

### GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR IS REQUIRED TO INSPECT THE SITE PRIOR TO BOTH BIDDING AND CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR PROCEED WITH THE WORK, MAKING FIELD CORRECTIONS OR MAKING ADJUSTMENTS WITHOUT NOTIFYING THE OWNER OF ANY DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR THOSE RESULTING CHANGES.
- THE OWNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF WORKERS, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN PERFORMANCE OF ANY WORK FOR THIS CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL CODE REQUIREMENTS.
- THE CONTRACTOR WILL NOTIFY MISS UTILITY AT (800) 257-7777 OR 811 AT LEAST 72 HOURS PRIOR TO STARTING EXCAVATION.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING UTILITIES THAT ARE TO REMAIN SHALL BE ADJUSTED TO PROPOSED FINISH GRADE UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND WORK REQUIRED TO ADJUST EXISTING AND INSTALL PROPOSED UTILITIES TO FINISH GRADE WITHIN THE LIMIT OF DISTURBANCE, INCLUDING OFF-SITE EASEMENTS AND PUBLIC RIGHTS-OF-WAY, AS APPLICABLE.
- THE CONTRACTOR SHALL EXTREME CAUTION DURING EXCAVATION AND/OR INSTALLATION OF ALL WORK SHOWN ON THESE PLANS. ALL UTILITIES WILL BE FULLY PROTECTED FROM DAMAGE OR INTERRUPTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF THE EXISTING STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL STAKE OUT THE LIMIT OF DISTURBANCE, THE LOCATION OF PROPOSED BUILDING AND CORNERS, UTILITIES, ROAD AND DRIVEWAY CENTERLINES, AND PARKING AREAS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. DIMENSIONS ARE TO THE FACE OF CURB, BUILDINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- EXISTING TREES AND PLANT MATERIAL WITHIN THE LIMIT OF DISTURBANCE (LOD) SHALL BE REMOVED UNLESS NOTED OTHERWISE ON THE DRAWINGS. TREES AND PLANT MATERIAL LOCATED OUTSIDE OF THE LOD AND THOSE DESIGNATED TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD, AS REQUIRED TO MAINTAIN A HEALTHY CONDITION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS, STANDARDS AND SPECIFICATIONS. REFER TO THE DRAWINGS, AND PROJECT MANUAL FOR DESIGNATED MODIFICATIONS AND ADDITIONAL INFORMATION. CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) LAWS AND REGULATIONS FOR WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND OR STATE AGENCY APPROVALS, NOT OBTAINED AND FURNISHED TO THE CONTRACTOR BY THE OWNER, AND PAYING RELATED FEES REQUIRED TO COMPLETE THE WORK ON THIS PROJECT. THE CONTRACTOR DOES NEED A BUILDING PERMIT FROM HOWARD COUNTY. HOWEVER ALL STREET WORK WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING PARKING LANE CLOSURE, CURB CUTS, TRAFFIC INTERRUPTIONS, ETC. SHALL BE COORDINATED WITH THE COUNTY WITH ADVANCE NOTICE AS NEEDED.
- THE CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER, EXISTING CURB AND GUTTER, PAVING, SIDEWALKS, TREES, PLANT MATERIAL AND OTHER ITEMS DESIGNATED TO REMAIN ON THE SITE. ANY DAMAGE TO EXISTING ITEMS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE COUNTY AND TO THE COUNTY'S SATISFACTION. AREAS DISTURBED, BUT NOT DESIGNATED FOR PAVING OR PLANTING AREAS, SHALL BE PERMANENTLY STABILIZED BY SEEDING OR SODDING IN ACCORDANCE WITH THE VEGETATIVE STABILIZATION NOTES ON THE DRAWINGS, AND SPECIFICATIONS IN THE PROJECT MANUAL WHEN APPLICABLE.
- CURB AND GUTTER SHALL BE CONSTRUCTED WITH "REGULAR CROSS SLOPE" OR "REVERSE CROSS SLOPE" AS REQUIRED TO REFLECT THE DIRECTION OF SLOPE ON ADJACENT PAVING. REFER TO THE DRAWINGS FOR CURB AND GUTTER DETAILS. CURB AND GUTTER SHALL BE CONSTRUCTED WITH SMOOTH VERTICAL CURVE TRANSITIONS AT ALL HIGH POINTS, LOW POINTS AND INLET LOCATIONS.
- SANITARY SEWER AND STORM DRAIN PIPE ELEVATIONS ARE TO THE INVERT UNLESS NOTED OTHERWISE ON THE DRAWINGS. UTILITY MANHOLES AND STORM DRAIN STRUCTURE FRAMES, GRATES, AND INLET HEADS SHALL BE ADJUSTED AND INSTALLED AT THE SAME LINE, GRADE AND CROSS SLOPE OF PROPOSED FINISH GRADE IN ADJACENT LAWN AND PAVED AREAS.
- WHERE NEW CURB AND GUTTER MEETS EXISTING CURB AND GUTTER, THE EXISTING SHALL BE REMOVED TO THE NEAREST JOINT, OR SAW CUT TO PROVIDE A CLEAN, UNIFORM JOINT WITH THE NEW CURB AND GUTTER.
- WHERE NEW SIDEWALK MEETS EXISTING SIDEWALK THE EXISTING SHALL BE REMOVED TO THE NEAREST JOINT, OR SAW CUT TO PROVIDE A CLEAN UNIFORM JOINT / TRANSITION WITH THE NEW SIDEWALK.
- HANDICAP RAMPS SHALL BE INSTALLED PER DETAILS AND INCLUDE DETECTABLE WARNING SURFACES AND SHALL MEET THE MOST CURRENT REGULATIONS AT TIME OF INSTALLATION.
- PROPOSED SPOT ELEVATIONS SHOWN IN DRIVEWAYS, SERVICE AND PARKING AREAS ARE TO THE TOP OF PAVED SURFACES AND BOTTOM OF CURBS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- WHERE NEW CURB IS INSTALLED ADJACENT TO EXISTING PAVEMENT, WHICH MAY BE REQUIRED TO RECEIVE AN OVERLAY, THE OVERLAY THICKNESS MAY VARY AS REQUIRED (MINIMUM OF 2-INCHES) IN ORDER TO MAINTAIN THE SPECIFIED CURB REVEAL AS SHOWN ON THE DETAILS. IT IS ANTICIPATED THAT MINOR FIELD ADJUSTMENT TO THE TOP OF CURB ELEVATIONS NOTED ON THE DRAWINGS MAY BE NECESSARY IN ORDER TO PROVIDE A UNIFORM CURB REVEAL. PROVIDE SMOOTH TRANSITION OF THE FINISHED SURFACE AND MAINTAIN FLOW ALONG THE CURB LINE INTO DRAINAGE STRUCTURES. CONTACT THE OWNERS REPRESENTATIVE FOR APPROVAL OF ADJUSTMENTS PRIOR TO INSTALLING NEW CURB.
- REFER TO CONSTRUCTION DOCUMENTS PREPARED BY ARCHITECT FOR DISPOSITION OF EXISTING AND CONSTRUCTION OF NEW LIGHTING, COMMUNICATION, AND ELECTRICAL SERVICES, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL TEST PIT FOR LOCATION (HORZ. & VERT.) AND TYPE AND SIZE OF EXISTING STORM DRAIN, SANITARY SEWER, AND WATER STRUCTURES AND UTILITY CROSSINGS PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF CONSTRUCTION. ANY LOCATION DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND MORRIS & RITCHIE ASSOCIATES, INC. IMMEDIATELY.
- ALL EXISTING INLETS, MANHOLES, AND PIPES AND FLUMES SHOULD BE CLEANED AND FLUSHED BY THE CONTRACTOR AT THE CONCLUSION OF THIS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND STAKEOUT OF ALL PROPOSED IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC MANAGEMENT IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CONTRACTOR SHALL SUPPLY AN ADEQUATE NUMBER OF BARRIERS, CONES AND OTHER TRAFFIC CONTROL DEVICES.
- ALL CONCRETE FORMS MUST BE OF FULL DEPTH AS CALLED ON THE CONTRACT DRAWINGS.
- INDICATED SEDIMENT CONTROL DEVICES SHALL MEET THE SPECIFICATIONS AND DETAILS OF THE LATEST "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- RAKE, GRADE, INSTALL 3" TOP SOIL, AND SEED AND MULCH ALL GROUND AREAS WHICH ARE DISTURBED OR ARE WITHIN THE LIMITS OF DISTURBANCE.

### DATUM

DESIGN & DRAWING BASED ON  
MARYLAND COORDINATE SYSTEM (MCS):  
HORIZONTAL NAD 83 (2011)  
VERTICAL NAVD 88

### OWNER / DEVELOPER

BOARD OF EDUCATION OF HO CO  
C/O IRIS RITTER/FINANCE OFFICE  
10910 CLARKSVILLE PIKE  
ELLICOTT CITY, MD 21042  
ATTN: ANDREW JINKS  
TELEPHONE: (410) 313-8203

### 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: 01/13/2026.



Know what's below.  
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE  
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

C-14

<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-B EAST JOPPA ROAD, SUITE 400K TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2024 Morris & Ritchie Associates, Inc.		<b>SITE DEVELOPMENT PLAN</b> FAULKNER RIDGE CENTER EARLY LEARNING CENTER  SITE PLAN  TAX MAP 29 ~ GRID 24 ~ PARCEL 136 ~ ZONING NT ~ DEED REF 00504/00390 ~5th ELECTION DISTRICT FAULKNER RIDGE CIRCLE, HOWARD COUNTY, MARYLAND, 21045	
DATE	REVISIONS	JOB NO.:	22526
		SCALE:	AS SHOWN
		DATE:	12/05/2025
		DRAWN BY:	BL
		DESIGN BY:	NCW
		REVIEW BY:	TS
		SHEET:	14 OF 31

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE

DIRECTOR

DATE

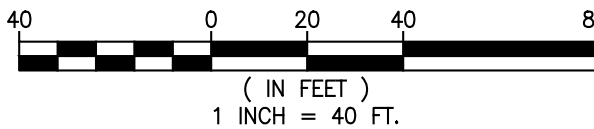
APPROVED  
PLANNING BOARD HOWARD COUNTY

DATE

### PLAN

SCALE: 1"=40'

### GRAPHIC SCALE



### PARKING

EXISTING	29 PARKING SPACES
PROPOSED	86 PARKING SPACES
	15 BUS SPACES





*Aerial perspective of the entrances from the southwest*





*Perspective of the building from the site entrance at Marble Faun Lane*



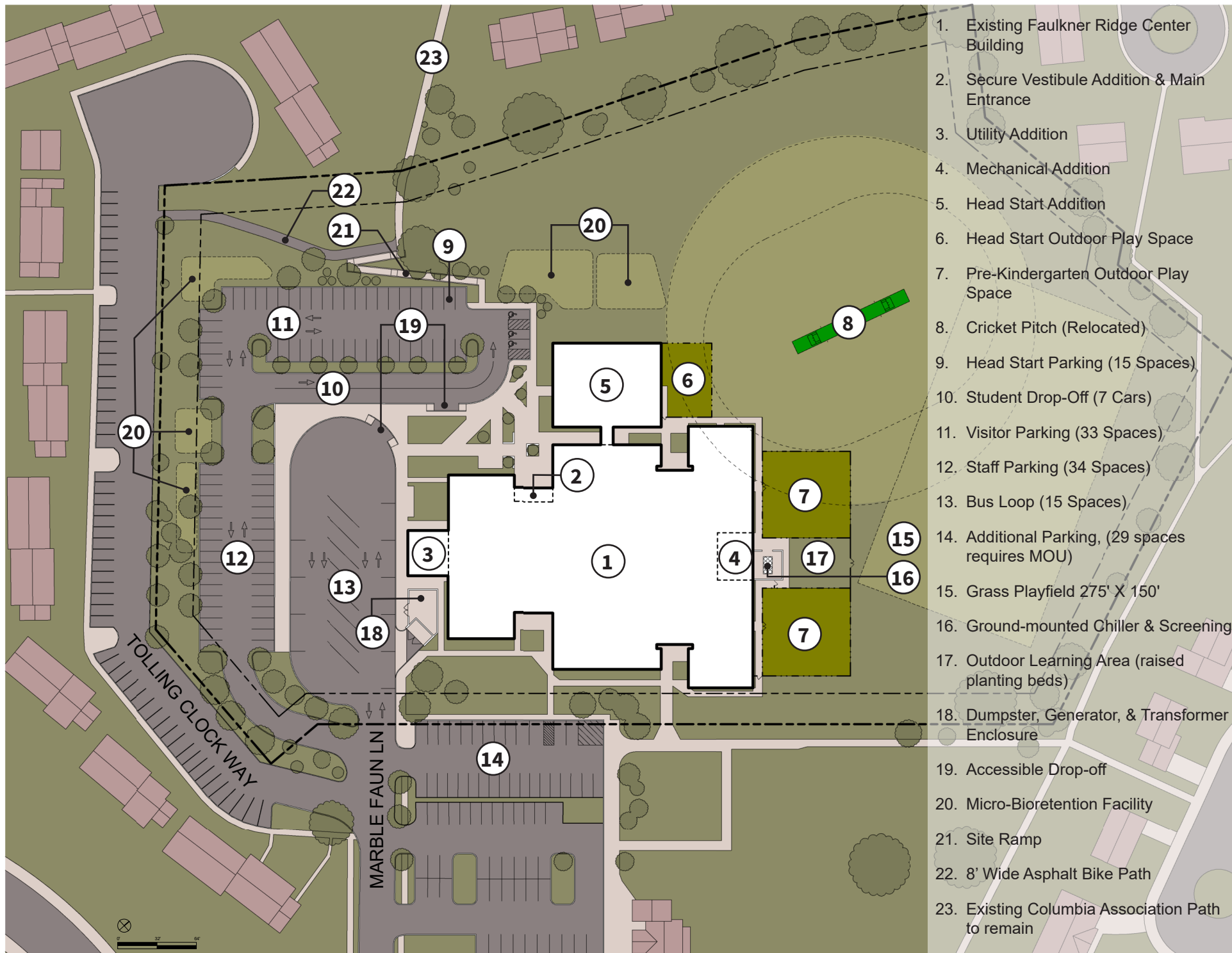


*Perspective of the entrances from the visitor parking lot*





*Perspective of the entrances from the north end of the head start addition*



Proposed Site Plan