THE VILLAGE AT PROVIDENCE POINT

GRADING PERMIT GRD22-0023 - PHASE 1

GENERAL NOTES

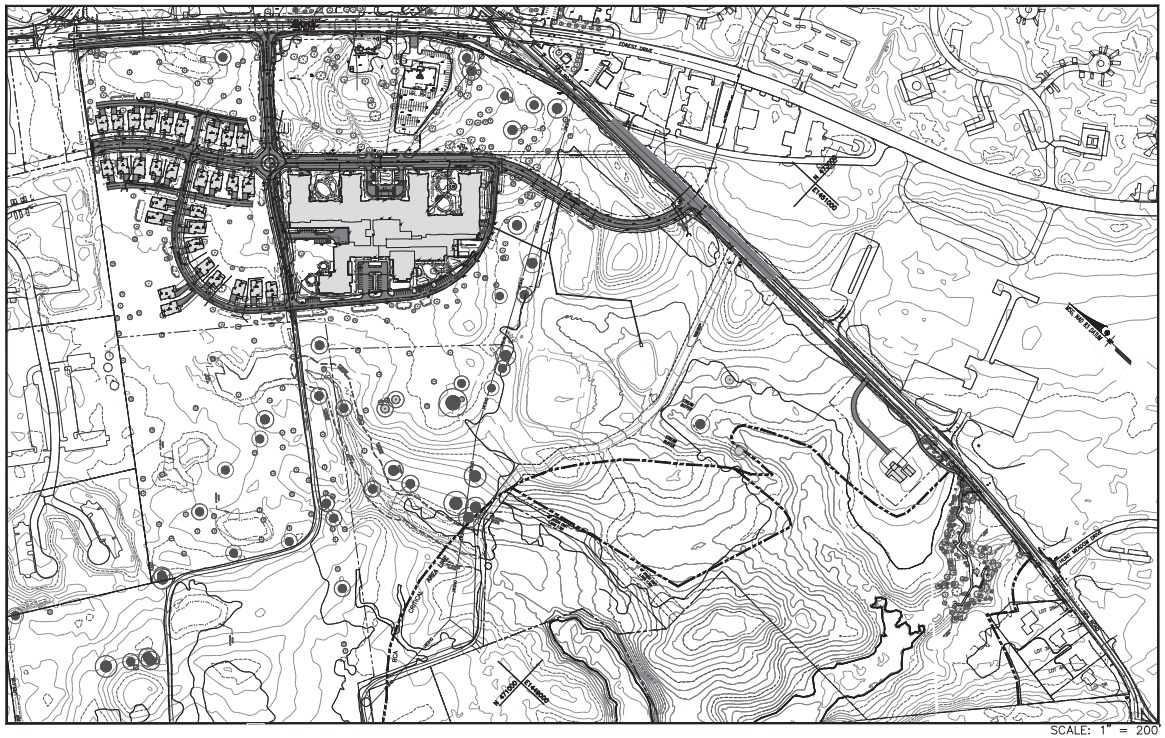
1. DEVELOPER:
ARCH CONSULTANTS LTD
300 KNIGHTSBRIDGE PKWY, SUITE 34
LINCOLNSHIRE, IL 60069

OWNER:
THE VILLAGE AT PROVIDENCE POINT
ANNAPOLIS, MD
NATIONAL LUTHERAN COMMUNITIES AND SERVICES

ENGINEER:
JOHNSON BERNAT ASSOCIATES, INC.
205 NORTH FREDERICK AVE, SUITE 100
GAITHERSBURG, MD 20877

2. THE PROPERTY CONSISTS OF A GROSS TRACT AREA OF 175.63 ACRES.
3. THE EXISTING ZONING OF THE SITE IS P – PROFESSIONAL OFFICE DISTRICT, R2 – SINGLE FAMILY RESIDENCE DISTRICT AND R3 – GENERAL RESIDENCE DISTRICT.
4. THE SITE ADDRESS IS 2625 MASQUE FARM ROAD, ANNAPOLIS, MD 21401.
5. HORIZONTAL INFORMATION IS CITY OF ANNAPOLIS DATUM AND VERTICAL INFORMATION IS REFERRED TO NAVD 88 DATUM.
6. A PORTION OF THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE SITE UTILITIES ARE WATER (PUBLIC – COA/PRIVATE), SANITARY SEWER (PUBLIC – COA/PRIVATE), AND STORM DRAIN (PUBLIC / PRIVATE)
8. THE EXISTING NON TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED (FLAGGED) BY MCCARTY & ASSOCIATES AND FIELD LOCATED BY TERRAIN INC. IN APRIL 2010. WETLANDS LOCATION AND EXTENT WERE CONFIRMED BY MDE AND COE.
9. NO KNOWN HISTORIC STRUCTURES ARE LOCATED UPON THE DEVELOPMENT PROPERTY.
10. NO FLOODPLAIN IS LOCATED WITHIN THE DEVELOPMENT PROPERTY. NO DRAINAGE AREAS WITHIN THE DEVELOPMENT PROPERTY EXCEED 400 ACRES. NO FEMA FIRM FLOODPLAIN WITHIN THE DEVELOPMENT PROPERTY (FEMA FIRM PANEL 4A COUNTY MD. 24003C0234E UPDATED 10/16/2012).
11. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND MAPS AS LISTED IN THE REFERENCES AVAILABLE THE TIME OF THE SURVEY. AVAILABLE AS–BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
12. THE CONTRACTOR SHALL CALL 'MISS UTILITY' @ 1.800.257.7777 , A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF GAS, ELECTRIC, WATER, SEWER, AND TELEPHONE LINES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY UTILITIES, ROADWAYS, CURB, GUTTER, SIDEWALKS, FENCE, DRIVEWAYS, ETC. DAMAGED OR REMOVED BY THEM DURING CONSUTRCTION AT NO COST TO THE CITY OF ANNAPOLIS. ALL DISTRIBUTED AREAS OUTSIDE OF THE RIGHT–OF–WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED OR SPECIFIED.
14. ALL CONSTRUCTION METHODS AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ANNAPOLIS AND ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS DETAILS AND SPECIFICATIONS FOR CONSTRUCTION OF STORM DRAINS, WATER, SEWER, ROADS, AND STORMWATER MANAGEMENT.
15. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK THAT WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS REPONSIBILITY TO PERFORM SUCH WORK.
16. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF OSHA STANDARDS AND/OR REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY MEANS AND METHODS TO IMPLEMENT THE WORK.
17. IT SHALL BE MADE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION TO THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY CHANGE IN THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION FOR SAID CHANGE FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUB–CONTRACTOR. SAID CHANGES MAY WARRANT MDE, CITY OF ANNAPOLIS, AND / OR SHA REVIEW AND APPROVAL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THEIR CONSTRUCTION WITH THE CONSTRUCTION BY OTHER CONTRACTORS.
19. ALL UTILITY POLES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTORS EXPENSE.
20. THE PERMITTEE (OR THEIR REPRESENTATIVE) SHALL NOTIFY THE CITY OF ANNAPOLIS DEPARTMENT OF PUBLIC WORKS @ 410–263–7949 AND THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING @ 410–263–7961 AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY AND SHALL BE REQUIRED TO HOLD A PRE–CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES AND A REPRESENTATIVE OF CITY OF ANNAPOLIS AND DPW SEDIMENT AND EROSION CONTROL INSPECTOR.
21. SEE SHEET C–200 FOR TIMING/SEQUENCE OF CONSTRUCTION.
22. ALL WATER AND SEWER UTILITIES SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 10 FEET OR AS DIRECTED BY THE ENGINEER.
23. UTILITY EASEMENTS FOR CITY UTILITIES TO BE MINIMUM 7.5' FROM THE CENTERLINE OF THE PIPE FOR ALL UTILITIES EXCEPT SEWER. SEWER LINES SHALL HAVE A MINIMUM OF 10' FROM THE CENTER OF THE PIPE.
24. ROOF DRAINS / LEADERS / DOWNSPOUTS ARE TO DISCHARGE DIRECTLY TO STORM DRAIN SYSTENS AS SHOWN ON PLANS.
25. ALL EXISTING SEWER LINES BEING CONNECTED TO MUST BE CCTV'D IN ADVANCE OF CONNECTION (PER NASSCO PACP CERTIFIED).
26. THE CONTRACTOR SHALL NOTIFY BGE @ 410.234.5691, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
27. THE CONTRACTOR SHALL NOTIFY THE VERIZON TELEPHONE COMPANY @ 301–393–3648, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
28. PIPE ELEVATIONS REFER TO INVERTS UNLESS OTHERWISE SPECIFIED.
29. ALL STORM DRAIN PIPES ARE REINFORCED CONCRETE PIPE (RCP CL IV) UNLESS OTHERWISE NOTED. ALL RCP CL IV SHALL CONFORM TO ASTM 361 STANDARDS.
30. THE CONTRACTOR SHALL SAWCUT ALL JOINTS WHERE THE PROPOSED PAVEMENT MEETS THE EXISTING PAVEMENT.
31. IN PREPARATION OF THESE PLANS THE BEST AVAILABLE RECORDS, DEEDS, MAPS, SURVEYS AND AERIAL TOPOGRAPHY HAVE BEEN USED.
32. REFER TO THE GEO–TECHNICAL REPORTS PREPARED BY D.W. KOZERA INC. DATED AUGUST 14, 2017. THE CONTRACTOR SHALL REVIEW AND FULLY UNDERSTAND THE CONTENTS OF THE REPORTS PRIOR TO BIDDING AND BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SUB–SURFACE SOIL CONDITIONS AS PER THE REPORT.
33. AS–BUILT SUBMISSION TO BE PER ANNE ARUNDEL COUNT AS–BUILT REQUIREMENTS.
34. SITE VISIT IS REQUIRED WITH CITY FORESTER, BRIAN ADAMS, TO REVIEW LOD AND DETERMINE WHICH TREES WILL BE SAVED. THIS WAS A CONDITION OF APPROVAL BY THE PLANNING COMMISSION. LOD IS TO PRESERVE AS MANY LARGE TREES AS POSSIBLE.
35. DELINEATION AND STAKEOUT OF LOD MUST BE OVERSEEN BY PROJECT ARBORIST IN CONSULTATION WITH CITY FORESTER TO LIMIT CRITICAL ROOT ZONE DISTURBANCE TO EXISTING TREES TO REMAIN

WATERSHED: SEVERN RIVER



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No.	DATE	ISSUE

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.
Licence No. 15149
Expiration Date: 06/06/25

STATE OF MARYLAND · ERIC J. JOHNSON · No. 15149 · PROFESSIONAL ENGINEER

SEAL

KEY PLAN

PERKINS–EASTMAN
550 West Bell Street
Charlotte, NC 28202
T. +1 704 940 0501
F. +1 704 362 4662

Owner:
THE VILLAGE AT PROVIDENCE POINT
Annapolis MD
National Lutheran Communities & Services

Project Manager/Owners Representative:
ARCH CONSULTANTS LTD
300 Knightsbridge Pkwy, Suite 340
Lincolnshire, IL 60069
Civil / Site:
JOHNSON BERNAT ASSOCIATES, INC.
205 North Frederick Ave, Suite 100
Gaithersburg, MD 20877
Landscape:
MAHAN RYKIEL ASSOCIAITES, INC.
Whitehall Mill 3300 Clipper Mill Road, Suite 200
Baltimore, MD 21211
Structural:
MORABITO CONSULTANTS, INC.
952 Ridgebrook Road, Suite 1700
Sparks, MD 21152
Mechanical & Plumbing:
VETERAN DESIGN & CONSTRUCTION, INC.
5523 Research Park Drive, Suite 110 Baltimore, MD 21228
Electrical:
VETERAN DESIGN & CONSTRUCTION, INC.
5523 Research Park Drive, Suite 110
Baltimore, MD 21228

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

District Manager — Date 4-3-2025
GA — Reviewer — Date 4-3-2025
AASCD# 2022-0362 Pond# ____
GP# GRD24-00047

PROJECT TITLE:
THE VILLAGE AT PROVIDENCE POINT

Annapolis MD

PROJECT No: **44290**

DRAWING TITLE:
TITLE SHEET

SCALE: as shown

C-0.00

GRADING PERMIT
GRD22-0023

March 18, 2025