FULTON HILLS

LOTS 1-17

FOR: HILLSIDE REALTY

GENERAL NOTES

1. The contractor shall notify the following two weeks prior to the start of construction and shall coordinate all construction phases with the utility companies involved.

Conectiv	410-287-7140
Verizon	410-539-9900
Miss Utility	800-257-7777
MD Dept. of the Environment	
Sediment Control	410-901-4020
Cecil Co. Dept. of Public Works	410-996-5267

2. Contact the MDE Sediment Control Inspector (410-901-4020) and the Cecil County Department of Public Works Construction Inspector staff at (410-996-5285) to conduct a pre-construction meeting onsite at least 48 hours prior to the commencement of any construction activities. Failure to conduct the required pre-construction meeting with Department of Public Works Inspector present may expose the Owner/Developer and/or Contractor to additional work and/or fines or penalties.

3. Contractor shall submit engineer approved shop drawings covering site stormwater management principal spillway(s) and designed outfall structure(s) by no later than the pre-construction meeting held with the Cecil County Stormwater Management Inspection personnel. Facility and, in some cases, site construction may not begin until the outfall structure shop drawings have received Department of Public Works approval.

4. All construction shall be marked for pedestrian and vehicular traffic.

5. The contractor shall grade all streets within the limits of construction and shall warp paving as necessary to ensure positive drainage in the direction indicated by the flow arrows.

6. The contractor shall adjust all existing utility boxes, manholes, etc., which are to remain, to conform to final grade.

7. All joints abutting existing paving shall be saw cut and asphalt sealant applied.

8. All disturbed areas shall be stabilized in accordance with recommendations shown on the approved erosion and sediment control plan.

9. All materials and methods of construction shall be in strict conformance with the Cecil County Road Code and Standard Specifications, and Maryland State Highway Administration Details and Specifications.

10. These drawings show information obtained from the best available records regarding pipes, conduits, telephone and electric lines, etc., and other structures and conditions which exist along the lines of the work, both at and below the surface of the ground. The owner and engineer disclaim any responsibility for the accuracy or completeness of said information being shown only for the convenience of the contractor, who must verify the information given to his own satisfaction. If the contractor relies on said information, he does so at his own risk. The giving of this information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduits, telephone and electric lines and other structures.

11. Contractor to verify location and elevation of all existing utilities and roads prior to the start of any construction. Any discrepancies shall be brought to the attention of McCrone, Inc. and the Cecil County Department of Public Works with proposed modifications needed. Corrections of all discrepancies shall be the responsibility of the contractor.

12. All driveways shall be paved within the street right-of-way.

13. Final Landscape/Forest Conservation Plan prepared by:
Biota, Inc.
107 Connelly Rd.
Fallston, MD 21047
(410) 803-3500
Attn: Mr. Ben Brockway

SEQUENCE OF CONSTRUCTION

1. Obtain all required permits.
2. Stake out Limit of Disturbance. (1 day)
3. Contact M.D.E. (410) 901-4020, Cecil County DPW stormwater management inspector (410) 996-5267 and Miss Utility at least 48 hours prior to the initiation of construction activities. A pre-construction meeting will be arranged at the project site. Failure to notify the CCDPW may expose the Owner/Developer to additional work.
4. Install stabilized construction entrances with mountable berm. (1 day)
5. Clear and grub for installation of perimeter sediment control measures only. (2 days)
6. Install perimeter sediment and erosion control measures shown on ES-2 thru ES-4. (4 days)
7. Install clean water diversions behind lots 4-9 and 14-15. Stabilize diversions immediately. (3 days)
8. Begin construction of sediment basin & sediment trap in accordance with the following sequence (sediment basin & sediment trap may be constructed concurrently):
   a. Contact M.D.E. (410) 901-4020 and Cecil County DPW stormwater management inspector (410) 996-5267 at least 48 hours prior to the initiation of construction activities. A pre-construction meeting will be arranged at the project site. Failure to notify the CCDPW may expose the Owner/Developer to additional work.
   b. Clear and grub areas for sediment basin and sediment trap only. (1 day)
   c. Stop and stockpile topsoil down to mineral soil (no roots or organic material) from the sediment basin to an area approved on the Erosion and Sediment Control Plan. (1 day)
   d. Excavate for the outlet trench. (2 days)
   e. Backfill and compact outfall trench in 8" maximum lifts with approved material to existing grade level (see geotechnical certification.) (2 days)
   g. Stabilize disturbed areas with erosion control matting, seed, and mulch. (2 days)
   h. Install concrete barrel, downstream flared end section, and anti-seep collar. (3 days)
   i. Backfill and compact around barrel, anti-seep collar, making sure that backfill lifts and compaction are done in 4" maximum lifts. (1 day)
   j. Install 15 L.F. 36" CMP and 72" riser base. Install dewatering device.
   k. Divert flow to dewatering device.
   l. Construct core and embankment to final grade, building up with the proper compaction using basin area material if acceptable (see geotechnical certification.) (5 days)
   m. Excavate remainder of the basin. (3 days)
   n. Vegetatively stabilize all disturbed areas. (2 days)
9. Clear and grub the entire area within the limits of disturbance. (4 days)
10. Grade all swales leading to basin. Install riprap inflow channels. (4 days)
11. Begin construction of storm drain from I-3 to E-10. Install remaining storm drain from E-9 to I-1. Install inlet protection as soon as inlets are installed.
12. Strip topsoil for road construction and stockpile on site in areas shown. (1 week)
13. Rough grade roads, ditches, and install roadway storm drain culvert pipes. Install riprap outlet protection as soon as storm drain pipes are installed. (2 weeks)
14. Rough grade building lots according to mass grading plan. (3 weeks)
15. Fine grade ditches and road and stabilize immediately. (3 days)
16. Install road base. (1 week)
17. Pave road. (2 days)
18. Stabilize all disturbed areas with 4" topsoil, seed and mulch. (2 days)
19. Begin house construction. (120 days/lot)
20. After individual lots have been fine graded sufficiently stabilized immediately
21. After approval by the inspector, remove all temporary sediment controls and stabilize any redisturbed areas. Convert basin from sediment control phase upon approval by both M.D.E. and CCDPW. Pump down water level in pond using floating suction hose (see "Dewatering Strategy") and discharge to an area filtered by silt fence. Remove sediment to an approved disposal area and remove draw down device and concrete riser. (3 days)
22. Provide an as-built survey, geotechnical engineer's report, and professional engineer's or surveyor's certification within 30 days following construction of the facilities.

Note: A. Duration is an estimated time for sediment control review purposes only.
B. The construction on the individual lots shall not begin until the road sub-base has been installed.

ADDITIONAL NOTES

1. WHERE DETERMINED NECESSARY BY UTILITY COMPANIES, THE OWNER, DESIGNER, OR DPW, UTILITY POLES MUST BE RELOCATED AT THE DEVELOPER'S EXPENSE.
2. FULTON COURT AND MARTHA WAY ARE CLASSIFIED AS MINOR ROADS AND SHALL BE DEDICATED TO THE COUNTY.
3. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN A GRADING PERMIT FOR ANY GRADING OPERATION ON THIS PROJECT. WRITTEN REQUESTS FOR PERMITS SHOULD BE SENT TO THE DEPARTMENT OF PUBLIC WORKS, 129 EAST MAIN STREET, ELKTON, MD 21921. THE GRADING PERMIT WILL BE ISSUED AT THE PRECONSTRUCTION MEETING.
4. WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING CECIL COUNTY STANDARD SPECIFICATIONS.
5. WHEN BITUMINOUS BINDER BASE IS USED, A TACK COAT WILL BE REQUIRED BEFORE FINAL SURFACE COURSE IS LAID.
6. ALL DISTURBED AREAS AS A RESULT OF ROADWAYS AND STORM DRAIN CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN FOURTEN (14) DAYS AFTER COMPLETION.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC AND TRAFFIC CONTROL DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE COUNTY, CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES – MILLENIUM EDITION & THE ISSUED SHA PERMIT.
8. PRIOR TO ACCEPTANCE BY THE COUNTY AND STATE, ALL ROADS AND STREETS SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MILLENIUM EDITION) AND AS DIRECTED BY THE COUNTY OR SHA'S TRAFFIC ENGINEER.
9. CULVERTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PROVISIONS FOR ANTI-FLOATATION SHALL BE PROVIDED FOR HDPE PIPE. REGARDLESS OF PIPE MATERIAL, ALL PIPE SHALL BE BACKFILLED TO THE MIDPOINT WITH #57 STONE.
10. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A TREE REMOVAL PERMIT FROM THE STATE DEPARTMENT OF NATURAL RESOURCES (830-4550) PRIOR TO THE REMOVAL OF ANY TREE WITHIN THE EXISTING CECIL COUNTY RIGHT-OF-WAY.
11. THE PAVEMENT SECTION SPECIFIED IN THE PROJECT DOCUMENTS IS A STANDARD COUNTY PAVEMENT SECTION. THE SERVICEABILITY OF THE SECTION WILL BE DEPENDENT UPON THE TRAFFIC, CLIMATIC CONDITIONS, DRAINAGE, AND SOIL SUPPORT CHARACTERISTICS. GEOTECHNICAL ENGINEERING CONSULTANT WILL BE RETAINED BY THE DEVELOPER TO VERIFY THE ADEQUACY OF THE PAVEMENT SECTION AND PROVIDE CONSTRUCTION MONITORING DURING PAVEMENT INSTALLATION. THE DEVELOPER SHALL PROVIDE CECIL COUNTY WITH COPIES OF ALL GEOTECHNICAL INFORMATION CONCERNING THE ADEQUACY OF THE PAVEMENT SECTION.
12. THERE ARE NO NON-TIDAL WETLANDS TO BE IMPACTED BY THIS CONSTRUCTION.
13. MINIMUM PIPE COVER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS FOR THE TYPE OF PIPE PROPOSED AND IN NO CASE SHALL THE COVER BE LESS THAN ONE FOOT.

NOTES

1. OWNER/DEVELOPER: HILLSIDE REALTY
C/O DAVID HILL
P.O. BOX 738
MIDDLETOWN, DE 19709
302-545-3610
2. TAX MAP 1, PARCEL 59
3. CECIL COUNTY ZONING: SAR (SOUTHERN AGRICULTURAL RESIDENTIAL)
4. SETBACKS: 40' FRONT & REAR
12' SIDE
UNLESS OTHERWISE SHOWN
5. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5 DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
6. TOPOGRAPHY SHOWN HEREON IS A COMPILATION OF FIELD RUN SURVEY BY CONNERY ENGINEERING & U.S.G.S. QUADRANGLE MAP.
7. SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY, MAP NO. 45 & 46.
8. FOR PLAT REFERENCE SEE MINOR SUBDIVISION NO.03-3441.
9. FOR DEED REFERENCE SEE W.L.B. 1370/521.

RESIDENTIAL ACCESS STANDARDS

1. THE DESIGN OF RESIDENTIAL DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON STANDARD DETAILS R-21 AND R-22. THE MINIMUM SIGHT DISTANCE REQUIREMENTS, AS SPECIFIED IN SECTION 3.07(A)(14), SHALL BE APPLICABLE TO RESIDENTIAL DRIVEWAYS.
2. DRIVEWAYS SHALL BE LOCATED AS FAR AWAY FROM INTERSECTIONS AS POSSIBLE, BUT IN NO CASE SHALL DRIVEWAYS BE LESS THAN 75' FROM AN INTERSECTION.
3. DURING THE APPLICATION OF SURFACE HOT MIX ASPHALT, ALL DRIVEWAYS SHALL BE PAVED TO THE COUNTY RIGHT-OF-WAY. DRIVEWAYS THAT SLOPE TO A COUNTY ROAD AT A SLOPE OF GREATER THAN 5% MUST BE PAVED TO THE CREST. IN ADDITION, ANY LOT THAT HAS NOT BEGUN CONSTRUCTION AT THE TIME OF THE APPLICATION WILL HAVE TO ESTABLISH A DRIVEWAY AND EITHER BE PAVED TO COUNTY RIGHT-OF-WAY, OR TO THE CREST, IF SLOPED TO A COUNTY ROAD AT A SLOPE GREATER THAN 5%.

FLOOD CERTIFICATION

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 240051 0005 A DATED APRIL 4, 1980.

WETLANDS WERE DELINEATED BY MR. BRADLY J. BOCHVALLER OF VORTEX ENVIRONMENTAL. A JURISDICTIONAL DETERMINATION WAS CONDUCTED ON THIS SITE BY MR. JOHN ROOP ON DECEMBER 21, 2004.

SURVEY DATUM AND BENCH MARKS

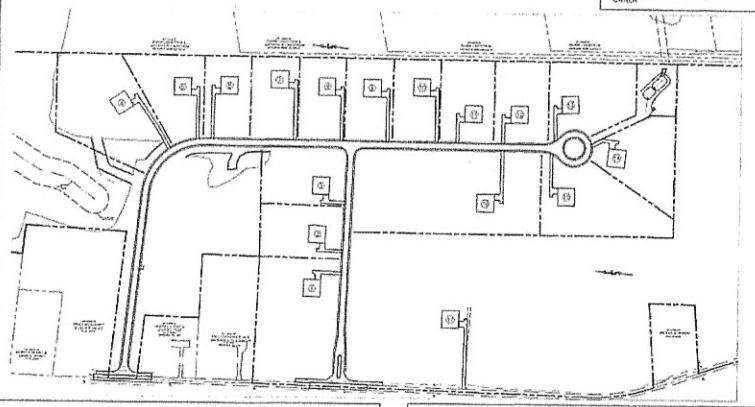
NAD 83
MARYLAND STATE PLANE
IRON PIPE 15311 N 648575.7650 E 1653121.9599 ELEV. 67.24
TPT CPS 508: N 648052.1557 E 1656953.6899 ELEV. 58.61

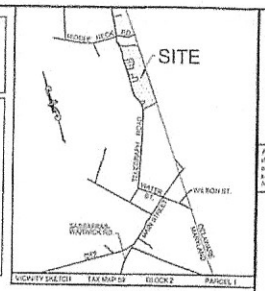
SHEET INDEX

SHEET NO.	DESCRIPTION
1	INDEX SHEET
2	MASS GRADING AND ENTRANCE PLAN
3 - 4	MASS GRADING AND STORMWATER MANAGEMENT PLAN
5 - 6	LOT GRADING PLAN
7 - 8	ROAD PROFILES AND DETAILS
9 - 10	STORM DRAIN PROFILES AND DETAILS
11 - 13	STORMWATER MANAGEMENT PROFILES AND DETAILS
14 - 15	GEOTECHNICAL BORINGS AND SPECIFICATIONS

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
MAJOR CONTOUR	--- 60 ---	60
MINOR CONTOUR	--- 62 ---	62
ROAD CENTERLINE		
EDGE OF TRAVEL LANE		
STREAM		
WETLAND BUFFER		
UTILITY POLE		
TREE LINE		
LIMIT OF DISTURBANCE		LOD
FLOWARROW		
SIGN		
STORM DRAIN		
SOIL BORING	SB1	





VICINITY SKETCH TAX MAP 59 BLOCK 2 PARCEL 1

ADC MAP 26 GRID K-2

CALL MISS UTILITY (TOLL FREE) TWO WORKING DAYS BEFORE THE START OF WORK 1-800-257-7777

ROAD WIDENING AND UTILITY DEED OF EASEMENT

THE OWNER(S) HEREBY GRANT(S) UNTO THE BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY, A ROAD WIDENING AND UTILITY EASEMENT, SHOWN HEREON, FOR THE PURPOSES OF CONSTRUCTION, MAKING IMPROVEMENTS TO, WIDENING AND REPAIRING SUCH COUNTY PUBLIC ROADS AND ANY OTHER PUBLIC ROAD, NOW OR IN THE FUTURE, INTENDED FOR DEDICATION TO THE COUNTY; THE LAYING, REPAIRING, AND MAINTAINING OF WATER, AND, THE GAS AND STORM DRAINAGE MAINS, LINES, AND PIPES, AND, THE INSTALLATION OF ELECTRIC, CABLE AND TELEPHONE POLES, WIRES, AND CABLES.

OWNER OWNER 9-5-08

OWNER/DEVELOPER: HILLSIDE REALTY
C/O DAVID HILL
P.O. BOX 738
MIDDLETOWN, DE 19709
302-545-3610

Engineer: McCrone, Inc.
Daniel Speakman, P.E.
106 E. Main St.
Suite 101 Elkdowne Centre
Elkton, MD 21921
410-398-1500

MASS GRADING NOTE

ALL MASS GRADING AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE "MASS GRADING AND SEDIMENT CONTROL PLAN AND BUILDER PHASE SEDIMENT CONTROL."

SITE ANALYSIS

(TOTAL PHASE)

1. TOTAL SITE AREA = 68.47 AC±
2. DISTURBED AREA = 27.58 AC±
3. VEGETATED AREA = 21.77 AC±
4. IMPERVIOUS AREA = 5.81 AC±
5. EARTHWORK ESTIMATE: CUT = 23,956 C.Y.
   TOPSOIL = 7,850 C.Y. FILL = 23,653 C.Y.
6. CUT & FILL VOLUMES ARE ESTIMATES FOR REVIEW AGENCY ONLY AND ARE NOT INTENDED FOR BID PURPOSES.
7. ALL FLOWLINES TO BE STABILIZED WITH DITCH MATTING UNLESS NOTED OTHERWISE.
8. ALL DISTURBED AREAS TO BE STABILIZED WITH 4" TOPSOIL, SEED, AND MULCH.

NOTE: EX. IMPERVIOUS AREA = 0.80 AC±
PR. IMPERVIOUS AREA = 5.01 AC±

STORMWATER MANAGEMENT FACILITIES AS-BUILT CERTIFICATION

"I hereby certify that the facilities shown on these Stormwater Management Plans have been constructed as shown in red hereon. I also certify that this facility, as constructed, is in compliance with the approved allowable discharges and meets the requirements of the USDA Natural Resources Conservation Service Maryland Conservation Practice Standard Pond Code 378. I cannot certify to the materials used or the construction methods and specifications utilized during construction which were inspected by the Geotechnical Engineer."

Signature Date

Name (Printed) Professional License Number

Address: License Type:

Professional Seal:

COUNTY APPROVAL Date

ROAD AND STORM DRAIN - AS-BUILT CERTIFICATION

"I HEREBY CERTIFY THAT THE WORK SHOWN ON THESE PLANS HAS BEEN CONSTRUCTED AS SHOWN IN RED HEREON. I ALSO CERTIFY THAT THIS WORK, AS CONSTRUCTED, IS IN COMPLIANCE WITH THE PLANS AND MEETS THE REQUIREMENTS OF THE CECIL COUNTY ROAD CODE AND STANDARD SPECIFICATIONS. I CANNOT CERTIFY TO THE MATERIALS USED ON THE CONSTRUCTION BESIMDES AND SPECIFICATIONS UTILIZED DURING CONSTRUCTION WHICH WERE INSPECTED BY THE GEOTECHNICAL ENGINEER."

Signature: Date

Daniel S. Speakman, P.E. 21400-MD
NAME (PRINTED) PROFESSIONAL LICENSE NUMBER

ADDRESS 106 E. Main Street LICENSE TYPE: PE
Elkton, Maryland 21921 PROFESSIONAL SEAL

ROAD & STORM DRAIN - GEOTECHNICAL CERTIFICATION

IN PLACE TESTING SHALL BE DONE BY A MARYLAND REGISTERED SOILS ENGINEER OR EQUIVALENT TO DETERMINE SUITABILITY OF FILL MATERIAL AND TO CERTIFY COMPACTION IN ACCORDANCE WITH THE CECIL COUNTY ROAD CODE AND STANDARD SPECIFICATIONS.

I _____, OF _____
(print name) (company name)

CERTIFY THAT THE SOIL(S) USED AS BACKFILL AT THIS SITE OF THE TYPE(S):
AS LISTED IN THE UNIFIED SOIL CLASSIFICATION SYSTEM
ARE (IS) APPROPRIATE FOR USE AS BACKFILL MATERIAL.

SIGNATURE REGISTRATION NUMBER SEAL

GEOTECHNICAL REQUIREMENTS FOR ROAD COMPACTION & TESTING

SOIL SUITABILITY AND COMPACTION TESTING SHALL MEET CECIL COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFIED DOCUMENTATION/ENGINEERING REPORTS NO LESS THAN 5 BUSINESS DAYS PRIOR TO CONCRETE OR BITUMINOUS PAVEMENT APPLICATION.

DEVELOPER/LANDOWNER'S CERTIFICATION

I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan. I/we also understand that it is my responsibility to have the construction supervised and certified, including the submittal of as-built plans, by a registered professional engineer within 30 days of completion, if required.

PRINTED NAME HILLSIDE REALTY
OWNER C/O DAVID HILL
ADDRESS P.O. BOX 738
MIDDLETOWN, DE 19709
TELEPHONE NO. 302-545-3610
Signature 9-5-08
Date

ENGINEER'S CERTIFICATION

I hereby certify that all sediment and erosion control measures shown on this plan have been designed in accordance with the 1994 MD Standards and Specifications for Soil Erosion and Sediment Control and also certify that any stormwater management measures shown on these plans have been designed in accordance with the Cecil County Department of Public Works and the Natural Resources Conservation Service Standards and Regulations.

Signature: Daniel S. Speakman, PE Date

ADDRESS: 106 E. Main Street, Elkton, MD 21921

REVISIONS

NO.#	DATE	DESCRIPTION
1	10/10/08	ADDED COMMENTS DATED JUNE 19, 2008
2	12/15/08	ADDED COMMENTS DATED NOV. 19, 2008

McCRONE
Engineering • Construction Services • Environmental Sciences • Land Planning & Surveying
ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY • RICHMOND
www.mccronellc.com
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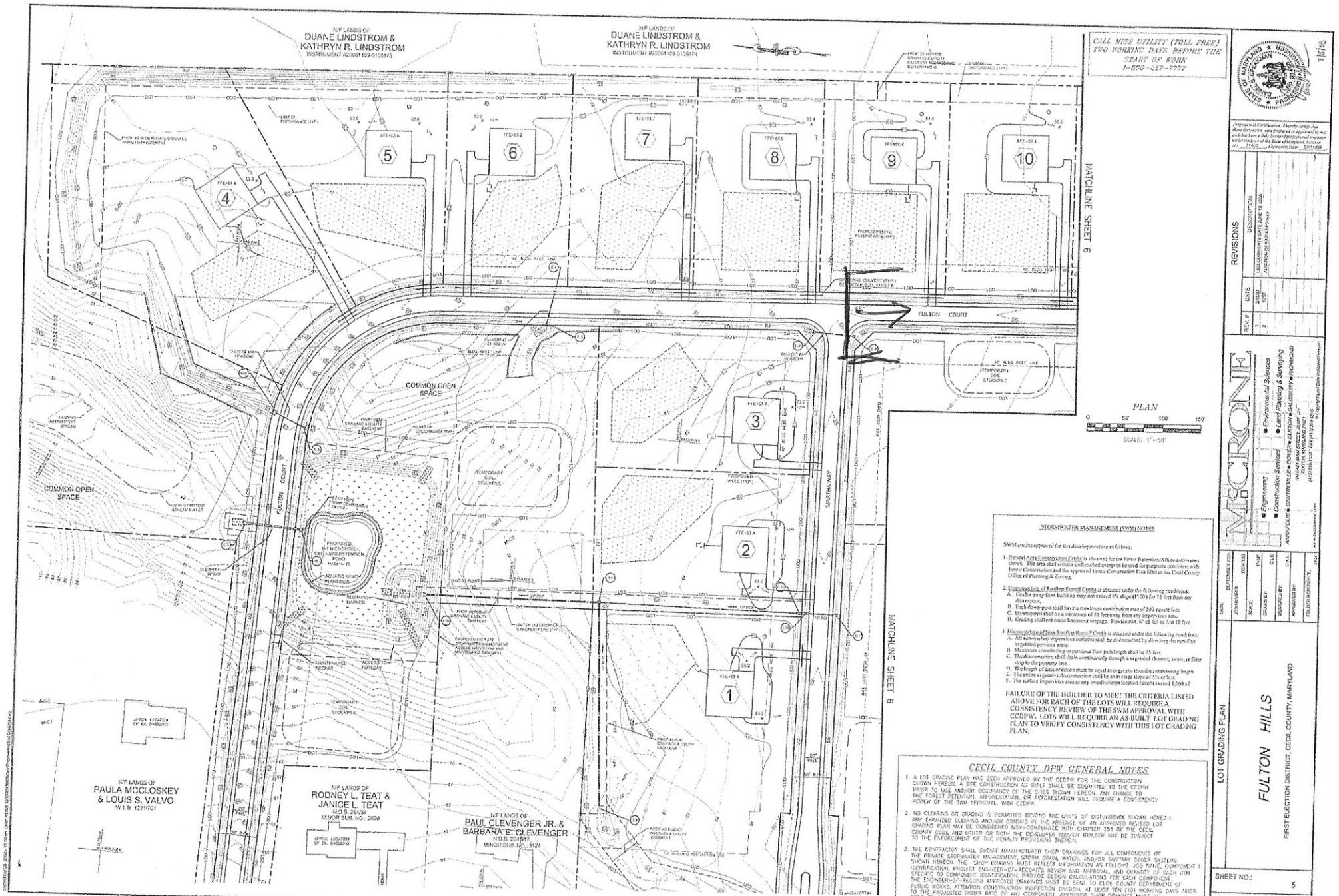
DATE: SEPTEMBER 2008
JOB NUMBER: 03-0240
SCALE: AS SHOWN
DESIGNED BY: D.A.L.
DRAWN BY: C.L.E.
APPROVED BY:
FOLDER REFERENCE: 240

INDEX SHEET

FULTON HILLS
FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

SHEET NO.: 1
FILE NO.: 1254B



CALL MISS UTILITY (TOLL FREE)
TWO WORKING DAYS BEFORE THE
START OF WORK
1-800-257-7777

STORMWATER MANAGEMENT (SWM) NOTES

SWM credits approved for this development are as follows:

1. Natural Area Conservation Credit is obtained for the Forest Retention/Afforestation area shown. The area shall remain undisturbed except to be used for purposes consistent with Forest Conservation and the approved Forest Conservation Plan filed in the Cecil County Office of Planning & Zoning.

2. Disconnection of Rooftop Runoff Credit is obtained under the following conditions:
   A. Grades away from building may not exceed 5% slope (1:20) for 75 feet from any downspout.
   B. Each downspout shall have a maximum contribution area of 500 square feet.
   C. Downspouts shall be a minimum of 10 feet away from any impervious area.
   D. Grading shall not cause basement seepage. Provide min. 6" of fall in first 10 feet.

3. Disconnection of Non-Rooftop Runoff Credit is obtained under the following conditions:
   A. All upwind/up impervious surfaces shall be disconnected by directing the runoff to vegetated pervious areas.
   B. Maximum contributing impervious flow path length shall be 75 feet.
   C. The disconnection shall drain continuously through a vegetated channel, swale, or filter strip to the property line.
   D. The length of disconnection must be equal to or greater than the contributing length
   E. The entire upgrade disconnection shall be an average slope of 5% or less.
   F. The surface impervious area to any one discharge location cannot exceed 1,000 sf.

FAILURE OF THE BUILDER TO MEET THE CRITERIA LISTED ABOVE FOR EACH OF THE LOTS WILL REQUIRE A CONSISTENCY REVIEW OF THE SWM APPROVAL WITH CCDPW. LOTS WILL REQUIRE AN AS-BUILT LOT GRADING PLAN TO VERIFY CONSISTENCY WITH THIS LOT GRADING PLAN.

CECIL COUNTY DPW GENERAL NOTES

1. A LOT GRADING PLAN HAS BEEN APPROVED BY THE CCDPW FOR THE CONSTRUCTION SHOWN HEREON. A SITE CONSTRUCTION AS BUILT SHALL BE SUBMITTED TO THE CCDPW PRIOR TO USE AND/OR OCCUPANCY OF THE SITES SHOWN HEREON. ANY CHANGE TO THE FOREST RETENTION, AFFORESTATION, OR REFORESTATION WILL REQUIRE A CONSISTENCY REVIEW OF THE SWM APPROVAL WITH CCDPW.

2. NO CLEARING OR GRADING IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN HEREON. ANY EXPANDED CLEARING AND/OR GRADING IN THE ABSENCE OF AN APPROVED REVISED LOT GRADING PLAN MAY BE CONSIDERED NON-COMPLIANCE WITH CHAPTER 251 OF THE CECIL COUNTY CODE AND EITHER OR BOTH THE DEVELOPER AND/OR BUILDER MAY BE SUBJECT TO THE ENFORCEMENT OF THE PENALTY PROVISIONS THEREIN.

3. THE CONTRACTOR SHALL SUBMIT MANUFACTURER SHOP DRAWINGS FOR ALL COMPONENTS OF THE PRIVATE STORMWATER MANAGEMENT, STORM DRAIN, WATER, AND/OR SANITARY SEWER SYSTEMS SHOWN HEREON. THE SHOP DRAWING MUST REFLECT INFORMATION AS FOLLOWS: JOB NAME, COMPONENT IDENTIFICATION, PROJECT ENGINEER-OF-RECORD'S REVIEW AND APPROVAL, AND QUANTITY OF EACH ITEM SPECIFIC TO COMPONENT IDENTIFICATION. PROVIDE DESIGN CALCULATIONS FOR EACH COMPONENT. THE ENGINEER-OF-RECORD APPROVED DRAWINGS MUST BE SENT TO CECIL COUNTY DEPARTMENT OF PUBLIC WORKS, ATTENTION CONSTRUCTION INSPECTION DIVISION, AT LEAST TEN (10) WORKING DAYS PRIOR TO THE PROJECTED ORDER DATE OF ANY COMPONENT. APPROVED SHOP DRAWINGS MUST BE RECEIVED BY THE CONTRACTOR PRIOR TO ORDERING OF COMPONENTS.

REVISIONS

REV. #	DATE	DESCRIPTION
1	2/13/07	LEGEND/NOTES/DATE, ADDED TO SHEET
2	4/2/07	ADDITION TO NOTES/NOTES

MICRON
Engineering ● Environmental Sciences
Construction Services ● Land Planning & Surveying
ANNAPOLIS ● CENTREVILLE ● JONESTOWN ● ELKTON ● SALISBURY ● RICHMOND
1500 WHETSTONE WAY, SUITE 207
EASTON, MARYLAND 21601
(410) 690-1500 • FAX (410) 690-1540
www.micronpa.com

DATE: SEPTEMBER 2005
JOB NUMBER: 05-0-1254
SCALE: 1"=50'
DRAWN BY: CLE
DESIGNED BY: DAL
APPROVED BY:
FOLDER REFERENCE: 1254

LOT GRADING PLAN

FULTON HILLS

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

SHEET NO.: 5

FILE NO.: 1254B

CALL MISS UTILITY (TOLL FREE)
TWO WORKING DAYS BEFORE THE
START OF WORK
1-800-257-7777

CECIL COUNTY DPW GENERAL NOTES

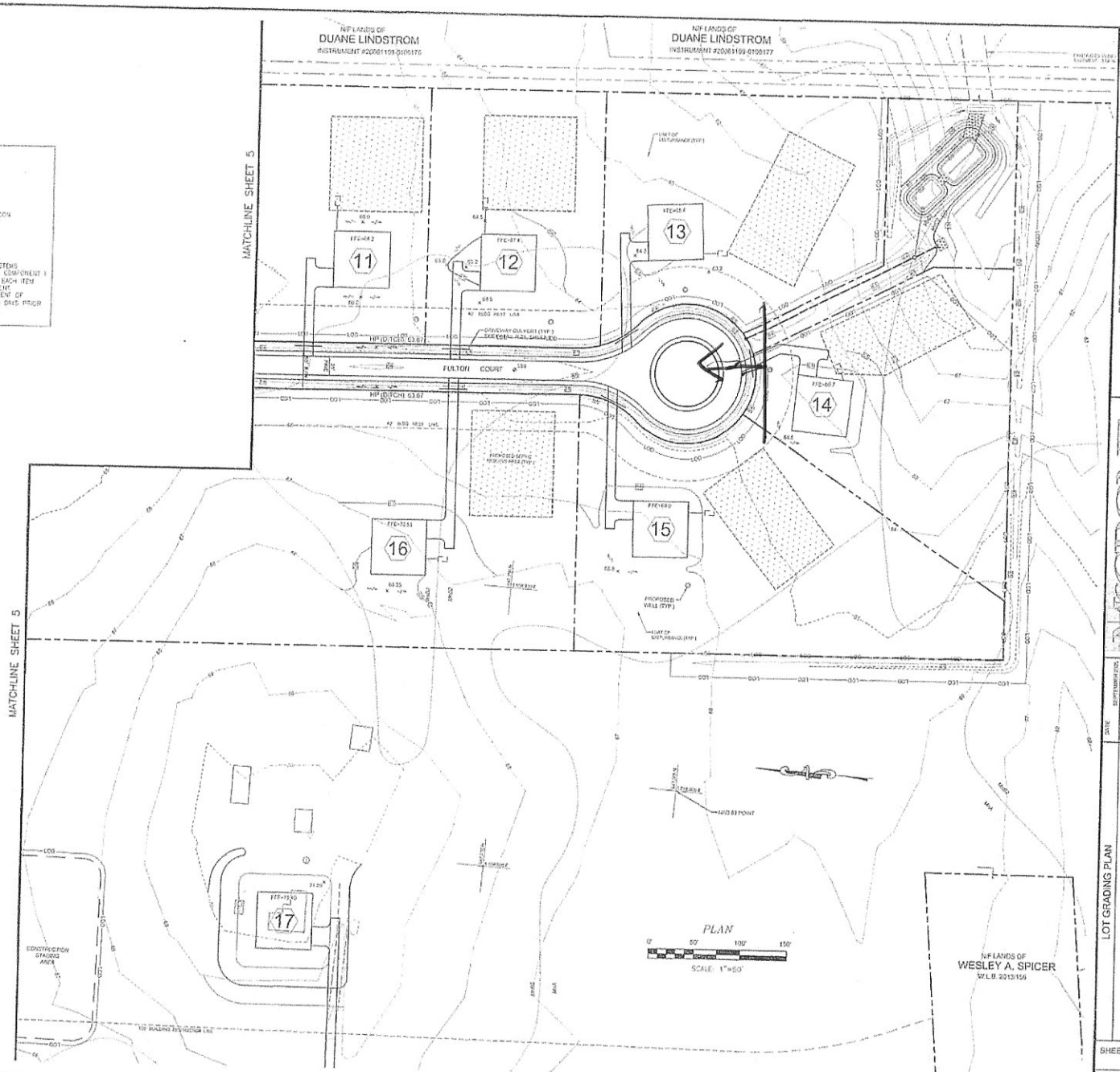
1. A LOT GRADING PLAN HAS BEEN APPROVED BY THE CCDPW FOR THE CONSTRUCTION SHOWN HEREON. A SPC CONSTRUCTION AS BUILT SHALL BE SUBMITTED TO THE CCDPW PRIOR TO USE AND/OR OCCUPANCY OF THE SITES SHOWN HEREON. ANY CHANGE TO THE FOREST RETENTION, AFFORESTATION, OR REFORESTATION WILL REQUIRE A CONSISTENCY REVIEW OF THE SWM APPROVAL WITH CCDPW.
2. NO CLEARING OR GRADING IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN HEREON. ANY EXPANDED CLEARING AND/OR GRADING IN THE ABSENCE OF AN APPROVED REVISED LOT GRADING PLAN MAY BE CONSIDERED NON-COMPLIANCE WITH CHAPTER 251 OF THE CECIL COUNTY CODE AND EITHER OR BOTH THE DEVELOPER AND/OR BUILDER MAY BE SUBJECT TO THE ENFORCEMENT OF THE PENALTY PROVISIONS THEREIN.
3. THE CONTRACTOR SHALL SUBMIT MANUFACTURER SHOP DRAWINGS FOR ALL COMPONENTS OF THE PRIVATE STORMWATER MANAGEMENT, STORM DRAIN, WATER, AND/OR SANITARY SEWER SYSTEMS SHOWN HEREON. THE SHOP DRAWING MUST REFLECT INFORMATION AS FOLLOWS: JOB NAME, COMPONENT IDENTIFICATION, PROJECT ENGINEER-OF-RECORD'S REVIEW AND APPROVAL, AND QUANTITY OF EACH ITEM SPECIFIC TO COMPONENT IDENTIFICATION. PROVIDE DESIGN CALCULATIONS FOR EACH COMPONENT. THE ENGINEER-OF-RECORD APPROVED DRAWINGS MUST BE SENT TO CECIL COUNTY DEPARTMENT OF PUBLIC WORKS, ATTENTION CONSTRUCTION INSPECTION DIVISION, AT LEAST TEN (10) WORKING DAYS PRIOR TO THE PROJECTED ORDER DATE OF ANY COMPONENT. APPROVED SHOP DRAWINGS MUST BE RECEIVED BY THE CONTRACTOR PRIOR TO ORDERING OF COMPONENTS.

STORMWATER MANAGEMENT (SWM) NOTES

SWM credits approved for this development are as follows:

1. Natural Area Conservation Credit is obtained for the Forest Retention/Afforestation area shown. The area shall remain undisturbed except to be used for purposes consistent with Forest Conservation and the approved Forest Conservation Plan filed in the Cecil County Office of Planning & Zoning.
2. Disconnection of Rooftop Runoff Credit is obtained under the following conditions:
   A. Grades away from building may not exceed 5% slope (1:20) for 75 feet from any downspout.
   B. Each downspout shall have a max imum contribution area of 500 square feet.
   C. Downspouts shall be a minimum of 10 feet away from any impervious area.
   D. Grading shall not cause basement seepage. Provide min. 6" of fill in first 10 feet.
3. Disconnection of Non-Rooftop Runoff Credit is obtained under the following conditions:
   A. All non-rooftop impervious surfaces shall be disconnected by directing the runoff to vegetated pervious areas.
   B. Maximum contributing impervious flow path length shall be 75 feet.
   C. The disconnection shall direct continuously through a vegetated channel, swale, or filter strip to the property line.
   D. The length of disconnection must be equal to or greater than the contributing length.
   E. The entire vegetative disconnection shall be an average slope of 5% or less.
   F. The surface impervious area to any one discharge location cannot exceed 1,000 s.f.

FAILURE OF THE BUILDER TO MEET THE CRITERIA LISTED ABOVE FOR EACH OF THE LOTS WILL REQUIRE A CONSISTENCY REVIEW OF THE SWM APPROVAL WITH CCDPW. LOTS WILL REQUIRE AN AS-BUILT LOT GRADING PLAN TO VERIFY CONSISTENCY WITH THIS LOT GRADING PLAN.



REVISIONS

REV. #	DATE	DESCRIPTION
1	2/28/07	ADD STORMWATER MANAGEMENT NOTES
2	10/2/07	ADDITION OF NOTE 3

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. 21430, Expiration Date: 9/10/09

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SITE	SEPTEMBER 2006
JOB NUMBER	0306100
SCALE	1"=50'
DRAWN BY	TWB
DESIGNED BY	CLE
APPROVED BY	P.A.L.
FIELDS REFERENCE	2139

LOT GRADING PLAN

FULTON HILLS

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

SHEET NO.: 6

FILE NO.: 1254B