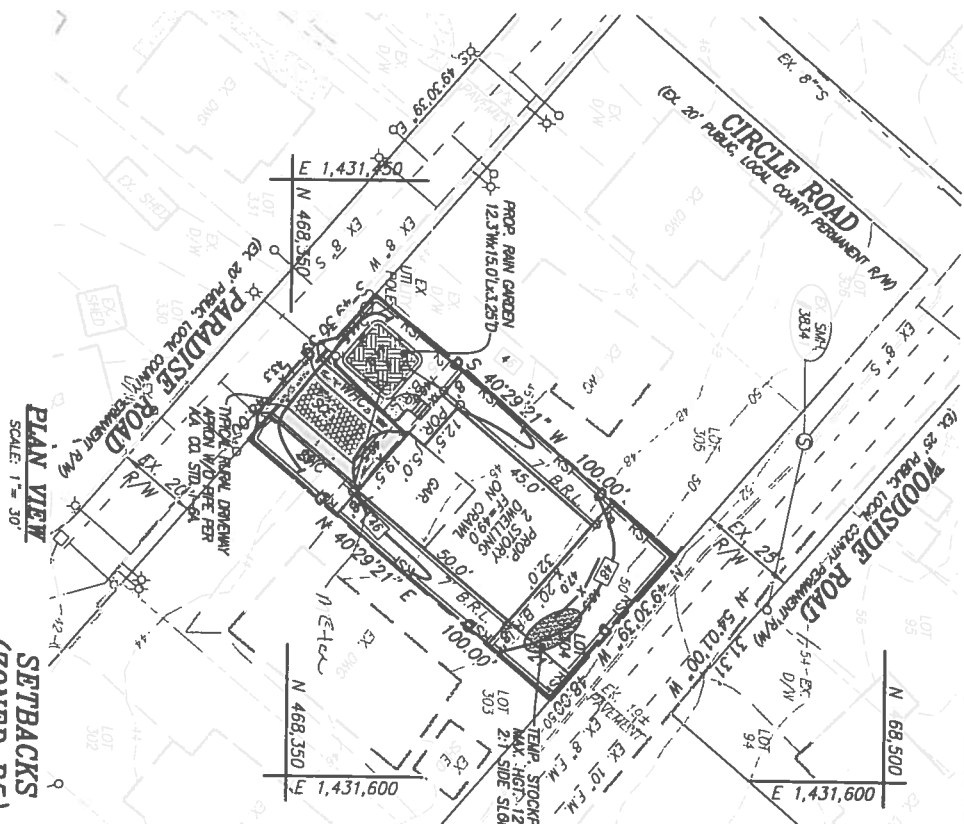


# GENERAL NOTES

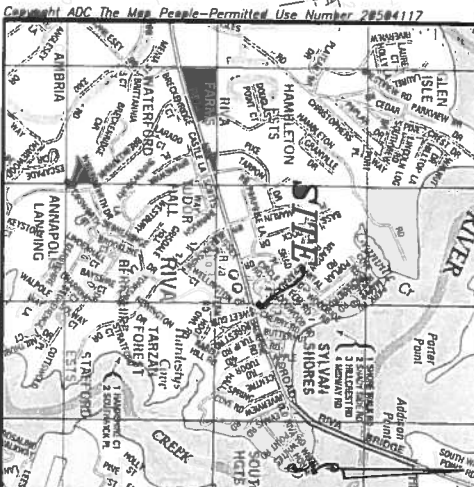
1. Notify the Anne Arundel County Department of Inspections & Permits, Inspection Division, (410)222-7764 (48) forty-eight hour before beginning the work shown on these plans.
2. The existing utilities and obstructions shown on the best available records and shall be verified by the contractor prior to construction. Necessary precautions shall be taken by the contractor to protect existing services and mains, and any damage to them shall be repaired immediately at his own expense.
3. It shall be distinctly understood that failure to mention specifically any utility which shall normally be required to complete the project shall not make the contractor of his responsibility to complete such work.
4. Temporary easement control measures shall be maintained until all contributing areas are graded and stabilized.
5. The topographic information shown hereon is based on field surveys performed by Boyd & Donaghy, P.A. and the A.L.C.O. GIS Site. The property information shown hereon is based on field surveys by Boyd & Donaghy, P.A.
6. All disturbed areas shall be seeded or better as per plans.
7. The user is responsible to verify all information shown on these plans.
8. The contractor shall note that in case of a discrepancy between the scaled and the un-scaled dimensions shown on these plans, the scaled dimensions shall govern.
9. Pile dirt on the high side of a channel during utility construction, and should not be used for bedding purposes.
10. The grading quantities shown hereon for permit purposes only and should not be used for bidding purposes.
11. All construction shall be in conformance with the 2001 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
12. For exact building dimensions, see Architectural Plans. By others.
13. All easements, irrespective of public or private disposition, one to be permanent unless otherwise labeled. All private easements have been labeled as such.
14. All roof drains shall be directed to the proposed SWM facilities as shown on sheet 3 of these plans.
15. This project is located within the South River Watershed #70,432.
16. For existing sewer in Paradise Road, see A.A. County Drawings #70,432.
17. The boundary lines, bearings, and distances as shown hereon for all adjacent parcels, rights-of-way, etc. are taken from deed plat(s) only. This drawing does not represent a field run survey of any parcel except for Map 55 P--X 4 Parcel 18, Lot 304, as shown hereon.
18. The property shown hereon is located within Zone "X" map of minimal flood hazard, as shown on FEMA Flood Map 240000228F, dated February 18, 2015.
19. For title, see Deed Liber 30074 Folio 322.



PLAN VIEW  
SCALE: 1" = 30'

SETBACKS  
(ZONED R5)  
Front ..... 25'  
Side ..... 5'  
Rear ..... 25'

\*Set yards must have at least 20' on abutting right-of-way.



VICINITY MAP  
SCALE: 1" = 2000'

SITE ANALYSIS  
Total Site Area 4,800 Sq.Ft.  
Ex. Zoning R5

**APPROVED**

Date: July 19, 2012



Approved subject to applicable codes, comments and final field inspection.  
Professional Seal of the Permit Center  
Fire/Building Plans Reviewer

Lot #	Area (Sq. Ft.)	Prop. Area (Sq. Ft.)	Prop. Total (Sq. Ft.)	Prop. Area (Sq. Ft.)
304	4,800 Sq.Ft.	1,601 Sq.Ft. or (33.1%)	2,178 Sq.Ft. or (45.1%)	See Arch Plans

BUILDING PERMIT #B0240

## SITE DEVELOPMENT PLAN

LOT 304, STUYAN SHORES  
DATE: JULY 19, 2012  
BY: JAMES M. SHANNON, III  
ANN ARUNDEL CO. MD 21146

DEVELOPER  
REAL ESTATE GENERAL, LTD  
2137 Dulles Ave, Suite 100  
Coffee, Maryland 21114  
(410) 721-9230  
josh@realestategeneral.com

BOYD & DONAGHY, P.A.  
ENGINEERS-ARCHITECTS-PLANNERS  
412 Independence Drive  
Millersville, Maryland 21108  
(410) 728-1234

CHECKED BY: JMT  
DATE: JULY 2012  
PROJECT # B0201844

SCALE: AS SHOWN  
SHEET NO. 1 OF 1  
DATE: JULY 2012  
PROJECT # B0201844

JOB#20-188