

IMPROVEMENT PLANS FOR 800 EAST PATRICK STREET

RESIDENTIAL LOTS 1 THRU 16

SITUATED ON EAST PATRICK STREET AND FRANKLIN STREET
FREDERICK COUNTY, MARYLAND
WATER PRESSURE LOW ZONE 462

GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF FREDERICK DESIGN AND CONSTRUCTION SPECIFICATIONS AND DETAILS, LATEST EDITION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION WHEN NOT SPECIFIED. IF CLEARANCE IS LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES, CONTACT THE FREDERICK CITY DIVISION OF ENGINEERING INSPECTOR AND FOX & ASSOCIATES, INC. BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION UNTIL CITY HAS GRANTED FINAL APPROVAL TO THE PROJECT.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION STATIONING IS APPROXIMATE AND MAY BE ADJUSTED IN ORDER TO MEET FIELD CONDITIONS. CONTRACTOR SHALL CONTACT THE CITY OF FREDERICK INSPECTOR AND FOX & ASSOCIATES, INC. PRIOR TO MAKING ANY MODIFICATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT AND SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH OSHA REGULATION 29CFR 1926 AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS.
- ALL MATERIALS EXCAVATED WHICH IS UNSUITABLE FOR BACKFILL SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
- HORIZONTAL DATUM: MARYLAND STATE COORDINATE SYSTEM (NAD 83/91) VERTICAL DATUM IS NAVD 1988. DATUMS BASED ON CITY OF FREDERICK MONUMENTS 52 & 53.
- FIELD RUN TOPOGRAPHY PROVIDED BY CLIENT DATED 2017.
- FOX & ASSOCIATES HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, DIFFERENT SOIL TYPES, WATER TABLES, UTILITIES, ETC.
- ANY BLASTING REQUIRED FOR SITE CONSTRUCTION SHALL REQUIRE THE CONTRACTOR TO OBTAIN PROPER PERMITS AND PERFORM BLASTING OPERATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.

GENERAL NOTES (CONT'D)

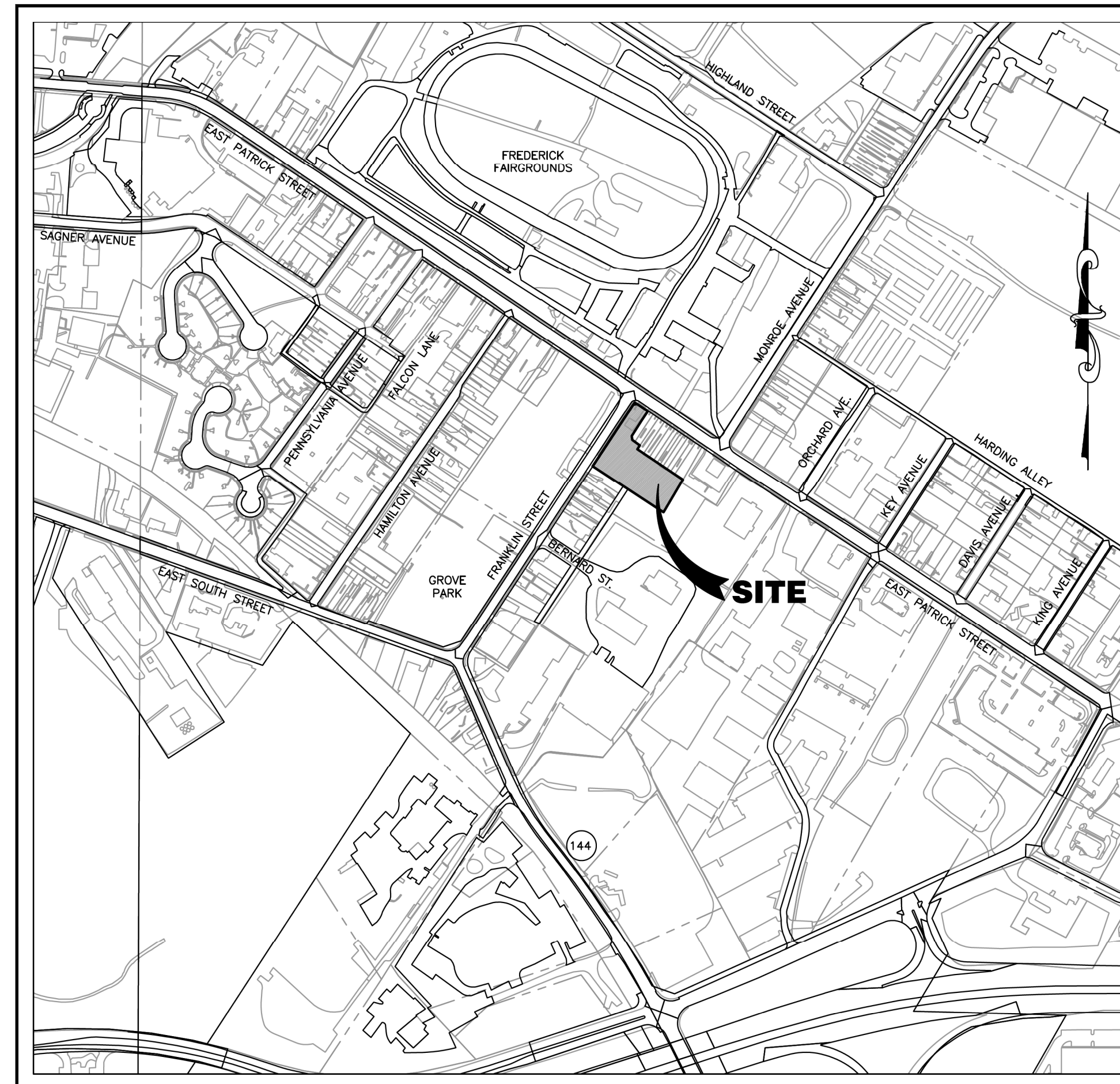
- EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS INCLUDING FIELD LOCATION AND ASBUILT PLANS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES TO VERIFY SIZE, ELEVATION, LOCATION AND TYPE PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR 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.
- 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, MAULBOXES, SHRUBS, TREES, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL OR BETTER.
- 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.
- 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.
- ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS TO BE PERMITTED IN ACCORDANCE WITH THE CITY OF FREDERICK STANDARD SPECIFICATIONS AND DETAILS, LATEST EDITIONS.
- 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 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.
- ALL TAPS TO CITY OF FREDERICK WATER LINES SHALL BE PERFORMED BY THE CITY OF FREDERICK DEPARTMENT OF PUBLIC WORKS AT THE EXPENSE OF THE DEVELOPER.
- ALL EXTERIOR WATER VALVES MUST OPEN VALVES AT THE EXPENSE OF THE DEVELOPER.
- CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF ENGINEERING. CONTRACTOR IS RESPONSIBLE TO AVOID RELEASE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS NOTED IN SECTION 104, THE TEMPORARY TRAFFIC CONTROL SECTION OF THE MSHA BOOK OF STANDARDS, LATEST EDITION.
- 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 301-600-1409.
- 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 BUSINESSES AT LEAST 1 DAY IN ADVANCE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE CITY AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DEBRIS AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS AND/OR MUD HAPPEN TO OVERTAKE THE 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. 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 THE REQUIRED WATERING OF THE GROUND AS NEEDED.
- 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.
- 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).
- ALL HANDICAP ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MD ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- PLACE 4" MIN. OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED THIS INCLUDES HOA PROPERTY.
- ONLY STEEL FORMS ARE TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTIONS AND WALK GREATER THAN 200'.
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LABOR AND INDUSTRY REGULATIONS TO INCLUDE CITY SAFETY & HEALTH POLICY, MSHA, OSHA, ETC.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FREDERICK STANDARDS AND SPECIFICATIONS AND/OR MD. SHA SPECIFICATIONS & DETAILS AS NOTED HEREIN.
- SHOULD A CONFLICT ARISE BETWEEN THE REFERENCED STANDARD SPECIFICATIONS AND DETAILS, AND THESE DRAWINGS, THE MOST STRINGENT REQUIREMENT AS DETERMINED BY THE CITY ENGINEER SHALL BE ENFORCED. THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER FOR A DECISION BEFORE PROCEEDING WITH ANY WORK WHICH MAY BE IN QUESTION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS WITHOUT NOTIFYING THE CITY ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE CHANGES. 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.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE DRAWINGS, THE FIGURED DIMENSIONS SHALL GOVERN.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL PERMITS NECESSARY TO COMPLETE THE WORK SHOWN HEREIN HAVE BEEN OBTAINED PRIOR TO BEGINNING WORK.
- THE CITY OF FREDERICK AND/OR FOX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS AND VALVE TIE DRAWINGS TO THE ENGINEERING DEPARTMENT IN ACCORDANCE WITH CITY STANDARD PROCEDURES & SPECIFICATIONS, LATEST EDITIONS.
- ABANDONMENT OF EXISTING UTILITIES SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST CITY STANDARD PROCEDURES & SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN MINIMUM 0.5% PAVING SLOPE TO MAINTAIN POSITIVE DRAINAGE FOR PAVED AREAS AT ALL INTERSECTIONS. CONTACT THE CITY ENGINEER FOR ASSISTANCE AS/IF NECESSARY TO ACCOMPLISH THE 0.5% MINIMUM GRADE IF SITUATION WARRANTS.

FIRE / RESCUE NOTES :

- FIRE DEPARTMENT ACCESS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND AT ALL TIMES.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FREE APPARATUS AT ALL TIMES AND BE A MINIMUM OF 20 FEET WIDE.
- FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION.
- THE ACCESS ROADWAYS SHALL PROVIDE A MINIMUM CENTERLINE TURNING RADIUS OF 40 TO 45 FEET.
- STREETS AND FIRE HYDRANTS/WATER MAINS ARE REQUIRED TO BE CONSTRUCTED AND IN SERVICE PRIOR TO THE START OF ANY VERTICAL BUILDING CONSTRUCTION.

WETLANDS AND FLOODPLAIN NOTES :

- THERE IS NO 100-YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 24021C0292E, EFFECTIVE DATE OF AUGUST 1, 2023.
- THERE ARE NO WETLANDS ON SITE.



VICINITY MAP

SCALE : 1" = 400'

TAX MAP 77C PARCEL 1041A
TAX I.D. 02-062313

PROJECT DESCRIPTION

IMPROVEMENT PLANS TO DEVELOP THE EXISTING LOT AS TWO SINGLE-FAMILY LOTS (ONE SINGLE-FAMILY HOME IS EXISTING AND WILL REMAIN AND ONE IS PROPOSED) AND 14 TOWNHOMES ON EAST PATRICK ST. AND FRANKLIN ST.

SWM Summary Table		4-digit BMP	BMP Class	Construction Type	Facility Site Location (on/off-site)	Drainage Area (acres)	Impervious Area (acres)	Pe (inches)	# of BMPs for Pe
BMP ID	BMP Name	BMP Type	(E/ISA)						
FCXXBMP002124	800 E. PATRICK ST. BIORETENTION #1	FBIO	S	NEW	on site	1.23	0.81	2.08	1

Permit	Applicable Yes/No		Tracking No.	Approval Date	Expiration Date
	Applicable	Yes/No			
Soil Conservation District	X				
MDE Wetlands and Waterways		X			
MDE Not for Stormwater	X				
Associated with Construction					
Activity					
CLOMAR/LOMAR			X		
Other:					

CERTIFICATION OF DISTURBED AREA QUANTITY

I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE 1.263 C.Y. OF EXCAVATION, 3.325 C.Y. OF FILL AND THE TOTAL AREA TO BE DISTURBED ON THESE PLANS HAS BEEN DETERMINED TO BE 59,888 SQ. FT. OR 1.3744 ACRES.

Michael F. Battern, Jr. 43207
ENGINEER'S SIGNATURE P.E. NO.
MICHAEL F. BATTERN, JR., P.E. 6-19-25
PRINT NAME DATE

OWNERS / DEVELOPERS 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 THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A 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 ONSITE EVALUATION BY THE FREDERICK COUNTY SOIL CONSERVATION DISTRICT BOARD OF THEIR AUTHORIZED AGENTS.

Signature of Owner/Developer: Zhixiong Shi 4/28/2025
DATE: 4/28/2025

CITY OF FREDERICK

APPROVED FOR CONSTRUCTION
DATE: 8/2/2025
CITY ENGINEER: [Signature]

CONSTRUCTION APPROVAL BY CITY ENGINEER VALID FOR A PERIOD OF TWO (2) YEARS FROM DATE OF APPROVAL. IF NO ATTEMPT TO COMMENCE CONSTRUCTION HAS NOT BEGUN IN THIS 2 YEAR PERIOD, CITY APPROVAL SHALL BE NULL AND VOID.

REV. NO.	REVISION DESCRIPTION (SEE SHEET 10 FOR DETAILS)	DATE	CONSULTANT	CITY ENGINEER

ENGINEER'S DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01 AND THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. 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.

Michael F. Battern, Jr. 43207
ENGINEER'S SIGNATURE P.E. NO.
MICHAEL F. BATTERN, JR. 6-19-25
PRINT NAME DATE

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.

PROJECT NO. 24-32064
DRAWING NO. D-3641
DATE: JANUARY 2025
DRAWN BY: JWE
CHECKED BY: MFB
SHEET 1 OF 10
LICENSE NO. 43207 EXP. DATE 12/30/26

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
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or (301)416-7250
FAX: (301)733-1853

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SUITE 12
FREDERICK, MD 21701
PHONE: (301)695-0880
FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOX@FOXASSOCIATESINC.COM

OWNER / DEVELOPER
JWCS, LLC
SHI ZHIXIONG
P.O. BOX 4366
ROCKVILLE, MARYLAND 20849

FREDERICK COUNTY SOIL CONSERVATION DISTRICT
EROSION AND SEDIMENT CONTROL PLAN APPROVAL

By: [Signature]
DISTRICT MANAGER OR DESIGNEE
Date: 6/25/2025
PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL

SSD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS IN ACCORDANCE WITH 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

DATE	REVISION