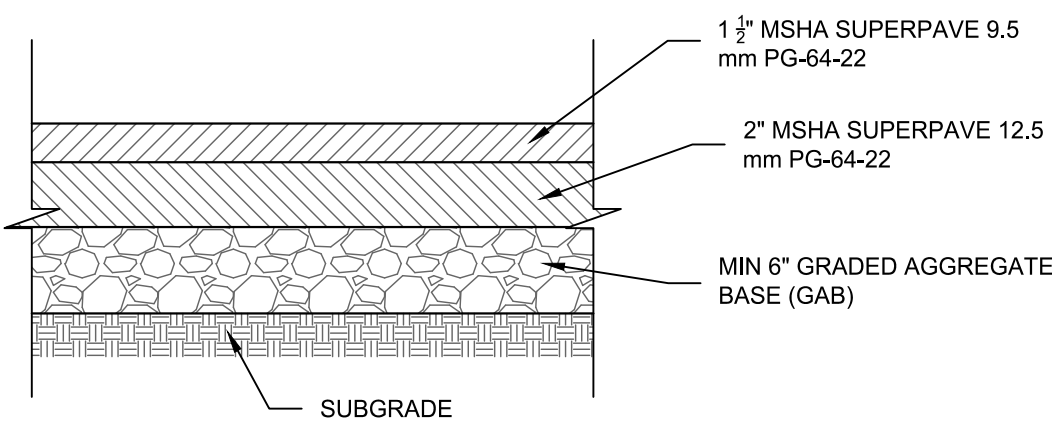
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



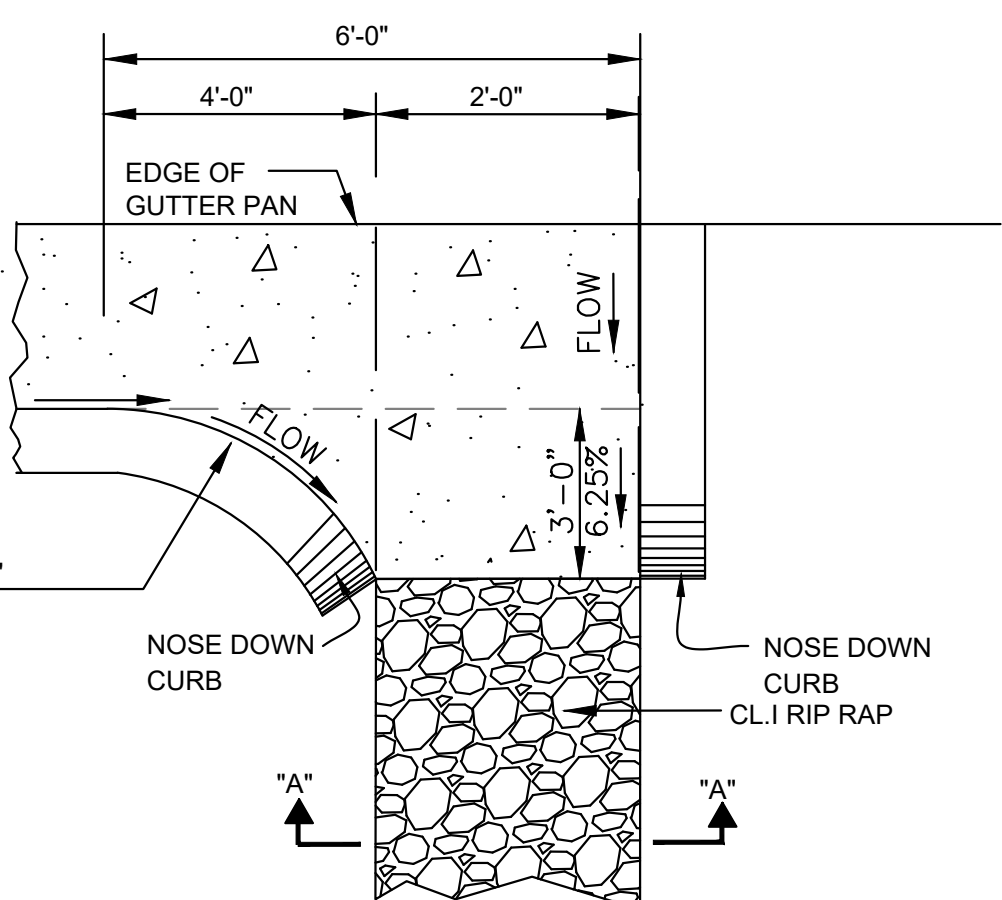
SUMP CURB OPENING DETAIL

NOT TO SCALE



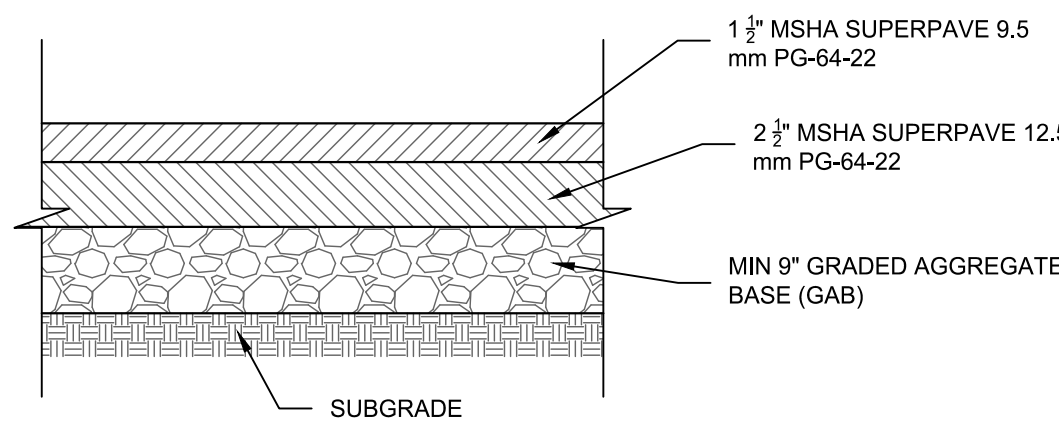
LIGHT DUTY BITUMINOUS CONCRETE PAVING SECTION

NOT TO SCALE



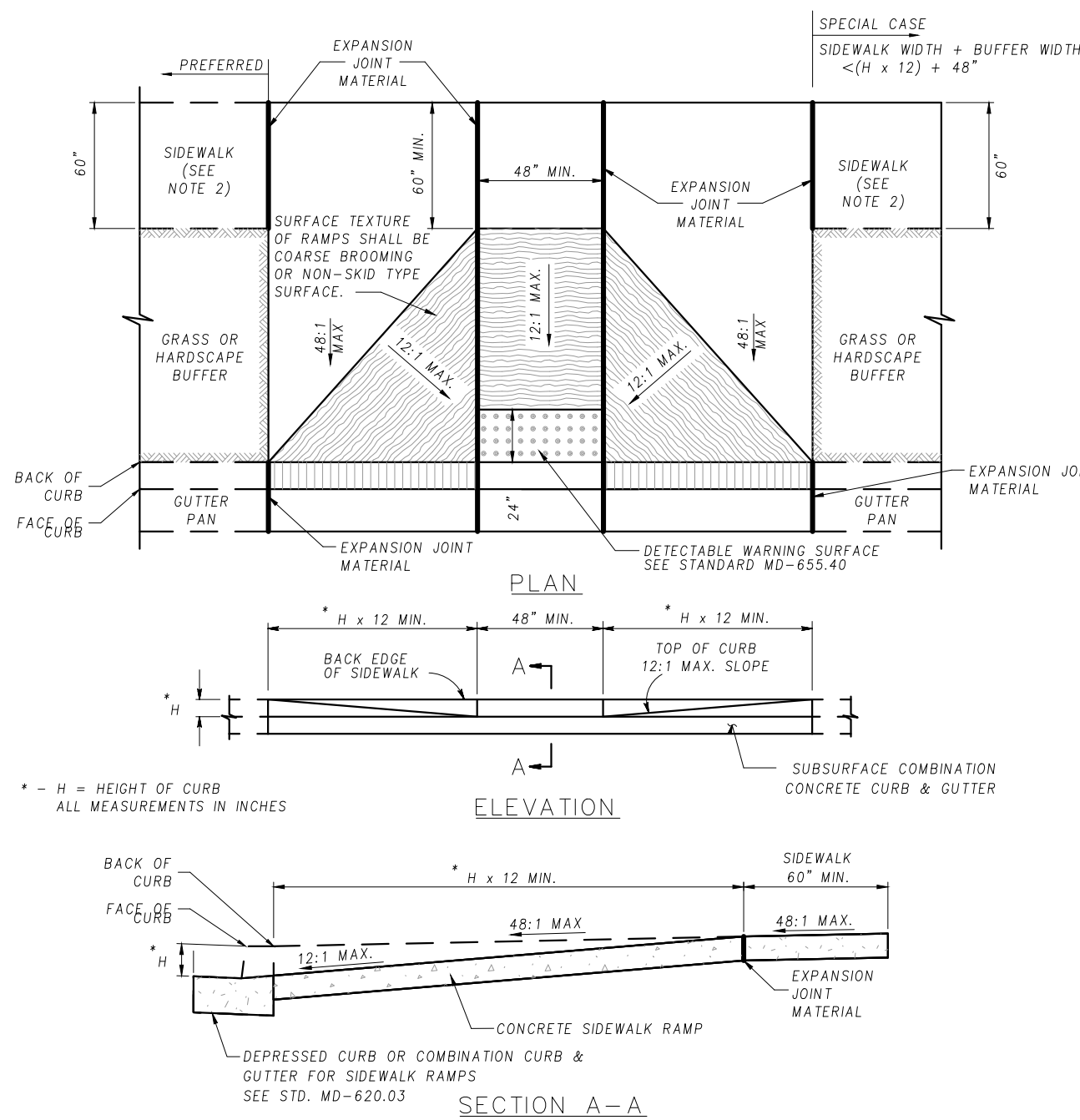
CORNER CURB OPENING DETAIL

NOT TO SCALE

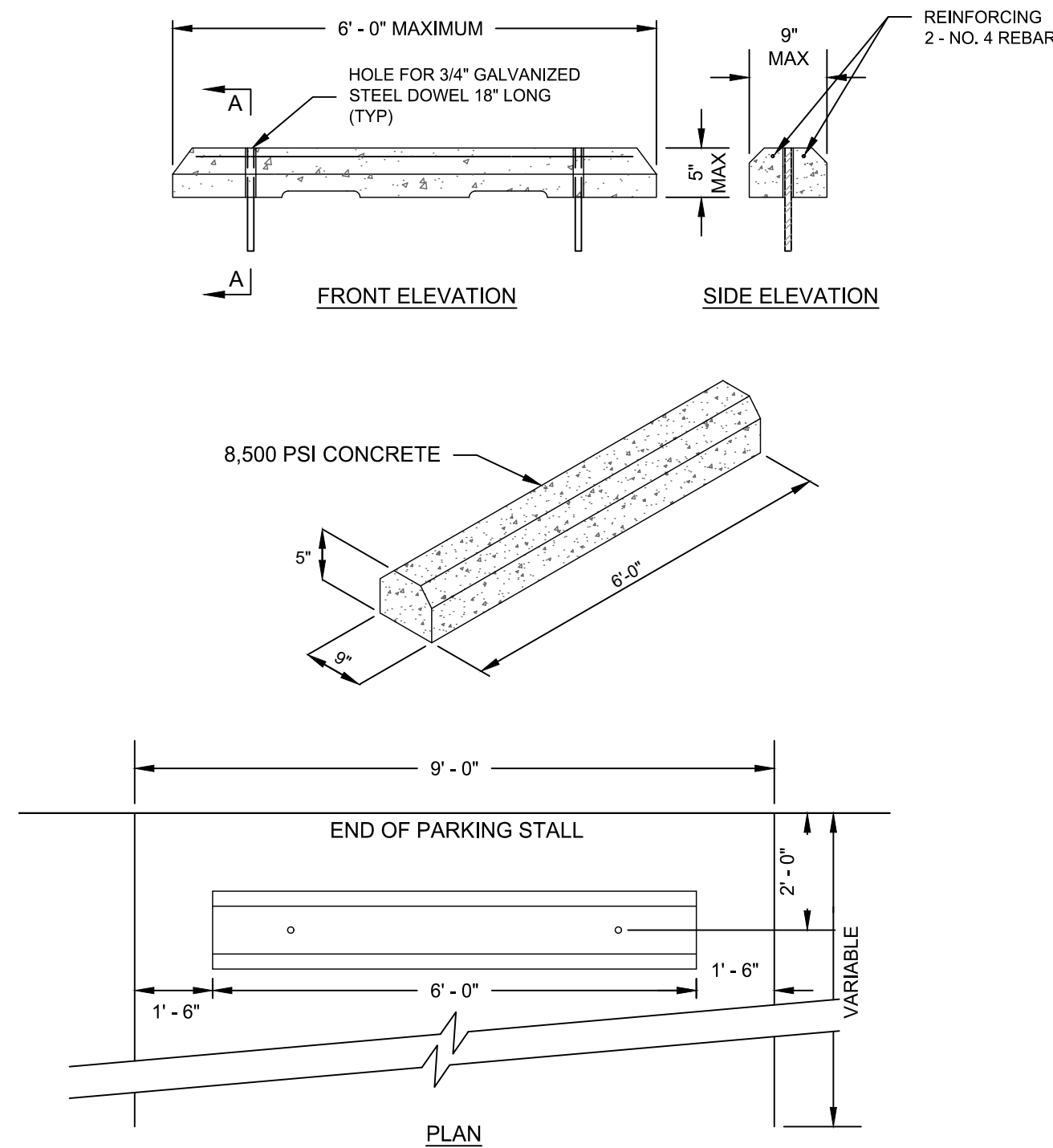


HEAVY DUTY BITUMINOUS CONCRETE PAVING SECTION

NOT TO SCALE



- NOTES**
1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
 2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
 3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
 4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. WD-655.01.
 5. SIDEWALK RAMP TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
 6. TRANSITION PANELS TO BE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.



PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

- DATA SOURCES**
1. EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
 2. EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
 3. BOUNDARY INFORMATION SHOWN HEREON IS FROM FIELD LOCATION PREFORMED BY: MTPLS LAND SURVEYORS, LLC, NOVEMBER, 2021.
 4. COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/2011, NAVD 88)
 5. DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
 6. ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

CENTURY ENGINEERING
A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

SITE DETAILS

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5
CARROLL COUNTY, MD



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.

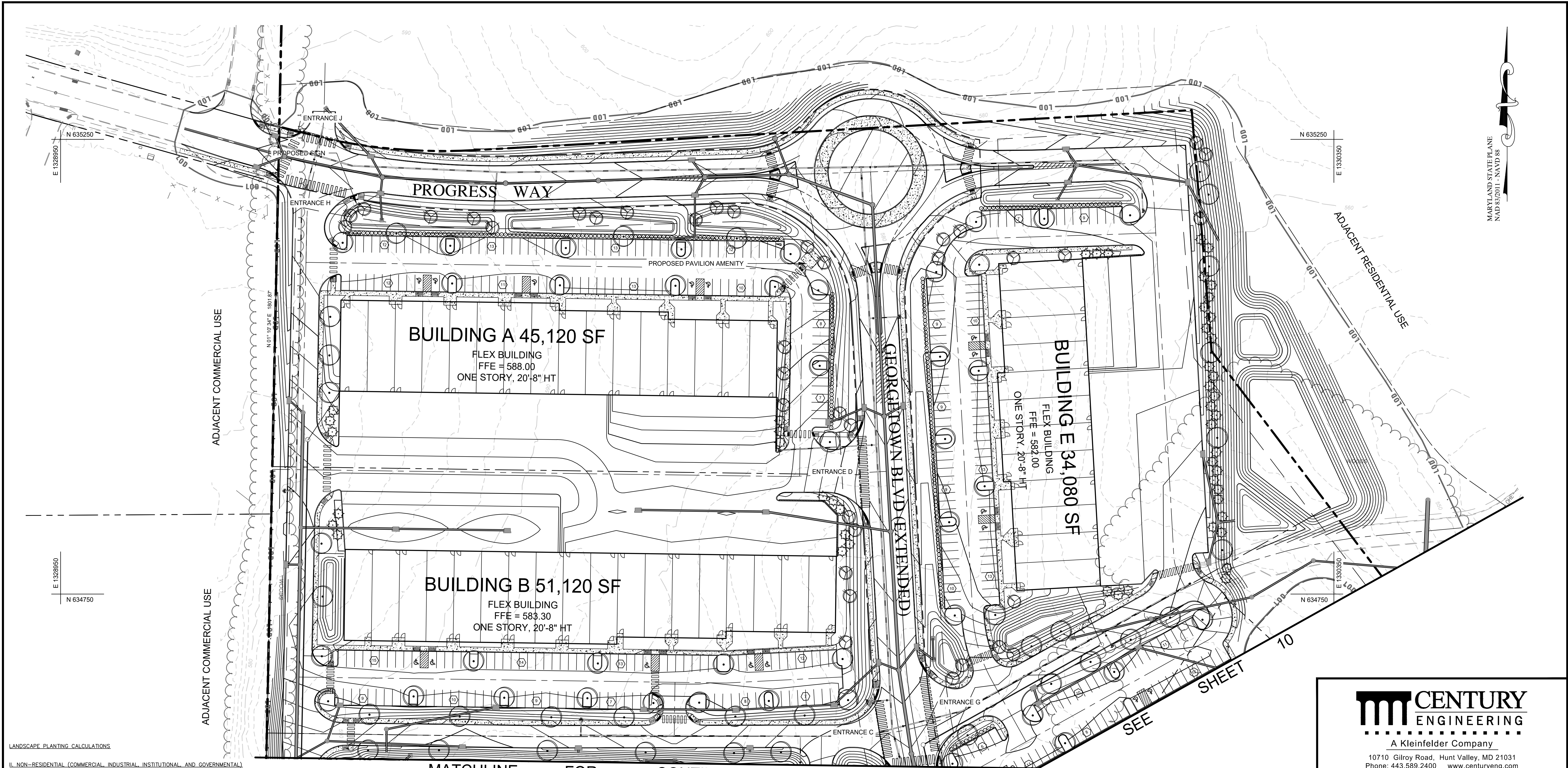
LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024 SCALE: AS SHOWN SHEET: 10 OF 50
PROJECT NUMBER: 211253.00 (C-

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022		
DATE	BY	REVISIONS



LANDSCAPE PLANTING CALCULATIONS

II. NON-RESIDENTIAL (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, AND GOVERNMENTAL)

A. STREET FRONTAGE (BUILDINGS): CLASS B SCREEN - 1 PU PER 20 LF. OF FRONTAGE

- 828 LF. OF FRONTAGE = 41.4 PU'S REQUIRED

B. PARKING LOTS:

- PERIMETER SCREENING - CLASS B SCREENING REQUIRED ADJACENT TO PUBLIC R/W
- 1,370 LF. OF PARKING ADJ. TO PUBLIC R/W (1,370 LF./20) = 68.5 PU'S REQUIRED

1. PERIMETER SCREENING - CLASS A SCREENING REQUIRED ADJACENT TO RESIDENTIAL USE / MIN. 10' WIDTH

- 1,220 LF. OF PARKING ADJACENT TO RESIDENTIAL LESS 1,220 LF. OF EX. FOREST = 0 PU'S REQUIRED

2. INTERIOR LANDSCAPING - ONE PU PER 12 PARKING SPACES REQUIRED

- 688 SPACES / 12 = 57.3 PU'S REQUIRED

E. OUTDOOR STORAGE AND LOADING AREAS:

CLASS A SCREENING REQUIRED ADJACENT TO PUBLIC AND PRIVATE STREETS MIN 15' WIDTH

- 950 LF. OF FRONTAGE (950 LF. / 20) = 47.5 PU'S REQUIRED

CLASS C SCREENING REQUIRED ADJACENT TO RESIDENTIAL USE / MIN 15' WIDTH

- 740 LF. OF FRONTAGE (LESS 180 LF. EX. WOODS) (560 LF. / 15 = 37.3 PU'S REQUIRED

III. OTHER

B. STORMWATER MANAGEMENT: CLASS A SCREENING REQUIRED

- MD 378 POND (QTY. FACILITY IN SOUTH EAST CORNER OF SITE
- 900 LF. (LESS 900 LF. EX. WOODS) = 0 PU'S REQUIRED

C. SLOPES AND RETAINING WALLS:

- RETAINING WALLS - 1 PU / 15 LF. AT THE BASE OF THE RETAINING WALL
- 125 LF. (LESS 125 LF. EX. WOODS) = 0 PU'S REQUIRED

TOTAL PLANTING UNITS (PU'S) REQUIRED = 252.0 PU'S

PLANTING PROVIDED: 252.0 PU'S

131 MAJOR DECIDUOUS TREES = 131.0 PU'S

51 MINOR DECIDUOUS TREES = 25.5 PU'S

77 EVERGREEN TREES = 38.5 PU'S

285 SHRUBS = 57.0 PU'S

MATCHLINE FOR CONTINUATION

PLAN
SCALE: 1"=50'



HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MD 21286
410.825.3885 phone

OWNER
Long Meadow Farm 21784 LLC
741 Klees Mill Rd
Westminster, MD 21157
Phone No: 410-369-1207

DEVELOPER
St. John Properties, Inc.
2560 Lord Baltimore Dr.
Baltimore, MD 21244
Contact: Matt Taylor
Phone No: 410-369-1207

CONCEPT PLANT LIST

- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS / FLOWERING TREE
- EVERGREEN TREE
- SHRUBS

S-23-0022		
DATE	BY	REVISIONS

CENTURY ENGINEERING
A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

Concept Landscape Plan

Eldersburg Corporate Park
Progress Way
Eldersburg, MD
Tax Map 73 : Grid 6 : Parcel 245
Election District 5 Carroll County, MD

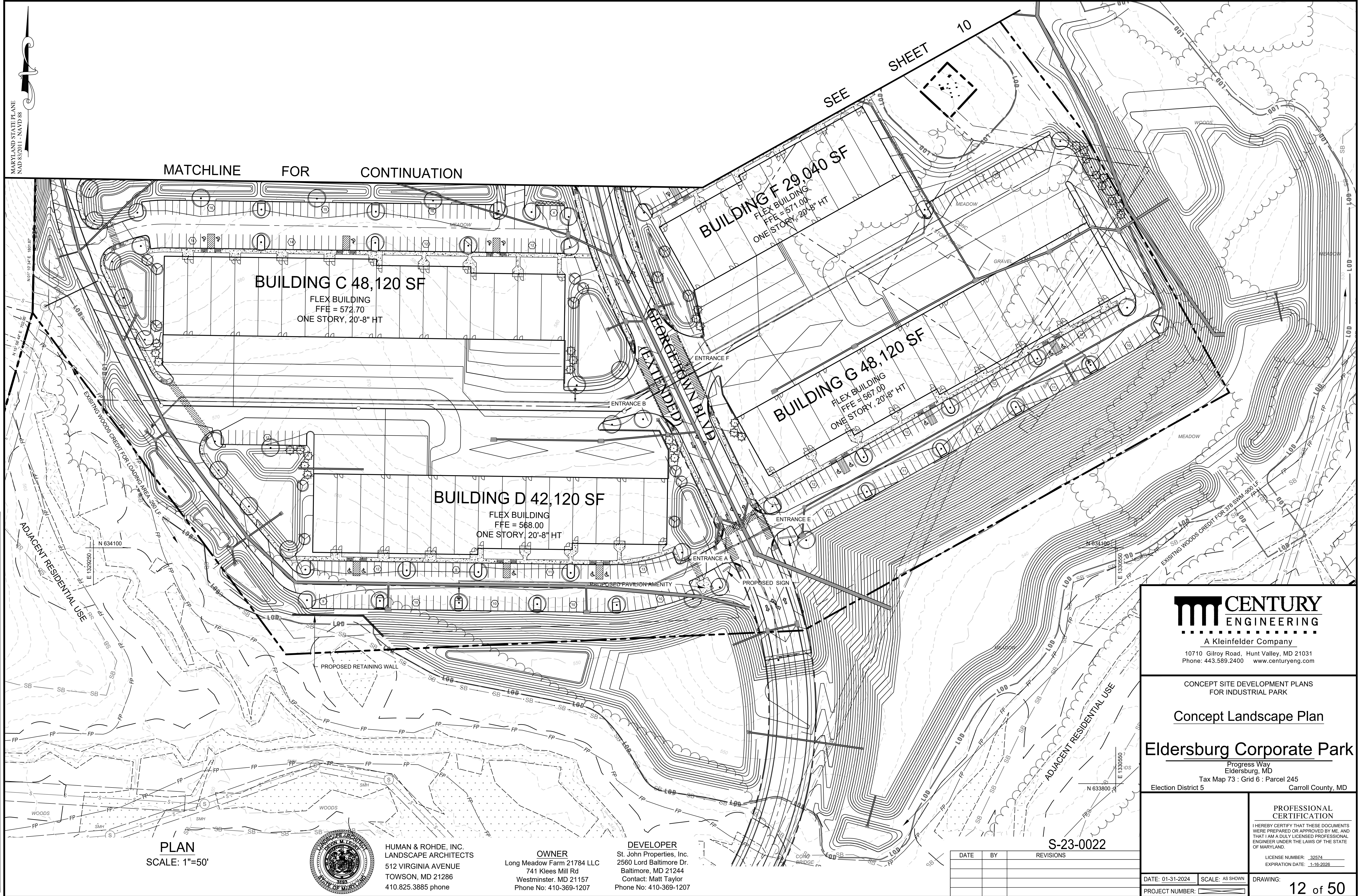
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LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024 SCALE: AS SHOWN DRAWING: 11 of 50

PROJECT NUMBER: SEE SHEET 10



MARYLAND STATE PLANE
NAD 83/2011 - NAVD 88

MATCHLINE FOR CONTINUATION

SEE SHEET 10

BUILDING C 48,120 SF
FLEX BUILDING
FFE = 572.70
ONE STORY, 20'-8" HT

BUILDING F 29,040 SF
FLEX BUILDING
FFE = 571.00
ONE STORY, 20'-8" HT

BUILDING G 48,120 SF
FLEX BUILDING
FFE = 567.00
ONE STORY, 20'-8" HT

BUILDING D 42,120 SF
FLEX BUILDING
FFE = 568.00
ONE STORY, 20'-8" HT

PLAN
SCALE: 1"=50'



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DATE	BY	REVISIONS

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK






Concept Landscape Plan





Eldersburg Corporate Park
Progress Way
Eldersburg, MD
Tax Map 73 : Grid 6 : Parcel 245
Election District 5 Carroll County, MD

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DATE: 01-31-2024 SCALE: AS SHOWN DRAWING: 12 of 50
PROJECT NUMBER:




Mirada Medium (MRM)

Outdoor LED Light



OVERVIEW	
Lumen Package	72000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight (lbs/kg)	30 (13.6)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains fixture powered driver and optical unit. Cast aluminum wiring leading optical unit located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® Polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic shell delivers industry leading optical performance with an integrated gasket to provide IP68 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5M, 7 FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78-377. Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral low (L) and Integral high (H) output drivers available for enhanced light control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- LED Calculated Life: >100K Hours (See Lumen Maintenance chart).
- Total harmonic distortion: <20%.
- Temperature tolerance: -40°C to +60°C (-40°F to +122°F). 42L and 48L models power factor to >+90%.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/ESDA C62.412).
- High efficiency LED's mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encapsulated in potting material for moisture resistance. Drive components with FCC standards. Driver and key electronic components can easily be replaced.

Controls

- Optional intelligent passive infrared (PIR) available with motion and occupancy sensor (see page 8 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app

QUALITY LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

INSTALLATION


- LSI's ASiLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see controls section for more details).
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Bay Area EMC Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP68 rated Luminaire per IEC 60598.
- Complies with ANSI C136.36 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org.
- Patented Silicone Optics (US Patent NO. 10,856,852)
- W08 rated luminaire per IEC 6662 mechanical impact code


LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsiworld.com
 (513) 482-7850 • 1-811 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Page 1 of 10, 10/16/22
 ESDS-1000-8-04-02

NOTE:

1. ALL NEW WALL AND POLE MOUNTED FIXTURES ARE FULL CUT OFF AND EMIT NO LIGHT ABOVE 90 DEGREES. (ALL LIGHT OUTPUT IS DIRECTED DOWN)
2. ALL FIXTURES ARE MOUNTED 90 DEGREES TO POLE OR WALL.

**WATTS DESIGN
COMPANY, INC.**

MEP Consultants
4900 Pleasant Grove Rd
Reisterstown, MD 21136
Tel 410-357-5934

OWNER

Long Meadow Farm 21784 LLC
741 Klees Mill Rd
Westminster, MD 21157
Phone No: 410-369-1207

DEVELOPER

St. John Properties, Inc
2560 Lord Baltimore Dr
Baltimore, MD 21244
Contact: Matt Taylor
Phone No: 410-369-1207

BEATY PROPERTY

Sykesville, MD 21784
Tax Map 73 : Grid 6 & 12 : Parcel 245, 246, 247, 262

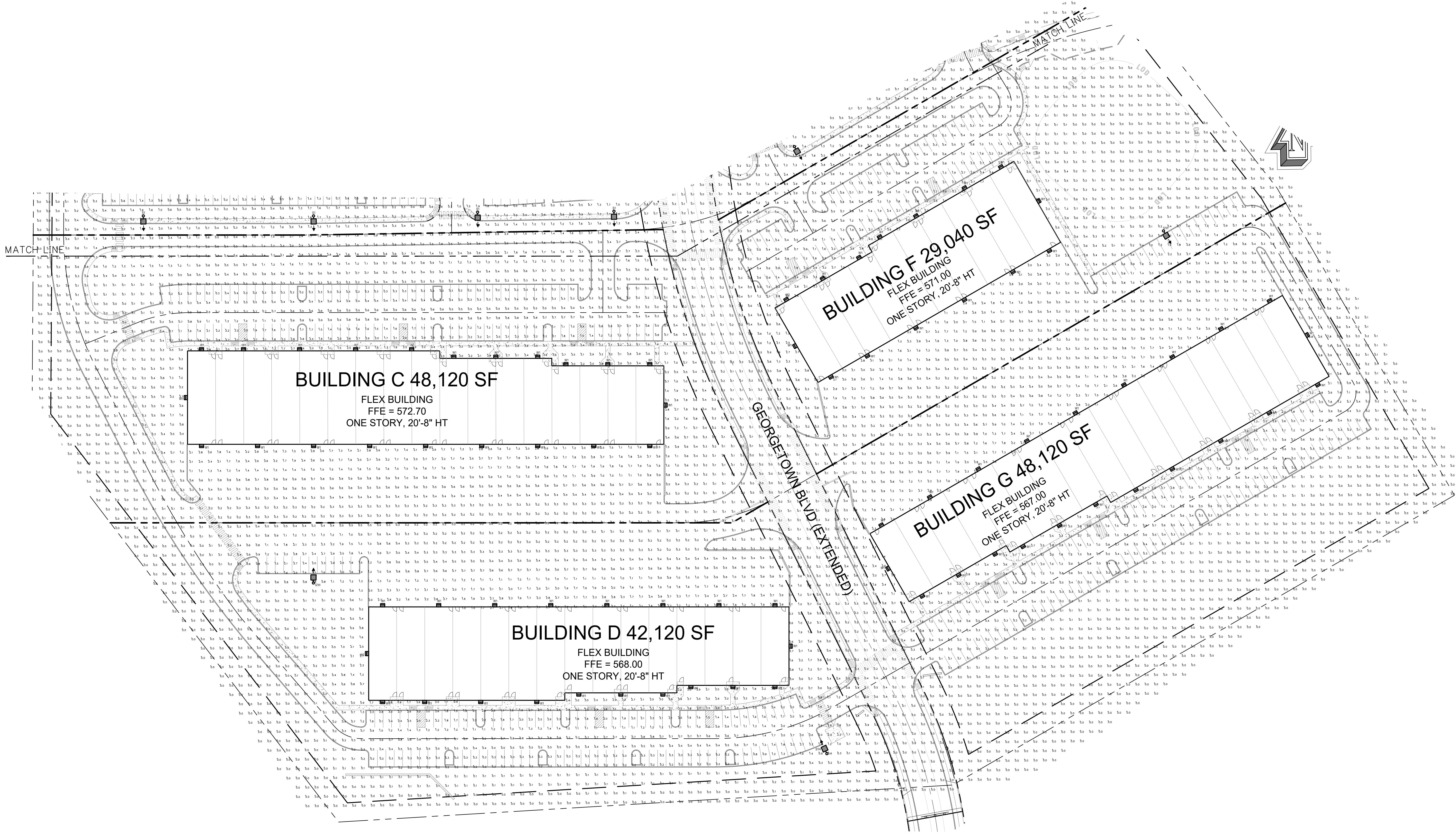
Election District 5

Carroll County, Maryland

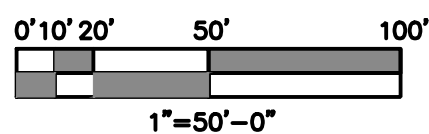
SITE PHOTOMETRIC PLAN

DRAWN BY: JCW	DATE: 04/24/24
CHECKED BY: MSW	SCALE: 1"=50'
PROJECT NO. 23043	SHEET NO: 13 of 50

SP-1



2 **SITE PHOTOMETRIC PLAN**
SP-2 SCALE: 1"=50'-0"



**WATTS DESIGN
COMPANY, INC.**

MEP Consultants
4900 Pleasant Grove Rd
Reisterstown, MD 21136
Tel 410-357-5934

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BEATY PROPERTY

Bennett Road
Sykesville, MD 21784
Tax Map 73 : Grid 6 & 12 : Parcel 245, 246, 247, 262

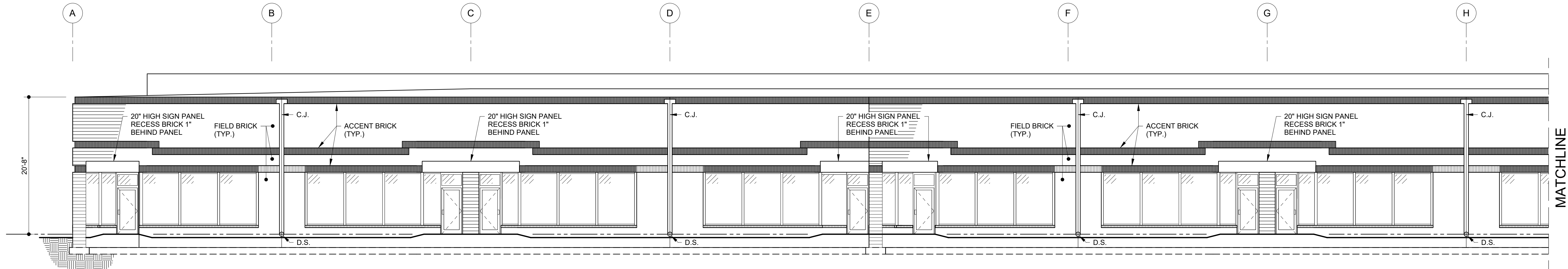
Election District 5

Carroll County, Maryland

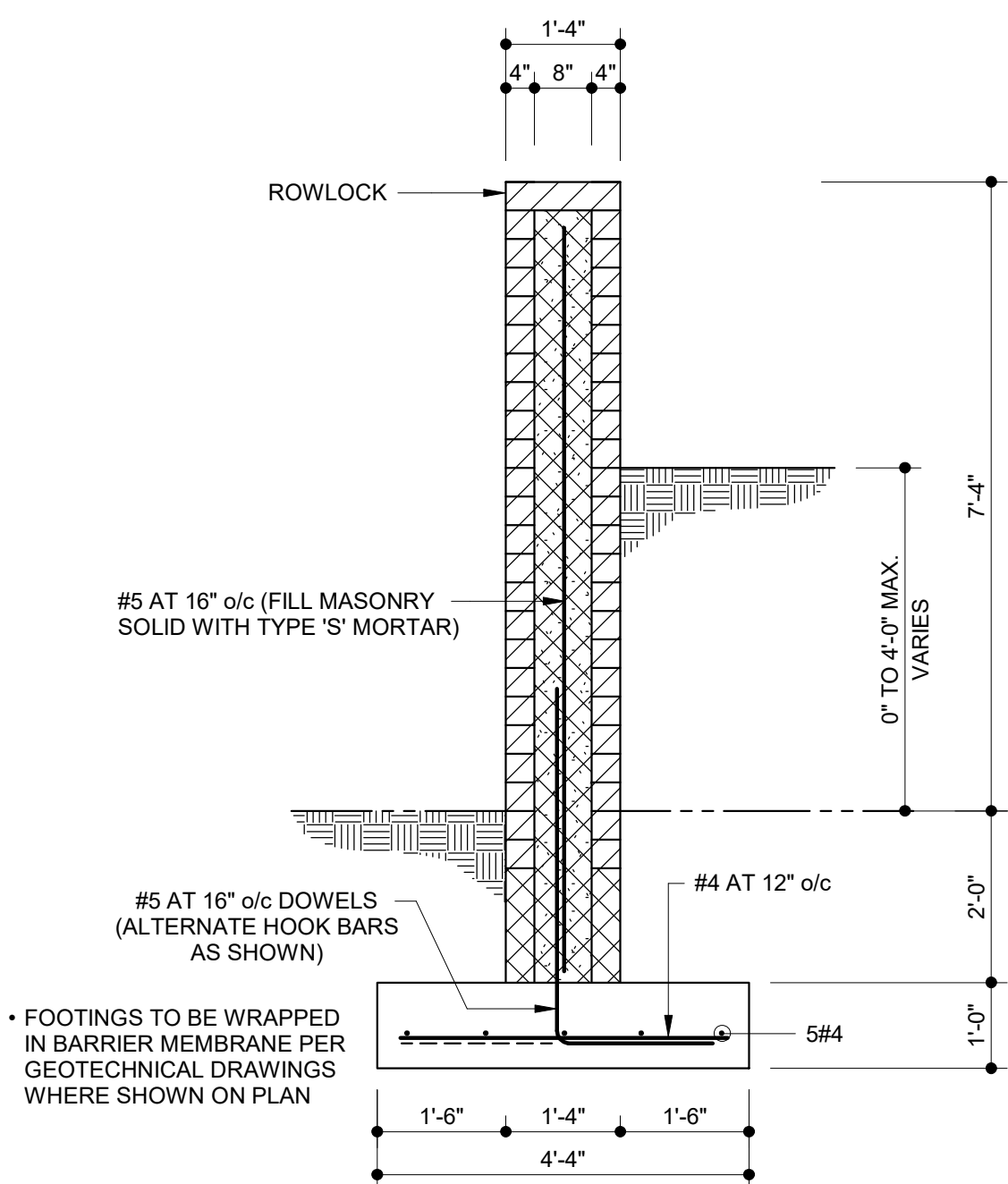
SITE PHOTOMETRIC PLAN

DRAWN BY: JCW	DATE: 04/24/24
CHECKED BY: MSW	SCALE: 1"=50'
PROJECT NO. 23043	SHEET NO: 14 of 50

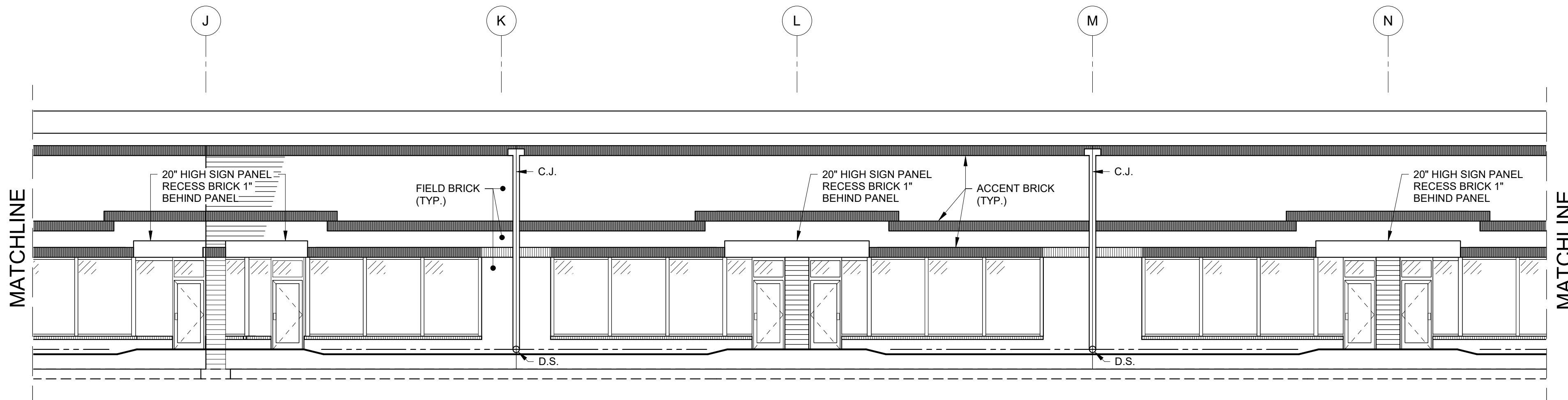
SP-2



FRONT ELEVATION

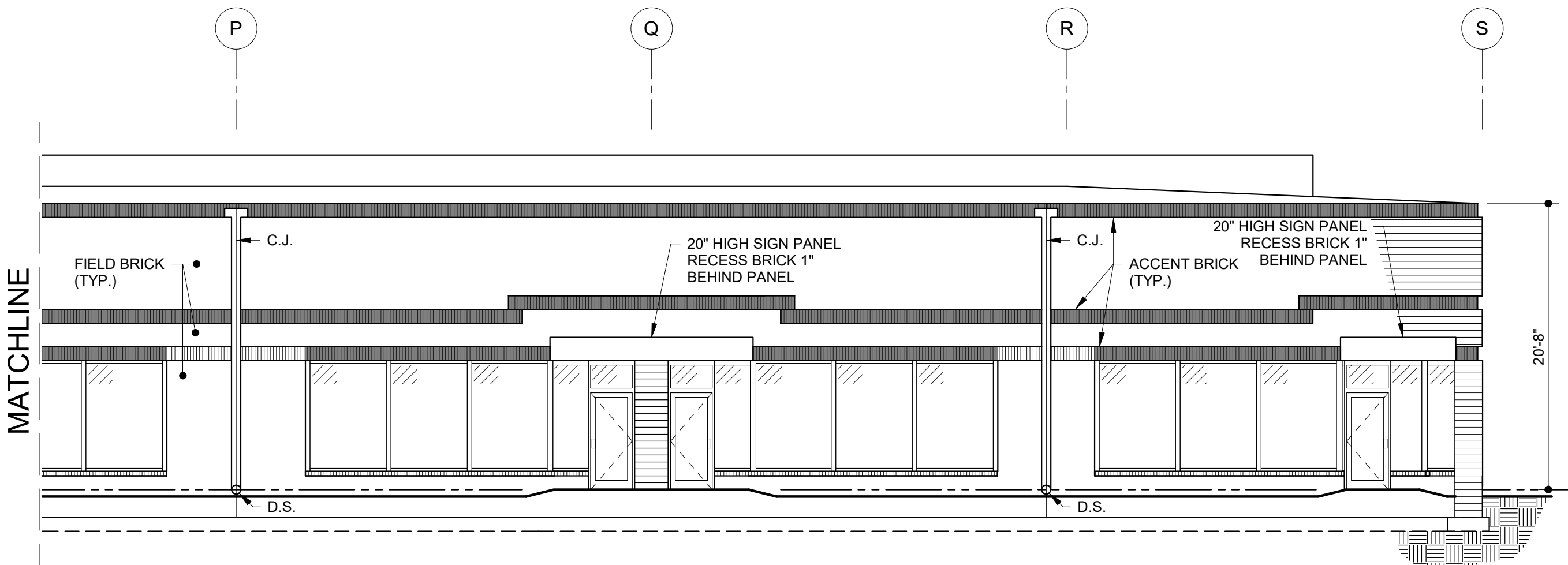


TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"

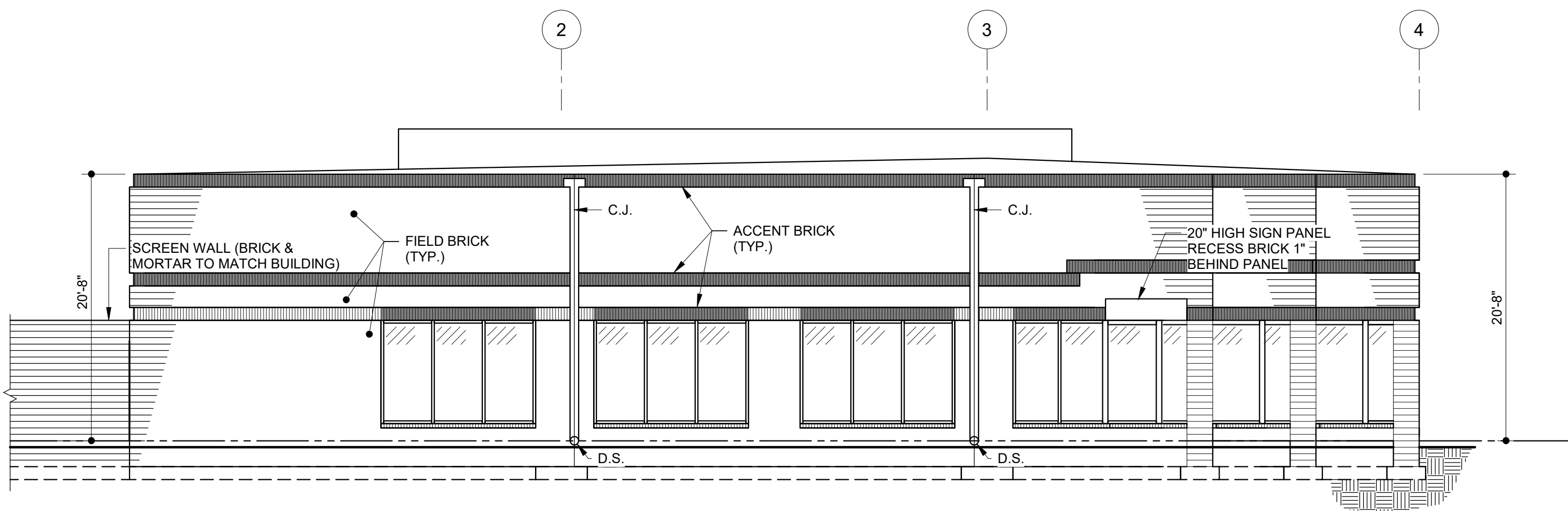


FRONT ELEVATION

LEGEND	
FIELD BRICK: BROOKHAVEN (RED)	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: BROWN	
GLASS FRAME COLOR: CLEAR ANODIZED	



FRONT ELEVATION



LEFT SIDE ELEVATION

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

PROJECT:
ELDBERSBURG
CORPORATE PARK
BUILDING 'A'
ELDBERSBURG, MD 21784

Seal:

PRELIMINARY -
NOT FOR
CONSTRUCTION
04-29-2024

Professional Certification: I hereby declare that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland
License No.: XXXXXX
Expiration Date: XXXXXX

ST. JOHN
PROPERTIES

2560 LORD BALTIMORE DRIVE
BALTIMORE, MD. 21244
410-788-0100

morabito
consultants

Structural Engineers | Parking Consultants
952 Ridgelybrook Rd | Suite 1700
Sparks, MD 21152-9472
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No.	Date	Revisions
DESIGNED	JGC	JGC
CHECKED	CJS	APPROVED JAM

Project No.: 23404

Date: 04-29-24

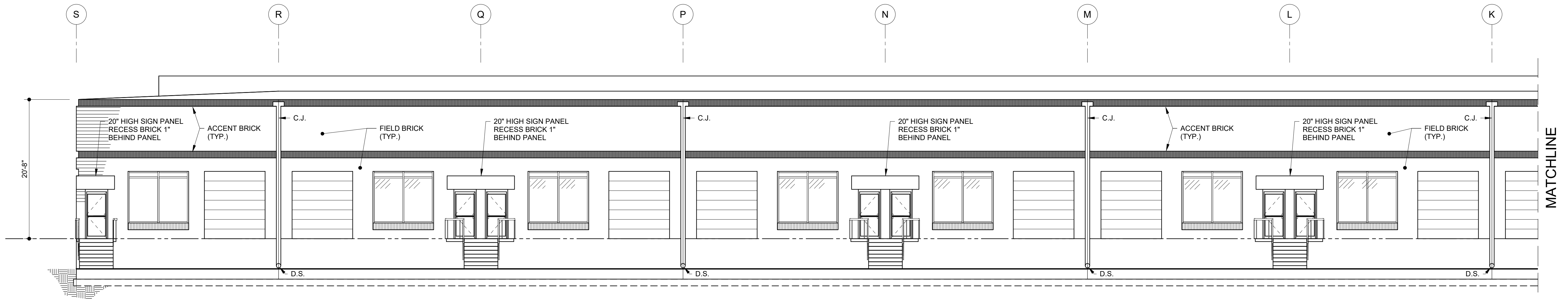
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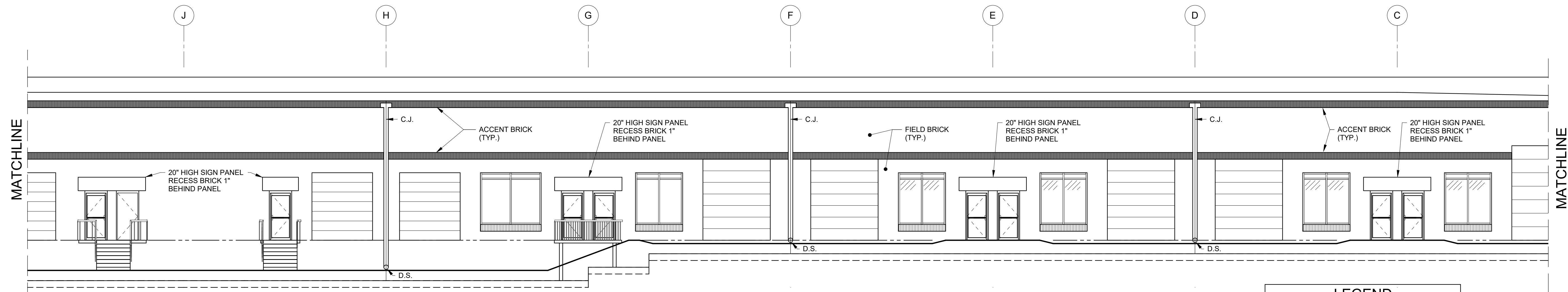
ARCHITECTURAL
ELEVATIONS
BUILDING 'A'

Sheet No.:

A-2

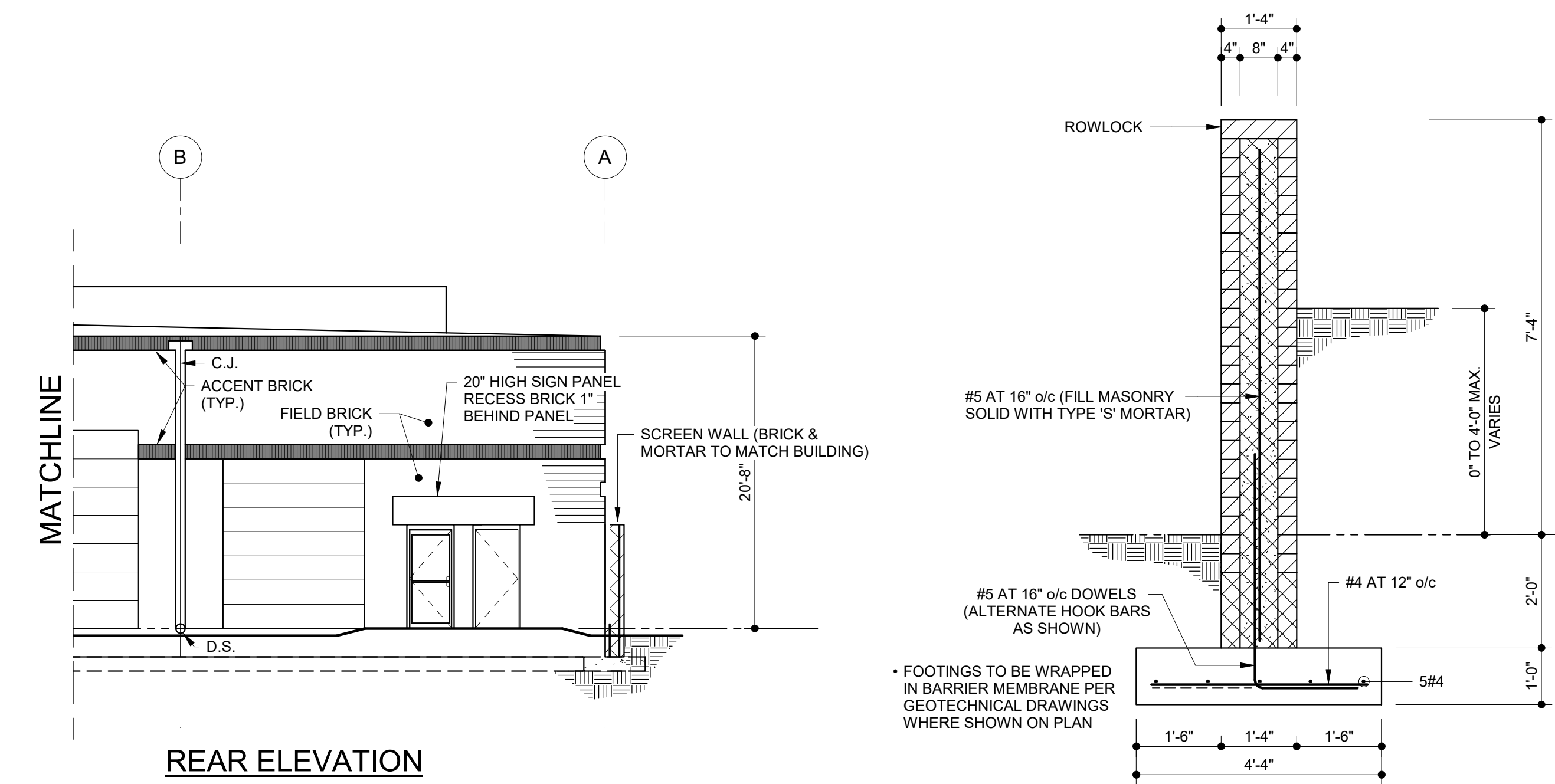


REAR ELEVATION



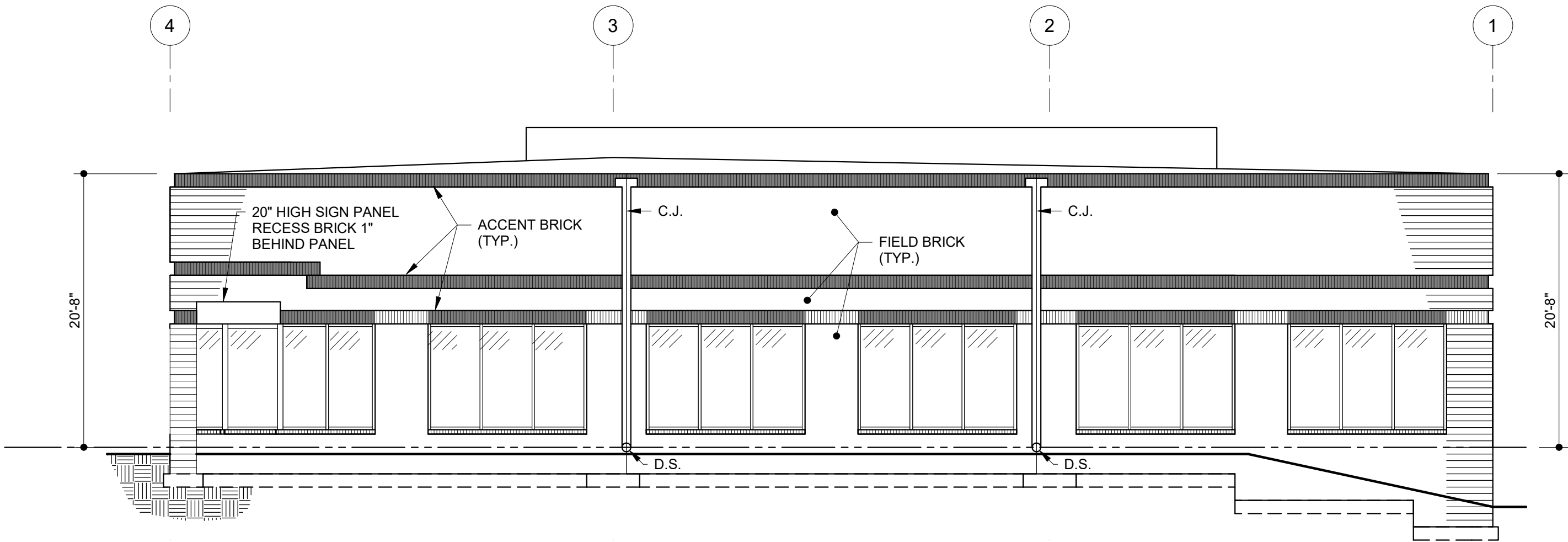
REAR ELEVATION

LEGEND	
FIELD BRICK: BROOKHAVEN (RED)	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKE	
GLAZING COLOR: BROWN	
GLASS FRAME COLOR: CLEAR ANODIZED	



REAR ELEVATION

TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"



RIGHT SIDE ELEVATION

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

PROJECT:
**ELDERSBURG
CORPORATE PARK
BUILDING 'A'**
ELDERSBURG, MD 21784

Seal:

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04-29-2024

Professional Certification: I hereby declare that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland
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No.	Date	Revisions

DESIGNED	JGC	DRAWN	JGC
CHECKED	CJS	APPROVED	JAM

Project No.: 23404

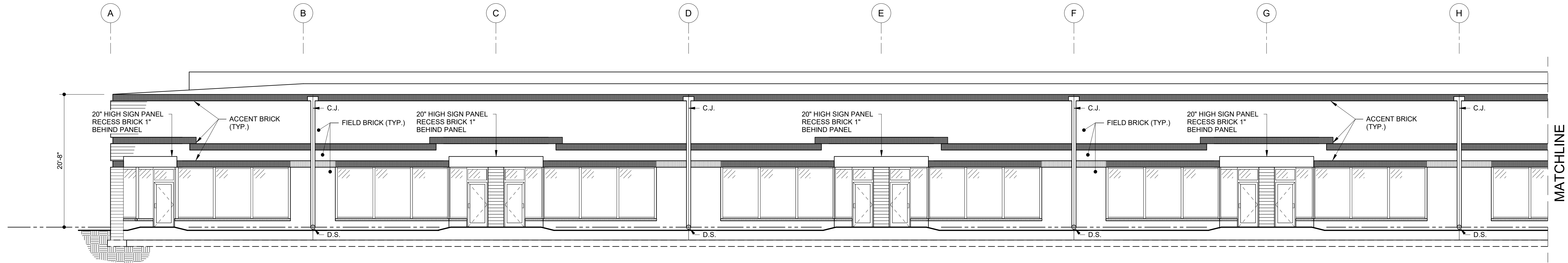
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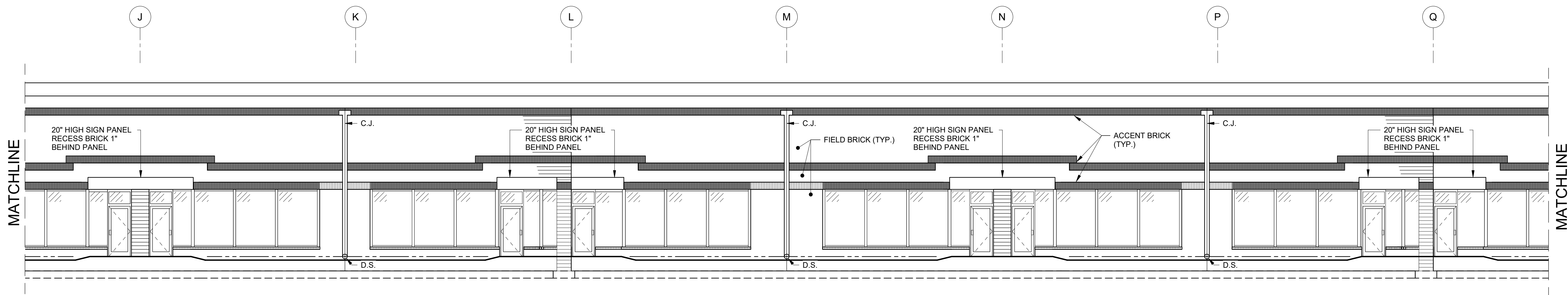
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BUILDING
ELEVATIONS
BUILDING 'A'**

Sheet No.:

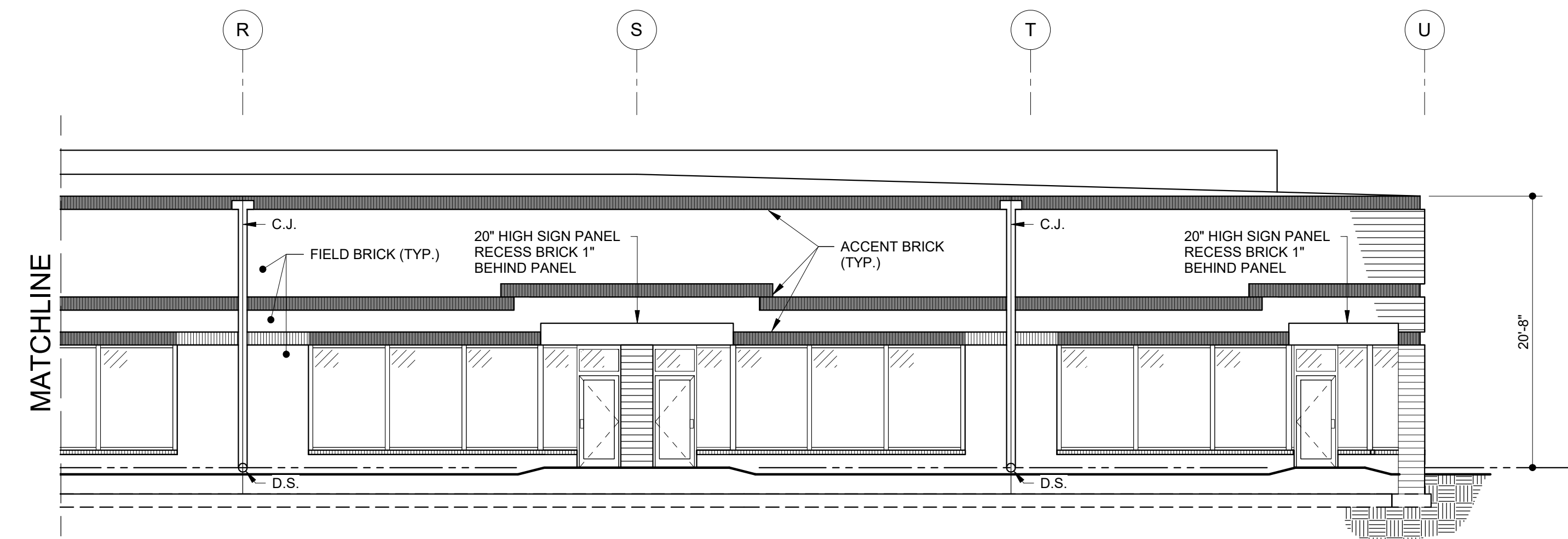
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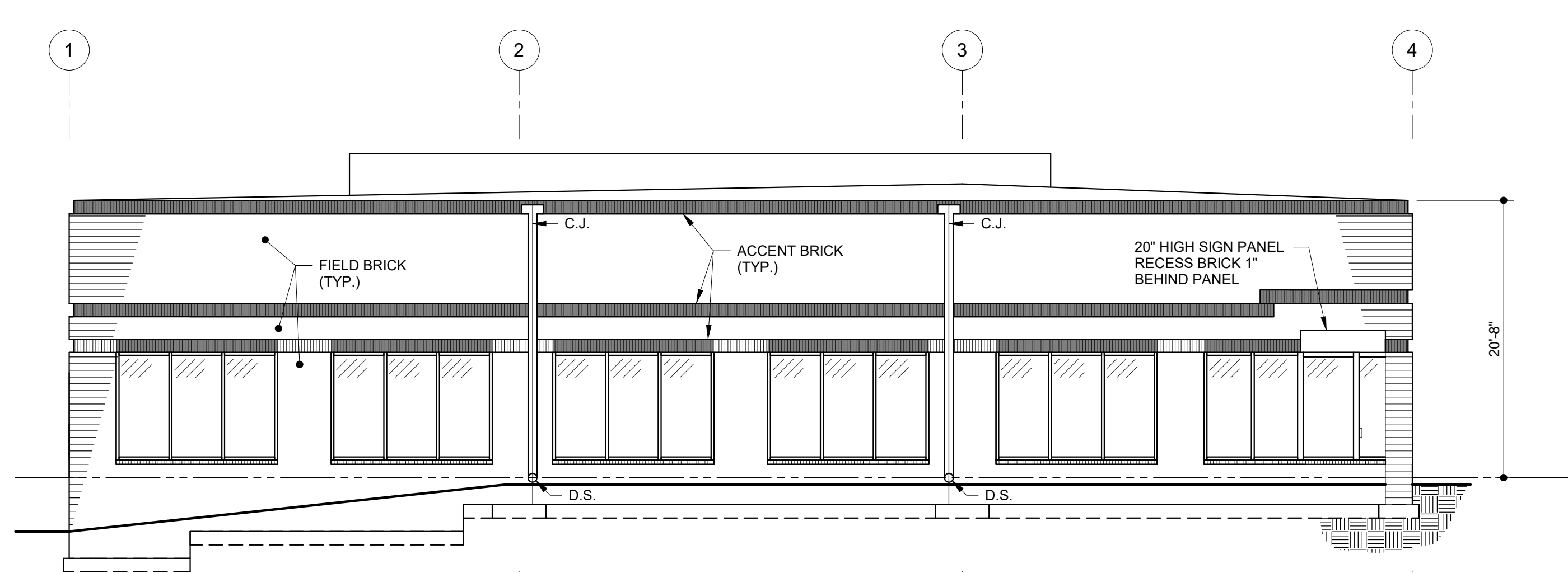
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

LEGEND	
FIELD BRICK: BROOKHAVEN (RED)	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: BROWN	
GLASS FRAME COLOR: CLEAR ANODIZED	

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CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

**ELDESBURG
CORPORATE PARK
BUILDING 'B'**
ELDESBURG, MD 21784

PROJECT:

Seal:

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04-29-24

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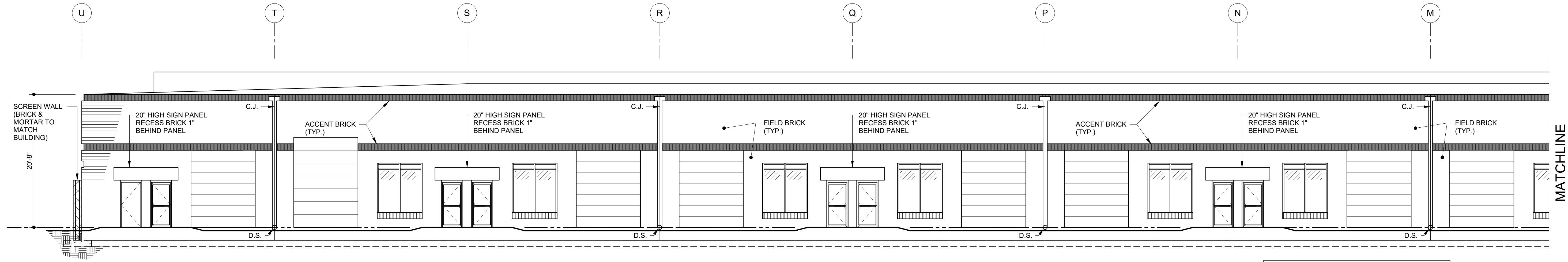
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BUILDING 'B'

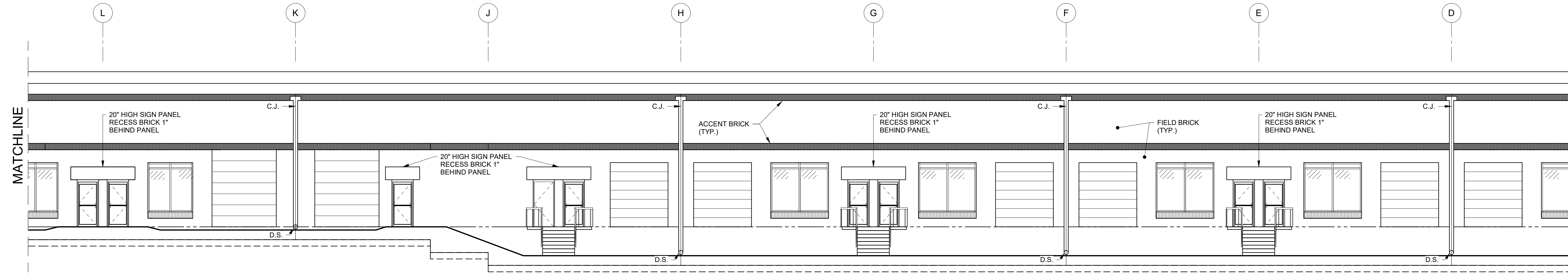
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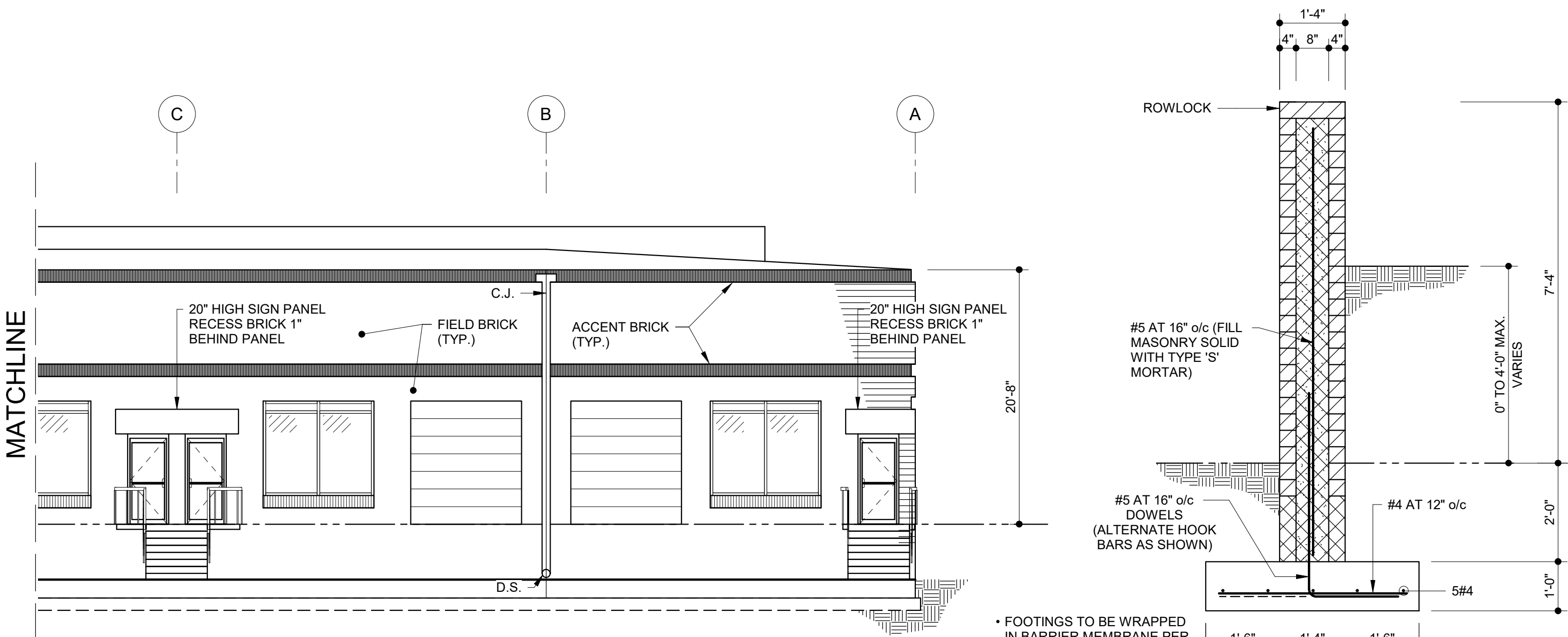


REAR ELEVATION

LEGEND	
FIELD BRICK: BROOKHAVEN (RED)	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: BROWN	
GLASS FRAME COLOR: CLEAR ANODIZED	



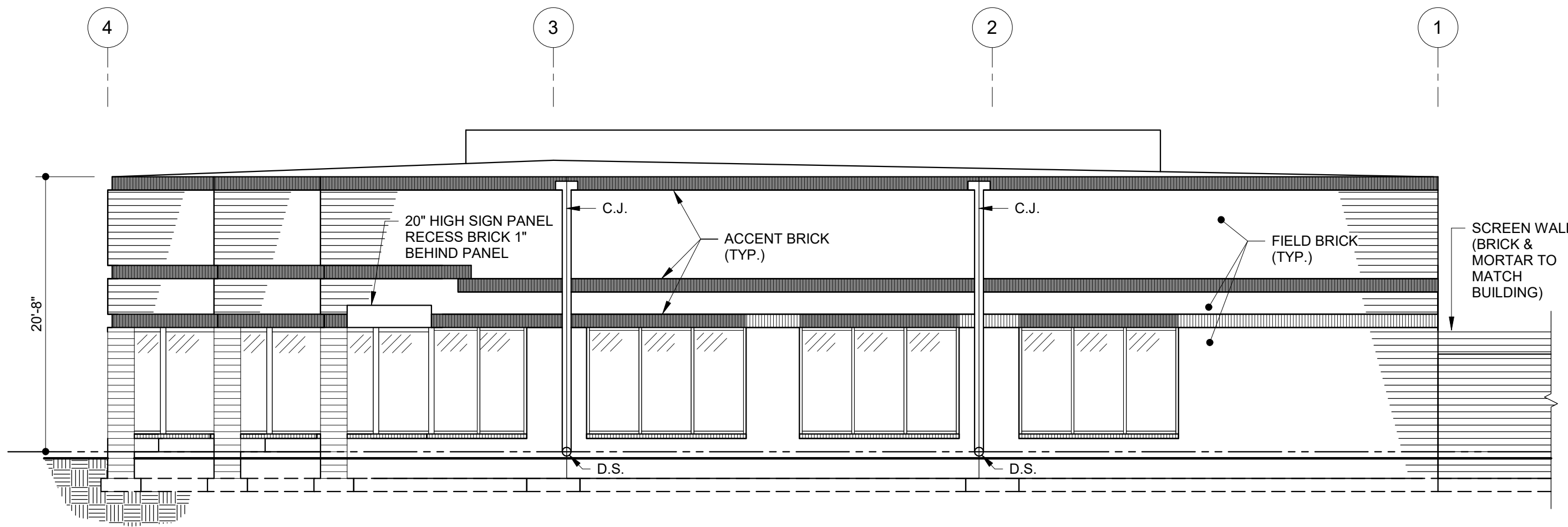
REAR ELEVATION



REAR ELEVATION

• FOOTINGS TO BE WRAPPED
IN BARRIER MEMBRANE PER
GEOTECHNICAL DRAWINGS
WHERE SHOWN ON PLAN

TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"



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741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

PROJECT:
**ELDERSBURG
CORPORATE PARK
BUILDING 'B'**
ELDERSBURG, MD 21784

Seal:

PRELIMINARY - NOT FOR CONSTRUCTION
04-29-24

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PROPERTIES

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410-788-0100

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No.	Date	Revisions

DESIGNED	JGC	DRAWN	JGC
CHECKED	CJS	APPROVED	JAM

Project No.: 23404

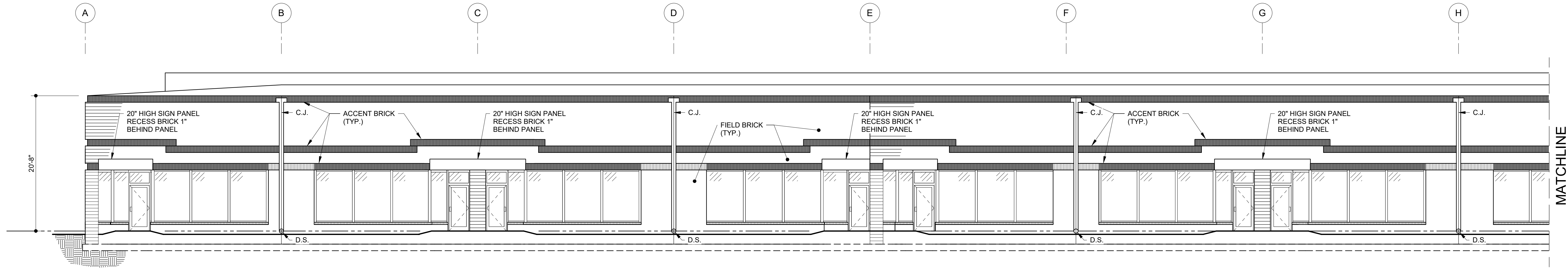
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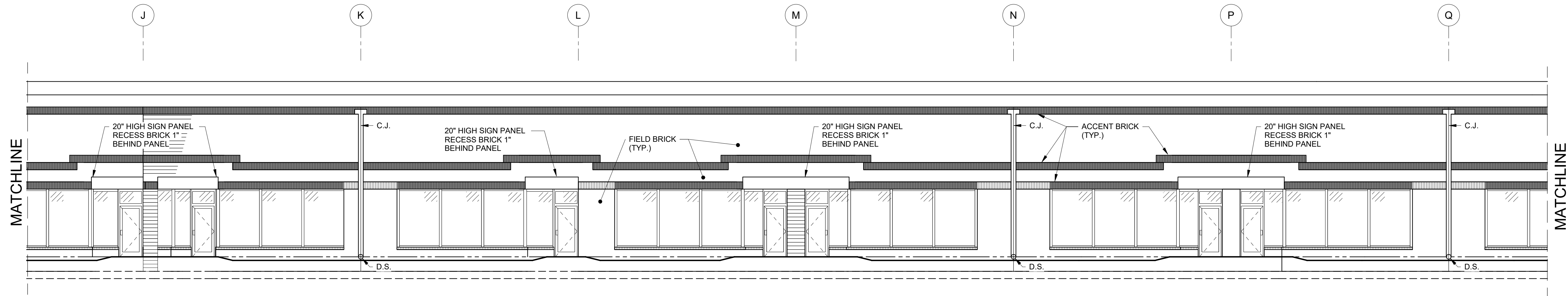
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**ARCHITECTURAL
BUILDING
ELEVATIONS
BUILDING 'B'**

Sheet No.:

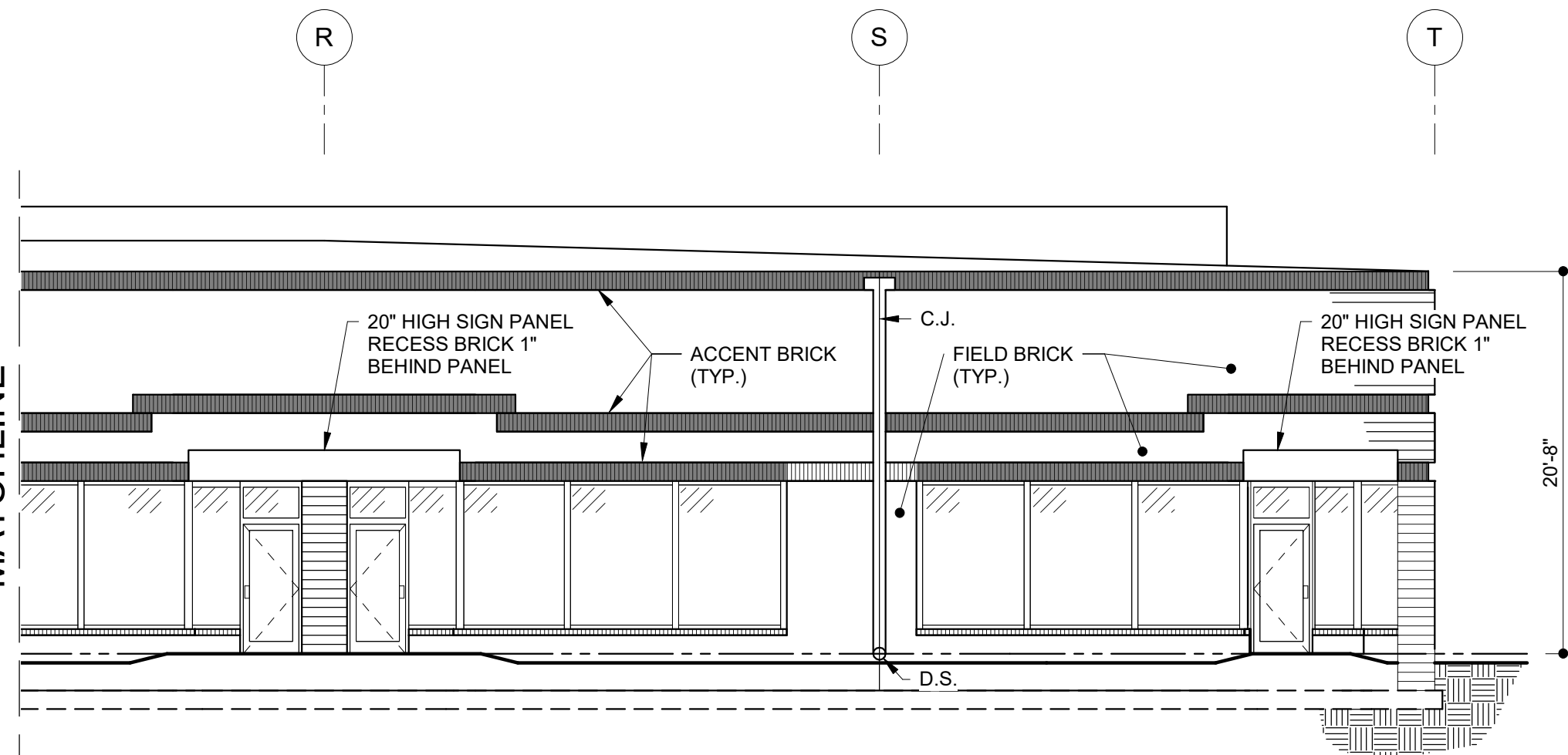
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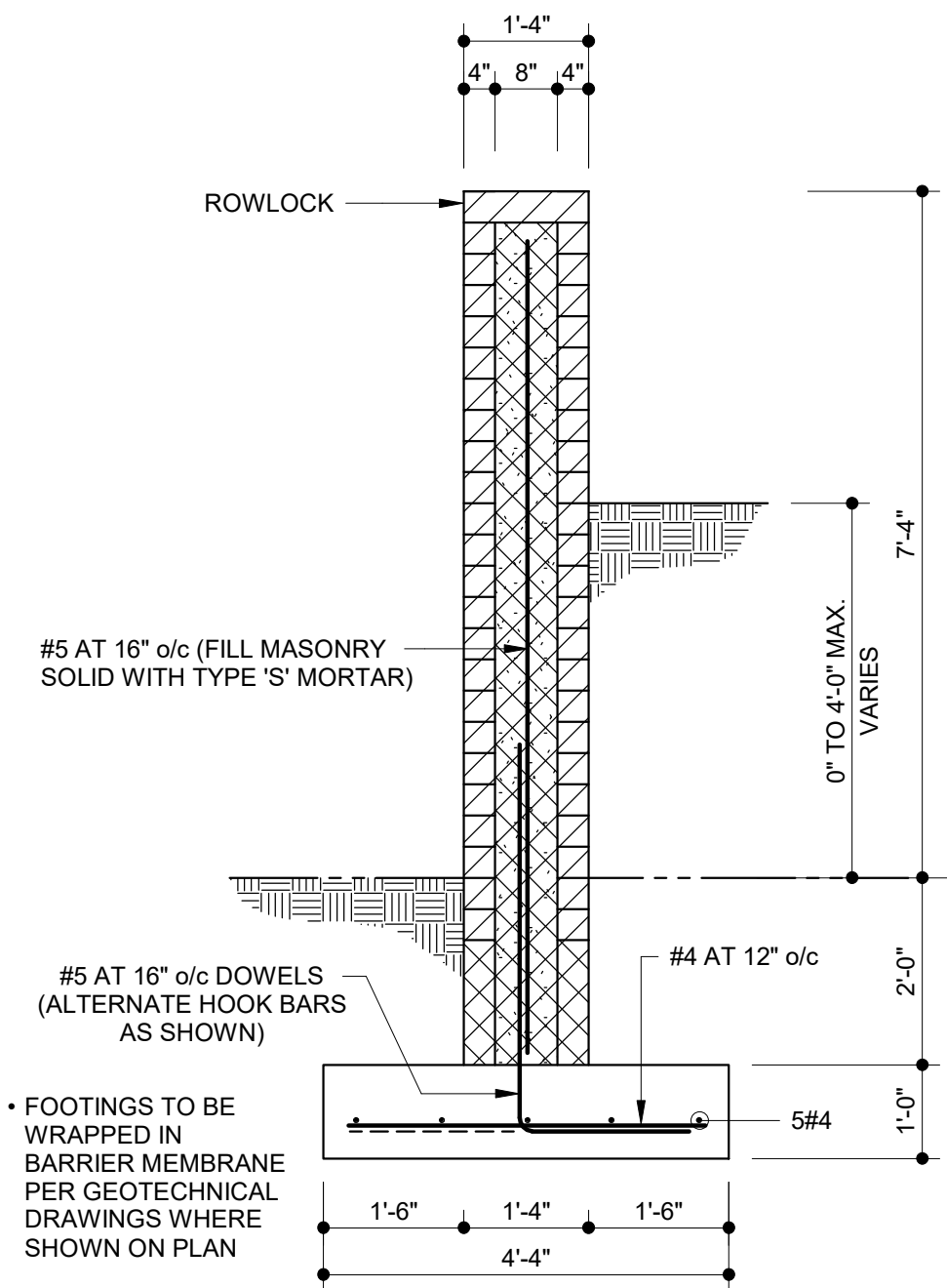
FRONT ELEVATION



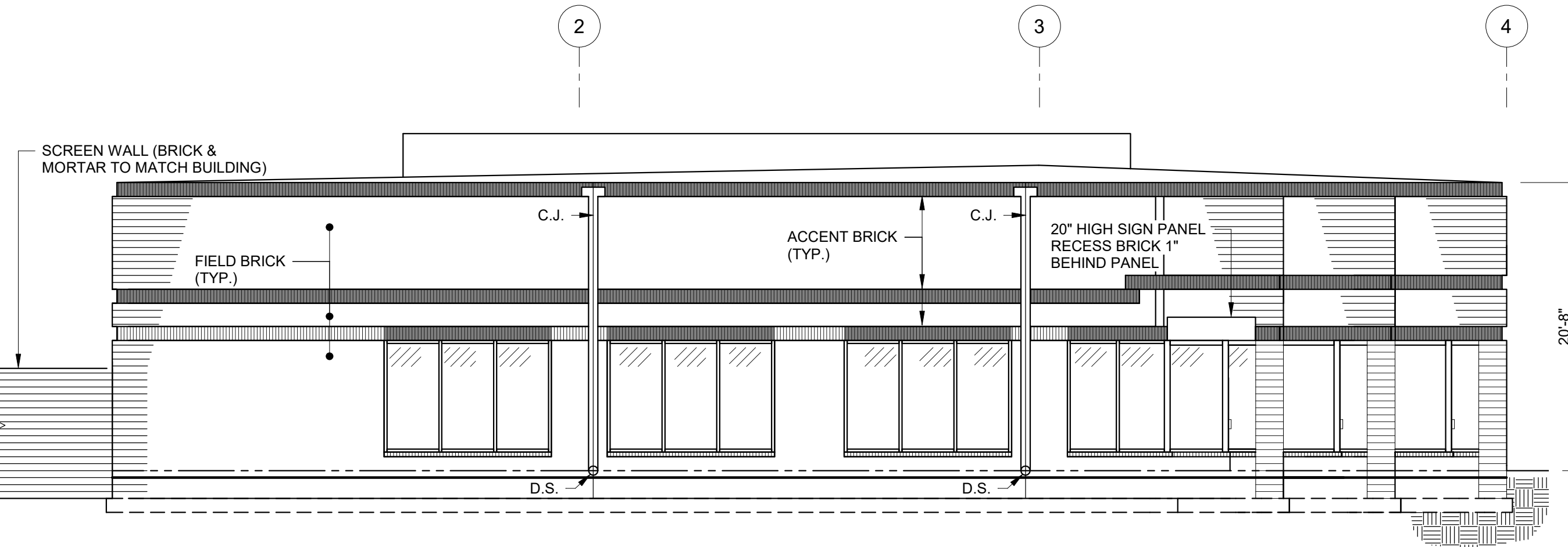
FRONT ELEVATION



FRONT ELEVATION



TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"



LEFT SIDE ELEVATION

LEGEND	
FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	

ELDBERSBURG
CORPORATE PARK
BUILDING 'C'
ELDBERSBURG, MD 21784

PROJECT:

Seal:

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04-29-2024

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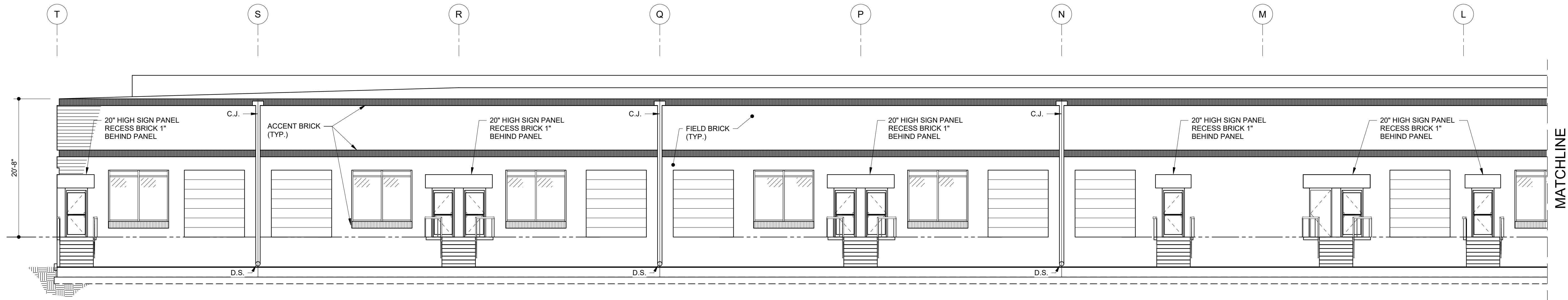
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Date: 04-29-24

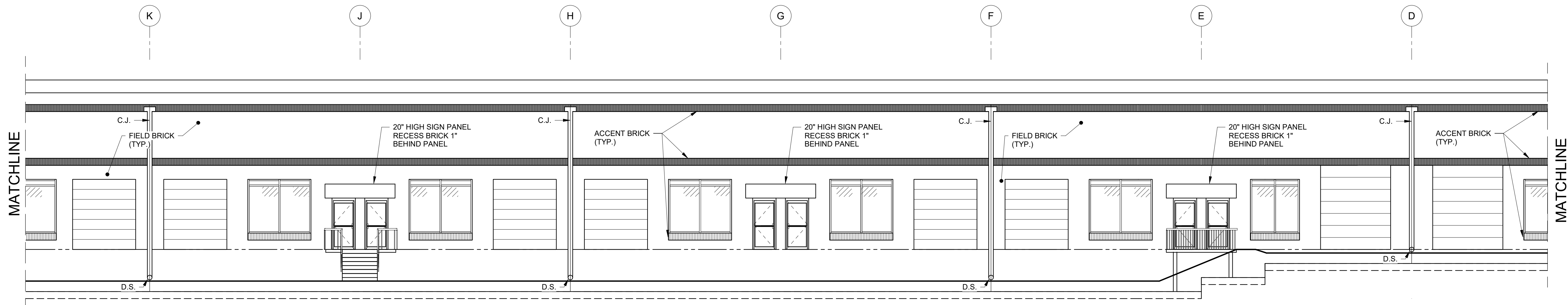
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Sheet Title:
ARCHITECTURAL
ELEVATIONS
BUILDING 'C'

Sheet No.:
A-2

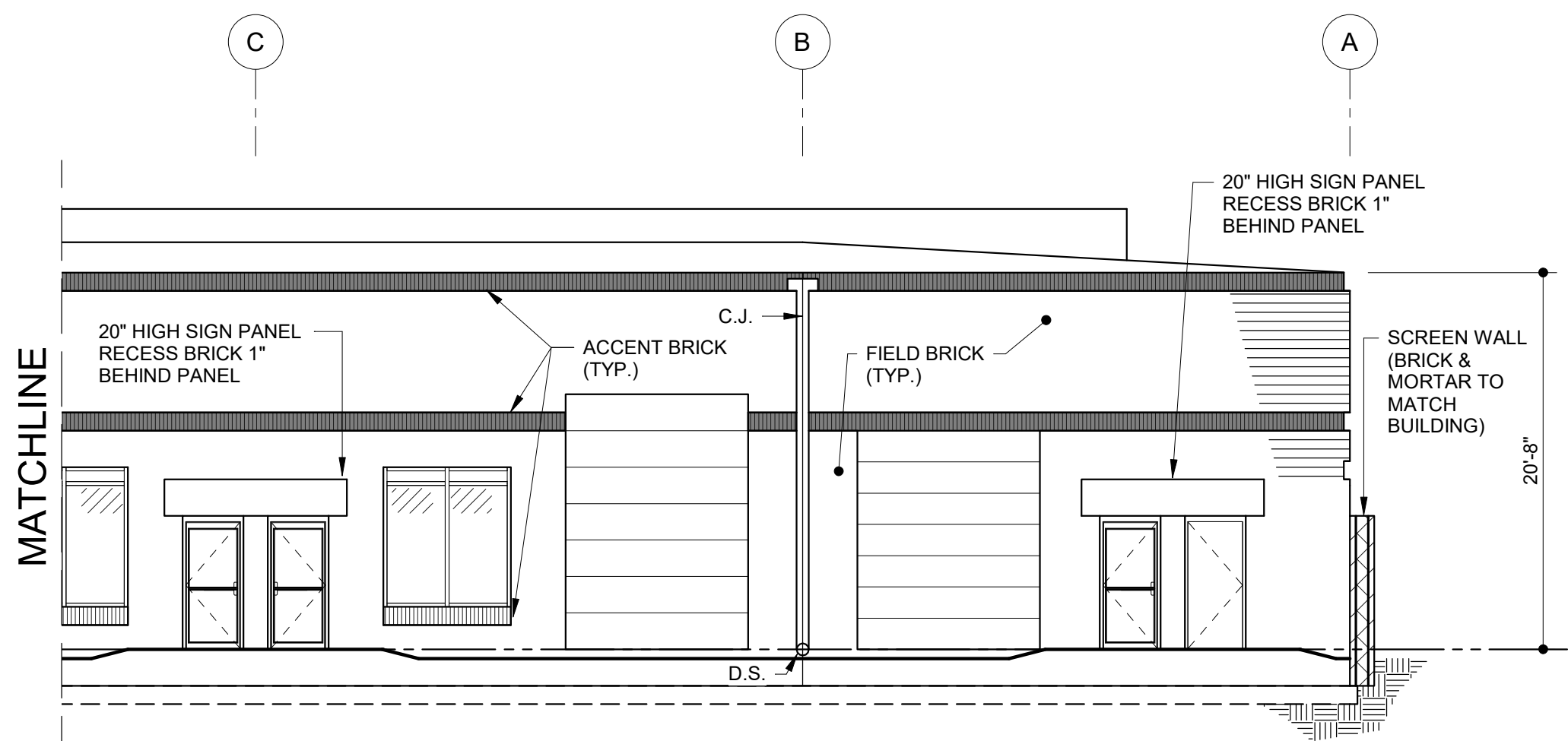


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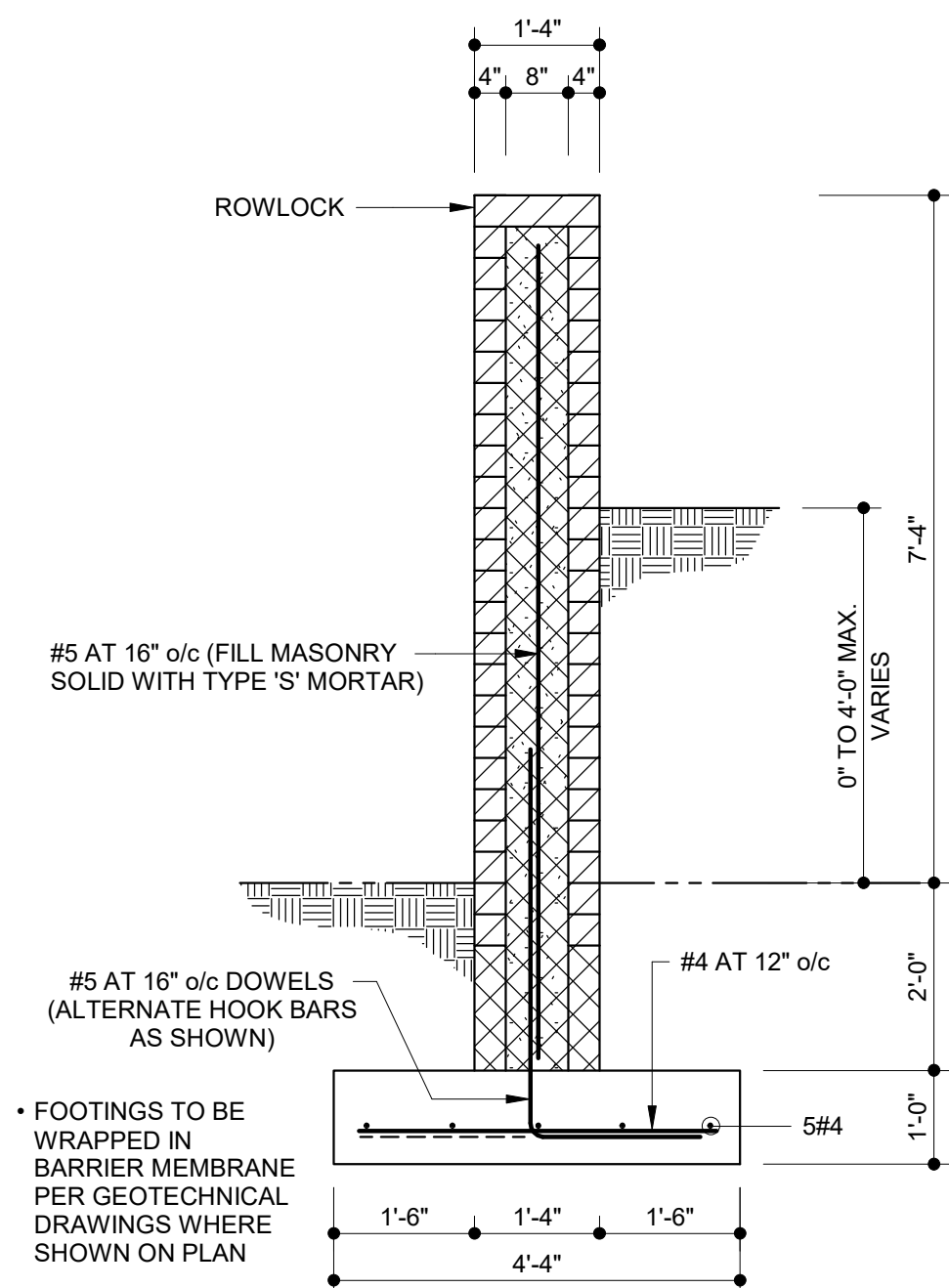


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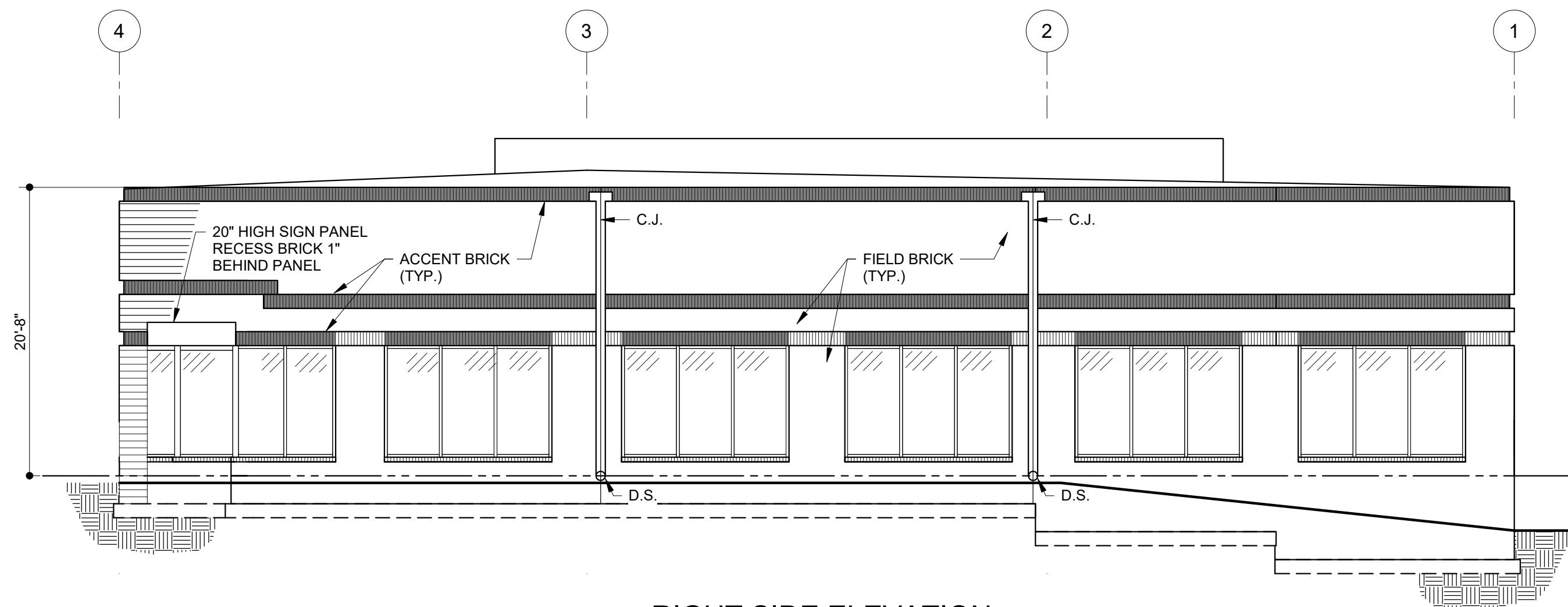
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FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	



REAR ELEVATION



1/2" = 1'-0"



RIGHT SIDE ELEVATION

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

ELDBERSBURG
CORPORATE PARK
BUILDING 'C'

ELDBERSBURG, MD 21784

PROJECT:

Seal:

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04-29-2024

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Expiration Date: XXXXXX

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Project No.: 23404

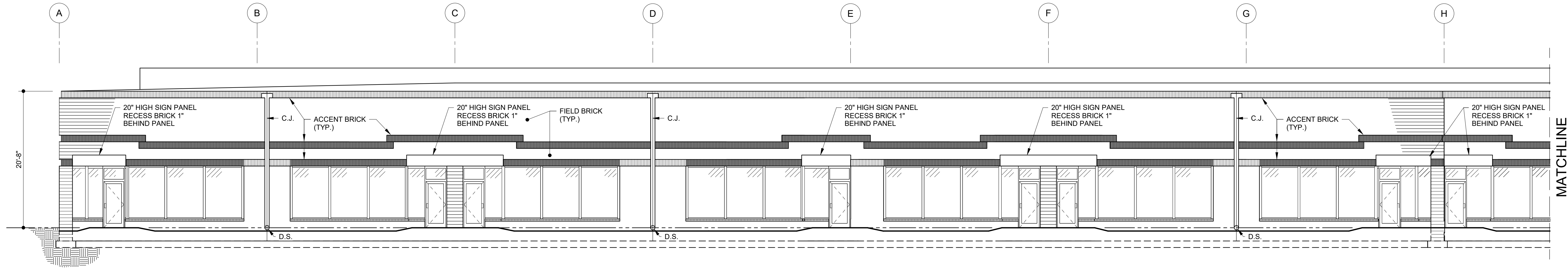
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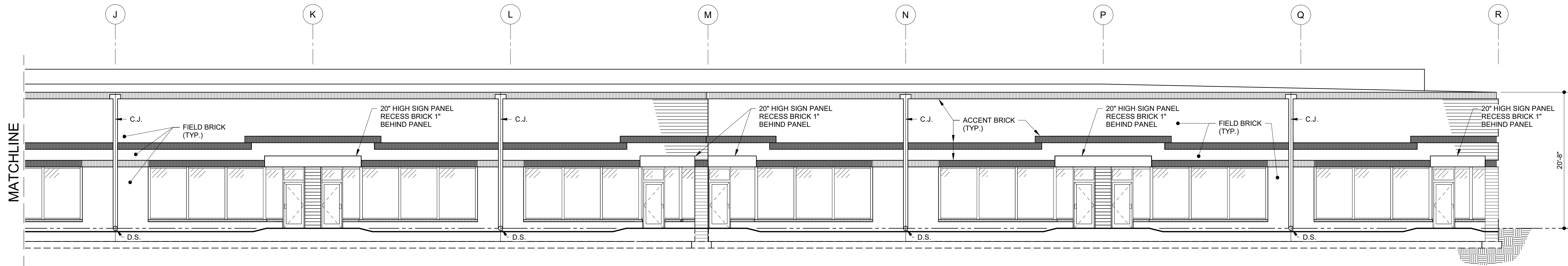
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ARCHITECTURAL
BUILDING
ELEVATIONS
BUILDING 'C'

Sheet No.:

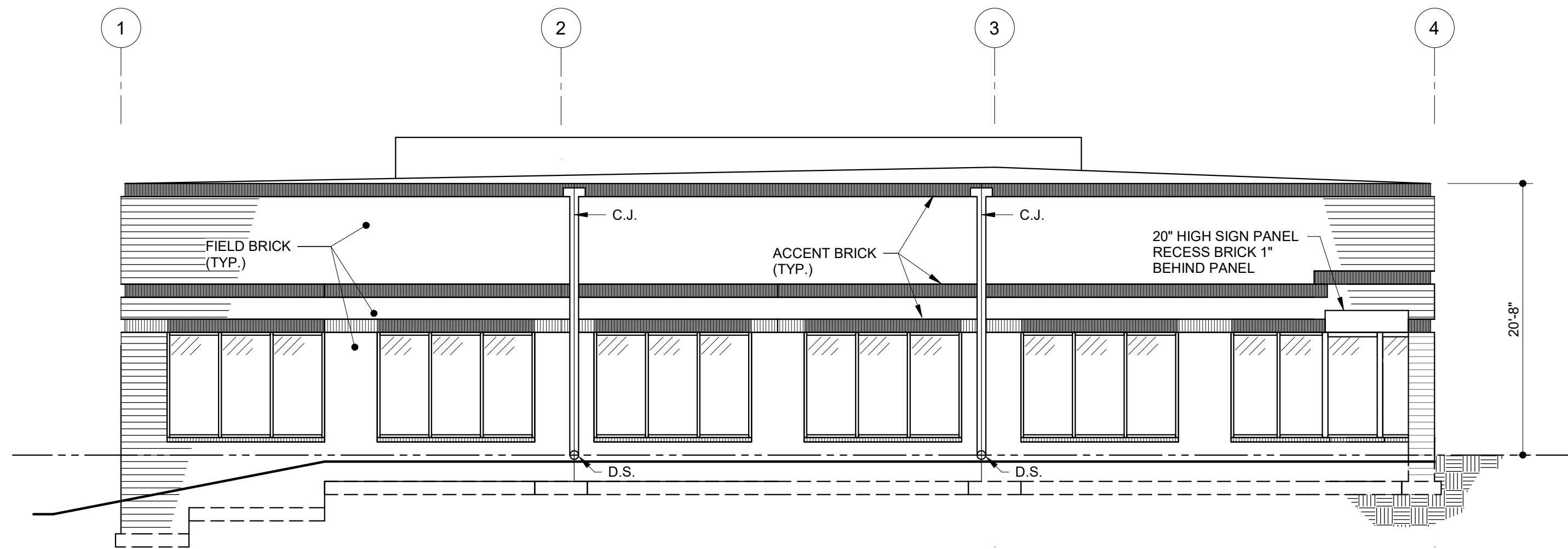
A-3



FRONT ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

LEGEND	
FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	

ELDEBSBURG
CORPORATE PARK
BUILDING 'D'
ELDEBSBURG, MD 21784

PROJECT:

Seal:

PRELIMINARY -
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CONSTRUCTION
04-29-2024

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ST. JOHN
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Project No.: 23404

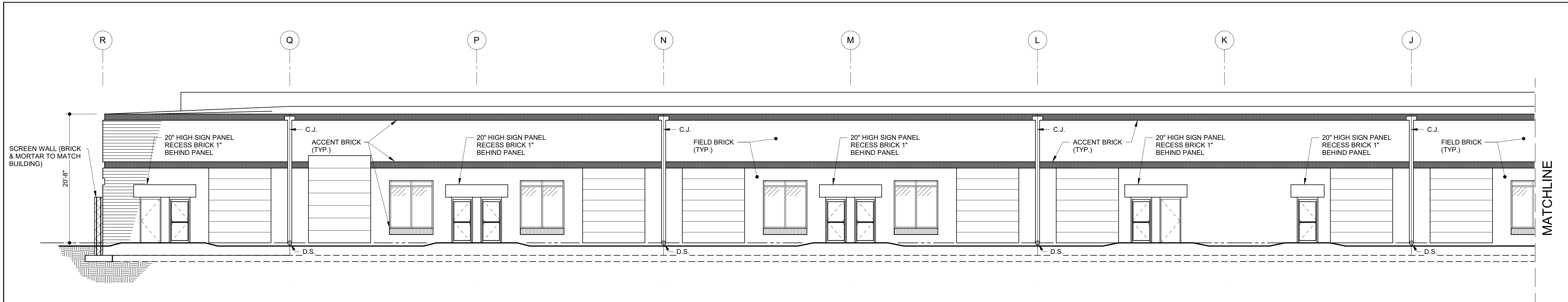
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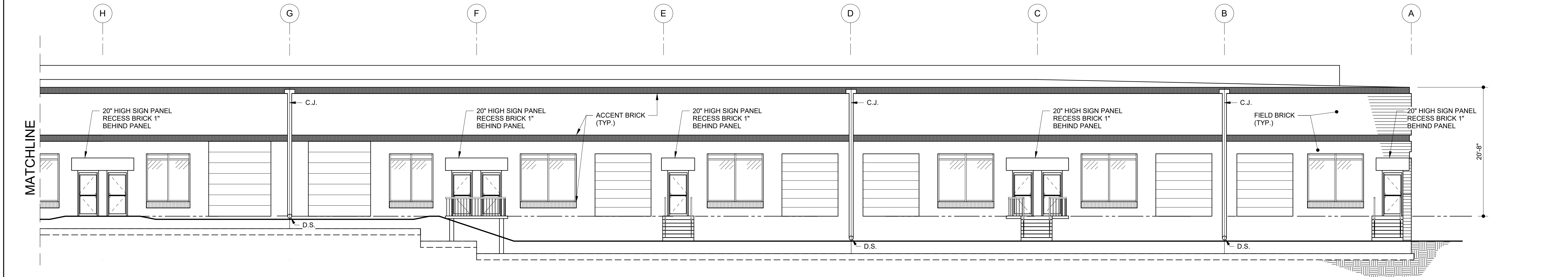
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ARCHITECTURAL
ELEVATIONS
BUILDING 'D'

Sheet No.:

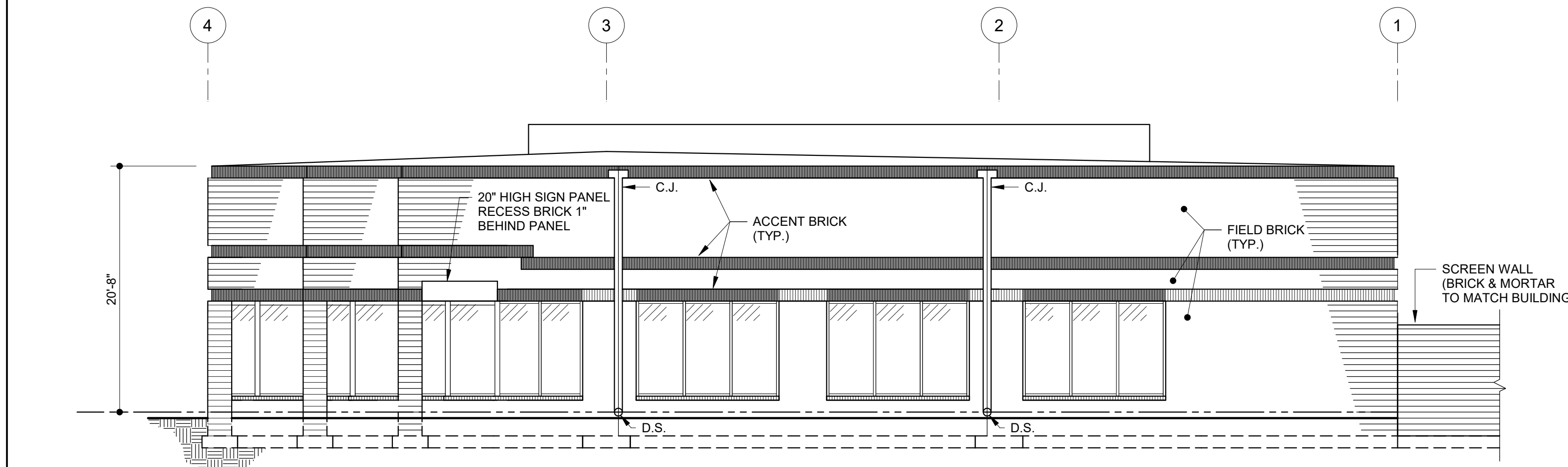
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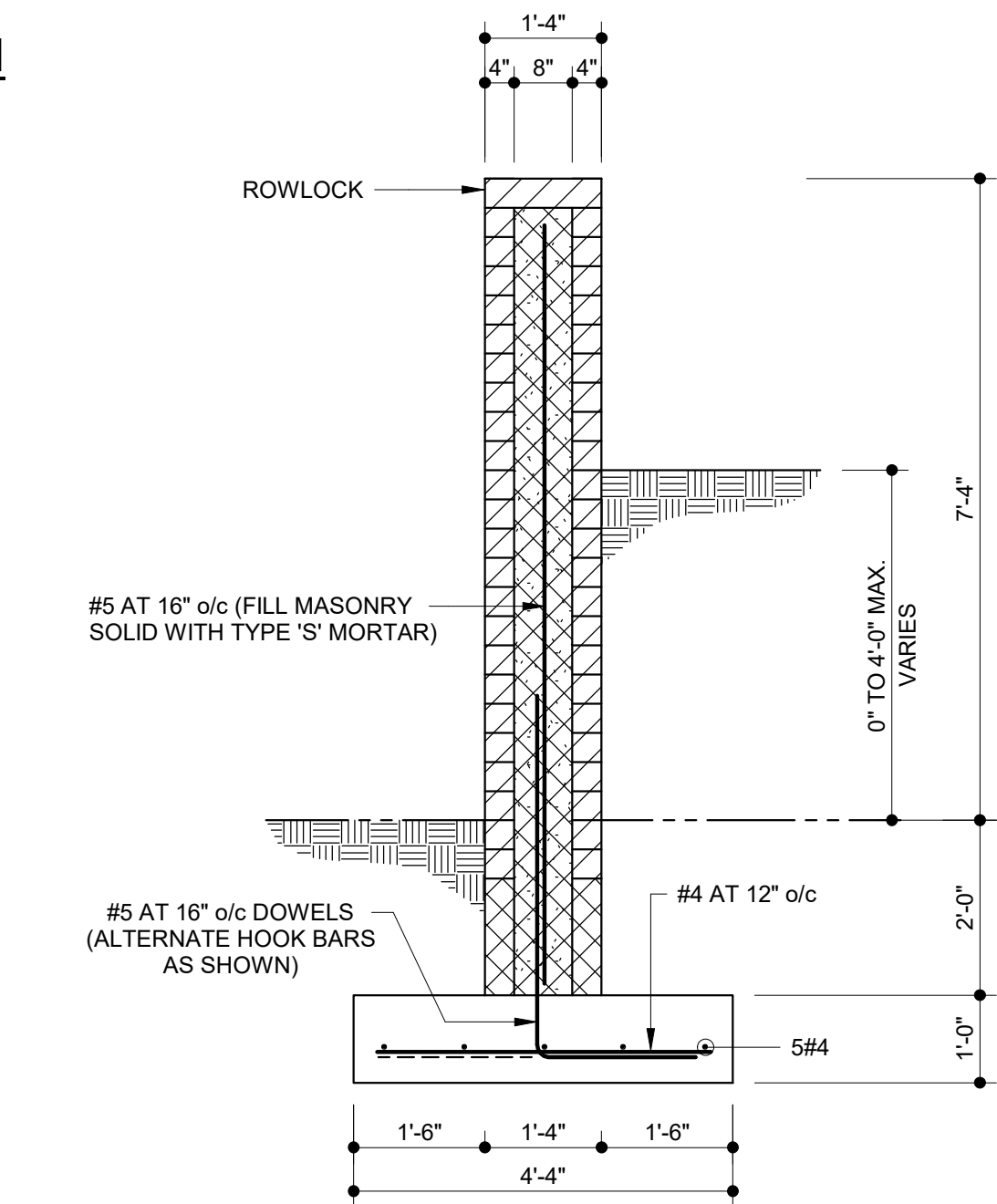
REAR ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"

LEGEND		
FIELD BRICK: CHATEAU BROWN (BROWN)		
MORTAR: CORDOVA TAN		
ACCENT BRICK: COOLSPRING (TAN)		
MORTAR: KHAKI		
GLAZING COLOR: GREEN		
GLASS FRAME COLOR: CLEAR ANODIZED		

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

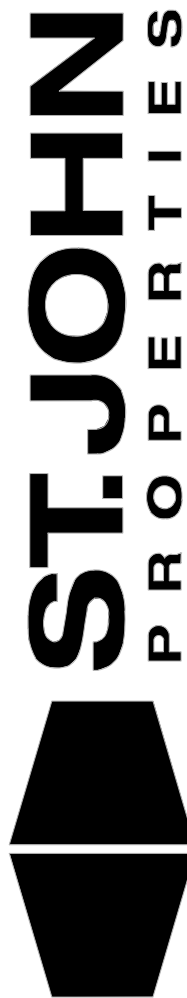
**ELDEBSBURG
CORPORATE PARK
BUILDING 'D'**
EDERSBURG, MD 21784

PROJECT:

Seal:

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04-29-2024

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Project No.: 23404

Date: 04-29-24

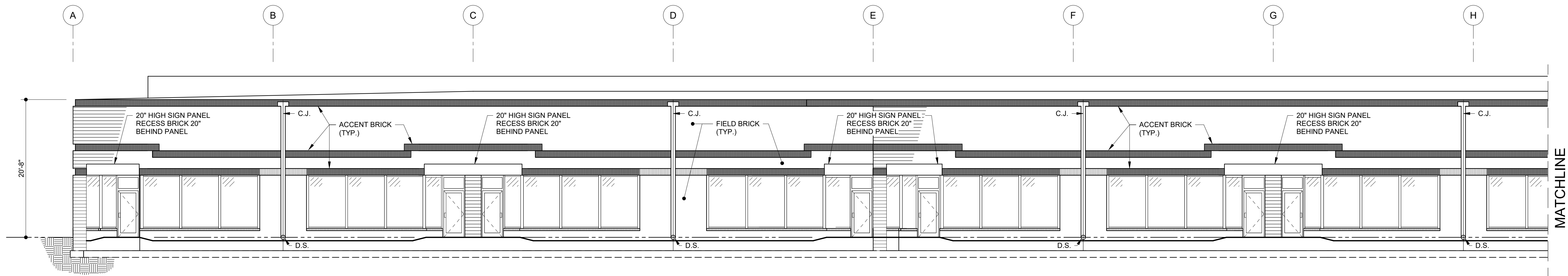
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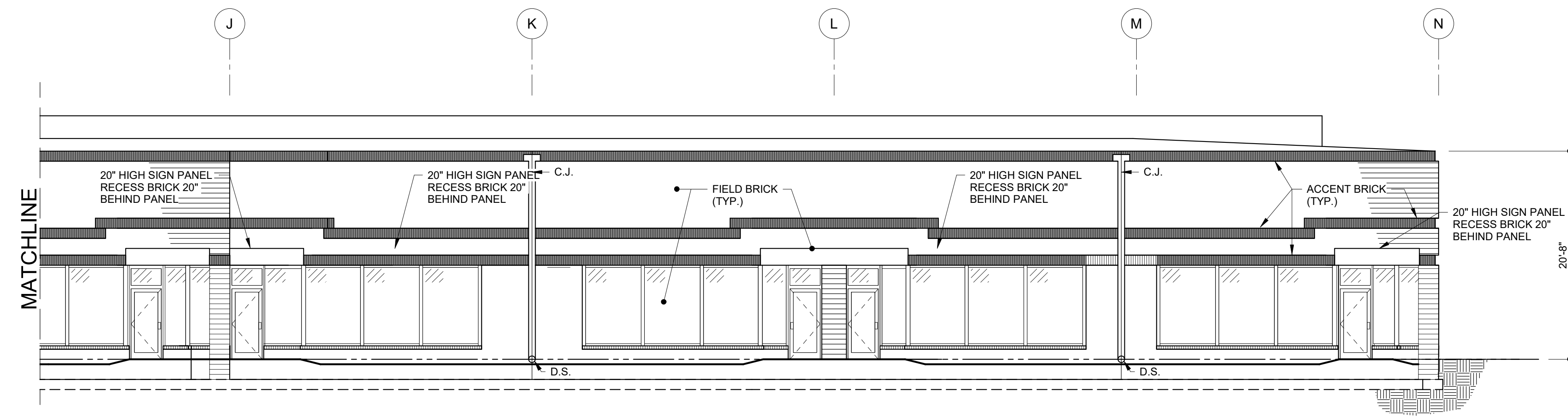
**ARCHITECTURAL
BUILDING
ELEVATIONS
BUILDING 'D'**

Sheet No.:

A-3

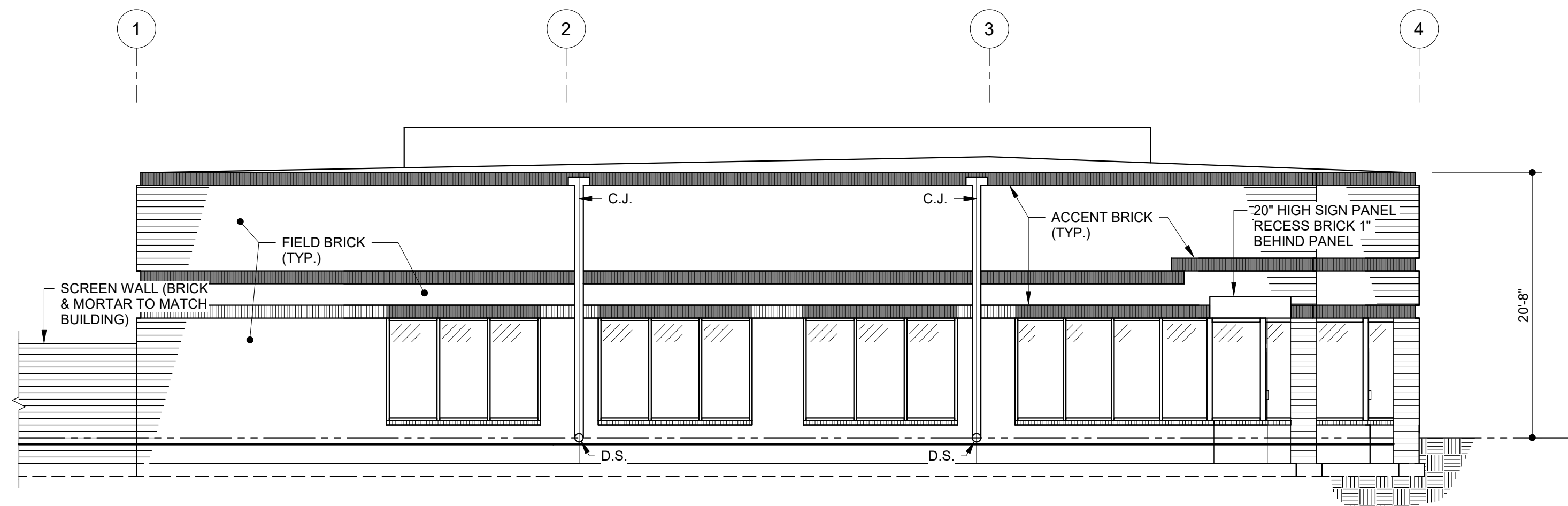


FRONT ELEVATION

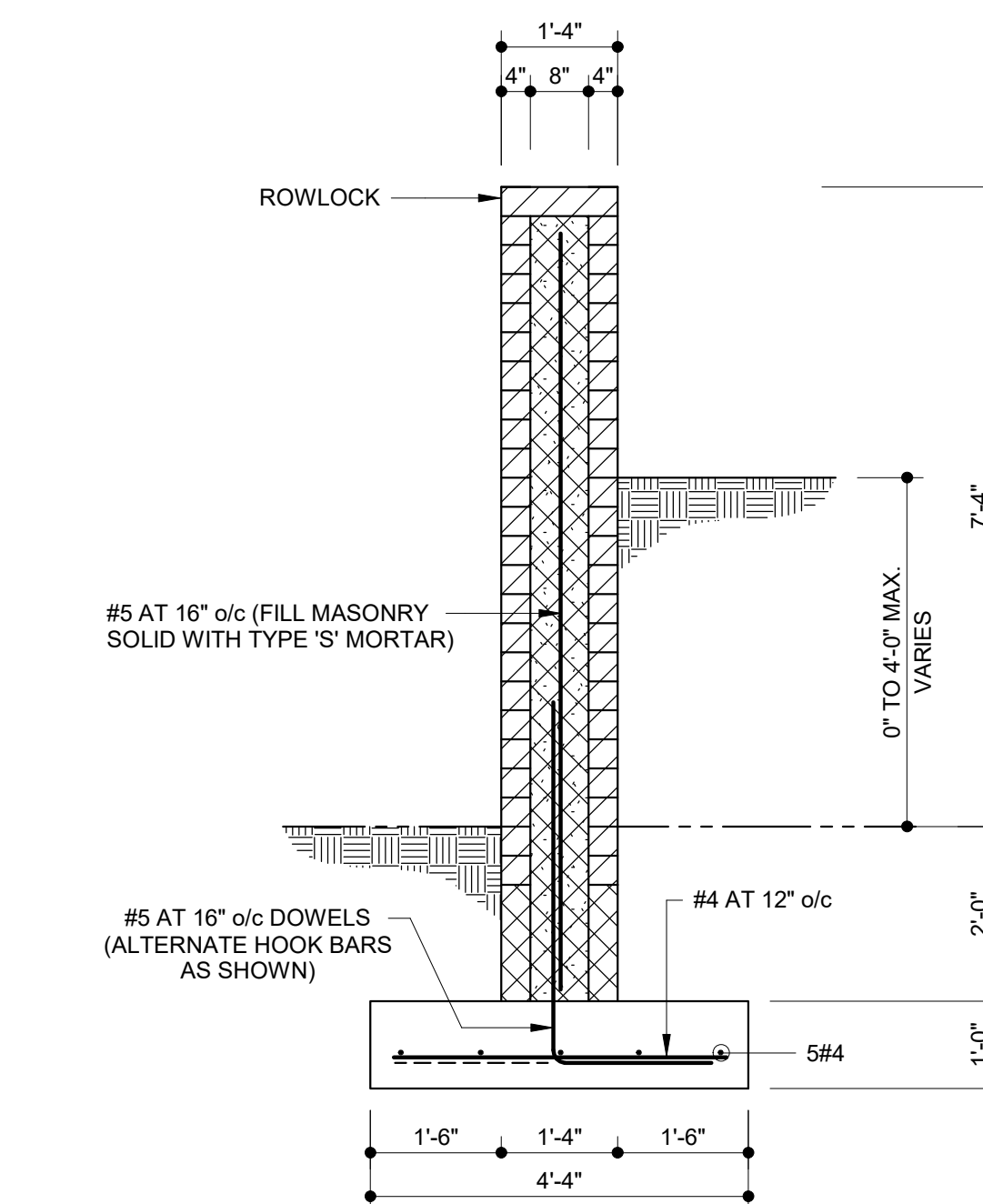


FRONT ELEVATION

LEGEND	
FIELD BRICK: BROOKHAVEN (RED)	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: BROWN	
GLASS FRAME COLOR: CLEAR ANODIZED	



LEFT SIDE ELEVATION



TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
BALTIMORE, MD 21244
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

**ELDEBSBURG
CORPORATE PARK
BUILDING 'E'**
ELDEBSBURG, MD 21784

PROJECT:

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Project No.: 23404

Date: 04-29-24

Scale: 1/8" = 1'-0"

Sheet Title:
**ARCHITECTURAL
ELEVATIONS
BUILDING 'E'**

Sheet No.:

A-2

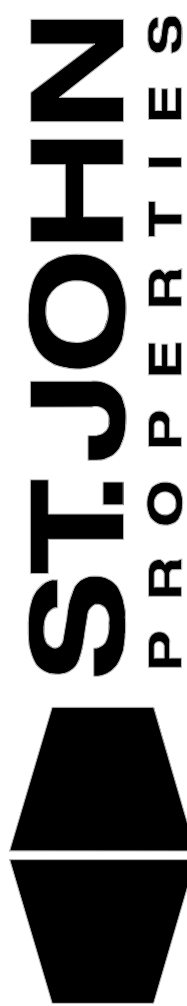
ELDESBURG
CORPORATE PARK
BUILDING 'E'
ELDESBURG, MD 21784

PROJECT:

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04-28-2024

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CHECKED	CJS	APPROVED	JAM

Project No.: 23404

Date: 04-29-24

Scale: 1/8" = 1'-0"

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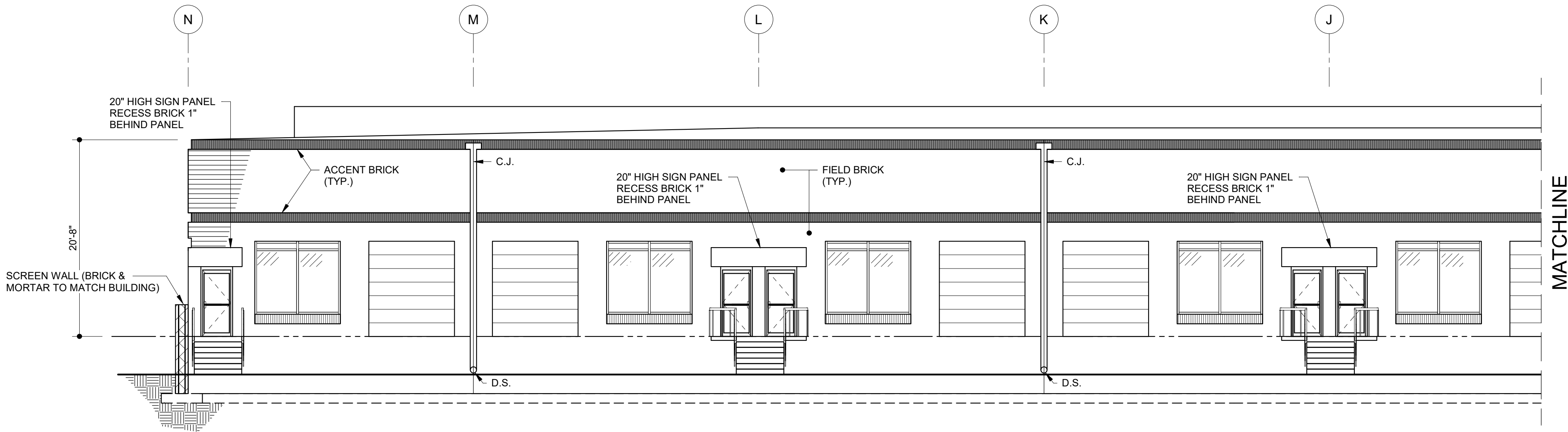
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BUILDING
ELEVATIONS
BUILDING 'E'

Sheet No.:

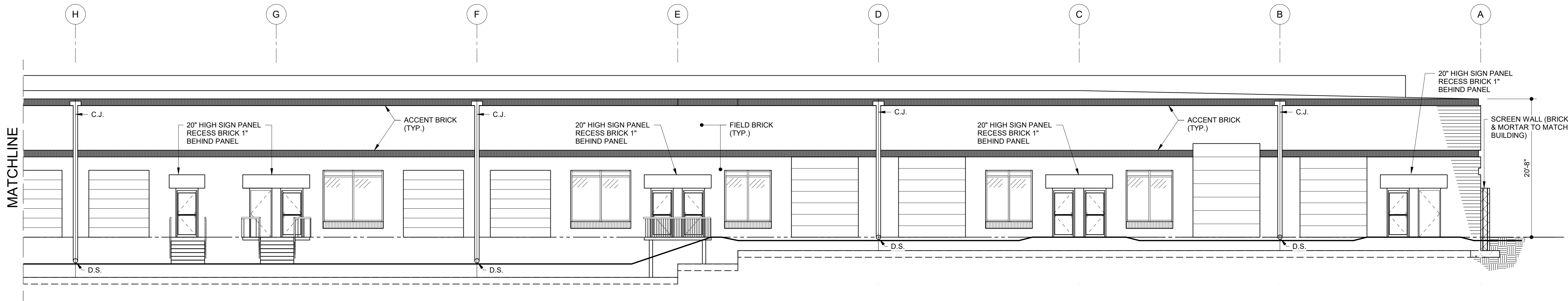
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PAGE 24 OF 50

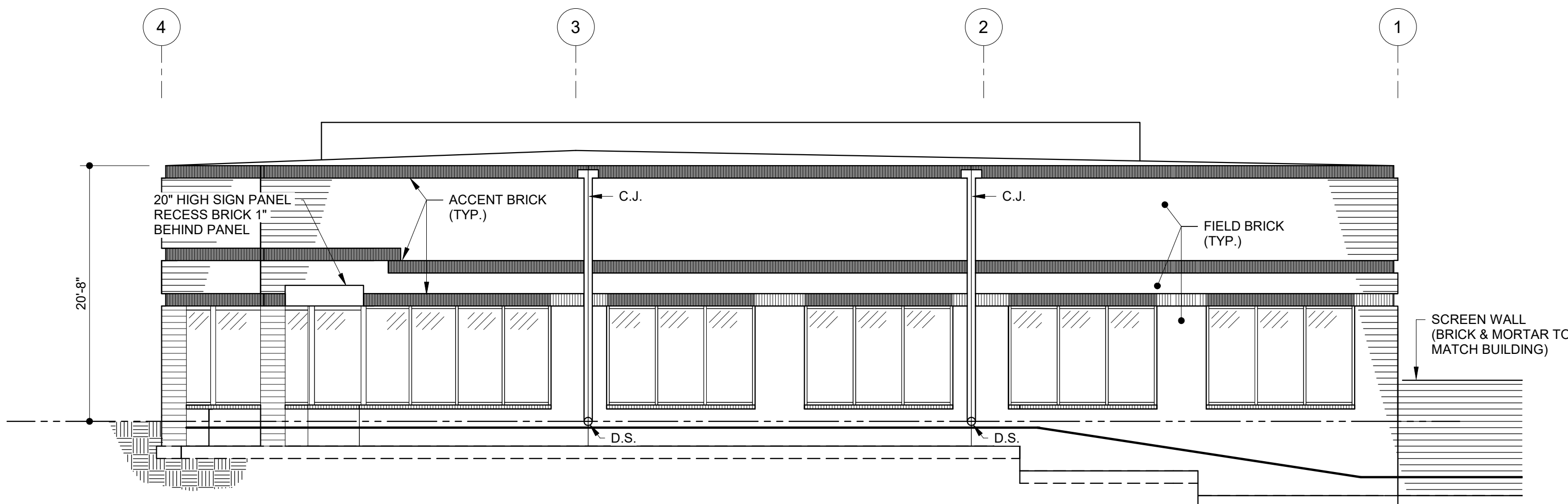
LEGEND	
FIELD BRICK: BROOKHAVEN (RED)	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: BROWN	
GLASS FRAME COLOR: CLEAR ANODIZED	



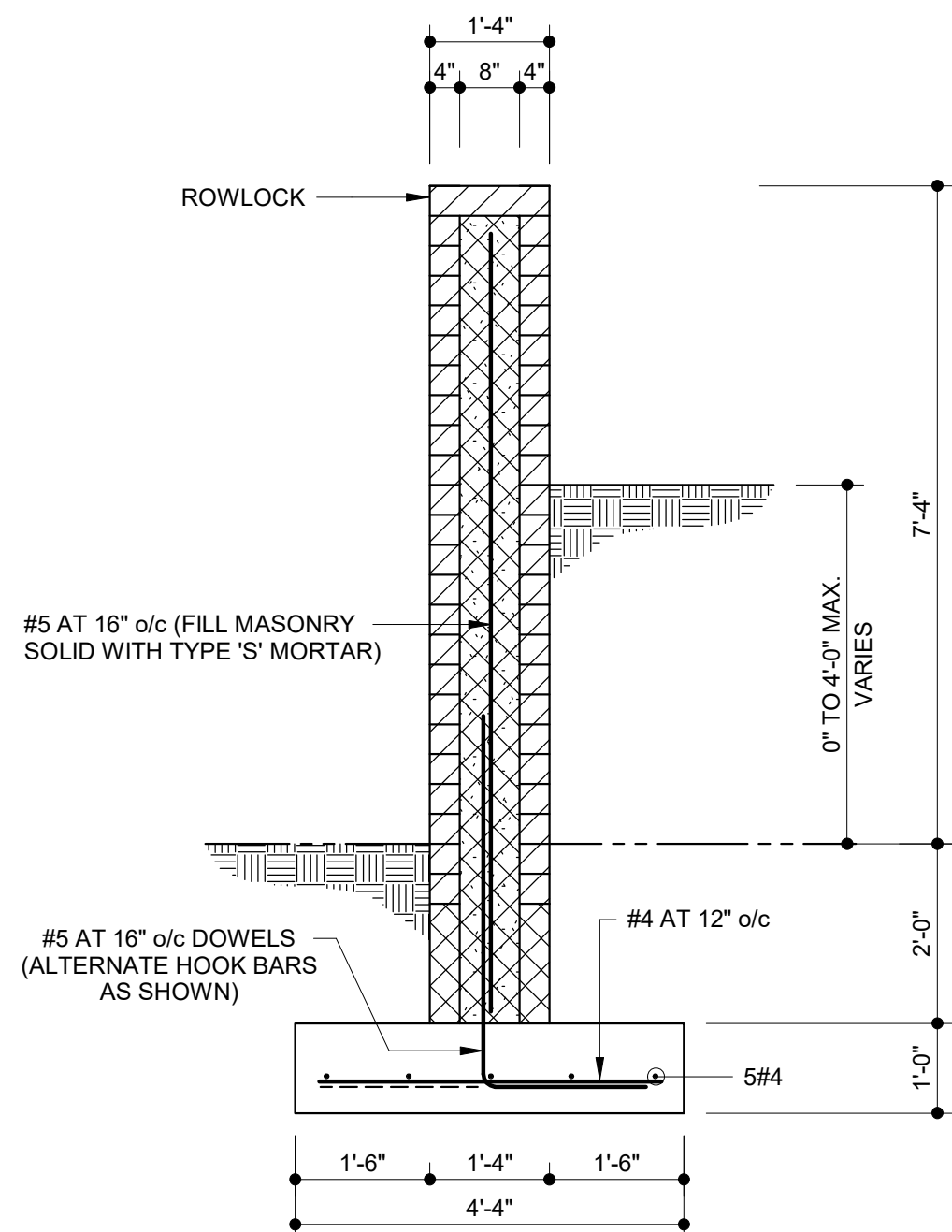
REAR ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

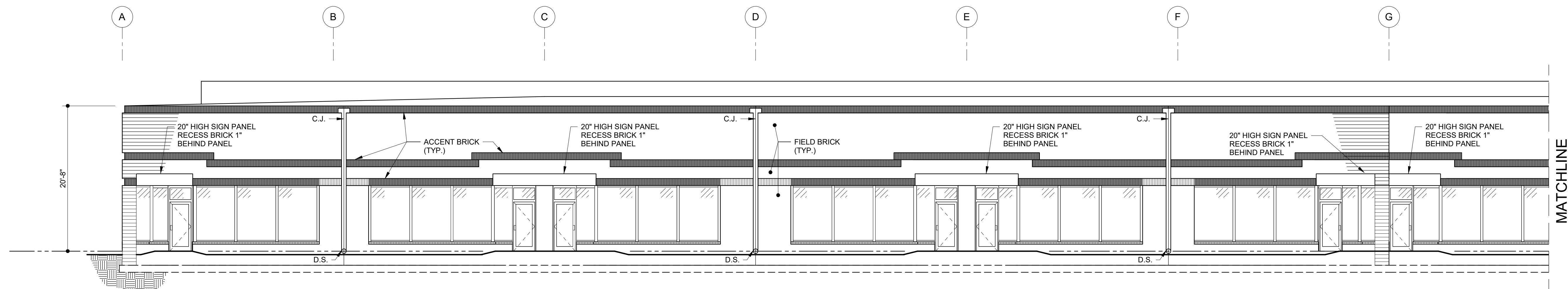


TYPICAL SCREEN WALL DETAIL

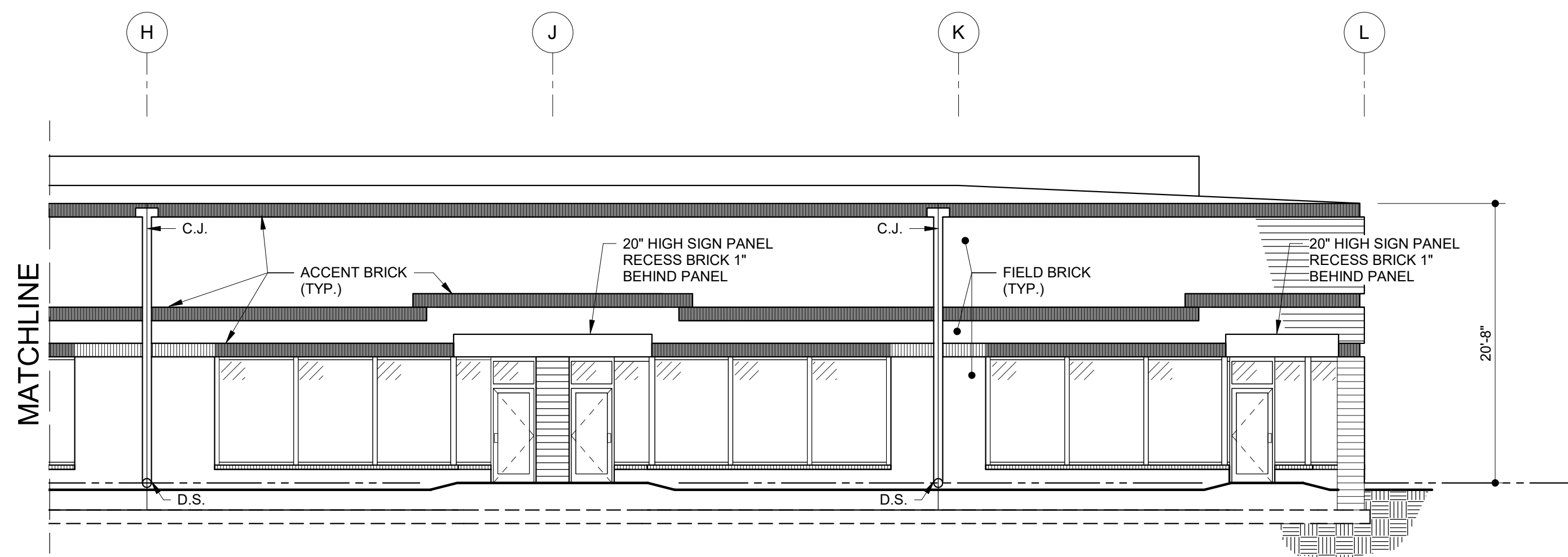
1/2" = 1'-0"

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

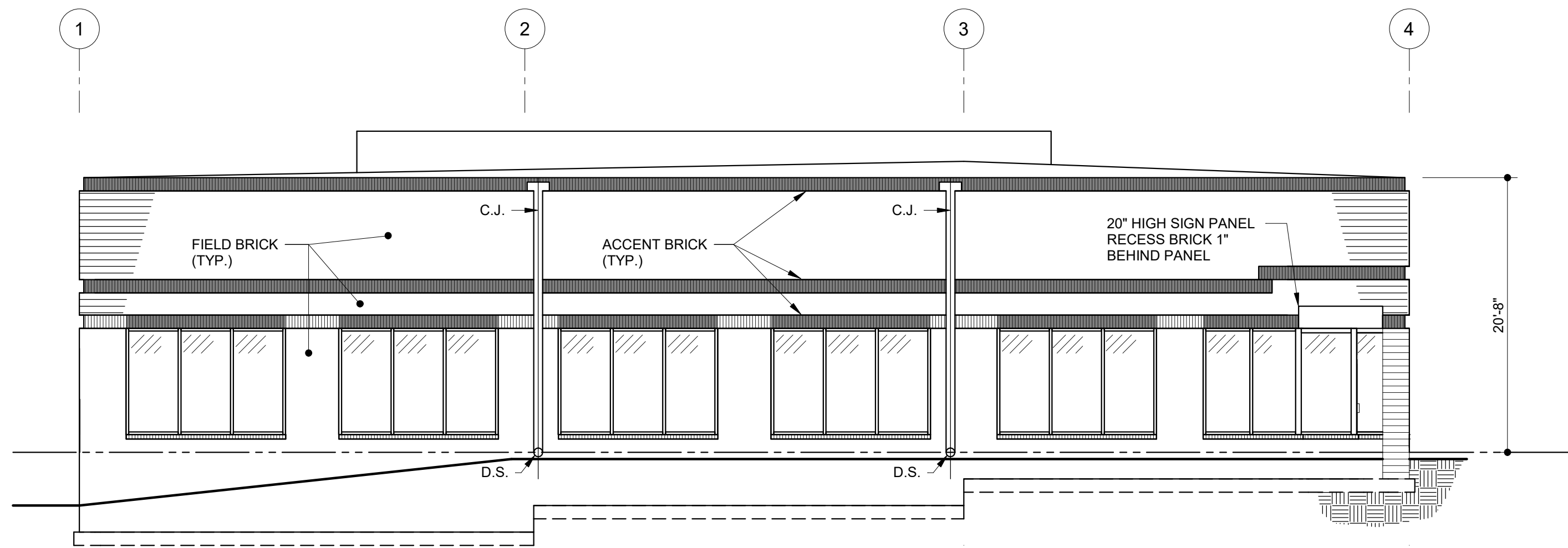


FRONT ELEVATION



FRONT ELEVATION

LEGEND	
FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	



LEFT SIDE ELEVATION

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

PROJECT:
**ELDERSBURG
CORPORATE PARK
BUILDING 'F'**
ELDERSBURG, MD 21784

Seal:

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04-29-2024

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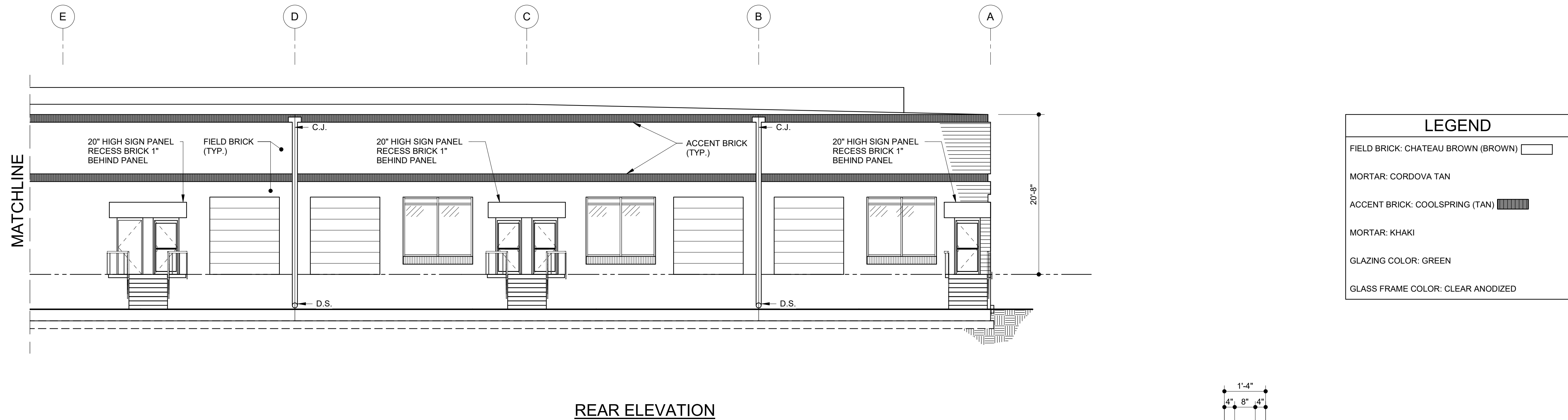
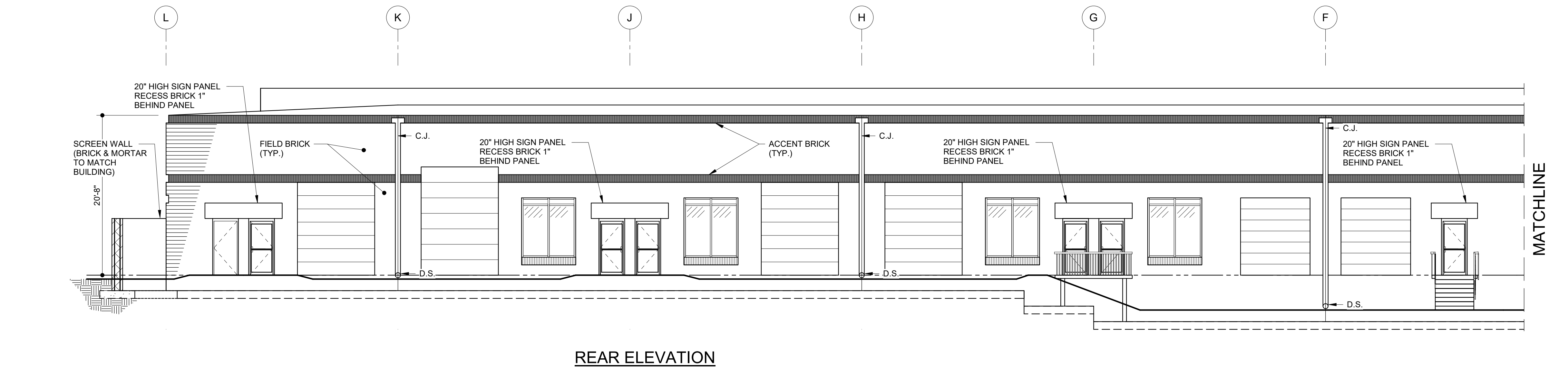
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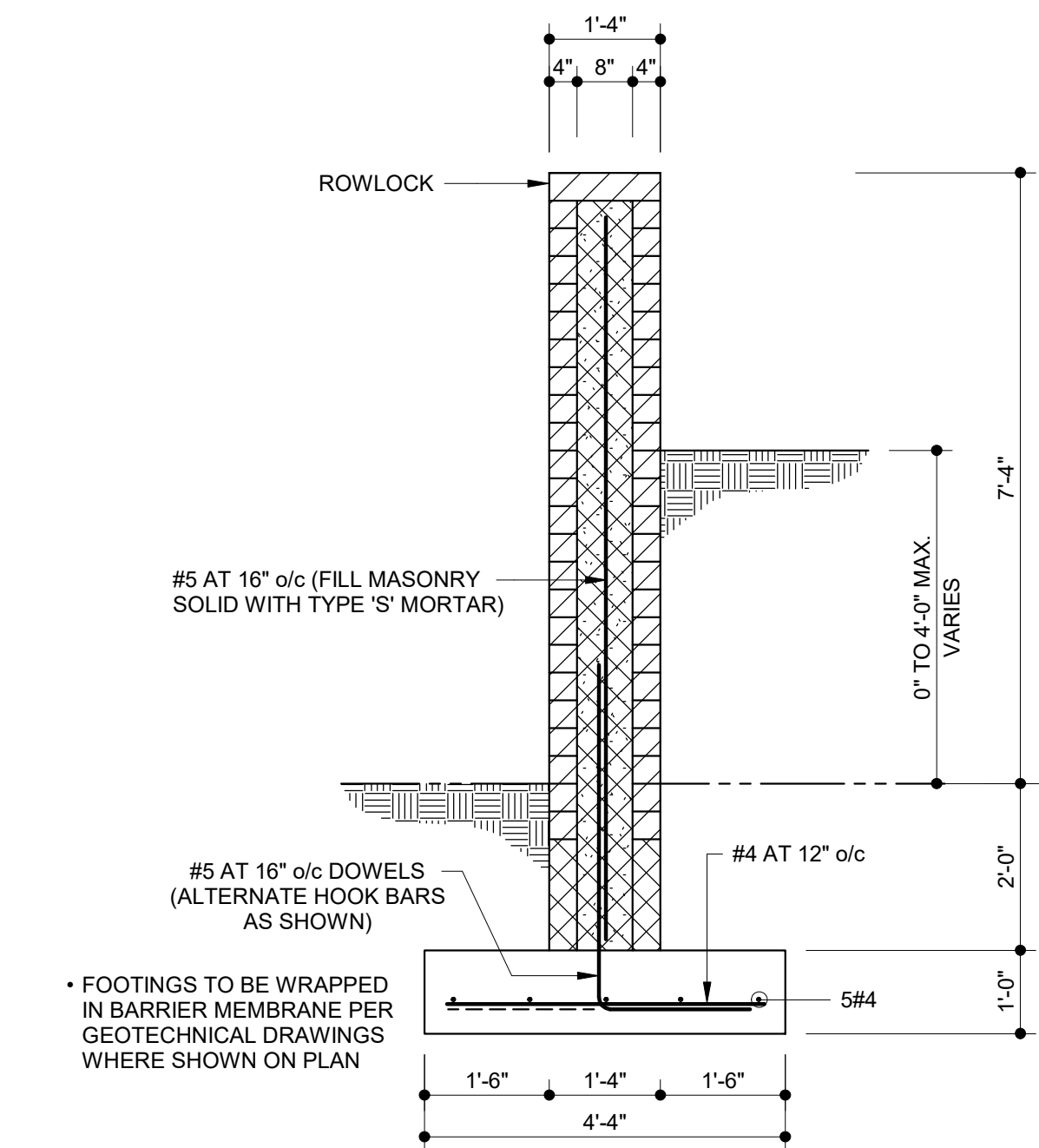
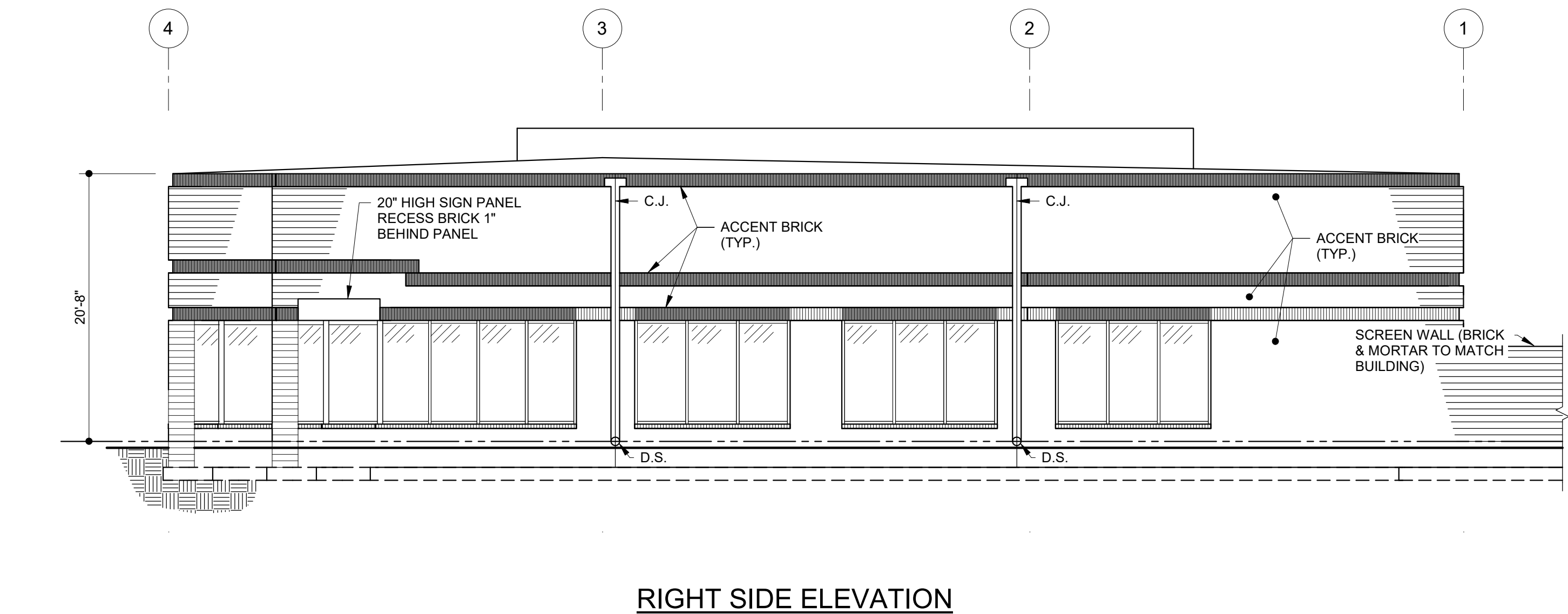
Sheet Title:
**ARCHITECTURAL
ELEVATIONS
BUILDING 'F'**

Sheet No.:

A-2



LEGEND	
FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	



OWNER
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WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

**ELDELSBURG
CORPORATE PARK
BUILDING 'F'**

ELDELSBURG, MD 21784

PROJECT:

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04-29-2024

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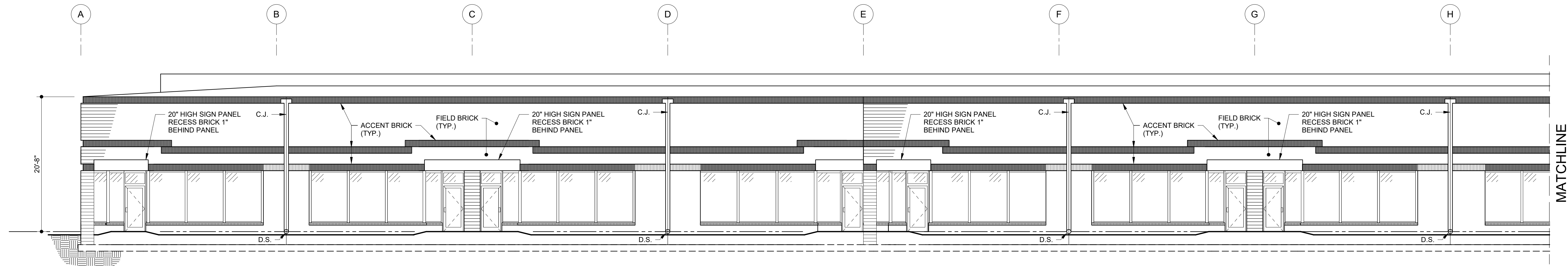
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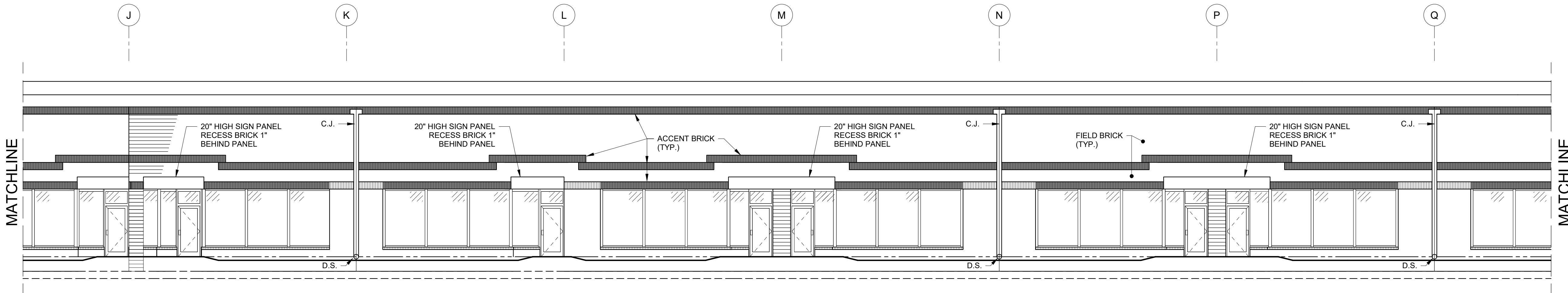
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**ARCHITECTURAL
BUILDING
ELEVATIONS
BUILDING 'F'**

Sheet No.:

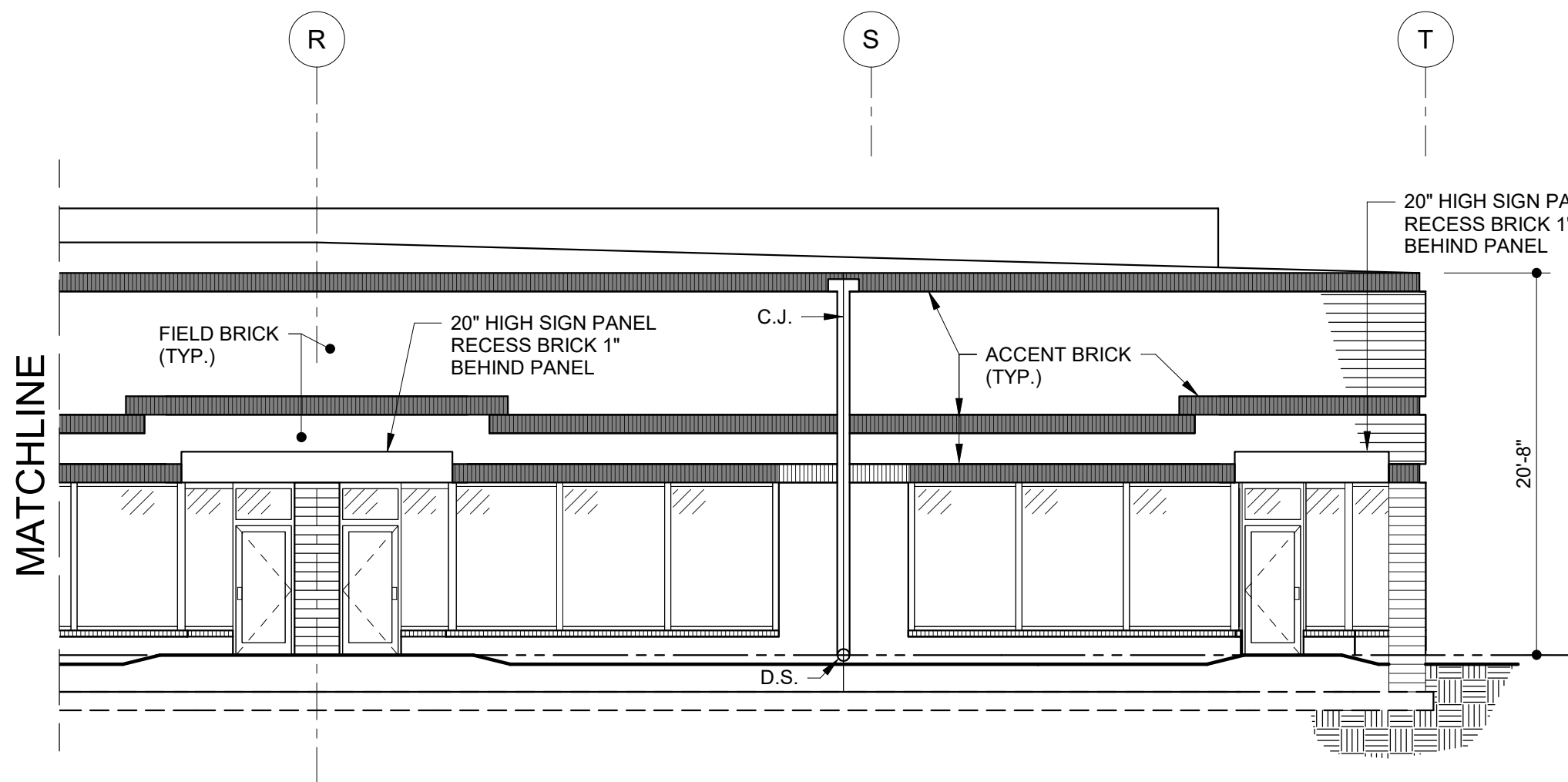
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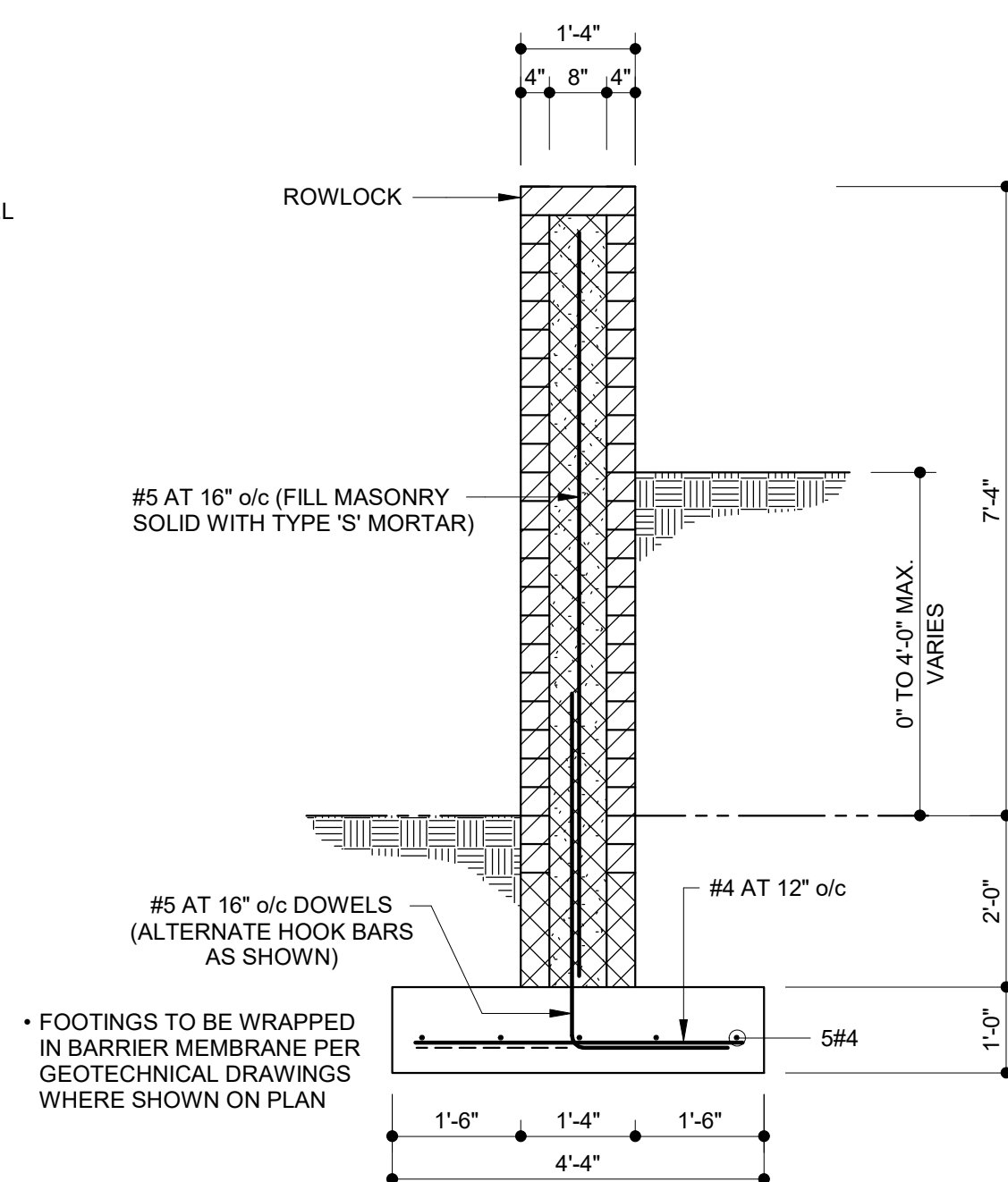
FRONT ELEVATION



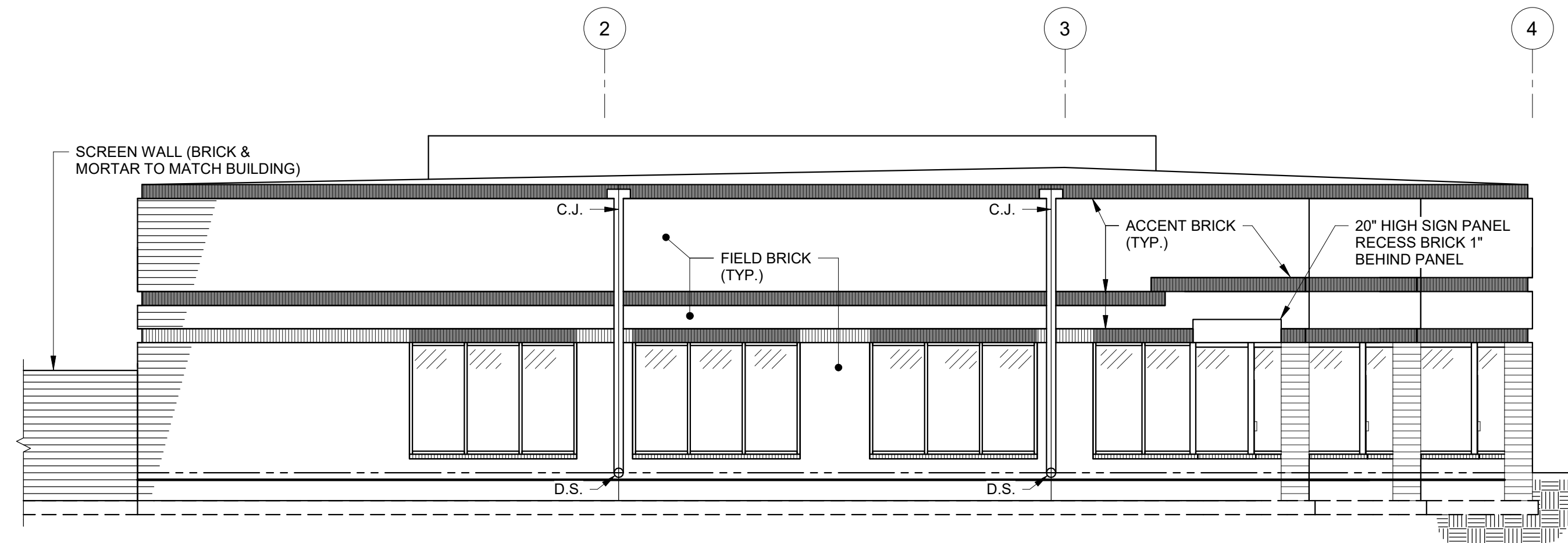
FRONT ELEVATION



FRONT ELEVATION



TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"



LEFT SIDE ELEVATION

LEGEND	
FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKE	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

PROJECT:
**ELDERSBURG
CORPORATE PARK
BUILDING 'G'**
ELDERSBURG, MD 21784

Seal:

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04-29-2024

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Expiration Date: XXXXXX

**ST. JOHN
PROPERTIES**

2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
410-788-0100

**morabito
consultants**

Structural Engineers | Parking Consultants
955 Ridgely Road, Suite 100
Sparks, MD 21152-9472
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No.	Date	Revisions

DESIGNED JGC	DRAWN JGC
CHECKED CJS	APPROVED JAM

Project No.: 23404

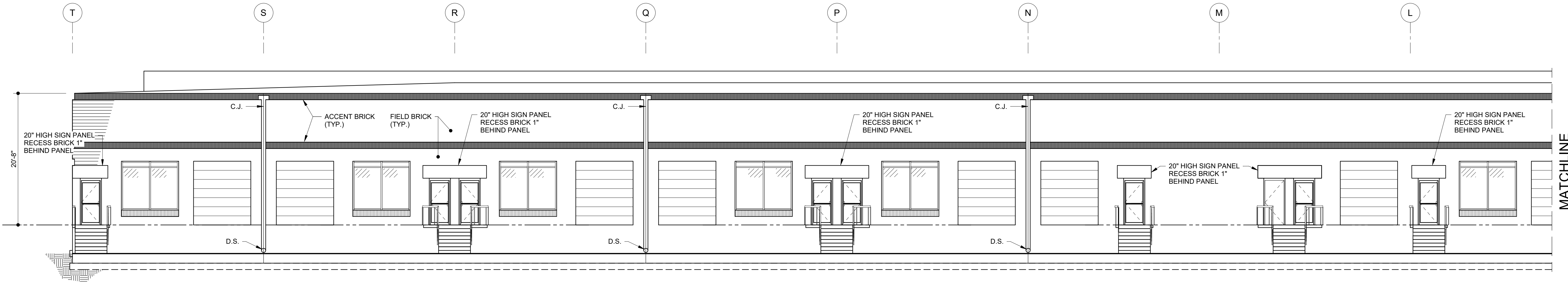
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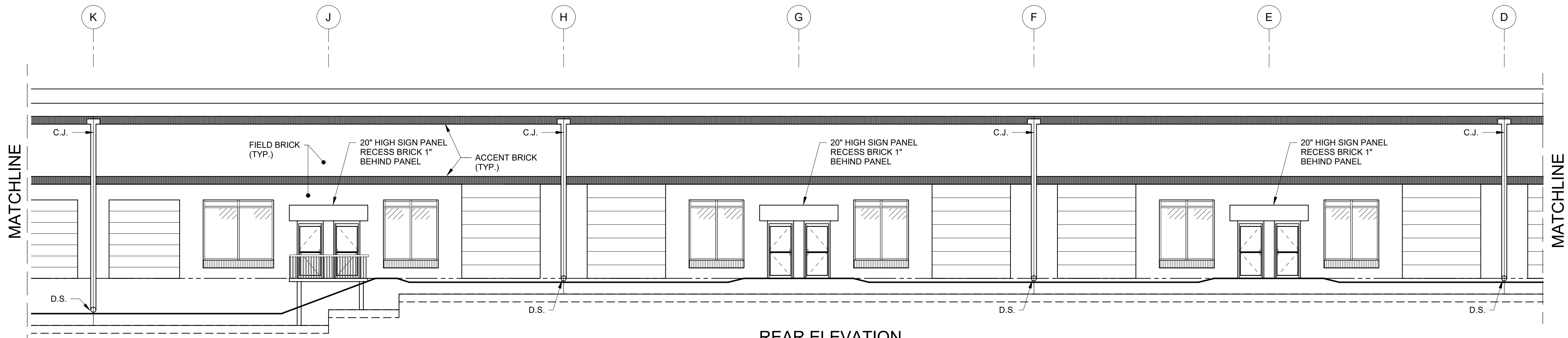
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**ARCHITECTURAL
ELEVATIONS
BUILDING 'G'**

Sheet No.:

A-2

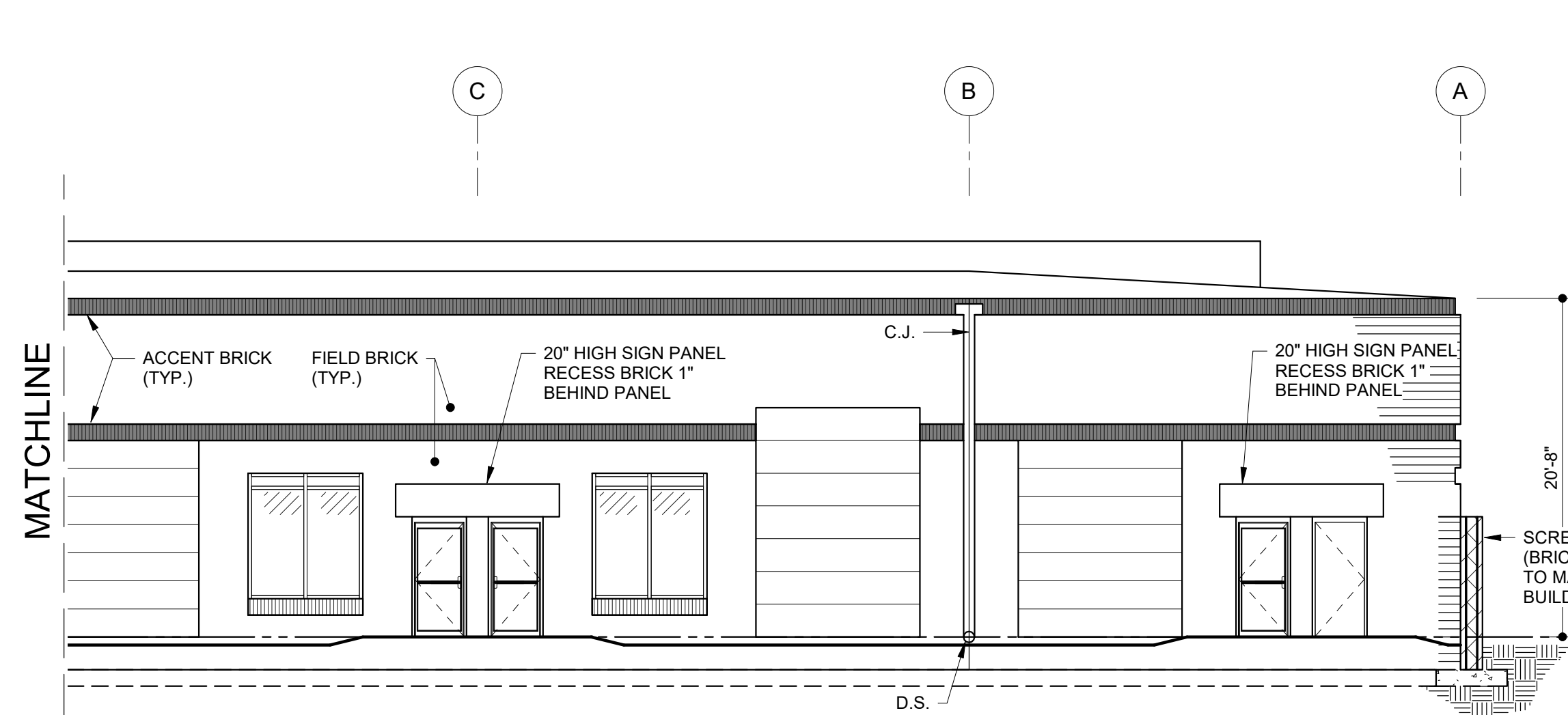


REAR ELEVATION

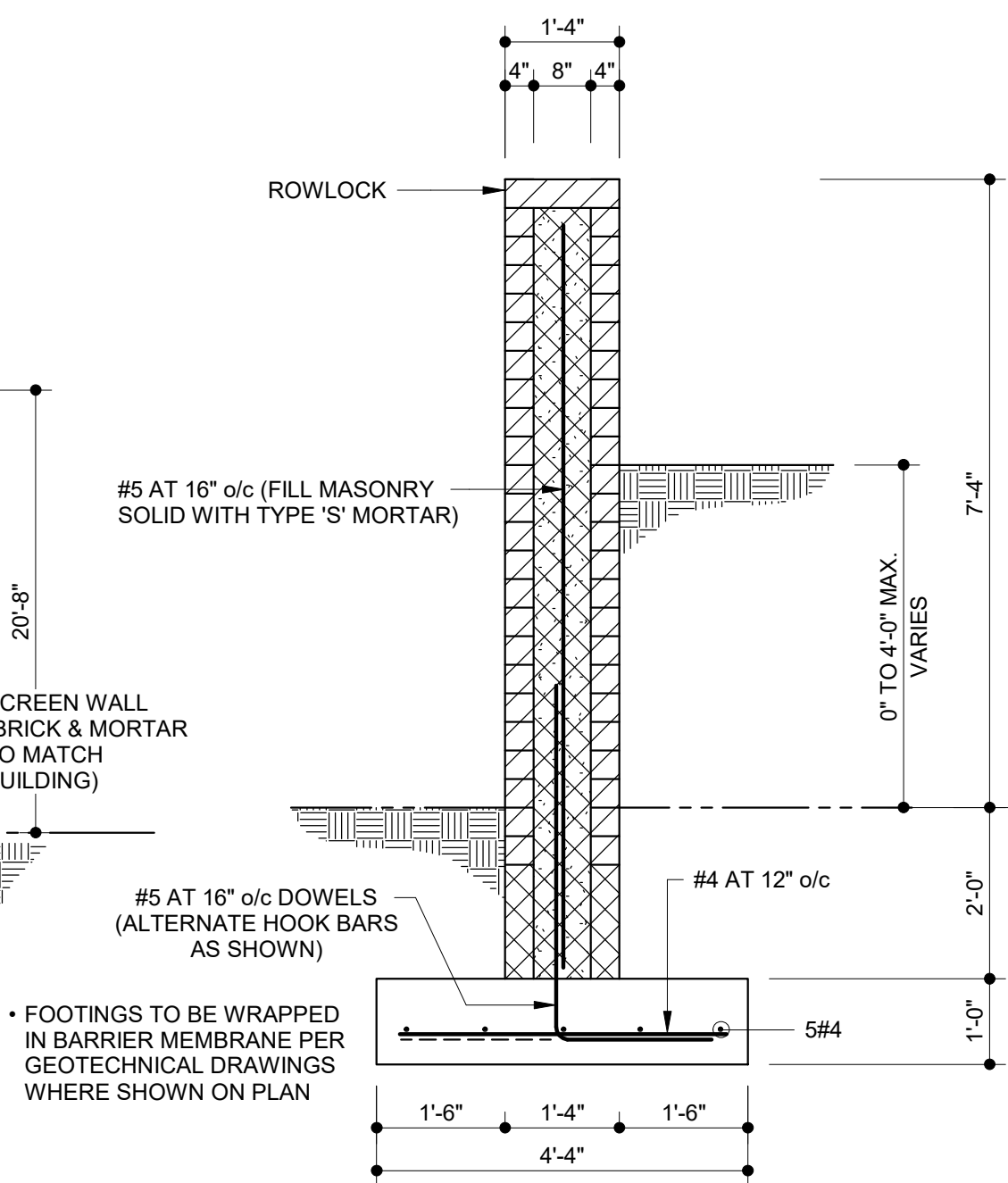


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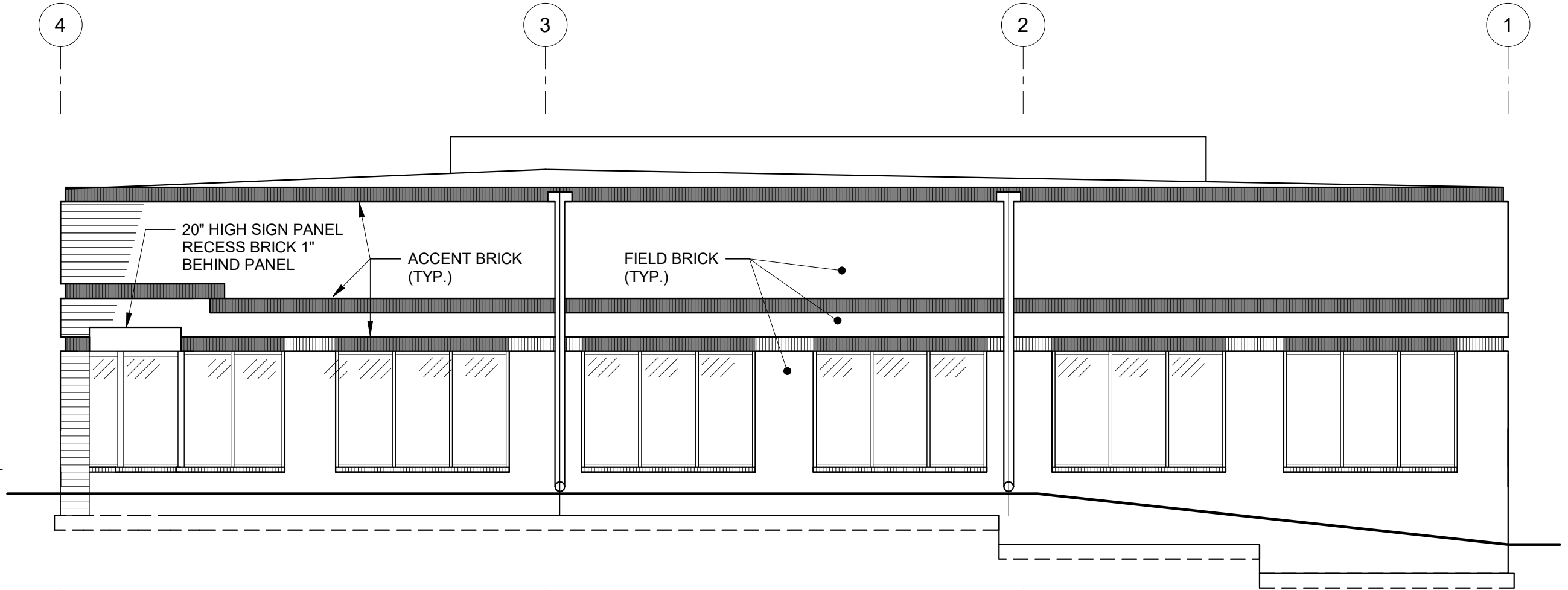
LEGEND	
FIELD BRICK: CHATEAU BROWN (BROWN)	
MORTAR: CORDOVA TAN	
ACCENT BRICK: COOLSPRING (TAN)	
MORTAR: KHAKI	
GLAZING COLOR: GREEN	
GLASS FRAME COLOR: CLEAR ANODIZED	



REAR ELEVATION



TYPICAL SCREEN WALL DETAIL
1/2" = 1'-0"



RIGHT SIDE ELEVATION

OWNER
LONG MEADOW FARM 21784 LLC
741 KLEES MILL RD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

**ELDBERSBURG
CORPORATE PARK
BUILDING 'G'**
ELDBERSBURG, MD 21784

PROJECT:

Seal:

PRELIMINARY - NOT FOR CONSTRUCTION
04-29-2024

Professional Certification: I hereby declare that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland
License No.: XXXXXX
Expiration Date: XXXXXX

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

**morabito
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Sparks, MD 21152-9472
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No.	Date	Revisions

DESIGNED JGC	DRAWN JGC
CHECKED CJS	APPROVED JAM

Project No.: 23404

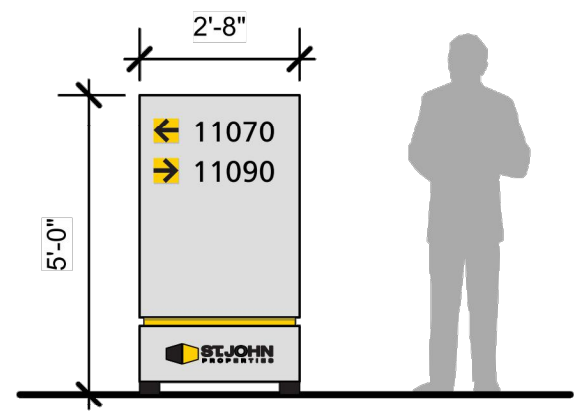
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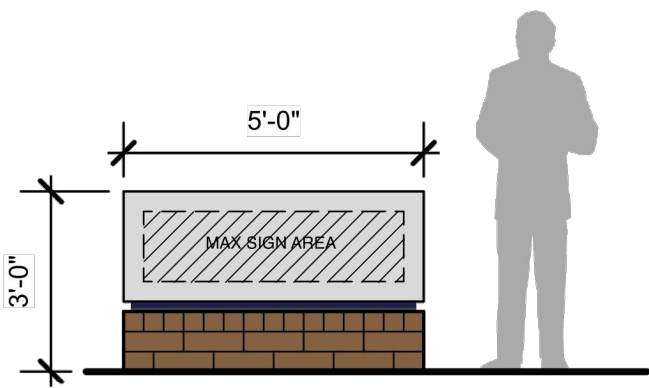
Sheet Title:
**ARCHITECTURAL
BUILDING
ELEVATIONS
BUILDING 'G'**

Sheet No.:

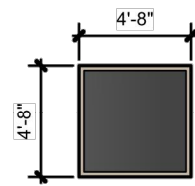
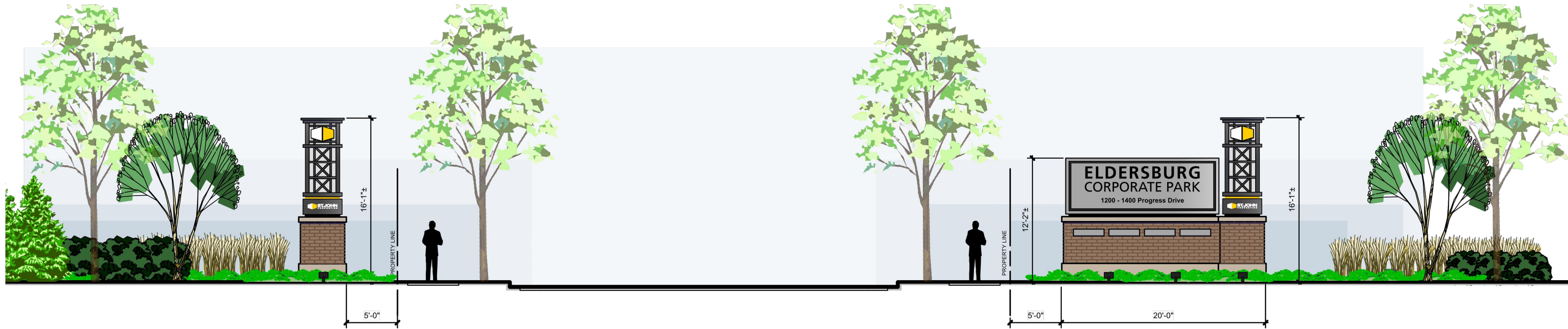
A-3



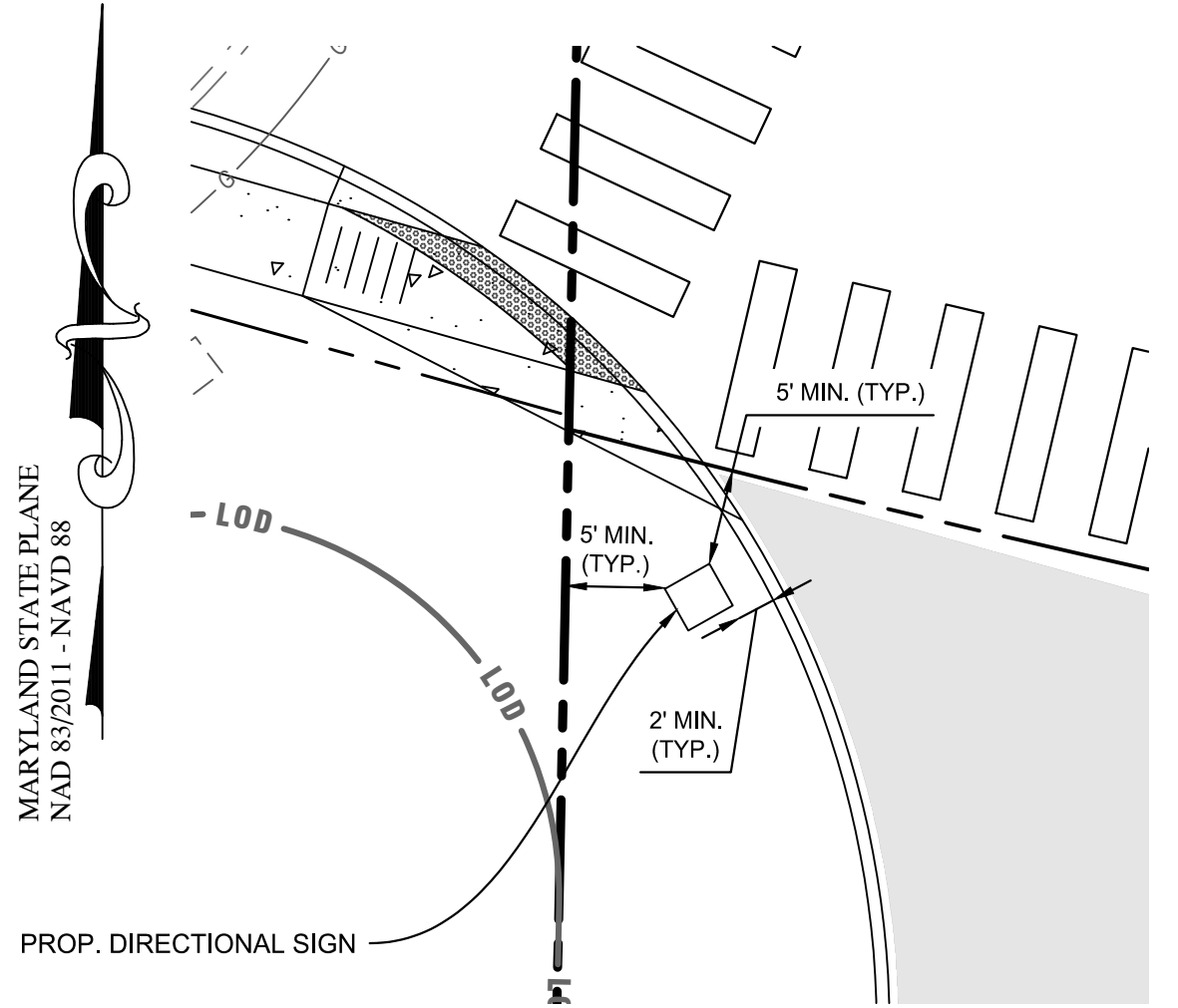
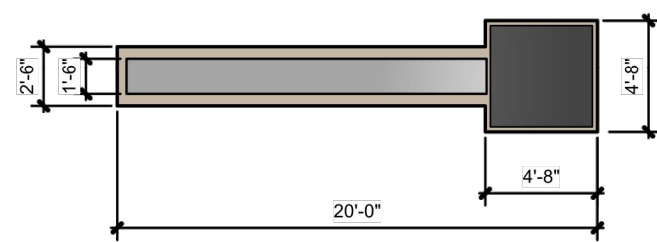
1 Beaty Directional Sign
Scale: 1/4" = 1'-0"



2 Beaty Tenant Monument Sign
Scale: 1/4" = 1'-0"



3 Beaty Entry Monument Sign
Scale: 1" = 10'-0"



SIGNAGE SETBACK DETAIL

SCALE: 1"=10'



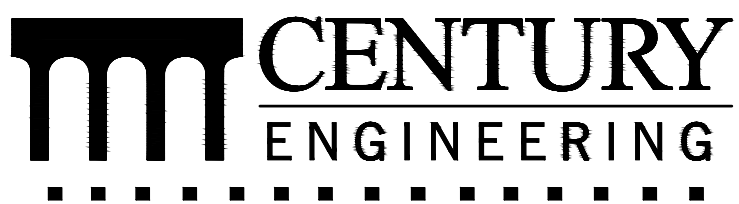
SCALE: 1"=10'

NOTE

ALL DIRECTIONAL SIGNS, TENANT MONUMENTS, AND ENTRY MONUMENTS SHALL BE A MINIMUM OF FIVE (5) FEET FROM ANY RIGHT-OF-WAY OR TRACT BOUNDARY AND A MINIMUM OF TWO (2) FEET FROM ANY CURB, PAVEMENT, OR SIDEWALK.

DATA SOURCES

- EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
- EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
- BOUNDARY INFORMATION SHOWN HEREON IS FROM FIELD LOCATION PREFORMED BY: MTPLS LAND SURVEYORS, LLC, NOVEMBER, 2021.
- COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/2011, NAVD 88)
- DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
- ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.



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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

SIGN ELEVATIONS

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD



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 NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024
PROJECT NUMBER: 211253.00 (C-

SCALE: AS SHOWN

SHEET:

29 OF 50

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

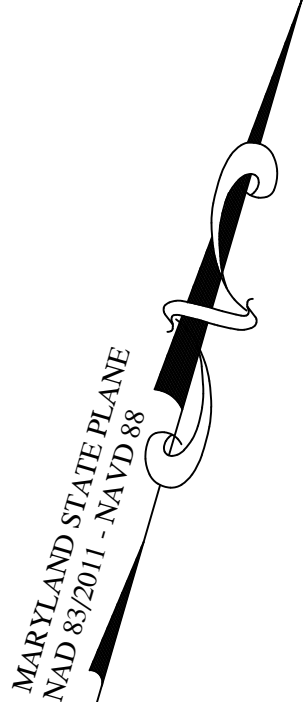
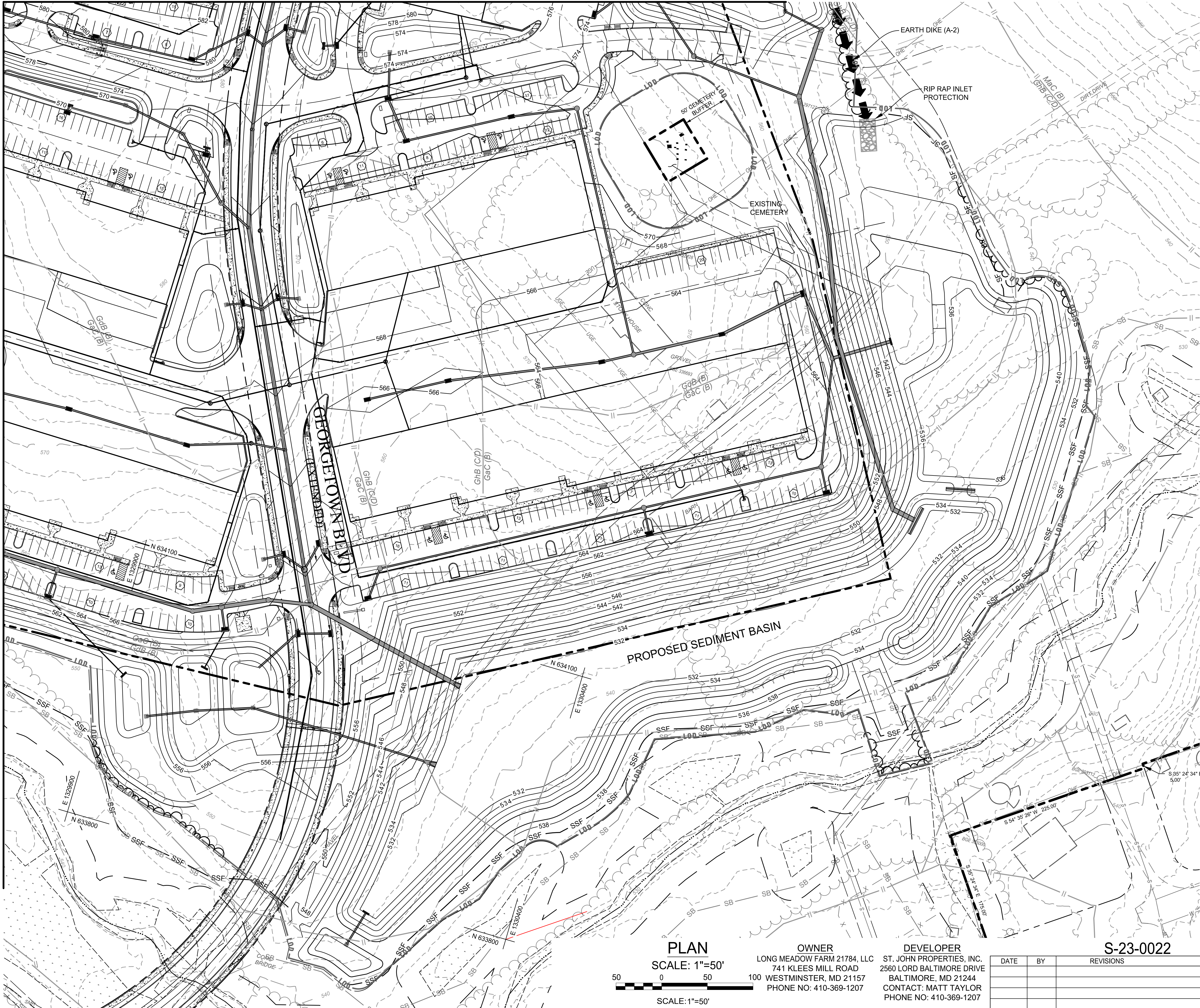
S-23-0022

DATE	BY	REVISIONS

January 4, 2024

T:\2021\Facilities\00211253.001A Beaty Property\CIVIL\CADD\Drawings\Concept Flex\211253.00 (ESC-X) ESC Plans.dwg May 28, 2024 2:21pm rlangrehr

MATCHLINE FOR CONTINUATION SEE SHEET 32



- NOTES:**
1. ALL STUB PIPES SHALL BE BRICK BULKHEADED.
 2. ALL INLETS SHALL RECIEVE INLET PROTECTION IMMEDIATELY AFTER INSTALLATION.

- DATA SOURCES**
1. EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
 2. EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
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 5. DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
 6. ENVIRONMENTAL DELINEATION PERFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

**EROSION AND SEDIMENT
CONTROL PLAN**

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5
CARROLL COUNTY, MD



**PROFESSIONAL
CERTIFICATION**

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THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND.

LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

PLAN
SCALE: 1"=50'

50 0 50
SCALE: 1"=50'

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
100 WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022		
DATE	BY	REVISIONS

MATCHLINE FOR CONTINUATION SEE SHEET 30

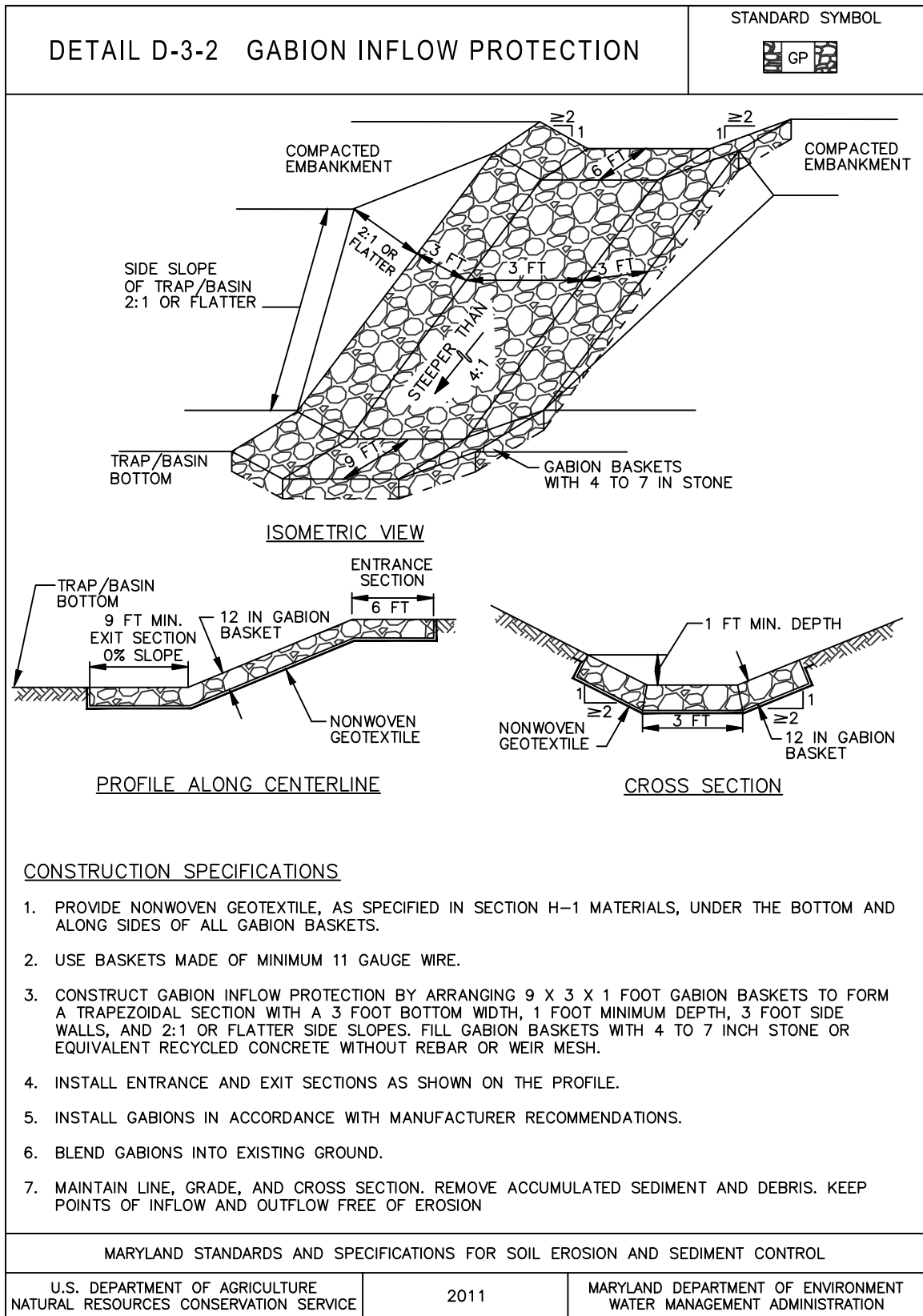
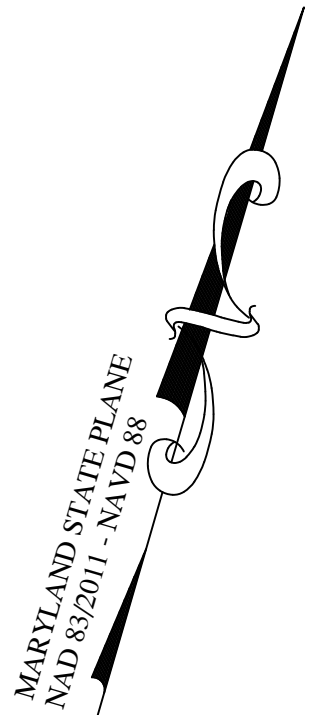


MATCHLINE FOR CONTINUATION SEE SHEET 31

BEST MANAGEMENT PRACTICES FOR WORKING IN
NONTIDAL WETLANDS, WETLAND BUFFERS,
WATERWAYS, AND 100-YEAR FLOODPLAINS

1. NO EXCESS FILL, CONSTRUCTION MATERIALS, OR DEBRIS SHALL BE STOCKPILED OR STORED IN NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
2. PLACE MATERIALS IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
3. DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE.
4. PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
5. REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, OR WATERWAYS, OR PERMANENT MODIFICATION OF THE 100-YEAR FLOODPLAIN IN EXCESS OF THAT LOST UNDER THE ORIGINALLY AUTHORIZED STRUCTURE OR FILL.
6. RECTIFY ANY NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, OR 100-YEAR FLOODPLAIN TEMPORARILY IMPACTED BY ANY CONSTRUCTION.
7. ALL STABILIZATION IN THE NONTIDAL WETLAND AND NONTIDAL WETLAND BUFFER SHALL CONSIST OF THE FOLLOWING SPECIES: ANNUAL RYEGRASS (Lolium multiflorum), MILLET (Setaria italica), BARLEY (Hordeum sp.), OATS (Avena sp.), AND/OR RYE (Secale cereale). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REVEGETATION OF NATURAL WETLAND SPECIES. OTHER NON-PERSISTENT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE NONTIDAL WETLANDS AND WATERWAYS DIVISION. KENTUCKY 31 FESCUE SHALL NOT BE UTILIZED IN WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
8. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST-CONSTRUCTION GRADES AND ELEVATIONS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS IN TEMPORARILY IMPACTED AREAS.
9. TO PROTECT AQUATIC SPECIES, IN-STREAM WORK IS PROHIBITED AS DETERMINED BY THE CLASSIFICATION OF THE STREAM:

USE IN WATERS: IN-STREAM WORK SHALL NOT BE CONDUCTED DURING THE PERIOD OCTOBER 1 THROUGH APRIL 30, INCLUSIVE, DURING ANY YEAR.
10. STORMWATER RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE WATERWAY.
11. CULVERTS SHALL BE CONSTRUCTED AND ANY RIPRAP PLACED SO AS NOT TO OBSTRUCT THE MOVEMENT OF AQUATIC SPECIES, UNLESS THE PURPOSE OF THE ACTIVITY IS TO IMPOUND WATER.



DATA SOURCES

1. EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
2. EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTLPS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
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6. ENVIRONMENTAL DELINEATION PERFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

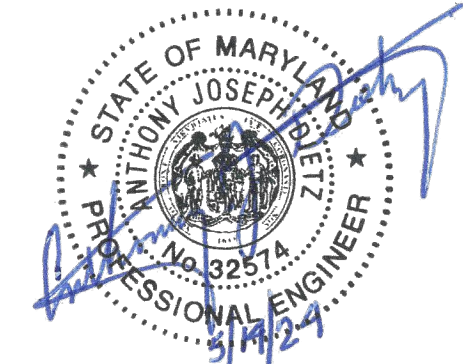
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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

**EROSION AND SEDIMENT
CONTROL PLAN**

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5
CARROLL COUNTY, MD



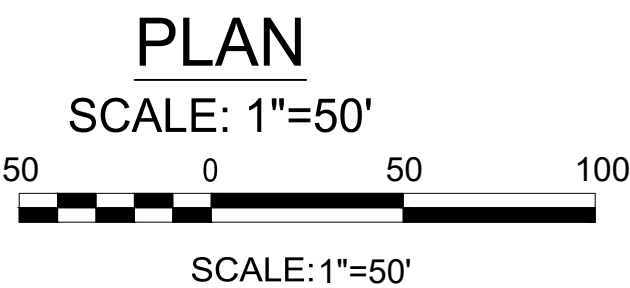
PROFESSIONAL
CERTIFICATION

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THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND.

LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

NOTES:

1. ALL STUB PIPES SHALL BE BRICK BULKHEADED.
2. ALL INLETS SHALL RECIEVE INLET PROTECTION IMMEDIATELY AFTER INSTALLATION.



OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022

DATE	BY	REVISIONS

DATE: 01-31-2024
PROJECT NUMBER: 211253.00 (ES)

SCALE: AS SHOWN
SHEET: 32 OF 50

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B-4 STANDARDS AND SPECIFICATIONS
FOR
VEGETATIVE STABILIZATION

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

EFFECTS ON WATER QUALITY AND QUANTITY

Using vegetation as cover to protect exposed soil from erosion.

To promote the establishment of vegetation on exposed soil.

On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization; and permanent stabilization.

Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemical carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT

Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseeding within the planting season.

- Adequate vegetative stabilization requires 95 percent groundcover,
- If an area has less than 40 percent groundcover, restabilize following the original recommendations for lime, fertilizer, seeded preparation, and seeding,
- If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates originally specified,
- Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

B-4-1 STANDARDS AND SPECIFICATIONS
FOR
INCREMENTAL STABILIZATION

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

Establishment of vegetative cover on cut and fill slopes.

To provide timely vegetative cover on cut and fill slopes as work progresses.

Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles.

A. Incremental Stabilization - Cut Slopes

- Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seededbed and apply seed and mulch on all cut slopes as the work progresses.
- Construction sequence example (Refer to Figure B.1):
 - Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.
 - Perform Phase I excavation, prepare seededbed, and stabilize.
 - Perform Phase 2 excavation, prepare seededbed, and stabilize. Overseed Phase 1 areas as necessary.
 - Perform final phase excavation, prepare seededbed, and stabilize. Overseed previously seeded areas as necessary.

NOTE: ONCE EXCAVATION HAS BEGUN, THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

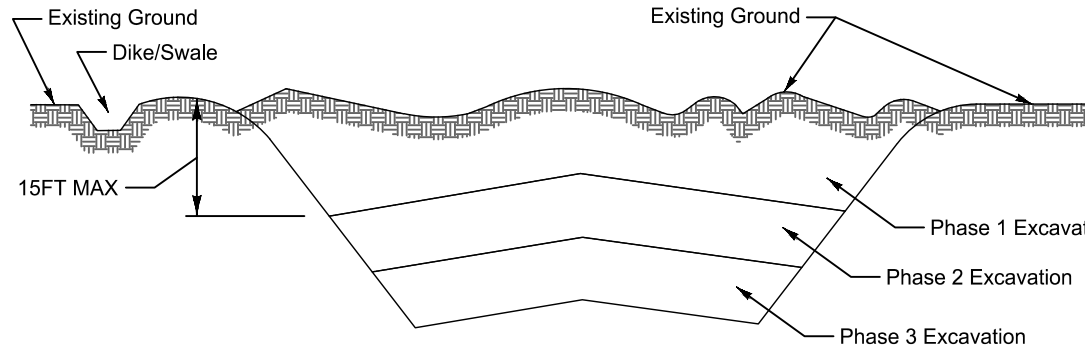


Figure B.1: Incremental Stabilization - Cut

B. Incremental Stabilization - Fill Slopes

- Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seededbed and apply seed and mulch on all slopes as the work progresses.
- Stabilize slopes immediately when the vertical height of a lift reaches 15 feet or when the grading operation ceases as prescribed in the plans.
- At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
- Construction sequence example (Refer to Figure B.2):
 - Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address this area.
 - At the end of the day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
 - Place Phase 1 fill, prepare seededbed, and stabilize.
 - Place Phase 2 fill, prepare seededbed, and stabilize.
 - Place final phase fill, prepare seededbed, and stabilize. Overseed previously seeded areas as necessary.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN, THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

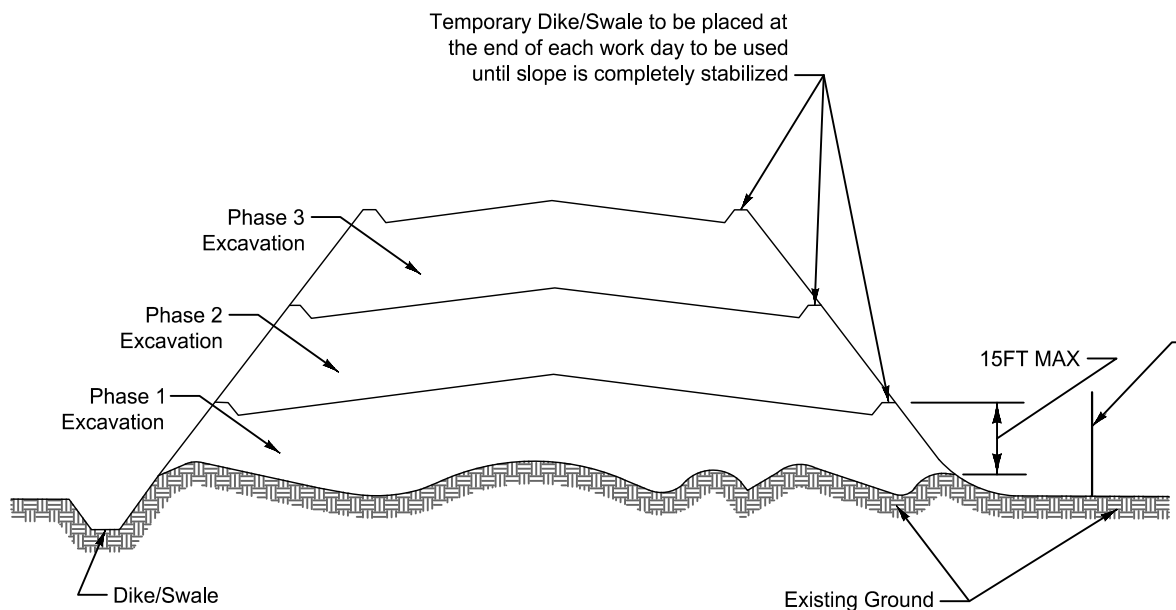


Figure B.2: Incremental Stabilization - Fill

B-4-2 STANDARDS AND SPECIFICATIONS
FOR
SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

The process of preparing the soils to sustain adequate vegetative stabilization.

To provide a suitable soil medium for vegetative growth.

Where vegetative stabilization is to be established.

A. Soil Preparation

- Temporary Stabilization
 - Seed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After soil is loosened, it must not be rolled or dragged smooth but left in roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means
- Permanent Stabilization
 - A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH between 6.0 to 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
 - Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seededbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seededbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

- Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in representative soil profile section in the Soil Survey published by USDA-NRCS.
- Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant material.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - Areas having slopes steeper than 2:1 require special consideration and design.
- Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.
 - Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
- Topsoil Application
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil to a 6 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seededbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
- Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydrosseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #200 mesh sieve.
- Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
- Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B. Topsoiling

- Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in representative soil profile section in the Soil Survey published by USDA-NRCS.
- Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant material.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - Areas having slopes steeper than 2:1 require special consideration and design.
- Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.
 - Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
- Topsoil Application
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil to a 6 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seededbed preparation.

B-4-3 STANDARDS AND SPECIFICATIONS
FOR
STOCKPILE AREAS

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

MAINTENANCE

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

A. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.

B. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.

C. Runoff from the stockpile area must drain to a suitable sediment control practice.

D. Access the stockpile area from the upgrade side.

E. Clear water runoff into the stockpile area must be minimized by use of a diversion fence such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.

F. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.

G. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.

H. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impervious sheeting.

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

Table B.6: Maintenance Fertilization for Permanent Seeding						
Seeding Mixture	Type	lb/acc	lb/1000 sf	Time	Mowing	
Tall fescue makes up 70 percent or more of cover.	10 - 10 - 10 or 30 - 10 - 10	500	400	11.5	9.2	Yearly or as needed, Fall
Birdsfoot Trefoil.	0 - 20 - 0	400		9.2		Spring, the year following establishment, and every 4 to 5 years, thereafter.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5 - 10 - 10	500		11.5		Fall, the year following establishment, and every 4 to 5 years, thereafter.
Weeping lovegrass fairly uniform plant distribution.	5 - 10 - 10	500		11.5		Spring, the year following establishment, and every 3 to 4 years, thereafter.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20 - 10 - 10	250	100	5.8	2.3	September, 30 days later, December, May 20, June 30, if needed.

B-4 STANDARDS AND SPECIFICATIONS
FOR
VEGETATIVE STABILIZATION

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

Using vegetation as cover to protect exposed soil from erosion.

To promote the establishment of vegetation on exposed soil.

On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization; and permanent stabilization.

The application of seed and mulch to establish vegetative cover.

To protect disturbed soils from erosion during and at the end of construction.

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

B-4-3 STANDARDS AND SPECIFICATIONS
FOR
SEEDING AND MULCHING

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

The application of seed and mulch to establish vegetative cover.

To protect disturbed soils from erosion during and at the end of construction.

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

A. Seeding

- Specifications
 - All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydrosseeding. Note: It is very important to keep inoculant as cool as possible until use. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
 - Sod and seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
- Application
 - Dry seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/2 inch of soil covering. Seeded must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydrosseeding: Apply seed uniformly with hydrosseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should be exceed the following: nitrogen, 100 pounds per acre total soluble nitrogen; P₂O₅ (phosphorous), 200 pounds per acre; K₂O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydrosseeding). Normally, not more than 2 tons are applied by hydrosseeding at any one time. Do not use burnt or hydrated lime when hydrosseeding.
 - Mix seed and fertilizer immediately and without interruption.
 - When hydrosseeding, do not incorporate into the soil.

B. Mulching

- Mulch Materials (in order of preference)
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonable bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland See Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry, the mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFFM material must not contain elements or compounds at concentration levels that will be phyto-toxic.
 - WCFFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.5 percent maximum and water holding capacity of 90 percent minimum.
- Application
 - Apply mulch to all seeded areas immediately after seeding.
 - When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
 - Wood cellulose fiber used as mulch must be applied at a net dry weight of 100 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
- Anchoring
 - Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
 - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
 - Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre.
 - Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Synthetic binders such as Acryl DLR (Acro-Tack), DCA-70, Petro-Tack, Terra-Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

B. Mulching

- Mulch Materials (in order of preference)
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonable bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland See Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry, the mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFFM material must not contain elements or compounds at concentration levels that will be phyto-toxic.
 - WCFFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.5 percent maximum and water holding capacity of 90 percent minimum.
- Application
 - Apply mulch to all seeded areas immediately after seeding.
 - When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
 - Wood cellulose fiber used as mulch must be applied at a net dry weight of 100 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
- Anchoring
 - Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
 - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
 - Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre.
 - Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Synthetic binders such as Acryl DLR (Acro-Tack), DCA-70, Petro-Tack, Terra-Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

H-5 STANDARDS AND SPECIFICATIONS
FOR
DUST CONTROL

Definition

Purpose

Conditions Where Practice Applies

Specifications

Controlling the suspension of dust particles from construction activities.

To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including health and traffic hazards.

Areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

1. **Mulches:** See Section B-4-2 Soil Preparation, Topsoiling, and Soil Amendments, Section B-4-3 Seeding and Mulching, and Section B-4-4 Temporary Stabilization. Mulch must be anchored to prevent blowing.

2. **Vegetative Cover:** See Section B-4-4 Temporary Stabilization.

3. **Tillage:** Till to roughen surface and bring clods to the surface. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

4. **Irrigation:** Sprinkle site with water until the surface is moist. Repeat as needed. The site must not be irrigated to the point that runoff occurs.

5. **Barriers:** Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing.

6. **Chemical Treatment:** Use of chemical treatment requires approval by the appropriate plan review authority.

OWNER

DEVELOPER

LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022

DATE	BY	REVISIONS

B-4-4 STANDARDS AND SPECIFICATIONS
FOR
TEMPORARY STABILIZATION

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

To stabilize disturbed soils with vegetation for up to 6 months.

To use fast growing vegetation that provides cover on disturbed soils.

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

A. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If the Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.

B. For sites having soil tests performed, use the testing agency. Soil tests are not required for Temporary Seeding.

C. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch along as prescribed in Section B-4-3.1.1b and maintain until the next seeding season.

B-4-4 STANDARDS AND SPECIFICATIONS
FOR
PERMANENT STABILIZATION

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

CRITERIA

To stabilize disturbed soils with permanent vegetation.

To use long-lived perennial grasses and legumes to establish permanent cover on disturbed soils..

Exposed soils where ground cover is needed for 6 months or more..

A. Seed Mixtures

- General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planning.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
- Turfgrass Mixtures
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan:
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky Bluegrass cultivars with each ranging from 10 to 35 percent of total mixture by weight.
 - Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky Bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 85 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
 - Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

NOTES:

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND".

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTOR, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.

- Ideal Times of Seeding for Turf Grass Mixtures
 - Western Maryland:** March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a)
 - Central Maryland:** March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b)
 - Southern MD, Eastern Shore:** March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)
- Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seededbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seededbed must be in such condition that future mowing of grasses will pose no difficulty.
- If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch ever 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

B. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).

- General Specifications
 - Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
 - Sod must be machine cut at a uniform soil thickness of 3/4 inches, plus or minus 1/8 inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
 - Standard size sections of sod must be strong enough to support their own weight and resist breaking when suspended vertically with a firm grasp on the upper 10 percent of the section.
 - Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
 - Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transported or stored for more than 36 hours shall be considered outside of the limits of field RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
- Sod Installation
 - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
 - Lay the first row of sod in a straight line with subsequent rows place parallel to it and lightly water the exposed soil surface between rows.
 - Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
 - Water the sod immediately following rolling and tamping until the underside of the new sod is in contact with the underlying soil.
 - For any piece of sod within eight hours.
- Sod Maintenance
 - In the absence of adequate rainfall, water daily during the first week or as often and sufficient to maintain adequate moisture.
 - After the first week, sod watering is required as necessary to maintain adequate moisture.
 - Do not mow until the sod is firmly rooted. No more than 1/2 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.
- COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLAT SYSTEM HOURS 2001 NAD 83. Water sod during the heat of the day to prevent wilting.

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

EROSION AND SEDIMENT
CONTROL SPECIFICATIONS

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD

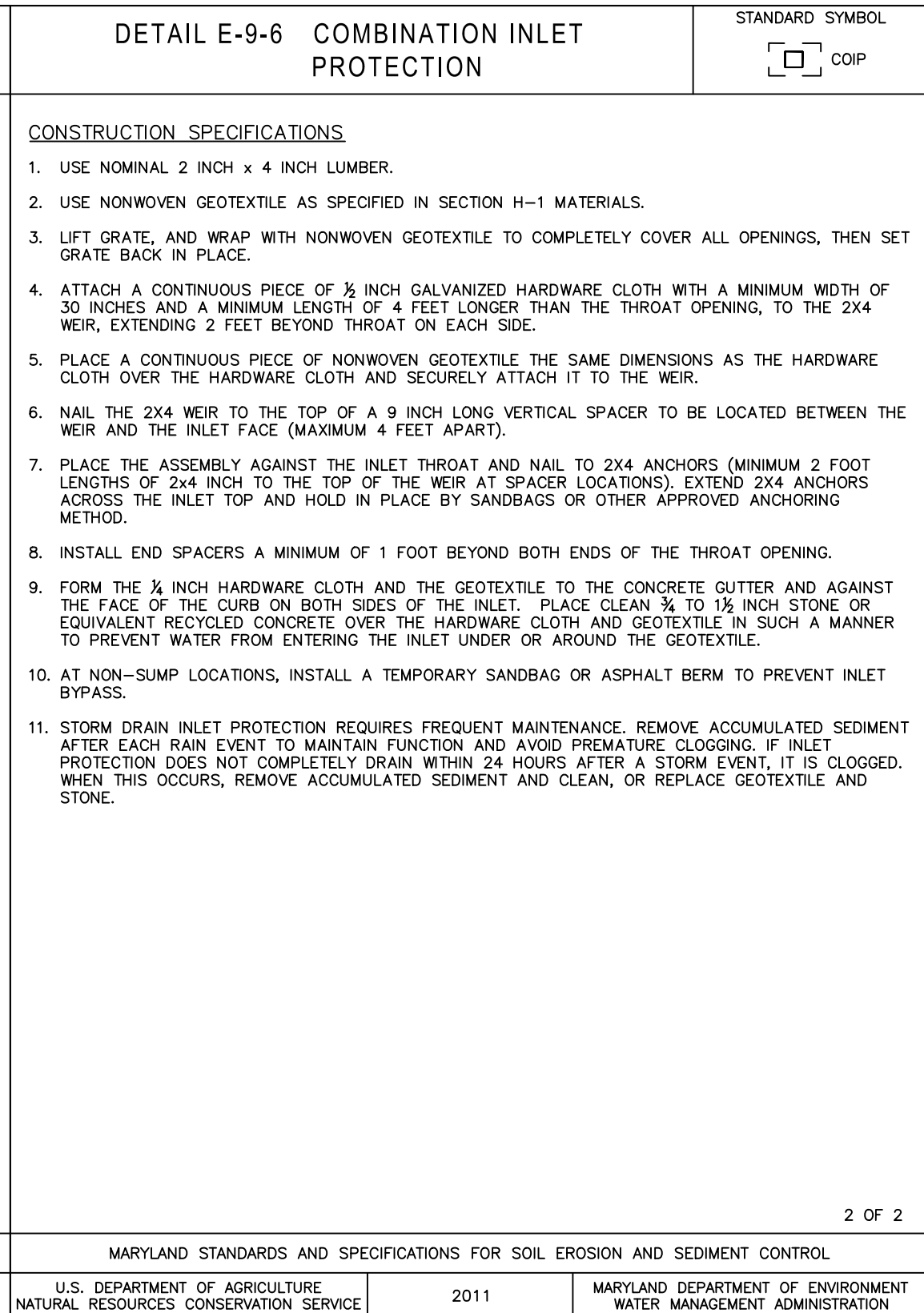
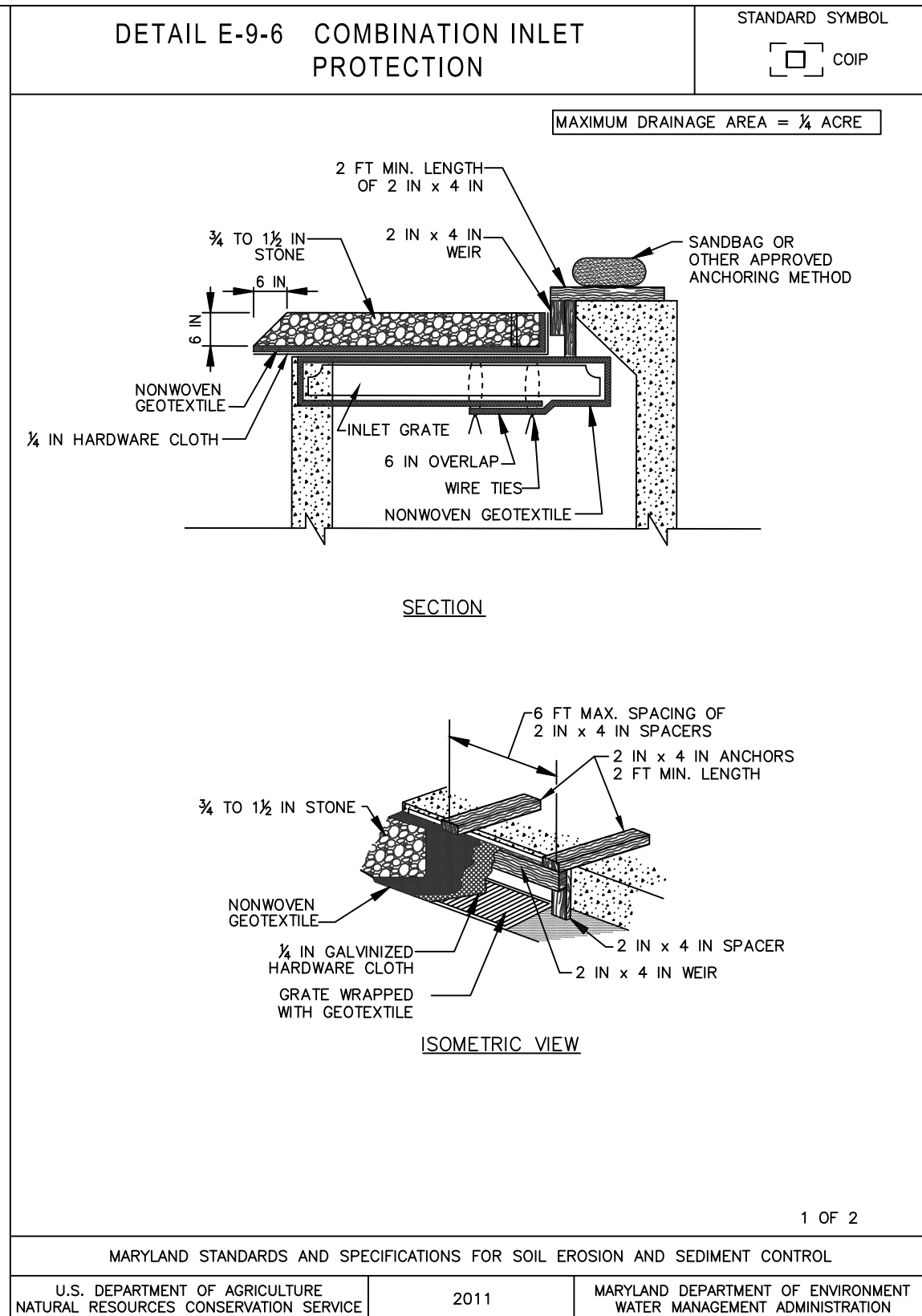
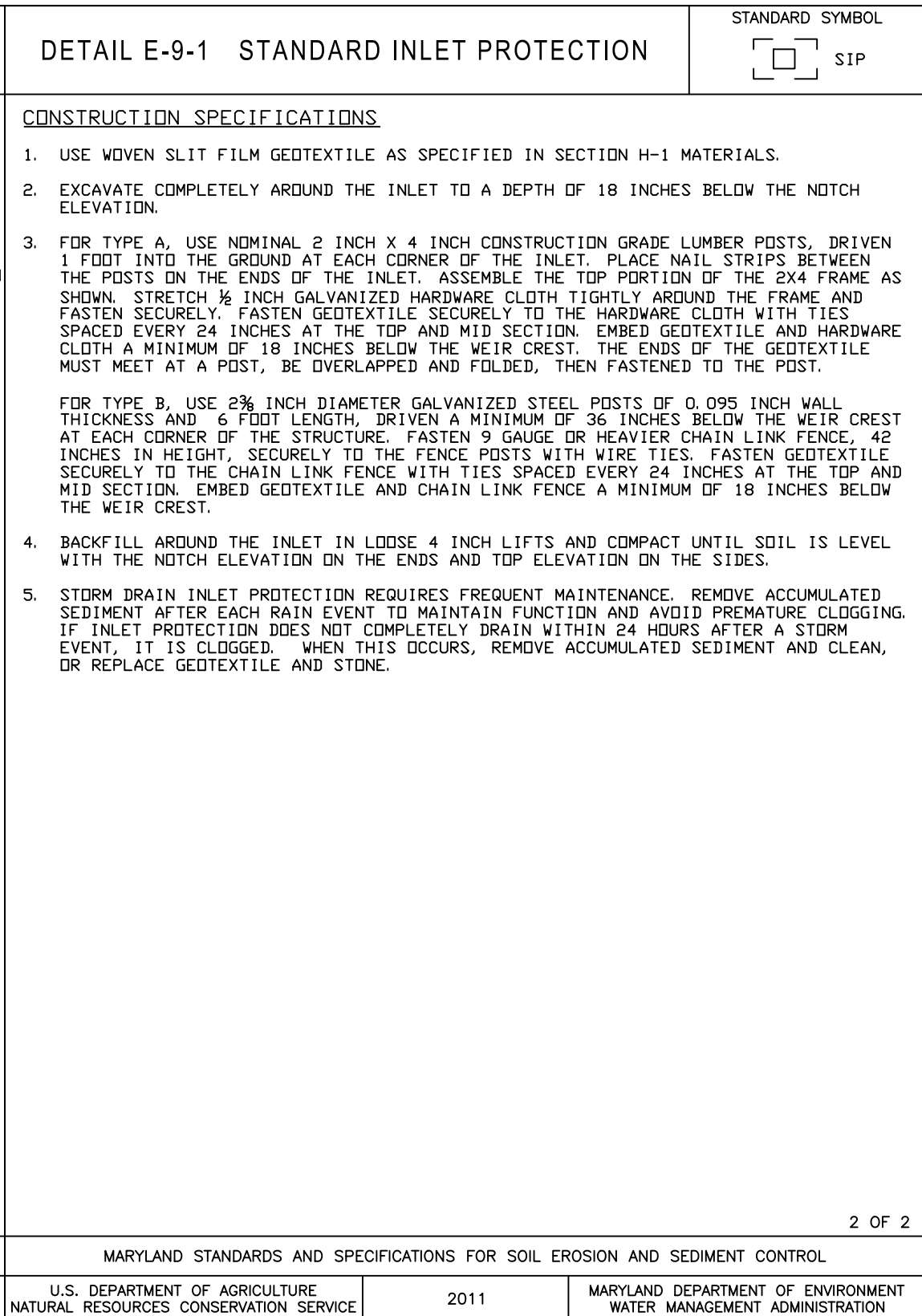
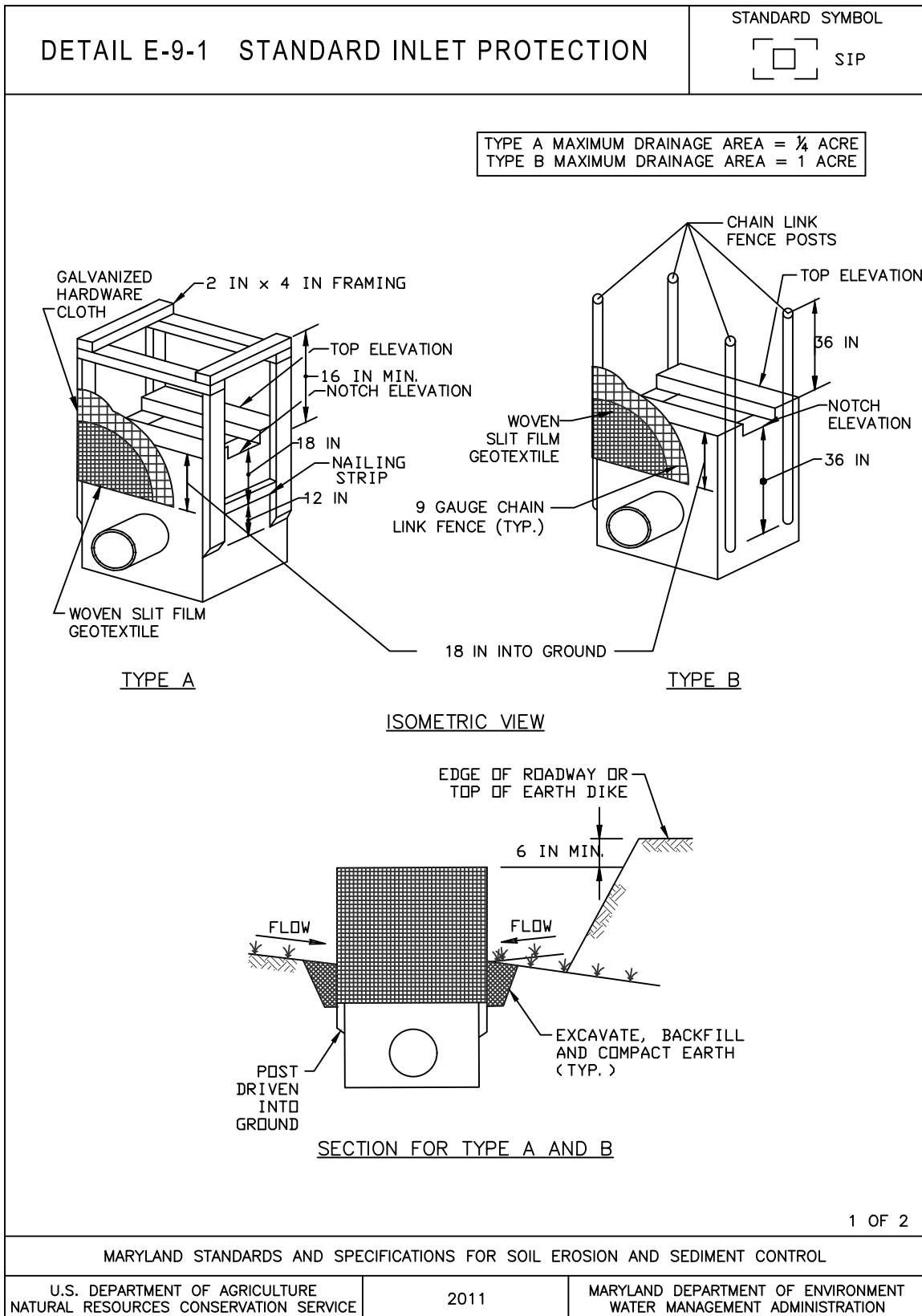
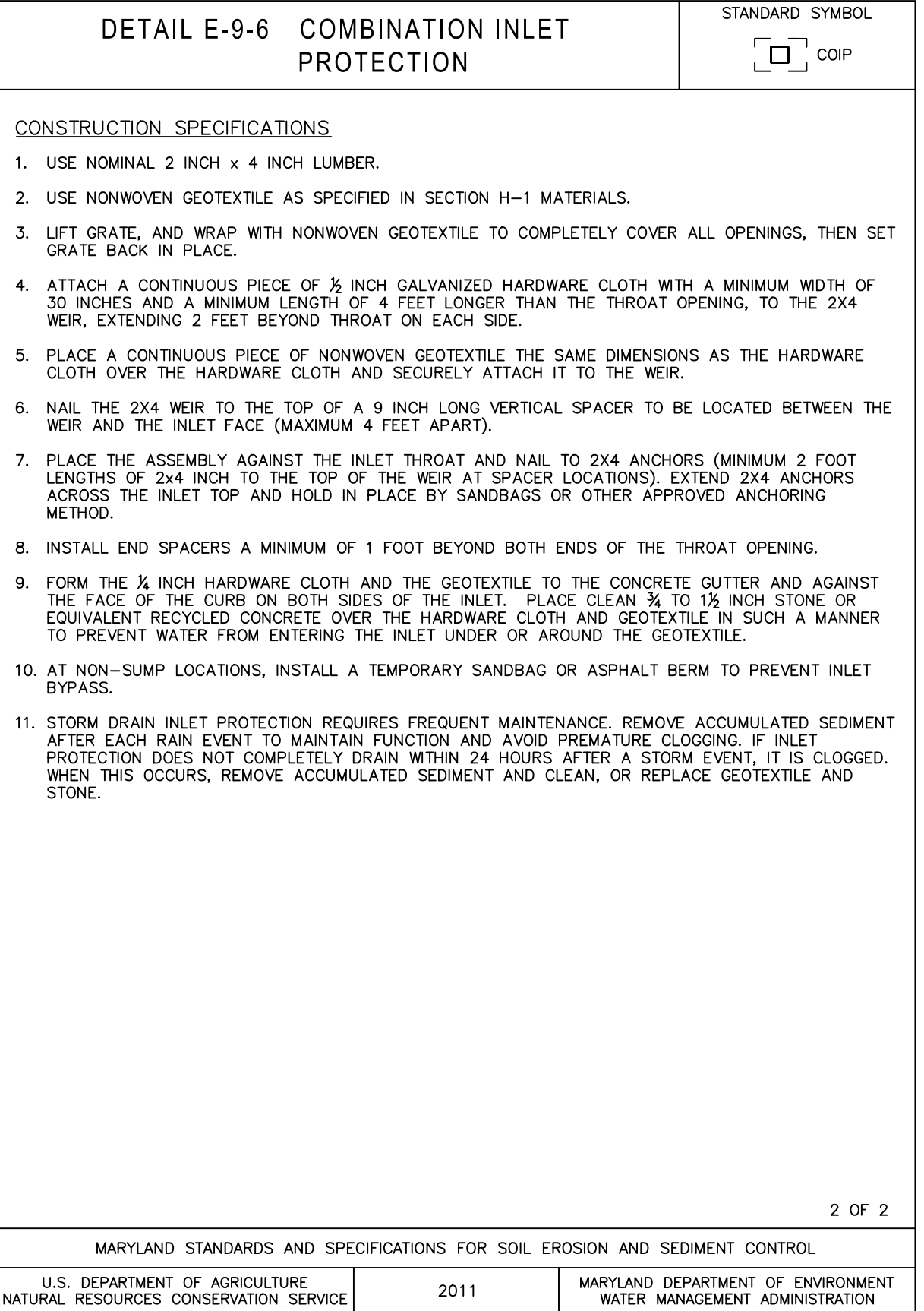
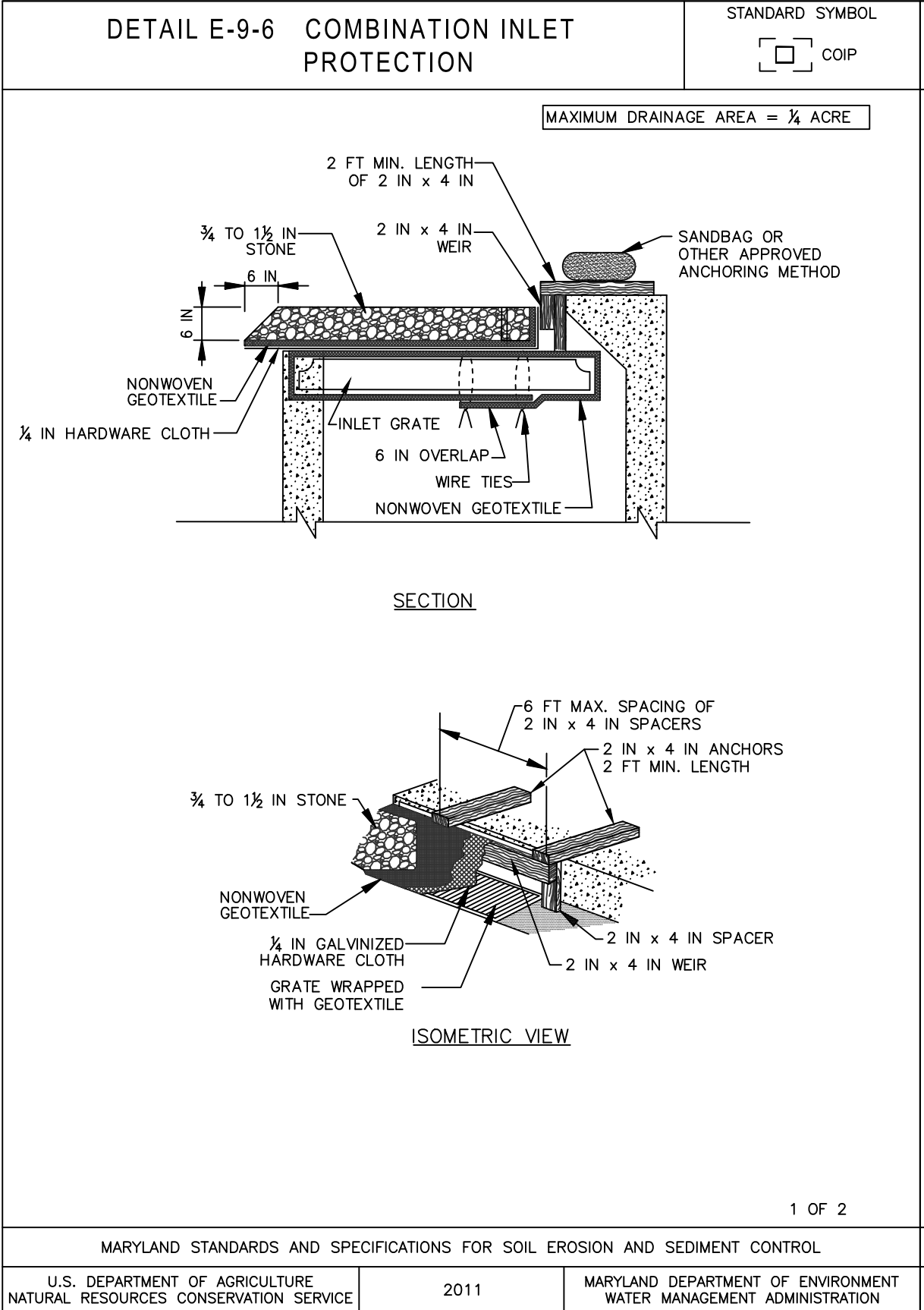
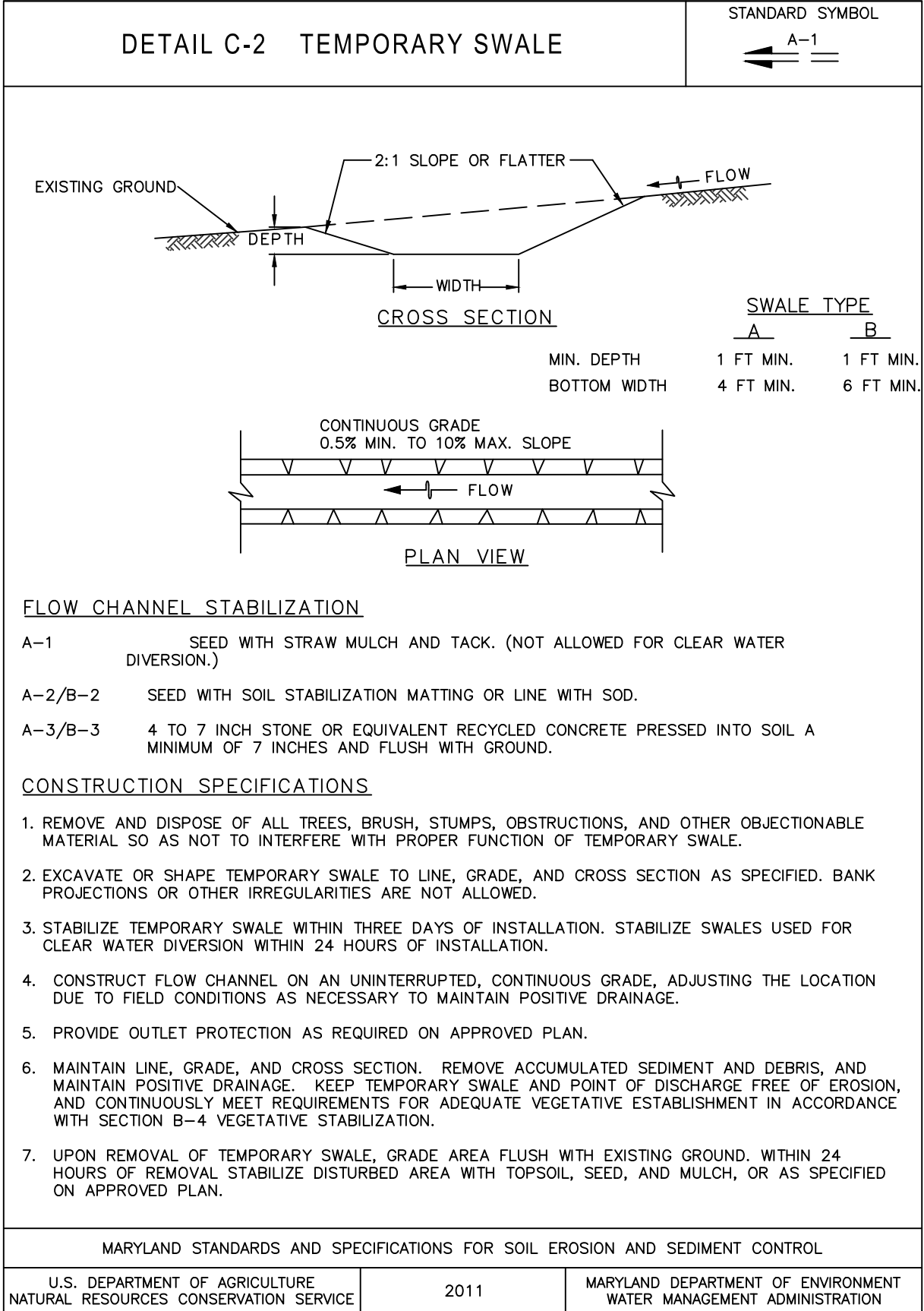
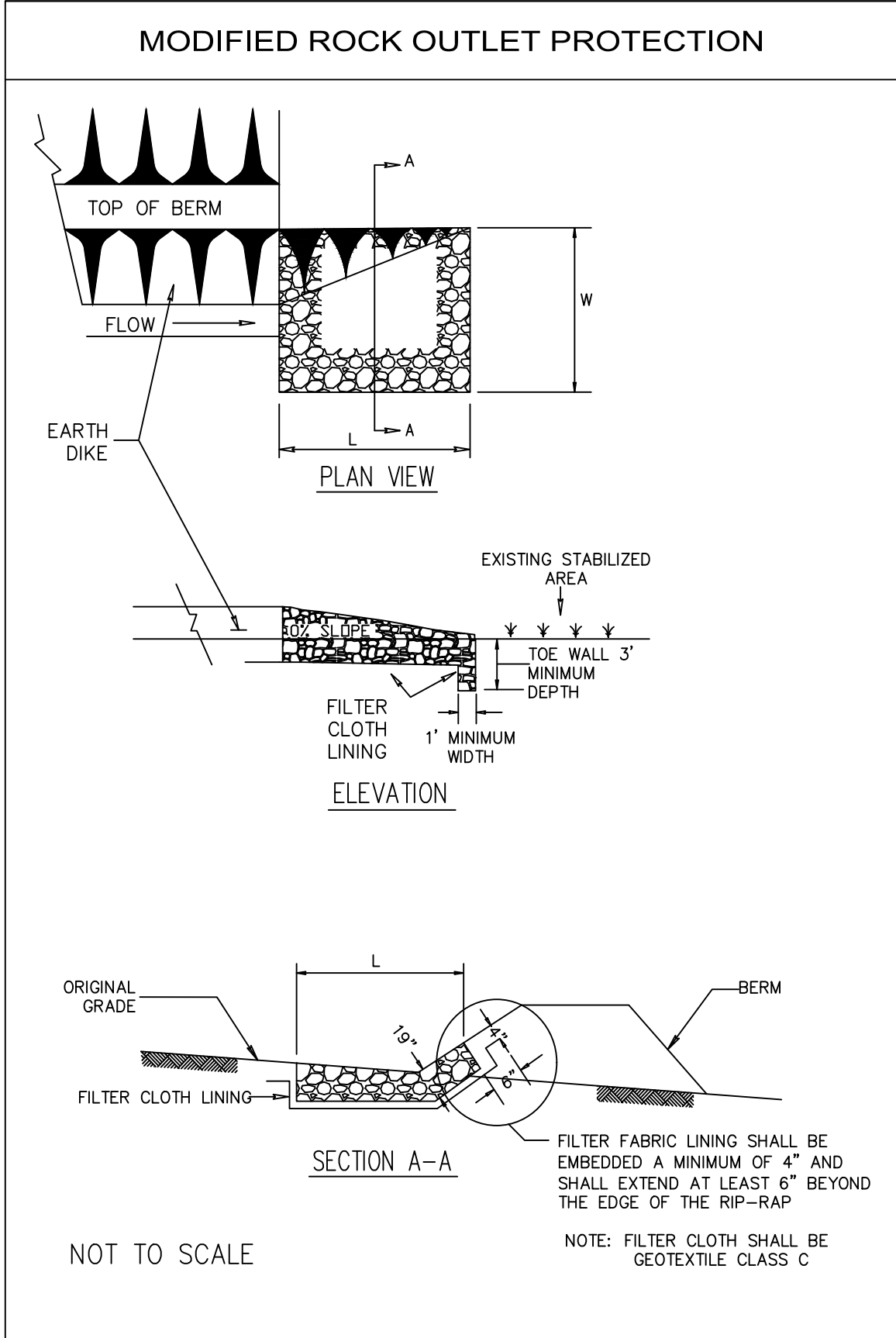
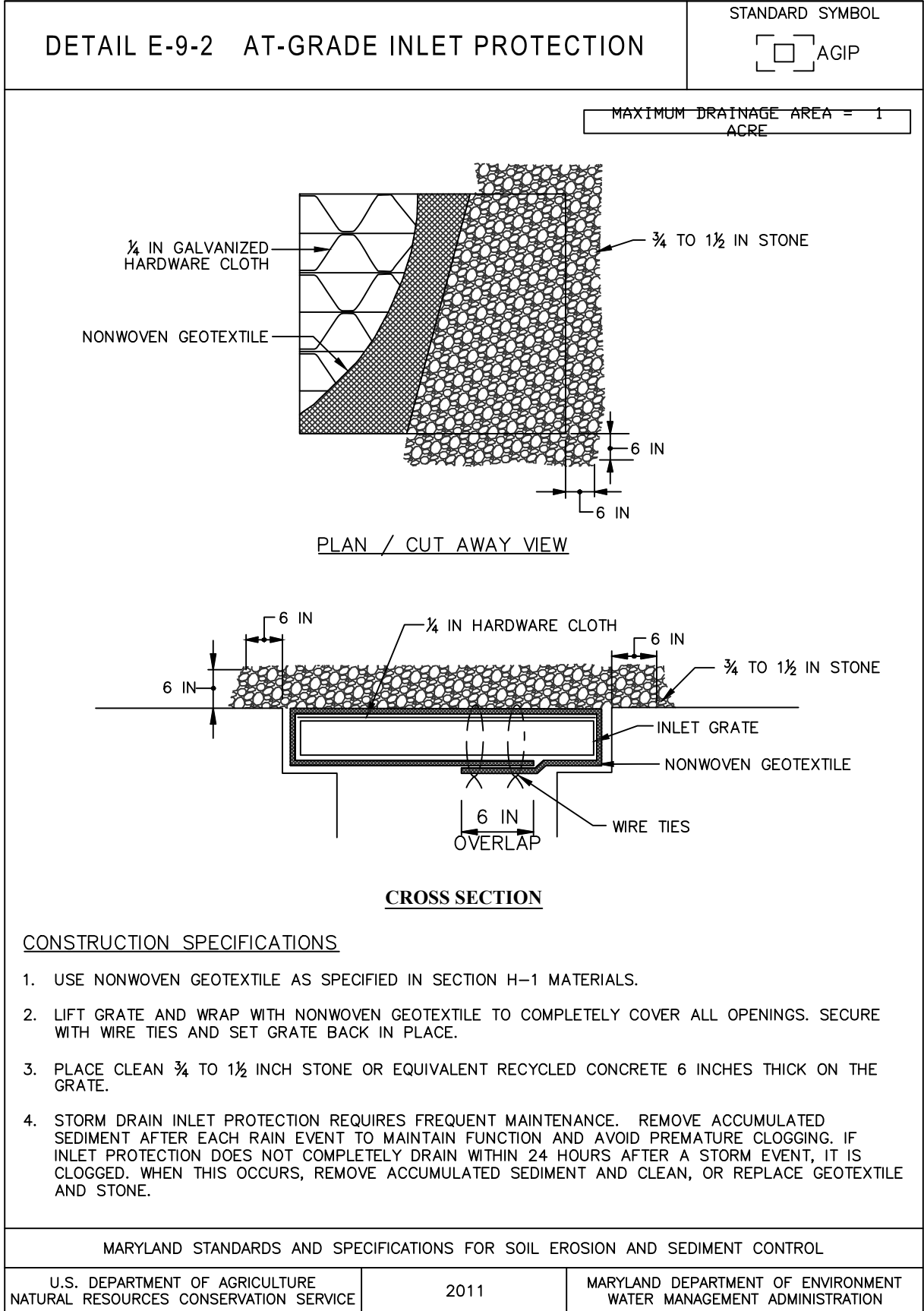
STATE OF MARYLAND
JOSIEPH E. BROWN
PROFESSIONAL ENGINEER
No. 32574

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 NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024
PROJECT NUMBER: 211253.00 (ES)

SCALE: AS SHOWN
SHEET: 33 OF 50

T:\2021\Facilities\00211253.0011 Beaty Property\CIVIL\CADD\Drawings\Concept Flex\211253.00 (ESC-X) ESC Specs & Details.dwg May 28, 2024 2:23pm rfrngreir



DATA SOURCES

- EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
- EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
- BOUNDARY INFORMATION SHOWN HEREON IS FROM FIELD LOCATION PERFORMED BY MTPLS LAND SURVEYORS, LLC, NOVEMBER, 2021.
- COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/2011, NAVD 88)
- DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
- ENVIRONMENTAL DELINEATION PERFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

CENTURY
ENGINEERING

A Kleinfelder Company

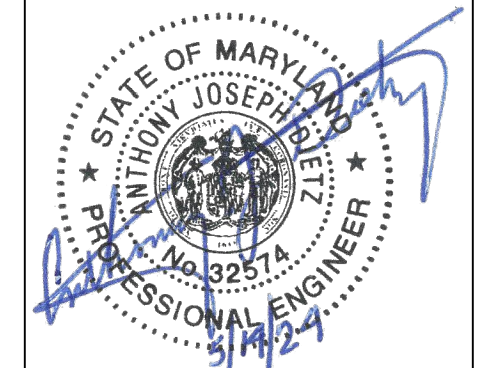
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

**EROSION AND SEDIMENT
CONTROL DETAILS**

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



**PROFESSIONAL
CERTIFICATION**

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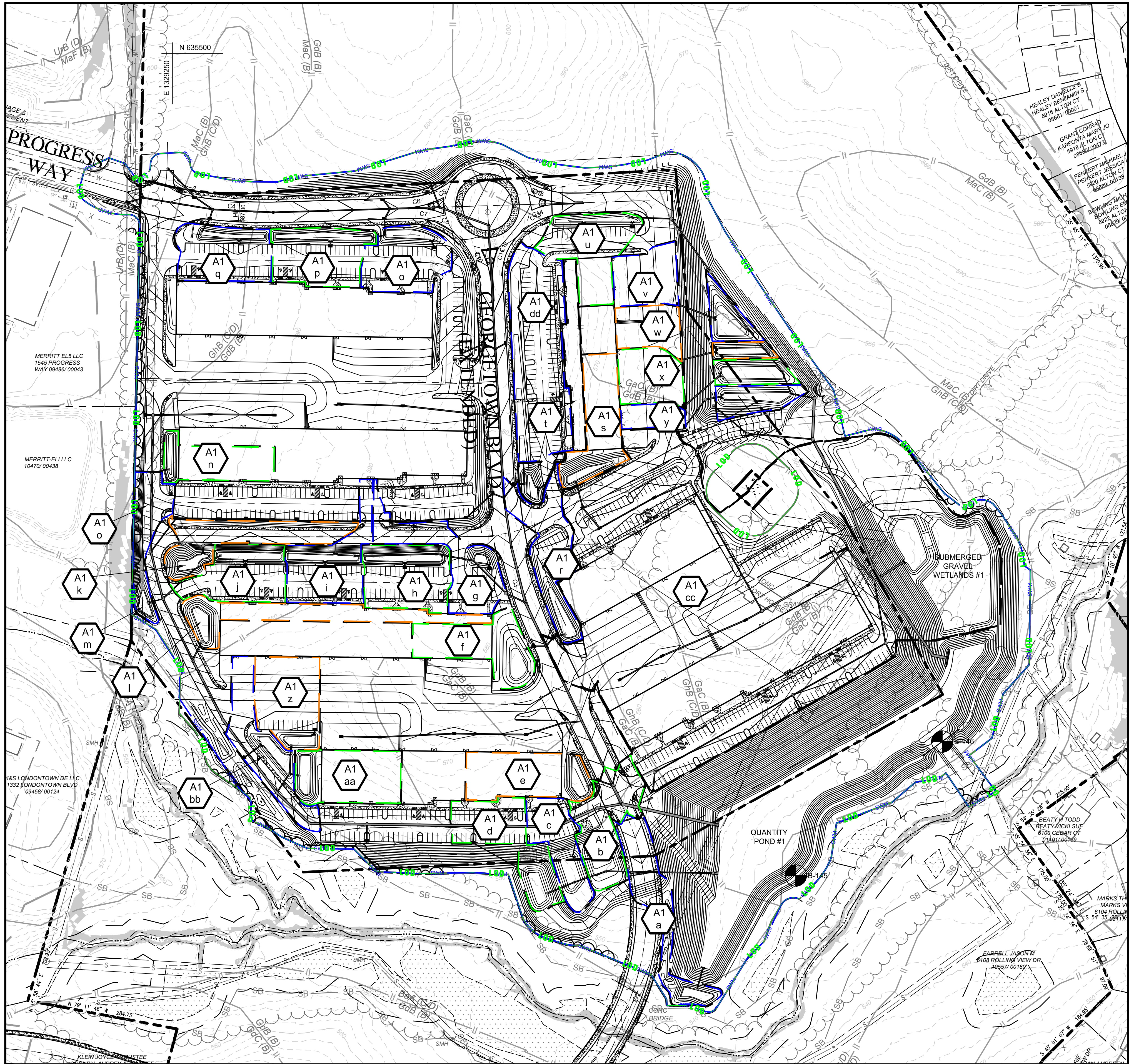
LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022		
DATE	BY	REVISIONS

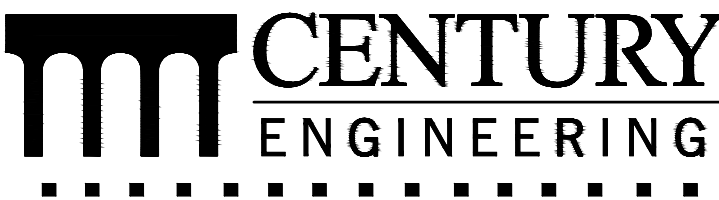
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MARYLAND STATE PLANE
NAD 83/2011 - NAVD 88

DATA SOURCES

1. EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
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5. DOWNSTREAM CONDITIONS TAKEN FROM THE "OAK CREEK FLOODPLAIN STUDY" DATED SEPT 2009.
6. ENVIRONMENTAL DELINEATION PERFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.



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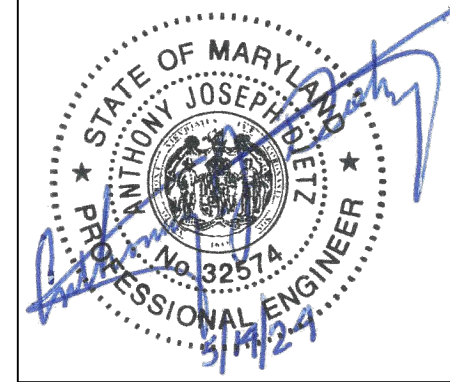
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Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

ESD DRAINAGE AREA KEY MAP

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



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CERTIFICATION

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LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024
PROJECT NUMBER: 211253.001A (

SCALE: AS SHOWN

SHEET:

LEGEND

- A1 b Drainage Area ID
- Limit of Disturbance
- SWM Study Area (For ESD Comps)

PLAN

SCALE: 1"=100'

100 0 100 200

SCALE: 1" = 100'

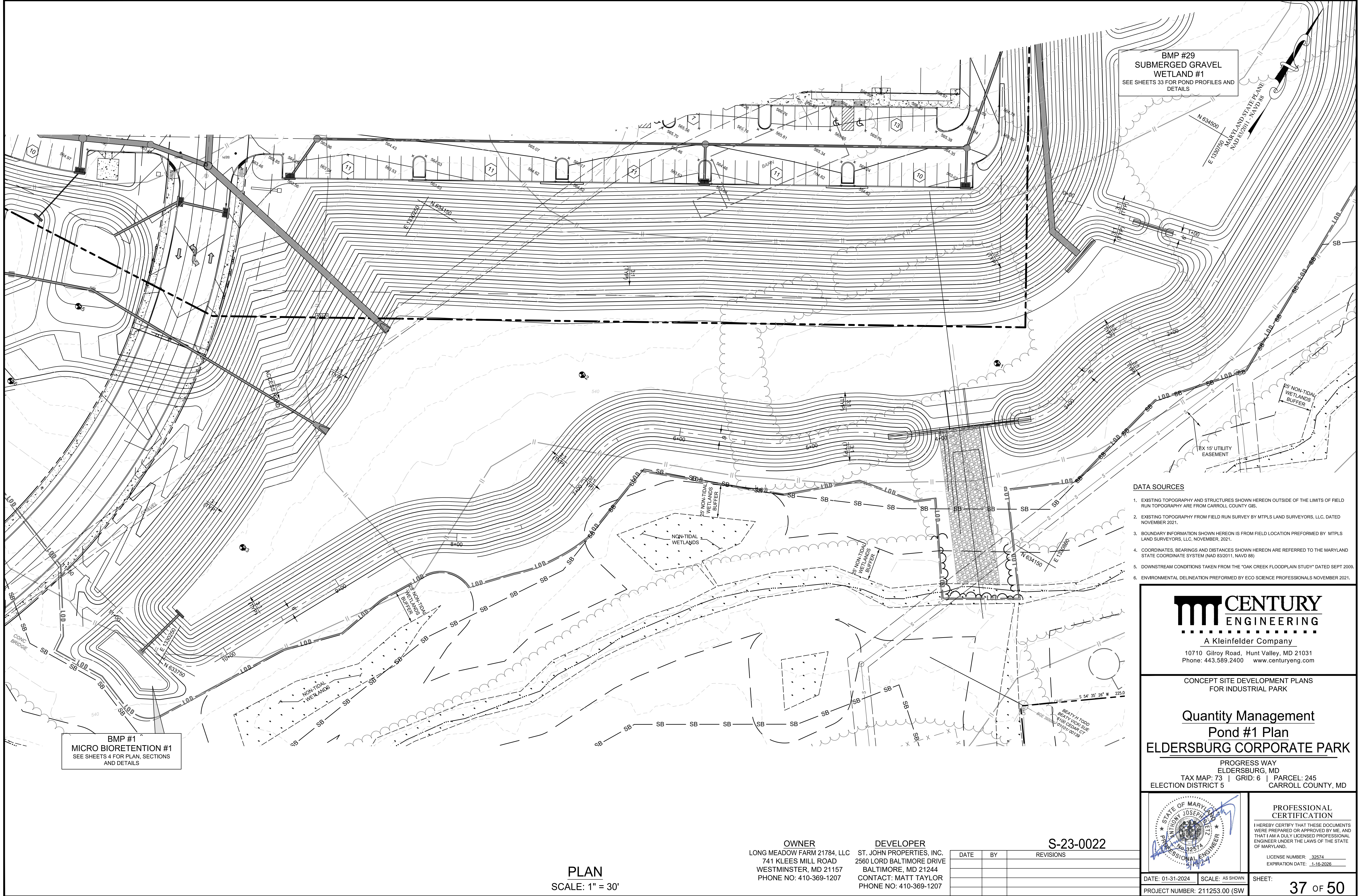
OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022

DATE	BY	REVISIONS

T:\2021\Facilities\00211253.001A Beaty Property\CIVIL\CAD\Drawings\Concept FlexSWM Plans\211253.00 (SWM-x) Quantity Pond 1.dwg May 28, 2024 2:24pm fangrehr



BMP #29
SUBMERGED GRAVEL
WETLAND #1
SEE SHEETS 33 FOR POND PROFILES AND
DETAILS

DATA SOURCES

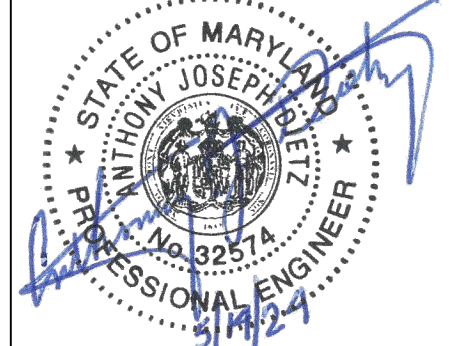
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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

Quantity Management
Pond #1 Plan
ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



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S-23-0022

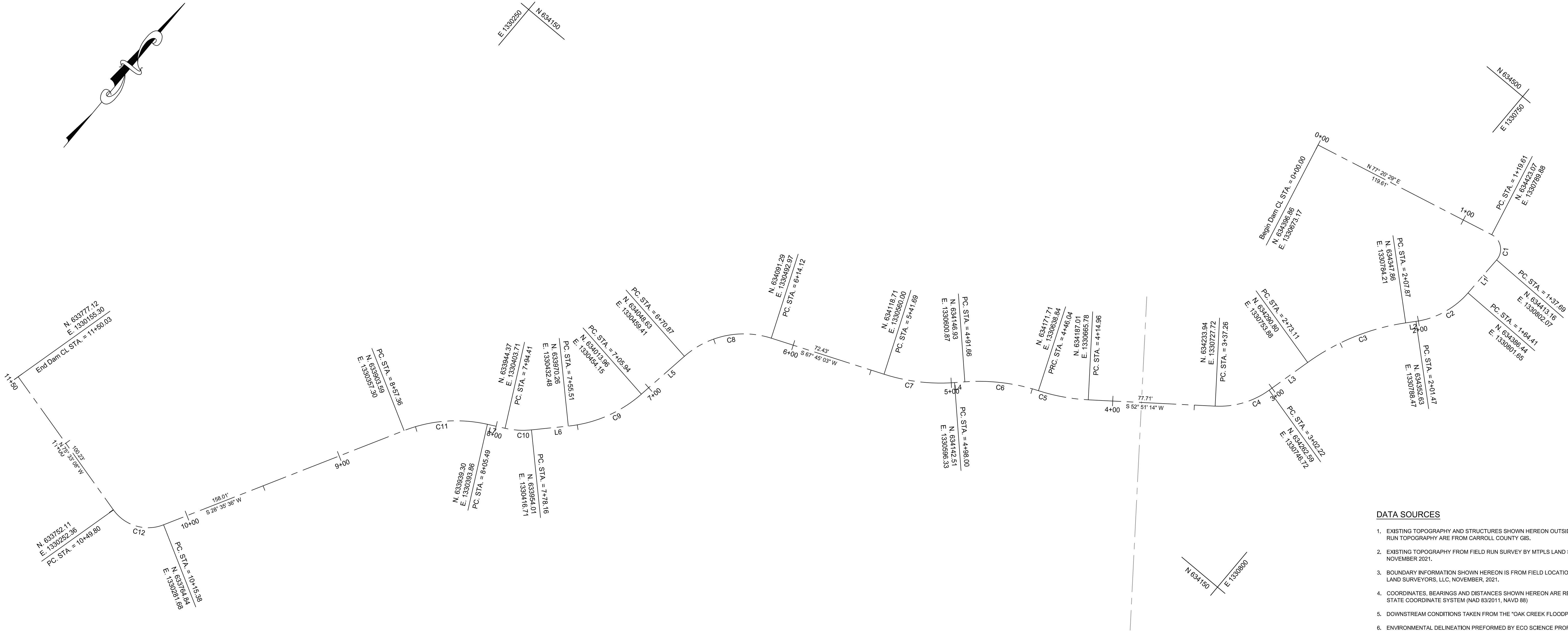
DATE	BY	REVISIONS

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

PLAN
SCALE: 1" = 30'

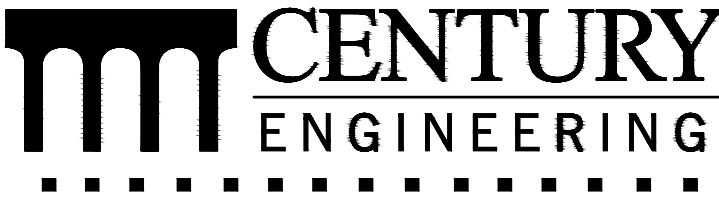
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GEOMETRIC PLAN
SCALE: 1"=30'

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

Quantity Management Pond #1
Geometric Plan
ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 | CARROLL COUNTY, MD



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LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024

SCALE: AS SHOWN

SHEET:

PROJECT NUMBER: 211253.00 (SW

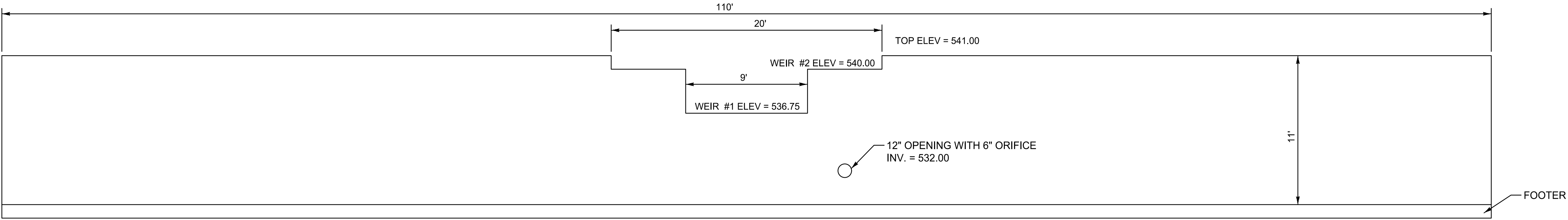
38 OF 50

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

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S-23-0022

DATE	BY	REVISIONS

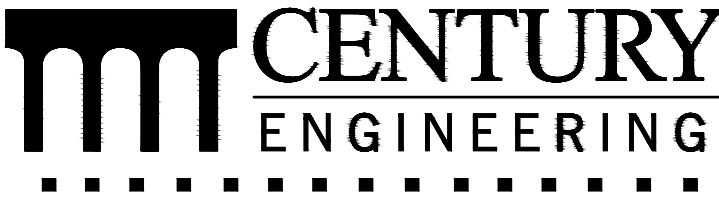


WEIR WALL ELEVATION
SCALE: 1"=5'

NOTE: WEIR WALL SHALL BE STRUCTURALLY DESIGNED DURING FINAL PHASE.

DATA SOURCES

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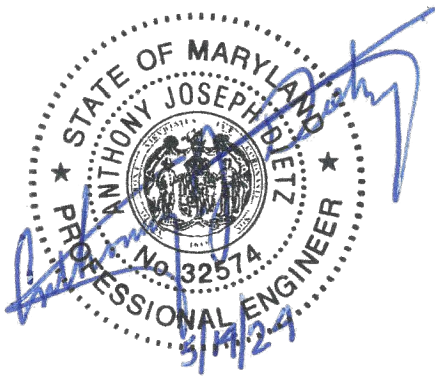
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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

Quantity Management Pond #1
Details
ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 | CARROLL COUNTY, MD



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EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024 SCALE: AS SHOWN

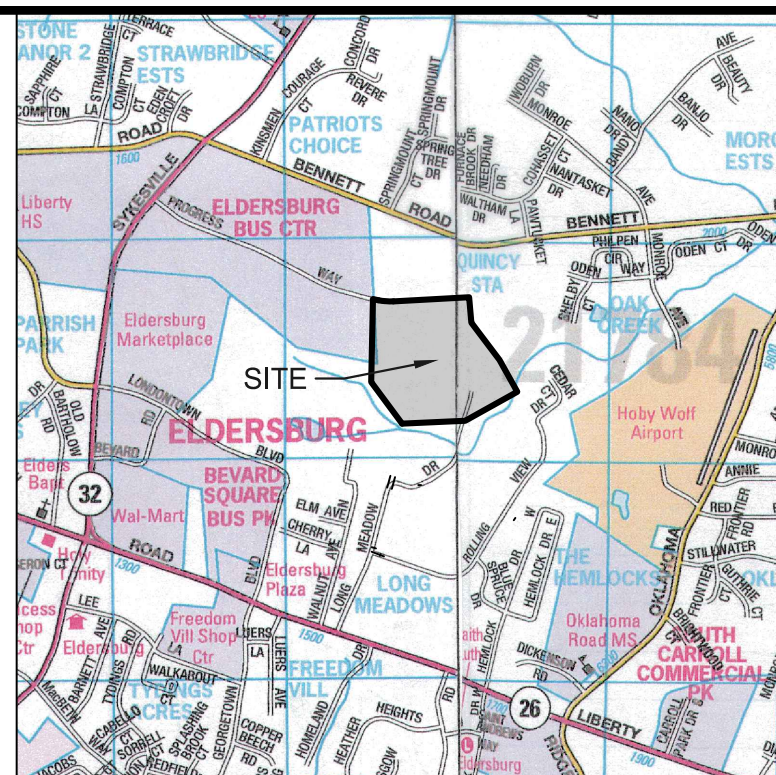
SHEET:

PROJECT NUMBER: 211253.00 (SW

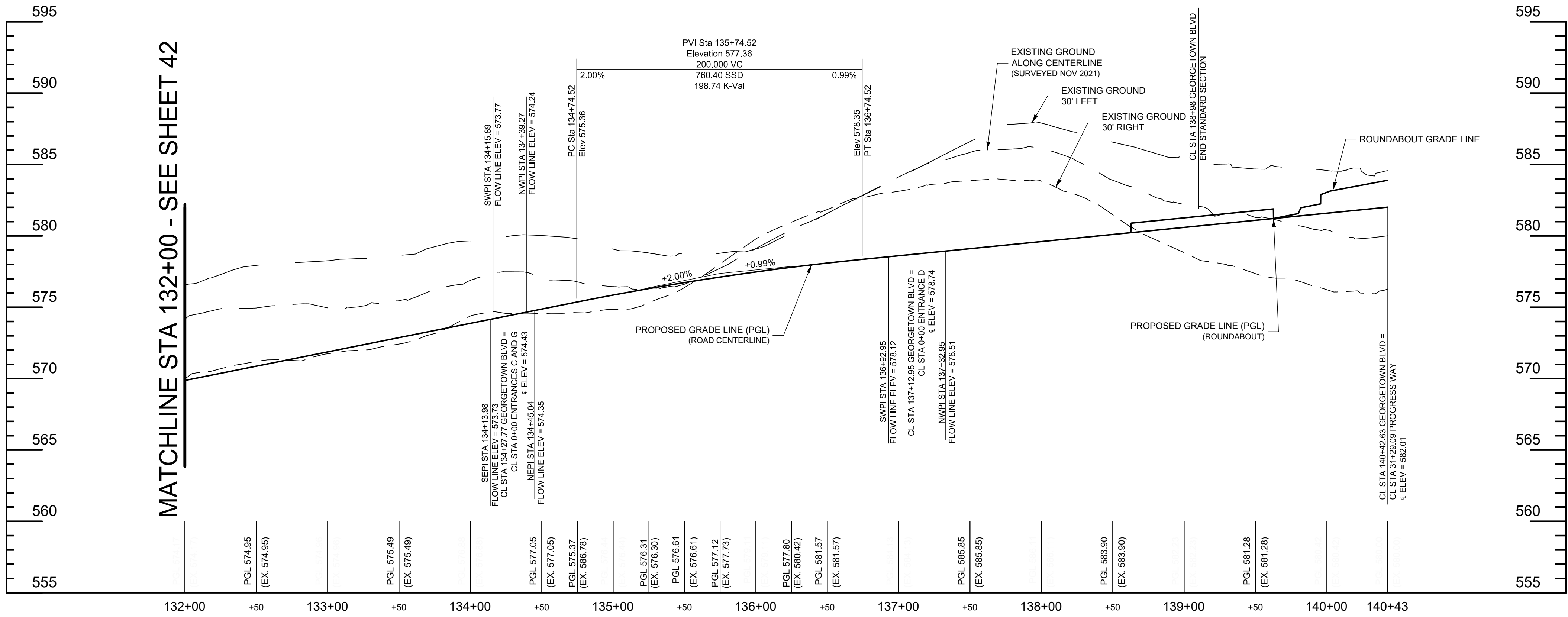
OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022		
DATE	BY	REVISIONS



DATE	BY	REVISIONS



GEORGETOWN BLVD. EXTENDED PROFILE

STA 132+00 TO 140+30.80

SCALE: HORIZ: 1"=50'
VERT: 1"=5'

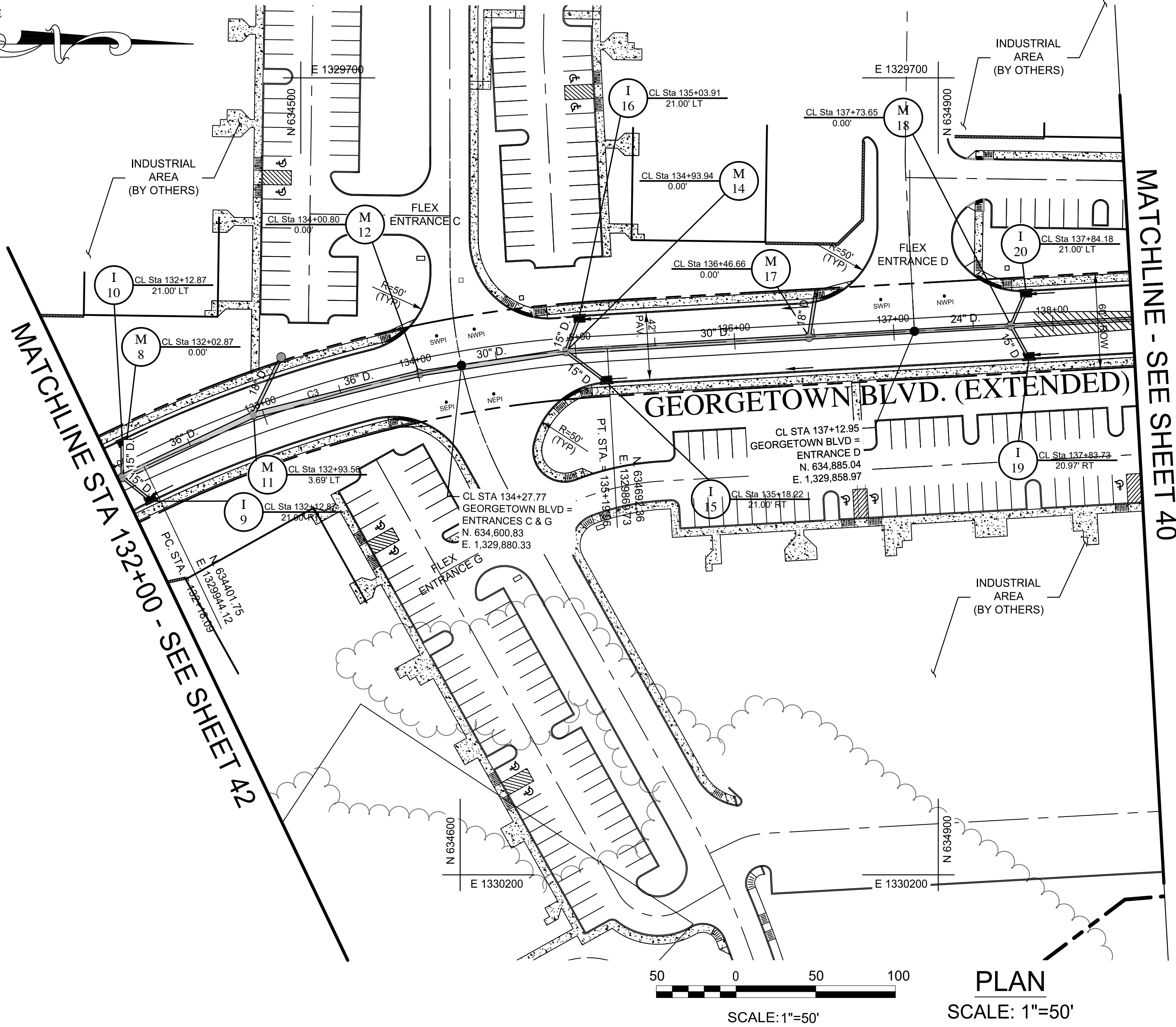
NOTES:

- SEE SHEETS 45 AND 48 FOR ROUNDABOUT AND ROAD SECTIONS.
- SEE SHEET 47 FOR ROAD SECTIONS AND DETAILS.
- SEE SHEET 40 FOR PROGRESS WAY PLAN AND PROFILES.
- SEE SHEET 2 FOR ROAD GENERAL NOTES AND LEGEND.
- EXISTING GROUND "LEFT" AND "RIGHT" ARE BASED UPON VIEWING "UP-STATION."

CURVE TABLE

Curve #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C3	22°19'04"	775.00'	301.88'	N 14°21'25" W	299.97'	152.88'

MARYLAND STATE PLANE
NAD 83/2011 - NAVD 88

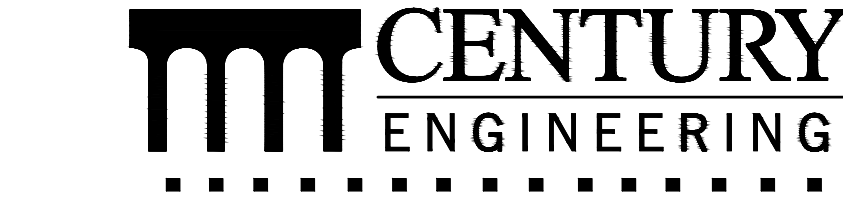


OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
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S-23-0022

DATE	BY	REVISIONS



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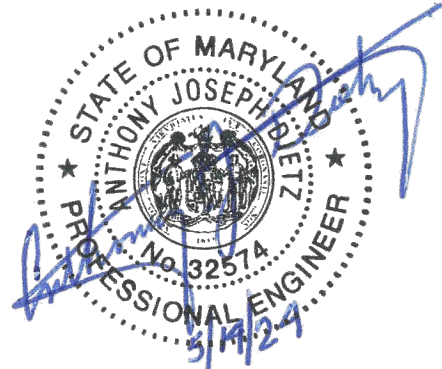
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

PUBLIC ROAD PLAN AND PROFILE
GEORGETOWN BOULEVARD EXTENDED
(STA. 132+00 TO STA. 140+30.80)

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



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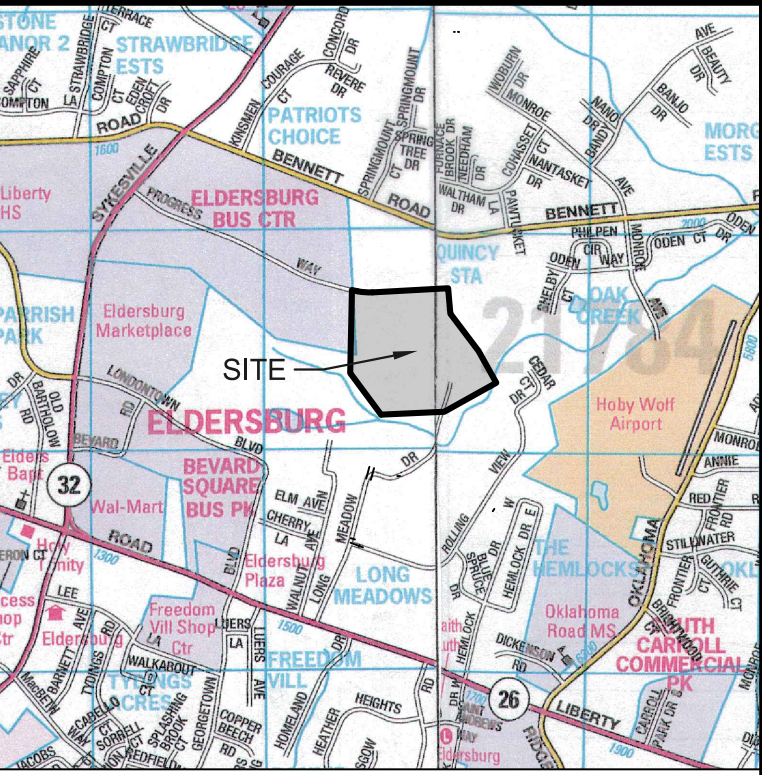
LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

DATE: 01-31-2024
PROJECT NUMBER: 211253.00 (PB)

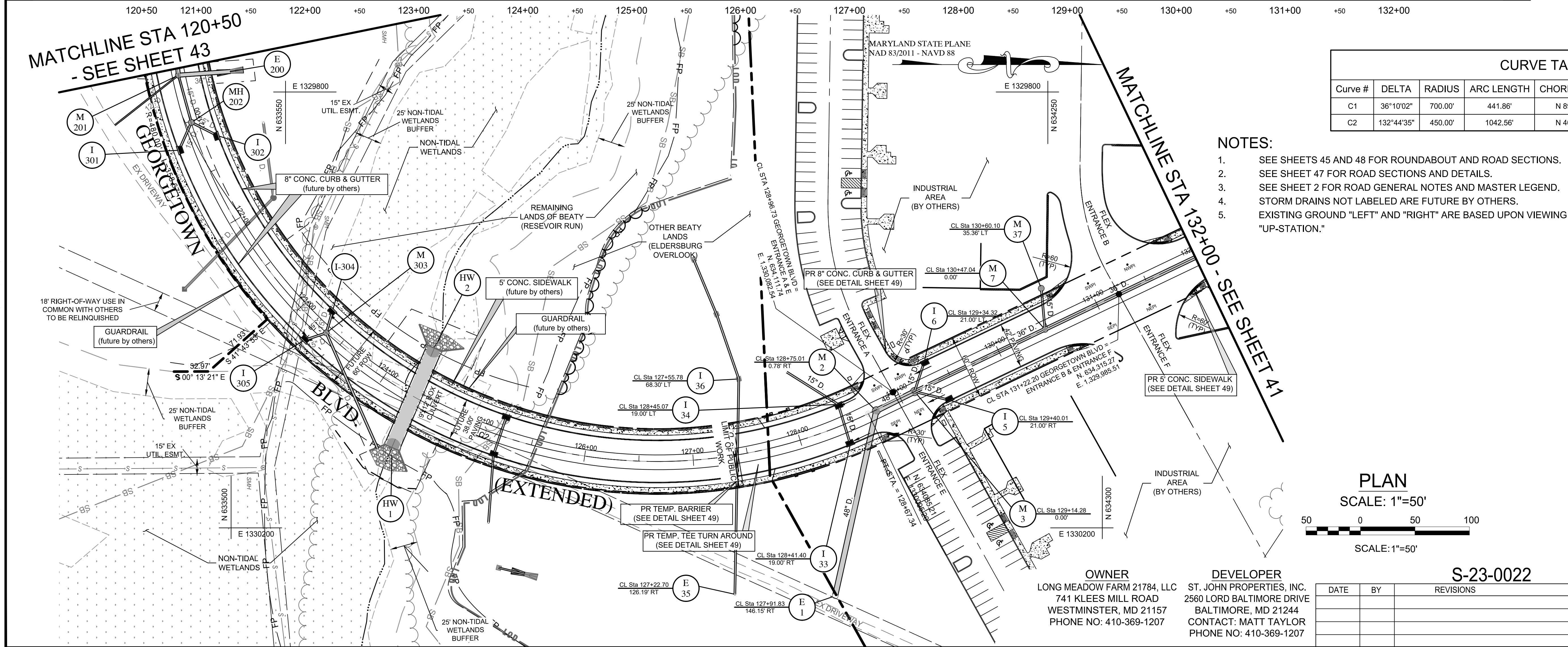
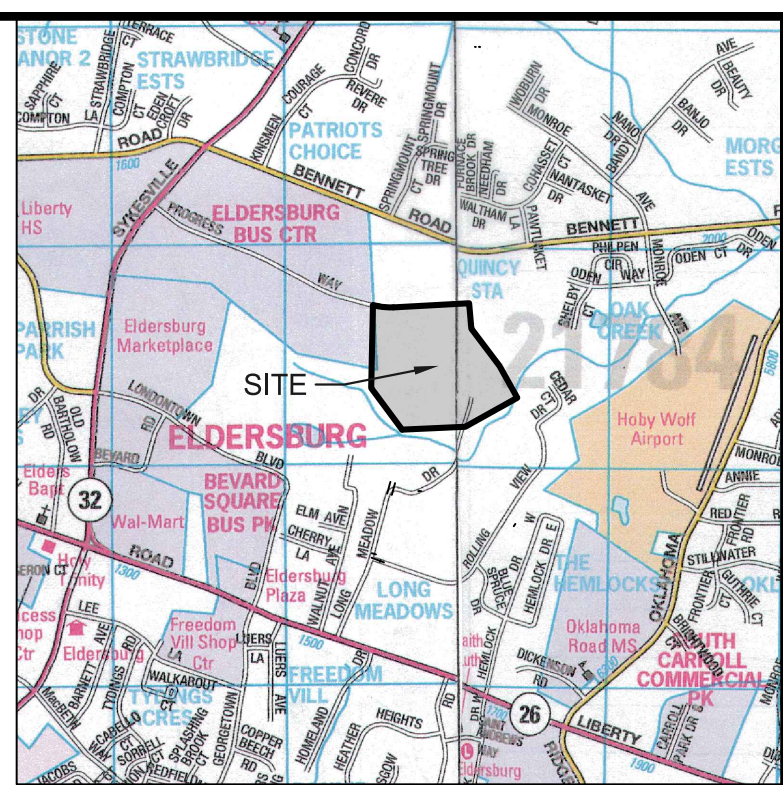
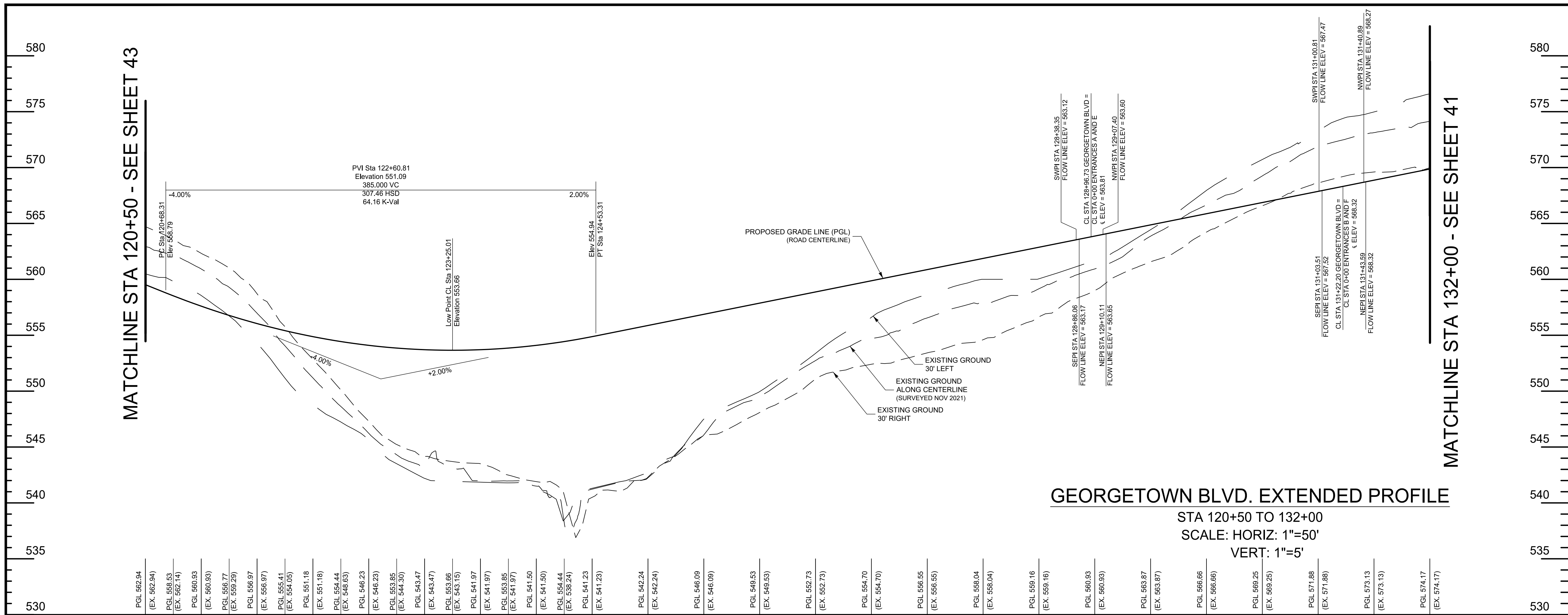
SCALE: AS SHOWN

SHEET:

41 OF 50



VICINITY MAP
SCALE: 1"=2000'



CURVE TABLE						
Curve #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	36°10'02"	700.00'	441.86'	N 89°08'37" E	434.56'	228.57'
C2	132°44'35"	450.00'	1042.56'	N 40°51'20" E	824.55'	1028.62'

NOTES:

1. SEE SHEETS 45 AND 48 FOR ROUNDABOUT AND ROAD SECTIONS.
2. SEE SHEET 47 FOR ROAD SECTIONS AND DETAILS.
3. SEE SHEET 2 FOR ROAD GENERAL NOTES AND MASTER LEGEND.
4. STORM DRAINS NOT LABELED ARE FUTURE BY OTHERS.
5. EXISTING GROUND "LEFT" AND "RIGHT" ARE BASED UPON VIEWING "UP-STATION."

A Kleinfelder Company

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Phone: 443.589.2400 www.centuryeng.com

**CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK**

**PUBLIC ROAD PLAN AND PROFILE
GEORGETOWN BOULEVARD EXTENDED
(STA. 120+50 TO STA. 132+00)**

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD

TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD

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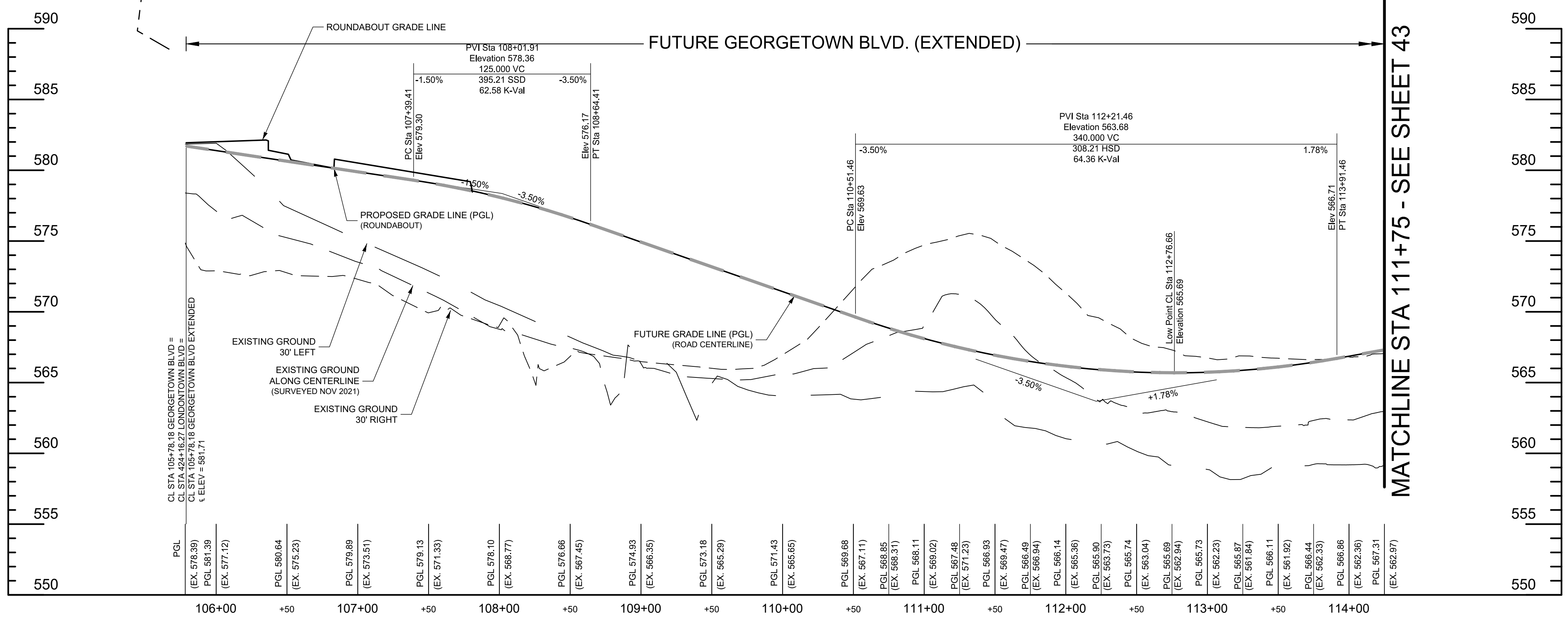
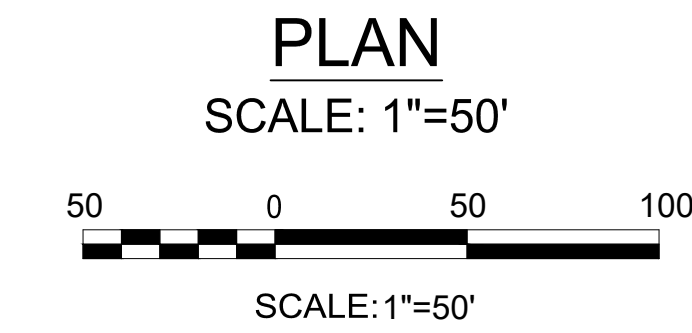
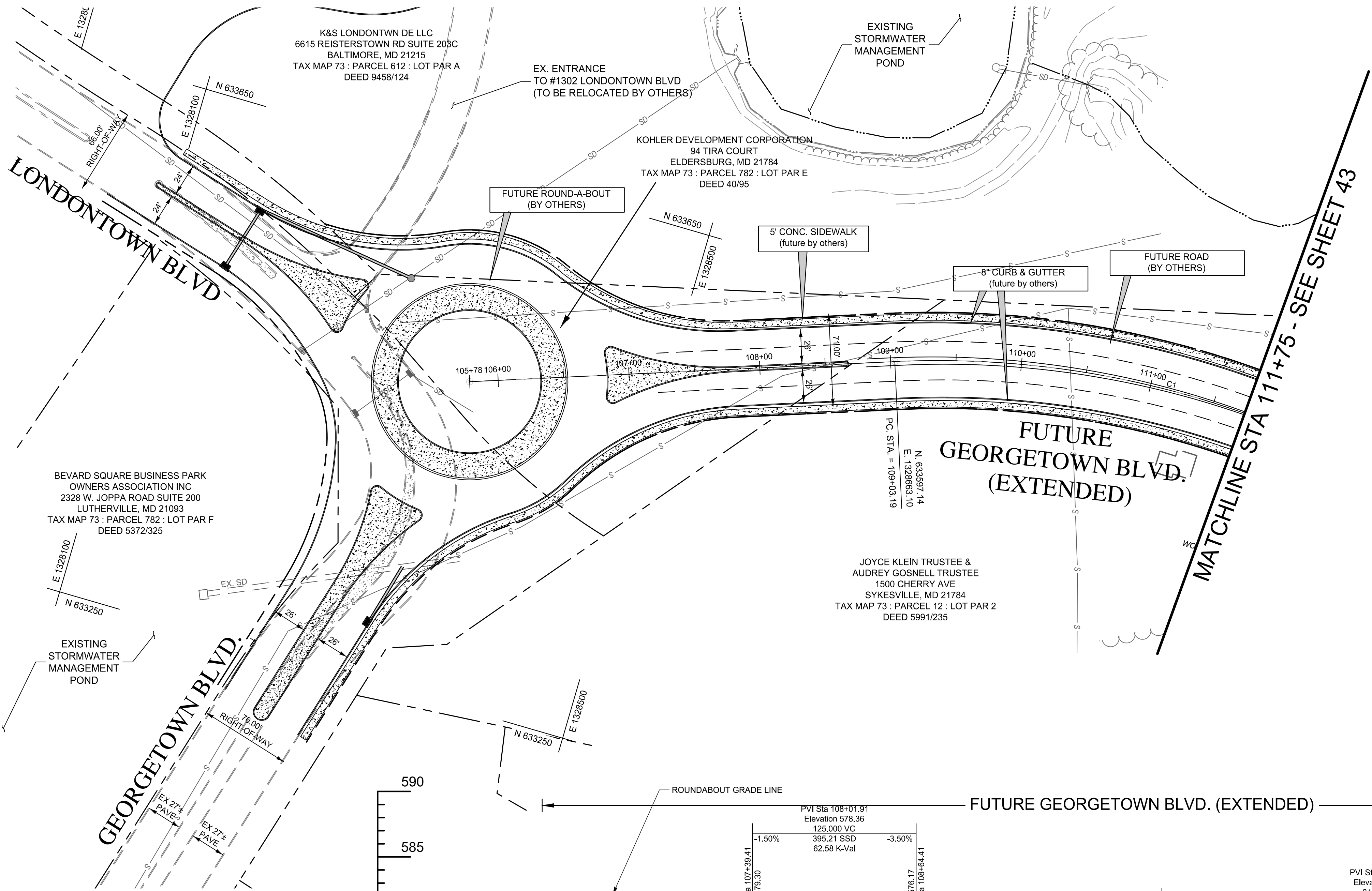
DATE: 01-31-2024

SCALE: AS SHOWN

SHEET:

PROJECT NUMBER: 211253.00 (PB

42 OF **50**

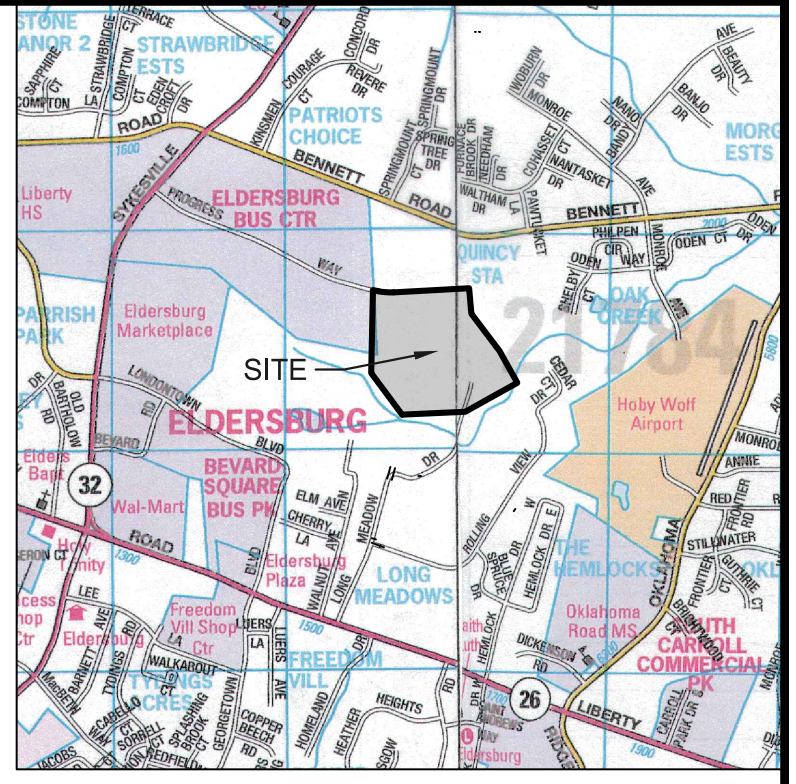


PROFILE
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022		
DATE	BY	REVISIONS



VICINITY MAP
SCALE: 1"=2000'

- NOTES:
- SEE SHEETS 46 AND 48 FOR ROUNDABOUT AND ROAD SECTIONS.
 - SEE SHEET 47 FOR ROAD SECTIONS AND DETAILS.
 - SEE SHEET 2 FOR ROAD GENERAL NOTES AND MASTER LEGEND.
 - STORM DRAINS SHOWN ON THIS SHEET ARE FUTURE BY OTHERS.
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CURVE TABLE					
Curve #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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CENTURY ENGINEERING
A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

PUBLIC ROAD PLAN AND PROFILE
GEORGETOWN BOULEVARD EXTENDED
(STA. 105+78 TO STA. 111+75)

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5

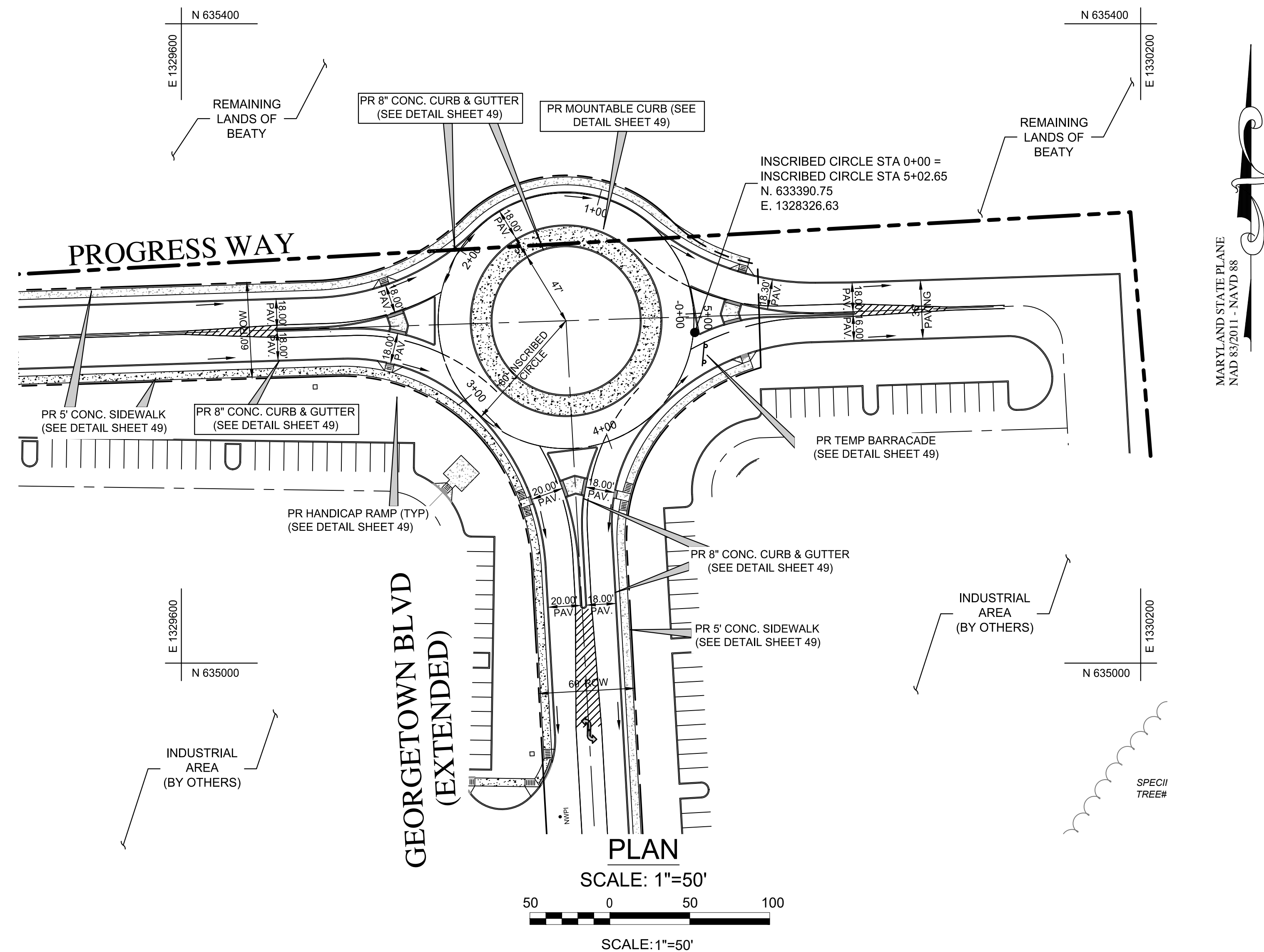
PROFESSIONAL ENGINEER
JOSEPH B. S. 21784

PROFESSIONAL CERTIFICATION
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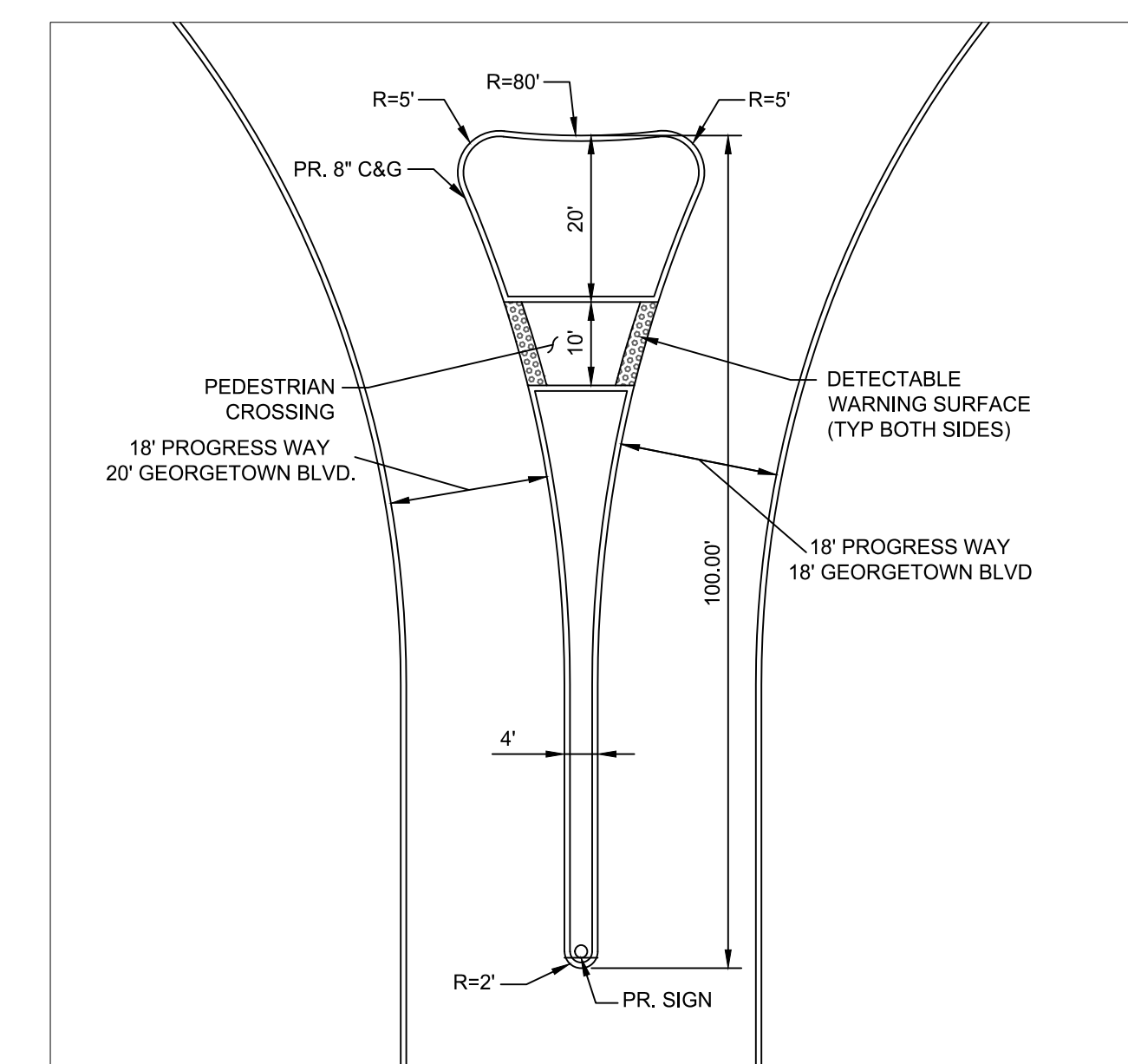
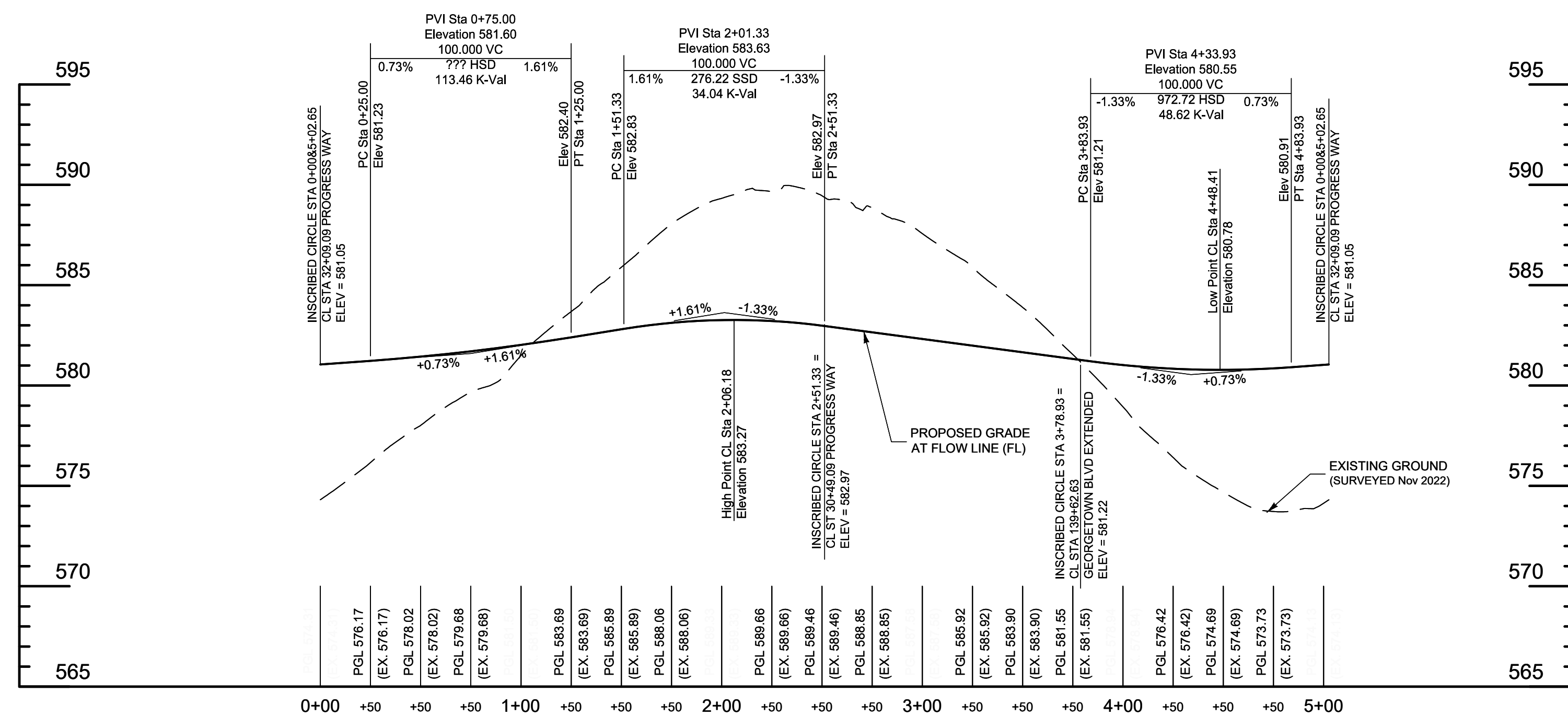
DATE: 01-31-2024 SCALE: AS SHOWN SHEET:
PROJECT NUMBER: 211253.00 (PB)

44 OF 50



NOTES:

DATA SOURCES



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Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

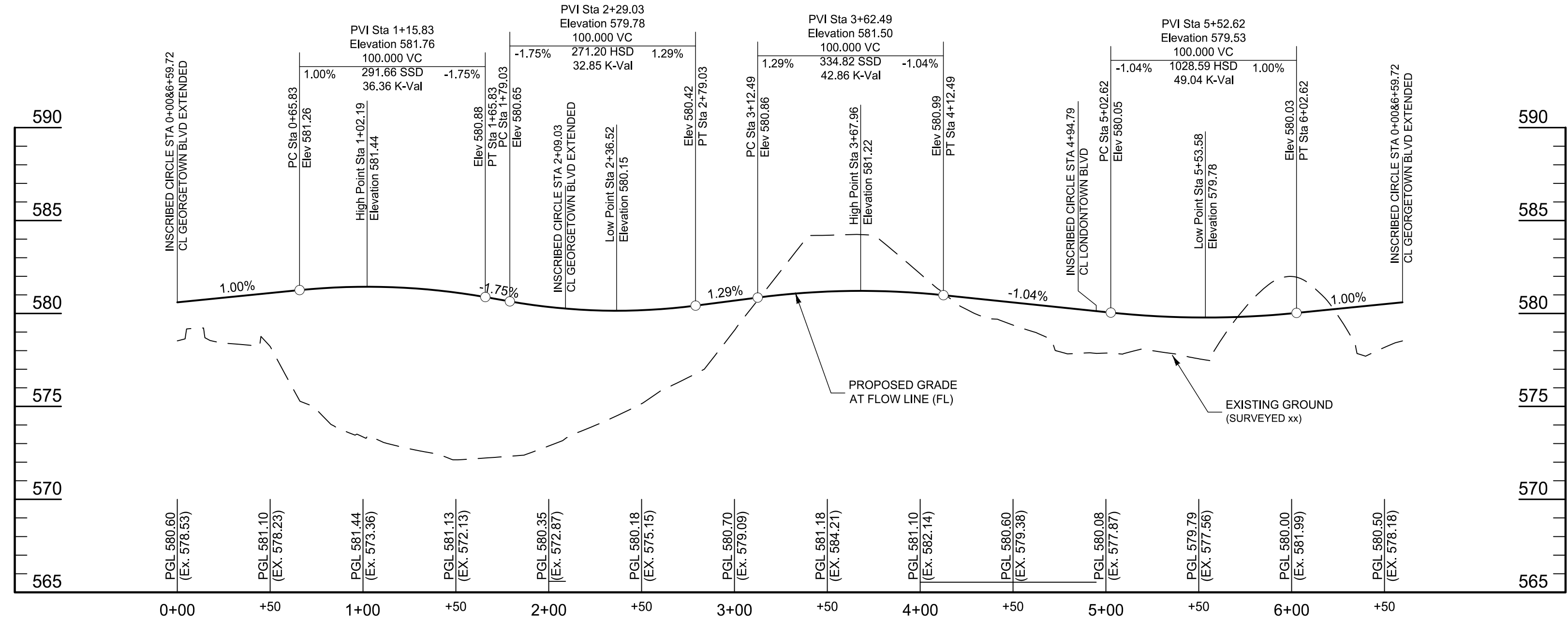
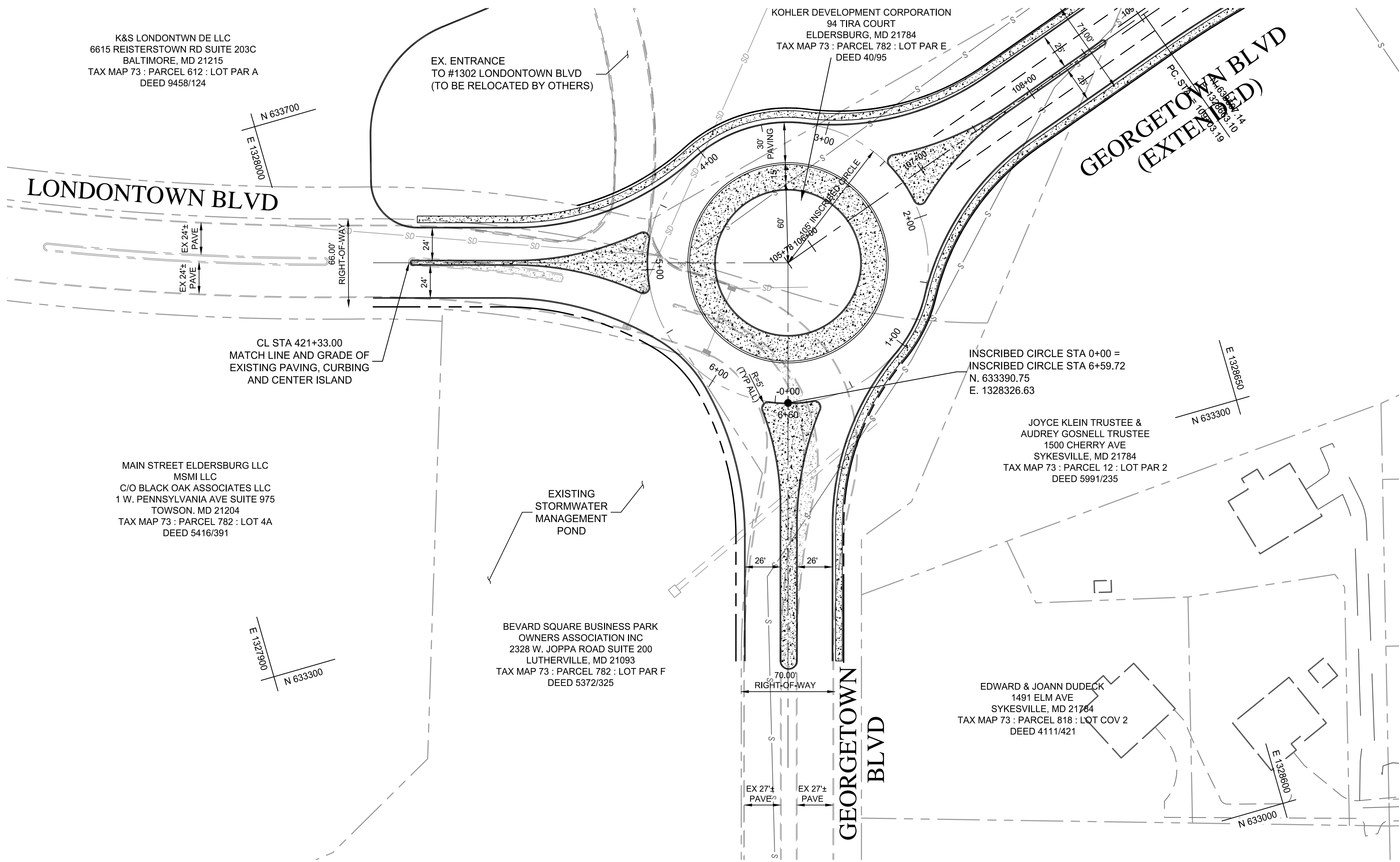
ROUNDAABOUT PLAN AND PROFILE
GEORGETOWN BLVD. & PROGRESS WAY

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD

TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 | CARROLL COUNTY, MD

T:\2021\Facilities\00211253.001A Beatty Property\CIVIL\CAD\Drawings\Concept Flex\211253.00 (PBR-X) RAB Plans & Profiles.dwg May 28, 2024 2:38pm rlangrehr



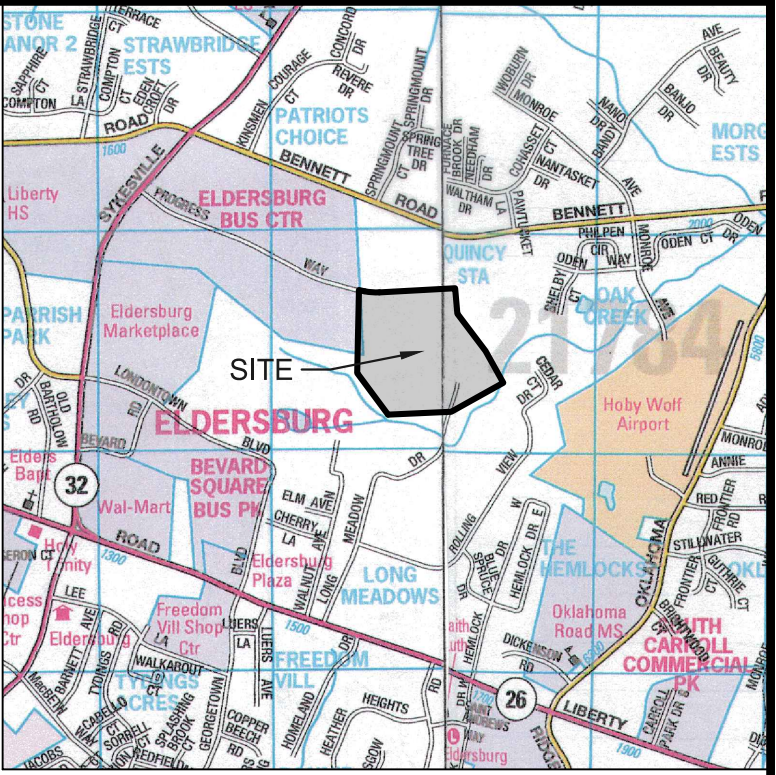
INScribed CIRCLE PROFILE
GEORGETOWN BLVD & LONTOWN BLVD ROUNDABOUT
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

S-23-0022		
DATE	BY	REVISIONS

DATE: 01-31-2024	SCALE: AS SHOWN	SHEET: 46 OF 50
PROJECT NUMBER: 211253.00 (PB)		



VICINITY MAP
SCALE: 1"=2000'

- NOTES:
- SEE SHEET 48 FOR ROUNDABOUT .
 - SEE SHEET 44 FOR GEORGETOWN BLVD. EXTENDED PLAN AND PROFILES.

- DATA SOURCES
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 - ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

CENTURY ENGINEERING
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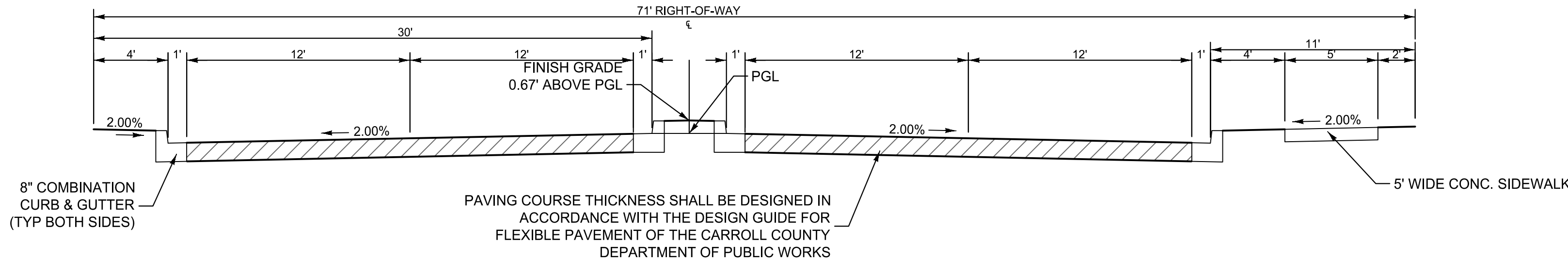
CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

ROUNDABOUT PLAN AND PROFILE
GEORGETOWN BLVD. & LONTOWN BLVD.

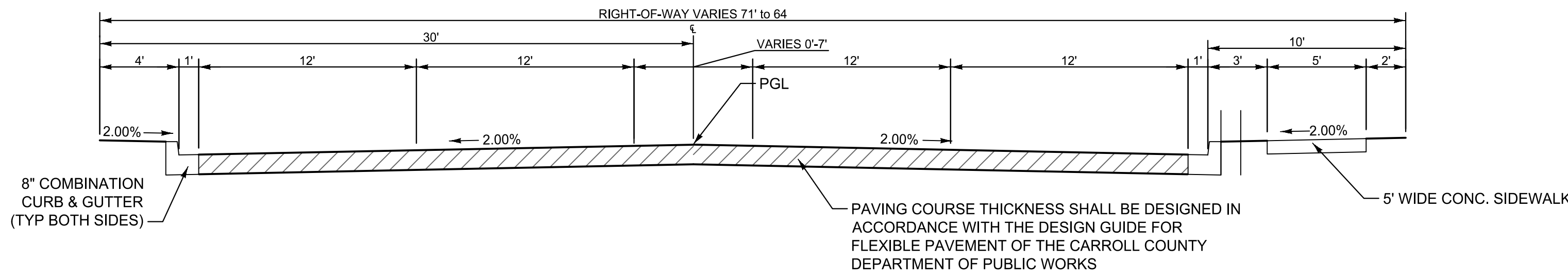
ELDERSBURG CORPORATE PARK
PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5

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 NUMBER: 32574
EXPIRATION DATE: 1-16-2026

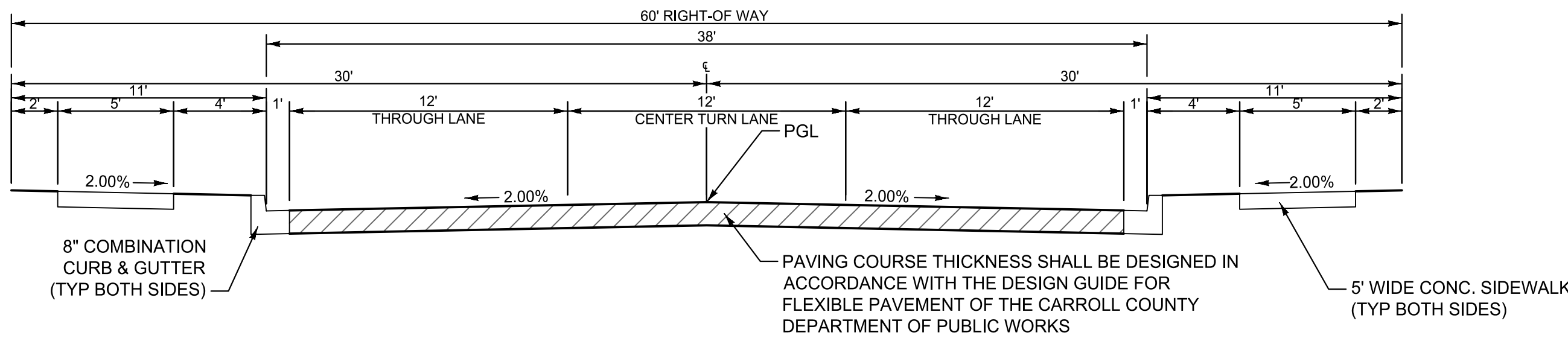
DATE: 01-31-2024 SCALE: AS SHOWN SHEET: 46 OF 50
PROJECT NUMBER: 211253.00 (PB)



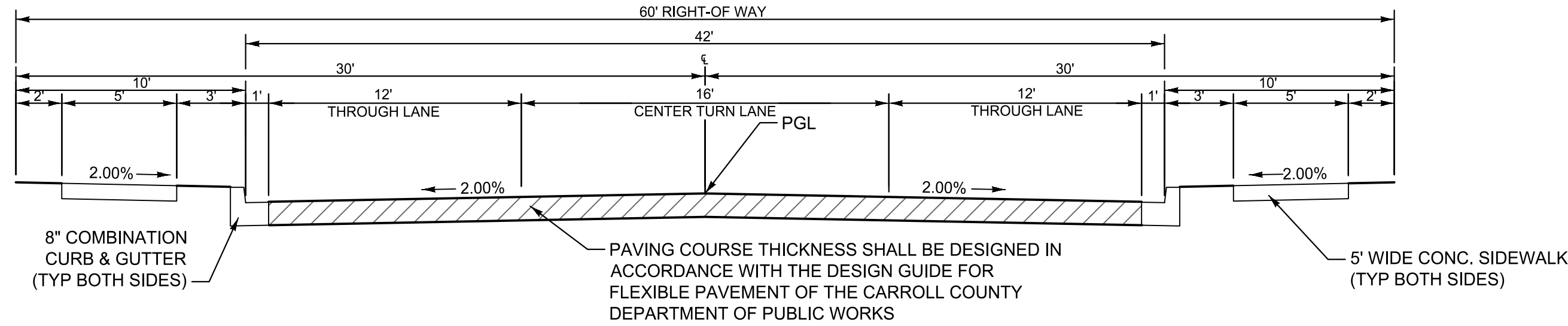
GEORGETOWN BLVD EXTENDED
DESIGN SPEED 40MPH
STATION 106+85.00 TO STATION 107+80.70
NOT TO SCALE



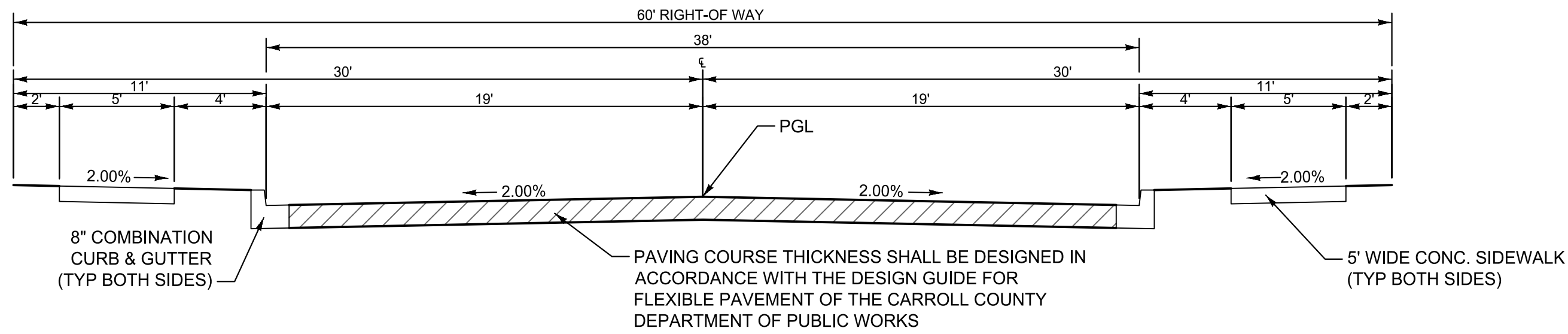
GEORGETOWN BLVD EXTENDED
DESIGN SPEED 40MPH
STATION 107+80.70 TO STATION 119+51.58
NOT TO SCALE



GEORGETOWN BLVD EXTENDED
DESIGN SPEED 40MPH
STATION 119+51.58 TO STATION 128+38.82
NOT TO SCALE

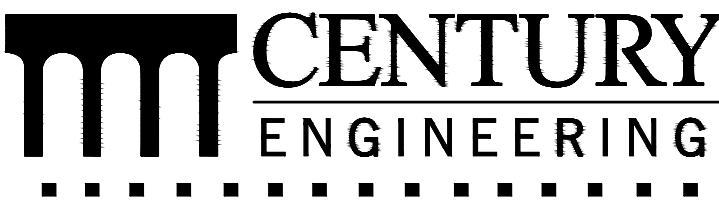


GEORGETOWN BLVD EXTENDED
DESIGN SPEED 40MPH
STATION 128+38.82 TO STATION 138+97.00
NOT TO SCALE



PROGRESS WAY
DESIGN SPEED 40MPH : POSTED SPEED 25MPH
STATION 23+50 TO STATION 29+98.50
NOT TO SCALE

- DATA SOURCES**
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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

**PUBLIC ROAD
SECTIONS**

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5
CARROLL COUNTY, MD



**PROFESSIONAL
CERTIFICATION**

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LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

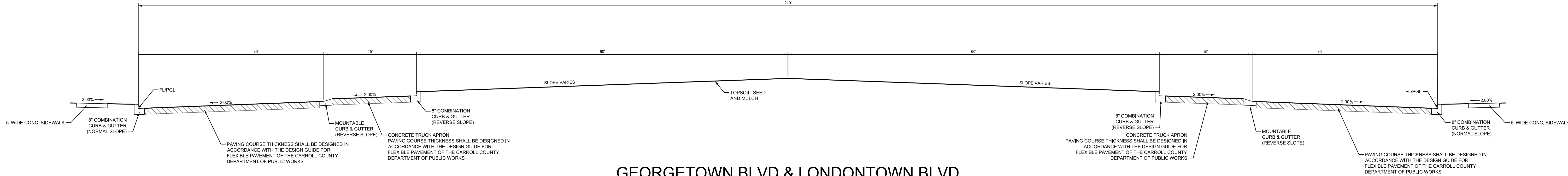
S-23-0022		
DATE	BY	REVISIONS

DATE: 01-31-2024
PROJECT NUMBER: 211253.00 (C-

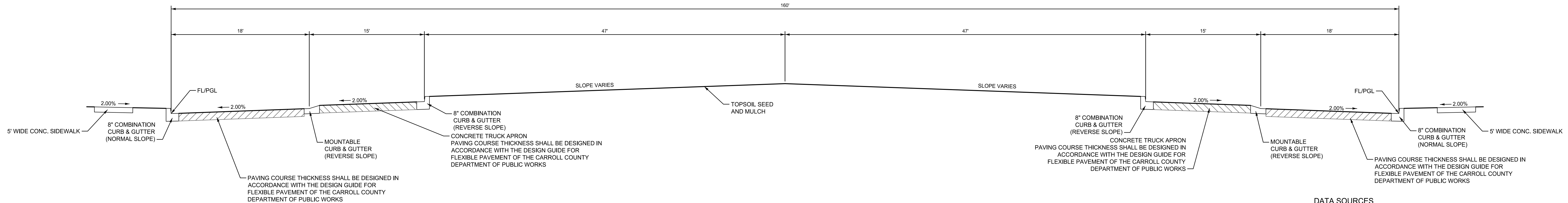
SCALE: AS SHOWN

SHEET:

47 OF 50



GEORGETOWN BLVD & LONDONTOWN BLVD
ROUNDAABOUT SECTION
NOT TO SCALE



GEORGETOWN BLVD & PROGRESS WAY
ROUNDAABOUT SECTION
NOT TO SCALE

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CENTURY
ENGINEERING

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CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

**ROUNDAABOUT
SECTIONS**

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MD



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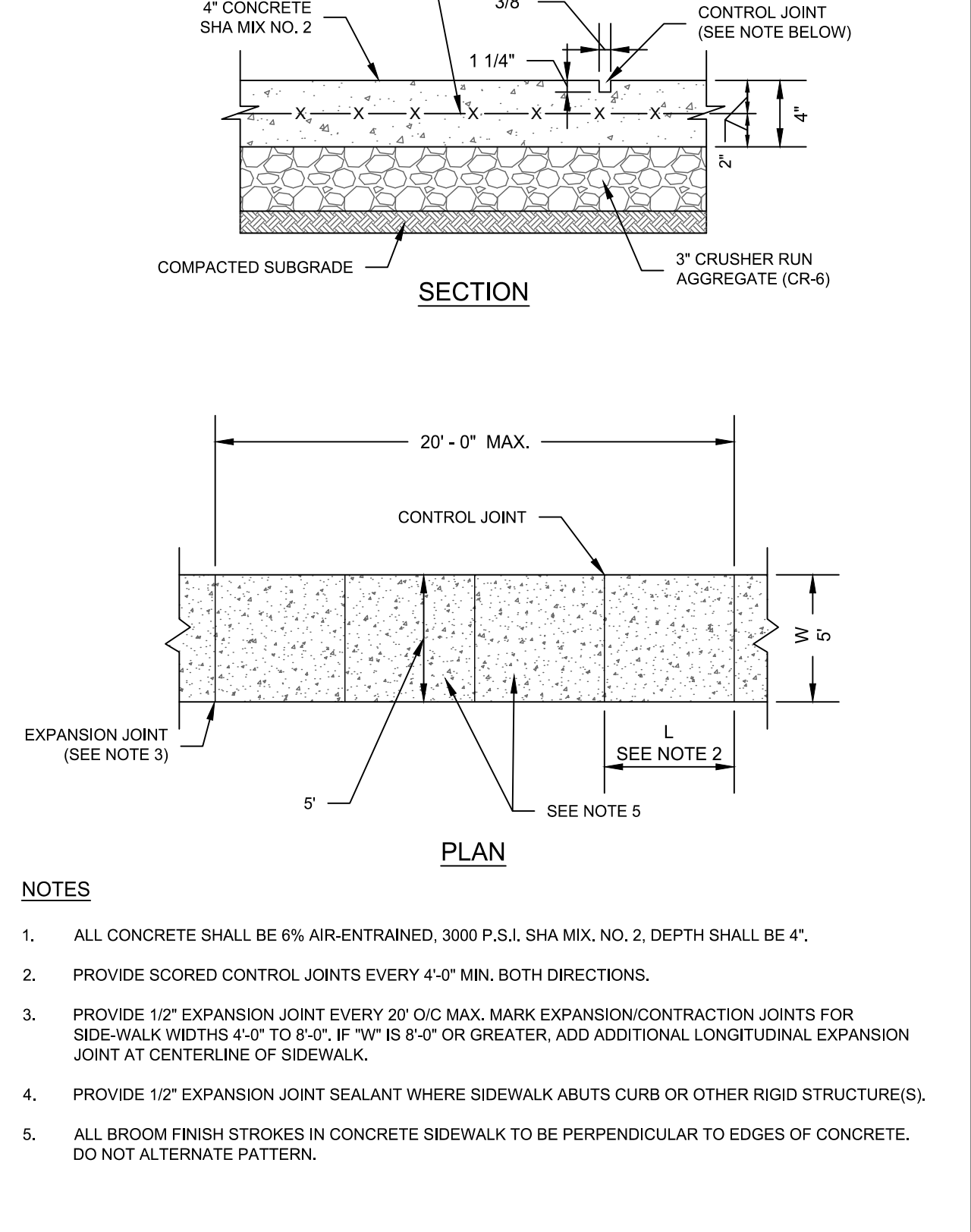
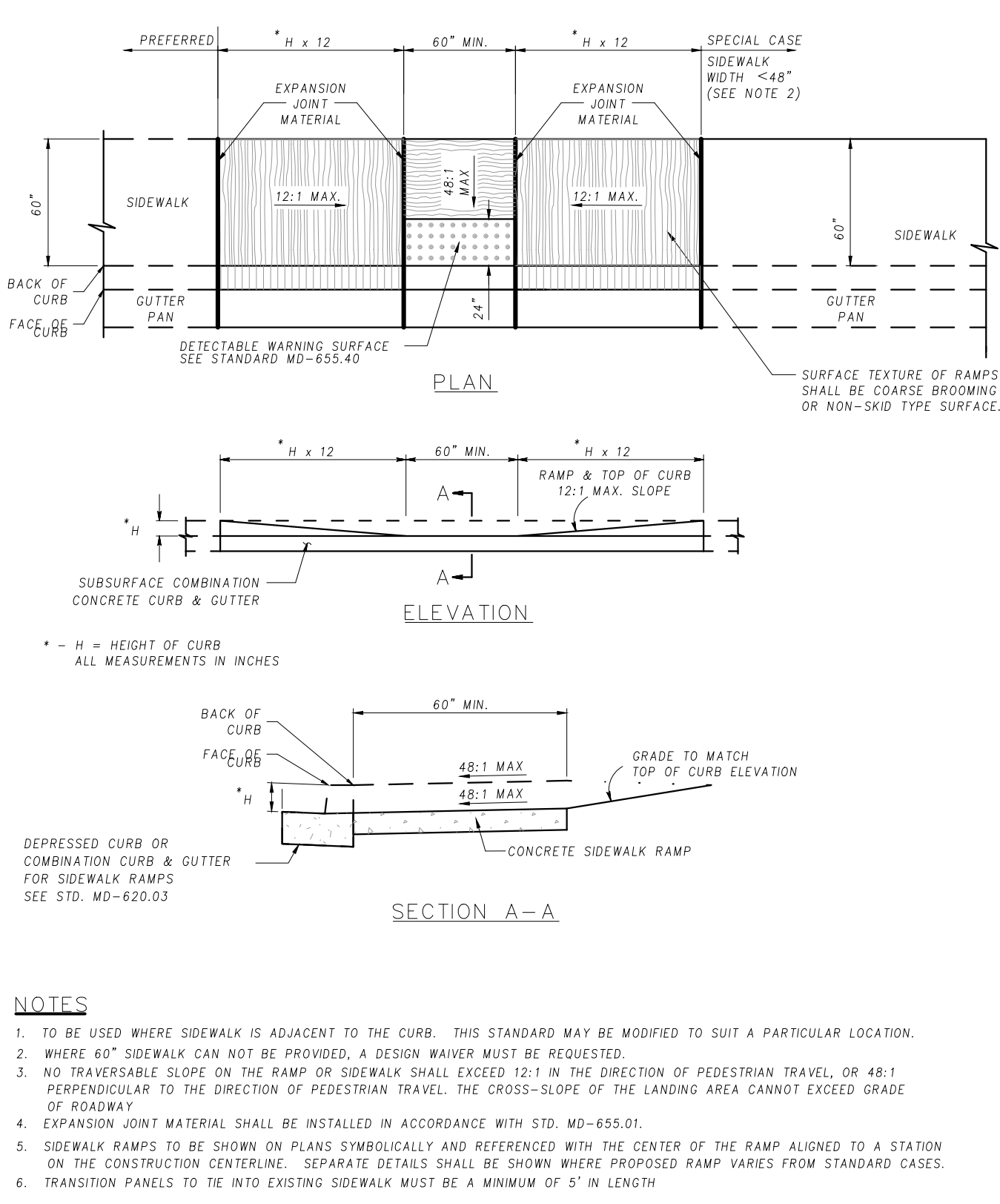
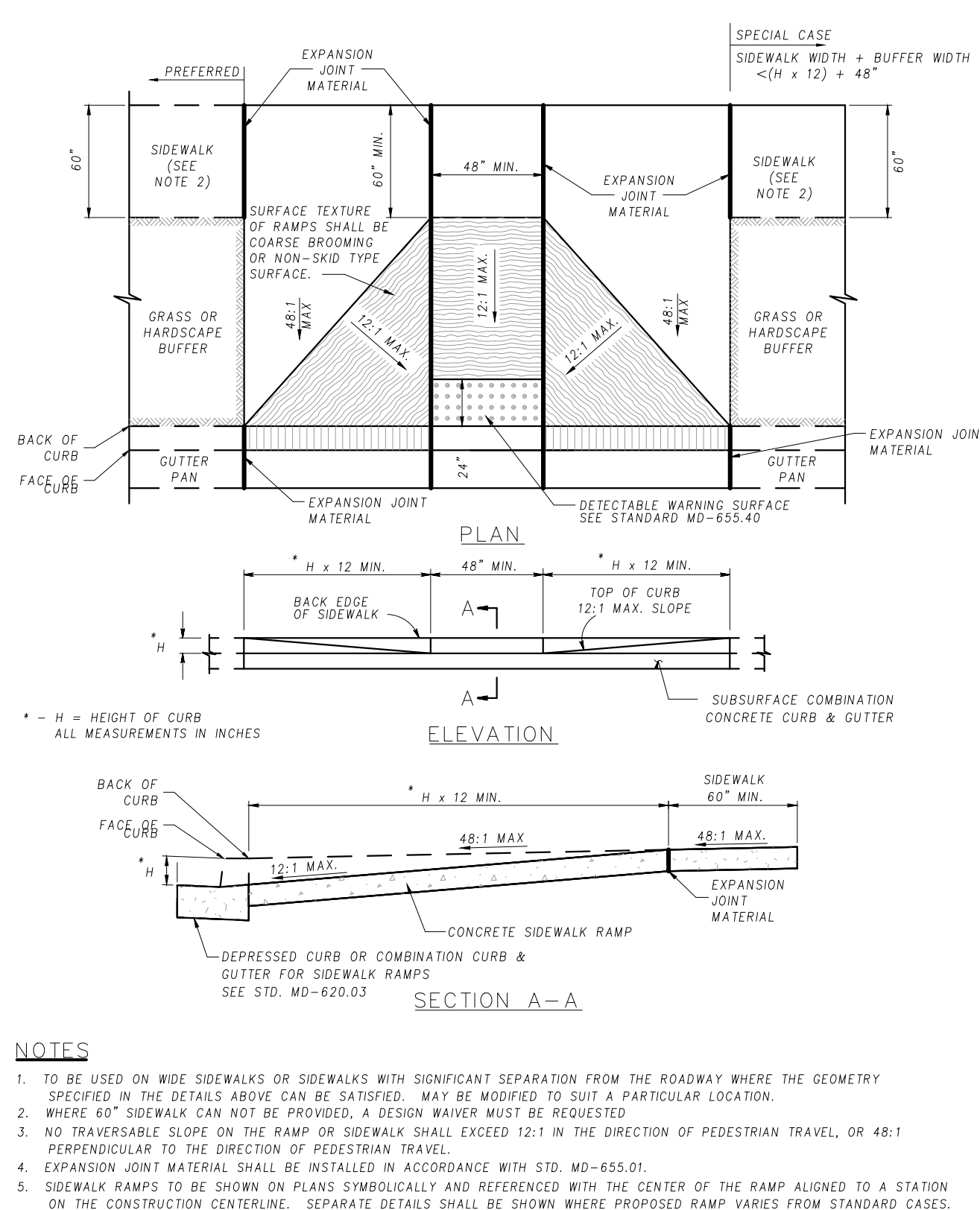
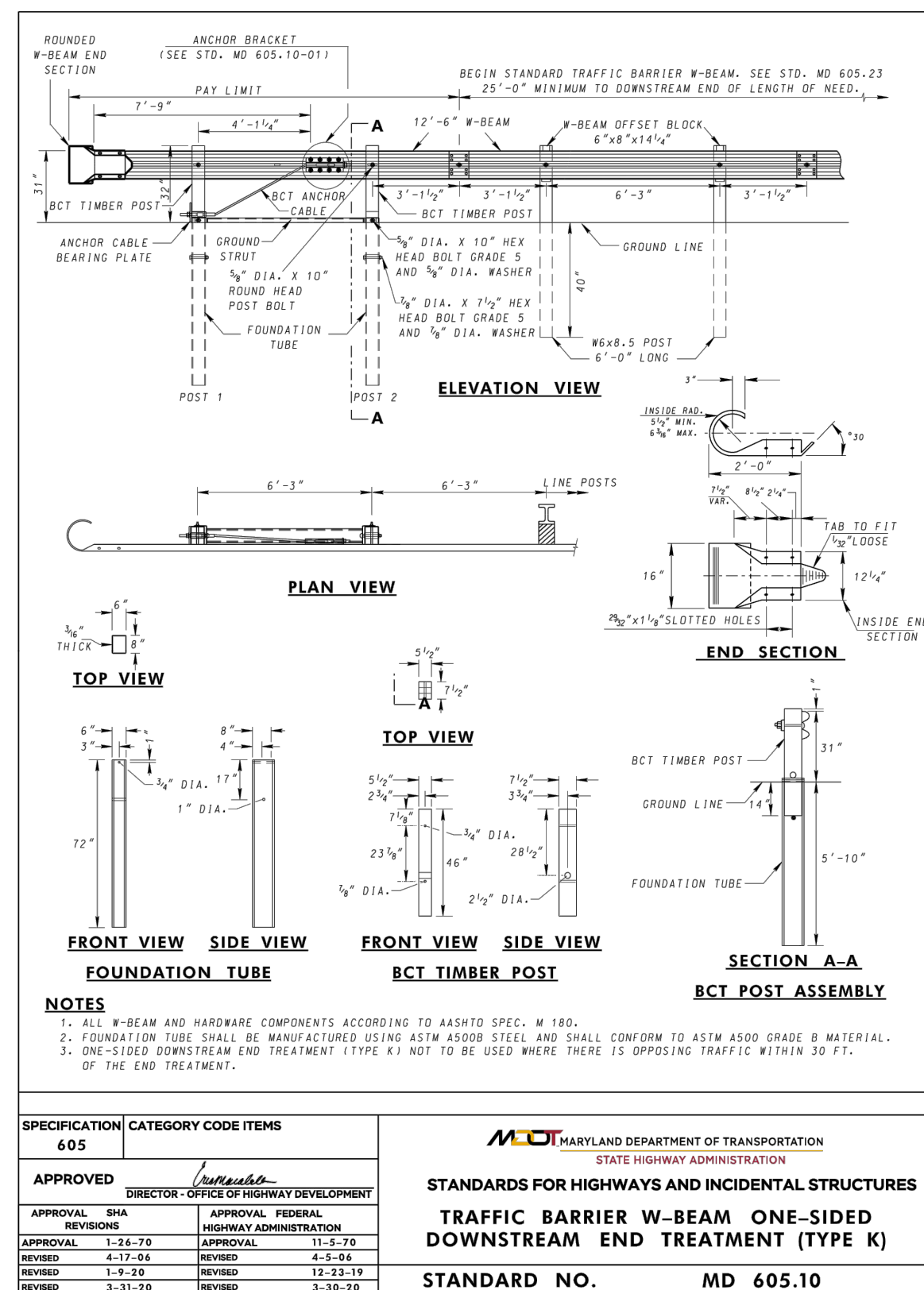
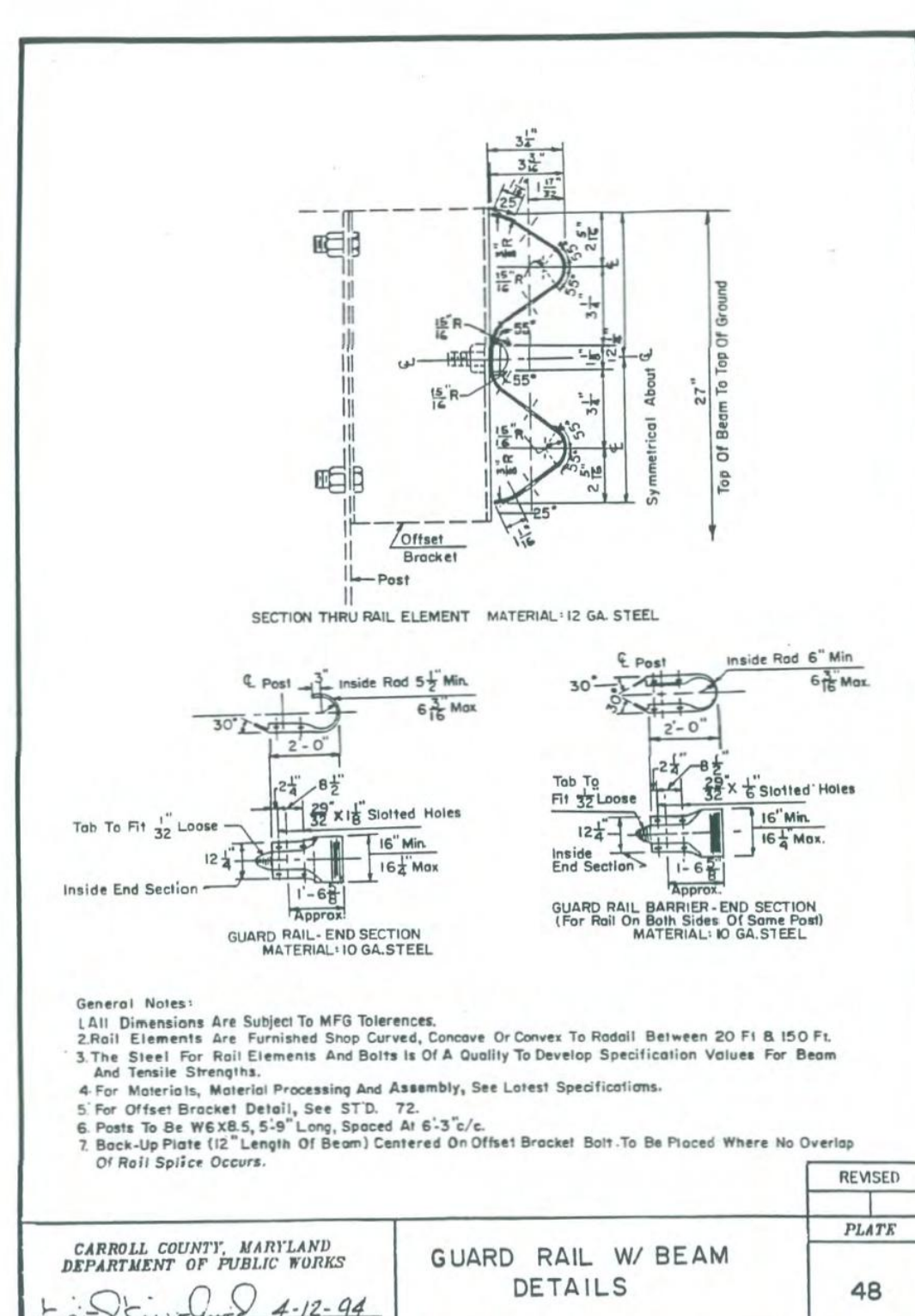
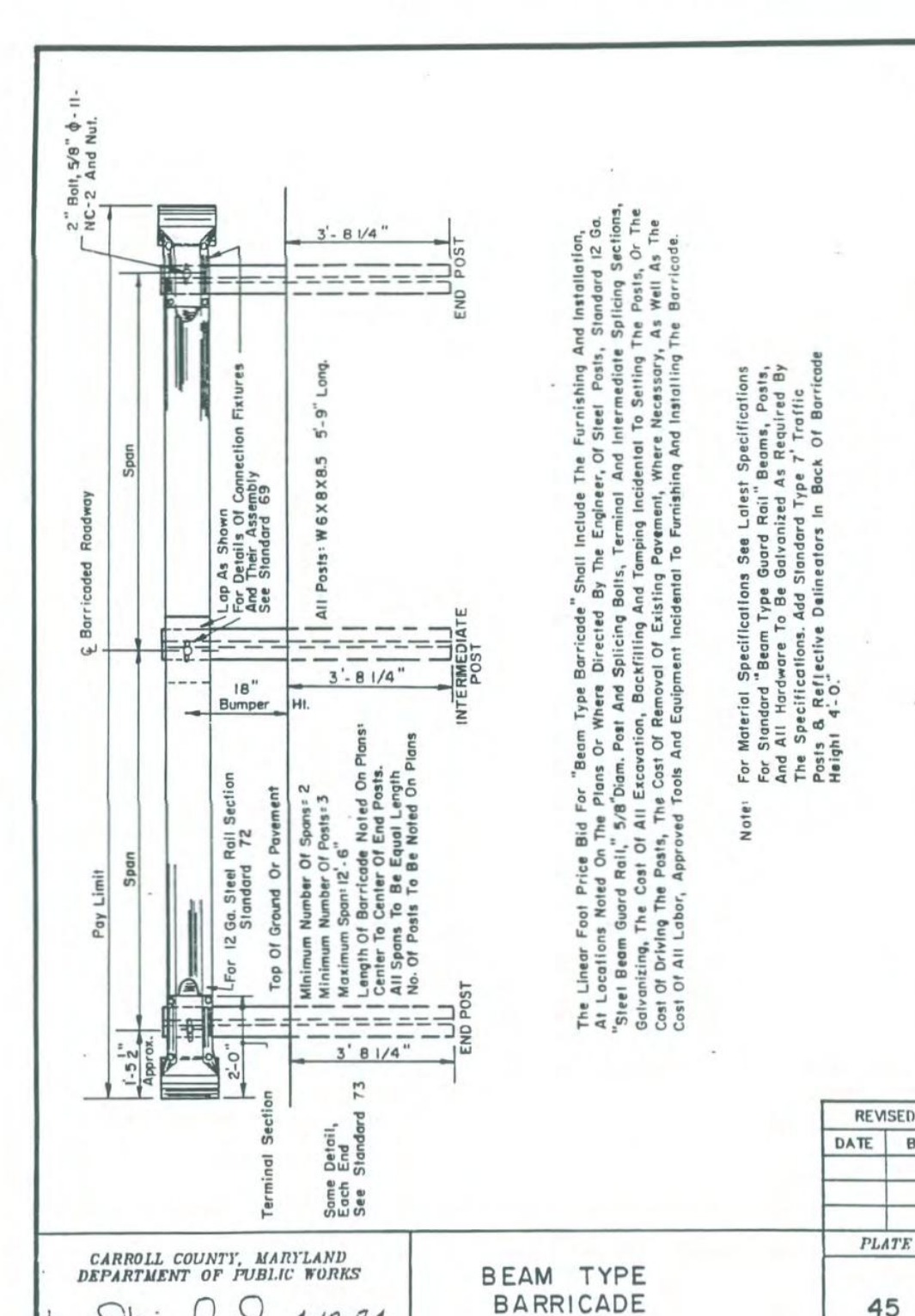
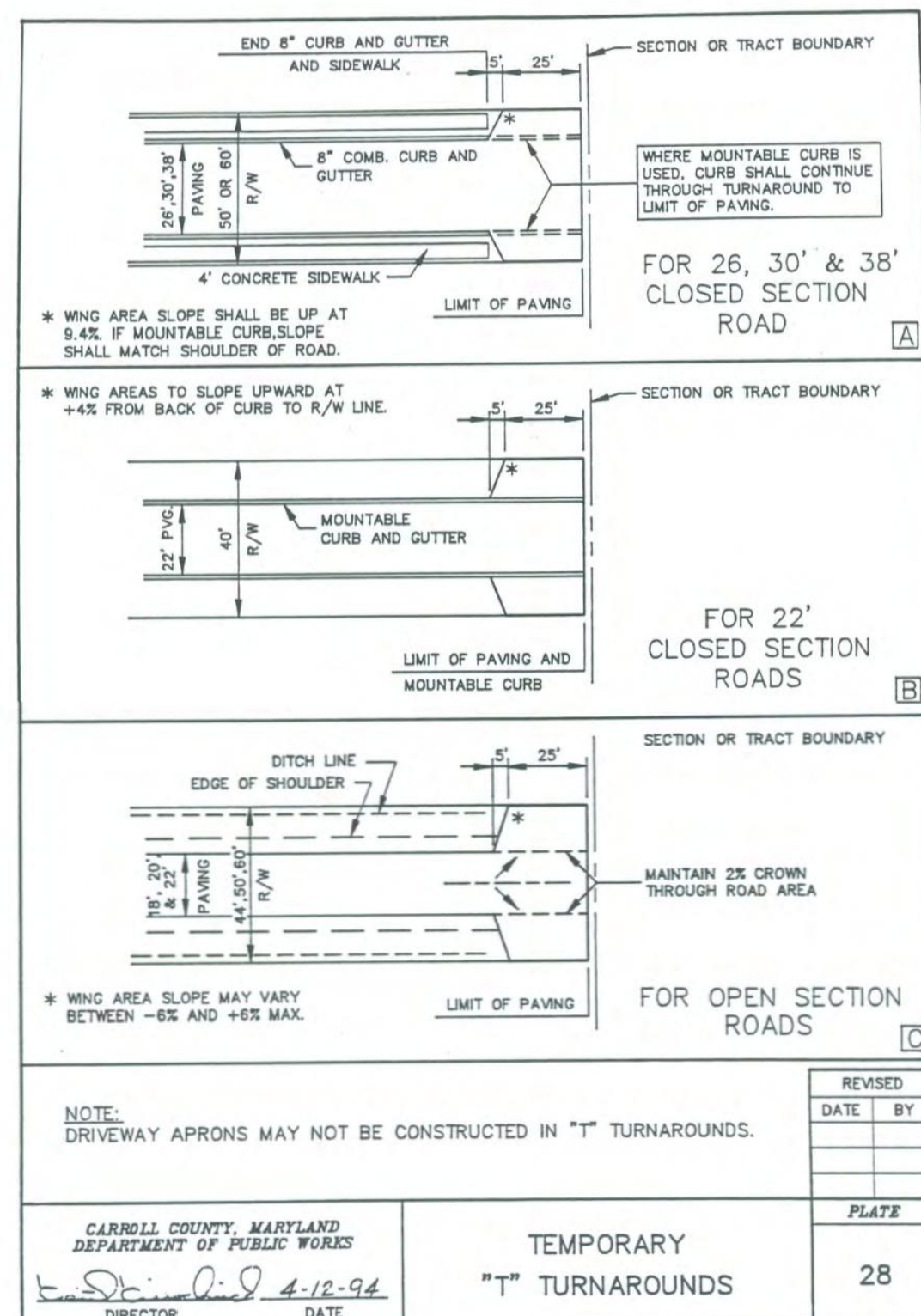
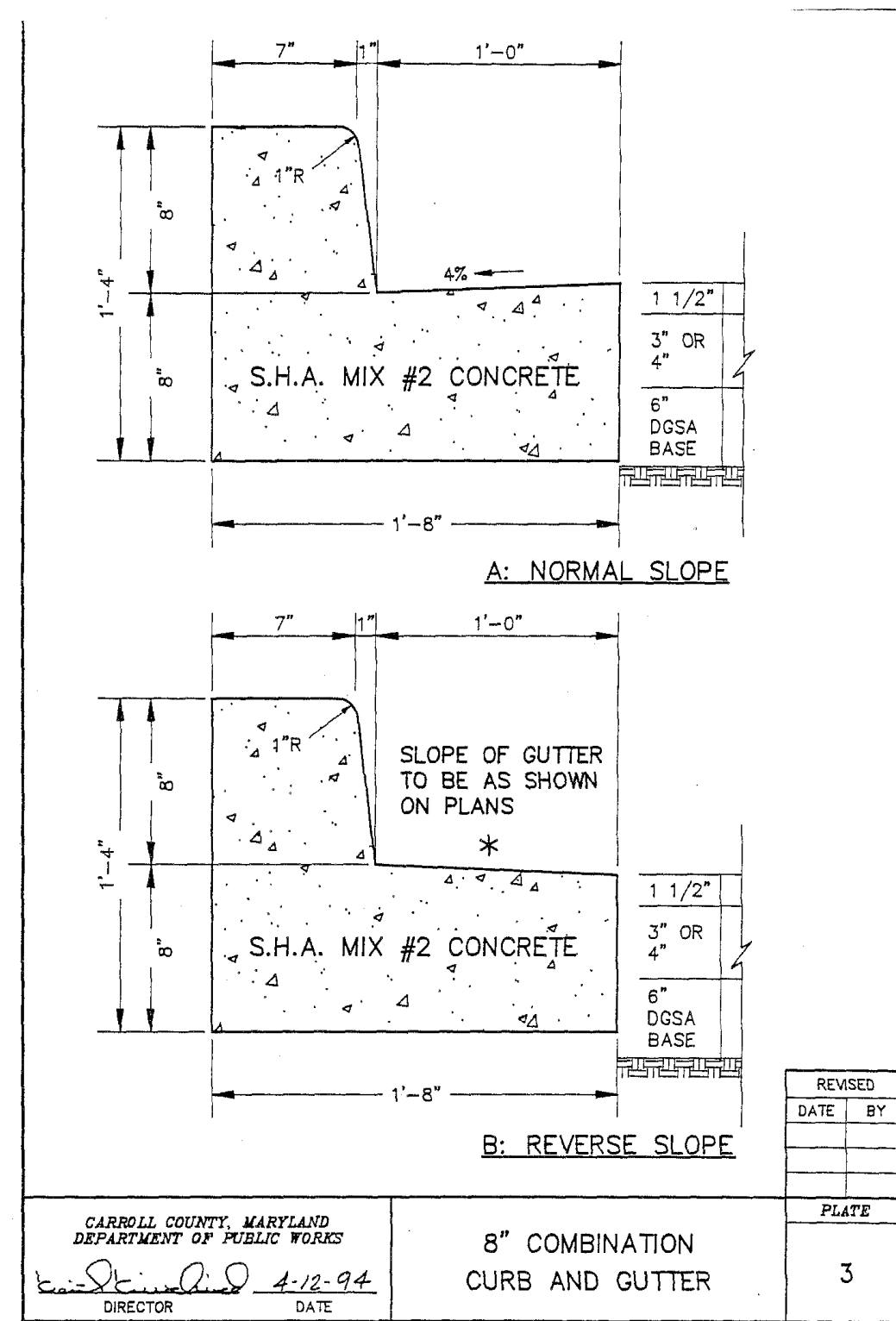
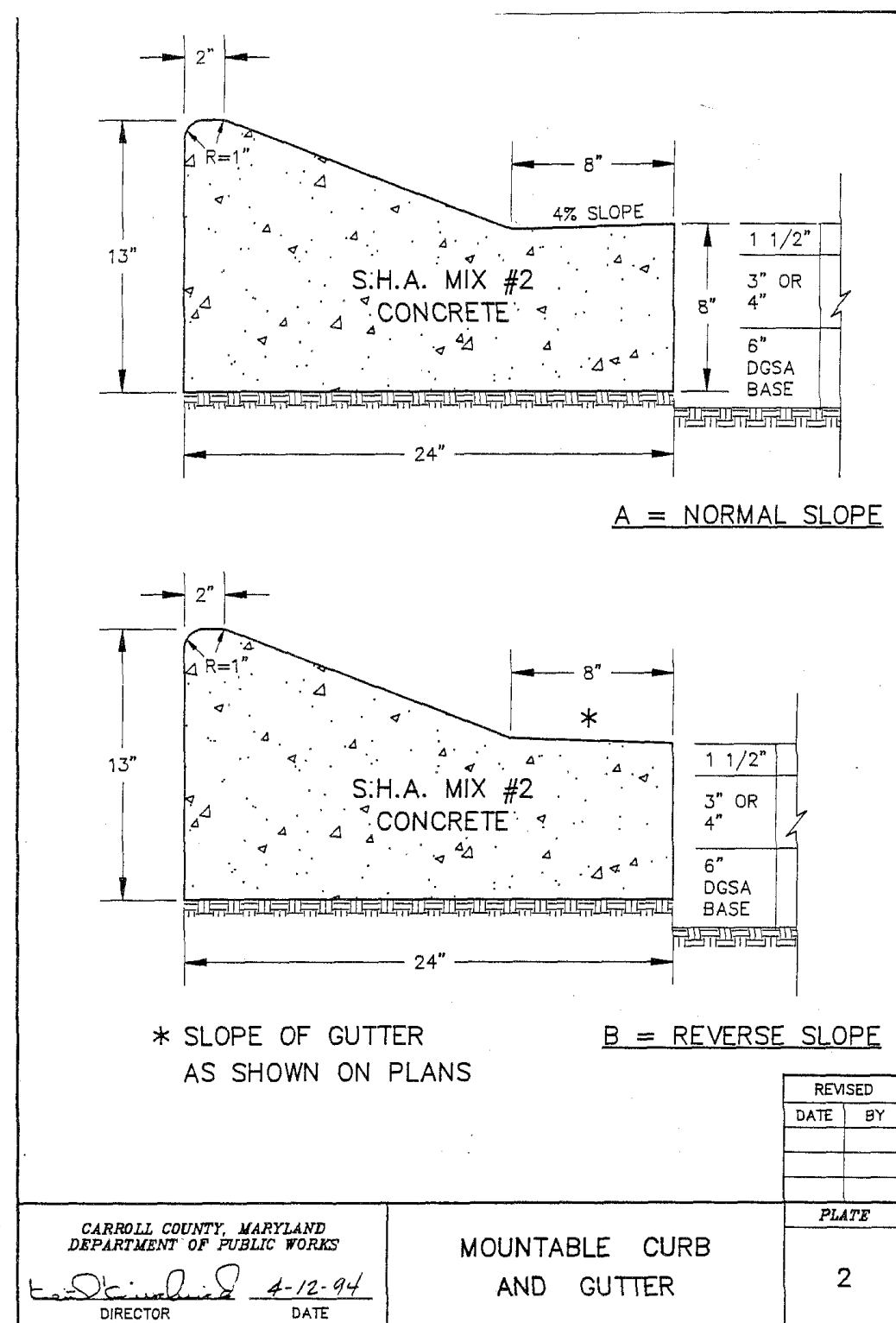
LICENSE NUMBER: 32574
EXPIRATION DATE: 1-16-2026

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21157
PHONE NO: 410-369-1207

DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-1207

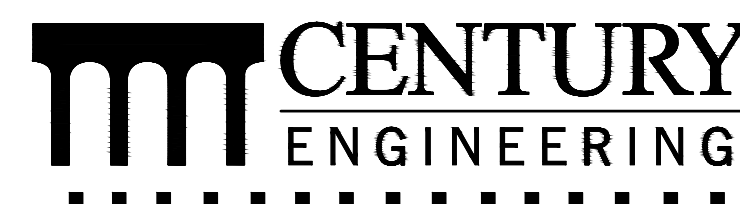
S-23-0022		
DATE	BY	REVISIONS

DATE: 01-31-2024 SCALE: AS SHOWN SHEET:
PROJECT NUMBER: 211253.00 (C- **48 OF 50**



DATA SOURCES

1. EXISTING TOPOGRAPHY AND STRUCTURES SHOWN HEREON OUTSIDE OF THE LIMITS OF FIELD RUN TOPOGRAPHY ARE FROM CARROLL COUNTY GIS.
2. EXISTING TOPOGRAPHY FROM FIELD RUN SURVEY BY MTPLS LAND SURVEYORS, LLC, DATED NOVEMBER 2021.
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6. ENVIRONMENTAL DELINEATION PREFORMED BY ECO SCIENCE PROFESSIONALS NOVEMBER 2021.

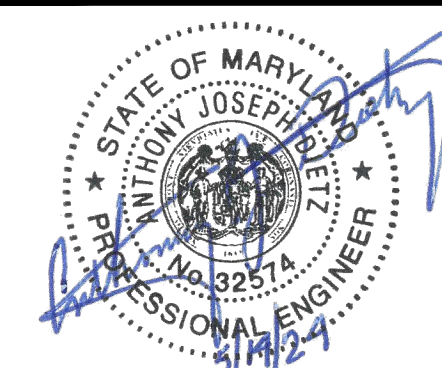


A Kleinfelder Company

10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.comCONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK

PUBLIC ROAD DETAILS

ELDERSBURG CORPORATE PARK

PROGRESS WAY
ELDERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5 CARROLL COUNTY, MDPROFESSIONAL
CERTIFICATIONI HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
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SHEET:

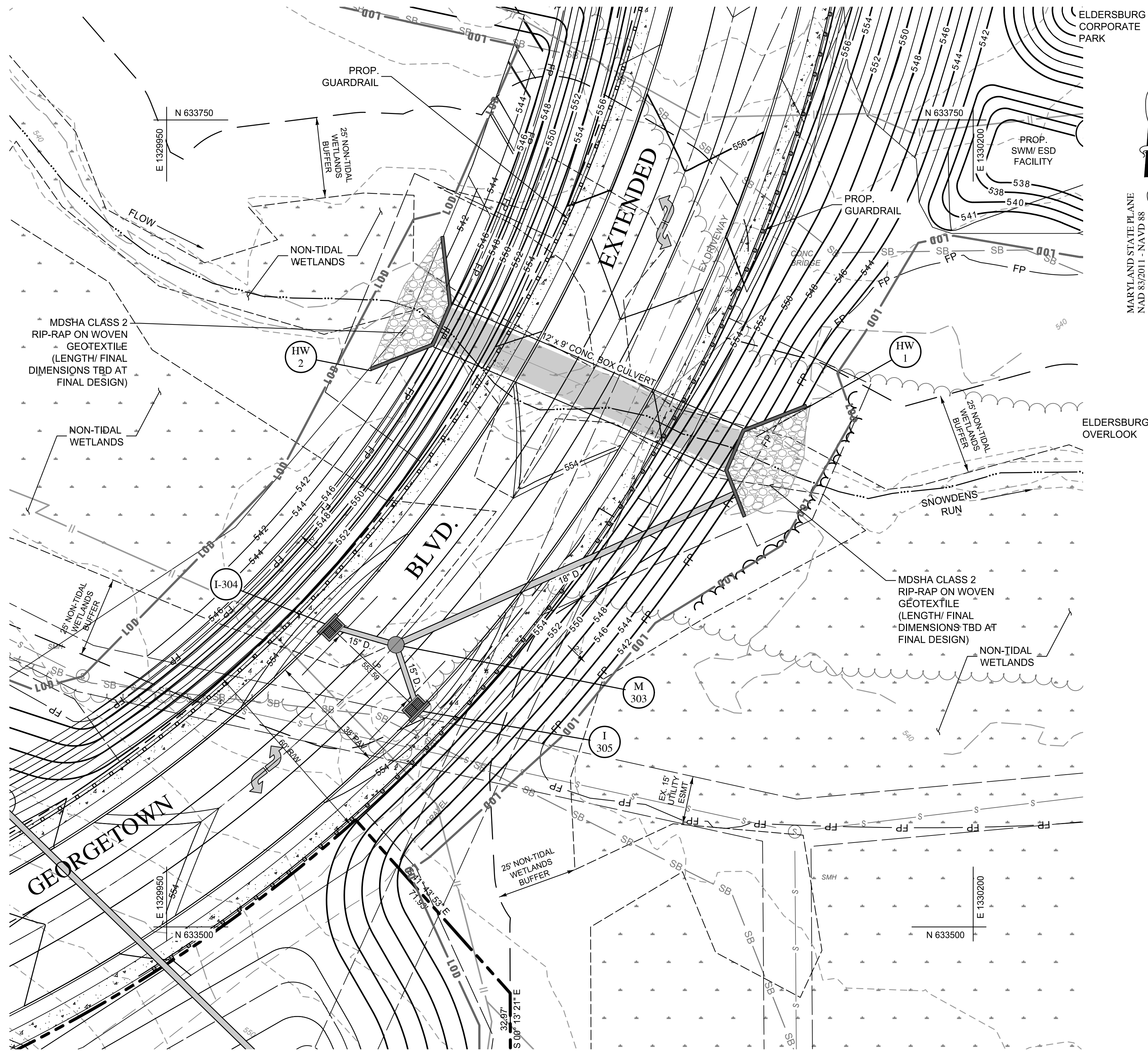
49 OF 50

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
WESTMINSTER, MD 21147
PHONE NO: 410-369-1207DEVELOPER
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: MATT TAYLOR
PHONE NO: 410-369-12070
SCALE: 1"

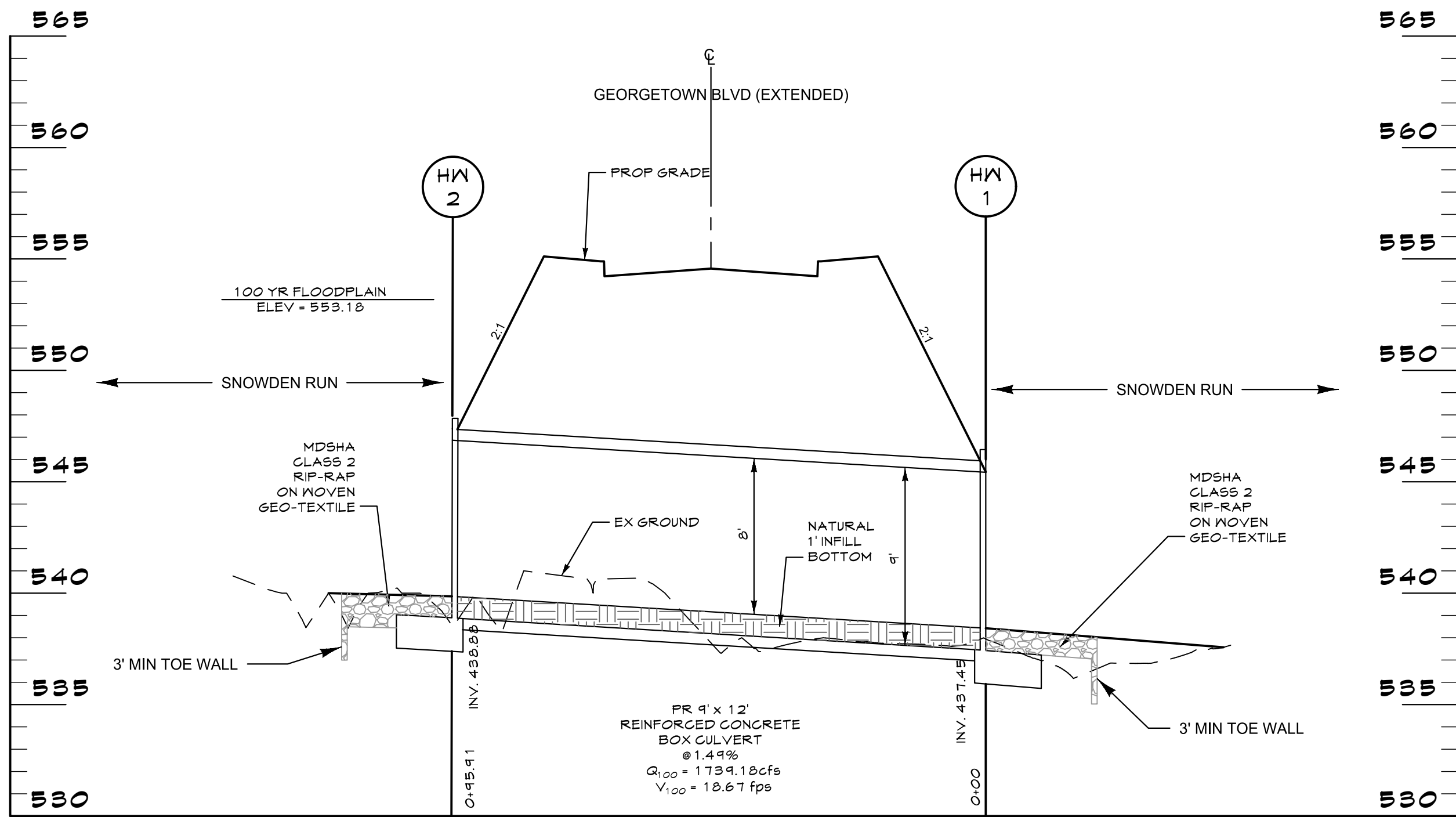
S-23-0022

DATE	BY	REVISIONS

T:\2021\Facilities\00211253.001A Beatty Property\CIVIL\CAD\Drawings\Concept Flex\211253.00 (TSL-x) Culver Crossing.dwg May 28, 2024 2:38pm rlangrehr



PLAN
SCALE: 1"=20'



PROFILE
SCALE: Horiz: 1"=20'
Vert: 1"=5'

DATA SOURCES

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10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

CONCEPT SITE DEVELOPMENT PLANS
FOR INDUSTRIAL PARK
GEORGETOWN BLVD. (EXTENDED)
T, S & L PLAN
FOR PROPOSED BOX CULVERT

ELDBERSBURG CORPORATE PARK

PROGRESS WAY
ELDBERSBURG, MD
TAX MAP: 73 | GRID: 6 | PARCEL: 245
ELECTION DISTRICT 5



PROFESSIONAL
CERTIFICATION

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LICENSE NUMBER: 32574
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DATE: 01-31-2024
PROJECT NUMBER: 211253.00 (TS)

SCALE: AS SHOWN

SHEET:

50 OF 50

OWNER
LONG MEADOW FARM 21784, LLC
741 KLEES MILL ROAD
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