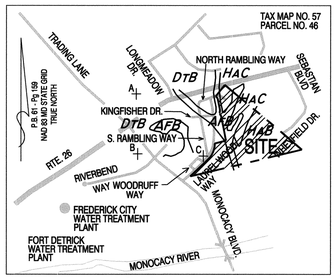
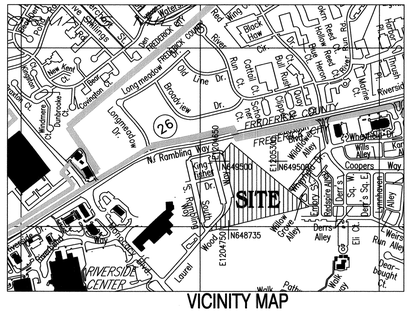
PROJECT STREET ADDRESSES

Unit #	Lot #	Street Address	Comments	Unit #	Lot #	Street Address	Comments
89	1	1453 WHEYFIELD DR	PHASE 3	1	2	1448 WHEYFIELD DR	PHASE 1
90	1	1451 WHEYFIELD DR	PHASE 3	2	2	1446 WHEYFIELD DR	PHASE 1
91	1	1449 WHEYFIELD DR	PHASE 3	3	2	1444 WHEYFIELD DR	PHASE 1
92	1	1447 WHEYFIELD DR	PHASE 3	4	2	1442 WHEYFIELD DR	PHASE 1
93	1	1445 WHEYFIELD DR	PHASE 3	5	2	1440 WHEYFIELD DR	PHASE 1
94	1	1443 WHEYFIELD DR	PHASE 3	6	2	1438 WHEYFIELD DR	PHASE 1
95	1	1441 WHEYFIELD DR	PHASE 3	7	2	1451 TRAFALGAR LN	PHASE 1
96	1	1439 WHEYFIELD DR	PHASE 3	8	2	1449 TRAFALGAR LN	PHASE 1
97	1	1437 WHEYFIELD DR	PHASE 3	9	2	1447 TRAFALGAR LN	PHASE 1
98	1	1435 WHEYFIELD DR	PHASE 3	10	2	1445 TRAFALGAR LN	PHASE 1
99	1	1433 WHEYFIELD DR	PHASE 3	11	2	1443 TRAFALGAR LN	PHASE 1
100	1	1500 TRAFALGAR LN	PHASE 3	12	2	1441 TRAFALGAR LN	PHASE 1
101	1	1502 TRAFALGAR LN	PHASE 3	13	2	1474 TRAFALGAR LN	181L-S
102	1	1504 TRAFALGAR LN	PHASE 3	14	2	1472 TRAFALGAR LN	181L-S
103	1	1506 TRAFALGAR LN	PHASE 3	15	2	1470 TRAFALGAR LN	PHASE 1
104	1	1508 TRAFALGAR LN	PHASE 3	16	2	1468 TRAFALGAR LN	PHASE 1
105	1	1510 TRAFALGAR LN	PHASE 3	17	2	1466 TRAFALGAR LN	PHASE 2
106	1	1461 WHEYFIELD DR	PHASE 3	18	2	1464 TRAFALGAR LN	PHASE 2
107	1	1463 WHEYFIELD DR	PHASE 3	19	2	1462 TRAFALGAR LN	PHASE 2
108	1	1465 WHEYFIELD DR	PHASE 3	20	2	1460 TRAFALGAR LN	PHASE 2
109	1	1467 WHEYFIELD DR	PHASE 3	21	2	1458 TRAFALGAR LN	PHASE 2
110	1	1469 WHEYFIELD DR	PHASE 3	22	2	1456 TRAFALGAR LN	PHASE 2
111	1	1501 HOLLAND PARK LN	PHASE 3	23	2	1434 WHEYFIELD DR	PHASE 1
112	1	1503 HOLLAND PARK LN	PHASE 3	24	2	1432 WHEYFIELD DR	PHASE 1
113	1	1505 HOLLAND PARK LN	PHASE 3	25	2	1430 WHEYFIELD DR	PHASE 1
114	1	1507 HOLLAND PARK LN	PHASE 3	26	2	1428 WHEYFIELD DR	PHASE 1
115	1	1509 HOLLAND PARK LN	PHASE 3	27	2	1426 WHEYFIELD DR	PHASE 1
116	1	1511 HOLLAND PARK LN	PHASE 3	28	2	1424 WHEYFIELD DR	PHASE 1
117	1	1513 HOLLAND PARK LN	PHASE 3	29	2	1422 WHEYFIELD DR	PHASE 1
118	1	1515 HOLLAND PARK LN	PHASE 3	30	2	1454 TRAFALGAR LN	PHASE 2
119	1	1517 HOLLAND PARK LN	PHASE 3	31	2	1452 TRAFALGAR LN	PHASE 2
120	1	1519 HOLLAND PARK LN	PHASE 3	32	2	1450 TRAFALGAR LN	PHASE 2
121	1	1400 BEXLEY WAY	PHASE 3	33	2	1418 WHEYFIELD DR	PHASE 1
122	1	1402 BEXLEY WAY	PHASE 3	34	2	1416 WHEYFIELD DR	PHASE 1
123	1	1404 BEXLEY WAY	PHASE 3	35	2	1414 WHEYFIELD DR	PHASE 1
124	1	1406 BEXLEY WAY	PHASE 3	36	2	1412 WHEYFIELD DR	PHASE 1
125	1	1408 BEXLEY WAY	PHASE 3	37	2	1410 WHEYFIELD DR	PHASE 1
126	1	1410 BEXLEY WAY	PHASE 3	38	2	1408 WHEYFIELD DR	PHASE 1
127	1	1412 BEXLEY WAY	PHASE 3	39	2	1406 WHEYFIELD DR	PHASE 1
128	1	1414 BEXLEY WAY	PHASE 3	40	2	1404 WHEYFIELD DR	PHASE 1
129	1	1416 BEXLEY WAY	PHASE 3	41	2	1402 WHEYFIELD DR	PHASE 1
130	1	1418 BEXLEY WAY	PHASE 3	42	2	1439 TRAFALGAR LN	PHASE 1
131	1	1403 BEXLEY WAY	PHASE 3	43	2	1437 TRAFALGAR LN	PHASE 1
132	1	1405 BEXLEY WAY	PHASE 3	44	2	1435 TRAFALGAR LN	PHASE 1
133	1	1407 BEXLEY WAY	PHASE 3	45	2	1433 TRAFALGAR LN	PHASE 1
134	1	1409 BEXLEY WAY	PHASE 3	46	2	1431 TRAFALGAR LN	PHASE 1
135	1	1411 BEXLEY WAY	PHASE 3	47	2	1429 TRAFALGAR LN	PHASE 1
136	1	1413 BEXLEY WAY	PHASE 3	48	2	1427 TRAFALGAR LN	PHASE 1
137	1	1415 BEXLEY WAY	PHASE 3	49	2	1425 TRAFALGAR LN	PHASE 1
138	1	1521 HOLLAND PARK LN	PHASE 3	50	2	1423 TRAFALGAR LN	PHASE 1
139	1	1523 HOLLAND PARK LN	PHASE 3	51	2	1421 TRAFALGAR LN	PHASE 1
140	1	1525 HOLLAND PARK LN	PHASE 3	52	2	1419 TRAFALGAR LN	PHASE 1
141	1	1527 HOLLAND PARK LN	PHASE 3	53	2	1446 TRAFALGAR LN	PHASE 2
142	1	1529 HOLLAND PARK LN	PHASE 3	54	2	1444 TRAFALGAR LN	PHASE 2
143	1	1531 HOLLAND PARK LN	PHASE 3	55	2	1442 TRAFALGAR LN	PHASE 2
144	1	1533 HOLLAND PARK LN	PHASE 3	56	2	1440 TRAFALGAR LN	PHASE 2
145	1	1535 HOLLAND PARK LN	PHASE 3	57	2	1438 TRAFALGAR LN	PHASE 2
146	1	1514 TRAFALGAR LN	PHASE 3	58	2	1436 TRAFALGAR LN	PHASE 2
147	1	1516 TRAFALGAR LN	PHASE 3	59	2	1434 TRAFALGAR LN	PHASE 2
148	1	1518 TRAFALGAR LN	PHASE 3	60	2	1432 TRAFALGAR LN	PHASE 2
149	1	1520 TRAFALGAR LN	PHASE 3	61	2	1430 TRAFALGAR LN	PHASE 2
150	1	1522 TRAFALGAR LN	PHASE 3	62	2	1428 TRAFALGAR LN	PHASE 2
151	1	1524 TRAFALGAR LN	PHASE 3	63	2	1426 TRAFALGAR LN	PHASE 2
152	1	1526 TRAFALGAR LN	PHASE 3	64	2	1424 TRAFALGAR LN	PHASE 2
153	1	1528 TRAFALGAR LN	PHASE 3	65	2	1422 TRAFALGAR LN	PHASE 2
154	1	1530 TRAFALGAR LN	PHASE 3	66	2	1420 TRAFALGAR LN	PHASE 2
155	1	1532 TRAFALGAR LN	PHASE 3	67	2	1418 TRAFALGAR LN	PHASE 2
156	1	1534 TRAFALGAR LN	PHASE 3	68	2	1416 TRAFALGAR LN	PHASE 2
157	1	1536 TRAFALGAR LN	PHASE 3	69	2	1417 TRAFALGAR LN	PHASE 1
158	1	1538 TRAFALGAR LN	PHASE 3	70	2	1415 TRAFALGAR LN	PHASE 1
159	1	1540 TRAFALGAR LN	PHASE 3	71	2	1413 TRAFALGAR LN	PHASE 1
160	1	1542 TRAFALGAR LN	PHASE 3	72	2	1411 TRAFALGAR LN	PHASE 1
161	1	1544 TRAFALGAR LN	PHASE 3	73	2	1409 TRAFALGAR LN	PHASE 1
162	1	1546 TRAFALGAR LN	PHASE 3	74	2	1407 TRAFALGAR LN	PHASE 1
163	1	1548 TRAFALGAR LN	PHASE 3	75	2	1405 TRAFALGAR LN	PHASE 1
164	1	1550 TRAFALGAR LN	PHASE 3	76	2	1403 TRAFALGAR LN	PHASE 1
165	1	1552 TRAFALGAR LN	PHASE 3	77	2	1401 TRAFALGAR LN	PHASE 1
166	1	1554 TRAFALGAR LN	PHASE 3	78	2	1420 LAUREL WOOD WAY	PHASE 1
167	1	1556 TRAFALGAR LN	PHASE 3	79	2	1418 LAUREL WOOD WAY	PHASE 1
168	1	1558 TRAFALGAR LN	PHASE 3	80	2	1416 LAUREL WOOD WAY	PHASE 1
169	1	1537 HOLLAND PARK LN	PHASE 3	81	2	1414 LAUREL WOOD WAY	PHASE 1
170	1	1539 HOLLAND PARK LN	PHASE 3	82	2	1412 LAUREL WOOD WAY	PHASE 1
171	1	1541 HOLLAND PARK LN	PHASE 3	83	2	1410 LAUREL WOOD WAY	PHASE 1
172	1	1543 HOLLAND PARK LN	PHASE 3	84	2	1408 LAUREL WOOD WAY	PHASE 1
173	1	1545 HOLLAND PARK LN	PHASE 3	85	2	1406 LAUREL WOOD WAY	PHASE 1
174	1	1547 HOLLAND PARK LN	PHASE 3	86	2	1404 LAUREL WOOD WAY	PHASE 1
175	1	1549 HOLLAND PARK LN	PHASE 3	87	2	1402 LAUREL WOOD WAY	PHASE 1
176	1	1551 HOLLAND PARK LN	PHASE 3	88	2	1400 LAUREL WOOD WAY	PHASE 1
177	1	1553 HOLLAND PARK LN	PHASE 3				

IMPROVEMENT PLANS FOR
LOTS 1 and 2
MONOCACY PARK
a Townhouse Condominiums Community
CITY OF FREDERICK LOW WATER PRESSURE ZONE 462
FREDERICK COUNTY SEWER CONTRACT NO. 181M-S, 181MA-S, AND 181MB-S



SOILS MAP
SCALE: 1"=800'



VICINITY MAP
TAX MAP 57, PART OF PARCEL 46
TAX ID #02-140012
SCALE: 1"=800'

SHEET INDEX

SHEET #	NAME
IP-1	COVER SHEET
IP-2	GENERAL NOTES AND LEGEND
IP-3	COMPOSITE LAYOUT PLAN
IP-4 THRU IP-6	LAYOUT AND DIMENSIONING PLAN
IP-7	COMPOSITE GRADING PLAN
IP-8 THRU IP-12	GRADING PLAN
IP-13	COMPOSITE UTILITY PLAN
IP-14 THRU IP-16	UTILITY PLAN
IP-17	COMPOSITE LANDSCAPE PLAN
IP-18 THRU IP-20	LANDSCAPE PLAN
IP-21	LANDSCAPE DETAILS
IP-22	PHOTOMETRIC PLAN
IP-23	ELECTRICAL PLAN
IP-24	STREET LIGHTING DETAILS
IP-25	EROSION AND SEDIMENT CONTROL PLAN
IP-26	STORM SEWER PROFILES
IP-27	STORM DRAINAGE AREAS
IP-28	WATERLINE PROFILES
IP-29	SANITARY SEWER PROFILES
IP-30	SANITARY SEWER HOUSE CONNECTION & STORM DRAIN SYSTEM SCHEDULES
IP-31	EASEMENT PLAN
IP-32	EROSION AND SEDIMENT CONTROL DETAILS
IP-33	SITE DETAILS

DEARBOUGHT SWM POND 7
REQUIRED IMPROVEMENTS

STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED OFF-SITE IN THE DEARBOUGHT STORMWATER MANAGEMENT (SWM) POND #7 WHICH WAS INITIALLY CONSTRUCTED BY OTHERS BUT NOT COMPLETED. THE COMPLETION OF CONSTRUCTION FOR SWM POND #7 INCLUDES THE EXCAVATION OF WET POOLS AND INSTALLATION OF WETLAND PLANTS UNDER CITY PLAN NO. 17-1073. BASED ON OWNER/DEVELOPER RESEARCH, IT IS THEIR UNDERSTANDING THAT THE ORIGINAL SWM FACILITY CONSTRUCTION OBLIGATIONS WERE THAT OF AVENDEAR LIMITED PARTNERSHIP ("ALP") UNDER THE AGREEMENT RECORDED IN D.B. 2235 AT PG. 1019, SPECIFICALLY ON PG. 1021, SECTION 5.J, AND THAT ALP WAS TO ASSIGN LONG-TERM MAINTENANCE TO THE DEARBOUGHT HOMEOWNERS ASSOCIATION ("HOA") VIA A DECLARATION RECORDED IN D.B. 2028 AT PG. 422. IN ADDITION, ALP WAS SUBJECTED TO A STANDARD CITY INSPECTION AND MAINTENANCE AGREEMENT RECORDED IN D.B. 2201 AT PG. 1. CLASSIC COMMUNITY, LLC ("CC") WAS ASSIGNED ALP'S DECLARANT RIGHTS IN D.B. 2892 AT PG. 948, THUS MAKING CC RESPONSIBLE FOR SWM OBLIGATIONS. THEREFORE, OWNER/DEVELOPER WILL CONTACT CC TO DETERMINE THEIR INTENTIONS TO COMPLETE THE SWM FACILITY. IN THE EVENT THEY DO NOT, OWNER/DEVELOPER WILL EXERCISE THEIR RIGHTS TO COMPLETE THE FACILITY AS GRANTED BY TITLE SUCCESSOR TO NORTH FREDERICK LIMITED PARTNERSHIP IN THE AFOREMENTIONED D.B. 2235 AT PG. 1019, SPECIFICALLY ON PG. 1023, SECTION 6.B, PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES ON LOT 1, IN ORDER TO PRECLUDE CONSTRUCTION DEBRIS DISTURBANCE FROM LOT 1 AND 2 ACTIVITIES FROM AFFECTING SWM POND #7.

OWNERS/DEVELOPERS CERTIFICATE

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION AND/OR DEVELOPMENT 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.

DATE 7/15/09 SIGNATURE _____

PRINTED NAME AND TITLE: ROBERT K. WORMALD JR., MEMBER

FIRM: MONOCACY PARK LAND, LLC PHONE NO. (301) 695-6614 x 201

ADDRESS: 5283 CORPORATE DRIVE, SUITE 300, FREDERICK, MD. 21703

ENGINEERS CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" AS ADOPTED BY THE STATE OF MARYLAND, DEPORTMENT OF WATER RESOURCES, THE INTERIM HYDRAULIC CRITERIA FOR DESIGN OF HIGHWAYS AS ADOPTED BY THE STATE OF MARYLAND, STATE HIGHWAY ADMINISTRATION (REVISED JANUARY 1, 1996), AND THE GRADING, STORM DRAINAGE, SEDIMENT CONTROL AND STORMWATER MANAGEMENT REQUIREMENTS OF FREDERICK COUNTY AND THE FREDERICK SOIL CONSERVATION DISTRICT. I FURTHER CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE ESTIMATED TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE 5,930 CUBIC YARDS OF EXCAVATION AND 32,160 CUBIC YARDS OF FILL, AND THAT THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 343,450 SQUARE FEET.

_____ 7/15/09
MICHAEL F. WILEY. PE. PROF LS DATE
MARYLAND PE REGISTRATION NO. 18221
FOR PIEDMONT DESIGN GROUP, LLC

NOTE: THE ESTIMATED QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION BIDDING PURPOSES.

NOTE:
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.

D.H.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
_____ P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

FREDERICK SOIL CONSERVATION DISTRICT
APPROVED BY
_____ 7/21/09
DISTRICT MANAGER DATE
SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S, 181MA-S, AND 181MB-S

NOTES:

1. THIS CONTRACT INCLUDES REMOVAL OF A PORTION OF AN EXISTING 8" SEWER STUB AND EX MH N BUILT UNDER CONTRACT NO. 217A-S, INSTALLATION OF 2,260' NEW 8" SEWER, 6" SHCS, CO's, AND CONNECTION TO EX MH's BUILT UNDER FREDERICK COUNTY SEWER CONTRACT NO. 181L-S FOR SEWERAGE OF 177 TOTAL UNITS.
2. SEE SHEET IP-2 FOR FREDERICK COUNTY SEWER GENERAL NOTES.
3. SEE SHEET IP-13 THRU IP-16, IP-29 AND IP-30 FOR SEWER PLAN AND PROFILE.
4. SEE SHEET IP-31 FOR EASEMENT PLAN.

COVER SHEET

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND
MICHAEL F. WILEY
No. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN
DESIGNED BY: JTA	CHECKED BY: MTW
APPROVED BY: EEW	
SHEET	IP-1
DATE	JUNE 2008
DRAWING FILE	IP-1COVER.dwg

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S
PHASE 1 (61 UNITS) -MH N TO MH 1 TO MH 3, MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A

ITEM	FREDERICK COUNTY CONTRACT 181MA-S QUANTITIES TABLE ESTIMATED	UNITS	AS-BUILT (TO BE COMPLETED BY THE COUNTY)	SUPPLIER/MATERIAL (TO BE COMPLETED BY THE COUNTY)
8" SEWER	736	LF		
6" SEWER		LF		
MANHOLES:				
STD 48"	7	EA		
WATERTIGHT 48"	1	EA		
DOGHOUSE MH'S 48"		EA		
VENTS		EA		
DROP MANHOLES:				
TYPE E		EA		
TYPE F		EA		
SHC TYPE A, B				
SINGLE	5	EA		
DOUBLE	28	EA		
SHC TYPE C, D				
SINGLE		EA		
DOUBLE		EA		
LAMPHOLE		EA		
CASING PIPE		EA		
"		LF		
CONC. ENCASEMENT		LF		

FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 (25 UNITS) -MH 4A THRU 4C

ITEM	FREDERICK COUNTY CONTRACT 181MB-S QUANTITIES TABLE ESTIMATED	UNITS	AS-BUILT (TO BE COMPLETED BY THE COUNTY)	SUPPLIER/MATERIAL (TO BE COMPLETED BY THE COUNTY)
8" SEWER	370	LF		
6" SEWER		LF		
MANHOLES:				
STD 48"		EA		
WATERTIGHT 48"	2	EA		
DOGHOUSE MH'S 48"		EA		
VENTS		EA		
DROP MANHOLES:				
TYPE E		EA		
TYPE F		EA		
SHC TYPE A, B				
SINGLE	3	EA		
DOUBLE	11	EA		
SHC TYPE C, D				
SINGLE		EA		
DOUBLE		EA		
LAMPHOLE		EA		
CASING PIPE		EA		
"		LF		
CONC. ENCASEMENT		LF		

FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 (89 UNITS) -EX MH 9 TO MH 13, MH 9 TO MH 9E , MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

ITEM	FREDERICK COUNTY CONTRACT181 MC-S QUANTITIES TABLE ESTIMATED	UNITS	AS-BUILT (TO BE COMPLETED BY THE COUNTY)	SUPPLIER/MATERIAL (TO BE COMPLETED BY THE COUNTY)
8" SEWER	1,156	LF		
6" SEWER		LF		
MANHOLES:				
STD 48"	11	EA		
WATERTIGHT 48"	1	EA		
DOGHOUSE MH'S 48"		EA		
VENTS		EA		
DROP MANHOLES:				
TYPE E		EA		
TYPE F		EA		
SHC TYPE A, B				
SINGLE	7	EA		
DOUBLE	41	EA		
SHC TYPE C, D				
SINGLE		EA		
DOUBLE		EA		
LAMPHOLE		EA		
CASING PIPE		EA		
"		LF		
CONC. ENCASEMENT	60	LF		

SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: _____ 7/30/09
DEVELOPMENT REVIEW CHIEF DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

Plotted: Jul 15, 2009 at 12:41pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-1COVER.dwg

CITY STANDARD MINIMUM REQUIREMENTS AND NOTES

1. HORIZONTAL DATUM SHALL BE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83/91. SEE "HORIZONTAL AND VERTICAL DATUM NOTES" FOR ADJUSTMENT OF VERTICAL DATUM.
2. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION UNTIL CITY HAS GRANTED FINAL APPROVAL TO THE PROJECT.
3. CONTRACTOR SHALL NOTIFY MISS UTILITY AT (800) 257-7777 AND CITY OF FREDERICK ENGINEERING AT (301) 600-1405 AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. NOTIFY SHA FOR SIGNAL OR LIGHTING CIRCUIT LOCATION ON STATE ROADWAYS.
4. THE CONTRACTOR SHALL NOT STAGE WORK, STORE MATERIALS, OR PERMIT PARKING OF EQUIPMENT AND/OR CONSTRUCTION-RELATED VEHICLES IN THE PUBLIC RIGHT OF WAY OR PUBLICLY-OWNED PROPERTY WITHOUT PRIOR APPROVAL OF THE CITY TRAFFIC ENGINEER OR DESIGNEE. IT IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT PROPER AND APPROPRIATE AREAS ARE SECURED FOR THESE USES AND FOR THE DURATION OF THE PROJECT.
5. ALL TAPS TO CITY OF FREDERICK WATER LINES SHALL BE PERFORMED BY THE CITY OF FREDERICK DEPARTMENT OF PUBLIC WORKS AT THE DEVELOPER'S EXPENSE.
6. ALL EXTERIOR WATER VALVES MUST OPEN RIGHT.
7. SEE ***GENERAL CONSTRUCTION NOTES FOR CITY WATER AND COUNTY SEWER*** FOR ADDITIONAL INFORMATION.
8. ON-SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS.
9. EXISTING UTILITY INFORMATION IS FROM PLANS AND RECORDS LISTED IN BASE NOTES.
10. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) BOOK OF STANDARDS, LATEST EDITIONS.
11. DEVELOPER IS RESPONSIBLE FOR ALL COSTS RELATED TO TEMPORARY AND PERMANENT TRAFFIC CONTROL (PAVEMENT MARKINGS, SIGNAGE, SIGNALIZATION, TRAFFIC BARRIERS, FLAGGERS, ETC.).
12. ANY LANE AND/OR ROAD CLOSURES REQUIRE FOUR (4) WEEKS ADVANCE NOTICE AND A PERMIT FROM THE CITY OF FREDERICK TRAFFIC ENGINEER. THE CITY TRAFFIC ENGINEER CAN BE REACHED BY PHONE AT 301-600-1498.
13. IF ROAD OR ANY PART OF ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR APPROVAL.
14. IF TEMPORARY PARKING, INGRESS/EGRESS, OR PEDESTRIAN RESTRICTIONS SHALL BE REQUIRED DURING PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND NOTIFYING ALL AFFECTED RESIDENTS/BUSINESSES AT LEAST 1 DAY IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE CITY OR COUNTY AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DEBRIS, AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS, AND/OR MUD HAPPEN TO OVERRIDE THE PREVENTIVE MEASURES AND ENTER THE ROADWAY OR SIDEWALK, THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE ROADWAY OR SIDEWALK AS SOON AS POSSIBLE, AT HIS/HER EXPENSE. SEE CITY OF FREDERICK MUD ORDINANCE PURSUANT TO SECTION 22-2 OF THE FREDERICK CITY CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF DUST IN THE AIR BY REQUIRED WATERING OF THE GROUND AS NEEDED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL ACCEPTANCE BY THE CITY.
17. ALL UTILITIES AND STORM DRAINS OUTSIDE OF CITY OF FREDERICK RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.
18. WHEN WORKING IN THE AREA OF AN EXISTING GAS LINE, THE CONTRACTOR SHALL HAVE THE WASHINGTON GAS COMPANY (301) 662-2151 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 GAS LINES. ANY EXCAVATION WITHIN 5' OF A GAS LINE SHALL BE DONE BY HAND (NO MACHINERY). THE DEVELOPER, OR THE DEVELOPER'S REPRESENTATIVE SHALL GET APPROVAL FROM THE GAS COMPANY FOR ANY WORK WITHIN A GAS LINE EASEMENT AREA.
19. ALL HANDICAP ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
20. PLACE 4" MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED. THIS INCLUDES H.O.A. PROPERTY.
21. MINIMUM 2% SLOPES MUST BE PROVIDED FOR ADEQUATE DRAINAGE OF GRASSY AREAS.
22. DRIVEWAYS SHALL HAVE A MAXIMUM 15% SLOPE.
23. ONLY STEEL FORMS ARE TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTIONS AND RADII GREATER THAN 200'.
24. ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LABOR AND INDUSTRY REGULATIONS TO INCLUDE CITY SAFETY & HEALTH POLICY, MOSHA, OSHA, ETC.
25. THERE ARE NO WETLANDS LOCATED ON THIS PROJECT SITE AS DETERMINED BY A FIELD INSPECTION BY SCOTT GOVE OF SANDHILL ENTERPRISES, A QUALIFIED WETLAND'S TECHNICIAN ON 11/07/05.
26. THE 100 YEAR FLOODPLAIN WITH A BASE FLOOD ELEVATION (BFE) OF 270.0 FEET SHOWN HEREON IS FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 24021C0248D, THE CITY OF FREDERICK COMMUNITY, NUMBER 240030 AND PANEL 0284 WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.
27. 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.

HORIZONTAL AND VERTICAL DATUM NOTES

1. BOUNDARY TAKEN FROM ALTA/ACSM SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LIBER 2683/F.1369 MAIN PROPERTY REMAINDER" PREPARED BY LAVELLE & ASSOCIATES, INC. DATED APRIL 18, 2005, AND FIELD-CHECKED BY HARRIS, SMARIGA & ASSOCIATES ON 07/02/07. HORIZONTAL DATUM IS IN NAD 83 MARYLAND STATE PLANE COORDINATE SYSTEM.
2. TOPOGRAPHY SHOWN HEREON WAS FIELD-RUN BY HARRIS, SMARIGA & ASSOCIATES, INC. ON 07/02/07. VERTICAL DATUM IS NAVD29 AS PER IMPROVEMENT/MASS GRADING EROSION & SEDIMENT CONTROL AND STORM DRAINAGE PLAN SHEET C-3 BENCHMARKS SHOWN ARE WATER VALVE (HSA #3321=286.09) AND STORM DRAIN MH (HSA #3088=280.34).
3. ALL ELEVATIONS REPORTED HEREON ARE 0.72 FEET HIGHER THAN NAVD88 TO SATISFY FEMA FLOOD PLAIN FILL PERMIT RECORDATION REQUIREMENTS. THE CITY SURVEYOR AGREED TO THE NGVD29 CONVERSION SUBMISSION BASED ON 9-21-05 PHONE CORRESPONDENCE.

GENERAL PROJECT CONSTRUCTION NOTES

1. UNLESS NOTED OTHERWISE, ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSIONS OF CITY OF FREDERICK, MARYLAND "STANDARD DESIGN AND CONSTRUCTION SPECIFICATIONS" AND "STANDARD DESIGN AND CONSTRUCTION DETAILS", SPECIAL PROVISIONS AND AMENDMENTS THERETO AND MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION'S "BOOK OF STANDARDS FOR HIGHWAY & INCIDENTAL STRUCTURES", AND "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS", AND "SUPPLEMENTAL SPECIFICATIONS AND PROVISIONS", AND MARYLAND DEPARTMENT OF THE ENVIRONMENT'S "1994 MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
2. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES WELL IN ADVANCE OF NEW UTILITY INSTALLATIONS IN ORDER TO VERIFY THE LOCATION, ELEVATION, SIZE, AND TYPE OF ANY EXISTING UTILITIES PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF PIEDMONT DESIGN GROUP, LLC AT (301) 695-6614 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIPS OF FINISHED GRADES TO EXISTING GRADE PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON ANY EXISTING ROADS.
5. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS THAT THE FIGURED DIMENSIONS SHALL GOVERN.
6. 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.
7. IN ORDER TO PREVENT OR MINIMIZE PROPERTY DAMAGE DURING CONSTRUCTION AND/OR EXCAVATION, THE CONTRACTOR SHALL NOTIFY *"MISS UTILITY"* AT (800) 257-7777, A MINIMUM OF THREE BUSINESS DAYS (72 HOURS)(EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO START OF CONSTRUCTION, AS WELL AS THE FOLLOWING UTILITY COMPANIES WHICH MAY HAVE SERVICES WITHIN THE PROJECT AREA:

    COMCAST (TV/CABLE)..(301) 662-6822
    WASHINGTON GAS (GAS)..(301) 662-2151
    ALLEGHENY POWER (ELECTRIC)................................(301) 694-4484
    VERIZON (TELEPHONE)...(800) 275-2355
    FREDERICK COUNTY D.U.S.W.M..................................(301) 600-2956
    CITY OF FREDERICK DEPT. OF PUBLIC WORKS............(301) 600-1400
    CITY OF FREDERICK DEPT. OF ENGINEERING...............(301) 600-1405

8. ALL EXISTING PAVING DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED IN ACCORDANCE WITH THE INSPECTOR'S DIRECTION.
9. CERTAIN AREAS OF FREDERICK COUNTY ARE LOCATED WITHIN THE MONOCACY VALLEY REGION WHICH IS HISTORICALLY CONSIDERED TO CONTAIN SUBSURFACE LIMESTONE FORMATIONS WITH INHERENT SOLUTION CAVITIES COMMONLY REFERRED TO AS SINKHOLES. UNLESS THE OWNER PROVIDES GEOTECHNICAL SERVICES OR PRIOR SITE GEOTECHNICAL REPORTS, PIEDMONT DESIGN GROUP, LLC RECOMMENDS THAT THE CONTRACTOR 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. 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.
10. ALL CONSTRUCTION SHALL CONFORM TO STATE OF MARYLAND HANDICAPPED CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE APPLICABLE.
11. THE INSTALLATION OF ANY WORK SUCH AS CURB, GUTTER. SIDEWALK, DRIVEWAY APRONS. ETC. SHALL BE COMMENCED ONLY AFTER THE INSTALLATION OF ALL UTILITIES INCLUDING GAS, ELECTRIC, TELEVISION, INTERNET, TELEPHONE, AND STREETLIGHT LINES, CABLES, CONDUITS, POLES, TRANSFORMERS, PEDESTALS, ETC., WATER, AND SEWER LINES, ETC. ARE INSTALLED.
12. THESE PLANS ARE FOR CIVIL SITE CONSTRUCTION ONLY. SEE BUILDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING (ASMEP) PLANS FOR ALL OTHER ELEMENTS. BUILDING SERVICES (GAS, ELECTRICAL, TELEVISION, INTERNET, AND TELEPHONE) AND ROOF DRAINS ARE THE RESPONSIBILITY OF OTHERS.
13. IF PROVIDED HEREIN, SEE OTHER ADDITIONAL NOTES AS APPROPRIATE FOR INSTALLATION OF PAVING, STORM DRAINAGE, AND WATER AND SEWER.

GENERAL CONSTRUCTION NOTES FOR PAVING

1. UNLESS NOTED OTHERWISE, ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSIONS OF CITY OF FREDERICK, MARYLAND "STANDARD DESIGN and CONSTRUCTION SPECIFICATIONS" AND "STANDARD DESIGN and CONSTRUCTION DETAILS", SPECIAL PROVISIONS AND AMENDMENTS THERETO.
2. UNLESS OTHERWISE SHOWN, ALL PAVEMENT ELEVATIONS ON PLAN ARE EDGE-OF-PAVEMENT.
3. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH VERTICALLY AND HORIZONTALLY FROM EXISTING TO PROPOSED PAVING SECTIONS.
4. GUTTERS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE POSITIVE DRAINAGE IN ALL AREAS, AS SHOWN
5. ALL CURB & CUTTER SHALL BE PER THE CURB & GUTTER DETAILS SHOWN ON THESE PLANS.
6. SUBGRADE PREPARATION FOR PAVED AREAS:
    a. FILL AREAS TO BE PAVED SHALL HAVE SOIL PLACED IN 8" LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY. THE LAST TWO LIFTS SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH AASHTO T-180.
    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 SUITABLE MATERIAL TO THE REQUIREMENTS OF "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 6 INCHES BELOW SUBGRADE AND BACKFILL WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF ITEM "a" ABOVE.
7. WHERE PROPOSED PAVEMENT AND/OR CURB & GUTTER IS INDICATED TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT EDGE SHALL BE SAW CUT AND TACK COATED TO INSURE PROPER BONDING WITH THE CONSTRUCTION. ALL EXISTING SIDEWALK, CURB & GUTTER TO BE REMOVED SHALL BE REMOVED TO THE NEAREST JOINT. PROPOSED PAVEMENT, SIDEWALK, CURB & GUTTER SHALL MATCH EXISTING BOTH HORIZONTALLY & VERTICALLY, PROVIDING A SMOOTH TRANSITION.

GENERAL CONSTRUCTION NOTES FOR STORM DRAIN

1. UNLESS NOTED OTHERWISE, ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSIONS OF CITY OF FREDERICK, MARYLAND "STANDARD DESIGN and CONSTRUCTION SPECIFICATIONS" AND "STANDARD DESIGN and CONSTRUCTION DETAILS", SPECIAL PROVISIONS AND AMENDMENTS THERETO.
2. UNLESS OTHERWISE NOTED, TYPES OF STRUCTURES REFER TO THE STANDARD STORM DRAINAGE DETAILS OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION'S "BOOK OF STANDARDS FOR HIGHWAY & INCIDENTAL STRUCTURES".
3. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES WELL IN ADVANCE OF NEW UTILITY INSTALLATIONS IN ORDER TO VERIFY THE LOCATION, ELEVATION, SIZE, AND TYPE OF ANY EXISTING UTILITIES PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (800) 257-7777, A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
5. EXCAVATION WITHIN A CITY ROAD RIGHT-OF-WAY WILL NOT BE ALLOWED WITHOUT OBTAINING A PERMIT FROM THE CITY OF FREDERICK DEPARTMENT OF PUBLIC WORKS; CONTACT (301) 600-1680.
6. THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING STORM DRAIN LINES OR STRUCTURES WITHOUT PRIOR APPROVAL FROM THE CITY OF FREDERICK/FREDERICK COUNTY.
7. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY AN INVERT SLOPE OF 1½:1 OR FLATTER, A ROUNDED CHANNEL LINED WITH SEWER BRICK ON EDGE SHALL BE BUILT TO THE CROWN OF THE PIPES.
8. 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 CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12" WHEN NOT SPECIFIED, CONTACT PIEDMONT DESIGN GROUP, LLC AND/OR THE INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
9. WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED WITHIN EXISTING OR NEW FILL AREAS, THE CONTRACTOR SHALL PROVIDE SELECT FILL MATERIAL COMPACTED TO 95% AASHTO T-180 DENSITY FROM THE APPROVED SUBGRADE UP TO THE STRUCTURE BOTTOM SLABS AND/OR PIPE BEDDING.
10. ALL RIPRAP TO BE UNDERLAID WITH ONE-PLY DUPONT "TYPAR" POLYPROPYLENE FILTER FABRIC OR APPROVED EQUAL. ALL RIPRAP TO BE UNGROUTED STONE UNLESS OTHERWISE NOTED.
11. GRADE ALL DISTURBED AREAS TO MAINTAIN POSITIVE DRAINAGE. GRASS AREAS TO BE 2% MINIMUM SLOPE; PAVED AREAS TO BE 1% MINIMUM SLOPE.
12. ALL STORM DRAIN PIPE TO BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED STORM DRAIN PIPE WITH AN INTEGRALLY FORMED SMOOTH INTERIOR, WHERE INDICATED, OR REINFORCED CONCRETE PIPE (RCP). HDPE SHALL CONFORM TO AASHTO "S" STANDARDS. FITTINGS SHALL CONFORM TO ASTM-D1248 STANDARDS. All JOINTS ARE TO BE WATERTIGHT. ALTERNATELY, ALUMINUM TYPE II SPIRAL RIB (AL2SRMP) OR REINFORCED CONCRETE PIPE (RCP), ONLY, MAY BE SUBSTITUTED FOR HDPE. ANY OTHER PIPE MATERIALS THAT DO NOT HAVE A MANNING'S 'N' FACTOR OF 0.013 ARE NOT PERMITTED. PIPE MATERIAL SUBSTITUTES MUST BE APPROVED BY PIEDMONT DESIGN GROUP, LLC, AND THE CITY OF FREDERICK/FREDERICK COUNTY PRIOR TO THEIR ORDERING.
13. NEW STORM DRAINAGE STRUCTURES TO BE PRECAST OR PVC (YARD INLETS ONLY) UNLESS NOTED OTHERWISE. OTHER SUBSTITUTIONS FOR CITY OF FREDERICK STRUCTURES MUST BE APPROVED BY THE CITY OF FREDERICK PRIOR TO THEIR ORDERING. OTHER PIPE CONNECTIONS TO EXISTING HDPE PIPE TO BE MADE WITH PRE-FABRICATED SADDLE TEES.
14. ALL STANDARD STORM DRAINAGE STRUCTURES ARE SUBJECT TO MODIFICATION BY THE SITE INSPECTOR AND/OR ENGINEER TO MEET FIELD REQUIREMENTS.
15. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ARE AT PIPE INVERT OR STRUCTURE TOP.
16. CONTRACTOR TO COORDINATE ROOF DRAINS CONNECTIONS WITH ARCHITECTURAL DRAWINGS.
17. PIPE BEDDING AND BACKFILL TO CONFORM WITH THE LATEST VERSIONS OF THE MSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS", SECTION 303.

FREDERICK COUNTY SEWER GENERAL NOTES

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE *FREDERICK COUNTY GENERAL CONDITIONS AND STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAINS, SANITARY SEWER AND RELATED STRUCTURES*, SPECIAL PROVISIONS AND AMENDMENTS THERETO.
2. THE CONTRACTOR SHALL NOT TAP OR PENETRATE EXISTING SEWER MAINS WITHOUT APPROVAL FROM FREDERICK COUNTY DUSWM.
3. THE CONTRACTOR IS RESPONSIBLE TO AVOID THE SPILLAGE OF RAW SEWAGE. THE CONTRACTOR SHALL FURNISH NECESSARY EQUIPMENT (SEWER PLUGGING, PUMPING, CONTAINMENT, ETC.) TO PREVENT SAID SPILLAGE.
4. EXCAVATION WITHIN A STATE ROAD RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS IN THE PERMIT ISSUED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA).
5. EXCAVATION WITHIN A COUNTY ROAD RIGHT-OF-WAY FOR THE PURPOSE OF THE INSTALLATION OF UTILITIES, STORM DRAINS, ETC. SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS IN THE PERMIT ISSUED BY THE FREDERICK COUNTY DIVISION OF HIGHWAY OPERATIONS.
6. EXISTING UTILITIES ARE SHOWN FROM :BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES TO VERIFY SIZE, ELEVATION, LOCATION AND TYPE PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
7. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC., ARE TO BE DONE SO BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER.
8. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777) 72 HOURS PRIOR TO START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS CUT OF THE STORM DRAINAGE SYSTEM FOR THE DURATION OF THE CONTRACT.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY OWNERS AT ALL TIMES. THE CONTRACTOR, WITH OWNER APPROVAL, WILL COORDINATE WITH PROPERTY OWNERS IF ACCESS MUST BE INTERRUPTED FOR SHORT TIME PERIODS.

GENERAL CONSTRUCTION NOTES FOR CITY WATER AND COUNTY SEWER

1. UNLESS NOTED OTHERWISE, ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF CITY OF FREDERICK, MARYLAND "STANDARD DESIGN and CONSTRUCTION SPECIFICATIONS" AND "STANDARD DESIGN and CONSTRUCTION DETAILS", SPECIAL PROVISIONS AND AMENDMENTS THERETO, AND SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE FREDERICK COUNTY GENERAL CONDITIONS and STANDARD SPECIFICATIONS AND DETAILS for WATER MAINS, SANITARY SEWER and RELATED STRUCTURES, SPECIAL PROVISIONS and AMENDMENTS THERETO.
2. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES WELL IN ADVANCE OF NEW UTILITY INSTALLATIONS IN ORDER TO VERIFY THE LOCATION, ELEVATION, SIZE, AND TYPE OF ANY EXISTING UTILITIES PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
3. IN ORDER TO PREVENT OR MINIMIZE PROPERTY DAMAGE DURING CONSTRUCTION AND/OR EXCAVATION, THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (800) 257-7777, A MINIMUM OF THREE BUSINESS DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO START OF CONSTRUCTION.
4. EXCAVATION WITHIN A CITY ROAD RIGHT-OF-WAY WILL NOT BE ALLOWED WITHOUT OBTAINING A PERMIT FROM THE CITY OF FREDERICK DEPARTMENT OF ENGINEERING; CONTACT (301) 600-1405/FREDERICK COUNTY DIVISION OF HIGHWAY OPERATIONS FOR THE INSTALLATION or UTILITIES, STORM DRAINS, ETC.; CONTACT (301) 694-1564.
5. THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE SEWER LINES WITHOUT PRIOR APPROVAL FROM FREDERICK COUNTY D.U.S.W.M.
6. THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER LINES WITHOUT PRIOR APPROVAL FROM THE CITY OF FREDERICK.
7. CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM FREDERICK COUNTY. CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.
8. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC. ARE TO BE DONE SO BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES. DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL ACCEPTANCE BY THE CITY.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY OWNERS AT ALL TIMES. THE CONTRACTOR, WITH THE OWNER APPROVAL. WILL COORDINATE WITH PROPERTY OWNERS IF ACCESS MUST BE INTERRUPTED FOR SHORT TIME PERIODS. ALSO CITY STANDARD MINIMUM REQUIREMENTS AND NOTES ON THIS SHEET (NOTES #11, 12, 13 & 14).
11. ALL WATER MAINS ARE TO BE PVC PIPE, AWWA C-900, DR-18; ALL SINGLE AND DOUBLE WATER SERVICE LATERALS ARE TO BE 2" POLYETHYLENE PLASTIC PIPE, ASTM D-2239 (SIDR-PR)/AWWA C-901-02, PC100/SIDR-15; SEE SHEETS IP-13 THROUGH IP-16 FOR ADDITIONAL NOTES ON LOCATIONS. All SANITARY SEWER IS TO BE PVC PIPE WITH SDR-35 OR SDR-26 MINIMUM AS INDICATED ON THE PROFILES.
12. STATIONING AT ALL CROSSES OR TEES IS IN REFERENCE TO THE CENTERLINE OF THE PROPOSED FITTING. ALL FITTINGS SUCH AS VALVES, REDUCERS, BENDS, ETC. SHALL BE SITUATED 5'-0" FROM ONE ANOTHER AS MEASURED FROM THEIR RESPECTIVE CENTERLINES OR AS SHOWN. AND SHALL BE IN THE ORDER AS SHOWN ON THE PLAN.
13. WATER LINE FITTINGS SHALL BE RESTRAINED WITH CONCRETE, STRAPPING, JOINT RESTRAINTS, ETC. PER THE STANDARD DETAILS OR VIA "MEGALUG" JOINT RESTRAINTS AS SHOWN ON THE PLAN.
14. WATER SERVICE IS PROVIDED BY THE CITY OF FREDERICK. ALL WATER LINES AND APPURTENANCES WITHIN CITY STREETS AND EASEMENTS, INCLUDING METERS AND FIRE HYDRANTS, ARE TO BE CITY OWNED, OPERATED, AND MAINTAINED. ALL OTHER WATER LINES AND APPURTENANCES ON LOTS 1 & 2 ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
15. SEWER SERVICE IS PROVIDED BY FREDERICK COUNTY. ALL SEWER LINES AND APPURTENANCES WITHIN COUNTY EASEMENTS, INCLUDING HOUSE CONNECTIONS AND CLEANOUTS, AS WELL HOUSE CONNECTIONS UP TO CLEANOUTS AND THE CLEANOUTS THAT ARE LOCATED AT OR NEXT TO THE COUNTY EASEMENT LINE, ARE TO BE COUNTY OWNED, OPERATED, AND MAINTAINED. ALL OTHER SEWER LINES AND APPURTENANCES ON LOTS 1 & 2 ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
16. WASTEWATER TREATMENT CAPACITY IS ALLOCATED IN ACCORDANCE WITH Co/City/MDE FLOW ALLOCATION AGREEMENT (1990) AND AMENDMENTS THERETO.

GENERAL CONSTRUCTION NOTES FOR POWER

IMPROVEMENT PLANS SHALL CLEARLY SHOW THE FINALIZED LOCATIONS OF ALL POWER UTILITIES ABOVE AND BELOW GROUND (POWER LINES, VAULTS, DUCT BANKS, SWITCHGEARS AND ANY OTHER ASSOCIATED APPURTENANCES). ALL ELECTRICAL SERVICE EQUIPMENT IN THE DOWNTOWN AREA SHALL BE SUBTERRANEAN. NO PRIVATE ELECTRICAL APPURTENANCES OF ANY KIND SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.

GENERAL NOTES:

1. THE PURPOSE OF THIS IMPROVEMENT PLAN IS TO PROVIDE THE PRIVATE IMPROVEMENTS FOR A 177 UNIT TOWNHOUSE CONDOMINIUM DEVELOPMENT ON TWO LOTS.
2. THE APPLICANT WILL PROVIDE FOREST CONSERVATION THROUGH A COMBINATION OF ON- AND OFF-SITE AFFORESTATION; SEE ON-SITE FINAL FOREST CONSERVATION PLAN #08-422 APPROVED ON OCTOBER 15, 2008, AND OFF-SITE COMBINED PRELIMINARY/FINAL FOREST CONSERVATION PLAN 08-254P/FFCP APPROVED ON OCTOBER 14, 2008 FOR DETAILS. LONG AND SHORT-TERM FOREST CONSERVATION AND MAINTENANCE AGREEMENTS WILL BE RECORDED WITH THE FINAL PLAT.
3. AN EASEMENT FOR STORM WATER CONVEYANCE VIA A COMBINATION OF STORM DRAINAGE PIPES AND SWALES, AND PROVISIONS FOR STORMWATER QUALITY MANAGEMENT VIA A PERMANENT POOL/WETLAND POND FOR STORMWATER DRAINAGE FROM PORTIONS OF MARYLAND ROUTE 26, THE MAIN FARM AND DEARBOUGHT TO THE DEARBOUGHT STORMWATER MANAGEMENT POND AND ACROSS THE MAIN FARM AND DEARBOUGHT WAS GRANTED FROM AVENDEAR LIMITED PARTNERSHIP TO THE STATE HIGHWAY ADMINISTRATION AND NORTH FREDERICK LIMITED PARTNERSHIP. BY DEED DATED AUGUST 28, 1995 RECORDED IN L. 2235, F. 1019. STORMWATER QUANTITY MANAGEMENT FOR THE MAIN FARM WAS WAIVED BY THE CITY ENGINEER ON 05/24/95.
4. AREA TABULATIONS:

LOCATION	*AREA SF*	*ACRES*	*% OF TOTAL*
LOT 1 (OPEN SPACE)	198,111	4.5480	41.0%
LOT 2 (OPEN SPACE)	259,866	5.9657	53.8%
WHEYFIELD DRIVE R/W DEDICATION	25,099	0.5762	5.2%
TOTAL	483,076	11.0899	100%

5. ACCESS TO THE EXISTING DEARBOUGHT SWM POND #7 FROM THE EXISTING EASEMENT TRAVERSING THE MAIN FARM REMAINDER PROPERTY WILL BE ABANDONED AND REPLACED WITH ACCESS VIA THE EXISTING DRAINAGE EASEMENT FROM NEW WHEYFIELD DRIVE.
6. FUTURE STRUCTURES WITHIN THIS PROJECT WILL NOT EXCEED THE FREDERICK MUNICIPAL AIRPORT'S 100:1 SURFACE (APPROX. 388.95+/- MSL @ SITE).
7. THE CITY ENGINEER APPROVED THE TRAFFIC IMPACT STUDY ON DECEMBER 1, 2006. IN ADDITION, BASED ON THE SIGNAL WARRANT ANALYSIS AND TRAFFIC SIGNAL COST ESTIMATE OF $200,000 APPROVED BY THE CITY ENGINEERING DEPARTMENT ON 12/01/06, THE APPLICANT WILL PAY A 4%, OR $8,000 PROPORTIONATE SHARE OF CONSTRUCTING A NEW TRAFFIC LIGHT AT MONOCACY BOULEVARD AND LAUREL WOOD WAY AT THE TIME OF THE FIRST BUILDING PERMIT APPLICATION TO THE CITY. THIS PAYMENT WILL BE BASED ON AN AGREEMENT TO BE PREPARED BY THE APPLICANT AND REVIEWED AND APPROVED BY THE CITY PRIOR TO THE RECORDATION OF THE FIRST FINAL PLAT.
8. ON JULY 19, 2007, THE MAYOR AND BOARD OF ALDERMAN APPROVED THE DEFERRAL OF INSTALLATION OF A PORTION OF THE SIDEWALK ON LOT 1 CONTINGENT ON THE SIDEWALK BEING INSTALLED AT THE TIME OF DEVELOPMENT OF LOT 1 OR FIVE (5) YEARS FROM THE DATE OF FINAL PLAT FOR LOT 2, WHICHEVER OCCURS FIRST. SPECIFIC LANGUAGE AND CONDITIONS ARE OUTLINED IN THE DEFERRAL AGREEMENT DATED JULY 24, 2007 AND RECORDED ON AUGUST 7, 2007 IN DEED BOOK 6693 AT PAGE 0089.
9. THIS SITE SHALL COMPLY WITH ADA AND MARYLAND HANDICAPPED ACCESSIBILITY CODE.
10. THE PLANNING COMMISSION AT THE APRIL 14, 2008 MEETING MADE A FINDING THAT THE 1.07 ACRES OF ADDITIONAL REQUIRED PARKLAND IS SATISFIED BY A COMBINATION OF: 0.21 ACRES CREDIT FOR THE PASSIVE AND ACTIVE RECREATION AREAS PROVIDED IN ON-SITE PRIVATE PARKLAND; AND MADE A RECOMMENDATION TO THE MAYOR AND BOARD FOR A FEE-IN-LIEU PAYMENT FOR 0.86 ACRES OF PARKLAND. SEE ORIGINAL "MAIN FARM" PRELIMINARY PLAT RELEVANT NOTES & COMMENTS NOTE #12 FOR ADDITIONAL INFORMATION.
11. CITY FIRE ENGINEER REQUIREMENTS ARE AS FOLLOWS:
    a. MARKING OF FIRE LANES THROUGH PAINTED CURBS AND SIGNAGE, WILL BE REVIEWED DURING SITE INSPECTION PROCESS.
    b. FIRE LANES/STREETS PROVIDING ACCESS TO THE BUILDINGS WHILE UNDER CONSTRUCTION SHALL BE PROVIDED PRIOR TO THE START OF THE VERTICAL CONSTRUCTION OF THE BUILDINGS. (NFPA 1, SEC. 16.1.4)
    c. ON-SITE FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE START OF VERTICAL CONSTRUCTION OF THE BUILDINGS. (NFPA 1, SEC. 16.4.3.1.3).
12. THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE CITY OF FREDERICK 100-YEAR FLOODPLAIN MAP 4 DATED SEPTEMBER 4, 2007, WHICH IS BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 24021C0248D EFFECTIVE DATE SEPTEMBER 19, 2007, WITH A BASE FLOOD ELEVATION (BFE) OF 270 FEET.
13. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF FREDERICK STANDARD SPECIFICATIONS AND DETAILS AND WHERE APPLICABLE THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS AND DETAILS.
14. IMPROVEMENT PLANS SHALL CLEARLY SHOW THE FINALIZED LOCATION OF ALL POWER UTILITIES ABOVE AND BELOW GROUND (POWER LINES, VAULTS, DUCT BANKS, SWITCHGEARS AND ANY OTHER ASSOCIATED APPURTENANCES). ALL ELECTRIC SERVICE EQUIPMENT IN THE DOWNTOWN AREA SHALL BE SUBTERRANEAN. NO PRIVATE ELECTRICAL APPURTENANCES OF ANY KIND SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.

GENERAL NOTES - CONT'D.

15. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED OFF-SITE IN THE DEARBOUGHT STORMWATER MANAGEMENT (SWM) POND #7 WHICH WAS INITIALLY CONSTRUCTED BY OTHERS BUT NOT COMPLETED. THE COMPLETION OF CONSTRUCTION FOR SWM POND #7 INCLUDES THE EXCAVATION OF WET POOLS AND INSTALLATION OF WETLAND PLANTS UNDER CITY PLAN NO. 17-1073. BASED ON OWNER/DEVELOPER RESEARCH, IT IS THEIR UNDERSTANDING THAT THE ORIGINAL SWM FACILITY CONSTRUCTION OBLIGATIONS WERE THAT OF AVENDEAR LIMITED PARTNERSHIP ("ALP") UNDER THE AGREEMENT RECORDED IN D.B. 2235 AT PG. 1019, SPECIFICALLY ON PG. 1021, SECTION 3.J, AND THAT ALP WAS TO ASSIGN LONG-TERM MAINTENANCE TO THE DEARBOUGHT HOMEOWNER'S ASSOCIATION ("HOA") VIA A DECLARATION RECORDED IN D.B. 2028 AT PG. 422. IN ADDITION, ALP WAS SUBJECTED TO A STANDARD CITY INSPECTION AND MAINTENANCE AGREEMENT RECORDED IN D.B. 2201 AT PG. 1. CLASSIC COMMUNITY, LLC ("CC") WAS ASSIGNED ALP'S DECLARANT RIGHTS IN D.B. 2892 AT PG. 948, THUS MAKING CC RESPONSIBLE FOR SWM OBLIGATIONS. THEREFORE, OWNER/DEVELOPER WILL CONTACT CC TO DETERMINE THEIR INTENTIONS TO COMPLETE THE SWM FACILITY. IN THE EVENT THEY DO NOT, OWNER/DEVELOPER WILL EXERCISE THEIR RIGHTS TO COMPLETE THE FACILITY AS GRANTED BY TITLE SUCCESSOR TO NORTH FREDERICK LIMITED PARTNERSHIP IN THE AFOREMENTIONED D.B. 2235 AT PG. 1019, SPECIFICALLY ON PG. 1023, SECTION 6.B, PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES ON LOT 1, IN ORDER TO PRECLUDE CONSTRUCTION DEBRIS DISTURBANCE FROM LOT 1 AND 2 ACTIVITIES FROM AFFECTING SWM POND #7.
16. THIS PLAN HAS NO PHASING RESTRICTION PER THE APPROVED FINAL SITE PLAN. HOWEVER, PER PRIOR DISCUSSIONS WITH CITY ENGINEERING, THE DEVELOPER IS PERMITTED TO PHASE CONSTRUCTION AS FOLLOWS:

PHASE I
- CONSTRUCT WHEYFIELD DRIVE AND UTILITIES FROM STA. 10+00 TO 15+34.98, PLUS ALL WATERLINES IN WHEYFIELD DRIVE TO DEARBOUGHT, INCLUDING A MINIMUM OF 3' COVER OVER THE WATER LINE. REMAINDER OF ROAD MUST BE COMPLETED WITHIN 3 YEARS OF START OF GRADING ACTIVITIES, REGARDLESS OF BUILDING STATUS.
- ON LOT 2, CONSTRUCT TOWNHOUSE UNITS 33-41, AND 78-88, AND ASSOCIATED DRIVEWAY FROM LAUREL WOOD WAY, AND ON-SITE DRIVE AISLES AND PARKING SPACES TO SATISFY PARKING REQUIREMENTS OF 2 PER UNIT, WITHIN GARAGES AND SURFACE SPACES ADJACENT TO THESE UNITS.

PHASE II
- ON LOT 2, CONSTRUCT REMAINING UNITS, ACCESS DRIVES, DRIVE AISLES, AND PARKING SPACES ON REMAINDER OF UNITS.
- ON LOT 1, CONSTRUCT UNITS, ACCESS DRIVES, DRIVE AISLES, AND PARKING SPACES ON UNITS.
- COMPLETE NORTH RAMBLING WAY ROAD CONNECTION PRIOR TO FINAL UNIT USE & OCCUPANCY PERMIT ISSUANCE ON LOT 1.
- COORDINATE WITH AND/OR COMPLETE CONSTRUCTION OF DEARBOUGHT SWM POND #7 PRIOR TO FINAL UNIT USE & OCCUPANCY PERMIT ISSUANCE ON LOT 1.

THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ANY OR ALL OF THE BUILDINGS AND IMPROVEMENTS AT A FASTER PACE THAN SPECIFIED IN THIS PHASING SCHEDULE.

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
[signature] P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

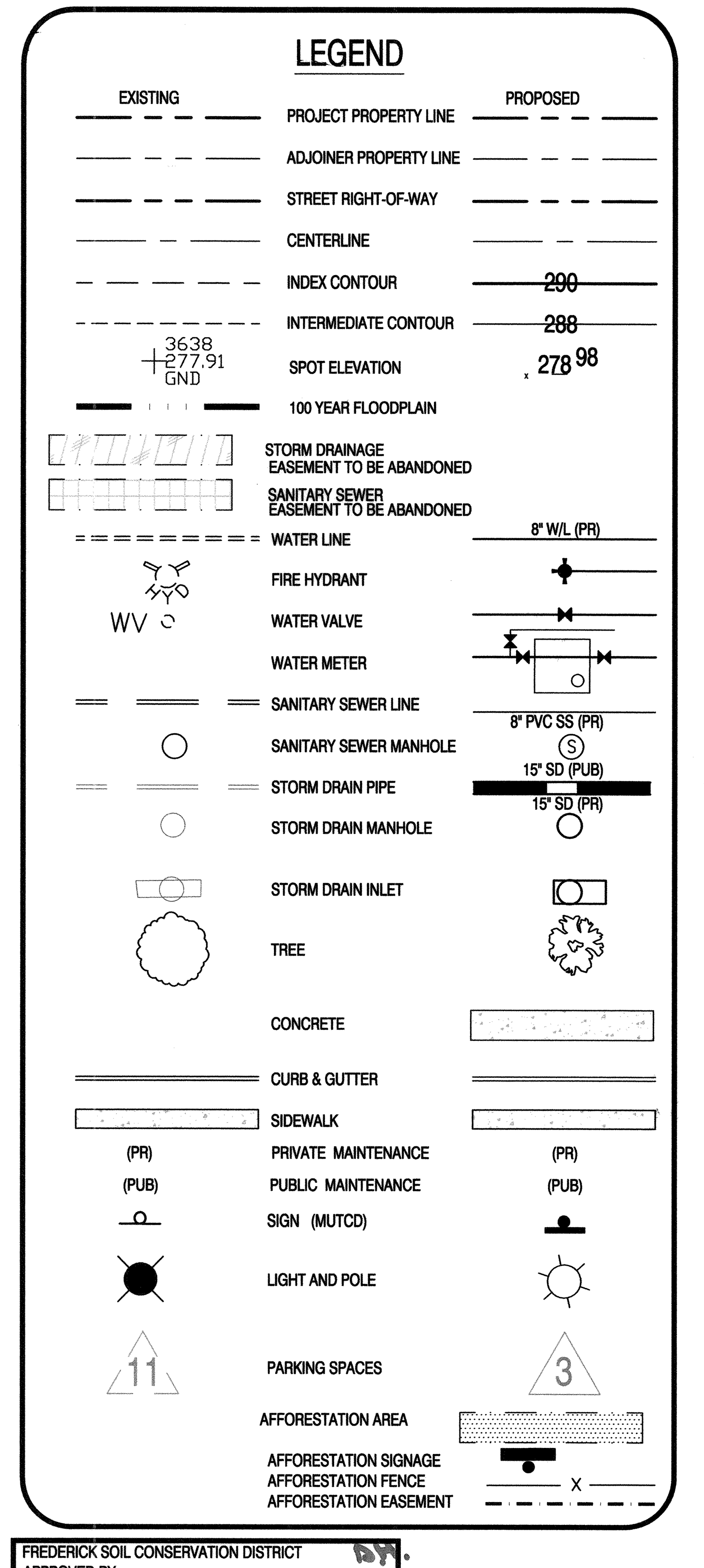
SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
APPROVED: [signature] 7/30/05
DEVELOPMENT REVIEW CHIEF DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S, 181MA-S, AND 181MB-S



FREDERICK SOIL CONSERVATION DISTRICT
APPROVED BY
[signature] 7/21/09
DISTRICT MANAGER DATE
SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

GENERAL NOTES AND LEGEND

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

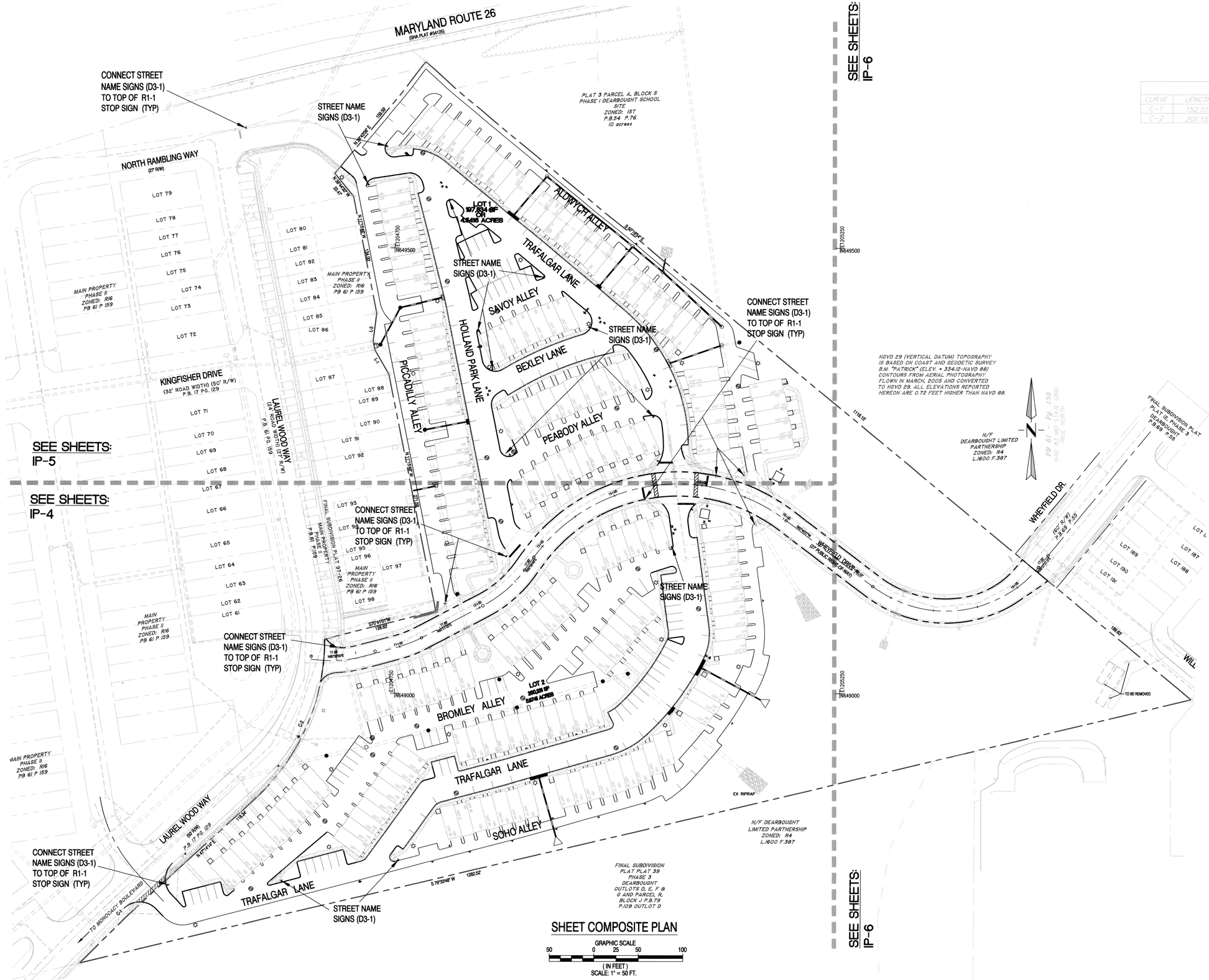
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
07/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: JTA	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-2	
DATE	JUNE 2008	
DRAWING FILE	IP-2 GENERAL NOTES.dwg	

Plotted: Jul 15, 2009 at 12:53pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-2 GENERAL NOTES.dwg



BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	31.62'	N 29°41'52" W
L2	10.00'	N 11°15'46" W
L3	31.62'	N 07°10'20" E

BOUNDARY CURVE TABLE						
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' 45"	N 23°28'53" E	195.43'

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

OWNER/DEVELOPER
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5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

COMPOSITE LAYOUT PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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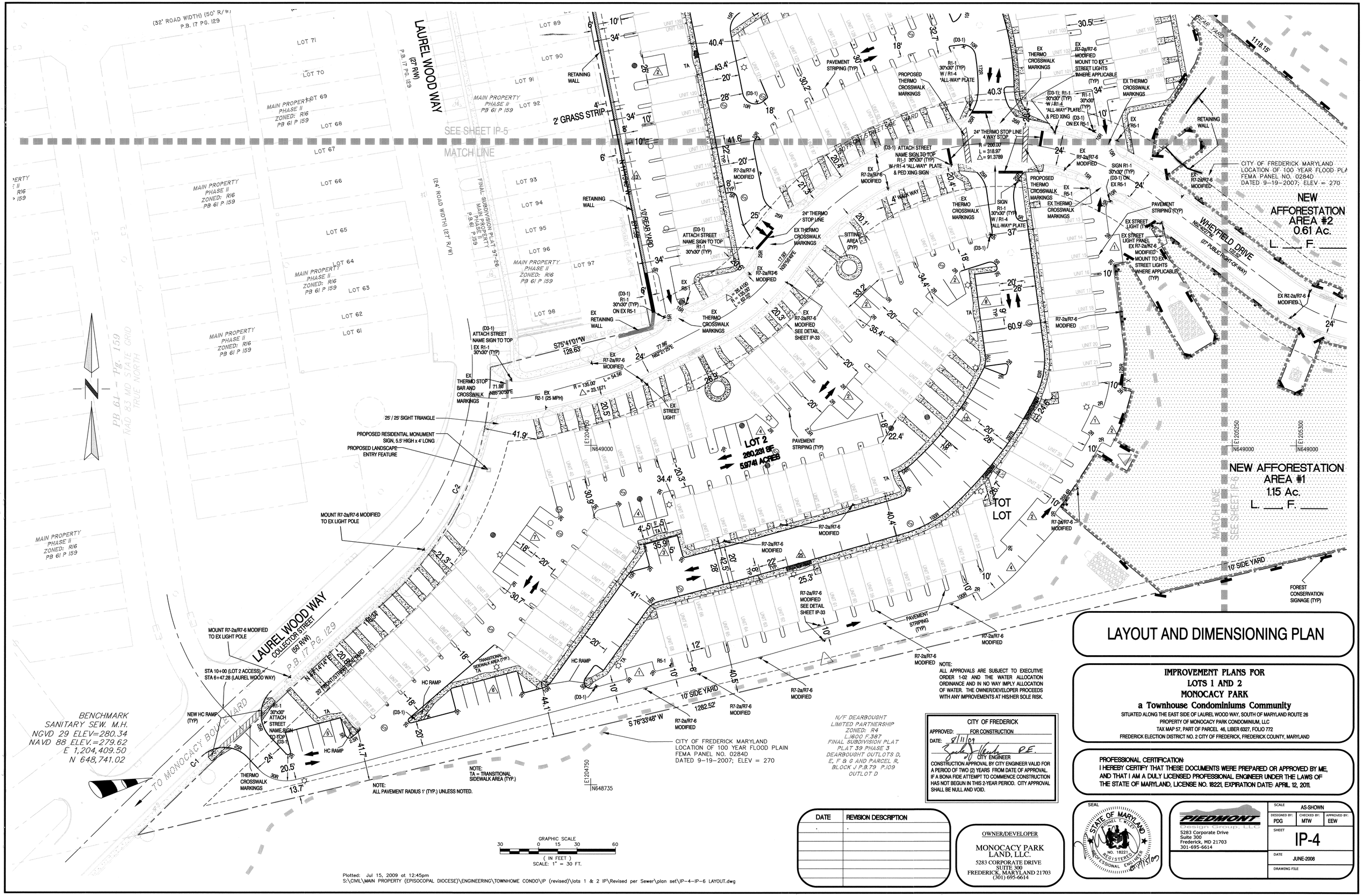
SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET IP-3
DATE JUNE-2008
DRAWING FILE

Plotted: Jul 15, 2009 at 2:28pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-3 COMPOSITE LAYOUT.dwg



LAYOUT AND DIMENSIONING PLAN

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IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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DATE	REVISION DESCRIPTION
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OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
4/13/09

PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-4	
DATE	JUNE-2008	
DRAWING FILE		

Plotted: Jul 15, 2009 at 12:45pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-4-IP-6 LAYOUT.dwg

MARYLAND ROUTE 26
(SHA PLAT #54125)

BENCHMARK
WATER VALVE
NGVD 29 ELEV=286.09
NAD 88 ELEV.=285.37
E 1,204,588.22
N 649,628.32

ATTACH STREET NAME SIGN TO TOP
SIGN
R1-1
30"x30" (TYP)

NORTH RAMBLING WAY
(27' R/W)

MAIN PROPERTY
PHASE II
ZONED: R16
PB 61 P 159

N/F
DEARBOUGHT LIMITED
PARTNERSHIP
ZONED: R4
L.1600 F.387

R7-2a/R7-6
MODIFIED
SEE DETAIL
SHEET IP-33

NOTE:
ALL PAVEMENT RADIUS 1' (TYP.) UNLESS NOTED.

TA = TRANSITIONAL
SIDEWALK AREA (TYP.)

LOT 1
197,834 SF
OR
4.5416 ACRES

TOT
LOT

KINGFISHER DRIVE
(50' R/W)

LAUREL WOOD WAY
(27 R/W)
P.B 17 PG. 129

(24' ROAD WIDTH) (27' R/W)

FINAL SUBDIVISION PLAT
MAIN PROPERTY
PHASE II
P.B 61
P.159

2' GRASS STRIP

RETAINING WALL

PAVEMENT STRIPING (TYP)

PROPOSED THERMO CROSSWALK MARKINGS

EX THERMO CROSSWALK MARKINGS

EX R7-2a/R7-6 MODIFIED MOUNT TO EX STREET LIGHTS WHERE APPLICABLE (TYP)

24" THERMO STOP LINE
4 WAY STOP
R = 200.00
L = 318.97
Δ = 91.3789

4' WALK WAY

FOREST CONSERVATION SIGNAGE (TYP)

10' REAR YARD

CITY OF FREDERICK MARYLAND
LOCATION OF 100 YEAR FLOOD PLAIN
FEMA PANEL NO. 0284D
DATED 9-19-2007; ELEV = 270

MATCH LINE
SEE SHEET IP-4

MATCH LINE
SEE SHEET IP-6

PB 61 - Pg. 159
NAD 83 MD STATE GRID
TRUE NORTH

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.

E1205250
N649500

E1205300
N649500

E1204650
N649500

E1204750
N649500

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

Plotted: Jul 15, 2009 at 12:48pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-4-IP-6 LAYOUT.dwg

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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

LAYOUT AND DIMENSIONING PLAN

IMPROVEMENT PLANS FOR LOTS 1 AND 2 MONOCACY PARK

a Townhouse Condominiums Community

SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

DATE	REVISION DESCRIPTION
.	.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER

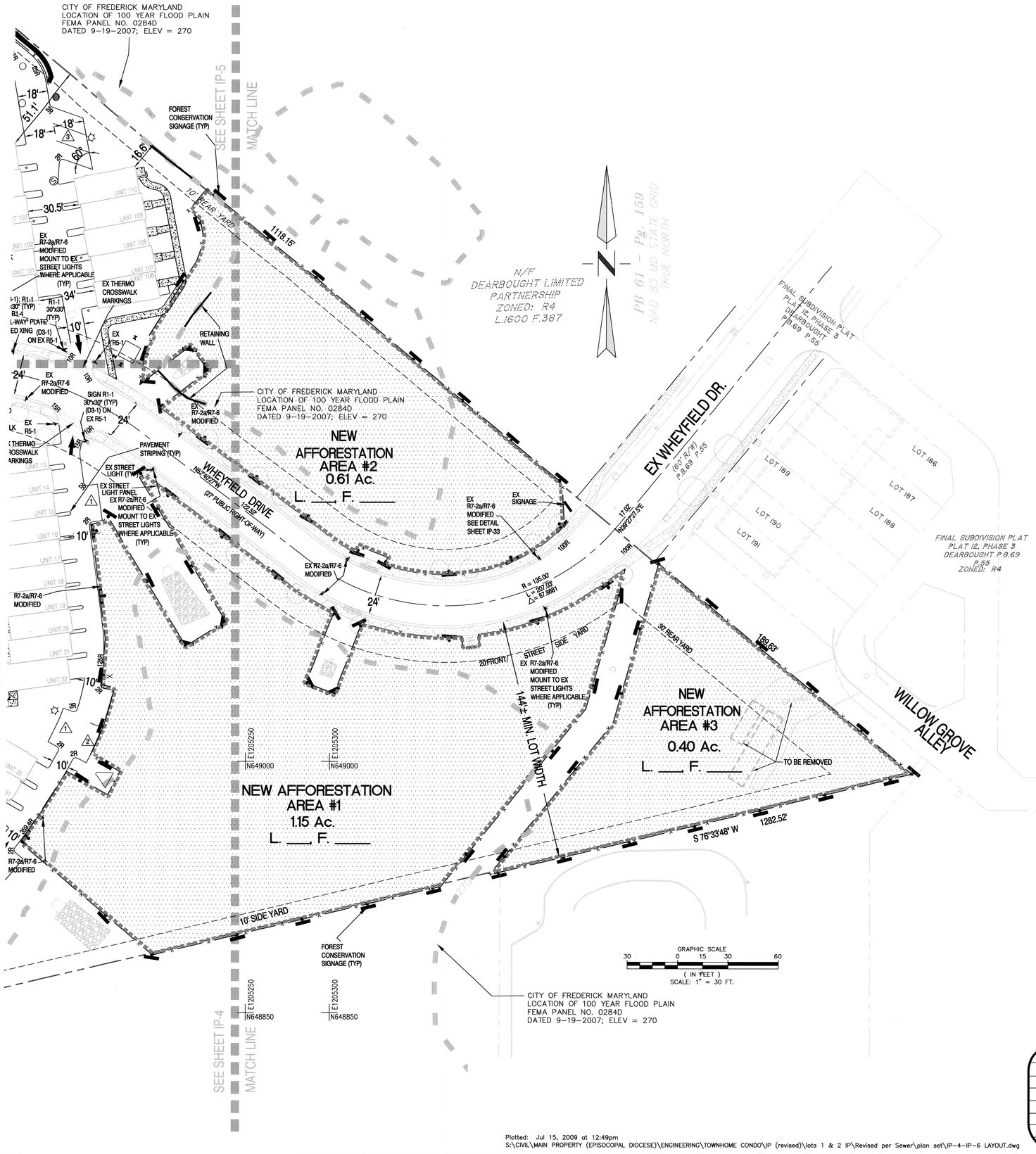
PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY:	CHECKED BY:	APPROVED BY:
PDG	MTW	EEW

SHEET IP-5

DATE JUNE-2008

DRAWING FILE



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SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
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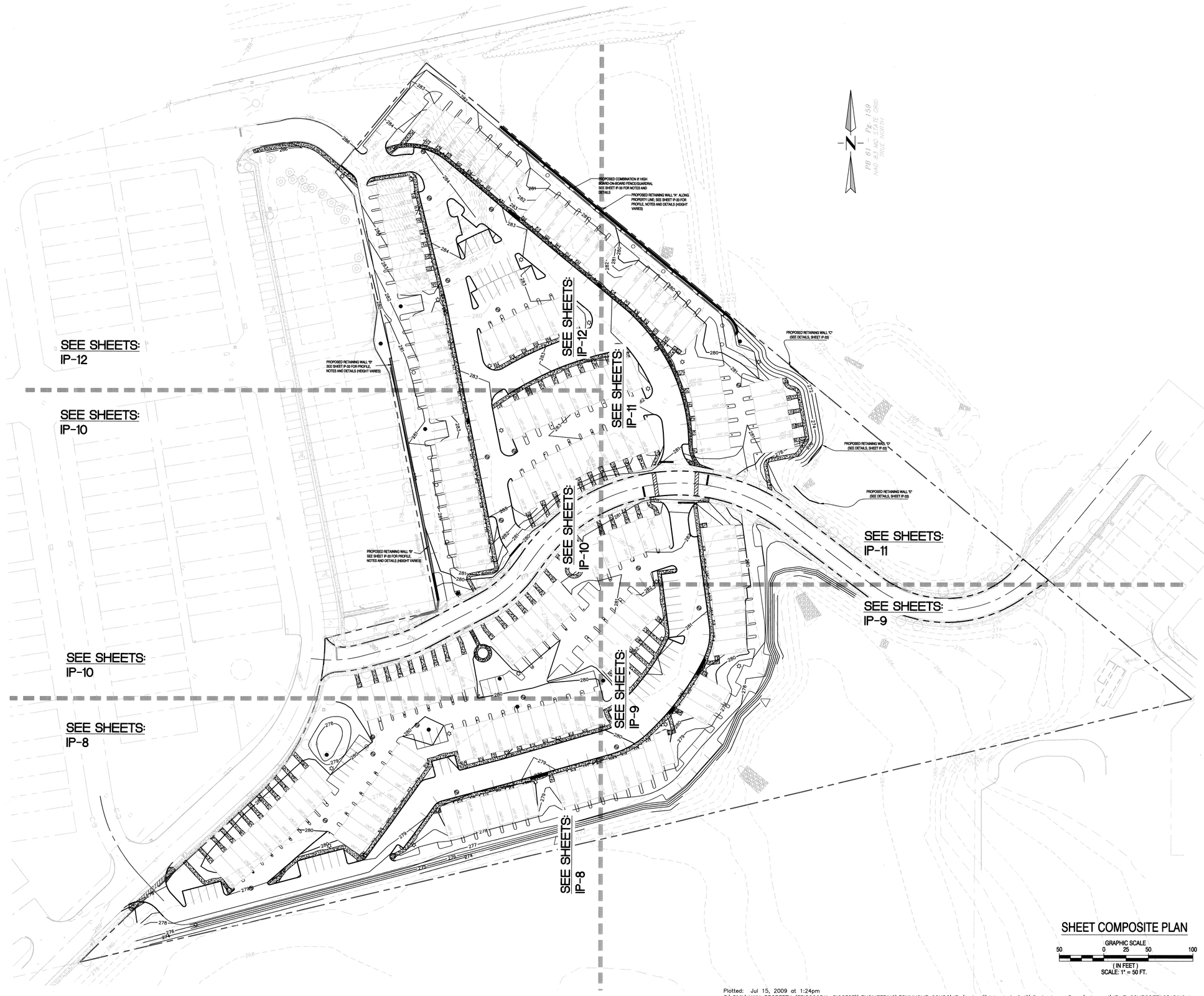
OWNER/DEVELOPER
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SEAL
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NO. 18221
REGISTERED PROFESSIONAL ENGINEER
8/11/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-6	
DATE	JUNE-2008	
DRAWING FILE		

Plotted: Jul 15, 2009 at 12:49pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-4-IP-6 LAYOUT.dwg



SHEET COMPOSITE PLAN

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
SCALE: 1" = 50 FT.

NOTE:
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.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION
.	.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

COMPOSITE GRADING PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND · MICHAEL T. WILES · NO. 18221 · REGISTERED PROFESSIONAL ENGINEER

PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-7

DATE
JUNE-2008

DRAWING FILE

Plotted: Jul 15, 2009 at 1:24pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-7 COMPOSITE GRADING.dwg

SEE SHEET IP-10
MATCH LINE

MATCH LINE
SEE SHEET IP-9

E1204600
N649000
E1204400
N648800
E1205100
N648800
E1204750
N648735

EX MATCH

PB 61 – Pg. 159
NAD 83 MD STATE GRID
TRUE NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
SCALE: 1" = 20 FT.

Plotted: Jul 15, 2009 at 1:29pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-8-12 GRADING.dwg

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
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OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

GRADING PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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SEAL
STATE OF MARYLAND
MICHAEL T. WILT
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-8	
DATE	JUNE-2008	
DRAWING FILE		

SEE SHEET IP-10
MATCH LINE

SEE SHEET IP-11
MATCH LINE

SEE SHEET IP-8
MATCH LINE

(27' PUBLIC RIGHT-OF-WAY)

EX RIPRAP

EX TRAILERS AND GRAVEL TO BE REMOVED TO PROPERTY LINE AND AREA SEEDED AND MULCHED

GRAVEL

E1205200
N649100

E1205250
N649000

E1205300
N649000

E1205400
N648900

E1205100
N648800

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
SCALE: 1" = 20 FT.

Plotted: Jul 15, 2009 at 1:29pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-8-12 GRADING.dwg

OWNER/DEVELOPER

MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

GRADING PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community

SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
8/5/09

PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

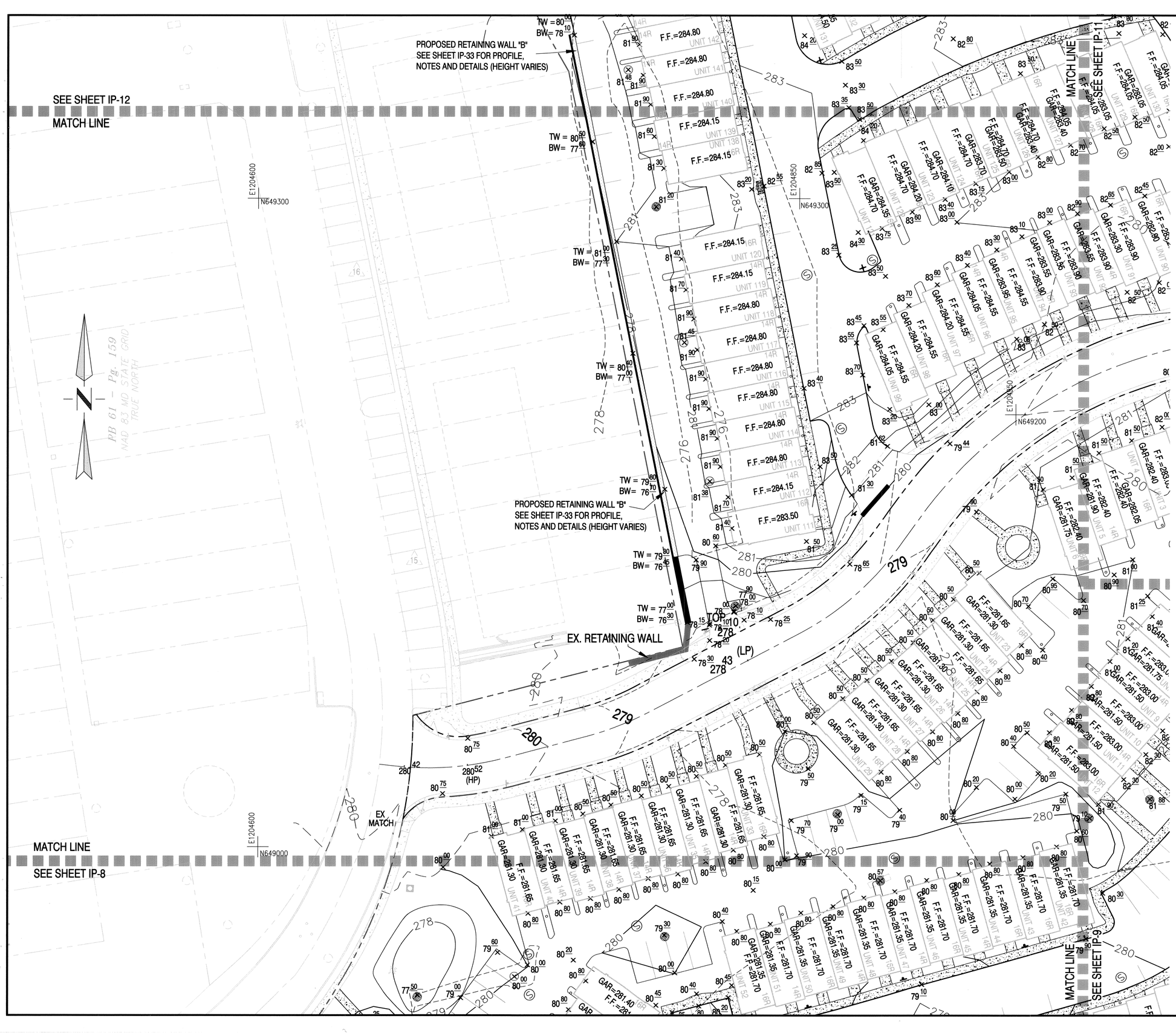
SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-9

DATE
JUNE-2008

DRAWING FILE

PB 61 - Pg. 159
NAD 83 MD STATE GRID
TRUE NORTH



NOTE:
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CITY OF FREDERICK
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OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

GRADING PLAN

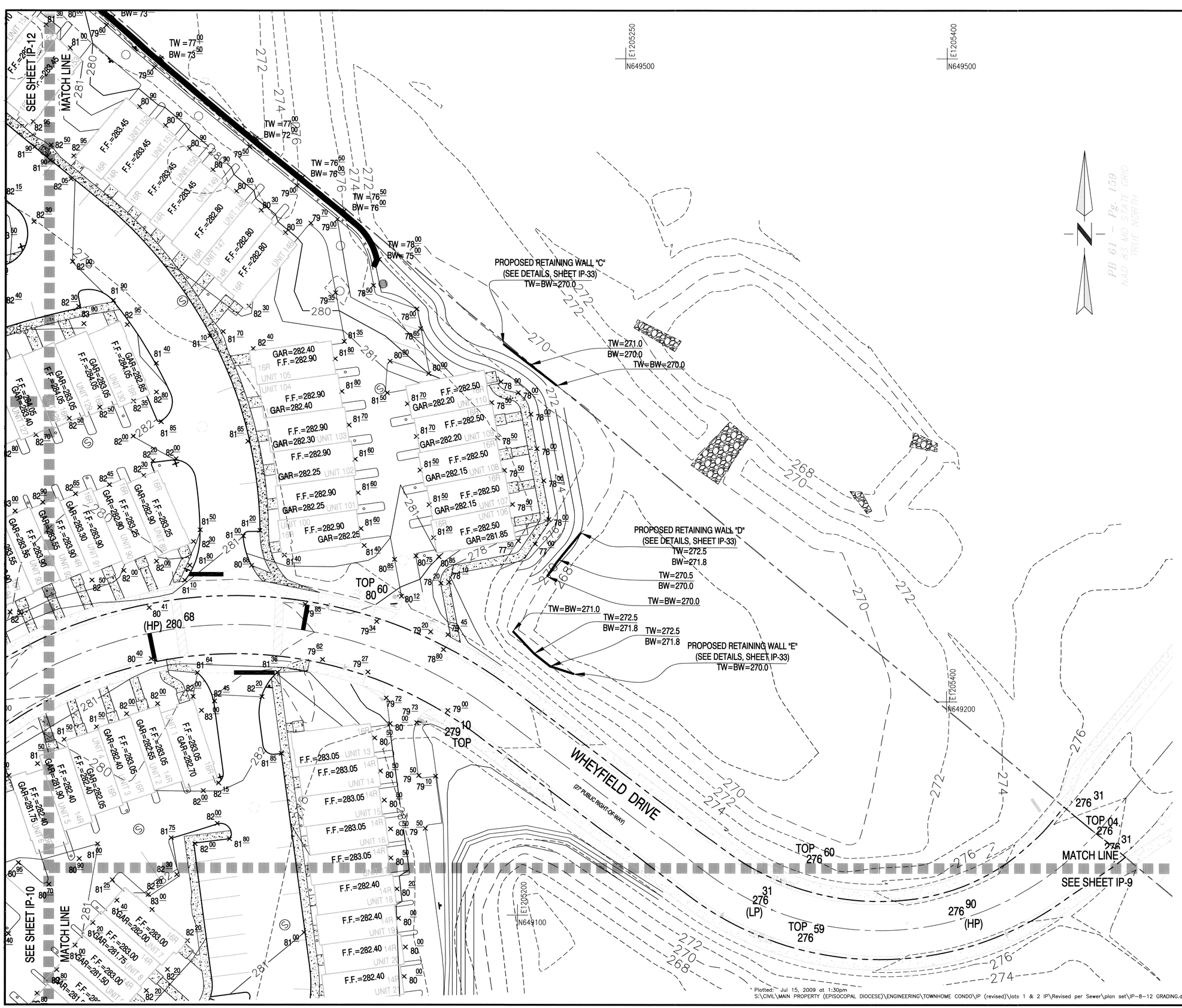
IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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SEAL
STATE OF MARYLAND
MICHAEL T. WILES
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
07/15/08

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-10	
DATE	JUNE-2008	
DRAWING FILE		



INTERSECTION SIGHT DISTANCE COMPUTATIONS

INTX-1

PER 2001 AASHTO 4TH EDITION, CHAPTER 9 "INTERSECTIONS"
CASE B INTERSECTIONS WITH STOP CONTROL ON THE MINOR ROAD:

VERTICAL CHECK
-HEIGHT OF EYE = 3.5' + DESIGN ELEVATION (278.25) = 281.75
-HEIGHT OF OBJECT = 3.5' + DESIGN ELEVATION AT SIGHT DISTANCE (276 @ P/L) = 279.50
SIGHT DISTANCE VERIFIED TO BE OK FOR VERTICAL.

HORIZONTAL CHECK
USE CASE B1 LEFT TURN FROM MINOR ROAD (WORST CASE SENARIO)
INTERSECTION SIGHT DISTANCE ALONG MAJOR ROAD =
1.47*25mph*8.0(MODIFIED TIME GAP PER 5.5% APPROACH GRADE)= 294'
REQUIRED = 294'

PROVIDED = 333'+ LOOKING LEFT (UNOBSTRUCTED TO P/L) = OK
= 262 ' LOOKING RIGHT < REQUIRED, HOWEVER AN ALL WAY STOPPING SITUATION IS PROPOSED AT THE INTERSECTION OF WHEYFIELD DRIVE AND TRAFALGAR LANE THAT WILL PROVIDE AN UNOBSTRUCTED LINE OF SIGHT TO THE STOPPED OBJECT OF SIGHT.

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CITY OF FREDERICK
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CITY ENGINEER
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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
SCALE: 1" = 20 FT.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

GRADING PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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SEAL
STATE OF MARYLAND
MICHAEL T. WILES
NO. 18221
REGISTERED PROFESSIONAL ENGINEER

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-11	
DATE	JUNE-2008	
DRAWING FILE		

Plotted: Jul 15, 2009 at 1:30pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-8-12 GRADING.dwg

FOR GRADING IN THIS AREA SEE NOTE THIS SHEET

AFORESTATION #4 FOREST CONSERVATION AGREEMENT L.2343 F.1133

AFORESTATION #3 AGREEMENT FOREST CONSERVATION L.2343 F.1133

MATCH LINE
SEE SHEET IP-11

MATCH LINE
SEE SHEET IP-10

PROPOSED COMBINATION 6' HIGH BOARD-ON-BOARD FENCE/GUARDRAL SEE SHEET IP-33 FOR NOTES AND DETAILS

PROPOSED RETAINING WALL "A" ALONG PROPERTY LINE; SEE SHEET IP-33 FOR PROFILE, NOTES AND DETAILS (HEIGHT VARIES)

PROPOSED RETAINING WALL "B" SEE SHEET IP-33 FOR PROFILE, NOTES AND DETAILS (HEIGHT VARIES)

NOTE:
THERE WILL BE A MINIMUM OF 18 INCHES OF TOPSOIL ON ANY FOREST CONSERVATION AREAS BEING GRADED.

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
SCALE: 1" = 20 FT.

DATE	REVISION DESCRIPTION
.	.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

GRADING PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
8/11/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

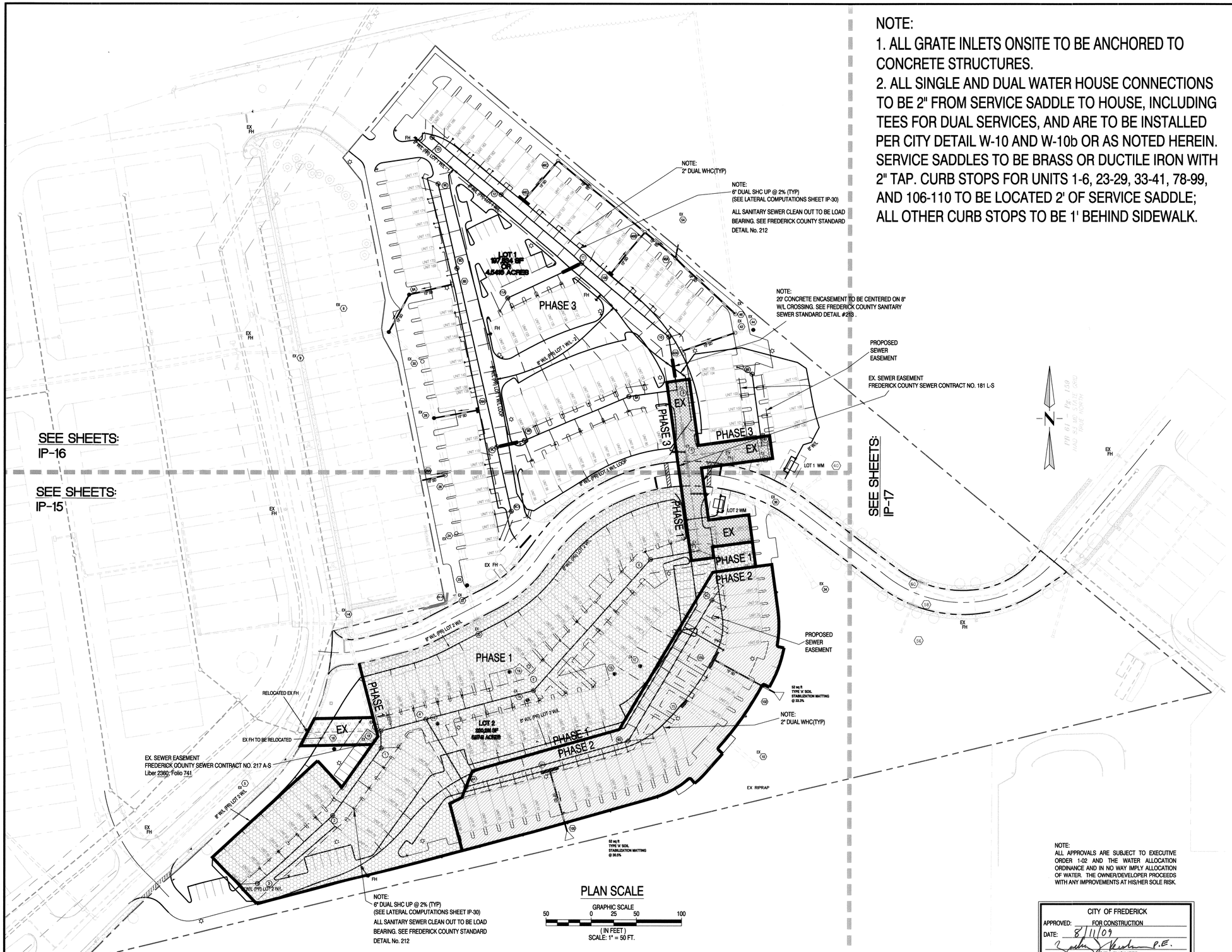
SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-12

DATE
JUNE-2008

DRAWING FILE

Plotted: Jul 09, 2009 at 1:31pm
S:\OUR MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONSULTING\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-8-12 GRADING.dwg



NOTE:

1. ALL GRATE INLETS ONSITE TO BE ANCHORED TO CONCRETE STRUCTURES.
2. ALL SINGLE AND DUAL WATER HOUSE CONNECTIONS TO BE 2" FROM SERVICE SADDLE TO HOUSE, INCLUDING TEES FOR DUAL SERVICES, AND ARE TO BE INSTALLED PER CITY DETAIL W-10 AND W-10b OR AS NOTED HEREIN. SERVICE SADDLES TO BE BRASS OR DUCTILE IRON WITH 2" TAP. CURB STOPS FOR UNITS 1-6, 23-29, 33-41, 78-99, AND 106-110 TO BE LOCATED 2' OF SERVICE SADDLE; ALL OTHER CURB STOPS TO BE 1' BEHIND SIDEWALK.

NOTE:
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CITY OF FREDERICK
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SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: _____ 7/30/09
DEVELOPMENT REVIEW CHIEF — DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S
PHASE 1 -MH N TO MH 1 TO 3,
MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A
FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 -MH 4A THRU 4C
FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 -EX MH 9 TO MH 13, MH 9 TO MH 9E ,
MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

SEWER PHASING LEGEND

- EX. SEWER CONTRACT NO. 181 L-S
- EX. SEWER CONTRACT NO. 217 A-S
- PHASE 1 SEWER CONTRACT NO. 181 M-S
- PHASE 2 SEWER CONTRACT NO. 181 MA-S
- PHASE 3 SEWER CONTRACT NO. 181 MB-S

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

COMPOSITE UTILITY PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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SEAL
STATE OF MARYLAND · MICHAEL T. WILEY · NO. 18221 · REGISTERED PROFESSIONAL ENGINEER

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE: AS-SHOWN
DESIGNED BY: PDG | CHECKED BY: MTW | APPROVED BY: EEW
SHEET: IP-13
DATE: JUNE-2008
DRAWING FILE

Plotted: Jul 15, 2009 at 1:43pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-13 COMPOSITE UTILITY.dwg

SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: _____ 7/30/09
DEVELOPMENT REVIEW CHIEF — DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S
PHASE 1 -MH N TO MH 1 TO 3,
MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A
FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 -MH 4A THRU 4C
FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 -EX MH 9 TO MH 13, MH 9 TO MH 9E ,
MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

TOP RIM SEWER MH=282.92
INV IN 8"PVC(N)=272.79
INV OUT 8"PVC(S)=272.59

TOP RIM SEWER MH=279.03
INV IN 8"PVC(E)=271.93
INV IN 8"PVC(NE)=271.94
INV OUT 8"PVC(NW)=271.91

TOP RIM SEWER MH=278.37
INV IN 8"PVC(N)=271.72
INV OUT 8"PVC(SE)=271.68

TOP RIM SEWER MH=278.62
INV IN 8"PVC(NW)=271.02
INV IN 8"PVC(SE)=271.02
INV IN 36"RCP(NE)=268.92
INV OUT 36"RCP(SW)=268.83

TOP RIM SEWER MH=278.84
INV IN 8"PVC(NW)=271.43
INV IN 8"PVC(SW)=271.42
INV OUT 8"PVC(SE)=271.41

TOP RIM SEWER MH=280.66
INV IN 8"PVC(NW DROP)=279.70
INV IN 8"PVC(NW DROP)=279.37
INV OUT 8"PVC(SW)=277.21
INV OUT 8"PVC(NE)=272.12

TOP RIM SEWER MH=280.39
INV IN 8"PVC(N)=274.00
INV OUT 8"PVC(SE)=273.97

TOP RIM SEWER MH=277.21
INV IN 8"PVC(N)=272.29
INV OUT 8"PVC(W)=272.07

TOP RIM SEWER MH=280.58
INV IN 8"PVC(N)=272.92
INV OUT 8"PVC(SW)272.67

INV IN 8"PVC(N)=275.21
INV OUT 8"PVC(S)=275.07

LAUREL WOOD WAY (27 R/W)

PEABODY ALLEY

PICCADILLY ALLEY

ALDWYCH ALLEY

WHEYFIELD DRIVE (27' PUBLIC RIGHT-OF-WAY)

BROMLEY ALLEY

TRAFALGAR LANE

SOHO ALLEY

LOT 2

SEE SHEET IP-15 MATCH LINE

BEGIN COUNTY CONTRACT #181 MB-S PHASE 3 AT EX COUNTY CONTRACT #181 L-S

END COUNTY CONTRACT #181 M-S PHASE 1 AT EX COUNTY CONTRACT #181 L-S

END COUNTY CONTRACT #181 MA-S PHASE 2

END COUNTY CONTRACT #181 M-S INCLUDING MH 4A PHASE 1
BEGIN COUNTY CONTRACT #181 MA-S PHASE 2

BEGIN COUNTY CONTRACT #181 M-S PHASE 1 AT EX COUNTY CONTRACT #217 A-S

END COUNTY CONTRACT #181 MS PHASE 1

CITY STD W-13 COMBINED SERVICE METER VAULT & BYPASS LOT 1

CITY STD W-13 COMBINED SERVICE METER VAULT & BYPASS LOT 2

3-45° BENDS

EX STREET LIGHT (TYP)

EX STREET LIGHT PANEL

52 sq ft TYPE 'A' SOIL STABILIZATION MATTING @ 33.3%

52 sq ft TYPE 'A' SOIL STABILIZATION MATTING @ 30.5%

PROPOSED SEWER EASEMENT

REMOVE EX MH 9C AND 8" STUB; REPLACE WITH NEW 4' DIA. MH

RELOCATE FH

EX. 8" SS CONTRACT #217A-S Liber 2360,Folio 741

EX 8" WATER (PUBLIC)

8" WATER (PUBLIC)

8" WL LOT 1 W/ LOOP

8" WL LOT 2 W/ LOOP

8" WL LOT 2 W/L

WL LAT (TYP)

6"SHC (TYP)

8"X6" TEE 6"VALVE FH

8"X8" TEE 6"VALVE FH

8"TEE 3-8" VALVE

45° BEND

22 1/2° BEND

2-8"-45° BEND

EX 8" PVC SS

8" PVC SS

EX 15" SD

EX 18" SD

EX 36" RCP SD (PR)

EX 42" RCP SD (PR)

EX 48" RCP SD (PR)

EX 54" RCP SD (PR)

EX 8" WATER LINE (PUBLIC)

BENCHMARK
SANITARY SEW. M.H.
NGVD 29 ELEV.=280.34
NAVD 88 ELEV.=279.62
E 1,204,409.50
N 648,741.02

E1205250
N649000
E1205300
N649000
E1204750
N648735

PB 61 - Pg 159
NAD 83 MD STATE GRID

GRAPHIC SCALE
60 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

NOTE:
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NOTE:
1. ALL SANITARY SEWER CLEAN OUT TO BE LOAD BEARING. SEE FREDERICK COUNTY STANDARD DETAIL No. 212.
2. EXISTING MANHOLES AND PROPOSED MANHOLES WITH FUTURE 8" SANITARY SEWER MAIN OR 6" SHC CONNECTIONS WILL BE CORED AND CONNECTED WITH PLASTIC PIPE ADAPTER PER FREDERICK COUNTY STANDARD DETAIL #214; RE-SHAPE CHANNELS AS NECESSARY PER FREDERICK COUNTY STANDARD DETAIL #205.
3. ALL GRATE INLETS ONSITE TO BE ANCHORED TO CONCRETE STRUCTURES.
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER P.E.
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION
.	.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

UTILITY PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL — STATE OF MARYLAND — MICHAEL T. WILEY — NO. 18221 — REGISTERED PROFESSIONAL ENGINEER — 8/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE: AS-SHOWN
DESIGNED BY: PDG | CHECKED BY: MTW | APPROVED BY: EEW
SHEET: IP-14
DATE: JUNE-2008
DRAWING FILE

Plotted: Jul 15, 2009 at 1:46pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-14-IP-16 UTILITY.dwg

SANITARY SEWER REVIEW ONLY

EXISTING STORM DRAINAGE PIPES & STRUCTURES NOTED THUS:

TO BE REMOVED.

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: _____ 7/30/09
DEVELOPMENT REVIEW CHIEF — DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S
PHASE 1 -MH N TO MH 1 TO 3,
MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A
FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 -MH 4A THRU 4C
FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 -EX MH 9 TO MH 13, MH 9 TO MH 9E ,
MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

MARYLAND ROUTE 26
(SHA PLAT #54125)

BENCHMARK
WATER VALVE
NGVD 29 ELEV.=286.09
NAVD 88 ELEV.=285.37
E 1,204,588.22
N 649,628.32

NORTH RAMBLING WAY
(27' R/W)

KINGFISHER DRIVE
(50' R/W)

LAUREL WOOD WAY
(27' R/W)

NOTE:
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2. EXISTING MANHOLES AND PROPOSED MANHOLES WITH FUTURE 8" SANITARY SEWER MAIN OR 6" SHC CONNECTIONS WILL BE CORED AND CONNECTED WITH PLASTIC PIPE ADAPTER PER FREDERICK COUNTY STANDARD DETAIL #214; RE-SHAPE CHANNELS AS NECESSARY PER FREDERICK COUNTY STANDARD DETAIL #205.
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TOP RIM SEWER MH=284.48
INV OUT 8"PVC(S)=276.66

TOP RIM SEWER MH=282.81
INV IN 8"PVC(N)=275.21
INV OUT 8"PVC(S)=275.07

R MH=284.99
N)=276.36
W)=276.34
C(S)=276.28

284.34
5.33
275.14

MATCH LINE
SEE SHEET IP-14

MATCH LINE
SEE SHEET IP-16

PB 61 - Pg. 159
NAD 83 MD STATE GRID NORTH

E1204650 N649500
E1204750 N649500
E1205250 N649500
E1205300 N649500

LOT 1

ALDWYCH ALLEY
TRAFALGAR LANE
HOLLAND PARK LANE
BEXLEY LANE
SAVOY ALLEY
PEABODY ALLEY
PICCADILLY ALLEY

END COUNTY CONTRACT #181 MB-S PHASE 3

BEGIN COUNTY CONTRACT #181 MB-S PHASE 3 AT EX COUNTY CONTRACT #181 L-S

PROPOSED SEWER EASEMENT

CITY STD W-13 COMBINED SERVICE METER VAULT & BYPASS LOT 1

CITY STD W-13 COMBINED SERVICE METER VAULT & BYPASS LOT 2

EX STREET LIGHT (TYP)

GRAPHIC SCALE
60 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

Plotted: Jul 15, 2009 at 1:47pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-14-IP-16 UTILITY.dwg

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

UTILITY PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

DATE	REVISION DESCRIPTION
.	.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

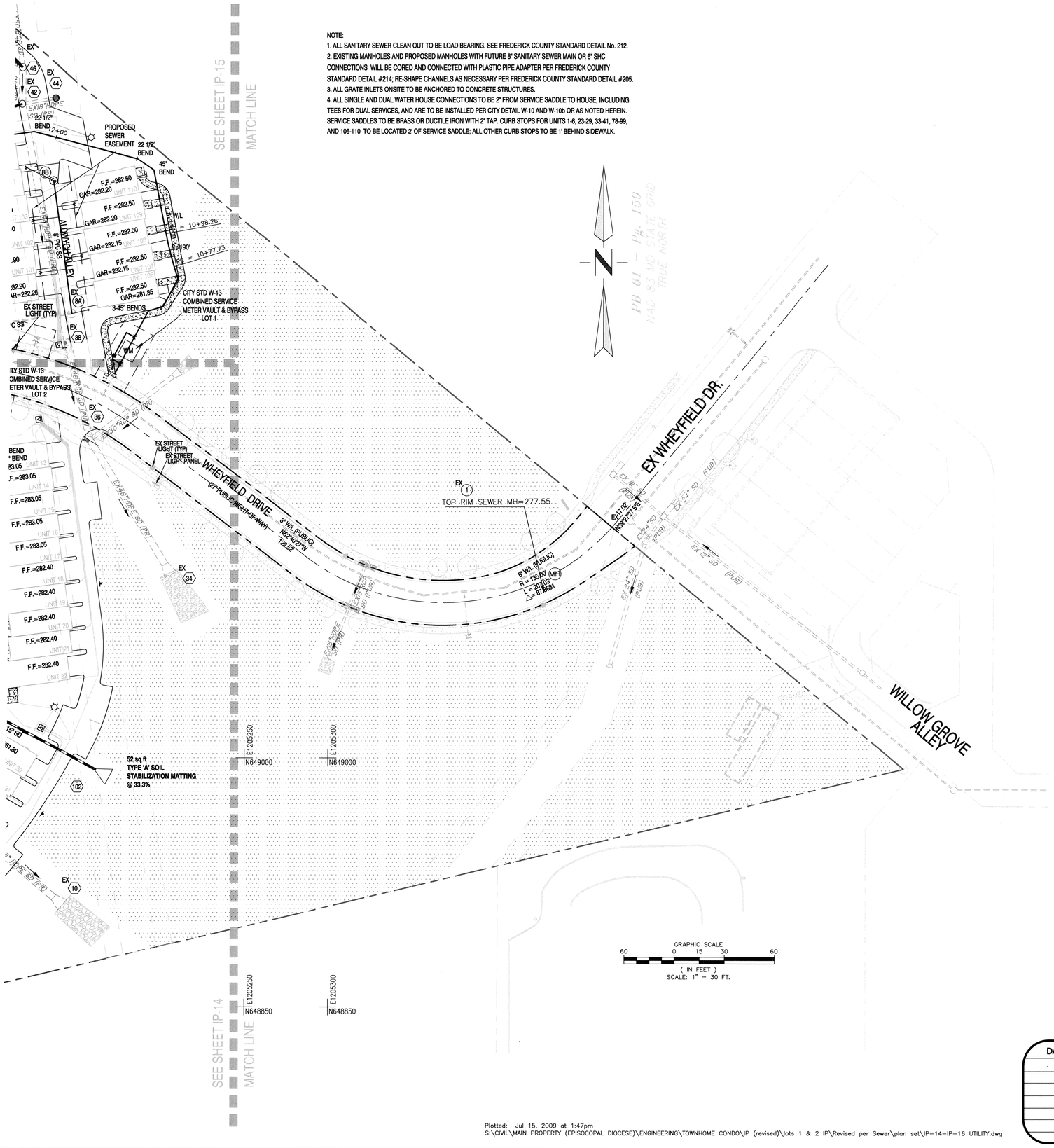
SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET IP-15

DATE JUNE-2008

DRAWING FILE

NOTE:
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SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: _____ 7/30/09
DEVELOPMENT REVIEW CHIEF DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

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MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A
FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 -MH 4A THRU 4C
FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 -EX MH 9 TO MH 13, MH 9 TO MH 9E ,
MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
_____ P.E.
CITY ENGINEER
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UTILITY PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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DATE	REVISION DESCRIPTION
.	.

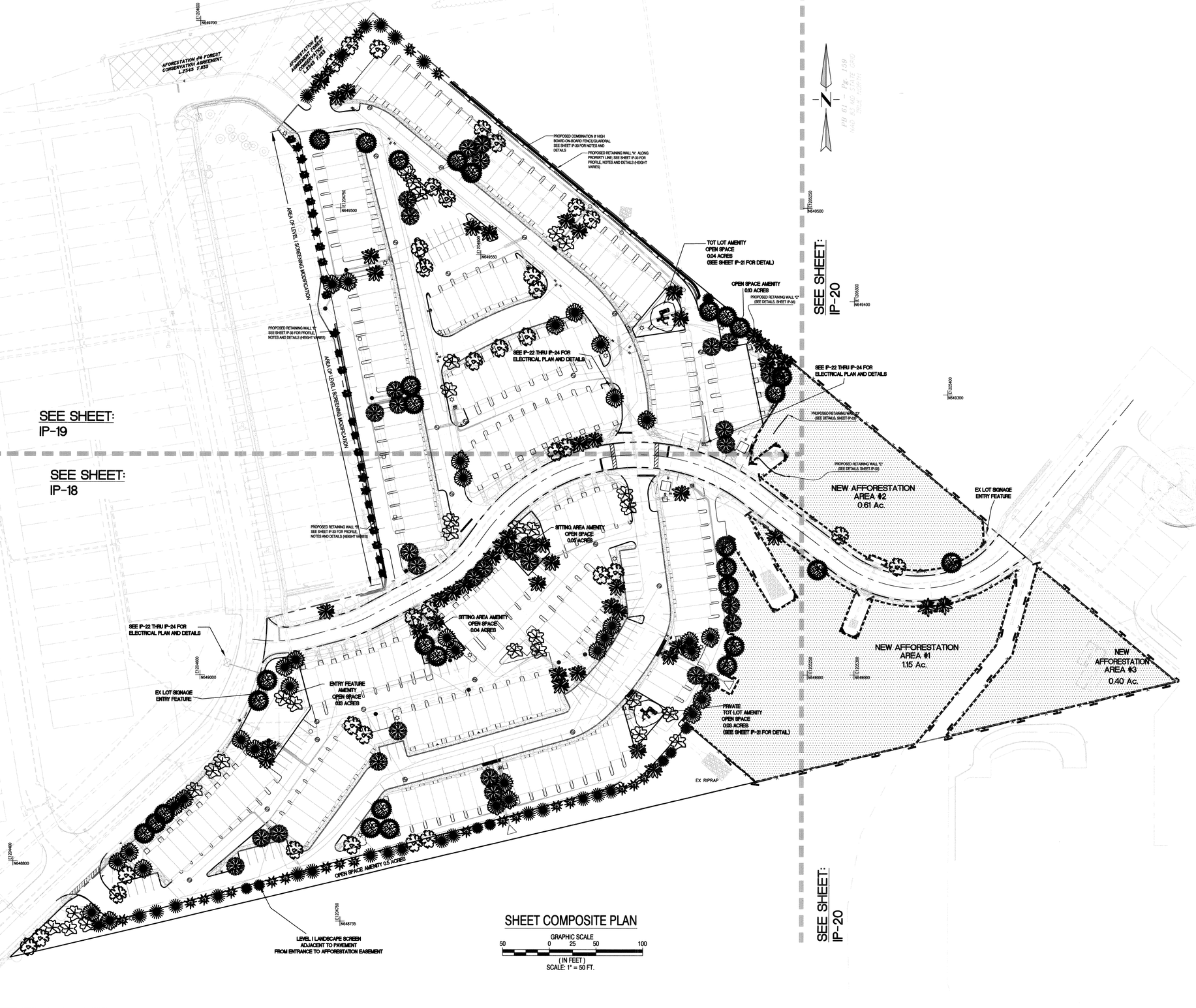
OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
7/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE: AS-SHOWN
DESIGNED BY: PDG | CHECKED BY: MTW | APPROVED BY: EEW
SHEET: IP-16
DATE: JUNE-2008
DRAWING FILE

Plotted: Jul 15, 2009 at 1:47pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-14-IP-16 UTILITY.dwg



SHEET COMPOSITE PLAN

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
SCALE: 1" = 50 FT.

NOTE:
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LANDSCAPE CERTIFICATION BY:
GEORGE WARHOLIC, RLA
DMW
Eight East Second Avenue
Suite 201
Frederick MD 21701

GEORGE WARHOLIC — 7/16/09 DATE

LICENSE NO. 3302, EXPIRATION DATE: 06/06/2011.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

COMPOSITE LANDSCAPE PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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SEAL
STATE OF MARYLAND — MICHAEL T. WILEY — NO. 18221 — REGISTERED PROFESSIONAL ENGINEER — 5/5/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-17

DATE
JUNE-2008

DRAWING FILE

SEE SHEET IP-19

MATCH LINE

PB 61 – Pg. 159
NAD 83 MD STATE GRID
TRUE NORTH

DIFICATION

PROPOSED RETAINING WALL "B"
SEE SHEET IP-33 FOR PROFILE, NOTES AND DETAILS (HEIGHT VARIES)

SITTING AREA AMENITY
OPEN SPACE
0.05 ACRES

SITTING AREA AMENITY
OPEN SPACE
0.04 ACRES

SEE IP-22 THRU IP-24 FOR
ELECTRICAL PLAN AND DETAILS

E1204600
N649000

EX LOT SIGNAGE
ENTRY FEATURE

ENTRY FEATURE
AMENITY
OPEN SPACE
0.03 ACRES

PROPO
(SEE

NEW

E1205250
N649000

PRIVATE
TOT LOT AMENITY
OPEN SPACE
0.03 ACRES
(SEE SHEET IP-21 FOR DETAIL)

EX RIPRAP

MATCH LINE
SEE SHEET IP-20

E1204400
N648800

OPEN SPACE AMENITY 0.5 ACRES

E1204750
N648735

LEVEL I LANDSCAPE SCREEN
ADJACENT TO PAVEMENT
FROM ENTRANCE TO AFFORESTATION EASEMENT

GRAPHIC SCALE
60 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

LANDSCAPE PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community

SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

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LANDSCAPE CERTIFICATION BY:
GEORGE WARHOLIC, RLA
DMW
Eight East Second Avenue
Suite 201
Frederick MD,21701

GEORGE WARHOLIC — DATE 7/14/09

LICENSE NO. 3302, EXPIRATION DATE: 06/06/2011.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

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DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL
STATE OF MARYLAND
MICHAEL T. WILES
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
7/15/09

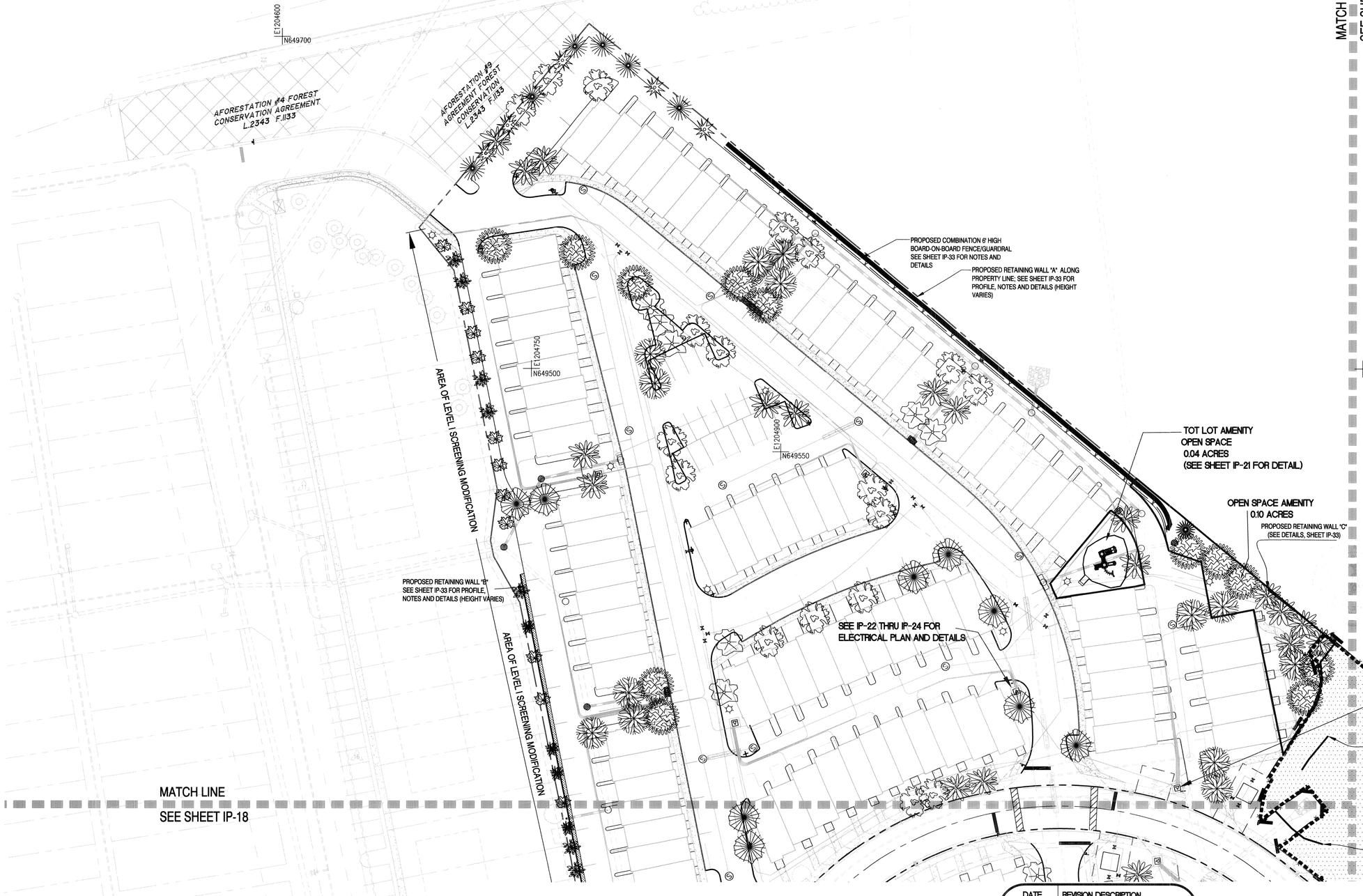
PIEDMONT
ENGINEERING GROUP, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET IP-18

DATE JUNE-2008

DRAWING FILE IP-17--IP-21 LANDSCAPE.dwg



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DMW
Eight East Second Avenue
Suite 201
Frederick MD 21701

GEORGE WARHOLIC — DATE 7/16/09

LICENSE NO. 3302, EXPIRATION DATE: 06/06/2011.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
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LANDSCAPE PLAN

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LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

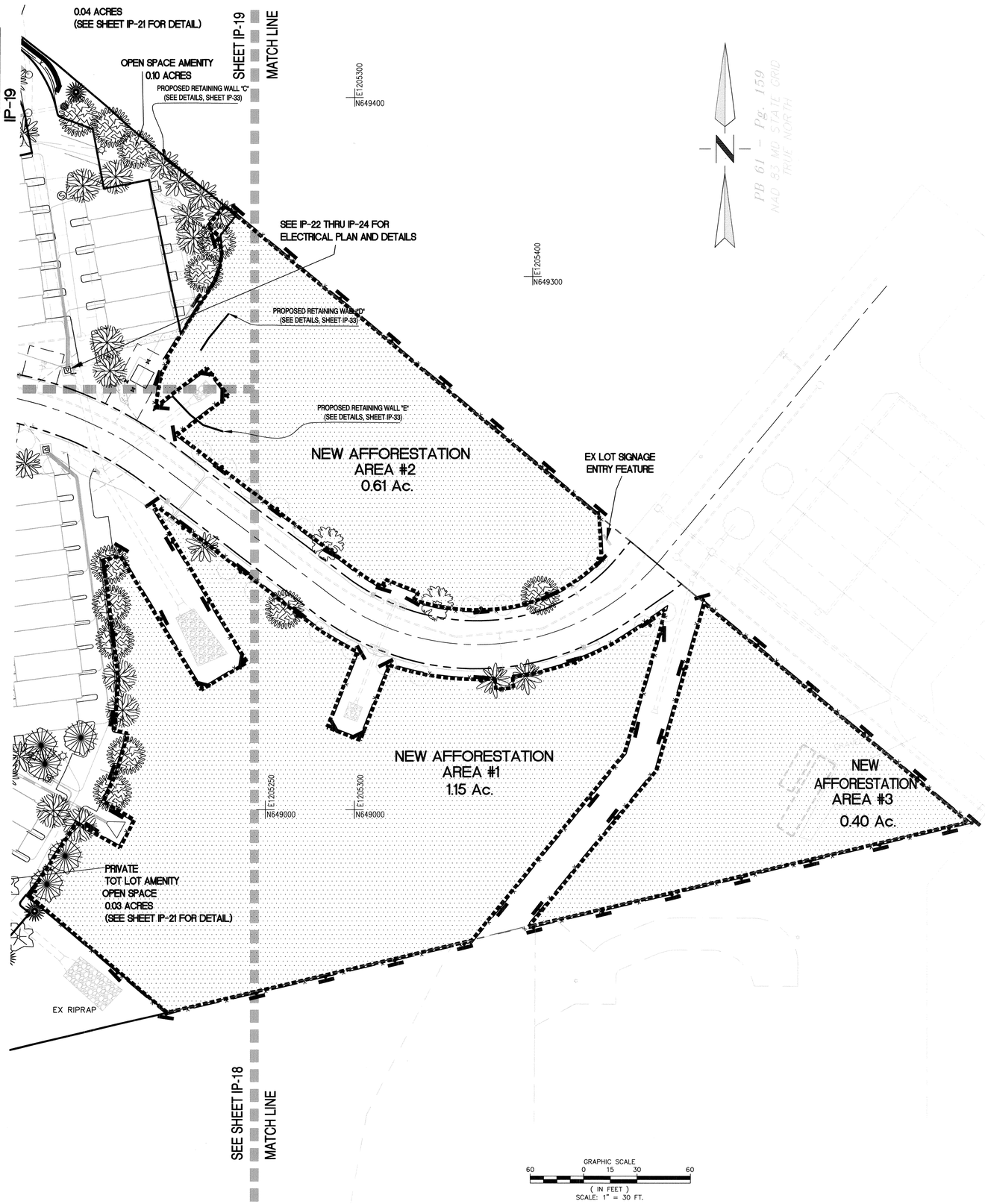
PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET IP-19

DATE JUNE-2008

DRAWING FILE IP-17-IP-21 LANDSCAPE.dwg



GRAPHIC SCALE
60 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

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LANDSCAPE CERTIFICATION BY:
GEORGE WARHOLIC, RLA
DMW
Eight East Second Avenue
Suite 201
Frederick MD 21701

GEORGE WARHOLIC — DATE 7/10/09

LICENSE NO. 3302, EXPIRATION DATE: 06/06/2011.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

LANDSCAPE PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND
MICHAEL T. WILES
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

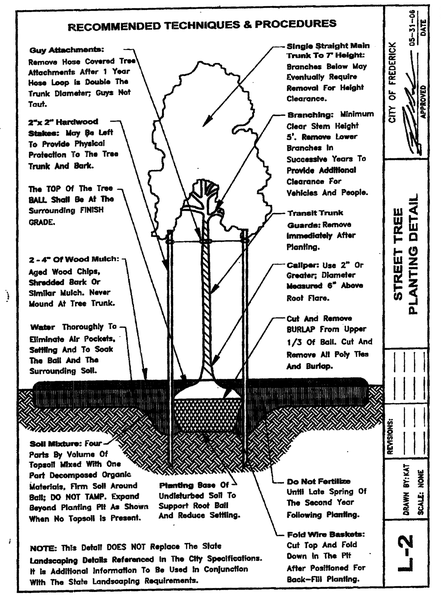
PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-20

DATE
JUNE-2008

DRAWING FILE
IP-17-IP-21 LANDSCAPE.dwg



LANDSCAPE SCHEDULE

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	40	Quercus bicolor	WHITE OAK	2" CAL	B&B
	52	Liquidamber Straciflua	ROTUNDILOBA SWEETGUM	2" CAL	B&B
	37	Acer rubrum	RED MAPLE	2" CAL	B&B
	35	Zelkova serrata	VILLAGE GREEN ZELKOVA	2" CAL	B&B
	40	Gleditsia triacanthos	SKYLINE HONEYLOCUST	2" CAL	B&B
	36	Ginkgo biloba	MADENHAIR TREE	2" CAL	B&B
	23	X Cupressocyparis leylandii	LEYLAND CYPRESS	4'-5' HT.	B&B
	22	Juniperus chinensis	HOLLYWOOD JUNIPER	4'-5' HT.	B&B
	8	Thuja occidentalis	AMERICAN ARBORVITAE	4'-5' HT.	B&B
	13	Ilex opaca	AMERICAN HOLLY	4'-5' HT.	B&B
	7	Myrica cerifera	WAX MYRTLE	4'-5' HT.	B&B
	8	Juniperus virginiana	EASTERN RED CEDAR	4'-5' HT.	B&B
TOTAL	321				

GENERAL LANDSCAPING NOTES

1. ONLY TREES ON THE CITY APPROVED TREE PLANTING LIST IN THE CITY STANDARD DETAILS, LATEST EDITION, ARE PERMITTED TO BE PLANTED IN THE CITY OF FREDERICKS RIGHT-OF-WAY.
2. ALL STREET TREE PLANTINGS SHALL BE A MINIMUM OF 2-1/2" CALIPER AND DISPLAY A SINGLE STRAIGHT TRUNK TO 7' OF WHICH SHALL BE FREE OF BRANCHING (ANZI Z60.1).
3. THERE SHALL BE NO EXCESS SOIL OR MULCH ON TOP OF ROOT BALL SO AS TO EXPOSE BASAL ROOT FLARE.
4. ALL STREET TREE PLANTINGS SHALL BE FREE OF DAMAGE, DISEASE AND DEFECTS.
5. PER THE CITY OF FREDERICK CHARTER AND CODE OF LAWS SEC. 22-10.2. "PLANTINGS ON UTILITIES OR IN EASEMENTS. (a) IT SHALL BE UNLAWFUL TO PLACE OR PLANT A TREE OR TREES ON TOP OR WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR EQUIPMENT OF THE CITY. (b) IT SHALL BE UNLAWFUL TO PLACE OR PLANT TREES, BUSHES, SHRUBS OR OTHER PLANTINGS OR GROUND COVER OF ANY NATURE WHATSOEVER WITHIN THE UTILITY EASEMENT AREA OF THE CITY UNLESS PRIOR WRITTEN APPROVAL OF THE CITY IS SECURED." ALSO THERE SHALL BE A MINIMUM OF FIFTEEN (15) FEET OF SEPARATION BETWEEN PLANTED TREES AND CITY STREET LIGHTS. TO OBTAIN PRIOR WRITTEN APPROVAL OF EXCEPTION TO ANY OF THE ABOVE IN DESIGN OR IN CONSTRUCTION, CONTACT THE CITY ENGINEER.
6. FOR UTILITIES OWNED BY COMPANIES OTHER THAN THE CITY ON PUBLIC OR PRIVATE PROPERTY WITH PRIVATELY MAINTAINED LANDSCAPING, THERE SHALL BE A MINIMUM OF TEN (10) FEET OF SEPARATION BETWEEN CENTER OF DESIGNED OR PLANTED TREES AND ANY SUCH UTILITY LINES AND STRUCTURES (UNDER OR ABOVE GROUND) UNLESS PRIOR WRITTEN CONSENT IS OBTAINED FROM THE UTILITY COMPANY OWNER. WHERE UTILITIES ARE PRIVATELY-OWNED, A REASONABLE AND PRUDENT EFFORT TO MAINTAIN A MINIMUM TEN (10) FOOT SEPARATION BETWEEN DESIGNED OR PLANTED TREES AND UTILITY LINES SHALL BE REQUIRED.
7. CONTRACTOR SHALL CALL THE CITY OF FREDERICK ARBORIST AT 301-600-1233 PRIOR TO PLACEMENT AND PLANTING OF CITY TREES FOR FIELD ADJUSTMENTS TO LOCATIONS. PRIOR TO ANY EXCAVATION WITHIN TEN (10) FEET OF CITY STREET TREES OR DESIGNATED STATE TREES, CONTRACTOR TO OBTAIN PERMIT FROM THE OFFICE OF THE CITY ARBORIST.
8. SHOW ALL UTILITIES (STORM DRAIN, WATER, SANITARY SEWER, ELECTRICAL, GAS, ETC.) ON LANDSCAPING PLAN. LABEL TYPE AND SIZE OF UTILITY. LABEL ELECTRICAL POLE/FIXTURE, EXTERIOR BUILDING FIXTURE AND ELECTRICAL CONDUIT LOCATIONS.
9. TOTAL NUMBER OF PLANTS SHALL BE VERIFIED ON THE LANDSCAPE PLAN. IF THIS TOTAL DIFFERS FROM THE PLANT KEY, THE PLAN SHALL GOVERN.
10. IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE LANDSCAPE CONTRACTOR IS TO NOTIFY PIEDMONT DESIGN GROUP, LLC FOR AN ACCEPTABLE SUBSTITUTE.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE QUALITY SPECIFICATIONS DESCRIBED IN THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERY-MEN.
12. ALL PLANTING SPECIFICATIONS AND PROCEDURES SHALL FOLLOW THE STANDARDS SET FORTH IN THE LANDSCAPE SPECIFICATIONS GUIDELINES, CURRENT EDITION, AS DEVELOPED BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD, DC, VA.
13. EXISTING UTILITIES ARE SHOWN FROM THE 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 AT COMMENCEMENT OF CONSTRUCTION, UNCOVER ALL PROPOSED CONNECTION POINTS TO VERIFY LOCATION OF EXISTING UTILITIES.
14. IF SOIL AT PLANTING SITES IS WET OR COMPACTED, ALL CONTAINER AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOT BALL IS ABOVE EXISTING GRADE.
15. EXISTING TREES AND PLANTS THAT ARE TO BE SAVED SHOULD BE PROTECTED DURING CONSTRUCTION AS DETAILED IN THE TREE PRESERVATION SECTION OF THE LANDSCAPE SPECIFICATION GUIDELINES AS DEVELOPED BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD, DC, AND VA. MEASURES FOR PROTECTION SHOULD INCLUDE BUT ARE NOT LIMITED TO; PROVIDE STOUT FENCING AROUND TREES AND AREAS TO BE SAVED, FENCING SHOULD REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION; RESTRICTING USE OF MACHINERY UNDER THE DRIP LINE TO AVOID MECHANICAL INJURY OR SOIL COMPACTION, IF CONSTRUCTION TRAFFIC IS NECESSARY WITHIN THIS AREA, TEMPORARY MULCH SHOULD BE USED TO MINIMIZE SOIL COMPACTION; PROHIBITING STORAGE OF MATERIALS IN THE PROTECTION AREA; EXCAVATION AROUND TREE ROOTS SHOULD BE COMPLETED BY HAND; ROOTS WHICH NEED TO BE REMOVED DURING CONSTRUCTION SHOULD BE CUT CLEANLY AND NOT RIPPED OUT WITH HEAVY MACHINERY; LARGE ROOTS SHOULD BE LEFT TO BRIDGE TRENCHES; TUNNEL BENEATH ROOT SYSTEMS FOR UTILITIES RATHER THAN TRENCHING; BACKFILL EXPOSED ROOTS AS SOON AS POSSIBLE; CHANGES IN GRADE LEVEL WITHIN THE DRIP LINES OF EXISTING VEGETATION SHALL BE AVOIDED IF POSSIBLE; USE RETAINING WALLS, TERRACES OR OTHER MEASURES TO AVOID ANY EXCAVATING WITHIN THIS AREA; WHEN FILLING WITHIN THIS AREA PROVIDE AERATION LAYERS OF 1 FOOT DEEP MINIMUM 2-3 INCH AGGREGATE BEDS WITH TREE WELLS; PROVIDE ADEQUATE DRAINAGE TO OR AWAY FROM ROOTS; AND AVOID DAMAGE TO PRESERVATION AREAS DURING TIMES OF DEBRIS REMOVAL AND DEBRIS BURNING.
16. REMOVE UPPER HALF OF BURLAP, ALL WIRE, AND NONDEGRADABLE MATERIALS BEFORE BACKFILLING ANY B&B PLANT MATERIAL. ALL CONTAINERS ARE TO BE REMOVED FROM CONTAINER-GROWN PLANTS. ROOT CONTAINMENT BAGS ARE TO BE REMOVED FROM FABRIC/ROOT CONTROL BAG-GROWN PLANTS PRIOR TO BACKFILLING.
17. ALL GUY WIRES AND STAKES ARE TO BE REMOVED ONE YEAR AFTER PLANT MATERIAL INSTALLATION.
18. THE LANDSCAPING SHOWN HEREON SHALL BE MAINTAINED AND THE PLANTS KEPT IN HEALTHY, LIVING CONDITION BY WATERING, WEEDING, CULTIVATING, PRUNING, TREATMENT OF INSECT INFESTATION OR DISEASE, REPLANTING, PLANT REPLACEMENT AND OTHER OPERATIONS OF CARE FOR THE PROMOTION OF GOOD PLANT GROWTH.
19. ALL PROPOSED PLANT SPECIES MAY BE SUBSTITUTED WITH ALTERNATES FROM THE CITY'S APPROVED PLANT LIST WITH PRIOR CITY PLANNING AND/OR ARBORIST APPROVAL.
20. CITY ARBORIST TO APPROVE THE TREE SELECTION ON THE IMPROVEMENT PLANS.
21. PER THE CITY OF FREDERICK CHARTER AND CODE OF LAWS SEC. 22-10.2. "PLANTINGS ON UTILITIES OR IN EASEMENTS." (a) IT SHALL BE UNLAWFUL TO PLACE OR PLANT A TREE OR TREES ON TOP OR WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR EQUIPMENT OF THE CITY. (b) IT SHALL BE UNLAWFUL TO PLACE OR PLANT TREES, BUSHES, SHRUBS OR OTHER PLANTINGS OR GROUND COVER OF ANY NATURE WHATSOEVER WITHIN THE UTILITY EASEMENT AREA OF THE CITY UNLESS PRIOR WRITTEN APPROVAL OF THE CITY IS SECURED." ALSO THERE SHALL BE A MINIMUM OF FIFTEEN (15) FEET OF SEPARATION BETWEEN PLANTED TREES AND CITY STREET LIGHTS. TO OBTAIN PRIOR WRITTEN APPROVAL OF EXCEPTION TO ANY OF THE ABOVE IN DESIGN OR IN CONSTRUCTION, CONTACT THE CITY ENGINEER.
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24. THE MONOCACY PARK CONDOMINIUMS HOA HAS OBTAINED CONSENT FROM THE ALLEGHENY ELECTRIC POWER COMPANY, WASHINGTON GAS COMPANY, AND THE HOA TO LANDSCAPE IN THE AREAS SHOWN. THE HOA ACCEPTS RESPONSIBILITY TO MAINTAIN AND REPLACE ANY LANDSCAPING THAT MAY BE DAMAGED OR DESTROYED DURING MAINTENANCE DUE TO ITS LOCALITY TO PRIVATE AND HOA OWNED UTILITIES. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE HOA.
25. SEE FINAL FOREST CONSERVATION PLAN CITY CASE NO. PC08-422FCP FOR PLANTING IN AFFORESTATION AREAS.

LANDSCAPING REQUIREMENTS
(PER ZO SECTION 11)

11.05.1.a TREES ARE REQUIRED TO BE PLANTED ON THE PROPERTY AT 1 PER 3,000 sf = 1 x (197,966 + 260,412) ÷ 3,000 = 153; PROVIDED = 153

11.05.2 STREET TREE LANDSCAPING REQUIREMENTS: STREET TREES ARE ONLY REQUIRED AT 1 PER 100' ALONG COMPREHENSIVE PLAN COLLECTOR AND ARTERIAL ROADS. THERE ARE NO COLLECTOR OR ARTERIAL ROADS WITHIN THIS PROJECT UNDER THE CURRENT COMPREHENSIVE PLAN; HOWEVER, STAFF HAS REQUESTED STREET TREES FOR WHEYFIELD DRIVE AT 50 FOOT ON CENTER.

ROAD	*FRONTAGE*	*REQUIRED TREES*	*PROVIDED TREES*
LAUREL WOOD WAY	472'	472'÷100 = 5	5
WHEYFIELD DRIVE	920' x 2	1,840'/50 = 37	37
TOTAL STREET TREES		42	42

11.05.3 LANDSCAPE BUFFER AND BERM REQUIREMENTS: LANDSCAPED BERMS AND/OR BUFFER WITH LEVEL I SCREENING REQUIRED TO SCREEN RESIDENTIAL USES FROM ADJACENT RESIDENTIAL USES OR TRAFFIC AREAS (LEVEL I SCREEN IS 6' WIDE W/EVERGREENS PLANTED @ 20' O/C 4' HIGH @ TIME OF PLANTING):

ADJOINING LENGTH	*REQUIRED TREES*	*PROVIDED TREES*
1,952'	1 TREE x 1,952 ÷ 20' O/C = 98	79*

STAFF HAS APPROVED THE SUBSTITUTION OF 6' HIGH BOARD-ON-BOARD FENCE TO BE PROVIDED IN-LIEU OF 19 LANDSCAPE SCREENING TREES, ALONG 355' OF EASTERN PROPERTY LINE, PER SECTION 309(m)(3). PER SECTION 605(k), THE OVERALL LANDSCAPING REQUIREMENT NUMBER OF TREES IS MET WITH FOREST CONSERVATION PLANTING WITHIN THE PROJECT SITE.

11.05.4.b 10% OF TOTAL PARKING AREA MUST BE LANDSCAPED:

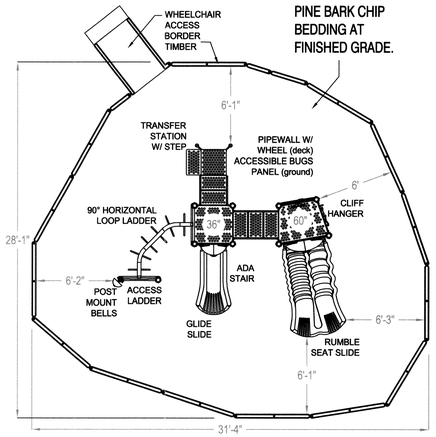
USING 20' DIAMETER TREE CANOPY, AREA PER TREE IS = π x 20²÷4 = 314 sf

TOTAL PARKING AREA	*REQUIRED TREES*	*PROVIDED TREES*
146,495 sf	10% x 146,495 ÷ 314 = 47	47

TOTAL TREES REQUIRED = 340
TOTAL TREES PROVIDED = 321*

STAFF HAS APPROVED THE SUBSTITUTION OF 6' HIGH BOARD-ON-BOARD FENCE TO BE PROVIDED IN-LIEU OF 19 LANDSCAPE SCREENING TREES, ALONG 355' OF EASTERN PROPERTY LINE, PER SECTION 309(m)(3). PER SECTION 605(k), THE OVERALL LANDSCAPING REQUIREMENT NUMBER OF TREES IS MET WITH FOREST CONSERVATION PLANTING WITHIN THE PROJECT SITE.

BORDER TIMBERS TO BE 4"x4" PT "GROUND-CONTACT" LUMBER SPIKED WITH 30" LONG #4 REBAR FLUSH AT TOP AT EACH END. SET TIMBER AT FINISHED GRADE.



N.T.S.

NOTES:
1. EQUIPMENT IS PLAYWORLD SYSTEMS, MODEL "CHALLENGERS" NO. 350-0401.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND LAYOUT PLAN TO PIEDMONT DESIGN GROUP, LLC FOR APPROVAL PRIOR TO ORDERING EQUIPMENT. EQUIPEMNT PLACEMENT AND RAMP LOCATION MAY BE FIELD-MODIFIED WITH OWNER'S APPROVAL.
3. PRIVATELY OPERATED AND MAINTAINED BY H.O.A.

LANDSCAPE DETAILS

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

LANDSCAPE CERTIFICATION BY:
GEORGE WARHOLIC, RLA
DMW
Eight East Second Avenue
Suite 201
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GEORGE WARHOLIC — DATE 7/16/09
LICENSE NO. 3302, EXPIRATION DATE: 06/06/2011.

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
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CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE: AS-SHOWN
DESIGNED BY: PWM | CHECKED BY: MTW | APPROVED BY: EEW
SHEET: IP-21
DATE: JUNE-2008
IP-17-IP-21 LANDSCAPE.dwg

Plotted: Jul 15, 2009 at 1:56pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-17-IP-21 LANDSCAPE.dwg



PHOTOMETRIC PLAN

SCALE: 1"=50'-0"

NOTES:

1. THIS PLAN DOCUMENTS THE FOOTCANDLE LEVELS BASED ON THE SPECIFIED LIGHT FIXTURE. tHE NUMBERS REPRESENT HORIZONTAL FOOTCANDLE LEVELS AT GRADE.
2. LIGHTS ON WHEYFIELD DRIVE ARE NOT REFLECTED ON THIS PHOTOMETRIC PLAN.

GRAPHIC SCALE

50 0 25 50 100 200

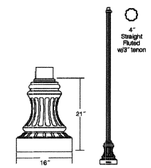
(IN FEET)

1 inch = 50 ft.

PHOTOMETRIC LEGEND
N.T.S.

LIGHT FIXTURE SCHEDULE		
TYPE	DESCRIPTION	MANUFACTURER
A	150 WATT HPS DECORATIVE COACH LANTERN MOUNTED ON A 10' HIGH FUTED DECORATIVE POLE. IES TYPE 5 LIGHT DISTRIBUTION. BUILT-IN PHOTOCELL.	HADCO #V151-A-B5-B-M-150HPS-240 #P2060-10-A
B	SAME AS TYPE "A", BUT IES TYPE 3 LIGHT DISTRIBUTION	HADCO #V151-A-B3-B-M-150HPS-240 #P2060-10-A

P2000 Series (P2060) Specification Sheet



Ordering Guide

Example: P2060 10 A

Product Code	P2060	P2000 Series
Pole Height	10	10'
	12	12'
	14	14'
Finish	A	Black
	B	White
	D	Verde
	H	Bronze
	J	Green

Specifications

HOUSING:
Heavy wall, high strength, low-copper, proprietary cast aluminum alloy . 6005-T5 extruded aluminum. Anchor rods are hot dipped galvanized steel . Tenon is 356 HM sand cast aluminum.

FINISH:
A durable polyurethane enamel finish is applied after a five-stage conversion cleaning process. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

WARRANTY:
Three-year limited warranty.

Tenon/Top:
3" OD

Bolt Circle:
12"

Anchor Rods:
(4) 3/4" dia. x 18"

Base Dimensions:
16 dia. x 21"

Hand Hole :
5" x 8"

Shaft:
4" Straight Fluted

Wall Thickness:
0.125 Aluminum

Height :

ISO 9001:2000 Registered

Page 1 of 2

HADCO Note: Hadco reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway, Littlestown, PA 17340 tel(717)359-7131 fax (717)359-9289 www.hadco.com Copyright 2006 Philips

HADCO is a Philips group brand

PHILIPS

V151 Independence™ — Traditional Post-Top

Specifications

Housing:
360 die-cast aluminum with tool-less hinged roof, tool-less pod door, decorative ladder rests, and non-ferrous fasteners.

Finish
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process. Laboratory tested in accordance with ASTM5-117-90 and ANSI/ASTM G151-00 specifications.

Optical Assembly
Refractive (ES) & (BS) clear acrylic prismatic panels.
Cutoff (TS) & (TS) Segmented specular aluminum internal cutoff reflector. Clear acrylic panels.
Optical Rib™ (VS) & (VS) Segmented specular aluminum internal cutoff reflector. Optical Rib™ acrylic panels.
(Note: All Panels are U.V. stabilized acrylic. Decorative glass chimney included with TS, TS optics)

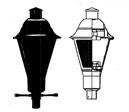
Lamping
Medium base: E17
Mogul base: M1 EDG5.
HPS 70w-150w ED28.5.
HPS 250w E18
QL - Consult Factory
LED - Consult Factory

Ballast (Twist-Lock)
Factory wired and tested tool-less(HPF) ballast assembly with quick disconnects for easy maintenance. M1 ballasts are capable of starting at -20F or -30C and HPS at -40F or-40C

Photocell
Twist-lock receptacle or button eye

Certification
UL and cUL listed for wet location.
Manufactured to ISO 9001:2000 Standards

Warranty
Three-year limited warranty.



Height/Width
33 1/2" (85 cm) x 16 1/2" (42 cm)
Max. EPA
1.65 sq. ft.
Max. Weight
28 lbs.

IESNA Standards Classification
(C) Cutoff optics
(R) Refractive panels

Ordering Example V151 A V3 R D 70S E

PRODUCT CODE	FINISH (A) Black (B) White (G) Verde (H) Bronze (J) Green	OPTICS (B3) Type III Refractive (B5) Type V Refractive (T3) Type III Cutoff (T5) Type V Cutoff (V3) Type III Optical Rib (V5) Type V Optical Rib	PHOTO CONTROL (E) Button Eye (N) Twistlock Receptacle (N) None	SOCKET (D) Medium (G) Mogul (H) Induction	WATTAGE	VOLTAGE (E) 120V (F) 208V (G) 240V (H) 277V *(K) 347V
V151	( )	( )	( )	( )	70S = 70W HPS	( )
V151	( )	( )	( )	( )	100S = 100W HPS	( )
V151	( )	( )	( )	( )	150S = 150W HPS	( )
V151	( )	( )	( )	G	23W = 23W(BIS) 7inch(BEG)	( )
V151	( )	( )	( )	D	70H = 70W MH	( )
V151	( )	( )	( )	D	100H = 100W MH	( )
V151	( )	( )	( )	D	150H = 150W MH	( )
V151	( )	( )	( )	G	175F = 175W FMH	( )
V151	( )	( )	( )	G	250H = 250W MH	( )
V151	( )	( )	( )	G	250F = 250W FMH	( )
V151	( )	( )	( )	G	*300F = 320W FMH	( )
V151	( )	( )	( )	G	*290F = 290W FMH	( )
V151	( ) (BLUE, VOLVO)	( )	( )	R	150R=50W CL (BLUE, VOLVO)	(E,F,G,H)
V151	( ) (BLUE, VOLVO)	( )	( )	R	150Rs 65W QE	(E,F,G,H)

*(P) Twistlock receptacle not available with 347V (K). ** Title 20 compliant ballasts. †Consult Factory
NOTE: Add "-LLR" to end of fixture coding for "Less Ladder Rest" option.

Box 128 • 100 Craftway • Littlestown, PA 17340 • Phone: 717-359-7131 • Fax: 717-359-9289 • www.hadco.com

PHILIPS

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

OWNER/DEVELOPER

MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION

PHOTOMETRIC PLAN

IMPROVEMENT PLANS FOR
WHEYFIELD DRIVE AND NORTH RAMBLING WAY
MONOCACY PARK

SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2
CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

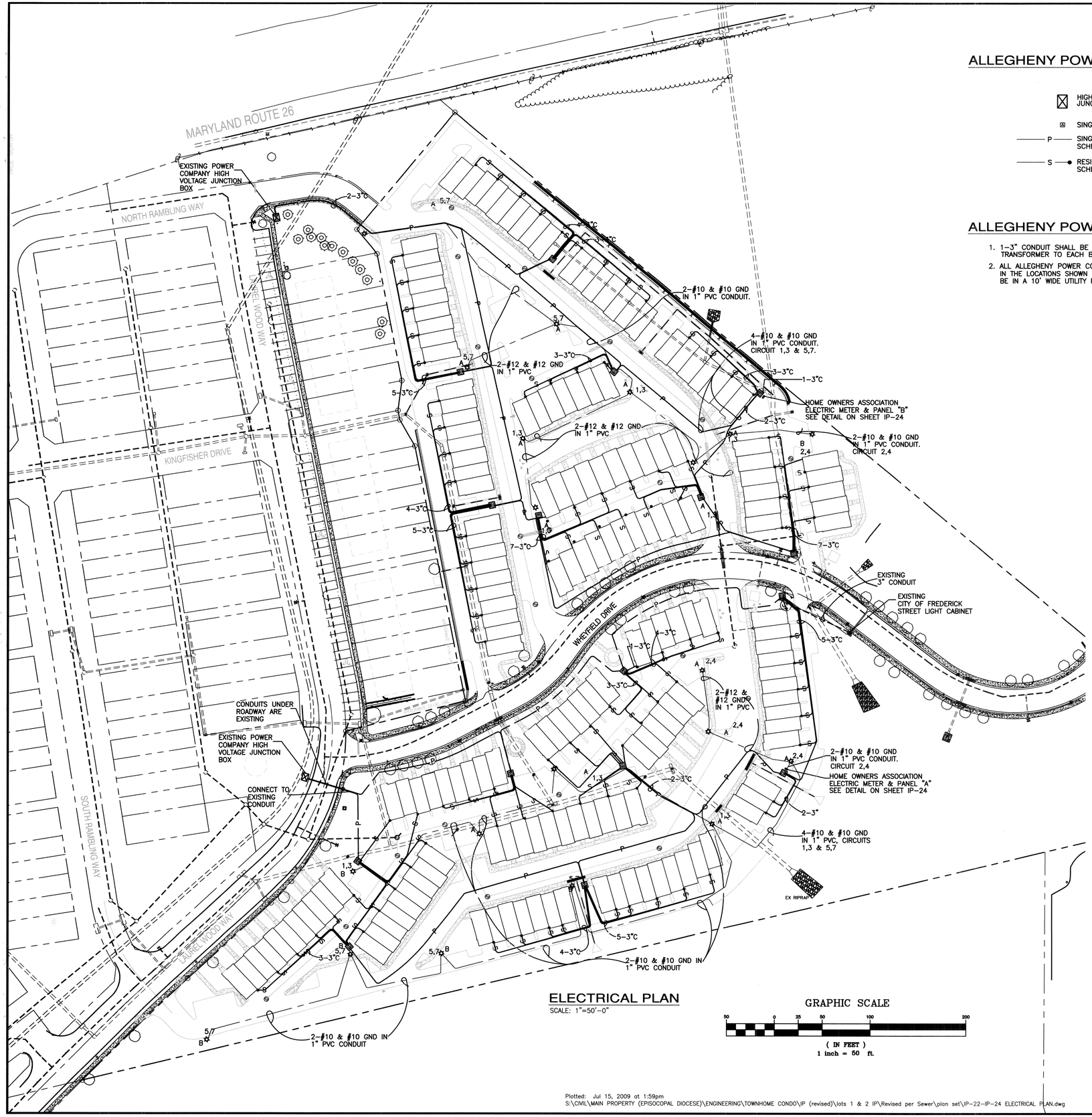
LIGHTING DESIGN BY COLLABORATION WITH:

RHL ENGINEERING COMPANY, INC.
3 West Second Street
Frederick, Md. 21701
OFFICE: (301) 695-9424
FAX: (301) 293-6338
E-mail:rhlengr@rhlengr.com

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
8/11/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	1" = 50'-0"	
DESIGNED BY: MGT	CHECKED BY: MGT	APPROVED BY: RHL
SHEET	IP-22	
DATE	10-27-2008	
DRAWING FILE	08125	



ELECTRICAL PLAN

SCALE: 1"=50'-0"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

ALLEGHENY POWER CONDUIT LEGEND

- HIGH VOLTAGE JUNCTION BOX,
- SINGLE PHASE TRANSFORMER
- P — SINGLE PHASE LINE, PRIMARY (3" CONDUIT) SCHEDULE 40 PVC
- S — RESIDENTIAL SERVICE, SECONDARY (3" CONDUIT) SCHEDULE 40 PVC

ALLEGHENY POWER NOTES

1. 1-3" CONDUIT SHALL BE RUN FROM THE LOCAL TRANSFORMER TO EACH BUILDING LOT.
2. ALL ALLEGHENY POWER CONDUITS SHALL BE RUN IN THE LOCATIONS SHOWN ON THE PLAN, AND SHALL BE IN A 10' WIDE UTILITY RIGHT OF WAY.

STREET LIGHTING LEGEND

- SA / 6,8 — DECORATIVE 150 WATT HADCO #V151 SERIES RESIDENTIAL STREET LIGHT MOUNTED ON A BLACK 10'-0" HIGH, FLUTED, ROUND ALUMINUM POLE, SEE DETAIL ON IP-22 & 1P-24. ADJACENT NUMBER INDICATES CIRCUIT NUMBER.
- ELECTRICAL HOME OWNERS ASSOCIATION UNDERGROUND WIRING IN CONDUIT. SEE DRAWINGS FOR WIRE SIZE AND QUANTITIES.
- C — CONDUIT
- RX — REMOVE EXISTING
- (E) — EXISTING TO REMAIN

NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LIGHT FIXTURES, POLES, POLE BASES, WIRE AND CONDUIT, TRENCHING AND BACKFILL, ETC. MEETING CITY STANDARDS AND AS INDICATED ON THIS DRAWING TO PROVIDE A FULLY OPERABLE SYSTEM.
2. SUCCESSFUL CONTRACTOR SHALL CALL BOTH MISS UTILITY AND CITY OF FREDERICK 72 HOURS PRIOR TO ANY EXCAVATION FOR LOCATION OF ALL UTILITIES.
3. EACH LIGHT POLE SHALL BE ON DESIGNATED CIRCUIT AND TAGGED WITH A PERMANENT LABEL LOCATED INSIDE HANDHOLE.
4. CONTRACTOR SHALL COORDINATE EXACT POLE LOCATIONS WITH SITE UTILITIES & DRIVEWAY LOCATIONS.
5. PROVIDE ALL UNDERGROUND CONDUITS FOR ALLEGHENY POWER ELECTRICAL SERVICES.
6. CONTRACTOR TO CONTACT VERIZON & COMCAST TO COORDINATE INSTALLATION OF PHONE & CATV. PROVIDE CONDUITS AS REQUIRED.

LIGHTING PLAN GENERAL NOTES

1. GENERAL PROPERTY LIGHTING REQUIREMENTS FOR REQUIRED PUBLIC STREET LIGHTING ONLY:

	REQUIRED	PROVIDED
PUBLIC STREET ACORN FIXTURES ON 14.92' HIGH POLES ALONG PROPOSED WHEYFIELD DRIVE @ 70'-120' O.C. = 88.21' + 930' ÷ 120' =	8	8
ON-SITE PARKING AREAS COLONIAL FIXTURES ON 10' HIGH POLES WITHIN PARKIGN AREAS	0	21
TOTAL LIGHTS	8	29

2. ALL LIGHING SHALL BE DIRECTED TO AVOID GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.

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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER P.E.
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION

ELECTRICAL PLAN

IMPROVEMENT PLANS FOR
WHEYFIELD DRIVE AND NORTH RAMBLING WAY
MONOCACY PARK
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2
CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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LIGHTING DESIGN BY COLLABORATION WITH:

RHL ENGINEERING COMPANY, INC.
3 West Second Street
Frederick, Md. 21701
OFFICE: (301) 695-9424
FAX: (301) 293-6338
E-mail:rhlengr@rhlengr.com

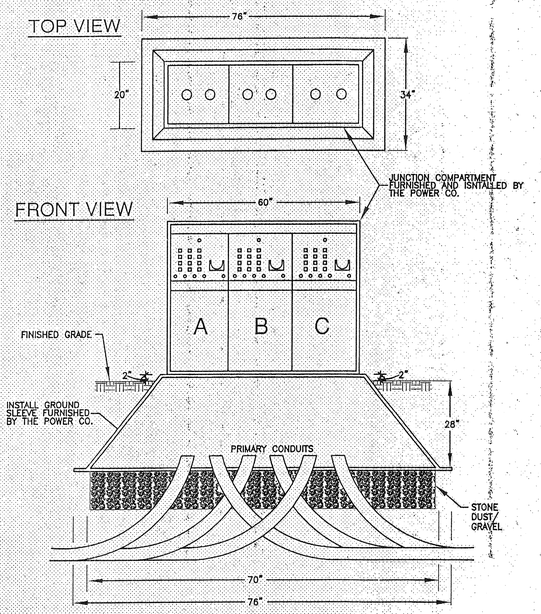
SEAL
STATE OF MARYLAND
MICHAEL T. WILES
NO. 18221
REGISTERED PROFESSIONAL ENGINEER
8/11/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

DESIGNED BY: MGT	CHECKED BY: MGT	APPROVED BY: RHL

SCALE 1" = 50'-0"
SHEET IP-23
DATE 10-27-2008
DRAWING FILE 08125

Plotted: Jul 15, 2009 at 1:59pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-22-IP-24 ELECTRICAL PLAN.dwg

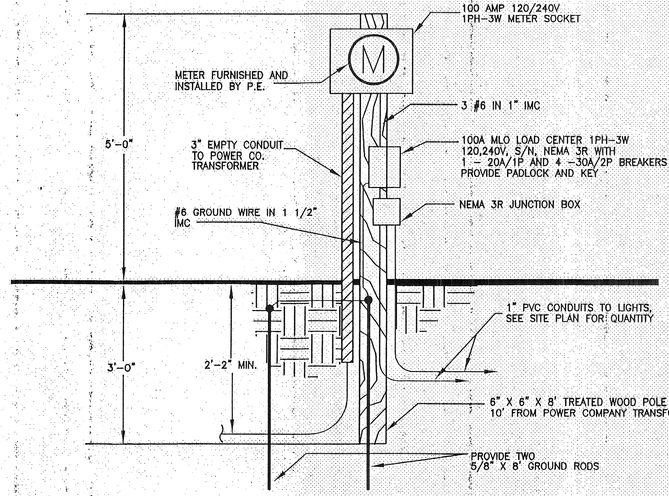


POWER COMPANY JUNCTION ENCLOSURE

NO SCALE

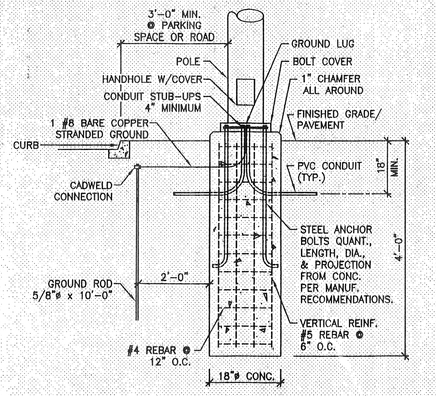
NOTES:

1. EXCAVATE A 88"L x 36"W X 28"D PIT CENTERED IN A 10'L x 5'W CLEAR, LEVEL AREA. JUNCTION SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT. PROVIDE A CLEAR LEVEL AREA OF APPROXIMATELY COMPARTMENT WIDTH TO A DISTANCE OF 10' TO THE FRONT OF THE JUNCTION FOR OPERATION PURPOSES.
2. WHERE ALL 3 PHASES ARE TO BE INSTALLED IN ONE CONDUIT, SWEEP THAT CONDUIT INTO THE MIDDLE (B) POSITION OF THE JUNCTION.
3. CONCRETE ENCASE ELBOWS AS THEY TURN UP IN THE GROUND SLEEVE.
4. EACH JUNCTION COMPARTMENT SHALL HAVE 4 CONNECTIONS PER PHASE TO ALLOW FOR AN "IN, "OUT" AND TWO TAPS.



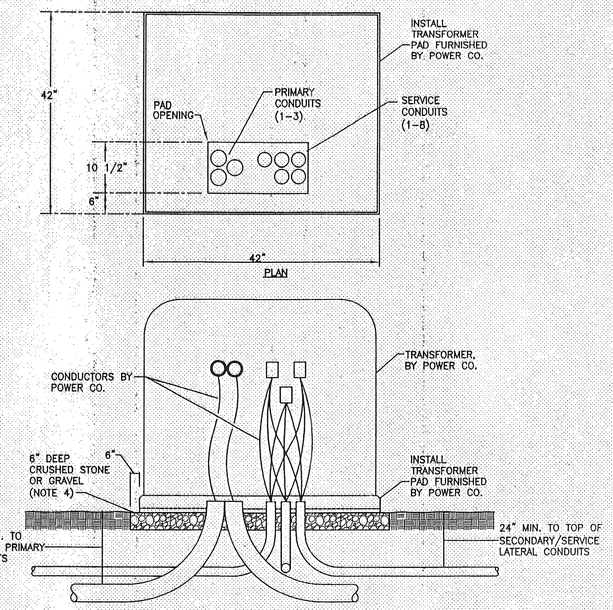
PANEL "A" & "B" DETAIL

NO SCALE



SITE LIGHTING POLE BASE

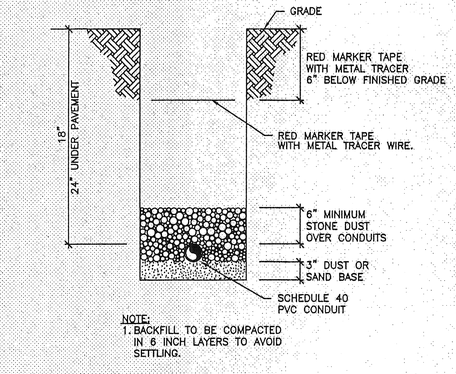
NO SCALE



NOTES:
1. PRIMARY CONDUITS ARE LOCATED ON THE LEFT SIDE OF THE PAD OPENING.
2. SECONDARY AND SERVICE LATERAL CONDUITS ARE LOCATED ON THE RIGHT SIDE OF THE PAD OPENING.
3. THE CONTRACTOR SHALL PROVIDE A 6' WIDE BY 6' LONG, CLEAR LEVEL AREA AT THE TRANSFORMER PAD SITE WITH PAD TO BE CENTERED IN THIS AREA. THE PAD SITE SHALL BE ELEVATED SLIGHTLY SUCH THAT SURFACE WATER WILL NOT ENTER PAD SLOT OR CONDUITS. A 6" DEEP CRUSHED STONE OR GRAVEL BASE SHALL BE INSTALLED ON THE FIRM OR TAMPED SOIL UNDER THE ENTIRE PAD AND SHALL EXTEND 6" BEYOND ALL SIDES OF THE PAD. PROVIDE A CLEAR, LEVEL AREA OF APPROXIMATELY PAD WIDTH TO A DISTANCE OF 10' TO THE FRONT OF THE PAD FOR OPERATION PURPOSES.
4. CONSULT WITH THE COMPANY'S LINES ENGINEERING DESIGNER TO DETERMINE IF THE APPROVED ELECTRICAL DRAWINGS WILL USE LOW PROFILE OR FUSING AND SECTIONALIZING ("FAST") TRANSFORMERS. OVERALL SIZE AND PAD OPENING DIMENSIONS VARY IN THESE CASES AND MUST BE CONSIDERED FOR PROPER SITE PREPARATION AND CONDUIT PLACEMENT.

CONCRETE PAD FOUNDATION PAD MOUNTED TRANSFORMER SINGLE PHASE

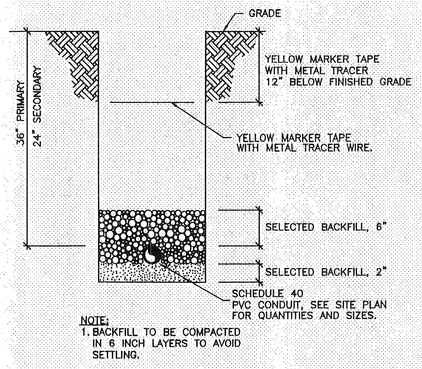
NO SCALE



NOTE:
1. BACKFILL TO BE COMPACTED IN 6 INCH LAYERS TO AVOID SETTLING.

UNDERGROUND CONDUIT DETAIL- SITE LIGHTING

NO SCALE



NOTE:
1. BACKFILL TO BE COMPACTED IN 6 INCH LAYERS TO AVOID SETTLING.

UNDERGROUND CONDUIT DETAIL-UTILITY

NO SCALE

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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD, CITY APPROVAL SHALL BE NULL AND VOID.

STREET LIGHTING DETAILS

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
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. 34866, EXPIRATION DATE: OCTOBER 23, 2009.

SEAL: STATE OF MARYLAND · GORDON T. LIVINGSTON · 34866 · REGISTERED PROFESSIONAL ENGINEER
11-10-08
Michael Thompson

RHL ENGINEERING COMPANY, INC.
3 West Second Street
Frederick, Md. 21701
OFFICE: (301) 695-9424
FAX: (301) 293-6338
E-mail:rhlengr@rhlengr.com

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	1" = 50'-0"	
DESIGNED BY: MGT	CHECKED BY: MGT	APPROVED BY: RHL
SHEET	IP-24	
DATE	JUNE-2008	

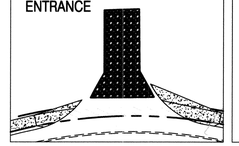


NOTE:
ALL STORM DRAIN OUTFALLS (Qout) ULTIMATELY FLOW OVERLAND FOR TREATMENT IN DEARBOUGHT POND #7; SEE GENERAL NOTES NUMBER 15 ON IP-2 FOR ADDITIONAL INFORMATION. EX OUTFALLS ARE STABLE. PROPOSED OUTFALLS ALL HAVE V_{10} < 4 fps.

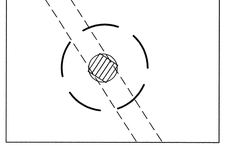
GRAPHIC SCALE
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(IN FEET)
SCALE: 1" = 50 FT.

EROSION & SEDIMENT CONTROL PLAN LEGEND

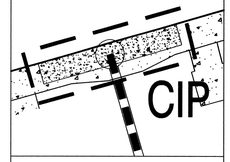
STABILIZED CONSTRUCTION ENTRANCE



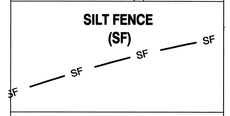
AT-GRADE INLET PROTECTION (AGIP)



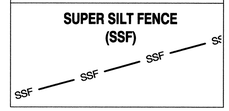
CURB INLET PROTECTION (CIP)



SILT FENCE (SF)



SUPER SILT FENCE (SSF)



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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
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FREDERICK SOIL CONSERVATION DISTRICT
APPROVED BY DISTRICT MANAGER — DATE 7/21/09
SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

EROSION AND SEDIMENT CONTROL PLAN

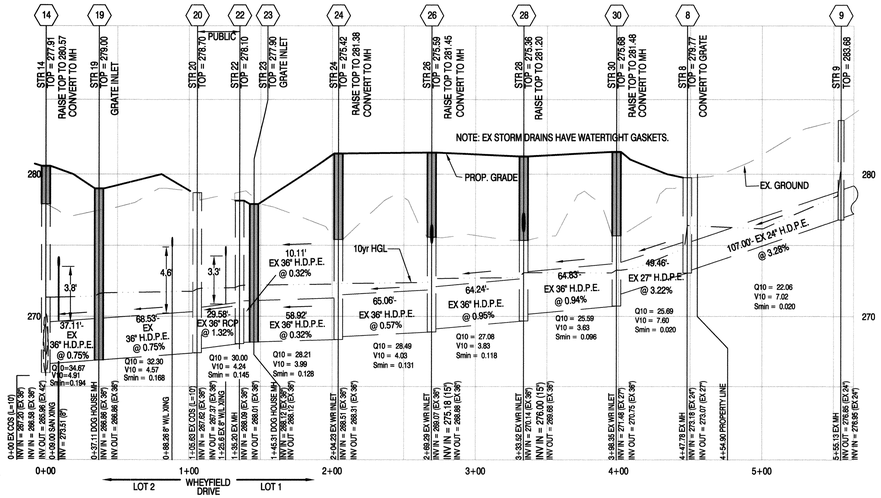
IMPROVEMENT PLANS FOR
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SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

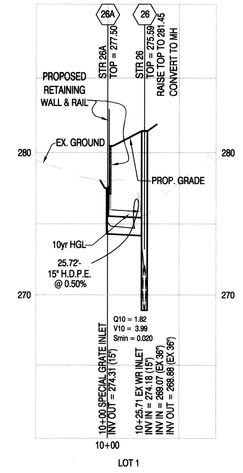
PROFESSIONAL CERTIFICATION:
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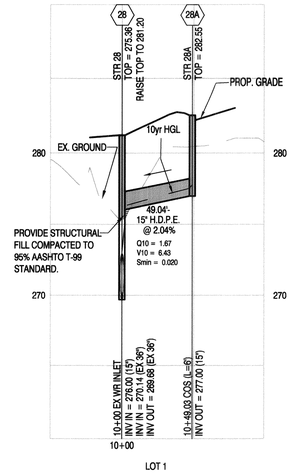
SEAL
STATE OF MARYLAND
MICHAEL T. WILES
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

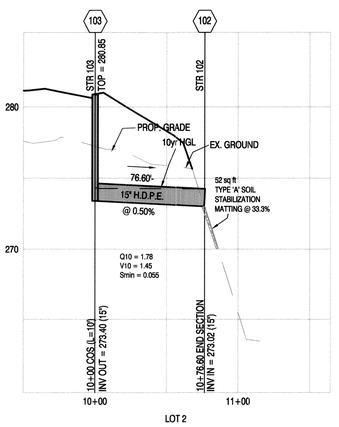
PIEDMONT Design Group, LLC
5283 Corporate Drive
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301-695-6614

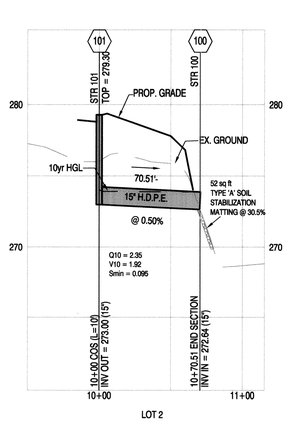
SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-25	
DATE	JUNE-2008	
DRAWING FILE		

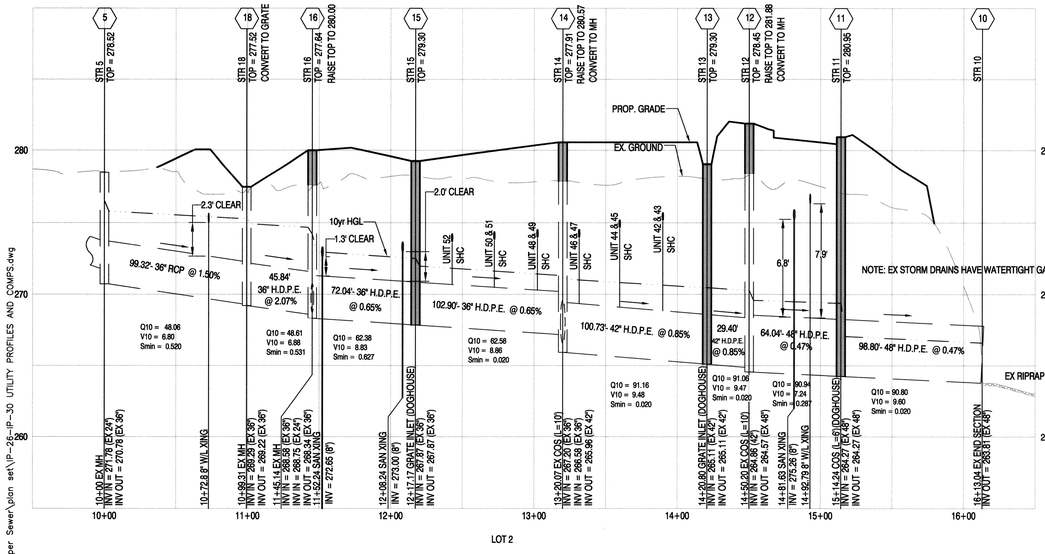


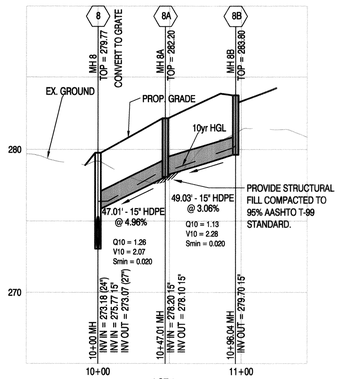


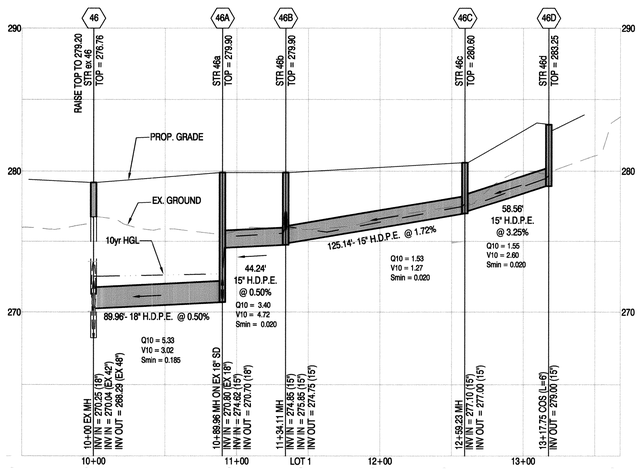


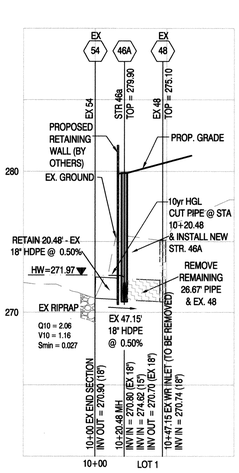


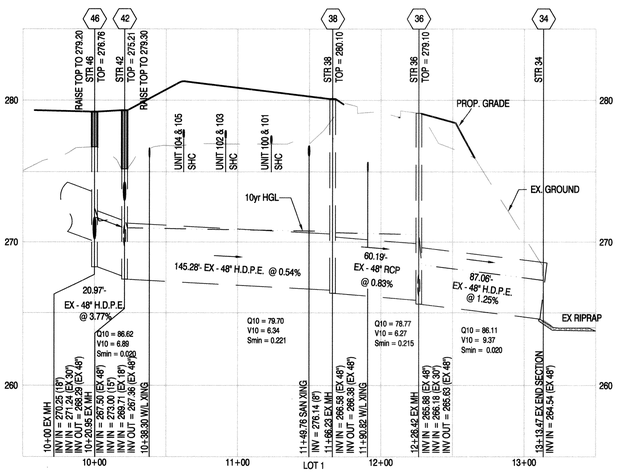


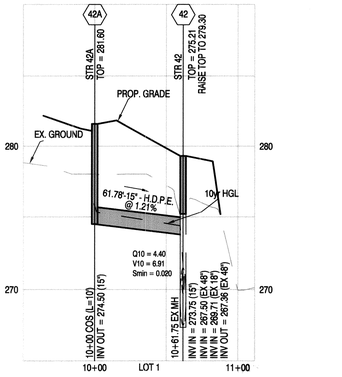












PROFILE SCALE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 5 FT.

NOTES:

1. ALL STORM DRAINS TO HAVE WATERTIGHT GASKETS.
2. SEE SHEET IP-30 FRO STORM DRAIN STRUCTURE AND PIPE SCHEDULES.
3. EX. 60-56 AND EX. 44-42 ARE NOT PROFILED SINCE ONLY STRUCTURE TOPS ARE TO BE ADJUSTED; SEE STRUCTURE SCHEDULE FOR REVISED ELEVATIONS.

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF SIX (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

OWNER/DEVELOPER
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5283 CORPORATE DRIVE
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FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

STORM SEWER PROFILES

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

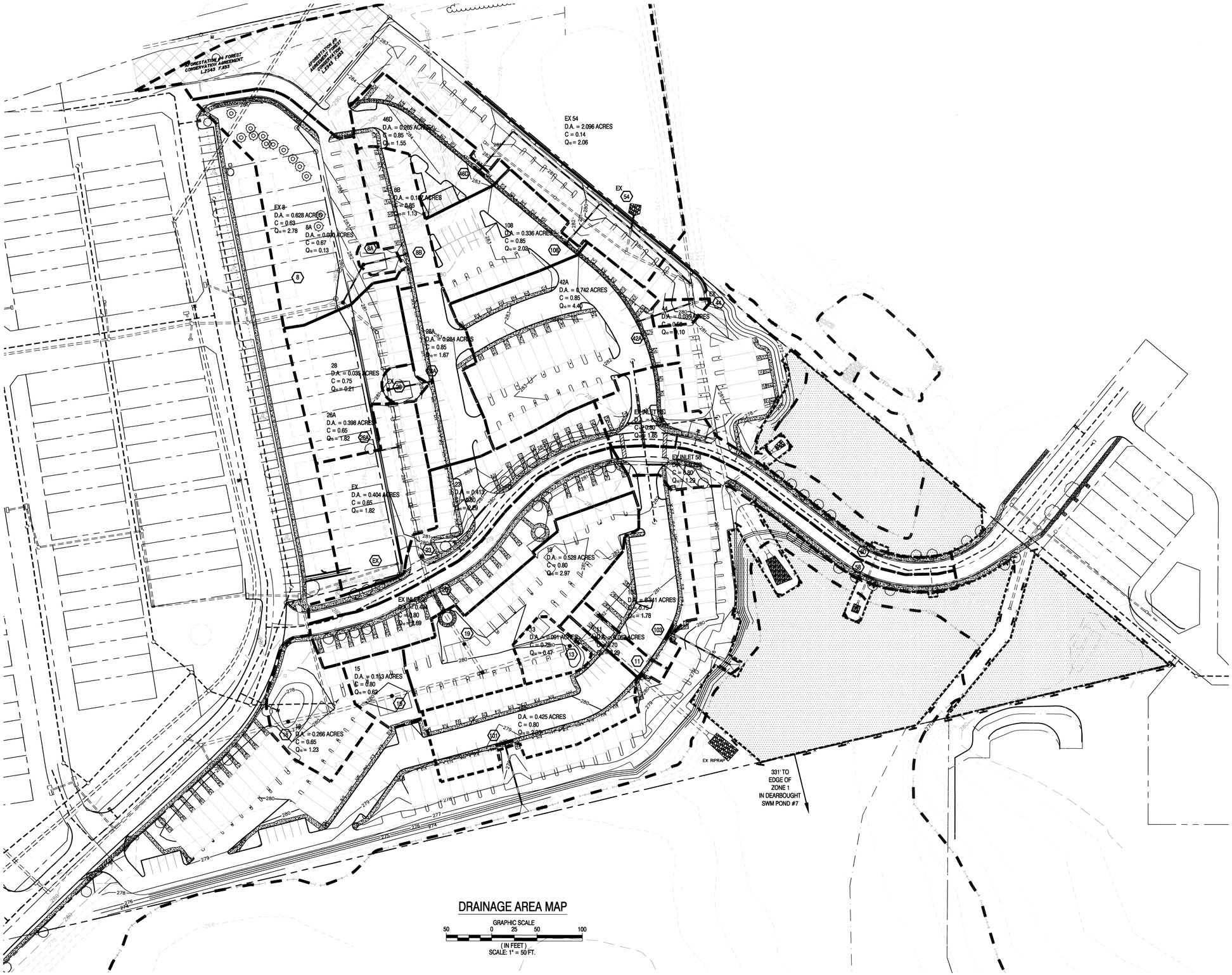
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND
MICHAEL T. WIEST
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
8/11/09

PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-26	
DATE	JUNE-2008	
DRAWING FILE		

Plotted: Jun 15, 2009 at 4:49pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\P (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP--26--IP--30 UTILITY PROFILES AND COMPS.dwg



DRAINAGE AREA MAP

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
SCALE: 1" = 50 FT.

Plotted: Jul 15, 2009 at 2:05pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-26-IP-30 UTILITY PROFILES AND COMPS.dwg

NOTE:
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.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF SIX (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

STORM DRAINAGE AREAS

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/15/09

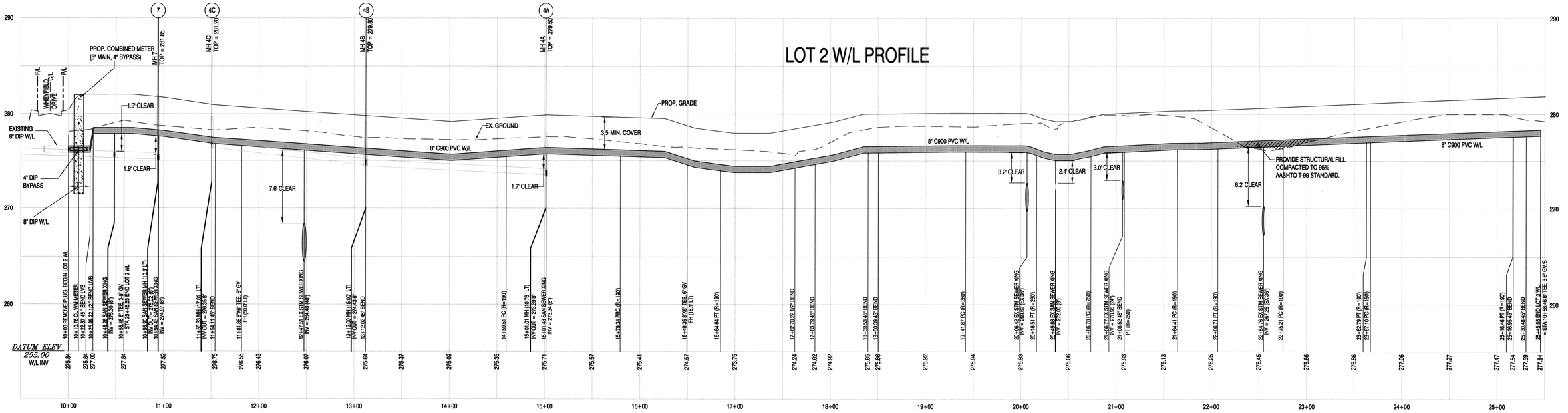
PIEDMONT
ENGINEERING, L.L.C.
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

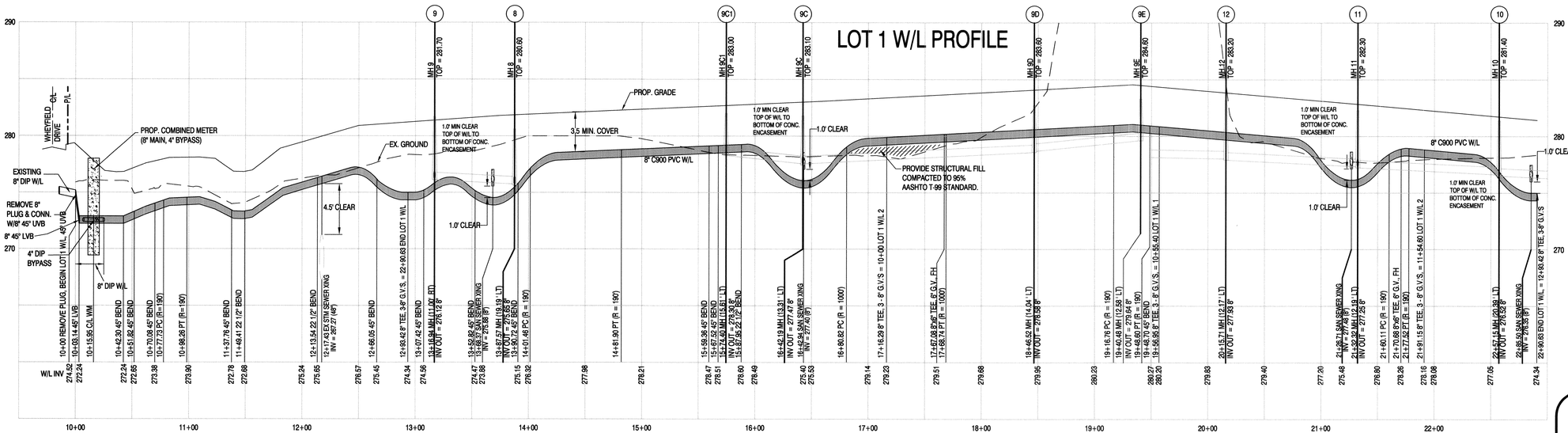
SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-27

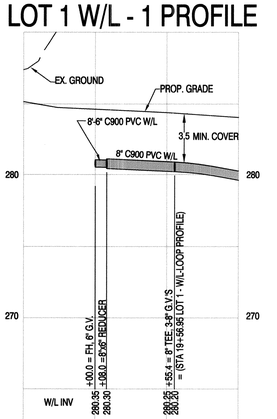
DATE
JUNE-2008

DRAWING FILE

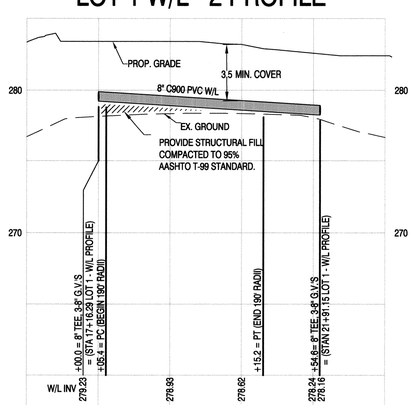




LOT 1 W/L - 1 PROFILE



LOT 1 W/L - 2 PROFILE



PROFILE SCALE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 5 FT.

OWNER/DEVELOPER

MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

NOTE:
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CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF SIX (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION
.	.

WATER LINE PROFILES

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

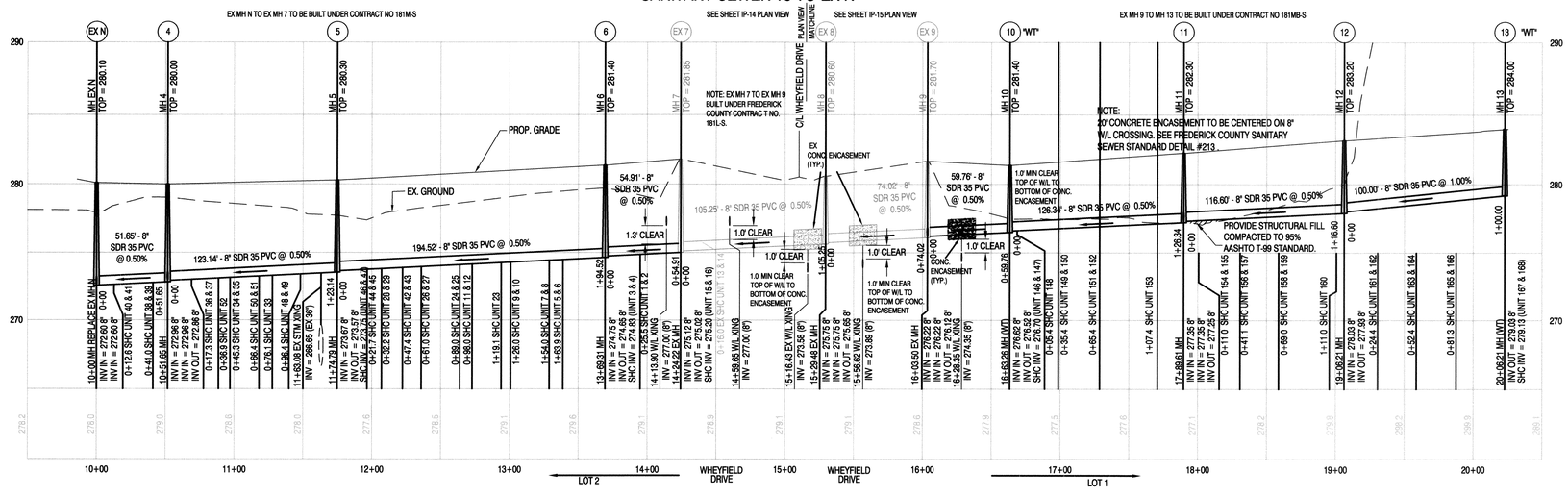
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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER

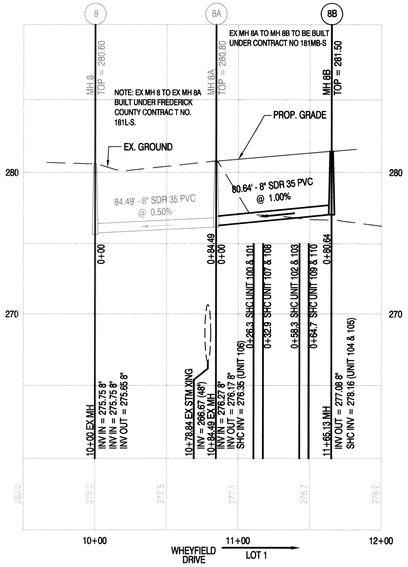
PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-28	
DATE	JUNE-2008	
DRAWING FILE		

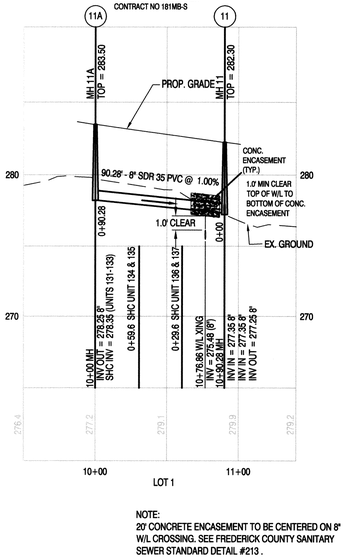
SANITARY SEWER 13 TO EX N



SANITARY SEWER 8B TO 8



SANITARY SEWER 11A TO 11

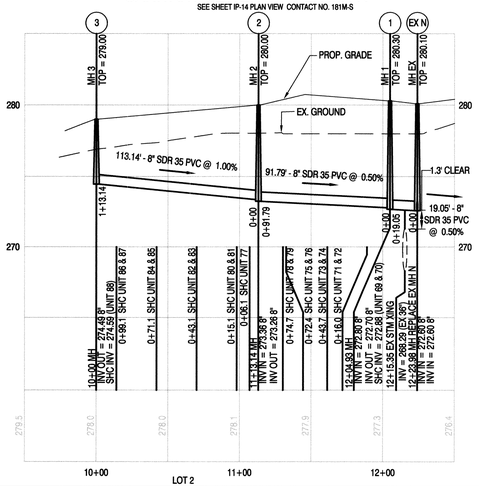


NOTE:
20' CONCRETE ENCASEMENT TO BE CENTERED ON 8" W/L CROSSING. SEE FREDERICK COUNTY SANITARY SEWER STANDARD DETAIL #213 .

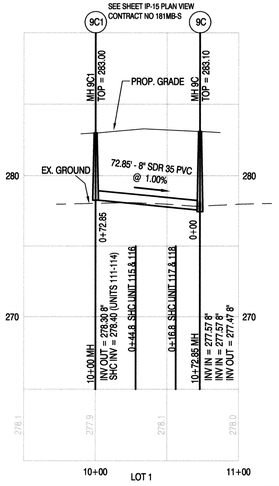
SANITARY SEWER 4C TO 4

SANITARY SEWER 9E TO 9

SANITARY SEWER 3 TO EX MH N



SANITARY SEWER 9C1 TO 9C



PROFILE SCALE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 5 FT.

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SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S
PHASE 1 -MH N TO MH 1 TO 3, MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A
FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 -MH 4A THRU 4C
FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 -EX MH 9 TO MH 13, MH 9 TO MH 9E , MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: _____ 7/30/09
DEVELOPMENT REVIEW CHIEF — DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

SANITARY SEWER PROFILES

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
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SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
7/30/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-29	
DATE	JUNE-2008	
DRAWING FILE		

SEWER SERVICE CONNECTIONS

UNIT #	STREET NAME	LOWEST FLOOR ELEVATION	CLEANOUT FINISHED GRADE	CLEANOUT INVERT	STATION	AS-BUILT INFORMATION U/S MH	D/S MH	LENGTH	DEPTH	REMARKS
1	1448 WHEYFIELD DR	282.70	282.00	275.50	25.50					
2	1446 WHEYFIELD DR	282.55	282.00	275.50	25.50					
3	1444 WHEYFIELD DR	282.40	281.40	275.06	MH 6					
4	1442 WHEYFIELD DR	282.05	281.40	275.06	MH 6					
5	1440 WHEYFIELD DR	281.90	281.00	275.14	163.90					
6	1438 WHEYFIELD DR	281.75	281.00	275.14	163.90					
7	1451 TRAFALGAR LN	282.00	281.10	274.99	154.00					
8	1449 TRAFALGAR LN	281.75	281.10	274.99	154.00					
9	1447 TRAFALGAR LN	281.50	280.70	274.85	126.00					
10	1445 TRAFALGAR LN	281.50	280.70	274.85	126.00					
11	1443 TRAFALGAR LN	281.50	280.70	274.71	98.00					
12	1441 TRAFALGAR LN	281.50	280.70	274.71	98.00					
13	1474 TRAFALGAR LN	283.05	282.40	275.97	16.00					
14	1472 TRAFALGAR LN	283.05	282.40	275.97	16.00					
15	1470 TRAFALGAR LN	283.05	282.10	275.71	MH 7					
16	1468 TRAFALGAR LN	283.05	282.10	275.71	MH 7					
17	1466 TRAFALGAR LN	283.05	281.80	276.86	MH 4C					
18	1464 TRAFALGAR LN	282.40	281.80	276.86	MH 4C					
19	1462 TRAFALGAR LN	282.40	281.50	277.04	MH 4C					
20	1460 TRAFALGAR LN	282.40	281.50	277.04	MH 4C					
21	1458 TRAFALGAR LN	282.40	281.15	277.14	158.70					
22	1456 TRAFALGAR LN	282.40	281.15	277.14	158.70					
23	1434 WHEYFIELD DR	281.30	280.50	274.92	119.10					
24	1432 WHEYFIELD DR	281.30	280.10	274.77	89.00					
25	1430 WHEYFIELD DR	281.30	280.10	274.77	89.00					
26	1428 WHEYFIELD DR	281.30	279.80	274.63	61.00					
27	1426 WHEYFIELD DR	281.30	279.80	274.63	61.00					
28	1424 WHEYFIELD DR	281.30	279.55	274.48	32.20					
29	1422 WHEYFIELD DR	281.30	279.55	274.48	32.20					
30	1454 TRAFALGAR LN	281.80	281.25	276.73	105.00					
31	1452 TRAFALGAR LN	281.80	281.25	276.73	105.00					
32	1450 TRAFALGAR LN	281.80	281.20	276.41	76.90					
33	1418 WHEYFIELD DR	281.30	280.00	273.99	76.10					
34	1416 WHEYFIELD DR	281.30	280.60	273.84	45.30					
35	1414 WHEYFIELD DR	281.30	280.60	273.84	45.30					
36	1412 WHEYFIELD DR	281.30	280.50	273.70	17.30					
37	1410 WHEYFIELD DR	281.30	280.50	273.70	17.30					
38	1408 WHEYFIELD DR	281.30	280.60	273.46	41.00					
39	1406 WHEYFIELD DR	281.30	280.60	273.46	41.00					
40	1404 WHEYFIELD DR	281.30	280.60	273.32	12.60					
41	1402 WHEYFIELD DR	281.30	280.60	273.32	12.60					
42	1439 TRAFALGAR LN	281.35	280.60	275.21	47.40					
43	1437 TRAFALGAR LN	281.35	280.60	275.21	47.40					
44	1435 TRAFALGAR LN	281.35	280.60	274.70	21.70					
45	1433 TRAFALGAR LN	281.35	280.60	274.70	21.70					
46	1431 TRAFALGAR LN	281.35	280.60	274.03	MH 5					
47	1429 TRAFALGAR LN	281.35	280.60	274.03	MH 5					
48	1427 TRAFALGAR LN	281.35	280.60	274.03	96.40					
49	1425 TRAFALGAR LN	281.35	280.60	274.03	96.40					
50	1423 TRAFALGAR LN	281.35	280.60	273.88	66.40					
51	1421 TRAFALGAR LN	281.35	280.60	273.88	66.40					
52	1419 TRAFALGAR LN	281.35	280.60	273.73	36.90					
53	1446 TRAFALGAR LN	282.00	280.80	275.99	46.10					
54	1444 TRAFALGAR LN	281.35	280.60	275.21	MH 4B					
55	1442 TRAFALGAR LN	281.35	280.60	275.21	MH 4B					
56	1440 TRAFALGAR LN	281.35	280.30	274.98	182.90					
57	1438 TRAFALGAR LN	280.70	280.30	274.98	182.90					
58	1436 TRAFALGAR LN	280.70	280.20	274.84	155.70					
59	1434 TRAFALGAR LN	280.70	280.20	274.84	155.70					
60	1432 TRAFALGAR LN	280.70	279.70	274.69	125.70					
61	1430 TRAFALGAR LN	280.70	279.70	274.69	125.70					
62	1428 TRAFALGAR LN	280.80	279.60	274.46	79.50					
63	1426 TRAFALGAR LN	280.80	279.90	274.33	53.70					
64	1424 TRAFALGAR LN	280.80	279.90	274.33	53.70					
65	1422 TRAFALGAR LN	280.80	280.20	274.17	23.80					
66	1420 TRAFALGAR LN	280.80	280.20	274.17	23.80					
67	1418 TRAFALGAR LN	280.80	280.00	273.84	MH 4A					
68	1416 TRAFALGAR LN	280.80	280.00	273.84	MH 4A					
69	1417 TRAFALGAR LN	281.40	280.70	273.30	MH 1					
70	1415 TRAFALGAR LN	281.40	280.70	273.30	MH 1					
71	1413 TRAFALGAR LN	281.40	280.70	273.53	16.00					
72	1411 TRAFALGAR LN	281.40	280.70	273.53	16.00					
73	1409 TRAFALGAR LN	281.40	280.70	273.67	43.70					
74	1407 TRAFALGAR LN	281.40	280.70	273.67	43.70					
75	1405 TRAFALGAR LN	281.40	280.70	273.81	72.40					
76	1403 TRAFALGAR LN	281.40	280.70	273.81	72.40					
77	1401 TRAFALGAR LN	281.40	280.50	274.01	6.10					
78	1420 LAUREL WOOD WAY	281.65	280.80	273.72	74.70					
79	1418 LAUREL WOOD WAY	281.40	280.80	273.72	74.70					
80	1416 LAUREL WOOD WAY	281.40	280.50	274.09	15.10					
81	1414 LAUREL WOOD WAY	281.15	280.50	274.09	15.10					
82	1412 LAUREL WOOD WAY	281.00	280.25	274.37	43.10					
83	1410 LAUREL WOOD WAY	280.85	280.25	274.37	43.10					
84	1408 LAUREL WOOD WAY	280.85	280.00	274.65	71.10					
85	1406 LAUREL WOOD WAY	280.70	280.00	274.65	71.10					
86	1404 LAUREL WOOD WAY	280.35	279.70	274.93	99.10					
87	1402 LAUREL WOOD WAY	280.35	279.70	274.93	99.10					
88	1400 LAUREL WOOD WAY	280.20	279.50	275.00	MH 3					
89	1453 WHEYFIELD DR	282.90	282.75	276.98	22.20					
90	1451 WHEYFIELD DR	282.90	282.40	277.28	7.10					
91	1449 WHEYFIELD DR	283.30	282.40	277.28	7.10					
92	1447 WHEYFIELD DR	283.55	282.80	277.43	37.10					
93	1445 WHEYFIELD DR	283.55	282.80	277.43	37.10					
94	1443 WHEYFIELD DR	283.55	283.00	277.57	65.20					
95	1441 WHEYFIELD DR	283.95	283.00	277.57	65.20					
96	1439 WHEYFIELD DR	284.05	283.40	277.76	96.00					
97	1437 WHEYFIELD DR	284.20	283.40	277.76	96.00					
98	1435 WHEYFIELD DR	284.20	283.50	277.89	MH 9B					
99	1433 WHEYFIELD DR	284.05	283.50	277.89	MH 9B					
100	1500 TRAFALGAR LN	282.25	281.50	277.19	26.30					
101	1502 TRAFALGAR LN	282.25	281.50	277.19	26.30					
102	1504 TRAFALGAR LN	282.25	281.60	277.51	58.30					
103	1506 TRAFALGAR LN	282.30	281.60	277.51	58.30					
104	1508 TRAFALGAR LN	282.40	281.70	277.55	MH 8B					
105	1510 TRAFALGAR LN	282.40	281.70	277.55	MH 8B					
106	1461 WHEYFIELD DR	281.85	280.80	276.58	MH 8A					
107	1463 WHEYFIELD DR	282.15	281.40	277.15	32.90					
108	1465 WHEYFIELD DR	282.15	281.40	277.15	32.90					
109	1467 WHEYFIELD DR	282.20	281.60	277.47	64.70					
110	1469 WHEYFIELD DR	282.20	281.60	277.47	64.70					
111	1501 HOLLAND PARK LN	283.50	283.10	279.09	MH 9C1					
112	1503 HOLLAND PARK LN	284.15	283.10	279.09	MH 9C1					
113	1505 HOLLAND PARK LN	284.80	283.70	278.78	MH 9C1					
114	1507 HOLLAND PARK LN	284.80	283.70	278.78	MH 9C1					
115	1509 HOLLAND PARK LN	284.80	283.90	278.72	44.80					
116	1511 HOLLAND PARK LN	284.80	283.90	278.72	44.80					
117	1513 HOLLAND PARK LN	284.80	283.70	278.43	16.80					
118	1515 HOLLAND PARK LN	284.80	283.70	278.43	16.80					
119	1517 HOLLAND PARK LN	284.15	283.40	278.30	11.60					
120	1519 HOLLAND PARK LN	284.15	283.40	278.30	11.60					
121	1400 BEXLEY WAY	284.35	283.50	277.68	108.10					
122	1402 BEXLEY WAY	284.20	283.50	277.68	108.10					
123	1404 BEXLEY WAY	284.10	283.10	277.52	75.70					
124	1406 BEXLEY WAY	283.70	283.10	277.52	75.70					
125	1408 BEXLEY WAY	283.50	282.70	277.36	43.70					
126	1410 BEXLEY WAY	283.40	282.70	277.36	43.70					
127	1412 BEXLEY WAY	283.40	282.40	277.20	11.70					
128	1414 BEXLEY WAY	283.05	282.40	277.20	11.70					
129	1416 BEXLEY WAY	283.05	282.30	276.95	35.80					
130	1418 BEXLEY WAY	282.85	282.30	276.95	35.80					
131	1403 BEXLEY WAY	284.50	283.70	278.71	MH 11A					
132	1405 BEXLEY WAY	284.35	283.50	278.58	MH 11A					
133	1407 BEXLEY WAY	284.20	283.50	278.58	MH 11A					
134	1409 BEXLEY WAY	284.00	283.20	278.52	59.60					
135	1411 BEXLEY WAY	283.85	283.20	278.52	59.60					
136	1413 BEXLEY WAY	283.70	282.70	278.22	29.60					
137	1415 BEXLEY WAY	283.50	282.70	278.22	29.60					
138	1521 HOLLAND PARK LN	284.15	283.50	278.56	69.60					
139	1523 HOLLAND PARK LN	284.15	283.50	278.56	69.60					
140	1525 HOLLAND PARK LN	284.80	283.80	278.70	99.60					
141	1527 HOLLAND PARK LN	284.80	283.80	278.70	99.60					
142	1529 HOLLAND PARK LN	284.80	284.00	278.82	127.60					
143	1531 HOLLAND PARK LN	284.80	284.00	278.82	127.60					
144	1533 HOLLAND PARK LN	284.80	284.20	278.95	155.60					
145	1535 HOLLAND PARK LN	284.80	284.20	278.95	155.60					
146	1514 TRAFALGAR LN	282.80	282.00	276.98	MH 10					
147	1516 TRAFALGAR LN	282.80	282.00	276.98	MH 10					
148	1518 TRAFALGAR LN	282.80	282.00	277.20	5.40					
149	1520 TRAFALGAR LN	283.45	282.30	277.44	35.40					
150	1522 TRAFALGAR LN	283.45	282.30	277.44	35.40					
151	1524 TRAFALGAR LN	283.45	282.60	277.61	65.40					
152	1526 TRAFALGAR LN	283.45	282.60	277.61	65.40					
153	1528 TRAFALGAR LN	283.45	282.70	277.82	107.40					
154	1530 TRAFALGAR LN	283.45	282.90	278.06	11.00					
155	1532 TRAFALGAR LN	284.10	282.90	278.06	11.00					
156	1534 TRAFALGAR LN	284.10	283.20	278.21	41.00					
157	1536 TRAFALGAR LN	284.10	283.20	278.21	41.00					
158	1538 TRAFALGAR LN	284.10	283.40	278.34	69.00					
159	1540 TRAFALGAR LN	284.10	283.40	278.34	69.00					
160	1542 TRAFALGAR LN	284.30	283.70	278.54	111.00					
161	1544 TRAFALGAR LN	284.95	283.80	278.91	24.40					
162	1546 TRAFALGAR LN	284.95	283.80	278.91	24.40					
163	1548 TRAFALGAR LN	284.95	284.10	279.19	52.40					
164	1550 TRAFALGAR LN	284.95	284.10	279.19	52.40					
165	1552 TRAFALGAR LN	284.95	284.40	279.46	81.30					
166	1554 TRAFALGAR LN	285.60	284.40	279.46	81.30					
167	1556 TRAFALGAR LN	285.60	284.80	279.39	MH 13					
168	1558 TRAFALGAR LN	285.60	284.80	279.39	MH 13					
169	1537 HOLLAND PARK LN	285.35	284.00	279.16	197.40					
170	1539 HOLLAND PARK LN	285.35	284.30	279.54	24.70					
171	1541 HOLLAND PARK LN	285.35	284.30	279.54	24.70					
172	1543 HOLLAND PARK LN	285.35	284.60	279.84	52.70					
173	1545 HOLLAND PARK LN	285.35	284.60	279.84	52.70					
174	1547 HOLLAND PARK LN	286.00	285.00	280.13	80.70					
175	1549 HOLLAND PARK LN	286.00	285.00	280.13	80.70					
176	1551 HOLLAND PARK LN	286.00	285.30	280.12	MH 9E					
177	1553 HOLLAND PARK LN	286.00	285.30	280.12	MH 9E					

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE #	TYPE	STRUCTURE BASE	LENGTH/SIZE	STD. DET. #	TOP, GRATE, or INVERT ELEV. (ft)	REMARKS	MAINTENANCE
8B (LOT 1)	NEW PRECAST 6' COS INLET	36" DIA. PRECAST	6' THROAT	MOD. MSHA 374.63 (6' THT.)	283.80	N/A	N/A
8A (LOT 1)	NEW PRECAST SINGLE WR INLET	2'-7 1/4" x 2'-9 1/8" PRECAST	2'-10" x 2-8 5/8" SINGLE WR GRATE	MSHA 374.02, 374.03 & 374.23	282.20	N/A	N/A
8 (LOT 1)	EX. PRECAST MH CONVERSION TO VDOT DI-1 INLET	EX. 48" DIA. PRECAST	2'-7" X 2'7" GRATE CAST IN 48" DIA. SLAB	N/A	297.77	PRECAST OR CAST-IN-PLACE RISERS W/NEW VDOT DI-1 INTEGRAL F&G IN ROUND TOP SLAB. REMOVE EX. MH F&C; ADJUST/INSTALL CIRCULAR RISERS, ADJUSTING RINGS, AND/OR BRICK	PRIVATE
30 (LOT 1)	EX. PRECAST SINGLE WR INLET CONVERSION TO MH	EX. 2'-7 1/4" x 2'-9 1/8" PRECAST	24" DIA. F&C	N/A	281.48	PRECAST OR CAST-IN-PLACE RISERS W/NEW 24" FRAME & COVER. REMOVE WR F&G; ADJUST/INSTALL RECTANGULAR RISERS, ADJUSTING RINGS, AND/OR BRICK AND NEW TOP SLAB FOR MH F&C	PRIVATE
28A (LOT 1)	NEW PRECAST 6' COS INLET	36" DIA. PRECAST	6' THROAT	MOD. MSHA 374.63 (6' THT.)	282.55	N/A	PRIVATE
28 (LOT 1)	EX. PRECAST SINGLE WR INLET CONVERSION TO MH	EX. 2'-7 1/4" x 2'-9 1/8" PRECAST	24" DIA. F&C	N/A	281.20	PRECAST OR CAST-IN-PLACE RISERS W/NEW 24" FRAME & COVER. REMOVE WR F&G; ADJUST/INSTALL RECTANGULAR RISERS, ADJUSTING RINGS, AND/OR BRICK AND NEW TOP SLAB FOR MH F&C	PRIVATE
26A (LOT 1)	SPECIAL DROP-GRATE INLET	15"- 90° SINGLE-MITER ELBOW	15" - 2.2'± LONG HDPE RISER & 15" DROP-IN GRATE	N/A	277.50	ATTACH ELBOW TO INVERT OF 15" HDPE, PLUMB RISER VERTICAL TO ELBOW, AND SET GRATE INSIDE RISER; ORIENT GRATE SLOTS PARALLEL TO DITCH	PRIVATE
26 (LOT 1)	EX. PRECAST SINGLE WR INLET CONVERSION TO MH	EX. 2'-7 1/4" x 2'-9 1/8" PRECAST	24" DIA. F&C	N/A	281.45	PRECAST OR CAST-IN-PLACE RISERS W/NEW 24" FRAME & COVER. REMOVE WR F&G; ADJUST/INSTALL RECTANGULAR RISERS, ADJUSTING RINGS, AND/OR BRICK AND NEW TOP SLAB FOR MH F&C	PRIVATE
24 (LOT 1)	EX. PRECAST SINGLE WR INLET CONVERSION TO MH	EX. 2'-7 1/4" x 2'-9 1/8" PRECAST	24" DIA. F&C	N/A	281.38	PRECAST OR CAST-IN-PLACE RISERS W/NEW 24" FRAME & COVER. REMOVE WR F&G; ADJUST/INSTALL RECTANGULAR RISERS, ADJUSTING RINGS, AND/OR BRICK AND NEW TOP SLAB FOR MH F&C	PRIVATE
23 (LOT 1)	NEW VDOT DI-1 GRATE INLET	60" DIA. PRECAST DOGHOUSE	2'-7" X 2'7" GRATE CAST IN 48" DIA. SLAB	N/A	277.90	PRECAST OR CAST-IN-PLACE RISERS AND ROUND TOP SLAB W/NEW VDOT DI-1 INTEGRAL F&G; BUILD OVER EX. 36" HDPE W/60" DIA. DOGHOUSE BASE; CUT PIPE AT NEW BASE	PRIVATE
22 (WHEYFIELD)	EX. PRECAST 10' COS INLET CONVERSION TO MH	EX. 60" DIA. PRECAST	24" DIA. F&C	N/A	278.10	PRECAST OR CAST-IN-PLACE RISERS & ECCENTRIC CONE W/24" DIA. FRAME & COVER; REMOVE EX. 10' COS THROAT; ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR NEW MH F&C	PUBLIC
20 (WHEYFIELD)	EX. PRECAST 10' COS INLET	EX. 60" DIA. PRECAST	10' THROAT	N/A	278.70	ADJUST INLET TOP (H&V) TO NEW CURB LINE (UNDER WHEYFIELD DRIVE PLANS)	PUBLIC
19 (LOT 2)	NEW VDOT DI-1 GRATE INLET	60" DIA. PRECAST DOGHOUSE	2'-7" X 2'7" GRATE CAST IN 48" DIA. SLAB	N/A	279.00	PRECAST OR CAST-IN-PLACE RISERS AND ROUND TOP SLAB W/NEW VDOT DI-1 INTEGRAL F&G; BUILD OVER EX. 36" HDPE W/60" DIA. DOGHOUSE BASE; CUT PIPE AT NEW BASE	PRIVATE
18 (LOT 2)	EX. MH CONVERSION TO VDOT DI-1 INLET	60" DIA. PRECAST	2'-7" X 2'7" GRATE CAST IN 48" DIA. SLAB	N/A	277.52	PRECAST OR CAST-IN-PLACE RISERS W/NEW VDOT DI-1 INTEGRAL F&G IN ROUND TOP SLAB. REMOVE EX. MH F&C; ADJUST/INSTALL CIRCULAR RISERS, ADJUSTING RINGS, AND/OR BRICK	PRIVATE
16 (LOT 2)	EX. PRECAST MH	60" DIA. PRECAST	24" DIA. F&C	N/A	280.00	ADJUST TOP TO NEW GRADE W/ADJUSTING RINGS AND/OR BRICK & RE-INSTALL F&C	PRIVATE
15 (LOT 2)	NEW VDOT DI-1 GRATE INLET	60" DIA. PRECAST DOGHOUSE	2'-7" X 2'7" GRATE CAST IN 48" DIA. SLAB	N/A	279.30	PRECAST OR CAST-IN-PLACE RISERS W/NEW VDOT DI-1 INTEGRAL F&G IN ROUND TOP SLAB; BUILD OVER EX. 36" HDPE W/60" DIA. DOGHOUSE BASE; CUT PIPE AT NEW BASE	PRIVATE
14 (LOT 2)	EX. PRECAST 10' COS INLET CONVERSION TO MH	EX. 72" DIA. PRECAST	24" DIA. F&C	N/A	280.57	PRECAST OR CAST-IN-PLACE RISERS & ECCENTRIC CONE W/24" DIA. FRAME & COVER; REMOVE EX. 10' COS THROAT; ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR NEW MH F&C	PRIVATE
13 (LOT 2)	NEW VDOT DI-1 GRATE INLET	72" DIA. PRECAST DOGHOUSE	2'-7" X 2'7" GRATE CAST IN 48" DIA. SLAB	N/A	279.30	PRECAST OR CAST-IN-PLACE RISERS W/NEW VDOT DI-1 INTEGRAL F&G IN ROUND TOP SLAB; BUILD OVER EX. 42" HDPE W/72" DIA. DOGHOUSE BASE; CUT PIPE AT NEW BASE	PRIVATE
12 (LOT 2)	EX. PRECAST 10' COS INLET CONVERSION TO MH	EX. 72" DIA. PRECAST	24" DIA. F&C	N/A	281.88	PRECAST OR CAST-IN-PLACE RISERS & ECCENTRIC CONE W/24" DIA. FRAME & COVER; REMOVE EX. 10' COS THROAT; ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR NEW MH F&C	PRIVATE
11 (LOT 2)	NEW PRECAST 10' COS INLET	72" DIA. PRECAST DOGHOUSE	10' THROAT	MOD. MSHA 374.63 (DOGHOUSE BASE)	280.95	NEW 10' COS; BUILD OVER EX. 42" HDPE W/72" DIA. DOGHOUSE BASE; CUT PIPE AT NEW BASE	PRIVATE
10 (LOT 2)	EX END SECTION	N/A	48" PIPE	N/A	N/A	MAINTAIN EX RIP RAP	PRIVATE
101 (LOT 2)	NEW 20' PRECAST COS INLET	36" DIA. PRECAST	20' THROAT	MSHA 374.63	279.30	N/A	PRIVATE
100 (LOT 2)	HDPE END SECTION	N/A	15" PIPE	N/A	N/A	52 SF TYPE 'A' SOIL STABILIZATION MATTING AT OUTFALL	PRIVATE
103 (LOT 2)	NEW 20' PRECAST COS INLET	36" DIA. PRECAST	20' THROAT	MSHA 374.63	280.85		PRIVATE
102 (LOT 2)	HDPE END SECTION	N/A	15" PIPE	N/A	N/A	52 SF TYPE 'A' SOIL STABILIZATION MATTING AT OUTFALL	PRIVATE
46D (LOT 1)	NEW 15' PRECAST COS INLET	36" DIA. PRECAST	15' THROAT	MSHA 374.63	283.25	N/A	PRIVATE
46C (LOT 1)	NEW PRECAST MH	48" DIA. PRECAST	24" DIA. F&C	MSHA 384.01	280.60	N/A	PRIVATE
108 (LOT 1)	NEW 6' PRECAST COS INLET	36" DIA. PRECAST	6' THROAT	MOD. MSHA 374.63 (6' THT.)	282.40	N/A	PRIVATE
46B (LOT 1)	NEW PRECAST MH	48" DIA. PRECAST	24" DIA. F&C	MSHA 384.01	279.90	N/A	PRIVATE
46A (LOT 1)	NEW PRECAST MH	48" DIA. PRECAST HALF-DOGHOUSE MH	24" DIA. F&C	MOD. MSHA 384.01(HALF-DOGHOUSE BASE)	279.90	PRECAST OR CAST-IN-PLACE RISERS W/NEW F&C; REMOVE EX. 18" HDPE & INSTALL PRECAST HALF-DOGHOUSE BASE OVER EX PIPE NEW 18" HDPE & INSTALL NEW MH	PRIVATE
46 (LOT 1)	EX PRECAST MH	60" DIA. PRECAST	24" DIA. F&C	MSHA 384.01	279.20	REMOVE EX. 18" HDPE & ENLARGE OPENING AS NECESSARY FOR NEW 24" HDPE (ALTERNATIVELY; REMOVE EX BASE AND INSTALL NEW BASE W/REVISED PIPE ORIENTATION), ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR NEW MH F&C	
44 (LOT 1)	EX PRECAST SINGLE WR INLET	2'-7 1/4" x 2'-9 1/8" PRECAST	2'-10" x 2-8 5/8" SINGLE WR GRATE	MSHA 374.02, 374.03 & 374.23	278.00	ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR EX F&G	
42A (LOT 1)	NEW 10' PRECAST COS INLET	36" DIA. PRECAST	10' THROAT	MSHA 374.63	281.60	N/A	PRIVATE
42 (LOT 1)	EX PRECAST MH	60" DIA. PRECAST	24" DIA. F&C	MSHA 384.01	279.30	CORE OPENING AS NECESSARY FOR NEW 15" HDPE (ALTERNATIVELY; REMOVE EX BASE AND INSTALL NEW BASE W/REVISED PIPE ORIENTATION), ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR NEW MH F&C	
38 (WHEYFIELD)	EX PRECAST MH	60" DIA. PRECAST	24" DIA. F&C	MSHA 384.01	280.10	ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR EX F&C	PRIVATE
36 (WHEYFIELD)	EX PRECAST MH	60" DIA. PRECAST	24" DIA. F&C	MSHA 384.01	279.10	ADJUST/INSTALL RISERS, ADJUSTING RINGS AND/OR BRICK FOR EX F&C	PRIVATE
34 (LOT 1)	EX END SECTION	N/A	48" PIPE	N/A	N/A	MAINTAIN EX RIP RAP	PRIVATE
60 (WHEYFIELD)	EX. PRECAST 6' COS INLET CONVERSION TO 10' THT	EX. 36" DIA. PRECAST	10' THROAT	MSHA 374.63		REMOVE 6' THT; INSTALL 10' THT AND ADJUST INLET TOP (H&V) TO NEW CURB LINE (UNDER WHEYFIELD DRIVE PLANS)	PUBLIC
58 (WHEYFIELD)	EX. PRECAST 6' COS INLET CONVERSION TO 10' THT	EX. 36" DIA. PRECAST	10' THROAT	MSHA 374.63		REMOVE 6' THT; INSTALL 10' THT AND ADJUST INLET TOP (H&V) TO NEW CURB LINE (UNDER WHEYFIELD DRIVE PLANS)	PUBLIC

LOT 1 STORM DRAIN PIPE SCEHDULE

SIZE	TYPE	LENGTH	MAITENANCE
15"	WATERTIGHT HDPE	519.07	PRIVATE
18"	WATERTIGHT HDPE	89.96'	PRIVATE

LOT 2 STORM DRAIN PIPE SCEHDULE

SIZE	TYPE	LENGTH	MAITENANCE
15"	WATERTIGHT HDPE	147.11	PRIVATE

STRUCTURE SCHEDULE NOTES:

1. EXISITNG PRECAST STRUCTURES WERE SUPPLIED BY TERRE HILL CONCRETE PRODUCTS IN 2005 AND SIZES ARE APPROXIMATE. CONTRACTOR MUST FIELD-VERIFY SIZES AND ORDER APPROPRIATE AND CONFORMING RETROFIT PRODUCTS TO FIT PRIOR TO ORDERING.
2. CONTRACTOR MAY RE-USE ANY EXISTING UNDAMAGED PIPE AND PRECAST PIECES FROM CONVERTED STRUCTURES, WITH OWNER'S AND/OR INSPECTOR'S PRIOR APPROVAL. OWNER TO RECEIVE A CREDIT FOR MATERIALS RE-USE.
3. ALL STORM DRAIN PIPE JOINTS TO HAVE WATERTIGHT GASKETS.
4. ALL CONNECTIONS TO STRUCTURES TO BE WATERTIGHT.

STRUCTURE SCHEDULE ABBREVIATIONS:

COS	CURB OPENING SUMP
DIA	DIAMETER
EX	EXISTING
F&C	FRAME & COVER
F&G	FRAME & GRATE
HDPE	HIGH-DENSITY POLYETHYLENE (SMOOTH BORE) PIPE
MH	MANHOLE
MOD	MODIFIED
MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION
N/A	NOT APPLICABLE
SF	SQUARE FEET
THT	THROAT
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION

NOTE:
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.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
[signature] P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF SIX (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
APPROVED: [signature] 7/30/09
DEVELOPMENT REVIEW CHIEF DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S
PHASE 1 -MH N TO MH 1 TO 3, MH N TO MH 4 TO EX MH 7, AND MH 4 TO MH 4A
FREDERICK COUNTY SEWER CONTRACT NO. 181MA-S
PHASE 2 -MH 4A THRU 4C
FREDERICK COUNTY SEWER CONTRACT NO. 181MB-S
PHASE 3 -EX MH 9 TO MH 13, MH 9 TO MH 9E , MH 9C TO MH 9C1, AND EX MH 8A TO MH 8B

DATE	REVISION DESCRIPTION

SANITARY SEWER HOUSE CONNECTION & STORM DRAIN SYSTEM SCHEDULES

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

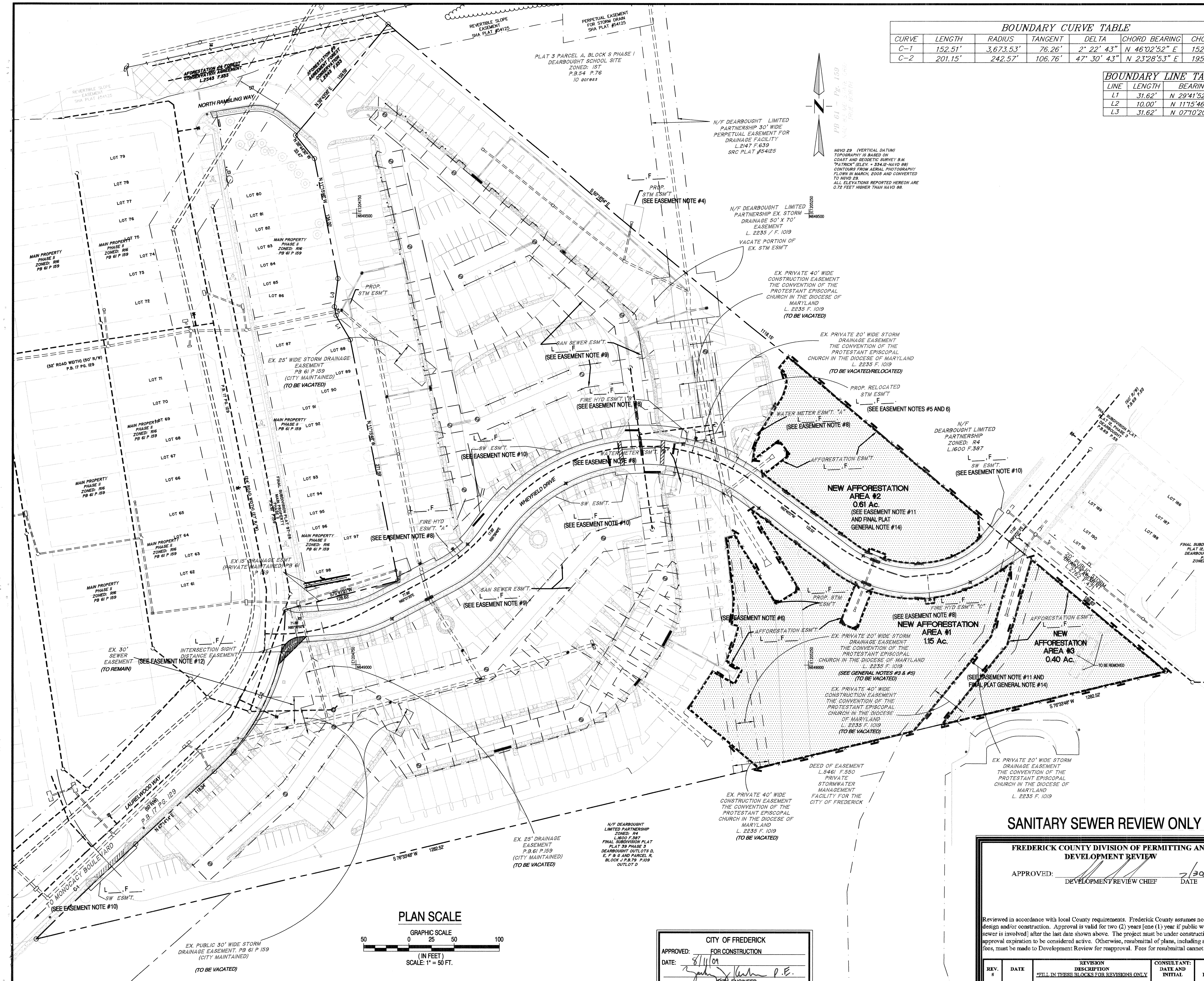
OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL
STATE OF MARYLAND — MICHAEL T. WILEY — NO. 18221 — REGISTERED PROFESSIONAL ENGINEER
7/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE: AS-SHOWN
DESIGNED BY: PDG CHECKED BY: MTW APPROVED BY: EEW
SHEET: IP-30
DATE: JUNE-2008
DRAWING FILE

Plotted: Jul 15, 2009 at 2:07pm
S:\CIVIL\MAIN PROPERTY (EPISOCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-26-IP-30 UTILITY PROFILES AND COMPS.dwg



BOUNDARY CURVE TABLE						
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'

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	31.62'	N 29°41'52" W
L2	10.00'	N 11°15'46" W
L3	31.62'	N 07°10'20" E

EASEMENT NOTES:

1. THE ***"EX. PRIVATE 40' WIDE CONSTRUCTION EASEMENT"*** PREVIOUSLY RECORDED IN L.2235 F.1019 WHICH CROSSES A PORTION OF PROPOSED LOT 1, PROPOSED WHEYFIELD DRIVE RIGHT-OF-WAY, AND PROPOSED LOT 2 HAS BEEN EXTINGUISHED WITHIN THE LIMITS SHOWN ON THIS PLAT BY VIRTUE OF COMPLETION OF THE EXISTING STORM DRAINAGE SYSTEM WITHIN THOSE CONSTRUCTION EASEMENTS.

2. EXISTING EASEMENTS FOR THE EXISTING STORM DRAIN SYSTEM CURRENTLY MAINTAINED BY THE CITY OF FREDERICK WITHIN THE EXISTING ***"25' DRAINAGE EASEMENT"*** AND THE EXISTING ***"30' DRAINAGE EASEMENT"*** PREVIOUSLY RECORDED ON P.B. 61 PG. 159 WHICH CROSSES A PORTION OF PROPOSED LOT 1, PROPOSED WHEYFIELD DRIVE RIGHT-OF-WAY, AND PROPOSED LOT 2 IS HEREBY VACATED WITHIN THE LIMITS SHOWN ON THIS PLAT. HOWEVER, THE EXISTING STORM DRAINAGE SYSTEMS TO REMAIN WILL BE MAINTAINED BY THE MONOCACY PARK HOMEOWNER'S ASSOCIATION.

3. THE EXISTING STORM DRAIN SYSTEM CURRENTLY MAINTAINED BY THE MAIN FARM HOMEOWNER'S ASSOCIATION WITHIN THE EXISTING ***"15' DRAINAGE EASEMENT"*** PREVIOUSLY RECORDED ON P.B. 61 PG. 159 TO REMAIN ON A PORTION OF PROPOSED LOT 1, EXISTING MAIN FARM LOT 98, AND EXISTING MAIN FARM OPEN SPACE PARCEL "H.O.A. NO. 4" TO REMAIN UNDER THE MAIN FARM HOMEOWNER'S ASSOCIATION PRIVATE MAINTENANCE PER L. 2342 F. 271.

4. THE EXISTING EASEMENT FOR THE EXISTING STORM DRAIN SYSTEM CURRENTLY MAINTAINED BY THE CITY OF FREDERICK WITHIN THE EXISTING ***"25' DRAINAGE EASEMENT"*** PREVIOUSLY RECORDED ON P.B. 61 PG. 159 WHICH CROSSES A PORTION OF PROPOSED LOT 1 IS HEREBY VACATED WITHIN THE LIMITS SHOWN ON THIS PLAT TO THE LIMITS OF ***"STORM DRAINAGE EASEMENT 'B'"***. HOWEVER, THE EXISTING STORM DRAINAGE SYSTEMS WILL BE MAINTAINED BY THE MONOCACY PARK HOMEOWNER'S ASSOCIATION.

5. THE EXISTING STORM DRAINAGE SYSTEM CURRENTLY COLLECTIVELY MAINTAINED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA), THE PROTESTANT EPISCOPAL CHURCH OF THE DIOCESE IN MARYLAND AS NOW ASSIGNED TO MONOCACY PARK CONDOMINIUM, LLC, AND THE DEARBOUGHT HOMEOWNERS ASSOCIATION WITHIN THE EXISTING ***"PERPETUAL EASEMENT FOR DRAINAGE FACILITY"*** AND ***"30' WIDE PERPETUAL EASEMENT FOR DRAINAGE FACILITY"*** PREVIOUSLY RECORDED ON MSHA PLAT #54125 AND L.2147 F. 649, THE ***"EX. STORM DRAINAGE EASEMENT 50' X 70' EASEMENT"*** PREVIOUSLY RECORDED IN P.B. 54 PG. 76 AND L.2235 F.1019, AND THE ***"EX. PRIVATE 20' WIDE STORM DRAINAGE EASEMENT"*** PREVIOUSLY RECORDED IN L.223 F.1019 WHICH CROSSES A PORTION OF PROPOSED LOT 1, PROPOSED WHEYFIELD DRIVE RIGHT-OF-WAY, AND PROPOSED LOT 2 IS HERBY VACATED WITHIN THE LIMITS SHOWN ON THIS PLAT. THE EXISTING STORM DRAINAGE WITHIN THE VACATED EASEMENT WILL BE MAINTAINED BY THE MONOCACY PARK CONDOMINIUM, LLC HOMEOWNER'S ASSOCIATION, MSHA, AND THE DEARBOUGHT HOMEOWNER'S ASSOCIATION UNDER L.2235 F.1019 WITHIN THE PROPOSED/RELOCATED DRAINAGE SYSTEM EASEMENTS SHOWN ON THIS PLAT.

6. ACCESS TO THE EXISTING STORMWATER MANAGEMENT (SWM) POND ON DEARBOUGHT ***"PARCEL R OPEN SPACE AND STORMWATER MANAGEMENT AREA H.O.A."*** PREVIOUSLY RECORDED IN P.B. 79 PG. 109 AND L.2235 F.1019 IS HEREBY RELOCATED FROM THE EASEMENTS REFERENCED IN NOTE #5 ABOVE TO THE PROPOSED ***"STORM SEWER EASEMENT "A"*** AND WHEYFIELD DRIVE SHOWN HEREON, AND ALSO VIA THE ***"EX. PRIVATE 20' WIDE STORM DRAINAGE EASEMENT"*** PREVIOUSLY RECORDED IN L. 2235 F. 1019, AND LOCATED SOUTH OF WHEYFIELD DRIVE BETWEEN PROPOSED AFFORESTATION EASEMENT #1 & #3. THE PROPOSED ***"STORM SEWER EASEMENT "C""*** IS FOR DRAINAGE CONVEYANCE ONLY AND NOT TO BE USED FOR ACCESS TO THE AFOREMENTIONED SWM POND.

7. ALL STORM DRAINAGE SYSTEMS ON LOTS 1 AND 2 NOT WITHIN EASEMENTS TO BE MAINTAINED BY THE MONOCACY PARK HOMEOWNER'S ASSOCIATION. ALL OTHER STORM DRAINAGE SYSTEMS TO BE MAINTAINED AS NOTED HEREIN.

8. ALL ON-SITE WATER SYSTEMS ON LOTS 1 AND 2 NOT WITHIN EASEMENTS TO BE MAINTAINED BY THE MONOCACY PARK HOMEOWNER'S ASSOCIATION. ALL OTHER WATER SYSTEMS WITHIN WHEYFIELD DRIVE, ***"WATER METER EASEMENT "A""***, ***"WATER METER EASEMENT "B""***. ***"FIRE HYDRANT EASEMENT "A""***, ***"FIRE HYDRANT EASEMENT "B""***, AND ***"FIRE HYDRANT EASEMENT "C""*** TO BE MAINTAINED BY THE CITY OF FREDERICK.

9. ALL SEWER SYSTEMS ON LOTS 1 AND 2 WITHIN PUBLIC EASEMENTS WILL BE OWNED AND MAINTAINED BY FREDERICK COUNTY.

10. PUBLIC ACCESS SIDEWALKS ARE CONTAINED WITHIN THE ***"SIDEWALK EASEMENT"*** ACROSS LOTS 1 AND 2 SHOWN HEREON. ALL OTHER SIDEWALKS ACROSS LOTS 1 AND 2 ARE PRIVATELY-OWNED. HOWEVER, ALL SIDEWALKS WITHIN THE LIMITS OF THIS PLAT ARE TO BE MAINTAINED BY THE MONOCACY PARK HOMEOWNER'S ASSOCIATION.

11. THE ***"AFFORESTATION EASEMENT #1"***, ***"AFFORESTATION EASEMENT #2"***, AND ***"AFFORESTATION EASEMENT #3"*** TO BE MAINTAINED BY THE MONOCACY PARK HOMEOWNER'S ASSOCIATION.

12. NO PLANTING, WALL, FENCE, SIGN OR OTHER OBSTRUCTION TO MOTORIST'S VISION SHALL BE PLANTED, ERECTED OR MAINTAINED HIGHER THAN TWO AND ONE-HALF FEET (2½') ABOVE THE ADJOINING STREET CURB GRADE WITHIN THE ***"SITE TRIANGLE EASEMENT"***.

PLAN SCALE

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
SCALE: 1" = 50 FT.

NOTE:
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.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
[signature] P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

SANITARY SEWER REVIEW ONLY

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

APPROVED: [signature] 7/30/09
DEVELOPMENT REVIEW CHIEF DATE

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years [one (1) year if public water and/or sewer is involved] after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

FREDERICK COUNTY SEWER CONTRACT NO. 181M-S, 181MA-S, AND 181MB-S

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISION DESCRIPTION
.	.

EASEMENT PLAN

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND MICHAEL T. WILEY NO. 18221 REGISTERED PROFESSIONAL ENGINEER 07/15/09

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE: AS-SHOWN
DESIGNED BY: PDG | CHECKED BY: MTW | APPROVED BY: EEW
SHEET: IP-31
DATE: JUNE-2008
DRAWING FILE

Plotted: Jul 15, 2009 at 2:09pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\lots 1 & 2 IP\Revised per Sewer\plan set\IP-31 EASEMENTS.dwg

PERMANENT SEEDING & SOD NOTES

GENERAL

1. SCOPE: PLANTING PERMANENT, LONG-LIVED VEGETATIVE COVER ON GRADED OR CLEARED AREAS.

2. STANDARDS: PERMANENT SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.

SPECIFICATIONS

1. SITE PREPARATION

   a. PRIOR TO SEEDING INSTALL ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.

   b. FINE GRADING REQUIRED FOR PERMANENT SEEDING.

2. SOIL AMENDMENTS

   a. FERTILIZER SHALL BE APPLIED AT THE RATE OF 1000 LBS/ACRE USING 10-10-10 OR EQUIVALENT.

3. SEEDBED PREPARATION

   a. SOIL SHALL BE LOOSENED TO A DEPTH OF 3 INCHES BY RAKING, DISCING, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING.

   b. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4 INCH ON CLAYEY SOILS AND 1/2 INCH ON SANDY SOILS, WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION. NOTE: IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.

PERMANENT STABILIZATION WITH SOD

1. ALL SPECIFICATIONS, SITE PREPARATION, INSTALLATION AND MAINTENANCE OF SOD FOR PERMANENT, LONG-LIVED VEGETATIVE COVER SHALL CONFORM TO SECTION G20-10 OF "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE

TEMPORARY SEEDING NOTES

GENERAL

1. SCOPE: PLANTING SHORT-TERM VEGETATION TO STABILIZED, CLEARED OR GRADED AREAS SUBJECT TO EROSION FOR A PERIOD OF 14 DAYS OR MORE.

2. STANDARDS: TEMPORARY SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.

3. SEDIMENT & EROSION CONTROL: ALL PERIMETER CONTROLS MUST BE STABILIZED IN 7 DAYS. ALL INTERIOR CONTROLS MUST BE STABILIZED IN 14 DAYS.

SPECIFICATIONS

1. SITE PREPARATION
   a. PRIOR TO SEEDING INSTALL ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.

   b. FINAL GRADING NOT REQUIRED FOR TEMPORARY SEEDING.

2. SOIL AMENDMENTS

   a. FERTILIZER SHALL BE APPLIED AT THE RATE OF 600 LBS/ACRE USING 10-10-10 OR EQUIVALENT.

   b. ACID SOILS SHALL BE LIMED.

3. SEEDBED PREPARATION

   a. SOIL SHALL BE LOOSENED TO A DEPTH OF 3 INCHES BY RAKING, DISCING, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING.

   b. SEEDING.

   c. SELECT A MIXTURE FROM TABLE 23, 25 OR 26 IN STANDARD SPECIFICATIONS.

   d. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER DRILL, CULTIPACKER, OR HYDROSEEDER.

4. MULCHING

   a. MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. MULCH MATERIALS AND APPLICATIONS SHALL CONFORM TO THE STANDARD SPECIFICATIONS.

SEDIMENT CONTROL/STORM WATER MANAGEMENT REQUIRED INSPECTIONS

YOU MUST NOTIFY THE SEDIMENT CONTROL AND STORMWATER MANAGEMENT OFFICE 24 HOURS PRIOR TO THE REQUIRED INSPECTION (CHECK SEQUENCE OF CONSTRUCTION FOR PHONE NUMBER). FAILURE TO NOTIFY THIS OFFICE WILL RESULT IN A STOP WORK ORDER OR OTHER PENTALTIES AS OUTLINED IN FREDERICK COUNTY CODES.

******NOTICE******

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

TYPE OF INSPECTION	MISC. COMMENTS/INITIALS
1.) PRECONSTRUCTION MEETING	
2.) COMPLETION OF SEDIMENT CONTROL MEASURES	
3.) PRIOR TO MODIFICATION OR REMOVAL OF SED. CNTRL.	

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" AS ADOPTED BY THE STATE OF MARYLAND, DEPORTMENT OF WATER RESOURCES, THE INTERIM HYDRAULIC CRITERIA FOR DESIGN OF HIGHWAYS AS ADOPTED BY THE STATE OF MARYLAND, STATE HIGHWAY ADMINISTRATION (REVISED JANUARY 1, 1996), AND THE GRADING, STORM DRAINAGE, SEDIMENT CONTROL AND STORMWATER MANAGEMENT REQUIREMENTS OF FREDERICK COUNTY AND THE FREDERICK SOIL CONSERVATION DISTRICT. I FURTHER CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE ESTIMATED TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE 8,211 CUBIC YARDS OF EXCAVATION AND 5,990 CUBIC YARDS OF FILL, AND THAT THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 321,489 SQUARE FEET.

MICHAEL T. WILEY, PE, PROP LS — 07/15/09
MARYLAND PE REGISTRATION NO. 18221 — DATE
FOR PIEDMONT DESIGN GROUP, LLC

NOTE: THE ESTIMATED QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION BIDDING PURPOSES.

SEDIMENT & EROSION CONTROL NOTES

NOTIFY SCD SEDIMENT CONTROL INSPECTOR AT LEAST FIVE DAYS PRIOR TO THE START OF CONSTRUCTION AT 301 695-2803 EXTENSION 3 TO SCHEDULE A PRECONSTRUCTION MEETING.

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AS APPROVED BY THE COUNTY.
2. ALL DISTURBED AREAS TO BE SEEDED WITHIN 14 DAYS OF INITIAL GRADING. FOR TEMPORARY SEEDING SPECIFICATIONS, SEE SECTION G-20-1, 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AT THE INITIATION OF GRADING.
4. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF INITIAL BACKFILL.
5. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 14 DAYS AFTER INITIAL BACKFILL.
6. EARTH BERMS AND SEDIMENT DAMS ARE TO BE MULCHED AND SEEDED (SEE SECTION G-20-1 OF ABOVE REFERENCE) WITHIN 7 DAYS AFTER GRADING. ALL SOIL STOCKPILES ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS.
7. DURING CONSTRUCTION, ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NECESSARY. SEDIMENT IS TO BE REMOVED TO A SUITABLE DISPOSAL AREA AND STABILIZED WITH PERMANENT VEGETATIVE COVER. (SEE SECTION G-20-1 OF 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE).
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL DISTURBED AREAS ARE STABILIZED.
9. AFTER FINE GRADING, ALL DISTURBED AREAS ARE TO BE PERMANENTLY MULCHED AND SEEDED (SEE SECTION G-20-1).
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THIS DOES NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO INSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
12. MONITOR ALL INLET PROTECTION AS APPLIED TO MAINTAIN HIGHEST QUALITY OF PROTECTION WHILE SITE IS DISTURBED. CONSULT UTILITY WORK NOTES FOR ADDITIONAL INFORMATION.

UTILITY WORK NOTES

1. DISTURBANCE OUTSIDE OF LOD CAN NOT EXCEED 5,000 SQUARE FEET.
2. PLACE ALL EXCAVATED MATERIAL ON HIGH SIDE OF TRENCH.
3. ONLY DO AS MUCH WORK AS CAN BE DONE IN ONE DAY SO BACKFILLING, FINAL GRADING, SEEDING, AND MULCHING CAN OCCUR.
4. ANY SEDIMENT CONTROL MEASURES DISTURBED BY CONSTRUCTION WILL BE REPAIRED THE SAME DAY.
5. ALL DISTURBANCES FROM SECONDARY UTILITIES SUCH AS PHONE, CABLE, ELECTRIC CABLE, TV CABLE, ETC. WILL BE SUBCONTRACTOR'S RESPONSIBILITY TO BRING WORK AREA BACK TO GRADE LEVEL THAT EXISTING AND SEED AND MULCH ANY DISTURBANCE FROM INSTALLATION OF LINES OR CONDUIT.
6. SUBCONTRACTORS WILL BE RESPONSIBLE FOR RE-INSTALLING OR REPAIRING ANY SILT FENCE OR SEDIMENT CONTROLS THAT WERE EXISTING TO MAINTAIN PROPER SEDIMENT CONTROL THAT MIGHT HAVE BEEN DAMAGED.

STOCKPILE NOTES

1. NO STOCKPILING ALLOWED ON ASPHALT.
2. ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT RE-DISTURBANCE.
3. RE-USE EXISTING TOPSOIL AND CONTROLLED FILL STOCKPILE MATERIAL AS NEEDED. PROVIDE TEMPORARY SEEDING WITHIN 14 DAYS OF COMPLETION OF ANY AREAS THAT WILL NOT BE PERMANENTLY STABILIZED.

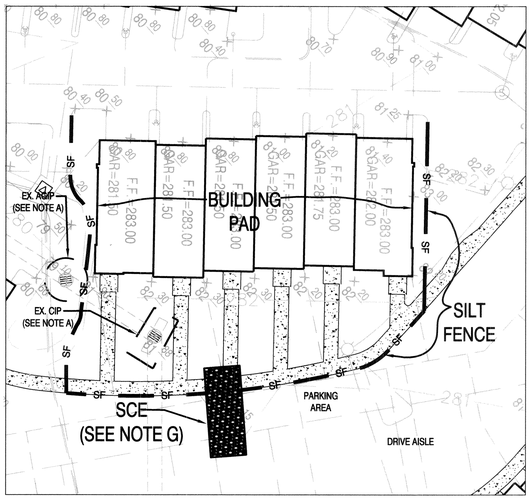
SEQUENCE OF CONSTRUCTION

PHASE 1 (LOT 2 CONSTRUCTION)

1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS. RE-HABILITATE OR RE-CONSTRUCT EXISTING SEDIMENT CONTROLS AS REQUIRED.
3. INSTALL PERIMETER CONTROLS AND STABILIZE WITHIN 7 DAYS. NOTIFY SEDIMENT CONTROL INSPECTION AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
5. BEGIN ROUGH GRADING. COORDINATE TRANSITIONS WITH WHEYFIELD DRIVE IMPROVEMENTS (UNDER SEPARATE PLANS). RE-USE EXISTING TOPSOIL AND CONTROLLED FILL STOCKPILE MATERIAL AS NEEDED. PROVIDE TEMPORARY SEEDING WITHIN 14 DAYS OF COMPLETION OF ANY AREAS THAT WILL NOT BE PERMANENTLY STABILIZED.
6. CONCURRENT WITH GRADING, INSTALL UTILITIES, STORM DRAINS, AND INLET PROTECTION DEVICES UNLESS OTHERWISE NOTED ON THE PLAN. COORDINATE CONNECTIONS WITH WHEYFIELD DRIVE IMPROVEMENTS (UNDER SEPARATE PLANS). MONITOR ALL INLET PROTECTION AS APPLIED TO MAINTAIN HIGHEST QUALITY OF PROTECTION WHILE SITE IS DISTURBED. CONSULT UTILITY WORK NOTES FOR ADDITIONAL INFORMATION.
7. CONCURRENT WITH GRADING AND UTILITIES, INSTALL INDIVIDUAL BUILDING PAD SEDIMENT CONTROLS AND BEGIN BUILDING CONSTRUCTION.
8. COMPLETE BUILDING CONSTRUCTION, FINAL GRADING, UTILITIES, AND STORM DRAINS.
9. COMPLETE SITE STABILIZATION AND LANDSCAPING.
10. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

PHASE II (LOT 1) CONSTRUCTION

1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS. RE-HABILITATE OR RE-CONSTRUCT EXISTING SEDIMENT CONTROLS AS REQUIRED.
3. INSTALL PERIMETER CONTROLS AND STABILIZE WITHIN 7 DAYS. NOTIFY SEDIMENT CONTROL INSPECTION AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
5. BEGIN ROUGH GRADING. COORDINATE TRANSITIONS WITH WHEYFIELD DRIVE IMPROVEMENTS (UNDER SEPARATE PLANS). RE-USE EXISTING TOPSOIL AND CONTROLLED FILL STOCKPILE MATERIAL AS NEEDED. PROVIDE TEMPORARY SEEDING WITHIN 14 DAYS OF COMPLETION OF ANY AREAS THAT WILL NOT BE PERMANENTLY STABILIZED.
6. CONCURRENT WITH GRADING, INSTALL UTILITIES, STORM DRAINS, AND INLET PROTECTION DEVICES UNLESS OTHERWISE NOTED ON THE PLAN. COORDINATE CONNECTIONS WITH WHEYFIELD DRIVE IMPROVEMENTS (UNDER SEPARATE PLANS). MONITOR ALL INLET PROTECTION AS APPLIED TO MAINTAIN HIGHEST QUALITY OF PROTECTION WHILE SITE IS DISTURBED. CONSULT UTILITY WORK NOTES FOR ADDITIONAL INFORMATION.
7. CONCURRENT WITH GRADING AND UTILITIES, INSTALL INDIVIDUAL BUILDING PAD SEDIMENT CONTROLS AND BEGIN BUILDING CONSTRUCTION.
8. COMPLETE BUILDING CONSTRUCTION, FINAL GRADING, UTILITIES, AND STORM DRAINS.
9. COMPLETE SITE STABILIZATION AND LANDSCAPING.
10. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.



TYPICAL DETAIL OF EROSION &SEDIMENT CONTROLS FOR INDIVIDUAL BUILDING PAD CONSTRUCTION
(1"=20')

A. REGIONAL SEDIMENT CONTROL DEVICES MUST REMAIN IN PLACE WHERE BUILDING CONSTRUCTION IS ACTIVE. IN THOSE AREAS WHERE BUILDING CONSTRUCTION REMAINS ACTIVE, THE HOMEBUILDER MUST INSTALL ONE INDIVIDUAL STABILIZED CONSTRUCTION ENTRANCE (SCE) FOR EACH BUILDING SITE.

B. AS INTERMITTENT BUILDINGS ARE PERMANENTLY STABILIZED, REGIONAL PERIMETER CONTROLS FOR THAT BUILDING ONLY MAY BE REMOVED WITH PERMISSION FROM THE INSPECTOR. ADDITIONAL CONTROLS MAY BE NECESSARY AS DETERMINED IN THE FIELD TO PREVENT SEDIMENT LOSS ONTO COMPLETED BUILDING SITES AND TO PROVIDE COMPLETE CAPTURE.

C. AS FINAL EXTERIOR BUILDING PAD GRADE IS ESTABLISHED, TOPSOIL SHALL BE SPREAD AND STABILIZED PER THE PERMANENT SEEDING SPECIFICATIONS.

D. AFTER PERMANENT STABILIZATION OF ALL BUILDING PADS, REMAINING PERIMETER CONTROL MEASURES MAY BE REMOVED WITH APPROVAL BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.

E. CONTRACTOR TO FOLLOW THIS TYPICAL DETAIL IF INDIVIDUAL BUILDINGS ARE CONSTRUCTED AT A LATER TIME THAN IN PARALLEL WITH OTHER SITE CONSTRUCTION WORK.

F. ALTHOUGH DETAIL IS TYPICAL, DEPENDING ON BUILDING PAD AND DRIVE AISLE ACCESS ORIENTATION ON SITE, CONTRACTOR TO ALWAYS PLACE SILT FENCE ON DOWNSTREAM SIDE OF BUILDING PAD ALONG EDGES OF PARKING SPACE PAVING, DRIVE AISLE PAVING, AND/OR FACE OF SIDEWALK AS APPROPRIATE.

G. IF INDIVIDUAL SCE IS REQUIRED, PLACE IS SUCH A MANNER TO PERMIT ACCESS TO BUILDING PAD SITE BUT NOT IMPEDE TRAFFIC FLOW ON ADJACENT DRIVES AISLES; MODIFY STANDARD LENGTH TO 25' MINIMUM.

OWNERS/DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION AND/OR DEVELOPMENT 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.

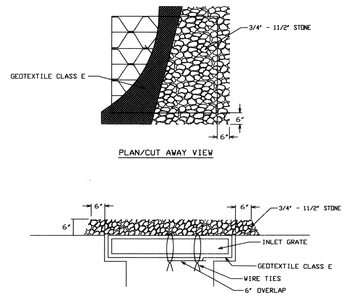
DATE 7/15/09 SIGNATURE

PRINTED NAME AND TITLE: ROBERT K. WORMALD JR., MEMBER

FIRM: MONOCACY PARK LAND, LLC PHONE NO.: (301) 695-6614 x 201

ADDRESS: 5283 CORPORATE DRIVE, SUITE 300, FREDERICK, MD. 21703

DETAIL 23B - AT GRADE INLET PROTECTION



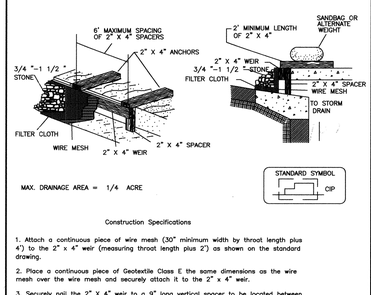
Construction Specifications

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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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 9" 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 at spacer locations). 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.

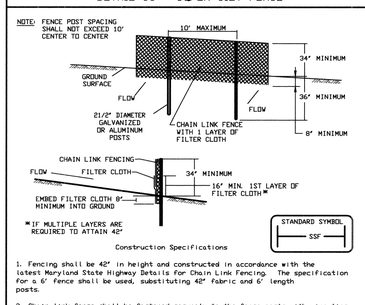
6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' Fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

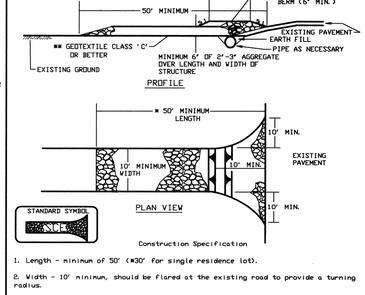
6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.

7. Filter cloth 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/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED, CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

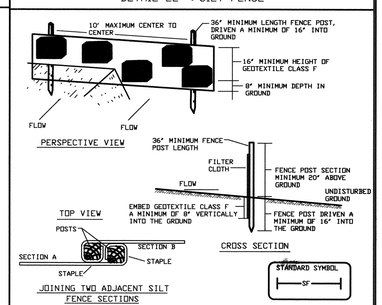
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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 11/2" x 11/2" square (minimum) cut, or 13/4" 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 pond 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 ft²/ 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

NOTE:
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.

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY DISTRICT MANAGER — DATE 7/21/09

SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

CITY OF FREDERICK

APPROVED: FOR CONSTRUCTION

DATE: 8/11/09 — P.E.

CITY ENGINEER

CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2 YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION

OWNER/DEVELOPER

MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

SEAL — STATE OF MARYLAND — MICHAEL T. WILEY — NO. 18221 — REGISTERED PROFESSIONAL ENGINEER — 07/15/09

EROSION AND SEDIMENT CONTROL DETAILS

IMPROVEMENT PLANS FOR
LOTS 1 AND 2
MONOCACY PARK
a Townhouse Condominiums Community

SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

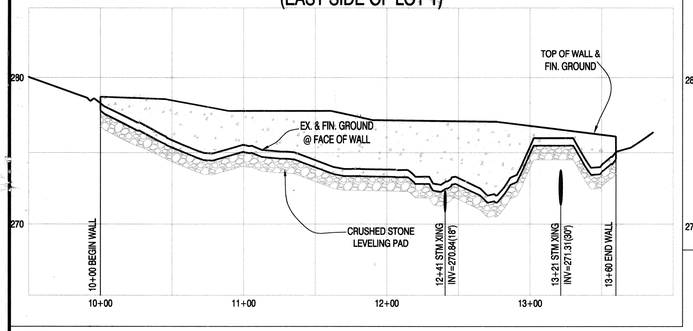
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18221, EXPIRATION DATE: APRIL 12, 2011.

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

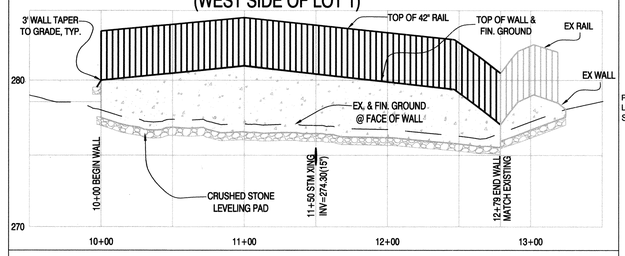
SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW
SHEET	IP-32	
DATE	JUNE-2008	
DRAWING FILE	IP-32 E&S DETAILS.dwg	

Plotted: Jul 15, 2009 at 2:10pm

WALL "A" (EAST SIDE OF LOT 1)

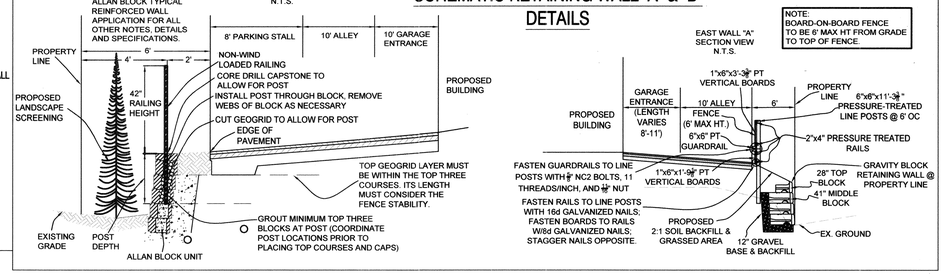


WALL "B" (WEST SIDE OF LOT 1)



RETAINING WALL PROFILES:
SCALE: 1" = 50' HORIZ.
1"=5' VERT.

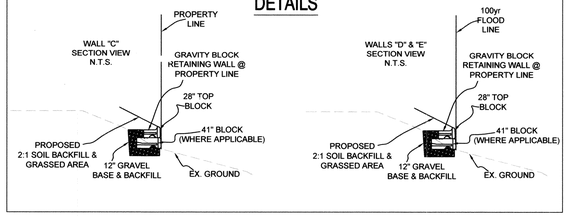
SCHEMATIC RETAINING WALL "A" & "B" DETAILS

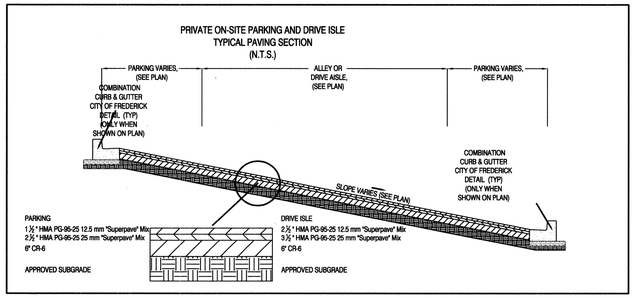


RETAINING WALL NOTES:

1. WALL SYSTEM TO BE DESIGNED BY PROFESSIONAL ENGINEER LICENSED IN MARYLAND, AND TO BE SUPPLIED AS A SYSTEM MANUFACTURED BY REDI-ROCK OR ALTERNATIVE APPROVED BY OWNER AND CITY APPROVAL PRIOR TO ORDERING. TYPICAL WALL BLOCKS TO BE 41" AND 28" SERIES, WITH FREE STANDING BLOCKS, PER ENGINEER'S AND MANUFACTURER'S RECOMMENDATIONS.
2. RETAINING WALLS "C" THROUGH "E" ON LOT 1 ARE NOT PROFILED BUT ARE TO BE DESIGNED SIMILARLY TO WALLS A & B.
3. DETAILS SHOWN HEREON ARE TYPICAL AND REPRESENT INTENT ONLY. DETAILED SHOP DRAWINGS MUST BE SUBMITTED BY CONTRACTOR FOR OWNER'S APPROVAL, PRIOR TO INSTALLATION.
4. A BUILDING PERMIT IS REQUIRED FROM CITY BUILDING DEPARTMENT PRIOR TO RETAINING WALL CONSTRUCTION.

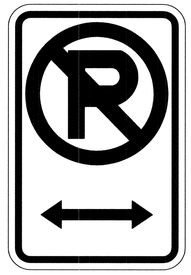
SCHEMATIC RETAINING WALL "C", "D", & "E" DETAILS

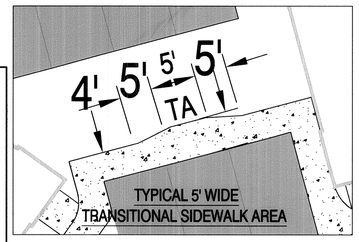


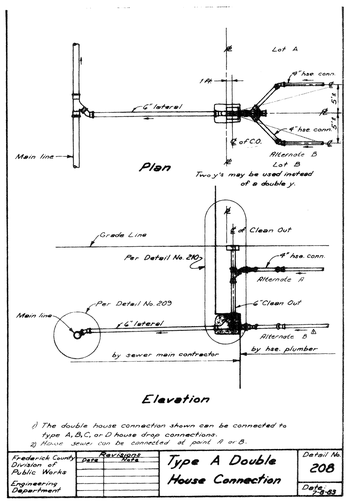


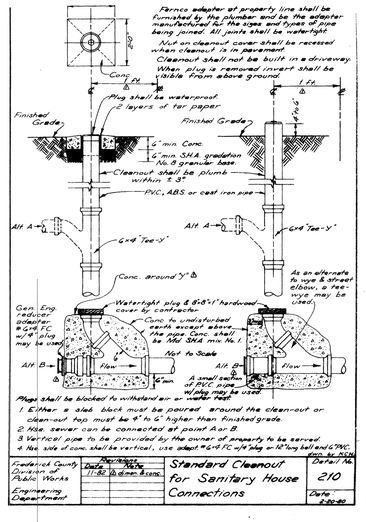
NOTE: "NO PARKING SIGNS SHALL BE INSTALLED PER MUTCD SECTION 2B.41. FOR SIGNS INSTALLED AT 90° TO CURB. TWO (2) SIGNS SHALL BE MOUNTED BACK TO BACK."

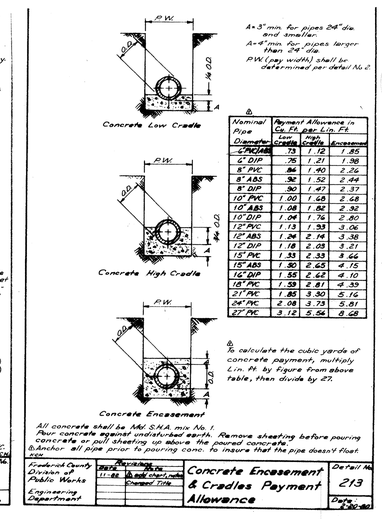
MODIFIED M.U.T.C.D. R7-2A & R7-6 NO PARKING SIGN 12"x18"





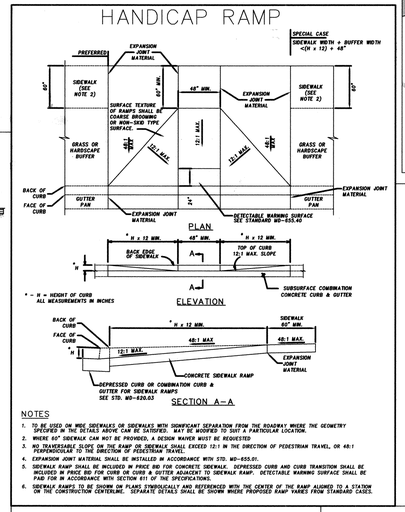






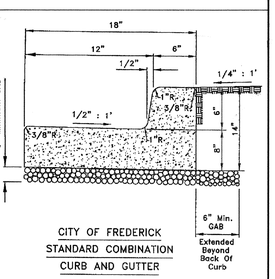
Nominal Pipe Diameter	Payment Allowance in Cu. Ft. per Lin. Ft. Low Cradle	High Cradle	Encasement
4" PVC/ABS	.73	1.12	1.85
6" DIP	.75	1.21	1.96
8" PVC	.84	1.40	2.26
8" ABS	.92	1.52	2.44
8" DIP	.90	1.47	2.37
10" PVC	1.00	1.68	2.68
10" ABS	1.08	1.80	2.92
10" DIP	1.04	1.76	2.80
12" PVC	1.13	1.93	3.06
12" ABS	1.26	2.16	3.36
12" DIP	1.18	2.05	3.21
15" PVC	1.33	2.33	3.66
15" ABS	1.50	2.65	4.15
16" DIP	1.55	2.62	4.10
18" PVC	1.59	2.81	4.39
21" PVC	1.85	3.30	5.16
24" PVC	2.08	3.73	5.81
27" PVC	3.12	5.56	8.68

HANDICAP RAMP



NOTES

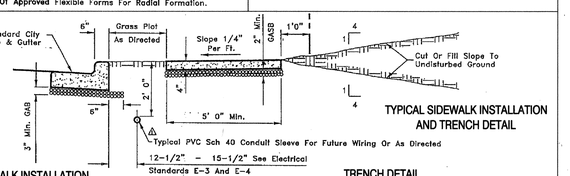
1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED
3. NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER ADJACENT TO SIDEWALK RAMP. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.



CITY OF FREDERICK
STANDARD COMBINATION CURB AND GUTTER

NOTES:

1. MSHA Mix No. 3 Concrete.
2. If Hand Formed Use Steel Trowel With Brushed Finish. If Curb Is Extruded Brushed Finish.
3. Concrete Shall Be Sprayed With Liquid Curing Compound As Soon As Free Water Has Disappeared From The Surface. Curing Compound Required As Per City Specifications 03300-3 C.
4. Forms Shall Be Steel Forms With The Exception Of Approved Flexible Forms For Radial Formation.



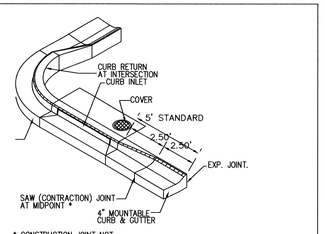
TYPICAL SIDEWALK INSTALLATION AND TRENCH DETAIL

SIDEWALK INSTALLATION NOTES:

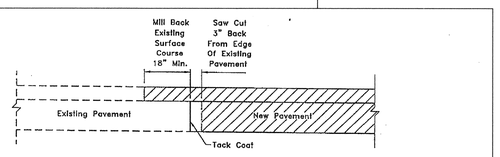
1. Concrete Shall Be MSHA Mix No. 3 Concrete As Designated By The Maryland State Highway Administration Specifications.
2. All Disturbed Areas To Be Seeded Or Sodded As Directed By The City Engineer Or His Representative.
3. Sidewalks To Be Scribed In 5' Maximum Lengths And Brush Finished, Expansion Joints To Be Spaced Every 15 Feet And Between Curb And Sidewalk Where Adjacent.
4. Only Steel Forms To Be Used While Placing Sidewalk For Straight Sections And Radii Greater Than Two Hundred (200) Feet.
5. Concrete Shall Be Sprayed With Liquid Curing Compound As Soon As Free Water Has Disappeared From The Surface. Curing Compound Required As Per City Specifications 03300-3 C.

TRENCH DETAIL NOTES:

1. THE CONTRACTOR SHALL SHIFT CONDUIT AS REQUIRED TO MISS ALL UTILITIES SUCH AS STORM DRAINS, SEWER & WATER.



CURB TRANSITION SECTION FROM COMBINATION TO MOUNTABLE
N.T.S.



GENERAL NOTES:

1. Where Proposed Pavement Connects To Existing Pavement Saw Cut The Existing Pavement For The Full Length Of The Connection For The Surface Course The Existing Pavement Shall Be Milled Back A Minimum Of 18" To Allow For A Smooth Overlap.
2. The Developer Is Responsible To Employ The Services Of A Geotechnical Engineer To Investigate, Test And Analyse The Pavement Subgrade And Design The Pavement Section To Support Construction And Other Anticipated Traffic For A 20 Year Minimum Service Life.

TIE IN TO EXISTING PAVEMENT

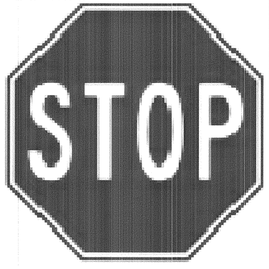
M.U.T.C.D. R1-4 ALL WAY 18"x6"



M.U.T.C.D. R5-1 DO NOT ENTER SIGN 30"x30"



M.U.T.C.D. R1-1 STOP SIGN 30"x30"



PED XING SIGN 18"x24"



NOTE:
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.

CITY OF FREDERICK
APPROVED: FOR CONSTRUCTION
DATE: 8/11/09
P.E.
CITY ENGINEER
CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF SIX (2) YEARSS FROM DATE OF APPROVAL. IF A BONA FIDE ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2-YEAR PERIOD. CITY APPROVAL SHALL BE NULL AND VOID.

DATE	REVISION DESCRIPTION

STREET NAME SIGN NOTES

1. SIGN POSTS SHALL BE MIN. 12-FT GREEN U-CHANNEL POSTS.
2. SIGN POSTS SHALL BE INSTALLED WITH 3-FT MIN IN GROUND.
3. STREET NAME SIGNS SHALL BE 6¾"x24",30", OR 36", USING THE SHORTEST BLADE THAT NAME WILL FIT ON.
4. STREET NAME SIGN SHALL BE EXTRUDED ALUMINUM.
5. STREET NAME LETTERING SHALL BE 4" HIGH IN HIGHWAY "B" FONT.
6. STREET NAME SIGNS SHALL ATTACH TO POST USING #909EX U-CHANNEL CAP BRACKET (6") AND/OR #909EX CROSSPIECE BRACKET (6").
7. PUBLIC STREET NAME SIGNS SHALL HAVE GREEN LETTER ON WHITE BACKGROUND.
8. PRIVATE STREET NAME SIGNS SHALL HAVE WHITE LETTERING ON GREEN BACKGROUND.

SITE DETAILS

IMPROVEMENT PLANS FOR LOTS 1 AND 2 MONOCACY PARK
a Townhouse Condominiums Community
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK CONDOMINIUM, LLC
TAX MAP 57, PART OF PARCEL 46, LIBER 6327, FOLIO 772
FREDERICK ELECTION DISTRICT NO. 2 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 18221, EXPIRATION DATE: APRIL 12, 2011.

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER
07/15/09

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

PIEDMONT Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	AS-SHOWN	
DESIGNED BY: PDG	CHECKED BY: MTW	APPROVED BY: EEW

SHEET
IP-33

DATE
JUNE-2008

DRAWING FILE
IP-33 SITE DETAILS_recover.dwg

Plotted: Aug 03, 2009 at 4:01pm
S:\CIVIL\MAIN PROPERTY (EPISCOPAL DIOCESE)\ENGINEERING\TOWNHOME CONDO\IP (revised)\Lots 1 & 2 IP\Revised per Sewer\plan set\IP-33 SITE DETAILS_recover.dwg