

VICINITY MAP
SCALE: 1" = 1200'
TAX MAP: 66 PARCEL: 52

- SITE DEVELOPMENT NOTES:**
- OWNERS: JOSEPH D. GOULD DEED REFERENCE: LIBER 5454 FOLIO 542 DATE: FEBRUARY 1, 2008 GRANTOR: ESTATE OF RICHARD T. WHITE, SR.
 - PROPERTY WILL BE PURCHASED BY THE MANDALA SCHOOL.
 - EXISTING ZONING: AGRICULTURE
 - TOTAL AREA OF SITE: 30.3695 AC±
 - TOTAL DEVELOPED AREA: 2.106 AC, or 917,224 SF
 - TAX MAP: 66 GRID: 20 PARCEL: 52
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 3.5 MILES ±
 - EXISTING USE: AGRICULTURAL (RECREATIONAL EQUESTRIAN CENTER) AND EVENT CENTER.
 - PROPOSED USE: PRIVATE SCHOOL FOR CHILDREN K-6TH GRADE WITH CONTINUED AGRICULTURAL (RECREATIONAL EQUESTRIAN FACILITY) AND EVENT CENTER (COUNTRY INN CLASSIFICATION)
 - TOPOGRAPHY / PLANIMETRIC FEATURES SHOWN HEREON WERE TAKEN FROM COPYRIGHTED GIS DATA FROM CARROLL COUNTY FIELD CHECKED BY VANMAR ASSOC. INC. 2008. CONTOUR INTERVAL 2' VERTICAL DATUM IS NAVD83.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: GLENELG (GdB), GLENVILLE (GhB) AND BRINKLOW CHANNERY (BrC) WEB SOIL SURVEY MAP
 - LIMIT OF DISTURBANCE: 39,886 SF
 - TRAFFIC GENERATION: PRIVATE SCHOOL(K-6th) 40 STUDENTS(15 STUDENTS VANBUS)= 26 TRIPS (25 STUDENTS+ 1 VAN). TEACHER TRIPS INCLUDED IN TRIP GENERATION RATE AM PEAK HOUR= 0.35STUDENT=26+24 TRIPS PM PEAK HOUR=0.62STUDENT=26+16 TRIPS EVENT CENTER & RECREATIONAL EQUESTRIAN FACILITY: ADJACENT STREET NON=PEAK HOUR TRAFFIC

- SITE HISTORY**
- SITE USED AS AGRICULTURAL - RECREATIONAL EQUESTRIAN CENTER
- PER FEBRUARY 2011 AGREEMENT WITH CARROLL COUNTY, MULTI-USE ACTIVITY BUILDING USED FOR SPECIAL EVENTS SINCE 2011. COUNTY ACKNOWLEDGED APPROXIMATELY 300 TREES PLANNED ON THE PROPERTY FOR SCREENING AND BEAUTIFICATION PURPOSES.
 - BZA CASE #6402 APPROVED ON JULY 26, 2022 FOR CONDITIONAL USE FOR A COUNTY INN AND BANQUET FACILITY WITH MAXIMUM 150 ATTENDEES AND BETWEEN THE HOURS OF 1.0 AM TO 1.0 PM.

- PARKING**
- PRIVATE SCHOOL**
- 40 STUDENT POPULATION WITH 8 TEACHERS.
 - 2.1 VAN FOR 15 STUDENTS.
 - DROP OFF/PARKING FOR STUDENTS = 25 STUDENTS.
 - TEACHER PARKING = 8 SPACES.
 - MINIMUM PARKING (SCHOOL EVENTS) = 40 STUDENT/PARENT VEHICLES + 8 TEACHER VEHICLES = 48 PARKING SPACES.

- EVENT PARKING**
- MAX ATTENDEES WEDDING EVENT = 150
 - PARKING REQUIREMENT = 2.5 PEOPLE/VEHICLE = 60 PARKING SPACES
 - PARKING PROVIDED = 64 PARKING SPACES

- STORMWATER MANAGEMENT**
- LIMIT OF DISTURBANCE IS 39,000 SF. STORMWATER MANAGEMENT IS PROVIDED BY N-3 SHEET FLOW TO CONSERVATION.
 - STORMWATER MANAGEMENT IS IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PROVISIONS OF CHAPTER 151 OF THE CARROLL COUNTY CODE OF ORDINANCES.

FOREST CONSERVATION

THE CUMULATIVELY DISTURBANCE IS LESS THAN 40,000 SF AND IS THEREFORE EXEMPT FROM THE FOREST CONSERVATION PROVISION OF CHAPTER 150 OF THE CARROLL COUNTY CODE OF ORDINANCES.

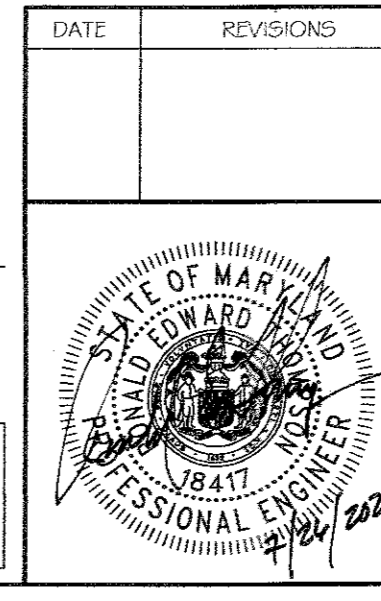
WATER RESOURCE PROTECTION

THE PROPERTY IS NOT LOCATED WITH AN AQUIFER PROTECTION AREA. THERE WILL BE NO SPILLAGE OF HAZARDOUS OR REGULATED SUBSTANCES TO THE GROUND WATER, STORMWATER MANAGEMENT SYSTEM OR DRAINAGE SYSTEM.

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	KW	SLOPE
BrC	BRINKLOW CHANNERY LOAM	C	NO	0.20	8-15%
GdB	GLENELG LOAM	B	NO	0.24	3-8%
GhB	GLENVILLE SILT LOAM	C/D	NO	0.37	3-8%

OWNER
JOSEPH D. GOULD
5641 RIDGE ROAD MOUNT
AIRY, MD. 21771
410-493-6777

DEVELOPER/PURCHASER
THE MANDALA SCHOOL
6315 HILLSIDE COURT, SUITE D
COLUMBIA, MD 21046
443-546-3551



CONCEPT SITE PLAN
THE MANDALA SCHOOL
LIBER 5454 AT FOLIO 542

5601 RIDGE ROAD
ELECTION DISTRICT NO. 13
CARROLL COUNTY, MARYLAND
SCALE: 1" = 100' JULY 2022

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 528 Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751

CARROLL COUNTY FILE# 5-22-0032

SHEET 1 OF 4

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. 18417, Expiration Date: 9/18/23.

