

GENERAL NOTES

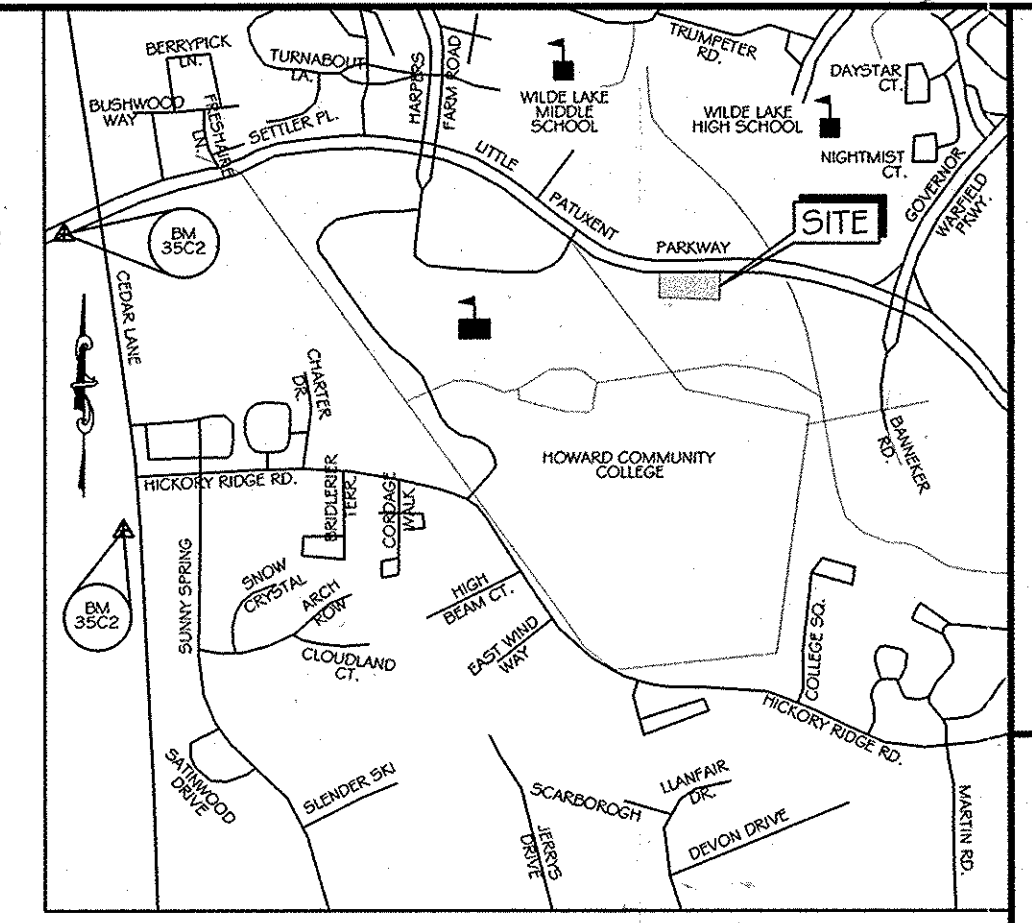
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" (800-257-7777) AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY WORK.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1260 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON A SURVEY CONDUCTED BY KCI TECHNOLOGIES, INC. IN SEPTEMBER 2014 AND AERIAL TOPO FROM VIRGINIA RESOURCE MAPPING IN APRIL 27, 2009.
- OBSTRUCTIONS SHOWN ON THESE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. KCI TECHNOLOGIES, INC. DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION. IN THE EVENT THAT INFORMATION IS IN CONFLICT WITH INFORMATION OUTLINED, THE CONTRACTOR SHALL IMMEDIATELY BRING IT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING ANY WORK.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON BEFORE STARTING ANY WORK ON THESE PLANS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES TO REMAIN.
- CONTRACTOR SHALL REMOVE DRIVEWAY ENTRANCES, STRUCTURES, AND CONCRETE WALKS TO LIMITS INDICATED ON THE DRAWING.
- CONTRACTOR SHALL NOT PROCEED WITH ANY DEMOLITION WORK UNTIL ALL UTILITY DISCONNECTIONS ARE COMPLETED AND VERIFIED IN WRITING.
- CONTRACTOR SHALL INSURE THAT ALL MATERIAL REMOVED FROM DEMOLISHED STRUCTURES ARE LEGALLY DISPOSED OF OFF-SITE.
- SEE DEMOLITION PLAN FOR APPROXIMATE LIMITS OF SIDEWALK AND PAVING REMOVAL.
- EXISTING CONCRETE CURB AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT. NO PATCHING SHALL BE PERMITTED.
- A GEOTECHNICAL STUDY WAS PREPARED BY FROELING & ROBERTSON, INC., DATED MAY 2015.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRAFFIC CONTROL DEVICES:
 - ALL STOP AND YIELD SIGNS AS WELL AS ANY STREET NAME SIGNS (SNS) MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDMUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (1 1/2" DIA) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ADJUST TOP OF CURB GRADES AS NECESSARY TO PROVIDE SMOOTH TRANSITION TO EXISTING.
- SAW CUT EXISTING PAVEMENT AS NEEDED TO INSTALL NEW CONSTRUCTION.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- TRENCH BACKFILL IN GRASS AREAS SHALL BE COMPACTED TO A MINIMUM 90% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH A.A.S.H.T.O. VERIFY DESIGNATION T-180, METHOD C. TRENCH BACKFILL IN STRUCTURAL AND PAVEMENT AREAS SHALL BE PLACED IN EIGHT INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). IN PAVED AREAS, FILL BELOW THE TOP 12 INCHES SHOULD BE COMPACTED TO 97%.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES, I.E. MANHOLE FRAMES AND COVERS, ETC. WITHIN THE LIMITS OF THE CONTRACT TO PROPOSED GRADES AS REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING STRUCTURES AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL DISCONNECTIONS AND REMOVAL OF EXISTING GAS, ELECTRIC AND TELEPHONE SERVICES AND EQUIPMENT WITH BALTIMORE GAS & ELECTRIC AND VERIZON.
CONTRACTOR SHALL INSTALL SEDIMENT CONTROLS PRIOR TO BEGINNING ANY WORK AND MAINTAIN SEDIMENT CONTROLS THROUGHOUT THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- ALL EXCAVATION SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IN THE EVENT THAT A PORTION OF A UTILITY IS TO BE REMOVED THE CONTRACTOR SHALL TERMINATE AND CAP TO THE LIMITS INDICATED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
- SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
- STORM WATER MANAGEMENT WATER QUALITY HAS BEEN PROVIDED IN ACCORDANCE WITH 2010 MARYLAND STORMWATER MANAGEMENT ORDINANCE AND REVISED 2010 STORMWATER MANAGEMENT DESIGN MANUAL. THERE IS ONE (1) PRACTICE M-6 MICRO-BIOTRETENTION AREA (SHOWN ON SDP-16-003) AND ONE (1) F-1 SURFACE SAND FILTER (SHOWN ON SDP-78-083) ALL PRACTICES WILL BE PRIVATELY OWNED AND/OR MAINTAINED IN THEIR ENTIRETY BY HOWARD COMMUNITY COLLEGE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35C5 AND 35C5C WERE USED FOR THIS PROJECT.
- SUBJECT PROPERTY ZONED NT PER I/Q/13 COMPREHENSIVE ZONING PLAN AND FDP-84-A.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO. PB-26, SDP-70-5C, SDP-77-10G, WP-01-98, FDP-84-A, F-1G-057, GP1G-12, F-16-077
- THIS RED-LINE REVISION IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE NO NEW STRUCTURES OR RE-SUBDIVISIONS ARE PROPOSED. THE SITE IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS SINCE IT IS LOCATED IN THE NEW TOWN ZONING DISTRICT.
- EXISTING PARKING CALCULATIONS:

EXISTING USE:	NET LEASABLE SQUARE FOOTAGE
REQUIRED PARKING:	51,000 SF OF NET LEASABLE SQUARE FOOTAGE (PER FDP-84-A)
NET LEASABLE SQUARE FOOTAGE:	7,520 SF
TOTAL REQUIRED SPACES:	37.5 SPACES
EXISTING PARKING SPACES PROVIDED:	33 SPACES
PROPOSED PARKING SPACES PROVIDED:	41 SPACES

SITE DEVELOPMENT PLAN
EZRINE AUTO CENTER
LITTLE PATUXENT PARKWAY
5TH ELECTION DISTRICT
HOWARD COUNTY, MD
SDP-73-051

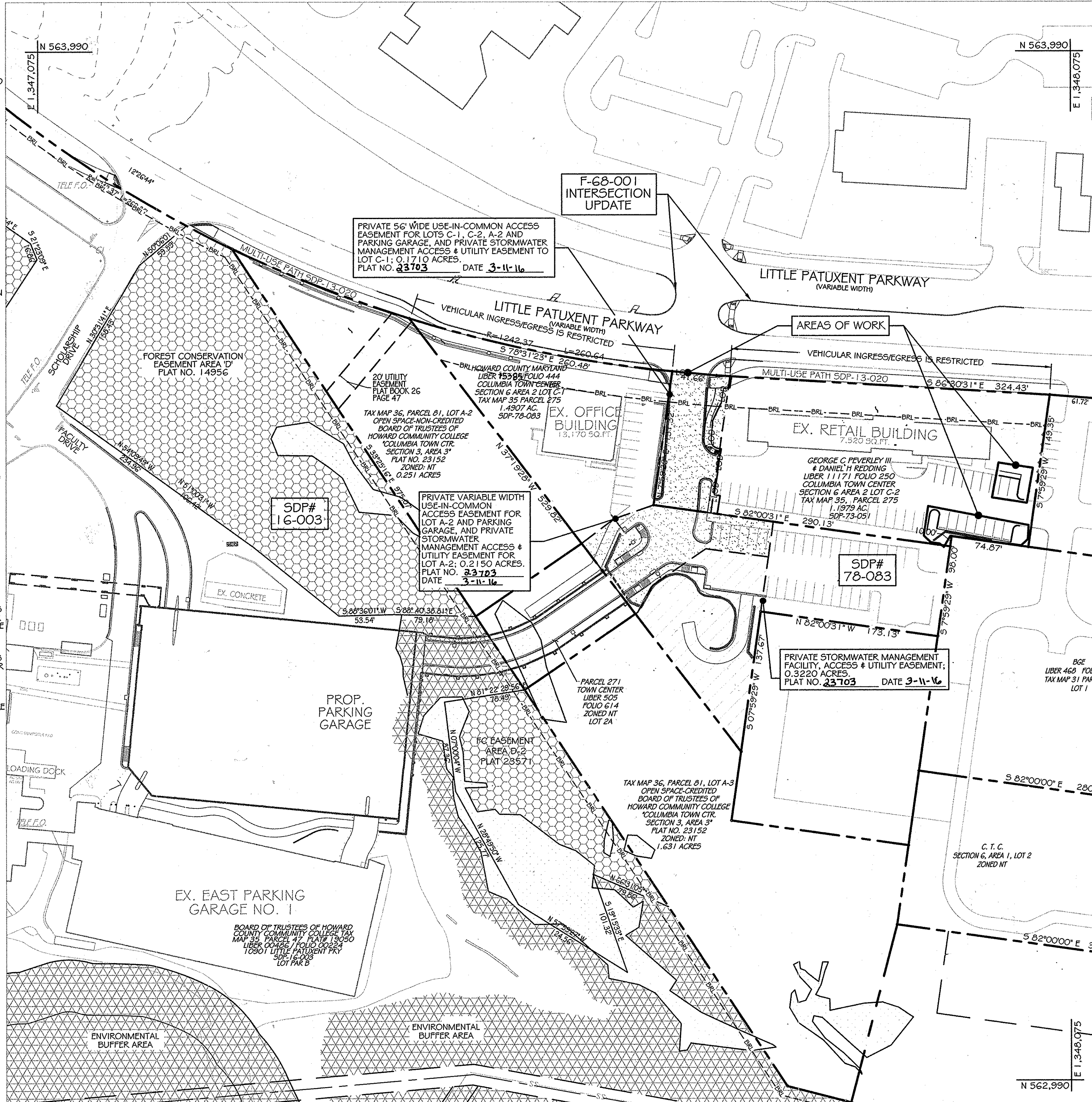
BENCHMARK DATA

HORIZONTAL NAD83/91 AND VERTICAL (NGVD29) CONTROL BASED ON GPS OBSERVATIONS, HOWARD COUNTY BENCH MARK NO. 5		NORTHING	EASTING	ELEV.
35C2	HOW CO MON	563920.830	1344204.150	464.133
35C2	HOW CO MON	562148.450	1344554.472	452.267



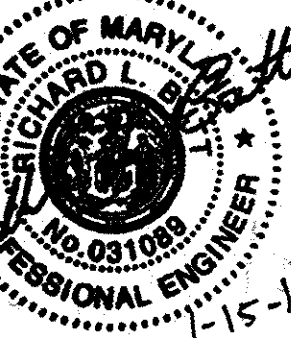
DESMAN ASSOCIATES

KCI TECHNOLOGIES



LITTLE PATUXENT PARKWAY
EZRINE AUTO CENTER
COLUMBIA, MD

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31088, EXPIRATION DATE: 11/21/16



ISSUE

NO. DESCRIPTION DATE

TITLE SHEET

DRAWING NO.

T1.00 SHEET: 1 OF 13

SCALE: 1" = 60'

DATE: JANUARY 15, 2016

PROJECT NO: 27146550

DES. DRWN. CKD. R.L.B. C.T.B. R.L.B.

SDP 73-051

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 12-17-15

APPROVED: Howard County Department of Planning & Zoning

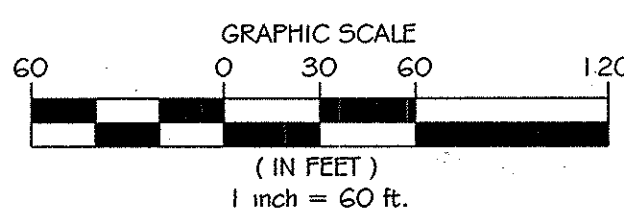
Walter J. ... 3-14-16
Director

Walter J. ... 3-14-16
Chief, Division of Land Development

Chad ... 2-17-16
Chief, Development Engineering Division

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
TOWN CENTER	6/2	C-2
PLAT NUMBER:	GRID#	ZONING
FLAT BOOK 26/ FOLIO 47	35-6	NT
TAX MAP#	ELECT. DIST.	CENSUS
23163	35	5TH 6056.02



ADDRESS CHART

BLDG.#	STREET ADDRESS
1	10735 LITTLE PATUXENT PKWY.

PURPOSE STATEMENT:
THE PURPOSE OF THE RED-LINE REVISIONS (NEW SHEETS 1 AND 4 TO 13 IS TO SHOW PARKING LOT REVISIONS AND REVISE THE USE-IN-COMMON ACCESS EASEMENT. THESE REVISIONS ARE IN CONJUNCTION WITH THE PROPOSED HOWARD COMMUNITY COLLEGE EAST PARKING GARAGE NO. 2 (SDP-16-003) FOR ACCESS ONTO LITTLE PATUXENT PARKWAY. RED-LINE REVISIONS ARE ALSO PROCESSED TO SDP-73-083 TO SHOW NEW USE-IN-COMMON ACCESS EASEMENT AND STORMWATER MANAGEMENT EASEMENT ON LOT C-1.

Prepared For and Owner:
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