Commission Mt.mbus Christopher Tillman Bradley Brown Bill Isenberg Dan Myers Barry Gamer

AGENDA TANEYTOWN PLANNING COMMISSION APRIL 29, 2024 7:30 PM

Meeting Opening: Pledge, Roll Call

Jim Parker. Chairman, Planning Commission

Review and Approval of Minutes from March 25, 2024

Delegations and Action Items.

-Evapco Allendale Lane parking lot Jim Mathias, DDC Inc. Seeking Concept Site Plan Approval. The Board of Zoning Appeals hearing is scheduled for May 15, 2024, at City I at 7:30 p.m.

-Ridge Avenue. Lots 203, 204, 205, 206. Review for the Board of Zoning Appeals hearing requesting a variance for minimum lot size in the R-7.500 zoning district.

Ordinances and Agreements for Review

Planning and Zoning Report Darryl Hale, Director of Planning and Zoning

Discussion of Active Projects

Active Site plans

Taneytown Elementary School PreK and Kindergarten Addition Evapco 3rd Amended Site Plan Memorial Park Expansion Recovery 180 Storage Today Taneytown Supply Evapco Allendale Lane Parking Lot

Active Subdivisions

Mountain Brook Taney View Garnet Ridge

Construction Phase Projects

Bollinger Park Sheetz Evapco The Georges On York Meade's Crossing phases I. IA. 2A, 28 Tannery Barn FP Duffy addition

Legal Update

Jay Gullo. City Attorney

County Update

Tiffany Fossen. Carroll County Planning Liaison

Old Business

New Business

-Discussion on upcoming Planning Commission Training.

Adjournment

To view live streaming of the meeting go to <u>http://www.youtube.com/clTaneytownMD</u>. Persons with questions regarding this meeting may call 4 O 751-1 I00 or visit news and events at www.taneytown.org for further information.



| | SHEET INDEX |
|----------|--|
| SHEET No | . DESCRIPTION |
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAN |
| 3 | GRADING, SEDIMENT & EROSION CONTROL PLAN |
| 4 | SEDIMENT AND EROSION CONTROL NOTES & DETAILS |
| 5 | SEDIMENT AND EROSION CONTROL NOTES |
| 6 | STORMWATER MANAGEMENT PLAN VIEW, NOTES & DETAILS |
| 7 | LANDSCAPE PLAN, NOTES & DETAILS |
| 8 | DRAINAGE AREA MAP |
| 9 | STORM DRAIN PROFILES & DETAIL SHEET |
| | |

| GENERAL NOTES | | |
|---------------------|------------|------------|
| 1. EXISTING ZONING: | RESTRICTED | INDUSTRIAL |

- 2. EXISTING USE: RESIDENTIAL 3. PROPOSED USE: PARKING LOT
- 4. TOTAL AREA OF SITE: 1.4± ACRES
- 5. TOTAL AREA OF PLAN: 1.3± ACRES
- 6. THE PROPERTY SHOWN HEREON IS OWNED BY EVAPCO, INC., AND IS RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND: LIBER 11080 FOLIO 040 (GRANTOR: TIMOTHY A. RIDDLE AND HEIDI S. RIDDLE)
- LIBER 11175 FOLIO 216 (GRANTOR: MICHAEL E. STAUB AND CONNIE F. STAUB) LIBER 11137 FOLIO 111 (GRANTOR: SHARON ANN UNGER)
- 7. TAX MAP 301 GRID 13 PARCEL 712

BAT

- TAX MAP 301 GRID 09 PARCEL 712 TAX MAP 301 GRID 19 PARCEL 712
- 8. THE PROPERTY OUTLINE SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY SHANABERGER AND LANE, INC. ON OR ABOUT JUNE 30, 2023. 9. THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY
- SHANABERGER AND LANE, INC. ON OR ABOUT JANUARY 2, 2024. 10. THE COURSES AND DISTANCES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM -NAD 83 (1991) AND ARE BASED UPON THE FOLLOWING CARROLL COUNTY SURVEY CONTROL STATIONS: DESIGNATION
 - NORTH (SFT) SOUTH (SFT) 721849.13 1259909.52
- 720504.74 BAT AZI 1259612.13 11. THE LOCATION OF THE NEAREST PUBIC FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF MD 194 AND ALLENDALE LANE APPROXIMATELY 50 FEET FROM THE SITE.
- 12. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY EXISTING UTILITIES, AND SHALL NOTIFY THE ENGINEER
- OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- 13. THE CONTRACTOR SHALL NOTIFY @MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
- 14. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND
- FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- 15. ANY CHANGES TO THE FINAL SITE DEVELOPMENT PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN BE APPROVED BY THE CITY OF TANEYTOWN PLANNING AND ZONING COMMISSION. 16. THERE ARE NO EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE.
- 17. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY
- 18. THE SITE IS LOCATED IN THE FIFTH FIRE AND EMERGENCY SERVICES DISTRICT 19. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. NO PUBLIC WATER OR SEWER CONNECTIONS ARE PROPOSED WITH THIS PLAN.
- 20. ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- 21. NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.

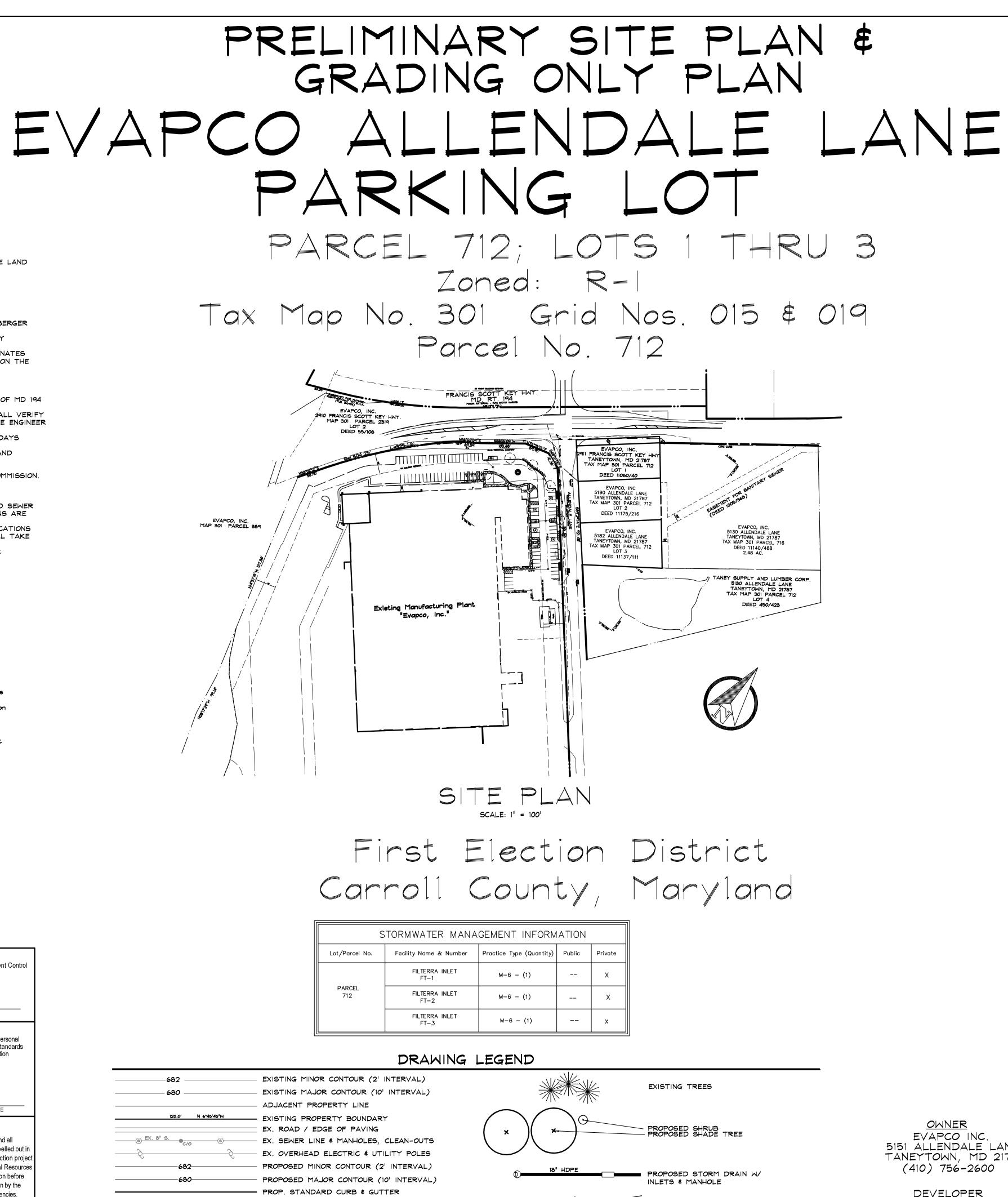
CARROLL COUNTY INSPECTION SEQUENCE NOTES

- Contractor shall notify the Carroll County Bureau of Permits and Inspections at 410-386-2674, at least one (1) day prior to beginning any work.
- 2. <u>Site Compliance Inspections are required at the following stages during construction:</u>
 - Proposed structures staked out in proper locations as shown on these approved plans.
 - ____B. Proposed foundations installed for all buildings shown on these approved plans.
 - Sub-grades established for all drives, parking lots, and surrounding aradiña.
 - Completion of all drives, parking lots, and surrounding grading. Completion of all work shown on plan.
 - It is the Contractor's responsibility to contact the Carroll County Bureau of Permits and Inspections at 410-386-2674 upon completion of each phase of construction.
 - Contractor shall notify Carroll County Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 prior to beginning any work. All forest conservation plan devices must be in place prior to any construction.
- Final landscaping inspection shall be arranged through the Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 by the contractor/developer or agent. Written approval from the Landscape Review Specialist, Bureau of Resource Management must be obtained for any deviations from the landscaping or forest conservation plans or
- modifications in the plant material.
- 5. The contractor shall not proceed to the next phase of construction until given approval of

| CITY OF TANEYTOWN APPROVAL | |
|---|---|
| BY: DATE: | |
| CITY OF TANEYTOWN PLANNING COMMISSION APPROVAL | |
| BY: DATE: | |
| CITY OF TANEYTOWN ZONING ADMINISTRATOR APPROVAL | SOIL CONSERVATION DISTRICT The Development Plan is approved for Soil Erosion and Sediment Contra by the Soil Conservation District. |
| | |
| CITY OF TANEYTOWN CITY ENGINEER | APPROVED CARROLL S.C.D. DATE |
| BY: DATE: CARROLL COUNTY HEALTH DEPARTMENT APPROVAL Community Water Supply And/or Sewerage Systems Are In Conformance With The Carroll County Master Plan. | <u>ENGINEER</u> 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 County Soil Conservation District. |
| BY: DATE: | ENGINEER DATE |
| OWNER'S CERTIFICATION I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by Me/Ss 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 Planning Commission of the City of Taneytown. | DEVELOPER I certify that this plan will be implemented to the fullest extent, and all structures will be installed to the design and specifications as spelled out this plan and that any responsible personnel involved in construction pro will have a certification of attendance at a Department of Natural Resour approved training program for the control of sediment and erosion before beginning this project. I also authorize periodic on-site evaluation by the Carroll Soil Conservation District Personnel and cooperating agencies. |
| OWNER | DEVELOPER DATE |

682 680 -(s) EX. 8" S.

← + 665.5



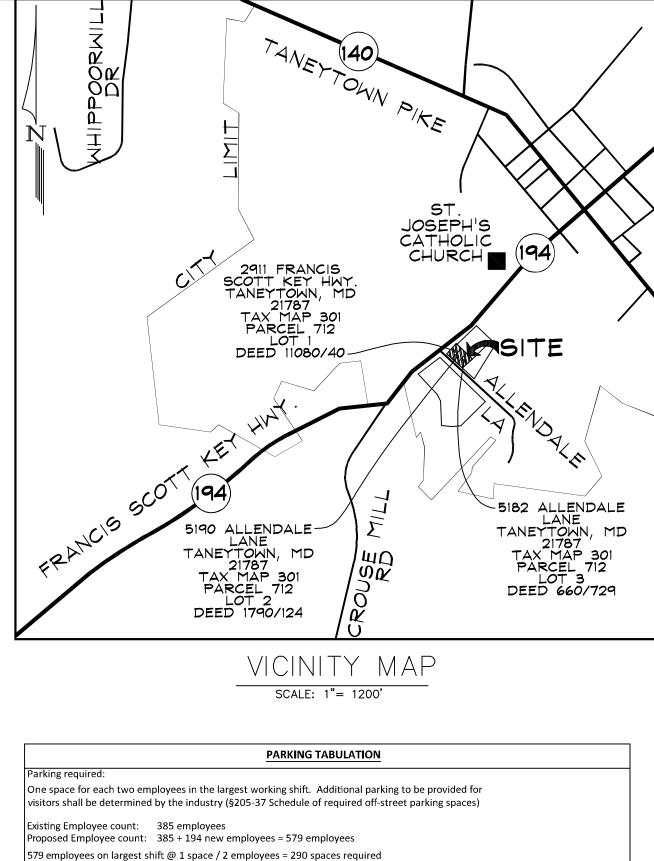
PROP. DEPRESSED/FLUSH CURB & GUTTER PROPOSED PRIVATE ROAD/DRIVE CENTERLINE EX. BUILDING

PROPOSED BUILDING EXPANSION PROPOSED SPOT ELEVATION & FLOW ARROW PROPOSED WATER LINE

PROPOSED SIDEWALK

SAN 8" PVC

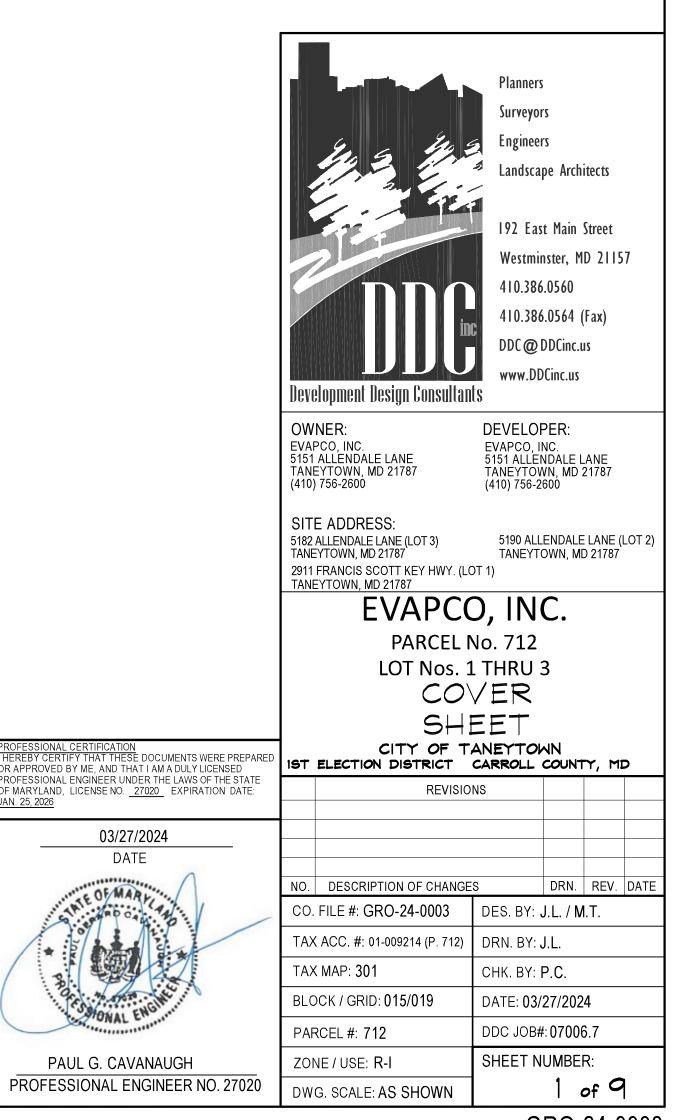
-



xisting Parking Condition Parking Total: 433 spaces

(Includes 10 ADA Spaces - [3 Standard, 6 Van Accessible , 1 Electric Vehicle Van Accessible] & 3 Standard Electric Vehicle Spaces) Allendale Parking Lot:

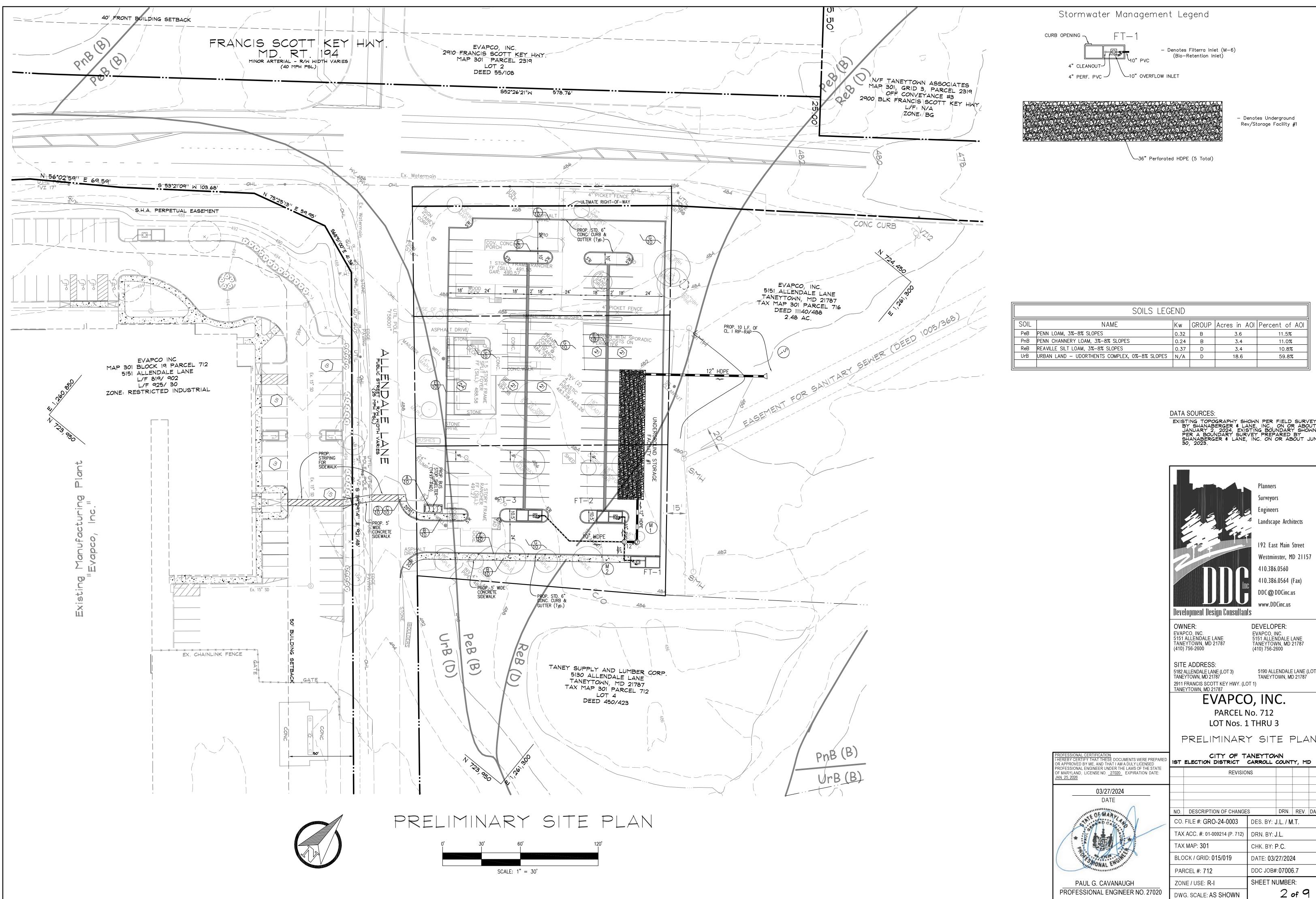
Proposed Parking Total: 108 spaces (5 ADA Spaces Required - (To be provided on main lot)



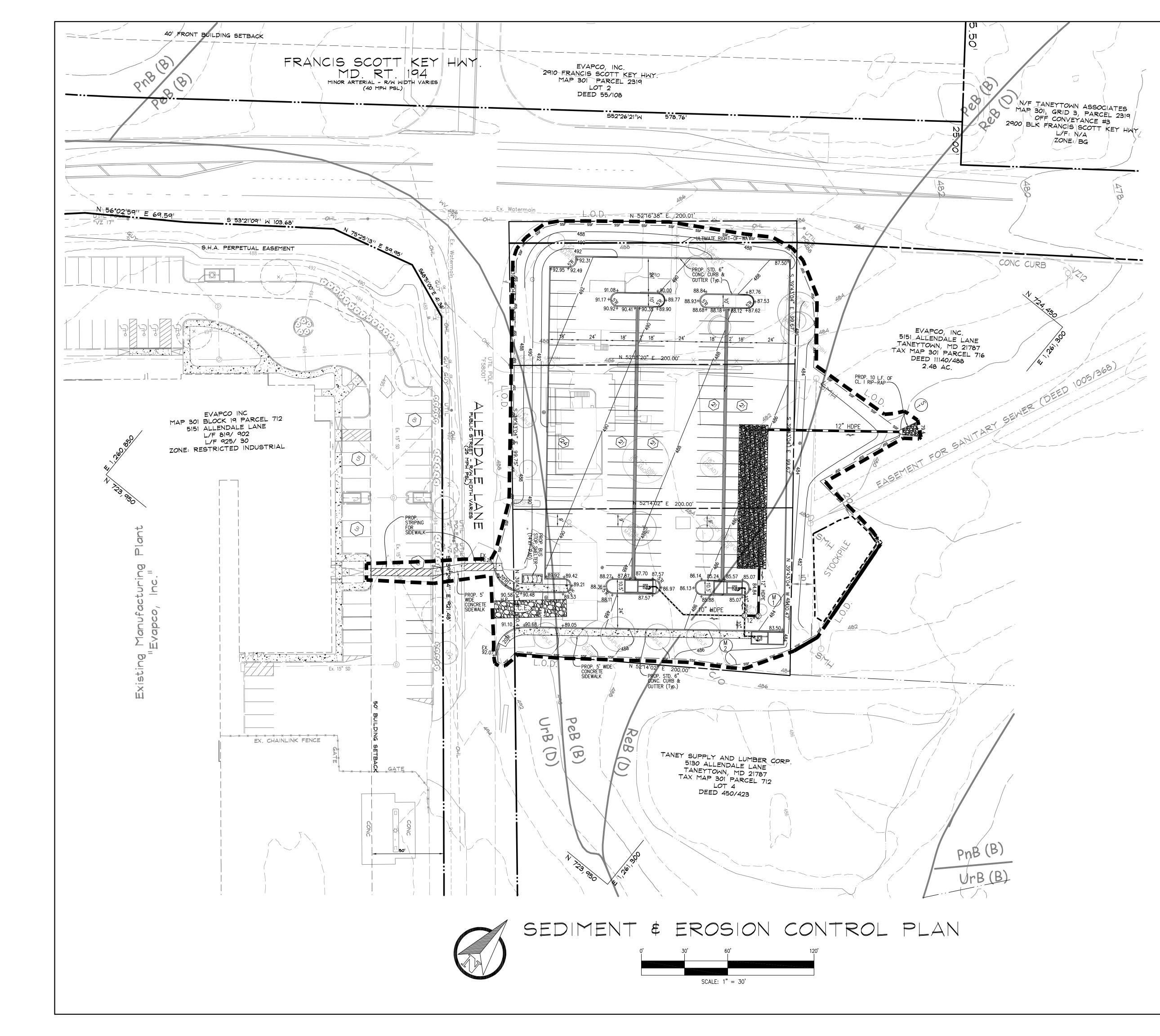
OWNER EVAPCO INC. 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

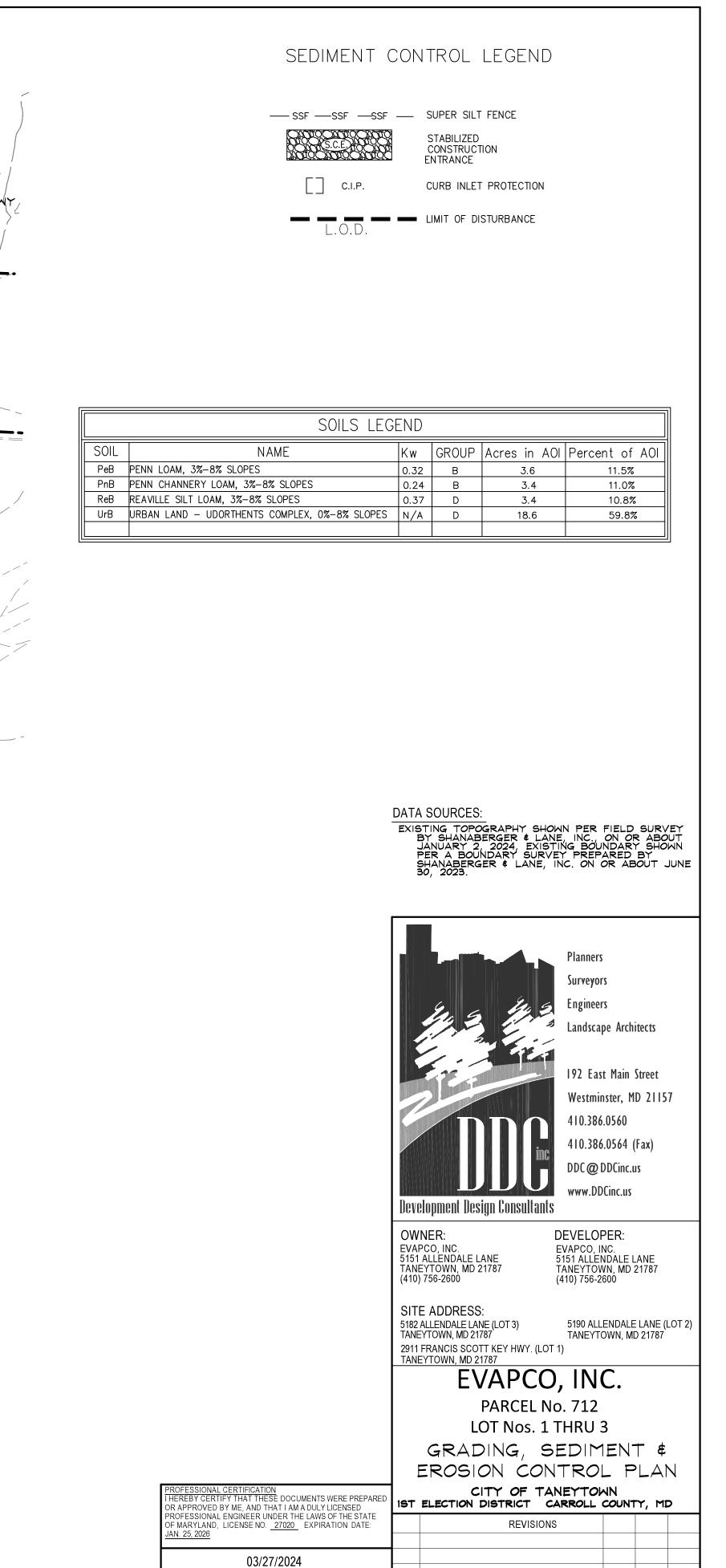
DEVELOPER EVAPCO INC 5151 ALLENDALE LANE TANEYTOWN, MD 21787 (410) 756-2600

PROPOSED SEWER AND MANHOLES



EXISTING TOPOGRAPHY SHOWN PER FIELD SURVEY BY SHANABERGER & LANE, INC., ON OR ABOUT JANUARY 2, 2024, EXISTING BOUNDARY SHOWN PER A BOUNDARY SURVEY PREPARED BY SHANABERGER & LANE, INC. ON OR ABOUT JUNE 30, 2023. 5190 ALLENDALE LANE (LOT 2) TANEYTOWN, MD 21787 PRELIMINARY SITE PLAN DRN. REV. DATE





DATE

OFMAR

PAUL G. CAVANAUGH

PROFESSIONAL ENGINEER NO. 27020

3 of **9** GRO-24-0003

DRN. REV. DATE

DES. BY: J.L. / M.T.

CHK. BY: **P.C**.

DATE: 03/27/2024

DDC JOB#:07006.7

SHEET NUMBER:

NO. DESCRIPTION OF CHANGES

TAX ACC. #: 01-009214 (P. 712) DRN. BY: J.L.

CO. FILE #: GRO-24-0003

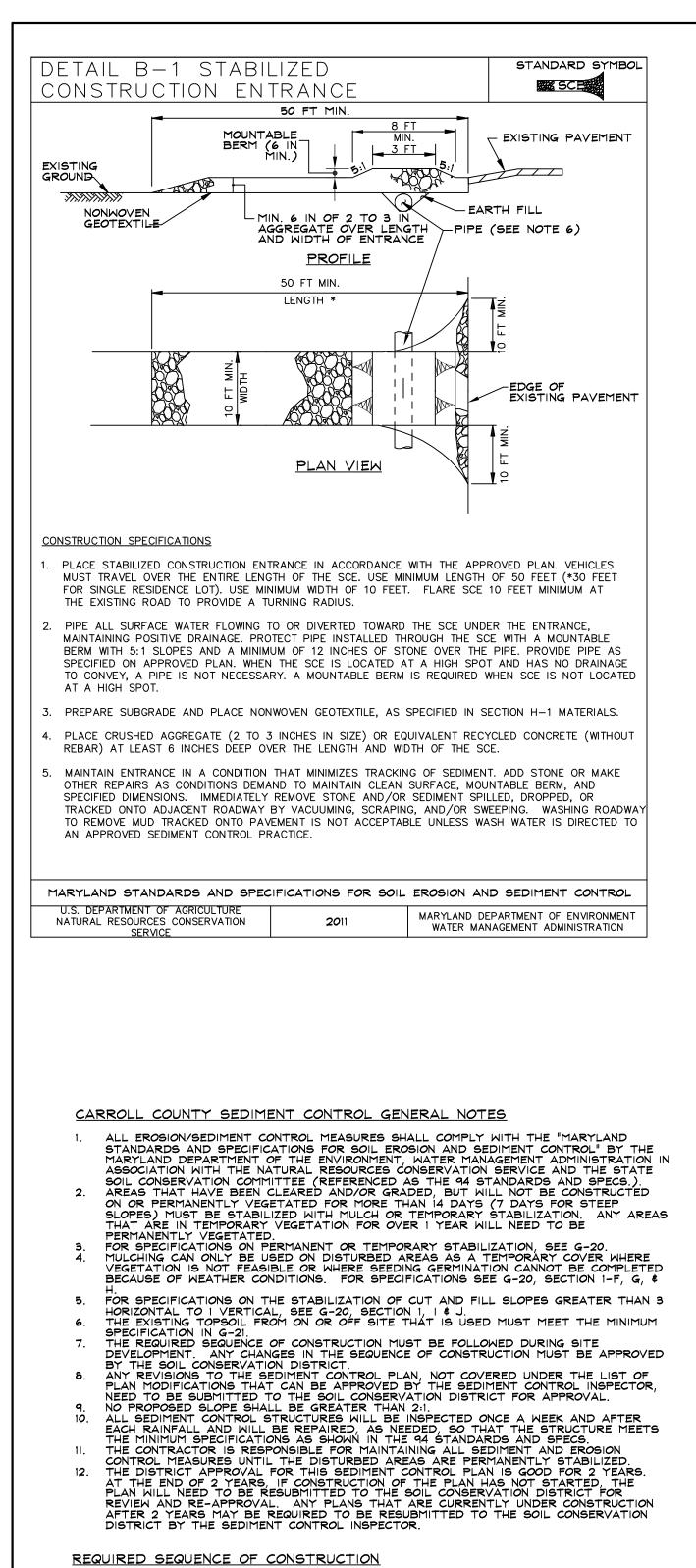
BLOCK / GRID: 015/019

DWG. SCALE: AS SHOWN

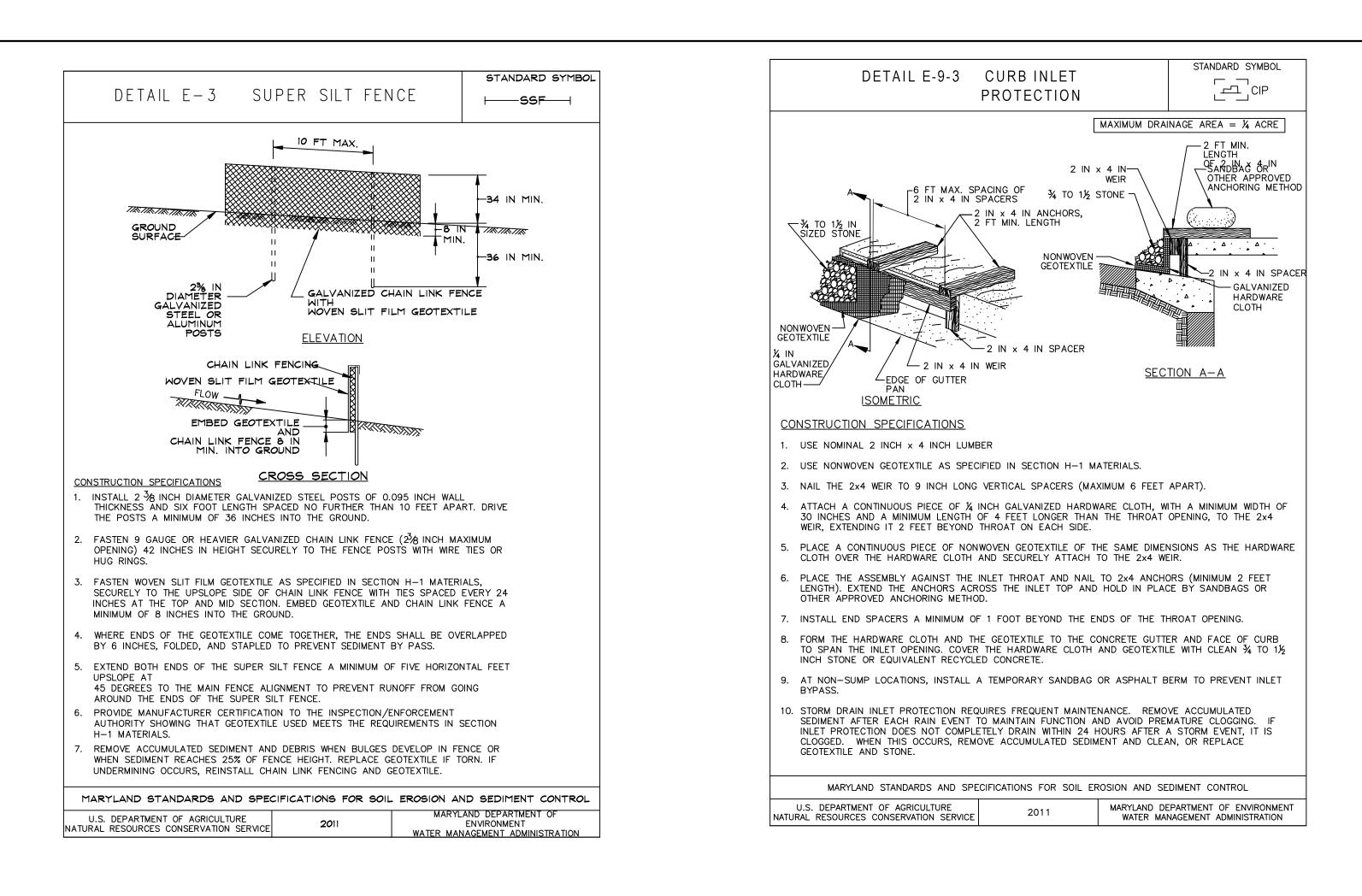
TAX MAP: 301

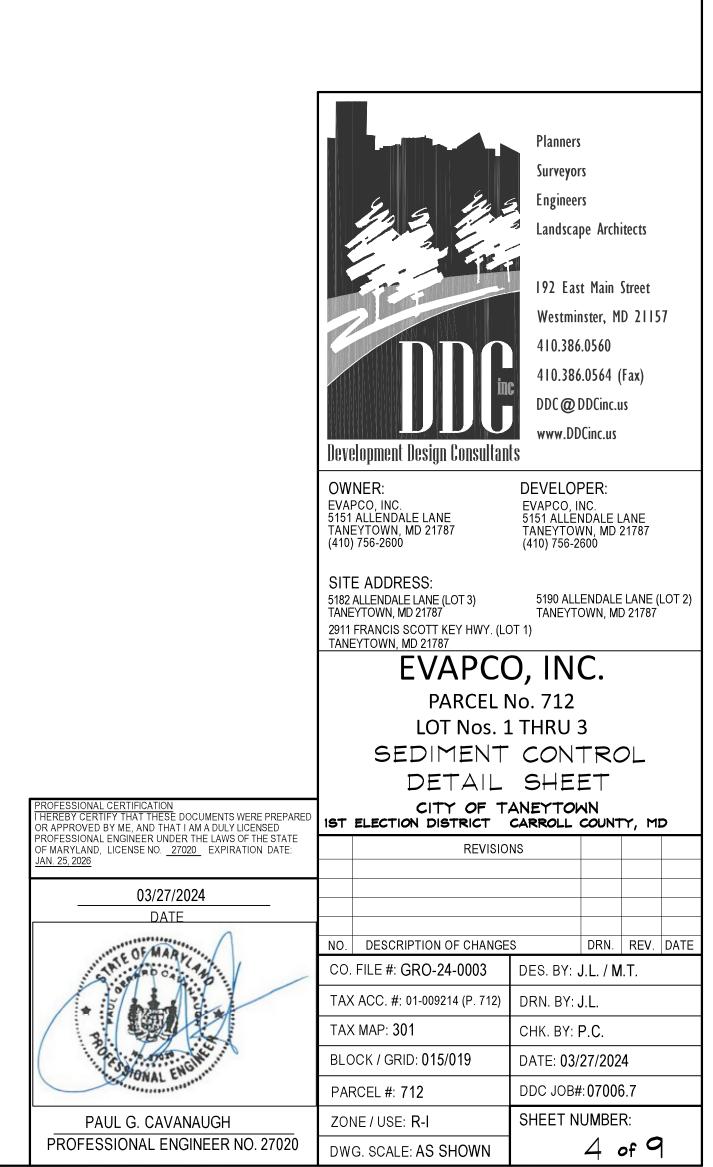
PARCEL #: 712

ZONE / USE: R-I



- CONTACT THE SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO ANY WORK BEING DONE. ALL PROTECTION FENCING AND SIGNAGE REQUIRED UNDER THE CODE OF PUBLIC LAWS ¢ ORDINANCES CHAPTER 115 OF FOREST CONSERVATION AND CHAPTER 218 OF WATER RESOURCES MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
- 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER SUPER SILT FENCE SO THAT UNFILTERED WATER DOES NOT BYPASS.
 REMOVE EXISTING HOUSES, SHEDS/GARAGES AND DRIVEWAYS WITHIN LOD, STOCKPILE
- TOPSOIL IN INDICATED LOCATION. STABILIZE TOPSOIL STOCKPILE PER SPECIFICATIONS CONTAINED IN "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
- INSTALL INLET STRUCTURES AND STORM DRAIN BETWEEN THESE STRUCTURES. DISTURB ONLY ENOUGH AREA NECESSARY TO INSTALL STRUCTURES AND CONNECTING STORM DRAIN. INSTALL INLET PROTECTION MEASURES ON ALL FILTERRAS.
 ESTABLISH SUBGRADE IN PARKING LOT AREA
- 7. PROVIDE STONE BASE COURSE WITHIN LIMITS OF PARKING LOT. PROVIDE BASE PAVING TO STABILIZE PARKING AREA. PROVIDE VEGETATIVE STABILIZATION ON UNPAVED AREAS.
- a. THE FILTERRA DEVICES SHALL BE BLOCKED OR FILTER MEDIA NOT INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE PERMANENTLY STABILIZED. FOLLOWING COMPLETION OF THE PARKING LOT AND STABILIZATION OF ALL UNPAVED
- 8. FOLLOWING COMPLETION OF THE PARKING LOT AND STABILIZATION OF ALL UNPAVED SURFACES, NOTIFY COUNTY INSPECTOR TO GAIN APPROVAL FOR REMOVAL OF ALL PERIMETER SEDIMENT CONTROL MEASURES.
 9. REMOVE INLET PROTECTION MEASURES FROM FILTERRAS AND REMOVE ANY SEDIMENT FROM MANHOLES.





| ANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION ction I - Vegetative Stabilization Methods and Materials Site Preparation | · · · · · | 1 | ABLE 25: PER | 1 | | NG FOR | LOW MA | | ANCE | AREA | <u>S</u> | | |
|--|-----------|---|---|--|--|--|--|---|--|--|---|--|--|
| i. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins. ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding. | MIX | SEED N USE CERTIFIED IF AVAILA | MATERIAL | PLAN LBS/AC. | | | HARDI- S NESS ZONES | $- _{3/1-}$ | 3/15 -5/15 | 5/16- 8/14 | 6/2- { 7/31 | 8/1- 8/ 10/1 10 | /15- 8 |
| iii. Schedule required soil test to determine soil amendment composition and application rates for sites having disturbed area over 5 acres. Soil Amendments (Fertilizer and Lime Specifications) | 1 | TALL FESCUE (73 CANADA BLUEGRA KENTUCKY BLUEG | ASŚ (10%) | 150 | 3.4 | MOIST TO DRY | 6a 6b | | \ge | | | | \downarrow |
| Soil test must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. Eastilizers shall be uniform in composition. Since flowing and suitable for assume application. | | REDTOP (5%) KENTUCKY BLUEGRAS | s (50%) | 150 | 3.4 | MOIST TO | 7a 7b 5b | × | | | | \neq | |
| ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer. | 2 | CREEPING RED FESC HARD FESCUE (40%) REDTOP (10%) | | | | MODERATEL DRY TO DRY | Y 6a 6b 5b | \succ | | | | | $\overline{\langle}$ |
| iii. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98 - 100% will pass through a #20 mesh sieve. iv. Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable | 3 | TALL FESCUE (8) PERENNIAL RYEG KENTUCKY BLUEO | RASS (10% | 125 15 10 | 2.9 .34 .23 | MOIST TO DRY | 6a 6b | \mathbf{X} | \leq | | | | \downarrow |
| means. Seedbed Preparation | | | | | | | 7a 7b | \triangleright | | | | | |
| Temporary Seeding Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means 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 should not be rolled or dragged smooth but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the counter of the slope. | 4 | RED FESCUE OR CHEWING FESCUE PERENNIAL RYEG | E (80%) | 60 60 15 | .92 .92 .34 | MOIST TO DRY | 5b 6a 6b 5b | | \bigotimes | | | | $\overline{\langle}$ |
| b. Apply fertilizer and lime as prescribed on the plans. c. Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable means. ii. Permanent Seeding | 5 | TALL FESCUE (8) PERENNIAL RYEG PLUS CROWNVETO FLATPEA | RASS (50%) | 110 20 20 20 | 2.5 .46 .46 .46 | MOIST TO DRY | | X | | | | | |
| a. Minimum soil conditions required for permanent vegetative establishment: 1. Soil pH shall be between 6.0 and 7.0 2. Soluble salts shall be less than 500 parts per million (ppm). | 6 | WEEPING LOVEGR | · · · | 4 20 | .09 | DRY TO VERY DRY | 7b 5b 7a | X | | $\left \right\rangle$ | | | |
| 3. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable. 4. Soil shall contain 1.5% minimum organic matter by weight. | | TALL FESCUE (8 | 3%) | 110 | 2.5 | DRY TO VERY DRY | 7b 5b 6a | | $\left \right\rangle$ | | ${}$ | \mathbf{x} | |
| 5. Soil must contain sufficient pore space to permit adequate root penetration. 6. If these conditions cannot be met by the soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil. | 7 | WEEPING LOVEGR SERECIA LESPEDI | | 20 | .07 .46 | | 6b 7a 7b | X | | \mathbf{i} | | | |
| b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3 - 5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope. c. Apply soil amendments as per soil test or as included on the plans. | 8 | REEDY CANARYGF REDTOP (6%) PL | | 40 | .92 .07 | WET TO MODERATEL | 5b 6a | | \ge | | | X | |
| d. Mix soil amendments into the top 3 - 5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1 - 3" of soil should be loose and friable. Seedbed | о | BIRDSFOOT TREE | FOIL (19%) | 10 | .23 | DRY | 6b 7a 7b | | | | | | |
| Seed Specifications | 9 | TALL FESCUE (8) POA TRIVIALIZE (BIRDSFOOT TREE | 7%) | 125 10 10 | 2.9 .23 .23 | WET TO MODERATEL DRY | Y 6a 6b 5b | | Ŕ | | | | \downarrow |
| All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job. Note: Seed tags shall be made available to the inspector to verify type and rate of seed used. ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure | 10 | TALL FESCUE (8) HARD FESCUE (2 | , | 120 30 | 3.4 .69 | WET TO DRY | 6a 6b 7a | | | | | | \downarrow |
| ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75-80 F. can weaken bacteria and make the innoculant less effective. Methods of Seeding | | | | | | MOIST TO | 7b 5b | | $\left \right\rangle$ | | | | |
| i. <u>Hydroseeding:</u> Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeder, or a cultipacker seeder. a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen; maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorous): 200 lbs/ac.; K20 (potassium): 200 lbs/ac. | | HARD FESCUE (1 | 00%) | .75 | 3.4 | DRY | 6b 7a | X | | | | | \leq |
| ii. <u>Dry Seeding</u>: This includes use of conventional drop or broadcast spreaders. a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 25 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed soil contact. b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction. iii. <u>Drill or Cultipacker Seeding</u>: Mechanized seeders that apply and cover seed with soil. a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting. b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction. | | D/ BEST USE O E/ USE ON LOW VETCH BEST FOF F/ SUITABLE FOI G/ WEEPING LOV BEST SUITED FOI H/ USE ON POO 5a, 6a ABOVE 2 I/ USE IN AREAS J/ TALL FESCUE PRODUCES A BE K/ LOW FERTILIT | MAINTENANCE, 5b, 6a, 6b. R SEEDING IN MI /EGRASS MAY BE R ZONES 7a & ORLY DRAINED SC ,000 FT. 5 OF MOIST SHA MAY BE SEEDED | STEEP SLO DSUMMER SEEDED 7b. DILS – DI DE. POA D ALONE. | DPES. US WITH TAL TCHES OF TRIVIALIS THE HAR | E TALL FES L FESCUE R WATERWA THRIVES IN D FESCUE | SCUE IN I IN MID-S YS. BIRDS WET SHA PROVIDES | SUMMER. SFOOT T ADY ARE S BETTE | SEREC REEFOI EAS. R SHAE | CIA LES L IS BE DE TOLE | SPEDEZA EST FOI ERANCE | A IS PR ZONE | IS |
| i. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonably bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law. | | , | | | | | | | | | | | |
| | | , | TABLE 26 T | EMPORA | | DING RAT | ES, DE | PTHS, | AND | DATES | 3 | | |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. | | | MINIMUM SE | EDING P | RY SEE | DING RAT | | PTHS, | AND 6b | DATES | | and { | 5b |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous | | , SPECIES - | MINIMUM SEE RATES | | RY SEE | 7a and 2/1- 5/1 | d 7b - 8/15- | 3/1- | 6b 5/1- | 8/15- | 60 3/15- | | 8/1 |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall 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. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in under under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR | MINIMUM SER RATES PER ACRE LE 122 lbs 96 lbs 140 lbs | EDING P 35/1000 | RY SEE | 7a and | d 7b - 8/15- 411/30 BY 10/15 - X | 3/1- | 6b 5/1- 8/14 - - - X | 8/15- | 60 3/15- 5/31 X X X X X | 6/1- 7/31 - - - X | 8/1 10/ BY 10/ - X 10/ |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall 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. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedings. e. WCFM material shall contain no elements or compounds at concentration levels that will | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS | MINIMUM SER RATES PER ACRE LE 122 lbs 96 lbs 140 lbs 150 lbs 4 lbs | EDING P 85/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 | RY SEE LANTING DEPTH INCHES 1-2 1-2 1-2 1-2 1 4-1/2 | 7a and 2/1 - 5/1 4/30 8/1 X - X - X - X X X X X X X X X X X X X X | d 7b - 8/15- 411/30 BY 10/15 - X 10/15 X - | 3/1- 4/30 × × × × × × | 6b 5/1- 8/14 - - - X X X | 8/15- 11/15 BY 10/15 X 10/15 X - | 60 3/15- 5/31 X X X X X X | 6/1- 7/31 - - - X X X | 8/1 10/- 10/- 10/- X 10/- X - X |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall 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. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and held grass seed in contact with the soil without inhibiting the growth of the grass seedings. e. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-toxic. f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water helding capacity of 90% minimum. Note: Only sterile straw much should be used in areas where one species of grass is desired. | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 4 lbs 50 lbs | EDING P 85/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 | RY SEE LANTING DEPTH INCHES 1-2 1-2 1-2 1-2 1 | 7a and 2/1- 5/1 4/30 8/1 X - X - X - X - X X X X | 1 7b - 8/15- 411/30 BY 10/15 - X 10/15 X | 3/1- 4/30 × × × × × | 6b 5/1- 8/14 - - - X X | 8/15- 11/15 BY 10/15 - X 10/15 X | 60 3/15– 5/31 X X X X X | 6/1- 7/31 - - - X X | 8/1 10/ 9 10/ - X 10/ X - - X - - 8/1 |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall 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. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a bioter-tike grownd cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedings. e. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-toxic. f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Note: Only sterile straw much should be used in areas where one species of grass is desired. f. MUching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding. i. If grading is completed outside of the seeding season, mulch alone shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications. | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS ANNUAL RYEGRASS | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 4 lbs 50 lbs 50 lbs 6 or more of | EDING P 3S/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 1.15 1 1.15 | RY SEE LANTING DEPTH INCHES 1-2 1-2 1-2 1-2 1 /4-1/2 1/2 | 7a and 2/1 - 5/1 4/30 8/1 X - X - X - X X - X X - X - X - X - X - X - X - X - X - X - - X | d 7b - 8/15- 411/30 BY 10/15 - X 10/15 X - 11/1 - 11/1 | 3/1- 4/30 × × × × × × × × × | 6b 5/1- 8/14 - - - X X X X - X | 8/15- 11/15 BY 10/15 - X 10/15 X - 11/1 - | 60 3/15- 5/31 X X X X X X X - X - | 6/1- 7/31 - - - X X X - X | 8/1 10/3 BY 10/ - X 10/ X - 8/1 8/1 |
| ii. Nood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall 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 surry. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will beind with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedings. e. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-taxic. f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Note: Only sterile straw much should be used in areas where one species of grass is desired. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding. i. If grading is completed outside of the seeding season, mulch alone shall be applied as prescribed in these specifications. iii. When straw much should be used over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform lose depth of between 1" and 2". Mulch applied to a uniform intervient on the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre. | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS ANNUAL RYEGRASS MILLET Note: Select on hardines | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 4 lbs 50 lbs 50 lbs 6 or more of | EDING P 3S/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 1.15 1 1.15 1 1.15 the spec | RY SEE LANTING DEPTH INCHES 1-2 1-2 1-2 1-2 1/2 1/2 1/2 cies or | 7a and 2/1 – 5/1 4/30 8/1 X – X – X X - X X – X × X – X × X – X × X × X × X × X × X × <t< td=""><td>d 7b - 8/15- 411/30 BY 10/15 X 10/15 X - 11/1 - isted on</td><td>3/1- 4/30 x x x x x x x x x Table</td><td>6b 5/1- 8/14 - - - X X X - X 26 f</td><td>8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the</td><td>60 3/15- 5/31 X X X X X - X -</td><td>6/1- 7/31 - - - - X X</td><td>8/1 10/- BY 10/ - X 10/ X - 8/1 - plar</td></t<> | d 7b - 8/15- 411/30 BY 10/15 X 10/15 X - 11/1 - isted on | 3/1- 4/30 x x x x x x x x x Table | 6b 5/1- 8/14 - - - X X X - X 26 f | 8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the | 60 3/15- 5/31 X X X X X - X - | 6/1- 7/31 - - - - X X | 8/1 10/- BY 10/ - X 10/ X - 8/1 - plar |
| ii. Wood Cellulese Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulese processed into a uniform fibrous physical state. b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformity spread slurry. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulese fiber mulch will remain in uniform suspension in water under agitation and will belend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like growth cover, on application, having moisture absorption and percelation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedings. e. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-taxic. f. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-taxic. f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Note: Only sterile straw much should be used in areas where one species of grass is desired. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding. ii. If grading is completed outside of the seeding season, mulch alone shall be applied as preformed in accordance with these specifications. iii. When straw much shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not accordance. If a mulch shall be applied to a uniform loose depth of between 1" and 2". | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS ANNUAL RYEGRASS MILLET Note: Select on hardines | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 50 lbs 50 lbs e or more of s zone. | EDING P 3S/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 1.15 1 1.15 1 1.15 1 the spectrum ary see Section See Section | RY SEE | 7a and 2/1 – 5/1 4/30 8/1 x – x – x – x × - X | d 7b - 8/15- 4 1 1/30 BY 10/15 - x 10/15 X - 11/1 - isted on rurfgrass. | 3/1- 4/30 x x x x x x x x x z Table | 6b 5/1- 8/14 - - - X X X - X 26 f | 8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the | 60 3/15- 5/31 X X X X X - X - | 6/1- 7/31 - - - - X X | 8/1 10/ BY 10/ - X 10/ X - 8/1 8/1 |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall 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. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. MCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a horngeneous slurry. The mulch material shall form a blatter-like ground cover, on application, having moisture absorption and percelation properties and shall cover and hold grass seed in contact with the soil without inhibiting the grouth of the grass seedings. e. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 s5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Note: Only sterile straw much should be used in areas where one species of grass is desired. MUching Seeded Areas - Mulch should be applied to all seeded areas immediately after seeding. ii. If grading is completed outside of the seeding season, mulch alone shall be applied as preserviced in this section and maintained until the seeding season returns and seeding con be performed in accordance with these specifications. iii. When straw mulch is used, it shall be applied to an tert of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the sol surface is not exposed. If a mulch andering tool is be used, the rate shall be performed immediately. | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS ANNUAL RYEGRASS MILLET Note: Select on hardines | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 50 lbs 50 lbs e or more of s zone. | EDING P 3S/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 1.15 1 1.15 1 1.15 1 the spector the spector See Section 20NE)6 | RY SEE | 7a and 2/1 – 5/1 4/30 8/1 x – x – x – x × - X | d 7b - 8/15- 411/30 BY 10/15 X 10/15 X - 11/1 - isted on | 3/1- 4/30 x x x x x x x x x z Table | 6b 5/1- 8/14 - - - X X X - X 26 f | 8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the | 60 3/15- 5/31 X X X X X - X - | 6/1- 7/31 - - - - X X - - X opriate | 8/1 10/ BY 10/ - X 10/ X - 8/1 8/1 |
| ii. Wood Cellulose Fiber Mulch (WCFM) a, MCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM, shall 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 silurry. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be monufactured and processed in such a monner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will be and excited. e. WCFM materials shall be monufactured and processed in such a monner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will be add, fertilizer and other additives to form a homogeneous surry. The mulch made agitation and will be add that inhibiting the growth of the grees seeding. e. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-taxic. f. KCFM must conform to the following physical requirements: fiber length to approximately 10 mm. diameter approximately 1 mm. pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Note: Only sterile straw much should be used in areas where one species of grass is desired. MUching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding. ii. Han straw much should be used in areas where one species of 1.500 (bs. performed in accordance with these specifications. ii. When straw much should be applied to an the soil surface. Is not screet. iii. Water straw much should be used in areas after as at the rate of 2 tons/acre. iiii. Water straw much should be applied at an et dry weight of 1.500 (bs. performed in maccordance with these specifications. iii. Water straw much (MULCh Anchoring): Mulch andoring shal | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS ANNUAL RYEGRASS MILLET Note: Select on- hardines Note: Select on- hardines | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 50 lbs 50 lbs e or more of s zone. RE (HARDINESS Z FROM TABLE 2 APPLICATIO | EDING P 3S/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 1.15 1 1.15 1 1.15 1 the spector the spector See Section 20NE)6 | RY SEE | 7a and 2/1 – 5/1 4/30 8/1 X – X – X X – X X – <tr< td=""><td>d 7b - 8/15- 4 1 1/30 BY 10/15 - x 10/15 X - 11/1 - isted on rurfgrass.</td><td>3/1- 4/30 x x x x x x x x x z Table</td><td>6b 5/1- 8/14 - - - X X X - X 26 f</td><td>8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the</td><td>60 3/15- 5/31 X X X X X X - x x - x -</td><td>6/1- 7/31 - - - - X X - - X opriate</td><td>8/1 10/ BY 10, - - X 10, X - - 8/ - -</td></tr<> | d 7b - 8/15- 4 1 1/30 BY 10/15 - x 10/15 X - 11/1 - isted on rurfgrass. | 3/1- 4/30 x x x x x x x x x z Table | 6b 5/1- 8/14 - - - X X X - X 26 f | 8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the | 60 3/15- 5/31 X X X X X X - x x - x - | 6/1- 7/31 - - - - X X - - X opriate | 8/1 10/ BY 10, - - X 10, X - - 8/ - - |
| ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformity spread silury. c. WCFM, including dye, shall contain no germination or grouth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a moner that the wood bind without inhibiting frequency in the second of the subscription of the sub | | SPECIES CHOOSE ONE: BARLEY OATS RYE BARLEY OR RYE PLUS FOXTAIL MILLET WEEPING LOVEGRASS ANNUAL RYEGRASS MILLET Note: Select on- hardines Note: Select on- hardines Note: Select on- hardines | MINIMUM SER RATES PER ACRE 122 lbs 96 lbs 140 lbs 150 lbs 50 lbs 50 lbs e or more of s zone. RE (HARDINESS Z FROM TABLE 2 APPLICATIO | EDING P 3S/1000 SQ.FT. 2.80 2.21 3.22 3.45 .09 1 1.15 1 1.15 1 1.15 1 the spector the spector See Section 20NE)6 | RY SEE | 7a and 2/1 – 5/1 4/30 8/1 X – X – X X – X X – <tr< td=""><td>d 7b - 8/15- 4 1 1/30 BY 10/15 - x 10/15 X - 11/1 - isted on rurfgrass.</td><td>3/1- 4/30 x x x x x x x x x z Table</td><td>6b 5/1- 8/14 - - - X X X - X 26 f</td><td>8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the</td><td>60 3/15- 5/31 X X X X X X - x x - x -</td><td>6/1- 7/31 - - - - X X - - X opriate</td><td>8/1 10/3 BY 10/ X 10/ X 10/ X 8/1 8/1</td></tr<> | d 7b - 8/15- 4 1 1/30 BY 10/15 - x 10/15 X - 11/1 - isted on rurfgrass. | 3/1- 4/30 x x x x x x x x x z Table | 6b 5/1- 8/14 - - - X X X - X 26 f | 8/15- 11/15 BY 10/15 X 10/15 X - 11/1 - or the | 60 3/15- 5/31 X X X X X X - x x - x - | 6/1- 7/31 - - - - X X - - X opriate | 8/1 10/3 BY 10/ X 10/ X 10/ X 8/1 8/1 |

21.0 STANDARDS & SPECIFICATIONS FOR TOPSOIL

Definition - Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose - 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. Conditions Where Practice Applies

- 1. This practice 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
- 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 II. For the purpose of these Standards and Specifications, areas having slopes

steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans. Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that 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-SCS in cooperation with Maryland Agricultural Experimental Station.

- II. Topsoil Specifications Soil to be used as topsoil must meet the following: Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
- ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as
- iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square fed) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- III. For sites having disturbed areas over 5 acres:
- i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
- a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
- b. Organic content of topsoil shall be not less than 1.5 percent by weight c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic

Note: 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.

Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials. V. Topsoil Application

- i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4"-8" higher in elevation
- iii. Topsoil shall be uniformly distributed in a 4" 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall 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 shall be corrected in order to prevent the formation of depressions or water pockets.
- iv. Topsoil shall not be placed while 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.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- . Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
- a. Composted sludge: shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
- b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use
- c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet. ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-V A, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia, Polytechnic Institutes. Revised 1973.

SECTION IV - SOD

- To provide quick cover on disturbed areas (2:1 grade or flatter). A. General Specifications
- i. Class of turfgrass sod shall be Maryland or Virginia State Certified or Approved. Sod labels shall be made available to the job foreman and inspector.
- ii. Sod shall be machine cut at a uniform soil thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch. Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable. iii. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of
- the section. iv. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
- v. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be approved by an agronomist or soil scientist prior to its installation. B. Sod Installation
- i. During periods of excessively high temperature or in areas having dry subsoil, the subsoil shall be lightly irrigated immediately prior to laying the sod. ii. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
- iii. Wherever possible, sod shall be laid with the long edges parallel to the contour and with staggering joints. Sod shall be rolled and tamped, pegged or otherwise secured to prevent slippage on slopes and to ensure solid contact between sod roots and the underlying soil surface.
- iv. Sod shall be watered immediately following rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations laying, tamping and irrigating for any piece of sod shall be completed within eight hours. C. Sod Maintenance
- In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting. ii. After the first week, sod watering is required as necessary to maintain adequate moisture content

iii. The first mowing of sod should not be attempted until the sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

SECTION V - TURFGRASS ESTABLISHMENT

Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium high level of maintenance. Areas to receive seed shall be tilled by disking or other approved methods to a depth of 2 to 4 inches, leveled and raked to prepare a proper seedbed. Stones and debris over 1 1/2 inches in diameter shall be removed. The resulting seedbed should be in such condition that future mowing of grasses will pose no difficulty.

Note: Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.

A. Turfgrass Mixtures

i. Kentucky Bluegrass – Full sun mixture – For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and eastern shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds/1000 square feet. A minimum of three bluegrass cultivars should be chosen ranging from a minimum of 10% to a maximum of 35% of the 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. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding rate: 2 pounds mixture/1000 square feet. A minimum of 3 Kentucky Bluegrass Cultivars must be chosen, with each cultivar ranging from 10% to 35% of the mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass - Full sun mixture - For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; certified Tall Fescue Cultivars 95 - 100%, certified Kentucky Bluegrass Cultivars 0 - 5%. Seeding rate: 5 to 8 lb/1000 sf. 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 area. Mixture includes; certified Kentucky Bluegrass Cultivars 30-40% and certified Fine Fescue and 60-70%. Seeding rate: 1 1/2 - 3 lbs/1000 square feet. A minimum of 3 Kentucky Bluegrass cultivars must be chosen, with each cultivar ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.

mixture by weight. Note: Turfgrass varieties should be selected from those listed in the most current University of Maryland Publication, Agronomy Mimeo #77, "Turfgrass Cultivar Recommendations for Maryland". B. Ideal times of seeding

Western MD: March 15 - June 1, August 1 - October 1 (Hardiness Zones - 5b, 6a) Central MD: March 1 - May 15, August 15 - October 15 (Hardiness Zone - 6b) Southern MD, Eastern Shore: March 1 - May 15, August 15 - October 15 (Hardiness Zones -7a, 7b)

C. Irrigation

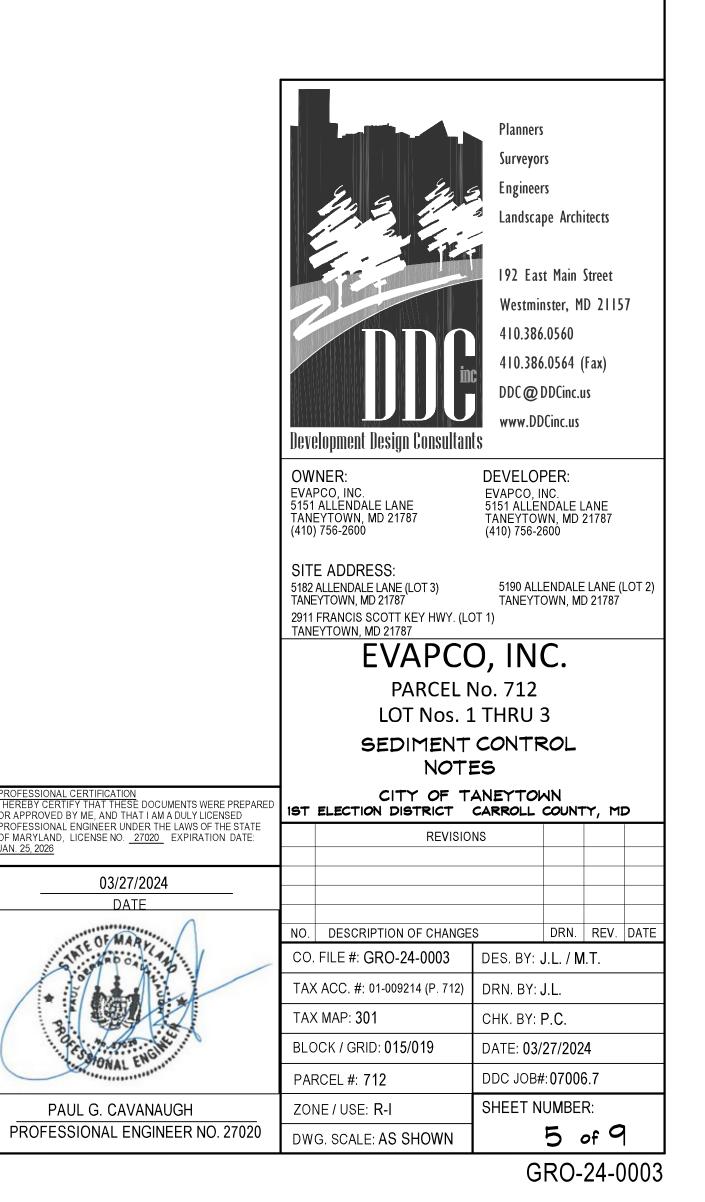
If soil moisture is deficient, supply new seedlings with adequate water for plant growth (1/2" - 1" every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on D. Repairs and Maintenance

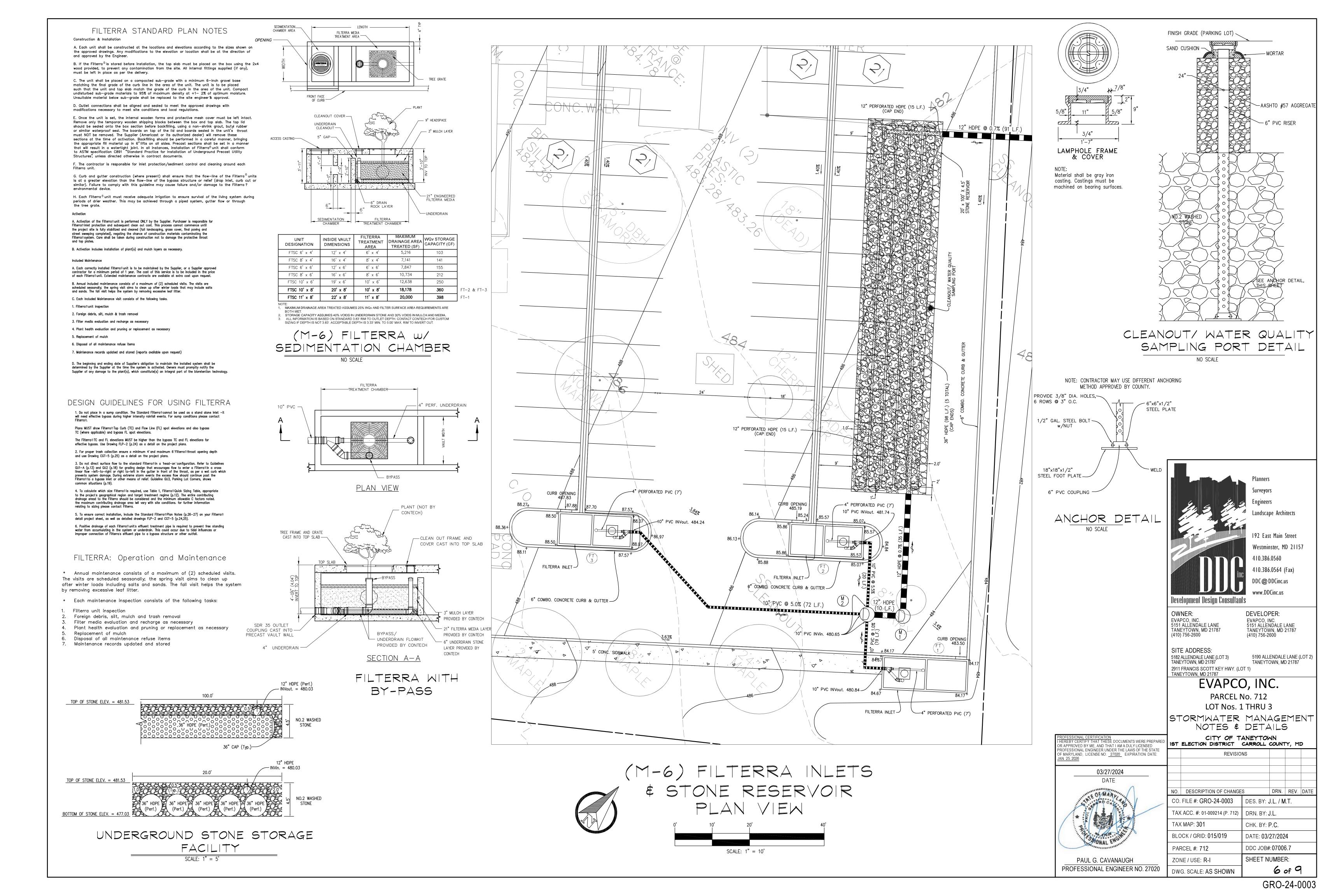
Inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season. i. Once the vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

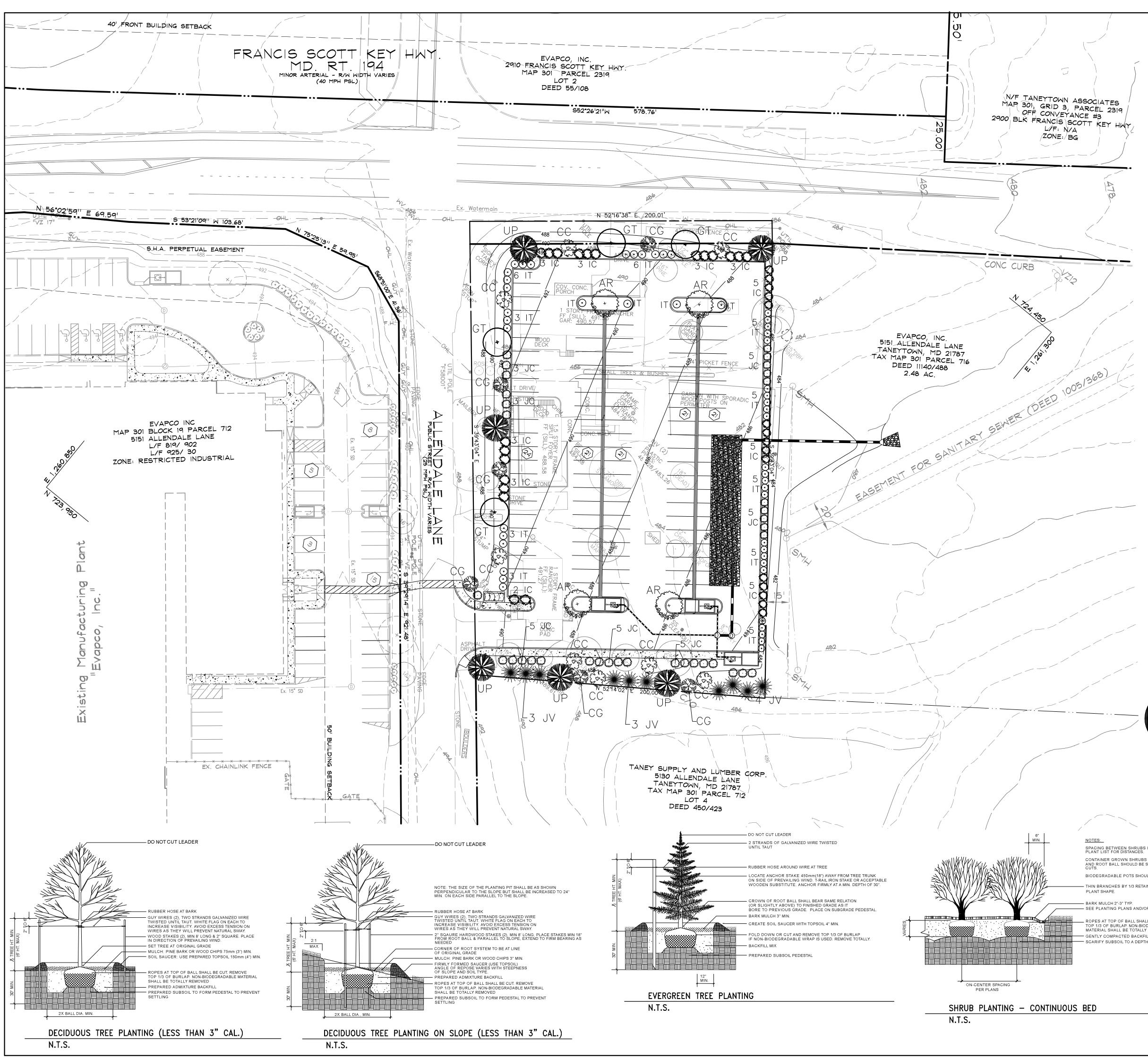
ii. If the stand provides less than 40% ground coverage, reestablish following original lime, fertilizer, seedbed preparation and seeding recommendations.

iii. If the stand provides between 40% and 94% ground coverage, overseeding and fertilizing using half of the rates originally applied may be necessary.

iv. Maintenance fertilizer rates for permanent seedings are shown in Table 24. For lawns and other medium high maintenance turfgrass areas, refer to the University of Maryland publication "Lawn Care in Maryland" Bulletin No. 171.







| QTY | NT LI SYM | BOTANICAL NAME/ COMMON NAME | SIZE | REMARKS | PLANTING UNITS (P.U.) |
|-------|--------------------|--|------------------------------|-------------|--------------------------|
| LARG | E TREES | 3 | | | |
| 4 | AR | ACER RUBRUM 'FRANKSRED' 'RED SUNSET' RED MAPLE | 2 1/2" CAL. 12' - 14' HT. | B & B | 4.0 P.U. |
| 4 | GT | GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST | 2 1/2" CAL. 12' - 14' HT. | B & B | 4.0 P.U. |
| 6 | UP | ULMUS PARVIFOLIA CHINESE ELM | 2 1/2" CAL. 12' - 14' HT. | B & B | 6.0 P.U. |
| FLOW | ERING ⁻ | IREES | | | |
| 8 | cc | CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD | 2" CAL. 8' MIN. HT. | B & B | 4.0 P.U. |
| 6 | CG | CRATAEGUS CRUSGALI VAR. 'INERMIS' THORNLESS COCKSPUR HAWTHORN | 2" CAL. 8' MIN. HT. | B & B | 3.0 P.U. |
| SHRUE | BS | | | | |
| 35 | IC | ILEX X MESERVEAE 'MESOG' CHINA GIRL HOLLY | 18" MIN. HT. | #5/#7 CONT. | 7.0 P.U. |
| 50 | IT | ITEA VIRGINICA VIRGINIA SWEETSPIRE | 18" MIN. HT. | #5/#7 CONT. | 10.0 P.U. |
| 35 | JC | JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER | 18" MIN. HT. | #5/#7 CONT. | 7.0 P.U. |
| EVER | GREEN [·] | TREES | | | |
| 10 | JV | JUNIPERUS VIRGINIANA 'EMERALD SENTINEL' | 6' MIN. HT. | B & B | 5.0 P.U. |

Carroll County Landscape Installation Notes & Specifications

1. Standards to conform to the most recent version of Ansi A300 Part 6 - "Transplanting" and "Landscape Specification Guidelines" of the Landscape Contractors Standards to contribute most recent version of Ansi A 200 Part 6 - Transplanting and Landscape Specification Guidelines of the Landscape Contractors
 Association of Maryland, District of Columbia and Virginia.
 Planting on individual lots shall be installed upon final grading inspection. No final grading approval shall be given on the building permit until landscaping is complete.
 A completed and sealed certification by a landscape architect shall be provided at the initial inspection. The completion form with photographs is required.
 Acceptable plant survival shall be determined as not more than 1/3 mortality. A 12 month inspection will be performed by the county. No inspections shall be finalized
 from November 1st to March 31st.

Carroll County Landscape Inspection Notes (Minimum of Two Inspections Required) Initial inspection: this inspection shall be performed when planting is completed to verify compliance with the approved planting plan. The inspection shall be performed by a landscape architect. A completed and sealed landscape certificate shall be provided with photographs or other visual documentation. The 12 month survival period will begin upon receipt of the landscape certification.
 Final inspection. This inspection shall be performed by the county 12 months after certification of the initial planting.

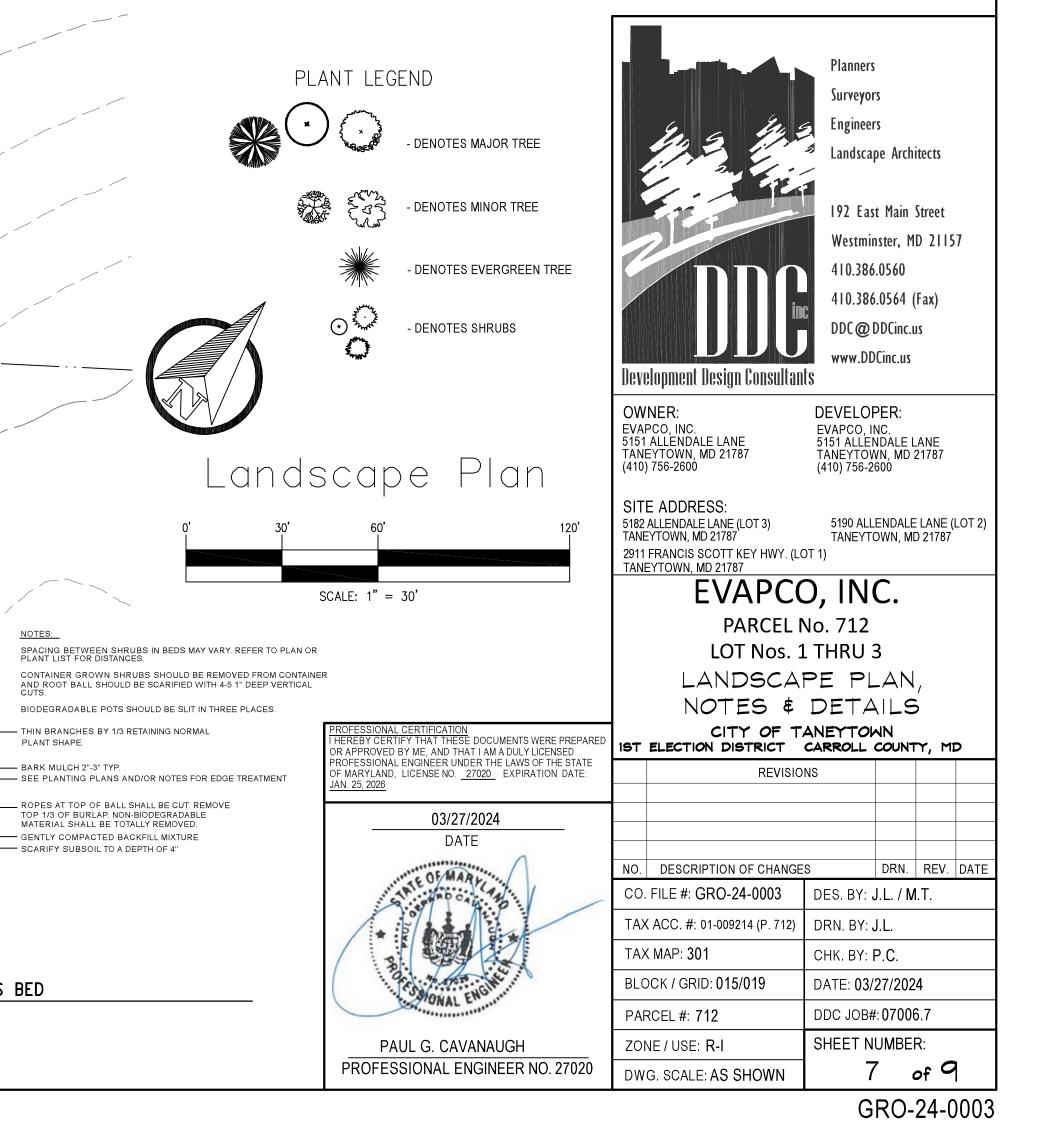
Carroll County Landscape Maintenance Notes

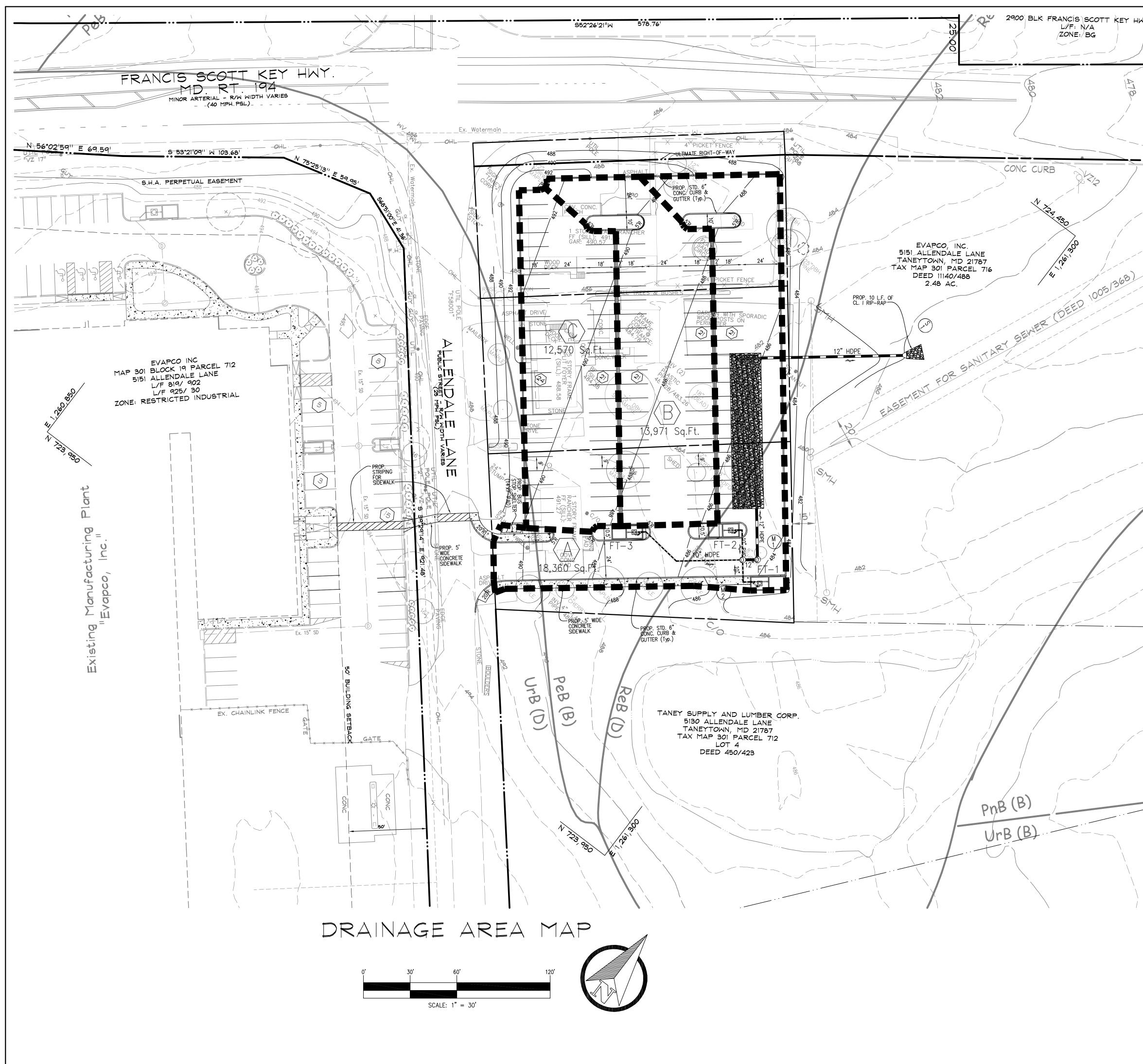
1. The Owner of any property on which landscaping has been installed pursuant to this chapter shall maintain the landscaping in good condition in perpetuity. A Landscape Maintenance Agreement shall be required. Failure to replace dead or dying pu's or the removal of any installed pu's is a violation of this Chapter. Carroll County Landscape Specifications

All plants shall be identified in accordance with the latest edition of Hortus Third, by the Staff of the L.H. Bailey Hortorium, 1976.
 All nursery stock shall conform to American Nursery and Landscape Association (ANLA) standards as described in "American Standards for Nursery Stock," Current Edition (ANSI Z60.1) and ANSI A-300 Specifications.
 Landscape specifications shall also conform to "Landscape Specification Guidelines for Maryland, D.C. and Virginia" by the Landscape Contractor's Association of MD, DC & VA, latest edition. All nursery stock shall be planted in accordance with the procedures outlined in these guidelines.
 Three (3) inches topsoil are required on all disturbed areas to be landscaped, seeded, or sodded.

SCHEDULE A: LANDSCAPE CALCULATIONS

| CATEGORY | PARKING LOT REQUIREMENT | PARKING ADJACENT TO R.O.W. | PARKING ADJACENT TO COMMERICAL |
|---|---|---|---|
| DISTANCE / AREA, ETC. | 108 SPACES | 485 L.F. CLASS 'B' | 500 L.F. |
| TOTAL PLANTING UNITS (P.U.'S) REQUIRED | 11 P.U. | 19 P.U. | 20 P.U. |
| TOTAL PLANTING UNITS (P.U.'S) PROVIDED | 11 P.U. | 19 P.U. | 20 P.U. |
| MAJOR (1 P.U.) MINOR (1/2 P.U.) EVERGREEN (1/2 P.U.) SHRUBS (1/5 P.U.) S.F. GROUNDCOVER (1/20 P.U.) | 5 (5.0 P.U.) 0 (0.0 P.U.) 0 (0.0 P.U.) 30 (6.0 P.U.) 0 (0.0 P.U.) | 7 (7.0 P.U.) 8 (4.0 P.U.) 0 (0.0 P.U.) 40 (8.0 P.U.) 0 (0.0 P.U.) | 2 (2.0 P.U.) 6 (3.0 P.U.) 10 (5.0 P.U.) 50 (10.0 P.U.) 0 (0.0 P.U.) |



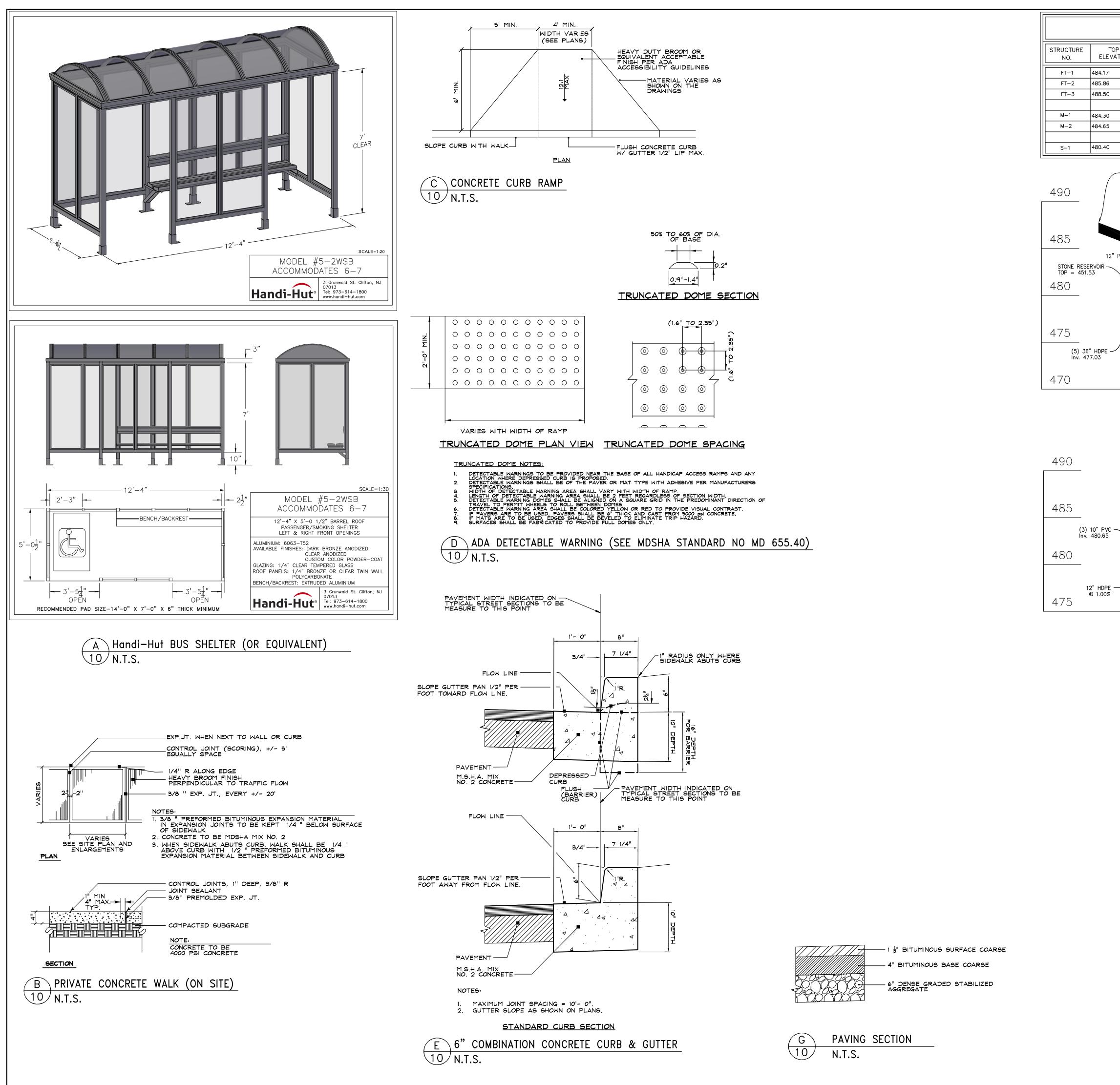


| KEY HWY |
|---------|
| |
| 1478 |
| ` |

| SOILS LEGEND | | | | | | | | |
|--------------|---|------|-------|--------------|----------------|--|--|--|
| SOIL | NAME | Kw | GROUP | Acres in AOI | Percent of AOI | | | |
| PeB | PENN LOAM, 3%-8% SLOPES | 0.32 | В | 3.6 | 11.5% | | | |
| PnB | PENN CHANNERY LOAM, 3%-8% SLOPES | 0.24 | В | 3.4 | 11.0% | | | |
| ReB | REAVILLE SILT LOAM, 3%-8% SLOPES | 0.37 | D | 3.4 | 10.8% | | | |
| UrB | URBAN LAND – UDORTHENTS COMPLEX, 0%-8% SLOPES | N/A | D | 18.6 | 59.8% | | | |
| | | | | | | | | |



| PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED | IST | CITY OF T | ANEYTOI CARROLL | | ry, Mi | Þ | |
|---|-----|--------------------------------|----------------------|----------|------------|------|--|
| PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. <u>27020</u> EXPIRATION DATE: JAN. 25, 2026 | | REVISIO | NS | | | | |
| 03/27/2024 | | | | | | | |
| STATE OF MAD | NO. | DESCRIPTION OF CHANGE | S | DRN. | REV. | DATE | |
| The POCAL THE | CO. | FILE #: GRO-24-0003 | DES. BY: | J.L. / N | 1.T. | | |
| | ТАХ | (ACC. #: 01-009214 (P. 712) | DRN. BY: J.L. | | | | |
| | ТΑУ | (MAP: 301 | СНК. ВҮ: Р.С. | | | | |
| Contraction of the second | | BLOCK / GRID: 015/019 DATE: 03 | | | 03/27/2024 | | |
| CONAL CONNERS | PAF | RCEL #: 712 | DDC JOB# | #:0700 | 6.7 | | |
| PAUL G. CAVANAUGH | ZOI | NE/USE: R-I | SHEET N | UMBE | R: | | |
| PROFESSIONAL ENGINEER NO. 27020 | DW | G. SCALE: AS SHOWN | | 8 | of C | 1 | |
| | | | G | RO- | 24-0 | 003 | |



| ION | INV.IN | INV.OUT | NORTH | EAST | TYPE | REMARKS |
|----------------|--|---|--|--|--|---|
| | | 480.84 (10") | 724153.4057 | 1261277.7845 | FILTERRA W/ SEDIMENTATION CHAMBE | Contech OR EQUAL |
| | | 481.74 (10") | 724162.3245 | 1261233.6889 | FILTERRA W/ SEDIMENTATION CHAMBE FILTERRA W/ | R Contech OR EQUAL |
| | | 484.24 (10") | 724123.4244 | 1261185.4361 | SEDIMENTATION CHAMBE | R Contech OR EQUAL |
| | 480.38 (12") 480.65 (10"), 480.65 (10"), 480.65 (10") | 480.28 (12") 480.48 (12") | 724160.8069 | 1261263.1584 1261255.6598 | 48" PRECAST MH 48" PRECAST MH | PLATE 94 PLATE 94 |
| | | | | | | |
| | 479.40 (12") | | 724321.7399 | 1261258.0441 | 12" HDPE END SECTION | Nyloplast OR EQUAL |
| ROPOS VER F | SED GRADING | | | | | Nyloplasť |
| | NG LOT) | | 490 | | | 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 |
| | PROPOSED GRADING | | | | | FAX (770) 932-2490 www.nyloplast-us.com |
| | OVER PIPE | CL. I RIP-RAP OUTFALL PROTECTION | | | | |
| | $\left(\begin{array}{c} S \\ 1 \end{array} \right) / \left(\begin{array}{c} S \end{array}$ | / @ 0.0% d50=9.5", dmax.=15" | 485 | | | |
| f. HE | | Thickness=19" ATOP FILTER FABRIC | | | | |
| | | Existing Ground Over Pipe | | | | |
| òo MM | | | 480 | _ | | |
| | ρ [[] [] [] [] [] [] [] [] [] [] [] [] [] | | | | | |
| IAAA | 479.40. | -3.0' TOEWALL | 475 | | | |
| | 12" HDPE @ 0.70% | | • 473 | _ | | |
| | | | | | | |
| | 0+91 | | 470 | | | |
| | 5 5 | | | | | |
| | PROFILE | | SEE SHEET 7 | | | |
| | SCALE: HORIZ. : 1" = VERT. : 1" = | = 50' FOR S = 5' PLAN o | TONE RESERVOIR & DETAILS. | | PIPE SCHED | JLE |
| / | M | | | SIZE | | LENGTH |
| (| PROPOSED G | RADING 4 | .90 | 10 | | 111 L.F. 134 L.F. |
| | OVER PIPE (PARKING LC | | | 12 | | |
| 4 | 12" HDPE © 0.70% | | | 36 | | PE 490 L.F. |
| | | Existing Ground | .85 | 4" | PVC SCH.40 PERFORATED | 21 L.F. |
| [| | Over Pipe | | | | |
| | STONE RESERVO | / Invout. 480.03 | | | | |
| Ì | | 4 •••••••••••••••••••••••••••••••••••• | .80 | | | |
| 480.48 | 480.38 480.38 480.03 48 | | | | | Discourse |
| | FO-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0 | | .75 | | | Planners Surveyors |
| | 00 +00 +00 0 0 0 0 0 0 0 0 0 0 0 0 | | .7.5 | 6 | | Engineers |
| | PROFILE | | | | | Landscape Architects |
| | SCALE: HORIZ. : 1" = 50' VERT. : 1" = 5' | | | | | |
| | | | | | | 192 East Main Street |
| | | | | | | Westminster, MD 21157 410.386.0560 |
| | | | | | | 410.386.0564 (Fax) |
| | | | | | | DDC @ DDCinc.us |
| | | | | Dovolopmon | | www.DDCinc.us |
| | | | | OWNER: | t Design Consultants | EVELOPER: |
| | | | | EVAPCO, INC. 5151 ALLEND/ TANEYTOWN, | EV | APCO, INC. |
| | | | | TANEYTOWN, (410) 756-2600 | MD 21787 TA) (41 | 51 ALLENDALE LANE NEYTOWN, MD 21787 10) 756-2600 |
| | | | | SITE ADDR | | |
| | | | | | M D 21787 | 5190 ALLENDALE LANE (LOT 2 TANEYTOWN, MD 21787 |
| | | | | TANEYTOWN, | | |
| | | | | | EVAPCO, | |
| | | | | | PARCEL No. LOT Nos. 1 Th | |
| | | | | | SITE DETA | |
| | | | | | RM DRAIN | PROFILES |
| | | PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE D OR APPROVED BY ME, AND THAT I PROFESSIONAL ENGINEER UNDEF | OCUMENTS WERE PREPAREI | IST ELECTI | CITY OF TANE ON DISTRICT CAR | EYTOWN Roll County, MD |
| | | PROFESSIONAL ENGINEER UNDEF OF MARYLAND, LICENSE NO. <u>270</u> JAN. 25, 2026 | NITTE LAWS OF THE STATE 20 EXPIRATION DATE: | | REVISIONS | |
| | | 03/27/20 | | | | |
| | | DATE | 0 | | | |
| | | TATE OF MAR | Cast I | | RIPTION OF CHANGES | DRN. REV. DAT S. BY: J.L. / M.T. |
| | | | | | | RN. BY: J.L. |
| | | | | TAX MAP: 3 | | IK. BY: P.C . |
| | | 95. 10.000 | SHEEL | BLOCK / GR | RID: 015/019 DA | TE: 03/27/2024 |
| | | S STANAL EN | | | | |
| | | PAUL G. CAVAN | | PARCEL #: ZONE / USE | | DC JOB#:07006.7 |