

SITE DETAILS:

PREMISES ADDRESS: 1551 W. OLD LIBERTY RD, SYKESVILLE, MD 21784
 JURISDICTION: CARROLL COUNTY, MARYLAND
 MAP: 0067 GRID: 0002
 PARCEL: 0069 LOT: N/A
 EXISTING ZONING: C-2 (COMMERCIAL MEDIUM INTENSITY DISTRICT)
 TOTAL AREA OF SITE: 5.1340 AC
 EXISTING USE: COMMERCIAL
 PROPOSED USE: AUTOMOTIVE SERVICE CENTER AND VEHICLE SALES LOT
 ONE NEW ONE STORY METAL FRAME BUILDING 5,290 SF
 ADDITION TO EXISTING BUILDING 3,200 SF
 OWNER/DEVELOPER: TRUST PROPERTIES, LLC
 1551 W. OLD LIBERTY RD,
 SYKESVILLE, MD 21784
 443-244-4227
 TOTAL DEVELOPED AREA: 76,984 SF
 PROPOSED IMPERVIOUS: 0 AC / 0 SF
 POST 1998 IMPERVIOUS: 2.84 AC / 123,710 SF
 DIMENSIONAL REQUIREMENTS:
 MIN. FRONT SETBACK: 10 FT
 MIN. SIDE SETBACK: 10 FT
 MIN. REAR SETBACK: 15 FT
 MAX. BUILDING HEIGHT: 50 FT

PARKING TABULATION:
 PER CHAPTER 15B.06.3
 AUTOMOBILE SERVICE CENTER
 NUMBER OF SPACES REQUIRED: 1 FOR EACH EMPLOYEE ON THE MAXIMUM SHIFT
 PLUS 2 FOR EACH SERVICE BAY
 VEHICLE SALES LOT
 NUMBER OF SPACES REQUIRED: 2 FOR FOR EVERY 1000 SF OF FLOOR AREA
 PLUS 2 FOR EACH SERVICE BAY
 HANDICAP PARKING REQUIREMENT:
 1 PER 25 SPACES REQUIRED
 EXISTING BUILDING WITH 3,200 SF ADDITION
 (AUTOMOBILE SERVICE CENTER AND VEHICLE SALES LOT)
 AUTOMOBILE SERVICE CENTER
 EMPLOYEES ON THE MAXIMUM SHIFT: 5
 NUMBER OF SERVICE BAYS: 2
 (5 x 1) + (2 x 2) = 9 SPACES REQUIRED
 VEHICLE SALES LOT
 FLOOR AREA: 5,350 SF
 NUMBER OF SERVICE BAYS: 0
 5,350 / 1000 x 2 = 11 SPACES REQUIRED
 TOTAL REQUIRED: 20 SPACES
 PROPOSED BUILDING (AUTOMOBILE SERVICE CENTER AND VEHICLE SALES LOT)
 AUTOMOBILE SERVICE CENTER
 EMPLOYEES ON THE MAXIMUM SHIFT: 5
 NUMBER OF SERVICE BAYS: 2
 (5 x 1) + (2 x 2) = 9 SPACES REQUIRED
 VEHICLE SALES LOT
 FLOOR AREA: 2,960 SF
 NUMBER OF SERVICE BAYS: 0
 2,960 / 1000 x 2 = 6 SPACES REQUIRED
 TOTAL REQUIRED: 15 SPACES
 PARKING PROVIDED:
 37 REGULAR SPACES (RESTRIPED EXISTING PARKING)
 2 HANDICAP SPACES
 ADDITIONAL PARKING:
 90 EXISTING SPACES

- NOTES:**
- FIRE PROTECTION PROVIDED BY AN EXISTING 30,000 GAL. UNDERGROUND WATER STORAGE TANK.
 - THE PROPERTY IS NOT LOCATED WITHIN 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 24013C0285D, EFFECTIVE DATE 10/2/2015.

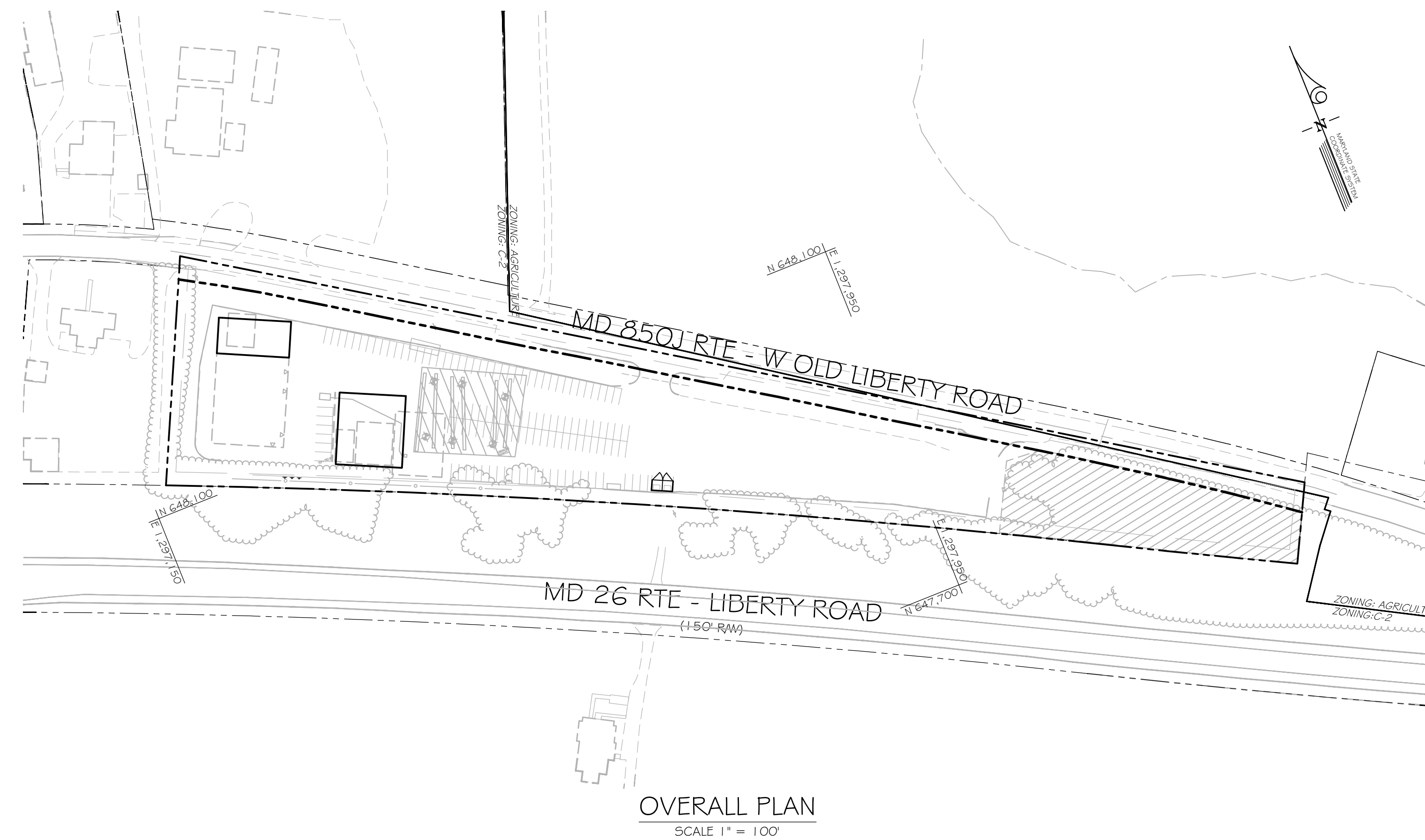
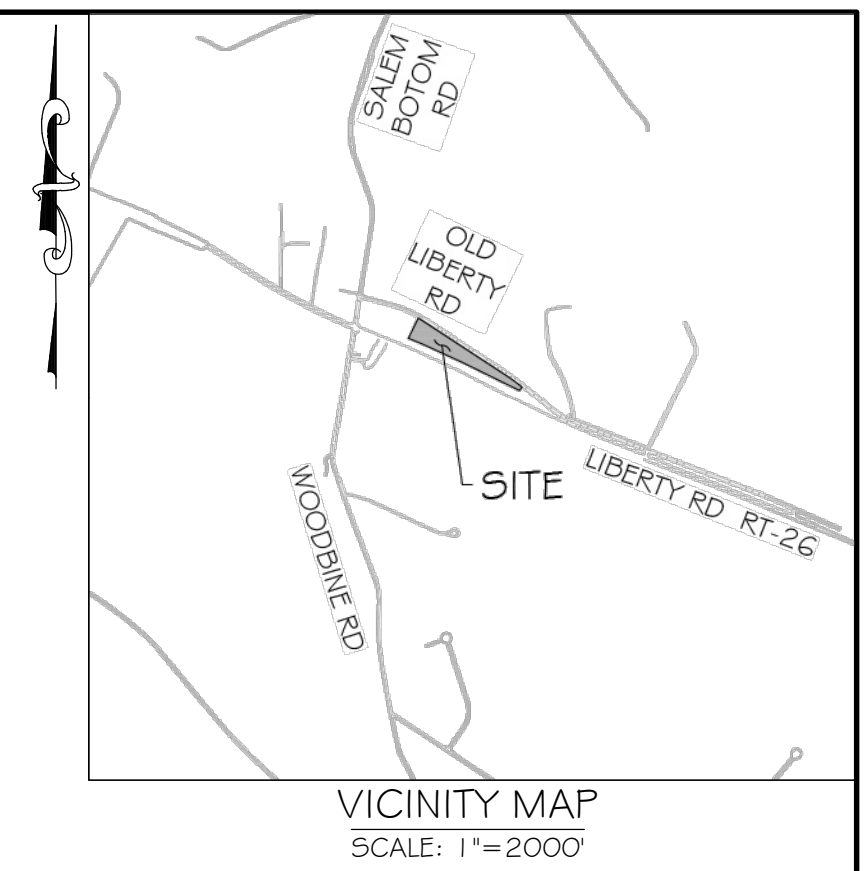
PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO ADDRESS SITE IMPROVEMENTS NOT SHOWN / APPROVED ON THE FIRST AMENDED SITE DEVELOPMENT PLAN DATED SEPTEMBER 2, 1998 (S98-040). NO ADDITIONAL IMPERVIOUS SURFACE IS PROPOSED AS A PART OF THIS PLAN. POST 1998 DEVELOPMENTS INCLUDING THREE BUILDINGS AND ADDED PAVED PARKING AREA WILL BE INCLUDED TO ENSURE THAT STORMWATER MANAGEMENT REQUIREMENTS FOR THE SITE ARE SATISFIED.

TRUST AUTO

1551 W. OLD LIBERTY RD, SYKESVILLE, MD 21784

TAX MAP - 67, GRID - 2, PARCEL - 69



SHEET INDEX

SHEET NO.	DRAWING	TITLE
01	0100	TITLE SHEET
02	0200	EXISTING CONDITIONS PLAN
03	0400	DEMOLITION PLAN
04	0400	OVERALL SITE PLAN
05	0500	SITE DETAILS
06	0600	CONCEPT EROSION & SEDIMENT CONTROL PLAN
07	0601	EROSION AND SEDIMENT CONTROL EX. DA MAP
08	0602	EROSION AND SEDIMENT CONTROL PROP. DA MAP
09	0700	EROSION AND SEDIMENT CONTROL NOTES
10	0701	EROSION AND SEDIMENT CONTROL DETAILS
11	0800	GRADING PLAN
12	0900	CONCEPT STORMWATER MANAGEMENT PLAN
13	0901	ESD TRACT PLAN
14	0902	STORMWATER MANAGEMENT DRAINAGE AREA MAPS
15	1300	CONCEPT LANDSCAPE PLAN
16	1400	FOREST STAND DELINEATION PLAN
17	1500	BUILDING ELEVATIONS
18	1600	LIGHTING PLAN

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

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 _____

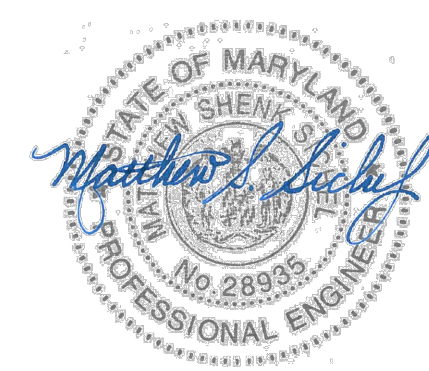
OWNER'S CERTIFICATION

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

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28935, EXPIRATION DATE: 01/15/2027



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

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

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

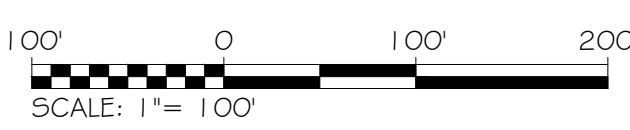
DATE: 06/19/2026
 SCALE: 1"=100'
 CHECKED BY: FFW
 DRAWN BY: NL

TITLE SHEET
 TRUST AUTO
 1551 W. OLD LIBERTY RD

ELECTION DISTRICT 9
 CARROLL COUNTY, MARYLAND

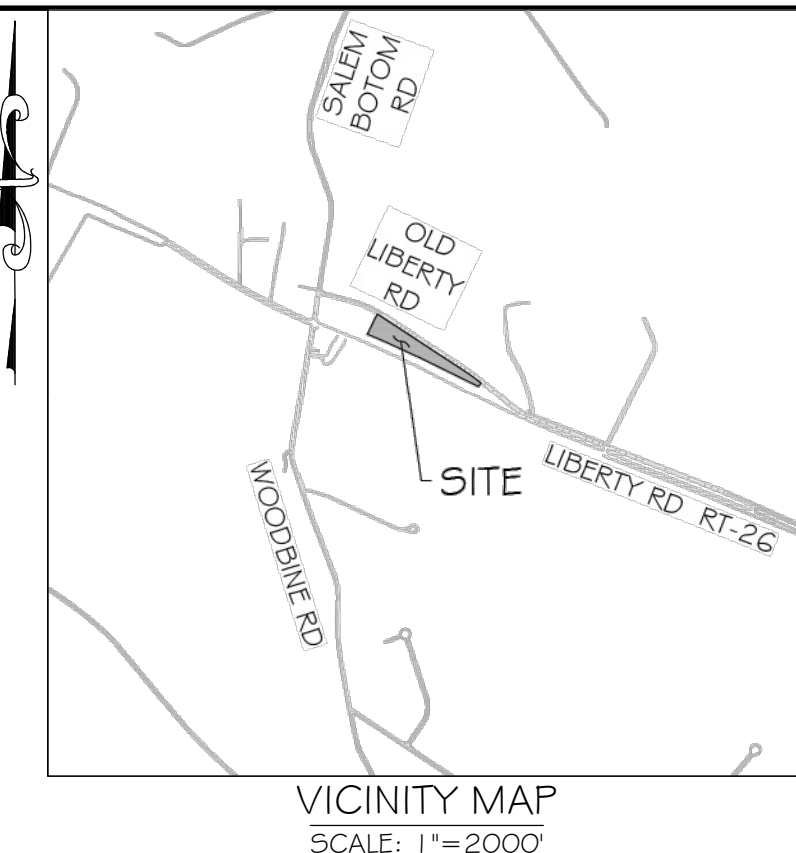
5-26-0058
 DRAWING NO.
 0100
 SHEET 01 OF 18
 KCI JOB NUMBER
 00053632-0001

PLOTTED: 06/19/2026 10:58 AM
 FILE: 5-26-0058.DWG



GENERAL NOTES:

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PREFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026.

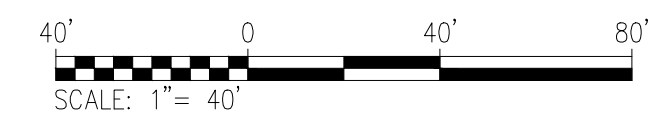


DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING SEPTIC RESERVE AREA
	ADJACENT PROPERTY LINE		15-25 % SLOPES
	EXISTING PROPERTY BOUNDARY		STEEP SLOPES GREATER THAN 25%
	EXISTING ROAD / EDGE OF PAVING		
	EXISTING ROAD CENTERLINE		
	EXISTING METAL FENCE		
	EXISTING TREE LINE		
	EXISTING BUILDING		
	SOIL DELINEATION LINE		
	EXISTING PERC TEST LOCATION		
	EXISTING HAND BOX		
	EXISTING GUY WIRE		
	EXISTING UTILITY POLE		
	EXISTING ROAD SIGN		
	EXISTING SANITARY MANHOLE		
	EXISTING STORM MANHOLE		

EXISTING CONDITIONS PLAN

SCALE 1" = 40'



TRUST INVESTMENT HOLDINGS LLC
1537 LIBERTY RD
MAP 0067 PARCEL G41
PLAT REF. 55/139
L. 10029 F. 340

PLOTTER: 64 INCHES
SCALE: 1/8"=1'-0"
FILE: 1551-0058

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

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

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SHARPS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7816

REVISIONS			
NO.	DATE	DESCRIPTION	BY

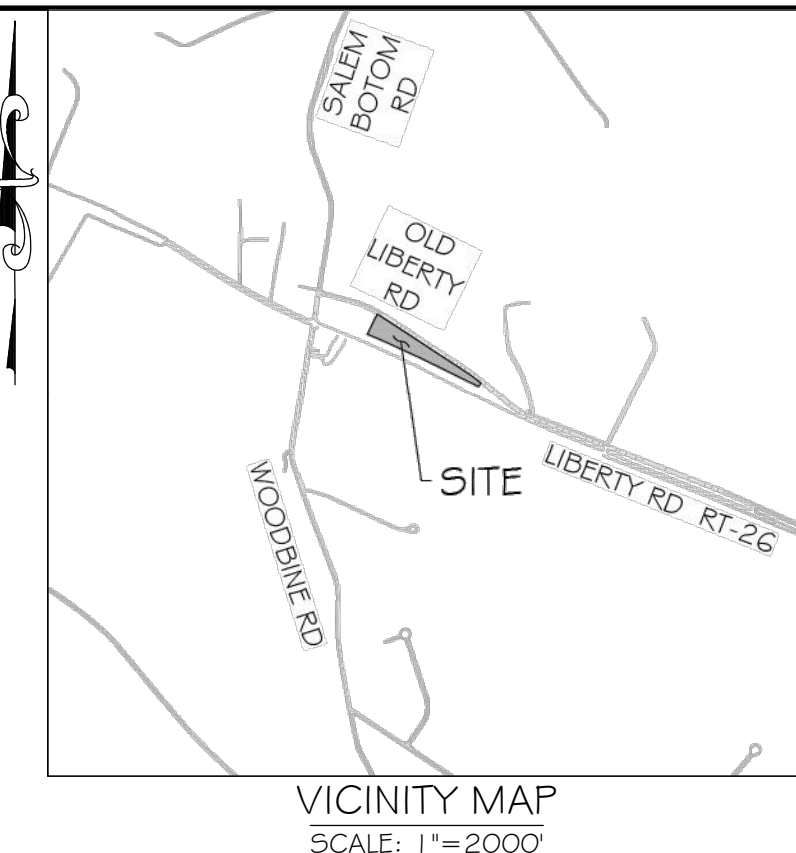
DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

OVERALL SITE PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD
ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

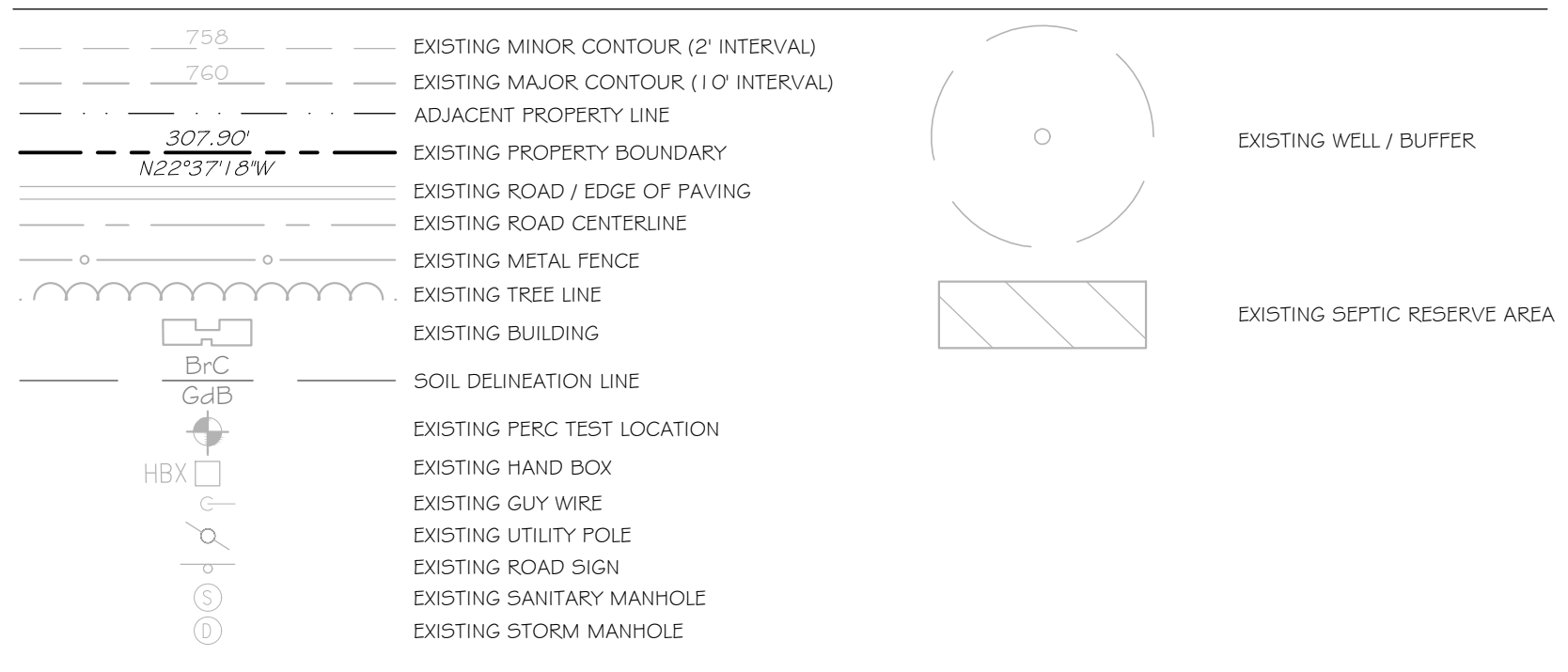
5-26-0058
DRAWING NO.
0200
SHEET 2 OF 18
KCI JOB NUMBER
00053632-0001

GENERAL NOTES:

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PREFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026.

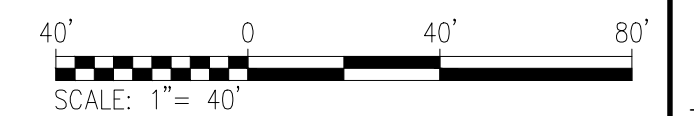


DRAWING LEGEND



OVERALL SITE PLAN

SCALE 1" = 40'



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

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

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

DEMOLITION PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD

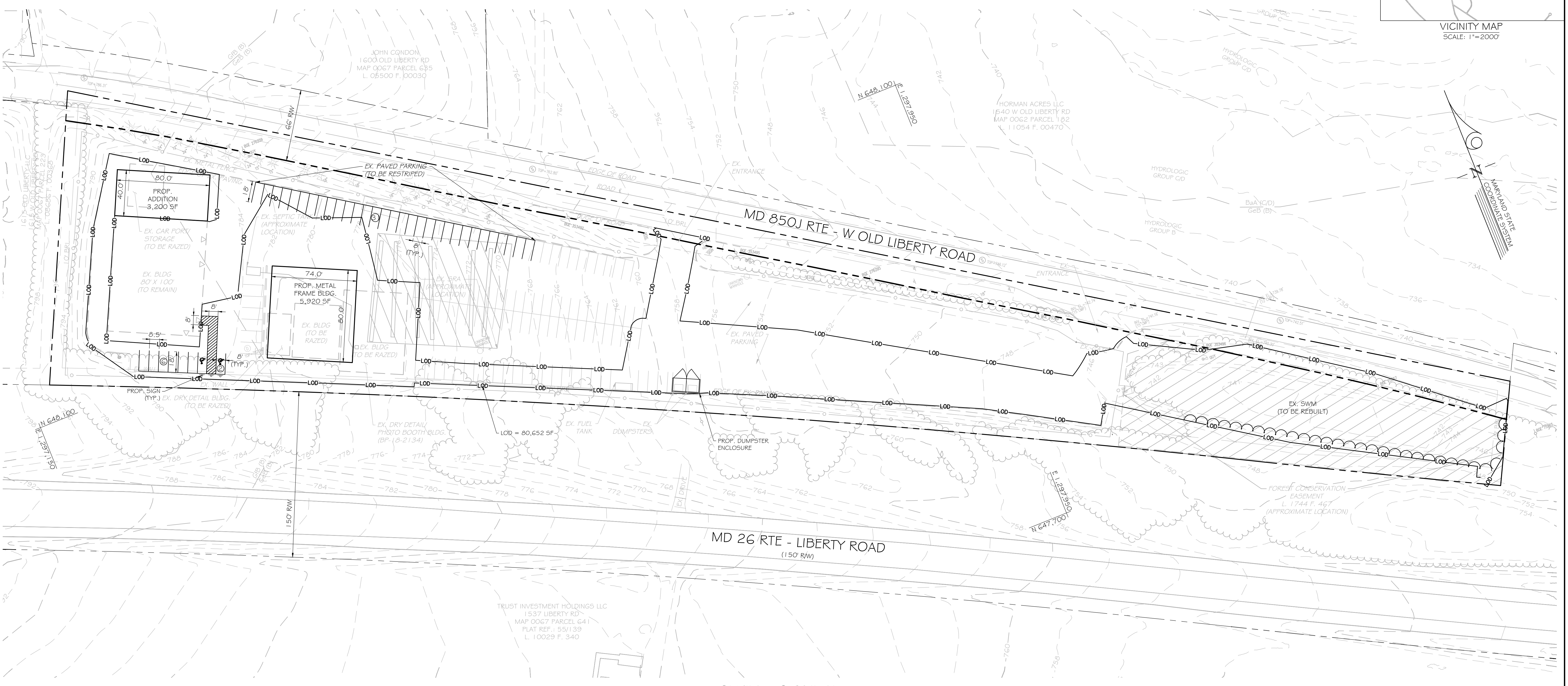
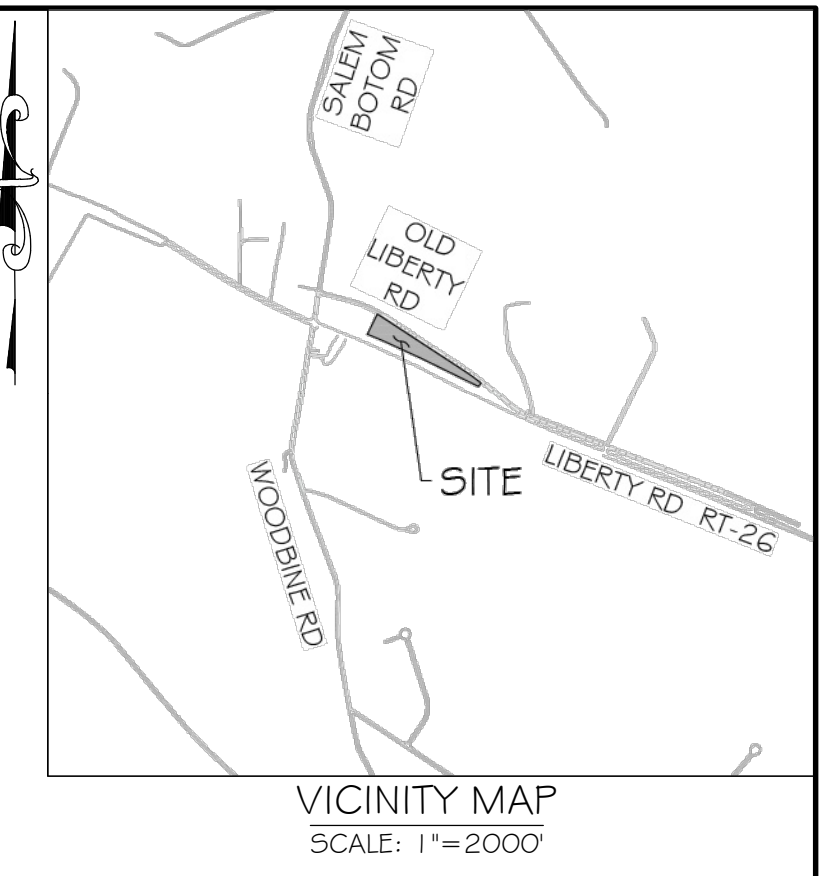
ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

DRAWING NO. 5-26-0058
0300
SHEET 3 OF 18
KCI JOB NUMBER 00053632-0001

PLOTTER: 64 INCHES
SCALE: 1"=40'
FILE: 5-26-0058.DWG

GENERAL NOTES:

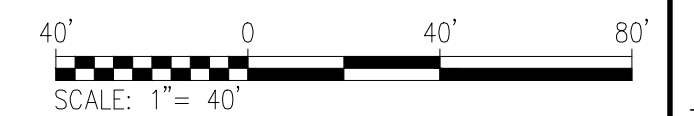
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PREFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026.



DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING HAND BOX
	ADJACENT PROPERTY LINE		EXISTING GUY WIRE
	EXISTING PROPERTY BOUNDARY		EXISTING UTILITY POLE
	EXISTING ROAD / EDGE OF PAVING		EXISTING ROAD SIGN
	EXISTING ROAD CENTERLINE		EXISTING SANITARY MANHOLE
	PROPOSED MINOR CONTOUR (2' INTERVAL)		EXISTING STORM MANHOLE
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING METAL FENCE		
	EXISTING TREE LINE		
	PROPOSED TREE LINE		
	EXISTING BUILDING		
	PROPOSED BUILDING		
	SOIL DELINEATION LINE		
	LIMIT OF DISTURBANCE		
	EXISTING PERC TEST LOCATION		

OVERALL SITE PLAN
SCALE 1" = 40'



PLOTTED: 06/19/2026
 PLOT DATE: 06/19/2026
 FILE: 5-26-0058

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

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

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

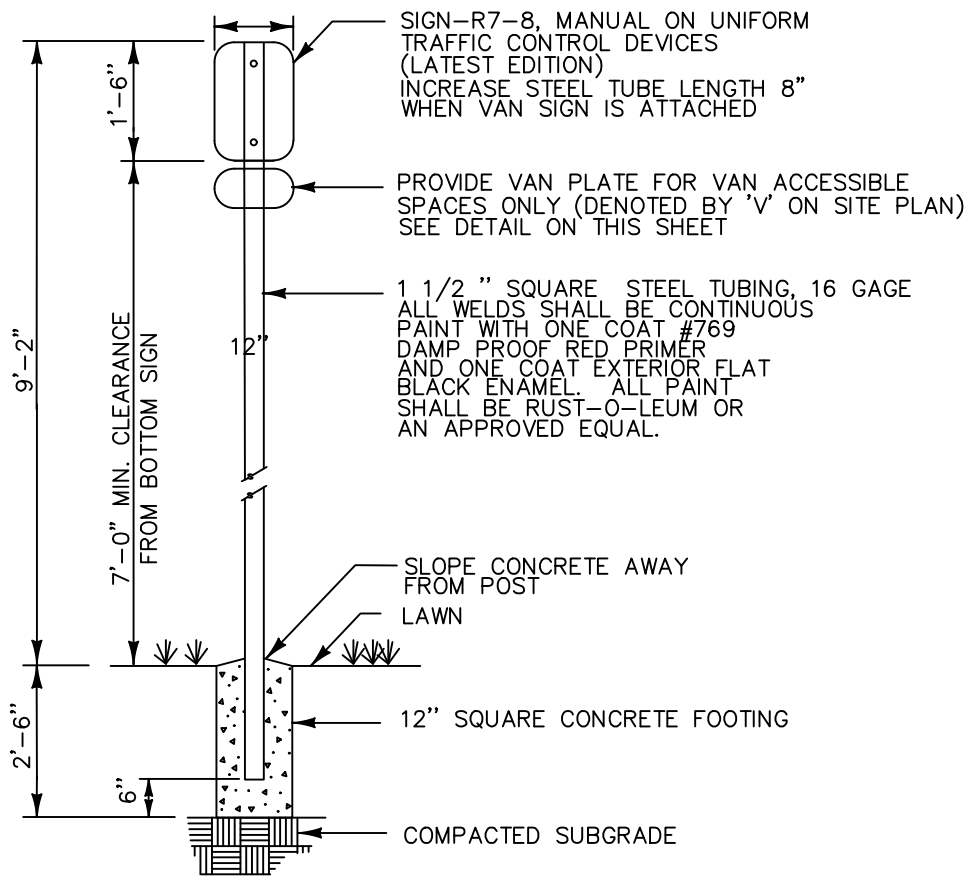
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

OVERALL SITE PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD

ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

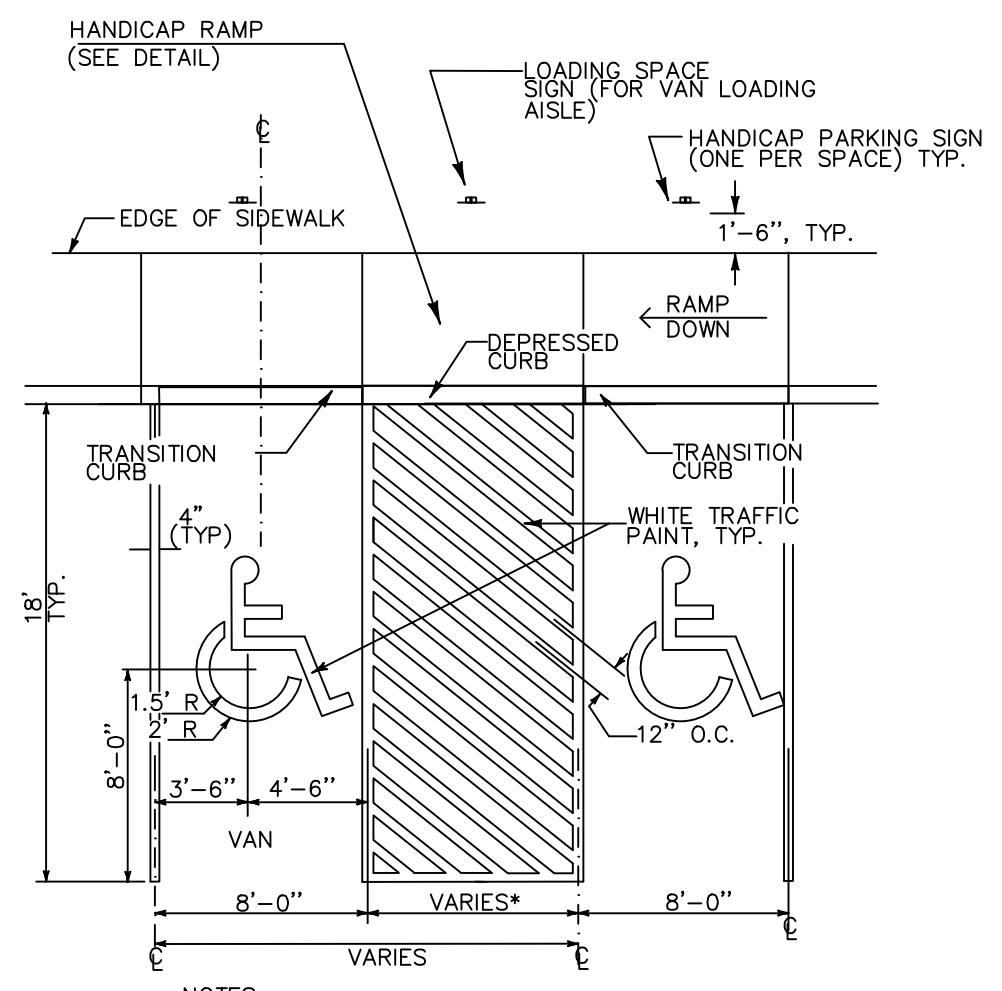
DRAWING NO. 5-26-0058
0400
SHEET 04 OF 18
KCI JOB NUMBER
00053632_0001



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

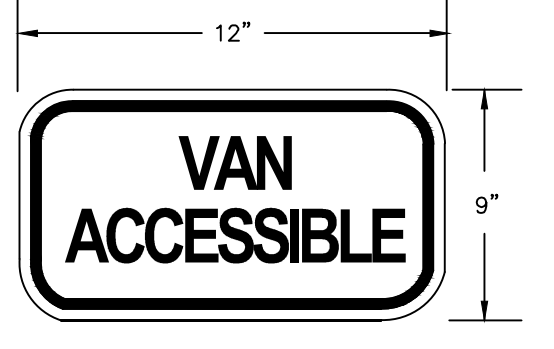
SIGN COLORS:
 LETTERS AND BORDER - GREEN
 WHITE H.C. SYMBOLS ON BLUE BACKGROUND
 BACKGROUND - WHITE

- HANDICAP PARKING SIGN
- N.T.S.



NOTES:
 H.C. PARKING SHALL CONFORM TO CURRENT ADA CRITERIA ANSI A117.1-1990
 *VARIES (SEE PLAN) 8'-0" MIN. FOR VAN SPACES & 5'-0" MIN FOR STANDARD SPACES

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



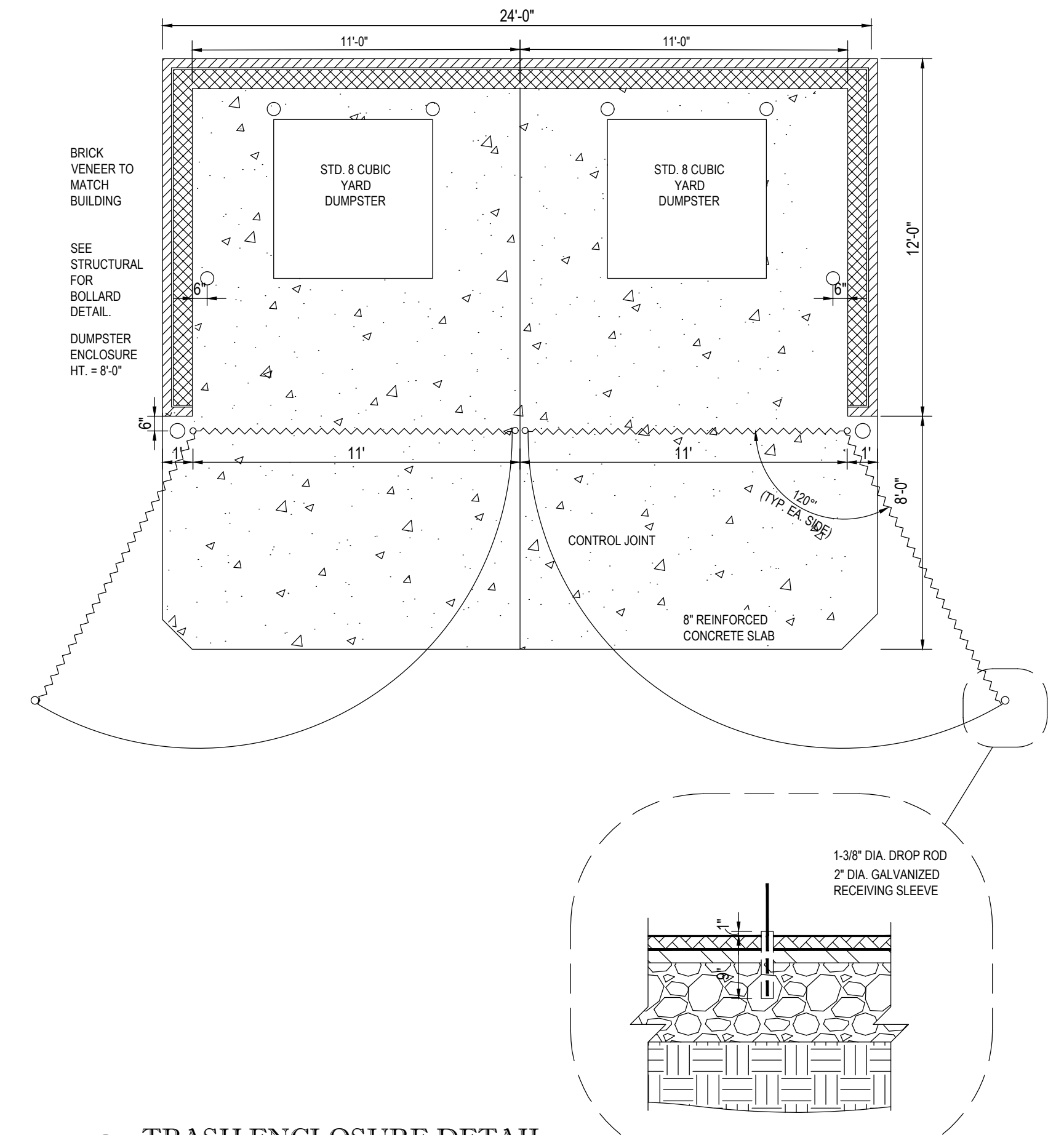
- VAN PLACARD
- N.T.S.



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



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



⊗ TRASH ENCLOSURE DETAIL
 NOT TO SCALE

PLOTTED BY: KCI
 DATE: 06/19/2026
 FILE: S:\FILES

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

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

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 06/19/2026
 SCALE: AS SHOWN
 CHECKED BY: FFW
 DRAWN BY: NL

SITE DETAILS
TRUST AUTO
 1551 W. OLD LIBERTY RD
 ELECTION DISTRICT 9
 CARROLL COUNTY, MARYLAND

DRAWING NO. 5-26-0058
 0500
 SHEET 05 OF 18
 KCI JOB NUMBER 00053632-0001

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. INSTALL STONE CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB FOR ESC MEASURES. INSTALL SILT FENCE, SILT FENCE ON PAVEMENT, AND DIVERSION FENCE.
4. DEMOLISH BUILDINGS.
5. ROUGH GRADE THE SITE AND CONSTRUCT BUILDINGS.
6. CONTINUE WITH REMAINING CONSTRUCTION.
7. REMOVE PERIMETER ESC MEASURES, SEED AND STABILIZE DISTURBED AREA.
8. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY SEDIMENT CONTROL MEASURES. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS REQUIRED.

CARROLL SOIL CONSERVATION DISTRICT

The Development Plan is approved for Soil Erosion and Sediment Control by the Carroll Soil Conservation District.
Approved _____ Carroll S.C.D./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 this plan and that any responsible personnel involved in construction of this project will have a certification of attendance at a Department of the Environment approved training program for the control of soil erosion and sediment before beginning the project. I also authorize 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 _____

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.

Engineer/Date _____



CONCEPT EROSION AND SEDIMENT CONTROL PLAN

SCALE 1" = 40'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		15-25% SLOPES
	ADJACENT PROPERTY LINE		STEEP SLOPES GREATER THAN 25%
	EXISTING PROPERTY BOUNDARY		PROPOSED SPOT ELEVATION
	EXISTING ROAD / EDGE OF PAVING		0 40' 80'
	EXISTING ROAD CENTERLINE		SCALE: 1" = 40'
	PROPOSED MINOR CONTOUR (2' INTERVAL)		
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	PROPOSED BUILDING		
	SOIL DELINEATION LINE		
	LIMIT OF DISTURBANCE		
	PROPOSED SILT FENCE		
	PROPOSED SILT FENCE ON PAVEMENT		
	PROPOSED DIVERSION FENCE		

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

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SUITE 200, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

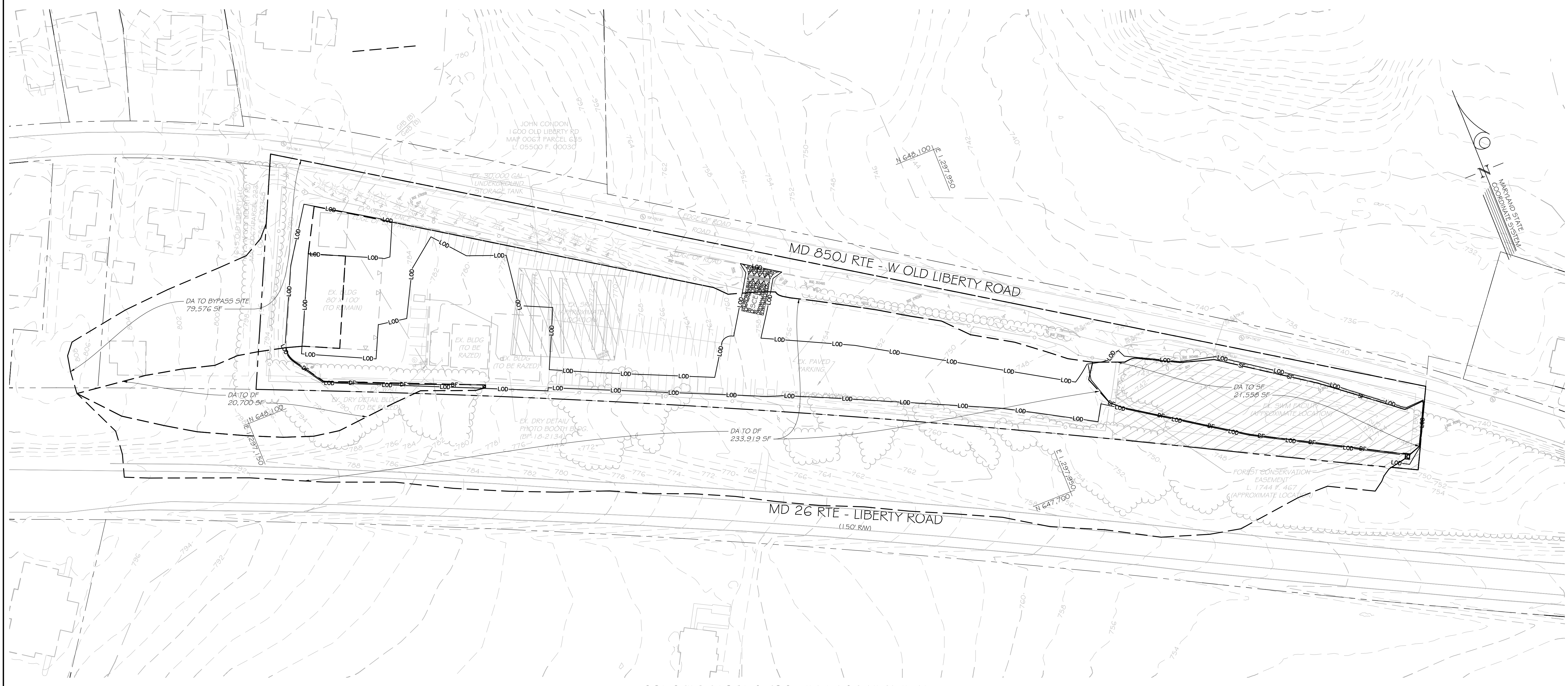
CONCEPT EROSION AND SEDIMENT CONTROL PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD
ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

DRAWING NO. 5-26-0058
0600
SHEET 6 OF 18
KCI JOB NUMBER
00053632-0001

PLOTTER: 24" X 36" (Landscape)
PLOTTER: 24" X 36" (Portrait)
FILE: 5-26-0058

GENERAL NOTES:

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026.



CONCEPT EXISTING ESC DRAINAGE AREA PLAN
SCALE 1" = 50'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER																												
	EXISTING MAJOR CONTOUR (10' INTERVAL)		15-25% SLOPES																												
	ADJACENT PROPERTY LINE		STEEP SLOPES GREATER THAN 25%																												
	EXISTING PROPERTY BOUNDARY		SCALE: 1" = 30'																												
	EXISTING ROAD / EDGE OF PAVING		TRUST AUTO SINCE 2010 1551 W. OLD LIBERTY RD SYKESVILLE, MD 21784 PH: (410) 552-3131																												
	EXISTING ROAD CENTERLINE		KCI TECHNOLOGIES ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS 936 RIDGEBROOK ROAD SHARPS, MARYLAND 21152 TELEPHONE: (410) 316-7800 FAX: (410) 316-7818																												
	EXISTING BUILDING	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS				NO.	DATE	DESCRIPTION	BY																					DATE: 06/19/2026
REVISIONS																															
NO.	DATE	DESCRIPTION	BY																												
	SOIL DELINEATION LINE	<table border="1"> <thead> <tr> <th colspan="4">CONCEPT EX. ESC DRAINAGE AREA PLAN</th> </tr> <tr> <th colspan="4">TRUST AUTO</th> </tr> </thead> <tbody> <tr> <td>SCALE</td> <td>1"=50'</td> <td>CHECKED BY</td> <td>FFW</td> </tr> <tr> <td>DRAWN BY</td> <td>NL</td> <td colspan="2">ELECTION DISTRICT 9</td> </tr> </tbody> </table>	CONCEPT EX. ESC DRAINAGE AREA PLAN				TRUST AUTO				SCALE	1"=50'	CHECKED BY	FFW	DRAWN BY	NL	ELECTION DISTRICT 9		SCALE: 1"=50'												
CONCEPT EX. ESC DRAINAGE AREA PLAN																															
TRUST AUTO																															
SCALE	1"=50'	CHECKED BY	FFW																												
DRAWN BY	NL	ELECTION DISTRICT 9																													
	LIMIT OF DISTURBANCE	<table border="1"> <thead> <tr> <th colspan="4">CONCEPT EX. ESC DRAINAGE AREA PLAN</th> </tr> <tr> <th colspan="4">TRUST AUTO</th> </tr> </thead> <tbody> <tr> <td>SCALE</td> <td>1"=50'</td> <td>CHECKED BY</td> <td>FFW</td> </tr> <tr> <td>DRAWN BY</td> <td>NL</td> <td colspan="2">ELECTION DISTRICT 9</td> </tr> </tbody> </table>	CONCEPT EX. ESC DRAINAGE AREA PLAN				TRUST AUTO				SCALE	1"=50'	CHECKED BY	FFW	DRAWN BY	NL	ELECTION DISTRICT 9		SCALE: 1"=50'												
CONCEPT EX. ESC DRAINAGE AREA PLAN																															
TRUST AUTO																															
SCALE	1"=50'	CHECKED BY	FFW																												
DRAWN BY	NL	ELECTION DISTRICT 9																													
	PROPOSED SILT FENCE	<table border="1"> <thead> <tr> <th colspan="4">CONCEPT EX. ESC DRAINAGE AREA PLAN</th> </tr> <tr> <th colspan="4">TRUST AUTO</th> </tr> </thead> <tbody> <tr> <td>SCALE</td> <td>1"=50'</td> <td>CHECKED BY</td> <td>FFW</td> </tr> <tr> <td>DRAWN BY</td> <td>NL</td> <td colspan="2">ELECTION DISTRICT 9</td> </tr> </tbody> </table>	CONCEPT EX. ESC DRAINAGE AREA PLAN				TRUST AUTO				SCALE	1"=50'	CHECKED BY	FFW	DRAWN BY	NL	ELECTION DISTRICT 9		SCALE: 1"=50'												
CONCEPT EX. ESC DRAINAGE AREA PLAN																															
TRUST AUTO																															
SCALE	1"=50'	CHECKED BY	FFW																												
DRAWN BY	NL	ELECTION DISTRICT 9																													
	PROPOSED DIVERSION FENCE	<table border="1"> <thead> <tr> <th colspan="4">CONCEPT EX. ESC DRAINAGE AREA PLAN</th> </tr> <tr> <th colspan="4">TRUST AUTO</th> </tr> </thead> <tbody> <tr> <td>SCALE</td> <td>1"=50'</td> <td>CHECKED BY</td> <td>FFW</td> </tr> <tr> <td>DRAWN BY</td> <td>NL</td> <td colspan="2">ELECTION DISTRICT 9</td> </tr> </tbody> </table>	CONCEPT EX. ESC DRAINAGE AREA PLAN				TRUST AUTO				SCALE	1"=50'	CHECKED BY	FFW	DRAWN BY	NL	ELECTION DISTRICT 9		SCALE: 1"=50'												
CONCEPT EX. ESC DRAINAGE AREA PLAN																															
TRUST AUTO																															
SCALE	1"=50'	CHECKED BY	FFW																												
DRAWN BY	NL	ELECTION DISTRICT 9																													

5-26-0058

CONCEPT EX. ESC DRAINAGE AREA PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD

DRAWING NO. 0601
SHEET 7 OF 18
KCI JOB NUMBER

ELECTION DISTRICT 9 CARROLL COUNTY, MARYLAND 00053632-0001

PLOTTER: 36" X 48" DATE: 06/19/2026 FILE: 5-26-0058.DWG

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

PURPOSE
TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

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

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

ADEQUATE VEGETATIVE ESTABLISHMENT
INSPECT SEEDBED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.

1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUND COVER.
2. IF AN AREA HAS LESS THAN 40 PERCENT GROUND COVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING.
3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUND COVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.
4. MAINTAINANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION
ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

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

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

CRITERIA

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.
 - b. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.
 - c. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.
 - d. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.
3. NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

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 FILL 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 DESCRIBED 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.
4. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):
 - a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.
 - b. 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.
 - c. PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE.
 - d. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.
 - e. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.
5. 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.

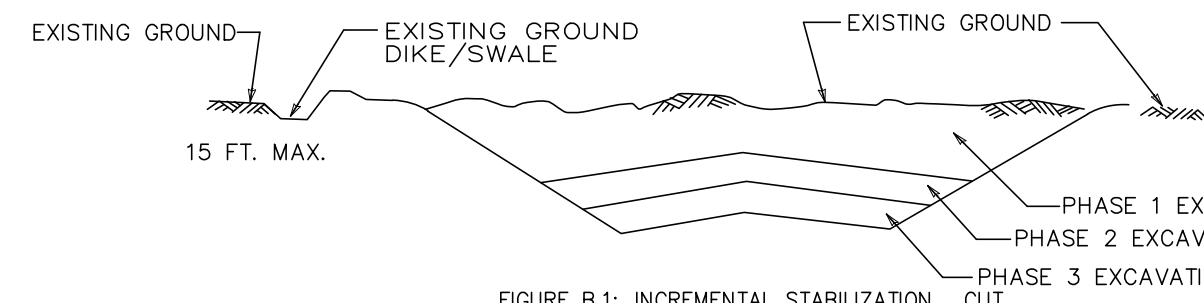


FIGURE B.1: INCREMENTAL STABILIZATION - CUT

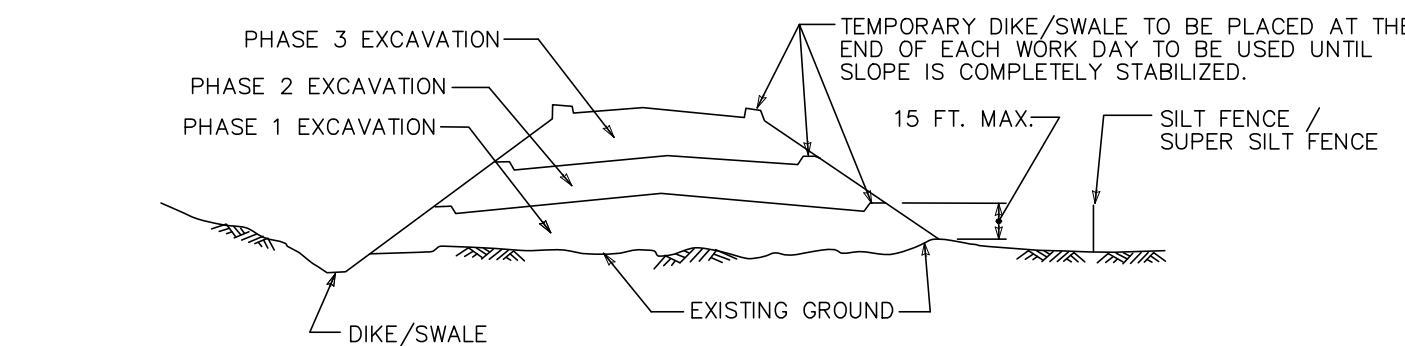


FIGURE B.2: INCREMENTAL STABILIZATION - FILL

DAILY STABILIZATION NOTE

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

B.3 PLANT HARDNESS ZONE

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

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL 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 OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT, AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
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).
 - iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE, AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS DO NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

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. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
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.
 - C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
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. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF STONES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, SHORRHOOD GRASS, HILT GRASS, POISON HEDGES, OR OTHERS AS SPECIFIED.
 - C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION

A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
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). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B.1 Temporary Seeding Rates, Depths, and Dates

PLANT SPECIES	SEEDING RATE LB./AC./100 FT ² (INCHES)	SEEDING DEPTH (INCHES)	SEEDING RATE	
			5B AND 6A	7A AND 7B
COOL-SEASON GRASSES				
ANNUAL PERGRASS (LOLIUM PERENNE SSP. MULTICOLOR)	40	1.0	0.5	MAR 15 TO MAY 31; AUG 1 TO SEP 30
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR 15 TO MAY 31; AUG 1 TO SEP 30
OATS (AVENA SATIVA)	72	1.7	1.0	MAR 15 TO MAY 31; AUG 1 TO SEP 30
WHEAT (TRITICUM AESTIVUM)	120	2.8	1.0	MAR 15 TO MAY 31; AUG 1 TO SEP 30
CERIAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR 15 TO MAY 31; AUG 1 TO OCT 31
WARM-SEASON GRASSES				
FORTAL MILLET (SETARIA ITALICA)	30	0.7	0.5	JAN 1 TO JUL 31
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JAN 1 TO JUL 31

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. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.3 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
 - B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
 - C. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS TO THE SEED ON THE DATE OF SEEDING. DO NOT USE INOCULANTS WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANTS AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
 - D. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISPERSION OF PHYTO-TOXIC MATERIALS.
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.
 - II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - B. DRILL OR CULTI-PACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - I. OUTPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
 - II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE) MUST BE APPLIED BY HYDROSEEDING. NORMALLY, LIME IS NOT APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

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, MOIST, OR HEAVY. STRAW MUST BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOIST, OR HEAVY. STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - B. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
 - II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN A FIRM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTCH-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1/4 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
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. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND HOLD GRASS SEED IN CONTACT WITH THE SOIL. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER WITH WATER MUST ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
3. ANCHORING
 - A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD.
 - I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSEED, TERRA TACK II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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

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

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

CRITERIA

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. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
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-4-3.1.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

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

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

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

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

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

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

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

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

CRITERIA

A. SEED MIXTURES

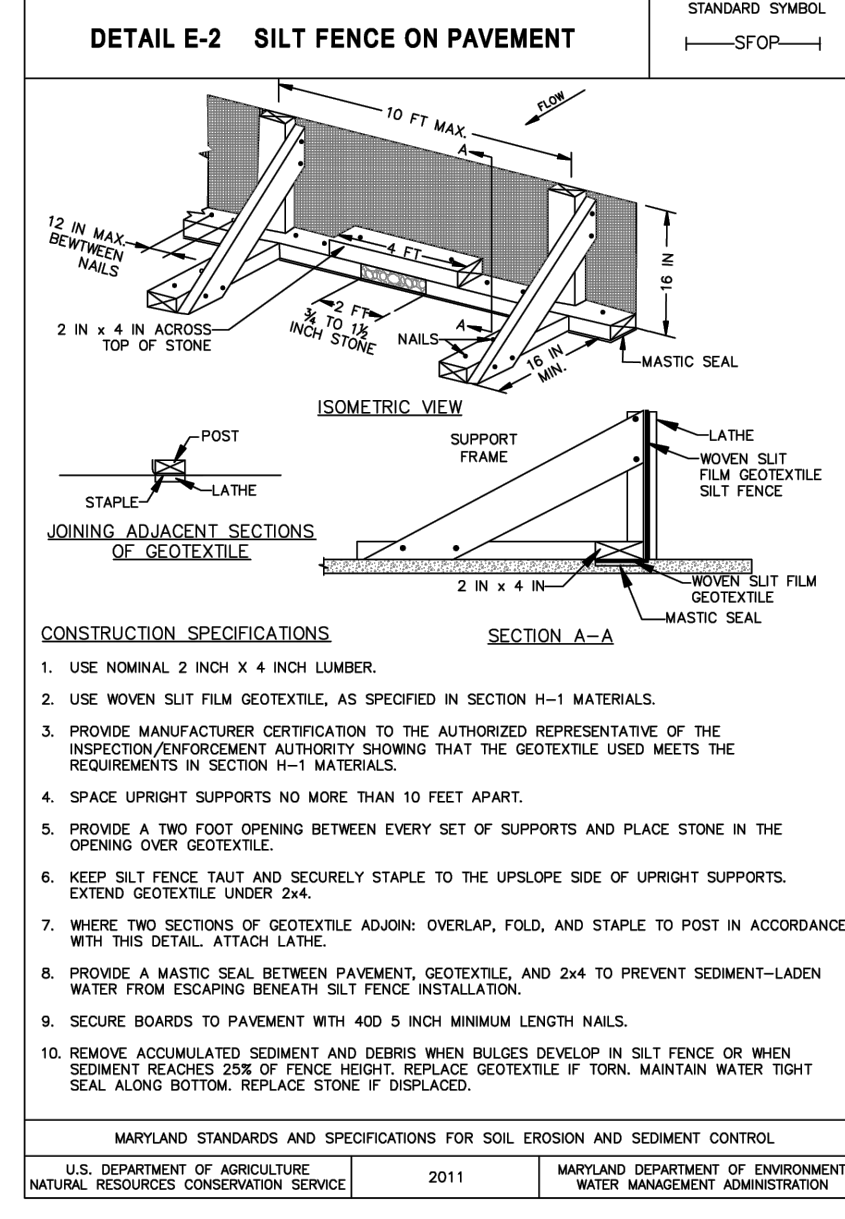
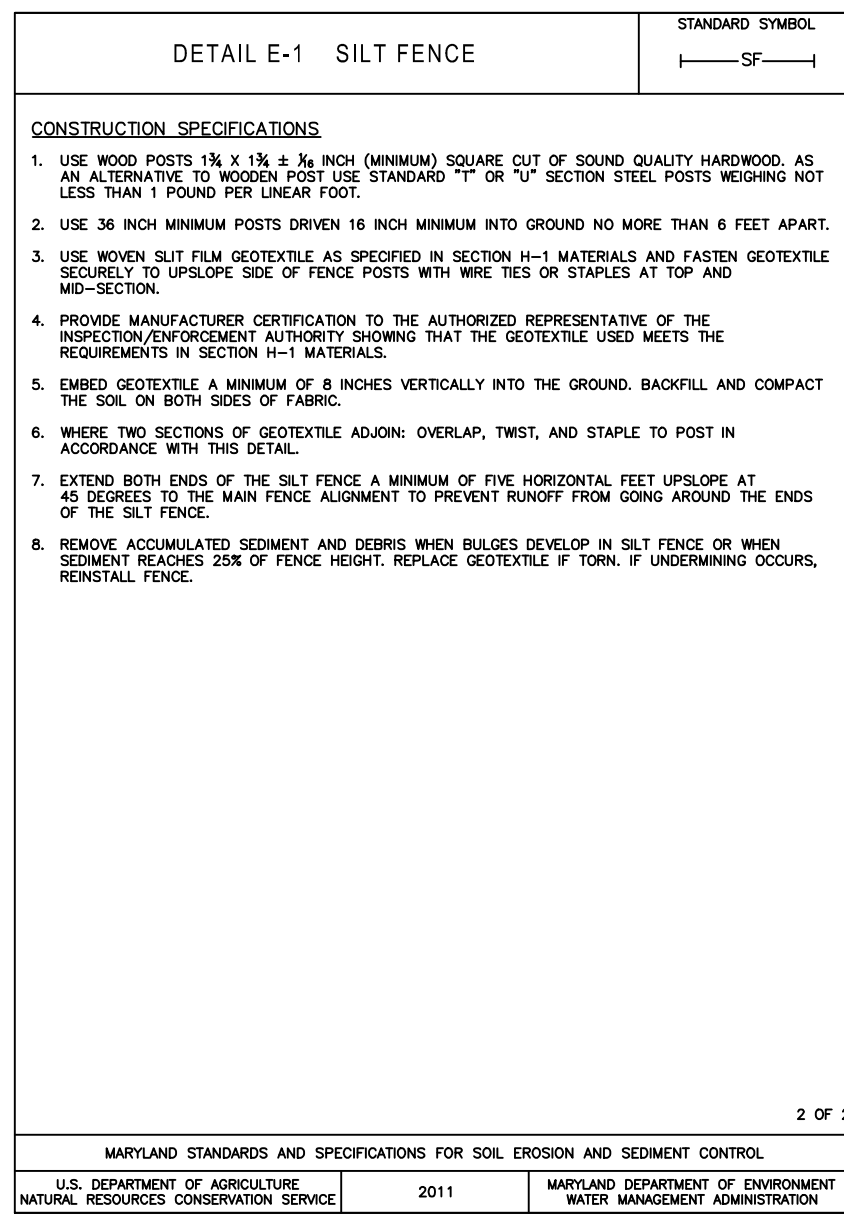
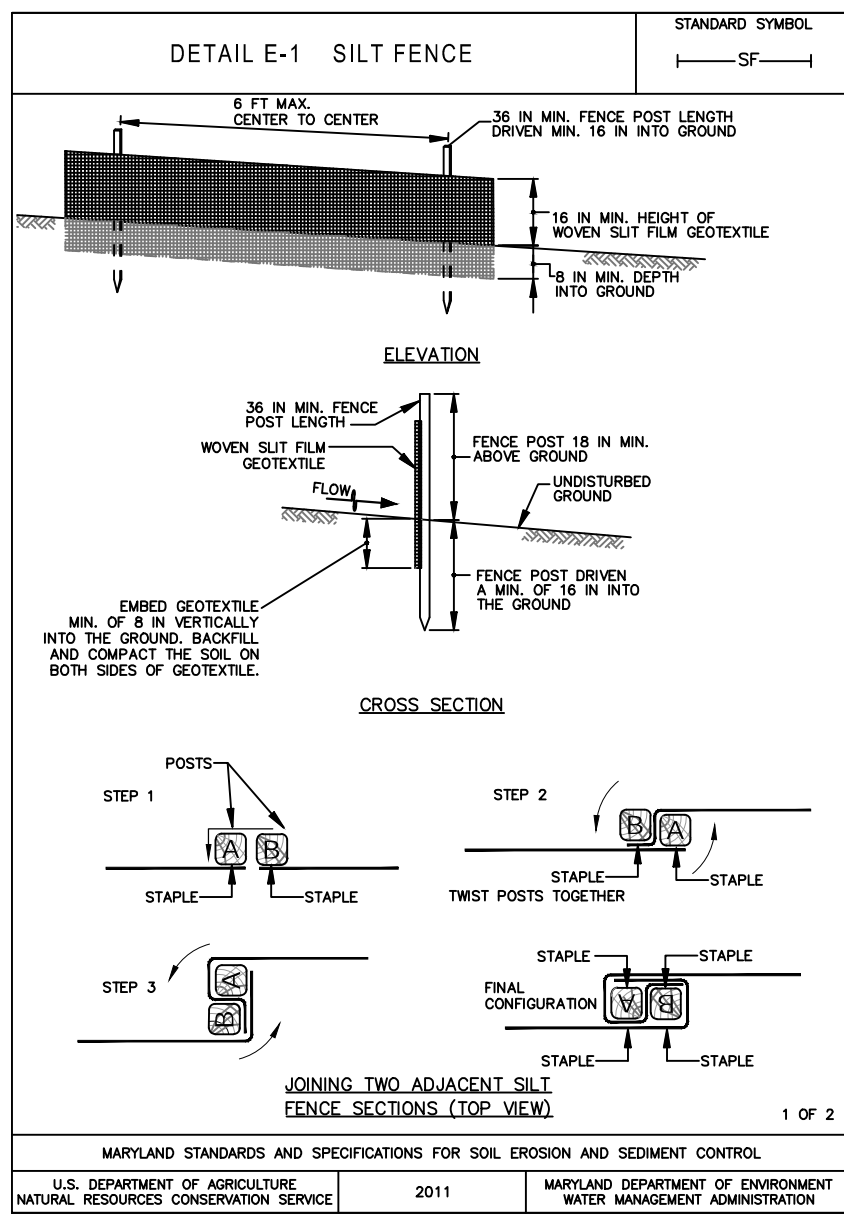
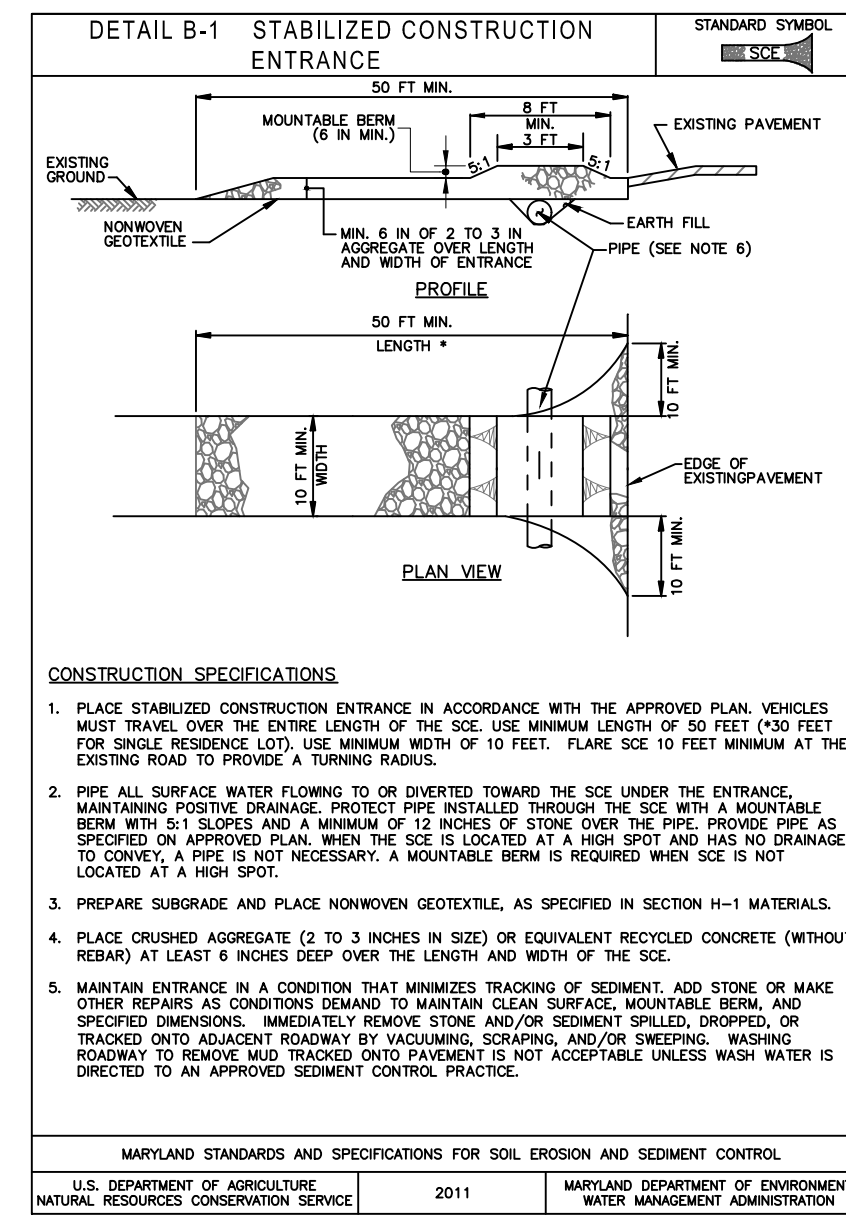
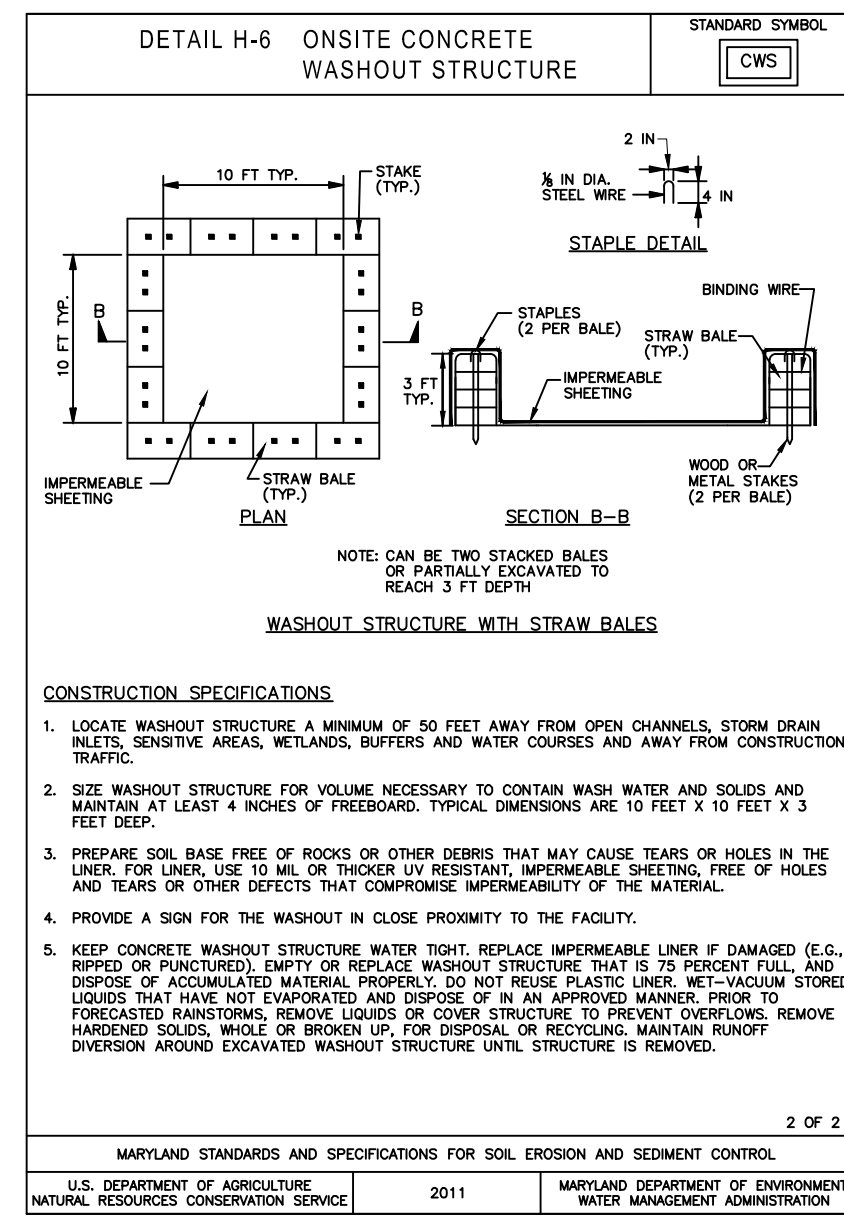
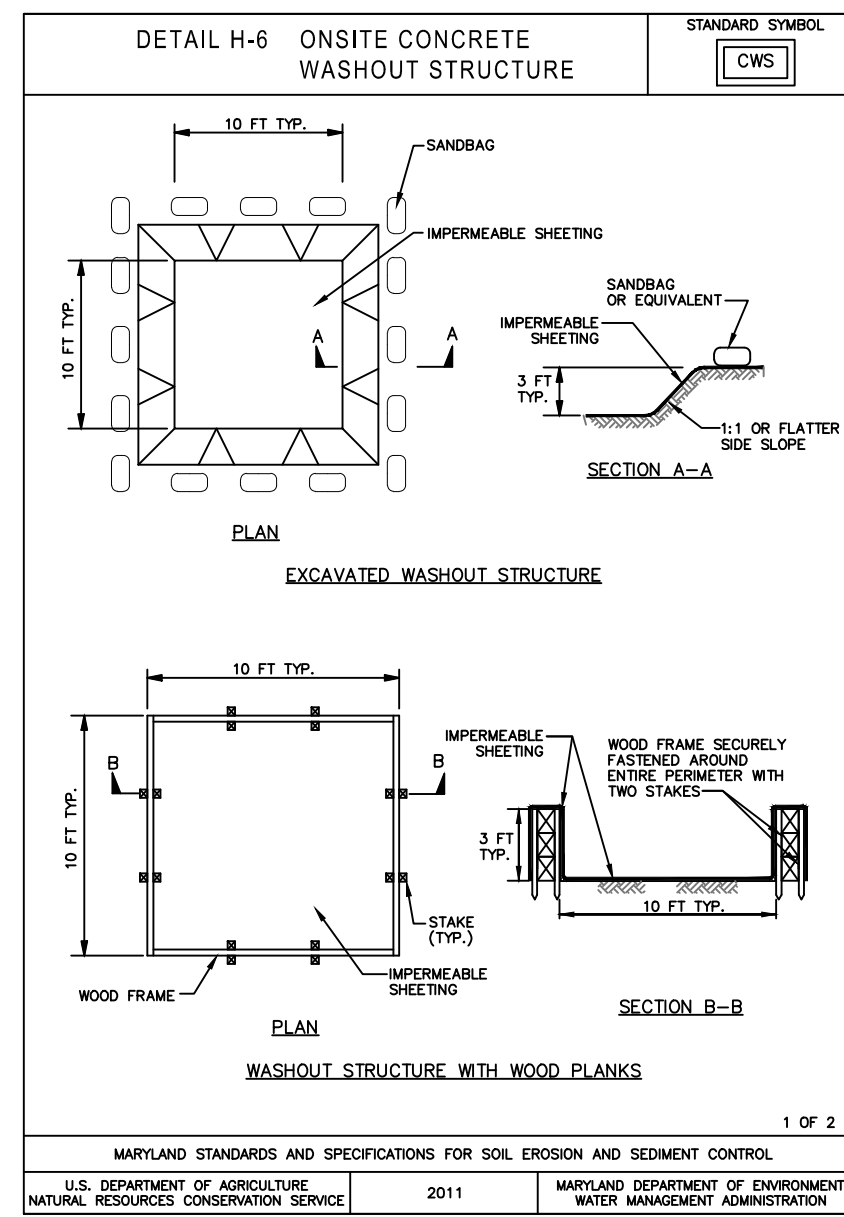
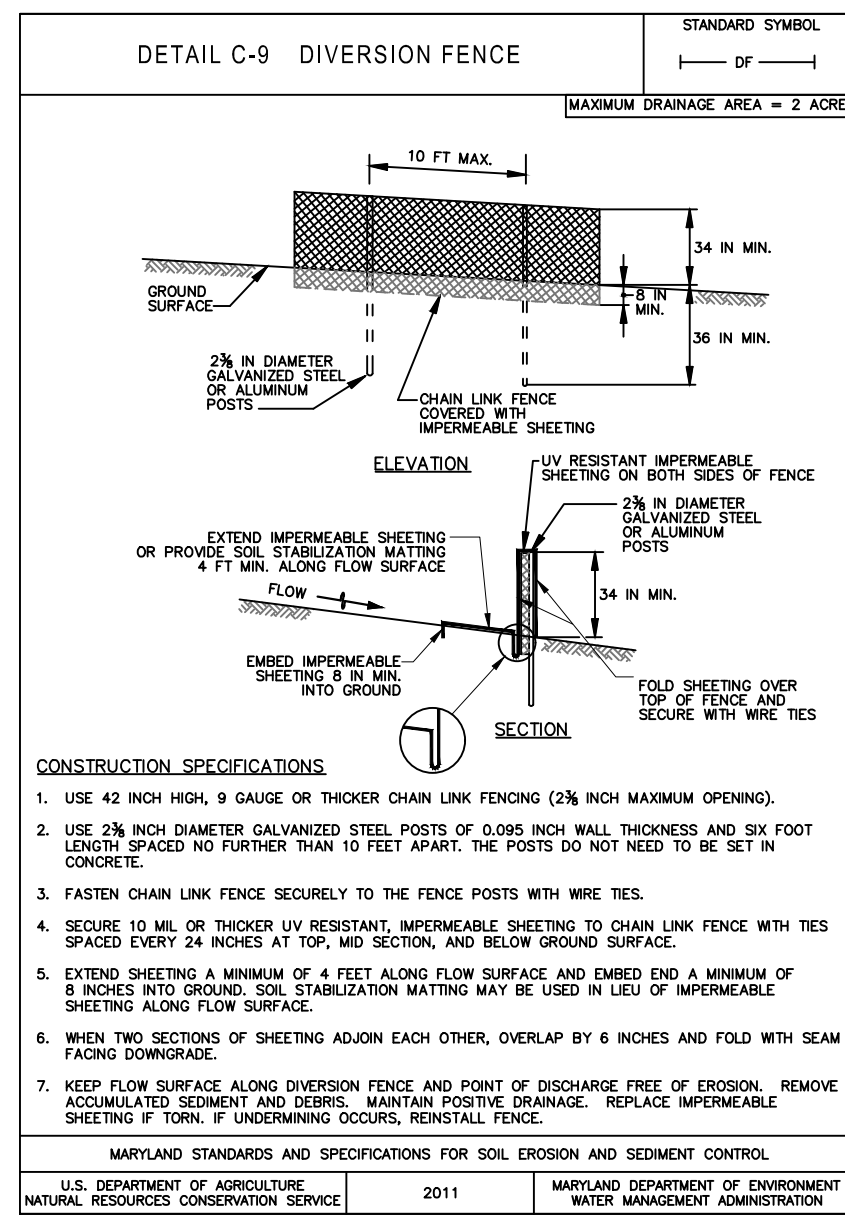
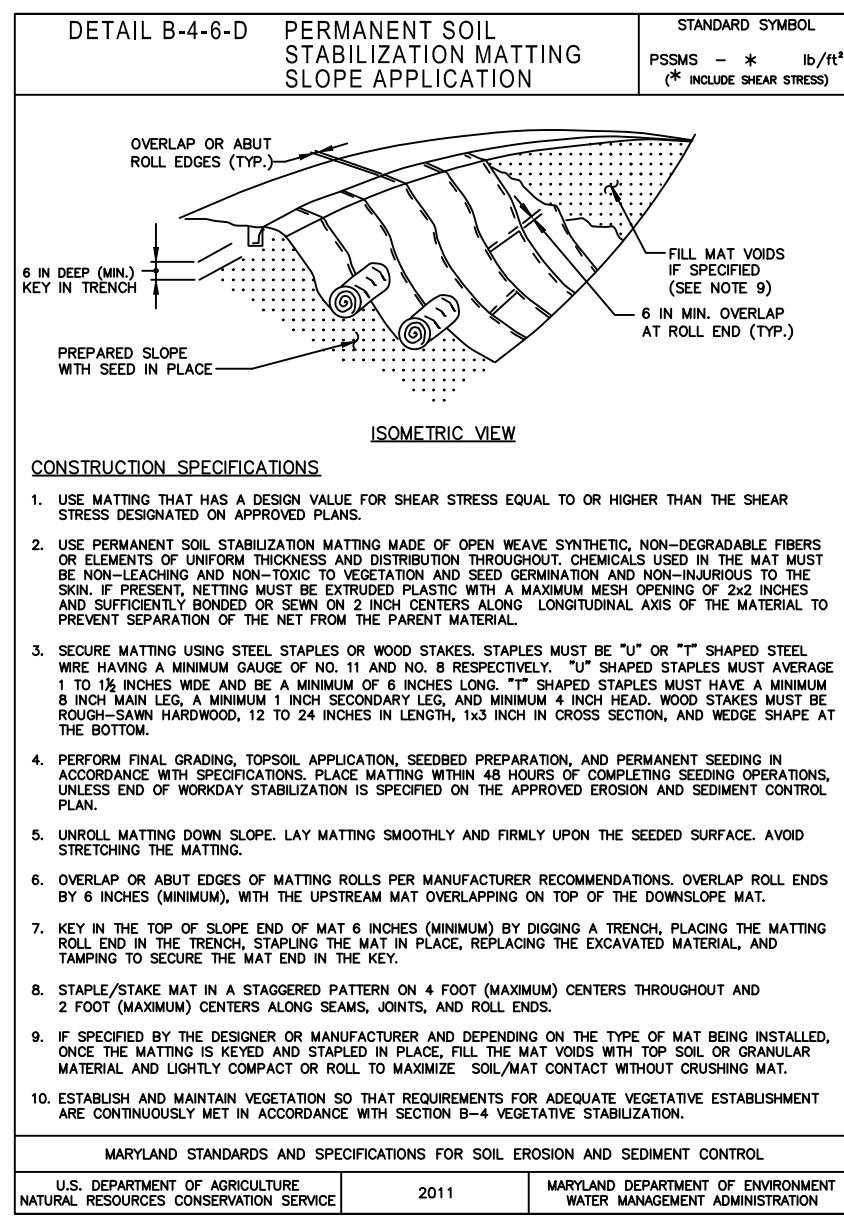
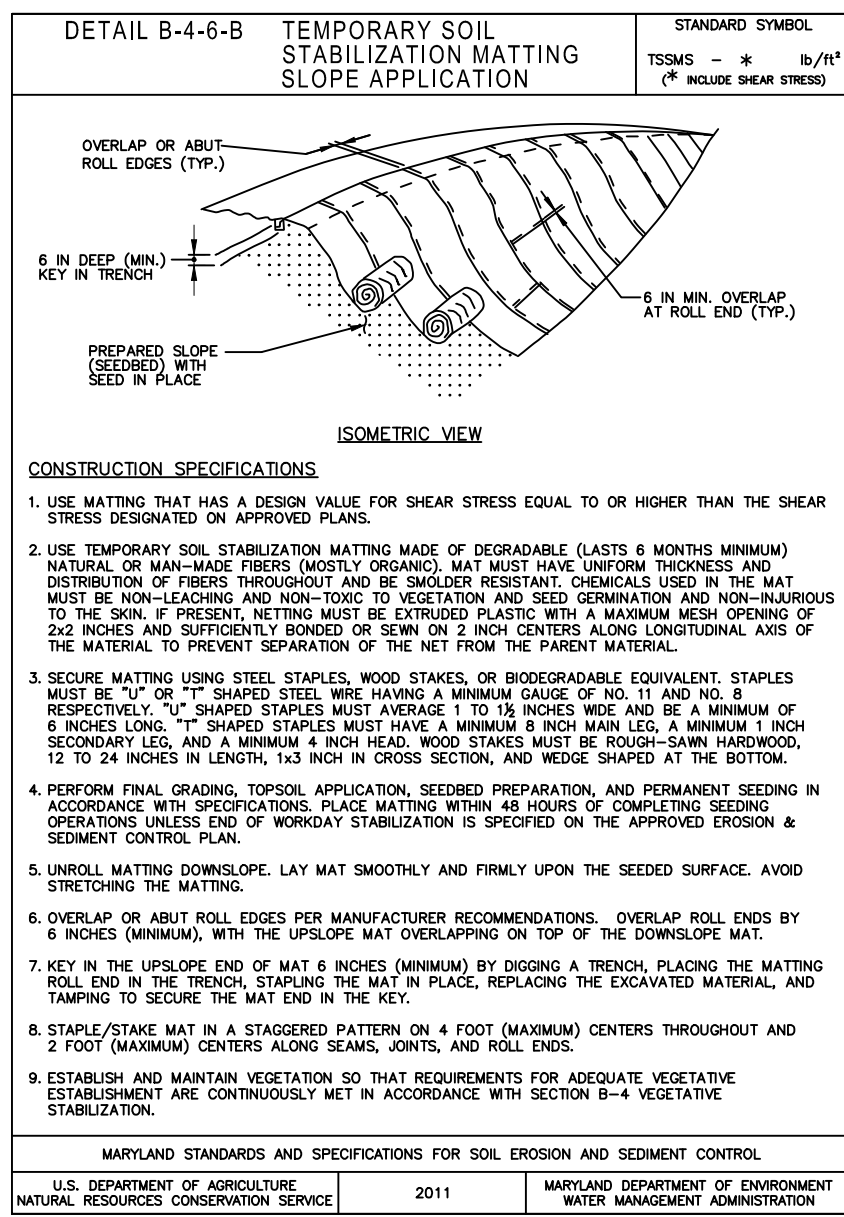
1. GENERAL USE
 - A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES AND SEEDING DATES IN THE TEMPORARY SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STRAM BANKS, OR DIKES OR FOR SPECIAL PURPOSES SUCH AS WINDFILT OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
 - C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
 - D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
2. TURFGRASS MIXTURES
 - 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. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT (IRRIGATION REQUIRED) IN THE CENTRAL AND EASTERN MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR UPLAND AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO INTERMEDIATE MIXTURES. RECOMMENDED CERTIFIED TALL FESCUE CULTIVARS SEEDING RATE: 5 TO 6 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREAS, THESE MIXTURES INCLUDE CERTIFIED KENTUCKY BLUEGRASS CULTIVARS TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
3. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
 - A. WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 6B, 6A)
 - B. CENTRAL MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 6B, 6A)
 - C. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)
4. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND BAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONKS AND DEBRIS. POSITIVE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
5. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT SURVIVAL. IN THE FIRST 15 TO 30 DAYS DEPENDING ON SOIL TEXTURE, SOIL MOISTURE SHOULD BE MAINTAINED AT A LEVEL THAT PROMOTES ROOT GROWTH. IF SOIL MOISTURE IS DEFICIENT, WATER SHOULD BE APPLIED AS NEEDED. IF SOIL IS FIRMLY ESTABLISHED, THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON (MAY, JUNE, JULY, OR AUGUST).

PERMANENT SEEDING SUMMARY FOR UPLAND AREAS

HARDNESS ZONE (from figure B.3): SEED MIXTURE (from table B.1):	6b	FERTILIZER RATE (10-20-20)	LIME RATE				
				N	P ₂ O	K ₂ O	
NO.	SPECIES	APPLICATION RATE (lb/acre)	SEEDING DATE	SEEDING DEPTH (in)			
1	KENTUCKY BLUEGRASS 10% TURF TYPE TALL FESCUE 40% GRADE TALL FESCUE 20% PERENNIAL RYEGRASS 20%	250	3/15 - 5/15 OR 8/15 - 11/15	1/4 - 1/2 in.	45 lbs/acre (1.0 lb/1000 sq ft)	90 lb/acre (2.0 lb/1000 sq ft)	2 tons/acre (90 lb/1000 sq ft)
2	KENTUCKY BLUEGRASS 10% TURF TYPE TALL FESCUE 40% PERENNIAL RYEGRASS 20%	350	3/15 - 5/15 OR 8/15 - 11/15	1/4 - 1/2 in.	45 lbs/acre (1.0 lb/1000 sq ft)	90 lb/acre (2.0 lb/1000 sq ft)	2 tons/acre (90 lb/1000 sq ft)

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

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 AT A UNIFORM SOIL THICKNESS OF 3/4" PLUS OR MINUS 1/4 INCH. AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SHAPE WHEN SUS



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

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	06/19/2026
SCALE	AS SHOWN
CHECKED BY	FFW
DRAWN BY	NL

EROSION AND SEDIMENT CONTROL DETAILS
TRUST AUTO
1551 W. OLD LIBERTY RD
ELECTION DISTRICT 9 CARROLL COUNTY, MARYLAND

9-26-0058
DRAWING NO. 0701
SHEET 10 OF 18
KCI JOB NUMBER 00053632_0001

PLOTTED: 06/19/2026 10:05:15 AM FILE: 9-26-0058.DWG

GENERAL NOTES:

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026, AND DEED L7881/F379, RECORDED 02/06/2015 WITH THE LAND RECORDS OF CARROLL COUNTY.

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING VARIABLE WIDTH FOREST CONSERVATION EASEMENT
	ADJACENT PROPERTY LINE		PERVIOUS = 1.91 AC
	EXISTING PROPERTY BOUNDARY		EXISTING IMPERVIOUS PRE 1998 = 2.17 AC
	EXISTING ROAD / EDGE OF PAVING		PROPOSED IMPERVIOUS POST 1998 = 0.67 AC
	EXISTING ROAD CENTERLINE		
	EXISTING BUILDING		
	PROPOSED WOODS		
	HYDRAULIC GROUP B		
	HYDRAULIC GROUP C/D		
	ESD TRACT AREA		
	LIMITS OF DISTURBANCE (LOD)		

STORMWATER MANAGEMENT GENERAL NOTE:

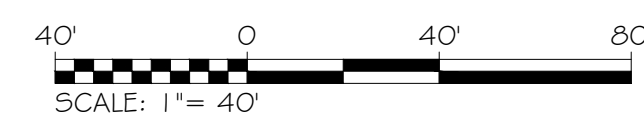
1. DUE TO THE INCREASE IN IMPERVIOUS AREA, THE ONSITE INFILTRATION BASIN WILL BE RETROFITTED TO COMPLETELY TREAT THE ONSITE STORMWATER MANAGEMENT REQUIREMENTS.



CONCEPT STORMWATER MANAGEMENT PLAN

SCALE 1" = 40'

TRUST INVESTMENT HOLDINGS LLC
1537 LIBERTY RD
MAP 0067 PARCEL G41
PLAT REF.: 55/139
L. 10029 F. 340



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

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

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

REVISIONS				
NO.	DATE	DESCRIPTION	BY	DATE

DATE: 06/19/2026
SCALE: 1"=40'
CHECKED BY: FFW
DRAWN BY: CTS

CONCEPT STORMWATER MANAGEMENT PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD

ELECTION DISTRICT 9 CARROLL COUNTY, MARYLAND 00053632-0001

DRAWING NO. 0900
SHEET 12 OF 18
KCI JOB NUMBER

PLOTTED: 06/19/2026 10:05:00 AM
FILE: S:\2026\0619\061926\061926.dwg



DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING VARIABLE WIDTH FOREST CONSERVATION EASEMENT
	ADJACENT PROPERTY LINE		PERVIOUS = 1.91 AC
	EXISTING PROPERTY BOUNDARY		EXISTING IMPERVIOUS PRE 1998 = 2.17 AC
	EXISTING ROAD / EDGE OF PAVING		PROPOSED IMPERVIOUS POST 1998 = 0.67 AC
	EXISTING ROAD CENTERLINE		
	EXISTING BUILDING		
	PROPOSED WOODS		
	HYDRAULIC GROUP B		
	HYDRAULIC GROUP C/D		
	ESD TRACT AREA		
	LOD		

Stormwater Management Using Environmental Site Design (ESD)

Computing ESD Stormwater Criteria
 Step 1: Determine ESD Implementation Goals (WQv, Rev & Cpv Total)

A. Determine Pre-Developed Conditions:
 Determine Soil Conditions and RCN for "woods in good condition"

HSG	RCN	Area (Ac)	Percent
A	38	0	0%
B	55	4.75	100%
C	70	0	0%
D	77	0	0%

Total Area: 4.75 Ac.

Determine composite RCN for "woods in good condition"
 $RCN(woods) = \frac{RCN \times Area}{Total Area}$
 $RCN(woods) = 55$
 The target RCN for "woods in good condition" is 55

B. Determine Target PE Using Table 5.3
 Determine Proposed Impervious (%)

$$\%I = \frac{Proposed Impervious Area}{Drainage Area (SWM LOD)} = \frac{2.84 Ac.}{4.75 Ac.} = 60\%$$

Proposed Impervious: 2.84 Ac.

Use 60% per Table 5.3

Determine PE from Table 5.3
 PE > 2.0 will reduce the RCN to reflect "woods in good conditions"

C. Compute QE
 $QE = Runoff depth used to size ESD practice$
 $QE = PE \times Rv$
 $QE = 2 \times 0.59$
 $QE = 1.18 inches$

$PE = 2.0$
 $Rv = 0.05 + (0.009) \times (I)$
 $Rv = 0.05 + (0.009) \times 60$
 $Rv = 0.59$

ESD targets for the Project are:
 PE = 2.00 inches
 QE = 1.18 inches

Redevelopment Water Quality Computations

Computing ESD Stormwater Criteria
 Step 1: Determine ESD Implementation Goals (WQv, Rev & Cpv Total)

A. Determine Pre-Developed Conditions:

Total Area within Limits of Disturbance: 4.75 Ac.
 Existing Impervious within LOD: 2.17 Ac.
 Proposed Impervious within LOD: 2.84 Ac.
 $\%I = \frac{Existing Impervious Area}{Limit of Disturbance} = \frac{2.17 Ac.}{4.75 Ac.} = 46\%$

Because existing site impervious is greater than 40%, the project is subject to redevelopment requirements. There is a net increase in impervious area in proposed conditions, so water quality treatment for 50% of the existing impervious within the LOD is required.

$2.17 \times 50\% = 1.09 Ac.$
 This project will increase impervious area by 0.67 Ac., therefore, stormwater management must be addressed according to new development requirements for the net increase.

$PE = 1.0 inch$
 $Rv = 0.05 + (0.009) \times (I)$
 $Rv = 0.05 + (0.009) \times 100$
 $Rv = 0.95$

SWM Required for Existing Impervious

$$ESDv = \frac{P \times Rv \times A}{12}$$

$$ESDv = \frac{1.00 \times 0.95 \times 1.09}{12}$$

ESDv = 3,742 Cubic Feet

SWM Required for Increase Impervious

$$ESDv = \frac{P \times Rv \times A}{12}$$

$$ESDv = \frac{2.00 \times 0.95 \times 0.67}{12}$$

ESDv = 4,621 Cubic Feet

Total ESDv Required = 8,363 Cubic Feet

ESD TRACT DRAWING

SCALE 1" = 40'



STORMWATER MANAGEMENT GENERAL NOTE:

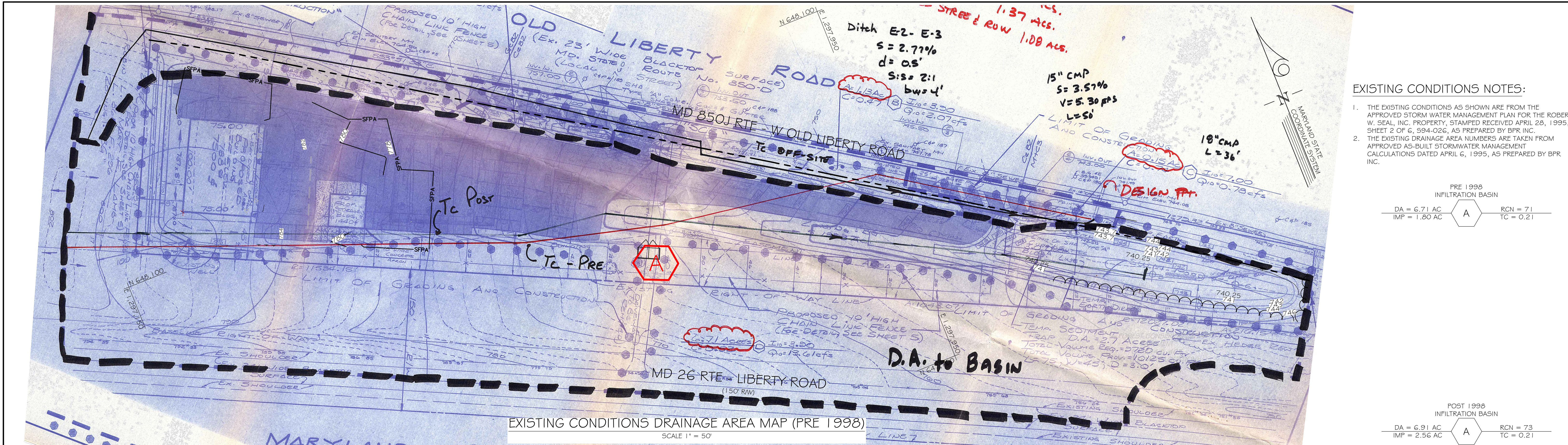
1. DUE TO THE INCREASE IN IMPERVIOUS AREA, THE ONSITE INFILTRATION BASIN WILL BE RETROFITTED TO COMPLETELY TREAT THE ONSITE STORMWATER MANAGEMENT REQUIREMENTS.

GENERAL NOTES:

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026, AND DEED L788 I/F379, RECORDED 02/06/2015 WITH THE LAND RECORDS OF CARROLL COUNTY.

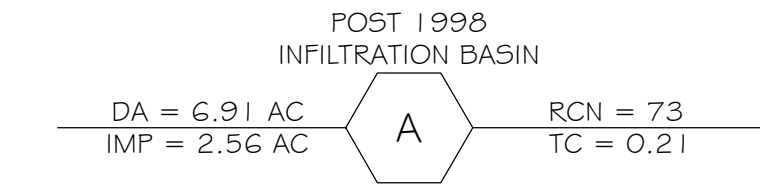
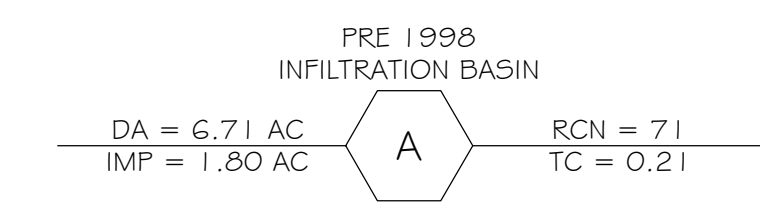
PLOTTER: KCI DATE: 06/19/2026 FILE: 0901.DWG

 TRUST AUTO SINCE 2010 1551 W. OLD LIBERTY RD SYKESVILLE, MD 21784 PH: (410) 552-3131	 KCI TECHNOLOGIES 936 RIDGEBROOK ROAD SPARKS, MARYLAND 21152 TELEPHONE: (410) 316-7800 FAX: (410) 316-7818	REVISIONS NO. DATE DESCRIPTION BY	DATE 06/19/2026	ESD TRACT DRAWING TRUST AUTO 1551 W. OLD LIBERTY RD ELECTION DISTRICT 9 CARROLL COUNTY, MARYLAND	DRAWING NO. 0901
		NO. DATE DESCRIPTION BY	SCALE 1"=40' CHECKED BY FFW DRAWN BY CTS		SHEET 13 OF 18 KCI JOB NUMBER 00053632_0001



EXISTING CONDITIONS DRAINAGE AREA MAP (PRE 1998)
SCALE 1" = 50'

- EXISTING CONDITIONS NOTES:**
1. THE EXISTING CONDITIONS AS SHOWN ARE FROM THE APPROVED STORM WATER MANAGEMENT PLAN FOR THE ROBERT W. SEAL, INC. PROPERTY, STAMPED RECEIVED APRIL 28, 1995, SHEET 2 OF 6, 594-026, AS PREPARED BY BPR INC.
 2. THE EXISTING DRAINAGE AREA NUMBERS ARE TAKEN FROM APPROVED AS-BUILT STORMWATER MANAGEMENT CALCULATIONS DATED APRIL 6, 1995, AS PREPARED BY BPR INC.



PROPOSED CONDITIONS DRAINAGE AREA MAP (POST 1998)
SCALE 1" = 50'

- GENERAL NOTES:**
1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FILED RUN TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES INC., CONDUCTED IN APRIL 2026, AND DEED L7881/F379, RECORDED 02/06/2015 WITH THE LAND RECORDS OF CARROLL COUNTY.

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		GRASS
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING IMPERVIOUS PRE 1998
	ADJACENT PROPERTY LINE		PROPOSED IMPERVIOUS POST 1998
	EXISTING PROPERTY BOUNDARY		UNGRAZED MEADOW
	EXISTING ROAD / EDGE OF PAVING		WOODS
	EXISTING ROAD CENTERLINE		EXISTING WELL / BUFFER
	EXISTING BUILDING		EXISTING VARIABLE WIDTH FOREST CONSERVATION EASEMENT
	PROPOSED WOODS		DRAINAGE AREA DESIGNATION
	HYDRAULIC GROUP B		SCALE: 1" = 50'
	HYDRAULIC GROUP C/D		
	PRE 1998 INFILTRATION BASIN DRAINAGE AREA		
	POST 1998 INFILTRATION BASIN DRAINAGE AREA		
	LIMITS OF DISTURBANCE (LOD)		

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

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7816

REVISIONS		DATE
NO.	DATE	DESCRIPTION

DATE: 06/19/2026
SCALE: 1"=50'
CHECKED BY: FEW
DRAWN BY: QRS

STORMWATER MANAGEMENT DRAINAGE AREA MAPS
TRUST AUTO
1551 W. OLD LIBERTY RD
ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

DRAWING NO. 0902
SHEET 14 OF 18
KCI JOB NUMBER 00053632-0001
5-26-0058

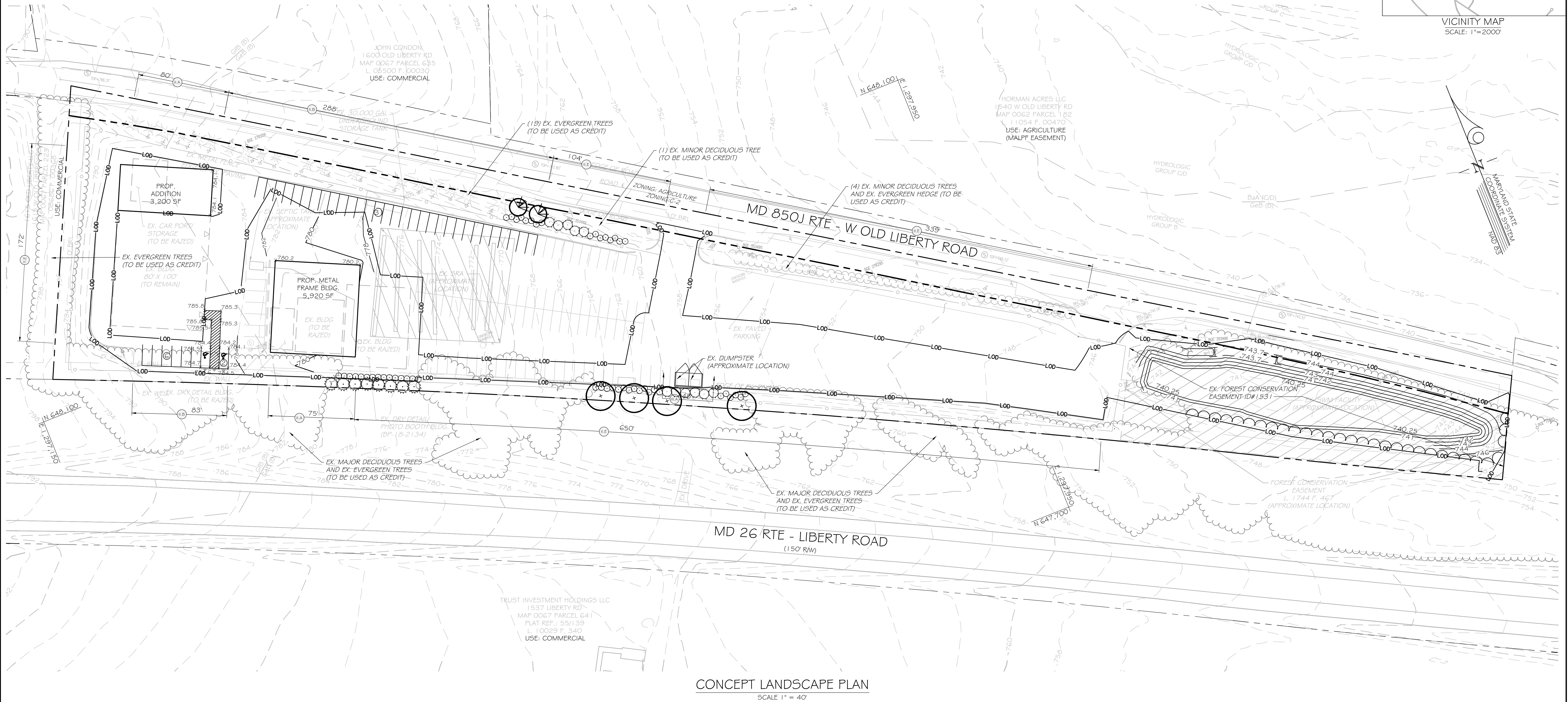
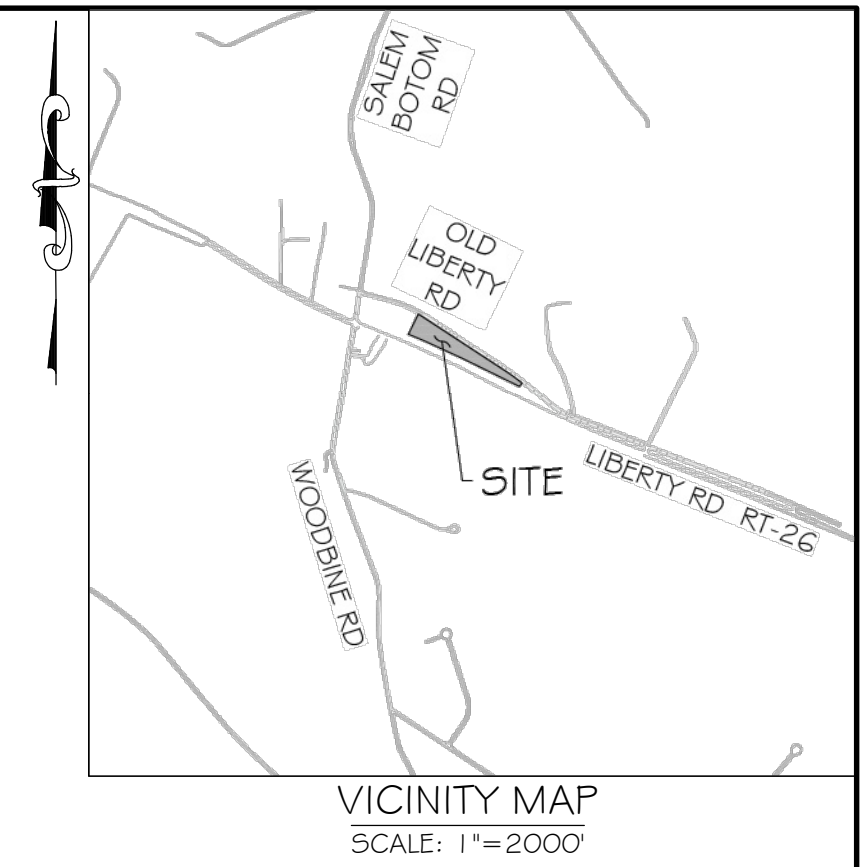
PLOTTER: BATES
PLOTTER: BATES
FILE: SFILES

LANDSCAPE REQUIREMENTS						
CONDITION	DESCRIPTION	GENERATOR	RATE	TOTAL PUS REQUIRED	CREDIT FOR PRESERVATION OF EX. TREES	ADJUSTED PUS REQUIRED
II.A.1	BUILDING ADJACENT TO RIGHT-OF-WAY (CLASS B)	155 LF	@ 1 PU/ 25 LF	6.2	-50 LF AND -3.0 PU (-5.0 PU)	1.2
II.B.1	PARKING LOT ADJACENT TO RIGHT-OF-WAY (CLASS B)	371 LF	@ 1 PU/ 25 LF	14.8	-83 LF AND -6.5 PU (-9.8 PU)	5.0
II.E.1	OUTSIDE DISPLAY ADJACENT TO PUBLIC ROW (CLASS D)	1093 LF	@ 1 PU/ 25 LF	43.7	-768 LF AND -0.5 PU (-31.2 PU)	12.5
II.E.2	OUTDOOR LOADING ADJACENT TO NON-RESIDENTIAL USE (CLASS A)	172 SF	@ 1 PU/ 20 LF	8.6	-172 LF (-8.6 PU)	0.0
III.A.1	DUMPSTER (CLASS A)	48 LF	@ 1 PU/ 20 LF	2.4	-0 LF (-0.0 PU)	2.4
TOTAL				76.8	-55.6 PU	21.1

PROPOSED PLANTING			
PLANT TYPE	QUANTITY	RATE	PUS PROVIDED
MAJOR DECIDUOUS TREES	4	@ 1 PU/ 25 LF	4
MINOR DECIDUOUS TREES	2	@ 1 PU/ 25 LF	1
EVERGREEN TREES	8	@ 1 PU/ 25 LF	4
SHRUBS	61	@ 1 PU/ 20 LF	12.2
TOTAL			21.2

LANDSCAPE PLAN NOTES

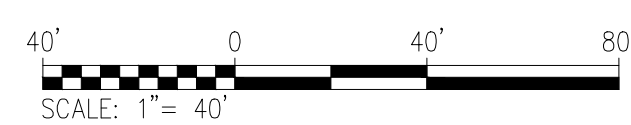
- PROPOSED USE INCLUDES ±37 PARKING SPACES FOR EMPLOYEE AND CUSTOMER PARKING, SPLIT BETWEEN TWO AREAS. EACH AREA IS NOT ANTICIPATED TO EXCEED 5,000 SF. PER SECTION II.B.2.d. OF THE CARROLL COUNTY LANDSCAPE MANUAL, NO INTERIOR PARKING LOT LANDSCAPING IS REQUIRED.
- REMAINING EXISTING PAVING TO BE USED FOR OUTSIDE DISPLAY AREA FOR AUTOMOTIVE DEALERSHIP.
- IT IS ANTICIPATED THAT EXISTING MATURE LANDSCAPING WILL SATISFY SOME OF THE PLANTING UNIT REQUIREMENTS. REQUIRED PLANTING UNITS HAVE BEEN ADJUSTED PER LANDSCAPE REQUIREMENTS CHART, THIS PAGE.



CONCEPT LANDSCAPE PLAN
SCALE 1" = 40'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		PROPOSED BUILDING
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING FENCE
	ADJACENT PROPERTY LINE		
	EXISTING PROPERTY BOUNDARY		
	EXISTING ROAD / EDGE OF PAVING		
	EXISTING ROAD CENTERLINE		
	PROPOSED MINOR CONTOUR (2' INTERVAL)		
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	SOIL DELINEATION LINE		
	EXISTING TREE LINE		
	EXISTING FOREST CONSERVATION EASEMENT		



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

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

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

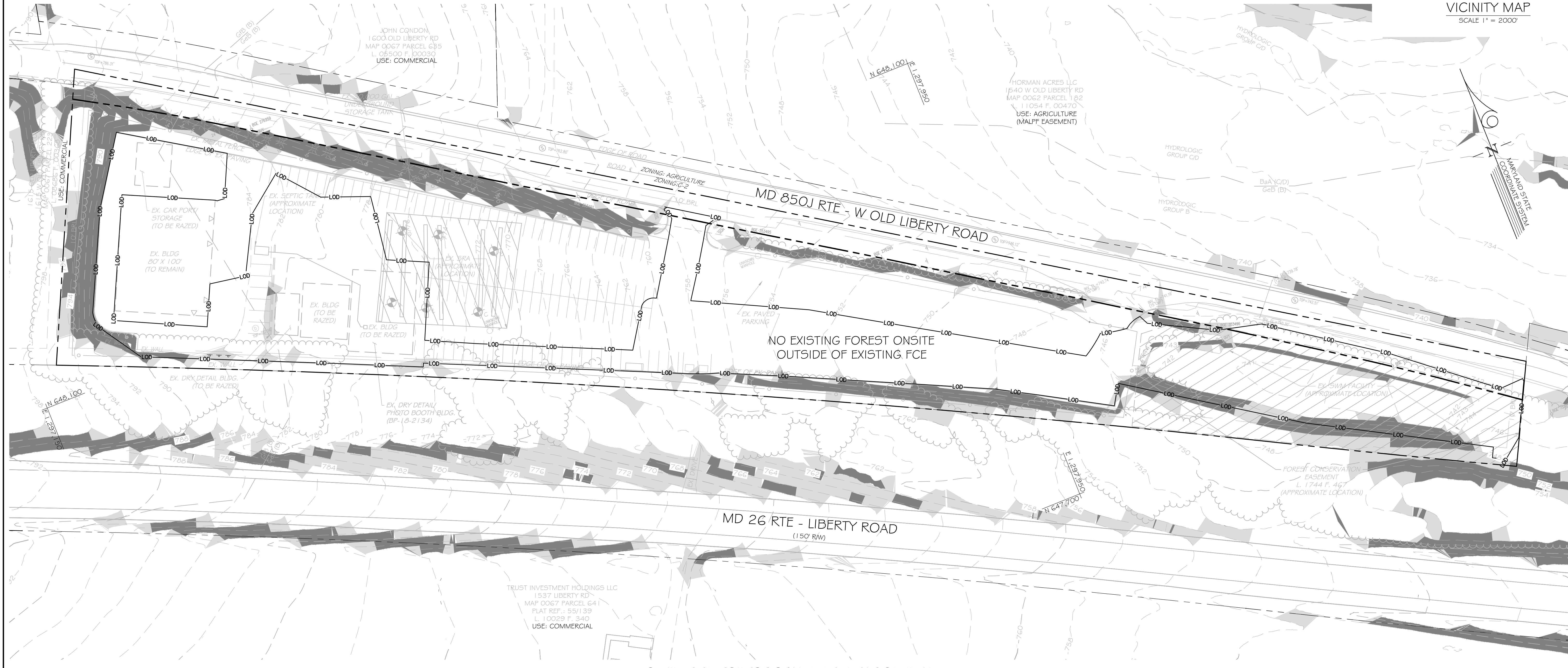
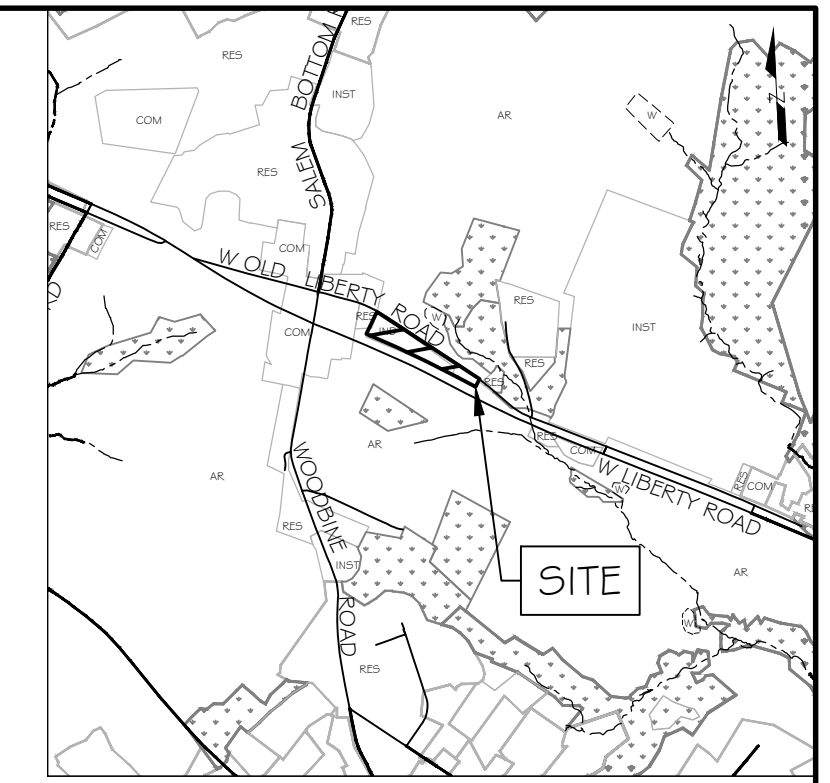
CONCEPT LANDSCAPE PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD

PLOTTER: 24" X 36" DATE: 06/19/2026 FILE: 5-26-0058.DWG

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

FOREST STAND DELINEATION NOTES:

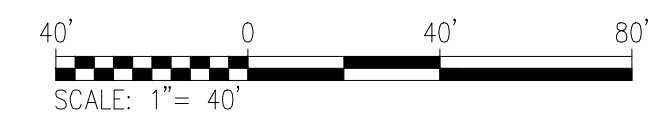
1. THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #24013C0285D.
2. THERE ARE NO INTERMITTENT OR PERENNIAL STREAMS ON THE SITE.
3. MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) GIVES THE SITE A LOW (1 OUT OF 5) CONSERVATION BENEFIT RATING FOR RARE SPECIES & WILDLIFE HABITAT, PER THE MARYLAND GREENPRINT WEB MAP.
4. ACCORDING TO MD MERLIN ONLINE, US FISH & WILDLIFE SERVICE: NWI, AND FIELD OBSERVATION; THERE ARE NO WETLANDS ON THE PROPERTY. THERE IS ONE WETLAND AREA ACROSS WEST OLD LIBERTY ROAD WITHIN 100' OF THE PROPERTY.
5. THE SOUTHEASTERN END OF THE PROPERTY LIES WITHIN AN EXISTING FOREST CONSERVATION EASEMENT (L1744 F467) TOTALING 0.607 ACRES. NO FOREST EXISTS ON SITE OUTSIDE OF THIS AREA.
6. THERE ARE NO CULTURAL FEATURES ON THE SITE. THE HISTORIC BARNES PROPERTY (MIHP NUMBER CARR-1678) LIES ACROSS LIBERTY ROAD TO THE SOUTHWEST OF THE PROPERTY.



SIMPLIFIED FOREST STAND DELINEATION PLAN
SCALE 1" = 40'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		15-25% SLOPES
	ADJACENT PROPERTY LINE		STEEP SLOPES GRATER THAN 25%
	EXISTING PROPERTY BOUNDARY		EXISTING FOREST CONSERVATION EASEMENT # 1531
	EXISTING ROAD / EDGE OF PAVING		
	EXISTING ROAD CENTERLINE		
	PROPOSED MINOR CONTOUR (2' INTERVAL)		
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	SOIL DELINEATION LINE		
	EXISTING TREE LINE		
	LIMIT OF DISTURBANCE		



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

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

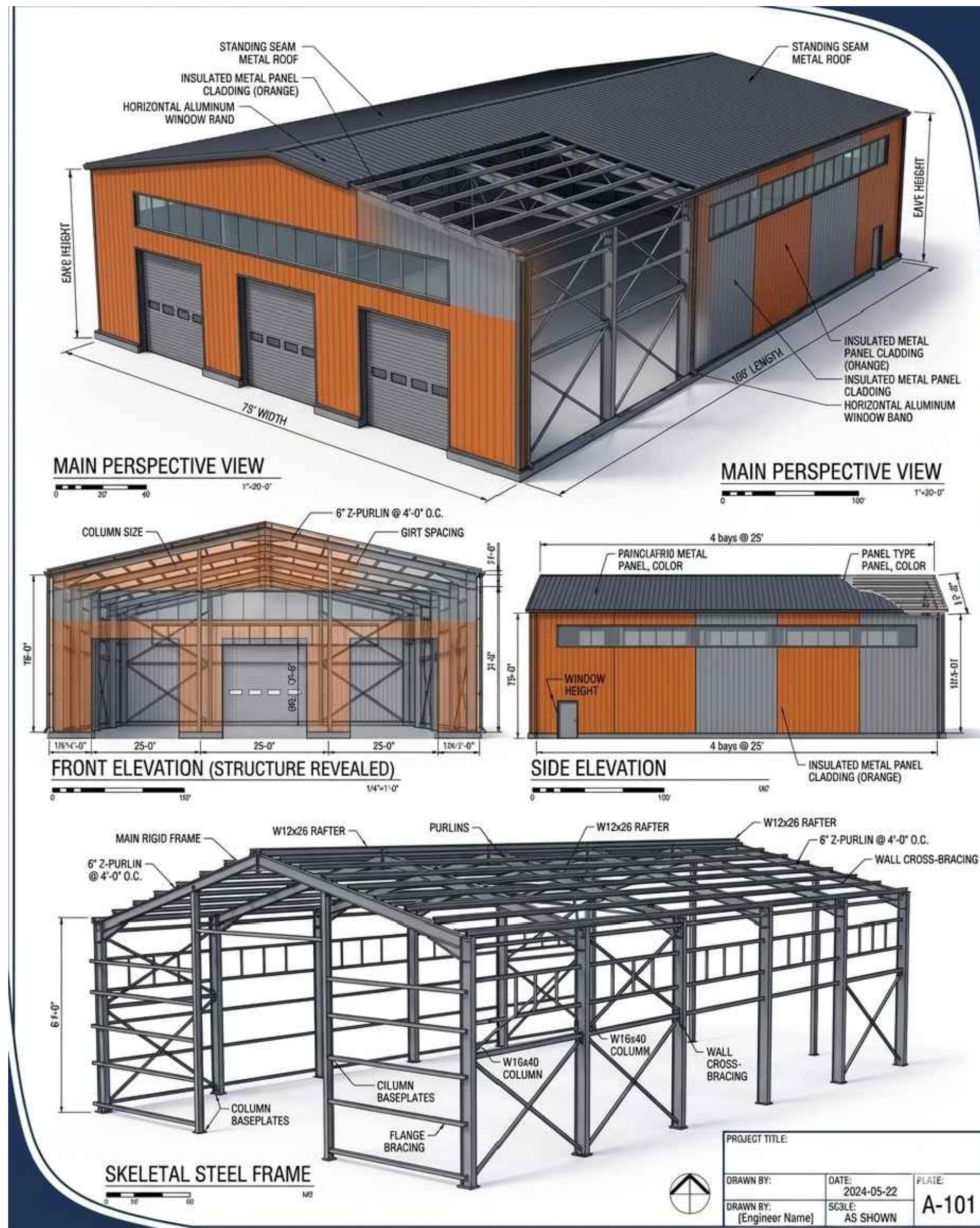
REVISIONS		DATE
NO.	DATE	DESCRIPTION

DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

SIMPLIFIED FOREST STAND DELINEATION
TRUST AUTO
1551 W. OLD LIBERTY RD
ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

5-26-0058
DRAWING NO.
1400
SHEET 16 OF 18
KCI JOB NUMBER
00053632-0001

COURTESY: KCI TECHNOLOGIES
SLOPE FILES
FILE: SFILES



NOTE:
 1. BUILDING MANUFACTURER TO BE DETERMINED.
 2. NUMBER OF ROLL UP DOORS TO BE DETERMINED.

PLOTTED: 06/19/2026
 PLOT: 06/19/2026
 FILE: \$FILES

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

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

KCI
 TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SPARKS, MARYLAND 21152
 TEL: (410) 316-7800
 FAX: (410) 316-7816

REVISIONS			
NO.	DATE	DESCRIPTION	BY

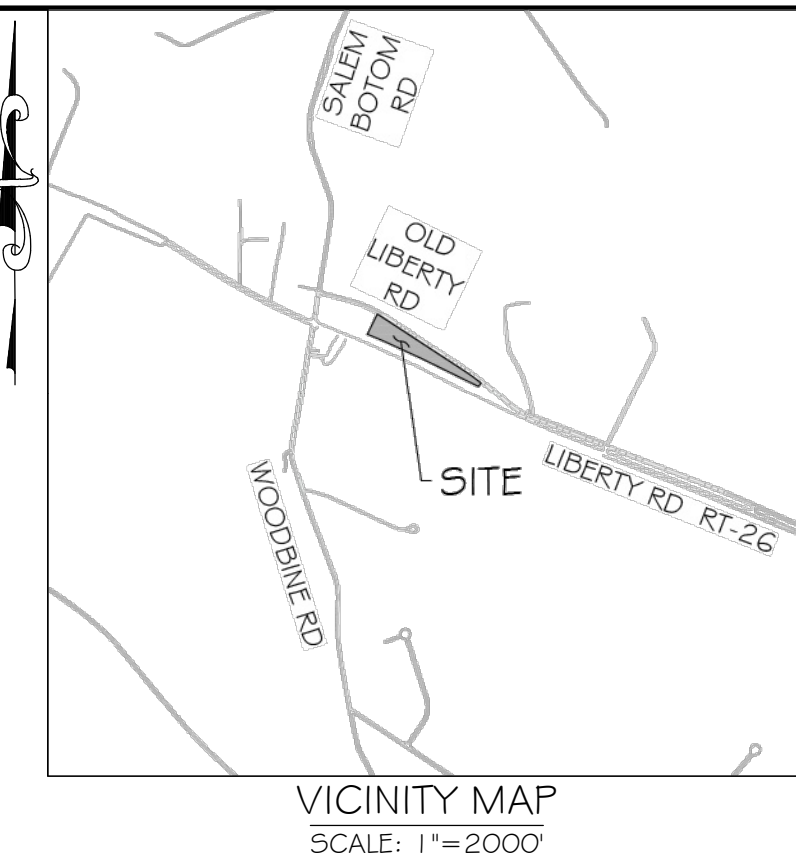
DATE	06/19/2026
SCALE	AS SHOWN
CHECKED BY	FFW
DRAWN BY	NL

BUILDING ELEVATIONS
TRUST AUTO
 1551 W. OLD LIBERTY RD
 ELECTION DISTRICT 9
 CARROLL COUNTY, MARYLAND

DRAWING NO. 5-26-0058
 1500
 SHEET 17 OF 18
 KCI JOB NUMBER
 00053632_0001

NOTE:

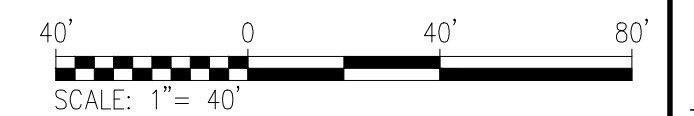
1. THE PROPERTY IS PRIVATE WITH NO ACCESS FOR THE PUBLIC. EXISTING LIGHTS LOCATED ON THE UTILITY POLES ALONG THE PROPERTY LINE TO REMAIN. THERE ARE NO ADDITIONAL LIGHT FIXTURES PROPOSED.



LIGHTING PLAN
SCALE 1" = 40'

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING ROAD / EDGE OF PAVING
	EXISTING ROAD CENTERLINE
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	EXISTING BUILDING
	PROPOSED BUILDING
	SOIL DELINEATION LINE
	EXISTING HAND BOX
	EXISTING GUY WIRE
	EXISTING UTILITY POLE
	EXISTING WELL / BUFFER



PLOTTER: 84.5x110.5
PLOT: 11.5x17.5
FILE: 180001.DWG

TRUST INVESTMENT HOLDINGS LLC
1537 LIBERTY RD
MAP 0067 PARCEL G41
PLAT REF. 55/139
L. 10029 F. 340

HORMAN ACRES LLC
1540 W OLD LIBERTY RD
MAP 0062 PARCEL 182
L. 11054 F. 00470

JOHN CONDOM
1600 OLD LIBERTY RD
MAP 0067 PARCEL G35
L. 06500 F. 00030

1615 OLD LIBERTY RD
MAP 0067 PARCEL 223
L. 06666 F. 00065

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

KCI
TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7816

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	06/19/2026
SCALE	1"=40'
CHECKED BY	FFW
DRAWN BY	NL

LIGHTING PLAN
TRUST AUTO
1551 W. OLD LIBERTY RD

ELECTION DISTRICT 9
CARROLL COUNTY, MARYLAND

DRAWING NO. 5-26-0058
1600
SHEET 18 OF 18
KCI JOB NUMBER 00053632-0001