ALL EXISTING SITE LIGHTING IS TO REMAIN.

PAVEMENT SHALL BE REPLACED IN KIND AS REQUIRED FOR INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES - REFER TO SHEET C-5.0 FOR THE PROPOSED UTILITY LOCATIONS.

LAND USE AND ZONING

PID: 0705087570

COMMERCIAL MEDIUM INTENSITY DISTRICT (C-2)

PROPOSED USE

SELF SERVICE STORAGE FACILITY — PERMITTED USE

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	179,241 SF (4.11 AC)
MAXIMUM BUILDING HEIGHT	35 FT(1)	<35 FT (3 STORIES)
MINIMUM FRONT YARD SETBACK	10 FT	COMPLIES
MINIMUM SIDE YARD SETBACK	15 FT(1)	34.1 FT
MINIMUM REAR YARD SETBACK	15 FT	COMPLIES
MAX STORAGE UNIT HEIGHT	15 FT	COMPLIES
MAX STORAGE UNIT AREA	500 SF	300 SF

(1) ADJOINING RESIDENTAIL DISTRICT REQUIREMENT

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 158.063	SELF STORAGE FACILITY: 2 EMPL. SPACES PLUS 3 CUSTOMER 2 + 3 = 5 REQUIRED SPACES	14 EXISTING + 2 PROPOSED 16 TOTAL SPACES
§ 158.158	AISLE WIDTHS: 20 FT (TWO WAY) 15 FT (ONE WAY)(1)	20 FT

(1) STORAGE FACILITY SPECIFIC REQUIREMENT

SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- SAWCUT LINE
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET

1" = 30'

ISSUE	DATE	BY	DESCRIPTION
3	04/23/2026	EM	FOR COUNTY SUBMISSION
2	04/14/2026	EM	FOR COUNTY SUBMISSION
1	03/09/2026	EM/AP	FOR COUNTY SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design

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Princeton, NJ · Tampa, FL · Birmingham, MI
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S-26-0031
PRIME STORAGE AMENDED SITE PLAN
FKA ELDERSBURG SELF STORAGE

PID: 0705087570
6260 MONROE AVENUE
CITY OF ELDERSBURG
CARROLL COUNTY, MARYLAND

STATE OF MARYLAND — JOSHUA REID LOUSER — 36493 — PROFESSIONAL ENGINEER

STONEFIELD engineering & design

COUNTY FILE #: S-26-0031

SCALE: 1" = 30' | PROJECT ID: PRI-250293

TITLE: SITE PLAN

DRAWING: C-3

(3 OF 14)

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