

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	WATER AND SEWER PLAN
3	WATER AND SEWER PROFILES

EMERSON PARCEL G

TAX MAP 47

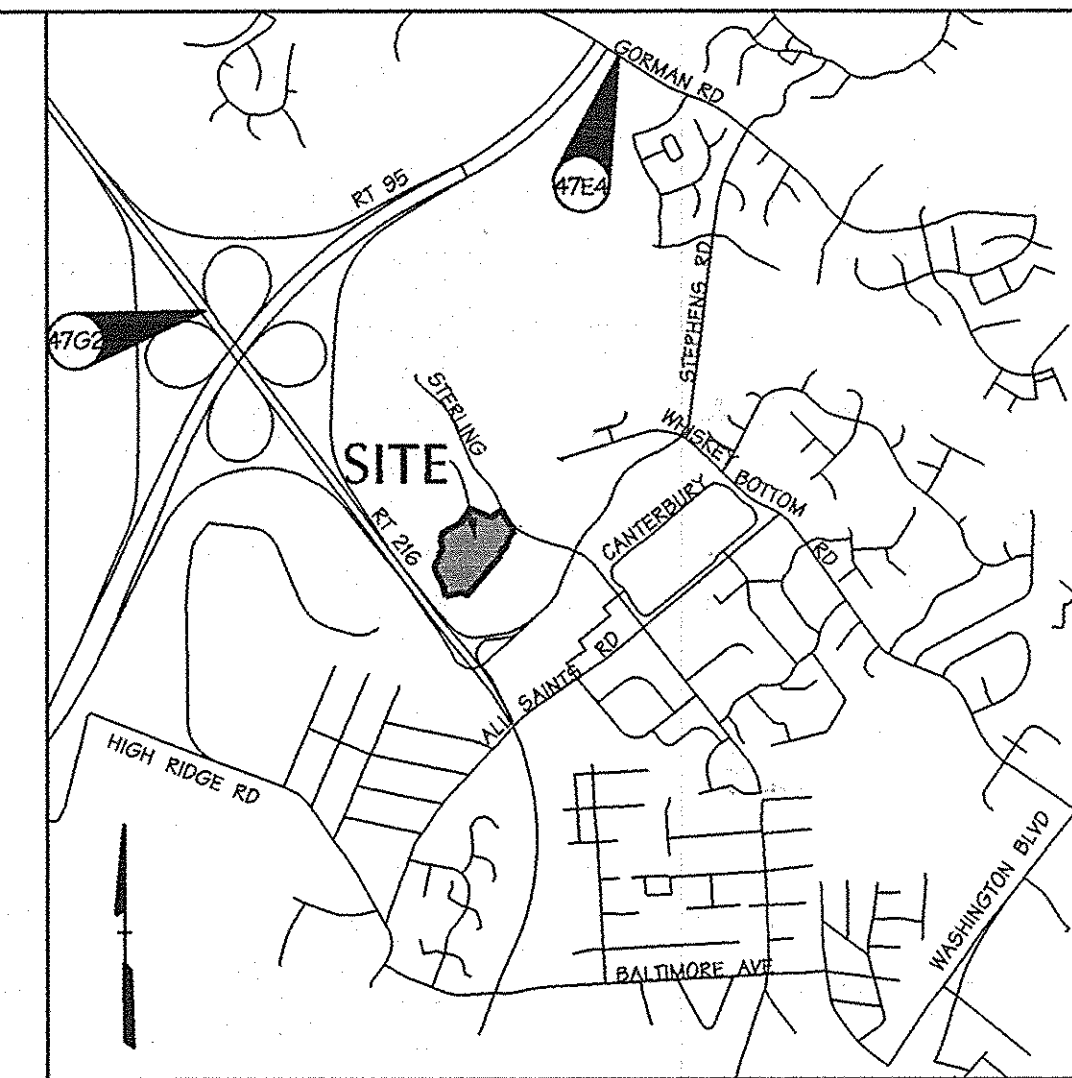
PARCEL 165

6th ELECTION DISTRICT

WATER & SEWER CONSTRUCTION PLANS

Howard County, Maryland Department of Public Works

CONTRACT NO. 24-4698-D

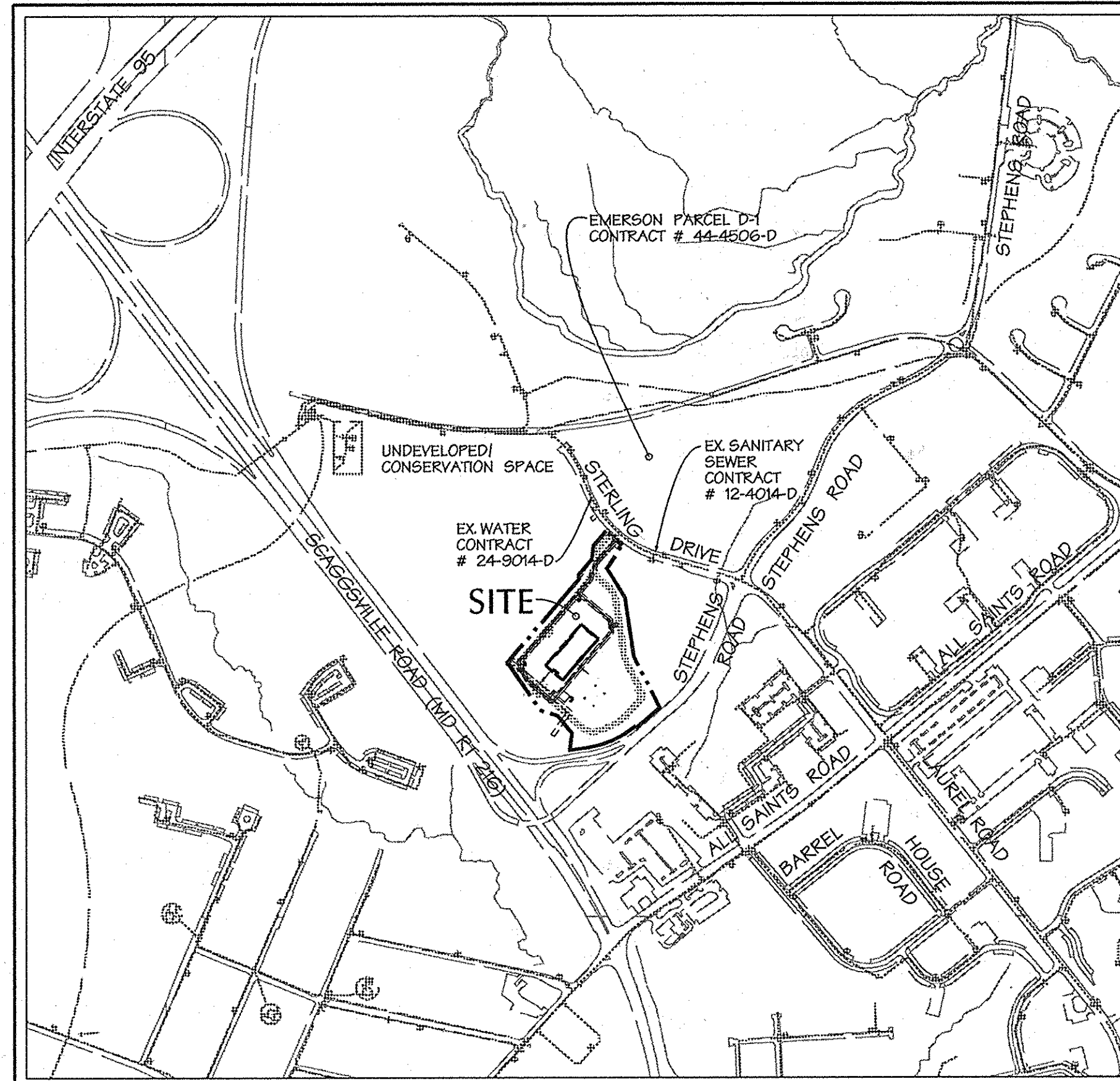
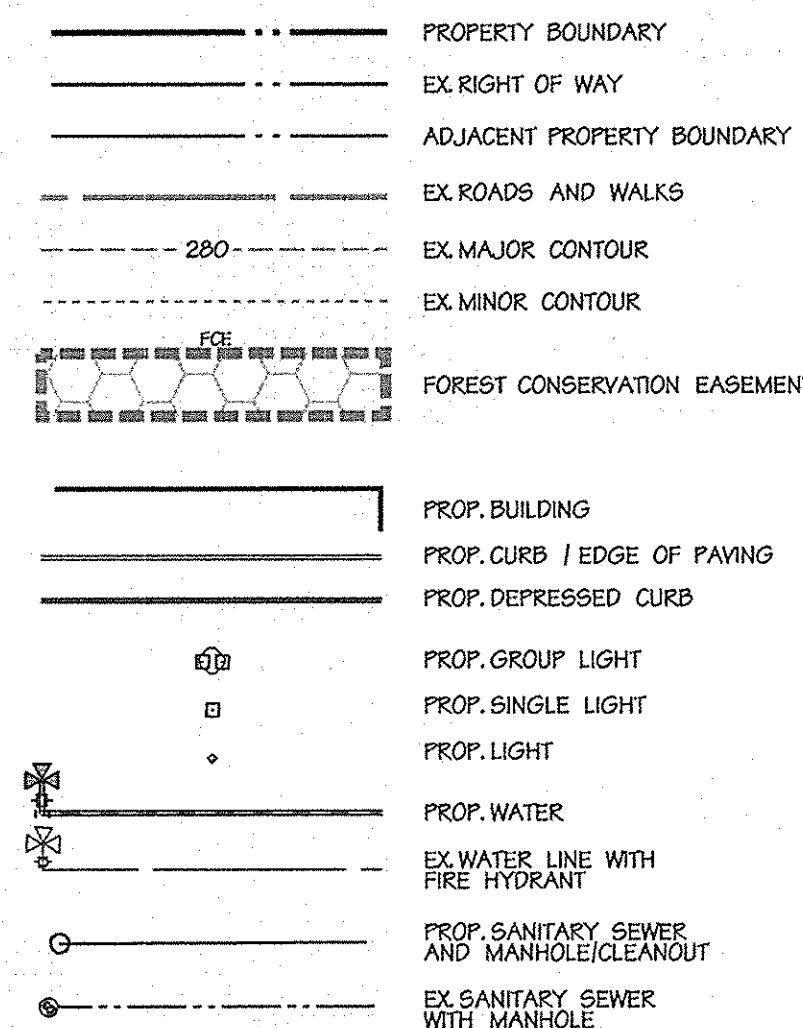


LOCATION MAP

Scale: 1"=2000'
HOWARD COUNTY ADC MAP NUMBER 19, BLOCK H9

QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER / SUPPLIER
6" WATER	100 LF	91	DIP	GRIFFIN PIPE
8" WATER	1802 LF	1791	DIP	" "
8" x 6" TEE	4	4	DIP	STAR PIPE
8" x 8" TEE	2	2	DIP	" "
8" VALVE	5	5		MUELLER
6" VALVE	4	4		" "
8" 1/2" HORIZ BEND	7	7		STAR PIPE
8" 1/2" HORIZ BEND	4	4		" "
8" CAP	1	NOT USED		" "
6" FIRE HYDRANT	4	4		MUELLER
8" DIP SEWER	25	25	DIP	GRIFFIN PIPE
SEWER MANHOLE	1	1		ATLANTIC CONCRETE PROD.
NAME OF UTILITY CONTRACTOR: COMER CONST				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE: 4-7-11				

LEGEND



TYPE OF BUILDING: OFFICE BUILDING
 NO. OF PARCELS: 1
 NO. OF WATER CONNECTIONS: 1
 NO. OF SEWER CONNECTIONS: 1
 DRAINAGE AREA: LITTLE PATUXENT
 TREATMENT PLANT: LITTLE PATUXENT WATER QUALITY MANAGEMENT CENTER
 WATER ZONE: 400
 TEST GRADIENT: 550

OWNER/DEVELOPER
 EMERSON DEVELOPMENT VI LLC
 1 TEXAS STATION COURT, SUITE 200
 TIMONIUM, MARYLAND 21093-8288
 Project background information:
 Subdivision Name: Revitz Property Parcel F
 Tax Map: 47
 Lot/Parcel: 165
 Zoning: PEC
 Election District: 6
 Total Parcel Area: 9.70 Acres
 File Numbers: Plat #18694, 18695, F-07-055, S-99-12,
 PB 339 and ZB 979M, PB-359, F-02-111,
 SP-01-12, F-02131, F-07-55, F-11-019.

PLAT #21278

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE SPECIFICATIONS AND WITH SDP-10-096

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 8061, EXPIRATION DATE: 02-26-2011

GENERAL NOTES

- A. STANDARD GENERAL NOTES
- Approximate location of existing utility mains are shown. The contractor shall take all necessary precautions to protect existing mains and services and maintain uninterrupted service. Any damage incurred shall be repaired immediately to the satisfaction of the Owner at the contractor's expense.
 - Topographic field surveys were performed by Shanabarger and Lane on January 2005, and field verified in April 2010 by Daft McCune Walker Inc.
 - The horizontal coordinates shown on the drawings are based on Maryland State Reference System NAD'83/101 as projected by Howard County Geodetic Control Stations No. #51ea and No. #37CA.
 - All vertical controls are based on NGVD 88. Vertical controls provided on the drawings are 47E4 N535846.138, E1355431.196, Elev. 338.909', 47E2 N532938.964, E1351224.095, Elev. 364.210'.
 - All pipe elevations shown are invert elevations unless otherwise noted.
 - Clear all utilities by a minimum of 12". Clear all poles by 5' - 0" minimum or tunnel as required unless otherwise noted. 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 monies 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 locations of the test pits. A note or notes containing the results of the test pit or pits are 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.
 - The contractor shall notify the following utility companies or agencies at least five working days before starting work shown on these plans:
 Miss Utility 1-800-257-7777
 BG&E (Construction Services) 410-850-4620
 State Highway Administration 410-531-5533
 AT&T 1-800-252-1133
 BG&E (Emergency) 410-685-1400
 Bureau of Utilities 410-313-4900
 Colonial Pipeline CO. 410-795-1350
 Verizon 1-800-742-0033/410-224-9210
 - Trees and shrubs are to be protected from damage to the maximum extent. Trees and shrubs located within the construction strip are not to be removed or damaged by the contractor.
 - The 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.
 - The contractor shall notify the Bureau of Highways, Howard County, at (410) 313 7450 at least five working days before any open cut of any county road or boring/jacking of any 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(a) of the Howard County code.
- B. STANDARD WATER MAIN GENERAL NOTES
- All water mains to be D.I.P. Class 54 unless otherwise noted.
 - Tops of all water mains to have a minimum of 3'-6" of 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 installed and buttressed with concrete in accordance with Standard Details. The 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.
 - For sprinkler system for all town homes or multi-family dwelling units should have a minimum of 1-1/2" connection with a 1" outside meter setting.
- C. STANDARD SEWER MAIN GENERAL NOTES
- All sewer mains shall be DIP or P.V.C. unless otherwise noted.
 - 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 frame and cover is used, set top of frame 1'-6" above finished grade unless otherwise noted on the drawings.

BENCHMARK

DESCRIPTION

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NGVD29 (VERTICAL) DATUMS.
 47G2 NORTHING: 162440.122 EASTING: 411953.9279 ELEVATION: 364.210ft.
 47E4 NORTHING: 163326.2295 EASTING: 413436.2550 ELEVATION: 338.909ft.

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

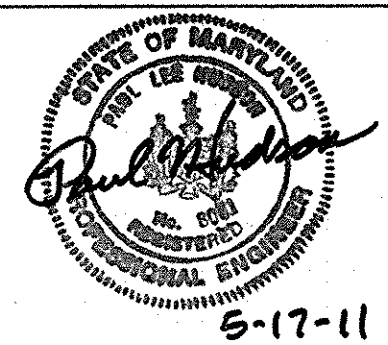
John R. Robertson
 HOWARD S.C.D.

5/13/11
 DATE

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND

DMW
 DAFT MCCUNE WALKER INC
 200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
 ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS



DESIGN BY:	JDF			
DRAWN BY:	JSS			
CHECKED BY:	JDF			
DATE:	5/17/11	BY	NO.	REVISION

TITLE SHEET

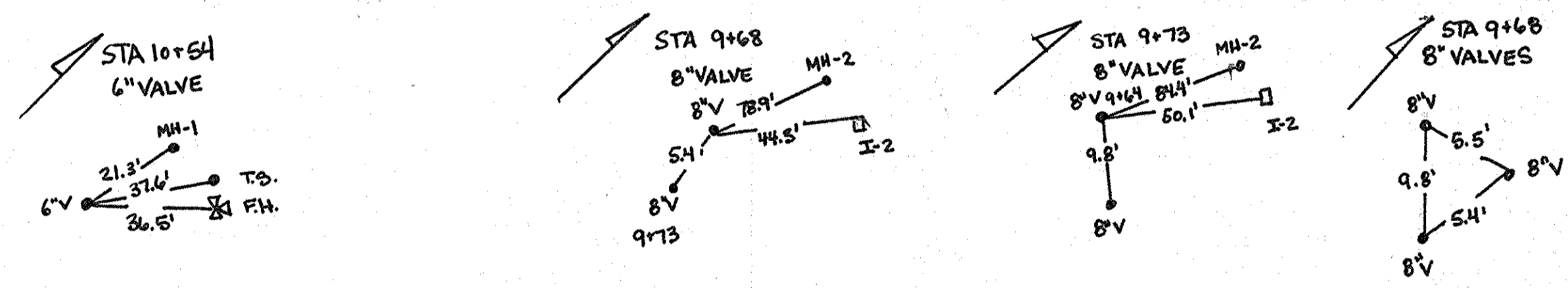
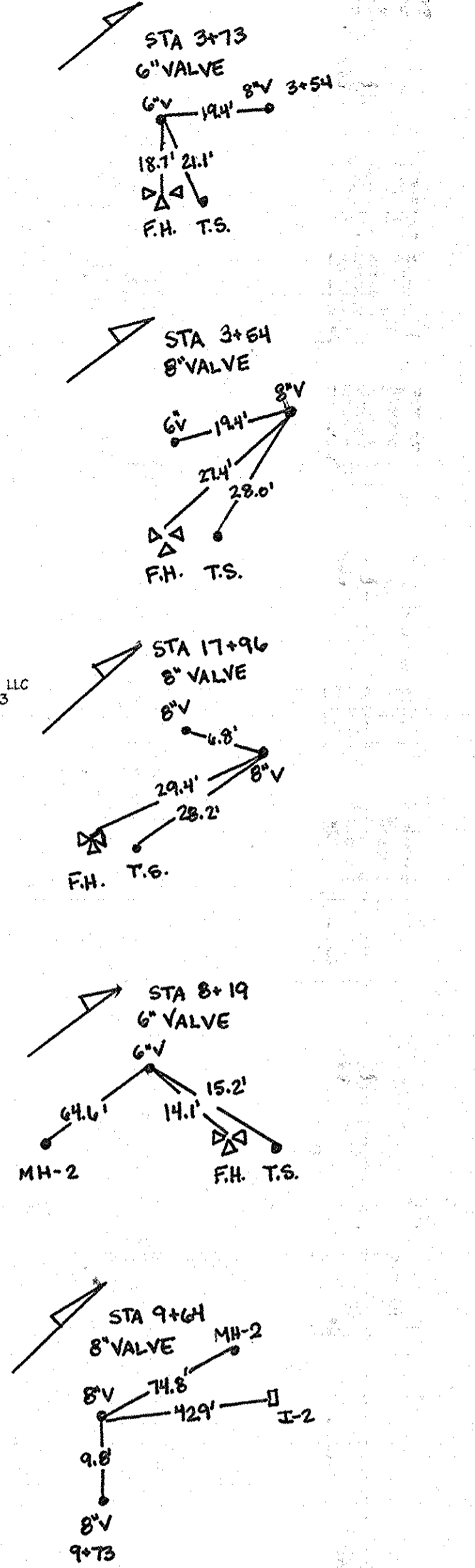
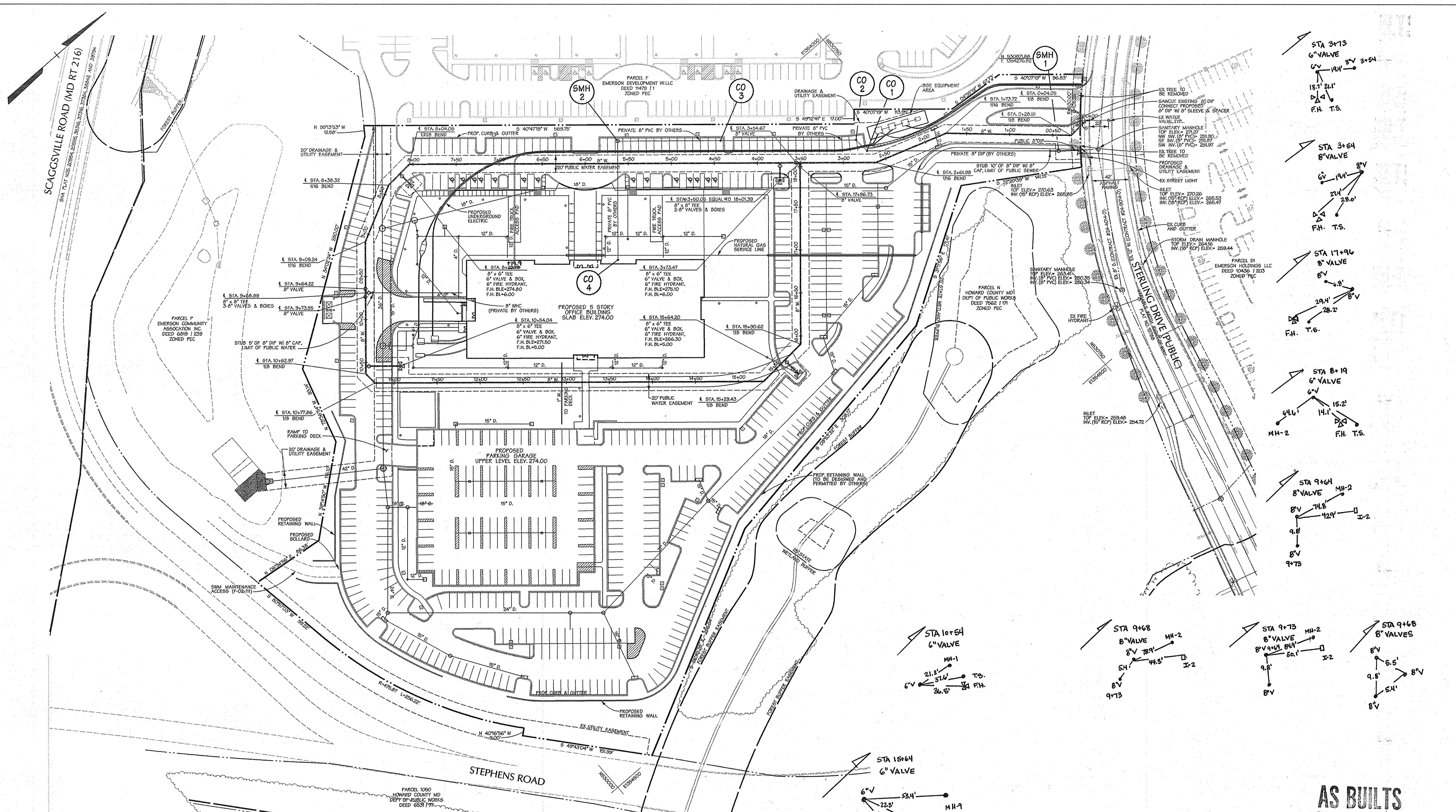
EMERSON PARCEL G

TAX MAP 47 PARCEL G-1
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SCALE:
 As Shown
 SHEET
 1 of 3

CONTRACT NO. 24-4698-D

600 SCALE MAP NO. 47 BLOCK NO. 20


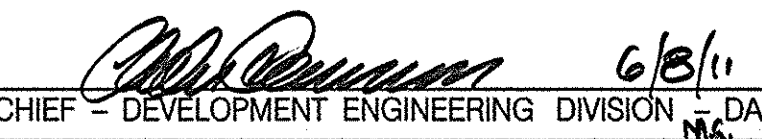

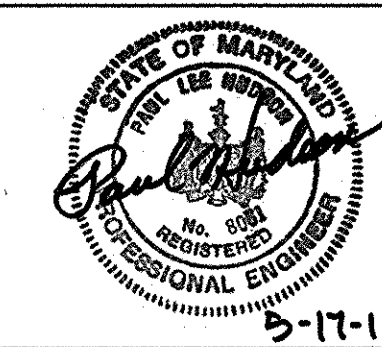


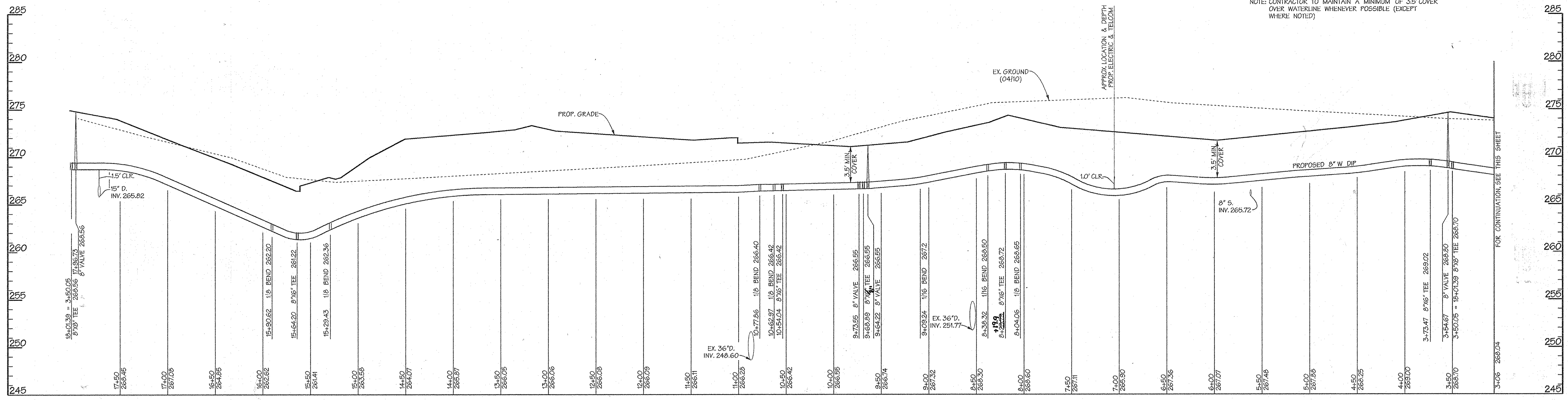
AS BUILTS
BY: DFI DATE: 4-7-14

NOTE: CONTRACTOR TO TEST FIT FOR EXISTING WATER CONNECTION AND SEWER CONNECTION FOR THIS PARCEL AND CONFIRM ITS SIZE PRIOR TO MAKING CONNECTION IN FIELD.
ANY DISTURBANCE TO THE EX. PAVING, CURB AND/OR SIDEWALK ALONG STERLING DRIVE SHALL BE REPAIRED TO HOWARD COUNTY SPECIFICATIONS AS PART OF THIS CONTRACT.
CONTRACTOR TO MAINTAIN TRAFFIC ALONG STERLING DRIVE WHEN MAKING CONNECTIONS.

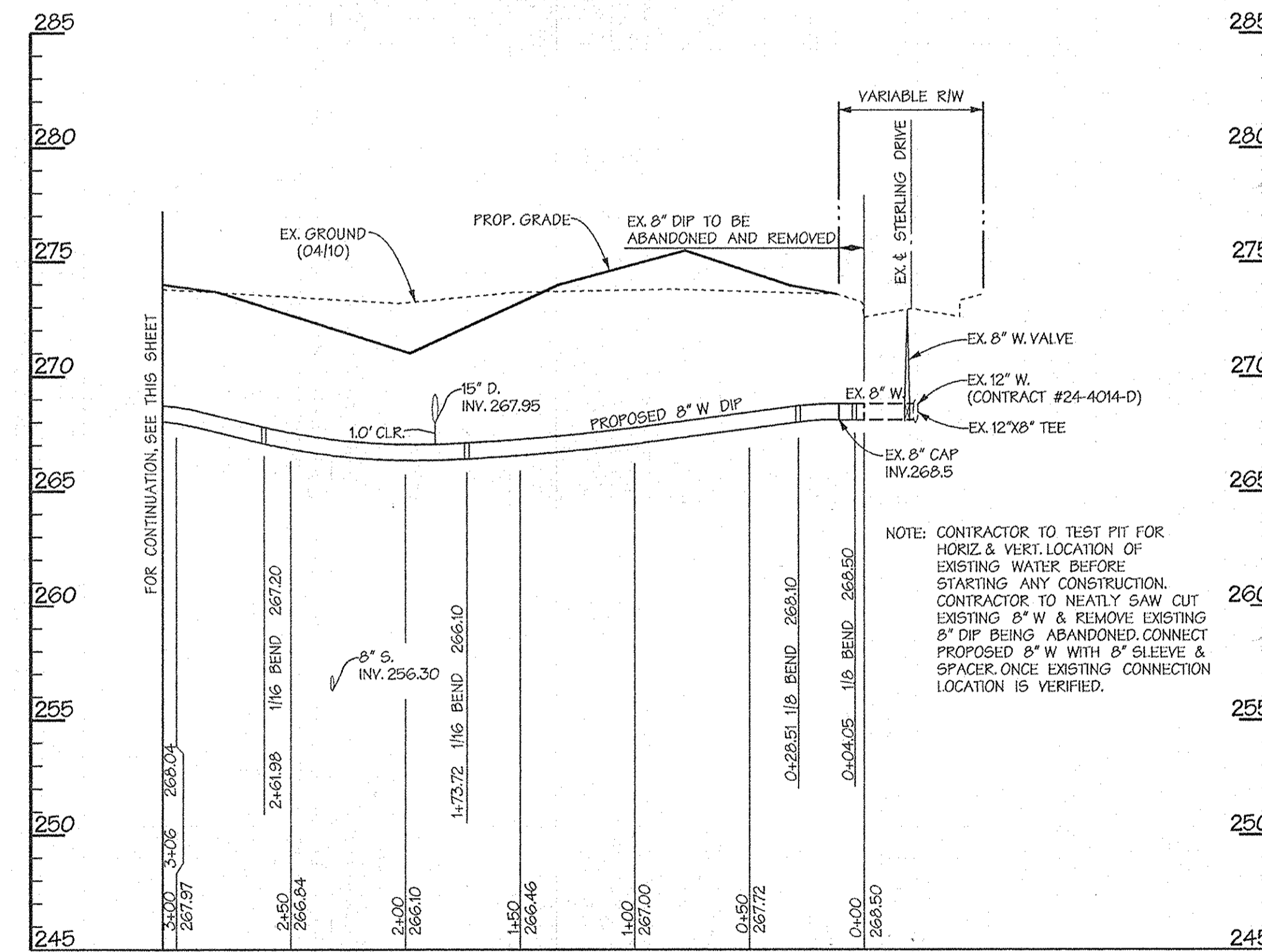
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 20611 EXPIRATION DATE: 02-28-2021

The May 17, 2014 10:58:21 AM 10:58:21 AM 10:58:21 AM 10:58:21 AM

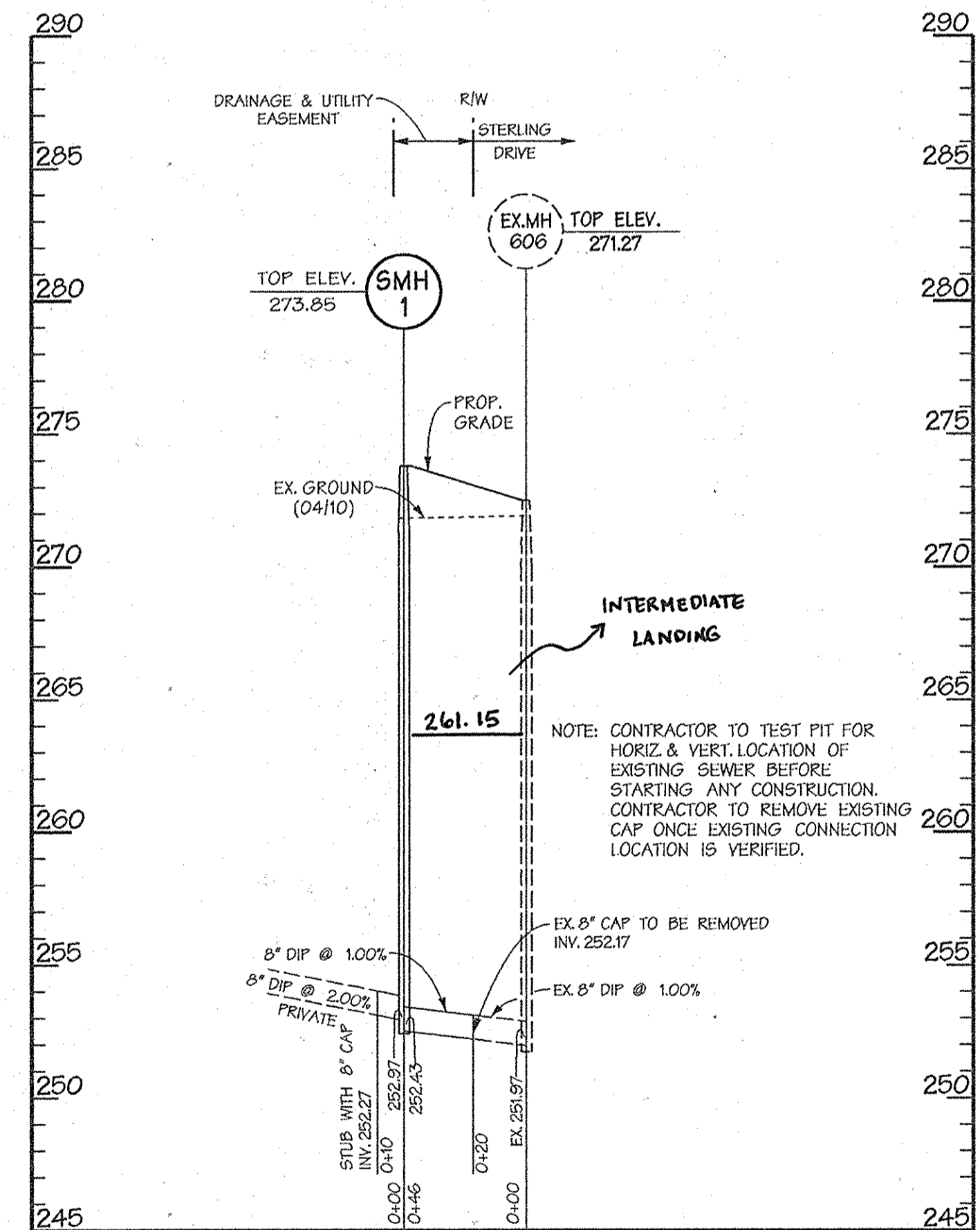
DEPARTMENT OF PUBLIC WORKS HOWARD COUNTY, MARYLAND  CHIEF - BUREAU OF UTILITIES - DATE		DEPARTMENT OF PLANNING & ZONING HOWARD COUNTY, MARYLAND  CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE		 DAFT MCCUNE WALKER INC. 200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS		 DESIGN BY: JDF DRAWN BY: JSS CHECKED BY: PLH DATE: 5/17/11		WATER & SEWER PLAN 600 SCALE MAP NO. 47 BLOCK NO. 20		EMERSON PARCEL G TAX MAP 47 PARCEL G-1 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND CONTRACT NO. 24-4698-D		SCALE: 1"=50' SHEET 2 of 3	
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PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PUBLIC SANITARY SEWER PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2061, EXPIRATION DATE: 08-26-2011



DESIGN BY:	JDF	BY		NO.		REVISION		DATE	
DRAWN BY:	JSS	BY		NO.		REVISION		DATE	
CHECKED BY:	PLH	BY		NO.		REVISION		DATE	
DATE:	5/17/11	BY		NO.		REVISION		DATE	

WATER & SEWER PROFILES

600.00 SCALE MAP NO. 47 BLOCK NO. 20

EMERSON PARCEL G

TAX MAP 47 PARCEL G-1

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

CONTRACT NO.

SCALE: 1"=50'

SHEET 3 of 3

AS BUILTS
BY: DFI DATE: 4-7-14

Thu May 17 10:39:54 AM 2011

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