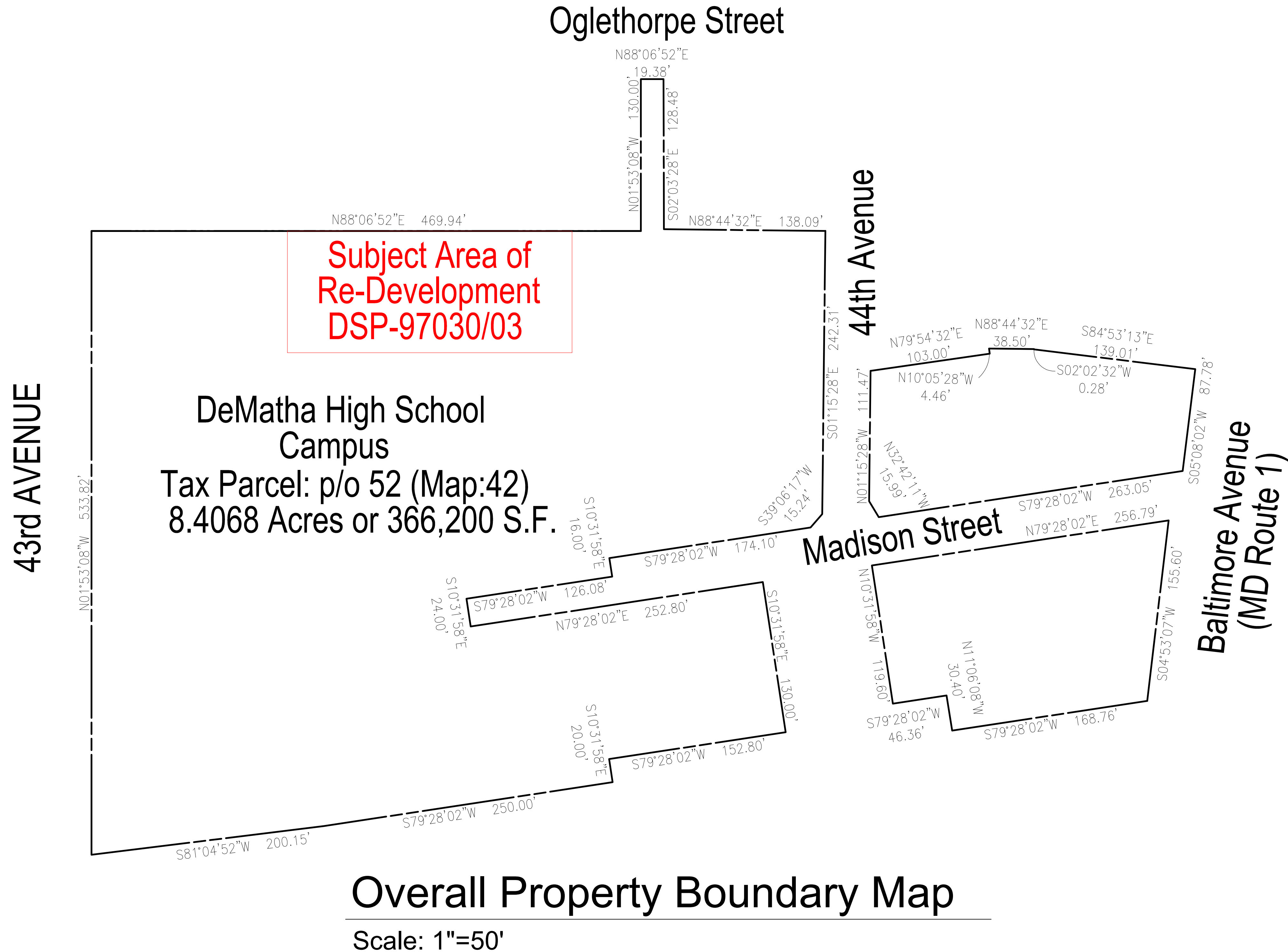
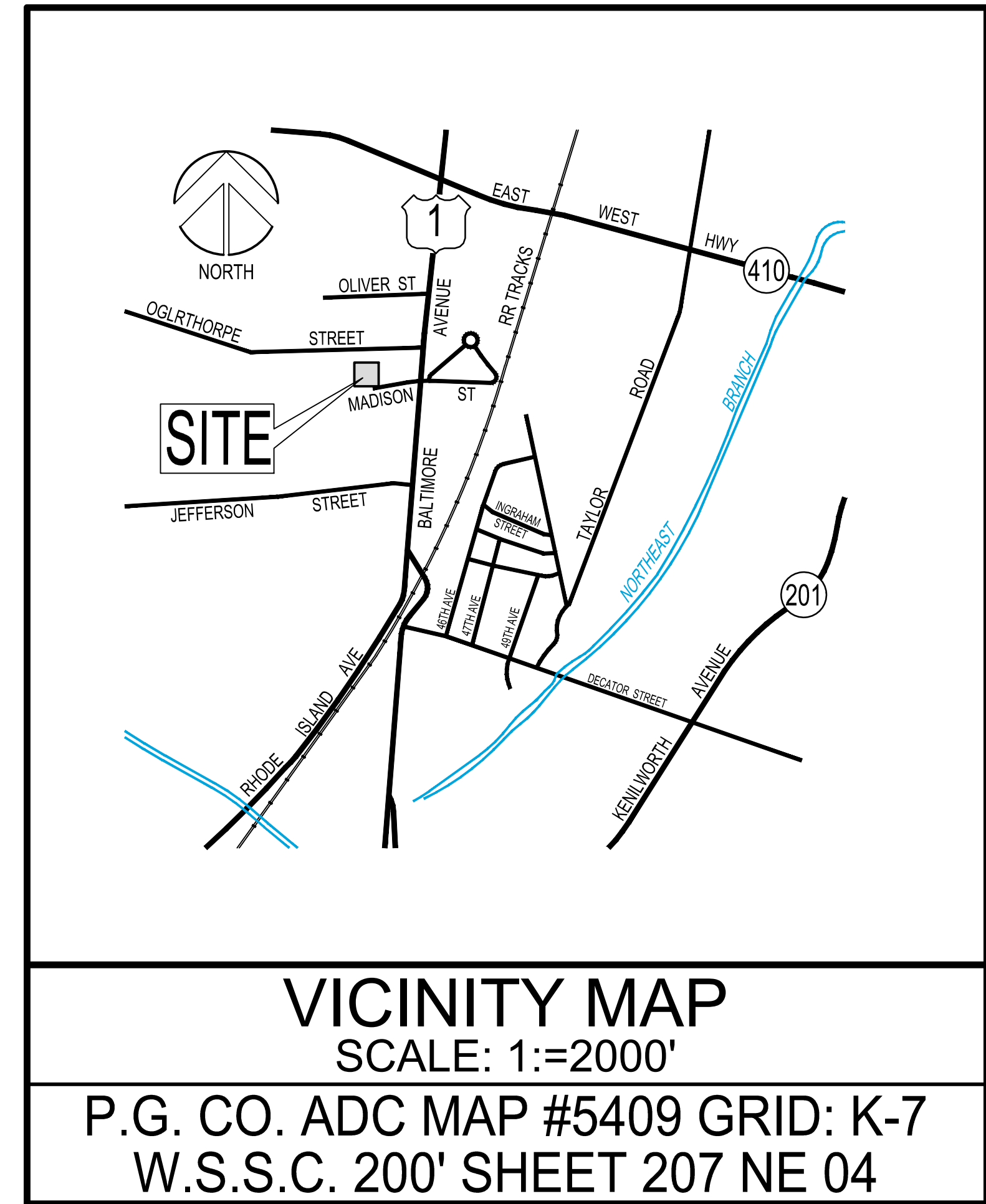


DSP-97030/03 Revision
Detailed Site Plan
Cover Sheet
Cross Center Engineering
for Arts & Robotics Facility
Part of Tax Parcel: 52 Map: 42
Liber: 22759 Folio: 455
DeMATHA CATHOLIC
HIGH SCHOOL
HYATTSVILLE, 16th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

MISS UTILITY
Service Protection Center

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MARKS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MARKS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "DAP" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECEPTOR ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

Index To Drawings:

- DSP- 1 MNCP&PC Cover Sheet
- DSP- 2 MNCP&PC Approval Sheet
- DSP- 3 Demolition Plan
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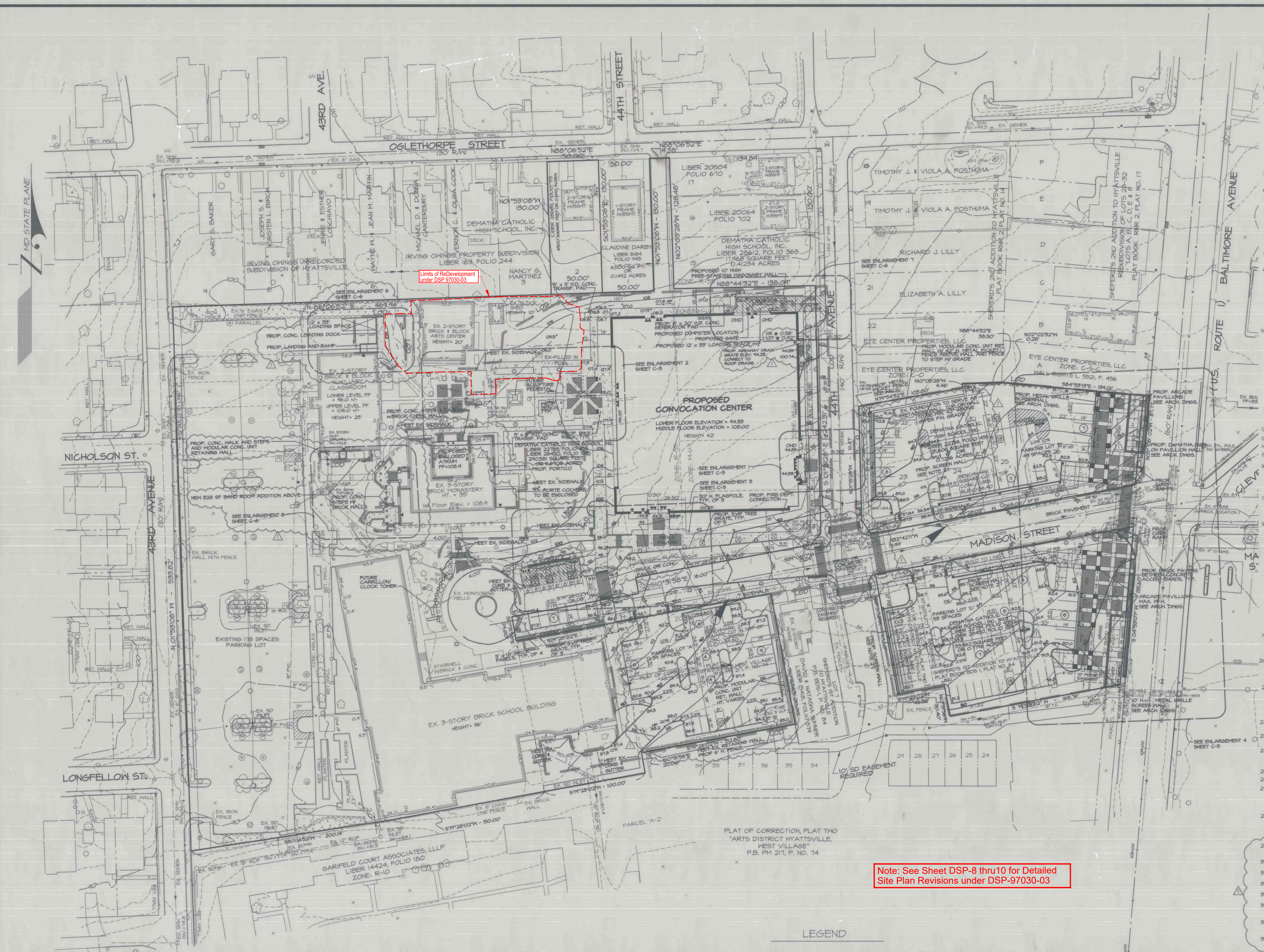
Owner/Developer/Applicant:

DeMatha Catholic High School, Inc.
4313 Madison Street
Hyattsville, Maryland 20781
Attn: Charles J. Kenny, Jr., Esq
Phone: 301-927-8611
email: litagator1@aol.com

Architect:

CW Architects, Inc.
Mr Michael Johnson, AIA, NCARB
3208 Castleleigh Road
Beltsville, Maryland 20705
College Park, Maryland 20770
Phone: 301-943-5643
email: mjohnson@cwarchinc.com

	REVISIONS:		iCIVIL, Inc. PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS LAND PLANNING & CONSTRUCTION MANAGEMENT 2016 BALTIMORE AVENUE, NEW JERSEY OFFICE PARK BELTSVILLE, MARYLAND 20705 TEL (201) 995-4333 FAX (201) 505-4839 www.iCivilInc.com ©2022 iCIVIL, INC.	DESIGN: WAJ DATE: December, 2022 JOB No.: 021015 TOP No.: Exempt DRAFT: MNE COMPI: iCIVIL SCALE: NA S.D. No.: TBD CHECK: iCIVIL SURVEY: iCIVIL SHEET: 1 OF 11 SDCP No.: 5024-2022
I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.		COVER SHEET		



GENERAL NOTES

- This property is zoned R-55 and M-1-U, and lies completely within the Town Center Character Area of the Gateway Arts Development District Overlay Zone. The following build-to lines have been established for the D.D.O.Z. Route 1: 20' from face-of-curb + 40' allowable variation for institutional use. All other streets: 15' from face-of-curb + 40' allowable variation for institutional use.
- All surrounding property is zoned: R-55 to the west and between 43rd Ave. and 44th Ave. to the north; R-10 to the southwest; M-1-U to the southeast; C-1 and C-2-C to Lots L and A, respectively, to the northeast.
- The use of this property is for a private school. The building labeled "Monastery" contains classrooms, conference rooms and offices, and is not used as a residence.
- Zoning History:**
Special Exceptions #418, #3032 and #3456
Variances to Special Exception: VSE-418, VSE-3032, and VSE-3456
Revision of Site Plan: R05P-SE-418/VSE-418SE-3032/VSE-3032, SE-3456/VSE-3456
Detailed Site Plan: SP-418030/VSE-418030A

These approvals allow the site to be occupied by a private educational institution, allow the expansion of the facility to include adjoining contiguous lots, and address deficiencies in building setbacks, yard requirements, required outdoor play area and lot coverage percentage.

- Net Lot Area = 366,200 sq. ft. or 8.4066 ac.
(2,185 ac. in the M-1-U zone, 5,623 ac. in the R-55 zone)
- Area to be disturbed = 206,800 sq. ft. or 4.75 ac.
- Gross Square Footage:
High School Building 85,016 sq. ft.
Auxiliary Classroom Building 11,250 sq. ft.
Storage Shed 4,742 sq. ft.
Monastery (see Note 3) 17,178 sq. ft.
Convocation Center 16,729 sq. ft.
Total 135,915 sq. ft.
- Lot Coverage: Permitted (per SE-3456) = 218,120 sq. ft. (60% of Net Lot Area)
Provided = 218,120 sq. ft. (60% of Net Lot Area)
- Parking Required:
Base parking requirement per Subtitle 27 Part II:
275 9th grade students @ 1 space per 6 students: 46 spaces
675 10th-12th grade students @ 1 space per 3 students: 225 spaces
Total: 271 spaces
(of which at least 16 (2% of the total) must be non-compact.)
Per DDOZ criteria, minimum parking required = 50% of 271 or 136 spaces.
- Parking provided: 321 Spaces, allocated as follows:
4 Full-sized parallel spaces, @ 8' x 22'
170 Standard Spaces @ 4.5' x 11'
135 Compact Spaces @ 8' x 16.5'
1 Regular Handicapped Spaces @ 8' x 14' with a 5' wide access aisle**
4 Van accessible Handicapped Spaces @ 8' x 14' with an 8' wide access aisle**
* 8 handicapped spaces are required for 321 total spaces provided.
1 handicapped spaces are proposed.
** 3 handicapped spaces (1/4 of the total) are required to be van-accessible.
4 van-accessible spaces are proposed.
- Loading Required: 2 spaces for 144,901 sq. ft. of GFA
(1 space for the first 100,000 sq. ft. plus 1 space per each additional 100,000 sq. ft. = 2 spaces).
- Loading Provided: 2 spaces @ 12' x 33'
- All concrete curb and gutter to be Prince George's County Std. No. 300.01
- All parking spaces shall be defined by 4" wide white painted striping.
- Radii on islands and curb work to be 5 feet unless otherwise shown.
- Minimum grade on areas not paved: 2.5% unless otherwise noted.
Maximum grade: 5%
Contour interval: 2 feet
Elevations are based on MGS Datum.
- Call "MISS UTILITY" at 1-800-257-7177 at least 48 hours prior to beginning work to determine the location of existing utilities. The "MISS UTILITY" verification number must be updated every 10 days.
- All grading work shall be in accordance with Division 3 of the Prince George's County Building Code (Section 4, latest edition).
- All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload-bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 98% and 90% respectively of maximum density as determined in the laboratory by the Standard Proctor Test. (AASHTO T-99, ASTM D-698). In place density tests shall be provided by a licensed geotechnical engineer.
- The site geotechnical analysis and report prepared by a licensed geotechnical engineer shall be consulted and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedent over any conflicting information between the plans and report.
- Upon completion of work, site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.
- Site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional upon completion of the work, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.
- All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, composition, etc., should be determined by a soils engineer.
- The contractor will be responsible for any damage to the existing structures and underground utilities.
- The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.
- No handicap parking space shall have a slope greater than 2.0% in any direction. No handicap ramp shall have a longitudinal slope greater than 3.3% or a cross slope greater than 2.0%.
- Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
- Dimensions shown in the parking and drive areas are to face of curb, where applicable.
- The parking lots adjacent to Madison Street and 44th Avenue shall be screened from those streets by 3' x 1/2" high brick knee walls topped by 3' x 1/2" high metal picket fencing, set between 2' x 2' x 8' high brick columns spaced approximately 30' apart. For details, see "ROUTE 1 FRONTAGE SITE DETAILS" by The Hulten Group, Ltd. (BDN Div. No. 51005-2).
- Pedestrian actuated traffic signals shall be provided at the U.S. Route 1 and Madison Street intersection. Refer to 6th approved Traffic Signalization Plan prepared by Lehigh Traffic Consulting for details.
- Unless otherwise indicated, 10'-foot wide Public Utility Easements shall be provided along all public rights-of-way.
- Tax Map 42 Grid C-4
- Aviation Policy Area: N/A
- Water/ Sewer Categories: VSE/55
- SRM Concept No. 1526-2006-00
- There are no cemeteries or historic sites associated with this property.
- This site is not within the Chesapeake Bay Critical Area and contains no wetlands or 100-year floodplains.
- Topography is by aerial survey.

VICINITY MAP
SCALE: 1" = 200'

- Index To Drawings:**
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Owner/Developer/Applicant:
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4313 Madison Street
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Attn: Charles J. Kenny, Jr., Esq.
Phone: 301-927-8611
email: litagator@aol.com

Architect:
CW Architects, Inc.
Mr Michael Johnson, AIA, NCARB
3208 Castleleigh Road
Beltsville, Maryland 20705
College Park, Maryland 20770
Phone: 301-943-5643
email: mjohnson@cwarchinc.com

CALL MISS UTILITY
1-800-257-7177
48 hrs. Before Excavation

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

[Signature] RLA #747

2.19.09

LEGEND

PROPOSED CONTOUR	EXISTING SEWER
EXISTING CONTOUR	PROPOSED SEWER
EXISTING SPOT ELEVATION	EXISTING WATER
PROPOSED SPOT ELEVATION	PROPOSED WATER
LIMIT OF DISTURBANCE	EXISTING STORM DRAIN
PROPOSED FLOW ARROWS	PROPOSED STORM DRAIN
PROPOSED CLASS I FILL	STANDARD PARKING SPACES
PROPOSED CONCRETE PAVING	COMPACT PARKING SPACES
PROPOSED HEAVY DUTY CONCRETE PAVING	HANDICAPPED PARKING SPACES
PROPOSED HEAVY DUTY ASPHALT PAVING	EXISTING CURB & GUTTER
PROPOSED BRICK OR BRICK TEXTURED CONCRETE PAVING	PROPOSED CURB & GUTTER
PROPOSED DOOR LOCATIONS	PROPOSED CHAIN LINK FENCE
PROPOSED STREET LIGHT	PROPOSED WOOD SCREEN FENCE
PROPOSED PARKING LOT LIGHT	

DETAILED SITE PLAN
DeMATHA CATHOLIC HIGH SCHOOL
HYATTSVILLE DISTRICT NO. 16
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 40'

DSP-4
DETAILED SITE PLAN
[DSP 97030-03]

NOTES: REVISIONS MADE AFTER DECEMBER 22, 2022 BY CIVIL, INC. ON BEHALF OF THE DeMATHA CATHOLIC HIGH SCHOOL, INC., [APPLICANT] RELATED TO DSP-97030-03 REVISIONS EXCLUSIVELY.

CIVIL, INC.
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.civilinc.com

REVISIONS

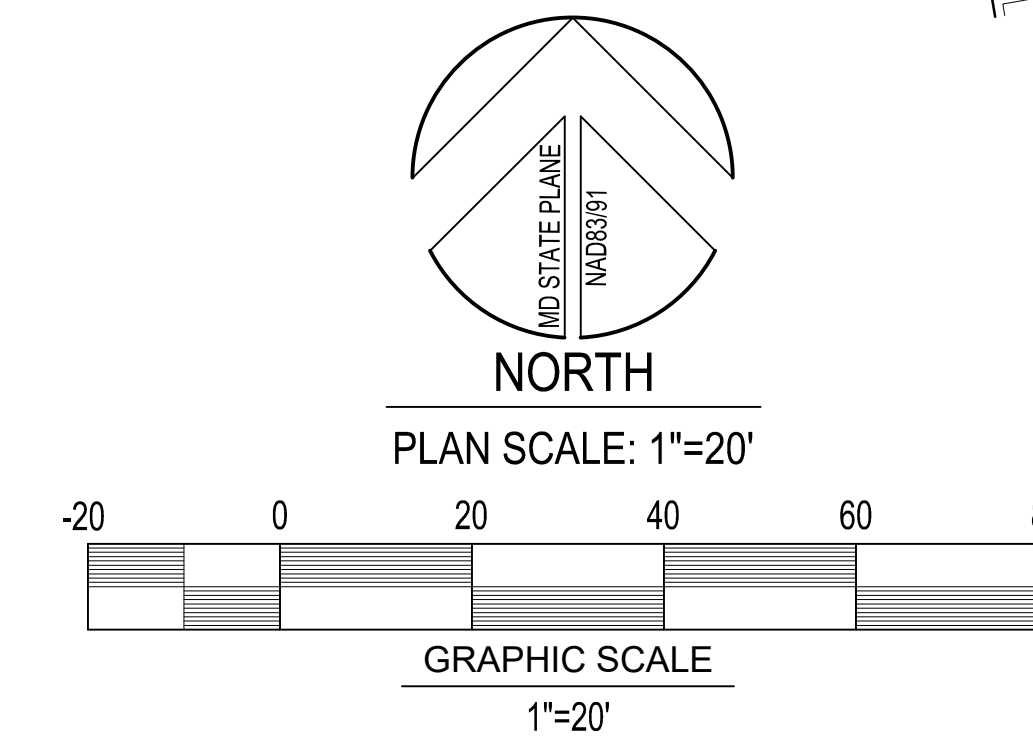
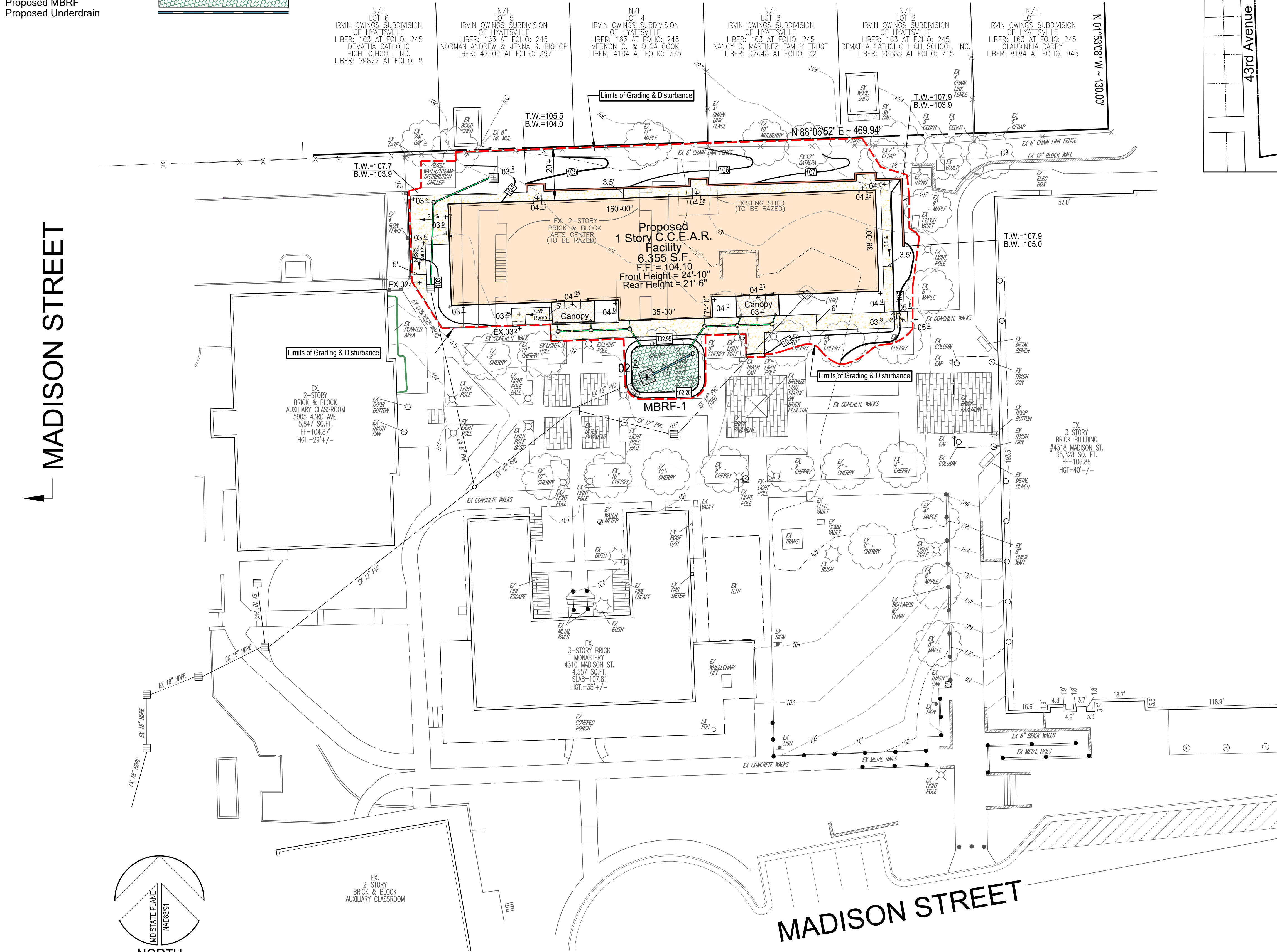
DATE	DESCRIPTION	BY	DATE
9-4-08	Add 10' PUEs along 44th St. & Madison St.	JB	10/12/2024
6-6-08	Rev. per Staff Review Comments	JB	
11-6-08	Rev. per Staff Review Comments	JB	
11-28-08	Revise Rte. 1 Frontage & parking lots	JB	
04-4-06	Revise Rte. 1 Frontage & parking lots	JB	

DATE: JANUARY 2006 DWG. NO: 6.018-Z

Site Legend:

- Proposed Sign "Handicap"
- Proposed Sign "Do Not Enter"
- Proposed Flag Pole
- Proposed Parking Lighting
- Proposed Wall Pack Lighting
- Proposed ADA Warning Strip
- Proposed Concrete Pavement
- Proposed Bituminous Pavement
- Proposed ADA Access Route
- Proposed Pedestrian Crosswalk
- Proposed Mill & Overlay
- Proposed Green Area Provided
- Proposed Bioretention Facility
- Proposed Storm Drain
- Proposed/Future Water Line
- Proposed/Future Sewer Line
- Limit of Grading & Disturbance
- Proposed Building
- Proposed MBRF
- Proposed Underdrain

MADISON STREET



ATTENTION:

THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

Before You Dig

Call

"MISS UTILITY"

Service Protection Center

MEMBER

CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE

1-800-257-7777

www.bisusa.com/miss

- Index To Drawings:
- DSP- 1 MNCP&PC Cover Sheet
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 - DSP- 11 Architectural Plans and Details [DSP 97030-03] New

Engineer's Certificate

I hereby certify that, to the best of my knowledge, and belief this plan was prepared in accordance with the minimum standards of Subtitle 32, Division 2, of the Prince George's County Code, and further certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto downgrade properties has been addressed in substantial accordance with applicable codes.

Stephanie J. Tobery
Stephanie J. Tobery, MD P.E. #36334

03/20/2023
Date

Area Statement

Total Lot Area: 8.40 Acres or 366,200 Square Feet
Total Disturbed Area: 0.30 Acres or 13,306 Square Feet
Limit of Clearing: None
Total Working Days: 210 Days
Property Zoning : RSF-65

Owner/Developer/Applicant:

DeMatha Catholic High School, Inc.
4313 Madison Street
Hyattsville, Maryland 20781
Attn: Charles J. Kenny, Jr., Esq
Phone: 301-927-8611
email: lltagator1@aol.com

Architect:

OW Architects, Inc.
Mr Michael Johnson, AIA, NCARB
3208 Castleleigh Road
Beltsville, Maryland 20705
College Park, Maryland 20770
Phone: 301-943-5643
email: mjohnson@owarchinc.com

I hereby certify that the documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

Professional Engineer

Signature: [Signature]
License No: 36334
Exp Date: 10-12-2024

REVISIONS:

NO.	DESCRIPTION	DATE

ICIVIL, Inc.
PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS
LAND PLANNING & CONSTRUCTION MANAGEMENT
10100 BELT ROAD, SUITE 100, BELTSVILLE, MARYLAND 20705
TEL: (301) 943-5643 FAX: (301) 943-5643
www.icivilinc.com ©2022 ICIVIL, Inc.

DSP-8
SITE PLAN-NEW
[DSP 97030-03]

DESIGN:	WAJ	DATE:	June 2021	JOB No.:	021015	TOP No.:	Exempt
DRAFT:	HAL	COMP:	CIW	SCALE:	1"=20'	SCD No.:	TBD
CHECK:	JEC	SURVEY:	JR/LC	SHEET:	8 OF 11	SDCP No.:	TBD

Tree Canopy Coverage Schedule for Sec. 25-128				
Project Name:	TCP#:	DRD Case#:	Area (acres)	
DeMatha Catholic High School	None	DSP97030-03		
Site Calculations:	Zone 1:	RSF-65		0.30
	Zone 2:			0
	Zone 3:			0
	Zone 4:			0
	Total Acres:			0.30
Total Acres (gross acres)		% of TCC required	TCC Required (Acres)	TCC Required (in \$f)
		15.0%	0.04	1954
A. TOTAL ON-SITE WC PROVIDED (acres) =			acres	0
B. TOTAL AREA EXISTING TREES (non-WC acres) =		0.00	acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =				2675
D. TOTAL TREE CANOPY COVERAGE PROVIDED =				2675
E. TOTAL SQUARE FOOTAGE REQUIRED =				1954
				Requirement Satisfied

Stephanie J Tobery, PE 36334	February 8, 2023
Prepared by	Date

1) General Plan designation: X Developed Tier, Corridor
Node or Center
 Developing or Rural Tier
Existing/Proposed Private High School

2) Use of proposed development:

3) Impact of proposed development: Medium

4) Use of adjoining development: Single Family Detached

5) Impact of adjoining development:

6) Minimum required bufferyard (A, B, C, D or E): A B ★ C D E

7) Minimum required building setback: 40 feet

8) Building setback provided: ★ 20 feet

9) Minimum required width of landscape yard: 30 feet

10) Width of landscape yard provided: ★ 9 feet

(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)

11) Linear feet of buffer strip required along property line and right-of-way: 353 linear feet

12) Percentage of required bufferyard occupied by existing trees: 39.7 %

13) Is a six (6) foot high fence or wall included in bufferyard? X yes no
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)

14) Total number of plant units required in buffer strip: 120 p.u./100 l.f.*50%= 128 p.u.

15) Total number of plant units provided: shade trees x 10 p.u.= p.u.
evergreen trees 26 x 5 p.u.= 130 p.u.
ornamental trees x 5 p.u.= p.u.
shrubs x 1 p.u.= p.u.
Total 130 p.u.

★ AC# 94011/01 Approved under SP#97030.
Note: Type 'B' Bufferyard was previously approved by Special Exception

[illegible]

Drawing name: R:\Land Projects\021015 - DeMatha CCARF Bldg\Dwg\021015_DSP-9 [LP-NEW].dwg
Plotted: Apr 17, 2023 - 3:29pm

Site Legend	email
Proposed Sign "Handicap"	
Proposed Sign "Do Not Enter"	
Proposed Flag Pole	
Proposed Flag Pole Lighting	
Proposed Parking Lighting	
Proposed Wall Pack Lighting	
Proposed ADA Warning Strip	
Proposed Concrete Pavement	
Proposed Bituminous Pavement	
Proposed ADA Access Route	
Proposed Pedestrian Crosswalk	
Proposed Mill & Overlay	
Proposed Green Area Provided	
Proposed Bioretention Facility	
Proposed Storm Drain	
Proposed/Future Water Line	
Proposed/Future Sewer Line	
Limit of Grading & Disturbance	
Proposed Building	
Proposed MBRF	
Proposed Undertrain	

ATTENTION:
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10-100-207
 Before You Big
 Call
 MISS THE
 Service Protection Plan
 MEMBER
 SYSTEMS INTERNATIONAL
 CALL TOLL FREE
 1-800-257-7777
 1-800-257-7777
 1-800-257-7777

SPACING TO BE MAXIMUM 10'-0"

CHAIN LINK FENCE SEE NOTE BELOW

SEE PLANE

TENSION WIRE

TOP OF WALL, CHANNEL, OR BERM

CHAIN LINK FENCE DETAIL

3" PIPE SOCKET

1/2" M/Z

1/2" M/Z

FILL ANNULAR SPACE WITH NON SHRINK GROUT

4 - 4" - 5" Ø BARS CENTRED ON EACH POST

TOP OF SLOPE OR STORM DRAIN CHANNEL

12" MIN.

12" MAXIMUM

10" MIN.

12"

5" MIN.

CROWN CONCRETE AT POST

SEE SPECIFICATIONS FOR POST EMBEDMENT INFORMATION

POST INSTALLATION ON WALL

POST INSTALLATION ALONG CHANNEL

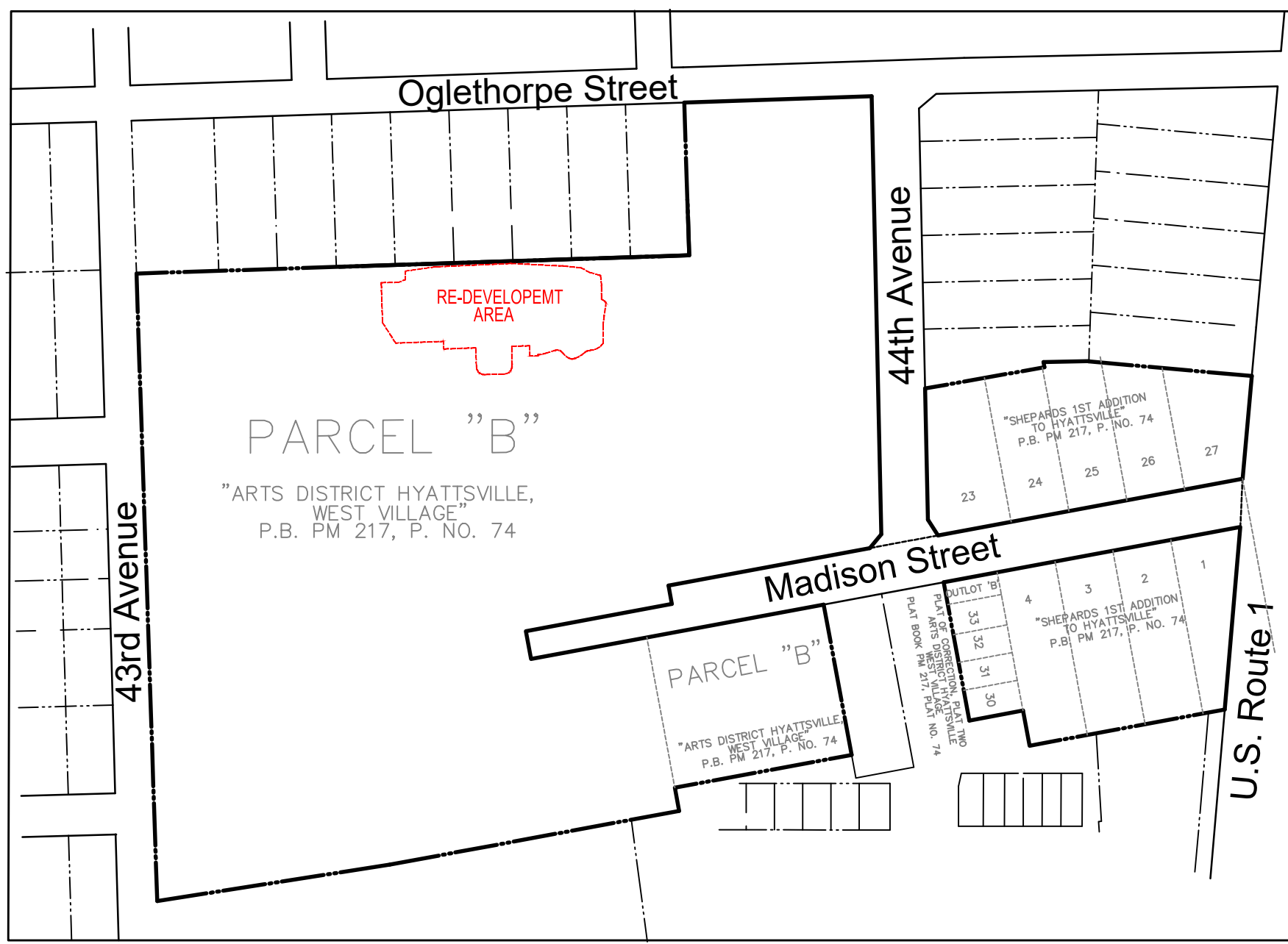
NOTE:
Install 1 1/4" wide privacy slats in between wire mesh.
Chain link fence and slat color to match existing.

PROPOSED SIX (6') FOOT HIGH CHAIN LINK PRIVACY FENCE DETAIL

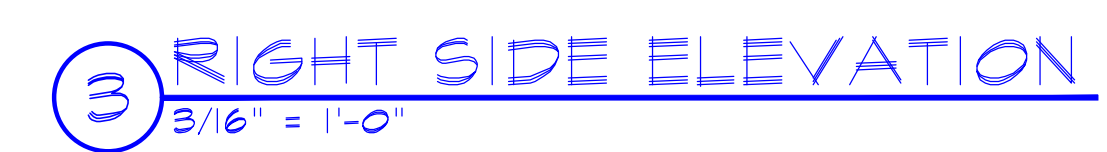
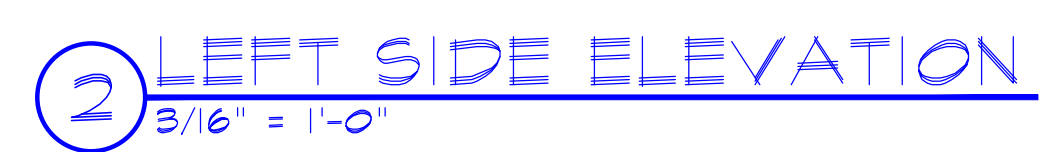
NOTE: This fence detail is and will be in conformance with CB-4-2016.

M190

Location Map: Scale = 1" : 120'
See Cover Sheet, DSP-1 for Meets & Bounds




**moody
graham**

[illegible]