

GENERAL NOTES

1. TOTAL AREA OF SITE IS 483.076 SQ. FT. OR 11.0899 ACRES±.
2. SITE IS ZONED: R - 5
3. WATER AND SEWER CATEGORY IS S-3, W-3.
4. SOIL TYPES ON SITE:

A/B Adamstown-Funkstown complex
D/B Duffield-Ryder silt loams
H/B Hagerstown loam
H/C Hagerstown loam

SOIL MAP DATA DIGITIZED FROM SOIL SURVEY, FREDERICK COUNTY, MARYLAND PROVIDED BY UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, ISSUED 2002.

5. A PRELIMINARY WETLAND INVESTIGATION WAS CONDUCTED BY ENVIRENS, INC. ON 07/14/89. THE INVESTIGATION CONCLUDED THERE WERE NO WETLANDS ON THE SITE.
6. THE EXISTING 100 YEAR FLOODPLAIN IS TO BE FILLED AND HAS BEEN PERMITTED BY ALL AGENCIES. A MODIFICATION OF AUTHORIZATION TO PERMIT #92 -WC 0779 FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT/WATER RESOURCES ADMINISTRATION DATED 12/10/94 (MODIFIED 12/20/03), EXPIRES 12/17/09 HAS BEEN ISSUED. A GRADING PERMIT DATED 4/2/92 HAS BEEN ISSUED BY THE CITY TO MASS GRADE THE SITE AND PLACE FILL IN THE FLOODPLAIN. AGREEMENTS TO PROVIDE ELEVATION CERTIFICATES WILL BE PROVIDED WITH FUTURE IMPROVEMENT PLANS. NO SLAB OR BASEMENT ELEVATIONS WILL BE PERMITTED BELOW THE PROPOSED ELEVATION OF 278.8. A GRADING PERMIT #05-8 DATED 3/8/05 HAS BEEN ISSUED BY THE CITY TO MASS GRADE THE SITE AND PLACE FILL IN THE FLOODPLAIN. THE OWNER WILL PROCEED IN AN EXPEDIENT MANNER WITH THE FLOODPLAIN MAP REVISION WHEN THE FINAL GRADING OF THE SITE IS COMPLETE.

7. THE CITY ENGINEER GRANTED A SWM QUANTITY WAIVER ON 5/24/95. SWM QUALITY TO BE ADDRESSED IN JOINT POND LOCATED ON DEARBOUTCH.

8. ALL UTILITIES AND STORM DRAIN OUTSIDE THE CITY OF FREDERICK RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.

9. NO WATERLINES OR SEWER LINES WILL BE INSTALLED WITH THESE PLANS.

10. REFER ALSO TO PRELIMINARY FOREST CONSERVATION PLAN 96-10R, APPROVED ON 4/3/2000, AND PRELIMINARY PLAN 96-10, APPROVED ON 12/9/96.

11. ALL CONSTRUCTION ON THESE PLANS SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH "BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES" AND "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION," 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE AND STATE SOIL CONSERVATION COMMITTEE. CITY OF FREDERICK STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. THE STATE OF MARYLAND HANDICAPPED CODE, THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WHERE APPLICABLE, LATEST EDITIONS.

12. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF ROBERT K. WORMALD, INC. AT (301) 695-6614 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIPS OF FINISHED GRADES TO EXISTING GRADES PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON ANY EXISTING ROADS, IN ACCORDANCE WITH CITY STANDARDS AND THE "MUTCD," LATEST EDITIONS.

14. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS THE FIGURED DIMENSIONS SHALL GOVERN.

15. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

16. ALL EXISTING PAVING DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED IN- KIND IN ACCORDANCE WITH FREDERICK CITY AND STATE HIGHWAY ADMINISTRATION STANDARDS, LATEST EDITIONS.

17. CERTAIN AREAS OF FREDERICK COUNTY ARE LOCATED WITHIN THE MONOCACY VALLEY REGION WHICH IS HISTORICALLY CONSIDERED TO CONTAIN SUBSURFACE LIMESTONE FORMATIONS WITH INHERENT CAVITIES COMMONLY REFERRED TO AS SINKHOLES. ROBERT K. WORMALD, INC. RECOMMENDS THAT THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OF THIS DEVELOPMENT RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER TO INVESTIGATE THE SITE'S SUITABILITY FOR CONSTRUCTION AND MAKE RECOMMENDATIONS FOR SITE DEVELOPMENT AND CORRECTIVE MEASURES IF SUBSURFACE CONDITIONS AFFECTING THE SITE ARE DISCOVERED.

18. ANY ATTEMPTS TO ESTIMATE COSTS ASSOCIATED WITH ROCK HANDLING/REMOVAL AND/OR SUBSURFACE CONDITIONS MUST BE BASED ON GEOTECHNICAL REPORTS AND RECOMMENDATIONS. GEOTECHNICAL REPORTS MAY INCLUDE INFORMATION PERTINENT TO THE DEVELOPMENT OF THE SITE WHICH IS NOT INCLUDED ON THESE PLANS. THE CONTRACTOR MUST CONSULT ANY EXISTING GEOTECHNICAL OR OTHER CONSULTANT'S REPORTS IN CONJUNCTION WITH THIS SET OF PLANS. THEREFORE, THE CONTRACTOR IS COMPLETELY RESPONSIBLE TO VERIFY ROCK LOCATION FOR BIDDING AND CONSTRUCTION PURPOSES.

19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.

20. ROBERT K. WORMALD, INC. MONOCACY PARK CONDOMINIUMS, LLC AND LAVELLE & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS OR METHODS FOR CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES OF ANY KIND. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK FOR THIS CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODE AND/OR REGULATORY REQUIREMENTS.

21. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION. ANY UTILITY (WHETHER SHOWN OR NOT) DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY. CONTRACTOR SHALL AT COMMENCEMENT OF CONSTRUCTION UNCOVER ALL PROPOSED CONNECTION POINTS TO VERIFY LOCATIONS OF EXISTING UTILITIES. ANY EXISTING FIRE HYDRANTS TO BE RAISED OR LOWERED ARE TO BE DONE SO BY CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION. ALL OFF SITE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

22. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST THREE WORKING DAYS BEFORE STARTING ANY CONSTRUCTION:

MISS UTILITY (ALL UTILITIES) 1-800-257-7777
ADELPHI (TV CABLE) (301) 662-8822 X 133
ALLEGHENY POWER (ELECTRIC) (301) 684-4484
FREDERICK CITY DEPT OF ENGINEERING (301) 694-1405
(STREETS, WATER & SEWER, STORM DRAINS)
FREDERICK COUNTY DRW (301) 694-1132
(STREETS, WATER & SEWER, STORM DRAINS)
WASHINGTON GAS (GAS) (301) 662-2151
VERIZON (TELEPHONE) 1-800-275-5285

23. WHEN WORKING IN THE AREA OF AN EXISTING GAS LINE, THE CONTRACTOR SHALL HAVE THE WASHINGTON GAS COMPANY (301) 662-1511 VERIFY THAT NO LEAKS EXIST PRIOR TO ANY WORK IN THE AREA. A GAS COMPANY REPRESENTATIVE MUST BE PRESENT AT THE PROJECT SITE BEFORE ANY BLASTING WITHIN 20 FEET OF THE GAS LINE. ANY EXCAVATION WITHIN 5 FEET OF A GAS LINE SHALL BE DONE BY HAND. THE DEVELOPER OR DEVELOPER'S REPRESENTATIVE SHALL GET APPROVAL FROM THE GAS COMPANY FOR ANY WORK WITHIN A GAS LINE EASEMENT AREA.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT & NO DEBRIS OUT OF THE STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE STORM DRAIN THOROUGHLY PRIOR TO FINAL ACCEPTANCE.

25. SUBGRADE PREPARATION:

- A. FILL AREAS TO BE PAVED SHALL HAVE SOIL PLACED IN 8 INCH LIFTS AND COMPACTED TO 92 PERCENT MAXIMUM DENSITY. THE LAST TWO LIFTS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH AASHTO T 180 METHOD C.
- B. AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIED CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING, SOFT OR UNSUITABLE AREAS SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIALS TO THE REQUIREMENTS OF ITEM "A" ABOVE.
- C. NO PAVEMENT SHALL BE PLACED ON FROZEN SUBGRADES NOR ON SUBGRADES THAT WILL NOT ADEQUATELY SUPPORT THE PAVEMENT.
- D. IF ROCK IS ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL INCHES BELOW SUBGRADE AND BACKFILL WITH SUITABLE MATERIALS TO THE REQUIREMENTS OF ITEM "A" ABOVE.

26. ALL ROADS TO BE COMPACTED IN ACCORDANCE WITH STATE HIGHWAY ADMINISTRATION SPECIFICATIONS, EMBANKMENT SECTION NO. 204 DATED JANUARY 2001.

27. CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF ENGINEERING. CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.

28. NOTE: 462 WATER PRESSURE LOW ZONE.

IMPROVEMENT / MASS GRADING, EROSION & SEDIMENT CONTROL, AND STORM DRAINAGE PLAN

HORIZONTAL & VERTICAL DATUM NOTES

1. BOUNDARY TAKEN FROM ALTA/ACSM SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LIBER 2835F:1389 MAIN PROPERTY REMAINDER" PREPARED BY LAVELLE & ASSOCIATES, INC. DATED APRIL 18, 2005. HORIZONTAL DATUM IS MARYLAND STATE GRID NAD 83. BASED ON A PLAT ENTITLED "PHASE II MAIN PROPERTY A REBUDIVISION OF FARM LAND TRANSFER FOR DEER FARM" RECORDED IN PLAT BOOK 61 PAGE 169.
2. TOPOGRAPHY SHOWN HEREON WAS AERIAL BY POTOMAC AERIAL SURVEYS, AND CONTROLLED BY LAVELLE & ASSOCIATES, INC. DATED APRIL 18, 2005. VERTICAL DATUM IS BASED ON BENCHMARK "PATRICK", NAVD 86 ELEVATION 534.12, AND CONVERTED TO NGVD 29. (0.72 FEET HIGHER THAN NAVD 86)

3. ALL ELEVATIONS REPORTED HEREON ARE 0.72 FEET HIGHER THAN NAVD 86 TO SATISFY FEMA FLOOD PLAIN FILL PERMIT RECORDATION REQUIREMENTS. THE CITY SURVEYOR AGREED TO THE NGVD 29 CONVERSION SUBMISSION BASED ON 9-21-05 PHONE CORRESPONDENCE.

GENERAL NOTES FOR STORM DRAIN CONSTRUCTION

1. ALL STORM DRAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION S OF "BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES" AND "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION," 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE AND STATE SOIL CONSERVATION COMMITTEE. CITY OF FREDERICK STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. THE STATE OF MARYLAND HANDICAPPED CODE, THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WHERE APPLICABLE, LATEST EDITIONS.
2. TYPES OF STRUCTURES REFER TO THE STANDARD STORM DRAINAGE DETAILS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION, UNLESS OTHERWISE NOTED.
3. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY AN INVERT SLOPE OF 1 1/4:1 OR FLATTER, A ROUNDED CHANNEL LINED WITH SEWER BRICK ON EDGE SHALL BE BUILT TO THE CROWN OF THE PIPES.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS; HOWEVER, THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY OR CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12" WHEN NOT SPECIFIED, CONTACT THE CIVIL ENGINEER AND/OR THE INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION. FOR LOCATIONS OF ALL UTILITIES, CALL MISS UTILITY, 1-800-257-7777, 72 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. ALSO NOTIFY THE FREDERICK COUNTY DEPARTMENT OF PUBLIC WORKS AT 864-1882, 72 HOURS IN ADVANCE OF EXCAVATION IN VICINITY OF SEWER AND WATER MAINS UNDER WHICH THE STORM DRAINAGE IS TO BE INSTALLED.
5. ELEVATIONS SHOWN ARE AT PIPE INVERT UNLESS OTHERWISE NOTED.
6. INSPECTOR TO VERIFY MATERIALS & PRESSURE INSPECT PIPE PRIOR TO BACKFILLING OR PRESSURE TEST PIPE PER INDUSTRY STANDARDS.
7. WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED IN FILL SECTION, PROVIDE SELECT FILL MATERIAL COMPACTED TO 80% AASHTO T-180 DENSITY FROM APPROVED SUBGRADE UP TO STRUCTURE BOTTOM SLABS AND/OR PIPE BEDDING.
8. ALL RIPRAP TO BE UNDERLAIN WITH ONE PLY DUPONT "TYFAP" POLYPROPYLENE F FILTER- FABRIC OR APPROVED EQUAL. ALL RIPRAP TO BE UNROUTED STONE UNLESS OTHERWISE NOTED. ALL RIPRAP SPECIFIED SHALL BE LOOSE LAD STONE. RIP-RAP PLACED AT STORM DRAIN OUTFALLS IN EXISTING SWALES SHALL BE PLACED SO AS TO COMPLETELY LINE THE EXISTING SWALE WITH ONLY THE MINIMUM POSSIBLE GRADING OR SHAPING OF THE SWALE. INSTALL GROUTED RIPRAP IF INDICATED ONLY.
9. INLETS IN SLUMPS SHALL BE CONSTRUCTED LEVEL AT THE ELEVATION GIVEN IN THE STRUCTURE SCHEDULE. INLETS ON GRADE SHALL BE ADJUSTED SO THAT THE GRADE OF THE TOP SLAB MATCHES THE GRADE OF THE CURB.
10. GRADE ALL DISTURBED AREAS TO MAINTAIN POSITIVE DRAINAGE.
11. ALL STANDARD STORM DRAINAGE STRUCTURES ARE SUBJECT TO MODIFICATION BY THE SITE INSPECTOR AND/OR ENGINEER TO MEET FIELD REQUIREMENTS.
12. PRECAST STORM DRAIN STRUCTURES MAY BE SUBSTITUTED FOR SITE-BUILT STRUCTURES UPON APPROVAL OF THE ENGINEER & FREDERICK CITY.
13. ALL UTILITIES AND STORM DRAINS OUTSIDE OF CITY OF FREDERICK RIGHT-OF-WAYS OR PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.
14. ALL STORM DRAINAGE PIPES SHALL BE AS SPECIFIED AND PLACED AS FOLLOWS:
 - A. ALL STORM DRAINAGE PIPE LABELED RCP OR HECOP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO AASHTO M-170 OR ASTM C78 STANDARDS, WITH PIPE CLASS AND/OR JOINTS AS SPECIFIED ON THE PLANS/PROFILES. IF SPECIFIED, O-RING JOINTS AND GASKETS SHALL BE IN ACCORDANCE WITH AASHTO M 198 OR ASTM C943 STANDARDS. RCP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WITH GRANULAR BEDDING. BEDDING DIRECTLY UNDER PIPE SHALL HAVE A THICKNESS OF AT LEAST 6". THE BEDDING SURFACE SHALL BE SHAPED TO CONFORM TO THE PIPE AND GRANULAR MATERIAL SHALL BE CAREFULLY TAMPED BENEATH THE HAUNCHES TO A WELL COMPACTED CONDITION. BACKFILL MATERIAL SHALL BE SELECT MATERIAL, FREE FROM ROCKS, FROZEN LUMPS, FOREIGN MATTER IN EXCESS OF 3" IN SIZE, COMPACTED IN ACCORDANCE WITH THE APPROVING AUTHORITY'S LATEST EDITION OF STANDARDS AND SPECIFICATIONS.
 - B. ALL STORM DRAINAGE PIPE LABELED HDPE TO BE HIGH-DENSITY POLYETHYLENE PIPE CONFORMING TO AASHTO M204 STANDARDS, PIPE CLASS AND/OR JOINTS AS SPECIFIED, THE PLANS/PROFILES SHALL BE CAREFULLY TAMPED BENEATH THE HAUNCHES TO A WELL COMPACTED CONDITION. BACKFILL MATERIAL SHALL BE SELECT MATERIAL, FREE FROM ROCKS, FROZEN LUMPS, FOREIGN MATTER IN EXCESS OF 3" IN SIZE, COMPACTED IN ACCORDANCE WITH THE APPROVING AUTHORITY'S LATEST EDITION OF STANDARDS AND SPECIFICATIONS.

CITY OF FREDERICK

APPROVED FOR CONSTRUCTION

By: *[Signature]*

Date: 12/15/05

CONSTRUCTION APPROVAL BY CITY ENGINEER
VALID FOR A PERIOD OF SIX (6) MONTHS
FROM DATE OF APPROVAL IF A BONA FIDE
ATTEMPT TO COMMENCE CONSTRUCTION HAS
NOT BEGUN IN THIS 6-MONTH PERIOD. CITY
APPROVAL SHALL BE NULL AND VOID.

* ALL APPROVALS ARE SUBJECT TO EXECUTIVE ORDER
1-02 AND THE WATER ALLOCATION ORDINANCE AND IN
NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/
DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT
HIGHER SOLE RISK.

SCD and NRCS approval for sediment
and erosion control is contingent upon
issuance of all applicable regulatory permits

Reviewed for FREDERICK S.C.D.
and meets Technical Requirements

Approved By: *[Signature]*

Date: 12/6/05 District Conservationist

Natural Resources Conservation Service

FREDERICK SOIL CONSERVATION DISTRICT

Approved By: *[Signature]*

Date: 12/7/05 District Manager

PART OF FORMER

~ "MAIN PROPERTY" ~

DECEMBER 2005

Prepared For:

CONTRACT PURCHASER/DEVELOPER

**MONOCACY
PARK CONDOMINIUMS, LLC.**

5291 CORPORATE DRIVE, SUITE 101
FREDERICK, MARYLAND 21703
(301) 695-6614

Prepared By:
CIVIL ENGINEER

ROBERT K. WORMALD, INC.

5291 CORPORATE DRIVE, SUITE 101
FREDERICK, MARYLAND 21703
(301) 695-6614

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
1-800-257-7777
AT LEAST 72 HOURS
PRIOR TO EXCAVATION

OWNERS/DEVELOPERS CERTIFICATION

"I Herby Certify That Any Clearing, Grading, Construction And/Or Development Will Be Done Pursuant To This Plan And That any Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of Natural Resources Approved Training Program For The Control Of Sediment And Erosion Before Beginning The Project".

[Signature] 12/15/05
MICHAEL T. WILEY, P.E., P.S., PROF. L.S.,
VICE PRESIDENT OF DEVELOPMENT
MONOCACY PARK CONDOMINIUMS, LLC.
5291 CORPORATE DRIVE, SUITE 101
FREDERICK, MARYLAND 21703
PHONE: (301) 695-6614

DISTURBED AREA QUANTITY

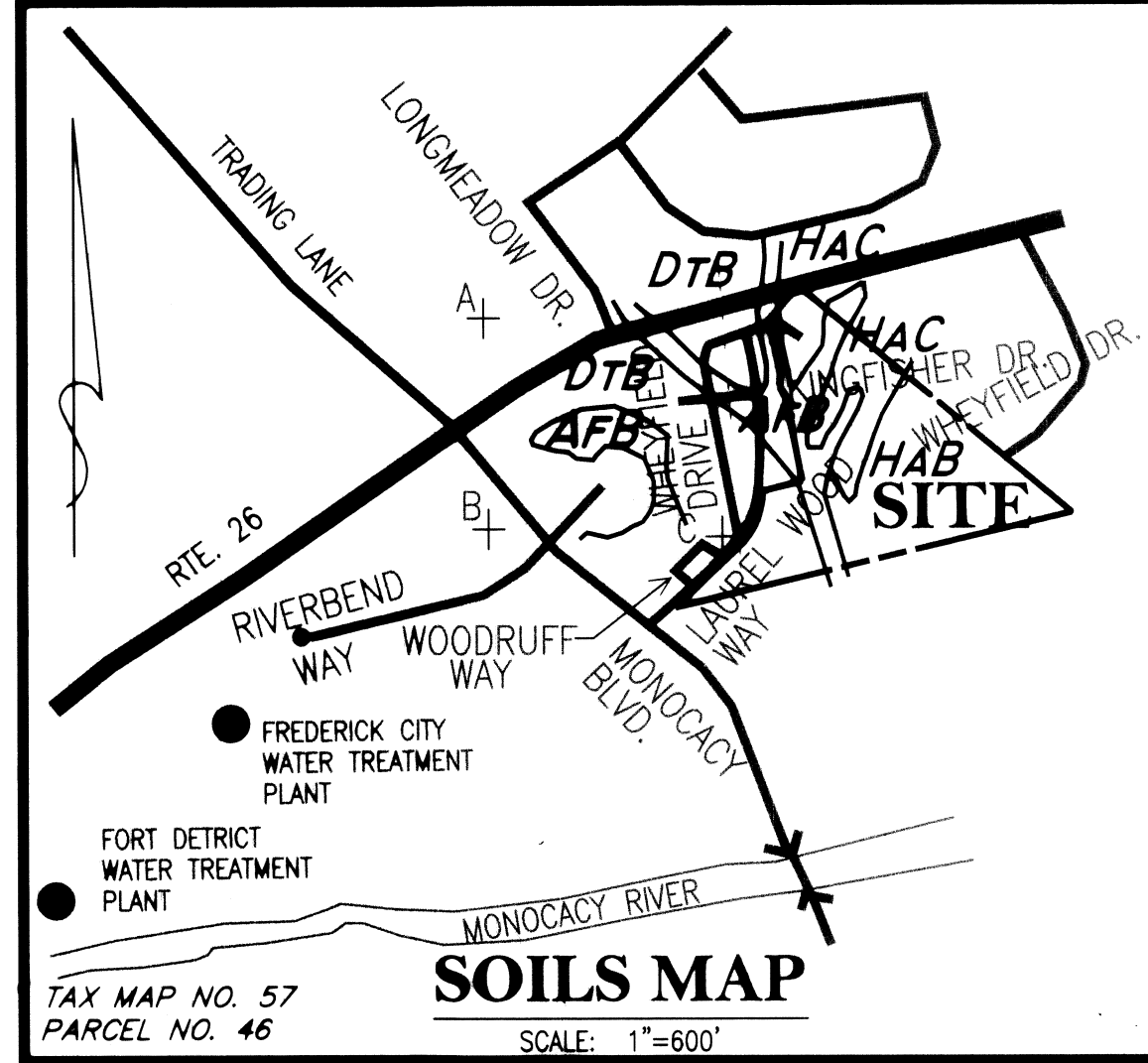
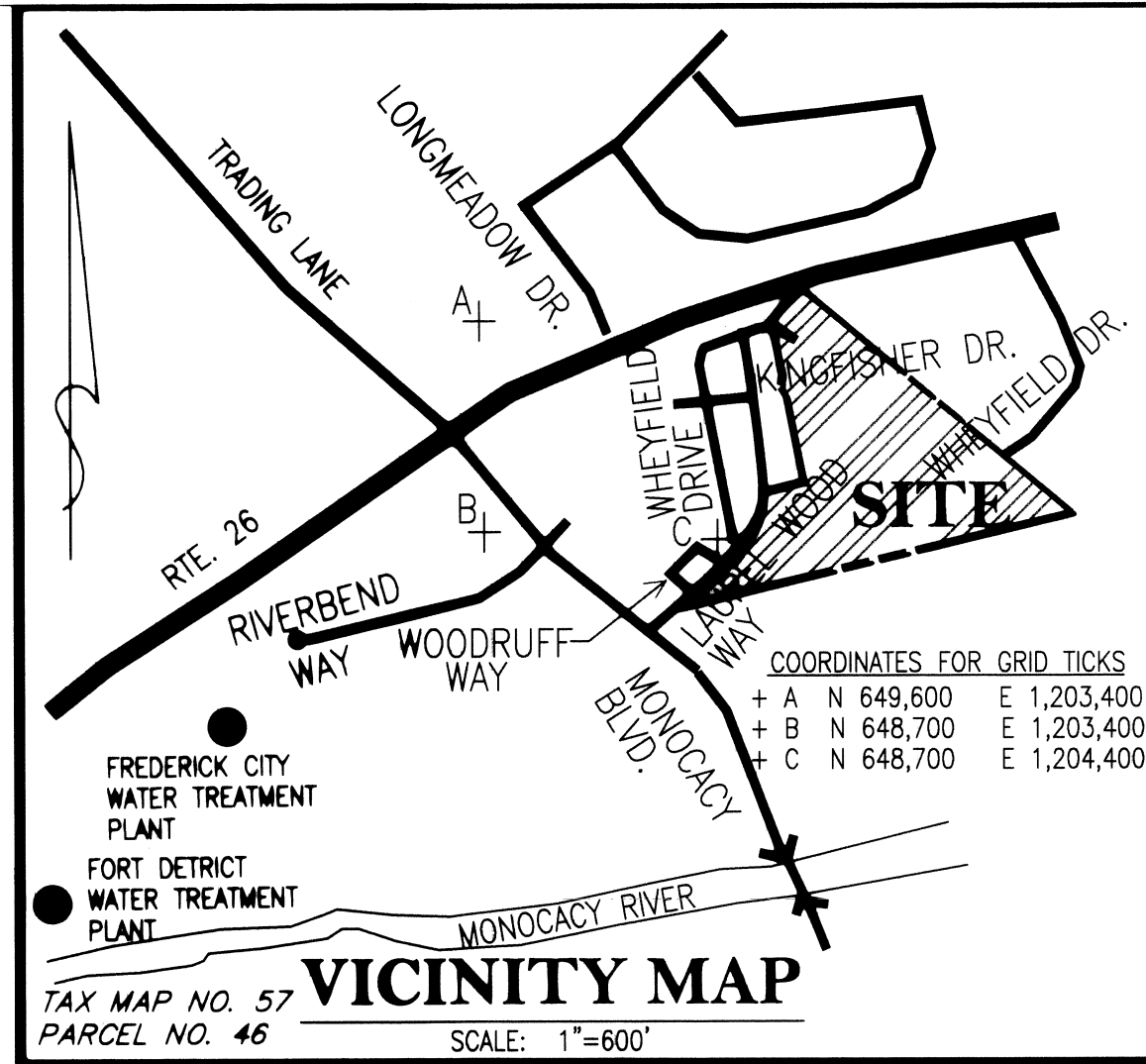
The Total Area To Be Disturbed Shown On These Plans Has Been Determined To Be Approximately **463,000** Sq. Ft. And The Total Amount Of Excavation And Fill As Shown On These Plans Has Been Computed To Be Approximately **0** Cu. Yds. Of Excavation And Approximately **91,977** Cu. Yds. Of Fill.

[Signature] 12/15/05
MICHAEL T. WILEY, P.E., P.S., PROF. L.S.,
VICE PRESIDENT OF DEVELOPMENT
FOR ROBERT K. WORMALD, INC.

ENGINEER/ARCHITECT DESIGN CERTIFICATION

"I Herby Certify To The Best Of My Professional Knowledge, Information And Belief That The Plans Have Been Designed In Accordance With Local Ordinances, COMAR 08.05.01 And The 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION AND SEDIMENT CONTROL".

[Signature] 12/21/05
MICHAEL T. WILEY, P.E., P.S., PROF. L.S.,
VICE PRESIDENT OF DEVELOPMENT
FOR ROBERT K. WORMALD, INC.

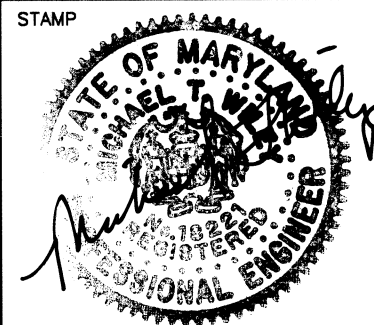


SYMBOL LEGEND			
	HANDICAP SPACE	----	PROPERTY LINE
	SANITARY MANHOLE	----	ADJOINING PROPERTY LINE
	WATER VALVE	----	EASEMENT LINES
	FIRE HYDRANT	----	CONCRETE CURB & GUTTER
	LIGHT POLE	----	EDGE OF PAVEMENT
	UTILITY POLE	----	CONCRETE AREA
	STORM DRAIN MANHOLE	----	OVERHEAD UTILITY WIRES
	STORM DRAIN INLET	(10)	No. OF PARKING SPACES
	SIGN	----	WATER LINE
	GAS METER	----	GAS LINE
	ELECTRIC TRANSFORMER	o	CLEANOUT
	FIRE DEPT. CONNECTION	o	BOLLARD
	FLOOD LIGHT	o	ROOF DRAIN
	NEW STM SEW LINE AND STRUCTURES	----	EXISTING CONTOUR LINE
	EXISTING SPOT GRADES	----	NEW CONTOUR LINE
	NEW SPOT GRADES	----	PHASE 1 LOD
	PHASE 2 EXPANDED LOD	----	

SHEET INDEX

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REVIS	C-6	SEDIMENT AND EROSION CONTROL DETAILS

COVER SHEET



IMPROVEMENT / MASS GRADING
EROSION & SEDIMENT CONTROL
AND STORM DRAINAGE PLAN
PART OF FORMER MAIN PROPERTY
TAX MAP 57, P/O PARCEL 46
SITUATED OFF MARYLAND ROUTE 26
CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO 2, FREDERICK COUNTY, MARYLAND

WORMALD

DATE: 12/02/05
REVISIONS:
10/20/05 REV. GRAD. & STM.
SEW. & INC. C.O.F.
COMM. 9/19/05.
12/02/05 C.O.F. COMM.
11/28/05.

OWNER/DEVELOPER
MONOCACY PARK
CONDOMINIUMS, LLC.
5291 CORPORATE DRIVE
SUITE 101
FREDERICK, MARYLAND 21703
(301) 695-6614

PLANS AND DETAILS ARE EXCLUSIVE
PROPERTY OF ROBERT K. WORMALD,
INC. UNAUTHORIZED USE OF THESE
PLANS IS STRICTLY PROHIBITED.

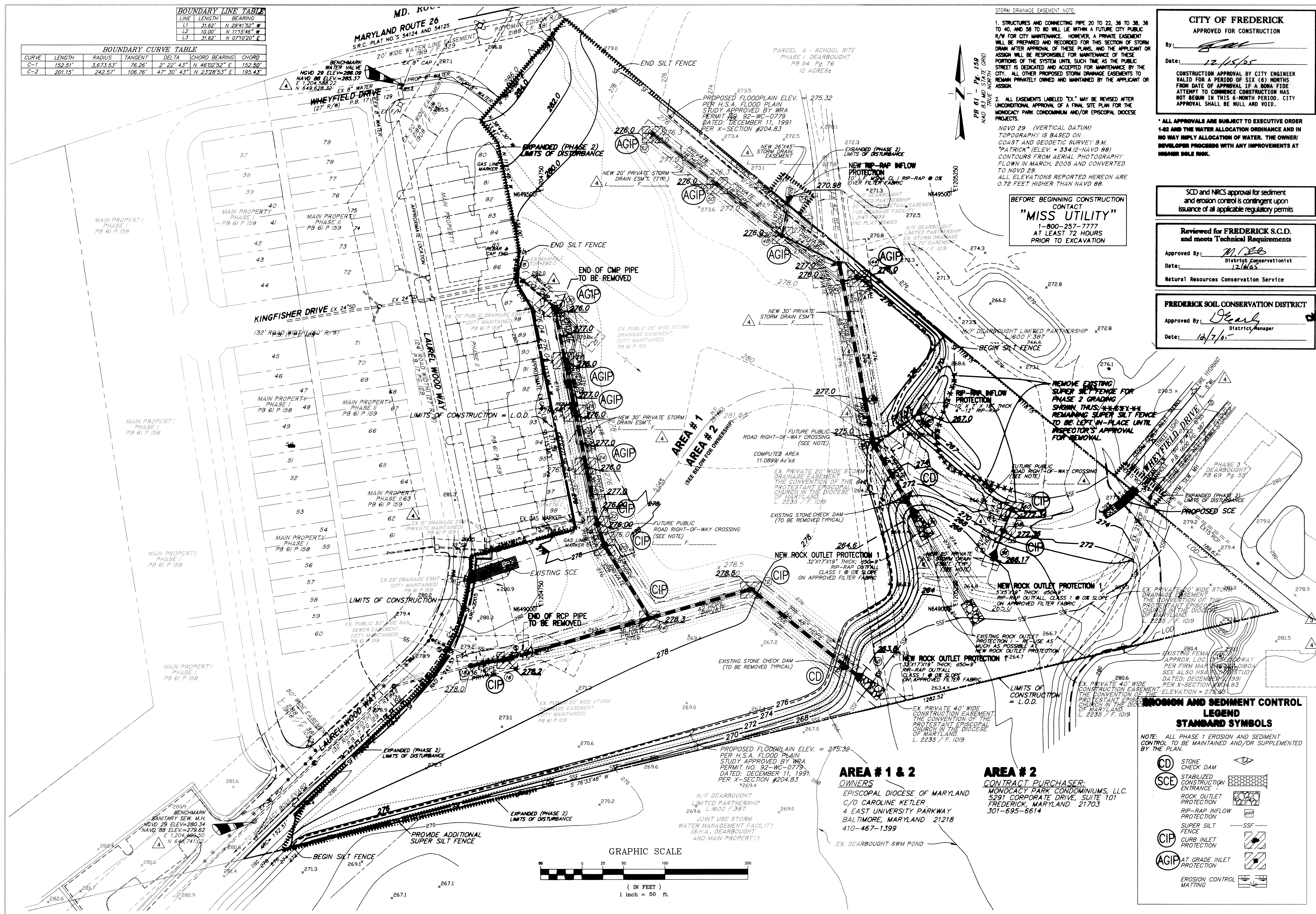
SCALE
AS SHOWN

SHEET
C-1

DATE
DECEMBER 2005

DRAWING FILE
COVER SHEET C-1

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C-1	152.51'	3,673.53'	76.26'	2° 22' 43"	N 46°02'52" E	152.50'
C-2	201.15'	242.57'	106.76'	47° 30' 43"	N 23°28'53" E	195.43'



STORM DRAINAGE EASEMENT NOTE:

1. STRUCTURES AND CONNECTING PIPE 20 TO 22, 36 TO 38, 36 TO 40, AND 50 TO 60 WILL LIE WITHIN A FUTURE CITY PUBLIC R/W FOR CITY MAINTENANCE. HOWEVER, A PRIVATE EASEMENT WILL BE PREPARED AND RECORDED FOR THIS SECTION OF STORM DRAIN AFTER APPROVAL OF THESE PLANS, AND THE APPLICANT OR ASSIGNEE WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE PORTIONS OF THE SYSTEM UNTIL SUCH TIME AS THE PUBLIC STREET IS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE CITY. ALL OTHER PROPOSED STORM DRAINAGE EASEMENTS TO REMAIN PRIVATELY OWNED AND MAINTAINED BY THE APPLICANT OR ASSIGNEE.

2. ALL EASEMENTS LABELED "EX." MAY BE REVISED AFTER UNCONDITIONAL APPROVAL OF A FINAL SITE PLAN FOR THE MONOCACY PARK CONDOMINIUM AND/OR EPISCOPAL DIOCESE PROJECTS.

NGVD 29 (VERTICAL DATUM)
TOPOGRAPHY IS BASED ON
COAST AND GEODETIC SURVEY B.M.
"PATRICK" (ELEV. = 334.12-NAVD 88)
CONTOURS FROM AERIAL PHOTOGRAPHY
FLOWN IN MARCH, 2005 AND CONVERTED
TO NGVD 29.
ALL ELEVATIONS REPORTED HEREON ARE
0.72 FEET HIGHER THAN NAVD 88.

**BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
1-800-257-7777
AT LEAST 72 HOURS
PRIOR TO EXCAVATION**

CITY OF FREDERICK
APPROVED FOR CONSTRUCTION

By: [Signature]
Date: 12/15/05

**CONSTRUCTION APPROVAL BY CITY ENGINEER
VALID FOR A PERIOD OF SIX (6) MONTHS
FROM DATE OF APPROVAL IF A BONA FIDE
ATTEMPT TO COMMENCE CONSTRUCTION HAS
NOT BEGUN IN THIS 6-MONTH PERIOD. CITY
APPROVAL SHALL BE NULL AND VOID.**

*** ALL APPROVALS ARE SUBJECT TO EXECUTIVE ORDER 1-82 AND THE WATER ALLOCATION ORDINANCE AND IN NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/ DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT HIS/HER SOLE RISK.**

SCD and NRCS approval for sediment and erosion control is contingent upon issuance of all applicable regulatory permits

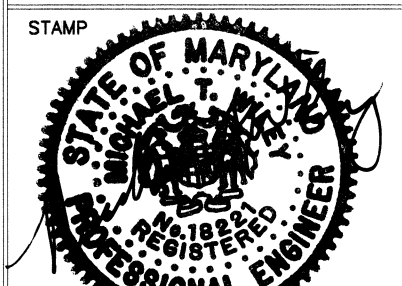
**Reviewed for FREDERICK S.C.D.
and meets Technical Requirements**

Approved By: M. J. [Signature]
District Conservationist
Date: 12/16/65
Natural Resources Conservation Service

FREDERICK SOIL CONSERVATION DISTRICT

Approved By: D. Early
District Manager
Date: 12/7/01

**PHASE 2 - STORM
DRAIN & ROUGH
GRADING PLAN &
SEDIMENT EROSION
CONTROL PLAN**



IMPROVEMENT / MASS GRADING EROSION & SEDIMENT CONTROL AND STORM DRAINAGE PLAN

SITUATED OFF MARYLAND ROUTE 26

CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO 2, FREDERICK COUNTY, MARYLAND

W
W O R M A L D

[illegible]

PLANS AND DETAILS ARE EXCLUSIVE
PROPERTY OF ROBERT K. WORMALD
INC. UNAUTHORIZED USE OF THESE
PLANS IS STRICTLY PROHIBITED.

SCALE 1" = 50'

	I = 50
--	--------

SHEET

03

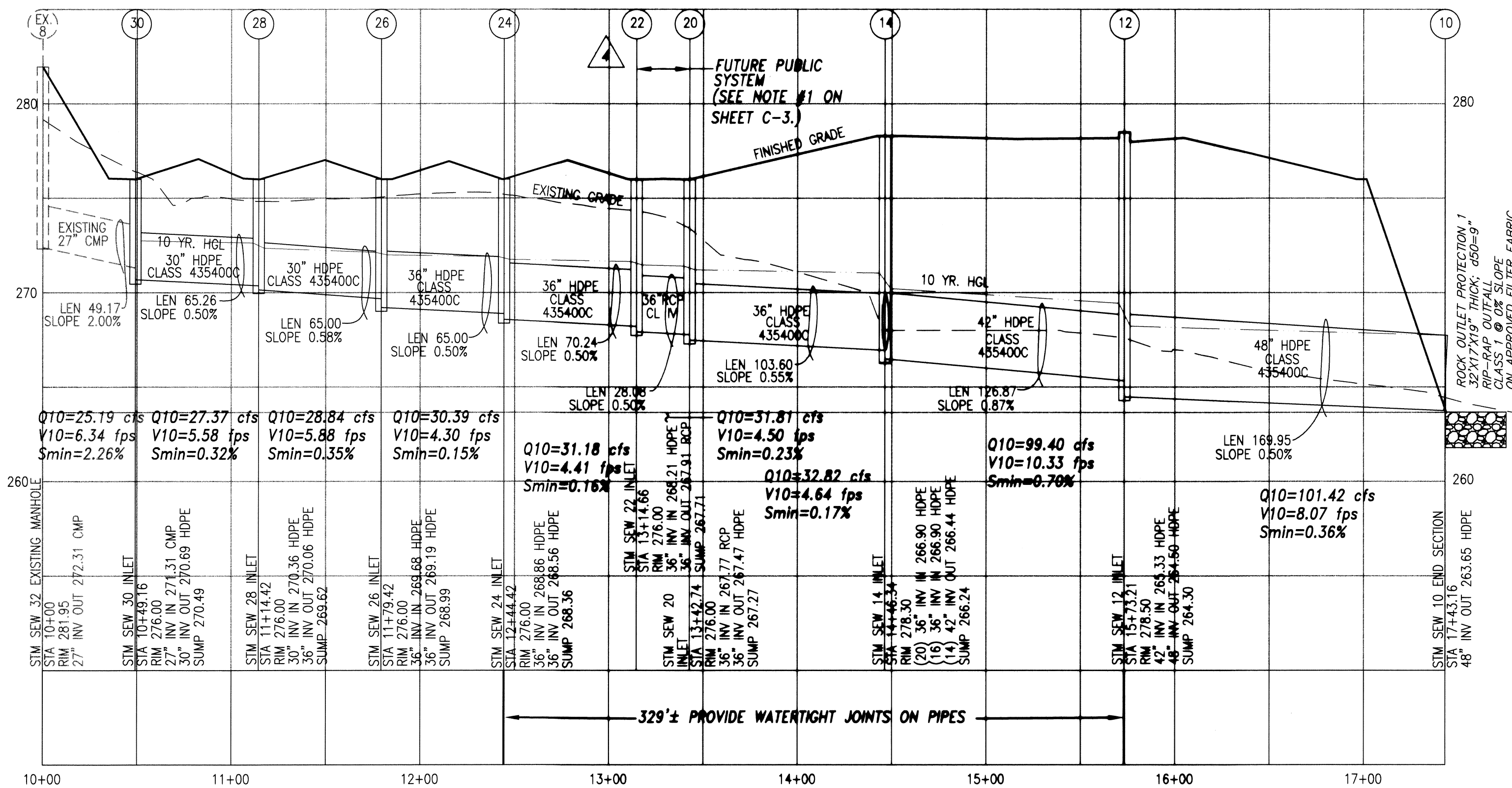
U.S.

DATE
DECEMBER 2005

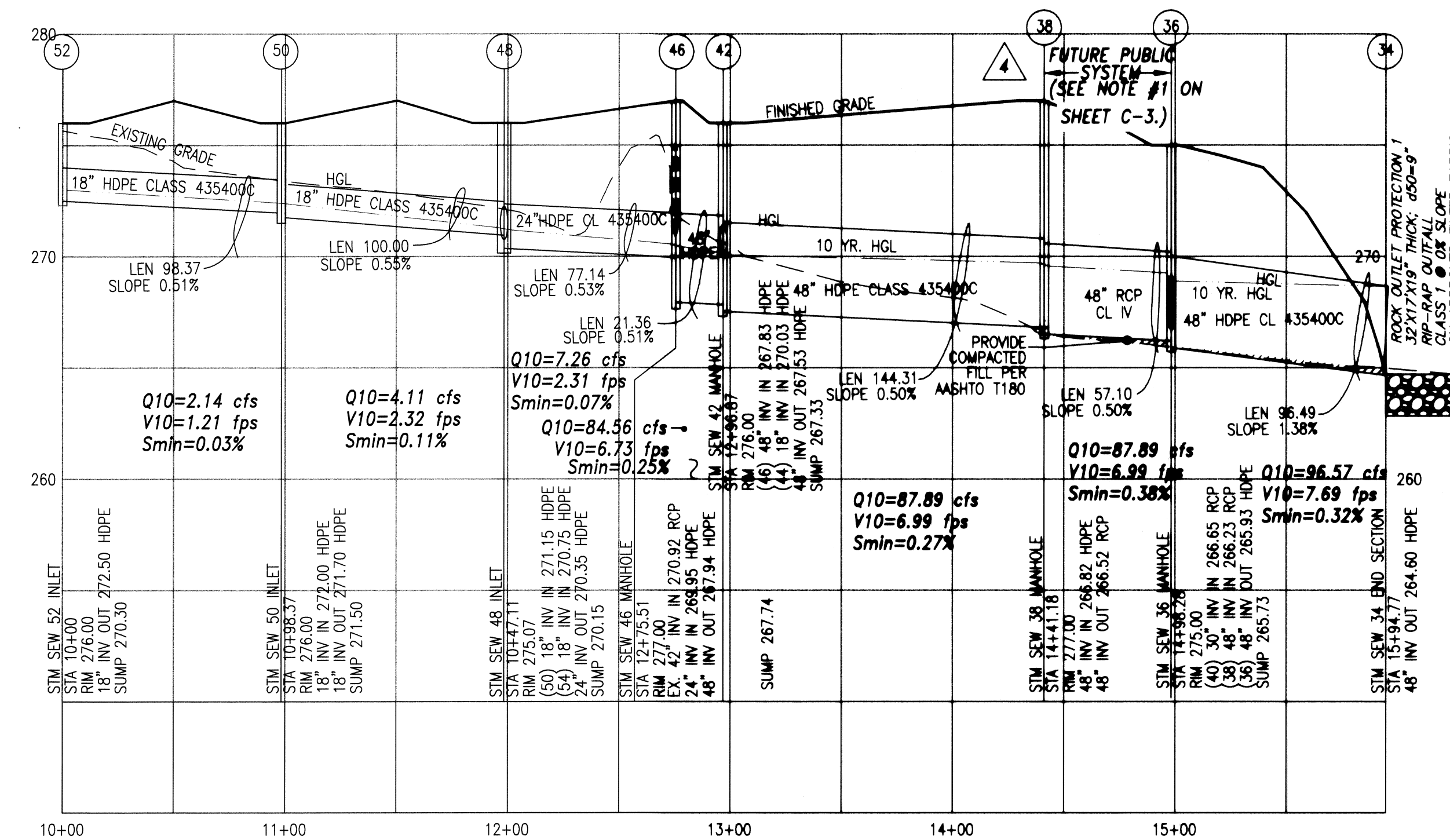
DECEMBER 2005

DRAWING FILE

PHASE 2



3 4 PRIVATE PROFILE VIEW STM SEW #32THRU #10
SCALE: 1:5 VERT., 1:50 HORIZ.

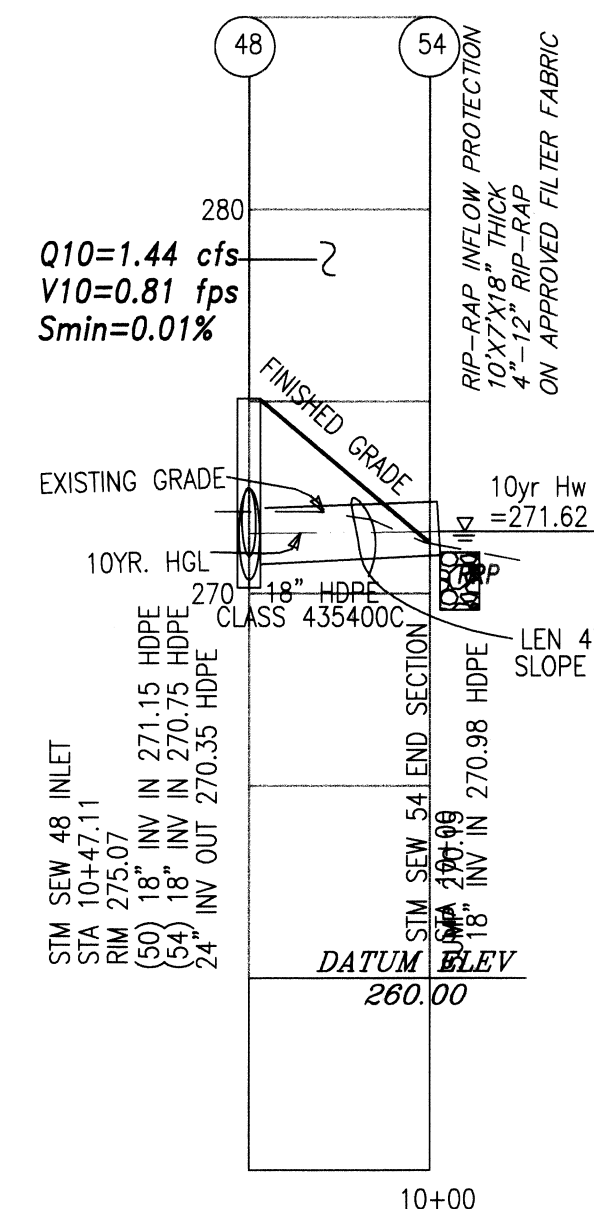


3 4 PRIVATE PROFILE VIEW STM SEW #52 THRU #34
SCALE: 1:5 VERT., 1:50 HORIZ.

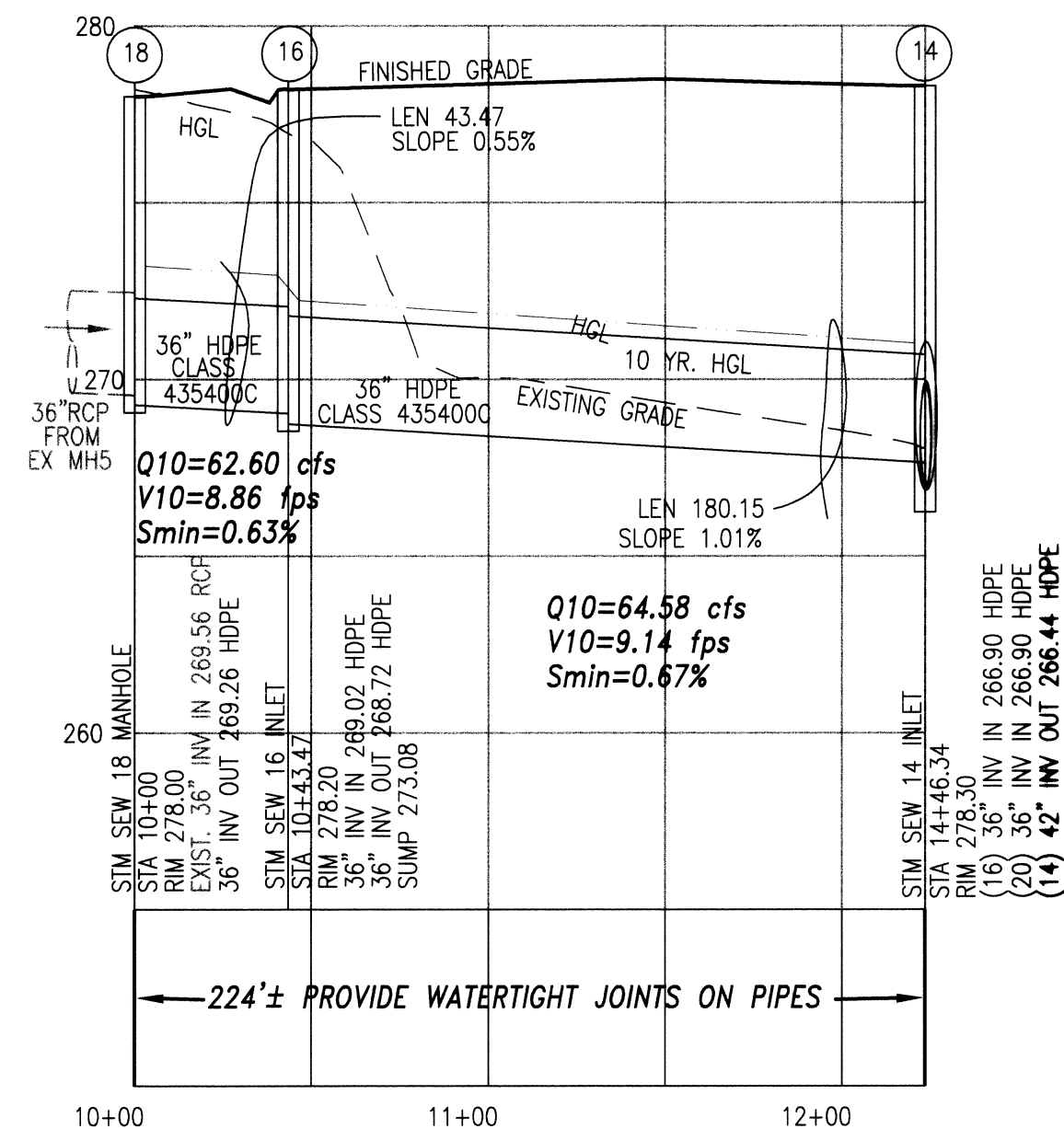
3 STORM DRAIN STRUCTURE SCHEDULE					
STRUCTURE		DESCRIPTION		STANDARD OR EQUIVALENT	
10	48" HDPE FLARED END SECTION		36	72" DIA. PRECAST CONC. MH	COF SD-11
12	PRECAST CONC. COS INLET	COS-10, MD. SHA 374.63	38	72" DIA. PRECAST CONC. MH	COF SD-11
14	PRECAST CONC. COS INLET	COS-10, MD. SHA 374.63	40	30" RCP END SECTION	MD. SHA 368.02
16	PRECAST CONC. COS INLET	COS-10, MD. SHA 374.62	42	72" DIA. PRECAST CONC. MH	COF SD-11
18	72" DIA. PRECAST CONC. MH	COF SD-11	44	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23
20	PRECAST CONC. COS INLET	COS-10, MD. SHA 374.63	46	72" DIA. PRECAST CONC. MH	COF SD-11
22	PRECAST CONC. COS INLET	COS-10, MD. SHA 374.63	48	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23
24	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23	50	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23
26	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23	52	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23
28	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23	54	18" HDPE FLARED END SECTION	
30	PRECAST CONC. SINGLE WR INLET	MD. SHA 374.23	56	15" HDPE FLARED END SECTION	
32	48" HDPE FLARED END SECTION		58	PRECAST CONC. COS INLET	COS-5, MD. SHA 374.63
			60	PRECAST CONC. COS INLET	COS-5, MD. SHA 374.63

3 STORM DRAIN PIPE SCHEDULE			
SIZE	TYPE	LENGTH	
15"	RCP	60.90'	
18"	HDPE	264.12'	
24"	HDPE	77.14'	
30"	HDPE	130.26'	
36"	RCP	69.20'	
42"	HDPE	462.46'	
48"	RCP	28.08'	
48"	HDPE	126.87'	
48"	HDPE	432.11'	
48"	RCP	57.10'	

(NOTE: 398' OF 36" HDPE TO HAVE WATERTIGHT JOINTS)
(NOTE: 127' OF 42" HDPE TO HAVE WATERTIGHT JOINTS)
(NOTE: 28' OF 36" RCP TO HAVE WATERTIGHT JOINTS)



3 4 PRIVATE PROFILE VIEW STM SEW #54 & #48
SCALE: 1:5 VERT., 1:50 HORIZ.



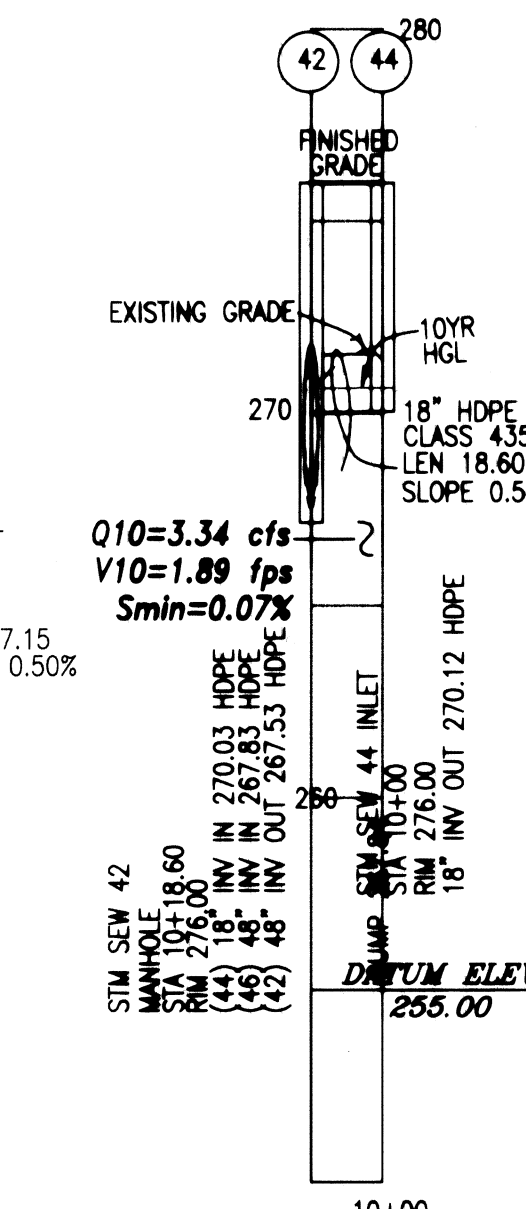
3 4 PRIVATE PROFILE VIEW STM SEW #18 THRU #14
SCALE: 1:5 VERT., 1:50 HORIZ.

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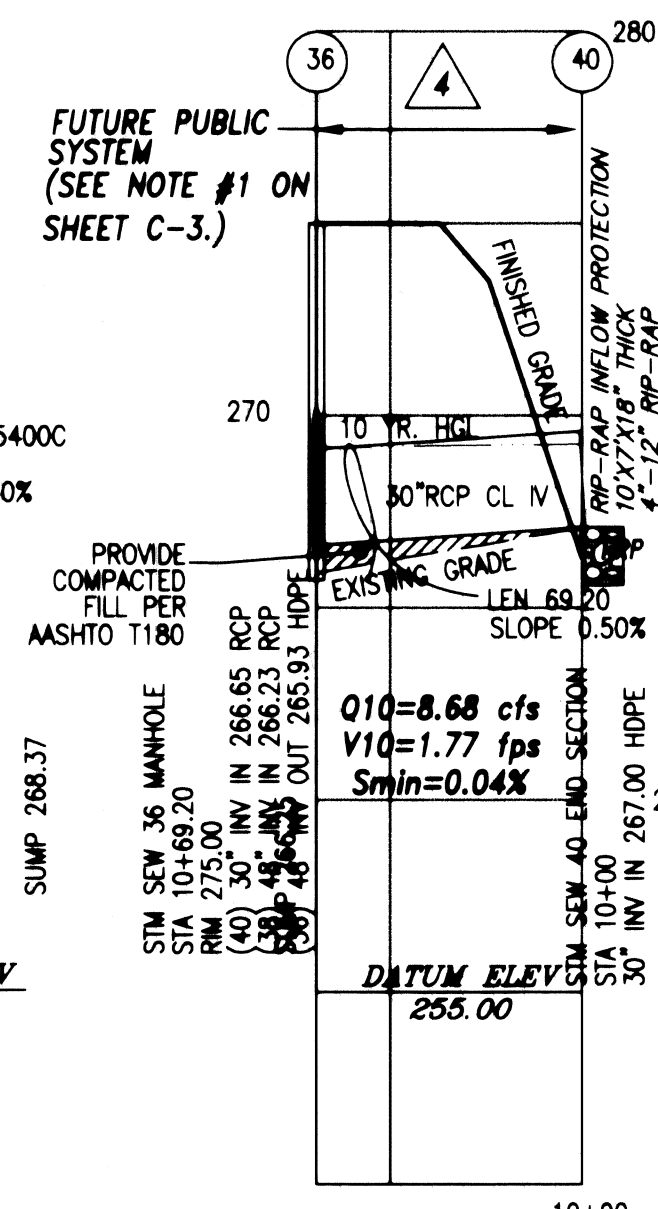
NOTE:

SEE SHEET C-1 FOR GENERAL NOTES FOR STORM DRAIN CONSTRUCTION:

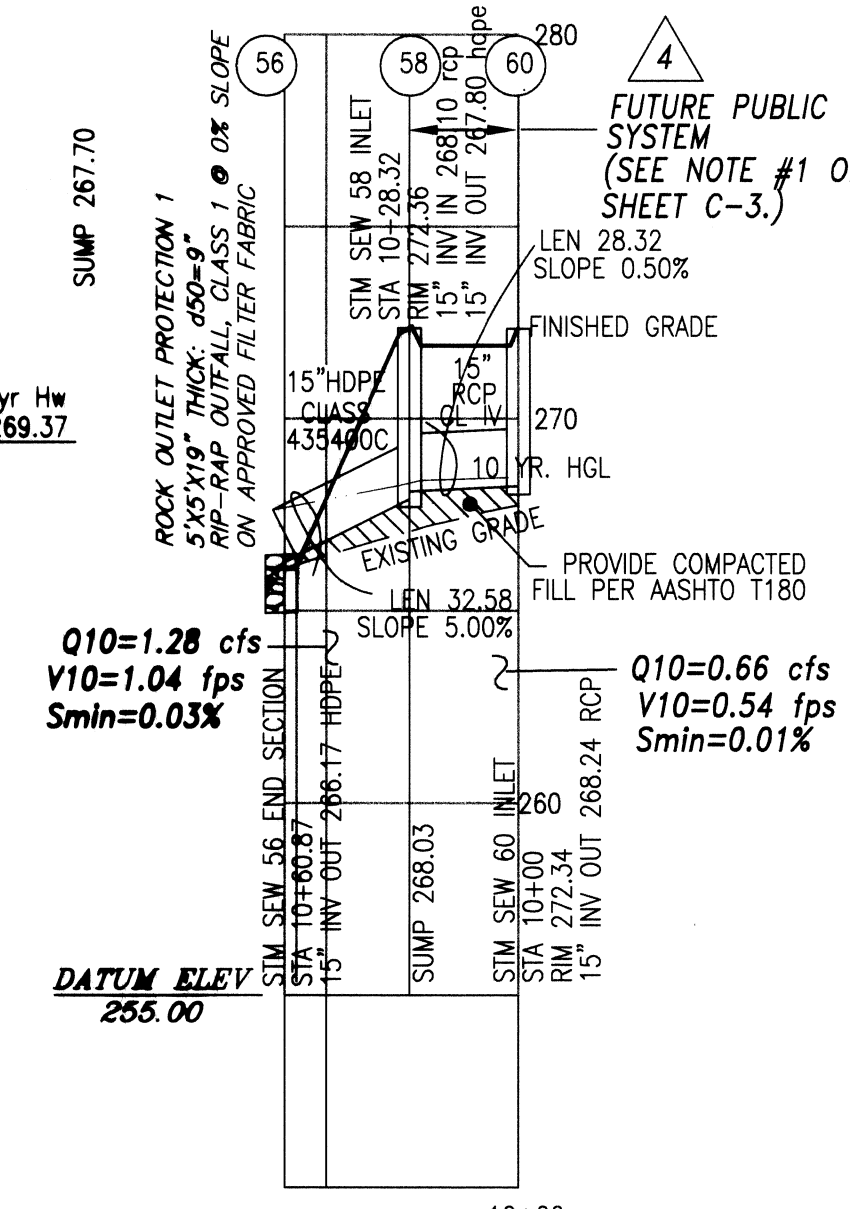
- * NOTE NUMBER 13 FOR UTILITY OWNERSHIP.
- * NOTE NUMBER 14A AND 14B FOR PIPE MATERIALS AND JOINTS.



3 4 PRIVATE PROFILE VIEW STM SEW #44 & #42
SCALE: 1:5 VERT., 1:50 HORIZ.



3 4 PRIVATE PROFILE VIEW STM SEW #40 & #36
SCALE: 1:5 VERT., 1:50 HORIZ.



3 4 PRIVATE PROFILE VIEW STM SEW #60 THRU #56
SCALE: 1:5 VERT., 1:50 HORIZ.

CITY OF FREDERICK
APPROVED FOR CONSTRUCTION

By: *[Signature]*
Date: 12/15/05

CONSTRUCTION APPROVAL BY CITY ENGINEER
VALID FOR A PERIOD OF SIX (6) MONTHS
FROM DATE OF APPROVAL IF A BONA FIDE
ATTEMPT TO COMMENCE CONSTRUCTION HAS
NOT BEEN IN THIS 6-MONTH PERIOD. CITY
APPROVAL SHALL BE NULL AND VOID.

* ALL APPROVALS ARE SUBJECT TO EXECUTIVE ORDER
1-02 AND THE WATER ALLOCATION ORDINANCE AND IN
NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/
DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT
HIGHER SOLE RISK.

S&D and NRCS approval for sediment
and erosion control is contingent upon
issuance of all applicable regulatory permits

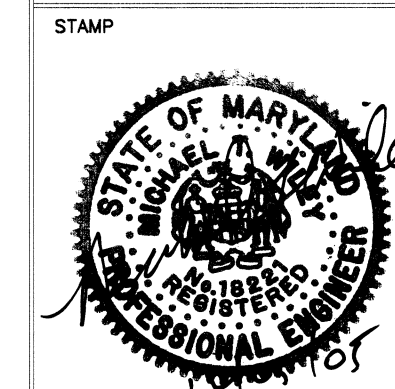
Reviewed for FREDERICK S.C.D.
and meet Technical Requirements

Approved By: *[Signature]*
Date: 12/15/05
District Conservationist
Natural Resources Conservation Service

FREDERICK SOIL CONSERVATION DISTRICT

Approved By: *[Signature]*
Date: 12/15/05
District Manager

STORM DRAIN PROFILES



IMPROVEMENT / MASS GRADING EROSION & SEDIMENT CONTROL AND STORM DRAINAGE PLAN PART OF FORMER MAIN PROPERTY TAX MAP 57, P/O PARCEL 46 SITUATED OFF MARYLAND ROUTE 26 CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO 2, FREDERICK COUNTY, MARYLAND



DATE	REVISIONS
10/20/05	REV. GRAD. & STM.
	SEW. & INC. C.O.F.
	COMM. 9/19/05.
12/02/05	C.O.F. COMM.
	11/28/05.

PLANS AND DETAILS ARE EXCLUSIVE
PROPERTY OF ROBERT K. WORMALD,
INC. UNAUTHORIZED USE OF THESE
PLANS IS STRICTLY PROHIBITED.

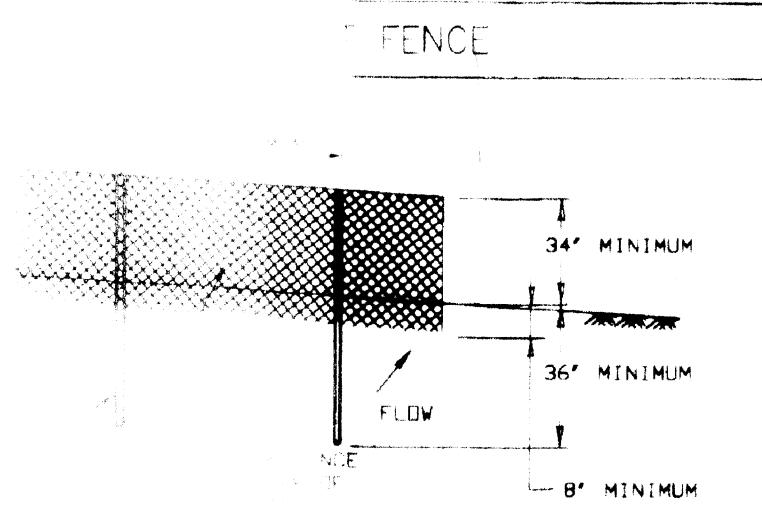
SCALE
AS SHOWN

SHEET

C-4

DATE
DECEMBER 2005

DRAWING FILE
STORM DRAIN PROFILES



MIN. 1ST LAYER OF FILTER CLOTH

STANDARD SYMBOL
SSF

accordance with the
fencing. The specification
and 6' length

Fence posts with wire ties
anchors and post caps are not

Link fence with ties spaced

to the ground

they shall be overlapped

Outcrops removed when 'fouled'

Fence height

Post with wire ties or

ing requirements for

Test: MSMT 509
Test: MSMT 509
Test: MSMT 322
Test: MSMT 322

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

(Maximum)
Silt Fence Length

Unlimited
1,000 Feet
750 Feet
500 Feet
250 Feet
125 Feet

USDA general classification
Silt fence length will be
only perimeter control

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

WITH THE "1994
EROSION AND SEDIMENT

INITIAL GRADING
REFERENCE MANUAL

BE PLACED PRIOR

TO AREAS ARE TO
BE

COMPACTED, SEEDED

SEED AND SEEDED WITHIN
MULCHED AND SEEDED

THIS WILL BE INSPECTED
MARKED TO BE REMOVED
PERMANENT VEGETATIVE COVER

PERMIT AND EROSION CONTROL

PERMANENTLY MULCHED

PERMANENT OR
CALENDAR DAYS

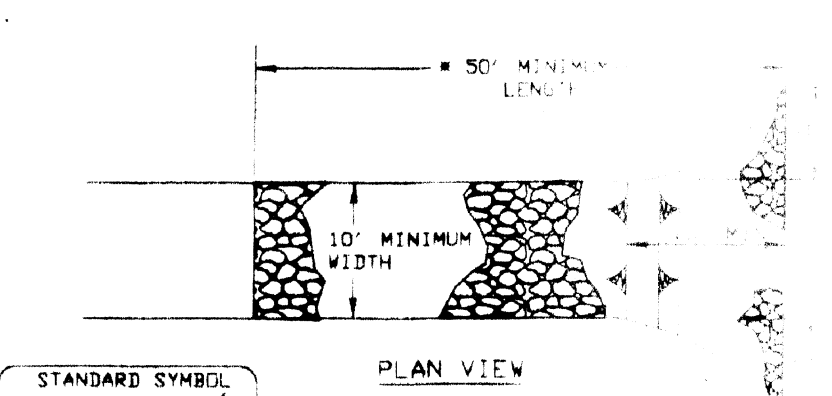
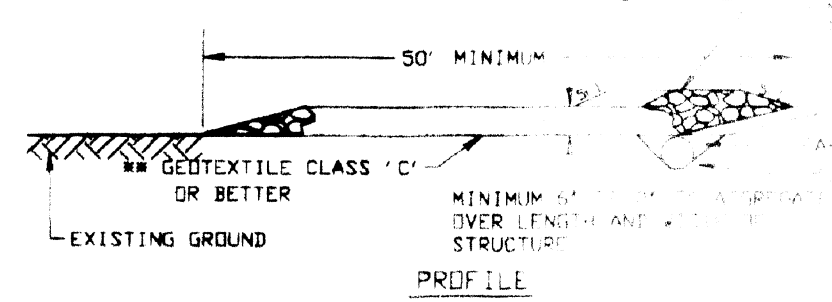
SWALES, DITCHES,
SLO 14 DAYS AS TO

TO SITE. THIS DOES

ON WHICH ACTUAL
MAINTENANCE SHALL

ED AREAS CONTINUOUSLY
MARYLAND STANDARDS AND

DETAIL 24 - STABILIZED CONSTRUCTION



STANDARD SYMBOL
SCE

Construct or Sod

- Length - minimum of 50' (#30' for single entrance)
- Width - 10' minimum, should be placed at the entrance radius
- Geotextile fabric (Filter cloth) shall be installed prior to placing stone. See plan approval. Authorize for residences to use geotextile.
- Stone - crushed aggregate (2" to 3" or less) or equivalent shall be placed at least 6" deep over the geotextile entrance.
- Surface Water - all surface water flow must be diverted from entrances shall be piped through the entrance and installed through the stabilized construction and maintainable with 5:1 slopes and a minimum of 12" to be sized according to the drainage. When the site has no drainage to convey a pipe will not be necessary according to the amount of runoff to be conveyed.
- Location - A stabilized construction entrance shall be where construction traffic enters or leaves a site. The site must travel over the entire length of the entrance.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
1-800-257-7777
AT LEAST 72 HOURS
PRIOR TO EXCAVATION

Permanent Seeding & Sod Notes

- General
- Scope: Permanent, long-lived vegetative cover on graded or excavated areas.
 - Standards: Permanent seeding shall conform to all requirements of the "Specifications for Soil Erosion and Sediment Control" published jointly by the Maryland Department of Environment and Natural Resources Conservation Service, and the U.S. Department of Agriculture, Natural Resources Conservation Service, and the U.S. Army Corps of Engineers.
- Specifications
- Site Preparation
 - Prior to seeding, install all required sediment and erosion control measures.
 - Final grading required for permanent seeding.
 - Soil Amendments
 - Fertilizer shall be applied at the rate of 1000 lbs/acre when required.
 - Seeded Preparation
 - Soil shall be loosened to a depth of 3 inches of raking, grading, or other equivalent prior to seeding.
 - Apply seed uniformly with a cyclone seeder drill, cultipacker, or hydroseeder. Seed shall be applied at a rate of 1/2 inch on sandy soils, when using other than hydroseeder method. Seed and fertilizer is used and the seed and fertilizer is mixed, they will be mixed immediately without interruption.

Permanent Stabilization with Sod

- All specifications, site preparation, installation and maintenance of vegetative cover shall conform to Section G20-10 of "1994 Maryland Specifications for Soil Erosion and Sediment Control" published jointly by the Maryland Department of Environment and Natural Resources Conservation Service, and the U.S. Department of Agriculture, Natural Resources Conservation Service, and the U.S. Army Corps of Engineers.

Temporary Seeding Notes

- General
- Scope: Planting short-term vegetation to stabilize, during construction period of 14 days or more.
 - Standards: Temporary seeding shall conform to all requirements of the "Specifications for Soil Erosion and Sediment Control" published jointly by the Maryland Department of Environment and Natural Resources Conservation Service, and the U.S. Department of Agriculture, Natural Resources Conservation Service, and the U.S. Army Corps of Engineers.
 - Sediment & Erosion Control: All perimeter controls must be installed and maintained for 14 days.
- Specifications
- Site Preparation
 - Prior to seeding, install all required sediment and erosion control measures.
 - Final grading not required for temporary seeding.
 - Soil Amendments
 - Fertilizer shall be applied at the rate of 600 lbs/acre when required.
 - Acid soils shall be limed.
 - Seeded Preparation
 - Soil shall be loosened to a depth of 3 inches of raking, grading, or other equivalent prior to seeding.
 - Seeding
 - Select a mixture from Table 23, 25 or 26 in Standard Specifications.
 - Apply seed uniformly with a cyclone seeder drill, cultipacker, or hydroseeder.
 - Mulching
 - Mulch shall be applied immediately after seeding. Mulch must conform to Maryland Standards and Specifications for Soil Erosion and Sediment Control.

FOR REQUIRED INSPECTIONS

1. Inspect and approve the work Order or other penalties as allowed in Frederick County Code.

NOTICE

Frederick County assumes no responsibility or liability for the work. A Professional Engineer or their designee must certify all work meets design requirements.

1. Inspect and approve the work Order or other penalties as allowed in Frederick County Code.	
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Fire / Rescue Notes

- Fire Department access roads shall be accessible during all types of weather and at all times.
- Fire Department access roads shall be capable of supporting fire apparatus at all times and be a minimum of 20' wide.
- The access roadway shall provide a minimum turning radius of 40 to 45 feet.
- Fire Department access shall be provided and maintained to all structures undergoing construction, alteration or demolition.
- The Fire Department connection shall be installed at a location approved by the Fire Marshal's office, adjacent to the address side of the structure; c) located within 100' of a fire hydrant for NFA 13 compliant sprinkler systems; d) located within 100' of a fire hydrant for NFA 13 compliant standpipe systems; e) not less than 18" and not more than 42" in elevation (ground to centerline of inlet); f) not be located behind fences or walls which may surround the building for any purpose; g) not located near doorway's which would hinder access from the building; h) not be located where there is less than 10' from any possible obstruction; i) not be located within 10' of gas and/or electric meters.
- A fire hydrant shall be located at least 100' from the building, but not farther than 100' from the Fire Department connection.
- Fire lanes will be established by the Fire Marshal's office during construction and before issuing the C.O.F.

REVISION 3 & 4 AND/OR DELETIONS TO LAVELLE AND ASSOCIATES, INC. PLAN SHEETS C-2 AND C-5, ARE NOTED AND PRODUCED BY ROBERT K. WORMALD, INC. LAVELLE & ASSOCIATES, INC. AND ROBERT K. WORMALD, INC. LIMITATION OF LIABILITY IS ADDRESSED IN A LETTER DATED: JUNE 20, 2005. (SEE SHEET C-2)

CITY OF FREDERICK
APPROVED FOR CONSTRUCTION

By: [Signature]
Date: 12/15/05

CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF SIX (6) MONTHS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 6-MONTH PERIOD, CITY APPROVAL SHALL BE NULL AND VOID.

3 4

* ALL APPROVALS ARE SUBJECT TO EXECUTIVE ORDER 1-02 AND THE WATER ALLOCATION ORDINANCE AND IN NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT HIS/HER SOLE RISK.

Reviewed for FREDERICK S.C.D. and meets Technical Requirements

Approved By: [Signature]
Date: 12/15/05
District Conservationist

Natural Resources Conservation Service

FREDERICK SOIL CONSERVATION DISTRICT

Approved By: [Signature]
Date: 12/15/05
District Manager

SCD and NRC's approval for sediment and erosion control is contingent upon issuance of all applicable regulatory permits

3 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, CODES, AND 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 12/22/04
DATE: 12/22/04
MD. REG. NO. 10848

OWNERS/DEVELOPERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

[Signature] 12/22/04
OWNER/DEVELOPER (NAME & TITLE) DATE

EPISCOPAL DIOCESE OF MARYLAND
C/O CAROLINE H. KETLER
4 EAST UNIVERSITY PARKWAY
BALTIMORE, MARYLAND 21218
410-467-1399

CITY OF FREDERICK

APPROVED: [Signature] 25 August 04
DATE: 25 August 04
CITY ENGINEER

CONSTRUCTION APPROVAL BY THE CITY ENGINEER VALID FOR A PERIOD OF SIX (6) MONTHS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 6-MONTH PERIOD, CITY APPROVAL SHALL BE NULL AND VOID.

PROJECT ENGINEER:
REVISION 3 & 4 ONLY 3 4
ROBERT K. WORMALD, INC.
5201 Corporate Drive, Suite 101
Frederick, Maryland 21701
(301) 695-6614

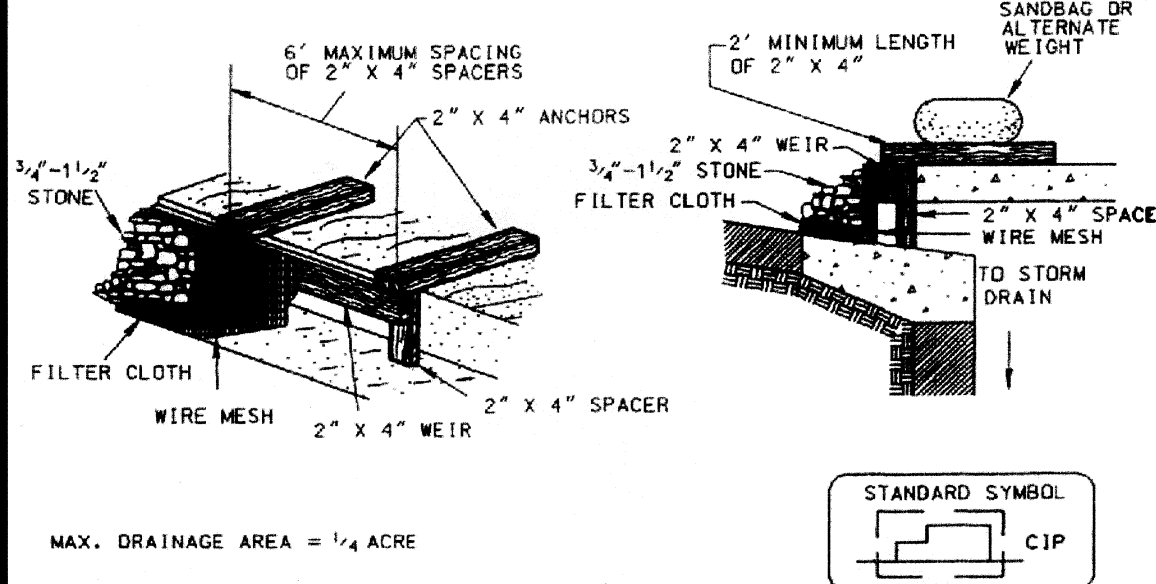
CONTRACT PURCHASER:
MONOCACY PARK CONDOMINIUMS, LLC
5201 CORPORATE DRIVE, SUITE 101
FREDERICK, MARYLAND 21703
301-695-6614

OWNERS

1. MONOCACY PARK CONDOMINIUMS, LLC
2. EAST UNIVERSITY PARKWAY
3. BALTIMORE, MARYLAND 21218
410-467-1399

* All approvals are subject to Executive Order 1-02 and the Water Allocation Ordinance and in no way imply allocation of water. The owner/developer proceeds with any improvements at his/her sole risk.

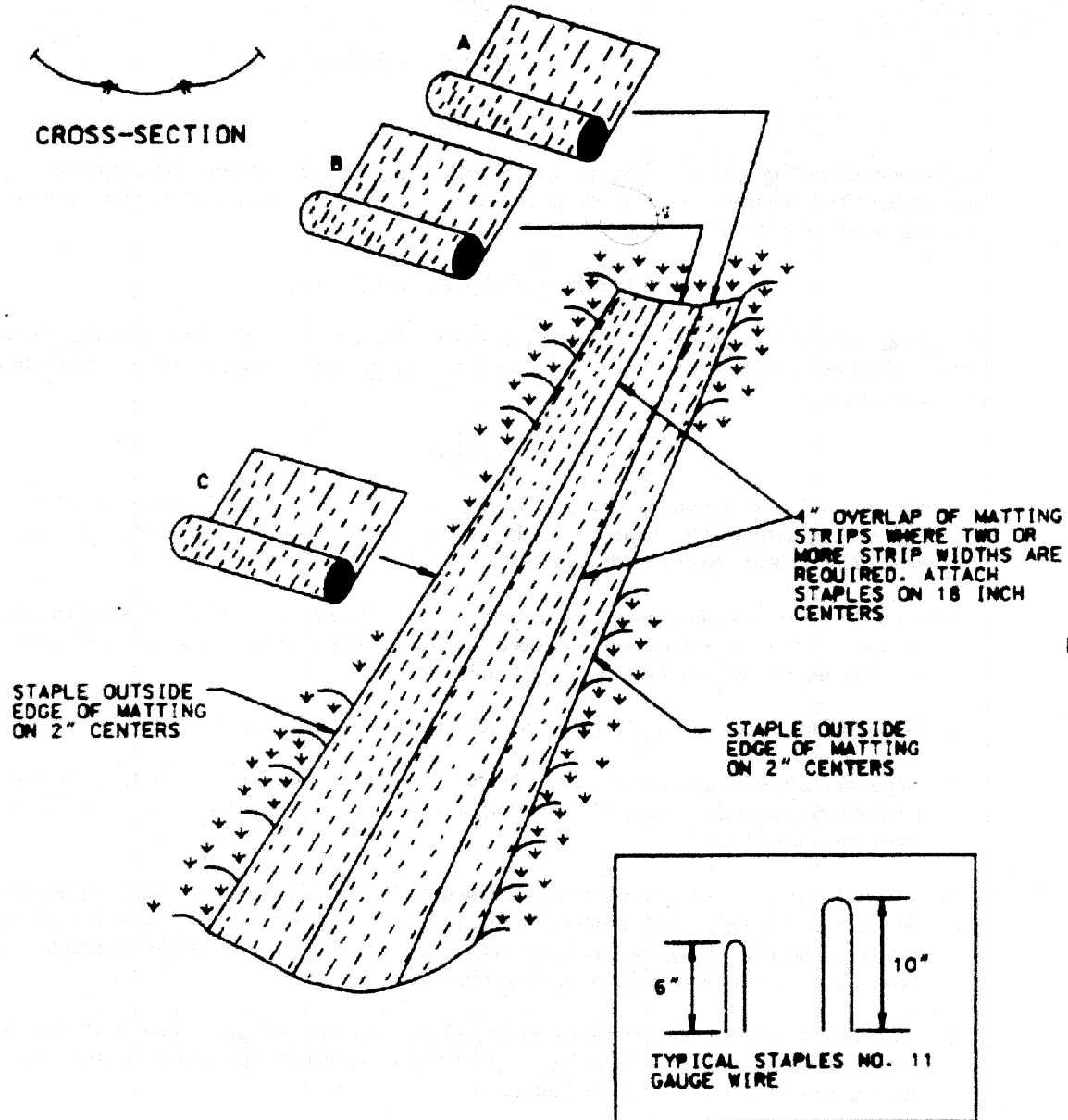
DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



- Construction Specifications
1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
 2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
 3. Securely nail the 2" x 4" weir to a 3" long vertical spacer to be located between the weir and the inlet face (max. 4" apart).
 4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir or spacer location). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 6. Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
 7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 8. Assume that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

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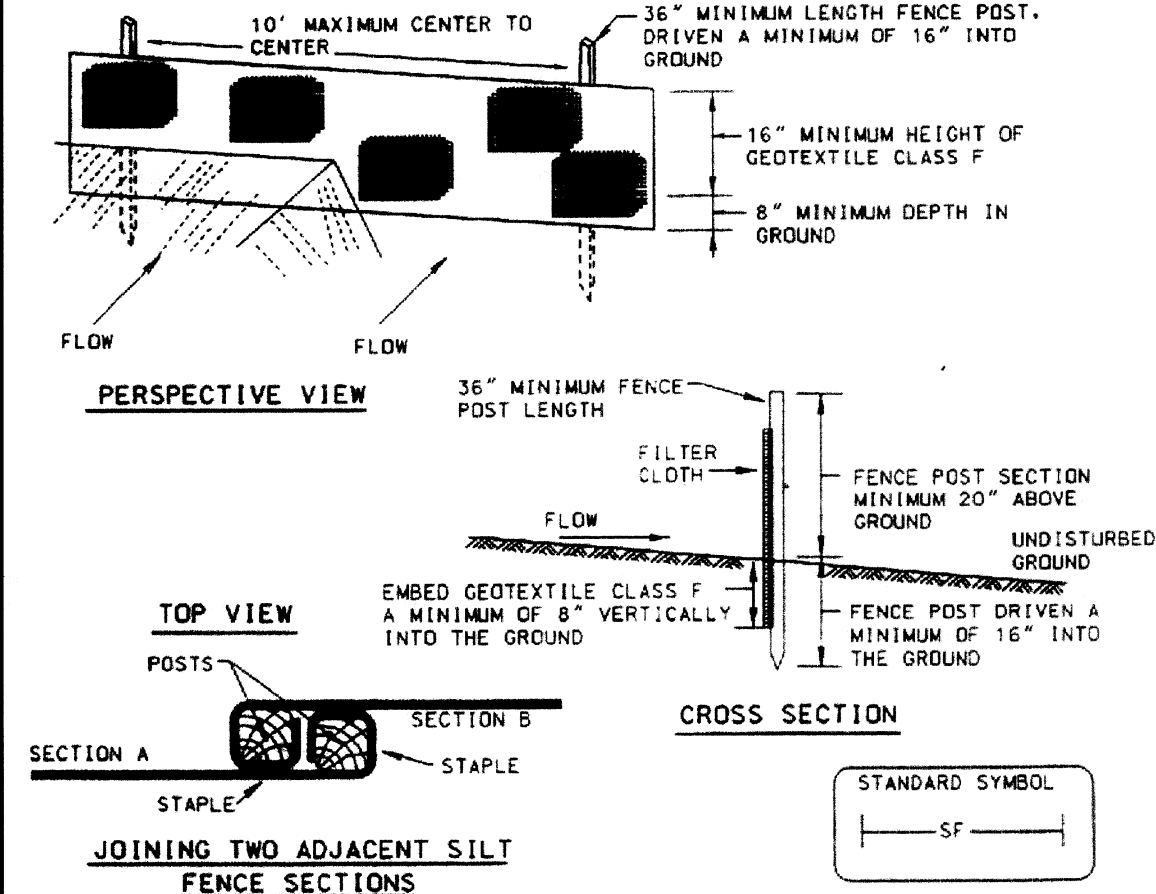
DETAIL 30 EROSION CONTROL MATTING



- Construction Specifications
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
 2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
 3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 4. Staples shall be placed 2" apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
 5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", ship-lap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
 6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.
- Note: If flow will enter from the edge of the matting then the area affected by the flow must be keyed-in.

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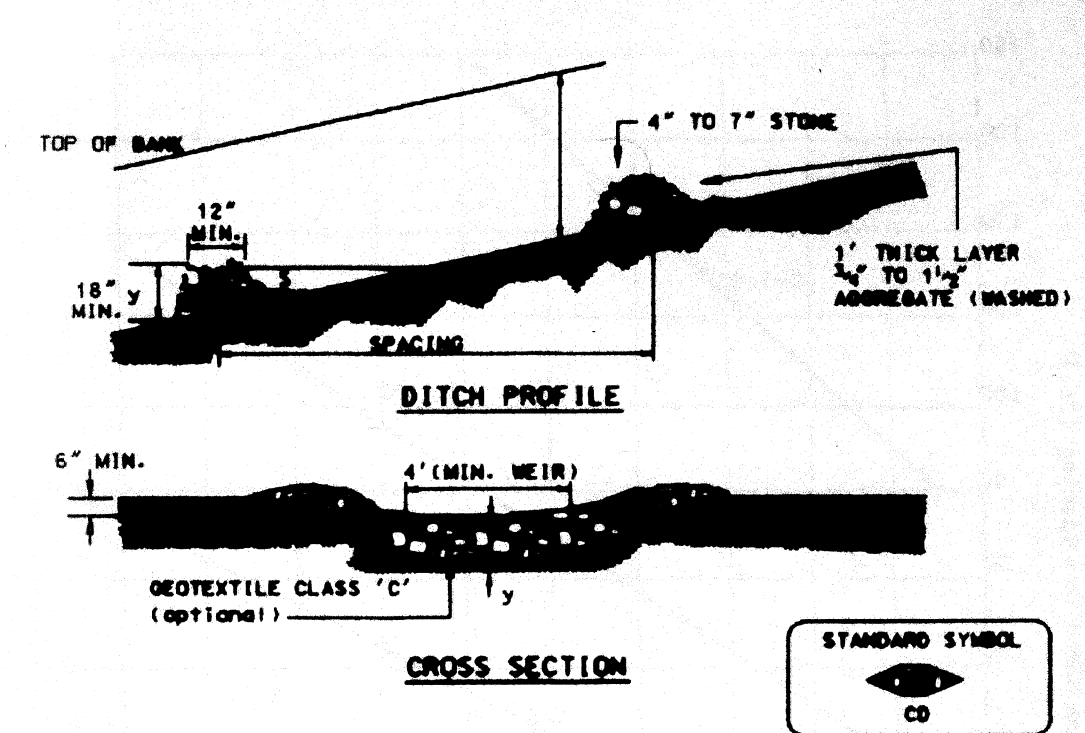
DETAIL 22 - SILT FENCE



- Construction Specifications
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut), or 1 1/2" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
 2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
- | | | |
|----------------------|----------------------------|----------------|
| Tensile Strength | 50 lbs/in (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: MSMT 509 |
| Flow Rate | 0.3 gal 1/2" minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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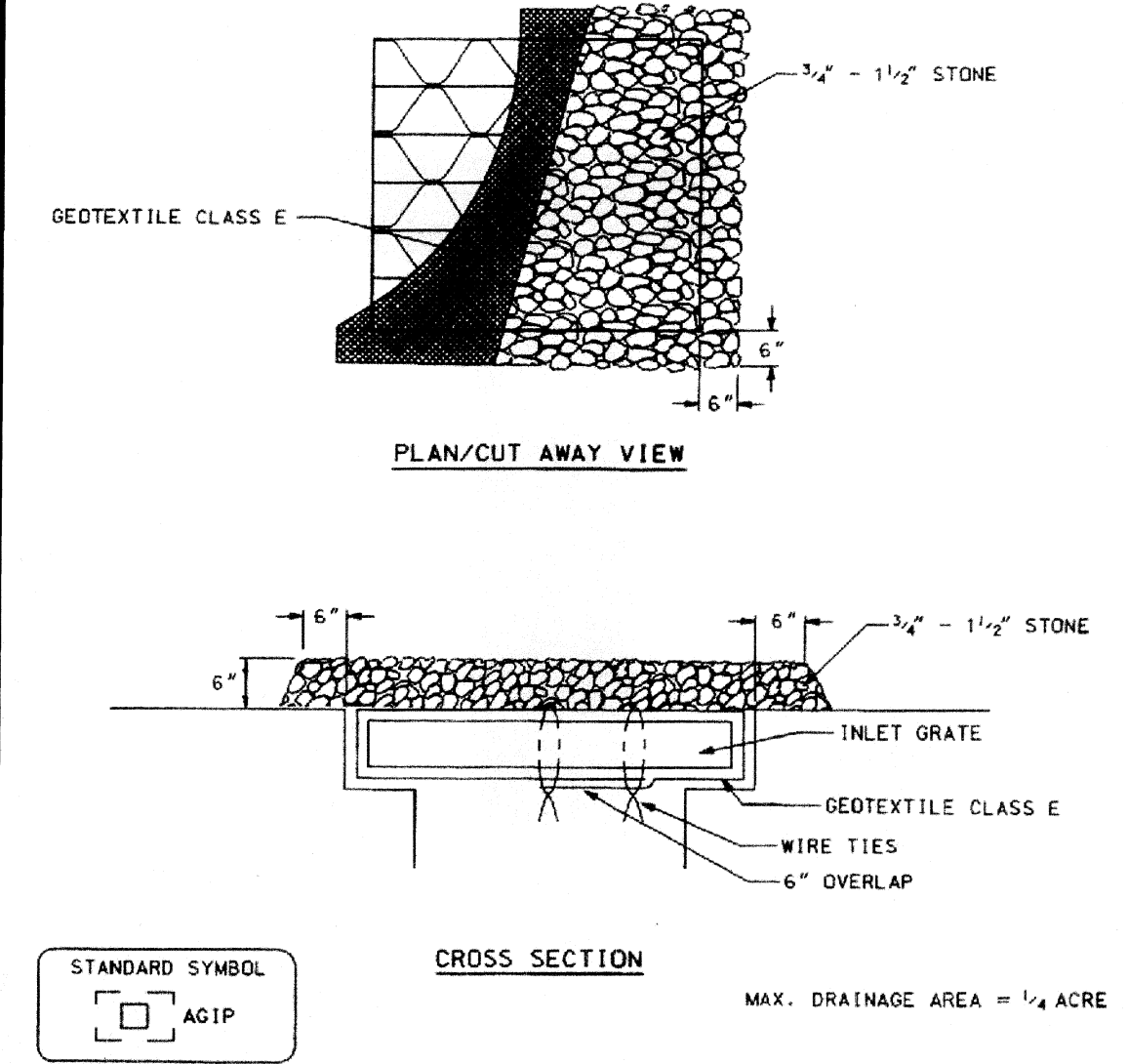
DETAIL 7 - STONE CHECK DAM



- Construction Specifications
1. Swales and ditches shall be prepared in accordance with the construction specifications described in Section A-2, Standards and Specifications for Temporary Swale.
 2. The check dam shall be constructed of 4"-7" stone. The stone shall be placed so that it completely covers the width of the channel and is keyed into the channel banks.
 3. The top of the check dam shall be constructed so the the center is approximately 6" lower than the outer edges, forming a weir that water can flow across.
 4. The maximum height of the check dam at the center shall not exceed 2'.
 5. The upstream side of the check dam shall be lined with approximately 1' of 3/4" to 1 1/2" aggregate.
 6. Accumulated sediment shall be removed when it has built up to 1/2 of the original height of the weir crest.

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DETAIL 23B - AT GRADE INLET PROTECTION



- Construction Specifications
1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
 2. Place 3/4" to 1 1/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

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EROSION CONTROL MATTING

- Construction Specifications
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
 2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
 3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 4. Staples shall be placed 2" apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
 5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", ship-lap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
 6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.
- Note: If flow will enter from the edge of the matting then the area affected by the flow must be keyed-in.

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SILT FENCE

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

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SEQUENCE OF CONSTRUCTION:

- PHASE I
1. NOTIFY CITY SEDIMENT CONTROL INSPECTOR AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION AT (301) 694-1405 TO SCHEDULE A PRE-CONSTRUCTION MEETING. APPLICANT AND INSPECTOR SHALL DISCUSS THE FEASIBILITY OF COMBINING CONSTRUCTION PHASES I & II FOR EXPEDIENCY, ECONOMY OF SCALE FOR GRADING AND STORM DRAINAGE INSTALLATIONS, AND MINIMIZING DURATION OF SITE DISTURBANCES PRIOR TO STABILIZATION. IN THE EVENT THE INSPECTOR PERMITS THE APPLICANT TO COMBINE PHASES I & II, PLEASE REFER TO THIS SEQUENCE OF CONSTRUCTION FOR PHASE I, STEPS 2 & 3, AND PHASE II, STEPS 3 THROUGH 8. OTHERWISE, THE PHASE I & II SEQUENCES SHOULD BE CONSIDERED STAND-ALONE PHASES.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCES AS SHOWN.
 3. BEGIN PHASE I SITE GRADING. NOTE: IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO WASH ALL MUD AND DEBRIS FROM ALL TRUCKS BEFORE LEAVING THE SITE AND ENTERING PUBLIC R.O.W. WATER TRUCKS WILL BE USED IF PUBLIC WATER IS NOT AVAILABLE.
 4. INSTALL CHECK DAMS WITHIN THE TEMPORARY GRASSED CHANNELS AND ROCK OUTLET PROTECTION AT THE CHANNEL ENDS. UPON COMPLETION OF THE CHANNEL GRADING, AND STABILIZE THE CHANNELS WITH EROSION CONTROL MATTING AND TEMPORARY SEED & MULCH.
 5. COMPLETE SITE GRADING AND STABILIZE SITE WITH TEMPORARY SEED & MULCH.
- PHASE II
1. NOTIFY CITY SEDIMENT CONTROL INSPECTOR AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION AT (301) 694-1405 TO SCHEDULE A PRE-CONSTRUCTION MEETING. APPLICANT AND INSPECTOR SHALL DISCUSS THE FEASIBILITY OF COMBINING CONSTRUCTION PHASES I & II FOR EXPEDIENCY, ECONOMY OF SCALE FOR GRADING AND STORM DRAINAGE INSTALLATIONS, AND MINIMIZING DURATION OF SITE DISTURBANCES PRIOR TO STABILIZATION. IN THE EVENT THE INSPECTOR SUGGEST COMBINING PHASES I & II, PLEASE REFER TO THIS SEQUENCE OF CONSTRUCTION FOR PHASE I, STEPS 2 & 3, AND PHASE II, STEPS 3 THROUGH 8. OTHERWISE, THE PHASE I & II SEQUENCES SHOULD BE CONSIDERED STAND-ALONE PHASES.
 2. INSPECT AND REHABILITATE THE EXISTING STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCES AS SHOWN.
 3. INSTALL ADDITIONAL SILT FENCES AND SUPER SILT FENCES AS SHOWN.
 4. BEGIN PHASE II SITE GRADING (PHASES I & II SITE GRADING IF COMBINED CONSTRUCTION IS PERMITTED. SEE SEQUENCE OF CONSTRUCTION, PHASE I STEP 1). NOTE: IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO WASH ALL MUD AND DEBRIS FROM ALL TRUCKS BEFORE LEAVING THE SITE AND ENTERING PUBLIC R.O.W. WATER TRUCKS WILL BE USED IF PUBLIC WATER IS NOT AVAILABLE.
 5. INSTALL STORM DRAINAGE PIPES, MANHOLES AND INLETS AND BACKFILL OVER PIPES. CONTRACTOR TO INSTALL ONLY ENOUGH PIPE THAT CAN BE BACKFILLED IN ONE DAY, AND WORKING FROM OUTFALL END UPSTREAM. INSTALL ROCK OUTLET PROTECTION AT THE PIPE ENDS.
 6. INSTALL INLET PROTECTION DEVICES UPON COMPLETION OF EACH STORM DRAINAGE INLET INSTALLATION.
 7. COMPLETE PHASE II SITE GRADING AND STABILIZE SITE WITH PERMANENT SEED & MULCH.
 8. AFTER SITE HAS BEEN STABILIZED, REMOVE SEDIMENT CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION WITH APPROVAL OF THE CITY INSPECTOR

Reviewed for **FREDERICK S.C.D.** and meets Technical Requirements

Approved By: *M. Deb*
 Date: *12/15/05*
 District Conservationist
 Natural Resources Conservation Service

FREDERICK SOIL CONSERVATION DISTRICT

Approved By: *Stearls*
 Date: *12/7/05*
 District Manager

SCD and NRCS approval for sediment and erosion control is contingent upon issuance of all applicable regulatory permits

CITY OF FREDERICK
 APPROVED FOR CONSTRUCTION

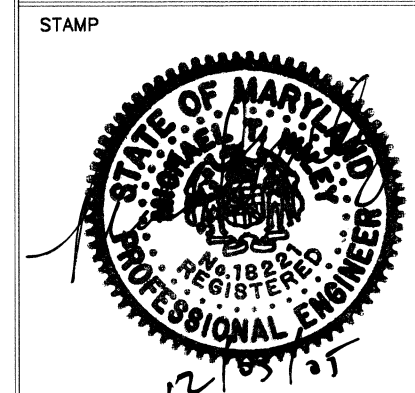
By: *[Signature]*
 Date: *12/15/05*

CONSTRUCTION APPROVAL BY CITY ENGINEER
 VALID FOR A PERIOD OF SIX (6) MONTHS
 FROM DATE OF APPROVAL IF A BUREAU FIELD ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 6-MONTH PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

* ALL APPROVALS ARE SUBJECT TO EXECUTIVE ORDER 1-02 AND THE WATER ALLOCATION ORDINANCE AND IN NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT HIS/HER SOLE RISK.

(SEE SHEET C-5 FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS)

SEDIMENT AND EROSION CONTROL DETAILS



IMPROVEMENT / MASS GRADING EROSION & SEDIMENT CONTROL AND STORM DRAINAGE PLAN PART OF FORMER MAIN PROPERTY TAX MAP 57, P/O PARCEL 46 SITUATED OFF MARYLAND ROUTE 26 CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO 2, FREDERICK COUNTY, MARYLAND



DATE:	REVISIONS
10/20/05	REV. GRAD. & STM. SEW. & INC. C.O.F. COMM. 9/19/05.
12/02/05	C.O.F. COMM. 11/28/05.

OWNER/DEVELOPER
MONOCACY PARK CONDOMINIUMS, LLC.
 5291 CORPORATE DRIVE
 SUITE 101
 FREDERICK, MARYLAND 21703
 (301) 695-6614

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF ROBERT K. WORMALD, INC. UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED.

SCALE
 AS SHOWN

SHEET
C-6

DATE
 DECEMBER 2005

DRAWING FILE
 SITE IMP PLAN