QUANTITIES

ITEMS	QUANTITIES ESTIMATED	AS-BUILT QUANTITIES	AS-BUILT TYPE	AS-BUILT MANUFACTURER/ SUPPLIER
8" SEWER MAIN (C900 PVC)	1043 LF			
6" SEWER MAIN (C900 PVC)	13 LF			
6" D.I.P. (F.H. LEAD)	13 LF			
4' MANHOLE	8 EA.			
12"x 8" T.S.&V.	1 EA.			
6" PLUG	1 EA.			
8"x 6" F.H.T.&V.	2 EA.			
FIRE HYDRANT	2 EA.			
CONTINUITY TEST STATION	2 EA.			
8" WATER MAIN (C900 PVC DR-18)	188 LF			
1/8" 8" HB	1 EA.			
1/16" 8" HB	2 EA.			
1/32" 8" HB	2 EA.			
1/8" 8" VB	2 EA.			
2" HDC	2 EA.			

NAME OF UTILITY CONTRACTOR:

SURVEY AND DRAFTING DIV. CHECKBOX:..... AS-BUILT DATE:.....

LEGEND

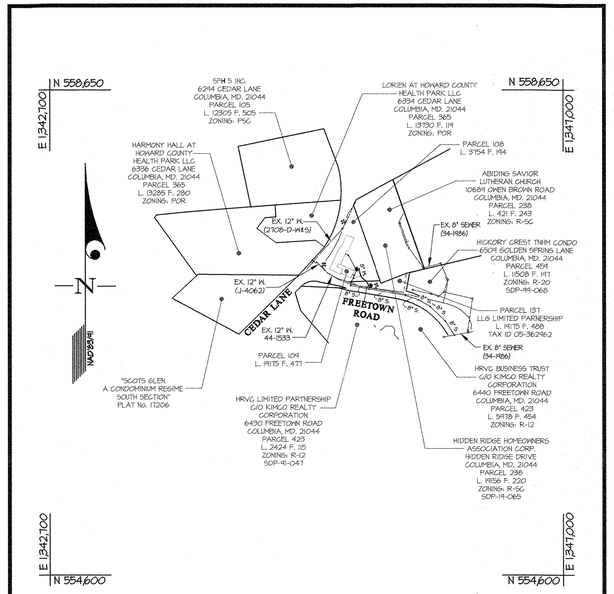
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- 400 EXISTING CONTOUR
- 400 PROPOSED CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EX. 8"S. S — EXISTING SANITARY SEWER
- EX. 8"W. W — EXISTING WATERLINE
- EX. SD. D — EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- WATER LINE (PUBLIC-per seperate contract)
- 8"W. — WATER LINE (PUBLIC-per this contract)
- FIRE HYDRANT (FH)
- PUBLIC WATER EASEMENT
- 8"W. — WATER LINE (PUBLIC)
- 8"W. — WATER LINE (PRIVATE)
- 8" SEWER — PROP. SEWER LINE (PUBLIC)
- PROP. SEWER MANHOLE (PUBLIC)
- 8" SEWER — PROP. SEWER LINE (PRIVATE)
- PROP. SEWER MANHOLE (PRIVATE)

SHEET INDEX

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SDP-23-026, SECTION 308 OF THE SPECIFICATIONS AT SITE PLAN STAGE.

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

APPROVED: Alexander Brattin 01/03/24
HOWARD S.C.D. Date



PRESSURE ZONE: 550 SOUTH ZONE
TEST GRADIENT: 827'
TEST PRESSURE: 166

BENCHMARKS

35FI	ELEV. 400.452	N = 557,787.369 E = 1,345,217.326
3511	ELEV. = 400.048	N = 557,110.385 E = 1,344,843.672

LOCATION MAP
SCALE: 1"=600'

CONTRACT No. 24-5212-D
PATUXENT COMMONS
6441 FREETOWN ROAD
PROPOSED LOT 1,
EXISTING PARCELS 108, 109 & 137
HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

TYPE OF BUILDING	APARTMENT BUILDING WITH 76 UNITS
NUMBER OF S.H.C.'s	1
NUMBER OF W.H.C.'s	1
SEWERSHED	LOWER PATUXENT
TREATMENT PLANT	LPWRP
WATER ZONE	550
TEST GRADIENT	827'

GENERAL NOTES

1. Approximate locations 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.
2. The topography was performed on July, 2022 by GLW.
3. Horizontal and Vertical Survey Controls:
The coordinates shown on the drawings are based on Maryland State Reference System NAD '83(ADJ. 2011) as projected by Howard County Geodetic Control Stations No. 35FI and No. 3511. All vertical controls are based on NAVD '88.
4. All pipe elevations shown are invert elevations unless otherwise noted on the plans.
5. 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 the contractor. The contractor shall coordinate with the utility companies to schedule the bracing of the poles.
6. 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 (2017). The contractor shall have a copy of Volume IV on the job.
7. Where test pits have been made on existing utilities, they are noted by the symbol ⊕ 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.
8. 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
BGE (Construction Services)	410-637-8713
BGE (Emergency)	410-685-0123
Bureau of Utilities	410-313-4900
Colonial Pipeline Co	410-715-1340
Miss Utility	1-800-257-7777
State Highway Administration	410-531-5533
Verizon	1-800-743-0033

9. 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.
10. 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 construction of the main.
11. 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 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.

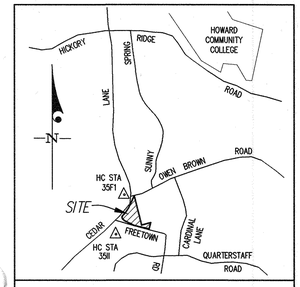
Part II WATER
1. All water mains shall be P.V.C. unless otherwise noted.
2. Tops of all water mains shall have a minimum of 3'-6" of cover unless otherwise noted.
3. Valves adjacent to tees shall be strapped to tees.
4. All fittings shall be buttressed or anchored with concrete in accordance with Standard Details unless otherwise provided for on the drawings.
5. 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.
6. The contractor shall not operate any water main valves on the existing water system.
7. Tracer wire and continuity test stations shall be installed on all DIP and PVC water mains in accordance with the Howard County Design Manual.
8. For PVC water mains, all records for the Quality Control and Qualification Test Requirements noted in Section 5.1 of the AWWA Standard C900 for PVC pressure pipe shall be submitted with the pipe material certifications or shop drawings prior to approval of the material for use. The test records shall be for the pipe to be installed under this contract. All PVC pipe shall contain markings to allow cross referencing of the pipe supplied to the test records received.
9. Unless otherwise noted on the plans or in the specifications, sacrificial anodes shall be installed on all valves and metallic fittings used with PVC water mains in accordance with Volume IV, Standard Specifications and Details for Construction. Seventeen (17) pound Magnesium anodes shall be installed on all valves and ductile iron fittings including restraints and harnesses. Twelve (12) pound Zinc anodes shall be installed on all stainless steel fittings and saddles used with PVC mains. All "tees" used with PVC mains shall be ductile iron.
10. Proper Assembly of Gasketed PVC Pipe Joints: The manufacturer's insertion line of gasketed PVC pipe joints indicates the maximum depth of insertion of the spigot into the bell. After assembly of the joint, the insertion line shall remain visible. Dual insertion lines on gasketed PVC pipe indicate the maximum and minimum depth of insertion of the spigot into the bell. The contractor shall not over insert or over home the spigot into the bell of PVC pipe.
11. All changes in horizontal or vertical direction of PVC water pipe shall be made with standard bends, 5-degree sweeps or high deflection (HD) couplings. No bending of the pipe or deflecting of PVC pipe joints is permitted. Where high deflection couplings or 5-degree sweeps are permitted, the contractor shall provide one full pipe length (20-foot long) on either side of the high deflection coupling or 5-degree sweep. The contractor shall use a vibratory plate compactor or other approved means to thoroughly compact the #57 stone on both sides of the high deflection coupling or 5-degree sweep, taking care not to use compaction equipment directly over the fitting.

PVC high deflection couplings shall be limited to a total deflection of 3-degrees (1½-degree on either end of the coupling), shall be rated for a minimum 200 psi meeting the requirements of AWWA C900, shall have a minimum lay length of 4-inches and shall have center stops. PVC high deflection couplings shall be CertainTeed PVC High Deflection (HD) Stop Couplings or equal.

Five degree sweeps shall be bell by spigot, rated for a minimum 225 psi, DR 18 meeting the requirements of AWWA C900 and shall be Multi Fittings (Ipex) Blue Brute DR 18 or equal.

12. When PVC high deflection couplings or PVC 5-degree sweeps are used to facilitate changes in horizontal or vertical alignments of AWWA C-900 PVC pipelines, the contractor shall install devices for the prevention of over-insertion of the PVC pipe spigots or plain ends into the push on bell joint on both sides of the high deflection couplings and 5 degree sweeps. Bell stops shall be placed at the proper insertion line for the fitting. The bell stop shall be manufactured of ductile iron and incorporates an expansion retention spring to allow for pipe expansion and contraction. The bell stops shall be Series 5000 Mega-Stop, as manufactured by EBAA Iron, Inc. or approved equal.

Part III SEWER
1. All sewer mains shall be D.I.P. or P.V.C. unless otherwise noted.
2. All manholes shall be 4'-0" inside diameter unless otherwise noted.
3. Force mains shall be D.I.P. only.
4. Manholes shown with 12" and 16" walls are for brick manholes only.
5. Manholes designated N.T. in plan and profile shall have watertight frame and cover, Standard Detail 65.52. Where watertight manhole frames and covers are used, set top of frame 1'-6" above finished grade unless otherwise noted on the drawings.
6. House(s) with the symbol C.N.S. indicates that the cellar cannot be served.



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

35FI	ELEV. 400.452	N = 557,787.364 E = 1,345,217.326
3511	ELEV. = 400.048	N = 557,110.385 E = 1,344,843.672

ADC MAP 32 GRID E-3

PREPARED FOR:
PATUXENT LLC
1330 NEW HAMPSHIRE AVE., NW
SUITE 116
WASHINGTON, DC 20036
ATTN: ELEIZABETH EVERHART
(202)-223-3405

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
12/27/23
CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND
1.10.24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: LDD
DRAWN BY: LDD
CHECKED BY: TMR

DATE DEC. 2023
G.L.W. No. 20089

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17285
EXP. DATE: MARCH 17, 2025

STATE OF MARYLAND · TODD MICHAEL MOLINE · No. 17285 · PROFESSIONAL ENGINEER
12.18.23

BY	NO	REVISION	DATE

COVER SHEET
FINAL
WATER AND SEWER

600' SCALE MAP NO. 35 BLOCK NO. 18

PATUXENT COMMONS
DOWNTOWN COLUMBIA
CONTRACT No. 24-5212-D
PROPOSED LOT 1
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5

SCALE AS SHOWN

SHEET 1 OF 3

L:\CADD\DRAWINGS\20089\PLANS BY GLW\WATER AND SEWER\Final Water and Sewer Plan\20089-WS-COVER SH1 1.dwg, PLOTTED: 12/19/2023 10:28 AM, LAST SAVED: 12/19/2023 9:02 AM, PLOTTED BY: Lloyd Davis

SFH 5 INC.
6294 CEDAR LANE
COLUMBIA, MD. 21044
PARCEL 105
L. 12305 F. 505
ZONING: PSC

ABIDING SAVIOR LUTHERAN CHURCH
10684 OWEN BROWN ROAD
COLUMBIA, MD. 21044
PARCEL 238
L. 421 F. 243
ZONING: R-SC

PARCEL 108
L. 3754 F. 194

LORIEN AT HOWARD COUNTY
HEALTH PARK LLC
6334 CEDAR LANE
COLUMBIA, MD. 21044
PARCEL 365
L. 13730 F. 119
ZONING: POR

CEDAR LANE
MINOR ARTERIAL (HOWARD COUNTY)
POSTED SPEED = 35 MPH
VARIABLE WIDTH R/W

PROP. LOT 1
4.49 AC.

PROP. BUILDING
4-STORIES
85' TL GARAGE

PROP. BUILDING
4-STORIES
(INSIDE METERS)

PROPOSED
RETAINING WALL

PUBLIC 100-YEAR
FLOODPLAIN & UTILITY
EASEMENT
(F-14-084)

HIDDEN RIDGE HOMEOWNERS
ASSOCIATION CORP.
HIDDEN RIDGE DRIVE
COLUMBIA, MD. 21044
PARCEL 238
L. 14186 F. 220
ZONING: R-SC
SDP-14-065

HICKORY CREST TNHM CONDO
6504 GOLDEN SPRING LANE
COLUMBIA, MD. 21044
PARCEL 459
L. 11508 F. 187
ZONING: R-20
SDP-88-068

PARCEL 137
LLG LIMITED PARNERSHIP
L. 19175 F. 488
TAX ID 05-362962

FREETOWN ROAD
COLLECTOR (HOWARD COUNTY)
POSTED SPEED = 25 MPH
VARIABLE WIDTH R/W

HARMONY HALL AT
HOWARD COUNTY
HEALTH PARK LLC
6336 CEDAR LANE
COLUMBIA, MD. 21044
PARCEL 365
L. 13285 F. 280
ZONING: POR

PARCEL 484
HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
L. 2234 F. 240
TAX ID 05-600108

HRVC LIMITED PARTNERSHIP
C/O KIMCO REALTY CORPORATION
6430 FREETOWN ROAD
COLUMBIA, MD. 21044
PARCEL 423
L. 2424 F. 115
ZONING: R-12
SDP-91-047

HRVC BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
6440 FREETOWN ROAD
COLUMBIA, MD. 21044
PARCEL 423
L. 5978 F. 454
ZONING: R-12

CONSTRUCT DOGHOUSE MANHOLE OVER AND CONNECT TO EX. 8" SEWER (CONTR. #54-H86) PER DOGHOUSE DETAIL G-5.14

NOTE: THE PROPOSED FIRE HYDRANT 8"x6" TEE SHALL INCLUDE A CONCRETE BUTTRESS, PER DETAIL W-1.11. THE 12"x8" TS4V SHALL ALSO INCLUDE A CONCRETE BUTTRESS, PER DETAIL W-3.24.

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SDP-23-026, SECTION 308 OF THE SPECIFICATIONS AT SITE PLAN STAGE.

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

APPROVED: Alexander Butchki 01/03/24
HOWARD S.C.D. Date

PREPARED FOR:
PATUXENT LLC
1330 NEW HAMPSHIRE AVE., NW
SUITE 116
WASHINGTON, DC 20036
ATTN: ELEIZABETH EVERHART
(202)-223-3405

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
12/27/23
CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND
1.10.24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

GLW
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: LDD
DRAWN BY: LDD
CHECKED BY: TMR
DATE DEC. 2023
G.L.W. No. 20089

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17285, EXP. DATE: MARCH 17, 2025

STATE OF MARYLAND · TODD MICHAEL BROWN · 17285 · PROFESSIONAL ENGINEER
12.18.23

BY	NO	REVISION	DATE

FINAL
WATER AND SEWER PLAN

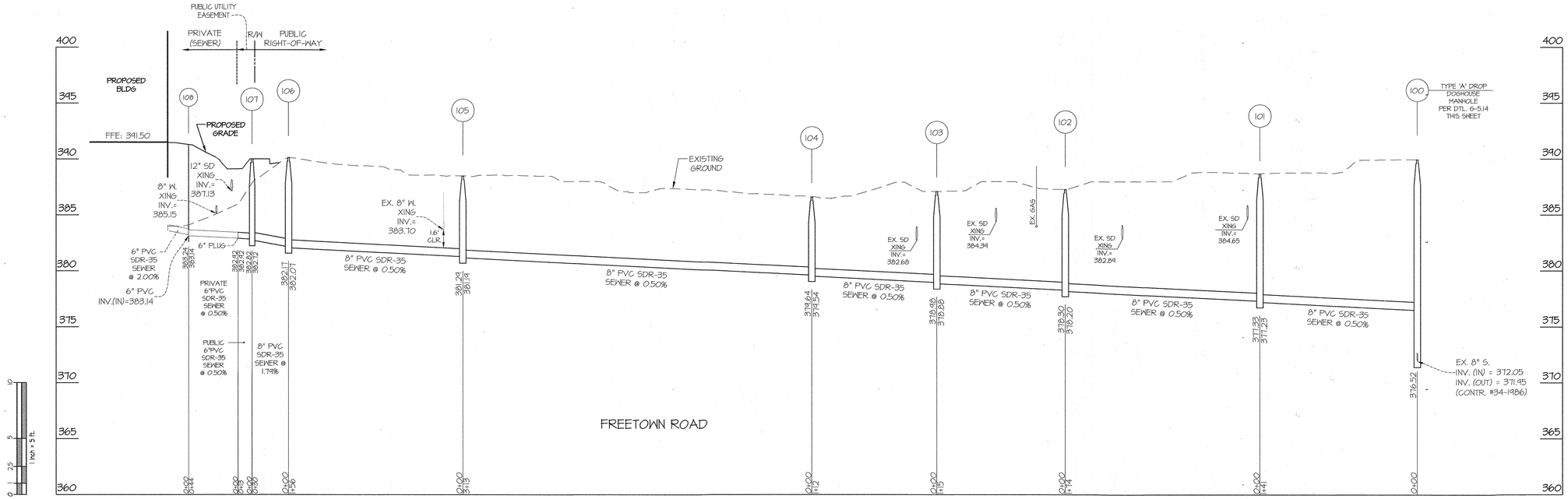
600' SCALE MAP NO. 35 BLOCK NO. 18

PATUXENT COMMONS
DOWNTOWN COLUMBIA
CONTRACT No. 24-5212-D
PROPOSED LOT 1
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5

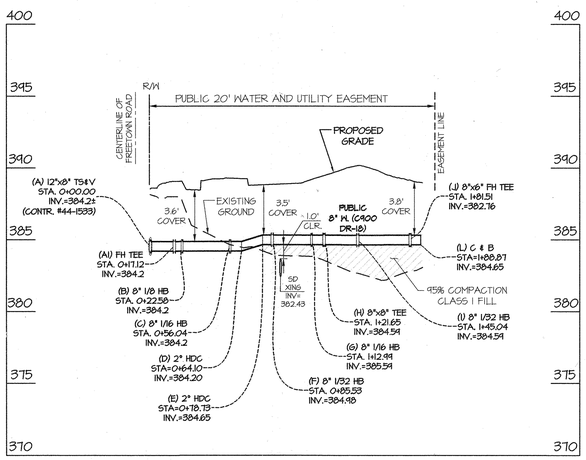
SCALE AS SHOWN

SHEET 2 OF 3

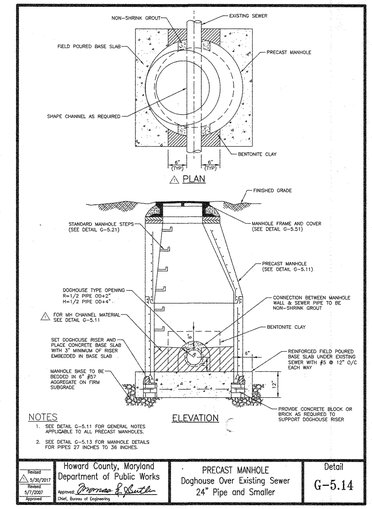
L:\CADD\DRAWINGS\20089\PLANS BY GLW\WATER AND SEWER\Final Water and Sewer Plan\20089-WS-Sht1 2 and 3.dwg, PLOTTED: 12/19/2023 10:08 AM, LAST SAVED: 12/19/2023 10:08 AM, PLOTTED BY: Lloyd Dove



PUBLIC SEWER PROFILE SCALES:
HOR. 1" = 50'
VERT. 1" = 5'



PUBLIC WATER PROFILE SCALES:
HOR. 1" = 50'
VERT. 1" = 5'



NOTES
1. SEE DETAIL G-5.11 FOR GENERAL NOTES APPLICABLE TO ALL PRECAST MANHOLES.
2. SEE DETAIL G-5.13 FOR MANHOLE DETAILS FOR PIPES 27 INCHES TO 36 INCHES.

Revised 5/26/2017 Revised 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: Thomas E. Smith Chief, Bureau of Engineering	PRECAST MANHOLE Doghouse Over Existing Sewer 24" Pipe and Smaller	Detail G-5.14

PUBLIC SEWER STRUCTURE TABLE

NUMBER	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEV.	STD. DETAIL	REMARKS
100	48" MH	N556600.0178, E1346084.3245	376.52(8")		384.98	HO. CO. STD. G-5.14	TYPE 'A' DROP, DOGHOUSE MH
101	48" MH	N556118.4193, E1346012.5466	377.33(8")	377.23(8")	388.69	HO. CO. STD. G-5.14	
102	48" MH	N556894.0887, E1345886.1115	378.30(8")	378.20(8")	387.31	HO. CO. STD. G-5.14	
103	48" MH	N556846.7442, E1345786.8707	378.48(8")	378.38(8")	387.11	HO. CO. STD. G-5.14	
104	48" MH	N556931.4452, E1345680.4258	379.64(8")	379.54(8")	386.60	HO. CO. STD. G-5.14	
105	48" MH	N556985.9402, E1345712.4523	381.24(8")	381.14(8")	388.44	HO. CO. STD. G-5.14	
106	48" MH	N557015.7620, E1345215.6245	382.14(8")	382.04(8")	389.91	HO. CO. STD. G-5.14	
107	48" MH	N557042.9680, E1345223.4476	382.44(6")	382.34(8")	388.33	HO. CO. STD. G-5.14	

PUBLIC WATER APPURETENANCE SCHEDULE

NAME	APPUTENANCE	WATER LINE STATION	NORTHING	EASTING
A	12"x8" TAPPING SLEEVE & VALVE	ML STA. 0+00	556918.5744	1345364.3728
A1	8"X6" FH TEE	ML STA. 0+17.12	557015.4153	1345367.4735
A2	FIRE HYDRANT	ML STA. 0+17.1.04	557012.3667	1345383.8137
B	1/8 HORIZONTAL BEND	ML STA. 0+22.56	557020.7675	1345368.4537
C	1/16 HORIZONTAL BEND	ML STA. 0+56.04	557049.4123	1345351.1605
D	2" HDC	ML STA. 0+64.10	557054.1912	1345344.6697
E	2" HDC	ML STA. 0+78.73	557062.8682	1345332.8841
F	1/32 HORIZONTAL BEND	ML STA. 0+85.53	557066.9010	1345327.4065
G	1/16 HORIZONTAL BEND	ML STA. 1+12.99	557087.1303	1345308.8542
H	8"X8" TEE	ML STA. 1+21.65	557095.2141	1345305.8410
I	1/32 HORIZONTAL BEND	ML STA. 1+45.04	557117.2548	1345297.8851
J	8"X6" FH TEE	ML STA. 1+81.51	557153.3145	1345292.4440
K	FIRE HYDRANT	ML STA. 1+81.58	557151.8849	1345277.8565
L	8" CAP & BUTTRESS	ML STA. 1+88.87	557160.5424	1345291.3084

SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH SDP-23-026, SECTION 308 OF THE SPECIFICATIONS AT SITE PLAN STAGE.

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

APPROVED: Alexander Bratchie 01/03/24
HOWARD S.C.D. Date

PREPARED FOR:
PATUXENT LLC
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WASHINGTON, DC 20036
ATTN: ELEIZABETH EVERHART
(202)-223-3405

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
CHIEF, BUREAU OF UTILITIES 12/27/23 DATE

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND
CHIEF, DEVELOPMENT ENGINEERING DIVISION 1.10.24 DATE

GLW
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE
LDD	DEC. 2023
DRAWN BY: LDD	G.L.W. No. 20089
CHECKED BY: TMR	

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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17285 EXP. DATE: MARCH 17, 2025

STATE OF MARYLAND · TODD MICHAEL REMSEN · No. 17285 · PROFESSIONAL ENGINEER
12.18.23

BY	NO	REVISION	DATE

FINAL
WATER AND WATER AND SEWER PROFILE
600' SCALE MAP NO. 35 BLOCK NO. 18

PATUXENT COMMONS
DOWNTOWN COLUMBIA
CONTRACT No. 24-5212-D
PROPOSED LOT 1
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5

SCALE AS SHOWN
SHEET 3 OF 3

L:\CADD\DRAWINGS\20089\PLANS BY GLW\WATER AND SEWER\Final Water and Sewer Plan\20089-WS-Sht 2 and 3.dwg, 12/19/2023 10:09 AM, LAST SAVED 12/19/2023 10:08 AM, PLOTTED BY: Lloyd Stone