

FINAL WATER & SEWER PLAN

MERIDIAN SQUARE (FORMERLY KNOWN AS METRO CENTER)


VILLAGE OF OAKLAND MILLS LOT 8

PARCEL 300

CONT. No. 24-4487-D

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.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY VRM DATED AUGUST 2004.
- 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 368A AND 368B.
ALL VERTICAL CONTROLS ARE BASED ON (NAVD' 27). VERTICAL CONTROLS PROVIDED ON DRAWINGS ARE:
GEODETIC SURVEY CONTROL 368A (N 562135.529/E 1357571.633)
BRASS DISC SET ON TOP OF A CONCRETE MONUMENT, LOCATED AT SIDE OF S/D SIDEWALK 66' SOUTH EAST OF SEWER MANHOLE;
AND 61' SOUTH WEST OF STORMDRAIN MANHOLE & INLET.
GEODETIC SURVEY CONTROL 368B (N 561604.223/E 1356203.669)
BRASS DISC SET ON TOP OF A CONCRETE MONUMENT, LOCATED AT 4.8' WEST OF SANFORD ROAD, AND 2.7' EAST OF SIDEWALK EAST SIDE OF OAKLAND MILLS INTERFAITH CENTER.
- 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(a) 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'-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 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 CS.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.

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 219 OF THE SPECIFICATIONS AND WITH SITE DEVELOPMENT PLAN SDP-07-087.

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 R. Roberts 8/27/07
SOIL CONSERVATION DISTRICT DATE

Jim Myers 8/27/07
S. SOIL CONSERVATION DISTRICT DATE

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

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



DES:	DZ				
DRN:	DZ				
CHK:	RHV				
DATE:	JULY 2007	BY	NO.	REVISION	DATE

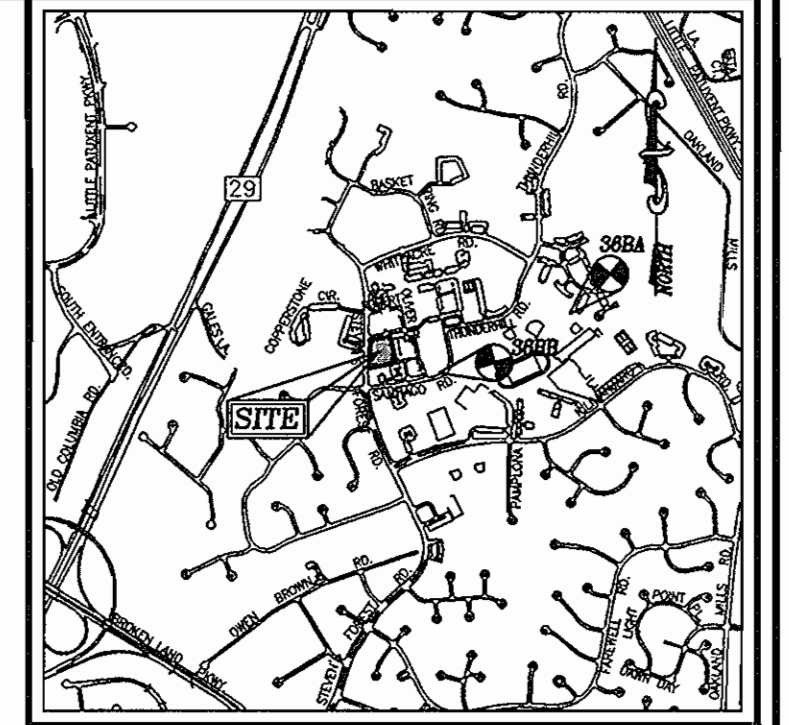
FINAL WATER & SEWER PLAN
COVER SHEET

MERIDIAN SQUARE
(FORMERLY KNOWN AS MERTO CENTER)
VILLAGE OF OAKLAND MILLS
LOT 8
CONTRACT NO. 24-4487-D

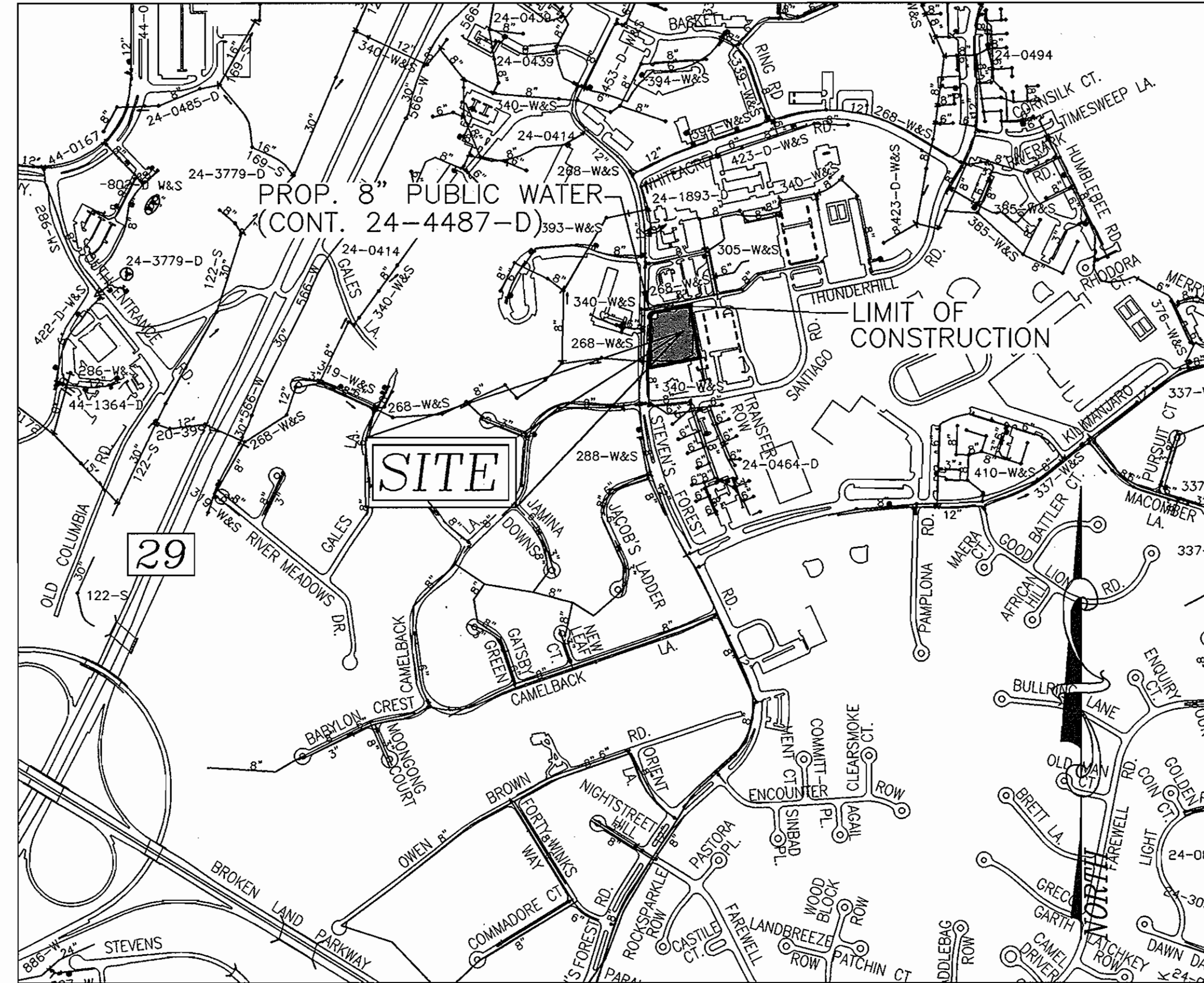
SCALE AS SHOWN
SHEET 1 OF 2

BENCHMARKS

HOWARD COUNTY BENCHMARK 368A (CONCRETE MONUMENT)
N 562135.529 E 1357571.633 ELEV. 416.78
HOWARD COUNTY BENCHMARK 368B (CONCRETE MONUMENT)
N 561504.223 E 1356203.669 ELEV. 409.29



LOCATION MAP
SCALE: 1"=2000'



VICINITY MAP
SCALE: 1"=600'

WATER CODE: E03
SEWER CODE: 553260
TEST GRADIENT: 700

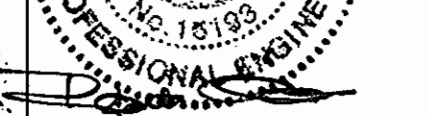
Type of Building :	COMMERCIAL
No. of Lots/Parcels :	1
No. of single Water House Connections :	1
No. of twin Water House Connections :	0
No. of Sewer House Connections :	1
Drainage Area :	LITTLE PATUXENT RIVER
Treatment Plant :	LITTLE PATUXENT (WRP)

QUANTITIES				
NAME OF UTILITY CONTRACTOR :				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE :				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
WATER				
8" WATER	189 LF			
6" WATER	11 LF			
8" X 12" TAPPING SLEEVE	1 EA			
8" X 8" TEE	1 EA			
8" X 6" TEE	1 EA			
8" VALVE	2 EA			
6" VALVE	1 EA			
6" FIRE HYDRANT	1 EA			
8" - 1/32 BEND	2 EA			
8" CAP AND BUTTRESS	2 EA			
SEWER				
TYPE 'B' DROP MANHOLE	1 EA			
8" PVC SEWER	10 LF			

Nicholas J. Brennan 8/22/07
CHIEF, BUREAU OF UTILITIES DATE

Mark DeMunn 9/4/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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ELLCOTT CITY, MD 21043 FAX: 410.461.8961

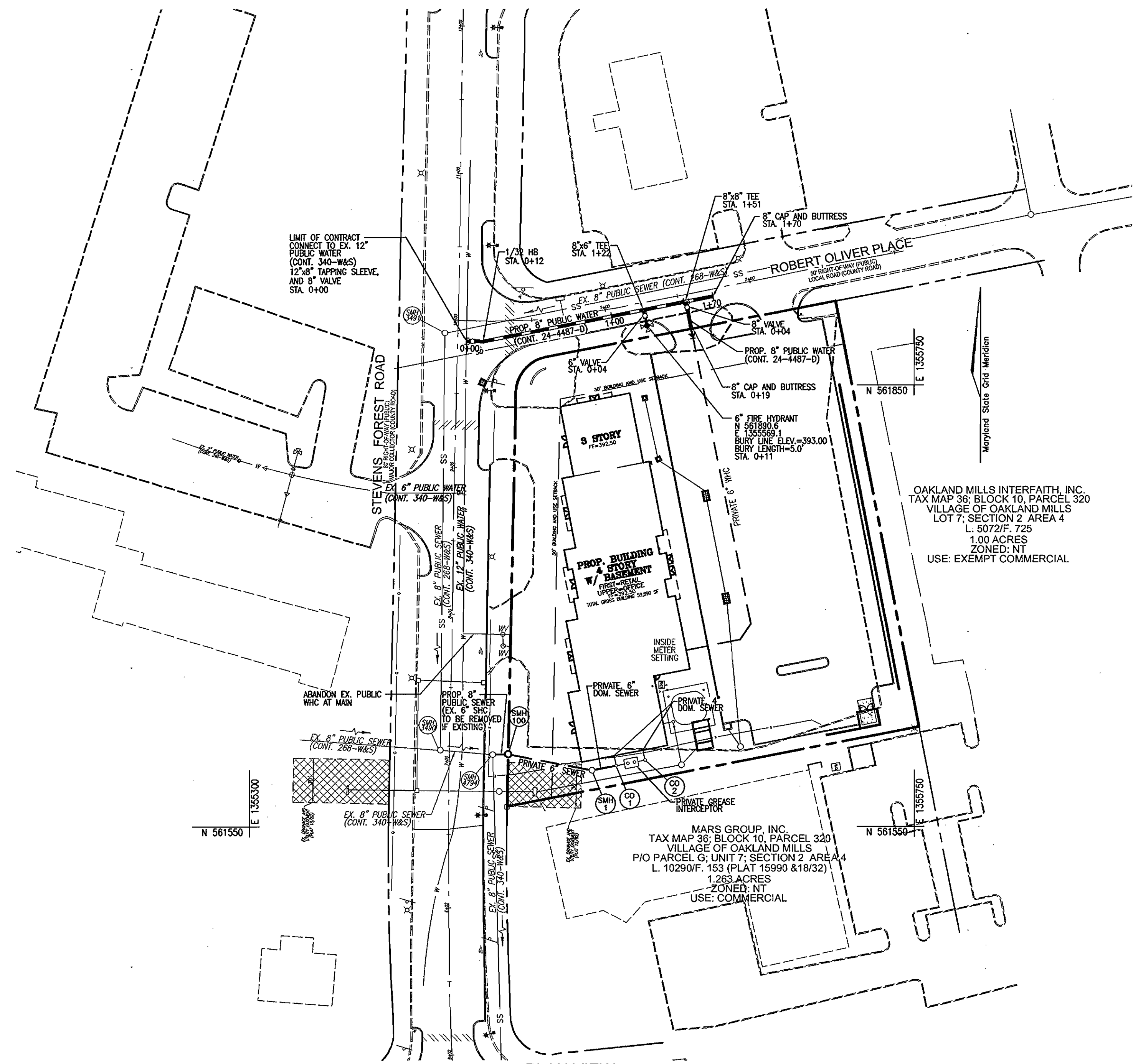


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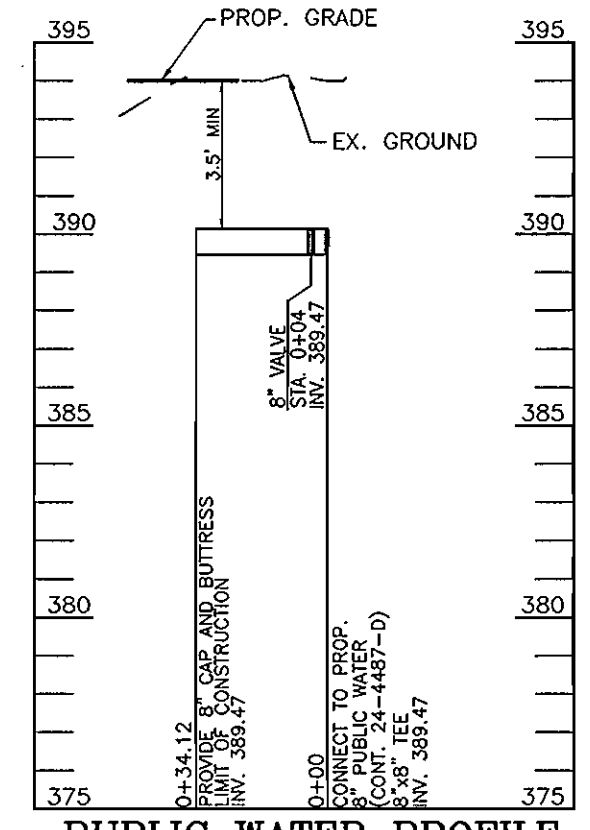
600' SCALE MAP NO. 36 BLOCK NO. 10

TAX MAP 336 BLOCK 10 PARCEL 300
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

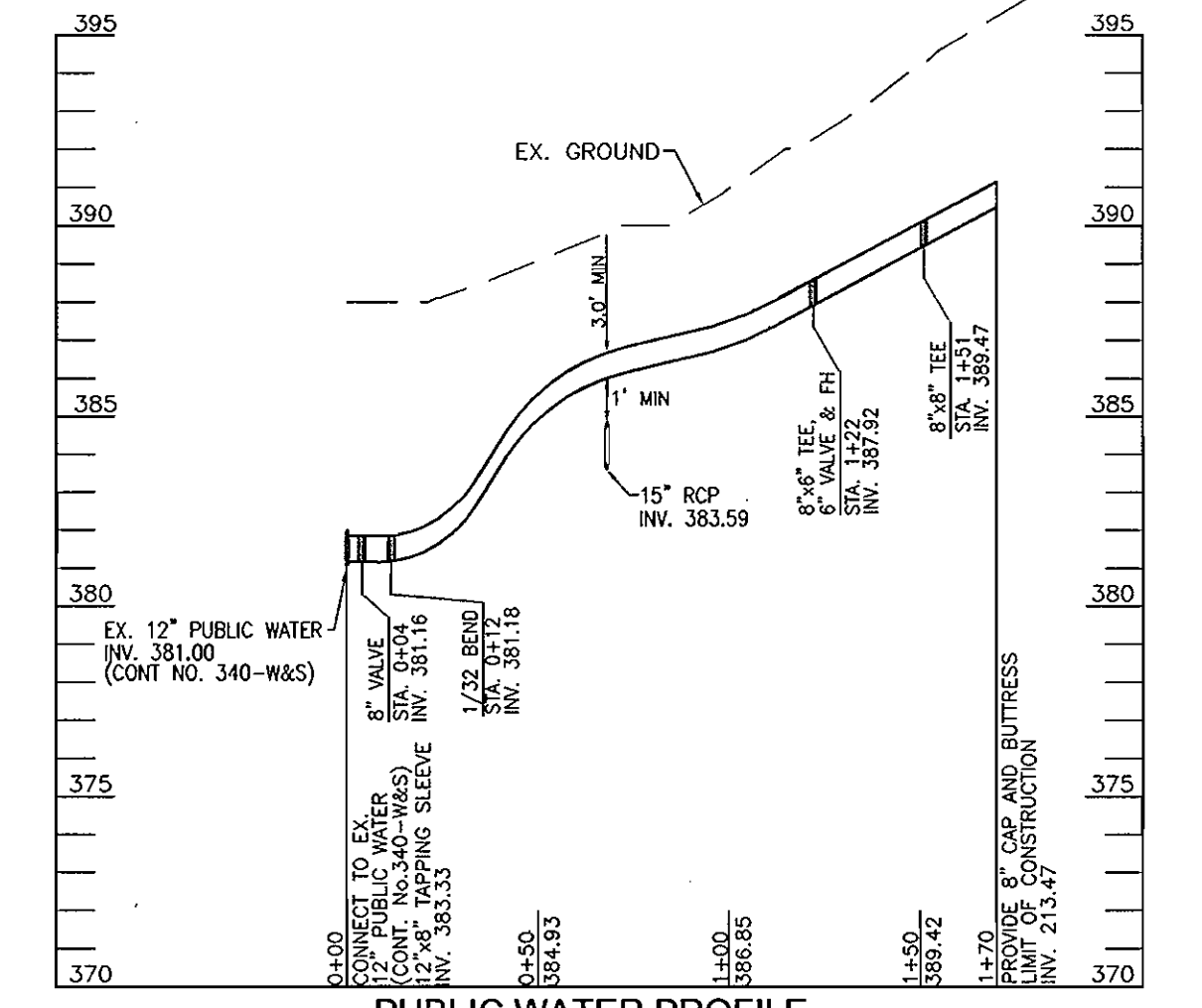
SHEET 1 OF 2



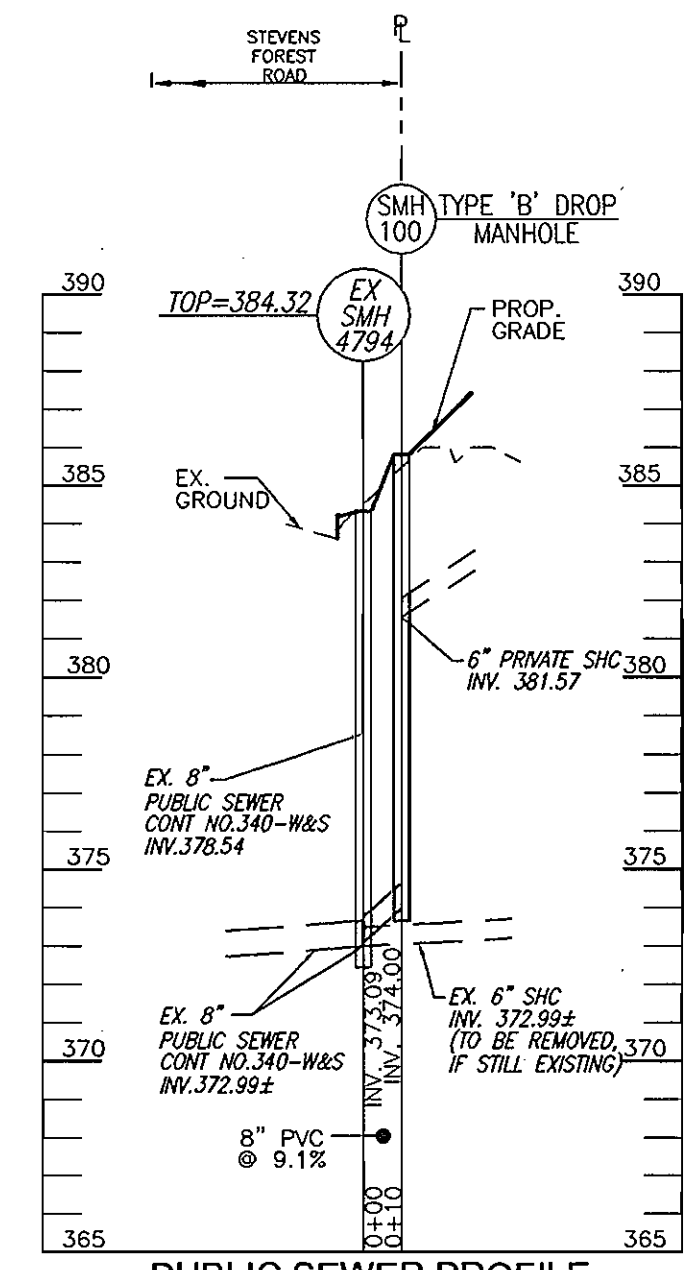
PLAN VIEW
SCALE: 1"=50'



PUBLIC WATER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



PUBLIC WATER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



PUBLIC SEWER PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

DEVELOPER
STEVENS FOREST ASSOCIATES, LLC
C/O METROVENTURES/USA, INC.
ONE NORTH CHARLES STREET
SUITE 1901
BALTIMORE, MARYLAND 21201
410-385-8922

OWNER
EXXON CORPORATION
PO BOX 53
HOUSTON, TX 77001

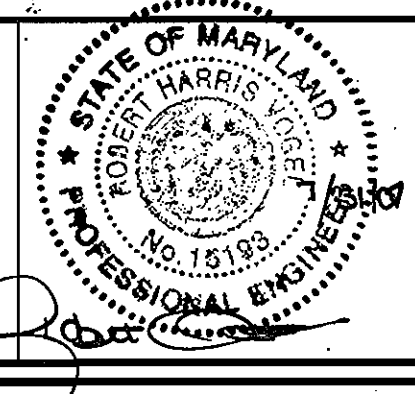
DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

Michael A. Desjardins
CHIEF, BUREAU OF UTILITIES
DATE: 2-22-07

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

Chief, Development Engineering Division
DATE: 9/16/07

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FAX: 410.461.8961



DES:	OZ				
DRN:	OZ				
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DATE:	JULY 2007	BY:	NO.	REVISION	DATE

FINAL WATER & SEWER PLAN
PLAN VIEW AND PROFILE

600' SCALE MAP NO. 36
BLOCK NO. 10

MERIDIAN SQUARE
(FORMERLY KNOWN AS MERTO CENTER)
VILLAGE OF OAKLAND MILLS
LOT 8
CONTRACT NO. 24-4487-D

TAX MAP 336 BLOCK 10
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PARCEL 300
SHEET 2 OF 2