

GENERAL NOTES

- OWNER: ST. JOHN PROPERTIES
2560 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
(410) 788-0100
- PROPERTY DATA:
TOTAL SITE AREA: 134.36 AC +/-
TAX MAP 34, BLOCK 10, PARCEL 292
TAX ACCOUNT # 08-00546
DEED REFERENCE: 2025/42
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
ZONING DATA: "MAM, PUD" PER RESOLUTION 2-90-04A (RECORDED IN MRS. LIBER 007 FOLD 176); AE ZONE AREA 4
COMPREHENSIVE PLANNING DISTRICT: "LEXINGTON PARK DEVELOPMENT DISTRICT"
- PROPOSED LAND USE: OFFICE AND WAREHOUSE
- BUILDING RESTRICTION LINES (BRL) AND MINIMUM YARD REQUIREMENTS ARE ESTABLISHED AS PER THE OAK CREST PUD, APPROVED BY RESOLUTIONS 2-90-04A AND PG 04-06.
- THIS SITE IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
- SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON FLOOD INSURANCE RATE MAP, PANEL 2403/01032E AND 2403/01034F FOR ST. MARY'S COUNTY, MARYLAND. DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE EFFECTIVE DATE FOR THE FIRM PANELS IS OCTOBER 19, 2004.
- REFERENCE: MDE MODIFICATION OF AUTHORIZATION: 8-4147-0321/20160318 FOR IMPACTS TO WETLANDS AND WETLAND BUFFERS ASSOCIATED WITH CULVERT INSTALLATION ON OAK CREST ROAD AND VARIOUS STORM DRAIN OUTFALLS. PERMIT EFFECTIVE DATE: FEBRUARY 27, 2016; EXPIRATION DATE: MARCH 22, 2022.
- NON-TIDAL WETLANDS HAVE BEEN FIELD LOCATED AND DELINEATED BY BOHLER ENGINEERING, MDE AUTHORIZATION NO. #1-NI-032/20160318.
- THERE ARE NO CULTURAL FEATURES, CRITICAL HABITATS OR HISTORICAL SITES AFFECTING THIS PROPERTY PER MD MARLIN ONLINE MAPS.
- STORMWATER MANAGEMENT: THIS SITE IS DESIGNED TO MEET THE MAY 4, 2010 ST. MARY'S COUNTY STORMWATER MANAGEMENT ORDINANCE AND THE MAY, 2009 MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER DESIGN MANUAL.
- FOREST CONSERVATION: THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER C20 SECTION 75.2.K. PUD APPROVED AUGUST 21, 1990.
- BUFFER YARDS FOR PUD BOUNDARY: 75' "E" BUFFER ADJACENT TO ALL R/L PROPERTIES PER RESOLUTION 2-90-04A.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND THE ST. MARY'S COUNTY ROAD ORDINANCE, SEWAGE TREATMENT, ZONING ORDINANCE (AS APPLICABLE) AND THE COMPREHENSIVE WATER & SEWER PLAN.
- THE CONTRACTOR SHALL CONTACT THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS, 301 475-4200 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXISTING UTILITIES HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION WORK, BY CALLING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION.
- SOILS INDICATED ARE PER ST. MARY'S COUNTY SOIL SURVEY, USDA, SCD, SOILS FOUND TO BE UNSUITABLE FOR THE CONSTRUCTION SHALL BE EXCAVATED AND REPLACED OR REMOVED AS ENCOUNTERED DURING CONSTRUCTION AND TAKEN TO A SITE WITH AN APPROVED AND ACTIVE SCD PLAN.
- TOPOGRAPHIC SURVEY BY SCD, INC. DATED FEBRUARY 5, 2019 AND MTP/L, DATED JULY 25, 2016, HORIZONTAL DATUM NAD 83/VE, VERTICAL DATUM NAVD 83.
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED, OR LANDSCAPED WILL BE STABILIZED BY TOP SOILING, SEEDING, AND MULCHING IN ACCORDANCE WITH THE 2011 STATE OF MARYLAND "STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL" UNLESS OTHERWISE NOTED HEREON.
- REFER TO C20 CHAPTER 43, AS AMENDED, FOR REQUIREMENTS IN THE "AIRPORT ENVIRONS" (AE) OVERLAY ZONE AND OBTAIN APPROVALS FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES AS NECESSARY.
20. A TREE DEPARTMENT EMERGENCY ACCESS 3200 SERIES OR EQUIVALENT KNOX-BOX KEY BOX SHALL BE PLACED AT THE MAIN ENTRANCE OF EACH OF THE THREE PROPOSED BUILDINGS, RECESSED MOUNT PREFERRED. CONTACT THE HOLLYWOOD VFD AT <http://www.hvfd.com/contact/knox/> TO OBTAIN AN AUTHORIZATION FORM TO ORDER THE BOX. (C20.7)
21. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
22. FOR TRAFFIC SUMMARY, SEE SHEET 2.
23. NO DEVELOPMENT IS PERMITTED WITHIN THE "AIRPORT ENVIRONS" (AE), C20 CHAPTER 43, AS AMENDED, WITHOUT THE APPROVAL FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
24. PROPOSED SIGNAGE TO BE IN ACCORDANCE WITH THE CURRENT COMPREHENSIVE ZONING ORDINANCE.
25. RETAINING WALL CONSTRUCTION FOR ANY WALLS OVER 4' IN HEIGHT WILL ONLY BEGIN WITH ISSUANCE OF NECESSARY PERMITS.
26. THE PERMANENT SEWER PUMP STATION MUST BE DESIGNED AND BONDDED ALONG WITH A DECLARATION OF COVENANTS THAT COVERS CAPACITY AND SUBDIVISION BEFORE THE FINAL APPROVAL OF THE OAK CREST CENTER (REVISION TO PHASE 1).
27. METCOM SUBMISSION NOTE: IF THE APPLICANT INTENDS TO SUBDIVIDE THE PARCEL, THEN ALL OF THE LOTS MUST REMAIN IN ST. JOHN PROPERTIES' NAME AND A DECLARATION OF COVENANTS MUST BE COMPLETED AND RECORDED PRIOR TO FINAL APPROVAL THAT NOTICES ALL POTENTIAL BUYERS THAT ST. JOHN PROPERTIES HAS AGREED TO NOT SELL ANY OF THE LOTS UNTIL THE PERMANENT PUMP STATION IS CONSTRUCTED AND OPERATIONALLY ACCEPTED BY METCOM.
28. ALL PROPOSED LIGHTING TO BE IN ACCORDANCE WITH C20 CHAPTER 61.3. ALL PROPOSED LIGHTING FIXTURES SHALL BE AIMED STRAIGHT DOWN.
29. REFUSE DISPOSAL TO BE PER THE "DEVELOPMENT PLAN REPORT FOR OAKCREST CENTER", REV. JULY 1990, SECTION 10.1(4). REFUSE DISPOSAL IS TO BE CONTRACTED TO LOCAL REFUSE COLLECTION COMPANIES. APPROVED INDIVIDUAL SITES WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH DEVELOPMENT NEEDS AND COUNTY REGULATIONS.

SOIL CONSERVATION DISTRICT INSPECTION AGENCY APPROVAL STATEMENTS

- APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
- THE CONTRACTOR SHALL NOTIFY MDE ENVIRONMENT DIVISION, AT LEAST 48 HOURS PRIOR TO COMMENCING CLEARING OR GRADING AT (410) 537-3510 OR MDE SEDIMENT AND STORMWATER ADMINISTRATION, 1800 WASHINGTON BOULEVARD, BALTIMORE, MARYLAND 21203-1708.

MAJOR SITE PLAN OAK CREST CENTER (REVISION TO PHASE 1) LEXINGTON EXCHANGE p/o THE OAK CREST CENTER PUD

Oak Crest Road - Sta 17+58 to 30+13 (R6 - R9)
Oak View Drive - Sta 0+00 to 6+40 (R6 - R9)
LUGM # 19-133-009

SEE ALSO LUGM # 19-132-005

SEE ALSO LUGM # 04-132-010

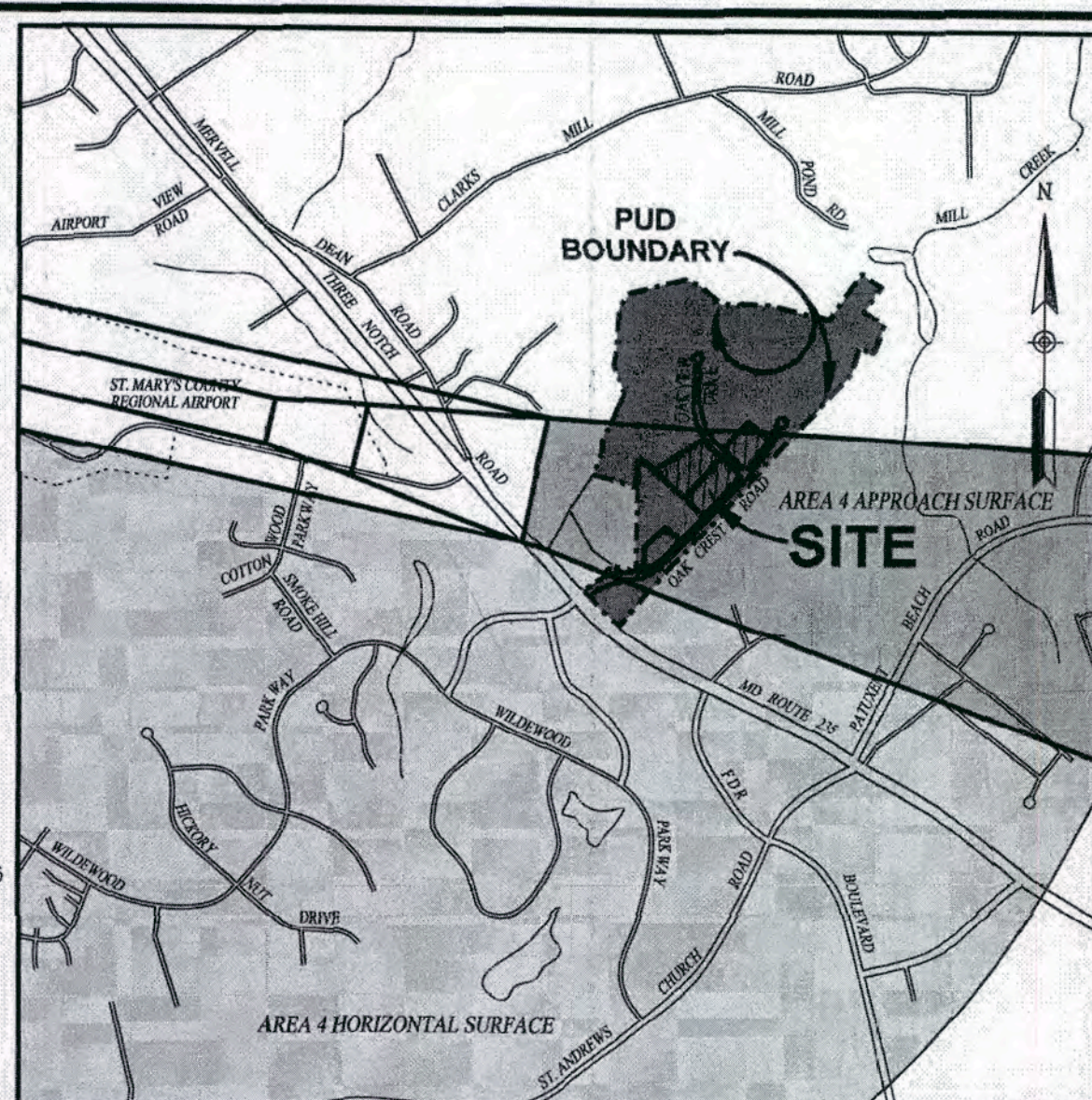
CONCEPT PLAN APPROVED BY THE ST. MARY'S COUNTY PLANNING COMMISSION ON AUGUST 26, 2019

Site Plan APPROVED in accordance with St. Mary's County Zoning Ordinance.
P.C. Approval Date: 4/11/2021
Signature: [Signature]
Authorized Signature

"Approval of the plan submitted under the provisions of this ARTICLE shall expire one (1) year after the date of such approval unless building permits have been obtained for construction in accordance therewith" (Section 60.9)

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - PLAN NOTES AND DETAILS
- SHEET 3 - PRE-DEVELOPMENT PLAN
- SHEET 4 - PRE-DEVELOPMENT PLAN
- SHEET 5 - SITE PLAN PHASE 1A
- SHEET 6 - SITE PLAN PHASE 1B
- SHEET 7 - GRADING & STORM DRAIN PLAN PHASE 1A
- SHEET 8 - GRADING & STORM DRAIN PLAN PHASE 1B
- SHEET 9 - STORM DRAIN PROFILES PHASE 1A
- SHEET 10 - STORM DRAIN PROFILES PHASE 1B
- SHEET 11 - STORM DRAIN PROFILES PHASE 1A
- SHEET 12 - STORM DRAIN PROFILES PHASE 1B
- SHEET 13 - STORM DRAIN PROFILES PHASE 1A & 1B
- SHEET 14 - STORM DRAIN DETAILS
- SHEET 15 - STORM DRAIN DETAILS
- SHEET 16 - STORM DRAIN DRAINAGE AREA MAP
- SHEET 17 - OAK CREST ROAD PLAN & PROFILES
- SHEET 18 - OAK VIEW DRIVE PLAN & PROFILES
- SHEET 19 - OAK VIEW DRIVE PLAN & PROFILES
- SHEET 20 - ROAD DETAILS
- SHEET 21 - STORMWATER MANAGEMENT DRAINAGE AREA MAP
- SHEET 22 - ESD FACILITIES No. 1, 2, 3, 4 & 5 PLAN & DETAILS
- SHEET 23 - ESD FACILITIES No. 7, 8, 9, 10 & 11 PLAN & DETAILS
- SHEET 24 - ESD FACILITIES No. 6 & 7 PLAN & DETAILS
- SHEET 25 - ESD FACILITIES No. 14A, 14B, 40A, 40B & 40 PLAN & DETAILS
- SHEET 26 - ESD FACILITIES No. 41 & 42 PLAN & DETAILS
- SHEET 27 - ESD FACILITIES No. 14, 15 & 16 PLAN & DETAILS
- SHEET 28 - ESD FACILITIES No. 10 & 19 PLAN & DETAILS
- SHEET 29 - SUBMERGED GRAVEL WETLANDS NOTES & DETAILS
- SHEET 30 - CONSTRUCTION DETAILS
- SHEET 31 - SOIL BORINGS
- SHEET 32 - SOIL BORINGS
- SHEET 33 - SOIL BORINGS
- SHEET 34 - SEDIMENT CONTROL PLAN INITIAL CONDITIONS PHASE 1A
- SHEET 35 - SEDIMENT CONTROL PLAN INITIAL CONDITIONS PHASE 1B
- SHEET 36 - SEDIMENT CONTROL PLAN FINAL CONDITIONS PHASE 1A
- SHEET 37 - SEDIMENT CONTROL PLAN FINAL CONDITIONS PHASE 1B
- SHEET 38 - SEDIMENT CONTROL PLAN FINAL CONDITIONS PHASE 1C
- SHEET 39 - STABILIZATION & SEEDING SPECIFICATIONS
- SHEET 40 - SEDIMENT & EROSION CONTROL DETAILS
- SHEET 41 - SEDIMENT & EROSION CONTROL DETAILS
- SHEET 42 - LANDSCAPE PLAN PHASE 1A
- SHEET 43 - LANDSCAPE PLAN PHASE 1B
- SHEET 44 - LANDSCAPE PLAN NOTES
- SHEET 45 - LIGHTING PLAN
- SHEET 46 - WATER & SEWER PLAN PHASE 1A
- SHEET 47 - WATER & SEWER PLAN PHASE 1B
- SHEET 48 - OAK CREST ROAD WATER PROFILE PHASE 1A
- SHEET 49 - WATER PROFILES PHASE 1A & 1B
- SHEET 50 - SEWER PROFILES PHASE 1A
- SHEET 51 - SEWER PROFILES PHASE 1B
- SHEET 52 - WATER DETAILS
- SHEET 53 - WATER & SEWER DETAILS



VICINITY MAP

SCALE: 1" = 2000'

ABBREVIATIONS

- | | | | |
|-------|------------------------------|-------|--------------------------------|
| AC | = ACRE | MH | = MANHOLE |
| BRL | = BUILDING RESTRICTION LINE | O.W. | = OBSERVATION WELL |
| B.W. | = BOTTOM OF WALL | P.V. | = POST INDICATOR VALVE |
| C/L | = CENTERLINE | PROP. | = PROPOSED |
| C.O. | = CLEANOUT | R | = RADIUS |
| EMT. | = EASEMENT | R/C/P | = REINFORCED CONCRETE PIPE |
| ELEV. | = ELEVATION | SAN | = SANITARY SEWER |
| EX | = EXISTING | SD | = STORM DRAIN |
| FDC | = FIRE DEPARTMENT CONNECTION | S.F. | = SQUARE FEET |
| FF | = FINISHED FLOOR | SHA | = STATE HIGHWAY ADMINISTRATION |
| HTPE | = HIGH-DENSITY POLYETHYLENE | STA | = STATION |
| INT | = INTERIM | S.T. | = STATE HIGHWAY |
| INT | = INTERIM | T.W. | = TOP OF WALL |
| INT | = INTERIM | TYP. | = TYPICAL |
| INT | = INTERIM | VERT. | = VERTICAL |
| INT | = INTERIM | W | = WATER |

LEGEND

- EXISTING CURB
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING NON-TIDAL WETLANDS
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- PROPERTY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORMDRAIN
- EXISTING TREELINE
- EXISTING LOT LIGHTING
- EXISTING SLOWS
- EXISTING FLOOD ARROW
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- PROPOSED CONTOURS
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORMDRAIN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

OWNER/DEVELOPER CERTIFICATION:
I/we hereby certify that all clearing, grading, construction, and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at a Maryland Department of the Environment approved training program for the control of erosion and sediment before beginning this project. I/we authorize the right of entry for periodic on-site evaluation by State of Maryland, Department of the Environment commission or its inspectors.
Owner/Developer Signature: [Signature] Date: 10/16/2019
Printed Name and Title: EDWARD ST. JOHN, CHAIRMAN, ST. JOHN PROPERTIES

AS-BUILT CERTIFICATION:
I hereby certify that to the best of my knowledge and belief, the stormwater management devices have been constructed, inspected and completed in accordance with the approved plans, and the as-built drainage areas to each stormwater management device are substantially in compliance with the approved drainage area maps.
Signature: [Signature] Date: 10/16/2019
Nicholas J. Brader, P.E.
NJB Engineering, Inc.

CONSULTANT CERTIFICATION:
I hereby certify that to the best of my knowledge and belief, these plans have been designed in accordance with the approved erosion and sediment control ordinance, regulations and standards.
Signature: [Signature] Date: 10/16/2019
Nicholas J. Brader, P.E.
NJB Engineering, Inc.

SOIL CONSERVATION DISTRICT CERTIFICATION:
I hereby certify that the plans have been designed in accordance with approved erosion and sediment control ordinances, regulations, standards and criteria.
Signature: [Signature] Date: 10/16/2019
Nicholas J. Brader, P.E.
NJB Engineering, Inc.

Received
FEB 23 2021
St. Mary's County
Land Use & Growth Management

ST. MARY'S COUNTY
METROPOLITAN COMMISSION

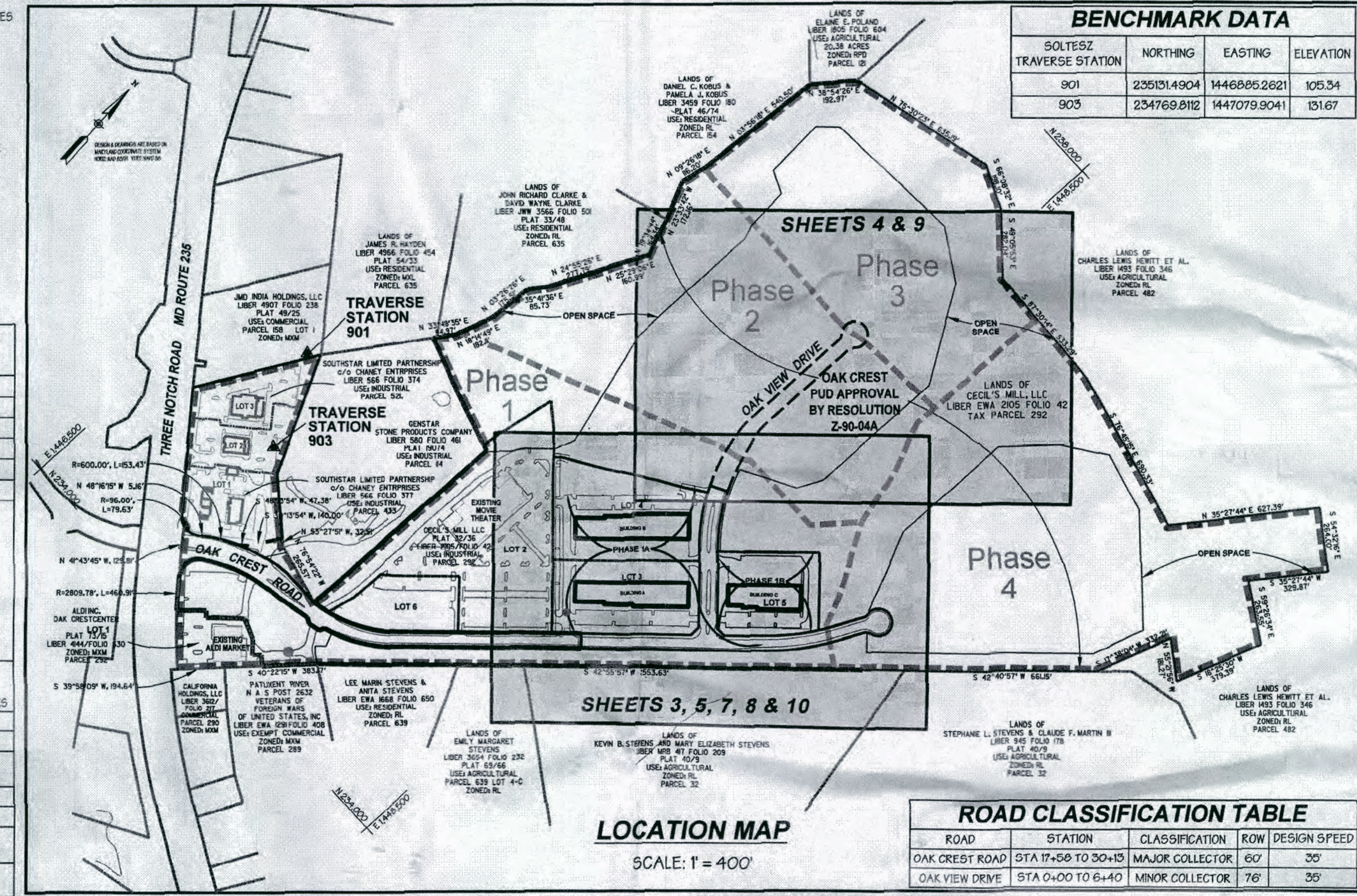
St. Mary's County
Metropolitan Commission
Approved: 8-14-2020
[Signature]
Chief Engineer
This approval is valid for review of future construction to appropriate construction industry practice and general compliance with applicable design codes and standards. The engineer-of-record is an authorized person from the specific requirements of any such design codes and standards.

LUGM # 19-133-009

REFER TO RESOLUTION 2-90-04A, RESOLUTION 04-06 AND THE SITE PLAN FOR SPECIFIC CRITERIA COVERING THE OAKCREST CENTER PUD.

PROPOSED	SITE DATA - LOT 3 (PHASE 1A) 23587 OAK VIEW DRIVE	SITE DATA - LOT 4 (PHASE 1A) 23619 OAK VIEW DRIVE	SITE DATA - LOT 5 (PHASE 1B) 23566 OAK VIEW DRIVE
LOT	TOTAL LOT AREA: 4.28 AC +/- or 186,813 S.F.	TOTAL LOT AREA: 5.14 AC +/- or 224,024 S.F.	TOTAL LOT AREA: 5.14 AC +/- or 224,024 S.F.
MIN LOT AREA REQUIRED: 1 AC	MIN LOT AREA REQUIRED: 1 AC	MIN LOT AREA REQUIRED: 1 AC	MIN LOT AREA REQUIRED: 1 AC
MIN LOT WIDTH REQUIRED: 0'	MIN LOT WIDTH REQUIRED: 0'	MIN LOT WIDTH REQUIRED: 0'	MIN LOT WIDTH REQUIRED: 0'
MIN LOT DEPTH REQUIRED: 0'	MIN LOT DEPTH REQUIRED: 0'	MIN LOT DEPTH REQUIRED: 0'	MIN LOT DEPTH REQUIRED: 0'
MIN FRONTAGE REQUIRED: 0'	MIN FRONTAGE REQUIRED: 0'	MIN FRONTAGE REQUIRED: 0'	MIN FRONTAGE REQUIRED: 0'
CURRENT ZONING	MIM (AE OVERLAY & PUD IF OVERLAY)	MIM (AE OVERLAY & PUD IF OVERLAY)	MIM (AE OVERLAY & PUD IF OVERLAY)
MIN LANDSCAPING PER PUD	4.28 AC X 20% REQUIRED = 0.86 AC 21% PROVIDED = 0.91 AC	5.14 AC X 20% REQUIRED = 1.03 AC 27% PROVIDED = 1.40 AC	5.14 AC X 20% REQUIRED = 1.03 AC 31% PROVIDED = 1.60 AC
PARKING LANDSCAPING (C20 63.2.6)	10% OF NET PARKING AREA REQUIRED = 0.46 AC X 10% = 0.05 AC 10% PROVIDED = 0.05 AC 1 TREE / 10 PARKING SPACES REQUIRED = 14 TREES PROVIDED = 12 TREES	10% OF NET PARKING AREA REQUIRED = 0.52 AC X 10% = 0.05 AC 10% PROVIDED = 0.05 AC 1 TREE / 10 PARKING SPACES REQUIRED = 14 TREES PROVIDED = 19 TREES	10% OF NET PARKING AREA REQUIRED = 0.52 AC X 10% = 0.05 AC 10% PROVIDED = 0.05 AC 1 TREE / 10 PARKING SPACES REQUIRED = 14 TREES PROVIDED = 19 TREES
STREET FRONTAGE	302 LF +/- @ 1 SHADE TREE / 40 LF = 23 TREES PROVIDED = 23 TREES	287 LF +/- @ 1 SHADE TREE / 40 LF = 7 TREES PROVIDED = 7 TREES	746 LF +/- @ 1 SHADE TREE / 40 LF = 19 TREES PROVIDED = 19 TREES
SOIL TYPES	CH2 - CHILLUM LOAM, 2 TO 5% SLOPES * EW2 - EYEBORO-WESTPHALIA COMPLEX, 12 TO 20% SLOPES	CH2 - CHILLUM LOAM, 2 TO 5% SLOPES * EW2 - EYEBORO-WESTPHALIA COMPLEX, 12 TO 20% SLOPES	CH2 - CHILLUM LOAM, 2 TO 5% SLOPES * EW2 - EYEBORO-WESTPHALIA COMPLEX, 12 TO 20% SLOPES
WATER CATEGORY	W-30	W-30	W-30
SEWER CATEGORY	S-30	S-30	S-30
BLDG DESCRIPTION	OFFICE (63) & WAREHOUSE (80) AND OTHER USES PERMITTED IN THE PUD	OFFICE (63) & WAREHOUSE (80) AND OTHER USES PERMITTED IN THE PUD	OFFICE (63) & WAREHOUSE (80) AND OTHER USES PERMITTED IN THE PUD
BLDG DIMENSIONS	480' X 100'	480' X 100'	500' X 100'
BLDG HEIGHT	20'-0" TOP OF BRICK; 25'-0" TOP ROOF SCREEN	20'-0" TOP OF BRICK; 25'-0" TOP ROOF SCREEN	20'-0" TOP OF BRICK; 25'-0" TOP ROOF SCREEN
TOTAL BLDG FLOOR AREA	45,120 S.F.	45,120 S.F.	26,560 S.F.
FAIR (60% MAX PER PUD)	45,120 S.F. / 186,813 S.F. = 24.15%	45,120 S.F. / 224,024 S.F. = 20.14%	26,560 S.F. / 224,024 S.F. = 11.85%
BLDG SETBACK (SEE RESOLUTION 04-06), MINOR AMENDMENT 6.	ARTERIAL (ROUTE 235): REQUIRED - 50', PROVIDED - N/A MAJOR COLLECTOR OR LESS OAK CREST ROAD / OAK VIEW DRIVE: REQUIRED - 35', PROVIDED - 113' / 35' SIDE: REQUIRED - 0', PROVIDED - 35' REAR: REQUIRED - 0', PROVIDED - 915'	ARTERIAL (ROUTE 235): REQUIRED - 50', PROVIDED - N/A MAJOR COLLECTOR OR LESS OAK CREST ROAD / OAK VIEW DRIVE: REQUIRED - 35', PROVIDED - 113' / 35' SIDE: REQUIRED - 0', PROVIDED - 35' REAR: REQUIRED - 0', PROVIDED - 915'	ARTERIAL (ROUTE 235): REQUIRED - 50', PROVIDED - N/A MAJOR COLLECTOR OR LESS OAK CREST ROAD / OAK VIEW DRIVE: REQUIRED - 35', PROVIDED - 113' / 35' SIDE: REQUIRED - 0', PROVIDED - 35' REAR: REQUIRED - 0', PROVIDED - 139'
PARKING	MIN. PARKING SPACE DIM. REQUIRED: 9' x 19' PROVIDED: 9' x 19' MIN. INDIVIDUAL ISLAND AREA REQUIRED: 25 SF. PROVIDED: 10 SF. MIN. ISLAND WIDTH REQUIRED: 8' PROVIDED: 9' MIN. DRIVE AISLE REQUIRED: 25' PROVIDED: 25'	MIN. PARKING SPACE DIM. REQUIRED: 9' x 19' PROVIDED: 9' x 19' MIN. INDIVIDUAL ISLAND AREA REQUIRED: 25 SF. PROVIDED: 10 SF. MIN. ISLAND WIDTH REQUIRED: 8' PROVIDED: 9' MIN. DRIVE AISLE REQUIRED: 25' PROVIDED: 25'	MIN. PARKING SPACE DIM. REQUIRED: 9' x 19' PROVIDED: 9' x 19' MIN. INDIVIDUAL ISLAND AREA REQUIRED: 25 SF. PROVIDED: 10 SF. MIN. ISLAND WIDTH REQUIRED: 8' PROVIDED: 9' MIN. DRIVE AISLE REQUIRED: 25' PROVIDED: 25'
SPACES REQUIRED (C20 64.3.1) WITH OPTIONAL PARKING	524 OFFICE @ 4 / 1000 S.F. = 524 SPACES 484 WAREHOUSE @ 11 / 1000 S.F. = 44 SPACES 14 EMPLOYEES @ 112 EMPLOYEES = 12 SPACES TOTAL REQUIRED: 580 SPACES TOTAL PROVIDED: 580 SPACES * 524 OFFICE @ 4 / 1000 S.F. = 524 SPACES 644 WAREHOUSE @ 11 / 1000 S.F. = 58 SPACES 14 EMPLOYEES @ 112 EMPLOYEES = 12 SPACES TOTAL REQUIRED: 600 SPACES TOTAL PROVIDED: 600 SPACES	634 OFFICE @ 4 / 1000 S.F. = 634 SPACES 574 WAREHOUSE @ 11 / 1000 S.F. = 52 SPACES 14 EMPLOYEES @ 112 EMPLOYEES = 12 SPACES TOTAL REQUIRED: 700 SPACES TOTAL PROVIDED: 700 SPACES * 634 OFFICE @ 4 / 1000 S.F. = 634 SPACES 684 WAREHOUSE @ 11 / 1000 S.F. = 62 SPACES 14 EMPLOYEES @ 112 EMPLOYEES = 12 SPACES TOTAL REQUIRED: 708 SPACES TOTAL PROVIDED: 708 SPACES	404 OFFICE @ 4 / 1000 S.F. = 404 SPACES 504 WAREHOUSE @ 11 / 1000 S.F. = 46 SPACES 9 EMPLOYEES @ 112 EMPLOYEES = 8 SPACES TOTAL REQUIRED: 458 SPACES TOTAL PROVIDED: 458 SPACES * 404 OFFICE @ 4 / 1000 S.F. = 404 SPACES 504 WAREHOUSE @ 11 / 1000 S.F. = 46 SPACES 9 EMPLOYEES @ 112 EMPLOYEES = 8 SPACES TOTAL REQUIRED: 458 SPACES TOTAL PROVIDED: 458 SPACES
HANDICAPPED ACCESSIBLE SPACES	5 SPACES REQUIRED 6 SPACES PROVIDED	5 SPACES REQUIRED 6 SPACES PROVIDED	3 SPACES REQUIRED 4 SPACES PROVIDED
OFF-STREET LOADING SPACES (C20 64.3.2)	OFFICE: 3 SPACES REQUIRED AND PROVIDED WAREHOUSE: 0 SPACES REQUIRED	OFFICE: 3 SPACES REQUIRED AND PROVIDED WAREHOUSE: 0 SPACES REQUIRED	OFFICE: 2 SPACES REQUIRED AND PROVIDED WAREHOUSE: 0 SPACES REQUIRED
PARKING SETBACK FRONT, SIDE, REAR	PER PUD	PER PUD	PER PUD
OAK CREST ROAD & OAK VIEW DRIVE RIGHTS OF WAY	TOTAL RIGHTS OF WAY AREA: 2.9439 AC +/- or 128,254.31 S.F.		

THE PERCENTAGE OFFICE AND WAREHOUSE (OR OTHER USES PERMITTED IN THE PUD) MAY VARY OVER TIME WHEN THAT OCCURS, A PARKING PLAN SHALL BE PROVIDED WITH TENANT OR CHANGE-IN-USE PERMITS. ADDITIONAL PARKING MAY BE PROVIDED IN THE LOADING AREAS TO ACCOMMODATE MORE PARKING INTENSIVE USES.
**LANDSCAPE CALCULATIONS ARE BASED ON OPTIONAL PAVING, AND ARE THEREFORE CONSERVATIVE



ROAD CLASSIFICATION TABLE

ROAD	STATION	CLASSIFICATION	ROW	DESIGN SPEED
OAK CREST ROAD	STA 17+58 TO 30+13	MAJOR COLLECTOR	60'	35'
OAK VIEW DRIVE	STA 0+00 TO 6+40	MINOR COLLECTOR	76'	35'

SCHEDULE 70.5: SUMMARY INFORMATION ON DEVELOPMENT IMPACTS

REDEVELOPMENT OF SOUTHWEST CONCRETE PLANT PLANNED START OF CONSTRUCTION: SPRING 2019 PLANNED END OF CONSTRUCTION:	BEFORE DEVELOPMENT	AT BUILDOUT
Dwelling Units	0	0
Non-residential development square footage	0	118,800
Total trip generation from residences	0	AM-17
Total trip generation from nonresidential development	0	PM-175
School population	0	0
Elementary	0	0
Middle	0	0
High	0	0
Average Daily Water Usage	0 gpd	1813 gpd
Average Daily Sewage Usage	0 gpd	1813 gpd
Fire suppression water supply & Stormwater Management	N/A	✓
EDU Calculation:		
Lot 3	45,120 x .015 = 677 gpd / 250 = 3 EDUs	
Lot 4	45,120 x .015 = 677 gpd / 250 = 3 EDUs	
Lot 5	26,560 x .015 = 429 gpd / 250 = 2 EDUs	

* Sewer flow from Lots 3 and 4 is directed to the Interim pump station;
Lot 5 will not be completed until the ultimate pump station is constructed.

AIRPORT EASEMENTS, RESTRICTIONS AND COVENANTS

THE FOLLOWING NOTES SHALL BE INCLUDED ON ALL RECORD PLATS OF LAND WHOLLY OR PARTIALLY WITHIN THE AE OVERLAY DISTRICT AND SUBDIVIDED AFTER THE ADOPTION OF THIS PROVISION:

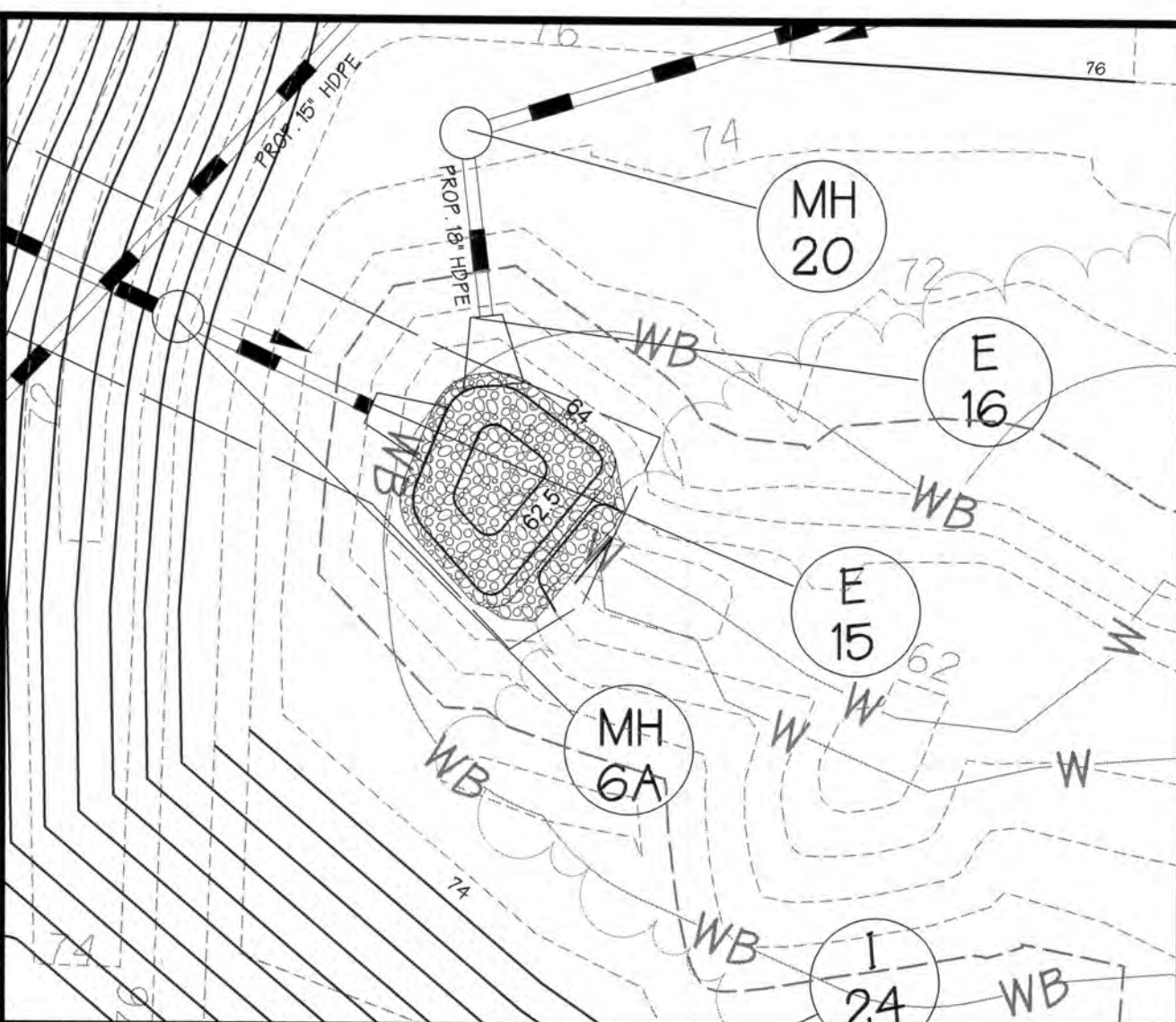
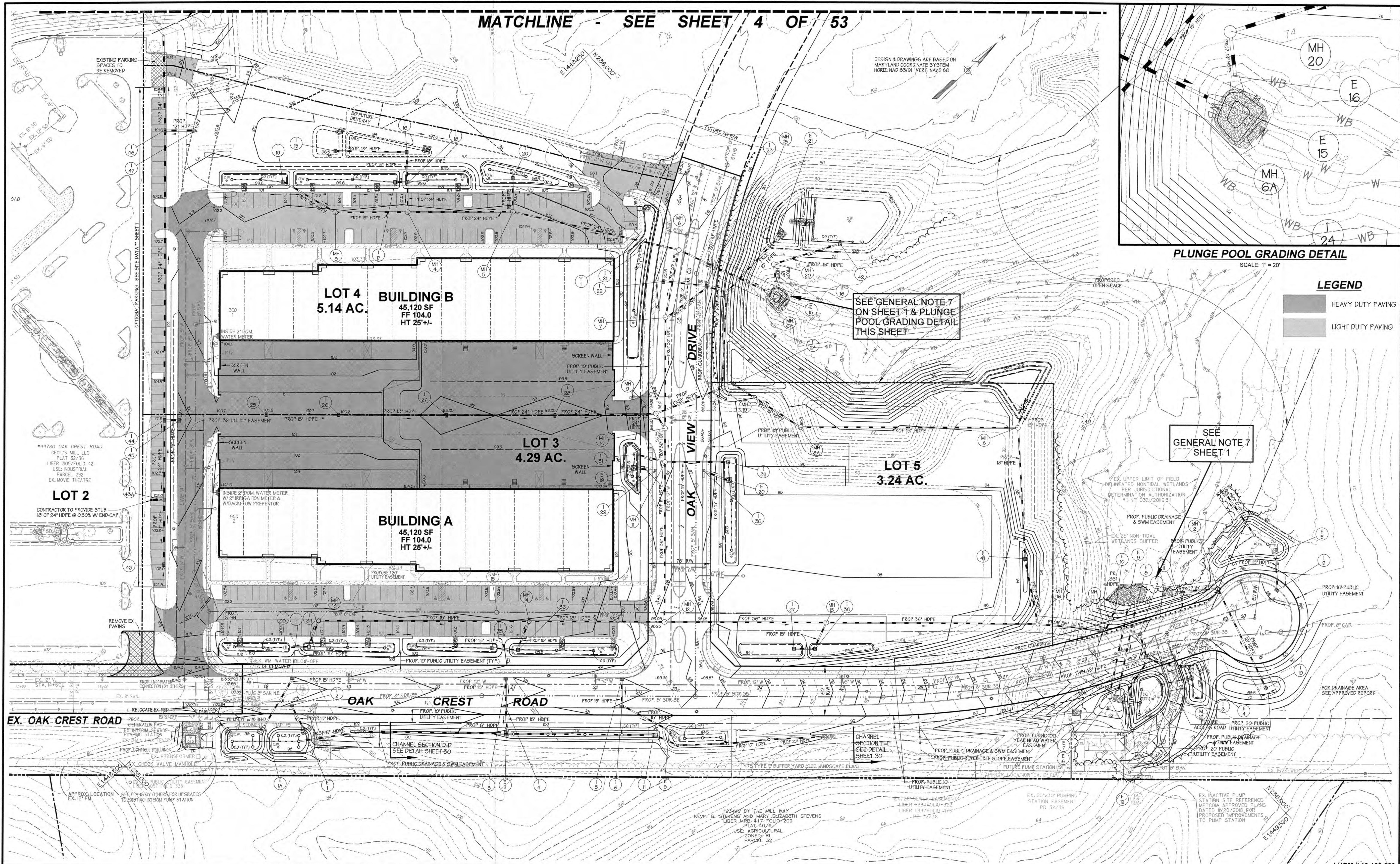
- WITHIN THE AREA OF THE TRACT HEREBY CREATED, NO STRUCTURE, ERECTION, OBJECT, GROWTH OF TREES OR VEGETATION WITHIN THE BOUNDARIES OF THE TRACT HEREIN DESCRIBES, NOR ANY OTHER OBJECTS PLACED WITHIN SAID TRACT, SHALL PENETRATE THE AE OVERLAY SUBDISTRICT SURFACES OF AN AIRPORT OR HELIPORT. THE OWNER, HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING AND PRUNING TREES AND VEGETATION SO THIS HEIGHT RESTRICTION IS NOT EXCEEDED.
- THE LAND-OWNER EXPRESSLY RESERVES FOR THE USE AND BENEFIT OF ITSELF AND THE PUBLIC A RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE LANDS IDENTIFIED HEREIN, TOGETHER WITH THE RIGHT TO CAUSE ABOVE SUCH TRACT ALL SUCH NOISE, FUMES, DUST, VIBRATION AND FUEL PARTICLES AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT USING SAID AIRSPACE FOR LANDING AND TAKING OFF FROM THE ST. MARY'S COUNTY REGIONAL AIRPORT AND OTHER REGULATED PUBLIC LANDING STRIPS.
- REFERENCE FAA AERONAUTICAL STUDY No. 2019-AEA-5051-0E FOR DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE AND FOR ANY ADDITIONAL CONDITIONS.

SCD DATA BLOCK
OWNER: CEOL'S MILLS LIMITED PARTNERSHIP
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 788-0100
DEVELOPER/APPLICANT:
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 788-0100
DLUGM # 19-133-009
VOLUME OF CUT: 150,844 CY
VOLUME OF FILL: 156,299 CY
DISTURBED AREA = 16.3 ACRES
AREA TO BE VEGETATIVELY STABILIZED = 5.6 ACRES
TOTAL AREA OF SITE: 72.9 ACRES

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	ST. MARY'S COUNTY DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT	ST. MARY'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH	ST. MARY'S COUNTY SOIL CONSERVATION DISTRICT
DIRECTOR	DIRECTOR	DIRECTOR	DIRECTOR
DATE	DATE	DATE	DATE

NJB Engineering, Inc.
Civil Engineering Consulting
810 Gleneagles Court
Towson, Maryland 21286
Suite 311
410-832-7691

R-2	Revise sewer connection to Building C	NB	2/1/2021
			</



LEGEND

HEAVY DUTY PAVING

LIGHT DUTY PAVING

NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21206

Suite 311
410 32nd Street

R-2	Revise sewer connection to Building C	NB	2/1/2021
NO. REVISIONS			
DATE	FEBRUARY 2020	CAD STANDARDS VERSION	V8 - 2000
BY	DATE	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, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE

DEVELOPER / APPLICANT

ST. JOHN PROPERTIES

2560 Lord Baltimore Drive
Baltimore, Maryland 21244

ZONING CATEGORY:	W-30 / S-30
W-30 / S-30	GRID 10
TAX MAP / PARCEL	34 / 292
SITE DATUM	HORIZONTAL: NAD83
LIBER / FOLIO	LIBER 103 / FOLIO 346

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. 19559

GRADING AND STORM DRAIN PLAN PHASE 1A

OAK CREST CENTER (PHASE 1) LEXINGTON EXCHANGE

SCALE: 1" = 50'

GRADING SHEET 7 OF 53

PROJECT NO. LUGM # 19-133-009

MATCHLINE - SEE SHEET 4 OF 53

LEGEND

HEAVY DUTY PAVING
LIGHT DUTY PAVING

DESIGN & DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM
HORIZ: NAD 83/91 VERT: NAVD 88

LOT 4
5.14 AC.
#23619 OAK VIEW DRIVE
EX. BUILDING B
45,120 SF
FF 104.0

LOT 3
4.29 AC.
#23567 OAK VIEW DRIVE
EX. BUILDING A
45,120 SF
FF 104.0

LOT 5
3.24 AC.
BUILDING C
28,560 SF
FF 99.0
HT 25'+/-

LOT 2

EX. OAK CREST ROAD

OAK CREST ROAD



NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21286

Suite 311
410-832-7691

R-2	Revise sewer connection to Building C	NB	2/1/2021
NO. REVISIONS BY DATE			
DATE:	FEBRUARY 2020	CAD STANDARDS VERSION:	V8-2000
DESIGNED:	NJB	TECHNICIAN:	DTB
CHECKED:	NJB		

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, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DEVELOPER / APPLICANT



**ST. JOHN
PROPERTIES**

2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY:

AE (OVERLAY & PUD-UP OVERLAY)

TAX MAP / PARCEL
34 / 292

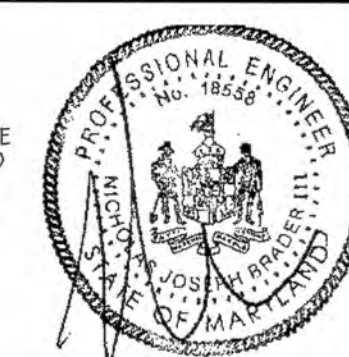
WAS CATEGORY:

W 30 / S 30

GRID
10

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. 19555, EXPIRATION DATE: 1-12-22



GRADING AND STORM DRAIN PLAN PHASE 1B

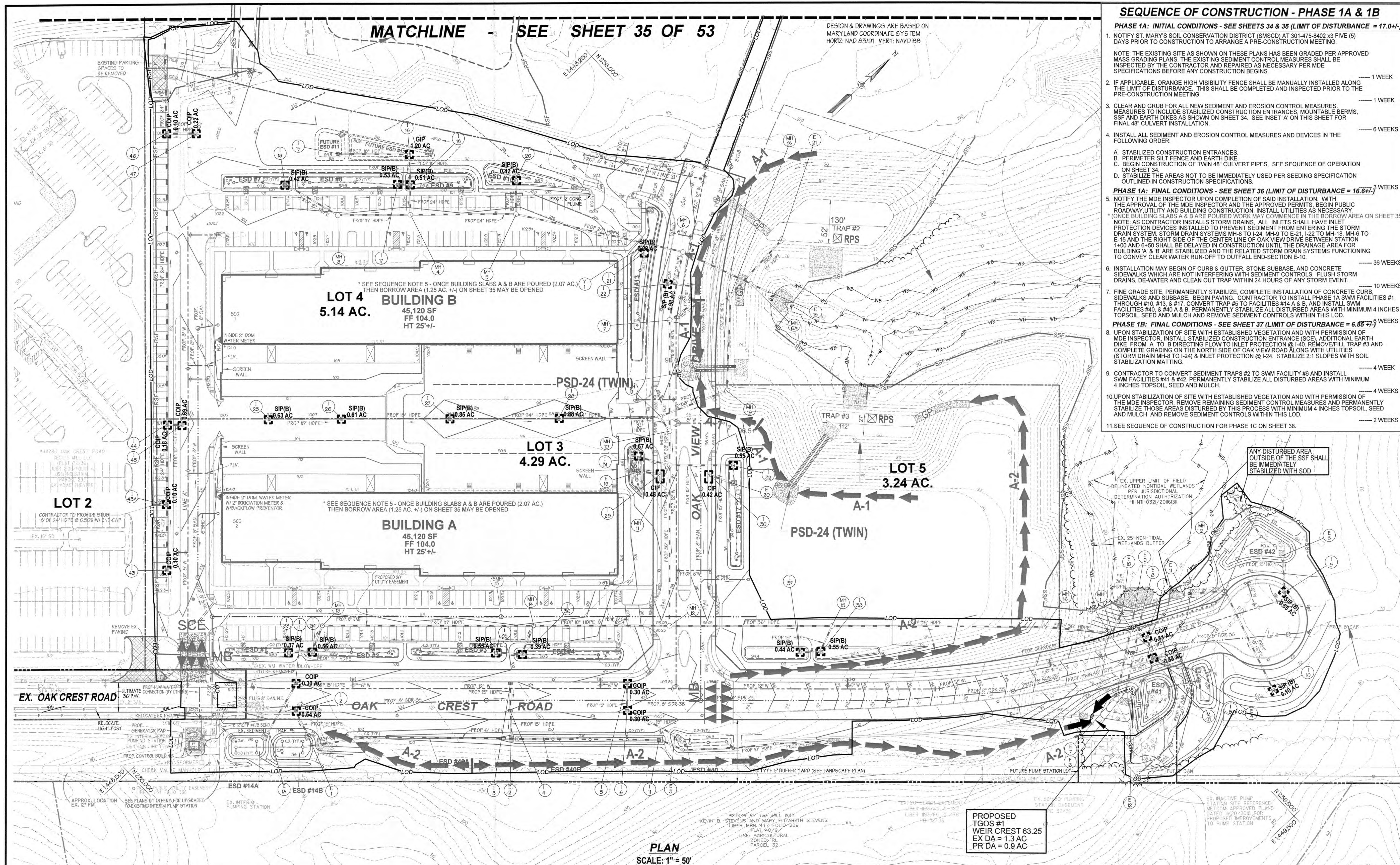
**OAK CREST CENTER
(PHASE 1)
LEXINGTON EXCHANGE**

ST. MARY'S COUNTY, MARYLAND
ELECTION DISTRICT: B

SCALE: 1" = 50'

GRADING
SHEET 8
OF 53
PROJECT NO.

FEBRUARY 25, 2020



- SEQUENCE OF CONSTRUCTION - PHASE 1A & 1B**
- PHASE 1A: INITIAL CONDITIONS - SEE SHEETS 34 & 35 (LIMIT OF DISTURBANCE = 17.0+/-)**
- NOTIFY ST. MARY'S SOIL CONSERVATION DISTRICT (SMSCD) AT 301-475-8402 X3 FIVE (5) DAYS PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING.
 - IF APPLICABLE, ORANGE HIGH VISIBILITY FENCE SHALL BE MANUALLY INSTALLED ALONG THE LIMIT OF DISTURBANCE. THIS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - CLEAR AND GRUB FOR ALL NEW SEDIMENT AND EROSION CONTROL MEASURES. MEASURES TO INCLUDE STABILIZED CONSTRUCTION ENTRANCES, MOUNTABLE BERMS, SSF AND EARTH DIKES AS SHOWN ON SHEET 34. SEE INSET 'A' ON THIS SHEET FOR FINAL 48" CULVERT INSTALLATION.
 - INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES IN THE FOLLOWING ORDER:
 - STABILIZED CONSTRUCTION ENTRANCES.
 - PERIMETER SILT FENCE AND EARTH DIKE.
 - BEGIN CONSTRUCTION OF TWIN 48" CULVERT PIPES. SEE SEQUENCE OF OPERATION ON SHEET 34.
 - STABILIZE THE AREAS NOT TO BE IMMEDIATELY USED PER SEEDING SPECIFICATION OUTLINED IN CONSTRUCTION SPECIFICATIONS.
- PHASE 1A: FINAL CONDITIONS - SEE SHEET 36 (LIMIT OF DISTURBANCE = 16.6+/-)**
- NOTIFY THE MDE INSPECTOR UPON COMPLETION OF SAID INSTALLATION. WITH THE APPROVAL OF THE MDE INSPECTOR AND THE APPROVED PERMITS, BEGIN PUBLIC ROADWAY UTILITY AND BUILDING CONSTRUCTION. INSTALL UTILITIES AS NECESSARY. (ONCE BUILDING SLABS A & B ARE POURED WORK MAY COMMENCE IN THE BORROW AREA ON SHEET 35) NOTE: AS CONTRACTOR INSTALLS STORM DRAINS, ALL INLETS SHALL HAVE INLET PROTECTION DEVICES INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. STORM DRAIN SYSTEMS MH-8 TO I-24, MH-9 TO E-21, I-22 TO MH-18, MH-6 TO E-15 AND THE RIGHT SIDE OF THE CENTER LINE OF OAK VIEW DRIVE BETWEEN STATION +100 AND 6+50 SHALL BE DELAYED IN CONSTRUCTION UNTIL THE DRAINAGE AREA FOR BUILDING 'A' & 'B' ARE STABILIZED AND THE RELATED STORM DRAIN SYSTEMS FUNCTIONING TO CONVEY CLEAR WATER RUN-OFF TO OUTFALL END-SECTION E-10.
 - INSTALLATION MAY BEGIN OF CURB & GUTTER, STONE SUBBASE, AND CONCRETE SIDEWALKS WHICH ARE NOT INTERFERING WITH SEDIMENT CONTROLS. FLUSH STORM DRAINS, DE-WATER AND CLEAN OUT TRAP WITHIN 24 HOURS OF ANY STORM EVENT.
 - FINE GRADE SITE, PERMANENTLY STABILIZE, COMPLETE INSTALLATION OF CONCRETE CURB, SIDEWALKS AND SUBBASE, BEGIN PAVING. CONTRACTOR TO INSTALL PHASE 1A SWM FACILITIES #1, THROUGH #10, #13, & #17. CONVERT TRAP #5 TO FACILITIES #14 A & B, AND INSTALL SWM FACILITIES #40, & #40 A & B. PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH MINIMUM 4 INCHES TOPSOIL, SEED AND MULCH AND REMOVE SEDIMENT CONTROLS WITHIN THIS LOD.
- PHASE 1B: FINAL CONDITIONS - SEE SHEET 37 (LIMIT OF DISTURBANCE = 6.85+/-)**
- UPON STABILIZATION OF SITE WITH ESTABLISHED VEGETATION AND WITH PERMISSION OF THE MDE INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL MEASURES AND PERMANENTLY STABILIZE THOSE AREAS DISTURBED BY THIS PROCESS WITH MINIMUM 4 INCHES TOPSOIL, SEED AND MULCH AND REMOVE SEDIMENT CONTROLS WITHIN THIS LOD.
 - CONTRACTOR TO CONVERT SEDIMENT TRAPS #2 TO SWM FACILITY #6 AND INSTALL SWM FACILITIES #41 & #42. PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH MINIMUM 4 INCHES TOPSOIL, SEED AND MULCH.
 - UPON STABILIZATION OF SITE WITH ESTABLISHED VEGETATION AND WITH PERMISSION OF THE MDE INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL MEASURES AND PERMANENTLY STABILIZE THOSE AREAS DISTURBED BY THIS PROCESS WITH MINIMUM 4 INCHES TOPSOIL, SEED AND MULCH AND REMOVE SEDIMENT CONTROLS WITHIN THIS LOD.
11. SEE SEQUENCE OF CONSTRUCTION FOR PHASE 1C ON SHEET 38.

NJ Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Townson, Maryland 21286

Suite 311
410-832-7691

R-1	ADDED BORROW AREA NORTHWEST OF BUILDING B, MOVED SEQUENCE TO THIS SHEET.	NB	12-21-21
R-2	Revise sewer connection to Building C	NB	2/1/2021

NO. _____ DATE: _____
DESIGNED: NJB

REVISIONS
CAD STANDARDS VERSION: V8-2000
TECHNICAL: DTB
CHECKED: NJB

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 1-800-287-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DEVELOPER / APPLICANT

ST. JOHN PROPERTIES

2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY: MMX (AE OVERLAY & PUD-IF OVERLAY)	W&S CATEGORY: W-30 / S-30	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. 15555 EXPIRATION DATE: 1-12-22
TAX MAP / PARCEL 34 / 292	GRID 10	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD88	LIBER / FOLIO 2106 / 042	

SEDIMENT & EROSION CONTROL PLAN

FINAL CONDITIONS PHASE 1A

OAK CREST CENTER

(PHASE 1)

LEXINGTON EXCHANGE

ST. MARY'S COUNTY, MARYLAND
ELECTION DISTRICT: 8

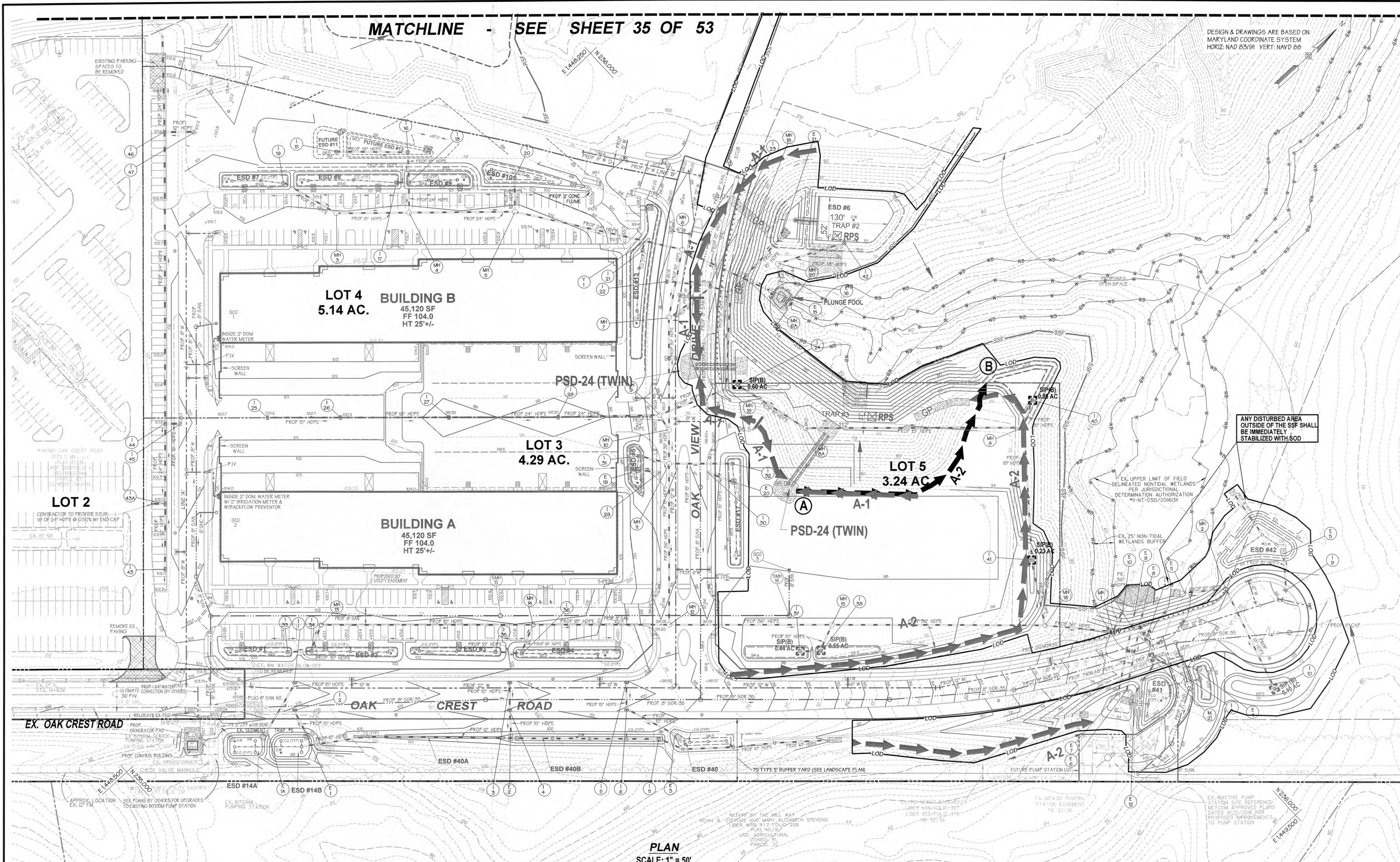
SCALE: 1" = 50'

SWM E&S

SHEET 36 OF 53

PROJECT NO.

FEBRUARY 25, 2020



NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21286

Suite 311
410-832-7691

NO	REVISIONS	BY	DATE
1	REVISE SEWER CONNECTION TO BUILDING C	NB	2/1/2021

DATE: FEBRUARY 2020
DESIGNED: NJB
CAD STANDARDS VERSION: V8-2000
TECHNICAL: DTB
CHECKED: NJB

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 1-800-287-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DEVELOPER / APPLICANT

ST. JOHN PROPERTIES

2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY: MOM (AE OVERLAY & PUD IF OVERLAY)	WAS CATEGORY: W-3D / S-3D
TAX MAP / PARCEL 24 / 292	GRID 10
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD83	LIBRI / FOLIO 2105 / 042

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. 18558, EXPIRATION DATE: 12-22

SEDIMENT & EROSION CONTROL PLAN

FINAL CONDITIONS PHASE 1B

OAK CREST CENTER

(PHASE 1)

LEXINGTON EXCHANGE

ST. MARY'S COUNTY, MARYLAND
ELECTION DISTRICT: 8

SCALE: 1" = 50'

SWM E&S

SHEET 37 OF 53

PROJECT NO.

FEBRUARY 25, 2020

MATCHLINE - SEE SHEET 35 OF 53

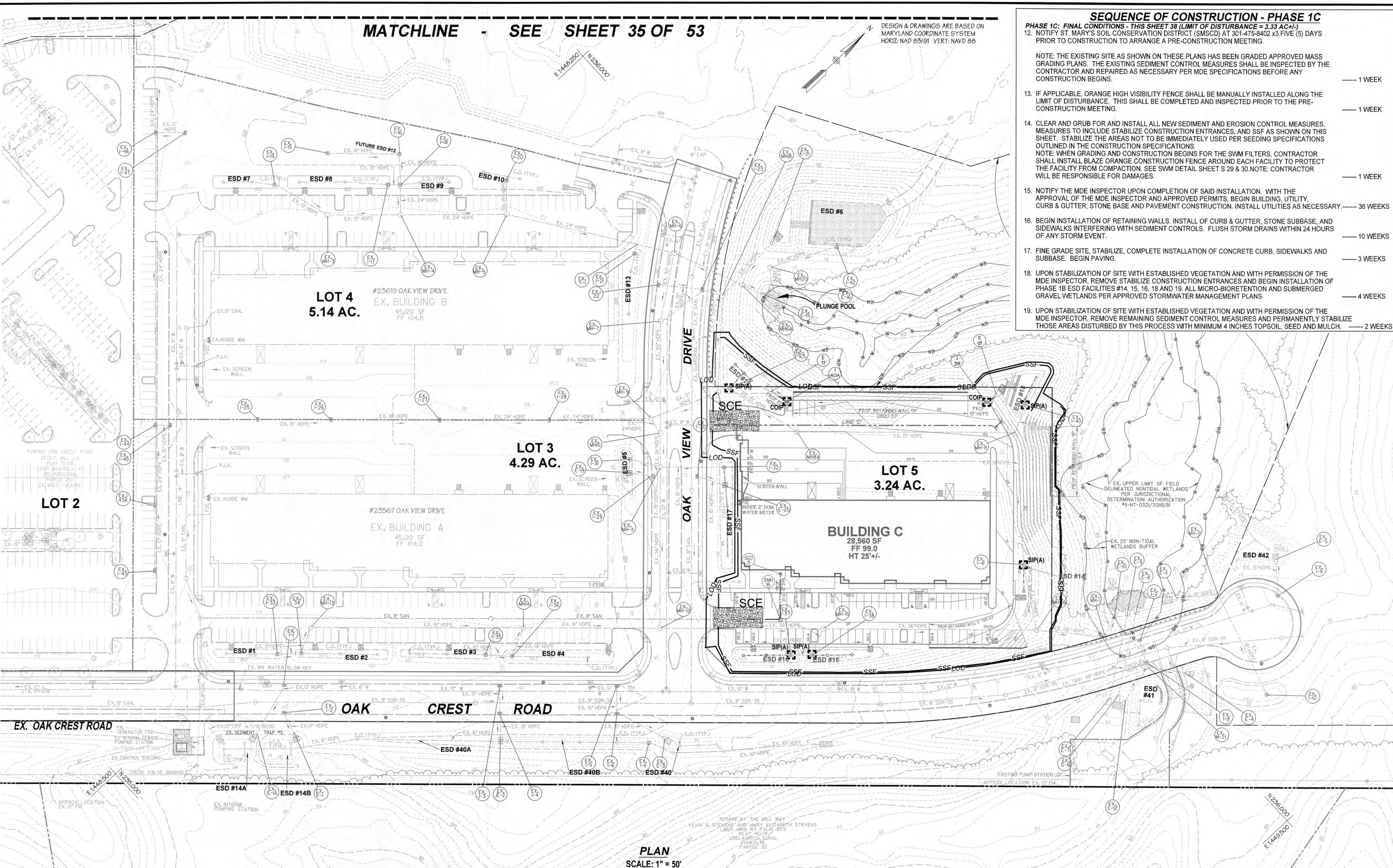
DESIGN & DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM
HORIZ: NAD 83/91 VERT: NAVD 88

SEQUENCE OF CONSTRUCTION - PHASE 1C

PHASE 1C: FINAL CONDITIONS - THIS SHEET 38 (LIMIT OF DISTURBANCE = 3.33 AC+/-)
12. NOTIFY ST. MARY'S SOIL CONSERVATION DISTRICT (SMSCD) AT 301-475-8402 x3 FIVE (5) DAYS
PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING.

NOTE: THE EXISTING SITE AS SHOWN ON THESE PLANS HAS BEEN GRADED APPROVED MASS
GRADING PLANS. THE EXISTING SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE
CONTRACTOR AND REPAIRED AS NECESSARY PER MDE SPECIFICATIONS BEFORE ANY
CONSTRUCTION BEGINS.

13. IF APPLICABLE, ORANGE HIGH VISIBILITY FENCE SHALL BE MANUALLY INSTALLED ALONG THE
LIMIT OF DISTURBANCE. THIS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE PRE-
CONSTRUCTION MEETING. 1 WEEK
14. CLEAR AND GRUB FOR AND INSTALL ALL NEW SEDIMENT AND EROSION CONTROL MEASURES.
MEASURES TO INCLUDE STABILIZE CONSTRUCTION ENTRANCES, AND SSF AS SHOWN ON THIS
SHEET. STABILIZE THE AREAS NOT TO BE IMMEDIATELY USED PER SEEDING SPECIFICATIONS
OUTLINED IN THE CONSTRUCTION SPECIFICATIONS. 1 WEEK
- NOTE: WHEN GRADING AND CONSTRUCTION BEGINS FOR THE SWM FILTERS, CONTRACTOR
SHALL INSTALL BLAZE ORANGE CONSTRUCTION FENCE AROUND EACH FACILITY TO PROTECT
THE FACILITY FROM COMPACTION. SEE SWM DETAIL SHEET S 29 & 30. NOTE: CONTRACTOR
WILL BE RESPONSIBLE FOR DAMAGES. 1 WEEK
15. NOTIFY THE MDE INSPECTOR UPON COMPLETION OF SAID INSTALLATION. WITH THE
APPROVAL OF THE MDE INSPECTOR AND APPROVED PERMITS, BEGIN BUILDING, UTILITY,
CURB & GUTTER, STONE BASE AND PAVEMENT CONSTRUCTION. INSTALL UTILITIES AS NECESSARY. 36 WEEKS
16. BEGIN INSTALLATION OF RETAINING WALLS. INSTALL OF CURB & GUTTER, STONE SUBBASE, AND
SIDEWALKS INTERFERING WITH SEDIMENT CONTROLS. FLUSH STORM DRAINS WITHIN 24 HOURS
OF ANY STORM EVENT. 10 WEEKS
17. FINE GRADE SITE, STABILIZE, COMPLETE INSTALLATION OF CONCRETE CURB, SIDEWALKS AND
SUBBASE. BEGIN PAVING. 3 WEEKS
18. UPON STABILIZATION OF SITE WITH ESTABLISHED VEGETATION AND WITH PERMISSION OF THE
MDE INSPECTOR, REMOVE STABILIZE CONSTRUCTION ENTRANCES AND BEGIN INSTALLATION OF
PHASE 1B ESD FACILITIES #14, 15, 16, 18 AND 19. ALL MICRO-BIORETENTION AND SUBMERGED
GRAVEL WETLANDS PER APPROVED STORMWATER MANAGEMENT PLANS. 4 WEEKS
19. UPON STABILIZATION OF SITE WITH ESTABLISHED VEGETATION AND WITH PERMISSION OF THE
MDE INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL MEASURES AND PERMANENTLY STABILIZE
THOSE AREAS DISTURBED BY THIS PROCESS WITH MINIMUM 4 INCHES TOPSOIL, SEED AND MULCH. 2 WEEKS



PLAN
SCALE: 1" = 50'



NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21286

Suite 311
410-832-7691

R-2	Revise sewer connection to Building C	NB	2/1/2021
REVISIONS			
NO.	REVISIONS	BY	DATE
1	DESIGNED: NJB		
2	CAD STANDARDS VERSION: Y8-2000		
3	TECHNICIAN: DTB		
4	CHECKER: NJB		

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 MGS
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, WHICHEVER IS LESS, CONTACT THE ENGINEER
AND THE UTILITY COMPANY BEFORE PROCEEDING WITH
CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE
REVISIONS TO THIS PLAN.

DEVELOPER / APPLICANT



**ST. JOHN
PROPERTIES**

2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY:

MM
(AE OVERLAY &
PUD-IP OVERLAY)

TAX MAP / PARCEL
34 / 292

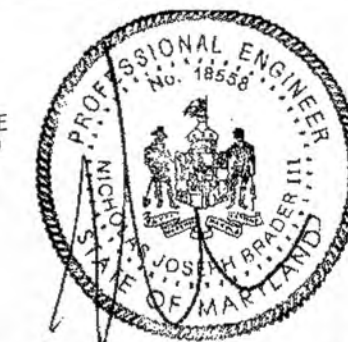
W&S CATEGORY:

W-30 / S-30

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD88

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND
THAT I AM A FULLY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE NO. 18265
EXPIRATION DATE: 1-2-22



SEDIMENT & EROSION CONTROL PLAN

**FINAL CONDITIONS PHASE 1C
OAK CREST CENTER
(PHASE 1)
LEXINGTON EXCHANGE**

ST. MARY'S COUNTY, MARYLAND
ELECTION DISTRICT: 8

FEBRUARY 25, 2020

LUGM # 19-133-009

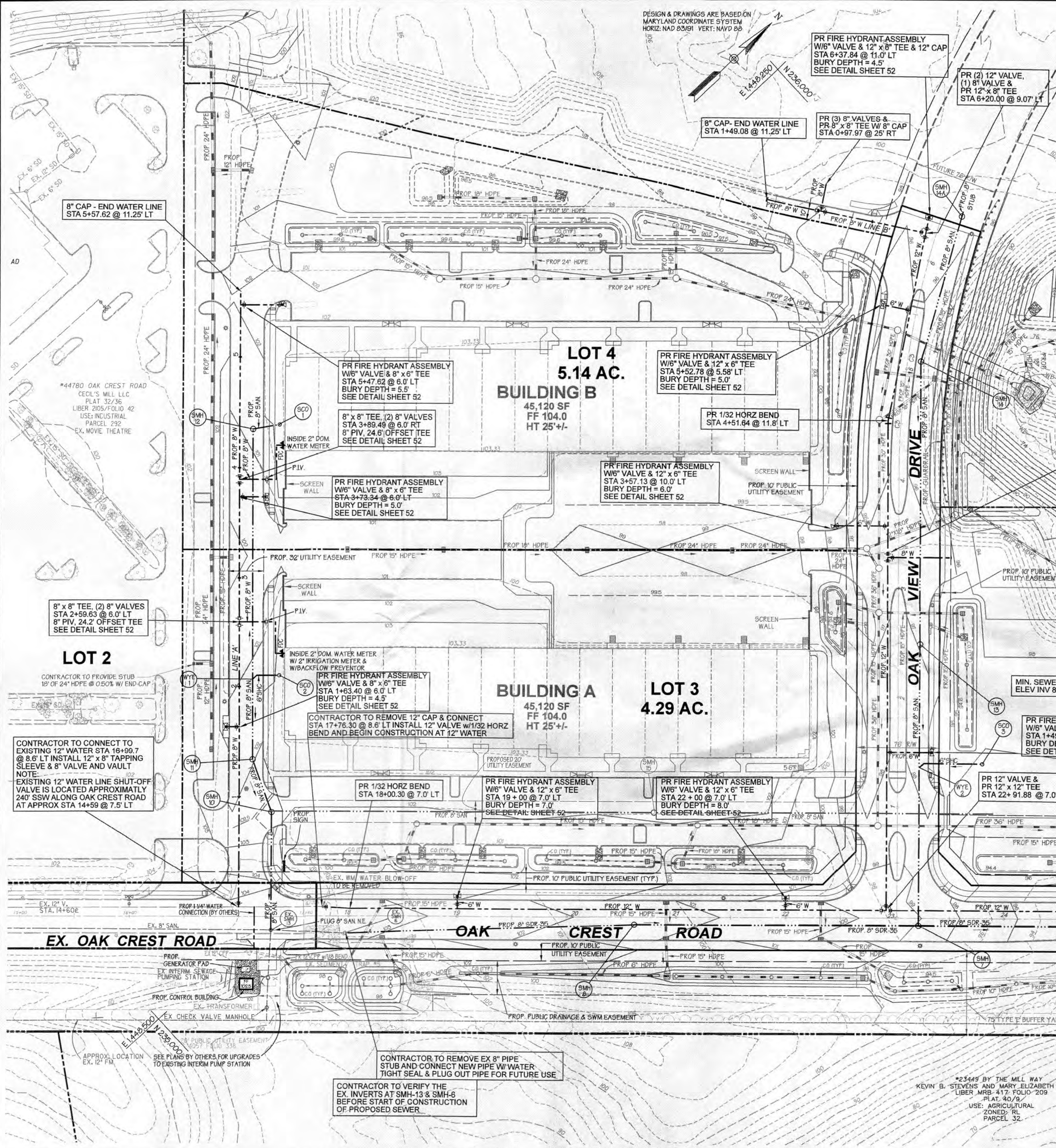
SCALE: 1" = 50'

EAS
SHEET 38
OF 53

PROJECT NO.

METCOM - GENERAL NOTES FOR WATER AND SEWER CONSTRUCTION

- ALL WATER AND SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ST. MARY'S COUNTY METROPOLITAN COMMISSION STANDARDS AND SPECIFICATIONS FOR WATER AND SEWERAGE CONSTRUCTION. CONTRACTOR TO CONTACT THE ENGINEERING DEPARTMENT, ST. MARY'S COUNTY METROPOLITAN COMMISSION, FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. PHONE NUMBER 301-737-7400. CONTRACTOR TO ALSO CONTACT THE ENGINEERING DEPARTMENT BEFORE RESTARTING WORK AFTER WORK HAS STOPPED FOR MORE THAN FIVE DAYS.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH ST. MARY'S COUNTY AND S.H.A. STANDARD SPECIFICATIONS LATEST EDITION.
 - ATTENTION IS CALLED TO PUBLIC SERVICE COMMISSION ORDER NO. 60838, CHAPTER 363, EFFECTIVE AUGUST 1, 1974, SECTION 28A, ARTICLE 78 OF THE ANNOTATED CODE OF MARYLAND (1974) REGARDING THE PROTECTION OF UNDERGROUND UTILITIES AND THE RESPONSIBILITY OF THE CONTRACTORS CONTAINED THEREIN. THE CONTRACTORS SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR LOCATION OF UNDERGROUND UTILITIES. FOR LOCATION OF UTILITIES NOT COVERED BY "MISS UTILITY" THE CONTRACTOR SHALL CONTACT THOSE FACILITIES DIRECTLY.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT AND SCHEDULE WORK WITHIN STATE AND LOCAL RIGHTS-OF-WAY WITH THE MARYLAND STATE HIGHWAY ADMINISTRATION, AND THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS PERMITS AND INSPECTIONS DIVISION 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
 - THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM BEST AVAILABLE INFORMATION AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION. NEITHER THE ENGINEER, THE SURVEYOR, THE OWNER NOR ST. MARY'S COUNTY METROPOLITAN COMMISSION WARRANT NOR GUARANTEE THE COMPLETENESS OF THE INFORMATION GIVEN.
 - IN CASE OF CONFLICT BETWEEN ANY PARTS OF THE PLANS AND SPECIFICATIONS OR IF ANY ERRORS OR OMISSIONS ARE DISCOVERED IN THE LINES, GRADES, DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND SHALL REQUEST A WRITTEN DETERMINATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED. IF WORK PROCEEDS WITHOUT A WRITTEN DETERMINATION FROM THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF RELATED WORK.
 - PRIOR TO THE INSTALLATION OF WORK CALLED FOR UNDER THIS CONTRACT, THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASUREMENTS TO ASSURE PROPER FABRICATION AND INSTALLATION OF THE WORK. HE SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD DIMENSIONS, WHETHER OR NOT SHOWN ON THE DRAWING, UPON WHICH THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK MAY DEPEND, OR WHICH MAY AFFECT THE PROPER INSTALLATION OF RELATED WORK.
 - ANY DAMAGE TO EXISTING SERVICED ROADS, PAVEMENT AREAS, UTILITIES OR OTHER FACILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR MAY UTILIZE OPEN TRENCHING INSTALLATION PROCEDURES, BORE AND JACK OR DIRECTIONAL BORE METHODS AT HIS OPTION. INSTALLATION OF WATERLINE BY ANY OF THESE METHODS IS ACCEPTABLE IN ALL LOCATIONS EXCEPT AT ROADWAY CROSSINGS WHERE BORE METHODS OR BORE AND JACK OR DIRECTIONAL BORE METHODS ONLY WILL BE PERMITTED.
 - MATERIALIZED UNDERGROUND WARNING TAPE SHALL PLACE 12 INCHES BELOW FINISHED GRADE ABOVE ALL PLASTIC WATER MAINS. ALSO A 1/2 GAUGE COPPER WIRE SHALL BE DUCT TAPED TO THE TOP OF THE PIPE AND RUN UP INSIDE THE MECHANICAL JOINT CONNECTIONS.
 - ALL TEES, CROSSES, BENDS, FITTINGS AND VALVES USED IN WATERLINE CONSTRUCTION SHALL BE DUCTILE IRON WITH MECHANICAL JOINT CONNECTIONS.
- ALL FIRE HYDRANTS THAT ARE SET IN THE GROUND, THAT ARE NOT YET OPERATIONAL, SHALL HAVE AN "OUT OF SERVICE" DISK PLACED ON THE 1/2" DISCHARGE OUTLET. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE "OUT OF SERVICE" DISK.
 - NOTE: FIRE HYDRANTS SHALL BE LOCATED 3.0' BEHIND THE BACK OF THE CURB OR 2.0' BEHIND THE SIDEWALK ON CURBED STREETS.
 - CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER OR SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM METCOM. CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. VIOLATIONS ARE SUBJECT TO FINES AND PENALTIES AND WILL BE ENFORCED TO THE FULL EXTENT OF THE LAW.
 - WATER AND SEWER MAIN CONSTRUCTION SHALL NOT COMMENCE UNTIL INVOLVED ROADWAYS, STORM DRAINS, AND UTILITY EASEMENTS HAVE BEEN GRADED AND CONTOURED TO APPROXIMATELY FINAL GRADE. PROPERTY CORNERS OF ALL LOTS ARE REQUIRED TO BE STAKED BY A LICENSED SURVEYOR PRIOR TO INSTALLING WATER AND SEWER SERVICE CONNECTIONS.
 - ONLY THE AMOUNT OF TRENCH THAT CAN BE OPENED, WORKED IN AND THEN STABILIZED IN WORK DAY SHALL BE DONE. IF STABILIZATION DOES NOT OCCUR AT THE END OF THE WORK DAY, THEN APPROPRIATE EROSION CONTROLS, SEDIMENT CONTROLS AND SAFETY CONTROLS SHALL BE INSTALLED.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO START OF CONSTRUCTION. MATERIALS DELIVERED TO THE SITE FOR WATER AND SEWER CONSTRUCTION MUST BE INSPECTED PRIOR TO START OF WORK.
 - ALL PIPES SHALL BE CLEANED BEFORE THEY ARE LAID AND SHALL BE KEPT CLEAN UNTIL ACCEPTANCE OF THE COMPLETED WORK BY METCOM. OPEN ENDS OF PIPES SHALL BE FITTED WITH WATER TIGHT STOPPERS TO PREVENT ENTRANCE OF FOREIGN MATTER WHEN PIPE-LAYING OPERATIONS ARE INTERRUPTED.
 - METCOM CAN ONLY GUARANTEE 35 PSI OF WATER PRESSURE AT THE CURB. IF ADDITIONAL WATER PRESSURE IS REQUIRED BOOSTER PUMPS MAY BE NECESSARY.
 - THE PROPOSED GRAVITY SEWER FOR THIS PHASE WILL BE A DRY LINE AND NO CONNECTIONS WILL BE ALLOWED AT THIS TIME.
 - CONTRACTOR SHALL VERIFY TOP ELEVATION OF EXISTING 12" WATER LINE, COORDINATE WITH ADJACENT PROPERTIES AND METCOM PRIOR TO SHUTDOWN FOR CONNECTION TO EXISTING 12" WATER, REMOVING 12" CAP AND INSTALLING NEW 12" WATER LINE.
 - NOTE: EXISTING 12" WATER LINE SHUT OFF VALVE IS LOCATED ALONG OAK CREST ROAD AT APPROXIMATELY STA. 14+59 @ 7.5' LT
 - WHERE STORM DRAIN CROSSED OVER WATERLINE A FULL SEGMENT OF WATER MAIN PIPE SHALL BE CENTERED DIRECTLY UNDER THE CROSSING AND THE WATER MAIN SHALL BE ENCASED IN CONCRETE.
 - CONTRACTOR SHALL CHECK ALL WHC AND SHC TO MAKE SURE THAT IF A WHC CROSSES THE SEWER MAIN THAT IT CROSSES OVER IT, OR IF A SHC CROSSES THE WATER MAIN THAT IT CROSSES UNDER THE WATER MAIN. IF THIS CANNOT BE AVOIDED, THE TOP PIPE WILL NEED TO BE ENCASED IN CONCRETE 10 FEET ON EITHER SIDE OF THE CROSSING. ALL WHC CONNECTION SHALL BE BRASS SADDLE CONNECTION (STANDARD W-9).
 - ALL BACKFLOW DEVICES SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE AND THE ST. MARY'S COUNTY METROPOLITAN COMMISSION CROSS CONNECTION CONTROL PROGRAM. THE BACKFLOW DEVICES SHALL COMPLY WITH THE PROPOSED USES HEALTH HAZARD LEVEL AS SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE.
 - ADDITIONAL WATER CONNECTIONS MAY BE NECESSARY ALONG THIS WATER MAIN ONCE SITE DEVELOPMENT BEGINS TO CREATE A LOOPED WATER SYSTEM WITHIN THE DEVELOPMENT.



NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21286

Suite 311
410-832-7691

R-2	Revise sewer connection to Building C	NB	2/1/2021
REVISIONS			
NO		BY	DATE
DATE:	FEBRUARY 2020	CAD STANDARDS VERSION:	VB - 2000
DESIGNED:	NJB	TECHNICAL:	DTB
CHECKED:	NJB		

MISS UTILITY NOTE

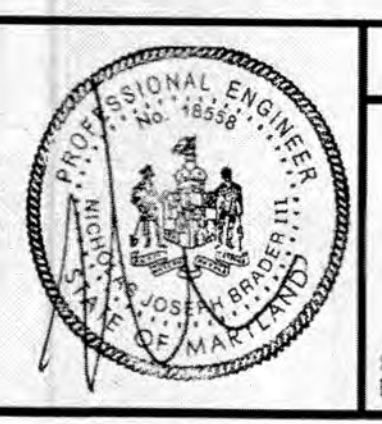
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DEVELOPER / APPLICANT

ST. JOHN PROPERTIES

2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY: MM (AE OVERLAY & PUD-IP OVERLAY)	W&S CATEGORY: W-30 / S-30	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. 16556 EXPIRATION DATE: 1/2/22
TAX MAP / PARCEL 34 / 292	GRID 10	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD83	LIBER / FOLIO 2105 / 042	



WATER & SEWER PLAN PHASE 1A

OAK CREST CENTER (PHASE 1) LEXINGTON EXCHANGE

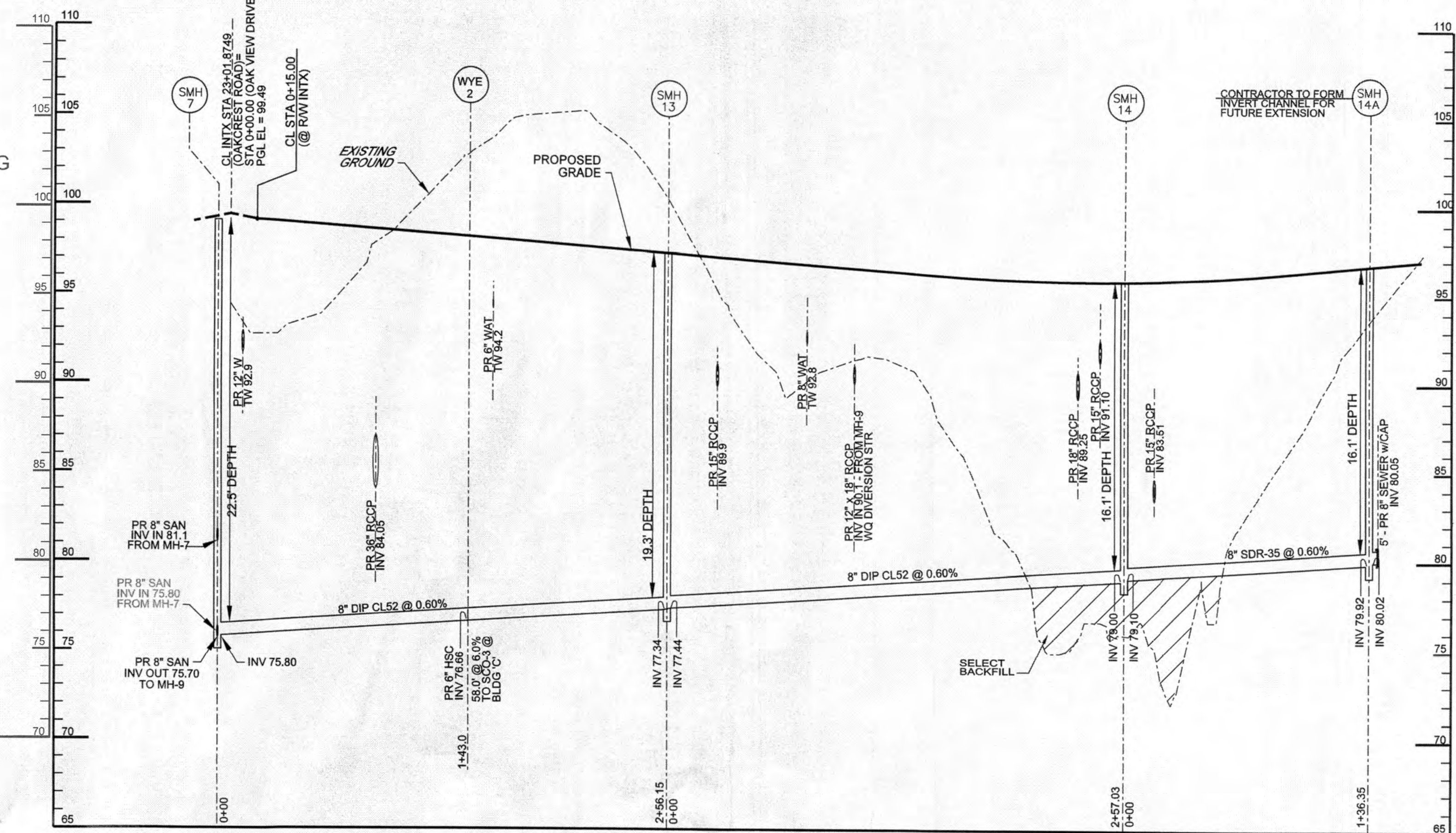
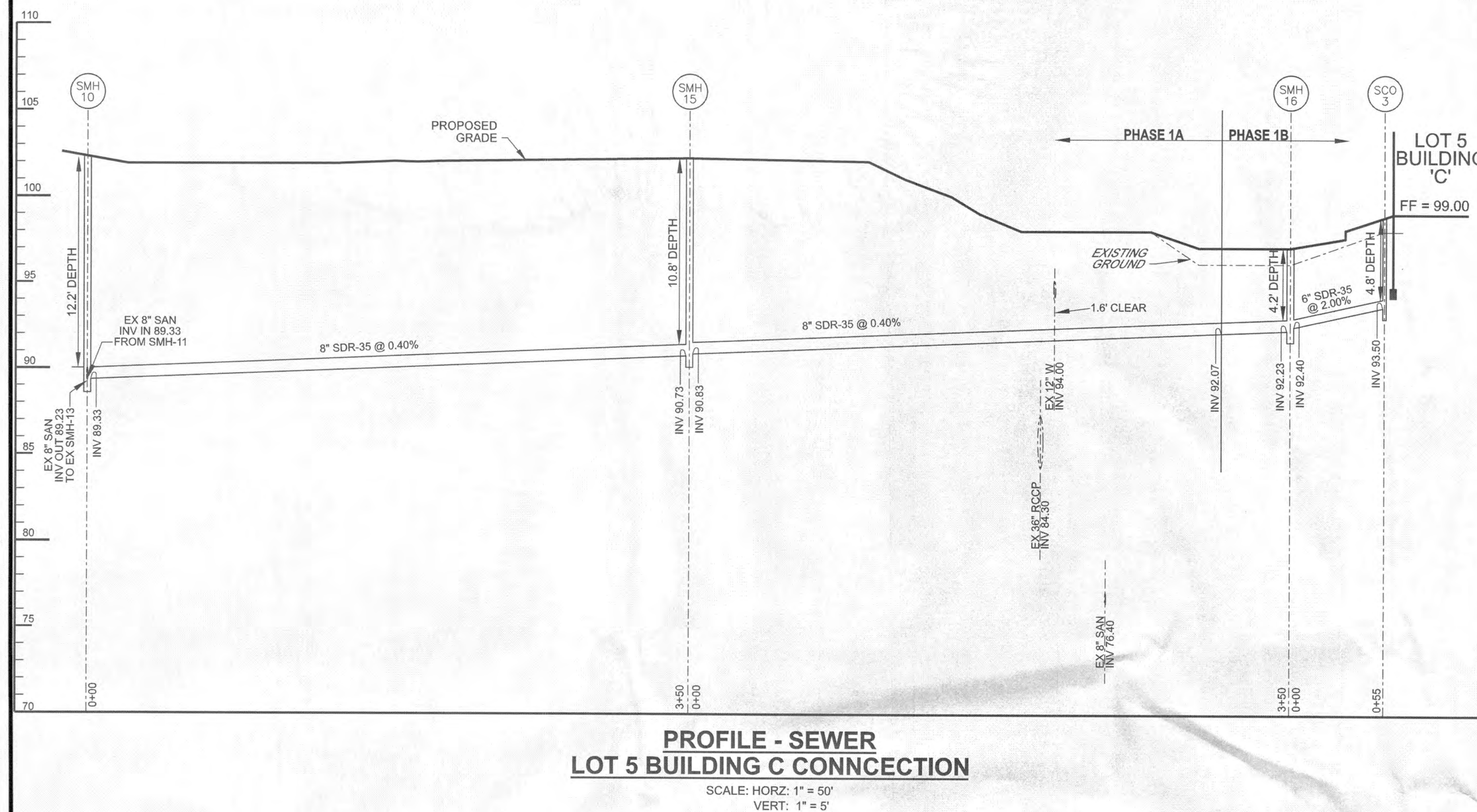
ST. MARY'S COUNTY, MARYLAND ELECTION DISTRICT: 8

SCALE: 1" = 50'

W&S SHEET 46 OF 53 PROJECT NO.

FEBRUARY 25, 2020

PN 2017-09 5.00-oakcrest/shaets/major site plan/14631-19 water & sewer ph 1a.dgn



SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NAME	RIM	INVERTS	STATION - OFFSET	DETAIL
SMH-1 (FUTURE)	RIM = 66.30	INV IN 57.79 INV OUT 57.69	N 235,949.03 E 1,449,335.58	
SMH-2	RIM = 67.20	INV IN 58.26 INV OUT 58.16	29+01.8 62.6' R	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-3 (DROPTYPE 'B')	RIM = 69.15	INV IN 62.80 INV IN 60.19 INV OUT 58.55	29+03.10 5.1' R	S.M.CO. PLATE S-4 48" INSIDE DIAMETER
SMH-4	RIM = 66.75	INV IN 61.64 INV OUT 61.54	30+43.52 17.7' R	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-5	RIM = 77.42	INV IN 68.80 INV OUT 68.70	27+00.00 10.0' R	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-6	RIM = 87.78	INV IN 73.42 INV OUT 73.32	25+50.32 7.2' R	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-7 (DROPTYPE 'B')	RIM = 98.91	INV IN 92.89 INV IN 75.80 INV OUT 75.70	23+21.90 7.0' R	S.M.CO. PLATE S-4 60" INSIDE DIAMETER
SMH-8	RIM = 101.59	INV IN 85.59 INV OUT 85.49	20+61.90 7.0' R	S.M.CO. PLATE S-2 60" INSIDE DIAMETER
SMH-10	RIM = 102.60	INV IN 88.94 INV OUT 88.84	N 235,202.25 E 1,448,431.24	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-11	RIM = 102.00	INV IN 89.79 INV OUT 89.69	N 235,222.02 E 1,448,384.49	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-12	RIM = 101.20	INV IN 94.41 INV OUT 94.31	N 235,427.25 E 1,448,163.88	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-13	RIM = 96.94	INV IN 77.44 INV OUT 77.34	2+49.28 20.0' R	S.M.CO. PLATE S-2 60" INSIDE DIAMETER
SMH-14	RIM = 95.46	INV IN 79.19 INV OUT 79.00	5+08.60 12.30' R	S.M.CO. PLATE S-2 60" INSIDE DIAMETER
SMH-14A	RIM = 96.40	INV IN 79.92 INV OUT 80.02	6+47.78 17.28' R	S.M.CO. PLATE S-2 60" INSIDE DIAMETER
EX SMH-6	RIM = 103.27	INV IN 88.35 INV OUT 88.25	17+96.40 15.60' R	
EX SMH-13	RIM = 103.83	INV IN 88.75 INV OUT 88.65	17+29.10 12.70' R	
EX SMH-13A	RIM = 68.5	INV IN 57.38 INV OUT 57.28	N 235,893.23 E 1,448,334.92	
SCO-1	RIM = 103.0	INV OUT 94.90	N 235,447.69 E 1,448,177.39	S.M.CO. PLATE S-10 6" DIAMETER
SCO-2	RIM = 103.0	INV OUT 90.17	N 235,292.45 E 1,448,344.55	S.M.CO. PLATE S-10 6" DIAMETER
SCO-3	RIM = 98.84 RIM = 98.35	INV OUT 93.50 INV OUT 80.14	N 235,709.33 E 1,448,841.20	S.M.CO. PLATE S-10 6" DIAMETER
WYE-1	N/A	INV 89.69	N 235,752.26 E 1,448,867.73	S.M.CO. PLATE S-10 8" x 6" DIAMETER
WYE-2	N/A	INV 76.66	N/A	S.M.CO. PLATE S-10 8" x 6" DIAMETER
SMH-15	RIM = 102.18	INV IN 80.83 INV OUT 80.73	N 235,458.81 E 1,448,670.01	S.M.CO. PLATE S-2 48" INSIDE DIAMETER
SMH-16	RIM = 97.05	INV IN 82.40 INV OUT 82.23	N 235,714.76 E 1,448,908.04	S.M.CO. PLATE S-2 48" INSIDE DIAMETER

SANITARY SEWER PIPE TABLE					
PIPE NAME	SIZE	UPSTREAM INV	LENGTH	SLOPE	DOWNSTREAM INV
EX SMH-13A TO SMH-1	8"	57.76	74.2'	0.51%	57.38
SMH-1 TO SMH-2	8"	58.26	79.5'	0.50%	57.86
SMH-2 TO SMH-3	8"	58.55	38.2'	0.50%	58.36
SMH-3 TO SMH-4	8"	61.54	122.0'	1.00%	60.32
SMH-3 TO SMH-5	8"	68.70	219.8'	2.01%	64.30
SMH-5 TO SMH-6	8"	73.32	150.9'	3.00%	68.80
SMH-6 TO SMH-7	8"	75.70	228.5'	1.00%	73.42
SMH-7 TO SMH-8	8"	83.70	260.0'	1.00%	81.10
SMH-8 TO SMH-9	8"	86.86	265.9'	1.00%	83.80
SMH-9 TO EX SMH-13	8"	87.60	67.1'	1.00%	86.96
EX SMH-13 TO SMH-10	8"	88.84	107.0'	1.14%	87.72
SMH-10 TO SMH-11	8"	89.69	50.3'	1.50%	88.94
SMH-11 TO SMH-12	8"	94.31	301.3'	1.50%	89.79
SMH-12 TO SCO-1	6"	95.00	25.0'	2.00%	94.41
SMH-12 TO SMH-13	8"	77.34	256.15'	0.60%	75.80
SMH-13 TO SMH-14	8"	79.00	257.03'	0.60%	77.44
SMH-14 TO SMH-14A	8"	79.92	138.35'	0.60%	79.10
SMH-14A TO STUB	8"	80.05	5.0'	0.60%	80.02
WYE-1 TO SCO-2	6"	90.17	24.1'	2.00%	89.69
WYE-2 TO SCO-2	6"	80.14	50.0'	6.00%	76.66
SMH-10 TO SMH-15	8"	90.73	350'	0.40%	89.33
SMH-15 TO SMH-16	8"	92.23	350'	0.40%	90.83
SMH-16 TO SCO-3	8"	93.60	55'	2.00%	92.40

ST. MARY'S COUNTY
METROPOLITAN COMMISSION

Approved: *8-14-2020*
Marie C. Hill
Chief Engineer

This approval expires 730 calendar days from this date. This approval is only for review of general conformance to appropriate construction industry practice and standards. The engineer's record is not relieved from the specific requirements of any such design codes and standards.

NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21286

Suite 311
410-832-7691

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	DESIGNED: NUB		
2	CAD STANDARDS VERSION: V8-2000		
3	TECHNICAL: DTP		
4	CHECKED: NUB		

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, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DEVELOPER / APPLICANT

ST. JOHN PROPERTIES

2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY:
MM (AE OVERLAY & FUD-IF OVERLAY)

TAX MAP / PARCEL:
34 / 292

SITE DATUM:
HORIZONTAL: NAD83
VERTICAL: NGVD83

WAS CATEGORY:
W-30 / S-30

GRID:
10

LIBRI / FOLIO:
2105 / 042

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. 19529, EXPIRATION DATE: 1-12-22

SEWER PROFILES PHASE 1A

OAK CREST CENTER (PHASE 1) LEXINGTON EXCHANGE

ST. MARY'S COUNTY, MARYLAND
ELECTION DISTRICT: 8

SCALE: AS SHOWN

WAS
SHEET 51 OF 53
PROJECT NO.
FEBRUARY 25, 2020