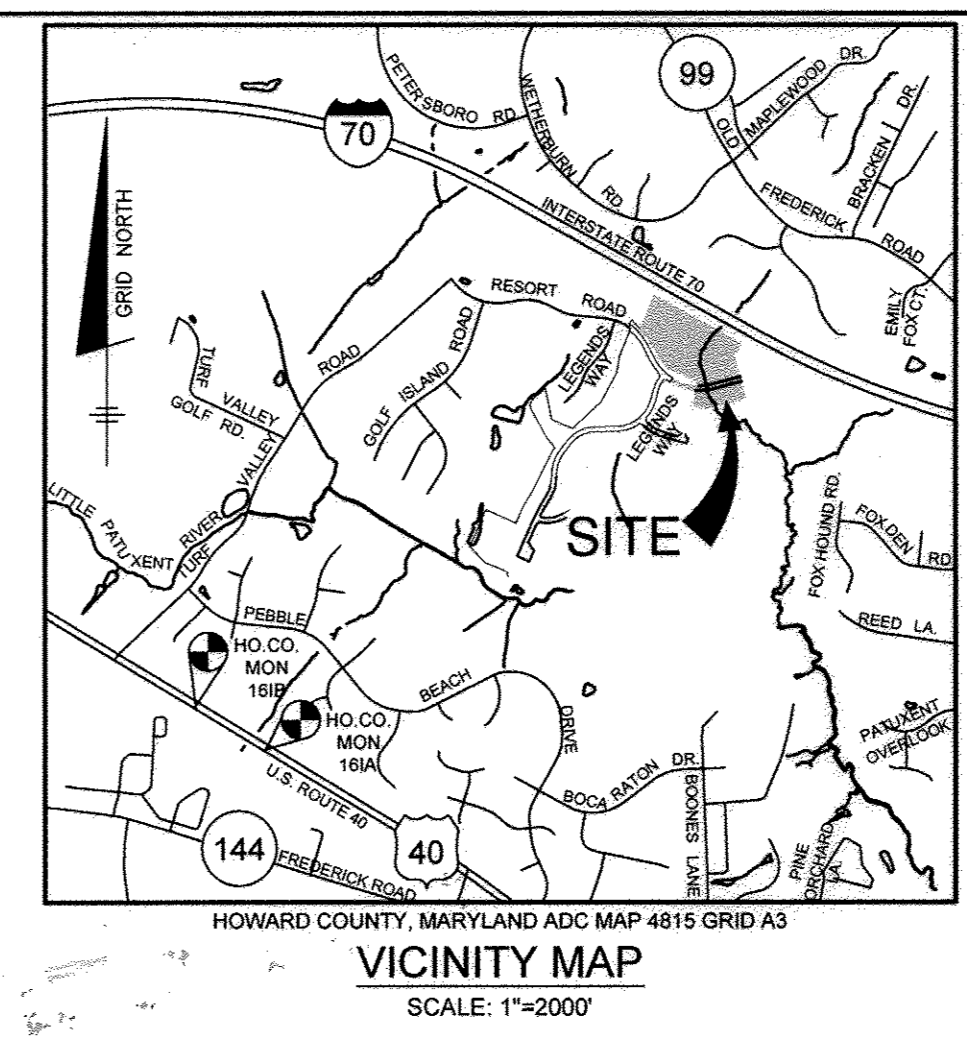


THE BLUFFS AT TURF VALLEY RESORT ROAD EXTENSION CONTRACT NO. 44-4934-D



- ### GENERAL NOTES PART I
- APPROXIMATE LOCATIONS OF EXISTING 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 ENGINEER AT THE CONTRACTOR'S EXPENSE.
 - TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED IN JANUARY, 2006 BY WINGS AERIAL MAPPING CO., INC.
 - HORIZONTAL AND VERTICAL SURVEY CONTROLS:
 - THE COORDINATES SHOWN ON THE DRAWINGS ARE BASED ON MARYLAND STATE REFERENCE SYSTEM NAD '83/'91 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0012 AND NO. 16E1.
 - ALL VERTICAL CONTROLS ARE BASED ON NAVD '88. VERTICAL CONTROLS PROVIDED ON THE DRAWINGS ARE 0012 AND 16E1.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
 - CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. 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 THE 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 DRAWING, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS 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 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.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

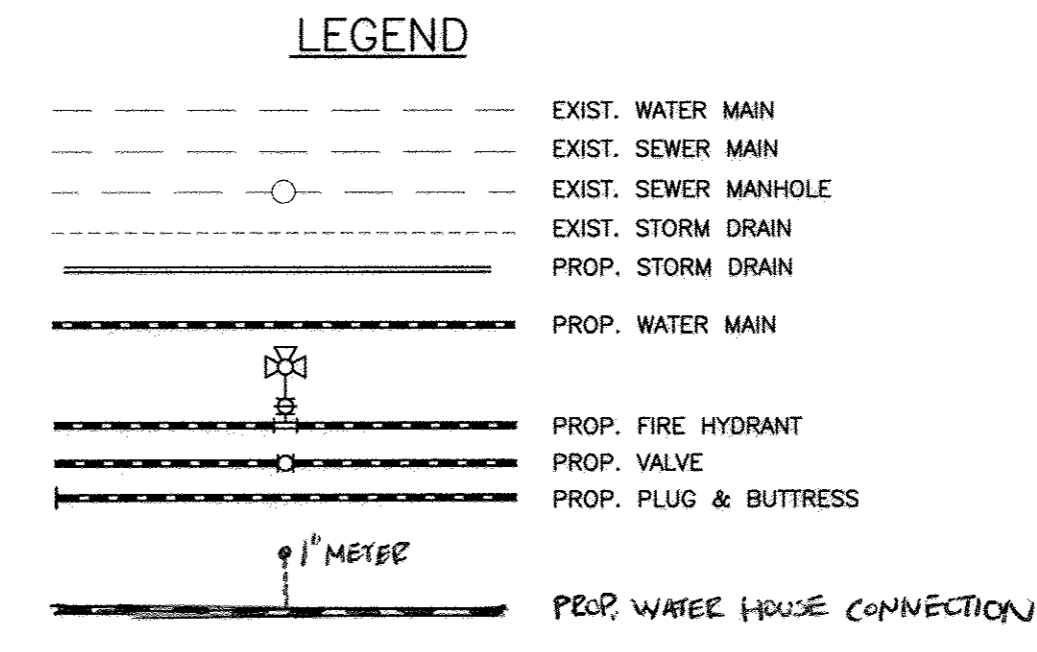
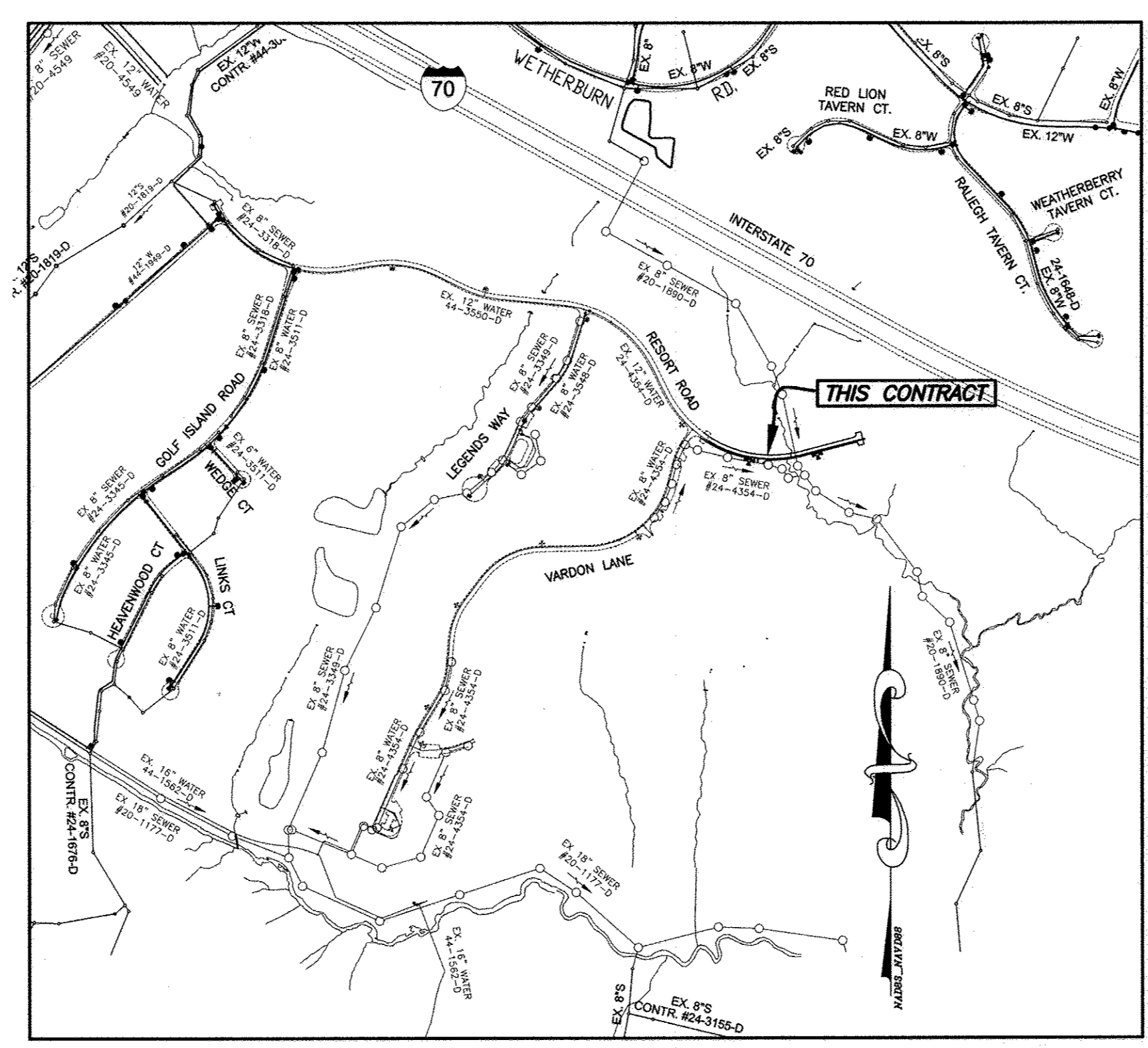
AT&T.....	1-800-252-1133
BE (CONTRACTOR SERVICES).....	410-637-8713
BGE (EMERGENCY).....	410-688-0123
BUREAU OF UTILITIES.....	410-313-4900
COLONIAL PIPELINE CO.....	410-795-1380
MISS UTILITY.....	1-800-257-7777
STATE HIGHWAY ADMINISTRATION.....	410-531-5533
VERIZON.....	1-800-743-0033
 - TREES AND SHRUBS 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 OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROAD FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DWP REQUIREMENTS PER SECTION 18.114(G) OF THE HOWARD COUNTY CODE.

QUANTITIES

ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUF./SUPPLIER
12" D.I.P. CLASS 54 WATER	761 LF		DIP	McWANE/FERGUSON
8" D.I.P. CLASS 54 WATER	18 LF		DIP	McWANE/FERGUSON
FIRE HYDRANTS (INCLUDES 12"x6" TEE & 8" VALVE)	2 EA		DIP	AMERICAN FLOW CONTROL/FERGUSON
8" VALVE	1 EA		DIP	MURPHY/FERGUSON
1.5" W/MC	90 LF		COPPER	AMERICAN FLOW CONTROL/FERGUSON
1" METER	2 EA		CUSTOM	MURPHY/FERGUSON
NAME OF UTILITY CONTRACTOR: CCS				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE: 10-25-2016				

Lot Frontage Chart

Lot Number	Distance (feet)
1	35.00
2	30.00
3	35.00
4	35.00
5	30.00



BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161A	589,509.3676	1,346,343.632	462.988	RT. 40 0.35 MILES WEST OF RT-144 JOINT
161B	590,475.2538	1,344,753.9350	469.892	RT. 40 0.8 MILES EAST OF MARRIOTTVILLE ROAD

VICINITY MAP

SCALE: 1" = 600'

TYPE OF BUILDING: _____	NA
NUMBER OF SHCS: _____	0
NUMBER OF WHCS: _____	5
DRAINAGE AREA: _____	LITTLE PATUXENT WRP
TREATMENT PLANT: _____	ROUTE 108 PS
WATER ZONE: _____	630W
TEST GRADIENT: _____	780

NOTE:
ALL WATER HOUSE CONNECTIONS SHALL BE 1.5" WITH A 1" METER (OUTSIDE SETTING).

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN AND PROFILE VIEW OF PUBLIC WATER & SEWER MAINS

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

John R. Roberts 10/20/15
HOWARD SOIL CONSERVATION DISTRICT DATE

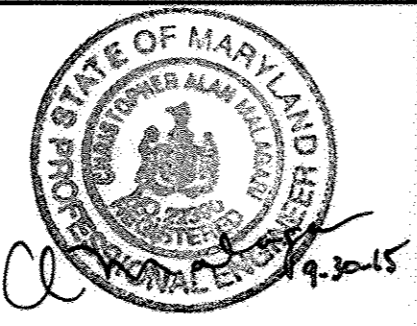
SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER F-16-004.

OWNER/DEVELOPER:
MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

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. 22390, Expiration Date: 6-30-2017.

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CIVILENGINEERING.COM



DES: DBT			
DRAFT: DBT			
CHK: CAM			
DATE: 9/2015	BY: BEI	NO. 1	ADD WHCS FOR FUTURE LOTS 1-5
			10-6-16

TITLE SHEET

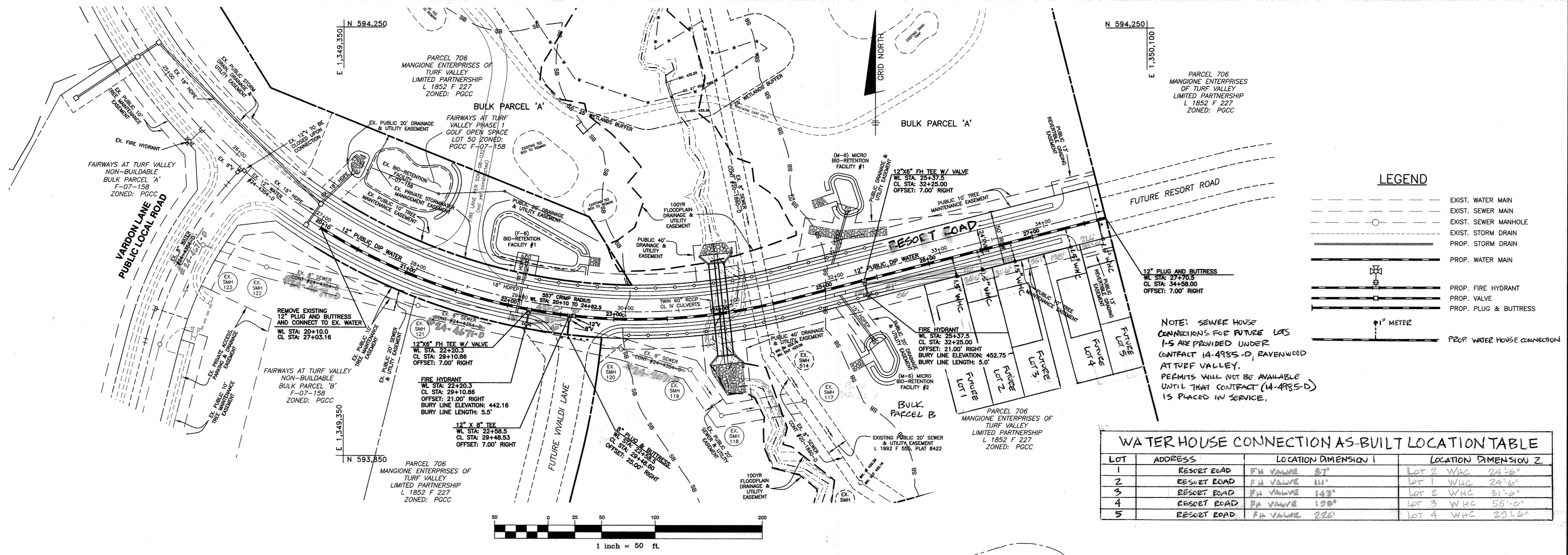
600 SCALE MAP # 16 BLOCK: 11&17

THE BLUFFS AT TURF VALLEY
RESORT ROAD EXTENSION
NON-BUILDABLE BULK PARCELS 'A' AND 'B'
A SUBDIVISION OF PART OF PARCEL 706

TAX MAP: 17 - BLOCK: 13 - PARCEL: P/O 706 - ZONED: PGCC - ELECTION DISTRICT: 2

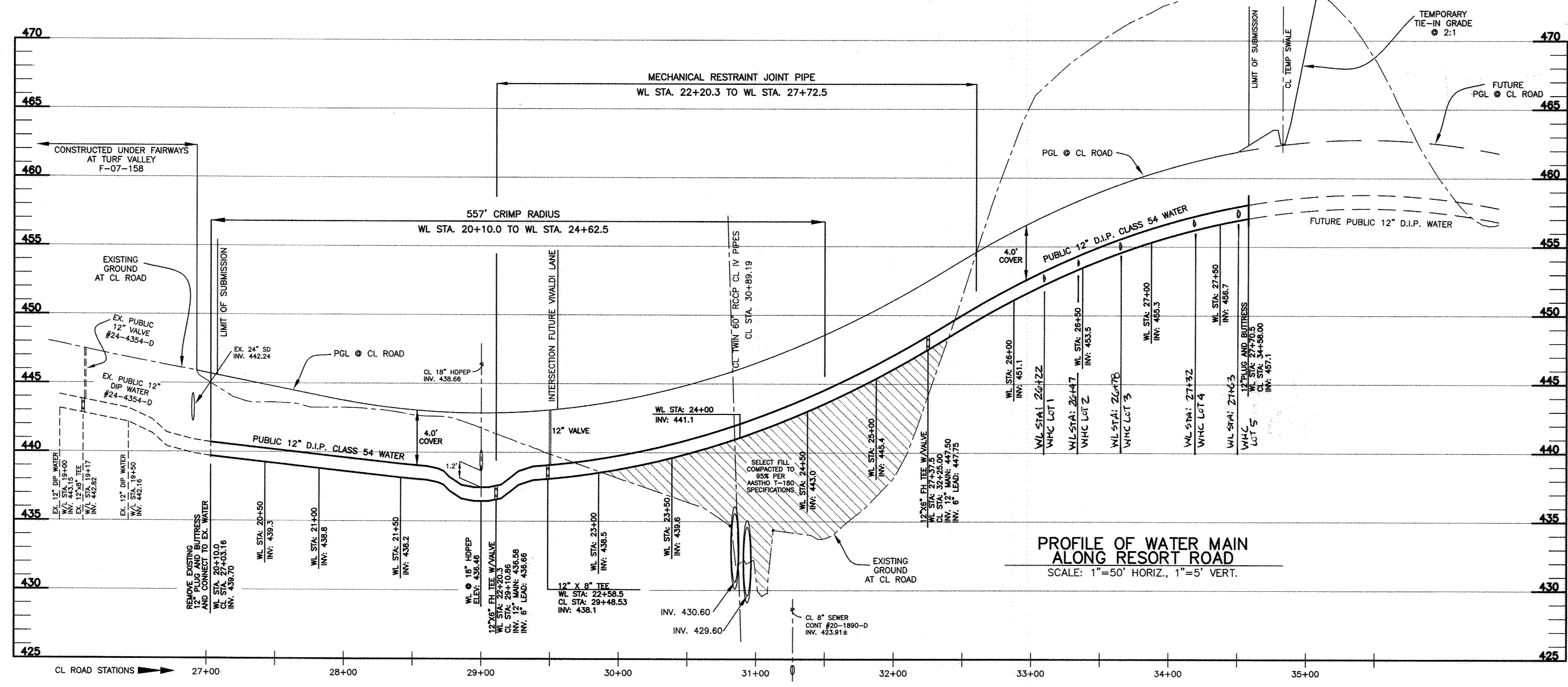
CONTRACT NO. 44-4934-D

SCALE: AS SHOWN
SHEET NO. 1 OF 2



WATER HOUSE CONNECTION AS-BUILT LOCATION TABLE

LOT	ADDRESS	LOCATION DIMENSION 1	LOCATION DIMENSION 2
1	RESORT ROAD	FM VALVE 81'	LOT 2 WHC 24'6"
2	RESORT ROAD	FM VALVE 111'	LOT 1 WHC 24'6"
3	RESORT ROAD	FM VALVE 143'	LOT 2 WHC 31'6"
4	RESORT ROAD	FM VALVE 188'	LOT 3 WHC 55'0"
5	RESORT ROAD	FM VALVE 226'	LOT 4 WHC 29'6"



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410-825-8400

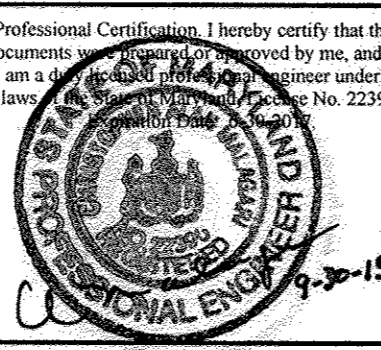
DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

CHIEF, BUREAU OF UTILITIES

CHIEF, DEVELOPMENT ENGINEERING DIVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVENGINEERING.COM



DES:	DBT		
DRAFT:	DBT		
CHK:	CAM		
DATE:	9/2015		
BY:	BE1	NO.	1
REVISIONS:	ADD WHC'S FOR FUTURE LOTS 1-5		10-7-16

PLAN AND PROFILE OF PUBLIC WATER MAIN

600 SCALE MAP #16

BLOCK: 11&17

THE BLUFFS AT TURF VALLEY
RESORT ROAD EXTENSION
NON-BUILDABLE BULK PARCELS 'A' AND 'B'
A SUBDIVISION OF PART OF PARCEL 706

TAX MAP: 17 - BLOCK: 13 - PARCEL: P/O 706 - ZONED: PGCC - ELECTION DISTRICT: 2

CONTRACT NO. 44-4934-D

SCALE: AS SHOWN

SHEET NO. 2 OF 2