

WATER AND SEWER CONSTRUCTION NOTES

PHASING NOTE: PHASE 2 WATER SHALL BE FULLY CONSTRUCTED WITH MAINS, HYDRANT, SERVICES, AND TESTING PERFORMED PRIOR TO CONNECTION TO THE TOWNS DOMESTIC WATER SYSTEM, ETC. ALL WORK SHALL BE APPROVED BY THE TOWN PRIOR TO ANY CONNECTION. THE USE OF REPAIR SLEEVES FOR TIE-INS SHALL BE APPROVED BY THE TOWN.

- SCOPE OF WORK CONSISTS OF THE FOLLOWING:
 - CONSTRUCT SANITARY SEWER MAINS, GRINDER PUMPS, MANHOLES, AND SEWER HOUSE CONNECTIONS WHERE INDICATED.
 - CONSTRUCT WATER MAINS, FIRE HYDRANTS, AND WATER HOUSE CONNECTIONS WHERE INDICATED.
- WATER MAIN CONSTRUCTION SHALL NOT COMMENCE UNTIL INVOLVED ROADWAYS, STORM DRAINS, AND UTILITY EASEMENTS HAVE BEEN GRADED AND CONTOURED TO APPROXIMATE FINAL GRADE. PROPERTY CORNERS OF FUTURE LOTS ARE REQUIRED TO BE STAKED BY A LICENSED SURVEYOR PRIOR TO INSTALLING WATER AND SEWER SERVICE CONNECTIONS.
- SEWER MAIN CONSTRUCTION SHALL NOT COMMENCE UNTIL RIGHT-OF-WAYS AND EASEMENTS HAVE BEEN CONTOURED AND SHAPED TO FINAL GRADE.
- CONTRACTOR IS TO CONTACT TONY WHEATLEY AT THE TOWN OF LEONARDTOWN ENGINEERING DEPARTMENT 48 HOURS PRIOR TO START OF CONSTRUCTION AT (301) 904-3962. CONTRACTOR TO ALSO CONTACT THE ENGINEERING DEPARTMENT BEFORE RESTARTING WORK AFTER WORK HAS STOPPED FOR MORE THAN FIVE DAYS.
- METALLIZED UNDERGROUND WARNING TAPE TO BE PLACED 1'-0" BELOW FINISHED GRADE AND DIRECTLY OVER ALL PRESSURE MAINS. ALSO ON SEWER & WATER 12 AWG SOLID CONTINUOUS COPPER WIRE WITH 45 MIL POLY INSULATION SHALL BE DUCT TAPED TO THE TOP OF THE PIPE AND RUN UP INSIDE THE VALVE BOXES, OR VALVES, TO THE TOP SO THAT A MAGNETIC LOCATOR CAN EASILY BE ATTACHED. CONNECTIONS SHALL BE BUTT SPLICED WITH SHRINK TUBE. ALL WATER, GRAVITY SEWER AND LOW PRESSURE FORCE MAIN SHALL HAVE THE CORRECT COLOR TRACER WIRE EXTENDING 3' HIGHER THAN THE FINAL GRADE. A TRACER WIRE CONTINUITY TEST IS REQUIRED FROM A CERTIFIED COMPANY PER METCOM STANDARD.
- ALL WATER MAINS SHALL BE P.V.C., C-900. SANITARY SEWER MAINS WITH LESS THAN 18 FEET OF COVER TO THE TOP OF THE PIPE SHALL BE P.V.C., SDR-35. SANITARY SEWER MAINS IN EXCESS OF 18 FEET OF COVER TO THE TOP OF THE PIPE SHALL BE DUCTILE IRON, CLASS 50. WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH SECTION 2561 OF THE ST. MARY'S METROPOLITAN COMMISSION TECHNICAL STANDARDS UNLESS DIRECTED OTHERWISE BY THE TOWN OF LEONARDTOWN.
- 1.25 INCH TYPE "K" COPPER IS THE MINIMUM SIZE SINGLE HOUSE SERVICE TO THE LOTS PER STANDARD W-48. COPPER MAY BE USED IN ACCORDANCE WITH SECTION 2563 2.D.2.a OF THE ST. MARY'S METROPOLITAN COMMISSION TECHNICAL STANDARDS OR AS DIRECTED BY THE TOWN OF LEONARDTOWN. COPPER SERVICES SHALL BE CONTINUOUS FROM THE MAIN TO SETTER, WITH NO BREAKS IN THE RUN.
- MAIN LINE WATER VALVES ARE TO BE LOCATED IN THE ASPHALT AT LEAST 2 FEET FROM THE EDGE OF TRAVEL LANE.
- HYDRANTS SHALL BE INSTALLED AT LEAST 2 FEET FROM HYDRANT FACE TO THE BACK OF CURB OR SIDEWALK.
- MINIMUM SLOPE FOR SEWER HOUSE CONNECTIONS IS 2 PERCENT.
- SEWER HOUSE CONNECTIONS SHALL BE 6 INCH SDR-35 P.V.C.
- ONLY THE AMOUNT OF TRENCH WILL BE OPENED IN A DAY THAT CAN BE WORKED AND STABILIZED AT THE END OF THE WORK DAY. IF STABILIZATION DOES NOT OCCUR AT THE END OF THE WORK DAY, THEN APPROPRIATE EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED.
- INSTALLATION WITH WATER AND SEWER SHALL BE INSPECTED BY THE TOWN OF LEONARDTOWN. ALL INSPECTIONS SHALL BE SCHEDULED 24 HRS IN ADVANCE WITH TONY WHEATLEY AT (301) 904-3962.
- AS-BUILT SEWER & WATER REQUIREMENTS WILL BE THOSE OF THE ST. MARY'S COUNTY METROPOLITAN COMMISSION. AS-BUILTS WILL NEED TO BE SUBMITTED AND APPROVED BEFORE FINAL ACCEPTANCE.
- ALL VALVE VAULTS, MANHOLE FRAMES AND COVERS ETC. SHALL BE 3/4" BELOW FINAL GRADE IN ALL ROADWAYS.
- ALL METER PIT COVERS SHALL BE PLASTIC.
- MEGA LUGS ARE TO BE USED AT ALL WATER CONNECTIONS.
- CCTV WILL BE REQUIRED ON ALL GRAVITY SEWER BEFORE A U&O CAN BE ISSUED. CCTV SHALL BE PERFORMED IN ACCORDANCE WITH METCOM STANDARDS AND SPECIFICATIONS.



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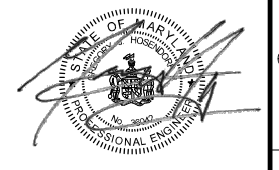
Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
QUALITY BUILT HOMES, INC.
5431 KETCH ROAD
PRINCE FREDERICK, MD 20678
410-536-6008
ROONEY GERTZ

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 35942 EXPIRATION DATE: 8/26/2024



11/9/2023

WATER AND SEWER PLAN 1
SITE DEVELOPMENT PLAN
THE MEADOWS AT TOWN RUN
SECTION II, PHASE 2 - 74 TOWNHOMES
THIRD (3rd) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP 32 / 175	ZONING CATEGORY: L-PUDM
WATER & SEWER CATEGORY TBD	GRID 12
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	LIBER / FOLIOW 2377 / 174
DATE: 11/9/2023 DESIGNED: GJH ENGINEER: GJH, JC CHECKED: GJH CAD STD'S VERSION: V8 / NCS	SHEET 31 OF 41
PROJECT NO. 1480-08-00	

OF HOMES LLC
PARCEL 14
F713
STEAD 1

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PAGE 88

N/F
MEADOWS AT TOWN
LAND HOLDINGS,
TM 33, PARCEL
L6000 F205
"TRACT TWO"