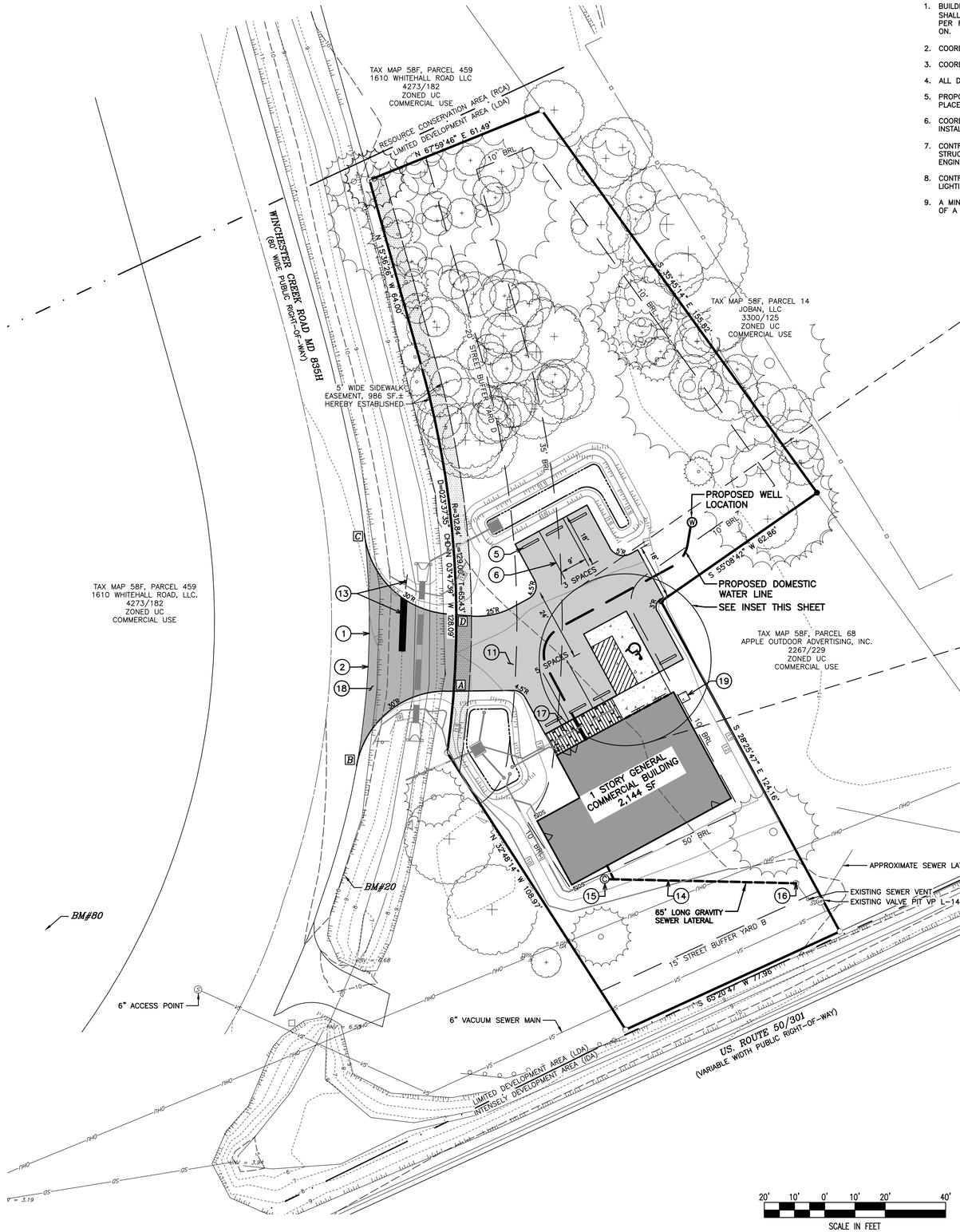
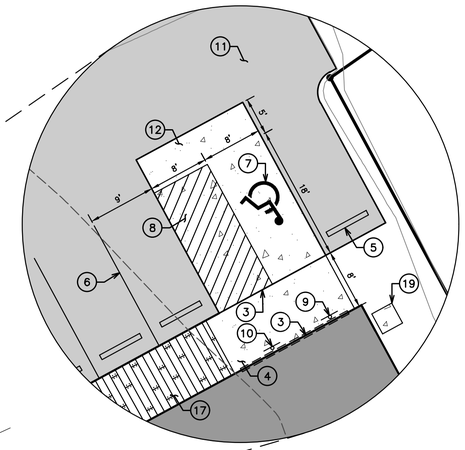


SITE NOTES

1. BUILDING OUTLINES SHOWN BASED ON ARCHITECTURAL FLOOR PLAN PROVIDED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT/ENGINEER EXACT DIMENSIONS OF FOUNDATION. STAKE OUT SHALL BE PER FOUNDATION PLAN PROVIDED BY OWNER AND NOT BASED ON DIMENSIONS SHOWN OR SCALED HERE ON.
2. COORDINATE WITH ARCHITECT/MEP FOR LOCATION AND SIZING OF UTILITIES.
3. COORDINATE LOCATION OF LEADWALK WITH DOOR LOCATIONS PER ARCHITECTURAL PLANS.
4. ALL DIMENSIONS AND RADII REFER TO FLOWLINE OF CURB OR EDGE OF PAVEMENT.
5. PROPOSED PARKING LOT BASE SHALL BE PROOF ROLLED AND APPROVED BY ENGINEER PRIOR TO ASPHALT PLACEMENT.
6. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE RELOCATION OF EXISTING UTILITIES AND FOR THE INSTALLATION OF PROPOSED UTILITIES AS REQUIRED.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR ASPHALT MIX, CR-6, IMPORTED STRUCTURAL FILL, WATER AND SEWER UTILITIES, AND STORMWATER MANAGEMENT MEDIA MATERIALS TO ENGINEER FOR REVIEW AND APPROVAL.
8. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BURIED CONDUITS FOR IRRIGATION SYSTEM AND SITE LIGHTING, IF APPLICABLE.
9. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED BETWEEN THE EDGE OF PAVEMENT AND ANY PART OF A TRAFFIC SIGN.



ADA PARKING INSET
SCALE 1"=10'

SITE & UTILITY KEY NOTES

1. TIE TO EXISTING PAVEMENT W/ SMOOTH TRANSITION
2. SAW CUT EXISTING PAVEMENT AS NEEDED FOR ENTRY TIE IN
3. INSTALL FULL DEPTH EXPANSION MATERIAL WHERE CONCRETE ABUTS RIGID STRUCTURES AND/OR CURBING (TYP)
4. 8' CONCRETE SIDEWALK PER DETAIL ON SHEET C-505
5. CONCRETE WHEEL STOP PER DETAIL ON SHEET C-505
6. 4" WIDE WHITE WATER BASED PAVEMENT MARKINGS PER DETAIL ON SHEET C-505
7. ADA PAVEMENT MARKING SYMBOL PER DETAIL ON SHEET C-505
8. ACCESS AISLE STRIPING PER DETAIL ON SHEET C-505
9. WALL MOUNTED VAN ACCESSIBLE ADA PARKING SIGN PER DETAIL ON SHEET C-505
10. WALL MOUNTED NO PARKING IN ACCESS AISLE SIGN PER DETAIL ON SHEET C-505
11. REGULAR DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C-505
12. CONCRETE PAVEMENT PER DETAIL ON SHEET C-505
13. STOP SIGN (30"x30" R1-1) & 24" WIDE THERMOPLASTIC STOP BAR PER MUTCD.
14. PROPOSED SCH-40 PVC GRAVITY SEWER LATERAL
15. PROPOSED SEWER CLEANOUT PER QAC DETAIL ON SHEET C-504. MAX SPACING 75'
16. TIE TO EXISTING 4" SCH-40 PVC GRAVITY SEWER LATERAL @ CLEANOUT
17. 8' WIDE DECK SIDEWALK W/ 1/4" BOARD SPACING, SEE CONSTRUCTION DETAILS AND MATERIALS BY OTHERS
18. NORMAL DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C-505
19. CONCRETE PAD FOR HVAC EQUIPMENT PER CONCRETE SIDEWALK DETAIL ON SHEET C-505

BENCHMARK INFORMATION

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
20	473755.65	1540992.62	9.94	IRON ROD SET
41	474088.77	1540915.22	12.55	NAIL SET
80	473737.74	1540893.53	968	NAIL SET

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDCT (NGS CERTIFICATE PENDING).

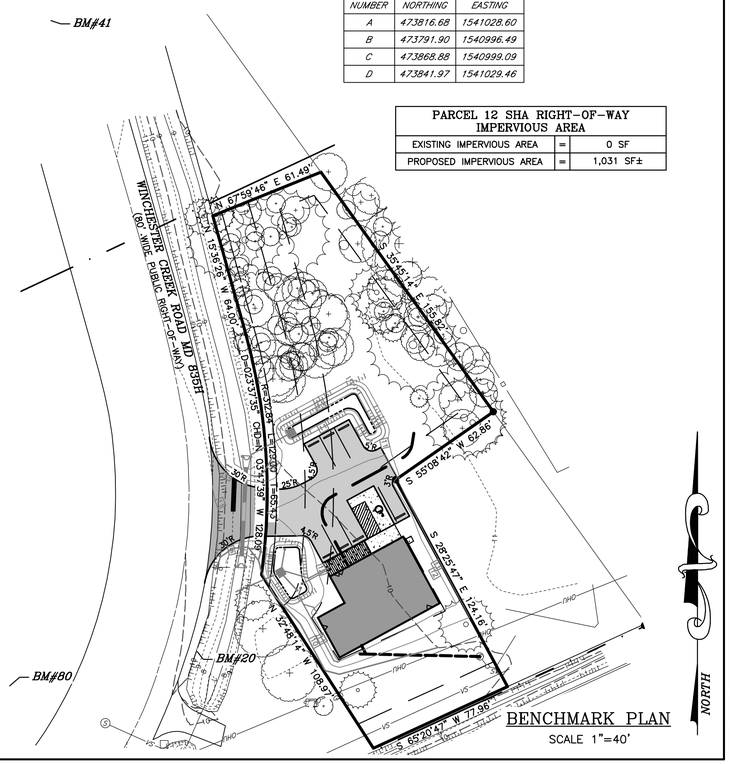
THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDCT (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

MD SHA PROPOSED ENTRANCE

NUMBER	NORTHING	EASTING
A	473816.68	1541028.60
B	473791.90	1540996.49
C	473868.88	1540999.09
D	473841.97	1541029.46

PARCEL 12 SHA RIGHT-OF-WAY IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA	=	0 SF
PROPOSED IMPERVIOUS AREA	=	1,031 SF±



BENCHMARK PLAN
SCALE 1"=40'

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

QUEEN ANNE'S COUNTY SOIL CONSERVATION DISTRICT

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
DIG WITH CARE
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

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. 48188 , Expiration Date: 12/28/2025.

SEAL

STATE OF MARYLAND — JOHN SCOTT CLARK — No. 48188 — PROFESSIONAL ENGINEER

10/7/25
DATE

SITE & UTILITY PLAN

ON THE LANDS OF 600 WINCHESTER CREEK RD

IN THE FIFTH ELECTION DISTRICT
QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 58F, GRID 13, PARCEL 12

ISSUED/REVISED FOR:	DATE:	BY:
AGENCY SUBMITTAL	5/19/25	JSC
AGENCY SUBMITTAL	9/09/25	JSC
AGENCY SUBMITTAL	10/07/25	JSC

SHEET No. C-101
SCALE: AS NOTED
JOB No. 210091
FILE No. D320

© LANE ENGINEERING, LLC

Date: 10/08/2025 – 2:14pm User: nhoxter Project Manager: JSC
Drawing Path: J:\2021\D0001\210091\DWGS-210091\Plans\CSP-PLTS-210091.dwg | C-101
XREF File(s): HSL-BASE-210091/CSP-BASE-210091/CSF-BASE-210091/VLD-BASE-210091/VIA-BASE-2234-210091/CUP-BASE-210091/CSF-BASE-210091/CSD-BASE-210091/VEAS-BASE-210091