GENERAL NOTES

ENT ZONING - M-1 & M-2
OSED USE - Wholesale house, distribution center & machine shop
AGE % Max. building coverage 19%
ANCE TO PUBLIC ROADS - 50' min.
GHT RESTRICTION - 30' max.
STANCE TO RESIDENTIAL DISTRICTS - 300' min.
STREET PARKING - 16 spaces required @ 1/1000 sq. ft. sales area
4 spaces required @ 1/ 2 employees
20 total spaces required
42 total spaces provided (min 200 sq. ft.)

TABULATION:
total no. employees - 8
total sales area - 16,000 sq.ft.
total acreage - 2.150 ac.

PUBLIC UTILITIES - Public water and sewerage available and to be utilized.

ELEVATIONS - Based on assumed datum. All contours shown are existing.

PROPERTY CONTROL - Based on a survey prepared by Purdum & Jeschke, Engineers and Land Surveyors Ellicott City, Maryland. 21043

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

REVIEWED _____ 4-27-71
J. HELM, DISTRICT CONSERVATIONIST DATE

APPROVED _____ 4/28/71
H. P. CAMPBELL, M.S.C.E. DATE

CERTIFICATION BY THE DEVELOPER: I Certify that all development and/or construction will be done according to this plan of development and plan of silt and sediment control.

_____ 3-9-71
DAVID COLEMAN DATE

CONSTRUCTION NOTES:

1. All excavation is unclassified.
2. Contractor will be responsible for any damage to existing utilities & Existing building.
3. As soon as grading is completed, paved area will be stabled with base material.
4. All cut & fill slopes will be min 3:1 EXCEPT AS NOTED.
5. All disturbed areas that are not to be paved will be stabilized in accordance with section 3.101 of the Standards & Specifications of the M.S.C.E. as soon as grading is completed.
6. Elevations marked thus X are finished grade.
7. In the event of an excess of material the waste area will be cleared, and stripped material will be deposited so as to allow minimum erosion. Replace top material and stabilize in accordance with Note # 5.
8. THE HOWARD SOIL CONSERVATION DISTRICT SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO ANY GRADING.

TYPE "A" FRONT
6.0" TO 8.0"
SLOPE OF PAVEMENT
TYPE A MODIFIED BACK
SRC STANDARD NO MD-62002
NO SCALE

VICINITY MAP
1 mi MILE

STANDARD PARKING SPACE ADJACENT TO BROOKDALE DR. RR TIES TO BE SECURED WITH 6" PINS

STANDARD MD. S.R.C. ENTRANCE DETAIL

TYPICAL SECTION FOR SERVICE ROAD
NOT TO SCALE

ON SITE PAVING SPECIFICATION
2" BITUMINOUS TOP
4" BITUMINOUS BASE

NOTE:
1. PAVING BETWEEN CURB & EXISTING PAVING TO BE IN ACCORDANCE WITH MARYLAND S.R.C. SPECIFICATIONS
2. CONTRACTOR TO DEPRESS PAVING AT FLOW LINE TO ASSURE POSITIVE DRAINAGE.
3. CONTRACTOR TO TIE TO EXISTING CURB AT N.E. CORNER OF SITE.

RAILROAD TIE RETAINING WALL DETAIL

BROOKDALE DRIVE
℄ BROOKDALE DRIVE
EDGE OF PAVING
EXISTING R/W
AREA FOR FUTURE WIDENING
709.23'
EXISTING 10' R/W
CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ALONG BROOKDALE DR.
NOTE CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ACROSS SERVICE ROAD AT FACE OF CURB
TYPE "A" MOD. CURB
SERVICE ROAD
WOODED AREA
WASTE AREA
EMPLOYEE PARKING
CUSTOMER PARKING
50' B.R.L.
30' R.
PROPOSED BUILDING
TOP SLAB 208.13
1600 ☐' WHOLESALE AREA
117'±
132'±
455.76'
S06°15'13"E
S07°40'13"E 279.70
6' LINKED FENCE
3.5' OUTSIDE WALL TO PROPERTY LINE
PAVE BEHIND BUILDING TO PROVIDE POSITIVE DRAINAGE
EXISTING BUILDING
BLOCK WALL
REMOVE CONC. SIDEWALK & STEPS
TYPE "A" MOD. CURB
TYPE "A" CURB
END TYPE "A" CURB
RAILROAD TIES BUTTED END TO END SECURED WITH 18" PINS TO BLACKTOP (SEE DETAIL)
DRIVEWAY
TP
CT DR 202.7
N20°41'30"W
N64°41'30"E
WASHINGTON BLVD. (ROUTE 1)
220.07'
EDGE OF PAVING
TYPE "A" CURB
M-2
M-1
EPES TRANSFER CO.
190/365

APPROVED
[illegible]
DATE APR 27 1971

SITE DEVELOPMENT PLAN
COLEMAN BROTHERS
TAX MAP 43 - PARCEL 52 - 1 ELECTION DISTRICT
HOWARD COUNTY, MD.
SCALE: 1" = 20' 1 MAR 1971

OWNER and DEVELOPER
COLMAN BROTHERS 7443 WASHINGTON BLVD.

S.D.P. 71-57 21-04-2