

GENERAL SITE DATA FOR ALL LOTS

- Public Water Is Utilized And Is Available Along The Site Frontage On Progress Way. Public Sewerage Is Utilized And Is Available Within The Park.
- Nearest Reservoir: Liberty
- Nearest Stream: 250-Ft. South Of Site
- Nearest 100-Year Floodplain: 100-Ft. South Of Site
- Non-Tidal Wetlands: Not Present
- No Wooded Areas Are Present On This Site.
- There Are No Existing Wells Or Septic Systems On This Property Or Within 100' Of The Lot Lines Of This Property As Of This Date.
- Water Supply For Fire Protection Is Or Shall Be From The Existing 12" Public Water Supply In Progress Way.
- Maximum Building Height = 50'
- Trash Disposal - Private Collection
- Soil Types:
 - BA - Balle Silt Loam(C/D)
 - GaD - Gaila Loam(B)
 - GB - Glenelg-Urban Land(B)
 - GIB - Glenville Silt Loam(C/D)
 - MaC - Manor Loam(B)
 - MaF - Manor Loam(B)
 - URB - Urban Land(C)

SITE DATA LOT 9C

- Area Of Site = 14,6227 acres
- Area Of Existing Building = 200,000 sf
- Floor Area Ratio = 31,700/636,965 = 0.21
- Total Estimated Max. Number Of Occupants - 50
- Estimated Sewerage Flows For Use:
 - Warehouse 0.03 X 200,000 sf = 6,000 gpd
 - Total Estimated Sewerage Flow Per Day = 6,000 gpd
- Current Existing Use Warehouse /Distribution
- Parking Requirement
 - Total Parking Required: Existing 200,000 SF Warehouse / Office 200,000 SF Warehouse @ 1 Sp / 1500 SF = 134 Spaces
 - Total Parking Required = 134 Spaces
 - Total Parking Provided = 134 Spaces
 - Total Includes 5 Handicap Parking Spaces
 - Standard Parking Spaces @ 9'X20'
 - Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20'
 - Standard (Two Side-By-Side) @ 21'X20'
- Total area to be disturbed 2,970 sf

SITE DATA LOT 2-B

- Area Of Site = 23,6049 Acres
- Area Of Existing Building = 356,000 sf
- Floor Area Ratio = 356,000/1,028,229 = 0.35
- Total Estimated Max. Number Of Occupants - 50
- Estimated Sewerage Flows For Use:
 - Warehouse 0.03X 356,000 sf = 10,680 gpd
 - Total Estimated Sewerage Flow Per Day = 10,680 gpd
- Current Existing Use Warehouse/Distribution
- Parking Requirement
 - Parking Required: 356,400 sf Warehouse @ 1 Sp / 1,500 sf = 238 Spaces
 - Total Parking Provided = 240 Spaces
 - Total Includes 9 Handicap Parking Spaces
 - Standard Parking Spaces @ 9'X20'
 - Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20'
 - Standard (Two Side-By-Side) @ 21'X20'
- Total area to be disturbed 4,980 sf

SITE DATA LOT 10

- Area Of Site = 3,4351 acres
- Area Of Building = 31,700 sf (Planned)
- Floor Area Ratio = 31,700/149,633 = 0.21
- Total Estimated Max. Number Of Occupants - 70
- Proposed Estimated Sewerage Flows For Use:
 - Office 0.09 X 10,200 sf = 918 gpd
 - Warehouse 0.03 X 21,500 SF = 645 gpd
 - Total Estimated Sewerage Flow Per Day = 1,563 GPD
- Proposed Use - Warehouse And Offices
- Parking Requirement
 - Total Parking Required: Proposed 31,700 SF Warehouse / Office 10,200 SF Office Space @ 3.3 Sp / 1000 SF = 34 Spaces
 - 21,500 SF Warehouse @ 1 Sp / 1500 SF = 15 Spaces
 - Total Parking Required = 49 Spaces
 - Total Parking Provided = 83 Spaces
 - Total Includes 4 Handicap Parking Spaces
 - Standard Parking Spaces @ 9'X20'
 - Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20'
 - Standard (Two Side-By-Side) @ 21'X20'
- Total area to be disturbed 0 sf

SITE DATA LOT 17

- Area Of Site = 8,0623 acres
- Area Of Existing Building = 68,200 sf
- Floor Area Ratio = 68,200/351,184 = 0.19
- Total Estimated Max. Number Of Occupants - 70
- Estimated Sewerage Flows For Use:
 - Medical 0.62 X 7,300 SF = 4,256 gpd
 - Warehouse/Distribution 0.03 X 61,100 SF = 1,833 gpd
 - Total estimated sewer flow= 6,089 GPD
- Current Existing Use Warehouse/Distribution +Medical
- Parking Requirement
 - 7,300 SF Medical Office @ 3.3 Sp / 1,000 SF = 25 Spaces
 - 61,100 SF Warehouse/Distribution @ 1 Sp / 1,500 SF = 41 Spaces
 - Total Parking Required: = 66 Spaces
 - Total Parking Provided: = 131 Spaces
 - Total Includes 3 Handicap Parking Spaces
 - Standard Parking Spaces @ 9'X20'
 - Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20'
 - Standard (Two Side-By-Side) @ 21'X20'
- Total area to be disturbed 4,900 sf

SITE DATA LOT 13

- Area Of Site = 4,889 Acres
- Area Of Existing Building = 42,400 sf
- Floor Area Ratio = 42,400/121,959 = 0.20
- Total Estimated Max. Number Of Occupants - 42
- Estimated Sewerage Flows For Use:
 - Warehouse 0.03 X 28,400 SF = 1,260 gpd
 - Office 0.09 X 14,000 SF = 2,112 gpd
 - Total= 2,112 Gpd
- Current Existing Use - Warehouse And Offices
- Parking Requirement
 - Total Office - 14,000 sf @ 1 Space/150 sf = 94 Spaces
 - Total Warehouse - 28,400 sf @ 1 Space/1500 sf = 19 Spaces
 - Total Parking Required = 113 Spaces
 - Total Parking Provided = 117 Spaces
 - Total Includes 5 Handicap Spaces
 - Standard Parking Spaces @ 9'X20'
 - Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20'
 - Standard (Two Side-By-Side) @ 21'X20'
- Total area to be disturbed 3,100 sf

SITE DATA LOT 8

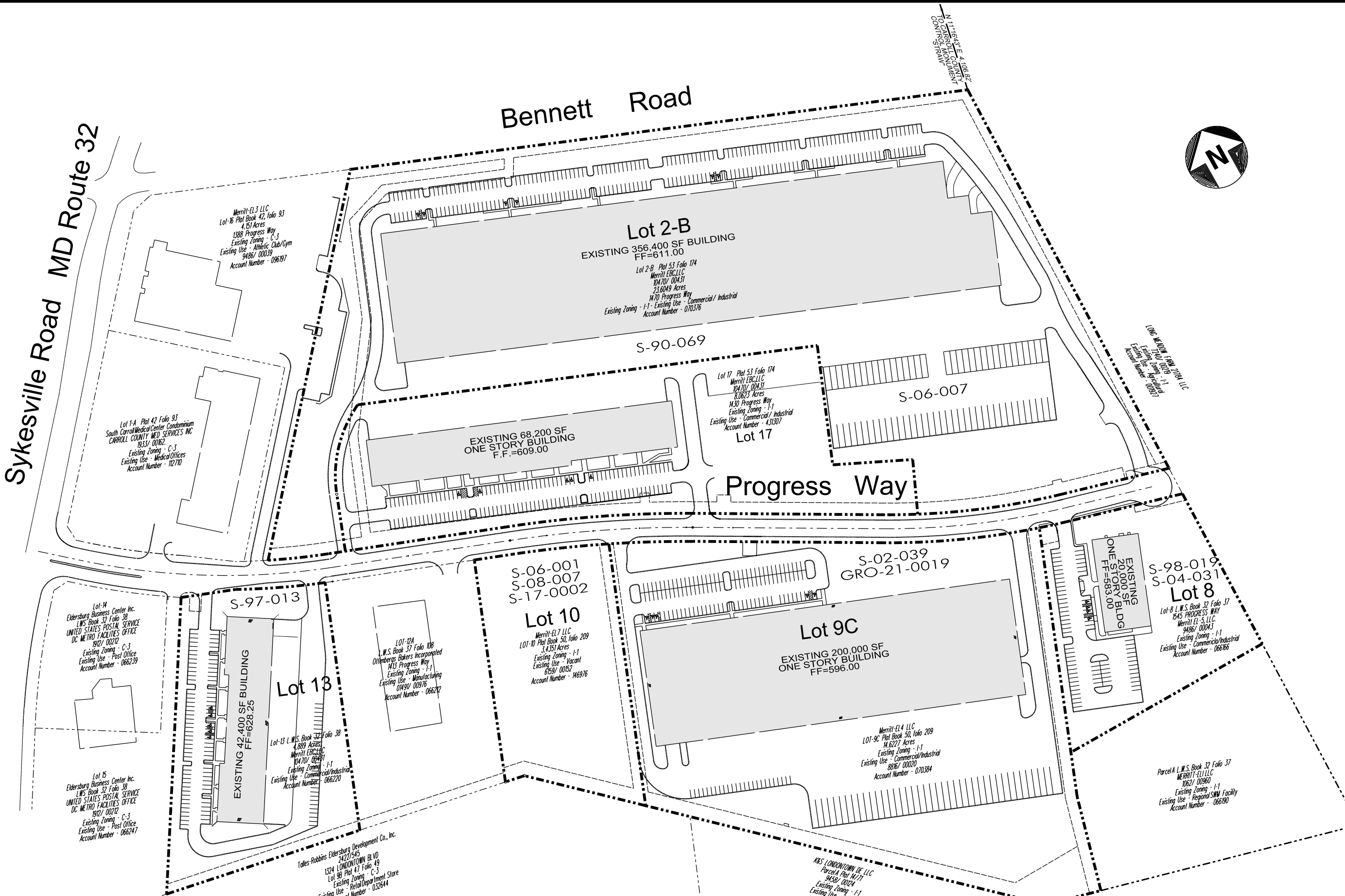
- Area Of Site = 3,718 Acres
- Area Of Existing Building = 20,000 sf
- Floor Area Ratio = 20,000/161,956 = 0.13
- Total Estimated Max. Number Of Occupants - 160
- Estimated Sewerage Flows For Use:
 - 160 Persons @ 6.92 gpd
 - Total Estimated Sewerage Flows Per Day = 1,107 gpd
- Existing Use - Private School
- Parking Requirement:
 - K Through 8 Private School Facility
 - Total Parking Required Full Time Staff/ Administration / Faculty = 50 Spaces
 - Visitor = 10 Spaces
 - Total Spaces Parking Required = 60 Spaces
 - Total Parking Spaces Provided = 75 Spaces
 - Total Includes 4 Handicap Parking Spaces
 - Standard Parking Spaces @ 9'X20'
 - Handicap Parking Spaces, Standard (Two Side-By-Side) @ 21'X20'
 - Van Accessible (Two Side-By-Side) @ 24'X20'
- Total area to be disturbed 0 sf

GENERAL NOTES FOR WORK WITHIN PUBLIC RIGHTS-OF-WAY

- 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) 2011 Edition of the Maryland Department of Transportation, State Highway Administration.
 - 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.
- 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.
 - 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.

INDUSTRIAL PARK USE STANDARDS

- § 158.156 INDUSTRIAL PARK.
- (A) An Industrial Park is a self-contained development area of at least ten acres that is cohesive, with a common development scheme, and approved as a single development plan.
- (1) An Industrial Park is permitted in the I-1 District, and principal uses include all uses permitted by right or authorized by conditional use in the I-1 District, except the following:
- (a) Airport;
 - (b) Bus terminal;
 - (c) Concrete or asphalt recycling;
 - (d) Contractor's equipment storage facility;
 - (e) Oil contaminated soil facility;
 - (f) Solar energy conversion facility, ground-mounted; and
 - (g) Storage of sludge.
- (2) Additional principal uses permitted may include uses permitted by right or authorized by conditional use in the Commercial Districts, provided that these uses and the supporting parking lot area collectively comprise no more than 20% of the land area of the entire Industrial Park. However, the following uses permitted in the Commercial Districts are prohibited in an Industrial Park:
- (a) Adult day care facility;
 - (b) Assisted living facility;
 - (c) Cemetery or mausoleum;
 - (d) Commercial kennel;
 - (e) Retail store greater than 25,000 square feet in size;
 - (f) Crematorium;
 - (g) Drug rehabilitation clinic;
 - (h) Dwellings;
 - (i) Funeral establishment;
 - (j) Hospice facility;
 - (k) Hospital;
 - (l) Indoor theater;
 - (m) Nursing home;
 - (n) Outdoor drive-in theater;
 - (o) Outdoor recreation;
 - (p) Outdoor trap, skeet, rifle, or archery ranges, including gun clubs;
 - (q) Self-service storage facility;
 - (r) Tattoo or piercing establishment;
 - (s) Vehicle repair; and
 - (t) Vehicle sales.
- (3) The following principal uses are also permitted by right in an Industrial Park, without being subject to the percentage limitations above:
- (a) Conference center;
 - (b) Hotel; and
 - (c) Medical or dental centers.
- (4) The following temporary use is prohibited in an Industrial Park: Flea market.
- (5) Multiple nonindustrial accessory uses may be permitted, provided that no accessory use shall exceed 5,000 square feet, except a day care center or health club, which may be up to 8,000 square feet, and provided that in aggregate, the nonindustrial accessory uses do not exceed 10% of the acreage of the entire Industrial Park. To the extent that this section conflicts with § 158.083(B)(2), the provisions of this section shall prevail.
- (6) Landscaping, signs, walkways, and parking will be provided in an integrated and harmonious design.
- (7) An Industrial Park shall be permitted to subdivide at the option of the developer.
- (8) An average of 2.3 parking spaces per 1,000 square feet of building area shall be provided for lots within an Industrial Park. The minimum number of spaces as required herein and any modifications to the parking space design standards, as previously approved by the Planning Commission during the site development plan approval of the Industrial Park, shall supersede any parking requirements and design standards of Chapter 155.

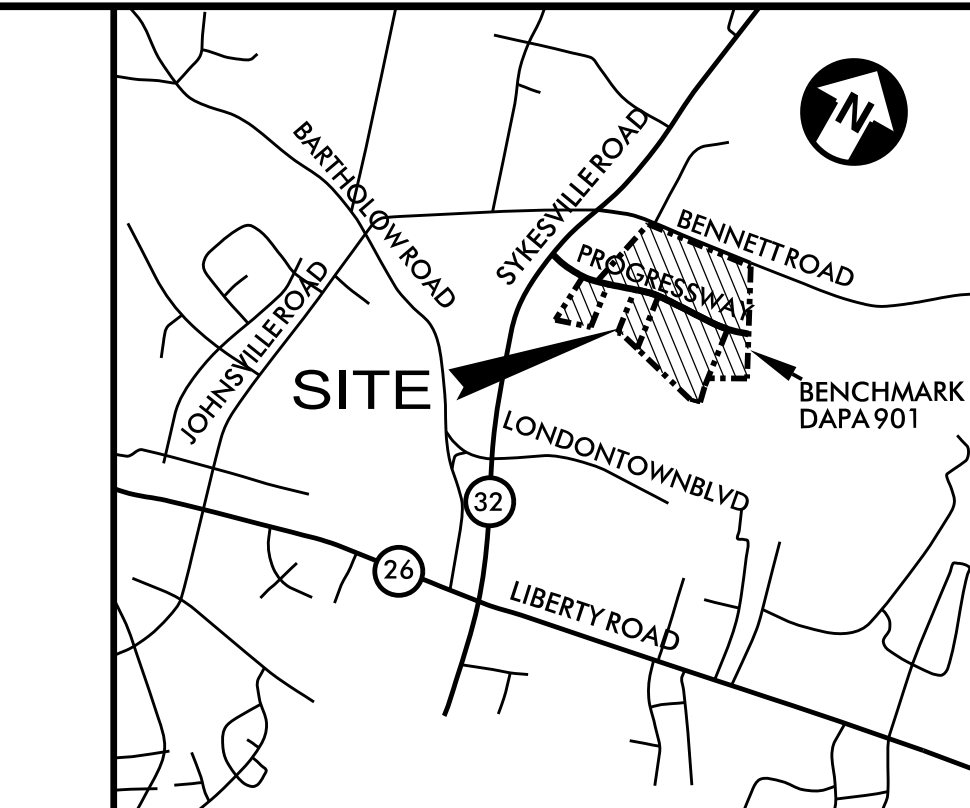


PLAN DEPICTING LOTS WITHIN INDUSTRIAL PARK AND SITE APPROVAL FILE NUMBERS

Lot No.	Tax Account Number	Address	Plat Reference	Approved Site Plan File Number
Lot 2B	070376	1470 PROGRESS WAY	53-174	S-90-069 + S-06-007
Lot 8	066166	1545 PROGRESS WAY	32-37	S-98-019 + S-04-031
Lot 9C	070384	1583 PROGRESS WAY	60-209	S-02-039 + GR21-0019
Lot 10	146976	1493 PROGRESS WAY	50-209	S-06-001 + S-08-007 + S-17-0002
Lot 13	066220	1393 PROGRESS WAY	32-38	S-97-013
Lot 17	431307	1430 PROGRESS WAY	53-174	S-90-069

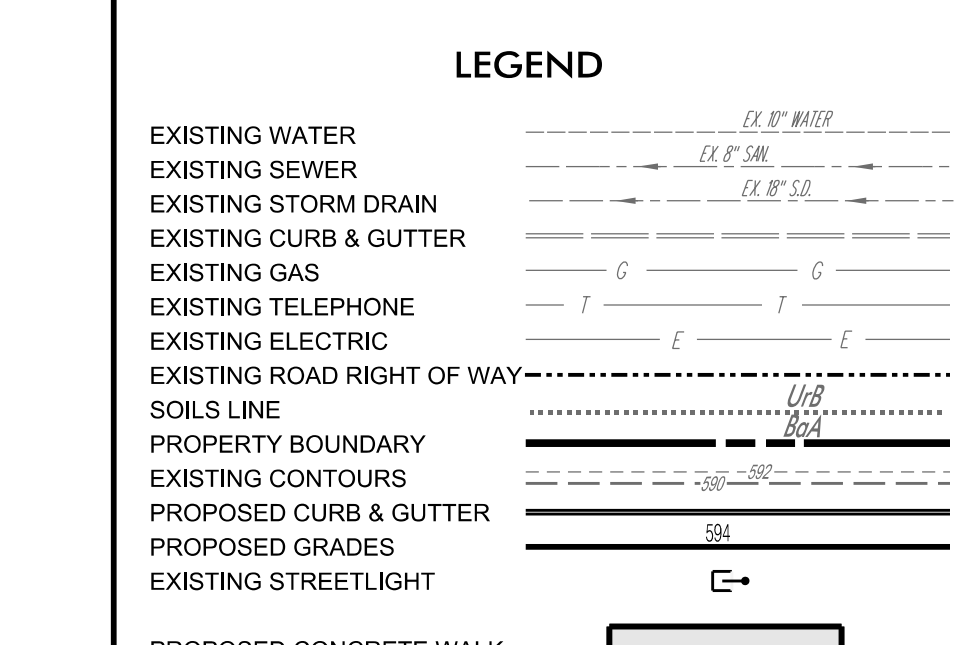
GENERAL NOTES:

- Existing Zoning = I-1
- Total Area of Site = 58,332 Acres +/-
 - Lot 2B = 23,6049 Acres +/-
 - Lot 8 = 3,718 Acres +/-
 - Lot 9C = 14,6227 Acres +/-
 - Lot 10 = 3,4351 Acres +/-
 - Lot 13 = 4,889 Acres +/-
 - Lot 17 = 8,0623 Acres +/-
- Total Developed Area = 2,540,942 Square Feet
- The property shown hereon is owned by Lot 2B, Lot 17 and Lot 13 Merritt-EBC, LLC, by Deed dated August 12, 2021, recorded among the Land Records of Carroll County in Liber 10470, Folio 00431.
- Merritt-EL-5, LLC, by Deed dated October 25, 2019, recorded among the Land Records of Carroll County in Liber 9486, Folio 00043
- Merritt-EL-4, LLC, by Deed dated September 13, 2017, recorded among the Land Records of Carroll County in Liber 8816, Folio 00020.
- Merritt-EL-7, LLC, by Deed dated February 26, 2010, recorded among the Land Records of Carroll County in Liber 6159, Folio 00152.
- Tax Map 73, Grid 6 Parcel 760
- Topography shown hereon is taken from existing approved site plans.
- The location of nearest public water supply available for fire protection is the existing 12" water main in Progress Way.
- The location of existing utilities shown hereon are approximate only. 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 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.
- 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 this time limit is issued by the Director of the Department of Planning.
- Zoning Case History - Approved Conditional Use for School Case 4986 Approved 11-17-04 for Lot 8.
- The contractor shall inspect the site to determine if any trees, paving, structures, etc. are to be removed prior to placing a bid on such items.
- The contractor shall clear the project site of all trees, paving, structures, etc. within the construction area unless noted on the plan.
- Suitable material shall be used as fill and all fill shall be placed and compacted as specified in the soils report prepared for this project or as recommended by the geotechnical engineer. All 2:1 slopes, except those associated with landscape berming, must be observed by a geotechnical engineer during earth placement.
- Any damage to offsite rights-of-way, roads, or adjacent property shall be repaired immediately at the expense of the contractor.
- All construction onsite shall be done in accordance with the current Carroll County Standards for Water, Sewer and Storm Drain construction and the Carroll County Plumbing Code, unless otherwise noted.
- For details of onsite and public sidewalk, see Sheet 6 of 6.
- Contractor shall provide a minimum of 2' bench behind all curb and gutter in fill areas.
- Contractor shall place a witness post at the terminus of all utility stubs.
- Contractor shall provide all pavement markings and signage for handicap spaces indicated hereon in accordance with all applicable regulations.
- Contractor shall furnish a letter, signed by a Maryland Registered Professional Engineer, certifying to the owner that all utilities have been installed in accordance with the applicable Carroll County Standards and these plans.
- Contractor shall provide a minimum of 1 foot of protective fill over storm drain pipes at all times during construction.
- Pavement markings to be "Traffic White."
- Construction traffic shall not be parked on Progress Way or in the public cul-de-sac.
- No construction vehicles, contractor or private, or construction materials or equipment may be parked, placed or stored within the right-of-way of Progress Way.
- All curb return radii 5'R unless otherwise noted.
- Contractor shall not interrupt existing utility service without written permission from owner of utility.
- Any fixture used to illuminate the offstreet parking area shall be erected as to reflect light only onto that parking area. Light must remain onsite within the boundaries of lots
- For Private on-Site paving, see detail Sheet 6 of 6
- Design and construction must meet applicable standards and specifications of the "Carroll County Design Manual - Vol. 1 Roads and Storm Drains" and/or the Maryland State Highway Administration as applicable.
- No public address or sound speakers will be proposed.
- No hazardous materials or regulated substances to occur onsite.
- No hazardous materials or regulated substances to occur onsite.
- The system of bearings shown on this plan is coordinated that system shown on Plat 50-209 which is based on NAD 27. Reference markers shown hereon identified with NAD 83/91 values.
- The elevations shown hereon are based on NAVD 27 elevations so as to be consistent with the public utility plans which adjoin this property and the prior SDPs.
- The proposed development is within a Surface Water Protection Area and partially within a Surface Water Management Area.
- There will be no use, transfer or storage of hazardous or regulated substances on this site.



VICINITY MAP
SCALE: 1" = 200'

BENCHMARK DAPA 901 ELEVATION 584.98 (NAVD 29)
Rebar and Cap behind curb south side of Progress Way at PC of curb of beginning of temporary cul-de-sac.



CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY _____ DATE _____

CARROLL COUNTY ZONING ADMINISTRATOR APPROVAL

BY _____ DATE _____

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF ENGINEERING

BY _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY _____ DATE _____

CARROLL COUNTY FIRE PROTECTION ENGINEER

BY _____ DATE _____

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR UTILITIES

BY _____ DATE _____

OWNER'S CERTIFICATION

I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by me/us and that I/we fully understand what is necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I/We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the Carroll County Planning and Zoning Commission before any changes in the work is made.

Merritt-EBC, LLC,
Merritt-EL-5, LLC,
Merritt-EL-4, LLC,
Merritt-EL-7, LLC
By Scott Dorsey, (Merritt Properties, LLC)

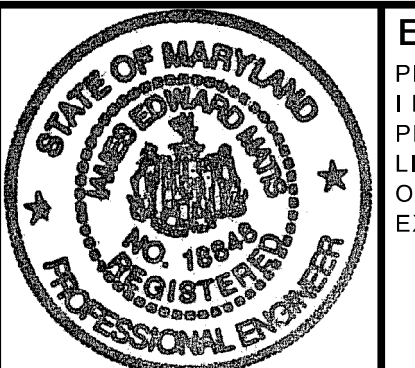
Name (s) Printed _____

Scott Dorsey 9-26-23
Signed Date

Purpose Note:
To authorize use of the 58,332 acre development as an Industrial Park under § 158.156 in accordance with the Carroll County Planning Commission's authorization of October 16, 2022.

MATISWARFIELD
Consulting Engineers

909 Ridgebrook Road Suite 100 Sparks, Maryland 21152
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



ENGINEER:
PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18848, EXPIRATION DATE: 09-19-2024.

18848 9-26-23
James E. Matis P.E. No. Date

DEVELOPER

merritt PROPERTIES

2066 Lord Baltimore Drive
Baltimore, MD 21244
410-298-2600
Fax 410-298-9644
www.merrittproperties.com

OWNER

Lot 2B, Lot 17 and Lot 13 Merritt-EBC, LLC,
Lot 8 Merritt-EL-5, LLC,
Lot 9C Merritt-EL-4, LLC,
Lot 10 Merritt-EL-7, LLC
C/O MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
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SHEET	TITLE	ISSUE	DATE
C-1	Cover Sheet	1st COUNTY SUBMISSION	9-26-23
C-2 to C-5	Site Plans		
C-6	Details		
C-7 to C-10	Landscape Plans		

Cover Sheet -Site Development Plan
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One

CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 200'

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 1 OF 10

S-23-0012

C-1



LEGEND

- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING CURB & GUTTER
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING ROAD RIGHT OF WAY
- SOILS LINE
- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED GRADES
- EXISTING STREETLIGHT
- PROPOSED CONCRETE WALK

N 576.200
E 614.950

N 575.950
E 615.950

Bennett Road

Sykesville Road
MD Route 32

Progress Way

Way

Lot 13

Lot 17

Lot 2-B

EXISTING 356,400 SF BUILDING
FF=611.00

EXISTING 68,200 SF
ONE STORY BUILDING
F.F.=609.00

LIMIT OF DISTURBANCE
ASSOCIATED WITH SIDEWALK
IMPROVEMENTS OF LOT 2-B
=4,980 SF

LIMIT OF DISTURBANCE
ASSOCIATED WITH SIDEWALK
IMPROVEMENTS OF LOT 17
=4,800 SF

LIMIT OF DISTURBANCE
ASSOCIATED WITH SIDEWALK
IMPROVEMENTS OF LOT 13
=3,100 SF

Merritt-EL-3 LLC
Lot 16 Plat Book 42, Folio 93
4.157 Acres
1388 Progress Way
Existing Zoning - C-3
Existing Use - Athletic Club/Gym
94867 00039
Account Number - 096197

Lot 1-A, Plat 42 Folio 93
South Carroll Medical Center Condominium
CARROLL COUNTY MED SERVICES INC
19331 00162
Existing Zoning - C-3
Existing Use - Medical Offices
Account Number - 102710

Lot 2-B Plat 53 Folio 174
Merritt EBC, LLC
89470 00431
2,180.94 Acres
1470 Progress Way
Existing Zoning - I-1 Existing Use - Commercial/Industrial
Account Number - 070376

Lot 17 Plat 53 Folio 174
Merritt EBC, LLC
89470 00431
2,180.94 Acres
1430 Progress Way
Existing Zoning - I-1 Existing Use - Commercial/Industrial
Account Number - 433007

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OF THE STATE OF MARYLAND. LICENSE NO. 18848,
EXPIRATION DATE: 09-19-2024.

James E. Mattis
18848
P.E. No.

9-26-23
Date

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PLAN

50' 0 50' 100'

1" = 50'-0"

ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

Site Development Plan*
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One

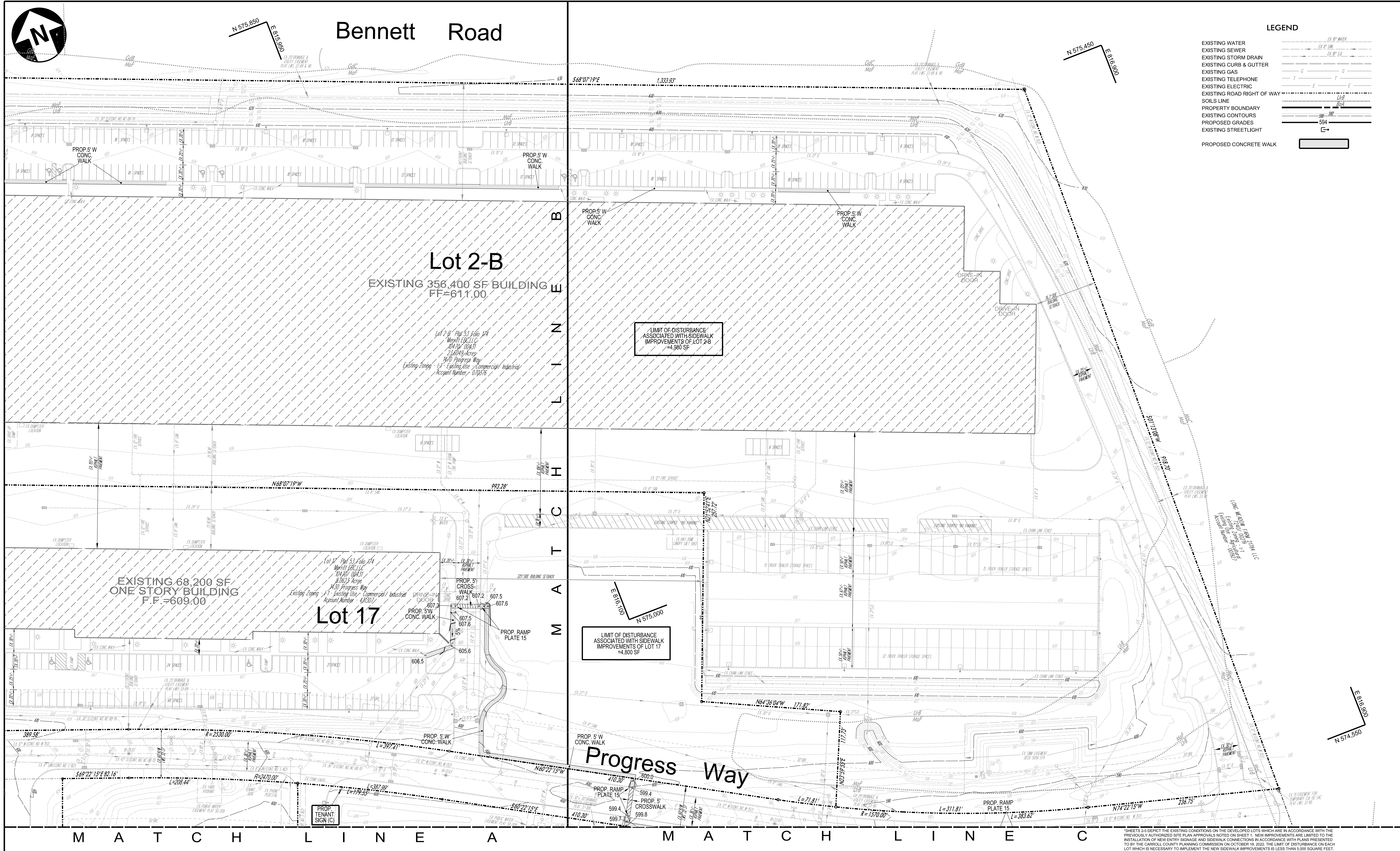
CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 50'

S-23-0012

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 2 OF 10

C-2

*SHEETS 2-8 DEPICT THE EXISTING CONDITIONS ON THE DEVELOPED LOTS WHICH ARE IN ACCORDANCE WITH THE PREVIOUSLY AUTHORIZED SITE PLAN APPROVALS NOTED ON SHEET 1. NEW IMPROVEMENTS ARE LIMITED TO THE INSTALLATION OF NEW ENTRY SIGNAGE AND SIDEWALK CONNECTIONS IN ACCORDANCE WITH PLANS PRESENTED TO BY THE CARROLL COUNTY PLANNING COMMISSION ON OCTOBER 18, 2022. THE LIMIT OF DISTURBANCE ON EACH LOT WHICH IS NECESSARY TO IMPLEMENT THE NEW SIDEWALK IMPROVEMENTS IS LESS THAN 5,000 SQUARE FEET.



LEGEND

EXISTING WATER	---
EXISTING SEWER	---
EXISTING STORM DRAIN	---
EXISTING CURB & GUTTER	---
EXISTING GAS	---
EXISTING TELEPHONE	---
EXISTING ELECTRIC	---
EXISTING ROAD RIGHT OF WAY	---
SOILS LINE	---
PROPERTY BOUNDARY	---
EXISTING CONTOURS	---
PROPOSED GRADES	---
EXISTING STREETLIGHT	---
PROPOSED CONCRETE WALK	---

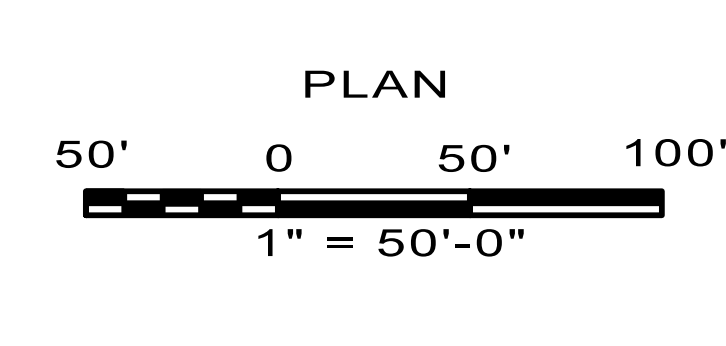
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James E. Matis
18848 9-26-23
P.E. No. Date

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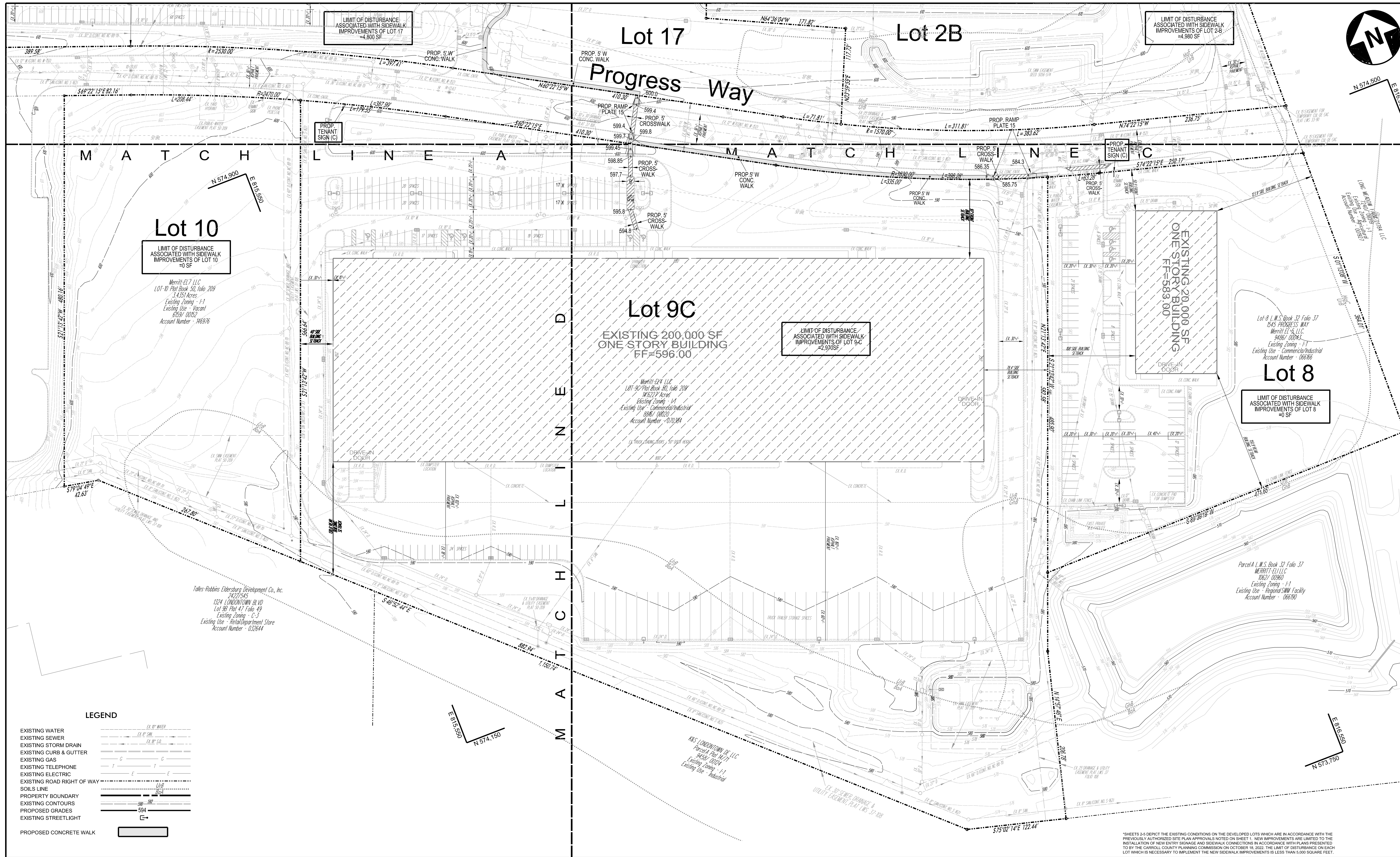
ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

Site Development Plan*
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One

CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 50'

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 3 OF 10

S-23-0012 **C-3**



Lot 10
LIMIT OF DISTURBANCE ASSOCIATED WITH SIDEWALK IMPROVEMENTS OF LOT 10 = 0 SF

Merritt-EL7 LLC
LOT 10 Plat Book 30, Folio 209
3.431 Acres
Existing Zoning - I-1
Existing Use - Vacant
6159/ 0052
Account Number - 146976

Lot 9C
EXISTING 200,000 SF ONE STORY BUILDING
FF=596.00

LIMIT OF DISTURBANCE ASSOCIATED WITH SIDEWALK IMPROVEMENTS OF LOT 9C = 2,970 SF

Merritt-EL4 LLC
LOT 9C Plat Book 30, Folio 209
1.6222 Acres
Existing Zoning - I-1
Existing Use - Commercial/Industrial
8861/ 00020
Account Number - 1070384

EXISTING 200,000 SF ONE STORY BUILDING
FF=583.00

Lot 8
LIMIT OF DISTURBANCE ASSOCIATED WITH SIDEWALK IMPROVEMENTS OF LOT 8 = 0 SF

Lot 8 L.W.S. Book 32 Folio 37
1545 PROGRESS WAY
Merritt-EL-8, LLC
3486/ 00043
Existing Zoning - I-1
Existing Use - Commercial/Industrial
Account Number - 066786

Parcel A L.W.S. Book 32 Folio 37
Merritt-EL5 LLC
4823/ 00990
Existing Zoning - I-1
Existing Use - Regional SWM Facility
Account Number - 066990

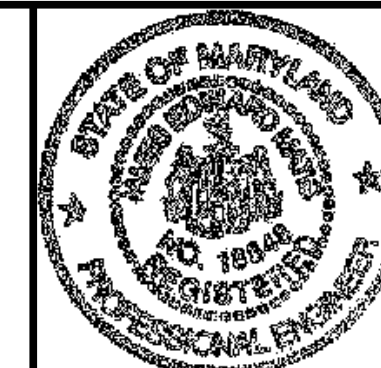
LEGEND

- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING CURB & GUTTER
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING ROAD RIGHT OF WAY
- SOILS LINE
- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED GRADES
- EXISTING STREETLIGHT
- PROPOSED CONCRETE WALK

"SHEETS 2-5 DEPICT THE EXISTING CONDITIONS ON THE DEVELOPED LOTS WHICH ARE IN ACCORDANCE WITH THE PREVIOUSLY AUTHORIZED SITE PLAN APPROVALS NOTED ON SHEET 1. NEW IMPROVEMENTS ARE LIMITED TO THE INSTALLATION OF NEW ENTRY SIGNAGE AND SIDEWALK CONNECTIONS IN ACCORDANCE WITH PLANS PRESENTED TO BY THE CARROLL COUNTY PLANNING COMMISSION ON OCTOBER 18, 2022. THE LIMIT OF DISTURBANCE ON EACH LOT WHICH IS NECESSARY TO IMPLEMENT THE NEW SIDEWALK IMPROVEMENTS IS LESS THAN 5,000 SQUARE FEET.

MATISWARFIELD
Consulting Engineers

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410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



ENGINEER:
PROFESSIONAL CERTIFICATION.
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EXPIRATION DATE: 09-19-2024.

18848 9-26-23
James E. Matis P.E. No. Date

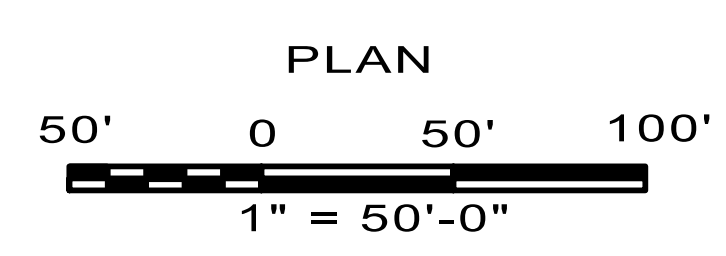
DEVELOPER

merritt PROPERTIES

2066 Lord Baltimore Drive
Baltimore, MD 21244
410-298-2600
Fax 410-298-9644
www.merrittproperties.com

OWNER

Lot 2B, Lot 17 and Lot 13 Merritt-EBC, LLC,
Lot 8 Merritt-EL-5, LLC,
Lot 9C Merritt-EL-4, LLC,
Lot 10 Merritt-EL-7, LLC
C/O MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
410-298-2600



ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

Site Development Plan*
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One

CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 50'

S-23-0012

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 4 OF 10

C-4



N 575.450
E 614.400

Sykesville Road MD Route 32

E 614.400
N 574.600

Lot 2-B

Lot 17

Progress Way

Lot 13

Lot 10

Lot 9C

Lot 14
Eldersburg Business Center Inc.
LWS Book 32 Folio 38
UNITED STATES POSTAL SERVICE
DC METRO FACILITIES OFFICE
1927 00212
Existing Zoning - C-3
Existing Use - Post Office
Account Number - 066219

Lot 15
Eldersburg Business Center Inc.
LWS Book 32 Folio 38
UNITED STATES POSTAL SERVICE
DC METRO FACILITIES OFFICE
1927 00212
Existing Zoning - C-3
Existing Use - Post Office
Account Number - 066247

EXISTING 42,400 SF BUILDING
FF=628.25

LIMIT OF DISTURBANCE
ASSOCIATED WITH SIDEWALK
IMPROVEMENTS OF LOT 13
=3,100 SF

Lot 13 LWS Book 32 Folio 38
4.889 Acres
Merritt-EL7 LLC
104701 00431
Existing Zoning - I-1
Existing Use - Commercial/Industrial
Account Number - 066220

Lot 12A
LWS Book 37 Folio 108
Ottensberg Bakers Incorporated
1413 Progress Way
Existing Zoning - I-1
Existing Use - Manufacturing
01491/00976
Account Number - 066212

LIMIT OF DISTURBANCE
ASSOCIATED WITH SIDEWALK
IMPROVEMENTS OF LOT 10
=0 SF

Merritt-EL7 LLC
Lot 10 Plot Book 50, Folio 209
3.435 Acres
Existing Zoning - I-1
Existing Use - Vacant
6591 00052
Account Number - 066976

LIMIT OF DISTURBANCE
ASSOCIATED WITH SIDEWALK
IMPROVEMENTS OF LOT 9-C
=2,970 SF

Merritt-EL4 LLC
Lot 9C Plot Book 50, Folio 209
1.6221 Acres
Existing Zoning - I-1
Existing Use - Commercial/Industrial
0676/00050
Account Number - 070538A

Tales Robbins Eldersburg Development Co., Inc.
24227545
1324 LONDONTOWN BLVD
Lot 8B Plot 47 Folio 49
Existing Zoning - C-3
Existing Use - Retail/Department Store
Account Number - 032644

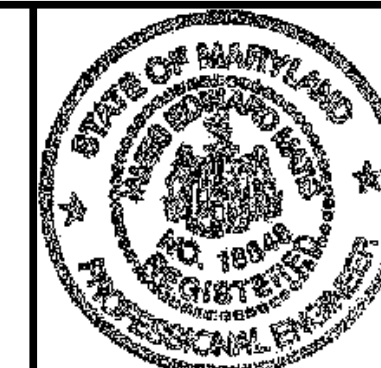
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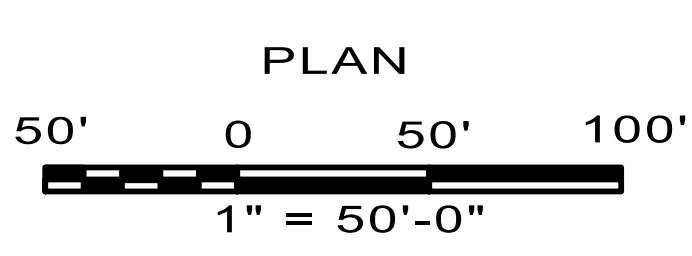


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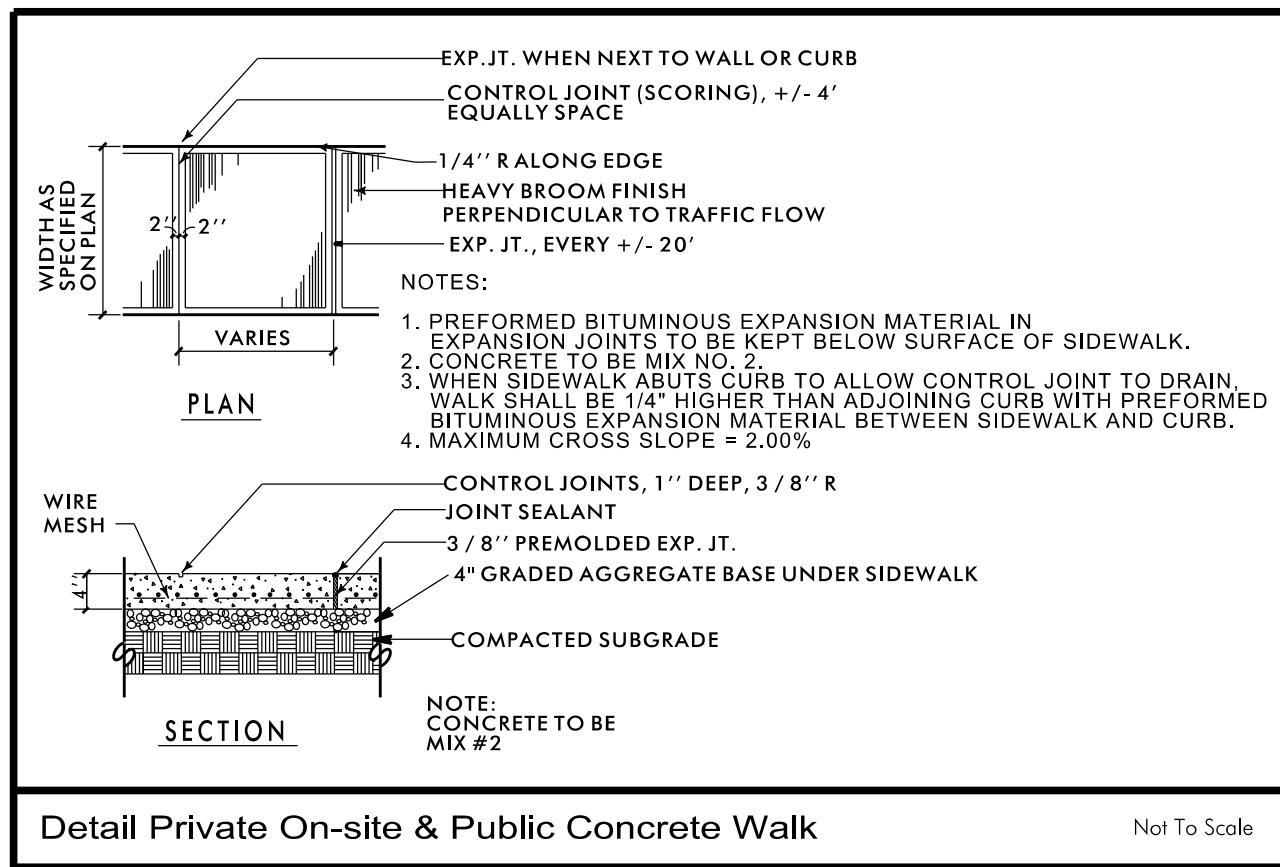
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ISSUE	DATE
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Site Development Plan*
Progress Way Industrial Park
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Eldersburg Business Center
Section One
S-23-0012
CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 50'
TAX MAP 73 GRID 6
PARCEL 760,
SHEET 5 OF 10 C-5

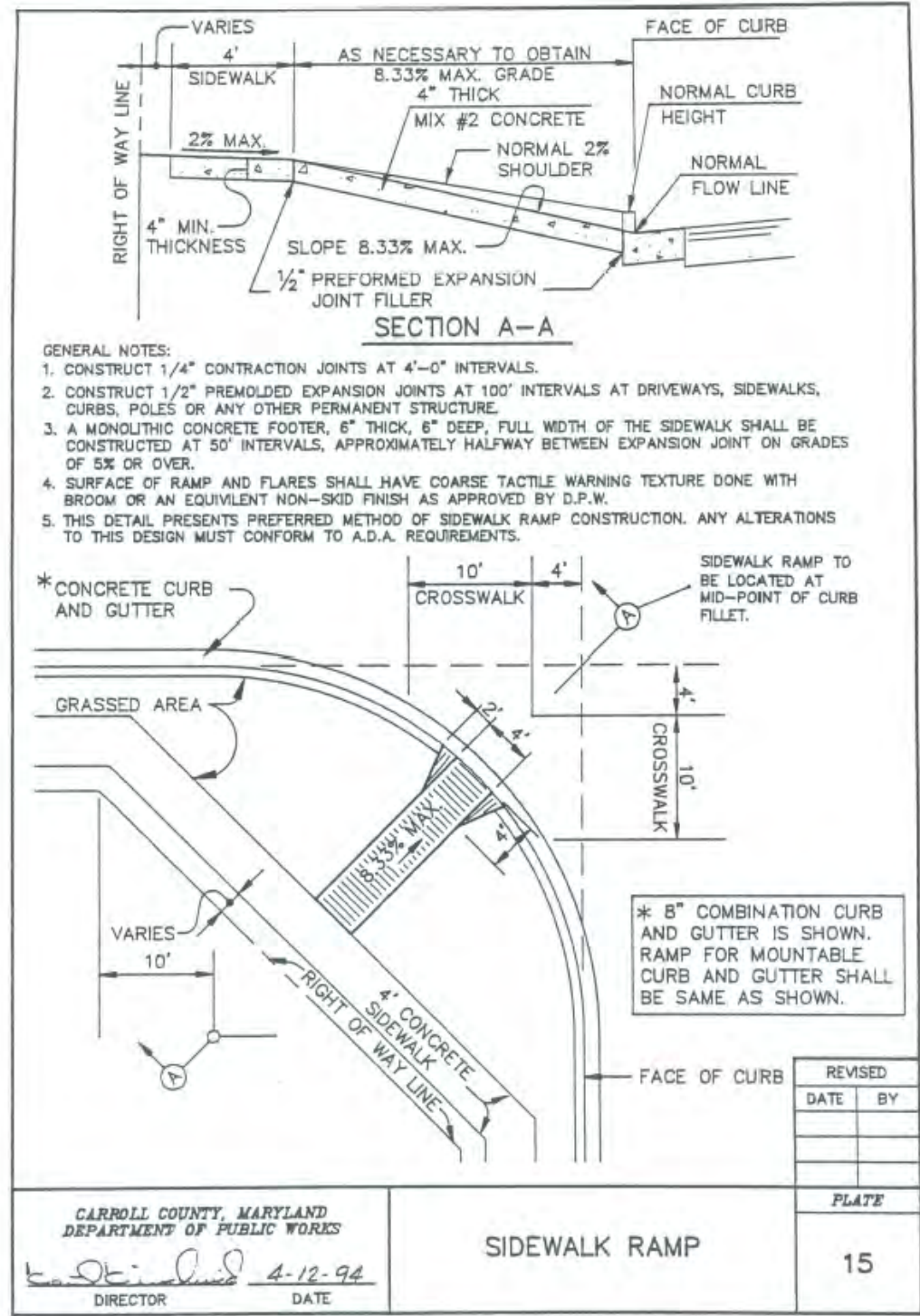


SIGN LOCATION KEY

DESIGN INTENT:

THE PROPOSED SIGN CONCEPTS ARE INTENDED TO CREATE A CLEAN, CONTEMPORARY UPDATE THAT PROVIDES A HARMONIOUS DESIGN THROUGHOUT THE SITE. THE SIGN BASES/COLUMNS ARE INTENDED TO MATCH THE EXISTING PRIMARY BUILDING FACADE MATERIAL. SIGN PANELING IN THE COLOR OF MERRITT BLUE AIDS IN IDENTIFYING THE WHOLE OF THE INDUSTRIAL PARK AS ELDERSBURG BUSINESS CENTER, MERRITT PROPERTIES.

THE MAIN ENTRANCE SIGN (A) IS TO HAVE A BRICK FOUNDATION WITH A POWDER-COATED PANEL AND SURFACE MOUNTED LETTERING. 'ELDERSBURG' WILL BE SET OFF THE POWDER-COATED FACE, MOUNTED TO THE BRICK BELOW. THE MERRITT CLUBS LOGO IS INCLUDED TO HIGHLIGHT THE ADJACENT AMENITY. TENANT SIGNS (B/C) ARE TO HAVE NAME PLAQUES THAT CAN BE CHANGED OUT WITH THE ADDITION OF NEW TENANTS. NAME PLAQUES MAY ALSO INCLUDE UNIT NUMBERS. SIGNS B AND C ARE INTENDED TO BE SIMILAR IN DESIGN BUT WITH HORIZONTAL EXPANSION TO ACCOMMODATE LARGER TENANT ROLES. IN SITUATIONS WHERE MULTIPLE TENANTS ARE NOT REQUIRED (I.E. LOT 8), SIGN C MAY BE USED WITHOUT PLAQUES, SIMPLY WITH THE COMPANY NAME AND LOGO.



SIGN CONCEPTS
JULY 2022

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James E. Mattis
18848 9-26-23
P.E. No. Date

DEVELOPER

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Lot 10 Merritt-EL-7, LLC
C/O MERRITT PROPERTIES, LLC
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BALTIMORE, MARYLAND 21244
410-298-2600

ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

Details for
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One

S-23-0012

CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: AS SHOWN

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 6 OF 10

C-6

EXISTING PLANTS ON LOT 17 (PLAN NOT REQUIRED AT TIME OF ORIGINAL DEVELOPMENT)

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	P.U.'S
⊙	13	MAJOR DECIDUOUS TREES	26
○	193 +/-	SHRUBS	38.6

REVIEWED 7/12/2023

TOTAL = 64.6 PU'S

PLANTING CALCULATIONS

PLANTING REQUIRED:
607 LF PARKING ADJACENT TO ROADWAY @ 1 PU/25 LF = 24.3 PU'S
131 PARKING SPACES @ 1 PU /12 PARKING SPACES = 11 PU'S

RESERVE 10% OF PARKING LOT SPACE FOR INTERIOR LANDSCAPE:
52,432 SF PARKING AREA X 10% = 5,243 SF REQUIRED
5,252 SF PROVIDED

TOTAL REQUIRED = 35.3 PU'S

TOTAL PROVIDED = 64.6 PU'S

KEY

- ⊗ DEAD OR MISSING TREE OR SHRUB
- ⊕ EXTRA MINOR TREE
- ⊙ EXTRA EVERGREEN TREE
- ⊖ EXTRA MAJOR TREE
- EXTRA SHRUB

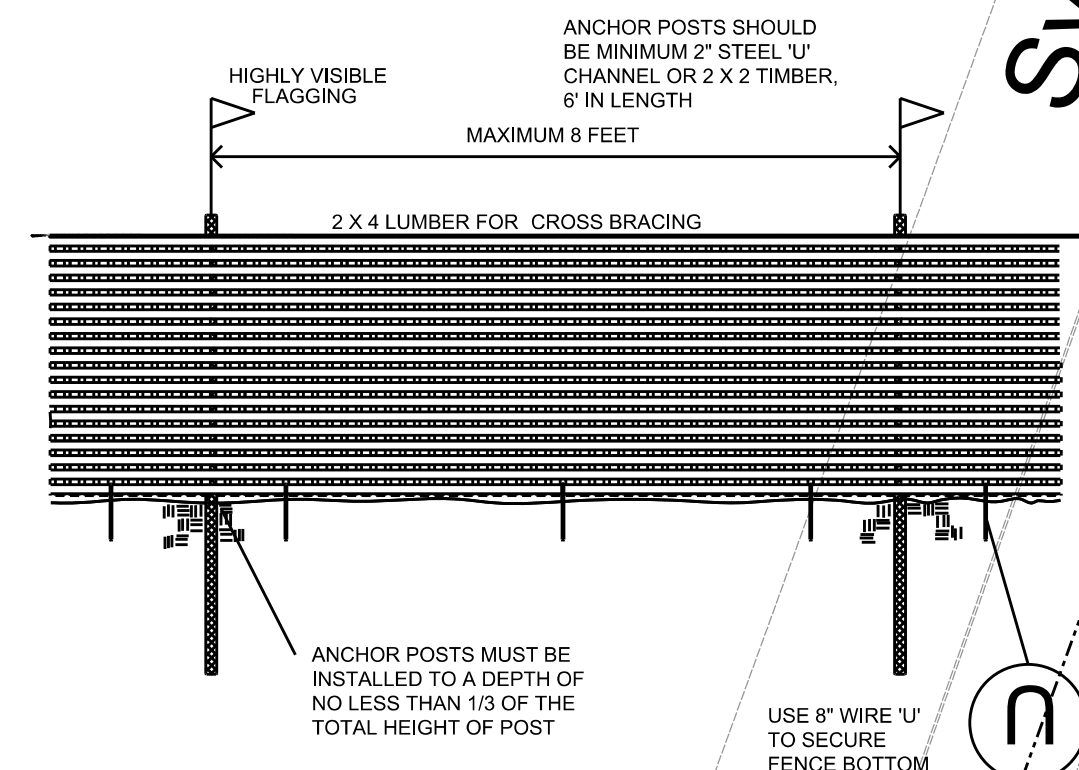
NOTE: MAJOR TREES AND EVERGREENS ARE ALL 6" TO 14" DBH.
MINOR TREES ARE 4" TO 8" DBH OR MULTI STEM

CALCULATIONS BASED ON:
1 MAJOR TREE = 2 PU'S
1 MINOR TREE = 1 PU
1 EVERGREEN = 1 PU
5 SHRUBS = 1 PU

FOR LANDSCAPE CALCULATIONS
FOR LOT 2B - SEE SHEET 8 OF 10
FOR LOT 13 SEE SHEET 10 OF 10

Tree and Shrub Protection Notes:

- Place Temporary fencing around trees and shrubs adjoining new sidewalk construction to avoid direct injury to root zones, trunk or low branches and to prevent soil compaction.
- No work shall begin where protection fencing has not been completed and approved. Protection fencing shall be installed, maintained and repaired by the Contractor during construction.
- Expose roots shall be covered at the end of the work day using techniques such as covering with soil, mulch or wet burlap.
- No equipment, vehicles or materials shall be operated or stored within the root protection zone. No clean-out area will be constructed so that the material will be in or migrate to the root protection zone.
- Roots or branches in conflict with construction shall be cut cleanly according to proper pruning methods.
- Trees must be maintained in good health throughout the construction process. Maintenance may include watering the root protection zone and or washing foliage.
- No wires, nails or other materials may be attached to protected trees.



Blaze Orange Plastic Mesh
TREE + SHRUB PROTECTION FENCING

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MD 21286
410.825.3885 phone
410.825.3887 fax

Final Landscape Plan
Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I have read and understand the regulations presented in the Carroll County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan no later than one (1) year from the date of approval of this plan to the Department of Planning, Bureau of Resource Management, Room 209, 225 N. Center Street, Westminster, MD 21157-5194.

Applicant's Signature	9-26-23	by: Scott E. Dorsey
2066 Lord Baltimore Drive	Street	
Baltimore	Maryland	21244
City	State	Zip
S-23-0012		



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merritt
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Lot 8 Merritt-EL-5, LLC,
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Lot 10 Merritt-EL-7, LLC
C/O MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
410-298-2600

PLAN
50' 0 50' 100'
1" = 50'-0"

ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

Landscape Plan*
Depicting Existing Plantings
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One
S-23-0012
TAX MAP 73 GRID 6
PARCEL 780,
SHEET 7 OF 10
C-7

Sykesville Road MD Route 32

Progress Way

Merritt-EL-3 LLC
Lot-16 Plat Book 42, Folio 93
4.57 Acres
1389 Progress Way
Existing Zoning - C-3
Existing Use - Athletic Club/Gym
9486/00039
Account Number - 096797

Lot F-A Plat 42 Folio 93
South Carroll Medical Center Condominium
CARROLL COUNTY MED SERVICES INC
1933/10162
Existing Zoning - C-3
Existing Use - Medical Offices
Account Number - 12770

Bennett Road

Lot 2-B
EXISTING 356,400 SF BUILDING
FF=611.00

Lot 2-B Plat 53 Folio 174
Merritt EBC, LLC
89470/10431
23,804.9 Acres
1470 Progress Way
Existing Zoning - I-1 Existing Use - Commercial/Industrial
Account Number - 070376

EXISTING 68,200 SF
ONE STORY BUILDING
F.F.=609.00

Lot 17

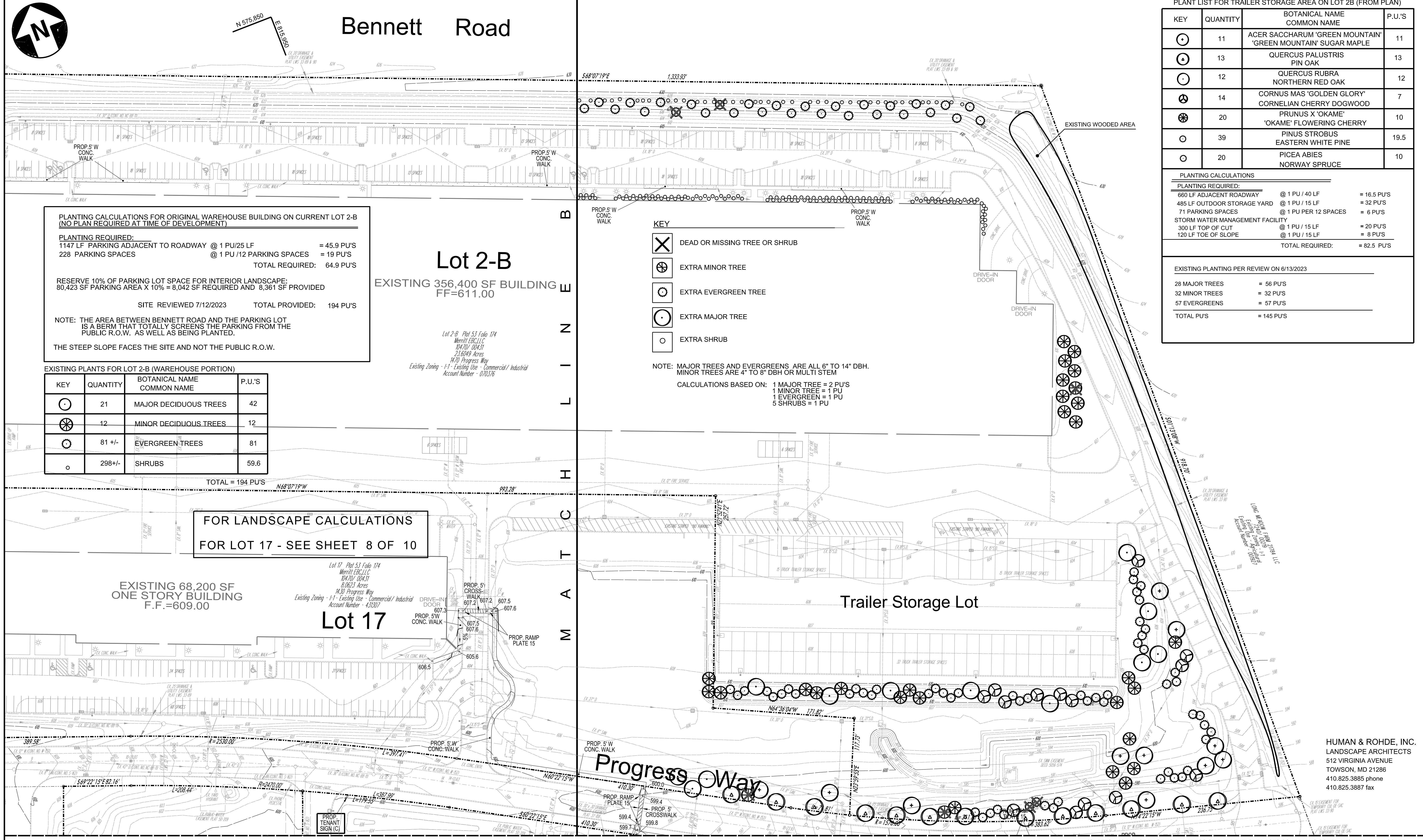
Lot 17 Plat 53 Folio 174
Merritt EBC, LLC
89470/10431
23,804.9 Acres
1470 Progress Way
Existing Zoning - I-1 Existing Use - Commercial/Industrial
Account Number - 433007

Lot 13

Lot 10

M A T C H L I N E A

*SHEETS 7-10 DEPICT EXISTING PLANTINGS ON THE DEVELOPED LOTS CONFIRMING COMPLIANCE WITH LANDSCAPE REQUIREMENTS. UNLESS OTHERWISE NOTED ALL LANDSCAPE MATERIAL CONFORMS TO THE EXISTING PLANS, WHERE SUCH PLANS WERE REQUIRED FOR SITE APPROVALS. NO NEW MATERIALS ARE PROPOSED



PLANT LIST FOR TRAILER STORAGE AREA ON LOT 2B (FROM PLAN)

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	P.U.'S
⊙	11	ACER SACCHARUM 'GREEN MOUNTAIN' 'GREEN MOUNTAIN' SUGAR MAPLE	11
⊙	13	QUERCUS PALUSTRIS PIN OAK	13
⊙	12	QUERCUS RUBRA NORTHERN RED OAK	12
⊙	14	CORNUS MAS 'GOLDEN GLORY' CORNELIAN CHERRY DOGWOOD	7
⊙	20	PRUNUS X 'OKAME' 'OKAME' FLOWERING CHERRY	10
⊙	39	PINUS STROBUS EASTERN WHITE PINE	19.5
⊙	20	PICEA ABIES NORWAY SPRUCE	10

PLANTING CALCULATIONS

PLANTING REQUIRED:

660 LF ADJACENT ROADWAY	@ 1 PU / 40 LF	= 16.5 P.U.'S
485 LF OUTDOOR STORAGE YARD	@ 1 PU / 15 LF	= 32 P.U.'S
71 PARKING SPACES	@ 1 PU PER 12 SPACES	= 6 P.U.'S
STORM WATER MANAGEMENT FACILITY		
300 LF TOP OF CUT	@ 1 PU / 15 LF	= 20 P.U.'S
120 LF TOE OF SLOPE	@ 1 PU / 15 LF	= 8 P.U.'S
TOTAL REQUIRED:		= 82.5 P.U.'S

EXISTING PLANTING PER REVIEW ON 6/13/2023

28 MAJOR TREES	= 56 P.U.'S
32 MINOR TREES	= 32 P.U.'S
57 EVERGREENS	= 57 P.U.'S
TOTAL P.U.'S	= 145 P.U.'S

PLANTING CALCULATIONS FOR ORIGINAL WAREHOUSE BUILDING ON CURRENT LOT 2-B (NO PLAN REQUIRED AT TIME OF DEVELOPMENT)

PLANTING REQUIRED:
 1147 LF PARKING ADJACENT TO ROADWAY @ 1 PU/25 LF = 45.9 P.U.'S
 228 PARKING SPACES @ 1 PU /12 PARKING SPACES = 19 P.U.'S
TOTAL REQUIRED: 64.9 P.U.'S

RESERVE 10% OF PARKING LOT SPACE FOR INTERIOR LANDSCAPE:
 80,423 SF PARKING AREA X 10% = 8,042 SF REQUIRED AND 8,361 SF PROVIDED

SITE REVIEWED 7/12/2023 TOTAL PROVIDED: 194 P.U.'S

NOTE: THE AREA BETWEEN BENNETT ROAD AND THE PARKING LOT IS A BERM THAT TOTALLY SCREENS THE PARKING FROM THE PUBLIC R.O.W. AS WELL AS BEING PLANTED.

THE STEEP SLOPE FACES THE SITE AND NOT THE PUBLIC R.O.W.

EXISTING PLANTS FOR LOT 2-B (WAREHOUSE PORTION)

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	P.U.'S
⊙	21	MAJOR DECIDUOUS TREES	42
⊙	12	MINOR DECIDUOUS TREES	12
⊙	81 +/-	EVERGREEN TREES	81
⊙	298 +/-	SHRUBS	59.6

TOTAL = 194 P.U.'S

**FOR LANDSCAPE CALCULATIONS
FOR LOT 17 - SEE SHEET 8 OF 10**

KEY

- ⊗ DEAD OR MISSING TREE OR SHRUB
- ⊕ EXTRA MINOR TREE
- ⊙ EXTRA EVERGREEN TREE
- ⊙ EXTRA MAJOR TREE
- ⊙ EXTRA SHRUB

NOTE: MAJOR TREES AND EVERGREENS ARE ALL 6" TO 14" DBH. MINOR TREES ARE 4" TO 8" DBH OR MULTI STEM

CALCULATIONS BASED ON: 1 MAJOR TREE = 2 P.U.'S
 1 MINOR TREE = 1 P.U.
 1 EVERGREEN = 1 P.U.
 5 SHRUBS = 1 P.U.

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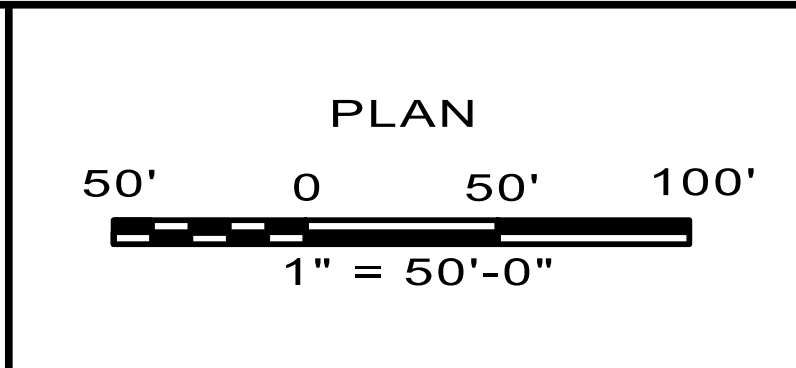
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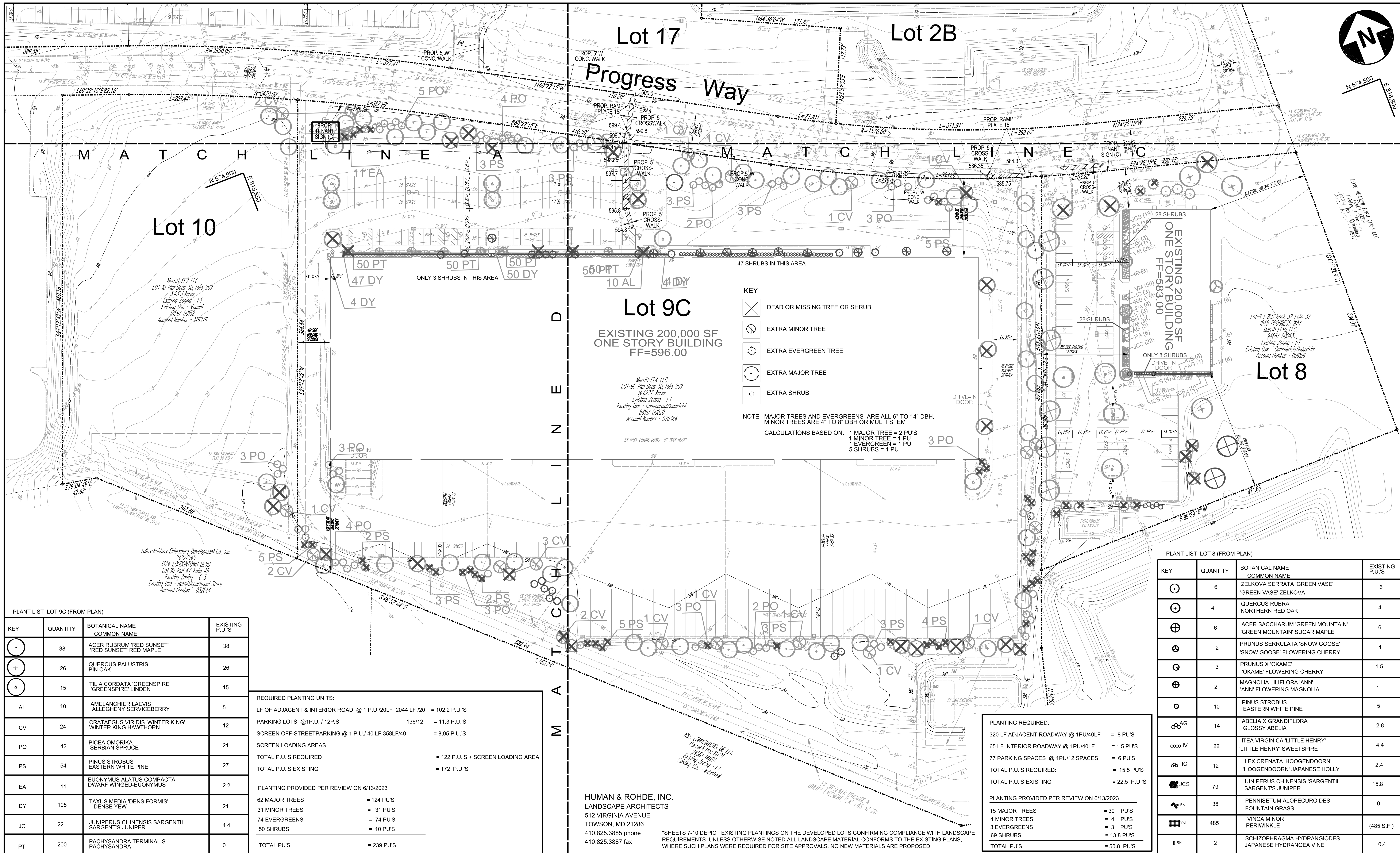
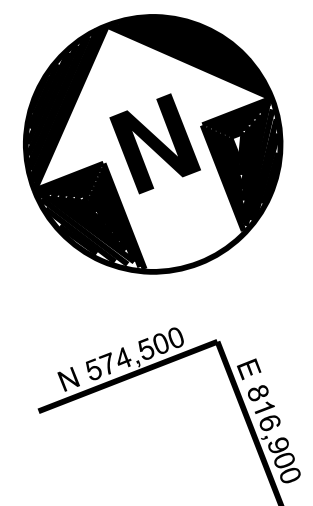
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Landscape Plan*
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Progress Way Industrial Park
 Lots 2B, 8, 9C, 10, 13 +17
 Eldersburg Business Center
 Section One
 S-23-0012

CARROLL COUNTY, MARYLAND
 5TH ELECTION DISTRICT
 SCALE: 1" = 50'

TAX MAP 73 GRID 6
 PARCEL 760,
 SHEET 8 OF 10

C-8



PLANT LIST LOT 9C (FROM PLAN)

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	EXISTING P.U.'S
⊙	38	ACER RUBRUM 'RED SUNSET' 'RED SUNSET' RED MAPLE	38
+	26	QUERCUS PALUSTRIS PIN OAK	26
⊕	15	TILIA CORDATA 'GREENSPIRE' 'GREENSPIRE' LINDEN	15
AL	10	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	5
CV	24	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	12
PO	42	PICEA OMORIKA SERBIAN SPRUCE	21
PS	54	PINUS STROBUS EASTERN WHITE PINE	27
EA	11	EUONYMUS ALATUS COMPACTA DWARF WINGED-EUONYMUS	2.2
DY	105	TAXUS MEDIA 'DENSIFORMIS' DENSE YEW	21
JC	22	JUNIPERUS CHINENSIS SARGENTII SARGENT'S JUNIPER	4.4
PT	200	PACHYSANDRA TERMINALIS PACHYSANDRA	0

REQUIRED PLANTING UNITS:

LF OF ADJACENT & INTERIOR ROAD @ 1 P.U./20' 2044 LF /20 = 102.2 P.U.'S

PARKING LOTS @ 1P.U. / 12P.S. 136/12 = 11.3 P.U.'S

SCREEN OFF-STREET PARKING @ 1 P.U./40 LF 358LF/40 = 8.95 P.U.'S

SCREEN LOADING AREAS = 122 P.U.'S + SCREEN LOADING AREA

TOTAL P.U.'S REQUIRED = 172 P.U.'S

TOTAL P.U.'S EXISTING = 172 P.U.'S

PLANTING PROVIDED PER REVIEW ON 6/13/2023

62 MAJOR TREES = 124 P.U'S

31 MINOR TREES = 31 P.U'S

74 EVERGREENS = 74 P.U'S

50 SHRUBS = 10 P.U'S

TOTAL P.U'S = 239 P.U'S

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MD 21286
410.825.3885 phone
410.825.3887 fax

*SHEETS 7-10 DEPICT EXISTING PLANTINGS ON THE DEVELOPED LOTS CONFIRMING COMPLIANCE WITH LANDSCAPE REQUIREMENTS. UNLESS OTHERWISE NOTED ALL LANDSCAPE MATERIAL CONFORMS TO THE EXISTING PLANS, WHERE SUCH PLANS WERE REQUIRED FOR SITE APPROVALS. NO NEW MATERIALS ARE PROPOSED

KEY

- ⊗ DEAD OR MISSING TREE OR SHRUB
- ⊕ EXTRA MINOR TREE
- ⊕ EXTRA EVERGREEN TREE
- ⊕ EXTRA MAJOR TREE
- EXTRA SHRUB

NOTE: MAJOR TREES AND EVERGREENS ARE ALL 6" TO 14" DBH. MINOR TREES ARE 4" TO 8" DBH OR MULTI STEM

CALCULATIONS BASED ON:

- 1 MAJOR TREE = 2 P.U'S
- 1 MINOR TREE = 1 P.U
- 1 EVERGREEN = 1 P.U
- 5 SHRUBS = 1 P.U

PLANTING REQUIRED:

320 LF ADJACENT ROADWAY @ 1PU/40LF = 8 P.U'S

65 LF INTERIOR ROADWAY @ 1PU/40LF = 1.5 P.U'S

77 PARKING SPACES @ 1PU/12 SPACES = 6 P.U'S

TOTAL P.U.'S REQUIRED: = 15.5 P.U'S

TOTAL P.U.'S EXISTING = 22.5 P.U.'S

PLANTING PROVIDED PER REVIEW ON 6/13/2023

15 MAJOR TREES = 30 P.U'S

4 MINOR TREES = 4 P.U'S

3 EVERGREENS = 3 P.U'S

69 SHRUBS = 13.8 P.U'S

TOTAL P.U'S = 50.8 P.U'S

PLANT LIST LOT 8 (FROM PLAN)

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	EXISTING P.U.'S
⊕	6	ZELKOVA SERRATA 'GREEN VASE' 'GREEN VASE' ZELKOVA	6
+	4	QUERCUS RUBRA NORTHERN RED OAK	4
⊕	6	ACER SACCHARUM 'GREEN MOUNTAIN' 'GREEN MOUNTAIN' SUGAR MAPLE	6
⊗	2	PRUNUS SERRULATA 'SNOW GOOSE' 'SNOW GOOSE' FLOWERING CHERRY	1
⊗	3	PRUNUS X 'OKAME' 'OKAME' FLOWERING CHERRY	1.5
⊕	2	MAGNOLIA LILIFLORA 'ANN' 'ANN' FLOWERING MAGNOLIA	1
○	10	PINUS STROBUS EASTERN WHITE PINE	5
⊗AG	14	ABELIA X GRANDIFLORA GLOSSY ABELIA	2.8
∞∞∞ IV	22	ITEA VIRGINICA 'LITTLE HENRY' 'LITTLE HENRY' SWEETSPIRE	4.4
⊗ IC	12	ILEX CRENATA 'HOOGENDOORN' 'HOOGENDOORN' JAPANESE HOLLY	2.4
⊗ JCS	79	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT'S JUNIPER	15.8
⊗ PA	36	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	0
⊗ VM	485	VINCA MINOR PERIWINKLE	1 (485 S.F.)
⊗ SH	2	SCHIZOPHRAGMA HYDRANGIODES JAPANESE HYDRANGEA VINE	0.4

MATISWARFIELD
Consulting Engineers

909 Ridgebrook Road Suite 100 Sparks, Maryland 21152
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



ENGINEER:
PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18848, EXPIRATION DATE: 09-19-2024.

James E. Matis
18848
P.E. No.

DEVELOPER

merritt
PROPERTIES

2066 Lord Baltimore Drive
Baltimore, MD 21244
410-298-2600
Fax 410-298-9644
www.merrittproperties.com

OWNER

Lot 2B, Lot 17 and Lot 13 Merritt-EBC, LLC,
Lot 8 Merritt-EL-5, LLC,
Lot 9C Merritt-EL-4, LLC,
Lot 10 Merritt-EL-7, LLC
C/O MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
410-298-2600

PLAN

50' 0 50' 100'
1" = 50'-0"

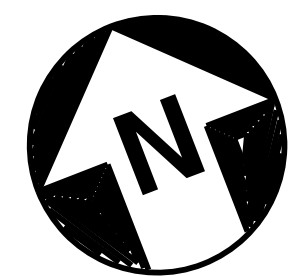
ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

Landscape Plan*
Depicting Existing Plantings
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 +17
Eldersburg Business Center
Section One
S-23-0012

CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 50'

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 9 OF 10

C-9



N 575.450
E 614.400

Sykesville Road MD Route 32

E 614.400
N 574.600

KEY

	DEAD OR MISSING TREE OR SHRUB
	EXTRA MINOR TREE
	EXTRA EVERGREEN TREE
	EXTRA MAJOR TREE
	EXTRA SHRUB

LOT 13 PLANT LIST FROM PLAN

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	P.U.'S
RM	7	ACER RUBRUM / RED MAPLE	5.4
P	10	PRUNUS SPECIES / PEAR TREE	10
BS	3	PICEA PUNGENS / BLUE SPRUCE	1.5
WVP	17	PINUS STROBUS / EASTERN WHITE PINE	8.5
RO	7	CORNUS SERICEA / RED OSIER DOGWOOD	1.4
o	49	TAXUS MEDIA 'DENSIFORMIS' / DENSE YEW	9.8
SJ	7	JUNIPERUS CH. SARGENTII / SARGENT'S JUNIPER	1.4
#	27	RHODODENDRON SPECIES	5.4
o	14	THUJA SPECIES / ARBORVITAE	2.8
VP	7	VIBURNUM PL. TOMENTOSUM / SHASTA DOUBLEFILE VIBURNUM	1.4

REQUIRED PLANTING UNITS PER APPROVED PLAN:

LF OF ADJACENT & INTERIOR ROAD @ 1 P.U./20LF
738 LF /40 = 18.5 P.U.'S

PARKING LOTS @ 1P.U. / 12P.S. 113/12 = 9.4 P.U.'S

TOTAL P.U.'S REQ'D = 28 P.U.'S + SCREEN LOADING AREA

NOTE: MAJOR TREES AND EVERGREENS ARE ALL 6" TO 14" DBH.
MINOR TREES ARE 4" TO 8" DBH OR MULTI STEM

CALCULATIONS BASED ON: 1 MAJOR TREE = 2 PU'S
1 MINOR TREE = 1 PU
1 EVERGREEN = 1 PU
5 SHRUBS = 1 PU

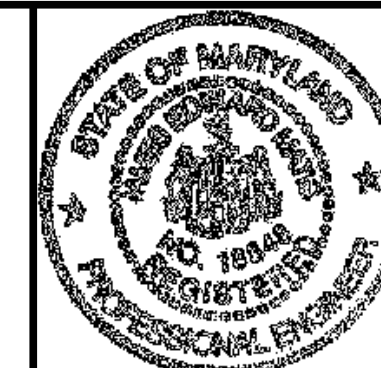
EXISTING PLANTING PER REVIEW ON 6/13/2023

17 MAJOR TREES = 34 PU'S
18 EVERGREENS = 18 PU'S
56+ SHRUBS = 11.2 PU'S
TOTAL PU'S = 63.2 PU'S

*SHEETS 7-10 DEPICT EXISTING PLANTINGS ON THE DEVELOPED LOTS CONFIRMING COMPLIANCE WITH LANDSCAPE REQUIREMENTS. UNLESS OTHERWISE NOTED ALL LANDSCAPE MATERIAL CONFORMS TO THE EXISTING PLANS, WHERE SUCH PLANS WERE REQUIRED FOR SITE APPROVALS. NO NEW MATERIALS ARE PROPOSED

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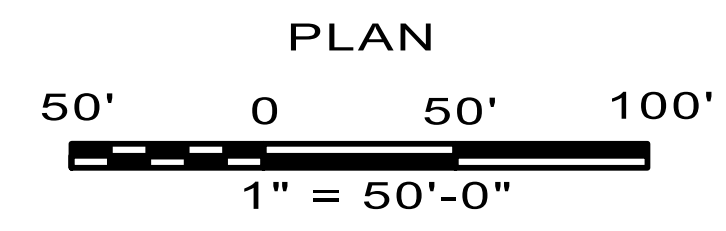


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PROFESSIONAL CERTIFICATION.
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James E. Matis
18848 P.E. No. 9-26-23 Date

DEVELOPER
2066 Lord Baltimore Drive
Baltimore, MD 21244
410-298-2800
Fax 410-298-9644
www.merrittproperties.com

OWNER
Lot 2B, Lot 17 and Lot 13 Merritt-EBC, LLC,
Lot 8 Merritt-EL-5, LLC,
Lot 9 Merritt-EL-4, LLC,
Lot 10 Merritt-EL-7, LLC
C/O MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
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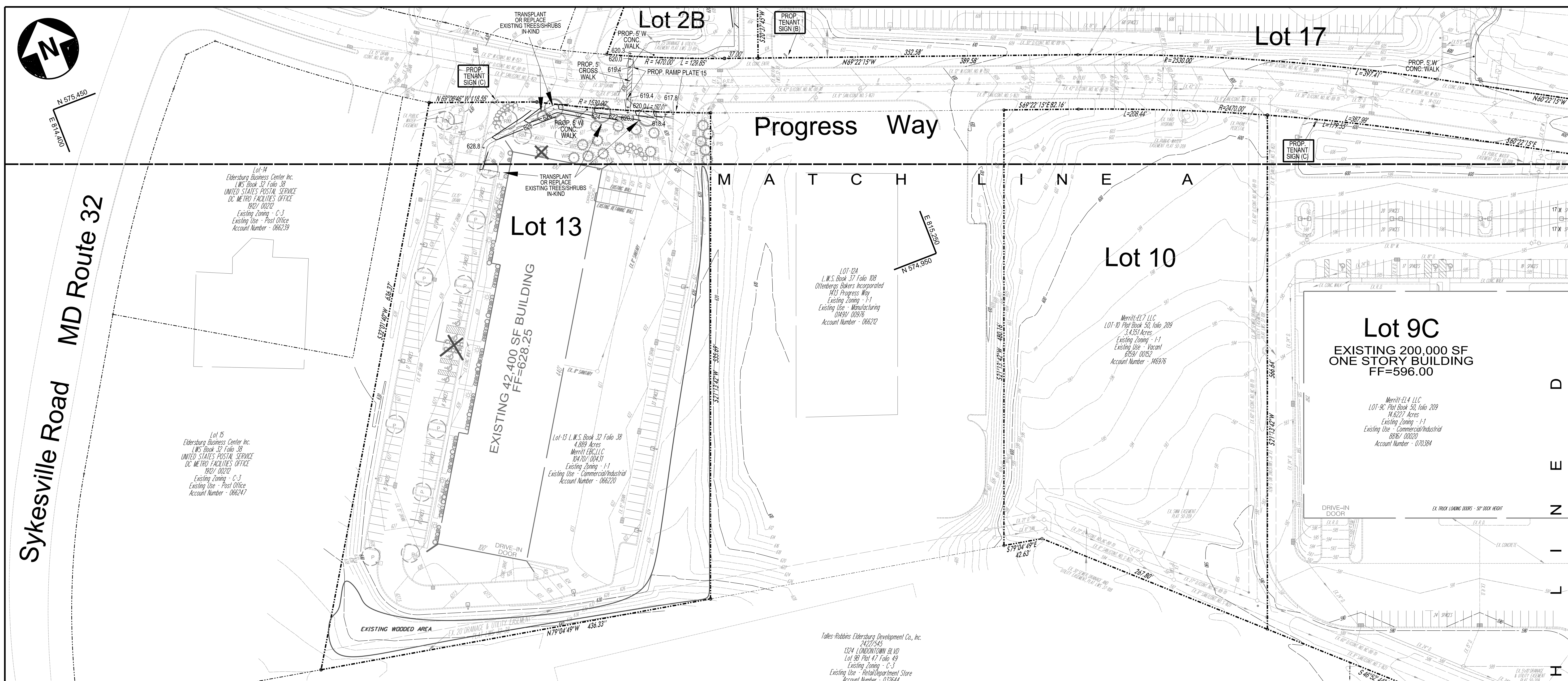


ISSUE	DATE
1st COUNTY SUBMISSION	9-26-23

CARROLL COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1" = 50'

Landscape Plan*
Depicting Existing Plantings
Progress Way Industrial Park
Lots 2B, 8, 9C, 10, 13 + 17
Eldersburg Business Center
Section One
S-23-0012

TAX MAP 73 GRID 6
PARCEL 760,
SHEET 10 OF 10 **C-10**



Lot 14
Eldersburg Business Center Inc.
LWS Book 32 Folio 38
UNITED STATES POSTAL SERVICE
DC METRO FACILITIES OFFICE
1912/ 00212
Existing Zoning - C-3
Existing Use - Post Office
Account Number - 066219

Lot 15
Eldersburg Business Center Inc.
LWS Book 32 Folio 38
UNITED STATES POSTAL SERVICE
DC METRO FACILITIES OFFICE
1912/ 00212
Existing Zoning - C-3
Existing Use - Post Office
Account Number - 066247

EXISTING 42,400 SF BUILDING
FF=628.25

Lot 13 LWS Book 32 Folio 38
4.889 Acres
Merritt EBC LLC
104701/10431
Existing Zoning - I-1
Existing Use - Commercial/Industrial
Account Number - 066220

Lot 10A
LWS Book 37 Folio 108
Otterbergs Bakers Incorporated
1413 Progress Way
Existing Zoning - I-1
Existing Use - Manufacturing
01491/ 00976
Account Number - 066212

Merritt-EL7 LLC
Lot 10 Plot Book 50, Folio 209
24.25 Acres
Existing Zoning - I-1
Existing Use - Vacant
6591/ 00622
Account Number - 469176

Lot 9C
EXISTING 200,000 SF
ONE STORY BUILDING
FF=596.00

Merritt-EL4 LLC
Lot 9C Plot Book 50, Folio 209
M.6227 Acres
Existing Zoning - I-1
Existing Use - Commercial/Industrial
8816/ 00020
Account Number - 070384

Tales Robbins Eldersburg Development Co., Inc.
2422/545
1324 LONDONTOWN BLVD
Lot 8B Plot 47 Folio 49
Existing Zoning - C-3
Existing Use - Retail/Department Store
Account Number - 032644