

GENERAL NOTES:

- EXISTING ZONING: R-10,000
- TOTAL AREA OF SITE: 13.68 AC.
- TOTAL DEVELOPED AREA: 119,403 SF
- THE PROPERTY SHOWN HEREON IS OWNED BY SYKESVILLE MD PROPCO LLC BY DEED DATED JULY 8, 2020 RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LEEB 09754, FOLIO 28
- TAX MAP: 78, BLOCK: 3, PARCEL: 662
- TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY WITHIN THE SITE AREAS BY CLEIN IN JUNE AND NOVEMBER, 2024 AND SUPPLEMENTED WITH COUNTY G.I.S. TOPOGRAPHY THROUGHOUT THE REMAINDER OF THE SITE
- THE BOUNDARY SHOWN HEREON IS FROM AN ALTA SURVEY LAND TITLE SURVEY PREPARED BY THE WILSON T. BALLARD COMPANY DATED MARCH 23, 2012
- LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS AN ON-SITE FIRE HYDRANT
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-287-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND REQUIRED DIMENSIONS SHOWN ON THESE PLANS, THE REQUIRED DIMENSIONS SHALL GOVERN
- ANY CHANGES TO THE PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION
- THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING
- ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE "DESIGN MANUAL VOLUME 1: ROADS AND STORM DRAINAGE", THE BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES, "HIGHWAY DRAINAGE MANUAL" OF THE STATE HIGHWAY ADMINISTRATION, 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE AND STATE SOIL CONSERVATION COMMITTEE, AND ALL AGENDA AND ORDINANCES TO ALL OF THE ABOVE
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF CLSI AT 410-848-7500
- IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIPS OF FINISHED GRADES TO EXISTING GRADES PRIOR TO THE BEGINNING WORK
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRAFFIC ON ANY EXISTING ROADS
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK AS SHOWN ON THESE DRAWINGS:
 - ALLEGHENY POWER 30 1-828-7009
 - BALTIMORE GAS & ELECTRIC 410-234-6313
 - BUREAU OF RESOURCE MANAGEMENT 410-386-2908
 - VERIZON 410-878-8909
- ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 10' AT ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 20' OR TUNNELED IF REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR TUNNELING OR BRACING
- CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES WITHOUT WRITTEN PERMISSION FROM THE OWNER OF THE UTILITY
- ALL SAFETY MEASURES TO BE IMPLEMENTED DURING THE CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR
- THE HORIZONTAL CONTROL SHOWN HEREON IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD-83-91). THE VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
- IN ALL AREAS, THE CONSTRUCTION SHALL BE FULL HEIGHT COMPACTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT (8) INCH (PLUS OR MINUS TWO (2) INCHES), HEAVILY ROLLED LIFT AND EACH LIFT COMPACTION TO NOT LESS THAN NINETY-NINE PERCENT (99%) OF THE MAXIMUM DRY DENSITY AT PLUS OR MINUS TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MOISTURE PROCTOR TEST (ASTM D 1557) UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER
- ALL CUT/FILL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AS REQUIRED BY THE SEDIMENT CONTROL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL VERIFY SUCH CALCULATIONS TO HIS OWN SATISFACTION FOR BID CONTRACT PURPOSES
- THIS DEVELOPMENT IS PARTIALLY LOCATED WITHIN A WELLSHEAD PROTECTION AREA
- NO TIER II WATERS ARE LOCATED ON THE PROPERTY
- A STORMWATER MANAGEMENT BASIN AND MAINTENANCE AGREEMENT IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SPONTANEOUSLY HERewith.

ORIGINAL SITE PLAN
C.C. FILE # S-24-0023
1st AMENDED SITE PLAN
C.C. FILE # S-24-0027

SOLAR PANEL TABULATIONS

ROOF AREA	80,317.7 SF
GROUND AREAS PANEL COUNT	1,038
ROOF AREAS PANEL COUNT	1,038
SURFACE AREA PER PANEL	27.62 SF
GROUND AREAS PANEL SURFACE AREA	28,678.5 SF
ROOF AREAS PANEL SURFACE AREA	33,215.5 SF
TOTAL PANEL SURFACE AREA	62,000.0 SF
NET SQUARE FOOTAGE	24,840.0 SF

NOTE: PARKING TABULATIONS AS SHOWN ON THE 1st AMENDED SITE PLAN. THIS PLAN DOES NOT REQUIRE ADDITIONAL PARKING

PARKING TABULATIONS

REQUIREMENTS:
1 SPACE FOR EVERY 4 BEDS: 0.4 x 126 x 8.00 SPACES
FOR EVERY 2 EMPLOYEES: 0.2 x 100 x 30 SPACES

TOTAL SPACES REQUIRED: 8,150 (Include Handicap Spaces)
TOTAL SPACES PROVIDED: 184 (Include Handicap Spaces)
HANDICAPPED SPACES REQUIRED: 5 SPACES
HANDICAPPED SPACES PROVIDED: 8 SPACES
VAN ACCESSIBLE SPACES REQUIRED: 1 SPACE
VAN ACCESSIBLE SPACES PROVIDED: 4 SPACES



FOR LOCATION OF UTILITIES CALL:
8-1-1 OR 1-800-287-7777 OR LOG ON TO:
WWW.CALLS11.COM OR HTTP://WWW.RESULTS.NET
48 HOURS IN ADVANCE OF ANY
WORK IN THE VICINITY

THE ENGINEER MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION

ENGINEER

I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL COUNTY SOIL CONSERVATION DISTRICT.

BRATON D. MOORE
PROFESSIONAL ENGINEER REGISTRATION NO. 51285

DATE

PROJECT CERTIFICATIONS

DEVELOPER

I CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SHOWN ON THIS PLAN, AND THAT ANY PERSONNEL INVOLVED IN CONSTRUCTION OF THE PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION & SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE FREEDOM ON-SITE EVALUATION BY THE CARROLL COUNTY SOIL CONSERVATION DISTRICT PERSONNEL AND COORDINATING AGENCIES.

DEVELOPER

DATE

PRINTED NAME OF DEVELOPER

DEVELOPER COMPANY NAME

DEVELOPER PHONE NUMBER

OWNER CERTIFICATION

I HAVE HEREBY CERTIFIED THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

OWNER

DATE

SECOND AMENDED FINAL SITE PLAN for COPPER RIDGE

EXISTING AND PROPOSED USE: ASSISTED LIVING CENTER

PROPOSED ADDITIONS: SOLAR FIELDS

TAX MAP 78 * BLOCK 3 * PARCEL 662

5th ELECTION DISTRICT

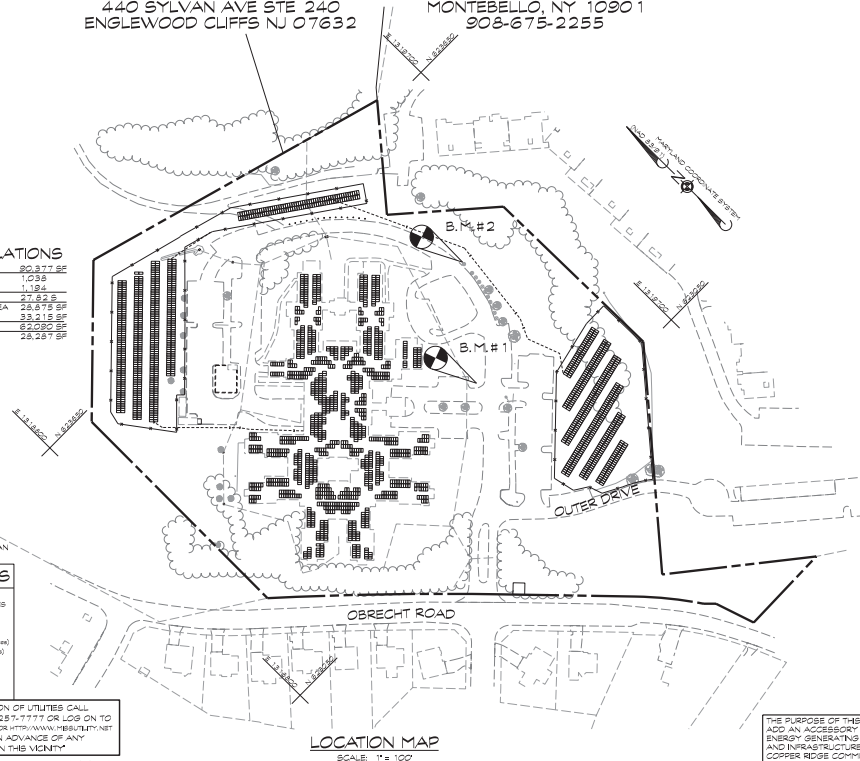
SYKESVILLE, CARROLL COUNTY, MD.

OWNER

SYKESVILLE MD PROPCO LLC
C/O THE PORTICOLO GROUP
440 SYLVAN AVE STE 240
INGLEWOOD CLIFFS NJ 07632

DEVELOPER

HESP SOLAR, LLC
400 REILA BLVD.
MONTEBELLO, NJ 10901
908-675-2255



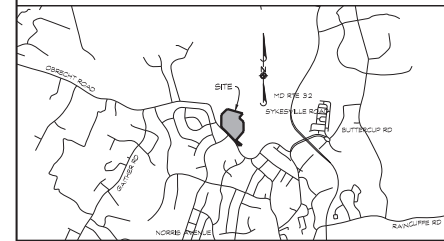
LOCATION MAP

SCALE: 1" = 100'

THE PURPOSE OF THIS PLAN IS TO
ADD AN ACCESSORY SOLAR
ENERGY GENERATING SYSTEM
AND INFRASTRUCTURE FOR THIS
COPPER RIDGE COMMUNITY.

VICINITY MAP

SCALE: 1" = 2000'



LIST OF DRAWINGS

- TITLE SHEET
- EXISTING CONDITIONS AND DEMOLITION PLAN
- LAYOUT, GRADING AND SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- STORMWATER MANAGEMENT PLAN
- VEGETATION NOTES AND DETAILS
- LANDSCAPE PLAN
- FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2874 AT LEAST ONE (1) WORKING DAY PRIOR TO BEGINNING ANY WORK
- SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
 - PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS
 - PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS
 - SUB-GRADERS ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND BULKHEADS GRADINGS
 - COMPLETION OF ALL DRIVES, PARKING LOTS, AND BULKHEADS GRADINGS
 - COMPLETION OF ALL WORK SHOWN ON PLANS
- IF THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2874 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION
- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN ORDERS MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION
- FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 BY THE CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW REQUEST, BUREAU OF RESOURCE MANAGEMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL
- THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

#	DATE	REVISIONS
1	8/3/2025	ADDRESSED BWM COMMENTS DATED 8/2/2025
1	8/25/2025	ADDRESSED SCD COMMENTS DATED 8/21/2025



439 East Main Street Westminster, MD 21157-5539
(410) 848-1780 FAX (410) 848-1781

BRATON D. MOORE, P.E.

SECOND AMENDED FINAL SITE PLAN

for

COPPER RIDGE

5th ELECTION DISTRICT

SYKESVILLE, CARROLL COUNTY, MD.

EXISTING AND PROPOSED USE: ASSISTED LIVING CENTER
PROPOSED ADDITIONS: SOLAR FIELDS

TITLE SHEET

DATE: JULY, 2025	CC FILE #: S-24-0023	JOB NO.: 058238	1 of 8
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