

Contract No. 24-4418-D

EMERSON CORPORATE COMMONS

PARCELS B-2 & C-2 (REVITZ PROPERTY)

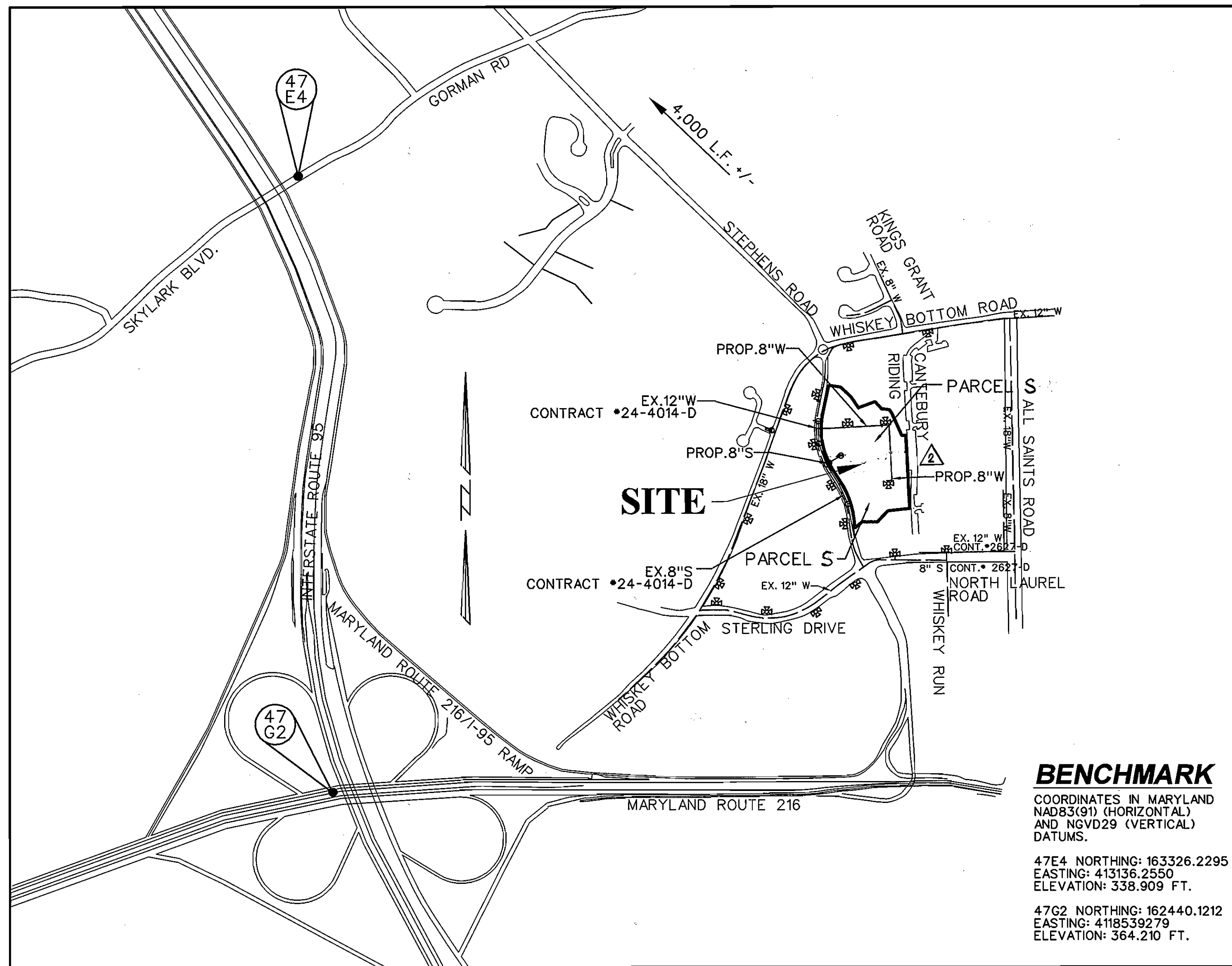
PUBLIC WATER AND SEWER CONSTRUCTION PLANS

Howard County, Maryland Department of Public Works

QUANTITIES				
AS-BUILT				
ITEMS	QUANTITIES ESTIMATED	QUANTITIES	TYPE	MANUFACTURER / SUPPLIER
6" D.I.P. WATER MAIN	35 LF	35 LF	DIP	GRIFFIN PIPE
8" D.I.P. WATER MAIN	937 LF	937 LF	DIP	GRIFFIN PIPE
6" VALVE & ROADWAY BOX	3 EACH	3 EA.	GATE	MUELLER CO.
8" VALVE & ROADWAY BOX	3 EACH	3 EA.	GATE	MUELLER CO.
8" X 6" TEE	3 EACH	3 EA.	DIP	SIGMA CORP.
6" FIRE HYDRANT	3 EACH	3 EA.	DIP	MUELLER CO.
8" X 8" TEE	1 EACH	1 EA.	DIP	SIGMA CORP.
8" CAP & BUTTRESS	2 EACH	2 EA.	DIP	SIGMA CORP.
8" 1 / 8 HORZ. BEND	4 EACH	4 EA.	DIP	SIGMA CORP.
8" 1 / 16 VERT. BEND	2 EACH	2 EA.	DIP	SIGMA CORP.
6" P.V.C. SEWER	20 LF	20 LF	PVC	JM MFG.
8" P.V.C. SEWER	100 LF	100 LF	PVC	JM MFG.
48" DIA. SANITARY MANHOLE	1 EACH	1 EA.	PRECAST CONC	FREDERICK PRECAST CONCRETE

NAME OF UTILITY CONTRACTOR: STAMBAUGH'S, INC.
 SURVEY AND DRAFTING DIVISION AS-BUILT DATE: OCTOBER 20, 2007

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



TYPE OF BUILDINGS: OFFICE	NO. OF LOTS / PARCELS: 2
NO. OF WATER HOUSE CONNECTIONS: 2	NO. OF SEWER HOUSE CONNECTIONS: 2
AREA OF COMMERCIAL LOT/PARCEL: 5:10.107 AC.	
SEWER SHED: LITTLE PATUXENT	TREATMENT PLANT: LITTLE PATUXENT WATER QUALITY MANAGEMENT CENTER

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 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 JULY, 2005 BY DAFT, MCCUNE, WALKER, INC.
- 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. 47E4, NO. 47G2.
- ALL VERTICAL CONTROLS ARE BASED ON NAVD 88. VERTICAL CONTROLS PROVIDED ON THE DRAWINGS ARE 47E4 AND 47G2.
- 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 TO 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 'X' 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
 BALTIMORE GAS & ELECTRIC CO. - CONTRACTOR SERVICES - (410) 850-4620
 BALTIMORE GAS & ELECTRIC CO. EMERGENCY - (410) 685-1400
 BUREAU OF UTILITIES, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS - (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 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 DPW REQUIREMENTS PER SECTION 18.114(d) OF THE HOWARD COUNTY CODE.

WATER:

- ALL WATER MAINS SHALL BE D.I.P. CLASS S2 UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER MAINS SHALL 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 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 SECTION 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 MULTIFAMILY DWELLING UNITS SHOULD HAVE A MINIMUM OF 1" CONNECTION WITH A 3/4" METER.

SEWER:

- ALL SEWER MAINS SHALL BE D.I.P. 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 COVER, STANDARD DETAIL GS-52, WHERE WATERTIGHT MANHOLE FRAMES 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 THE CELLAR CANNOT BE SERVED.

OWNER / DEVELOPER
 JAMES F. KNOTT DEVELOPMENT & EMERSON CORPORATE COMMONS LIMITED PARTNERSHIP
 1 TEXAS STATION COURT, SUITE 200
 TIMONIUM, MARYLAND 21093-8288
 (443) 859-8000

REVIEWED FOR NATURAL RESOURCE CONSERVATION SERVICE AND MEETS TECHNICAL REQUIREMENT

Jim Meyer 4/14/07
 SIGNATURE DATE

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

APPROVED
John R. Roberts 4/14/07
 HOWARD S.C.D. DATE

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE SPECIFICATIONS AND SITE DEVELOPMENT PLAN SDP-07-037

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

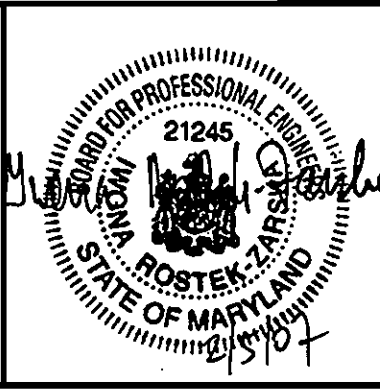
Robert B. Berman 3-26-07
 CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND

John P. ... 4/10/07
 CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

BLDG
 Baltimore Land Design Group Inc.
 Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 HUNT VALLEY, MARYLAND 21080
 PHONE: 410.229.9851 FAX: 410.229.9865 BLDG@BLDGINC.COM



DESIGNED BY: BLDG	DATE: 5/18/09
DRAWN BY: VZ	DATE: 5/18/09
CHECKED BY: BLDG	DATE: 5/18/09
DATE: 01-31-07	DATE:
BY NO.	REVISION
	CONVERSION OF SEWER LINE (SM #1 TO RW LINE)
	FROM PUBLIC TO PRIVATE AND ABANDONMENT
	OF EXISTING 20' PUBLIC SEWER AND UTILITY EASEMENT.
	ELIMINATE LOT LINE

AS BUILT
 DATE: OCT. 20, 2007

COVER SHEET

CONTRACT NO. 24-4418-D

EMERSON CORPORATE COMMONS
 PARCELS B-2 & C-2 (Revitz Property)

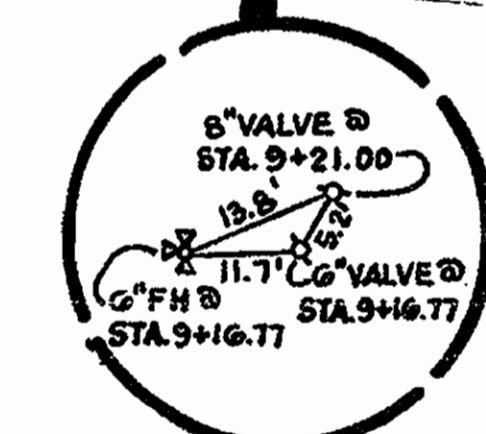
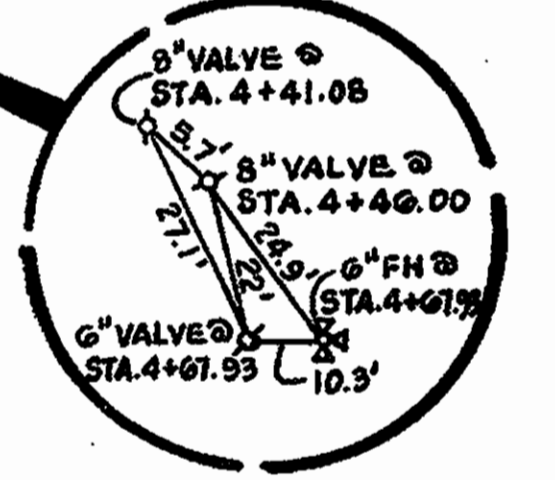
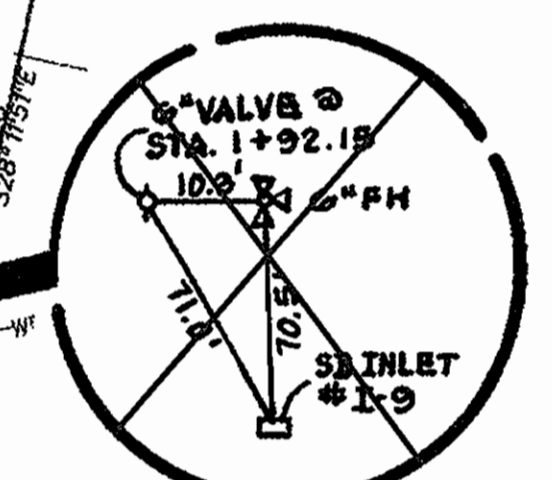
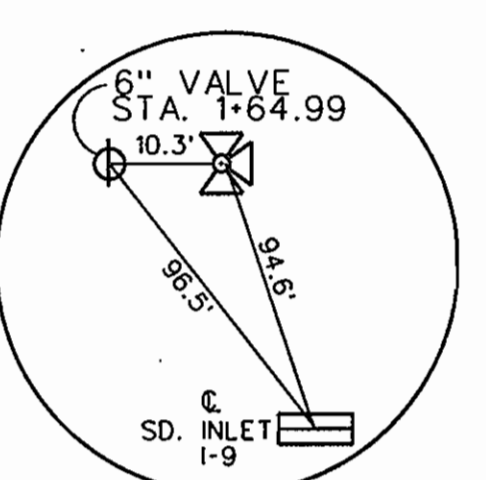
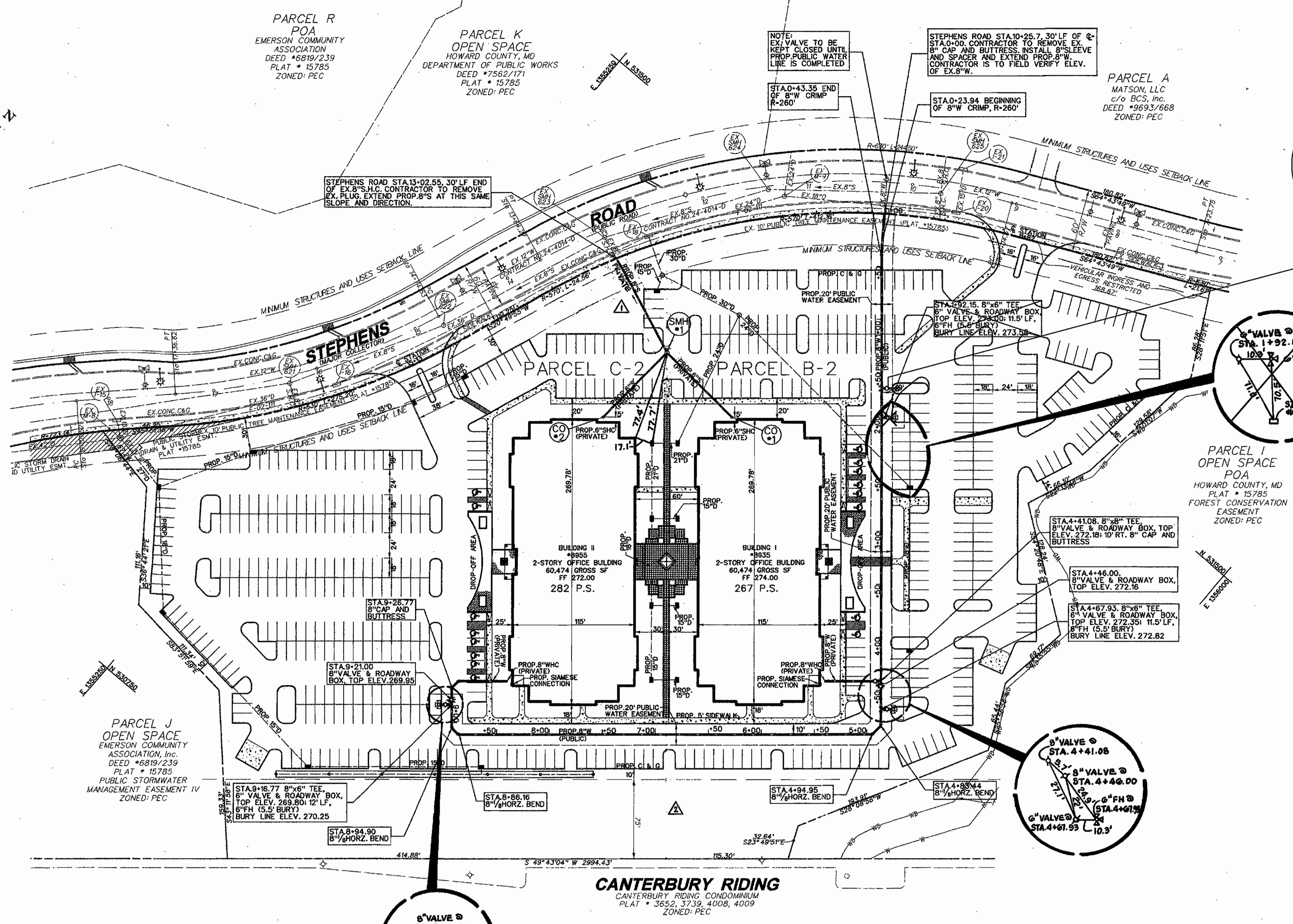
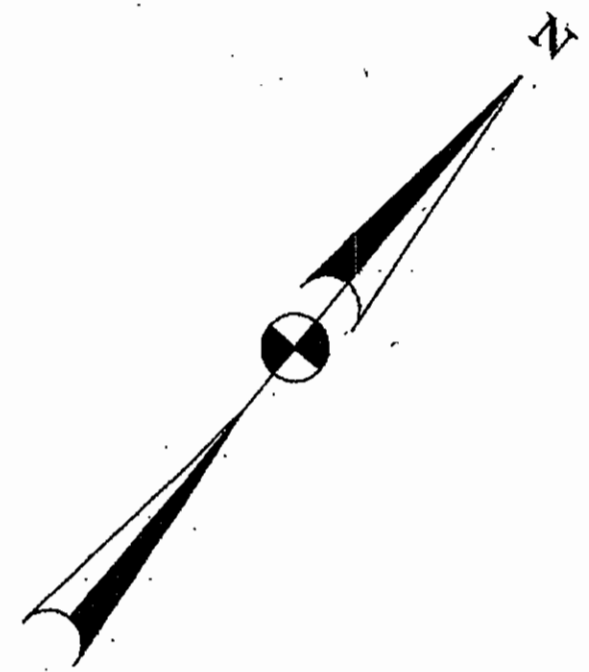
SCALE: AS SHOWN

CONTRACT NO. 24-4418-D
 DATE: FEBRUARY, 2007

SHEET 1 OF 3

ADDRESS CHART				
LOT / PARCEL NO.	STREET ADDRESS			
PARCEL S	8935 AND 8955 STEPHENS ROAD			

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.	N / A	
REVITZ PROPERTY	47	S		
GRID NO. 20 & 21	ZONING PEC	TAX MAP NO. 47	ELEC. DIST. 6TH	CENSUS TRACT 6069-02
WATER CODE C-05	SEWER CODE 7142500	TEST GRADIENT 550		



CANTERBURY RIDING
CANTERBURY RIDING CONDOMINIUM
PLAT * 3652, 3739, 4008, 4009
ZONED: PEC

PLAN
SCALE: 1"=50'

AS BUILT
DATE: OCT. 20, 2007
REVISIONS IN RED - SEPT. 10, 2009

ADDRESS CHART				
LOT / PARCEL NO.	STREET ADDRESS			
PARCEL S	8936 AND 8935 STEPHENS ROAD			
PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.		
REVITZ PROPERTY	N / A	S		
GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
20 & 21	PEC	47	6TH	6069-02
WATER CODE	SEWER CODE	TEST GRADIENT		
C-05	7142500	550		

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
R. J. ...
CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND
...
CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHLING CIRCLE SUITE 105 HUNT VALLEY, MARYLAND 21089
PHONE: 410.229.9851 FAX: 410.229.9865 BLDG@BLDGC.COM

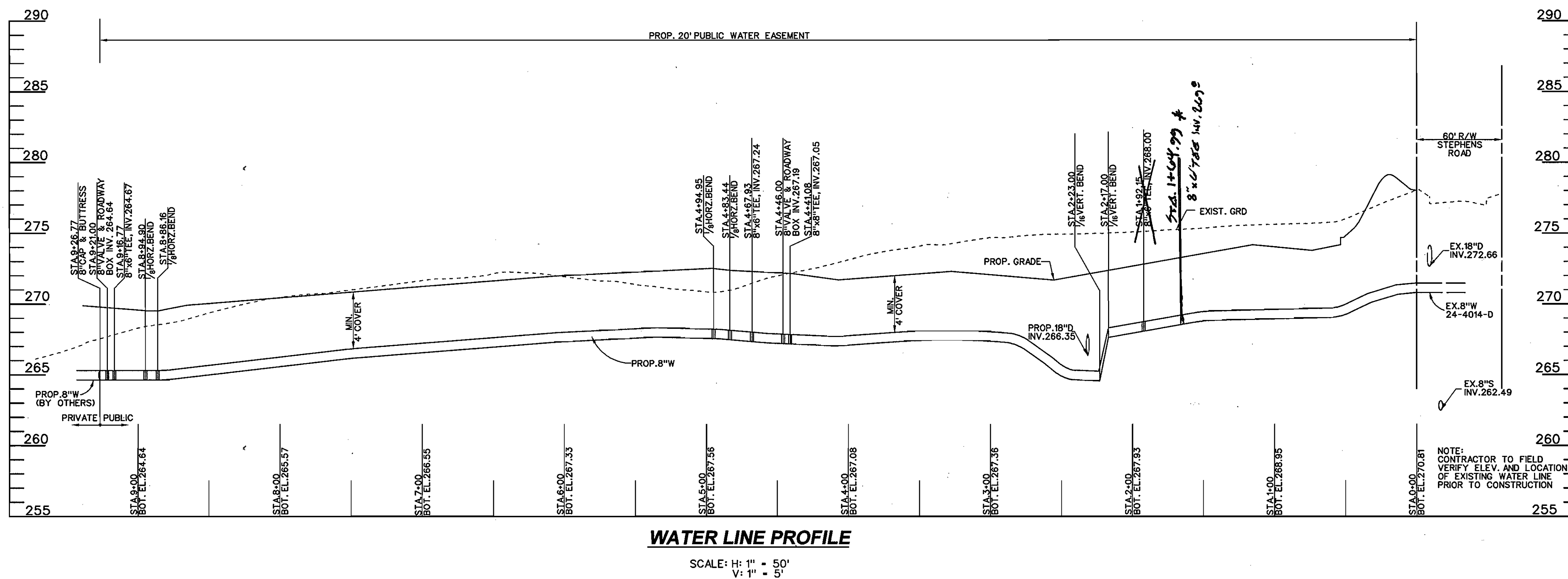
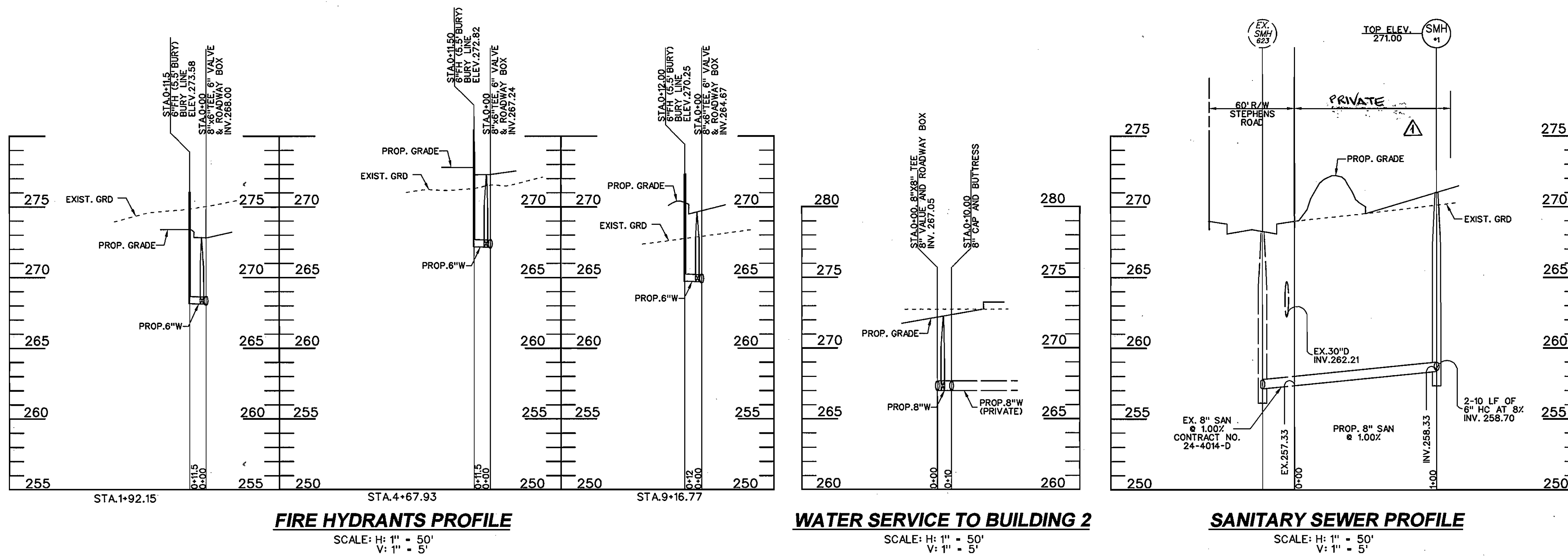


DESIGNED BY:	BLDG	CONVERSION OF SEWER LINE (SM ²) TO P.W. LINE) FROM PUBLIC TO PRIVATE AND ABANDONMENT OF EXISTING 20" PUBLIC SEWER AND UTILITY ESM ¹	5/18/09
DRAWN BY:	VZ	ELIMINATED LOT LINE	9/18/09
CHECKED BY:	IZ		
DATE:	01-31-07		
BY	NO.	REVISION	DATE

WATER AND SEWER PLAN
CONTRACT NO. 24-4418-D

EMERSON CORPORATE COMMONS
PARCELS B-2 & C-2 (Revitz Property)
SCALE: AS SHOWN
CONTRACT NO. 24-4418-D
DATE: FEBRUARY, 2007

SCALE: 1" = 50'
SHEET 2 OF 3



AS BUILT
DATE: OCT. 20, 2007
2/10/07

ADDRESS CHART			
LOT / PARCEL NO.	STREET ADDRESS		
PARCEL S	8935 AND 8955 STEPHENS ROAD		
PERMIT INFORMATION CHART			
SUBDIVISION NAME REVITZ PROPERTY	SECTION / AREA N / A	LOT / PARCEL NO. 5	
GRID NO. 20 & 21	ZONING PEC	TAX MAP NO. 47	ELEC. DIST. 6TH
WATER CODE C-05	SEWER CODE 7142500	CENSUS TRACT 6069-02	
		TEST GRADIENT 550	

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

Robert B... 326-07
CHIEF - BUREAU OF UTILITIES - DATE

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

[Signature] 4/10/07
CHIEF - DEVELOPMENT ENGINEERING DIVISION - DATE

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 HUNT VALLEY, MARYLAND 21039
PHONE: 410.229.9851 FAX: 410.229.9865 BLDG@BLDGINC.COM



DESIGNED BY: VZ	BLDG	CONVERSION OF SEWER LINE (SMH #1 TO RW LINE)	5/10/09
DRAWN BY: PR / VZ		FROM PUBLIC TO PRIVATE AND ABANDONMENT OF EXISTING 20" PUBLIC SEWER AND UTILITY ESMT.	
CHECKED BY: IZ	BLDG	ELIMINATED LOT LINE	5/18/09
DATE: 01-31-07	BY	NO.	REVISION

WATER AND SEWER PROFILES
CONTRACT NO. 24-4418-D

EMERSON CORPORATE COMMONS
PARCELS B-2 & C-2 (Revitz Property)
SCALE: AS SHOWN
CONTRACT NO. 24-4418-D
DATE: FEBRUARY, 2007
SHEET 3 OF 3