



THE CITY OF FROSTBURG

Planning Commission Meeting Agenda

Wednesday, August 12, 2026 at 7:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

1. Call to Order

2. Roll Call

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. Approval of the Minutes

A. Minutes from the July 2026 Planning Commission Meeting.

Motion and Second to Approve the Minutes for the July 2026 Planning Commission Meeting.

5. Citizen Comments

From Floor; intended for topics unrelated to the current agenda items

6. Project Presentations

A. Preliminary Plan Review - Sheetz Store Rebuild - 10601 New Georges Creek Rd

7. Discussion Items

By Chair and Members of the Commission

8. Administrative Business and Communication Received

A. Accessory Dwelling Units - Model Ordinance Discussion

9. Staff Reports

A. Comprehensive Plan Update

10. Adjournment



THE CITY OF FROSTBURG

Planning Commission Meeting Minutes

Wednesday, July 08, 2026 at 7:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

1. Call to Order

Chair Best called the meeting to order at 7:01 P.M.

2. Roll Call

Chair Conrad Best, Ray Rase, Richard Russo, Jeff Snyder, and Chad Paul were present. Karen Krogh and Adam Ritchey were absent.

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. Approval of the Minutes

A. Minutes from the May 2026 Planning Commission Meeting.

Commissioner Russo made a motion to approve the minutes for the May 2026 Planning Commission Meeting as presented. Commissioner Snyder seconded the motion, a vote was taken, and the minutes were approved. Commissioner Rase abstained from the vote.

5. Citizen Comments

From Floor; intended for topics unrelated to the current agenda items

6. Project Presentations

A. Prichard Farms Phase 1A - 5th Amended Major Subdivision Plat - Final Plat Approval

Matt Brewer, a partner of Bennett, Brewer, & Associates, presented the 5th Amended Subdivision Plat for the Prichard Farms Phase 1A for final plat approval. Mr. Brewer stated that the amended subdivision plat previously received preliminary approval from the Planning Commission, with the only substantive change to the plat being the renaming of the street which had originally been shown on the plat as Meeting House Circle, to be changed to Fieldstone Lane as an extension of the existing street known as Fieldstone Lane.

Mr. Brewer stated that the amended subdivision plat adds 11.6 acres to the existing Prichard Farms development, to include 36 new single-family lots. In response to comments and concerns which were raised during the preliminary plat presentation pertaining to a secondary means of ingress/egress, Mr. Brewer presented a letter from the Office of the State Fire Marshal stating their acceptance of the secondary ingress/egress for the development. Mr. Brewer also discussed how the stormwater management for expanded subdivision would be handled, which was another question from the preliminary plat presentation. Mr. Brewer stated that a temporary bypass will be constructed to tie into the existing storm drain system, which will remain in place until the remainder of Moonlight Drive has been extended/constructed, at which time, the bypass will be removed and the storm drain will be extended along Moonlight Drive and connected to the existing stormwater management pond near the main entrance of the development along Cherry Lane.

Mr. Brewer also discussed the status of community enhancements for the Prichard Farms development, and stated that the project applied for and was awarded Program Open Space funding from the MD Department of Natural Resources for community amenities, including a small parking area and a community pavilion. Mr. Brewer stated that the work for the parking area and pavilion has been put out to bid, and they intend to start construction in September and complete the work before the end of this calendar year. Commissioner Rase asked who would hold ownership of the new pavilion, to which Mr. Brewer stated that it would be owned by the Prichard Farms Homeowners Association.

Mr. Brewer stated that in the time since the preliminary plat was presented and approved, the construction documents for the proposed improvements, including streets, water, sewer, storm sewer, etc. were submitted to the City Engineer to be reviewed, and have been approved. Commissioner Russo made comments pertaining to the brightness and visibility of the existing lighting at Prichard Farms, and asked if there was an approval for the density of lighting or the types of lighting that were installed. Mr. Brewer stated that the spacing and types of lighting would have been discussed and approved at some point in the past.

Hearing no further discussion, Commissioner Rase made a motion for final approval of the plat. The motion was seconded by Commissioner Paul, a vote was taken, and the motion was unanimously approved.

7. Discussion Items

By Chair and Members of the Commission

Commissioners and staff discussed a proposed housing project involving an existing Frostburg State University building.

8. Administrative Business and Communication Received

A. Accessory Dwelling Units - Requirements and Prohibitions (MD HB1466)

Staff presented MD House Bill 1466, which requires that municipalities adopt specific regulations pertaining to Accessory Dwelling Units (ADU), including regulations on the maximum size of an ADU in relation to the primary dwelling unit and lot coverage maximums, amongst other regulations. These regulations are to be adopted by municipalities by October 1, 2026.

Discussion was held between the Commissioners and staff regarding the new regulations, with specific questions pertaining to future subdivision and lot frontage concerns for lots containing ADUs if they were to change ownership, and water and sewer access requirements for ADUs.

Staff stated that they will email additional information pertaining to ADUs, the model ADU ordinance, and the full MD House Bill 1466 to the Planning Commissioners for their review ahead of the August Planning Commission meeting.

9. Staff Reports

A. Comprehensive Plan Update

Staff gave a brief update on the status of the Comprehensive Plan. Staff stated the draft plan is essentially complete, but the consultant is still working on incorporating comments from the Steering Committee and other data provided by the City. Once the draft plan has been fully completed, it will then be presented to the Planning Commission for their review and comments, along with being available for public comments prior to the plan being presented to the Mayor & Council for their review and adoption.

10. Adjournment

Commissioner Rase made a motion to adjourn and Chair Best called the meeting to a close at 7:59 P.M.

[illegible]

PARKING TABULATION CHART							
USE	REQUIREMENT	# SEATS	#EMPLOYEES	FLOOR AREA (SF)	REQUIRED SPACES	ACCESSIBLE SPACES	TOTAL PROVIDED
AUTOMOBILE SERVICE STATION	1 SPACES PER 300 SF	N/A	N/A	6,132	20	2	44

<u>SHEET DESCRIPTION</u>	<u>SHEET NUMBER</u>
COVER SHEET.....	C-01
LEGEND AND NOTES	C-02
EXISTING CONDITIONS PLAN.....	C-03
DEMOLITION PLAN.....	C-04
LAYOUT PLAN	C-05
GRADING AND UTILITY PLAN.....	C-06
LANDSCAPE PLAN.....	C-07
LANDSCAPE NOTES AND DETAILS.....	C-08
CONSTRUCTION DETAILS.....	C-09
CONSTRUCTION DETAILS (SHEETZ STANDARD DETAILS).....	C-10
CONSTRUCTION DETAILS (SHEETZ STANDARD DETAILS).....	C-11
CONSTRUCTION DETAILS (SHEETZ STANDARD DETAILS).....	C-12
CONSTRUCTION DETAILS (SHEETZ STANDARD DETAILS).....	C-13
EROSION AND SEDIMENT PLAN PHASE I.....	ENS-1
EROSION AND SEDIMENT PLAN PHASE II.....	ENS-2
EROSION AND SEDIMENT CONTROL NARRATIVE.....	ENS-3
EROSION AND SEDIMENT CONTROL DETAILS.....	ENS-4
PRE-CONSTRUCTION DRAINAGE AREA MAP.....	DA-1
POST CONSTRUCTION DRAINAGE AREA MAP.....	DA-2
STORMWATER MANAGEMENT DRAINAGE AREA MAP.....	SWM-1
STORMWATER MANAGEMENT PLAN AND DETAILS.....	SWM-2
STORMWATER MANAGEMENT DETAILS.....	SWM-3

1. UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED IN STRICT CONFORMANCE WITH THE RULES, SPECIFICATIONS, AND/OR REGULATIONS PROMULGATED BY OR CONTAINED IN:
 - A. MARYLAND DEPARTMENT OF TRANSPORTATION, STANDARD DETAILS BOOK, AND CONSTRUCTION MANUAL AS AMENDED TO DATE.
 - B. MARYLAND DEPARTMENT OF ENVIRONMENT AND SEDIMENT CONTROL MANUAL AS AMENDED TO DATE.
 - C. THE DEPARTMENT OF JUSTICE FEDERAL REGISTER IMPLEMENTING TITLE III OF THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336 FOR NON-DISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS.
 - D. MARYLAND DEPARTMENT OF THE ENVIRONMENT, BEST MANAGEMENT PRACTICES MANUAL
 - E. CITY OF FROSTBURG STORM, SANITARY SEWER AND WATER STANDARDS.
2. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OSHA SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL HAVE APPROVED AND CURRENT DRAWINGS IN HIS POSSESSION PRIOR TO CONSTRUCTION AND SHALL MAINTAIN AT LEAST ONE COPY OF SAID CURRENT APPROVED PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.
4. ALL RIGHT-OF-WAY MONUMENTS WHICH ARE DISTURBED BY CONSTRUCTION ARE TO BE REPLACED BY A CERTIFIED LAND SURVEYOR, AT THE DEVELOPER'S EXPENSE.
5. REFER TO THE MARYLAND DEPARTMENT OF TRANSPORTATION STANDARD DETAILS BOOK (CURRENT EDITION) FOR CONSTRUCTION DETAILS NOT INCLUDED HEREIN.

SHEET NUMBER:
C-01
JOB NO.: 01-24-0390

EXISTING



PROPOSED

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

SEPTIC TANK

FORCE MAIN AIR RELEASE VALVE

FORCE MAIN BLOWOFF

WATER MANHOLE

FIRE HYDRANT

WATER VALVE

WATERLINE REDUCER

WATER METER

WATERLINE PLUG

WATER WELL

WATERLINE AIR RELEASE VALVE

WATERLINE BLOWOFF

FIRE CONNECTION (SIAMESE/STORZ)

SPIGOT / HOSE BIB

IRRIGATION / SPRINKLER CONTROL

IRRIGATION / SPRINKLER HEAD

WATER LINE MARKER

DRINKING FOUNTAIN

STORM DRAIN MANHOLE

STORM OR ROOF DRAIN CLEANOUT

ROOF DOWN SPOUT

CATCH BASIN

GAS MANHOLE

GAS VALVE

GAS METER

GAS WELL

ABANDONED GAS WELL

GAS LINE MARKER

GAS REGULATOR

GAS VENT

ELECTRIC MANHOLE

ELECTRIC BOX (HANDHOLE, PULL BOX)

ELECTRIC METER

ELECTRIC LINE MARKER

ELECTRIC TRANSFORMER

UTILITY POLE

GUY (ANCHOR) POLE

GUY (ANCHOR) WIRE

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

TELEPHONE (COMMUNICATION) LINE MARKER

CABLE TELEVISION PEDESTAL

CABLE TELEVISION LINE MARKER

FIBER OPTIC MANHOLE

FIBER OPTIC BOX (HANDHOLE, PULL BOX)

FIBER OPTIC LINE MARKER

BARBECUE GRILL

SATELLITE DISH

MAILBOX

HEAT PUMP, AC COMPRESSOR

BOLLARD

PARKING METER

SIGN - DOUBLE POST

HANDICAPPED PARKING

FLAG POLE

SPOT ELEVATION

WSE =

SEEP OR SPRING W/FLOW DIRECTION

TOE OF SLOPE

MINE ENTRANCE

PERCOLATION TEST

FUEL PUMP

RAILROAD SIGNAL

RAILROAD CONTROL BOX

RAILROAD SWITCH

TRAFFIC SIGNAL

TRAFFIC SIGNAL CONTROL BOX

FLOW DIRECTION

SPOT OR FLOOD LIGHT

LIGHT POST

SINGLE FIXTURE OVERHEAD LIGHT POLE

DOUBLE FIXTURE OVERHEAD LIGHT POLE

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

TREE STUMP

EXISTING



PROPOSED

BOUNDARY LINE, PROPERTY LINE OR RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

CENTERLINE

MAJOR CONTOUR

MINOR CONTOUR

ROAD

LOC

GAS LINE

SANITARY SEWER PIPE AND MANHOLE

WATER LINE

STORM DRAIN PIPE AND INLET

OHE

UGE

OHW

OHT

OHC

FO

STM

GUARD RAIL

DITCH CENTERLINE

FENCE

TREE LINE

CONCRETE HATCH

RIP RAP HATCH

2" ASPHALT OVERLAY AREA

ASPHALT FULL DEPTH AREA

EXISTING



PROPOSED

BOUNDARY LINE, PROPERTY LINE OR RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

CENTERLINE

MAJOR CONTOUR

MINOR CONTOUR

ROAD

LOC

GAS LINE

SANITARY SEWER PIPE AND MANHOLE

WATER LINE

STORM DRAIN PIPE AND INLET

OHE

UGE

OHW

OHT

OHC

FO

STM

GUARD RAIL

DITCH CENTERLINE

FENCE

TREE LINE

CONCRETE HATCH

RIP RAP HATCH

2" ASPHALT OVERLAY AREA

ASPHALT FULL DEPTH AREA

CONSTRUCTION NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL OBTAIN ALL SIGNIFICANT PERMITS FROM APPROPRIATE OFFICES. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE ISSUANCE OF THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE COUNTY E & SC ADMINISTRATOR/INSPECTOR.

2. ALL MATERIALS USED FOR FILL OR BACKFILL SHALL NOT CONTAIN ANY DEBRIS, WASTE, OR FROZEN MATERIALS, AND SHALL CONTAIN LESS THAN (2) PERCENT VEGETATION-ORGANIC MATERIALS BY WEIGHT. ANY ISOLATED LIMBS, ROOTS, OR OTHER SIMILAR ORGANICS WHICH ARE GREATER THAN APPROXIMATELY 2 INCHES IN DIAMETER SHALL BE REMOVED FROM THE FILL AREAS. ALL FILL MATERIAL SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN SIX (6) INCHES IN ANY DIMENSION. ALL PROPOSED FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT AS CONTROLLED FILL. REPRESENTATIVE SAMPLES OF PROPOSED FILL MATERIAL SHALL BE SUBMITTED BY THE CONTRACTOR ONE WEEK PRIOR TO PLACEMENT OF THE MATERIAL TO ALLOW TIME FOR COMPLETION OF THE NECESSARY LABORATORY TESTS.

3. SATISFACTORY MATERIAL FOR USE AS FILL FOR PUBLIC STREETS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS GW, GP, GM, GC, SW, SP, SM, SC, ML-CL AND CL GROUPS. THE MOISTURE CONTENT SHALL BE CONTROLLED WITHIN PLUS OR MINUS 3 PERCENTAGE POINTS OF OPTIMUM TO FACILITATE COMPACTION. GENERALLY, UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS PT, CH, MH, OL, OH, AND ANY SOIL TOO WET TO FACILITATE COMPACTION. CH AND MH SOILS MAY BE USED SUBJECT TO RESULTS OF LABORATORY TESTS.

4. AFTER COMPLETION OF PROOF-ROLLING, TESTING AND/OR BEARING EVALUATION AND PROVIDED THAT A FIRM, STABLE SUBGRADE IS PRESENT, FILL SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

a. FREE WATER SHALL BE PREVENTED FROM APPEARING ON THE SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.

b. ALL FILL MATERIAL COMPACTED BY HAND-OPERATED TAMPERS OR LIGHT COMPACTION EQUIPMENT SHALL BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS. FILL MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT SHALL BE PLACED IN MAXIMUM 9-INCH LOOSE LIFTS. VIBRATORY COMPACTION EQUIPMENT SHALL BE USED FOR GRANULAR MATERIAL, AND SLOTTED STEEL-WHEEL OR SHEEPSFOOT ROLLERS SHALL BE USED FOR COHESIVE, FINE-GRAINED SOILS.

c. EACH FILL LAYER SHALL BE MOISTENED OR AERATED AS NECESSARY TO OBTAIN THE REQUIRED COMPACTION. SOIL MATERIAL WHICH IS REMOVED BECAUSE IT IS TOO WET TO PERMIT PROPER COMPACTION CAN BE STOCKPILED, OR SPREAD AND ALLOWED TO DRY. WHEN THE SOIL IS TOO DRY, WATER SHOULD BE APPLIED UNIFORMLY TO THE SUBGRADE SURFACE OR TO THE LAYER TO BE COMPACTED.

d. ALL NEW FILL PLACED WITHIN STRUCTURE OR ROADWAY AREAS FOR THE PROJECT SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698). NEW FILL PLACED WITHIN LANDSCAPE AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY. THE MOISTURE CONTENT OF THE SOIL SHALL BE AT OR WITHIN THREE (3) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT.

5. FIELD DENSITY TESTS ON THE BUILDING SITE SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D-2922 (NUCLEAR METHOD). A MINIMUM OF THREE (3) FIELD DENSITY TESTS SHALL BE CONDUCTED FOR EACH LIFT OF FILL PLACED OR A MINIMUM OF EVERY 2,500 SQUARE FEET OF FILL PLACED, WHICHEVER IS GREATER, TO VERIFY THE COMPACTION.

6. ROADWORK AND MATERIALS TESTING FOR CONSTRUCTION WITHIN EXISTING OR PLANNED MSHA RIGHT-OF-WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND MARYLAND E & SC REGULATIONS.

7. ALL EXCAVATION AND FILL PLACEMENT SHALL BE TO THE LINES AND GRADES AS SHOWN ON THESE CONSTRUCTION PLANS. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.

8. SUBGRADE ON CUT SHALL BE COMPACTED FOR A MINIMUM OF ONE (1) FOOT IN DEPTH. SUBGRADE IN FILL SHALL MEET THE COMPACTION REQUIREMENTS STATED ABOVE AT ALL LEVELS.

9. AREAS OF WET OR SOFT MATERIAL UNDER ROADS OR BUILDINGS SHALL BE PARTIALLY OVER-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY A GEOTECHNICAL ENGINEER.

10. AGGREGATE USED IN BASE COURSES SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE FREE OF ORGANIC MATTER. AGGREGATE SHALL BE WYDOH CLASS 1 AGGREGATE AND SHALL BE PLACED AND COMPACTED IN A MOIST CONDITION SO THAT THE FINES REMAIN MIXED WITH THE COARSER MATERIAL.

11. ASPHALTIC CONCRETE, WHERE APPLICABLE, SHALL BE APPLIED TO THE PREPARED GRAVEL SUBBASE FOLLOWING THE APPLICATION OF A LIQUID ASPHALT PRIME COAT. ASPHALT SHALL CONSIST OF THE PLANT-MIXED BITUMINOUS MATERIAL ROLLED SMOOTH. THE ASPHALT SURFACE SHALL BE SMOOTH, SEAMLESS AND OF A UNIFORM TEXTURE. ASPHALT MATERIAL SHALL COMPLY WITH THE MINIMUM SPECIFICATIONS REQUIRED BY THE MDOT ROAD AND BRIDGE SPECIFICATIONS.

12. THE CONTRACTOR SHALL MILL TO A DEPTH OF 1.5" AND CONSTRUCT A STANDARD 10' MSHA HEEL-IN TO PROVIDE A SMOOTH TRANSITION BETWEEN THE EXISTING AND NEW ASPHALT PAVEMENT.

13. THE CONTRACTOR SHALL MAINTAIN A DUST-FREE GRAVEL SURFACE SUITABLE FOR VEHICULAR INGRESS AND EGRESS DURING CONSTRUCTION.

14. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO TRIAD ENGINEERING, INC., PRIOR TO COMMENCING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. FORTY- EIGHT (48) HOURS PRIOR TO ANY EXCAVATION CALL "MISS UTILITY OF MARYLAND" 1-800-257-7777.

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED AND SHALL PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED INSTALLATION OF UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CONTRACT SPECIFICATIONS OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, MARYLAND DEPARTMENT OF HEALTH, FROSTBURG DEPARTMENT OF PUBLIC WORKS, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND ALLEGANY COUNTY.

2. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.

3. CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.

5. CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS REQUIRED PRIOR TO STARTING WORK AND SHALL ADHERE TO THE CONDITIONS IMPOSED.

6. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER/OWNER.

7. ACCESS BY EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPEDED AT ANY TIME BY PARKED CARS OR EQUIPMENT, CONSTRUCTION MATERIALS, SOIL STOCKPILES, ETC.

8. ALL EXCAVATION AND TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS.

9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

10. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.

11. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF GEOTECHNICAL SERVICES PROVIDED BY TRIAD ENGINEERING, INC..

TRIAD ENGINEERING, INC.

1097 CHAPLIN ROAD

MORGANTOWN, WV 26501

PH: 304.296.2562 FAX: 304.296.8739

OFFICE LOCATIONS

MARYLAND - PENNSYLVANIA - VIRGINIA

WEST VIRGINIA - OHIO

BY

DATE

DESCRIPTION

REV #

DATE

DESCRIPTION

CADD FILE:

Cot Cover Sheet.DWG

CHECKED BY:

WME

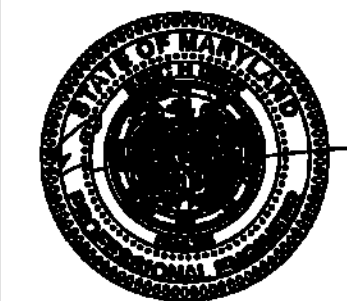
DRAWN BY:

RDB

SCALE:

AS SHOWN

06-19-2026



7/14/2026

SHEETZ STORE REBUILD - #62

FROSTBURG, MARYLAND

LEGEND AND NOTES



TRIAD ENGINEERING, INC.

www.triadeng.com

SHEET NUMBER:

C-02

JOB NO.: 01-24-0390

5





SHEET NUMBER:
C-04
JOB NO.: 01-24-0390

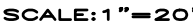


TP - DENOTES TEST PIT LOCATION
DS - DENOTES DOWNSPOUT LOCATION

- SHEETZ UTILITY NOTES:

- GRADING NOTES:

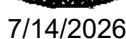
1. THE CONTRACTOR SHALL MAINTAIN A SMOOTH TRANSITION WHEN TYING PROPOSED ENTRANCE GRADES INTO EXISTING ROADWAY, CURBS AND SIDEWALKS.
2. A SMOOTHING GRADE SHALL BE MAINTAINED ALONG PAVEMENT AND PAVEMENT/CONCRETE TRANSITIONS, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE PAVED AREAS.
3. AREAS LOCATED OUTSIDE OF PAVEMENT AND/OR CONCRETE SHALL BE LANDSCAPED OPEN SPACE.
4. CONTRACTOR TO ADJUST GRADES AROUND AND OR RAISE ALL UTILITY VAULTS AS NEEDED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES AND INTO PROPOSED STORM DRAINAGE STRUCTURES WITH CONFIRMATION FROM TRIAD ENGINEERING.
5. CONTRACTOR TO MAINTAIN LIMITS OF CLEARING AND GRADING AND ENSURE CONSTRUCTION MATERIALS AND DEBRIS ARE CONFINED WITHIN THE CLEARING AND GRADING LIMITS AS SHOWN TO PRECLUDE ANY OFFSITE DISTURBANCE TO EXISTING VEGETATION AND/OR SLOPES ADJACENT TO THE SITE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SIDEWALK TREATMENT AT BUILDING ENTRY POINTS.
7. CONCRETE CONTROL JOINT AND EXPANSION JOINT LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
8. ALL SLOPES SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL TEST PIT PRIOR TO CONSTRUCTION TO VERIFY ELEVATIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD.
10. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
11. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.



1097 CHAPLIN ROAD
MORGANTOWN, WV 26501
PH: 304.296.2562 FAX: 304.296.8739

OFFICE LOCATIONS
MARYLAND - PENNSYLVANIA - VIRGINIA
WEST VIRGINIA - OHIO

CADD FILE:	
C-01 Cover Sheet.DWG	
DRAWN BY: RDB	CHECKED BY: WME
DATE: 06-19-2026	SCALE: AS SHOWN



SHEETZ STORE REBUILD - #62
FROSTBURG, MARYLAND

GRADING AND UTILITY PLAN

SHEET NUMBER

C-06

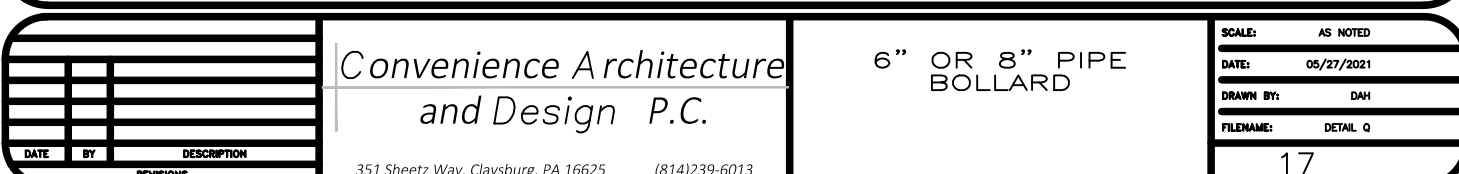
JOB NO.: 01-24-0390





Plant Schedule					
Key	Quant.	Botanical Name	Common Name	Size	Remarks
Trees					
Ps	4	Prunus serrulata	Japanese Cherry	2-1/2" cal.	B&B
Cp	4	Crataegus phaenopyrum	Washington Hawthorn	2-1/2" cal.	B&B
Shrubs					
Ag	37	Abelia grandifolia	Glossy Abelia	2 gal.	CONTAINER
Ea	26	Euonymus alatus	Winged Euonymus	2 gal.	CONTAINER
Ig	7	Ilex glabra	Inkberry	2 gal.	CONTAINER
Sj	16	Spirea japonica 'Little Princess'	Japanese Spirea	2 gal.	CONTAINER
To	13	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	5' ht.	B&B
Vd	18	Viburnum dentatum	Arrowwood Viburnum	2 gal.	CONTAINER

JOB NO.: 01-24-039



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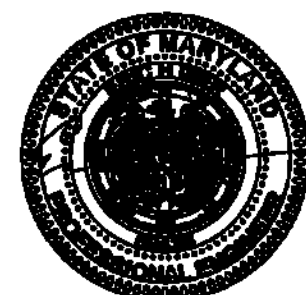
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EPOSTRIIPC MABVI AND

FROSTBURG, MARYLAND

**SHEETZ STANDARD
CONSTRUCTION DETAILS**



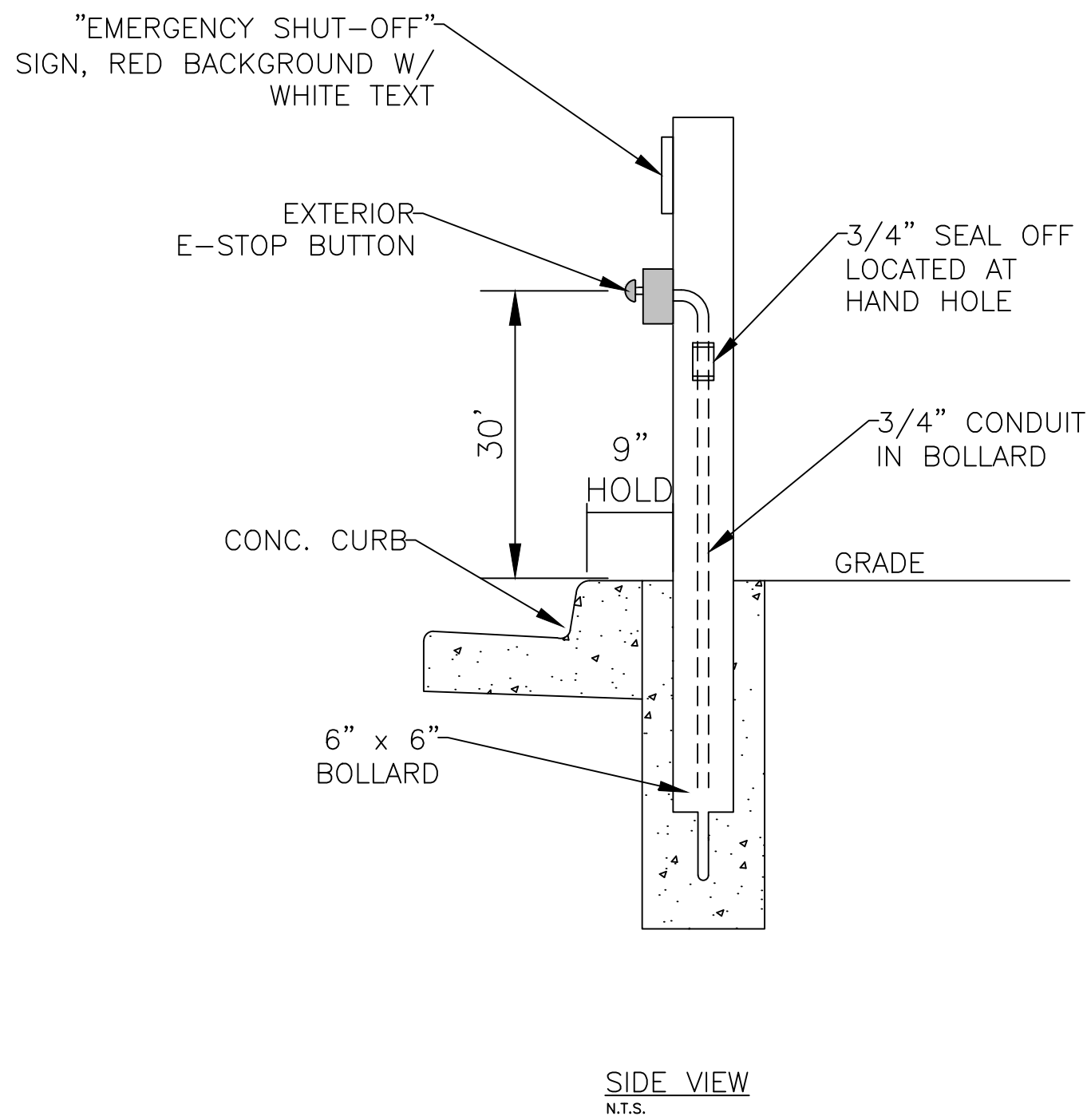
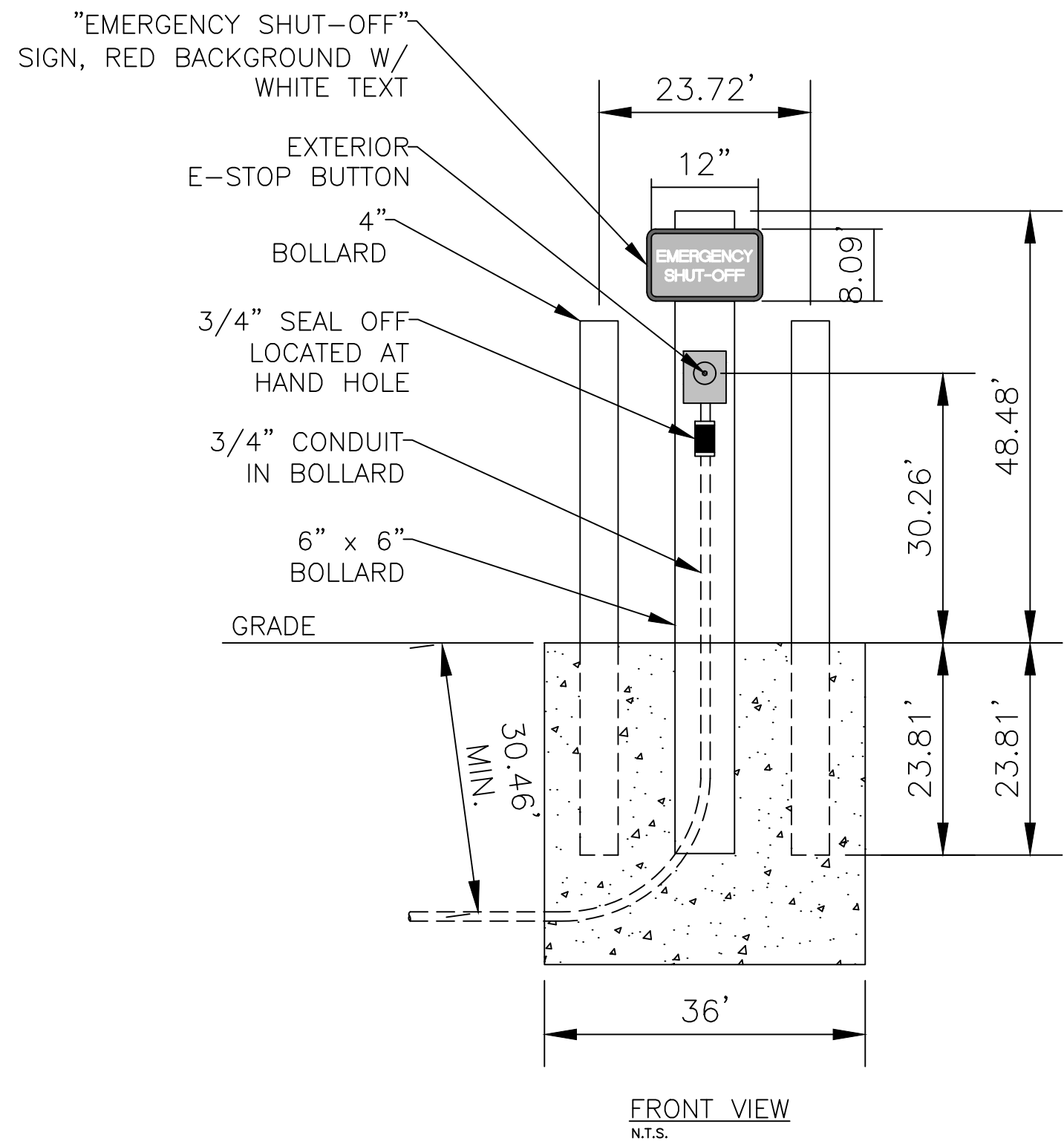
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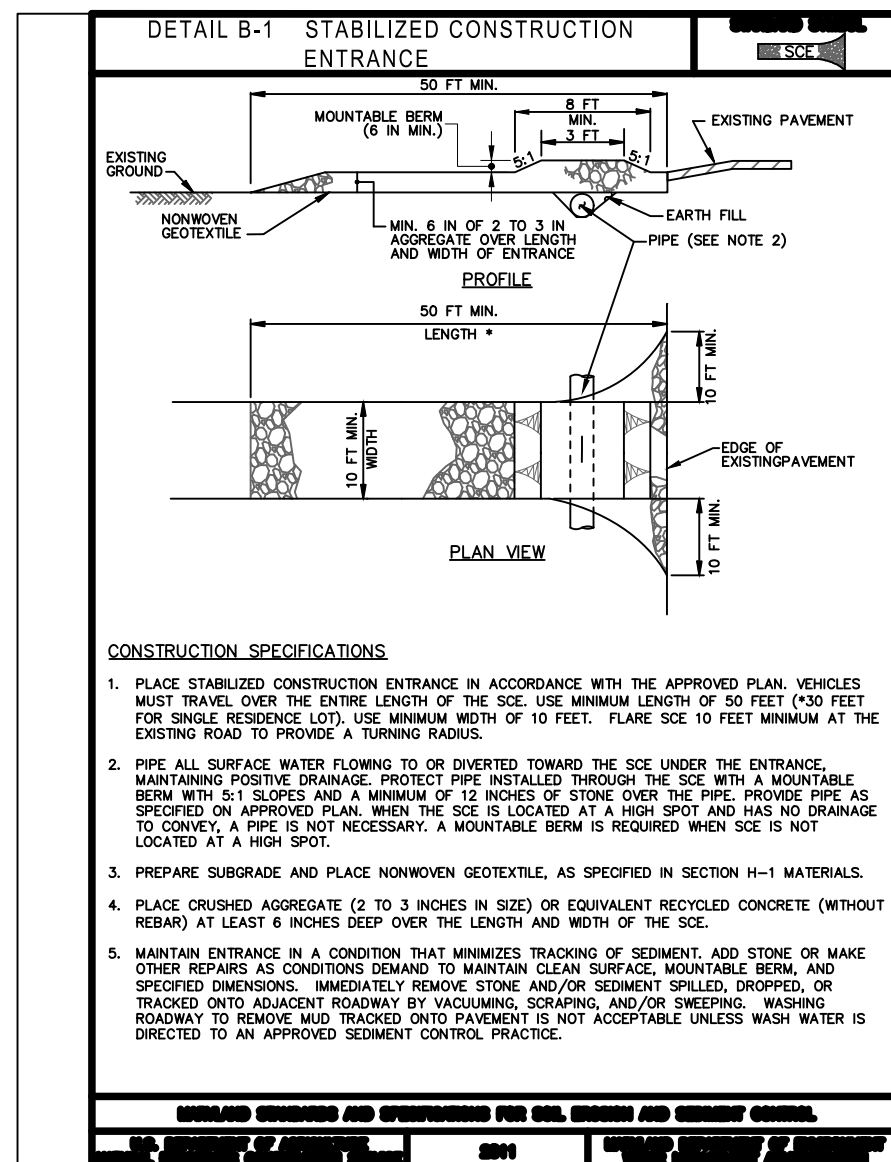


E-STOP STANDARD DETAIL		Convenience Architecture and Design P.C.		351 Sheetz Way, Claysburg, PA 16625 (814)239-6013			
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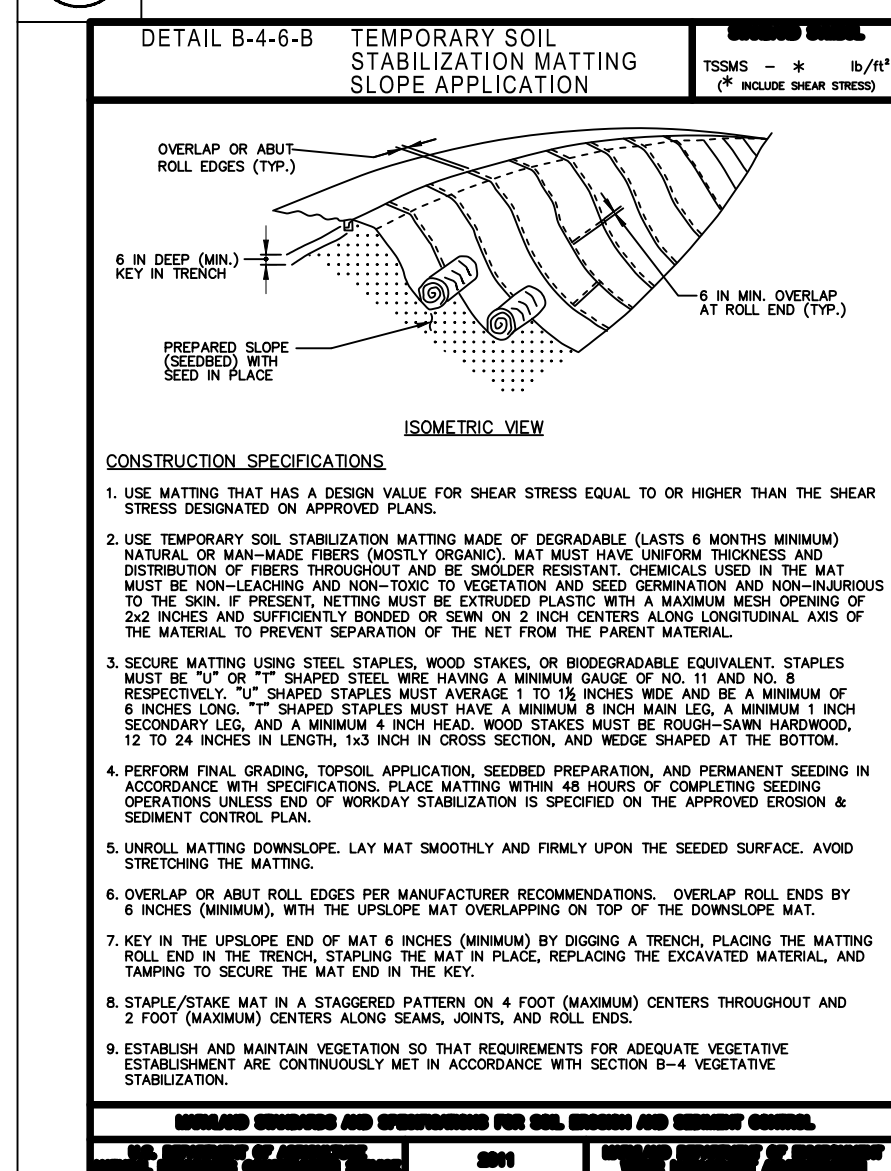
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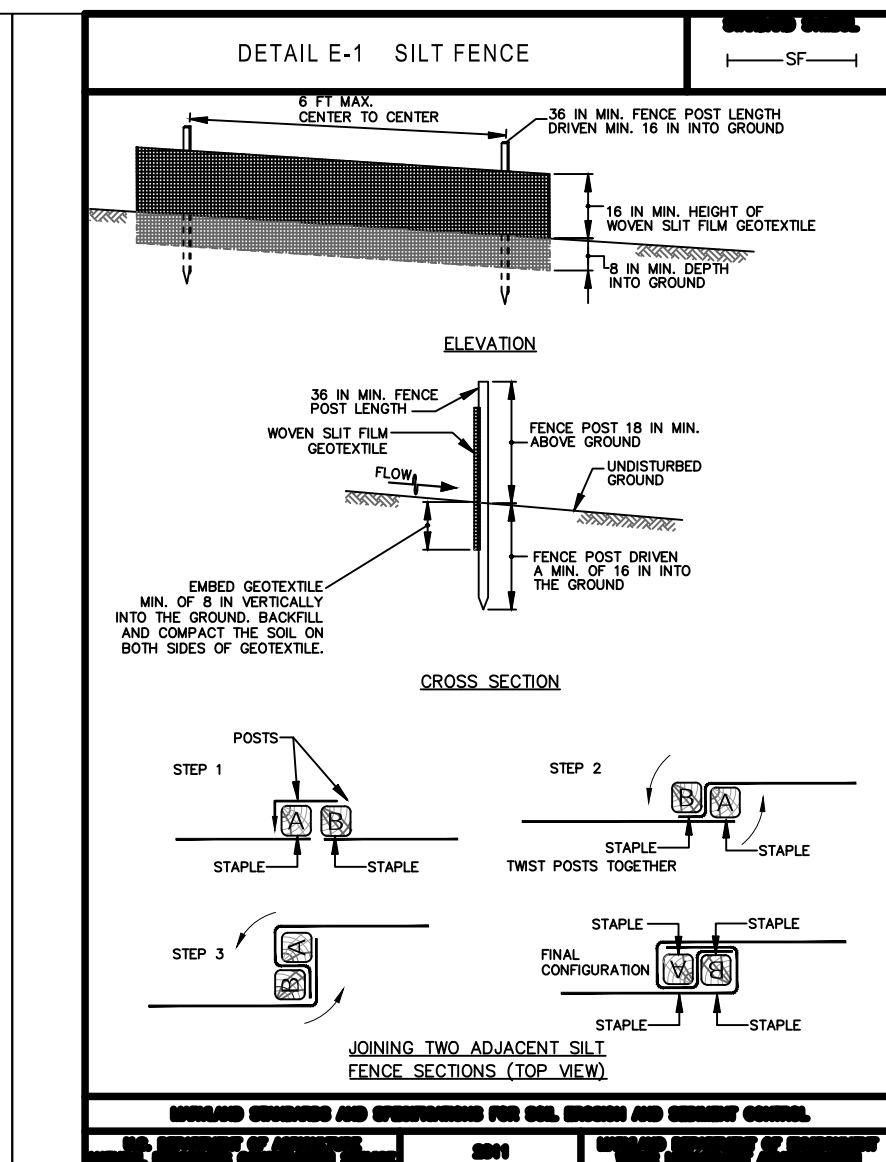




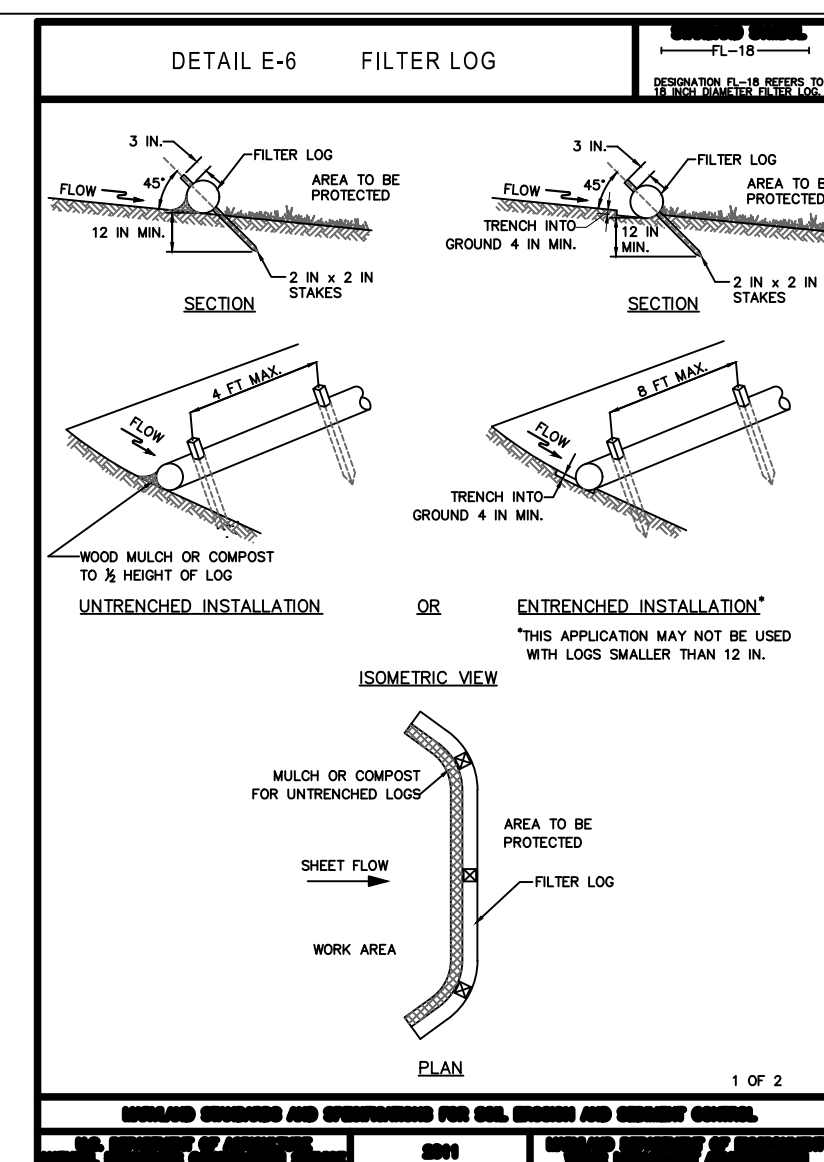
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6 TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION
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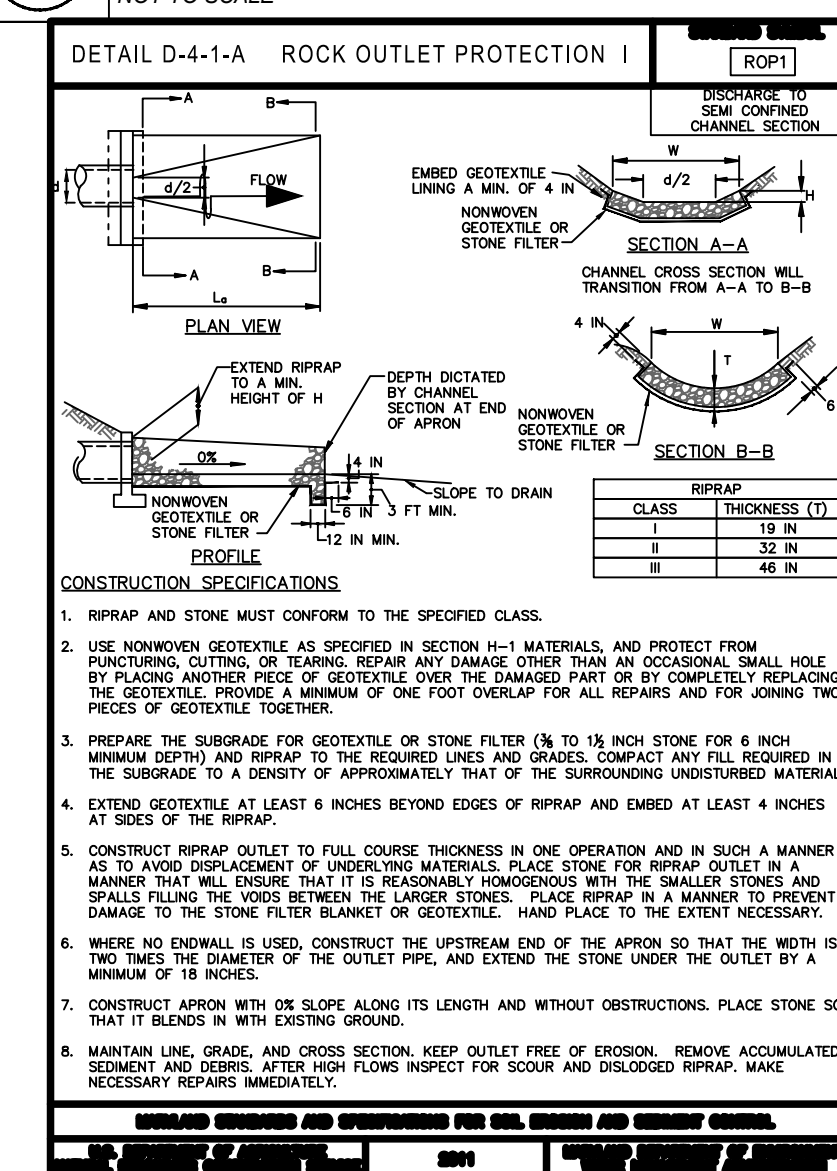


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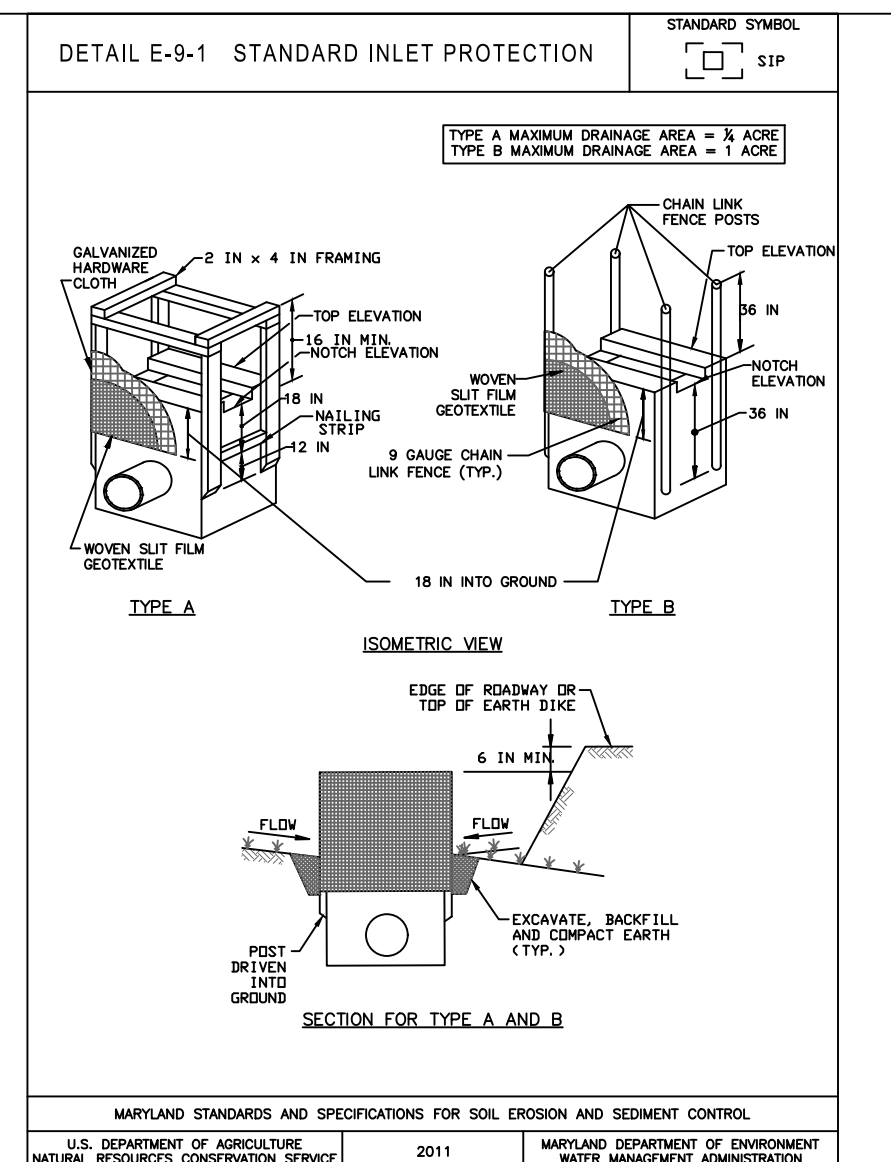
TEMPORARY SEEDING SUMMARY						
HARDINESS ZONE (FROM FIGURE B-3) - S-2						
No.	SPECIES	APPLICATION RATE (LB./AC.)	SEEDING DATES	SEEDING DEPTHS (INCHES)	FERTILIZER RATE (10-20-20)	LIME RATE
1	BARLEY (HORDEUM VULGARE)	2.2 lb/1,000 sq. ft.	MAR. 15 - MAY 31 AUG. 1 - SEPT. 30	1/2 - 1	435 lb./ac. (10 lb./1,000 sq. ft.)	2 tons/ac. (90 lb./1,000 sq. ft.)

PERMANENT SEEDING SUMMARY						
HARDINESS ZONE (FROM FIGURE B-3) - S-2						
No.	SPECIES	APPLICATION RATE (LB./AC.)	SEEDING DATES	SEEDING DEPTHS (INCHES)	FERTILIZER RATE (10-20-20)	LIME RATE
1	TALL FESCUE (FESTUCA TALL)	40	MAR. 15 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	45 lb./ac. (11 lb./1,000 sq. ft.)	90 lb./ac. (22 lb./1,000 sq. ft.)
2	PERENNIAL RYEGRASS	25	MAR. 15 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	90 lb./ac. (22 lb./1,000 sq. ft.)	90 lb./ac. (22 lb./1,000 sq. ft.)
3	WHEAT	5	MAR. 15 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	90 lb./ac. (22 lb./1,000 sq. ft.)	90 lb./ac. (22 lb./1,000 sq. ft.)

4 TEMPORARY AND PERMANENT SEEDING SUMMARY
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8 ROCK OUTLET PROTECTION FOR PIPES
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5 STANDARD INLET PROTECTION
NOT TO SCALE

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SHEETZ STORE REBUILD - #62
FROSTBURG, MARYLAND

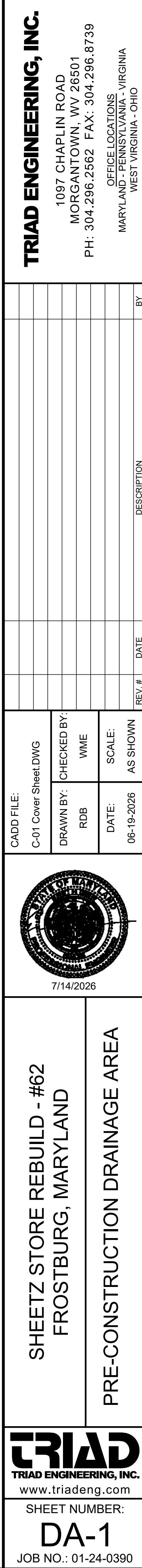
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JOB NO.: 01-24-0390





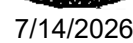
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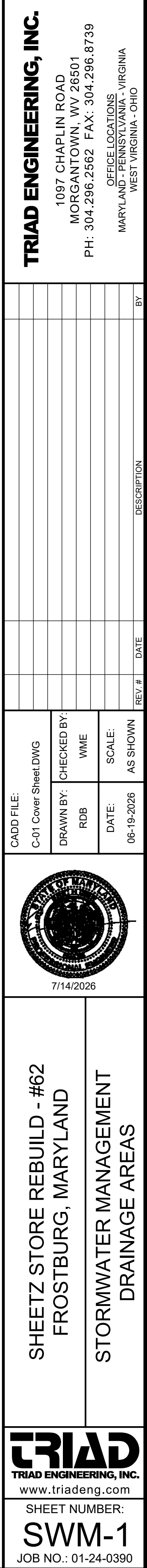
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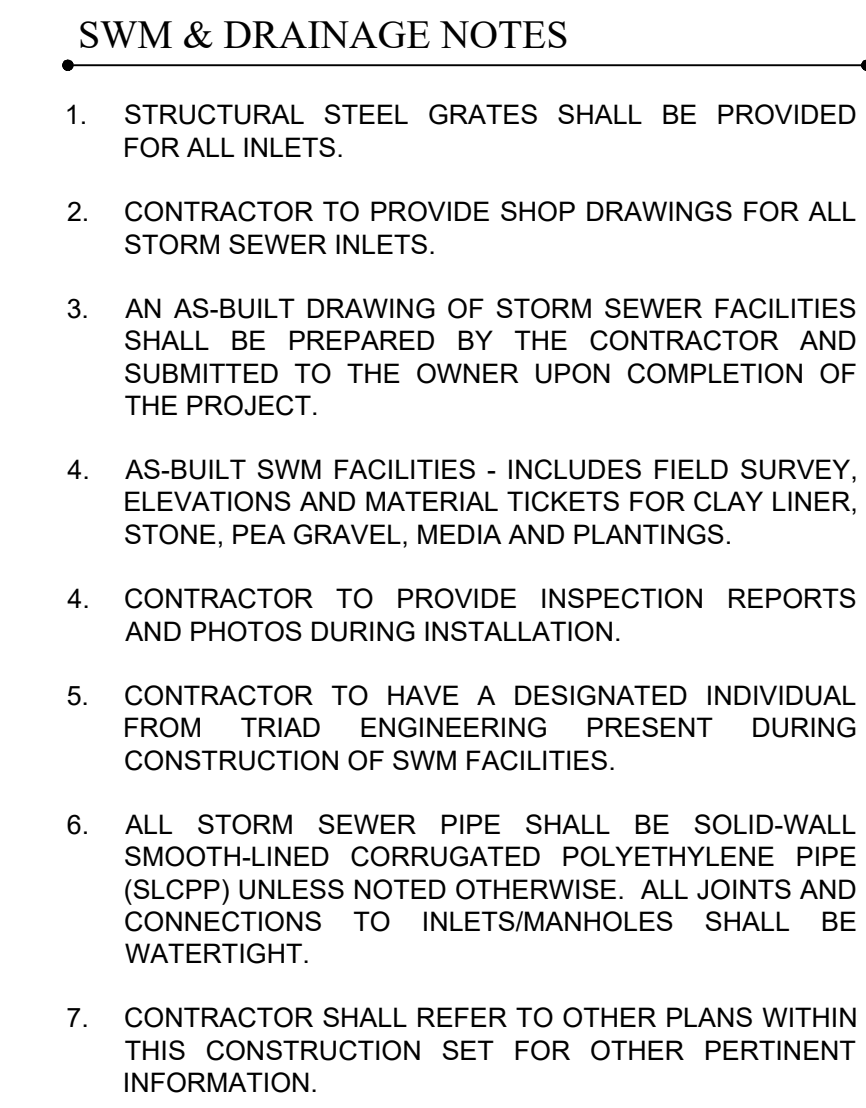
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POST-CONSTRUCTION DRAINAGE AREA

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DA-2
JOB NO.: 01-24-039





 BIO-RETENTION AREA #1 - TYPICAL SECTION
NOT TO SCALE

[illegible]

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Final SWM Design and Erosion and Sediment Control Report

February 25, 2025

Project: 01-24-0390

Sheetz Rebuild #62 - Frostburg 10601 New Georges Creek Rd. SW Frostburg, MD 21532



Prepared By:

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For:

Client: Sheetz, Inc.
Attn: Bob Franks
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07/14/2026



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PROJECT NARRATIVE

Scope of Work

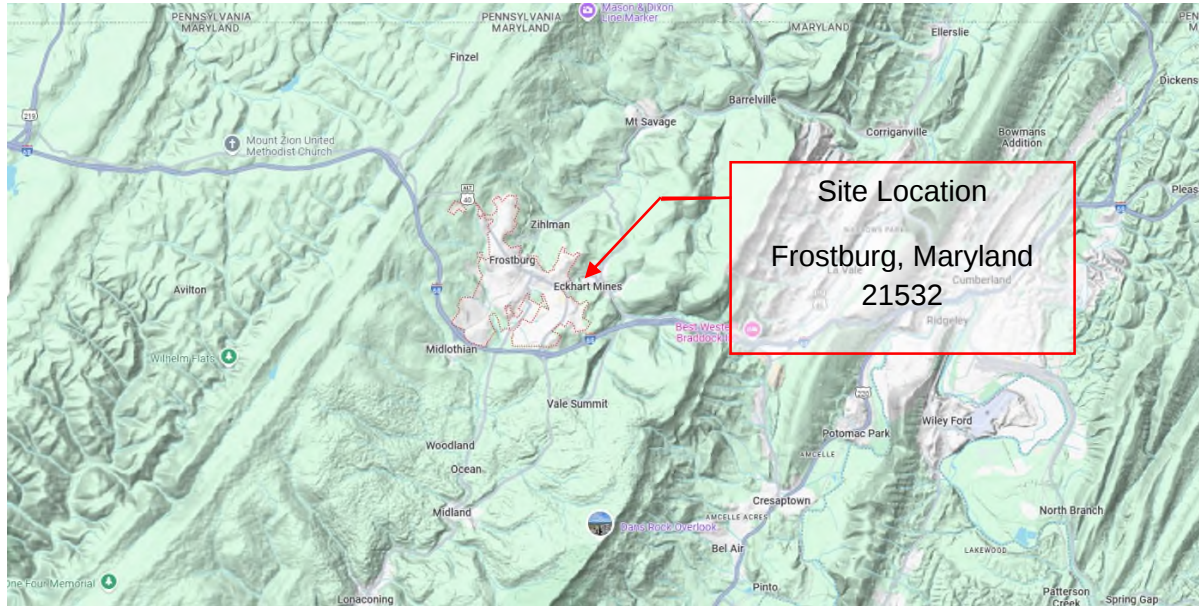
This report is for Stormwater Management and Erosion and Sediment Control Design for a new 6,132 SF, 1-story, Sheetz store and related site improvements within the City of Frostburg, Maryland. More specifically the site is located at the intersection of New Georges Creek Rd. SW and Dr. Gasmick Ln. where an existing Sheetz Store is located. The scope is for the demolition and replacement of the existing Sheetz Store and Fueling Canopy with new facilities.

Project Description

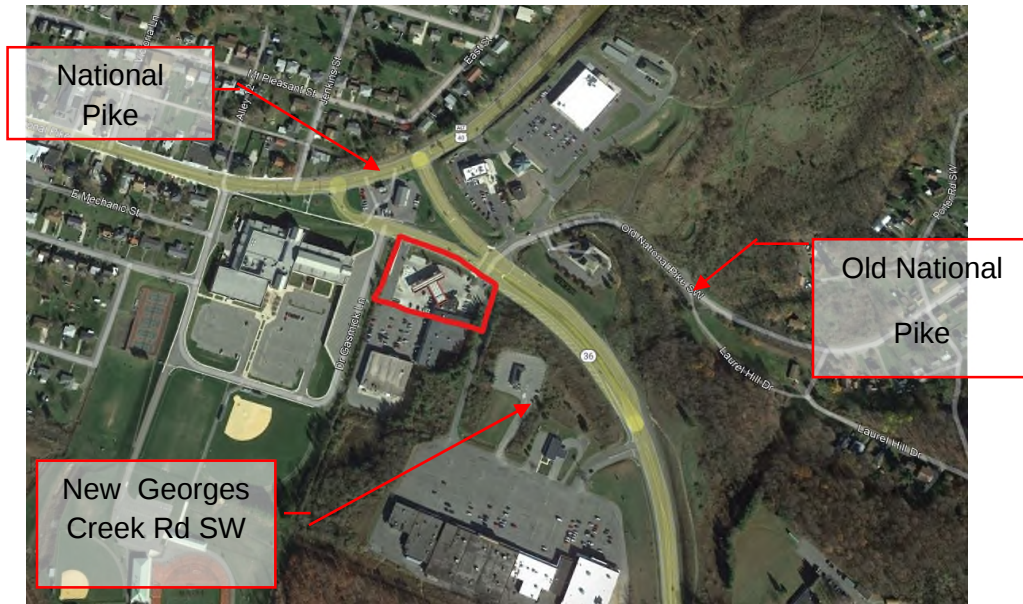
A new Sheetz convenience store / gas station is to be constructed in place of an existing Sheetz Store on-site. The site is located on ± 1.38 -acre tract more particularly described at Tax Map 0203, Grid 0024 P/O Tax Parcel with the last instrument in the chain of title being located at Libre 02217 per the land records of Allegany County, Maryland. The site is within the Highway Commercial "HC" zoning district within the City of Frostburg.

The total area of the ESD/LOD will be 1.49 acres.

Location Map



Vicinity Map



Topography and Soils

The topography of the site is gently sloping from south – north averagely ranging from 2% – 5%. The general site topography is shown on the Existing Conditions Plan of the Site Plan package, of which this report is a part thereof.

According to the USGS Maryland Geologic Map Data, the site is underlain by Dunkard Formation. Dunkard formation is generally described as medium gray to dark gray, carbonaceous, silty shale and siltstone; light to medium gray, micaceous, medium to coarse grained sandstone; and thin discontinuous nodular limestone, and thin coal beds. The Dunkard Foundation caps several hill in the Georges Creek Syncline, and may be as much as 250 feet thick.

According to the United States Department of Agriculture Natural Resources Conservation Service soils survey the site contains UxB – Urban land. See below partial copy of the Soil Survey Map and Custom Soil Resource Report within the indexes.

Symbol	Description	K Factor	HSG
UxB	Urban land, 0 to 8 percent slopes		

Soils Map



Streams, Waterways and Floodplain

There are no streams, waterways, wetlands or floodplain within the project limits.

See section 2.8 Floodplain Mapping below for Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRMette) Panel # 24001C0018E, with an effective date of April 3, 2020.

Floodplain Mapping



SWM Development Design

Scope of Work

This portion of this report is for the Final Site Development Design Phase of Environmental Site Design for a new Sheetz store and associated site features. These features include parking, fuel islands/canopy and a dumpster enclosure. Stormwater will be managed through a combination of reduction in impervious surface, disconnection and bioretention.

Basis of Design

The new Sheetz store will be developed in accordance with the Environmental Site Design requirements for redevelopment as defined in revised Chapter 5 of the 2000 Maryland Stormwater Design Manual per the 2007 Stormwater Management Act. This report and the included drawings and exhibits are submitted for approval of the Stormwater Management Design.

The hydrology analyses for both the Pre-development and Post-development drainage areas are based on the Rational Method. The runoff coefficients are taken from engineering design tables. The time of concentration values were computed using basic engineering judgment concerning the site conditions and utilization of minimum times as necessary. The attached

calculations satisfy the requirements for Redevelopment, as defined by the 2000 Maryland Stormwater Design Manual.

Site Fingerprinting and Development Layout

Sheetz rebuild - Frostburg proposes the following strategies for site layout:

- Plan the building footprint and layout to protect conservation areas.
 - There are no conservation areas on site.
- Evaluate opportunities to enhance/expand forested, wetland, and stream buffers.
 - There are no opportunities to enhance/expand forested, wetlands or stream buffers as part of this development.
- Grade the site so that runoff will flow from impervious areas directly to pervious areas or other natural conveyance systems.
 - Proposed design incorporates impervious area flows directly to pervious areas.
- Maintain natural flow paths between the site and upstream and downstream systems.
 - Site design incorporates proposed grading to maintain current upstream and downstream flow paths.
- Maintain sheet flow and natural overland flow processes where feasible.
 - Existing site sheet flow patterns and natural overland flow processes are maintained to the maximum extent practical.
- Provide stable conveyance of runoff off-site.
 - Design demonstrates stable conveyance of runoff off-site.

Additional Strategies

- In accordance with the design process micro-scale practices are proposed to treat impervious areas.
- Implementation of the Stormwater Management Plan will be integrated into the Soil Erosion and Sediment Control Design.
- Reduce impervious area from the existing conditions.

Location of ESD Practices

Sheetz Rebuild - Frostburg proposes to incorporate the following Site Development Strategies in accordance with Chapter 5, Table 5.2.

- A. Narrower, shorter street, right of way, and sidewalk reductions are not applicable to this project.
- B. Cul-de-sac design with reduced paving is not applicable to the project.
- C. Storm drainage is conveyed by the existing drainage systems for this project.
- D. Parking has been minimized from the existing conditions and the impervious area has been reduced.

- E. The lot runoff is treated through non-structural and micro-scale practices.
- F. Existing open space will be maintained for the project.
- G. Relaxed setbacks and frontages are not applicable to the project.
- H. The site currently has a shared driveway/entrance with the adjoining property, which will be maintained.
- I. Sheet flow discharge of runoff to pervious areas is proposed for the project.
- J. 100 Year Flood Plain and Stream Buffers are not applicable to the project.
- K. Proposed grading and earth disturbance will be limited to that required to develop the project.
- L. There are no tree conservation areas on-site nor opportunities for creation of said areas.
- M. Conservation incentives (Natural Areas) are not applicable to this project.

Redevelopment

The site contains 87% of existing impervious surface area, 1.30 acres with a total area of 1.50 ac. Per Section 5.5 "Redevelopment" of the revised Chapter 5 of the Maryland Storm Water Design Manual, the existing impervious surface area threshold is 40%; therefore, this site is subject to Redevelopment. See calculations enclosed herein.

Computed ESD Targets

Stormwater management shall be addressed according to Redevelopment requirements for 50% of existing impervious area and net reduction in impervious area, which would be a total of 0.65 Ac. The site is located on majority 'D' soils. The proposed development reduces the impervious area by 0.17 Ac., leaving 0.48 Ac. of impervious area for ESDv treatment. The worksheet calculates a total ESDv volume of 1,655 cu. ft. of runoff to be treated at a target $P_e=1"$ in which the proposed design sufficiently does.

Table 1– Target ESDv, RCN and P_e

Project Site Area (LOD)	1.50
Existing Imperviousness (Ac.)	1.30
Percent Existing Impervious (%)	87%
Redevelopment?	Yes
Impervious Area to be Treated (Ac.)	0.65
Proposed Imperviousness (Ac.)	1.13
Percent Proposed Imperviousness (%)	75%
Imperviousness Reduction (Ac.)	0.17
Resulting Impervious to be Treated (Ac.)	0.48
Hydrologic Soil	D
Target P_e	1.0"
Target RCN	55
Target ESDv	1,655

ESD BMP's

One (1) Micro-scale Practices Micro-bioretenention (BMP M-6), has been implemented in this design to treat stormwater runoff and provide water quality for the site.

The ESD BMP's implemented will treat a combination of parking lot, rooftop and sidewalk runoff. Refer to the table below for BMP sizing and ESDv tabulations.

Table 2– Provided ESD_v, RCN and P_e

Project Site Area (LOD)	1.50
Percent Proposed Imperviousness (%)	75%
Treated Imperviousness (Ac.)	0.52
Hydrologic Soil	D
Provided P _e	1.0"
Provided RCN	55
Provided ESD _v	1,861

Table 3 - Summary Chart of ESD BMP Sizing

BMP	Contributing Drainage Area (AC.)	IMP. AREA (AC.)	TARGET P _e	TARGET ESD _v	PROVIDED ESD _v	RCN
MB #1	0.68	0.52	1.0	1655	1861	55

Pre-Development vs Post-Development Quantity Runoff

The entirety of the site discharges to a point at the northeast corner of the site and this point is used as the point of study for computations. See chart below for pre and post discharge quantities and reduction. See Appendix E for drainage area maps.

STORM EVENT	PRE-FLOW (CFS)	POST-FLOW (CFS)	POST – PRE FLOW DIFF (CFS)
10-YR	7.14	4.32	-2.82
100-YR	11.83	10.73	-1.10

Summary and Conclusion

Implementation of proposed Environmental Site Design for the proposed Sheetz Store in Frostburg, Maryland will bring this project into conformance of stormwater management and water quality standards by providing the required ESD treatment and reducing the rate of runoff for the 2-yr, 10-yr and 100-yr design storm.

Unified Sizing Criteria Chart

No.	CATEGORY	VOLUME REQUIRED	NOTES
1	ENVIRONMENTAL SITE DESIGN - ESD _v	1,655 CUBIC FEET	PROVIDED THROUGH ESD
2	CHANNEL PROTECTION VOLUME – CP _v (1 YEAR)	-	ESD PROVIDES VOLUME CONTROL TO ADDRESS CP _v AND ALSO PROVIDES ADDITIONAL CONTROL FOR THE CP _v ACCOUNTED FOR IN THE SWM STRUCTURE
3	OVER BANK FLOOD PROTECTION – Q _p (10 YEAR)	-	Q _p PROVIDED IN SWM STRUCTURE
4	EXTREME FLOOD VOLUME – Q _f (100 YEAR)	-	ESD PROVIDED 1,961 CU.FT. AND A REDUCTION IN EXISTING IMPERVIOUS AREA WHICH REDUCED Q _f IN THE SWM OF THE SITE AND ASSISTED IN PROVIDING SAFE CONVEYANCE.

Environmental Site Design Computations

Project # 01-24-0390

Sheetz – Frostburg Rebuild

Land Use Calculation

February 25, 2025

By : Eric H Iser

Limits of Disturbance – LOD = 65,286 SF = 1.50 Ac

Existing Impervious = 56,527 SF = 1.30 Ac

Existing Grass = 8,759 SF = 0.20

Proposed Impervious = 49,151 SF = 1.13 Ac

Proposed Grass = 16,376 SF = 0.37

Redevelopment : 1.30 Ac / 1.50 Ac = 87 % so Redevelopment Criteria is met

Need to treat 50% of the existing impervious minus any reduction in impervious area from existing to proposed.

 $1.30 \text{ Ac} * 0.5 = 0.65 \text{ Ac}$ $1.3 \text{ Ac} - 1.13 \text{ Ac} = 0.17 \text{ Ac}$ $0.65 \text{ Ac} - 0.17 \text{ Ac} = 0.48 \text{ Ac}$ of impervious needs treated at a $P_e = 1$

Need 1655 cf of ESD Vol. Max allowed Credit 4147 ($P_e=2.5$) (See attached worksheet for ESD Volume calculations.)

Provided in Bio-retention (2.5' Media & 0.5' free water)

Media Area of 1125 SF * 2.5 * 0.40 = 1125 CF

Free Water - $((1125+1817)/2) * 0.5' = 736 \text{ CF}$

Total treatment = 1861 CF

BMP ESDv COMPUTATIONS

TITLE: Sheetz Rebuild - Frosrburg
BMP: Site - Redevelopment **JOB No.:** 01-24-0390
COMPUTED BY: BDB **DATE:** 2/25/2025

SITE DRAINAGE AREA: 0.480 Ac.
 IMPERVIOUSNESS: 0.480 Ac.
 PERVIOUSNESS: 0.000 Ac.

I=(IMP./SITE)x100 100.0 %

Rv = 0.05+0.009(I) 0.95

(Target) Pe= 1.0 FROM TABLE 5.3 OR PROVIDED 2.5 1yr. 24 hour event

Q_E = P_E x Rv 0.95 RUNOFF DEPTH INCHES 2.38 RUNOFF DEPTH INCHES

ESDv=((Q_E* A)/12)*43560 SF/Ac. 1655 FT.³ 4147 FT.³ (Max. ESDv Credit)

CN = 1000/{10+(5*P)+(10*Rv)-
 (10*(SQRT((Rv2)+(1.25*Rv*P)))} 100

T_c = 0.10 hr. FROM T_c WORK SHEET T_c = 0.00 hr. FROM T_c WORK SHEET

I_a = 0.01 I_a = 0.01

I_a/P = 0.01 I_a/P = 0.00

q_u = 0 csm/in. FROM EXHIBIT 4-II q_u = 0 csm/in FROM EXHIBIT 4-II

A = 0.0008 mi.² A = 0.0008 mi.²

Q_p = q_u x A x Q_e Q_p= 0.00 cfs Q_p = q_u x A x Q_{e1} Q_p= NA cfs

DRAINAGE AREA SUMATION			IMPERVIOUS		PERVIOUS
SUB AREA 1	0.480 Ac.	100%	0.48 Ac.	0.00 Ac.	
SUB AREA 2	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 3	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 4	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 5	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 6	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 7	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 8	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 9	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 10	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 11	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 12	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
SUB AREA 13	0.000 Ac.	0%	0.00 Ac.	0.00 Ac.	
TOTAL DRAINAGE AREA	0.48 Ac.		0.48 Ac.	0.00 Ac.	

Q_p & Q_f Peak Storm Computations

10 - Year

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Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.140	2	716	16,100	-----	-----	-----	DA - Pt. A Pre-Dev
3	SCS Runoff	3.118	2	716	6,810	-----	-----	-----	DA Pt A1 - Post-dev
4	Reservoir	1.368	2	722	6,809	3	1966.08	2,048	Pt A1 to Bio
5	SCS Runoff	3.677	2	716	7,929	-----	-----	-----	DA Pt A2 - Post dev
6	Combine	4.323	2	716	14,738	4, 5	-----	-----	Postdev Total Site
Pre- Post.gpw					Return Period: 10 Year			Wednesday, 02 / 26 / 2025	

Hydrograph Report

17

Section 6, Item A.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

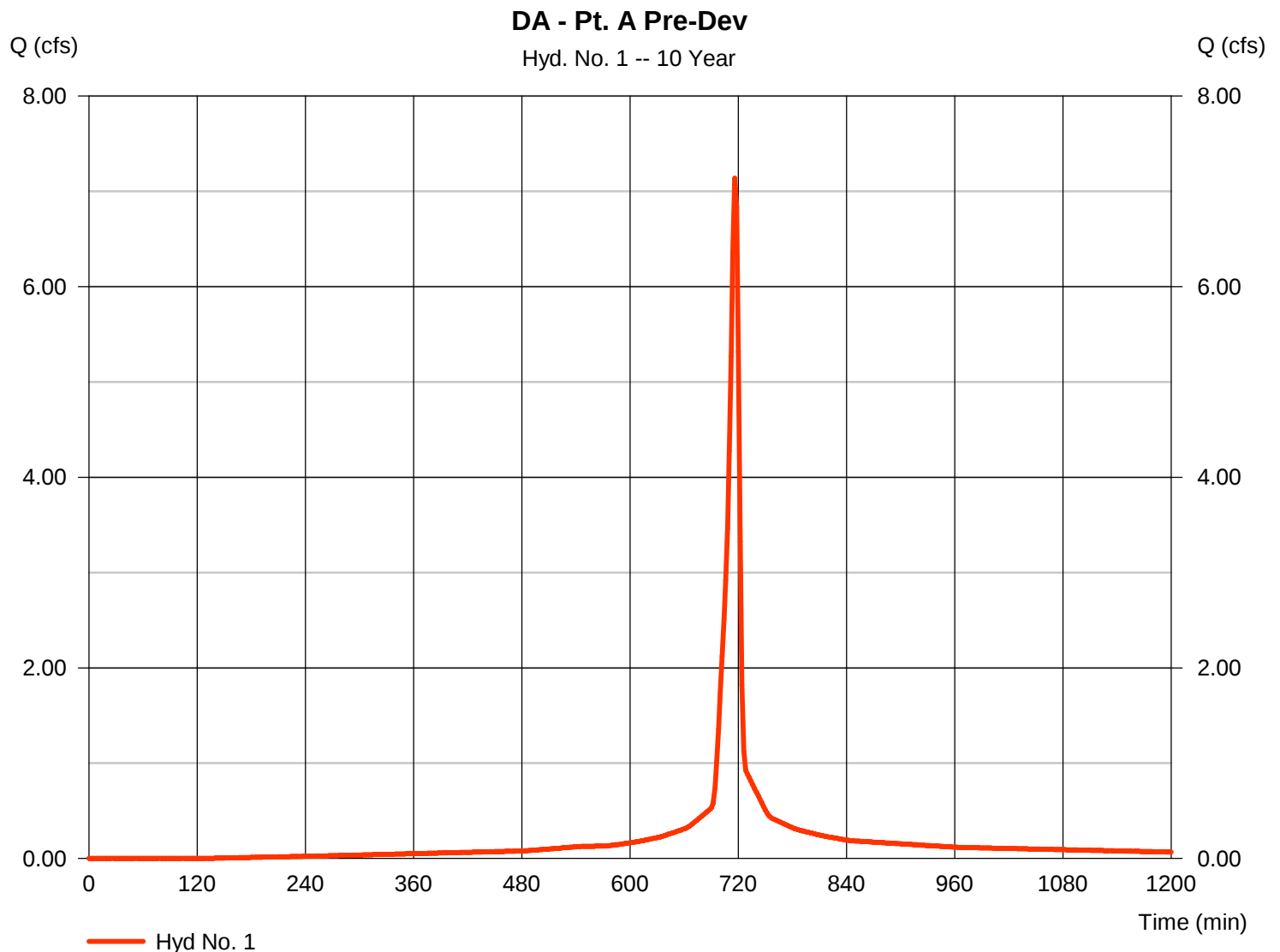
Wednesday, 02 / 26 / 2025

Hyd. No. 1

DA - Pt. A Pre-Dev

Hydrograph type	= SCS Runoff	Peak discharge	= 7.140 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 16,100 cuft
Drainage area	= 1.500 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.61 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.300 \times 98) + (0.200 \times 80)] / 1.500$



Hydrograph Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

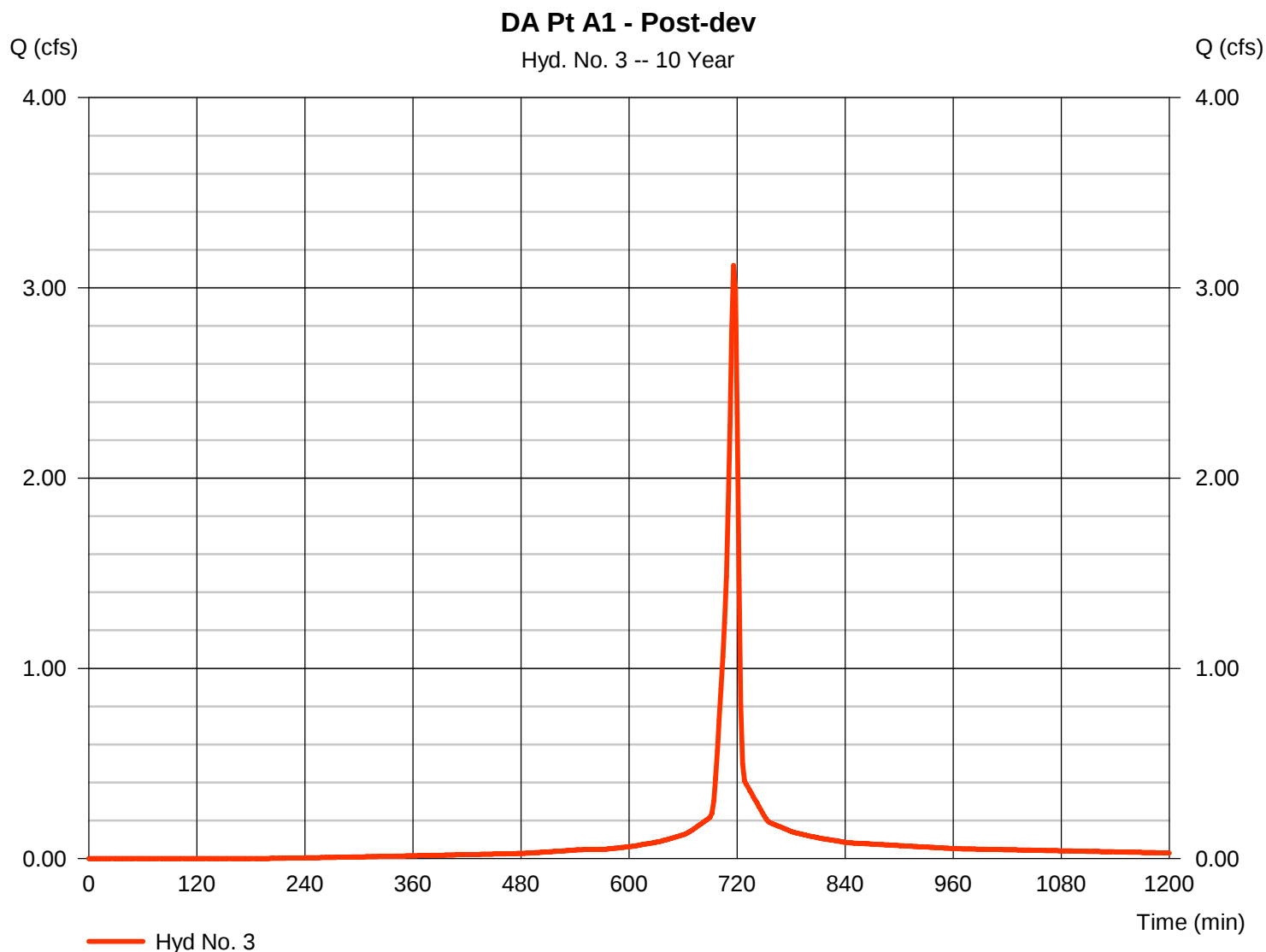
Wednesday, 02 / 26 / 2025

Hyd. No. 3

DA Pt A1 - Post-dev

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.118 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	6,810 cuft
Drainage area	=	0.680 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.61 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = $[(0.520 \times 98) + (0.160 \times 80)] / 0.680$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

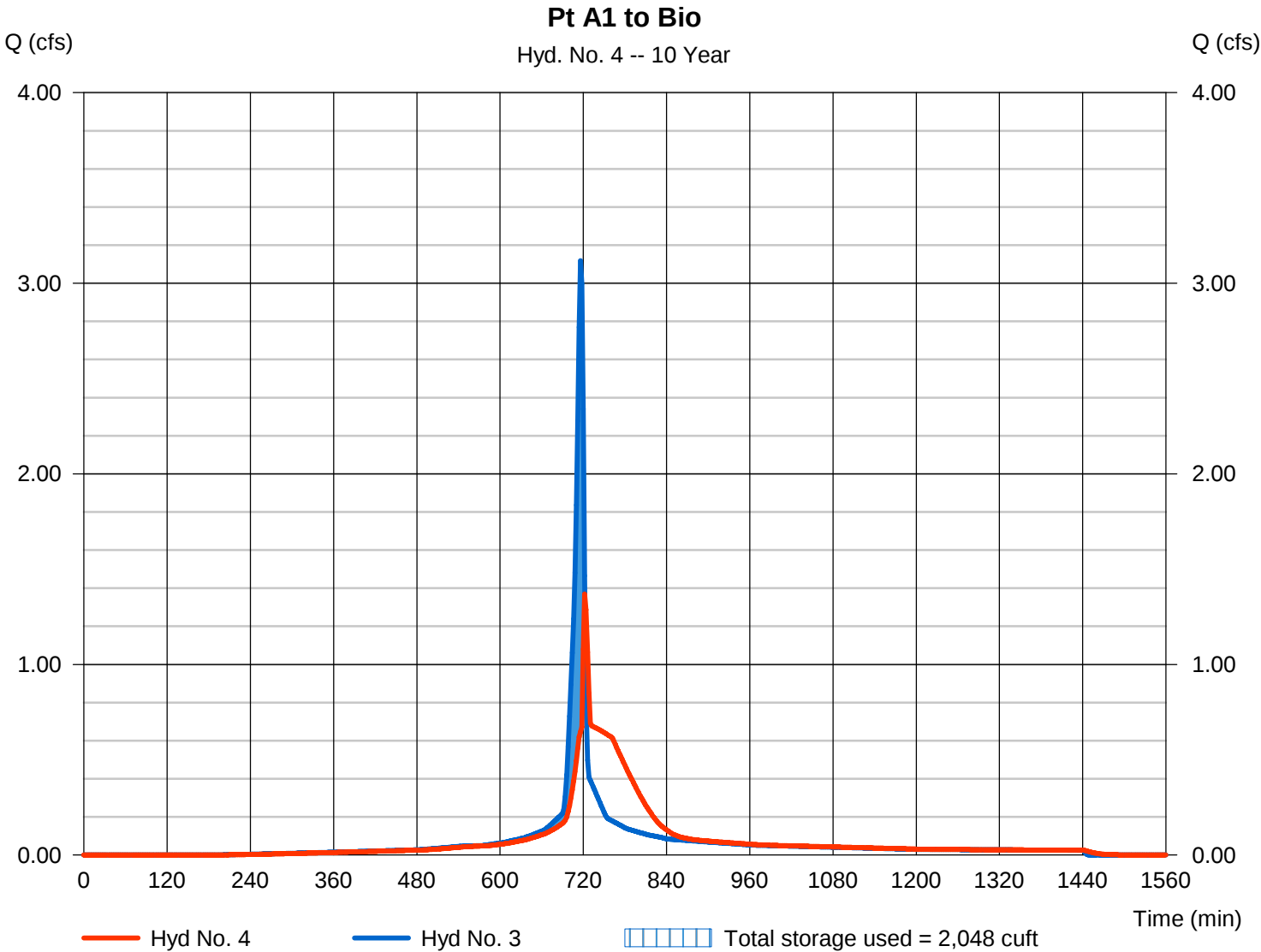
Wednesday, 02 / 26 / 2025

Hyd. No. 4

Pt A1 to Bio

Hydrograph type	= Reservoir	Peak discharge	= 1.368 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 6,809 cuft
Inflow hyd. No.	= 3 - DA Pt A1 - Post-dev	Max. Elevation	= 1966.08 ft
Reservoir name	= Bio-Retention Area	Max. Storage	= 2,048 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Bio-Retention Area

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 1963.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1963.00	450	0	0
2.50	1965.50	450	1,125	1,125
2.51	1965.51	1,126	8	1,133
3.00	1966.00	1,817	721	1,854
4.00	1967.00	2,857	2,337	4,191

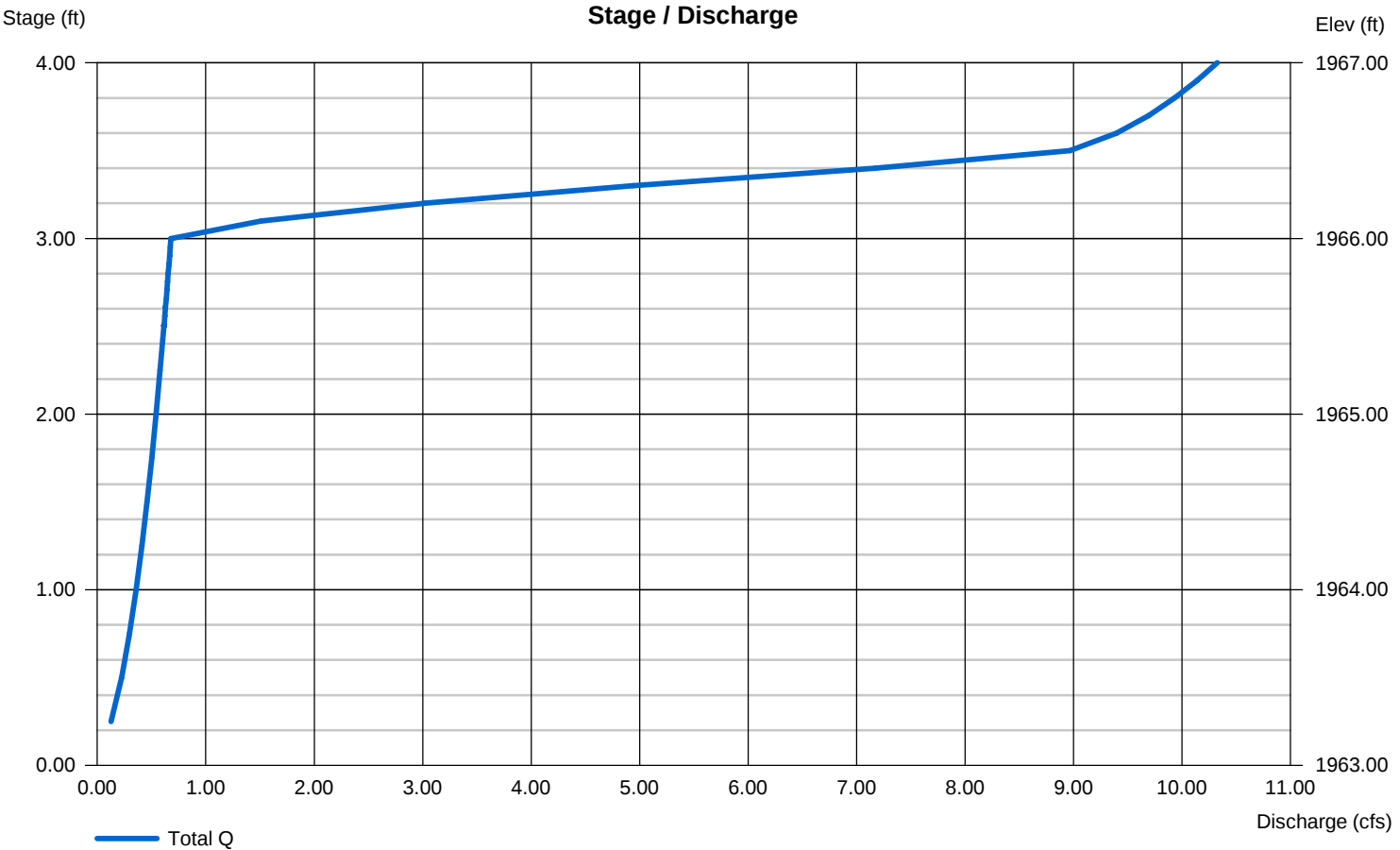
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	4.00	0.00	0.00
Span (in)	= 15.00	4.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1963.00	1632.80	0.00	0.00
Length (ft)	= 60.00	0.50	0.00	0.00
Slope (%)	= 0.80	0.50	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 8.00	0.00	0.00	0.00
Crest El. (ft)	= 1966.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

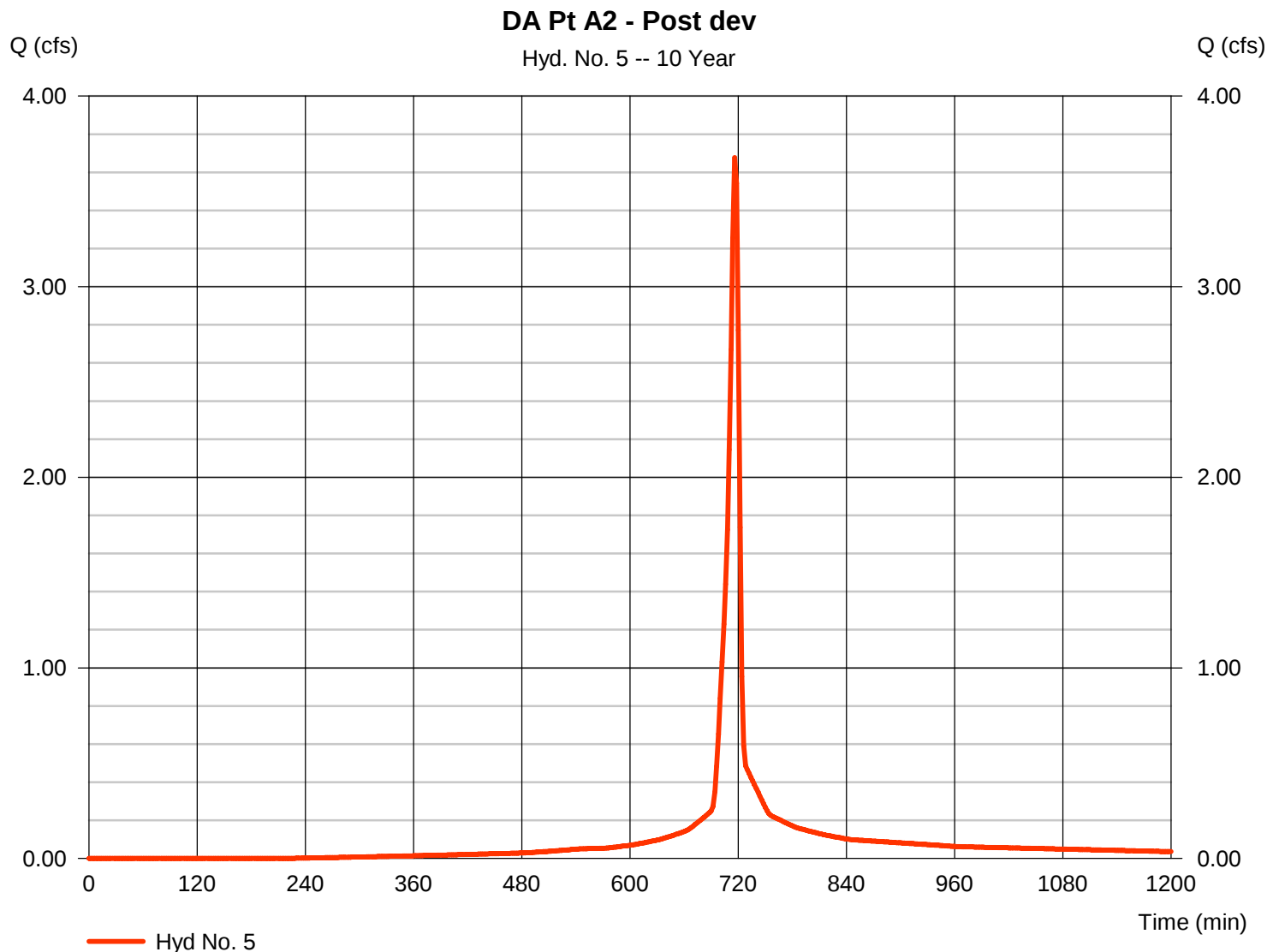
Wednesday, 02 / 26 / 2025

Hyd. No. 5

DA Pt A2 - Post dev

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.677 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	7,929 cuft
Drainage area	=	0.820 ac	Curve number	=	93*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.61 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = $[(0.610 \times 98) + (0.210 \times 80)] / 0.820$

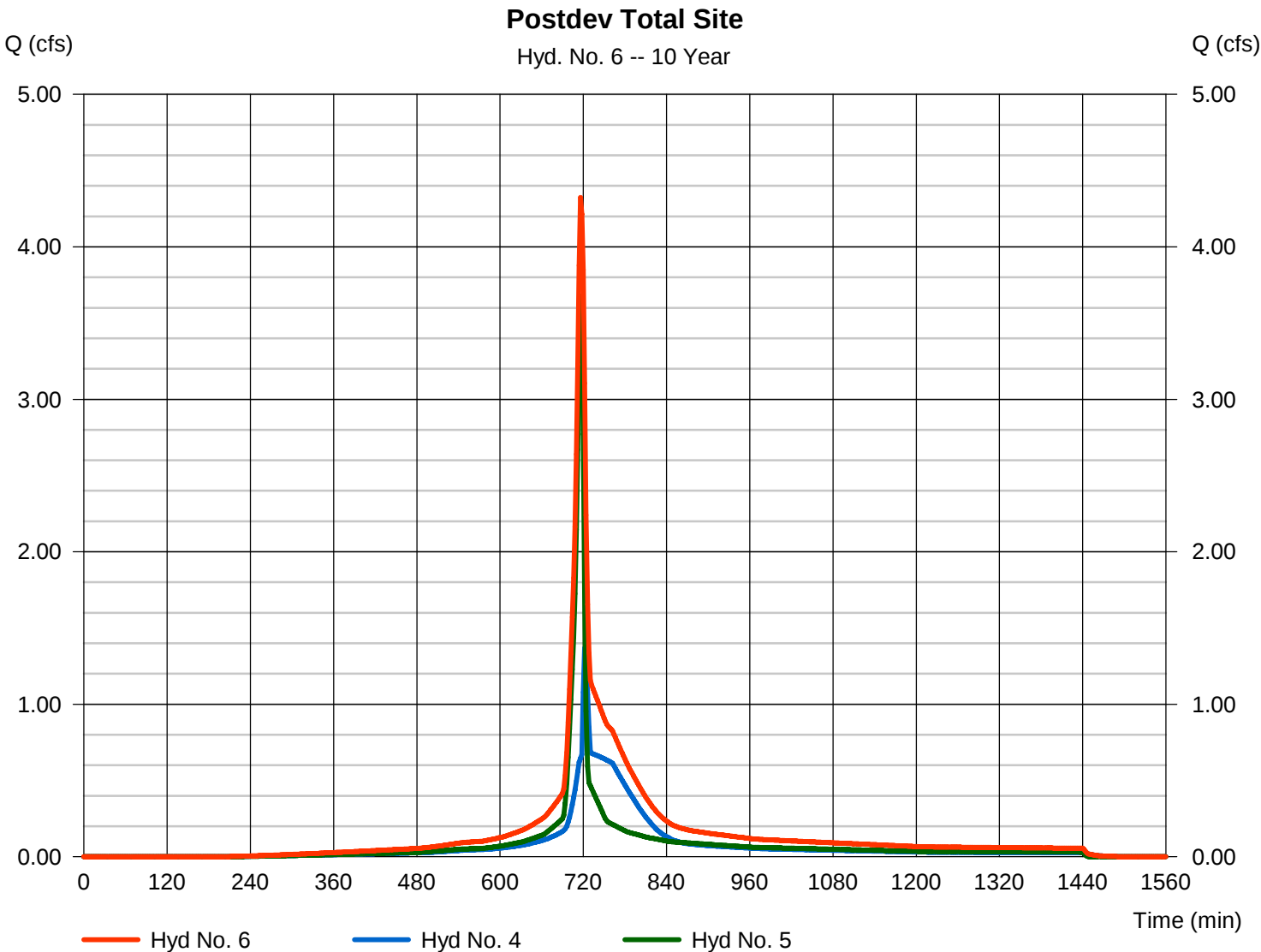


Hydrograph Report

Hyd. No. 6

Postdev Total Site

Hydrograph type	= Combine	Peak discharge	= 4.323 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 14,738 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 0.820 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.83	2	716	27,504	-----	-----	-----	DA - Pt. A Pre-Dev
3	SCS Runoff	5.272	2	716	11,936	-----	-----	-----	DA Pt A1 - Post-dev
4	Reservoir	4.701	2	718	11,935	3	1966.29	2,526	Pt A1 to Bio
5	SCS Runoff	6.290	2	716	14,077	-----	-----	-----	DA Pt A2 - Post dev
6	Combine	10.73	2	718	26,012	4, 5	-----	-----	Postdev Total Site
Pre- Post.gpw					Return Period: 100 Year			Wednesday, 02 / 26 / 2025	

Hydrograph Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

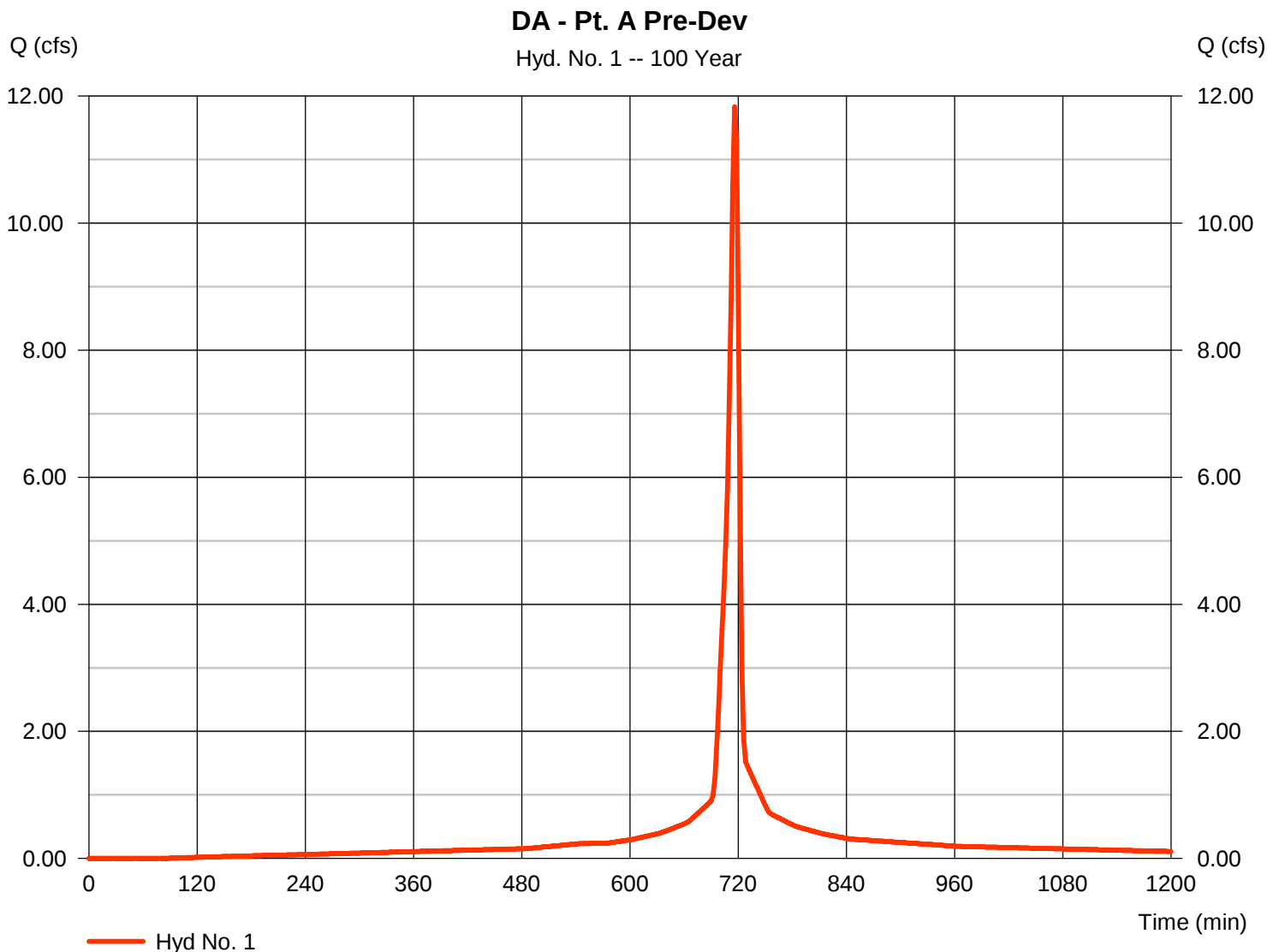
Wednesday, 02 / 26 / 2025

Hyd. No. 1

DA - Pt. A Pre-Dev

Hydrograph type	= SCS Runoff	Peak discharge	= 11.83 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 27,504 cuft
Drainage area	= 1.500 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.86 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.300 \times 98) + (0.200 \times 80)] / 1.500$



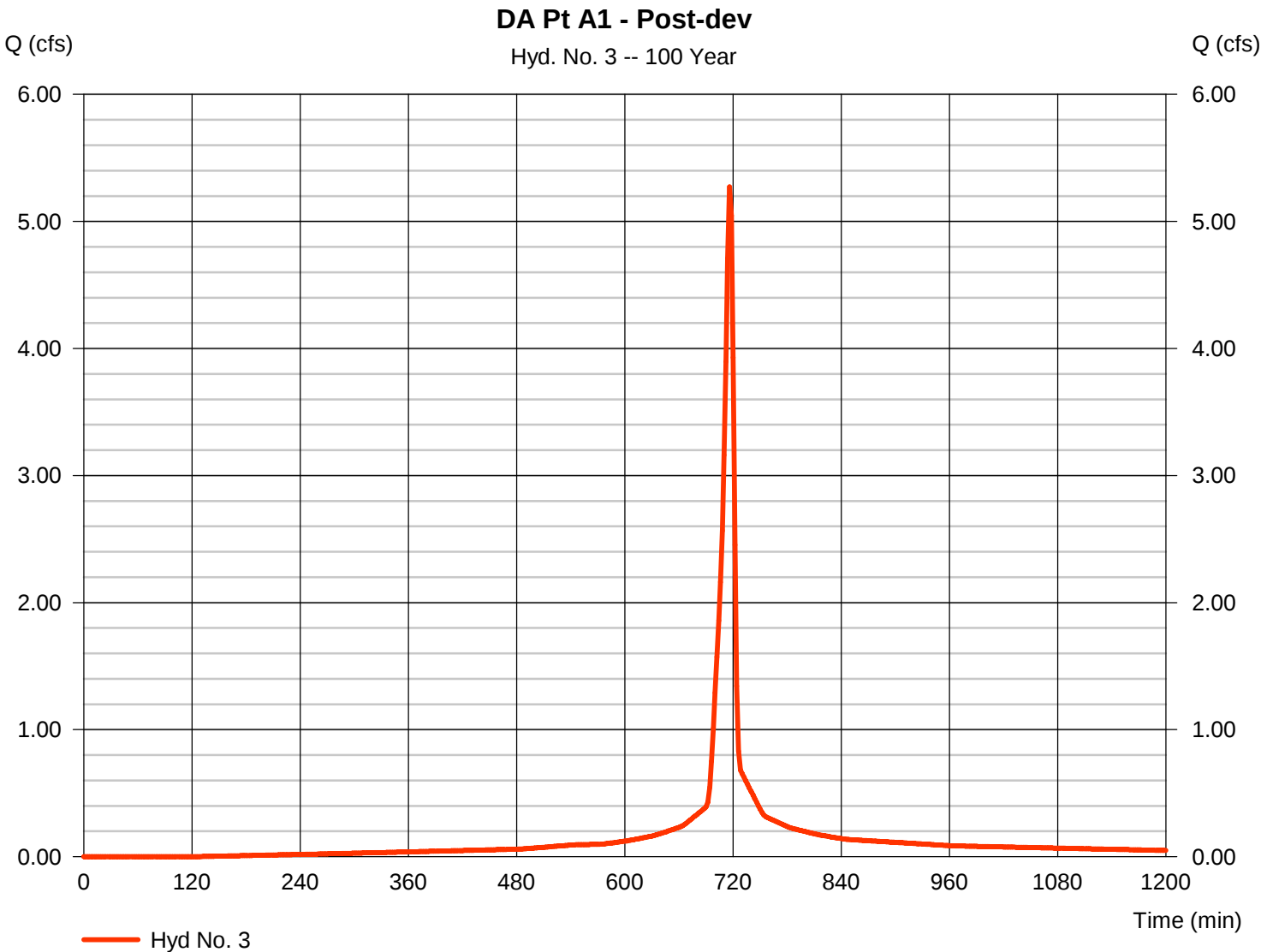
Hydrograph Report

Hyd. No. 3

DA Pt A1 - Post-dev

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.272 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	11,936 cuft
Drainage area	=	0.680 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.520 x 98) + (0.160 x 80)] / 0.680



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

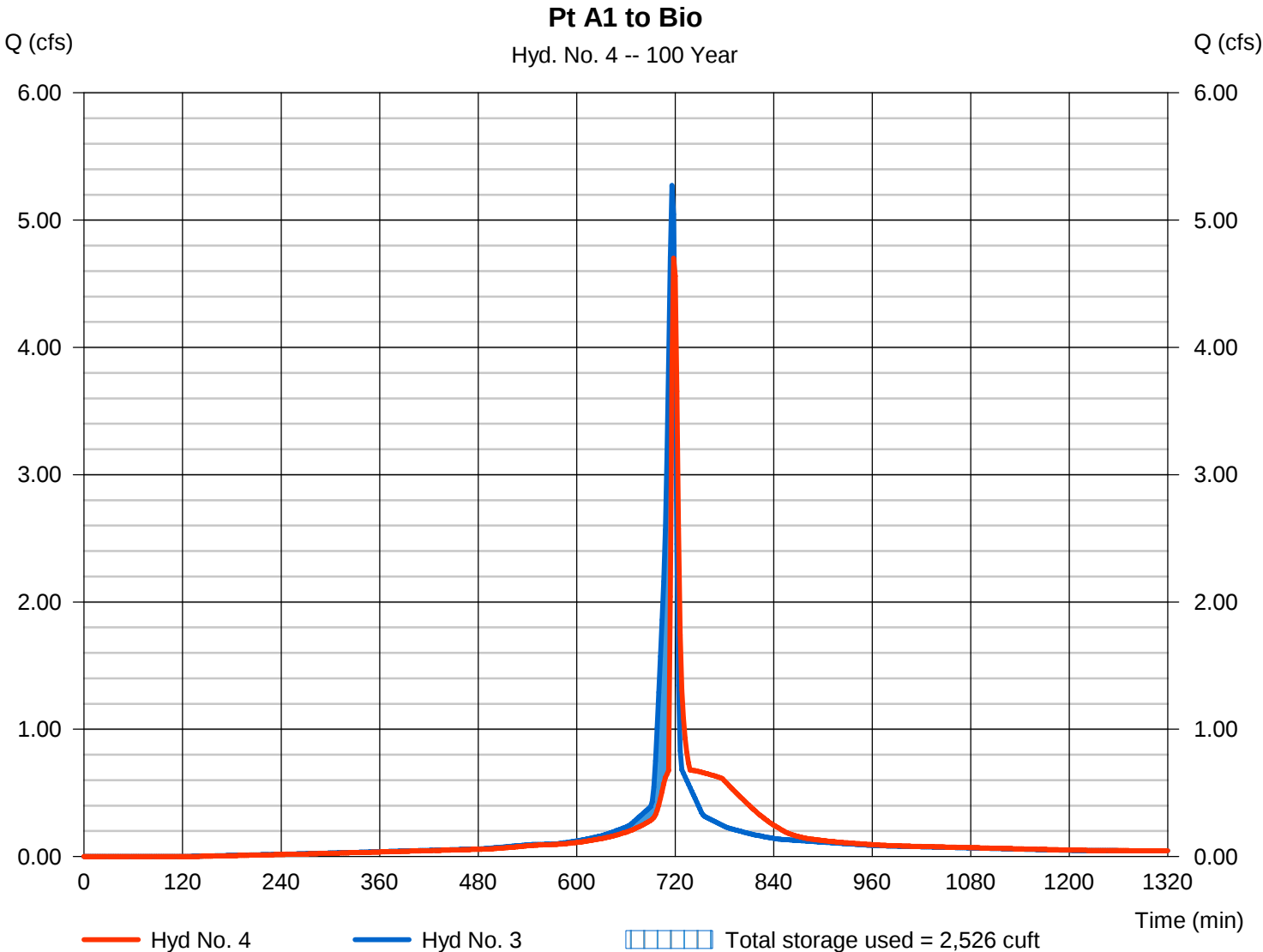
Wednesday, 02 / 26 / 2025

Hyd. No. 4

Pt A1 to Bio

Hydrograph type	= Reservoir	Peak discharge	= 4.701 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 11,935 cuft
Inflow hyd. No.	= 3 - DA Pt A1 - Post-dev	Max. Elevation	= 1966.29 ft
Reservoir name	= Bio-Retention Area	Max. Storage	= 2,526 cuft

Storage Indication method used.



Hydrograph Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

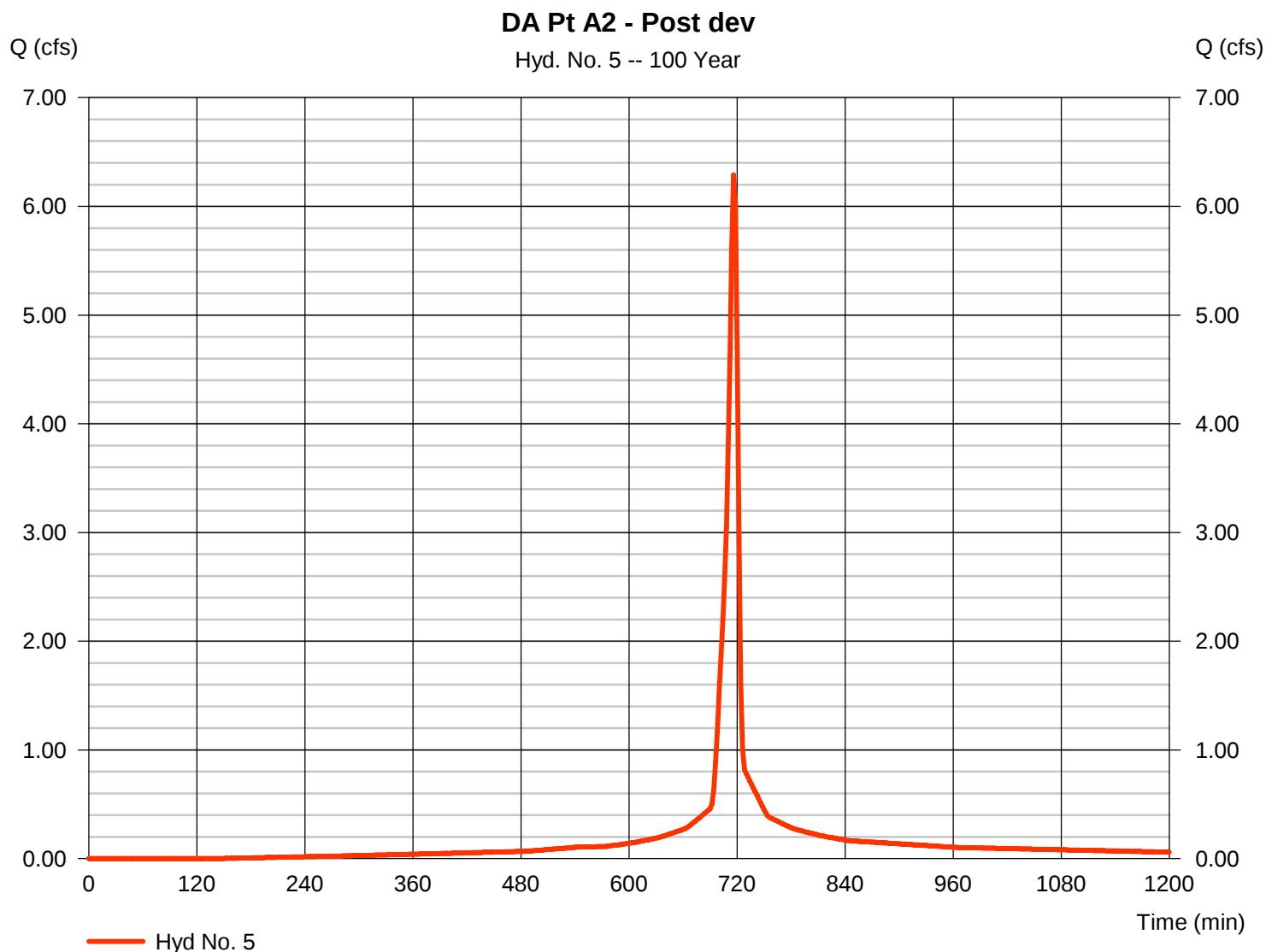
Wednesday, 02 / 26 / 2025

Hyd. No. 5

DA Pt A2 - Post dev

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.290 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	14,077 cuft
Drainage area	=	0.820 ac	Curve number	=	93*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = $[(0.610 \times 98) + (0.210 \times 80)] / 0.820$

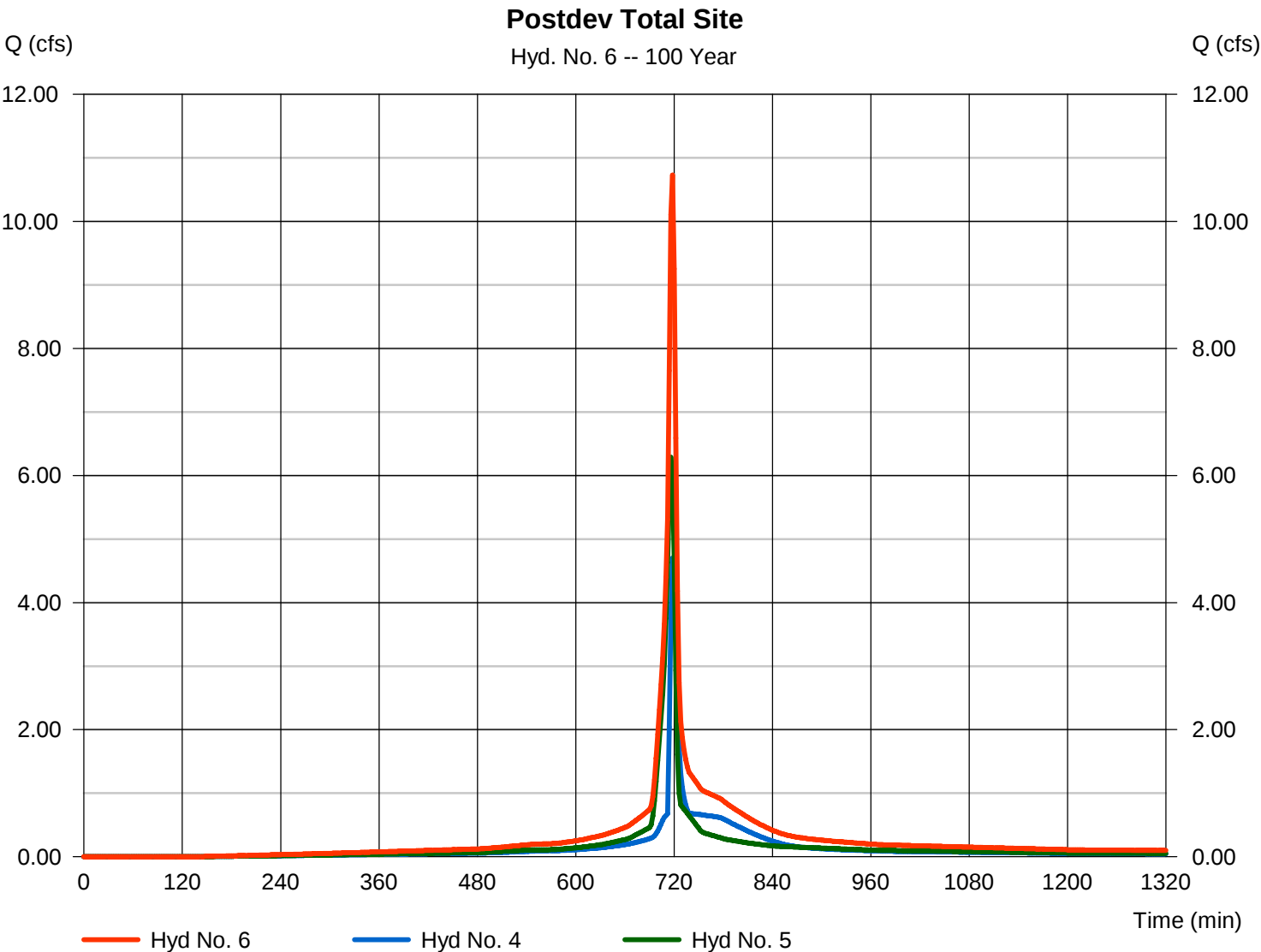


Hydrograph Report

Hyd. No. 6

Postdev Total Site

Hydrograph type	= Combine	Peak discharge	= 10.73 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,012 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 0.820 ac



Hydraflow Rainfall Report

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Section 6, Item A.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

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Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	32.8620	7.9000	0.8075	-----
3	0.0000	0.0000	0.0000	-----
5	33.0936	7.2000	0.7467	-----
10	34.6805	6.9000	0.7227	-----
25	38.0922	6.7000	0.7026	-----
50	41.0153	6.6000	0.6918	-----
100	43.9299	6.5000	0.6829	-----

File name: cumberland-mdsha.IDF

Intensity = $B / (T_c + D)^E$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	4.17	3.20	2.62	2.24	1.96	1.75	1.58	1.44	1.33	1.24	1.16	1.09
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.11	3.96	3.27	2.81	2.48	2.22	2.02	1.86	1.73	1.61	1.51	1.43
10	5.79	4.50	3.73	3.21	2.84	2.56	2.33	2.15	2.00	1.87	1.76	1.66
25	6.77	5.27	4.38	3.79	3.36	3.03	2.77	2.56	2.38	2.23	2.10	1.99
50	7.53	5.87	4.90	4.24	3.76	3.40	3.11	2.88	2.68	2.51	2.37	2.25
100	8.29	6.48	5.41	4.69	4.16	3.77	3.45	3.19	2.98	2.79	2.64	2.50

T_c = time in minutes. Values may exceed 60.

Precip. file name: E:\AUTOCAD-DEFAULTS\HYDRAFLOW\MD-Alleganyco.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.06	2.47	0.00	3.08	3.61	4.41	5.10	5.86
SCS 6-Hr	1.41	1.69	0.00	2.11	2.47	3.00	3.46	3.95
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Erosion and Sediment Control Design Report

Project Narrative

Scope of Work

This report is for Stormwater Management and Erosion and Sediment Control Design for a new 6,132 SF, 1-story, Sheetz store and related site improvements within the City of Frostburg, Maryland. More specifically the site is located at the intersection of New Georges Creek Rd. SW and Dr. Gasmick Ln. where an existing Sheetz Store is located. The scope is for the demolition and replacement of the existing Sheetz Store and Fueling Canopy with new facilities.

Project Description

A new Sheetz convenience store / gas station is to be constructed in place of an existing Sheetz Store on-site. The site is located on ±1.38-acre tract more particularly described at Tax Map 0203, Grid 0024 P/O Tax Parcel with the last instrument in the chain of title being located at Libre 02217 per the land records of Allegany County, Maryland. The site is within the Highway Commercial "HC" zoning district within the City of Frostburg.

The total area of the ESD/LOD will be 1.49 acres.

Site Resources and Mapping

Land Use and Cover

The site area is currently a developed Sheetz store site. The disturbed area for this project consists of demolition and rebuilding of a new Sheetz store in its place.

Topography and Soils

The topography of the site is gently sloping from south – north averagely ranging from 2% – 5%. The general site topography is shown on the Existing Conditions Plan of the Site Plan package, of which this report is a part thereof.

According to the USGS Maryland Geologic Map Data, the site is underlain by Dunkard Formation. Dunkard formation is generally described as medium gray to dark gray, carbonaceous, silty shale and siltstone; light to medium gray, micaceous, medium to coarse grained sandstone; and thin discontinuous nodular limestone, and thin coal beds. The Dunkard Foundation caps several hill in the Georges Creek Syncline, and may be as much as 250 feet thick.

According to the United States Department of Agriculture Natural Resources Conservation Service soils survey the site contains UxB – Urban land. See below partial copy of the Soil Survey Map and Custom Soil Resource Report within the indexes.

Symbol	Description	K Factor	HSG
Uxb	Urban land, 0 to 8 percent slopes		

Streams, Waterways and Floodplains

There are no streams, waterways, wetlands or floodplain within the project limits.

See section 2.8 Floodplain Mapping below for Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRMette) Panel # 24001C0018E, with an effective date of April 3, 2020.

Eight-Point Response

Eight-point response of site compliance to erosion sediment control and storm water management regarding the General Permit.

1. Utilization of Environmental Site Design:
 - A. This project meets the criteria to be a redevelopment project per Section 5.5 “Redevelopment” of the revised Chapter 5 of the Maryland Storm Water Design Manual. ESD BMPs and reduction in impervious surface is proposed to address Environmental Site Design requirements for this project.
2. Maintenance of Limits of Disturbance to Protect Natural Area’s:
 - B. The Limits of Disturbances have been designed and limited to only what is necessary to construct the site and surrounding improvements. Standard erosion and sediment controls are proposed as part of the Erosion Sediment Control Plan to limit disturbance and sediment laden water from leaving the project site.
3. Control of Construction Equipment and Vehicles:
 - C. The limits of disturbance have been designed in a manner to keep all construction traffic limited to an access route to and from the construction area.
4. Evaluation and Appropriate Limitation of Site Clearing:
 - D. The limits of site clearing have been limited to only the area of new disturbance. All clearing is of an existing development including a building and site parking.

5. Evaluation and Designation of Site Area for Phasing or Sequencing:
 - E. The project plans include a construction phasing that fits the intended work in an orderly sequence. The first phase includes demolition of exiting site features as well as rough grading and initial stabilization. The second phase will include ultimate site improvement construction, BMP installation and final stabilization.
6. Identification of Soils at High Risk for Erosion and Advanced Stabilization
 - F. Techniques to be Used:
 - G. Normal erosion sediment control techniques should eliminate any need for special treatment by advanced erosion sediment control design.
7. Identification of Steep Slopes and Designation Limitations on Clearing:
 - H. No steep slopes present on site.
8. Evaluation and Designation of Stabilization Requirements and Time Limits and Protection Measures for Discharges to the Chesapeake Bay, Impaired Waters or Waters with an Established Total maximum Daily Load (TMDL):
 - I. The proposed water quality facilities provide treatment for site improvements associated with this project. The time frame of construction is approximately 3-4 months with a phased erosion and sediment control plan in close coordination with the construction activity. The plan provides for stabilization within 3 to 7 days and incorporates BMP's such as inlet protection and filter log to meet the requirements of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control to the MEP (maximum extent practical). The Total Maximum Daily Load (TMDL) for sediment during construction will be met by the implementation of the ESC plan. Additionally, the use of the Micro-Scale Practice BMP's to meet ESD requirements to the MEP, per the Maryland 2000 Storm Water Design Manual, will continue to treat the TMDL for pollutants upon completion of the project.

Soil Erosion and Sediment Control Measures

A Soil Erosion and Sediment Control Plan is required due to the area of land disturbance. The Erosion Sediment Control Sequence shown on the plan is for the establishment of perimeter controls for construction and the Stabilized Construction Entrance. Filter sock and Inlet protection are chosen for the downhill perimeter control. After perimeter control and the construction entrance is in place, the contractor will proceed with the demolition and preliminary grading for the new Sheetz store. Any soil stripped from the site in the grading process is to be placed in the specified soils stockpile area with silt fence place downstream of the stockpile area. The soil stockpile area is to be temporarily stabilized as detailed.

The Erosion Sediment Control Plan is designed to assist with management of the site runoff during the phases needed for the construction of this project and bringing the site into conformance with the overall Storm Water Drainage requirements.

The Erosion/Sediment Control Plan was prepared by Raymond Burns under the direction of Eric Eiser, P.E., TRIAD ENGINEERING, INC.

SUMMARY OF SOIL EROSION/SEDIMENT CONTROL MEASURES

Evaluation	Designation of stabilization	Protection Measures	Time Limit	Design/Construction Information
Construction Entrance	Erosion/Sediment Control	Stabilized Construction Entrance	Length of Project	See ESC Site Plans Sheets C.6.0 & C.6.1 for construction details.
----	----	----	---	---
Soil Stockpiles	Erosion/Sediment Control	Silt Fence	Length of Project	See ESC Site Plans construction details.
Perimeter Control	Erosion/Sediment Control	Filter Sock	Length of Project	See ESC Site Plans construction details.
Perimeter Control	Erosion/Sediment Control	Standard Inlet Protection	Length of Project	See ESC Site Plans for construction details.

Soil Erosion and Sediment Control Worksheet

PROJECT NAME: Sheetz Rebuild - Frostburg
 LOCATION: New Georges Creek Road SW, Allegany County, MD.
 PREPARED BY: RDB DATE: 2/25/25
 CHECKED BY: EI DATE: 2/25/25

FILTERING DEVICE

TYPE OF DEVICE	LOCATION	APPROX. SLOPE RANGE	SLOPE LENGTH ABOVE BARRIER	MAX. SLOPE LENGTH ALLOWED ABOVE BARRIER	MAX. DEVICE LENGTH USED	MAX. ALLOWABLE DEVICE LENGTH
SILT FENCE	DOWNGRADE SIDE OF SOILS STOCKPILE	2 - 5%	25 ft.	125 ft.	125 ft.	1,000 ft.
FILTER SOCK	DOWNGRADE OF CONSTRUCTION AND GRADING PRACTICES	2 %	220 ft.	250	-	-

Appendix A: Custom Soil Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Section 6, Item A.

Custom Soil Resource Report for Allegany County, Maryland



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map

Section 6, Item A.



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Allegany County, Maryland
Survey Area Data: Version 18, Sep 6, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2023—Jun 3, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UxB	Urban land, 0 to 8 percent slopes	1.4	100.0%
Totals for Area of Interest		1.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Allegany County, Maryland

UxB—Urban land, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2llhb

Elevation: 560 to 2,850 feet

Mean annual precipitation: 32 to 68 inches

Mean annual air temperature: 41 to 65 degrees F

Frost-free period: 147 to 199 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydrologic Soil Group: D

Other vegetative classification: Not Suited (NS)

Hydric soil rating: No

Minor Components

Udorthents

Percent of map unit: 10 percent

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Not Suited (NS)

Hydric soil rating: No

Buchanan

Percent of map unit: 5 percent

Landform: Hillslopes

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Other vegetative classification: Acid Loams (AL2)

Hydric soil rating: No

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Appendix B: Mapping

Model Local ADU Ordinance

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This section includes and describes recommended language a local government can use in the local ADU law it enacts to meet Maryland's statutory requirements.

Section 3: Technical and Practical Considerations..... 6

This section describes items that a local government does not need to include in its ADU ordinance to comply with Maryland law but will likely need to consider in the design and implementation of its law.

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This section includes recommendations to promote the development of ADUs.

Appendix A: Short-Form Model Ordinance..... 10

This appendix is a short version of the model ordinance that includes only the language MDP recommends for incorporation into local law and none of the annotations in the sections above.

Section 1: About This Model Ordinance

The Maryland Department of Planning (MDP) designed this model ordinance as guidance to assist local governments in complying with the [Land Use Article and Real Property – Accessory Dwelling Units – Requirements and Prohibitions act of 2025 \(the ADU Act\)](#). Sections 2-4 include annotations and guidance language for a local ordinance. Appendix A includes only the language MDP recommends for incorporation into local law without any annotations. Although the guidance is designed to identify certain measures that local governments can adopt to comply with the ADU Act’s requirements, each local government’s laws and regulations are unique and might affect how, and the extent to which, these measures may be adopted. Local governments should consult with their legal counsel regarding local laws.

Guidance text, like this paragraph, is presented in italics to differentiate it from bold text recommended for incorporation into local law. This italicized text is used to provide an explanation or discussion of the recommended provisions.

For additional information on ADUs in Maryland, see [MDP’s ADU webpage](#) and the [ADU Policy Task Force Final Report](#). Jurisdictions may also want to consider referencing [AARP’s Accessory Dwelling Units: Model State Act and Local Ordinance](#) for additional model language that could be considered in a local ordinance. MDP notes, however, that the AARP model ordinance is not informed by Maryland law, and jurisdictions should consult legal counsel before including it in local ordinances.

MDP prepared this guidance for Maryland's current ADU law as of February 25, 2026. If the Maryland General Assembly enacts legislation altering provisions related to ADUs, aspects of this guidance may no longer apply. MDP will update this guidance as soon as is practicable if the law changes. Direct any questions regarding this model ordinance to Carter Reitman, Lead Housing Planner at MDP, at carter.reitman2@maryland.gov.

Section 2: Minimum-Compliance Language

*MDP recommends using the **bold** language in this section as a basis for writing local ordinances that meet the minimum requirements of state law. MDP encourages local governments to expand on these requirements where appropriate to meet local needs, but MDP notes that locally adopted ordinances cannot be more restrictive of ADUs than Subtitle 5 of the Land Use Article. As it is the policy of the State of Maryland to promote and encourage ADUs on land with a single-family detached dwelling unit, MDP also encourages jurisdictions to design their local ordinances to be more permissive of ADUs and is available to assist on request. Sections 3 and 4 of this document detail technical issues that local laws will likely need to address in implementation, practical considerations for implementation, and best-practice recommendations.*

Purpose

In this section of a local ordinance, a local legislative body states its purposes in adopting the ordinance. This information may help in defending the ordinance or informing residents about the ordinance's benefits.

If a local legislative body has no purposes that differ from those of the ADU Act, it may choose to reference that act's policy to promote ADUs on land with single-family detached dwelling units.

If a local legislative body has public purposes that are different from or expand upon those in the ADU Act, those purposes should be specified in the ordinance (after consulting legal counsel on whether they are consistent with the ADU Act). These statements could be reintegrated in local law or adjusted for local context.

1. The [legislative body] finds and declares:

- a. It is the policy of the State of Maryland to promote and encourage the creation of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit to meet the housing needs of the citizens of Maryland.**
- b. State law requires that local jurisdictions establish policies that further the intent of this state law.**
- c. All legislative bodies with planning and zoning authority are required by Maryland law to adopt a local ordinance authorizing development of ADUs by October 1, 2026.**

Definitions

The ADU Act defines “accessory dwelling unit” and “dwelling unit.” MDP recommends incorporating those definitions into local law for convenience and consistency. While not explicitly defined in the ADU Act, jurisdictions may also permit ADUs that are wholly enclosed within the existing single-family dwelling. Please note that existing zoning ordinances may already have definitions for “Accessory Dwelling Units” and “Dwelling Units.” In such cases, jurisdictions should review those definitions for compliance with the definitions established in the ADU Act and modify them if necessary.

1. **“Accessory dwelling unit” means a secondary dwelling unit that is on the same lot, parcel, or tract as a primary single-family detached dwelling unit and not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit. “Accessory dwelling unit” includes a structure that is separate from the primary single-family detached dwelling unit or attached as an addition to the primary single-family detached dwelling unit.**
2. **“Dwelling unit” means a single unit providing complete living facilities for at least one individual, including, at a minimum, provisions for sanitation, cooking, eating, and sleeping.**

Standards

Accessory Structures

The ADU Act requires that local governments adopt local laws authorizing development of ADUs on land with a single-family detached dwelling unit. For simplicity, MDP recommends that local governments incorporate the language below into their accessory structure standards rather than revise allowed uses for each zone individually to permit ADUs. Revising a local ordinance so that every single-family detached zone allows ADUs, by comparison, would require more extensive revision of local zoning codes and may not be fully consistent with the ADU Act. Jurisdictions should discuss this approach with their legal counsel.

An accessory dwelling unit is permitted on any lot with an existing single-family detached dwelling unit, provided it meets all other standards for accessory structures.

Density and Limits on Residential Growth

Maryland law requires that local laws governing ADUs exclude them from the calculation of density and the application of any measures limiting residential growth that pertain to the lot, parcel, or tract proposed for the development of the accessory dwelling unit. MDP recommends using the following language in a local zoning code’s definition of “density,” if any, or any provision that requires the calculation of density for the purposes of limiting residential growth.

An accessory dwelling unit is exempt from the calculation of density for the lot, parcel, or tract upon which it is located. The construction of accessory dwelling units is not restricted by any [locality name] ordinance, policy, or program intended to limit residential growth.

Setbacks for ADUs

The ADU Act prohibits local legislative bodies from establishing setback requirements that exceed the existing accessory structure (such as garages or sheds) setback requirements from the side and rear lot lines.

The rear and side lot line setback requirements for accessory dwelling units are the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located.

Technical and Practical Considerations

The ADU Act gives local governments tremendous flexibility to design local ADU laws that meet their needs. In addition to its minimum requirements, there are several technical and practical items that local governments will likely need to consider when designing their local laws even though the ADU Act does not require local laws to address them. To assist in design, this section describes some of those technical and practical considerations for reference.

Parking Requirements

The ADU Act permits a local legislative body to require off-street parking spaces for ADUs only if the local jurisdiction completes a parking study first to determine its parking needs and restrictions. Additionally, the legislative body must provide for a waiver process from any such parking requirements.

If a legislative body elects to adopt or maintain a local law that imposes off-street parking requirements on ADUs and conducts a parking study as required, the ADU Act provides that such laws may consider the cost to construct off-street parking spaces, whether sufficient curb area exists along the front line of a property to accommodate on-street parking, the increase in impervious surface due to the creation of new off-street parking and the relation to any applicable stormwater management plans, and variability due to the size of the lot, parcel, or tract on which the ADU or primary dwelling unit is located.

Adequate Public Facilities Provisions and Building Codes

The ADU Act requires that local legislative bodies design building codes and adequate public facilities provisions to provide for construction of ADUs that meet public health, safety, and welfare standards.

Adequate Public Facilities Provisions (APFOs)

The ADU Act requires that local laws governing ADUs “provide for construction of accessory dwelling units that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.” The [Accessory Dwelling Unit Policy Task Force](#) (Task Force) discussed APFOs, and while it recommended against state legislation preventing the application of APFO tests to ADUs, it did recommend that “APFOs governing school tests should not unreasonably restrict ADU development.”

Building Codes

In its guidance on ADUs, AARP advises that, since many older garages and basements weren’t built to today’s earthquake or frost line standards, requiring that a structure meet current code may effectively require demolition and new construction, thereby eliminating a realistic or

feasible option for a structural conversion into an ADU. MDP defers to local jurisdictions on how their building codes apply in such circumstances.

AARP also advises that permitted, nonconforming structures should be allowed to change their use from an uninhabitable use to a habitable use without a conditional use permit or special exception from the building code, even if the structure does not meet current structural standards. MDP defers to local jurisdictions on how their building codes apply in such circumstances.

ADU Short-Term Rentals

The ADU Act imposes no requirements on legislative bodies regarding ADU rentals. It does, however, amend the Real Property Article to prohibit deeds, HOA bylaws, contracts, and other such instruments from imposing unreasonable limitations on the ability of property owners to develop or offer ADUs for long-term rent.

Legalizing ADUs

Some ADUs existed prior to the enactment of an ordinance specifically authorizing them. A structure could have been built prior to zoning, or the zoning standards—such as setbacks, building height, or other bulk requirements—may have changed since the ADU was constructed. Other ADUs may have been constructed illegally without obtaining a permit.

Maryland's jurisdictions should consider developing guidance documents or amnesty programs to assist homeowners, on their own or with the assistance of their agents, in identifying any nonconformity on their properties. The Task Force recommended as a best practice that jurisdictions establish amnesty programs, through which participating owners agree to address building code violations in exchange for a license, permit, or some other means of validating an existing ADU.

Ownership, Owner Occupancy, and Familial Relationship Requirements

The ADU Act imposes no requirements on legislative bodies regarding owner occupancy of either the primary dwelling unit or the ADU. There are pros and cons to requiring that an owner occupy either the primary dwelling units or the ADU. This may limit construction of ADUs and could be difficult to monitor. Requiring the ADU to be occupied by a family member could likewise be difficult to monitor and may create resale challenges. See the Task Force report for discussion of the pros and cons, which are detailed in the three "Context Sensitive Best Practices" bullets on page 24.

Best-Practice Recommendations

This section of the model ordinance includes MDP’s best-practice recommendations for design of ADU laws. MDP includes these recommendations in support of the state’s policy to promote and encourage the creation of accessory dwelling units to meet Maryland’s housing needs.

Clear and Objective Standards – By-Right Approval

A by-right approval use qualifies for a permit without requiring a discretionary board or hearing examiner review to analyze the fulfillment of subjective criteria. Vaguely worded or subjective standards contribute to the difficulty of securing ADU permits and may even dissuade homeowners from applying for a permit. Standards that leave a great deal of discretion to the zoning administrator or require extensive interpretation discourage ADU development. Even an apparently objective standard such as a 25-foot height limit requires the exercise of considerable discretion if the ADU roof has different elevations and/or the ground is uneven around the base of the structure.

Special exception approval increases the time and costs for homeowners who want to develop ADUs on their property. MDP recommends, consistent with the Task Force’s Final Report, that local governments allow by-right permitting of ADUs and adopt, to the extent possible, only simple, quantifiable standards in ordinances.

ADU size

Because the ADU Act defines and limits the maximum size of an ADU to 75% of the primary dwelling unit, local jurisdictions are not free to set their own maximum size standards. The act does not identify how to measure the size of the primary dwelling for purposes of the 75% limitation, but MDP recommends using the square footage of the finished living area above grade. The Act also does not set a minimum size requirement for ADUs, and MDP recommends that local governments not do so. Instead, the building codes for livable dwelling units and the housing market will, in effect, create contextually appropriate minimum unit sizes.

Lot Coverage Limits and Setbacks from Adjoining Properties

Maryland law imposes no requirements regarding lot coverage for ADUs. MDP recommends that any such lot coverage limits not impose an undue restriction on ADU construction. MDP also reminds jurisdictions that the ADU Act prohibits local legislative bodies from establishing setback requirements that exceed the existing accessory structure setback requirements from the side and rear lot lines.

Floor Area Ratios

Maryland law imposes no requirements regarding floor area ratios for ADUs. Instead, it limits the size of ADUs relative to the size of their primary dwelling units, not relative to lot size.

ADU Height Limit

Maryland law imposes no requirements regarding height limits for accessory dwelling units. MDP recommends that legislative bodies structure their local laws such that accessory dwelling units are subordinate to their primary dwelling units consistent with the state definition of ADUs.

Architectural Consistency, Design Review, and Neighborhood Compatibility

Maryland law imposes no requirements regarding consistency, design, or compatibility. MDP recommends that local legislative bodies impose no such requirements that they don't already impose on single-family detached units to avoid undue restrictions on ADU development.

Utilities

While utility connection requirements may or may not be addressed in a zoning code, the Task Force's Final Report recommends against requiring new, dedicated lateral services from the utility/right-of-way to the property. These utilities include water, sewer, electric, and gas connections. Commonly, water and sewer services are provided in part by governmental agencies, whereas electric and gas utilities are commonly provided by private energy providers. Ideally, energy providers would not require a dedicated lateral service connection from the right-of-way to an ADU, as new connections often cost several thousand dollars. MDP encourages jurisdictions to consider, in partnership with utility providers, how they can best balance the needs of health and safety for utility workers with the desire to promote cost effective ADU development.

Appendix A: Short-Form Model Ordinance

This appendix includes only the language MDP recommends incorporating into local law to comply with the ADU Act. Although this guidance is designed to identify certain measures that local governments can adopt to comply with the ADU Act's requirements, each local government's laws and regulations are unique and might affect how, and the extent to which, these measures may be adopted. Local governments should consult with their legal counsel regarding local laws. This short-form model does not address topics that local governments are not required to address under the ADU Act such as amnesty for informal ADUs, height limits, parking, etc.

AN ORDINANCE OF THE [NAME OF LEGISLATIVE BODY] OF THE [NAME OF JURISDICTION], MARYLAND, AMENDING AND SUPPLEMENTING THE ZONING CODE OF TO INCLUDE AND DESIGNATE ACCESSORY DWELLING UNITS AS A PERMITTED USE ON ANY LOT WITH AN EXISTING SINGLE-FAMILY DETACHED DWELLING UNIT.

WHEREAS, it is the policy of the State of Maryland to promote and encourage the creation of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit in order to meet the housing needs of the citizens of Maryland;

WHEREAS, state law requires that local jurisdictions establish policies that further the intent of this state law;

WHEREAS, all legislative bodies with planning and zoning authority are required by Maryland law to adopt a local ordinance authorizing development of ADUs by October 1, 2026;

WHEREAS, our community faces a severe housing crisis, with home prices and rents unaffordable by families and households of middle and moderate incomes;

WHEREAS, the community is falling short of meeting current and future housing demand with serious consequences for the state's economy and the well-being of our residents, particularly lower-income and middle-income households;

WHEREAS, [NAME OF JURISDICTION] can play an important role in reducing the barriers that prevent homeowners from building accessory dwellings; and

WHEREAS, there are many benefits associated with the creation of legal accessory dwelling units on lots in single-family zones and in other zoning districts. These include:

- increasing the supply of a more affordable type of housing not requiring government subsidies; and

- helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations; and
- increasing housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning; and
- providing homeowners with extra income to help meet rising homeownership costs; and
- creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community;
- providing an opportunity for increased security, home care and companionship for older and other homeowners;
- reducing burdens on taxpayers while enhancing the local property tax base by providing a cost-effective means of accommodating development without the cost of building, operating and maintaining new infrastructure;
- promoting more compact urban and suburban growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability; and
- enhancing job opportunities for individuals by providing housing nearer to employment centers and public transportation.

AN AMENDMENT to the [NAME OF JURISDICTION] zoning ordinance to:

1. add definitions of accessory dwelling units and dwelling units;
2. permit an accessory dwelling unit on any lot with an existing single-family detached primary dwelling unit;
3. establish mandatory standards as set forth by the State of Maryland for accessory dwelling units; and
4. [IF APPLICABLE] establish parking requirements for accessory dwelling units.

Section X-XXX: Definitions

- a. “Accessory dwelling unit” means a secondary dwelling unit that is on the same lot, parcel, or tract as a primary single-family detached dwelling unit and not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit. “Accessory dwelling unit” includes a structure that is separate from the primary single-family detached dwelling unit or attached as an addition to the primary single-family detached dwelling unit.

- b. "Dwelling unit" means a single unit providing complete living facilities for at least one individual, including, at a minimum, provisions for sanitation, cooking, eating, and sleeping.

Section X-XXX: Standards

- a) An accessory dwelling unit is permitted on any lot with an existing single-family detached dwelling unit, provided it meets all other standards for accessory structures.
- b) An accessory dwelling unit is exempt from the calculation of density for the lot, parcel, or tract upon which it is located. The construction of accessory dwelling units is not restricted by any [locality name] ordinance, policy, or program intended to limit residential growth.
- c) The rear and side lot line setback requirements for accessory dwelling units are the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located.

EFFECTIVE DATE. This ordinance shall take effect [No later than October 1, 2026]