

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. JUNE 2016.
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 UPON 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 PLUGGINGS 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 TOWED 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 MUD HAPPEN TO OVERSPEED OVERHAUL 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	LOCATION
070	TILCO DRIVE AT INTERSTATE CIRCLE
073	MONROE AVENUE AT HIGHLAND STREET
21. THERE IS NO FLOODPLAIN LOCATED ON THE PROJECT SITE AS DETERMINED BY FIRM MAP NO. 2402IC0294D (EFFECTIVE DATE SEPTEMBER 19, 2007).
22. THERE ARE NO WETLANDS ON THIS SITE PER NATIONAL WETLAND MAPPING.
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 SPECIFICATIONS 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. DWW IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORKS FOR THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
34. ABANDONMENT OF EXISTING UTILITIES SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST CITY OF FREDERICK STANDARD PROCEDURES AND SPECIFICATIONS.
35. 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.
36. 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.

SOIL MAP
SCALE 1" = 200'

TAX MAP #18
SCALE 1" = 200'

VICINITY MAP
SCALE 1" = 200'

PARCEL 1018A
SCALE 1" = 200'

<u>SHEET INDEX</u>	
<u>TITLE</u>	<u>SHEET No.</u>
COVER SHEET	1
DEMOLITION PLAN	2
GRADING AND SEC PLAN - PHASE 1	3
GRADING AND SEC PLAN - PHASE 2	4
SEC NOTES AND DETAILS	5-6

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' 50'	STORM DRAIN 4 MH	PROP. 15' 50'
EX. 8' 55'	SEWER LINE 4 MH	PROP. 8' 55'
o EX. C.O.	SEWER CLEANOUT	o C.O.
EX. 8' W	WATER LINE 4 MH	PROP. 8' W
	WATER METER	o WM
u EX. WV	WATER VALVE	o WV
o C.S.	CURB STOP	
EX. EX. F.H.	FIRE HYDRANT	F.H.
u SC	FIRE DEPT. CONNECTION	u FDC
-----	GAS LINE	-----
-----	ELECTRIC LINE	-----
-----	UNDERGROUND TELEPHONE	-----
-----	CABLE T.V.	-----
TV	UTILITY POLE	TV
11aB2		11aB2
-----	SOILS CLASSIFICATION/BOUNDARY	-----
-----	CURB & GUTTER	-----
-----	DEPRESSED CURB AT ADA ACCESS RAMPS	-----
-----	ROLLED CURB & GUTTER	-----
-----	CONTOUR LINE	-----
-----	SPOT ELEVATION	156.54
156.50	STREET SIGN	
d	PUBLIC STREET LIGHTING	
-----	ON-SITE LIGHTING	
-----	PIPE/GUTTER FLOW DIRECTION	-----
	TRAFFIC SIGNAL	
	EXISTING STRUCTURES & OBJECTS TO BE REMOVED	X X X X X X
	BENCHMARK	

APPROVALS SUMMARY TABLE					
PERMIT	APPLICABLE		TRACKING NO.	APPROVAL DATE	EXPIRATION DATE
	YES	NO			
SOIL CONSERVATION DISTRICT	X		N/A		
MDE WETLANDS AND WATERWAYS		X			
MDE NOI FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY	X				
CLOWR/LOMR		X			
OTHER:		X			

I hereby 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 30,360 cubic yards of excavation and 100,220 cubic yards of fill, and that the total area to be disturbed as shown on these plans has been determined to be 123,390 square feet inside the public right-of-way and 494,405 square feet (LOD) on PRIVATELY owned property.

Daphne S. Matthews 42,429 08/18/2023
SIGNATURE MD Reg. No. Date

Note: The estimated quantities shown above are for permit purposes only and are not to be used for construction bidding purposes.

certainty, to the best of my professional knowledge, information and belief, that this plan has been prepared in accordance with local ordinances, Comar 26.17.01, and the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" as adopted by the State of Maryland, and the Department of Water Resources, the intent Hydraulic Criteria for Design of Highways as adopted by the State of Maryland, State Highway Administration (revised Jan. 1, 1996), and the grading, storm drainage, sediment control and stormwater management requirements of Frederick County and Frederick Soil Conservation District.

Daphne S. Matthews 42,429 08/18/2023
SIGNATURE MD Reg. No. Date

[illegible]

BY: [Signature]
District Manager or Designee

DATE: 8/24/2023
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.

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



LINGG

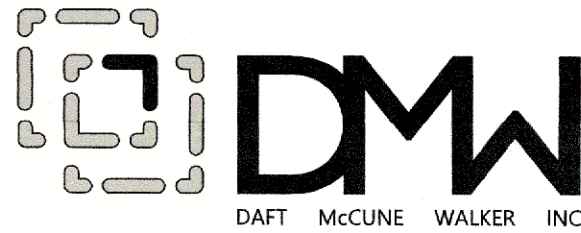
PROPERTY CONSULTING

256 West Patrick Street, Suite 2A
Frederick, Maryland 21702
www.LinggPropertyConsulting.com

Lingg@GPGreen.net -
(301) 664-2121 -
(301) 698-3221 -

Land Use Consulting
Subdivision Planning

- Land Planning & Design
- Project Management
- Site Planning
- Zoning Entitlement Consulting
- Development Rights & Approval Strategies
- Civil Engineering & Land Surveying Management



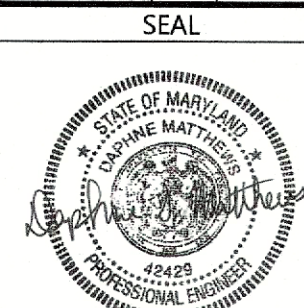
920 NORTH EAST STREET
P: 301 696 9040
FREDERICK, MD 21701
WWW.DMW.COM

MASS GRADING PLAN for FREDERICK EXCHANGE

SITUATED ON MONOCACY BLVD. AT SOUTH EAST STREET
CITY OF FREDERICK, MARYLAND
ELECTION DISTRICT NO. 2
FREDERICK, MARYLAND

OWNER:
FREDERICK CORNER I, LLC.
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033

DATE	BY	REVISIONS
04/18/2023	MSC	CITY & SCD REVIEW COMMENTS
08/18/2023	MSC	CITY, SHA & SCD COMMENTS



INITIAL SUB.: 03/03/202
SCALE: AS SHOWN
DRAWN: JNS
DESIGNED: DSM
CHECKED BY: MSC
PROJECT NO.: 16703
DRAWING:

1 of 6