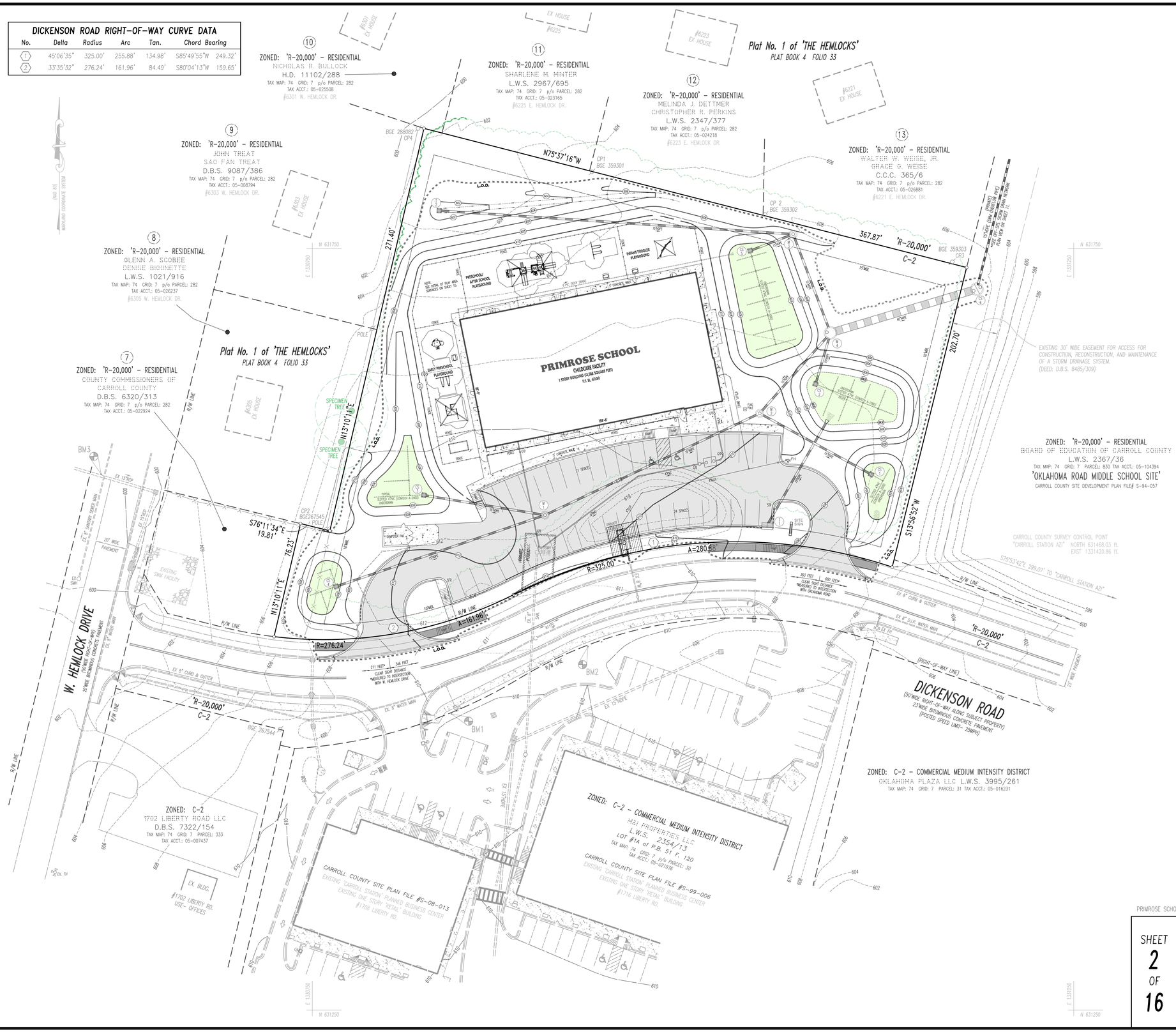
DICKENSON ROAD RIGHT-OF-WAY CURVE DATA						
No.	Delta	Radius	Arc	Tan.	Chord Bearing	
1	45°06'35"	325.00'	255.88'	134.98'	S85°49'55"W	249.32'
2	33°35'32"	276.24'	161.96'	84.49'	S80°04'13"W	159.65'



SYMBOLS LEGEND

- INDICATES EXISTING CONCRETE CURB AND GUTTER
- M.B.L. — INDICATES MINIMUM BUILDING SETBACK LINE (FRONT SETBACK = 10 FEET, SIDE SETBACK = 10 FEET AND REAR SETBACK = 15 FEET FOR C-2 ZONING DISTRICT)
- INDICATES PROPOSED BITUMINOUS CONCRETE PAVEMENT (SEE TYPICAL SECTION ABOVE)
- INDICATES PROPOSED CONCRETE WALK & SURFACE (SEE CONCRETE WALK SPECIFICATIONS ABOVE)
- INDICATES PROPOSED SIDEWALK RAMP (MEETING ALL A.D.A. SPECIFICATIONS) 6" HIGH TYPE 'A' CONCRETE CURB AND GUTTER USED ON-SITE (MD SHA STD. #620.02)
- 606 — INDICATES PROPOSED GRADING CONTOUR LINE
- INDICATES PROPOSED SPOT GRADE ELEVATION (TC- TOP CURB, FL- FLOWLINE GRADE, TG- TOP GRATE)
- 606 — INDICATES EXISTING GROUND CONTOUR LINE
- C/O — INDICATES PROPOSED CLEANOUT ASSEMBLY
- 15"Ø FH — INDICATES PROPOSED FIRE HYDRANT
- INDICATES PROPOSED STORM DRAIN PIPE (HDPE) HIGH DENSITY POLYETHYLENE PIPE
- INDICATES PROPOSED SIDEWALK RAMP (MEETING ALL A.D.A. SPECIFICATIONS) SEE ENTRANCE DETAILS ON SHEET 5. 8" HIGH TYPE 'A' CONCRETE CURB AND GUTTER USED WITHIN COUNTY R/W OF DICKENSON ROAD TO TRANSITION TO 6" HIGH TYPE 'A' CONCRETE CURB AND GUTTER USED ON-SITE (MD SHA STD. #620.02) (10L.F. TRANSITION - TYPICAL)
- INDICATES EXISTING CONCRETE SIDEWALK TO BE REMOVED AND RECONSTRUCTED
- INDICATES EXISTING 20' WIDE SANITARY SEWER EASEMENT (DEED: L.W.S. 3382/185)
- PROPOSED 20'x20' EASEMENT TO BE CONVEYED TO THE COMMISSIONERS OF CARROLL COUNTY AS PART OF THE RECORDATION OF THE AMENDED PLAT (CARROLL COUNTY FILE# AP-15-0044)
- 15'R — INDICATES PROPOSED FLOWLINE OR EDGE OF PAVEMENT RADIUS
- INDICATES SWM MICRO BIO-RETENTION AREAS AROUND CS-1, CS-2, C2-3, CS-4, AND CS-5 (SEE SWM DETAILS AND SPECIFICATIONS ON SHEETS 5 THRU 11)
- INDICATES CONCRETE CURB 2FT. NOSE DOWN (TYPICAL AT ALL CURB ENDS)
- L.O.D. — INDICATES LIMITS OF DISTURBANCE FOR ON-SITE CONSTRUCTION (90,775 SQUARE FEET - 2.084 ACRES±)

SITE OVERVIEW

PRIMROSE SCHOOLS

S-23-0028

PRIMROSE SCHOOL CHILDCARE FACILITY on Dickenson Road — TAX MAP: 74 GRID: 7 p/o PARCEL: 30 TAX ACCT. NO.: 05-021936

SHEET 2 OF 16

LEON A. PODOLAK and ASSOCIATES, L.L.C.

STATE OF MARYLAND — PETER LEON PODOLAK — No. 19561 — PROFESSIONAL ENGINEER

SURVEYING and CIVIL ENGINEERING
147 East Main St. (P.O. Box 266) Westminster, Maryland 21157
(410) 848-2229 - (410) 876-1226

Peter L. Podolak, P.E. — Date

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, license no. 19561, expiration date: 3-3-2024.

Date	Revision

Date: Nov. 27, 2023
Scale: 1"=30'
Drawing No. _____

\\rap\ACLTWIN\SITEPLAN\Scott Miller\Tract 2 Plans\Primrose School\SITE OVERVIEW.dwg 11-27-2023