

GENERAL NOTES

- I. STANDARD GENERAL NOTES**
- APPROXIMATE LOCATIONS OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
 - TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED DECEMBER 2007 BY SILL, ADCOCK & ASSOCIATES, LLC.
 - THE COORDINATES ON THE DRAWINGS ARE BASED ON THE MARYLAND STATE REFERENCE SYSTEM NAD '83/01' AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 161A AND NO. 161B.
 - ALL VERTICAL CONTROLS ARE BASED ON NAVD '88. VERTICAL CONTROLS PROVIDED ON THE DRAWINGS ARE CONCRETE MONUMENTS.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
 - CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 5'-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR THE BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONIES OWED BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
 - FOR DETAILS NOT SHOWN ON THE DRAWING, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
 - WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL AT THE LOCATIONS OF THE TEST PITS. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWINGS. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON PLANS:

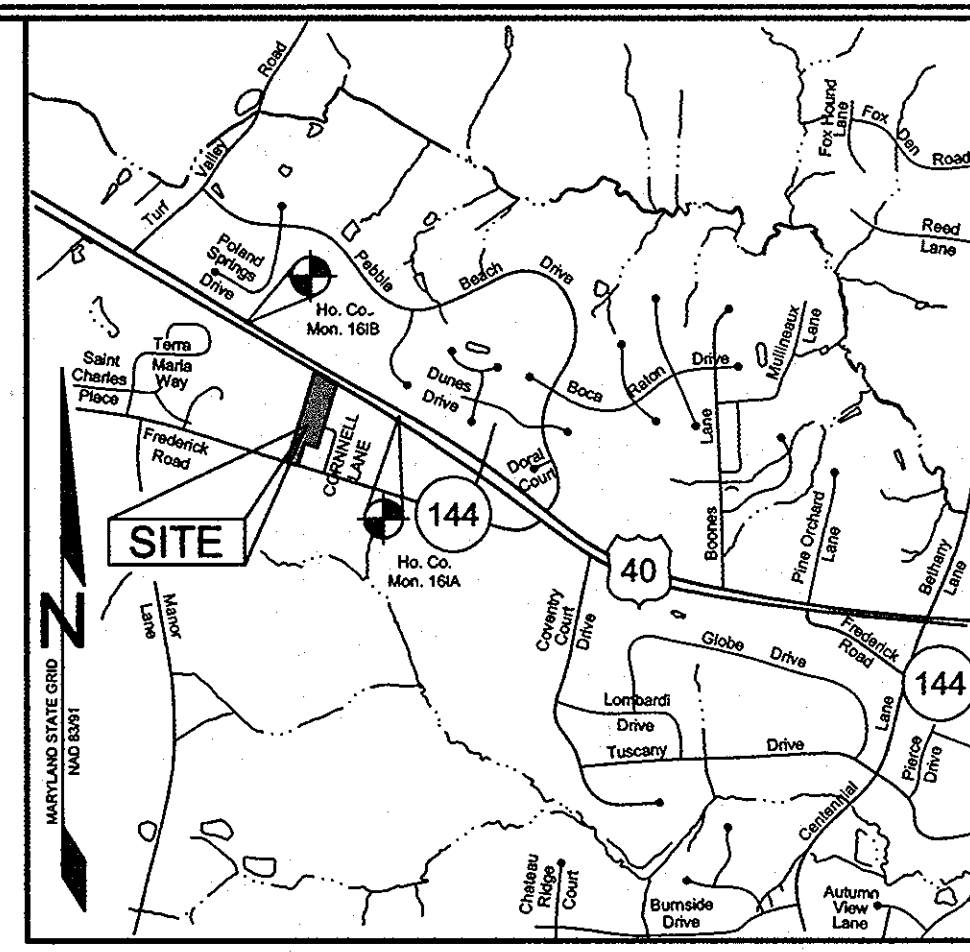
A & T	1-800-252-1133
BGE (CONSTRUCTION SERVICES)	410-350-4020
BGE (EMERGENCY)	410-685-1400
BUREAU OF UTILITIES	410-313-4900
COLONIAL PIPELINE COMPANY	410-795-1390
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-5533
VERIZON	1-800-743-0037/1-800-224-8210
 - TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL REMOVE TREES, STUMPS, AND ROOTS ALONG THE LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT (410)513-7455 AT LEAST 5 WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROAD FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(a) OF THE HOWARD COUNTY CODE.
- II. STANDARD WATER MAIN GENERAL NOTES**
- ALL WATER MAINS TO BE D.I.P. CLASS 54 UNLESS OTHERWISE NOTED.
 - TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3'-6" OF COVER UNLESS OTHERWISE NOTED.
 - VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
 - ALL FITTING SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.
 - FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE RESTRAINED AND BUTTRESSED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS. THE SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1000 AND 1005 OF THE STANDARD SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM.
 - ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS.
 - FOR SPRINKLER SYSTEM FOR ALL TOWN HOMES OR MULTI-FAMILY DWELLING UNITS SHOULD HAVE A MINIMUM OF 1' CONNECTION WITH A 3/4" METER.
- III. STANDARD SEWER MAIN GENERAL NOTES**
- ALL SEWER MAINS SHALL BE DIP OR P.V.C. UNLESS OTHERWISE NOTED.
 - ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 - FORCE MAINS SHALL BE D.I.P. ONLY.
 - MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY.
 - MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVERS, STANDARD DETAIL G5.52. WHERE WATERTIGHT FRAME AND COVER IS USED, SET TOP OF FRAME 1'-6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
 - HOUSE(S) WITH THE SYMBOL "C.N.S." INDICATES THAT CELLAR CANNOT BE SERVED.

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE STANDARD SPECIFICATIONS AND WITH ROAD CONSTRUCTION PLANS F-10-030

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

[Signature] 4/6/10
SOIL CONSERVATION DISTRICT DATE

FINAL PUBLIC WATER AND SEWER PLAN STONEFIELD II LOTS 1-6 AND OPEN SPACE LOTS 7 & 8 HOWARD COUNTY, MARYLAND CONTRACT NO. 24-4567-D



HOWARD COUNTY, MARYLAND ADC MAP 11 GRID D6
VICINITY MAP
SCALE: 1"=2000'

LEGEND

SIGN		POST TOP
LIGHT POLE		
DIRECTION OF FLOW		
FIRE HYDRANT		
HOUSE CONNECTIONS	SHC	WHC
SEWER MANHOLES	TERMINAL	STANDARD
WATER TEE AND VALVE		
WATER HORIZONTAL BEND		
STORM DRAIN STRUCTURES	INLETS	ENDSECTION
		ENDWALL
		MANHOLE

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161A	589,509.366	1,346,343.63	463.085	11' SOUTHWEST OF WBL RT. 40, 134.8' WEST OF CEMETERY LANE SIGN, 144.8' NORTH OF FIRST POST IN GUARDRAIL
161B	590,475.256	1,344,753.94	469.987	11.8' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL

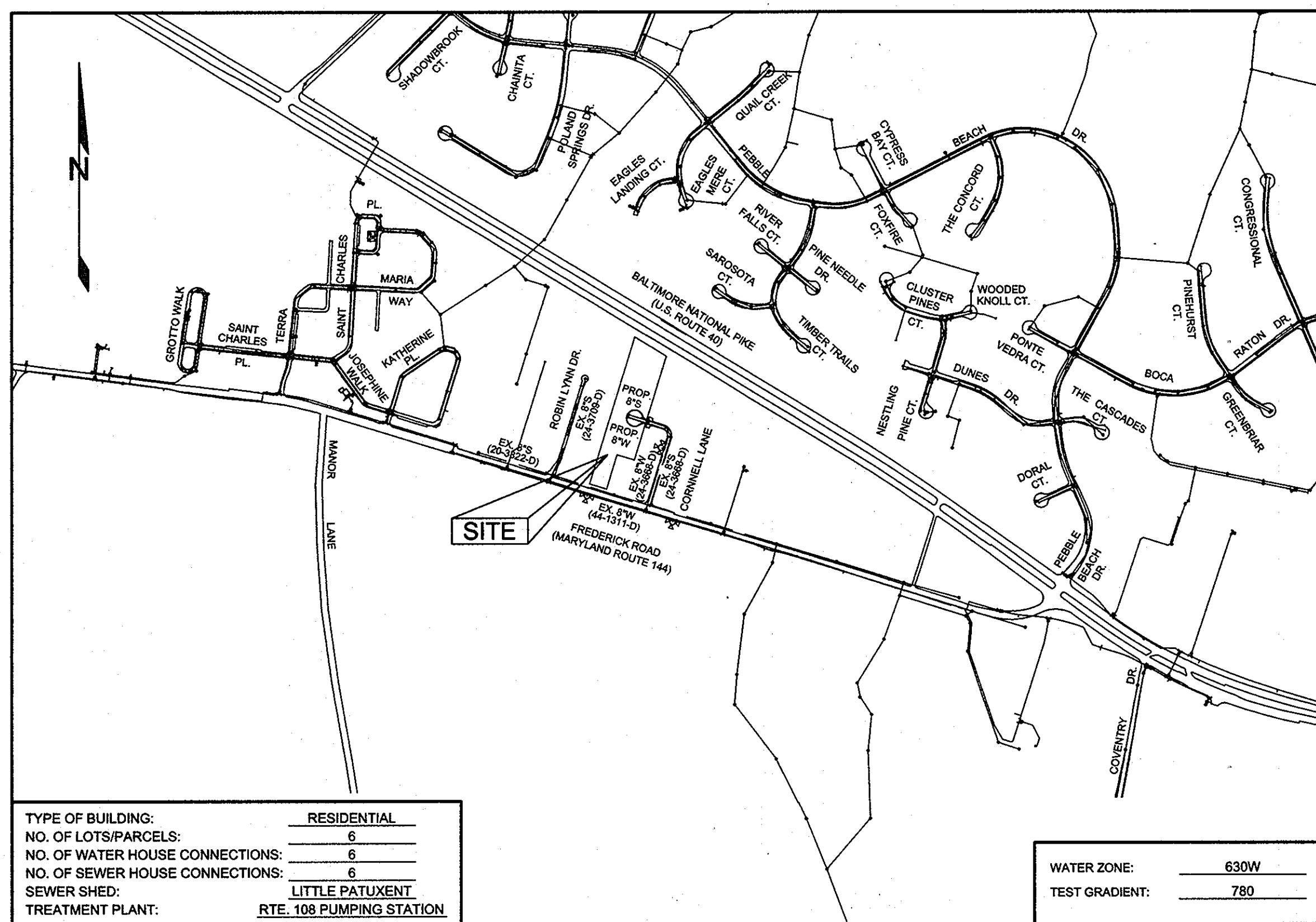
SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	WATER AND SEWER PLAN & PROFILE

QUANTITIES

NAME OF UTILITY CONTRACTOR: CCS CONTRACTING				
SURVEY AND DRAFTING DIVISION AS-BUILT:				
ITEMS	QUANTITIES ESTIMATED	QUANTITIES	TYPE	AS-BUILT MANUFACTURER/SUPPLIER
8" D.I.P. (WATER)	220 LF	212 LF	TYTON CL 54	GRIFFIN PIPE PRODUCTS CO
8" VALVES	2 EA	2 EA	R50R GATE	MUELLER / BRS
1/16" HB	2 EA	2 EA	MJ	SIGMA / BRS
4" SHC	1 EA	1 EA	5' 6" ORANGE	MUELLER / BRS
8" x 8" T	1 EA	1 EA	MJ	SIGMA CORP / BRS
1" WHC	207 LF	222 LF	K COPPER	READING / BRS
8" CAP & BUTTRESS	1 EA	1 EA	MJ	SIGMA CORP / BRS
8" PVC (SEWER)	202 LF	144 LF	SDR 35	JM BAGUE / BRS
SEWER MANHOLE	3 EA	3 EA	AGSTM CATB	ATLANTIC CONCRETE INC.
4" SHC / DHC	229 LF	330 LF	SDR 35	JM BAGUE / BRS
6" D.I.P. WATER PK	8 LF	48 LF	CL 54	GRIFFIN PIPE PRODUCTS CO
6" SLEEVE	1 EA	1 EA	MJ	SIGMA CORP / BRS

NOTE: NO WATER METERS CAN BE CONNECTED IN THIS DEVELOPMENT UNTIL THE RESIDENCE ON PARCEL 235 (NEW LOT 1) AT 10730 FREDERICK ROAD IS CONNECTED TO PUBLIC WATER AND SEWER (OR DEMOLISHED), AND THE WELL IS SEALED, THE SEPTIC SYSTEM PUMPED AND PROPERLY ABANDONED, AND THE DOCUMENTATION FOR EACH RECEIVED AT THE HEALTH DEPARTMENT.



TYPE OF BUILDING:	RESIDENTIAL
NO. OF LOTS/PARCELS:	6
NO. OF WATER HOUSE CONNECTIONS:	6
NO. OF SEWER HOUSE CONNECTIONS:	6
SEWER SHED:	LITTLE PATUXENT
TREATMENT PLANT:	RTE. 108 PUMPING STATION
WATER ZONE:	630W
TEST GRADIENT:	780

LOCATION PLAN
SCALE: 1"=600'

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. 32025, EXPIRATION DATE: JUNE 20, 2011

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaatl.com

DESIGNED BY: PS
DRAWN BY: SJT
CHECKED BY: PS
DATE: March 3, 2010

NO.	DESCRIPTION	DATE
KC1	AS-BUILT REVISIONS	2-14-11
	REVISIONS	

COVER SHEET

600' SCALE MAP NO. 16 BLOCK NO. 23

OWNER
APRIL R. ROBBINS
10730 FREDERICK ROAD
ELLCOTT CITY, MD 21044

DEVELOPER
WILLIAMSBURG GROUP, LLC
C/O ROBERT CORBETT
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
410.997.8800

STONEFIELD II
LOTS 1-6 AND OPEN SPACE LOTS 7 & 8

TAX MAP 16 GRID 23 PARCEL 235
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CONTRACT NO. 24-4567-D

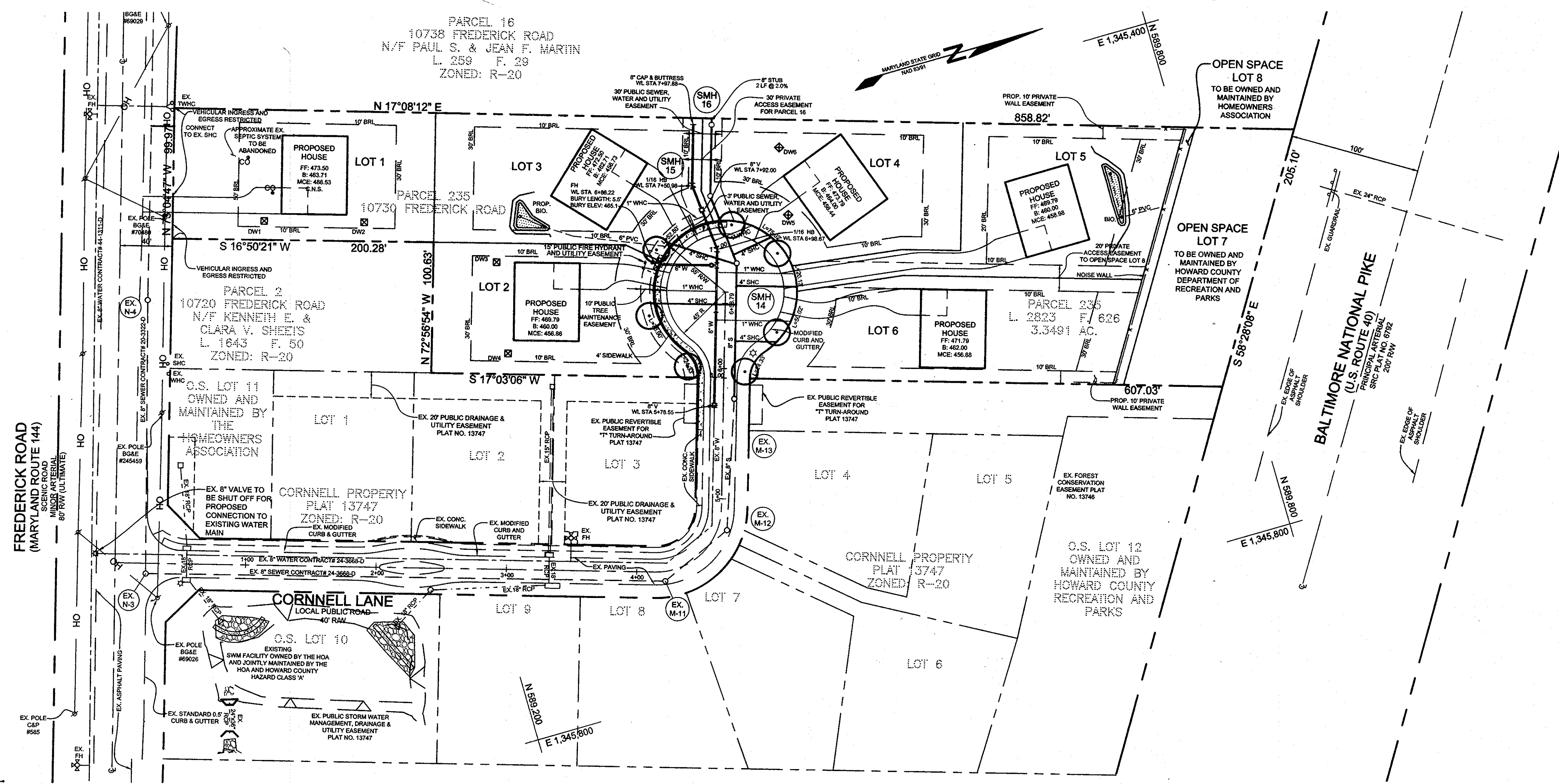
SCALE: AS SHOWN
SHEET NO. 1 OF 2

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

[Signature] 3/25/10
CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

[Signature] 4/13/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



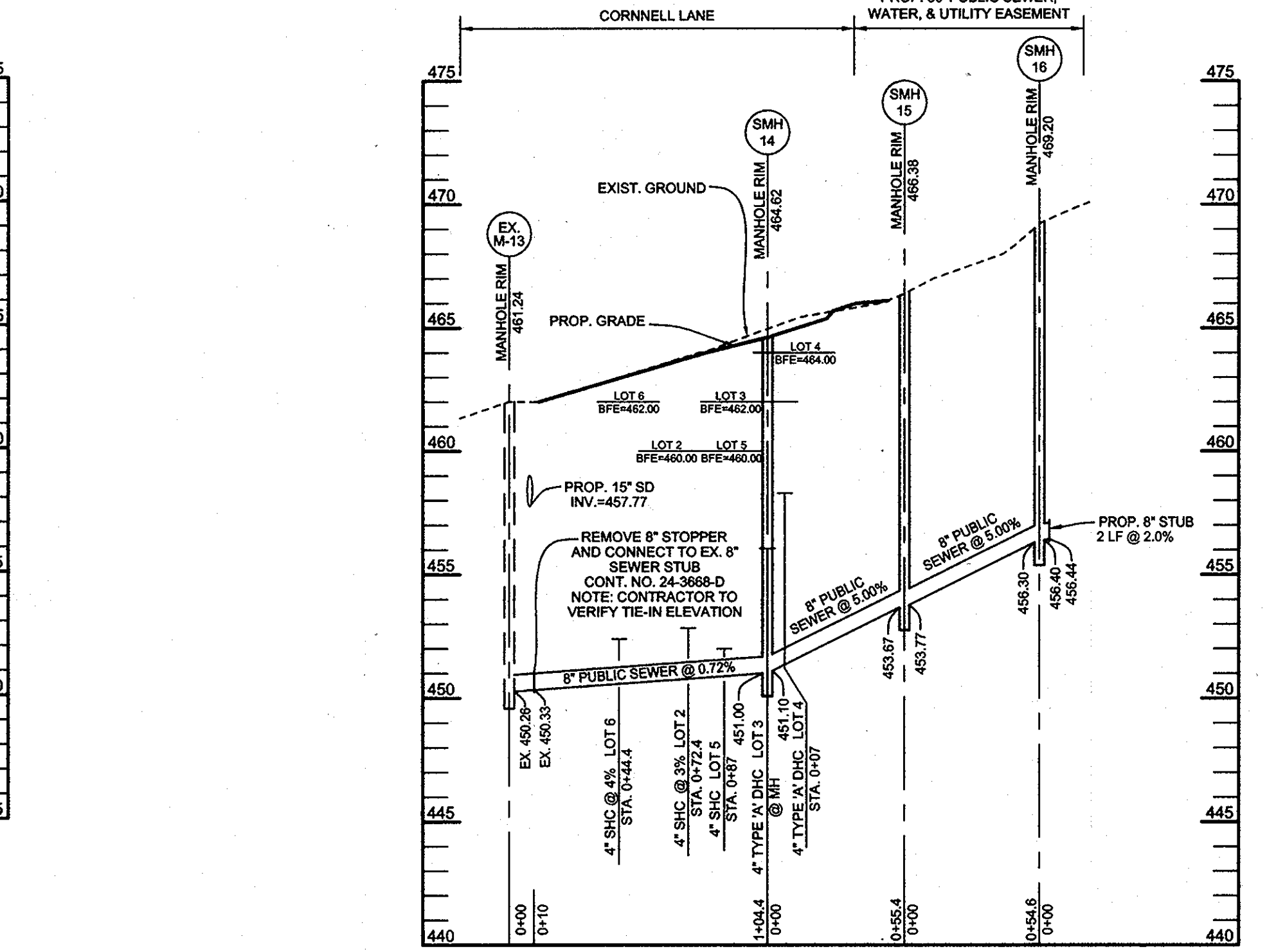
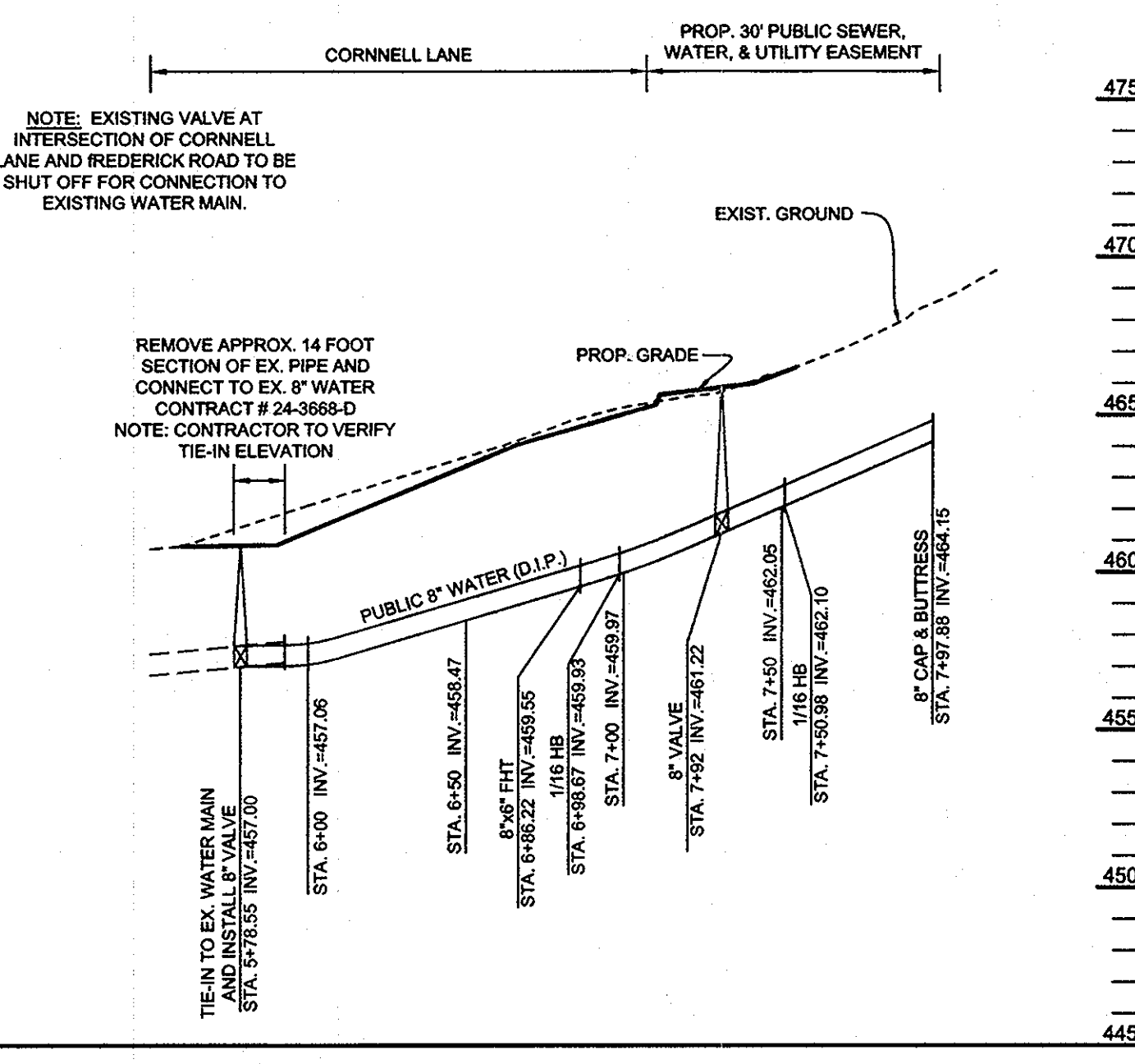
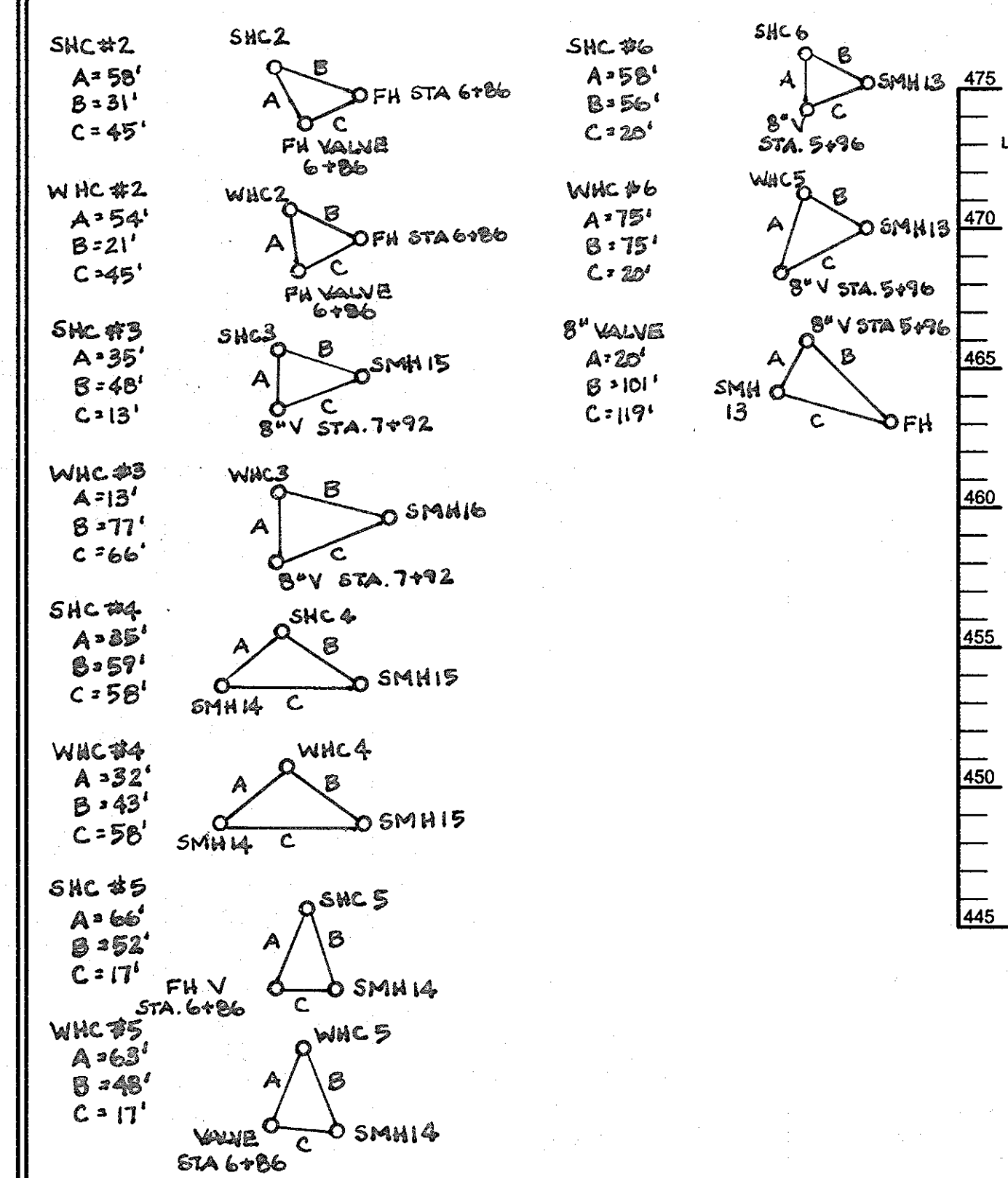
SEWER HOUSE CONNECTION SCHEDULE			
LOT NO.	INVERT @ MAIN	INVERT @ RW	MIN. CELLAR ELEV.
1 (EX. SHC)	460.87	461.23	466.53
2 (1)	450.94	452.82	456.86
3 (2,3)	455.00 (451.10)	456.06	456.73
4 (2,3)	457.64 (452.19)	458.28	456.44
5	451.04	451.96	455.98
6 (4)	450.74	452.02	456.88

NOTES:
 1) SEWER HOUSE CONNECTION AT 3.0%
 2) TYPE A DROP HOUSE CONNECTION AT SEWER MAIN OR MANHOLE.
 3) INVERT OF SEWER HOUSE CONNECTION (INVERT AT PUBLIC SEWER MAIN).
 4) SEWER HOUSE CONNECTION AT 4.0%

WATER MAIN TABULATION CHART	
APPURTENANCE	ROAD STATION & OFFSET OR NORTHING & EASTING
8" VALVE	STA 5+71.56, O/S 6.86' LT.
8"x6" FHT	N 589,432.48 E 1,345,487.47
6" VALVE	N 589,430.57 E 1,345,486.88
FIRE HYDRANT	N 589,389.29 E 1,345,474.22
1/16" HB	N 589,436.13 E 1,345,475.56
8" VALVE	N 589,433.06 E 1,345,443.38
1/16" HB	N 589,431.17 E 1,345,423.49
8" CAP & BUTTRESS	N 589,444.92 E 1,345,378.65

MANHOLE LOCATION CHART	
NO.	ROAD STATION & OFFSET OR NORTHING & EASTING
EX. M-13	STA 5+76.78 O/S 8.33' RT
M-14	N 589,447.56 E 1,345,490.08
M-15	N 589,442.30 E 1,345,434.92
M-16	N 589,458.30 E 1,345,382.75

AS-BUILT DATA



WATER HOUSE CONNECTION AS-BUILT LOCATION TABLE			
LOT NUMBER	ADDRESS	LOCATION DIMENSION 1	LOCATION DIMENSION 2
LOT 1			
LOT 2			
LOT 3			
LOT 4			
LOT 5			
LOT 6			

SEWER HOUSE CONNECTION AS-BUILT LOCATION TABLE			
LOT NUMBER	ADDRESS	LOCATION DIMENSION 1	LOCATION DIMENSION 2
LOT 1			
LOT 2			
LOT 3			
LOT 4			
LOT 5			
LOT 6			

OWNER
 APRIL R. ROBBINS
 10730 FREDERICK ROAD
 ELLICOTT CITY, MD 21042

DEVELOPER
 WILLIAMSBURG GROUP, LLC
 C/O ROBERT CORBETT
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410.997.8800

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

Steve C. Green
 CHIEF, BUREAU OF UTILITIES
 DATE: 3/25/10

DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY, MARYLAND

Michael J. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/15/10

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGNED BY: PS
 DRAWN BY: SJT
 CHECKED BY: PS
 DATE: MARCH 3, 2010

NO.	AS-BUILT REVISIONS DESCRIPTION	DATE

WATER AND SEWER PLAN & PROFILE

600' SCALE MAP NO. 16 BLOCK NO. 23

STONEFIELD II
 LOTS 1-6 AND OPEN SPACE LOTS 7 & 8

TAX MAP 16 GRID 23
 2ND ELECTION DISTRICT

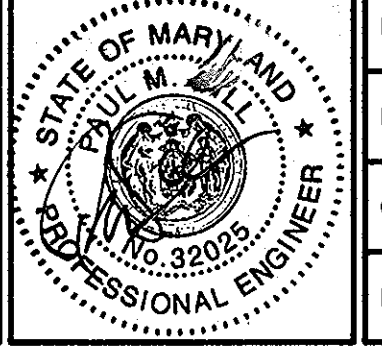
PARCEL 235
 HOWARD COUNTY, MARYLAND

CONTRACT NO. 24-4567-D

SCALE: AS SHOWN

SHEET NO. 2 OF 2

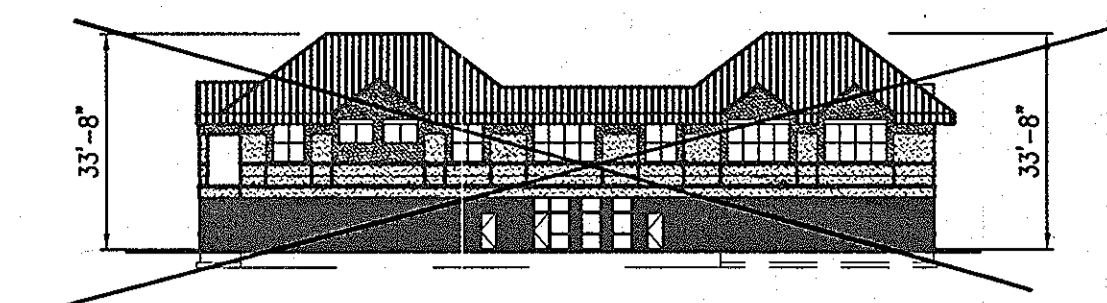
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32023, EXPIRATION DATE: JUNE 20, 2011



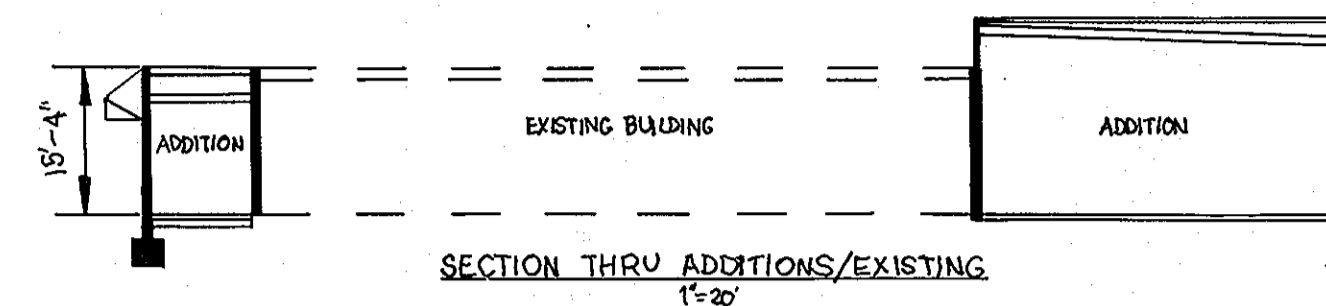
GENERAL NOTES:

- TOTAL SITE AREA: 100,223 S.F. = 2,308 AC.
- TOTAL NUMBER OF LOTS: 1 (PARCEL A-1)
- PRESENT ZONING: B-2
- ELECTION DISTRICT: 2ND
- TAX MAP 24, GRID 6, PARCEL 1096
- PARKING:
 - REQUIRED FOR VEHICLE SERVICE ESTABLISHMENT: 3.0 SPACES PLUS 3.0 SPACES PER SERVICE BAY
 - EXISTING (FOR 12 SERVICE BAYS): 39 SPACES (INCLUDING 2 HANDICAP SPACES) 4 SPACES PROPOSED; TOTAL 43 SPACES
- BUILDING USE: AUTO SERVICE CENTER
- OWNER: CAREY AND JANE PIEKARSKI
3420 ELLICOTT CENTER DRIVE
ELLICOTT CITY, MARYLAND 21043
(410) 418-4600
- SITE ADDRESS: 3420 ELLICOTT CENTER DRIVE
ELLICOTT CITY, MARYLAND 21043
- DPZ FILE REFERENCES: SDP-83-09, BA. CASE NO. 95-63V, F-83-07, BA-00-13V
- REFERENCE VARIANCE BOARD OF APPEALS BOA CASE NO. 00-13V APPROVED NOVEMBER 16, 2000 TO REDUCE THE 30 FOOT STRUCTURE AND USE SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY TO 10 FEET FROM RIDGE ROAD AND 14.74 FEET FROM ELLICOTT CENTER DRIVE. PERMIT MUST BE OBTAINED BY NOVEMBER 16, 2002 AND WORK MUST BE SUBSTANTIALLY COMPLETED BY NOVEMBER 16, 2003.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF EXISTING UTILITIES IN THE WORK AREA AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING FREDERICK WARD ASSOC., INC. AT (410) 720-6900 IN THE EVENT OF ANY DISCREPANCIES ON THE PLAN OR IN THE RELATIONSHIP OF EXISTING GRADES WITH PROPOSED GRADES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN A SCALED DIMENSION AND A FIGURED DIMENSION SHOWN ON THE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT THE FAILURE TO MENTION SPECIFICALLY WORK THAT WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING WORK:
 - HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410) 313-1880
 - MISS UTILITY (AT LEAST 48 HRS PRIOR TO ANY EXCAVATION): 1-800-257-7777
 - VERIZON 313-2366
 - HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 - AT&T CABLE LOCATION DIVISION 393-3553
 - BGE 685-0123
 - NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION AT LEAST 48 HOURS PRIOR TO START (313-1855)
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS, UNLESS STATED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A BUILDING ADDITION AND RELATED SITE AMENITIES AND INFRASTRUCTURE.
- STORM WATER MANAGEMENT QUANTITY CONTROL IS PROVIDED BY THE EXISTING STORM WATER MANAGEMENT FACILITY CONSTRUCTED UNDER SDP-83-09. WATER QUALITY IS PROVIDED BY A STORMCEPTOR IN ACCORDANCE WITH THIS PLAN.
- SECTION 404 OF THE MD DEPARTMENT OF NATURAL RESOURCES DOES NOT APPLY NOR ARE ANY WETLANDS PERMITS REQUIRED FOR THIS PROJECT.
- PUBLIC WATER AND SEWER WILL BE UTILIZED. A WATER METER SHALL BE LOCATED WITHIN THE BUILDING AND WILL MEET ALL HOWARD COUNTY STANDARDS PROPOSED ON-SITE WATER AND SEWER SHALL BE PUBLIC.
- EXISTING WATER AND SEWER ARE PUBLIC AND ARE SHOWN PER CONTRACTS NO. 651-D AND 14-1082-D.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL SITE LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT PUBLIC RIGHT-OF-WAY AND THE ADJACENT RESIDENTIAL PROPERTIES AND COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE COMMENCEMENT OF WORK AT (410) 313-1880.
- NO FLOODPLAIN IS LOCATED ON THE SITE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY FREDERICK WARD ASSOCIATES, INC DATED JANUARY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATION SYSTEM. HOWARD COUNTY BENCHMARKS NO. 24C2, 25A1 AND 25A2 WERE USED FOR THIS PROJECT.
- A TRAFFIC STUDY HAS BEEN PREPARED FOR THIS PROJECT BY THE TRAFFIC GROUP, DATED 01/29/02.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,210.00.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS DESCRIBED IN SECTION 18.1202 OF THE COUNTY CODE BECAUSE THE LIMIT OF DISTURBANCE DOES NOT EXCEED THAT OF THE PREVIOUSLY APPROVED SDP-83-09 DATED 03-24-83.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST.
- REFERENCE DEVELOPMENT ENGINEERING DIVISION WAIVER TO ALLOW 35' CURB FILLET RADIUS (DESIGN MANUAL VOLUME III, SECTION 2.6.3) APPROVED AUGUST 28, 2002.

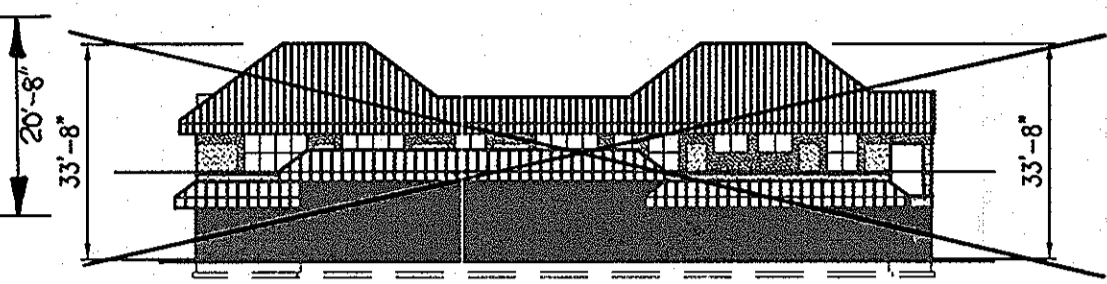
SITE DEVELOPMENT PLAN
PIES AUTO BODY EXPANSION
PARCEL 1096, LOT A-1
ELLICOTT CENTER, SECTION 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



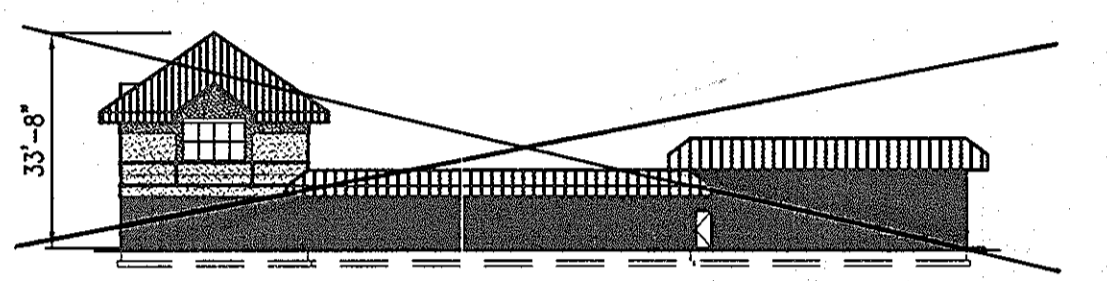
SOUTH ELEVATION



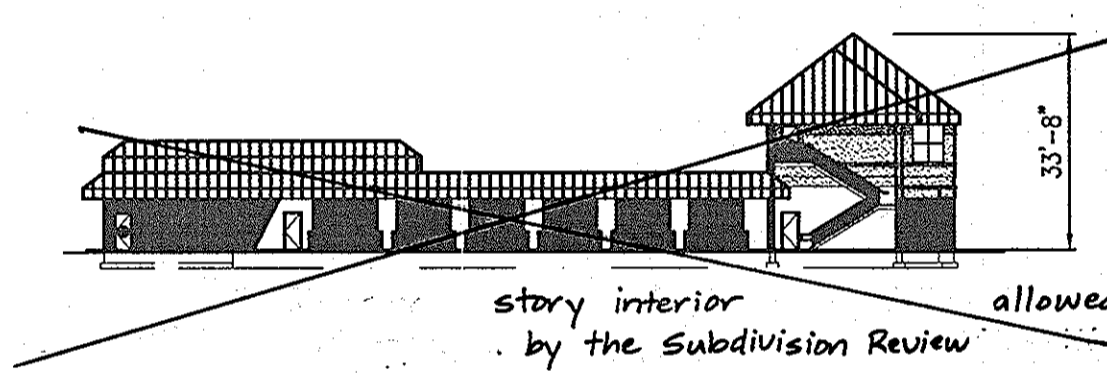
SECTION THRU ADDITIONS/EXISTING
1"=20'



NORTH ELEVATION



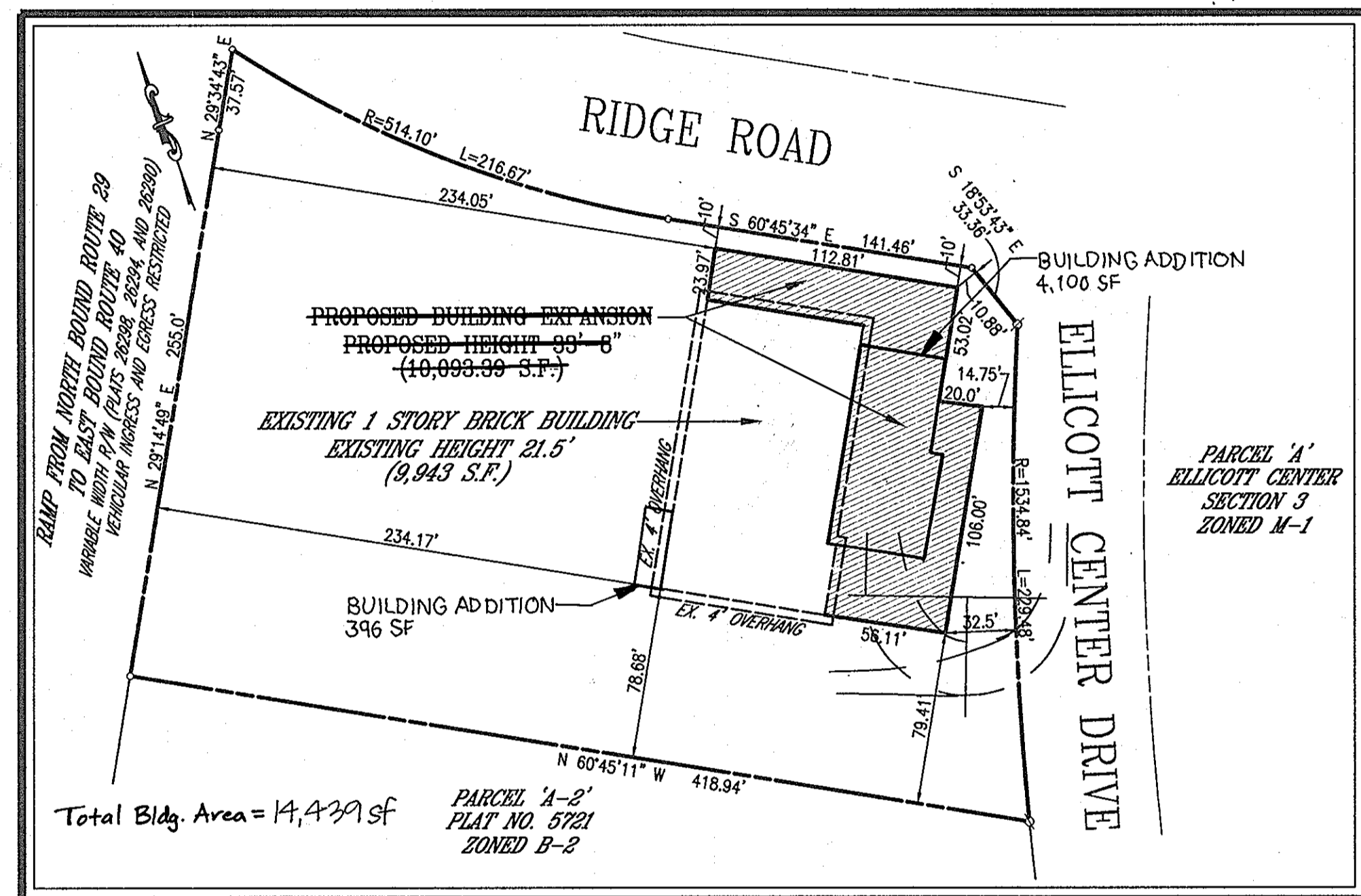
EAST ELEVATION



WEST ELEVATION

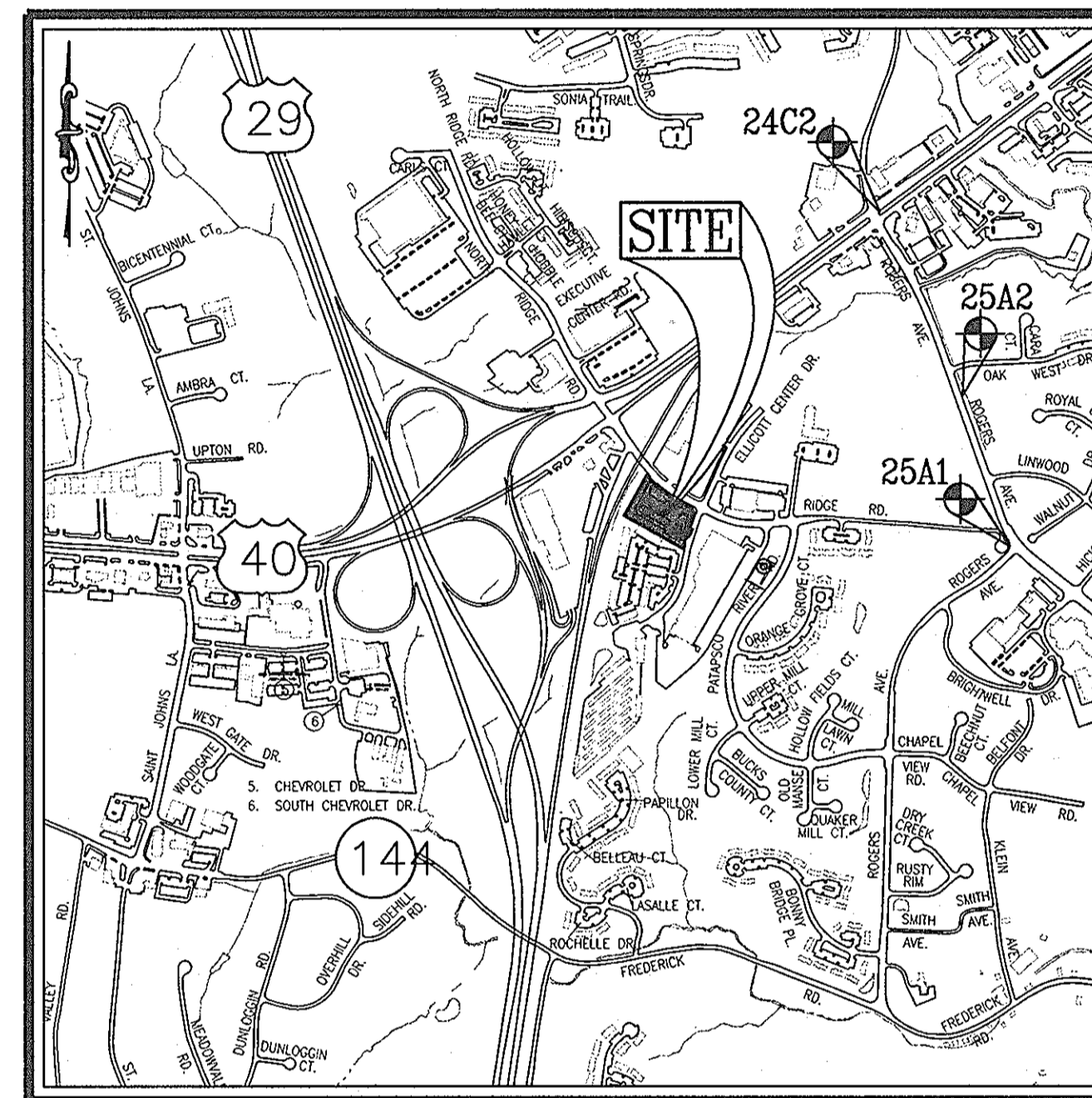
PROPOSED BUILDING

SCALE: 1"=30'



LEGEND:

- Existing Contour 382
- Proposed Contour
- Existing Spot Elevation 382.56, 382.53
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles Single Overhead Double Overhead
- Concrete



(SOURCE: HOWARD COUNTY TAX MAP 24)

BENCHMARKS:

- HOWARD COUNTY BENCH MARK NO. 24C2 (ALSO 3243002)** ELEV. 354.760
CONCRETE MONUMENT LOCATED IN THE MEDIAN OF RTE. 40, AT THE INTERSECTION OF ROGERS AVENUE, 5.5' SOUTH OF LEFT TURN LANE OF RTE. 40 WEST
N 527,899.2 E 853,620.2
- HOWARD COUNTY BENCH MARK NO. 25A1 (ALSO 3243011)** ELEV. 387.09
CONCRETE MONUMENT LOCATED NEAR THE INTERSECTION OF ROGERS AVENUE AND COURTHOUSE DRIVE, ADJACENT TO CUL-DE-SAC, 11.3' FROM STREET SIGN
N 525,808.2 E 854,429.2
- HOWARD COUNTY BENCH MARK NO. 25A2 (ALSO 3243012)** ELEV. 348.89
CONCRETE MONUMENT LOCATED ALONG ROGERS AVENUE NEAR OAK WEST DRIVE, 32.5' FROM CORNER OF PICKET FENCE, 6.2' FROM MH, 72.3' FROM UTILITY POLE
N 526,753.6 E 854,138.5

OWNER/DEVELOPER

CAREY AND JANE PIEKARSKI
3420 ELLICOTT CENTER DRIVE
ELLICOTT CITY, MD 21043
(410) 418-4600

DATE	NUMBER	REVISION DESCRIPTIONS
09/03/2010	2	ADD 4,236 SF BUILDING ADDITION, PAVING REMOVAL, ADD ADDITIONAL PARKING SPACES.
2/2/08	1	DELETE BUILDING ADDITION & PARKING EXPANSION

TITLE SHEET

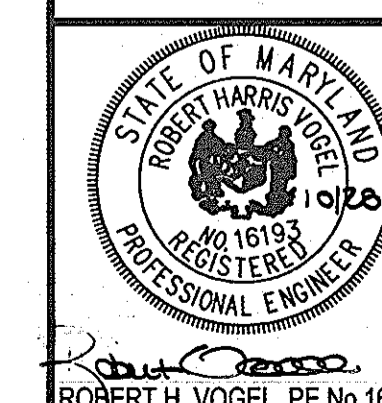
PIES AUTO BODY EXPANSION

ELLICOTT CENTER, SECTION 2, PARCEL A-1

TAX MAP #24, GRID #6
2ND ELECTION DISTRICT

PARCEL 1096
HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: RHW
DATE: JUNE 26, 2002
SCALE: (AS SHOWN)
W.O. NO.: 2014061.00

REF: SDP-83-09

1 SHEET OF 5

DESCRIPTION	SHEET NO.
TITLE SHEET	1 OF 5
SITE GRADING, UTILITY, AND SEDIMENT & EROSION CONTROL PLAN	2 OF 5
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	3 OF 5
MISCELLANEOUS NOTES AND DETAILS	4 OF 5
SITE LANDSCAPE AND LIGHTING PLAN, NOTES AND DETAILS	5 OF 5

MICROBIORETENTION NOTES AND DETAILS

4a OF 5

ADDRESS CHART					
LOT/PARCEL #	STREET ADDRESS				
PARCEL 1096	3420 ELLICOTT CENTER DRIVE, ELLICOTT CITY, MARYLAND 21043				

PERMIT INFORMATION CHART					
Subdivision Name	Grid #	Zoning	Tax Map No.	Elect Dist	Lot/Parcel No. / PARCEL A-1
ELLICOTT CENTER	6	B-2	24	2ND	602800
Plot # or L/F	5271 or 600/147				
Water Code	F07				
Sewer Code				1403500	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/12/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/13/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 11/13/02
DIRECTOR DATE