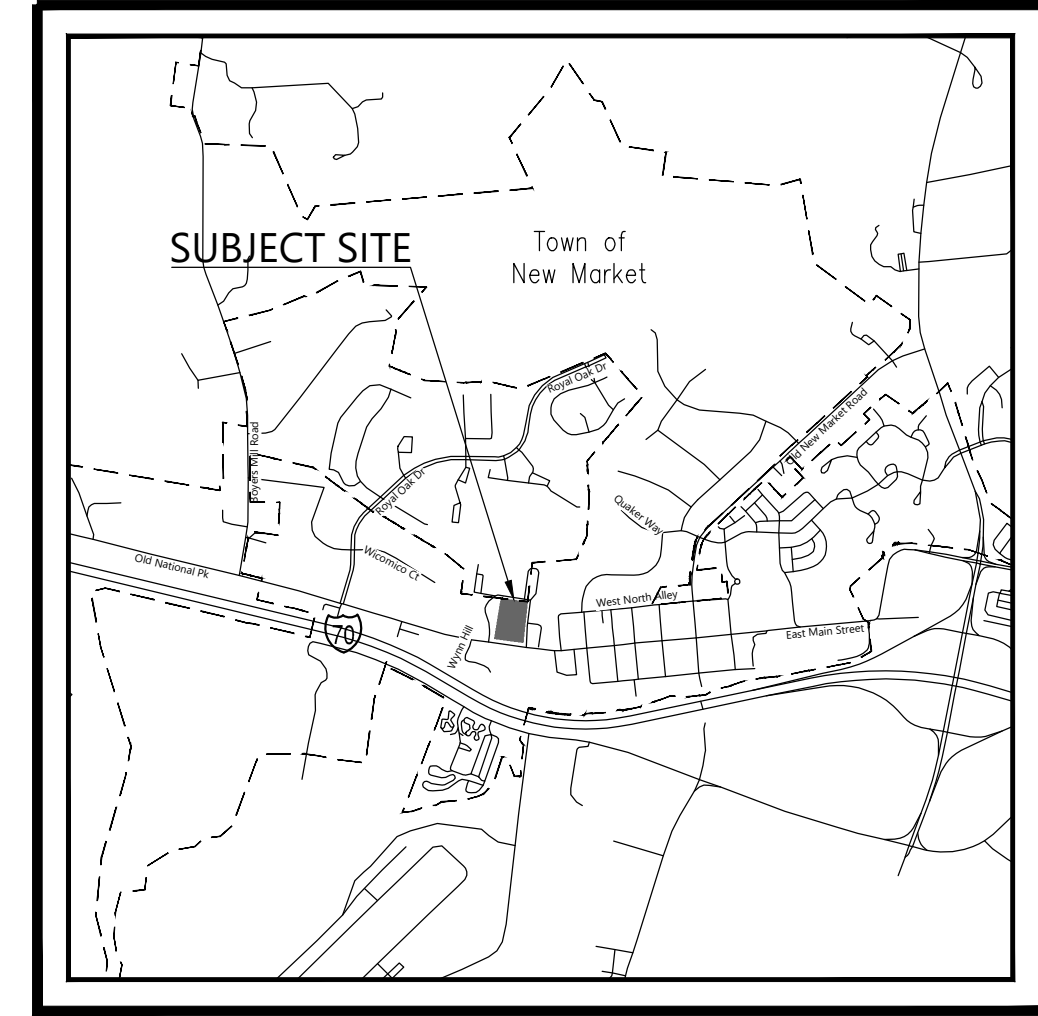
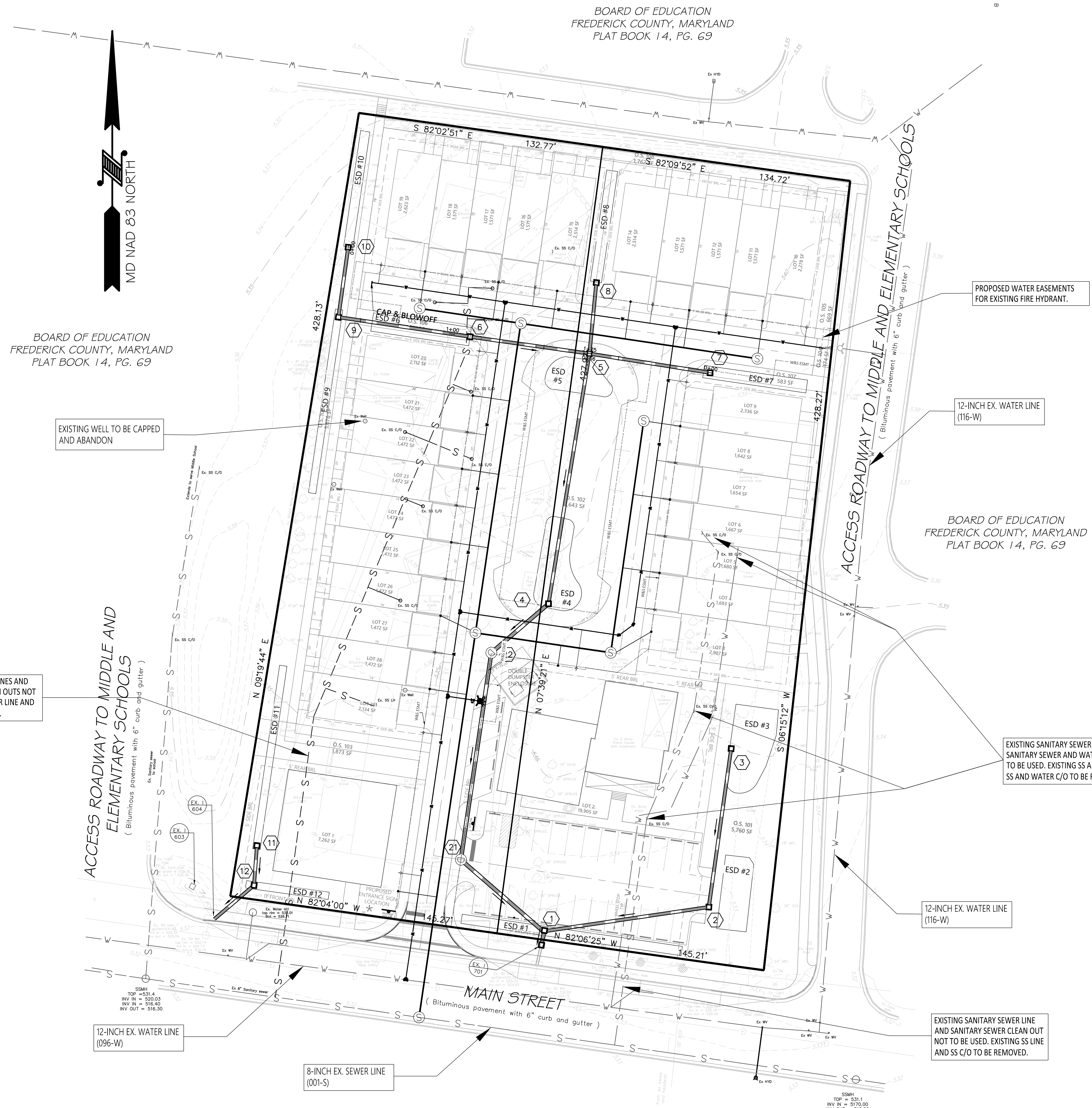


Z:\Shared\0070-00-00 - 105113 W Main\CAD\Preliminary Plan\Sht 004 - Water and Sewer Plan.dwg (sht 4 water sewer plan)



SURVEY NOTATIONS

- The horizontal datum for this survey is the Maryland coordinate system (NAD 2011) and the vertical datum is NAVD 88.
- Field survey was prepared by Gary Castle and Associates dated July, 2018.

GENERAL NOTATIONS

- Water and Sewer Classification: Parcel 3880 is W5/S1 and Parcel 3881 is W1/S1.
- Town of New Market will submit W3 reclassification request under the WSAA 4 Amendment.
- Existing Utilities are shown from best available records.
- Existing cleanouts and existing water sewer utilities for the existing lot 105 W. Main (Jabez Property) & 113 W. Main Street (Lawson Property) along with 8 trailers to be abandon and removed. Contractor to contact MISS Utility and conduct test pits prior to commencing demolition work and removal of existing sanitary and water line laterals.
- New water sewer connection will be added the proposed new development.
- All water and sewer construction shall be in accordance with the Frederick County "General Conditions and Standard Specifications" and details for water mains, sanitary sewers and related structures special provisions and amendments thereto.
- The site is located in the New Market Sewer Treatment Service Area.
- A water and sewer contract will be executed with Frederick County DUSWM prior to recording of first lot.
- Existing uses on 113 W. Main Street (Lawson Property) has 92 taps for 92 fixture units and 105 West Main (Jabez Properties LLC) has 29 taps for 29 fixtures.
- Proposed use on 113 W. Main Street is 15 townhouses and ±3,270 square footage of retail with an estimated ## taps for ## fixtures and 105 W. Main Street is 12 Townhouses and ±4,105 square footage of restaurant and 1,540 square footage of retail with an estimated ## taps for ## fixtures. During the Preliminary and Improvement plan review and approval process the balance of the fixtures needed for the proposed redevelopment will be determined and approved by DUSWM.
- An addition plat will be executed to combine the 2 lots into 1 lot.

EXISTING SANITARY SEWER WATER LINES AND SANITARY SEWER AND WATER CLEAN OUTS NOT TO BE USED. EXISTING SS AND WATER LINE AND SS AND WATER C/O TO BE REMOVED.

EXISTING WELL TO BE CAPPED AND ABANDON

PROPOSED WATER EASEMENTS FOR EXISTING FIRE HYDRANT.

12-INCH EX. WATER LINE (116-W)

BOARD OF EDUCATION
FREDERICK COUNTY, MARYLAND
PLAT BOOK 14, PG. 69

EXISTING SANITARY SEWER WATER LINES AND SANITARY SEWER AND WATER CLEAN OUTS NOT TO BE USED. EXISTING SS AND WATER LINE AND SS AND WATER C/O TO BE REMOVED.

12-INCH EX. WATER LINE (116-W)

EXISTING SANITARY SEWER LINE AND SANITARY SEWER CLEAN OUT NOT TO BE USED. EXISTING SS LINE AND SS C/O TO BE REMOVED.

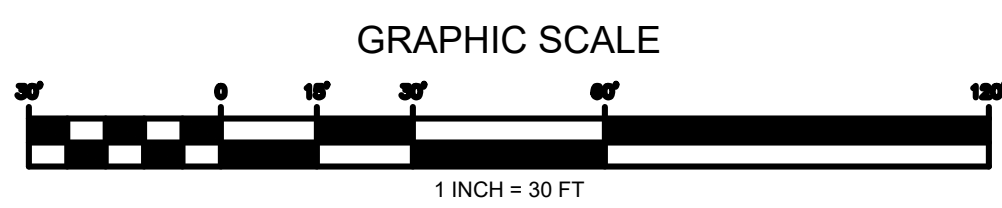
APPROVED BY THE TOWN OF NEW MARKET
 BY: _____ DATE _____

File #:
A/P #:
Due Date:

FREDERICK COUNTY PROJECT NUMBERS

TAX MAP #	
P.U.D. ORDINANCE #	
PRELIMINARY/SITE PLAN	#D261771
NIRVFS#	
FOREST CONSERVATION PLAN#	
APPO#	
IMPROVEMENT PLAN	
WATER & SEWER CONT.	

W&S CONTRACT NO. #####-##



REVISION	DATE	REVISION	DATE
REV. TO ADDRESS COMMENTS DATE	12/10/20		
REV. TO ADDRESS DUSWM 2/11/21 COMMENTS	03/01/21		
REV. TO ADDRESS STAFF COMMENTS	06/15/21		

OWNER/DEVELOPER
 WEST MAIN STREET PROPERTIES
 JABEZ PROPERTIES LLC
 2941 GREEN VALLEY ROAD
 IJAMSVILLE, MD 21754
 301-748-6146
 TONY CHMELIK

**UTILITY PLAN
PRELIMINARY PLAT**



BY	DATE
BASE DATA	12/11/18
DESIGNED	DC/BM 03/30/20
DRAWN	WK/VM 03/30/20
REVIEWED	RM 03/30/20

CONTACT: _____
 RELEASE FOR _____
 BY: _____ DATE _____

105 WEST MAIN ST & LAWSON PROPERTIES

TAX I.D. 09-264361 & 09-257004
 TOWN OF NEW MARKET
 FREDERICK COUNTY, MD

SCALE: 1" = 30'

JOB No. 0070-00-00
 DATE: 07/14/20
 SHEET No. 4 OF 8