GENERAL NOTES

1. THE HORIZONTAL DATUM IS THE MD STATE PLANE COORDINATE SYSTEM (NAD 83/91). THE VERTICAL DATUM BASED ON NAVD 88. ON-SITE TOPOGRAPHY FIELD RUN BY DMW, INC. APRIL, 2021.
2. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION UNTIL THE CITY OF FREDERICK HAS GRANTED FINAL APPROVAL TO THE PROJECT.
3. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, AND THE CITY OF FREDERICK ENGINEERING DEPARTMENT AT 301-600-1405, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. NOTIFY SHA FOR SIGNAL OR LIGHTING CIRCUIT LOCATION ON STATE ROADWAYS.
4. THE CONTRACTOR SHALL NOT (1) STAGE WORK, (2) STORE MATERIALS OR (3) PERMIT PARKING OF EQUIPMENT AND/OR CONSTRUCTION-RELATED VEHICLES IN THE PUBLIC RIGHTS OF WAY OR PUBLICLY-OWNED PROPERTY WITHOUT PRIOR APPROVAL OF THE CITY OF FREDERICK TRAFFIC ENGINEER OR DESIGNEE. WHERE PRACTICAL AND TO THE DEGREE POSSIBLE, THE ENGINEER SHALL DESIGNATE ON THESE PLANS APPROPRIATE SPACE THAT CAN BE UTILIZED FOR THE ABOVE PURPOSES. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ENSURE THAT PROPER AND APPROPRIATE AREAS ARE SECURED FOR THESE USES FOR THE DURATION OF THE PROJECT.
5. ALL TAPS TO THE CITY OF FREDERICK WATER LINES SHALL BE PERFORMED BY THE CITY OF FREDERICK DEPARTMENT OF PUBLIC WORKS.
6. ALL EXTERIOR WATER VALVES SHALL OPEN RIGHT.
7. THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS AND/OR THE ENGINEERING DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. THE CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.
8. ALL ON-SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS.
9. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREAS 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 AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER AND ENGINEER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) BOOK OF STANDARDS, LATEST EDITIONS.
11. THE 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 SHALL BE APPROVED BY OBTAINING A TEMPORARY STREET CLOSURE POLICY FROM THE CITY OF FREDERICK TRAFFIC ENGINEER AT 301-694-1498. ROAD CLOSURES REQUIRE A FOUR (4) WEEK ADVANCE NOTICE AND A PERMIT FROM THE CITY OF FREDERICK TRAFFIC ENGINEER.
13. IF THE ROAD OR ANY PART OF THE ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO THE CITY OF FREDERICK TRAFFIC ENGINEER FOR APPROVAL.
14. IF TEMPORARY PARKING INGRESS/EGRESS OR PEDESTRIAN RESTRICTIONS WILL BE REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND FOR NOTIFYING AT LEAST ONE (1) DAY IN ADVANCE ALL AFFECTED RESIDENTS, MERCHANTS AND PROPERTY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY OF FREDERICK AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DIRT, DEBRIS AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS AND/OR MUD HAPPEN TO OVERRIDE PREVENTION 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, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF DUST IN THE AIR BY THE REQUIRED WATERING OF THE GROUND AS NEEDED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL ACCEPTANCE BY THE CITY OF FREDERICK.
17. ALL UTILITIES AND STORM DRAINS OUTSIDE OF THE CITY OF FREDERICK PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE 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 FIVE (5) FEET OF A GAS LINE SHALL BE DONE BY HAND. 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. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FIELD RUN SURVEYS USING CITY OF FREDERICK CONTROL STATIONS:

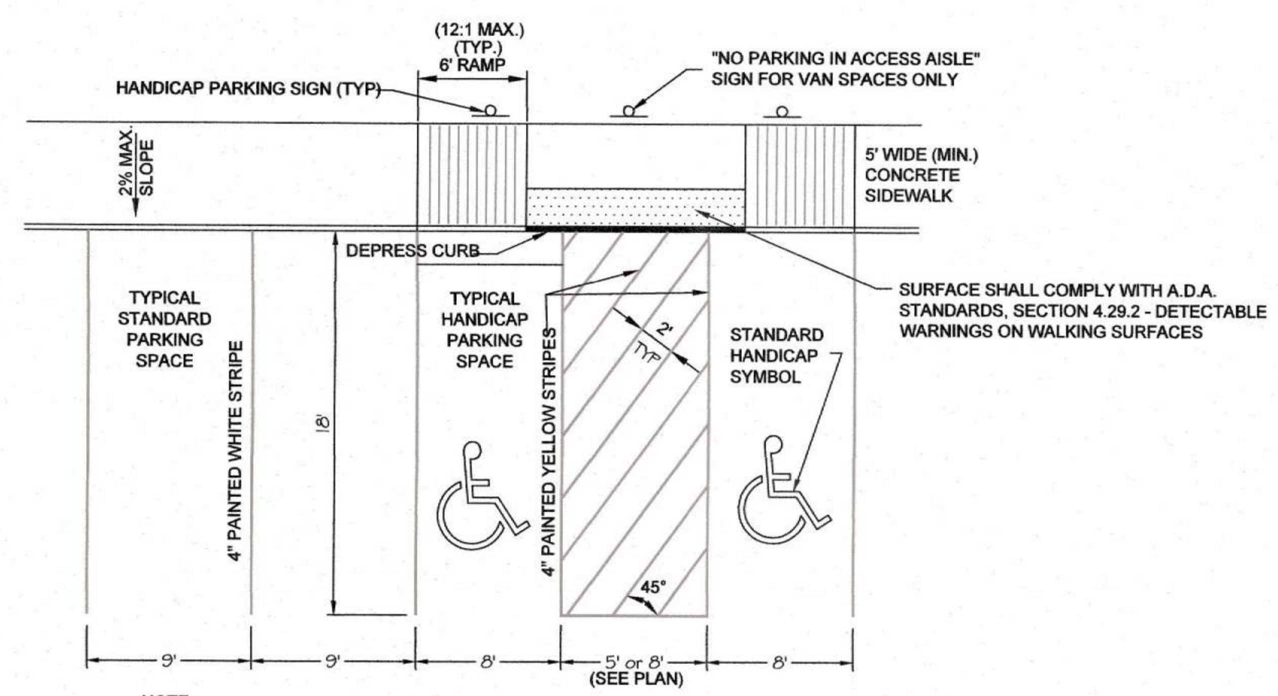
CONTROL STATION	DESCRIPTION
DET-1	BRASS DISK IN CONCRETE MONUMENT
DET-2	BRASS DISK IN CONCRETE MONUMENT

21. PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #24021C0284E, EFFECTIVE DATE OF AUGUST 1, 2023. THE 100-YEAR FLOODPLAIN LINE SHOWN HEREON IS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER HTTP://MSC.FEMA.GOV ACCESSED 07/12/2023.
22. WETLANDS SHOWN ON THIS PLAN WERE FIELD DELINEATED BY DMW, INC. IN APRIL 2021.
23. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FREDERICK STANDARDS AND SPECIFICATIONS AND/OR MD SHA SPECIFICATIONS AND DETAILS AS NOTED HEREON.
24. SHOULD A CONFLICT ARISE BETWEEN THE REFERENCED STANDARD SPECIFICATONS AND DETAILS AND THESE DRAWINGS, THE MOST STRINGENT REQUIREMENT AS DETERMINED BY THE ENGINEER SHALL BE ENFORCED. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH ANY WORK WHICH MAY BE IN QUESTION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS WITHOUT NOTIFYING THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE CHANGES.
25. 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.
26. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE DRAWINGS, THE FIGURED DIMENSIONS SHALL GOVERN.
27. SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND LEFT IN PLACE UNTIL SUCH TIME AS THE CONTRIBUTING AREAS ARE STABILIZED AND REMOVED ONLY AFTER THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR.
28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL PERMITS ARE NECESSARY TO COMPLETE THE WORK SHOWN HEREIN HAVE BEEN OBTAINED PRIOR TO BEGINNING WORK.
29. REPLACE ALL DAMAGED CURB AND GUTTER AND SIDEWALKS TO MATCH EXISTING CONDITIONS (OR BETTER) AT NO ADDITIONAL COST TO THE CITY OF FREDERICK.
30. 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.
31. PLACE FOUR (4) INCH MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED.
32. MINIMUM TWO (2) PERCENT SLOPES MUST BE PROVIDED FOR ADEQUATE DRAINAGE OF GRASSY AREAS.
33. DMW IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK FOR THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
34. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE DESIGN CONSULTANT AS-BUILT INFORMATION FOR THE NEW WATER AND SEWER FACILITIES. THE DESIGN CONSULTANT WILL PREPARE AND CERTIFY THE AS-BUILT DRAWINGS IN ACCORDANCE WITH CITY OF FREDERICK STANDARD PROCEDURES AND SPECIFICATIONS, LATEST EDITIONS.
35. ABANDONMENT OF EXISTING UTILTIIES SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST CITY OF FREDERICK STANDARD PROCEDURES AND SPECIFICATIONS.
36. A SUBSURFACE INVESTIGATION FOR GEOTECHNICAL PURPOSES TO DETERMINE LOCATIONS OF ROCK, DIFFERENT SOIL TYPES, WATERTABLE, UTILITIES, ETC. WAS PERFORMED BY ECS MID-ATLANTIC, LLC. SEE THEIR GEOTECHNICAL ENGINEERING REPORT TITLED "THE MADISON AT NORTH MARKET" DATED MARCH 24, 2023. THE CONTRACTOR SHALL REFER TO THIS REPORT FOR COMPACTION REQUIREMENTS FOR THIS PROJECT.
37. ALL SIGNS AND MARKINGS SHALL CONFORM TO MUTCD, MARYLAND EDITION. EXISTING PAVEMENT MARKINGS SHALL BE REPLACED IN KIND (THERMOPLASTIC OR PAINT). THERMOPLASTIC AND/OR PAINT MUST BE INSTALLED IN ACCORDANCE WITH SHA STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
38. THIS AREA OF THE CITY OF FREDERICK IS KNOWN FOR SINK HOLES. THE CONTRACTOR SHALL REPORT ANY OBSERVED VOIDS (IN THE AREA AND/OR IN THE TRENCHES) TO THE DEPARTMENT OF PUBLIC WORKS, THE ENGINEERING DEPARTMENT AND THE SOIL CONSERVATION DISTRICT (SCD) IMMEDIATELY.
39. ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LABOR AND INDUSTRY REGULATIONS TO INCLUDE CITY SAFETY AND HEALTH POLICY, MOSHA, OSHA, ETC.
40. THE CONTRACTOR SHALL NOTIFY THE CITY OF FREDERICK ARBORIST PRIOR TO ANY CONSTRUCTION.
41. ONLY STEEL FORMS ARE TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTION AND RADII LARGER THAN 200 FEET.
42. STORM DRAINAGE FOR THE CONVEYANCE OF ROOF RUNOFF HAS BEEN DESIGNED TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE ROOF DRAIN CONNECTIONS WITH ARCHITECTURAL PLANS (BY OTHERS).
43. DRIVEWAYS SHALL HAVE A MAXIMUM SLOPE OF 15%.
44. A FOREST STAND DELINEATION FOR THIS PROJECT (STF 22-169FSD) WAS APPROVED ON 8-18-2022. A PRELIMINARY FOREST CONSERVATION PLAN FOR THIS PROJECT (PC23-75PFCP) WAS APPROVED ON 3-29-2024. THE FINAL FOREST CONSERVATION PLAN FOR THIS PROJECT (PC23-813FFCP) WAS APPROVED ON 5-24-2024.
45. COMPACTION REQUIREMENTS:
ALL EARTHWORK OPERATIONS INCLUDING FILL AND COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH "SECTION 02200 EARTHWORK" OF THE CITY OF FREDERICK GENERAL PROVISIONS AND STANDARD SPECIFICATIONS, LATEST EDITION.

SITE IMPROVEMENT PLANS FOR

THE MADISON

LOCATED AT 1724 NORTH MARKET STREET
CITY OF FREDERICK, MARYLAND
WATER PRESSURE ZONE: 462 (LOW ZONE)



NOTE:
PER A.D.A. GUIDELINES, HANDICAP PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.

TYPICAL PARKING SPACE STRIPING

NOT TO SCALE

APPROVALS SUMMARY TABLE					
PERMIT	APPLICABLE YES	APPLICABLE NO	TRACKING NO.	APPROVAL DATE	EXPIRATION DATE
SOIL CONSERVATION DISTRICT	X		N/A		
MDE WETLANDS AND WATERWAYS	X		20236I426/23-NT-3222	12/05/2023	12/05/2028
MDE NOI FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY	X		20236126		
CLOMR/LOMR		X			
OTHER:		X			

SWM SUMMARY TABLE									
BMP ID	BMP NAME	4-DIGIT BMP TYPE	BMP CLASS (E/S/A)	CONSTRUCTION TYPE	FACILITY SITE LOCATION (ON/OFF-SITE)	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	PE PROVIDED (INCH)	# OF BMP'S FOR PE
FCXXBMP001776	THE MADISON - ESD#1	MMBR	E	NEWD	ON-SITE	0.62	0.38	2.5	1
FCXXBMP001777	THE MADISON - ESD#2	MMBR	E	NEWD	ON-SITE	0.45	0.36	1.9	1
FCXXBMP001778	THE MADISON - ESD#3	MMBR	E	NEWD	ON-SITE	0.47	0.37	2.0	1
FCXXBMP001779	THE MADISON - ESD#4	MMBR	E	NEWD	ON-SITE	0.54	0.38	1.5	1
FCXXBMP001780	THE MADISON - ESD#5	MSWG	E	NEWD	ON-SITE	0.08	0.05	1.3	1
FCXXBMP001781	THE MADISON - ESD#6	NDNR	E	NEWD	ON-SITE	0.13	0.03	1.0	1

FIRE/RESCUE NOTES

1. FIRE DEPT. ACCESS ROADS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND AT ALL TIMES.
2. FIRE DEPT. ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AT ALL TIMES AND BE A MINIMUM OF 20 FEET WIDE.
3. FIRE DEPT. ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION.
4. THE ACCESS ROADWAYS SHALL PROVIDE A MINIMUM TURNING RADII OF 40 TO 45 FEET.
5. THE FIRE DEPT. CONNECTION SHALL BE LOCATED IN A LOCATION APPROVED BY THE COUNTY FIRE MARSHAL'S OFFICE.
6. THE FIRE DEPT. CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE STRUCTURE.
7. THE FIRE DEPT. CONNECTION SHALL BE NOT LESS THAN 18" & NOT MORE THAN 42" IN ELEVATION (GROUND TO CENTERLINE OF INLETS).
8. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED BEHIND FENCES OR WALLS WHICH MAY SURROUND THE BUILDING FOR ANY PURPOSE.
9. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED NEAR DOORWAYS WHICH WOULD CAUSE THE CONNECTION TO HINDER EGRESS WHEN IN USE.
10. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED WHERE THERE WILL BE LESS THAN A 3' CLEARANCE FROM ANY POSSIBLE OBSTRUCTION.
11. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED WITHIN 15' OF GAS AND/OR ELECTRIC METERS.
12. A FIRE HYDRANT SHALL BE WITHIN 100 FEET OF THE FIRE DEPT. CONNECTION (FDC).
13. FIRE HYDRANTS SHALL BE LOCATED IN THE FRONT AND REAR OF BUILDINGS OR COMPLEXES.
14. FIRE HYDRANTS SHALL BE WITHIN 300 FEET FROM THE MOST DISTANT CORNER OF ANY BUILDING AS MEASURED ALONG AN IMPROVED ROAD.
15. FIRE HYDRANTS SHALL NOT BE MORE THAN 300 FEET APART, AS MEASURED ALONG AN IMPROVED ROAD. (COMMERCIAL, HIGH-RISE, MALLS, ETC.)
16. REQUIRED FIRE HYDRANTS SHALL NOT BE PLACED AT THE END OF A WATER LINE AND USED AS A BLOW OFF.
17. FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND IN SERVICE PRIOR TO THE START OF VERTICAL CONSTRUCTION OF THE BUILDING.
18. FIRE LANES PROVIDING ACCESS TO THE BUILDING WHILE UNDER CONSTRUCTION SHALL BE PROVIDED PRIOR TO THE START OF VERTICAL CONSTRUCTION.

OWNER'S/DEVELOPER'S CERTIFICATION

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 PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

I/WE FURTHER CERTIFY THAT "AS-BUILT" PLANS WILL BE SUBMITTED AND APPROVED FOLLOWING CONSTRUCTION OF ANY STORMWATER MANAGEMENT FACILITY AND THAT CONSTRUCTION WILL BE SUPERVISED BY A REGISTERED PROFESSIONAL ENGINEER.

DATE: 7/14/2023 SIGNATURE:

PRINTED NAME & TITLE: Michael Font, President

FIRM: New Harbor Development, LLC PHONE NO.: 484-942-4767

ADDRESS: 836 Harbor View Terrace, Annapolis, MD 21409

CITY OF FREDERICK

APPROVED: FOR CONSTRUCTION

DATE: 6/3/2024

CITY ENGINEER:

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

ALL APPROVALS ARE SUBJECT TO THE WATER ALLOCATION ORDINANCES AND IN NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT HIS/HER SOLE RISK.

REV. NO.	REVISION DESCRIPTION (FOR REVISIONS TO PREVIOUSLY APPROVED PLANS)	CONSULTANT: DATE AND INITIAL		CITY ENGINEER: DATE AND INITIAL	
2	REVISION FOR HEAD START	8/12/25	MSC	10/7/25	TAC

FREDERICK COUNTY SOIL CONSERVATION DISTRICT
Erosion and Sediment Control Plan Approval

BY: ____ District Manager or Designee

DATE: 10/14/2025
Plan is valid for 2 years from date of approval

SCD approval for sediment and erosion control is in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and is contingent upon issuance of all applicable regulatory permits.

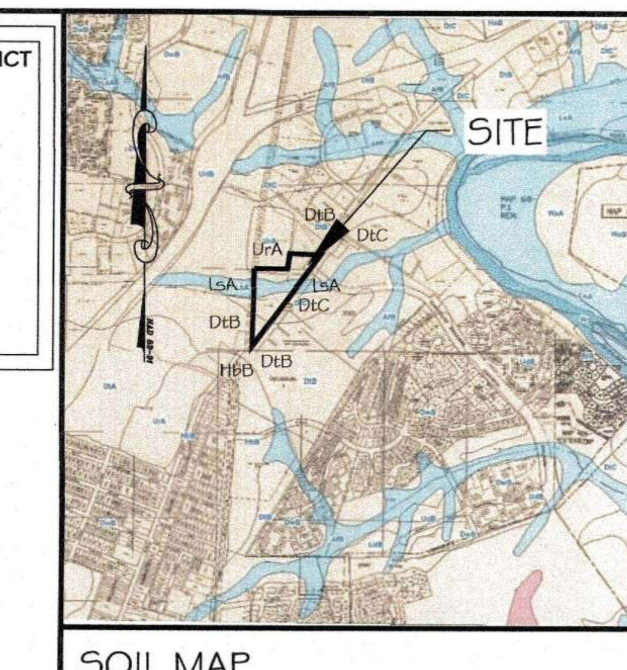
FOR REVISION #2

08/12/2025
EXPIRATION DATE: 07-08-2027

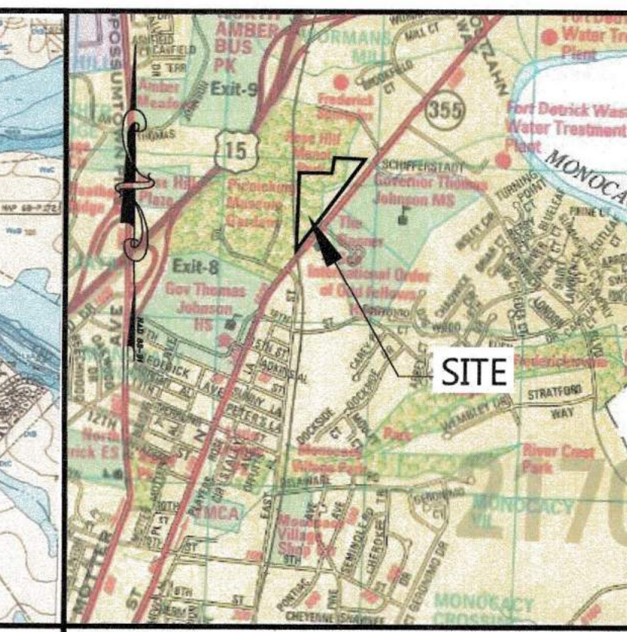
REVISION #2 SUMMARY:
ITEMS SHOWN IN RED ARE INCLUDED IN REVISION #2. THESE REVISIONS ARE REQUIRED FOR THE NEW PROPOSED USE OF THE 1-STORY NON-RESIDENTIAL BUILDING FROM OFFICE TO CHILDCARE FACILITY.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	CENTER LINE	
	EASEMENT LINE	
20' B.R.L.	BLDG. RESTRICTION LINE	20' B.R.L.
	TREE	
EX. 15" SD	STORM DRAIN & MH	PROP. 15" SD
EX. 8" SS	SEWER LINE & MH	PROP. 8" S
EX. C.O.	SEWER CLEANOUT	C.O.
EX. 8" W	WATER LINE & MH	PROP. 8" W
EX. WM	WATER METER	WM
EX. WV	WATER VALVE	WV
C.S.	CURB STOP	
EX. F.H.	FIRE HYDRANT	F.H.
SC	FIRE DEPT. CONNECTION	FDC
G	GAS LINE	G G
UGE	ELECTRIC LINE	UGE
UGT	UNDERGROUND TELEPHONE	UGT
TV	CABLE T.V.	TV
	UTILITY POLE	
HaB2	SOILS CLASSIFICATION/BOUNDARY	
	CURB & GUTTER	
	DEPRESSED CURB AT ADA ACCESS RAMPS	
	ROLLED CURB & GUTTER	
156	CONTOUR LINE	156
156.50	SPOT ELEVATION	156 50
	STREET SIGN	
	PUBLIC STREET LIGHTING	
	ON-SITE LIGHTING	
	PIPE/GUTTER FLOW DIRECTION	
	TRAFFIC SIGNAL	
	EX. UTILITY TO BE ABANDONED	EX. 18" SD
	BOLLARD	
	ASPHALT PAVEMENT	
	EXISTING PAVEMENT TO BE REMOVED	
	EXISTING STRUCTURES & OBJECTS TO BE REMOVED	X X X X X X
	CONCRETE PAVEMENT	
	MILL AND OVERLAY	
	BENCHMARK	BM 1
	SOIL BORING (MAY 2016)	G-6
	SOIL BORING (MARCH 2023)	BE-1
	RETAINING WALL	



SOIL MAP
SCALE 1" = 2000'



TAX MAP 067C | VICINITY MAP | PARCEL 1161
SCALE 1" = 2000'
TAX ID No. 02-065053

SOILS:
DtB - DUFFIELD-RYDERSILT LOAMS, NON-RESTRICTED, 3% - 8%, NOT HIGHLY ERODIBLE, HSG B
DtC - DUFFIELD-RYDER SILT LOAMS, NON-RESTRICTED, 8% - 15%, HIGHLY ERODIBLE, HSG B
HbB - HAGERSTOWN LOAM, NON-RESTRICTED, 3% - 8%, NOT HIGHLY ERODIBLE, HSG B
LsA - LINSIDE SILT LOAM, FLOODPLAIN, 0% - 3%, NOT HIGHLY ERODIBLE, HSG C
UrA - URBAN LAND, NON-RESTRICTED, 0% - 3%, NOT HIGHLY ERODIBLE, HSG B

SHEET INDEX

TITLE	SHEET No.
COVER SHEET	1
SITE DEMOLITION PLAN	2
SITE NOTES AND DETAILS	3
STORM DRAIN AND PAVING PLAN	4-5
STORM DRAIN PROFILES	6
WATER AND SEWER PLAN AND PROFILE	7-8
SWM NOTES AND DETAILS	9-10
SEC AND GRADING PLAN	11-12
SEC NOTES AND DETAILS	13
LANDSCAPE, STRIPING, AND SIGNAGE PLAN	14
LANDSCAPE, STRIPING, AND SIGNAGE NOTES AND DETAILS	15
MARKET STREET STRIPING PLAN	16
MAINTENANCE OF TRAFFIC PLAN	17
SITE LIGHTING PLAN	18

FOR REVISION #1

10/11/2024
EXPIRATION DATE: 06-06-2026

PROJECT SUMMARY:

THE PURPOSE OF THESE IMPROVEMENT PLANS IS FOR THE CONSTRUCTION OF A 3 STORY APARTMENT BUILDING AND A SINGLE STORY OFFICE BUILDING.

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. 34,669, EXPIRATION DATE: 07-08-2027

CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 5 DAYS PRIOR TO BEGINNING CONSTRUCTION.

INSTALLATION OF UTILITIES ON PRIVATE PROPERTY

INSTALLATION AND ABANDONMENT OF PRIVATE PROPERTY UTILITIES AND MATERIALS SHALL COMPLY WITH THE CURRENT CITY OF FREDERICK PLUMBING CODE AND WHERE DEEMED APPLICABLE, AND THE CITY OF FREDERICK STANDARD DETAILS AND SPECIFICATIONS MANUAL.

A UTILITY PERMIT SHALL BE APPLIED FOR AND ISSUED BY THE BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF WORK.

UTILITIES SHALL BE SCHEDULED FOR SAME DAY INSPECTIONS THROUGH THE BUILDING DEPARTMENT PLUMBING DIVISION, BETWEEN 7:00 & 9:00 AM BY CALLING 301-600-3820 OR 3821 UTILIZING PERMIT NUMBER.

ALL NON-METALLIC WATER, SEWER AND STORM PIPING SHALL BE INSTALLED WITH A TRACER WIRE. TRACER WIRE SIZE SHALL BE AWG 10 INSULATED, COLOR CODED BLUE FOR WATER, GREEN FOR SEWER AND STORM PIPING. TRACER WIRE SHALL BE PLACED WITHIN 12" OF THE INSTALLED PIPING WITH ONE END TERMINATING ABOVE GRADE WITHIN 5' OF THE BUILDING BEING SERVED THAT IS ACCESSIBLE AND RESISTANT TO PHYSICAL DAMAGE.

TRENCHING, BEDDING, AND BACKFILLING SHALL FOLLOW CURRENT CITY OF FREDERICK PLUMBING CODE, AND ANY APPLICABLE MANUFACTURE INSTALLATION INSTRUCTIONS. FINAL BACKFILL TO FINISH GRADE, SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

WATER LINE THRUST RESTRAINTS SHALL FOLLOW:
1. ENGINEER OF RECORD DESIGN, AND/OR
2. CITY OF FREDERICK STANDARDS DETAILS AND SPECIFICATIONS MANUAL, AND/OR
3. MANUFACTURERS INSTALLATION INSTRUCTIONS FOR RESTRAINTS

MATERIALS OR INSTALLATIONS NOT ADDRESSED BY THE CITY OF FREDERICK PLUMBING CODE, OR BY THE CITY OF FREDERICK STANDARD DETAILS AND SPECIFICATIONS MANUAL, SHALL BE SUBMITTED FOR REVIEW TO THE BUILDING DEPARTMENT PLUMBING DIVISION PRIOR TO INSTALLATION.

CERTIFICATION OF THE DISTURBED AREA QUANTITY

I hereby certify that the estimated total amount of area to be disturbed shown on these plans has been computed to 8,900 c.y. of excavation, 4,620 c.y. of fill and the total area to be disturbed as shown on these plans has been determined to be ~~159,470~~ 164,400 square feet, or ~~3.66~~ 3.77 acres.

ENGINEER'S SIGNATURE — 34,669 P.E. NO.

MARK CRISSMAN, P.E., P.L.S. — PRINT NAME — 04/26/2024 DATE

ENGINEER'S DESIGN CERTIFICATION

I hereby certify this plan has been designed in accordance with local ordinances, COMAR 26.17.01, and 2011 Maryland Standards and Specifications for Soil Erosion Control and is contingent upon issuance of all applicable regulatory permits. If applicable, this plan is also designed in accordance with the requirements contained within USDA, NRCS "Standards and Specifications for Ponds MD-378" and the policies and procedures of the Maryland Department of the Environment Dam Safety Program.

ENGINEER'S SIGNATURE — 34,669 P.E. NO.

MARK CRISSMAN, P.E., P.L.S. — PRINT NAME — 04/26/2024 DATE

FREDERICK COUNTY SOIL CONSERVATION DISTRICT
Erosion and Sediment Control Plan Approval

BY: ____ District Manager or Designee

DATE: 5/2/2024
Plan is valid for 2 years from date of approval

SCD approval for sediment and erosion control is in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and is contingent upon issuance of all applicable regulatory permits.

4-26-24

LINGG PROPERTY CONSULTING
256 West Patrick Street, Suite 2A
Frederick, Maryland 21701
www.LinggPropertyConsulting.com
LinggPC@xecu.net - e
(301) 644-2121 - o
(301) 698-3221 - f
Land Use Consulting • Land Planning & Design • Project Management • Site Planning
Subdivision Planning • Zoning Entitlement Consulting • Development Rights & Approval Strategies
Civil Engineering & Land Surveying Management

DMW
DAFT McCUNE WALKER INC
920 NORTH EAST STREET
P: 301 696 9040
FREDERICK, MD 21701
WWW.DMW.COM

COVER SHEET

SITE IMPROVEMENT PLANS

THE MADISON

SITUATED AT 1724 NORTH MARKET STREET
FREDERICK ELECTION DISTRICT No. 2
CITY OF FREDERICK, MARYLAND

CONTRACT PURCHASER / DEVELOPER
NEW HARBOR DEVELOPMENT, THE HOUSING AUTHORITY OF FREDERICK, & SCG DEVELOPMENT
c/o NEW HARBOR DEVELOPMENT
836 HARBOR VIEW TERRACE
ANNAPOLIS, MD 21409

DATE	BY	REVISIONS
08/29/2023	MSC	SUBMITTAL FOR HUD
11/17/2023	MSC	ADDRESS CITY & SCD COMMENTS
01/16/2024	MSC	ADDRESS CITY & SCD COMMENTS
03/11/2024	MSC	ADDRESS CITY COMMENTS
03/29/2024	MSC	ADDRESS MTA COMMENTS
04/26/2024	MSC	FOR SCD SIGNATURE
10/11/2024	MSC	ADDRESS ACCESSIBILITY COMMENTS
08/12/2025	MSC	REVISION FOR HEAD START

04/26/2024

INITIAL SUB.:	07/18/2023
SCALE:	AS SHOWN
DRAWN:	JNS
DESIGNED:	JHV
CHECKED BY:	MSC
PROJECT NO.:	20709
DRAWING:	1 of 18

FREDERICK ENGINEERING
APPROVED
06/03/2024

PZ-23-00842-02