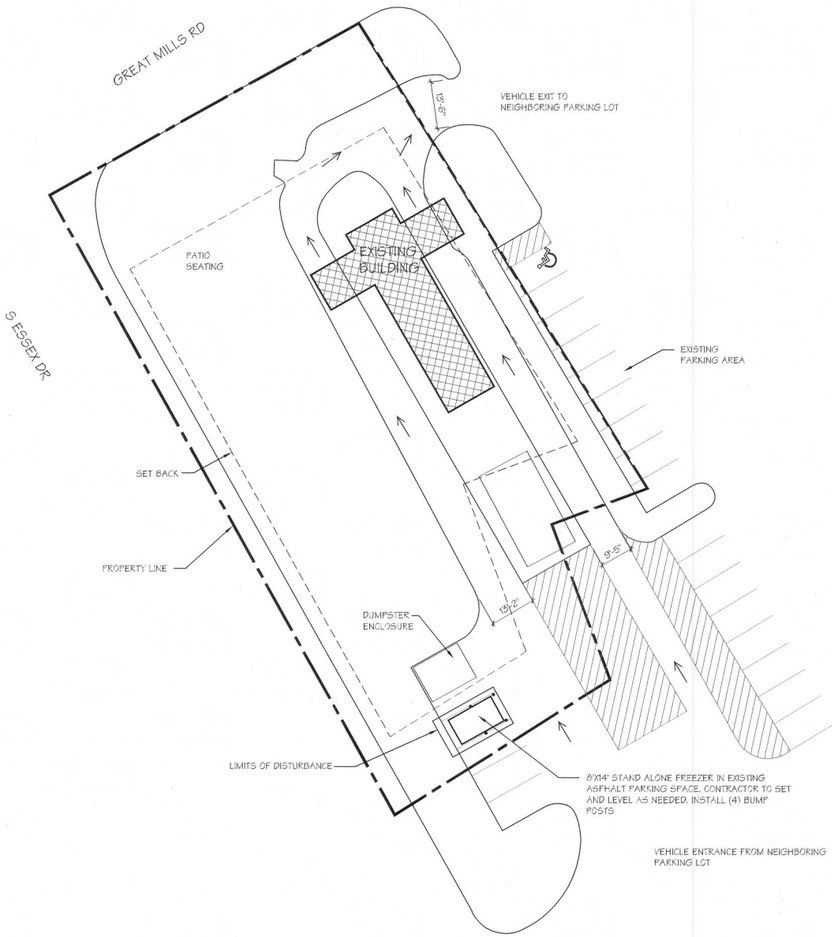


Schematic Site Plan

SCALE: 1" = 20'-0"

Parking Summary:

ZONING ORDINANCE - M-X-H

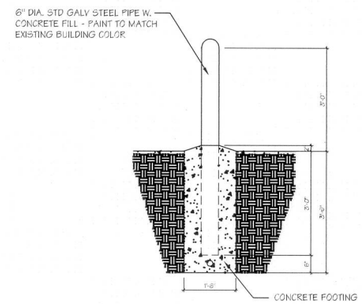
USE GROUP:	FOOD ESTABLISHMENT
BUILDING AREA:	800 S.F.
REQUIRED PARKING:	11 SPACES INCLUDING 1 ACCESSIBLE SPACES
EXISTING PARKING:	21 SPACES INCLUDING 1 ACCESSIBLE SPACES
REMAINING PARKING:	20 SPACES INCLUDING 1 ACCESSIBLE SPACES

General Notes:

SETBACKS: FRONT = 50'
SIDE = 10'
REAR = 20'

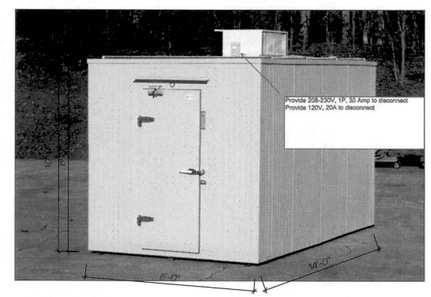
NO PROPOSED CHANGES TO BUILDING, LANDSCAPING OR LIGHTING

TOTAL DISTURBED AREA = 0



Bump Post Detail

SCALE: 1/2" = 1'-0"

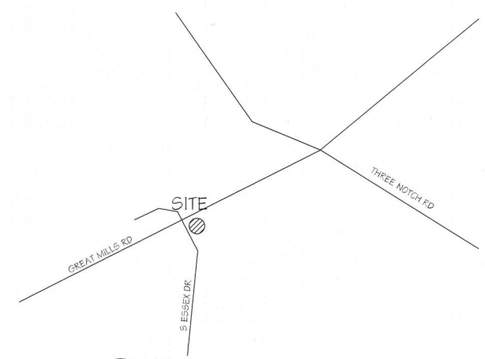


Site Layout Plan Notes:

1. THIS SURVEY WAS MADE FROM THE LEGAL DESCRIPTION OR DRAWINGS FURNISHED TO NEWCO BY THE OWNER AS BEING A COMPLETE DESCRIPTION OF THE PROPERTY. BOTH MAP AND DESCRIPTION SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE POLICY FOR ANY EXCEPTIONS, EASEMENTS, OR DIFFERENCES IN DESCRIPTION. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED ONLY AS APPROXIMATE. REFER TO CIVIL DRAWINGS BY OTHERS FOR ADD'L INFORMATION.
3. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THIS SITE WHICH ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES ON SITE, WHETHER SHOWN ON THIS PLAN OR NOT.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE PROTECTION AND/OR RELOCATION OF EXISTING UTILITIES.
5. ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK.
6. REQUEST FOR CONSTRUCTION STAKING SHALL BE DIRECTED TO THE ENGINEER A MIN. OF 48 HOURS PRIOR TO THEIR ACTUAL NEED.
7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS PART OF THIS WORK.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BERMING AND FILTERING OF PROPERTY LINES WHERE EROSION COULD OCCUR. MINIMIZATION OF TRACKING OF MATERIALS OFF SITE, SWEEPING AND CLEANING OF ADJACENT STREETS AS NECESSARY, AND OBTAINING SOIL EROSION CONTROL PERMITS.
9. CONTRACTOR SHALL PROVIDE ALL SIGNS, FENCING, LIGHTS, BARRICADES, ETC. AS NECESSARY TO PROVIDE PUBLIC SAFETY DURING CONSTRUCTION.
10. ALL MATERIALS PLACED DURING CONSTRUCTION SHALL BE IN NEW CONDITION, SHALL BE FREE FROM DEFECTS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE.
11. FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL SEWER MAINS & MANHOLES BEFORE CONSTRUCTION.
12. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC PIPE WITH PREMIUM GRADE JOINTS. PROVIDE 4" DIA. CLEAN OUTS AT 100' CENTERS (MAX.) WITH EAST JORDAN IRON WORKS H.D. COVER #1570 FLUSH WITH FINISH GRADE.
13. STORM SEWER PIPE SHALL BE SDR 35 PVC WITH PREMIUM GRADE JOINTS, UNLESS NOTED OTHERWISE ON PLANS. PERFORATED STORM SEWER PIPE SHALL BE HANCOR HI-Q OR EQUAL AND SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST TWO FULL CORRUGATION ON EACH END OF THE PIPE, UNLESS NOTED OTHERWISE ON PLANS.
14. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY, PER ASTM-1557.
15. ALL MANHOLES AND CATCH BASINS SHALL BE MIN. 4' DIA. PRE-CAST CONCRETE.
16. PROVIDE SLEEVES UNDER ALL CONCRETE SIDEWALKS.
17. ALL CONCRETE WORK SHALL BE 5% TO 7% AIR ENTRAINED, Fc = 3,500 PSI.
18. ALL CURBS AND WALKS TO CONFORM TO LOCAL CODES AND ORDINANCES. VERIFY WITH THE CITY FOR STANDARDS. WHERE APPARENT DISCREPANCIES OCCUR, CONTACT ARCHITECT FOR RESOLUTION.
19. SPACE CONTROL JOINTS IN CONCRETE WALKS AT 5'-0" MAX., U.N.O.
20. SPACE EXPANSION JOINTS IN CURBS AT 24'-0" MAX., UNLESS NOTED OTHERWISE.
21. PROVIDE ISOLATION JOINTS BETWEEN FLATWORK AND THE BUILDING.
22. SLOPE ALL WALKS, FILLS, AND PAVED AREAS TO DRAIN AWAY FROM BUILDING. DO NOT EXCEED CROSS SLOPE OF 2% ON WALKS.
23. SCHEDULE PLACEMENT OF SLABS ON GRADE TO MINIMIZE DIFFERENTIAL SETTLEMENT WITH BUILDING DEAD LOAD.
24. UNLESS OTHERWISE INDICATED, MEET EXISTING GRADES WITHIN THE PROPERTY BOUNDARY.
25. DIMENSIONING SHOWN IS TO THE FACE OF FOUNDATION AT ALL STRUCTURES.
26. RADII SHOWN ARE TO THE OUTSIDE FACE OF CURB OR OUTSIDE STRIPE EDGE.
27. ALL DISTURBED AREA SHALL BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH. RESTORATION OF ANY SLOPES OF 1:3 OR GREATER SHALL HAVE 4" TOPSOIL, SEED, FERTILIZER AND EROSION CONTROL BLANKET, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
28. THE CONTRACTOR SHALL CONNECT THE ROOF DRAINS TO THE ON SITE STORM SEWER SYSTEM.
29. PROTECT EXISTING CATCH BASINS FROM DIRT AND SILT INFILTRATION.

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 20205
EXPIRATION DATE: 12/07/2023

OWNER SIGNATURE

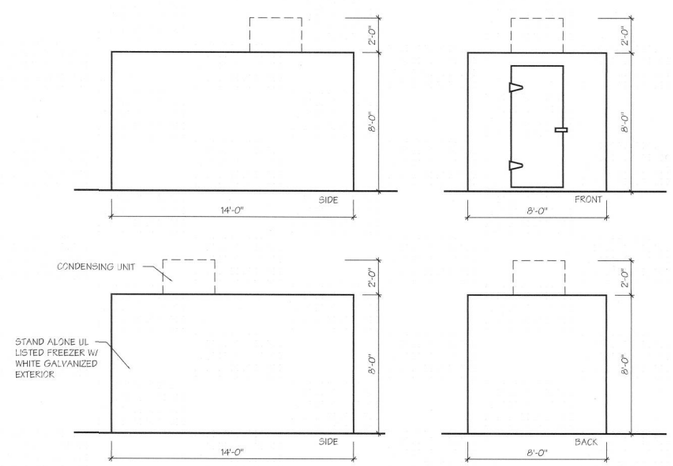


Site Location

SCALE: NONE

22-2278

MINOR SITE PLAN
MSP22-0175
TAX MAP 043, BLOCK 016, PARCEL NUMBER 112
ZONING: MXH



Freezer Elevations

SCALE: 1/4" = 1'-0"

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-982-7962
(TOLL FREE)

PUBLIC UTILITIES OF ALL TYPES HAVE BEEN SHOWN ON THESE PLANS USING THE INFORMATION AVAILABLE, BUT ARE NOT GUARANTEED AS ACCURATE OR THAT UTILITIES OTHER THAN THOSE SHOWN ARE NOT PRESENT. CONTRACTOR SHALL CONTACT MISS DIG AT 1-800-982-7962 FOR INFORMATION AND NOTIFY UTILITY COMPANIES THREE WORKING DAYS PRIOR TO COMMENCING WORK.

NEWCO
Design Build LLC
4131 Roger B Chaffee
Alternate Way SE
Grand Rapids, MI 49548
(616) 493-9360 tel.
(616) 493-9364 fax
www.NewcoDB.com

SEAL: 08/25/2022

ARCHITECT: BRADFORD W. POTTER

PROJECT No.: 30-00777

#	DATE	ISSUED FOR
	8/25/22	REVISIONS
	8/11/22	REVISIONS
	11/3/22	REVISIONS
	12/15/21	REVISIONS
	6/30/21	SITE LAYOUT

PROJECT NAME: CHECKER'S STORE 3117 BUN FREEZER LOCATION
21656 GREAT MILLS RD, LEXINGTON PARK, MD 20653

SHEET TITLE: Site Layout Plan, Notes, and Details

SHEET No.: SL-1