



ZONING MAP  
NOT TO SCALE

VICINITY MAP  
SCALE: 1" = 2,000'

WATER RESOURCE MAP  
SCALE: 1" = 2,000'

**CARROLL COUNTY ZONING SCHEDULE**

ZONE C-3 COMMERCIAL HIGH INTENSITY DISTRICT  
RESTAURANT, WITH DRIVE-THRU IS A PERMITTED USE AS PART OF AN EXISTING PLANNED COMMERCIAL CENTER PURSUANT TO §158.082

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
<b>BUILDING SETBACKS &amp; HEIGHT:</b>				
MIN. SETBACK FROM PUBLIC STREET R.O.W. LINE (FT)	50	58.1	50	§155.054(C)(1)(a)
MIN. FRONT YARD (FT)	10	58.1	50	§158.084(1)(a)
MIN. SIDE YARD (FT)	10	> 10	> 10	§158.084(1)(b)
MIN. REAR YARD (FT)	15	> 15	> 15	§158.084(1)(c)
MAX. BLDG HEIGHT (FT)	50	16' - 10 1/2"	22	§158.084(1)(d)
<b>PARKING SETBACKS:</b>				
FROM PUBLIC STREET RIGHT-OF-WAY (FT)	15	22	23.4	§155.078(C)(3)
<b>SIGNAGE:</b>				
MAX. TOTAL SIGN AREA CALCULATION	4 SF PER 1 LF OF TENANT FRONT	-	91 LF	§155.14(C)
MAX. TOTAL SIGN AREA (SF)	364	214.94	124.94	§155.14(C)
<b>PARKING &amp; QUEUING REQUIREMENTS</b>				
<b>PARKING:</b>				
MIN. STANDARD SPACE SIZE (FT)	9 x 20	9 x 20	9 x 20	§155.078(A)
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	25	26	§158.064(C)(1)(c)
PARKING CALCULATION FOR RESTAURANT	1 FOR EVERY 3 PERSONS, BASED ON MAXIMUM CAPACITY	-	73 PERSONS	§158.063
MINIMUM NUMBER OF SPACES	25	48	44	
PARKING CALCULATION AS PART OF A PLANNED COMMERCIAL CENTER	5.5 SPACES PER 1,000 SF OF BUILDING AREA	-	2,722 SF	§158.063
MINIMUM NUMBER OF SPACES	15	48	44	
MINIMUM NUMBER OF QUEUING SPACES	7 SPACES PER TRANSACTION STATION (5 APPROACHING THE ORDER BOARD)	-	1 TRANSACTION STATION	§158.064(1)(b)(5)
TOTAL NUMBER OF QUEUING SPACES	7 (5)	-	11 (6)	

**REVISIONS**

NO.	DESCRIPTION	DATE

**FOR APPROVAL PURPOSES ONLY**

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK-OUT SERVICE (1-800-225-0089) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: CBJ	JOB NO: 1061-271
DRAWN BY: CBJ	DATE: 05/22/24
CHECKED BY: BWC	SCALE: 1" = 20'

**TACO BELL**  
CONCEPT SITE  
DEVELOPMENT PLAN  
1429 LIBERTY ROAD  
MAP 0073, GRID 0012, PARCEL 0731  
TAX ACCOUNT ID: 0705059968  
STORE #440036  
ELDENSBURG  
ELECTION DISTRICT 05-004  
CARROLL COUNTY  
STATE OF MARYLAND

FOR  
MARYLAND CANTINA, LLC  
14 BALGOMINGO ROAD  
CONSHOHOCKEN, PA 19428



**BRIAN W. CLEARY, PE**  
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**SITE PLAN**

**ITE TRIP GENERATION TABLE**

LAND USE	UNITS	AM PEAK HOUR	PM PEAK HOUR	WEEKDAY DAILY TRIPS	WEEKEND PEAK HOUR	WEEKEND DAILY TRIPS
FAST-FOOD RESTAURANT WITH DRIVE-THRU WINDOW	1,989 SF (EXISTING TACO BELL)	101	102	937	110	1225
	2,722 SF (PROPOSED TACO BELL)	139	140	1282	150	1677
Δ	733 SF	38	38	345	40	452

WB-50 TURNING TEMPLATE  
SCALE: 1" = 50'



