CONCEPT SITE PLAN

LOT 7A, SECTION II

RISING RIDGE ROAD & PARK RIDGE DRIVE

18TH ELECTION DISTRICT * TOWN OF MOUNT AIRY

OWNER	DEVELOPER
LDG RIDGEVILLE LLC LEE PLAZA 8601 GEORGIA AVENUE, SUITE 200 SILVER SPRING, MD 20910 (301) 585-7000	LDG INC. LEE PLAZA 8601 GEORGIA AVENUE, SUITE 200 SILVER SPRING, MD 20910 (301) 585-7000

LEGEND

LEGEND	EXISTING	PROPOSED
BITUMINOUS PAVEMENT		
BUILDING RESTRICTION LINE		BRL
BUILDING		BLDG
CENTERLINE & STATIONS	+50 1+00 +50	+50 1+00 +50
CHAIN LINK FENCE	X—X—X—X	X—X—X—X
CLEAN OUT		C.O.
CONCRETE SIDEWALK		
CURB AND GUTTER		
CURB INLET	EX 1-3	1 3
CURVE NUMBER		C6
DOUBLE HEAD LIGHT		
DRAINAGE AREA DIVISION		
EARTH DIKE		EDA-1 EDA-2
FIRE HYDRANT	FH	FH
GRADE CONTOUR	200 212	200 212
HANDICAP RAMPS		
LIMIT OF DISTRUBANCE		LOD
LOT LINE		
MANHOLE NUMBER	MH 10	MH 10
PROPERTY LINE		PL
OVERHEAD UTILITIES		EXISTING OVERHEAD UTILITIES
REDUCER		
RIGHT-OF-WAY LINE		R/W
RIDGE		
SANITARY SEWER LINE AND MANHOLE		MH 2 PROP. 6" SAN. SEWER
SILT FENCE		SF SF
SINGLE HEAD LIGHT		
SOIL BOUNDARY AND TYPE		MtB2
SPOT ELEVATION	222.50	TW226.50 BW222.50
STABLIZED CONSTRUCTION ENTRANCE		SCE
STRUCTURE NUMBER	12	12
STORM DRAIN LINE		115'-15" N12HDPE @ 2.0%
STORM DRAIN MANHOLE		MH 2
TELEPHONE CONDUIT	T T	T T
TEMPORARY SWALE		T.S.
TREES		
UTILITY POLE		
VALVE AND VAULT		
WATER LINE		PROP. 4" WHC
WATER LINE TEE		
YARD INLET		

ABBREVIATIONS

ARC = LENGTH OF CURVE
ASPH = ASPHALT
BC = BOTTOM OF CURB
BW = BOTTOM OF WALL
C&G = CURB AND GUTTER
CF = CUBIC FEET
CFS = CUBIC FEET PER SECOND
CHD LEN = LENGTH OF CHORD
CHD BRG = CHORD BEARING
CMP = CORRUGATED METAL PIPE
CY = CUBIC YARD
DELTA = INTERNAL ANGLE
DIP = DUCTILE IRON PIPE
EOP = EDGE OF PAVEMENT
EX = EXISTING
LP = LOW POINT
HP = HIGH POINT
PCC = POINT OF COMPOUND CURVE
PC = POINT OF CURVATURE (HORIZONTAL)
PI = POINT OF INTERSECTION
PRC = POINT OF REVERSE CURVATURE
PROP = PROPOSED
PT = POINT OF TANGENCY (HORIZONTAL)
PVCC = POINT OF VERTICAL COMPOUND CURVE
PVRC = POINT OF VERTICAL REVERSE CURVE
PVC = POINT OF CURVE (VERTICAL)
PVC = POLYVINYL CHLORIDE PIPE/ (POINT OF VERTVERTICAL CURVE)
PVT = POINT OF TANGENCY (VERTICAL)
R = RADIUS OF CURVE
RCP = REINFORCED CONCRETE PIPE
SF = SQUARE FOOT
SY = SQUARE YARD
TAN = TANGENT OF CURVE LENGTH
TC = TOP OF CURB
TW = TOP OF WALL
V = VELOCITY

LOCATION MAP

SCALE: 1"=1000'

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE NOTES

1. THE CONTRACTOR SHALL NOTIFY AND SCHEDULE A PRECONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE START OF ANY CONSTRUCTION. PRECONSTRUCTION MEETING SHALL INCLUDE TOWN ENGINEER, TOWN INSPECTOR, CONSTRACTOR AND DEVELOPER / OR CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL INSTALL SEDIMENT CONTROL.
3. CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER, TOWN INSPECTOR, AND CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK REQUIRING SITE COMPLIANCE INSPECTIONS.
5. SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION.
   - 5:1 PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
   - 5:2 PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
   - 5:3 SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
   - 5:4 A "FORM" INSPECTION ON ALL ACCESSIBLE ROUTES/RAMP/CURB RAMPS SHALL BE COMPLETE BEFORE PLACEMENT OF FINAL MATERIAL.
   - 5:5 COMPLETION OF ALL DRIVES, PARKING LOTS AND SURROUNDING GRADING.
   - 5:6 COMPLETION OF ALL WORK SHOWN ON PLANS.
   - 5:7 THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.
6. FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED BY NOTIFYING THE TOWN OF MOUNT AIRY AT (301) 829-1424. WRITTEN APPROVAL FROM THE TOWN MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE APPROVED PLANS.
7. STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.
8. UPON APPROVAL FROM SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.

SITE DEVELOPMENT DATA

1. THE PROPERTY SHOWN HEREON IS OWNED BY:
   LDG RIDGEVILLE LLC
   RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY MD. IN L. 13701 F. 225 DATED 05/04/2020
   TAX MAP 90D, PARCEL 1408 PB 74 PAGE 120
2. EXISTING ZONING: INDUSTRIAL I-ZONE
3. EXISTING USE: VACANT
4. PROPOSED USE: SELF STORAGE/ MINI WAREHOUSE
5. TOTAL AREA OF PROPERTY: 5.78 AC±.
6. TOTAL DEVELOPED (IMPERVIOUS) AREA OF PROPERTY: 4.06 AC/176,949 S.F.
7. PARKING REQUIREMENTS:

TYPE OF USE	PARKING RATIO	GROSS SQUARE FEET	REQUIRED PARKING SPACES
SELF STORAGE/MINI WAREHOUSE	1.0 SPACES/ 1500 S.F.	125,928	84

8. PARKING PROVIDED: 84 SPACES
   84 PARKING SPACES (INCLUDES 4 HANDICAP SPACES)
   0 LOADING SPACES PROVIDED FOR SELF STORAGE/ MINI WAREHOUSE
9. TRAFFIC GENERATION – SELF STORAGE/MINI WAREHOUSE
   AM PEAK HOUR = 0.20 / 1,000 S.F. = 0.20 / 126.11 = 25 TRIPS
   PM PEAK HOUR = 0.20 / 1,000 S.F. = 0.20 / 126.11 = 25 TRIPS
10. MINIMUM BUILDING RESTRICTION LINES
    FRONT:40'/ SIDE:25' / REAR:40'
11. SITE IS SERVED BY PUBLIC WATER AND SEWER
    EMPLOYEES = 4
    EST. WATER FLOW = 1746 GPD
    EST. SEWER FLOW = 1746 GPD
12. TOPOGRAPHY SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM FREDERICK COUNTY, FIELD CHECKED BY VANMAR ASSOC. OCTOBER. 2012. VERTICAL DATUM NAVD88.
13. SOIL CLASSIFICATION MAP NO. 51
14. THE HORIZONTAL AND VERTICAL CONTROL IS BASED ON NAD-83-(91), AS PROJECTED BY C. C. MONUMENTS "WATKINS & WATKINS AZIMUTH". TOPOGRAPHY SHOW HEREON IS AERIAL BY POTOMAC SURVEYS DATED 3/98. CONTROL INTERVAL IS 2 FEET, FIELD UPDATED BY VMA. APRIL 2006.
15. NEAREST WATER SUPPLY IS ADJACENT TO SITE IN RISING RIDGE ROAD AND PARK RIDGE DRIVE.
16. SITE PLAN INCLUDING ALL GRADING, STORMWATER MANAGEMENT, UTILITY, FOREST CONSERVATION, AND PARKING REQUIREMENTS HAVE BEEN DEVELOPED FOR THE PROPOSED BUILDING.
17. A TEN FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL STREET FRONTAGE LOT LINES AND A SIX-FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL OTHER LOT LINES.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT REQUIREMENTS ARE PROVIDED FOR/SATISFIED IN SWM POND #4
THE SWM ESD TO MEP REQUIREMENTS FOR LOT 7A WILL BE ADDRESSED USING (M-9) ENHANCED FILTERS (STORM GARDEN).
STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL.

FOREST CONSERVATION

PRELIMINARY PLAN OF SUBDIVISION APPROVED 2/28/1991, PER CHAPTER 150.21, THE SITE PLAN IS EXEMPT FROM THE PROVISIONS OF CHAPTER 150 FOREST CONSERVATION.

WATER RESOURCE PROTECTION

THE PROPERTY IS LOCATED WITHIN AN AQUIFER PROTECTION AREA. THERE WILL BE NO SPILLAGE OF HAZARDOUS OR REGULATED SUBSTANCES TO THE GROUND WATER, STORMWATER MANAGEMENT SYSTEM OR DRAINAGE SYSTEM.

GENERAL NOTES

1. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
2. THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
3. PROPOSED LIGHTING TO BE PROVIDED AND ATTACHED TO THE PROPOSED STRUCTURE. LIGHTS TO BE SHIELDED SO AS TO PREVENT GLARE TO ADJACENT PROPERTIES, IN COMPLIANCE WITH THE TOWN LIGHTING ORDINANCE.
4. HANDICAPPED PARKING SIGNS SHALL BE 7' FROM BOTTOM OF SIGN TO GROUND.
5. CONTRACTOR SHALL CONFIRM THAT ALL UTILITIES ARE INSTALLED PRIOR TO PAVING AND PLACEMENT OF CONCRETE.
6. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF THE UTILITIES. DEVELOPER SHALL BE BILLED FOR ANY MISS UTILITY CHARGES INCURRED BY THE TOWN RELATED TO THIS WORK
7. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL EXCAVATE TO VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY UTILITIES (CONSTRUCTED AND EXISTING) AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF ALL WORK, EXCAVATION, GRADING, LANDSCAPING, ETC... MANHOLES, ETC., TO BE RAISED, LOWERED OR REMOVED, ARE TO BE DONE SO BY THE CONTRACTOR.
8. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY UTILITY (WHETHER SHOWN OR NOT) DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR REPLACING ANY EXISTING FENCES, DRIVEWAYS, ETC., DAMAGED OR REMOVED BY THE CONTRACTOR DURING CONSTRUCTION. ALL OFF-SITE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
9. PLACEMENT OF ANY CONCRETE OR ASPHALT WORK SUCH AS CURB/GUTTER/SIDEWALKS/DRIVEWAY APRONS, ETC., SHALL BE COMMENCED ONLY AFTER THE INSTALLATION OF ALL UTILITIES INCLUDING GAS LINES/ELECTRICAL LINES/ STREET LIGHT CONDUITS/TELEVISION CABLE/WATER AND SEWER LINES, ETC. ARE IN PLACE.
10. ALL EXISTING PAVING DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED IN ACCORDANCE WITH TOWN OF MOUNT AIRY STANDARDS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC ON EXISTING ROADS IN ACCORDANCE WITH MUTCD SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN PERMITS FROM THE TOWN OF MOUNT AIRY FOR ALL NECESSARY WORK NOT PERMITTED BY THE OWNER.
12. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE "WORK" SHALL BE STOPPED IMMEDIATELY AND THE ENGINEER NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR THOSE CHANGES.
13. DISCREPANCIES FOUND BETWEEN THESE PLANS AND WORK THAT WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
14. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION
15. AS-BUILT CONTRACT DOCUMENT SET MUST BE MAINTAINED ON SITE THROUGH THE PROJECT. THE AS-BUILT DRAWINGS SHALL SHOW CHANGES TO PUBLIC WATER OR SEWER LINES, PUBLIC STORM DRAINAGE SYSTEMS, SIDEWALKS AND STREETS THAT ARE MAINTAINED BY THE TOWN OF MOUNT AIRY. HORIZONTAL VARIATIONS GREATER THAN 1.0 FOOT AND 0.2 FEET FOR VERTICAL ELEVATIONS SHALL BE SHOWN ON THE PLANS. THE DEVELOPER SHALL SUBMIT ONE SET OF AS-BUILT MYLARS AND ONE SET OF AS-BUILT PRINTS TO THE TOWN WITHIN 90 DAYS OF PROJECT COMPLETION.

SHEET INDEX

SHEET	TITLE
1 OF 10	TITLE SHEET
2 OF 10	EXISTING CONDITION
3 OF 10	SITE LAYOUT & UTILITY PLAN
4 OF 10	STORMWATER MANAGEMENT, GRADING & SEDIMENT CONTROL PLAN
5 OF 10	STORMWATER MANAGEMENT/STORM DRAINAGE DETAILS
6 OF 10	SEDIMENT CONTROL NOTES & DETAILS
7 OF 10	SITE DETAILS & PHOTOMETRIC PLAN
8 OF 10	SITE DETAILS
9 OF 10	LANDSCAPE PLAN
10 OF 10	ARCHITECTURAL ELEVATIONS

CALL "MISS UTILITY" AT
1-800-257-7777
3 DAYS BEFORE START OF CONSTRUCTION

ENGINEER

I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL SOIL CONSERVATION DISTRICT.

9/3/2021
RONALD E. THOMPSON — DATE
PROFESSIONAL ENGINEER REGISTRATION No.

CARROLL SOIL CONSERVATION DISTRICT

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CARROLL SOIL CONSERVATION DISTRICT.

BY: ____________ DATE: ____________

STATE OF MARYLAND — RONALD EDWARD THOMPSON — 18417 — PROFESSIONAL ENGINEER — 9/3/2021

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

CARROLL COUNTY HEALTH DEPARTMENT
BY ____________ DATE ____________

Town Engineer APPROVAL
BY ____________ DATE ____________

Town of Mount Airy Planning Commission APPROVAL
BY ____________ DATE ____________

OWNER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING (S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE TOWN OF MOUNT AIRY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE. I/WE AGREE TO REIMBURSE THE TOWN OF MOUNT AIRY, ITS REASONABLE ATTORNEY'S FEES AND COSTS INCURRED TO SUCCESSFULLY ENFORCE THIS SITE PLAN, INCLUDING THROUGH LITIGATION.

NAME(S) PRINTED — DATE
SIGNED

DEVELOPER

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 THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT MARYLAND 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 CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

NAME(S) PRINTED — DATE
SIGNED

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

DATE	REVISIONS
07/22/21	COUNTY COMMENTS
07/30/21	COUNTY COMMENTS
08/05/21	COUNTY COMMENTS
09/08/21	COUNTY COMMENTS

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN
COVER SHEET

LOT 7A, SECTION II

LDG RIDGEVILLE LLC
TWIN RIDGE PROFESSIONAL PARK
TAX MAP: 90D, PARCEL 1408 PB 74. PG.120
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

VMA# 251-569

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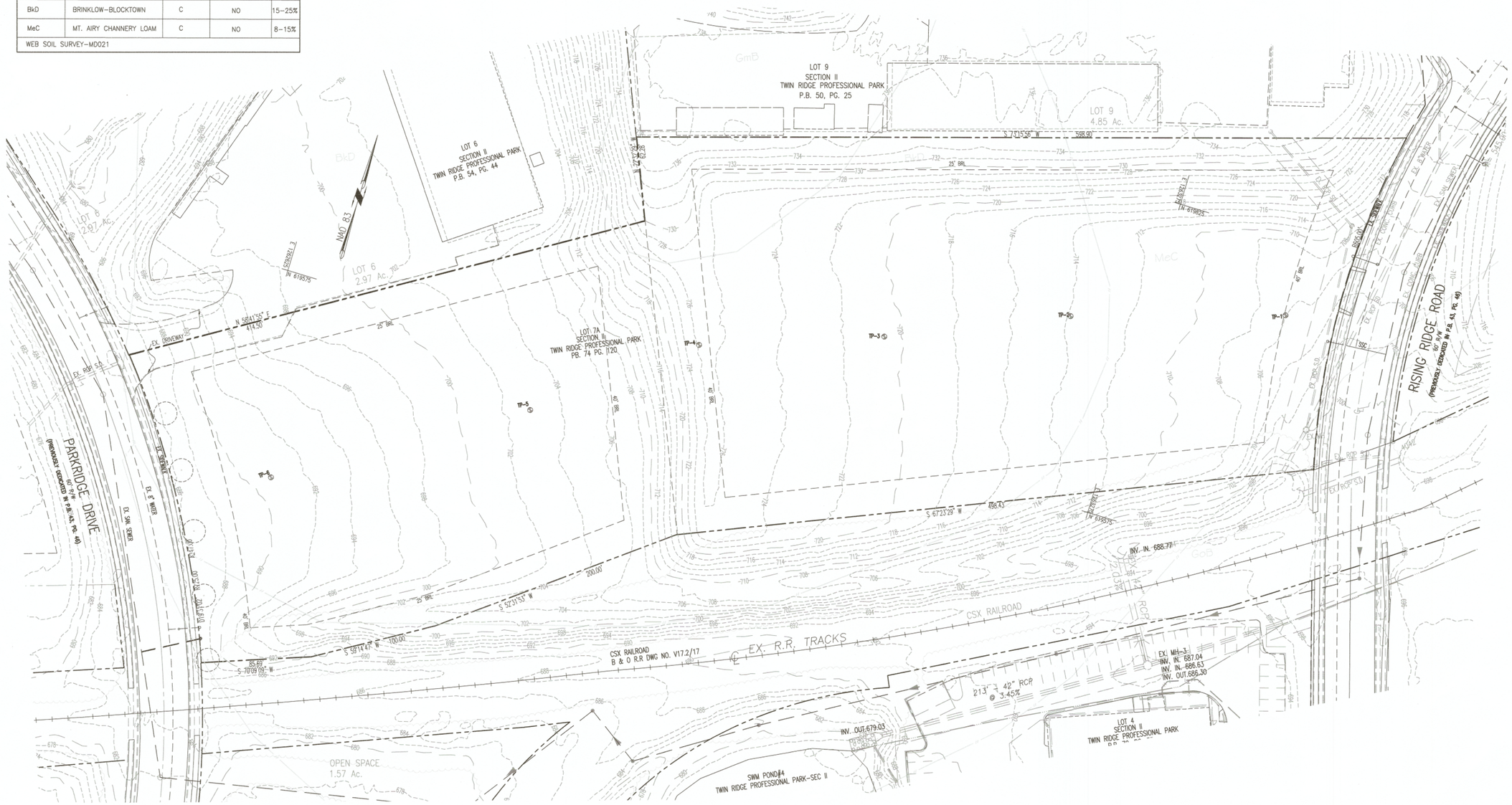
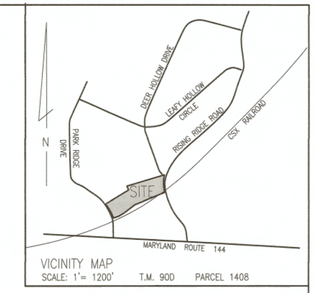
SOIL LEGEND

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	SLOPE
GmB	GLENELG –MT.AIRY	B	NO	3–8%
GoB	GLENVILLE SILT LOAM	C	NO	8–15%
BkD	BRINKLOW–BLOCKTOWN	C	NO	15–25%
MeC	MT. AIRY CHANNERY LOAM	C	NO	8–15%

WEB SOIL SURVEY–MD021





VICINITY MAP
SCALE: 1"= 1200' T.M. 90D PARCEL 1408

TEST PIT LOG

PROJECT : Soil Typing - Twin Ridge - Lots 7 and 8
LOCATION : Rising Ridge Rd, Mount Airy, MD 21771
CLIENT : Ron Thompson
DATE OBSERVED : 2/12/021
TESTED BY : Paul Fritz
PROJECT NO. : 0921A

BORING NO : TP-1 ELEVATION : GS

DEPTH (FT)	"OCPT (FT)	Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRA-TUM	MOIS-TURE(%)
0			0" topsoil			
1		0.25'	Brown silty SAND with rock fragments, moist	SM	FILL	
2		0.5'	Reddish brown silty SAND, some rock fragments, moist			
3						
4		4.0'	Reddish brown sandy SILT, with rock fragments, moist	ML	NATURAL	
5			<SILT LOAM> Infiltration Rate = 0.281 in/hr			
6		5.0'		SM		
7			Light orange/ash brown silty SAND, with rock fragments, moist			
8						
9						
10			End of Test Pit at 8.5'			

WATER ENCOUNTERED AT : None

Test Pit was terminated at a depth of 8 feet below grade.

BORING NO : TP-2 ELEVATION : GS

DEPTH (FT)	"OCPT (FT)	Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRA-TUM	MOIS-TURE(%)
0			0" topsoil			
1		0.25'	Brown silty SAND with rock fragments, moist	SM	NATURAL	
2		0.5'	Reddish brown silty sandy ROCK FRAGMENTS, moist			
3			Infiltration Rate = 0.400 in/hr			
4		4.0'	Reddish brown silty sandy ROCK FRAGMENTS, moist	GM		
5						
6						
7						
8						
9						
10			End of Test Pit at 4.5'			

WATER ENCOUNTERED AT : None

Test Pit was terminated at a depth of 4.5 feet below grade.

BORING NO : TP-3 ELEVATION : GS

DEPTH (FT)	"OCPT (FT)	Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRA-TUM	MOIS-TURE(%)
0			0" topsoil			
1		0.25'	Brown silty SAND with rock fragments, little organics, moist	SM	NATURAL	
2		1.0'				
3			Brown and orange/ash brown silty sandy ROCK FRAGMENTS, moist	GM		
4		3.00'	Excavation Refusal at 3.25'			
5						
6						
7						
8						
9						
10						

WATER ENCOUNTERED AT : None

Test Pit was terminated at a depth of 3.25 feet below grade.

BORING NO : TP-4 ELEVATION : GS

DEPTH (FT)	"OCPT (FT)	Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRA-TUM	MOIS-TURE(%)
0			0" topsoil			
1		0.25'	Brown silty SAND with rock fragments, moist	SM	NATURAL	
2						
3		3.0'	Excavation Refusal at 3.2'			
4						
5						
6						
7						
8						
9						
10						

WATER ENCOUNTERED AT : None

Test Pit was terminated at a depth of 3.5 feet below grade.

BORING NO : TP-5 ELEVATION : GS

DEPTH (FT)	"OCPT (FT)	Blow/1.75"	DESCRIPTION & OBSERVATION	USCS	STRA-TUM	MOIS-TURE(%)
0			0" topsoil			
1		0.25'	Brown silty SAND with rock fragments, little organics, moist	SM	NATURAL	
2		1.0'				
3			Brown and orange/ash brown silty sandy SILT with rock fragments, moist <SANDY LOAM> Infiltration Rate = 0.400 in/hr	ML		
4		5.0'				
5			End of Test Pit at 5.0'			
6						
7						
8						
9						
10						

WATER ENCOUNTERED AT : None

Test Pit was terminated at a depth of 5.0 feet below grade.

OWNER

LDG RIDGEVILLE LLC
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585–7000

DEVELOPER

LDG INC.
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585–7000

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

STATE OF MARYLAND
RONALD EDWARD VANMAR
18417
PROFESSIONAL ENGINEER
9/8/2021

DATE	REVISIONS

CARROLL COUNTY FILE # S–20–0032

CONCEPT SITE PLAN

EXISTING CONDITION

LOT 7A, SECTION II

LDG RIDGEVILLE LLC
TWIN RIDGE PROFESSIONAL PARK
TAX MAP: 90D, PARCEL 1408 PB 74. PG.120
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829–2890 (301) 831–5015 (410) 549–2751
Fax (301) 831–5603
vanmar.com

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VMA# 251–569

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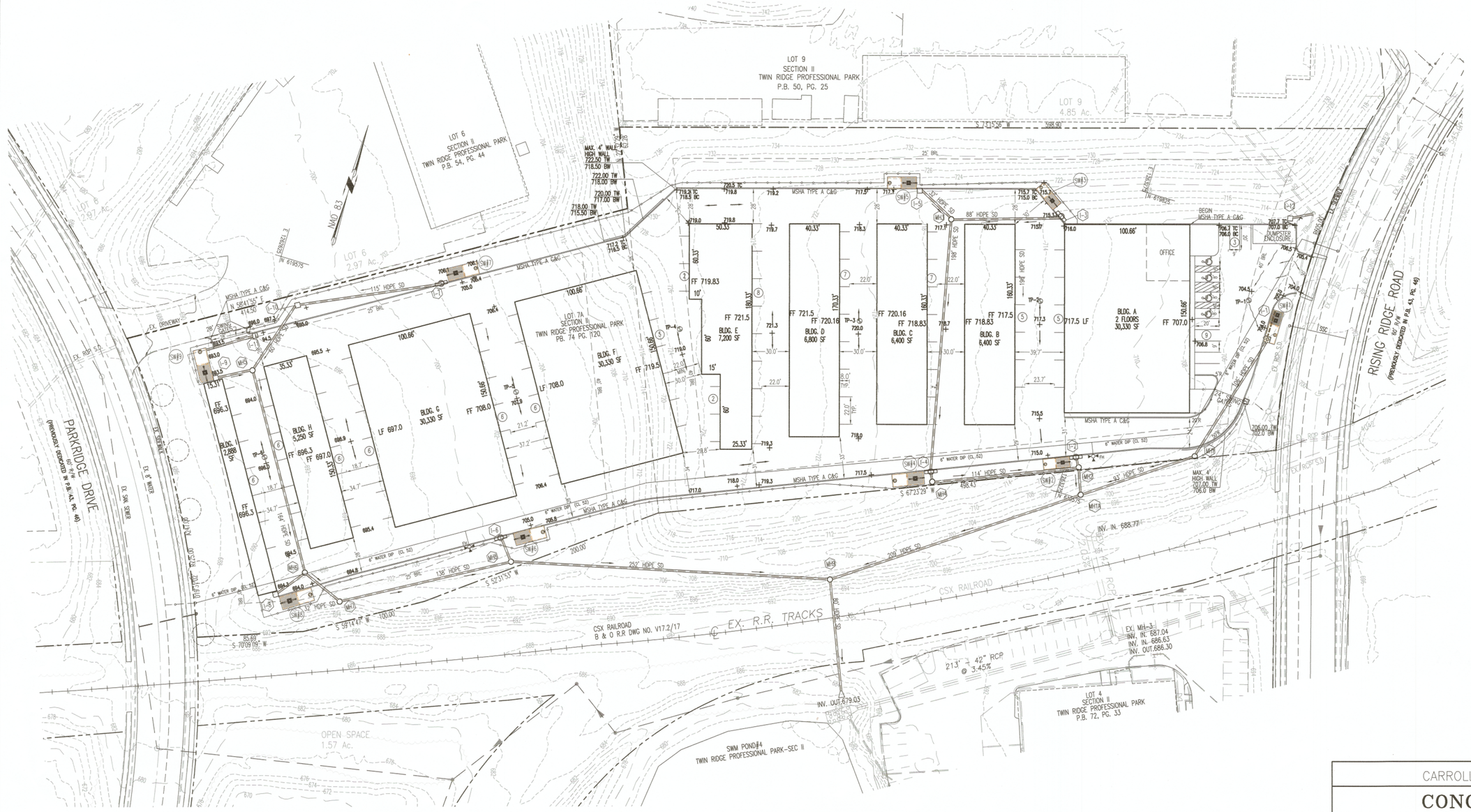
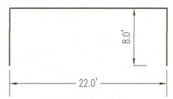


VICINITY MAP
SCALE: 1"= 1200' T.M. 90D PARCEL 1408



TYPICAL PARALLEL PARKING SPACE
22' X 8'

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

SITE LAYOUT AND UTILITY PLAN

LOT 7A, SECTION II

LDG RIDGEVILLE LLC

TWIN RIDGE PROFESSIONAL PARK

TAX MAP: 90D, PARCEL 1408 PB 74. PG.120

SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY

18TH ELECTION DISTRICT

FREDERICK COUNTY, MARYLAND

SCALE: AS SHOWN JUNE 2021

DATE	REVISIONS

OWNER
LDG RIDGEVILLE LLC
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

DEVELOPER
LDG INC.
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(301) 585-7000

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

STATE OF MARYLAND
EDWARD THOMPSON
18417
PROFESSIONAL ENGINEER
9/8/2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603

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SHEET 3 OF 10

VMA# 251-569

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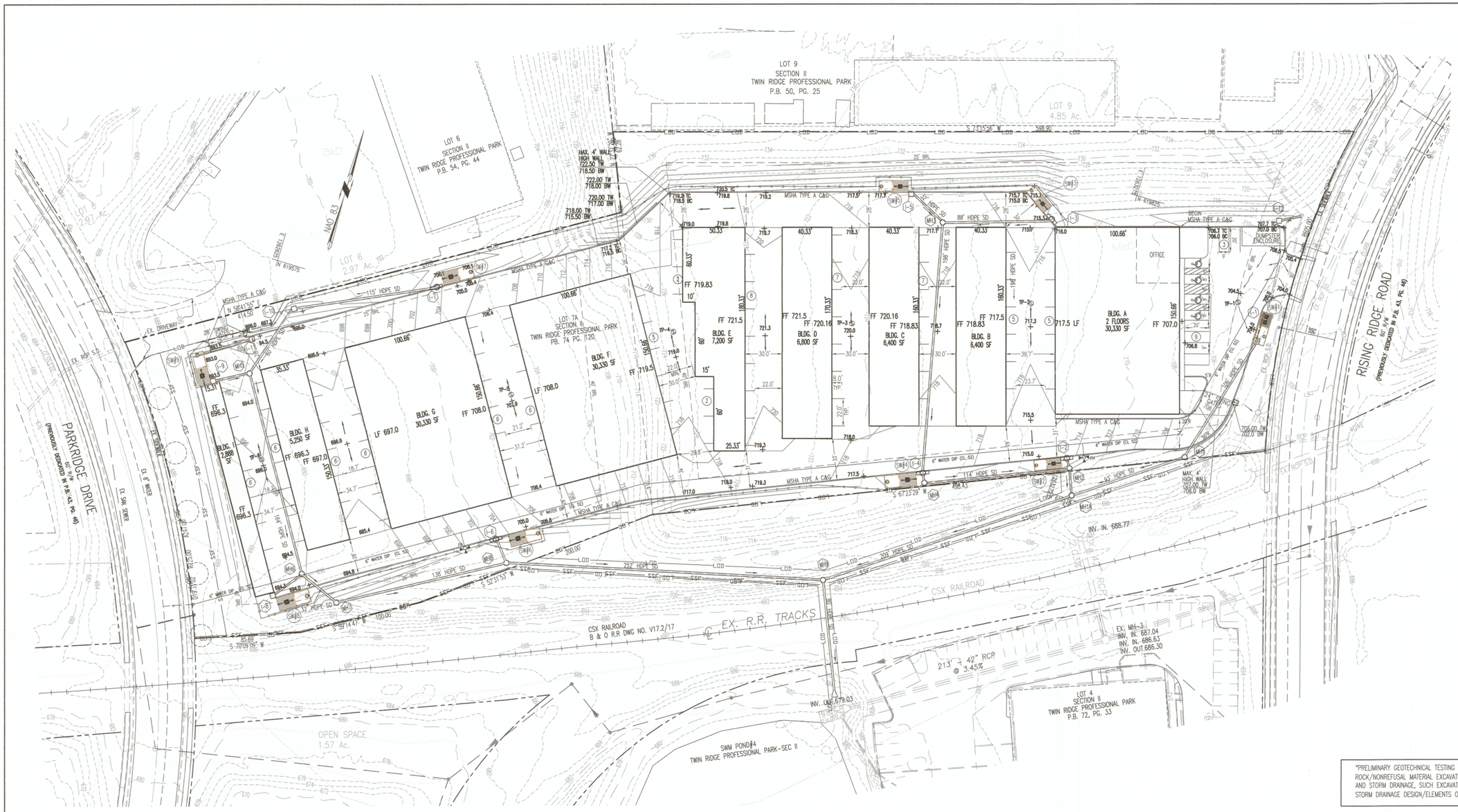
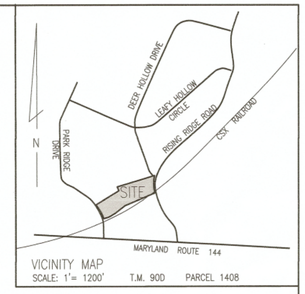
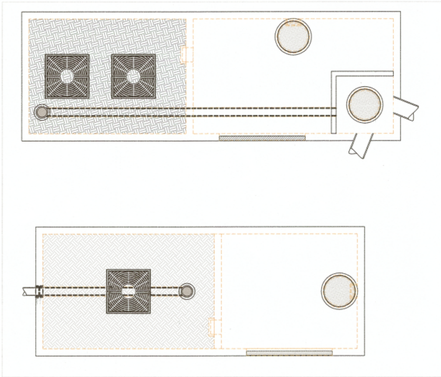




VICINITY MAP
SCALE: 1"= 1200' T.M. 90D PARCEL 1408

"PRELIMINARY GEOTECHNICAL TESTING HAS INDICATED THE PRESENCE OF ROCK/NONREFUSAL MATERIAL. SHOULD ROCK/NONREFUSAL MATERIAL EXCAVATION BE REQUIRED FOR THE CONSTRUCITON OF STORMWATER MANAGEMENT AND STORM DRAINAGE, SUCH EXCAVATION SHALL BE A REQUIREMENT OF THE STORMWATER MANAGEMENT AND STORM DRAINAGE DESIGN/ELEMENTS OF THE APPROVED SITE PLAN."

A "STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT" IS TO BE GRANTED TO THE TOWN OF MOUNT AIRY AS AN EASEMENT OF ACCESS TO THE TOWN OF MOUNT AIRY OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.



TYPICAL PLAN VIEW
PRIVATE STORM-GARDEN FACILITY
NOT TO SCALE

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

STORMWATER MANAGEMENT, GRADING, & SEDIMENT CONTROL

DATE	REVISIONS

LOT 7A, SECTION II

LDG RIDGEVILLE LLC

TWIN RIDGE PROFESSIONAL PARK

TAX MAP: 90D, PARCEL 1408 PB 74. PG.120

SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY

18TH ELECTION DISTRICT

FREDERICK COUNTY, MARYLAND

SCALE: AS SHOWN JUNE 2021

OWNER

LDG RIDGEVILLE LLC
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

DEVELOPER

LDG INC.
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

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STATE OF MARYLAND
DONALD EDWARD VANMAR
No. 18417
PROFESSIONAL ENGINEER
9/8/2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

vanmar.com

VMA# 251-569

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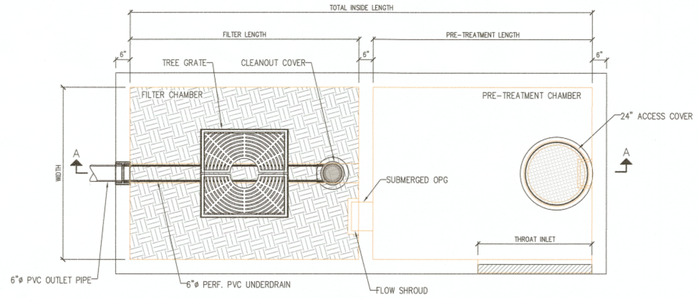
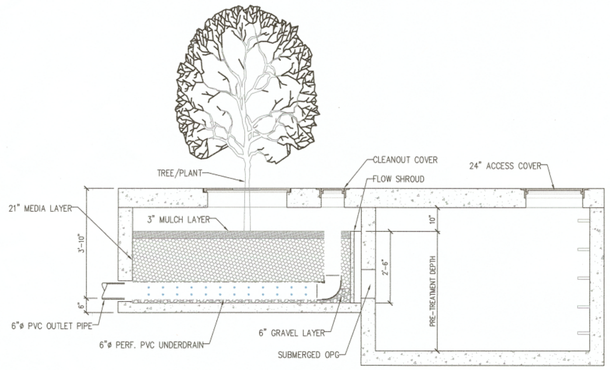


CONTRACTOR IS TO VERIFY THAT ALL INFORMATION SHOWN ON DRAWINGS HAS BEEN THOROUGHLY CHECKED, COMPLIES WITH THE CONTRACT DOCUMENTS, AND IS ADEQUATE TO MEET THE FIELD CONDITIONS.
NOTE: PRODUCTION WILL NOT COMMENCE UNTIL RECEIPT OF SIGNED APPROVED SHOP DRAWINGS.

STRUCTURE DESIGN SPECIFICATIONS:
- PRECAST CONCRETE MINIMUM (28-DAY) STRENGTH 5000 PSI.
- REINFORCING BARS CONFORMING TO ASTM A 615 (FY=60 KSI).
- DESIGN LOAD: AASHTO HS-20
- STRUCTURE DESIGN TO MEET ACI 318.

CONSTRUCTION NOTES:
- CONTRACTOR TO GROUT WITH NON-SHRINK GROUT (MINIMUM 3,000 PSI COMPRESSIVE STRENGTH) BENEATH TOP SLAB TO MATCH FINISHED GRADES.



SYSTEM ID:	STORMGARDEN DIMENSIONS:					REQUIREMENTS:		PROVIDED:	
	WIDTH (FT)	FILTER LENGTH (FT)	PT LENGTH (FT)	PT DEPTH (IN)	INSIDE LENGTH (FT)	ESDV (CF)	PTV (CF)	ESDV (CF)	PTV (CF)
* I-1	8.00	11.00	14.00	50.00	25.50	1,338	335	1,554	388
I-2	8.00	11.00	12.00	48.00	23.50	1,480	370	1,536	384
I-3	8.00	12.00	12.00	50.00	24.50	1,578	394	1,600	400
I-4	8.00	14.00	15.00	50.00	29.50	1,908	477	2,000	500
I-5	8.00	11.00	11.00	50.00	22.50	1,429	357	1,467	367
I-6	8.00	12.00	12.00	50.00	24.50	1,592	398	1,600	400
I-7	8.00	11.00	12.00	48.00	23.50	1,496	374	1,536	384
I-8	8.00	12.00	13.00	50.00	25.50	1,651	413	1,733	433
I-9	8.00	12.00	13.00	50.00	25.50	1,628	407	1,733	433

*STORMGARDEN I-1 CONFIGURATION ON SHEET L-2

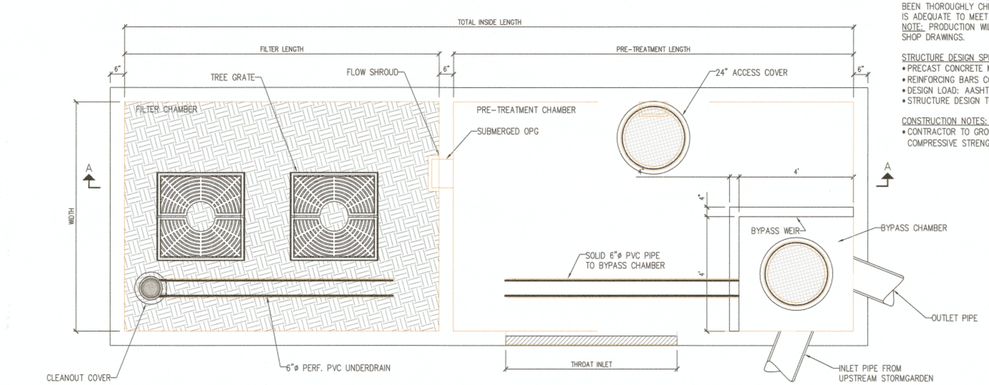
Inlet/Strc.	Drainage Area (SF)	PT (Req'd) (CF)	ESDv (Req'd) (CF)	Width (FT)	Filter Length (FT)	PT Length (FT)	PT Depth (IN)	Wall Dimension (IN)	Total Inside Length (FT)	Total Outside Length (FT)	PT (Prov.) (CF)	ESDv (Prov.) (CF)
I-1 SW#1	13,850	335	1,338	8.00	11.00	14.00	50.00	6.0	25.50	26.50	388	1,554
I-2 SW#2	13,900	370	1,480	8.00	11.00	12.00	48.00	6.0	23.50	24.50	384	1,536
I-3 SW#3	19,500	394	1,578	8.00	12.00	12.00	50.00	6.0	24.50	25.50	400	1,600
I-4 SW#4	17,850	477	1,908	8.00	14.00	15.00	50.00	6.0	29.50	30.50	500	2,000
I-5 SW#5	20,000	357	1,429	8.00	11.00	11.00	50.00	6.0	22.50	23.50	367	1,467
I-6 SW#6	14,900	398	1,592	8.00	12.00	12.00	50.00	6.0	24.50	25.50	400	1,600
I-7 SW#7	14,000	374	1,496	8.00	11.00	12.00	48.00	6.0	23.50	24.50	384	1,536
I-8 SW#8	15,450	413	1,651	8.00	12.00	13.00	50.00	6.0	25.50	26.50	433	1,733
I-9 SW#9	15,230	407	1,628	8.00	12.00	13.00	50.00	6.0	25.50	26.50	433	1,733

** SEE THE SWM REPORT FOR THE DETAIL CALCULATION.

SWM Summary							
ESD # AND TYPE	DA	IA	%IA	Rv	Maximum		Provided
					PE(in)	ESDv(ft3)	ESDv (ft3)
1-M-9 Storm-Garden#1	0.318	0.286	89.97	0.86	2.50	2480	1554
2-M-9 Storm-Garden#2	0.319	0.319	100.00	0.95	2.50	2751	1,536
3-M-9 Storm-Garden#3	0.448	0.333	74.36	0.72	2.50	2922	1,600
4-M-9 Storm-Garden#4	0.410	0.410	100.00	0.95	2.50	3533	2,000
5-M-9 Storm-Garden#5	0.459	0.298	65.00	0.64	2.50	2646	1,467
6-M-9 Storm-Garden#6	0.342	0.342	100.00	0.95	2.50	2949	1,600
7-M-9 Storm-Garden#7	0.321	0.321	100.00	0.95	2.50	2771	1,536
8-M-9 Storm-Garden#8	0.355	0.355	100.00	0.95	2.50	3058	1,733
9-M-9 Storm-Garden#9	0.350	0.350	100.00	0.95	2.50	3014	1,733
			Total ESDv Provided				14759
			ESDv Required	-		14,339	

Where:

ESDv =	14,759	ft³
Pe =	1.03	inch
Rv =	0.67	
A (Site Area) =	5.88	AC



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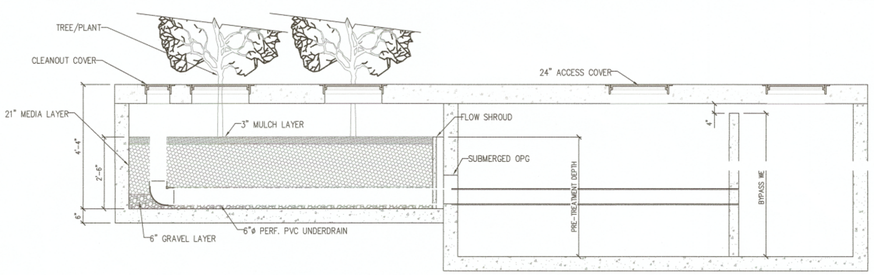

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OWNER
LDG RIDGEVILLE LLC
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

DEVELOPER
LDG INC.
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

DATE	REVISIONS

STATE OF MARYLAND — RONALD E. THOMPSON — 18417 — PROFESSIONAL ENGINEER
9/8/2021

ENGINEER'S DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED ACCORDING TO CHAPTER 151 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE 9/8/2021
RONALD E. THOMPSON, P.E.
LICENSE NO. (SEAL NO.) 18417 EXPIRATION DATE 9/18/21

ENGINEER'S "AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY/FACILITIES SHOWN ON THIS/THESE PLAN(S) WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS. I ALSO CERTIFY THAT THIS/THESE FACILITIES WERE INSPECTED IN ACCORDANCE WITH SECTIONS § 151.095 AND § 151.096 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE
RONALD E. THOMPSON, P.E.
LICENSE NO. (SEAL NO.) 18417 EXPIRATION DATE 9/18/21

OWNER/DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS- BUILT" PLANS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, WITHIN THIRTY (30) DAYS OF COMPLETION OF WORK ON THE STORMWATER MANAGEMENT FACILITY/FACILITIES. I/WE ALSO CERTIFY THAT THIS/THESE STORMWATER MANAGEMENT FACILITY/FACILITIES WILL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, IN ACCORDANCE WITH SECTIONS § 151.095 AND § 151.096 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY.

SIGNED DATE
OWNER/DEVELOPER

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

STORM WATER MANAGEMENT/STORM DRAINAGE DETAILS

LOT 7A, SECTION II

LDG RIDGEVILLE LLC
TWIN RIDGE PROFESSIONAL PARK
TAX MAP: 90D, PARCEL 1408 PB 74. PG.120
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
vanmar.com Fax (301) 831-5603 ©Copyright, Latest Date Shown

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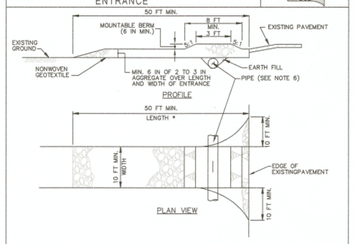
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL SCE



CONSTRUCTION SPECIFICATIONS

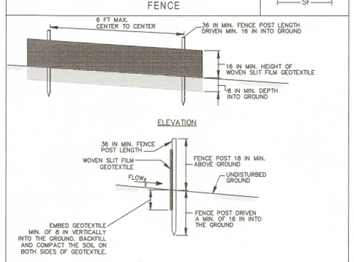
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

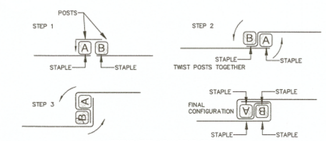
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—





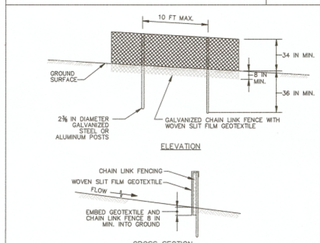
1 OF 2

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

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL —SSF—



CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

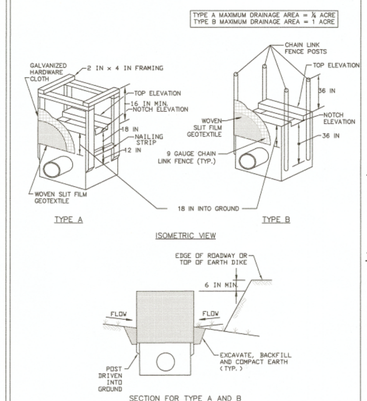
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL SIP

TYPE A MAXIMUM DRAINAGE AREA = ¼ ACRE
TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE



1 OF 2

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

UTILITY NOTE FOR SECONDARY UTILITY WORK

A. ALL DISTURBANCES FROM SECONDARY UTILITY'S SUCH AS PHONE CABLE, ELECTRIC CABLE, T.V. CABLE, ETC. WILL BE SUBCONTRACTORS RESPONSIBILITY TO BRING WORK AREA BACK TO GRADE LEVEL THAT WAS EXISTING AND MULCH ANY DISTURBANCE FROM INSTALLATION OF LINES OR CONDUIT.

B. SUB CONTRACTORS WILL BE RESPONSIBLE FOR RE-INSTALLING OR REPAIRING ANY SILT FENCE OR SEDIMENT CONTROLS THAT WERE EXISTING TO MAINTAIN PROPER SEDIMENT CONTROL THAT MIGHT HAVE BEEN DAMAGED.

FOR UTILITY WORK ONLY OR FOR OFF-SITE UTILITY WORK

1. CAN NOT EXCEED 5,000 SQUARE FEET
2. PLACE ALL EXCAVATED MATERIAL ON HIGH SIDE OF TRENCH.
3. ONLY DO AS MUCH WORK AS CAN BE DONE IN ONE DAY SO BACKFILLING FINAL GRADING, SEEDING AND MULCHING CAN OCCUR.
4. ANY SEDIMENT CONTROL MEASURES DISTURBED BY CONSTRUCTION WILL BE REPAIRED THE SAME DAY.

DISTURBED AREA QUANITY

TOTAL SITE AREA IS 5.78± AC.
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 257,757± S.F.,
AND THE TOTAL AMOUNT OF EXCAVATION AND FILL SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE
APPROXIMATELY 1000 C.Y. OF EXCAVATION AND
APPROXIMATELY 1000 C.Y. OF FILL.

SIGNED Ronald E. Thompson DATE 9/8/2021
RONALD E. THOMPSON

NOTE:
EARTHWORK CUT AND FILL QUANTITIES AND AREA OF DISTURBANCE INDICATED ON THIS PLAN ARE SHOWN FOR PURPOSE OF OBTAINING SEDIMENT CONTROL PLAN APPROVAL AND ARE NOT TO BE USED FOR CONTRACTUAL OBLIGATION.

VEGETATIVE SPECIFICATIONS AND NOTES

1. DISTURB AS SMALL AN AREA OF THE PRESENT COVER AS POSSIBLE WHILE PERFORMING GRADING.
2. ESTABLISH PERMANENT VEGETATIVE COVER IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. (THIS INCLUDES ALL GRADING ON OR OFF THIS SITE THAT IS AFFECTED BY THIS CONSTRUCTION.) IF FINAL GRADING IS COMPLETED AT A TIME OTHER THAN THE SEEDING SEASON, A TEMPORARY GROUND COVER SUCH AS MULCHING WILL BE USED TO STABILIZE THE BARE SOIL.
3. RECOMMENDED TEMPORARY SEED MIXTURE:
   SEED: BALBOA RYE AT 150 LBS. PER ACRE
   LIME: 2 TONS GROUND LIMESTONE PER ACRE
   FERTILIZER: 10-10-10 AT 1,000 LBS. PER ACRE
   MULCH: STRAW AT 1.5 TONS PER ACRE
   ASPHALT: SS-1 OR EQUIVALENT AT 200 GAL. PER ACRE
4. RECOMMENDED PERMANENT SEED MIXTURE:
   SEED: KY-31 FESCUE AT 60 LBS. PER ACRE
   LIME: 2 TONS GROUND LIMESTONE PER ACRE
   FERTILIZER: 10-10-10 AT 1,000 LBS. PER ACRE
   MULCH: STRAW AT 1.5 TONS PER ACRE
   ASPHALT: SS-1 OR EQUIVALENT AT 200 GAL. PER ACRE

STOCKPILE NOTES:

1. NO STOCKPILING ALLOWED ON ASPHALT.
2. ALL STOCKPILES LEFT AT THE END OF THE NEXT DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

TEMPORARY SEEDING NOTES

Scope: Planting short term (no more than 6 Months) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetative or non-vegetative practices.

Standards: The following notes shall conform to Section B-4 of the"2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" published jointly by the Maryland Department of Environment – Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2

For temporary stabilization, fertilizer shall consist of a mixture of 10-20-20 and be applied at a rate of 436 lb. per acre (10 lb. per 1000 sq. ft.) and will meet the requirements in section B-4-2. Lime shall be applied at a rate of 2 tons per acre (90 lb. per sq. ft.) and shall meet the requirements in section B-4-2 and B-4-4

Seed type and application shall meet the requirements in section B-4-3 Seed tags shall be made available to the inspector to verify the type and rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b and c and will be applied along with the seed or immediately after seeding

Seeding mixtures shall be selected from or will be equal to those on Table B.1 (page B.20).

Temporary Seeding Summary The seeding chart below will need to be placed on and filled in on the sediment control plan

Hardiness Zone (from Figure B.3): _____ Seed Mixture (from Table B.1): _____					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
					436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)

PERMANENT SEEDING NOTES

Scope: Planting permanent, long lived vegetative cover on graded and/or cleared areas and areas that have been in temporary vegetation for more than 6 months.

Standards: The following notes shall conform to Section B-4 of the "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" published jointly by the Maryland Department of Environment – Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

For sites over 5 ac. soil tests will be performed. Soil tests will be conducted by the University of Maryland or a recognized commercial laboratory. Minimum soil conditions shall meet the requirements of section B-4-2-A-2-a, otherwise soil amendments or topsoil will need to be applied. Topsoiling may occur when soil conditions meet the minimum requirements as stated in section B-4-2-B. Soil amendments must meet the requirements as set forth in section B-4-2-C and must be applied as indicated by the soils tests.

For sites of 5 ac. or less of disturbance, the following fertilizer and lime rates shall apply.
Fertilizer shall consist of a mixture of 10-20-20 and be applied at the following rates:
N = 45 lb. per acre (1 lb. per 1000 sq.ft.) P205 = 90 lb. per acre (2 lb. per 1000 sq.ft.)
K20 = 90 lb. per acre (2 lb. per 1000 sq.ft.)
Lime shall be applied at a rate of 2 tons per acre (90 lb. per 1000 sq.ft.)

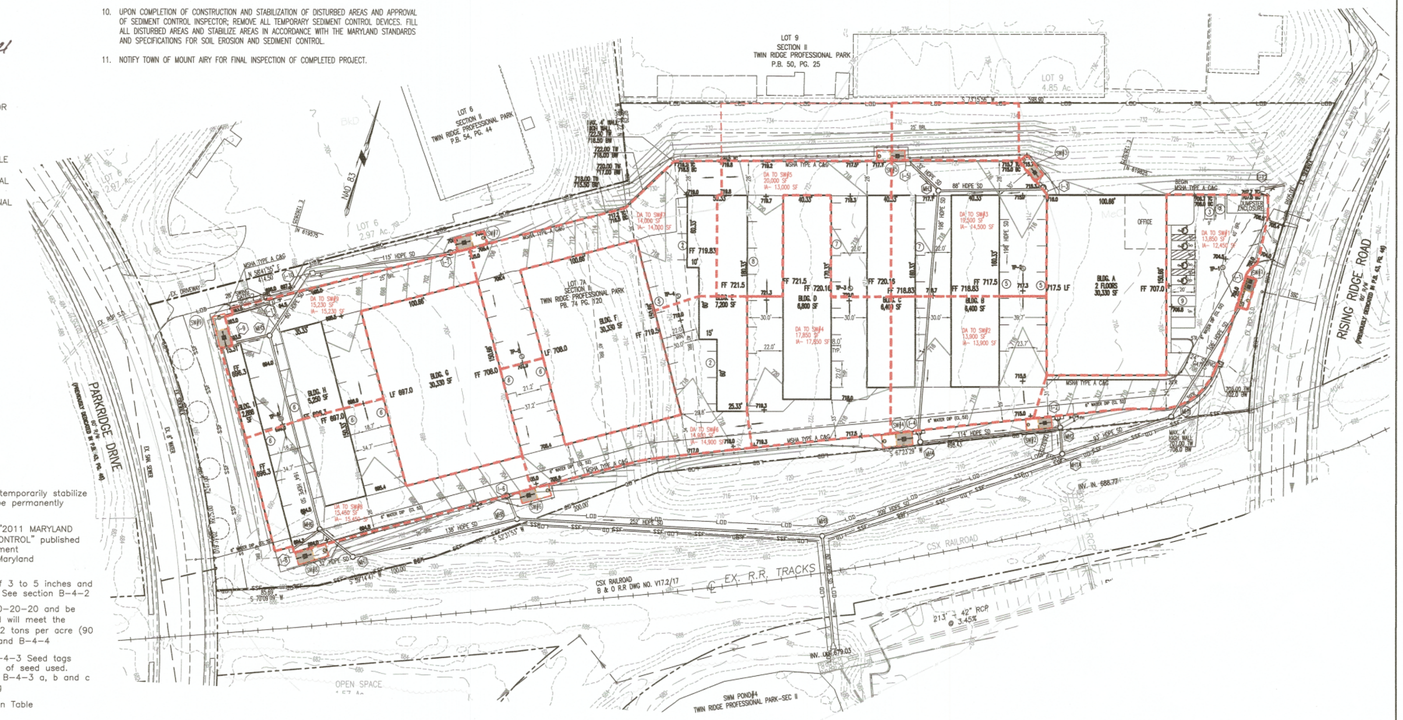
Seed type, turfgrass or sod application shall meet the requirements in section B-4-5. Seed tags shall be made available to the inspector to verify the type and application rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b and c, and will be applied along with seed or immediately after seeding

Seeding mixtures shall be selected from or will be equal to those on Table B-3. The seeding chart below will need to be placed on and filled in on the sediment control plan

Hardiness Zone (from Figure B.3): _____ Seed Mixture (from Table B.3): _____					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P205	K20	
				1/4-1/2 in	45 pounds per acre (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/1000 sf)	90 lb/ac (90 lb/1000 sf)	2 tons/ac (90 lb/ 1000 sf)
				1/4-1/2 in				
				1/4-1/2 in				

SEQUENCE OF CONSTRUCTION

1. OBTAIN ALL REQUIRED GRADING, MDE PERMITS, APPROVALS AND LICENSES FROM APPROPRIATE AGENCIES.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (410) 386-2210 AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT CONTROL PROTECTION.
4. UPON COMPLETION OF ALL SEDIMENT CONTROL MEASURES, SECURE PERMISSION FROM INSPECTOR BEFORE PROCEEDING. CONTRACTOR SHALL HAVE THE OPTION TO PROCEED WITH THE GRADING OPERATION PRIOR TO HAVING ALL SEDIMENT CONTROL MEASURES FOR THE SITE IN PLACE PROVIDED APPROVAL IS OBTAINED FROM THE INSPECTOR FOR THE AREAS WHERE SEDIMENT CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
5. STABILIZE ALL THE GRADED AREAS UP TO 20' OUTSIDE OF THE LIMIT OF GRADING AS PER PERMANENT SEEDING NOTES. IN AREAS OF FILL WITH SLOPES, CONTRACTOR SHALL BE PREPARED TO APPLY POLYACRYALAMIDES (PAM) TO THE SLOPES PRIOR TO RAIN EVENTS. SUCH APPLICATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR PAM. CONTRACTOR SHALL PRIOR TO THE START OF FILL OPERATIONS, HAVE COMPLETED SOIL SAMPLING OF FILL MATERIAL TO DETERMINE PAM AND SEED MIXTURE.
6. COMPLETE SITE GRADING AFTER INSTALLATION OF STORM DRAINS, SANITARY SEWER AND WATER UTILITIES.
7. SIMULTANEOUS WITH SITE GRADING, CONSTRUCT BUILDING AND CONSTRUCTION THROUGH INITIAL BITUMINOUS PAVING COURSE. CONTRACTOR SHALL FOLLOW PLANS TO PROVIDE INLET PROTECTION UNTIL FINAL GRADING AND STABILIZATION OF SURROUNDING EMBANKMENTS/ FILL AREAS.
8. UPON COMPLETION OF CURB & GUTTER AND INITIAL PAVEMENT BASE COURSE, AND STORM GARDEN.
9. COMPLETE FINAL SITE PAVING AND COMPLETE ANY FINE GRADING OF THE SITE THAT IS REQUIRED.
10. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF DISTURBED AREAS AND APPROVAL OF SEDIMENT CONTROL INSPECTOR; REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES. FILL ALL DISTURBED AREAS AND STABILIZE AREAS IN ACCORDANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
11. NOTIFY TOWN OF MOUNT AIRY FOR FINAL INSPECTION OF COMPLETED PROJECT.



SWM DRAINAGE AREA MAP

0 60 120 180
SCALE: 1"=60'

SEDIMENT AND EROSION CONTROL NOTES

1. All erosion/sediment control measures shall comply with the "Maryland Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of the Environment, Water Management Administration in association with the Natural Resources Conservation Service and the Maryland Association of Soil Conservation Districts (referenced as the 2011 Standards and Specs).
2. Areas that have been cleared and/or graded, but will not be constructed on or permanently vegetated for more than 5 days (3 days for sediment control measures and for steep slopes) must be stabilized with mulch or temporary stabilization. Any areas that are in temporary vegetation for over 6 months will need to be permanently vegetated.
3. For specifications on permanent or temporary stabilization, see B-4-4 and B-4-5.
4. Mulching only is restricted to use on disturbed areas as a temporary cover where vegetation is not feasible or where seeding germination cannot be completed because of weather conditions. For specifications see B-4-3, A.1.B
5. For specifications on the stabilization of cut and fill slopes steeper than 3 horizontal to 1 vertical, see Incremental Stabilization B-4-1
6. The existing topsoil from on or off site that is used must meet the minimum specification in B-4-2
7. The required sequence of construction must be followed during site development. Any changes in the sequence of construction must be approved by the Soil Conservation District.
8. Any revisions to the sediment control plan, not covered under the list of plan modifications that can be approved by the sediment control inspector, need to be submitted to the Soil Conservation District for approval.
9. No proposed slope that is required to be seeded and/or mulched shall be steeper than 2:1. Slopes steeper then 2:1 shall require a engineered design for stabilization
10. All sediment control structures will be inspected once a week and after each rainfall and will be repaired, as needed, so that the structure meets the minimum specifications as shown in the 2011 Standards and Specs.
11. The contractor is responsible for maintaining all sediment and erosion control measures until the disturbed areas are permanently stabilized.
12. The district approval for this sediment control plan is good for 2 years. At the end of 2 years, if construction of the plan has not started, the plan will need to be resubmitted to the Soil Conservation District for review and re-approval. Any plans that are currently under construction after 2 years may be required to be resubmitted to the Soil Conservation District by the sediment control inspector.

DUST CONTROL

DUST CONTROL METHOD FOR THIS SITE TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES: CALCIUM CHLORIDE SHALL BE APPLIED TO EXPOSED SURFACES AT A RATE THAT WILL KEEP SURFACE MOIST UNTIL SOIL IS STABILIZED ACCORDING TO VEGETATIVE SPECS. FOR THIS SITE AND AREAS TO BE PAVED ARE COMPLETED.

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
A. 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

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

TEMPORARY STOCKPILE NOTE

SITE EARTHWORK HAS BEEN BALANCED SUCH THAT A TEMPORARY STOCKPILE SHOULD NOT BE NECESSARY. SHOULD CONTRACTOR DECIDE TO USE A STOCKPILE, CONTRACTOR SHALL PLACE STOCKPILE ON SUITABLE AREA OF THE SITE AND FOLLOW TEMPORARY STABILIZATION NOTES.

OWNER	DEVELOPER
LDG RIDGEVILLE LLC LEE PLAZA 8601 GEORGIA AVENUE, SUITE 200 SILVER SPRING, MD 20910 (301) 585-7000	LDG INC. LEE PLAZA 8601 GEORGIA AVENUE, SUITE 200 SILVER SPRING, MD 20910 (301) 585-7000 .

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

STATE OF MARYLAND RONALD E. THOMPSON 18417 PROFESSIONAL ENGINEER 9/8/2021

DATE	REVISIONS

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

SEDIMENT CONTROL NOTES & DETAILS

LOT 7A, SECTION II

LDG RIDGEVILLE LLC
TWIN RIDGE PROFESSIONAL PARK
TAX MAP: 90D, PARCEL 1408 PB 74. PG.120
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603
vanmar.com

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SHEET 6 OF 10

VMA# 251-569

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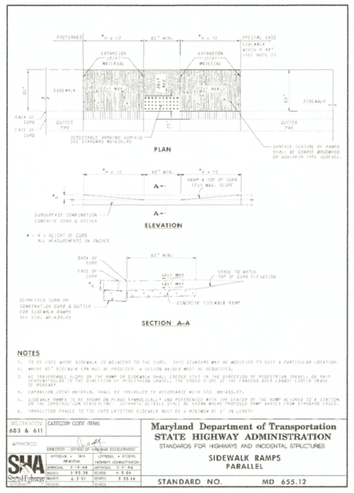
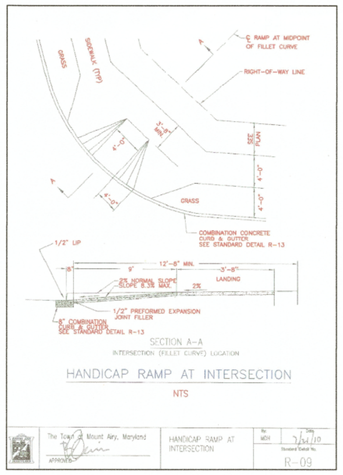
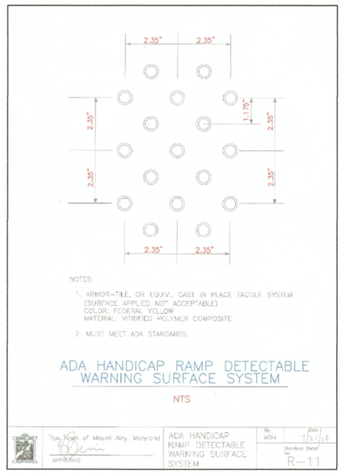
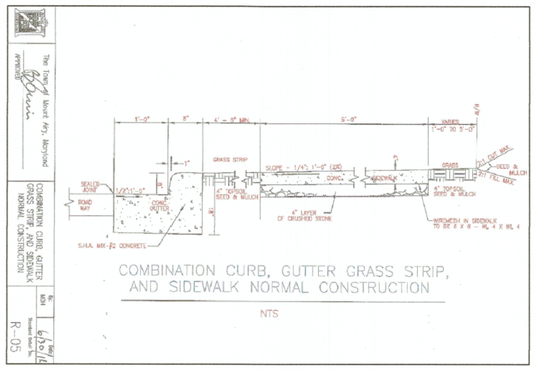
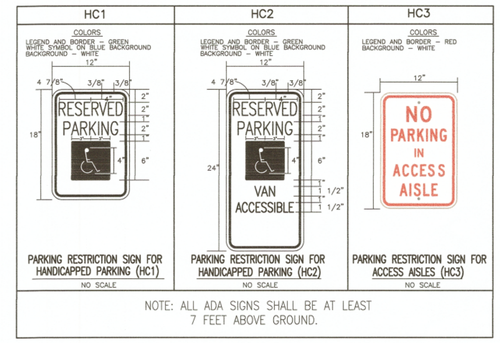
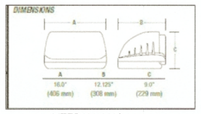




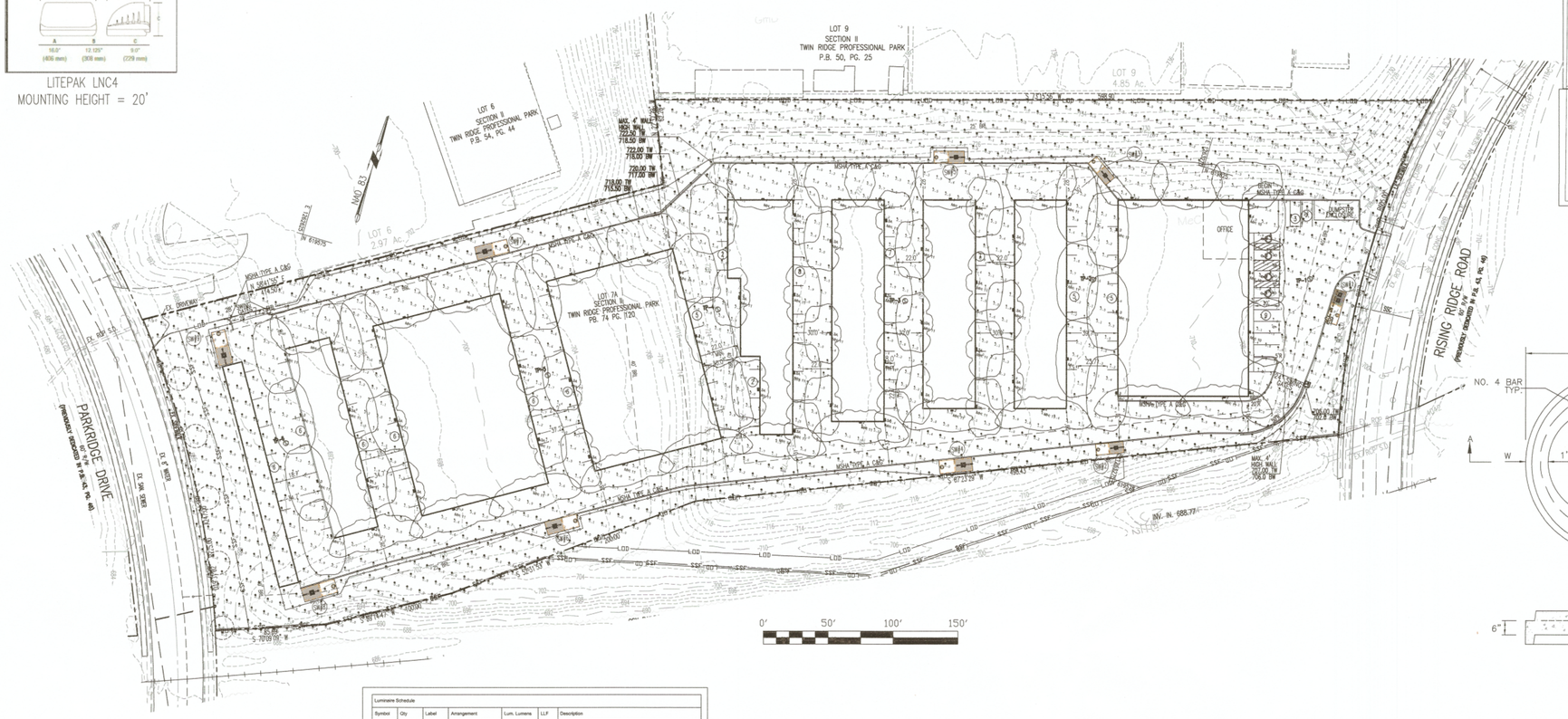


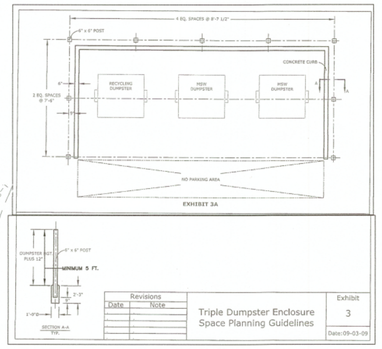


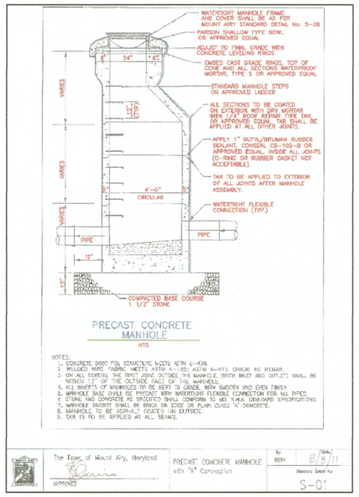


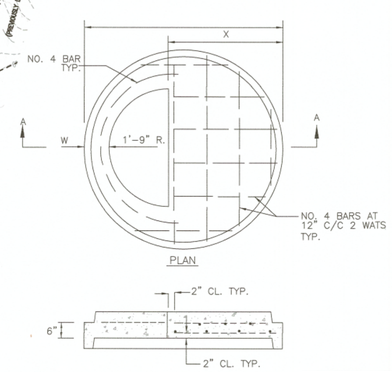


LITEPAK LNC4
MOUNTING HEIGHT = 20'









PRECAST MANHOLE	DRIP STONE DIMENSIONS		
	D	W	X
48"	4'-10"	8"	2'-5"
60"	6'-0"	8"	3'-7"
72"	7'-2"	8"	4'-9"
84"	8'-4"	8"	5'-11"
96"	9'-6"	9"	7'-0"
120"	11'-8"	10"	9'-1"

PRECAST DRIP STONE
LANDING DETAILS FOR
48" TO 120" DIAMETER MANHOLES

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
	11	2	SINGLE	3943	0.850	LNC2-18L-3K-070-2
	14	3	SINGLE	3734	0.850	LNC2-18L-3K-070-3
	21	4	SINGLE	3871	0.850	LNC2-18L-3K-070-4
	31	3A	SINGLE	1963	0.850	LNC2-18L-3K-035-3

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
All	Illuminance	Fc	0.97	11.0	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.

LIGHTING NOTES

1. ALL LED LIGHTS SHALL BE 3000K TO PRODUCE WARM COLOR LIGHTING.
2. ALL LIGHTING SHALL HAVE FULL CUT-OFF.
3. WALL PACK LIGHTS SHALL BE LITEPAK LNC4 LED SERIES OR SIMILAR.

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

SITE DETAILS & PHOTOMETRIC PLAN

LOT 7A, SECTION II

LDG RIDGEVILLE LLC
TWIN RIDGE PROFESSIONAL PARK
TAX MAP: 90D, PARCEL 1408 PB 74. PG.120
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

DATE	REVISIONS

OWNER
LDG RIDGEVILLE LLC
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

DEVELOPER
LDG INC.
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

STATE OF MARYLAND
RICHARD EDWARD THOMAS
18417
PROFESSIONAL ENGINEER
9/8/2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603
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VMA# 251-569

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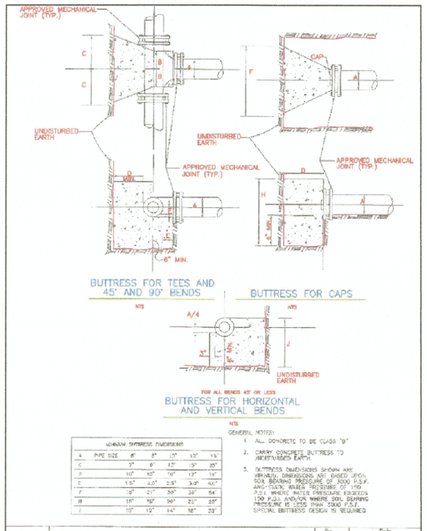
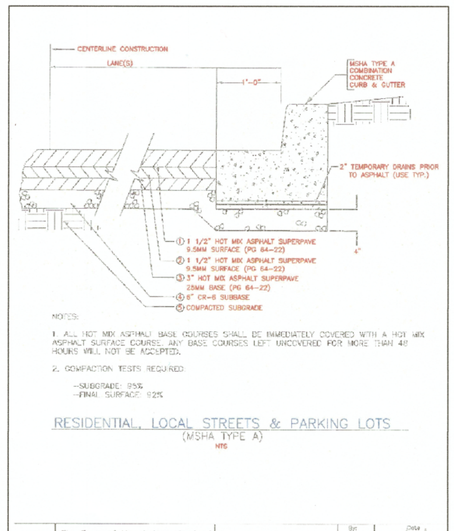
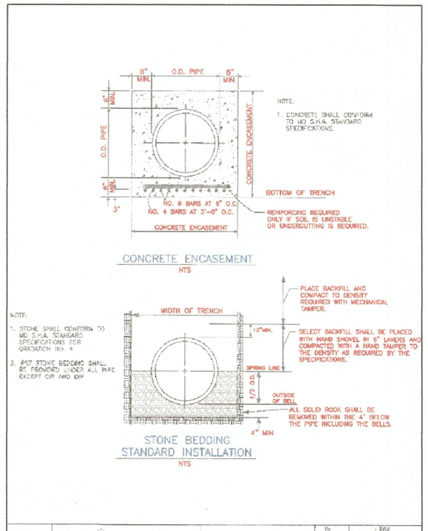
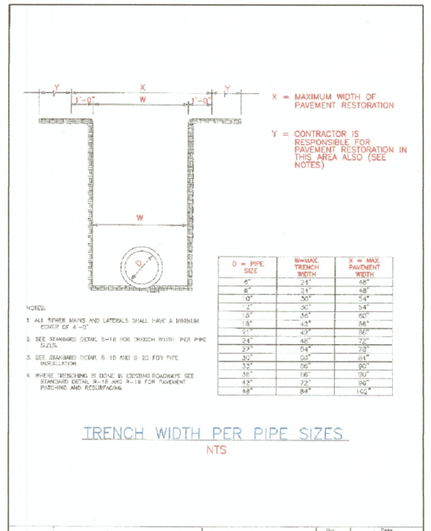
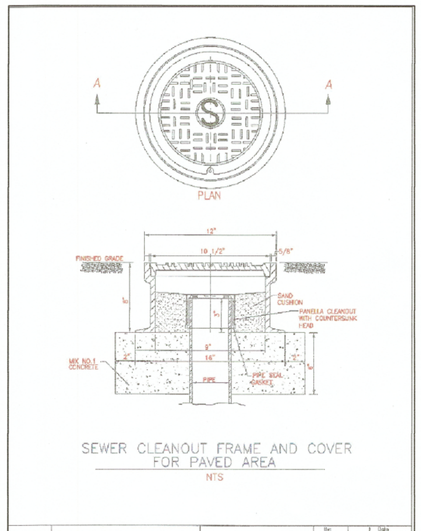
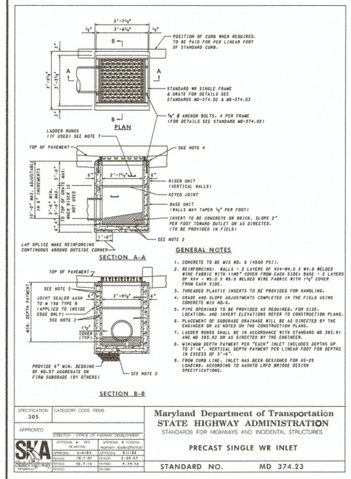


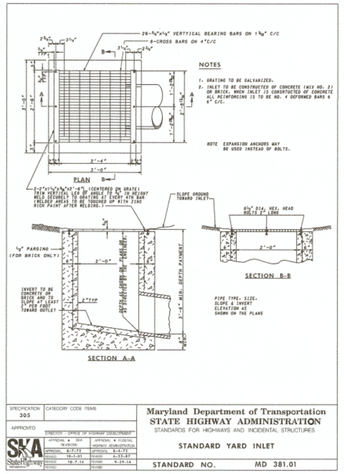


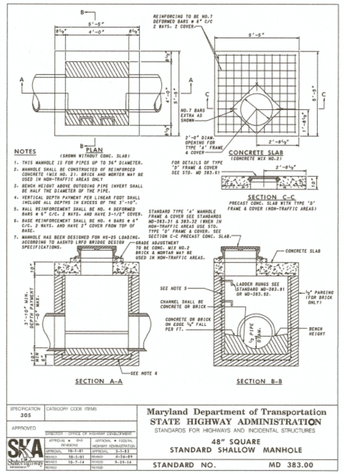


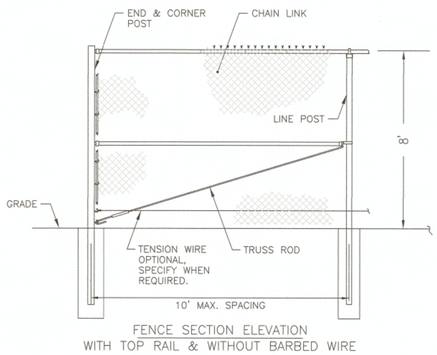




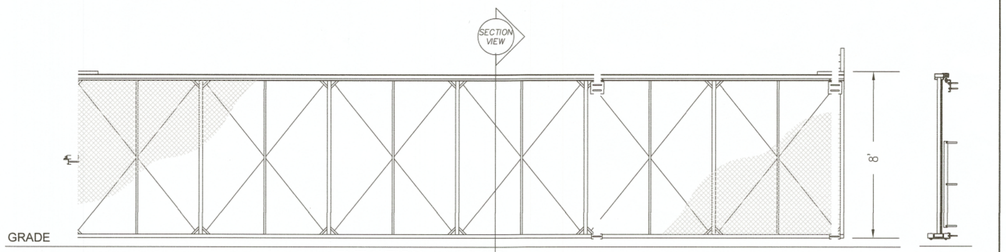








FENCE SECTION ELEVATION
WITH TOP RAIL & WITHOUT BARBED WIRE



ELEVATION
Scale: None

CANTILEVER SLIDE GATE
TYPICAL DETAIL
(DETAILS TO VARY PER MANUFACTURER)

SECTION
Scale: None

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

SITE DETAILS

LOT 7A, SECTION II

LDG RIDGEVILLE LLC

TWIN RIDGE PROFESSIONAL PARK

TAX MAP: 90D, PARCEL 1408 PB 74. PG.120

SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY

18TH ELECTION DISTRICT

FREDERICK COUNTY, MARYLAND

SCALE: AS SHOWN JUNE 2021

DATE	REVISIONS

OWNER

LDG RIDGEVILLE LLC
LEE PLAZA
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SILVER SPRING, MD 20910
(301) 585-7000

DEVELOPER

LDG INC.
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585-7000

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9/18/23.

STATE OF MARYLAND
DONALD T. RILEY
No. 18417
PROFESSIONAL ENGINEER
9/8/2021

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown
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VMA# 251-569

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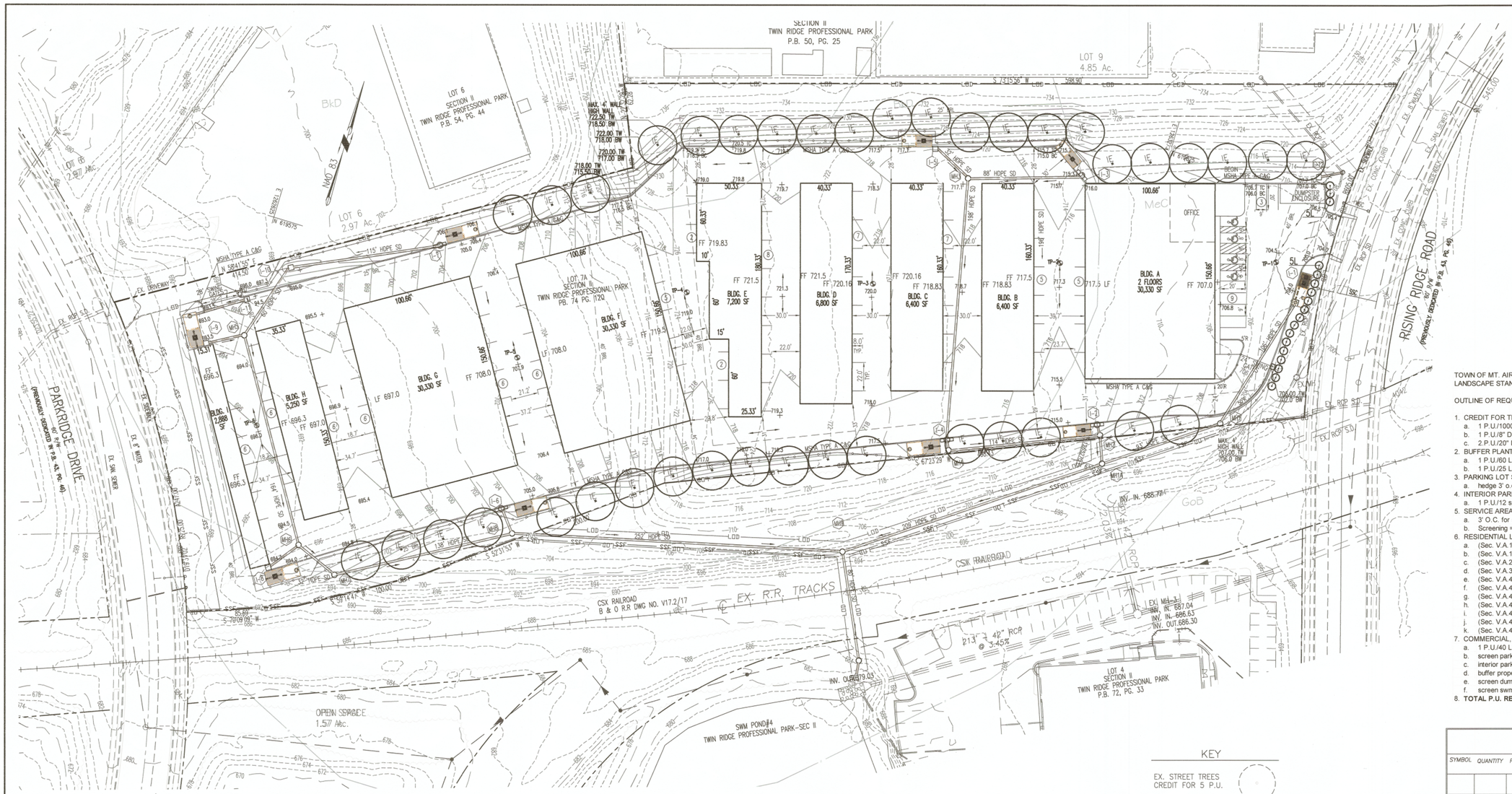
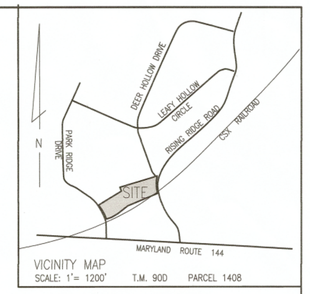




VICINITY MAP
SCALE: 1"= 1200' T.M. 90D PARCEL 1408

TOWN OF MT. AIRY
LANDSCAPE STANDARDS

OUTLINE OF REQUIREMENTS

	units		p.u.
1. CREDIT FOR TREES RETAINED: (Sec. V.A.3.)			
a. 1 P.U./1000 S.F. RETAINED =	0.00 s.f.	N/A	0.0
b. 1 P.U./8" D.B.H. RETAINED =	5.00 # trees	N/A	-5.0
c. 2 P.U./20" D.B.H. RETAINED =	0.00 # trees	N/A	0.0
2. BUFFER PLANTING: Sec. IV.K.)			
a. 1 P.U./60 L.F.between non-res property =	2130.00 l.f.		35.5
b. 1 P.U./25 L.F. between res/non-res prop =	0.00 l.f.		0.0
3. PARKING LOT SCREENING: (Sec IV.J.)			
a. hedge 3' o.c. =	120 l.f. 40 shrubs		13.3
4. INTERIOR PARKING LOT PLANTING: (Sec IV.L.)			
a. 1 P.U./12 spaces =	9.00 spaces		0.8
5. SERVICE AREA SCREENING: (Sec IV.M.)			
a. 3' O.C. for screening 0 l.f.	0 shrubs		0.0
b. Screening = Fencing or Masonary Walls.	(Dumpster Enclosure Provided).		0.0
6. RESIDENTIAL LANDSCAPE REQUIREMENTS: (Sec. V.A.)			
a. (Sec. V.A.1.) 3 P.U./single family lot =	0.00 # of lots	N/A	0.0
b. (Sec. V.A.1.) 2 trees/100 L.F. frontage/lot =	0.00 s.f.	N/A	0.0
c. (Sec. V.A.2.) 1 p.u./multi or townhouse unit =	0.00 units	N/A	0.0
d. (Sec. V.A.3.) credit for trees saved		N/A	(see #1 above)
e. (Sec. V.A.4.a.) screening of trash areas		N/A	(see #5 above)
f. (Sec. V.A.4 b.) rear yard at street		N/A	(see #2 above)
g. (Sec. V.A.4.c.) screen parking from streets		N/A	(see #3 above)
h. (Sec. V.A.4.d.) interior parking planting		N/A	(see #4 above)
i. (Sec. V.A.4.e.) commercial buffer		N/A	(see #2 above)
j. (Sec. V.A.4.f.) multi-fam/single-fam buffer		N/A	(see #2 above)
k. (Sec. V.A.4.g.) swm planting	0.00	N/A	0.0
7. COMMERCIAL, OFFICE, INDUSTRIAL, INSTITUTIONAL: (Sec.V.B.)			
a. 1 P.U./40 L.F. interior roadway =	120.00	N/A	3.0
b. screen parking according to Sec.IV.J.		N/A	(see #3 above)
c. interior parking: 1/12 spaces		N/A	(see #4 above)
d. buffer property lines: according to Sec.IV.K.		N/A	(see #2 above)
e. screen dumpsters: according to Sec. IV.M.		N/A	(see #5 above)
f. screen swm: may be required by the planning commission		N/A	0.0
8. **TOTAL P.U. REQUIRED**			47.6

KEY

EX. STREET TREES
CREDIT FOR 5 P.U.

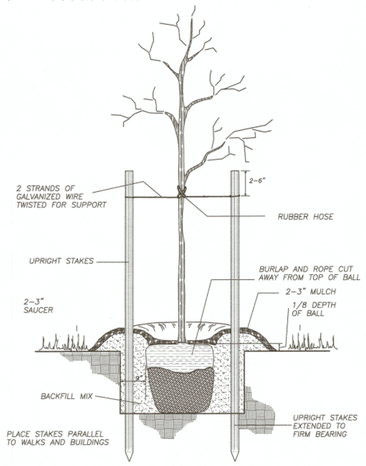
TOTAL PLANTING UNITS: 52.6 REQUIRED WITH STREET TREE CREDIT

0' 40' 80' 120'

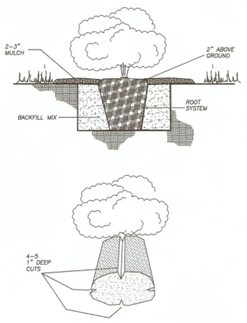
LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	PLANTS/PU	PU/PROVIDED	BOTANICAL /CULTIVAR NAME COMMON NAME	SIZE	COMMENTS
1E	39	1	39.0 P.U.	Shademaster Honey Locust Gleditsia triacanthos inermis "Shademaster"	2–2.5"cal. 13–15'ht.	
AR	5	1	5.0 P.U.	Acer rubrum 'October Glory' October Glory Maple	2–2.5"cal. 13–15'ht.	B & B
SL	18	5	3.6 P.U.	Compact Burning Bush Euonymus Alatus Compactus	3' HT	3 GAL.

TOTAL PLANTING UNITS: 47.6 PU PROVIDED



TYPICAL UPRIGHT STAKING DETAIL
(N.T.S.)



TYPICAL CONTAINER
GROWN PLANTING DETAIL
(N.T.S.)

OWNER
LDG RIDGEVILLE LLC
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585–7000

DEVELOPER
LDG INC.
LEE PLAZA
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 585–7000

I CERTIFY TO THE BEST OF MY PROFESSIONAL ABILITY THAT THE FINAL LANDSCAPE PLAN SHOWN HEREON IS CONSISTANT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE MOUNT AIRY LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES, AND ORDINANCES.

LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL LANDSCAPE PLAN SHOWN HEREON IS CONSISTANT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE MOUNT AIRY LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES, AND ORDINANCES AND AGREE TO IMPLEMENT THE FINAL LANDSCAPE PLAN SHOWN HEREON.

OWNER/DEVELOPER DATE

DATE	REVISIONS
1/24/21	Co. Comments

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

LANDSCAPE PLAN

LOT 7A, SECTION 2

LDG RIDGEVILLE LLC
TWIN RIDGE PROFESSIONAL PARK
TAX MAP: 90D, PARCEL 1408 PB 74, PG.120
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

VANMAR
ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829–2890 (301) 831–5015 (410) 549–2751
Fax (301) 831–5603 ©Copyright, Latest Date Shown

vanmar.com

VMA# 251–569

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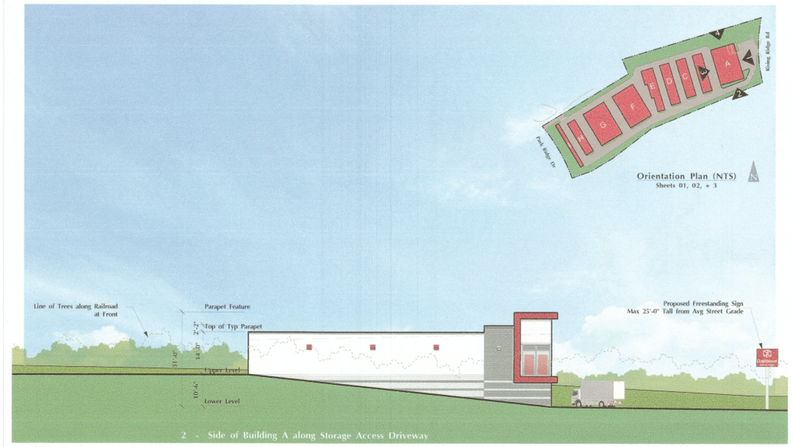
LDG

Sheet 01 of 06 - Building A Elevations
Site Plan Submission Set - May 17, 2021

Mount Airy Self Storage
Twin Ridge Prof Park Lots 7+8 Sec 8, Town of Mt Airy, Frederick Co. MD

BUTZ WARREN LTD



LDG

Sheet 02 of 06 - Building A Elevations
Site Plan Submission Set - May 17, 2021

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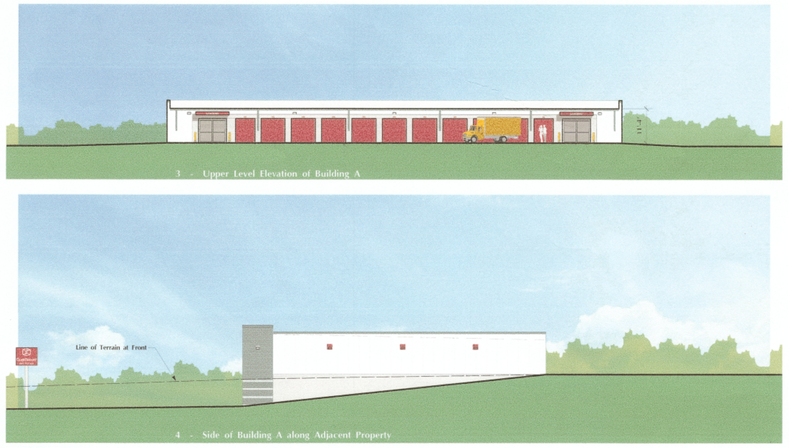
Twin Ridge Prof Park Lots 7+8 Sec 8, Town of Mt Airy, Frederick Co. MD

BUTZ WARREN LTD

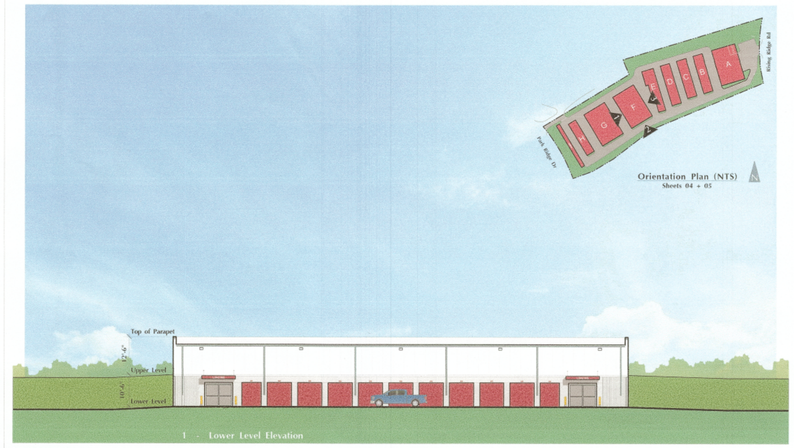


LDG

Sheet 03 of 06 - Typical 2 Story Building Elevations
Site Plan Submission Set - May 17, 2021

Mount Airy Self Storage
Twin Ridge Prof Park Lots 7+8 Sec 8, Town of Mt Airy, Frederick Co. MD

BUTZ WARREN LTD

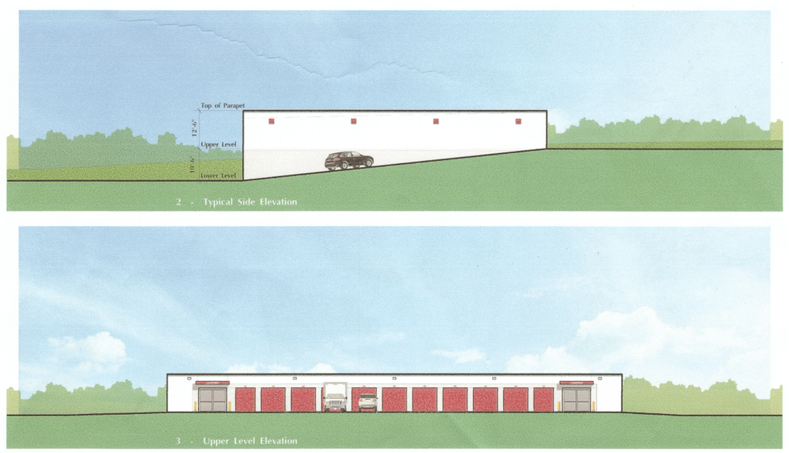


LDG

Sheet 04 of 06 - Typical 2 Story Building Elevations
Site Plan Submission Set - May 17, 2021

Mount Airy Self Storage
Twin Ridge Prof Park Lots 7+8 Sec 8, Town of Mt Airy, Frederick Co. MD

BUTZ WARREN LTD

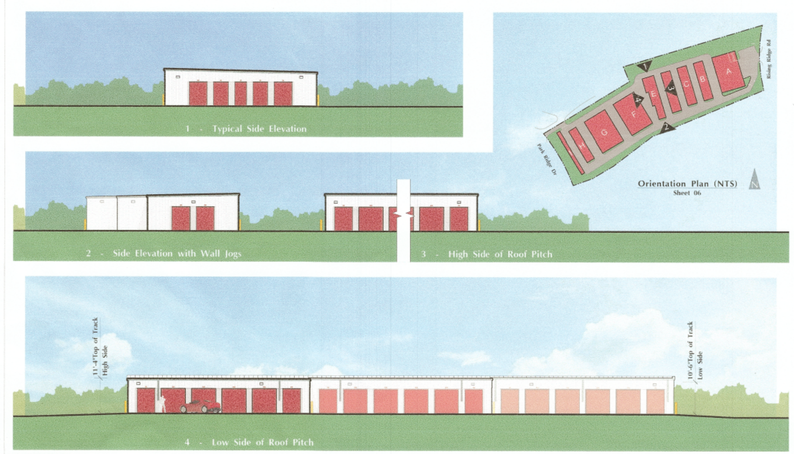


LDG

Sheet 05 of 06 - Typical 2 Story Building Elevations
Site Plan Submission Set - May 17, 2021

Mount Airy Self Storage
Twin Ridge Prof Park Lots 7+8 Sec 8, Town of Mt Airy, Frederick Co. MD

BUTZ WARREN LTD



LDG

Sheet 06 of 06 - Typical 1 Story Building Elevations
Site Plan Submission Set - May 17, 2021

Mount Airy Self Storage
Twin Ridge Prof Park Lots 7+8 Sec 8, Town of Mt Airy, Frederick Co. MD

BUTZ WARREN LTD

OWNER	DEVELOPER
LDG RIDGEVILLE LLC LEE PLAZA 8601 GEORGIA AVENUE, SUITE 200 SILVER SPRING, MD 20910	LDG INC. LEE PLAZA 8601 GEORGIA AVENUE, SUITE 200 SILVER SPRING, MD 20910 (301) 585-7000

CARROLL COUNTY FILE # S-20-0032

CONCEPT SITE PLAN

ARCHITECTURAL ELEVATION

LOT 7A, SECTION 2

LDG RIDGEVILLE LLC

TWIN RIDGE PROFESSIONAL PARK

TAX MAP: 90D, PARCEL 1408 PB 74. PG.120

SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE, TOWN OF MOUNT AIRY
18TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE 2021

SHEET 10 OF 10

VMA# 251-569

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