

SITE DEVELOPMENT PLAN

**THE MEADOWS AT TOWN RUN  
SECTION II, PHASE 2 - 74  
TOWNHOMES**

**MIXED USE MAJOR SUBDIVISION (MINOR COLLECTOR ROADWAY)**

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**ABBREVIATIONS**

- CMP CORRUGATED METAL PIPE
- CMPA CORRUGATED METAL PIPE ARCH
- RCP REINFORCED CONCRETE PIPE
- GM GABION MAT
- LF LINEAR FEET
- LPS LOW PRESSURE SEWER
- SF SQUARE FEET
- ELEV. ELEVATION
- INV. INVERT
- HP. HIGH POINT
- LP. LOW POINT
- STA. STATION
- TC. TOP OF CURB
- FC. FACE OF CURB
- VERT. VERTICAL
- HORZ. HORIZONTAL
- VC. VERTICAL CURVE
- SRMP SPIRAL RIB METAL PIPE
- N/S NOT TO SCALE
- D= DELTA
- R= RADIUS
- A= ARC
- HDPE= HIGH-DENSITY POLYETHYLENE
- YR. YEAR
- BRL BUILDING RESTRICTION LINES
- TYP. TYPICAL
- SHA STATE HIGHWAY ADMINISTRATION
- ESMT. EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SD STORM DRAIN
- DIP. DUCTILE IRON PIPE
- PVC POINT OF VERTICAL CURVATURE
- FVI POINT OF VERTICAL INVERSE
- PVT POINT OF VERTICAL TANGENCY
- PC. POINT OF HORIZONTAL TANGENCY
- AC. ACRE
- PGM PGM
- SCD SOIL CONSERVATION DISTRICT
- CL. CENTER LINE
- CB= CHORD BEARING
- CH= CHORD DISTANCE
- E.E.= ELBOW ELEVATION
- GRD. EL.= GROUND ELEVATION
- D.O.B.= DEPTH OF BURY (FIRE HYD.)
- T= TANGENT
- MSHA MARYLAND STATE HIGHWAY ADMINISTRATION
- SVB STREAM VALLEY BUFFER
- WB WETLAND BUFFER
- WL WETLAND
- EWB EXTENDED WETLAND BUFFER

**LEGEND**

- EX. CONTOURS 90
- PROP. CONTOURS 90
- EX. TREELINE
- EX. EDGE OF PAVEMENT
- PROP. EDGE OF PAVEMENT
- BENCHMARK NO. & LOCATION
- EX. STORMDRAIN
- PROP. STORMDRAIN
- SUPER SILT FENCE SSF
- SILT FENCE SF
- LIMITS OF DISTURBANCE LOD
- SOILS TYPE DIVISION LINE SOIL
- PROPERTY LINE

BENCH MARK #1  
IRON PIPE FOUND  
N= 238483.86  
E= 1421147.20  
TOP ELEV. = 117.94

BENCH MARK #2  
NAIL FOUND  
N= 236886.19  
E= 1429957.20

**VERTICAL CONTROL REFERENCES**

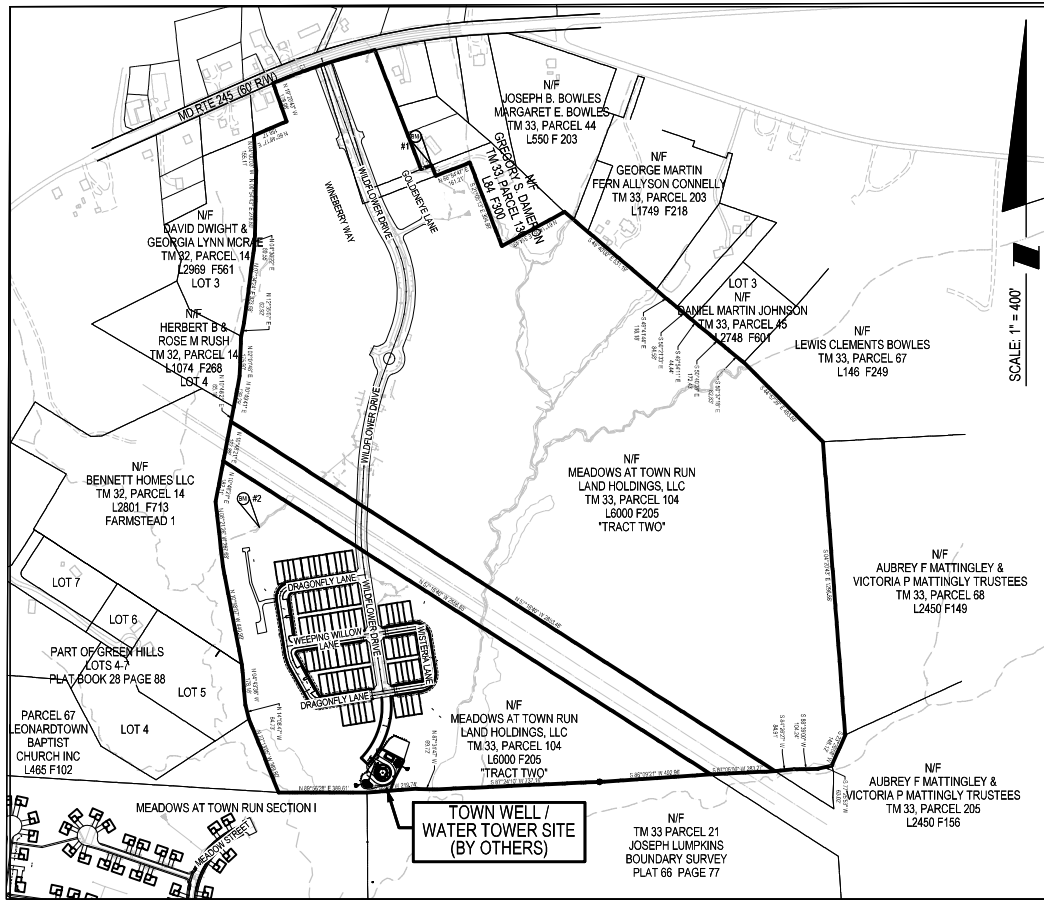
NAVD 88

**HORIZONTAL CONTROL REFERENCES**

NAD 1983/1991

**TOPOGRAPHICAL REFERENCES**

THE PLANIMETRIC AND/OR TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON COPYRIGHTED GIS DATA FROM ST. MARY'S COUNTY AND MAY NOT BE



SCALE: 1" = 400'

**GENERAL NOTES**

1. EXISTING UTILITIES: 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 1-800-267-7777, 48 HOURS PRIOR TO CONSTRUCTION.
2. PROPOSED CONSTRUCTION: ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE STATE OF MARYLAND, OF THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, AND THE CODE OF THE TOWN OF LEONARDTOWN. CONTRACTOR SHALL CONTACT TONY WHEATHEY WITH THE TOWN OF LEONARDTOWN AT (301) 475-9791 AND SCD AT (301) 475-8402 (5 DAYS) PRIOR TO CONSTRUCTION.
3. SOILS: THE CONTRACTOR SHALL NOTIFY MDE, ENFORCEMENT DIVISION, AT LEAST 48 HOURS PRIOR TO COMMENCING CLEARING AND GRADING AT: (410)633-3610 OR MDE, SEDIMENT AND STORMWATER ADMIN, 1800 WASHINGTON BLVD, BALTIMORE, MD 21230-1708.
4. ENVIRONMENTAL: THE PROPOSED AREA OF DISTURBANCE SHOWN HEREON LIES IN FLOOD ZONE 'X', PER THE F.I.R.M. MAP 24037C01178E DATED 10/19/2004, 24009C0260F DATED 12/16/2011, 24037C0167F DATED 10/19/2014, AND 24037C186F DATED 11/19/2014.
5. STORM DRAINAGE: STORM DRAIN PIPE DESIGNATED AS "HDPE" SHALL BE SMOOTH INTERIOR PIPE. ALL PIPE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, AND THE SPECIFICATIONS OF THE MSHA.
6. AN AGENCY APPROVED COPY OF THESE PLANS SHALL BE ON SITE AT ALL TIMES.
7. THIS PLAN HAS BEEN PREPARED BASED ON AVAILABLE RECORDS, BUT WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY EXIST ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT-OF-WAY, OR BUILDING RESTRICTION LINES NOT SHOWN HEREON.
8. ALL DISTURBED AREAS THAT WILL NOT BE PAVED, SODED, OR LANDSCAPED WILL BE STABILIZED BY TOPSOILING, SEEDING, AND MULCHING IN ACCORDANCE WITH SECTION B.4 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED HEREON.
9. DURING SEWER, STORMWATER MANAGEMENT, AND/OR STORM DRAIN CONSTRUCTION, INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH THE APPROVED PLANS AND ORDINANCES. AS BUILT DRAWINGS ARE REQUIRED THIRTY (30) DAYS PRIOR TO THE RELEASE OF THE GRADING PERMIT BONDING. THE FOLLOWING INSPECTIONS SHALL BE SCHEDULED 24 HRS. IN ADVANCE WITH THE TOWN OF LEONARDTOWN.
10. ALL GRADES, ELEVATIONS, EARTH QUANTITIES, ETC. ARE TO BE VERIFIED BY THE CONTRACTOR. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL USE IN FILL AREAS OR STABILITY OF CUT AREAS, COMPACTIONS, ETC. SHOULD BE DETERMINED BY A PROFESSIONAL SOILS ENGINEER. SOILS FOUND TO BE UNSUITABLE FOR CONSTRUCTION SHALL BE EXCAVATED AND REMOVED AS ENCOUNTERED DURING THE ROADBED CONSTRUCTION. THESE AREAS WITH UNSUITABLE SOILS ARE TO BE REPLACED WITH SUITABLE SOILS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, AND TECHNIQUES OF EXECUTING ITS WORK, INCLUDING SAFETY. ALL SUBGRADE AND BASE INSPECTIONS SHALL BE SCHEDULED 24 HRS. IN ADVANCE WITH THE TOWN OF LEONARDTOWN.
11. ONLY THE AMOUNT OF TRENCH WILL BE OPENED IN A DAY THAT CAN BE WORKED AND STABILIZED AT THE END OF THE WORK DAY. IF STABILIZATION DOES NOT OCCUR AT THE END OF THE WORK DAY, THEN APPROPRIATE EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED.
12. MAXIMUM SLOPES SHALL NOT BE GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL. EXCEPTIONS IN THOSE CASES WHERE 2:1 SLOPES ARE REQUIRED TO MINIMIZE IMPACT TO WETLANDS, BUFFER AREAS OR OTHER ADVERSE IMPACT SITUATIONS. STABILIZATION OF AREAS STEEPER THAN 3:1 SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND "STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL" A WAIVER TO THE GRADING ORDINANCE MUST BE OBTAINED FOR SLOPES GREATER THAN 3:1.
13. WHEREVER DRAINAGE IS AWAY FROM THE CURB, REVERSE SLOPED GUTTER CONFORMING TO THE PAVEMENT CROSS SLOPE SHALL BE PROVIDED.
14. WHERE PROPOSED ROAD CONSTRUCTION MEETS EXISTING PAVEMENT, THE LINE AND GRADE OF THE PROPOSED ROAD CONSTRUCTION SHALL BE ADJUSTED AS REQUIRED TO ENSURE POSITIVE DRAINAGE AND TO PROVIDE A SMOOTH TRANSITION HORIZONTALLY AND VERTICALLY TO MEET THE EXISTING ROAD SECTION. IF SUBSTANTIAL ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
15. TRENCH BEDDING FOR STORM DRAINAGE PIPES AND CULVERT SHALL BE SHAPED AND COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MSHA "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS".
16. THE TOWN OF LEONARDTOWN INSPECTORS ARE TO HAVE DAILY ACCESS TO ALL COMPACTION TEST DATA, RESULTS, PROCTORS, ETC.
17. THE EXISTING DATA SHOWN ON THESE PLANS IS FROM THE BEST SOURCES AVAILABLE AT THE TIME OF DESIGN FOR THIS PROJECT. THE ENGINEER DOES NOT GUARANTEE THE EXISTING INFORMATION SHOWN AND THE CONTRACTOR SHALL VERIFY THIS INFORMATION, TO HIS SATISFACTION, PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.

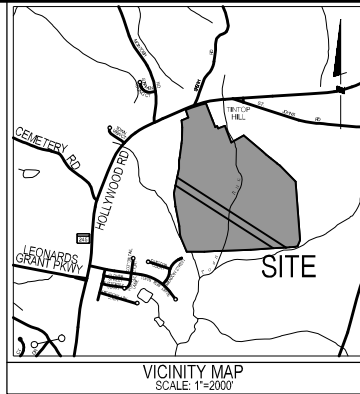
**Meadows at Town Run Residential Density Tabulation**

Wathen & Wilkinson Parcels

	Meadows Section 1 Wathen Parcel	Meadows Section 2 Wilkinson Parcel	Total Combined
Parcel Area	73.14 ac	137.51 ac	210.65 ac
Floodplain & Wetlands Undevelopable Area	15.97 ac	10.98 ac	26.95 ac
Net Developable Area	57.17 ac	126.53 ac	183.70 ac
Permissible Density Zoning Section 155-21.4(1)	5 units / acre	5 units / acre	5 units / acre
<b>Total Units allowed</b>	<b>285</b>	<b>632</b>	<b>917</b>

**SCD DATA BLOCK**

-EARTHWORK QUANTITIES  
CUT = 39.37 CUBIC YARDS  
FILL = 60,888 CUBIC YARDS



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**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 OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777, 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.

**OWNER / DEVELOPER / APPLICANT**

QUALITY BUILT HOMES, INC  
5431 KETCH ROAD  
PRINCE FREDERICK, MD 20678  
410-535-6008  
RODNEY GERTZ

**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. 36942 EXPIRATION DATE: 6/28/2024



11/9/2023

**COVER SHEET**

THE DEVELOPMENT PLAN  
**THE MEADOWS AT  
TOWN RUN**  
SECTION II, PHASE 2 - 74 TOWNHOMES  
ST. MARY'S COUNTY, MARYLAND