

SITE DETAILS:

PREMISES ADDRESS: 1537 W. LIBERTY RD, SYKESVILLE, MD 21784

JURISDICTION: CARROLL COUNTY, MARYLAND

MAP: 0067 GRID: 0002
PARCEL: 0641 LOT: 4

EXISTING PARCEL AREA: 15.014 AC

EXISTING USE: RESIDENTIAL HOUSE

OWNER/DEVELOPER: TRUST INVESTMENT HOLDING LLC
9651 BOTHWELL LN, FREDERICK, MD 21704
FRED KURBANOV
571.379.2072

PROPOSED PARCEL AREA: 21.382 AC

TOTAL DEVELOPED AREA: 931,312.8 SF

PROPOSED USE: CAR DEALERSHIP WITH 2 BUILDINGS
1 - 18,414 SF SHOWROOM WITH OFFICES (3 STORY).
2 - 55,257 SF MECHANIC SHOP

PROPOSED IMPERVIOUS: 9.20 AC/400,750 SF

PAVEMENT AREA: 325,945 SF

ZONING: C-2 (COMMERCIAL MEDIUM INTENSITY DISTRICT)

PARKING TABULATION:

VEHICLE SALES LOT
SPACES REQUIRED: 2 SPACES PER 1,000 SF OF FLOOR AREA
PLUS 2 SPACES FOR EACH SERVICE BAY
TOTAL SALES FLOOR AREA: 23,051 SF
NUMBER OF BAYS: 0
(23,051/1,000) x 2 SPACES = 46 SPACES FOR CUSTOMERS REQUIRED

AUTOMOBILE SERVICE CENTER
SPACES REQUIRED: 1 SPACE FOR EACH EMPLOYEE ON THE MAXIMUM SHIFT
PLUS 2 SPACES FOR EACH SERVICE BAY
EMPLOYEES ON THE MAXIMUM SHIFT: 40
NUMBER OF BAYS: 37
(40 x 1) + (37 x 2) = 114 SPACES REQUIRED

HANDICAP PARKING:
1 PER 25 SPACES REQUIRED
VEHICLE SALES LOT 2 SPACES REQUIRED
SERVICE CENTER 5 SPACES REQUIRED

PARKING PROVIDED:
VEHICLE SALES LOT: 50 SPACES (45 STANDARD/ 5 HANDICAP)
AUTOMOBILE SERVICE CENTER: 114 SPACES (109 STANDARD/ 5 HANDICAP)

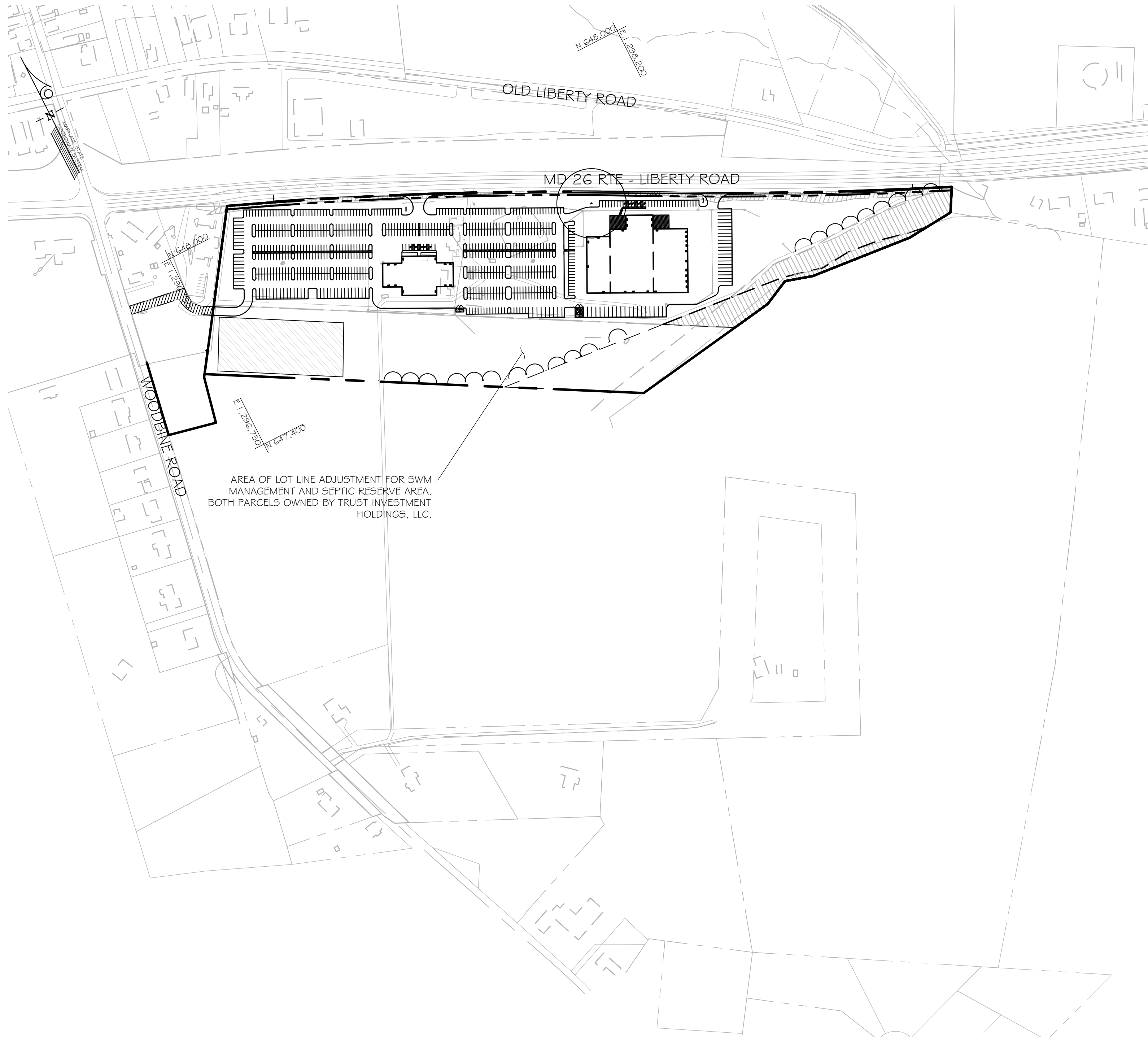
STORAGE/CAR SHOWING SPACES: 581
(NOT USED FOR PARKING)

DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 12,000 SF
LOT WIDTH: 100 FT
MIN. FRONT SETBACK: 10 FT
MIN. SIDE SETBACK: 10 FT
MIN. REAR SETBACK: 15 FT

- NOTE:
- THIS LOT IS SUBJECT TO AFFORESTATION.
 - SEPTIC RESERVE AND SWM AREA IS TO BE LOCATED ON ADJOINING PROPERTY VIA LOT LINE ADJUSTMENT.
 - FUTURE SOLAR PANELS TO BE USED AS PARKING LOT COVERAGE.
 - PROPOSED ELECTRIC CHARGING STATION TO BE LOCATED NEAR SHOWROOM BUILDING.
 - NEAREST WATER SUPPLY FOR FIRE PROTECTION IS APPROX. 3,000 FT SOUTHEAST ON W. LIBERTY ROAD, WINFIELD COMMUNITY VOLUNTEER FIRE DEPARTMENT.
 - THIS PROPERTY IS LOCATED IN A SURFACE WATER PROTECTION AREA AND PARTIALLY IN A SURFACE WATER MANAGEMENT ZONE.
 - THE PROPERTY IS LOCATED IN A WELDON CREEK'S TIER II CATCHMENT.
 - THE NON-FORESTED WATER RESOURCE PROTECTION EASEMENT WAS RECORDED IN PUBLIC LAND RECORDS ON MARCH 20, 2018, BOOK 8973, PAGES 310-314.
 - NO STORAGE, USE, SALE, OR MAINTENANCE OF HAZARDOUS OR REGULATED SUBSTANCE(S) IS PLANNED ON SITE.

TRUST AUTO

1537 W. LIBERTY RD, SYKESVILLE, MD 21784
TAX MAP - 67, GRID - 2, PARCEL - 641, LOT - 4



OVERALL PLAN
SCALE: 1"=200'



SHEET INDEX

SHEET NO.	DRAWING	TITLE
01	C-01	TITLE SHEET
02	C-02	OVERALL SITE PLAN
03	C-03	SITE / GRADING PLAN
04	C-04	SITE / GRADING PLAN
05	C-05	SITE DETAILS
06	C-06	BUILDING ELEVATIONS
07	C-07	BUILDING ELEVATIONS
08	C-08	BUILDING ELEVATIONS
09	C-09	BUILDING ELEVATIONS
10	C-10	CONCEPT EROSION & SEDIMENT CONTROL PLAN
11	C-11	CONCEPT EROSION & SEDIMENT CONTROL PLAN
12	C-12	EROSION AND SEDIMENT CONTROL NOTES
13	C-13	EROSION AND SEDIMENT CONTROL DETAILS
14	C-14	EROSION AND SEDIMENT CONTROL EX. DA MAP
15	C-15	EROSION AND SEDIMENT CONTROL PROP. DA MAP
16	C-16	CONCEPT LANDSCAPE PLAN
17	C-17	CONCEPT LANDSCAPE PLAN
18	C-18	CONCEPT FOREST CONSERVATION PLAN
19	C-19	FOREST STAND DELINEATION PLAN

TRIP GENERATION			
SITE TRIP GENERATION	IN	OUT	TOTAL
AM PEAK HOUR TRIPS	72	29	101
PM PEAK HOUR TRIPS	52	74	126
SAT. MID-DAY PEAK HOUR TRIPS	91	92	183

SOILS TABLE				
MAP SYMBOL	MAP UNIT NAME & SERIES	MINIMUM K-FACTOR	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
GeB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.01 - 0.20	B	WELL DRAINED
GB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20 - 1.98	B/D	WELL DRAINED
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	0.06 - 0.20	C/D	POORLY DRAINED

PLOTTED: \$40.00
PLOTTER: \$20.00
TOTAL: \$60.00
FILE: \$10.00

200' 0 200' 400'
SCALE: 1"= 200'

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN

TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
SYKESVILLE, MD 21784
PH: (410) 552-3131

KCI
TECHNOLOGIES
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

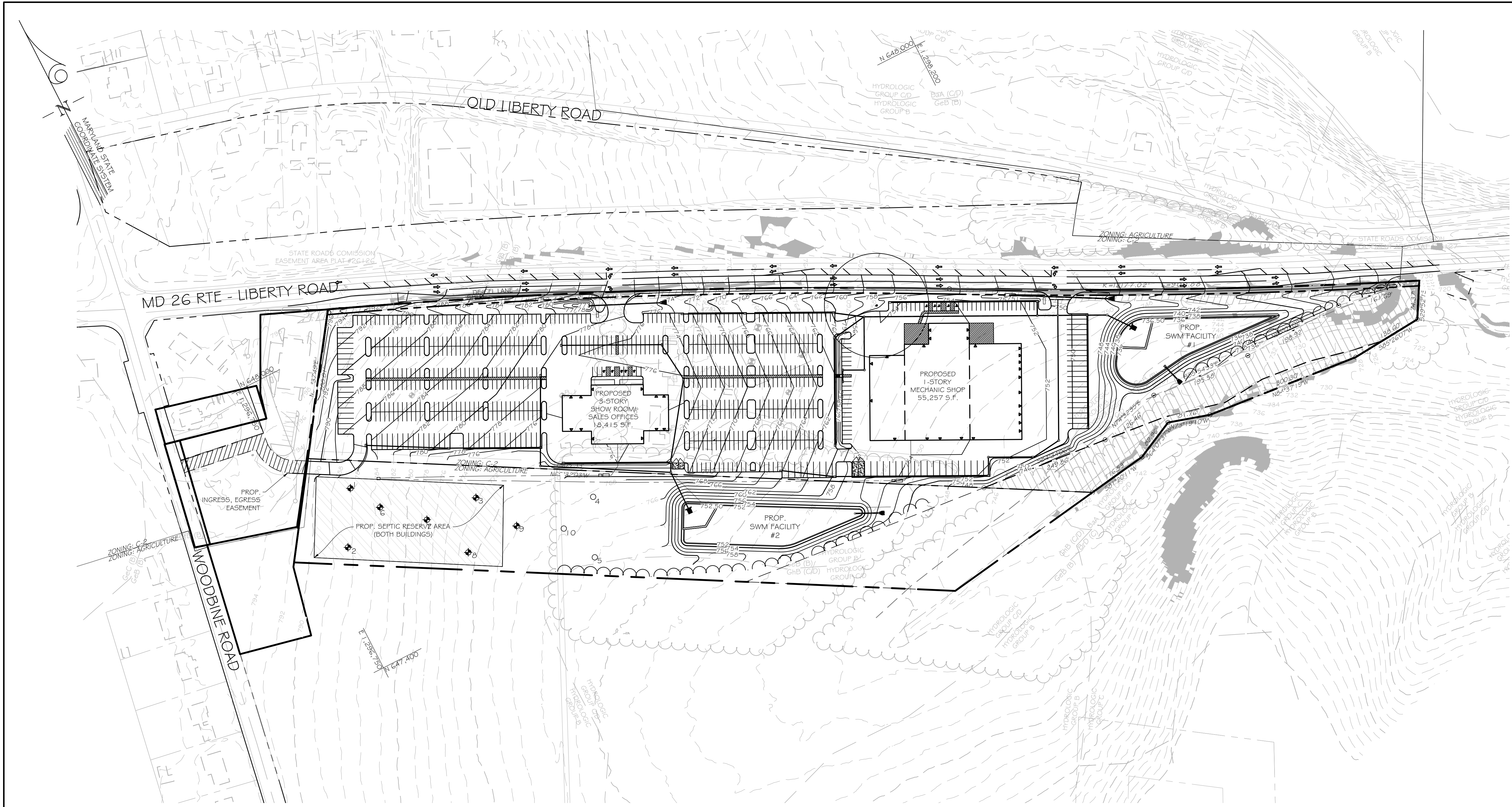
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	09/16/2024
SCALE	1"=200'
CHECKED BY	FFW
DRAWN BY	NL

TITLE SHEET
TRUST AUTO
1537 W. LIBERTY RD

5-22-0014
DRAWING NO.
C-01
SHEET 01 OF 19
KCI JOB NUMBER
272200478
ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

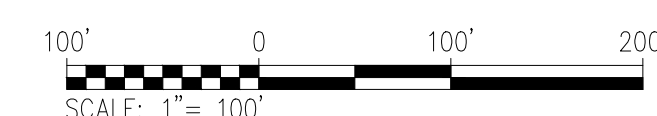


- GENERAL NOTES:
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY, PREFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN AUGUST 2023, AND PLAT OF SECTION-2 CHARLES RAY ACRES RECORDED IN PLATBOOK: DB5 55 PAGE 139 ON 03/27/18.
 - THE PROPERTY IS IN SURFACE WATER PROTECTION AREA, AND PARTIALLY IN A SURFACE WATER MANAGEMENT ZONE.

OVERALL SITE PLAN
SCALE: 1"=100'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		PROPOSED BUILDING
	ADJACENT PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING PROPERTY BOUNDARY		STEEP SLOPES GREATER THAN 25%
	EXISTING ROAD / EDGE OF PAVING		SOIL DELINEATION LINE
	EXISTING ROAD CENTERLINE		PERC TEST LOCATION
	PROPOSED MINOR CONTOUR (2' INTERVAL)		PERC TEST LOCATION (NOT TESTED)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	SOIL DELINEATION LINE		



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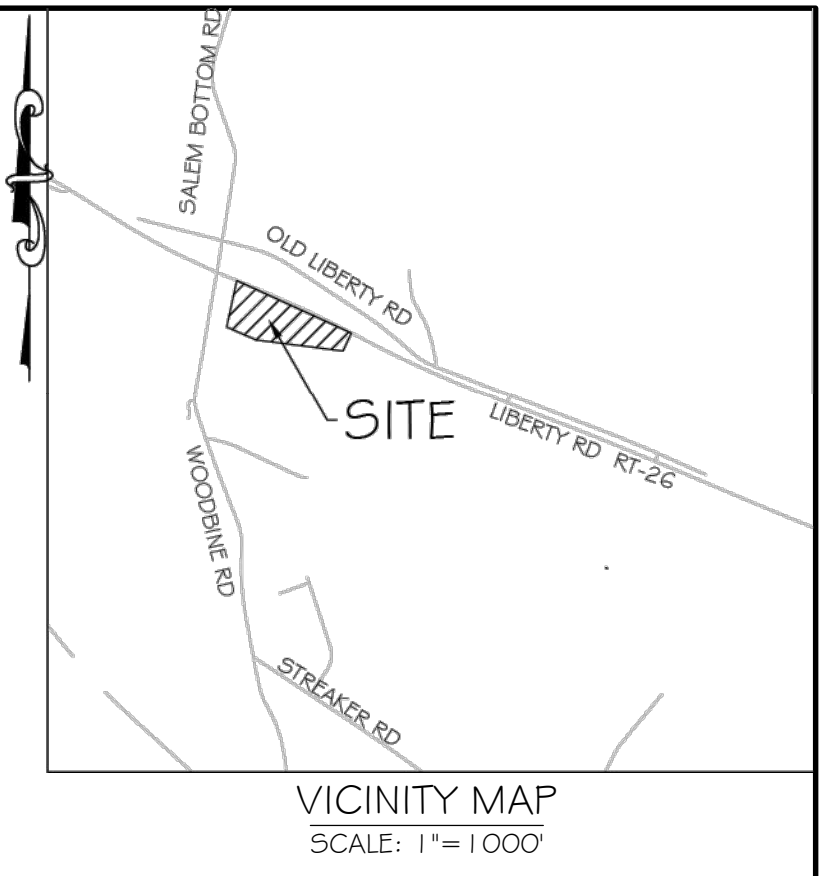
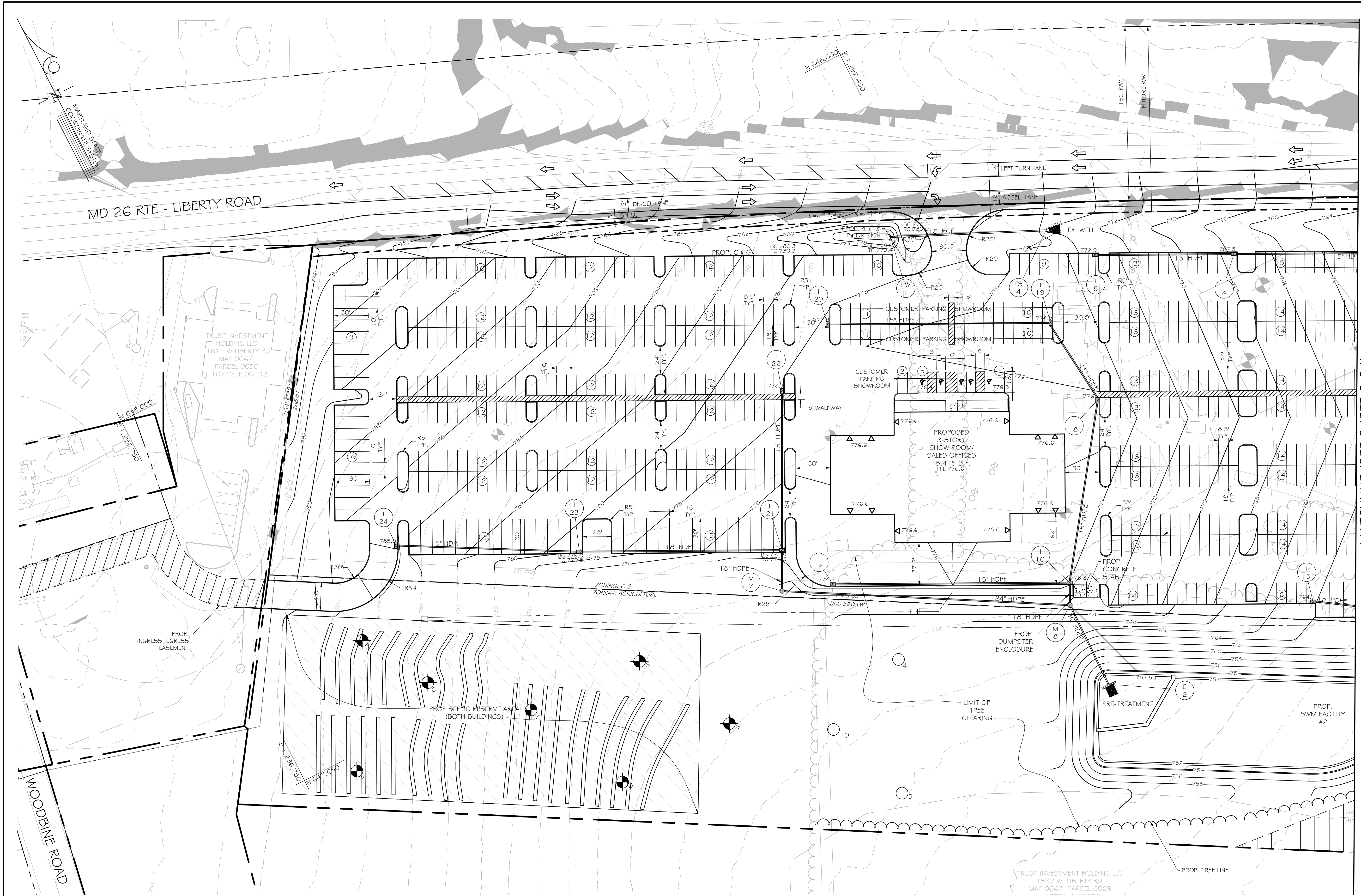
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	09/16/2024
SCALE	1"=100'
CHECKED BY	FFW
DRAWN BY	NL

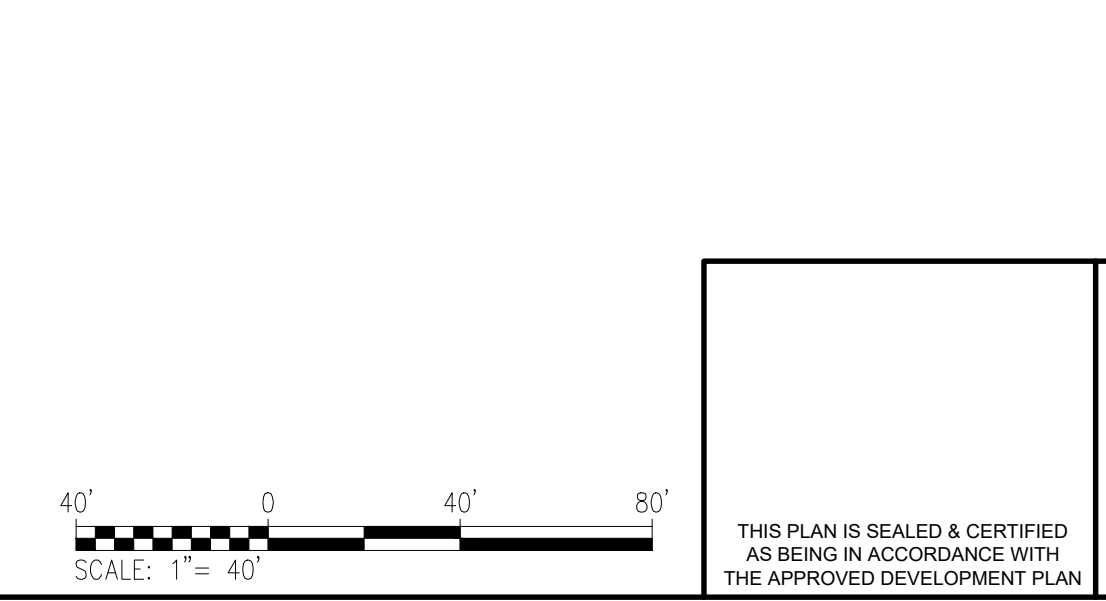
OVERALL SITE PLAN
TRUST AUTO
1537 W. LIBERTY RD
ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

DRAWING NO.
C-02
SHEET 2 OF 19
KCI JOB NUMBER
272200478

S-22-0014



DRAWING LEGEND	
	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING ROAD / EDGE OF PAVING
	EXISTING ROAD CENTERLINE
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	EXISTING BUILDING
	SOIL DELINEATION LINE
	PERC TEST LOCATION
	PERC TEST LOCATION (NOT TESTED)
	EXISTING WELL / BUFFER
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	PROPOSED SIGN
	STEEP SLOPES GREATER THAN 25%



CONCEPT SITE PLAN
SCALE: 1"=40'

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

CONCEPT SITE PLAN
TRUST AUTO
1537 W. LIBERTY RD

DRAWING NO. S-22-0014

C-03

SHEET 3 OF 19

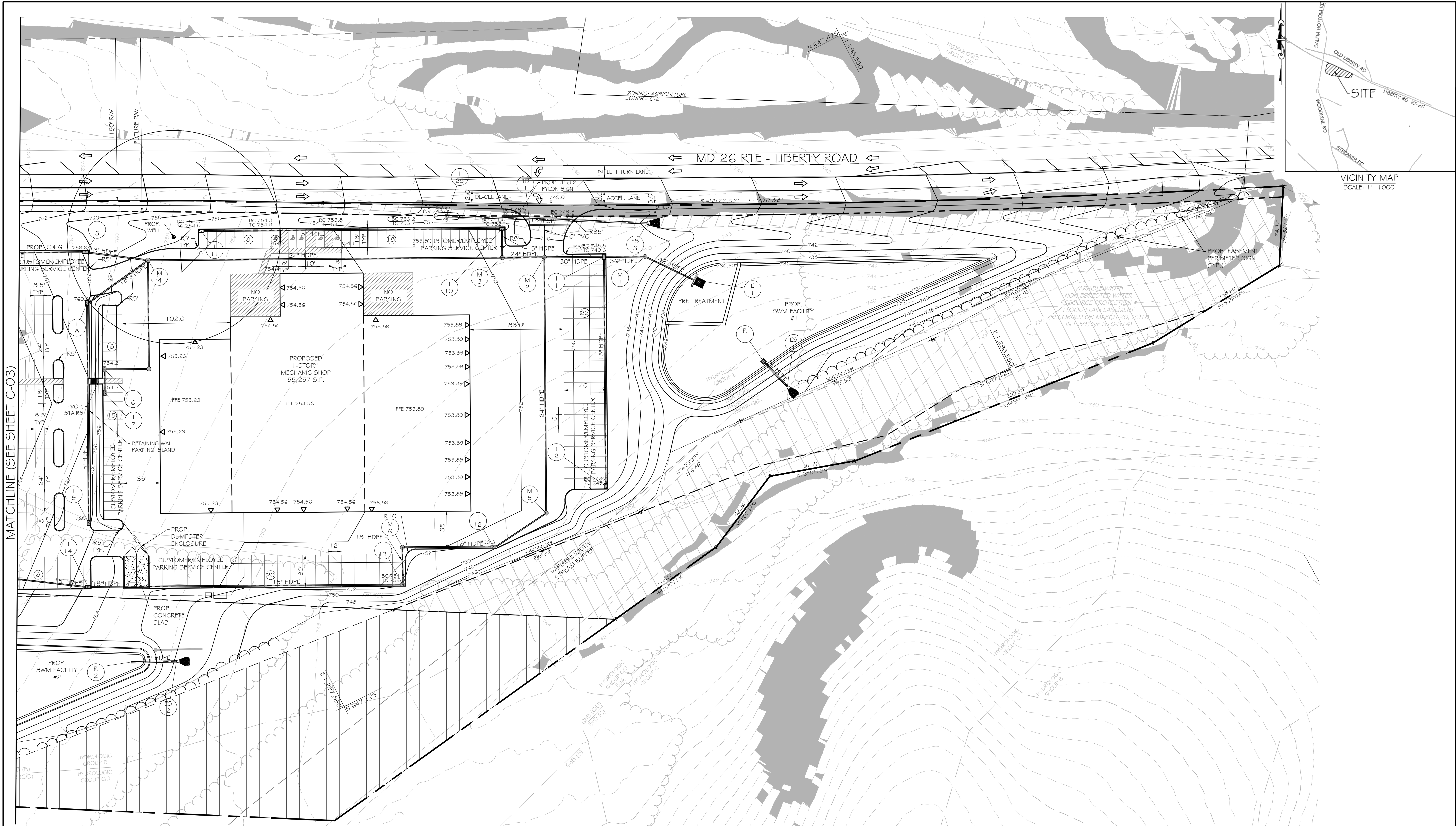
KCI JOB NUMBER 272200478

ELECTION DISTRICT 03B

CARROLL COUNTY, MARYLAND

PLOTTED: \$24.15
PLOTTER: \$10.00
FILE: \$15.00

MATCHLINE (SEE SHEET C-03)



DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING ROAD / EDGE OF PAVING
	EXISTING ROAD CENTERLINE
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	EXISTING BUILDING
	SOIL DELINEATION LINE
	PERC TEST LOCATION
	PERC TEST LOCATION (NOT TESTED)
	EXISTING WELL / BUFFER
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	PROPOSED SIGN
	STEEP SLOPES GREATER THAN 25%

CONCEPT SITE PLAN

SCALE: 1"=40'



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NO.	DATE	DESCRIPTION	BY

DATE	09/16/2024
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

CONCEPT SITE PLAN
TRUST AUTO
1537 W. LIBERTY RD

ELECTION DISTRICT 03B

CARROLL COUNTY, MARYLAND

S-22-0014

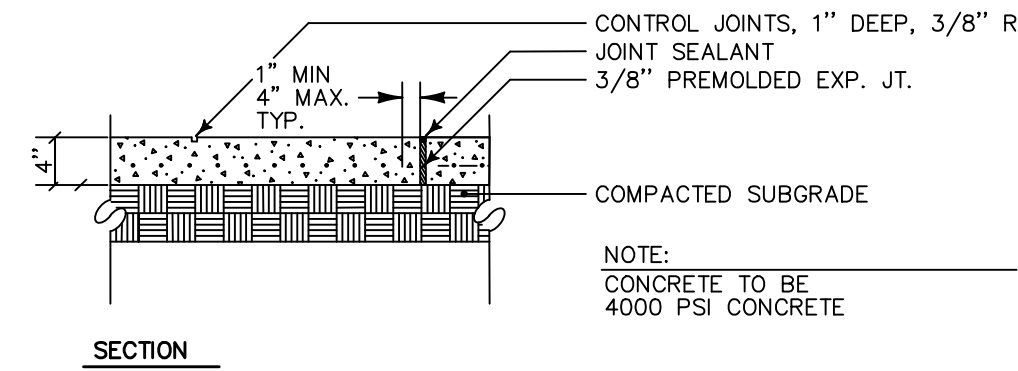
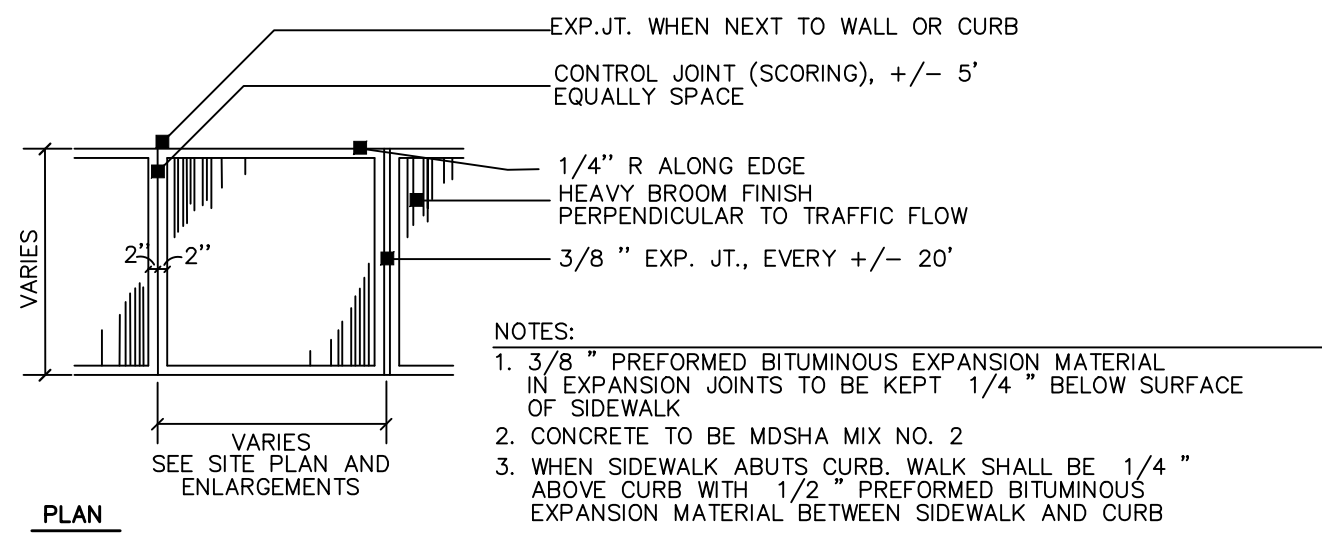
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C-04

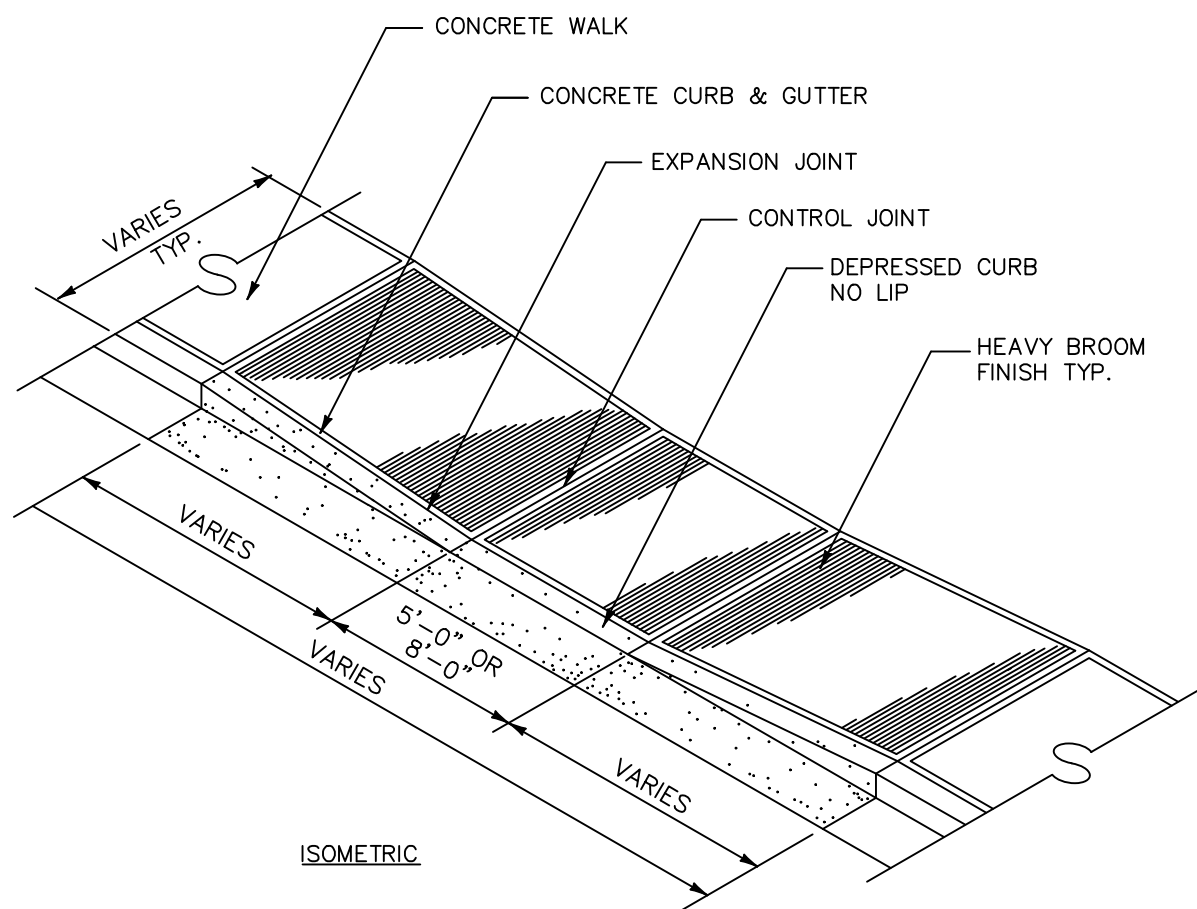
SHEET 04 OF 19
KCI JOB NUMBER

272200478

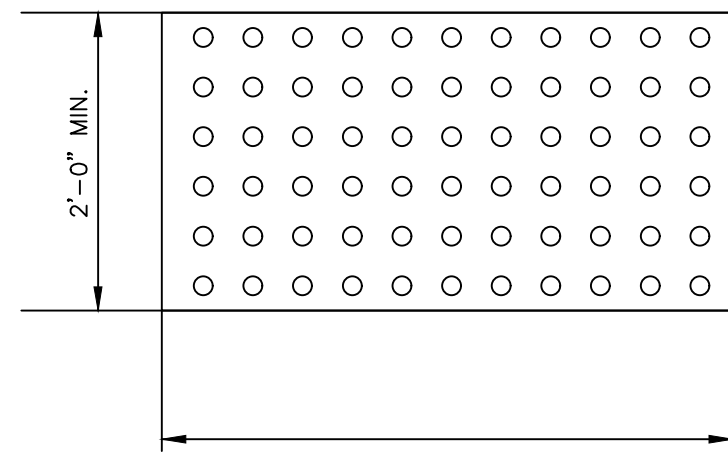
PLOTTED: \$24.15
PLOTTER: \$24.15
FILE: \$15.00



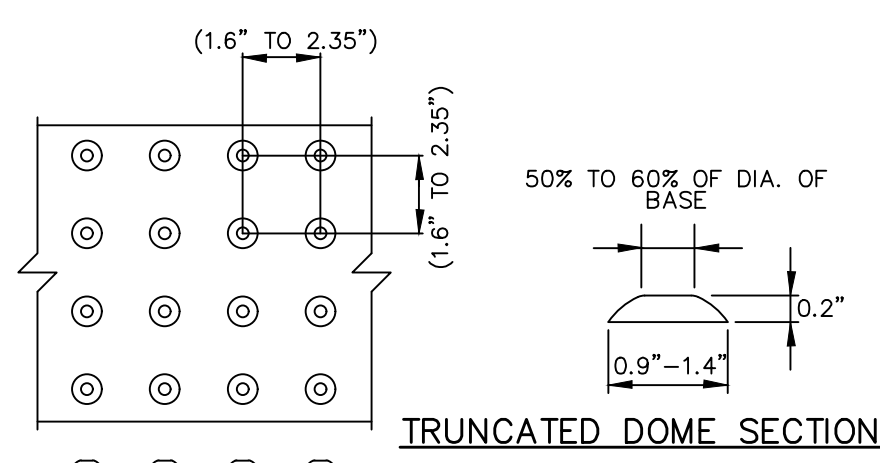
— PRIVATE CONCRETE WALK (ON SITE)
— N.T.S.



— HANDICAP ACCESS RAMP (TYPE 'A')
— N.T.S.



TRUNCATED DOME PLAN VIEW

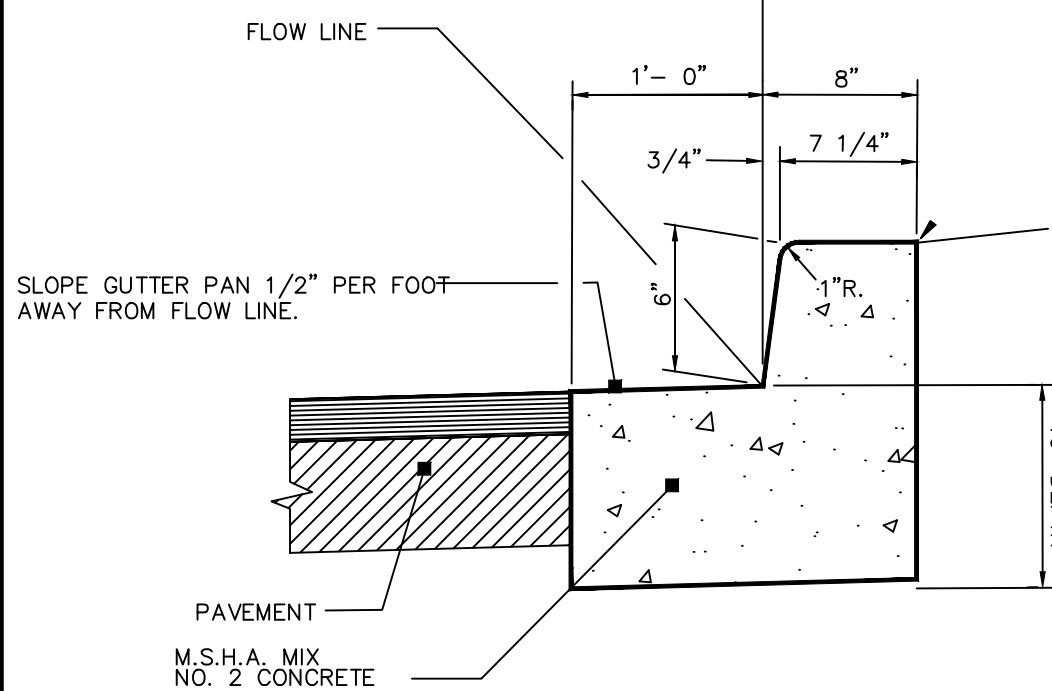
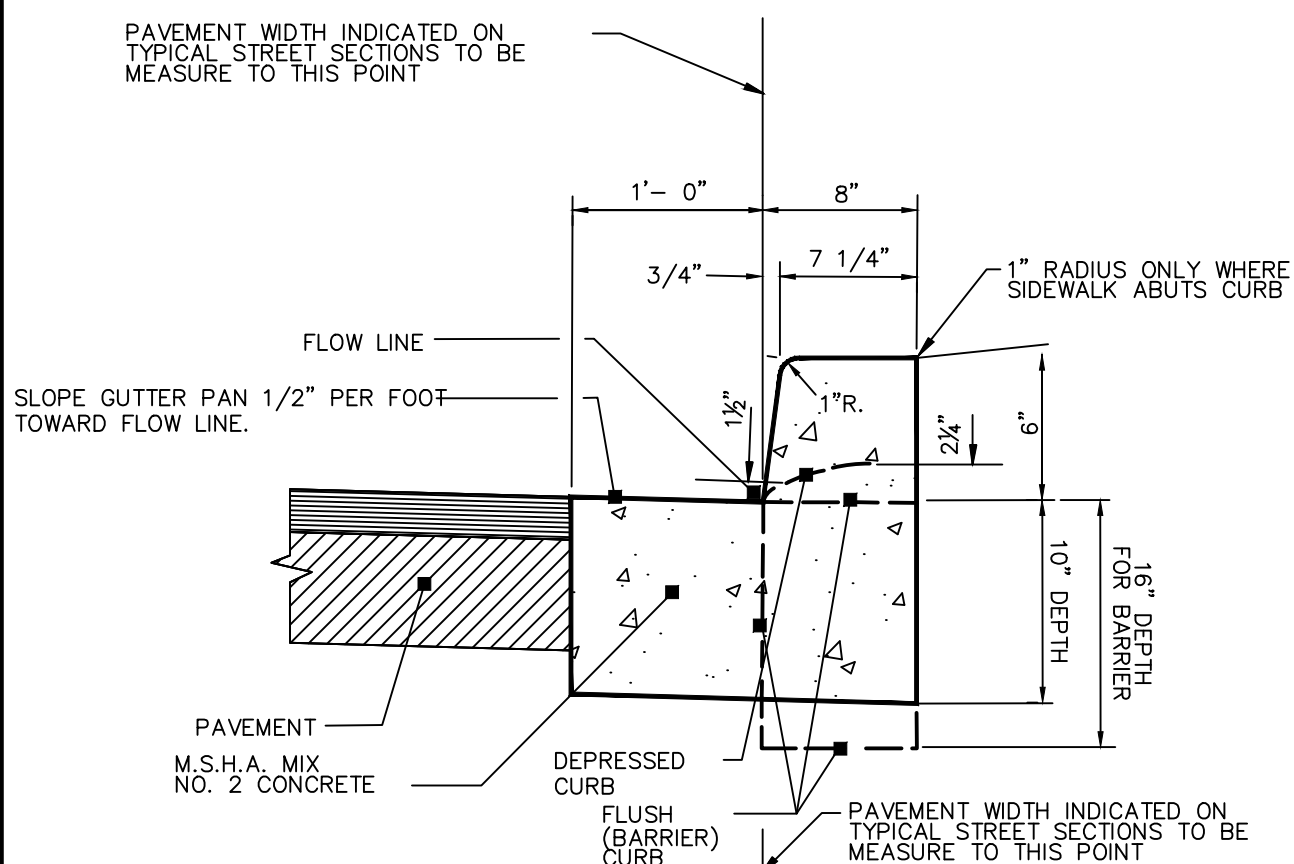


TRUNCATED DOME SPACING

TRUNCATED DOME NOTES:

1. DETECTABLE WARNINGS TO BE PROVIDED NEAR THE BASE OF ALL HANDICAP ACCESS RAMPS AND ANY LOCATION WHERE DEPRESSURE CURB IS PROPOSED.
2. DETECTABLE WARNINGS SHALL BE OF THE PAVER OR MAT TYPE WITH ADHESIVE PER MANUFACTURERS SPECIFICATIONS.
3. WIDTH OF DETECTABLE WARNING AREA SHALL VARY WITH WIDTH OF RAMP.
4. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
6. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW OR RED TO PROVIDE VISUAL CONTRAST.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6\"/>
8. IF MATS ARE TO BE USED, DOMES SHALL BE PROVIDED TO ELIMINATE TRIP HAZARD.
9. SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.

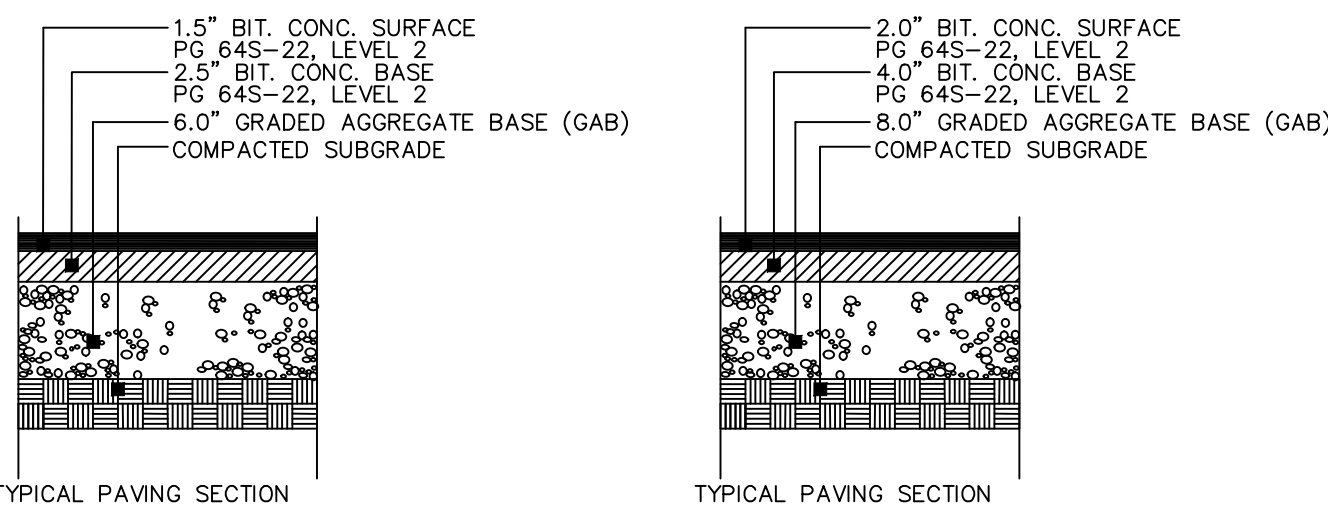
— ADA DETECTABLE WARNING (SEE MDSHA STANDARD NO MD 655.40)
— N.T.S.



- NOTES:
1. MAXIMUM JOINT SPACING = 10'-0\"/>
 2. GUTTER SLOPE AS SHOWN ON PLANS.

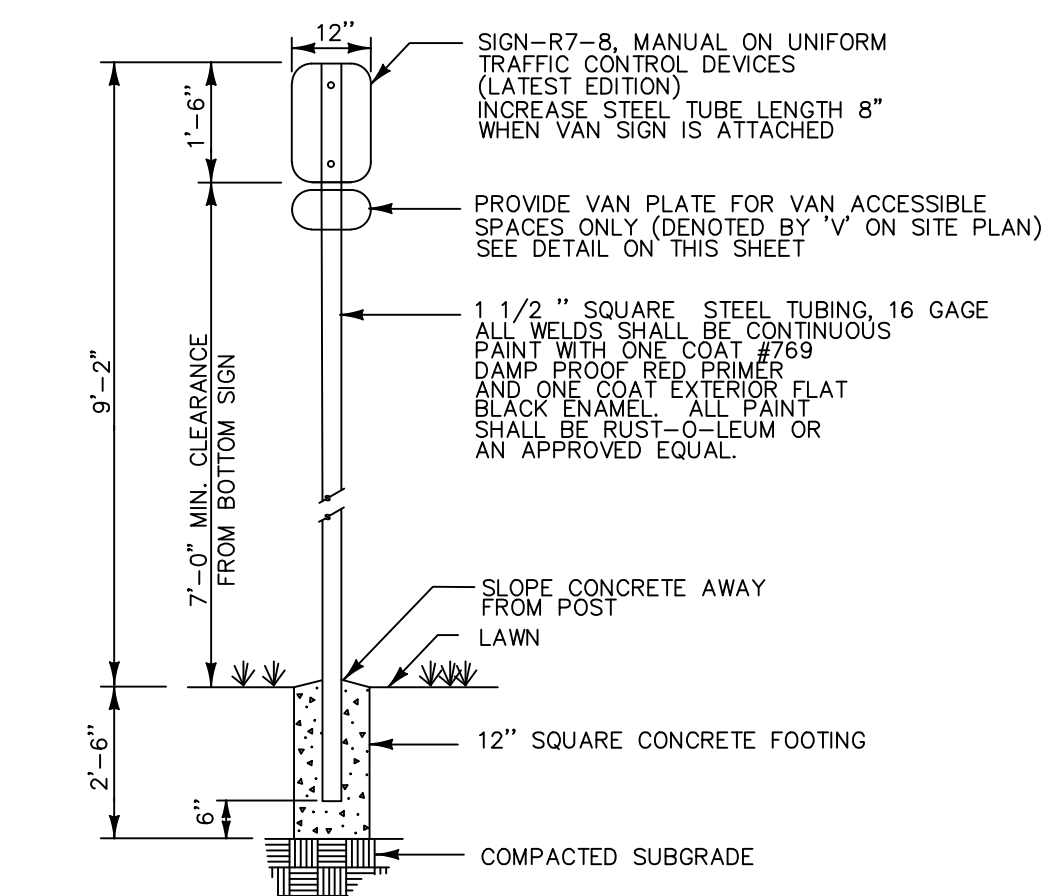
STANDARD CURB SECTION

— 6\"/>



— LIGHT DUTY PAVING
DETAIL (P1)
— N.T.S.

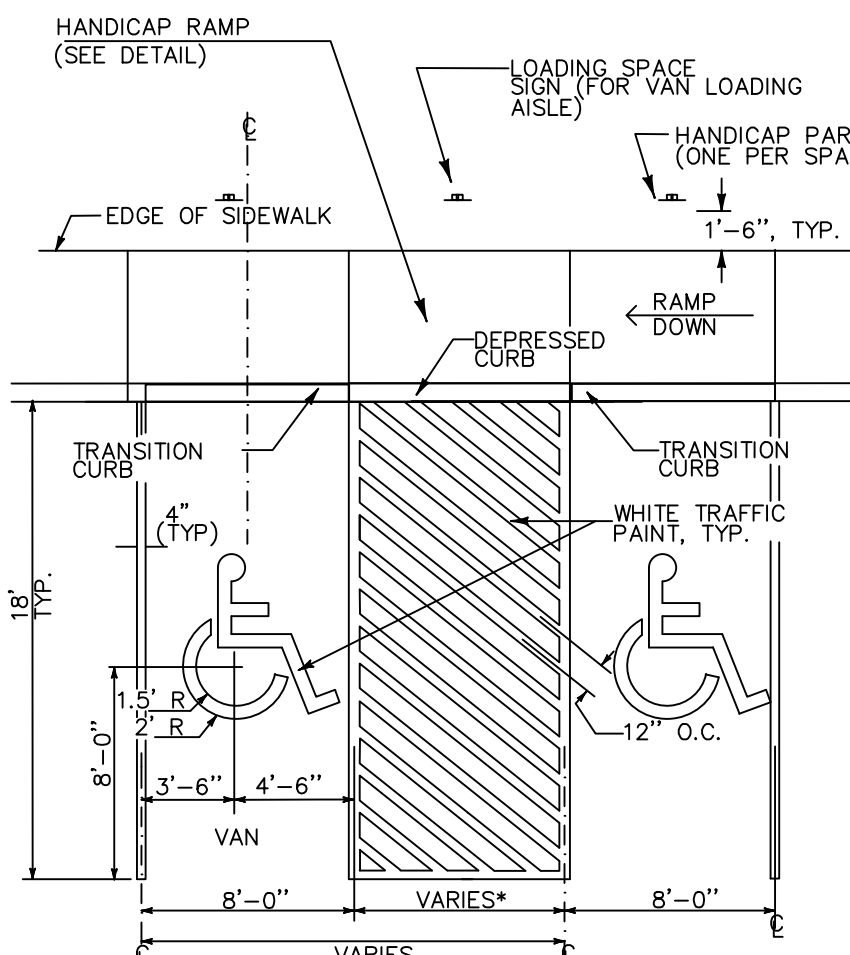
— HEAVY DUTY
PAVING DETAIL (P2)
— N.T.S.



- NOTES:
1. DISTANCE FROM GROUND TO BOTTOM OF SIGN SHALL BE 7\"/>
 2. SEE HANDICAPPED PARKING SPACE DETAIL THIS SHEET FOR LOCATION OF HANDICAPPED SIGN.
 3. SIGNS SHALL CONFORM TO CURRENT ADA CRITERIA.

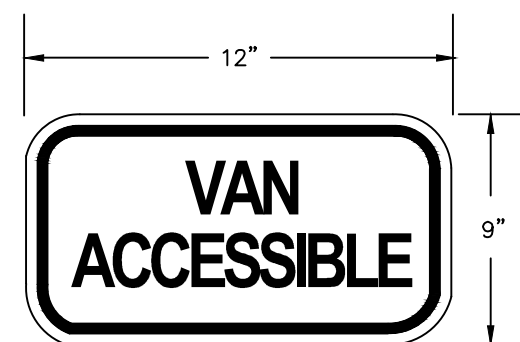
SIGN COLORS:
LETTERS AND BORDER - GREEN
WHITE H.C. SYMBOLS ON BLUE BACKGROUND
BACKGROUND - WHITE

— HANDICAP PARKING SIGN
— N.T.S.



- NOTES:
1. H.C. PARKING SHALL CONFORM TO CURRENT ADA CRITERIA ANSI A117.1-1980
 2. *VARIES (SEE PLAN) 8'-0\"/>
 3. 5'-0\"/>

— HANDICAP PARKING SPACES (CAR & VAN)
— N.T.S.



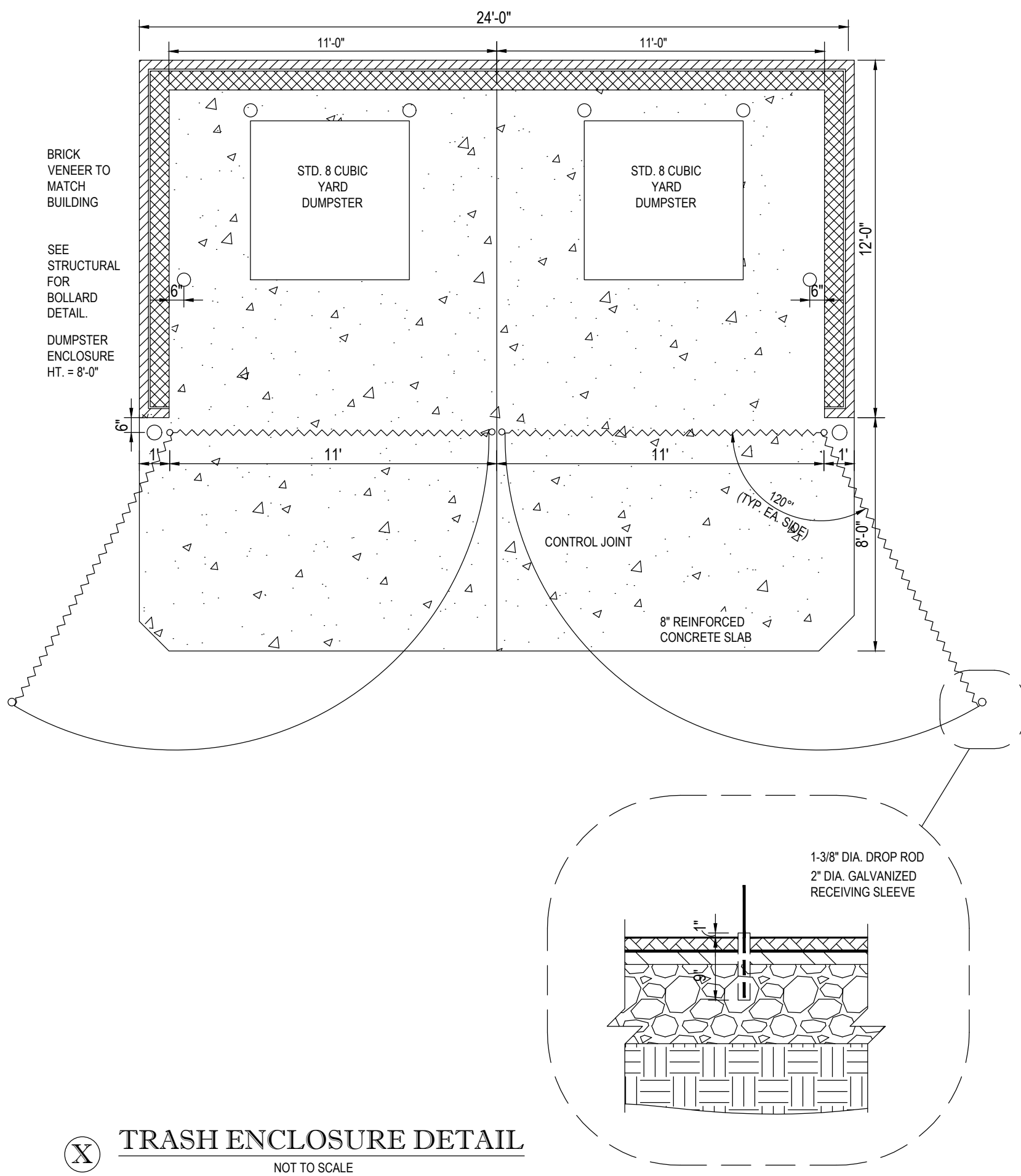
— VAN PLACARD
— N.T.S.



— RESERVED PARKING SIGN
HANDICAPPED
— N.T.S.



— NO PARKING SIGN @
VAN ACCESS AISLE
— N.T.S.



— TRASH ENCLOSURE DETAIL
NOT TO SCALE

PLOTTED: \$4.15
PLOTTER: \$1.00
FILE: \$1.00

THIS PLAN IS SEALED & CERTIFIED
AS BEING IN ACCORDANCE WITH
THE APPROVED DEVELOPMENT PLAN

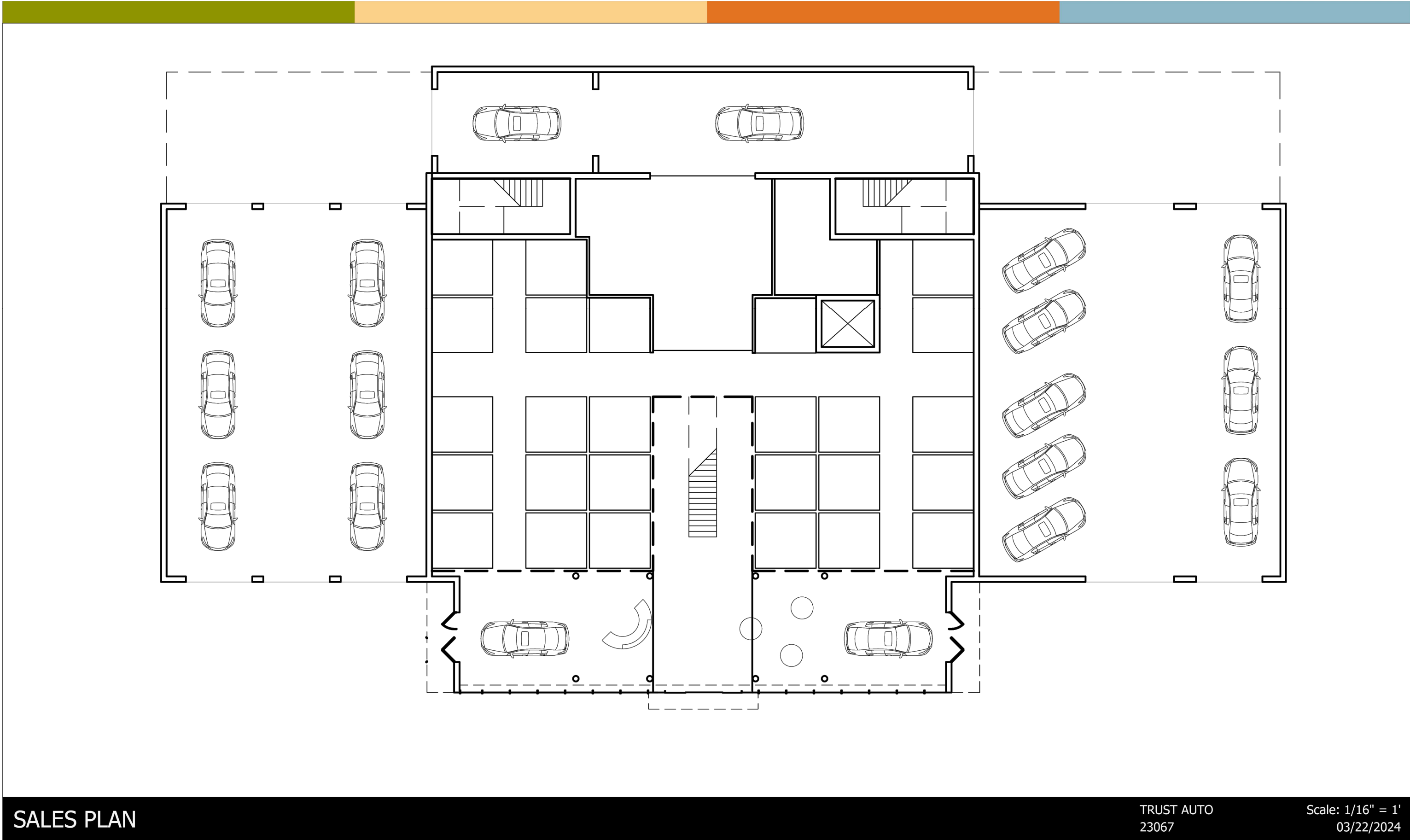
TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
SYKESVILLE, MD 21784
PH: (410) 552-3131

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
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SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE
09/16/2024
SCALE
AS SHOWN
CHECKED BY
FFW
DRAWN BY
NL

SITE DETAILS
TRUST AUTO
1537 W. LIBERTY RD
ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND
DRAWING NO.
C-05
SHEET 05 OF 19
KCI JOB NUMBER
272200478



SALES PLAN

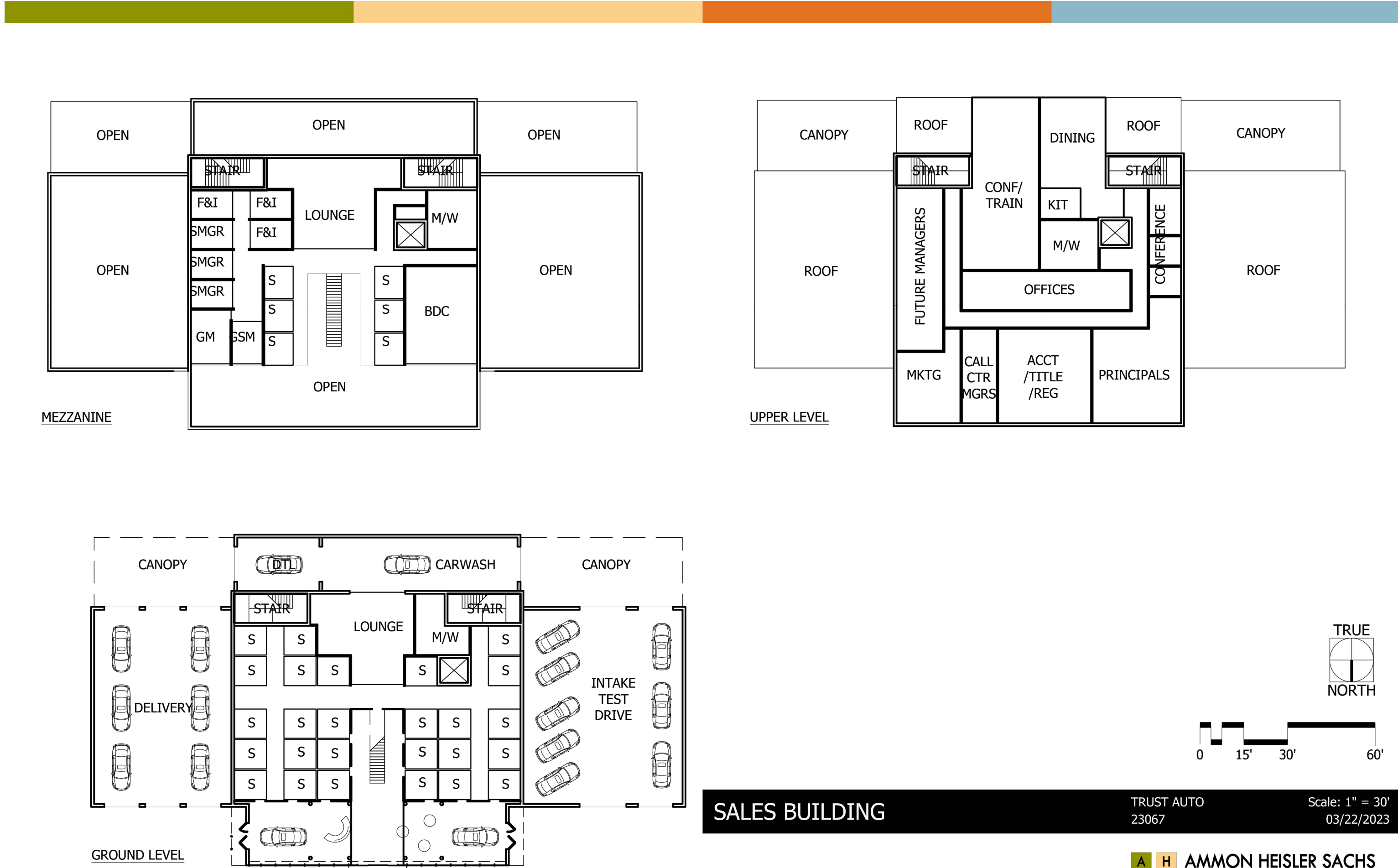
TRUST AUTO
23067

Scale: 1/16" = 1'
03/22/2024

A H AMMON HEISLER SACHS
S a architects

300 West Pratt Street - Suite 275
Baltimore, Maryland 21201

P: 410.752.3510
F: 410.752.8358



SALES BUILDING

TRUST AUTO
23067

Scale: 1" = 30'
03/22/2023

A H AMMON HEISLER SACHS
S a architects

300 West Pratt Street - Suite 275
Baltimore, Maryland 21201

P: 410.752.3510
F: 410.752.8358

PLOTTED: \$45.00
PLOTTER: \$100.00
FILE: \$15.00

THIS PLAN IS SEALED & CERTIFIED
AS BEING IN ACCORDANCE WITH
THE APPROVED DEVELOPMENT PLAN

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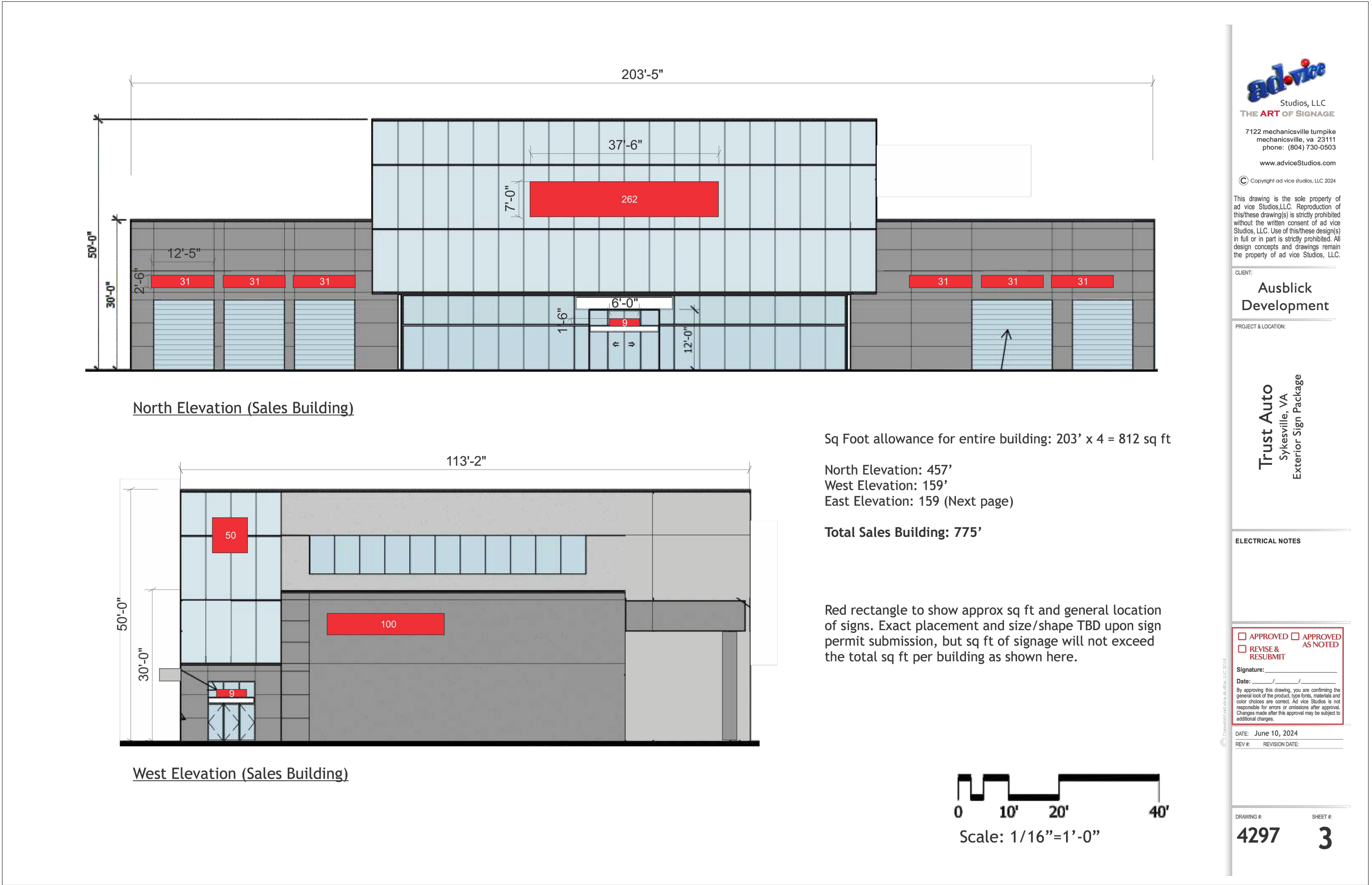
BUILDING ELEVATIONS
TRUST AUTO
1537 W. LIBERTY RD

ELECTION DISTRICT 03B

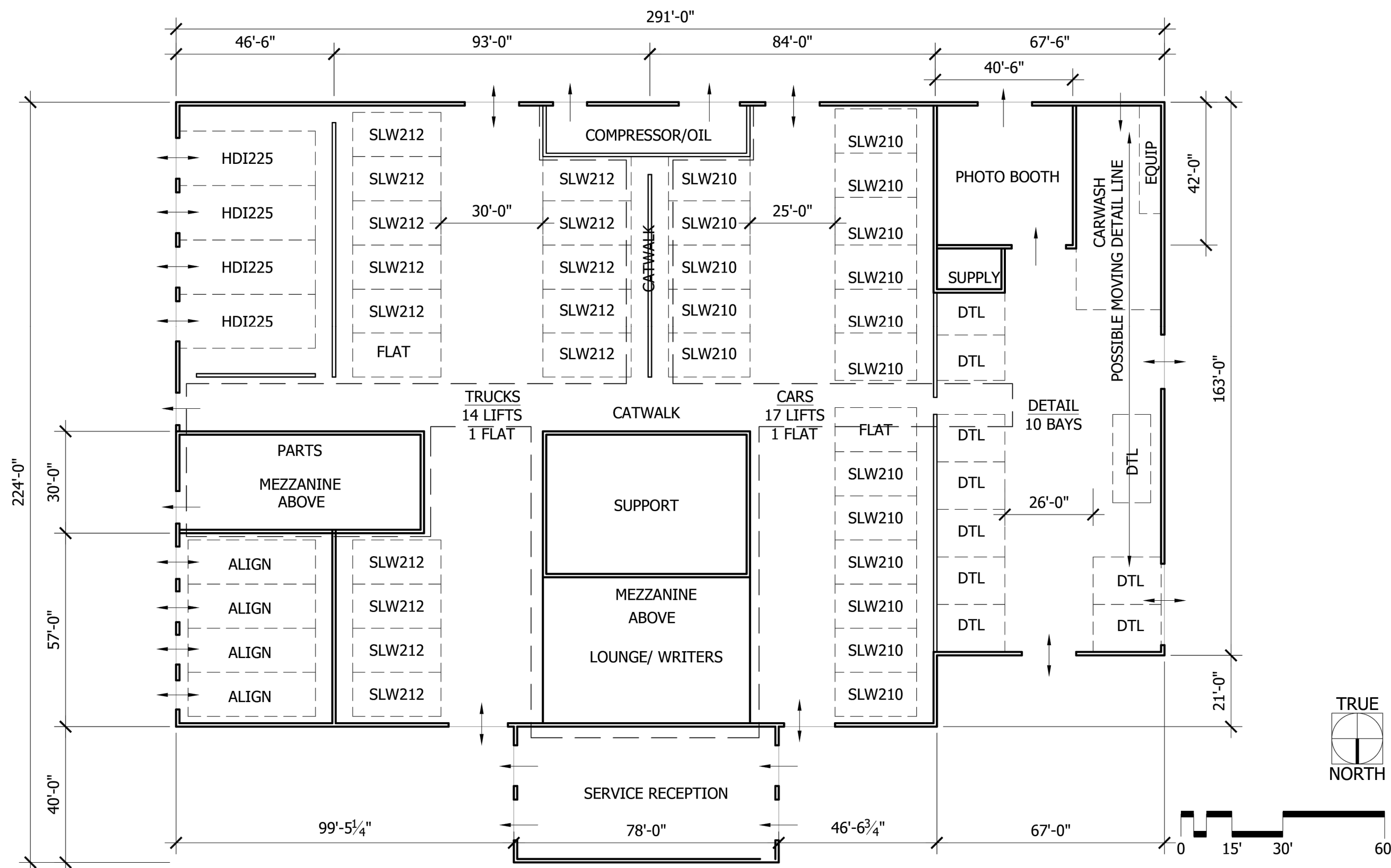
CARROLL COUNTY, MARYLAND

DRAWING NO.
C-06
SHEET 06 OF 19
KCI JOB NUMBER
272200478

S-22-0014



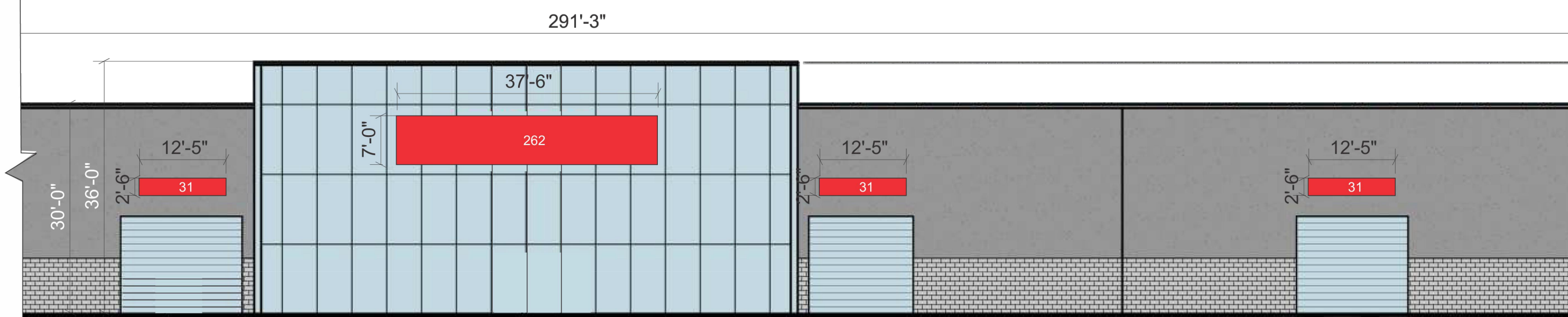
PLOTTED: \$4.00
PLOTTER: \$10.00
FILE: \$1.00



COMBINED SERVICE BUILDING

TRUST AUTO
23061
Scale: 1" = 30'
03/22/2024

A H AMMON HEISLER SACHS
S a architects
300 West Pratt Street - Suite 275
Baltimore, Maryland 21201
P: 410.752.3510
F: 410.752.8358



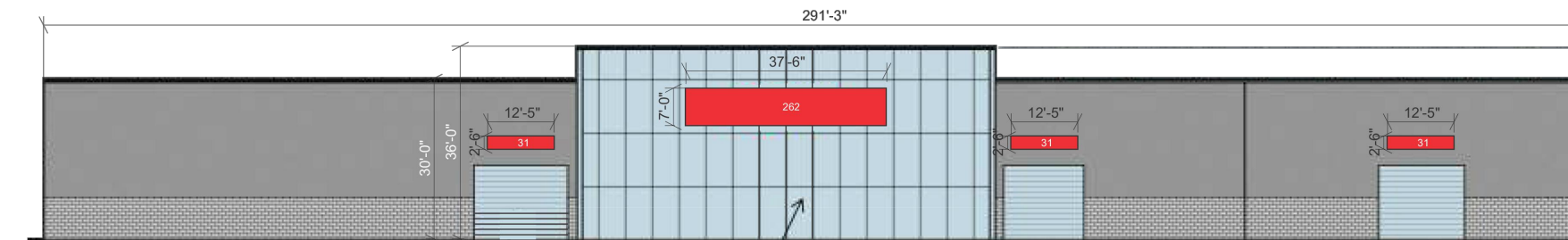
Partial North Elevation (Service Building)

Sq Foot allowance for entire building: 291.25' x 4 = 1165 sq ft

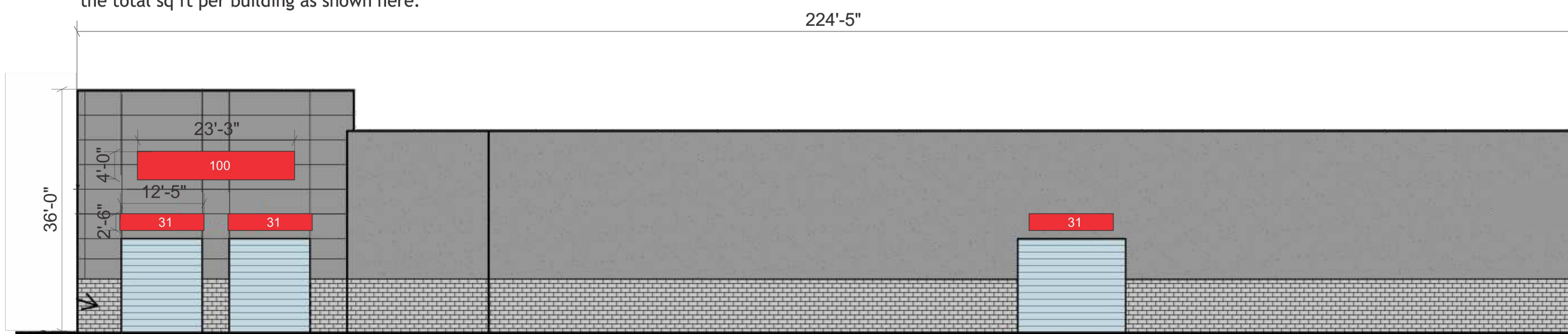
North Elevation: 355'
West Elevation: 193'
East Elevation: 172' (Previous page)

Total Service Building: 720'

Red rectangle to show approx sq ft and general location of signs. Exact placement and size/shape TBD upon sign permit submission, but sq ft of signage will not exceed the total sq ft per building as shown here.



North Full Elevation (Service Building) Scale 1/32" = 1'-0"



West Elevation (Service Building)

0 10' 20' 40'
Scale: 1/16"=1'-0"

advice
Studios, LLC
THE ART OF SIGNAGE
7122 mechanickville bumpke
mechanickville, va 23111
phone: (804) 730-0503
www.advicestudios.com
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CLIENT
Ausblick Development

SUBJECT & LOCATION
Trust Auto
Sykesville, VA
Exterior Sign Package

ELECTRICAL NOTES

☐ APPROVED ☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT
Signature: _____
Date: _____
By approving this drawing, you are certifying the general accuracy of the design, and you are not responsible for errors or omissions. Your approval is required for any changes to the design. Your approval may be subject to additional changes.

DATE: June 10, 2024
REVISION: _____

DRAWING NO. SHEET NO.
4297 5

PLotted: 8/1/24
PLOTTER: HP DesignJet
FILE: 4297.dwg

THIS PLAN IS SEALED & CERTIFIED
AS BEING IN ACCORDANCE WITH
THE APPROVED DEVELOPMENT PLAN

TRUST AUTO
SINCE 2010
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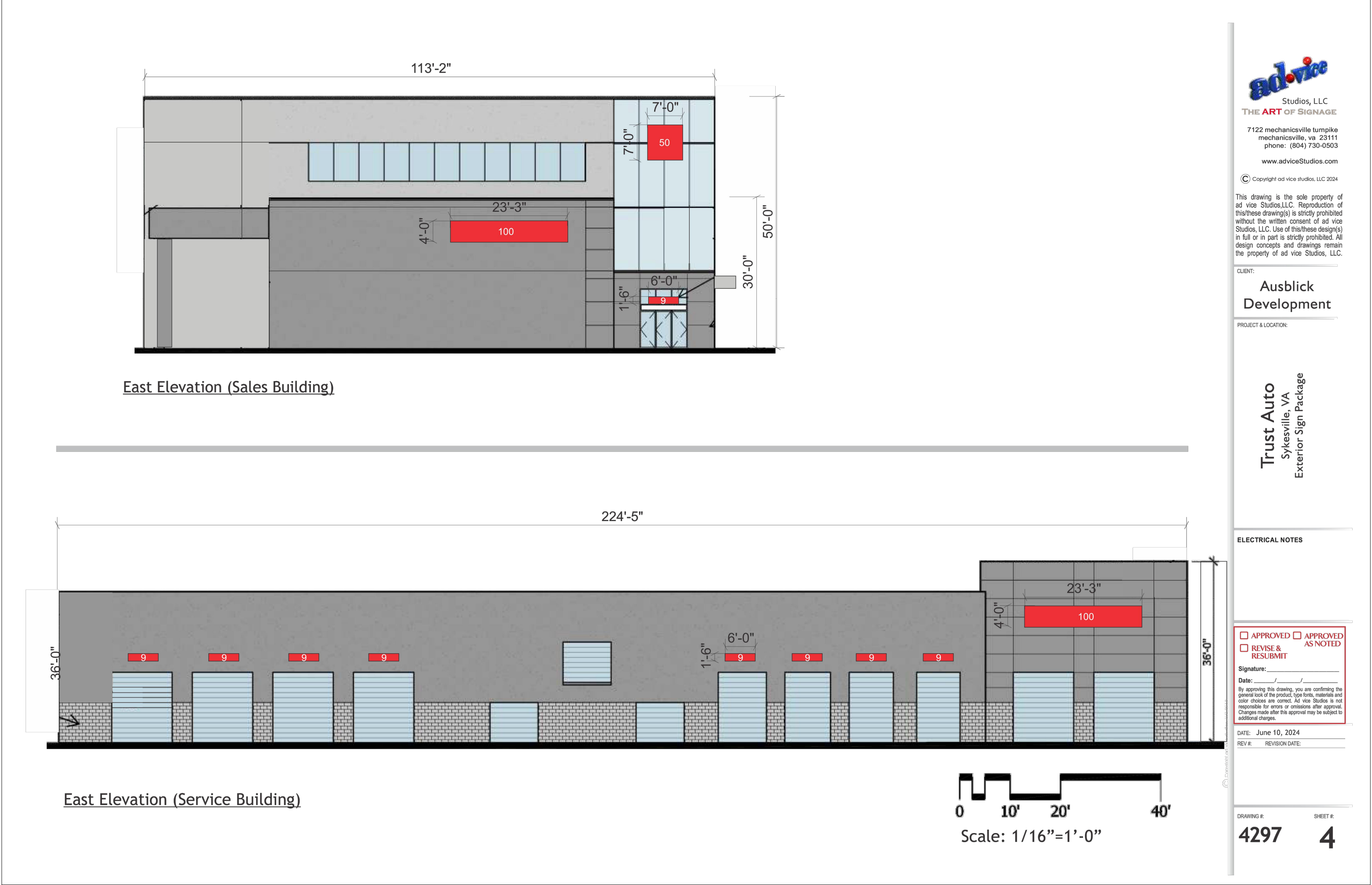
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE
09/16/2024
SCALE
AS SHOWN
CHECKED BY
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DRAWN BY
NL

BUILDING ELEVATIONS
TRUST AUTO
1537 W. LIBERTY RD
ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

DRAWING NO.
C-08
SHEET 08 OF 19
KCI JOB NUMBER
272200478

5-22-0014



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mechanicsville, va 23111
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CLIENT:
**Ausblick
Development**

PROJECT & LOCATION:

Trust Auto
Sykesville, VA
Exterior Sign Package

ELECTRICAL NOTES

☐ APPROVED ☐ APPROVED
☐ REVISE & ☐ AS NOTED
☐ RESUBMIT

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4297 4

PLOTTED: \$40.00
PLOTTER: \$100.00
FILE: \$10.00

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN	TRUST AUTO SINCE 2010 1551 W. OLD LIBERTY RD SYKESVILLE, MD 21784 PH: (410) 552-3131	KCI TECHNOLOGIES ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS 936 RIDGEBROOK ROAD SPARKS, MARYLAND 21152 TELEPHONE: (410) 316-7800 FAX: (410) 316-7818	REVISIONS			DATE
			NO.	DATE	DESCRIPTION	BY
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						NL
BUILDING ELEVATIONS TRUST AUTO 1537 W. LIBERTY RD						DRAWING NO.
						C-09
						SHEET 09 OF 19
						KCI JOB NUMBER
ELECTION DISTRICT 03B						CARROLL COUNTY, MARYLAND
						272200478

S-22-0014



1. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR (1-410-386-2210) 24 HOURS PRIOR TO DOING ANYTHING ON THE SITE TO SET UP A PRE-CONSTRUCTION MEETING AND TO MAKE SURE ALL LOCAL ORDINANCE ITEMS HAVE BEEN SATISFIED.
2. INSTALL STONE CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB FOR PERIMETER ESC MEASURES ONLY AND INSTALL SUPER SILT FENCE.
4. CLEAR AND GRUB FOR SEDIMENT TRAPS AND INSTALL PER THIS PLAN.
5. CONTINUE WITH REMAINING CONSTRUCTION.
6. WHEN ALL FINAL PAVING IS COMPLETE AND GRADING IS SEEDED AND STABILIZED.
7. FLUSH STORM DRAIN SYSTEM PRIOR TO CONVERTING TRAPS TO SWM FACILITIES.
8. CONVERT SEDIMENT TRAPS TO SUBMERGED GRAVEL WETLANDS.
9. REMOVE PERIMETER ESC MEASURES, SEED AND STABILIZE DISTURBED AREA.
10. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY SEDIMENT CONTROL MEASURES. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS REQUIRED.



CONCEPT EROSION AND
SEDIMENT CONTROL PLAN
TRUST AUTO
1537 W. LIBERTY RD

S-22-0014

DRAWING NO.

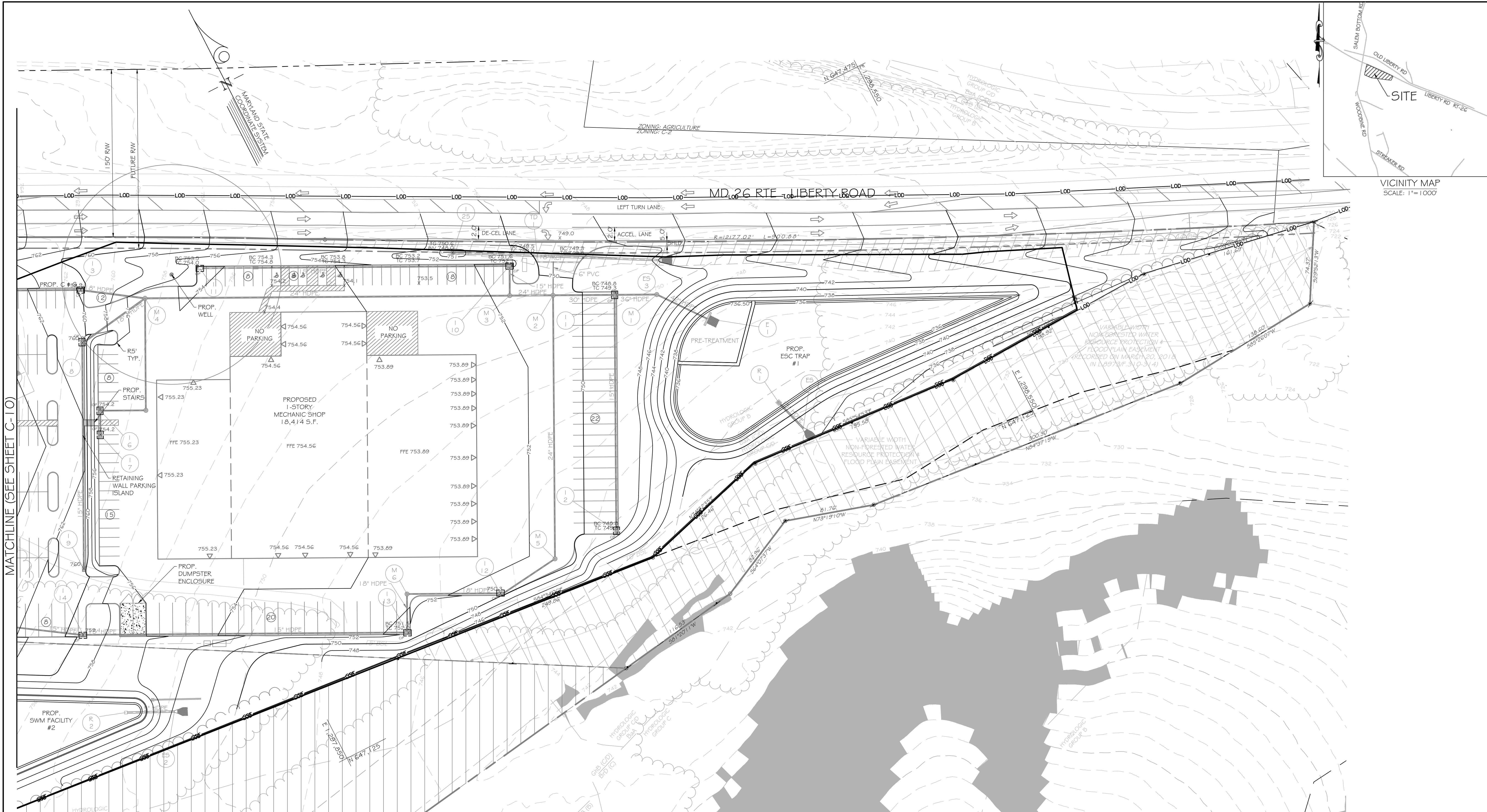
C-10

SHEET 10 OF 19

KCI JOB NUMBER

272200478

PLOTTED: \$DATE\$
BY: \$USERNAME\$



MATCHLINE (SEE SHEET C-10)

CONCEPT EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=40'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		STEEP SLOPES GREATER THAN 15%
	ADJACENT PROPERTY LINE		PROPOSED BUILDING
	EXISTING PROPERTY BOUNDARY		PROPOSED SPOT ELEVATION
	EXISTING ROAD / EDGE OF PAVING		INLET PROTECTION
	EXISTING ROAD CENTERLINE		LIMIT OF DISTURBANCE
	PROPOSED MINOR CONTOUR (2' INTERVAL)		PROPOSED SUPER SILT FENCE
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	SOIL DELINEATION LINE		
	PERC TEST LOCATION		
	PERC TEST LOCATION (NOT TESTED)		



TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
SYKESVILLE, MD 21784
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	09/16/2024
SCALE	1"=40'
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CONCEPT EROSION AND SEDIMENT CONTROL PLAN
TRUST AUTO
1537 W. LIBERTY RD
ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

DRAWING NO. S-22-0014
C-11
SHEET 11 OF 19
KCI JOB NUMBER 272200478

PLOTTED: \$24.15
PLOTTER: \$24.15
FILE: \$15.00

B-4 STANDARDS AND SPECIFICATIONS
FOR VEGETATIVE STABILIZATION

DEFINITION
USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION.

PURPOSE
TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

CONDITIONS WHERE PRACTICE APPLIES
ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS. THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION;
SOIL PREPARATION, SOIL AMENDMENTS AND TOPSOILING; SEEDING AND MULCHING; TEMPORARY STABILIZATION; AND PERMANENT STABILIZATION.

EFFECTS ON WATER QUALITY AND QUANTITY
STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL WHEN SOIL IS STABILIZED WITH VEGETATION.
IF THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM
AREAS, PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION,
EVAPORATION, TRANSPARATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE
THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH. VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS,
AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE
SUBSTANCES PRESENT WITHIN THE ROOT ZONE. SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION,
SEEDING, MULCHING AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT
INSPECT SEEDED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.
1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUND COVER.
2. IF AN AREA HAS LESS THAN 40 PERCENT GROUND COVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED
PREPARATION, AND SEEDING.
3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUND COVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.
4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

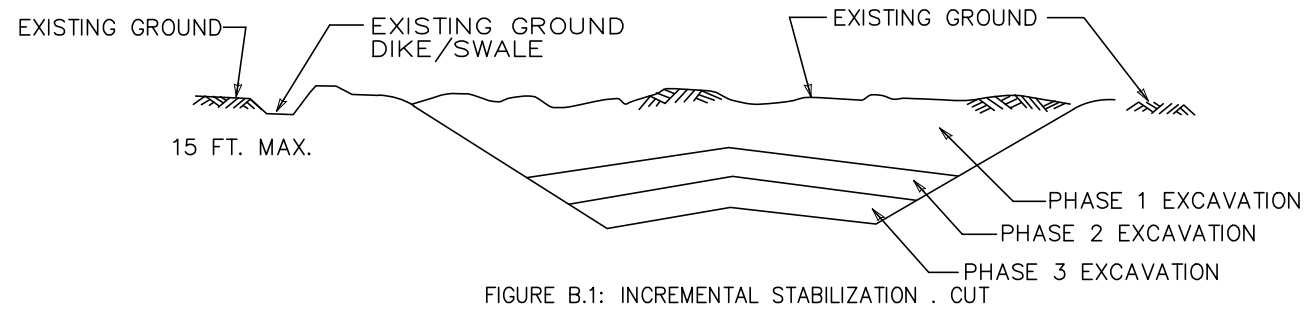
B-4-1 STANDARDS AND SPECIFICATIONS
FOR INCREMENTAL STABILIZATION

DEFINITION
ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

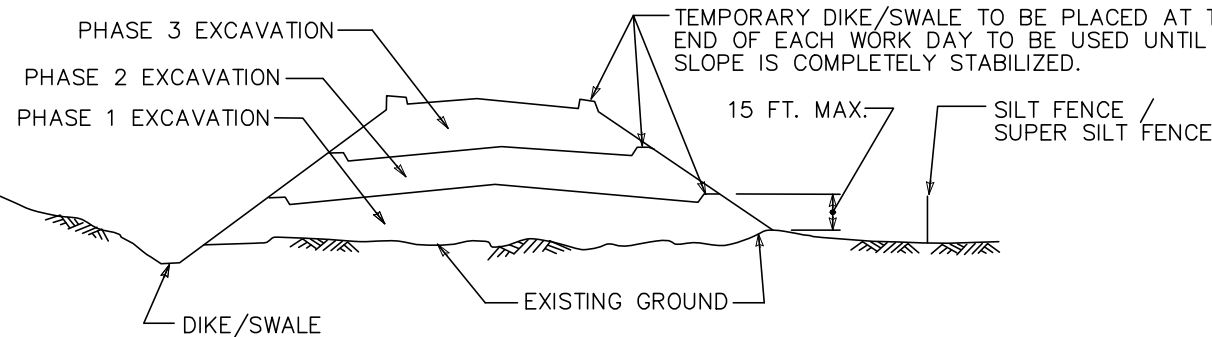
PURPOSE
TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES
ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

- CRITERIA
- INCREMENTAL STABILIZATION – CUT SLOPES
 - EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.
 - CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):
 - CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.
 - PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.
 - PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.
 - PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDBED AREAS AS NECESSARY.NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.



- CRITERIA
- INCREMENTAL STABILIZATION – FILL SLOPES
 - CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL FILL SLOPES AS THE WORK PROGRESSES.
 - STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS DESCRIBED IN THE PLANS.
 - AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
 - CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):
 - CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.
 - AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
 - PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE.
 - PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.
 - PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDBED AREAS AS NECESSARY.NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.



DAILY STABILIZATION NOTE

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE STABILIZED
BY THE END OF EACH WORK DAY. STABILIZATION SHALL BE AS FOLLOWS: FOR
SIDEWALK AREAS OR AREAS TO BE PAVED, THE APPLICATION OF STONE, FOR
AREAS TO BE VEGETATIVELY STABILIZED, PERMANENT SEED, EROSION CONTROL
MATTING FOR SWALES AND PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

B.3 PLANT HARDNESS ZONE

PLANT HARDNESS ZONE	6b
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IF AREA TO BE VEGETATIVELY STABILIZED EXCEEDS 5 ACRES,
THE FOLLOWING APPLIES: AT THE TIME OF FINAL GRADING SOILS
TEST TO BE PERFORMED TO DETERMINE FERTILIZER AND LIME
RATE

B-4-2 STANDARDS AND SPECIFICATIONS
FOR
SOIL PREPERATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES

WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

- SOIL PREPARATION
 - TEMPORARY STABILIZATION
 - SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 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 MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - PERMANENT STABILIZATION
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 10 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
- TOPSOILING
 - TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS 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.
 - TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED 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-NRCS.
 - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - 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 NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
 - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, AND OTHER SEEDS AS SPECIFIED ON THE PLANS.
 - 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.
 - TOPSOIL APPLICATION
 - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO 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 MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL MUST NOT BE PLACED IF 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.
- SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 90 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 90 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
- LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B.1 Temporary Seeding Rates, Depths, and Dates

PLANT SPECIES	SEEDING RATE LB/AQ/LB/100 FT ² (INCHES)		SEEDING DATE	
	5B AND 6A	7A AND 7B		
COOL-SEASON GRASSES				
ANNUAL REGRASS (LOLIUM PERENNIS)	40	1.0 0.5	MAR 15 TO MAY 31; AUG 1 TO SEP 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15
BARLEY (HORDEUM VULGARE)	96	2.2 1.0	MAR 15 TO MAY 31; AUG 1 TO SEP 30	FEB 15 TO APR 30; AUG 15 TO NOV 30
OATS (AVENA SATIVA)	72	1.7 1.0	MAR 15 TO MAY 31; AUG 1 TO SEP 30	FEB 15 TO APR 30; AUG 15 TO NOV 30
WHEAT (TRITICUM AESTIVUM)	120	2.8 1.0	MAR 15 TO MAY 31; AUG 1 TO SEP 30	FEB 15 TO APR 30; AUG 15 TO NOV 30
CEREAL RYE (SECALE CEREALE)	112	2.8 1.0	MAR 15 TO MAY 31; AUG 1 TO OCT 31	FEB 15 TO APR 30; AUG 15 TO DEC 15
WARM-SEASON GRASSES				
FOXTAIL MILLET (SETARIA ITALICA)	30	0.7 0.5	JUN 1 TO JUL 31	MAY 1 TO AUG 14
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5 0.5	MAY 15 TO JUL 31	MAY 1 TO AUG 14

B-4-3 STANDARDS AND SPECIFICATIONS
FOR
SEEDING AND MULCHING

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

1. SPECIFICATIONS

- ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. TABLE B.4 RECOMMENDING THE QUALITY OF SEED. TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
- MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
- INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN-FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PRODUCT LABEL. WHEN THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
- SOD OR SEED MUST NOT 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.

2. APPLICATION

- DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION, ROLL THE SEEDBED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
- DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - 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.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
- HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - 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.
 - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

- STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY OR MUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
- WOOD CELLULOSE FIBER MULCH (WCFF) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - WCFF IS TO 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.
 - WCFF, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
- WCFF MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN A UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTCH-LIKE GROUND COVER. ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
- WCFF MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
- WCFF MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, AND A MINIMUM CONTENT OF 1.6 PERCENT MAXIMUM WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

2. APPLICATION

- APPLY MULCH TO ALL SEEDBED AREAS IMMEDIATELY AFTER SEEDING.
- WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDBED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT NO LARGE AREAS OF SOIL ARE NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
- WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO A SLURRY MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

3. ANCHORING

- PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
 - A MULCH ANCHORING TOOL IS A TRACED DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 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 FOLLOW THE CONTOUR.
 - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TACK II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 5,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS
FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

- SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
- FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

B-4-4 STANDARDS AND SPECIFICATIONS
FOR TEMPORARY STABILIZATION CONTINUED

NOTES: 1. SEEDING RATES FOR WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENT ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.

SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDING, WHEN PLANTED ALONE, WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS AND WHEAT, FOR – SMALLER SEEDBED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET), DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN THE VERY LATE FALL, BEYOND THE SEEDING DATE FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS IF IT MUST BE USED AS NURSE CROP, SEED AS 1/3 OF THE RATE LISTED ABOVE. OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.

2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.

3. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENTS TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

B-4-5 STANDARDS AND SPECIFICATIONS
FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE

- SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S). APPLICATION RATES FOR PERMANENT SEEDING MIXTURES. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORRELINES, STREAM BANKS OR DUNES OR FOR SPECIAL PURPOSES SUCH AS ARTIFICIAL OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 – CRITICAL AREA PLANTING.
- FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
- FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

- AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
- SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE SELECTED. ENTER THE RECOMMENDED RATES AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. CENTRAL MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 15 (HARDINESS ZONE: 6B, 6A) EASTERN SHORE, RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS: SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL REFRAGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS: SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT-PRONE AREAS AND/OR FOR UPLAND AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SUN. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS: SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 6 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREAS, MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:
1. SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY GUIDE FOR LAWNS AND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR CHOICE".
2. 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.
3. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES:
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 6B, 6A)
CENTRAL MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 15 (HARDINESS ZONES: 6B, 6A)
SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
4. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS. POSITION UNIFORM SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
5. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH UP TO 100 DAYS AFTER SEEDING. IN DRY AREAS, WATERING UNTIL THEY ARE FULLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON OR IN ABNORMALLY DRY OR HOT SEASONS, OR ON ACIDIC SOILS.

PERMANENT SEEDING SUMMARY FOR UPLAND AREAS

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GENERAL NOTES:

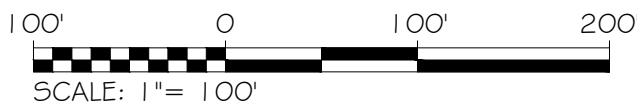
1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN AUGUST 2023, AND PLAT OF SECTION-2 CHARLES RAY ACRES RECORDED IN PLATBOOK: DB5 55 PAGE 139 ON 03/27/18.



CONCEPT EXISTING ESC DRAINAGE AREA PLAN
SCALE: 1"=100'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING ROAD / EDGE OF PAVING
	EXISTING ROAD CENTERLINE
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	EXISTING BUILDING
	SOIL DELINEATION LINE
	LIMIT OF DISTURBANCE
	PROPOSED SUPER SILT FENCE
	EXISTING WELL / BUFFER
	STEEP SLOPES GREATER THAN 15%
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION



THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN

TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
SYKESVILLE, MD 21784
PH: (410) 552-3131

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	09/16/2024
SCALE	1"=100'
CHECKED BY	FFW
DRAWN BY	NL

**CONCEPT EX. ESC DRAINAGE
AREA PLAN
TRUST AUTO
1537 W. LIBERTY RD**

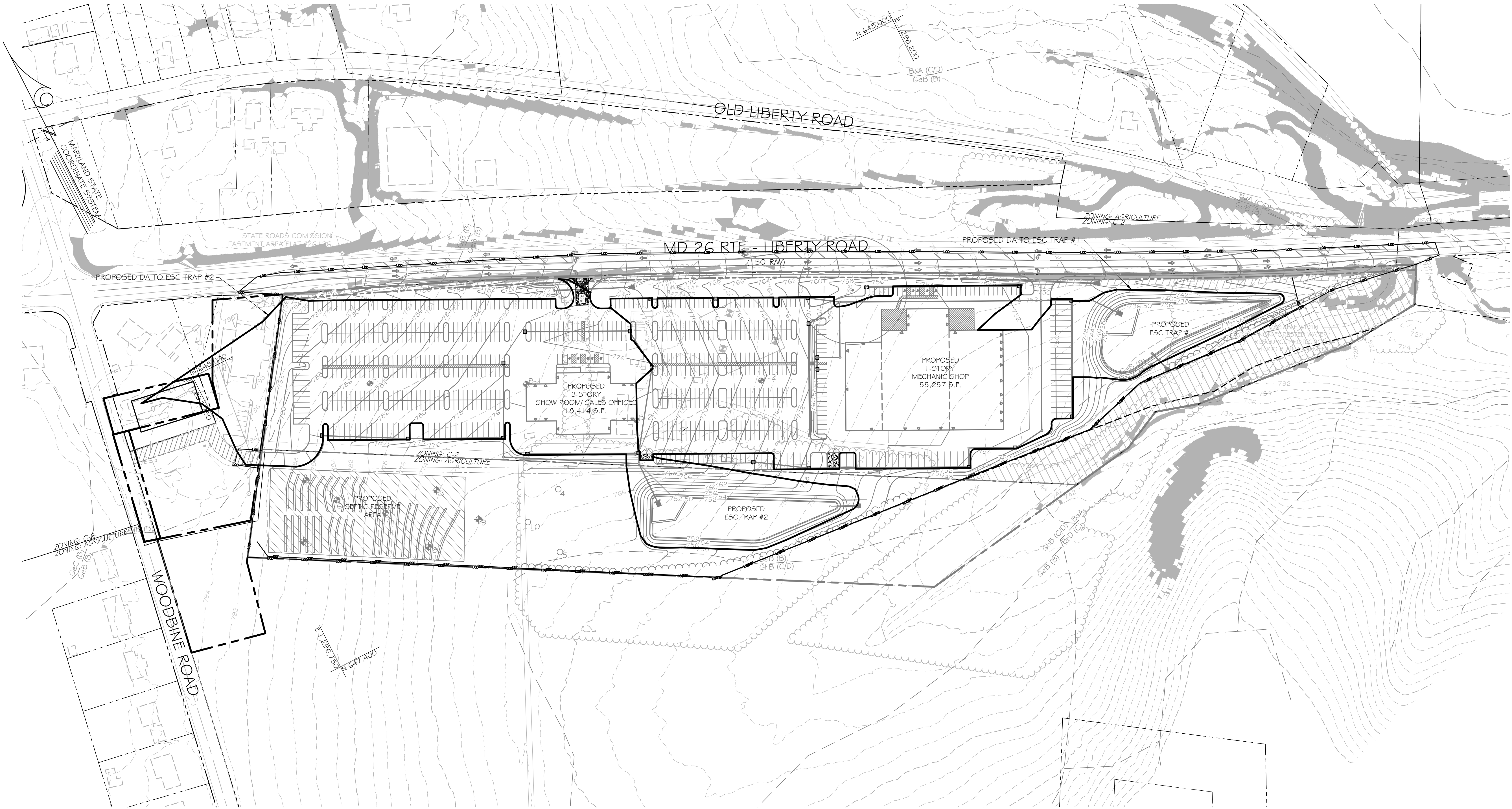
ELECTION DISTRICT 03B CARROLL COUNTY, MARYLAND

DRAWING NO.	S-22-0014
C-14	
SHEET 14 OF 19	
KCI JOB NUMBER	272200478

PLotted: \$4.25
ELECTED: \$2.00
FILE: \$1.00

GENERAL NOTES:

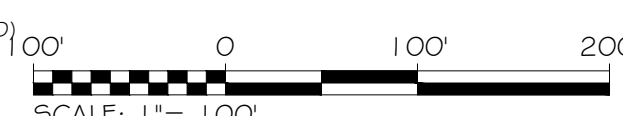
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CONCEPT PROPOSED ESC DRAINAGE AREA PLAN
SCALE: 1"= 100'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING ROAD / EDGE OF PAVING
	EXISTING ROAD CENTERLINE
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	PROPOSED BUILDING
	SOIL DELINEATION LINE
	LIMIT OF DISTURBANCE
	PROPOSED SUPER SILT FENCE
	EXISTING WELL / BUFFER
	STEEP SLOPES GREATER THAN 15%
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	PERC TEST LOCATION
	PERC TEST LOCATION (NOT TESTED)



TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
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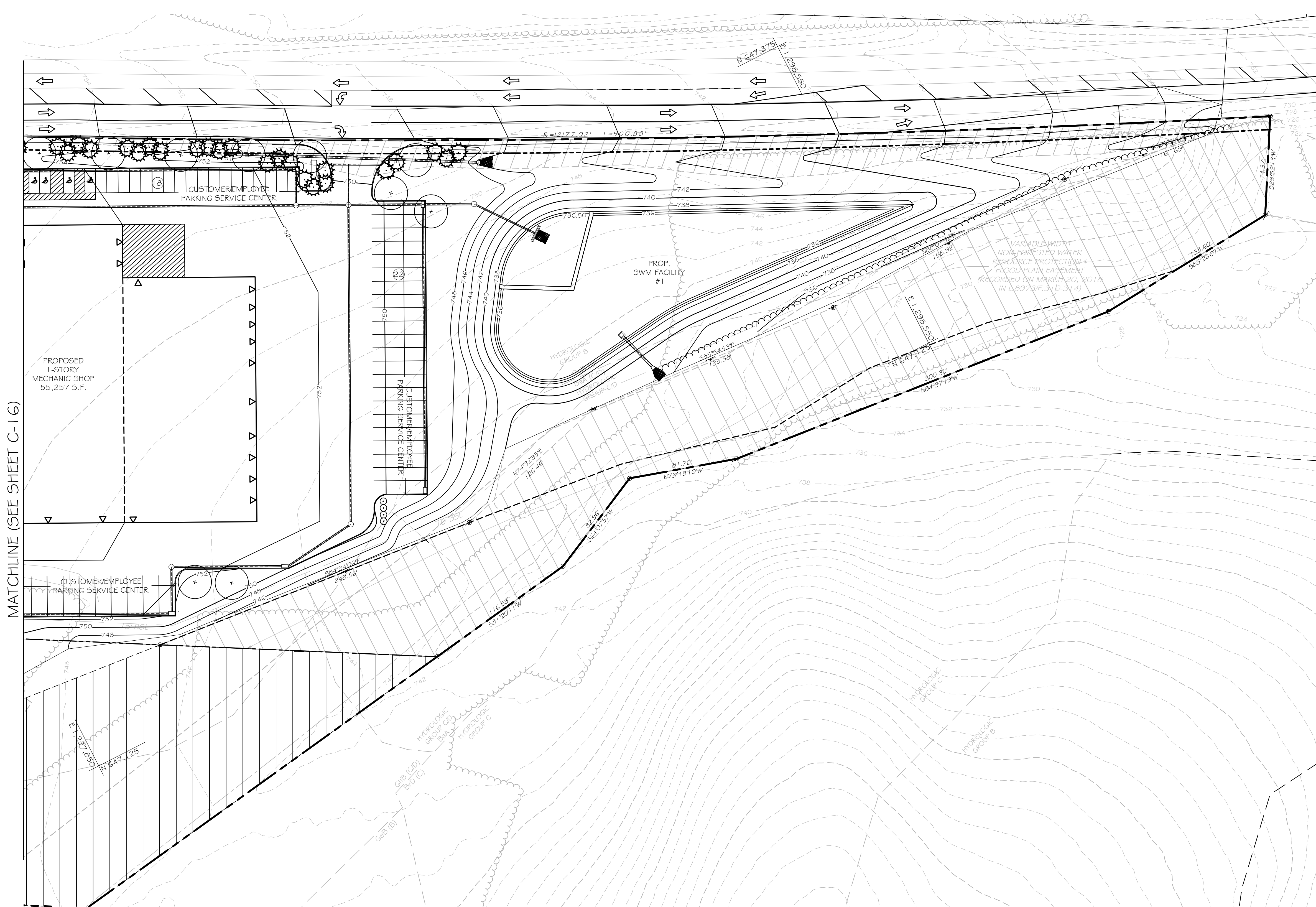
REVISIONS			
NO.	DATE	DESCRIPTION	BY

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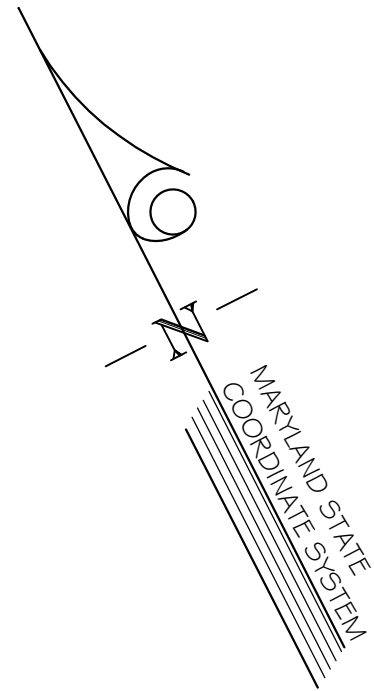
**CONCPET PROP. ESC DRAINAGE
AREA PLAN
TRUST AUTO
1537 W. LIBERTY RD**

DRAWING NO. S-22-0014
C-15
SHEET 15 OF 19
KCI JOB NUMBER 272200478
ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

PLotted: \$24.00
ELECTED: \$24.00
FILE: \$15.00



MATCHLINE (SEE SHEET C-16)

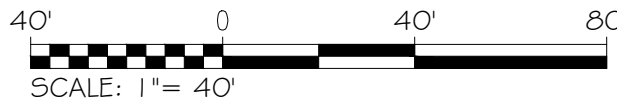


CONCEPT LANDSCAPE PLAN

SCALE: 1"=40'

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING ROAD / EDGE OF PAVING
- EXISTING ROAD CENTERLINE
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EXISTING BUILDING
- SOIL DELINEATION LINE
- PERC TEST LOCATION
- PERC TEST LOCATION (NOT TESTED)
- EXISTING WELL / BUFFER
- PROPOSED BUILDING
- PROP. MAJOR TREE
- PROP. SHRUB



SCHEDULE A: LANDSCAPE CALCULATIONS			
CATEGORY	PARKING LOT REQUIREMENT	PARKING ADJACENT TO R.O.W. (V.C.T.B)	PARKING ADJACENT TO R.O.W. (V.C.T.D)
DISTANCE/AREA, ETC.	782 SPACES	275 L.F.	940 L.F.
TOTAL PLANTING UNITS(P.U.S) REQUIRED	65.2 P.U.	12 P.U.	39 P.U.
TOTAL PLANTING UNITS (P.U.S) PROVIDED	66 P.U.	12 P.U.	39 P.U.
MAJOR (1 P.U.)	66 (66.0 P.U.)	7 (7.0 P.U.)	20 (20.0 P.U.)
SHRUBS (1/5 P.U.)	0 (0.0 P.U.)	25 (5.0 P.U.)	95 (19.0 P.U.)

NOTE: SWM PLANTING UNITS TO BE PROVIDED IN THE FORM OF WATER QUALITY PLANTINGS WITHIN THE FACILITY.

Final Landscape Plan
Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I have read and understand the regulations presented in the Carroll County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan no later than one (1) year from the date of approval of this plan to the Department of Planning, Bureau of Resource Management, Room 209, 225 N. Center Street, Westminster, MD 21157-5194.

Applicant's Signature	Date	Print Name
Address (Please Print)		Street
City	State	Zip
File #		

S-22-0014

PLOTTED: \$24.75
PLOTTER: \$10.00
FILE: \$1.00

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN

TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
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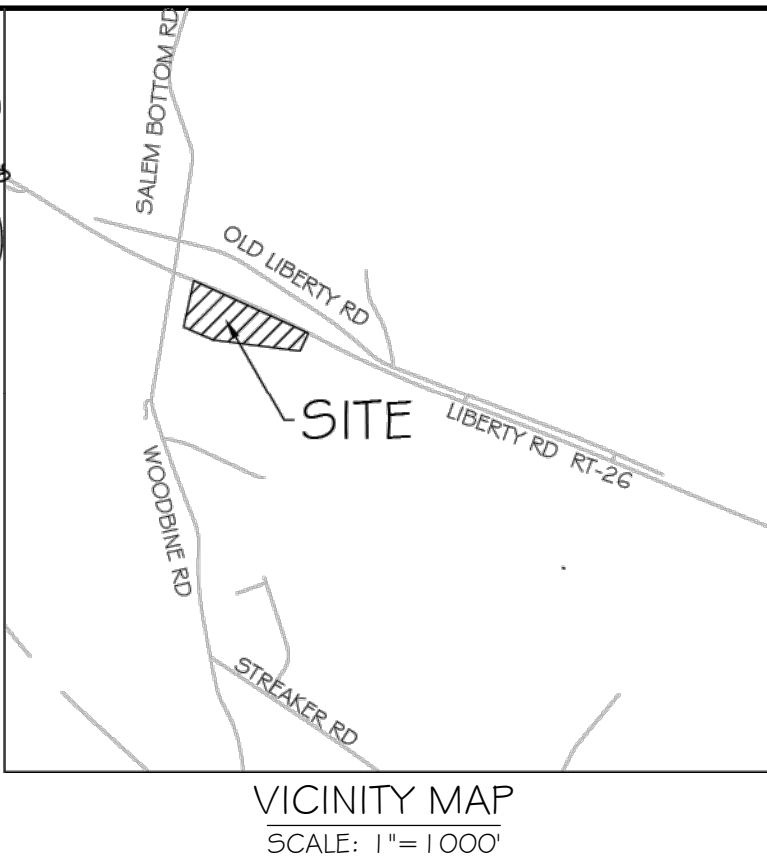
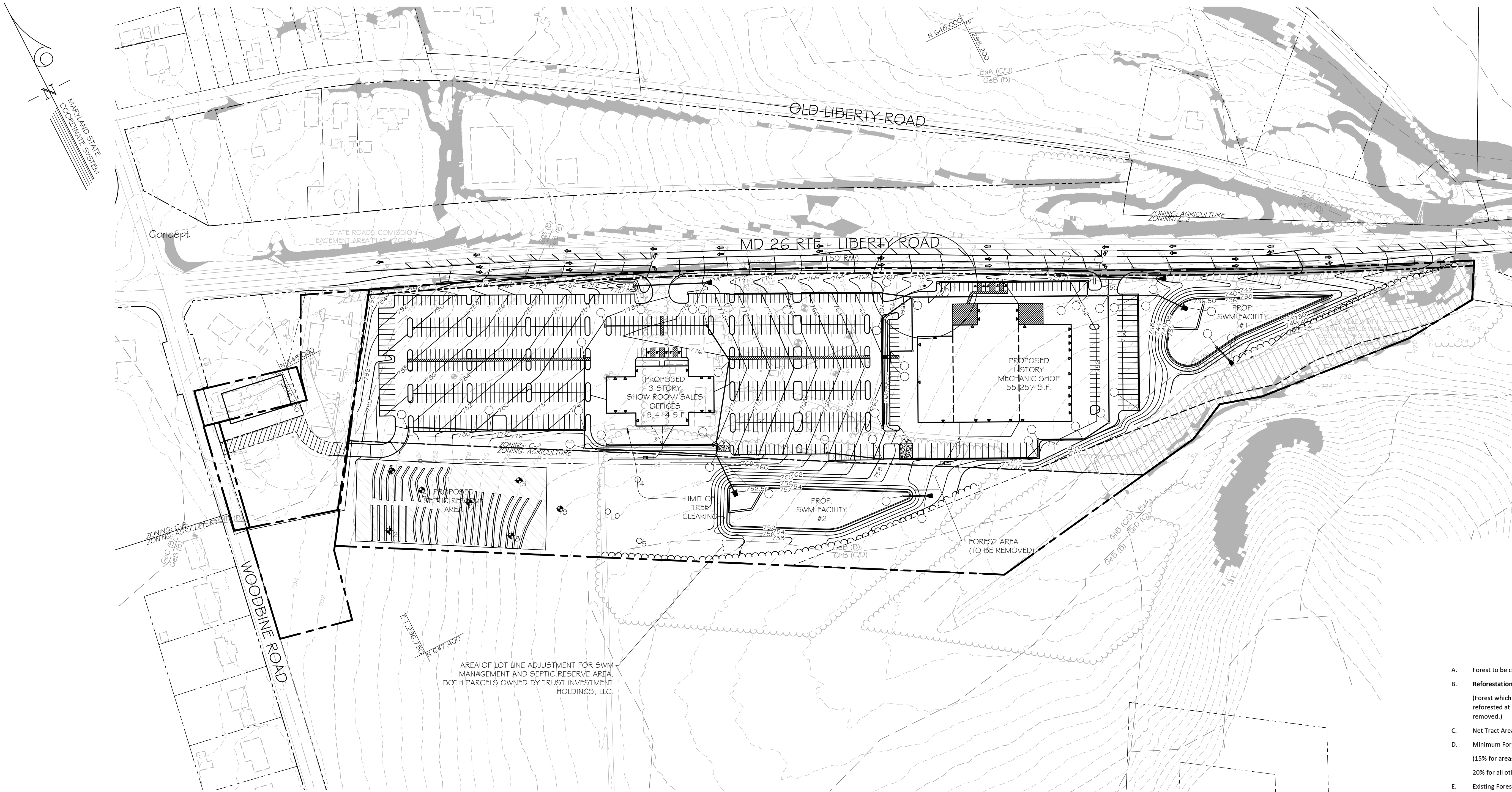
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 09/16/2024
SCALE: 1"=40'
CHECKED BY: FFW
DRAWN BY: NL

CONCEPT LANDSCAPE PLAN
TRUST AUTO
1537 W. LIBERTY RD

ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

DRAWING NO.
C-17
SHEET 17 OF 19
KCI JOB NUMBER
272200478



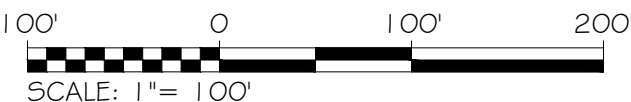
Forest Conservation Worksheet

A.	Forest to be cleared:	4.6
B.	Reforestation Required:	4.6
(Forest which is cut or cleared, measured to the nearest one-tenth acre, shall be reforested at a ratio of one acre planted or banked for every one acre of forest removed.)		
C.	Net Tract Area:	19.9
D.	Minimum Forest Threshold:	3.0
(15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)		
E.	Existing Forest within the Net Tract Area:	5.4
F.	Forest to be Retained (E - A):	0.8
G.	Forest Credit (B + F):	5.4
H.	Afforestation Required (D - G):	2.4
(Afforestation may be addressed by retaining in an easement forest that is within the net tract area, planting, or banking. If H < 0, no afforestation is required.)		

Clear Form

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		PROPOSED BUILDING
	ADJACENT PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING PROPERTY BOUNDARY		STEEP SLOPES GREATER THAN 25%
	EXISTING ROAD / EDGE OF PAVING		
	EXISTING ROAD CENTERLINE		
	PROPOSED MINOR CONTOUR (2' INTERVAL)		
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	SOIL DELINEATION LINE		
	SOIL DELINEATION LINE		
	PERC TEST LOCATION		
	PERC TEST LOCATION (NOT TESTED)		



THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	09/16/2024
SCALE	1"=100'
CHECKED BY	FFW
DRAWN BY	NL

**CONCEPT FOREST
CONSERVATION PLAN**
TRUST AUTO
1537 W. LIBERTY RD

ELECTION DISTRICT 03B

CARROLL COUNTY, MARYLAND

S-22-0014

DRAWING NO.

C-18

SHEET 18 OF 19
KCI JOB NUMBER

272200478

SITE DETAILS:

PREMISES ADDRESS: 1537 W. LIBERTY RD,
SYKESVILLE, MD 21784

JURISDICTION: CARROLL COUNTY, MARYLAND

MAP: 0067 GRID: 0002
PARCEL: 0641 LOT: 4

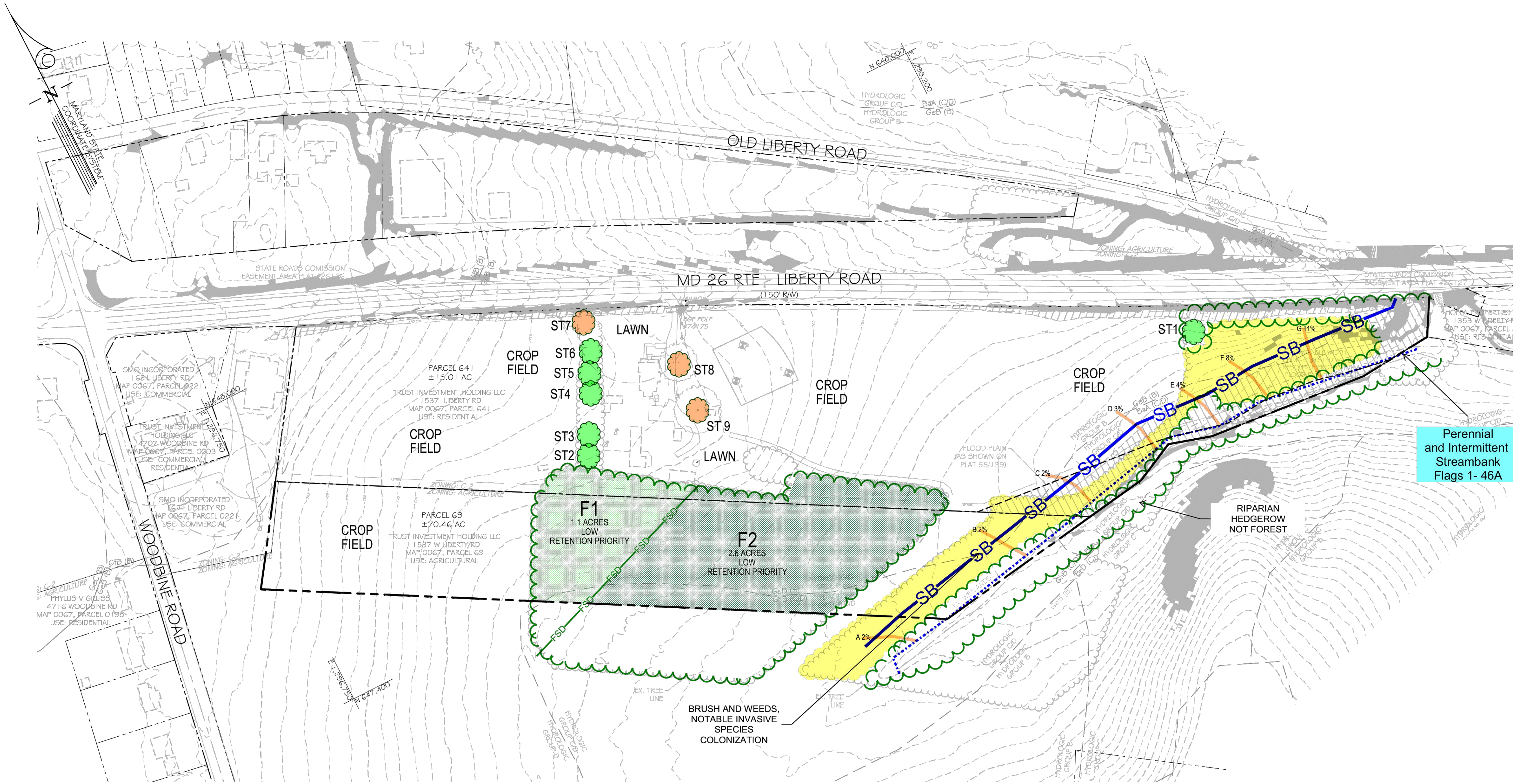
EXISTING PARCEL AREA: 15.014 AC

EXISTING USE: RESIDENTIAL HOUSE

OWNER/DEVELOPER: TRUST INVESTMENT HOLDING LLC
9651 BOTHWELL LN, FREDERICK, MD 21704
FRED KURBANOV
5713792072

PROPOSED PARCEL AREA: 21.382 AC

- NOTE:
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN AUGUST 2023, AND PLAT OF SECTION-2 CHARLES RAY ACRES RECORDED IN PLATBOOK: DBS 55 PAGE 139 ON 03/27/18.
 - THIS LOT IS SUBJECT TO AFFORESTATION.
 - SEPTIC RESERVE AND SWM AREA IS TO BE LOCATED ON ADJOINING PROPERTY VIA LOT LINE ADJUSTMENT.
 - THIS PROPERTY IS LOCATED IN A SURFACE WATER PROTECTION AREA AND PARTIALLY IN A SURFACE WATER MANAGEMENT ZONE.
 - THE PROPERTY IS LOCATED IN A WELDON CREEK'S TIER II CATCHMENT.
 - THE NON-FORESTED WATER RESOURCE PROTECTION EASEMENT WAS RECORDED IN PUBLIC LAND RECORDS ON MARCH 20, 2018, BOOK 8973, PAGES 310-314.
 - THE PROPERTY IS LOCATED ON FEMA FIRM MAP 24013C0285D EFFECTIVE DATE OCTOBER 2, 2015.



FOREST STAND DELINEATION PLAN
SCALE: 1"=100'

SOILS TABLE					
MAP SYMBOL	MAP UNIT NAME & SERIES	MINIMUM K-FACTOR	HYDROLOGIC SOIL GROUP	HYDRIC	DRAINAGE CLASS
GeB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.01 - 0.20	B	NO	WELL DRAINED
GB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20 - 1.98	B/D	NO	WELL DRAINED
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	0.06 - 0.20	C/D	YES	POORLY DRAINED

DRAWING LEGEND	
	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING ROAD / EDGE OF PAVING
	EXISTING ROAD CENTERLINE
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	LIMIT OF DISTURBANCE
	STEEP SLOPES GREATER THAN 25%
	SOIL DELINEATION LINE

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN

TRUST AUTO
SINCE 2010
1551 W. OLD LIBERTY RD
SYKESVILLE, MD 21784
PH: (410) 552-3131

KCI
TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
Telephone: (410) 316-7800
Fax: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 09/16/2024
SCALE: 1"=100'
CHECKED BY: FFW
DRAWN BY: NL

FOREST STAND DELINEATION PLAN
TRUST AUTO
1537 W. LIBERTY RD

DRAWING NO. C-19
SHEET 19 OF 19
KCI JOB NUMBER 272200478

ELECTION DISTRICT 03B
CARROLL COUNTY, MARYLAND

PLotted: \$4.50
ELECTED: \$4.50
FILE: \$1.00