

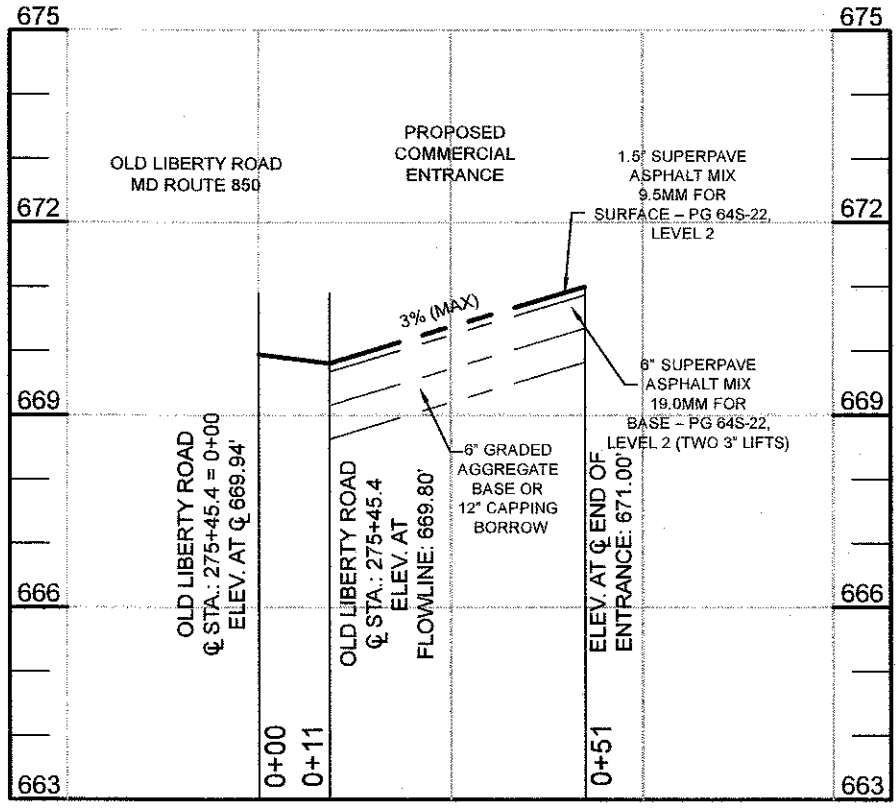
Standard Pavement Sections for Routine Site Access Improvements Only

Note: Refer to the Access Manual 5.8.2 for limitations in applicability of these paving sections. The latest Standard and Supplemental Specifications and Provisions apply.

Light Duty Pavement Sections

Functional Classification: Collector or lower AND ADT: 10,000 or less

- A. 1 1/2" Superpave Asphalt Mix 9.5mm for Surface - PG 64S-22, Level 2
6" Superpave Asphalt Mix 19.0mm for Base - PG 64S-22, Level 2 (Two 3" lifts)
6" Graded Aggregate Base or 12" Capping Borrow
- B. 7" Portland Cement Concrete Mix #7
6" Graded Aggregate Base or 12" Capping Borrow
- Refer to Std. No. MD 577.07 for joints. No steel is required.



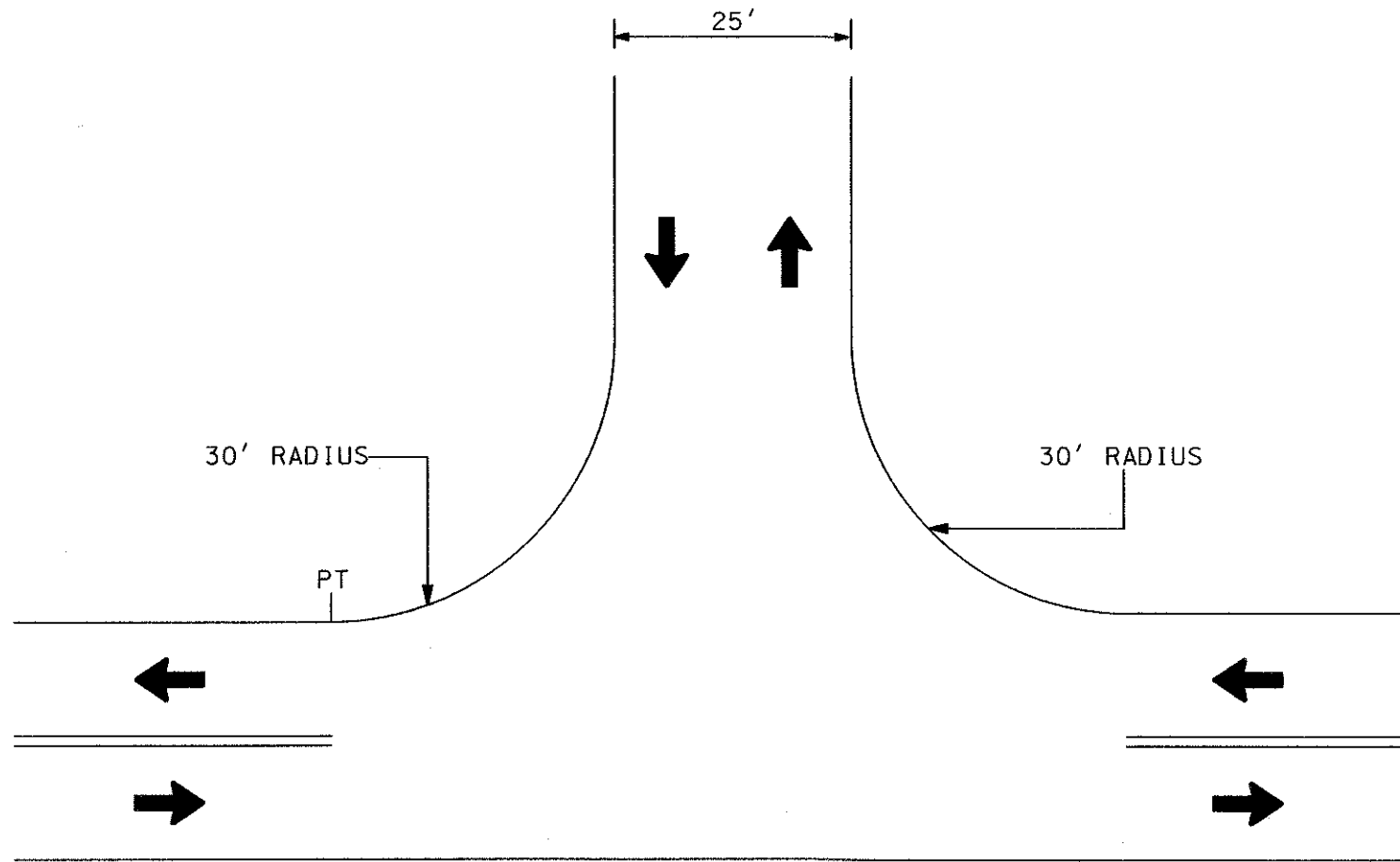
PROPOSED COMMERCIAL ENTRANCE
SCALE HORIZONTAL: 1"=30'

INSPECTION SEQUENCE NOTES

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

- CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
- FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH 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.
- THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.



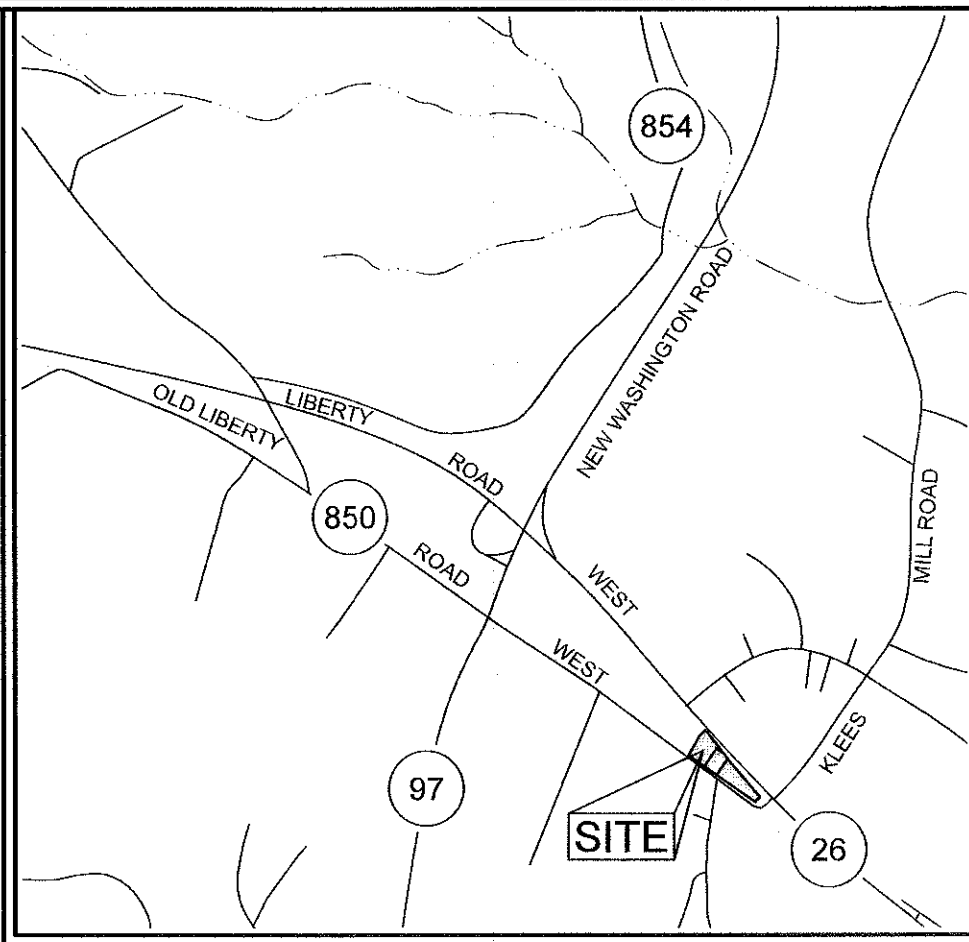
NOTES:

- MINIMUM CHANNELIZATION IS SHOWN.
- TURNING LANES ARE NOT SHOWN.
- REFER TO 11.0 FOR ENTRANCE DESIGN STANDARDS.

COMMERCIAL
TWO-WAY ENTRANCE
ENGINEERING ACCESS PERMITS

LEGEND

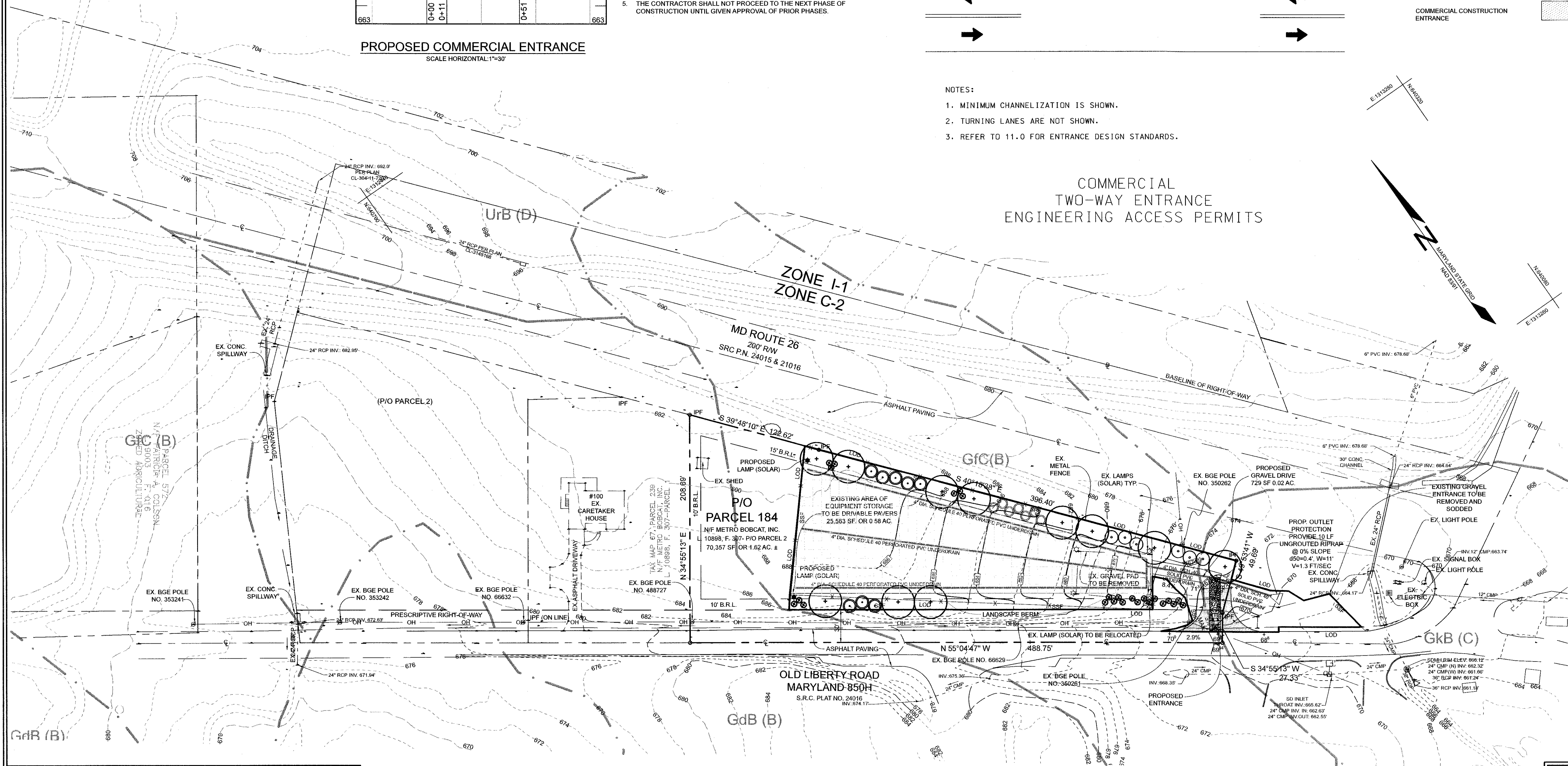
- EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF FLOW
EDGE OF PAVING
CHAIN LINK FENCE
BOUNDARY
ADJOINING BOUNDARY
OVERHEAD WIRES
PROPOSED PERFORATED UNDERDRAIN
CENTERLINE OF ROAD
- UTILITY OF DISTURBANCE
EXISTING LAMP (SOLAR)
PROPOSED LAMP (SOLAR)
SANITARY SEWER MANHOLE
STORMWATER MANAGEMENT GRID
COMMERCIAL CONSTRUCTION ENTRANCE



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- TAX ACCOUNT NO.: 14-011390
- SUBJECT PROPERTY IS ZONED C-2
- TOTAL AREA OF LOT = 1.62 AC ±
- TOTAL DEVELOPED AREA ON-SITE = 39,499 S.F. OR 0.91 AC ±
- TOTAL DEVELOPED AREA IN SHA ROW = 4,241 S.F. OR 0.97 AC ±
- THE PROPERTY SHOWN HEREON IS OWNED BY METRO BOBCAT, INC. BY DEED DATED SEPTEMBER 22, 2022, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 10898, FOLIO 307.
- TAX MAP 68 / GRID 13 / PARCEL 184
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY 2015 BARE EARTH LIDAR POINTS AND BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HAS BEEN FIELD VERIFIED BY ADCOCK & ASSOCIATES, LLC, ON OR ABOUT AUGUST, 2024.
- 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 BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC ON OR ABOUT SEPTEMBER, 2023.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
- 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.
- SUBJECT TO CARROLL COUNTY BOARD OF ZONING APPEALS NOTICE OF DECISION FOR CASE NO. 6427 DATED JANUARY 4, 2023, WHICH APPROVED THE VEHICLE SALES LOT WITH THE FOLLOWING TWO CONDITIONS:
 - THE CONDITIONAL USE LOT WOULD ONLY REMAIN IN EFFECT WHILE THE PROPERTY WAS USED BY THE COMPANY, METRO BOBCAT, INC.
 - THE LOT COULD ONLY BE USED FOR STORAGE OF EQUIPMENT.
- SUBJECT PROPERTY IS LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
- THERE WILL BE NO HAZARDOUS OR REGULATED SUBSTANCES STORED ON THIS PROPERTY.
- THERE ARE NO TIER II WATER SOURCES ON SITE.
- THE EXISTING BUILDING LOCATED AT 100 WEST OLD LIBERTY ROAD, IS A CARETAKERS HOUSE FOR THE SUBJECT PROPERTY.
- POSTED SPEED LIMIT: 40 MPH
- PREMISE ADDRESS: 100 WEST OLD LIBERTY ROAD, SYKESVILLE, MARYLAND 21784
- THE +/- SETBACK ACCURACY IS 1 FOOT



SHEET INDEX

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT AND LANDSCAPING PLAN
2	STORMWATER MANAGEMENT PLAN
3	STORM WATER MANAGEMENT DETAILS & BORING LOGS
4	SEDIMENT CONTROL DETAILS
5	DRAINAGE AREA MAP

OWNER/APPLICANT

METRO BOBCAT, INC.
33 W OLD LIBERTY ROAD
SYKESVILLE, MARYLAND 21784-8631
410-795-1500

SITE DEVELOPMENT PLAN
METRO BOBCAT
VEHICLE STORAGE LOT

TAX MAP 68, GRID 13
14TH ELECTION DISTRICT

PARCEL 184
CARROLL COUNTY, MARYLAND



Adcock &
Associates · LLC
Engineers · Surveyors · Planners
5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: mikes@adcocksurveying.com

REF. NO. L. 10898, F. 307
DRAWN BY: AEA
CHECKED BY: MDA
SCALE: 1"=50'
DATE: MAY 15, 2025
PROJECT #: 23-008
SHEET #: 1 of 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 13, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 08-16-2025

LANDSCAPE PLANTING UNITS LIST

LOCATION	ADJACENT TO ROUTE 26	ADJACENT TO ROUTE 850	TOTALS
TOTAL DISTANCE	180'	150'	330'
MAJOR DECIDUOUS TREE	4	2	6
MINOR DECIDUOUS TREE	5	3	8
EVERGREEN TREES	-	-	-
SHRUBS	6	-	6
GRASS BERM	-	-	-
REQUIRED PLANTING UNITS	7.2	6.0	13.2
PROPOSED PLANTING UNITS	7.7	6.0	13.7

LANDSCAPE BUFFER PLANT LIST

TREES	SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
	+	AR	11	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	AS SHOWN	2 1/2" - 3" CAL.	B&B
	○	MS	8	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	AS SHOWN	6'-8" HT.	B&B
	●	MR	6	MAGNOLIA SOULANGIANA 'RUSTICA RUBRA'	RED MAPLE	AS SHOWN	6'-8" HT.	B&B
	○	PS	7	PINUS STROBUS	EASTERN WHITE PINE	AS SHOWN	6'-8" HT.	B&B
SHRUBS	SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
	⊗	AG	18	ABELIA GRANDIFLORA	GLOSSY ABELIA	AS SHOWN	2 1/2" - 3" HT.	B&B

CARROLL COUNTY PLANNING & ZONING COMMISSION

BY: _____ DATE: _____

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

BY: _____ DATE: _____

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF UTILITIES

BY: _____ DATE: _____

CARROLL COUNTY HEALTH DEPARTMENT

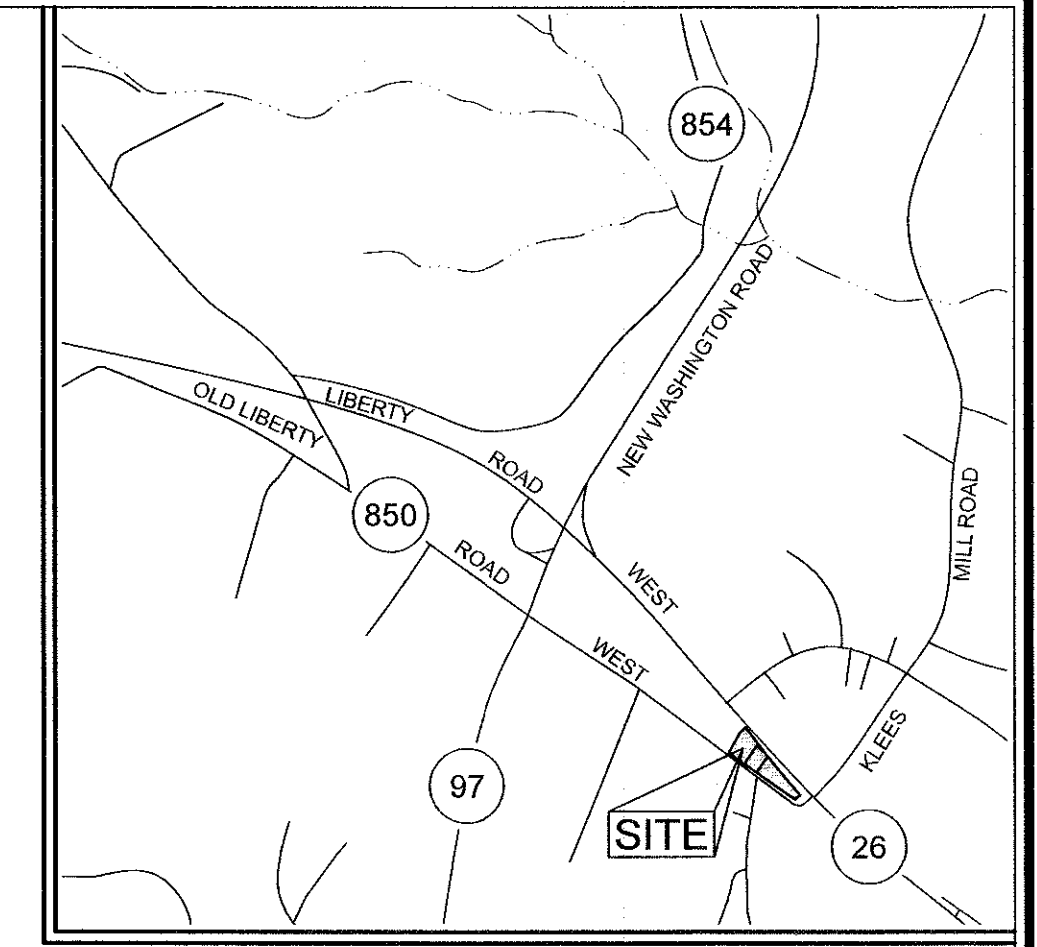
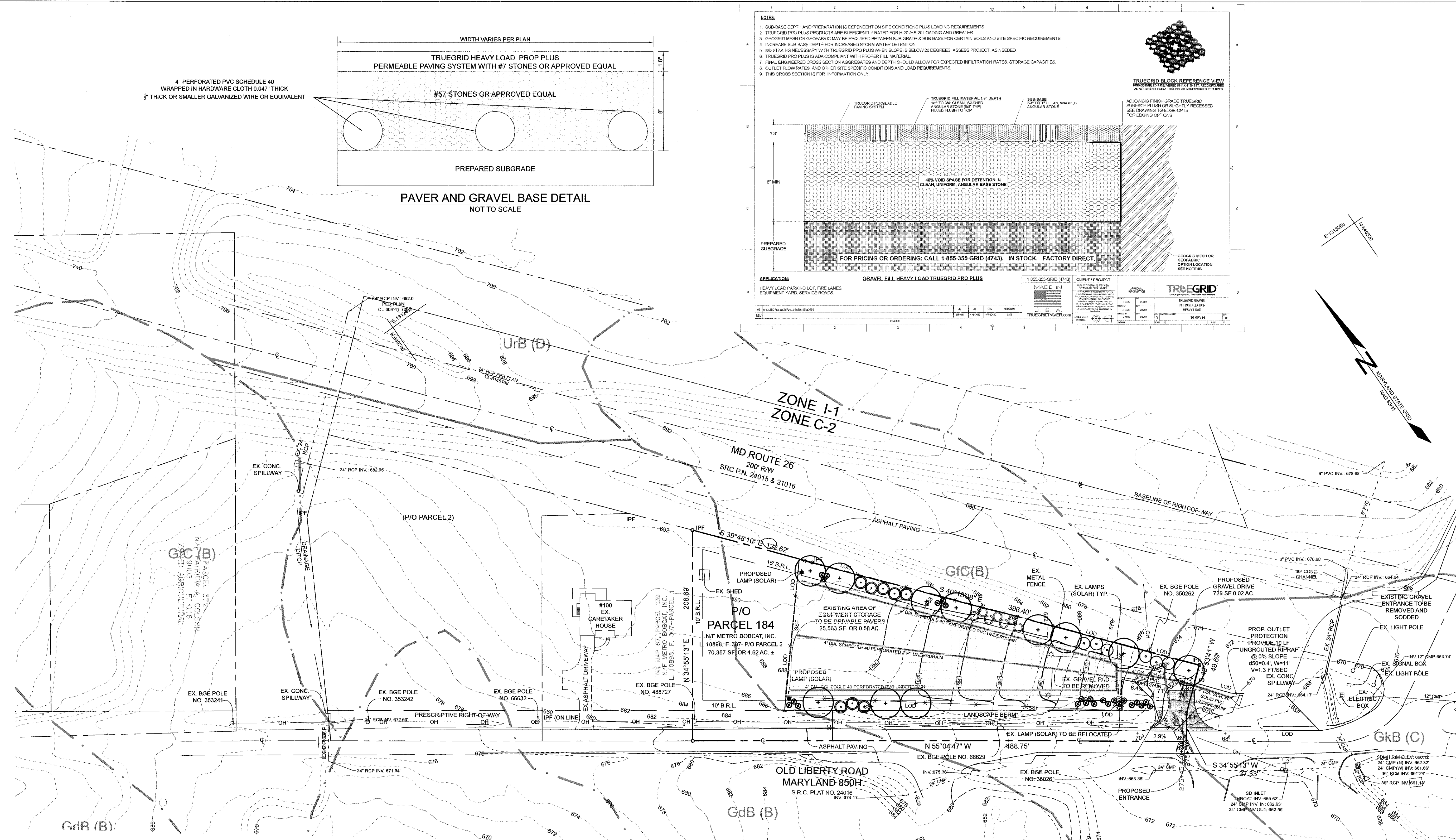
BY: _____ DATE: _____

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



VICINITY MAP
SCALE: 1"=2000'

LEGEND	
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	+
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	+
DIRECTION OF FLOW	→
EDGE OF PAVING	---
CHAIN LINK FENCE	---
BOUNDARY	---
ADJOINING BOUNDARY	---
OVERHEAD WIRES	OH
STORM DRAINS & CULVERTS	---
CENTERLINE OF ROAD	---
LIMIT OF DISTURBANCE	LOD
UTILITY POLE	○
EXISTING LAMP (SOLAR)	★
PROPOSED LAMP (SOLAR)	★
ELECTRIC BOX	□
SANITARY SEWER MANHOLE	⊙
STORMWATER MANAGEMENT GRID	---
COMMERCIAL CONSTRUCTION ENTRANCE	---

STORMWATER MANAGEMENT COMPUTATIONS

PROPERTY SIZE: 1.6152 AC.
PRESERVATIVE R/W AREA: 0.3366 AC.
NET AREA OF SITE: 1.6152 AC. - 0.3366 AC. = 1.2786 AC.

AREA OF SHA PROPERTY INCLUDED FOR DRIVEWAY ENTRANCE: 0.0102 AC.
TOTAL AREA: 1.2786 AC. + 0.0102 AC. = 1.29 AC.

PAVER AREA FOR VEHICLE STORAGE: 0.58 AC.
PROPOSED DRIVEWAY TO STORAGE: 0.02 AC.
ENTRANCE ON SUBJECT PROPERTY: 0.02 AC.
ENTRANCE IN SHA PROPERTY: 0.01 AC.
TOTAL PROPOSED IMPERVIOUS AREA: 0.63 AC.

AREA CLEARED & RESTORED TO SODDED AREA: 0.06 AC.

PERCENTAGE OF IMPERVIOUS AREA (%): 0.63 AC. ÷ 1.29 AC. = 0.49 OR 49%

RV = 0.05 + (0.009) (49) = 0.05 + (0.009) (49) = 0.05 + (0.44) = 0.49

SOILS: B

DETERMINE TARGET PE: FOR SOIL TYPE "B" - IMPERVIOUS AREA 49% TARGET RCN FOR WOODS IN GOOD CONDITION IS 55 TARGET PE = 1.8'

ESDV TARGET: PE = 1.8' A = 1.29 AC. 1% = 49% RV = 0.49

ESDV = PE x RV x A = 1.8 x 0.49 x 1.29 = 1.29 x 0.5913 = 0.7647

TARGET ESDV = 0.7647

0.4 x 25,563 x 0.67 = 6,851 C.F.

ESDV TARGET IS MET WITH 6,851 C.F. PROVIDED

PRIVATE FACILITIES CONSTRUCTED BY THE DEVELOPER
STORMWATER MANAGEMENT MAINTENANCE AGREEMENT

1. THE STORMWATER MANAGEMENT FACILITY/FACILITIES SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER(S).

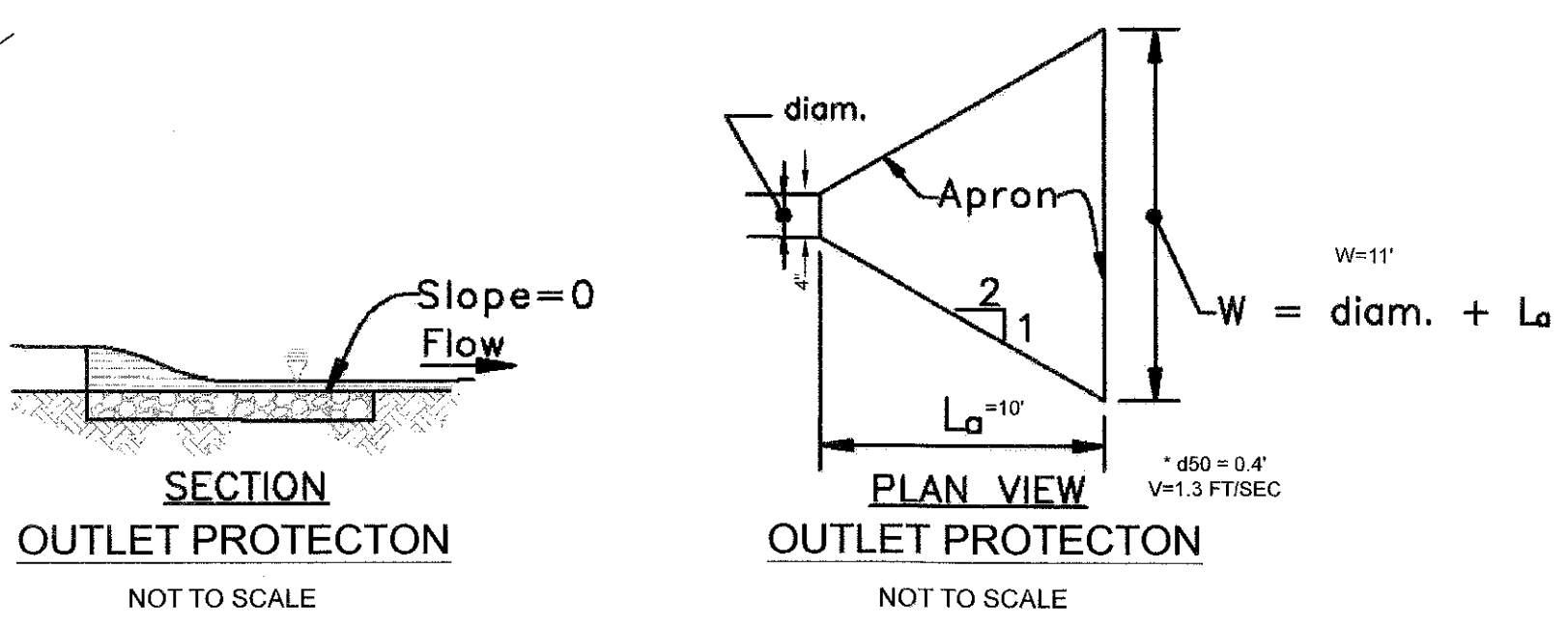
2. OWNER/HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR CONTINUING MAINTENANCE OF THE FACILITY/FACILITIES, WHICH SHALL INCLUDE SUCH THINGS AS MOWING, CLEANING, AND REMOVING SEDIMENT, TREES, SHRUBS AND DEBRIS. REQUIREMENTS AND SCHEDULES FOR SPECIFIC TYPES OF FACILITIES AND PRACTICES AS LISTED ON THE PLANS ARE HEREBY INCLUDED. THE TIME PERIOD FOR THIS CONTINUED MAINTENANCE SHALL BE ON "AS-NEEDED" BASIS BUT SHALL BE DELAYED LONGER THAN THIRTY (30) DAYS.

3. OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR ANY STRUCTURAL DAMAGES OR FAILURE WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, OWNER SHALL BE RESPONSIBLE TO MAKE THE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE BUT IN ANY CASE WITHIN THIRTY (30) DAYS.

4. IF AFTER NOTICE BY THE COUNTY/TOWNSHIP/CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE BY THE OWNER(S) WITHIN THIRTY (30) DAYS, THE COUNTY/TOWNSHIP/CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNERS OF THE FACILITY SHALL BE ASSESSED THE COST OF THE WORK AND ANY PENALTIES. THESE MONIES SHALL BE COLLECTED FROM A BOND, WHICH THE DEVELOPER IS REQUIRED TO POST WITH THE COUNTY/TOWNSHIP/CITY TO COVER SUCH EXPENSES UNTIL "COMPLETION OF THE FACILITY". "COMPLETION OF THE FACILITY" IS CONSTRUED TO MEAN THAT ALL CONTRIBUTORY DRAINAGE AREAS ARE PAVED OR SUPPORTING A 2" STAND OF DENSE GRASS AND THAT THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT HAS INSPECTED CONSTRUCTION AND A REGISTERED PROFESSIONAL ENGINEER HAS CERTIFIED THAT THE "AS-BUILT" PLANS MEET THE PLANS AND SPECIFICATIONS FOR CONSTRUCTION AFTER "COMPLETION OF THE FACILITY" THE MONIES MAY BE COLLECTED BY PLACING A LIEN ON THE PROPERTY OR BY INCLUDING THE COSTS AND PENALTIES ON THE PROPERTY TAX BILL AND COLLECTION THEM AS ORDINARY TAXES BY THE COUNTY/TOWNSHIP/CITY.

5. OWNER(S) SHALL GRANT RIGHT OF ENTRY TO AUTHORIZED COUNTY/TOWNSHIP/CITY PERSONNEL FOR PURPOSES OF INSPECTION MONITORING AND/OR REPAIR. SITE VISITS FOR INSPECTION AND/OR MONITORING SHALL BE CONDUCTED ONLY DURING NORMAL COUNTY WORKING HOURS (8:00 AM TO 5:00 PM MONDAY - FRIDAY).

6. THIS AGREEMENT INCLUDING RIGHT OF ENTRY FOR INSPECTION/MAINTENANCE AND REPAIR SHALL BE RECORDED IN THE LAND RECORDS OF THE COUNTY.



MATERIALS SPECIFICATIONS FOR BIORETENTION FACILITIES			
MATERIAL	SPECIFICATION	SIZE	NOTES
HARDWARE CLOTH	0.035" THICK - 1/4" MESH OR SMALLER GALVANIZED WIRE HARDWARE CLOTH		FOR USE AS A WRAP AROUND PERFORATED UNDERDRAIN PIPING
UNDERDRAIN GRAVEL	AASHTO M-43	0.375" TO 0.75"	CLEAN WASHED STONE
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	- 3/8" PERP. @ 6" ON CENTER, 4 HOLES PER ROW; - SLOTTED PIPE MAY BE USED IN LIEU OF PERFORATED PIPE (HARDWARE CLOTH WRAP NOT REQUIRED) - MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES

REVISIONS

BA ENGINEERING INC.
ENGINEERS · LAND PLANNERS
9705 HICKORY SPRING LANE
GAITHERSBURG, MARYLAND, 20882
PHONE: (301) 391-6130
FAX: (301)391-6131

STORMWATER MANAGEMENT PLAN

METRO BOBCAT

VEHICLE STORAGE LOT

TAX MAP 68, GRID 13
14TH ELECTION DISTRICT

PARCEL 184
CARROLL COUNTY, MARYLAND

DESIGN. BY: RTB

DRAWN BY: AEA

CHECKED BY: RTB

DATE: OCTOBER 21, 2024

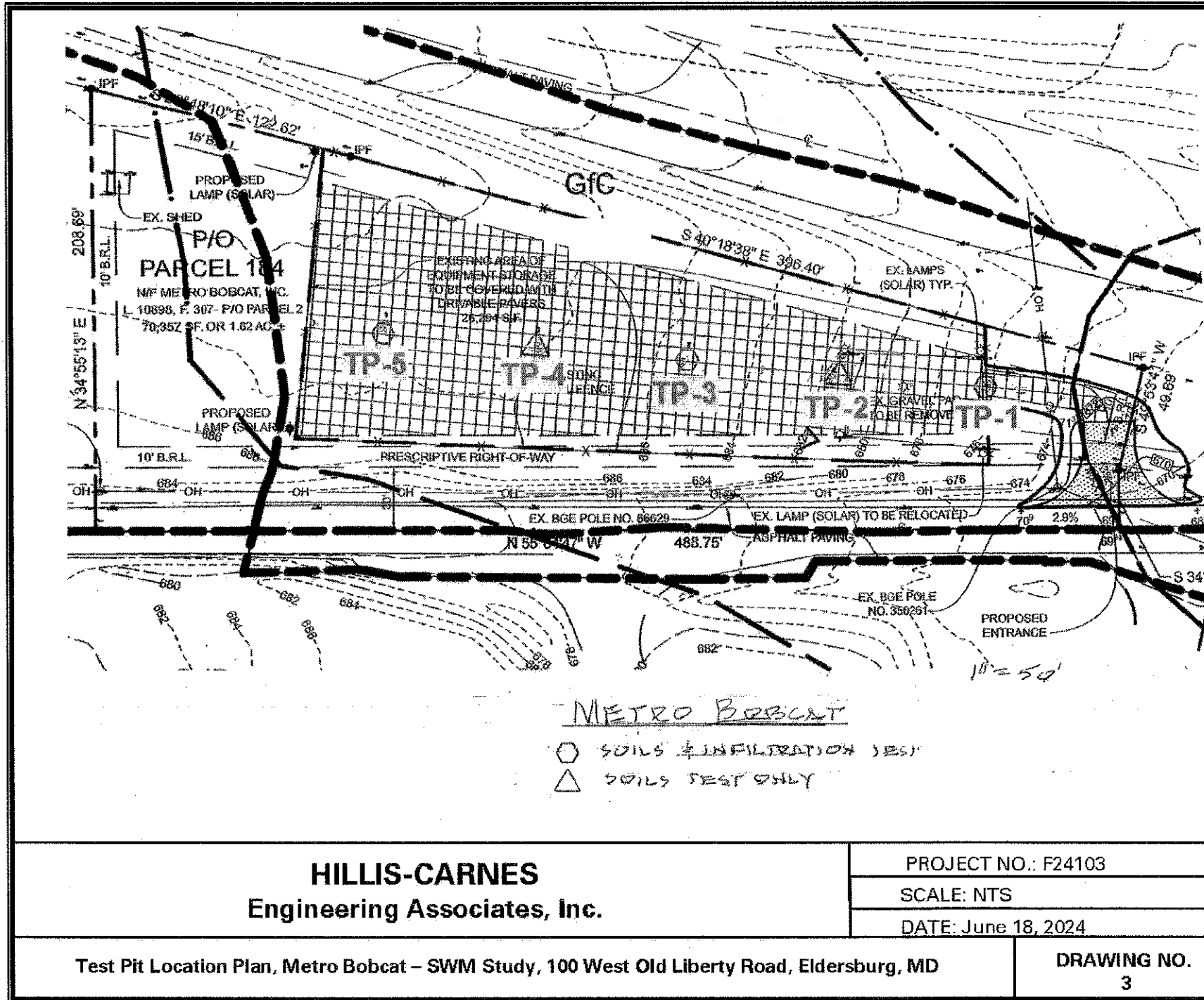
SCALE: 1" = 30'

SHEET: 2 OF 5

TEST PIT LOG					
PROJECT :		Metro Bobcat		DATE OBSERVED :	
LOCATION :		100 West Old Liberty Road, Eldersburg, MD		TESTED BY :	
CLIENT :		Metro Bobcat		PROJECT NO. :	
BORING NO. :		TP-1		ELEVATION :	
ELEVATION :		676 ft.			
DEPTH (FT)	*DCPT Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRATUM	MOISTURE(%)
0		6" topsoil			
1		0.5' Brown and orange brown, sandy clayey SILT, trace of rock fragments, moist			
2					
3		3.0' - Red brown with yellow brown <LOAM> Infiltration Rate = 0.06 in/hr	ML	NATURAL	
4					
5					
6					
7		7.0' End of Test Pit at 7 feet below grade			
WATER ENCOUNTERED AT : None					
Test Pit was terminated at a depth of 7.0 feet below grade.					
BORING NO. : TP-2 ELEVATION : 682 ft.					
DEPTH (FT)	*DCPT Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRATUM	MOISTURE(%)
0		0.0' 2" Gravel underlain by 6" topsoil			
1		0.5' Brown and orange brown, sandy clayey SILT, trace of rock fragments, moist			
2					
3		3.0' Orange brown with red brown, sandy clayey SILT with rock fragments, moist <LOAM>	ML	NATURAL	
4					
5		5.0' Red brown with yellow brown, silty clayey SAND, moist			
6					
7		7.0' End of Test Pit at 7 feet below grade			
WATER ENCOUNTERED AT : None					
Test Pit was terminated at a depth of 7.0 feet below grade.					

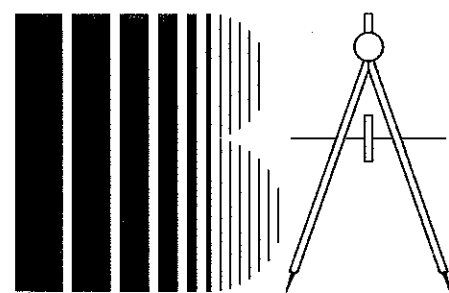
TEST PIT LOG					
PROJECT :		Metro Bobcat		DATE OBSERVED :	
LOCATION :		100 West Old Liberty Road, Eldersburg, MD		TESTED BY :	
CLIENT :		Metro Bobcat		PROJECT NO. :	
BORING NO. :		TP-3		ELEVATION :	
ELEVATION :		685 ft.			
DEPTH (FT)	*DCPT Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRATUM	MOISTURE(%)
0		0.0' 6" topsoil			
1		0.5' Brown and orange brown, sandy clayey SILT, trace of rock fragments, moist			
2			ML	NATURAL	
3		3.0' Orange brown, sandy silty CLAY <CLAY LOAM> Infiltration Rate = 0.025 in/hr	CL-ML		
4					
5		5.0' Orange brown with yellow brown silty clayey SAND, moist	SC-SM		
6					
7		7.0' End of Test Pit at 7 feet below grade			
WATER ENCOUNTERED AT : None					
Test Pit was terminated at a depth of 7.0 feet below grade.					
BORING NO. : TP-4 ELEVATION : 688 ft.					
DEPTH (FT)	*DCPT Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRATUM	MOISTURE(%)
0		0.0' 2" Gravel underlain by 6" topsoil			
1		0.5' Orange brown, sandy clayey SILT, trace of rock fragments, moist			
2			ML	NATURAL	
3		3.0' <LOAM>			
4					
5		5.0' Orange brown and yellow brown, silty clayey SAND, trace of rock fragments, moist	SC-SM		
6					
7		7.0' End of Test Pit at 7 feet below grade			
WATER ENCOUNTERED AT : None					
Test Pit was terminated at a depth of 7.0 feet below grade.					

TEST PIT LOG					
PROJECT :		Metro Bobcat		DATE OBSERVED :	
LOCATION :		100 West Old Liberty Road, Eldersburg, MD		TESTED BY :	
CLIENT :		Metro Bobcat		PROJECT NO. :	
BORING NO. :		TP-5		ELEVATION :	
ELEVATION :		689 ft.			
DEPTH (FT)	*DCPT Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRATUM	MOISTURE(%)
0		0.0' 6" topsoil			
1		0.5' Brown, sandy SILT, trace of rock fragments, moist			
2		2.0' Orange brown with yellow brown			
3		3.0' <LOAM> Infiltration Rate = 0.56 in/hr	ML	NATURAL	
4					
5					
6					
7		7.0' End of Test Pit at 7 feet below grade			
WATER ENCOUNTERED AT : None					
Test Pit was terminated at a depth of 7.0 feet below grade.					



REVISIONS	

BA ENGINEERING INC.
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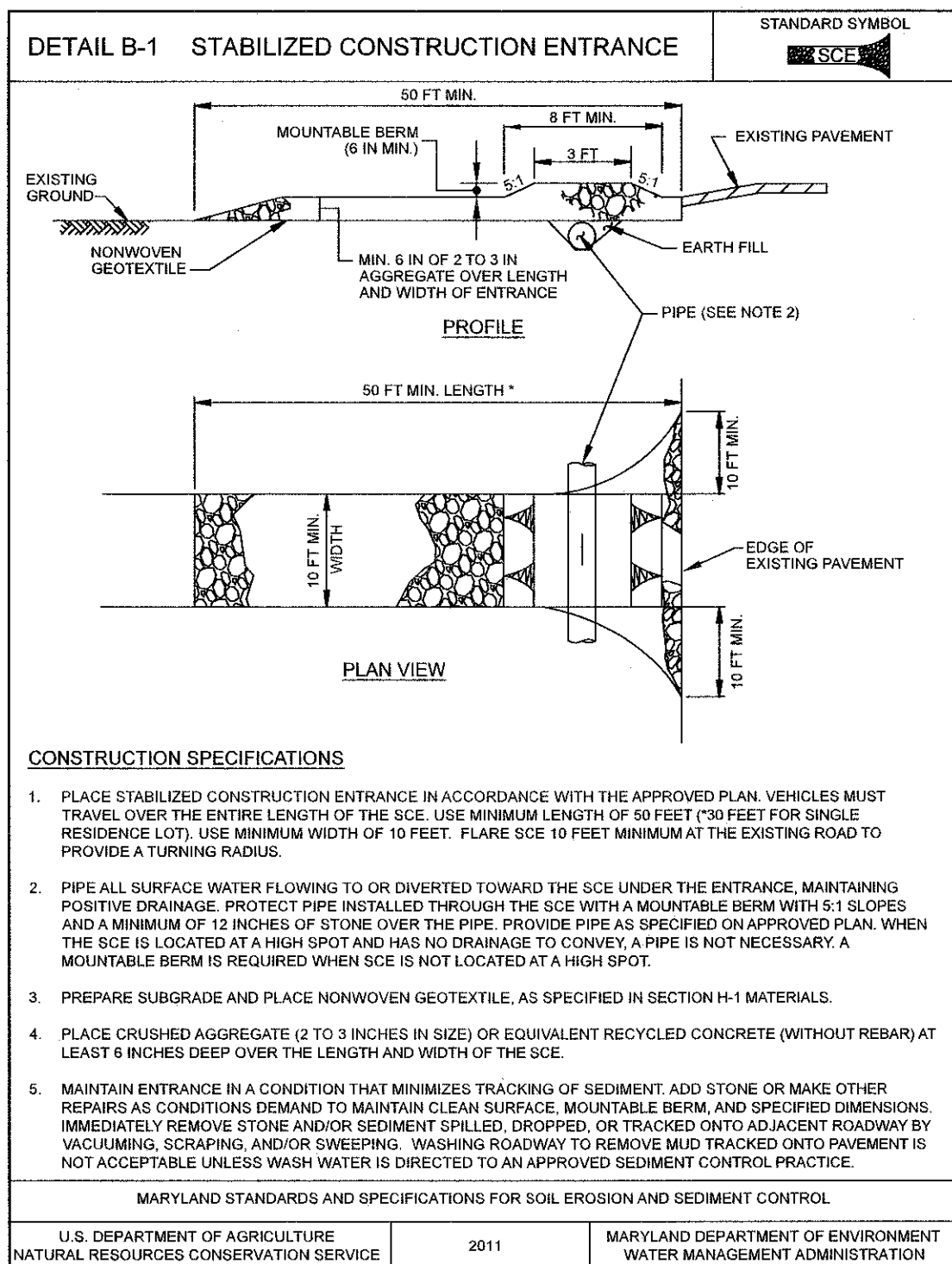
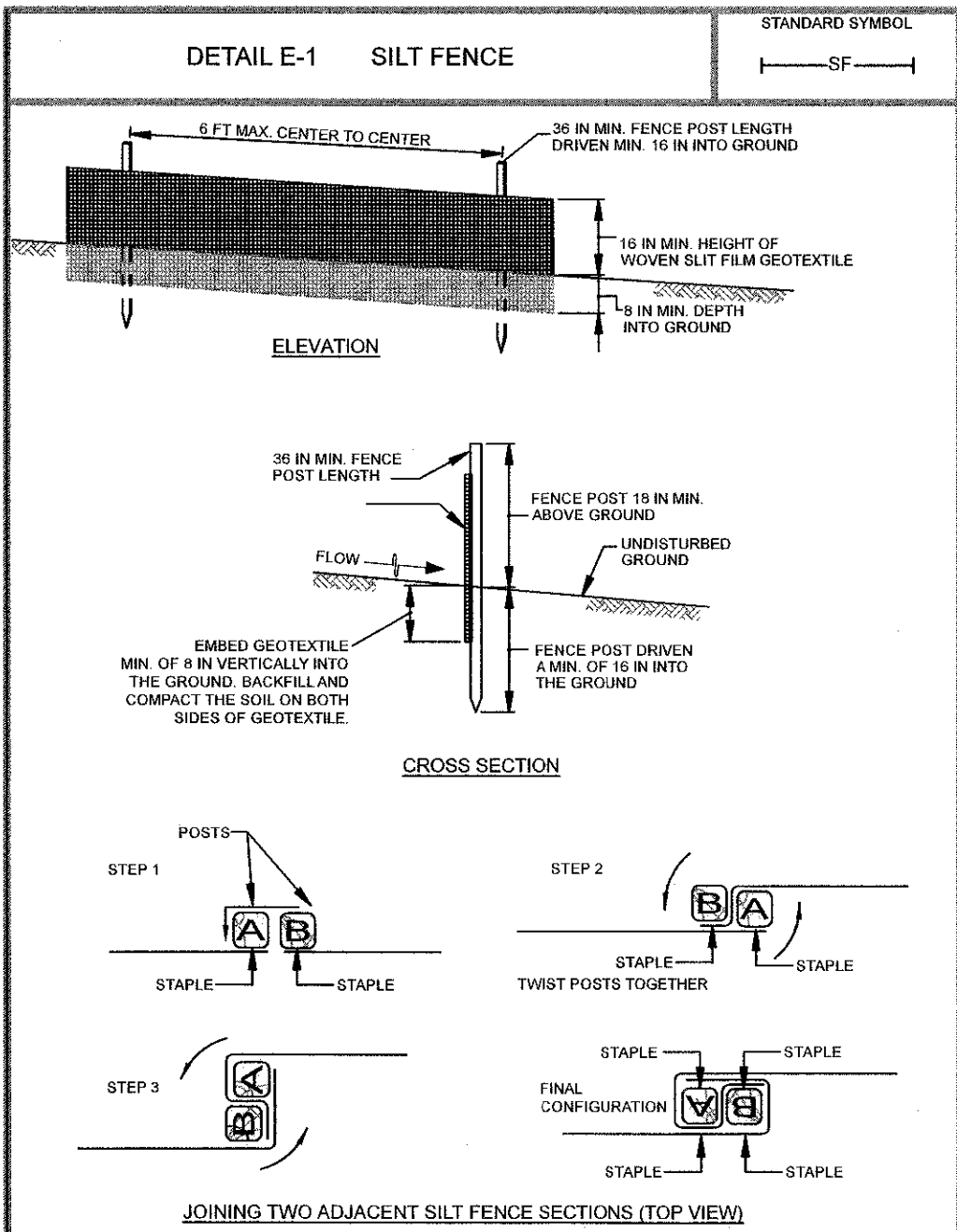
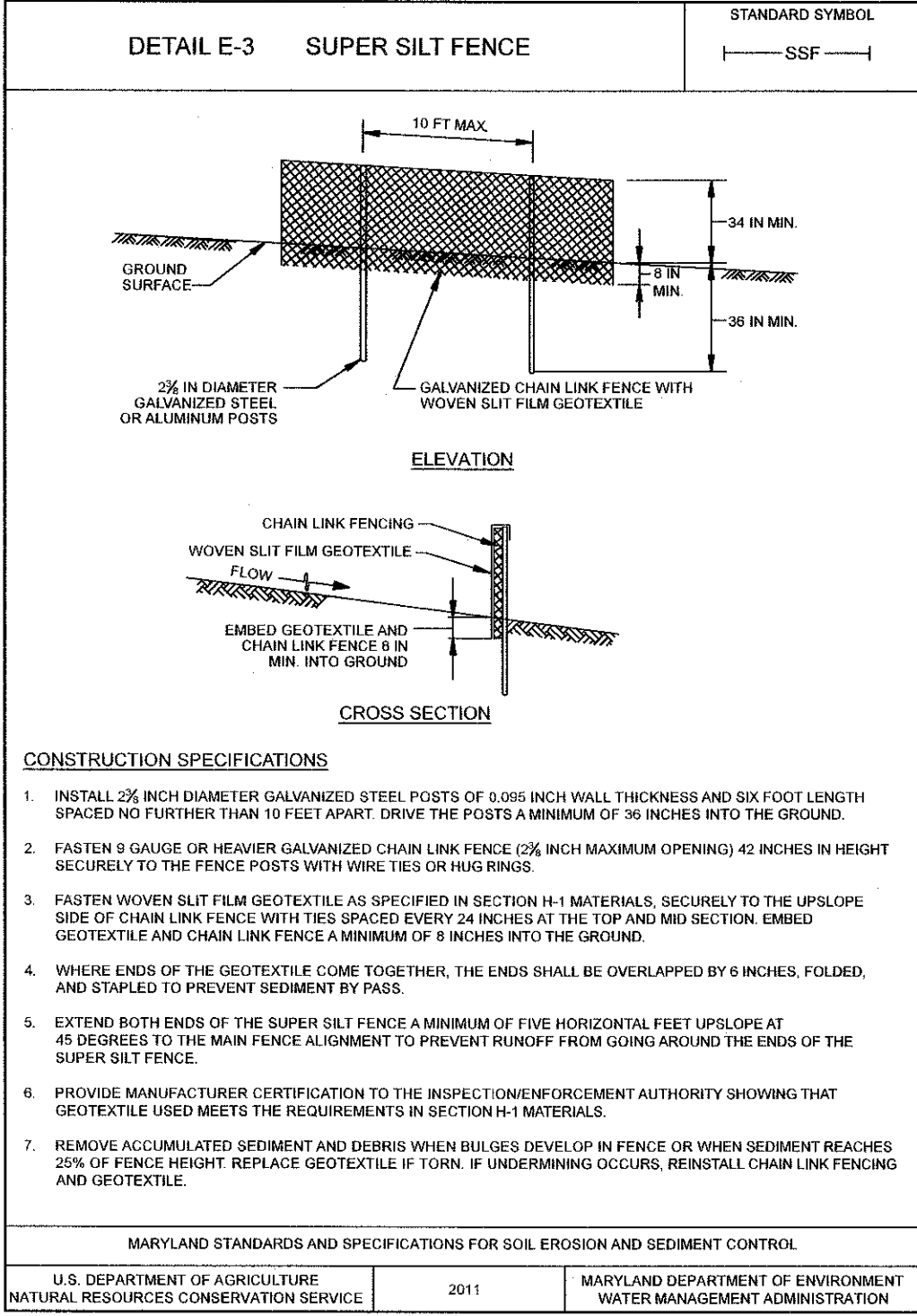


STORMWATER MANAGEMENT DETAILS
& BORING LOGS
METRO BOBCAT
VEHICLE STORAGE LOT

TAX MAP 68, GRID 13
14TH ELECTION DISTRICT

PARCEL 184
CARROLL COUNTY, MARYLAND

DESIGN. BY:	RTB
DRAWN BY:	AEA
CHECKED BY:	RTB
DATE:	OCTOBER 28, 2024
SCALE:	NA
SHEET:	3 OF 5



TEMPORARY SEEDING NOTES

SCOPE: PLANTING SHORT TERM (NO MORE THAN 6 MONTHS) VEGETATION TO TEMPORARILY STABILIZE ANY AREAS WHERE SOIL DISTURBANCE HAS OCCURRED, UNTIL THE AREA CAN BE PERMANENTLY STABILIZED WITH VEGETATIVE OR NON-VEGETATIVE PRACTICES.

STANDARDS: THE FOLLOWING NOTES SHALL COMPLY WITH SECTION B-4 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED JOINTLY BY THE MARYLAND DEPARTMENT OF ENVIRONMENT - WATER MANAGEMENT ADMINISTRATION, THE NATIONAL RESOURCE CONSERVATION SERVICE AND THE MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS.

THE SEED BED SHALL BE PREPARED BY LOOSENING THE SOIL TO A DEPTH OF 3 TO 5 INCHES AND INCORPORATING THE LIME AND FERTILIZER INTO THIS LOOSENEED LAYER OF SOIL. SEE SECTION B-4-2.

FOR TEMPORARY STABILIZATION, FERTILIZER SHALL CONSIST OF A MIXTURE OF 10-20-20 AND BE APPLIED AT A RATE OF 436 LB. PER ACRE (10 LB. PER 1000 SQ. FT.) AND WILL MEET THE REQUIREMENTS IN SECTION B-4-2. LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE (80 LB. PER SQ. FT.) AND SHALL MEET THE REQUIREMENTS IN SECTION B-4-2-C AND B-4-4.

SEED TYPE AND APPLICATION SHALL MEET THE REQUIREMENTS IN SECTION B-4-3. SEED TAGS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY THE TYPE AND RATE OF SEED USED.

MULCH TYPE AND ITS APPLICATION WILL MEET THE REQUIREMENTS IN SECTION B-4-3-A, B AND C AND WILL BE APPLIED ALONG WITH THE SEED OR IMMEDIATELY AFTER SEEDING.

SEEDING MIXTURES SHALL BE SELECTED FROM OR WILL BE EQUAL TO THOSE ON TABLE B.1 (PAGE B.20).

Hardiness Zone (from Figure B.3): _____					Fertilizer Rate (10-20-20)	Lime Rate
Seed Mixture (from Table B.3): _____						
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
					436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)

CONCEPTUAL SEQUENCE OF CONSTRUCTION

1. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR (1-410-386-2210) 24 HOURS PRIOR TO DOING ANYTHING ON THE SITE TO SET UP A PRE-CONSTRUCTION MEETING AND TO MAKE SURE ALL LOCAL ORDINANCE ITEMS HAVE BEEN SATISFIED.
2. THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
3. CLEAR AND GRADE FOR INSTALLATION OF BASE COURSE OF ENTRANCE.
4. INSTALL SILT FENCE, SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE. NO OTHER WORK CAN OCCUR UNTIL SEDIMENT CONTROLS ARE INSTALLED.
5. ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED CONSTRUCT STATE HIGHWAY ENTRANCE AND STORMWATER MANAGEMENT DEVICE. LAY STONE BASE AND LAY IMPERVIOUS PAVEMENT AND GRAVEL. CONNECT UNDERDRAIN AT THIS TIME. GRADE THE SITE AS NEEDED WITHIN LIMIT OF DISTURBANCE.
6. ALL DISTURBED AREAS MUST BE TOPSOILED PRIOR TO STABILIZATION WITH GRASS.
7. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY SEDIMENT CONTROL MEASURES. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS REQUIRED.

PERMANENT SEEDING NOTES

SCOPE: PLANTING PERMANENT, LONG LIVED VEGETATIVE COVER ON GRADED AND/OR CLEARED AREAS AND AREAS THAT HAVE BEEN IN TEMPORARY VEGETATION FOR MORE THAN 6 MONTHS.

STANDARDS: THE FOLLOWING NOTES SHALL COMPLY WITH SECTION B-4 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED JOINTLY BY THE MARYLAND DEPARTMENT OF ENVIRONMENT - WATER MANAGEMENT ADMINISTRATION, THE NATIONAL RESOURCE CONSERVATION SERVICE AND THE MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS.

THE SEED BED SHALL BE PREPARED BY LOOSENING THE SOIL TO A DEPTH OF 3 TO 5 INCHES AND INCORPORATING THE LIME AND FERTILIZER INTO THIS LOOSENEED LAYER OF SOIL. SEE SECTION B-4-2.

FOR SITES OVER 5 AC, SOIL TESTS WILL BE PERFORMED. SOIL TESTS WILL BE CONDUCTED BY THE UNIVERSITY OF MARYLAND OR A RECOGNIZED COMMERCIAL LABORATORY. MINIMUM SOIL CONDITIONS SHALL MEET THE REQUIREMENTS OF SECTION B-4-2-A-2-A. OTHERWISE SOIL AMENDMENTS OR TOPSOIL WILL NEED TO BE APPLIED. TOPSOILING MAY OCCUR WHEN SOIL CONDITIONS MEET THE MINIMUM REQUIREMENTS AS STATED IN SECTION B-4-2-B. SOIL AMENDMENTS MUST MEET THE REQUIREMENTS AS SET FORTH IN SECTION B-4-2-C AND MUST BE APPLIED AS INDICATED BY THE SOIL TESTS.

FOR SITES OF 5 AC. OR LESS OF DISTURBANCE, THE FOLLOWING FERTILIZER AND LIME RATES SHALL APPLY. FERTILIZER SHALL CONSIST OF A MIXTURE OF 10-20-20 AND BE APPLIED AT THE FOLLOWING RATES:

N = 45 LB. PER ACRE (1 LB. PER 1000 SQ. FT.) P205 = 90 LB. PER ACRE (2 LB. PER 1000 SQ. FT.) K2O = 80 LB. PER ACRE (2 LB. PER 1000 SQ. FT.)

LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE (80 LB. PER 1000 SQ. FT.)

SEED TYPE, TURFGRASS OR SOD APPLICATION SHALL MEET THE REQUIREMENTS IN SECTION B-4-5. SEED TAGS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY THE TYPE AND APPLICATION RATE OF SEED USED. MULCH TYPE AND ITS APPLICATION WILL MEET THE REQUIREMENTS IN SECTION B-4-3-A, B AND C, AND WILL BE APPLIED ALONG WITH SEED OR IMMEDIATELY AFTER SEEDING.

SEEDING MIXTURES SHALL BE SELECTED FROM OR WILL BE EQUAL TO THOSE ON TABLE B-3. THE SEEDING CHART BELOW WILL NEED TO BE PLACED ON AND FILLED IN ON THE SEDIMENT CONTROL PLAN.

Hardiness Zone (from Figure B.3):					Fertilizer Rate (10-20-20)			Lime Rate
Seed Mixture (from Table B.3):								
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
				1/4-1/2 in	45 pounds per acre (10 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	90 lb/ac (50 lb/1000 sf)	2 tons/ac (50 lb/1000 sf)
				1/4-1/2 in				
				1/4-1/2 in				

SEDIMENT AND EROSION CONTROL NOTES

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION IN ASSOCIATION WITH THE NATURAL RESOURCES CONSERVATION SERVICE AND THE MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS (REFERENCED AS THE 2011 STANDARDS AND SPECS).
2. AREAS THAT HAVE BEEN CLEARED AND/OR GRADED, BUT WILL NOT BE CONSTRUCTED OR PERMANENTLY VEGETATED FOR MORE THAN 7 DAYS (3 DAYS FOR SEDIMENT CONTROL MEASURES AND FOR STEEP SLOPES) MUST BE STABILIZED WITH MULCH OR TEMPORARY STABILIZATION. ANY AREAS THAT ARE IN TEMPORARY VEGETATION FOR OVER 6 MONTHS WILL NEED TO BE PERMANENTLY VEGETATED.
3. FOR SPECIFICATIONS ON PERMANENT OR TEMPORARY STABILIZATION, SEE B-4-4 AND B-4-5.
4. MULCHING ONLY IS RESTRICTED TO USE ON DISTURBED AREAS AS A TEMPORARY COVER WHERE VEGETATION IS NOT FEASIBLE OR WHERE SEEDING GERMINATION CANNOT BE COMPLETED BECAUSE OF WEATHER CONDITIONS. FOR SPECIFICATIONS SEE B-4-3, A.1, B.
5. FOR SPECIFICATIONS ON THE STABILIZATION OF CUT AND FILL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, SEE INCREMENTAL STABILIZATION B-4-1.
6. THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM SPECIFICATION IN B-4-2.
7. THE REQUIRED SEQUENCE OF CONSTRUCTION MUST BE FOLLOWED DURING SITE DEVELOPMENT. ANY CHANGES IN THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. ANY REVISIONS TO THE SEDIMENT CONTROL PLAN, NOT COVERED UNDER THE LIST OF PLAN MODIFICATIONS THAT CAN BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR, NEED TO BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR APPROVAL.
9. NO PROPOSED SLOPE THAT IS REQUIRED TO BE SEEDING AND/OR MULCHED SHALL BE STEEPER THAN 2:1. SLOPES STEEPER THAN 2:1 SHALL REQUIRE AN ENGINEERED DESIGN FOR STABILIZATION.
10. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED ONCE A WEEK AND AFTER EACH RAINFALL AND WILL BE REPAIRED, AS NEEDED, SO THAT THE STRUCTURE MEETS THE MINIMUM SPECIFICATIONS AS SHOWN IN THE 2011 STANDARDS AND SPECS.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED.
12. THE DISTRICT APPROVAL FOR THIS SEDIMENT CONTROL PLAN IS GOOD FOR 2 YEARS. AT THE END OF 2 YEARS, IF CONSTRUCTION OF THE PLAN HAS NOT STARTED, THE PLAN WILL NEED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR REVIEW AND RE-APPROVAL. ANY PLANS THAT ARE CURRENTLY UNDER CONSTRUCTION AFTER 2 YEARS MAY BE REQUIRED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT BY THE SEDIMENT CONTROL INSPECTOR.

OWNER/APPLICANT

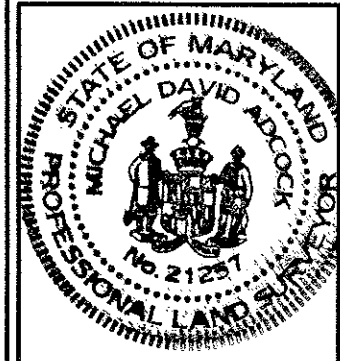
METRO BOBCAT, INC.
33 W OLD LIBERTY ROAD
SYKESVILLE, MARYLAND 21784-8631
410-795-1500

SEDIMENT CONTROL DETAILS

METRO BOBCAT VEHICLE STORAGE LOT

TAX MAP 68, GRID 13
14TH ELECTION DISTRICT

PARCEL 184
CARROLL COUNTY, MARYLAND



**Adcock &
Associates · LLC**
Engineers · Surveyors · Planners

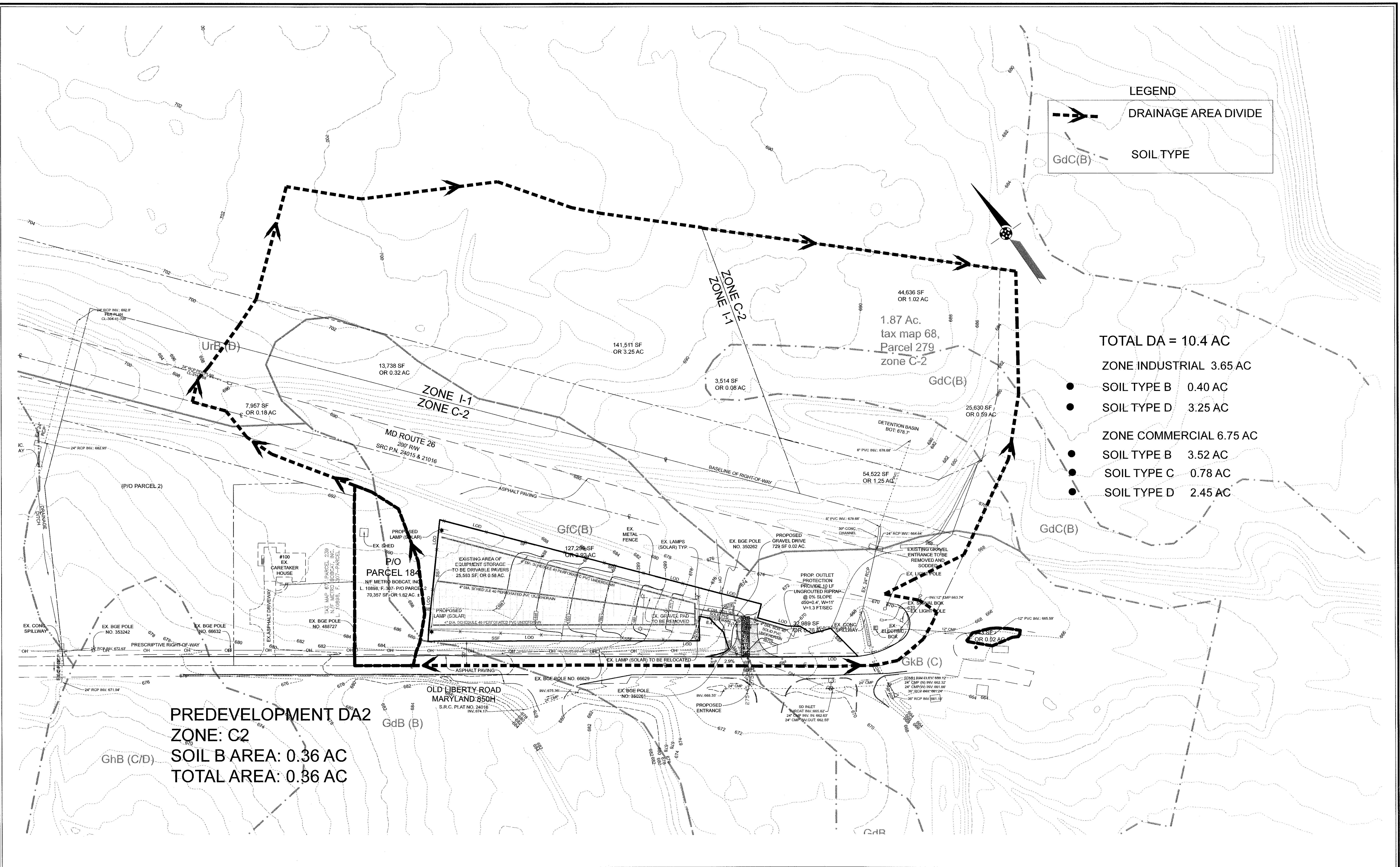
5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: mke@adcocksurveying.com

REF. NO. L 10898, F 307
DRAWN BY: AEA
CHECKED BY: MDA
SCALE: 1"=50'
DATE: MAY 16, 2025
PROJECT #: 23-008
SHEET #: 4 of 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 08-16-2025



LEGEND

DRAINAGE AREA DIVIDE

SOIL TYPE

TOTAL DA = 10.4 AC

ZONE INDUSTRIAL 3.65 AC

● SOIL TYPE B 0.40 AC

● SOIL TYPE D 3.25 AC

ZONE COMMERCIAL 6.75 AC

● SOIL TYPE B 3.52 AC

● SOIL TYPE C 0.78 AC

● SOIL TYPE D 2.45 AC

PREDEVELOPMENT DA2
ZONE: C2
SOIL B AREA: 0.36 AC
TOTAL AREA: 0.36 AC

<p>REVISIONS</p>	<p>BA ENGINEERING INC. ENGINEERS • LAND PLANNERS 9705 HICKORY SPRING LANE GAITHERSBURG, MARYLAND, 20882 PHONE: (301) 391-6130 FAX: (301)391-6131</p>		DESIGN: BY: RTB	
			DRAWN: BY: GA	
			CHECKED: BY: RTB	
			DATE: MAY 2025	
			SCALE: 1" = 50'	SHEET: 5 OF 5
<p>DRAINAGE AREA METRO BOBCAT VEHICLE STORAGE LOT</p>				