

Sequence of Construction for Single Family Dwelling

1. Obtain all necessary permits. Conduct a Pre-construction meeting: Contractor to notify the City of Annapolis Department of Planning and Zoning at (410) 260-2200 and the Department of Public Works at 410-263-7949, 48 hours prior to the start of construction. Work may not commence until the permittee, or the responsible personnel have met on-site with the Sediment and Erosion Control Inspector to review the approved plans. The permittee or contractor shall not commence with clearing or any earth disturbance activities on the site during or before wet weather events. Once the site work begins, clearing and grubbing activities shall be for the installation and stabilization of the perimeter erosion control measures only. **(1 Day)**
2. Install Stabilized Construction Entrance and all sediment controls as shown on plan. No clearing or grading is to be done except where necessary for the installation of sediment controls. **(3 Days)**
3. Contact the inspector for approval of sediment control installation. Inspections and Permits may require that an inspection and certification of the installation of sediment controls also be performed by a design professional prior to construction commencing. **(1 Day)**
4. Clear, grub and rough grade site only as shown within the limits of disturbance. Haul all debris to an approved site.
* **(1 Week)**
5. Install septic system, well or other utilities at this time if the access will be blocked by building construction. Any sediment controls damaged must be replaced by the end of the workday. **(2 Weeks)**
6. Construct proposed foundation and associated improvements. Construction of the first floor walls of any building or structure may not proceed until the foundation has been backfilled and all disturbed areas within the limits of disturbance have been permanently or temporarily stabilized. A certificate is to be provided by the engineer to the inspector verifying the grades and drainage patterns shown on the approved erosion and sediment control plan have been obtained. **(2 Weeks)**
7. Once the site is stabilized, with the Grading Inspectors approval, framing may commence above the ground floor. During building construction beyond the ground floor, all disturbed areas must be stabilized at the end of each business day. All areas are to be vegetative stabilized per the Anne Arundel Soil Conservation District's Details and Specifications for Vegetative Establishment. **(4 months)**
8. Once upstream areas are 95% stabilized, install SWM systems and devices and/or plantings. (Sediment is to be prevented from entering SWM systems during construction; inflow pipes to be connected after contributing drainage areas are also stabilized and engineer must certify SWM installation. **(1 Week)**
9. Install all landscaping/reforestation as shown on plans. **(2 Days)**
10. Fine grade and stabilize all disturbed and affected areas. Install driveway to final surface and stabilize access with CR-6 gravel or pavement from access road or right-of-way to the structure. **(2 Days)**
11. With grading inspector's approval, remove remaining sediment controls. **(2 Days)**
12. Maintenance. **(Ongoing)**
*For lots with long proposed driveways, add to sequence: "Install driveway to base course prior to any house construction."