

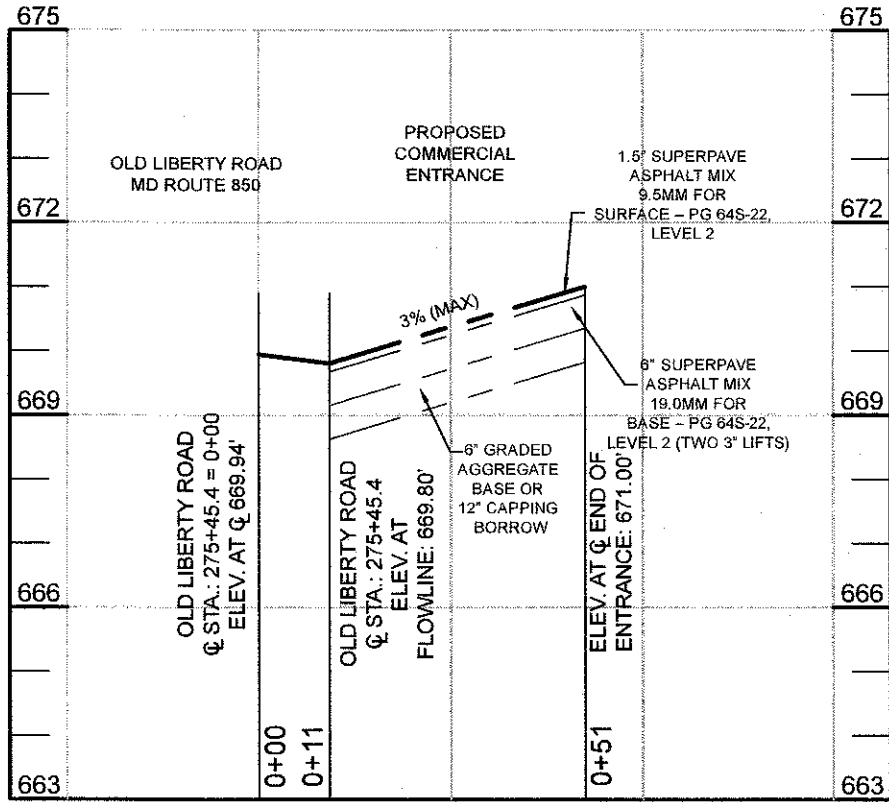
Standard Pavement Sections for Routine Site Access Improvements Only

Note: Refer to the Access Manual 5.8.2 for limitations in applicability of these paving sections. The latest Standard and Supplemental Specifications and Provisions apply.

Light Duty Pavement Sections

Functional Classification: Collector or lower AND ADT: 10,000 or less

- A. 1 1/2" Superpave Asphalt Mix 9.5mm for Surface - PG 64S-22, Level 2  
6" Superpave Asphalt Mix 19.0mm for Base - PG 64S-22, Level 2 (Two 3" lifts)  
6" Graded Aggregate Base or 12" Capping Borrow
- B. 7" Portland Cement Concrete Mix #7  
6" Graded Aggregate Base or 12" Capping Borrow
- Refer to Std. No. MD 577.07 for joints. No steel is required.



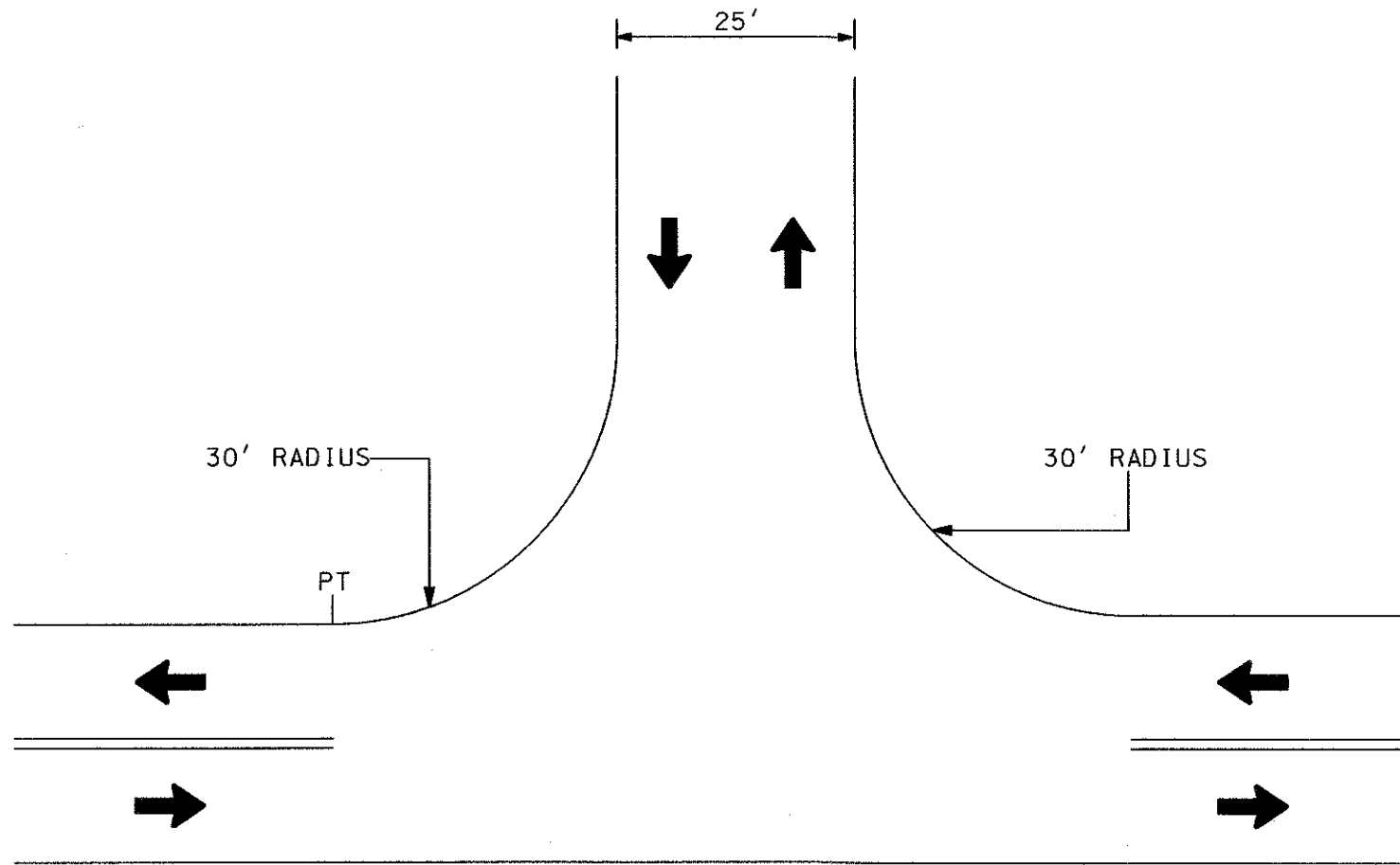
PROPOSED COMMERCIAL ENTRANCE  
SCALE HORIZONTAL: 1"=30'

INSPECTION SEQUENCE NOTES

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE 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-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
  - COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
  - COMPLETION OF ALL WORK SHOWN ON PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.

- CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES 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 SPECIALIST, 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.



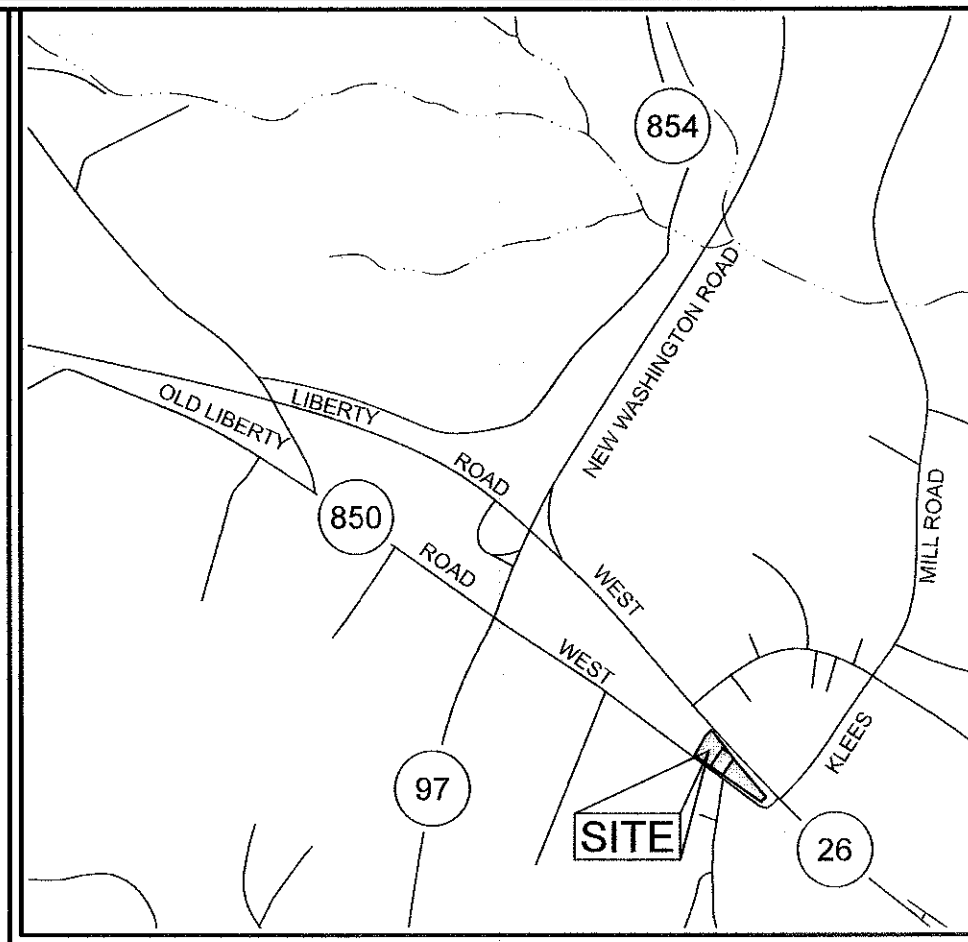
NOTES:

- MINIMUM CHANNELIZATION IS SHOWN.
- TURNING LANES ARE NOT SHOWN.
- REFER TO 11.0 FOR ENTRANCE DESIGN STANDARDS.

COMMERCIAL  
TWO-WAY ENTRANCE  
ENGINEERING ACCESS PERMITS

LEGEND

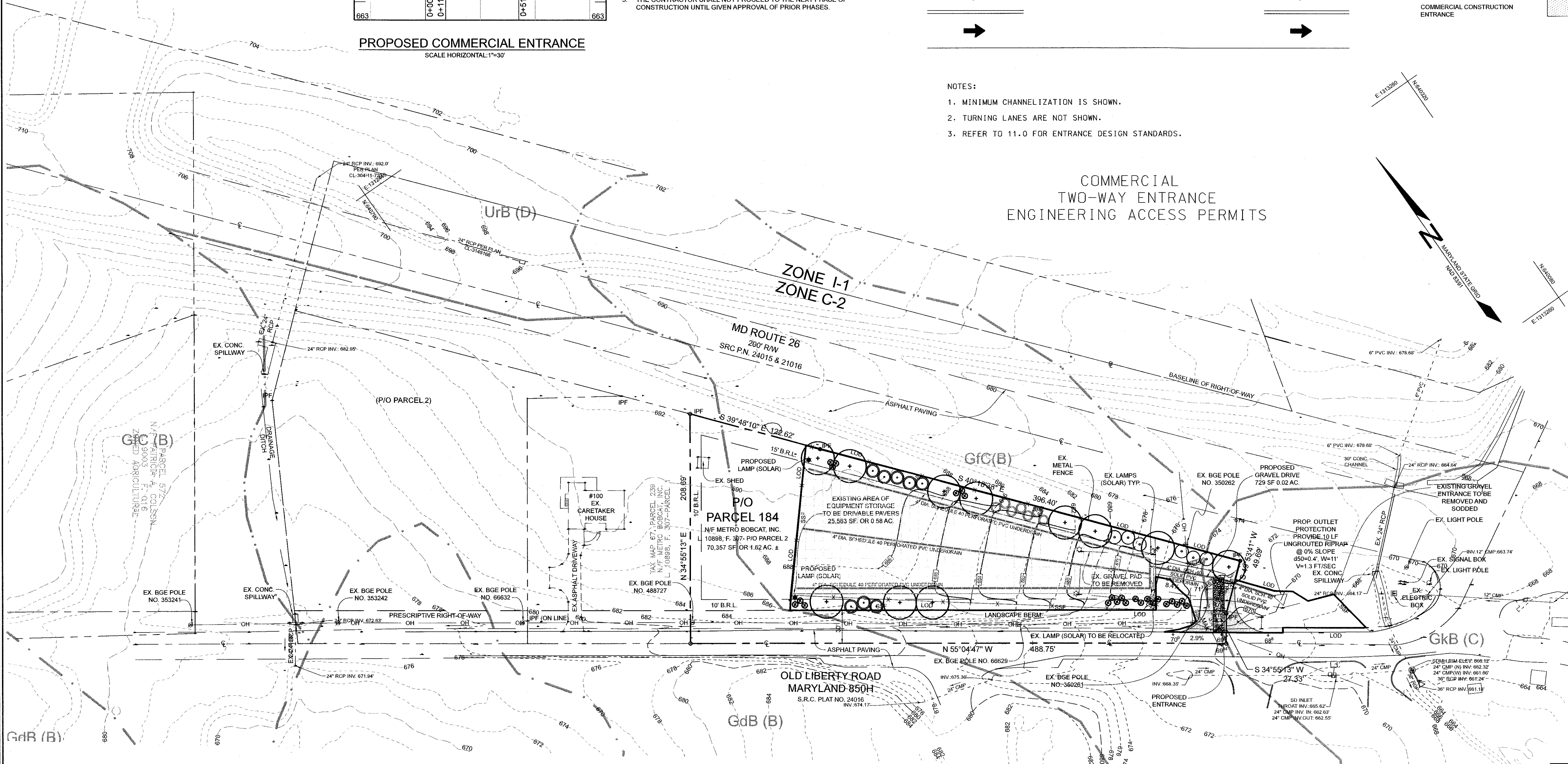
- EXISTING CONTOUR  
EXISTING SPOT ELEVATION  
PROPOSED SPOT ELEVATION  
DIRECTION OF FLOW  
EDGE OF PAVING  
CHAIN LINK FENCE  
BOUNDARY  
ADJOINING BOUNDARY  
OVERHEAD WIRES  
PROPOSED PERFORATED UNDERDRAIN  
CENTERLINE OF ROAD  
UTILITY OF DISTURBANCE  
EXISTING LAMP (SOLAR)  
PROPOSED LAMP (SOLAR)  
SANITARY SEWER MANHOLE  
STORMWATER MANAGEMENT GRID  
COMMERCIAL CONSTRUCTION ENTRANCE



VICINITY MAP  
SCALE: 1"=2000'

GENERAL NOTES

- TAX ACCOUNT NO.: 14-011390
- SUBJECT PROPERTY IS ZONED C-2
- TOTAL AREA OF LOT = 1.62 AC ±
- TOTAL DEVELOPED AREA ON-SITE = 39,499 S.F. OR 0.91 AC ±
- TOTAL DEVELOPED AREA IN SHA ROW = 4,241 S.F. OR 0.97 AC ±
- THE PROPERTY SHOWN HEREON IS OWNED BY METRO BOBCAT, INC. BY DEED DATED SEPTEMBER 22, 2022, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 10898, FOLIO 307.
- TAX MAP 68 / GRID 13 / PARCEL 184
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY 2015 BARE EARTH LIDAR POINTS AND BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HAS BEEN FIELD VERIFIED BY ADCOCK & ASSOCIATES, LLC, ON OR ABOUT AUGUST, 2024.
- 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 BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC ON OR ABOUT SEPTEMBER, 2023.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE 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 FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ANY CHANGES TO THIS 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 TIME LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING.
- SUBJECT TO CARROLL COUNTY BOARD OF ZONING APPEALS NOTICE OF DECISION FOR CASE NO. 6427 DATED JANUARY 4, 2023, WHICH APPROVED THE VEHICLE SALES LOT WITH THE FOLLOWING TWO CONDITIONS:
  - THE CONDITIONAL USE LOT WOULD ONLY REMAIN IN EFFECT WHILE THE PROPERTY WAS USED BY THE COMPANY, METRO BOBCAT, INC.
  - THE LOT COULD ONLY BE USED FOR STORAGE OF EQUIPMENT.
- SUBJECT PROPERTY IS LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
- THERE WILL BE NO HAZARDOUS OR REGULATED SUBSTANCES STORED ON THIS PROPERTY.
- THERE ARE NO TIER II WATER SOURCES ON SITE.
- THE EXISTING BUILDING LOCATED AT 100 WEST OLD LIBERTY ROAD, IS A CARETAKERS HOUSE FOR THE SUBJECT PROPERTY.
- POSTED SPEED LIMIT: 40 MPH
- PREMISE ADDRESS: 100 WEST OLD LIBERTY ROAD, SYKESVILLE, MARYLAND 21784
- THE +/- SETBACK ACCURACY IS 1 FOOT



SHEET INDEX

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT AND LANDSCAPING PLAN
2	STORMWATER MANAGEMENT PLAN
3	STORM WATER MANAGEMENT DETAILS & BORING LOGS
4	SEDIMENT CONTROL DETAILS
5	DRAINAGE AREA MAP

OWNER/APPLICANT

METRO BOBCAT, INC.  
33 W OLD LIBERTY ROAD  
SYKESVILLE, MARYLAND 21784-8631  
410-795-1500

SITE DEVELOPMENT PLAN  
METRO BOBCAT  
VEHICLE STORAGE LOT

TAX MAP 68, GRID 13  
14TH ELECTION DISTRICT

PARCEL 184  
CARROLL COUNTY, MARYLAND



Adcock &  
Associates · LLC  
Engineers · Surveyors · Planners  
5389 Enterprise Street Suites B-C  
Sykesville, Maryland 21784  
Phone: 443.325.7682  
Email: mikes@adcocksurveying.com

REF. NO. L. 10898, F. 307  
DRAWN BY: AEA  
CHECKED BY: MDA  
SCALE: 1"=50'  
DATE: MAY 15, 2025  
PROJECT #: 23-008  
SHEET #: 1 of 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 13, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
NO. 21257, EXPIRATION DATE: 08-16-2025

LANDSCAPE PLANTING UNITS LIST

LOCATION	ADJACENT TO ROUTE 26	ADJACENT TO ROUTE 850	TOTALS
TOTAL DISTANCE	180'	150'	330'
MAJOR DECIDUOUS TREE	4	2	6
MINOR DECIDUOUS TREE	5	3	8
EVERGREEN TREES	-	-	-
SHRUBS	6	-	6
GRASS BERM	-	-	-
REQUIRED PLANTING UNITS	7.2	6.0	13.2
PROPOSED PLANTING UNITS	7.7	6.0	13.7

LANDSCAPE BUFFER PLANT LIST

TREES	SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
	+	AR	11	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	AS SHOWN	2 1/2" - 3" CAL.	B&B
	○	MS	8	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	AS SHOWN	6'-8" HT.	B&B
	●	MR	6	MAGNOLIA SOULANGIANA 'RUSTICA RUBRA'	RED MAPLE	AS SHOWN	6'-8" HT.	B&B
	○	PS	7	PINUS STROBUS	EASTERN WHITE PINE	AS SHOWN	6'-8" HT.	B&B
SHRUBS	SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
	⊗	AG	18	ABELIA GRANDIFLORA	GLOSSY ABELIA	AS SHOWN	2 1/2" - 3" HT.	B&B

CARROLL COUNTY PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS  
BUREAU OF UTILITIES

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) 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.

NAME(S) PRINTED/DATE

SIGNED/DATE