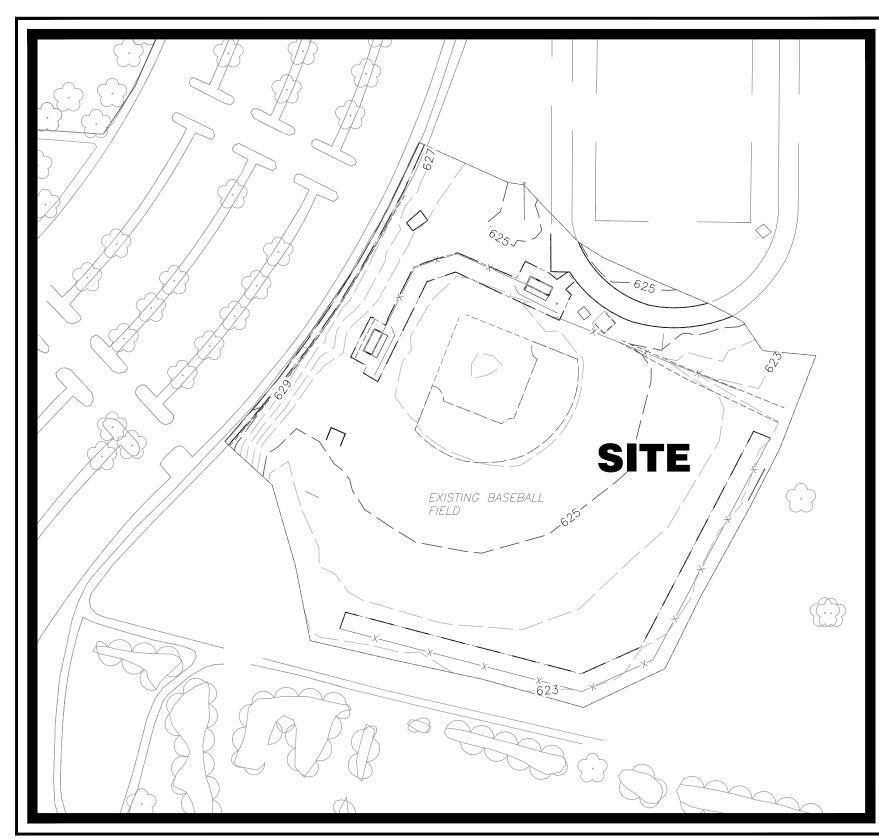
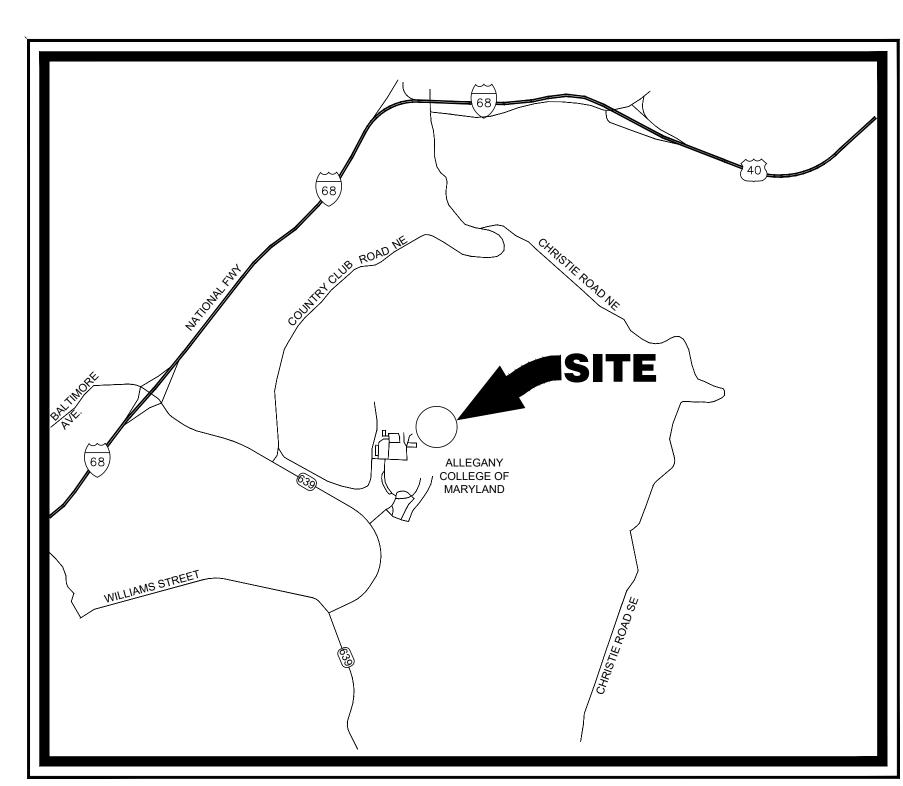
BASEBALL FIELD DUGOUT RENOVATION PLAN FOR ALLEGANY COLLEGE OF MARYLAND



LOCATION MAP SCALE: 1" = 100'



VICINITY MAP SCALE: 1"=2,000'

SITE DATA:

PURPOSE OF PLAN:

TYPE OF USAGE: COLLEGE ACREAGE: 308.49 ACRES **RO- RESIDENTIAL OFFICE** ZONING:

PHYSICAL ADDRESS: 12401 WILLOWBROOK ROAD CUMBERLAND, ALLEGANY COUNTY, MD.

BASEBALL FIELD DUGOUT RENOVATION PLAN

DISTURBED AREA: 39,364 SF (.90 AC.)

SHEET INDEX:

COVER SHEET	C.1.0
EXISTING CONDITIONS	
SITE PLAN	
PROFILES AND DETAILS	

PROJECT CONTACTS:

DEVELOPER: ALLEGANY COLLEGE OF MARYLAND ADDRESS: 12401 WILLOWBROOK ROAD CUMBERLAND, MD. 21502

CONTACT: **ADAM PHIPPS** 301-784-5262 PHONE NUMBER:

> ALLEGANY COLLEGE OF MARYLAND 12401 WILLOWBROOK ROAD CUMBERLAND, MD. 21502

CONTACT: **ADAM PHIPPS** PHONE NUMBER:

GENERAL NOTES:

OWNER:

ADDRESS:

1. TAX MAP 0026, GRID 012, PARCEL 0035

2. ELECTION DISTRICT: 22

3. DEED REFERENCE: BEING ALL OF THE LANDS CONVEYED BY WILLARD J. AND JEAN ALMA MOORE UNTO ALLEGANY COMMUNITY COLLEGE.. BY DEED DATED DECEMBER 28.1967 AND RECORDED AMONG THE LAND RECORDS OF ALLEGANY COUNTY. MARYLAND IN

LIBER 415, AT FOLIO 147. 4. SITE AREA =308.491 AC.±

5. TOPOGRAPHIC FEATURES SHOWN HEREON WERE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY TRIAD ENGINEERING, INC

6. UTILITY INFORMATION WAS PROVIDED BY OWNER.

7. SITE IS ZONED "RO" - RESIDENTIAL OFFICE PER THE OFFICIAL ZONING MAP - CITY OF CUMBERLAND, MD. 8. EXISTING AND PROPOSED USAGE IS A PUBLIC COLLEGE.

9. THE PURPOSE OF THIS PLAN IS FOR SITE IMPROVEMENTS FOR THE BASEBALL FIELD DUGOUTS AND FIELD AREA AT ACM. 10. MINIMUM REQUIREMENTS PER 6.03 DEVELOPMENT REGULATIONS OF THE CITY OF CUMBERLAND ZONING ORDINANCE: a. LOT REQUIREMENTS:

MINIMUM LOT AREA: 12,000 S.F. MINIMUM LOT WIDTH: 100'

b. FRONT BUILDING SETBACK LINES: 30'

c. SIDE BUILDING SETBACK LINES: 15'

d. REAR BUILDING SETBACK LINES: 35'

PROJECT NOTES:

1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK, OR OTHER

NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM. 2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM NUMEROUS SOURCES INCLUDING, BUT NOT LIMITED TO PROPERTY OWNER, UTILITY OWNER, PAST SITE PLANS AND DRAWINGS AND LOCATION OF SURFACE FEATURES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND ANY OTHER UTILITY AND SUBSURFACE INVESTIGATIVE SERVICES AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS.ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND

PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES. 3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S)

4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY TOWN FOR WORK WITHIN TOWN RIGHT-OF-WAYS.

6. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE

OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES. TRIAD ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANYTHING TO DO WITH CONSTRUCTION UNLESS CONTRACTED BY THE OWNER OR CONTRACTOR TO PERFORM A

8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 9. NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO US BY OTHERS. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM DEED (S) OF RECORD AND

10. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER TO OBTAIN ALL NECESSARY EASEMENTS AND/OR RIGHT OF WAYS NECESSARY IN ORDER TO COMPLETE THE PROJECT SHOWN ON THESE PLANS. TRIAD ENGINEERING, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE ACQUIRING OF OFFSITE

EASEMENTS AND RIGHT OF WAYS. 11. ALL SPECIFICATIONS SHOWN HEREIN SHALL BE USED AND LOCAL, STATE AND FEDERAL SPECIFICATIONS SHALL BE MINIMUM STANDARD.

12. SITE PLANS INCLUDE BUILDING RECOMMENDATIONS BUT WILL REQUIRE THE PROFESSIONAL APPROVAL / STAMP OF A STRUCTURAL ENGINEER / ARCHITECT PRIOR TO

CONSTRUCTION AND IS THE RESPONSIBILITY OF THE OWNER.

DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3566



www.triadeng.com

SHEET NUMBER:

JOB NO.: 03-24-0183

