

CONCEPT SITE DEVELOPMENT PLAN FOR PINE CREEK STRUCTURES

GENERAL NOTES:

- EXISTING ZONING: C-2 - COMMERCIAL MEDIUM INTENSITY
- TOTAL AREA OF SITE: 2.3363 ACRES (PROPERTY BOUNDARY)
- TOTAL DEVELOPED AREA: 2.00 ACRES
- THE PROPERTY SHOWN HEREON IS OWNED BY AMOS K. STOLTZFUS AND BARBIE M. STOLTZFUS BY DEED DATED NOVEMBER 30TH 2022, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 10948, FOLIO 92.
- TAX MAP/BLOCK/PARCEL 0053/14/1039. SUBJECT TO SHA PLATS NO. 7301 AND 7302.
- TOPOGRAPHY AND PROPERTY INFORMATION SHOWN HEREON IS FIELD SURVEYED, DATED 05/31/23, AND PREPARED BY CLSI (SURVEYOR).
- LOCATION OF NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION: UNKNOWN.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING.
- A COMBINED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN, AS PREPARED BY YOUNG & COMPANY, IS INCLUDED AS PART OF THIS SET.
- THE PROPOSED DEVELOPMENT DOES NOT PROPOSE ANY ACTIVITY THAT WILL INVOLVE THE STORAGE, USE, SALE, OR MAINTENANCE OF A HAZARDOUS OR REGULATED SUBSTANCE.
- THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF PROPOSED COMMERCIAL SALES YARD AND RELATED SITE IMPROVEMENTS.
- HORIZONTAL DATUM IS NAD 83. HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATIONS.
- THE EXISTING LOT IS NOT SERVICED BY PUBLIC WATER AND SEWER.
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP, NO MAPPED WETLANDS ARE PRESENT ON THIS PROPERTY.
- AS PER FEMA MAPPING FIRM#24013C0220D, EFFECTIVE OCTOBER 2, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE X - AREA OF MINIMAL FLOOD HAZARD.
- UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. WAREHAUS DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. WAREHAUS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN.
- THERE ARE NO KNOWN CONDITIONS OR RESTRICTIONS EXISTING ON THE LOT DEPICTED BY THIS PLAN OTHER THAN THOSE SHOWN ON THE PLAN.
- UNDER THE CLEAN WATER ACT THE PROJECT SITE IS REQUIRED TO OBTAIN A MARYLAND GENERAL PERMIT NO. 20-CP "GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES". THIS PERMIT APPLICATION WILL HAVE TO BE REVIEWED AND APPROVED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN MANUAL AND MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
- ORDINANCE IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION:
CARROLL COUNTY COUNTY CODE - PASSED MARCH 20, 2014
STORMWATER MANAGEMENT
FOREST CONSERVATION
WATER RESOURCE MANAGEMENT
GRADING AND SEDIMENT CONTROL
DEVELOPMENT OF SUBDIVISION OF LAND ORDINANCE
ZONING REGULATIONS - ENACTED DECEMBER 1, 2022
- CALCULATIONS ASSOCIATED WITH THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PROVIDED IN A SEPARATE REPORT ENTITLED "STORMWATER MANAGEMENT NARRATIVE FOR PINE CREEK STRUCTURES WESTMINSTER" DATED AUGUST 12, 2023 AND LAST REVISED MARCH 1, 2024.
- ALL DISTURBED AREAS THAT WILL BE PERMANENTLY VEGETATED SHALL BE SURFACED WITH A MINIMUM FOUR INCHES OF TOPSOIL, UNLESS DESIGN REQUIREMENTS SPECIFY ADDITIONAL TOPSOIL, OR OTHER SURFACE MATERIAL THAT WILL SUSTAIN VEGETATION AND SOIL PERMEABILITY.
- NO PERSON SHALL PLACE ANY OBSTRUCTION OR ENCROACHMENT IN A STORMWATER FACILITY OR DRAINAGE EASEMENT WITHOUT PRIOR WRITTEN AUTHORIZATION BY CARROLL COUNTY OR MDSHA.
- THE FACILITY'S INTENDED USE IS A COMMERCIALS SALES YARD. THE PROPOSED BUILDING AS SHOWN ON THESE PLANS WILL BE THE SALES OFFICE. THE OPERATION OF THE FACILITY WILL REQUIRE ONLY ONE EMPLOYEE.
- A 1,000-GALLON SEPTIC TANK AND TWO (2) 12 FOOT DIAMETER SEEPAGE PITS ARE BEING PROPOSED IN LIEU OF AN ON-SITE SEPTIC FIELD / TRENCH. CONSERVATIVELY ASSUMING TWO EMPLOYEES MAXIMUM RESULTS IN AN ANTICIPATED WASTEWATER FLOW OF 56 GPD.
- TRASH FROM THE OFFICE WILL BE DISPOSED OF IN TRASH CANS AND PICKED UP BY A LOCAL PROVIDER.
- THERE ARE NO OTHER WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY OTHER THAN SHOWN.
- IF GRAVITY FLOW TO SEWAGE DISPOSAL AREA CANNOT BE ENSURED, A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED.
- A PERCOLATION TEST IS ONLY ONE OF THE CRITERIA USED IN CONSIDERING A LOT FOR INSTALLATION OF A SEPTIC SYSTEM. ADDITIONAL TESTING CAN BE REQUIRED AND MAY BE SUBJECT TO SCHEDULING DURING THE WET WEATHER PERIOD. THE ENTIRE LOT IS EVALUATED WHEN APPLICATION FOR A SEPTIC PERMIT IS MADE. ADJOINING PROPERTY HISTORY, PERCOLATION TEST METHODOLOGY, ADJOINING WELLS AND SEPTIC SYSTEMS, PROPOSED NUMBER OF BEDROOMS, HISTORY OF FAILING SEPTIC SYSTEMS AND WELLS, DESIGN, SOIL AND GEOLOGICAL CONDITIONS, AND TOPOGRAPHY IN THE IMMEDIATE AREA ARE THEN USED TO DETERMINE IF THE LOT IS SUITABLE FOR THE UNDERGROUND DISPOSAL OF SEWAGE. ISSUANCE OF A SEPTIC SYSTEM PERMIT CONSTITUTES LOT APPROVAL BY THE HEALTH DEPARTMENT.
- THE AREA SHOWN AS PARCEL A, CONTAINING 0.047 ACRES, IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- PARKING TABULATIONS: THERE ARE NO EXISTING PARKING SPACES. SITE IS A VACANT LOT. THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR THE PROPOSED USE IS 5 SPACES FOR EVERY 1,000 SF OF FLOOR AREA. THE PROPOSED BUILDING HAS A FLOOR AREA OF APPROXIMATELY 504 SF. 5 SPACES X 504 SF / 1000 SF = 2.52 - 3 PARKING SPACES. 5 PARKING SPACES ARE PROVIDED WITH ONE ACCESSIBLE SPACE.
- THE LIMIT OF DISTURBANCE IS 2.19 ACRES. PROJECT SITE AREA IS 2.3649 AC.
- A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.

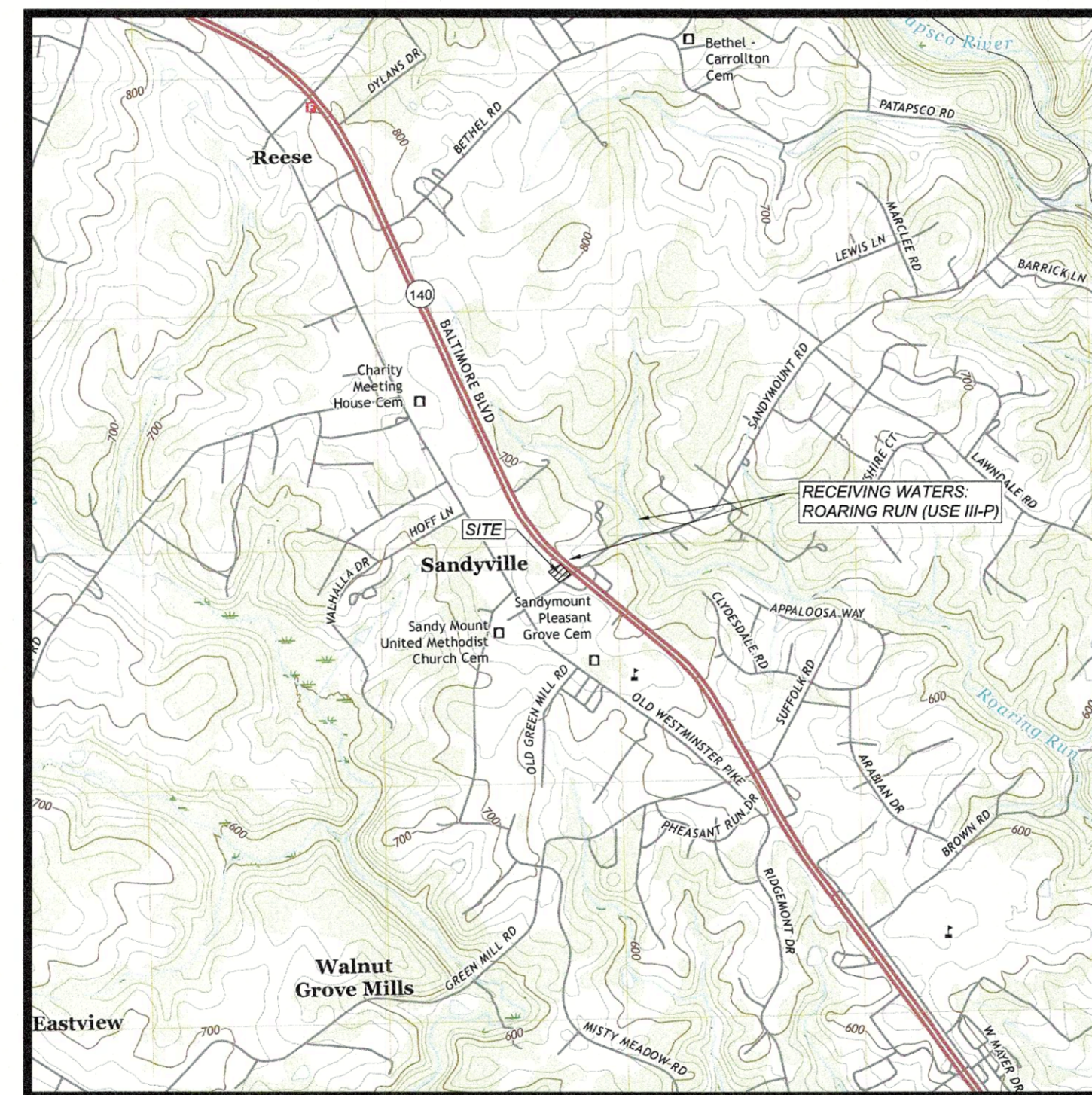
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

OWNER / DEVELOPER

PINE CREEK STRUCTURES
44 WALNUT LANE
SACRAMENTO, PA 17968
CONTACT: AMOS STOLTZFUS
PHONE: 717-409-0585

EXISTING / PROPOSED USE

VACANT LOT (COMMERCIAL) GENERAL RETAIL (COMMERCIAL)



LOCATION MAP

SOURCE: USGS WESTMINSTER, MD QUADRANGLE
DATE: 2019
SCALE: 1" = 2000'



LOT INFORMATION

ADDRESS	TOWN, COUNTY, STATE	OWNER	SIZE	LIBER, FOLIO	MAP, GRID, PARCEL	ELECTION DISTRICT NO.
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048	FINKSBURG, CARROLL COUNTY, MARYLAND	PINE CREEK STRUCTURES	2.3363 ACRES	10948, 92	0053, 14, 1039	4

ROADWAY DATA

NAME	POSTED SPEED LIMIT	FUNCTIONAL CLASSIFICATION	ADT	TRIP GENERATION
SANDYMOUNT ROAD	30 MPH	4U MAJOR COLLECTOR ROAD	2267 (SOUTH OF MD 140)	20

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FSD-1	COMBINED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN

WETLANDS NOTE:

BY CERTIFICATION OF THIS PLAN THERE ARE NO WETLANDS IN THE PROJECT AREA. THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

FLOODPLAIN NOTE:

BY CERTIFICATION OF THIS PLAN THERE ARE NO FEMA MAPPED FLOODPLAINS ON THE SUBJECT PROPERTY OR THE LIMIT OF DISTURBANCE AREA. FEMA FIRM PANEL NO. 24013C0220D EFFECTIVE 10/02/2015.

STREAM INFORMATION:

NAME: UNT TO ROARING RUN (USE III-P)

RECEIVING WATERSHED:

SUBWATERSHED: ROARING RUN
SUBBASIN: LIBERTY RESERVOIR
MAJOR RIVER BASIN: PATAPSCO RIVER

MDE TIER II WATERSHED:

BY CERTIFICATION OF THIS PLAN THE PROJECT SITE IS NOT LOCATED WITHIN A MDE TIER II HIGH QUALITY WATERSHED.

RESOURCE MANAGEMENT AREAS

BY CERTIFICATION OF THIS PLAN THE PROJECT SITE IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA.

OWNER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

NAME(S) PRINTED/DATE

SIGNED/DATE

CARROLL COUNTY PLANNING AND ZONING COMMISSION
BY _____ DATE _____

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES
BY _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT
BY _____ DATE _____

FINAL LANDSCAPE PLAN OWNER CERTIFICATION

I CERTIFY THAT I HAVE REVIEWED THIS FINAL LANDSCAPE PLAN (PLAN SHEET SP-13), 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 21157-6194.

APPLICANTS SIGNATURE DATE PRINT NAME

ADDRESS (PLEASE PRINT) STREET

CITY STATE ZIP

FILE #



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drawing set

CONCEPT SITE DEVELOPMENT PLAN

date 08/22/2023

project no. 2023.0102.00

project mgr. MS

drawn by SMS

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

#	date	description

sheet no.

SP-1

DEMOLITION NOTE:

EXISTING FEATURES CONFLICTING WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED AND/OR DEMOLISHED AND REMOVED FROM THE SITE UNLESS OTHERWISE NOTED. ALL DEMOLITION AND SITE CLEARING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE NOTES

- 1. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674. AT LEAST ONE 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 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 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.

TEMPORARY TRAFFIC CONTROL GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MD MUTCD) FOR THE TRAVELING PUBLIC, PEDESTRIANS, BICYCLISTS, ROAD WORKERS, ETC. AT ALL TIMES.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (DPW) CONSTRUCTION INSPECTION DIVISION AT 410-386-2157 THREE (3) WORKING DAYS IN ADVANCE OF ANY CONSTRUCTION ON OR ADJACENT TO A COUNTY ROAD, INCLUDING INSTALLATION OF TRAFFIC CONTROL DEVICES. IF DPW CONSTRUCTION INSPECTION DIVISION IS NOT NOTIFIED THEY CAN STOP ALL WORK UNTIL THEY ARE COMFORTABLE IT IS SAFE FOR THE CONTRACTOR TO PROCEED.
3. ALL STANDARD REGULATORY AND WARNING SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MD MUTCD, MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, THE NCHRP 350 AND APPROVED BY THE DPW CONSTRUCTION INSPECTION DIVISION.
4. THE CONTRACTOR SHALL FOLLOW THE LATEST STANDARDS IN ACCORDANCE WITH THE MDSA BOOK OF STANDARD FOR HIGHWAYS INCIDENTAL STRUCTURES AND THE APPROVED MARYLAND STATE HIGHWAY ADMINISTRATION PRODUCTS LIST. THE STANDARDS CAN BE FOUND AT WWW.ROADS.MARYLAND.GOV / BOOK OF STANDARDS - FOR HIGHWAY AND INCIDENTAL STRUCTURES / CATEGORY 1 - PRELIMINARY.
5. WORK SHALL NOT BE PERFORMED UNTIL ALL APPLICABLE TRAFFIC CONTROL DEVICES ARE IN PLACE. TRAFFIC CONTROL DEVICES MUST BE IN PLACE ANY TIME WORK ON OR ADJACENT TO A PUBLIC ROAD IS IN PROGRESS.
6. TRAFFIC CONTROL DEVICES SHALL BE REMOVED WHEN WORK IS NOT IN PROGRESS. IF APPROVED BY THE DPW CONSTRUCTION INSPECTION DIVISION SIGNS MAY BE COVERED SO THAT THE MESSAGE IS NOT VISIBLE TO DRIVERS.
7. LOCATIONS OF DEVICES MAY BE MODIFIED AS DIRECTED BY THE DPW CONSTRUCTION INSPECTION DIVISION TO ACCOMMODATE FIELD CONDITIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES AND IMMEDIATELY REPLACE ANY WHICH ARE MISSING OR DETERMINED BY THE DPW CONSTRUCTION INSPECTION DIVISION TO BE UNSUITABLE FOR USE.
9. ALL SIGNS THAT ARE TO BE PART OF A WORK ZONE FOR MORE THAN THREE (3) DAYS SHALL BE PLACED ON POSTS.
10. COLLECTOR OR HIGHER CLASSIFICATION COUNTY ROADWAYS WORK HOURS ARE 9:00 AM AND 3:00 PM MONDAY THROUGH FRIDAY, UNLESS APPROVED OTHERWISE BY DPW.
11. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHER ARRANGEMENTS ARE MADE.
12. CHANNELIZING DEVICES SHALL BE EXTENDED TO A POINT WHERE THEY ARE VISIBLE TO APPROACHING TRAFFIC. A FULL LENGTH TAPER SHALL ALWAYS BE PROVIDED IN ADVANCE OF CURVES.
13. IF FLAGGERS ARE NOT ABLE TO SEE EACH OTHER TWO-WAY RADIO COMMUNICATIONS SHALL BE USED.
14. WARNING SIGNS SHALL BE MOUNTED IN ACCORDANCE WITH SHA STANDARD NO. MD 104.01-17A THROUGH D OR AS DIRECTED BY DPW.
15. WHEN PAVEMENT DROP OFFS ARE PRESENT THE CONTRACTOR SHALL PLACE TEMPORARY TRAFFIC CONTROL DEVICES, INCLUDING SIGNS, CHANNELIZING DEVICES AND BARRIERS, AS WELL AS SLOPE FILLET WEDGES IN ACCORDANCE WITH SHA STANDARD NO. MD 104.06-15 THROUGH 104.06-19. THE ENGINEER MAY RECOMMEND ALTERNATIVE METHODS TO PROTECT THE PAVEMENT EDGE, CONSIDERING FACTORS SUCH AS PEDESTRIANS, BICYCLES, TRAFFIC VOLUMES, VEHICLE SPEEDS, SIZE OF THE WORK ZONE, DURATION OF WORK, ETC.
16. PORTABLE VARIABLE MESSAGE SIGNS MAY BE REQUIRED BY DPW CONSTRUCTION INSPECTION DIVISION'S DISCRETION.
17. ANY CORRECTIONS, MODIFICATIONS OR ADDITIONS TO THIS PLAN MUST BE APPROVED BY THE BUREAU OF DEVELOPMENT REVIEW, ENGINEERING REVIEW, THROUGH THE RED-LINE REVISION PROCESS.

MAINTENANCE INSPECTIONS

- 1. THE COUNTY SHALL ENSURE THAT PREVENTATIVE MAINTENANCE IS PERFORMED BY INSPECTING ALL ESD, NON-STRUCTURAL TREATMENT SYSTEMS AND STRUCTURAL STORMWATER TREATMENT MEASURES. INSPECTION SHALL OCCUR DURING THE FIRST YEAR OF OPERATION AND AT LEAST ONCE EVERY THREE YEARS THEREAFTER. IN ADDITION, A STORMWATER MANAGEMENT DEED OF EASEMENT AND MAINTENANCE AGREEMENT BETWEEN THE OWNER AND THE COUNTY SHALL BE EXECUTED FOR ESD, NON-STRUCTURAL TREATMENT SYSTEMS AND STRUCTURAL STORMWATER TREATMENT MEASURES AS REQUIRED BY THIS CHAPTER.
2. INSPECTION REPORTS SHALL BE MAINTAINED BY THE COUNTY FOR ESD, NON-STRUCTURAL TREATMENT SYSTEMS AND STRUCTURAL STORMWATER TREATMENT MEASURES.
3. INSPECTION REPORTS FOR ESD, NON-STRUCTURAL TREATMENT SYSTEMS AND STRUCTURAL STORMWATER TREATMENT MEASURES SHALL INCLUDE THE FOLLOWING:
3.1. THE DATE OF INSPECTION;
3.2. NAME OF THE INSPECTOR;
3.3. AN ASSESSMENT OF THE QUALITY OF THE SWM SYSTEM RELATED TO ESD TREATMENT PRACTICE EFFICIENCY AND THE CONTROL OF RUNOFF TO THE MEP;
3.4. THE CONDITION OF:
a. VEGETATION OR FILTER MEDIA;
b. FENCES OR OTHER SAFETY DEVICES;
c. SPILLWAYS, VALVES, OR OTHER CONTROL STRUCTURES;
d. EMBANKMENTS, SLOPES, AND SAFETY BENCHES;
e. RESERVOIR OR TREATMENT AREAS;
f. INLET AND OUTLET CHANNELS OR STRUCTURES;
g. UNDERGROUND DRAINAGE;
h. SEDIMENT AND DEBRIS ACCUMULATION IN STORAGE AND FOREBAY AREAS;
i. ANY NON-STRUCTURAL PRACTICES TO THE EXTENT PRACTICABLE;
j. ANY OTHER ITEM THAT COULD AFFECT THE PROPER FUNCTION OF THE SWM SYSTEM.
3.5. DESCRIPTION OF NEEDED MAINTENANCE.
4. AFTER NOTIFICATION OF ANY DEFICIENCIES DISCOVERED FROM AN INSPECTION OF A STRUCTURAL SWM FACILITY, THE OWNER SHALL HAVE 30 DAYS OR OTHER TIME FRAME AS DETERMINED BY THE COUNTY TO CORRECT THE DEFICIENCIES. THE COUNTY SHALL CONDUCT A SUBSEQUENT INSPECTION TO ENSURE COMPLETION OF THE REPAIRS.
5. IF REPAIRS ARE NOT PROPERLY COMPLETED, THE COUNTY MAY INITIATE ENFORCEMENT PROCEEDINGS.
6. IF, AFTER AN INSPECTION BY THE COUNTY, THE CONDITION OF A STRUCTURAL SWM FACILITY PRESENTS AN IMMEDIATE DANGER TO THE PUBLIC HEALTH OR SAFETY, THE COUNTY MAY TAKE ACTION AS MAY BE NECESSARY TO PROTECT THE PUBLIC AND MAKE THE FACILITY SAFE. ANY COST INCURRED BY THE COUNTY SHALL BE ASSESSED AGAINST THE OWNER PURSUANT TO THIS CHAPTER.
7. IN ADDITION TO THE ITEMS GIVEN ABOVE, PLEASE REFER TO SPECIFIC MAINTENANCE SCHEDULES FOR UNDERGROUND FACILITIES AND MICRO-BIORETENTION FACILITIES SHOWN BELOW AND IN THE CHART SHOWN ON THIS SHEET RESPECTIVELY.

SPECIFIC MAINTENANCE INSPECTION SCHEDULE FOR UNDERGROUND FACILITIES

MINIMUM ANNUAL INSPECTIONS AND MAINTENANCE

- 1. REMOVE STANDING WATER FROM INLETS/MANHOLE/UNDERGROUND STRUCTURES.
2. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS FROM INLETS/MANHOLE/UNDERGROUND STRUCTURES.
3. INSPECT INLETS/MANHOLE/WEIR WALLS, LOW FLOW ORIFICE, AND THE UNDERGROUND STRUCTURE FOR CRACKS, SPALLING AND CLOGGING. REMOVE CLOGS.
4. INSPECT TRASH RACK FOR ATTACHMENT AND BLOCKAGES. REMOVE BLOCKAGES.
5. INSPECT INLETS/MANHOLE/WEIR WALLS AND THE UNDERGROUND STRUCTURE FOR INTEGRITY (HOLES, CORROSION, CRACKS, SPALLING, SEPARATIONS AND MISSING PARTS (MANHOLE LIDS, GRATES, PLATES, ETC.). REPAIR/REPLACE TO GOOD CONDITION ACCORDING TO APPROVED PLANS AND SPECIFICATIONS.
6. DOCUMENT THE ABOVE STEPS USING THE CARROLL COUNTY INSPECTION REPORT FORM AND REQUIRED PHOTOGRAPHS. OWNER IS RESPONSIBLE FOR PROVIDING COPIES OF THIS FORM DOCUMENTING COMPLETED ANNUAL MAINTENANCE WHEN REQUIRED.

INSPECTION SCHEDULE AND REPORTS FOR STORMWATER FACILITIES

- 1. THE DEVELOPER SHALL NOTIFY THE INSPECTING PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LISTED ON THE PLANS AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK IN CONJUNCTION WITH SITE DEVELOPMENT, THE SWM PLAN, AND UPON COMPLETION OF THE PROJECT.
2. REGULAR INSPECTIONS SHALL BE MADE AND DOCUMENTED FOR EACH ESD PLANNING TECHNIQUE AND PRACTICE AT THE STAGES OF CONSTRUCTION SPECIFIED IN THE DESIGN MANUAL. AT A MINIMUM, ALL ESD AND OTHER NONSTRUCTURAL PRACTICES SHALL BE INSPECTED UPON COMPLETION OF FINAL GRADING, THE ESTABLISHMENT OF PERMANENT STABILIZATION, AND BEFORE ISSUANCE OF A GRADING COMPLETION CERTIFICATE.
3. ALL INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR THE PROFESSIONAL LAND SURVEYOR LISTED ON THE PLAN. WITH THE COUNTY'S PRIOR WRITTEN PERMISSION, AN EQUALLY QUALIFIED PROFESSIONAL ENGINEER OR LAND SURVEYOR MAY BE SUBSTITUTED. WRITTEN INSPECTION REPORTS SHALL BE PREPARED AND THE INSPECTION CHECKLIST COMPLETED TO ENSURE COMPLIANCE WITH THE APPROVED PLANS. INSPECTION REPORTS SHALL INCLUDE:
a. THE DATE AND LOCATION OF THE INSPECTION;
b. WHETHER CONSTRUCTION WAS IN COMPLIANCE WITH THE APPROVED SWM PLAN;
c. ANY VARIATIONS FROM THE APPROVED CONSTRUCTION SPECIFICATIONS; AND
d. ANY EXISTING VIOLATIONS.
4. THE OWNER OR DEVELOPER AND ONSITE PERSONNEL SHALL BE NOTIFIED IN WRITING WHEN VIOLATIONS ARE OBSERVED. WRITTEN NOTIFICATION SHALL DESCRIBE THE NATURE OF THE VIOLATION AND THE REQUIRED CORRECTIVE ACTION.
5. NO WORK SHALL PROCEED UNTIL THE PROFESSIONAL ENGINEER OR LAND SURVEYOR INSPECTS, APPROVES THE WORK, AND SIGNS THE INSPECTION CERTIFICATION CHART ON THE PLAN.

INSPECTION REQUIREMENTS DURING CONSTRUCTION

AT A MINIMUM, REGULAR INSPECTIONS SHALL BE MADE AND DOCUMENTED AT THE FOLLOWING STAGES OF CONSTRUCTION:

PONDS

- 1. UPON COMPLETION OF EXCAVATION TO SUBFOUNDATION AND, WHEN REQUIRED, INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:
a. CORE TRENCHES FOR STRUCTURAL EMBANKMENTS;
b. INLET AND OUTLET STRUCTURES, ANTI-SEEP COLLARS OR DIAPHRAGMS, AND WATERTIGHT CONNECTORS ON PIPES; AND
c. TRENCHES FOR ENCLOSED STORM DRAINAGE FACILITIES.
2. DURING PLACEMENT OF STRUCTURAL FILL, CONCRETE, AND INSTALLATION OF PIPING AND CATCH BASINS;
3. DURING BACKFILL OF FOUNDATIONS AND TRENCHES;
4. DURING EMBANKMENT CONSTRUCTION; AND
5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

INFILTRATION TRENCHES

- 1. DURING EXCAVATION TO SUBGRADE;
2. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS AND OBSERVATION WELLS;
3. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA;
4. DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS DIVERSION STRUCTURES, PREFILTERS AND FILTERS, INLETS, OUTLETS, AND FLOW DISTRIBUTION STRUCTURES; AND
5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

INFILTRATION BASINS

- 1. AT THE STAGES SPECIFIED FOR POND CONSTRUCTION NOTES ABOVE; AND
2. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS

FILTERING SYSTEMS

- 1. DURING EXCAVATION TO SUBGRADE;
2. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS;
3. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA;
4. DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS FLOW DIVERSION STRUCTURES, PREFILTERS AND FILTERS, INLETS, OUTLETS, ORIFICES, AND FLOW DISTRIBUTION STRUCTURES; AND
5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

ONCE CONSTRUCTION IS COMPLETE, AN AS-BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR APPROPRIATE TO ENSURE THAT ESD PLANNING TECHNIQUES, NONSTRUCTURAL AND STRUCTURAL SWM PRACTICES AND CONVEYANCE SYSTEMS COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE APPROVED PLANS. THE AS-BUILT PLAN SHALL BE SUBMITTED WITHIN 60 DAYS OF COMPLETION OF CONSTRUCTION. AT A MINIMUM, AS-BUILT PLAN CERTIFICATION SHALL INCLUDE A SET OF DRAWINGS COMPARING THE APPROVED SWM PLAN WITH THE COMPLETED CONSTRUCTION. BOTH THE AS-BUILT BLOCK AND INSPECTION CHART SHALL BE COMPLETED, SIGNED, AND CERTIFIED ON THE AS-BUILT. THE COUNTY MAY REQUIRE ADDITIONAL INFORMATION.

THE COUNTY SHALL SUBMIT NOTICE OF CONSTRUCTION COMPLETION TO THE ADMINISTRATION ON A FORM SUPPLIED BY THE ADMINISTRATION FOR EACH STRUCTURAL SWM PRACTICE. THE TYPE, NUMBER, TOTAL DRAINAGE AREA, AND TOTAL IMPERVIOUS AREA TREATED BY ALL ESD TECHNIQUES AND PRACTICES SHALL BE REPORTED TO THE ADMINISTRATION ON A SITE-BY-SITE BASIS. IF BMPS REQUIRING SCD APPROVAL ARE CONSTRUCTED, NOTICE OF CONSTRUCTION COMPLETION SHALL ALSO BE SUBMITTED TO THE APPROPRIATE SCD.

UNDERGROUND STONE RESERVOIRS SEQUENCE OF CONSTRUCTION

- 1. CONTACT THE CERTIFYING PROFESSIONAL ENGINEER/PROFESSIONAL LAND SURVEYOR (GIVE NAME AND PHONE NUMBER). ONCE THE CERTIFYING PROFESSIONAL HAS GIVEN HIS/HER APPROVAL PROCEED AS FOLLOWS:
2. EXCAVATE FOR INLET AND STONE RESERVOIR. INSTALL STONE BASE AND INLET. INSTALL SAND, STONE AND PERFORATED PIPES UNDER SUPERVISION OF CERTIFYING PROFESSIONAL. PLACE GEOTEXTILE AND BACKFILL. CAP ALL PERFORATED PIPES WITH EITHER TEMPORARY OR PERMANENT CAPS INSIDE THE INLET AS SHOWN ON THE DETAIL.
3. ONCE THE ENTIRE DRAINAGE AREA TO THE INLET IS PAVED OR SUPPORTING A 2" STAND OF DENSE GRASS (ALL HOUSES BUILT), WITH THE APPROVAL OF THE CERTIFYING PROFESSIONAL, REMOVE ALL ACCUMULATED SEDIMENTS AND UNCAP THE DISTRIBUTION PIPES.
4. SUBMIT AS-BUILT CERTIFICATION FOR BOND RELEASE.

STORM DRAIN STRUCTURE SCHEDULE

Table with columns: NO., TYPE, PLATE / STANDARD NO., TOP ELEV., INVERT IN / OUT, COORDINATES (NORTHING, EASTING). Rows include various pipe types like PRECAST STANDARD SINGLE OPENING TYPE K INLET, MANHOLE, and DOUBLE GRATE TANDEM.

STORMWATER MAINTENANCE SCHEDULE MICRO-BIORETENTION. Table with columns: INSPECTION ITEM, INSPECTION REQUIREMENTS, REMEDIAL ACTION. Divided into MONTHLY INSPECTION and SEASONAL INSPECTION AFTER A MAJOR STORM.

UNDERGROUND STONE RESERVOIRS INSTALLATION INSPECTION CHART. Table with columns: STAGE*, INSPECTOR'S APPROVAL (INITIALS, DATE). Includes a list of 9 inspection steps from excavation to final construction.

ENGINEER'S NAME: _____
PHONE NUMBER: _____

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drawing set

CONCEPT SITE DEVELOPMENT PLAN

Table with columns: date, project no., project mgr., drawn by, revisions. Includes dates like 08/22/2023 and project number 2023.0102.00.

Table with columns: #, date, description. Includes revision dates like 11/22/23 and descriptions like REVISED PER CARROLL CO.

sheet no.

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CONCEPT SITE DEVELOPMENT PLAN

date: 08/22/2023

project no.: 2023.0102.00

project mgr.: MS

drawn by: SMS

revisions

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

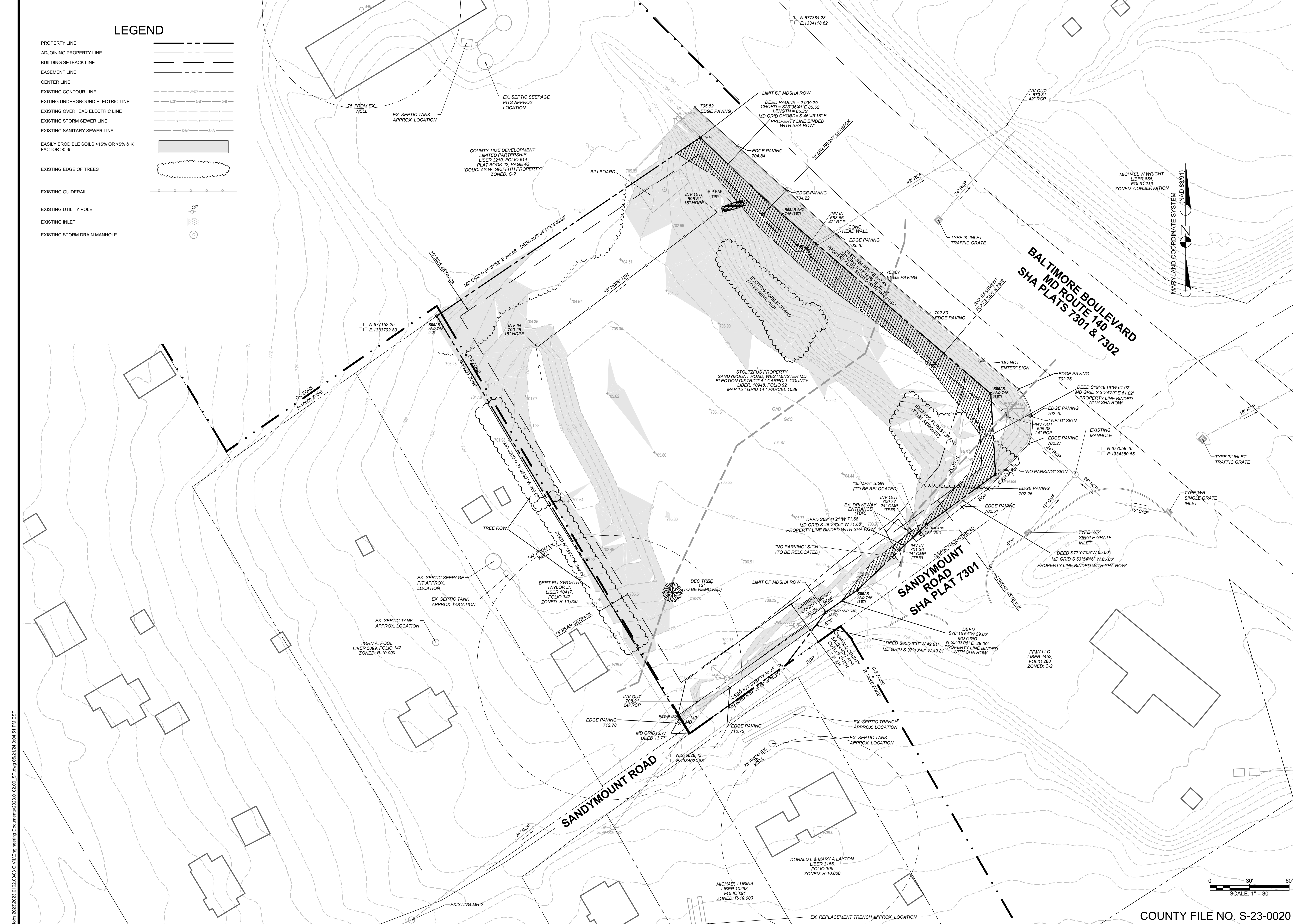
EXISTING CONDITIONS & DEMOLITION PLAN

sheet no.
SP-3

COUNTY FILE NO. S-23-0020

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EASILY ERODIBLE SOILS >15% OR >5% & K FACTOR >0.35
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE



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LEGEND

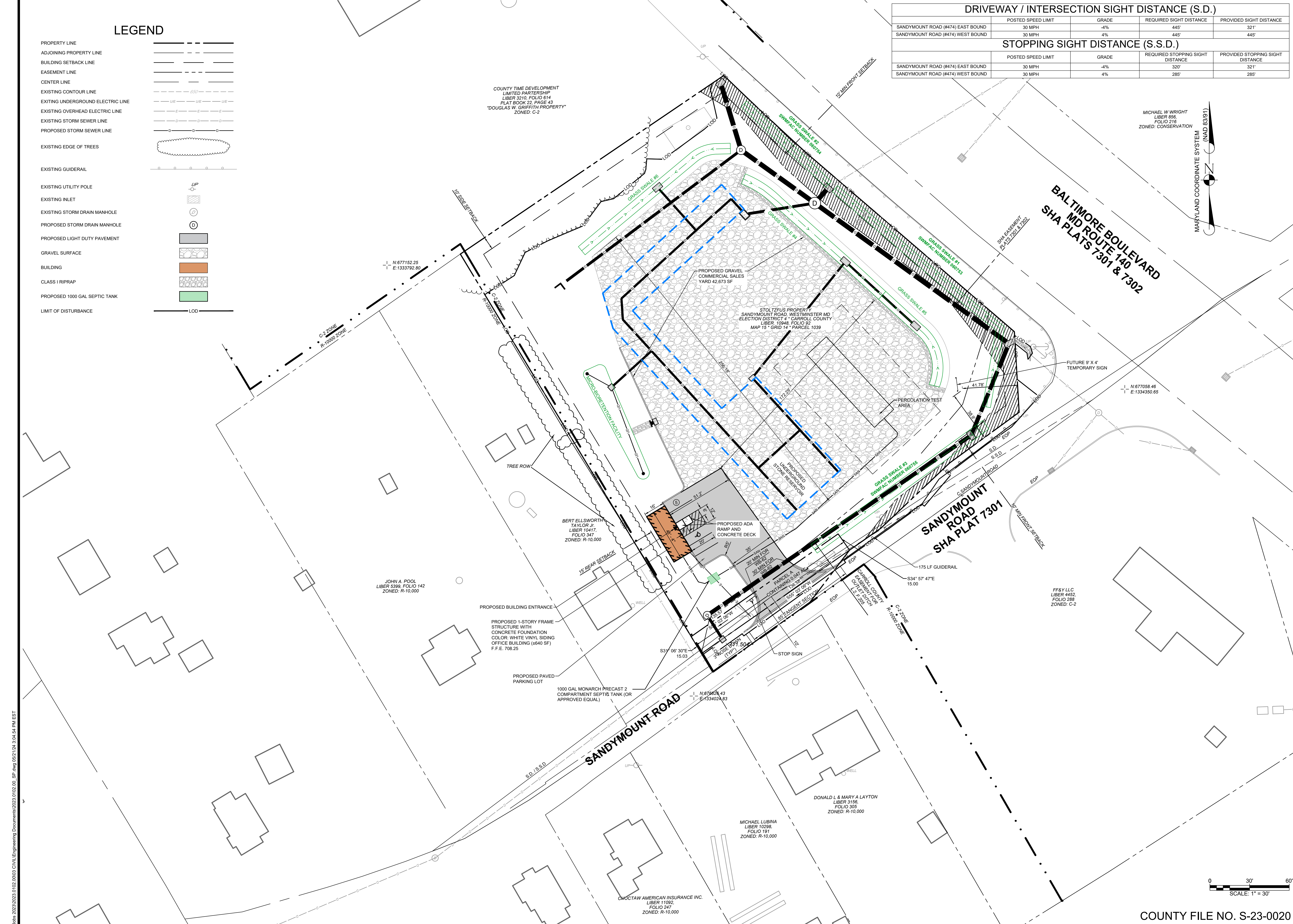
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- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED LIGHT DUTY PAVEMENT
- GRAVEL SURFACE
- BUILDING
- CLASS I RIPRAP
- PROPOSED 1000 GAL SEPTIC TANK
- LIMIT OF DISTURBANCE

DRIVEWAY / INTERSECTION SIGHT DISTANCE (S.D.)				
	POSTED SPEED LIMIT	GRADE	REQUIRED SIGHT DISTANCE	PROVIDED SIGHT DISTANCE
SANDYMOUNT ROAD (#474) EAST BOUND	30 MPH	-4%	445'	321'
SANDYMOUNT ROAD (#474) WEST BOUND	30 MPH	4%	445'	445'

STOPPING SIGHT DISTANCE (S.S.D.)				
	POSTED SPEED LIMIT	GRADE	REQUIRED STOPPING SIGHT DISTANCE	PROVIDED STOPPING SIGHT DISTANCE
SANDYMOUNT ROAD (#474) EAST BOUND	30 MPH	-4%	320'	321'
SANDYMOUNT ROAD (#474) WEST BOUND	30 MPH	4%	285'	285'

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CONCEPT SITE DEVELOPMENT PLAN

date: 08/22/2023

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project mgr.: MS

drawn by: SMS

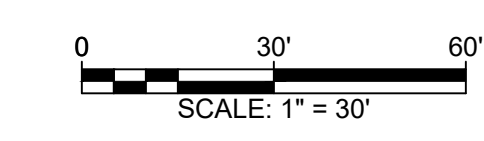
revisions

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3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

CONCEPT SITE PLAN



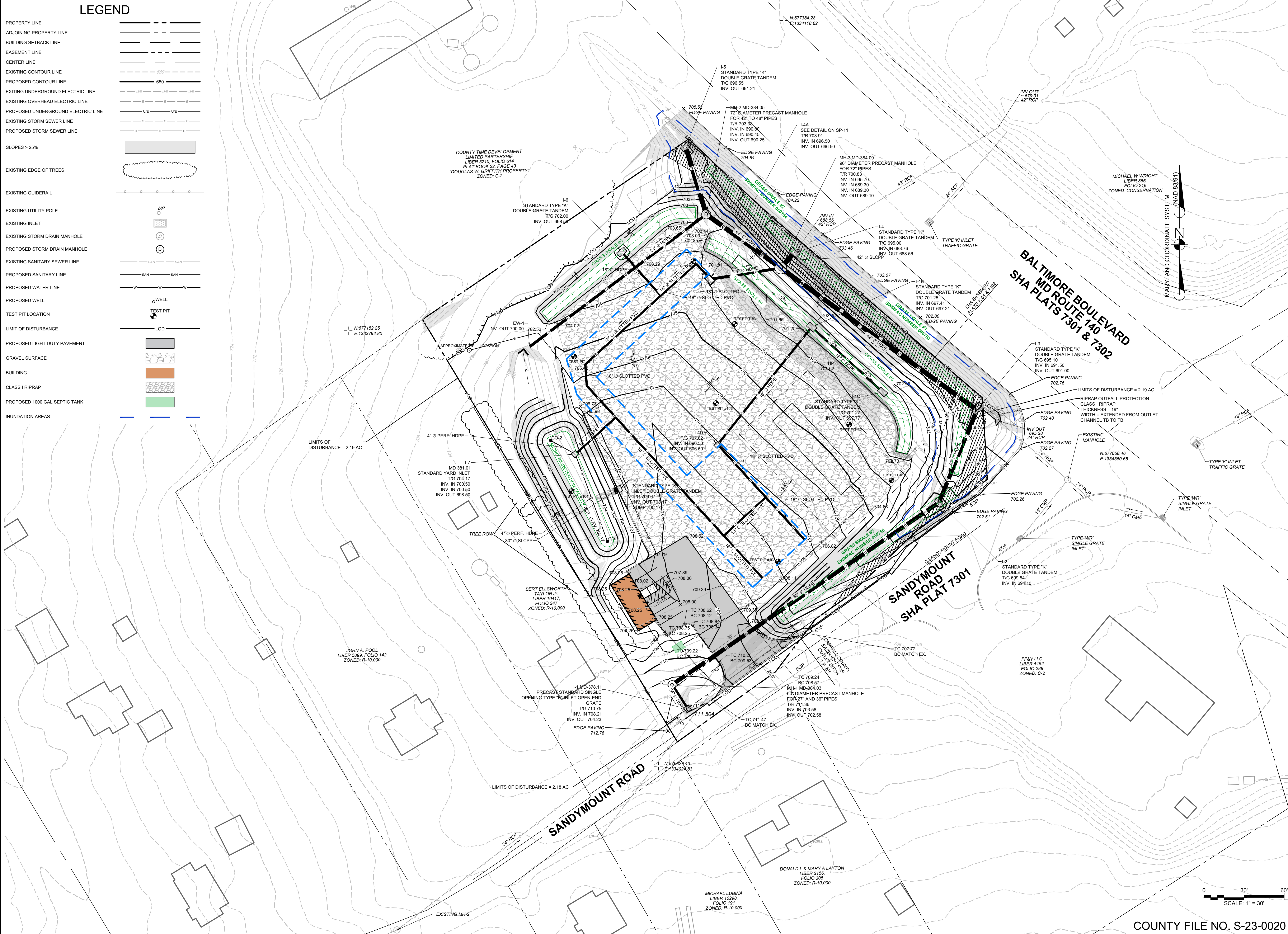
COUNTY FILE NO. S-23-0020

SP-4

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LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- SLOPES > 25%
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED WELL
- TEST PIT LOCATION
- LIMIT OF DISTURBANCE
- PROPOSED LIGHT DUTY PAVEMENT
- GRAVEL SURFACE
- BUILDING
- CLASS I RIPRAP
- PROPOSED 1000 GAL SEPTIC TANK
- INUNDATION AREAS



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drawn by: SMS

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PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

CONCEPT GRADING PLAN

sheet no.

SP-5

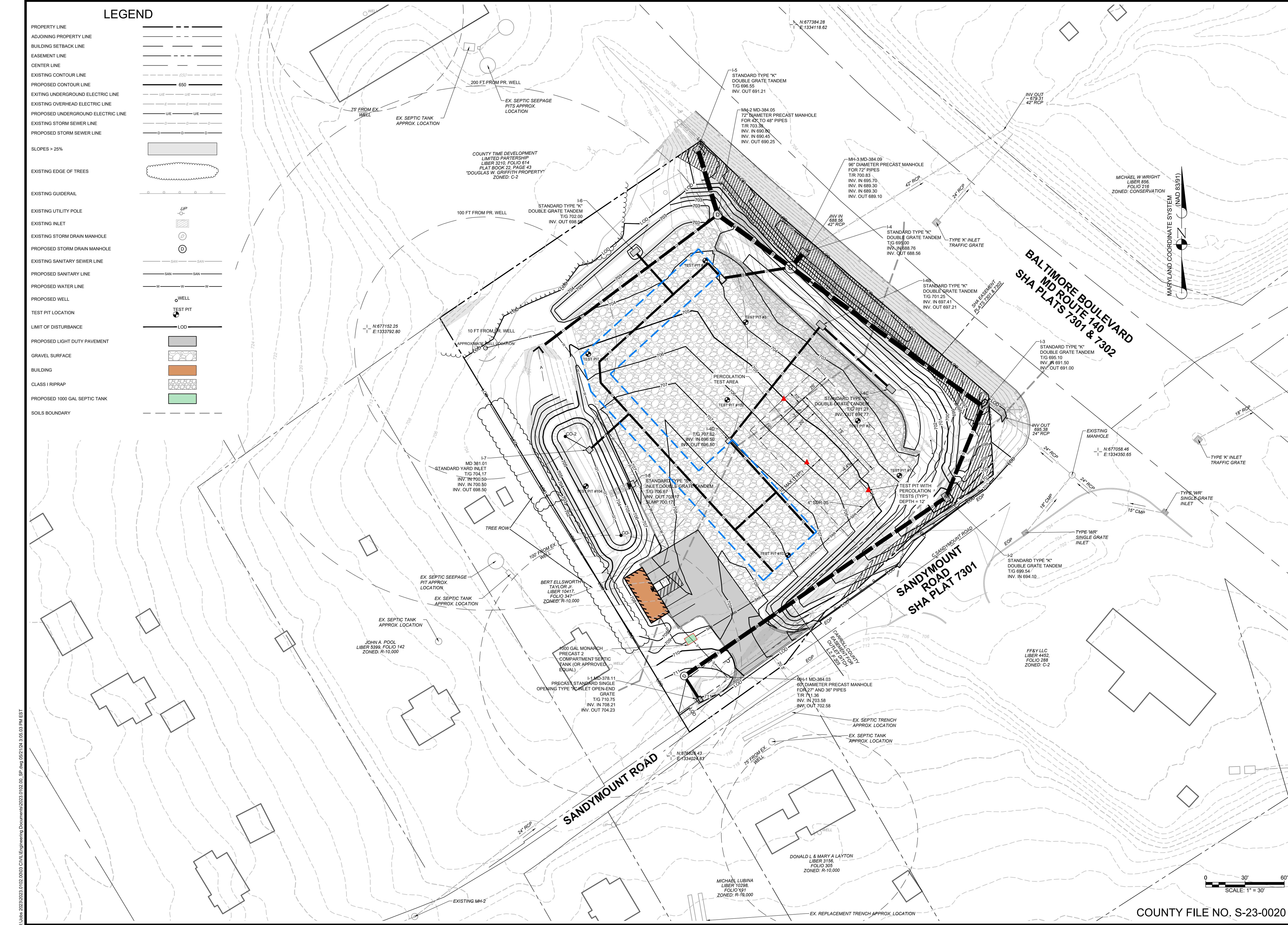
COUNTY FILE NO. S-23-0020

SCALE: 1" = 30'

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LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- SLOPES > 25%
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED WELL
- TEST PIT LOCATION
- LIMIT OF DISTURBANCE
- PROPOSED LIGHT DUTY PAVEMENT
- GRAVEL SURFACE
- BUILDING
- CLASS I RIPRAP
- PROPOSED 1000 GAL SEPTIC TANK
- SOILS BOUNDARY



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PINE CREEK STRUCTURES

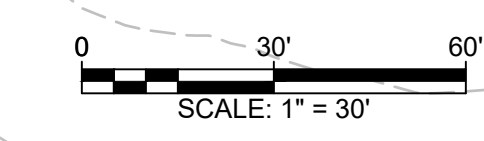
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

CONCEPT UTILITY PLAN

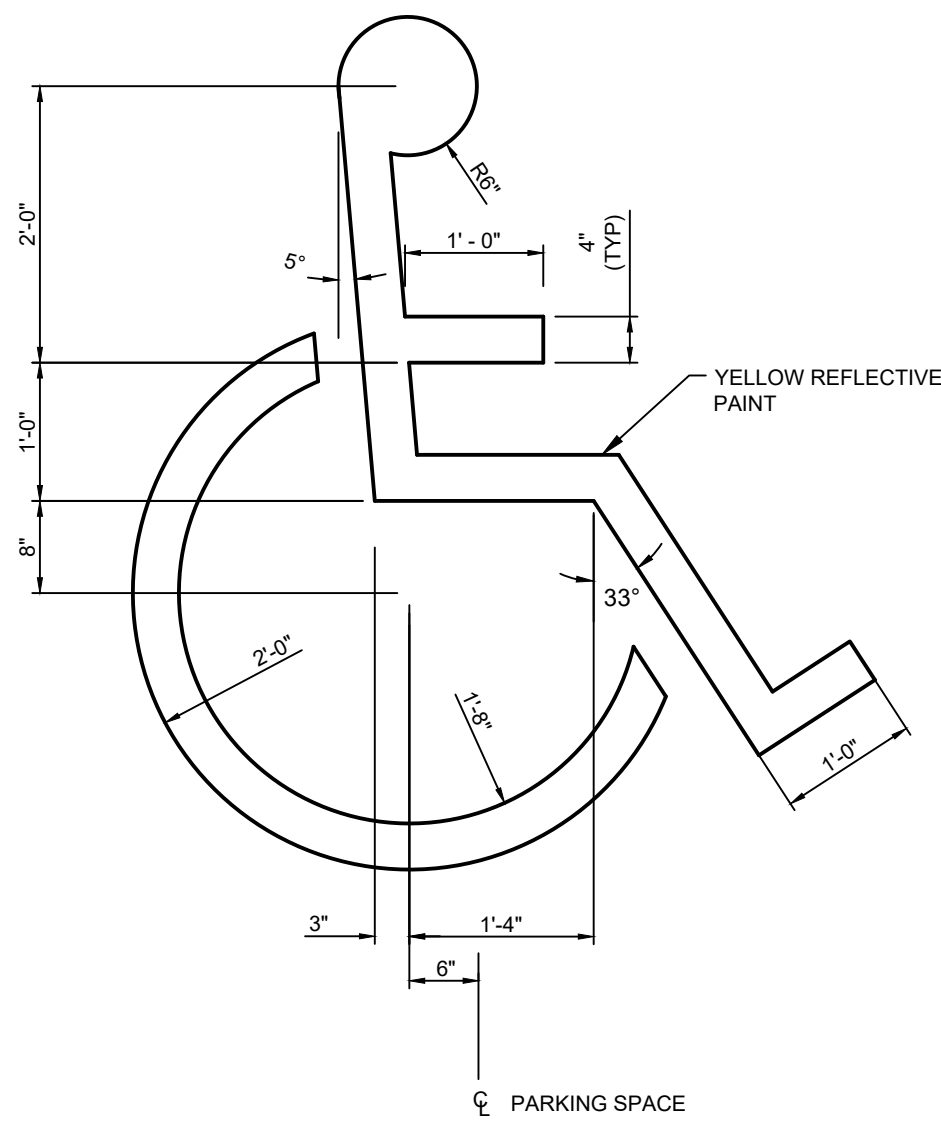
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SP-5A

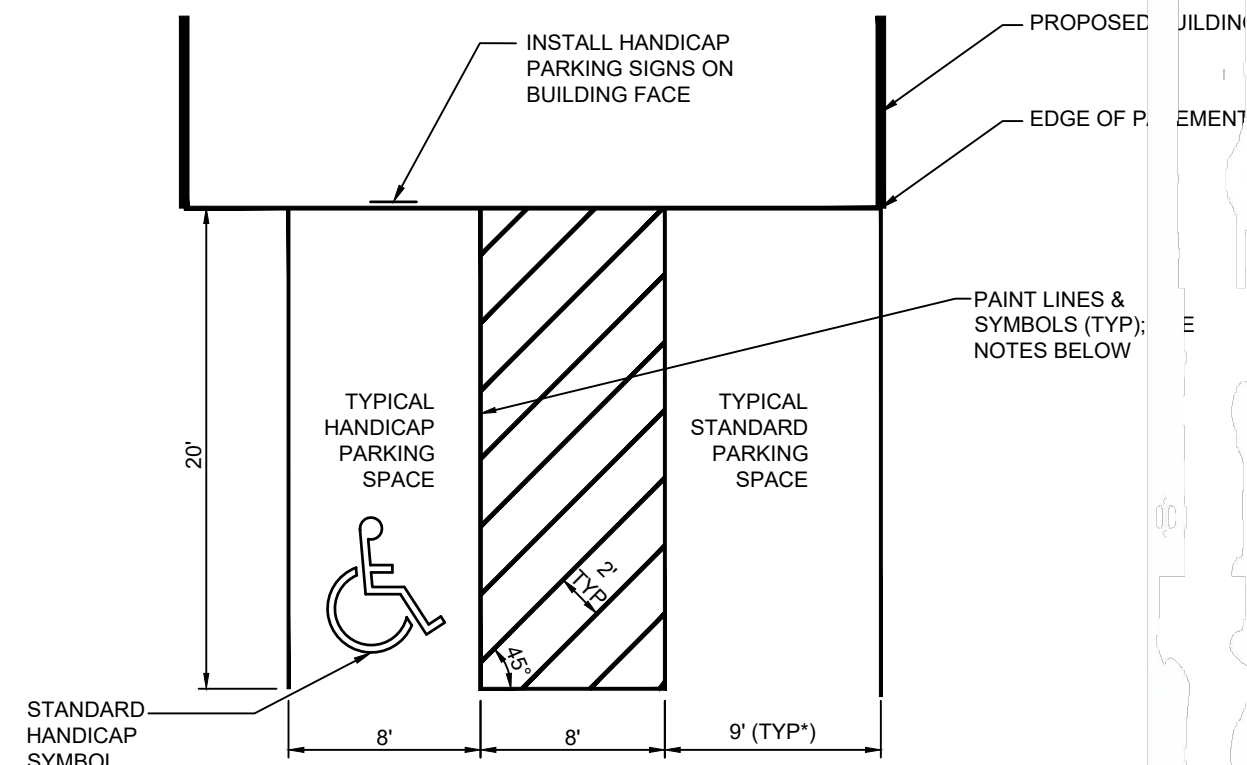
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STANDARD HANDICAP SYMBOL
NOT TO SCALE



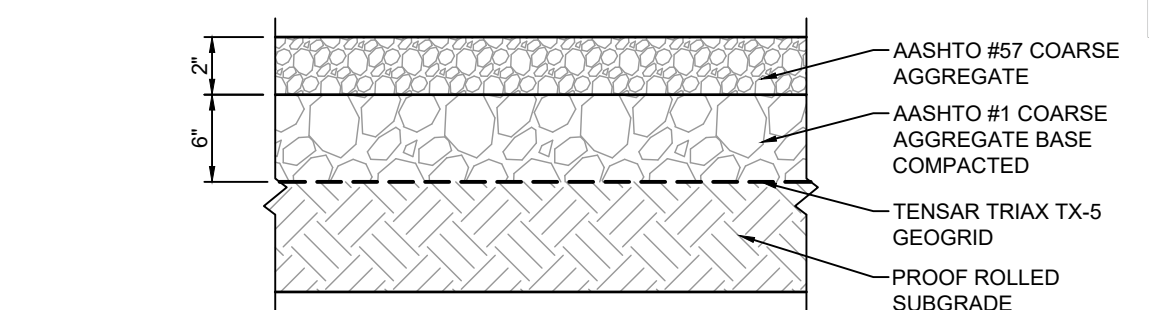
LINE PAINTING:
LINE WIDTH SHALL BE 4" UNLESS INDICATED OTHERWISE; COLOR SHALL BE YELLOW. SURFACES SHALL BE DRY, CLEAN AND FREE OF TRAFFIC. ALL LINES SHALL BE STRAIGHT, TRUE AND NEAT. PAINT SHALL BE APPLIED IN A WET FILM THICKNESS OF 15 MILS ± 1 MIL IN ACCORDANCE WITH MDT SHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION.

LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH MDT SHA SPECIFICATIONS.

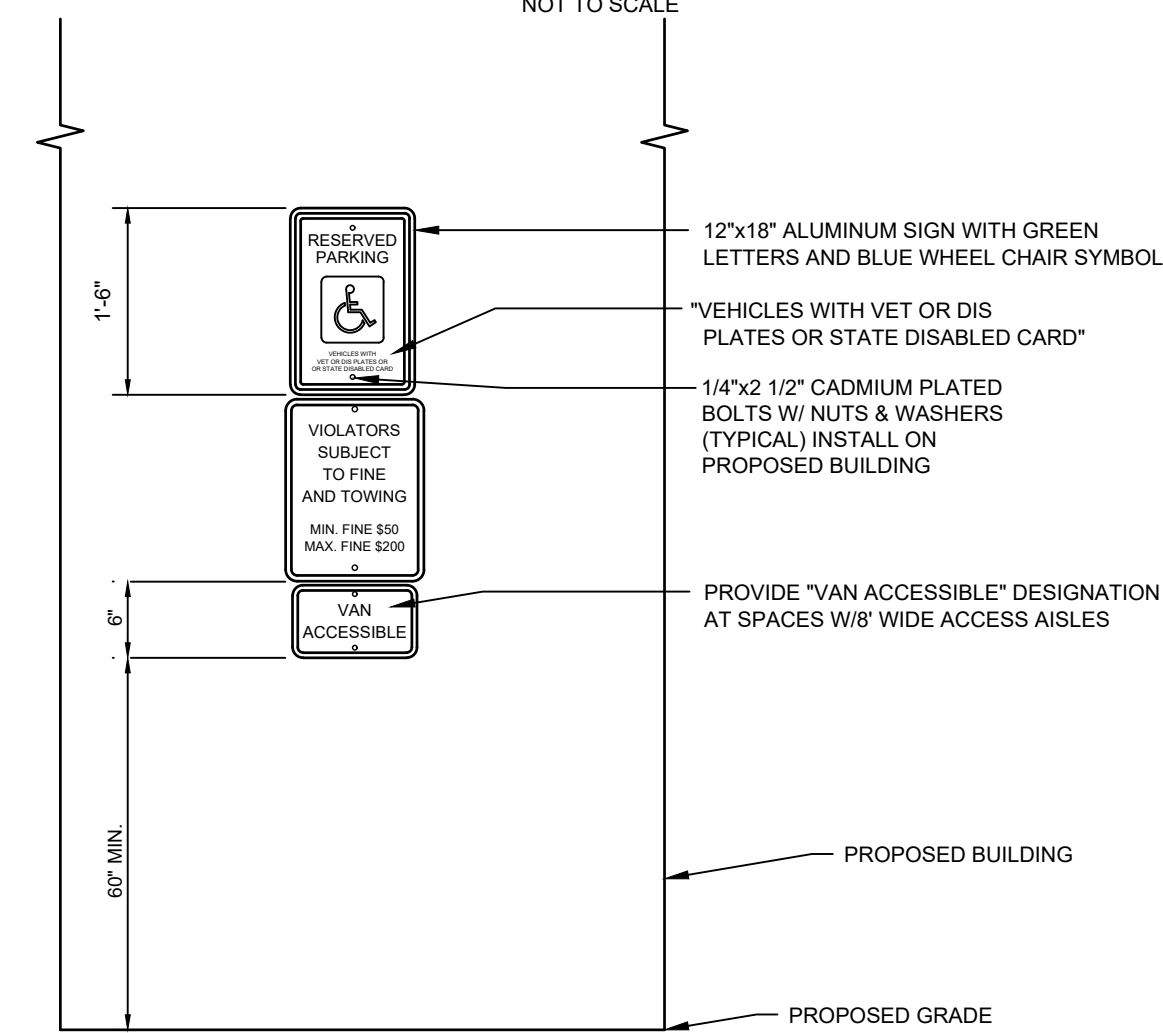
STANDARD HANDICAP SYMBOLS & ADJACENT ISLANDS SHALL BE PAINTED YELLOW.

STANDARD HANDICAP SYMBOL TO BE CENTERED IN PARKING SPACE

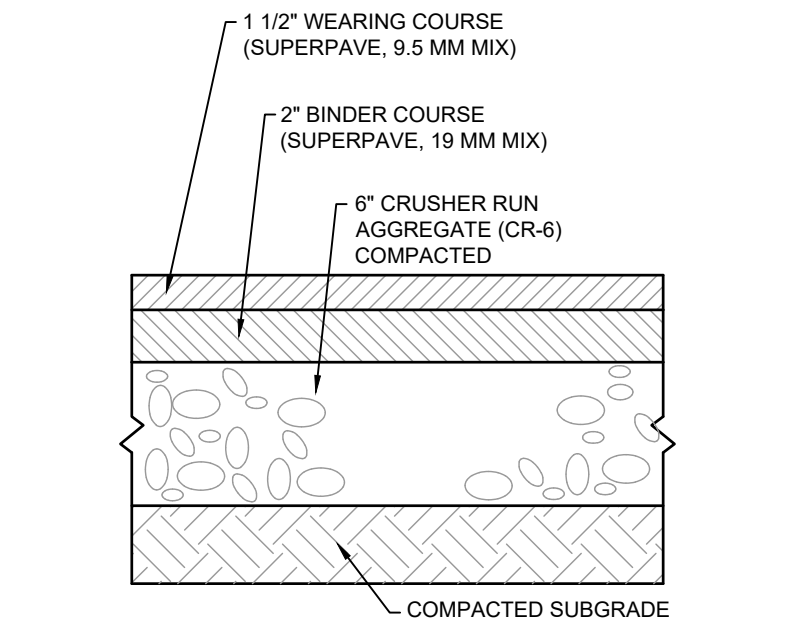
TYPICAL PARKING SPACE STRIPING DETAIL FOR PERPENDICULAR PARKING
NOT TO SCALE



GRAVEL HARDSTAND DETAIL
NOT TO SCALE

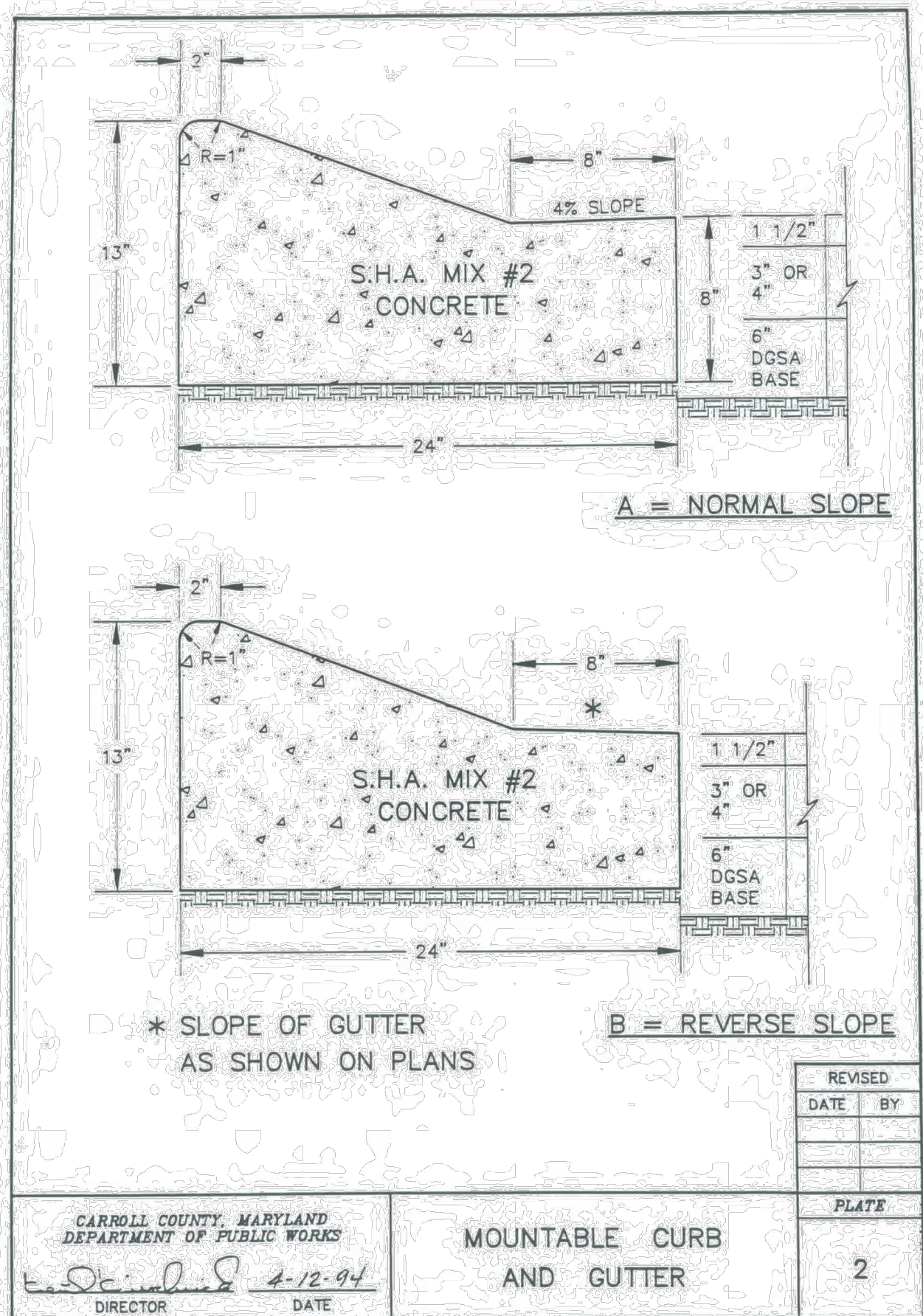


ACCESSIBLE PARKING SIGN DETAIL (HC-2)
NOT TO SCALE

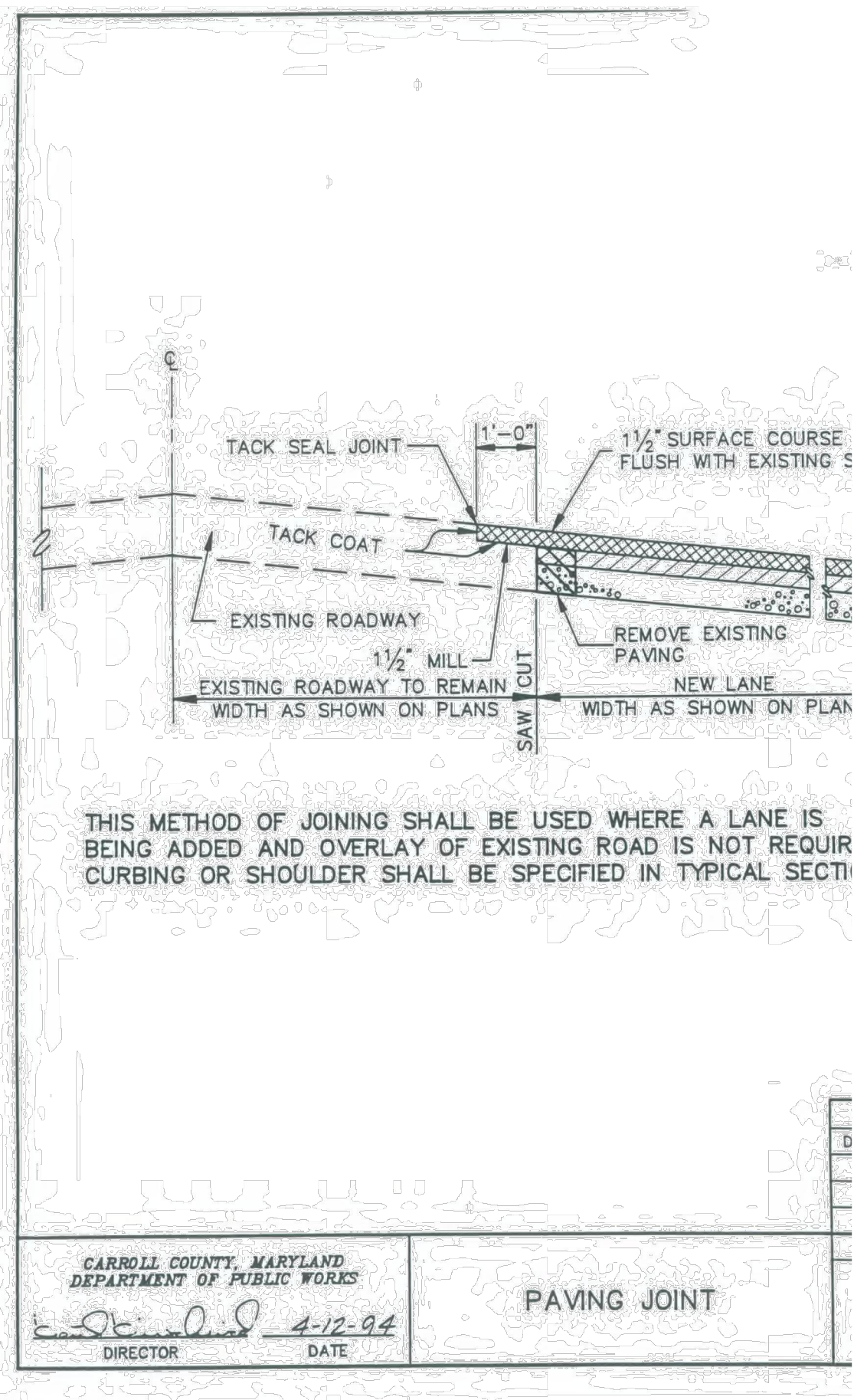


NOTE:
1. ALL JOINTS SHALL BE SEALED WITH PG 64S-22
2. BITUMINOUS TACK COAT SHALL BE APPLIED BETWEEN EACH PAVEMENT LAYER.

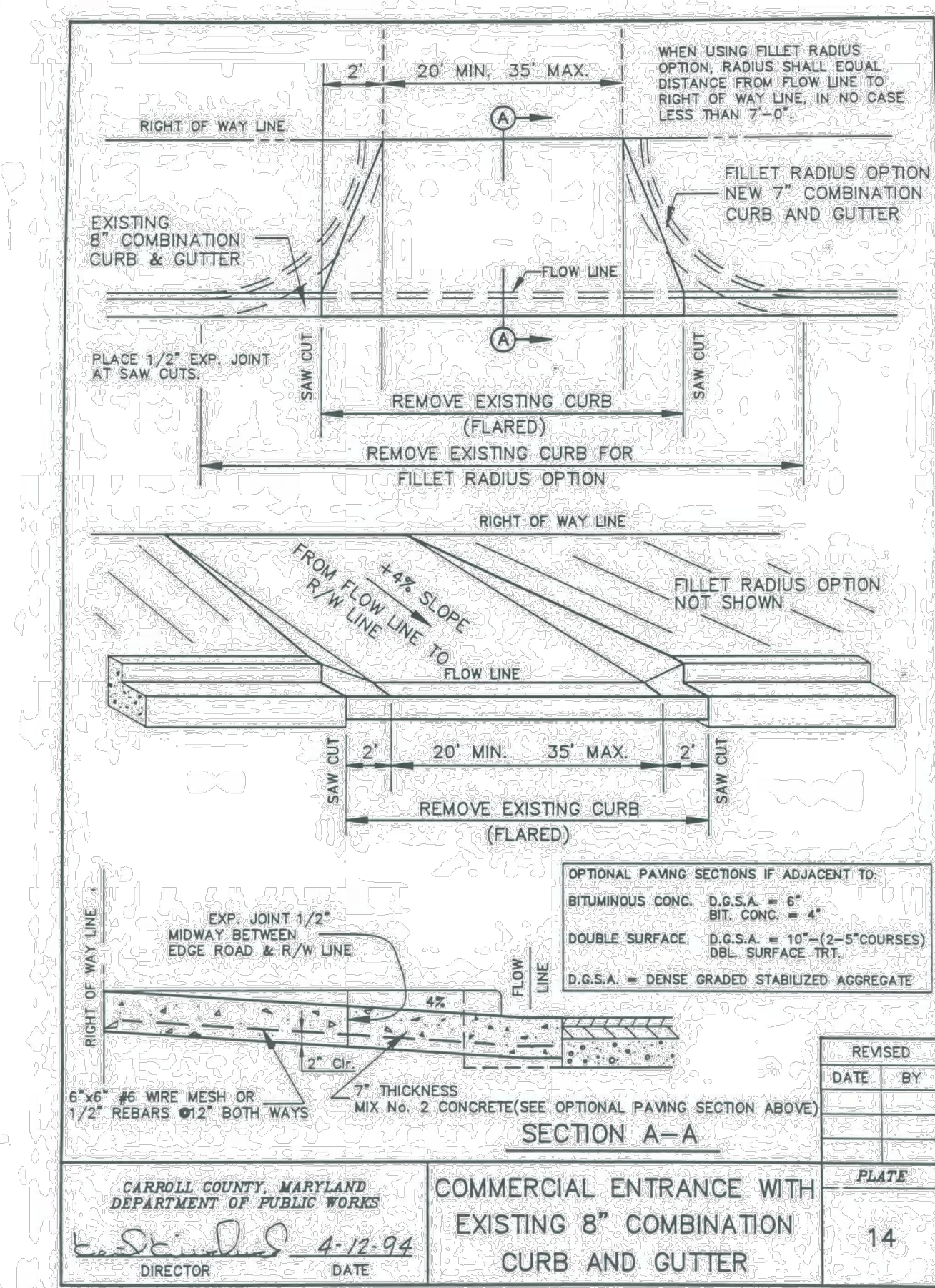
LIGHT DUTY PAVEMENT DETAIL
NOT TO SCALE



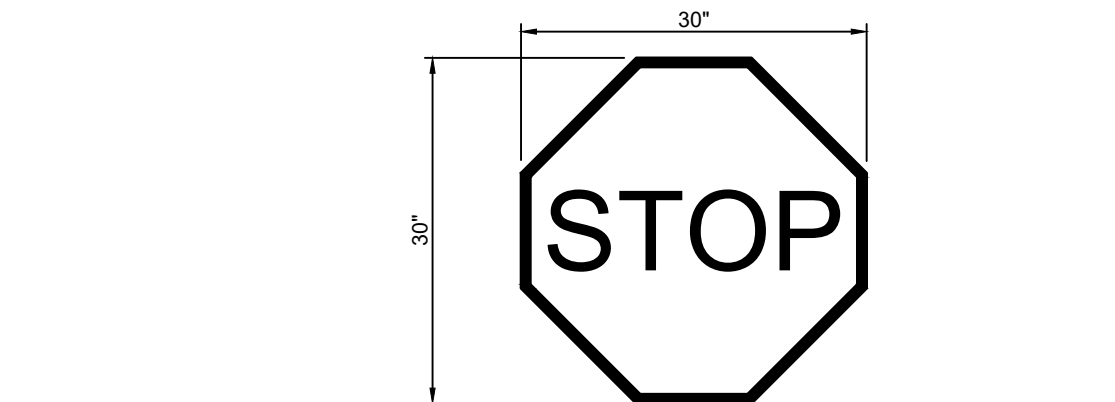
MOUNTABLE CURB AND GUTTER
PLATE 2



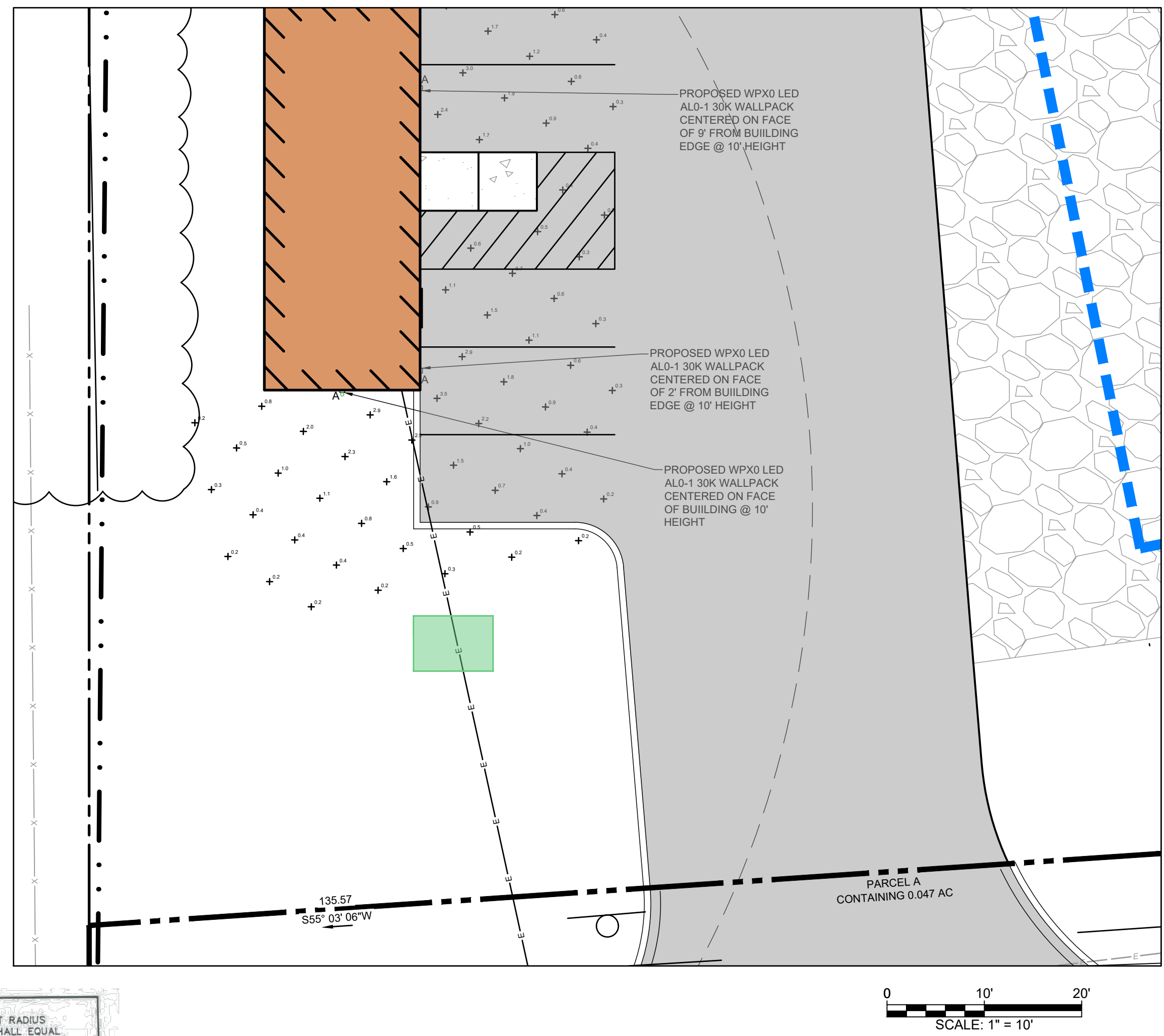
PAVING JOINT
PLATE 14



COMMERCIAL ENTRANCE WITH EXISTING 8" COMBINATION CURB AND GUTTER
PLATE 14



MDOT SHA MUTCH R1-1 STOP SIGN
NOT TO SCALE



SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	WATTAGE
A	A	3	LITHONIA	WPXO LED AL0-1 S2W2 MVOLT PE DDBXD	WALL MOUNTED AT 10'-0" LED LIGHT FIXTURE WITH PHOTOCELL	LED	1	814	6.4

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG.	MAX.	MIN.	AVG/MIN	MAX/MIN
CALC. ZONE	ILLUMINANCE	Fc	0.9	3.5	0.2	17.5	4.5

WPXO LED Wall Pack

Specifications
Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs

Introduction
The WPXO LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPXO family delivers 850 to 9,200 lumens with a wide, uniform distribution. The WPXO full cut-off wall pack is an excellent choice for door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPXO ideal for any application.

Ordering Information EXAMPLE: WPXO LED AL0 S2W2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Mount	Control	Finish
WPXO AL0	800 - 1600 Lumens	SWW2 300K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (Day/Night)	DDBXD Black bronze

Features & Specifications

INTENDED USE
The WPXO LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-to-one replacement of existing HID wall packs. The WPXO, WPXO, WPXO and WPXO are ideal for mounting up to 100', 1000', 2000' and 4000' (40' lumens) respectively. WPXO Luminaire is a uniform, wide distribution. WPXO is ideal for 40°C to 120°C.

CONSTRUCTION
WPXO features a die-cast aluminum main body with optional thermal management that both enhances LED life and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine uses state-of-the-art high-efficiency LEDs and LED lumen maintenance of 100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CCT of 60. Electronic driver uses a system power factor (PF) of 0.95. The luminaires operate on 0-10V dimming (0-10V) and 0-10V dimming (0-10V).

INSTALLATION
WPXO can be mounted directly onto a standard electrical junction box. A point on the back surface allows for easy mounting. All other options and related accessories are available upon request.

WARRANTY
WPXO is covered by a 5-year limited warranty. This is the only warranty provided and no other statements in this identification sheet create any warranty of any kind. All other options and related accessories are available upon request. Complete warranty terms located at: www.lithonia.com/warranty

Notes: Actual performance may differ as a result of end-user environment and application. All sizes are design or typical values. Reserved under laboratory conditions at 25°C. Specifications subject to change without notice.

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CONCEPT SITE DEVELOPMENT PLAN

date: 08/22/2023

project no.: 2023.0102.00

project mgr.: MS

drawn by: SMS

revisions:

#	date	description
1	11/22/23	REVISED PER CARROLL CO
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CONCEPT SITE DEVELOPMENT PLAN

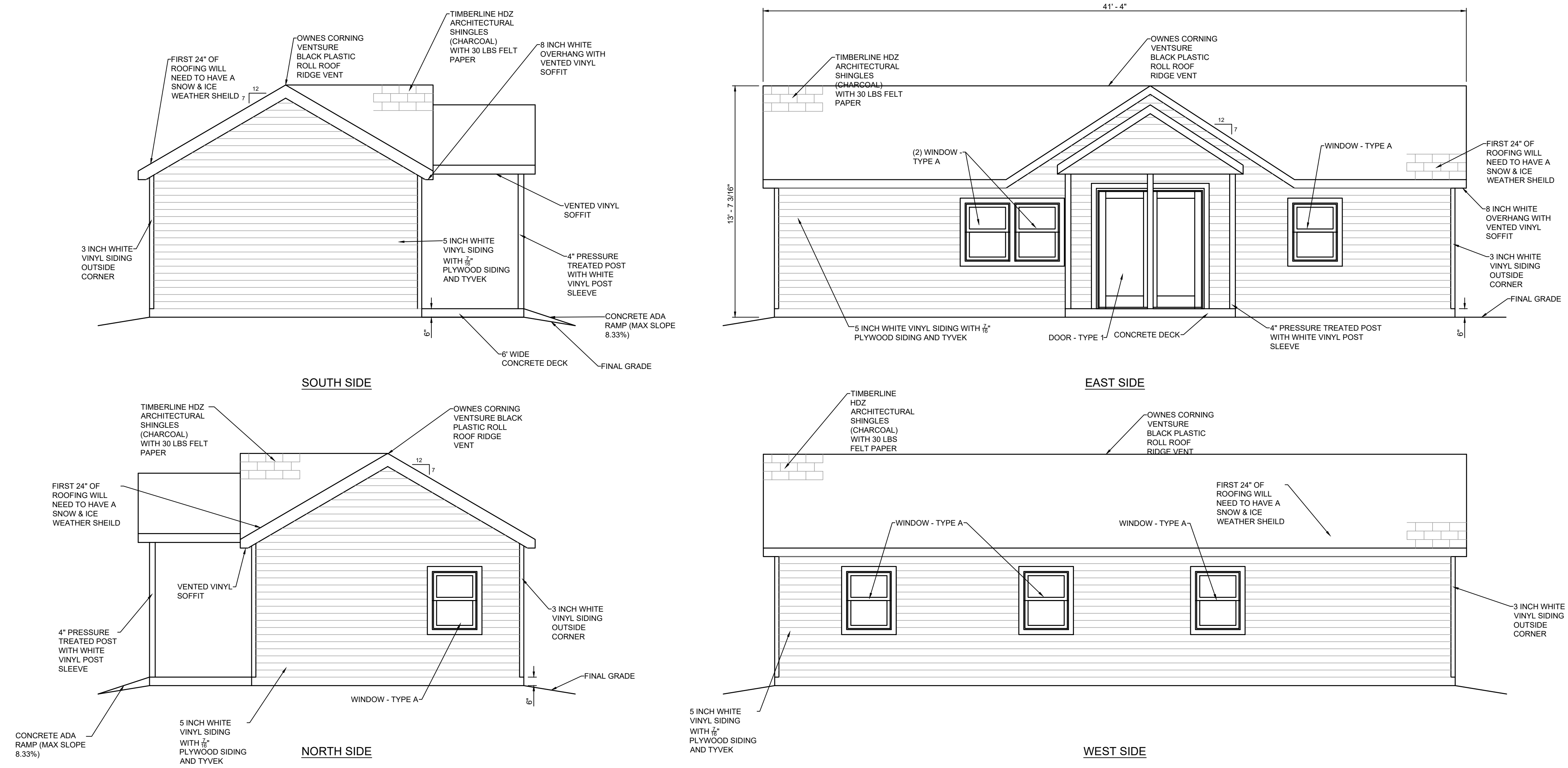
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PINE CREEK STRUCTURES
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY
ARCHITECTURAL BUILDING ELEVATIONS

sheet no.

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TYPICAL BUILDING ELEVATIONS
NOT TO SCALE

GENERAL NOTES

- CONCRETE TO BE MIX. NO.6 (4500 P.S.I.)
- REINFORCING WALLS - 2 LAYERS OF #4-#4.0W#4.0 WELDED WIRE FABRIC BASE - 2 LAYERS OF #4-#4.0 X #5.0 WELDED WIRE FABRIC
- THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
- PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
- FOR GRATE DETAILS SEE STANDARD MD-378-05. GRATE TO BE AS SHOWN OR FURNISH APPROVED EQUIVALENT.
- "MINIMUM DEPTH" PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6" VERTICAL DEPTH PAYMENT PER "LINEAR FOOT" FOR DEPTHS IN EXCESS OF 3'-6".
- THIS INLET IS TO BE USED IN MEDIAN SITUATIONS AND ANY DITCH BEYOND THE SHOULDER AREA. THIS INLET IS NOT TO BE USED IN ROADWAY OR SHOULDER PAVEMENT AREAS OR WHERE BICYCLE OR MOTORCYCLE TRAFFIC IS ANTICIPATED.
- INLET HAS BEEN DESIGNED FOR HS-25 LOADING. ACCORDING TO AASHTO BRIDGE DESIGN SPECIFICATIONS.

SECTION B-B SINGLE OPENING

SECTION B-B DOUBLE OPENING

SECTION C-C PRECAST STANDARD SINGLE OR DOUBLE OPENING TYPE K INLET OPEN-END GRATE

DOUBLE OPENING

SINGLE OPENING

REVISIONS

DATE	BY	REVISION
		PLATE

REVISIONS

DATE	BY	REVISION
		PLATE

APPROVED

SHA State Highway Administration

Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES PRECAST STANDARD SINGLE OR DOUBLE OPENING TYPE K INLET OPEN-END GRATE STANDARD NO. MD 378.11

PLAN B

SECTION A-A

SECTION B-B

SECTION A-A

NOTES

- GRATING TO BE GALVANIZED.
- INLET TO BE CONSTRUCTED OF CONCRETE (MIX NO. #1 BRICK). INLET IS CONSTRUCTED OF CONCRETE ALL REINFORCING IS TO BE NO. 4 DEFORMED BARS & #4 C/C.

NOTE EXPANSION ANCHORS MAY BE USED INSTEAD OF BOLTS.

PIPE TYPE, SIZE, SLOPE & INVERT ELEVATION AS SHOWN ON THE PLANS

REVISIONS

DATE	BY	REVISION
		PLATE

APPROVED

SHA State Highway Administration

Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES STANDARD YARD INLET STANDARD NO. MD 381.01

FLATTOP REDUCER

SECTION A-A

SECTION B-B

SECTION VIEW

NOTES

- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
- CONCRETE SHALL BE MIX NO.6 (4500 P.S.I.)
- WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.24 IN²/FT AND A MAXIMUM SPACING OF 6" FOR THE 96" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 195 AND A 52. REINFORCEMENT SHALL MEET ASTM A 615, GRADE 60.
- BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.42 IN²/FT AND A MAXIMUM SPACING OF 4" WITH 2" COVER FROM THE TOP OF BASE. THE BASE SHALL BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER THE MANUFACTURER'S DESIGN.
- THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR OWN DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATER TIGHT USING (WHERE APPLICABLE) MORTAR, RUBBER O-RING GASKETS MEETING ASTM A 361 & C 445 OR FLEXIBLE PLASTIC GASKETS MEETING ASTM M 198, TYPE B.
- LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383-91 OR 383-92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
- WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO.3 BARS ARE REQUIRED AROUND OPENINGS.
- LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
- MIX NO.2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
- THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384-13 FOR DETAILS.
- MINIMUM DEPTH PAYMENT PER EACH SHALL BE 10'-3" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 10'-3". THE COST OF THE DRIP STONE LANDING, NO.57 AGGREGATE, GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.
- MANHOLE HAS BEEN DESIGNED FOR HS-25 LOADING. ACCORDING TO AASHTO LWB BRIDGE DESIGN SPECIFICATIONS.

REVISIONS

DATE	BY	REVISION
		PLATE

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Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES 96" DIAMETER PRECAST MANHOLE FOR 72" PIPES STANDARD NO. MD 384.09

ISOMETRIC VIEW

SECTION B-B

SECTION A-A

GENERAL NOTES

- Inlet Shall Be Constructed Of S.H.A. Mix No. 2 Reinforced Concrete. Size And Type And Direction Of Inlet Construction Will Vary To Suit Conditions.
- Top 4" Of Walls May Be Brick Masonry. Additional Brick May Be Used To Bring The Grate To Grade If Required. See Latest Specifications.
- Brick For Masonry To Comply With The Latest S.H.A. Specifications. Reinforcement No. 4 #5 Deformed Bars At 6" O/C, 2" COVER.
- Reinforcement Required On Outside, As Well As On Inside Walls Below 7'-0" When "A" Is Greater Than 7'-0". Spacing Same As For Inside Of Wall.
- Invert May Be Plain Concrete Or 4" Brick Laid On Edge Invert Of Slope. Down Tward Outlet At The Rate Of Two (2) Inches Per Foot Or As Directed.
- Brick For Construction Of Inlet May Only Be Used If Authorized By Dept. Of Public Works.
- Grate To Be S.H.A. Standard 379.05.

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CARROLL COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS STANDARD TYPE K INLET DOUBLE GRATE TANDEM STANDARD NO. MD 384.09

ECCENTRICAL CONE REDUCER

FLATTOP REDUCER

FLAT SLAB TOP

SECTION A-A

SECTION B-B

SECTION VIEW

NOTES

- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
- CONCRETE SHALL BE MIX NO.6 (4500 P.S.I.)
- WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.15 IN²/FT AND A MAXIMUM SPACING OF 8" WITH 2" COVER FROM THE TOP OF BASE. THE BASE SHALL BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER THE MANUFACTURER'S DESIGN.
- BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.27 IN²/FT AND A MAXIMUM SPACING OF 8" WITH 2" COVER FROM THE TOP OF BASE. THE BASE SHALL BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER THE MANUFACTURER'S DESIGN.
- THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR OWN DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATER TIGHT USING (WHERE APPLICABLE) MORTAR, RUBBER O-RING GASKETS MEETING ASTM A 361 & C 445 OR FLEXIBLE PLASTIC GASKETS MEETING ASTM M 198, TYPE B.
- LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383-91 OR 383-92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
- WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO.3 BARS ARE REQUIRED AROUND OPENINGS.
- LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
- MIX NO.2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
- THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384-13 FOR DETAILS.
- MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO.57 AGGREGATE, GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.
- MANHOLE HAS BEEN DESIGNED FOR HS-25 LOADING. ACCORDING TO AASHTO LWB BRIDGE DESIGN SPECIFICATIONS.

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		PLATE

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SHA State Highway Administration

Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES 60" DIAMETER PRECAST MANHOLE FOR 27" TO 36" PIPES STANDARD NO. MD 384.03

ECCENTRICAL CONE REDUCER

FLATTOP REDUCER

FLAT SLAB TOP

SECTION A-A

SECTION B-B

SECTION VIEW

NOTES

- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 P.S.I.
- WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.15 IN²/FT AND A MAXIMUM SPACING OF 8" WITH 2" COVER FROM THE TOP OF BASE. THE BASE SHALL BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER THE MANUFACTURER'S DESIGN.
- BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.27 IN²/FT AND A MAXIMUM SPACING OF 8" WITH 2" COVER FROM THE TOP OF BASE. THE BASE SHALL BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER THE MANUFACTURER'S DESIGN.
- THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR OWN DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATER TIGHT USING (WHERE APPLICABLE) MORTAR, RUBBER O-RING GASKETS MEETING ASTM A 361 & C 445 OR FLEXIBLE PLASTIC GASKETS MEETING ASTM M 198, TYPE B.
- LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383-91 OR 383-92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
- WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO.3 BARS ARE REQUIRED AROUND OPENINGS.
- LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
- MIX NO.2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
- THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384-13 FOR DETAILS.
- MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO.57 AGGREGATE, GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.
- MANHOLE HAS BEEN DESIGNED FOR HS-25 LOADING. ACCORDING TO AASHTO LWB BRIDGE DESIGN SPECIFICATIONS.

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		PLATE

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SHA State Highway Administration

Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES 72" DIAMETER PRECAST MANHOLE FOR 42" & 48" PIPES STANDARD NO. MD 384.05

SECTION A-A

SECTION B-B

SECTION VIEW

GENERAL NOTES

- INLET SHALL BE CONSTRUCTED OF REINFORCED CONCRETE. SIZE, TYPE, AND DIRECTION OF INLET WILL VARY TO SUIT CONDITIONS.
- TOP 4" OF WALLS MAY BE BRICK MASONRY. ADDITIONAL BRICK MAY BE USED TO BRING THE GRATE TO GRADE. IF REQUIRED, SEE LATEST SPECIFICATIONS FOR INLETS.
- REINFORCEMENT REQUIRED ON OUTSIDE AS WELL AS ON INSIDE OF WALLS BELOW 7'-0" WHEN "A" IS GREATER THAN 7'-0". SPACING, SAME AS FOR INSIDE OF WALL.
- PLACE 1/2" EXPANSION MATERIAL OF SAME TYPE APPROVED FOR PAYMENT (SEE SECTION A-A).
- THE ENTIRE INLET EXCAVATION TO BE BACK FILLED WITH CLEAN COMPACTED NO. 57 STONE AGGREGATE COMPLETELY TO SURFACE.
- WEEP HOLES TO BE COVERED WITH STAINLESS STEEL OR GALVANIZED WIRE MESH.
- FOOTERS CAN BE 4" MIN. CONCRETE BUILT TO ALLOW FOR A 4" BRICK INVERT OR ALL CONCRETE.
- FLARE CURB CUTTER AT INLET AT 111 MEET FRONT OF FRAME. SEE PLAN VIEW.
- BRICK FOR CONSTRUCTION OF INLET MAY ONLY BE USED IF AUTHORIZED BY DEPT. OF PUBLIC WORKS.

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SHA State Highway Administration

CARROLL COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS STANDARD TYPE S INLET DOUBLE GRATE TANDEM STANDARD NO. MD 384.05

SECTION A-A

SECTION B-B

SECTION VIEW

GENERAL NOTES

- See specifications.
- Deformed steel bars - 4 bars (1/2")
- All exposed edges (x) or as directed.

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CARROLL COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS STANDARD TYPE S ENDWALL ROUND PIPE STANDARD NO. MD 384.05

WAREHAUS architects/engineers/designers

231 N. George St. | York, PA 17401 | 717.845.8383

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drawing set

CONCEPT SITE DEVELOPMENT PLAN

date 08/22/2023

project no. 2023.0102.00

project mgr. MS

drawn by SMS

revisions

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

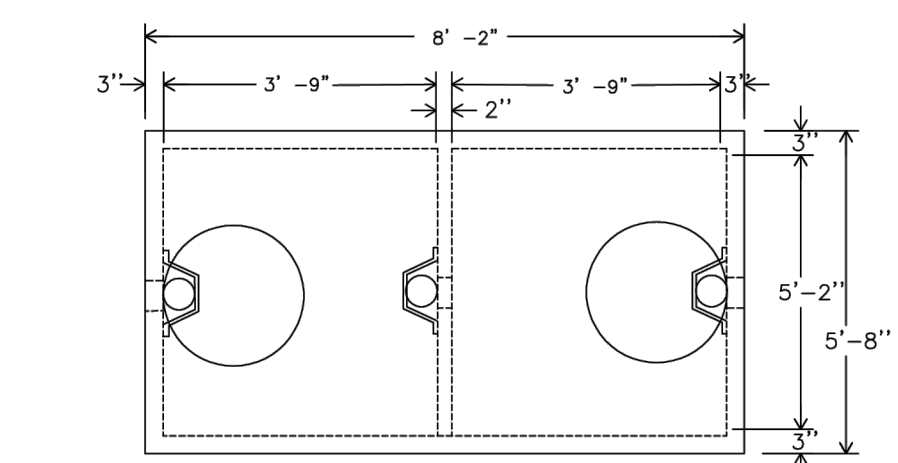
LOT OLD WESTMINSTER PIKE, FINKSBERG, MD 21048

FINKSBERG, CARROLL COUNTY

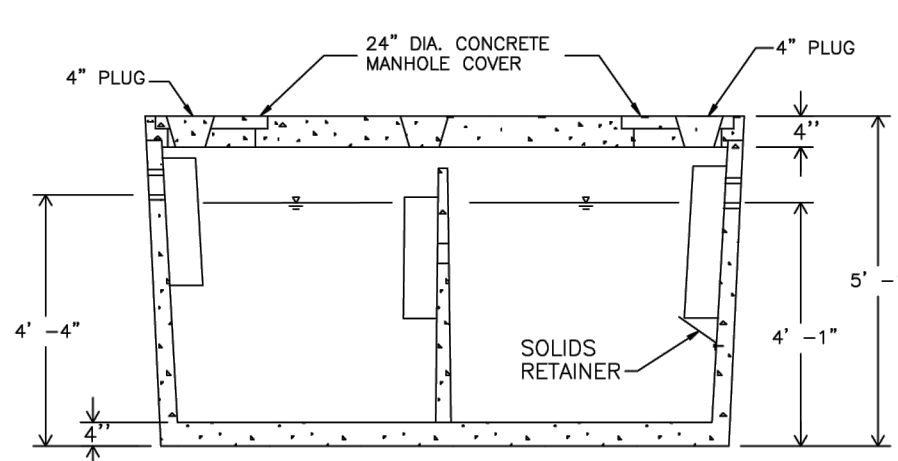
UTILITY DETAILS

sheet no.

SP-8

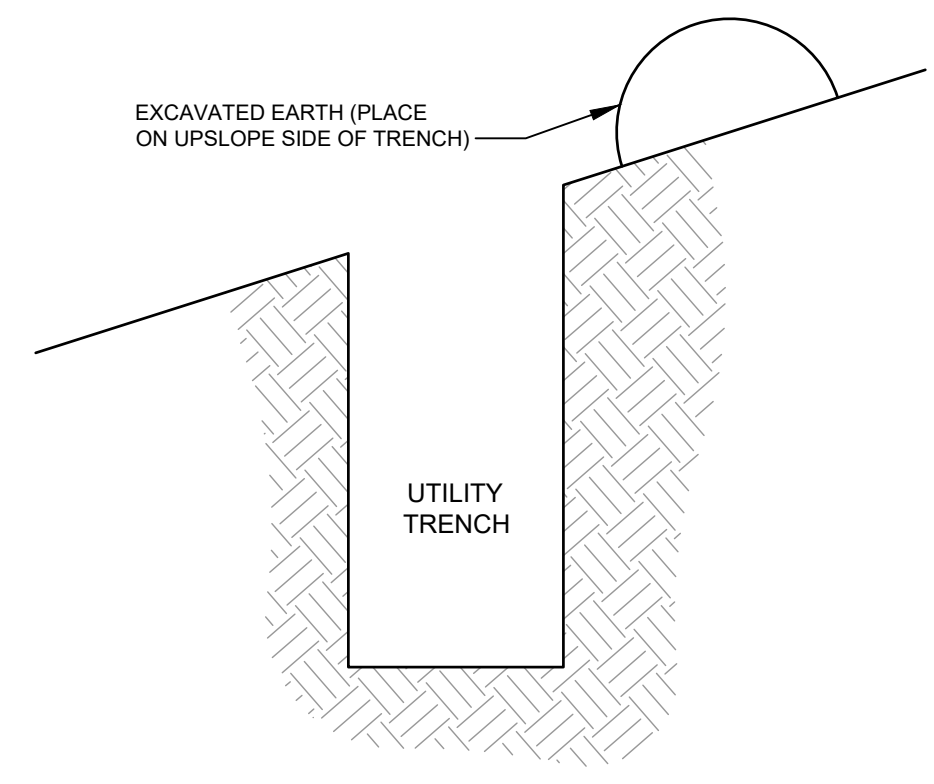


-PLAN-



-SECTION-

PRECAST 2 COMPARTMENT SEPTIC TANK
1000 GALLON CAPACITY DWG. ST 10-2

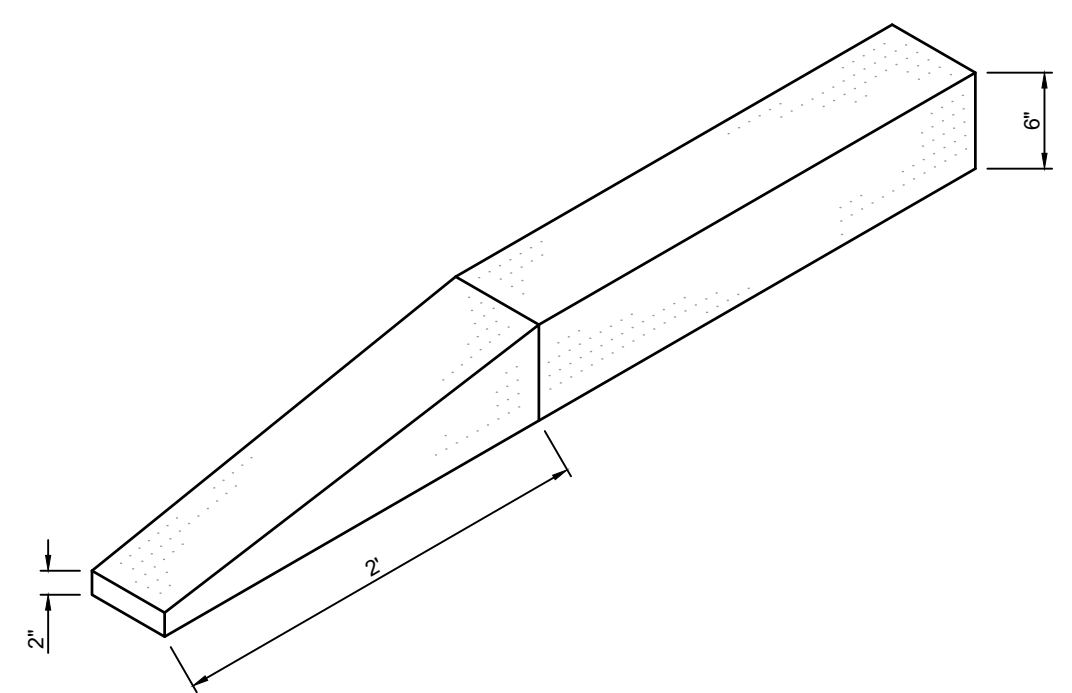


TRENCH SECTION

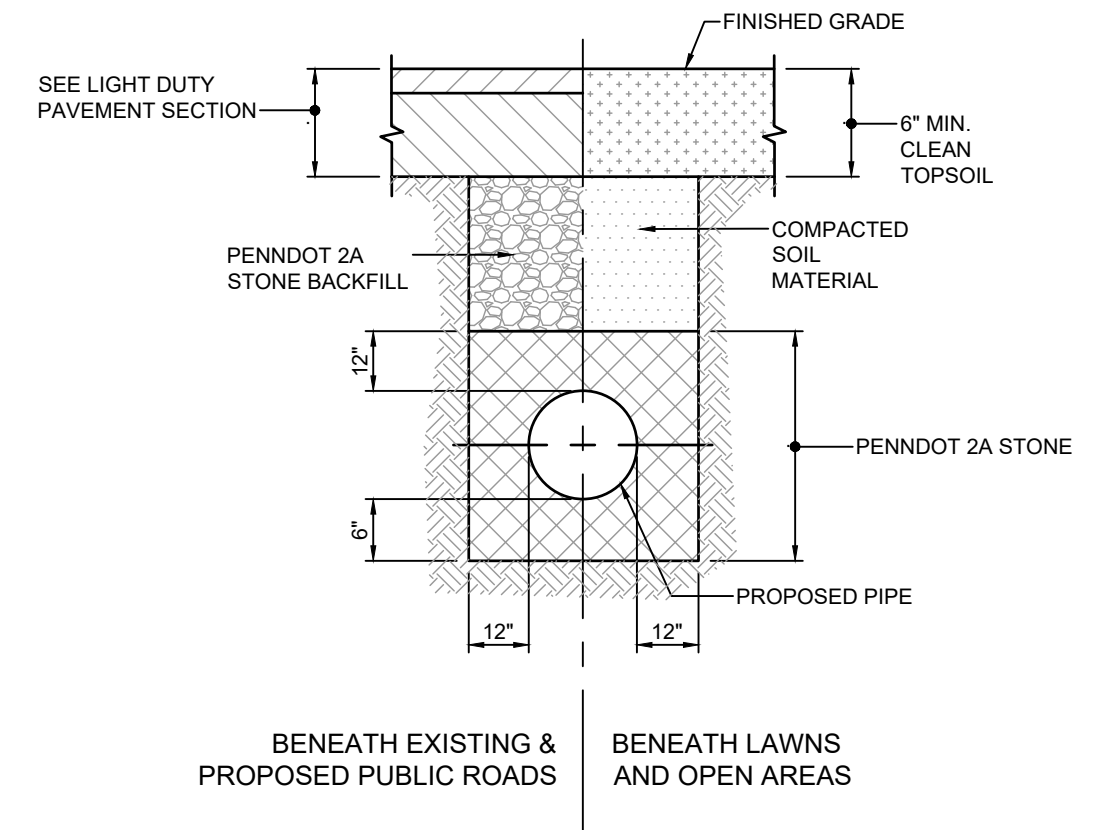
- TRENCH EXCAVATION NOTES
- LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FILTER BAG FOR REMOVAL OF SEDIMENT.
 - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
 - NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORK DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREA SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

UTILITY TRENCH DETAIL
NOT TO SCALE

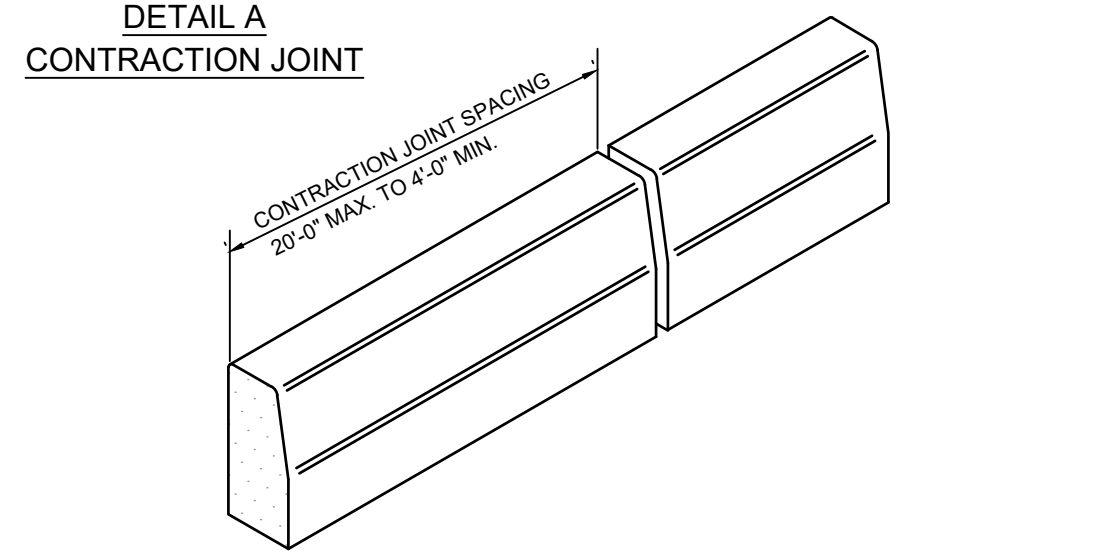
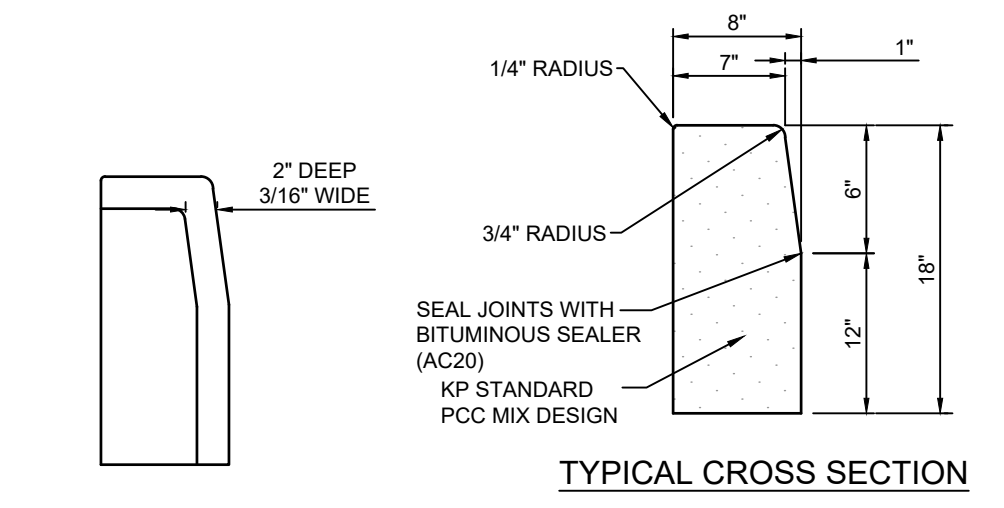
NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	STANDARD TYPE 'C' ENDWALL ROUND PIPE	1	EA	
2	REINFORCING STEEL BARS
3	CONCRETE



CURB END TREATMENT DETAIL - 6" REVEAL
NOT TO SCALE



(WITHIN PUBLIC RIGHT-OF-WAY)
TRENCH RESTORATION
ON EXISTING
PAVED SURFACES
NOT TO SCALE



PLAIN CEMENT CONCRETE CURB - 6" REVEAL
NOT TO SCALE

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CONCEPT SITE DEVELOPMENT PLAN

date **08/22/2023**

project no. **2023.0102.00**

project mgr. **MS**

drawn by **SMS**

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

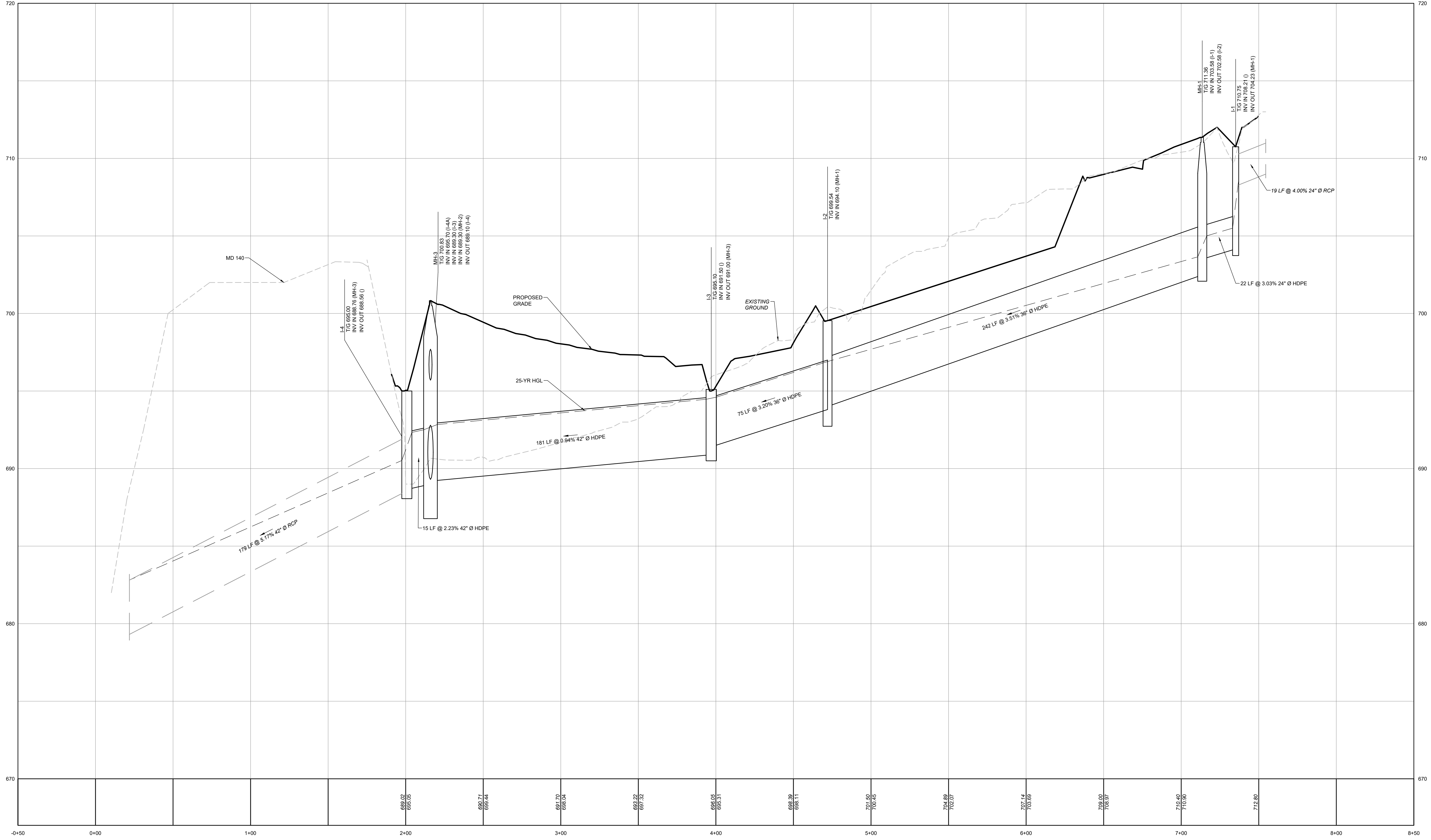
PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

UTILITY DETAILS

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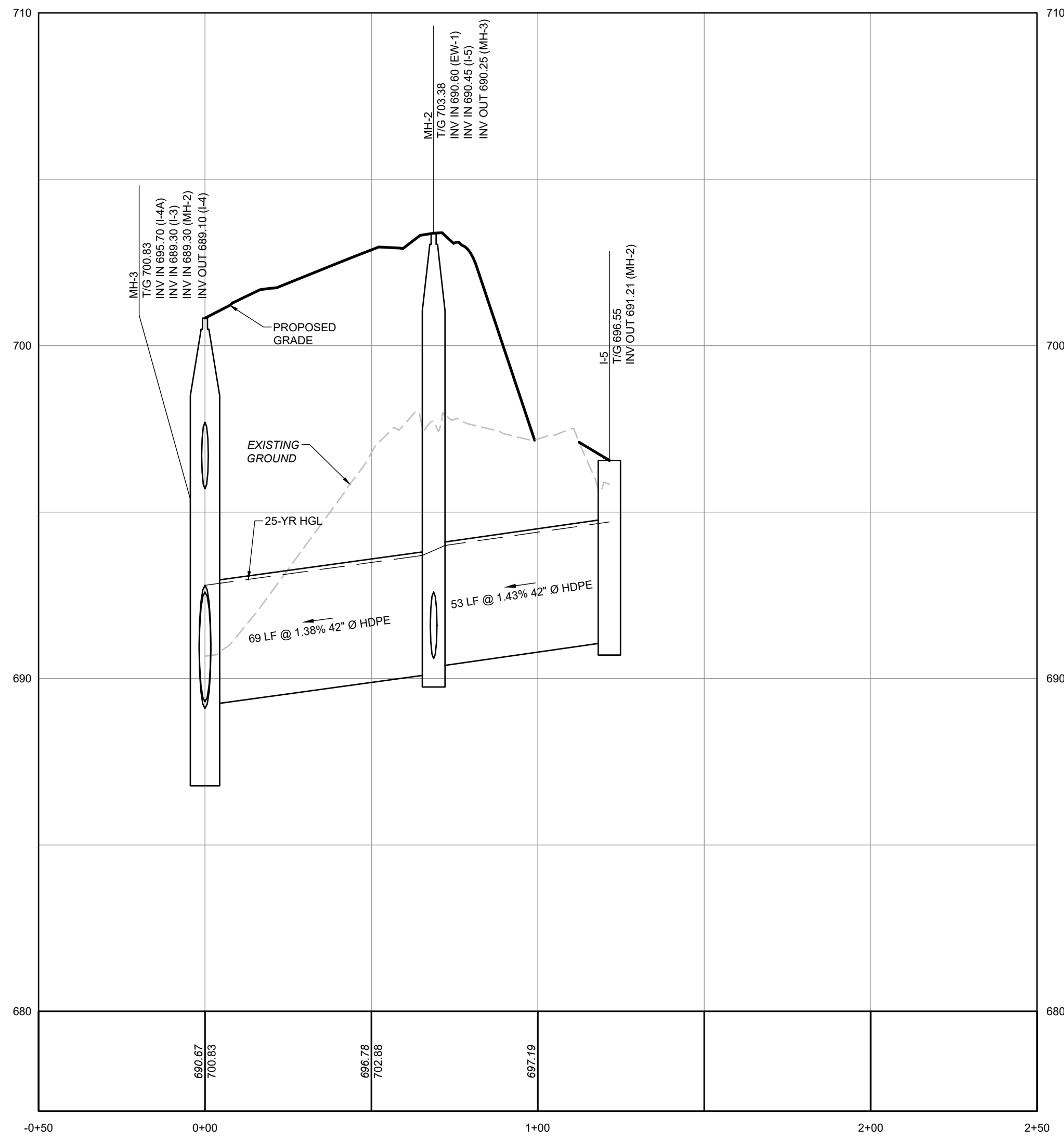


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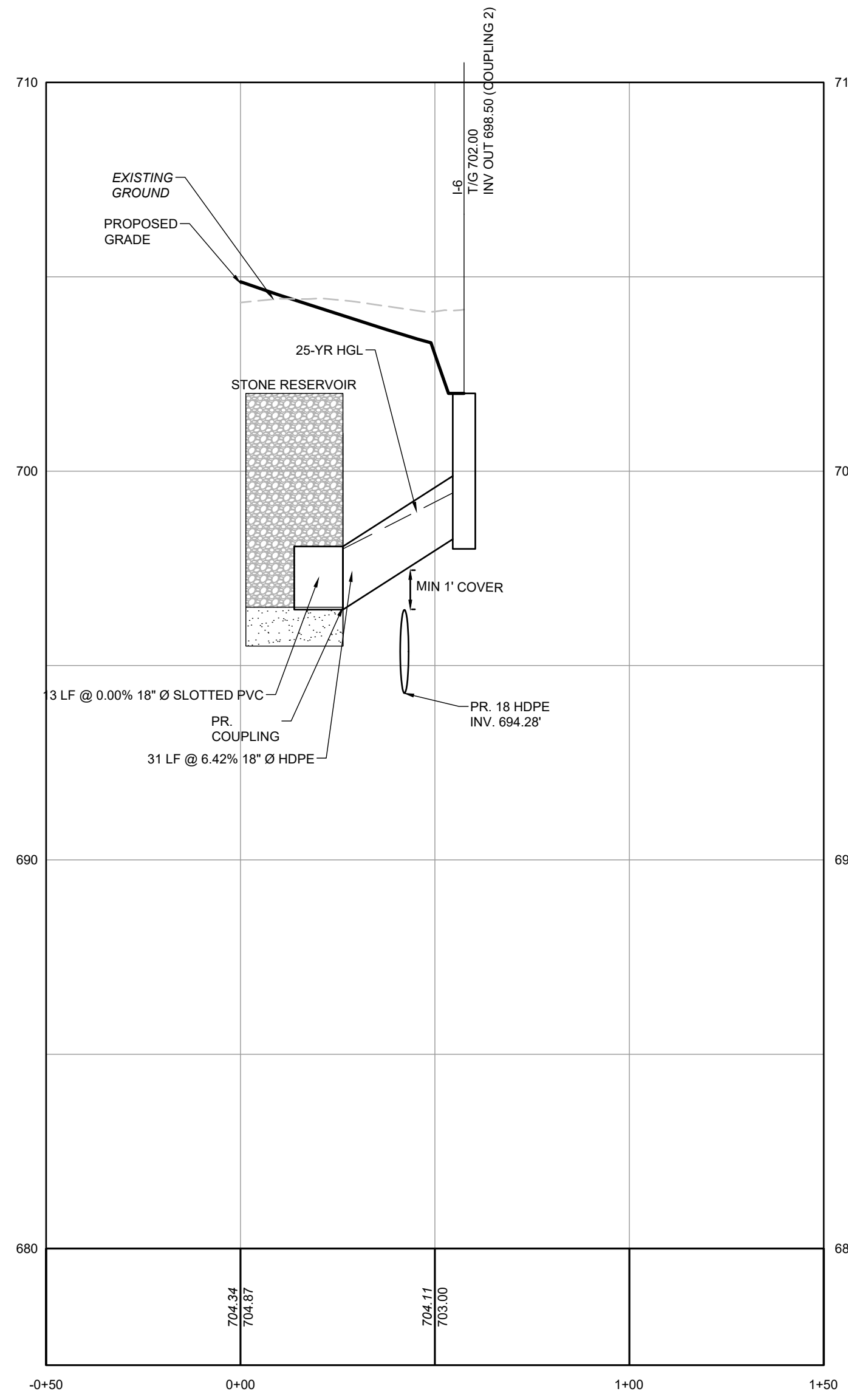
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3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY
drawing title
PROFILES



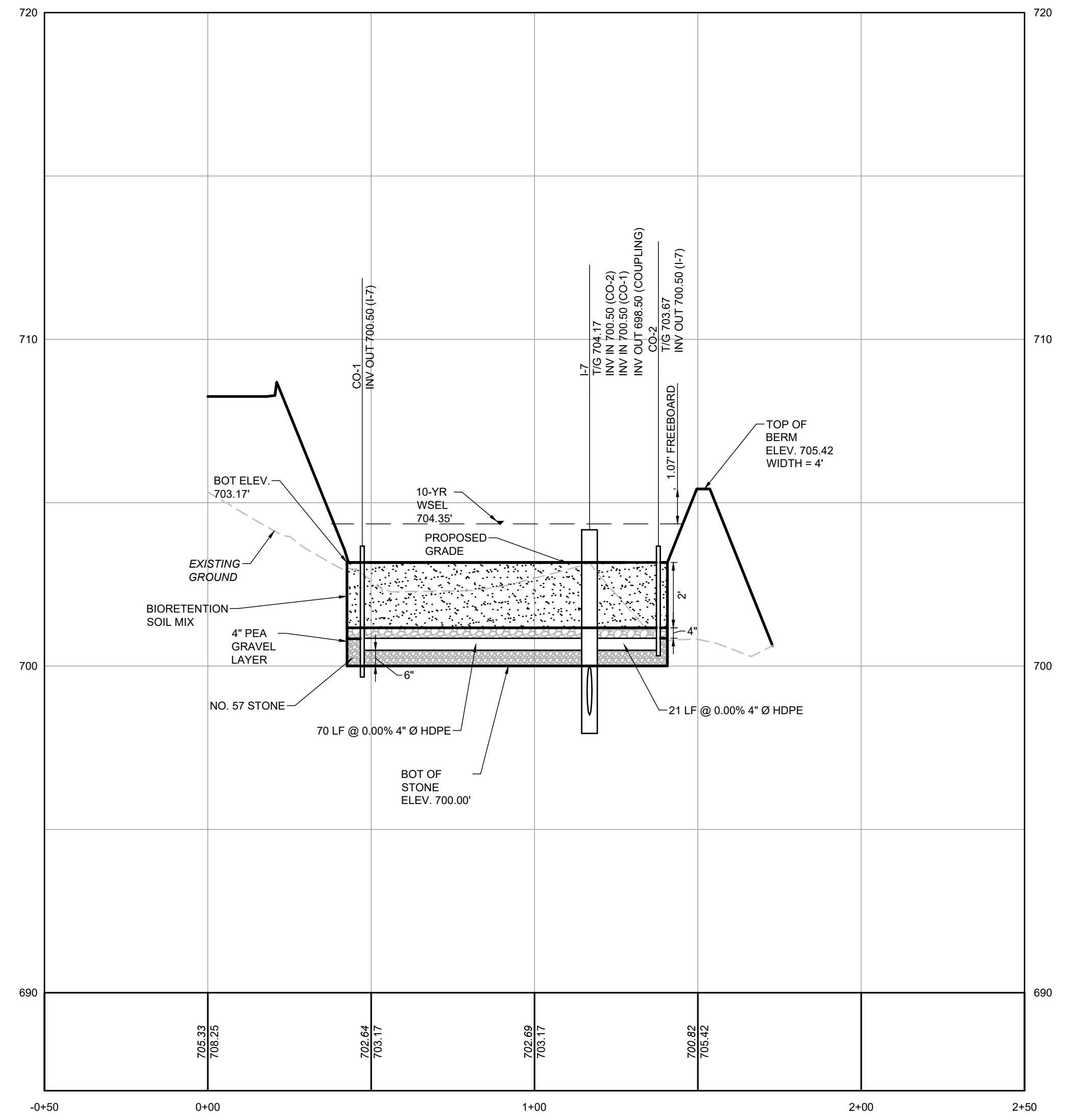
I-5 TO MH-3 PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'



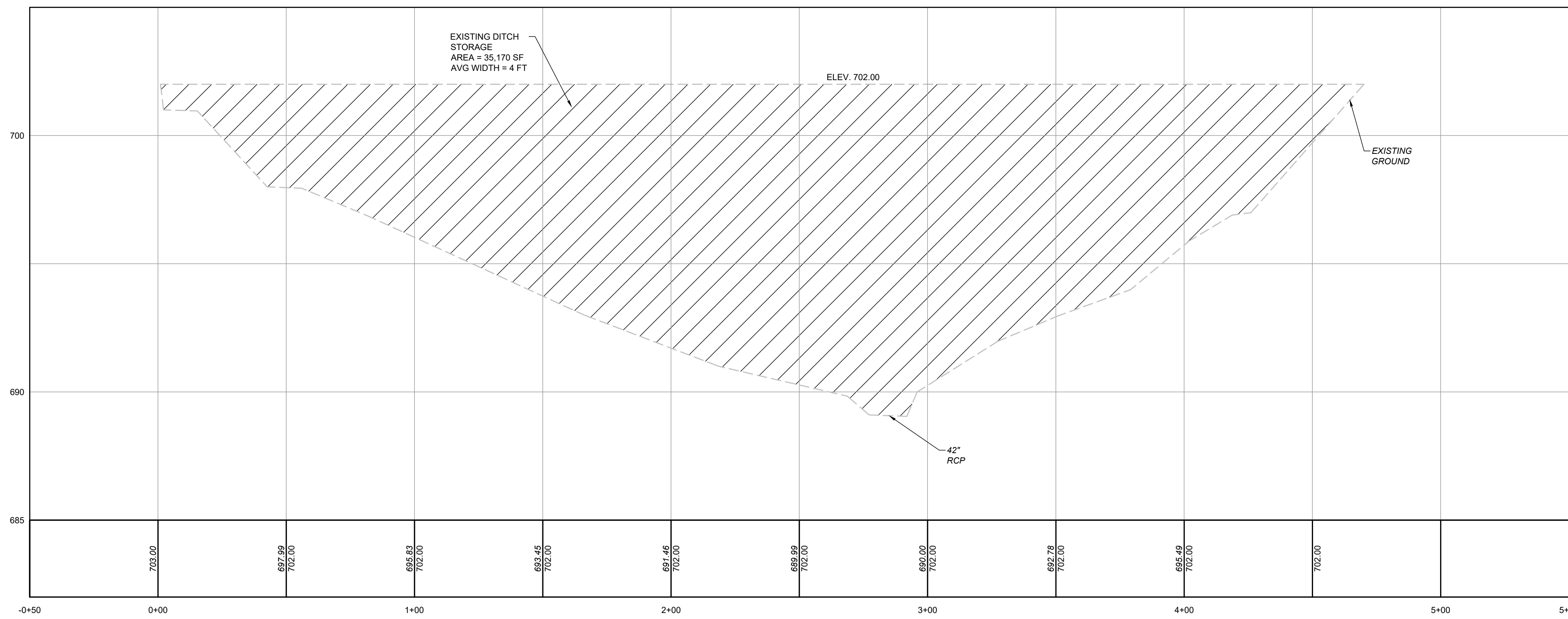
I-6 TO BASIN PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'



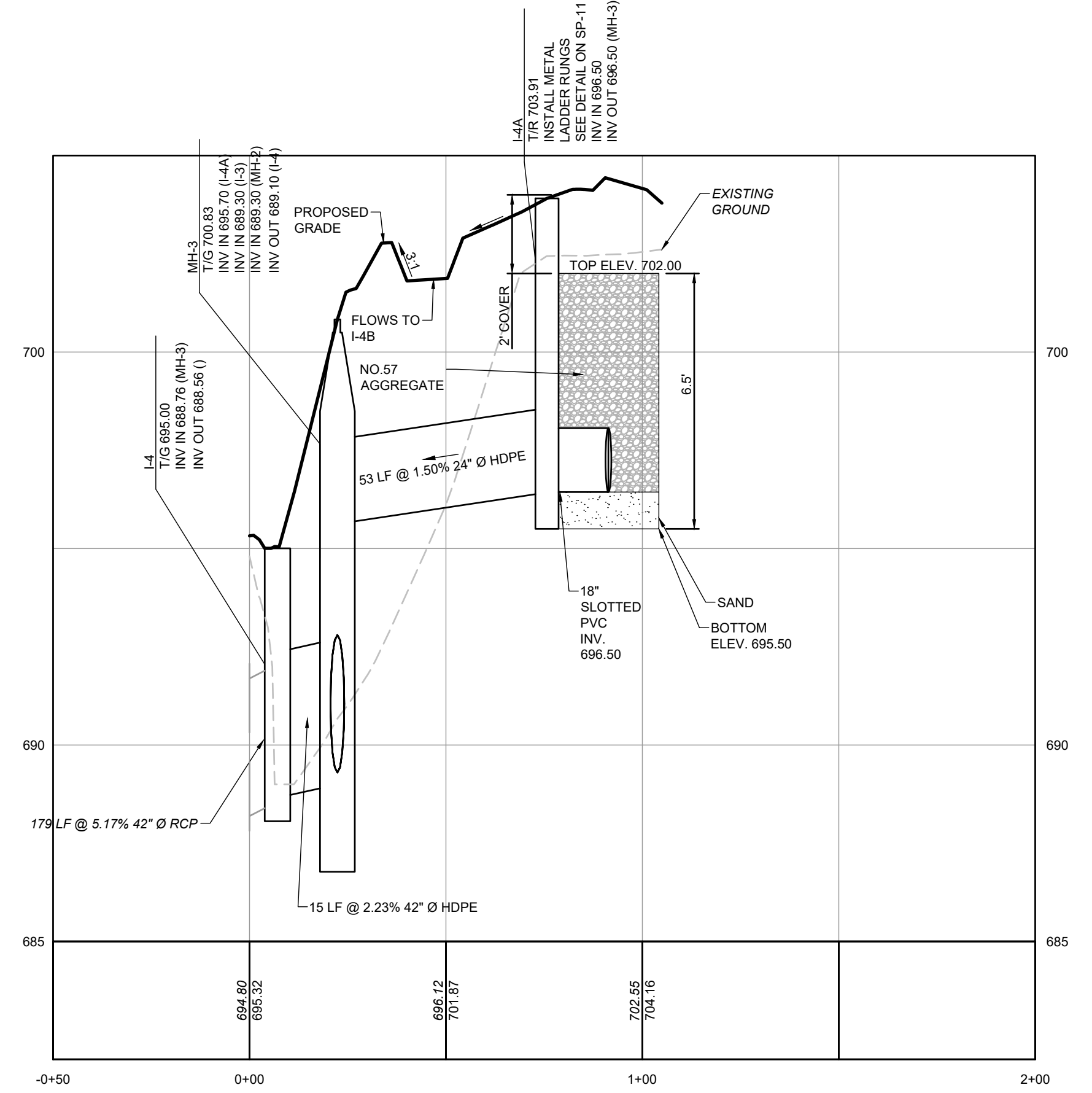
MICRO-BIORETENTION FACILITY PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'



EX. DITCH STORAGE PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'



RESERVOIR TO I-4 PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'

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CONCEPT SITE DEVELOPMENT PLAN

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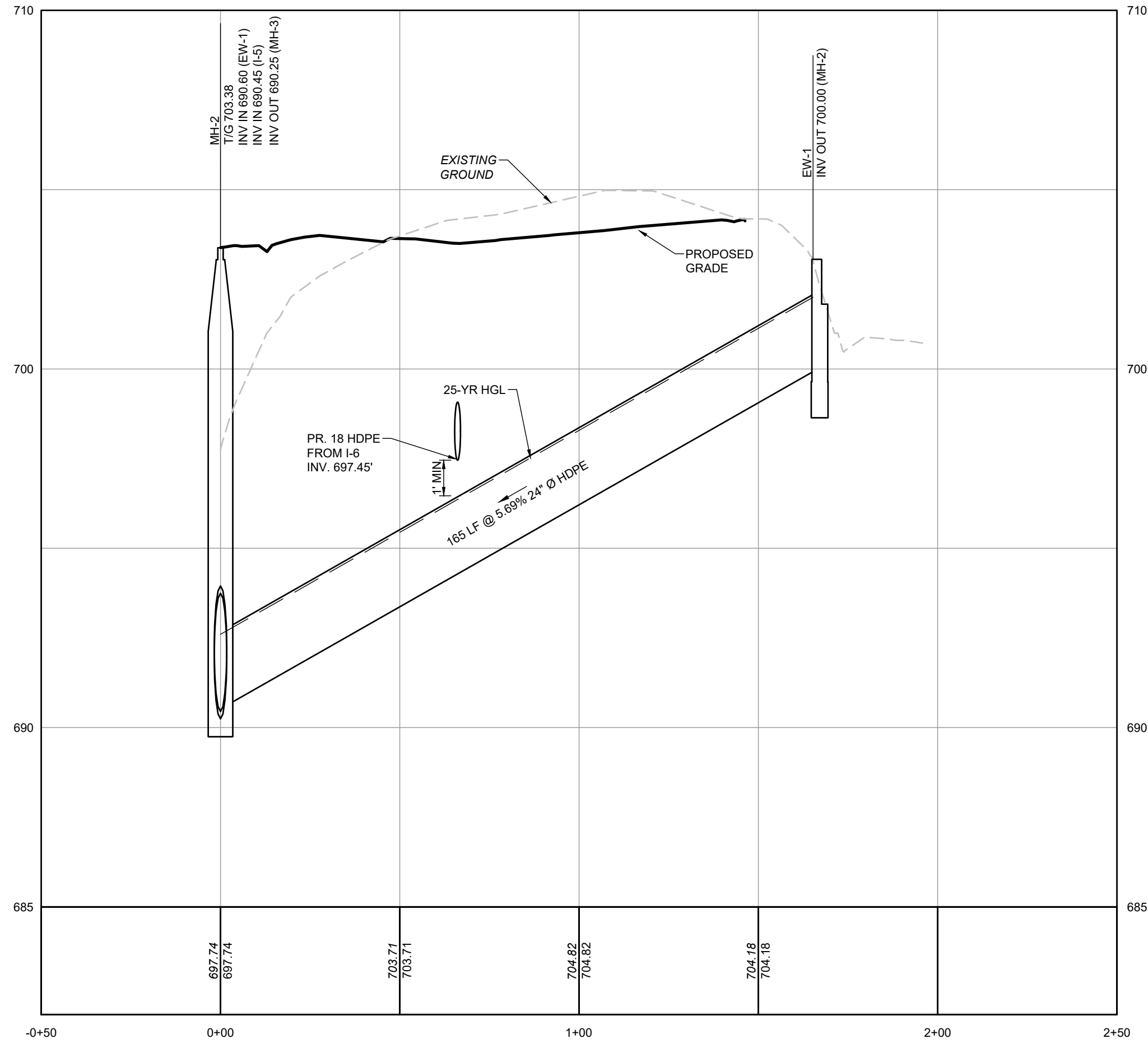
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3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

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FINKSBURG, CARROLL COUNTY
drawing title
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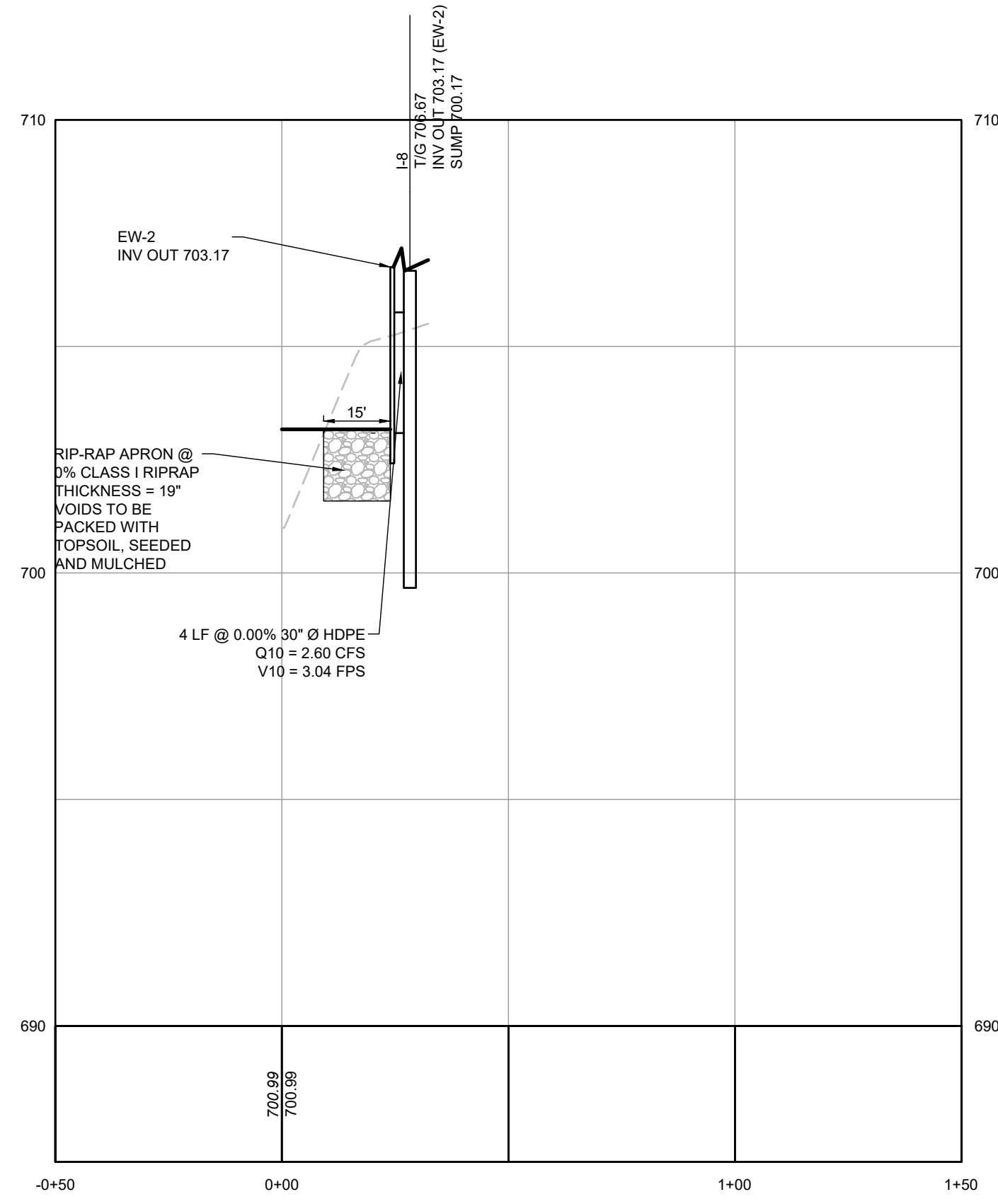
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SP-10



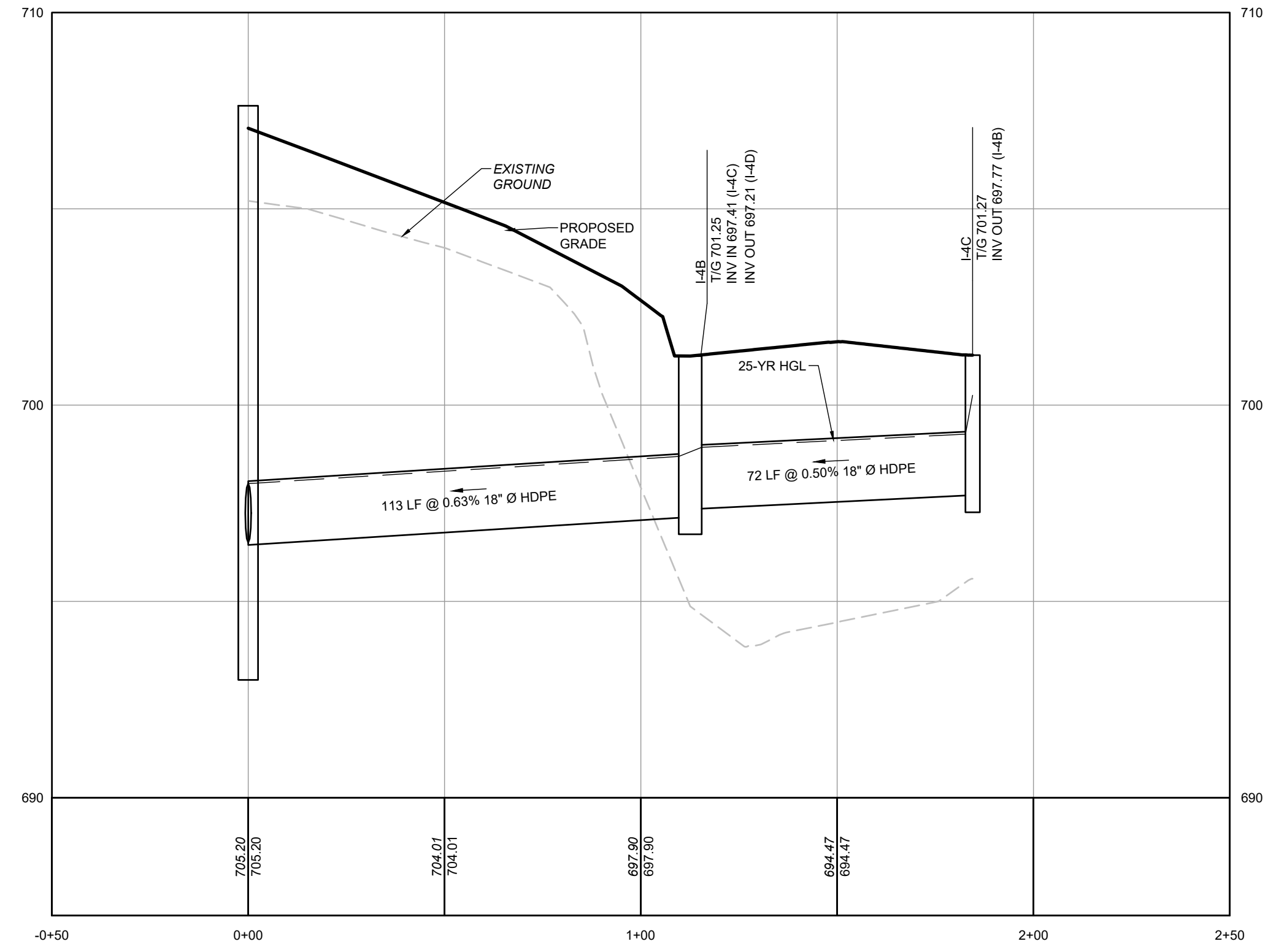
EW-1 TO MH-2 PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'



I-8 TO EW-2 PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'



I-4C TO RESERVOIR PROFILE

H SCALE: 1"=30'
V SCALE: 1"=3'

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CONCEPT SITE DEVELOPMENT PLAN

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project no.: 2023.0102.00

project mgr.: MS

drawn by: SMS

revisions

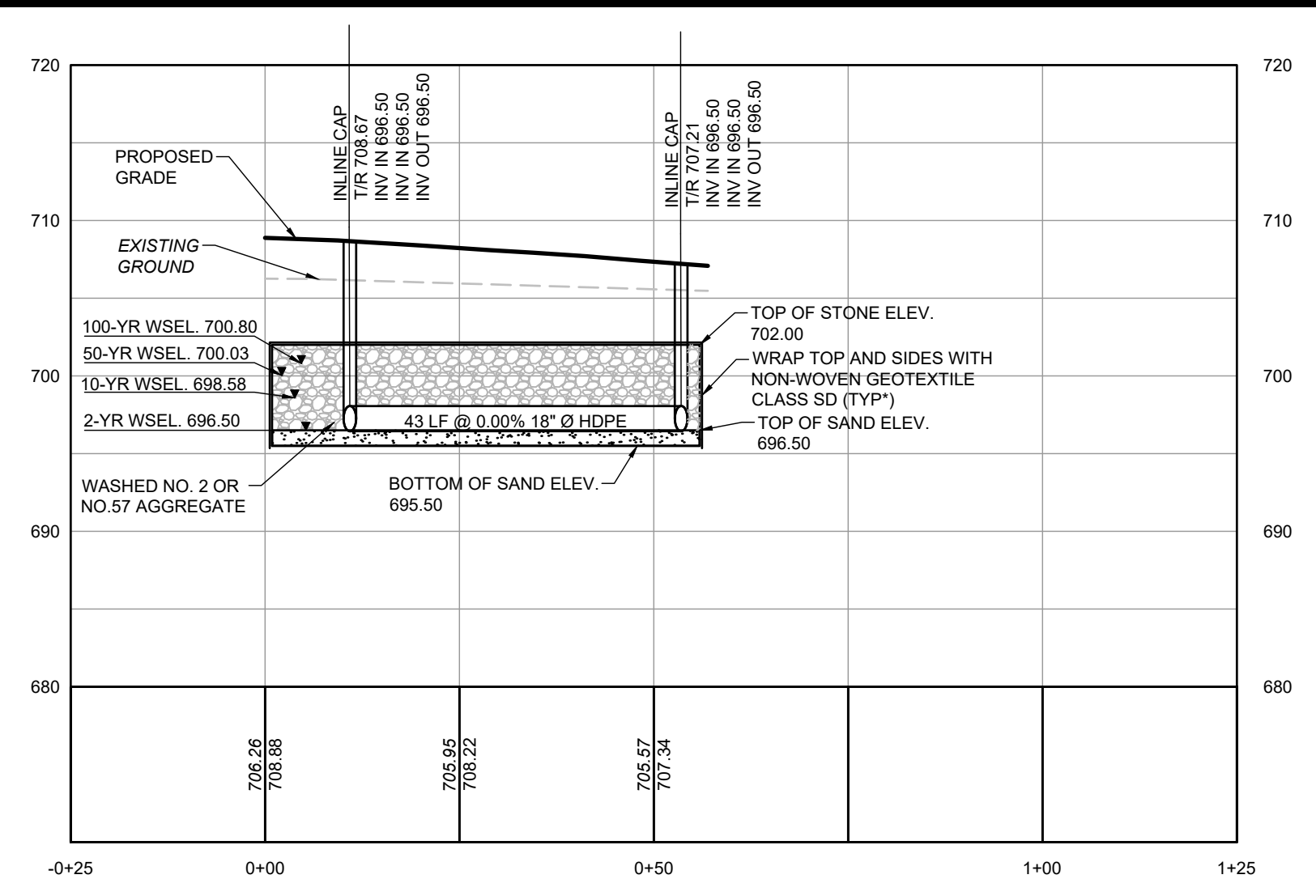
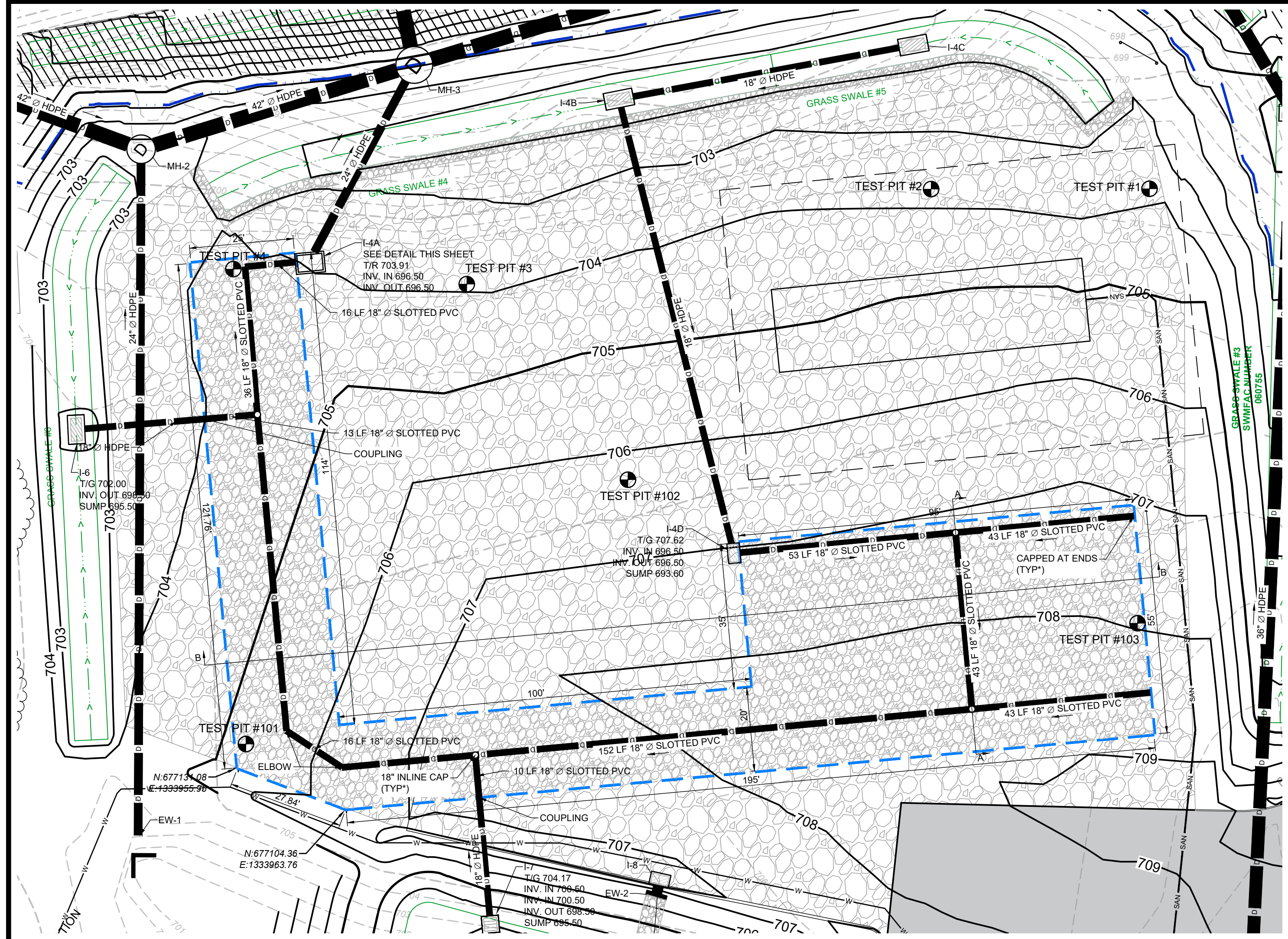
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PINE CREEK STRUCTURES

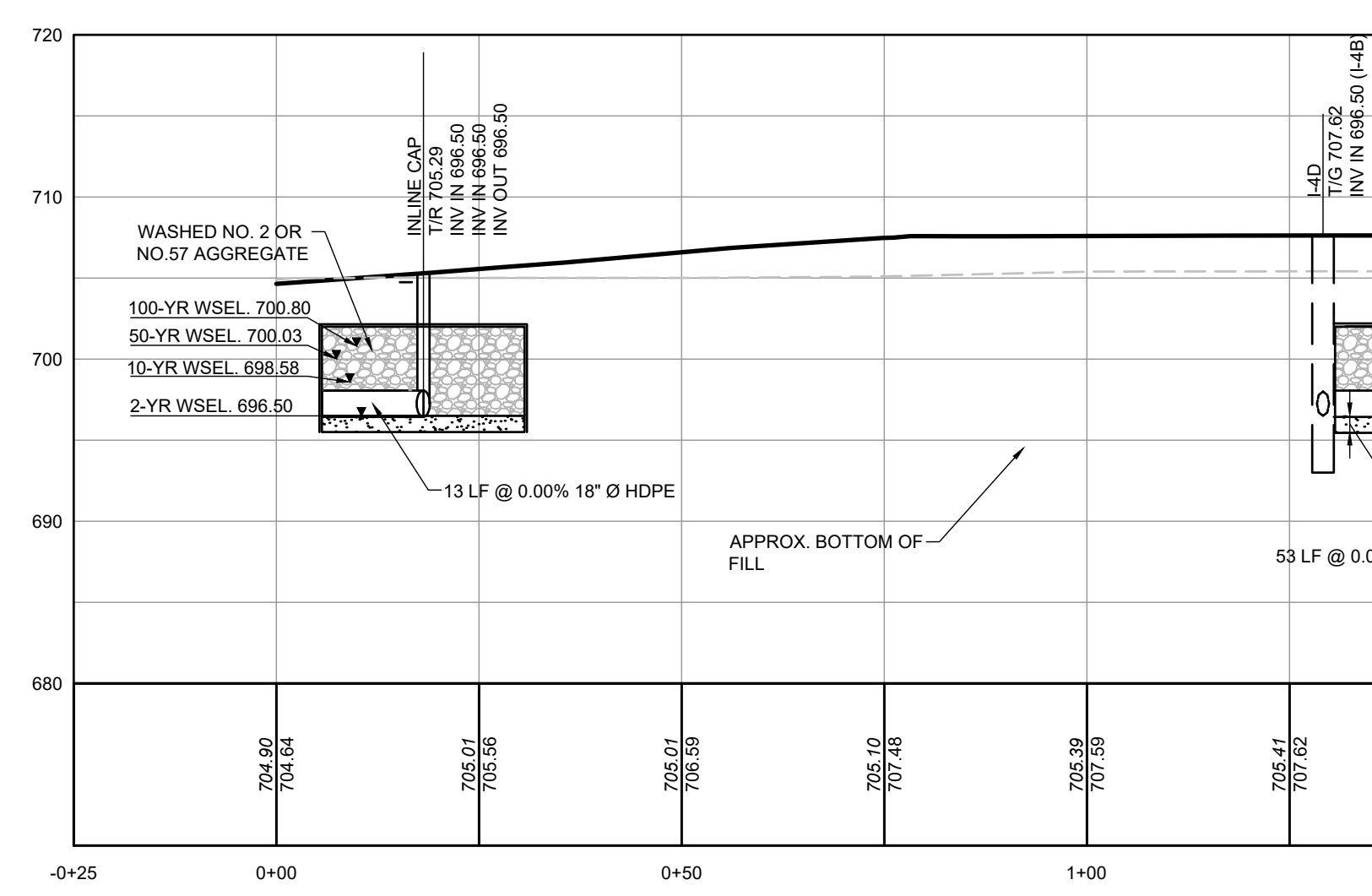
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY
drawing title
PROFILES

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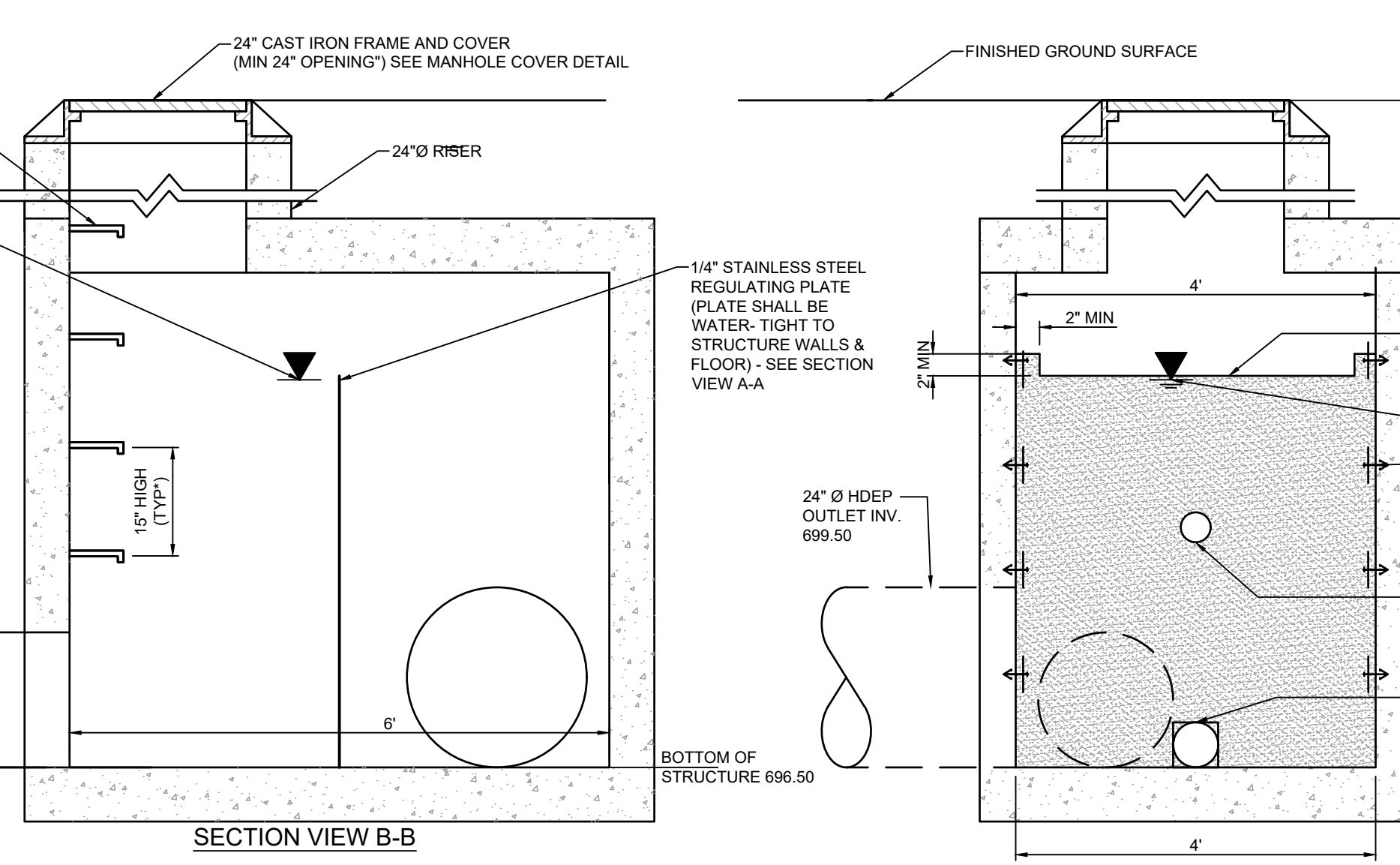
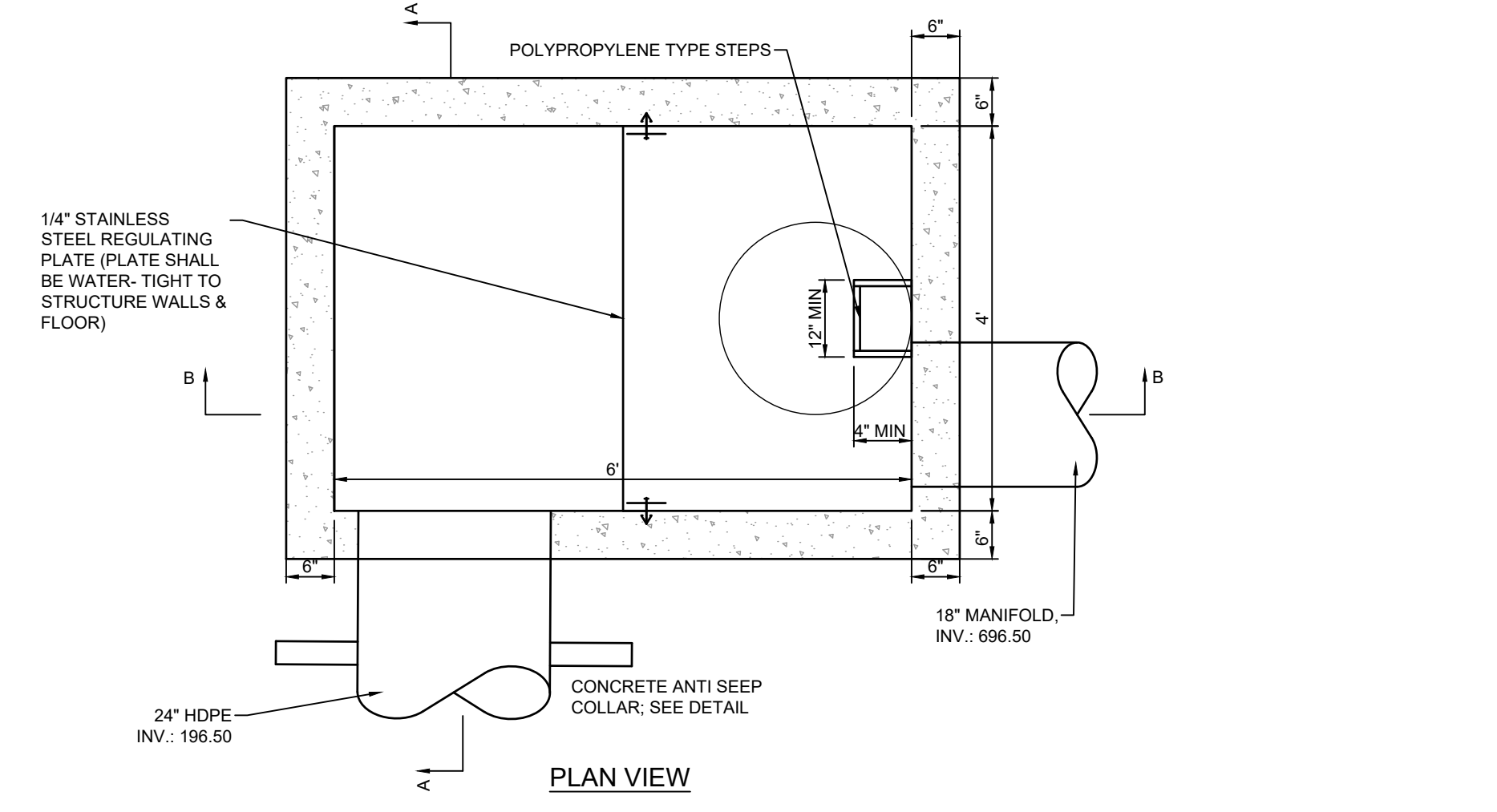
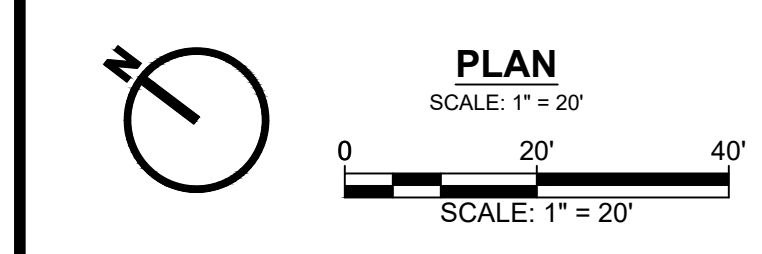
SP-10A



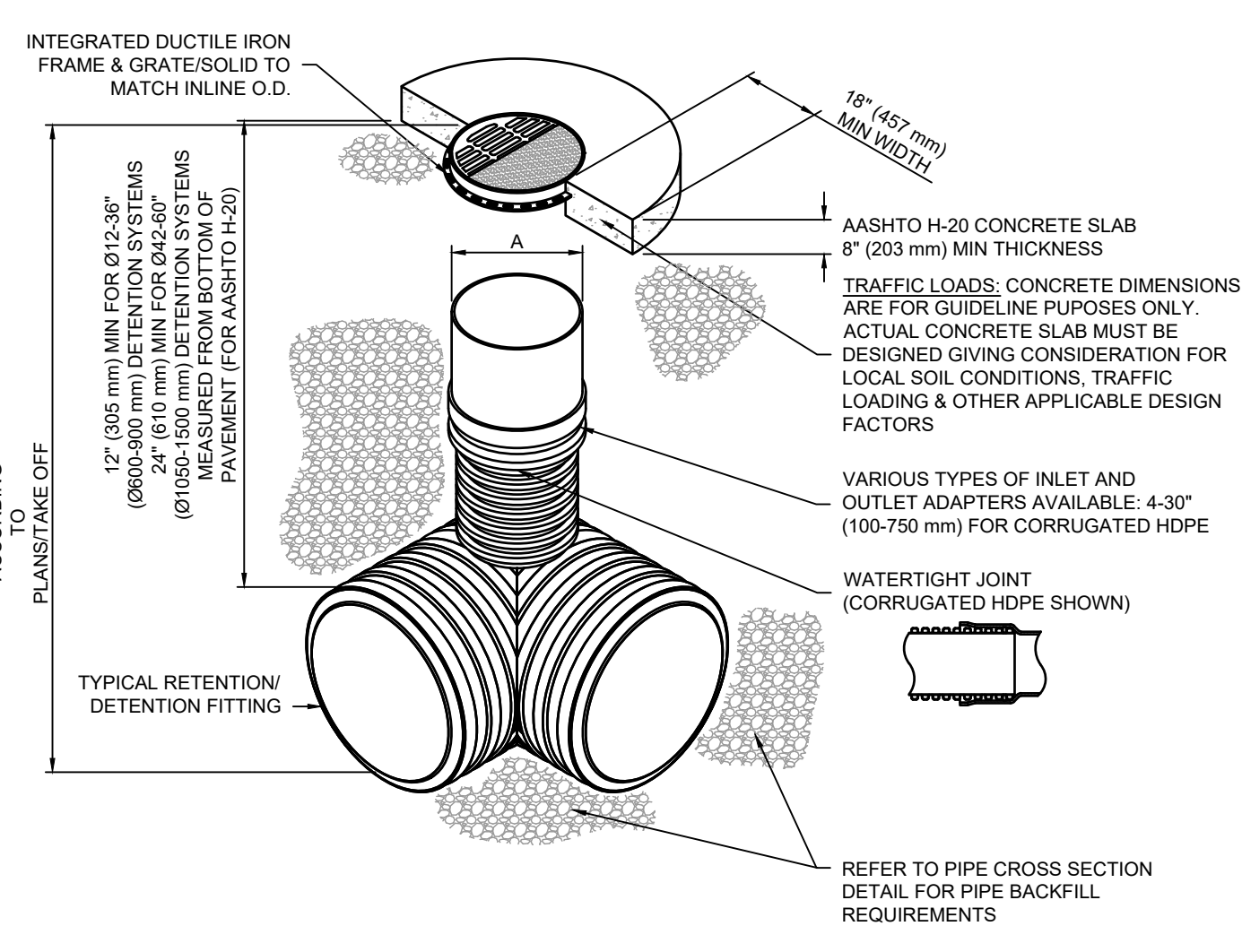
SECTION A-A PROFILE
H SCALE: 1" = 20'
V SCALE: 1" = 10'



SECTION B-B PROFILE
H SCALE: 1" = 20'
V SCALE: 1" = 10'



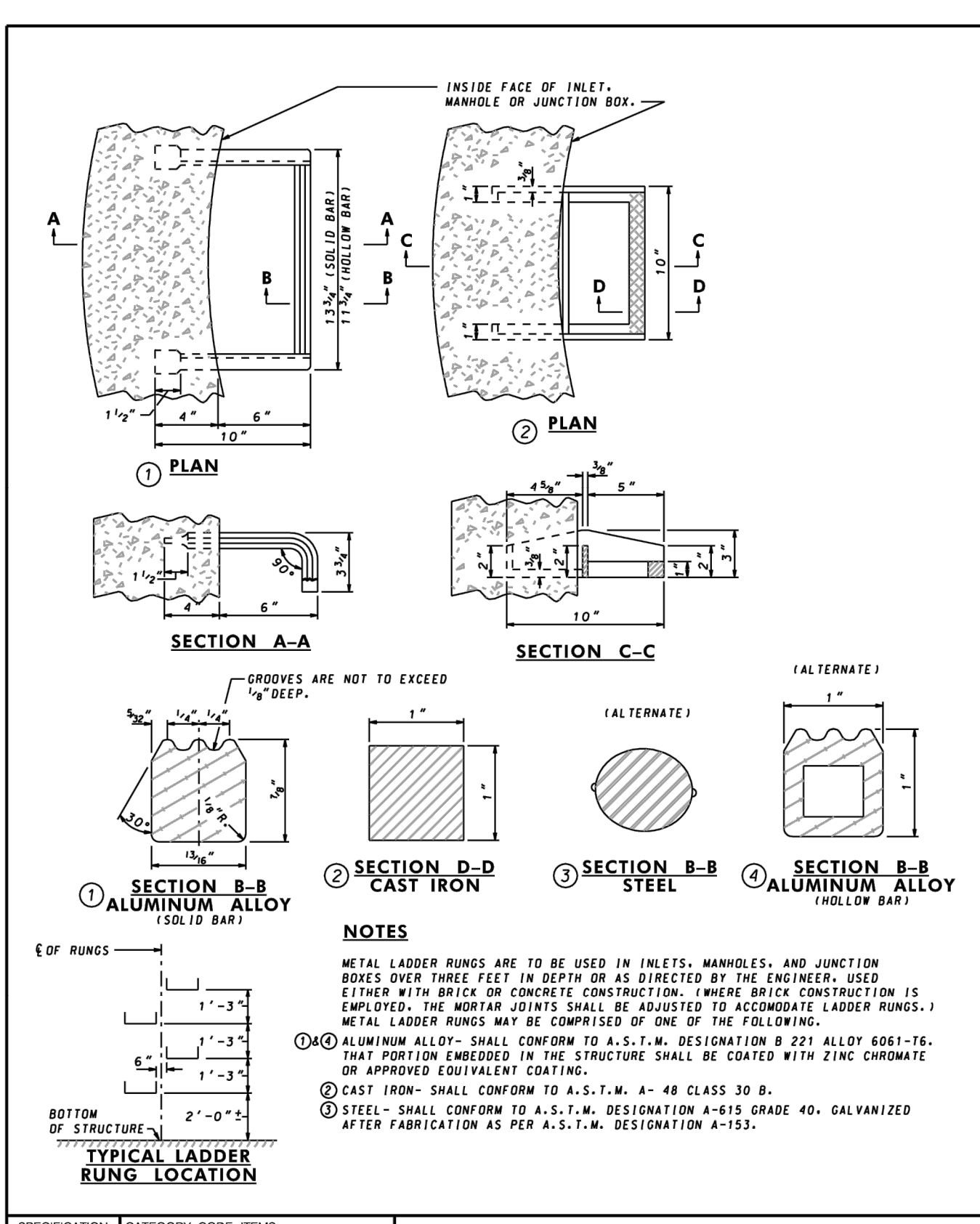
OUTLET STRUCTURE (I-4A) DETAIL
UNDERGROUND STONE RESERVOIR DETAILS
NOT TO SCALE



- NOTES**
- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 - 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D312 FOR CORRUGATED HDPE
 - HDPE ADS & HANICOR DUAL WALL & SDR 35 PVC
 - FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYOPLAST-US.COM
 - TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8"	2708AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10"	2710AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12"	2712AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15"	2715AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18"	2718AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24"	2724AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30"	2730AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

NYOPLAST INLINE DRAIN
NOT TO SCALE



NOTES

- METAL LADDER RUNGS ARE TO BE USED IN INLETS, MANHOLES, AND JUNCTION BOXES OVER THREE FEET IN DEPTH OR AS DIRECTED BY THE ENGINEER. USED EITHER WITH BRICK OR CONCRETE CONSTRUCTION; WHERE BRICK CONSTRUCTION IS EMPLOYED, THE JOINTS SHALL BE ADJUSTED TO ACCOMMODATE LADDER RUNGS. METAL LADDER RUNGS MAY BE COMPOSED OF ONE OF THE FOLLOWING:
- ALUMINUM ALLOY- SHALL CONFORM TO A.S.T.M. DESIGNATION B 221 ALLOY 6061-T6. THAT PORTION EMBEDDED IN THE STRUCTURE SHALL BE COATED WITH ZINC CHROMATE OR APPROVED EQUIVALENT COATING.
- CAST IRON- SHALL CONFORM TO A.S.T.M. A-48 CLASS 30 B.
- STEEL- SHALL CONFORM TO A.S.T.M. DESIGNATION A-615 GRADE 40. GALVANIZED AFTER FABRICATION AS PER A.S.T.M. DESIGNATION A-152.

STATE HIGHWAY

APPROVED: *[Signature]*
DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL: *[Signature]*
APPROVAL: *[Signature]*
APPROVAL: *[Signature]*
APPROVAL: *[Signature]*

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD METAL LADDER RUNGS
MISCELLANEOUS STRUCTURES
STANDARD NO. MD 383.91

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CONCEPT SITE DEVELOPMENT PLAN

date: 08/22/2023

project no.: 2023.0102.00

project mgr.: MS

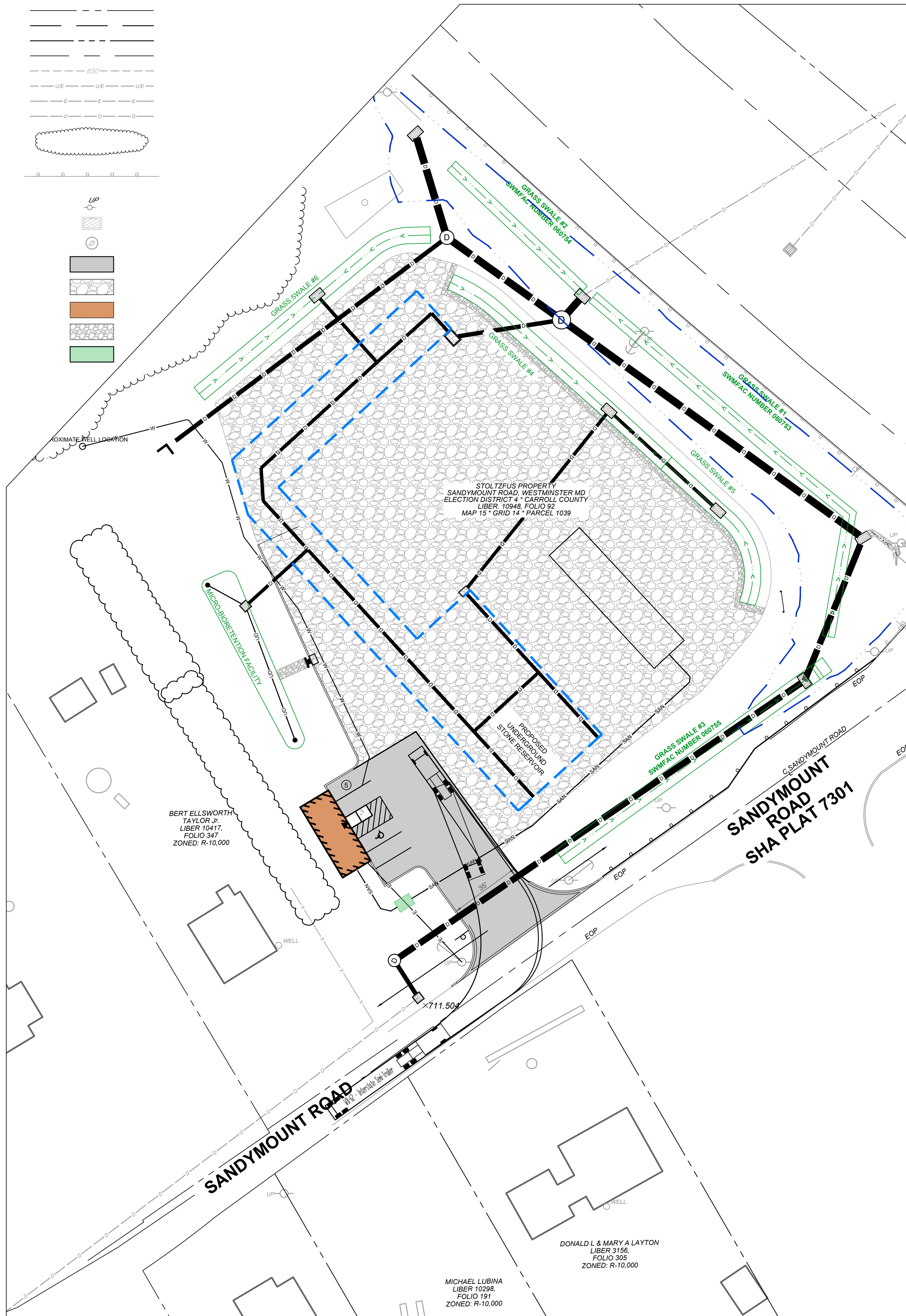
drawn by: SMS

revisions

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED LIGHT DUTY PAVEMENT
- GRAVEL SURFACE
- BUILDING
- CLASS I RIPRAP
- PROPOSED 1000 GAL SEPTIC TANK



LEFT FROM SANDYMOUNT

SCALE: 1" = 30'

 SCALE: 1" = 30'



RIGHT FROM SANDYMOUNT

SCALE: 1" = 30'

 SCALE: 1" = 30'

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PINE CREEK STRUCTURES
 LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
 FINKSBURG, CARROLL COUNTY
 drawing title: WB-67 TRAILER TRUCK TURNING TEMPLATE

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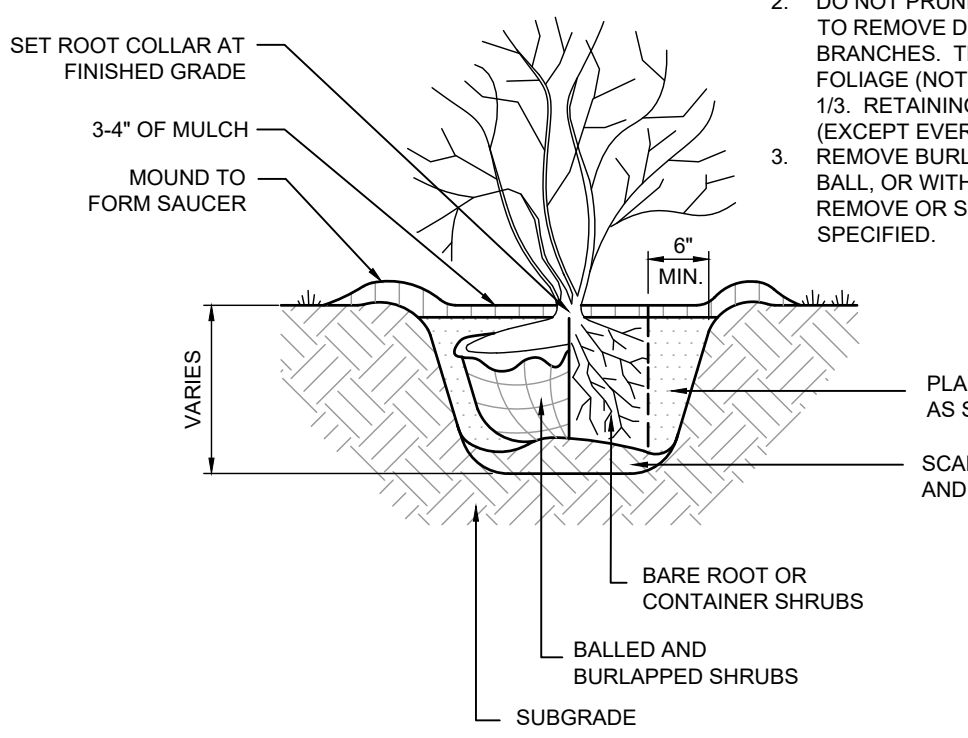
LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- SLOPES > 25%
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED WELL
- TEST PIT LOCATION
- LIMIT OF DISTURBANCE
- PROPOSED LIGHT DUTY PAVEMENT
- GRAVEL SURFACE
- BUILDING
- CLASS I RIPRAP
- PROPOSED 1000 GAL SEPTIC TANK

LANDSCAPING GENERAL NOTES:

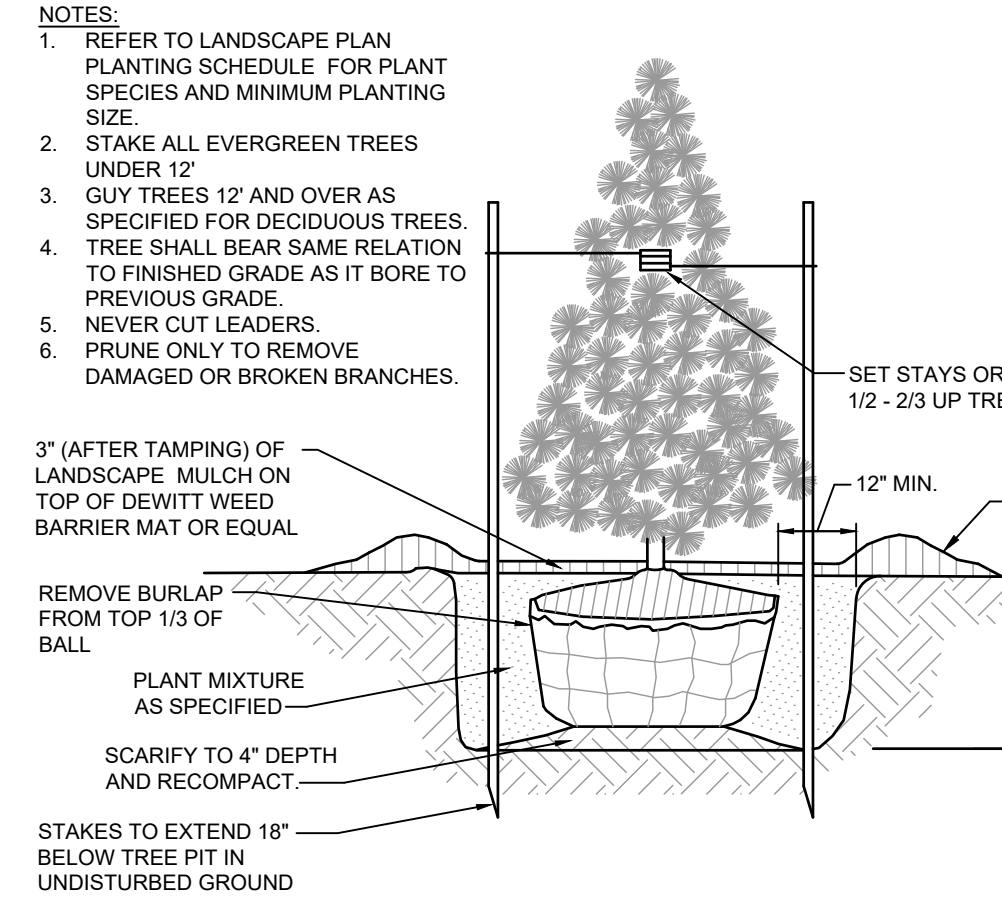
- LANDSCAPE PLAN SHALL INCLUDE FURNISHING AND PLANT MATERIALS SHOWN ON THE LANDSCAPE SCHEDULE AND COMPLY WITH THE LANDSCAPING NOTES AND PLANTING DETAILS.
- ALL LANDSCAPING AS SHOWN HEREON SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1-1990. PLANT SIZES AND CONTAINER SIZES SHOWN ARE MINIMUM.
- THREE (3) INCHES TOPSOIL ON ALL DISTURBED AREAS TO BE LANDSCAPED, SEEDED OR SODDED IS REQUIRED.
- ALL PLANT MATERIALS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS, AND SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
- CONTRACTOR SHALL LABEL AT LEAST 1 PLANT OF EACH VARIETY WITH A SECURED ATTACHED TAG BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONFIRM PLANT TYPE.
- SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL OF THE OWNER AND A SATISFACTORY REVIEW BY THE COUNTY THAT THE PROPOSED PLANTINGS CONFORM TO THE COUNTY'S STANDARDS.
- LANDSCAPING CONTRACTOR TO WARRANT LANDSCAPE PLANTS FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANT MATERIALS. SUBSTANTIAL COMPLETION DATE SHALL BE DETERMINED BY THE OWNER.
- CONTRACTOR TO WARRANT ALL PLANTS AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AS DETERMINED BY THE OWNER OR OWNERS AGENT.
- CONTRACTOR TO REMOVE AND REPLACE DEAD PLANTING IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- ANY PLANT MATERIAL THAT DOES NOT LIVE SHALL BE REPLACED WITHIN ONE (1) YEAR.
- ANY PLANTS GROWTH SHALL NOT INTERFERE WITH THE STREET CARTWAY, SIDEWALK, SIGNAGE, EASEMENTS, CLEAR SITE TRIANGLES OR ABOVE-GROUND OR BELOW-GROUND UTILITY LINES. WITHIN ANY CLEAR SIGHT TRIANGLE, TYPICAL BRANCHING SHALL NOT BE WITHIN 10 FEET OF GROUND LEVEL AFTER 10 YEARS OF GROWTH.

SHRUB PLANTING - SINGLE



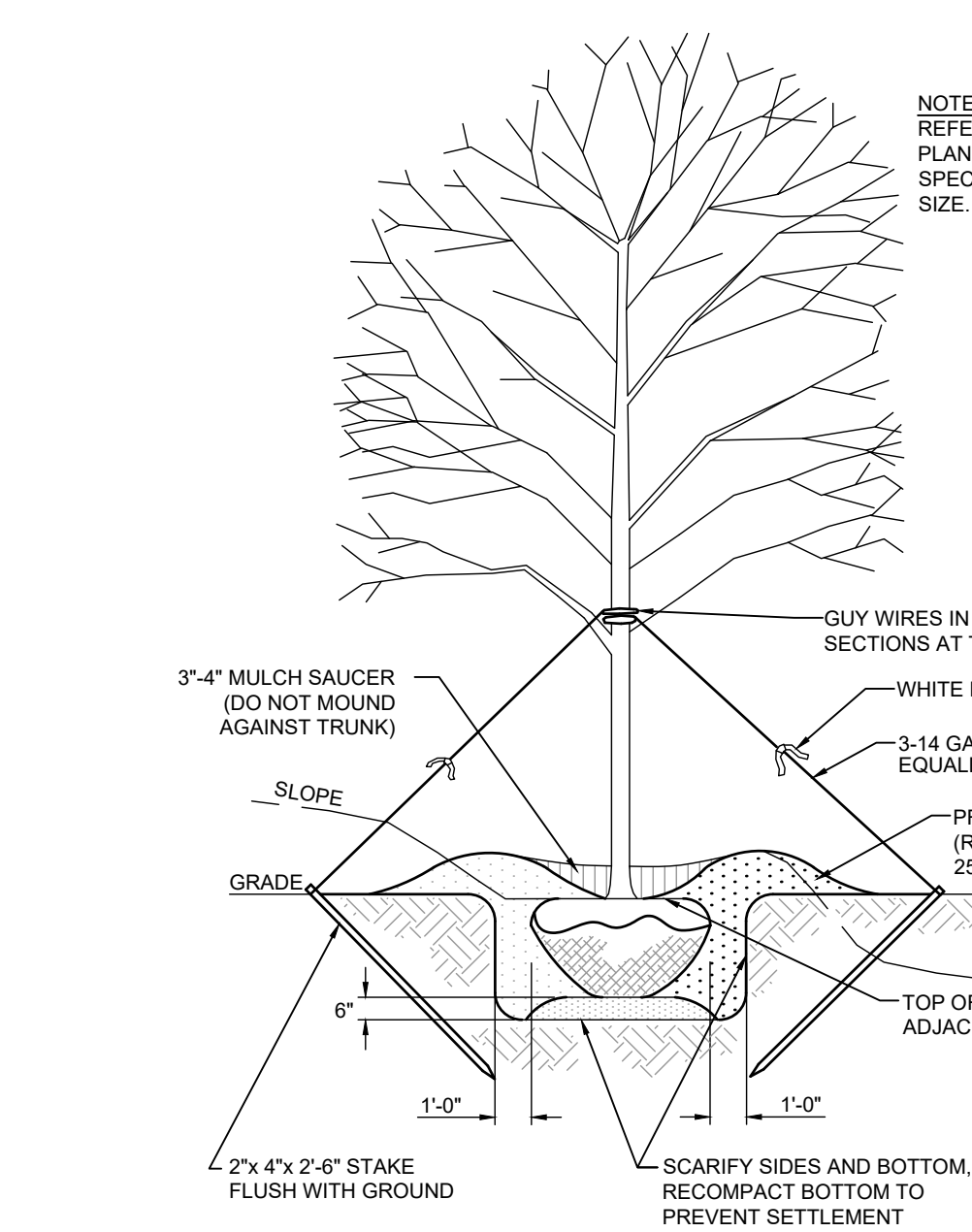
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EVERGREEN TREE PLANTING

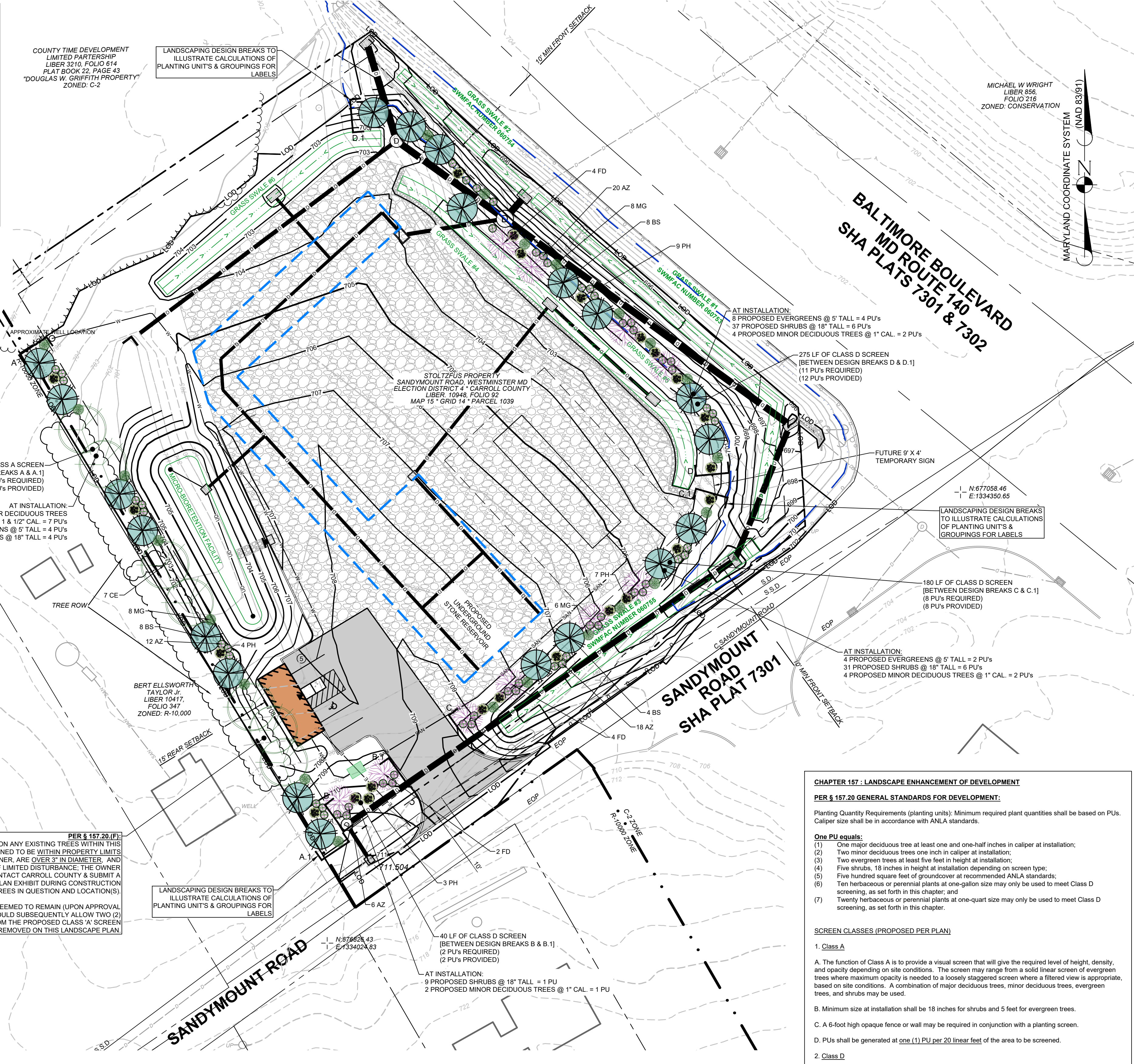


NOT TO SCALE

TREE PLANTING DETAIL



NOT TO SCALE



PLANTING SCHEDULE / LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	QUANTITY
PH	HYDRANGEA PANICULATA 'LIMELIGHT'	'LIMELIGHT' PANICLE HYDRANGEA	6-8' T X 6-8' W	5 CONT.	23
BS	PICEA PUNGENS 'BABY BLUE'	'BABY BLUE' SPRUCE	30' T X 15' W	5' TALL MIN.	20
AZ	RHODODENDRON 'CONLEC' AUTUMN ROYALTY	'AUTUMN ROYALTY' ENCORE AZALEA	4-5' T X 3-4' W	3 CONT.	56
FD	CORNUS FLORIDA 'CHEROKEE BRAVE'	'CHEROKEE BRAVE' FLOWERING DOGWOOD	15-30' T X 25-30' W	1\"/>	

CHAPTER 157 - LANDSCAPE ENHANCEMENT OF DEVELOPMENT

PER § 157.20 GENERAL STANDARDS FOR DEVELOPMENT:

Planting Quantity Requirements (planting units). Minimum required plant quantities shall be based on PUs. Caliper size shall be in accordance with ANLA standards.

One PU equals:

- One major deciduous tree at least one and one-half inches in caliper at installation;
- Two minor deciduous trees one inch in caliper at installation;
- Two evergreen trees at least five feet in height at installation;
- Five shrubs, 18 inches in height at installation depending on screen type;
- Five hundred square feet of groundcover at recommended ANLA standards;
- Ten herbaceous or perennial plants at one-gallon size may only be used to meet Class D screening, as set forth in this chapter; and
- Twenty herbaceous or perennial plants at one-quarter size may only be used to meet Class D screening, as set forth in this chapter.

SCREEN CLASSES (PROPOSED PER PLAN)

1. Class A

A. The function of Class A is to provide a visual screen that will give the required level of height, density and opacity depending on site conditions. The screen may range from a solid linear screen of evergreen trees where maximum opacity is needed to a loosely staggered screen where a filtered view is appropriate, based on site conditions. A combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs may be used.

B. Minimum size at installation shall be 18 inches for shrubs and 5 feet for evergreen trees.

C. A 6-foot high opaque fence or wall may be required in conjunction with a planting screen.

D. PUs shall be generated at one (1) PU per 20 linear feet of the area to be screened.

2. Class D

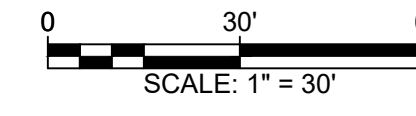
A. The function of Class D is to provide low level planting to give visual relief from paved areas while maintaining the view of outside display areas. Street trees combined with a Class D screen provide continuity of streetscape. Mature planting shall be a minimum of 24 inches in height, measured from the top of curb of the adjacent road. A combination of mature (two years after planting) plant height and berm height may be used to achieve the minimum height. Herbaceous plants may be used at recommended ANLA standards.

B. Class D screen may also be satisfied by increasing the landscape setback to 15 feet and providing a 24-inch minimum height grassed berm along the length of the display area.

C. PUs shall be generated at one (1) PU per 25 linear feet of display area adjacent to the public right-of-way.

PER § 157.20(F). CREDIT FOR PRESERVATION AND CONSERVATION OF EXISTING TREES

(1) CREDIT MAY BE GIVEN FOR THE PRESERVATION OF MAJOR TREES EXISTING WITHIN THE BUILDABLE AREA OF A DEVELOPMENT SITE WHEN THEY ARE IN A LOCATION AND OF A NATURE THAT THEY CONTRIBUTE TO THE PURPOSE AND OBJECTIVES OF THIS CHAPTER. A CREDIT OF TWO PUS SHALL BE GIVEN FOR EACH MAJOR TREE THREE INCHES OR GREATER IN CALIPER IF THE TREE IS HEALTHY AND IN GOOD CONDITION AND FORM AS DETERMINED BY THE COUNTY. THE IDENTIFICATION OF TREES PROPOSED FOR CONSERVATION SHALL BE SHOWN ON THE PRELIMINARY PLAN OF SUBDIVISION OR SITE PLAN AND IDENTIFIED IN A TABLE INCLUDED ON THE PLAN THAT OUTLINES THE LOCATION OF THE TREES, THEIR SPECIES, SIZE AND CONDITION. A DETERMINATION OF FINAL CREDIT TO BE GIVEN WILL FOLLOW FIELD VERIFICATION OF THE LISTED DATA. THE FINAL LANDSCAPE PLAN SHALL INCLUDE LANDSCAPE TREE PROTECTION MEASURES.



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CONCEPT SITE DEVELOPMENT PLAN

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project mgr. **MS**
drawn by **SMS**

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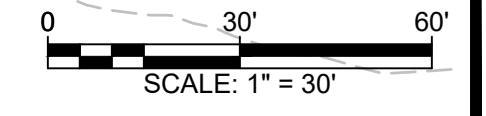
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LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- FOREST AREAS
- PROPOSED IMPERVIOUS AREAS
- OPEN SPACE
- EXISTING IMPERVIOUS AREAS



MARYLAND COORDINATE SYSTEM (NAD 83/81)



WAREHAUS
architects/engineers/designers

WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

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PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
 FINKSBURG, CARROLL COUNTY
 drawing title
COLOR CODED PROPOSED CONDITIONS PLAN

sheet no.

SP-15

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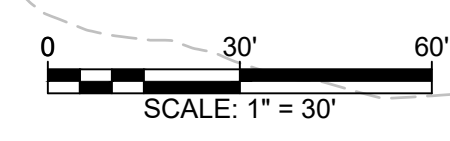
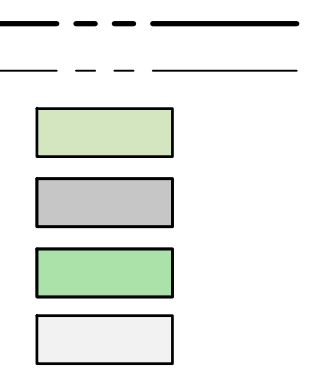
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3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY
drawing title
COLOR CODED PROPOSED CONDITIONS WITH SWM FACILITIES

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- FOREST AREAS
- PROPOSED IMPERVIOUS
- OPEN SPACE
- EXISTING IMPERVIOUS AREAS



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EROSION & SEDIMENTATION CONTROL PLAN

FOR

PINE CREEK STRUCTURES

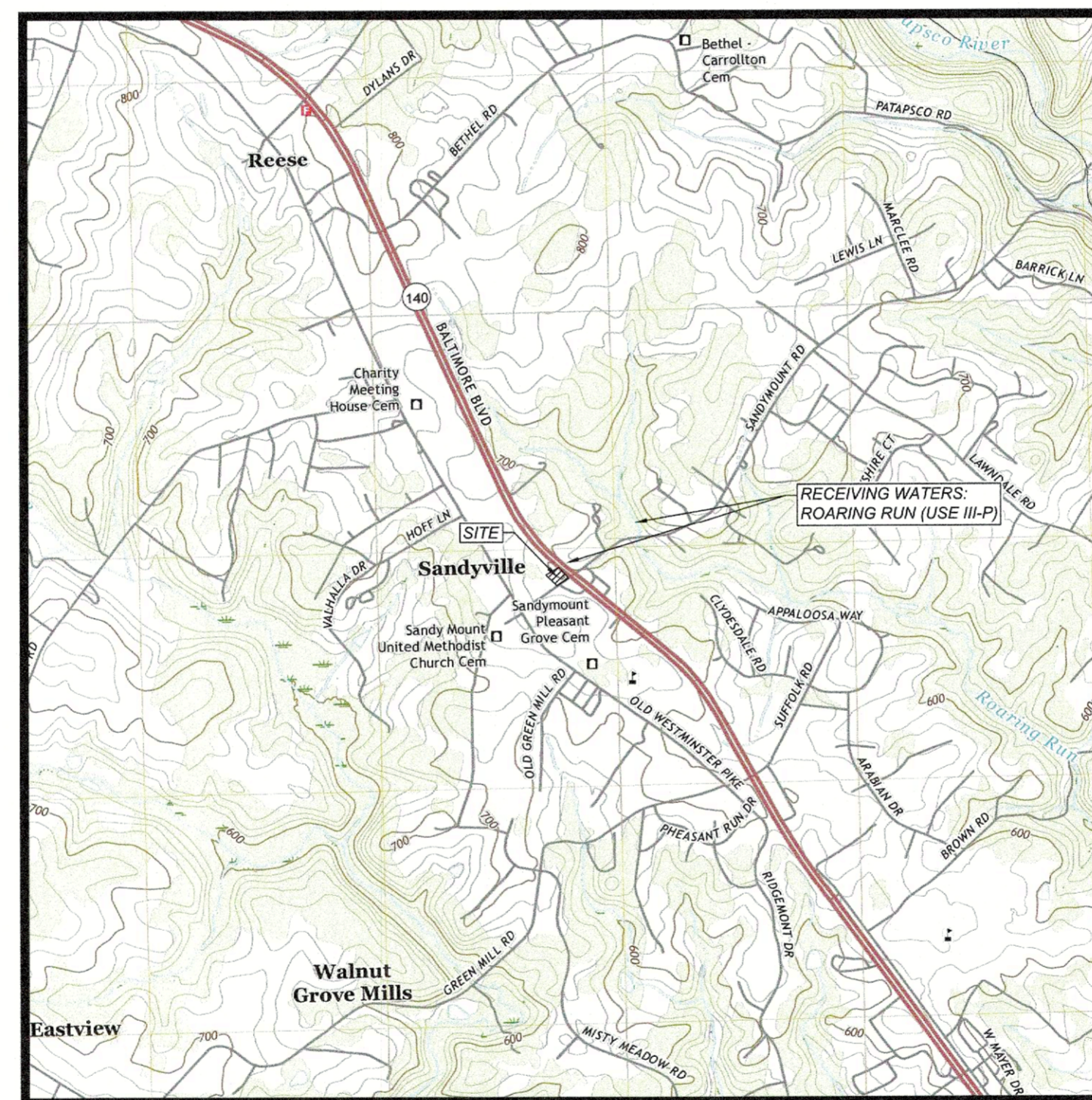
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

OWNER / DEVELOPER

PINE CREEK STRUCTURES
44 WALNUT LANE
SACRAMENTO, PA 17968
CONTACT: AMOS STOLTZFUS
PHONE: 717-409-0585

EXISTING / PROPOSED USE

VACANT LOT (COMMERCIAL) GENERAL RETAIL (COMMERCIAL)



LOCATION MAP

SOURCE: USGS WESTMINSTER, MD QUADRANGLE
DATE: 2019
SCALE: 1" = 2000'

LOT INFORMATION

ADDRESS	TOWN, COUNTY, STATE	OWNER	SIZE	LIBER, FOLIO	MAP, GRID, PARCEL	ELECTION DISTRICT NO.
LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048	FINKSBURG, CARROLL COUNTY, MARYLAND	PINE CREEK STRUCTURES	2.3363 ACRES	10948, 92	0053, 14, 1039	4

SEQUENCE OF CONSTRUCTION

THE MOST EFFECTIVE MEANS OF CONTROLLING EROSION AND PREVENTING SEDIMENT POLLUTION IS THE PROPER STAGING OF GRADING AND EARTH MOVING OPERATIONS AND LIMITING THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE. THE CONTRACTOR MAY USE THE FOLLOWING APPROVED SEQUENCE OF CONSTRUCTION OR, AT HIS OWN EXPENSE, PREPARE AN ALTERNATE DETAILED CONSTRUCTION SCHEDULE AND SEQUENCE OF CONSTRUCTION AND SUBMIT THEM TO THE ENGINEER AND THE CARROLL COUNTY SOIL CONSERVATION DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INITIATING EARTH MOVING OPERATIONS. THE SEQUENCE OF CONSTRUCTION MUST PAY PARTICULAR ATTENTION TO SCHEDULING AND IMPLEMENTATION OF EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

- CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR (1-410-386-2230) 24 HOURS PRIOR TO DOING ANYTHING ON SITE TO SET UP A PRE-CONSTRUCTION MEETING AND TO MAKE SURE ALL LOCAL ORDINANCE ITEMS HAVE BEEN SATISFIED.
- FIELD LOCATE LIMITS OF DISTURBANCE, STORMWATER MANAGEMENT BMP'S (MICRO-BIORETENTION FACILITY, AND UNDERGROUND STONE RESERVOIR, SEPTIC DEEP TRENCH AREAS) WITH HOPE, FLAGGING, ORANGE SAFETY FENCE, ETC. AS SHOWN ON THE PLAN. MAXIMUM DISTANCE BETWEEN FLAGS, STAKES, ETC. SHALL BE NO MORE THAN 50 FEET.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AS INDICATED ON THE PLAN IN ACCORDANCE WITH STABILIZED CONSTRUCTION ENTRANCE DETAIL ON SP-22.
- CLEAR MINIMUM AREA NECESSARY TO INSTALL PERIMETER SEDIMENT CONTROL DEVICES AND TREE PROTECTION FENCING AS SHOWN ON THE PLAN AND THE STAGING/LAYDOWN AREAS. MECHANICAL STABILIZATION WILL BE REQUIRED ON THE STAGING/LAYDOWN AREAS AND HEAVY USE AREAS, INCLUDING TRAVEL LANES. WOOD CHIPS MAY BE UTILIZED WITH APPROVAL FROM CARROLL COUNTY SEDIMENT CONTROL INSPECTOR.
- ONCE SEDIMENT CONTROLS HAVE BEEN INSTALLED, CONTACT THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION PRIOR TO COMMENCING WORK.
- PERFORM CLEARING & GRUBBING AS NECESSARY TO BEGIN CONSTRUCTION OF THE PROPOSED STORM SEWERS AS SHOWN ON SP-20 INTERIM CONDITIONS.
- INSTALL STORM DRAIN STRUCTURES, I-4, MH-3, MH-2, I-4A, I-5, I-3, AND EW-1 WITH ASSOCIATED STORM SEWER PIPES. THE STORM DRAIN CONSTRUCTION SHALL BE LIMITED TO AREAS WHERE THE PROPOSED WORK CAN BE COMPLETED IN A SINGLE WORKING DAY, INCLUDING APPLICATION OF PERMANENT STABILIZATION. PIPES NOT COMPLETELY BURIED SHALL BE BACKFILLED WITH STONE TO PREVENT FLOATATION. INSTALL RIPRAP OUTFALL PROTECTION AT I-3 AS SHOWN ON THE PLANS.
- INSTALL MEDIAN SUMP INLET PROTECTION ON I-4A. INSTALL DIVERSION FENCING AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL UTILIZE A PORTABLE SEDIMENT TANK TO DEWATER THE AREA LOCATED NEAR I-4 UNTIL FILL OPERATIONS HAVE BEGUN IN VICINITY OF I-4.
- PROCEED WITH PLACEMENT OF SATISFACTORY FILL MATERIAL IN THE VICINITY OF I-4. ENSURE POSITIVE DRAINAGE TO I-4 AND INSTALL MEDIAN SUMP INLET PROTECTION ON I-4.
- PERFORM REMAINING CLEARING AND GRUBBING IN THE AREAS SHOWN ON THE PLAN.
- STRIP TOPSOIL FROM THE EXISTING LAWN AREAS TO BE GRADED AND STOCKPILE TOPSOIL AT THE INDICATED TEMPORARY STOCKPILE AREA(S). APPLY TEMPORARY SEED AND MULCH.
- CONTRACTOR SHALL PROCEED WITH THE PLACEMENT OF SATISFACTORY FILL MATERIAL. PLACEMENT OF FILL SHALL START IN ALONG THE PERIMETER OF THE SITE IN THE LOCATIONS OF GRASS SWALES #1, #2. INSTALL GRASS SWALES #1, AND #2, TO THE DIMENSIONS SHOWN ON THE PLANS.
- INSTALL COMPOST FILTER LOGS #9 AND #10 AS SHOWN ON THE PLANS.
- REMOVE SCE-1 AND INSTALL STORM DRAIN STRUCTURES I-2, MH-1, AND I-1. INSTALL MEDIAN SUMP INLET PROTECTION AT I-2 AND I-1. CONTINUE PLACEMENT OF FILL IN THE LOCATIONS OF GRASS SWALE #3. INSTALL GRASS SWALE #3 TO THE DIMENSIONS SHOWN ON THE PLANS.
- EXCAVATE THE UNDERGROUND STONE RESERVOIR. THE UNDERGROUND STONE RESERVOIR CANNOT BE INSTALLED UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE FACILITY HAS 95% STABILIZATION. IF ALLOWED EARLY INSTALLATION OF THE STORMWATER BMP'S, THE FACILITY MUST BE PROTECTED WITH COMPOST FILTER SOCKS AND SOD PLACEMENT ON THE PERIMETER OF THE STORMWATER BMP'S.
- INSTALL STORM DRAIN STRUCTURES I-4B, I-4C, AND I-6 WITH ASSOCIATED STORM SEWER PIPES. INSTALL MEDIAN SUMP INLET PROTECTIONS ON I-4B, I-4C, AND I-6. INSTALL GRASS SWALES #4, #5, AND #6.
- REMOVE FRAME AND GRATE FROM I-4A AND INSTALL TOP UNIT TO ELEVATION SHOWN ON THE GRADING AND UTILITY PLAN. INSTALL LADDER RUNGS.
- INSTALL EARTHEN BERM FOR THE MICRO-BIORETENTION FACILITY. INSTALL STORM SEWER STRUCTURE I-7 WITH ASSOCIATED STORM SEWER PIPE. INSTALL STANDARD INLET PROTECTION ON I-4 AND BEGIN GRADING MICRO-BIORETENTION FACILITY. CONTRACTOR SHALL USE FILTER BAG TO KEEP EXCAVATED FOOTPRINT CLEAR OF HIGH QUANTITIES OF RUNOFF UNTIL GRADING IS COMPLETE.
- PLACE FILL AS NECESSARY, EXCAVATE AND GRADE NEW LAWN AREAS TO FINAL SUBGRADE ELEVATIONS (SURFACE ELEVATION MINUS 4" DEPTH OF TOPSOIL).
- CONTRACTOR SHALL EXCAVATE FOR NEW BUILDING PAD. CONTRACTOR TO UTILIZE FILTER BAG TO KEEP EXCAVATED FOOTPRINT CLEAR OF HIGH QUANTITIES OF RUNOFF.
- BUILDING CONSTRUCTION MAY NOT PROCEED PAST THE GROUND FLOOR UNTIL ALL REMAINING DISTURBED AREAS HAVE BEEN PERMANENTLY OR TEMPORARILY STABILIZED. DURING BUILDING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH BUSINESS DAY. A CERTIFICATE MUST BE PROVIDED TO THE INSPECTOR VERIFYING THE GRADES AND DRAINAGE PATTERNS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN OBTAINED.
- PROCEED WITH CONSTRUCTION OF NEW SALES OFFICE BUILDING.
- CONTRACTOR IS TO COMPLETE ALL PROJECT RELATED SITE WORK AND SHALL PERFORM FINAL GRADING.
- CONTRACTOR SHALL THEN INSTALL UNDERGROUND STONE RESERVOIR SAND LAYER, SLOTTED PVC UNDERDRAIN PIPING, NON-WOVEN GEOTEXTILE, WASHED NO. 2 STONE OR NO. 57 AGGREGATE, AND 18" HOPE RISER AS SHOWN ON THE PLANS.
- UPON ACHIEVING SUBSTANTIAL COMPLETION OF SITE CONSTRUCTION (WHEN HEAVY MACHINERY WILL NOT BE NEEDED ON LAWN AREAS), TOPSOIL IS TO BE SPREAD (FROM STOCKPILE AND/OR IMPORTED) TO A MINIMUM DEPTH OF 4" TO ALL DISTURBED AREAS INDICATED TO BE LAWN. IMMEDIATELY, SEED AND MULCH ALL LAWN AREAS UPON REACHING FINAL GRADES.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS AND AFTER THE SITE IS 95% STABILIZED, CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY SEDIMENT CONTROL MEASURES. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS REQUIRED.
- CLEANUP THE PROJECT SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION. REPAIR, RESEED AND MULCH AREAS DISTURBED BY FINAL CONSTRUCTION ACTIVITIES OR BMP REMOVAL.

Sheet List Table

Sheet Number	Sheet Title
SP-17	EROSION AND SEDIMENTATION CONTROL COVER SHEET
SP-18	EROSION AND SEDIMENTATION CONTROL NOTES
SP-19	EROSION AND SEDIMENTATION CONTROL EXISTING CONDITIONS
SP-20	EROSION AND SEDIMENTATION CONTROL INTERIM CONDITIONS
SP-21	EROSION AND SEDIMENTATION CONTROL PLAN
SP-22	EROSION AND SEDIMENTATION CONTROL DETAILS
SP-23	EROSION AND SEDIMENTATION CONTROL DETAILS
SP-24	EROSION AND SEDIMENTATION CONTROL DETAILS

WETLANDS NOTE:

BY CERTIFICATION OF THIS PLAN THERE ARE NO WETLANDS IN THE PROJECT AREA. THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

FLOODPLAIN NOTE:

BY CERTIFICATION OF THIS PLAN THERE ARE NO FEMA MAPPED FLOODPLAINS ON THE SUBJECT PROPERTY OR THE LIMIT OF DISTURBANCE AREA. FEMA FIRM PANEL NO. 24013C0220D EFFECTIVE 10/02/2015.

STREAM INFORMATION:

NAME: UNT TO ROARING RUN (USE III-P)

RECEIVING WATERSHED:

SUBWATERSHED: ROARING RUN
SUBBASIN: LIBERTY RESERVOIR
MAJOR RIVER BASIN: PATAPSCO RIVER

MDE TIER II WATERSHED:

BY CERTIFICATION OF THIS PLAN THE PROJECT SITE IS NOT LOCATED WITHIN A MDE TIER II HIGH QUALITY WATERSHED.

RESOURCE MANAGEMENT AREAS

BY CERTIFICATION OF THIS PLAN THE PROJECT SITE IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA.

LIMIT OF DISTURBANCE (LOD) / PROJECT SITE AREA:

LOD = 2.19 AC
PROJECT SITE AREA = 2.3668 AC

SOIL CONSERVATION DISTRICT

THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE SOIL CONSERVATION DISTRICT.

APPROVED _____ CARROLL S.C.D./DATE

ENGINEER

I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL SOIL CONSERVATION DISTRICT.

Matthew B. Diggs 05/23/2024 ENGINEER/DATE

OWNER/DEVELOPER

I CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SPELLED OUT IN THE PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE THE PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

DEVELOPER _____ DATE _____

PRINTED NAME OF DEVELOPER _____

DEVELOPER COMPANY NAME _____

DEVELOPER PHONE NUMBER _____

seal / stamp

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drawing set

EROSION & SEDIMENTATION CONTROL PLAN

date 08/22/2023

project no. 2023.0102.00

project mgr. MS

drawn by SMS

revisions

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

#	date	description

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sheet no.

SP-17

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EROSION & SEDIMENTATION CONTROL PLAN

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3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY
drawing title

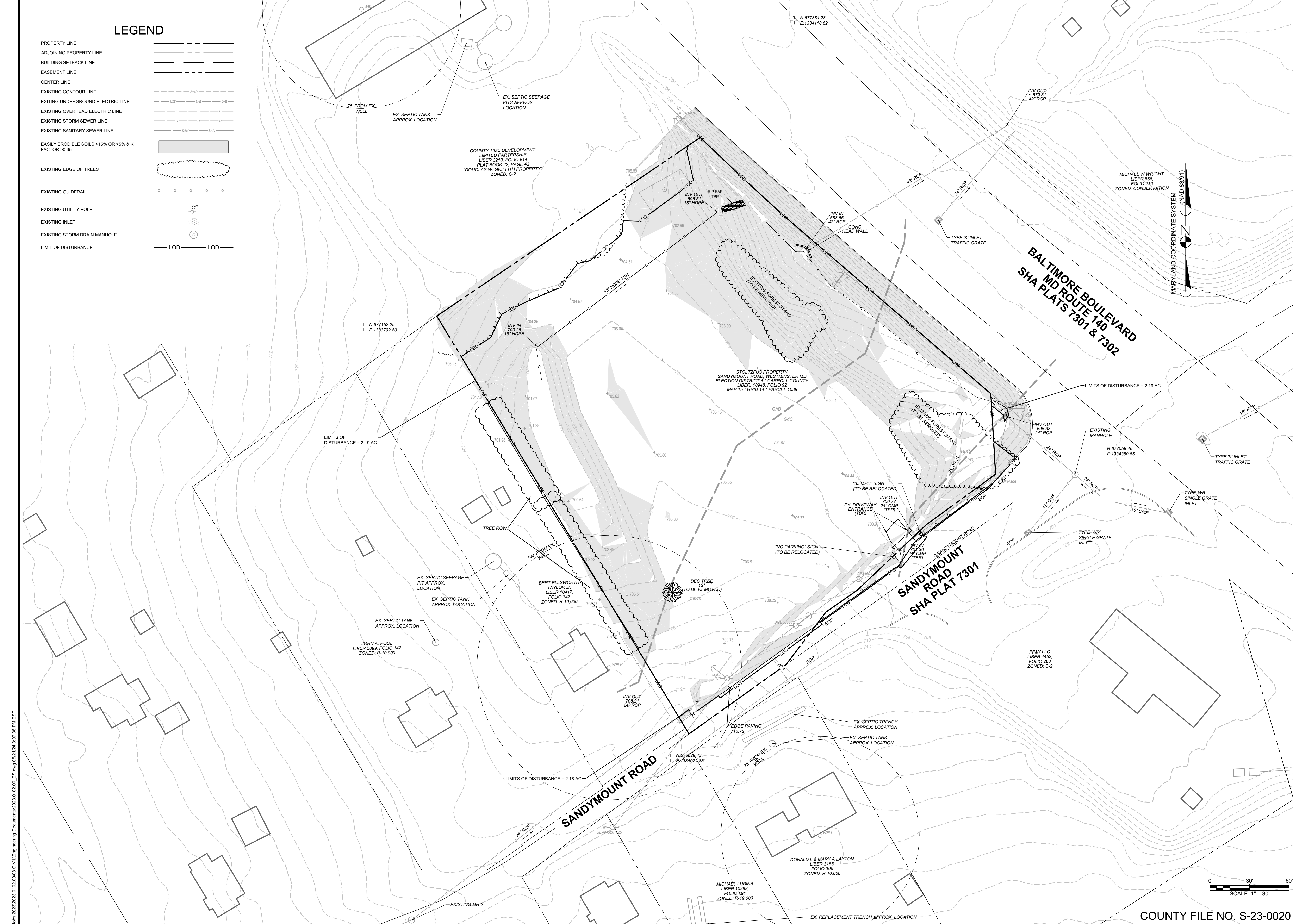
EROSION AND SEDIMENTATION CONTROL EXISTING CONDITIONS

sheet no.
SP-19

COUNTY FILE NO. S-23-0020

LEGEND

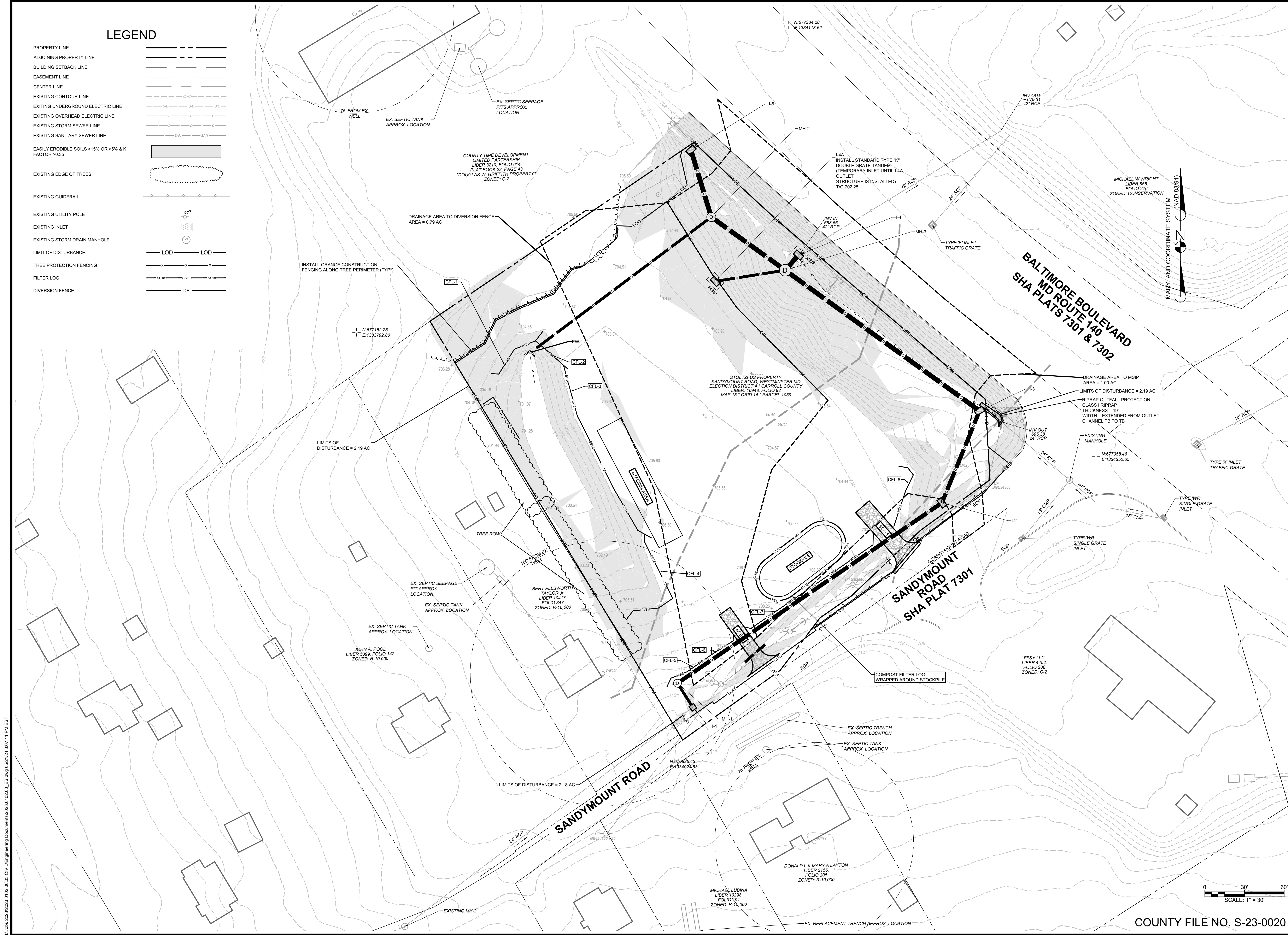
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- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EASILY ERODIBLE SOILS >15% OR >5% & K FACTOR >0.35
- EXISTING EDGE OF TREES
- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- LIMIT OF DISTURBANCE



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LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
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- EXISTING GUIDERAIL
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING STORM DRAIN MANHOLE
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCING
- FILTER LOG
- DIVERSION FENCE



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project no.: 2023.0102.00

project mgr.: MS

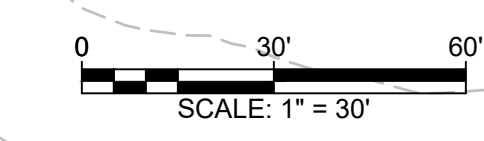
drawn by: SMS

revisions		
#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY
drawing title

EROSION AND SEDIMENTATION CONTROL INTERIM CONDITIONS



COUNTY FILE NO. S-23-0020

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EROSION & SEDIMENTATION CONTROL PLAN

drawing set

date **08/22/2023**

project no. **2023.0102.00**

project mgr. **MS**

drawn by **SMS**

revisions

#	date	description
1	11/22/23	REVISED PER CARROLL CO
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3	05/22/24	REVISED PER CARROLL CO

PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
 FINKSBURG, CARROLL COUNTY
 drawing title
EROSION AND SEDIMENTATION CONTROL PLAN

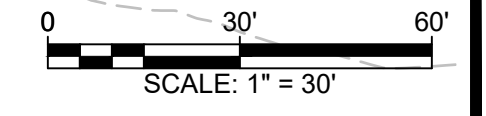
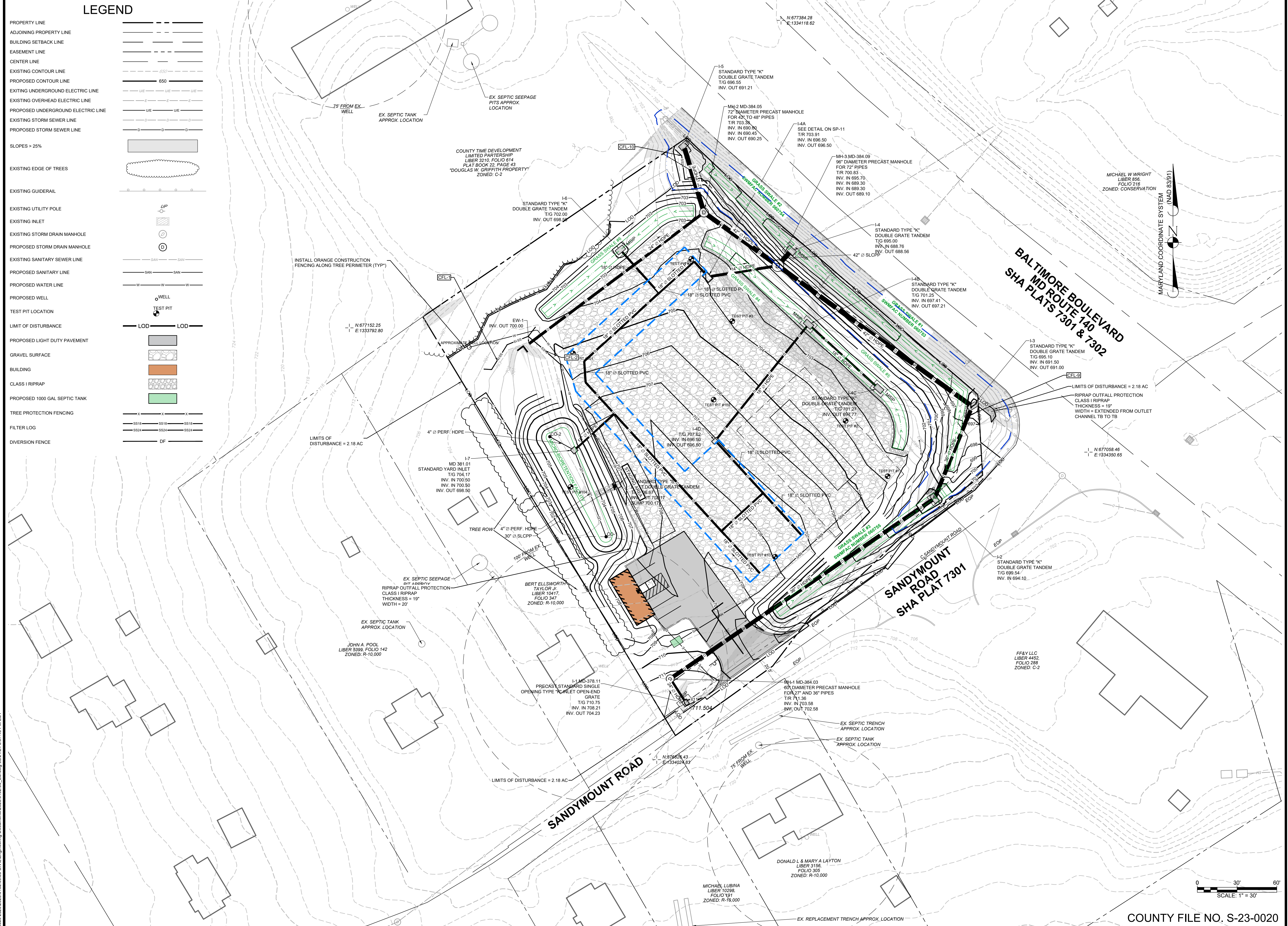
sheet no.

SP-21

LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
BUILDING SETBACK LINE	---
EASEMENT LINE	---
CENTER LINE	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
EXISTING UNDERGROUND ELECTRIC LINE	---
EXISTING OVERHEAD ELECTRIC LINE	---
PROPOSED UNDERGROUND ELECTRIC LINE	---
EXISTING STORM SEWER LINE	---
PROPOSED STORM SEWER LINE	---
SLOPES > 25%	---
EXISTING EDGE OF TREES	---
EXISTING GUIDERAIL	---
EXISTING UTILITY POLE	---
EXISTING INLET	---
EXISTING STORM DRAIN MANHOLE	---
PROPOSED STORM DRAIN MANHOLE	---
EXISTING SANITARY SEWER LINE	---
PROPOSED SANITARY LINE	---
PROPOSED WATER LINE	---
PROPOSED WELL	---
TEST PIT LOCATION	---
LIMIT OF DISTURBANCE	---
PROPOSED LIGHT DUTY PAVEMENT	---
GRAVEL SURFACE	---
BUILDING	---
CLASS I RIPRAP	---
PROPOSED 1000 GAL SEPTIC TANK	---
TREE PROTECTION FENCING	---
FILTER LOG	---
DIVERSION FENCE	---

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COUNTY FILE NO. S-23-0020

F-4 STANDARDS AND SPECIFICATIONS

FOR
FILTER BAG

Definition

A geotextile bag through which sediment-laden water is pumped.

Purpose

To filter sediment-laden water prior to discharge.

Conditions Where Practice Applies

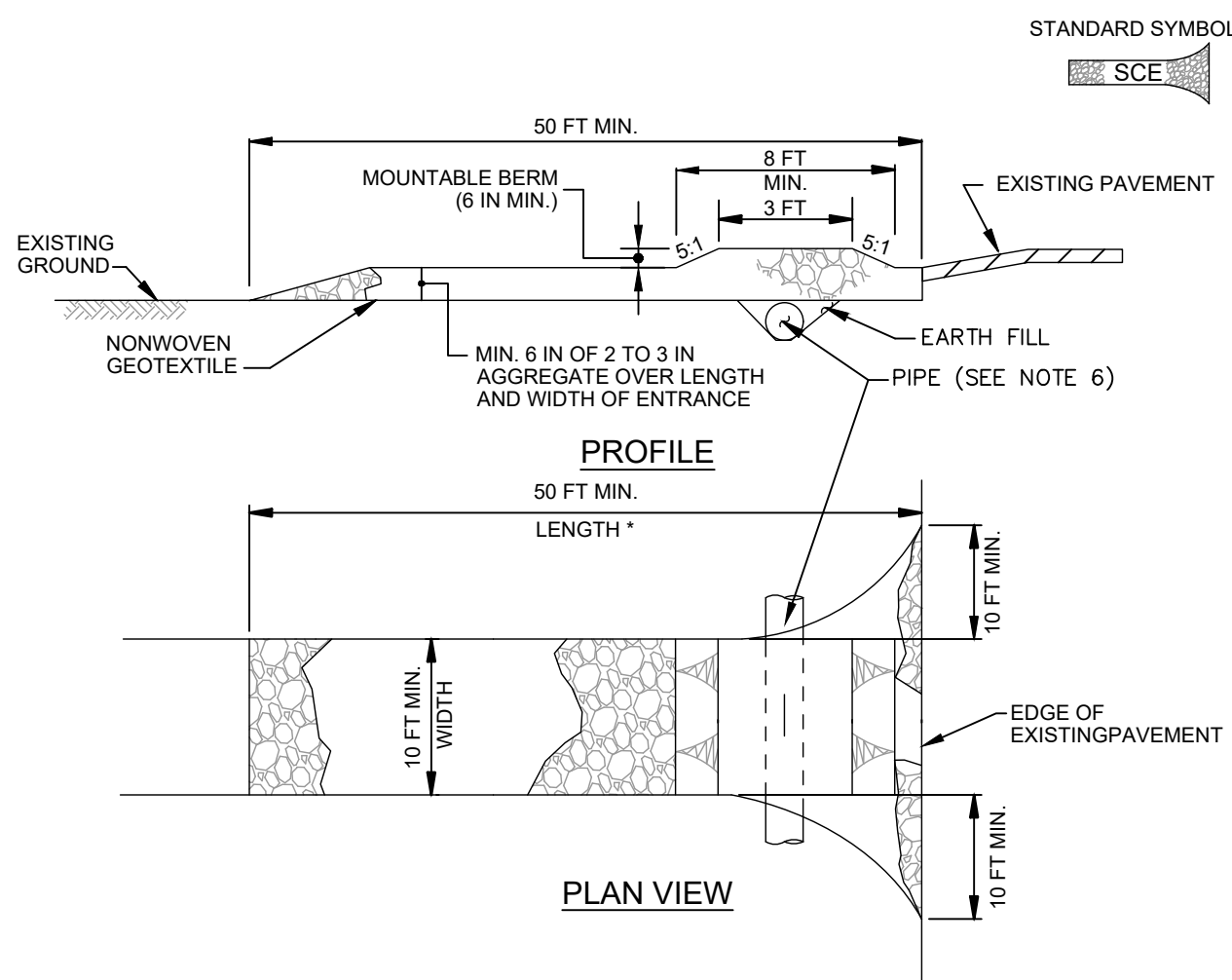
When dewatering is needed in association with excavations, trenches, cofferdams, sediment traps or basins.

Design Criteria

The filter bag should be placed in a location that allows for ease of disposal of the trapped sediment and has minimal interference with construction activities and pedestrian traffic.

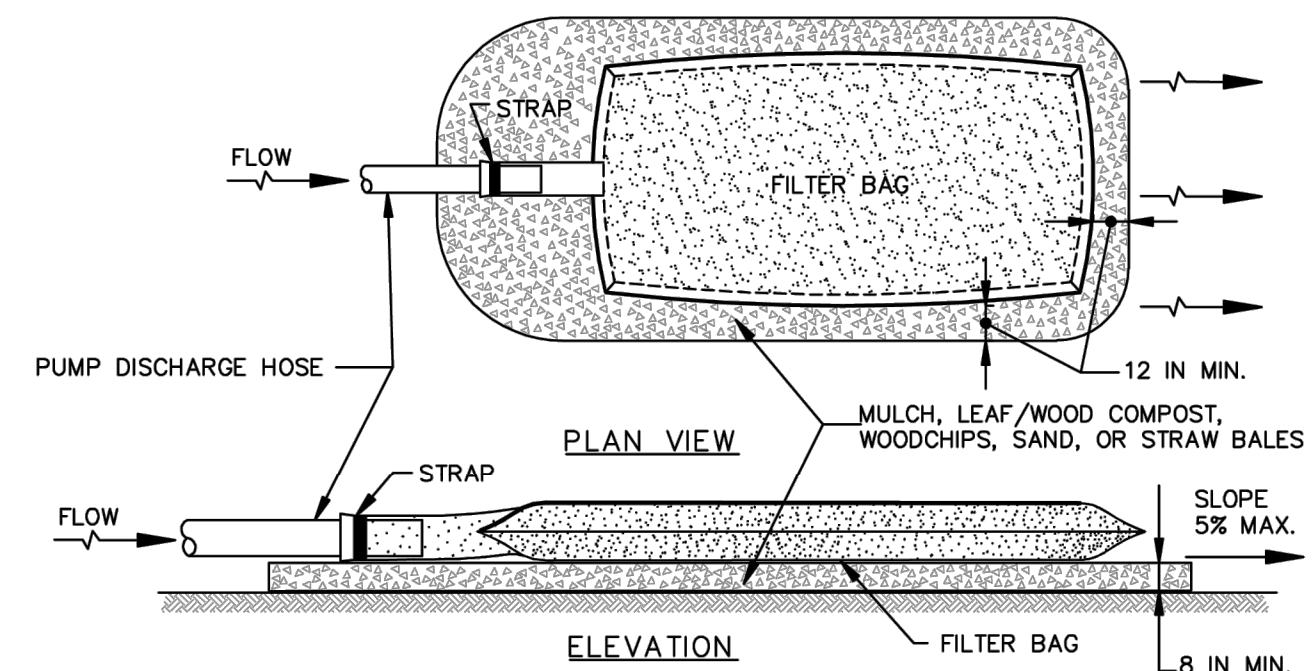
Maintenance

If the filter bag clogs, it needs to be replaced. Rips, tears, and punctures also necessitate replacement of the filter bag. The connection between the pump hose and the filter bag needs to be kept water tight during operation. If the bedding becomes displaced, it must be replaced.



DETAIL F-4 FILTER BAG

STANDARD SYMBOL
FB

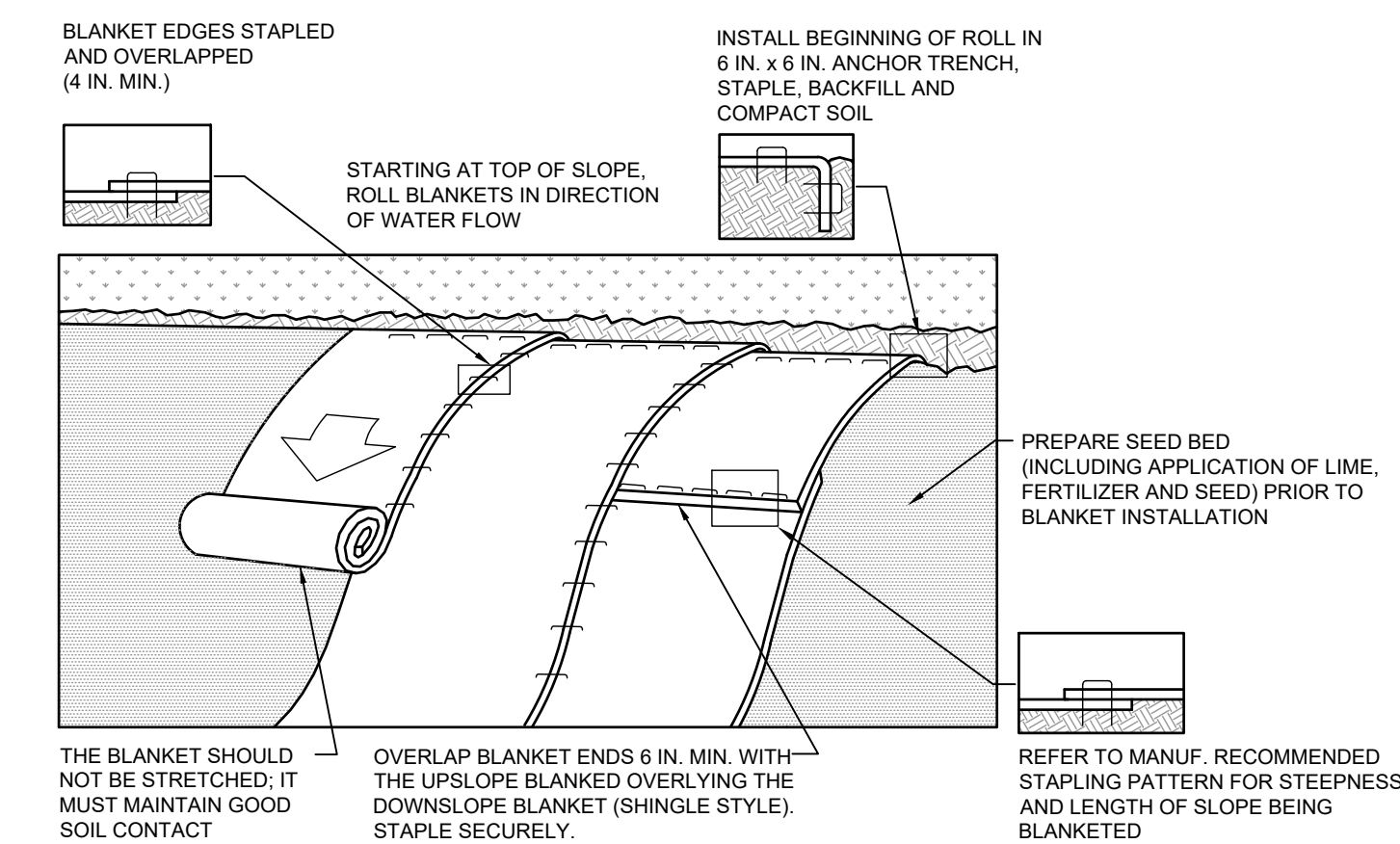


CONSTRUCTION SPECIFICATIONS

- TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
- PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
- CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
- REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
- USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT ²	ASTM D-4491
PERMITTIVITY (SEC ⁻¹)	1.2 SEC ⁻¹	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632
- REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



- NOTES:
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 - PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS, AND GRASS.
 - BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 - THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

E-6 STANDARDS AND SPECIFICATIONS

FOR
FILTER LOG

Definition

A temporary, tubular casing filled with compost filter media.

Purpose

To intercept sheet flow, retain sediment, and filter runoff through the log media.

Conditions Where Practice Applies

Filter logs are an alternative to silt fence and can be used in hard to reach areas, on frozen ground and pavement, and near tree roots.

Note: fiber rolls are not interchangeable with filter logs. Although similar in appearance, fiber rolls are filled with rice or wheat straw, flax, coconut fiber, or wood excelsior, and are used when stabilizing and revegetating slopes because they slow and spread overland flow, thereby minimizing erosion, rills, and gullies.

Design Criteria

Table E.6: Filter Log Design Constraints

Log Diameter	8 to 15 inches	>15 to 24 inches
Flatter than 50:1 (<2%)	125	250
50:1 to 10:1 (2-10%)	65	125
<10:1 to 5:1 (>10-20%)	50	100
<5:1 to 2:1 (>20-50%)	N/A	50

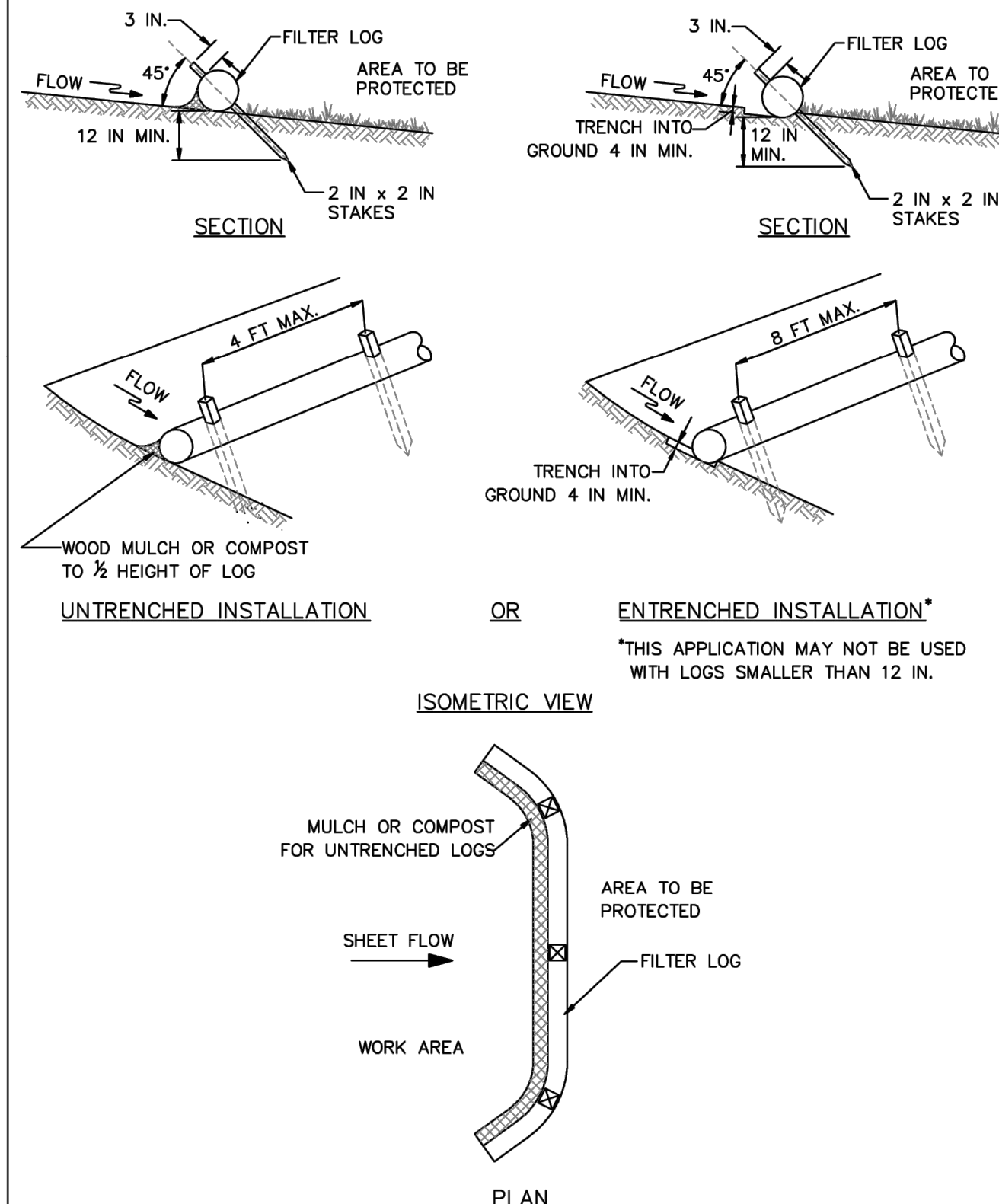
- Filter logs must be placed on the contour with the ends turned upgrade to prevent bypass.
- Filter logs can only be used with sheet flow.
- Filter logs must be used in accordance with the design constraints in Table E.6.
- The filter media must be compost in accordance with Table H.3 or other approved biodegradable materials.
- Filter logs must either be staked every 4 feet maximum, or trenched a minimum of 4 inches into the ground and staked every 8 feet maximum.

Maintenance

Sediment and debris must be removed and mulch replaced when sediment has accumulated to a depth of one half the exposed height of the log. The filter log must be replaced if clogged or torn. The filter log needs to be reinstalled if undermined or dislodged. For permanent applications, vegetation must be established and maintained so that the requirements for Adequate Vegetative Establishment are met in accordance with Section B-4 Vegetative Stabilization.

DETAIL E-6 FILTER LOG

STANDARD SYMBOL
FL-18
DESIGNATION FL-18 REFERS TO 18 INCH DIAMETER FILTER LOG.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B-4-8 STANDARDS AND SPECIFICATIONS

FOR
STOCKPILE AREA

Definition

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

Maintenance

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

B-4-8 STANDARDS AND SPECIFICATIONS

FOR
STOCKPILE AREA

Definition

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

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Maintenance

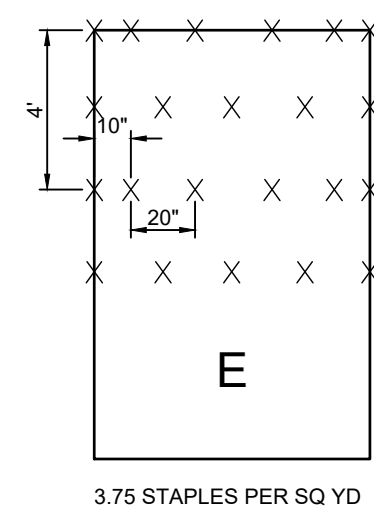
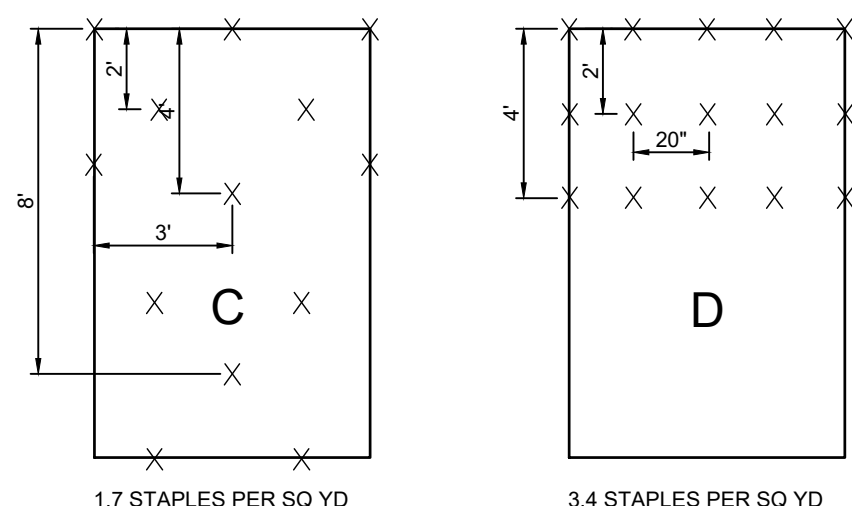
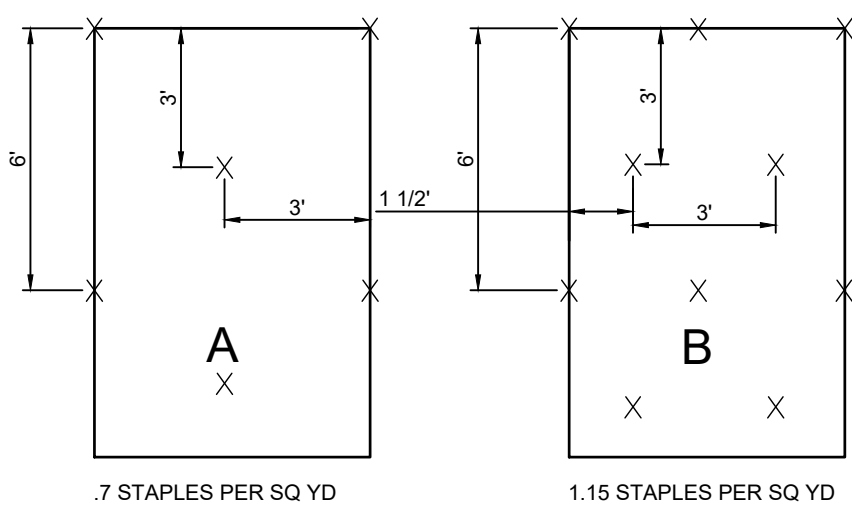
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CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



STAPLE PATTERN GUIDE

NOT TO SCALE

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040



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EROSION & SEDIMENTATION CONTROL PLAN

date 08/22/2023

project no. 2023.0102.00

project mgr. MS

drawn by SMS

revisions

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

sheet no.

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. Criteria: A. Incremental Stabilization - Cut Slopes

- 1. 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. 2. Construction sequence example (Refer to Figure B.1): a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.

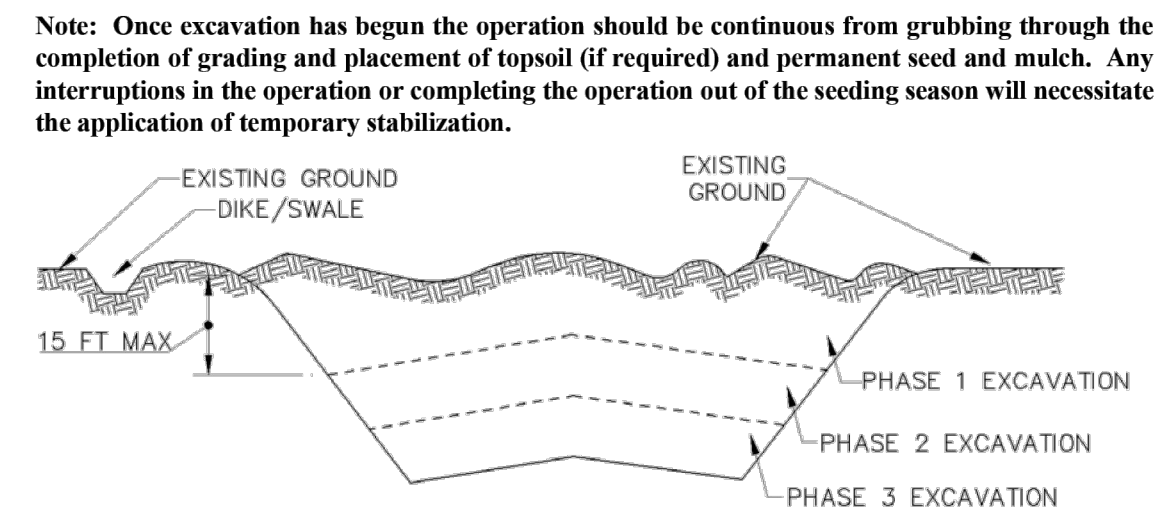


Figure B.1: Incremental Stabilization - Cut

- B. Incremental Stabilization - Fill Slopes 1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses. 2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans. 3. 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.

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.

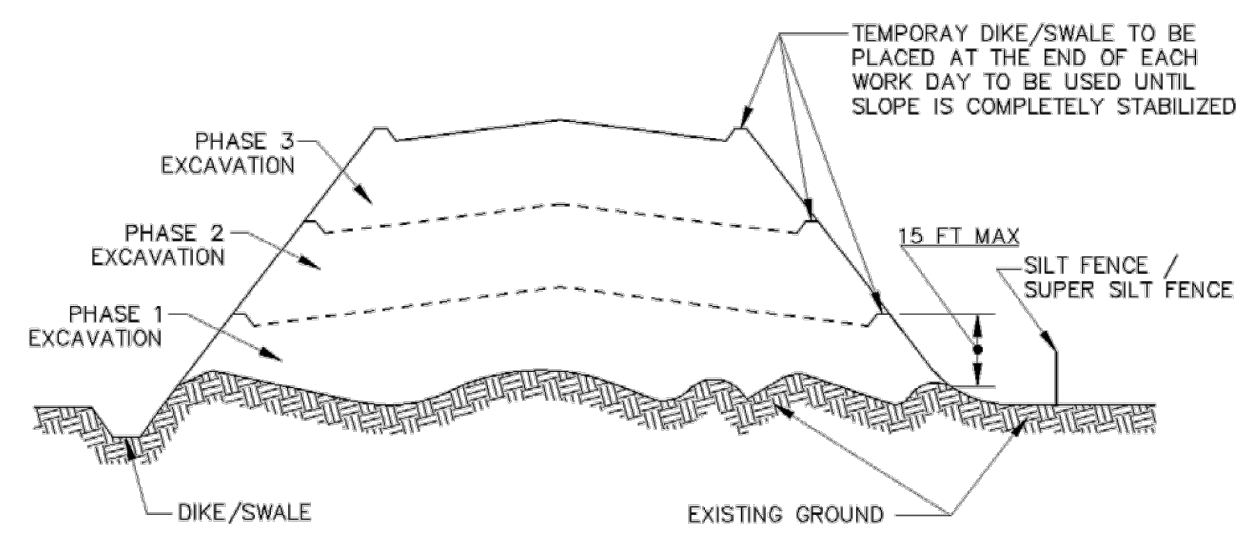


Figure B.2: Incremental Stabilization - Fill

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. Criteria: 1. 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.

- 2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding. 3. 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-4-2 STANDARDS AND SPECIFICATIONS

FOR SOIL PREPARATION, 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: A. Soil Preparation

- 1. Temporary Stabilization a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. 2. Permanent Stabilization a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are: i. Soil pH between 6.0 and 7.0. ii. Soluble salts less than 500 parts per million (ppm).

- B. Topsoiling 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. 2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications.

- 3. Topsoiling is limited to areas having 2:1 or flatter slopes where: a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth. b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients. 4. Areas having slopes steeper than 2:1 require special consideration and design. 5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria: a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand.

- C. Soil Amendments (Fertilizer and Lime Specifications) 1. 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. 2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide).

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. Criteria: A. Seeding

- 1. Specifications a. 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. 2. Application a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. i. 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.

- B. Mulching 1. Mulch Materials (in order of preference) a. 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, moldy, caked, decayed, or excessively dusty. b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.

- 2. Application a. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. 3. Anchoring a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. b. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches.

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 a. 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. 2. Turfgrass Mixtures a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance. b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management.

- c. Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardness Zones: 7a, 7b) d. 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. 1. General Specifications a. Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector. b. Sod must be machine cut to a uniform soil thickness of 3/4 inch, plus or minus 1/8 inch, at the time of cutting.

Table with columns for #, date, and description. Includes revision history and project information.

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C-9 STANDARDS AND SPECIFICATIONS

FOR

DIVERSION FENCE

Definition

A temporary barrier of impermeable sheeting over chain link fence located in such a manner as to direct water to a desired location.

Purpose

To direct sediment-laden runoff to a sediment trapping practice, or to intercept and divert clear water away from disturbed areas.

Conditions Where Practice Applies

Constructed along the limit of disturbance (LOD) or across disturbed areas, a diversion fence is used when there is insufficient space to construct an earth dike, temporary swale, or perimeter dike swale.

Appropriate uses of diversion fences include the following:

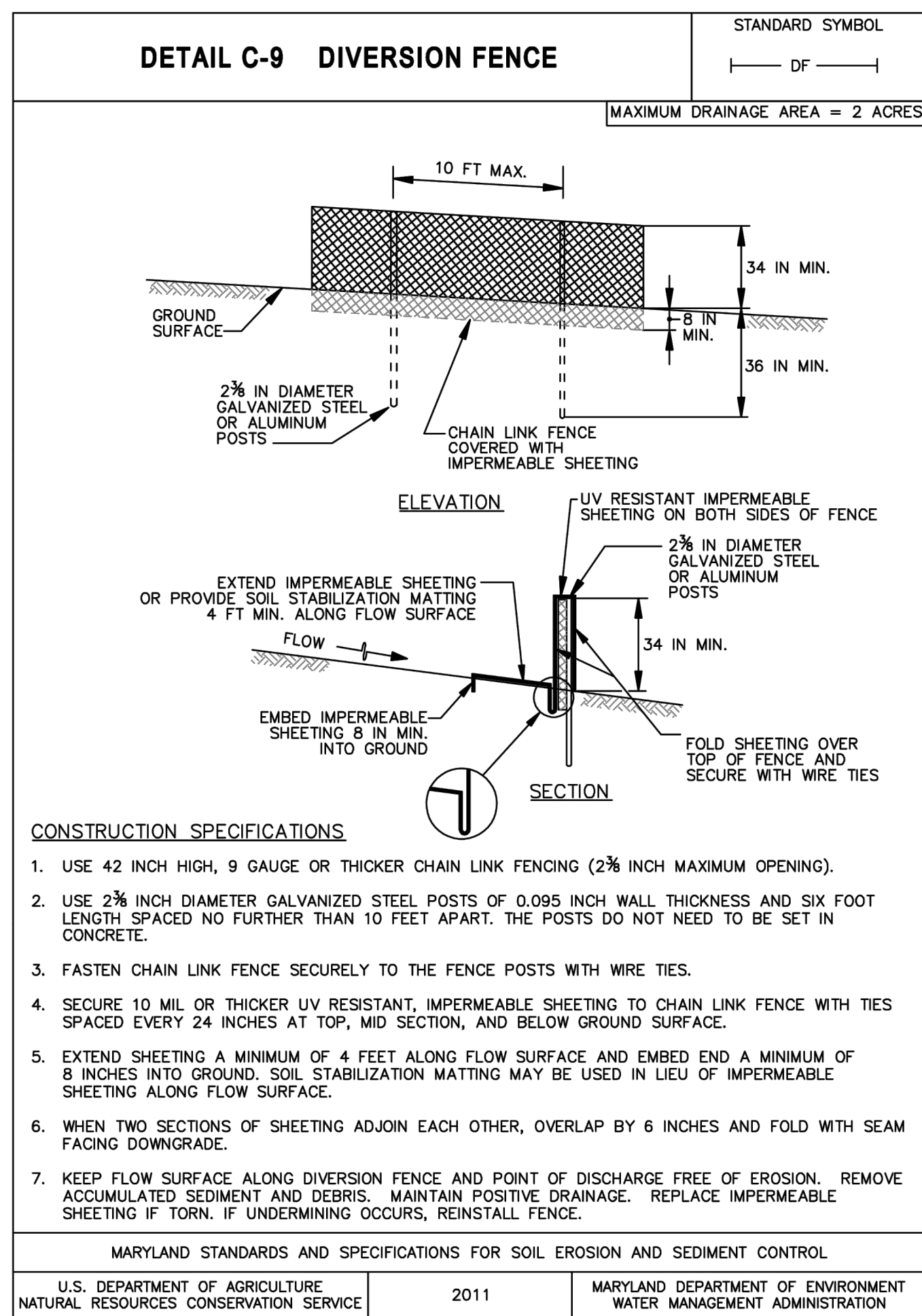
- To divert sediment-laden runoff from a disturbed area to a sediment trapping practice.
- To segment drainage areas for reducing acreage to sediment control practices.
- To divert clear water from an undisturbed area to a stable outlet at non-erosive velocities.

Design Criteria

- The maximum slope along fence is 10 percent.
- The maximum drainage area is 2 acres.
- For drainage areas larger than 2 acres, an engineering design may be used based on the 2-year frequency storm with NRCS methodologies (i.e., TR-55, TR-20), assuming the worst soil cover conditions to prevail in the contributing drainage area over the life of the diversion fence.
- Maintain positive drainage along the entire length of the diversion fence. Spot elevations must be provided for diversion fence having longitudinal slopes flatter than 1%.
- Discharge velocities from diversion fence must be non-erosive.
- Where diversion fence is used to convey runoff from disturbed areas, the discharge must be to a sediment control practice suitable for concentrated flow. Silt fence and super silt fence are unacceptable for receiving discharges from diversion fence.
- Where diversion fence is used to convey clear water runoff, the discharge must be to an undisturbed, stable area at a non-erosive velocity (4 fps); otherwise, provide outlet protection.
- When diversion fence is used in conjunction with a sediment trapping device, sequence construction so that the diversion fence installation follows completion of the sediment trapping device(s).

Maintenance

The flow surface along the diversion fence and at the point of discharge must be kept free of erosion. Accumulated sediment and debris must be removed and positive drainage maintained. Impermeable sheeting must be replaced if torn. If undermining occurs, reinstall fence.



seal / stamp

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drawing set

EROSION & SEDIMENTATION CONTROL PLAN

date **08/22/2023**
project no. **2023.0102.00**
project mgr. **MS**
drawn by **SMS**

#	date	description
1	11/22/23	REVISED PER CARROLL CO
2	03/01/24	REVISED PER CARROLL CO
3	05/22/24	REVISED PER CARROLL CO

#	date	description

PINE CREEK STRUCTURES

LOT OLD WESTMINSTER PIKE, FINKSBURG, MD 21048
FINKSBURG, CARROLL COUNTY

EROSION AND SEDIMENTATION CONTROL DETAILS

sheet no.

SP-24

MARYLAND COORDINATE SYSTEM
(NAD 83/91)

COUNTY TIME DEVELOPMENT
LIMITED PARTNERSHIP
LIBER 3210, FOLIO 614
PLAT BOOK 22, PAGE 43
"DOUGLAS W. GRIFFITH PROPERTY"
ZONED: C-2 COMMERCIAL
USE: COMMERCIAL

JOHN A. POOL
LIBER 5399, FOLIO 142
ZONED: R-10,000
USE: RESIDENTIAL

STAND #5
ONLY REMOVE TREES WHOSE
CRITICAL ROOT ZONE IS DISTURBED
TREES ON OR
ADJACENT TO PROPERTY LINE
PRIORITY AREA 4:
(DISTURBED)
1,249 SF (0.029 AC)
SPECIES:
ULMUS PARVIFOLIA
ACER SACCHARINUM
MALLUS PRUNIFOLIA
MAGNOLIA X
PICEA PUNGENS
THUJA GREEN GIANT
VIBEX OPACA

STAND #3
ONLY REMOVE TREES WHOSE
CRITICAL ROOT ZONE IS DISTURBED
PRIORITY AREA 4:
(DISTURBED)
4,676 SF (0.107 AC)
SPECIES:
ALANTHUS ALTISSIMA
ELAEOGNUS ANGSTIFOLIA
MALLUS PRUNIFOLIA
JUGLANS NIGRA
ALBIZIA JULBRISGIN

STAND #4
ONLY REMOVE TREES WHOSE
CRITICAL ROOT ZONE IS DISTURBED
VEGETATION ON OR
ADJACENT TO PROPERTY LINE
PRIORITY AREA 4:
(DISTURBED)
821 SF (0.019 AC)
SPECIES:
ULMUS PARVIFOLIA
ACER SACCHARINUM
MALLUS PRUNIFOLIA

STAND #1 - TO BE REMOVED
PRIORITY AREA 4: (DISTURBED)
3,972 SF (0.091 AC)
SPECIES:
ULMUS PARVIFOLIA
ALANTHUS ALTISSIMA
ELAEOGNUS ANGSTIFOLIA
ACER SACCHARINUM

AMOS K. AND BARBIE STOLTZFUS
District: 4 Acc'l. #: 434008
Map: 0053 Grid: 14 Parcel: 1039
Neighborhood: 20000.07
Deed Ref: /10948/00092
ZONED: C-2 COMMERCIAL
USE: VACANT
AREA = 2.3363 Acres

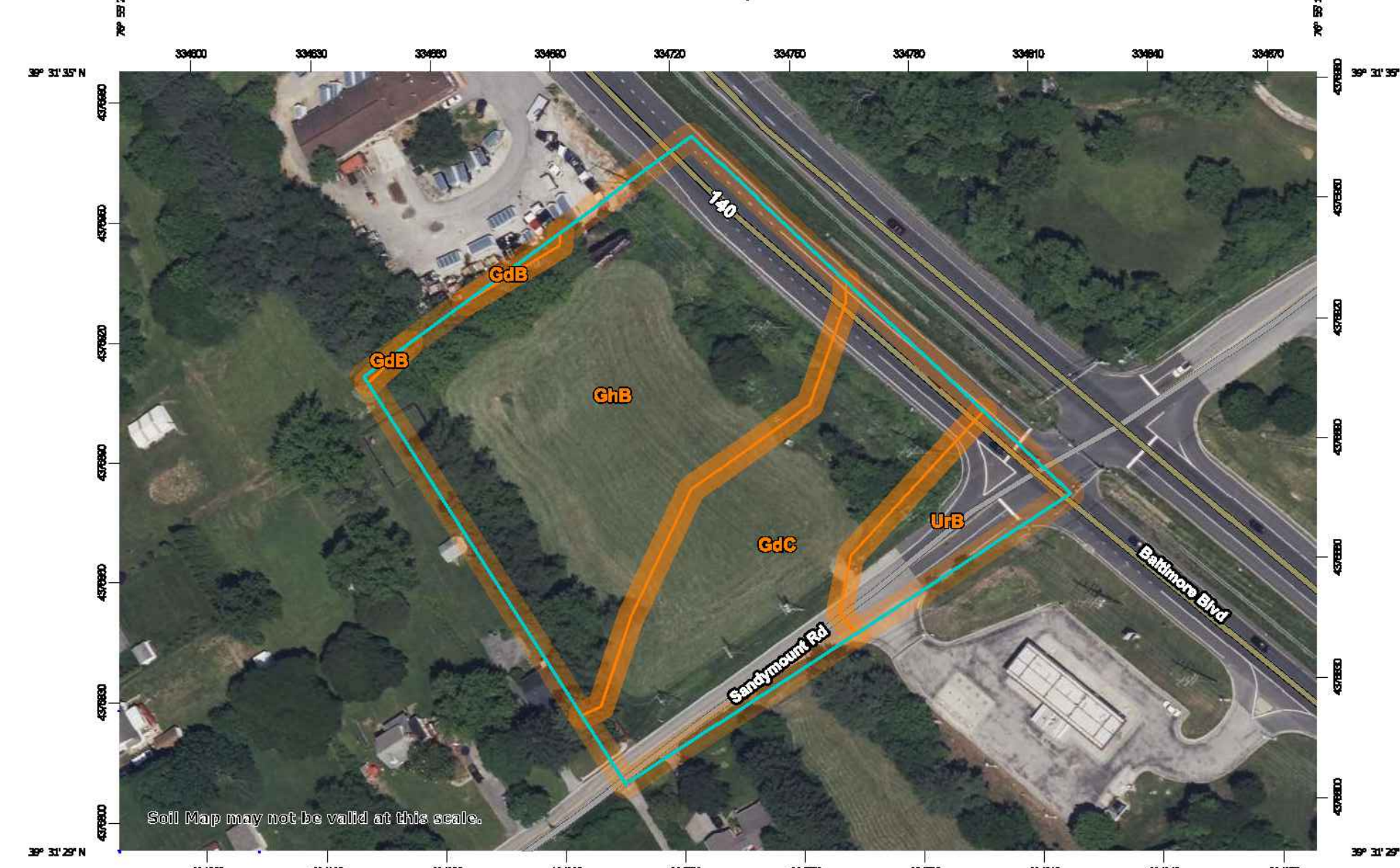
EXISTING VEGETATION TABULATION
STAND #1: 3,972 SF (0.091 AC)
STAND #2: 2,811 SF (0.065 AC)
STAND #3: 4,676 SF (0.107 AC)
STAND #4: 849 SF (0.019 AC)
STAND #5: 1,249 SF (0.029 AC)
TOTAL: 13,557 SF (0.311 AC)

LESS THAN 20,000 SF THIS NO EXISTING FOREST CLASSIFICATION
AND NO REFORESTATION IS REQUIRED.
TOTAL TRACT: 101,769,226 SF (2,336.63 AC)
13.19% VEGETATIVE COVERAGE

NET TRACT AREA CALCULATION:
AREA OF LIMIT OF DISTURBANCE: 91,495 SF (2.10 AC)
DISTURBANCE IS > 40,000 SF WHICH REQUIRES AFFORESTATION
15% OF NET TRACT AREA REQUIRED FOR AFFORESTATION
15% OF 91,495 SF = 13,724 SF (0.32 AC) OF AFFORESTATION

AFFORESTATION:
AFFORESTATION WILL BE CONDUCTED OFF SITE BY PURCHASING
CREDITS FROM AN APPROVED FOREST BANK.
DO NOT ENTER

Custom Soil Resource Report
Soil Map



0.3%	GdN	Glennelg loam 3 to 8% slopes
32.8%	GdC	Glennelg loam 8 to 15% slopes
57.7%	GdB	Glennville silt loam 3 to 8% slopes
9.1%	Urb	Urban land-Udorthents complex 0 to 8% slopes

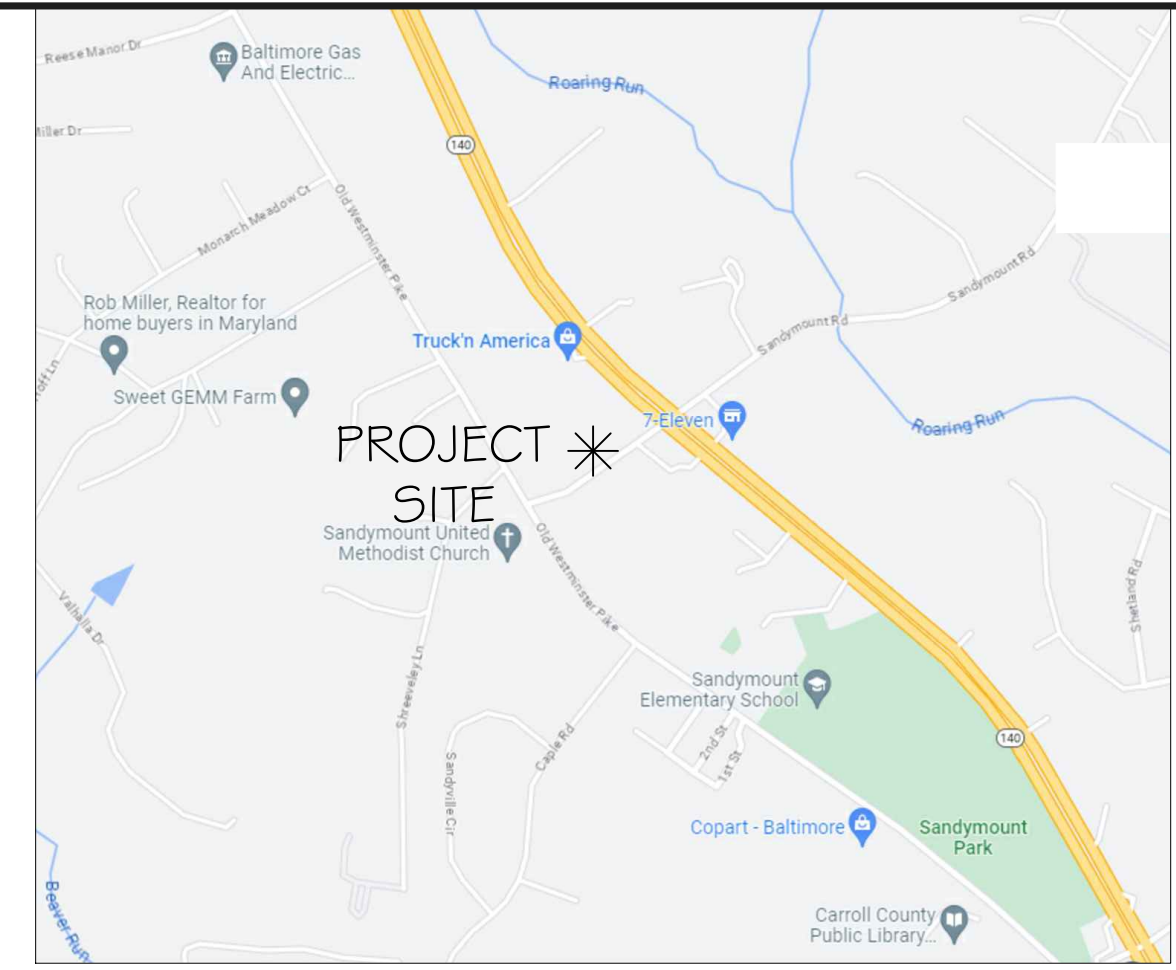
Map Scale: 1:1,370 Printed on A Landscape (11" x 8.5") sheet.
Map project: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

TOPOGRAPHICAL SURVEY
STOLTZFUS PROPERTY

SANDYMOUNT ROAD, WESTMINSTER MD
ELECTION DISTRICT 4 * CARROLL COUNTY
LIBER: 10948, FOLIO 92
MAP 15 * GRID 14 * PARCEL 1039

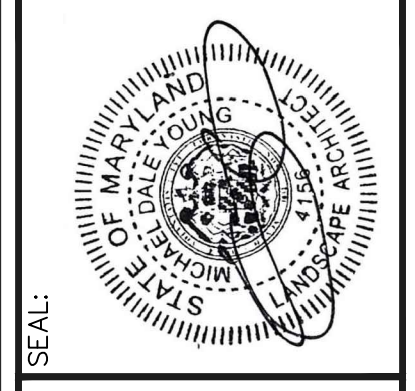
LEGEND

- BILLBOARD POLE
- BILLBOARD SIGN
- CENTERLINE ROAD
- UTILITY POLE
- PROPERTY LINE
- EDGE OF PAVEMENT
- GUY WIRE
- TOP OF BANK
- BOTTOM BANK
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- GUARD RAIL
- CL SWALE
- WOOD FENCE
- FLOWLINE FACE OF CURB
- DRIP LINE
- DECIDUOUS TREE
- MAILBOX
- SHA EASEMENT
- EASEMENT FOR OUTLET DITCH



SITE LOCATION MAP SCALE: 1" = 1,000'

NO.	BY	DATE	REVISION
1	MDY	11-17-2023	REVISED TO COMBINED FSD & FCP



CLIENT INFO:
WAREHAUS
ATTN: MATTHEW SWANNER
232 NORTH GEORGE STREET
YORK, PA 17401
PHONE: (717) 845-8383
EMAIL: MSWANNER@WAREHAUSAECOM

COMBINED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN
STOLTZFUS PROPERTY
SANDYMOUNT ROAD, WESTMINSTER, MD
ELECTION DISTRICT 4 - CARROLL COUNTY

YOUNG & COMPANY
LANDSCAPE ARCHITECTURE
214 WEST GRANT STREET, FLOOR 1
LANCASTER, PA 17603
717.314.7868
MYOUNG@YOUNGANDLANDSCAPE.COM
WWW.YOUNGANDLANDSCAPE.COM

DATE: AUGUST 10, 2023
SCALE: 1" = 30'
DRAWN BY: MDY
PROJECT NUMBER: WAREHAUSPCS-001
FILE NUMBER: 2023-M001
DRAWING NO.

FSD-1