

QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUF./SUPPLIER
8" WATER	1097 L.F.	1097	CL52 DIP	GRIFFIN PIPE
6" WATER	30 L.F.	30	CL52 DIP	" "
4" WATER	11 L.F.	11	CL52 DIP	" "
8" VALVES	2 EA.	2	R5GV	KENNEDY
6" VALVES	3 EA.	3	R5GV	"
4" VALVES	6 EA.	6	R5GV	"
FIRE HYDRANTS	3 EA.	3		"
4" WHC	50 L.F.		CL52 DIP	GRIFFIN PIPE
8" SEWER	350 L.F.		SDR 35	DIAMOND PLASTICS
MANHOLES	4 EA.		PRECAST	ATLANTIC CONCRETE
6" SHC	10 L.F.		SDR 35	DIAMOND PLASTICS
6" DHC	20 L.F.		SDR 35	" "

NAME OF UTILITY CONTRACTOR: C.S. MILLER
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:

WATER AND SEWER CONSTRUCTION PLANS KAISER FARM

LOT 83 APT. BLDGS. 'E'-'G' & CLUBHOUSE AND PARCEL E-1 FUTURE APT. BLDGS. 'H'-'J'

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CONTRACT No.14-3993-D

GENERAL NOTES

PART 1 - GENERAL

- APPROXIMATE LOCATION OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SUPPLY. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE COORDINATES.
- ALL VERTICAL CONTROLS ARE BASED ON U.S.G.S. DATA.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- CLEAR ALL UTILITIES BY A MINIMUM OF 6" CLEAR ALL POLES BY 2'-0" MINIMUM OR TUNNEL AS REQUIRED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONEY OWED THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
- FOR DETAILS NOT SHOWN ON THE DRAWINGS, AND FOR MATERIALS AND CONSTRUCTION METHODS USE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAIL FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
- WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL AT THE LOCATION OF THE TEST PIT. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWINGS. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

STATE HIGHWAY ADMINISTRATION	410-531-5553
BALTIMORE GAS & ELECTRIC CO.	
CONTRACTOR SERVICES	410-850-4620
BALTIMORE GAS & ELECTRIC CO.	410-291-4607
UNDERGROUND DAMAGE CONTROL	1-800-257-7777
MISS UTILITY	410-549-4120
COLONIAL PIPELINE CO.	410-313-4900
HOWARD CO. DEPT. OF PUBLIC WORKS	1-800-446-5266
BUREAU OF UTILITIES	
VERIZON	
- TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE TREES, STUMPS AND ROOTS ALONG LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.
- PLACE REGULATION "MEN WORKING" AND WARNING SIGNS AS REQUIRED TO COMPLY WITH MARYLAND STATE HIGHWAY ADMINISTRATION MANUAL OF TRAFFIC CONTROL FOR HIGHWAY MAINTENANCE OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY AT (410) 313-2450 AT LEAST FIVE WORKING DAYS BEFORE ANY OPEN CUT OF ANY COUNTY ROAD OR BORING/JACKING OPERATION IN COUNTY ROADS FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(g) OF THE HOWARD COUNTY CODE.

PART 2 - WATER

- ALL WATER MAINS TO BE D.I.P. CLASS 52 UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3'-1/2" COVER UNLESS OTHERWISE NOTED.
- VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
- ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.
- FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE RESTRAINED AND BUTTRESSED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS. SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1000 AND 1005 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS. ALL WATER HOUSE CONNECTIONS SHALL BE 1" OR 1-1/2"x1" FOR CONNECTION.

PART 3 - SEWER

- ALL SEWER MAINS SHALL BE DIP OR P.V.C. UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2' - 0" OF EXTERIOR MANHOLE WALL.
- ALL MANHOLES SHALL BE 4' - 0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- FORCE MAINS SHALL BE D.I.P. ONLY.
- MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY.
- MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVERS, STANDARD DETAIL 05.52. WHERE WATERTIGHT MANHOLE FRAME AND COVER IS USED, SET TOP OF FRAME 1" - 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- HOUSE(S) WITH THE SYMBOL "C.N.S." INDICATES THAT CELLAR CANNOT BE SERVED.
- ALL MANHOLES SHOWN ON THESE PLANS SHALL BE PRE-CAST UNLESS OTHERWISE NOTED. ALL PRE-CAST MANHOLES MUST COMPLY WITH THE HOWARD COUNTY SPECIFICATIONS AND STANDARDS.

LEGEND

EXIST. WATER MAIN	
EXIST. SEWER MAIN	
EXIST. SEWER MANHOLE	
EXIST. STORM DRAIN	
PROP. WATER MAIN	
PROP. SEWER MAIN	
PROP. STORM DRAIN	
PROP. SEWER MANHOLE (BY OTHERS)	
PROP. SEWER MANHOLE	
PROP. TERMINAL MANHOLE	
PROP. SEWER HOUSE CONNECTION	
PROP. DROP SEWER HOUSE CONN. (SEE PLAN VIEW FOR TYPE)	
PROP. WATER HOUSE CONNECTION (DOUBLE - 1 1/2")	
PROP. WATER HOUSE CONNECTION (SINGLE - 1")	
PROP. FIRE HYDRANT	
PROP. VALVE	
PROP. PLUG & BUTTRESS	

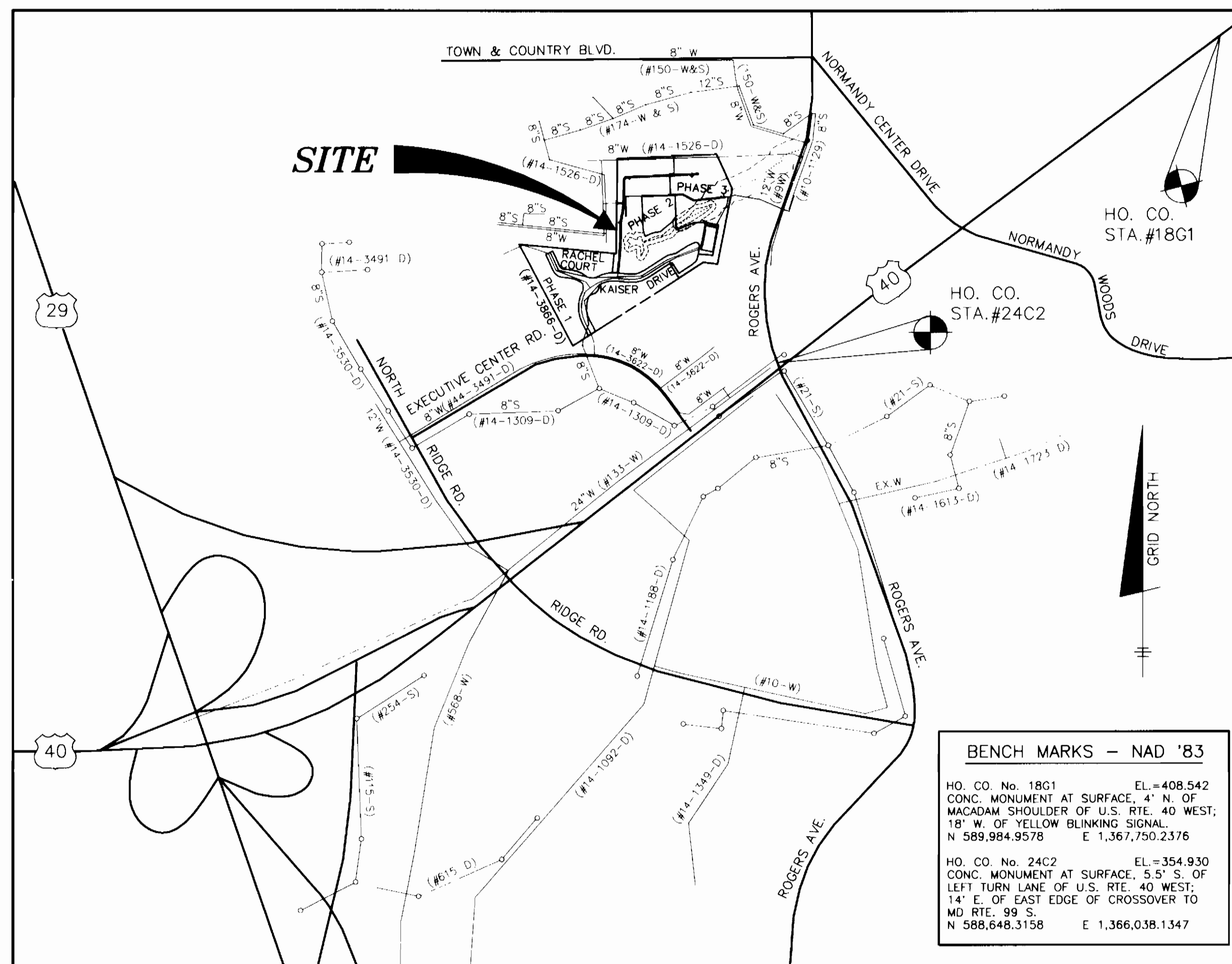
HOWARD SOIL CONSERVATION DISTRICT:
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT
AND MEETS TECHNICAL REQUIREMENTS

Jim Maxey 4/22/02
NATURAL RESOURCES/CONSERVATION SERVICE DATE

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John Robertson 4/22/02
HOWARD SOIL CONSERVATION DISTRICT DATE

SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER ROAD CONSTRUCTION PLANS SDP-02-024



(FOR COUNTY USE ONLY)		TYPE OF BUILDING:	
WATER AND SEWER COUNTY CODE		APT. BLDGS. & POOL/CLB.HSE.	
WATER CODE:	F03	NO. OF APT. UNITS:	77 (1 CLUBHOUSE)
SEWER CODE:	1453600	CLUBHOUSE UNITS:	1
TEST GRADIENT:	700	NO. OF LOTS/PARCELS:	2
		NUMBER OF SHC'S:	3
		NUMBER OF WHC'S:	7
		DRAINAGE AREA:	PATAPSCO
		TREATMENT PLANT:	PATAPSCO WASTEWATER TREATMENT PLANT

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN OF WATER AND SEWER MAINS
3	PROFILES OF WATER AND SEWER MAINS

BUILDER: RYLAND HOMES
7250 PARKWAY DRIVE
SUITE 520
HANOVER, MD 21076
PHONE: 410-712-7012

DEVELOPER: KAISER FARM, L.L.C.
P.O. BOX 417
ELLCOTT CITY, MD 21041
PHONE: 410-465-4244

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-8100 & fax: 410-465-6644
email: Benchmark@coia.com

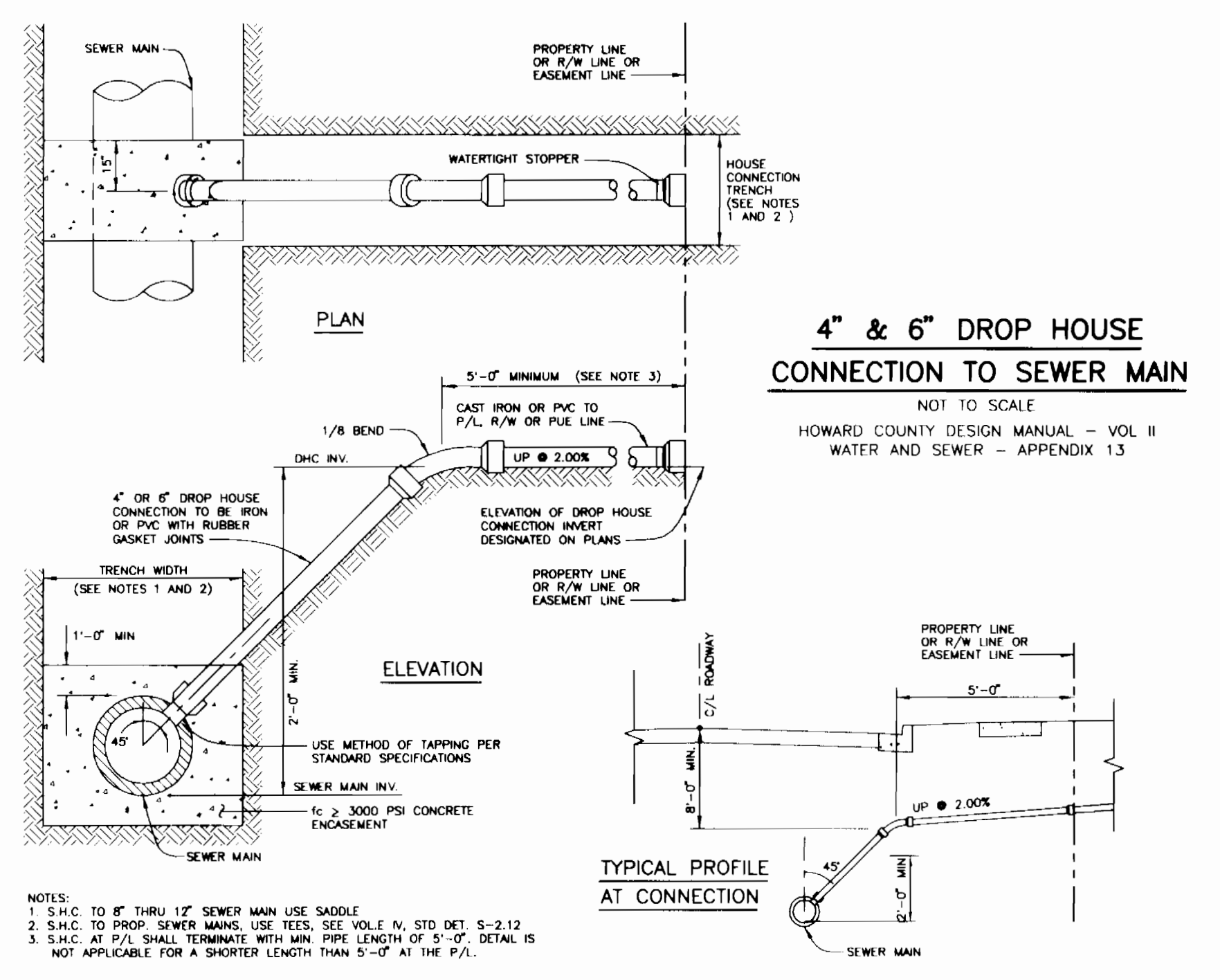
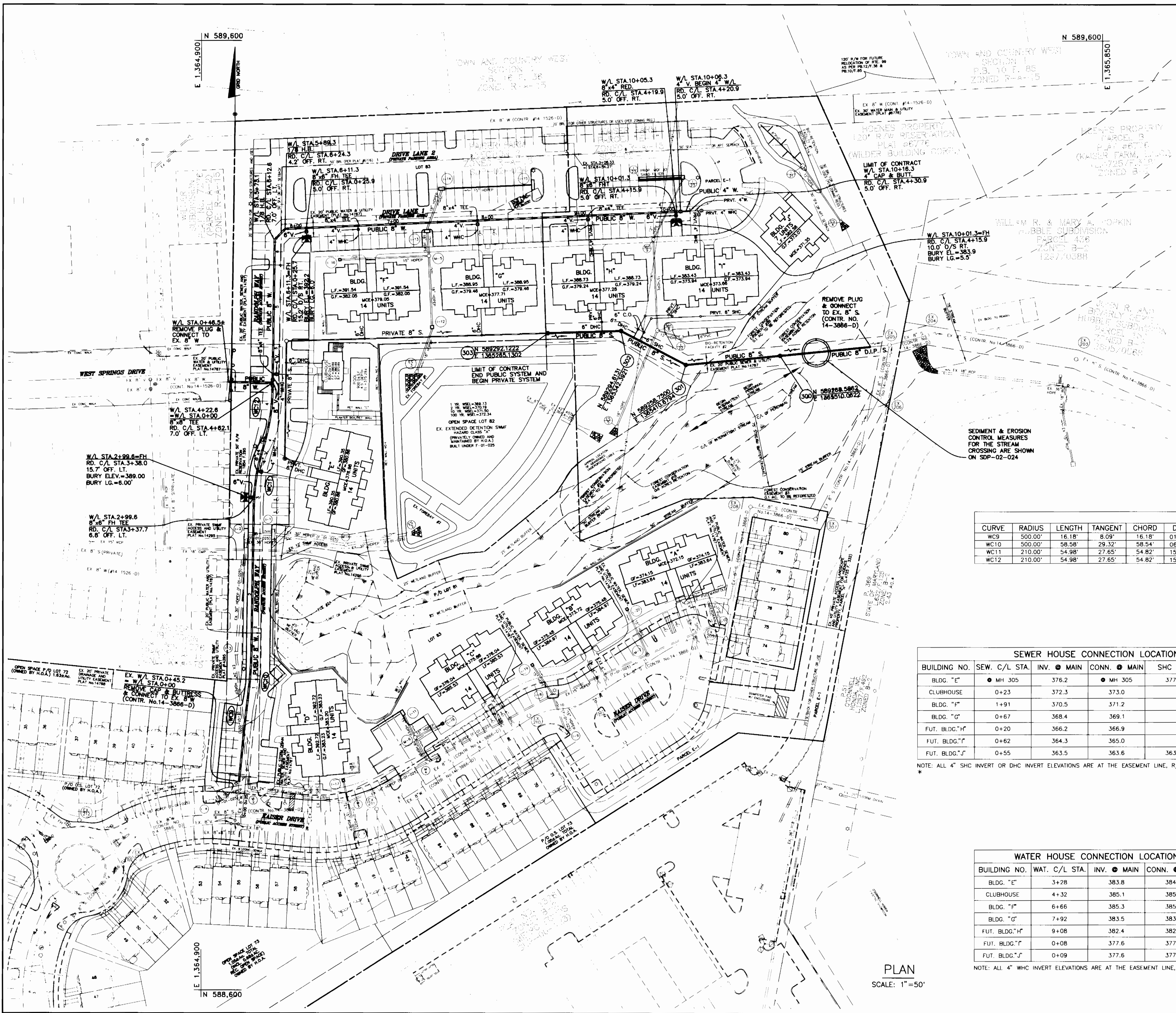
DES: DAM/YSL					
DRN: MCR					
CHK: DAM					
DATE: 03/02	KCI	1	AS-BUILT CONDITIONS ADDED TO PLAN	7/1/02	
BY NO.			REVISIONS	DATE	

TITLE SHEET
WATER & SEWER
EXTENSIONS

600 SCALE MAP: W17 & S17 BLOCKS: 23 & 24

KAISER FARM
LOT 83 APT. BLDGS. 'E'-'G' & CLUBHOUSE
AND PARCEL E-1 FUTURE APT. BLDGS. 'H'-'J'
HOWARD COUNTY ELECTION DISTRICT NO.2
CONTRACT NO.14-3993-D

SCALE: AS SHOWN
SHEET NO. 1 OF 3



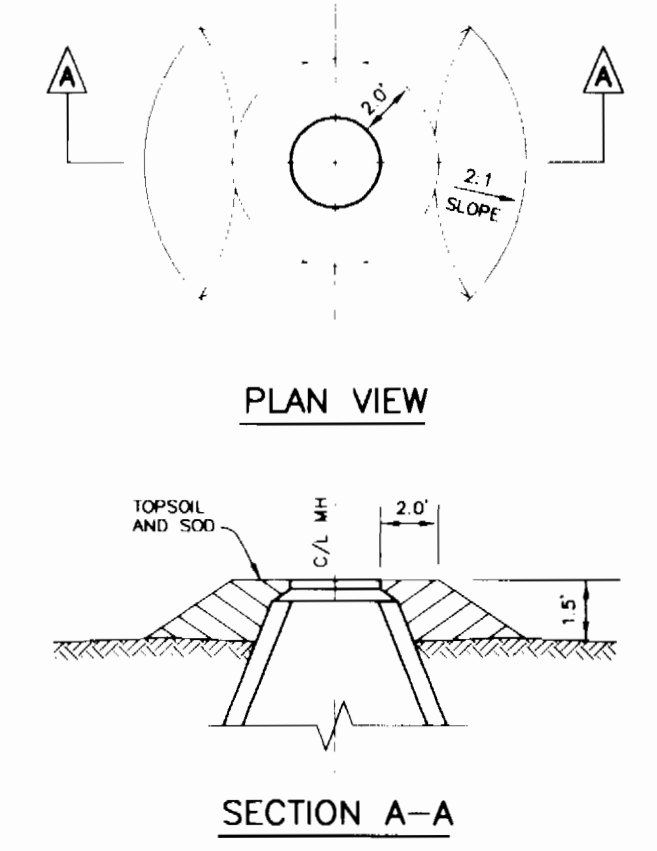
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	PC STA.	PT STA.	REMARKS
WC9	500.00'	16.18'	8.09'	16.18'	01°51'14"	0+59.01 = RD. C/L STA.0+56.35 (7.00' OFF. LT.)	0+75.19 = RD. C/L STA.1+12.17 (6.95' OFF. LT.)	
WC10	500.00'	98.98'	29.32'	98.54'	08°42'44"	0+85.61 = RD. C/L STA.1+22.10 (7.50' OFF. LT.)	1+44.19 = RD. C/L STA.1+82.26 (7.0' OFF. LT.)	
WC11	210.00'	54.98'	27.65'	54.82'	15°00'04"	2+90.75 = RD. C/L STA.3+28.83 (7.00' OFF. LT.)	3+45.73 = RD. C/L STA.3+81.82 (5.32' OFF. LT.)	
WC12	210.00'	54.98'	27.65'	54.82'	15°00'04"	3+59.98 = RD. C/L STA.5+81.82 (5.32' OFF. LT.)	4+14.96 = RD. C/L STA.4+54.47 (7.0' OFF. LT.)	

BUILDING NO.	SEW. C/L STA.	INV. @ MAIN	CONN. @ MAIN	SHC INV.	DHC INV.	MCE	REMARKS
BLDG. "E"	0+305	376.2	0+MH 305	377.8		376.98	PRIVATE SYSTEM
CLUBHOUSE	0+23	372.3	373.0		377.9	373.17	THIS PORTION CONSTRUCTED UNDER SDP-02-022
BLDG. "F"	1+91	370.5	371.2		377.0	379.05	
BLDG. "G"	0+67	368.4	369.1		375.0	377.71	
FUT. BLDG. "H"	0+20	366.2	366.9		371.4	377.28	PROP. SYSTEM THIS PORTION CONSTRUCTED UNDER THIS CONTRACT
FUT. BLDG. "I"	0+62	364.3	365.0		369.0	373.66	
FUT. BLDG. "J"	0+55	363.5	363.6		363.8	371.35	

NOTE: ALL 4" SHC INVERT OR DHC INVERT ELEVATIONS ARE AT THE EASEMENT LINE, R/W LINE OR 5' OFF THE BUILDING.

BUILDING NO.	WAT. C/L STA.	INV. @ MAIN	CONN. @ MAIN	WHC INV.	REMARKS
BLDG. "E"	3+28	383.8	384.0	383.0	PROP. SYSTEM
CLUBHOUSE	4+32	385.1	385.3	383.9	THIS PORTION CONSTRUCTED UNDER THIS CONTRACT
BLDG. "F"	6+66	385.3	385.5	384.3	
BLDG. "G"	7+92	383.5	383.7	382.2	
FUT. BLDG. "H"	9+08	382.4	382.6	382.6	
FUT. BLDG. "I"	0+08	377.6	377.6	371.1	
FUT. BLDG. "J"	0+09	377.6	377.6	370.2	

NOTE: ALL 4" WHC INVERT ELEVATIONS ARE AT THE EASEMENT LINE, R/W LINE OR 5' OFF THE BUILDING.



NOTES:
 1.) ALL MANHOLE FRAME AND COVERS SHALL BE FLUSH WITH GRADE EXCEPT WHEN SHOWN ON PROFILE TO BE SET HIGHER THAN GRADE.
 2.) MANHOLE FRAME AND COVERS TO BE SET HIGHER THAN GRADE SHALL BE SET IN ACCORDANCE WITH THIS DETAIL.

FILL AROUND MANHOLE
 NOT TO SCALE

BUILDER:
 RYLAND HOMES
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MD 21076
 PHONE: 410-712-7012

DEVELOPER:
 KAISER FARM, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 PHONE: 410-465-4244

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

4-15-02
 DATE

DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY, MARYLAND

4/15/02
 DATE

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
 ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-8105 & fax: 410-465-8644
 email: benchmark@bcoils.com

DES: DAM/YSL
 DRN: MCR
 CHK: DAM
 DATE: 03/02

BY	NO.	REVISIONS	DATE

PROFILES OF WATER & SEWER EXTENSIONS

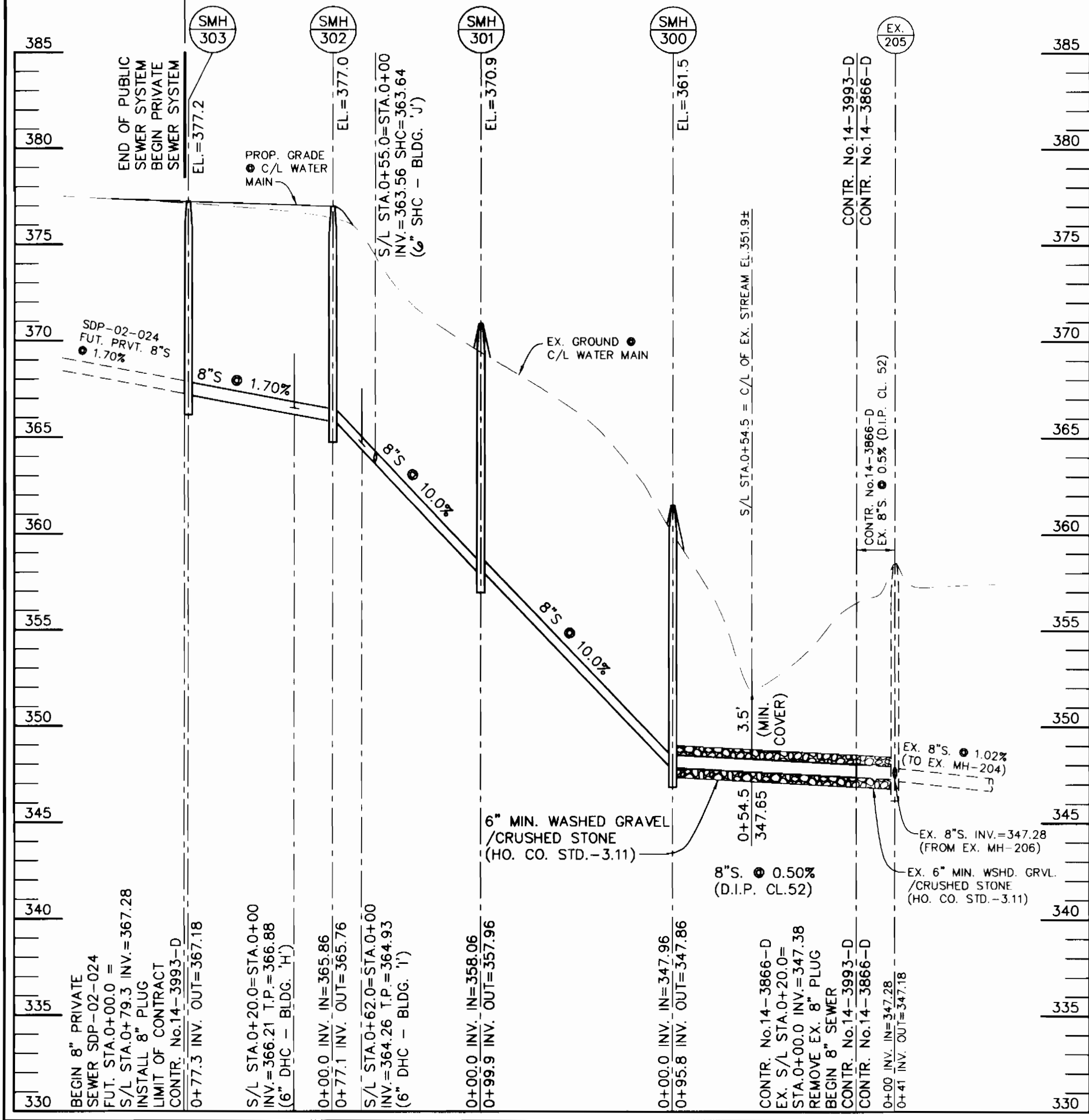
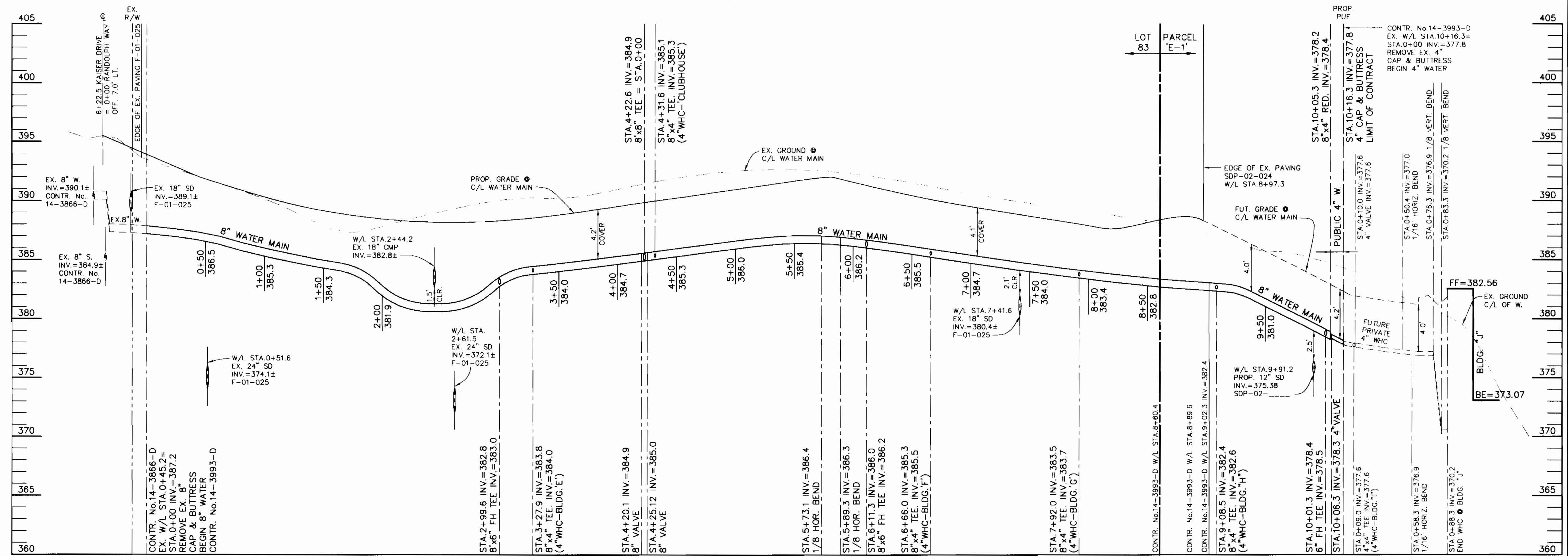
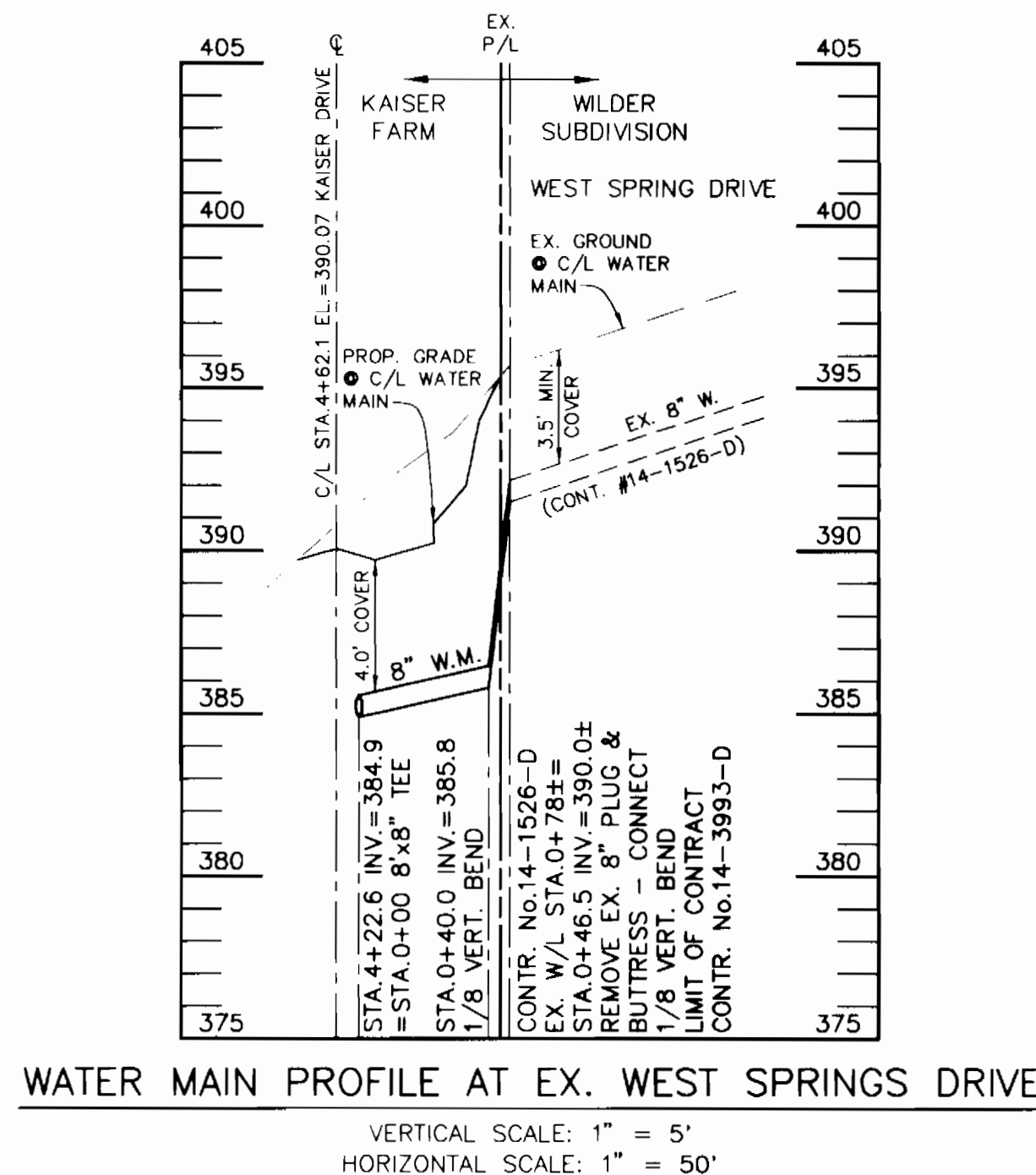
600 SCALE MAP: W17 & S17
 BLOCKS: 23 & 24

KAISER FARM
 LOT 83 APT. BLDGS. 'E'-'G' & CLUBHOUSE
 AND PARCEL E-1 FUTURE APT. BLDGS. 'H'-'J'
 HOWARD COUNTY ELECTION DISTRICT NO.2

SCALE:
 AS SHOWN

SHEET NO.
 2 OF 3

CONTRACT NO.14-3993-D



SEWER AS BUILT DATA

FROM	TO	DIST'
SMH 305	BLDG. E	38
SMH 304	"	145
SMH 305	Club House	100
SMH 304	"	44
SMH 304	BLDG. F	281
SMH 303	"	209
SMH 304	BLDG. G	76
SMH 303	"	2
SMH 302	BLDG. H	76
SMH 302	"	67
SMH 302	BLDG. I	84
SMH 301	"	159

WATER AS BUILT DATA

FROM	TO	DIST'
EH# 0"11	BLDG. F	50
EH# 0"11	BLDG. G	120
G VALVE	"	24
EH# 0"11	F VALVE	267
EH# 0"11	BLDG. I	25
G VALVE	"	115
G VALVE	F VALVE	124

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND
 CHIEF, BUREAU OF UTILITIES
 DATE: 4-15-22

DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY, MARYLAND
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE:

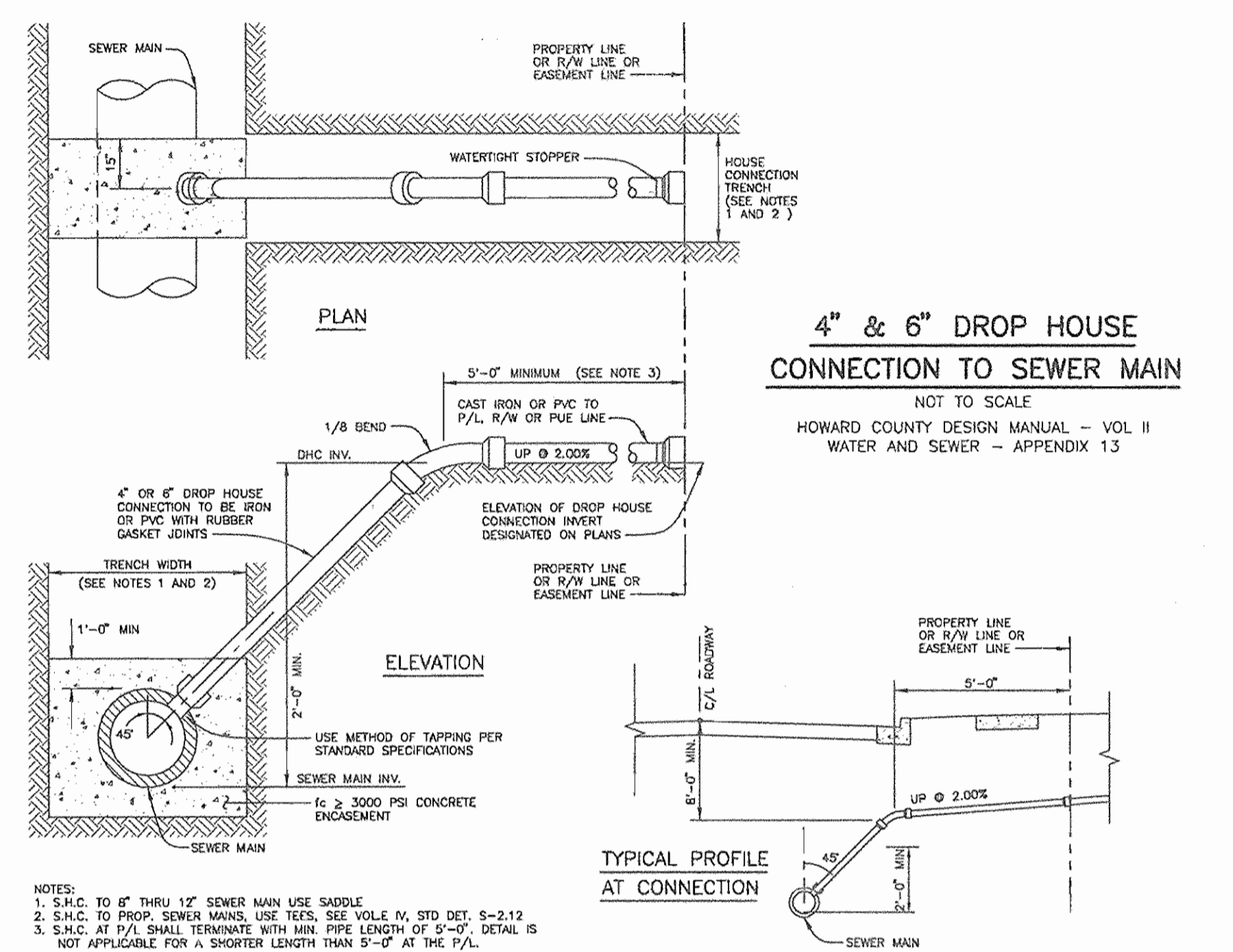
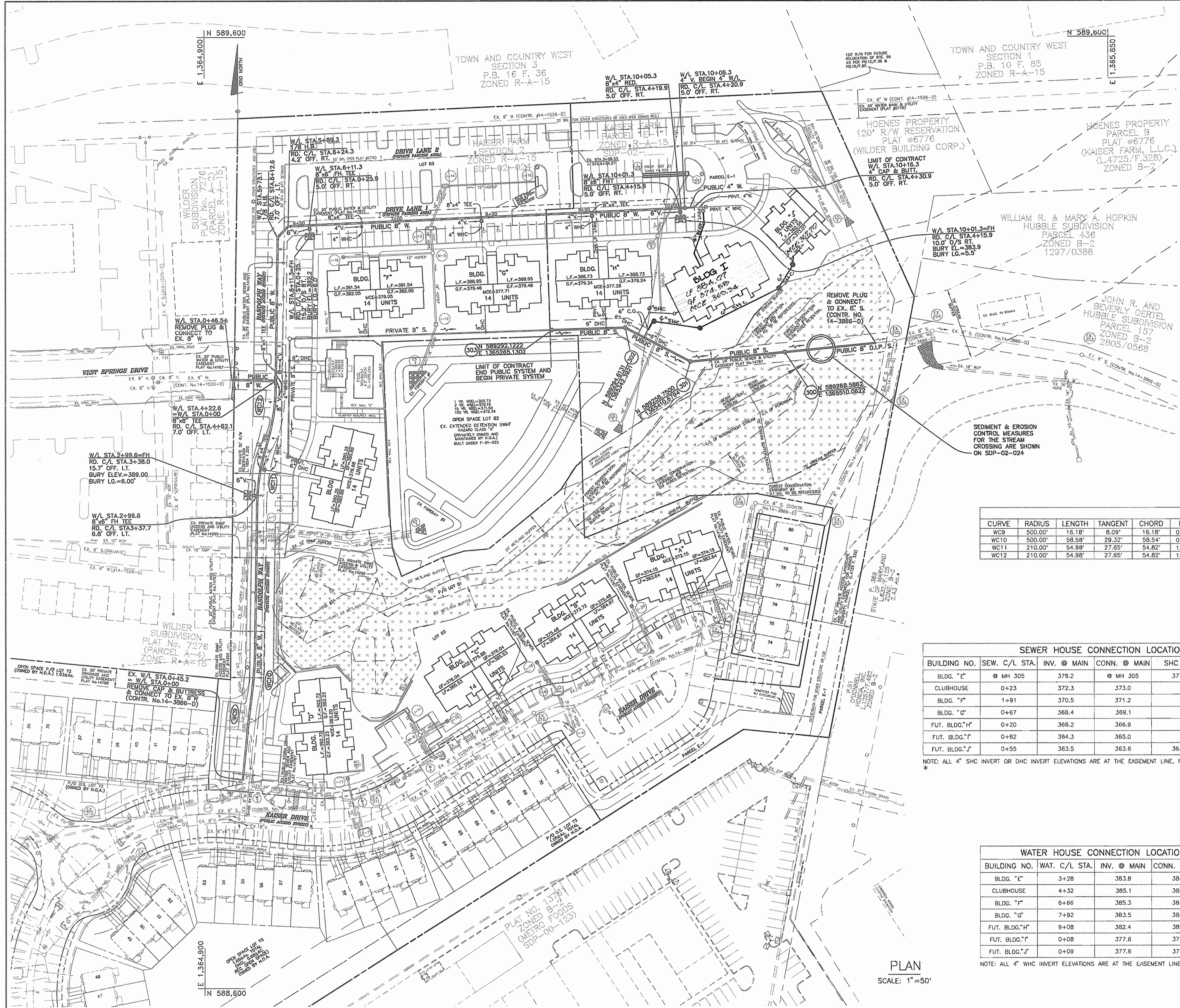
BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-8105 & fax: 410-465-8644
 email: Benchmark@ceia.com

DES: DAM/YSL
 DRN: MCR
 CHK: DAM
 DATE: 03/02

PROFILES OF WATER & SEWER EXTENSIONS
 REVISIONS
 DATE: 03/02

600 SCALE MAP: W17 & S17
 BLOCKS: 23 & 24

KAISER FARM
 LOT 83 APT. BLDGS. 'E'-'G' & CLUBHOUSE
 AND PARCEL E-1 FUTURE APT. BLDGS. 'H'-'J'
 HOWARD COUNTY ELECTION DISTRICT NO.2
CONTRACT NO.14-3993-D
 SCALE: AS SHOWN
 SHEET NO. 3 OF 3



WATER LINE CRIMP RADII DATA CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	PC STA.	PT STA.	REMARKS
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SEWER HOUSE CONNECTION LOCATION AND ELEVATION DATA

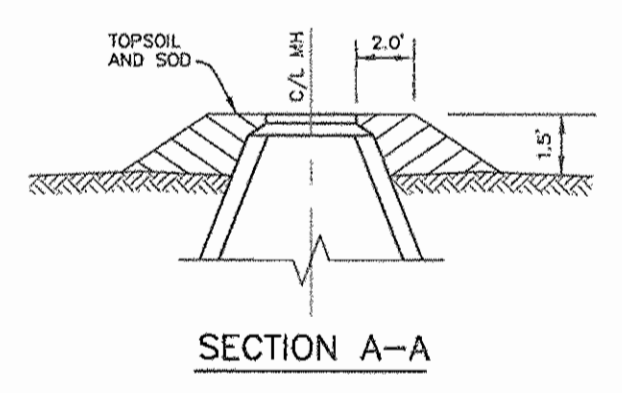
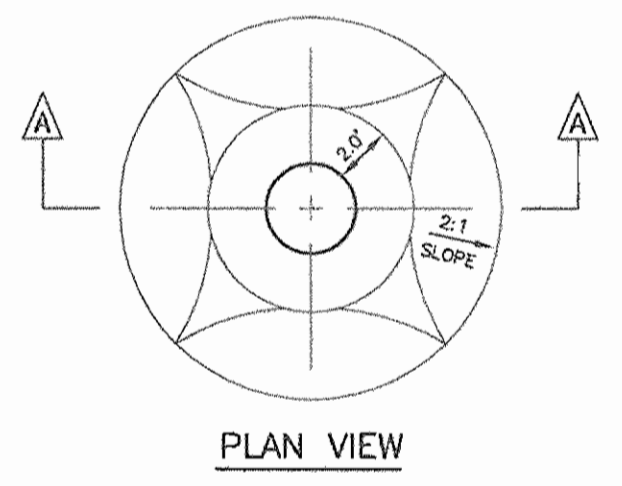
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WATER HOUSE CONNECTION LOCATION AND ELEVATION DATA

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 PHONE: 410-465-4244

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY, MARYLAND

R. A. B... 4-15-02
 CHIEF, BUREAU OF UTILITIES

H. J. S...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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DES: DAM/YSL / *REVISED WHC + SHC FOR BUILDINGS I, J* 12/22/04
 DRN: MCR
 CHK: DAM
 DATE: 03/02

Donna M...
 4/12/02

PROFILES OF WATER & SEWER EXTENSIONS

600 SCALE MAP: W17 & S17 BLOCKS: 23 & 24

KAISER FARM
 LOT 83 APT. BLDGS. 'E'-'G' & CLUBHOUSE
 AND PARCEL E-1 FUTURE APT. BLDGS. 'H'-'J'
 HOWARD COUNTY ELECTION DISTRICT NO.2

CONTRACT NO.14-3993-D

SCALE: AS SHOWN
 SHEET NO. 2 OF 3