

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	80.0	80.0
2	0+29	80.5	81.0
3	0+59	80.5	81.0
4	0+89	80.5	81.0
5	1+19	80.0	81.0
6	1+49	80.5	81.0
7	2+01	80.0	80.0

PROP RETAINING WALL 'B'			
NO.	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION
1	0+00	78.0	78.0
2	0+34	80.5	76.5
3	0+57	80.5	76.5
4	0+86	80.0	76.5
5	1+20	79.5	72.0
6	1+45	76.0	76.0

PROP RETAINING WALL 'C'			
NO.	STATION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION
1	0+00	71.0	71.0
2	0+15	73.5	70.5
3	0+49	76.0	71.5
4	0+70	76.0	70.0
5	0+90	78.0	70.0
6	1+15	78.0	65.0
7	1+37	79.0	73.0
8	1+72	82.5	76.0
9	2+02	85.0	76.0
10	2+34	80.0	80.0

St. Mary's 11/1/2021
Soil Conservation District
Plan Sheets 38 of 53
Approved 8/10/2020
By [Signature]
Plan expires 2 years from
approval date

PLAN
SCALE: 1" = 50'

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
R-3	Revise support Slopes for Oak View Drive and Building 'C'	hpp	10/29/21
	Revised and added Retaining walls & relocated SSF		
NO.	REVISIONS	BY	DATE
DATE:	FEBRUARY 2020	CAD STANDARD 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, 40 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-IF OVERLAY)

TAX MAP / PARCEL:
34 / 232

SITE DATUM:
HORIZONTAL: NAD83
VERTICAL: NGVD88

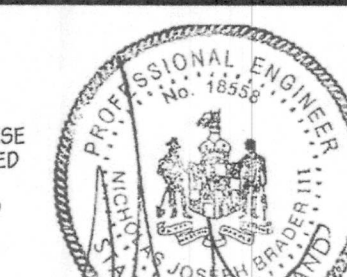
WAS CATEGORY:
W-30 / 5-30

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. 102250
EXPIRATION DATE: 12-22



SEDIMENT & EROSION CONTROL PLAN

FINAL CONDITIONS PHASE 1C

OAK CREST CENTER

(PHASE 1) FEB 11 2021

LEXINGTON EXCHANGE

St. Mary's County, Maryland
ELECTION DISTRICT: 6

Land Use & Growth Management
FEBRUARY 25, 2020

PROJECT NO.

Site Plan APPROVED
in accordance with St. Mary's
County Zoning Ordinances.
P.C. Approval Date:
Signature Date: 1/15/2022
W. B. Hunt
Authorized Signature

"Approval of this 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)