Taneytown Planning Commission

James Par-lea-Chairman James W,cprccht Ciry &bnagtr Darryl G. Hale OirtcCor or Planning and Zoning Commission Mt.mbus Christopher Tillman Bradley Brown Bill Isenberg Dan Myers Barry Gamer

AGENDA TANEYTOWN PLANNING COMMISSION APRIL 29, 2024 7:20 PM

7:30 PM
Meeting Opening: Pledge, Roll Call Jim Parker. Chairman, Planning Commission
Review and Approval of Minutes from March 25, 2024 🕞
Delegations and Action Items. -Evapco Allendale Lane parking lot Jim Mathias, DDC Inc. Seeking Concept Site Plan Approval. The Board of Zoning Appeals hearing is scheduled for May 15, 2024, at City I lall at 7:30 p.m.
-Ridge Avenue. Lots 203, 204, 205, 206. Review for the Board of Zoning Appeals hearing requesting a variance for minimum lot size in the R-7,500 zoning district.
Ordinances and Agreements for Review 🕒
Planning and Zoning Report Darryl Hale, Director of Planning and Zoning
Discussion of Active Projects Active Site plans Taneytown Elementary School PreK and Kindergarten Addition Evapco 3 rd Amended Site Plan Memorial Park Expansion Recovery 180 Storage Today Taneytown Supply ► Evapco Allendale Lane Parking Lot Active Subdivisions Mountain Brook Taney View Garnet Ridge Construction Phase Projects Bollinger Park Sheetz Evapco
The Georges On York Meade's Crossing phases I, IA. 2A, 28 Tannery Barn FP Duffy addition Legal Update
Jay Gullo. City Attorney
County Update Tiffany Fossen, Carroll County Planning Liaison
Old Business D
New Business - Discussion on upcoming Planning Commission Training.
Adjournment

To view live streaming of the meeting go to http://www.youtube.com/clTaneytownMD. Persons with questions regarding this meeting may call 4I O 751-1 I00 or visit news and events at www.taneytown.org for further information.



SHEET INDEX SHEET No. DESCRIPTION 1 COVER SHEET PRELIMINARY PLAN 3 GRADING, SEDIMENT & EROSION CONTROL PLAN 4 SEDIMENT AND EROSION CONTROL NOTES & DETAILS 5 SEDIMENT AND EROSION CONTROL NOTES 6 STORMWATER MANAGEMENT PLAN VIEW, NOTES & DETAILS 7 | LANDSCAPE PLAN, NOTES & DETAILS 8 DRAINAGE AREA MAP 9 STORM DRAIN PROFILES & DETAIL SHEET

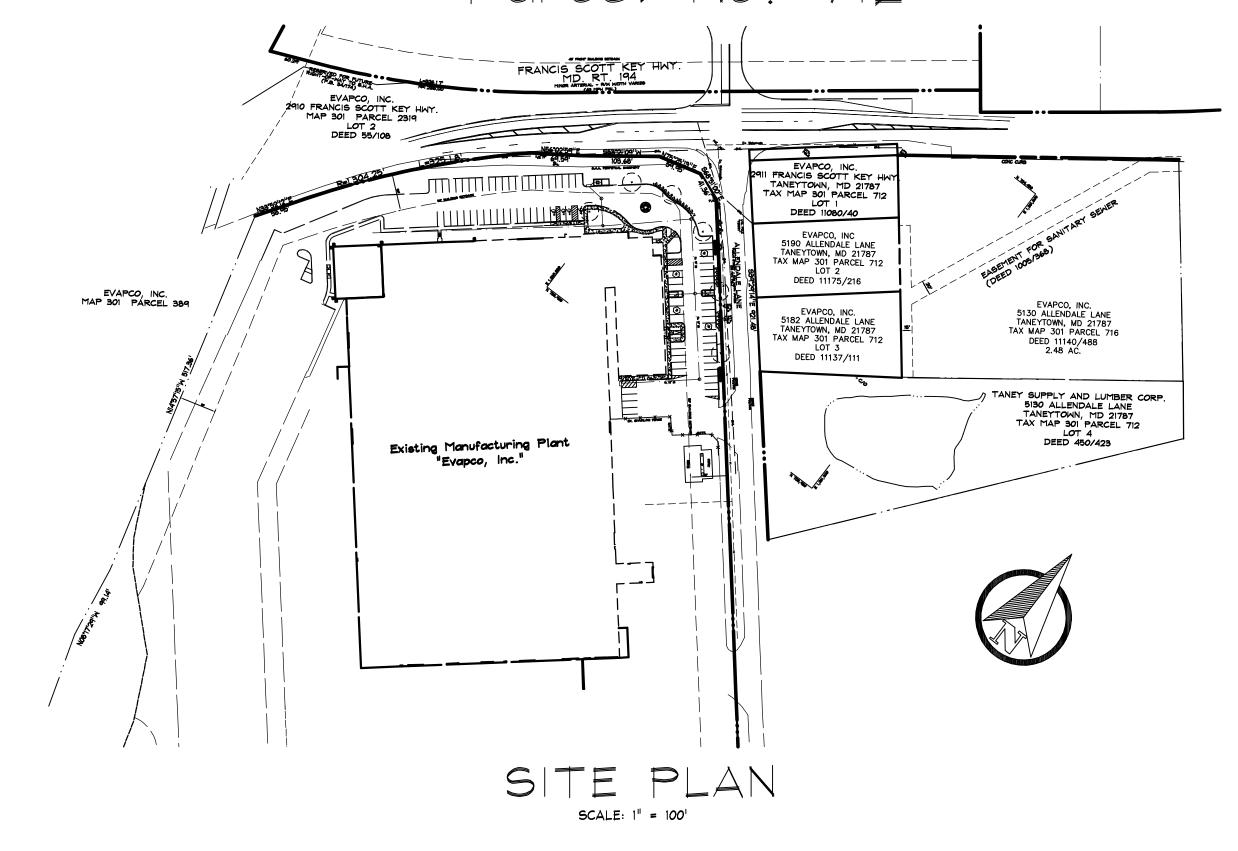
PRELIMINARY SITE PLAN \$ GRADING ONLY PLAN EVAPCO ALLENDALE LANE PARKING LOT

GENERAL NOTES EXISTING ZONING: RESTRICTED INDUSTRIAL 2. EXISTING USE: RESIDENTIAL 3. PROPOSED USE: PARKING LOT 4. TOTAL AREA OF SITE: 1.4± ACRES 5. TOTAL AREA OF PLAN: 1.3± ACRES 6. THE PROPERTY SHOWN HEREON IS OWNED BY EVAPCO, INC., AND IS RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND:

LIBER 11080 FOLIO 040 (GRANTOR: TIMOTHY A. RIDDLE AND HEIDI S. RIDDLE) LIBER 11175 FOLIO 216 (GRANTOR: MICHAEL E. STAUB AND CONNIE F. STAUB)
LIBER 11137 FOLIO 111 (GRANTOR: SHARON ANN UNGER) 7. TAX MAP 301 GRID 13 PARCEL 712 TAX MAP 301 GRID 09 PARCEL 712 TAX MAP 301 GRID 19 PARCEL 712 8. THE PROPERTY OUTLINE SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY SHANABERGER AND LANE, INC. ON OR ABOUT JUNE 30, 2023. 9. THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY SHANABERGER AND LANE, INC. ON OR ABOUT JANUARY 2, 2024. 10. THE COURSES AND DISTANCES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM -NAD 83 (1991) AND ARE BASED UPON THE FOLLOWING CARROLL COUNTY SURVEY CONTROL STATIONS: NORTH (SFT) SOUTH (SFT) 721849.13 1259909,52 720504.74 1259612.13 11. THE LOCATION OF THE NEAREST PUBIC FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF MD 194 AND ALLENDALE LANE APPROXIMATELY 50 FEET FROM THE SITE. 12. THE LOCATIONS OF EXISTING UTILITIES SHOWN 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. 13. 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. 14. 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. 15. ANY CHANGES TO THE FINAL SITE DEVELOPMENT PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN BE APPROVED BY THE CITY OF TANEYTOWN PLANNING AND ZONING COMMISSION. 16. THERE ARE NO EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE. 17. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY 18. THE SITE IS LOCATED IN THE FIFTH FIRE AND EMERGENCY SERVICES DISTRICT 19. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. NO PUBLIC WATER OR SEWER CONNECTIONS ARE PROPOSED WITH THIS PLAN. 20. ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS. 21. NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY. CARROLL COUNTY INSPECTION SEQUENCE NOTES 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 at the following stages during construction: Proposed structures staked out in proper locations as shown on these approved plans. ____B. Proposed foundations installed for all buildings shown on these Completion of all drives, parking lots, and surrounding grading. Completion of all work shown on plan. 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 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 the 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 5. The contractor shall not proceed to the next phase of construction until given approval of

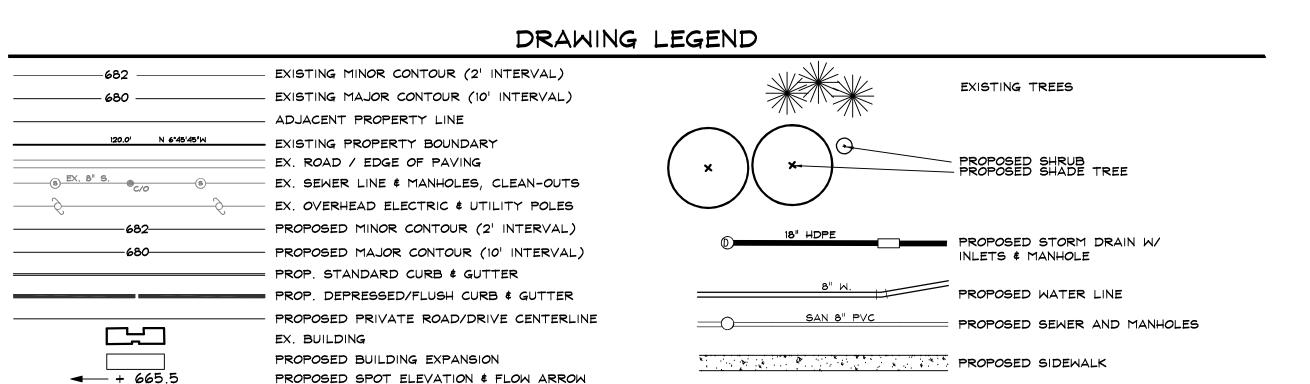
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CITY OF TANEYTOWN APPROVAL	
BY: DATE:	
CITY OF TANEYTOWN PLANNING COMMISSION APPROVAL	
BY: DATE:	
CITY OF TANEYTOWN ZONING ADMINISTRATOR APPROVAL	SOIL CONSERVATION DISTRICT The Development Plan is approved for Soil Erosion and Sediment Control by the Soil Conservation District.
BY: DATE:	
CITY OF TANEYTOWN CITY ENGINEER	APPROVED CARROLL S.C.D. DATE
BY: DATE:	ENGINEER I certify that this plan of Sediment Control is designed with my personal knowledge of the site condition and has been designed to the Standards
CARROLL COUNTY HEALTH DEPARTMENT APPROVAL	and specifications adopted by the Carroll County Soil Conservation District
Community Water Supply And/or Sewerage Systems Are In Conformance With The Carroll County Master Plan.	
BY: DATE:	
	ENGINEER DATE
OWNER'S CERTIFICATION	<u>DEVELOPER</u>
I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by Me/Ss 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 Planning Commission of the City of Taneytown.	I certify that this plan 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 project will have a certification of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning this project. I also authorize periodic on-site evaluation by the Carroll Soil Conservation District Personnel and cooperating agencies.
NAME(S) PRINTED: DATE	
OWNER	DEVELOPER DATE

PARCEL 712; LOTS 1 THRU 3 Zoneo: R-Tax Map No. 301 Grid Nos. 015 \$ 019 Parcel No. 712



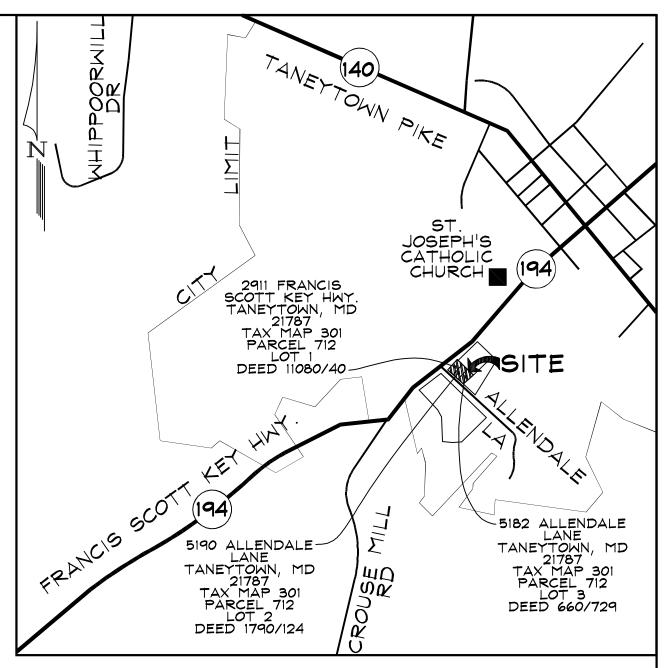
First Election District Carroll County, Maryland

STORMWATER MANAGEMENT INFORMATION									
Lot/Parcel No.	Facility Name & Number								
	FILTERRA INLET FT-1			Х					
PARCEL 712	FILTERRA INLET FT-2	M-6 - (1)		X					
	FILTERRA INLET FT-3	M-6 - (1)		×					



OWNER EVAPCO INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

DEVELOPER EVAPCO INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600



VICINITY MAP

PARKING TABULATION One space for each two employees in the largest working shift. Additional parking to be provided for visitors shall be determined by the industry (§205-37 Schedule of required off-street parking spaces) Existing Employee count: 385 employees Proposed Employee count: 385 + 194 new employees = 579 employees 579 employees on largest shift @ 1 space / 2 employees = 290 spaces required Parking Total: 433 spaces (Includes 10 ADA Spaces - [3 Standard, 6 Van Accessible , 1 Electric Vehicle Van Accessible] & 3 Standard Electric Vehicle Spaces) Allendale Parking Lot: Proposed Parking Total: 108 spaces (5 ADA Spaces Required - (To be provided on main lot)



DDC@DDCinc.us

OWNER: EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

DEVELOPER: EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

5190 ALLENDALE LANE (LOT 2

Surveyors

192 East Main Street

410.386.0564 (Fax)

410.386.0560

Westminster, MD 21157

SITE ADDRESS: 5182 ALLENDALE LANE (LOT 3) TANEYTOWN, MD 21787

TANEYTOWN, MD 21787 2911 FRANCIS SCOTT KEY HWY. (LOT 1) TANEYTOWN, MD 21787

EVAPCO, INC.

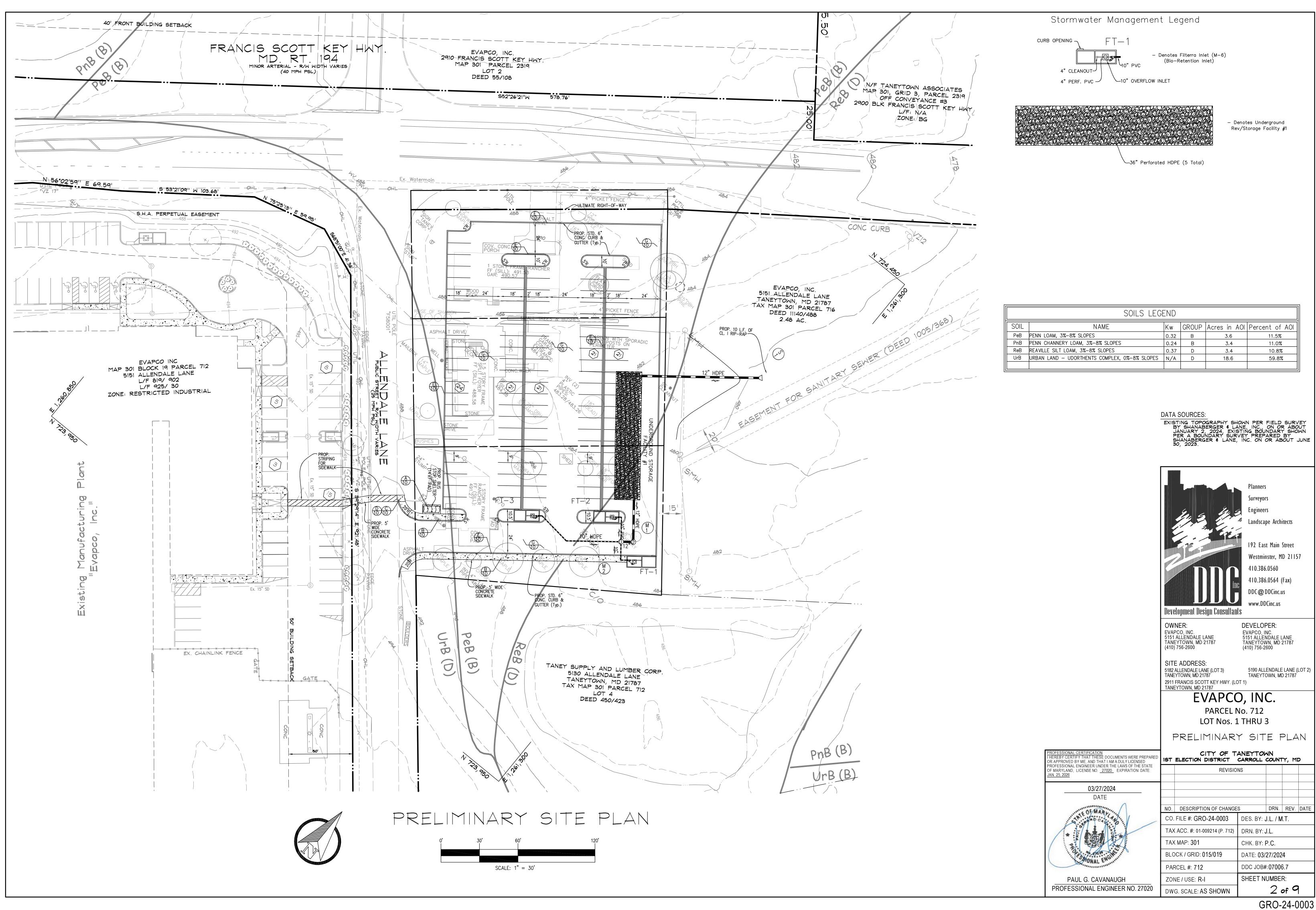
PARCEL No. 712 LOT Nos. 1 THRU 3 COVER SHEET

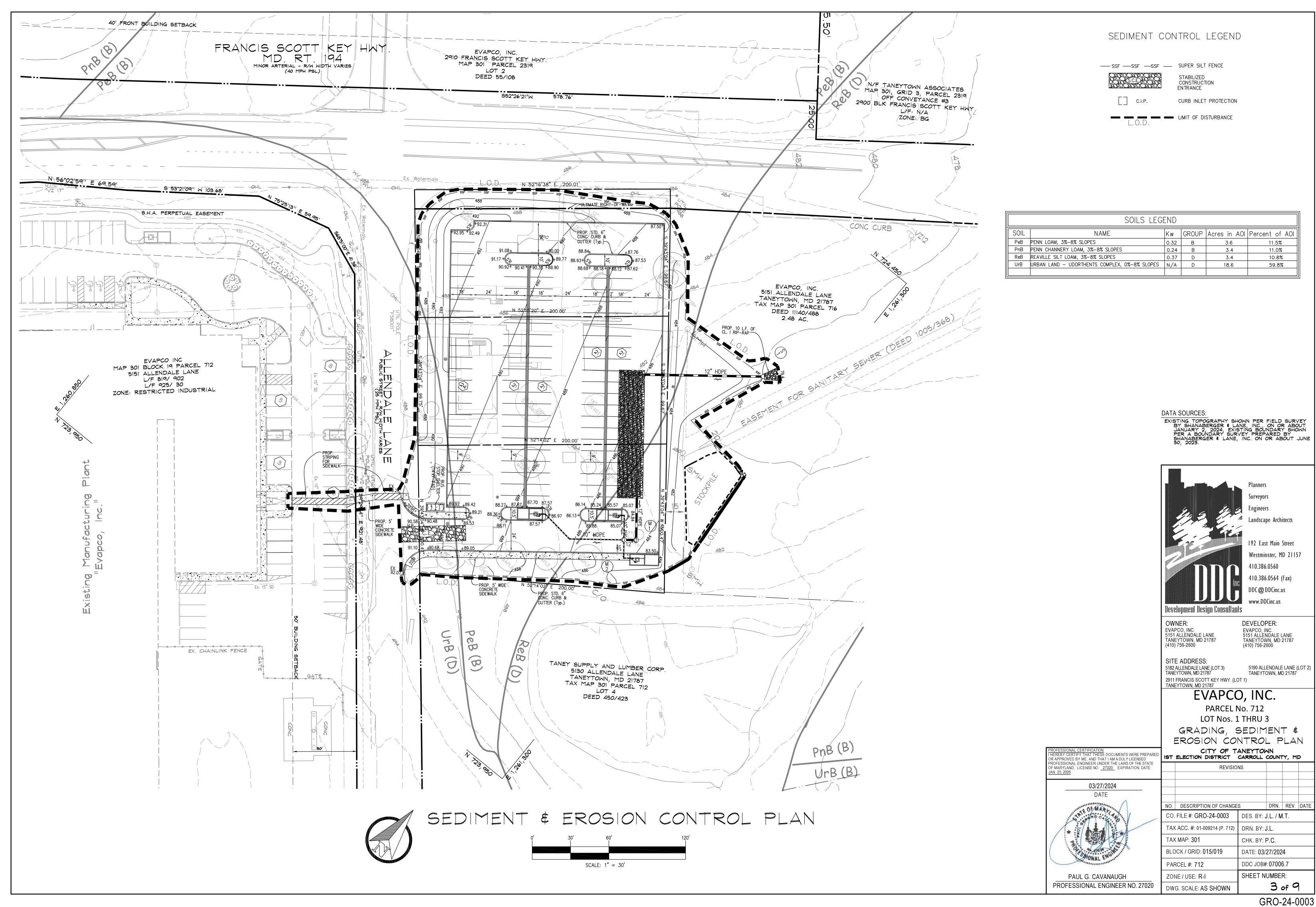
CITY OF TANEYTOWN EREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED IST ELECTION DISTRICT CARROLL COUNTY, MD OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020 EXPIRATION DA

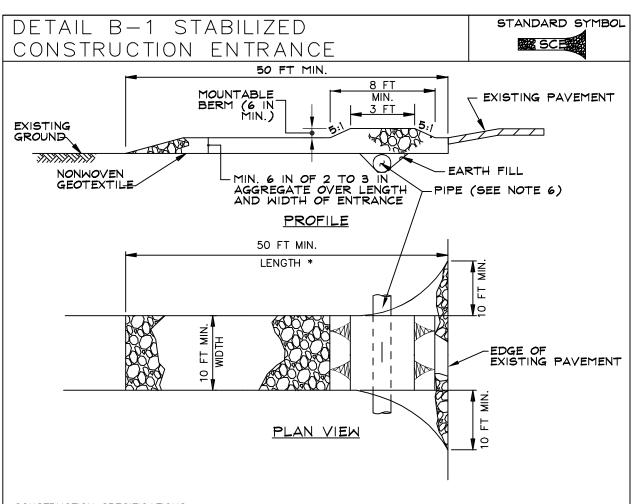


PROFESSIONAL ENGINEER NO. 270

E:		REVISIO	NS						
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	NO.	DESCRIPTION OF CHANGE	S	DRN.	REV.	DATE			
/	CO.	FILE #: GRO-24-0003	DES. BY: J.L. / M.T.						
	TAX	(ACC. #: 01-009214 (P. 712)	DRN. BY: J.L.						
	TΑ>	(MAP: 301	CHK. BY: I	⊃.C.					
	BLC	OCK / GRID: 015/019	DATE: 03/27/2024						
	PAF	RCEL #: 712	DDC JOB#: 07006.7						
	ZOI	NE / USE: R-I	SHEET N	UMBE	R:				
20	DW	G. SCALE: AS SHOWN		1 6	of C	1			







CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- 3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE. AS SPECIFIED IN SECTION H-1 MATERIALS.
- 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION WATER MANAGEMENT ADMINISTRATION SERVICE

CARROLL COUNTY SEDIMENT CONTROL GENERAL NOTES

- ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION IN ASSOCIATION WITH THE NATURAL RESOURCES CONSERVATION SERVICE AND THE STATE SOIL CONSERVATION COMMITTEE (REFERENCED AS THE 94 STANDARDS AND SPECS.).
 AREAS THAT HAVE BEEN CLEARED AND/OR GRADED, BUT WILL NOT BE CONSTRUCTED ON OR PERMANENTLY VEGETATED FOR MORE THAN 14 DAYS (7 DAYS FOR STEEP ON OR PERMANENTLY VEGETATED FOR MORE THAN 14 DAYS (7 DAYS FOR STEEP SLOPES) MUST BE STABILIZED WITH MULCH OR TEMPORARY STABILIZATION. ANY AREAS THAT ARE IN TEMPORARY VEGETATION FOR OVER 1 YEAR WILL NEED TO BE PERMANENTLY VEGETATED.

 FOR SPECIFICATIONS ON PERMANENT OR TEMPORARY STABILIZATION, SEE G-20.

 MULCHING CAN ONLY BE USED ON DISTURBED AREAS AS A TEMPORARY COVER WHERE VEGETATION IS NOT FEASIBLE OR WHERE SEEDING GERMINATION CANNOT BE COMPLETED BEGING FOR MEATURED CONDITIONS.
- BECAUSE OF WEATHER CONDITIONS. FOR SPECIFICATIONS SEE G-20, SECTION 1-F, G, $\pmb{\epsilon}$
- FOR SPECIFICATIONS ON THE STABILIZATION OF CUT AND FILL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL, SEE G-20, SECTION 1, 1 & J.

 THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM

- THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM SPECIFICATION IN G-21.

 THE REQUIRED SEQUENCE OF CONSTRUCTION MUST BE FOLLOWED DURING SITE DEVELOPMENT. ANY CHANGES IN THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.

 ANY REVISIONS TO THE SEDIMENT CONTROL PLAN, NOT COVERED UNDER THE LIST OF PLAN MODIFICATIONS THAT CAN BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR, NEED TO BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR APPROVAL.

 NO PROPOSED SLOPE SHALL BE GREATER THAN 2:1.

 ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED ONCE A WEEK AND AFTER EACH RAINFALL AND WILL BE REPAIRED, AS NEEDED, SO THAT THE STRUCTURE MEETS THE MINIMUM SPECIFICATIONS AS SHOWN IN THE 94 STANDARDS AND SPECS.

 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED.

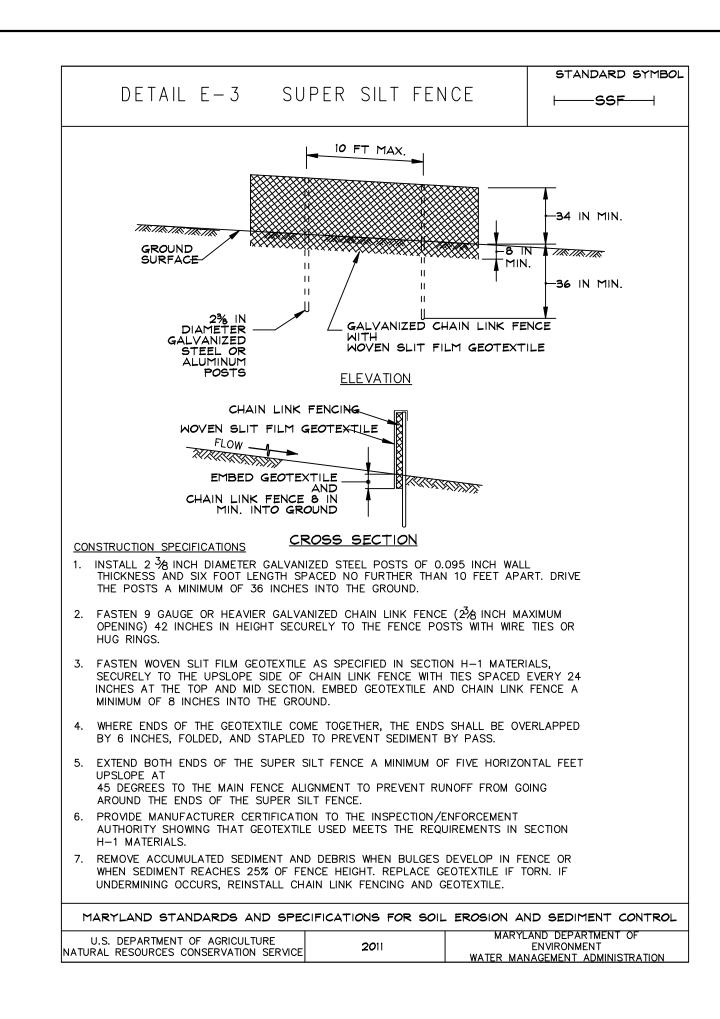
 THE DISTRICT APPROVAL FOR THIS SEDIMENT CONTROL PLAN IS GOOD FOR 2 YEARS. AT THE END OF 2 YEARS, IF CONSTRUCTION OF THE PLAN HAS NOT STARTED, THE PLAN WILL NEED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR REVIEW AND RE-APPROVAL. ANY PLANS THAT ARE CURRENTLY UNDER CONSTRUCTION AFTER 2 YEARS MAY BE REQUIRED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT BY THE SEDIMENT CONTROL INSPECTOR.

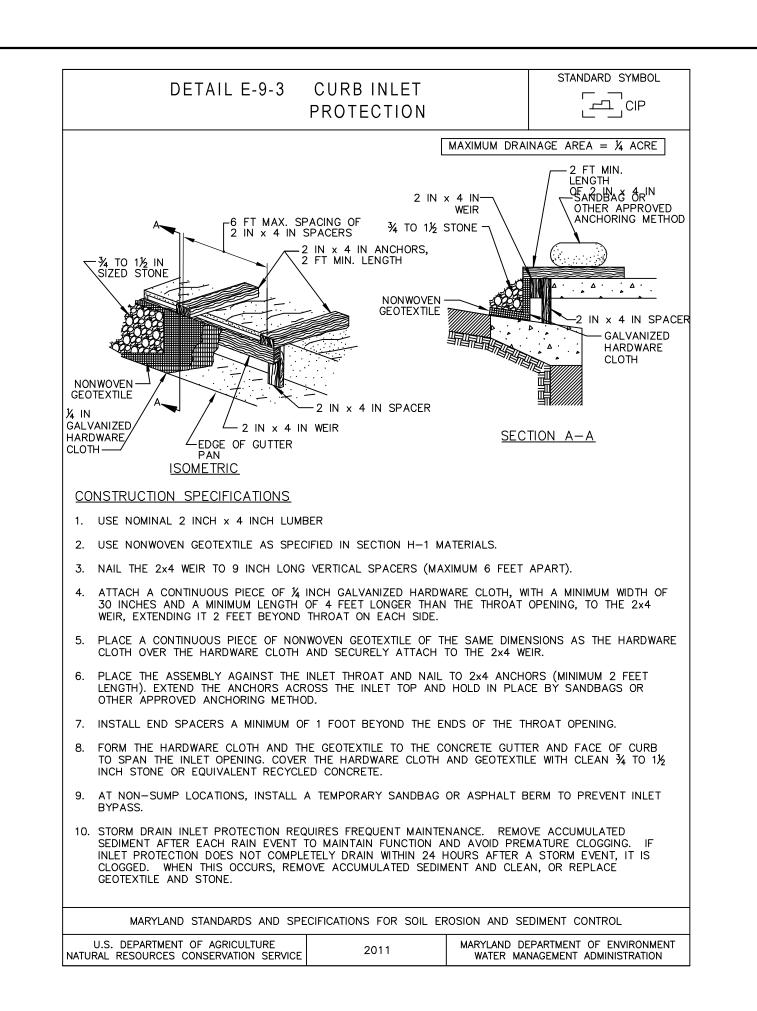
REQUIRED SEQUENCE OF CONSTRUCTION

- CONTACT THE SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO ANY WORK BEING DONE. ALL PROTECTION FENCING AND SIGNAGE REQUIRED UNDER THE CODE OF PUBLIC LAWS & ORDINANCES CHAPTER 115 OF FOREST CONSERVATION AND CHAPTER 218 OF WATER RESOURCES MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
- 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 3. INSTALL PERIMETER SUPER SILT FENCE SO THAT UNFILTERED WATER DOES NOT BYPASS.
- REMOVE EXISTING HOUSES, SHEDS/GARAGES AND DRIVEWAYS WITHIN LOD, STOCKPILE TOPSOIL IN INDICATED LOCATION. STABILIZE TOPSOIL STOCKPILE PER SPÉCIFICATIONS CONTAINED IN "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND
- 5. INSTALL INLET STRUCTURES AND STORM DRAIN BETWEEN THESE STRUCTURES. DISTURB ONLY ENOUGH AREA NECESSARY TO INSTALL STRUCTURES AND CONNECTING STORM DRAIN. INSTALL INLET PROTECTION MEASURES ON ALL FILTERRAS.
- 6. ESTABLISH SUBGRADE IN PARKING LOT AREA
- PROVIDE STONE BASE COURSE WITHIN LIMITS OF PARKING LOT. PROVIDE BASE PAVING TO STABILIZE PARKING AREA. PROVIDE VEGETATIVE STABILIZATION ON UNPAVED AREAS. a. THE FILTERRA DEVICES SHALL BE BLOCKED OR FILTER MEDIA NOT INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE PERMANENTLY STABILIZED.

8. FOLLOWING COMPLETION OF THE PARKING LOT AND STABILIZATION OF ALL UNPAVED SURFACES, NOTIFY COUNTY INSPECTOR TO GAIN APPROVAL FOR REMOVAL OF ALL PERIMETER SEDIMENT CONTROL MEASURES.

9. REMOVE INLET PROTECTION MEASURES FROM FILTERRAS AND REMOVE ANY SEDIMENT FROM MANHOLES.







Planners Surveyors Engineers Landscape Architects

> 192 East Main Street Westminster, MD 21157 410.386.0560 410.386.0564 (Fax) DDC @ DDCinc.us

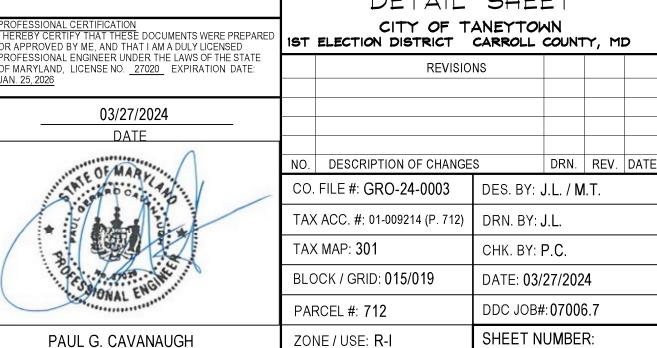
OWNER: EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-260Ó

DEVELOPER: EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

SITE ADDRESS: 5190 ALLENDALE LANE (LOT 2) 5182 ALLENDALE LANE (LOT 3) TANEYTOWN, MD 21787 TANEYTOWN, MD 21787 2911 FRANCIS SCOTT KEY HWY. (LOT 1) TANEYTOWN, MD 21787

EVAPCO, INC.

PARCEL No. 712 LOT Nos. 1 THRU 3 SEDIMENT CONTROL DETAIL SHEET



DWG. SCALE: AS SHOWN

PROFESSIONAL ENGINEER NO. 27020

4 of 9

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION Section I - Vegetative Stabilization Methods and Materials

i. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins. ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding. iii. Schedule required soil test to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)

i. Soil test must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer.

iii. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98 - 100% will pass through a #20 mesh sieve.

iv. Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable means.

C. Seedbed Preparation i. Temporary Seeding

a. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the counter of the slope.

b. Apply fertilizer and lime as prescribed on the plans.

c. Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable means. ii. Permanent Seeding

- a. Minimum soil conditions required for permanent vegetative establishment:
- 1. Soil pH shall be between 6.0 and 7.0 2. Soluble salts shall be less than 500 parts per million (ppm).
- 3. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
- 4. Soil shall contain 1.5% minimum organic matter by weight.
- 5. Soil must contain sufficient pore space to permit adequate root penetration.

6. If these conditions cannot be met by the soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil. b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of $3-5^{\circ}$ to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.

c. Apply soil amendments as per soil test or as included on the plans.

d. Mix soil amendments into the top $3-5^{\circ}$ of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top $1-3^{\circ}$ of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.

i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job. Note: Seed tags shall be made available to the inspector to verify type and rate of seed used ii. Inoculant – The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75-80 F. can weaken bacteria and make the innoculant less effective.

i. <u>Hydroseeding:</u> Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeder, or a cultipacker seeder.

a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen; maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorous): 200 lbs/ac.; K20 (potassium): 200 lbs/ac.

b. Lime – use only ground agricultural limestone, (Up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.

c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
ii. <u>Dry Seeding</u>: This includes use of conventional drop or broadcast spreaders.

a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 25 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed soil contact. b. Where practical, seed should be applied in two directions perpendicular to each other Apply half the seeding rate in each direction.

a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.

b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each directions F. Mulch Specifications (In order of preference)

 Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonably bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law. ii. Wood Cellulose Fiber Mulch (WCFM)

a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous

b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.

c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedings.

e. \mbox{WCFM} material shall contain no elements or compounds at concentration levels that will be phyto-toxic.

f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum.

Note: Only sterile straw much should be used in areas where one species of grass is desired. G. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.

i. If grading is completed outside of the seeding season, mulch alone shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications. ii. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.

iii. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water. H. Securing Straw Mulch (Mulch Anchoring): Mulch anhoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:

i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible. ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of

iii. Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys or on crest of banks. The remainder of area should appear uniform after binder application. Synthetic binders – such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tack AR or other approved equal may be used at rates recommended by the

iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

1. Incremental Stabilization -- Cut Slopes -- See G-20-6 J. Incremental Stabilization -- Fill Slopes -- See G-20-7

TABLE 25: PERMANENT SEEDING FOR LOW MAINTENANCE AREAS

	SEED MIX		NTING		USDA								
MIX	USE CERTIFIED MATERIAL	LBS/AC.	LBS/	SITE CONDITIONS	HARDI- NESS	3/1-	3/15	5/16-	6/2-	8/1-	8/15-	8/15-	
	IF AVAILABLE	LB3/AC.	1000 SF		ZONES	5/15	-5/15	8/14	7/31	10/1	10/15	11/15	
	TALL FESCUE (75%)	150	3.4	MOIST TO DRY	5b		\triangleright			$\stackrel{\sim}{\longleftrightarrow}$			
	CANADA BLUEGRASŚ (10%)				6a								
1	KENTUCKY BLUEGRASS (10%)				6b 7a	\bowtie							A
	REDTOP (5%)				7a 7b	\Longrightarrow						\Longrightarrow	
	MENTHONA BILICOPASS (2021)	150	7.4		7b 5b								
	KENTUCKY BLUEGRASS (50%) CREEPING RED FESCUE OR A	150	3.4	MOIST TO MODERATELY			\Longrightarrow			\Leftrightarrow			
2	HARD FESCUE (40%)			DRY TO	Ou								В
	REDTOP (10%)			DRY	6b 5b								
	TALL FESCUE (85%)	125	2.9	MOIST TO	-		\Leftrightarrow			\Leftrightarrow			
3	PERENNIAL RYÈGRASS (10%	15	.34	DRY	6a								c
	KENTUCKY BLUEGRASS (5%)	10	.23		6b 7a	\Leftrightarrow							
					7u 7b	\Longrightarrow						\Leftrightarrow	
	DED EECOLE OD	60	.92	MOICT TO	5b								
4	RED FESCUE OR CHEWING FESCUE (80%)	60 60	.92	MOIST TO DRY	6a	-	\Longrightarrow			\Leftrightarrow			D
4	PERENNIAL RYEGRASS (20%)	15	.34										
	TENENNIAL INTEGRASS (20%)	10	.01		6b 5b								
	TALL FESCUE (85%) OR,	110	2.5	MOIST TO						\Leftrightarrow			
5	PERENNIAL RYEGRASS (50%)	20	.46	DRY	6a								E
)	PLUS CROWNVETCH OR	20	.46		6b 7a	\Longrightarrow							
	FLATPEA	20	.46		7a 7b	\Longrightarrow						\Leftrightarrow	
					5b	\Leftrightarrow							
6	WEEPING LOVEGRASS (17%)	4	.09	DRY TO		\Longrightarrow		\Leftrightarrow					F
	SERECIA LESPEDEZA (83%)	20	.46	VERY DRY	7a	\Longrightarrow		\Leftrightarrow					
					7b 5b						1		
	TALL FESCUE (83%)	110	2.5	DRY TO	6a		\Longrightarrow		\Longrightarrow	\Leftrightarrow			
	WEEPING LOVEGRASS (2%)	3	.07	VERY DRY	6b								G
7	SERECIA LESPEDEZA(15%)	20	.46		7a	\Longrightarrow		\Leftrightarrow					
					7b	\Longrightarrow		\Leftrightarrow				\Leftrightarrow	
					5b								
	REEDY CANARYGRASS (75%)	40	.92	WET TO	6a		\Longrightarrow			\Leftrightarrow			
8	REDTOP (6%) PLUS	3	.07	MODERATELY	6b								H
	BIRDSFOOT TREEFOIL (19%)	10	.23	DRY	7a	\Longrightarrow							' '
	2111201001 111221012 (1070)	, ,	.20		7b	\Longrightarrow							
	TALL EECOLE (06%)	125	2.9	WET TO	5b								H
9	TALL FESCUE (86%) POA TRIVIALIZE (7%)	125	.23	MODERATELY			\Longrightarrow			\Longrightarrow			
"	BIRDSFOOT TREEFOIL (7%)	10	.23	DRY	6b								
	DINDSI OOT TILLI OIL (776)		.20		5b								H
					6a		\Longrightarrow			\Longrightarrow			
10	TALL FESCUE (80%)	120	3.4	WET TO	6b								ا ل
'	HARD FESCUE (20%)	30	.69	DRY	7a	\Longrightarrow							
					7b	\Longrightarrow						\Longrightarrow	
	<u> </u>				5b								H
				MOIST TO	6a		\Longrightarrow			\Longrightarrow			
11	HARD FESCUE (100%)	.75	3.4	DRY	6b								K
					7a	\Longrightarrow							
			İ			$\overline{}$							Ш

A/ USED BY SHA ON SLOPED AREAS. ADD A LEGUME FOR SLOPES > THAN 3:1

B/ USED IN MEDIAN AREAS BY SHA. SHADE TOLERANT C/ POPULAR MIX - PRODUCES PERMANENT GROUNDCOVER QUICKLY. BLUEGRASS QUICKENS STAND.

D/ BEST USE ON SHADY SLOPES NOT ON PORRLY DRAINED CLAYS. E/ USE ON LOW MAINTENANCE, STEEP SLOPES. USE TALL FESCUE IN DRAUGHTY CONDITIONS. CROWN

VETCH BEST FOR 5b, 6a, 6b.

F/ SUITABLE FOR SEEDING IN MIDSUMMER. G/ WEEPING LOVEGRASS MAY BE SEEDED WITH TALL FESCUE IN MID-SUMMER. SERECIA LESPEDEZA IS

H/ USE ON POORLY DRAINED SOILS - DITCHES OR WATERWAYS. BIRDSFOOT TREEFOIL IS BEST FOR ZONES

5a, 6a ABOVE 2,000 I/ USE IN AREAS OF MOIST SHADE, POA TRIVIALIS THRIVES IN WET SHADY AREAS.

K/ LOW FERTILITY GRASS. REQUIRES INFREQUENT MOWING. GOOD COMPANION FOR WILDFLOWERS

J/ TALL FESCUE MAY BE SEEDED ALONE. THE HARD FESCUE PROVIDES BETTER SHADE TOLERANCE AND PRODUCES A BETTER STAND.

TABLE 26 TEMPORARY SEEDING RATES, DEPTHS, AND DATES

	MINIMUM S		PLANTING DEPTH	TII I									
SPECIES	RATE	5	DEFIII	/ (and	7b		6b		60	and (DD .	
SI LOILS	PER ACRE	LBS/1000 SQ.FT.		2/1- 4/30	, ,	8/15- 11/30	, ,		8/15- 11/15		6/1– 7/31	8/1- 10/31	
CHOOSE ONE:						BY			BY			BY	
BARLEY	122 lbs	2.80	1-2	X	_	10/15	X	_	10/15	X	_	10/1	
OATS	96 lbs	2.21	1-2	X	-		X	_	-	X	_	_	
RYE	140 lbs	3.22	1-2	X	_	Χ	Χ	_	X	X	_	X	
BARLEY OR	150 lbs	3.45	1	X	X	10/15	X	X	10/15	X	X	10/1	
RYE PLUS				X	X	X	X	X	ΙX	X	X	ΙΧ	
FOXTAIL MILLET													
WEEPING LOVEGRASS	4 lbs	.09	1/4-1/2	-	Х	_	ı	X	_	_	X	_	
ANNUAL RYEGRASS	50 lbs	1.15	1/4-1/2	Х	_	11/1	Х	1	11/1	Х	_	8/15	
MILLET	50 lbs	1.15	1/2	_	Х	_	_	Χ	_	_	X	_	

Note: Select one or more of the species or mixtures listed on Table 26 for the appropriate plant

Note: Select one or more of the species or mixtures listed in Table 25 and enter in the Permanant Seeding Summary Below, along with application rates and dates. For special lawn maintenance areas, see Sections IV, Sod and V, Turfgrass.

	SEED MIXTURE F	(HARDINESS ZONE) ROM TABLE 26	FERTILIZER RATE	LIME RATE		
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
1						
2						

21.0 STANDARDS & SPECIFICATIONS FOR TOPSOIL

Definition - Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation. Purpose - To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies This practice is limited to areas having 2:1 or flatter slopes where:

- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant
- c. The original soil to be vegetated contains material toxic to plant growth. d. The soil is so acidic that treatment with limestone is not feasible

11. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

- . Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
- ii. Topsoil must be free of plants or plant parts such as bermuda grass, auackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as
- iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square fed) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- III. For sites having disturbed areas over 5 acres: On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - b. Organic content of topsoil shall be not less than 1.5 percent by weight
 - c. Topsoil having soluble salt content greater than 500 parts per million shall not be ŭsed.
 - d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4"-8" higher in elevation

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be

applied as specified below: Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having areas under 5 acres shall conform to the

- following requirements: a. Composted sludge: shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
- b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. I compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet

ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-V A Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

SECTION IV - SOD

To provide quick cover on disturbed areas (2:1 grade or flatter).

B. Sod Installation

i. Class of turfgrass sod shall be Maryland or Virginia State Certified or Approved. Sod labels shall be made available to the job foreman and inspector.

ii. Sod shall be machine cut at a uniform soil thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch. Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not

iii. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of

iv. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. v. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be approved by an agronomist or soil scientist prior to its installation.

i. During periods of excessively high temperature or in areas having dry subsoil, the subsoil shall be lightly irrigated immediately prior to laying the sod. ii. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots. iii. Wherever possible, sod shall be laid with the long edges parallel to the contour and with staggering joints. Sod shall be rolled and tamped, pegged or otherwise secured to prevent slippage on slopes and to ensure solid contact between sod roots and the underlying soil surface iv. Sod shall be watered immediately following rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations laying, tamping and irrigating for any piece of sod shall be completed within eight hours. C. Sod Maintenance

i. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting. ii. After the first week, sod watering is required as necessary to maintain adequate moisture

iii. The first mowing of sod should not be attempted until the sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

SECTION V - TURFGRASS ESTABLISHMENT

Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium high level of maintenance. Areas to receive seed shall be tilled by disking or other approved methods to a depth of 2 to 4 inches, leveled and raked to prepare a proper seedbed. Stones and debris over 1 1/2 inches in diameter shall be removed. The resulting seedbed should be in such condition that future mowing of grasses will pose no difficulty.

Note: Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.

i. Kentucky Bluegrass – Full sun mixture – For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and eastern shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds/1000 square feet. A minimum of three bluegrass cultivars should be chosen ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.

ii. Kentucky Bluegrass/Perennial Rye – Full sun mixture – For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding rate: 2 pounds mixture/1000 square feet. A minimum of 3 Kentucky Bluegrass Cultivars must be chosen, with each cultivar ranging from 10% to 35% of the mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass - Full sun mixture - For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; certified Tall Fescue Cultivars 95 - 100%, certified Kentucky Bluegrass Cultivars 0 - 5%. Seeding rate: 5 to 8 lb/1000 sf. One or more cultivars may be blended. iv. Kentucky Bluegrass/Fine Fescue - Shade Mixture - For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; certified Kentucky Bluegrass Cultivars 30-40% and certified Fine Fescue and 60-70%. Seeding rate: 1 1/2 - 3 lbs/1000 square feet. A minimum of 3 Kentucky Bluegrass cultivars must be chosen, with each cultivar ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.

Note: Turfgrass varieties should be selected from those listed in the most current University of Maryland Publication, Agronomy Mimeo #77, "Turfgrass Cultivar Recommendations for Maryland".

D. Repairs and Maintenance

mixture by weight.

Western MD: March 15 - June 1, August 1 - October 1 (Hardiness Zones - 5b, 6a)
Central MD: March 1 - May 15, August 15 - October 15 (Hardiness Zone - 6b)
Southern MD, Eastern Shore: March 1 - May 15, August 15 - October 15 (Hardiness Zones - 7a, 7b) C. Irrigation

If soil moisture is deficient, supply new seedlings with adequate water for plant growth (1/2" - 1" every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on

Inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings

i. Once the vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

ii. If the stand provides less than 40% ground coverage, reestablish following original lime, fertilizer, seedbed preparation and seeding recommendations.

If the stand provides between 40% and 94% ground coverage, overseeding and fertilizing using half of the rates originally applied may be necessary. iv. Maintenance fertilizer rates for permanent seedings are shown in Table 24. For lawns and other medium high maintenance turfgrass areas, refer to the University of Maryland publication "Lawn Care in Maryland" Bulletin No. 171.



Surveyors Engineers Landscape Architects

Planners

192 East Main Street Westminster, MD 21157 410.386.0560 410.386.0564 (Fax) DDC @ DDCinc.us

OWNER: EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787

(410) 756-2600

DEVELOPER: EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

SITE ADDRESS: 5190 ALLENDALE LANE (LOT 2 5182 ALLENDALE LANE (LOT 3) TANEYTOWN, MD 21787 TANEYTOWN, MD 21787 2911 FRANCIS SCOTT KEY HWY. (LOT 1)

TANEYTOWN, MD 21787

PARCEL No. 712 LOT Nos. 1 THRU 3 SEDIMENT CONTROL NOTES

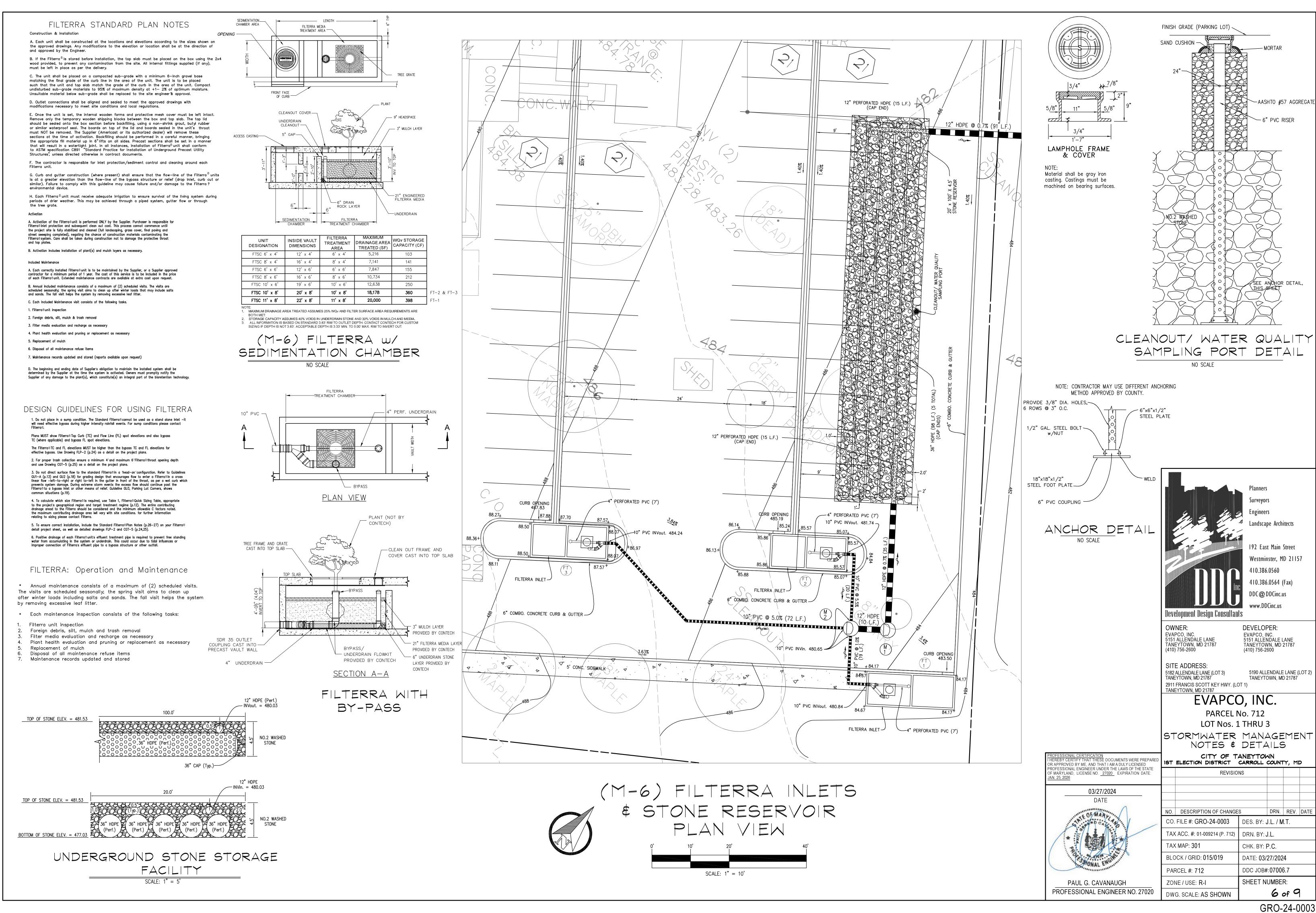
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED	1 S T	CITY OF T			Υ, MI	D_
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. <u>27020</u> EXPIRATION DATE: <u>JAN. 25, 2026</u>		REVISIO	NS			
03/27/2024 DATE						
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The state of the s	CO	. FILE #: GRO-24-0003	DES. BY: ,	J.L. / M	.T.	
	TA)	X ACC. #: 01-009214 (P. 712)	DRN. BY:	J.L.		
	TA)	X MAP: 301	CHK. BY:	P.C.		
C. S. C.	BLO	DCK / GRID: 015/019	DATE: 03/	27/202	4	
ONAL CONTRACTOR	PA	RCEL #: 712	DDC JOB#	±:07006	6.7	
PAUL G. CAVANAUGH	ZO	NE / USE: R-I	SHEET N	UMBEI	₹:	

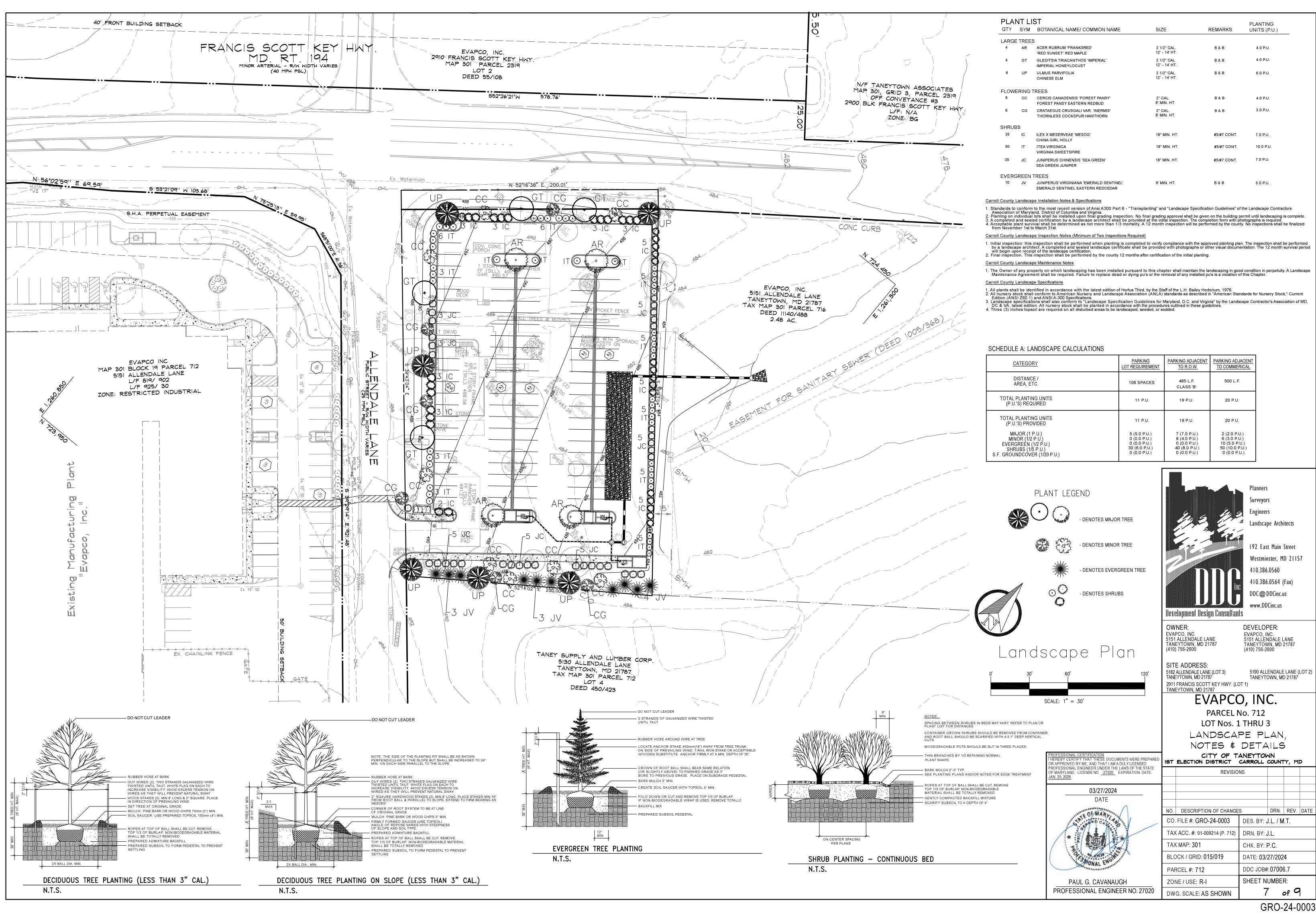
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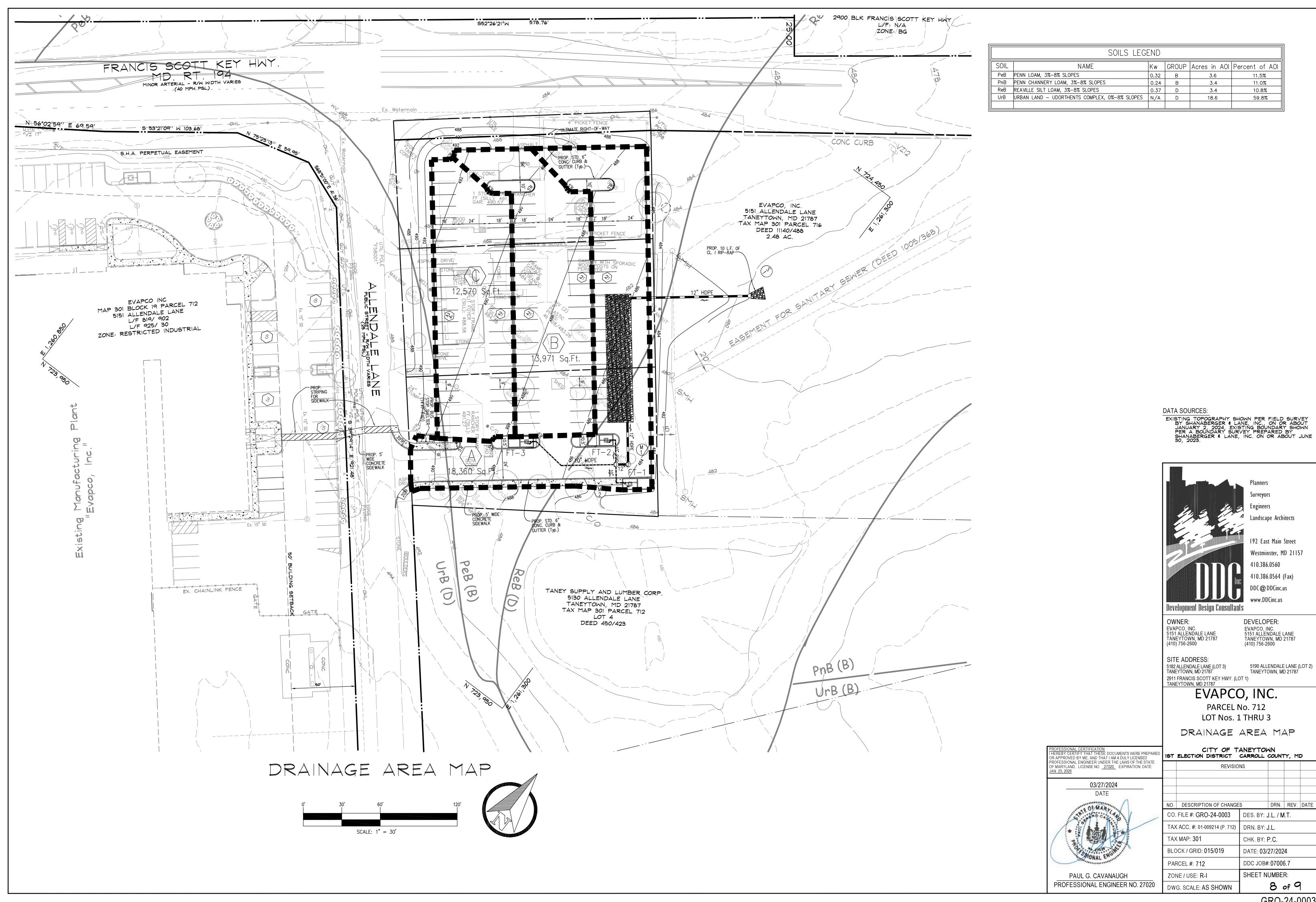
PROFESSIONAL ENGINEER NO. 27020

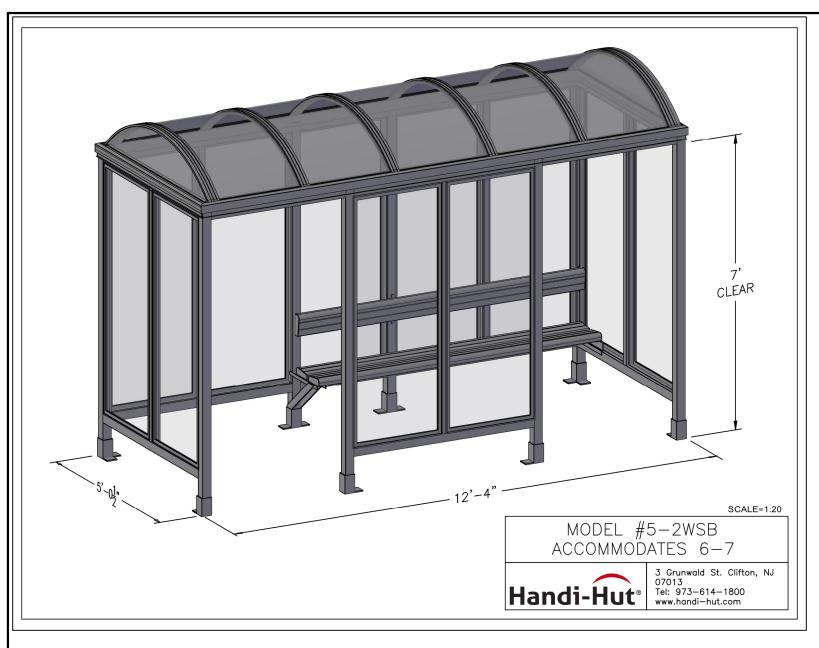
GRO-24-0003

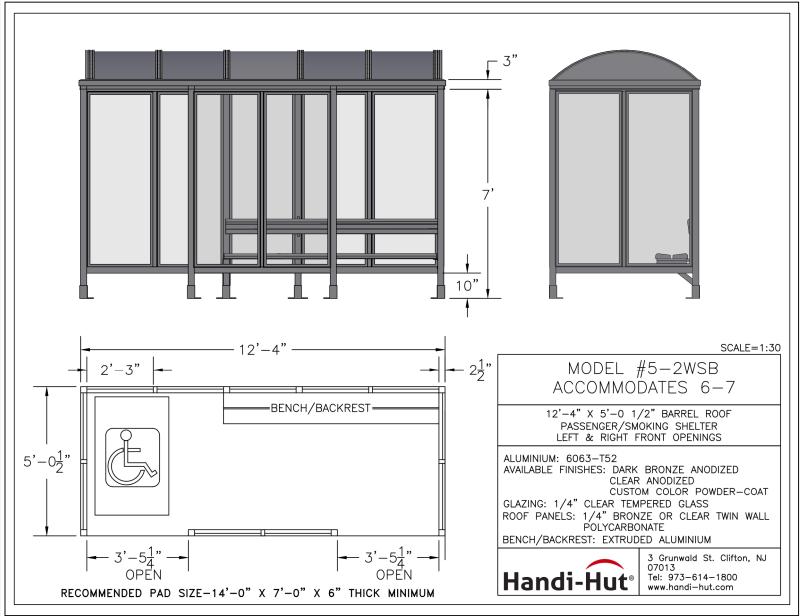
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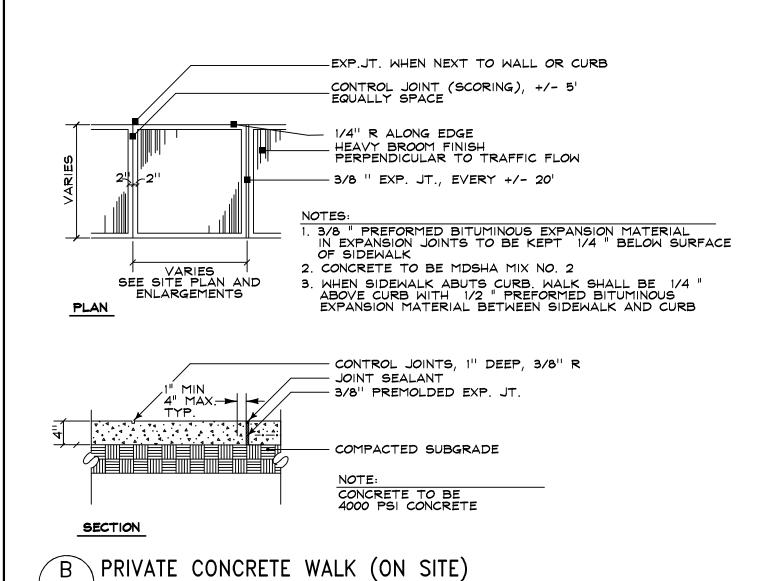








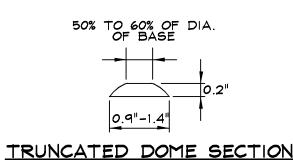


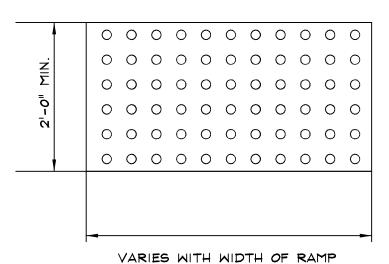


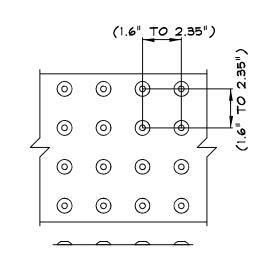
10 N.T.S.

5' MIN. 4' MIN. WIDTH VARIES (SEE PLANS) HEAVY DUTY BROOM OR EQUIVALENT ACCEPTABLE FINISH PER ADA ACCESSIBILITY GUIDELINES - MATERIAL VARIES AS SHOWN ON THE DRAWINGS SLOPE CURB WITH WALK--FLUSH CONCRETE CURB W/ GUTTER 1/2" LIP MAX. <u>PLAN</u>

C CONCRETE CURB RAMP 10 N.T.S.







TRUNCATED DOME PLAN VIEW TRUNCATED DOME SPACING

TRUNCATED DOME NOTES:

- DETECTABLE WARNINGS TO BE PROVIDED NEAR THE BASE OF ALL HANDICAP ACCESS RAMPS AND ANY LOCATION WHERE DEPRESSED CURB IS PROPOSED.

 DETECTABLE WARNINGS SHALL BE OF THE PAVER OR MAT TYPE WITH ADHESIVE PER MANUFACTURERS SPECIFICATIONS.

 WIDTH OF DETECTABLE WARNING AREA SHALL VARY WITH WIDTH OF RAMP.

 LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.

 DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

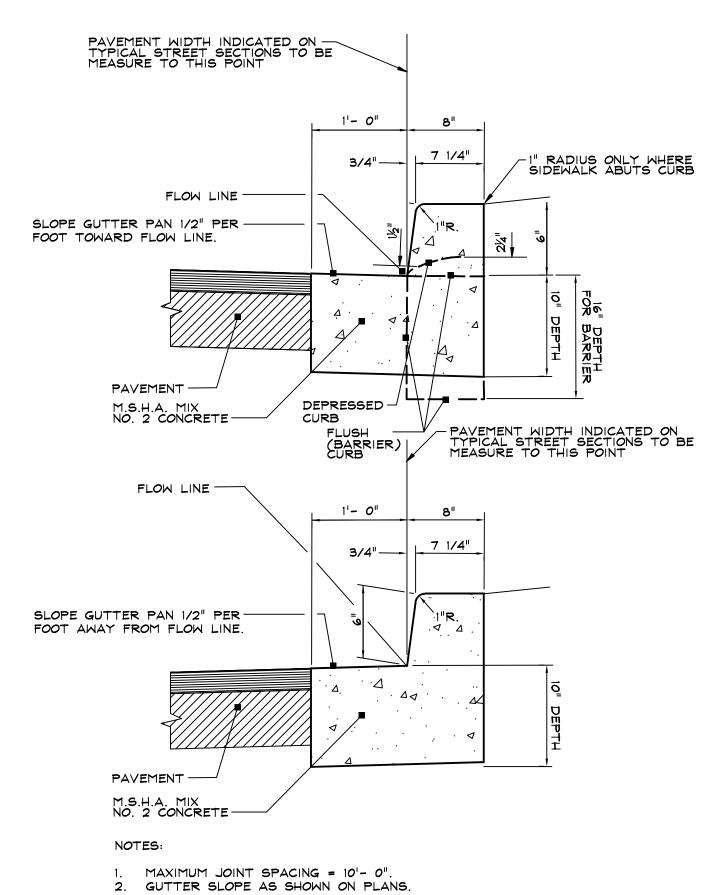
 DETECTABLE WARNING AREA SHALL BE COLORED YELLOW OR RED TO PROVIDE VISUAL CONTRAST.

 IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.

 IF MATS ARE TO BE USED, EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD.

 SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.

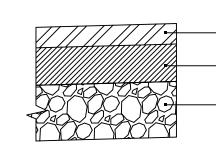
- D ADA DETECTABLE WARNING (SEE MDSHA STANDARD NO MD 655.40) 10 N.T.S.



STANDARD CURB SECTION

10 N.T.S.

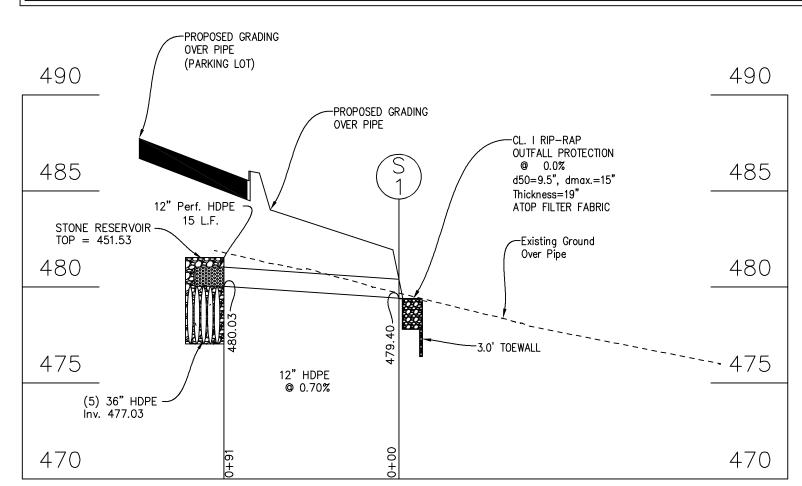
COMBINATION CONCRETE CURB & GUTTER

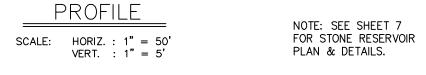


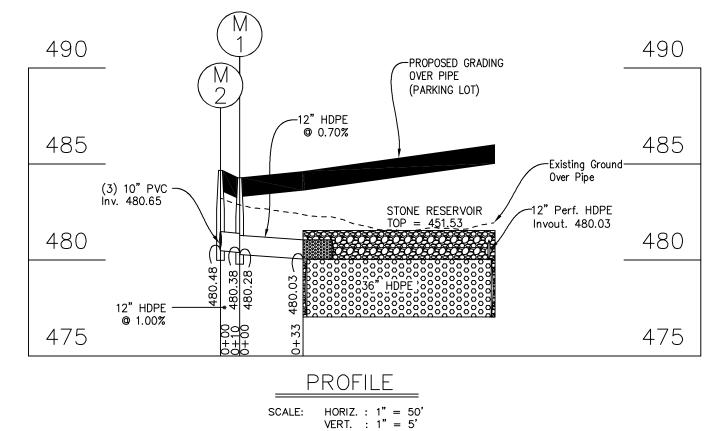
 $-1\frac{1}{2}$ BITUMINOUS SURFACE COARSE _ 4" BITUMINOUS BASE COARSE - 6" DENSE GRADED STABILIZED AGGREGATE

PAVING SECTION

		PRIVATE	STRUCTURE .	SCHEDULE			
STRUCTURE NO.	TOP ELEVATION	INV.IN	INV.OUT	NORTH	EAST	TYPE	REMARKS
FT-1	484.17		480.84 (10")	724153.4057	1261277.7845	FILTERRA W/ SEDIMENTATION CHAMBER	Contech OR EQUAL
FT-2	485.86		481.74 (10")	724162.3245	1261233.6889	FILTERRA W/ SEDIMENTATION CHAMBER	Contech OR EQUAL
FT-3	488.50		484.24 (10")	724123.4244	1261185.4361	FILTERRA W/ SEDIMENTATION CHAMBER	Contech OR EQUAL
M-1	484.30	480.38 (12")	480.28 (12")	724160.8069	1261263.1584	48" PRECAST MH	PLATE 94
M-2	484.65	480.65 (10"), 480.65 (10"), 480.65 (10")	480.48 (12")	724154.8817	1261255.6598	48" PRECAST MH	PLATE 94
S-1	480.40	479.40 (12")		724321.7399	1261258.0441	12" HDPE END SECTION	Nyloplast OR EQUAL







PIPE SCHEDULE						
SIZE	LENGTH					
10"	PVC, SCH. 40	111 L.F.				
12"	HDPE	134 L.F.				
12"	PERFORATED HDPE	30 L.F.				
<i>36"</i>	PERFORATED HDPE	490 L.F.				
4"	PVC SCH.40 PERFORATED	21 L.F.				

Nyloplast

3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com



Surveyors Engineers Landscape Architects 192 East Main Street Westminster, MD 21157 410.386.0560

EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

OWNER: DEVELOPER:

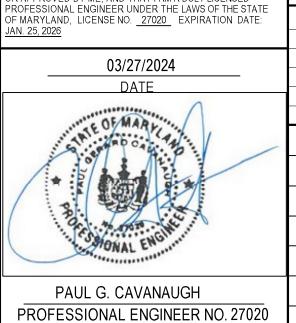
EVAPCO, INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-260Ó

SITE ADDRESS: 5190 ALLENDALE LANE (LOT 2) TANEYTOWN, MD 21787 5182 ALLENDALE LANE (LOT 3) TANEYTOWN, MD 21787 2911 FRANCIS SCOTT KEY HWY. (LOT 1) TANEYTOWN, MD 21787

> EVAPCO, INC. PARCEL No. 712 LOT Nos. 1 THRU 3

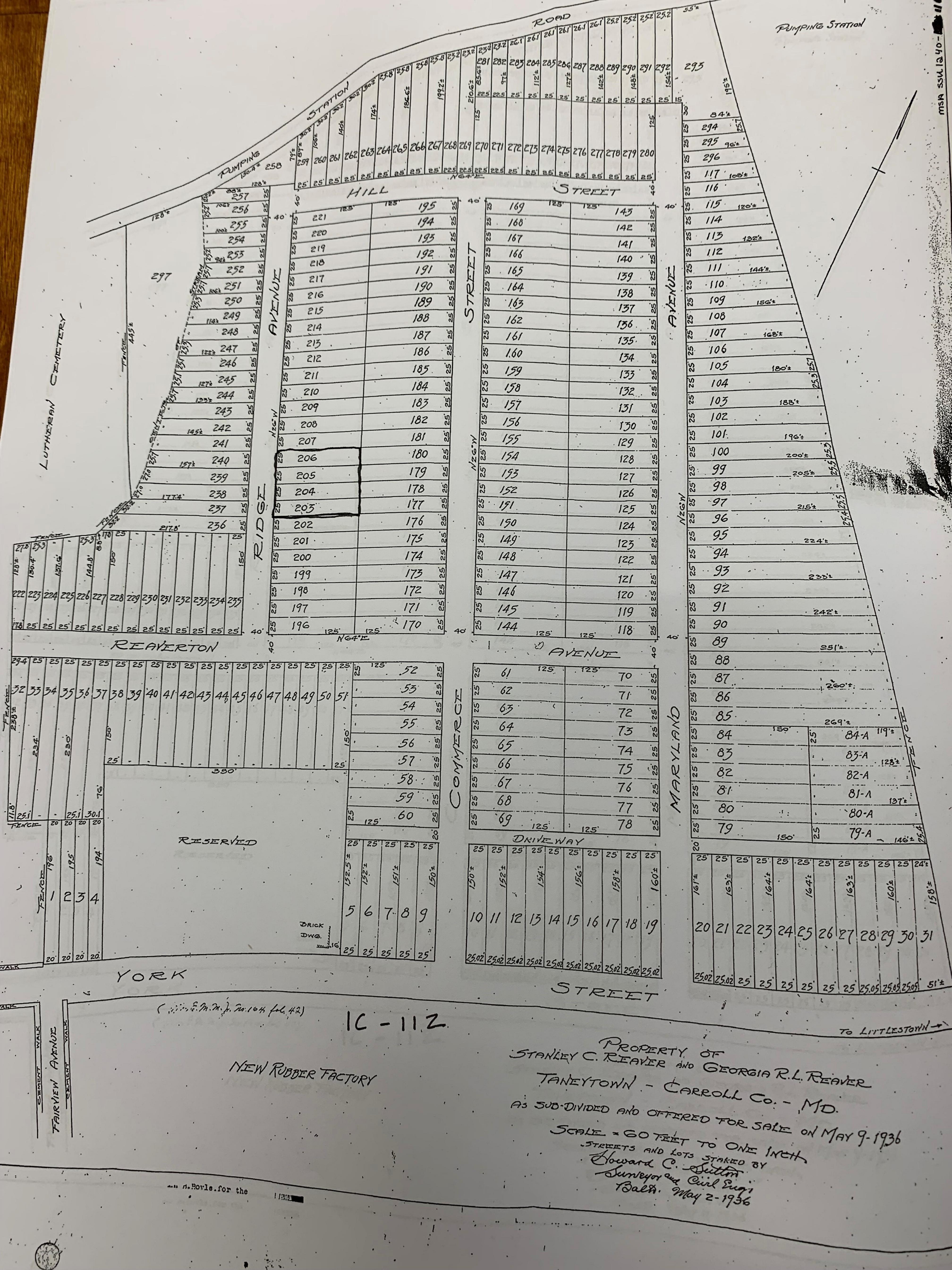
SITE DETAILS \$ STORM DRAIN PROFILES CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD ROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED.

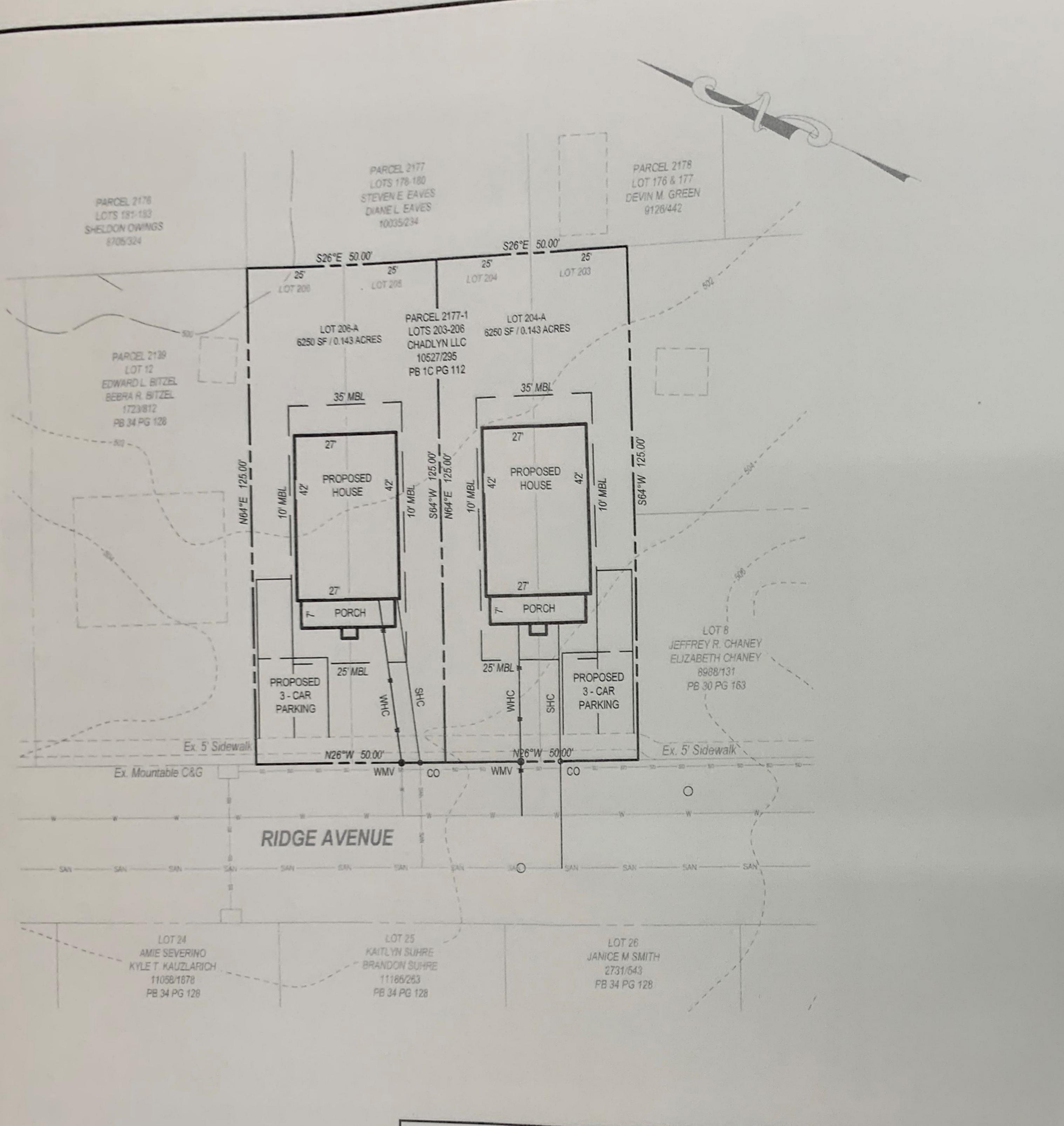
REVISIONS



R APPROVED BY ME, AND THAT I AM A DULY LICENSED

NO.	DESCRIPTION OF CHANGE	S	DRN.	REV.	DATE			
CO.	FILE #: GRO-24-0003	DES. BY: 、	J.L. / M	l.T.				
TAX	(ACC. #: 01-009214 (P. 712)	DRN. BY: J.L.						
TAX	(MAP: 301	CHK. BY: P.C.						
BLC	OCK / GRID: 015/019	DATE: 03/	27/202	4				
PAF	RCEL #: 712	DDC JOB#	: 07006	6.7				
ZOI	NE / USE: R-I	SHEET N	UMBEI	₹:				
DW	G. SCALE: AS SHOWN		9	of O				

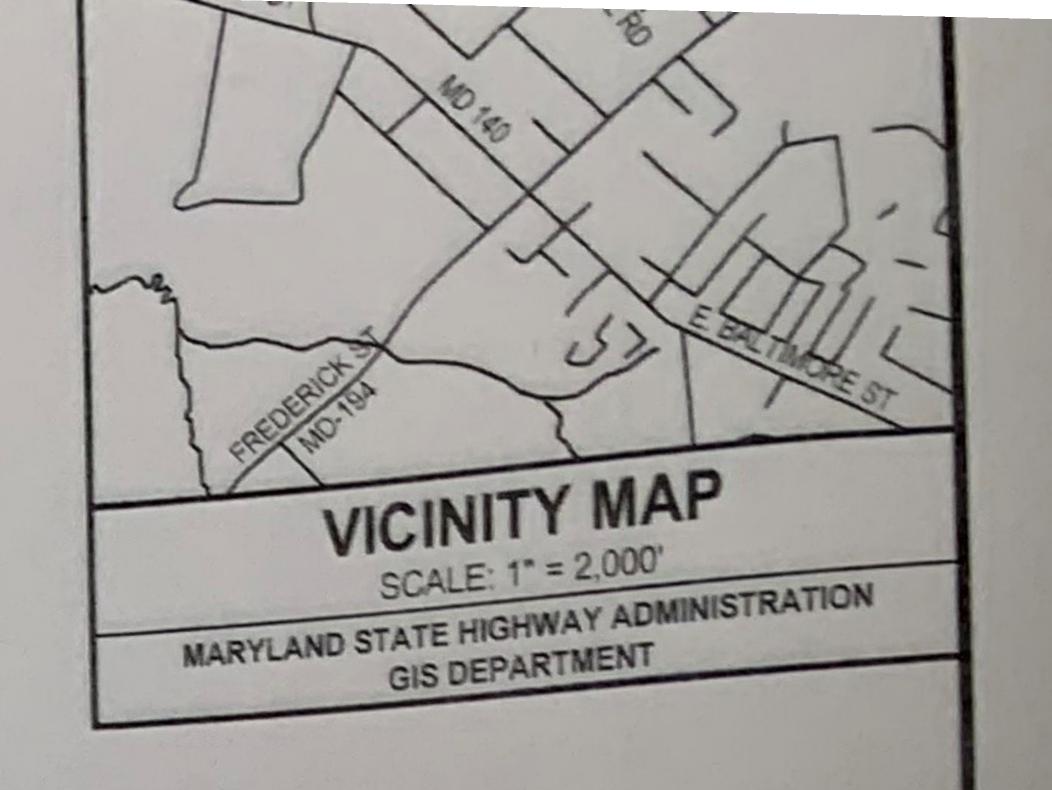




DENOTES SWM DRYWELL

DENOTES SOILS LINE

LEGEND



GENERAL NOTES

Current Title Reference Owner - CHADLYN LLC Deed reference - Book 10527 Page 295 Date - October 27, 2021

- 1. The cutline shown hereon is based on deed information and partial field survey by BPR LLC.
- 2. The 2' Contours as shown hereon were developed using Carroll County LIDAR products and Carroll County does not warrant its accuracy for any purposes.
 - Water and Sewer are Public City of Taneytown.
- 4. The soils types shown hereon have been taken from The United States Department of Agricultural, Natural Resources Conservation Service Web Soil Survey. Soils within surrounding project area are PuB.

DATA BLOCK

- 1. Zoning district: R-7,500
- Number of lots: 2
- 3. Total area of Lot: 0.286 Acres

PRELIMINARY PLAN OF RESUBDIVISION OF LOTS 203, 204, 205, 206 OF PLAT BOOK 1C PAGE 112

Property of Stanley C. Reaver and Georgia R.L. Reaver

1st ELECTION DISTRICT CARROLL COUNTY, MARYLAND CITY OF TANEYTOWN TAX MAP - 300 GRID - 3 PARCEL - 2177-1

DATE REVISIONS Surveyed By BPR Computed By BPR Drawn By A. Maust Checked By Drawing No. 21-0742

OWNER / DEVELOPER

Wilson Homes

c/o Chris Wilson

1963 Polaris Road

Finksburg, MD 21048

PHONE # 410-615-7181

LAND SURVEYING & CIVIL ENGINEERING

150 Airport Drive, Suite 4 Westminster, Maryland 21157 410 - 857 - 9030

INFO@BPRSURVEYING.COM

Date: March 18, 2024 Scale: 1" = 20' Sheet 1 of 1

A licensed Maryland Surveyor eitner personally prepared the Survey as shown hereon, or was in responsible charge over its preparation and the