GENERAL NOTES

1. SITE LIES IN ZONE "X" PER F.R.M. MAP 2400870013E
2. ZONING: R-4
3. OWNER: OLT MUNOZ LLC
   405 OLD CROSSING DRIVE
   BALT. MD. 21208
4. TOTAL WATER AND SEWER HOUSE CONNECTIONS: 2
   (1 WATER, 1 SEWER) EXISTING SERVICE LINES USE EXISTING CONNECTION(S)
5. SITE AREA 17,076 SQ. FT. 0.392 AC.+-
6. THIS DRAWING WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO REPRESENTATIONS ARE MADE AS TO THE EXISTENCE OR LOCATION OF ANY OTHER ENCUMBERANCES BEYOND THOSE SHOWN HEREON.
7. LIMIT OF DISTURBANCE: 4700 SQ. FT. OR 0.11 AC+-
8. NO NATURAL RESOURCES, WETLANDS, FLOODPLAINS, HIGHLY ERODABLE SOILS,SLOPES 15% AND STEEPER, OR OTHER SENSITIVE AREAS EXIST ON SITE.
9. SURVEY DATUM: (HORZ) NAD83 (VERT) NAVD88

EROSION AND SEDIMENT CONTROL NOTES

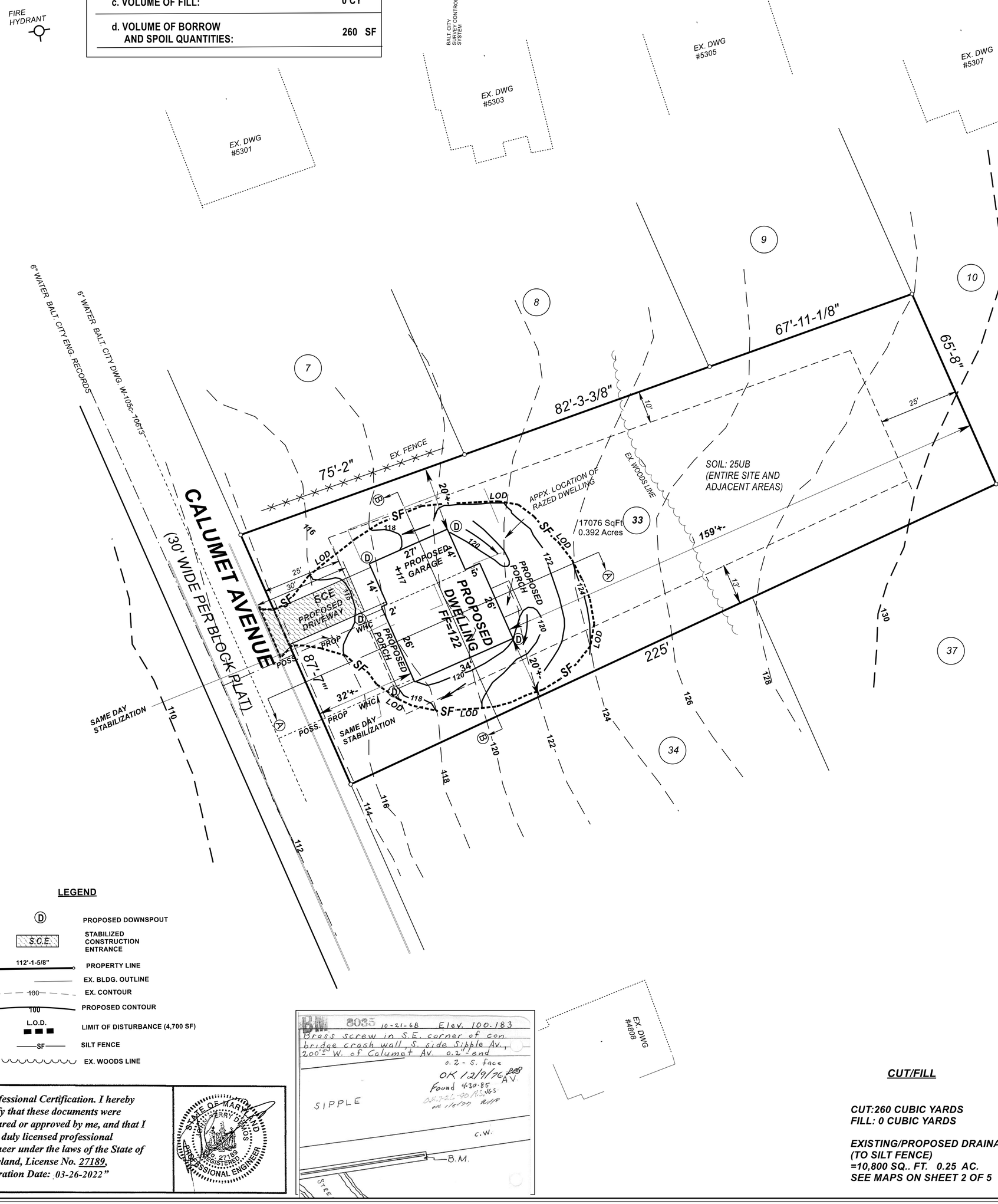
1. **The Contractor will comply with all requirements of sediment and erosion control as set forth in the Maryland Sediment and Erosion Manual and Baltimore City Code Article 7.**
2. **Submit a written notification to: THE DEPARTMENT OF PUBLIC WORKS, OFFICE OF COMPLIANCE AND LABORATORIES: 3001 DRUID PARK DRIVE, ROOM 228, BALTIMORE, MD 21215, PHONE NUMBER, 410-396-0732, FAX 410-523-9047, DPW.ESCInspections@BALTIMORECITY.GOV, at least 72 hours prior to start of construction stating:**
   - **A. A request for a preconstruction meeting,**
   - **B. When contractor intends to begin construction,**
   - **C. Location of Disposal Area of Site Material**
   - **D. Contractor's tentative closing date.**
3. **Initial disturbance will be limited to that necessary to gain entrance to the site and install necessary sediment controls as per the approved plans.**
4. **All sediment controls and critical slopes must be stabilized within three (3) calendar days. All other inactive disturbed areas on the project site must be stabilized within seven (7) calendar days.**
5. **All excavated material shall be placed on the high side whenever possible and confined to an area where it will not be obstruct the normal course of drainage.**
6. **Pumping of sediment laden water will not be allowed unless it is filtered by way of an approved sediment trapping device.**
7. **Continuous inspection and maintenance of all sediment control devices is mandatory.**
8. **Any sediment control devices disturbed during utility construction must be restored immediately.**
9. **All points of ingress and egress shall be protected to minimize tracking of mud on to public right-of-ways.**
10. **Any earth, gravel, and/or other material tracked, spilled or washed on to adjacent roads must be immediately removed and disposed of in a proper manner. No flushing will be permitted. All material must be removed by means of shoveling and sweeping.**
11. **On all sites with disturbed areas in excess of 5,000 sq. ft , the Contractor shall have a Baltimore City Erosion and Sediment Control Inspector inspect and approve the work completed at the stages of construction specified below:**
    - **a. Upon completion of the installation of the perimeter sediment controls;**
    - **b. During all grading and building operations;**
    - **c. Upon final stabilization of the entire site prior to removal of the sediment controls**
12. **The contractor shall not deviate from the approved sediment and erosion control plan without first receiving approval from the OFFICE OF COMPLIANCE AND LABORATORIES. Variations to the original plan must be submitted in writing with all proposed modifications still being highlighted. Substantial changes will necessitate amendment of the grading /building permit.**

SEQUENCE OF CONSTRUCTION

1. OBTAIN PROPER PERMITS
2. SUBMIT A WRITTEN NOTIFICATION TO: THE DEPARTMENT OF PUBLIC WORKS, OFFICE OF COMPLIANCE AND LABORATORIES: 3001 DRUID PARK DRIVE, ROOM 228, BALTIMORE, MD 21215, PHONE NUMBER 410-396-0732, FAX 410-523-9047, DPW.ESCINSPECTIONS@BALTIMORECITY.GOV, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION STATING:
A. A REQUEST FOR A PRECONSTRUCTION MEETING
B. WHEN CONTRACTOR INTENDS TO BEGIN CONSTRUCTION
C. LOCATION OF DISPOSAL AREA OF SITE MATERIAL
D. CONTRACTOR'S TENTATIVE CLOSING DATE
3. NOTIFY MISS UTILITY AT LEAST 5 DAYS PRIOR TO DOING ANY CONSTRUCTION AT 888-257-7777 TO LOCATE ALL EXISTING UTILITIES.
4 WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB FOR PERIMETER CONTROLS.
5. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL SILT FENCE AND STONE CONSTRUCTION ENTRANCE AND STABILIZE ALL AREAS DISTURBED BY THIS PROCESS WITH TEMPORARY SEEDING.
6. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR,CLEAR AND GRUB THE REMAINDER OF THE SITE AND TEMPORARILY STABILIZE WITH TEMPORARY SEEDING. STOCKPILE ANY MATERIAL NOT HAULED AWAY WHERE INDICATED ON THE PLANS.
7. ROUGH GRADE THE STE TO THE PROPOSED SUBGRADE ELEVATION. SUBGRADED AREA TO BE COMPACTED TO A MINIMUM OF 95% PER AASHTO T-99 BEFORE THE SYSTEM MATERIAL IS INSTALLED. STABILIZE WITH TEMPORARY SEEDING.
8. CONTRACTOR TO PROCEED WITH ROUGH IN AND BUILDING FOUNDATIONS. PROCEED WITH BUILDING CONSTRUCTION WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.
9. PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS WITH PERMANENT SEEDING. REMOVE SEDIMENT CONTROL DEVICES AND STOCKPILE AREA (IF ANY) AFTER OBTAINING WRITTEN PERMISSION FROM THE BALTIMORE CITY SEDIMENT CONTROL INSPECTOR AND STABILIZE AS SPECIFIED BY THE APPROVED SEDIMENT CONTROL PLAN FOR THE PROJECT SITE.

SITE DATA

a. TOTAL DISTURBED AREA:	4700 SF
b. VOLUME OF CUT:	260 CY
c. VOLUME OF FILL:	0 CY
d. VOLUME OF BORROW AND SPOIL QUANTITIES:	260 SF



LEGEND

- Ⓓ PROPOSED DOWNSPOUT
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- 112'-1-5/8" PROPERTY LINE
- EX. BLDG. OUTLINE
- 100 EX. CONTOUR
- 100 PROPOSED CONTOUR
- L.O.D. LIMIT OF DISTURBANCE (4,700 SF)
- SF SILT FENCE
- EX. WOODS LINE

CUT/FILL

CUT:260 CUBIC YARDS
FILL: 0 CUBIC YARDS

EXISTING/PROPOSED DRAINA
(TO SILT FENCE)
=10,800 SQ.. FT. 0.25 AC.
SEE MAPS ON SHEET 2 OF 5

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600

"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. 27189, Expiration Date: 03-26-2022"

STATE OF MARYLAND · JOHN T. DILLON · NO. 27189 · REGISTERED PROFESSIONAL ENGINEER

Traverse PC