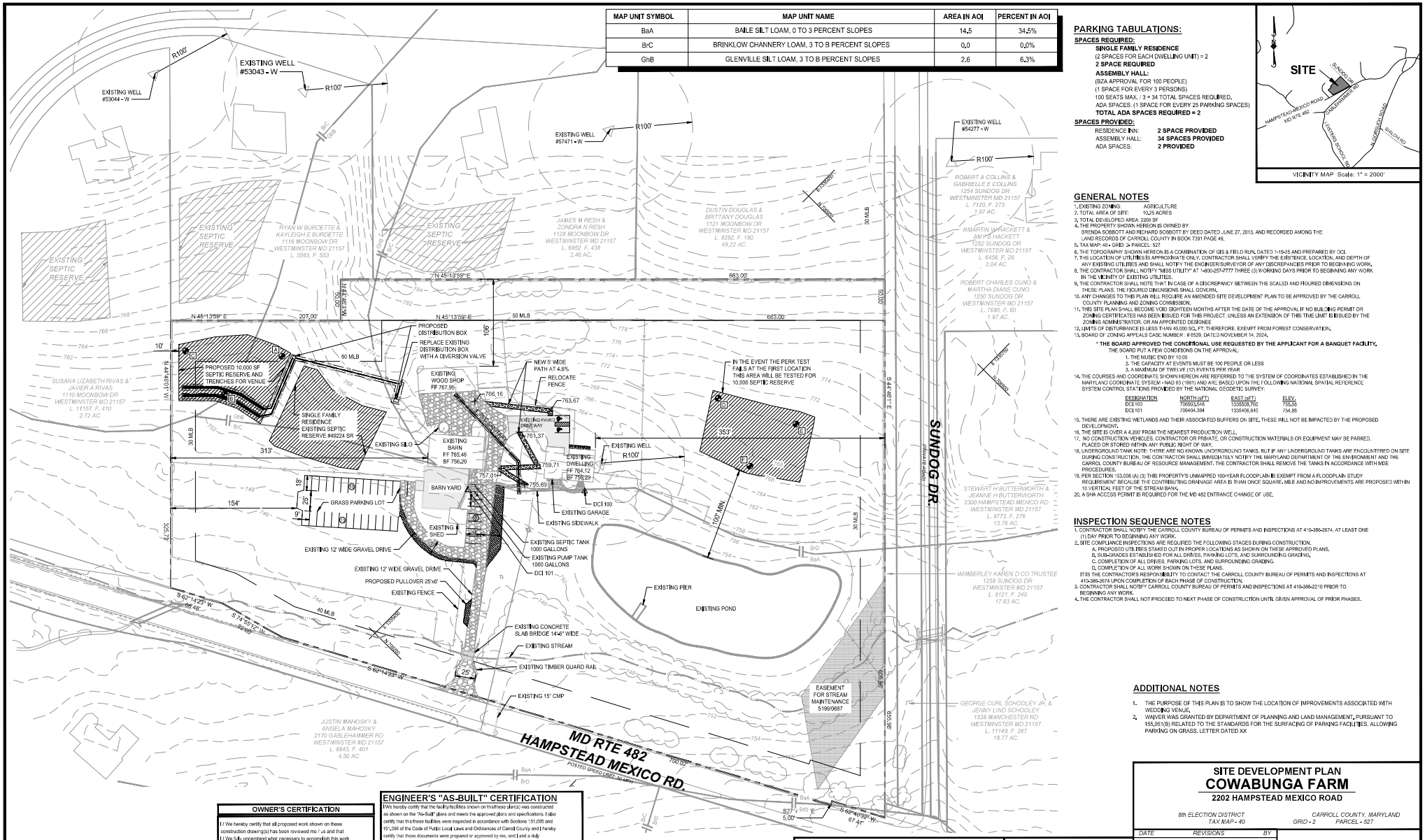

MAP UNIT SYMBOL	MAP UNIT NAME	AREA IN AOI	PERCENT IN AOI
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	14.5	34.5%
BrC	BRINKLOW CHANNERY LOAM, 3 TO 8 PERCENT SLOPES	0.0	0.0%
GhB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	2.6	6.3%

PARKING TABULATIONS:

SPACES REQUIRED:

SINGLE FAMILY RESIDENCE
(2 SPACES FOR EACH DWELLING UNIT) = 2
2 SPACE REQUIRED
ASSEMBLY HALL:
(BZA APPROVAL FOR 100 PEOPLE)
(1 SPACE FOR EVERY 3 PERSONS)
100 SEATS MAX. / 3 = 34 TOTAL SPACES REQUIRED.
ADA SPACES: (1 SPACE FOR EVERY 25 PARKING SPACES)
TOTAL ADA SPACES REQUIRED = 2

SPACES PROVIDED:

RESIDENCE INN: **2 SPACE PROVIDED**
ASSEMBLY HALL: **34 SPACES PROVIDED**
ADA SPACES: **2 PROVIDED**

VICINITY MAP Scale: 1" = 2000'

GENERAL NOTES

1. EXISTING ZONING: AGRICULTURE
2. TOTAL AREA OF SITE: 10.25 ACRES
3. TOTAL DEVELOPED AREA: 2200 SF
4. THE PROPERTY SHOWN HEREON IS OWNED BY:
   BRENDA SOBBOTT AND RICHARD SOBBOTT BY DEED DATED JUNE 27, 2013, AND RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN BOOK 7391 PAGE 49.
5. TAX MAP: 40 • GRID: 2 PARCEL: 527
6. THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF GIS & FIELD RUN, DATED 1-15-25 AND PREPARED BY DCI.
7. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER/SURVEYOR OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
8. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
9. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
10. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
11. THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF THE APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATES HAS BEEN ISSUED FOR THIS PROJECT. UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE ZONING ADMINISTRATOR, OR AN APPOINTED DESIGNEE
12. LIMITS OF DISTURBANCE IS LESS THAN 40,000 SQ. FT; THEREFORE, EXEMPT FROM FOREST CONSERVATION.
13. BOARD OF ZONING APPEALS CASE NUMBER : # 6529, DATED NOVEMBER 14, 2024.
    * **THE BOARD APPROVED THE CONDITIONAL USE REQUESTED BY THE APPLICANT FOR A BANQUET FACILITY.**
    THE BOARD PUT A FEW CONDITIONS ON THE APPROVAL.
    1. THE MUSIC END BY 10:00
    2. THE CAPACITY AT EVENTS MUST BE 100 PEOPLE OR LESS
    3. A MAXIMUM OF TWELVE (12) EVENTS PER YEAR
14. THE COURSES AND COORDINATE SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1991) AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS PROVIDED BY THE NATIONAL GEODETIC SURVEY.

DESIGNATION	NORTH (sFT)	EAST (sFT)	ELEV.
DCI 100	706503.548	1335508.760	755.58
DCI 101	706494.394	1335496.840	754.88

15. THERE ARE EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE. THESE WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT.
16. THE SITE IS OVER A 4,200' FROM THE NEAREST PRODUCTION WELL.
17. NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT OF WAY.
18. UNDERGROUND TANK NOTE: THERE ARE NO KNOWN, UNDERGROUND TANKS, BUT IF ANY UNDERGROUND TANKS ARE ENCOUNTERED ON SITE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CARROL COUNTY BUREAU OF RESOURCE MANAGEMENT. THE CONTRACTOR SHALL REMOVE THE TANKS IN ACCORDANCE WITH MDE PROCEDURES.
19. PER SECTION 153.038 (A) (3) THIS PROPERTY'S UNMAPPED 100-YEAR FLOODPLAIN IS EXEMPT FROM A FLOODPLAIN STUDY REQUIREMENT BECAUSE THE CONTRIBUTING DRAINAGE AREA IS THAN ONCE SQUARE MILE AND NO IMPROVEMENTS ARE PROPOSED WITHIN 10 VERTICAL FEET OF THE STREAM BANK.
20. A SHA ACCESS PERMIT IS REQUIRED FOR THE MD 482 ENTRANCE CHANGE OF USE.

INSPECTION SEQUENCE NOTES

1. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE (1) DAY PRIOR TO BEGINNING ANY WORK.
2. SITE COMPLIANCE INSPECTIONS ARE REQUIRED THE FOLLOWING STAGES DURING CONSTRUCTION.
   A. PROPOSED UTILITIES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
   B. SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING,
   C. COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
   D. COMPLETION OF ALL WORK SHOWN ON THESE 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.
3. CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2210 PRIOR TO BEGINNING ANY WORK.
4. THE CONTRACTOR SHALL NOT PROCEED TO NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

ADDITIONAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF IMPROVEMENTS ASSOCIATED WITH WEDDING VENUE.
2. WAIVER WAS GRANTED BY DEPARTMENT OF PLANNING AND LAND MANAGEMENT, PURSUANT TO 155.051(B) RELATED TO THE STANDARDS FOR THE SURFACING OF PARKING FACILITIES, ALLOWING PARKING ON GRASS. LETTER DATED XX

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY:_____ DATE:

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY:_____ DATE:

OWNER'S CERTIFICATION

I / We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed me / us and that I / We fully understand what 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 work is made.

Richard Sobbott and Brenda Sobbott — Date

Signed — Date

ENGINEER'S "AS-BUILT" CERTIFICATION

I/We hereby certify that the facility/facilities shown on this/these plan(s) was constructed as shown on the "As-Built" plans and meets the approved plans and specifications. I also certify that this/these facilities were inspected in accordance with Sections 151.095 and 151.096 of the Code of Public Local Laws and Ordinances of Carroll County and I hereby certify that these documents were prepared or approved by me, and I and a duly licensed Professional Engineer under the laws of the State of Maryland.

Signed: _____ Date: _____
License No.: 15222 Expiration Date: 1/4/2027

ENGINEER'S DESIGN CERTIFICATION

I hereby certify that these plans have been designed according to Chapter 151of the Code of Public Local Laws and Ordinances of Carroll County and I hereby certify that these documents were prepared or approved by me, and I and a duly licensed Professional Engineer under the laws of the State of Maryland.

Signed: _____ Date: _____
License No.: 15222 Expiration Date: 1/4/2027

DEVELOPER'S/ LANDOWNER'S CERTIFICATE

I/We hereby certify that all proposed work shown on these construction drawing(s) will be conducted in strict accordance with these plans. I/We also understand that this is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans certified by a registered Professional Engineer or Professional Land Surveyor within thirty (30) days of completion of work on this stormwater management facility/facilities will (if any) be inspected during construction by a Registered Professional Engineer in accordance with Sections 151.095 and 151.096 of the Code of Public Local Laws and Ordinances of Carroll County.

Signed: _____ Date: _____

LEGEND

STREAM
SOILS TYPE
EXISTING WOODS
EXISTING ASPHALT OR CONCRETE SURFACE
EXISTING GRAVEL SURFACE
PROPOSED 6" STONE SIDEWALK
PROPOSED GAB STONE PAVING
SEPTIC RESERVE AREA

OWNER/ DEVELOPER

Richard Sobbott and Brenda Sobbott
2202 Hampstead Mexico Road
Westminster, MD 21157
Phone: 410 - 300 - 6530

SITE DEVELOPMENT PLAN
COWABUNGA FARM
2202 HAMPSTEAD MEXICO ROAD

8th ELECTION DISTRICT — CARROLL COUNTY, MARYLAND
TAX MAP - 40 — GRID - 2 — PARCEL - 527

DATE	REVISIONS	BY

Surveyed By: DCI
Computed By: RLS
Drawn By: REZ
Checked By: RLS
Drawing No.: XX-XXX-XXX

Richard Sobbott, PE, RLS
2202 Hampstead Mexico Road
Westminster, Maryland 21157
Phone: (410-300-6350)

Date: 2/22/2025 Scale: 1" = 50'
SHEET NO. 1 of 2