


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 SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED ON MAY 2001, BY POTOMAC AERIAL SURVEYS, 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. 2411, NO. 2413.
ALL VERTICAL CONTROLS ARE BASED ON NAVD '88 VERTICAL CONTROL PROVIDED ON THE DRAWINGS ARE 2411 AND 2413. (ENGINEER/SURVEY FIRM SHALL PROVIDE DESCRIPTION OF VERTICAL CONTROL POINTS, I.E., IRON BARS, CROSS CUTS ON CONCRETE STRUCTURES, ETC.)
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
- 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 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 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 NOTES 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 OPERATION AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN THESE PLANS:
AT &T _____ 1-800-252-1133
BGE (CONTRACTOR SERVICE) _____ 410-850-4620
BGE (EMERGENCY) _____ 410-685-1400
BUREAU OF UTILITIES _____ 410-313-4900
COLONIAL PIPELINE CO _____ 410-795-1390
MISS UTILITY _____ 1-800-257-7777
STATE HIGHWAY ADMINISTRATION _____ 410-531-5533
VERIZON _____ 1-800-743-0033/410-224-9210
- 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 THE 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) 313-7450 AT LEAST FIVE WORKING DAYS BEFORE ANY 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 DPW REQUIREMENTS PER SECTION 18.114(c) OF THE HOWARD COUNTY CODE.
- ALL EXISTING WATER HOUSE AND SEWER HOUSE CONNECTIONS SHALL BE PROPERLY ABANDONED BY A LICENSED PROFESSIONAL.

PART II - WATER

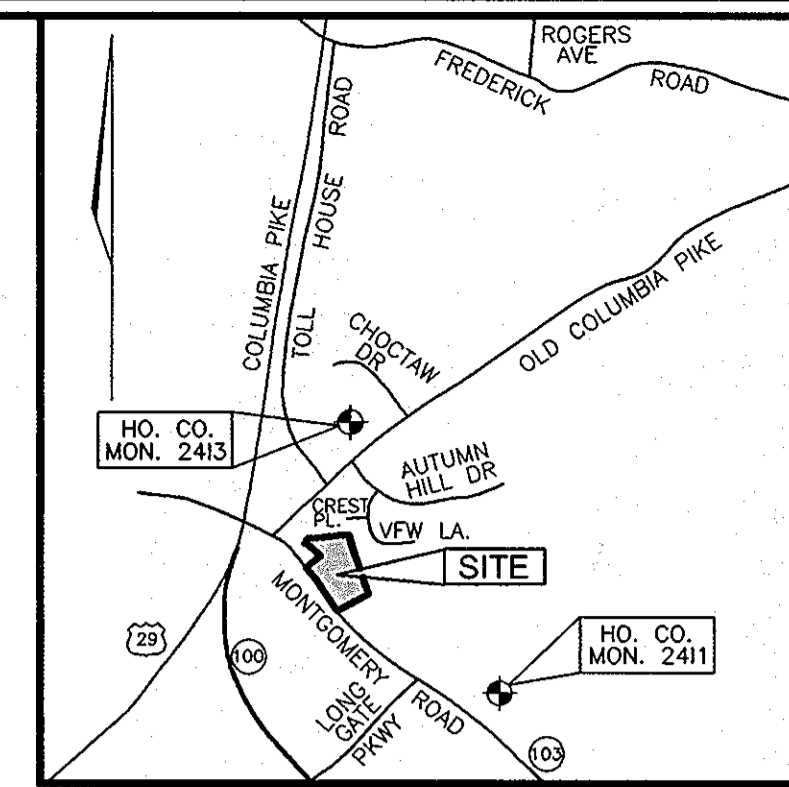
- ALL WATER MAINS TO BE D.I.P. CLASS 52 UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3'-6" COVER UNLESS OTHERWISE NOTED.
- VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
- ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS 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 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.

PART III - SEWER

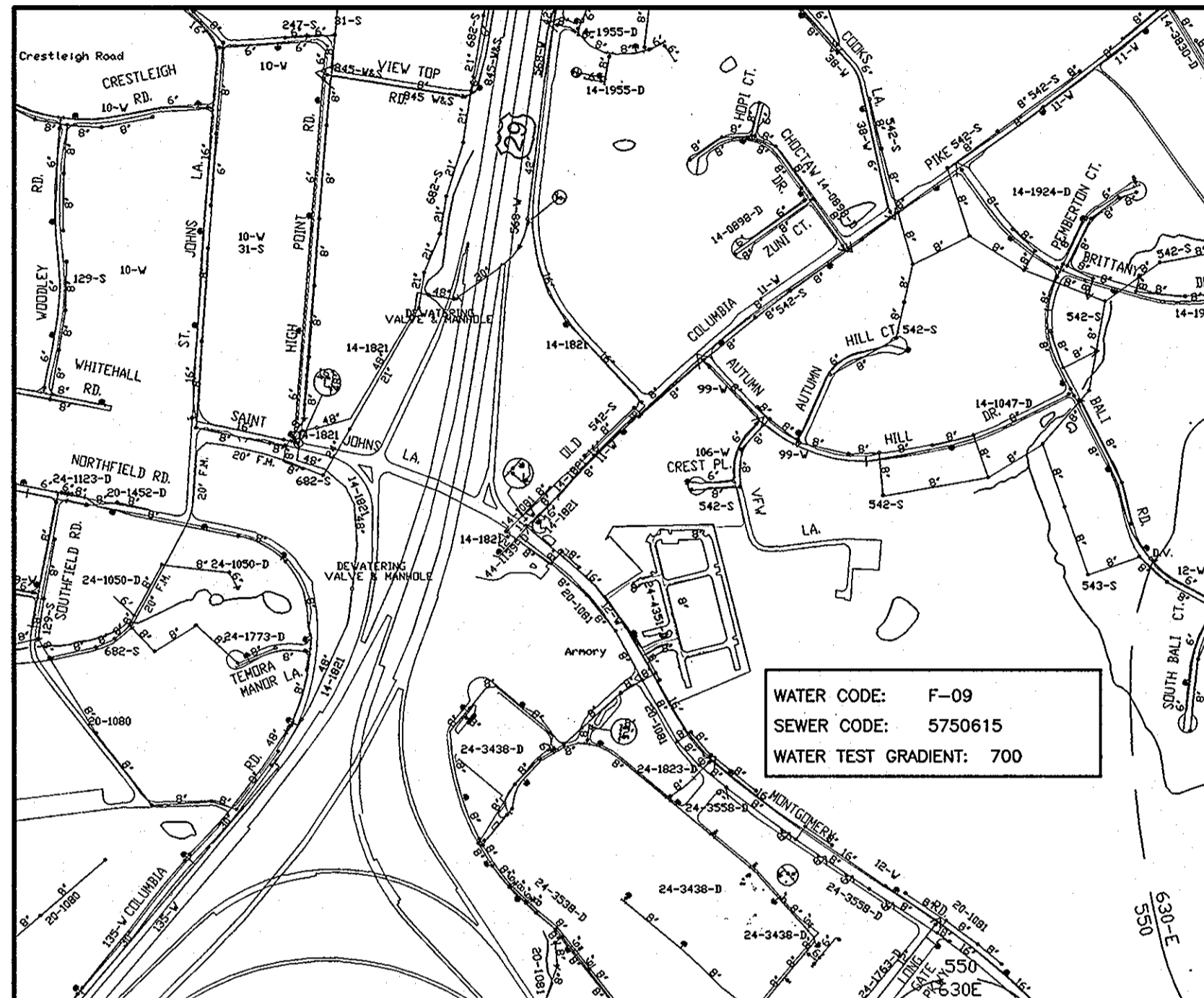
- ALL SEWER MAINS SHALL BE P.V.C UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- FORCE MAINS SHALL BE D.I.P. ONLY.
- MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY.
- MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVER, STANDARD DETAIL G5.52. WHERE WATERTIGHT MANHOLE FRAME AND COVERS ARE 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.

THE GATHERINGS AT JEFFERSON PLACE CONTRACT NO. 24-4351-D

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	TYPE
2411	577298.654	1366075.133	437.80	CONC. MONUMENT
2413	580648.904	1364974.471	404.81	CONC. MONUMENT



VICINITY MAP
SCALE 1"=200'



LOCATION PLAN
SCALE: 1"=600'

TYPE OF BUILDING:	APARTMENT/ CONDO
NO. OF UNITS:	135
NO. OF WATER HOUSE CONNECTIONS:	6
NO. OF SEWER HOUSE CONNECTIONS:	0
DRAINAGE AREA:	LITTLE PATUXENT
TREATMENT PLANT:	LITTLE PATUXENT

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE SPECIFICATIONS AND WITH SITE DEVELOPMENT PLAN SDP-06-005

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

John R. Planton 8/25/06
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

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

John Tom Meyer 8/25/06
S.O. SOIL CONSERVATION DISTRICT DATE

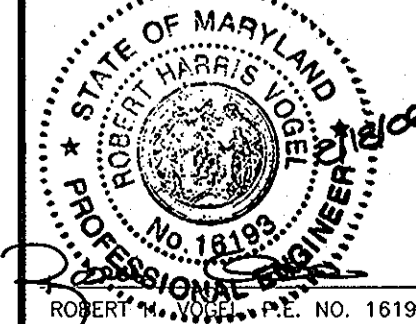
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 9/1/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 8-21-06
CHIEF, BUREAU OF UTILITIES DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: MY				
DRAWN BY: MY				
CHECKED BY: RHV				
DATE: 06.08.06	KG	2	REVISE WHC SIZE AT CLUBHOUSE	11-04-10
	BY	NO	REVISION	DATE

FINAL WATER
CONSTRUCTION PLAN

600' SCALE MAP NO. 24 BLOCK NO. 24

THE GATHERINGS AT JEFFERSON PLACE

CONTRACT NO. 24-4351-D

TAX MAP 24 BLOCK NO. 24 PARCELS 318, 319, 320 & 731
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

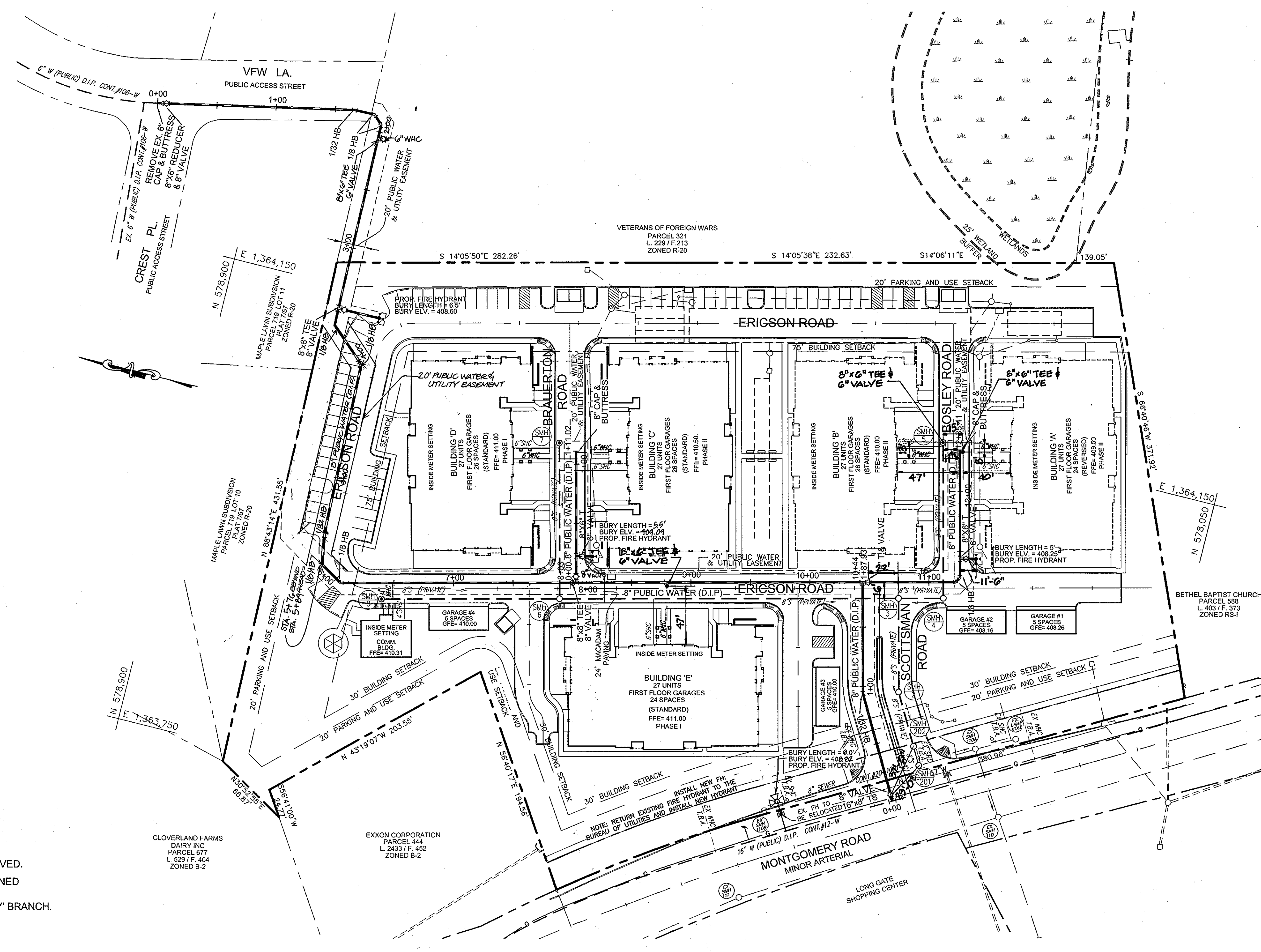
SCALE AS SHOWN

SHEET 1 OF 3

QUANTITIES				
NAME OF UTILITY CONTRACTOR:				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" W. (DIP)	1535 LF	1540 LF		GRIFFIN PIPE
6" W. (DIP)	65 LF	65 LF		GRIFFIN PIPE
8"x6" FIREHYDRANT	3 EACH	3 EACH		KENNEDY
8"x6" FIREHYDRANT TEE & VALVE	3 EACH			KENNEDY
16"x8" TS & V	2 EACH	1 EACH		FORD METER BOX
8"x8" TEE	3 EACH	3 EACH		KENNEDY
8" VALVE	4 EACH	4 EACH		KENNEDY
8" CAP & BUTTRESS	2 EACH	2 EACH		HARCO
1/8" HB	6 EACH	6 EACH		GRIFFIN
1/32" HB	3 EACH	3 EACH		GRIFFIN
1/16" HB	1 EACH	1 EACH		GRIFFIN
8" SEWER MAIN	17 LF	17 LF		DIAMOND PLASTICS
SEWER MANHOLES	2 EACH	2 EACH		ATLANTIC
1" WHC	32 LF	32 LF		CAMBRIDGE LEE
6" WHC	244 LF	230 LF		FORD METER BOX

DEVELOPER

BEAZER HOMES CORPORATION
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
(301) 621-8151



NOTES:

1. CURRENT ADDRESSES OF EXISTING HOUSES:

PARCEL 318
4243 MONTGOMERY ROAD
ELLCOTT CITY, MARYLAND 21043

PARCEL 319
4249 MONTGOMERY ROAD
ELLCOTT CITY, MARYLAND 21043

PARCEL 320
4253 MONTGOMERY ROAD
ELLCOTT CITY, MARYLAND 21043

PARCEL 731
4245 MONTGOMERY ROAD
ELLCOTT CITY, MARYLAND 21043

2. ALL EXISTING HOUSES HAVE BEEN RAZED.

3. ALL EXISTING WATER HOUSE CONNECTIONS SHALL BE ABANDONED AT THE MAIN BY EXCAVATION AT THE CORPORATION, AND POURING A CONCRETE CAP OVER THE CORPORATION NO DEEPER THAN THE SPRING LINE OF THE PIPE. ANY EXISTING BALL VALVES SHALL BE REMOVED.

4. ALL OF THE EXISTING SEWER HOUSE CONNECTIONS SHALL BE ABANDONED AT THE MAIN BY EXCAVATING OVER THE MAIN, REMOVING THE HOUSE CONNECTION FROM THE 'Y' BRANCH AND INSERTING A PLUG INTO THE 'Y' BRANCH.

PLAN
SCALE: 1"=50'

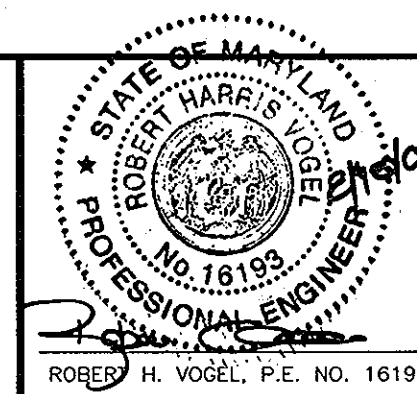
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 9/1/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 8-21-06
CHIEF, BUREAU OF UTILITIES DATE

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ELLCOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: MY					
DRAWN BY: MY					
CHECKED BY: RHV	KG	2	REVISE WNC SIZE AT CLUBHOUSE	11-4-10	
DATE: 06.08.06			REVISE LOCATION OF 8" W AND RELOCATE FIRE HYDRANT 11/10/09		
BY NO			REVISION	DATE	

FINAL WATER CONSTRUCTION PLAN

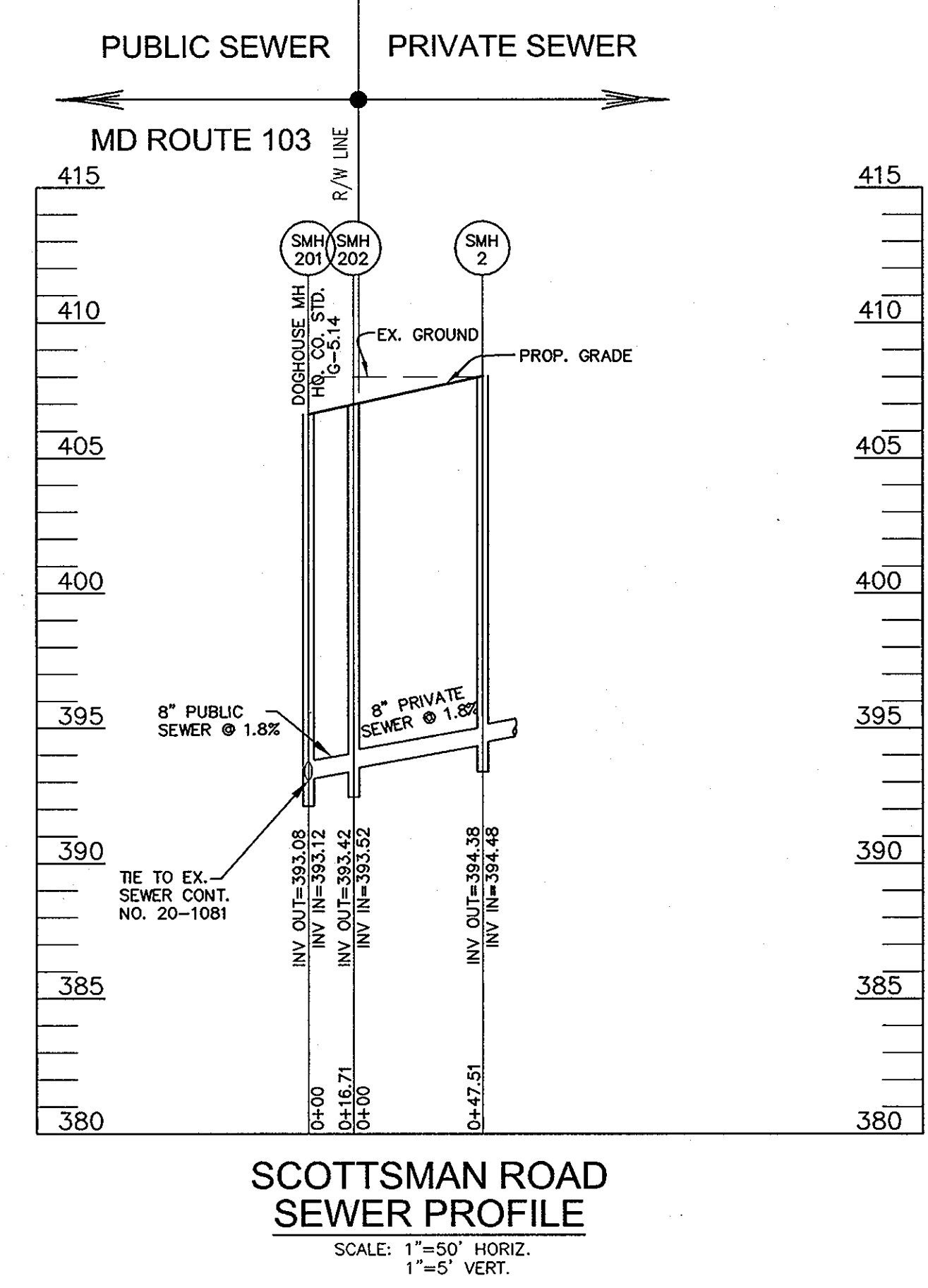
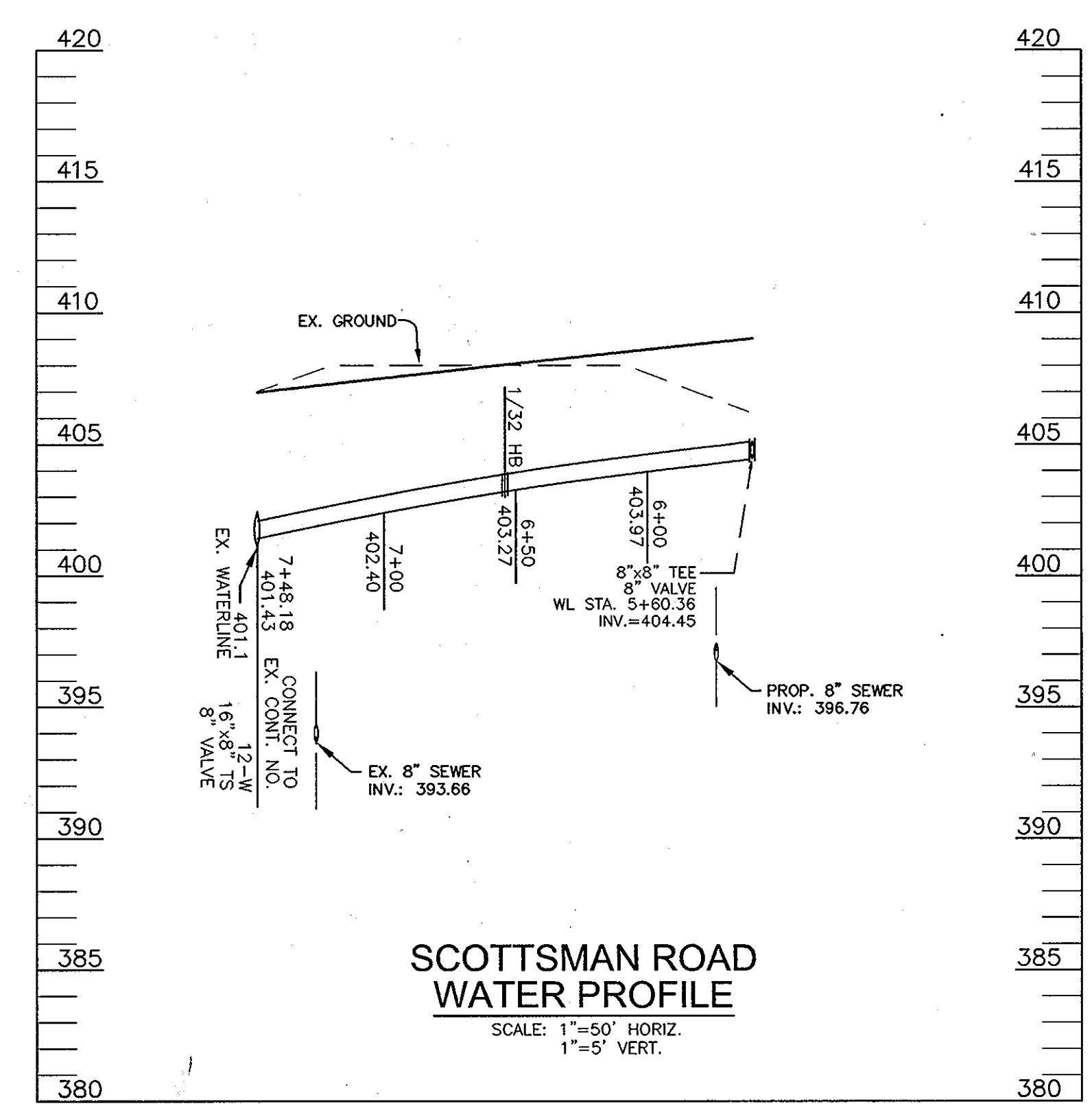
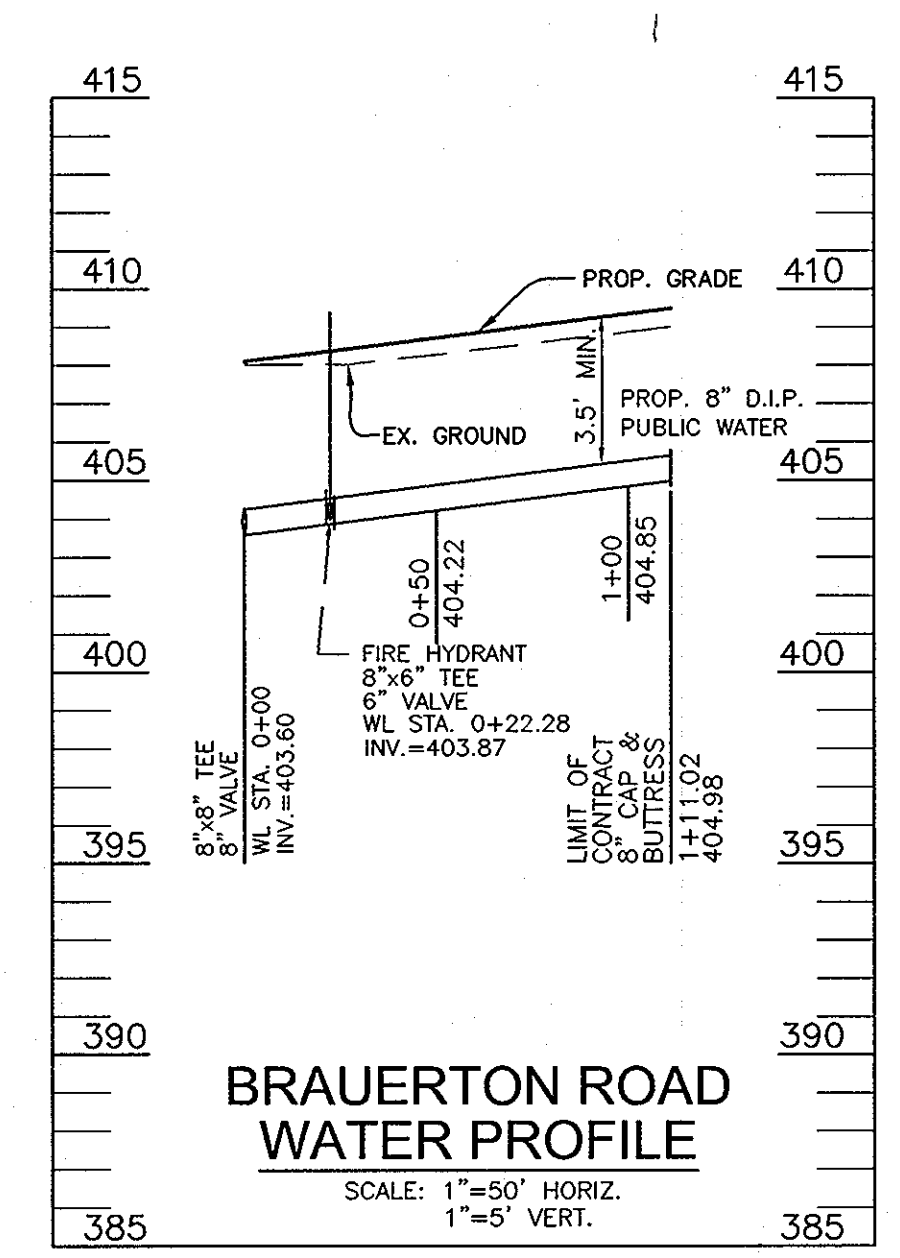
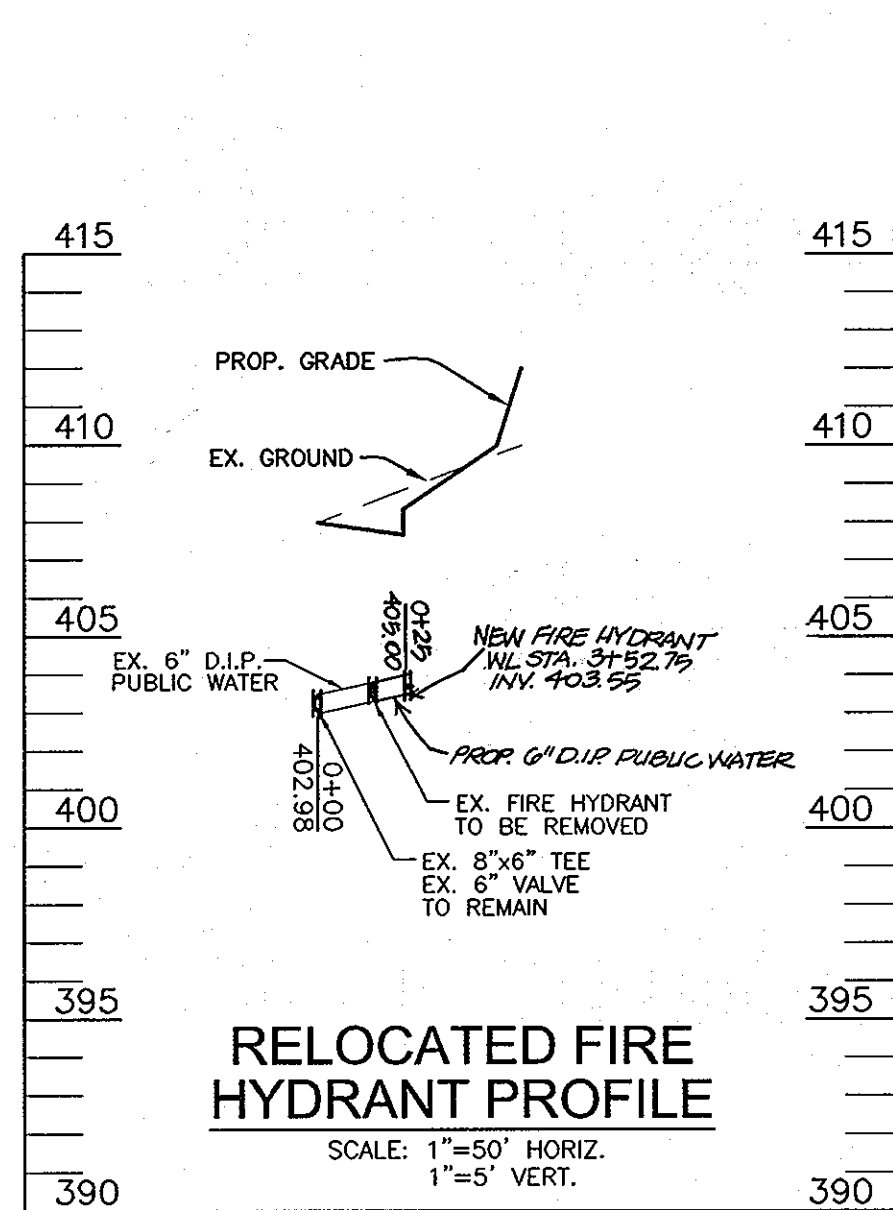
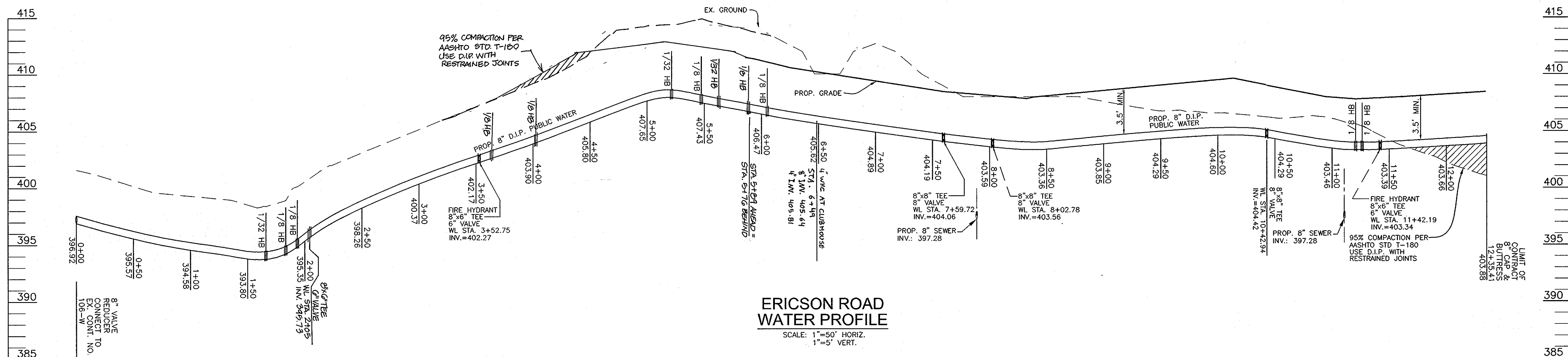
600' SCALE MAP NO. 24 BLOCK NO. 24


THE GATHERINGS AT JEFFERSON PLACE

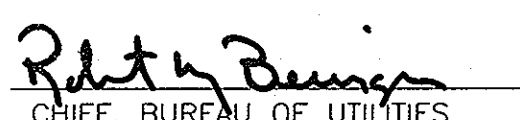
CONTRACT NO. 24-4351-D

TAX MAP 24 BLOCK NO. 24 PARCELS 318, 319, 320 & 731
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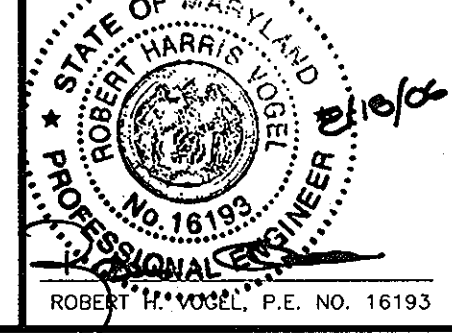
SCALE AS SHOWN
SHEET 2 OF 3



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/16/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

 CHIEF, BUREAU OF UTILITIES
 DATE: 8-21-06

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DESIGN BY: MY					
DRAWN BY: MY					
CHECKED BY: RHV	K&G	2	REVISE WMC SIZE AT CLUBHOUSE	11-4-10	
DATE: 06.08.06	1		REVISE LOCATION OF 8" W AND RELOCATE FIRE HYDRANT	1/14/09	
	BY	NO	REVISION	DATE	

FINAL WATER CONSTRUCTION PLAN
 600' SCALE MAP NO. 24
 BLOCK NO. 24

THE GATHERINGS AT JEFFERSON PLACE
 CONTRACT NO. 24-4351-D
 TAX MAP 24 BLOCK NO. 24 PARCELS 318, 319, 320 & 731
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
 SHEET 3 OF 3