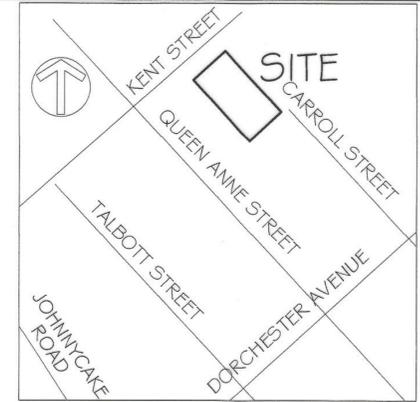
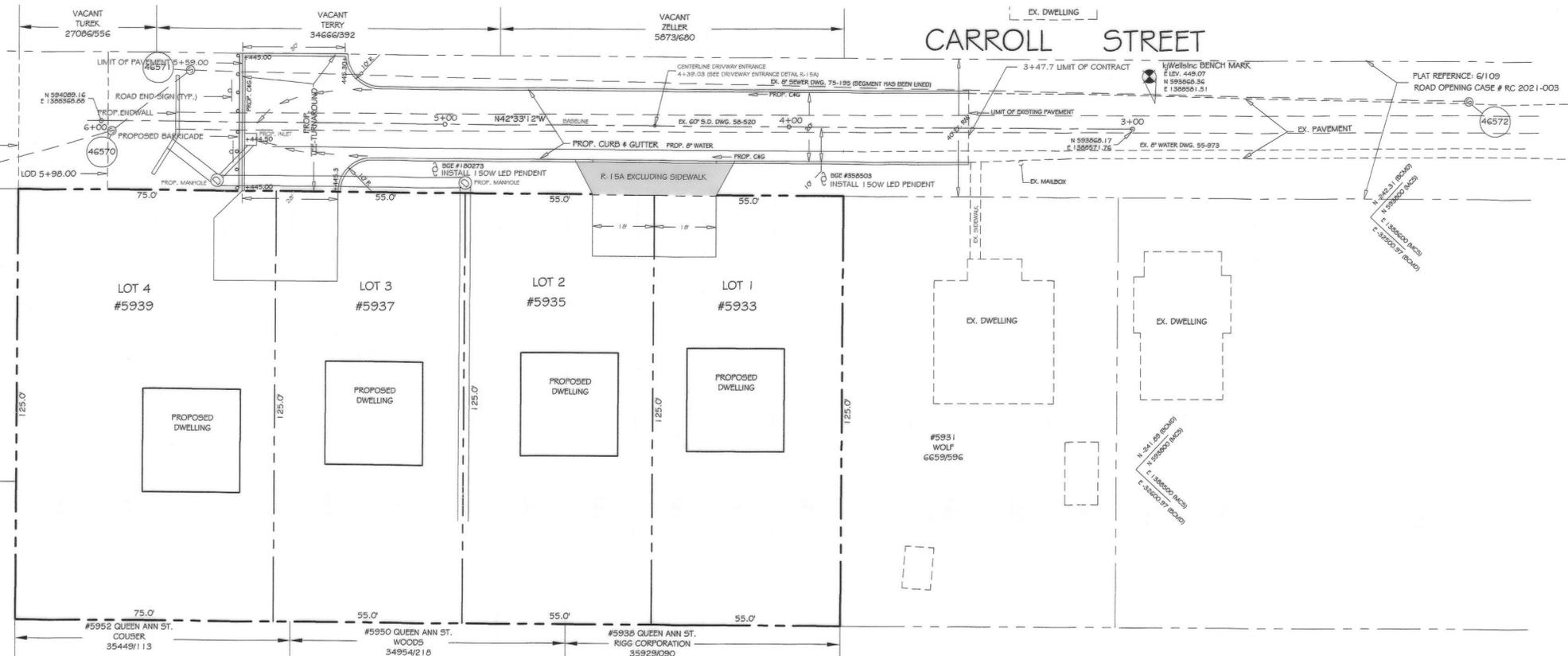


BENCH MARK:
CONTRACTOR TO OBTAIN LOCAL TRAVERSE POINTS ESTABLISHED BY WELLS INC. TO CONTROL THE CONSTRUCTION STAKEOUT.



- NOTES:
- THE CONTRACTOR SHALL MAINTAIN, REPAIR, AND/OR REPLACE ANY EXISTING SEDIMENT CONTROL DEVICES ENCOUNTERED AND DISTURBED DURING THE COURSE OF CONSTRUCTION UNDER THIS CONTRACT, AND AS SHOWN ON THE APPROVED SEDIMENT CONTROL PLAN AS PART OF THE CONTRACT DOCUMENTS. AT THE END OF EACH DAY, ALL SUCH DISTURBED DEVICES SHALL BE REPAIRED OR REPLACED BEFORE LEAVING THE WORK SITE. THE COST OF PERFORMING THE WORK, INCLUDING MATERIALS, SHALL BE PAID FOR BY A LUMP SUM BID FOR MAINTENANCE AND REPAIR OF SEDIMENT CONTROL DEVICES.
 - ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH BALTIMORE COUNTY SOIL CONSERVATION DISTRICT PERMIT NUMBER 157 - COUNTY -22.
 - ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (FEBRUARY 2000, AS AMENDED).
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (800) 257-7777 AT LEAST 72 HOURS PRIOR TO STARTING EXCAVATION.
 - THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
 - THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION AND/OR INSTALLATION OF ALL WORK SHOWN ON THESE PLANS. ALL UTILITIES SHALL BE FULLY PROTECTED FROM DAMAGE OR INTERRUPTION.
 - ALL PERMANENT STREET SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). ALL SIGNS SHALL BE INSTALLED AS PER THE LATEST BALTIMORE COUNTY SIGN INSTALLATION MANUAL. FOR A COPY OF THE MANUAL, PLEASE CONTACT THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING AT 410-867-3554.
 - THE PRICE BID FOR PERMANENT STREET SIGNS SHALL INCLUDE THE COSTS FOR FURNISHING AND PLACING OF SIGNS, COMPLETE IN PLACE, AS SHOWN, SPECIFIED OR DIRECTED.
 - CONTRACTOR SHALL ADJUST ALL TOPS OF ALL MANHOLES, INLETS AND VALVES LOCATED WITHIN THE ROADBEDS TO FINAL GRADE.
 - CONTRACTOR TO RESURFACE BID OF EXISTING ROAD AS DIRECTED BY ENGINEER IN THE FIELD.

DEDICATION TABLE

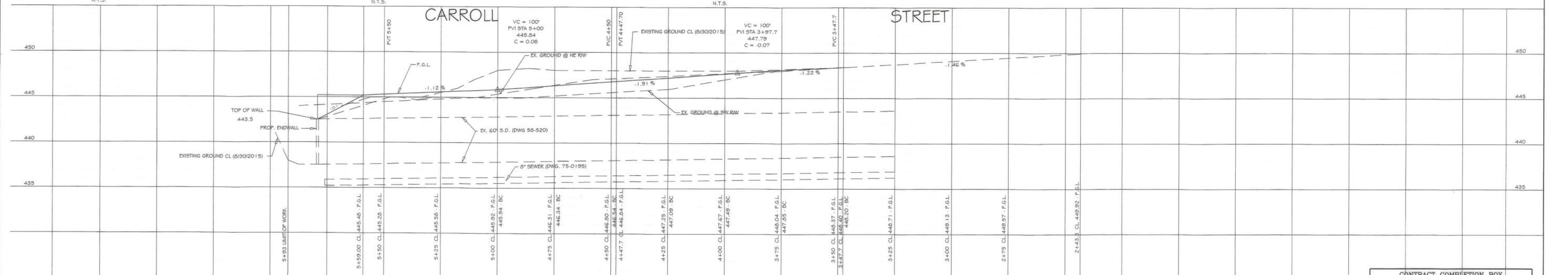
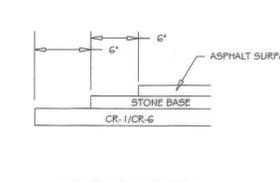
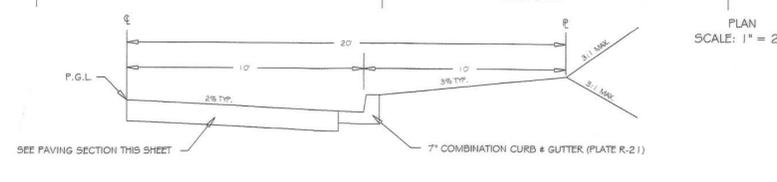
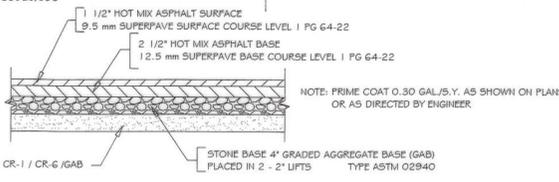
THE FOLLOWING RIGHTS-OF-WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THIS PLAN. DATA ENTERED INTO THE TABLE INDICATES PERTINENT INFORMATION ON THE PLANS. WHERE TABLE IS BLANK, DATA IS NOT APPLICABLE AND NO DEDICATION IS REQUIRED.

| TYPE OF CONVEYANCE | NO. | TOTAL AREA |
|-----------------------------|-----|------------|
| ACCESS EASEMENT | | |
| DRAINAGE & UTILITY EASEMENT | | 1 0.092 AC |
| HIGHWAY WIDENING | | |
| HIGHWAY EASEMENT | | |
| REVERTIBLE SLOPE EASEMENT | | |
| HIGHWAY RIGHT OF WAY | | |
| SIGHTLINE EASEMENT | | |
| TURNAROUND EASEMENT | | |

STREET LIGHT SCHEDULE

| LOCATION | CHECK ONE | FIXTURE TYPE | CHECK ONE | POLE TYPE | CHECK ONE | SIZE NUMBER | STATION LOCATION | RELOCATION |
|----------------|-----------|------------------|-----------|--------------|-----------|-------------|------------------|------------|
| CARROLL STREET | X | 150W PENDENT LED | X | EX WOOD POLE | X | 358503 | 3+90 | |
| CARROLL STREET | X | 150W PENDENT LED | X | EX WOOD POLE | X | 180273 | 5+03 | |

APPROVED BY: STREET LIGHTS INT. DATE: 9.30.24
TRAFFIC ENGINEERING



CITY OF BALTIMORE

REVISION - CITY OF BALTIMORE

RIGHT-OF-WAY CERTIFICATION

IN MY PROFESSIONAL OPINION, THIS PLAN IS SEALED AND CERTIFIED THAT THE RIGHT OF WAY SHOWN HEREON CONFORMS IN ALL MATERIAL RESPECTS TO THE RIGHT OF WAY SHOWN ON A RECORD PLAN RECORDED IN PLAT BOOK # FOLD 109 AND IN ACCORDANCE WITH A ROAD OPENING GRANTED IN CASE NUMBER RC 2021-003 AND THIS DRAWING WAS PREPARED IN COMPLIANCE WITH BALTIMORE COUNTY, DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS, REAL ESTATE COMPLIANCE, DRAFTING SECTION MANUAL DATED JANUARY, 1997.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

ENGINEER: KENNETH J. WELLS
DESIGN BY: KJW
AS-BUILT PER RECORD PRINT
DRAWN BY: KJW
BY: DATE: 9/25/2024

REVISION

BY: DATE: 9/25/2024

CONTRACT COMPLETION BOX

CONTRACTOR: _____
DATE COMPLETED: _____
INSPECTOR: _____
PIPE MATERIAL (Pressure Only): _____

SHEET DESIGNATION: ROAD
CONTRACT NUMBER: 203031RA0
JOB ORDER NUMBER: 210-205-5945
SHEET 1 OF 1
DRAWING NUMBER: 2016-3240
FILE NO.: 5

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION - BUREAU OF ENGINEERING & CONSTRUCTION

ROAD: CARROLL STREET
540± NORTHWEST OF DORCHESTER AVENUE
ELECTION DIST. NO.: 1C1

REFERENCE DRAWINGS

EX. WATER - DWG. NO. 55-973
EX. SANITARY - DWG. NO. 75-0195
EX. SANITARY - DWG. NO. 2014-2729
EX. DRAIN - DWG. NO. 58-520
EX. ROAD - DWG. NO. 55-0454

PROF. WATER - DWG. NO. 2016-3237
DA & FLOW TABULATION - DWG. NO. 2016-3238
PROP. STORM DRAIN - DWG. NO. 2016-3239
PROP. ROAD - THIS SHEET

OWNER/DEVELOPER:
INCOME ONE, LLC
1417 CLARVIEW ROAD
BALTIMORE, MARYLAND 21209
410-563-7575
ATTN: GARRETT ADLER

THIS DESIGN AND DRAWING ARE BASED ON THE MARYLAND COORDINATE SYSTEM:
HORIZONTAL - NAD 83/2012
VERTICAL - NAVD 86