

Contract No. 34-3984-D

# Montpelier Research Park

TRADITIONAL ACUPUNCTURE INSTITUTE

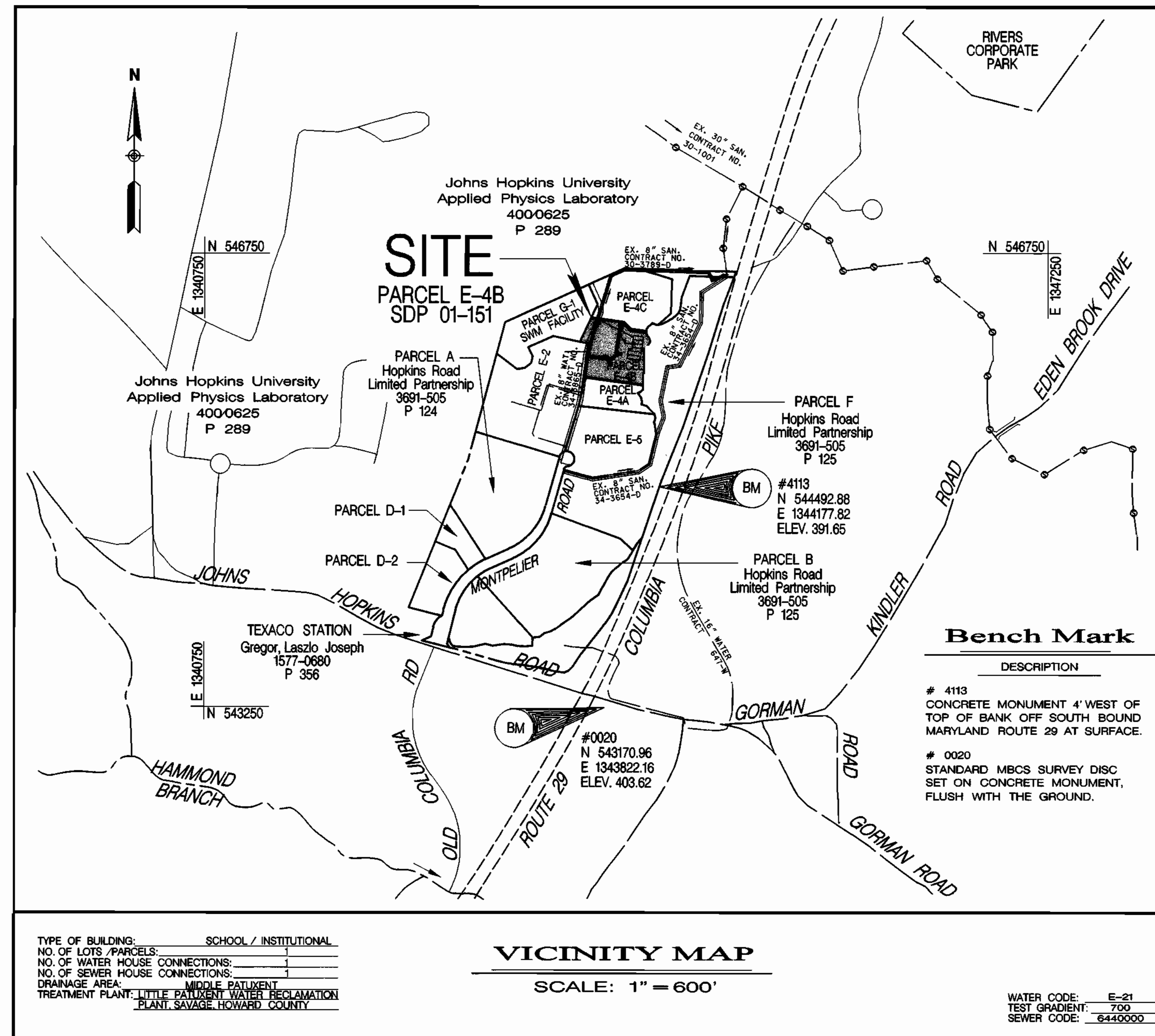
Parcel E-4B

## PUBLIC WATER AND SEWER CONSTRUCTION PLANS

Howard County, Maryland Department of Public Works

QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER / SUPPLIER
6" D.I.P. WATER MAIN	43 LF			
8" D.I.P. WATER MAIN	478 LF			
6" VALVE & ROADWAY BOX	2			
8" VALVE & ROADWAY BOX	1			
8" X 6" TEE	2			
6" FIRE HYDRANT	1			
8" CAP & BUTTRESS	1			
1/8" HORZ. BEND	2			
1/8" VERT. BEND	2			
6" P.V.C. SEWER	10 LF			
NAME OF UTILITY CONTRACTOR:				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:				

SHEET INDEX	
NO.	SHEET TITLE
1	COVER SHEET
2	WATER AND SEWER PLAN
3	WATER AND SEWER PROFILES



### General Notes

- 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, EXCEPT WHERE NOTED.
- 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 DETAILS FOR CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB SITE.
- 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 VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION. ANY DAMAGE TO EXISTING FACILITIES DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:  
STATE HIGHWAY ADMINISTRATION - (410) 531-5533  
BALTIMORE GAS & ELECTRIC CO. - CONTRACTOR SERVICES - (410) 850-4620  
BALTIMORE GAS & ELECTRIC CO. UNDERGROUND DAMAGE CONTROL - (410) 291-4607  
MISS UTILITY - 1-800-257-7777  
COLONIAL PIPELINE CO. - (410) 549-4120  
BUREAU OF UTILITIES, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS - (410) 313-4900  
BELL ATLANTIC - 1-800-446-6266
- ALL FILL AREAS WITHIN FUTURE ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION AS DETERMINED BY AASHTO T-180.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT 410-313-2450 AT LEAST FIVE (5) 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(a) OF THE HOWARD COUNTY CODE.
- MANHOLES MUST BE PRECAST CONCRETE STRUCTURES.
- ALL SEWER MAINS SHALL BE D.I.P. AND P.V.C. UNLESS OTHERWISE NOTED.
- ALL WATER MAINS TO BE D.I.P. CLASS 52 UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3'-12" 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 STRAPPED AND BUTTRESSED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS. SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1003 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 THE PLANS OR IN THE SPECIFICATIONS.
- ALL D.I.P. FITTINGS SHALL BE IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C-153. DUCTILE IRON COMPACT FITTINGS, 3 INCH THROUGH 12 INCH FOR WATER AND OTHER LIQUIDS. ALL EXISTING VALVES TO BE CLOSED WHEN CONNECTION TO THE SYSTEM IS MADE.
- ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.

### Bench Mark

DESCRIPTION
# 4113 CONCRETE MONUMENT 4' WEST OF TOP OF BANK OFF SOUTH BOUND MARYLAND ROUTE 29 AT SURFACE.
# 0020 STANDARD MBCS SURVEY DISC SET ON CONCRETE MONUMENT, FLUSH WITH THE GROUND.

TYPE OF BUILDING: SCHOOL / INSTITUTIONAL  
NO. OF LOTS / PARCELS: 1  
NO. OF WATER HOUSE CONNECTIONS: 1  
NO. OF SEWER HOUSE CONNECTIONS: 1  
DRAINAGE AREA: MIDDLE PATUXENT  
TREATMENT PLANT: LITTLE PATUXENT WATER RECLAMATION PLANT, SAVAGE, HOWARD COUNTY

REVIEWED FOR NATURAL RESOURCE CONSERVATION SERVICE AND MEETS TECHNICAL REQUIREMENT

Signature: Jim Myers  
Date: 7/27/01

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

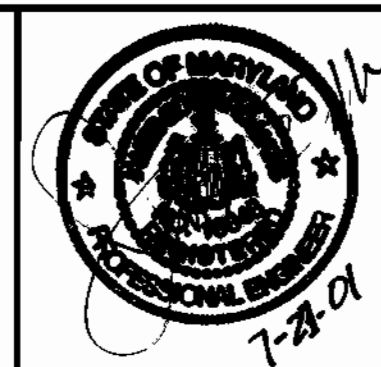
APPROVED: John Kolton  
Date: 7/27/01

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE SPECIFICATIONS AND SITE DEVELOPMENT PLAN SDP-01-151

DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND  
Signature: [Signature]  
Date: 7-25-01  
CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND  
Signature: [Signature]  
Date: 7/26/01  
CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

**Matis Warfield**  
consulting engineers  
10540 York Road, Suite 100  
Hunt Valley, Maryland 21030  
Phone: 410-888-1994  
Facsimile: 410-888-1994  
www.matiswarfield.com



DESIGNED BY: S.C.C.	
DRAWN BY: S.C.C.	
CHECKED BY: J.E.M.	
DATE: 6/25/01	
BY NO.	
REVISION	

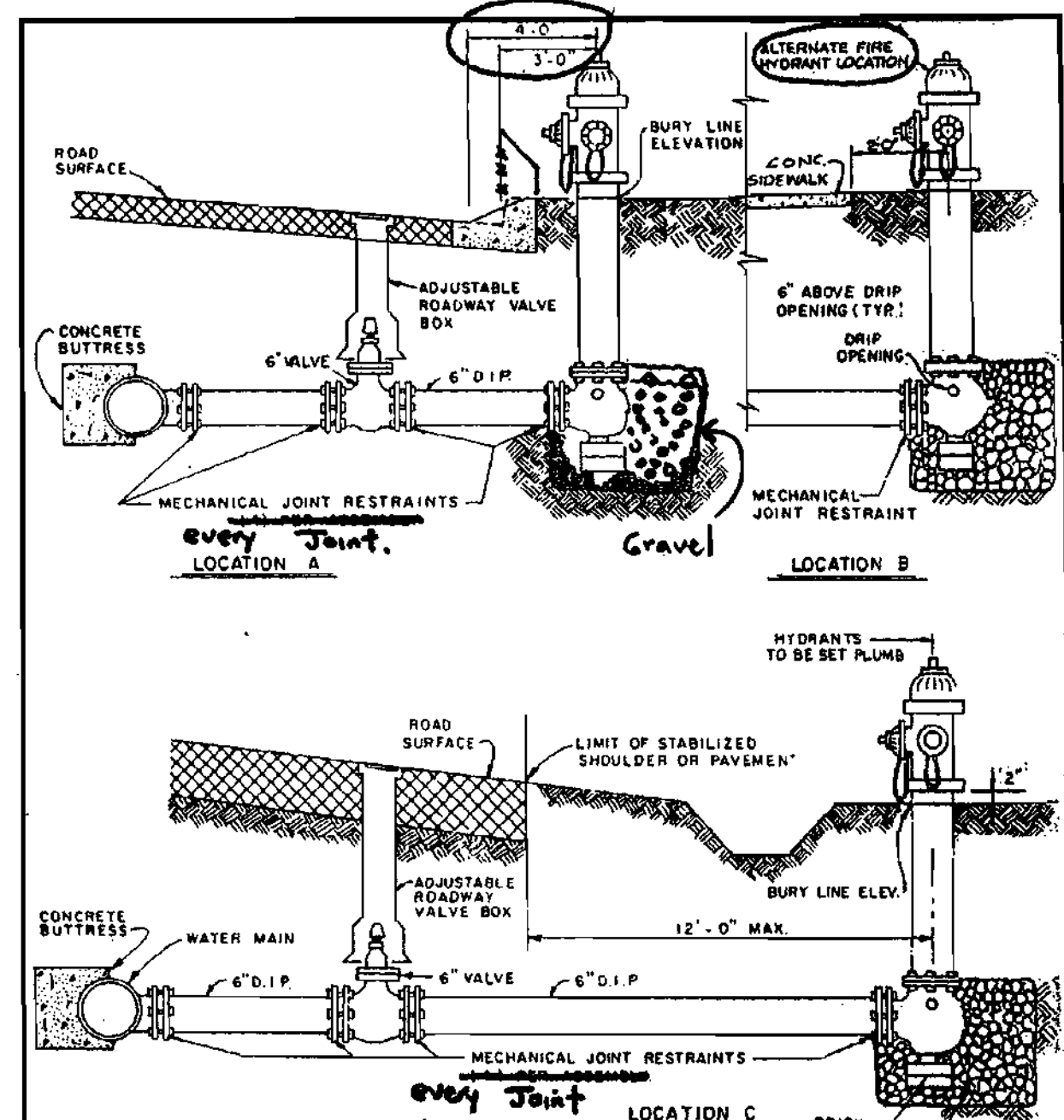
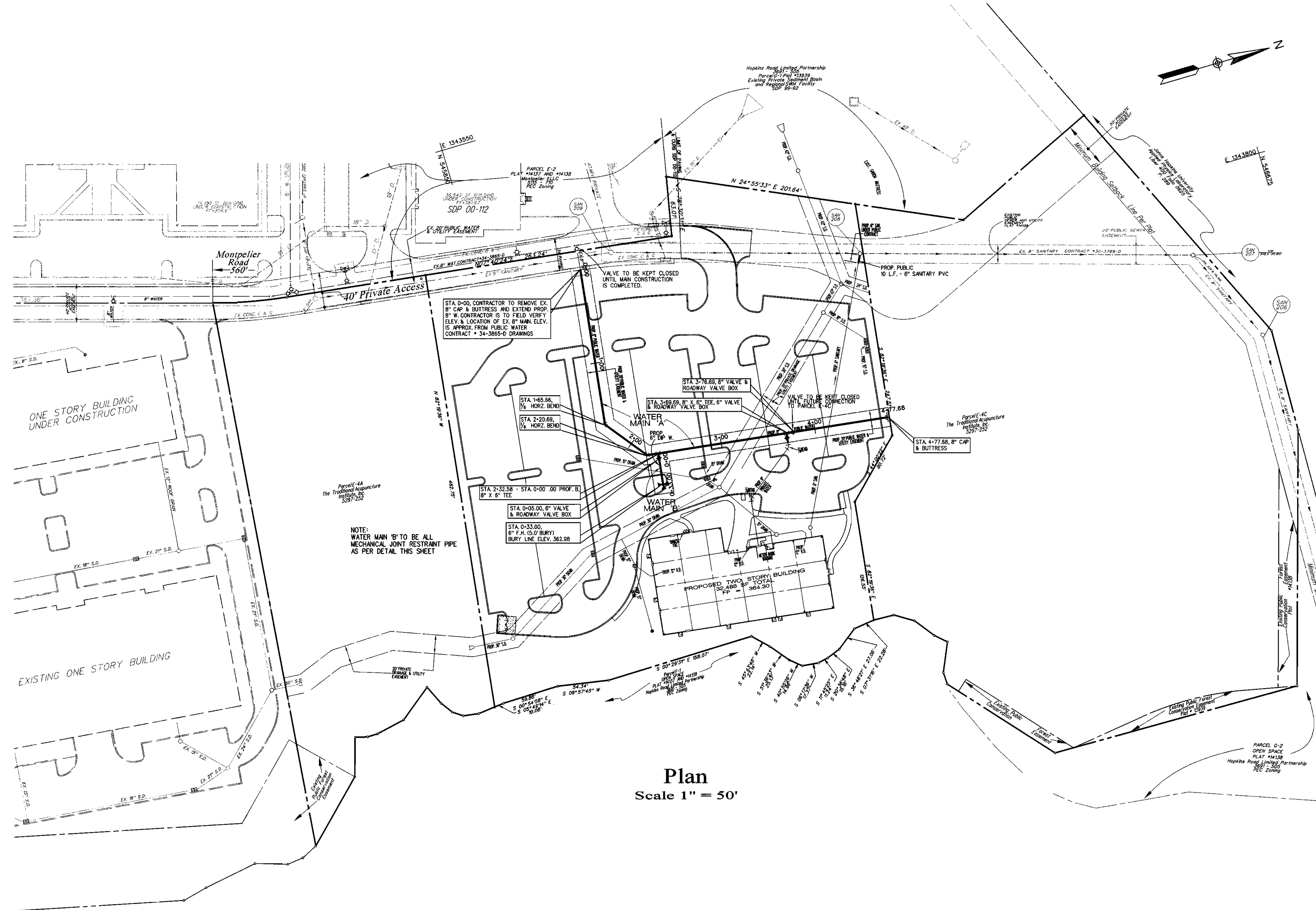
**COVER SHEET**

600 SCALE MAP NO. 41 BLOCK NO. 17

PUBLIC WATER AND SEWER  
**Montpelier Research Park**  
PARCEL E-4B Traditional Acupuncture Institute  
5th Election District, Howard County Maryland  
OWNER: TRADITIONAL ACUPUNCTURE INSTITUTE, INC. 10227 WINDCOPIN CIRCLE SUITE 100- COLUMBIA MD 21044-3422  
DEVELOPER: MOR MONTPELIER 2, LLC c/o MANEEN, LLC 7061 COLUMBIA GATEWAY DRIVE- COLUMBIA MD 21046  
CONTRACT NO. 34-3984-D

SCALE AS SHOWN  
SHEET 1 OF 3

① 3" behind back of curb  
② For any location with sidewalk



**NOTES**

1. PLACE MINIMUM OF 1/3 CY OF 3/4-INCH GRAVEL FULL WIDTH OF THE HYDRANT FOR DRAIN SUMP.
2. WHEN LOCATION 'A' IS USED, PROVIDE 30\"/>
- 3. All fire hydrants shall be gravel restrained per W.S.11
- 4. USE PLAIN CONCRETE 3000\"/>

HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
Approved: [Signature] Chief - Bureau of Engineering

STANDARD WATER DETAILS  
FIRE HYDRANT SETTINGS  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: NONE  
W.S.11

Plan  
Scale 1" = 50'

DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND

*[Signature]* 7-25-01  
CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND

*[Signature]* 7/20/01  
CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

**Matis Warfield**  
consulting engineers

10540 York road, suite m  
hunt valley, maryland 21080  
phone 410-888-7004  
fax 410-888-1788  
www.matiswarfield.com



DESIGNED BY:	S.C.C.				
DRAWN BY:	S.C.C.				
CHECKED BY:	J.E.M.				
DATE:	6/25/01	BY:	NO.	REVISION	DATE

**WATER AND SEWER PLAN**

600 SCALE MAP NO. 41 BLOCK NO. 17

PUBLIC WATER AND SEWER

**Montpelier Research Park**  
PARCEL E-4B Traditional Acupuncture Institute

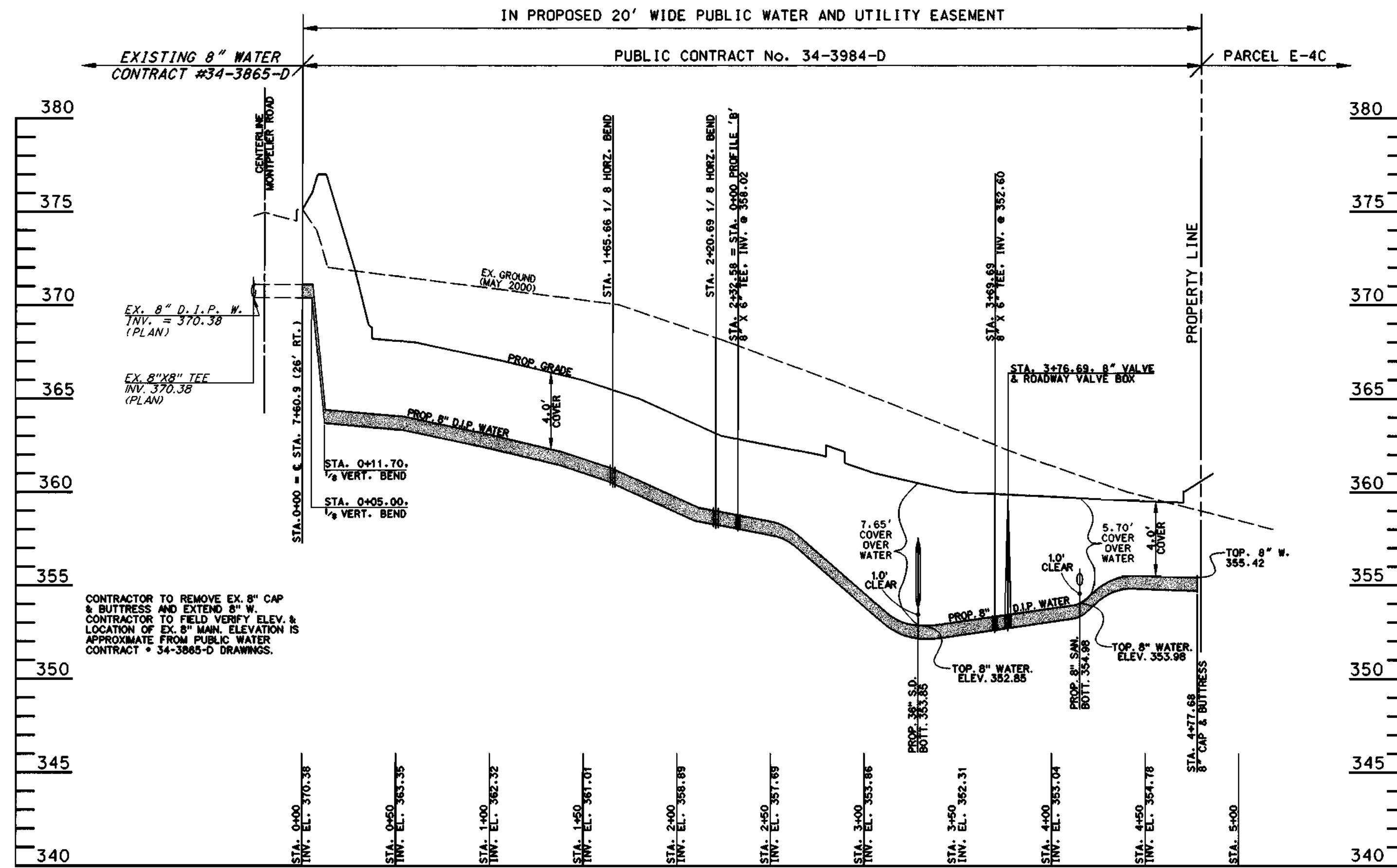
5th Election District, Howard County Maryland

OWNER: TRADITIONAL ACUPUNCTURE INSTITUTE, INC. 10227 WINCOPIN CIRCLE SUITE 100-  
COLUMBIA MD 21044-5422  
DEVELOPER: MOR MONTEPELIER 2, LLC c/o MANEKIN, LLC 7061 COLUMBIA GATEWAY DRIVE-  
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CONTRACT NO. 34-3984-D

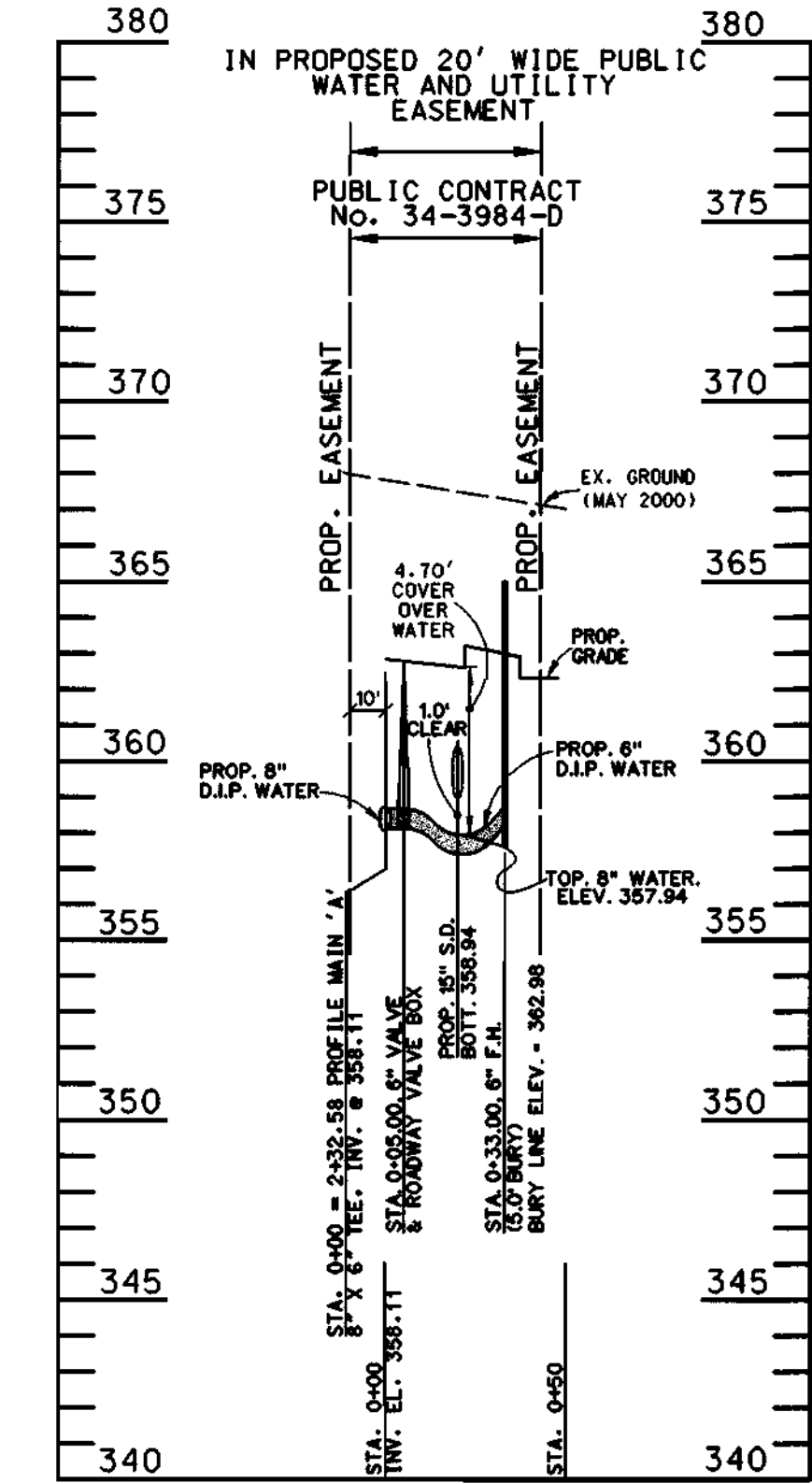
SCALE 1" = 50'  
SHEET 2 OF 3





**PROP. WATER MAIN PROFILE 'A'**

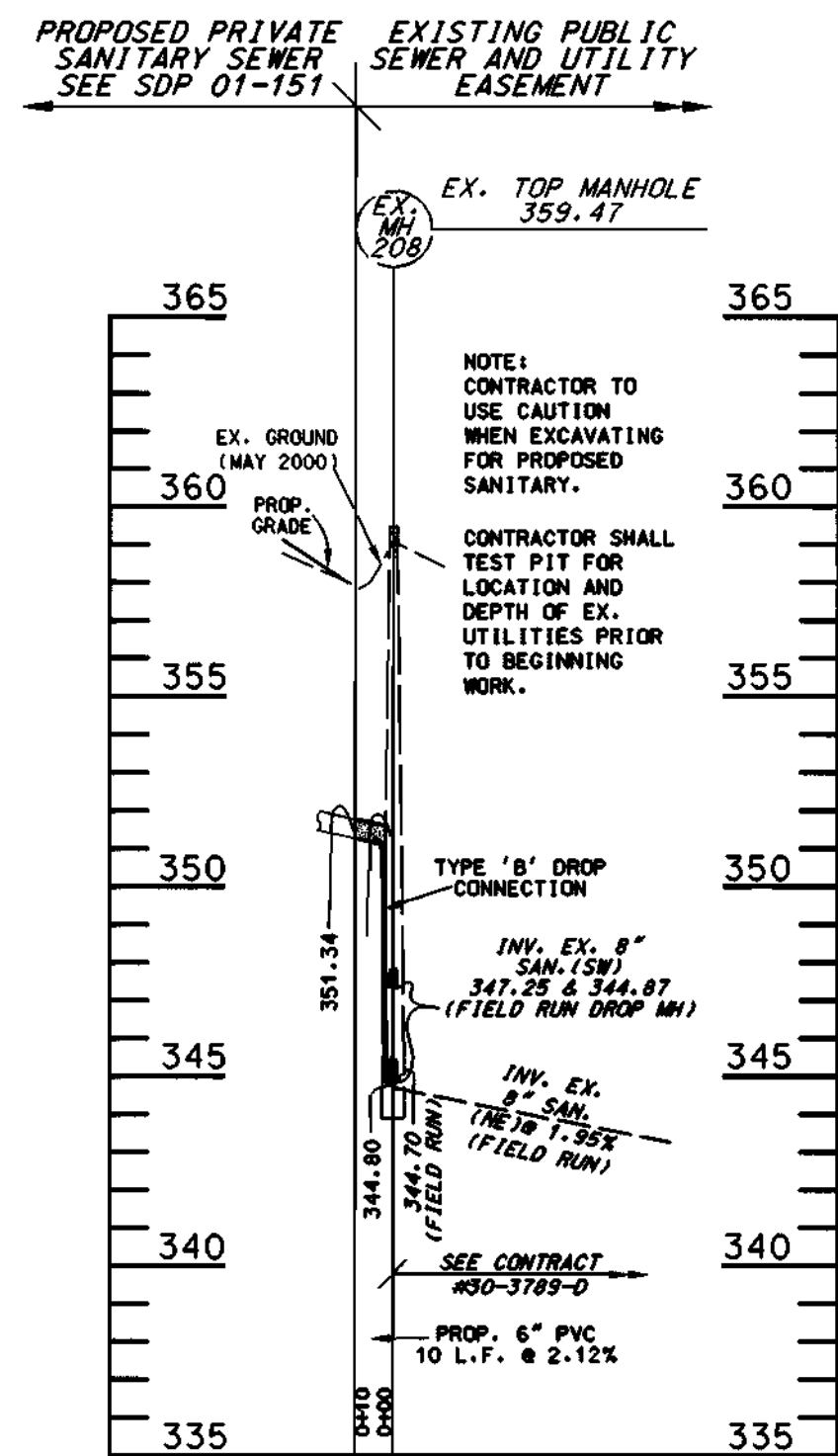
Scale: Horz: 1" = 50'  
Vert: 1" = 5'



**PROP. WATER MAIN PROFILE 'B'**

Scale: Horz: 1" = 50'  
Vert: 1" = 5'

NOTE:  
WATER MAIN 'B' TO BE ALL  
MECHANICAL JOINT RESTRAINT PPE  
AS PER DETAIL THIS SHEET



**SANITARY SEWER PROFILE**

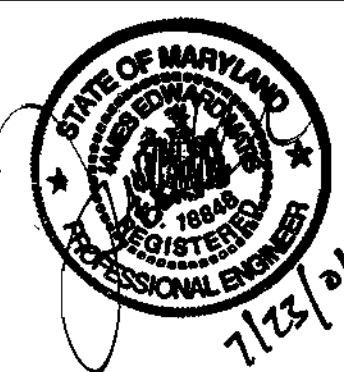
Scale: Horz: 1" = 50'  
Vert: 1" = 5'

DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND

**Matis Warfield**  
consulting engineers

10544 York Road, Suite 210  
Hunt Valley, Maryland 21086  
Phone: 410-883-7008  
Fax: 410-883-7009  
www.matiswarfield.com



DESIGNED BY:	S.C.C.				
DRAWN BY:	S.C.C.				
CHECKED BY:	J.E.M.				
DATE:	6/25/01	BY:	NO.	REVISION	DATE

**WATER AND SEWER PROFILES**

600 SCALE MAP NO. 41 BLOCK NO. 17

PUBLIC WATER AND SEWER  
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COLUMBIA MD 21046

CONTRACT NO. 34-3984-D

SCALE  
AS SHOWN

SHEET  
3 OF 3

Contract No. 34-3984-D

# Montpelier Research Park

## TRADITIONAL ACUPUNCTURE INSTITUTE

### Parcel E-4B

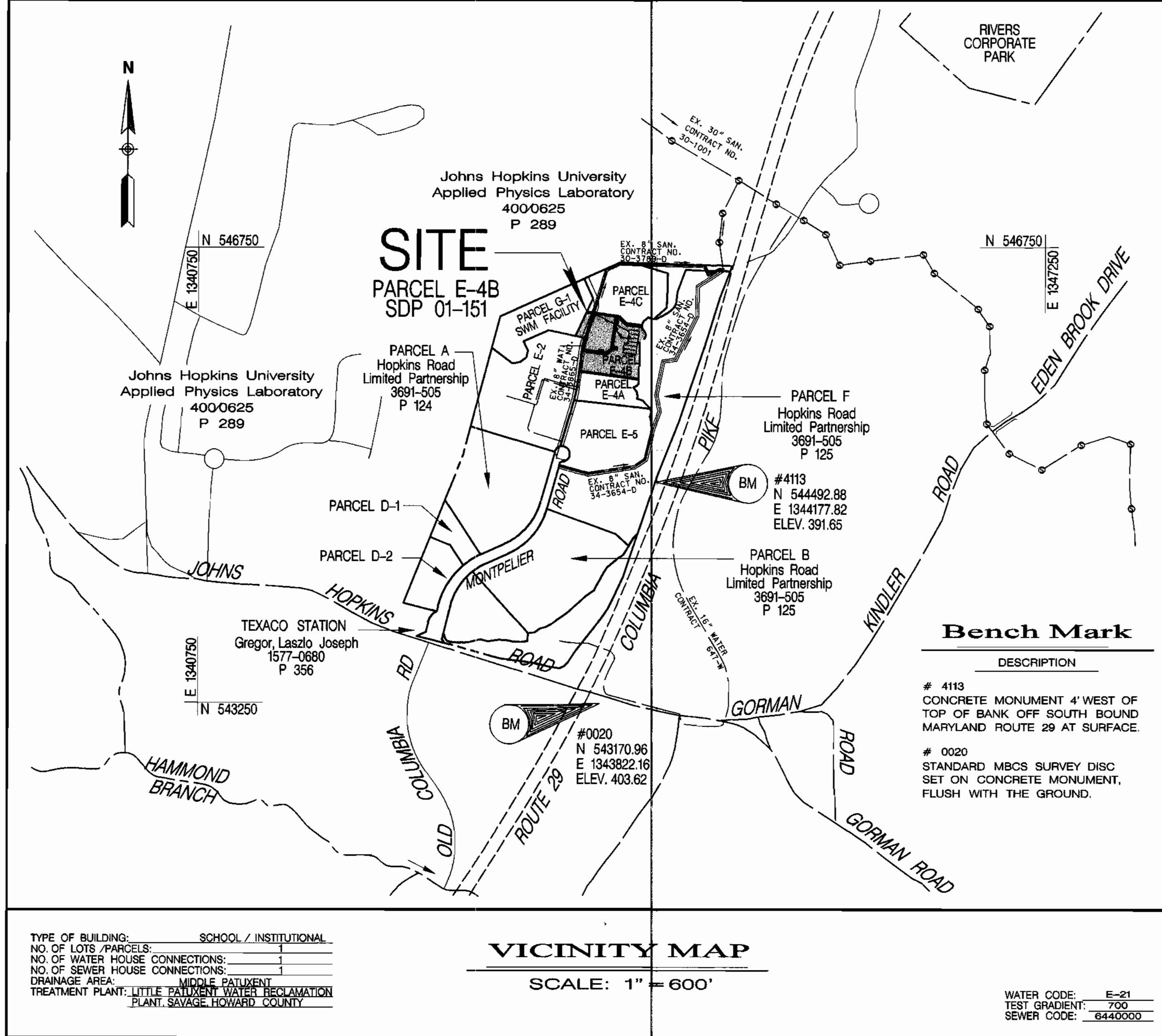
## PUBLIC WATER AND SEWER CONSTRUCTION PLANS

Howard County, Maryland Department of Public Works

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6" VALVE & ROADWAY BOX	2	2 EA.	CAST	KENNEDY " " "
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1/8 HORZ. BEND	2	2 EA.	DIP	" " " "
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6" P.V.C. SEWER	10 LF	10 LF	P.V.C.	" " " "

NAME OF UTILITY CONTRACTOR: Dixie  
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:

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Bench Mark	
DESCRIPTION	
# 4113	CONCRETE MONUMENT 4' WEST OF TOP OF BANK OFF SOUTH BOUND MARYLAND ROUTE 29 AT SURFACE.
# 0020	STANDARD MBS SURVEY DISC SET ON CONCRETE MONUMENT, FLUSH WITH THE GROUND.

TYPE OF BUILDING: SCHOOL / INSTITUTIONAL  
NO. OF LOTS / PARCELS: 1  
NO. OF WATER HOUSE CONNECTIONS: 1  
NO. OF SEWER HOUSE CONNECTIONS: 1  
DRAINAGE AREA: MIDDLE PATUXENT  
TREATMENT PLANT: LITTLE PATUXENT WATER RECLAMATION PLANT, SAVAGE, HOWARD COUNTY

VICINITY MAP  
SCALE: 1" = 600'

WATER CODE: E-21  
TEST GRADIENT: 700  
SEWER CODE: 6440000

REVIEWED FOR NATURAL RESOURCE CONSERVATION SERVICE AND MEETS TECHNICAL REQUIREMENT

Signature: Jim Myers  
DATE: 7/27/01

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

APPROVED: John K. Robertson  
DATE: 7/27/01

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE SPECIFICATIONS AND SITE DEVELOPMENT PLAN SDP-01-151

DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND

**Matis Warfield**  
consulting engineers  
10540 York Road, Suite 100  
Hunt Valley, Maryland 21080  
Phone 410-888-7904  
Fax 410-888-7904  
www.matiswarfield.com



DESIGNED BY:	S.C.C.	
DRAWN BY:	S.C.C.	
CHECKED BY:	J.E.M.	
DATE:	6/25/01	
BY:	KCI	1
NO.:	AS-BUILT CONDITIONS ADDED TO PLAN	12/13/01
REVISION:		

**COVER SHEET**

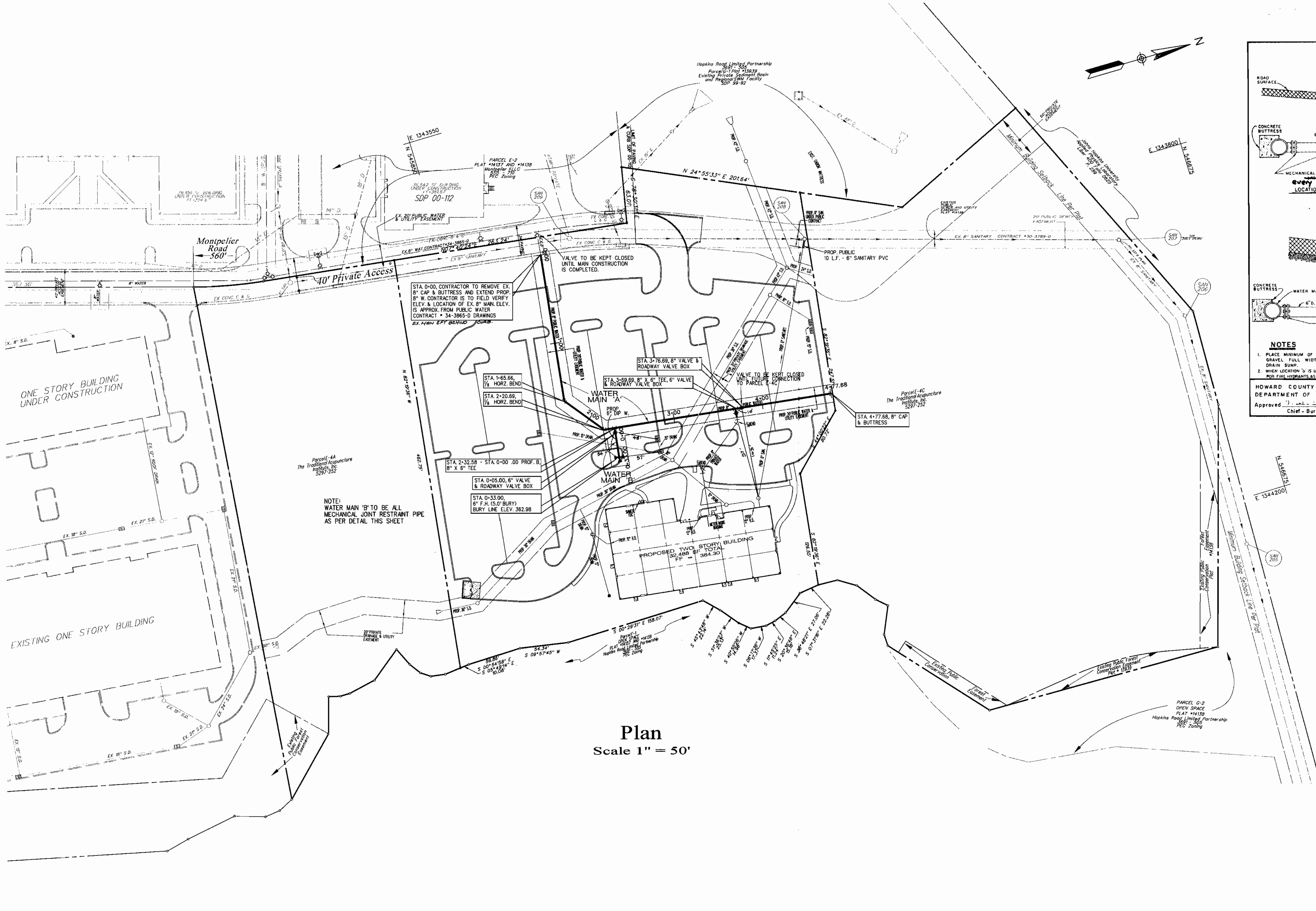
600 SCALE MAP NO. 41 BLOCK NO. 17

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OWNER: TRADITIONAL ACUPUNCTURE INSTITUTE, INC. 10222 WINCOPIN CIRCLE SUITE 100  
COLUMBIA MD 21044-3422  
DEVELOPER: MOR MONTPELIER 2, LLC 66 MANEKIN, LLC 7061 COLUMBIA GATEWAY DRIVE  
COLUMBIA MD 21046  
CONTRACT NO. 34-3984-D

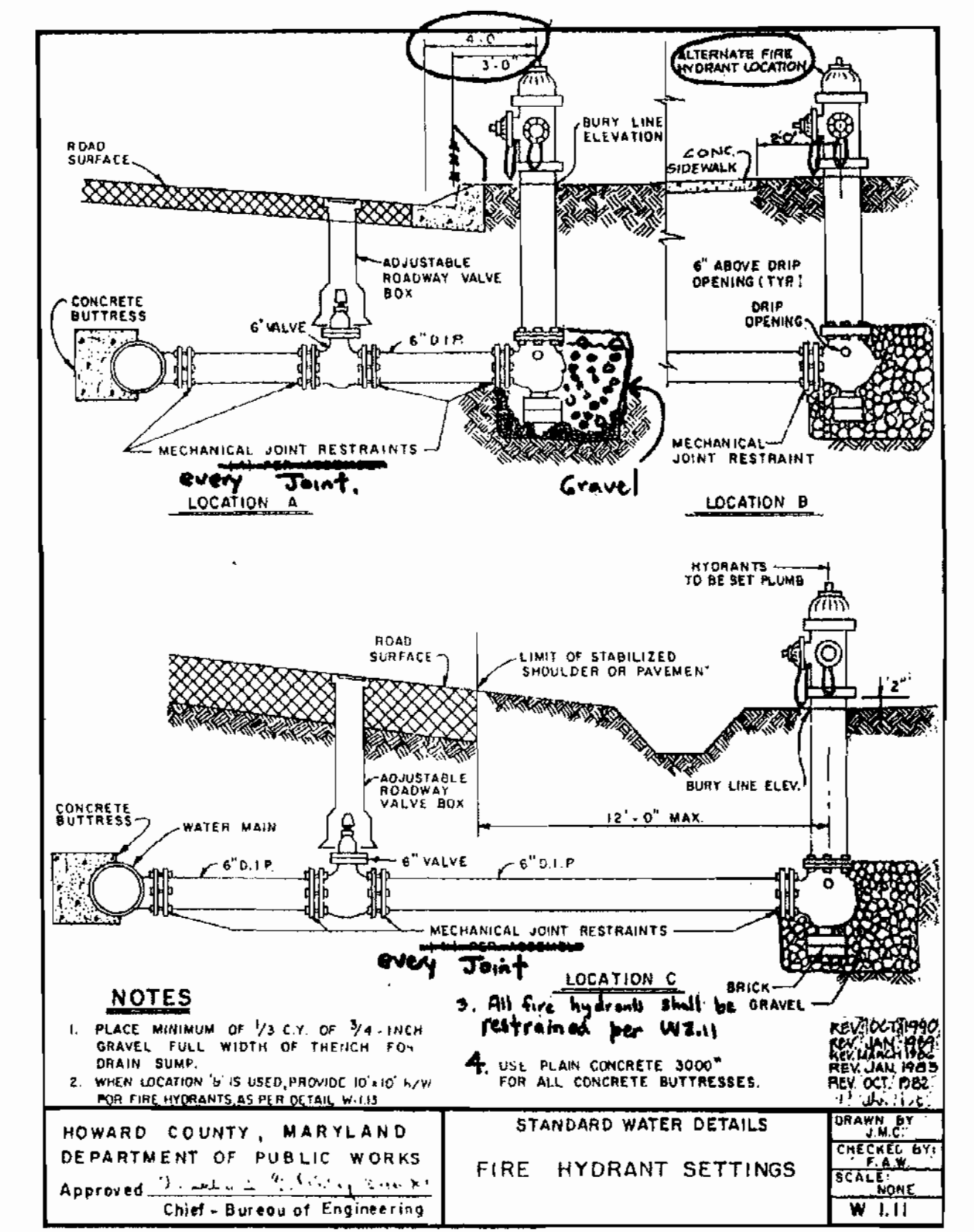
SCALE AS SHOWN  
SHEET 1 OF 3



① 3' behind back of curb  
② For any location with sidewalk



Plan  
Scale 1" = 50'



DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND

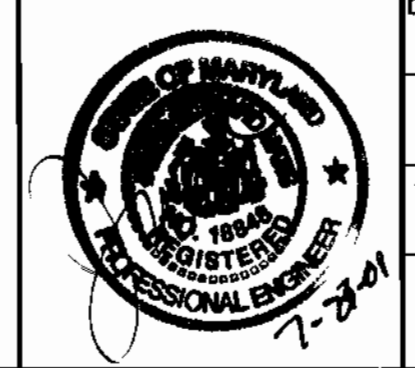
*Robert M. Berman* 7-25-91  
CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND

*Michael J. DeWitt* 7/20/01  
CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

**Matis Warfield**  
consulting engineers

10540 York Road Suite M  
hunt valley, maryland 21080  
phone 410-883-7004  
radio 410-883-1788  
www.matiswarfield.com



DESIGNED BY:	S.C.C.				
DRAWN BY:	S.C.C.				
CHECKED BY:	J.E.M.				
DATE:	6/25/01				
KCI	1	AS BUILT CONDITIONS ADDED TO PLAN			
BY	NO.	REVISION	DATE	600 SCALE MAP NO.	41
				BLOCK NO.	17

**WATER AND SEWER PLAN**

PUBLIC WATER AND SEWER

**Montpelier Research Park**  
PARCEL E-4B Traditional Acupuncture Institute

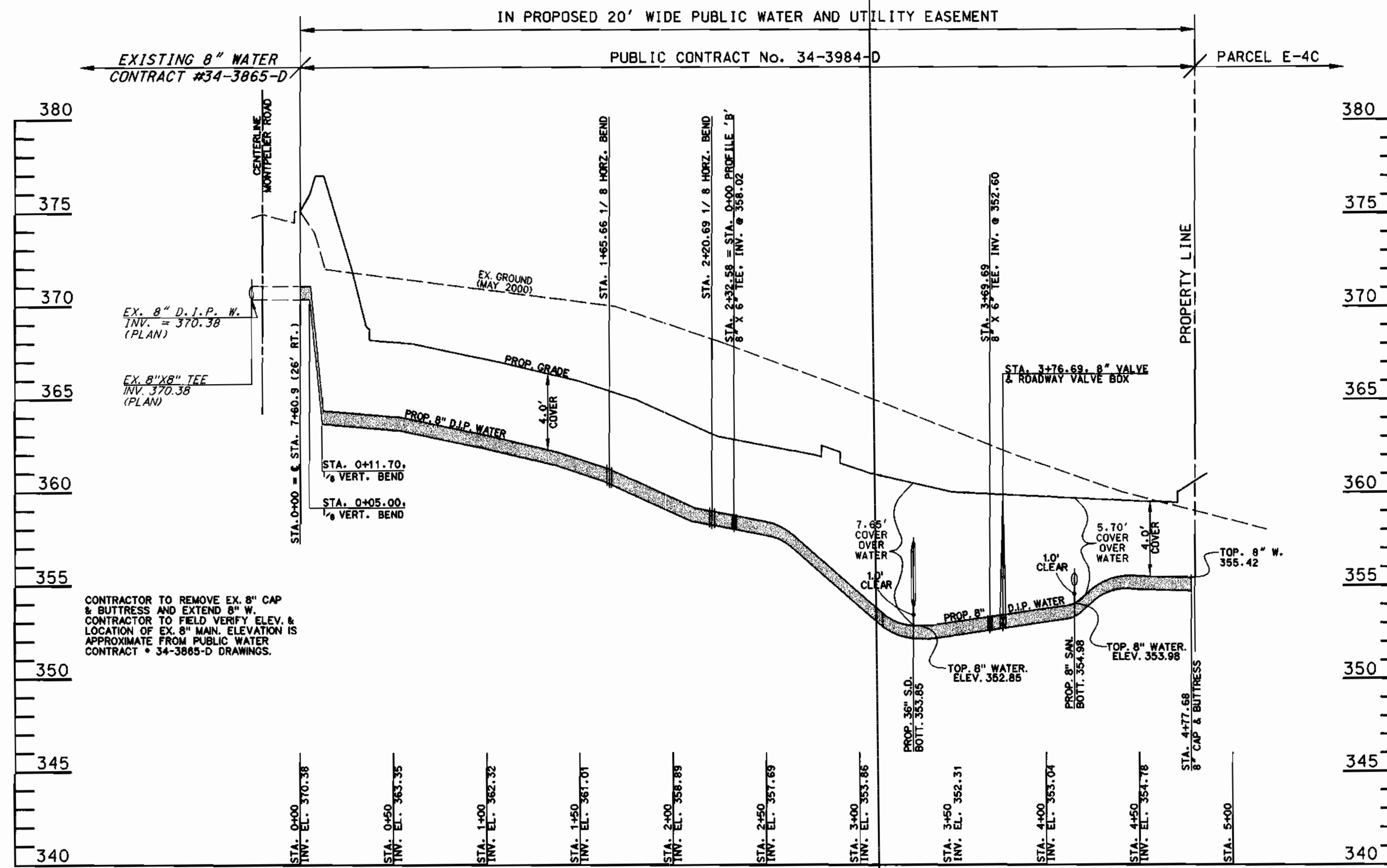
5th Election District, Howard County Maryland

OWNER: TRADITIONAL ACUPUNCTURE INSTITUTE, INC. 10227 WINCOPIN CIRCLE SUITE 100-  
COLUMBIA MD 21044-3422  
DEVELOPER: MOR MONTPELIER 2, LLC c/o MANEKIN, LLC 7061 COLUMBIA GATEWAY DRIVE-  
COLUMBIA MD 21046

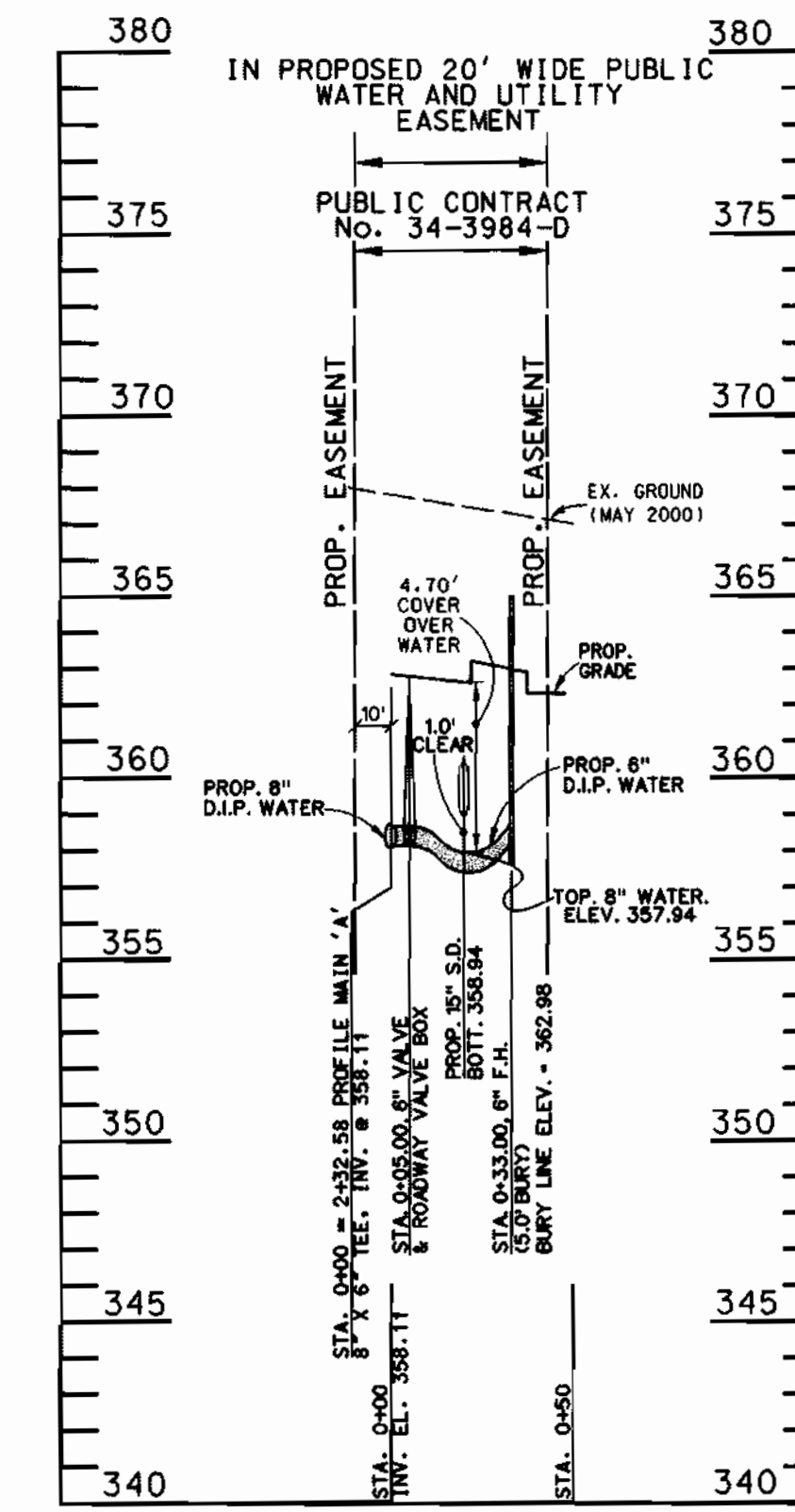
CONTRACT NO. 34-3984-D

SCALE  
1" = 50'

SHEET  
2 OF 3

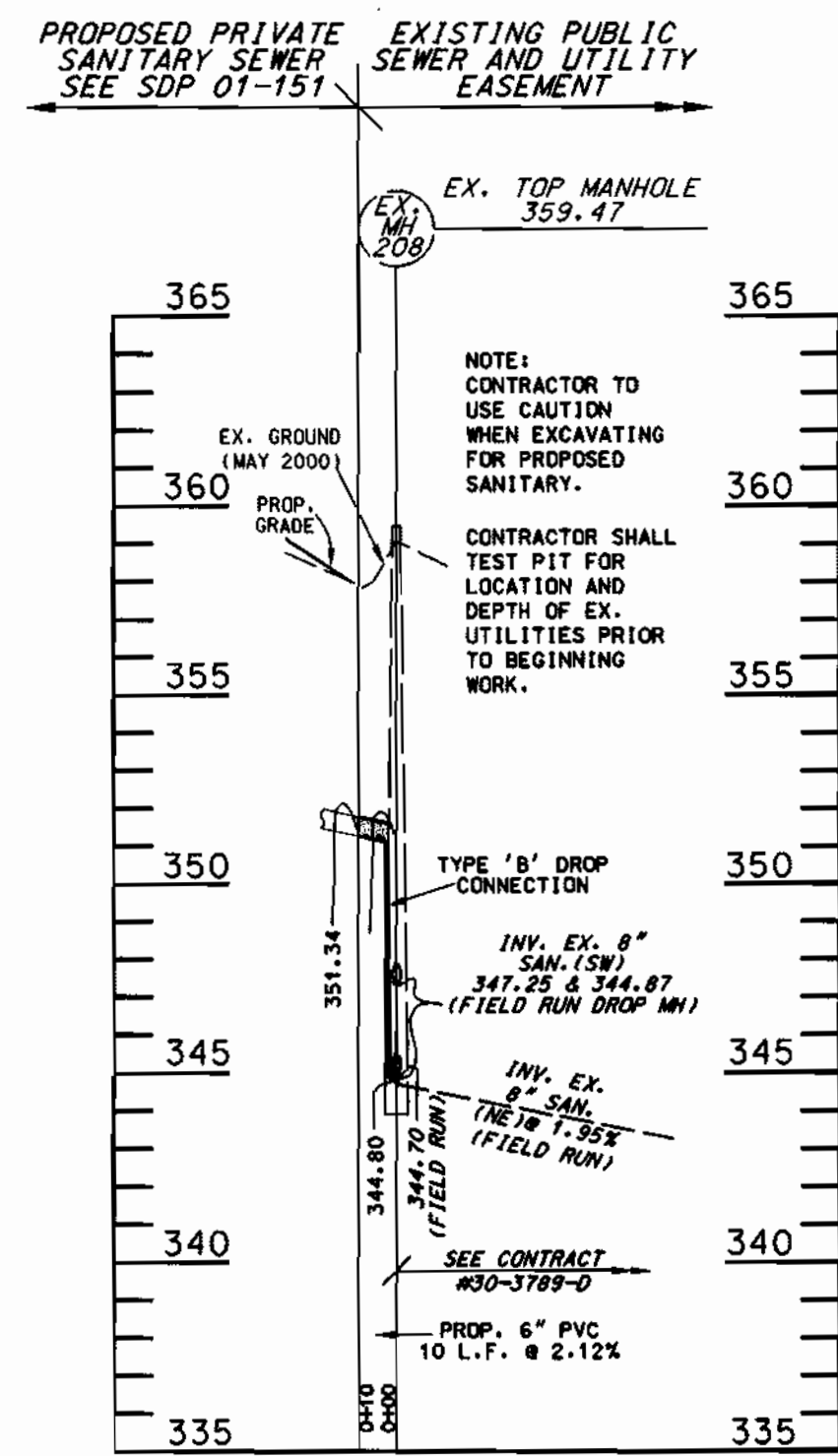


**PROP. WATER MAIN PROFILE 'A'**  
 Scale: Horz: 1" = 50'  
 Vert: 1" = 5'



**PROP. WATER MAIN PROFILE 'B'**  
 Scale: Horz: 1" = 50'  
 Vert: 1" = 5'

NOTE:  
 WATER MAIN 'B' TO BE ALL  
 MECHANICAL JOINT RESTRAINT PIPE  
 AS PER DETAIL THIS SHEET



**SANITARY SEWER PROFILE**  
 Scale: Horz: 1" = 50'  
 Vert: 1" = 5'

DEPARTMENT OF PUBLIC WORKS  
 HOWARD COUNTY, MARYLAND  
 7-25-01  
 CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING  
 HOWARD COUNTY, MARYLAND  
 7/25/01  
 CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

**Matis Warfield**  
 consulting engineers  
 10640 York Road, Suite M  
 Hunt Valley, Maryland 21030  
 Phone: 410-989-7004  
 Facsimile: 410-989-1798  
 www.matiwarfield.com



DESIGNED BY:	S.C.C.		
DRAWN BY:	S.C.C.		
CHECKED BY:	J.E.M.		
DATE:	6/25/01	BY:	NO.
		REVISION	DATE

**WATER AND SEWER PROFILES**

PUBLIC WATER AND SEWER  
**Montpelier Research Park**  
 PARCEL E-4B Traditional Acupuncture Institute  
 5th Election District, Howard County Maryland  
 OWNER: TRADITIONAL ACUPUNCTURE INSTITUTE, INC. 10227 WINDOPIN CIRCLE SUITE 100-  
 COLUMBIA MD 21044-3422  
 DEVELOPER: MOR MONTEPELLIER 2, LLC c/o MANEKIN, LLC 7061 COLUMBIA GATEWAY DRIVE-  
 COLUMBIA MD 21046  
 CONTRACT NO. 34-3984-D

SCALE  
 AS SHOWN  
 SHEET  
 3 OF 3