



1260 Maryland Avenue, Suite 101
Hagerstown, Maryland 21740
Phone: (301) 797-6821, Ext. 3

**STANDARD GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN FOR
SINGLE LOT SINGLE FAMILY RESIDENTIAL CONSTRUCTION
AND MINOR EARTH DISTURBANCES**

Owner Last Name Owner First Name Phone Email

Owner Present Address

Project Address

8-Digit Parcel Tax ID # _____ - _____ (attach any additional parcel IDs)

Contractor Contact Phone

Contractor Address

Total Area of Disturbance _____ Square Feet 0 . _____ Acres
(Complete disturbed acreage to the 100th place)

Total Volume of Disturbance _____ Cubic Yards

County Review Fee: \$140.00
Soil Conservation Review Fee: \$315.00
Soil Conservation Field Service Fee: \$785.00 *(if >15,000 sq ft and/or 500 cubic yds)*

Total Fees: \$ _____ . _____

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2460 | TDD: 711

WWW.WASHCO-MD.NET

The requirements for grading and soil 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 Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances.

Limitations:

1. The project is a single lot single family residential construction and there is no contiguous land undergoing development by the same owner, builder, or developer; or total land area disturbed during construction shall be less than or equal to 30,000 square feet of area and/or 1,000 cubic yards of cut or fill; and Stormwater Management is being addressed under a separate plan.
2. The project is not within a developing subdivision.

Conditions:

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

1. All standard soil erosion and sediment control and grading practices required in Article 4-Grading and Article 5-Soil Erosion and Sediment Control, of the Ordinance shall apply.
2. All grading and soil erosion and sediment control practices 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. The proposed work does not require a State waterway or wetland construction permit, the activity does not occur within 25 feet of any nontidal wetland, or 100 feet of any nontidal wetland of Special State Concern.
5. A grading permit shall be obtained prior to commencement of any work covered under this plan.

Design:

1. As a minimum, soil erosion and sediment control devices will be required at the downhill edge of the disturbed area.
2. A stabilized construction entrance installed in accordance with the most recent version of the Maryland Standards and Specifications for Soil Erosion and Sediment Control will be required.
3. No final graded slopes shall be steeper than (3) three feet horizontal to (1) one foot vertical or as determined by the Authority Having Jurisdiction (AHJ).
4. Whenever the vertical interval (height) of any 3:1 slope exceeds 30 feet or any 4:1 exceeds 40 feet, benches shall be provided according to the Maryland Standards and Specifications for Soil Erosion and Sediment Control.
5. All benches shall be a minimum width of (6) six feet and shall drain to a stable outlet.
6. Fills toeing out on a natural slope steeper than 3:1 shall not be created.
7. No earth fill shall be placed on existing slopes steeper than 20%/2:1.
8. Grading shall not encroach on an existing improved drainage or utility easement that runs longitudinally with or is adjacent to a property line.

9. All proposed retaining walls over (3) 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 Division of Permits and Inspections.
10. All drainage facilities shall be designed to convey surface water in such a manner as to prevent erosion, overflow, or ponding.
11. Residential lots shall be graded so the discharge rate of the (10) ten-year frequency design storm does not exceed (5) five cubic feet per second before it is conveyed in an open channel, closed conduit, or a combination of both. A permanent swale with a velocity greater than 2.5 fps will require soil stabilization matting.
12. 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.
13. The following information must be shown on a plan attached to this application for coverage under this Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances:
 - a. Property lines, for a lot being graded, with bearings and distances (if limit of disturbance is within 200 feet of property line).
 - b. All existing and proposed easements on the subject property (with bearings and distances and Plat or Deed reference if limit of disturbance is within 200 feet of easement).
 - c. Existing and proposed lot contours at (2) two-foot intervals with spot elevations as necessary.
 - d. Existing and proposed structures on subject property (within 200 feet of limit of disturbance).
 - e. Proposed elevations for any structures to include first floor, basement floor, and or garage floor
 - f. Forest conservation, wetlands, streams, or other sensitive areas, and associated buffers and conservation easements (if limit of disturbance is within 200 feet of these features).
 - g. Existing on-lot SWM structure on subject property (within 200 feet of limit of disturbance).
 - h. Limit of clearing and grading shown, as well as total area stated in square feet and acres.
 - i. Approved on-lot septic field location(s) and well location(s) on subject property (within 200 feet of limit of disturbance).
 - j. Existing and proposed retaining walls with top and bottom of wall elevations shown.
 - k. Adjacent public or private roads labeled with name, right-of-way width, edge of pavement location within 200 feet of limit of disturbance, along the property frontage adjacent to the limit of disturbance.
 - l. Drawing shall be to scale not exceeding 1-inch equals 60 feet (larger scale as required by Authority Having Jurisdiction (AHJ)).
 - m. Proposed soil erosion sediment controls and locations.
 - n. Standard Soil Erosion and Sediment Control Plan notes and certification block (per Article 5 may be attached separately).
 - o. North arrow.
 - p. Owner/developer name, address, and phone number.
 - q. Name, address, phone number of individual preparing plan.
 - r. Date of plan preparation.
 - 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 Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances shall be reviewed and approved by the Division and the District prior to construction".

Construction:

1. The Division and the District shall be contacted at least five (5) days prior to the start of construction to schedule a preconstruction meeting for all projects disturbing greater than 15,000 square feet and/or 500 cubic yards and less than or equal to 30,000 square feet and/or 1,000 cubic yards per this plan.
2. Initial earth disturbance shall be limited to installation of soil erosion and sediment control practices. All soil erosion and sediment control practices require continual maintenance; any controls damaged or disturbed, shall be restored or repaired before the end of each day.
3. Earthwork is limited to cutting or filling for site access, foundation or basement excavation, utility installation trenches, and final grading for landscaping.
4. Any pumping of water must be filtered and completed according to the criteria within the most recent version of the Maryland Standards and Specifications for Soil Erosion and Sediment Control.
5. 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 (8) eight inches shall be buried or placed in any fill within (2) two feet of finished grade. No stones over (2) two inches in diameter will be allowed where compacted by hand or mechanical tampers or over (8) eight inches in diameter where compacted by rollers or other equipment.
6. The natural ground surface shall be prepared to receive fill by removing all organic surface materials, non-complying fill, and unsuitable soils.
7. No fill shall be placed on frozen ground.
8. 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.
9. 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-
10. of-way, shall be placed in approximately horizontal layers, each layer having a loose thickness of not more than (8) eight inches.
11. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
12. Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
13. Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
14. Vegetated treatment shall be in accordance with the latest addition of the "Standards and Specifications for Vegetative Stabilization of Channels and Steep Slopes";
15. Landscaped lawn areas shall use vegetative treatment, such as, recommended in Extension Bulletin #171 "Lawn Care in Maryland".

16. All disturbed areas with a slope of flatter than (2) two feet vertical and (1) one foot horizontal shall receive a minimum of (4) four inches of topsoil.
17. 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.
18. 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.
19. 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.
20. 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 and the District.
21. The property owner shall promptly repair and/or restore all grading and disturbance found in noncompliance by the Division and/or the District.
22. The Division and the District reserve the right to deny approval under this Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances and require a detailed design be prepared according to the Ordinance and the Manual.
23. Nothing in this Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances relieves the applicant from complying with any and all federal, state, and local laws and regulations.
24. 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 a use and occupancy permit.
25. The approved Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances must be located at the job site, at all times, in an obvious, readily accessible, and/or a visible location.
26. Coverage under this Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances shall remain valid for two (2) years from the date of approval. It may be renewed, at the discretion of the Division and the District, for an additional two (2) years after a renewal application is received by the Division and the District.

I hereby certify, I have the authority to make application to this Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances; that 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.

Property Owner Certification

Signature: _____

Date: _____

Printed Name: _____

**Washington County Division of Engineering
Approval**

**Washington County Soil Conservation District
Approval**