SITE DEVELOPMENT PLAN INSPECTION SEQUENCE NOTES

- 1. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST (1) DAY PRIOR TO BEGINNING ANY WORK.
- 2. SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION.
- A. PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
- B. PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS. C. SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
- D. COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING. E. 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.

- 3. 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.
- 4. 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 MODIFICATIONS IN THE PLANT MATERIAL.
- 5. THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES. 6. 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.

GENERAL NOTES

- 1. EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND THE COMPLETENESS OR ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON BEFORE TRENCH EXCAVATION BEGINS, AS THEIR LOCATIONS ARE APPROXIMATE, AND CONTACT THE ENGINEER OF ANY DESCREPANCIES. CONTRACTOR SHALL PROTECT SERVICE CONNECTIONS AND MAINTAIN THEIR UNINTERRUPTED SERVICE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- 2. STAKEOUT TO BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR OR A REGISTERED PROFESSIONAL ENGINEER (STAKEOUT TO INCLUDE ALL SERVICES).
- 3. CONTRACTOR IS TO CONTACT "MISS UTILITY" (800-257-7777) 3 DAYS PRIOR TO THE START OF CONSTRUCTION. 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE, TO REPLACE EXISTING CONDITIONS WHICH ARE DAMA.GED BY HIM IN THE CONSTRUCTION OF THIS PROJECT TO THE ORIGINAL CONDITION OR BETTER. SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION (WHETHER SHOWN OR NOT), IT SHALL BE REPAIRED IMMEDIATELY TO ORIGINAL OR BETTER CONDITION AND SOLELY AT THE CONTRACTOR'S EXPENSE.
- 5. NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE OR CONSTRUCTION MATERIAL OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN THE RIGHT-OF-WAY OF HAMPSTEAD-MEXICO ROAD.
- 6. ENTRANCE CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CARROLL COUNTY OFFICE OF PERMITS AND INSPECTIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THAT OFFICE AT 410-386-2674 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING WORK IN OR ALONG ANY PUBLIC ROAD.
- 7. NEW IMPROVEMENTS TO THE SITE SHALL COMPLY WITH STATE OF MARYLAND ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHERE APPLICABLE. HANDICAP SIGNS SHALL BE PROVIDED AT EACH HANDICAPPED PARKING SPACE DESIGNATED ON THE PLANS AND AS DETAILED.
- 8. CARROLL COUNTY SOIL CONSERVATION DISTRICT APPROVAL IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL. 9. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- 10. 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 PLANNING.

SEWER FLOW CALCULATIONS: (PERMITS ON FILE 44791.SR, 54203.SR, 57208.SR)

· ·	•	,		
ACTIVITY # 0	DF PEOPLE	FLOW RATE USAGE *	FLOW YIELD	HOURS OF OPERATION
		PER PERSON)	(GALLON/DAY)	
SWIMMING POOL(S)	125	10	1250	9:00 AM-7:00 PM (SUMMERS ONLY)
OUTDOOR SOCCER FIELD (PORT-A-POTS ARE USED	50 AT THE FIELD	10) **	500	8:00 AM-10:00 PM WEEKENDS (SPRING/SUMMER/FALL), 4:00 PM-10:00 PM WEEKDAYS YEAR ROUND
INDOOR SOCCER ARENA (PLAYERS) 80	10	800	8:00 AM-10:00 PM WEEKENDS (NOV-MARCH), 4:00 PM-10:00 PM WEEKDAYS YEAR ROUND
INDOOR BASKETBALL (PLAYERS)	40	10	400	8:00 AM-10:00 PM WEEKENDS (NOV-MARCH), 4:00 PM-10:00 PM WEEKDAYS YEAR ROUND
FITNESS CENTER W/ SHOWER (CAPACITY 260 + STAFF 10	270))	10	2700	5:30 AM-9:00 PM YEAR ROUND
SPECTATORS INDOOR GAMES	90	10	900	8:00 AM-10:00 PM WEEKENDS (NOV-MARCH), 4:00 PM-10:00 PM WEEKDAYS YEAR ROUND
BEFORE/AFTER CARE (CHILDREN 12 + STAFF 2)	14	15	210	6:30 AM-8:30 AM AND 4:30 PM-6:30 PM (MON-FRI), NO CARE DURING SUMMER
(NOTE: SPECIFIC TO THE H	EALTH CLUB	ONLY AND FOR USE BY	ITS MEMBERS ONL	Y)
OUTDOOR PICKLEBALL COURTS (PORT-A-POTS ARE USED	20 AT THE COUF	10 RTS) **	200	8:00 AM-10:00 PM WEEKENDS (APRIL-OCT), 4:00 PM-10:00 PM WEEKDAYS (APRIL-OCT)
DAYCARE FACILITY (NEW) (CHILDREN 113 + STAFF 2	133 0)	15	1995	6:30 AM-6:00 PM
		TOTAL FLOW YIELD	8,955 GAL/DAY	

* OBTAINED FROM MDE USAGE CHART VIA CARROLL COUNTY (ACTUAL USAGE LIKELY TO BE LOWER).

** USE OF PORT-A-POTS CAN REDUCE FLOW YIELD.

PARKING TABULATIONS:

<u>DTE:</u>	ACTIVITY	<u># OF PEOPLE</u>	<u>SPACES REQUIRE</u>	<u>D</u>
E CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE AWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY	<u>USES (CODE REQUIRED)</u>			
E LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER	SWIMMING POOL (1 SP/4 PEOPLE)	125	32	
THODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY ACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE ALL		120	52	
CREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT	3 SP/1.000 SF FLOOR AREA (TOTAL 6.7	35 SF)	21	
RIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE	BEFORE/AFTER CARE (1 SP/10 CHILDRE	N) * 12	2	
ok to beginning construction.	BEFORE/AFTER CARE (1 SP/EMPLOYEE)	* 2	2	
	* (SPECIFIC TO THE HEALTH CLUB AND	FOR USE BY I	rs members only))
	SPORTS ARENA			
	INDOOR SOCCER ARENA(S) (1 SP/3 PEC	PLE) 170	57	
OWNER 3 CERTIFICATION	(SOCCER ARENA INCLUDES SPECTATORS	s to each game	フ	
VE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE	INDOOR BASKETBALL COURT (1 SP/3 PE	OPLE) 40	14	
NSTRUCTION DRAWING(S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE				
E WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS.	USES (NO DEFINITIVE PARKING CALC)			
VE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE	HEALTH CLUB/GYM			
AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CARROLL COUNTY	1 SP/EMPLOYEE	10	10	
DE.	1 SP/FACILITY VEHICLE	4	4	
	OUTDOOR SOCCER FIELD (1 SP/3 PEOPLE)	50	17	
	OUTDOOR PICKLEBALL COURT (1 SP/3 PEO	PLE) 20	7	
ME(S) PRINTED DATE		REQUIRED	TOTAL 166	
	SITE PLAN S-21-0020:			DAYCARE HOUR
	DAYCARE (1 SP/EMPLOYEE MAX. SHIFT)	20	20	6:30AM-6:00PM
	(1 SP/10 CHILDREN ATTENDING)	113	<u> 12</u>	(DROP-OFF &
		REQUIRED	TOTAL 198	FROM 6:30AM-
CARROLL COUNTY PLANNING AND ZONING	TOTAL SPACES EXISTING:		260 SPACE	S (W/ 11 HAND
COMMISSION APPROVAL	EX. SPACES REMOVED (FOR NEW TR	AFFIC PATTERN)	-4 SPACES	5
	EX. SPACES ADDED (BY REMOVING S	STRIPING)	+1 (W/ +	2 CONVERTED H
DATE	TOTAL SPACES PROPOSED:		19 SPACES	(W/ 2 HANDIC
DAIL	TOTAL SPACES PROVIDED:		276 SPACE	ES (W/ 15 HANE
CARROLL COUNTY HEALTH DEPARTMENT APPROVAL				
DATE				

4TH AMENDED SITE PLAN FOR FOUR SEASONS SPORTS COMPLEX PROPOSED DAYCARE FACILITY

CARROLL COUNTY, MARYLAND



SHEET INDEX

EET	1 (C1.1):	COVER SHEET
EET	2 (C1.2):	EXISTING COND
EET	3 (C1.3):	PROPOSED CO
EET	4 (C1.4):	STORM DRAIN
EET	5 (C1.5):	STORMWATER D
EET	6 (C1.6):	SEDIMENT CON
EET	7 (C1.7):	LANDSCAPE PL
EET	8 (C1.8):	LANDSCAPE DE
EET	9 (A1.1):	BUILDING ELEV

PURPOSE NOTE:

DITION & DEMOLITION PLAN SH NDITION SITE/GRADING PLAN DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). PROFILES HORIZONTAL – NAD 83/91 VERTICAL - NAVD 88 DRAINAGE AREA MAPS SH SH NTROL PLAN (CONCEPT) Richardson R SH AN SH ETAIL & NOTES ENGINEERING SH /ATION 7 Deneison Street Fimonium, Maryland 21093 Phone: 410-560-1502, info@richardsonengineering.net rick@richardsonengineering.net THE PURPOSE OF THIS SITE PLAN IS TO REMOVE THE EXISTING BUILDING AND ASSOCIATED MINI GOLF AND BATTING CAGE ENTERTAINMENT AREA, AND CONSTRUCT A NEW COMMERCIAL BUILDING FOR THE USE AS A DAYCARE WITH ADDITIONAL PARKING. COVER SHEET **DISTURBED AREA:** 4TH AMENDED SITE PLAN 66,450 SF or 1.52 Ac.± **DEVELOPER** FOR APPLICANT FOUR SEASONS SPORTS COMPLEX COPPERMINE RACQUET & FITNESS 1420 CLARKSVIEW ROAD BALTIMORE, MD 21209 ATTN: ALEX JACOBS DAYCARE AND PARKING IMPROVEMENTS PH: (410) 337-7781 2710 HAMPSTEAD-MEXICO ROAD (MD ROUTE 482) CARROLL COUNTY MARYLAND 8th ELECTION DISTRICT 2nd COMMISSIONER DISTRICT EVISIONS DRAWN BY: CHECKED BY: SCALE: BTK PCR AS SHOWN DATE: Sheet No OB NO.: C1.1

<u>CONTACT</u>	OWNER
RICHARDSON ENGINEERING, LLC 7 DENEISON STREET TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PH: (410) 560–1502 x112	4 SEASONS PARTNERS I 13100 BEAVER DAM RO/ HUNT VALLEY, MD 2103 ATTN: ALEX JACOBS PH: (410) 337–7781
COUNTY FILE # S-21-0	020
PREVIOUS FILE NUMBERS: S- S- S-	-92–044; MYLAR #755 -93–009; MYLAR #846 -95–028: MYLAR #954
	-18–0039; MYLAR #1684
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUM APPROVED BY ME, AND THAT I AM A ENGINEER UNDER THE LAWS OF THE NUMBER 16597, EXPIRATION DATE: 08	MENTS WERE PREPARED OR DULY LICENSED PROFESSION STATE OF MARYLAND, LICENS 3–15–2025

PICK-UP STAGGERED -9:30AM & 4:00PM-6:00PM) NDICAP SP) HANDICAP SP) CAP SP) NDICAP SP)

SITE NOTES

- TAX ACCOUNT NO. 0708024278 TAX MAP 40: GRID 4: PARCEL 289
- ELECTION DISTRICT:
- COMMISSIONER DISTRICT: 2 5. TOTAL SITE AREA:
- 824.014 SQ.FT. OR 18.92 AC±
- 6. TOTAL DEVELOPED AREA: 778,275 SQ.FT. OR 17.87 AC±
- 7. DEED REFERENCE: 9502/381
- 8. ZONING: A (AGRICULTURAL DISTRICT)
- 9. WATERSHED: PATAPSCO RIVER 10. UTILITIES: PRIVATE WATER
- PRIVATE SEWER
- 11. USE:
- EXISTING MULTI-SPORT RECREATIONAL COMPLEX PROPOSED - MULTI-SPORT RECREATIONAL COMPLEX & DAYCARE FACILITY
- 12. BUILDING SETBACKS FOR AGRICULTURAL ZONE: REQUIRED PROPOSED DAYCARE FRONT: 40' 128.3' SIDE: 30' 30'& 497.4'
- REAR: 50' 941.6'
- 13. BUILDING AREA (EXCLUDING SPORTS COMPLEX):
- EXISTING BUILDING 1,010 SF (TO BE REMOVED) PROPOSED BUILDING 11,904 SF
- 14. HEIGHT OF STRUCTURE (MAXIMUM PERMITTED: 35')
- EXISTING: NA
- PROPOSED: < 35'
- 15. PREVIOUS BOARD OF ZONING APPEALS: CASE NO. 3479: AMENDMENT TO CASES 931, 1285, 1331, 2222. DATE: JANUARY 24, 1991 CASE NO. 3762: AMENDMENT TO CASES 931, 1285, 1331, 2222, 2746, AND 3479. MODIFICATION OF EXISTING FACILITY USE. DATE: AUGUST 5, 1992
- CASE NO. 4109: CONDITIONAL USE FOR THE ADDITION OF A MINIATURE GOLF COURSE, BATTING CAGES, GOLF DRIVING RANGE, AND ARCADE CENTER, AND VARIANCE WAIVING THE MINIMUM DISTANCE REQUIREMENTS OF 400 FEET. DATE: JUNE 17, 1996.
- 16. NO KNOWN PERMITS ON FILE. 17. TOPOGRAPHIC INFORMATION AND EXISTING FEATURES SHOWN HEREON WAS PREPARED BY SMC INC. ON SEPTEMBER 10, 2021 (CONTACT JOHN BEICHLER LS, 443-504-8737), HANOVER LAND SERVICES ON NOVEMBER 7, 2018 AND ALSO TAKEN FROM COUNTY LIDAR TOPO.
- 18. BOUNDARY INFORMATION WAS BASED ON DEED INFORMATION AND PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS FOR THIS PROPERTY. NO BOUNDARY SURVEY WAS COMPLETED BY SMC INC.
- 19. THERE IS NO FLOODPLAIN ON SITE AS IT LIES WITHIN THE FLOODPLAIN ZONE 'X' AS SHOWN ON
- F.I.R.M. MAP 24013C0210D, EFFECTIVE DATE OCTOBER 2, 2015 BY CARROLL COUNTY. 20. LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION: ROUND POOL FOR
- SPRINKLER SYSTEM. RECTANGULAR POOL FOR FIRE TRUCK CONNECTION. 21. SITE LIGHTING SHALL BE NO GLARE AND DIRECTED AWAY FROM ANY RESIDENTIAL PROPERTIES AND
- ALL ADJACENT PROPERTIES AND ROADS. 22. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED PLANTS OR ANIMALS EXISTING ON SITE. 23. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES, SIGNIFICANT VIEWS OR HAZARDOUS MATERIALS ON
- THIS PROPERTY. 24. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE PROPERTY OR WITHIN 100 FEET OF
- THE PROPERTY 25. THERE ARE NO HISTORICAL FEATURES ON SITE, NOR IS THE SITE ITSELF HISTORIC.
- 26. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 27. THE SITE IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA. NO HAZARDOUS OR REGULATED SUBSTANCES ARE PROPOSED IN THE PROJECT.
- 28. WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY AND ARE UNDER A NON-FORESTED WATER RESOURCE EASEMENT AS DETERMINED BY A LIMITED WETLAND DELINEATION STUDY AND RECORDED ON MARCH 23,2021 (BOOK 10183 PAGE 178), AND SHOWN AS PART OF THE 3RD AMENDED SITE PLAN (S-18-0039).
- 29. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED UNDER FOUR SEASONS SPORTS COMPLEX, 2^{ND} AMENDED SIGHT PLAN (S-95-028).
- 30. FIELD LIGHTS TO BE OFF BY 10:30 PM MONDAY THROUGH THURSDAY; AND BY 11:00 PM FRIDAY THROUGH SUNDAY
- 30. ANY LIGHTING THAT IS TO BE INSTALLED ON THE NEW BUILDING SHALL BE "SHARP-ANGLE CUTOFF" TYPE TO REDUCE THE AMOUNT OF GLARE AS DIRECTED BY CARROLL COUNTY AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINING BUILDING PERMITS.

05-28-24

21057

SHEET 1 OF 9

- 31. AVERAGE DAILY TRIPS (ADT: 4.09 TRIPS PER STUDENT PER ITE MANUAL)
- PROPOSED STUDENT ENROLLMENT: 113
- TOTAL TRIP GENERATION: 462.2 TRIPS 32. LIMIT OF DISTURBANCE = 66,450 SF (1.52 AC)





PROPERTY B	OUNDARY =	18.92 AC
UNUSABLE A	REA (NO DEVELOPMENT) =	2.51 AC
EXISTING SIT	E IMPERVIOUS =	7.09 AC
SITE AREA =	= (18.92 AC - 2.41 AC) =	16.41 AC
	JS = EXISTING SITE IMPERVIC	DUS / SITE AREA
/	= 7.09 AC / 16.41 AC =	= 43% > 40%, THEREFORE, <u>REDEVELOPMENT</u>
LIMIT OF DIS	TURBANCE (LOD) =	1.52 AC
EXISTING IMF	2 ERVIOUS (I _A) ¹ =	0.85 AC
EXISTING DR	AINAGE AREA ² =	1.60 AC
EX. IMPERVIO	DUS REQUIRING TREATMENT (I _{ART})	$= 0.41 \text{ AC} (= \text{EX } I_A \times 50\%)$
EX. IMPERVIO	DUS RETURNED TO PERVIOUS (_{RP}) = 0.26 AC
NET EXISTING	G IMPERVIOUS	= 0.15 AC (= EX lart - EX l _{IRP})
PROPOSED I	MPERVIOUS $(I_A)^{-3}$	= 0.70 AC 3
NEW IMPERV	IOUS PLACED OVER PERVIOUS AR	$EA (I_{OP}) = 0.22 AC$
PROPOSED F	PLAYGROUND (ALTERNATIVE SURFA	$(E)^4 = 0.10 \text{ AC}$
¹ EXI INTO	ISTING IMPERVIOUS ASSOCIATED WITH THE LOD (ON OR OFF-SITE).	IN LOD NOT SITE AREA. INCLUDES LOD AND ANY AREAS CONVEYED
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	'ISTING DRAINAGE AREA ASSOCIATED W VEYED INTO THE LOD (ON OR OFF-S	WITHIN LOD NOT SITE AREA. INCLUDES LOD AND ANY AREAS SITE).
3 <i>D</i> A	AINAGE AREA FROM ROOFTOP, PARKI	ING AREA, AND DRIVE ISLE (INCLUDING IMPERVIOUS BYPASS).
i i i i i i i i i i i i i i i i i i i	'E PROPOSED PLAYGROUND AREA, AS TING DRAINAGE AREA VALUE (1.60 AC COUNTY.	5 AN "ALTERNATIVE SURFACE", MAY BE REMOVED FROM THE C) WHEN CALCULATING THE TARGET ESDV AS DETERMINED BY

SOIL SERIES		SOIL GROUP	SLOPES(%)	HYDRIC	HIGHLY ERODIBLE (K)
⊥ ▶ ⊳BaB	BAILE SILT LOAM	C/D	3 TO 8	Y	.37
GdB	GLENELG LOAM ¹	В	3 TO 8	N	.24
MaC	MANOR LOAM	В	8 TO 15	N	.28

•	DENOTES	SOILS	WITHIN	LIMIT	0F	DISTURBANCE

	——ф— <u>EX. 12" WAT</u>
	— — — ОН — — ОН — — — — — — — — — — — —
	WW
<u>k)</u>	<u>61</u> 60

REQUIREN	IENT	VOLUME REQ'D (CU.FT.)	VOLUME PROV'D (CU.FT.)	EX. DISCHARGE (CFS)	PR. DISCHARGE (CFS)	NOTES
ESDv		2449	2573	-	-	ESD TO THE MEP MET FOR SITE
Rev		NA	NA	-	-	ESD TO THE MEP MET FOR SITE
Срv		NA	NA	-	-	ESD TO THE MEP MET FOR SITE
Q ₂ (Q)	DA1	-	-	2.73	1.83	REDUCED RCN + WIN TR55
	DA2	-	-	0.42	0.41	REDUCED RCN + WIN TR55
Q ₁₀ (Qp)	DA1	-	-	5.49	4.24	REDUCED RCN + WIN TR55
1	DA2	_	-	1.08	0.99	REDUCED RCN + WIN TR55
Q ₁₀₀ (Qf	)	_	_	NA	NA	NO MANAGEMENT REQUIRED



830		8 <u>30</u>	830				
	MANHOLE (MH4) 48" DIA. PRECAST, RIM E⊾ 826.20	MANHOLE (MH2)		MODIFIE CREST/ INLET (I-2)	D YARD INLET (I-1) THROAT EL. 824.00	MANHOLE (MH3) NYLOPLAST 18" DIA. BASIN W/ SOLID CC	DRAIN
825	MODIFIED YARD INLET (I-3) CREST/THROAT EL. 822.30 EX GRADE -	<u>825</u>	825	BASIN W/ DOMED GRATE; RIM EL. 823.50	4.0 EMBKT ESD WSE 824.0	RIM EL. 825.20	EX (
	PROP GRADE <u>ESD WSE</u> 822.30 SW <u>M FAC. #2</u>	- 12" P\/C			/ (FAC. #1-	4" PVC INV 820.00 (N)	
820	4" PVC	INV 818.70 (S) 820 INV 817.80 (N)	820	321.00		MALL	
	818.30 18.10 18.00	060	915		820	RETAINING 819	819.25
	PROP. 12" HDPE Q10 = 1.52 CFS V10 = 4.6 FPS @ 0.83%	$\begin{array}{c c} & & & & & & & & \\ \hline & & & & & \\ \hline & & & &$			PROP. 12" HDPE Q10 = 0.18 CFS V10 = 3.7 FPS @ 3.0%	□    □    □    □    PROP. 12" HDPE      □    □    □    1.70 CFS      V10    = 4.4 FPS    □      □    0.82%	PROP Q10 V10
810	0+24 0+00 0+15	810	810		0+00		0+00



			INLET SCH	IEDULE					ST	RUC	CTURE SCH	EDULE		
NO.	ТҮРЕ	SIZE (DIAM.)	INVERT IN	INVERT OUT	top of RIM/WEIR	REMARKS LID TYPE / COORDINATES (MCS)	NO.	ТҮРЕ	DESIGN Q 10-YR	SIZE	INVERT IN	INVERT OUT	top of Rim	REMARKS COORDINATES (MCS)
I–1	MODIFIED YARD INLET (CARR CO DETAIL PLATE 59)	NA	820.00 (12"), 820.00 (4")	819.90	824.00	WEIR CREST W/ GRATE N 707619.32 E 1340163.32	MH1	PRECAST MANHOLE (CARR CO DETAIL PLATE 94)	3.22	48"	817.45	826.40	826.40	N 707754.95 E 1340124.46
I-2	NYLOPLAST DRAIN BASIN INLET	15"	NA	821.00	823.50	DOME GRATE, 15" RISER N 707608.88 E 1340194.57	MH2	PRECAST MANHOLE (CARR CO DETAIL PLATE 94)	3.22	48"	818.70, 817.90	817.80	826.40	N 707701.90 E 1340104.44
I-3	MODIFIED YARD INLET (CARR CO DETAIL PLATE 59)	NA	818.30 (4")	818.30	822.30	WEIR CREST W/ GRATE N 707672.54 E 1340120.35	MH3	PRECAST MANHOLE (CARR CO DETAIL PLATE 94)	1.70	48"	819.25	819.25	825.20	N 707648.32 E 1340102.77
I-4	NYLOPLAST DRAIN BASIN INLET	18"	823.80 (12"), 822.70 (12")	822.70	825.80	FLAT GRATE, 18" RISER N 707647.61 E 1340317.95	MH4	PRECAST MANHOLE (CARR CO DETAIL PLATE 94)	1.52	48"	818.10	818.00	826.20	N 707696.42 E 1340118.97
I-5	MODIFIED SINGLE 'WR' INLET (CARR CO DETAIL PLATE 67/68)	NA	NA	823.20	825.45	N 707715.84 E 1340334.97	MH5	NYLOPLAST DRAIN BASIN MANHOLE	1.85	18"	821.50	821.50	825.50	N 707674.09 E 1340165.23
I-6	MODIFIED STANDARD DOUBLE 'S' INLET (CARR CO DETAIL PLATE 66)	NA	NA	824.15	827.35	N 707655.98 E 1340338.88	MH6	NYLOPLAST DRAIN BASIN MANHOLE	1.85	18"	822.50	822.50	826.30	N 707622.34 E 1340302.37
							MH7	NYLOPLAST DRAIN BASIN MANHOLE	1.85	18"	823.40 (12"), 824.30 (8")	823.30	826.68	N 707680.08 E 1340177.45
							EW1	TYPE 'C' ENDWALL (CARR CO DETAIL PLATE 79)	3.22	12"	NA	816.70	817.45	N 707846.26 E 1340142.31
							ES1	NYLOPLAST END SECTION, OR EQUIVALENT (SWM FAC. #2)	1.85	12"	NA	821.30	NA	N 707662.41 E 1340154.14
							ES2	NYLOPLAST END SECTION, OR EQUIVALENT (SWM FAC. #1)	1.85	12"	NA	824.00	NA	N 707659.84 E 1340176.98

30	60 90
<u>CONTACT</u>	OWNER
RICHARDSON ENGINEERING, LLC 7 DENEISON STREET TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PH: (410) 560-1502 x112	4 SEASONS PARTNERS LLC 13100 BEAVER DAM ROAD HUNT VALLEY, MD 21031 ATTN: ALEX JACOBS PH: (410) 337–7781
COUNTY FILE # S-21-	0020
COUNTY FILE # S-21- PREVIOUS FILE NUMBERS:	0020 5-92-044; MYLAR #755 5-93-009: MYLAR #846
COUNTY FILE # S-21- PREVIOUS FILE NUMBERS:	0020 5–92–044; mylar #755 5–93–009; mylar #846 5–95–028; mylar #954
COUNTY FILE # S-21- PREVIOUS FILE NUMBERS:	0020 S-92-044; MYLAR #755 S-93-009; MYLAR #846 S-95-028; MYLAR #954 S-18-0039; MYLAR #1684

0



### STORM DRAIN OUTFALL PROFILE HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 1"=5'

							835
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			DASIN WY SOLID COVEN,	- FX GRADE	INV 821.30	)	
				*		7	830
→ FX					DACIN W COLUD COVED		
GRADE	BASIN W/ FLAT GRATE;_RHM				BASIN W/ SULID COVER,		<u> </u>
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						-	
					- FRUF GRADE		
	12" DVC					+h.	825
						₩\	025
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	PROP. 12" HDPE	PROP. 12" HDPE	~	PROP. 12" HDPE	12 SD INV 821.58	.30	
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	V10 = 4.7 FPS	V10 = 4.7 FPS		V10 = 4.7 FPS	$\frac{PRUP, 12}{Oup} = \frac{3.22}{OES}$	<b>00</b>	RIPRAP -
	© 0.72%	<b>@</b> 0.67%		© 0.68%	Q10 = 3.22  CFS		SPLASHPA <u>D</u>
		0	2				
	м Ч	Ň Ŏ	4			친구 것	
	6 6	<u> </u>	<b>F</b>			5 5 5	815

### STORM DRAIN COLLECTION PROFILE HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 1"=5'

*Richardson* ENGINEERING R 7 Deneison Street Timonium, Maryland 21093 Phone: 410-560-1502, info@richardsonengineering.net rick@richardsonengineering.net STORM DRAIN PROFILES DISTURBED AREA: 4TH AMENDED SITE PLAN 66,450 SF or 1.52 Ac.± DEVELOPER / <u>APPLICANT</u> FOR FOUR SEASONS SPORTS COMPLEX COPPERMINE RACQUET & FITNESS 1420 CLARKSVIEW ROAD BALTIMORE, MD 21209 ATTN: ALEX JACOBS PH: (410) 337-7781 DAYCARE AND PARKING IMPROVEMENTS 2710 HAMPSTEAD-MEXICO ROAD (MD ROUTE 482) CARROLL COUNTY 8th ELECTION DISTRICT MARYLAND 2nd COMMISSIONER DISTRICT DRAWN BY: CHECKED BY: EVISIONS SCALE: 1" = 30' BTK PCR DATE: JOB NO.:

SHEET NO.: C1.4 SHEET 4 OF 9 21057

06-09-24



	PEDESTRAN DE POINT CONTRACTOR POINT DE POINT DE		Image: Second Science S	EX. BUILDING EX. BOUNDARY EX. CONTOURS EX. CURB EX. STORM DRAIN EX. SEWER EX. WATER EX. WATER EX. WATER EX. WATER ENCE EX. OVERHEAD LINE EX. CHAN-LINK FENCE EX. WATER RESOURCE PROTECTION EASEMENT W/ SIGNAGE EX. WETLAND BUFFER EX. STREAM CHANNEL EX. STREAM CHANNEL EX. STREAM CHANNEL EX. STREAM CHANNEL EX. STREAM CHANNEL EX. STREAM BUFFER EX. GRAVEL EX. STREAM BUFFER AREA EX. DECIDIOUS TREE EX. EVERGREEN TREE EX. RIPRAP EX. CONCRETE STEEPSLOPE >122 STEEPSLOPE >25% LIMIT OF DISTURBANCE PROP. CURB & GUTTER PROP. SIDEWALK/PAVING EDGE PROP. DAYCARE PLAY AREA PROP. BUILDING PROP. CONCRETE PROP. BUEMALK/PAVING EDGE PROP. DAYCARE PLAY AREA PROP. BUEMALK/PAVING EDGE PROP. CONCRETE PROP. SIDEWALK/PAVING EDGE PROP. CONCRETE PROP. SIDEWALK/PAVING EDGE PROP. CONCRETE PROP. SIDEWALK/PAVING SUFFACE DA TO SWM FACILITY #1 LAND USE - IMPERVIOUS (PROPOSED) DA PROPOSED (BYPASS OF LOD) DA BYPASS OF ALTERNATIVE SURFACE DA TO SWM FACILITY #1 LAND USE - IMPERVIOUS (PROPOSED)
EX. AG FIELD		7 Deneison Street Timonium, Maryland 21093 Phone: 410-560-1502, info@richards	onengineering.net	ardson JEERING
50  100  150    CONTACT	DISTURBED AREA: 66,450 SF or 1.52 Ac.± DEVELOPER / <u>APPLICANT</u> COPPERMINE RACQUET & FITNESS 1420 CLARKSVIEW ROAD BALTIMORE, MD 21209 ATTN: ALEX JACOBS PH: (410) 337–7781	STORMAWATE 4TH AM FOUR SEASO DAYCARE AND 2710 HAMPSTEAD-	R DRAINAGE ARE IENDED SITE PLA For NS SPORTS PARKING IMPRC -MEXICO ROAD (MD	EA MAPS AN COMPLEX VEMENTS ROUTE 482)
S-93-009; MYLAR #846 S-95-028; MYLAR #954 S-18-0039; MYLAR #1684 <u>PROFESSIONAL CERTIFICATION:</u> I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2025	VIII ANAL STREET	CARROLL COUNTY 8th ELECTION DISTRICT revisions	2nd COMMI DRAWN BY: CHE BTK DATE: JOB 05-28-24	MARYLAND SSIONER DISTRICT CKED BY: SCALE: PCR 1" = 50' NO.: 21057 C1.5

![](_page_5_Figure_0.jpeg)

	-
<u>CONTACT</u>	OWNER
RICHARDSON ENGINEERING, LLC 7 DENEISON STREET TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PH: (410) 560–1502 x112	4 SEASONS PARTNERS 13100 BEAVER DAM RO HUNT VALLEY, MD 2103 ATTN: ALEX JACOBS PH: (410) 337–7781
COUNTY FILE # S-21-0	020
PREVIOUS FILE NUMBERS: S- S- S- S- S-	-92–044; MYLAR #755 -93–009; MYLAR #846 -95–028; MYLAR #954 -18–0039; MYLAR #1684
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCU APPROVED BY ME, AND THAT I AM A ENGINEER UNDER THE LAWS OF THE NUMBER 16597, EXPIRATION DATE: 03	MENTS WERE PREPARED OR DULY LICENSED PROFESSIOI STATE OF MARYLAND, LICENS 3–15–2025

![](_page_6_Figure_0.jpeg)

## PLANTING SCHEDULE - FINAL LANDSCAPE PLAN TREES

KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	COND.
$( \ddagger )$	5	ACER RUBRUM 'REDPOINTE' REDPOINTE MAPLE	2" - 2 1/2" CAL.	B&B
$\mathbf{x}$	4	NYSSA SYLVATICA 'RED RAGE' RED RAGE TUPELO	2" - 2 1/2" CAL.	B&B

### MINOR TREES

$\bigoplus$	3	MAGNOLIA VIRGINIANA 'MOONGLOW' MOONGLOW SWEETBAY MAGNOLIA	8-10' HT.	B&B
$\bigotimes$	4	PRUNUS X 'OKAME' OKAME CHERRY	1 3/4" - 2" CAL.	B&B

EVERGREEN TREES				
	5	PICEA ABIES NORWAY SPRUCE	6' HT.	B&B

### SHRUBS

() HQ	10	HYDRANGEA QUERCIFOLIA 'PEE WEE' PEE WEE OAK LEAF HYDRANGEA	30-36" HT.	CONT.
	22	ABELIA 'ROSE CREEK' ROSE CREEK ABELIA	18-24" HT.	#5
© _{IV}	17	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY ITEA	18-24" HT.	#3
⊙ _{vp}	10	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA' SHASTA DOUBLEFILE VIBURNUM	4-5' HT.	CONT.

## PLANTING CALCULATIONS

ELEMENT	SCREEN CLASS	DESCRIPTION	RATE	UNITS	PLANTING UNITS (PU)
1	Α	ROADWAY SCREEN (HAMPSTEAD MEXICO RD.)	1 PU / 20 LF	280 LF	14.0
2	В	PARKING LOT SCREEN	1 PU / 20 LF	230 LF	11.5
			TOTALI	REQUIRED:	25.5 PU'S

## TOTAL PROPOSED PLANTING

ELEMENT	RATE	QUANTITY	PLANTING UNITS (PU)
MAJOR DECIDUOUS TREES	1:1	9	9.0
MINOR DECIDUOUS TREES	2 : 1	4	3.5
EVERGREEN TREES	2 : 1	6	2.5
SHRUBS	5 : 1	48	11.8
	тот	AL PROPOSED	: 26.8 PU'S

<u>CONTACT</u>	<u>OWNER</u>
RICHARDSON ENGINEERING, LLC 7 DENEISON STREET TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PH: (410) 560-1502 x112	4 SEASONS PARTNERS LLC 13100 BEAVER DAM ROAD HUNT VALLEY, MD 21031 ATTN: ALEX JACOBS PH: (410) 337-7781
COUNTY FILE # S-21	-0020
PREVIOUS FILE NUMBERS:	S-93-009; MYLAR #846
	S-95-028; MYLAR #954
	S-18-0039; MYLAR #1684
	S-92-044; MYLAR #755

CONCEPT LANDSCAPE PLAN PREPARED BY:

HUMAN & ROHDE, INC. Landscape Architects

512 Virginia Ave. Towson, Maryland 21286 (410) 825-3885 Phone (410) 825-3887 Fax

REMARKSPLANTING UNITSFULL SPECIMEN HEADED TO 6' HT5.0FULL SPECIMEN HEADED TO 6' HT4.0TREE PLANTING UNITS9.0FULL, CLUMP FRM. 3-4 STEM MAX.1.5FULL, CLUMP FRM. SPECIMEN1.5FULL, HEAVY SPECIMEN2.5FULL, HEAVY SPECIMEN2.5FULL, HEAVY SPACED 20' O.C.2.5FULL, HEAVY SPACED 20' O.C.2.5FULL, S'O.C. STAGGERED2.0FULL, 3' O.C. STAGGERED3.45' O.C.2.0		
FULL SPECIMEN HEADED TO 6' HT5.0FULL SPECIMEN HEADED TO 6' HT4.0TREE PLANTING UNITS9.0FULL, CLUMP FRM. 3-4 STEM MAX.1.5FULL, CLUMP FRM. SPECIMEN1.5FULL, HEAVY SPECIMEN2.5FULL, HEAVY SPECIMEN2.5FULL, HEAVY SPACED 20' O.C.2.5FULL, S'O.C. STAGGERED2.0FULL, 3' O.C. STAGGERED3.4FULL, 3' O.C. STAGGERED3.4	REMARKS	PLANTING UNITS
FULL SPECIMEN HEADED TO 6' HT4.0TREE PLANTING UNITS9.0FULL, CLUMP FRM. 3-4 STEM MAX.1.5FULL, CLUMP FRM. 	FULL SPECIMEN HEADED TO 6' HT	5.0
TREE PLANTING UNITS9.0FULL, CLUMP FRM. 3-4 STEM MAX.1.5FULL, HEAVY SPECIMEN2MINOR TREE 	FULL SPECIMEN HEADED TO 6' HT	4.0
FULL, CLUMP FRM. 3-4 STEM MAX.1.5FULL, HEAVY SPECIMEN2MINOR TREE PLANTING UNITS3.5FULL, HEAVY 	TREE PLANTING UNITS	9.0
FULL, CLUMP FRM. 3-4 STEM MAX.1.5FULL, HEAVY SPECIMEN2MINOR TREE PLANTING UNITS3.5FULL, HEAVY 		
FULL, HEAVY SPECIMEN2MINOR TREE PLANTING UNITS3.5FULL, HEAVY SPACED 20' O.C.2.5EVERGREEN PLANTING UNITS2.55' O.C.2.0FULL, 3' O.C. STAGGERED4.4FULL, 3' O.C. STAGGERED3.45' O.C.2.0	FULL, CLUMP FRM. 3-4 STEM MAX.	1.5
MINOR TREE PLANTING UNITS3.5FULL, HEAVY SPACED 20' O.C.2.5EVERGREEN PLANTING UNITS2.55' O.C.2.0FULL, 3' O.C. 	FULL, HEAVY SPECIMEN	2
FULL, HEAVY SPACED 20' O.C.2.5EVERGREEN PLANTING UNITS2.55' O.C.2.0FULL, 3' O.C. STAGGERED4.4FULL, 3' O.C. 	MINOR TREE PLANTING UNITS	3.5
FULL, HEAVY SPACED 20' O.C.2.5EVERGREEN PLANTING UNITS2.55' O.C.2.0FULL, 3' O.C. STAGGERED4.4FULL, 3' O.C. 		
EVERGREEN PLANTING UNITS2.55' O.C.2.0FULL, 3' O.C. STAGGERED4.4FULL, 3' O.C. STAGGERED3.45' O.C.2.0	FULL, HEAVY SPACED 20' O.C.	2.5
5' O.C.  2.0    FULL, 3' O.C.  4.4    STAGGERED  3.4    FULL, 3' O.C.  3.4    5' O.C.  2.0	EVERGREEN PLANTING UNITS	2.5
5' O.C.  2.0    FULL, 3' O.C.  4.4    STAGGERED  3.4    FULL, 3' O.C.  3.4    5' O.C.  2.0		
FULL, 3' O.C.  4.4    STAGGERED  3.4    FULL, 3' O.C.  3.4    STAGGERED  2.0	5' O.C.	2.0
FULL, 3' O.C.    3.4      STAGGERED    3.2      5' O.C.    2.0	FULL, 3' O.C. STAGGERED	4.4
5' O.C. 2.0	FULL, 3' O.C. STAGGERED	3.4
	5' O.C.	2.0
SHRUB / G.C. 11.8 PLANTING UNITS	SHRUB / G.C. PLANTING UNITS	11.8
TOTAL PLANTING 26.8 UNITS PROVIDED	TOTAL PLANTING UNITS PROVIDED	26.8

![](_page_6_Figure_17.jpeg)

![](_page_6_Picture_19.jpeg)

![](_page_7_Picture_0.jpeg)

### Minimum Landscape Maintenance Requirements

- 1. Lawn areas shall be mowed to a height of 2 to 3 inches and not allowed to reach a height of 4 inches before mowing.
- 2. All curbs and walks shall be edged as needed.
- 3. All lawn areas adjacent to building faces or structures shall be trimmed. 4. A slow release nitrogen balanced fertilizer with a 2-1-1 ratio shall be applied at a rate of 2 pounds of nitrogen per 1000
- square feet in September, October and February. 5. Lime shall be applied at the rate determined by a soils report.
- 6. It is recommended that lawn areas be treated in mid-March to early April with pre-emergent herbicide (Betasan) or equal applied at the manufacturer's recommended rate.
- 7. A post-emergent herbicide (Trimec) or equal is recommended to be sprayed on lawn areas in the late spring or the early fall. Follow manufacture's rates and recommendations.
- 8. Insecticides and fungicides are recommended for insect and disease control.
- 9. Reseed bare areas of lawn as necessary. Yearly aeration is recommended. 10. All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
- 11. Mulch all shrub and groundcover beds yearly with 3 inches of shredded hardwood bark
- 12. Permit shrubs and trees to grow and enlarge to their design size. Consult project landscape architect for details. 13. Prune trees in accordance with Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas.

### SPECIFICATIONS FOR PLANTING

### PLANT IDENTIFICATION:

Third, by "The Staff of the Hortorim".

LIST OF PLANT MATERIALS:

The contractor will verify plant quantities prior to bidding and any EXCAVATION: required plant materials as specified on the Plant List.

### PLANT QUANTITY:

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant grown shall conform to American Standard for Nursery Stock (ANSI z60.1, the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

PLANT SPACING: Plant spacing is to scale on the plan or as shown on the plant list.

SOIL MIX:

Soil mix will be  $\frac{2}{3}$  existing soil and  $\frac{1}{3}$  LEAFGRO or equal organic material, thoroughly mixed and homogenized.

![](_page_7_Figure_22.jpeg)

PLANTING DETAIL FOR DECIDUOUS AND EVERGREEN TREES* - 1 - 4" CALIPER SCALE: NONE

<u>CONTACT</u>	OWNER
RICHARDSON ENGINEERING, LLC 7 DENEISON STREET TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PH: (410) 560-1502 x112	4 SEASONS PARTNERS LLC 13100 BEAVER DAM ROAD HUNT VALLEY, MD 21031 ATTN: ALEX JACOBS PH: (410) 337–7781
COUNTY FILE # S-21-0	020
PREVIOUS FILE NUMBERS: S-	-93–009; MYLAR <b>#</b> 846
S-	-95–028; MYLAR #954
S-	-18-0039; MYLAR #1684
S-	-92—044; MYLAR #755

CONCEPT LANDSCAPE PLAN PREPARED BY:

HUMAN & ROHDE, INC. Landscape Architects 512 Virginia Ave. Towson, Maryland 21286 (410) 825-3885 Phone (410) 825-3887 Fax

### BALL SIZE: CULTIVATION: All plants shall be identified in accordance with the latest edition of Hortus The ball size shall conform to the American Association of Nurserymen's All trenches and shrub beds shall be cultivated, edged and mulched to a publication entitled American Standard For Nursery Stock, ANSI z60.1, depth of 3" with shredded hardwood. The area around isolated plants shall latest edition. be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall. discrepancies shall be brought to the attention of the Landscape Architect. Holes for all plants shall be 18" larger in diameter than size of ball or MAINTENANCE: The Contractor shall furnish and plant all plants required to complete the container and shall have vertical sides. Hedges shall be planted in a The Contractor shall be responsible during the contract and up to the time work as shown on the drawings. Substitutions shall not be made without trench 12" wider than ball diameter. Beds for mass planting shall be of acceptance for keeping the planting and work incidental thereto in good the written approval of the Landscape Architect. This contract will be entirely rototilled to a depth of 8" and shall be 18" beyond the average condition, by replanting, plant replacement, watering, weeding, cultivating, based on the bidder having verified, prior to bidding, the availability of the outside edge of plant balls. A 2" layer of organic material (i.e., LEAFGRO) pruning and spraying, restaking and cleaning up and by performing all will be incorporated into plant beds by tilling again. PLANTING: additional cost to the Owner. Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, FERTILIZER: disease or insect eggs, and shall have a healthy, normal root system. or any other material which may be harmful to plant growth or hinder The Contractor shall apply granular fertilizer to the soil mix with 10-6-4 Plants shall be nursery grown. Plants shall not be pruned prior to delivery. grading, planting, or maintenance operations. Should any unforeseen or analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper The shape of the plant shall in general conform to its natural growth unsuitable planting conditions arise, such as faulty soil drainage or inch; Shrub Beds @ 3-5 lbs per 100 sq.ft.; and Groundcover Beds @ 2-3 proportions unless otherwise specified. All plants including container chemical residues, they should be called to the attention of the Landscape lbs. per 100 sq.ft. Architect and Owner for adjustments before planting. The plant shall be latest edition), and shall have a well-shaped, heavy branch structure for set plumb and straight and shall be staked at the time of planting. Backfill GROUNDCOVER: shall be well worked about the roots and settled by watering. Plants will be All areas of groundcover shall be rototilled to a depth of 6". Apply 2" of planted higher than surrounding grade. Shrubs will be 1" higher and trees organic material and rototill until thoroughly mixed. Apply fertilizer as will be 3" higher. Remove rope from around tree trunks and lay back stated above. burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

### TRANSPLANTING TREES BY TREE MACHINES:

tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no

### GUARANTEE AND REPLACEMENT:

All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused Trees shall be moved by machines that provide a minimum of 9" per 1" of by mechanical injury or vandalism.

![](_page_7_Figure_35.jpeg)

1. THE CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777. 2. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING

BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.

3. THIS PLAN IS FOR PLANTING ONLY.

4. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.

5. SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

![](_page_7_Figure_41.jpeg)

PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS SHRUBS NOT TO SCALE

THIN DECIDUOUS 1/3 OF INITIAL BRANCHING, RETAINING NATURAL FORM.

### SOIL WELL FINISHED GRADE UNDISTURBED SOL

- PLANTING SOII FIRST LATERAL ROOT FLUSH WITH FINISHED GRADE
- REMOVE COVERING FROM TOP 1/3 OF ROOTBALL

 $|\mathcal{R}|$ chardson ENGINEERING

7 Deneison Street Timonium, Maryland 21093 Phone: 410–560–1502, info@richardsonengineering.net

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CONCEPT LANDSCAPE PLAN NOTES AND DETAILS 4TH AMENDED SITE PLAN

**DEVELOPER /** APPLICANT COPPERMINE FIELDHOUSE 1400 COPPERMINE TERRACE BALTIMORE, MD 21209 ATTN: ALEX JACOBS PH: (410) 337-7781

FOR
FOUR SEASONS SPORTS COMPLEX
DAYCARE AND PARKING IMPROVEMENTS
2710 HAMPSTEAD-MEXICO ROAD (MD ROUTE 482)

ALL THE REAL	CARROLL COUNTY 8th ELECTION DISTRICT	2nd CO	MMISSIONEF	MARYLAND R DISTRICT
	REVISIONS	DRAWN BY: Jad	CHECKED BY: DML	<i>SCALE:</i> 1" = 30'
		<i>DATE:</i> February 7, 2024	JOB NO.: 21057	SHEET NO.: C1.8

![](_page_8_Figure_0.jpeg)