

VILLAGE LIQUORS & PLAZA INN

LOT 5 COMMERCIAL DEVELOPMENT

SITUATED ON SILO HILL PARKWAY EMMITSBURG, MARYLAND

- GENERAL SITE NOTES:
1. THIS SITE IS ZONED B2- GENERAL COMMERCIAL.
 2. THIS SITE HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3. THE WATER CLASS IS W-1 AND THE SEWER CLASS IS S-3.
 4. WATER AND SEWER SERVICES SHALL BE SUPPLIED BY THE TOWN OF EMMITSBURG.
 5. THE PURPOSE DEVELOPMENT IS FOR A LIQUOR STORE ON THE FIRST FLOOR AND A HOTEL ON THE 2nd AND 3rd FLOORS.
 6. A 6' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL LOT LINES.
 7. PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.
 8. THE CRITERIA FOR HOTELS AS PERMITTED BY THE EMMITSBURG ZONING ORDINANCE WILL GOVERN THIS APPLICATION.
 9. TOPOGRAPHY IS FROM FIELD SURVEY BY R. LEE ROYER & ASSOCIATES.
 10. BOUNDARY SURVEY BY R. LEE ROYER & ASSOCIATES.
 11. ALL SIGNS SHALL COMPLY WITH SECTION 17.38 OF THE TOWN OF EMMITSBURG ZONING ORDINANCE. A PERMIT IS REQUIRED FOR THEIR INSTALLATION.
 12. NO WETLANDS OF "SPECIAL CONCERN" WERE OBSERVED ON WETLAND MAPPING.
 13. THIS PROPERTY IS SHOWN ON FEMA MAP PANEL NO. 24021C0055D, DATED 9/19/2007. THE SITE IS DESIGNATED AS ZONE X. NO FEMA FLOODPLAIN LIMITS ARE SHOWN ON THIS SITE.
 14. THE DEVELOPER SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF WORK.
 15. THE DEVELOPER SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 16. THE DEVELOPER SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF THE UTILITIES.
 17. THIS SITE IS SUBJECT TO THE FOREST CONSERVATION ORDINANCE OF THE TOWN OF EMMITSBURG.
 18. TRASH TO BE PICKED UP BY PRIVATE CONTRACTOR.
 19. HORIZONTAL DATUM IS BASED ON MARYLAND SOUTH NAD83.
 20. VERTICAL DATUM IS BASIN ON NAVD88. BENCHMARK IS A MANHOLE SOUTHWEST OF THE SITE IN SILO HILL PARKWAY WITH A RIM ELEVATION OF 415.7.
 21. BUILDING SURFACE IS STUCCO (EFIN).
 22. SIGN IS A POLE SIGN WHICH WILL MEET ALL TOWN REGULATIONS.

SITE DATA:

EXISTING ZONING: B2 - GENERAL COMMERCIAL DISTRICT

TAX MAP 300 PARCEL 1894

GROSS LAND AREA: 2.00 ACRES

NEW BUILDING COVERAGE: 0.16 AC or 8%

SETBACKS: 25' FRONT
25' REAR
10' SIDE

MAXIMUM BUILDING HEIGHT: 35 FEET, 34 FEET 8 INCHES SHOWN

PARKING REQUIREMENTS: 1 SPACE PER HOTEL ROOM=20 REQUIRED
1 SPACE PER 2 EMPLOYEES=2 REQUIRED
1 SPACE PER 250 SF OF RETAIL=19 REQUIRED
41 REQUIRED, 42 SHOWN
A PARKING INCREASE FROM 41 TO 42 SPACES WAS GRANTED BY THE PLANNING COMMISSION ON 09/27/2021

IMPERVIOUS AREA CREATED: 0.59 AC or 30%

GREEN SPACE RETAINED: 1.41 AC or 70%

CALL BEFORE YOU DIG!
THE "MISS UTILITY LAW" (MARYLAND UNDERGROUND FACILITIES DAMAGE PREVENTION LAW) REQUIRES THAT MISS UTILITY BE CALLED AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING, THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.
CALL 811
OR
1-800-257-7777
www.missutility.net/maryland

TICKET NO: 17837374

AT&T TRANSMISSION (800) 252-1133
COMCAST-UTILIQUEST (301) 210-0355
POTOMAC EDISON/USIC (800) 778-9140
UGI CENTRAL PENN GAS (610) 736-5659
TOWN OF EMMITSBURG (301) 600-6300
VERIZON (301) 210-0355

SHEET INDEX

- SHEET 1- COMBINED SWM CONCEPT & SWM DEVELOPMENT PLAN
SHEET 2- EXISTING SITE RESOURCES PLAN
SHEET 3- SOIL EROSION PLAN
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SHEET 5- BIO-RETENTION NOTES & DETAILS
SHEET 6- NOTES & DETAILS
SHEET 7- LANDSCAPE PLAN
SHEET 8- LANDSCAPE NOTES & DETAILS
SHEET 9- DRAINAGE AREA MAP



IMPROVEMENT PLAT OF LOT 5
FOR
VILLAGE LIQUORS
& PLAZA INN
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

Record of Revisions		
Date	Initials	Revision Made

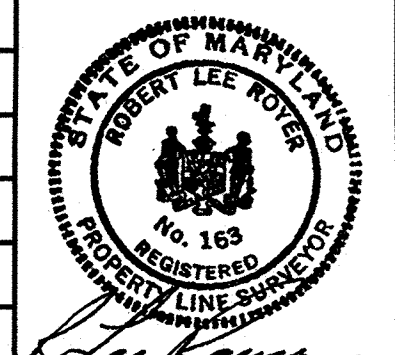
OWNER/DEVELOPER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DRIVE
FREDERICK, MD 21704
(301) 676-5400
TAX MAP 300 GRID 6 PARCEL 1894
DEED REFERENCE: 14068/386

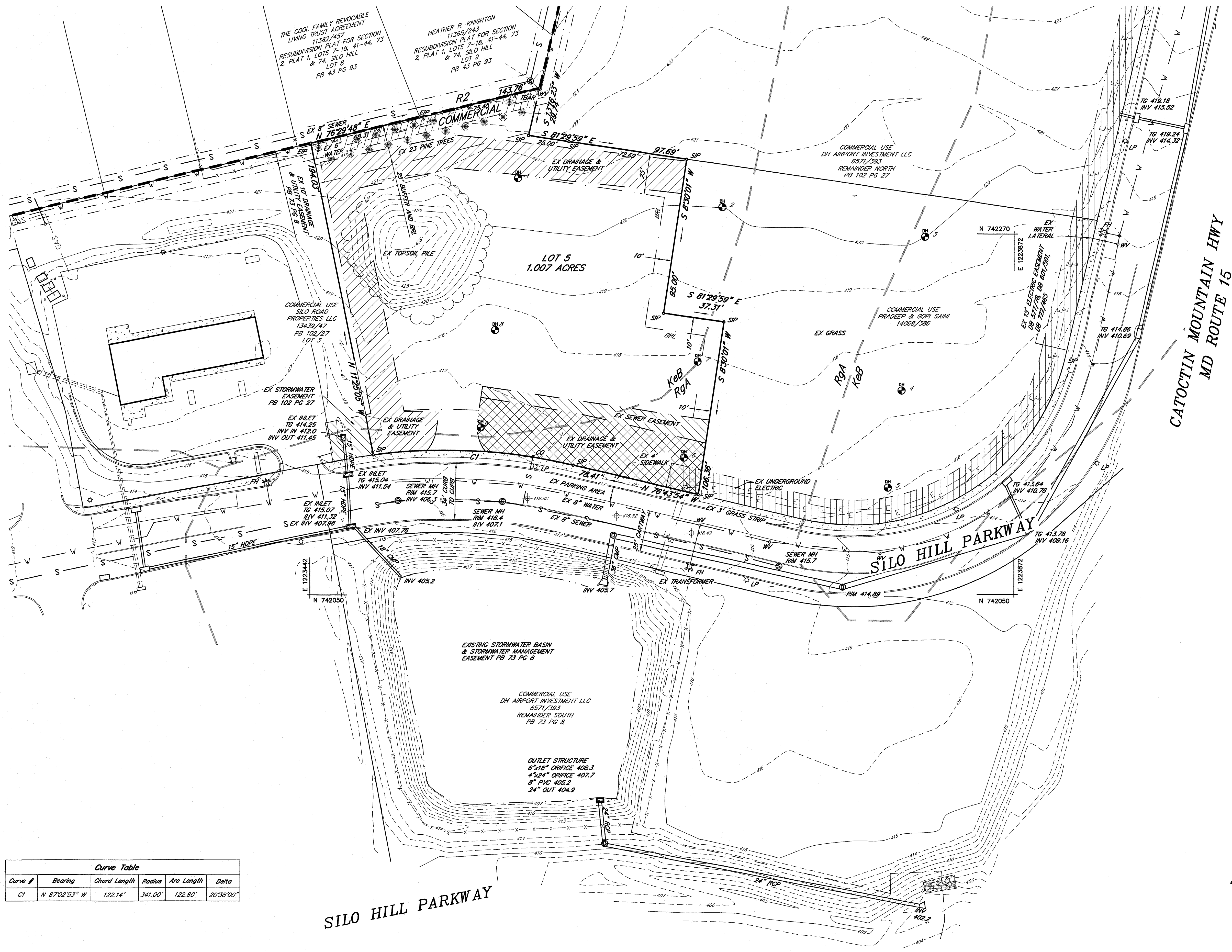
OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400
SITE DATA
ZONE B2
FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT



R LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-762-5619

Area
1,007 Ac.
Scale
Date
12/1/21
Drawn
DCS
Checked
File
7617





LEGEND

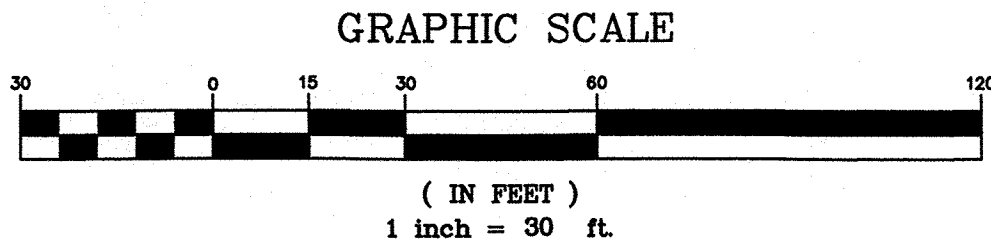
- EXISTING CONTOURS
- BUILDING RESTRICTION LINE
- WATER LINE
- SEWER LINE
- UG ELECTRIC/CABLE/TELE SERVICE
- EXISTING TREE COVER THAT DOES NOT MEET THE DEFINITION OF FOREST COVER (1"-2" LOCUST TREES)
- LIGHT POLE
- DEEP HOLE
- Soil Boundary & Type (RGA, KeB)
- EASEMENTS

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY _____ District Manager

DATE: _____

Curve Table					
Curve #	Bearing	Chord Length	Radius	Arc Length	Delta
C1	N 87°02'53" W	122.14'	341.00'	122.80'	20°38'00"



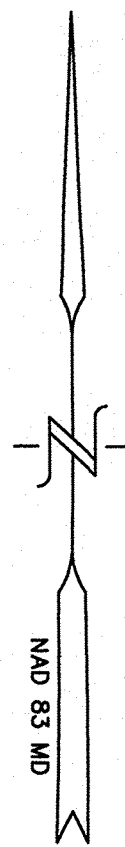
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EXISTING SITE RESOURCES PLAN
FOR
**VILLAGE LIQUORS
& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND



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PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-762-5819

Area 7.007 Ac.
Scale 1" = 30'
Date 11/30/21
Drawn DCS
Checked
File 7817



LEGEND	
	LIMIT OF DISTURBANCE (LOD)
	EXISTING CONTOURS
	PROPOSED CONTOURS
	BUILDING RESTRICTION LINE
	WATER LINE
	SEWER LINE
	UG GAS/ELECTRIC/CABLE/TELE SERVICE
	EXISTING TREE COVER THAT DOES NOT MEET THE DEFINITION OF FOREST COVER (1"-4" LOCUST TREES)
	LIGHT POLE
	PROPOSED MACADAM
	EASEMENTS
	STABILIZED CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE
	SILT FENCE
	AGIP INLET PROTECTION

- GENERAL SITE NOTES:
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 2. BOUNDARY SURVEY BY R. LEE ROYER & ASSOCIATES.
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 8. SITE AREA = 2.0 AC., DRAINAGE AREA = 0.95 AC., DISTURBED AREA = 0.99 AC., IMPERVIOUS AREA = 0.59 AC.
 9. THE ORIGINAL STORMWATER PLAN FOR THE ENTIRE SILO HILL HILL DEVELOPMENT WAS THAT ALL OF THE LAND WAS TO DRAIN TO THE BASIN. THE ENTIRE AREA WAS IMPERVIOUS.

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY _____
District Manager

DATE: _____

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SOIL EROSION PLAN
FOR
**VILLAGE LIQUORS
& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01, AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

AM D Q 22821 9/22/21
SIGNATURE REGISTRATION NUMBER DATE

I CERTIFY THAT THIS PLAN OF 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 THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE FREDERICK SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

10/08/2021
OWNER/DEVELOPER DATE

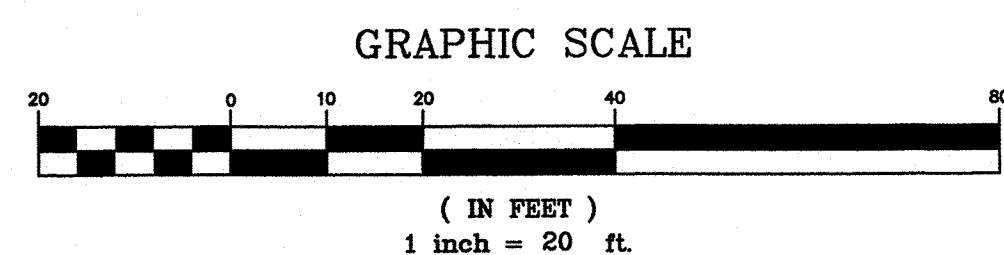


DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1,312.9 SQ. FT. AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 2297 CUBIC YARDS** OF EXCAVATION AND APPROXIMATELY 84 CUBIC YARDS** OF FILL.

ENGINEER'S NAME: *R. Lee Royer* LICENSE REG NO.: 22821 DATE: 9/22/21

**THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.



OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR.
FREDERICK, MD 21704
(301) 876-5400

SITE DATA
ZONE B2
FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

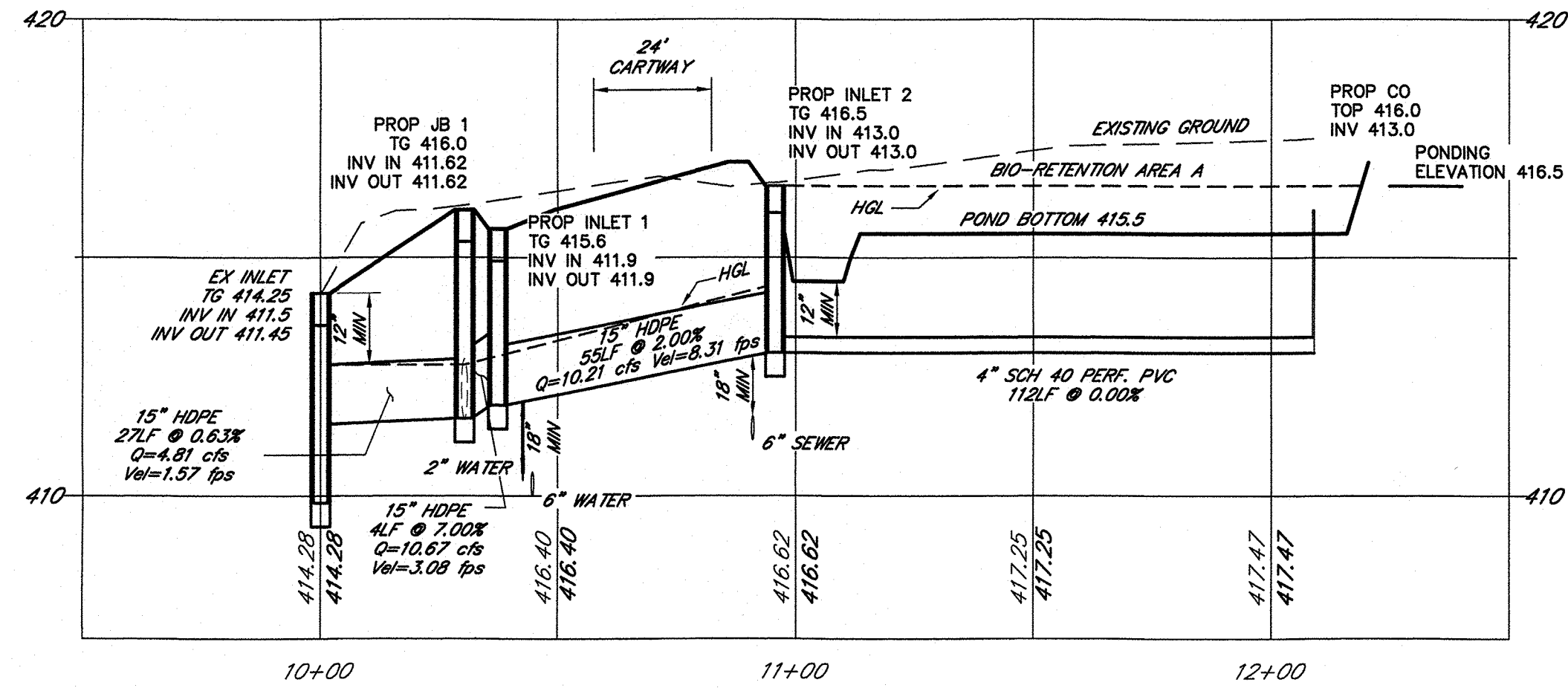


**R LEE ROYER & ASSOCIATES
SURVEYING**

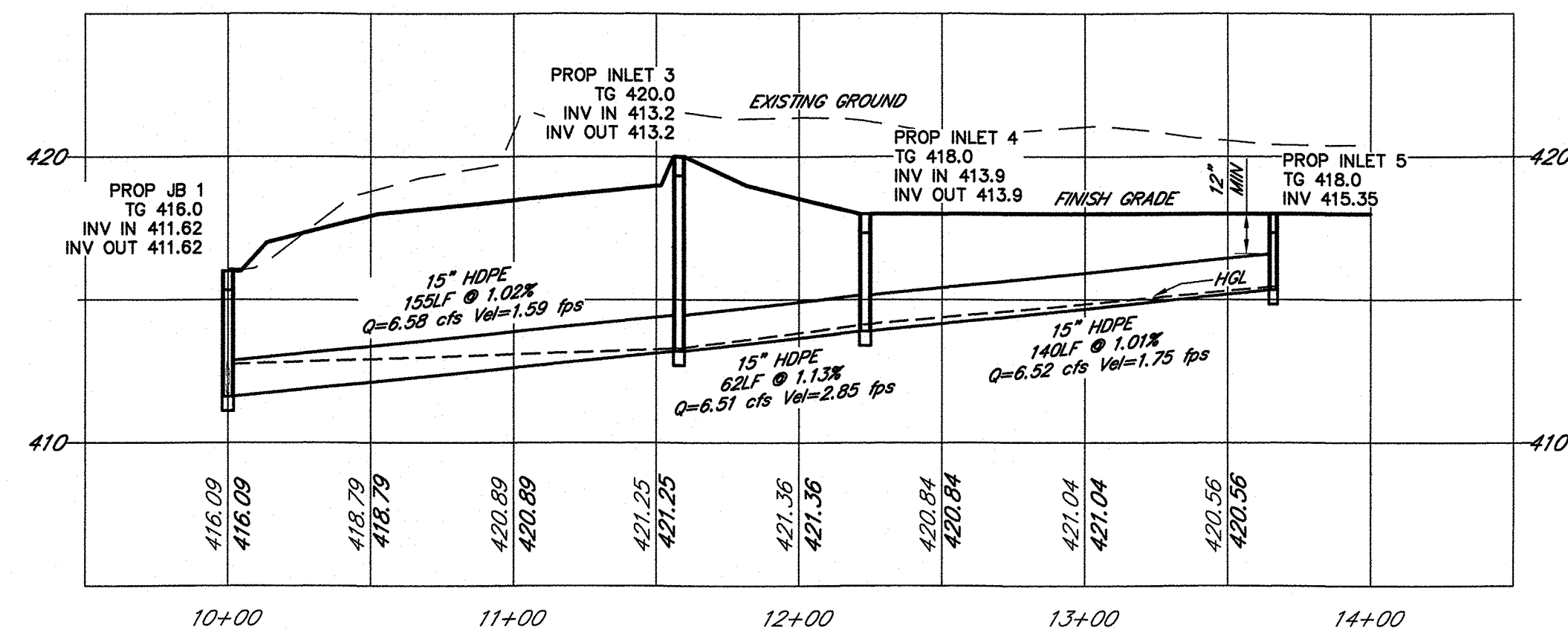
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SHEET 3

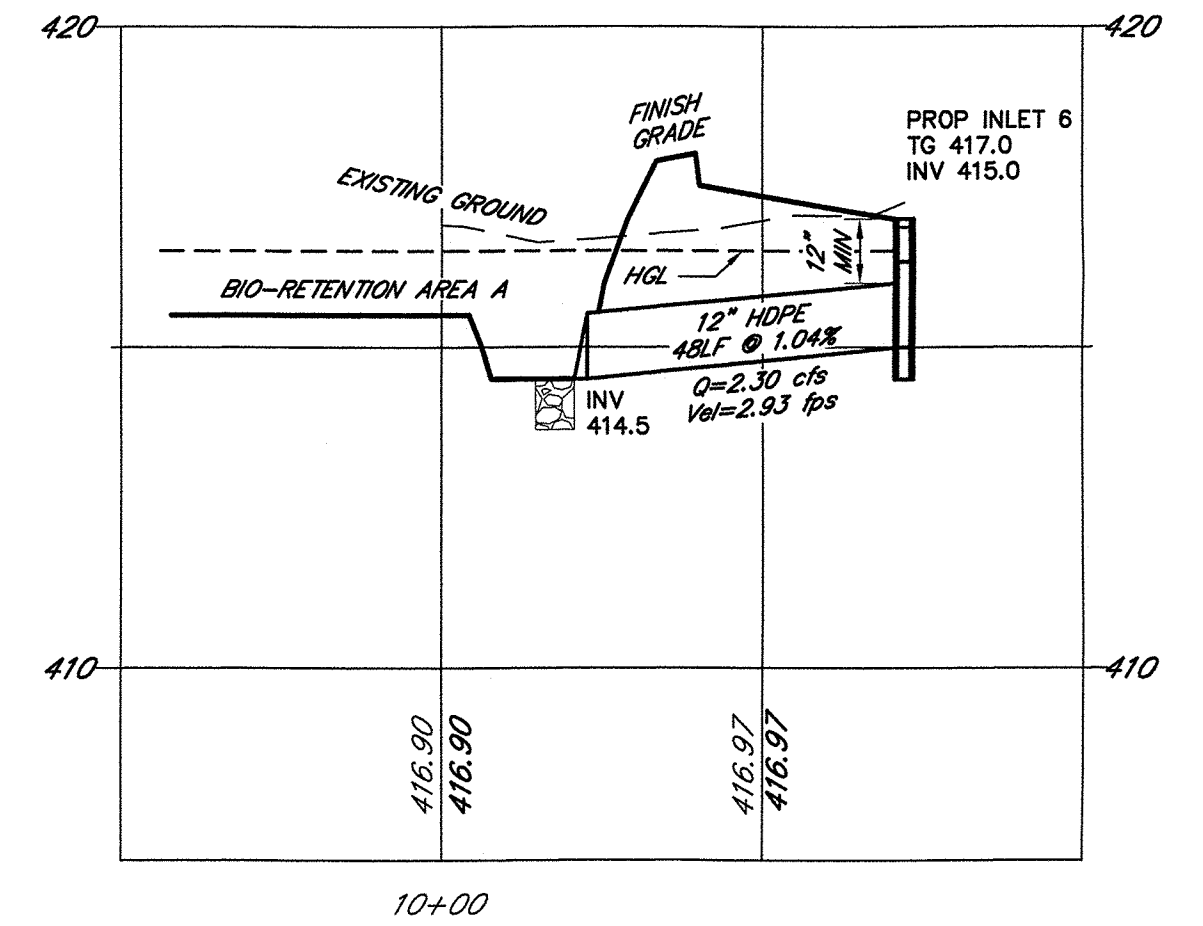
Area	1.007 Ac.
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Drawn	DCS
Checked	
File	7817



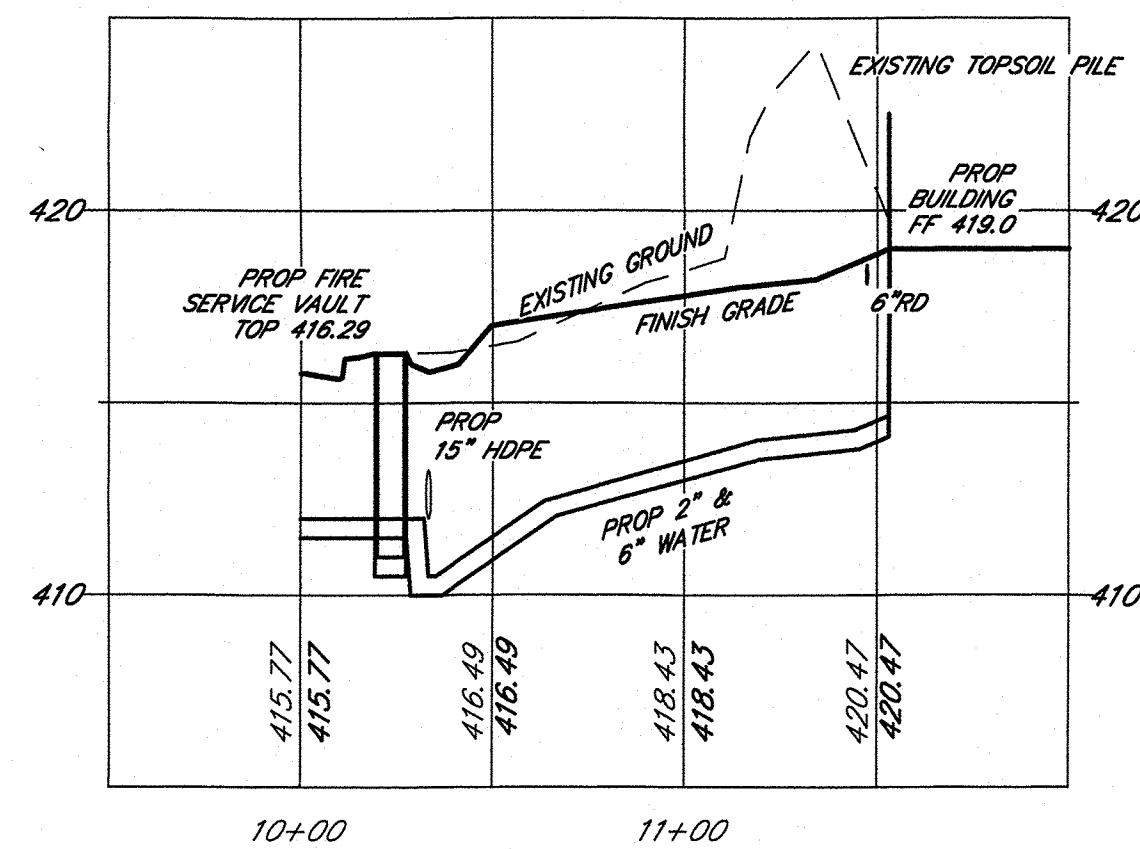
STORM DRAIN PROFILE
EX INLET TO PROP BIO-RETENTION AREA A CO
H:1"=30' V:1"=3'



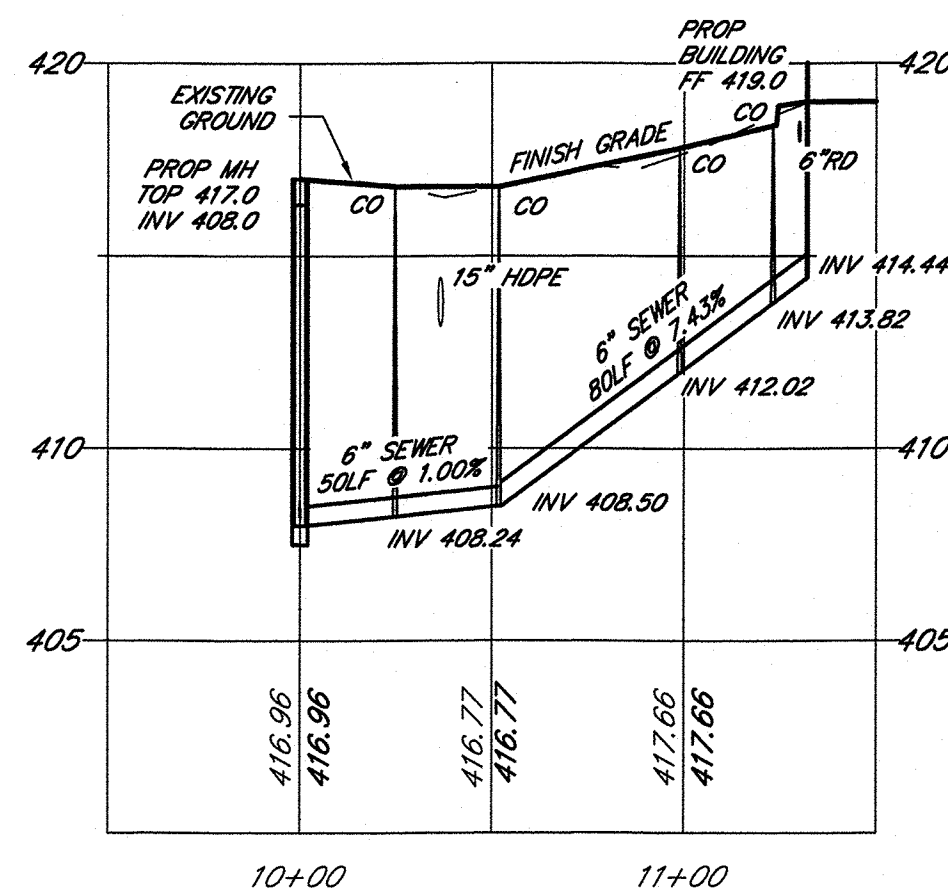
STORM DRAIN PROFILE
PROP JB 1 TO PROP INLET 5
H:1"=50' V:1"=5'



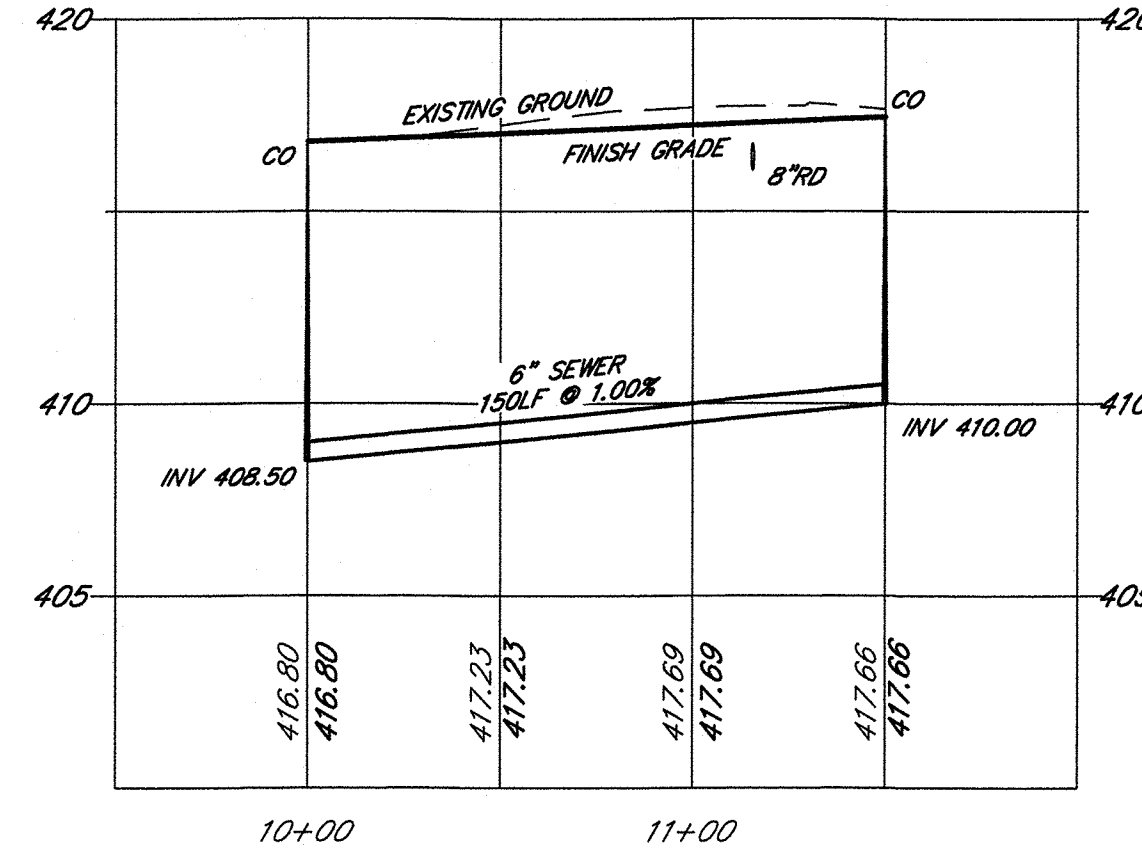
STORM DRAIN PROFILE
BIO-RETENTION AREA A TO PROP INLET 6
H:1"=30' V:1"=3'



WATER PROFILE
EX MAIN TO BUILDING
H:1"=50' V:1"=5'



SEWER PROFILE
PROP MH TO BUILDING
H:1"=50' V:1"=5'



SEWER PROFILE
PROP CO TO TERMINAL CO
H:1"=50' V:1"=5'

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY _____ District Manager

DATE: _____

PROFILES
FOR
**VILLAGE LIQUORS
& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
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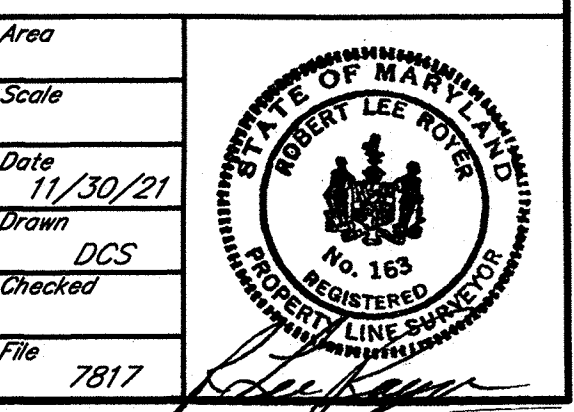
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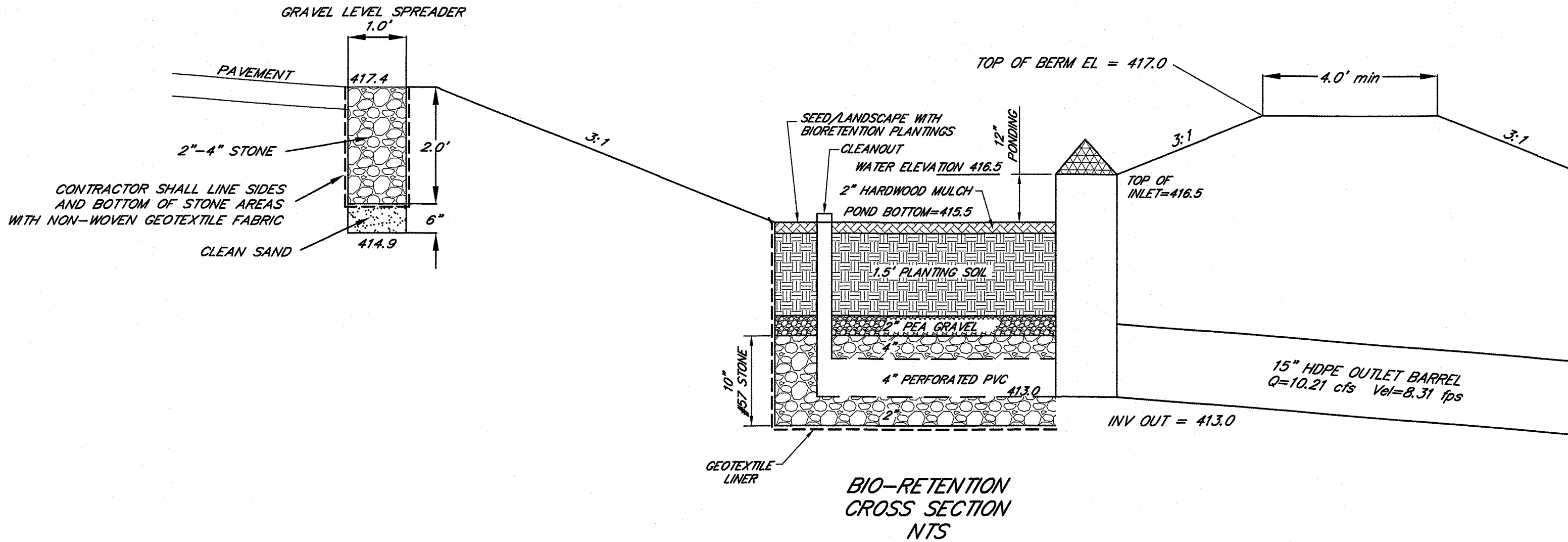
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SHEET 4





NOTES:
1. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS.
2. UNDERDRAIN CLEANOUTS SHOULD EXTEND A MIN. OF 6" ABOVE TOP SURFACE OF MULCH LAYER.

BIO-RETENTION AREA PLANTINGS	
PARAMETER	REQUIRED
SHRUBS	2' MIN
TREES	3' MIN
HERBACEOUS PLANTING	48' MIN

SEE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

BIO-RETENTION SCHEDULE								
NO.	AREA (SF)	PONDING DEPTH (FT)	FRESH GRADE EL.	BOT STONE EL.	CO's	LINER REQUIRED	10 YR WSEL	100 YR WSEL
1	1744	1	415.5	413.5	1	NO	416.7	416.83
								416.5

Stormwater Management Summary Table	
Drainage Area to Bioretention	0.95 Acres
Impervious Area Treated By The Facility	0.59 Acres
Pre vs. Post RCN	75 vs. 91
Time of Concentration in Hours	0.10 HRS.
Pe Required	1.3 Inches
Pe Provided	2.7 Inches
ESDv Required	2996 Cubic Feet
ESDv Provided	3281 Cubic Feet

BIORETENTION SPECIFICATIONS

- A. MATERIAL SPECIFICATIONS
SEE TABLE B.4.1
- B. FILTERING MEDIA OR PLANTING SOIL
THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICRO-BIORETENTION PRACTICE THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMAUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.

pH RANGE SHALL BE BETWEEN 5.2-7.0. SHOULD THE pH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.

- C. COMPACTION
THE BASE OF THE BIORETENTION FACILITY SHALL BE COMPACTED PER THE 30 MIL. LINER MANUFACTURER'S SPECIFICATIONS.
WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12 TO 18 INCHES. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

BIORETENTION AREA PLANT SPECIFICATIONS

- GENERAL PLANTING SPECIFICATIONS:
- ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT FROM THE SOURCE TO THE JOB SITE AND UNTIL PLANTED.
 - WALLS OF PLANTING PIT SHALL BE DUG SO THAT THEY ARE VERTICAL.
 - THE DIAMETER OF THE PLANTING PIT MUST BE A MINIMUM OF SIX INCHES (6") LARGER THAN THE DIAMETER OF THE BALL OF THE TREE.
 - THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW 1/8" OF THE BALL TO BE ABOVE THE EXISTING GRADE. LOOSE SOIL AT THE BOTTOM OF THE PIT SHALL BE TAMPED BY HAND.
 - COMPOST SHOULD BE PLACED AT THE BOTTOM OF PIT.
 - SHREDDED OR HARDWOOD MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 3".
 - BACKFILL PLANTING PIT WITH EXISTING SOIL.
 - MAKE SURE PLANT REMAINS STRAIGHT DURING BACKFILLING PROCEDURE.
 - THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.
 - TREES SHALL BE BRACED BY USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.
 - GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST 1 INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.
 - ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL FERTILIZER AT A RATE OF 2 LBS. PER 1000 SQUARE FEET.

PLANTING SHRUB COVER AREAS:

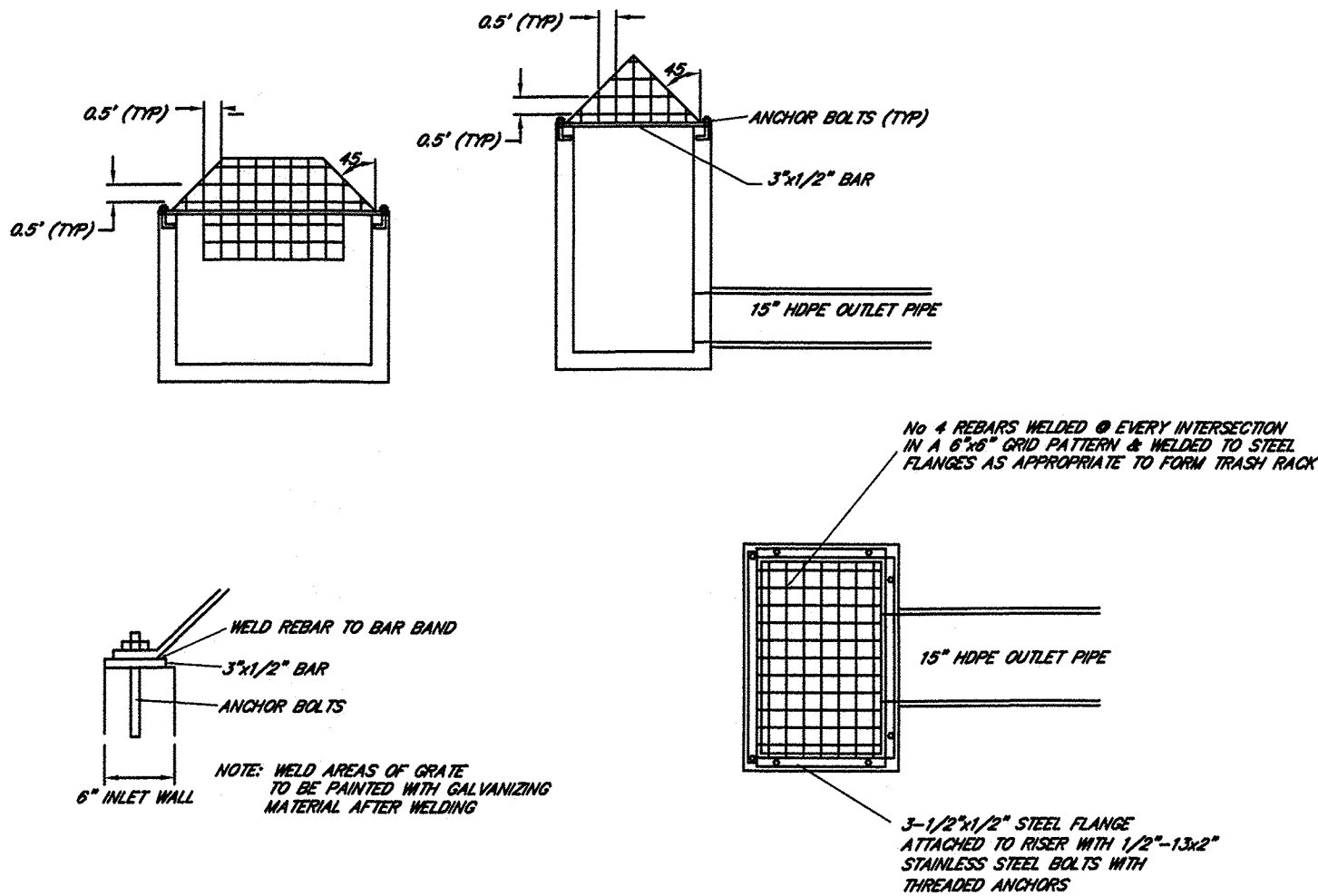
- AFTER PLANTING THE SHRUBS IN THE BIORETENTION AREAS MULCH EACH GROUP OF SHRUBS WITH 3 INCHES OF SHREDDED HARDWOOD MULCH TO THE EDGE OF THE MULCH BED AS SHOWN ON THE PLAN. THE MULCH SHALL BE COMPOSTED, SHREDDED, HARDWOOD BARK MULCH, DARK BROWN IN COLOR. CONTINUE TO WEED, MULCH AND MAINTAIN THE SHRUB BEDS FOR SEVERAL YEARS AS THE SHRUBS GROW AND MATURE TO FORM CONTINUOUS COVERAGE OF THE SHRUB BED AREAS.
- THE LANDSCAPE CONTRACTOR SHALL USE A PRE-EMERGENT, SOIL APPLIED, HERBICIDE ON THE MULCHED BED AREAS. APPLY THE PRE-EMERGENT HERBICIDE ONLY WHEN ALL FOLIAGE IS DRY TO PREVENT FOLIAR BURN. FOLLOW MANUFACTURER'S GUIDELINES FOR HANDLING AND APPLICATION OF THE HERBICIDE. DO NOT APPLY HERBICIDE TO AREAS RECEIVING THE HERBACEOUS SEED MIX.
- THE GROUND COVER SHALL BE PLANTED SO THAT THE ROOTS ARE SURROUNDED BY THE SOIL BELOW THE MULCH. POTTED PLANTS SHALL BE SET SO THAT THE TOP OF THE POT IS EVEN WITH THE EXISTING GRADE. THE ROOTS OF BARE ROOT PLANTS SHALL BE COVERED TO THE CROWN.
- THE ENTIRE GROUND COVER BED SHALL BE THOROUGHLY WATERED.

OPERATION AND MAINTENANCE PLAN BIORETENTION		
Inspection Item	Inspection Requirements	Remedial Action
Maintenance Access		
General	Check for accessibility to facility; excessive vegetation; surface stability	Repair erosion and maintain access surface in good condition
Pretreatment		
Grass filter strip or sand layer	Check for sediment accumulation	Remove sediment as needed
Optional sand layer	Check sand for staining and sediment accumulation	If contaminated, replace first three inches of sand layer
Gravel diaphragm	Check for sediment accumulation and evidence of erosion	Remove sediment and replace gravel as needed
Mulch layer	Check for a (2-3) inch mulch layer	Remove mulch and replace as needed
Filter Bed		
Dewatering	Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation	Remove mulch and the top (3-6) inches of soil/sediment and replace with suitable materials per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended
Sediment	Check for sediment accumulation	Remove sediment as needed
Mulch layer	Check for adequate cover; sediment accumulation; discoloration	Remove and replace mulch and excess sediment as needed
Vegetation		
Plant composition and health	Check for plant composition according to approved plans; invasive species, weeds, and dead or dying vegetation	Remove and replace plants as necessary
Vegetation cover/erosion	Check for erosion, runoff channelizing, or bare spots	Repair/grade and stabilize as needed
Outlets		
Underdrain system	Check outlet end to ensure that discharge is not obstructed; check for erosion	Remove any flow obstructions; grade and stabilize any eroded areas to provide stable conveyance
Overflow spillway	Check for displacement of rip-rap, stable conveyance, and erosion below the outlet	Repair and replace as needed
Conveyance Systems		
General	Check for erosion, flow blockages or by-pass, and stable conveyance	Repair/replace and stabilize as needed
Flow diversion	Check flow splitter for proper functioning	Repair as necessary
Trash and Debris		
	Check for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
Structural Components		
	Check for structural deterioration, spalling or cracking	Repair according to specifications on the approved plans

Field conditions may require a modification to the original approval in order to achieve the intended design function. The plan approval authority should be contacted for review and approval of all proposed modifications. Inspection and maintenance should occur after any major rain event (e.g., meeting or exceeding the design rainfall depth for the facility).

Table B.3.2 Materials Specifications for Bioretention

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
planting soil [2.5' to 4' deep]	sand 35 - 60% silt 30 - 55% clay 10 - 25%	n/a	USDA soil types loamy sand, sandy loam or loam
mulch	shredded hardwood		aged 6 months, minimum
pea gravel diaphragm and curtain drain	pea gravel: ASTM-D-448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
geotextile	Class "C" - apparent opening size (ASTM-D-4751), grab tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4833)	n/a	for use as necessary beneath underdrains only
underdrain gravel	AASHTO M-43	0.375" to 0.75"	
underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes
poured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
sand [1' deep]	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



TRASH RACK DETAILS NTS

Record of Revisions		
Date	Initials	Revision Made

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY _____
District Manager

DATE: _____

OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400

SITE DATA
ZONE B2
FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT



R LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-762-5619

SHEET 5

Area

Scale

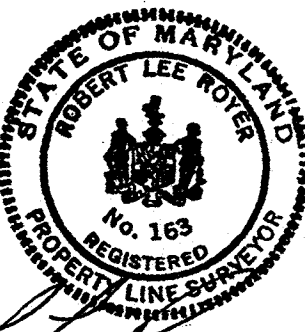
Date 11/30/21

Drawn

Checked DCS

File

7817



SEQUENCE OF CONSTRUCTION - E&S&C

- All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed and immediately stabilized before any following stage is initiated. Clearing, grubbing and topsoil stripping shall be limited only to those areas described in each stage. Any deviation from the following sequence must be approved in writing from the Frederick Soil Conservation District.
- All off-site fill areas must have an E&S Plan approved by the Frederick Soil Conservation District.
- A copy of the approved Soil Erosion Control Plan must be available at the project site at all times.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution.
- At least 7 days before starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, all appropriate municipal officials, the E&S plan preparer, PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative of the Frederick Soil Conservation District to an on-site pre-construction meeting.

- ECS - (301) 748-7283
- SCD - (301) 514-5884 (David Huffer)
- MDE - (443) 829-8405 (Kate A.)
- At least 2 full business days before starting any earth disturbance activities, all contractors involved in those activities shall notify Miss Utility of Maryland at 1-800-257-7777 for the location of existing underground utilities.
- Any dirt tracked onto the existing macadam areas shall be swept up and placed on a stockpile, mulched and seeded with temporary cover.
- Filling of the site can continue as per the previous plan, but the following sequence shall be implemented immediately.

- INSTALL STABILIZED CONSTRUCTION ENTRANCE WITH A MOUNTABLE BERM. INSTALL PIPE UNDER DRIVEWAY AND INLETS. PLACE INLET PROTECTION. PLACE SILT FENCE BELOW CONSTRUCTION AREAS, ABOVE THE PROPOSED BIORETENTION AREA AND ON THE DOWN HILL SIDE OF ALL PROPOSED TOPSOIL STOCKPILES AS SHOWN ON THE PLANS. TIE SILT FENCE INTO THE CONSTRUCTION ENTRANCE. INSTALL CONCRETE WASHOUT.
- INSTALL REMAINING PIPES AND INLETS. PLACE INLET PROTECTION. SEED AND MULCH OVER PIPE WITH TEMPORARY COVER.
- CLEAR AND STRIP TOPSOIL FROM CONSTRUCTION AREA. STOCKPILE TOPSOIL, TEMPORARY SEED AND MULCH ACCORDING WITH TEMPORARY SEEDING NOTES.
- GRADE THE SITE. BUILDING CONSTRUCTION MAY BEGIN. INSTALL UTILITIES, ROOF DRAINS AND SIDEWALKS. PLACE STONE ON ENTRANCE DRIVE AND PARKING AREAS AS SOON AS FINISHED GRADE IS ACHIEVED. PLACE A MINIMUM OF 6" OF TOP SOIL ON THE SITE, MULCH AND SEED WITH PERMANENT COVER.
- INSTALL BIO RETENTION AREA ACCORDING TO THE DETAILS.
- NOTIFY THE FREDERICK COUNTY SOIL CONSERVATION DISTRICT AT (301) 514-5884 AND THE FREDERICK COUNTY ENGINEERING DEPARTMENT AT (PHONE) AT LEAST 5 DAYS PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROL FEATURES TO SCHEDULE A FINAL SITE CLOSE OUT REVIEW MEETING.
- AFTER RECEIVING PCS&D APPROVAL, THE TEMPORARY SEDIMENT CONTROLS MAY BE REMOVED (IE: THE SILT FENCE, INLET PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE). MULCH AND SEED ANY AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY CONTROLS WITH PERMANENT COVER.

SEEDING DETAIL:

- Temporary Cover:
- Lime: 1.0 tons/acre
 - Fertilizer: 5-5-5, 100 lbs/acre
 - Annual rye grass, 40 lbs/acre
 - Mulch: 3 tons/acre **NOTE: Mulch shall be anchored by crimping with a tractor drawn implement, emulsified spray, synthetic binders or a lightweight plastic, fiber or paper net.**

Permanent Cover:

- Lime: 4 - 6 tons/acre
- Fertilizer: 10-20-20, 1000 lbs/acre
- Standard Seeding Schedule:
 - April 1st thru June 15th
 - August 1st thru September 15th
- Tall Fescue, 60 lbs/acre or Fine Fescue, 35 lbs/acre or Kentucky Blue Grass, 25 lbs/acre + Redtop, 3 lbs/acre or Perennial Rye, 15 lbs/acre
- Rain Garden / Retentive Grading Seeding Schedule:
 - Red Top, 5 lbs/acre + Creeping Bentgrass, 5 lbs/acre
 - Riverbank Wild Rye, 5 lbs/acre + Fowl Bluegrass, 5 lbs/acre + Alkaligrass, 5 lbs/acre

- Mulch: 3 tons/acre **NOTE: Mulch shall be anchored by crimping with a tractor drawn implement, emulsified spray, synthetic binders or a lightweight plastic, fiber or paper net.**

Notes:

- Alternatives to this schedule may be applied as approved by Frederick Soil Conservation District.
- If seeding in fall, mulch or other physical erosion controls must be maintained until establishment of adequate cover in late spring.
- Areas stabilized with temporary cover must be reseeded with permanent cover after one year.

YOU MUST NOTIFY THE SEDIMENT CONTROL AND STORMWATER MANAGEMENT OFFICE AT 301-694-1679 BEFORE 9:00 A.M.- 24 HOURS PRIOR TO THE REQUIRED INSPECTION. FAILURE TO NOTIFY THIS OFFICE WILL RESULT IN A STOP WORK ORDER OR OTHER PENALTIES AS OUTLINED IN FREDERICK COUNTY CODES.

*****NOTICE*****
THIS LIST IS FOR SEQUENCE OF CONSTRUCTION ONLY. THIS OFFICE ASSUMES NO RESPONSIBILITY OR LIABILITY FOR IMPROPER INSTALLATION OF ANY ITEM ON THIS CHECKLIST. THIS OFFICE RECOMMENDS THAT A PROFESSIONAL ENGINEER BE PRESENT FOR EACH OF THE REQUIRED INSPECTIONS.

TYPE OF INSPECTION	MISC. COMMENTS /INITIALS
1. PRECONSTRUCTION MEETING	
2. COMPLETION OF SEDIMENT CONYNROL MEASURE (IF USING BASIN SEE #6 BELOW)	
3. PRIOR TO MODIFICATION OR REMOVAL OF SED. CONTRL.	
4. INFILTRATION SYSTEMS	
A. SITE READINESS PER SEQUENCE OF CONSTRUCTION	
B. INFILTRATION AREA. PROTECTED FROM SEIMENTATION	
C. DIMENSIONS	
D. FILTERING MATERIAL	
E. FILL MATERIAL	
F. SIZE, PLACEMENT, TYPE OF PIPING	
G. OBSERVATION WELL	
H. COVER/STABILIZATION	
5. OPEN CHANNEL FLOW ATTENUATION	
A. SITE READINESS PER SEQUENCE OF CONSTRUCTION	
B. CROSS SECTION CONFORMANCE	
C. MATERIAL (TYPE/SIZE)	
D. STABILIZATION	
6. RETENTION/DETENTION STRUCTURES (BASIN/PONDS)	
A. SUBGRADE PREPARATION	
1. CORE TRENCH	
2. SUITABLE MATERIAL/COMPACTION	
B. EMBANKMENT CONSTRUCTION	
1. SUITABLE MATERIAL/COMPACTION	
2. SLOPE GRADE	
3. DIMENSIONS	
C. BARREL AND RISER ASSEMBLY	
1. CORRECT MATERIAL ONSITE	
2. SIZING	
3. ANTI-SEEP COLLARS	
4. ANTI-FLOTATION DEVICE	
5. CONCRETE CRADLE (RCP ONLY)	
6. INSTALLATION/BACKFILL/COMPACTION	
D. CONCRETE STRUCTURES	
1. FOOTER DEMINIONS	
2. REINFORCING MATERIAL (TYPE, SIZE, PLACEMENT)	
3. WEIR FOUR/MATERIAL/SLUMP TEST	
4. FORM STRIP AND FINISHING	
E. IMPOUNDING AREA	
1. LOW FLOW CHANNELS/STABILIZATION	
2. DEWATERING DEVICE	
3. EMERGENCY SPILLWAY	
4. EXTENDED DETENTION DEVICE	
F. SUITABLE AREA/HAUL SPREADER/RIPRAP CHANNEL ECT.	
G. VEGETATIVE STABILIZATION	
H. MISCELLANEOUS	

STABILIZATION SPECIFICATIONS

- Upon temporary cessation of an earth disturbance activity or any stage or phase of an activity where a cessation of earth disturbance activities will exceed 4 days, the site shall be immediately seeded, mulched, or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.
- Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan drawings in the amount necessary to complete the final grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Topsoil stockpile heights shall not exceed 35 feet. Stockpile side slopes must be 2:1 or flatter.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
- Topsoil should 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. Compacted soils should be scarified 6 to 12 inches along contour whenever necessary prior to seeding.
- Immediately after earth disturbance activities cease, the operator shall stabilize the disturbed areas. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be re-disturbed within 1 year must be stabilized in accordance with the temporary vegetative stabilization specifications. Disturbed areas which are at final grade or which will not be re-disturbed within 1 year must be stabilized in accordance with the permanent vegetative stabilization specifications.
- An erosion control blanket will be installed on all disturbed slopes steeper than 3:1, all areas of concentrated flows, and disturbed areas within 50' of a surface water.

STANDARD STABILIZATION NOTE

Following initial soil disturbance or re-distribution, permanent or temporary stabilization must be completed within:

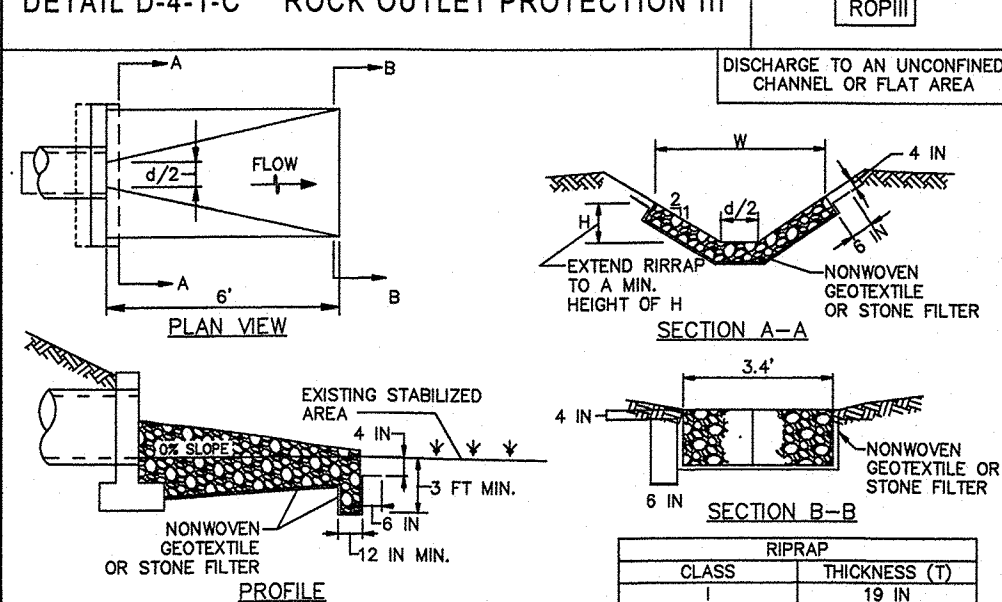
- Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
- Seven (7) calendar days as to all other disturbed or graded areas on project site not under active grading.

For stabilization standards and specifications, refer to the following sections in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control:

Temporary Stabilization - Section B-4-4

Permanent Stabilization - Section B-4-5

DETAIL D-4-1-C ROCK OUTLET PROTECTION III



CONSTRUCTION SPECIFICATIONS

- RRAP and stone must conform to the specified class.
- USE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
- PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (1/2 TO 1 1/2 INCH MINIMUM STONE FOR 6 INCH MINIMUM DEPTH) AND RRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RRAP.
- CONSTRUCT RRAP OUTLET TO FULL CIRCLE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF RRAP. PLACE STONE 18 INCHES ABOVE RRAP IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RRAP IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
- WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
- CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
- MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND RRAP DISCLOSED. RRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

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

GENERAL PLAN NOTES

- Fill material for the embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 6" layered lifts at 95% density.
- An erosion control blanket will be installed on all disturbed slopes steeper than 3:1 and all areas of concentrated flows.
- Until the site is stabilized, all erosion and sediment control BMP's must be maintained properly. Maintenance must include inspections of all erosion and sediment control BMP's after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, repairing, reseeded, re-mulching and re-netting must be performed immediately. If erosion and sediment control BMP's fail to perform as expected, replacement BMP's, or modifications of those installed will be required.
- Any sediment removed from BMP's during construction will be returned to upland areas on site and incorporated into the site grading.
- Topsoil stockpile heights shall not exceed 35 feet. Stockpile side slopes must be 2:1 or flatter.
- Environmental due diligence must be performed to determine if fill material associated with the project qualify as clean fill. Environmental due diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of a regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the department's policy "Management of Clean Fill".

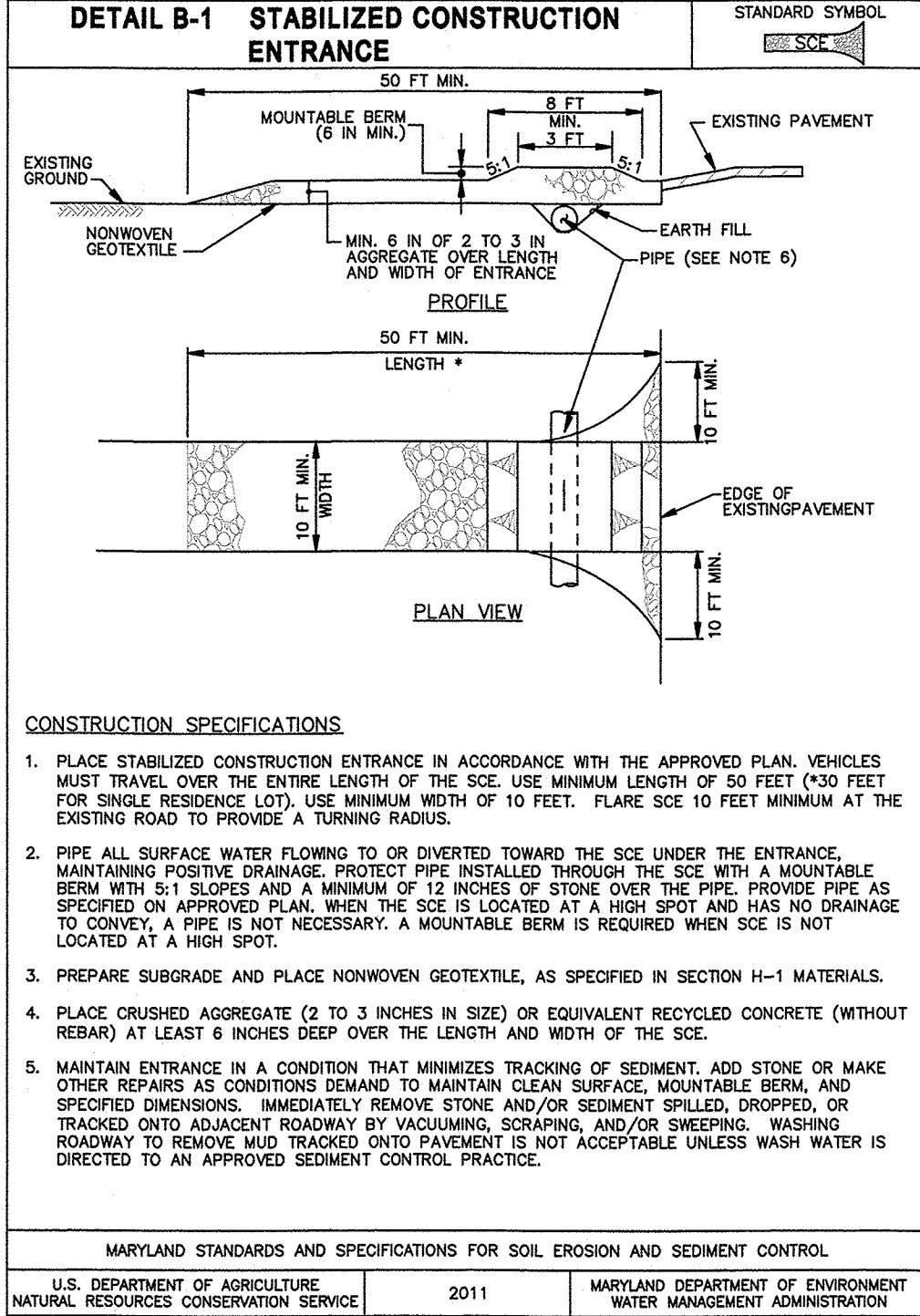
SOIL EROSION MAINTENANCE SCHEDULE

- The soil erosion facilities shown on these plans shall be constructed and maintained by the owner.
- Soil erosion facilities shall be inspected weekly and after every measurable storm event.
- The owner, contractor or assigns shall be responsible for continuing maintenance of the facilities which shall include such items as mowing, clearing and removing sediment and or debris. All sediments shall be stockpiled and seeded and will be used in final grading.
- All building materials and wastes must be removed from the site and recycled or disposed of in accordance with Department's Solid Waste Management Regulations at 25 Pa. Code 2601.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- Until the site is stabilized, all erosion and sediment control BMP's must be maintained properly. Maintenance must include inspections of all erosion and sediment control BMP's after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including cleanout, repair, replacement, re-grading, reseeded, re-mulching and re-netting must be performed immediately. If erosion and sediment control BMP's fail to perform as expected, replacement BMP's or modifications of those installed will be required.
- Any sediment removed from BMP's during construction will be returned to upland areas on site and incorporated into the site grading.
- A log showing the dates that E&S BMP's were inspected as well as any deficiencies found and the date that they were corrected shall be maintained on the site and be made available to the Frederick Soil Conservation District or other regulatory agency officials at the time of inspection.

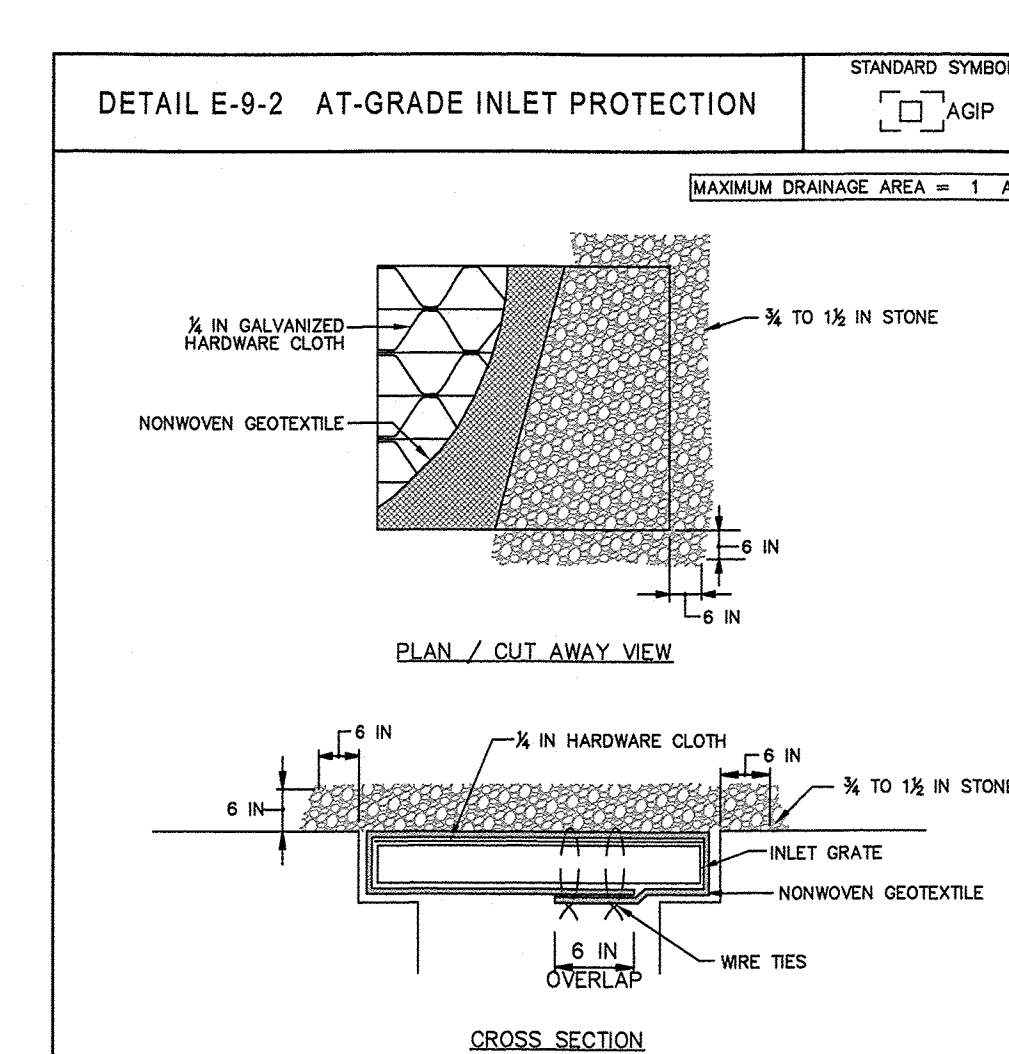
EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN CONTINUOUS COMPLIANCE WITH THE LATEST VERSION OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL UTILITIES, SUCH AS STORM DRAIN, PUBLIC WATER, SANITARY SEWER, ELECTRIC POWER, TELEPHONE, CABLE, AND GAS LINES THAT ARE NOT IN PAVED AREAS AND ARE NOT UNDERGOING ACTIVE GRADING SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 3 DAYS OF INITIAL DISTURBANCE.
- THE OWNER/DEVELOPER OR THEIR DESIGNATEE IS RESPONSIBLE FOR CONDUCTING ROUTING INSPECTIONS AND REQUIRED MAINTENANCE. THE SITE AND CONTROLS SHOULD BE INSPECTED WEEKLY AND THE NEXT DAY AFTER EACH RAIN EVENT**. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA AND SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED.

**ANY PROJECT THAT HAS A STATE ISSUED N.O.I. PERMIT MUST DOCUMENT EACH INSPECTION AND MAINTAIN AN INSPECTION LOG. (PLEASE SEE THE N.O.I. PERMIT DETAILS.)



DETAIL E-9-2 AT-GRADE INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
- PLACE CLEAN 1/4 TO 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

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

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY _____ District Manager

DATE: _____

OWNER: PRADEEP & GOPI SAINI 3516 TIMBER GREEN DR FREDERICK, MD 21704 (301) 676-5400	SITE DATA ZONE B2 TOWN YARD: 26 FT SIDE YARD: 10 FT REAR YARD: 26 FT
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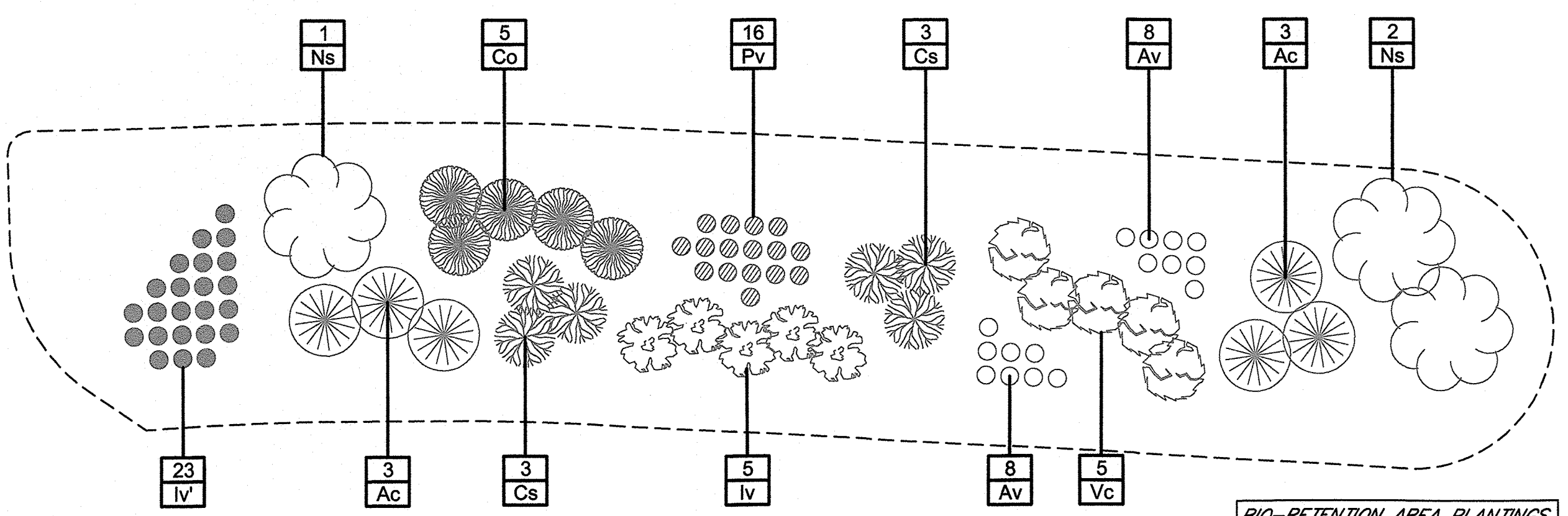
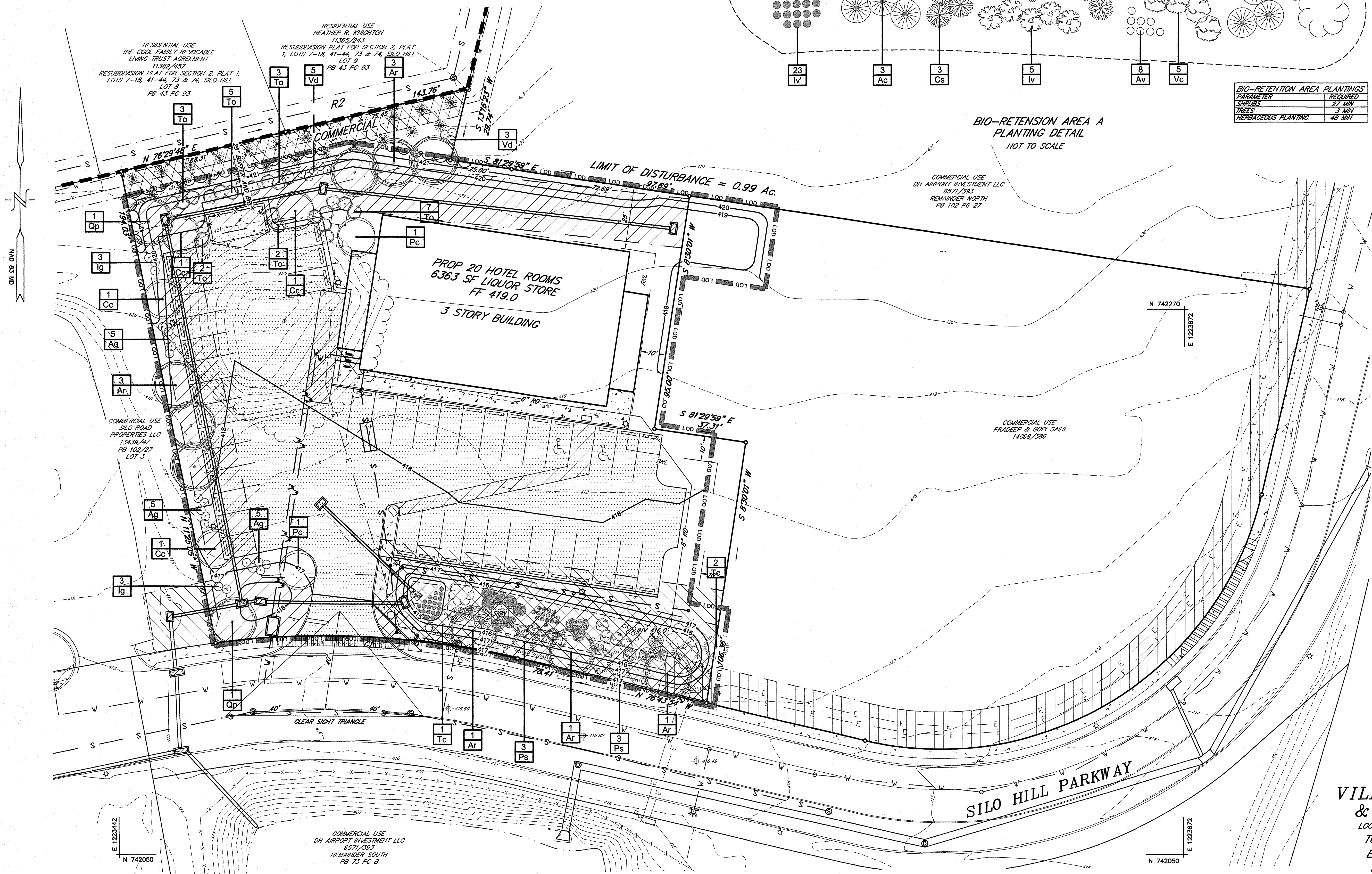
R LEE ROYER & ASSOCIATES SURVEYING

PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-763-5619

SHEET 6



Area	Scale
Date	11/30/21
Drawn	DCS
Checked	
File	7817



BIO-RETENTION AREA PLANTINGS	
PARAMETER	REQUIRED
SHRUBS	22 MIN
TREES	7 MIN
HERBACEOUS PLANTING	48 MIN

- NOTES:
- DENOTES EXISTING PINE TREE (23)
 - 1. PER DISCUSSION WITH ZACH GULDEN ON 9/17/21, THE ONE (1) EVERGREEN TREE AND ONE (1) SHADE TREE REQUIRED FOR LOADING AREA SCREENING HAVE BEEN RELOCATED NORTH MAINTAINING MINIMUM PLANTING COUNTS.
 - 2. SEE SHEET 3B FOR PLANTING NOTES, DETAILS AND SCHEDULES.

MAINTENANCE SCHEDULE	
ITEM	FREQUENCY
SOIL	
Inspect & repair erosion	once per month
Inspect, repair, rodent/pest damage	once per month
Remove disturbed areas	as required
STRUCTURE	
Inspect/monitor water level in underdrain system	once per month
Inspect outlet pipe and concrete inlet	twice yearly
PLANTINGS	
Water plants	once per day for the first 14 days &/or as needed during drought conditions
Replace wire/stake on planted trees	as needed for the first year only
Remove invasive plants/weeds	as needed
Treatment of diseased vegetation	as required
Remove/replace dead vegetation	twice per year during planting season
Mow lawn and grass area outside of impoundment area	minimum of once per month during growing season
Mow grass inside of bio-retention area impound area	once per year

LEGEND	
— LOD —	LIMIT OF DISTURBANCE (LOD)
— BRL —	BUILDING RESTRICTION LINE
W	WATER LINE
S	SEWER LINE
E	UG ELECTRIC/CABLE/TELE SERVICE
☆	LIGHT POLE
[Pattern]	PROPOSED MACADAM
[Pattern]	EASEMENTS

FREDERICK SOIL CONSERVATION DISTRICT

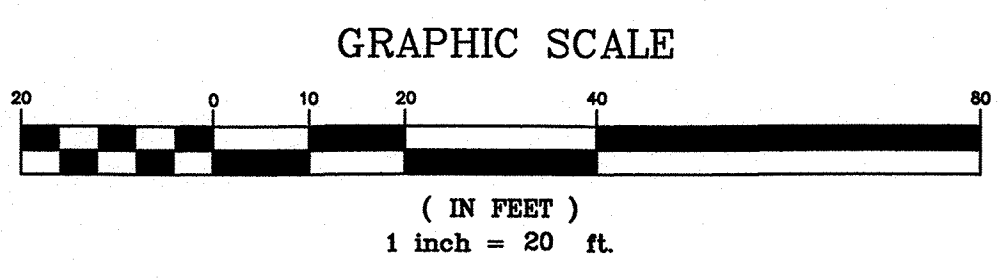
APPROVED BY _____ District Manager

DATE: _____

Record of Revisions		
Date	Initials	Revision Made

LANDSCAPE PLAN
FOR
**VILLAGE LIQUORS
& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

Curve Table					
Curve #	Bearing	Chord Length	Radius	Arc Length	Delta
C1	N 87°02'53" W	122.14'	341.00'	122.80'	20°38'00"



OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400

SITE DATA

ZONE B2

FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

Area
7.007 Ac.

Scale
1" = 20'

Date
12/1/21

Drawn
JTG

Checked
WME

File
7817



