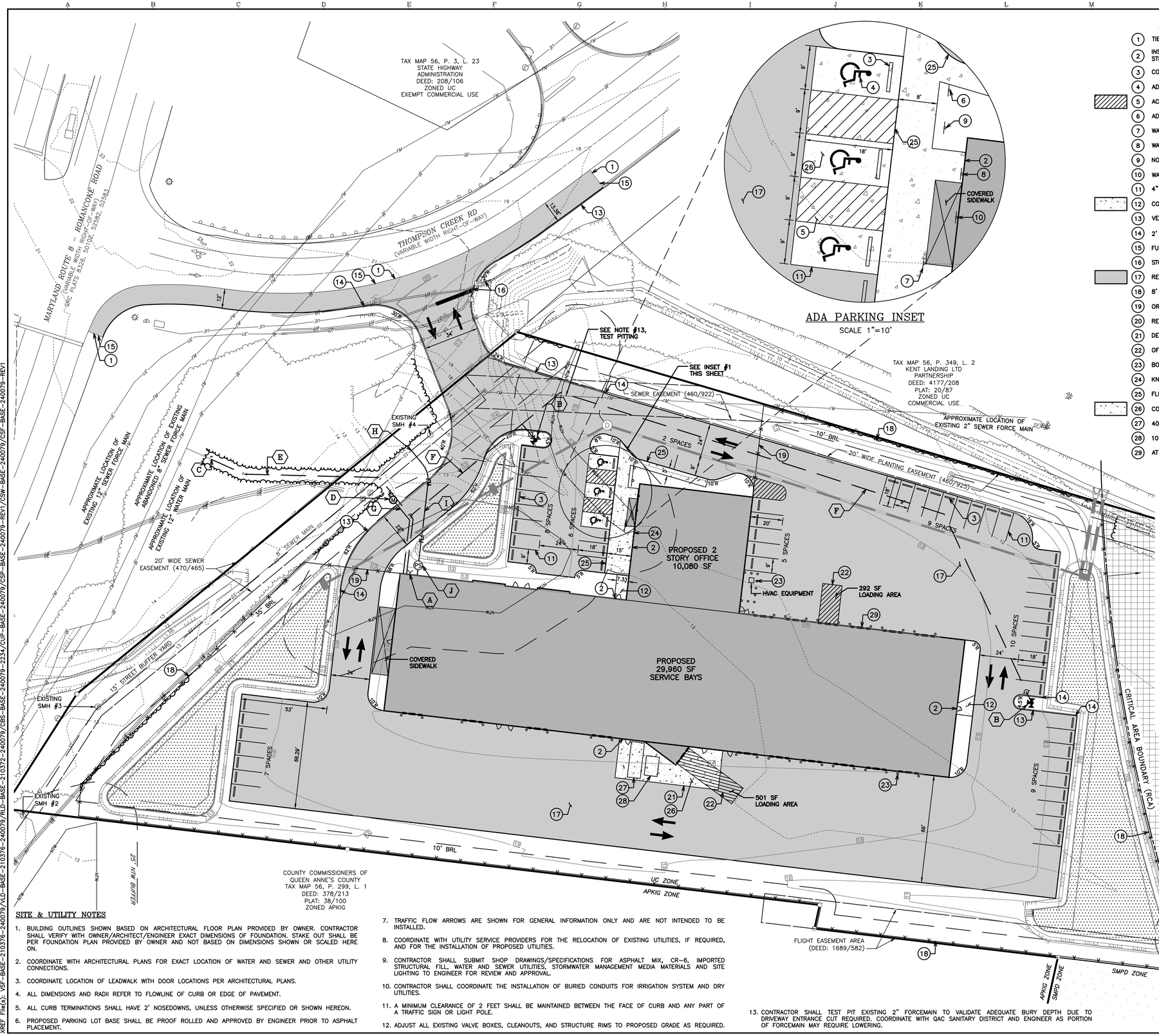

ADA PARKING INSET

SCALE 1"=10'

SITE KEY NOTES

1. TIE TO EXISTING PAVEMENT W/ SMOOTH TRANSITION
2. INSTALL FULL DEPTH EXPANSION MATERIAL WHERE CONCRETE ABUTS RIGID STRUCTURES AND/OR CURBING (TYP)
3. CONCRETE WHEEL STOP PER DETAIL (TYP) (SHEET C–505)
4. ADA PAVEMENT MARKING SYMBOL PER DETAIL (TYP) (SHEET C–505.1)
5. ACCESS AISLE STRIPING PER DETAIL (TYP) (SHEET C–505.1)
6. ADA PARKING SIGN PER DETAIL (SHEET C–505.1)
7. WALL MOUNTED ADA PARKING SIGN PER DETAIL (SHEET C–505.1)
8. WALL MOUNTED VAN ACCESSIBLE ADA PARKING SIGN PER DETAIL (SHEET C–505.1)
9. NO PARKING IN ACCESS AISLE SIGN PER DETAIL (SHEET C–505.1)
10. WALL MOUNTED NO PARKING IN ACCESS AISLE SIGN PER DETAIL
11. 4" WIDE WHITE WATER BASED PAVEMENT MARKINGS (TYP)
12. CONCRETE SIDEWALK PER DETAIL (TYP), WIDTH PER PLAN (SHEET C–505)
13. VERTICAL CURB PER DETAIL (TYP) (SHEET C–505)
14. 2' CURB NOSEDOWN
15. FULL DEPTH SAW CUT EXISTING PAVEMENT
16. STOP SIGN (30"x30" R1–1) & 24" WIDE THERMOPLASTIC STOP BAR PER MUTCD
17. REGULAR DUTY ASPHALT PAVEMENT PER DETAIL (SHEET C–505)
18. 8' TALL ORNAMENTAL PICKET FENCE PER DETAIL (SHEET C–505.2)
19. ORNAMENTAL PICKET GATE BY CONTRACTOR
20. RESERVED
21. DEPRESSED CONCRETE LOADING DOCK & REFUSE AREA, PER ARCH PLAN
22. OFF STREET LOADING AREA (TYP)
23. BOLLARD PER DETAIL (TYP) (SHEET C–505)
24. KNOX BOX LOCATION, COORDINATE W/ ARCHITECTURAL PLANS
25. FLUSH MONOLITHIC CURB & SIDEWALK PER DETAIL (SHEET C–505)
26. CONCRETE PAD PER CONCRETE PAVEMENT CROSS–SECTION DETAIL
27. 40 YARD ROLLOFF DUMPSTER
28. 10 YARD ROLLOFF DUMPSTER
29. AT GRADE BAY DOOR (TYP)

UTILITY KEY NOTES

- A FIRE DEPARTMENT CONNECTION (FDC), COORDINATE W/ ARCHITECTURAL PLANS FOR THE LOCATION OF FDC.
- B FIRE HYDRANT, VALVE, 6X6X6 TEE AND BUTTRESS
- C TIE TO EXISTING WATER STUB & VALVE W/ 12X8 DIMJ REDUCER
- D 2" WATER METER PER DETAIL (SHEET C–504)
- E 8" PVC C–900 FIRE/WATER MAIN
- F 6" PVC C–900 HYDRANT LEAD
- G 3" HDPE SDR–7 DOMESTIC WATER
- H TIE TO EXISTING SEWER USING WYE BRANCH AND SLEEVE INV EX 8" MAIN @ TIE IN = 10.09
- I 1.25" HDPE SDR–11 SEWER FORCEMAIN
- J GRINDER PUMP
- K CONTRACTOR SHALL INSTALL DUCTS FROM TRANSFORMER TO BUILDING AS REQUIRED. COORDINATE W/ ELECTRIC PLANS (TBD)

NOTE: TRACER WIRE TO BE HMWPE COATED SOLID 8–GAUGE COPPER WIRE PLACED ABOVE ALL PIPING.

SITE & UTILITY 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 ARCHITECTURAL PLANS FOR EXACT LOCATION OF WATER AND SEWER AND OTHER UTILITY CONNECTIONS.
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. ALL CURB TERMINATIONS SHALL HAVE 2' NOSEDOWNS, UNLESS OTHERWISE SPECIFIED OR SHOWN HEREON.
6. PROPOSED PARKING LOT BASE SHALL BE PROOF ROLLED AND APPROVED BY ENGINEER PRIOR TO ASPHALT PLACEMENT.
7. TRAFFIC FLOW ARROWS ARE SHOWN FOR GENERAL INFORMATION ONLY AND ARE NOT INTENDED TO BE INSTALLED.
8. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE RELOCATION OF EXISTING UTILITIES, IF REQUIRED, AND FOR THE INSTALLATION OF PROPOSED UTILITIES.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR ASPHALT MIX, CR–6, IMPORTED STRUCTURAL FILL, WATER AND SEWER UTILITIES, STORMWATER MANAGEMENT MEDIA MATERIALS AND SITE LIGHTING TO ENGINEER FOR REVIEW AND APPROVAL.
10. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BURIED CONDUITS FOR IRRIGATION SYSTEM AND DRY UTILITIES.
11. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE.
12. ADJUST ALL EXISTING VALVE BOXES, CLEANOUTS, AND STRUCTURE RIMS TO PROPOSED GRADE AS REQUIRED.
13. CONTRACTOR SHALL TEST PIT EXISTING 2" FORCEMAIN TO VALIDATE ADEQUATE BURY DEPTH DUE TO DRIVEWAY ENTRANCE CUT REQUIRED. COORDINATE WITH QAC SANITARY DISTRICT AND ENGINEER AS PORTION OF FORCEMAIN MAY REQUIRE LOWERING.

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
BEFORE YOU DIG CALL 1–800–441–8355 OR 811 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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354 Pennsylvania Ave. Centreville, MD 21617 (410) 758–2095

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 23152 , Expiration Date: 7/5/2027.

SEAL

DATE

SITE & UTILITY PLAN

FOR
ELLENDALE FARM LANE

IN THE FOURTH ELECTION DISTRICT
QUEEN ANNE'S COUNTY
TAX MAP 56 GRID 11 PARCEL 20 LOT 109

ISSUED FOR:	DATE:	BY:
CONCEPT PLAN SUBMITTAL	8/1/25	TWG
CONCEPT PLAN SUBMITTAL	9/26/25	TWG
PC SUBMITTAL	11/13/25	TWG

SHEET No. C–101

JOB No. 240079

SCALE: AS NOTED

FILE No. A708

Date: 11/13/2025 – 1:11pm User: nhoskins Project Manager: TWG
Drawing Path: J:\2024\0800\240079\DWG\Hoskins\CSP-PLTS-240079.dwg | C-101
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