

SWM CONCEPT DEVELOPMENT/IMPROVEMENT PLAN

FOR MASS GRADING

OF

CREEKSIDE HAMPTONS EAST

REVIEWED IN ACCORDANCE WITH LOCAL COUNTY REQUIREMENTS. FREDERICK COUNTY ASSUMES NO LIABILITY FOR DESIGN AND/OR CONSTRUCTION. APPROVAL IS VALID FOR TWO (2) YEARS 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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LEGEND

	EXISTING	PROPOSED
INTERIOR LOT LINE		
R/W-PROPERTY LINE		
CENTERLINE		
EASEMENTS		
CURBING AND CURB & GUTTER		
BUILDINGS		
SPOT ELEVATIONS	+296.0	+96.0
BENCH MARK		
CONTOURS	310	310
STORM DRAIN		
SANITARY SEWER	SS	SS
WATER LINES	W	W
U/G GAS,ELEC.OR TELEPHONE	G,E,T	G,E,T
OVERHEAD ELEC. LINES		
DRAINAGE FLOW & DIRECTION		
MANHOLE		
INLETS		
PLUG OR CAP		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
SANITARY SEWER LATERALS		
WATER LATERALS		
REDUCER		
FENCE		
CONCRETE		
LIMIT OF DISTURBANCE		
SILT FENCE		
EARTH DIKE		
STONE CHECK DAM		
STABILIZED CONSTRUCTION ENTRANCE		
INLET PROTECTION		
ROCK OUTLET PROTECTION		
SUPER SILT FENCE		
TEST PIT		
CURLEX MATTING		

FEBRUARY 2024

PREPARED FOR:
OWNER/DEVELOPER:
Oakdale Investments, LLC
c/o Elm Street Development
1355 Beverly Road, Suite #240
McLean, VA 22101
Attn: Jason Wiley
Phone: 703.734.9730

PREPARED BY:
HARRIS SMARIGA
PLANNERS • ENGINEERS • SURVEYORS
125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P. 301.662.4488
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www.harris-smariga.com

OWNER/DEVELOPER'S CERTIFICATION:

I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to ensure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic on-site evaluation by the Frederick County Soil Conservation District Board or their authorized agents.

Ralph Mobley, Jr. **04/22/2024**
SIGNATURE OWNER/DEVELOPER DATE
Ralph Mobley, Jr. **Project Manager**
PRINT NAME TITLE

CERTIFICATION OF THE DISTURBED AREA QUANTITY

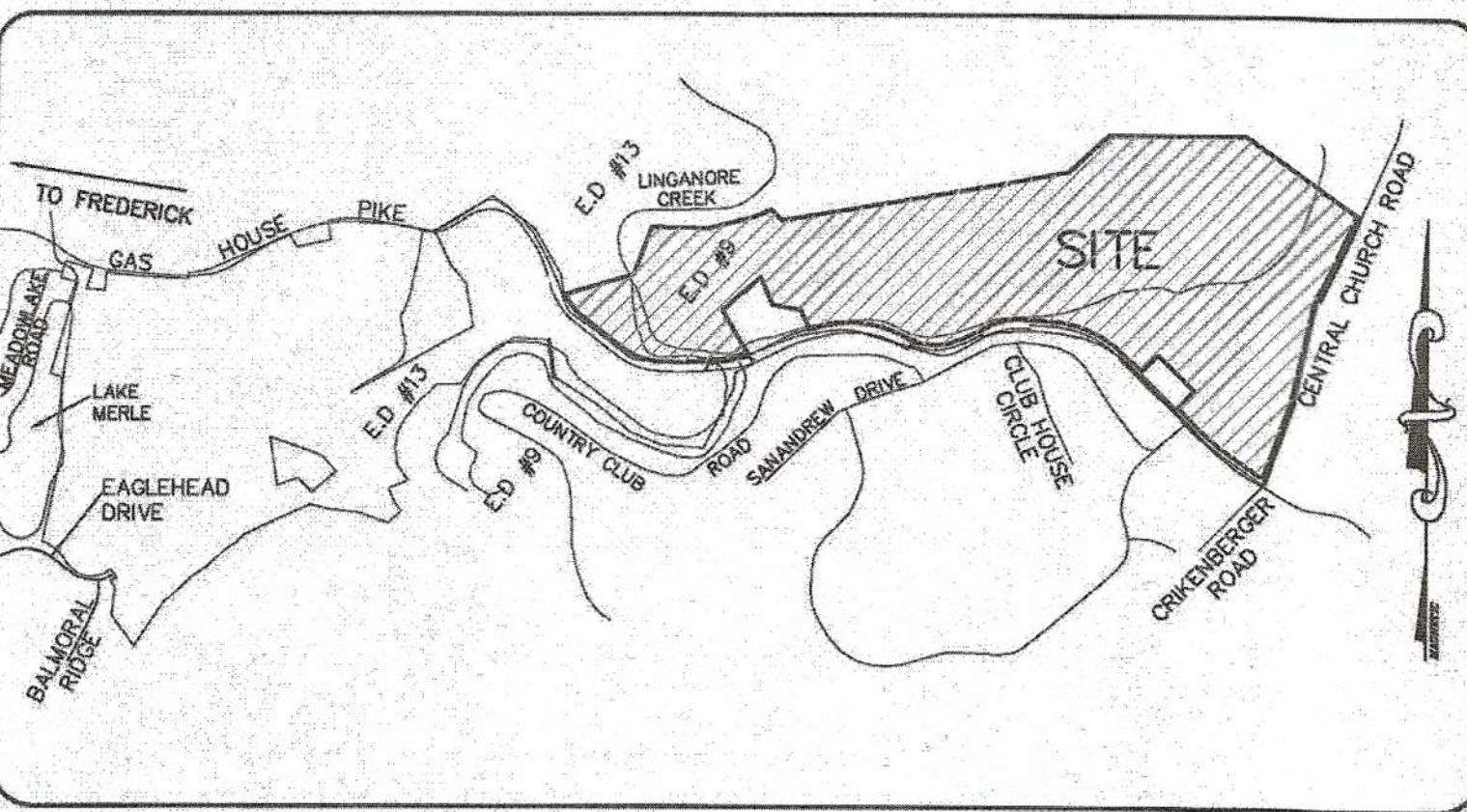
I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN COMPUTED TO 738,847 C.Y. OF EXCAVATION, 759,272 C.Y. OF FILL AND THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 4,521,996 SQUARE FEET, OR 103.81 ACRES.

Michael A. Murrey **28643**
ENGINEER'S SIGNATURE P.E. NO.
Michael A. Murrey **4/26/24**
PRINT NAME DATE

ENGINEER'S DESIGN CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01, AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR 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-376" AND THE POLICIES AND PROCEDURES OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT DAM SAFETY PROGRAM.

Michael A. Murrey **28643**
ENGINEER'S SIGNATURE P.E. NO.
Michael A. Murrey **04/26/24**
PRINT NAME DATE



VICINITY MAP
SCALE: 1"=1,800'
TAX MAP #89, TAX ID#: 27-591657
PARCEL #202

PROJECT DESCRIPTION:
THESE PLANS WERE PREPARED FOR THE PURPOSE OF MASS GRADING FOR FUTURE PRIVATE LAND DEVELOPMENT OF CREEKSIDE HAMPTONS EAST. FUTURE IMPROVEMENT PLANS WILL BE REQUIRED FOR THE DEVELOPMENT OF THIS SITE THAT WILL INCLUDE LANDSCAPING, LIGHTING, UTILITIES, FINE GRADING, ETC.

FLOODPLAIN SHOWN PER FEMA FLOODMAP #24021C0317E EFFECTIVE 08/01/2023. WETLANDS SHOWN PER WETLAND DELINEATION REPORT PREPARED BY MICHAEL KLEBASKO OF WETLAND STUDIES AND SOLUTIONS, INC. DATED AUGUST 1, 2022. THERE IS NO DISTURBANCE TO THE WETLANDS OR EXISTING STREAM PROPOSED AS PART OF THESE PLANS.

Frederick County Soil Conservation District
Erosion and Sediment Control Plan Approval

By: *[Signature]*
District Manager or Designee

Date: **5/7/2024**
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.

CDD-Dev. Review

File #: SP22-13
A/P #: PW276256
Due Date:

HARRIS SMARIGA
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SUITE 100
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P. 301.662.4488
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www.harris-smariga.com

COVER SHEET

FOR
CREEKSIDE HAMPTONS EAST

SITUATED ON GAS HOUSE PIKE & CENTRAL CHURCH ROAD
PER PLATS RECORDED AT PLAT BOOK 94 PAGES 167 & 168
NEW MARKET ELECTION DISTRICT No. 9
FREDERICK COUNTY, MARYLAND

4/26/2024 3:14 PM

SCALE:
AS SHOWN
DRAWN BY: DLS
CHECKED BY: MAM
DATE: FEB. 2024
SHEET: MG-1
OF: 10
PROJECT: 6097
MG-1

Professional Certification: I hereby certify that these documents were prepared and issued by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 28643 Expiration Date 3-26-25