

CONCEPT / PRELIMINARY SUBDIVISION PLAN FOR ELDERSBURG CORPORATE PARK

TAX MAP# 73, GRID# 6, PARCEL 246
ELECTION DISTRICT: 5 CARROLL COUNTY, MD.

- GENERAL NOTES:**
- CURRENT TITLE REFERENCE: LONG MEADOW PARK, LLC BY DEED RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND IN LIBER 11401 FOLIO 82 DATED DECEMBER 30, 2024
 - GRANTOR: LONG MEADOW FARM 21784, LLC
 - PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY SAMS COMPANIES (FORMERLY MTPLS, INC.) DATED 11/20/21
 - THE COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (2011) AND ARE BASED UPON THE FOLLOWING CONTROL STATIONS:

- | DESIGNATION | NORTH | EAST | ELEV. |
|-------------|-----------|------------|--------|
| BEVARD | 633722.46 | 1326946.06 | 615.11 |
| BEVARD AZ | 633973.26 | 1326331.51 | 583.43 |
- EXISTING ZONING: I-1, LIGHT INDUSTRIAL DISTRICT
 - PROPOSED USE: COMMERCIAL / INDUSTRIAL
 - NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
 - WATER AND SEWERAGE FACILITIES
 - COUNTY MASTER PLAN FOR WATER AND SEWERAGE
 - WATER - EXISTING SERVICE AREA
 - SEWER - EXISTING SERVICE AREA
 - SEWER - EXISTING SERVICE AREA
 - PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWER SYSTEMS SHALL BE PERMITTED.
 - THE NEW STREETS AND ROADS SHOWN HEREON ARE TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS UPON ACCEPTANCE BY CARROLL COUNTY.
 - PROGRESS WAY - 157' SAC.
 - GEORGETOWN BOULEVARD - 154' SAC.
 - LENGTH OF EACH NEW STREET (WITHIN LIMITS OF RIGHT-OF-WAY AS SHOWN ON PLAT).
 - PROGRESS WAY - 775'
 - GEORGETOWN BOULEVARD - 1,272'
 - TOTAL LENGTH OF NEW STREETS (WITHIN LIMITS OF RIGHT-OF-WAY) 2,047'
 - LOTS 1, 2, 3 AND 4 CONTAIN PRIVATE STORMWATER MANAGEMENT FACILITIES. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT SHALL BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
 - THE AREA(S) SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 0.25 AC, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
 - THE AREA(S) SHOWN AS A FORESTED WATER RESOURCE PROTECTION EASEMENT AND FLOODPLAIN EASEMENT SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
 - NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA AND PARTIALLY WITHIN A SURFACE WATER MANAGEMENT ZONE.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A TIER II CATCHMENT.
 - THE CONSTRUCTION OF THE FEATURES SHOWN WILL BE CONSTRUCTED UNDER 5-23-0022.
 - THE LOCATION OF THE NEAREST EXISTING POTABLE WATER SUPPLY IS A FIRE HYDRANT LOCATED NEAR THE END OF PROGRESS WAY APPROXIMATELY 45 FEET FROM OUR PROPERTY BOUNDARY. THERE ARE ALSO EXISTING FIRE HYDRANTS ON BENNETT ROAD, LONDONTOWN BLVD. AND GEORGETOWN BLVD.
 - THE PROPERTY HAS AN EXISTING DWELLING WHICH WILL BE REMOVED WITH THE ASSOCIATED SITE DEVELOPMENT PLAN, ELDERSBURG CORPORATE PARK, 5-23-0022.

SITE DATA

1. EXISTING ZONING:	I-1
2. NUMBER OF PROPOSED LOTS:	3 PROPOSED, 1 EXISTING
3. AREA OF PROPOSED LOTS:	31.43 ACRES
4. AREA OF PROPOSED RIGHT OF WAY:	3.11 ACRES
5. PROGRESS WAY: 157' ACRES	
6. GEORGETOWN BLVD. EXT.: 1.54 ACRES	
7. TOTAL AREA OF SUBDIVISION:	34.54 ACRES

DRAWING LEGEND

652	EXISTING MINOR CONTOUR (2' INTERVAL)
660	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED LOT LINE
---	EX. ROAD / EDGE OF PAVING
---	EX. SEWER LINE # MANHOLES, CLEAN-OUTS
---	EX. OVERHEAD ELECTRIC # UTILITY POLES
652	PROPOSED MINOR CONTOUR (2' INTERVAL)
660	PROPOSED MAJOR CONTOUR (10' INTERVAL)
---	PROP. STANDARD CURB & GUTTER /
---	PROP. DEPRESSED/FLUSH CURB & GUTTER /
---	PROP. REVERSE/DEPRESSED/FLUSH CURB & GUTTER
---	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
---	EX. BUILDING
---	PROPOSED BUILDING
---	PROPOSED SPOT ELEVATION # FLOW ARROW
---	PROPOSED LIGHT FIXTURE
---	EXISTING TREES
---	PROPOSED ORNAMENTAL TREE
---	PROPOSED SHADE TREE
---	PROPOSED EVERGREEN TREE
---	PROP. 18" D. STORM DRAIN
---	PROP. 12" D. STORM DRAIN
---	PROP. 8" D. STORM DRAIN
---	PROP. 6" D. STORM DRAIN
---	PROP. 4" D. STORM DRAIN
---	PROP. 3" D. STORM DRAIN
---	PROP. 2" D. STORM DRAIN
---	PROP. 1" D. STORM DRAIN
---	PROP. 0.5" D. STORM DRAIN
---	PROP. 0.25" D. STORM DRAIN
---	PROP. 0.125" D. STORM DRAIN
---	PROP. 0.0625" D. STORM DRAIN
---	PROP. 0.03125" D. STORM DRAIN
---	PROP. 0.015625" D. STORM DRAIN
---	PROP. 0.0078125" D. STORM DRAIN
---	PROP. 0.00390625" D. STORM DRAIN
---	PROP. 0.001953125" D. STORM DRAIN
---	PROP. 0.0009765625" D. STORM DRAIN
---	PROP. 0.00048828125" D. STORM DRAIN
---	PROP. 0.000244140625" D. STORM DRAIN
---	PROP. 0.0001220703125" D. STORM DRAIN
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---	PROP. 0.000030517578125" D. STORM DRAIN
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---	PROP. 0.00000762939453125" D. STORM DRAIN
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