

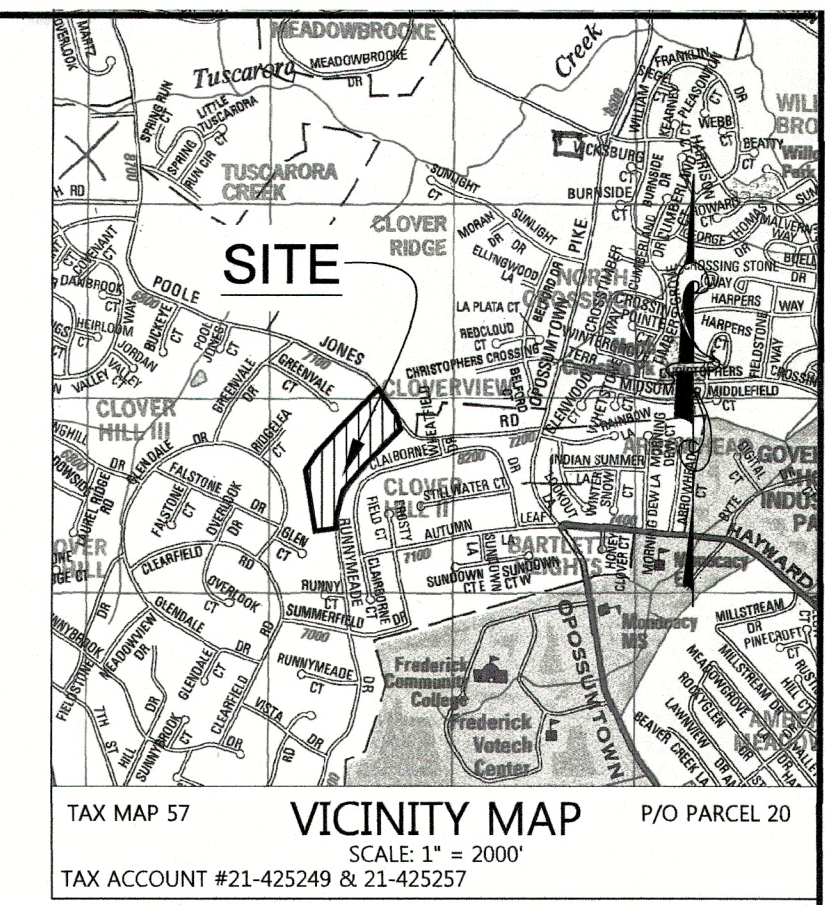
PRIVATE UTILITY NOTE:

UPON APPROVAL OF THE IMPROVEMENT PLANS AND PRIOR TO ISSUANCE OF GRADING PERMIT, A PLUMBING PERMIT THAT COVERS ON-SITE PRIVATE UTILITIES MUST BE APPLIED FOR. THE APPLICATION MUST BE APPROVED PRIOR TO START OF CONSTRUCTION FOR ALL PROPOSED PRIVATE PORTIONS OF UTILITIES INCLUDING STORM DRAIN, WATER & SEWER LINES, MONITORING MANHOLES, HYDRANTS, AND ANY OTHER ON-SITE UTILITY WORK. APPLICATIONS CAN BE SUBMITTED BY THE FREDERICK COUNTY LICENSED UTILITY CONTRACTOR VIA THE CITIZEN PORTAL: <https://planningandpermitting.frederickcountymd.gov/>

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 EXPIRES. OTHERWISE, RESUBMITTAL OF PLANS, INCLUDING APPLICABLE FEES, MUST BE MADE TO DEVELOPMENT REVIEW FOR REAPPROVAL. FEES FOR RESUBMITTAL CANNOT BE WAIVED.

IMPROVEMENT PLANS FOR ENCLAVE AT CLOVER HILL SITUATED ON RUNNYMEADE DRIVE TUSCARORA ELECTION DISTRICT No. 21 FREDERICK COUNTY, MARYLAND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	BRL	---
---	RIGHT OF WAY LINE	---
---	CENTER LINE	---
---	EASEMENT LINE	---
---	BLDG. RESTRICTION LINE	20' B.R.L.
---	TREE	---
---	STORM DRAIN & MH	PROP. 15" SD
---	GAS LINE	---
---	ELECTRIC LINE	---
---	WATER LINE	PROP. 8" W
---	SANITARY SEWER	PROP. 8" S
---	UTILITY POLE	---
---	SOILS CLASSIFICATION/BOUNDARY	---
---	CONTOUR LINE	---
---	SPOT ELEVATION	x156.50
---	STREET SIGN	---
---	STREET LIGHTING	---
---	PIPE/GUTTER FLOW DIRECTION	---
---	PAVEMENT	---
---	CONCRETE	---
---	PAVEMENT TO BE REMOVED	---
---	STRUCTURE TO BE REMOVED	---



GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES AND STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION (MSHA), 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE AND STATE SOIL CONSERVATION COMMITTEE AND 2009 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 & 11, MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION.
- THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF DAFT MCCUNE WALKER (DMW) AT 301-696-9040 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIPS OF FINISHED GRADES TO EXISTING GRADE PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON ANY EXISTING ROADS IN ACCORDANCE WITH THE LATEST EDITION OF MARYLAND STATE HIGHWAY ADMINISTRATION AND FEDERAL (USDOT) FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). IF A SHA PUBLIC UTILITY PERMIT IS APPLIED FOR, THE CONTRACTOR SHALL BE NAMED AS THE TRAFFIC CONTROL MANAGER AND SHALL COMPLY WITH ALL SHA TRAFFIC CONTROL STANDARDS.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT THE 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 NOTIFY THE FOLLOWING AT LEAST TWO WORKING DAYS BEFORE STARTING ANY CONSTRUCTION:
 - ALLEGHENY POWER: 301-695-5700
 - VERIZON (TELEPHONE): 301-275-2515
 - FREDERICK GAS: 301-662-2151
 - FREDERICK COUNTY ENVIRONMENTAL COMPLIANCE SECTION: 301-600-3507
 - COMCAST (CABLE): 301-662-6292, EXT. 133
 - MISS UTILITY: 1-800-257-7777
- ALL EXISTING PAVING DISTURBED BY THE CONTRACTOR SHALL BE REPLACED TO THE THICKNESS AS SHOWN ON THE PAVEMENT PLAN OR TO THE SAME THICKNESS AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. PAVEMENT SHALL BE INSTALLED ACCORDING TO FREDERICK COUNTY AND MSHA SPECIFICATIONS.
- ALL RIP-RAP SHALL BE LOOSE-LAID STONE. RIP-RAP PLACED AT STORM DRAIN OUTFALLS IN EXISTING SWALES SHALL BE PLACED SO AS TO COMPLETELY LINE THE EXISTING SWALE WITH ONLY THE MINIMUM POSSIBLE GRADING OR SHAPING OF THE SWALE.
- INLETS IN SUMPS SHALL BE CONSTRUCTED LEVEL AT THE ELEVATION GIVEN IN THE STRUCTURE SCHEDULE. INLETS ON GRADE SHALL BE ADJUSTED SO THE GRADE ON THE TOP SLAB MATCHES THE GRADE OF THE STREET.
- ALL ROADS, DRIVES AND PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH STATE HIGHWAY ADMINISTRATION SPECIFICATIONS, SECTION 204 (EMBANKMENT AND SUBGRADE SECTION), LATEST EDITION.
- DMW IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS OR METHODS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES. IN THE PERFORMANCE OF ANY WORK FOR THIS CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY, SAFELY AND IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND/OR REGULATORY REQUIREMENTS.
- 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. DMW RECOMMENDS THE PARTY RESPONSIBLE FOR CONSTRUCTION OF THIS DEVELOPMENT RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER TO INVESTIGATE THE SITES 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 THE PLANS. THE CONTRACTOR MUST CONSULT ANY EXISTING GEOTECHNICAL AND OTHER CONSULTANTS' REPORTS IN CONJUNCTION WITH THIS SET OF PLANS.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF MARYLAND HANDICAPPED CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) WHERE APPLICABLE.
- PLACEMENT OF ANY WORK SUCH AS CURB, GUTTER, SIDEWALK, DRIVEWAY APRONS, ETC. SHALL BE COMMENCED ONLY AFTER THE INSTALLATION OF ALL UTILITIES INCLUDING GAS LINES, ELECTRICAL LINES, STREET LIGHT CONDUITS, TELEVISION CABLE, WATER AND SEWER LINES AND ROOF DRAINS, ETC., ARE IN PLACE.
- SAFE AND LEGAL DISPOSAL OF DEMOLISHED ITEMS IS THE CONTRACTOR'S RESPONSIBILITY.
- SUBJECT AREA IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE MAP, PANEL No. 240 21C02/3E DATED AUG. 1, 2023. THERE ARE NO 100 YEAR FLOOD PLANS ON THE PROPERTY BEING DEVELOPED.
- THERE ARE NO WETLANDS OR WETLAND BUFFERS PRESENT ON THE PROPERTY BEING DEVELOPED.
- SITE SWM SHALL BE IN ACCORDANCE WITH THE "2009 MARYLAND STORMWATER DESIGN MANUAL", INCLUDING ALL REVISIONS AND ALL SUPPLEMENTS. A COMBINED SWM CONCEPT/SWM DEVELOPMENT PLAN (AP #14620) WAS APPROVED FOR THIS PROJECT ON 10-30-14.
- ANY EXCAVATION WORK WITHIN A COUNTY ROADWAY OR RIGHT-OF-WAY FOR THE PURPOSE OF THE INSTALLATION OF UTILITIES, STORM DRAINS, ETC. SHALL REQUIRE A PERMIT FROM THE FREDERICK COUNTY DEPARTMENT OF HIGHWAY OPERATIONS AT (301) 600-1664, AND THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE ISSUED PERMIT.
- HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD 83/91).
- VERTICAL DATUM IS NAVD 27.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY DMW, INC. IN NOVEMBER 2013.
- DEED REFERENCE: LIBER 9910, FOLIO 001, TAX MAP 57, TAX #1 21-425249 & 21-425257, P/O PARCEL 20.
- PROPOSED WELLS WILL BE DRILLED, INSTALLED, TESTED AND APPROVED PRIOR TO FINAL PLAT RECORDATION. EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED UNDER SUPERVISION OF THE HEALTH DEPARTMENT. EXISTING WELLS SCHEDULED FOR REUSE MUST BE TESTED AND INSPECTED BY THE HEALTH DEPARTMENT.
- THE PROPERTY ADDRESS AND STREET SIGNS SHALL BE FABRICATED AND POSTED IN ACCORDANCE WITH FREDERICK COUNTY PREMISE IDENTIFICATION ORDINANCE NO. 05-01-362.
- PORTIONS OF RUNNYMEADE DRIVE (WHERE SHOWN) WILL BE OVERLAYED AT THE COMPLETION OF CONSTRUCTION.
- EXISTING STRUCTURES AND IMPROVEMENTS THAT CROSS OVER PROPOSED LOT LINES SHALL BE REMOVED. THE OWNER SHALL APPLY FOR THE APPROPRIATE DEMO PERMITS AND COMPLETE ALL WORK PRIOR TO RECORDATION.

ATTACHMENT "E"
Pre-cast Material Acceptance Policy
Effective Date: January 1, 2002
Revised February 6, 2003 and September 23, 2003

- All pre-cast concrete storm drainage structures, manhole frames and covers, and inlet grates to be installed in conjunction with storm drain systems within public street rights of way intended to be dedicated and accepted into the Frederick County public street system shall comply with SHA specifications as stated on the approved plans.

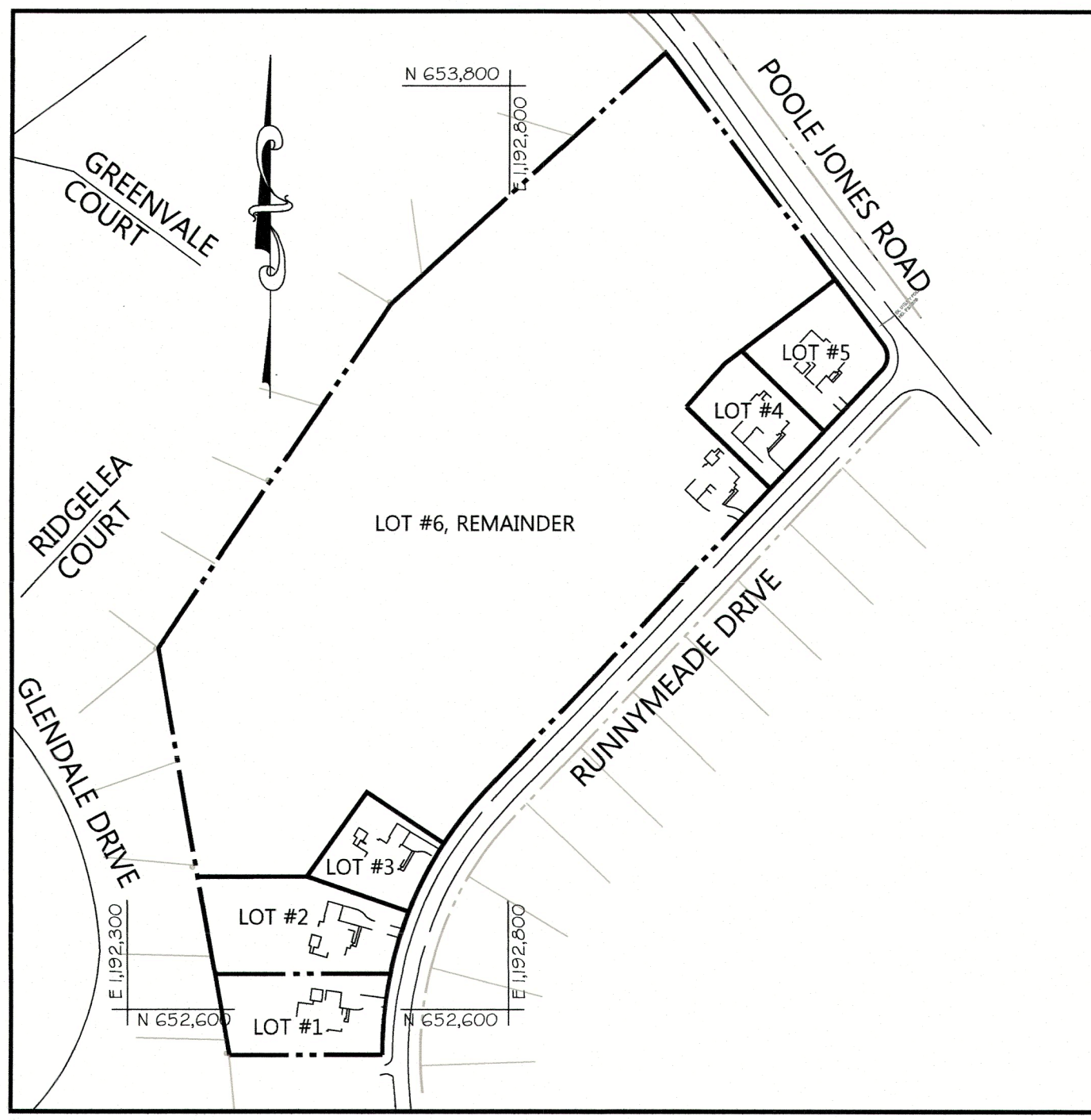
The County shall require separate certifications for the pre-cast concrete storm drainage structures, the manhole frames and covers, and the inlet grates.

The certifications shall be in accordance with all provisions of the Maryland State Highway (SHA) Administration's Standard Specifications for Construction and Materials dated January 2001, as they may be revised, including but not limited to: Sections 305.03.06, 909.04 except as indicated below.

Unless the improvement plans or contract documents expressly indicate the use of Federal or State funds for the project, the Certification for metal products is not required to include a Statement that "the material was melted and manufactured in the United States" (see TC-1.02, Section 909.00), and:

- Be manufactured or produced by entities listed on the current Maryland State Highway Office of Materials and Technology list of approved suppliers at the time of manufacture.
- Be accompanied by a certification from the producer, signed and sealed by a Professional Engineer currently licensed and registered in the State of Maryland, that the materials supplied comply with the contract documents and SHA specifications; and
- Certification documents must be provided to the County inspector prior to installation, and the materials must pass a visual inspection by the County's inspector for defects, prior to installation.

- Frederick County shall have the right to obtain independent verification of any, and/or all of the materials utilized in the pre-cast manufacturing process to ensure that they comply with current SHA specifications. The verification shall be from an SHA approved Independent Testing Laboratory. All costs for the testing and verification process shall be borne by the other party to the executed developer Public Works Agreement with Frederick County.



PERMIT	APPLICABLE		TRACKING NO.	APPROVAL DATE	EXPIRATION DATE
	YES	NO			
SOIL CONSERVATION DISTRICT	X				
MDE WETLANDS AND WATERWAYS		X			
MDE NOI FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY	X				
CLOM/RLOMR		X			
OTHER:		X			

ESD FACILITY #	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	Tc (MIN.)	RCN	PE REQUIRED (INCHES)	PE PROVIDED (INCHES)	ESDv REQUIRED (CU. FT.)	ESDv PROVIDED (CU. FT.)	ESDv AS-BUILT (CU. FT.)
1	5.90	0.43	0.347	64	1.6	2.0	2,766	3,110	
2	0.35	0.03	0.100	64	1.6	1.0	200	125	
3	0.45	0.03	0.100	63	1.6	1.0	222	139	
4	0.20	0.03	0.100	67	1.6	1.0	207	129	
TOTAL	6.90	0.53	0.347	64	1.6	1.8	3,395	3,503	

Attachment D Subdivision Construction Inspection
General Notes Revised October 2014

A pre-construction meeting shall be required with the Department of Engineering and Construction Management (DECM) to discuss construction phasing, unusual site conditions, special requirements, etc. Please call 301-600-3508, five (5) days in advance and between the hours of 7:30 A.M. and 3:30:

- All sidewalks shall be installed in accordance with current Americans with Disabilities Act (ADA) standards and laws.
- Progress meetings among representatives of DECM, the Contractor, and the Developer may be scheduled on an agreed time period to monitor construction progress.
- An inspection of the construction stave-out is required by DECM.
- All work, construction methods and materials shall be in accordance with the Maryland State Highway Administration (MD SHA) Standard Specifications for Construction and Materials dated July 2008, herein referred to as the SHA Gray Book, and all current revisions and supplements. These specifications and standards for items such as inlet and manhole structures are available online from the SHA website: <http://apps.roads.maryland.gov/BusinessWithSHA/bis/bisSpecs/deManualPub/publicationsonline/ohd/bookstid/index.asp>
- The contractor shall contact DECM 24 hours in advance of placing controlled fill within the proposed road right-of-way. Moisture/density testing is required in accordance with the approved specifications and Section 204 of the SHA Gray Book, and all current revisions and supplements. All moisture/density testing for fill areas, subgrade, culvert and structure backfill is to be performed and approved by the developer's geotechnical engineer and monitored by DECM. Any failing tests shall be documented so that the area may be re-tested in order to obtain final approval.
- If wet areas are determined present in the proposed road right-of-way, under drain and under drain outlets shall be installed to alleviate potential subgrade failure.
- Provide for drain curtains and outlets behind all curb and gutter monumental islands in the roadway median.
- All required roadway signs, barricades, stipling and pavement markings shall be in accordance with the latest Maryland version of the Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD). The installation of all required roadway signs, including street name signs, shall commence the next business day after the placement of the base course asphalt.
- If required, a Maintenance of Traffic (MOT) plan shall be submitted to the Frederick County Community Development Division for written approval prior to commencement of the work. The contact number is 301-600-1138. Any anticipated road closures shall be requested in writing and require an approved MOT detour plan. All road closure requests shall be approved in writing by the County prior to implementation.
- Benchmarks shall be established and maintained until acceptance of the roadway improvements.
- The contractor shall be required to contact DECM at least 24 hours in advance of installing storm drains, storm drainage appurtenances and curb and gutter. A proof roll is required prior to placing curb and gutter.
- Provide for weep gutters in an inlet throat opening to allow water in the gutter pan to enter into inlets after placing base paving.
- The contractor shall schedule proof roll inspections with DECM a minimum of 24 hours in advance prior to placement of base asphalt course, and after final satisfactory completion of subgrade density/moisture testing; SHA Gray Book, Specifications Section 204.03.04 shall apply.
- Prior to placing the surface asphalt course, the base course shall be inspected by DECM. The contractor is required to contact DECM a minimum of 24 hours in advance of placing the surface asphalt course.

The following shall be done prior to application placement of the final surface asphalt course:

- All existing base pavement shall be examined for any defective areas. Examples include, and are not limited to, subgrade failures, asphalt slippage, broken curb and gutter, settlement of paved areas and inlet and manhole structures, etc.
 - Review existing base asphalt for a smooth polished surface caused by construction and/or existing traffic. For example, during the home building process.
 - All areas and items as described in paragraphs a) and b) above shall be repaired or replaced in accordance with the original approved drawings to the satisfaction of DECM.
 - Polished surfaces shall be "skim milled" with a milling machine to roughen the base asphalt layer, and then tack coated, to enhance adhesion of the final surface asphalt course.
 - Check curb and gutter for damage and repair or replace.
 - Replace curb that has damage greater than 3" depth and 6" length/diameter.
 - Replace curb that has been cracked completely through and has settlement in excess of 1/8"
 - Replace curb at inlets if there are gaps greater than the 1/2" preformed expansion material.
 - When replacing curb, any joint spacing shall not be less than four (4) feet in length.
 - Repair any minor cracks and chips in curb.
 - Seal any cracks in gutter pan. Apply sealer to the entire gutter portion and 1" up the face of all joints, as per Section 602.03.019 of the SHA Standard Specifications.
16. All work shall be completed in accordance with the approved plans and specifications prior to DECM recommending acceptance of the street(s) by the Board of County Commissioners (BOCC). All proposed streets to be accepted must pass a final walk-through inspection by DECM and the Frederick County Office of Highway Operations (OHO).
17. Please contact the DECM inspection staff or supervisor with any questions.

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 1995 cy. of excavation, 260 cy. of fill and the total area to be disturbed as shown on these plans has been determined to be 546,418 square feet, or 12.54 acres.

Daphne S. Matthews 42429
ENGINEER'S SIGNATURE P.E. NO.
DAPHNE MATTHEWS 08/27/2025
PRINT NAME 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.

Daphne S. Matthews 42429
ENGINEER'S SIGNATURE P.E. NO.
DAPHNE MATTHEWS 08/27/2025
PRINT NAME DATE

OWNER'S/DEVELOPER'S CERTIFICATION
We hereby certify that all clearing, grading, construction and/or development will be done pursuant to the 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. 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. We authorize the right of entry for records on-site evaluation by the Frederick County Soil Conservation District Board or their authorized agents.

Timothy S. Hogan MARCH 6, 2025
SIGNATURE OWNER/DEVELOPER DATE
TIMOTHY S. HOGAN MANAGING MEMBER
PRINT NAME TITLE

TITLE	SHEET No.
COVER SHEET	1
DEMOLITION PLAN	2
STORMWATER PLAN	3
STORMWATER MANAGEMENT NOTES & DETAILS	4
SANITARY SEWER PLAN & PROFILES	5
SEWER NOTES & DETAILS	6
GRADING, SEDIMENT & EROSION CONTROL PLAN	7
SEDIMENT & EROSION CONTROL NOTES & DETAILS	8

PROJECT SUMMARY:
THE PURPOSE OF THIS PROJECT IS THE DESIGN AND CONSTRUCTION OF INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT OF 5 SINGLE FAMILY LOTS AND THE REMAINDER. NO HOUSE CONSTRUCTION IS PROPOSED WITH THIS PLAN.

PLANNING REGION: TUSCARORA
W/S CLASSIFICATION: W-5/S-1
FREDERICK CO. W/S NO. 282-S
18A-S

FILE #: S-028
A/P #: PW 277422
Due Date:

FREDERICK COUNTY SOIL CONSERVATION DISTRICT
Erosion and Sediment Control Plan Approval
BY: *[Signature]*
District Manager or Designee
DATE: 9/5/2025
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.

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

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. 42,429, EXPIRATION DATE: 06-06-2026

LINGG PROPERTY CONSULTING
200 West Patrick Street, Suite 204
Frederick, Maryland, 21701
www.LinggPropertyConsulting.com
Land Use Consulting • Land Planning & Design • Project Management • Site Planning
Subdivision Planning • Zoning Enforcement Consulting • Development Rights & Approval Strategies
Civil Engineering & Land Surveying Management
Lingg@lpc.com • (301) 644-2121 • (301) 696-9221 • (301) 696-9221 • (301) 696-9221

DMW
DAFT MCCUNE WALKER INC.
8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701
P: 301.696.9040 F: 301.696.9041 WWW.DMW.COM

COVER SHEET
IMPROVEMENT PLANS for
ENCLAVE AT CLOVER HILL
SITUATED ON RUNNYMEADE DRIVE
TUSCARORA ELECTION DISTRICT NO. 21
FREDERICK COUNTY, MD

OWNER/DEVELOPER:
BETTER WORLD BUILDERS, LLC
2077 SOMERVILLE ROAD, SUITE 206 ANNAPOLIS, MD 21401
410-266-5100
ATTN: TIM HOGAN

DATE	BY	REVISIONS
06/11/2025	DSM	PER COUNTY # SCD COMMENTS
08/01/2025	DSM	PER COUNTY # SCD COMMENTS
08/27/2025	DSM	PER COUNTY COMMENTS

SEAL
STATE OF MARYLAND
FREDERICK COUNTY
TIMOTHY S. HOGAN
REGISTERED PROFESSIONAL ENGINEER
NO. 42429
EXPIRES 06/06/2026
08/27/2025

INITIAL SUB: 03/01/2025
SCALE: AS SHOWN
DRAWN: JNS
DESIGNED: DSM
CHECKED BY: MSC
PROJECT NO.: 13709
DRAWING: 1 of 8