GENERAL NOTES: I. CURRENT TITLE REFERENCE: LONG MEADOW FARM 21784, LLC BY DEED OF RECONFIGURATION CONCEPT / PRELIMINARY SUBDIVISION PLAN FOR RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND IN LIBER 11341 FOLIO 28 DATED SEPTEMBER 12, 2024 DERSBURG CORPORATE PARK GRANTOR: LONG MEADOW FARM 21784, LLC PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY SAMS COMPANIES (FORMERLY MTPLS, INC.) DATED 11/2021. 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 633722.46 | 1326946.06 | 615.11 "BEVARD" "BEVARD AZ" 633573.26 | 1328331.51 | 583.43 4. EXISTING ZONING: I-I, LIGHT INDUSTRIAL DISTRICT TAX MAP# 73, ELECTION DISTRICT: 5 PARCEL 247 CARROLL COUNTY, MD. GRID# 6, PROPOSED USE: COMMERCIAL / INDUSTRIAL 6. 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. 7. 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 LONG MEADOW PARK LLG WATER - EXISTING SERVICE AREA SEWER - EXISTING SERVICE AREA PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR BENNETT ROAD SEWERAGE SYSTEMS SHALL BE PERMITTED. MAP 73 GRID 6 PARCEL 24 9. THE NEW STREETS AND ROADS SHOWN HEREON ARE TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS UPON ACCEPTANCE BY CARROLL COUNTY. PROGRESS WAY - 1.57 ±AC. GEORGETOWN BOULEVARD - 1.54 ±AC. 10. LENGTH OF EACH NEW STREET (WITHIN LIMITS OF RIGHT-OF-WAY AS SHOWN ON PLAT). PROGRESS WAY - 775' GEORGETOWN BOULEVARD - 1272' TOTAL LENGTH OF NEW STREETS (WITHIN LIMITS OF RIGHT-OF-WAY AS SHOWN ON PLAT). SCALE: 1" = 2,000 I. LOTS 1, 2, 3 AND CONTAIN PRIVATE STÒRMWATER MANAGEMENT FACILITIES. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT SHALL BE GRANTED TO THE COUNTY Long meadow park, llc COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY DRAWING TITLE COVER SHEET BENNETT ROAD 12. THE AREA(S) SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF MAP 73 GRID 6 PARCEL 247 2 EXISTING CONDTION PLAN 0.3 AC±, SHÁLL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE 3 EXISTING CONDITION PLAN RECORDED SIMULTANEOUSLY HEREWITH. 13. 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 4 | CONCEPT / PRELIMINARY SUBDIVISION PLAN 5 CONCEPT / PRELIMINARY SUBDIVISION PLAN PLANNING AND ZONING COMMISSION. MERRITT ELS LLC 2066 LORD BALTIMORE DE RAYMOND BEATTY BALITMORE, MD 21244 1701 BENNETT ROADS 9486/43 SYKESVILLE, MD 21784-197,739.85 SQ.F 1545 PROGRESS WAY LOT 1 MAP 73 GRID 6 PARCEL 760 MAP 73-GRID 6 PARCEL 30 4.5394 ACRES 375,009.56 SQ.FT. ELDERSBURG BUSINESS CENTR , BURIAL LOYI 8.6090 ACRES 2066 LORD BALTIMORE BALTIMORE, MD 21244 10470/438 MAP 73 GRID 6 PARCEL ELDERSBURG BUSINESS CENTER SITE DATA PARCEL A -- SWM EXISTING ZONING: NUMBER OF PROPOSED LOTS: 3. AREA OF PROPOSED LOTS: 4. AREA OF PROPOSED RIGHT OF WAY: 31.43 ACRES 3.11 ACRES PROGRESS WAY: 1.57 ACRES GEORGETOWN BLVD. EXT.: 1.54 ACRES DONG/MEADOW, PAKK 150 . TOTAL AREA OF SUBDIVISION: 34.54 ACRES KOSEO KORD BAKTOK DE 11/34//34 (BEXNEAT! ROND MAP 73 GRID 6 PARCEL 247 DRAWING LEGEND LOT 3 EXISTING MINOR CONTOUR (2' INTERVAL) 8.5362 ACRES EXISTING MAJOR CONTOUR (10' INTERVAL) ADJACENT PROPERTY LINE K&S LONDONTOWN DE LLC - EXISTING PROPERTY BOUNDARY 1407H REISTERSTOWN RD. PROPOSED LOT LINE PIKESVILLE, MD 21208 EX. ROAD / EDGE OF PAVING 1332 LONDONTOWN BLVD. EX. SEWER LINE # MANHOLES, CLEAN-OUTS LOT 2 MAP 73 GRID 6 PARCEL 612 PARCEL B EX. OVERHEAD ELECTRIC \$ UTILITY POLES 424,361.62 SQ.FT. PROPOSED MINOR CONTOUR (2' INTERVAL) 9.7420 ACRES PROPOSED MAJOR CONTOUR (10' INTERVAL) PROP. STANDARD CURB # GUTTER / PROP. REVERSE 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 **DEVELOPER:** LONGMEADOW PARK LLC ST JOHN PROPERTIES INC. 2560 LORD BALTIMORE DRIVE 2560 LORD BALTIMORE DRIVE BALTIMORE, MD 21224 BALTIMORE, MD 21224 E 1,330,400 (410) 788-0100 (410) 788-0100 SITE ADDRESS: - SB ---- SB --- STREAM BUFFER BENNETT ROAD ELDERSBURG, MD 21784 ---- W ------ W ----- LIMIT OF WETLANDS — WB — WB — WETLANDS BUFFER STEEP SLOPES 25%+ DATA SOURCES: ELDERSBURG CORPORATE PARK SLOPES 15% - 24.9% CONCEPT/PRELIMINARY SUBDIVISION PLAN EX. TOPOGRAPHY, PARCEL OUTLINE AND SITE FEATURES SHOWN PER FIELD SURVEY BY MTPLS, INC. DATE OF TRANSFER IS NOVEMBER AND DECEMBER, 2021. ENVIROMENTAL DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, CONDUCTED IN NOVEMBER, 2021. .OKG-MEADOW-RARK LI COVER SHEET 2560 LORD BALIQ. DR. 5TH ELECTION DISTRICT CARROLL COUNTY, MD ROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME. AND THAT LAM A DULY LICENSED PROFESSIONAL REVISIONS ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO 2/4/25 DRN. REV. DATI DESCRIPTION OF CHANGES CO. FILE #: P-24-0029 DES. BY: LJC/JLM 184 East Main Street TAX ACC. #: 05-001927 DRN. BY: Westminster, MD 21157 TAX MAP: 073 | CHK. BY: <u>OWNER</u> <u>DEVELOPER</u> BLOCK / GRID: LONG MEADOW PARK LLC ST. JOHN PROPERTIES INC. 2560 LORD BALTIMORE DRIVE 2560 LORD BALTIMORE DRIVE **247** DDC JOB#: 16061.2 PARCEL #: DDC @ DDCinc.us BALTIMORE, MD 21244 BALTIMORE, MD 21244 SHEET NUMBER: PAUL G. CAVANAUGH ZONE / USE: 410-788-0100 410-788-0100 of 5 PROFESSIONAL ENGINEER NO. 27020 DWG. SCALE: 1" = 100'