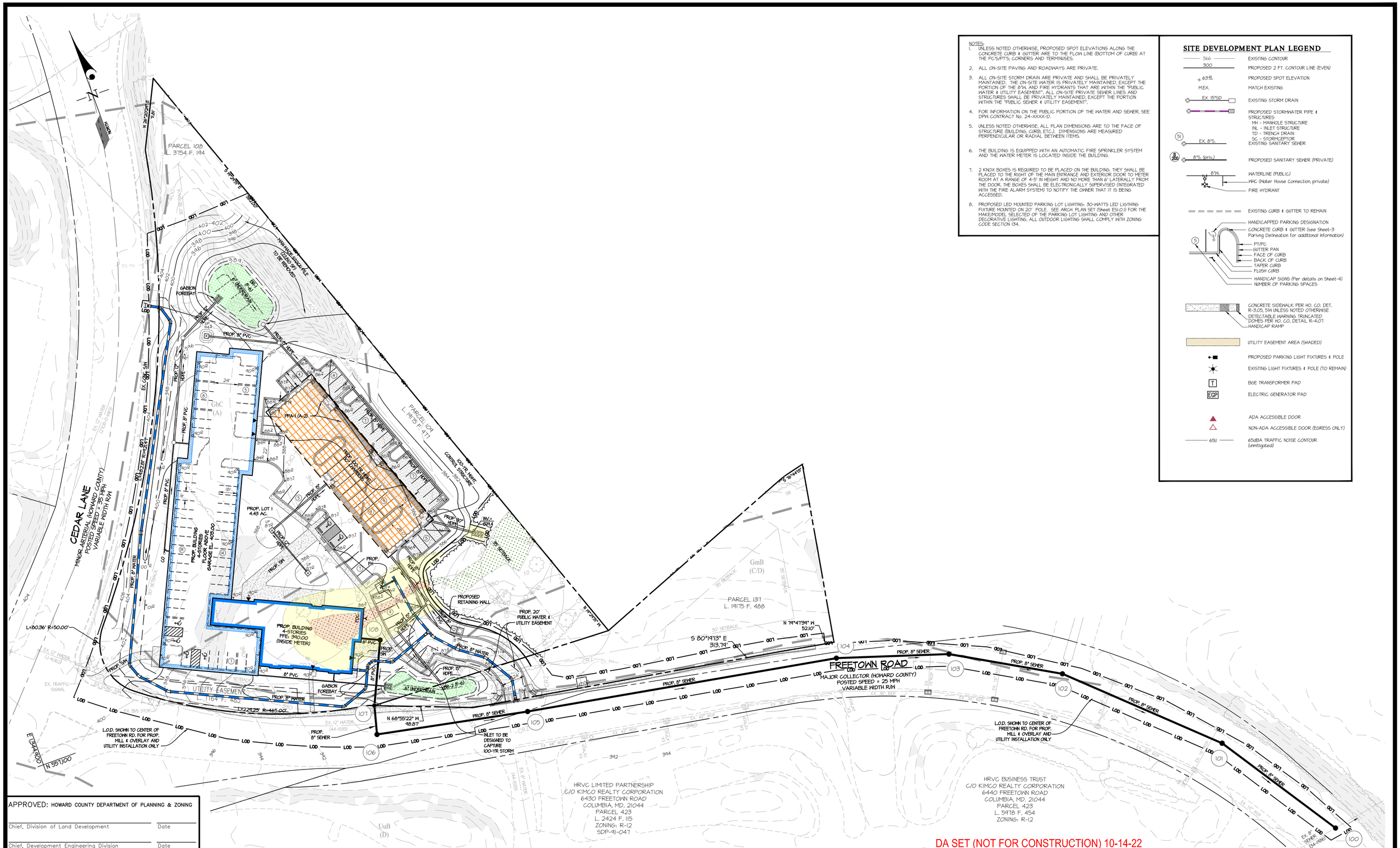
NOTES:

1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PC'S/PT'S, CORNERS AND TERMINUSES.
2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE 8"W, AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE "PUBLIC SEWER & UTILITY EASEMENT".
4. FOR INFORMATION ON THE PUBLIC PORTION OF THE WATER AND SEWER, SEE DPW CONTRACT No. 24-XXXX-D.
5. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDING, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS.
6. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
7. 2 KNOX BOXES IS REQUIRED TO BE PLACED ON THE BUILDING. THEY SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AND EXTERIOR DOOR TO METER ROOM AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOXES SHALL BE ELECTRONICALLY SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.
8. PROPOSED LED MOUNTED PARKING LOT LIGHTING: 30-WATTS LED LIGHTING FIXTURE MOUNTED ON 20' POLE. SEE ARCH. PLAN SET (Sheet ES1.01) FOR THE MAKE/MODEL SELECTED OF THE PARKING LOT LIGHTING AND OTHER DECORATIVE LIGHTING. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ZONING CODE SECTION 134.

SITE DEVELOPMENT PLAN LEGEND

- 366 — EXISTING CONTOUR
- 300 — PROPOSED 2 FT. CONTOUR LINE (EVEN)
- +639.4L — PROPOSED SPOT ELEVATION
- M.E.X. — MATCH EXISTING
- EX. 15"SD — EXISTING STORM DRAIN
- 30 — PROPOSED STORMWATER PIPE & STRUCTURES
  - MH - MANHOLE STRUCTURE
  - INL - INLET STRUCTURE
  - TD - TRENCH DRAIN
  - SC - STORMCEPTOR
- 51 EX. 8"S. — EXISTING SANITARY SEWER
- S 200 8"S. (priv.) — PROPOSED SANITARY SEWER (PRIVATE)
- 8"W — WATERLINE (PUBLIC)
- W/C — WAC (Water House Connection, private)
- FIRE HYDRANT
- EXISTING CURB & GUTTER TO REMAIN
- HANDICAPPED PARKING DESIGNATION
- CONCRETE CURB & GUTTER (see Sheet-3 Parking Delineation for additional information)
- 5 — PT/PC
  - GUTTER PAN
  - FACE OF CURB
  - BACK OF CURB
  - TAPER CURB
  - FLUSH CURB
  - HANDICAP SIGNS (Per details on Sheet-4)
  - NUMBER OF PARKING SPACES
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05, 5'W UNLESS NOTED OTHERWISE
- DETECTABLE WARNING TRUNCATED DOMES PER HO. CO. DETAIL R-4.01
- HANDICAP RAMP
- UTILITY EASEMENT AREA (SHADED)
- PROPOSED PARKING LIGHT FIXTURES & POLE
- EXISTING LIGHT FIXTURES & POLE (TO REMAIN)
- T — BGE TRANSFORMER PAD
- EGP — ELECTRIC GENERATOR PAD
- ADA ACCESSIBLE DOOR
- NON-ADA ACCESSIBLE DOOR (EGRESS ONLY)
- 65U — 65dBA TRAFFIC NOISE CONTOUR (unmitigated)



DA SET (NOT FOR CONSTRUCTION) 10-14-22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development — Date

Chief, Development Engineering Division — Date

GLW PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: LDD
DRAWN BY: LDD
CHECKED BY: TMR

DATE	REVISION	BY	APP'R.

PREPARED FOR/OWNER:

PATUXENT LLC
1330 NEW HAMPSHIRE AVE. NW
SUITE 116
WASHINGTON, DC 20036
ATTN: ELIZABETH EVERHART
(202)-223-3405

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 17285
EXPIRATION DATE: MARCH 17, 2023

STATE OF MARYLAND — TODD MICHAEL RAMSEY — No. 17285 — PROFESSIONAL ENGINEER

SITE DEVELOPEMENT PLAN

PATUXENT COMMONS
PROPOSED LOT 1

EX. PARCELS 108, 109 & 137
L. 3754 F. 194, L. 19175 F. 477, & L. 19175 F. 488

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	POR	20089
DATE	TAX MAP – GRID	SHEET
OCT., 2022	35–17	2 OF 14

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