

GENERAL NOTES

- PART I**
- 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. (NAD '83)
 - 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 12". 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 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 (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.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN THESE PLANS:

C. & P. TELEPHONE	597-8585
A.T. & T.	865-3803
STATE HIGHWAY ADMINISTRATION	531-5533
B.G.&E. CO. CONTRACTOR SERVICES	850-4820
B.G.&E. CO. UNDER GROUND DAMAGE CONTROL	787-9088
MISS UTILITY	1-800-257-7295
COLONIAL PIPELINE CO.	725-1350
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES	313-4900
 - 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 THE CONSTRUCTION OF THE MAIN.
 - 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 MAIN OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(c) OF THE HOWARD COUNTY CODE.

PART II - 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 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.
- FOR SPRINKLER SYSTEM FOR ALL TOWN HOMES OR MULTI-FAMILY DWELLING UNITS SHOULD HAVE A MINIMUM OF 1' CONNECTION WITH A 3/4" METER.

PART III - SEWER

- ALL SEWER MAINS SHALL BE DIP CLASS 52 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 WATER-TIGHT FRAME AND COVERS, STANDARD DETAIL G5.52 WHERE WATER-TIGHT MANHOLE FRAME AND COVER IS USED, SET TOP OF FRAME 18" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- HOUSE(S) WITH THE SYMBOL "C.N.S" INDICATES THAT CELLAR CANNOT BE SERVED.

TYPE OF BUILDING:	CONDOMINIUM
NO. OF LOTS/PARCELS:	1
NO. OF WATER HOUSE CONNECTIONS:	26
NO. OF SEWER HOUSE CONNECTIONS:	0
DRAINAGE AREA:	LITTLE PATUXENT
TREATMENT PLANT:	LITTLE PATUXENT WASTEWATER TREATMENT PLANT

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE SPECIFICATIONS AND WITH FINAL PLAN F-03-41

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

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

John K. Roberts 6/16/03 *Jim Myers* 6/16/03
 SOIL CONSERVATION DISTRICT DATE U.S. SOIL CONSERVATION DISTRICT DATE

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

Robert M. Berman 6-5-03
 CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND

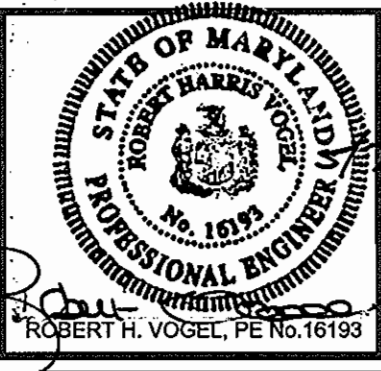
John J. ... 6/19/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

FREDERICK WARD ASSOCIATES, INC.
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6226
 Bt1 Air, Maryland Columbia, Maryland Warrenton, Virginia

DES:	CMH
DRN:	CMH
CHK:	RHV
DATE:	MAY 2003
BY:	KCI
NO.:	1
REVISION:	AS-BUILT DATA
DATE:	11/20/05

TITLE SHEET

600' SCALE MAP NO. 47
 BLOCK NO. 12



BASFORD'S RETREAT
 BUILDABLE BULK PARCEL 'A'
 CONTRACT NO. 24-4055-D

TAX MAP 47 BLOCKS 12
 6TH ELECTION DISTRICT

PARCEL '494'
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
 SHEET 1 OF 3

AS-BUILT WATER & SEWER FIELD DATA (ft. elev.)

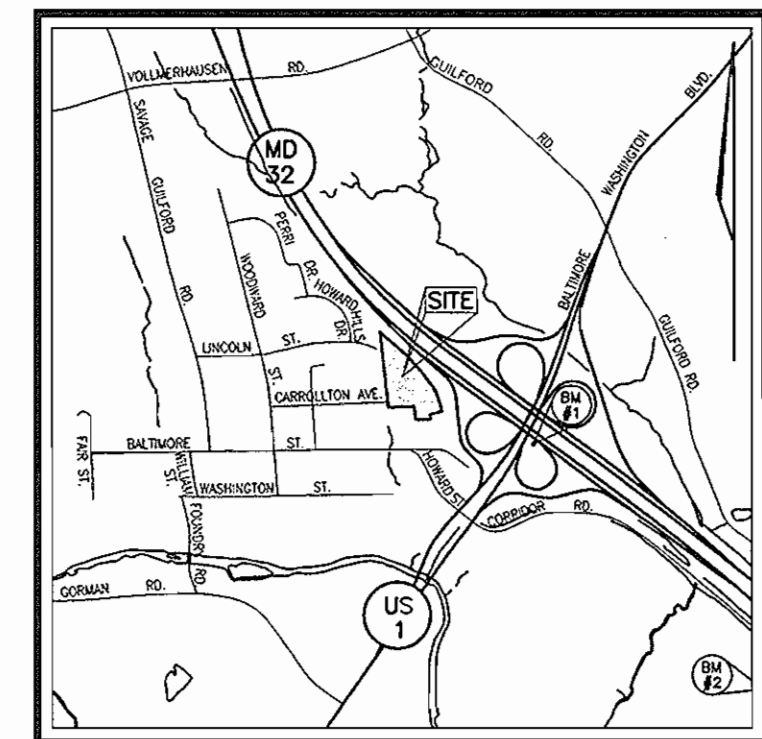
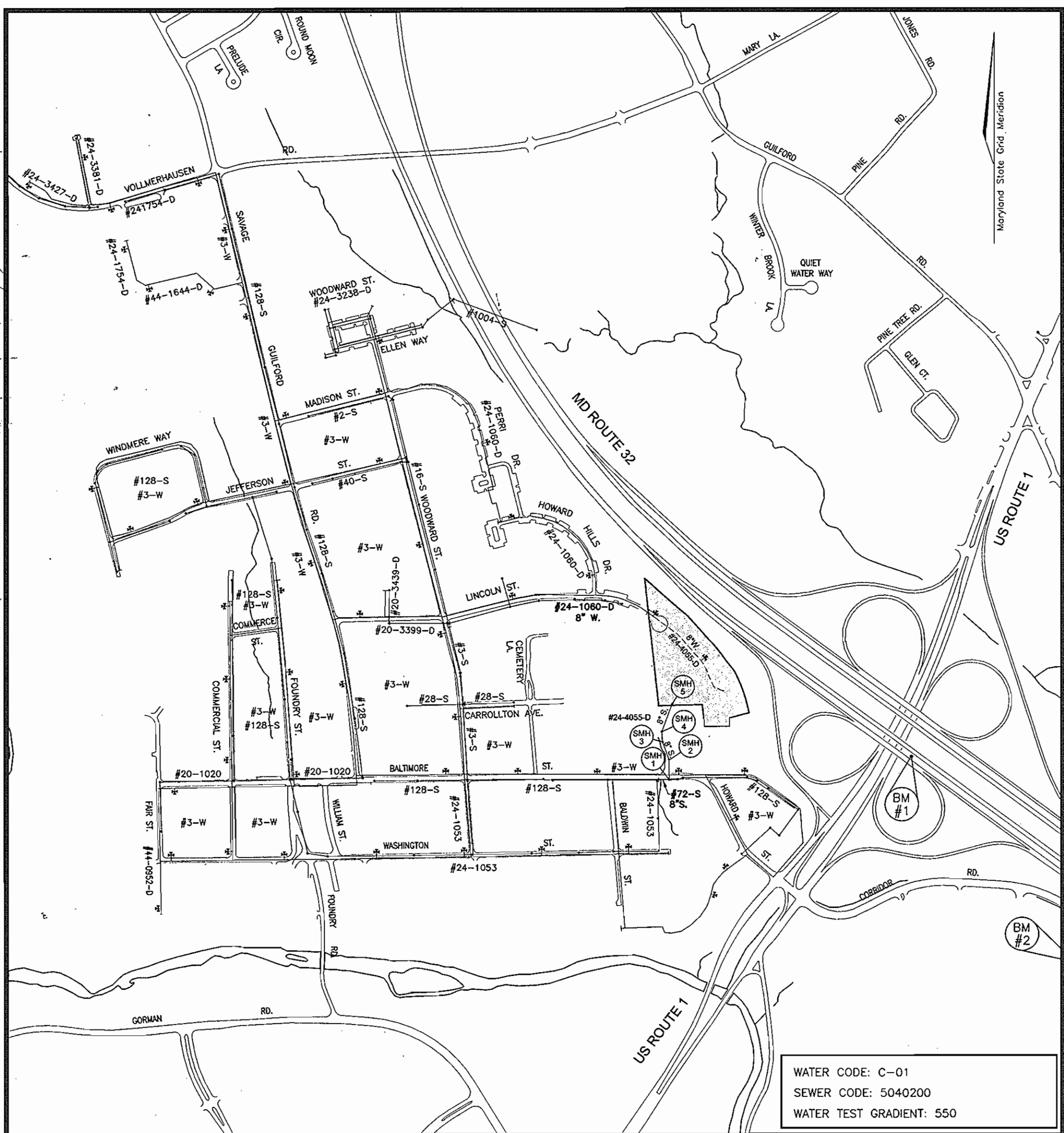
UNIT	FROM	TO	FEET	TO	FEET
A	W42	SH 808	69.0	FR. LT. COR. UNIT A	14.0
A	SHC	"	44.9	"	23.0
B	W42	"	14.3	"	56.8
B	SHC	"	42.6	"	28.3
C	W42	"	11.0	"	77.0
C	SHC	"	14.8	"	61.6
D	W42	"	21.7	FR. RT. COR. UNIT B	54.8
D	SHC	"	41.2	"	37.5
E	W42	"	48.0	"	34.8
E	SHC	"	68.5	"	10.1
F	W42	"	108.7	FR. LT. COR. UNIT F	28.5
F	SHC	"	100.2	"	12.0
G	W42	"	135.0	"	51.7
G	SHC	"	124.9	"	36.4
H	W42	"	108.4	"	78.0
H	SHC	"	151.0	"	63.0
I	W42	SH 807	60.5	FR. LT. COR. UNIT J	20.0
I	SHC	"	52.0	"	26.0
J	W42	"	34.8	"	10.0
J	SHC	"	27.8	"	9.8
K	W42	"	31.7	SH 800	158.4
K	SHC	"	48.0	"	143.7
L	W42	"	76.0	"	109.0
L	SHC	"	67.0	"	122.5
M	W42	"	82.3	"	102.1
M	SHC	"	96.4	"	93.3
N	W42	"	108.3	"	76.0
N	SHC	"	123.8	"	66.0
O	W42	"	134.7	"	49.0
O	SHC	"	146.3	"	43.7
P	W42	SH 800	22.7	FR. LT. COR. UNIT P	30.8
P	SHC	"	25.7	FR. LT. COR. UNIT P	7.8
Q	W42	"	24.0	FR. LT. COR. UNIT P	32.5
Q	SHC	"	30.6	"	40.4
R	W42	"	65.3	FR. RT. COR. UNIT R	12.0
R	SHC	"	55.0	"	21.0
S	W42	"	72.8	FR. LT. COR. UNIT S	12.3
S	SHC	"	72.0	"	23.0
T	W42	"	62.8	"	53.3
T	SHC	"	70.4	"	29.0
U	W42	"	68.0	FR. RT. COR. UNIT U	22.0
U	SHC	"	71.5	"	25.7
V	W42	SH 807	124.0	FR. LT. COR. UNIT V	11.0
V	SHC	"	108.2	"	17.9
W	W42	"	93.7	"	37.7
W	SHC	"	78.3	"	54.8
X	W42	"	85.0	"	66.0
X	SHC	"	50.7	"	60.5
Y	W42	"	28.0	FR. RT. COR. UNIT Z	38.8
Y	SHC	"	30.3	"	26.0
Z	W42	"	28.5	SH 800	21.8
Z	SHC	"	38.8	SH 800	21.8
6" FH VIL @ 34" DIA	F.H.	9.1	FR. LT. COR. UNIT A	131.2	
8" HL VIL @ 36" DIA		10.5	FR. LT. COR. UNIT A	127.0	
6" FH VIL @ 36" DIA	F.H.	7.5	SH 807	27.3	

BASFORD'S RETREAT

BUILDABLE BULK PARCEL 'A'

HOWARD COUNTY, MARYLAND

CONTRACT NO. 24-4055-D



QUANTITIES

NAME OF UTILITY CONTRACTOR: *GAINS AND CO.*
 SURVEY AND DRAFTING DIVISION AS-BUILT DATE:

ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" W	696 LF	696 L.F.	CL 52 DIP	GRIFIN PIPE PRODUCTS CO.
6" W	16 LF	16 L.F.	"	"
FIRE HYDRANT	2 EACH	2 EA	"	MUELLER CO.
8"X6" TEE	2 EACH	2 EA	"	U.S. PIPE & FOUNDRY
8" V	1 EACH	1 EA	GATE VAL.	MUELLER CO.
6" V	2 EACH	2 EA	"	"
8" CAP & BUTTRESS	1 EACH	1 EA	"	U.S. PIPE & FOUNDRY
8" S (PVC)	489 LF	489 L.F.	P.V.C. SDR 35	J.M. MANUFACTURING
MANHOLES	5 EACH	5 EA	PRECAST	FREDERICK PRECAST CONCRETE

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N 536,000

MARYLAND ROUTE 32 (EASTBOUND)
A VARIABLE WIDTH RIGHT-OF-WAY
PRINCIPAL ARTERIAL
SMA PLAT NO. 48932

VEHICULAR INGRESS AND EGRESS RESTRICTED

CLARENCE C. HALL &
ANNE N. HALL
L. 1253 F.500
ZONED R-SC

8800 BALTIMORE ST.
HERBERT S. LONG &
ELLEN B. LONG
L. 801 F.532
ZONED R-12

8868 BALTIMORE ST.
JEFFERY LEE PHELPS &
MYRA FAYE PHELPS
L. 2921 F.386
ZONED R-12
THE PHELPS PROPERTY
PLAT NO. 10856

MARY STONER
L. 2061 F.217

LINDA L. PRESTI & DAVID N. PRESTI
L. 3476 F.325

8816 BALTIMORE ST.
ROBERT B. PHELPS &
SUSAN M. PHELPS
L. 395 F.183
ZONED R-12
THE PHELPS PROPERTY
PLAT NO. 10856

LOT 4 - OPEN SPACE
HOWARD HILLS SECTION III AND LOT 1
HOWARD HILLS SECTION IV
PLAT NO. 5343 & 5344 ZONED R-SC

PARCEL 'A'
HOWARD HILLS SECTION III AND LOT 1
HOWARD HILLS SECTION IV
PLAT NO. 5343 & 5344
ZONED R-SC

LOT 1 - OPEN SPACE
HOWARD HILLS SECTION III AND LOT 1
HOWARD HILLS SECTION IV
PLAT NO. 5343 & 5344 ZONED R-SC

PLAN VIEW
SCALE: 1"=50'

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

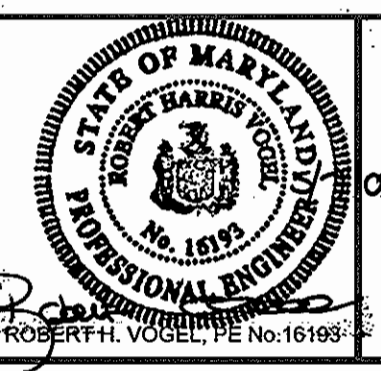


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DRN:	CMH				
CHK:	RHV				
DATE:	MAY 2003	BY NO.		REVISION	

WATER & SEWER PLAN

600' SCALE MAP NO. 47
BLOCK NO. 12



BASFORD'S RETREAT

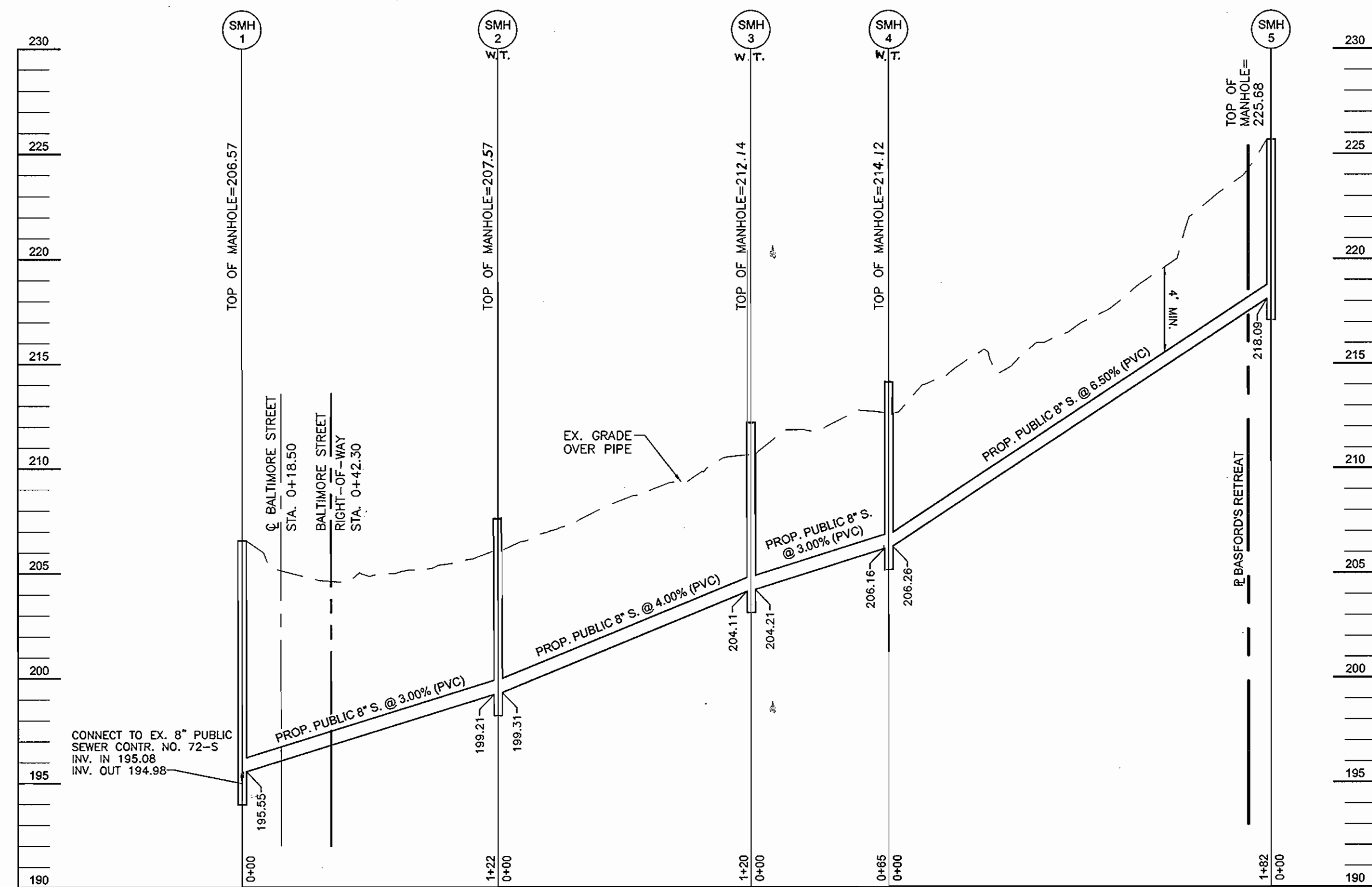
BUILDABLE BULK PARCEL 'A'
CONTRACT NO. 24-4055-D

TAX MAP 47 BLOCKS 12
6TH ELECTION DISTRICT

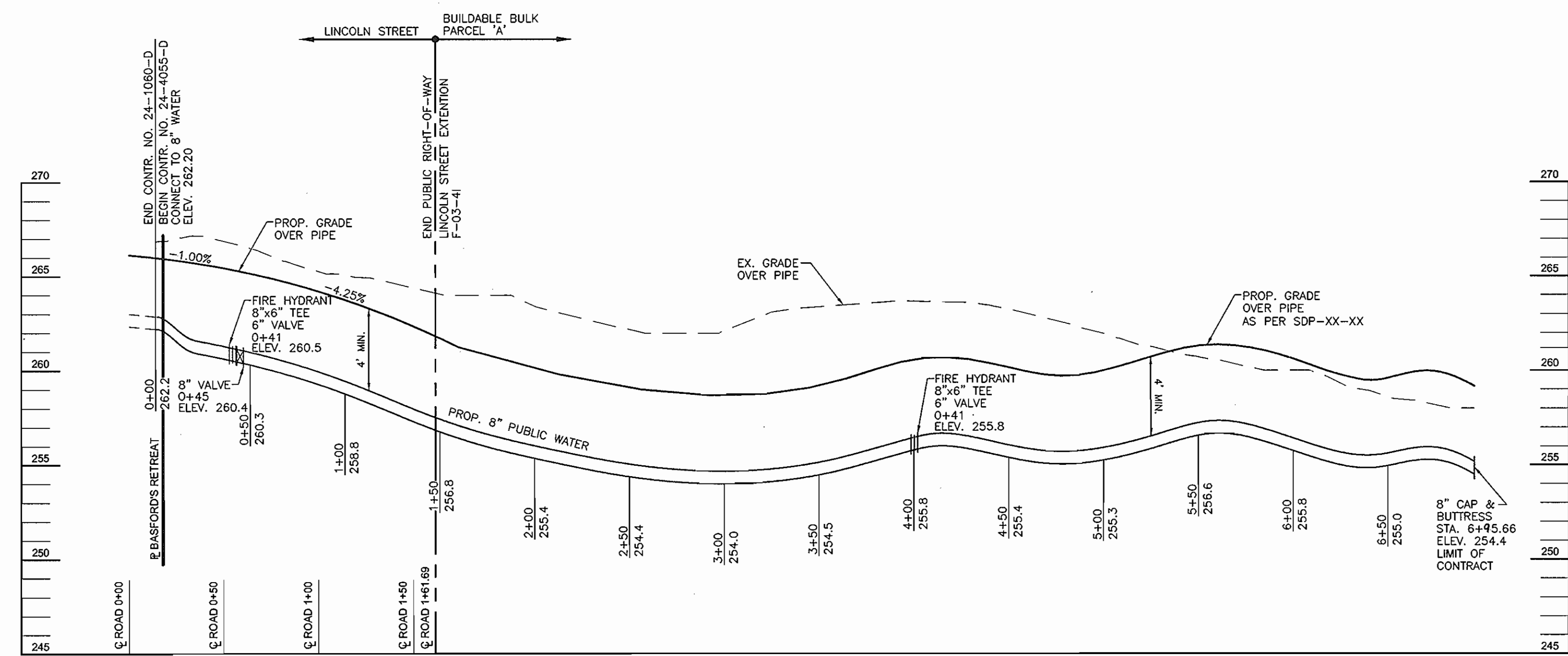
PARCEL '494'
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
SHEET 2 OF 3

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



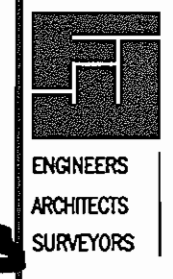
WATER PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

MANHOLE NO.	TYPE	LOCATION	TOP ELEVATION
SMH 1	STD. PRECAST MH HO. CO. STD. DET. GS.12	N 535845.51 E 1364159.00	206.57
SMH 2	STD. PRECAST MH HO. CO. STD. DET. GS.12	N 535967.22 E 1364158.22	207.57
SMH 3	STD. PRECAST MH HO. CO. STD. DET. GS.12	N 536080.37 E 1364117.23	212.14
SMH 4	STD. PRECAST MH HO. CO. STD. DET. GS.12	N 536145.76 E 1364113.55	214.12
SMH 5	STD. PRECAST MH HO. CO. STD. DET. GS.12	N 536316.13 E 1364177.57	225.68

CL. ROAD	APPURTENANCE	OFFSET
LINCOLN STREET		
0+51	8"x6" TEE	8' LT.
0+51	6" VALVE	12' LT.
0+51	FIRE HYDRANT	19' LT.
0+55	8" VALVE	9' LT.
FUTURE PRIVATE ROAD		
2+96	8"x6" TEE	7' LT.
2+96	6" VALVE	11' LT.
2+96	FIRE HYDRANT	15' LT.

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

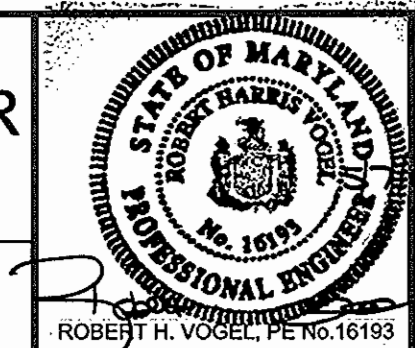


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BY:	NO.
REVISION:	
DATE:	

WATER & SEWER PROFILES

600' SCALE MAP NO. 47
BLOCK NO. 12



BASFORD'S RETREAT
BUILDABLE BULK PARCEL 'A'
CONTRACT NO. 24-4055-D

TAX MAP 47 BLOCKS 12
6TH ELECTION DISTRICT

PARCEL '484'
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
SHEET 3 OF 3

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