

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 +/-) 4.15 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-BIOTRETENTION 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.

PROP RETAINING WALL 'A'			
NO.	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION
1	0+00	90.0	90.0
2	0+20	90.5	91.0
3	0+50	90.5	91.0
4	0+80	90.5	91.0
5	1+10	90.0	90.0
6	1+40	89.5	90.0
7	2+11	89.0	89.0

PROP RETAINING WALL 'B'			
NO.	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION
1	0+00	79.0	79.0
2	0+34	80.5	79.5
3	0+57	80.5	79.5
4	0+86	80.0	79.5
5	1+20	79.5	79.0
6	1+45	79.0	79.0

PROP RETAINING WALL 'C'			
NO.	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION
1	0+50	71.0	71.0
2	0+13	70.5	70.5
3	0+49	76.0	71.5
4	0+70	76.0	73.0
5	0+80	76.0	70.0
6	1+13	76.0	69.0
7	1+37	76.0	73.0
8	1+72	82.5	79.0
9	2+02	83.0	79.0
10	2+35	80.0	80.0

PLAN
SCALE: 1" = 50'

St. Mary's 1/11/2021
Soil Conservation District
Plan Sheets 38 of 53
Approved 8/10/2020
By [Signature]
Plan expires 2 years from approval 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
R-3	Revise support Slopes for Oak View Drive and Building 'C'	hpp	10/29/21
	Revised and added Retaining walls & relocated SSF		
REVISIONS			
NO.	REVISIONS	BY	DATE
DATE:	FEBRUARY 2020	CAD STANDARDS VERSION: V8 - 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:	W&S CATEGORY:
MM (AE OVERLAY & PUD-P OVERLAY)	W-30 / S-30
TAX MAP / PARCEL	GRID
34 / 292	10
SITE DATUM	LIBERTY / FOLIO
HORIZONTAL: NAD83 VERTICAL: NAVD88	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. 19959
EXPIRATION DATE: 1-12-22

SEDIMENT & EROSION CONTROL PLAN

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

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

SCALE: 1" = 50'

E&S
SHEET 38
OF 53

PROJECT NO.

FEBRUARY 25, 2020