## GENERAL SITE DATA FOR ALL LOTS INDUSTRIAL PARK USE STANDARDS Public Water Is Utilized And Is Available Along The Site Frontage On Progress Way. Public Ser Is Utilized And Is Available Within The Park § 106.106 INDUSTRIAL PARK. (A) An Industrial Park is a sale-contained development once of a least term areas that is contained to the contained of the contain GENERAL NOTES: (q) Self-centrice stronge facility. (1) Tattos or placing establishment. (3) Velidic registr and (3) Velidic registr and (3) The following principal uses are also permitted by right in an Industrial Park, without being subject to the processing initiations above: (4) The following principal uses are also permitted by right in an Industrial Park, without being subject to the processing the processing of the processing of the following principal control of the following temporary uses in probabilist in an Industrial principal and an occurrence of the processing of 1. Existing Zoning = I-1 2. 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 11 = 4.889 Acres +/Lot 17 = 8.0623 Acres +/-Accordance With The Code Of Public Local Laws And Ordinances Of Carroll County, Manyland Per Section 115-2.(B)(10). See Letter Dated 2-29-95 From Vicki Luther, Office of Envisonmental Services. Quantitative And Qualitative Storm Water Management Of Runoff From This Site Development Project Was Provided in An Existing Regional Storm Water Management Facility For An Existing Regional Storm Water Management Facility For Is Utilized And Is Availabely Nearest Reserval: Aberty Nearest Stream: 256-Ft. South Of Site Nearest 100-Year Floodylair: 100-Ft. South Of Site Non-Tidl Wellands: Not Present Non-Tidl Wellands: Not Present The Year No Existing Wells Or Septic Systems On This Poperty Or Wiltial 100 Of The Lot Lines Of This (a) Airport. (b) But serman: (c) Airport. (d) But serman: (e) But serman: (e) But serman: (f) But serman: (g) An Existing Regional Storm Water Management Facility For The Ellerstamp Business Center (See No 8-11) With Adjoins The Southeast Side of This Lot. Additional Supplementary Water Coality Measures Fairer Secretary Coality Measures Fairer Fairer Secretary Coality Measures Fairer Fa JARON DEJISTING Weten ou ... Property Of Whitel all Of 1 The Let Lines up ... Property Of Whitel all Of 1 The Let Lines up ... Fry As Of This Date. From The Angle 12 The Property of the Property of the Many 12 The Property of the Property of the Many 12 The Property of the Property 3. Total Developed Area = 2.56.04.62 Square Feet Are properly benefit between the one of the County 3. Total Developed Area = 2,540,942 Square Feet SITE were the following uses permitted in the Commercial Dist. 2. 2. 2. 3. Adult day are facility: 3. Adulting are facility: 5. Centerly or muscloom; 6. Centerly or muscloom; 6. Centerly or muscloom; 6. Relaid store greater than 25,000 square feet in size; 6. Relaid store greater than 25,000 square feet in size; 7. Centerloom; 9. Dog schoolshalton client; 19. Dog schoolshalton client; 19. Feneral establishment; 19. Honge in schillishment; Soil Types: BaA - Baile Silt Loam(C/D) (6) Landscaping, diget, waterway, and parties an extraction of the developer. (7) An Expectable shart shall be partition to subsidied as the expected of the developer. (8) An expectable shart shall be partition to subsidied as the expectable shall be expected for the shart of the shart shall be expected for the shart sha GaD - Galla Loam(B) GfB - Glenelg-Urban Land(B) GhB - Glenville Silt Loam(C/D MaC - Manor Loam(B) MaF - Manor Loam(B) UrB - Urban Land(C) SITE DATA LOT 2-B SITE DATA LOT 9C 1. Area Of Sile - 14.6227 acres 2. Area Of Existing Building - 200,000 sf 3 4. Ploar Area Sile - 3 1.70(96.89) 965 = 0.21 4. Total Estimated Max, Number Of Occupants - 50 6. Estimated Severage Flows For Use Waterbouse 0.03 × 200,000 sf = 6,000 gpd 1. Total Estimated Severage Flow For Use 6,000 gpd 6. Current Existing Use Waterbouse (Distribution 7. Particle Requirement VICINITYMAP 1, Area Cf Sine = 23,0049 Acres 2, Area Cf Existing Building = 356,000 sf 3, Floor Area Ratio = 356,000/1,028,229 = 0.35 4, Totaj Estimated Max. Number Of Occupants -8. The Jocation of existing utilities shown hereon are approximate only. Contractor shall worlfy the existence, location, and depth of any existing utilities and shall notify the engineer of any discrepance prior to beginning work. 9. The contractor shall notify the utilities utilities at 1-800-257-7777 three (3) worlding days prior to beginning any work in the vicinity of 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. Nursing home; Outdoor drive-in theater; 4. Total Estimatos Mex. Humber Of Cooxpanis - 50 Settlembod Severagel Plows For Use Waterhouse 0.03X 356,000 st = 0.0800 god Office 10 Severage Plow For Day = 10,000 god Office Challesting Use Waterhouse Distribution 6. Currier Estating Use Waterhouse Distribution Perting Required: Perting Required: 230,04,00 st Waterhouse (3 1 Sp / 1,500 st = 238 Spaces Total Paring Provided 7 Total Paring Provided 7 Total Paring Provided 7 Total Paring Provided existing utilities. 10. The contractor shall note that in case of a discrepancy between the scaled and fligured dimensions shown on these plans, the figured dimensions shall govern. 11. Any changes to this plan will require an Amended Site Development Plan to be approved by the Carroll County Planning and Zorling Correct Existing Use Winelmont Teaching Requirement Total Packing Required: Total Packing Required: Total Packing Required: Total Packing Required: Total Packing Reput Hose Services Total Packing Packing Required: Total Packing Packing Sources Total Packing Packing Total P LEGEND EX 8" 8459 EXISTING WATER EXISTING SEWER 12 # SA EXISTING STORM DRAIN Bennett Road 7 12. This site plan shall become void eighteen months after the date of EXISTING CURB & GUTTER EXISTING GAS EXISTING TELEPHONE EXISTING ELECTRIC EXISTING ROAD RIGHT OF WAY SOILS LINE PROPERTY BOUNDARY EXISTING CONTOURS PROPOSED CURB & GUTTER REPROPERTY BOUNDERY EXISTING CONTOURS PROPOSED CURB & GUTTER REPROPERTY BOUNDERY 12. This sile plan shall become void eighteen months after the date of approval if no building permit or coning certificate has been issued for this project, unless an extension of this time limit is issued by the Director of the Department of Planing. 13. Zoning Case History - Approved Conditional Use for School Case 4986 Approved 11-724 for Let 8. 14. The contractor shall inspect the silts or betermine if any trees, paring, structures, etc. are to be removed prior to placing a bid Standard Parking Spaces @ 9'X20' <u> Детапультанняння данняння даннян даннян данняння данняння дання дання дання дання дання дання дання дання да</u> Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20' - приняти в (4) Route ? Standard (Two Side-By-Side) @ 21'X20' 8. Total area to be disturbed 2,970 sf pairing, structures, etc., are to be removed prior to placing a bit on such items. 15. The contracts which all gear the populat and of all trace, abrid, on such items. 15. The contracts which the instructions are a unless roted an title place. 15. Suitable mentals can be used an if an and littli shall be placed and compacted as specified in the soils report preparate for this project or as recommended by the grose-tention elegible. All 12 is been accept general to the project of the project of the project of projects of the project of the project of projects. All 12 is been accept general contraction of the project of the pro \_\_\_\_\_\_ Q. PROPOSED GRADES SITE DATA LOT 10 SITE DATA LOT 17 EXISTING STREET LIGHT Γ→ 1. Area Of Site = 3.4351 acres 1. Area Of Sike = 3.4391 acres 2. Area Of Bulling = 31700 xt (Planned) 3. Floor Area Ratio = 31.700x149.833 = 0.21 4. Total Ediment Max. Number Of Coopparts - 7: 6. Proposed Edimated Severage Flows For Use: Office 0.00 9.4 (1.000 at = 915 go Marchouse 0.03 X 21.500 SF = 945 gpd Total Edimated Semage Flow Per Day = 1.563 6. Proposed Use - Warehouse And Offices 6. Proposed Use - Warehouse And Offices Area Of Site = 8.0623 acres Area Of Existing Building = 68.200 sf Ricor Area Ratio = 68.200/351,184 = 0 Total Estimated Max. Number Of Occu PROPOSED CONCRETE WALK Road. lity 5-90-069 5. Estimated Sewerage Flows For Use: Medical 0.62 X 7,300 SF = 4,256 gpd Sykesville ownurse LMZ X 7,300 SF = 4,256 gpd Warehouse Distribution 0,30 X 61,100 SF = 1,833 gpd Total estimated server flower 6,089 GPD C. Cummit Existing Use Warehouse Distribution +Medical 7, Parking Requirement 7,300 ST Medical Office 9,33 Sp/ 1,000 SF = 25 6,100 ST WarehouseDistribution @ 1 Sp /1,500 SF = 41 s-06-007 construction and the Carroll County Plumbing Code, unless to Charles and public dates, as a Sheet of 20. Contractor shall provide a minimum of 2" bench behind all curn and patter in Ill areas on a minimum of 2" bench behind all curn and qualiter in Ill areas. The contractor shall provide a minimum of 2" bench behind all curn and patter in Ill areas of the contractor shall all shall be 22. Commiscor shall provide all powerent manifering and signings for handcape spaces inclinated haroom in accordance with all applicable regulations. EXISTING 69, 200 SF ONE STORY BUILDING 7. Parking Requirement 7, Parling, Requirement Total Parling Required: Proposed 31,700 SI Warehouse / Office Proposed 31,700 SI Warehouse / Office 10,000 SI Office Space (§ 3.3 Sp/ 1000 SI = 34 Spaces 21,500 SI Warehouse (§) 1.59 / 1000 SI = 15 Spaces Total Parling (Required = 45 Spaces Total Parling (Povided = 83 Spaces Total Parling (Povided = 83 Spaces Total Parling Spaces Standard Parling Spaces Standard Parling Spaces Standard Parling Spaces INSPECTION SEQUENCE NOTES: The state of the s Progress Way Contractor shall notify the Carroll County Bureau of Permits and Inspections at 0-188-2674, at least one day prior to beginning any work. Its compliance inspections are required at the following stages during construction ar = 25 Spaر مر. ... ibution @ 1 Sp / 1,500 Sf = 41 Spac Site contributes based rows an equip of the following larges only a sounder to the Proposed students between of a proper between as a share on these green given by Proposed foundation installs for all studies; some on these approved date. On Expenditure studies for all studies; some on these approved date, to design a students of the students of th Total Parking Required: Total Parking Provided: -----23. Contractor shall furnish a lettur, signed by a Maryland Registered by the Contractor shall furnish a lettur, signed by a Maryland Registered been installed in accordance with the applicable Carriell Contrally Students and those plans. Students and those plans, minimum of 1 for of possetive IIII over starm data place at all films during construction. 25. Prevenent marslags to be Traffic White. 25. Prevenent marslags to be Traffic White. 27. No construction vehicles, contractor or private, or construction materials registered to the contraction of the Total Includes 3 Handicap Parking Spaces Standard Parking Spaces @ 9'X20 Handicap Parking Spacus @ 97x20' Handicap Parking Spacus, Van Accessible (Two Side-By-Side) @ 24'X20' Standard (Two Side-By-Side) @ 21'X20' 8. Total area to be disturbed 4,900 af Онининиюнининю Handicap Parking Spaces, Van Accessible (Two Side-By-Side) @ 24'X20' Bernaman Aman mark Standard (Two Side-By-Side) @ 21'X20' I. Total area to be disturbed 0 sf Lot 10 Lot 9C -运 DAISTING 200,000 SF ONE STORY BUILDING PE-006.00 1 SITEDATALOT 13 SITE DATA LOT 8 or equipment may be parted, pixed or stored within the right-of-way of Progress Naty. Progress Nay. 20. Contractor shall not interrupt existing utility service without written germisation from once of utility. 20. Contractor shall not interrupt existing utility service without written germisation from once of utility. 21. Contractor shall be not interrupt existing utility service without written to solve the parted of the service of the structure of the service of the structure of the service 1. Area Of Site = 3.716 Acres 2. Area Of Existing Building = 20,000 sf 3. Fiber Ansa Ratio = 20,000161, 956 = 0.13 4. Total Estimated Max. Number Of Occupants = 160 5. Estimated Swarque Fibras For Use: 160 Persons © 6.92 gpd 7. Total Estimated Swarque Fibras For Day = 1,107 gpd 6. Esting Use = Private School 7. Carcino Bearing Use - Private School 6. Estimpt Use - Private School Area Of Site = 4,889 Acres Area Of Existing Building = 42,400 sf Floor Area Ratio = 42,400/212,959 = 0,20 Total Estimated Max. Number Of Occupants = 42 M 5. Estimated Sewerage Flows For Use THE SEA CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL Warehouse 0.03 X 28,400 Sf = 1,260 gpd Office 0.09 X 14,000 St = 2,112 gpd Total= 2,112 Gpd 6. Current Existing Use - Warehouse And Offices 7. Parking Requirement 6. Existing Use – Private School 7. Parking Requirement: K Through 8 Private School Facility Total Parking Required Full Time Staff Administration / Faculty = 50 Spaces Visitor Total 8 Spaces Parking Required = 10 Spaces Total 8 Spaces Provided = 75 Spaces Total Buddes 4 Handdas Parking Spaces Total Buddes 4 Handdas Parking Spaces Total Parking Spaces Provided DATE ranking Requirement Total Office - 14,000 sf @ 1 Space/150 sf Precedom Community Comprehense Plan. The development proposal is considered with this designation. on State I and a second proposal is considered with the designation of the plan is referred to that system shown or Plan 16.29 which is based on NAC 77. Condenters markets whom thereon identified with NAC 5301 values. The elevations below thereon are based on NAVD 27 elevations as as to be considered with the public state of NAVD and the property and the part 500-s. Which is States of NAVD 28 elevations is as to be considered with the public state of the public state of NAVD 27 elevations is as to be considered with the public state of the Total Warehouse - 28,400 sf @ 1 Space/1500 sf = 19 Space Total Warehouse - 28,400 at @ 1 Space/10/ Total Parising Roughed Total Parising Provided Total Includes 5 Handicap Spaces Standard Parising Spaces, Wan Accessible (Two Side-By-Side) @ 24/X20' Standard (Two Side-By-Side) @ 21/X20' 8. Total area to be disturbed 3,100 at CARROLL COUNTY ZONING ADMINISTRATOR APPROVAL = 117 Spaces PLAN DEPICTING Plat Reference Approved Site Plan File Number LOTS WITHIN 1470 PROGRESS WAY 1545 PROGRESS WAY 1583 PROGRESS WAY 1493 PROGRESS WAY 1393 PROGRESS WAY 1430 PROGRESS WAY iotal includes 4 handroop viraling spoces Standard Paring Spaces (§ 9°X20' Handrap Paring Spaces, Standard (Two Side-By-Side) @ 21°X20' Varn Accessible (Two Side-By-Side) @ 24°X20' 8. Total area to el citurbed 0 # **INDUSTRIAL PARK** DATE AND SITE APPROVAL CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS **FILE NUMBERS** 11. Developer Is responsible to providing still leave appropriate and two risk septed correspondences of the control of the GENERAL NOTES FOR WORK WITHIN PUBLIC RIGHTS-OF-WAY 4. Locations of existing utilities are shown only as notification to Contractor of the presence of underground utilities. Carroll County and the design engineer do not warrant or guarantee correctiones or completeness of information shown. Contractor is responsible for contacting Miss Utility at 1-800-257-7777 for verifying existence and focation of all utilities prior to beginning work. Any damage to existing utilities due to Contractor's operation shall be repaired immediately It, offsets owner settled to a importer for ensparament communities are support of parameter is to ment less heliums supports oil positioners in Table 3 of hospic quick or fine parameter. It is not exist to extend the support of parameter is not existent and the completed and the test results authititate to adequate of parameter is not exceeded by the final and offset parameter is to delivery of the material. As called the communities of the comm OWNER'S CERTIFICATION CARROLL COUNTY HEALTH DEPARTMENTAPPROVAL a. Design Manual - Volume One - Roads and Storm Drains, 1994 edition, of the Carroll County I'We hereby certify that all proposed workshown on these construct orizotically has been reviewed by melus and that live fully windershow had to receive no control his horizon. The week will be conducted in strict accordance with these plans. Weadon entered has any changes to these plans where any entered has any changes to these plans in the care of control country flams any entering set any changes in the Carroll Country Flamsing and Zonlig Cormision better any changes in the work in made. a. Design Manual - Volume One - Roses and Storm Drains - 1994 odition - of the Curroll County Design Guide for Hesible Powersen. (2004.) or the Curroll County Operation of Polisiki Works. 5. Book of Standersts. Highway and Incidental Structures of the Manyland Operations of Standersts. Highway and Incidental Structures of the Manyland Operations of Transportation. State Highway Administration of Transportation and Transportation of Transportation and Transportation a 5. Developer is responsible in all regards for relocation of any existing utilities 11. Inlet grates in sumps shall be constructed level at elevation given in structure schedule. Inlets on grade shall be adjusted so that slope of grate matches finished flow line of curb. Top elevation shall papely to centerline of grate at flow line of curb. Cross slope of the grate shall match the road cross slope. 6.In case of discrepancy between scaled and floured dimensions, figured dimensions shall gover DATE If for any reason proposed facilities cannot be constructed in accordance with approved plans, Contractor must immediately inform Construction Inspector or Construction Inspection Division (401-408-617) grade ability of the Construction Inspector or Construction Inspection Division (401-408-617) and ability of the Construction Inspector or Construction Inspection of Public question until revised plans issued by the design engineer are approved and issued for construct by the Bureau of Development Review. Permanent signage and striping shall be furnished and installed by the Carroll County Bureau of ds Operations, Contractor shall notify the Bureau of Roads Operations at 410-386-6717 a minimumene (3) weeks prior to starting work and then again 48 hours prior to completion of work). CARROLL COUNTY FIRE PROTECTION ENGINEER Merritt-EBC, LLC 12. Pipe elevations shown on storm drain profiles are invert elevations unless otherwise noted. 13. Where ditch or waterway stabilization matting of any type is specified, installation shall be in accordance with manufacturer's recommendations. Matting shall be placed on bottom and side slopes to provide either 1.0/stabilized depth, unless otherwise indicated on plans. Construction vehicles, contractor or private, or construction materials or equipment shall not be parked, placed, or stored within any public right of-way. By Scott Dorsey, (Merritt Properties, LLC) Name (s) Printed All of the above noted publications are included by reference as part of these construction plans Fallure to mention specifically the provision of any Item(s), or performance of any work or procedure which would normally be required to complete the project, shall not relieve the Contractor of his responsibility to provide such Item(s) or to perform such work or procedure DATE -14.All existing paving disturbed by utility cuts shall be replaced in accordance with Carrol County Standard Plate 47, Option 1 or Option 3 in the Design Manual, Volume 1 or as not Utility Permit. 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. CARROLL COUNTY DEPT OF PUBLIC WORKS FOR LITHTIES. 9-26-23 3. Contractor shall furnish, place and maintain traffic control measures as shown in these plans and as specified in the MAMUTCD. Contractor shall immediately remove and replace devices which a 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. rurpose Note: To authorize use of the 58.332 acre development as an Industrial Park under § 155.156 in accordance with the Carroll County Planning Commission's authorization of October 18, 2022 EMBANKMENT AND SUBGRADE of the MD SHA Stancard Specifications for Construction and Materials. Compact the material that is 1 foot below the top of subgrade to all least 92,0% of maximum dry density using AASHTO T-180 method. Compaction of top one foot of fill shall not be less than 97.0% of maximum dry density using the same method. 15.Once begun, road construction shall be continued until full depth of aggregate base and paving as shown on the typical section are placed, including the finished surface course. Aggregate base course and hot mix asphall base course shall not remain uncovered for more than flive working ray. ENGINEER: DEVELOPER TITLE ISSUE DATE Cover Sheet -Site Development Plan MATISWARFIELD OFESSIONAL CERTIFICATION. Cover Sheet Site Plans INDESSIONAL CERTIFICATION. HERBY CERTIFY THAT THESE DOCUMENTS WERE REPARED OR APPROVED BY ME, AND THAT I AM A DULY ICENSED PROFESSIONAL ENGINEER UNDER THE LAWS DIF THE STATE OF MARYLAND, LICENSE NO. 18848, XPIRATICY DATE: 08-19-2024. 2066 Lord Baltimore Dri Lot 2B, Lot 17 and Lot 13 Merritt-EBC, LLC Progress Way Industrial Park 1st COUNTY SUBMISSION .ot 2B, Lot 1/ and Lot 13 Merritt-EE .ot 8 Merritt-EL-5, LLC, .ot 9C Merritt-EL-4, LLC, .ot 10 Merritt-EL-7, LLC C/O MERRITT PROPERTIES, LLC ore MD 21244 Lots 2B, 8, 9C, 10, 13 +17 Eldersburg Business Center 410-298-2600 Fax 410-298-9644 909 Ridgebrook Road Suite 100 Sparks, Maryland 21152 410.683.7004 PHONE 410.683.1798 FAX Landscape Plans

2066 LORD BALTIMORE DRIVE

BALTIMORE, MARYLAND 21244 410-298-2600

VA

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Section One

S-23-0012

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

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