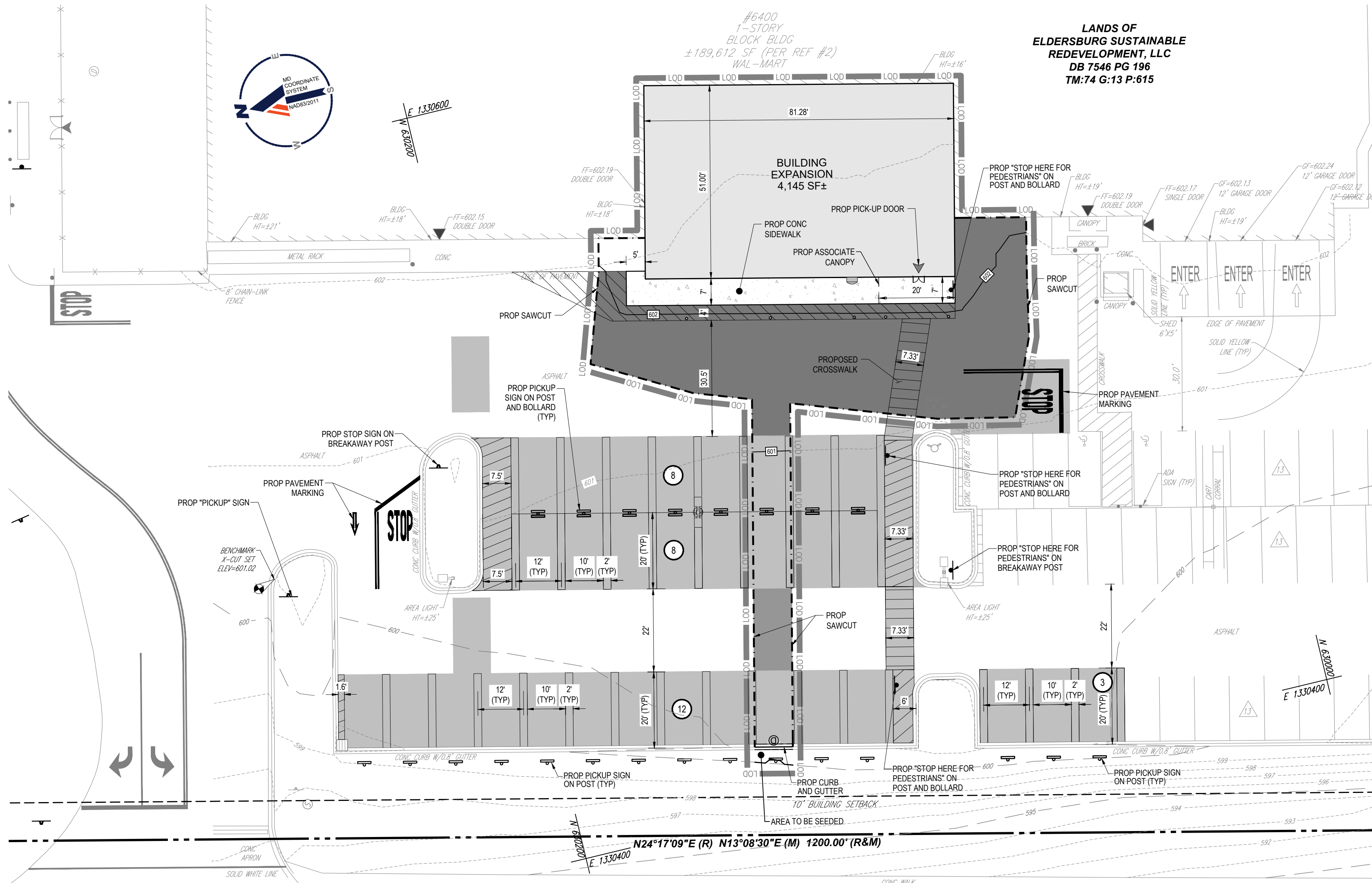
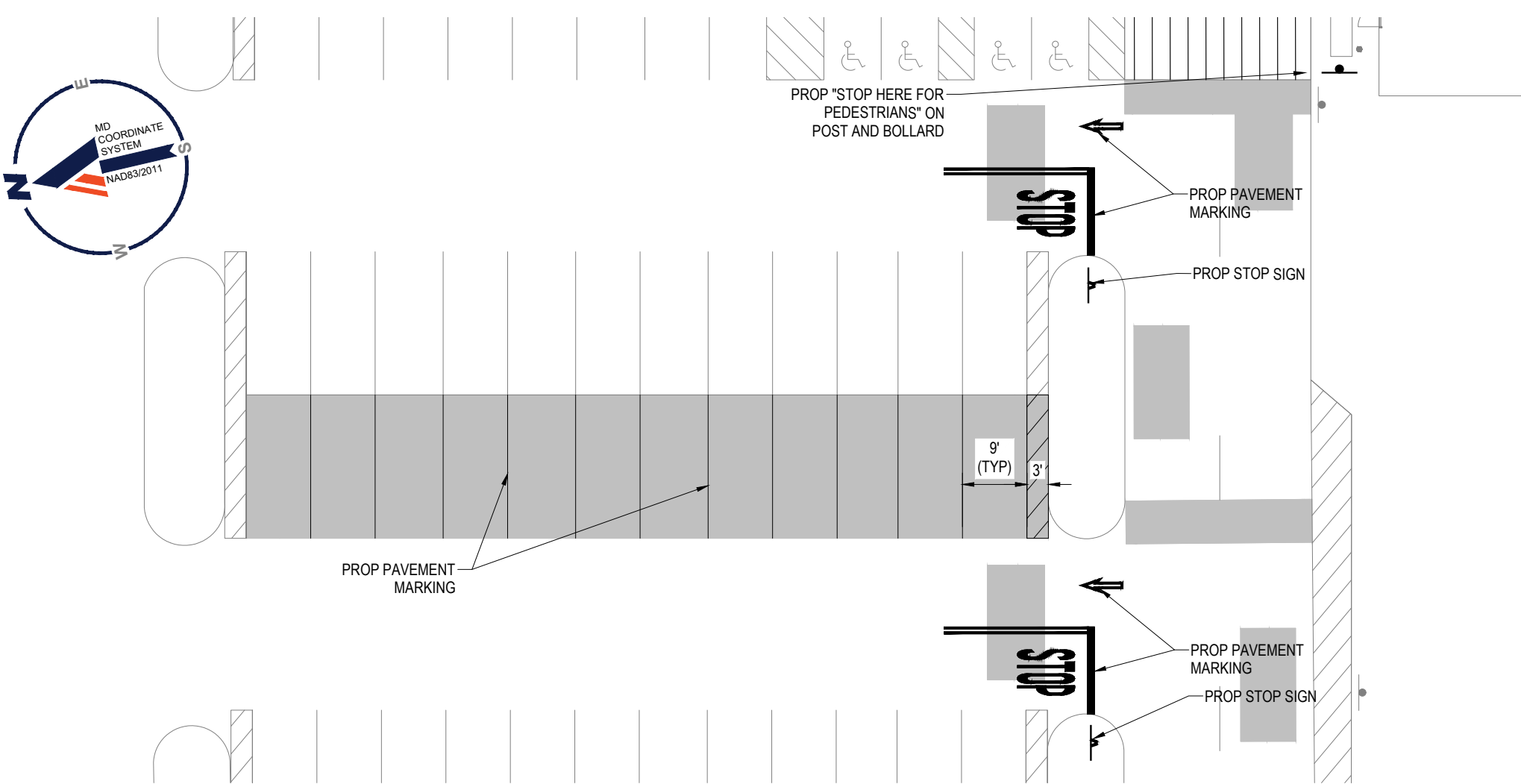




PROPOSED OPD AREA

SCALE: 1"=20'



EXISTING OPD AREA

SCALE: 1"=20'

SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL WALMART BUILDING AREA	189,612 SF	193,757 SF
AHJ PLANNED BUSINESS CENTER SF ²	293,925 SF	298,070 SF
AHJ REQUIRED PARKING (PLANNED BUSINESS CENTER) ¹	1,588 SPACES	1,610 SPACES
AHJ REQUIRED PARKING RATIO (PLANNED BUSINESS CENTER) ¹	5.50/1,000 SF - 29	5.50/1,000 SF - 29
REQUIRED PARKING (PER ECR)	1,323 SPACES	1,341 SPACES
REQUIRED PARKING RATIO (PER ECR)	4.50/1,000 SF	4.50/1,000 SF
CUSTOMER AND ASSOCIATE PARKING	1,476 SPACES	1,444 SPACES
ACCESSIBLE PARKING	31 SPACES	31 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	18 SPACES	31 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	38 SPACES	36 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	N/A	1,475 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS ³	N/A	4.94/1,000 SF
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	N/A	1,506 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS ³	N/A	5.05/1,000 SF

- NOTES:
1. THIS STORE IS WITHIN THE ELDERSBURG COMMONS PLANNED BUSINESS CENTER WHICH IS REQUIRED TO BE PARKED AT 5.5 SPACES PER 1,000 SF BUT AN ADMINISTRATIVE VARIANCE WAS GRANTED TO REDUCE THE REQUIRED PARKING BY 29 SPACES IN 2015 PER CASE NO. ZA-1473.
 2. SQUARE FOOTAGES ASSUMES NO OTHER BUILDINGS HAVE BEEN MODIFIED OR EXPANDED.
 3. RATIO BASED ON THE PLANNED BUSINESS CENTER SQUARE FOOTAGE (EXISTING SQUARE FOOTAGE = 293,925 SF).
 4. WALMART BUILDING AREA DATA SHOWN PER AMANDA CURRY, WD PARTNERS, RECEIVED 06/11/2025.
 5. ECR INFORMATION SHOWN PER CHASE FOSTER, WALMART, RECEIVED 02/05/2025.
 6. PARKING COUNTS SHOWN PER PARKING OCCUPANCY STUDY BY THE TRAFFIC GROUP, INC COMPLETED ON JULY 2025.

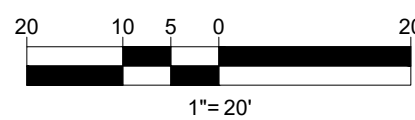
PAVEMENT LEGEND

	PROP SEAL COAT
	PROP STANDARD ASPHALT PAVEMENT
	PROP HEAVY DUTY ASPHALT PAVEMENT
	PROP CONCRETE

SOILS INFORMATION

SYMBOL	NAME	SLOPE	HYDROLOGIC GROUP	K VALUE > 0.35
U/B	URBAN LAND-USE/OTHERS COMPLEX	0% TO 8%	D	N/A

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)



OVERALL BOUNDARY

SCALE: 1"=150'

GENERAL NOTES:

1. EXISTING ZONING: C-3 - COMMERCIAL HIGH INTENSITY DISTRICT
2. TOTAL SITE AREA: 29.456 AC OR 1,283,103 SF
3. TAX MAP: 74, GRID 13, PARCEL 615
4. THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS A FIRE HYDRANT LOCATED ACROSS THE DRIVE AISLE OF THE PARKING LOT FROM THE EXISTING WALMART AUTO CARE CENTER AND PROPOSED EXPANSION.
5. EXISTING USE: PLANNED COMMERCIAL CENTER
6. PROPOSED USE: PLANNED COMMERCIAL CENTER
7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CARROLL COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 318 OF 450", MAP NUMBER 24013C0318D, WITH A MAP EFFECTIVE DATE OF OCTOBER 2, 2015.
8. THERE ARE NO KNOWN HISTORIC STRUCTURES ON-SITE.
9. THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMAL SPECIES ON-SITE.
10. THERE ARE NO EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE.
11. THIS SITE IS LOCATED WITHIN A SURFACE WATERSHED AREA AS DESIGNATED BY THE CARROLL COUNTY WATER RESOURCE MANAGEMENT MANUAL. THIS DEVELOPMENT SHALL COMPLY WITH THE CARROLL COUNTY WATER RESOURCE MANAGEMENT MANUAL, SECTION IV-A 1-10, REGULATED SUBSTANCE STORAGE AND USE.
12. FOREST CONSERVATION WAS ADDRESSED WITH SITE PLAN S-21-0001 FOR THE SHOPPING CENTER.
13. ZONING ADMINISTRATION CASE: ZA-1475 - TO PERMIT 1,587 PARKING SPACES IN LIEU OF THE REQUIRED 1,616 PARKING SPACES - GRANTED ON 11/6/2013

OWNER

ELDBURG SUSTAINABLE REDEVELOPMENT LLC
STE 975
1 W PENNSYLVANIA AVE
TOWSON MD 21204

DEVELOPER

WALMART REAL ESTATE BUSINESS TRUST
814 RESPECT DR.
BENTONVILLE, AR 72716
PHONE: 478-488-1151
CONTACT: LAURIE LAMMEY

SITE INFORMATION

ELECTION DISTRICT: 5TH
EXISTING USE: COMMERCIAL CENTER
PROPOSED USE: PLANNED COMMERCIAL CENTER
ZONE: C-3
TAX MAP 74, GRID 13, PARCEL 615
PREVIOUS COUNTY FILE NO'S:
COUNTY FILE NO.

REVISIONS	BY

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7800
Fax: (410) 821-7887
MD@BohlerEng.com

B.A. BOSSE

Brittney Bosse
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 47227
PROFESSIONAL CERTIFICATION
BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 47227 EXPIRATION DATE: 10/31/2026

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NOT APPROVED FOR CONSTRUCTION

SUPERCENTER #2436-276
6400A RIDGE RD
SYKESVILLE, MD 21784
WALMART REAL ESTATE BUSINESS TRUST
814 RESPECT DR
BENTONVILLE, AR 72716

Walmart
Supercenter

DRAWN	BN
CHECKED	BAB
DATE	02/02/2026
JOB NO.	MDA240185.00
SHEET TITLE	

SP-1

CONCEPT SITE AND CONCEPT SWM PLAN