

GENERAL NOTES:

- EXISTING ZONING: AG, AGRICULTURE
- TOTAL AREA OF SITE: 18.2483 ACRES
- TOTAL DEVELOPED AREA: 707,953 SQ. FT.
- THE PROPERTY SHOWN HEREON IS OWNED BY STEVEN BUCHMAN HEIRD BY DEED DATED AUGUST --, 2023 AND RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN DEED BOOK--, PAGE --.
- TAX MAP: 47, BLOCK: 12, PARCEL: 518
- TOPOGRAPHY SHOWN HEREON IS AERIAL TOPOGRAPHY PERFORMED BY COUNTY SURVEYORS IN 2015 AND CARROLL COUNTY LIDAR PRODUCTS AND MAY NOT BE A SUITABLE SUBSTITUTE FOR A FIELD RUN SURVEY. CARROLL COUNTY DOES NOT WARRANT ITS ACCURACY FOR ANY PURPOSE.
- LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS HAMPSTEAD, 2.0 MILES.
- 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 1-800-257-7777 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 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 (18) 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 LAND AND RESOURCE MANAGEMENT.
- ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE 'DESIGN MANUAL-VOLUME 1-ROADS AND STORM DRAINS', 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 ADDENDA AND ERRATA TO ALL OF THE ABOVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF CLSI AT (410) 848-1790 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 301-829-7009
BALTIMORE GAS & ELECTRIC 410-234-8313
BUREAU OF RESOURCE MANAGEMENT 410-386-2506
VERIZON 410-876-9905
- ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1'-0". ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2'-0" OR TUNNELED IF REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR TUNNELING OR BEARING.
- 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 (NAVD 88).
- IN FILL AREAS, THE COMPACTION SHALL BE FULL HEIGHT COMPACTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT (8) INCH (PLUS OR MINUS TWO (2) INCHES), MEASURED LOOSE LIFTS AND EACH LIFT COMPACTED TO NOT LESS THAN NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DRY DENSITY AT PLUS OR MINUS TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM T-99) 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.
- BUILDINGS WILL BE DESIGNED WITH AUTOMATIC SPRINKLER SYSTEMS.
- BOARD OF ZONING APPEALS CASE NUMBER: 6130. REQUEST FOR CONDITIONAL USE FOR A 80-BED ASSISTED LIVING FACILITY.
APPROVAL DATE: December 8, 2020
- THE SITE SHOWN HEREON CONTAINS PRIVATE STORMWATER MANAGEMENT FACILITIES. A "STORMWATER MANAGEMENT EASEMENT 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 TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS REFORESTATION AREA IS INTENDED TO BE RECORDED AND GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND, SIMULTANEOUSLY HERewith.
- THIS SITE RESIDES WITHIN A HIGH QUALITY WATERSHED TIER II WATERSHED AS DEFINED BY MDE.
- THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE MARYLAND ACCESSIBILITY CODE, COMAR 09.12.53, AS WELL AS THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THE FRONT MAIN ENTRANCE DOOR SHALL BE ACCESSIBLE; THIS MAY INCLUDE BUT NOT LIMITED TO RAMPS, LANDINGS AT DOORS AND DOOR WIDTH, (COMAR 09.12.53, ADAAG).
- PROVIDE "ACCESSIBLE" AND "VAN ACCESSIBLE" HANDICAP PARKING WITH AN ACCESSIBLE ROUTE TO THE MAIN ENTRANCE. HANDICAP PARKING AND ALL ACCESSIBLES MUST MAINTAIN A MAXIMUM 2% CROSS SLOPE THROUGHOUT. ACCESSIBLE ROUTES MUST MAINTAIN A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM RUNNING SLOPE OF 5%.
- A "FORM" INSPECTION IS REQUIRED ON ALL ACCESSIBLE RAMPS AND CURB RAMPS PRIOR TO PLACEMENT OF FINAL MATERIAL. SLOPES OF RAMPS AND CURB RAMPS SHALL COMPLY WITH COMAR 09.12.53 AND 2010 ADA STANDARDS OF ACCESSIBLE DESIGN.
- ALL "ACCESSIBLE" AND "VAN ACCESSIBLE" PARKING SHALL HAVE PROPER SIGNAGE. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESS AND THE WORDS "RESERVED PARKING". "VAN ACCESSIBLE" PARKING SIGNS SHALL BEAR THE WORDS "VAN ACCESSIBLE". EACH "VAN ACCESSIBLE" ACCESSIBLE SIGN SHALL BE IDENTIFIED WITH A SUPPLEMENT "NO PARKING" SIGN. ALL SIGNS SHALL CONFORM WITH THE REQUIREMENTS FOR UNIFORM TRAFFIC CONTROL DEVICES UNDER TRANSPORTATION ARTICLE 25-10.4, ANNOTATED CODE OF MARYLAND.

FINAL SITE PLAN

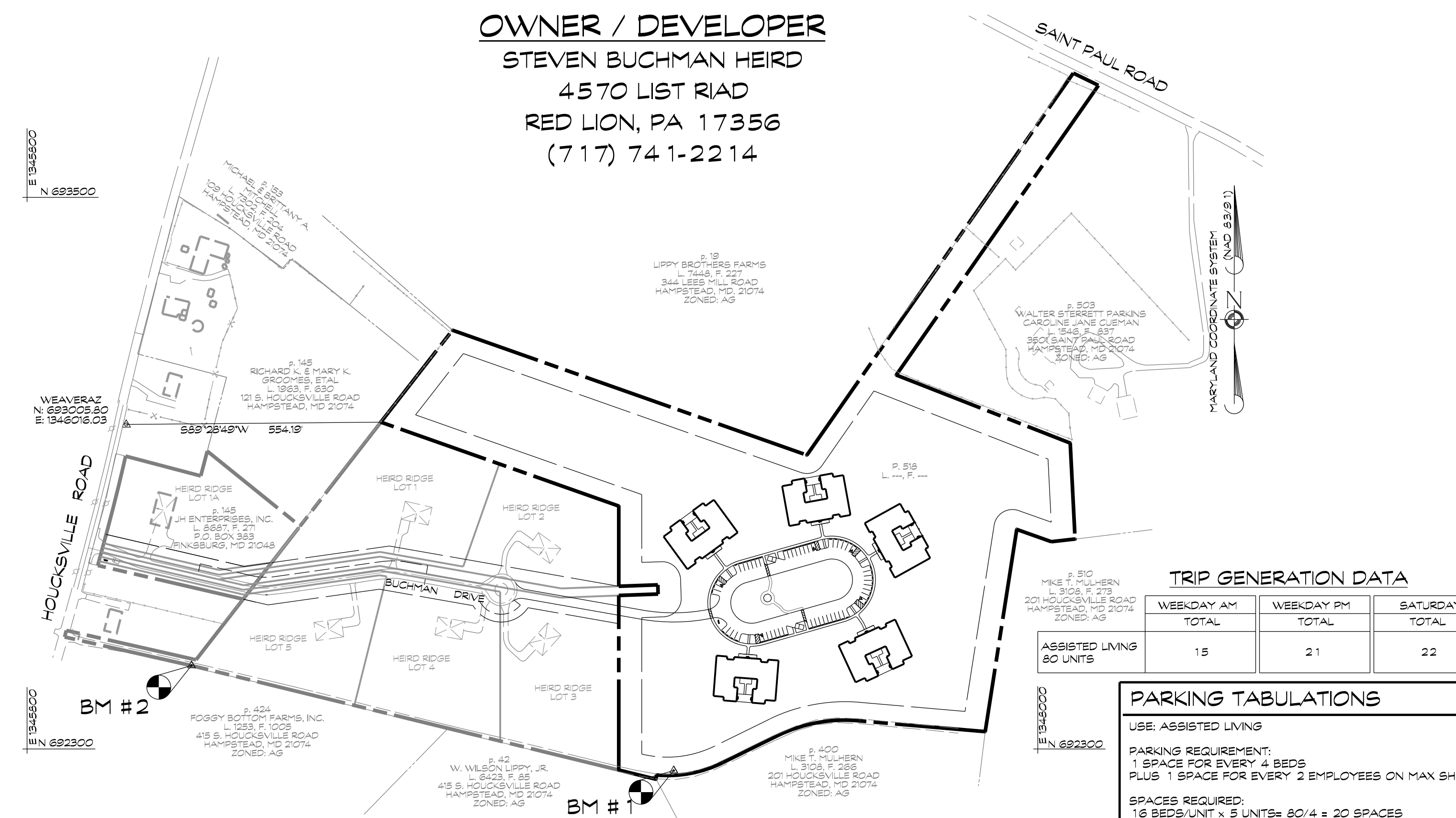
for

AN ASSISTED LIVING FACILITY

ON THE REMAINING PORTION OF HEIRD PROPERTY

8th ELECTION DISTRICT * CARROLL COUNTY, MARYLAND

OWNER / DEVELOPER
STEVEN BUCHMAN HEIRD
 4570 LIST RIAD
 RED LION, PA 17356
 (717) 741-2214



PLAN
 SCALE: 1" = 200'

TRIP GENERATION DATA

	WEEKDAY AM	WEEKDAY PM	SATURDAY
TOTAL	15	21	22

PARKING TABULATIONS

USE: ASSISTED LIVING

PARKING REQUIREMENT:
 1 SPACE FOR EVERY 4 BEDS
 PLUS 1 SPACE FOR EVERY 2 EMPLOYEES ON MAX SHIFT.

SPACES REQUIRED:
 16 BEDS/UNIT x 5 UNITS = 80/4 = 20 SPACES
 5 EMPLOYEES PER UNIT x 5 UNITS = 25/2 = 12 SPACES
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 30

SPACES PROVIDED:
 45 STANDARD SPACES
 5 VAN ACCESSIBLE SPACES
 53 TOTAL SPACES PROVIDED

PROJECT CERTIFICATIONS

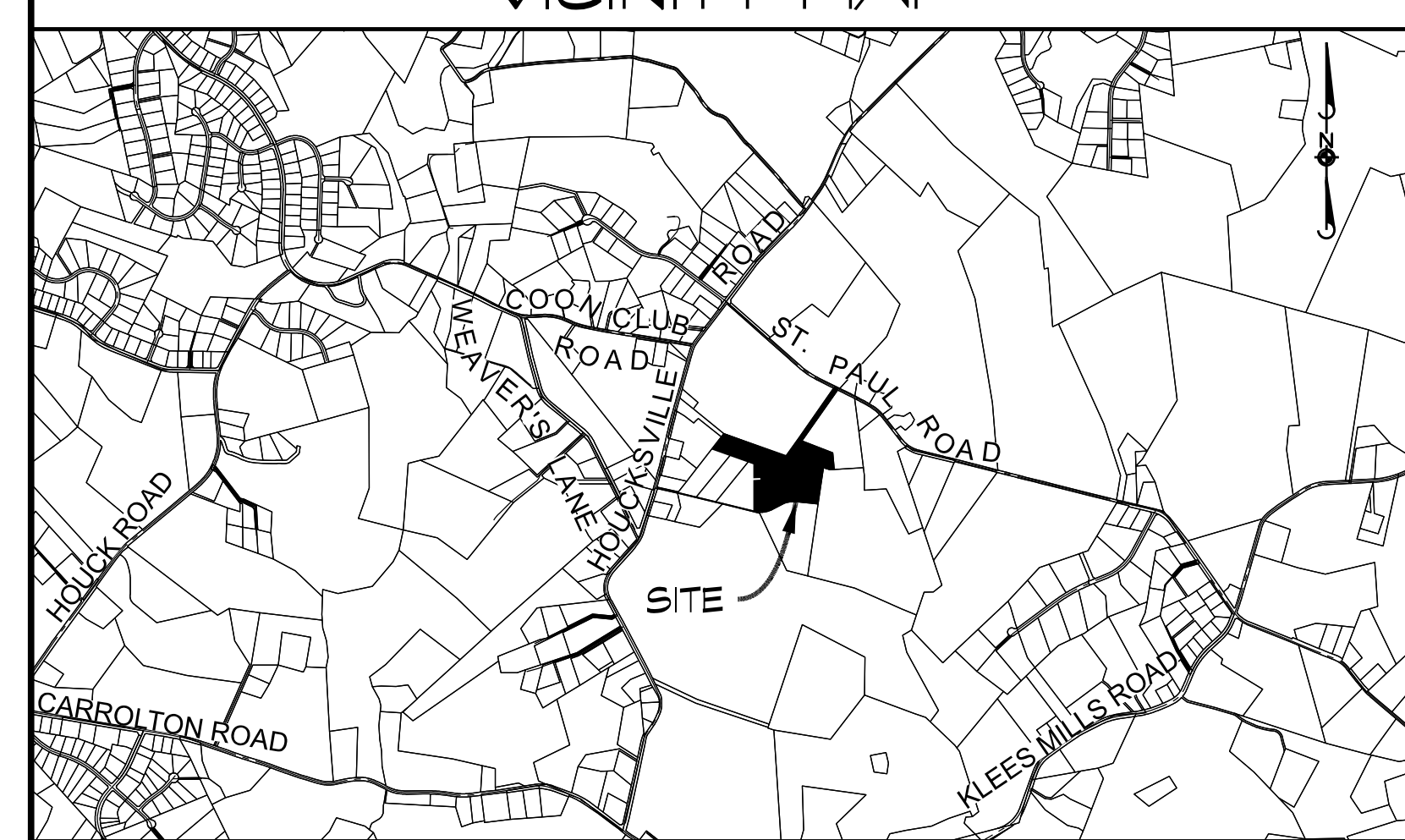
<p>ENGINEER</p> <p>I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL SOIL CONSERVATION DISTRICT.</p> <p>Braton D. Moore, P.E. Professional Engineer Registration No. 51285</p> <p>DATE _____</p>	<p>DEVELOPER</p> <p>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 SPELLED OUT IN THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THIS 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 PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.</p> <p>DEVELOPER _____ DATE _____</p> <p>PRINTED NAME OF DEVELOPER _____</p> <p>DEVELOPER COMPANY NAME _____ DEVELOPER PHONE NUMBER _____</p>	<p>OWNER</p> <p>I/WE HEREBY CERTIFY 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.</p> <p>OWNER _____ DATE _____</p>
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439 East Main Street Westminster, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

VICINITY MAP

SCALE: 1" = 2000'



LIST OF DRAWINGS

- TITLE SHEET
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- LAYOUT PLAN-OVERALL
- LAYOUT PLAN-PARKING LOT
- DRIVEWAY PLAN AND PROFILE
- GRADING PLAN
- PARKING LOT GRADING PLAN
- STORMWATER MANAGEMENT PLAN
- STORMWATER FACILITIES GEOMETRY
- STORMWATER MANAGEMENT PROFILES
- STORMWATER MANAGEMENT NOTES AND DETAILS
- STORMWATER MANAGEMENT NOTES AND DETAILS
- STORMWATER MANAGEMENT PROFILES AND SECTIONS
- RAIN DRAINAGE AREA MAP
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND TABULATIONS
- LANDSCAPE NOTES AND DETAILS
- MISCELLANEOUS DETAILS
- SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
- FOREST CONSERVATION NOTES AND DETAILS
- SEPTIC PLAN
- UNIT # 1 SEPTIC NOTES AND DETAILS
- UNIT # 2 SEPTIC NOTES AND DETAILS
- UNIT # 3 SEPTIC NOTES AND DETAILS
- UNIT # 4 SEPTIC NOTES AND DETAILS
- UNIT # 5 SEPTIC NOTES AND DETAILS
- GRADING PLAN
- BUILDING ELEVATIONS

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT (410) 386-2674 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-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 THE 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.

BENCHMARKS:

B.M. # 1: N 692253.0190, E 1347207.6410 ELEV. 795.89
 CLSI PT. # 1 REBAR AND CAP FOUND

B.M. # 2: N 629481.2907, E 1346158.0530 ELEV. 796.56
 CLSI PT. # 6 REBAR AND CAP FOUND

FINAL SITE PLAN
 FOR AN ASSISTED LIVING FACILITY
 ON THE REMAINING PORTION OF
HEIRD PROPERTY
 8th ELECTION DISTRICT * CARROLL COUNTY, MARYLAND



Owner/Developer
 MR. STEVEN HEIRD
 4570 LIST ROAD
 RED LION, PA 17356
 (717) 741-2214

Braton D. Moore, P.E.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51285, EXPIRATION DATE: DECEMBER 7, 2023.

DATE	REVISIONS	DATE
1/31/23	REVISED PER C.C. COMMENTS	SEPT., 2022
2/24/23	REVISED TO INCLUDE SEPTIC PLANS FOR PROPOSED UNITS	C.C. FILE NO. 15-19-0030
		JOB NO.: 2005186C
		SHEET: 1 OF 31