



WASHINGTON COUNTY
DIVISION OF PLAN REVIEW AND PERMITTING
 80 West Baltimore Street
 Hagerstown, Maryland 21740-6003
 Telephone: (240) 313-2460
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 Hearing Impaired call 7-1-1 for Maryland Relay

**SITE SPECIFIC GRADING PLAN FOR
 CONTIGUOUS SINGLE LOT SINGLE FAMILY RESIDENTIAL CONSTRUCTION
 WITH PREVIOUSLY APPROVED PRELIMINARY PLAT
 (FORM 2)**

To be completed by DPRP: _____ County Tracking No. _____

Fill in ALL items completely

 Owner Last Name Owner First Name MI Owner Phone Owner email Address

 Owner Present Address (No. & Street) City/Town State Zip

 Project Address (No. & Street) City/Town State Zip

Tax Map Block Parcel Lot

***Note: If Tax Map, Block, Parcel and Lot numbers are not complete this plan will not be processed**

 Contractor Name Phone

 Contractor Address

Total Area of Disturbance _____ Square Feet . Acres

***Note: Total Disturbed Acres to be determined to the 100th place**

Total Volume of Disturbance _____ Cubic Yards

DPRP Review Fee: \$150.00 + \$75.00/acre Total Fee Due: .

***Note: Any overpayment of fees will not be refunded**

***Note: No SCD fees due**

The requirements for grading and erosion and sediment control noted in the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance (Ordinance) and the Code of Maryland Regulations (COMAR) will be satisfied if grading for disturbances less than or equal to 30,000 square feet is performed in accordance with the requirements of this Site Specific Grading Plan

Limitations:

1. The project is a single lot single family residential construction and there are contiguous residential lots undergoing development by the same owner, builder, or developer and the total land area disturbed during construction is less than or equal to 30,000 square feet of area;
2. The project is part of an up to date preliminary plat with construction drawings previously approved by the Washington County Division of Public Works and the Washington County Soil Conservation District;
3. The previously approved preliminary plat with construction drawings includes a detail and specifications for erosion and sediment control for contiguous single family residential lots;
4. Land area disturbed for septic system construction may be subtracted from the total disturbed area, provided it is revegetated; and,
5. The project is exempt from SWM or SWM has been provided by other means.

Conditions:

The following conditions for design and construction shall be met and maintained:

1. All erosion and sediment control practices and details approved on the Preliminary Plat for contiguous lots shall apply.
2. All grading shall be in accordance with the most recent version of the Maryland Standards and Specifications for Soil Erosion and Sediment Control.
3. No grading or clearing activity shall occur within sensitive areas or their buffers, as defined by the Ordinance.
4. A grading permit shall be obtained prior to commencement of any work covered under this Plan.

Design:

FORM 2012-2

H:\Standard Grading Plan FORM 2012-2 April 2012.docx

04/02/2012

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1. No final graded slopes shall be steeper than 3:1.
2. Fills toeing out on a natural slope steeper than three (3) feet horizontal to one (1) foot vertical shall not be created.
3. No earth fill shall be placed on existing slopes steeper than 20%.
4. Grading shall not encroach on an existing improved drainage or utility easement that runs longitudinally with or is adjacent to a property line.
5. All proposed retaining walls over three feet high shall be designed according to the applicable Building Code and/or AASHTO standard, and shall be approved prior to construction, by the Washington County Division of Plan Review and Permitting.
6. All drainage facilities shall be designed to convey surface water in such a manner as to prevent erosion, overflow, or ponding.
7. Lots shall be generally graded so surface water runoff is directed along property lines and shall preclude the ponding of water on adjacent lots / parcels of record. Contours of the finished surfaces are to be blended with adjacent natural terrain to achieve a consistent grade and natural appearance.
8. The following information must be shown on a plan attached to this application for coverage under this Site Specific Grading Plan:
 - a. Property lines, for the lot being graded, with bearings and distances.
 - b. Existing and proposed lot contours at two (2) foot intervals with spot elevations as necessary.
 - c. Existing and proposed structures on subject property.
 - d. Minimum first floor/basement/walk-out elevations.
 - e. Spot shots around the building perimeter to demonstrate accommodations of the 10 and 100-year flows and elevations.
 - f. Limit of clearing and grading shown and total area stated in square feet and acres.
 - g. Approved on-lot septic field location(s) and well location(s) on subject property.
 - h. Existing and proposed retaining walls with top of wall and bottom of wall elevations shown.
 - i. Adjacent public or private roads labeled with name, right-of-way width and edge of pavement location.
 - j. Limits of proposed driveway, driveway slope, culverts (length, slope, inverts material type, end treatment and outfall protection), spot elevation at center line of driveway over culvert, spot elevation at centerline of driveway at centerline of street intersection, and spot elevations to ensure positive drainage across the intersection of the driveway and street.
 - k. Building setbacks clearly labeled.
 - l. Drawing shall be to scale not exceeding 1 inch equals 50 feet (larger scale as required by AHJ).
 - m. Maximum sheet size 24"x36".
 - n. Washington County Division of Plan Review and Permitting approval block.
 - o. Owner/developer name, address and phone number.

- p. Name, address, and phone number of individual preparing plan.
- q. Date of plan preparation.
- r. Maryland Registered Professional Land Surveyor or Professional Engineer seal and signature.
- s. Parcel address.
- t. Note stating: "No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement or drainage easement either shown or described on a final plat or easement plat."
- u. Note stating: "All grading on lot/parcel, either before or after the construction of a dwelling, or appurtenances, shall be the full responsibility of the lot/parcel owner."
- v. Note stating: "Any modifications of the approved grading plan shall be reviewed and approved by the Division prior to construction".
- w. Note stating: "This lot is shown on the preliminary plat (construction drawings) entitled _____ no. _____ approved on _____ . Reference sheet _____ of _____ ."
- x. Note stating: "Erosion and sediment controls to follow preliminary plat (construction drawings) entitled _____ no. _____. See preliminary plat (construction drawings) sheet no. _____ for multi-lot erosion and sediment control details and specifications".
- y. Note stating: "Easements pertaining to this lot have been recorded on Plat No. _____."
- z. Note stating: "Approved preliminary plat plans must be on site at all times".

Construction:

1. The Division shall be contacted at least five (5) days prior to the start of construction to schedule a preconstruction meeting for all projects disturbing between 15,000 square feet and 30,000 square feet.
2. For all common fill materials outside the limits of the public right-of-way, no inclusions of inorganic material, organic material, or other deleterious materials, which may be subject to decay, shall be permitted; and, no rock or similar irreducible material with a maximum dimension greater than eight (8) inches shall be buried or placed in any fill within two (2) feet of finished grade. No stones over two (2) inches in diameter will be allowed where compacted by hand or mechanical tampers or over eight (8) inches in diameter where compacted by rollers or other equipment.
3. The natural ground surface shall be prepared to receive fill by removing all organic surface materials, non-complying fill and unsuitable soils.
4. No fill shall be placed on frozen ground.
5. All fill material placed within a public easement or right of way shall meet and be compacted in accordance with the latest adopted version of the Washington County Standards and Specifications for Public Works Construction.

6. Fill outside of a public easement or right of way shall be compacted sufficiently so as to be stable and to prevent an erosion hazard. Fill outside of the public easement or right of way shall be placed in approximately horizontal layers, each layer having a loose thickness of not more than eight (8) inches.
 7. All disturbed areas with a slope of flatter than two (2) feet vertical and one (1) foot horizontal shall receive a minimum of four (4) inches of topsoil.
 8. During grading operations, the applicant shall be responsible for the prevention of damage to any public utilities or services within the limits of grading and along any routes of travel of equipment. Neither the County Commissioners, nor the District, shall be responsible for damage caused to downstream properties due to the owner/developers actions.
 9. No person shall grade on land so close to the property line as to endanger any adjoining public street, sidewalk, alley, or any other public or private property without supporting and protecting such property from settling, cracking or other damage which might result. Grading can take place on adjacent property if grading rights or easements are secured from the property owner.
 10. No debris shall be deposited in sensitive areas, watercourses, public streets, highways, sidewalks or other public thoroughfares; and the permittee shall promptly remove all soil, miscellaneous debris or other materials spilled, dumped or otherwise deposited in sensitive areas, watercourses, public streets, highways, sidewalks, or other thoroughfares during transit or operation.
 11. Access to the site will be made available at all reasonable times during construction and with reasonable notification after construction for inspection by the Division.
 12. The property owner shall promptly repair and/or restore all grading and disturbance found in noncompliance by the Division.
 13. Nothing in this Site Specific Grading Plan relieves the applicant from complying with any and all federal, State, and local laws and regulations.
 14. Construction inspection shall be performed at a minimum, upon completion of final grading, the establishment of permanent stabilization, and a Grading Certification shall, in accordance with Article 4 of the Ordinance, be provided to the Division before issuance of use and occupancy permit.
 15. The approved Site Specific Grading Plan and Preliminary Plat (construction drawings) must be located at the job site at all times in an obvious, readily accessible, and/or a visible location.
 16. Coverage under this Site Specific Grading Plan shall remain valid for two (2) years from the date of approval. It may be renewed, at the discretion of the Division, for an additional two (2) years after renewal application is received by the Division.
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Washington County Division of Plan Review and Permitting
Site Specific Grading Plan for Contiguous SF Lots under Preliminary Plat
(FORM 2)

To be completed by DPRP:	County Tracking No.
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I hereby certify I have the authority to make application to this Site Specific Grading Plan; the information contained herein is correct and accurate; and all clearing, grading, construction, and development will be conducted according to the above Limitations, Conditions, Design and Construction requirements.

Signature of Property Owner

Date

Printed Name of Property Owner

Date

Approved by Washington County Division of
Plan Review and Permitting

Date