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SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GaD	Galla loam, 15 to 25 percent slopes	B	0.49
GfB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.28

\* DENOTES HIGHLY ERODIBLE SOILS; HIGHLY ERODIBLE SOILS DEFINED AS >15% SLOPE OR >5% SLOPE AND A K FACTOR OF >0.35

**Building Height Note**

The Building Height is 32' based upon the definition of Building Height 158.002 (The Vertical Distance from Grade Plane to the Average Height of the Highest Roof Surface) 27' + 37/2' = 32'. 158.04(A)(2) states that no building can be higher than 35' based upon the building meeting minimum setbacks for a commercial zone adjacent to a residential zone. 158.130 (E(3)) allows for the building height to be 50' if the building is 15' further from the minimum setback. This plan shows all of the building setbacks at a minimum 15' further than the setback. Thus the building could achieve a height of 50'.

## Operation And Maintenance Schedule For Homeowners Association Owned & Maintained Micro-Bioretenction Areas (M-6)

- The owner shall maintain the plant material, mulch layer and soil layer annually. maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year. during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material. Treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy.
- The owner shall maintain all observation wells, clean-outs and perforated underdrains.
- Filter material must be replaced when water remains on the surface of the filter bed for more than 24 hours following a 1 or 2 year storm event or more than 48 hours following a 10 year storm event.

### GENERAL NOTES

- SUBJECT PROPERTY ZONED C-2 PER ZONING PLAN.
- SITE ANALYSIS:
  - ZONING: C-2, COMMERCIAL MEDIUM INTENSITY DISTRICT
  - GROSS AREA OF TRACT = 3.24 AC.
  - AREA OF PROJECT/L.O.D. = 2.56 AC.
  - EXISTING / PROPOSED USE = RESIDENTIAL / SELF STORAGE
- TOPOGRAPHIC CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY DEVELOPMENT DESIGN CONSULTANTS, INC. DATED ON OR ABOUT DEC., 2022 AND SUPPLEMENTED BY PRIOR SURVEYS AND CARROLL COUNTY GIS DATA.
- BOUNDARY OUTLINE BASED ON RECORD DRAWINGS.
- PROPERTY DEED REFERENCE: LIBER 07699, FOLIO 00382.
- PUBLIC WATER AND SEWER SHALL CONFORM TO CARROLL COUNTY SPECIFICATIONS.
- EXISTING UTILITIES WILL CONFORM TO CARROLL COUNTY GENERAL SPECIFICATIONS.
- NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THREE (3) MICRO-BIORETENTION ("M-6") FACILITIES ARE PROPOSED ALONG WITH ADDITIONAL UNDERGROUND STORAGE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE PROPERTY OWNER.
- NO CEMETERIES EXIST WITHIN THIS PROPERTY.
- ALL PROPOSED ROADS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
- THERE ARE NO EXISTING WETLANDS OR THEIR ASSOCIATED BUFFERS ON-SITE. NO FLOODPLAIN HAS BEEN IDENTIFIED ON SITE.
- ANY INTERNALLY LIT SIGNAGE SHALL CONFORM TO CARROLL COUNTY CODE, SECTION 205-55 ILLUMINATION.
- THE FOREST STAND DELINEATION PLAN WAS APPROVED WITH 8-22-0038. THE FOREST CONSERVATION OBLIGATION WILL BE MET BY PURCHASING AVAILABLE BANK.
- ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO CARROLL COUNTY'S "SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- ALL WATER CONSTRUCTION SHALL CONFORM TO CARROLL COUNTY'S "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- ALL SEWER CONSTRUCTION SHALL CONFORM TO CARROLL COUNTY'S "GENERAL SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- THIS SITE IS LOCATED IN THE 12th FIRE AND EMERGENCY SERVICES DISTRICT.
- A GRADING PERMIT WILL BE REQUIRED FOR THIS PROJECT. PRIOR TO ISSUANCE OF THE GRADING PERMIT, THE OWNER SHALL OBTAIN ALL REQUIRED LETTERS OF AUTHORIZATION AND PERMITS FROM MDE.
- A NOTICE OF INTENT (NOI) SHALL BE OBTAINED FOR DISTURBANCES GREATER THAN ONE ACRE. A GENERAL PERMIT APPLICATION WILL BE SUBMITTED FOR THIS PROJECT.
- THE PROPERTY IS NOT IN AN AQUIFER PROTECTION OR WELLHEAD PROTECTION AREA.
- THE SITE DOES NOT LIE WITHIN A TIER II CATCHMENT AS DESIGNATED BY MDE.
- THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES LOCATED ON THE PROPERTY.
- THIS SITE IS LOCATED IN THE SURFACE WATERSHED AREA.
- PARKING: PER ZONING ADMINISTRATION VARIANCE CASE 2A-2184 REDUCTION OF THE AMOUNT OF REQUIRED PARKING SPACES FROM 70 TO 4 FOR A SELF-STORAGE FACILITY.
- THE FACILITY WILL HAVE 650 INDIVIDUAL STORAGE UNITS INSIDE.
- THE HOURS OF OPERATION ARE:
 

OFFICE: 9:30 AM - 6:00 PM

ACCESS: 6:00 AM - 10:00 PM
- THERE WILL BE NO USE, TRANSFER OR STORAGE OF HAZARDOUS OR REGULATED SUBSTANCES ON SITE.

SHA TRACKING #: 22APCL012XX

Trip Generation Mini-Warehouse (ksf-Gross Floor Area, ITE-151)			
	In	Out	Total
AM Peak Hour	5	3	8
PM Peak Hour	7	7	14
Midday Sat. Peak Hour	9	6	15
Average Daily Totals			131

PARKING PROVIDED		
Regular	8	
Handicapped	1	
TOTAL	9	

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 1' INTERVAL
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING OVERHEAD ELECTRIC LINE
---	SOILS LINE
---	EXISTING TREELINE
---	EXISTING STREAM
---	EXISTING TREE
---	EXISTING WATER
---	EXISTING SEWER
---	EXISTING GAS
---	EXISTING BORING/TEST PIT
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED EROSION CONTROL MATTING
---	PROPOSED MACADAM PAVING
---	PROPOSED RIP-RAP
---	PROPOSED TREELINE
---	PROPOSED 4" PVC UNDERDRAINS
---	RIGHT OF WAY DEDICATION
---	FUTURE CONSTRUCTION BY OTHERS

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.

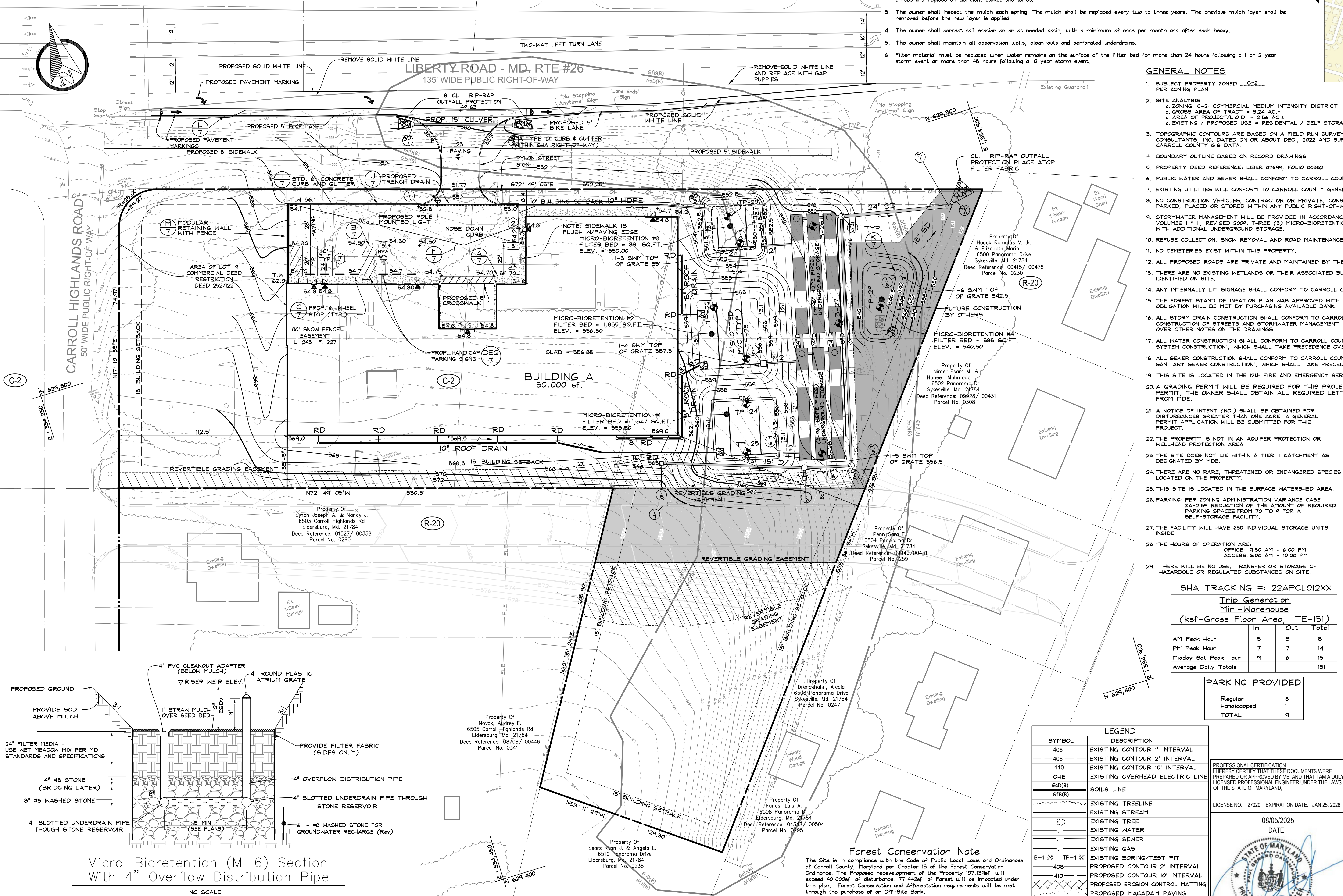
LICENSE NO. 27020, EXPIRATION DATE: JAN 25, 2026

08/05/2025  
DATE  
Paul G. Cavanaugh, P.E.  
PROFESSIONAL ENGINEER NO. 27020



### VICINITY MAP

SCALE: 1" = 600'



- NOTES:
1. 3" ABOVE WEIR IS PROVIDED TO CONVEY 10yr. STORM.
  2. 6" ABOVE WEIR IS PROVIDED TO CONVEY 100yr. STORM.
  3. MIN. 6" FREEBOARD IS PROVIDED FOR EACH FACILITY ABOVE 100yr.
  4. MIN. 12" FREEBOARD IS PROVIDED FOR EACH FACILITY ABOVE 10 yr.

Planners  
Surveyors  
Engineers  
Landscape Architects

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**DDC**  
Development Design Consultants

OWNER:  
Toth Investments, LLC  
Phone Investments, LLC  
3201 Rogers Avenue, Suite 302  
Ellicott City, MD 21103

DEVELOPER:  
SOCO Investments, LLC.  
410-967-2720

SITE ADDRESS:  
2105, 2109, and 2129 Liberty Road  
Eldersburg, MD 21784

### Carroll Highlands Self Storage

## CONCEPT PLAN

5TH ELECTION DISTRICT		CARROLL COUNTY, MD	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE # S-24-0018		DES. BY: BT	
TAX ACC. #:	005116, 005078, 005108, 005094	DRN. BY: JL, SRB	
TAX MAP: 74		CHK. BY: PGC	
BLOCK / GRID: 0014		DATE: 08/05/25	
PARCEL # 595, 596, 56, 197		DDC JOB#: 24004.1	
ZONE / USE: C-2, R20		SHEET NUMBER:	
DWG. SCALE: 1" = 30'		1 of 8	



