

- GENERAL NOTES**
- ALL WATER LINES SHALL BE CONSTRUCTED TO A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY PUBLIC MANUAL, VOLUME IV, I.C., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
 - APPLICANTS LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES & MAINTAIN UNINTERRUPTED SERVICE. DAMAGE INCURRED DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL TEST ALL EXISTING UTILITIES AT LEAST FIVE (5) FEET DEPTH. ALL FIELD WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND DEPTH. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
 - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - C & P TELEPHONE COMPANY 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES 952-2711
 - STATE DEPARTMENT OF TRANSPORTATION 793-3533
 - METRO GAS & ELECTRIC COMPANY 61-1123
 - STATE HIGHWAY ADMINISTRATION 531-5333
 - HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION (4 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK) 792-7277
 - ALL VESSELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
 - THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLES WALLS.
 - PROFILE RATINGS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
 - NO PIPE SHALL BE Laid UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SURFACE.
 - TOPD TANKS SHALL BE 18" MINIMUM COVER.
 - ALL FINISH DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 02.01 (1 INCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN FULL OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON DRAWINGS.
 - THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT.
 - THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF THE BUILDING, SHOWN ON THIS DEVELOPMENT PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT.
 - STORMWATER MANAGEMENT PROVIDED BY FINAL PUBLIC PLAN F-82-102 & F-76-02.

SITE TABULATION

Area of Parcel: 3.01 Ac. 130,984.5 sq. ft.

Present Zoning: M-2

Proposed Use: Warehouse Building

Proposed Building Coverage: 0.34 Ac. (1% of site)

Proposed Total Square Footage of Warehouse Building: 15,000 sq. ft.

Number of Parking Spaces Required: Warehouse @ 1 sp/750 sq. ft. of Floor Area = 20 spaces

Total Parking Required: 20 spaces

Number of Parking Spaces Provided: 22 spaces

Number of Handicap Spaces Required: 2 spaces

Number of Handicap Spaces Provided: 1 space

Open Space Required: (incl. int'l. landscaped areas) 27,223 sq. ft. (20%)

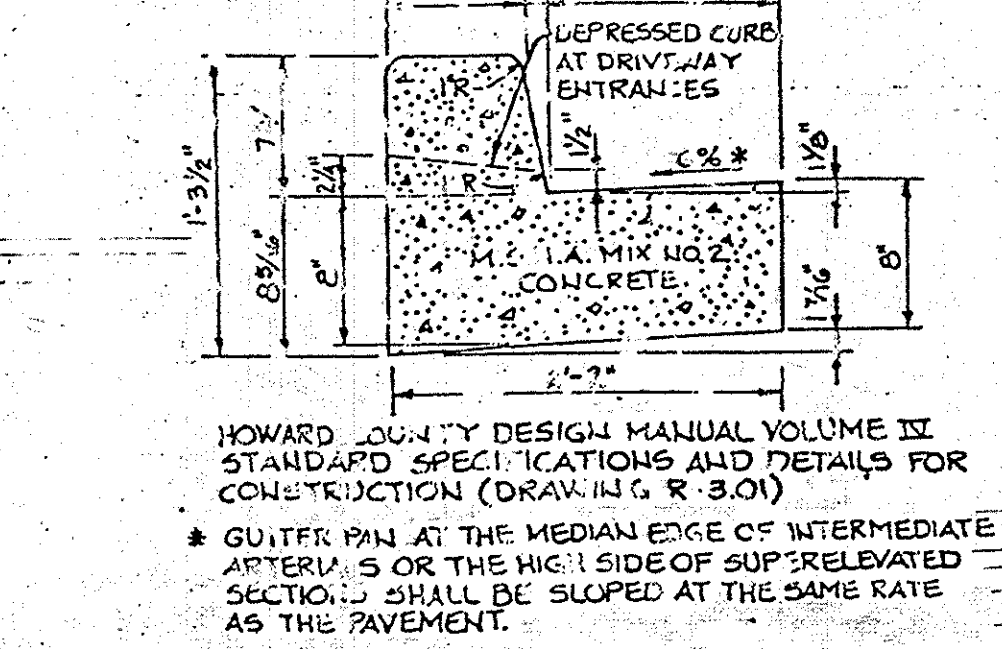
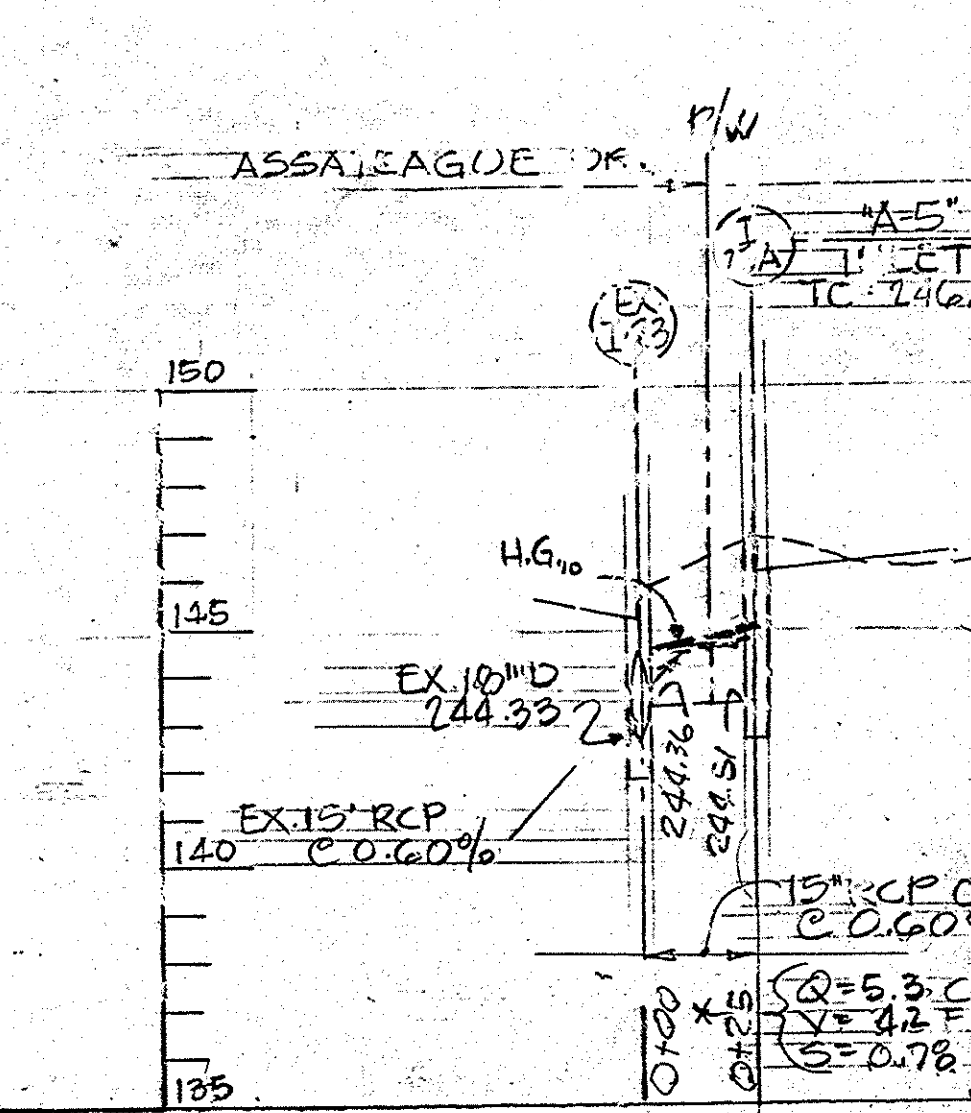
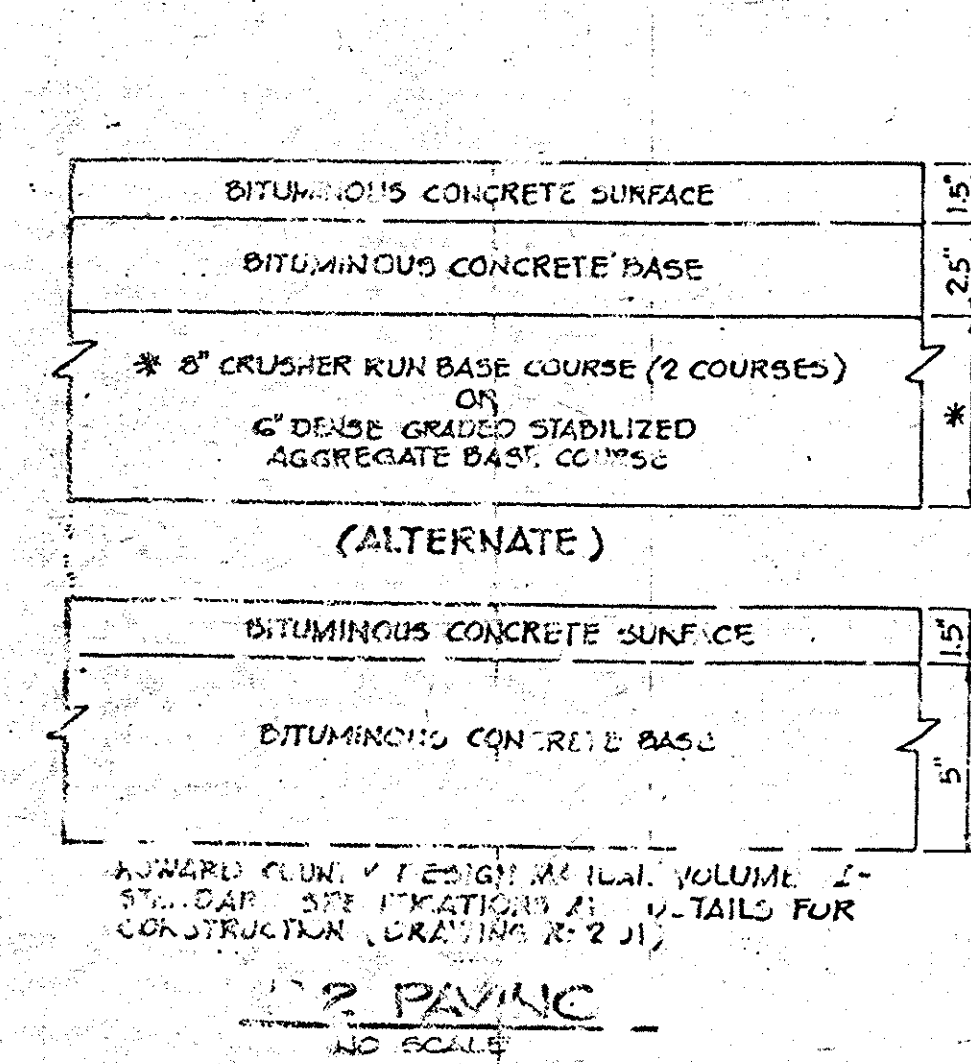
Open Space Provided: 98,785 sq. ft. (75%)

Landscaped Islands Required: 273 sq. ft. (5%)

Landscaped Islands Provided: 400 sq. ft. (1%)

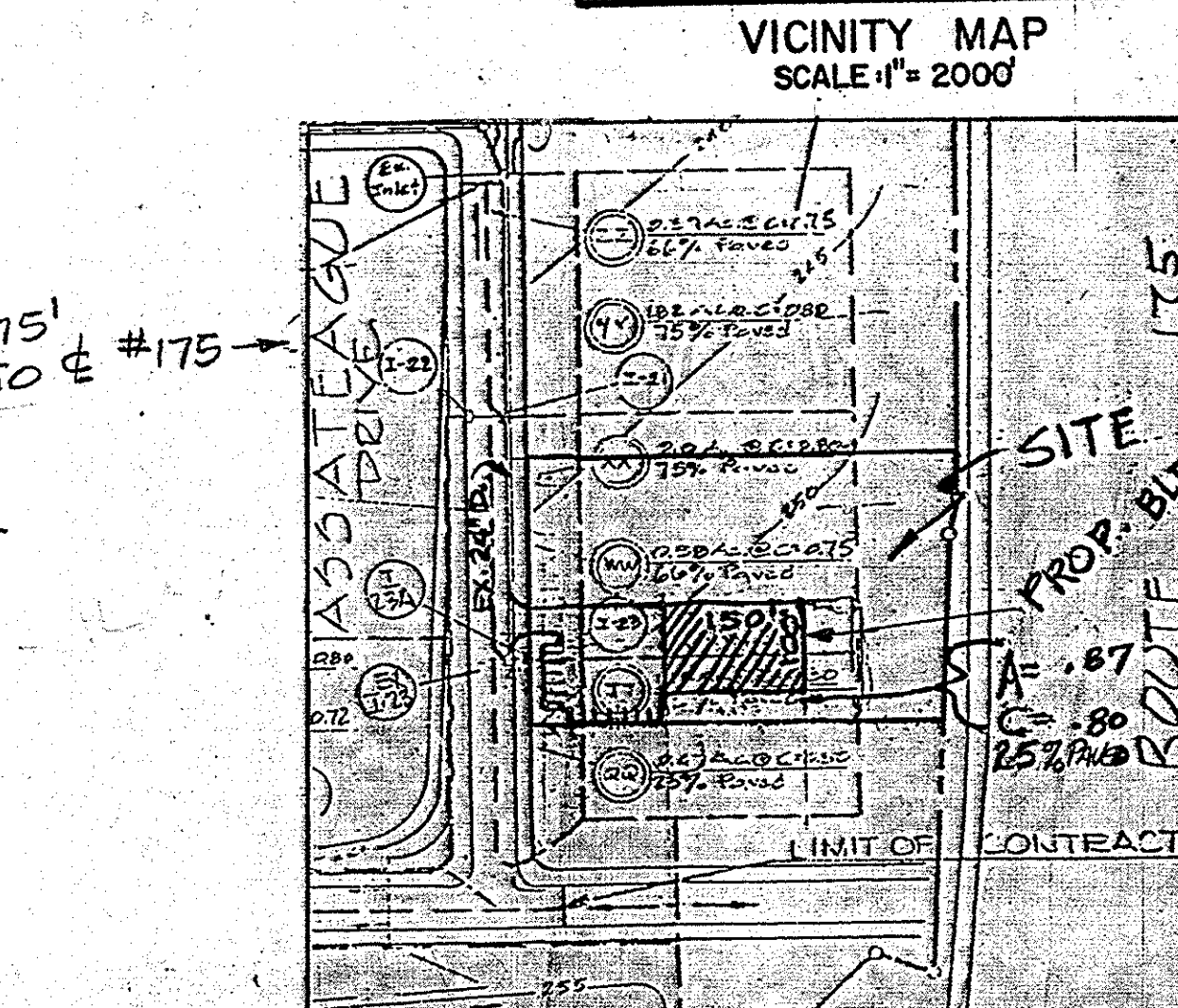
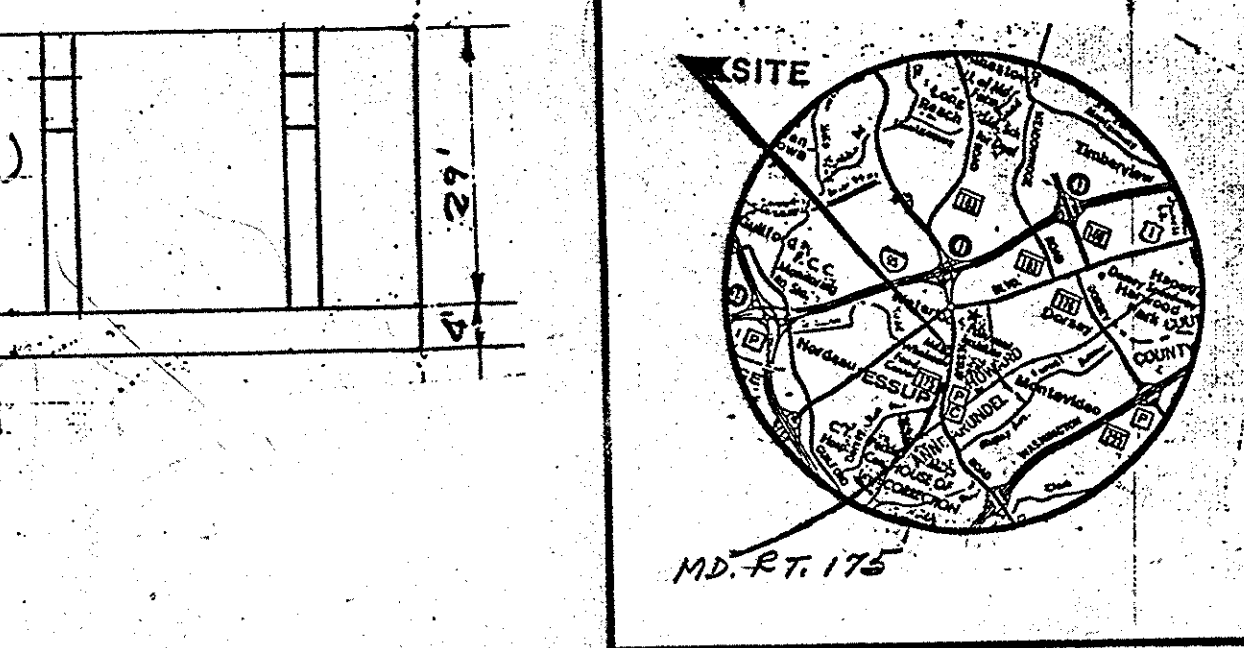
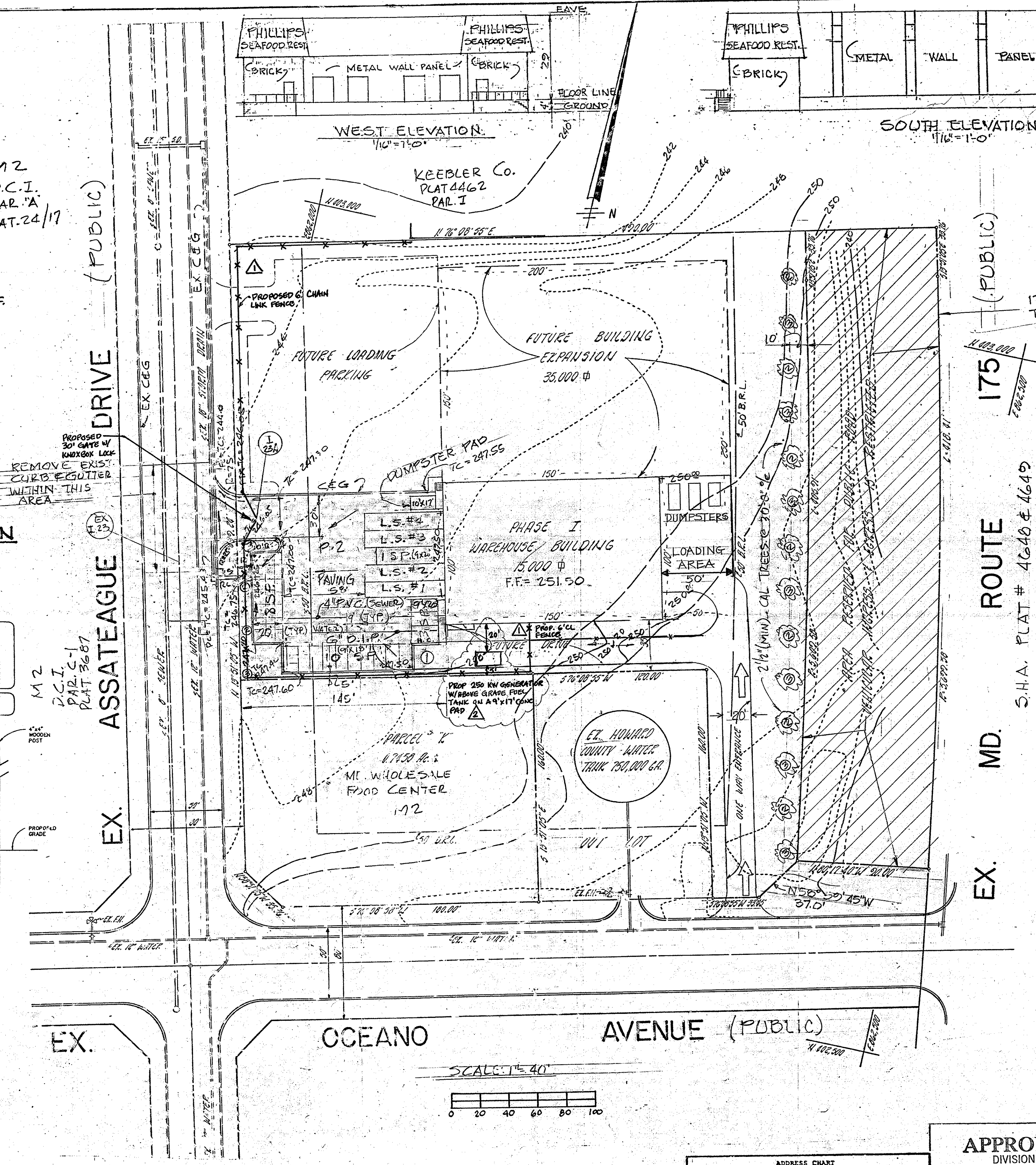
Number of Employees: 3 = (1 OFFICE + 2 INDUSTRIAL)

OFFICE AREA = 300 SF INCLUDED IN 15,000 SF.



HOWARD COUNTY DESIGN MANUAL VOLUME III STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWINGS & R-3.01)

* GUTTER PIN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

John A. Spiller
DATE: 1-3-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

W. H. ...
DATE: 1.11.89

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. ...
DATE: 12/23/88

APPROVED: BUREAU OF ENGINEERING

Shaworth & ...
DATE: 12/23/88

OWNER/DEVELOPER

PHILLIPS SEAFOOD RESTAURANTS
2004 PHILADELPHIA AVE
OCEANO CITY, MD. 21842

PROJECT: WAREHOUSE FACILITY

AREA TAX MAP 43 PLAT NO. F-85-27
MARYLAND WHOLESALE FOOD CENTER SECTION 2 BLOCK 21 PARCEL 63H ELECTION 22-11-1974 HOWARD COUNTY, MD.

TITLE: SITE AND PAVING PLAN

associated designers, inc.
460 SEVERNSIDE DRIVE
SEVERNA PARK, MARYLAND 21146
301-987-4433

REVISIONS 5-12-97

NO.	DESCRIPTION
1	TO INSTALL DRIVEWAY AND CONCRETE PAD BEHIND EXISTING BUILDING TO PLACE THREE DUMPSTERS.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PAR. J	7115 ASSATEAGUE DRIVE

REVISIONS

NO.	DESCRIPTION
1	BRADFORD PEAR
2	ELM
3	MAPLE

REVISIONS 5-12-97

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