

GENERAL NOTES

1. EXISTING ZONING: C-2 (COMMERCIAL MEDIUM DENSITY).
2. TOTAL AREA OF PROPERTY: PARCEL 694: 7.716 AC± AND PARCEL 134: 1.93 ACRES.
3. TOTAL DEVELOPED AREA (LOD)=93.828sf ± 2.15 ACRES.
4. THE PROPERTY SHOWN HEREON IS OWNED BY THE SWEET CORNER DEVELOPMENT, INC. BY A DEED DATED APRIL 7, 2020 RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 9624 AT FOLIO 326 AND DEED 6853/478 DATED MARCH 26, 2012.
5. TAX MAP 61, PARCELS 694 AND 134.
6. TOPOGRAPHY SHOWN HEREON IS BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING. HORIZONTAL CONTROLS BASED ON NAD83 AND VERTICAL DATUM IS NAVD83. OFFSETS/CONTOURS ARE BASED ON CARROLL COUNTY GIS DATA.
7. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
8. 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 DEVELOPER SHALL BE BILLED FOR ANY MISS UTILITY CHARGES INCURRED BY THE TOWN RELATED TO THIS WORK.
9. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE PLAN TO BE APPROVED BY CARROLL COUNTY.
10. 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.
11. THE CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION, (410-386-2517) A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER IN THE EVENT OF ANY DISCREPANCY IN THE PLANS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRAFFIC ON ANY EXISTING ROADWAYS.
14. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PERFORM SUCH WORK.
15. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 5 DAYS BEFORE STARTING WORK AS SHOWN ON THESE DRAWINGS:
 - A. ALLEGHENY POWER: 301-829-7009
 - B. BALTIMORE GAS AND ELECTRIC: 410-234-6313
 - C. BUREAU OF SWM AND SEDIMENT CONTROL: 410-386-8124
 - D. VERIZON: 410-876-9909
 - E. BUREAU OF UTILITIES: 410-386-2164
 - F. SITE IS SERVED BY PRIVATE WELL AND SEPTIC.
17. IN FILL AREAS, THE COMPACTING SHALL BE FULL HEIGHT COMPACTING TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT (8) INCH (PLUS OR MINUS) LIFT. MEASURED LOOSE LIFT COMPACTED TO NOT LESS THAN NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DRY DENSITY AT PLUS OR MINUS TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST (AASHTO T-180) UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER.
18. ALL CUT AND FILL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AS REQUIRED BY THE SEDIMENT CONTROL AUTHORITY. THE CONTRACTOR SHALL VERIFY SUCH CALCULATIONS TO HIS OWN SATISFACTION FOR BID CONTRACT PURPOSES.
19. TIER II WATERS ARE NOT LOCATED ON THIS PROPERTY.
20. NO STREAMS, WETLANDS, FLOODPLAINS, OR THERE ASSOCIATED BUFFERS ARE LOCATED ONSITE.
21. TIER II WATERS DO NOT EXIST ONSITE.
22. ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF THE FOLLOWING, INCLUDING ALL ADDENDA, SUPPLEMENTS OR UPDATES:
 - A. DESIGN MANUAL- VOLUME I "ROADS AND STORM DRAINS" 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" OF THE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION.
 - E. "HIGHWAY DRAINAGE MANUAL" OF THE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION.
 - F. "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE, AND ALL ADDENDA AND ERRATA TO ALL OF THE ABOVE.
 - G. "MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" OF THE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION.
 - H. "MARYLAND ACCESSIBILITY CODE", COMAR 09.12.53, AS WELL AS THE "ADA STANDARDS FOR ACCESSIBLE DESIGN".
23. ALL OF THE ABOVE NOTED PUBLICATIONS ARE INCLUDED BY REFERENCE AS PART OF THESE CONSTRUCTION PLANS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
23. PERMANENT SIGNAGE AND STRIPING SHALL BE FURNISHED AND INSTALLED BY THE CARROLL COUNTY BUREAU OF ROADS OPERATIONS. CONTRACTOR SHALL CONTACT THEM AT 410-386-6717 A MINIMUM OF 3 WEEKS PRIOR TO STARTING WORK AND AGAIN 48 HOURS PRIOR TO THE COMPLETION OF WORK.
24. THE CONTRACTOR AND/OR DEVELOPER OR A REPRESENTATIVE SHALL HAVE, ON THE JOB SITE, THE LATEST EDITION OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, CARROLL COUNTY DESIGN MANUAL FOR ROADS AND STORMDRAIN, SHA SPECIFICATIONS BOOK, AND THE LATEST MD STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
25. CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT SHALL NOT BE PARKED, PLACES, OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.
26. CONTRACTOR SHALL FURNISH, PLACE AND MAINTAIN TRAFFIC CONTROL MEASURE AS SHOWN IN THESE PLANS AND/OR IN ACCORDANCE WITH MD MUTCD STANDARDS. CONTRACTOR SHALL COORDINATE ANY TRAFFIC CONTROL MEASURES WITH THE MD-SHA AND CARROLL COUNTY DIRECTLY PRIOR TO BEGINNING CONSTRUCTION. ALL TRAFFIC CONTROL SIGNAGE AND DEVICES SHALL BE MAINTAINED AND REPLACED AS NEEDED TO ENSURE CONTINUOUS FUNCTION.
27. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, AND OTHER AVAILABLE RECORDS ARE APPROXIMATE. THE LOCATIONS SHOWN ONLY SERVE AS NOTIFICATION TO THE CONTRACTOR OF THE PRESENCE OF POTENTIAL UNDERGROUND UTILITIES. CARROLL COUNTY AND THE DESIGN ENGINEER DO NOT WARRANT OR GUARANTEE CORRECTNESS OR COMPLETENESS OF INFORMATION SHOWN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION, AND DEPTH OR ALL UTILITIES WELL IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF WORK.
28. THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL, IN NO BUILDING PERMIT OR ZONING CERTIFICATION HAS BEEN ISSUED FOR THE PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE DEPARTMENT OF PLANNING AND LAND MANAGEMENT.
29. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
30. ESTIMATED EARTHWORK QUANTITIES (CUT/FILL) ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AS REQUIRED BY THE SEDIMENT CONTROL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL VERIFY SUCH CALCULATIONS TO HIS/HER SATISFACTION FOR BID CONTRACT PURPOSES, AND WELL IN ADVANCE OF CONSTRUCTION.
31. THE TRAFFIC STUDY FOR THE PROJECT WAS PREPARED BY XXXXX.
32. GEOTECHNICAL REPORTS PREPARED BY XXXXXX.
33. EXISTING MD ROUTE 26 AND MD ROUTE 27 ARE CLASSIFIED AS MINOR ARTERIALS.
34. THERE ARE NO WETLANDS, BUFFERS, FLOODPLAINS, OR STREAM LOCATED ON THIS PROPERTY.
35. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
36. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS, AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TESTING PRIOR TO CONSTRUCTION.
37. THE GEOTECHNICAL ENGINEER TO CONFIRM PAVING SECTION PRIOR TO CONSTRUCTION. ALL PAVING TO COMPLY WITH CARROLL COUNTY STANDARD PLATE DETAILS, UNLESS OTHERWISE NOTED.
38. DEVELOPER IS RESPONSIBLE FOR PROVIDING SOIL, BASE AGGREGATE AND HOT MIX ASPHALT COMPACTION TESTING. A VERIFIED TECHNICIAN MUST BE ONSITE DURING FILL OPERATIONS. COMPACTION TESTS MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER REGISTER IN THE STATE OF MD. COPIES OF SOIL COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTION DIVISION PRIOR TO THE 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 THE PLACEMENT OF BASE HOT MIX ASPHALT.
39. ALL EXISTING PAVING DISTURBED BY UTILITY CUTS SHALL BE REPLACED IN ACCORDANCE WITH SHA STANDARDS AND/OR CARROLL COUNTY STANDARD PLATE 47, OPTION 1 OR OPTION 3 AS NOTED IN THE DESIGN MANUAL. PROCESS DEPENDS ON THE REGULATORY AGENCY AND ROADWAY OWNERSHIP.
40. ALL CURB AND GUTTER TO BE CARROLL COUNTY STANDARD PLATE 3 UNLESS OTHERWISE NOTED.
41. WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO USE REVERSE GUTTER PAN.
42. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
43. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL HANDICAP RAMPS AND ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
44. ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1'-0". ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2'-0" OR TUNNELED IF REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF TUNNELING OR BRACING. DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF POLE RELOCATION.
45. ALL REINFORCED CONCRETE FOR STORMDRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500PSI.
46. ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS "C", AS REQUIRED BY AASHTO-180.
47. LOCATION OF NEAREST WATER SUPPLY AVAILABLE 4.75+ MILES AWAY AT KLEES HILL ROAD.
48. FIRE PROTECTION SHALL BE MET BY UTILIZING SPRINKLERS IN THE BUILDING.
49. A SPRINKLER PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE STATE FIRE PROTECTION CODE. THE SPRINKLER DESIGN SHALL BE PROVIDED WITH THE BUILDING PERMIT.
50. B. ALL BUILDING, IF REQUIRED, SHALL HAVE SPRINKLERS.
49. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF STRUCTURAL AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE PRACTICES INCLUDE 3 MICRO-BIORETENTIONS AND 2 MODULAR WETLAND FACILITIES. THIS EXISTING SITE EXCEEDS ALL IMPROVEMENT CRITERIA FOR REDDEVELOPMENT CRITERIA SHALL APPLY.
50. FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAVE BEEN MET BY ON-SITE AFFORESTATION.
51. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 157 OF THE CARROLL COUNTY CODE, AND THE LANDSCAPE MANUAL.
52. LANDSCAPING NOT PERMITTED WITHIN 7.5- FEET OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION, PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.4.
53. SITE LIGHTING SHALL NOT PRODUCE EXCESSIVE GLARE AND DIRECTED AWAY FROM ANY RESIDENTIAL DEVELOPMENTS AND ALL ADJACENT PROPERTIES AND ROADS.
54. RETAINING WALL, IF SHOWN, SHALL BE KEYSTONE OR EQUIVALENT TYPE. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL WALLS AND DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
55. IF FOR ANY REASON PROPOSED FACILITIES CAN NOT 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 PUBLIC WORKS DETERMINES PLAN REVISIONS ARE NEEDED, NO WORKS SHALL BE PERFORMED ON THE ITEMS IN QUESTION UNTIL REVISED PLANS ISSUED BY THE DESIGN ENGINEER AND APPROVED AND ISSUED FOR CONSTRUCTION BY THE BUREAU OF DEVELOPMENT REVIEW.
56. IT SHOULD BE UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY THE PROVISIONS OF ANY ITEM(S), OR PERFORMANCE OF ANY WORK OR PROCEDURES WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SUCH ITEM(S) OR PERFORM SUCH WORK OR PROCEDURE.

SITE ILLUSTRATION NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWING IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNERS REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS WITHIN THE LIMITS OF THE LIMITS OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.

ENGINEER'S DESIGN CERTIFICATION

I CERTIFY THAT THIS PLAN OF HAVE BEEN DESIGNED ACCORDING TO CHAPTER 15 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNED: *[Signature]* Date: 4/12/26
LICENSE NO. 46791 EXPIRATION DATE: 6/17/27

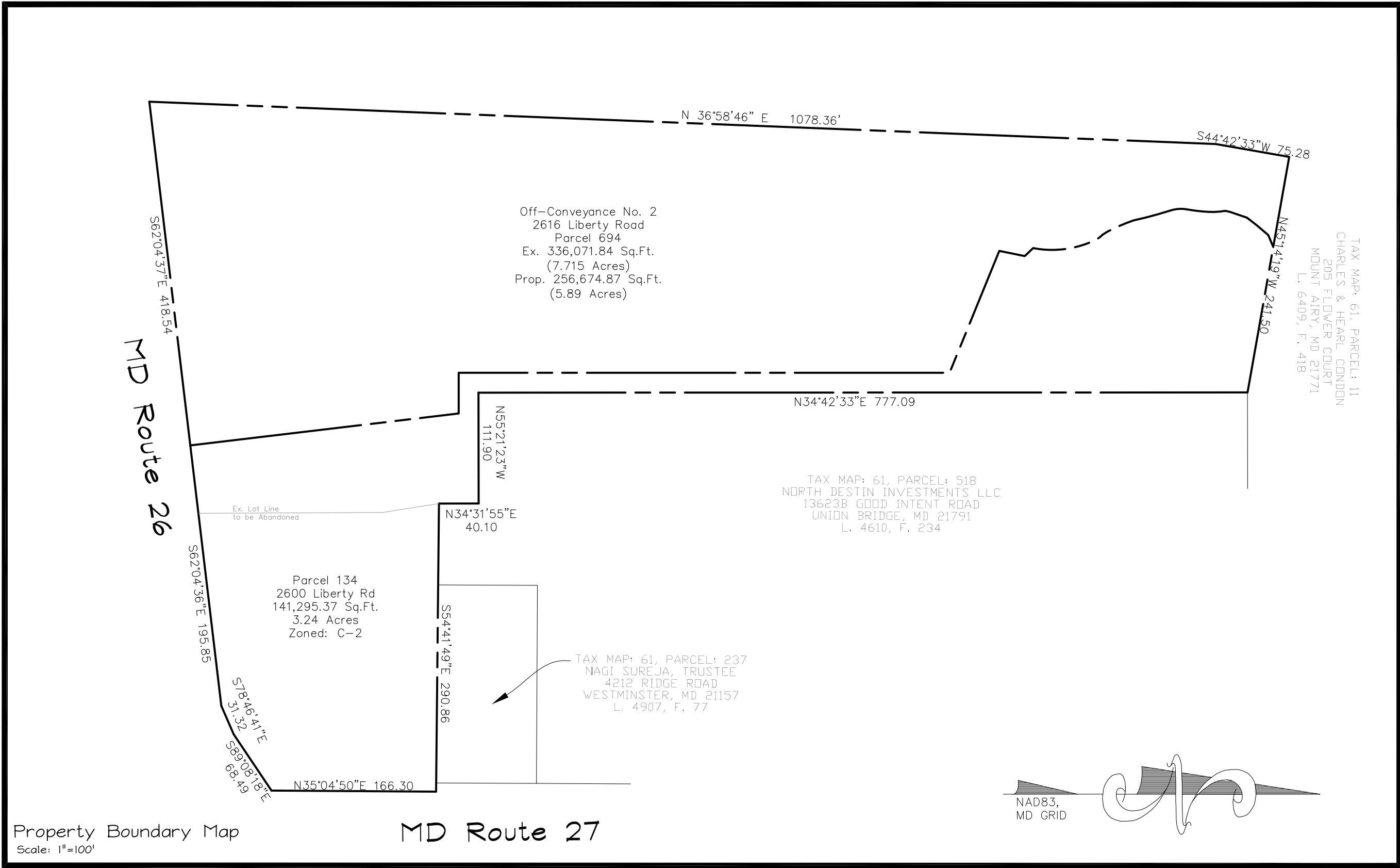
CARROLL SOIL CONSERVATION DISTRICT

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CARROLL SOIL CONSERVATION DISTRICT.

BY: _____ DATE: _____

CONCEPT SITE DEVELOPMENT PLAN SWEET CORNER

DISTRICT 9, MAP 61, PARCELS 694 & 134 CARROLL COUNTY, MARYLAND



PARKING TABULATIONS

GENERAL RETAIL OR SERVICES LESS THAN 60,000SF
REQUIRED: 5 SPACES FOR EVERY 1,000SF OF FLOOR AREA
PROPOSED BUILDING FLOOR AREA: 6,132SF
6,132/1,000= 6.132 x 5= 30.7 (31 SPACES REQUIRED)

TOTAL PARKING SPACES PROPOSED: 47 SPACES (2 HANDICAP)

PARKING SHALL BE IN ACCORDANCE WITH SECTION 158.063 OF THE CARROLL COUNTY ZONING REGULATIONS.

ALLOWABLE SIGNAGE

BUILDING SIGNAGE
TOTAL ALLOWED: 4 TIMES THE LINEAR FOOTAGE OF THE BUILDING BEING USED:
4 x 166.5LF= 660SF

MAXIMUM ALLOWABLE PER SIGN= 20050.FT. ON ANY ONE SIDE

- FREE STANDING SIGNS:
1. ONE FREESTANDING SIGN IS PERMITTED
 2. MAXIMUM HEIGHT= 30 FT AS MEASURED FROM ADJACENT PUBLIC ROAD.
 3. SETBACK FROM A PUBLIC R/W LINE OR FRONT PROPERTY LINE= 5-FT
 4. SETBACK FROM A SIDE PROPERTY LINE= 20-FT

SITE ANALYSIS

SITE AREA: 7.716 ACRES AND 1.93 ACRES
EXISTING USE: RESTAURANT/BAR/CARRY-OUT WITH A DEROLISHED RESIDETNIAL HOUSE
STREAM USE CLASSIFICATION: GILLIS FALLS AND MONOCACY (USE III AND IV-P)
RESERVOIR WATERSHED NAME AND NUMBER: S BRANCH PATAPUSCO 02130908
PROPOSED USE OF STRUCTURES: 6,132SF GAS STATION/CONVENIENCE STORE
BUILDING COVERAGE (FOOTPRINT): 6,132SF / (PROPOSED LOT 3.24 ACRES)= 4.3%
AREA OF WETLANDS ONSITE: 0.00 ACRES
AREA OF WETLAND BUFFERS ONSITE: 0.00 ACRES
AREA OF STREAMS AND THEIR BUFFER ONSITE: 0.00 ACRES
AREA OF ONSITE 100-YR FLOODPLAIN: 0.00 ACRES
AREA OF EXISTING FOREST ONSITE: 0.00 ACRES
AREA OF STEEP SLOPES ONSITE: 0.00 ACRES
AREA OF MODERATE SLOPES ONSITE (15%-24.9%): XXX ACRES
AREA OF ERODABLE SOILS: 0.00 ACRES
DEVELOPMENT AREA / LIMITS OF DISTURBANCE: 3.92 ACRES



VICINITY MAP

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE NOTES

1. 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.
2. SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
 - A. PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
 - B. PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
 - C. SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - D. COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADES.
 - E. COMPLETION OF ALL WORK SHOWN ON THE PLANS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTIONS SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
4. FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTIONS 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 DEVIATION FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
5. THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

PROJECT BACKGROUND

TAX MAP 61, GRID 16, PARCELS 134 (2600 LIBERTY ROAD) AND PARCEL 694 (2616 LIBERTY ROAD)
ZONING: C-2 (COMMERCIAL MEDIUM INTENSITY)
SUBDIVISION: NA
CC FILE NUMBER REFERENCE: GRO-24-0007
DEED/PLAT REFERENCES: = PARCEL 694: L.9624 F.326 AND PARCEL 134: L.6853 F.478
CURRENT TAX ACCOUNTS: PARCEL 694: (09-432078) AND PARCEL 134 (09-094051)
PARCEL AREAS: PARCEL 694: 7.72 ACRES AND PARCEL 134: 1.93 ACRES

LEGEND

EXISTING FEATURES

- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WATER
- EXISTING SEWER
- EXISTING GAS
- EXISTING STORMDRAIN
- EXISTING ELECTRIC
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPOT ELEVATION
- EX. STEEP SLOPED (>25%)

PROPOSED FEATURES

- PROP. CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- BUILDING RESTRICTION LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED GAS
- PROPOSED STORMDRAIN
- PROPOSED SPOT ELEVATION
- SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- PROP. POST & LIGHT
- PROP. BUILDING LIGHT

DEVELOPERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS BUILT" PLANS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, WITHIN 30-DAYS OF COMPLETION OF WORK ON THE STORMWATER MANAGEMENT FACILITIES/FACILITIES. I ALSO CERTIFY THAT THIS/THESE DRAWINGS AND LOCATIONS WITHIN THE LIMITS OF THE LIMITS OF DISTURBANCE, ALL ORDINANCES OF CARROLL COUNTY.

NAME(S) PRINTED: _____

SIGNED: _____

DEVELOPER

I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SPELLED OUT IN THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT MARYLAND DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

NAME(S) PRINTED: _____

SIGNED: _____

DEVELOPER:

SHEETZ INC.
243 SHEETZ WAY
CLAYTSBURG, PENNSYLVANIA, 16625
814-515-3663

CALL "MISS UTILITY" AT
1-800-257-7777
36 HOURS BEFORE THE START OF
ANY CONSTRUCTION ACTIVITIES

THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES

OWNER:

114 SHUT
2616 LIBERTY ROAD
NEW HINDSORS, MD 21776
240-748-2411

ENGINEERS 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. 46791, EXPIRATION 6/07/2025.

DATE BY REVISION

DATE	BY	REVISION



JNM ENGINEERING, LLC

CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
(301) 514-2808, JNMENGINEERINGLLC.COM

SHEET INDEX

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CONCEPT SITE DEVELOPMENT PLAN 2600 & 2616 LIBERTY ROAD

CARROLL COUNTY FILE NUMBER S-26-0029

PARCEL 694 & 134, MAP 61, GRID 16, 9624/326 & 6853/478

SWEET CORNER

TAX MAP 61, GRID 16, PARCELS 134 & 694, ZONING: C-2
9TH ELECTION DISTRICT, 7.716 ACRES & 1.93 ACRES
TAYLORSVILLE, CARROLL COUNTY, MARYLAND

DATE: FEB. 2026

SCALE: 1"=40'

SHEET 1 OF 8

TAX MAP: 61, PARCEL: 48
JEFFREY AND EDWARD HARRISON
2119 GILLIS FALLS ROAD
WOODBINE, MD 21797
L. 7314, F. 110

Off-Conveyance No. 2
2616 Liberty Road
Parcel 694
Ex. 336,071.84 Sq.Ft.
(7.715 Acres)
Prop. 256,674.87 Sq.Ft.
(5.89 Acres)

TAX MAP: 61, PARCEL: 518
NORTH DESTIN INVESTMENTS LLC
13623B GOOD INTENT ROAD
UNION BRIDGE, MD 21791
L. 4610, F. 234

TAX MAP: 61, PARCEL: 837
NAGI SUREJA, TRUSTEE
4212 RIDGE ROAD
WESTMINSTER, MD 21157
L. 4907, F. 77

TAX MAP: 61, PARCEL: 33
EQUITAS HIGH POINT LLC
2200 PACIFIC COAST HIGHWAY
SUITE 305
HERNDON, VA 20154
L. 9619, F. 339

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR VERIFYING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS ARE DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING THE EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE (EXCEPT FOR THE NEWLY DRILLED WELL) WITHIN THE CONSTRUCTION SET, ARCHITECTURAL PLANS, AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITIES CONTACTS ARE LISTED ON SHEET ONE. THIS SHOULD NOT BE INTERPRETED TO BE A COMPLETE LIST OF REQUIRED CONTACTS.
9. EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO THE E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY SHEETZ IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNERS, PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. THE CONTRACTOR SHALL NOT GRADE, DISTURB, STOCKPILE, OR ESTABLISH A STAGING AREA OVER ANY PROPOSED SEPTIC RESERVE AREA OR WELL LOCATION.
14. ALL WORK TO BE COMPLETED WITHIN MD-SHA RIGHT-OF-WAY SHALL BE COORDINATED DIRECTLY WITH SHA TO ENSURE MD-SHA ACCEPTS CONSTRUCTION TIMING, TRAFFIC CONTROL MEASURES, TEMPORARY AND PERMANENT DRAINAGE SOLUTIONS, OR ANY OTHER DISTURBANCES WITHIN THE RIGHT-OF-WAY.

LEGEND

EXISTING FEATURES

- EXISTING CURB & GUTTER
EXISTING CONTOUR
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING WATER
EXISTING SEWER
EXISTING GAS
EXISTING STORMDRAIN
EXISTING ELECTRIC
EXISTING UTILITY POLE
EXISTING SEWER MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING SPOT ELEVATION
PROPOSED LOD

OWNER / DEVELOPER:

TAX SHEET
2616 LIBERTY ROAD
NEW WINDSOR, MD 21776
240-748-2411

ENGINEERS CERTIFICATION:

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DATE BY REVISION



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8 OF 9	STORMWATER MANAGEMENT DRAINAGE AREA MAPS
9 OF 9	LANDSCAPING AND FOREST CONSERVATION PLAN

CONCEPT SITE DEVELOPMENT PLAN EXISTING CONDITIONS & DEMO PLAN

CARROLL COUNTY FILE NUMBER S-26-0029

PARCEL 694 & 134, MAP 61, GRID 16, 9624/326 & 6853/478

SWEET CORNER

TAX MAP 61, GRID 16, PARCELS 134 & 694, ZONING: C-2
9TH ELECTION DISTRICT, 7.716 ACRES & 1.93 ACRES
TAYLORSVILLE, CARROLL COUNTY, MARYLAND

DATE: FEB. 2026

SCALE: 1"=40'

SHEET 2 OF 8



STOREFRONT BUM



STOREFRONT CONC



SITE AND STORE PERIMETER CURBING

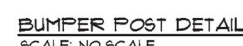
AIR MACHIN
PAD DETAIL



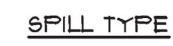
CONCRETE TRAFFIC
SEPARATOR



BUMPERPOST



BUMPERPOST LAYOUT DETAIL



DETAIL



6" OR 8"
PIPE ROLL



PROPANE LOCKE



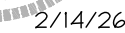
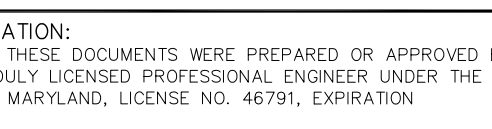
PROPANE LOCKE



SITE PAVEMENT DETAILS



2000 GALLON
GREASE INTERCEPTOR



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TAX MAP 61, GRID 16, PARCELS 134 & 694, ZONING: C-2
9TH ELECTION DISTRICT, 7.716 ACRES & 1.93 ACRES
TAYLORSVILLE, CARROLL COUNTY, MARYLAND

DATE: FEB. 2026 SCALE: 1"=40' SHEET 3 OF 9



TAX MAP: 61, PARCEL: 48
JEFFREY AND EDWARD HARRISON
2119 GILLIS FALLS ROAD
WOODBINE, MD 21797
L. 7314, F. 110

N. 36°58'46" E 1078.36'

S44°42'33"W 75.28'

Prop.
Forest
Conservation
25,024sf
(0.574 Ac.)

Prop. Septic
Reserve Area
"A"
32,746sf±

TAX MAP: 61, PARCEL: 11
CHARLES & HEARL CONDON
205 FLOREN COURT
NOTESVILLE, MD 21771
L. 6409, F. 418

Off-Conveyance No. 2
2616 Liberty Road
Parcel 694
Ex. 336,071.84 Sq.Ft.
(7.715 Acres)
Prop. 256,674.87 Sq.Ft.
(5.89 Acres)

Sewer force main
shall be installed
and stabilized the
same day.

TAX MAP: 61, PARCEL: 518
NORTH BESTIN INVESTMENTS, LLC
13623B GOOD INTENT ROAD
UNION BRIDGE, MD 21791
L. 4610, F. 234

Temp. Grading
Easement to Expire
Upon Project
Completion
(0.87 Acres)

TAX MAP: 61, PARCEL: 237
NAGI SURE-JA, TRUSTEE
4812 RIDGE ROAD
WESTMINSTER, MD 21157
L. 4907, F. 77

LEGEND

PROPOSED FEATURES

PROP. CURB & GUTTER
PROP. CONTOUR
PROP. PROPERTY LINE
PROP. EASEMENT
BUILDING RESTRICTION LINE
PROP. WATER
PROP. SEWER
PROP. GAS
PROP. STORMDRAIN
PROP. SPOT ELEVATION
SUPER SILT FENCE
LIMITS OF DISTURBANCE
PROP. POST & LIGHT
PROP. BUILDING LIGHT

EXISTING FEATURES

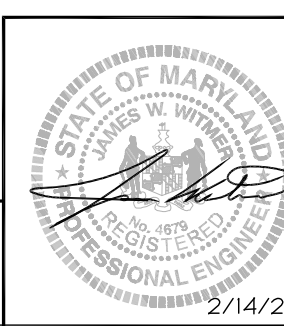
EXISTING CURB & GUTTER
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EXISTING SEWER
EXISTING GAS
EXISTING STORMDRAIN
EXISTING ELECTRIC
EXISTING UTILITY POLE
EXISTING SEWER MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING SPOT ELEVATION
EX. STEEP SLOPED (>25%)



CALL "MISS UTILITY" AT
1-800-257-7777
36 HOURS BEFORE THE START OF
ANY CONSTRUCTION ACTIVITIES
THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH
UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND
HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES.

OWNER / DEVELOPER:

THAX SHEET
2616 LIBERTY ROAD
NEW WINDSOR, MD 21776
240-748-2411



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6/07/2027.

DATE	BY	REVISION



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CONCEPT SITE DEVELOPMENT PLAN GRADING & CONCEPT SEDIMENT CONTROL PLAN

CARROLL COUNTY FILE NUMBER S-26-0029

PARCEL 694 & 134, MAP 61, GRID 16, 9624/326 & 6853/478

SWEET CORNER

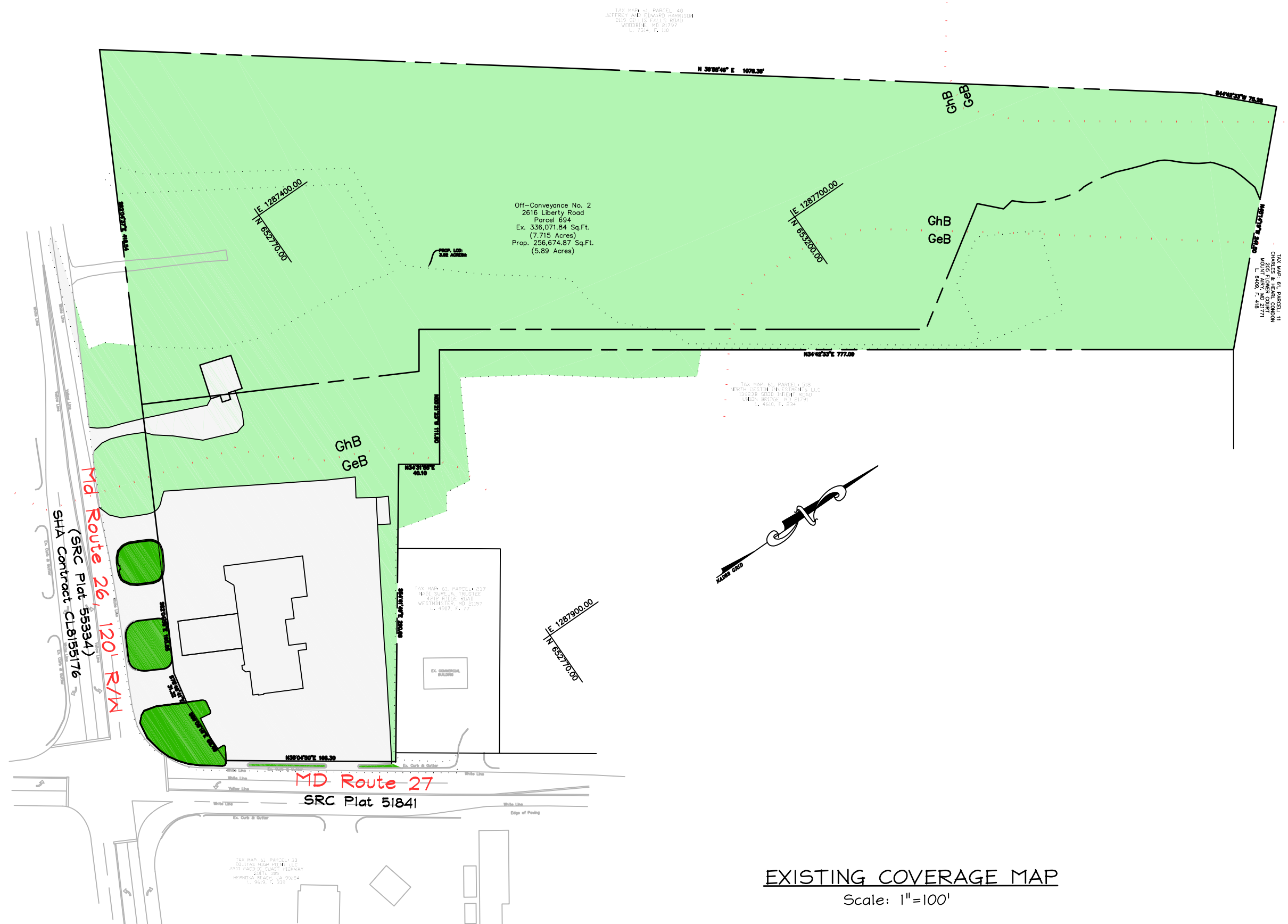
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9TH ELECTION DISTRICT, 7.716 ACRES & 1.93 ACRES
TAYLORSVILLE, CARROLL COUNTY, MARYLAND

DATE: FEB. 2026

SCALE: 1"=40'

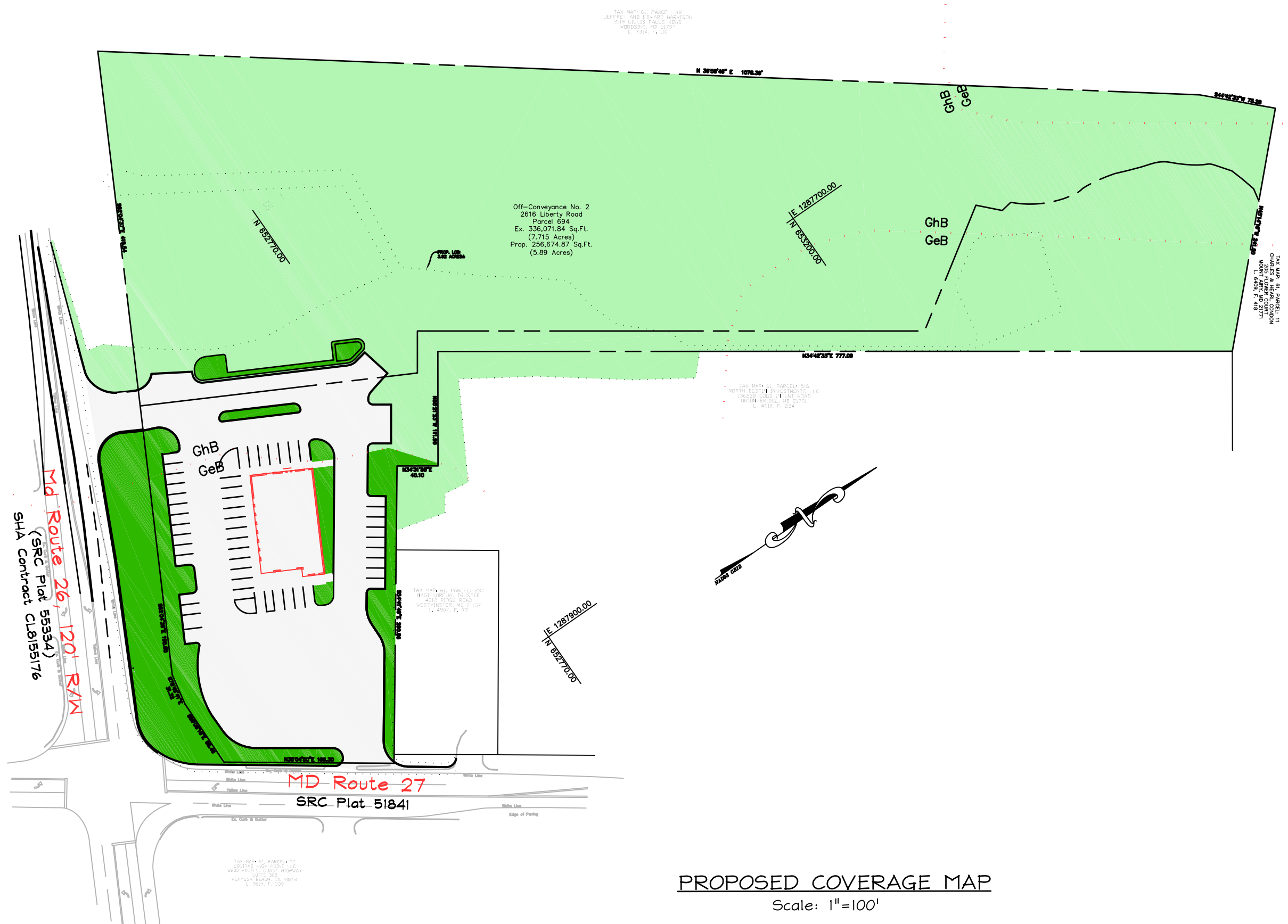
SHEET 6 OF 9

0800-GRA-S-26-0029



EXISTING COVERAGE MAP
Scale: 1"=100'

- EXISTING IMPERVIOUS AREA (RCN= 98): 73,748SF (1.69 ACRES)
- MEADOW AREA B SOILS (RCN= 58): 75,359SF (1.73 ACRES)
MEADOW AREA C SOILS (RCN= 71): 302,306SF (6.93 ACRES)
- LAWN AREA GOOD CONDITION B SOILS (RCN= 61): 6,850SF (0.15 ACRES)
LAWN AREA GOOD CONDITION C SOILS (RCN= 74): 0SF (0.00 ACRES)
- BOUNDARY AREA (9.64 AC.) + OFFSITE LOD AREA:(0.86 AC.)= 10.5 ACRES



PROPOSED COVERAGE MAP
Scale: 1"=100'

- PROPOSED IMPERVIOUS AREA (RCN= 98): 78,320SF (1.79 ACRES)
- MEADOW AREA B SOILS (RCN= 58): 62,026SF (1.42 ACRES)
MEADOW AREA C SOILS (RCN= 71): 239,090SF (6.60 ACRES)
- LAWN AREA GOOD CONDITION B SOILS (RCN= 61): 25,869SF (0.59 ACRES)
LAWN AREA GOOD CONDITION C SOILS (RCN= 74): 4,356SF (0.10 ACRES)
- BOUNDARY AREA (9.64 AC.) + OFFSITE LOD AREA:(0.86 AC.)= 10.5 ACRES

Carroll County ESD to the MEP Design Procedures
Overall Site PE and ESDv Required
Redevelopment

Existing Land Use: Commercial, Industrial, Institutional, or Multi-Family Residential

Site DA (ac)* 4.17 Acres
Existing Site IA (ac) * 1.69 Acres

- *Note:
- May be calculated per drainage area with concurrence of Carroll County
 - Unusable Areas: Septic's, SHA R-O-W, etc, may be excluded with concurrence of Carroll County

Is the existing IA $\geq 40\%$? 1.69 ac. / 4.17 ac. = 40.52%
usable DA

If yes, may provide stormwater management for area within limit of disturbance (L.O.D.) only! If no, skip to New Development.

All calculations from here on are L.O.D. only

Existing DA 4.17 (ac) % IA = $\frac{IA}{DA} \times 100$

Existing IA 1.69 (ac)

Proposed IA 0.10 (ac) $R_v = 0.009 \times \%IA + 0.05$

Existing IA x 50% = existing IA requiring treatment
Subtract any existing IA being returned to pervious (vegetated) conditions = net existing IA

$$ESD_v \text{ Required} = \text{Net existing IA} \times .95 \times \frac{1}{12} \times 43,560 = 1.69 \times 0.95 \times .083 \times 43560 = 5,828 \text{cf}$$

New Impervious IA = All new impervious areas placed over pervious areas

$$ESD_v \text{ Required} = \text{New Impervious IA} \times .95 \times \frac{PE}{12} \times 43,560 = 0.10 \times 0.95 \times (2.2 / 12) \times 43,560 = 759 \text{cf}$$

PE=

- A Soil = 2.5
B Soil = 2.5
C Soil = 2.2
D Soil = 2.0

1. Total ESDv required, then calculate PE required using: 6,587cf

$$PE = \frac{ESD_v \text{ total} (12)}{R_v (L.O.D.) \times DA (L.O.D.) \times 43,560} = \frac{79044}{75324} = 1.05''$$

3. 1 and 2 are the ESD to the MEP targets

107a

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	HIGHLY ERODIBLE	HSG
GeB	GLENELG CHAN. LOAM, 3%-8%	NO	0.20	NO	B
GhB	GLENVILLE SILT LOAM, 3%-8%	NO	0.37	YES	C

SOILS INFORMATION TAKEN FROM WEB SOIL SURVEY

OWNER / DEVELOPER:

MAX SHEET
2616 LIBERTY ROAD
NEW WINDSOR, MD 21776
240-748-2411

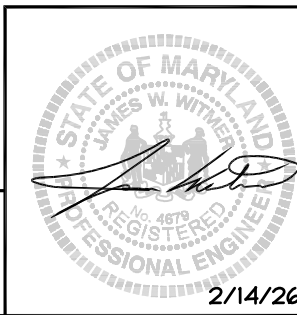
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DATE	BY	REVISION



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CONCEPT SITE DEVELOPMENT PLAN
EXISTING & DEVELOPED COVERAGE MAPS

CARROLL COUNTY FILE NUMBER S-26-0029

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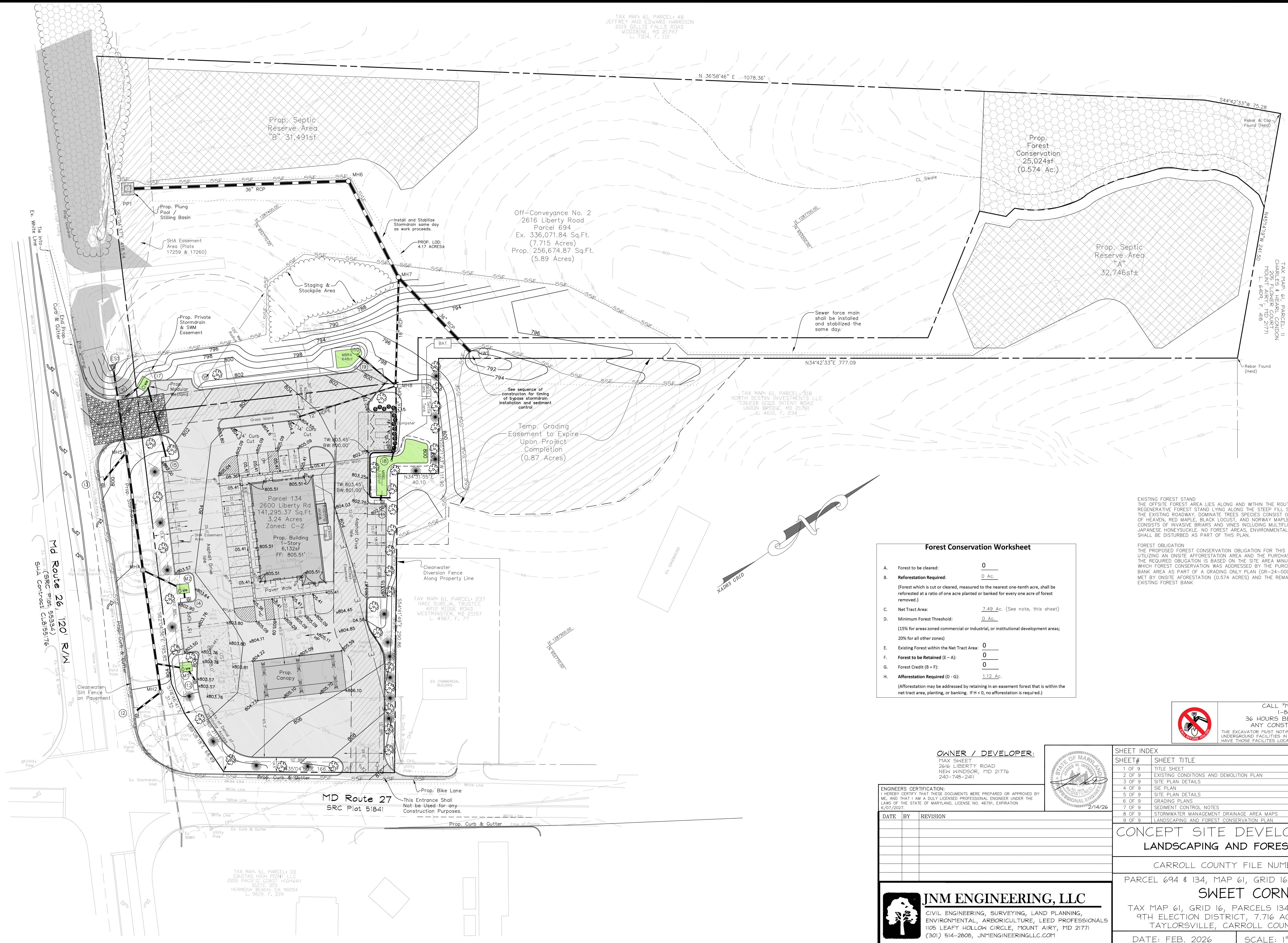
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9TH ELECTION DISTRICT, 7.716 ACRES & 1.93 ACRES
TAYLORSVILLE, CARROLL COUNTY, MARYLAND

DATE: FEB. 2026

SCALE: 1"=40'

SHEET 8 OF 9

TAX MAP: 61, PARCEL: 48
JEFFREY AND EDWARD HARRISON
2119 GILLIS FALLS ROAD
WOODBINE, MD 21797
L. 7314, F. 110



EXISTING FOREST STAND
THE OFFSITE FOREST AREA LIES ALONG THE ROUTE 26 RIGHT OF WAY. THIS IS A REGENERATIVE FOREST STAND LYING ALONG THE STEEP FILL SLOPES UTILIZED TO CONSTRUCT THE EXISTING ROADWAY. DOMINANT TREES SPECIES CONSIST OF TULIP POPLAR, INVASIVE TREE OF HEAVEN, RED MAPLE, BLACK LOCUST, AND NORWAY MAPLE. GROUND COVER PRIMARILY CONSISTS OF INVASIVE BRIARS AND VINES INCLUDING MULTIFLORA ROSE, GREENBRIAR, AND JAPANESE HONEYSUCKLE. NO FOREST AREAS, ENVIRONMENTAL BUFFERS, OR CRITICAL AREAS SHALL BE DISTURBED AS PART OF THIS PLAN.

FOREST OBLIGATION
THE PROPOSED FOREST CONSERVATION OBLIGATION FOR THIS SITE PLAN SHALL BE MET UTILIZING AN ONSITE AFFORESTATION AREA AND THE PURCHASE OF AN OFFSITE BANK AREA. THE REQUIRED OBLIGATION IS BASED ON THE SITE AREA MINUS AN LOD OF 2.15 ACRES IN WHICH FOREST CONSERVATION WAS ADDRESSED BY THE PURCHASE OF AN OFFSITE MITIGATION BANK AREA AS PART OF A GRADING ONLY PLAN (GR-24-0007). THE OBLIGATION SHALL BE MET BY ONSITE AFFORESTATION (0.574 ACRES) AND THE REMAINING BALANCE SHALL UTILIZE AN EXISTING FOREST BANK.

Forest Conservation Worksheet	
A. Forest to be cleared:	0
B. Reforestation Required:	0 Ac.
(Forest which is cut or cleared, measured to the nearest one-tenth acre, shall be reforested at a ratio of one acre planted or banked for every one acre of forest removed.)	
C. Net Tract Area:	7.49 Ac. (See note, this sheet)
D. Minimum Forest Threshold:	0 Ac.
(15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)	
E. Existing Forest within the Net Tract Area:	0
F. Forest to be Retained (E - A):	0
G. Forest Credit (B + F):	0
H. Afforestation Required (D - G):	1.12 Ac.
(Afforestation may be addressed by retaining in an easement forest that is within the net tract area, planting, or banking. If H < 0, no afforestation is required.)	

OWNER / DEVELOPER:
TAX MAP: 61, PARCEL: 518
NORTH BESTIN INVESTMENTS, LLC
13623B GOOD INTENT ROAD
UNION BRIDGE, MD 21791
L. 4610, F. 234

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**CONCEPT SITE DEVELOPMENT PLAN
LANDSCAPING AND FOREST CON. PLAN**

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