

**GENERAL NOTES:**

- EXISTING ZONING: C-2 COMMERCIAL MEDIUM INTENSITY AND C-3 COMMERCIAL HIGH INTENSITY
- TOTAL AREA OF SITE: 16.85 ACRES
- TOTAL DEVELOPED AREA: 826,146 S.F. (12.08 ACRES)
- THE PROPERTY SHOWN HEREON IS OWNED BY: SEE TABLE SHEET 2.
- TAX MAP: 73 BLOCK: 12 PARCELS: 61, 119, 290, 341, 506, 731, 822, 823, AND 824
- TOPOGRAPHY SHOWN HEREON IS FIELD RUN, DATED AUGUST 2024, AND PREPARED BY CLSI.
- LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS LOCATED ON LUERS LANE.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROPRIATE 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 THIS UTILITY AT 1-800-287-7777 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 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.
- 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, 1011 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 410-848-1780.
- 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 EXPLICITLY 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:  
BALTIMORE GAS & ELECTRIC ..... 410-234-8313  
BUREAU OF RESOURCE MANAGEMENT ..... 410-396-2908  
VERIZON ..... 410-816-8908
- 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 BRACING.
- CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR 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 1985 (NAVD 85).
- IN ALL AREAS, THE CONSTRUCTION SHALL BE FULL HEIGHT CONSTRUCTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT (8) INCH (PLUS OR MINUS TWO (2) INCHES), MEASURED LOSSE LIFTS AND EACH LIFT COMPACTED TO NOT LESS THAN NINETY-TWO PERCENT (92%) OF THE HANNUM DRY DENSITY AT PLUS OR MINUS TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557) UNLESS SPECIFIED OTHERWISE BY THE REGISTERED 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.
- THE DEVELOPMENT IS NOT LOCATED WITHIN A SURFACE WATER PRIORITY AREA. NO TENS II WATERS ARE LOCATED ON THE PROPERTY.

# CONCEPT SITE PLAN for THE LEGENDS AT LUERS AVENUE

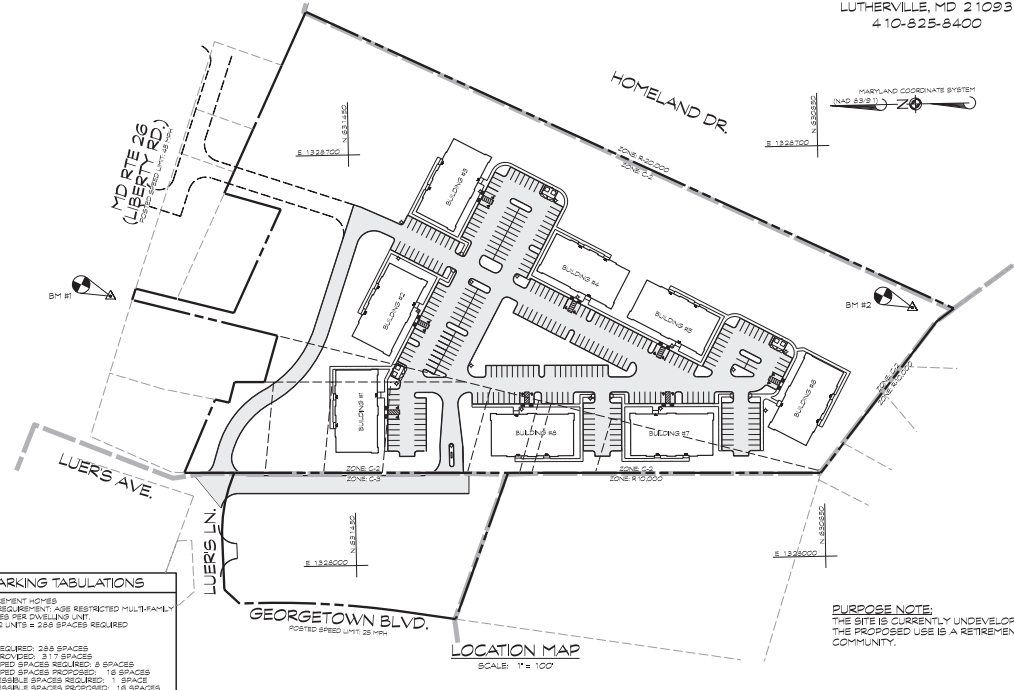
5TH ELECTION DISTRICT CARROLL COUNTY, MD.  
TAX MAP: 73 \* BLOCK: 12 \* PARCELS: 61, 119, 290, 341, 506,  
731, 822, 823, & 824

**OWNERS**

ELDERS LUERS LP LUERS LANE LLC  
1205 YORK ROAD 1205 YORK ROAD  
PENTHOUSE PENTHOUSE  
LUTHERVILLE, MD 21093 LUTHERVILLE, MD 21093  
410-825-8400 410-825-8400

**DEVELOPER**

COMMERCIAL CONTRACTORS, INC.  
1205 YORK ROAD  
PENTHOUSE  
LUTHERVILLE, MD 21093  
410-825-8400



**PARKING TABULATIONS**

USE: RETIREMENT HOMES  
PARKING REQUIREMENT: AGE RESTRICTED MULTI-FAMILY  
1.5 SPACES PER DWELLING UNIT  
1.5 X 192 UNITS = 288 SPACES REQUIRED  
SPACES REQUIRED: 288 SPACES  
SPACES PROVIDED: 317 SPACES  
HANDICAPPED SPACES REQUIRED: 8 SPACES  
HANDICAPPED SPACES PROVIDED: 18 SPACES  
VAN ACCESSIBLE SPACES REQUIRED: 1 SPACE  
VAN ACCESSIBLE SPACES PROVIDED: 18 SPACES

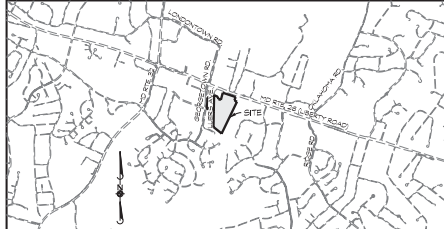
**PROJECT CERTIFICATIONS**

ENGINEER	DEVELOPER	OWNER CERTIFICATION
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.	I CERTIFY THAT THE 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 SHOWN ON THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THE 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 FREEDOM ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.	I HAVE HEREBY CERTIFIED THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS HAS BEEN REVIEWED BY ME/US AND THAT I HAVE FULLY UNDERSTOOD WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I HAVE ALSO UNDERSTOOD 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.
 BRATTON D. MOORE PROFESSIONAL ENGINEER REGISTRATION NO. 51285	DEVELOPER _____ DATE _____ PRINTED NAME OF DEVELOPER _____ DEVELOPER COMPANY NAME _____ DEVELOPER PHONE NUMBER _____	OWNER _____ DATE _____

**BENCHMARKS:**

B.M.#1: N 631860.2611, E 1328467.3695, EL. 606.29  
CLSI PT. # F2 TRAVERSE  
B.M.#2: N 630493.8586, E 1328420.8748, EL. 558.36  
CLSI PT. # F10 TRAVERSE

**VICINITY MAP** SCALE: 1" = 200'



**LIST OF DRAWINGS**

- TITLE
- EXISTING CONDITIONS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- SEDIMENT CONTROL NOTES AND DETAILS
- LAYOUT PLAN
- GRADING PLAN
- STORMWATER MANAGEMENT PLAN
- STORMWATER MANAGEMENT NOTES AND DETAILS
- STORMWATER MANAGEMENT MAINTENANCE AGREEMENTS
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- EXISTING PLAN
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS

**SITE DEVELOPMENT PLAN INSPECTION SEQUENCE**

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-388-2674 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-GRADERS ESTABLISHED FOR ALL DRIVEWAYS, PARKING LOTS, AND SURROUNDING GRADING.
  - COMPLETION OF ALL DRIVEWAYS, PARKING LOTS, AND SURROUNDING GRADING.
  - COMPLETION OF ALL WORK SHOWN ON PLANS.
- THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-388-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-388-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN ORDERS MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
- FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-388-2210 BY THE CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW BUREAU, 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.

REVISIONS	
#	DATE

www.clsi-civileng.com  
 439 East Main Street Westminster, MD 21157-5539  
 (410) 848-1780 FAX (410) 848-1781  
 NOT FOR CONSTRUCTION  
  
 BRATTON D. MOORE, P.E.

**CONCEPT SITE PLAN  
for  
THE LEGENDS AT  
LUERS AVENUE**

**TITLE SHEET**

DATE: OCTOBER, 2024 CC FILE #: S-24-0028 JOB NO.: 2022252A 1 of 16