

GENERAL NOTES

- PART I**
- 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.
 - THE EXISTING TOPOGRAPHY IS A COMBINATION OF SURVEY FIELD RUN TOPO PREPARED BY MORRIS AND RITCHE ASSOCIATES, INC. DATED 12/28/2011 AND HOWARD COUNTY GIS TOPO (CIRCA 2006) FOR AREAS OUTSIDE OF THE PROPERTY LINE. BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MORRIS AND RITCHE ASSOCIATES, INC. DATED DECEMBER, 2011 MDR PLAT NO. 14470 RECORDED (10/16/2000).
 - THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM (HORZ. NAD83, VERT. NAVD 88). HOWARD COUNTY MONUMENT NO.'S 42BM2 AND 42BM8 WERE USED FOR THIS PROJECT.
 - 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 CONTRACTED 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 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. ALSO, REFERENCE SDP-17-041 FOR CONSTRUCTION DETAILS.
 - 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 THESE PLANS:
 AT&T.....800-252-1133
 BGE (CONTRACTOR SERVICES).....410-537-8713
 BGE (EMERGENCY).....410-685-0123
 BUREAU OF UTILITIES.....410-313-4900
 COLONIAL PIPELINE CO.....410-795-1390
 MISS UTILITY.....800-257-7777 OR 811
 STATE HIGHWAY ADMINISTRATION.....410-531-5533
 VERIZON.....800-743-0033
 - 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) 313-7450 AT LEAST FIVE WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING ANY COUNTY ROADS FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(c) OF THE HOWARD COUNTY CODE.
 - SDP-17-041 WAS APPROVED BY THE PLANNING BOARD ON MARCH 11, 2019 AND APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON OCTOBER 15, 2019.
 - EROSION AND SEDIMENT CONTROL WAS APPROVED BY THE SOIL CONSERVATION DISTRICT ON SEPTEMBER 11, 2019. REFER TO SDP-17-041.
 - F-14-018 WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON OCTOBER 7, 2019 AND THE PLAT WAS RECORDED ON OCTOBER 11, 2019 (PLAT NO. 25188 & 25189).

PART II - WATER CONSTRUCTION NOTES

- ALL WATER MAINS SHALL BE PVC UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER PIPES SHALL HAVE NOT LESS THAN 3'-6" OF COVER UNLESS OTHERWISE NOTED.
- VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
- ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.
- FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE PLANS. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAILS. THE SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTIONS 1000 AND 1005 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM. CONTRACTOR SHALL CALL HOWARD COUNTY BUREAU OF UTILITIES AT 410-313-4900.
- TRACER WIRE AND CONTINUITY TEST STATIONS SHALL BE INSTALLED ON ALL DIP AND PVC WATER MAINS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- FOR PVC WATER MAINS, ALL RECORDS FOR THE QUALITY CONTROL AND QUALIFICATIONS TEST REQUIREMENTS NOTED IN SECTION 5.1 OF THE AWWA STANDARD C900 FOR PVC PRESSURE PIPES SHALL BE SUBMITTED WITH THE PIPE MATERIAL CERTIFICATIONS OR SHOP DRAWINGS PRIOR TO APPROVAL OF THE MATERIAL FOR USE. THE TEST RECORDS SHALL BE FOR THE PIPE TO BE INSTALLED UNDER THIS CONTRACT. ALL PVC PIPE SHALL CONTAIN MARKINGS TO ALLOW CROSS REFERENCING OF THE PIPE SUPPLIED TO THE TEST RECORDS RECEIVED.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL VALVES AND METALLIC FITTINGS USED WITH PVC WATER MAINS IN ACCORDANCE WITH VOLUME IV STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION. 17 POUND MAGNESIUM ANODES SHALL BE INSTALLED ON ALL VALVES AND DUCTILE IRON FITTINGS INCLUDING RESTRAINTS AND HARNESSES. 12 POUND ZINC ANODES SHALL BE INSTALLED ON ALL STAINLESS STEEL FITTINGS AND SADDLES USED WITH PVC MAINS. ALL "TEES" USED WITH PVC MAINS SHALL BE DUCTILE IRON.
- PROPER ASSEMBLY OF GASKETED PVC PIPE JOINTS. THE MANUFACTURER'S INSERTION LINE OF GASKETED PVC PIPE JOINTS INDICATES THE MAXIMUM DEPTH OF INSERTION OF THE SPIGOT INTO THE BELL. AFTER ASSEMBLY OF THE JOINT, THE LINE SHALL REMAIN VISIBLE. DUAL INSERTION LINES ON GASKETED PVC PIPE INDICATE THE MAXIMUM AND MINIMUM DEPTH OF INSERTION OF THE SPIGOT INTO THE BELL.
- ALL CHANGES IN HORIZONTAL OR VERTICAL DIRECTION OF PVC WATER PIPE SHALL BE MADE WITH STANDARD BENDS, 5-DEGREE SWEEPS OR HIGH DEFLECTION (HD) COUPLINGS. NO BENDING OF THE PIPE OR DEFLECTING OF PVC PIPE JOINTS IS PERMITTED. WHERE HIGH DEFLECTION COUPLINGS OR 5-DEGREE SWEEPS ARE PERMITTED, THE CONTRACTOR SHALL PROVIDE ON FULL PIPE LENGTH (20-FOOT LONG) ON EITHER SIDE OF THE HIGH DEFLECTION COUPLING OR 5-DEGREE SWEEP. THE CONTRACTOR SHALL USE A VIBRATORY PLATE COMPACTOR OR OTHER APPROVED MEANS TO THOROUGHLY COMPACT THE #57 STONE ON BOTH SIDES OF THE HIGH DEFLECTION COUPLING OR 5-DEGREE SWEEP, TAKING CARE NOT TO USE COMPACTOR EQUIPMENT DIRECTLY OVER THE FITTING. PVC HIGH DEFLECTION COUPLINGS SHALL BE LIMITED TO A TOTAL DEFLECTION OF 3-DEGREES (1 1/2-DEGREE ON EITHER END OF THE COUPLING). SHALL BE RATED FOR A MINIMUM 200 PSI MEETING THE REQUIREMENTS OF AWWA C900. SHALL HAVE A MINIMUM LAY LENGTH OF 9-INCHES AND SHALL HAVE CENTER STOPS. PVC HIGH DEFLECTION COUPLINGS SHALL BE CERTAINTED PVC HIGH DEFLECTION (HD) STOP COUPLINGS OR EQUAL. FIVE DEGREE SWEEPS SHALL BE BELL BY SPIGOT, RATED FOR A MINIMUM 225 PSI, DR 18 MEETING THE REQUIREMENTS OF AWWA C900 AND SHALL BE MULTI FITTINGS (FPX) BLUE BRUTE DR18 OR EQUAL.
- WHEN PVC HIGH DEFLECTION COUPLINGS OR PVC 5-DEGREE SWEEPS ARE USED TO FACILITATE CHANGES IN HORIZONTAL OR VERTICAL ALIGNMENTS OF AWWA C-900 PVC PIPELINES, THE CONTRACTOR SHALL INSTALL DEVICES FOR THE PREVENTION OF OVER-INSERTION OF THE PVC PIPE SPIGOTS OR PLAIN ENDS INTO THE PUSH ON BELL JOINT ON BOTH SIDES OF THE HIGH DEFLECTION COUPLINGS AND 5-DEGREE SWEEPS. BELL STOPS SHALL BE PLACED AT THE PROPER INSERTION LINE FOR THE FITTING. THE BELL STOP SHALL BE MANUFACTURED OF DUCTILE IRON AND INCORPORATES AN EXPANSION RETENTION SPRING TO ALLOW FOR PIPE EXPANSION AND CONTRACTION. THE BELL STOPS SHALL BE SERIES 5000 MEGA-STOP, AS MANUFACTURED BY EBIA IRON, INC. OR APPROVED EQUAL.

PART III - SEWER CONSTRUCTION NOTES

- ALL SEWER MAINS SHALL BE D.I.P. 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 COVER. STANDARD DETAIL G5.52. WHERE WATERTIGHT MANHOLE FRAMES AND COVERS ARE USED, SET TOP OF FRAME 1'-6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- HOUSE(S) WITH THE SYMBOL "C.N.S." INDICATES THE CELLAR CANNOT BE SERVED.

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE SPECIFICATIONS AND WITH SITE DEVELOPMENT PLAN SDP-17-041. SPECIFICATIONS ARE REFERENCED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 2017.

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

John R. Blanton 5/6/20
SOIL CONSERVATION DISTRICT DATE

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
[Signature]
CHIEF, BUREAU OF UTILITIES

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND
[Signature] 4/22/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRA@GTA.COM
Copyright 2020 Morris & Ritchie Associates, Inc.
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. 38291, EXPIRATION DATE: 01/13/2022.



JOB NO.:	17297	DATE:	04/09/2020	REVISIONS:	
DRAWN BY:	THIS	DESIGN BY:	THIS	REVIEW BY:	MGC 1/2021
BY:		NO.		AS-BUILT	

COVER SHEET

ROYAL FARMS STORE #186 & CANTON CAR WASH
FINAL PUBLIC WATER AND SEWER
CONTRACT NO. 24-5134-D

LIBER 14229 FOLIO 00059 PLAT NO. 25188, 25189
ZONED NT ~ TAX MAP 42 ~ GRID 9 ~ PARCEL 375 ~ LOT 22
TAX ASSESSMENT DISTRICT 3 ~ 6TH ELECTION DISTRICT ~
HOWARD COUNTY, MARYLAND

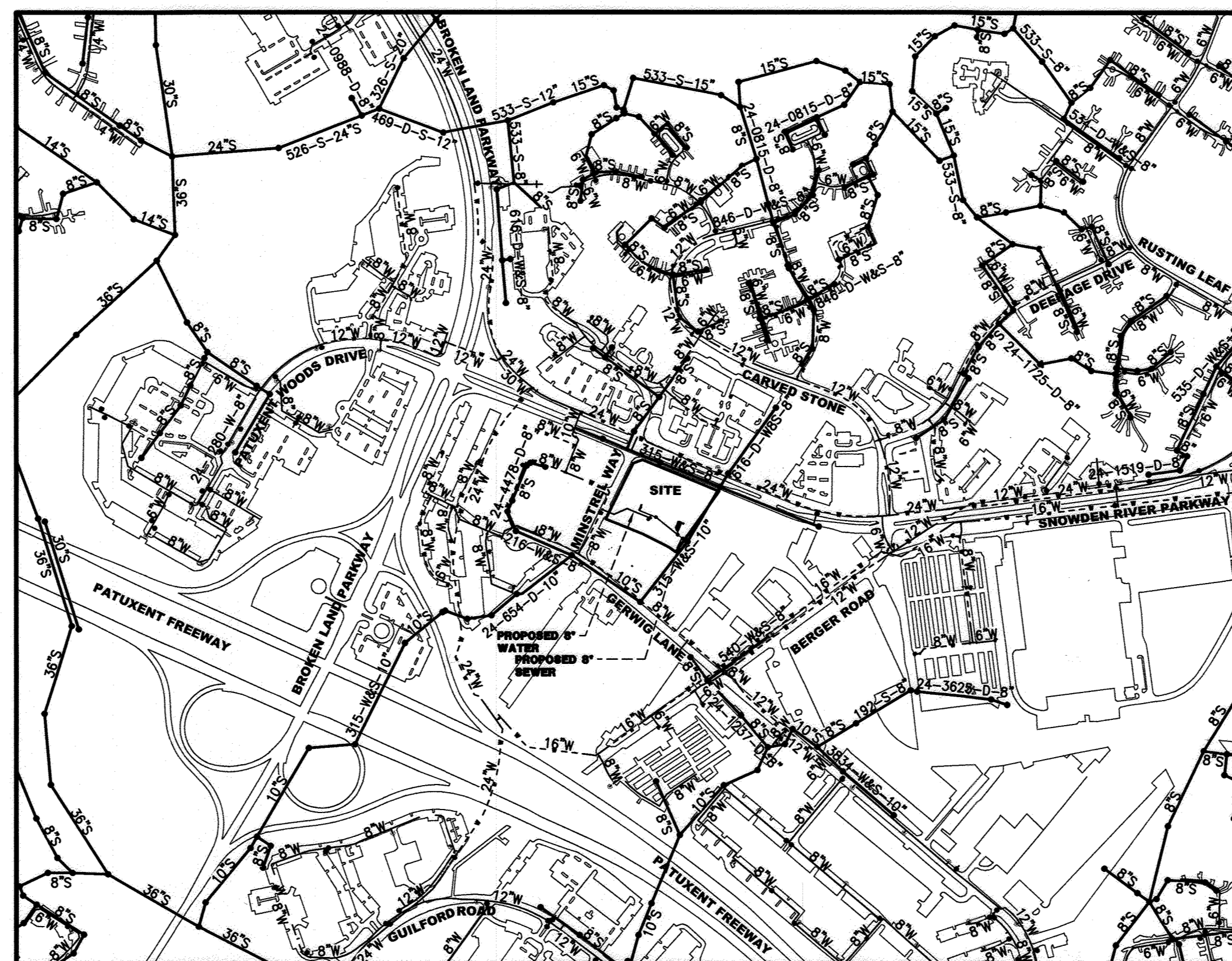
SCALE
AS SHOWN

SHEET
1 OF 2

**FINAL PUBLIC WATER AND SEWER CONSTRUCTION
ROYAL FARMS STORE #186 & CANTON CARWASH**

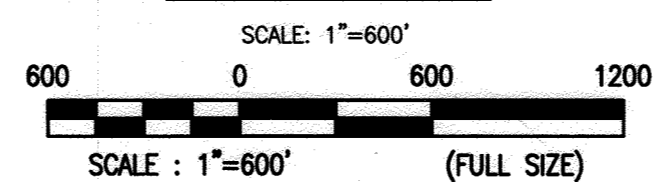
E.G.U. SUBDIVISION~SECTION 2~AREA 2~LOT 22

PLAT NO. 25188 & 25189
CONTRACT NO. 24-5134-D
HOWARD COUNTY, MARYLAND

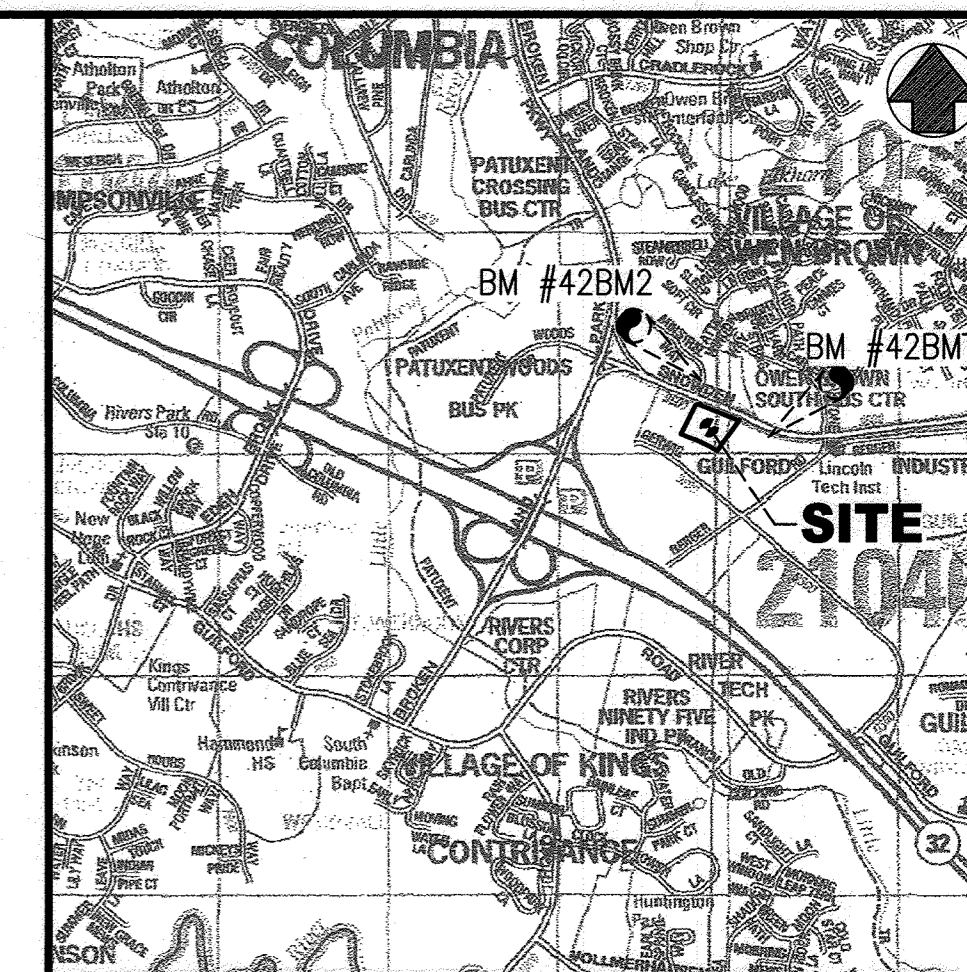


WATER ZONE: 550
TEST PRESSURE: 219 PSI
TEST GRADIENT: 827

LOCATION MAP



TYPE OF BUILDINGS: CONVENIENCE STORE, CAR WASH
NUMBER OF LOTS: 1 (LOT #22)
DRAINAGE AREA: LITTLE PATUXENT
TREATMENT PLANT: LITTLE PATUXENT WRP
NUMBER OF W.H.C.: 2
NUMBER OF S.H.C.: 2



VICINITY MAP

SCALE: 1"=2,000'

COPYRIGHT ADC THE MAP PEOPLE PERMITTED
USE No. 21006237 MAP No. 33, GRID C6

BM #42BM2 N 550188.45 E 1356399.56 NAVD 88 ELEV. = 103.983
DESCRIPTION: BOX IN CONC. WALK LOCATED ON WESTERN SIDE OF MINTREL WAY BY KFC RESTAURANT

BM #42BM8 N 549576.24 E 1357339.56 NAVD 88 ELEV. = 104.831
DESCRIPTION: 3/4 REBAR/ALUM CAP LOCATED APPROX 300' N OF BERGER ROAD ON SOUTH SIDE OF SNOWDEN RIVER PKWY

*NOTE: NORTHINGS AND EASTINGS FROM BENCHMARKS WERE NOT GIVEN PER HOWARD COUNTY GEODETIC CONTROL WEBSITE. INFORMATION APPROXIMATED.

LEGEND

- PROP. PROPERTY LINE
- - - EX. CURB
- - - W - - - EX. SANITARY SEWER
- - - S - - - EX. WATER MAIN
- PROP. SANITARY SEWER (PUBLIC)
- PROP. SANITARY SEWER (PRIVATE)
- PROP. WATER (PUBLIC)
- PROP. WATER (PRIVATE)
- PROP. TEST PIT
- MN ○ ICB
- MAG NAIL, IRON BAR & CAP

QUANTITIES (PUBLIC)

ITEMS	ESTIMATED QUANTITIES		AS-BUILT		MANUFACTURER/SUPPLIER
	QUANTITIES	TYPE	QUANTITIES	TYPE	
WATER - PUBLIC					
8" PVC WATER (C900 DR 14)	288 LF		288 LF	C900 DR14	JM EAGLE BRS
6" CLASS 54 DIP WATER	10 LF		10 LF	C900 DR14	JM EAGLE BRS
8"x8" TAPPING SLEEVE VALVE AND VALVE	1 EA		1	8x8 SSTS	JCM BRS
8" RSGV (FOR T&V)	1 EA		1	MJ TAPPING	MUELLER BRS
8"x6" FIRE HYDRANT TEE	1 EA		1	MJTH 0806	STARPIPE BRS
6" RSGV (FOR FH)	1 EA		1	MJ GATE	MUELLER BRS
6" FIRE HYDRANT	1 EA		1	5' ORANGE	MUELLER BRS
8" RSGV (FOR SERVICES)	2 EA		2	MJ GATE	MUELLER BRS
8"x8" TEE AND BUTTRESS (FOR SERVICES)	1 EA		1	MJTO8	STARPIPE BRS
8" CAP	2 EA		2	MJCO8	STARPIPE BRS
8" 1/8 HORIZ. BEND AND BUTTRESS	4 EA		4	MJB4506	STARPIPE BRS
8" 1/8 VERT. BEND AND BUTTRESS	2 EA		0		
SEWER - PUBLIC					
8" SAN PVC SCH 40	40 LF		40 LF	SCH 40	JM EAGLE BRS
6" SAN PVC SCH 40	11 LF		11 LF	SCH 40	JM EAGLE BRS
48" PRECAST MANHOLE	1 EA		1	PRECAST	CPC
48" PRECAST TYPE 'A' DROP DOGHOUSE MANHOLE	1 EA		1	PRECAST	CPC
24" HEAVY TRAFFIC AND WATER TIGHT F/C	1 EA		0		
24" WATER TIGHT F/C	1 EA		1	WT	US FOUNDRY BRS

NAME OF UTILITY CONTRACTOR: HOPKINS AND WATSON, INC./CTG

SURVEY AND DRAFTING DIV.	CHECK BOX AS-BUILT DATE
--------------------------	-------------------------

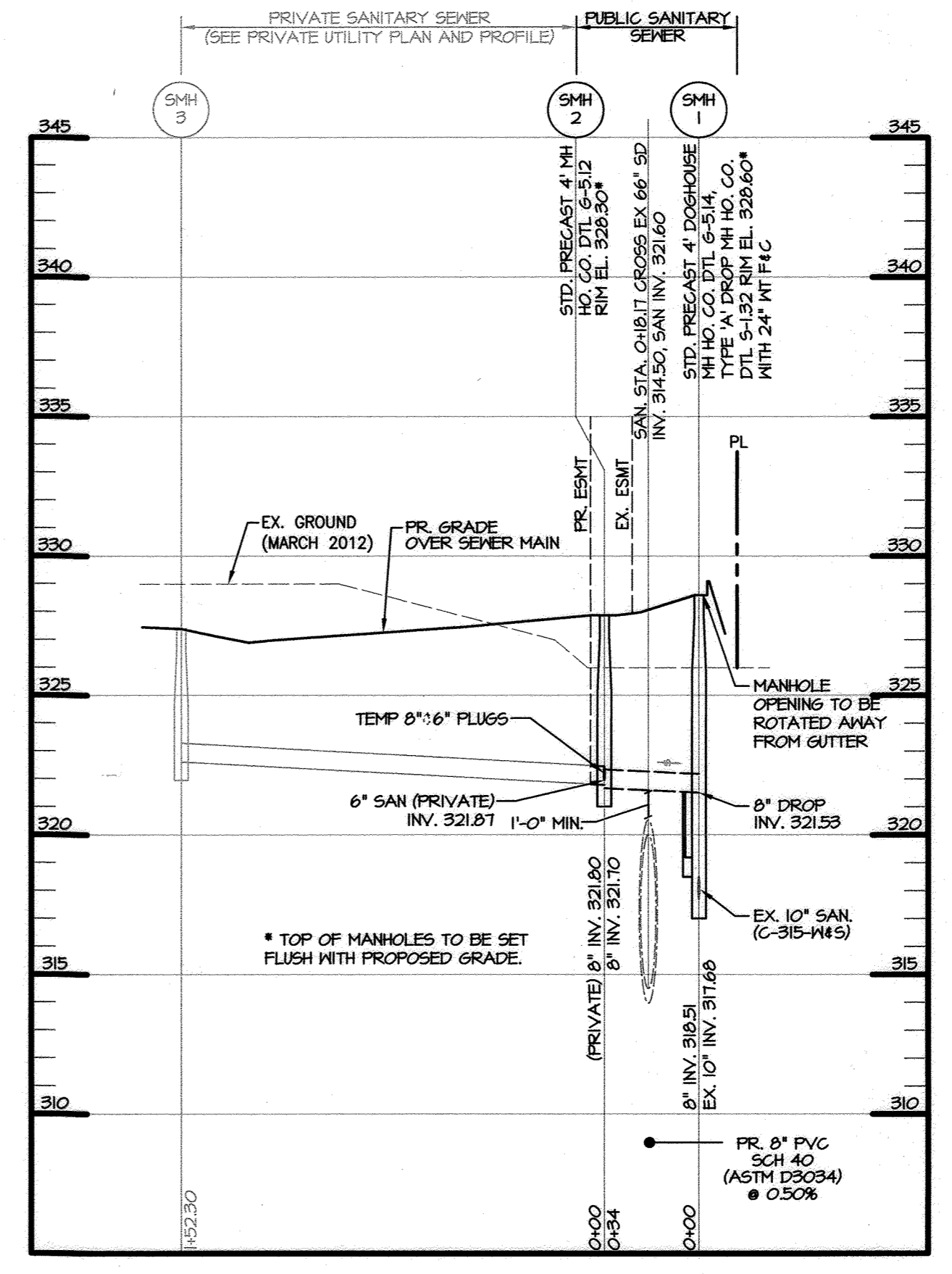
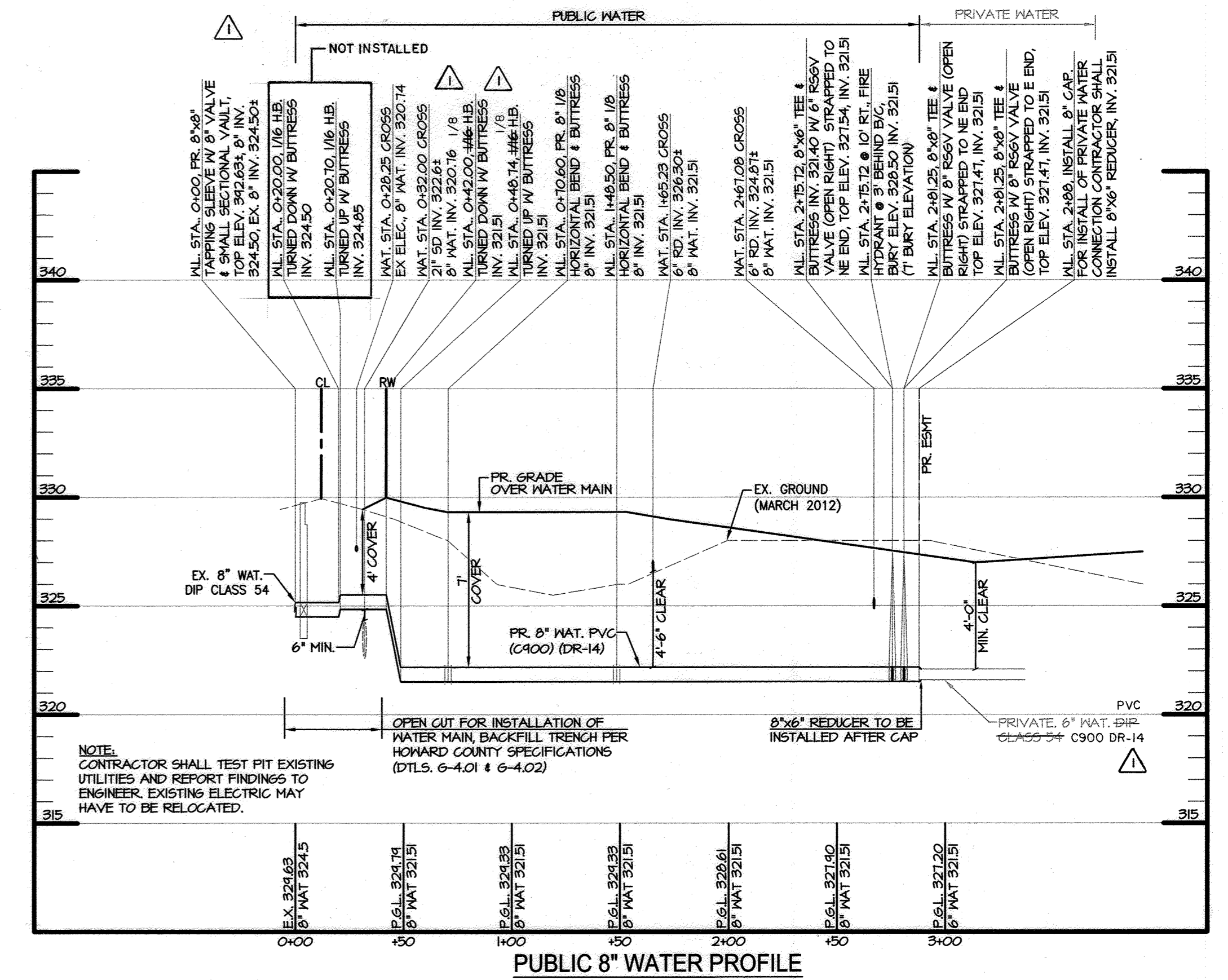
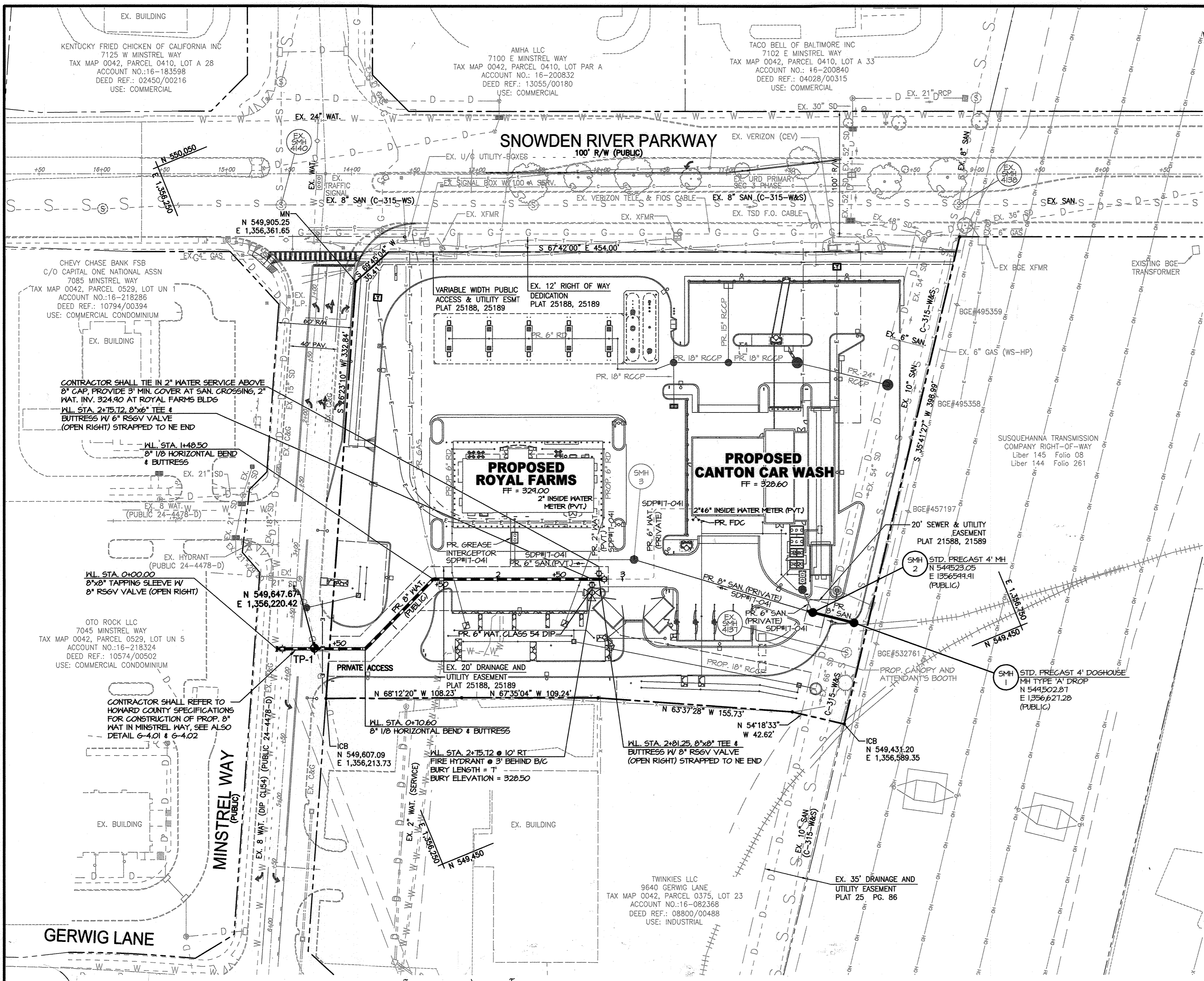
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER

TWO FARMS INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (410) 889-0200

DEVELOPERS

TWO FARMS INC. SNOWDEN CAR WASH, LLC
3611 ROLAND AVENUE 1101 PONCA STREET
BALTIMORE, MARYLAND 21211 BALTIMORE, MARYLAND 21224
ATTN: JACK WHISTED ATTN: MR. TOM DEBACCO
PHONE: (410) 889-0200 PHONE: (410) 960-8573



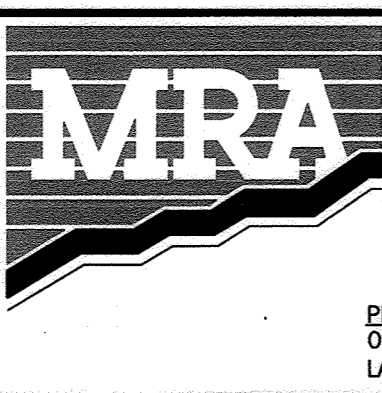
WL STA.	APPURTENANCE	LOCATION (NORTHING & EASTING)	AS-BUILT (NORTHING & EASTING)
0+00.00	8"x8" TAPPING SLEEVE WITH 8" VALVE & SMALL SECTIONAL VAULT	N 549,658.64, E 1,356,192.31	
0+20.00	8" 1/16 HORIZONTAL BEND (TURNED UP) WITH BUTTRESS	N 549,651.05, E 1,356,210.82	
0+20.17	8" 1/16 HORIZONTAL BEND (TURNED DOWN) WITH BUTTRESS	N 549,650.99, E 1,356,210.97	
0+42.00	8" 1/16 HORIZONTAL BEND (TURNED DOWN) WITH BUTTRESS	N 549,642.70, E 1,356,231.17	
0+48.74	8" 1/16 HORIZONTAL BEND (TURNED UP) WITH BUTTRESS	N 549,620.15, E 1,356,237.41	
0+70.60	8" 1/8 HORIZONTAL BEND AND BUTTRESS	N 549,631.85, E 1,356,257.63	
1+48.50	8" 1/8 HORIZONTAL BEND AND BUTTRESS	N 549,662.84, E 1,356,329.08	
2+75.72	8"x6" TEE AND BUTTRESS WITH 6" VALVE AND VAULT	N 549,614.56, E 1,356,446.81	
2+75.72	FIRE HYDRANT	N 549,604.69, E 1,356,442.76	
2+81.25	8"x8" TEE AND BUTTRESS WITH 8" RSGV VALVE (NE)	N 549,612.46, E 1,356,451.92	
2+81.25	8"x8" TEE AND BUTTRESS WITH 8" RSGV VALVE (E)	N 549,612.46, E 1,356,451.92	
2+88.00	8" CAP	N 549,609.59, E 1,356,458.92	

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE SPECIFICATIONS AND WITH SITE DEVELOPMENT PLAN SDP-17-041. SPECIFICATIONS ARE REFERENCED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 2017

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
4-22-2020

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND
4/24/20



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JORPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MIRAGTA.COM
Copyright 2020 Morris & Ritchie Associates, Inc.
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. 38291, EXPIRATION DATE: 01/13/2022.



JOB NO.:	17297	DATE:	04/09/2020	REVISIONS:	
DRAWN BY:	THIS	DESIGN BY:	THIS	REVIEW BY:	MGC
DATE:	04/09/2020	DATE:	04/09/2020	DATE:	04/09/2020
DATE:	04/09/2020	DATE:	04/09/2020	DATE:	04/09/2020
DATE:	04/09/2020	DATE:	04/09/2020	DATE:	04/09/2020

PLAN SHEET

ROYAL FARMS STORE #186 & CANTON CAR WASH
FINAL PUBLIC WATER AND SEWER
CONTRACT NO. 24-5134-D

OWNER: TWO FARMS INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (410) 889-0200

DEVELOPERS: TWO FARMS INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: JACK WHISTED
PHONE: (410) 889-0200

SNOWDEN CAR WASH, LLC
1101 PONCA STREET
BALTIMORE, MARYLAND 21211
ATTN: MR. TOM DEBACCO
PHONE: (410) 960-8573

LIBER 14229 FOLIO 00059 PLAT NO. 25188, 25189
ZONED NT ~ TAX MAP 42 ~ GRID 9 ~ PARCEL 375 ~ LOT 22
TAX ASSESSMENT DISTRICT 3 ~ 6TH ELECTION DISTRICT ~
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
SHEET 2 OF 2