

GENERAL NOTES

1. OWNER: ST. JOHN PROPERTIES
2560 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
(410) 788-0100
2. PROPERTY DATA:
TOTAL SITE AREA: 134.30 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"
3. PROPOSED LAND USE: OFFICE AND WAREHOUSE
4. BUILDING RESTRICTIONS (BUILS) AND MINIMUM YARD REQUIREMENTS ARE ESTABLISHED AS PER THE OAK CREST PUD, APPROVED BY RESOLUTIONS 2-90-04A AND PG 04-06.
5. THIS SITE IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
6. SUBJECT PROPERTY DOES NOT APPEAR TO LIE 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.
7. REFERENCE MADE TO "NOTIFICATION OF AUTORIZATION" BY ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS, 301 475-4200 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
8. VARIOUS STORM DRAIN OUTFALLS: PERMIT EFFECTIVE DATE FEBRUARY 27, 2016; EXPIRATION DATE MARCH 22, 2022.
9. NON-TIDAL WETLANDS HAVE BEEN FIELD LOCATED AND DELINEATED BY BOHLER ENGINEERING, MDE AUTHORIZATION NO. #1-NI-032/2016/031.
10. THERE ARE NO CULTURAL FEATURES, CRITICAL HABITATS OR HISTORICAL SITES AFFECTING THIS PROPERTY PER MD MARLIN ONLINE MAPS.
11. 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.
12. FOREST CONSERVATION: THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER C20 SECTION 75.2.K. PUD APPROVED AUGUST 21, 1990.
13. BUFFER YARDS FOR PUD BOUNDARY: 75' "E" BUFFER ADJACENT TO ALL R/L PROPERTIES PER RESOLUTION 2-90-04A.
14. 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, SEEDING, SOILS, ZONING ORDINANCE (AS APPLICABLE) AND THE COMPREHENSIVE WATER & SEWER PLAN.
15. THE CONTRACTOR SHALL CONTACT THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS, 301 475-4200 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
16. ALL EXISTING UTILITIES SHALL BE 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.
17. 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.
18. TOPOGRAPHIC SURVEY BY SOTEST, INC. DATED FEBRUARY 5, 2019 AND MTP/L, DATED JULY 25, 2016, HORIZONTAL DATUM NAD 83/1981, VERTICAL DATUM NAVD 83.
19. 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.
20. 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.
21. A TRE TRE 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.html TO OBTAIN AN AUTHORIZATION FORM TO ORDER THE BOX. (C20.7)
22. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
23. FOR TRAFFIC SUMMARY, SEE SHEET 2.
24. 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.
25. PROPOSED SIGNAGE TO BE IN ACCORDANCE WITH THE CURRENT COMPREHENSIVE ZONING ORDINANCE.
26. RETAINING WALL CONSTRUCTION FOR ANY WALLS OVER 4' IN HEIGHT WILL ONLY BEGIN WITH ISSUANCE OF NECESSARY PERMITS.
27. 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).
28. 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.
29. ALL PROPOSED LIGHTING TO BE IN ACCORDANCE WITH C20 CHAPTER 61.3. ALL PROPOSED LIGHTING FIXTURES SHALL BE AIMED STRAIGHT DOWN.
30. 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

- A. 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.
- B. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
- C. 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

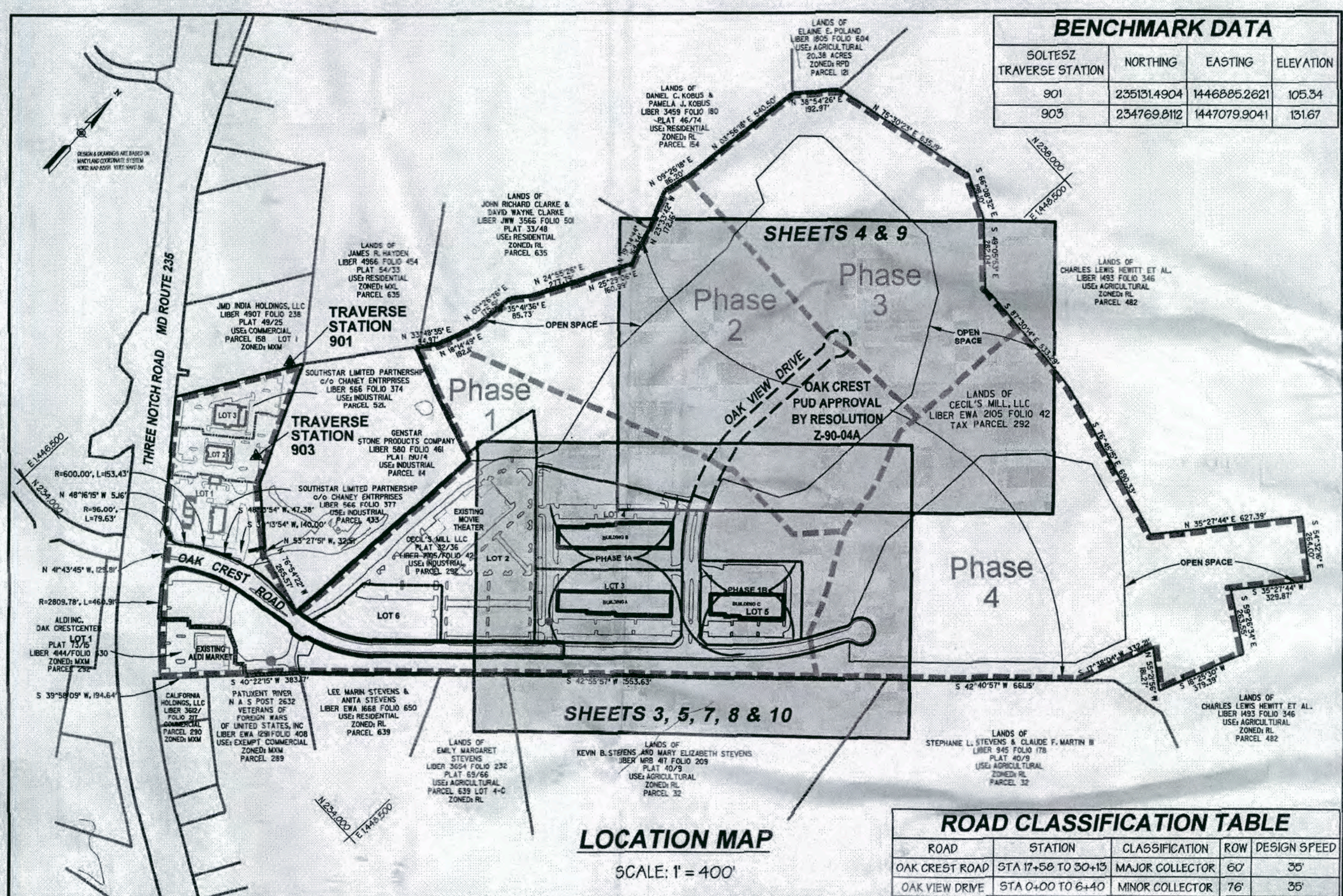
CONCEPT PLAN APPROVED BY THE ST. MARY'S COUNTY PLANNING COMMISSION ON AUGUST 26, 2019

Site Plan APPROVED
in accordance with St. Mary's
County Zoning Ordinance.
PC 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)

BENCHMARK DATA

TRaverse STATION	NORTHING	EASTING	ELEVATION
901	2351014904	1446885262	105.34
903	234768212	1447079304	131.67



LOCATION MAP
SCALE: 1" = 400'

SCHEDULE 70.5: SUMMARY INFORMATION ON DEVELOPMENT IMPACTS

REDEVELOPMENT OF SOUTHSTAR 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	28,560 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:

1. 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.

2. 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.

3. 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: CECIL'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

DUGM # 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
SOIL CONSERVATION DISTRICT

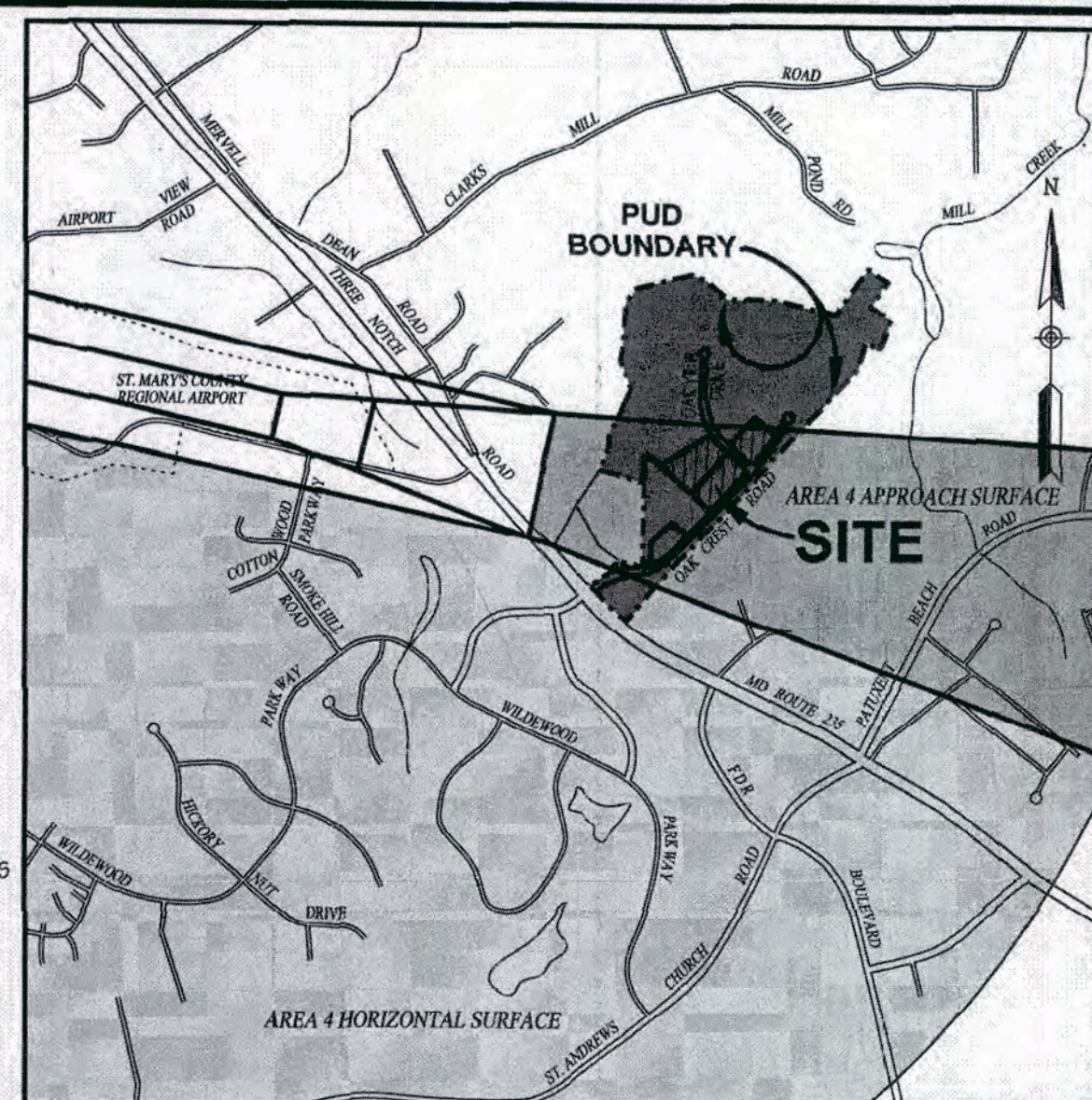
Plan Sheets _____

Approved _____

By _____

Plan expires _____ years from approval date

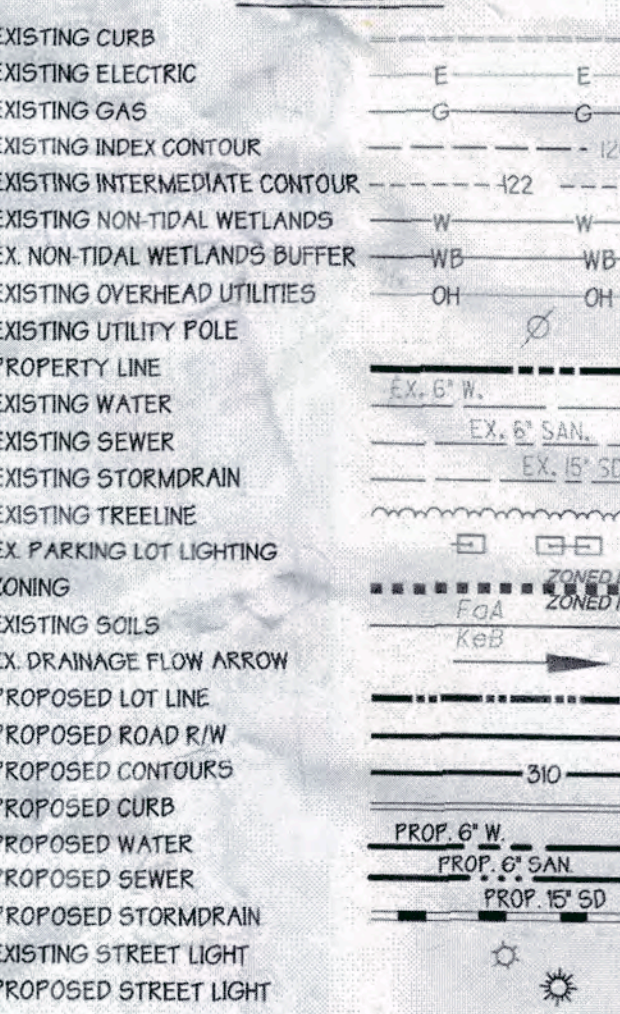
ST. MARY'S COUNTY DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT	ST. MARY'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH	ST. MARY'S COUNTY SOIL CONSERVATION DISTRICT
DISCHARGE (CFS)	STORAGE (Cuft)	SANITATION
DIRECTOR	DIRECTOR	DIRECTOR
DATE	DATE	DATE



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	RCP	= REINFORCED CONCRETE PIPE
ELEV.	= ELEVATION	SAN	= SANITARY SEWER
EX	= EXISTING	SD	= STORM DRAIN
FDC	= FIRE DEPARTMENT CONNECTION	SF	= 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



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/they authorize the right of entry for periodic on-site evaluation by State of Maryland, Department of the Environment commission or its designee.

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
Mrs. C. H. H. H.
Chief Executive Officer

This approval is valid for review of future compliance 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.

ST. MARY'S COUNTY
SOIL CONSERVATION DISTRICT

DIRECTOR

DATE

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

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-P OVERLAY)	W&S CATEGORY: W-30 / S-30
TAX MAP / PARCEL 34 / 292	GRID 10
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD88	LIBER / FOLD 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. 16550, EXPIRATION DATE: 12-22

COVER SHEET

SITE PLAN
OAK CREST CENTER
(PHASE 1)
LEXINGTON EXCHANGE

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

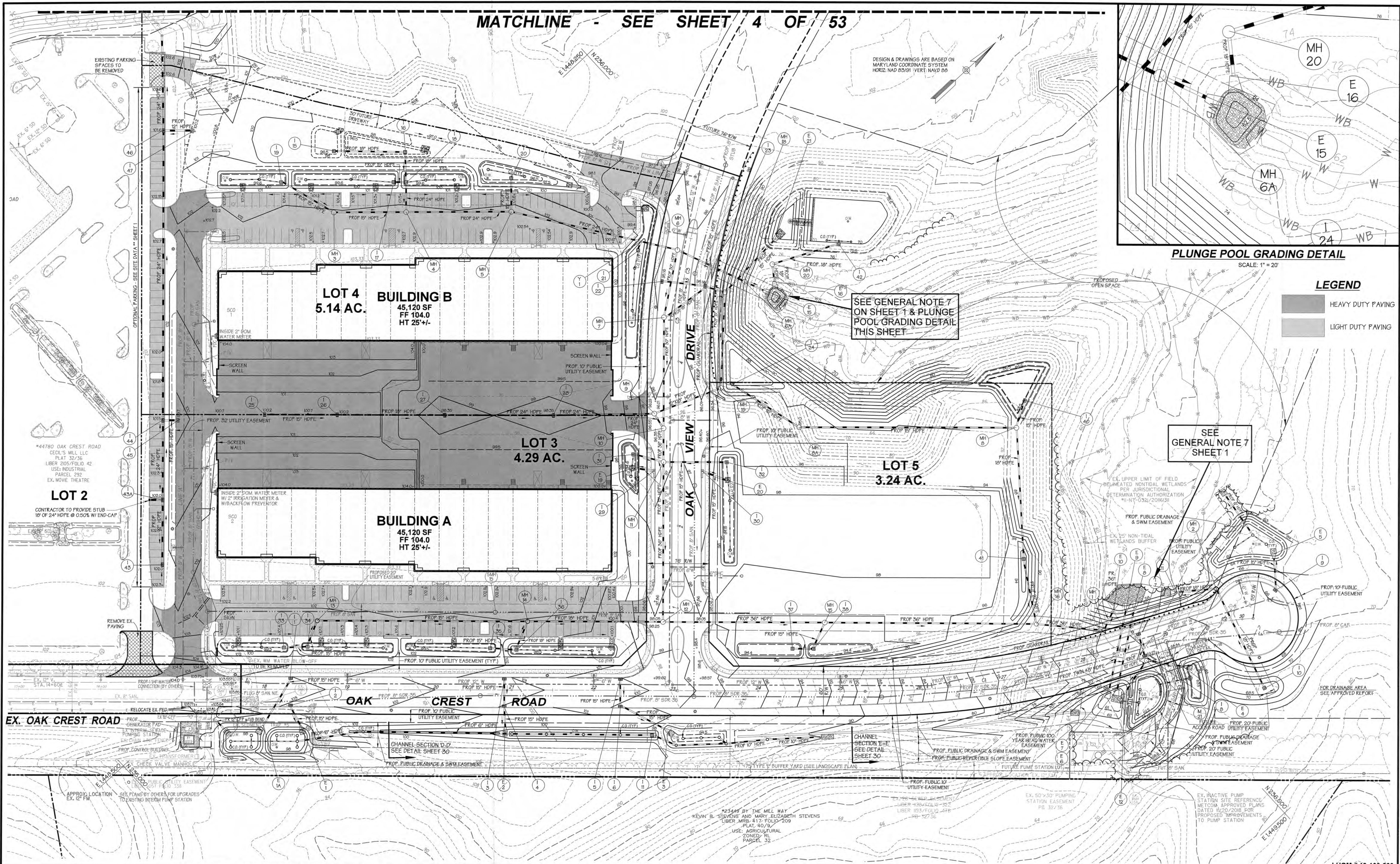
FEBRUARY 25, 2020

SCALE: 1" = 400'

MAJOR SITE PLAN

SHEET 1
OF 53

PROJECT NO.



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

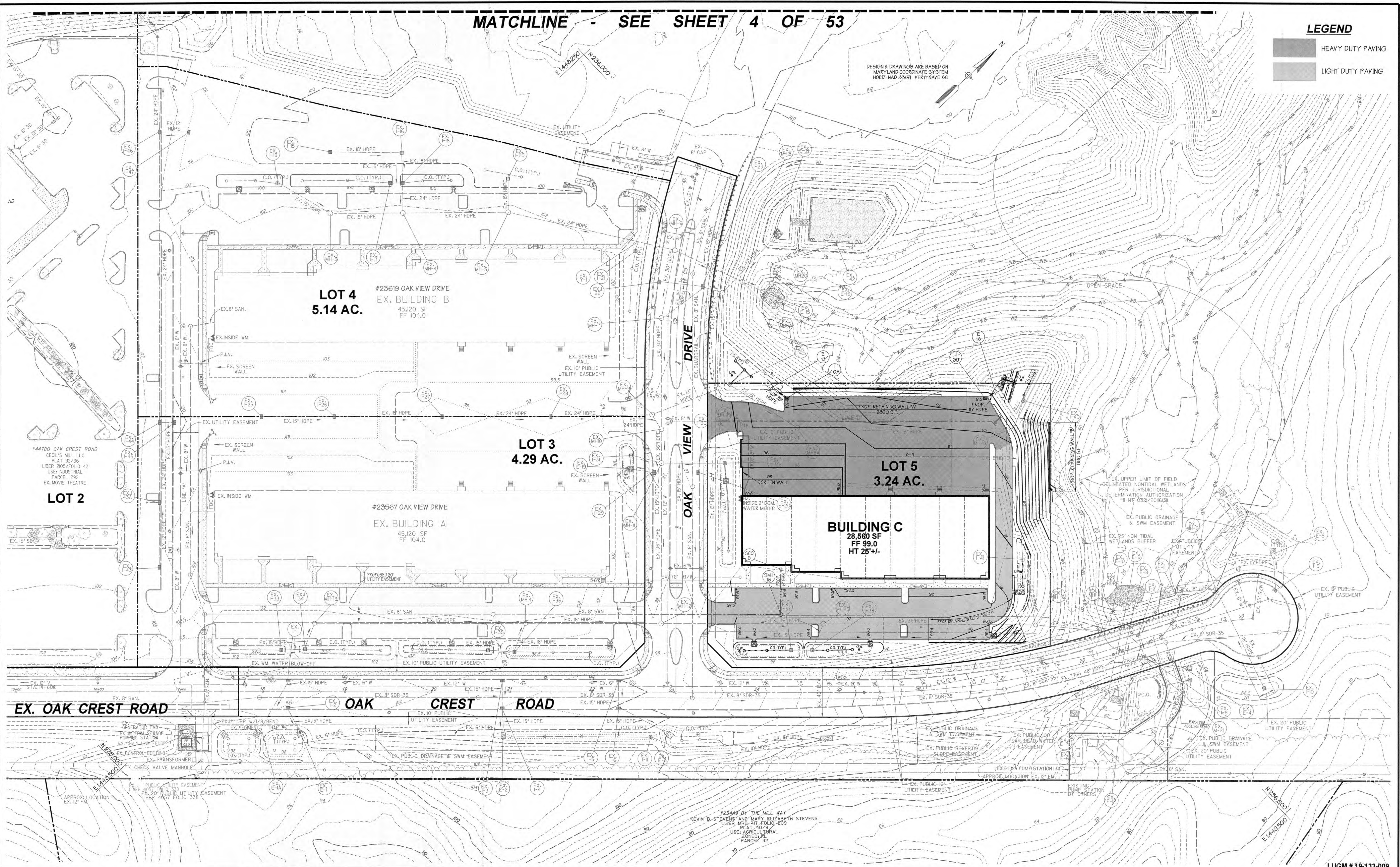


MATCHLINE - SEE SHEET 4 OF 53

LEGEND

HEAVY DUTY PAVING
LIGHT DUTY PAVING

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



LUGM #19-133-009

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
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DEVELOPER / APPLICANT
ST. JOHN PROPERTIES
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY:
A-M (AE OVERLAY & PUD-IP OVERLAY)
TAX MAP / PARCEL:
34 / 292
SITE DATUM:
HORIZONTAL: NAD83
VERTICAL: NGVD83

WAS CATEGORY:
W-30 / S-30
GRID:
10
LIBER / 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. 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

PHASE 1A: INITIAL CONDITIONS - SEE SHEETS 34 & 35 (LIMIT OF DISTURBANCE = 17.0+/-)

NOTE: THE EXISTING SITE AS SHOWN ON THESE PLANS HAS BEEN GRADED PER 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.

- A. STABILIZED CONSTRUCTION ENTRANCES.
B. PERIMETER SILT FENCE AND EARTH DIKE.
C. BEGIN CONSTRUCTION OF TWIN 48" CULVERT PIPES. SEE SEQUENCE OF OPERATION ON SHEET 34.
D. STABILIZE THE AREAS NOT TO BE IMMEDIATELY USED PER SEEDING SPECIFICATION OUTLINED IN CONSTRUCTION SPECIFICATIONS.

5. 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)

7. FINE GRADE SITE, PERMANENTLY STABILIZE, COMPLETE INSTALLATION OF CONCRETE CURB, SIDEWALKS AND SUBBASE, BEGIN PAVING. CONTRACTOR TO INSTALL PHASE 1A SVM FACILITIES #1, THROUGH #10, #13, & #17. CONVERT TRAP #5 TO FACILITIES #14 A & B, AND INSTALL SVM 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.

8. UPON STABILIZATION OF SITE WITH ESTABLISHED VEGETATION AND WITH PERMISSION OF MDE INSPECTOR, INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE), ADDITIONAL EARTH DIKE FROM A TO B DIRECTING FLOW TO INLET PROTECTION @ I-40. REMOVE/FILL TRAP #3 AND COMPLETE GRADING ON THE NORTH SIDE OF OAK VIEW ROAD ALONG WITH UTILITIES (STORM DRAIN MH-8 TO I-24) & INLET PROTECTION @ I-24. STABILIZE 2:1 SLOPES WITH SOIL STABILIZATION MATTING.

- (Handwritten notes in cursive script)*

[illegible]

PLAN
SCALE: 1" = 50'



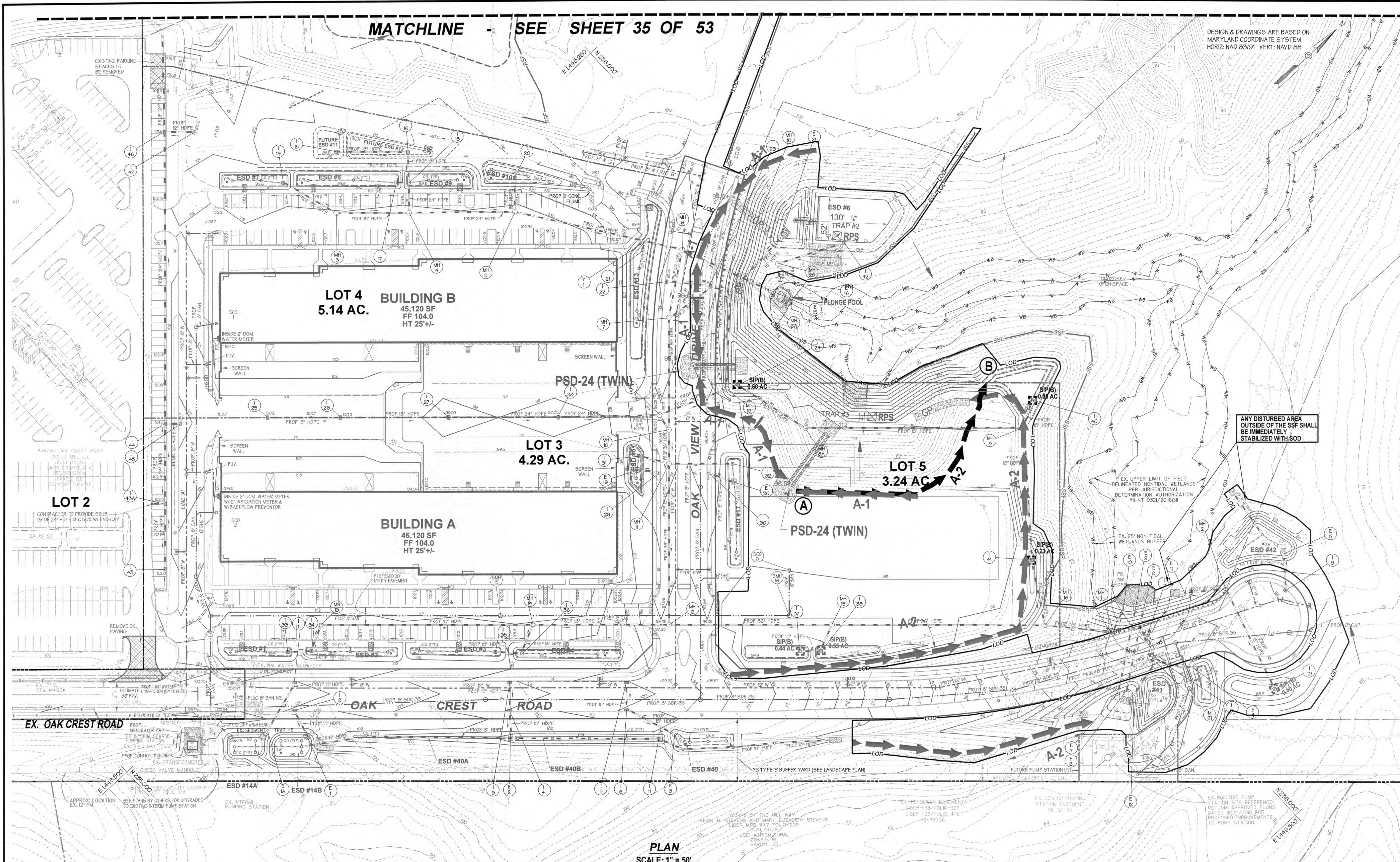
Suite 31
410-832-769

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ZONING CATEGORY: MXM (AE OVERLAY & PUD-IP OVERLAY)	W&S CATEGORY: W-3D / S-3D
TAX MAP / PARCEL 34 / 292	GRID 10
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD88	LIBER/ FOLIO 2105 / 042

1



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

MISS UTILITY NOTE

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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

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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.

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.

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.

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.

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.

17. FINE GRADE SITE, STABILIZE, COMPLETE INSTALLATION OF CONCRETE CURB, SIDEWALKS AND SUBBASE. BEGIN PAVING.

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.

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.

1 WEEK

1 WEEK

1 WEEK

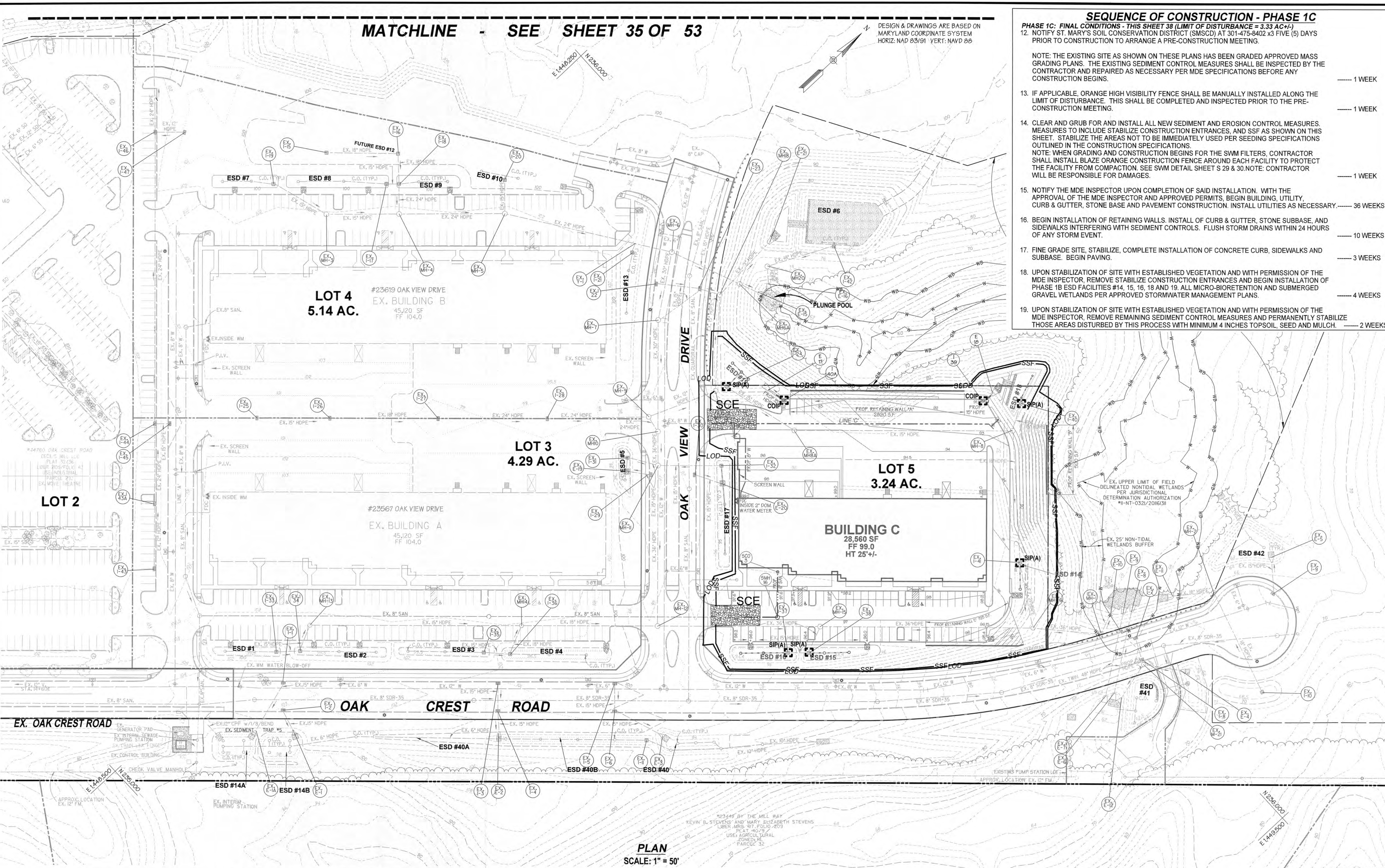
36 WEEKS

10 WEEKS

3 WEEKS

4 WEEKS

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	TECHNICAL: 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 & PLD-1P OVERLAY)

TAX MAP / PARCEL
34 / 292

W&S 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 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'

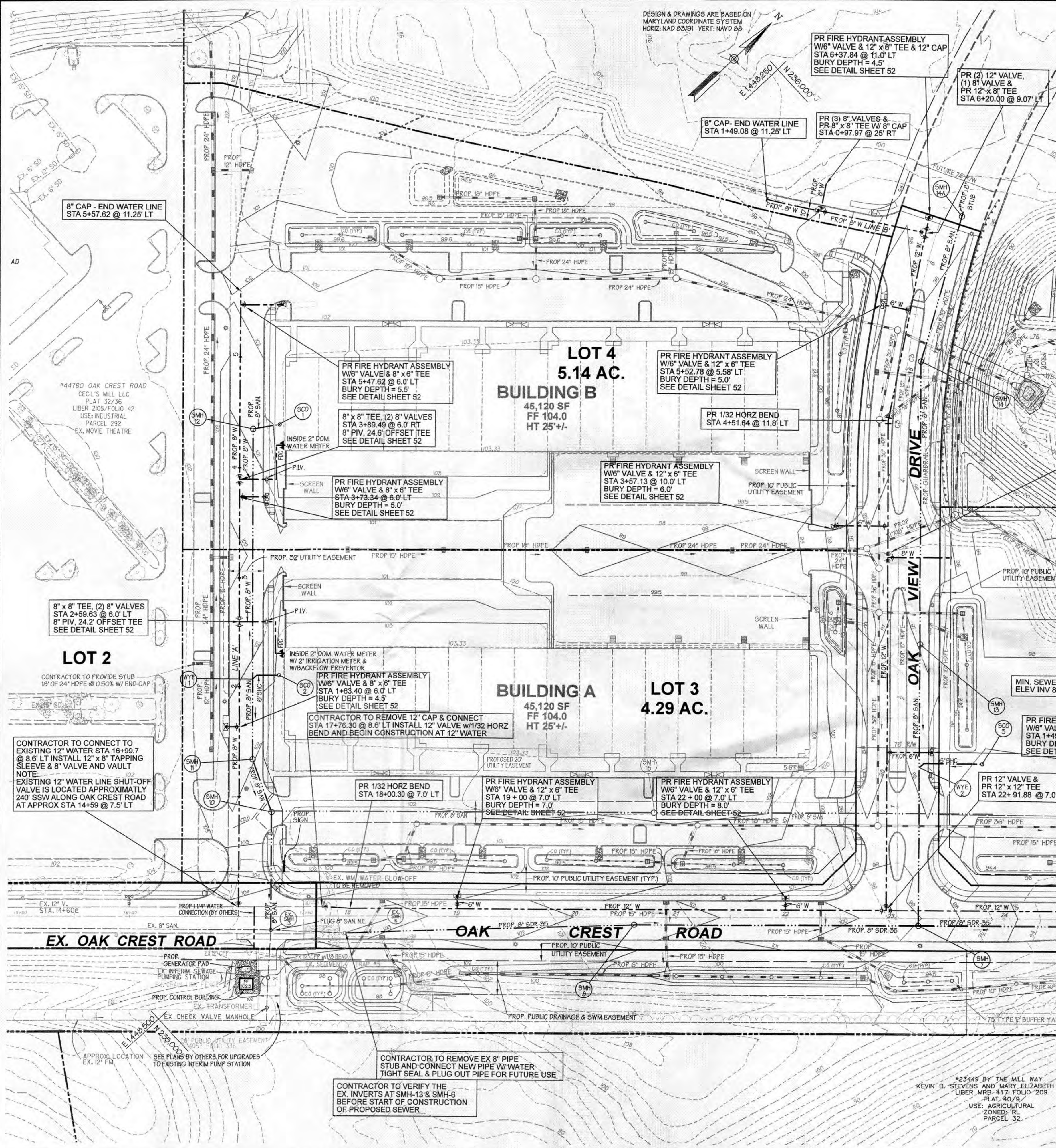
EAS

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 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 SO, 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 IN 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-FOOT 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.



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R-2	Revise sewer connection to Building C	NB	2/1/2021
REVISIONS			
NO		BY	DATE
DATE	DESIGNED: NUB	CAD STANDARDS VERSION: Y8-2000	TECHNICAL: DTS
		CHECKED: NUB	

MISS UTILITY NOTE

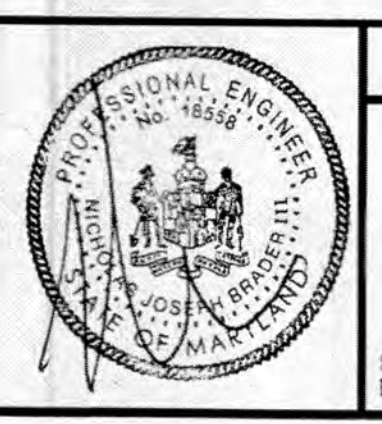
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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 & 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

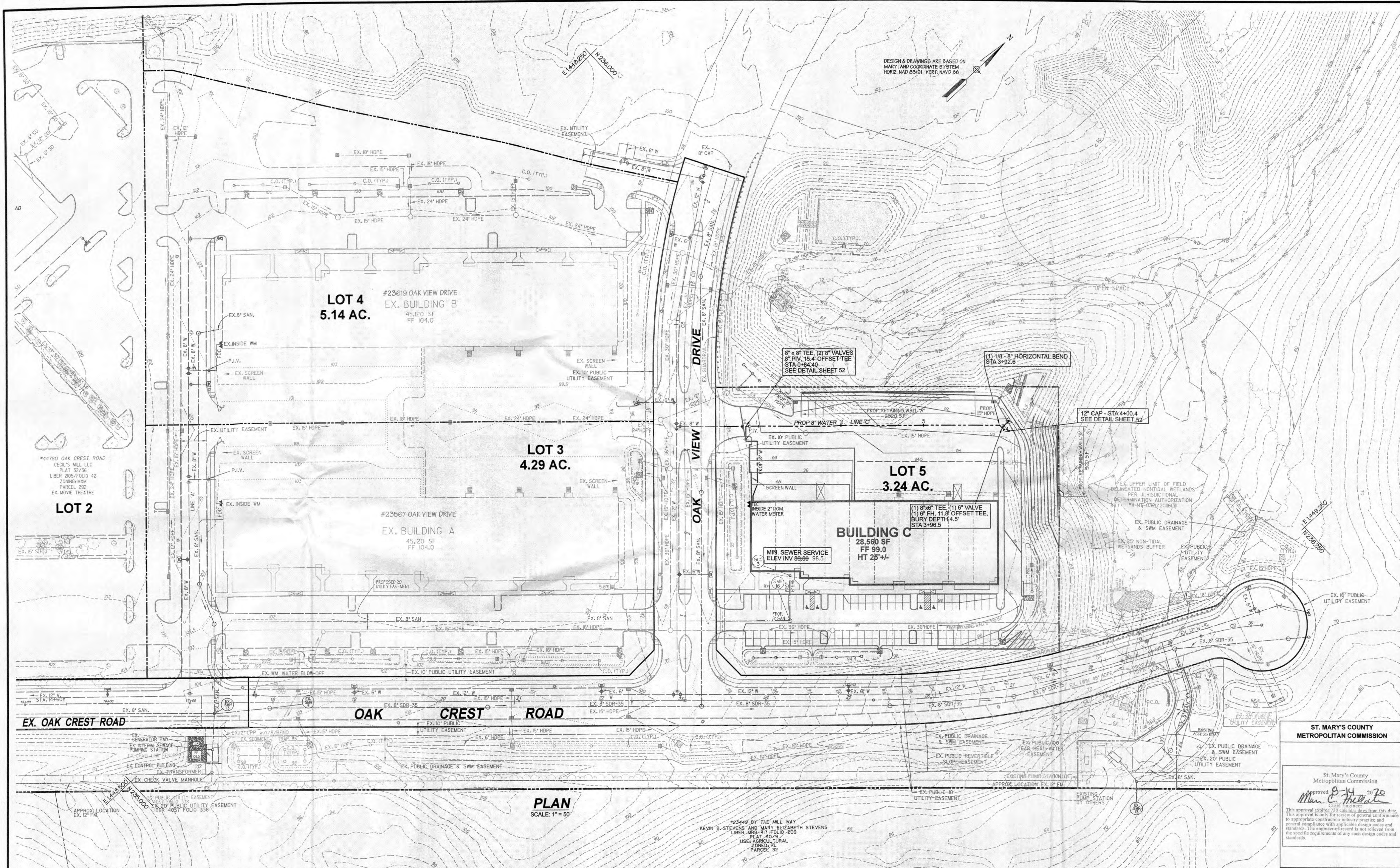
OAK CREST CENTER (PHASE 1) LEXINGTON EXCHANGE

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

SCALE: 1" = 50'

W&S SHEET 46 OF 53 PROJECT NO.

FEBRUARY 25, 2020



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

MISS UTILITY NOTE

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Baltimore, Maryland 21244
(410) 788-0100

ZONING CATEGORY:
MM (AE OVERLAY & PUD-IP OVERLAY)

WAS CATEGORY:
W-30 / S-30

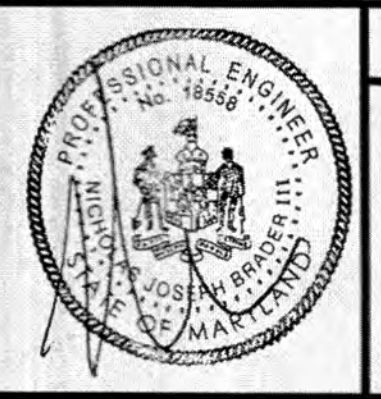
TAX MAP / PARCEL:
34 / 292

GRID:
10

SITE DATUM:
HORIZONTAL: NAD83
VERTICAL: NAVD83

LIBER / 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. 18556 EXPIRATION DATE: 1/2/22



WATER & SEWER PLAN PHASE 1B

OAK CREST CENTER (PHASE 1) LEXINGTON EXCHANGE

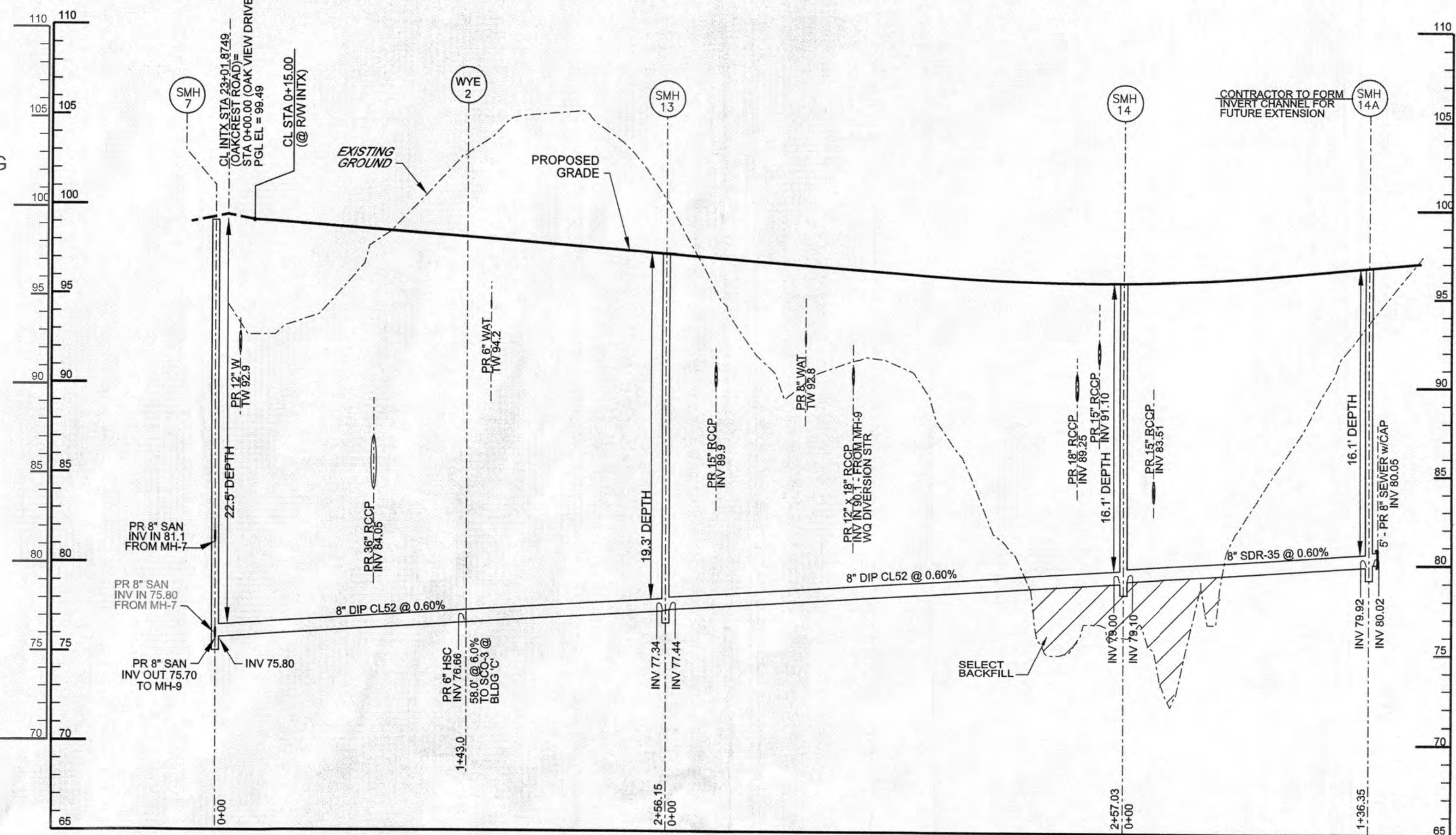
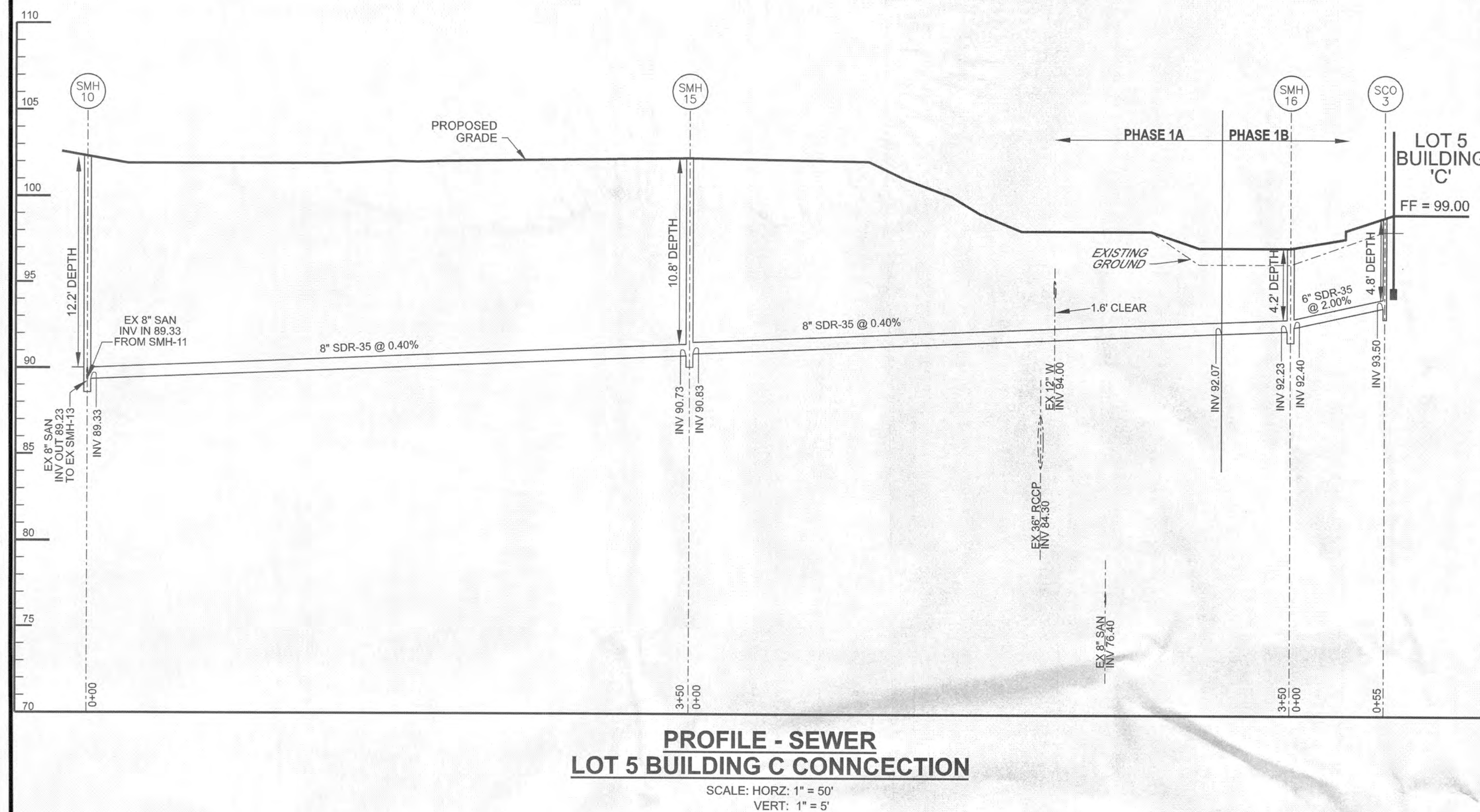
ST. MARY'S COUNTY, MARYLAND
ELECTION DISTRICT: B

APPROVED: *Man C. Hill*
St. Mary's County Metropolitan Commission
Approved 8-14-2020
Chief Engineer

SCALE: 1" = 50'

W&S
SHEET 47
OF 53

PROJECT NO.
FEBRUARY 25, 2020



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*
Marin 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

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DEVELOPER / APPLICANT

ST. JOHN PROPERTIES

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

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

WAS CATEGORY:
W-30 / S-30

TAX MAP / PARCEL:
34 / 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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19529, EXPIRATION DATE: 1-12-22

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

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