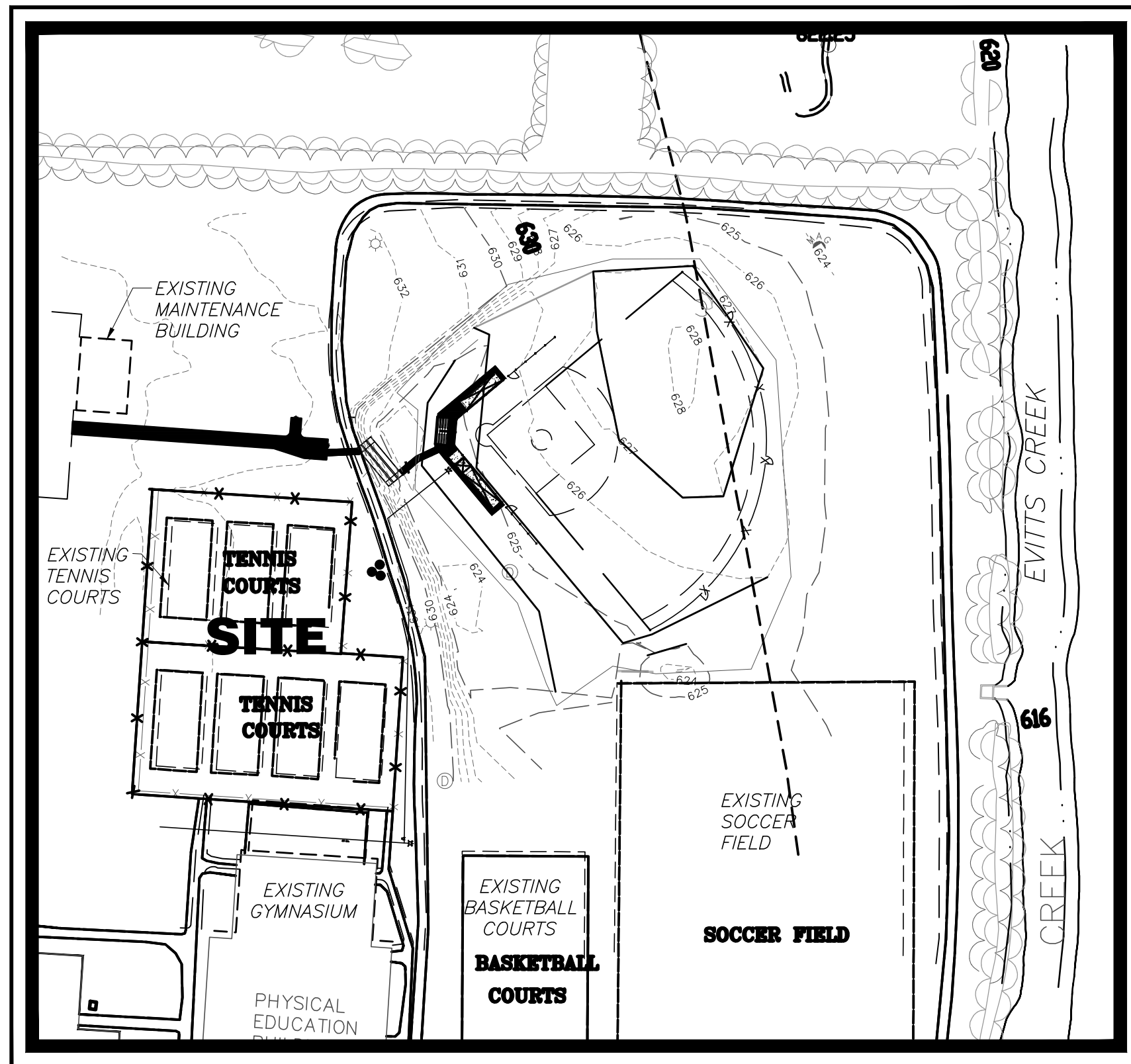
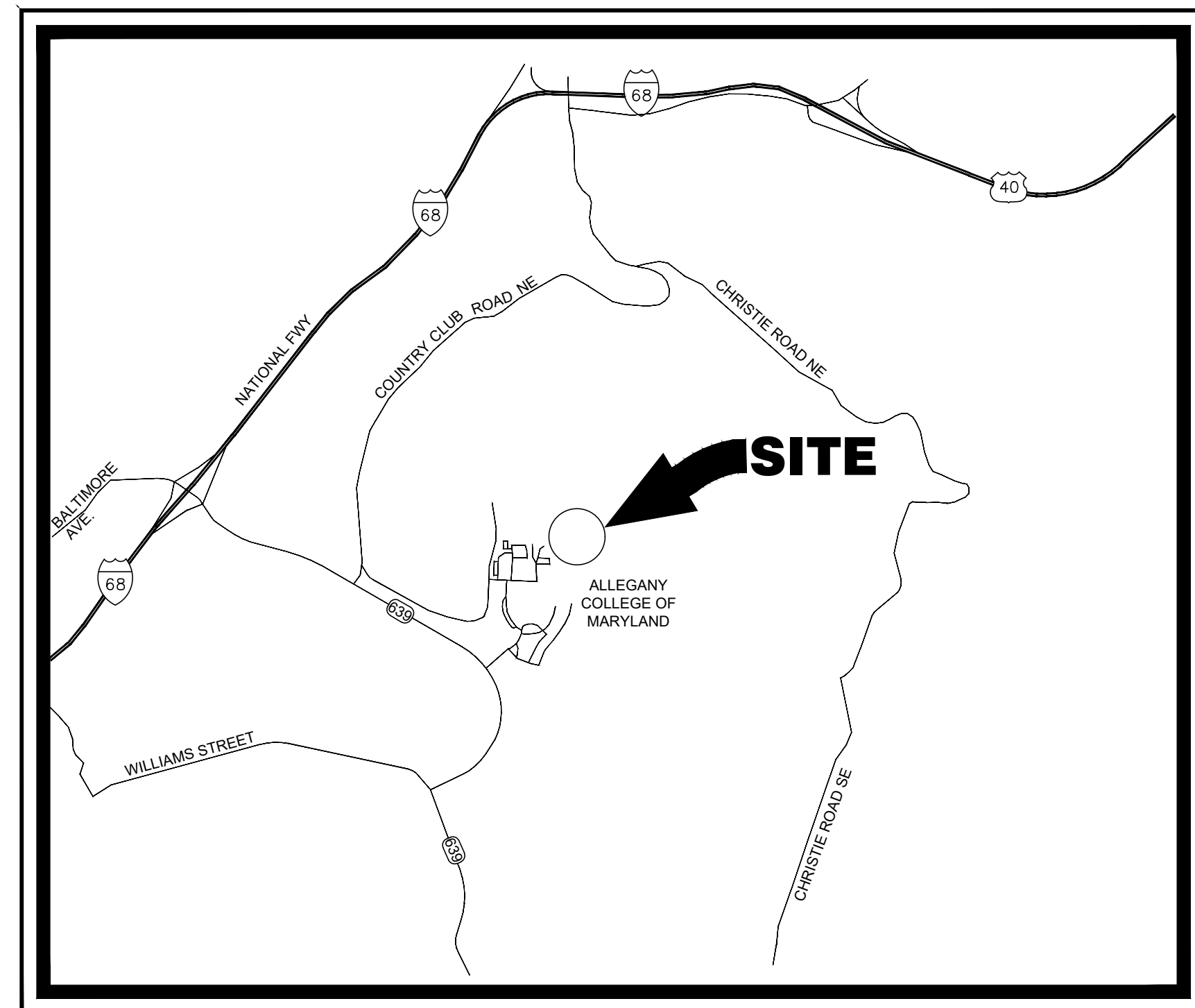


SITE DEVELOPMENT PLAN FOR ALLEGANY COLLEGE OF MARYLAND - TENNIS COURT RENOVATION

LOCATION MAP:



SCALE: 1" = 100'



VICINITY MAP:
SCALE: 1"=2,000'

SITE DATA:

TYPE OF USAGE: COLLEGE
 ACREAGE: 308.49 ACRES
 ZONING: RO- RESIDENTIAL OFFICE
 PHYSICAL ADDRESS: 12401 WILLOWBROOK ROAD CUMBERLAND, ALLEGANY COUNTY, MD.
 PURPOSE OF PLAN: TENNIS COURT RENOVATION
 STORMWATER QUALITY: N/A
 STORMWATER QUANTITY: N/A
 DISTURBED AREA: 1.29 ACRES

PROJECT CONTACTS:

OWNER/DEVELOPER: ALLEGANY COLLEGE OF MARYLAND
 ADDRESS: 12401 WILLOWBROOK ROAD CUMBERLAND, MD. 21502
 CONTACT: ADAM PHIPPS
 PHONE NUMBER: 301-784-5195
OWNER: ALLEGANY COLLEGE OF MARYLAND
 ADDRESS: 12401 WILLOWBROOK ROAD CUMBERLAND, MD. 21502
 CONTACT: ADAM PHIPPS
 PHONE NUMBER: 301-784-5195

GENERAL NOTES:

- TAX MAP 0026, GRID 012, PARCEL 0035
- ELECTION DISTRICT: 22
- DEED REFERENCE: BEING ALL OF THE LANDS CONVEYED BY WILLARD J. AND JEAN ALMA MOORE UNTO ALLEGANY COMMUNITY COLLEGE, BY DEED DATED DECEMBER 28, 1967 AND RECORDED AMONG THE LAND RECORDS OF ALLEGANY COUNTY, MARYLAND IN LIBER 415, AT FOLIO 147.
- SITE AREA = 308.491 AC.
- TOPOGRAPHIC FEATURES SHOWN HEREON WERE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY TRIAD ENGINEERING, INC. DATED NOVEMBER, 4, 2020.
- UTILITY INFORMATION WAS PROVIDED BY OWNER.
- SITE IS ZONED "RO" - RESIDENTIAL OFFICE PER THE OFFICIAL ZONING MAP - CITY OF CUMBERLAND, MD.
- EXISTING AND PROPOSED USAGE IS A PUBLIC COLLEGE.
- THE PURPOSE OF THIS PLAN IS FOR THE COMPLETE RENOVATION OF THE TENNIS COURTS.
- MINIMUM REQUIREMENTS PER 6.03 DEVELOPMENT REGULATIONS OF THE CITY OF CUMBERLAND ZONING ORDINANCE:
 - LOT REQUIREMENTS:
MINIMUM LOT AREA: 12,000 S.F.
MINIMUM LOT WIDTH: 100'
 - FRONT BUILDING SETBACK LINES: 30'
 - SIDE BUILDING SETBACK LINES: 15'
 - REAR BUILDING SETBACK LINES: 35'

PROJECT NOTES:

- SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC. ON NOVEMBER 12, 2020 TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK, OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED, NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
- EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM NUMEROUS SOURCES INCLUDING, BUT NOT LIMITED TO PROPERTY OWNER, UTILITY OWNER, PAST SITE PLANS AND DRAWINGS AND LOCATION OF SURFACE FEATURES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND ANY OTHER UTILITY AND SUBSURFACE INVESTIGATIVE SERVICES AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
- THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY TOWN FOR WORK WITHIN TOWN RIGHT-OF-WAYS.
- TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
- TRIAD ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANYTHING TO DO WITH CONSTRUCTION UNLESS CONTRACTED BY THE OWNER OR CONTRACTOR TO PERFORM A SPECIFIC SERVICE.
- JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO US BY OTHERS. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM DEED (S) OF RECORD AND NOT FIELD VERIFIED.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER TO OBTAIN ALL NECESSARY EASEMENTS AND/OR RIGHT OF WAYS NECESSARY IN ORDER TO COMPLETE THE PROJECT SHOWN ON THESE PLANS. TRIAD ENGINEERING, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE ACQUIRING OF OFFSITE EASEMENTS AND RIGHT OF WAYS.
- SITE CONTRACTOR MAY HAVE TO MODIFY FINISH GRADES SHOWN NEXT TO BUILDINGS DUE TO TYPE OF WALL CONSTRUCTION PROVIDED. GENERALLY A MINIMUM FINISH GRADE 6 INCHES BELOW FINISH FLOOR FOR MASONRY CONSTRUCTION AND 12 INCHES BELOW FINISH FLOOR FOR WOOD/SIDING CONSTRUCTION SHOULD BE MAINTAINED. CONTRACTOR MUST PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL UNITS.
- IF A STORMWATER MANAGEMENT STRUCTURE IS PRESENT ON THIS SITE, CONSTRUCTION INSPECTION AND AS-BUILT CERTIFICATION OF THIS STRUCTURE OR STRUCTURES BY A REGISTERED PROFESSIONAL ENGINEER WILL BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTING ENGINEER PRIOR TO THE START OF CONSTRUCTION IN ORDER TO DETERMINE WHEN INSPECTIONS WILL BE REQUIRED. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER WHEN THE STRUCTURE HAS BEEN COMPLETED AND STABILIZED IN ORDER THAT THE AS-BUILT SURVEY MAY BE PERFORMED. STABILIZATION IS DEFINED AS HAVING A STAND OF GRASS OR OTHER SUITABLE VEGETATIVE COVER AS SPECIFIED ON THESE PLANS.
- FINAL APPROVAL OF A STORMWATER MANAGEMENT STRUCTURE MUST BE GRANTED BY THE APPROPRIATE GOVERNMENT AGENCY/AGENCIES. APPROVAL BY THE INSPECTING ENGINEER DOES NOT GUARANTEE THAT ADDITIONAL WORK WILL NOT HAVE TO BE PERFORMED ON A STORMWATER MANAGEMENT STRUCTURE IN ORDER FOR IT TO COMPLY WITH THE STANDARDS OF THE GOVERNMENT AGENCY OR AGENCIES THAT ARE RESPONSIBLE FOR APPROVING THE STRUCTURE. TRIAD ENGINEERING, INC., ITS PERSONNEL AND ITS SUBCONTRACTORS WILL NOT BE LIABLE FOR ANY ADDITIONAL WORK ASSOCIATED WITH A STORMWATER MANAGEMENT STRUCTURE IN ORDER TO HAVE IT CONFORM TO NECESSARY STANDARDS.
- ALL SPECIFICATIONS SHOWN HEREIN SHALL BE USED AND LOCAL, STATE AND FEDERAL SPECIFICATIONS SHALL BE MINIMUM STANDARD.

SHEET INDEX:

COVER SHEET C.1.0
 EXISTING CONDITIONS C.2.0
 SITE PLAN C.3.0
 SITE PLAN ADD-ALTERNATES C.3.1
 EROSION/SEDIMENT CONTROL C.4.0
 SITE NOTES AND DETAILS C.5.0
 SITE DETAILS C.5.1

TRIAD ENGINEERING, INC.
 1075-D SHERMAN AVENUE
 HAGERSTOWN, MD 21740
 PH: 301.797.6400 FAX: 301.797.2424

REV. #	DATE	DESCRIPTION
1	02/19/25	ADDENDUM 1, BID DOCS

CADD FILE:	CHECKED BY:	E.H.I.	SCALE:	1"=30'
03-20-0760-C-1.0	DRAWN BY:	STAFF	DATE:	03-13-24

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 59438 EXPIRATION DATE: 5/29/24



SITE DEVELOPMENT PLAN ACM - TENNIS COURT RENOVATION 12401 WILLOWBROOK ROAD CUMBERLAND, ALLEGANY COUNTY, MD	COVER SHEET	WATERSHED CODE: 021410010059 UPPER POTOMAC	ELEC. DIST.: 22
		GRID: 0012	PARCEL: 0035
ZONING: RO	TAX MAP: 0026	GRID: 0012	PARCEL: 0035

TRIAD ENGINEERING, INC.
 www.triadeng.com

SHEET NUMBER:
C-1.0
 JOB NO.: 03-20-0760

DEVELOPER:
 ALLEGANY COLLEGE OF MARYLAND
 C/O SHEILA DYCHIE
 12401 WILLOWBROOK ROAD
 CUMBERLAND, MD 21502
 PHONE: 301.784.5000

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL

8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET (C-1.0).
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
14. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH ALLEGANY COLLEGE OF MARYLAND CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
16. EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES TO BE RELOCATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH RESPECTIVE UTILITY STANDARDS. CONTRACTOR SHALL VERIFY IF UTILITIES ARE REQUIRED BY OFF-SITE PARTIES PRIOR TO REMOVAL OR ABANDONMENT.

TRIAD ENGINEERING, INC.
 1075-D SHERMAN AVENUE
 HAGERSTOWN, MD 21740
 PH: 301.797.6400 FAX: 301.797.2424
 OFFICE LOCATIONS
 MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

REV. #	DATE	DESCRIPTION
03/10/25		ADDENDUM 1, BID DOCS

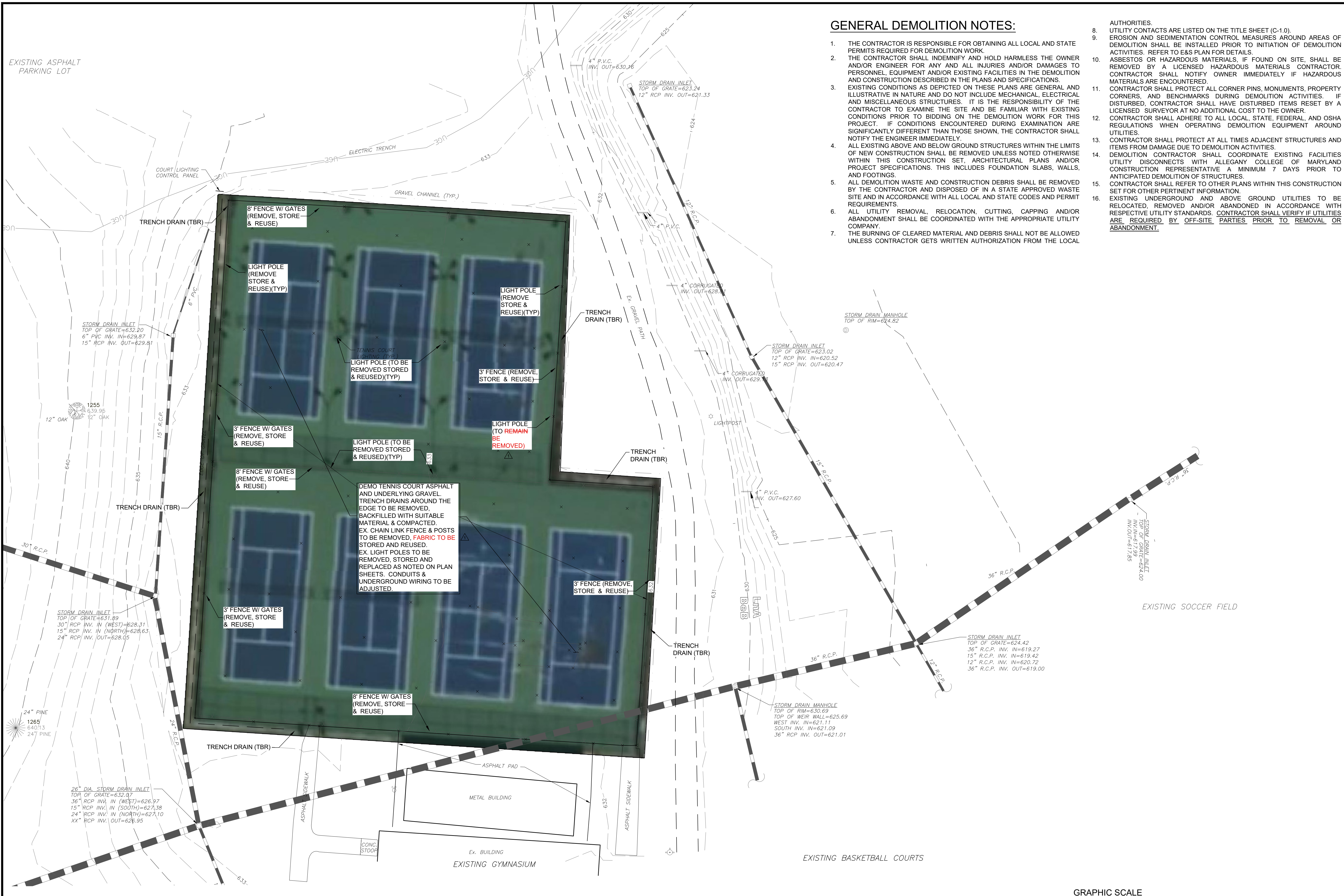
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CHECKED BY:	E.H.I.
DRAWN BY:	STAFF
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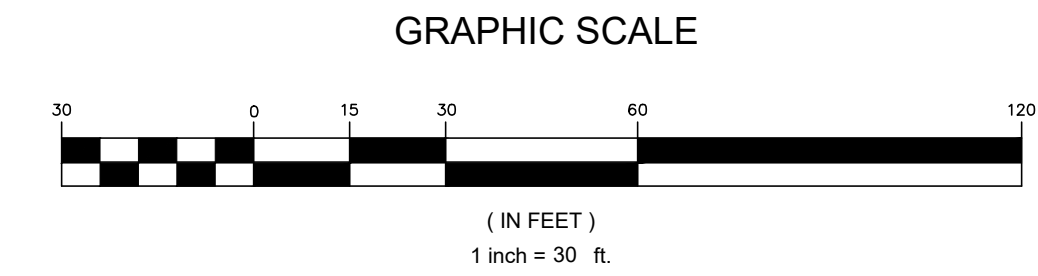


SWIM CONCEPT PLAN	ALLEGANY COLLEGE OF MARYLAND - SOFTBALL FIELD
12401 WILLOWBROOK ROAD CUMBERLAND, ALLEGANY COUNTY, MD	EXISTING CONDITION PLAN
ZONING: RO	WATERSHED CODE: 021410010059 UPPER POTOMAC
TAX MAP: 0026	GRID: 0012 PARCEL: 0035
	ELEC. DIST.: 22

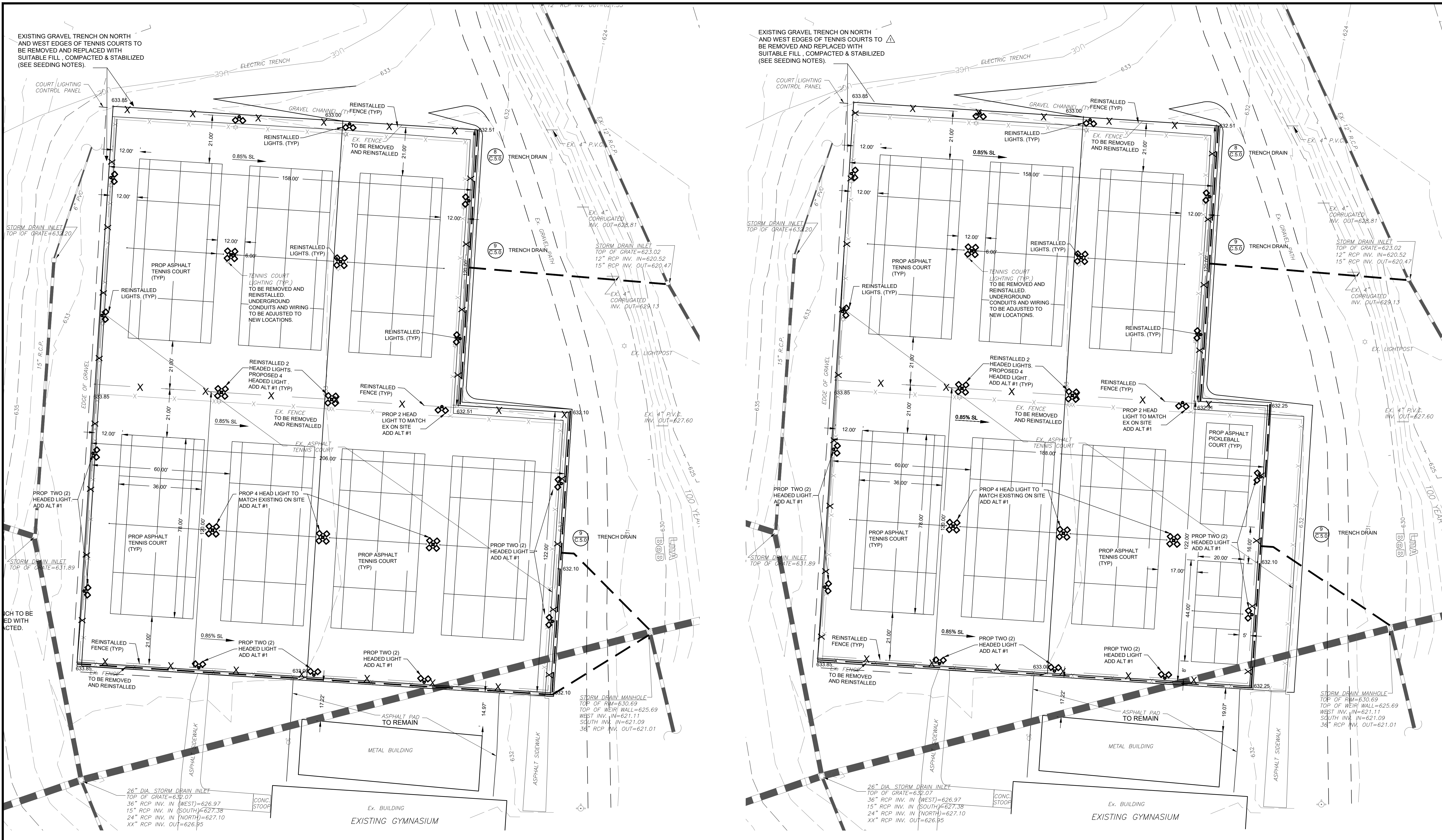
TRIAD ENGINEERING, INC.
 www.triadeng.com
 SHEET NUMBER:
C-2.0
 JOB NO.: 03-20-0760



SOIL TYPE ON SITE			
SYMBOL	DESCRIPTION	K FACTOR (WHOLE)	HYDROLOGIC SOILS GROUP
BeB	BERKS-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20	B
LnA	LINDSIDE SILT LOAM, 0 TO 3 PERCENT SLOPES, OCCASIONALLY FLOODED	0.37	C



DEVELOPER:
 ALLEGANY COLLEGE OF MARYLAND
 12401 WILLOWBROOK ROAD
 CUMBERLAND, MD 21502
 PHONE: 301.784.5000

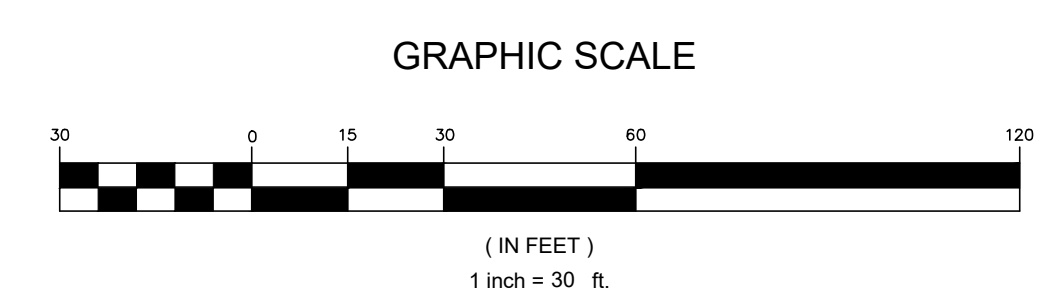


**OPTION #1 -
RENOVATION OF 7 TENNIS COURTS**

**OPTION #2 -
6 TENNIS COURTS & 2 PICKLEBALL COURTS**

- NOTES:**
- NEW LIGHTS TO MATCH OR CLOSELY MATCH EXISTING LIGHTS, COURTSIDER LIGHTING SYSTEM (OR EQUIVALENT), 1,000-WATT FIXTURES (300 WATT LED).
 - NET POSTS TO BE REPLACED WITH NEW POSTS REMOVED, STORED, WIRE BRUSHED, PAINTED WITH A RUST PREVENTIVE PAINT AND REUSED. NEW NETS ARE TO BE PLACED ON ALL TENNIS COURTS. OFFICIAL PICKLEBALL NET POSTS & NETS WILL BE PLACED ON ALL PICKLEBALL COURTS IF OPTIONS 2 OR 3 IS DETERMINED TO BE CONSTRUCTED.
 - FINAL ASPHALT COURSE TO BE PLACED TO ENSURE NO RIDGES OR DEPRESSIONS OF MORE THAN 1/8" ARE VISIBLE. IF RIDGES OR DEPRESSIONS ARE FOUND, THEY MUST BE GROUND DOWN OR FILLED WITH A PATCH BINDER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS USING ONE OR MORE COATS OF ASPHALT EMULSION FILLER COURSE PRIOR TO THE ACRYLIC PAINT APPLICATION.

SOIL TYPE ON SITE			
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BeB	BERKS-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20	B
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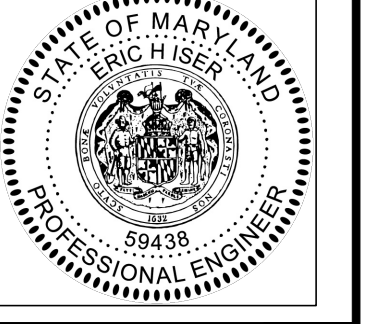
DEVELOPER:
ALLEGY COLLEGE OF MARYLAND
12401 WILLOWBROOK ROAD
CUMBERLAND, MD 21502
PHONE: 301.784.5000

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OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

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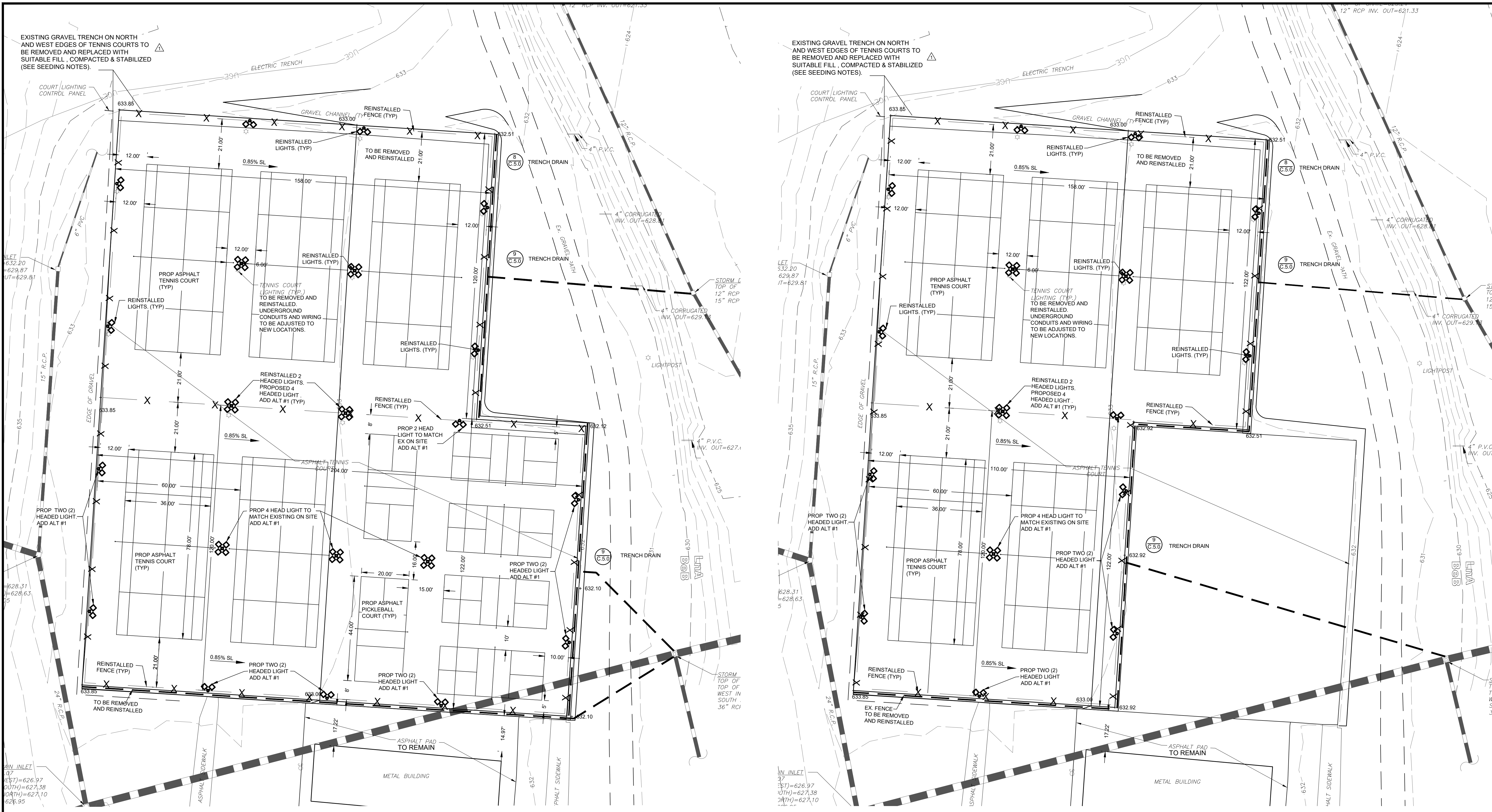
CADD FILE:	03-20-0760
CHECKED BY:	EHI
DRAWN BY:	GAR
SCALE:	1"=30'
DATE:	03-13-24

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SITE PLAN	
ALLEGY COLLEGE OF MARYLAND - TENNIS COURT RENOVATION	
12401 WILLOWBROOK ROAD CUMBERLAND, ALLEGANY COUNTY, MD	
SITE GRADING PLAN (OPTIONS 1 & 2)	
ZONING: RO	WATERSHED CODE: 021410010059 UPPER POTOMAC
TAX MAP: 0026	PARCEL: 0035
GRID: 0012	ELEC. DIST.: 22

TRIAD ENGINEERING, INC.
www.triadeng.com
SHEET NUMBER:
C-3.0
JOB NO.: 03-20-0760

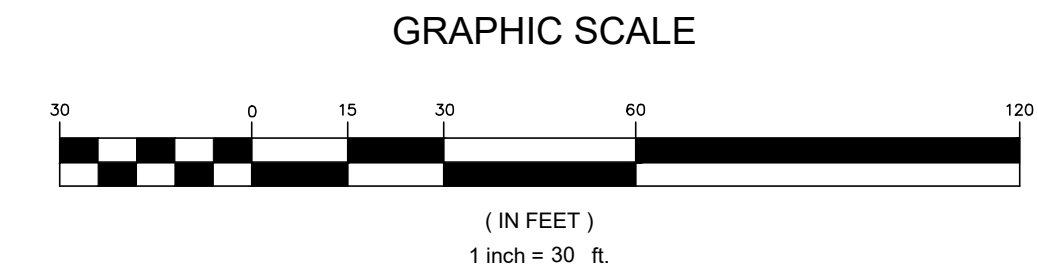


OPTION #3
5 TENNIS COURTS & 6 PICKLEBALL COURTS

OPTION #4
5 TENNIS COURTS

- NOTES:
- NEW LIGHTS TO MATCH OR CLOSELY MATCH EXISTING LIGHTS, COURTSIDER LIGHTING SYSTEM (OR EQUIVALENT), 1,000-WATT FIXTURES (300 WATT LED).
 - NET POSTS TO BE REPLACED WITH NEW POSTS REMOVED, STORED, WIRE BRUSHED, PAINTED WITH A RUST PREVENTIVE PAINT AND REUSED. NEW NETS ARE TO BE PLACED ON ALL TENNIS COURTS. OFFICIAL PICKLEBALL NET POSTS & NETS WILL BE PLACED ON ALL PICKLEBALL COURTS IF OPTIONS 2 OR 3 IS DETERMINED TO BE CONSTRUCTED.
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SOIL TYPE ON SITE			
SYMBOL	DESCRIPTION	K FACTOR (WHOLE)	HYDROLOGIC SOILS GROUP
BeB	BERKS-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20	B
LnA	LINDSIDE SILT LOAM, 0 TO 3 PERCENT SLOPES, OCCASIONALLY FLOODED	0.37	C



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CADD FILE:	03-20-0760
CHECKED BY:	EHI
DRAWN BY:	STAFF
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STATE OF MARYLAND PROFESSIONAL ENGINEER

SITE PLAN
ALLEGANY COLLEGE OF MARYLAND - TENNIS COURT RENOVATION
12401 WILLOWBROOK ROAD
CUMBERLAND, ALLEGANY COUNTY, MD

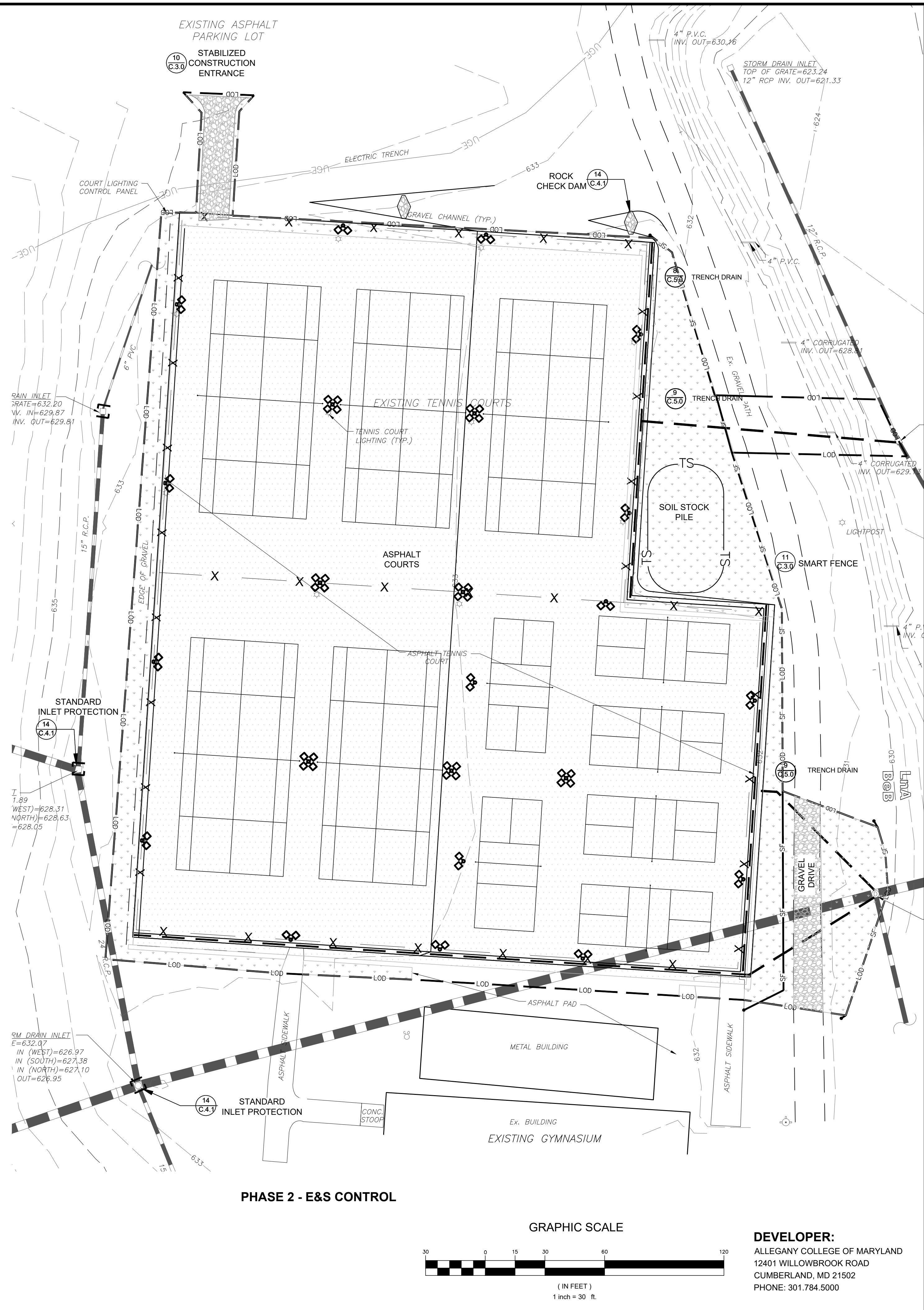
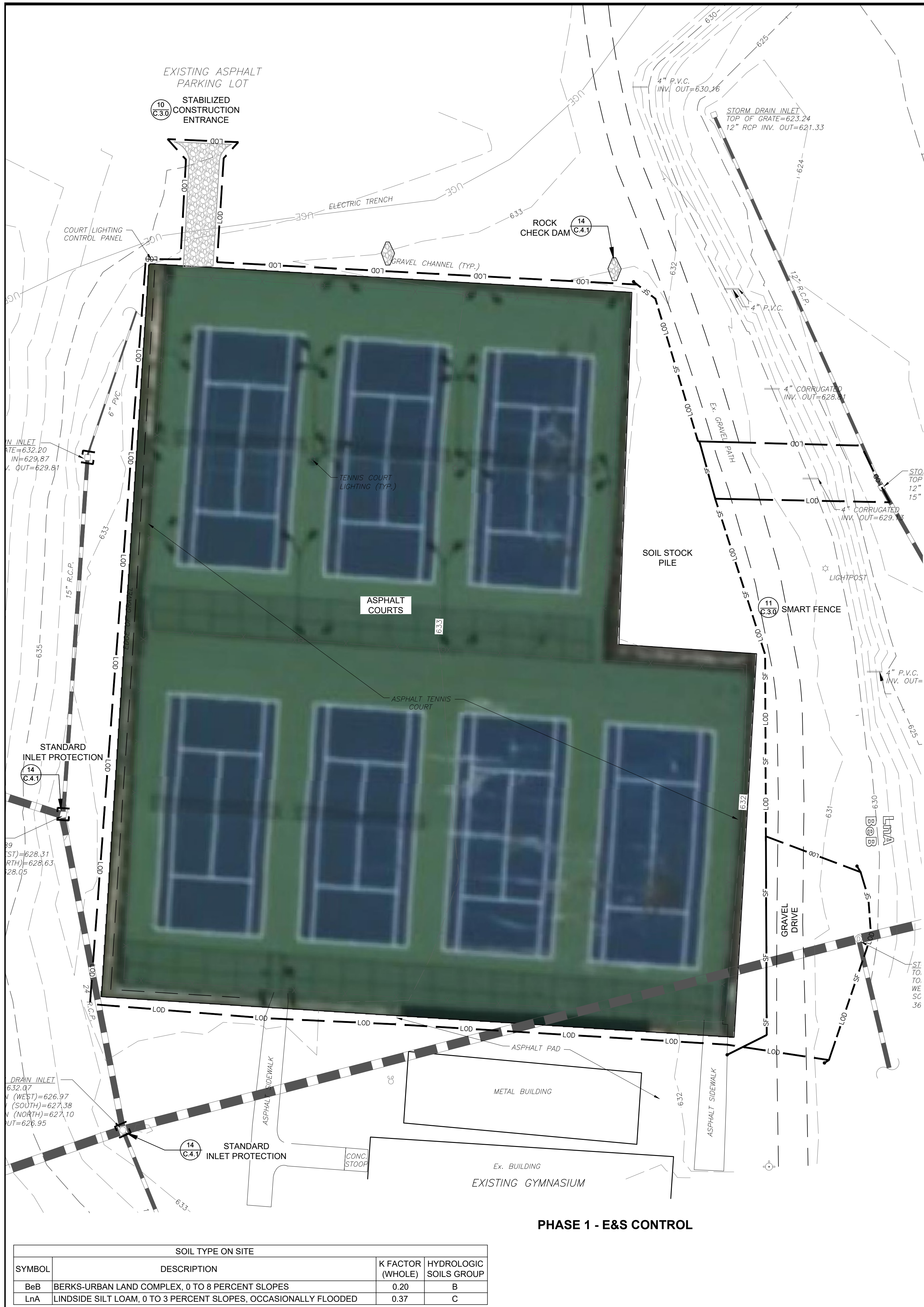
SITE GRADING PLAN - OPTIONS #3 & #4

ZONING: RO WATERSHED CODE: 021410010059 UPPER POTOMAC
TAX MAP: 0026 GRID: 0012 PARCEL: 0035 ELEC. DIST.: 22

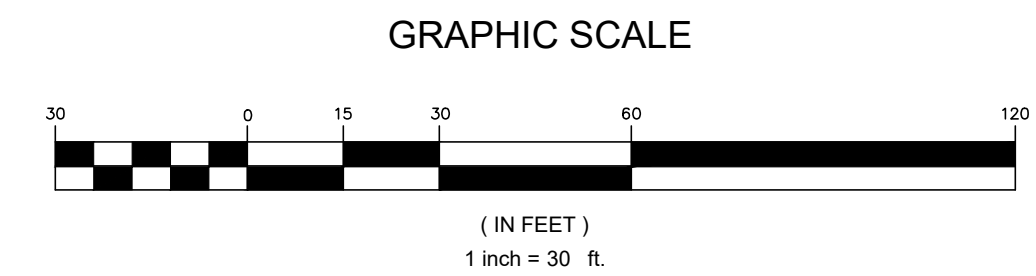
TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
C-3.1

JOB NO.: 03-20-0760



SOIL TYPE ON SITE			
SYMBOL	DESCRIPTION	K FACTOR (WHOLE)	HYDROLOGIC SOILS GROUP
BeB	BERKS-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20	B
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 PH: 301.797.6400 FAX: 301.797.2424

REV.#	DATE	DESCRIPTION
03/13/25		ADDENDUM 1: BID DOCS

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CHECKED BY:	EHI
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SITE PLAN
ACM - TENNIS COURT RENOVATION PROJECT
 12401 WILLOWBROOK ROAD
 CUMBERLAND, ALLEGANY COUNTY, MD

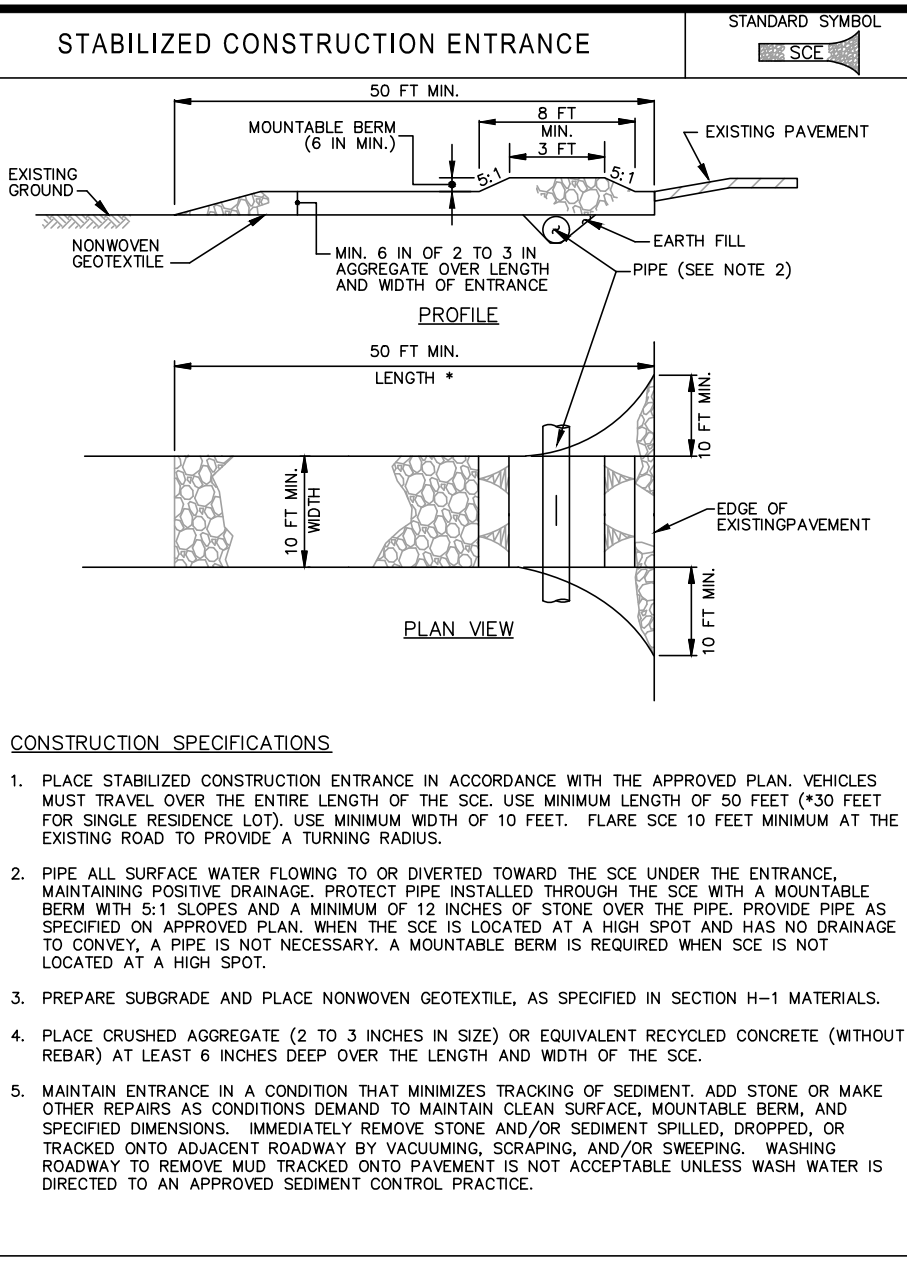
EROSION/SEDIMENT CONTROL PLAN

ZONING: RO WATERSHED CODE: 021410010059 UPPER POTOMAC
 TAX MAP: 0026 GRID: 0012 PARCEL: 0035 ELEC. DIST.: 22

TRIAD ENGINEERING, INC.
 www.triadeng.com
 SHEET NUMBER:
C.4.0
 JOB NO.: 03-20-0760

GENERAL DEMOLITION NOTES:

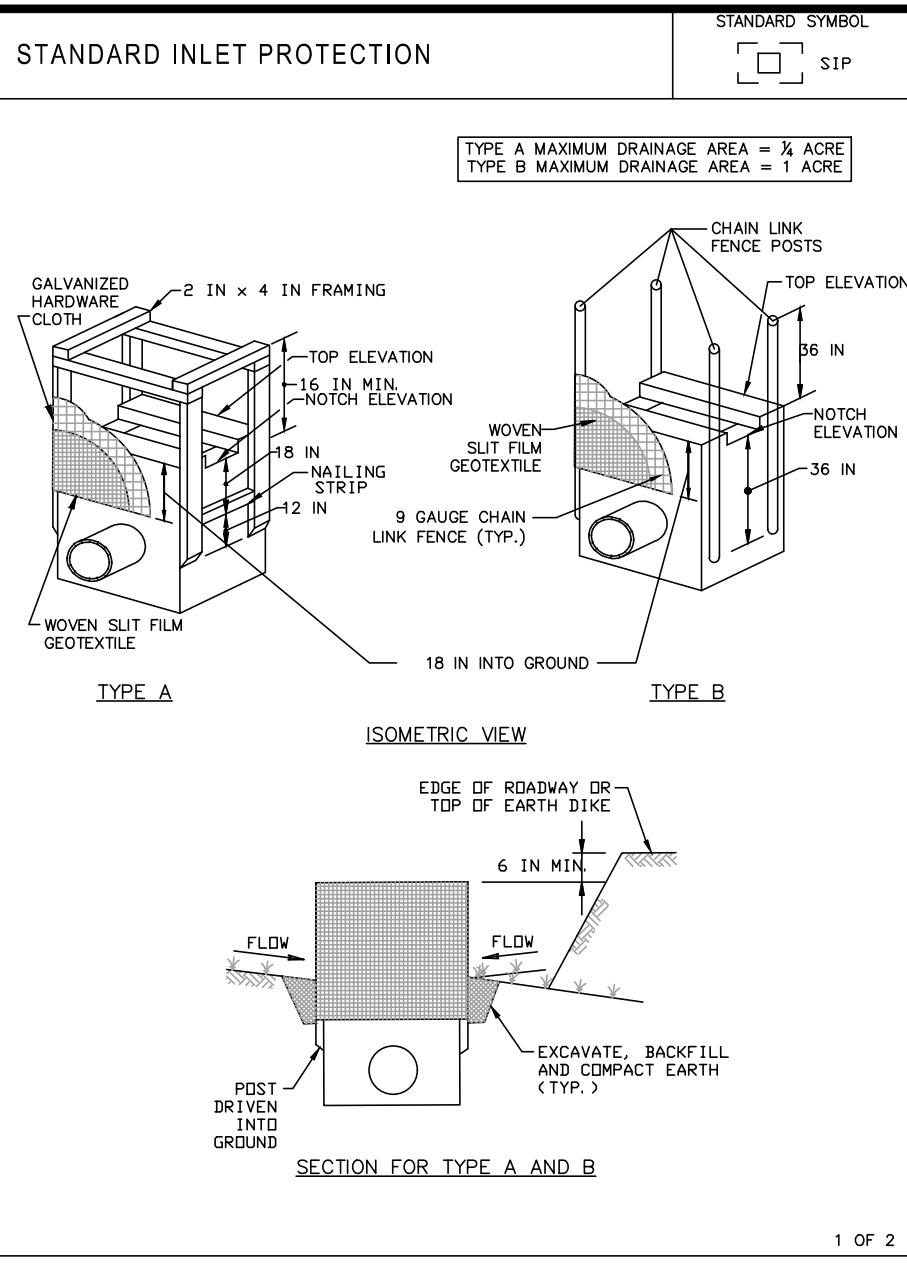
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2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET. ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET (C-1.0).
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
14. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH ALLEGANY COLLEGE OF MARYLAND CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
16. EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES TO BE RELOCATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH RESPECTIVE UTILITY STANDARDS. CONTRACTOR SHALL VERIFY IF UTILITIES ARE REQUIRED BY OFF-SITE PARTIES PRIOR TO REMOVAL OR ABANDONMENT.



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (50 FEET FOR SINGLE RESIDENCE (S7)). USE MINIMUM WIDTH OF 10 FEET. FLARE SIDE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 6:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION 4-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY WADING, SCISSORING, AND/OR SWEEPPING. WADING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

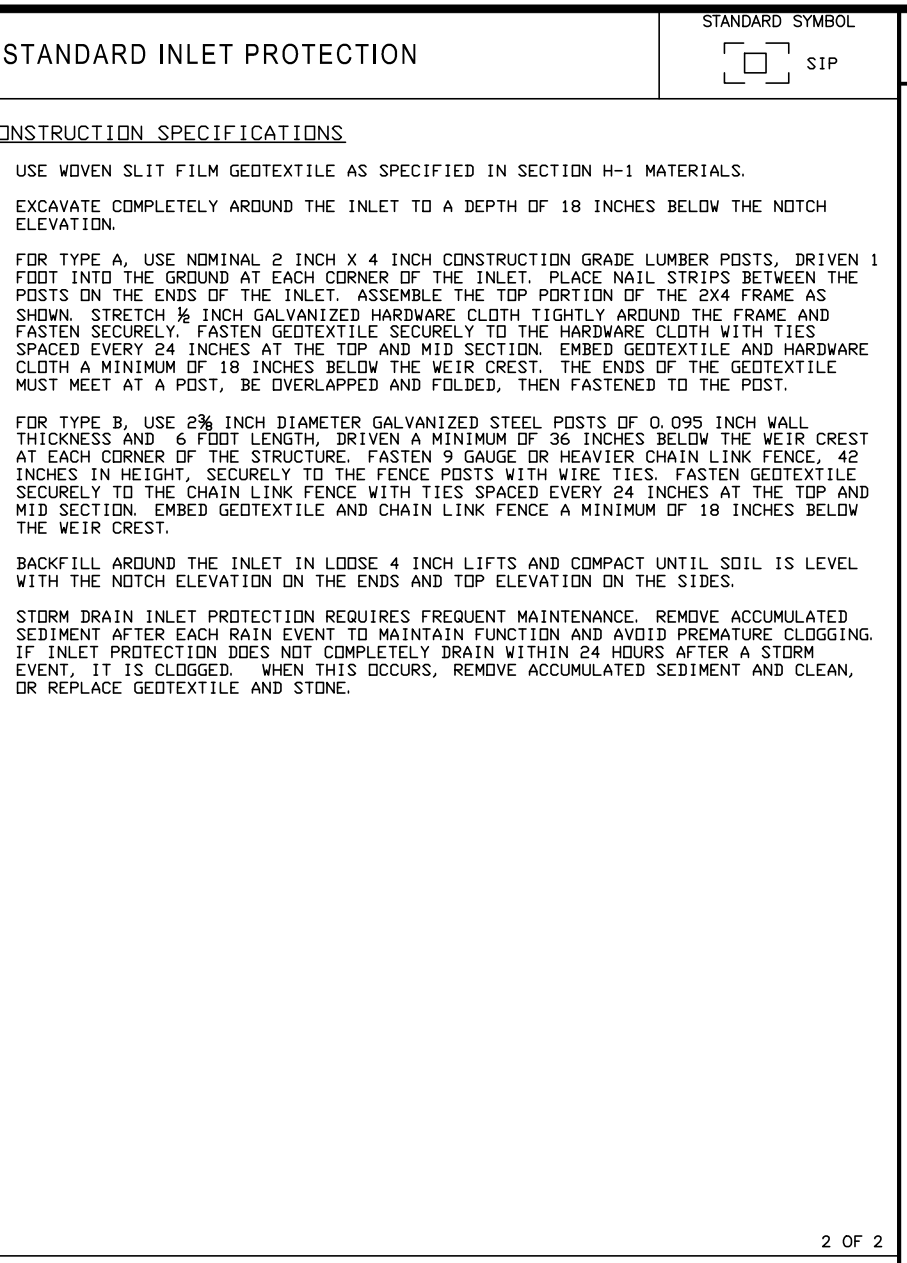
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
1 STABILIZED CONSTRUCTION ENTRANCE		
NOT TO SCALE		



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2 STANDARD INLET PROTECTION		
NOT TO SCALE		

SMART FENCE 42 INSTALLATION INSTRUCTIONS

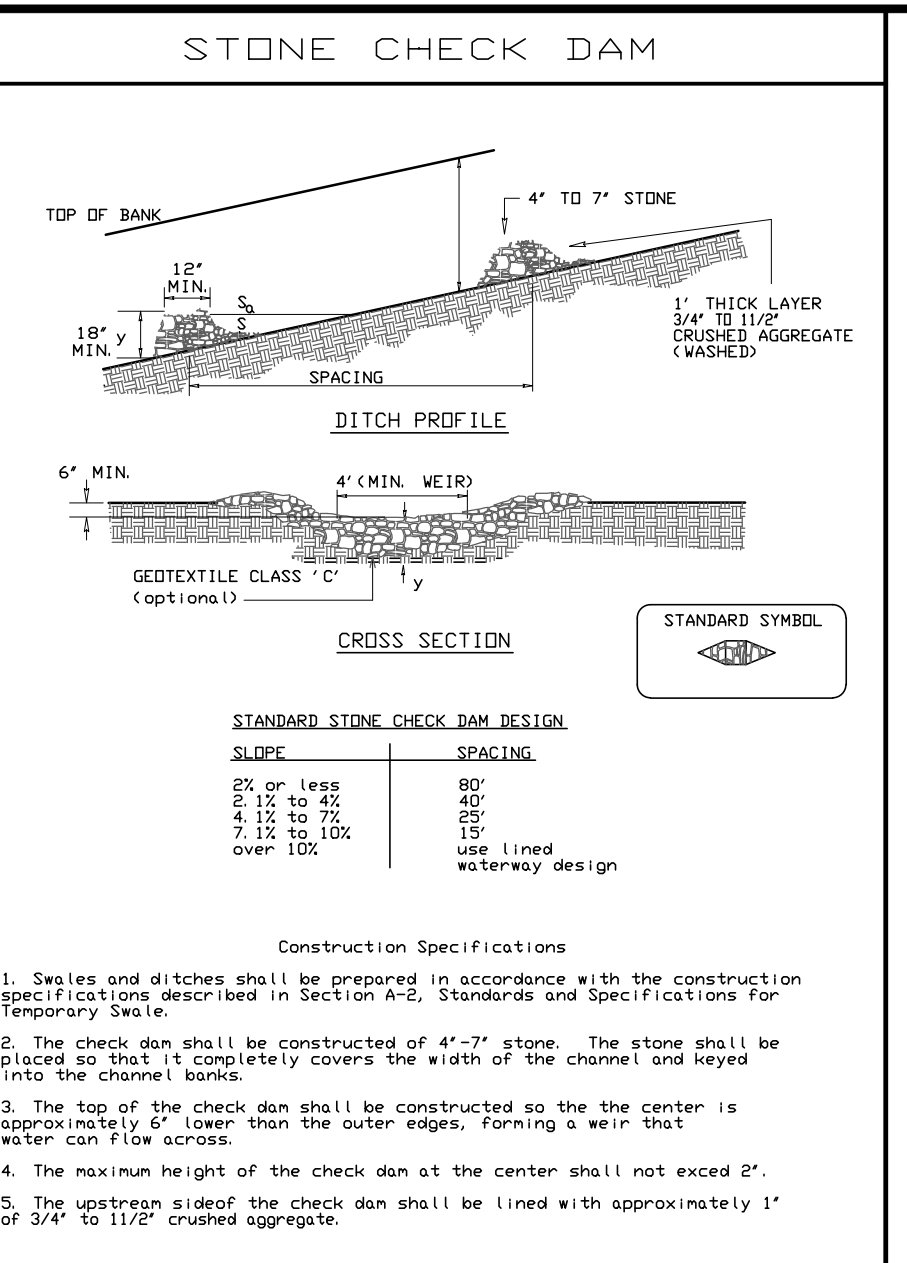
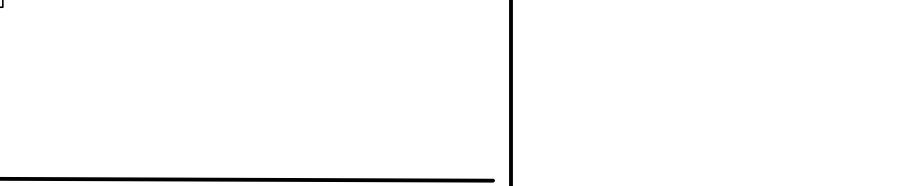
- SMART FENCE 42 SEDIMENT & PERIMETER CONTROL**
- STEP 1: Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lbs. per ft. and a minimum 7/2" length into the ground. Drive post into ground a minimum of 36" depth. Post spacing must be no greater than 6 ft maximum (max. 4 ft. across channels and swales).
 - STEP 2: Layout SMART FENCE 42 along proposed fence line next to another trench. Locate one end of the SMART FENCE 42 and position near the initial post. Position SMART FENCE 42 vertically along the initial post.
 - STEP 3: For the initial post, place the end of SMART FENCE 42 along the post height and rotate the post 300 degrees, maintaining tension on the fence system. Secure the fence to the post using steel wire staples or nylon ties at the rear (4) orange-colored band locations (minimum 4 attachment locations).
 - STEP 4: For fastening SMART FENCE 42 to studded metal T-posts, use one of the following methods:
 - Method 1: Using 16-gauge wire, attach SMART FENCE 42 to metal T-posts by using 304 SS wire with ribbed ends, securing the fence to the post using safety pliers.
 - Method 2: Use 8-inch nylon, heavy-duty, UV-stable Zip-ties with min. 120 lb. tensile strength. Puncture two 0.25-inch openings, spaced a width apart equivalent to the width of the post, and secure fence to the post.
 - STEP 5: Drive the initial post with the attached fence into the ground to 36-inch depth.
 - STEP 6: Drive the interior T-posts of the fence system into the ground at least 36 inches.
 - STEP 7: Move to the next T-post while pulling SMART FENCE 42 taut. Position the SMART FENCE 42 in front of the adjacent post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations, as instructed in Step 4.
 - STEP 8: After the interior posts have been fastened to the SMART FENCE 42, secure the fence to the final post by pulling the final section of fence taut, then raising the post 300 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to 36-inch depth.
 - STEP 9: Place bottom 8 inches of fabric into the trench. Backfill trench (preferably with soil placed around fabric). Compact soil backfill with other manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 5462, Standard Practice for Site Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).
 - STEP 10: The spacing of adjacent sections of SMART FENCE shall follow the requirements of Tennessee Department of Transportation (TDOT) Standard Drawing EG-STR-5E. The TDOT developed standard for EG-STR-5E is attached.
- INSTALLATIONS ACROSS DRAINAGE DITCHES AND SWALES**
- Step 1: Excavate trench a maximum of 4 inches wide and 6 inches deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lbs. per ft. and a minimum 7/2-inch length. Drive post into ground a minimum of 36 inches depth. Post spacing must be 6 feet maximum.
- Installation Steps 2 through 9 are the same as given previously with the following stipulation:**
- For SMART FENCE 42 to be constructed across a ditch line or swale, the measure must be of sufficient length to eliminate endflow, and the plan configuration shall resemble an arc or horseshoe with ends oriented up-slope. SMART FENCE 42 shall be used with a maximum 3 ft post spacing.
- SMART FENCE 42 is 100% American Made and is NTPPE Compliant.**



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3 STONE CHECK DAM DETAIL		
NOT TO SCALE		

SEED BED PREPARATION:

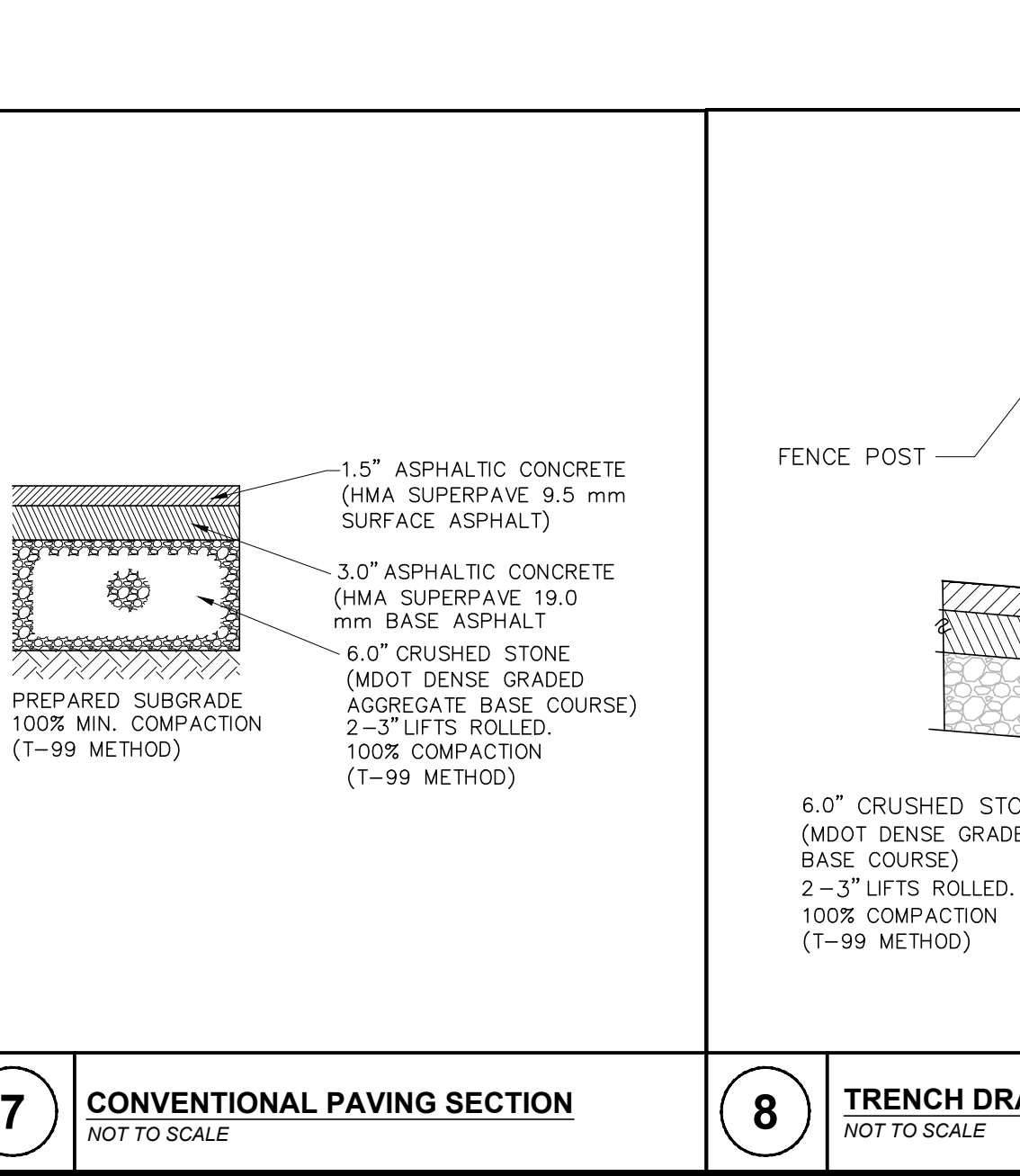
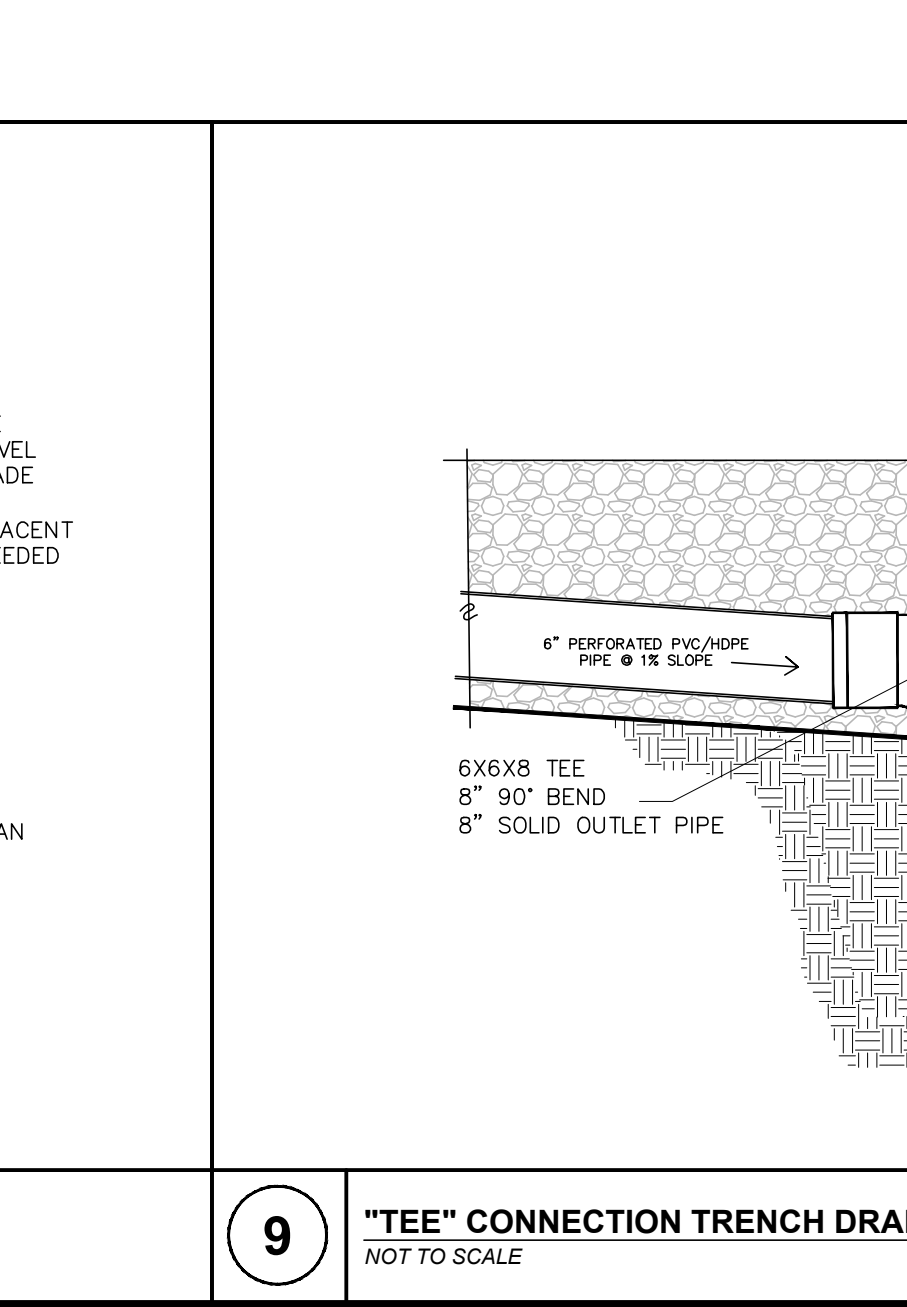
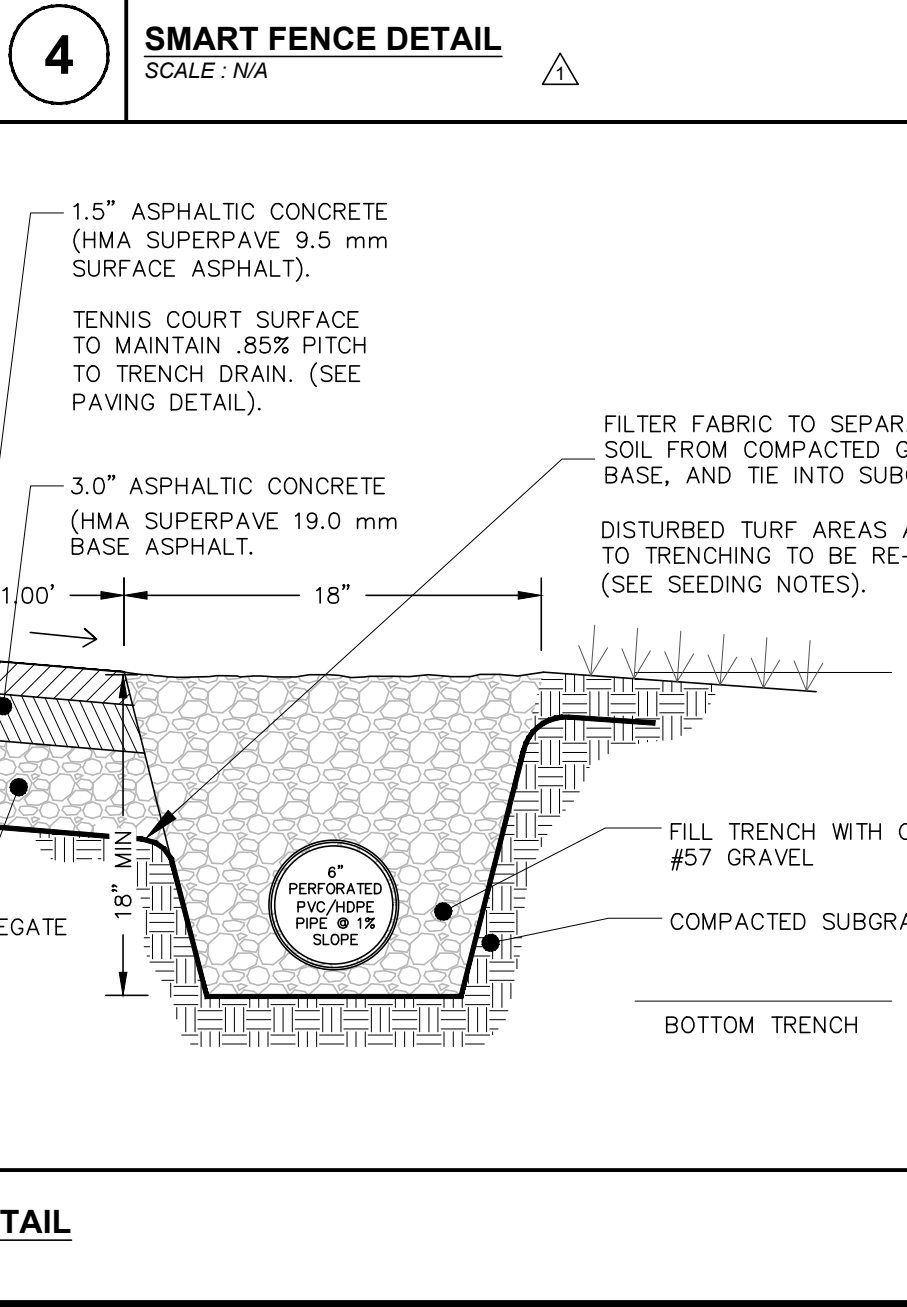
1. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.
2. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 4", REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
3. GRADE LAWN AREAS TO SMOOTH FREE DRAINING EVEN SURFACE WITH LOOSE, MODERATELY COARSE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION AS REQUIRED TO DRAIN.
4. APPLY LIMESTONE AT RATE SHOWN IN PERMANENT SEED MIXTURE DISTRIBUTE EVENLY BY MACHINE AND INCORPORATE THOROUGHLY INTO TOPSOIL.
5. APPLY FERTILIZER AT RATE SHOWN IN PERMANENT SEED MIXTURE.
6. APPLY FERTILIZERS BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATE WITH SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED FERTILIZER AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATED INTO SOIL.
7. RESTORE PREPARED AREAS TO SPECIFIED CONDITION OF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEING.
8. SEED IMMEDIATELY AFTER PREPARATION OF BED.
9. PERSON SEEDING OPERATIONS WHEN SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 5 MILES PER HOUR VELOCITY.
10. APPLY SEED WITH ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN 11. DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
11. SOW GRASS SEED AT RATE SHOWN IN PERMANENT SEED MIXTURE.
12. AFTER SEEING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO INCORPORATE SEED INTO TOP 1/8" OF SOIL ROLL WITH LIGHT LAWN ROLLER.
13. PLACE STRAW MULCH ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEING.
14. ALL AREAS SHALL BE PERMANENTLY SEEDED AND MULCHED WITHIN ONE (1) WEEK OF REACHING FINAL GRADE. IF IN SEEING SEASON, OTHERWISE TEMPORARY SEEING REQUIREMENTS SHALL BE MET. ALL AREAS SEEDED WITH A TEMPORARY MIXTURE WILL RECEIVE A PERMANENT SEED MIXTURE DURING THE FIRST GROWING SEASON FOLLOWING THE FINISHED GRADING. AREAS WITH PERMANENT SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED USING CROWN VETCH. AS PER THE REQUIREMENTS OF STANDARD AND SPECIFICATIONS FOR CRITICAL AREAS STABILIZATION (WITH GROUND COVERS, VINES, SHRUBS, AND TREES).
15. ANCHOR STRAW MULCH WITH ASPHALTIC EMULSION BINDER APPLIED UNIFORMLY AT A RATE OF NOT LESS THAN 200 GAL PER ACRES.
16. PROTECT BUILDINGS, PAVING, PLANTINGS, AND ALL NONSEEDED AREAS FROM ASPHALTIC EMULSION OVER-SPRAY.
17. IF CONSTRUCTION IS COMPLETED BETWEEN OCT. AND MARCH 15, STABILIZE ALL DISTURBED AREAS WITH STRAW MULCH APPLIED AT 3 TON/AC. SEEING TO TAKE PLACE IN THE SPRING USING THE PERMANENT MIXTURE SHOWN HEREON.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
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3 STONE CHECK DAM DETAIL		
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SEEDING NOTES

1. PERMANENT SEEDING MIXTURE
 - SEED: KY 31 FESCUE 45 LB/AC
 - RED FESCUE 20 LB/AC
 - KY BLUEGRASS 25 LB/AC
 - WHITE DUCH CLOVER 5 LB/AC
2. TEMPORARY SEEDING MIXTURE
 - SEED: ANNUAL RYEGRASS (LOLUM MULTIFLORUM) 40 LB/AC OR (FEB 16-MAY 15 & AUG 1-NOV 1) OR- WINTER RYE (SECALE CEREALE) 170 LB/AC (AUG 15-FEB 28)
 - OR- WINTER WHEAT (TRITICUM AESTIVUM 180 LB/AC (AUG 15- FEB 28)
 - OR-JAPANESE MILLET (ECHINOCHLOA CRUSSGALLI) 30 LB/AC (MAY 15-AUG 15)
3. MULCH: 5 TONS STRAW PER ACRE
4. MULCH: 1.5 TONS STRAW PER ACRE
5. MULCH: 90 EQUIVALENT 150 GAL. PER ACRE
6. ALL AREAS SHALL BE PERMANENTLY SEEDED AND MULCHED WITHIN ONE (1) WEEK OF REACHING FINAL GRADE. IF IN SEEING SEASON, OTHERWISE TEMPORARY SEEING REQUIREMENTS SHALL BE MET. ALL AREAS SEEDED WITH A TEMPORARY MIXTURE WILL RECEIVE A PERMANENT SEED MIXTURE DURING THE FIRST GROWING SEASON FOLLOWING THE FINISHED GRADING. AREAS WITH PERMANENT SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED USING CROWN VETCH. AS PER THE REQUIREMENTS OF STANDARD AND SPECIFICATIONS FOR CRITICAL AREAS STABILIZATION (WITH GROUND COVERS, VINES, SHRUBS, AND TREES).



TRIAD ENGINEERING, INC.
 1075-D SHERMAN AVENUE
 HAGERS TOWN, MD 21740
 PH: 301.797.6400 FAX: 301.797.2424

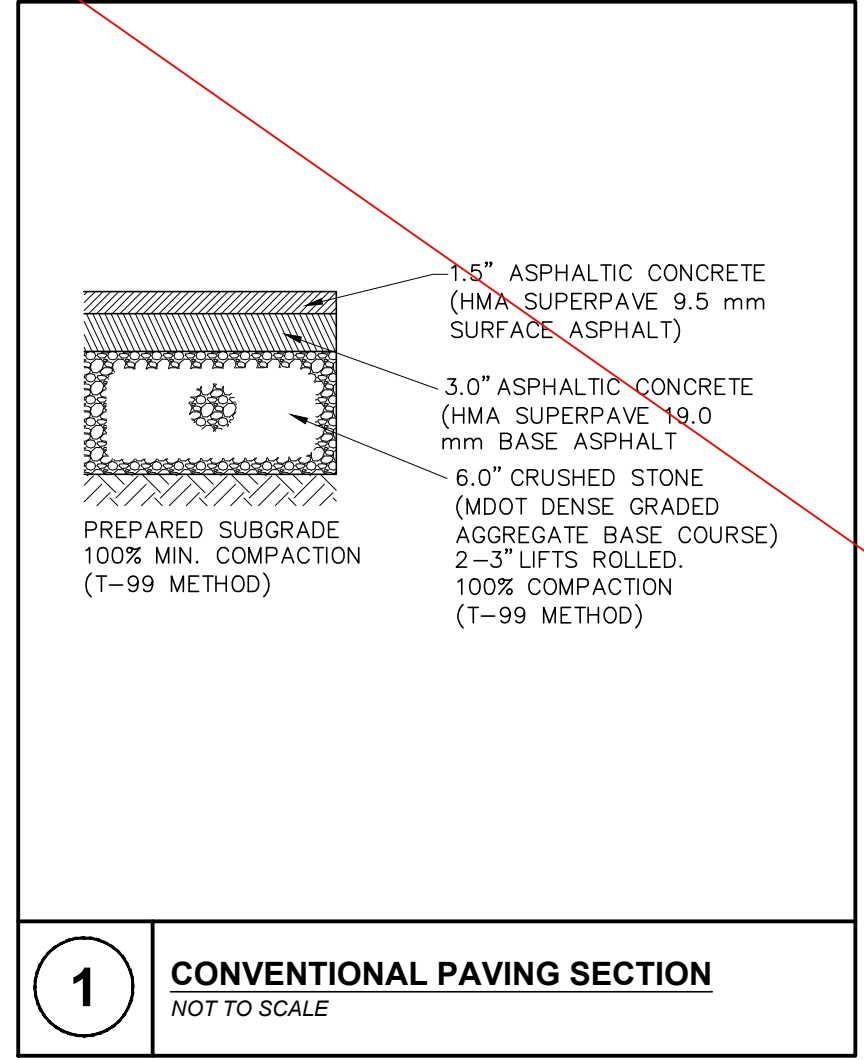
OFFICE LOCATIONS MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA	DATE: 03/19/25	SCALE: 1"=30'
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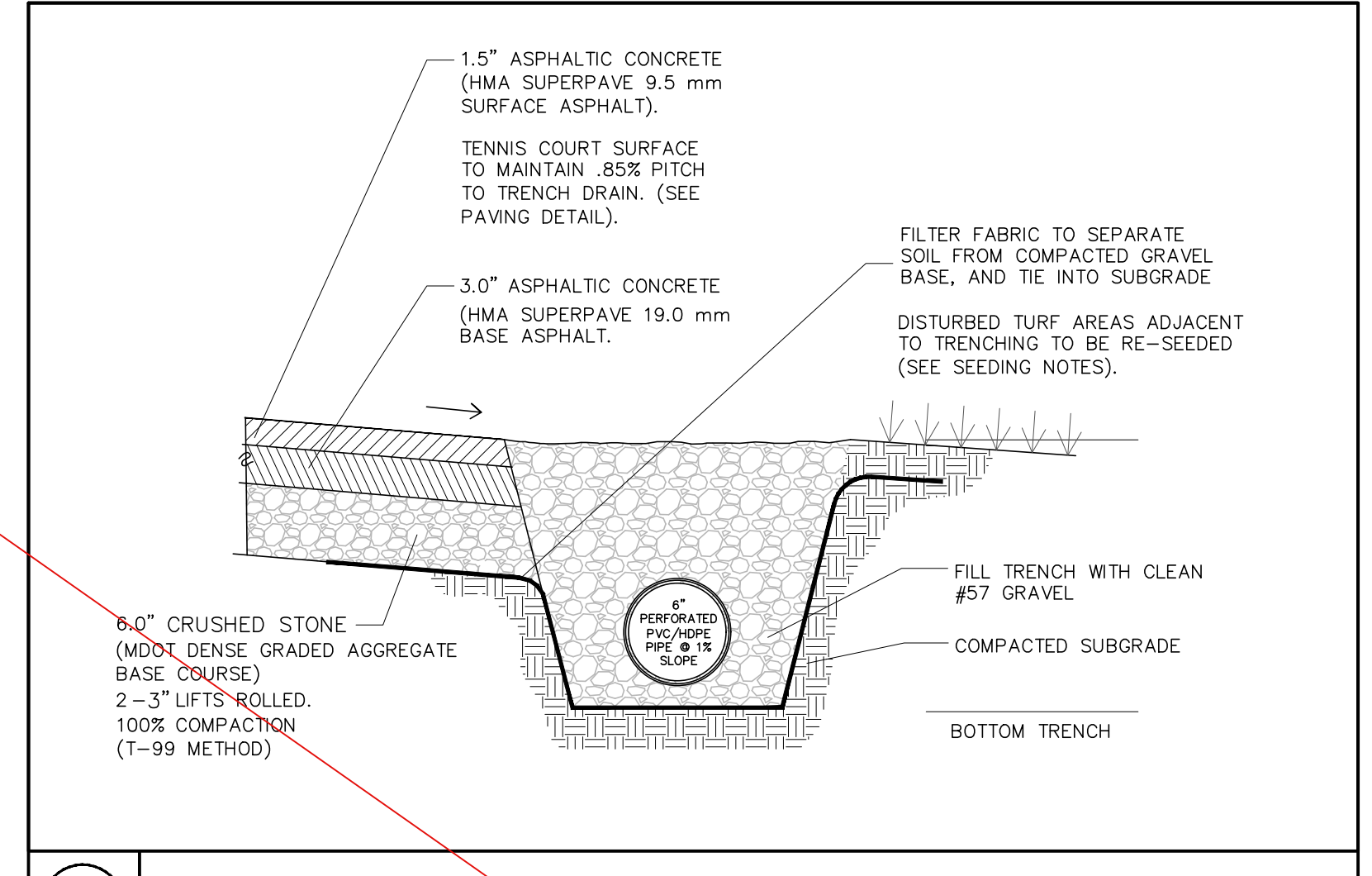
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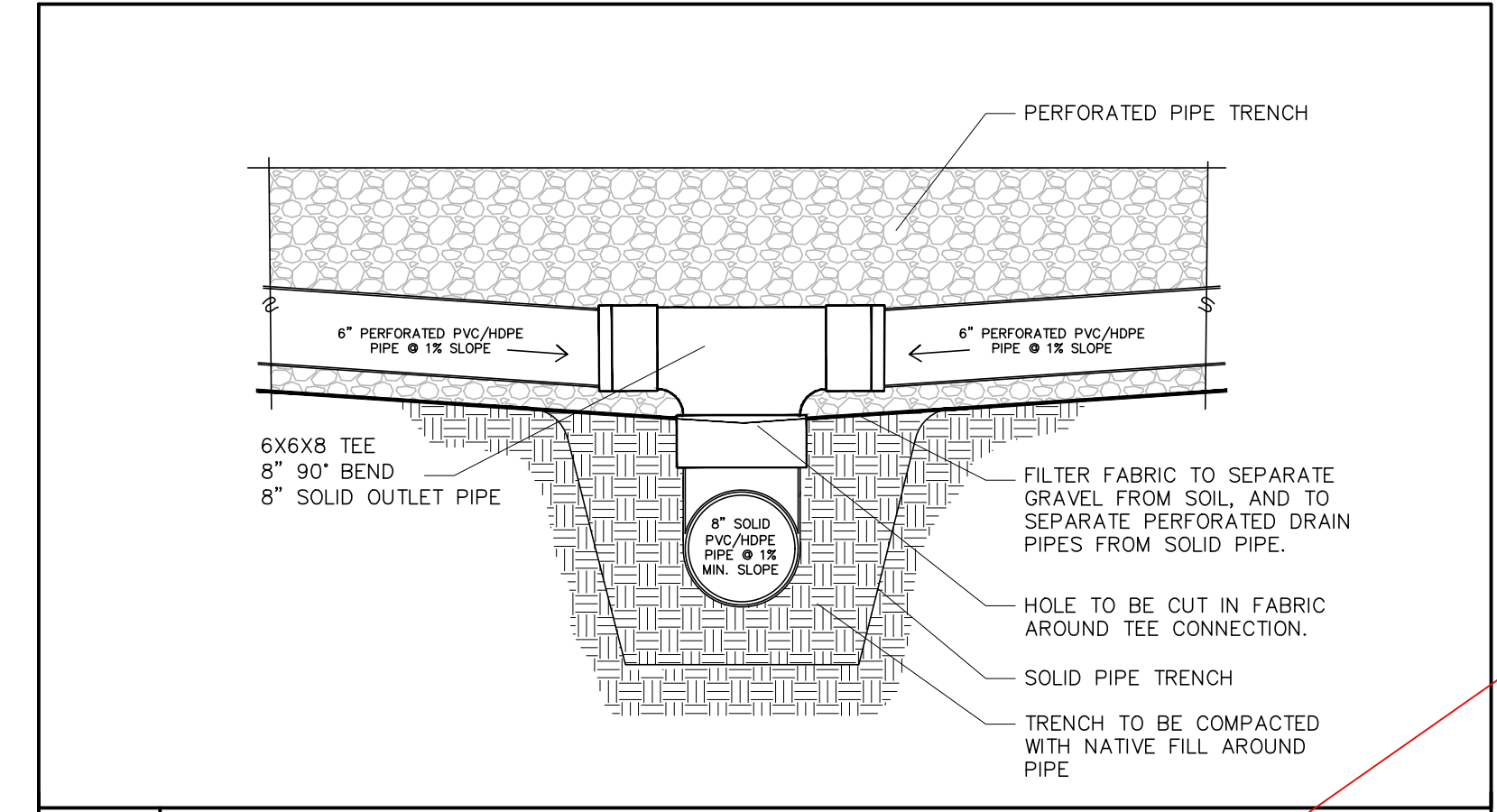
DEVELOPER:
 ALLEGANY COLLEGE OF MARYLAND
 12401 WILLOWBROOK ROAD
 CUMBERLAND, MD 21502
 PHONE: 301.784.5000



1
CONVENTIONAL PAVING SECTION
NOT TO SCALE



6
TRENCH DRAIN DETAIL
NOT TO SCALE



7
"TEE" CONNECTION TRENCH DRAIN DETAIL
NOT TO SCALE

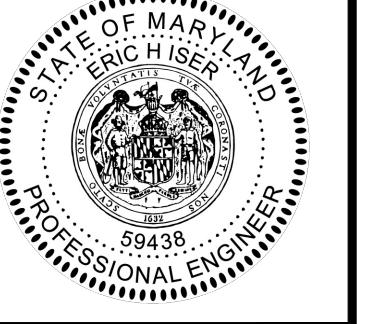
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SITE PLAN	
ACM - TENNIS COURT RENOVATION PROJECT	
12401 WILLOWBROOK ROAD, CUMBERLAND, ALLEGANY COUNTY, MD	
SITE DETAILS	
ZONING: RO	WATERSHED CODE: 021410010059 UPPER POTOMAC
TAX MAP: 0026	GRID: 0012 PARCEL: 0035 ELEC. DIST.: 22

DEVELOPER:
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12401 WILLOWBROOK ROAD
CUMBERLAND, MD 21502
PHONE: 301.784.5000

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