

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL OF ALL MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL DEMOLITION DEBRIS AND WASTE MATERIALS.
2. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
3. THE CONTRACTOR SHALL BACKFILL ANY DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREA WITH STRUCTURAL SOIL MATERIAL.
4. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE OVER 50KV. SHOULD CONTRACTOR OPERATE EQUIPMENT IN CLOSE PROXIMITY OF ELECTRIC LINES, THE POWER COMPANY MUST BE CONTACTED TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INCURRED TO PROPERTIES (PUBLIC AND/OR PRIVATE) AND MUST RESTORE TO EQUAL OR BETTER CONDITION.
5. DEMOLITION DEBRIS MAY NOT BE USED AS BACKFILL.

OWNER/DEVELOPER
 CHRISTIAN MISSIONARY FELLOWSHIP
 INTERNATIONAL INC.
 40 SOUTH CHURCH STREET
 WESTMINSTER, MD 21157
 (443) 398-1582

LEGEND

- GbC (B) SOIL LINE
- HaA (B/D)
- EXISTING TREE LINE
- PROPERTY BOUNDARY
- ZONING LINE
- EXISTING PAVING
- ADJOINER LINE
- EXISTING 10' CONTOUR LINE
- EXISTING 2' CONTOUR LINE
- EXISTING FEATURES TO BE REMOVED

EXISTING CONDITIONS AND DEMOLITION PLAN
CHRISTIAN MISSIONARY FELLOWSHIP
INTERNATIONAL MIRACLE CENTER
 TAX MAP: 53 * BLOCK: 1 * PARCEL: 326 * COMMISSIONERS DISTRICT: 2
 4TH ELECTION DISTRICT * CARROLL COUNTY, MD
 EXISTING USE: AGRICULTURE PROPOSED USE: RELIGIOUS ESTABLISHMENT

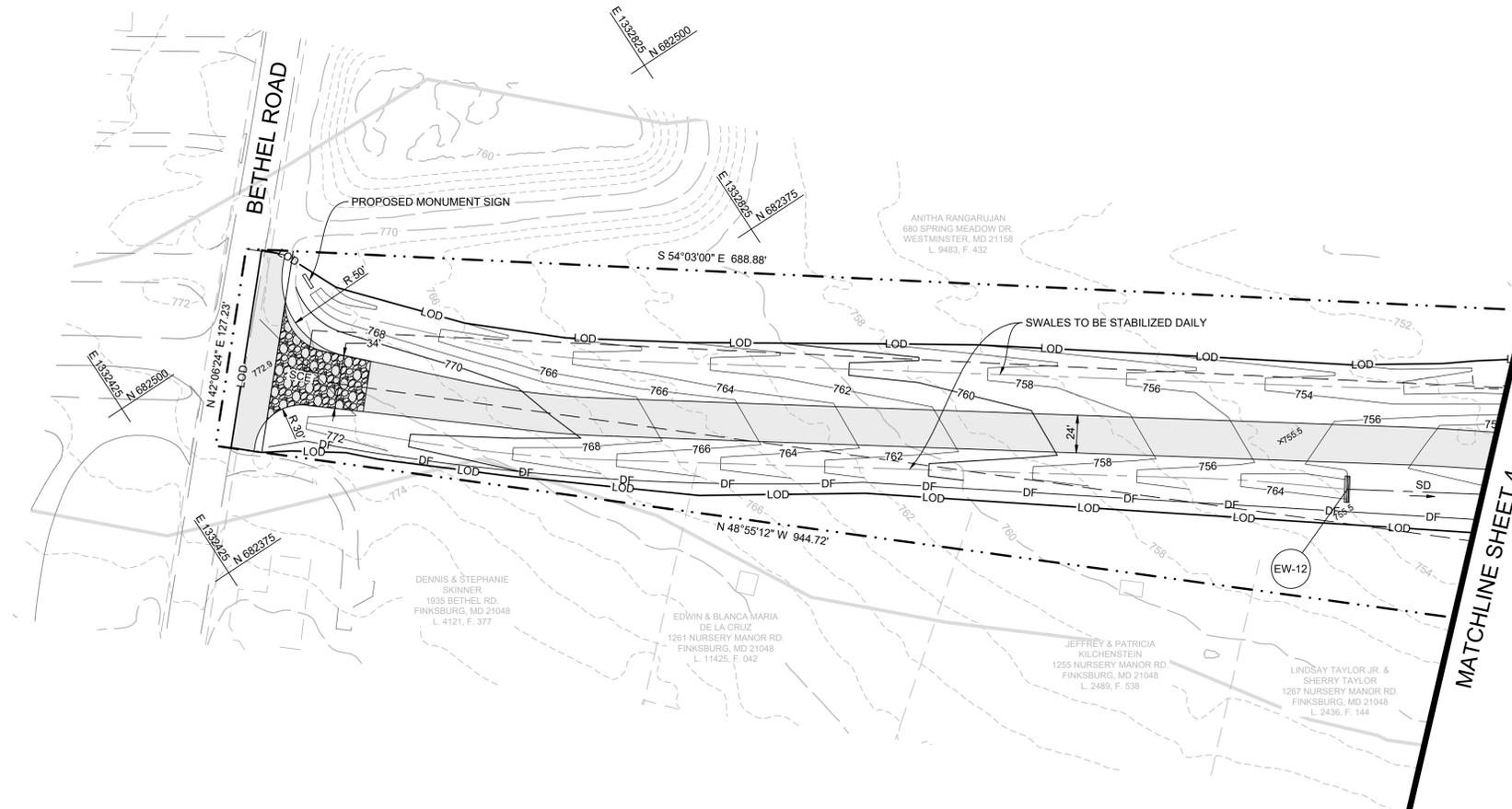


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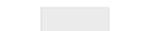
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		Design By: ---
		Reviewed By: BDM
		Date: JANUARY, 2028
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		Job No: 2022190
		Sheet: 02 OF 15

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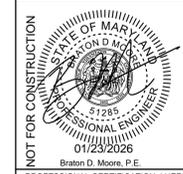


LEGEND

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-  PROPERTY BOUNDARY
-  EXISTING PAVING
-  ADJOINER LINE
-  EXISTING 10' CONTOUR LINE
-  EXISTING 2' CONTOUR LINE
-  STABILIZED CONSTRUCTION ENTRANCE
-  PROPOSED 2' CONTOUR LINE
-  PROPOSED 10' CONTOUR LINE
-  LIMIT OF DISTURBANCE
-  SILT FENCE
-  DIVERSION FENCE
-  STANDARD INLET PROTECTION
-  AT GRADE INLET PROTECTION
-  PROPOSED CONCRETE
-  PROPOSED PAVING

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LAYOUT, GRADING, AND SEDIMENT CONTROL PLAN
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MATCHLINE SHEET 3

LEGEND

- GbC (B)
- HaA (B/D)
- PROPERTY BOUNDARY
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- ADJOINER LINE
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SEDIMENT & EROSION CONTROL NOTES

- ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION IN ASSOCIATION WITH THE NATURAL RESOURCES CONSERVATION SERVICE AND MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS (REFERENCED AS THE 2011 STANDARDS AND SPECS).
- AREAS THAT HAVE BEEN CLEARED AND/OR GRADED, BUT WILL NOT BE CONSTRUCTED ON OR PERMANENTLY VEGETATED FOR MORE THAN 5 DAYS (3 DAYS FOR SEDIMENT CONTROL MEASURES (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. FOR SPECIFICATIONS ON PERMANENT OR TEMPORARY STABILIZATION SEE MULCHING CAN ONLY BE USED 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 FOR SPECIFICATIONS ON THE STABILIZATION OF CUT AND FILL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL. SEE INCREMENTAL STABILIZATION THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM SPECIFICATIONS IN
- THE REQUIRED SEQUENCE OF CONSTRUCTION MUST BE FOLLOWED DURING SITE DEVELOPMENT. ANY CHANGE IN THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ANY REVISIONS TO THE SEDIMENT CONTROL PLAN, NOT COVERED UNDER THE LIST OF PLAN MODIFICATIONS THAT CAN BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR, NEED TO BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR APPROVAL.
- NO PROPOSED SLOPE THAT IS SEEDED AND/OR MULCHED SHALL BE GREATER THAN 2:1. SLOPES GREATER THAN 2:1 SHALL REQUIRE AN ENGINEERED DESIGN FOR STABILIZATION.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE DISTRICT APPROVAL FOR THIS SEDIMENT CONTROL PLAN IS GOOD FOR 2 YEARS. AT THE END OF 2 YEARS, IF CONSTRUCTION OF THE PLAN HAS NOT STARTED, THE PLAN WILL NEED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR REVIEW AND RE-APPROVAL. ANY PLANS THAT ARE CURRENTLY UNDER CONSTRUCTION AFTER 2 YEARS MAY BE REQUIRED TO BE RE-SUBMITTED TO THE SOIL CONSERVATION DISTRICT BY THE SEDIMENT CONTROL INSPECTOR.

DUST CONTROL SCHEDULE

MAY-OCTOBER - ALL GRADED AREAS NOT BEING IMMEDIATELY STABILIZED AS NOTED IN THE "REQUIRED SEQUENCE OF CONSTRUCTION" SHALL BE WATERED ON A CONTINUING BASIS AS NECESSARY TO PROVIDE FOR DUST PROOFING. CONTRACTOR SHALL PROVIDE TANK TRUCK WITH SPRAY BAR ON SITE AT ANY TIME THE DISTURBED AREA EXCEEDS THREE (3) ACRES.

SITE ANALYSIS

- TOTAL AREA OF SITE: 24.82 AC.
- AREA DISTURBED: 656,491 S.F. (15.07 AC.)
- TOTAL CUT: 86,392 C.Y.
- TOTAL FILL: 61,289 C.Y.

NOTE: EARTHWORK CUT AND FILL QUANTITIES ON THIS PLAN ARE SHOWN FOR PURPOSES OF OBTAINING SEDIMENT CONTROL PLAN APPROVAL AND NOT TO BE USED FOR CONTRACTUAL OBLIGATIONS. CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES.

REQUIRED SEQUENCE OF CONSTRUCTION

- NOTIFY THE CARROLL COUNTY BUREAU OF SEDIMENT CONTROL (410-386-2210) 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ACTIVITIES. ALL PROTECTION FENCING AND PERMANENT SIGNS REQUIRED UNDER THE CARROLL COUNTY CODE OF PUBLIC LAWS AND ORDINANCES, FOREST CONSERVATION (CHAPTER 150) AND WATER RESOURCE MANAGEMENT (CHAPTER 154) SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CARROLL COUNTY SEDIMENT INSPECTOR.
- INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE SEDIMENT CONTROL PLAN.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, STRIP TOPSOIL AND STOCKPILE.
- BEGIN MASS GRADING SITE AND MICRO-BIO FACILITIES. BUILDING CONSTRUCTION MAY BEGIN.
- INSTALL UTILITIES (I.E. WATER, SEWER, STORM DRAIN, ELECTRIC, ETC.), UPON INSTALLATION OF ANY STORM DRAIN INLETS, IMMEDIATELY INSTALL APPROPRIATE INLET PROTECTION PER PLAN.
- ONCE GRADE OF PARKING/PAVED AREAS ARE AT SUBGRADE, INSTALL STONE SUBBASE.
- CONSTRUCT CURBS, SIDEWALKS, AND ANY CONCRETE PADS.
- INSTALL BASE SURFACE OF PAVED AREAS.
- FINE GRADE REMAINING AREAS, RESPAVED TOPSOIL AND STABILIZE.
- INSTALL REMAINING FINAL FEATURES OF MICRO-BIO FACILITIES. REFER TO STORMWATER MANAGEMENT MICRO-BIO FACILITY SEQUENCE OF CONSTRUCTION SHEET 7 FOR DETAILED CONSTRUCTION OF THESE FACILITIES. STABILIZE IMMEDIATELY UPON COMPLETION.
- INSTALL LANDSCAPING AND STABILIZE ANY REMAINING AREAS.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING TEMPORARY SEDIMENT CONTROL MEASURES.
- REPAIR AND REPLACE ANY EXISTING PAVEMENT DAMAGED BY CONSTRUCTION TRAFFIC. PLACE FINAL COURSE PAVING.

STABILIZATION SPECIFICATIONS

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 CONFORM TO 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 LOOSENED 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 43LB. 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 (90 LB. PER SQ. FT.) AND SHALL MEET THE REQUIREMENTS IN SECTION B-4-2 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).

TEMPORARY SEEDING SUMMARY

THE SEEDING CHART BELOW WILL NEED TO BE PLACED ON AND FILLED IN ON THE SEDIMENT CONTROL PLAN.

HARDINESS ZONE (From Figure B.3): 6B SEED MIXTURE (From Table B. 1)					FERTILIZER RATE (10-20-20)	LIME RATE
No.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	ANNUAL RYEGRASS (LOLLUM PERENNE SSP. MULTIFLORUM)	40 lb/ac	3/15 - 5/31 8/1 - 9/30	0.5"	436 lb/ac (10 lb/1000 SF)	2 tons/ac (90 lb/1000 SF)
2	FOXTALL MILLETT SETARIA ITALICA	30 lb/ac	5/16 - 7/31	0.5"		

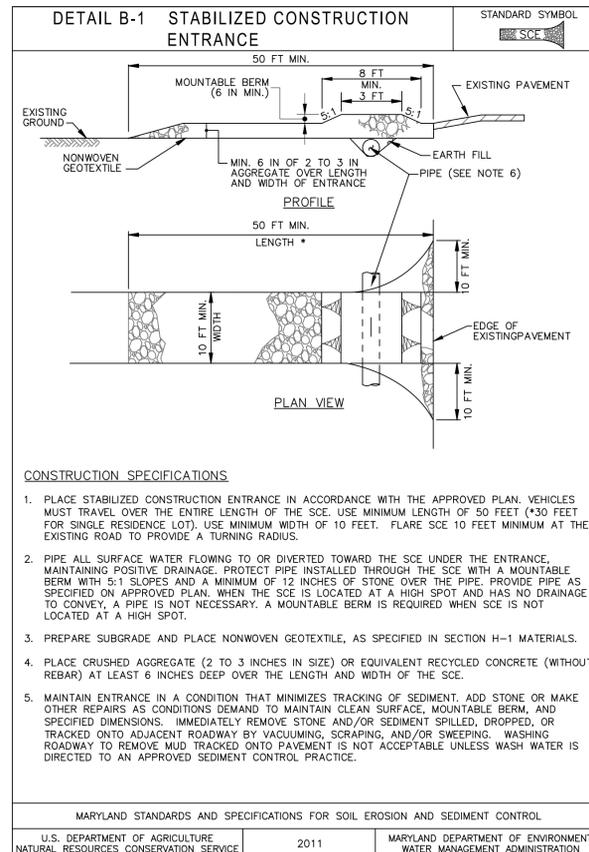
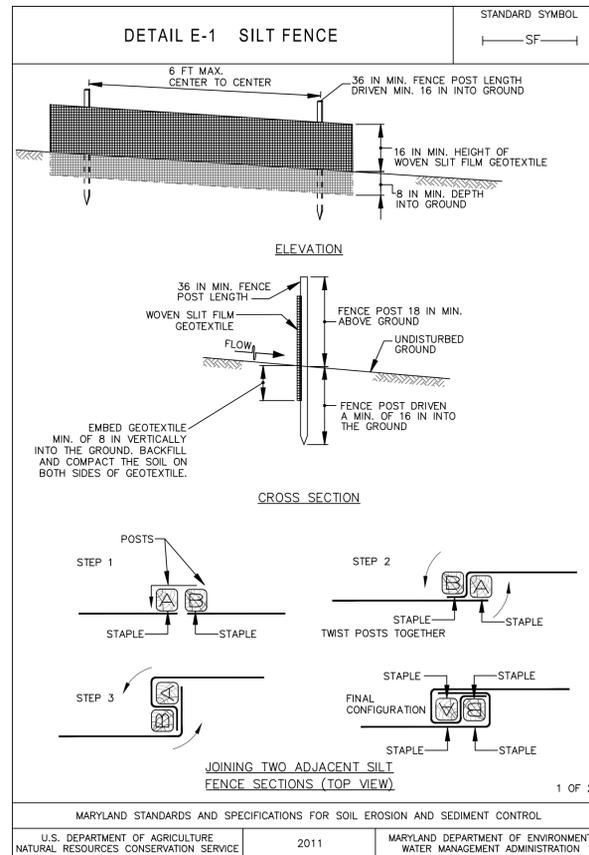
PERMANENT SEEDING NOTES

- SCOPE:** PLANTING PERMANENT, LONG LIVED VEGETATIVE COVER ON GRADED AND/OR CLEARED AREAS AND AREAS THAT HAVE BEEN IN TEMPORARY VEGETATIVE FOR MORE THAN 6 MONTHS.
- STANDARDS:** THE FOLLOWING NOTES SHALL CONFORM TO 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 LOOSENED 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 = 45LB. PER ACRE (1 LB. PER 1000 SQ. FT.) P205 = 90 LB. PER ACRE (2 LB. PER 1000 SQ. FT.)
K2O = 90 LB. PER ACRE (2 LB. PER 1000 SQ. FT.)
LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE (90 LB. PER 1000 SQ. FT.)
- SEED TYPE, TURFOGRASS 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): 6B SEED MIXTURE (From Table B. 1)				
No.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS
*9	IMPROVED TALL FESCUE (LOLLUM ARUNDINACEUM)	60 lb/ac	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 in
	IMPROVED KENTUCKY BLUEGRASS	40 lb/ac	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 in
	IMPROVED PERENNIAL RYEGRASS	20 lb/ac	3/1 - 5/15 8/1 - 10/15	1/4 - 1/2 in
*1	SWITCH GRASS (PANICUM VIRGATUM)	10 lb/ac	3/1 - 5/15 5/16 - 6/15	1/4 - 1/2 in
	CREeping RED FESCUE (FESTUCA RUBRA)	15 lb/ac	3/1 - 5/15 5/16 - 6/15	1/4 - 1/2 in
	PARTRIDGE PEA (CHAMMAECRISTA FASCICULATA)	4 lb/ac	3/1 - 5/15 5/16 - 6/15	1/4 - 1/2 in

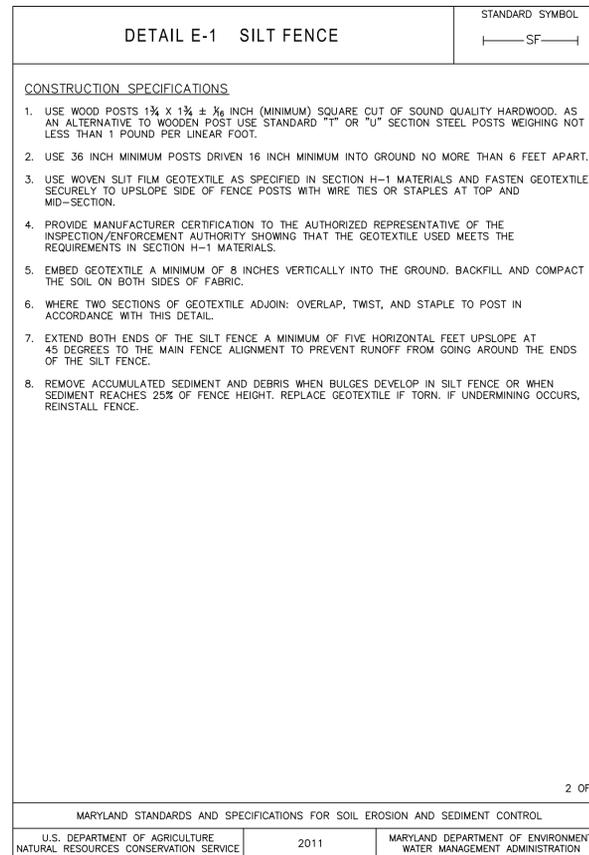
FERTILIZER RATE (10-20-20)				LIME RATE
N	P ₂ O ₅	K ₂ O		
45 POUNDS PER ACRE (1.0 lb / 1000 SF)	90 lb/ac (2.0 lb/1000 SF)	90 lb/ac (2.0 lb/1000 SF)	2 tons/ac (90 lb / 1000 SF)	
45 POUNDS PER ACRE (1.0 lb / 1000 SF)	90 lb/ac (2.0 lb/1000 SF)	90 lb/ac (2.0 lb/1000 SF)	2 tons/ac (90 lb / 1000 SF)	

- *9 - USE 1 VARIETY ON THE MD/VA RECOMMENDED LIST (TT-77)
*1 - USE 2-4 VARIETIES ON THE MD/VA RECOMMENDED LIST (TT-77)



NOTE:
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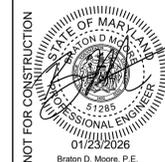
NOTE:
ALL STOCKPILE AREAS SHALL BE CONFINED WITHIN PERIMETER CONTROLS. IN THE EVENT THAT STOCKPILE AREAS MUST BE LOCATED OUTSIDE OF DISTURBED AREAS, THE LOCATION SHALL BE AS DIRECTED BY THE INSPECTOR IN THE FIELD.



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SEDIMENT CONTROL NOTES AND DETAILS CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL MIRACLE CENTER

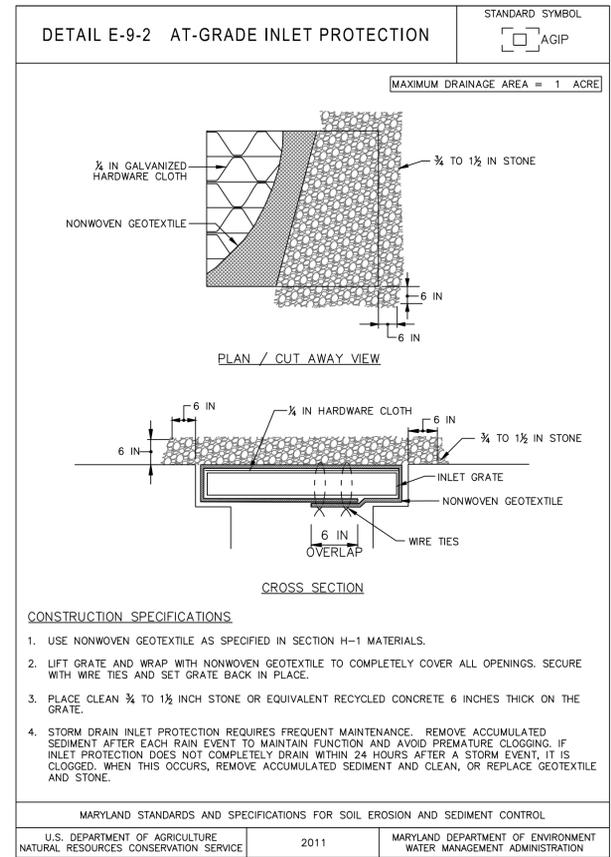
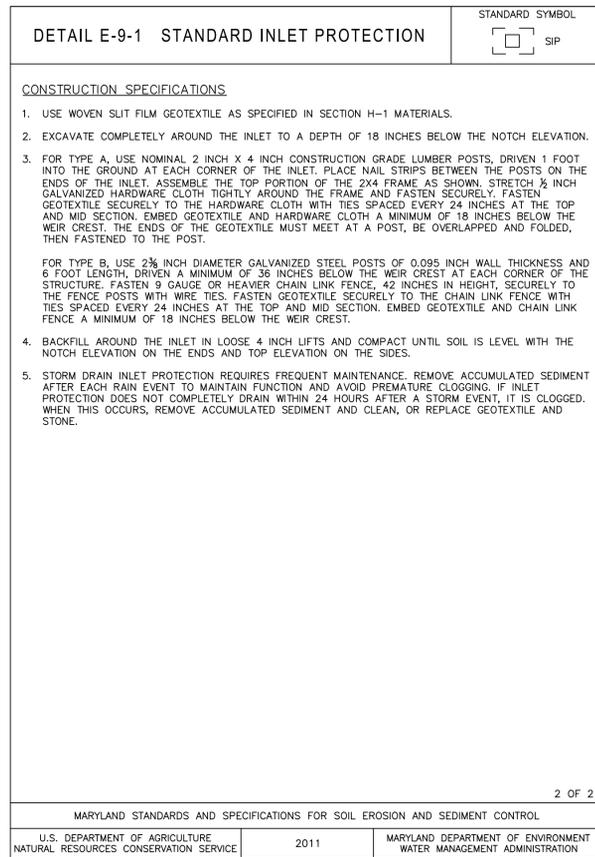
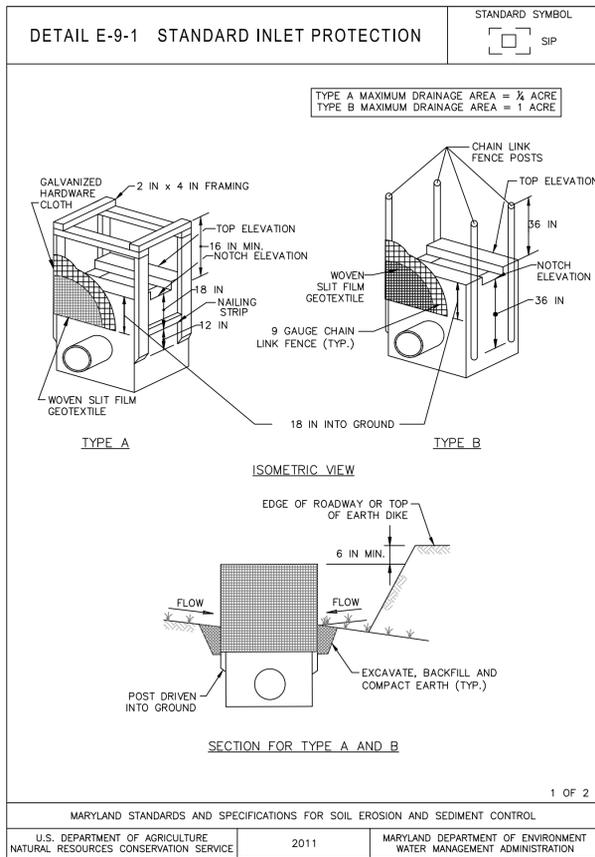
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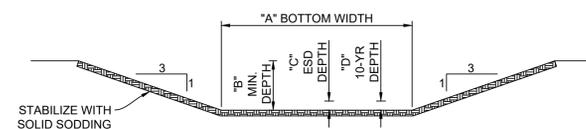
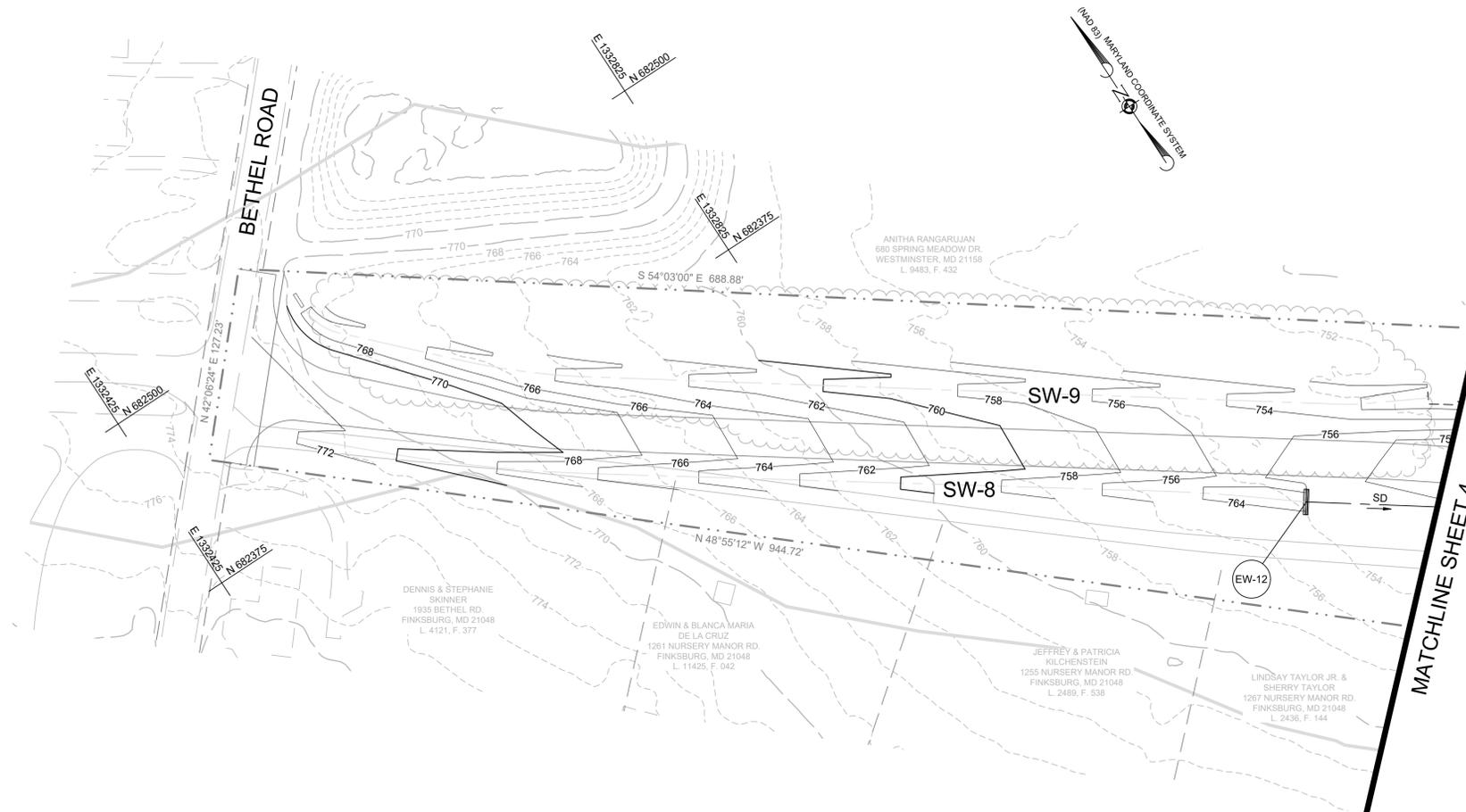
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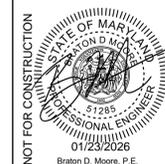
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**GRASS SWALE
TYPICAL SECTION**
NOT TO SCALE

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STORMWATER MANAGEMENT PLAN
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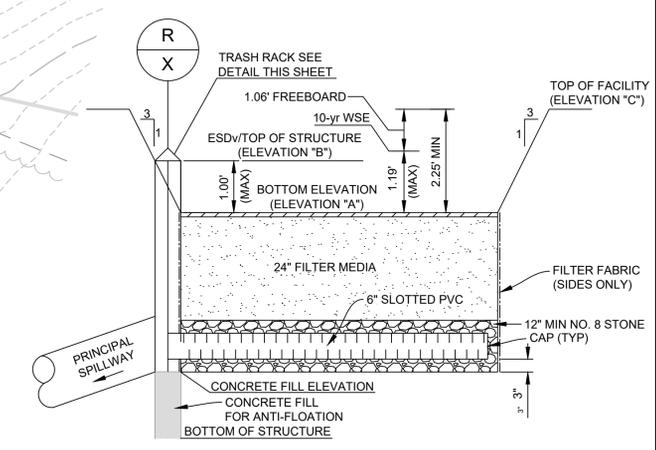
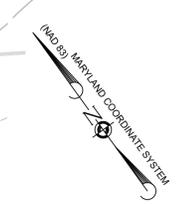
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51285, EXPIRATION DATE: DECEMBER 7, 2027

Date	Revisions	Drawn By:	DM
		Design By:	DM
		Reviewed By:	BDM
		Date:	JANUARY, 2028
		Scale:	1" = 50'
		Job No.:	2022190
		Sheet:	07 OF 15



MATCHLINE SHEET 3



**MICRO-BIO
TYPICAL SECTION**
NOT TO SCALE

OWNER/DEVELOPER
CHRISTIAN MISSIONARY FELLOWSHIP
INTERNATIONAL INC.
40 SOUTH CHURCH STREET
WESTMINSTER, MD 21157
(443) 398-1582

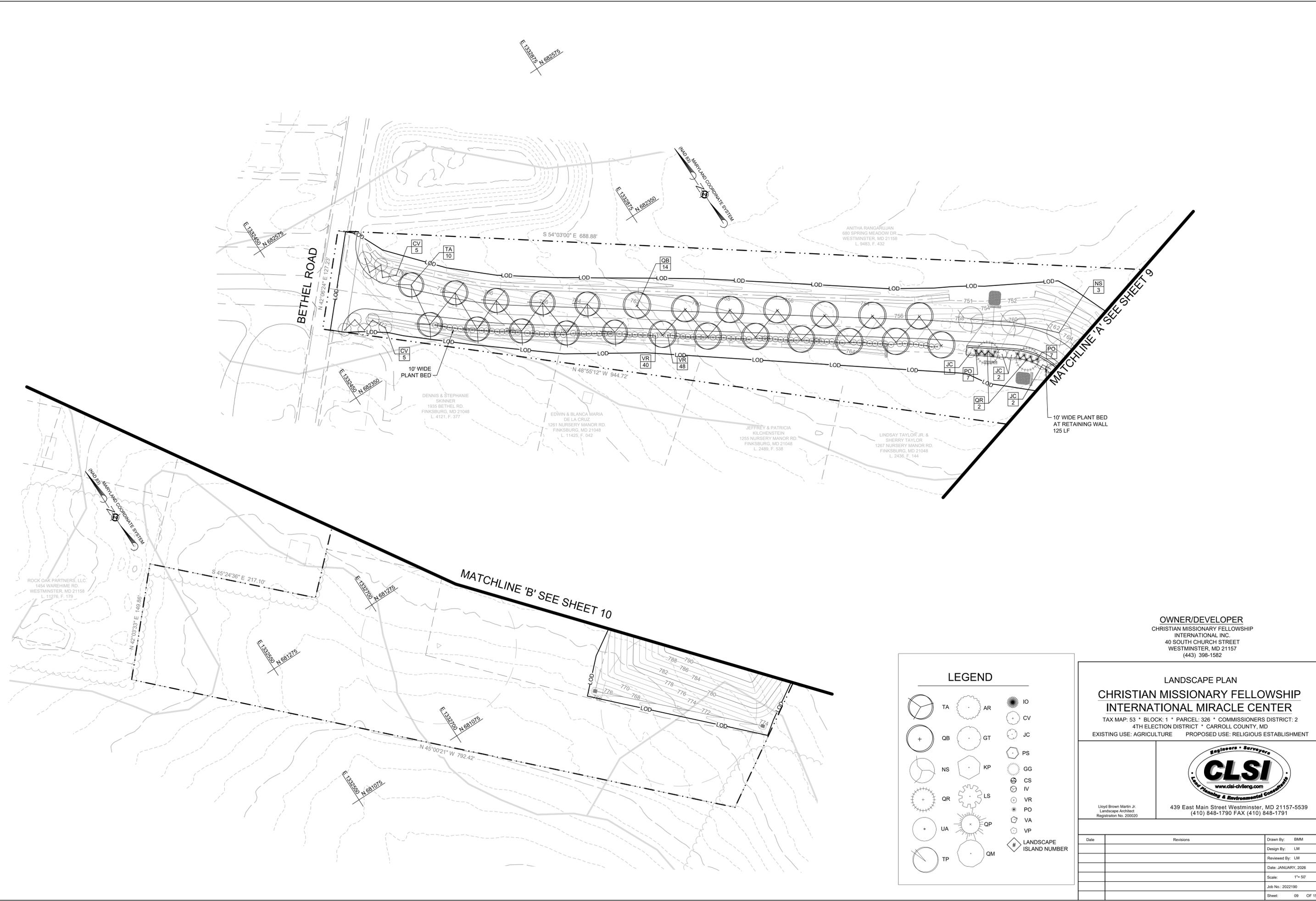
STORMWATER MANAGEMENT PLAN
CHRISTIAN MISSIONARY FELLOWSHIP
INTERNATIONAL MIRACLE CENTER
TAX MAP: 53 * BLOCK: 1 * PARCEL: 326 * COMMISSIONERS DISTRICT: 2
4TH ELECTION DISTRICT * CARROLL COUNTY, MD
EXISTING USE: AGRICULTURE PROPOSED USE: RELIGIOUS ESTABLISHMENT



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		Job No.:	2022190
		Sheet:	08 OF 15



OWNER/DEVELOPER
 CHRISTIAN MISSIONARY FELLOWSHIP
 INTERNATIONAL INC.
 40 SOUTH CHURCH STREET
 WESTMINSTER, MD 21157
 (443) 398-1582

LANDSCAPE PLAN
CHRISTIAN MISSIONARY FELLOWSHIP
INTERNATIONAL MIRACLE CENTER
 TAX MAP: 53 * BLOCK: 1 * PARCEL: 326 * COMMISSIONERS DISTRICT: 2
 4TH ELECTION DISTRICT * CARROLL COUNTY, MD
 EXISTING USE: AGRICULTURE PROPOSED USE: RELIGIOUS ESTABLISHMENT



Lloyd Brown Martin Jr.
 Landscape Architect
 Registration No. 20020

439 East Main Street Westminster, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

LEGEND

	TA		AR		IO
	QB		GT		CV
	NS		KP		JC
	QR		LS		PS
	UA		QP		GG
	TP		QM		CS
					IV
					VR
					PO
					VA
					VP
					LANDSCAPE ISLAND NUMBER

Date	Revisions	Drawn By:	BMM
		Design By: <td>LM</td>	LM
		Reviewed By: <td>LM</td>	LM
		Date: <td>JANUARY, 2028</td>	JANUARY, 2028
		Scale: <td>1"=50'</td>	1"=50'
		Job No.: <td>2022190</td>	2022190
		Sheet: <td>09 OF 15</td>	09 OF 15



LEGEND

- TA
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- GT
- LS
- UA
- TP
- NS
- KP
- GG
- CS
- IV
- VR
- PO
- VA
- VP
- QM
- TA
- AR
- IO
- CV
- JC
- PS
- GG
- CS
- IV
- VR
- PO
- VA
- VP
- QM
- QB
- GT
- LS
- UA
- TP
- NS
- KP
- GG
- CS
- IV
- VR
- PO
- VA
- VP
- QM
- TA
- AR
- IO
- CV
- JC
- PS
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- KP
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- CS
- IV
- VR
- PO
- VA
- VP
- QM

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LANDSCAPE PLANTING SPECIFICATIONS

GENERAL

Plant material shall conform to the American Standard of Nursery Stock approved by the American Association of Nurseryman, Inc. Plants shall be subject to inspection by the Carroll County Office of Landscape & Forest Conservation for quality, size, color, and trueness to species. Plants lacking compactness or proper proportions, plants which are weak or thin, and plants which are not the species or variety called for in the plant list will not be accepted. Right is reserved to reject plants considered unsatisfactory. Rejected plants shall be removed from the site and replaced with plants specified. Pruning plants prior to delivery shall be prohibited.

Substitutions will not be permitted without the consent of the Carroll County Office of Landscape & Forest Conservation. If proof is submitted that specific plants or sizes are unobtainable, proposals will be considered for the nearest equivalent size or variety with equitable adjustment to the contract price.

Plants shall be normal, well developed branches and vigorous fibrous roots system. They shall be healthy, vigorous plants free from defect, decay, damaged roots, sun scald injuries, abrasions of the bark, plant diseases, insect pest's eggs, borers and forms of infestations and objectionable disfigurements.

Plants shall be nursery grown unless otherwise specifically permitted in each instance and shall have been growing under similar climatic conditions as the location of the project for at least 2 years prior to the date of the planting contract.

REFERENCES

- All plants shall be identified in accordance with the latest edition Hortus Third, by "The Staff of the Hortum".
- All nursery stock shall conform to ANSI Z60.1-2014 latest edition published by American Hort.
- Landscape specifications shall conform to Landscape Specifications Guidelines for Baltimore-Washington Metropolitan Area. All nursery stock shall be planted in accordance with the procedures outlined in the guidelines.
- Three inches of topsoil is required on all disturbed areas to be landscaped, seeded, or sodded.

PLANTING PROCEDURES

Plants shall be freshly dug at time of delivery. Balled and burlapped plants shall be dug with solid balls of adequate size, the balls securely wrapped with burlap or canvas, tightly bound with rope or wire. Plant material will located per the Landscape Plan on-site. Field adjustments can be made by contractor for unforeseen obstacles or overhead/underground utilities.

The Planting Seasons for plant material are as follows:

Deciduous Trees & Shrubs:	October 15 thru	December 1 st .
	April 1 st .	Thru May 15 th .
Evergreen Trees & Shrubs:	September 1 thru	November 15 th .
	April 1 st	thru May 15 th .

At the option and full responsibility of the Contractor, planting operations may be conducted under unseasonable conditions without additional compensation.

Planting and backfill-mix shall consist of 3 parts native soil and 1 part Leafgro or equivalent plant mix.

Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants on-site for planting to ensure that they will not be unnecessarily exposed to drying elements or physical damage. Size of pits shall be 1.5 to 2 times the diameter of the root-ball and the root-ball shall be elevated 2 inches above the ground to allow for drainage. A mound of soil shall be left around the base to enable the elevation to blend into the site.

Plant holes shall be back-filled with the soil mix specified above and placed in layers around the root-ball. Each layer shall be carefully tamped to avoid injury to the root-ball. When holes are two-thirds full, the hole can be filled with water and allowed to settle into the soils. After the water has been absorbed finish back-filling the pit and tamp. Create a 2' soil berm around the root-ball as shown on the details.

Triple 14 fertilizer can be mixed into plant mix based on manufacturer recommendations for size of plant during planting. Shredded Hardwood Mulch shall be applied after planting to retain moisture. Rake surface smooth and even, then soak mulch thoroughly.

Trees shall be staked with (2) 5' 2"x 2" Oak Stakes. Cordage shall consist of 12 gauge wire annealed galvanized or 1" plastic chain link. Use 3/4" diameter 2 ply-reinforced hose around tree trunk.

Perennial and ground-cover beds shall be rototilled with the same soil mix ratio and fertilizer. Keep ground-covers a minimum of 12" away from tree trunks.

Rototill to a depth of 6-8" deep. Remove all debris and rake soil smooth. Install plants flush with the grade. Cover with 1" layer of mulch or peat moss. Water at completion.

For late Fall evergreen tree plantings apply "Wilt-Pruf" spray to foliage to prevent leaf loss from wind desiccation.

In areas of high deer populations recommend a "weekly" spray application of "Deer Repellent" product on the foliage to minimize browsing damage. Temporary fencing may also be necessary to avoid damage to new plantings. Recommend using Repellex Systemic Deer & Animal Repellent tablets placed underground around trees and shrubs per manufacturer's instructions.

Landscape specifications shall conform to the standard practices of the Landscape Specification Guidelines for Baltimore - Washington Metropolitan Areas, 2014 or latest edition developed by the Landscape Contractors Association, MD-DC-VA. All nursery stock shall be planted in accordance with the procedures outlined in the guidelines with the following exceptions:

- If the soil is wet or compacted, all containerized and balled nursery stock shall be planted such that the top one-fifth of the root-ball is above the planting grade.
- Wire and nondegradeable materials should be removed as far as practical before back-filling to prevent root girdling.

MAINTENANCE & REPLACEMENT

Maintenance of plant material shall begin when project commences and continue until the final landscape inspection and acceptance. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning, wound dressing, IPM or disease & insect pest control, protective spraying, replacement of unacceptable material, straightening leaning plants, adjustment of plants that are too low or settled, and any other procedures consistent with good horticultural practices of all work under contract. Landscape

Contractor shall be responsible for the use of all materials, labor, and equipment, and any injury to plant material caused by such material, labor, or equipment shall be corrected and repaired by the Contractor at no additional expense to the Owner.

INSPECTIONS

A one year Landscape "Proving Period" begins from the date of plant installation. After one year a field inspection by Carroll County representative or a Landscape Architect will conduct a plant survive-ability count. Any plants more than 1/3 dead will be replaced and reinspected after replanting. After county approval of one-year "landscape proving period" submission the landscape requirements area complete.

LANDSCAPE CALCULATIONS

1/17/2026

Miracle Center Property
Carroll County, MD

No.	Description	Quantity	Rate	Required P.U.	PU Provided
1.	Parking Lot Spaces - 48 Major trees.	284 Spaces	1 PU/ 12 Spaces	24.5	48.0 PU
2.	Parking Lot Landscape Island Requirements (10% of total parking area) Parking Lot Area: 117,958 SF Min. 10% of Parking Lot Area 11,758 SF				

Landscape Island SF:	Total: 13,850 SF	(11.7 % exceeds min.)
1) 200	8) 580	15) 200
2) 250	9) 250	22) 200
3) 250	10) 300	23) 570
4) 300	11) 250	24) 800
5) 200	12) 180	25) 200
6) 250	13) 600	26) 660
7) 260	14) 250	27) 300
		28) 500
		29) 580
		30) 200
		31) 1150
		32) 200
		33) 200
		34) 200
		35) 200

Landscape Island Total: 13,850 SF is 11.7 % exceeding minimum 10% requirement.
Each Landscape Island shall be planted with a minimum of (1) 2.0" caliper shade tree.

3.	Screening SWM Facility Class A screening & 10' wide bed. - 8 Major trees, 22 Evergreen trees, 40 Shrubs.	430 LF	1 PU/ 20 LF	21.5 PU	27.0 PU
4.	Retaining Wall at SWM Facility - 3' Wide Plant Bed - 154 Climbing Vines	385 LF	1 PU/ 25 LF	15.4 PU	15.4 PU
5.	Retaining Wall - 11 Evergreen, 31 Shrubs	265 LF	1 PU/ 25 LF	10.6 PU	11.7 PU
6.	Interior Road (Driveway) - 34 Major trees, 10 Minor trees, 88 Shrubs - Class A, 10' wide bed.	1085 LF	1 PU/ 20 LF	54.25 PU	56.6 PU

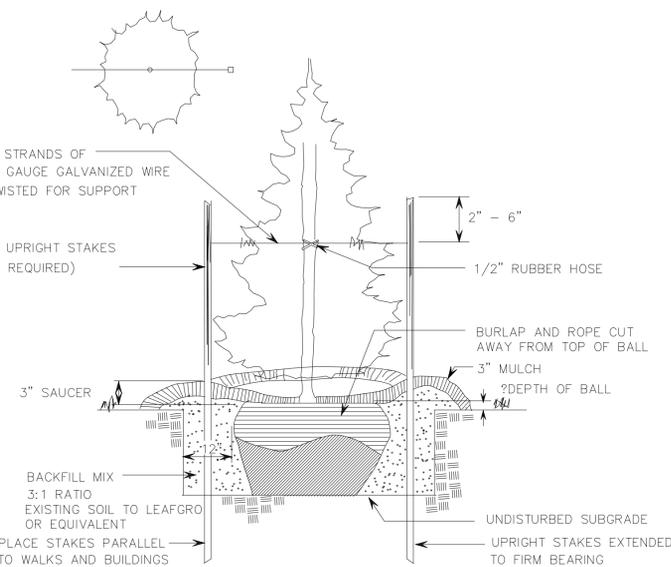
Total Required Planting Units: 126.25 PU

Planting Units Provided: 158.7 PU

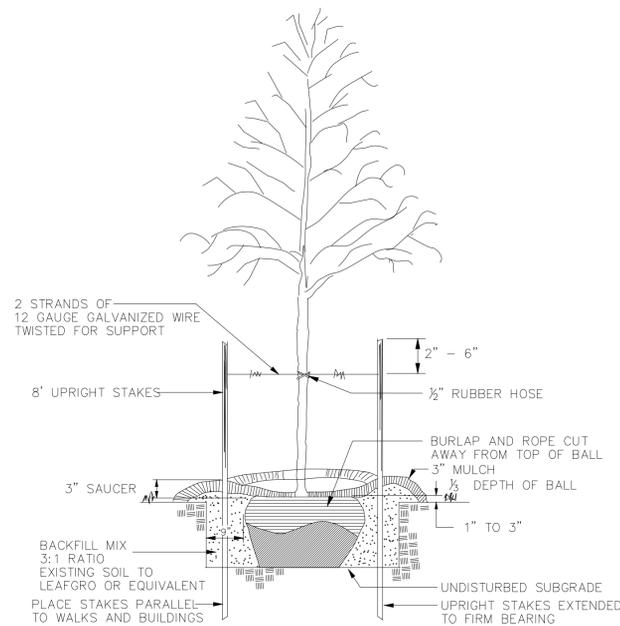
LANDSCAPE PLANTING PROPOSED

No.	Description	Rate	Quantity	Planting Units
1.	Major Deciduous Trees 2.5" cal. Min.	1 tree/ 1 PU	90	90.0
2.	Minor Deciduous Trees 1.5" cal. Min.	2 trees/1 PU	10	5.0
3.	Evergreen Trees 6' height Min.	2 trees/1 PU	33	16.5
4.	Shrubs 24-30" height Min.	5 shrubs/1 PU	159	31.8
5.	Vines 1 gal..	10 per. / 1 PU	154	15.4

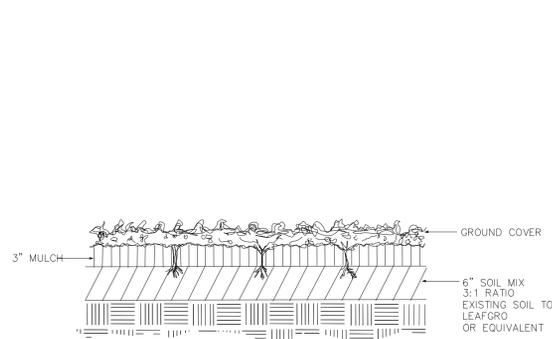
Total Planting Units Proposed: 158.7 PU



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

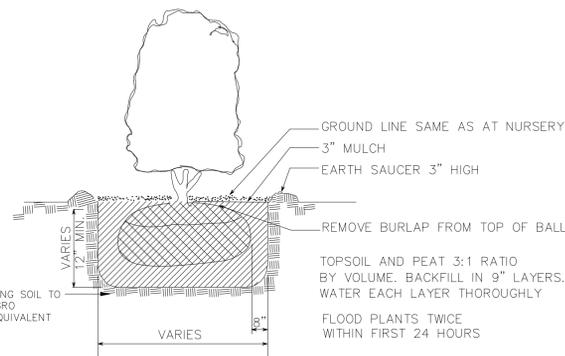


TREE PLANTING DETAIL
NOT TO SCALE



ALL GROUND COVERS SHALL BE PLANTED IN ACCORDANCE WITH PLANTING SCHEDULE

GROUNDCOVER PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT LIST

Miracle Center

ID	Quantity	Botanic Name	Common Name	Size	Root	Spac.	Plant Units	Native
90 Major Deciduous Trees								
AR	9	Acer rubrum "October Glory"	October Glory Maple	2" cal.	B&B	random	9	N
GT	11	Gleditsia triacanthos "Shademaster"	Honeylocust	2" cal.	B&B	random	11	N
KP	4	Koeleruteria paniculate	Goldenrain Tree	2" cal.	B&B	random	4	--
NS	5	Nyssa sylvatica	Black Gum	2" cal.	B&B	random	5	N
QR	5	Quercus robur "Fastigiata"	Columnar Oak	2" cal.	B&B	random	5	--
QM	2	Quercus macro	Bur Oak	2" cal.	B&B	random	2	N
QB	18	Quercus bicolor	Swamp White Oak	2" cal.	B&B	random	18	N
QP	5	Quercus palustris	Pin Oak	2" cal.	B&B	random	5	N
TP	6	Liriodendron tulipifera	Tulip Poplar	2" cal.	B&B	random	2	N
LS	8	Liquidambar styraciflua "Burgundy Flus"	Seedless Sweetgum	2" cal.	B&B	random	8	N
TA	10	Tilia americana	Green Spire Linden	2" cal.	B&B	random	10	--
UA	7	Ulmus americana "Princeton"	American Elm	2" cal.	B&B	random	5	N
33 Evergreen Trees								
IO	8	Ilex opaca "Satyr Hill"	American Holly	5' ht.	B&B	random	4.0	N
JC	11	Juniperus chinensis "Blue Point"	Juniper	5' ht.	B&B	random	5.5	--
PS	6	Pinus strobus	White Pine	5' ht.	B&B	random	3.0	N
GG	8	Thuja plicatum "Green Giant"	G.G. Arborvitae	5' ht.	B&B	random	4.0	--
10 Minor Deciduous Trees								
CV	10	Crataegus viridis "Winter King"	Hawthorne	6' ht.	B&B	random	5.0	N
159 Shrubs								
CS	10	Cornus sericea "	Yellowtwig Dogwood	24"	# 5	container	2.0	N
IV	17	Ilex verticillata "Winter Red"	Winterberry	24"	# 5	container	3.4	N
PO	14	Physocarpus opulifolius	Ninebark	30"	# 5	container	3.2	N
VA	22	Viburnum x rhytidophy. "Alleghany"	Viburnum	30"	# 10	container	4.4	--
VR	88	Viburnum x rhytidophyllum "Cree"	Viburnum	30"	# 10	container	17.6	--
VP	8	Viburnum prunifolium	Blackhaw Viburnum	30"	# 5	container	1.6	N
154 Vines								
154		Parthenocissus quinquefolia	Virginia Creeper	n/a	# 1	container	15.4	N
Total Planting Units:							158.7 PU	

OWNER/DEVELOPER

CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL INC.
40 SOUTH CHURCH STREET
WESTMINSTER, MD 21157
(443) 398-1582

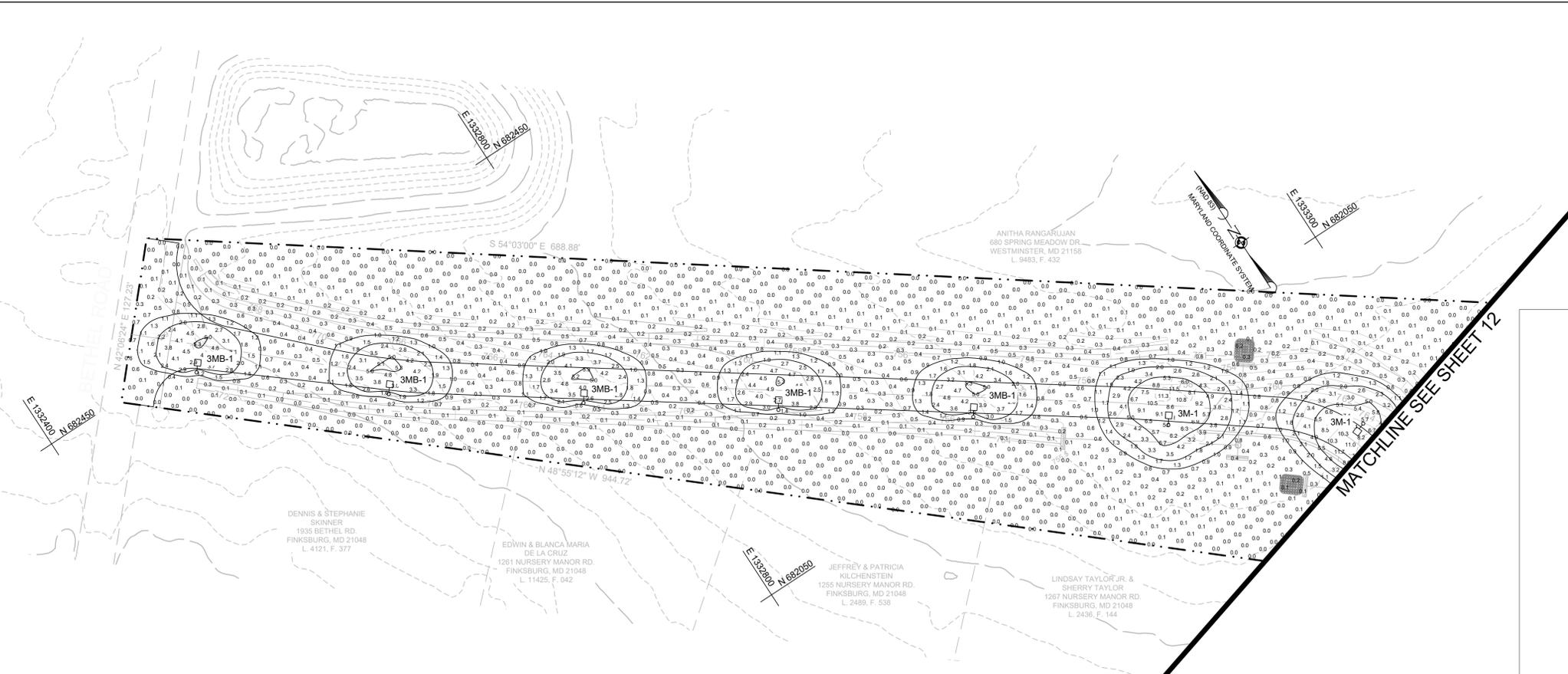
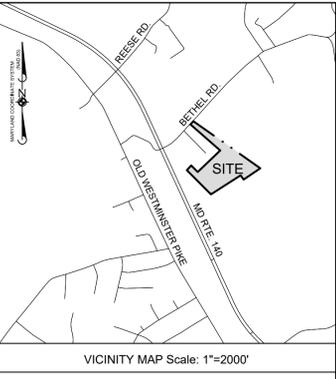
LANDSCAPE NOTES AND DETAILS
CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL MIRACLE CENTER

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4TH ELECTION DISTRICT * CARROLL COUNTY, MD
EXISTING USE: AGRICULTURE PROPOSED USE: RELIGIOUS ESTABLISHMENT



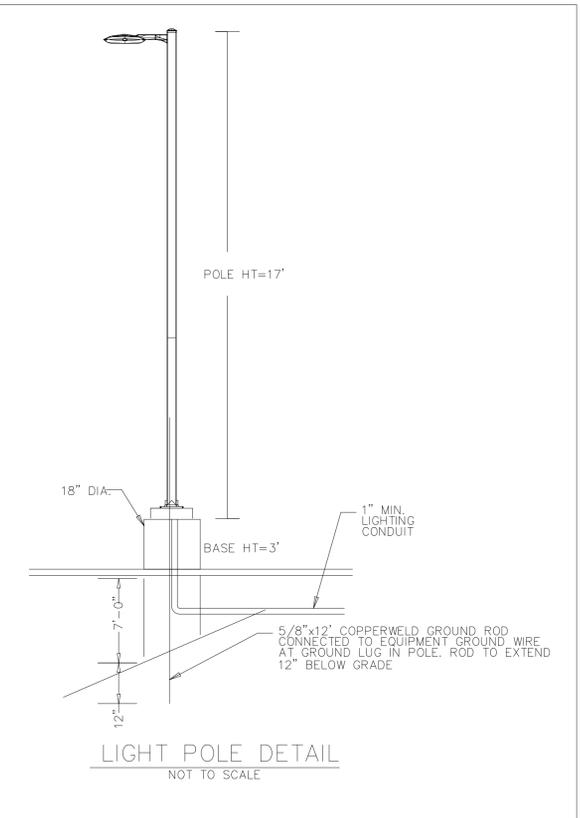
Lloyd Brown Martin Jr.
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Registration No. 2002020
439 East Main Street Westminster, MD 21157-5539
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		Job No.:	2022190
		Sheet:	11 OF 15



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
3M-1		(1) 240 Cree XP-G2 LEDs	CONFIGURED FROM Cree Edge High Output, Type III Medium, 240 LEDs, 700mA, 50K	ELECTRONIC	POLE	Cree Inc CONFIGURED FROM ARE-EHO-3M-xx-24-E-UL-xx-700-xxxx-50K	120V 1P 2W	33
3MB-1		(1) 267W 120 Cree XP-G2 LEDs	CONFIGURED FROM CREE EDGE HIGH OUTPUT, TYPE III MEDIUM W- FULL BLS, 120 LEDs, 700MA, 5000K	ELECTRONIC	POLE	CREE, INC., CONFIGURED FROM ARE-EHO-3MB-xx-12-E-UL-xx-700 or BXAK*H12E-UX (700mA)	120V 1P 2W	5
WP3		(1) FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UPPOSITION.	CREE SECURITY EDGE LUMINAIRE, TYPE III MEDIUM, 40 LEDES, 700MA, 4000K	ELECTRONIC	WALL	CREE, INC., SEC-EDG-3M-xx-04-E-UL-700-40K or BXSEx304E-UD7 (700mA)	120V 1P 2W	16



MATCHLINE SEE SHEET 12

LEGEND

	PROPERTY BOUNDARY
	EXISTING PAVING
	ADJOINER LINE
	EXISTING 10' CONTOUR LINE
	EXISTING 2' CONTOUR LINE
	PROPOSED 2' CONTOUR LINE
	PROPOSED 10' CONTOUR LINE

OWNER/DEVELOPER
 CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL INC.
 40 SOUTH CHURCH STREET
 WESTMINSTER, MD 21157
 (443) 398-1582

LIGHTING PLAN
CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL MIRACLE CENTER
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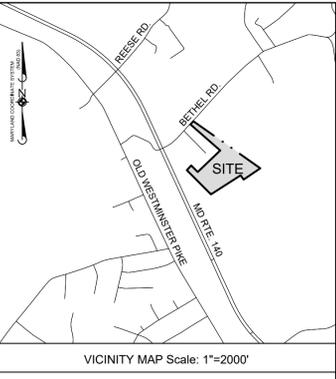
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Braton D. Moore, P.E.
 01/23/2026

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LINDSAY TAYLOR JR. &
SHERRY TAYLOR
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FINNKSBURG, MD 21048
L. 2436, F. 144

STANLEY & AUDREY
LIVESAY
1268 NURSERY MANOR
RD.
FINNKSBURG, MD 21048
L. 2471, F. 336

ALLAN DAVIDSON & ANNE
KIRBY TRUSTEE ETAL
1766 OLD WESTMINSTER PIKE
WESTMINSTER, MD 21157
L. 9591, F. 358

ANITHA RANGARAJAN
690 SPRING MEADOW DR
WESTMINSTER, MD 21158
L. 9483, F. 432

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LEGEND	
---	PROPERTY BOUNDARY
---	EXISTING PAVING
---	ADJOINER LINE
---	EXISTING 10' CONTOUR LINE
---	EXISTING 2' CONTOUR LINE
---	PROPOSED 2' CONTOUR LINE
---	PROPOSED 10' CONTOUR LINE



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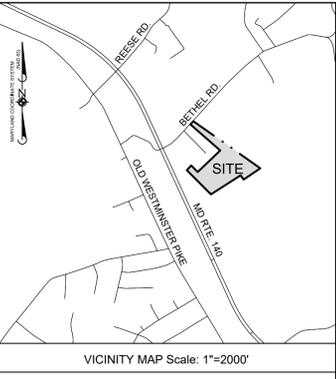
Forest Stand Delineation Narrative

A forest stand delineation was performed on the Christian Missionary Fellowship International Miracle Center project. The property is located off of Bethel Road in Finksburg MD 21048. The property is zoned agricultural and consists of an access road and an existing tree nursery site. The subject property is located on a parcel known as parcel 326, block 1, tax map 53, and Commissioner District 2. The property drains to an unnamed tributary, to the North Branch Patapsco, and eventually to Liberty Reservoir.

The net tract of the site is based upon the limits of disturbance (LOD) and is 14.95 acres. The site contains several existing tree rows but these areas do not meet the requirements of a forest based on the State Forest Conservation Manual definition of a forest area "areas that have at least 100 trees per acre". Therefore, no plot samples were performed. The site visit determined that there were no specimen trees within the property boundary.

Summary

No rare, threatened or endangered species were observed. A letter requesting any known presence of such species has been sent to the Maryland Heritage Program as required per Carroll County Forest Conservation Ordinance.



Forest Conservation Worksheet

A.	Forest to be cleared:	24.18	Ac.
B.	Reforestation required:	0.00	Ac.
(Forest which is cut or cleared measured to the nearest one-tenth acre, shall be reforested at a ratio of one acre planted or banked for every one acre of forest removed.)			
C.	Net Tract Area	24.18	Ac.
D.	Minimum Forest Threshold	20%	4.84 Ac.
(15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)			
E.	Existing Forest within the Net Tract Area:	0.00	Ac.
F.	Forest to be Retained (E - A):	0.00	Ac.
G.	Forest Credit (B + F):	0.00	Ac.
H.	Afforestation Required (D - G):	4.84	Ac.
Afforestation may be addressed by retaining in an easement forest that is within the net tract areas, planting, or banking. If H < 0, no afforestation is required.)			
Reforestation Required			0.00 Ac.
Afforestation Required			4.84 Ac.
Total Forest Conservation Required			4.84 Ac.

4.84 acres of Reforestation to be planted on-site.

General Notes:

- Owner: Christian Missionary Fellowship International Inc.
- Deed Reference: Liber 11502 Folio 00212
- The outline shown hereon is based on a Boundary Survey by CLSI.
- Topography shown hereon is based on Carroll County LIDAR topography
- Site is zoned: Agricultural?
- Total Area of Site: 24.82 acres

Environmental Site Notes:

- Watershed Drainage Basin: Liberty Reservoir
- Watershed No. 02130907
- Soils shown are from USDA NRCS Web Soil Survey
- No rare, threatened or endangered plant, animal species or habitat were observed during the site visit.
- No FEMA floodplain is on site.

OWNER/DEVELOPER
 CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL INC.
 40 SOUTH CHURCH STREET
 WESTMINSTER, MD 21157
 (443) 398-1582

FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN
 CHRISTIAN MISSIONARY FELLOWSHIP INTERNATIONAL MIRACLE CENTER
 TAX MAP: 53 * BLOCK: 1 * PARCEL: 326 * COMMISSIONERS DISTRICT: 2
 4TH ELECTION DISTRICT * CARROLL COUNTY, MD
 EXISTING USE: AGRICULTURE PROPOSED USE: RELIGIOUS ESTABLISHMENT



Date	Revisions	Drawn By:	BMM
		Design By:	AV
		Reviewed By:	AV
		Date:	JANUARY, 2026
		Scale:	1" = 100'
		Job No.:	2022190
		Sheet:	14 OF 15

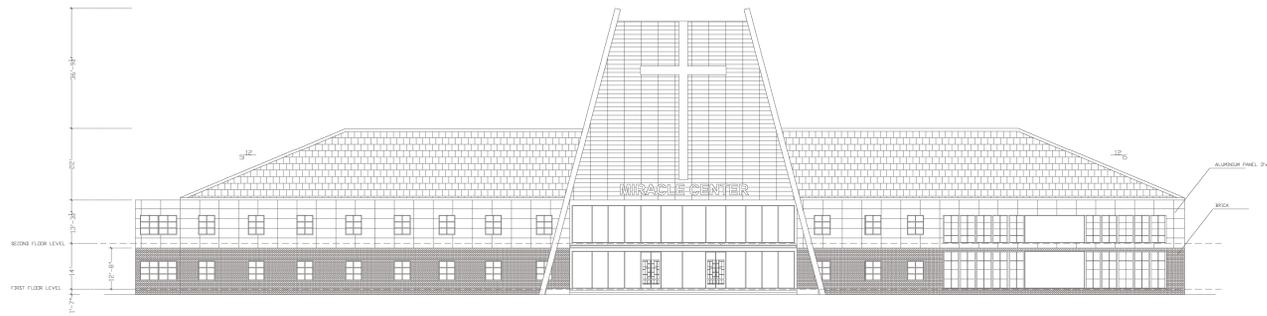
SOILS CHART

SYMBOL	NAME	HYDROLOGIC SOIL GROUP	K-FACTOR	HYDRIC
GdB	GLENELG LOAM 3-8% SLOPES	B	0.24	-
GeB	GLENELG CHANNERY LOAM 3-8% SLOPES	B	0.20	-
GHB	GLENVILLE SILT LOAM 3-8% SLOPES	C/D	0.37	-
MaC	MANOR LOAM 8-15% SLOPES	B	0.28	-

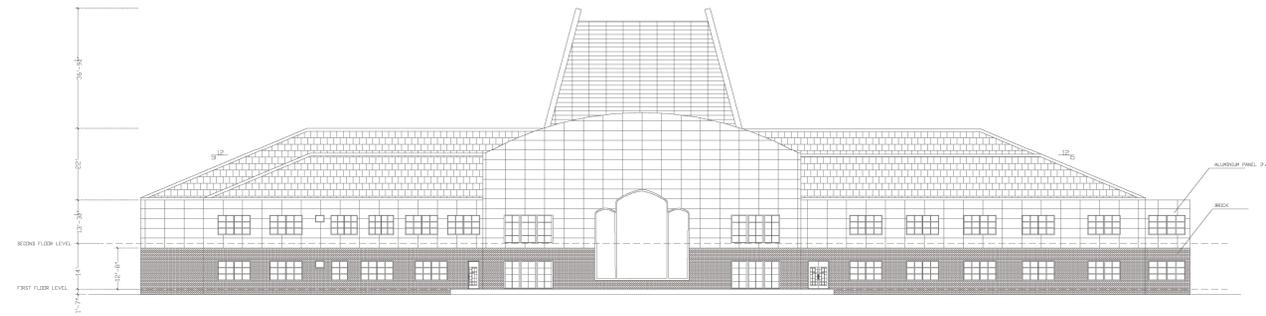
LEGEND

- PROPERTY BOUNDARY
- LOD
- GhB
MaC SOILS LINE
- NET TRACT
- EXISTING TREELINE
- SLOPES > 25%
- SLOPES 15% - 25%
- [R] REFORESTATION FENCE AND SIGNS
- REFORESTATION PLANTING

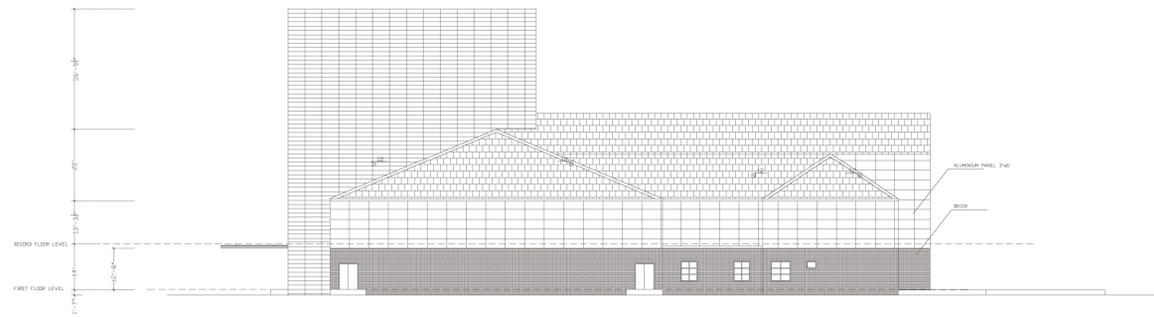
NOTE:
 NET TRACT AREA IS LIMIT OF PROPERTY 24.18 AC.



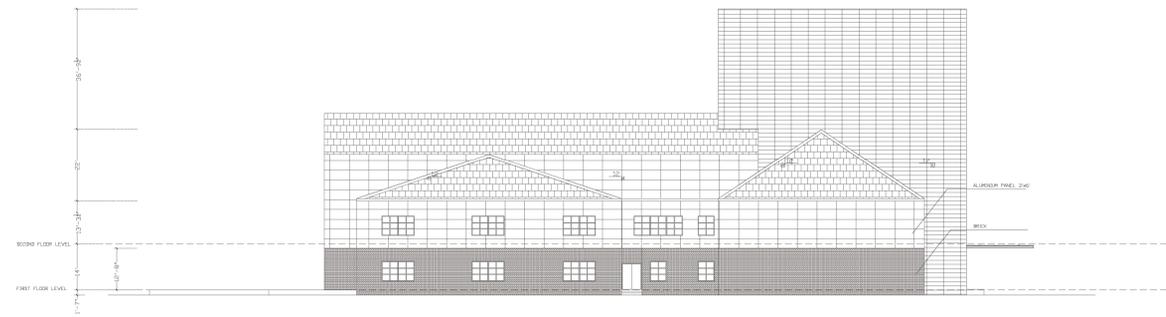
WEST ELEVATION
NOT TO SCALE



EAST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE



NORTH ELEVATION
NOT TO SCALE

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ELEVATIONS
CHRISTIAN MISSIONARY FELLOWSHIP
INTERNATIONAL MIRACLE CENTER

TAX MAP: 53 * BLOCK: 1 * PARCEL: 326 * COMMISSIONERS DISTRICT: 2
4TH ELECTION DISTRICT * CARROLL COUNTY, MD
EXISTING USE: AGRICULTURE PROPOSED USE: RELIGIOUS ESTABLISHMENT



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