

THE FOLLOWING SEQUENCE OF CONSTRUCTION IS SUGGESTED WITH THE GOAL OF MINIMIZING DISRUPTION TO THE COMMUNITY AND SURROUNDING AREA TO THE EXTENT POSSIBLE. ALL NEW UTILITIES SHALL BE INSTALLLED AND TESTED, OLD UTILITIES SHALL BE REMOVED OR ABANDONED, AND THE AREA RESTORED (PAVED) AS SOON AS POSSIBLE. THE PROJECT SHALL BE PHASED TO MINIMIZE THE TOTAL AREA DISTURBED AT ANY GIVEN TIME. TYPICAL UTILITY INSTALLATION ORDER SHALL BE SANITARY SEWER, WATER, FOLLOWED BY IMMEDIATE RESTORATION OF EACH PHASE PRIOR TO PROCEEDING TO THE NEXT PHASE. THE CONTRACTOR MAY SUBMIT AN ALTERNATE SEQUENCE FOR REVIEW AND CONSIDERATION BUT MUST ACHIEVE A SIMILAR OR REDUCED LEVEL OF DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY PROVISIONS REQUIRED TO MAINTAIN SERVICE TO USERS AT ALL TIMES. THE 10" LINE ON ABERDEEN AVE IS THE BACKBONE OF THE NEW SYSTEM. THE 10" STUB ON SWAN ST IS AT THE INTERSECTION WITH ABERDEEN AVE. ALL PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH FLOWABLE FILL AND CAPPED WHERE APPLICABLE. WATER MAIN SERVICES TO HOMES CANNOT BE CONNECTED TO NEW MAINS UNTIL THE NEW MAINS ARE CONNECTED TO ABERDEEN AVE. THE NEW SYSTEM MUST NEVER BE CONNECTED TO THE TRANSITE MAIN, EVEN TEMPORARILY.

SEQUENCE OF CONSTRUCTION

1. DELINEATE LOD CLEARLY IN THE FIELD PRIOR TO PRE CONSTRUCTION MEETING.
2. CONTACT THE CITY INSPECTOR MATTHEW BOSAK (410) 272-1600 EXTENSION 263 AT LEAST 48 HOURS PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES. A PRE-CONSTRUCTION MEETING WILL BE ARRANGED AT THE PROJECT SITE UNLESS WAIVED BY THE PROPER AUTHORITY. FAILURE TO NOTIFY THE DEPARTMENT MAY EXPOSE THE OWNER/DEVELOPER TO ADDITIONAL WORK.
3. CONTACT THE CITY INSPECTOR FOR AN INSPECTION OF EROSION AND SEDIMENT CONTROLS.
4. UPON APPROVAL OF INSTALLATION OF THE EROSION AND SEDIMENT CONTROLS FROM THE CITY INSPECTOR, COMMENCE CONSTRUCTION.

PHASE 1 - DEFENSE DRIVE & SWAN STREET

DEFENSE DRIVE SERVES AS THE PRIMARY OUTFALL FOR SANITARY SEWER. CONTRACTOR SHALL MAKE TEMPORARY CONNECTIONS AS NEEDED TO MAINTAIN SERVICE TO THE ENTIRE COMMUNITY AT ALL TIMES.

SANITARY SEWER:

GENERAL: SAW CUT ROADWAY AS REQUIRED FOR SANITARY SEWER INSTALLATION. INSTALL SANITARY SEWER AND TEST AS REQUIRED. OBTAIN APPROVAL FROM THE CITY BEFORE TYPING INTO THE EXISTING SEWER AND INSTALLING NEW SEWER LATERALS. WHEN INSTALLING SEWER LATERALS, INSTALL EACH LATERAL AND STABILIZE IN THE SAME SHIFT. RESTORE ROADWAY TEMPORARILY WITH COLD PATCH UNTIL FINAL PAVING CAN TAKE PLACE.

1. INSTALL SANITARY SEWER FROM MH A-12 (STUB OUT BOTH SIDES) TO D-01. TEST ALL PIPING AND MH'S.
2. INSTALL BYPASS PUMPING FROM EX. MH 0199 TO MH 0217.
3. INSTALL SANITARY SEWER FROM A-13 TO A-15. TEST ALL PIPING AND MH'S.
4. CONNECT USERS TO NEW SEWER ON DEFENSE DRIVE.
5. COMPLETE DOGHOUSE MH T-1 FLOW CHANNEL. FLOW CHANNEL TO REDIRECT FLOW TO MH A-12. PLUG FLOW FROM MH 204.
6. REMOVE BYPASS PUMPING FROM EX. MH 0199 TO MH 0217.
7. REMOVE OR ABANDON EX. SEWER IN PLACE ALONG DEFENSE DRIVE FROM SWAN STREET TO END.
8. INSTALL SANITARY SEWER FROM J-01 TO STUBBED OUT A-12. TEST ALL PIPING AND MH'S.
9. INSTALL BYPASS PIPING FROM STUBBED OUT A-08 TO ADJACENT EXISTING MH AT INTERSECTION OF ABERDEEN AVENUE AND SWAN STREET.

10. CONNECT USERS TO NEW SEWER ON SWAN STREET AND ABERDEEN AVENUE
11. REMOVE OR ABANDON EX. SEWER IN PLACE ALONG SWAN STREET FROM ABERDEEN AVENUE TO DEFENSE DRIVE.

WATER MAIN:

GENERAL: SAW CUT ROADWAY AS REQUIRED FOR WATER MAIN INSTALLATION. INSTALL WATER MAINS AND TEST AS REQUIRED. RESTORE ROADWAY TEMPORARILY WITH COLD PATCH UNTIL FINAL PAVING CAN TAKE PLACE. OBTAIN CITY APPROVAL BEFORE CONNECTING TO EXISTING WATER MAINS AND/OR WATER SERVICES.

1. INSTALL WATER MAIN FROM DEFENSE DRIVE TO THE INTERSECTION OF SWAN STREET (STUB OUT END VALVE ON SOUTHERN SIDE OF TEE). CONTINUE INSTALLING WATER MAIN ON SWAN STREET TO APPROXIMATELY 20 FT FROM THE EXISTING STUB.
2. BACTERIA AND PRESSURE TEST MAIN.
3. CONNECT TO EXISTING 10 INCH STUB ON SWAN STREET.
4. INSTALL NEW SERVICES, METER PITS AND CONNECT TO HOMES.
5. INSTALL MAIN ON EAST BEL AIR AVENUE.
6. ABANDON EX. WATER MAIN IN AREA OF REPLACEMENT.

PAVEMENT AND RESTORATION:

ONCE ALL UTILITIES ARE COMPLETE WITHIN THE LIMITS OF PAVING, PERFORM ALL RESTORATION WITHIN THE ROADWAY AND FINAL PAVEMENT.

PHASE 2 - SWAN STREET

SANITARY SEWER:

1. INSTALL SANITARY SEWER FROM THE STUB OUT AT MH A-12 TO THE TERMINAL MANHOLE AT ABERDEEN BLVD MID C-01. INSTALL STUB FROM MH C-02 INTO VICTORY ST. BEYOND THE INTERSECTION AND CAP FOR CONNECTION IN FUTURE PHASE. TEST ALL PIPING AND MH'S.
2. CONNECT USERS TO NEW SEWER ON SWAN STREET.
3. REMOVE OR ABANDON EX. SEWER IN PLACE ALONG SWAN STREET FROM LOT #183 SWAN STREET TO INTERSECTION OF SWAN STREET AND DEFENSE DRIVE.
4. REMOVE DOGHOUSE MH T-1.

WATER MAIN:

1. INSTALL WATER MAIN FROM FIRE HYDRANT TEE AT ABERDEEN BLVD TO DEFENSE DRIVE.
2. BACTERIA AND PRESSURE TEST MAIN.
3. TIE-IN WATER MAIN AT DEFENSE DRIVE.
4. INSTALL NEW SERVICES, METER PITS AND CONNECT TO HOMES.
5. INSTALL NEW MAIN ON ABERDEEN BLVD AND CONNECT NEW MAIN ON SWAN STREET.
6. ABANDON EX. WATER MAIN IN AREA OF REPLACEMENT.

PAVEMENT AND RESTORATION:

ONCE ALL UTILITIES ARE COMPLETE WITHIN THE LIMITS OF PAVING, PERFORM ALL RESTORATION WITHIN THE ROADWAY AND FINAL PAVEMENT.

PHASE 3 - ABERDEEN AVE.

PHASE 3 SHALL FOLLOW THE SAME GENERAL SEQUENCE, HOWEVER, EXISTING 10" WATER MAIN ON ABERDEEN AVE SHALL REMAIN IN SERVICE.

SANITARY SEWER:

1. INSTALL SANITARY SEWER FROM MH B-01 TO THE STUB OUT OF MH A-08. TEST ALL PIPING AND MH'S.
2. CONNECT USERS TO NEW SEWER ON ABERDEEN AVENUE.
3. INSTALL NEW BYPASS CONNECTION FROM MH A-07 TO EX. MH AT THE INTERSECTION OF ABERDEEN AVENUE AND LIBERTY STREET.
4. ABANDON EX. SANITARY SEWER IN AREA OF REPLACEMENT.

PAVEMENT AND RESTORATION:

ONCE ALL UTILITIES ARE COMPLETE WITHIN THE LIMITS OF PAVING, PERFORM ALL RESTORATION WITHIN THE ROADWAY AND FINAL PAVEMENT.

PHASE 4 - VICTORY ROAD AND CHESAPEAKE COURT

SANITARY SEWER:

1. INSTALL SANITARY SEWER FROM STUB OUT OF MH C-02 TO MH E-03. INSTALL SANITARY SEWER FROM MH H-01 TO MH E-04 AND MH G-01 TO MH E-05. TEST ALL PIPES AND MH'S.
2. CONNECT USERS TO NEW SEWER.
3. ABANDON EX. SANITARY SEWER IN AREA OF REPLACEMENT.

WATER MAIN:

1. INSTALL WATER MAIN ON VICTORY STREET FROM SWAN STREET TO INTERSECTION OF VICTORY STREET AND ABERDEEN AVENUE.
2. BACTERIA AND PRESSURE TEST MAIN.
3. TIE-IN TO EXISTING STUBS AT ABERDEEN AVENUE AND SWAN STREET.
4. INSTALL NEW SERVICES, METER PITS AND CONNECT TO HOMES.
5. INSTALL WATER MAIN ON VICTORY STREET FROM LIBERTY STREET TO 20 FT PRIOR TO STUB. INSTALL WATER MAIN ON CHESAPEAKE COURT TO 20 FT IN FRONT OF STUB.
6. BACTERIA AND PRESSURE TEST MAIN.
7. TIE-IN TO EXISTING STUB AT CHESAPEAKE COURT THEN TIE-IN TO EXISTING STUB ON VICTORY STREET AT CHESAPEAKE COURT.
8. INSTALL NEW SERVICES, METER PITS AND CONNECT TO HOMES.

PAVEMENT AND RESTORATION:

ONCE ALL UTILITIES ARE COMPLETE WITHIN THE LIMITS OF PAVING, PERFORM ALL RESTORATION WITHIN THE ROADWAY AND FINAL PAVEMENT.

PHASE 5 - LIBERTY STREET

SANITARY SEWER:

1. INSTALL SANITARY SEWER FROM MH A-01 TO STUB AT MH A-07.
2. TEST ALL PIPING AND MH'S.
3. TIE-IN TO STUB AT MH A-07.
4. CONNECT USERS TO NEW SEWER.
5. REMOVE BYPASS OUTSIDE OF MH A-07.
6. INSTALL SANITARY SEWER FROM MH E-01 TO MH E-03.
7. TEST ALL PIPING AND MH'S.
8. TIE-IN TO STUB AT MH E-03.
9. CONNECT USERS TO NEW SEWER.
10. ABANDON EX. SANITARY SEWER IN AREA OF REPLACEMENT.

WATER MAIN:

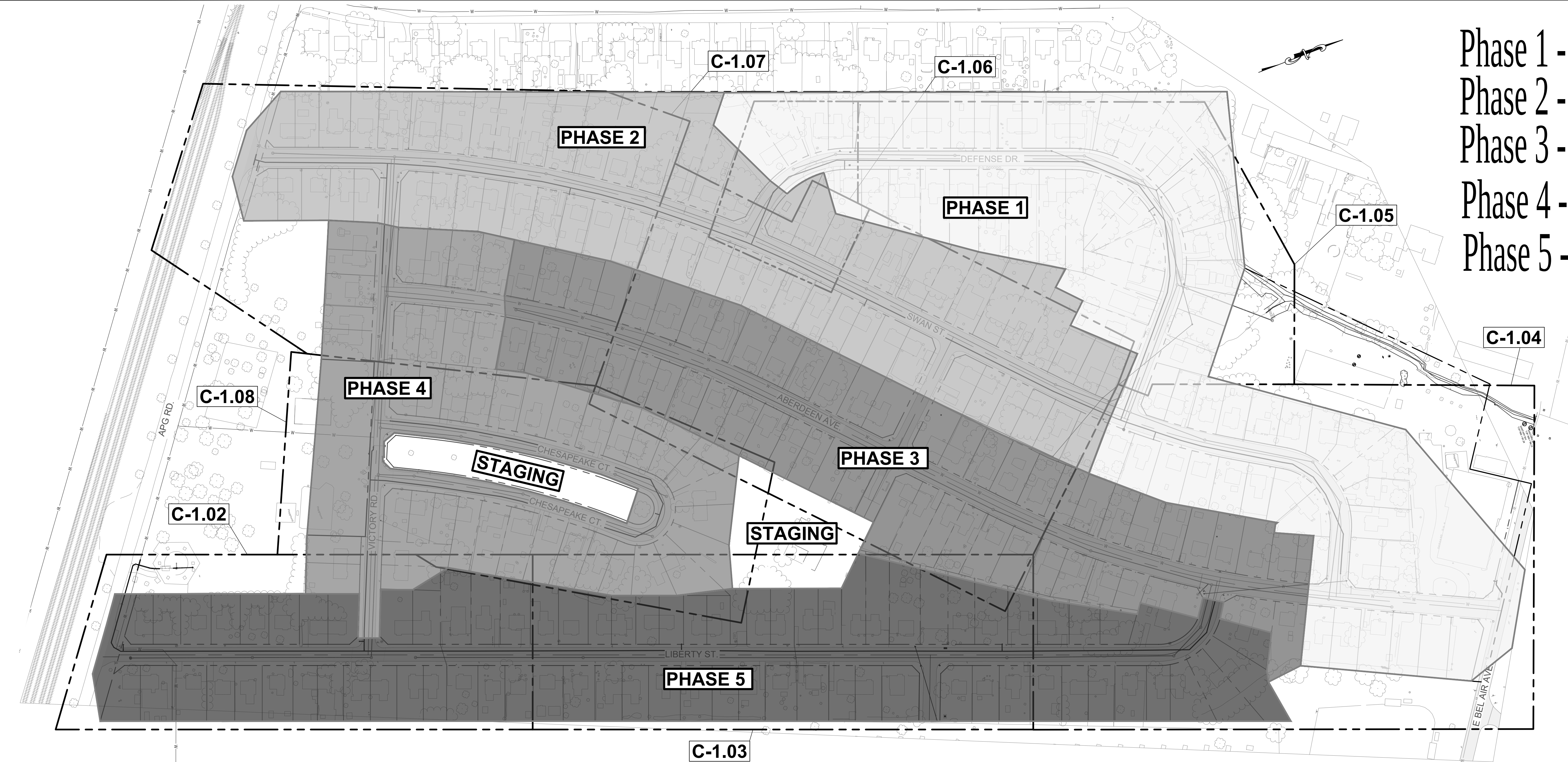
1. INSTALL WATER MAIN ON LIBERTY STREET.
2. BACTERIA AND PRESSURE TEST MAIN.
3. TIE-IN TO EXISTING STUB AT THE INTERSECTION OF LIBERTY STREET AND ABERDEEN AVENUE.
4. MAKE SOUTHERN CONNECTION AT EXISTING WATER TOWER.
5. INSTALL WATER MAIN ON NORTHERN SIDE OF ALTITUDE VALVE AT EXISTING WATER TOWER.
6. INSTALL NEW SERVICES, METER PITS AND CONNECT TO HOMES.
7. MAKE FINAL ABANDONMENT AT ALTITUDE VALVE.

PAVEMENT AND RESTORATION:

ONCE ALL UTILITIES ARE COMPLETE WITHIN THE LIMITS OF PAVING, PERFORM ALL RESTORATION WITHIN THE ROADWAY AND FINAL PAVEMENT.

PHASE 6 - FINAL UTILITY REMOVAL/ABANDONMENT AND FINAL RESTORATION

1. FOLLOWING COMPLETION OF ALL NEW UTILITY INSTALLATION AND CONNECTION TO EXISTING USERS, CONTRACTOR SHALL COMPLETE REMOVAL OR ABANDONMENT OF EXISTING SANITARY SEWER, WATER MAIN AS NECESSARY.
2. CONTRACTOR SHALL PERFORM ALL FINAL RESTORATION OF DISTURBED AREAS OUTSIDE OF THE LIMITS OF PAVEMENT INCLUDING DRIVEWAY RESTORATION, FINAL GRADING, TOPSOIL, SEED, MULCH, LANDSCAPING, ETC.
3. AFTER FINAL GRADING, SCHEDULE AN INSPECTION WITH THE SEDIMENT CONTROL INSPECTOR. UPON APPROVAL FROM THE INSPECTOR, REMOVE REMAINING E&S CONTROLS AND STABILIZE AREA.



NOTE: PHASING PLAN AS SHOWN IS SUGGESTED SEQUENCE OF CONSTRUCTION. CONTRACTOR MAY PROPOSE ALTERNATE SEQUENCE BUT MUST MINIMIZE TOTAL AREA OF DISTURBANCE.

KEY / SITE PLAN
SCALE: 1" = 100'

APPROVED PLAN SET 10-7-2026 (SEE TITLE PAGE)

CONSTRUCTION
SET

OWNER/DEVELOPER:
60 NORTH PARK STREET
ABERDEEN, MD 211
PH: (410) 273-7402
FAX: (410) 273-7402

DATE: 2026.08.14

OVERALL SITE PLAN / KEY SHEET

SWAN MEADOWS WATER & SEWER IMPROVEMENTS

ABERDEEN

MARYLAND

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DAILY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 31783
EXPIRATION DATE: 03-31-28

SIGNATURE:
Drafting: Tjg Check: DRS
Design: Tjg Check: DRS
SCALE: 1"=100'
DATE: 08-14-2026
KCI JOB #: 13158575.SM
SHEET: C-1.01

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