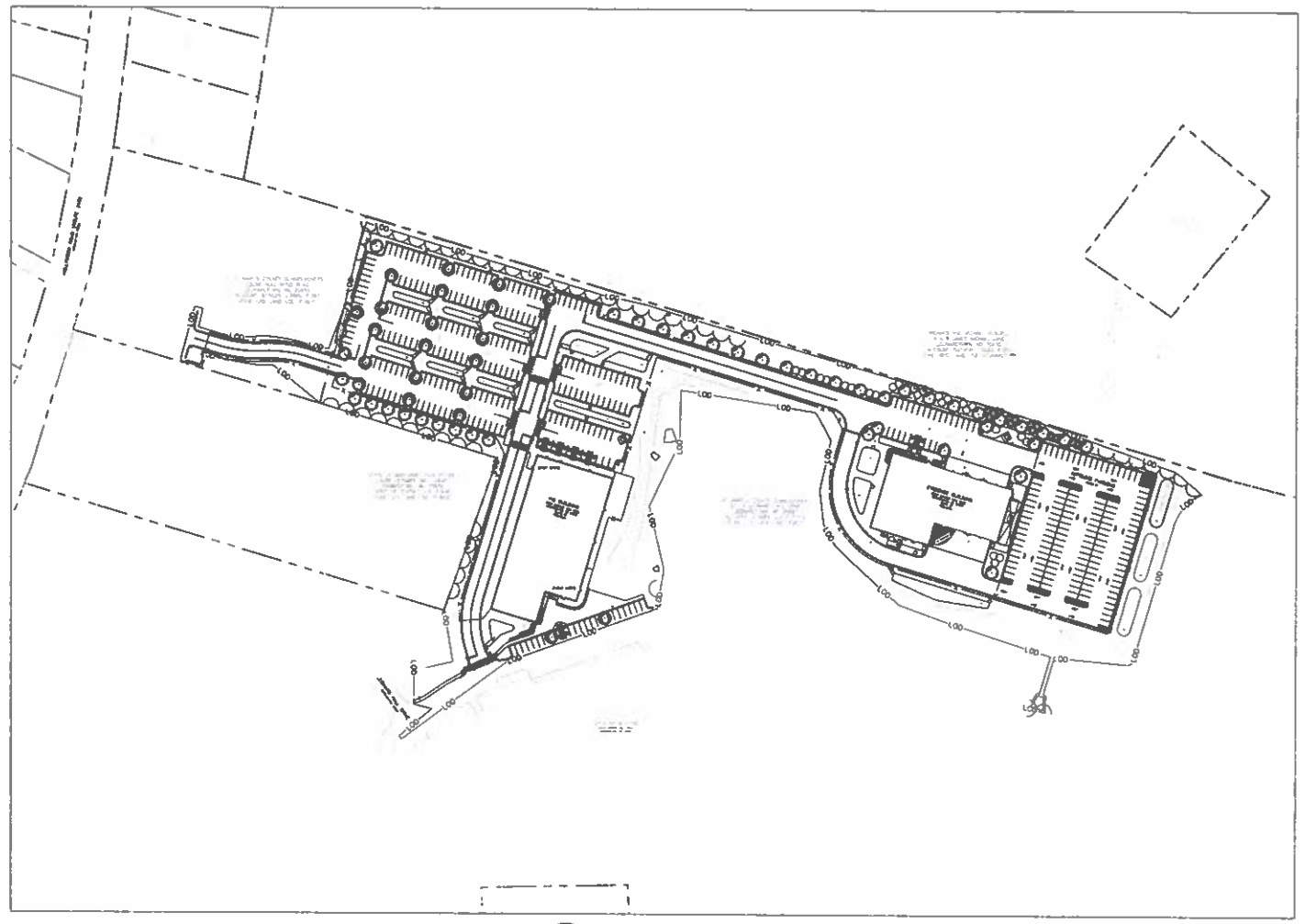
SHERIFF'S EVIDENCE STORAGE BUILDING

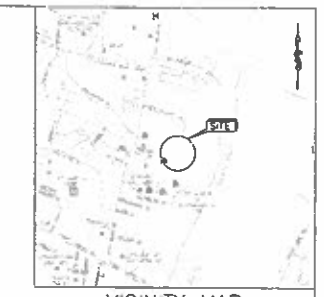
PHASE 1

LEONARDTOWN, MD 20650
ST. MARY'S COUNTY
CONCEPT SITE PLAN
TOWN OF LEONARDTOWN CASE # 03-24
ST. MARY'S COUNTY PROJECT NUMBER: TOWN24-0195

BENCHMARK TABLE			
DESCRIPTION	ELEVATION	NORTHING	EASTING
TRAV 101	107.25	232648.46	1418420.34
TRAV 102	111.07	233064.06	1418340.29
TRAV 103	109.90	233374.81	1418430.19
TRAV 104	101.18	233264.55	1418607.38
TRAV 105	104.96	233170.18	1419105.09
TRAV 106	106.56	233044.89	1419441.21
TRAV 107	96.61	232923.20	1419719.86
TRAV 108	99.20	232601.46	1419599.51
TRAV 109	102.51	232667.68	1419286.32
TRAV 110	85.54	232824.00	1419010.89
TRAV 111	98.46	232756.97	1418783.92
TRAV 112	109.11	233466.60	1418568.57



LOCATION MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=2000'

SITE NOTES

ACCOUNT NUMBER: 1903015084 & 1903015025
OWNER: ST. MARY'S COUNTY COMMISSIONERS
PREMISE ADDRESS: 23115 LEONARD HALL DRIVE & 23250 HOLLYWOOD ROAD, LEONARDTOWN, MD 20650
MAILING ADDRESS: PO BOX 653, LEONARDTOWN, MD 20650
BUILDING ADDRESS: EVIDENCE BUILDING 23276 LEONARD HALL DRIVE, LEONARDTOWN, MD 20650
HEADQUARTERS (HQ) BUILDING 23190 LEONARD HALL DRIVE, LEONARDTOWN, MD 20650

DISTRICT: 03
SITE AREA: 85.38 & 2.75 ACRES PER SDAT INFO
TAX MAP/GRID: 0127/0005 & 0121/0023
PARCEL: 0503 & 0044
LIBER/FOLIO: 00213/00110 & 03685/00392
NEIGHBORHOOD: 30000.19
WATER DESIGNATION: PUBLIC
SEWER DESIGNATION: PUBLIC
ZONING: INSTITUTIONAL/OFFICE DISTRICT (I/O)
LAND USE: PUBLIC LANDS
SOILS: BIA, BB2, CHB2, CrD3, MnA, SmC3
UNITS OF DISTURBANCE: 10.378 AC (452,046 SF)
LOTS IN LAYOUT SHOWN: 2
SETBACK REQUIREMENTS: 20'
LANDSCAPE BUFFER: 10'

- THE SITE DOES NOT LIE IN AN AREA OF FLOOD HAZARD PER FEMA MAP No 24037C0167F, EFFECTIVE 11-19-2014
- THE SITE IS LOCATED WITHIN THE BRETON BAY WATERSHED (02140104) THAT FLOWS TO THE LOWER POTOMAC RIVER (02140104 0720).
- WATER AND SEWER CATEGORIES ARE W-1 & S-1. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. THIS SUBDIVISION IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN
- TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD VERIFIED BY ACI TECHNOLOGIES, INC ON OR ABOUT APRIL 2022

PROPOSED PARKING:
EVIDENCE BUILDING
PRIVATE ACCESS:
REGULAR: 24 SPACES
ADA CAR: 1 SPACE
ADA VAN: 1 SPACE
IMPOUND PARKING:
REGULAR: 133 SPACES
HQ BUILDING
PUBLIC ACCESS
REGULAR: 20 SPACES
ADA CAR: 1 SPACE
ADA VAN: 1 SPACE
PRIVATE ACCESS
REGULAR: 214 SPACES
ADA CAR: 5 SPACES
ADA VAN: 3 SPACES

WEEKDAY PEAK HOUR TRIPS GENERATED
EVIDENCE BUILDING (INDUSTRIAL):
AM TRIPS: 22 ENTRY, (4) EXIT
PM TRIPS: 4 ENTRY, (19) EXIT
HQ BUILDING (OFFICE):
AM TRIPS: 117 ENTRY, (95) EXIT
PM TRIPS: 79 ENTRY, (104) EXIT
NOTE: SUBJECT TO CHANGE UPON COMPLETION OF TRAFFIC STUDY AT A LATER DATE

NOTE TO CONTRACTORS:
1) EROSION AND SEDIMENT CONTROLS SHALL BE STRICTLY ENFORCED
2) WATER, SEWER, AND STORMWATER MANAGEMENT CONSTRUCTION SHALL BE STRICTLY ENFORCED

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

STABILIZATION NOTE

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.1.08 G REGULATIONS BY JANUARY 8, 2013, REGARDLESS OF WHEN A EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTRIBUTION, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN THREE(3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND SEVEN(7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

UTILITY CONSTRUCTION NOTE

ALL TRENCHES OR HOLES CREATED FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED, AND STABILIZED AT THE END OF EACH WORK DAY. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH OR HOLE. NO MORE TRENCH OR HOLE SHALL BE OPENED THAN CAN BE STABILIZED THE SAME DAY. IF ANY AREA MUST BE LEFT UNSTABILIZED OVERNIGHT, SILT FENCE WILL BE PLACED IMMEDIATELY DOWNSTREAM OF ALL DISTURBED AREAS AND STOCKPILES, AND APPROPRIATE SAFETY MEASURES WILL BE INSTALLED AS REQUIRED.

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 OR GRADING AT: (410) 537-3510 OR MDE, SEDIMENT AND STORMWATER ADMIN, 1800 WASHINGTON BOULEVARD, BALTIMORE MD 21230-1708.

CONSULTANTS CERTIFICATION

"I CERTIFY THAT THIS CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN REPRESENTS ALL SIGNIFICANT NATURAL RESOURCES BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVIEW AGENCIES. I HAVE REVIEWED THIS CONCEPT PLAN WITH THE OWNER/DEVELOPER."

SIGNATURE: MD LICENSE #: 19903
PRINT NAME: DAVID DEE, JR., PE DATE: 10/17/2024
COMPANY NAME: ACI TECHNOLOGIES, INC PHONE NUMBER: (410) 792-8086
ADDRESS: 11830 WEST MARKET PLACE, SUITE F, FULTON, MD 20759

OWNER'S/DEVELOPER'S CERTIFICATION

"ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE WILL BE DONE PURSUANT TO THIS PLAN AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

SIGNATURE: DATE: 10/17/2024
PRINT NAME: JAMES GOTSCH, PE TITLE: DIRECTOR
PHONE: (301) 475-4200 ext. 3510

GRAPHIC SCALE
100 50 0 100 200
SCALE: 1"=100'

PLANS REVIEWED
NOV 7 2024
APPROVED / MAB

Concept Drawings approved by Leonardtown Planning reviewer 11/07/2024 M. Bailey

REVISIONS

Owner:
St. Mary's County Government, Office of Procurement
2nd Floor Chesapeake Building
41770 Baldridge Street,
Leonardtown, MD 20650
(301) 475-4200

Structural Engineer:
Structile Consultants
3041 Belgrade Road, Suite 1700
Carlisle, PA 17013
(717) 697-0377

Mechanical/Electrical/Plumbing Engineer:
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11830 West Market Place, Suite F
Fulton, MD 20759
(410) 792-8086

Civil Engineer:
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11830 West Market Place, Suite F
Fulton, MD 20759
(410) 792-8086

Law Enforcement Consultant:
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Bloomfield Hills, MI 48302
(248) 610-0000

St. Mary's County

Sheriff's Evidence Storage Building

23276 Leonard Hall Drive
Leonardtown, MD 20650

Phase 1

MORGAN DESIGN GROUP
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SEAL

STATE OF MARYLAND
DAVID DEE, JR.
19903
PROFESSIONAL ENGINEER

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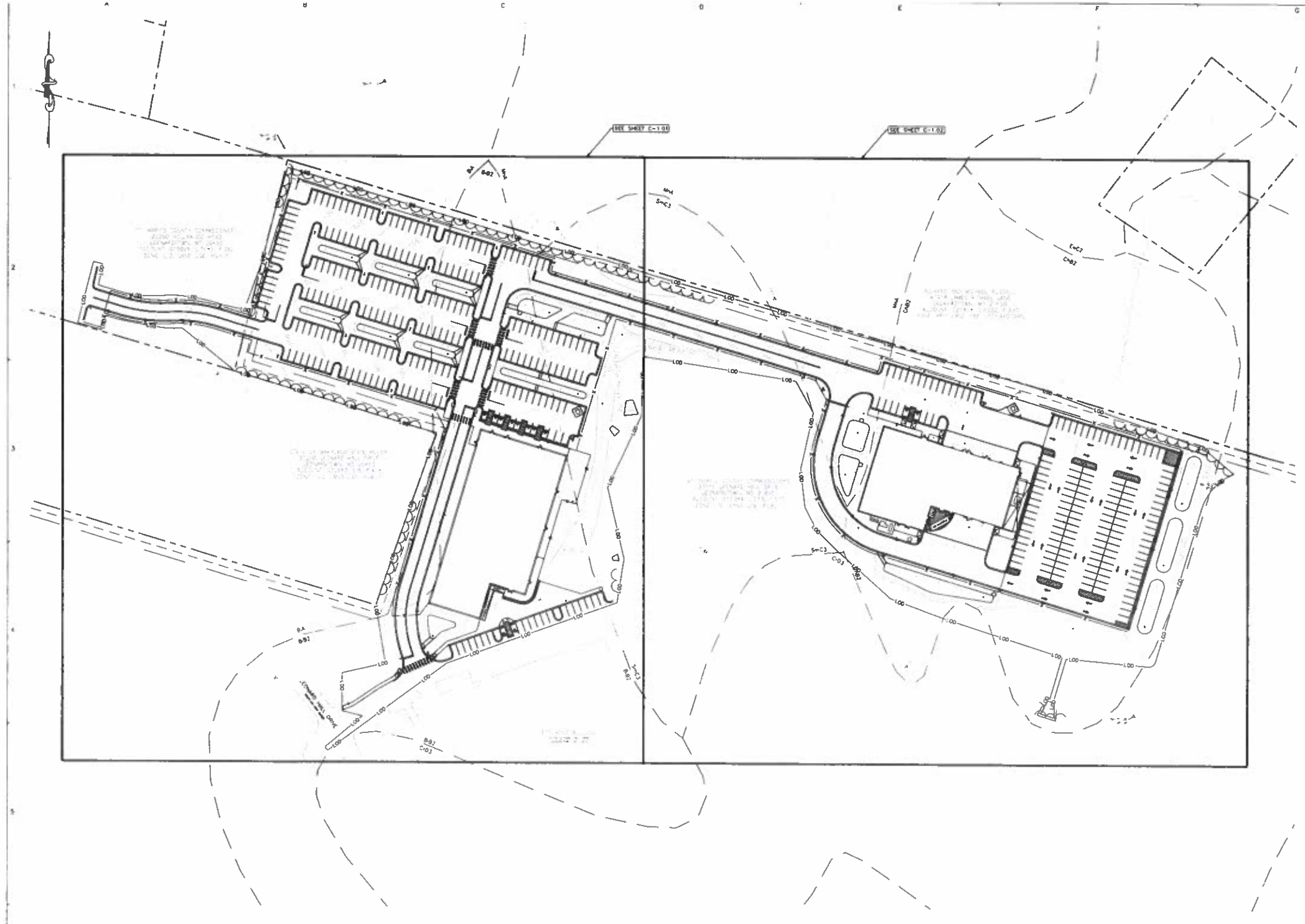
DESIGN	AJO
DRAWN	AJO
APPROVED	DDD
SCALE	1"=100'
DATE	10/17/2024
CAD FILE	
PROJECT NO	222280739

DRAWING TITLE

COVER SHEET



VICINITY MAP
SCALE 1"=2000'

REVISIONS

Owner:
St. Mary's County Government, Office of Procurement
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41770 Baldridge Street
Leonardtown, MD 20650
(301) 475-4200

Structural Engineer:
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(410) 667-2377

Mechanical/Electrical/Plumbing Engineer:
SCI Technologies, Inc
11200 Veit Market Place, Suite F
Fulton, MD 20759
(410) 792-9000

Civil Engineer:
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11200 Veit Market Place, Suite F
Fulton, MD 20759
(410) 792-9000

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St. Mary's County

Sheriff's Evidence Storage Building

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Phase 1

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DESIGN	AJD
DRAWN	AJD
APPROVED	DDD
SCALE	1"=60'
DATE	10/17/2024
CAD FILE	
PROJECT NO.	272200739

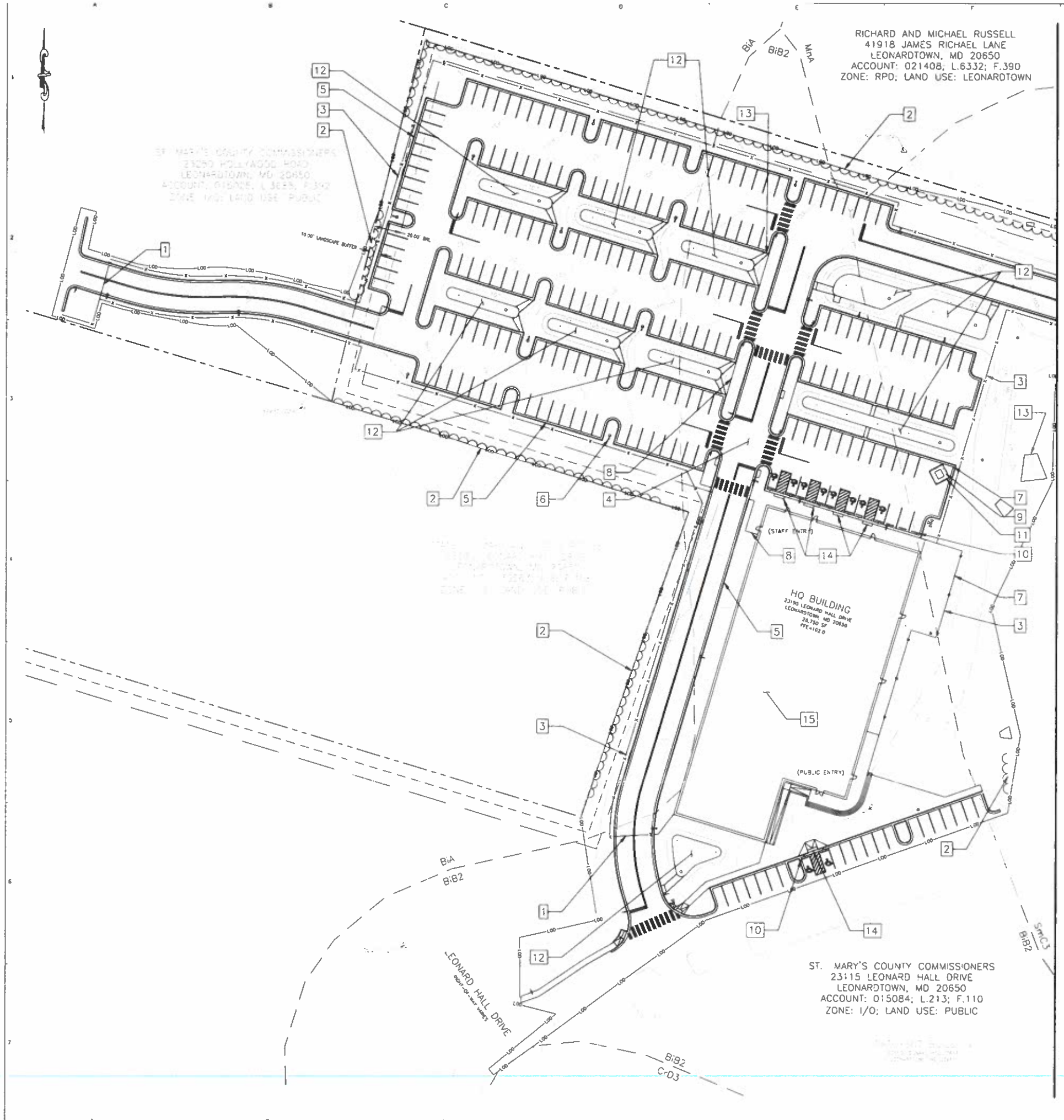
DRAWING TITLE

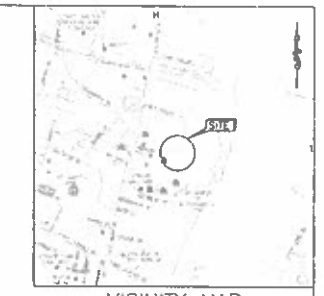
SITE PLAN OVERALL

GRAPHIC SCALE
60 30 0 60 120
SCALE 1"=60'

C-1.00

TOWN OF LEONARDTOWN CASE # 03-24





VICINITY MAP
SCALE: 1"=2000'

KEYNOTES

1. PROPOSED SECURE GATE ENTRANCE TO BE CANTILEVERED ACCESS ALPHA GATE WITH KINETIC GATE OPERATOR AND ANTI-CLIMB SPIKES (MODEL # 30/8), MANUFACTURED BY WALLACE PERIMETER SECURITY, OR APPROVED EQUIVALENT
2. PROPOSED TREE LINE (SEE SHEET C-1.02 FOR TREE CLEARING LIMITS)
3. PROPOSED 8' TALL SECURE FENCE TO BE AMERISTAR EXODUS EGRESS GATE, MANUFACTURED BY AMERISTAR PERIMETER SECURITY IN TULSA, OKLAHOMA, OR APPROVED EQUIVALENT
4. PROPOSED HEAVY DUTY BITUMINOUS ASPHALT PAVING (TYP)
5. PROPOSED CURB AND GUTTER (TYP)
6. PROPOSED SITE LIGHTING FIXTURES TO BE MCGRAW-EDISON GALN GALLEON II (MODEL # PS500052EN), MANUFACTURED BY COOPER LIGHTING SOLUTIONS, OR APPROVED EQUIVALENT (TYP)
7. PROPOSED CONCRETE DOCK/DOLLY STRIP (CONCRETE PAD)
8. PROPOSED SIDEWALK (TYP)
9. PROPOSED BOLLARDS (TYP)
10. PROPOSED WHEEL STOP (TYP)
11. PROPOSED DUMPSTER ENCLOSURE TO BE SINGLE DUMPSTER ENCLOSURE MANUFACTURED BY CITYSPACES ARCHITECTURAL INNOVATIONS, OR APPROVED EQUIVALENT
12. PROPOSED MICRO-BIORETENTION FACILITY
13. PROPOSED RIP-RAP (TYP)
14. PROPOSED ADA ACCESS RAMP
15. PROPOSED HQ BUILDING

GRAPHIC SCALE
30 15 0 30 60
SCALE: 1"=30'

REVISIONS

Owner:
St. Mary's County Government, Office of Procurement
2nd Floor Chesapeake Building
41770 Baldridge Street
Leonardtown, MD 20650
(301) 475-4200

Structural Engineer:
Versklite Consultants
963 Ridgebrook Road, Suite 1700
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11820 West Market Place, Suite F
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Lpr Enforcement Consultant:
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3700 S. Telegraph Rd.
Bloomfield Hills, MI 48302
(248) 415-0000

St. Mary's County

Sheriff's Evidence Storage Building

23276 Leonard Hall Drive
Leonardtown, MD 20650

Phase 1

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SEAL

STATE OF MARYLAND
DAVID D. DEVILBISS
12903
PROFESSIONAL ENGINEER

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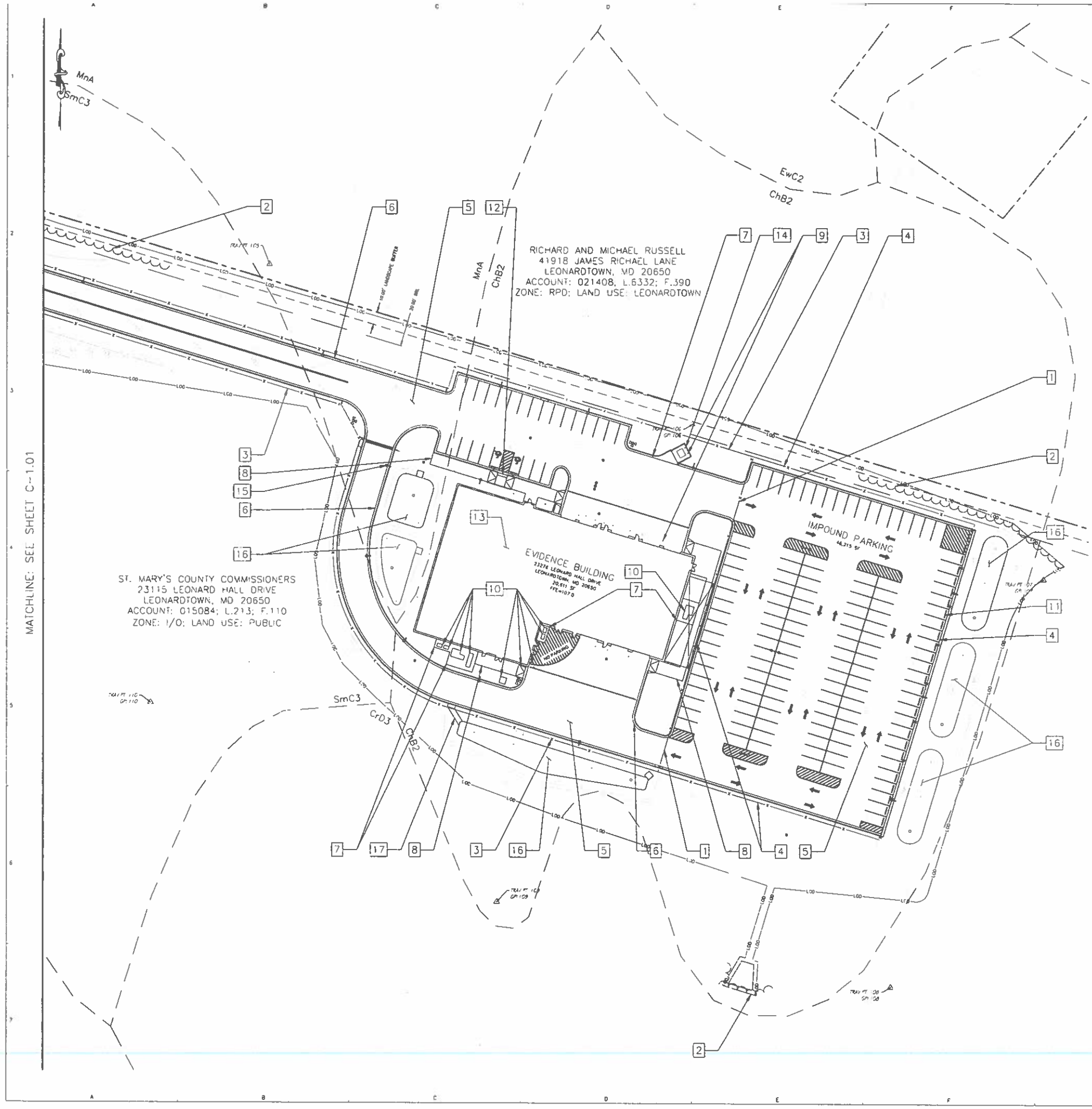
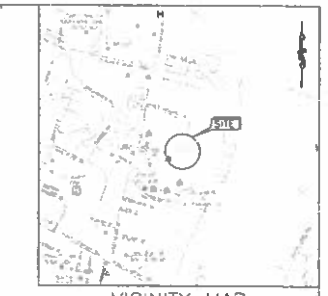
DESIGN	AJD
DRAWN	AJD
APPROVED	DDD
SCALE	1"=30'
DATE	10/17/2024
CAD FILE	
PROJECT NO.	272200739
DRAWING TITLE	

SITE PLAN - WEST

C-1.01

TOWN OF LEONARDTOWN CASE # 03-24





VICINITY MAP
SCALE: 1"=2000'

KEYNOTES

1. PROPOSED 12' TALL SECURE GATE ENTRANCE TO IMPOUND LOT TO BE CANTILEVERED ACCESS ALPHA GATE WITH KINETIC GATE OPERATOR AND ANTI-CLIMB SPIKES (MODEL # 30/8), MANUFACTURED BY WALLACE PERIMETER SECURITY, OR APPROVED EQUIVALENT
2. PROPOSED TREE LINE (SEE SHEET C-0.02 FOR TREE CLEARING LIMITS)
3. PROPOSED 8' TALL SECURE FENCE TO BE AMERISTAR EXODUS EGRESS GATE, MANUFACTURED BY AMERISTAR PERIMETER SECURITY IN TULSA, OKLAHOMA, OR APPROVED EQUIVALENT
4. PROPOSED 12' TALL SECURE FENCE SURROUNDING IMPOUND LOT TO BE 9-GAUGE GALVANIZED WITH VINYL PRIVACY SLATS AND ANTI-CLIMB SPIKES, OR APPROVED EQUIVALENT
5. PROPOSED HEAVY DUTY BITUMINOUS ASPHALT PAVING (TYP)
6. PROPOSED CURB AND GUTTER (TYP)
7. PROPOSED CONCRETE DOCK/DOLLY STRIP (CONCRETE PAD) (TYP)
8. PROPOSED SIDEWALK (TYP)
9. PROPOSED BOLLARDS (TYP)
10. PROPOSED MEP EQUIPMENT
11. PROPOSED WHEEL STOP (TYP)
12. PROPOSED ADA ACCESS RAMP
13. PROPOSED EVIDENCE BUILDING
14. PROPOSED DUMPSTER ENCLOSURE TO BE SINGLE DUMPSTER ENCLOSURE MANUFACTURED BY CITYSPACES ARCHITECTURAL INNOVATIONS, OR APPROVED EQUIVALENT
15. PROPOSED SITE LIGHTING FIXTURES TO BE MCGRAW-EDISON GALN GALLEON II (MODEL # PS500053EW), MANUFACTURED BY COOPER LIGHTING SOLUTIONS, OR APPROVED EQUIVALENT (TYP)
16. PROPOSED MICRO-BIORETENTION FACILITY
17. PROPOSED RIP-RAP (TYP)

REVISIONS

Owner:
St. Mary's County Government, Office of Procurement
2nd Floor Chesapeake Building
41770 Baldridge Street
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DESIGN	AJD
DRAWN	AJD
APPROVED	DDD
SCALE	1"=30'
DATE	10/17/2024
CAD FILE	
PROJECT NO	272200739

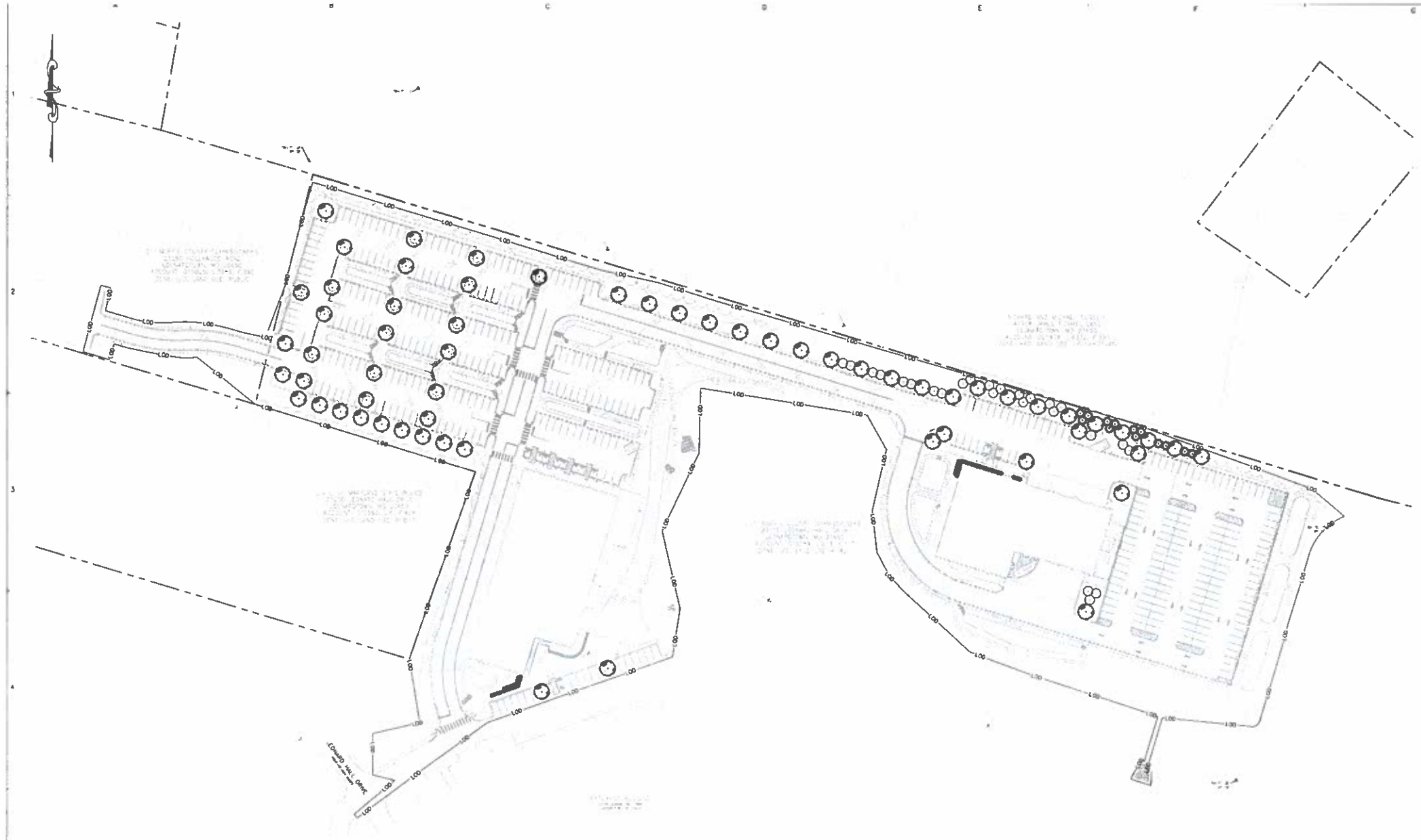
DRAWING TITLE

SITE PLAN - EAST

 CONCEPT SITE PLAN

C-1.02

TOWN OF LEONARDTOWN CASE # 03-24



VICINITY MAP
SCALE: 1"=2000'

LANDSCAPE NOTES

LANDSCAPING REQUIREMENTS:

BUFFERING:	BETWEEN I/O AND PUDW USES
INTERIOR STREETS	1 TREE PER 40 LINEAR FEET
PARKING LOTS	1 TREE PER 5 SPACES (MINIMUM 10% OF PARKING FACILITY SHOULD BE LANDSCAPED)

QUANTITY:

CANOPY TREES:	61
ORNAMENTAL TREES:	25
EVERGREEN TREES:	13
SHRUBS	47

PLANT OPTIONS:

CANOPY TREES:
- BETULA NIGRA – RIVERBIRCH
- GLEDITSIA TRIACANTHOS – HONEYLOCUST (THORNLESS VARIETY)
- QUERCUS PHELLOS – WILLOW OAK
- TILIA CORDATA – LITTLE LEAF LINDEN

ORNAMENTAL TREES:
- AMELANCHIER CANADENSIS – SERVICEBERRY
- CERCIS CANADENSIS – EASTERN REDBUD
- CORNUS FLORIDA – FLOWERING DOGWOOD

EVERGREEN TREES:
- ILEX OPACA – AMERICAN HOLLY
- JUNIPERUS VIRGINIANA – EASTERN RED CEDAR
- PINUS STROBUS – EASTERN WHITE PINE
- THUJA OCCIDENTALIS – ARBORVITAE

SHRUBS:
- CALLICARPA AMERICANA – AMERICAN BEAUTYBERRY
- CLETHRA ALNIFOLIA – SWEET PEPPERBUSH (DWARF VARIETY)
- ILEX GLABRA – INKBERRY
- VIBURNUM DENTATUM – SOUTHERN ARROWWOOD VIBURNUM

MICRO-BIORETENTION FACILITIES:
- CAREX STRICTA – TUSSOCK SEDGE
- CHASMANTHIUM LATIFOLIUM – NORTHERN SEA OATS
- ECHINACEA PURPURIEA – PURPLE CONEFLOWER
- EUPATORIUM FISTULOSUM – JOE PYE WEED
- LOBELIA CARDINALIS – CARDINAL FLOWER
- JUNCUS TENUIS – LESSER POVERTY RUSH
- PANICUM VIRGATUM – SWITCHGRASS
- RUDBECKIA HIRTA – BLACK-EYED SUSAN
- VERBENA HASTATA – BLUE VERVAIN
- VERNONIA NOVEBORACENSIS – NEW YORK IRONWEED

SITE LANDSCAPING DESIGNATION AND MICRO-BIORETENTION LAYOUTS AND SCHEDULES WILL BE INCLUDED WITH AN ASSORTMENT OF THE ABOVE PLANTING OPTIONS AT A LATER SUBMISSION

GRAPHIC SCALE
80 30 0 60 120
SCALE: 1"=60'

REVISIONS

Owner:
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41770 Baldridge Street
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[illegible]
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SEAL

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DESIGN	AAW
DRAWN	AAW/AJD
APPROVED	BC
SCALE	1"=60'
DATE	10/17/2024
CAD FILE	
PROJECT NO.	272200739

DRAWING TITLE

LANDSCAPE PLAN

C-5.00

TOWN OF LEONARDTOWN CASE # 03-24