

Developer Improvement plan General Notes

1. Site Information i.e. name, location/address, FC Tax map number/Grid/parcel, Tax ID number, Liber/Folio, site Zoning, Site size in acres and SF.
2. Existing Utility note including source of information and add that these locations are approximate and should be field verified before commencement of any construction.
3. Topography/survey source and method with date.
4. Floodplains note
5. Soils information source and soils description.
6. Wetlands Note
7. All construction to be in accordance with the latest Frederick County standard specifications and details, and where applicable The Maryland State Highway Administration specifications and details.
8. Site trash collection note.
9. Contractor shall notify "Miss Utility at (800) 257-7777, Frederick County Office of Construction Inspection at 301-600-1669.
10. Contractor is responsible for maintenance of traffic on existing roadways in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and The Maryland State Highway Administration (SHA) Book of Standards, Latest Editions.
11. All utilities and storm drains outside of Frederick County Right-Of-Way OR Public Utility Easements to be owned and maintained by Property Owners.
12. 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 the gas lines. Any excavation within Five (5) feet of a gas line shall be done by hand. The Developer, or the Developer's representative shall get approval from the gas company for any work within a gas line Easement area.
13. Installation of onsite utilities and materials shall comply with the current Frederick County plumbing code and where deemed applicable, and the Frederick County standard details and specification manual. A private utility permit shall be obtained prior to commencement of these utilities installation.
14. The contractor shall not (1) stage work, (2) store materials OR (3) permit parking of equipment and/or construction-related vehicles in the public right-of-way OR publicly owned property without prior approval of the county traffic engineer OR designee. Where practical and 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 responsibility to ensure that proper and appropriate areas are secured for these uses for the duration of the project.
15. Contractor is responsible for all costs related to temporary and permanent traffic control (pavement markings, signage, signalization, traffic barrier, flaggers etc.)

16. Any lane and/or road closures require four (4) weeks advance notice and a permit from Frederick County Traffic Engineer.
17. If road or any part of the road is to be closed, a detailed detour and/or closure plan shall be submitted to the County Traffic Engineer for approval.
18. Contractor shall be responsible for preventing Dust, Debris and mud from entering all roadways. If dust, dirt, debris and/or mud happen to override 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. The contractor shall be responsible for the elimination of dust in the air by the required watering of the ground as needed.
19. The contractor shall be responsible for keeping the silt and debris out of the storm drain system during construction and shall clean the system thoroughly, at the contractor's expense, prior to final acceptance by the County.
20. All Benchmarks shall be maintained for the duration of construction until County has granted final approval to the project.
21. All contractors must comply with all applicable County, state and federal labor and industry regulations to include County safety & health policy, MOSHA, OSHA etc.
22. The purpose of this project is...
23. The contractor is responsible for coordinating work with representative's utility companies and owner for implementing required utility related work.
24. Where new work is to be done, care shall be taken to protect all existing adjacent surfaces and area's from damage. Any area's damaged during construction shall be restored to their original condition at no additional cost to the owner.
25. In the event that, during construction activities the contractor encounters any existing utilities/structures not shown on these plans, said utilities shall be located, AS-BUILT and forwarded to the owner, with notification to the engineer of record.
26. Remove all concrete to the nearest joint, where applicable.
27. Water/Sewer service are...
28. All saw cuts are to be straight and even, jagged edges will not be accepted.
29. Horizontal and vertical datum information.
30. 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.
31. Forest conservation requirements
32. Detailed SWM note i.e. SWM is provided in accordance with MDE 2000 SWM Design manual and its latest revisions including ESD TO MEP. Methods used to meet SWM requirements including recharge, quality and quantity management.