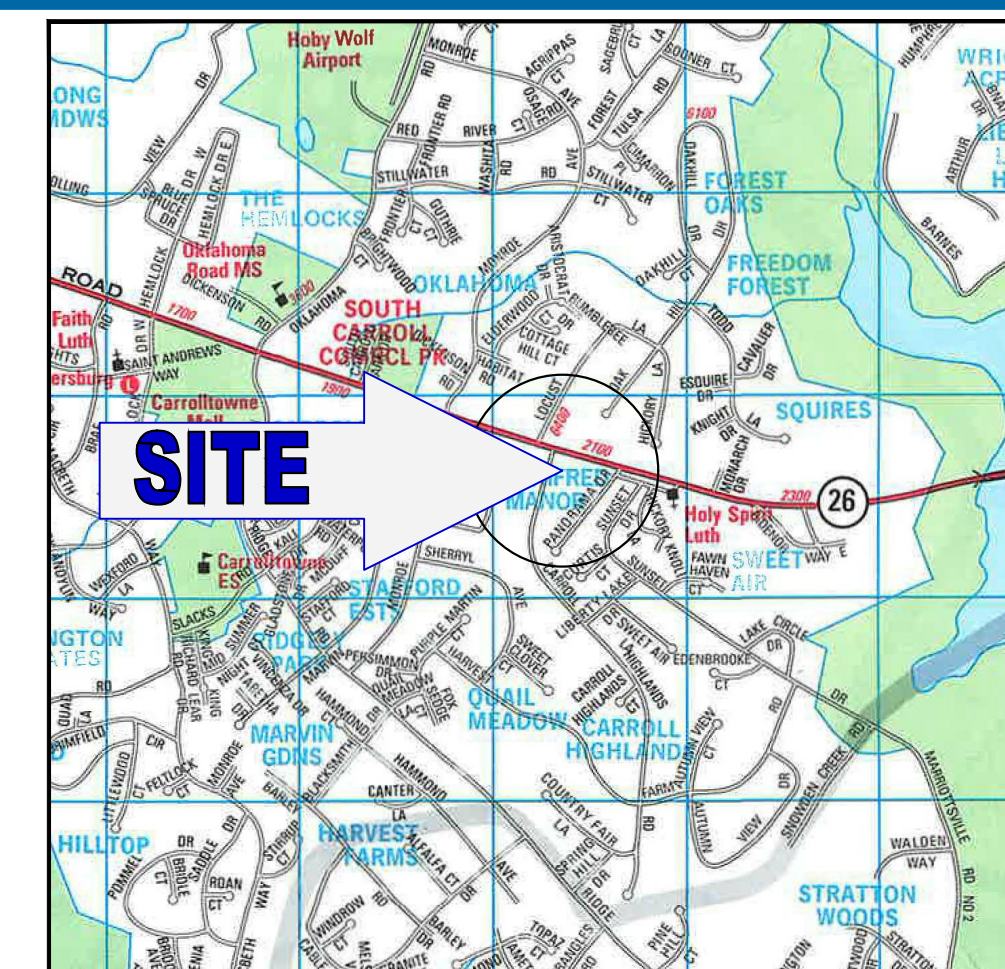
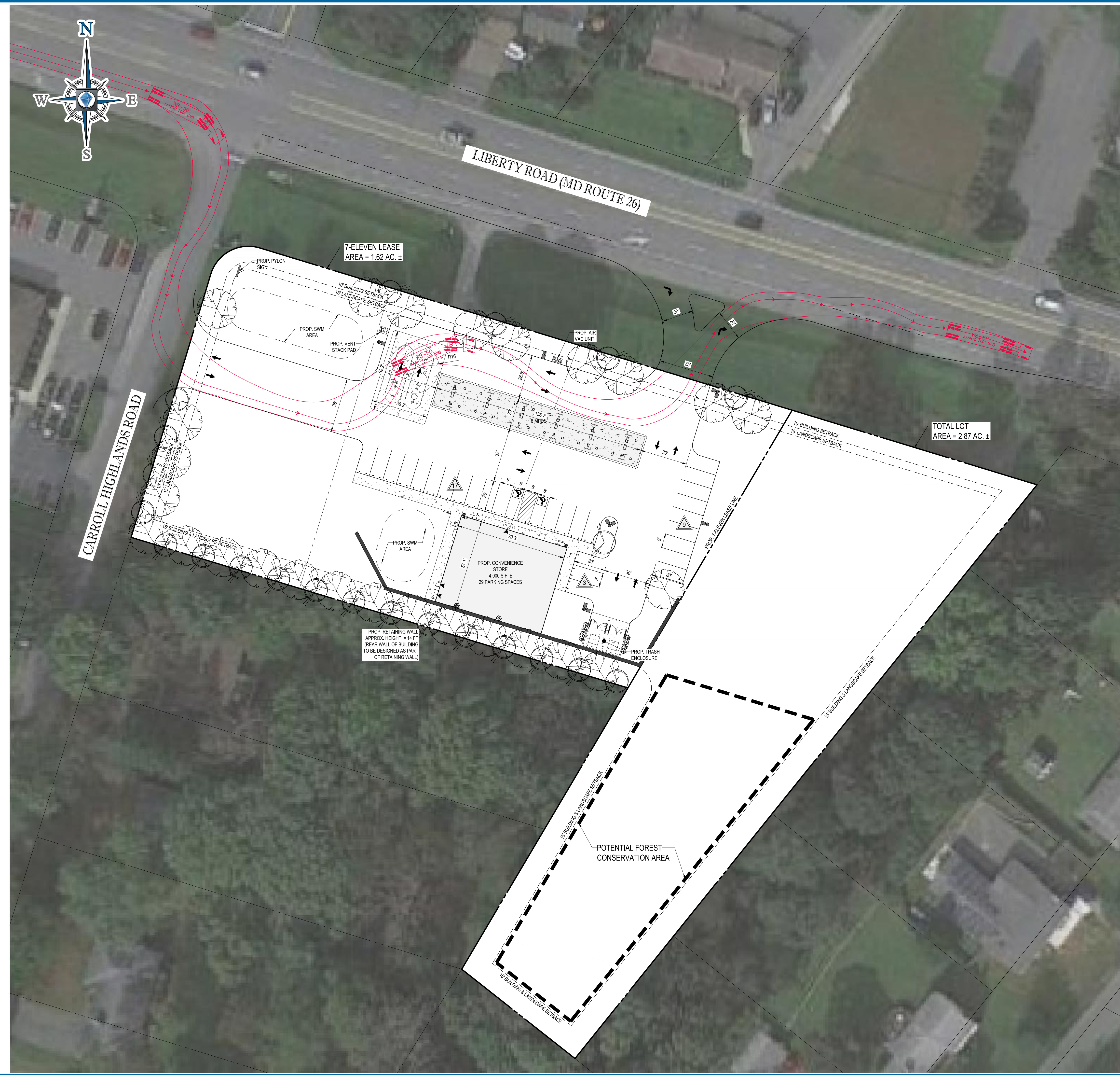


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LOCATION MAP  
 COPYRIGHT ADC THE MAP PEOPLE  
 PERMIT USE NO. 20602153-5  
 SCALE: 1"=2000'

**CONCEPT PLAN GENERAL NOTES**

- THIS PLAN IS BASED ON CARROLL COUNTY GIS, AERIAL PHOTOGRAPHY, PLAT BOOK 3 PAGE 116, AND THE CARROLL COUNTY ZONING CODE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
- ZONE: C-2 (COMMERCIAL MEDIUM INTENSITY DISTRICT) - THIS IS THE PROPOSED ZONE UNDER THE CARROLL COUNTY COMPREHENSIVE REZONING PROCESS EXPECTED TO BE FINALIZED IN AUGUST 2019. THIS ZONE IS SUBJECT TO CHANGE.
- BULK REQUIREMENTS:
 

	REQUIRED	PROVIDED
<b>BUILDING SETBACKS</b>		
LIBERTY ROAD (NORTH)	10'	41'
CARROLL HIGHLANDS RD (WEST)	10'	158'
SIDE YARD (EAST)	10'	189'
REAR YARD (SOUTH)	15'	15'
<b>PARKING SETBACKS</b>		
LIBERTY ROAD (NORTH)	15'	15'
CARROLL HIGHLANDS RD (WEST)	15'	119'
SIDE YARD (EAST)	10'	137'
REAR YARD (SOUTH)	15'	15'
- PARKING CALCULATIONS:  
 PARKING SPACE DIMENSIONS: 9x20'  
 PARKING REQUIRED: AUTOMOBILE SERVICE STATION: 1 PER EMPLOYEE ON THE LARGEST SHIFT = 2 SPACES REQUIRED  
 RETAIL STORE: 1 SPACE PER 200 S.F. OF FLOOR AREA (4,000 S.F. / 200 S.F.) = 20 SPACES  
 TOTAL PARKING REQUIRED = 22 SPACES  
 PARKING PROVIDED: 29 SPACES (INCLUDING 2 ACCESSIBLE SPACE)
- LOADING REQUIREMENTS: DESIGNATED LOADING SPACE FOR BUILDINGS LESS THAN 10,000 S.F. NOT REQUIRED
- CAR WASH STACKING: 5 STACKING SPACES PER WASH STATION IN ADDITION TO SPACE AT THE TRANSACTION STATION  
 STACKING PROVIDED: 5 STACKING SPACES + 1 AT THE TRANSACTION STATION
- LANDSCAPE REQUIREMENTS: LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY

REVISIONS

REV	DATE	COMMENT	DESIGN BY	CHECKED BY

THIS DRAWING IS INTENDED FOR PRELIMINARY AND/OR GENERAL REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS REPEATED OTHERWISE.

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 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**FOR CONCEPT PURPOSES ONLY**

PROJECT No.: MD192133  
 DRAWN BY: MJR  
 CHECKED BY: ERM  
 DATE: 9/25/19  
 CAD I.D.: MD192133-CPB-2

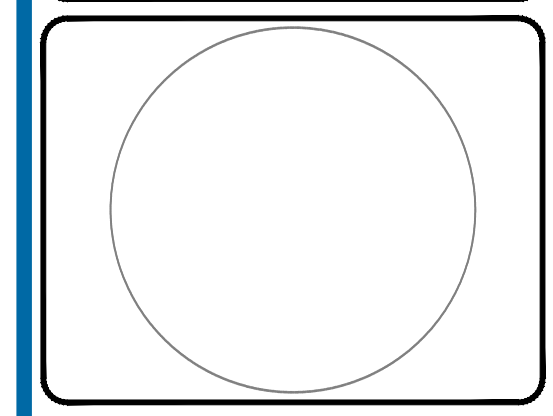
**CONCEPT PLAN**

FOR



LIBERTY ROAD & CARROLL HIGHLANDS ROAD  
 SYKESVILLE, MARYLAND  
 CARROLL COUNTY

**BOHLER ENGINEERING**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21204  
 Phone: (410) 821-7900  
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 MD@BohlerEng.com



**CONCEPT PLAN B2**

SHEET NUMBER:  
**1**

REVISION 0 - 9/25/19

