

GEOTECHNICAL BASELINE REPORT

St. Mary's County Sport Complex Geotechnical Baseline Report St. Mary's County, Maryland

Prepared For:

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1.0 INTRODUCTION

1.1 Location

The site is located at 22405 Johnson Pond Road, California, Maryland. The site is currently undeveloped and lightly forested. Refer to Figure 1 for the Project Location Map and to Figure 2 for the Topographic Map.

1.2 Project Description

It is understood that this study will be used in conjunction with other studies to investigate the potential development of a new sports complex located in St. Mary's County, Maryland.

1.3 Purpose and Scope

The purpose of this report is to provide geological-related information for the potential new sports complex located in St. Mary's County, Maryland. As part of this project, N&W has completed the following tasks:

- Researched the available published soil and geologic information.
- Conducted a field reconnaissance of the project site to visually identify any surface features that may have an impact on the proposed structure and approach roadways.
- Prepared this report to document the data collected.

2.0 PROPOSED CONSTRUCTION

The proposed development scheme was not finalized at the time this report was issued. The preliminary site plans and site program are included in Appendix A of this report. It is proposed for the total site area to be 254.9 acres. It is proposed that there will be four construction pads, Pad A through D. Pad A is proposed to be 5.0 acres, Pad B is proposed to be 18.0 acres, Pad C is proposed to be 18.8 acres, and Pad D is proposed to be 32.0 acres. There will be 5.2 acres of roadways and infrastructure and 175.9 acres of undisturbed area. It is proposed that the total indoor facilities, parking and accessory areas will be 7.8 acres. It is proposed that the total outdoor facilities, parking, and accessory areas will be a total of 62.9 acres.

3.0 INFORMATION SEARCH AND FINDINGS

3.1 Physiographic Location

The project is located in the West Shore Uplands Region of the Atlantic Coastal Plain Province. The section is bounded to west and south by the Potomac Estuary and lowlands. Topographic change marks the northern and eastern boundaries. The landforms are described as relatively flat upland surface comprised of alluvial plains and fluvial-estuarine terraces that occupy the higher elevations of southern Maryland. The underlying soils consist mainly sands and gravels of early to late Pliocene Age. The drainage pattern is dendritic. The elevations in this section typically range from 60 ft to 300 feet. The underlying bedrock types for this section include gneiss, schist, and other metamorphic rocks. The geologic structure consists of folded and faulted rocks. Refer to Figure 3 for the Physiographic Location Map.

3.2 Soils

3.2.1 United States Department of Agriculture (USDA) Soil Description

According to the USDA Soil Survey of St. Mary's County, the primary soil types at the project location are Caroline Silt loam, 5 to 10 percent slopes, severely eroded (CaC3), Beltsville Silt loam, 2 to 5 percent slopes, moderately eroded (BlB2), and Beltsville silt loam, 5 to 10 percent slopes, severely eroded (BlC3).

The Caroline silt loam, 5 to 10 percent slopes, severely eroded (CaC3) consists of silt loam, clay loam, and clay. The material has a runoff class of medium and a drainage class of moderately well drained. The Beltsville silt loam, 2 to 5 percent slopes, moderately eroded (BlB2) consists of silt loam, loam, and sandy clay loam. The material has a runoff class of medium and a drainage class of moderately well drained. The Beltsville silt loam, 5 to 10 percent slopes, severely eroded (BlC3) consists of silt loam, loam, and sand clay loam. The material has a runoff class of high and a drainage class of moderately well drained. The land is primarily forested, with some areas used as private residences.

3.3 Bedrock Geology

According to the "Bedrock Geology Map of Maryland," 1968, the site is underlain by the Upland Deposits (Western Shore) Formation (QTu). The St. Mary's Formation (Ts). Refer to Figure 4 for the Geologic Map.

The Upland Deposits (Western Shore) (Qtu) formation consists of gravel and sand that is commonly orange-brown and locally limonite-cemented. The St. Mary's Formation (Ts) consists of greenish-blue to yellow very fine-grained to fine grained sandy clays and fine grained sand.

3.4 Geohazards

3.4.1 Acid Bearing Soils

There are no available maps of acid bearing soils publicly available. Soil samples should be tested for corrosivity in this area. Acid bearing soils have the potential to be corrosive to steel and concrete. If soils are found to be corrosive, corrosion protection should be included in design plans.

3.4.2 Karst

Based on a review of the "Map showing the distribution of carbonate rocks in Maryland" published by the Maryland Geological Survey, the project site is not located in area underlain by karst-prone limestone and dolomite bedrock. As such, karst is not considered to be an issue for the proposed construction.

3.4.3 Landslides

According to the 1988 "Map Showing Landslide Susceptibility in Maryland", the project site is located in an area susceptible to moderate to severe landslides. According to the USGS U.S Landslide Inventory and Susceptibility interactive GIS map, the project site is located in an area of possible to probable landslides. No landslides have recently been mapped in the area. There were no landslide features observed during site reconnaissance.

3.4.4 Seismic Considerations

According to the 2014 Seismic Hazard Map- Maryland, the project area has a 6-10% seismic hazard 2% in 50 years. According to the Maryland Geologic Survey, there has not been an earthquake in the vicinity to the Project site since 1758.

3.4.5 Flood and Scour

According to information found in Maryland's Environmental Resource and Land Information Network (MERLIN), the project site is not located within a FEMA Flood Zone. The project site is located adjacent to areas that are located in FEMA Flood Zone AE. Previous scour records were not found in relation to the project area.

3.5 Environmental Concerns

3.5.1 Wetlands

According to information found in MERLIN, there are wetlands within the project site boundaries. The wetlands are mapped along St. Mary's River which runs through the site. Potential wetlands were noted during field reconnaissance where the river was located. Other potential wetlands were not observed away from the river.

3.5.2 Water Wells

According to the United States Geological Society (USGS), St. Mary's County has three monitoring wells that are monitored by the USGS. None of the wells are located near the proposed project site. The Maryland Geological Survey has eighteen aquifer monitoring wells in St. Mary's County. The closest well is approximately 2 miles away from the project site.

3.6 Economic Considerations

3.6.1 Oil and Gas Wells

There is no Marcellus shale mapped in the area of the site, or any active gas wells.

3.6.2 Mining

According to the Maryland Department of the Environment "2018 Coal Mines" Map, the project is not situated over a bituminous or anthracite coal deposit. According to the Maryland Department of the Environment "2019 Maryland Mine Sites", the site is not located on or near a surface mine. The closest surface mine is located approximately 3 miles from the site.

3.7 Aerial Photograph Review

Aerial photos from 1985, 1993, 1998, 2005, 2007, 2009, 2011, 2015 and present day were reviewed for this site to assess the changes that occurred in the vicinity of the site over time. Historic aerial photographs were obtained from MERLIN. More recent aerial photographs were obtained from Google Earth to compare existing conditions to past conditions. The photos show that the site looked very similar over time as it does today. Primary features depicted in the photos include agricultural fields, and forested areas.

3.8 Utility Considerations

Overhead communication lines run from Route 4 (St. Andrew's Church Road) to the entrance to the site. There is a large electricity right-of-way that runs through the site. The right-of way is located between Pad B and Pad C. A cable box was located within the location for Pad C, there was no indication of where the cables led too.

4.0 FIELD RECONNAISSANCE

A site reconnaissance was performed by N&W personnel on January 29, 2025. The intent of this visit was to provide a preliminary evaluation of the soils and geologic conditions as well as general observations. Photographs depicting the general site conditions and specific features noted during the field reconnaissance are attached as Appendix B of this report along with a photograph location plan.

The proposed site is located in a rural/suburban area. The site is located on Johnson Pond Lane, which is a lightly-traveled unpaved road. The closest main road to the site is Maryland Route 4 (St. Andrew's Church Road). Route 4 is moderately busy and lined with residential homes, with a large shopping center located approximately 2 miles away. The site is lightly forested with a dirt road running throughout. The forested area mainly consists of conifer trees with some deciduous trees. During the field reconnaissance, a hunting shelter was noted along with multiple private property signs, indicating that hunting takes place in the area.

The St. Mary's River runs north to south within the site boundaries. The mouth of the river is located at the Potomac River. There is a gravel access road crossing the river.

No rock outcrops were noted during the site visit.

5.0 RECOMMENDED GEOTECHNICAL INVESTIGATION

N&W recommends that a geotechnical investigation be performed at this site to investigate the subsurface conditions within the proposed development areas, and to develop geotechnical recommendations for the design and construction of proposed structures, pavements, and fields. N&W recommends that the geotechnical investigation include the following:

- Minimum one structure boring every 5,000 square feet, or at least one per proposed building. Minimum one structure boring every 50 feet for proposed retaining walls. Structure borings to be advanced to a depth of 30 feet, with Standard Penetration Test (SPT) sampling
- Minimum one pavement boring every 100 feet along roadways, and one every 10,000 square feet in parking area. Pavement borings to be advanced to a depth of 10 feet below proposed subgrade elevation.
- Minimum one turf field boring every 10,000 square feet of field, to a depth of 10 feet below proposed subgrade elevation, with SPT sampling.
- Shelby tube samples should be taken of compressible fine-grained soils within structure areas and areas with significant proposed fills.

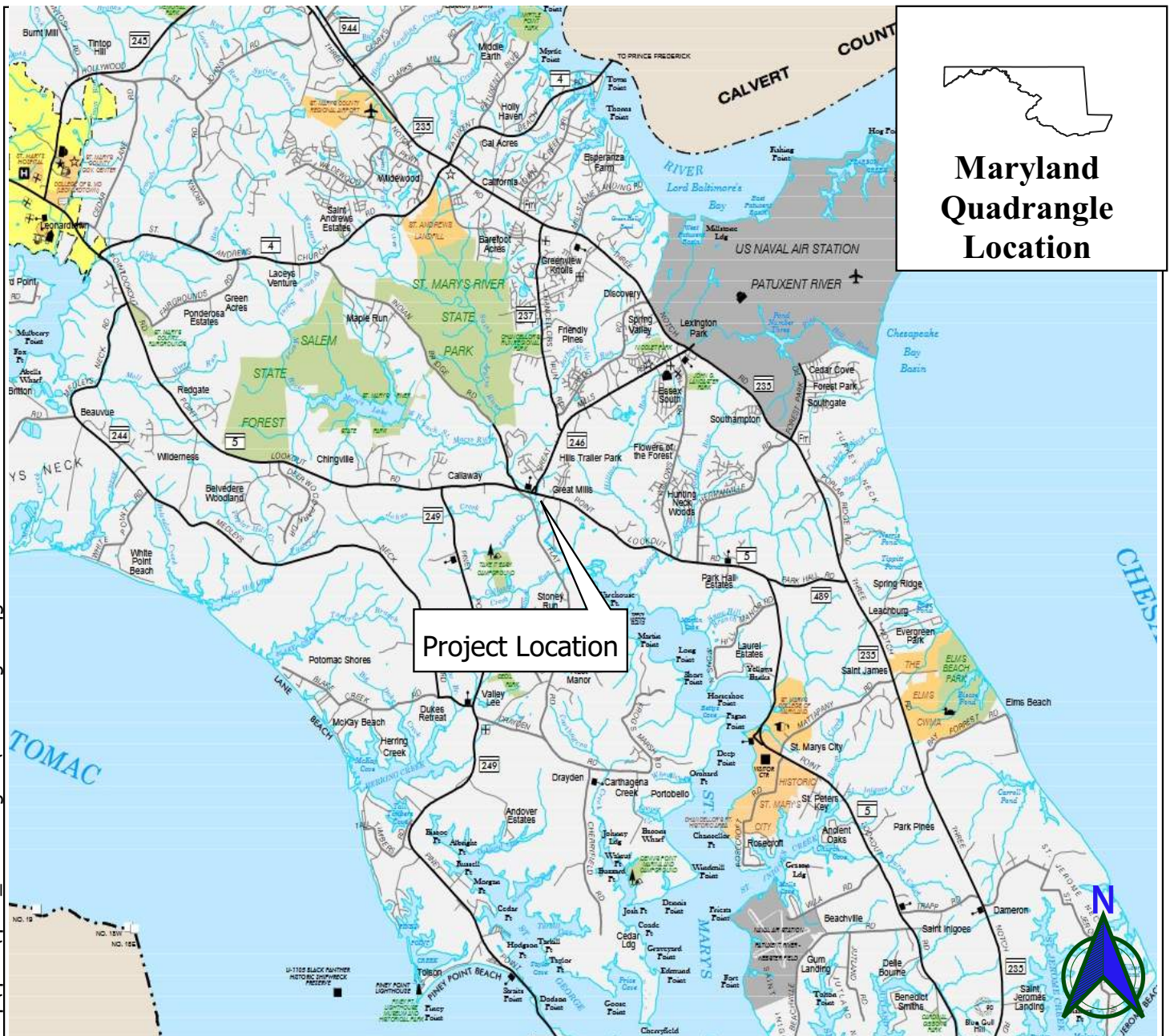
- Test borings or test pits, and Infiltration testing in accordance with Maryland Department of the Environment Stormwater Management Program, Appendix D.1, Testing Requirements for Infiltration, Bioretention, and Sand Filter Subsoils.
- A laboratory testing program including, USCS and USDA soil classification, CBR testing, corrosivity testing, consolidation testing, and triaxial strength testing, as required to develop the geotechnical recommendations.
- Preparation of a geotechnical engineering report for the project.

5.0 REFERENCES

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- Maryland Department of the Environment “2018 Coal Mines” Map, 2018
- Maryland Department of the Environment “2019 Maryland Mine Sites”, 2019
- Topographic Map, United States Geological Survey (U.S.G.S.) Topographic Maps (DRG) for Maryland 7.5-Minute Series, Hollywood Quadrangle, 2023.
- United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey (<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>), January 31, 2025.
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St. Mary's County Sport Complex
Geotechnical Baseline Report
St. Mary's County, Maryland

Figures



Project Location Map

St. Mary's County Sports Complex
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Figure

1

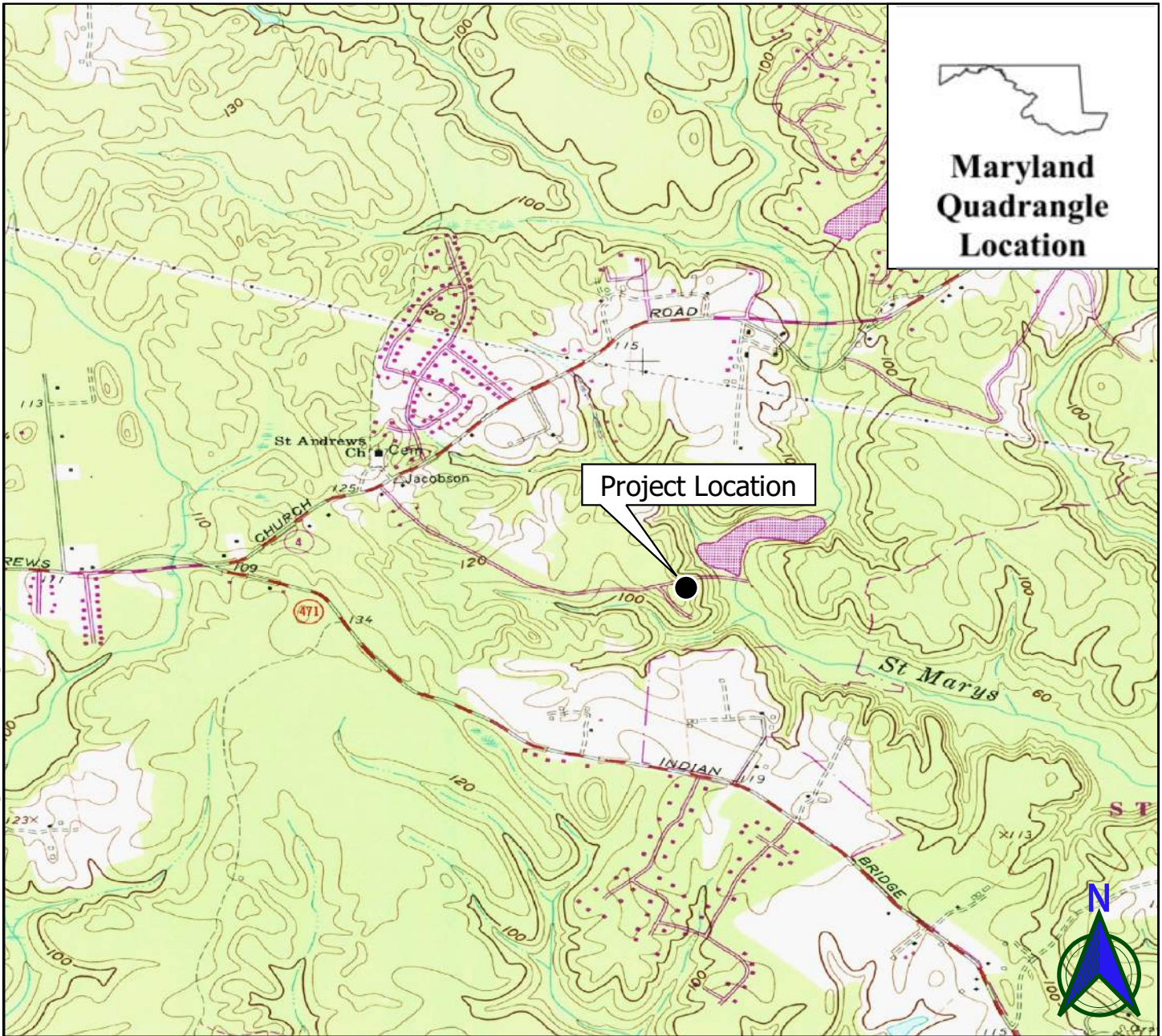
Source: General Highway Map for St. Mary's County, Maryland
Department of Transportation

Scale:
1:86,720



Navarro & Wright Consulting Engineers, Inc.
151 Reno Avenue, New Cumberland, PA 17070
(717) 441-2216 (Telephone) (717) 441-6408 (Fax)

Date:
12/06/2024



Topographic Map

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Figure
2

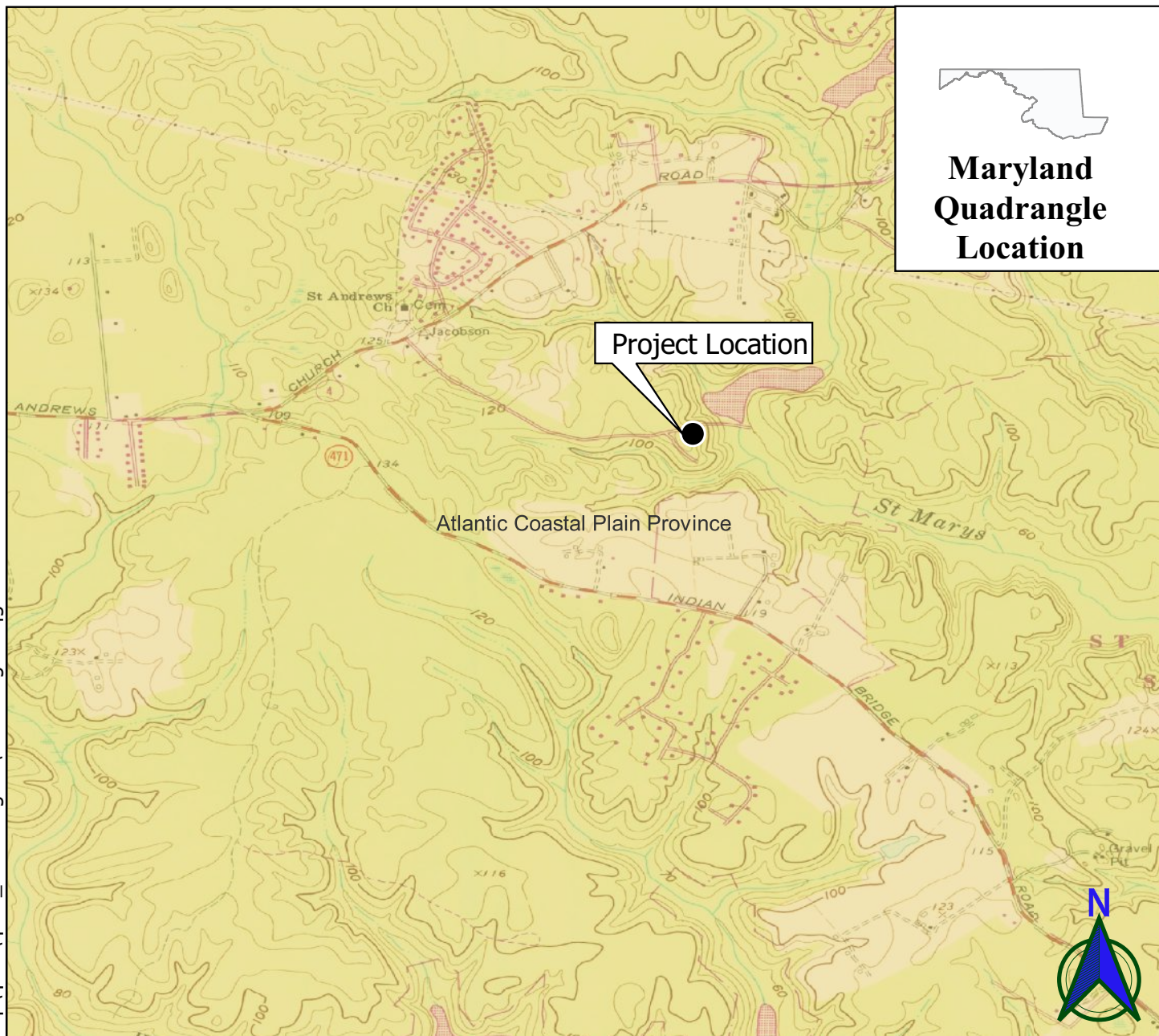
Source: Topographic Map, United States Geological Survey (U.S.G.S.)
Topographic Maps (DRG) for Maryland 1:24,000-UTM, 1996

Scale:
1:15,000



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12/09/2024



Physiographic Location Map

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Figure
3

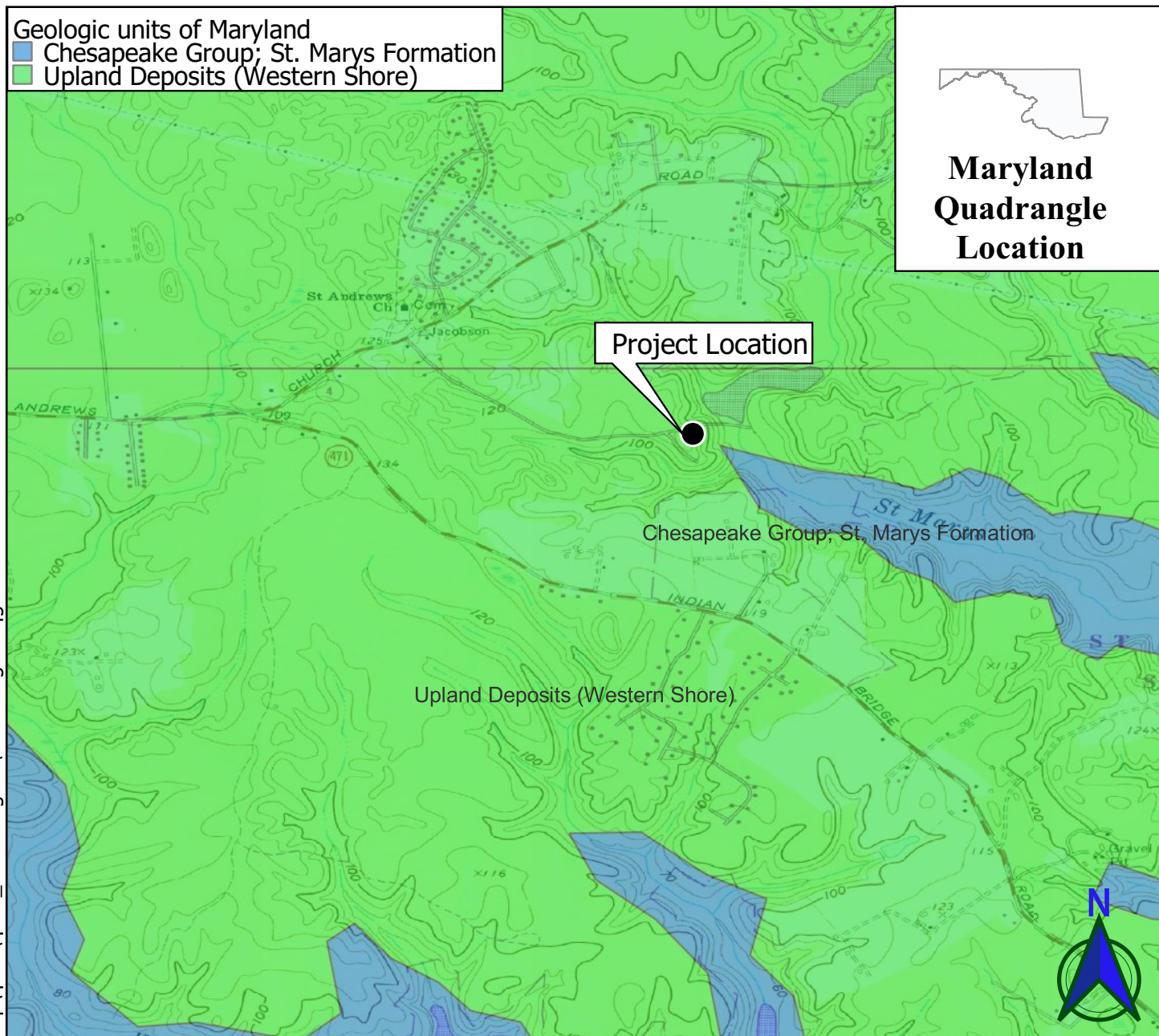
Source: Source: Topographic Map, United States Geological Survey
(U.S.G.S.)
Geologic map of Maryland, Maryland Geological Survey

Scale:
1:16,000



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Date:
02/03/2025



Geologic Map

St. Mary's County Sport Complex
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Figure

4

Source: Source: Topographic Map, United States Geological Survey
(U.S.G.S.)

Geologic map of Maryland, Maryland Geological Survey

Scale:

1:16,000



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Date:

02/03/2025

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Appendix A
Preliminary Site Plans and Site Program



ARCHITECTURE + MASTER PLANNING
8098 SANDPIPER CIRCLE, SUITE 400
NOTTINGHAM, MD 21236
(410) 344-1460
INFO@MWSARCH.COM
WWW.MWSARCH.COM

CONSULTANTS:

SEAL:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND.
LICENSE NUMBER: #15005
EXPIRATION DATE: 9-30-2026

USING AGENCY APPROVAL

Name Date

Title

Project Manager Date

Chief Architect of PM&D Date

REVISIONS

MARK	DATE	DESCRIPTION
------	------	-------------

CAD DWG FILE:

DRAWN BY: ACR

CHK'D BY: KHM

PROJECT No.: 24021

DATE: 12/10/2024

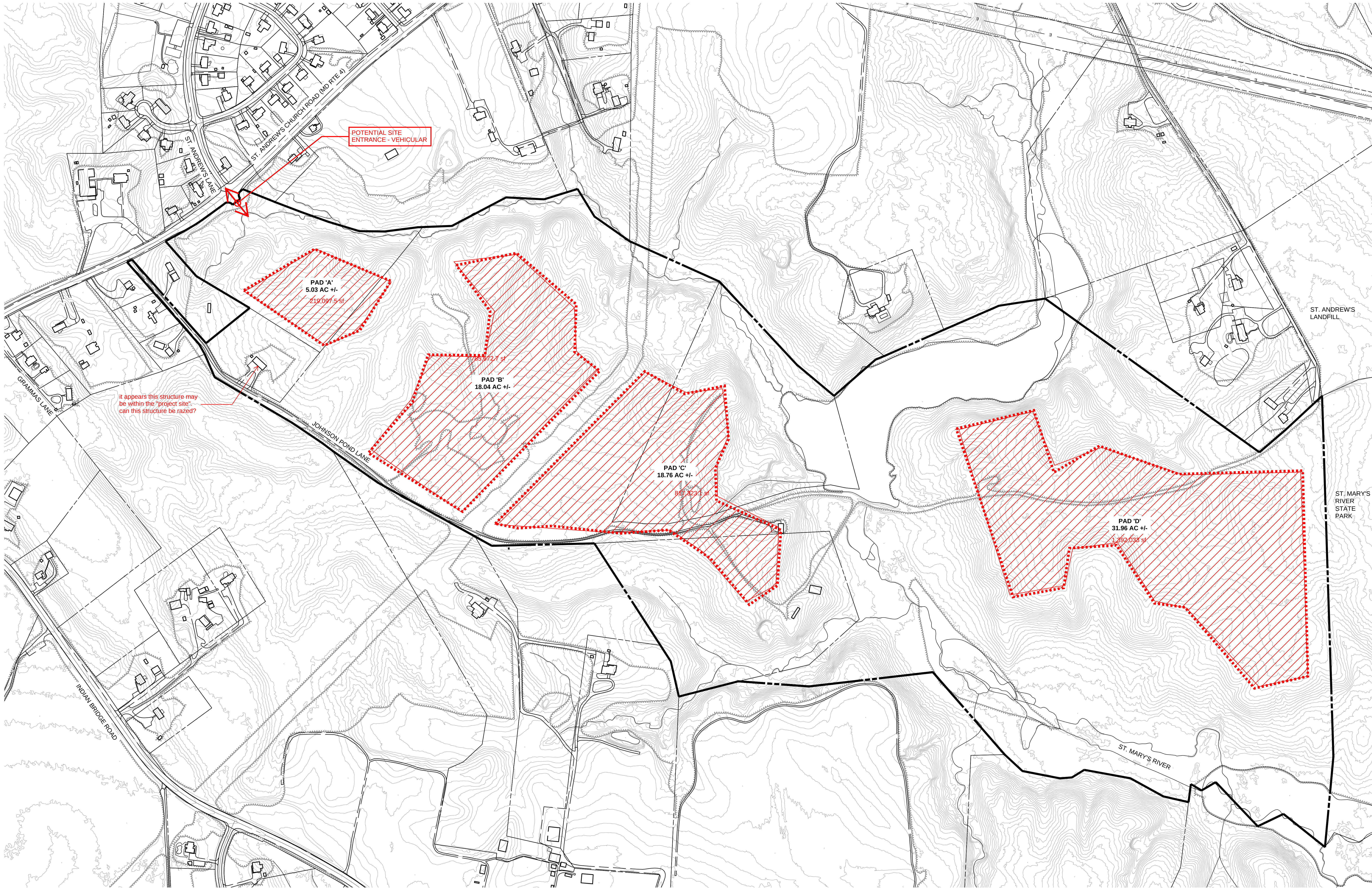
DRAWING TITLE:

BASE MAP

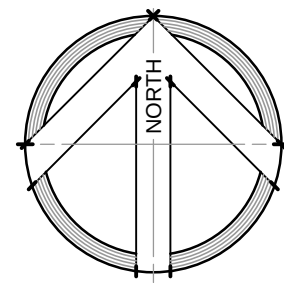
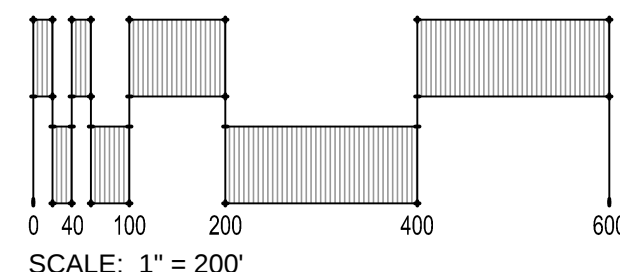
BUILDING NUMBER:

SHEET NUMBER:

SHEET ____ OF ____



NOTE:
BASE INFORMATION WAS TAKEN FROM ST. MARY'S
COUNTY, MARYLAND GIS LAYERS DOWNLOADED
ON 9/25/2024.



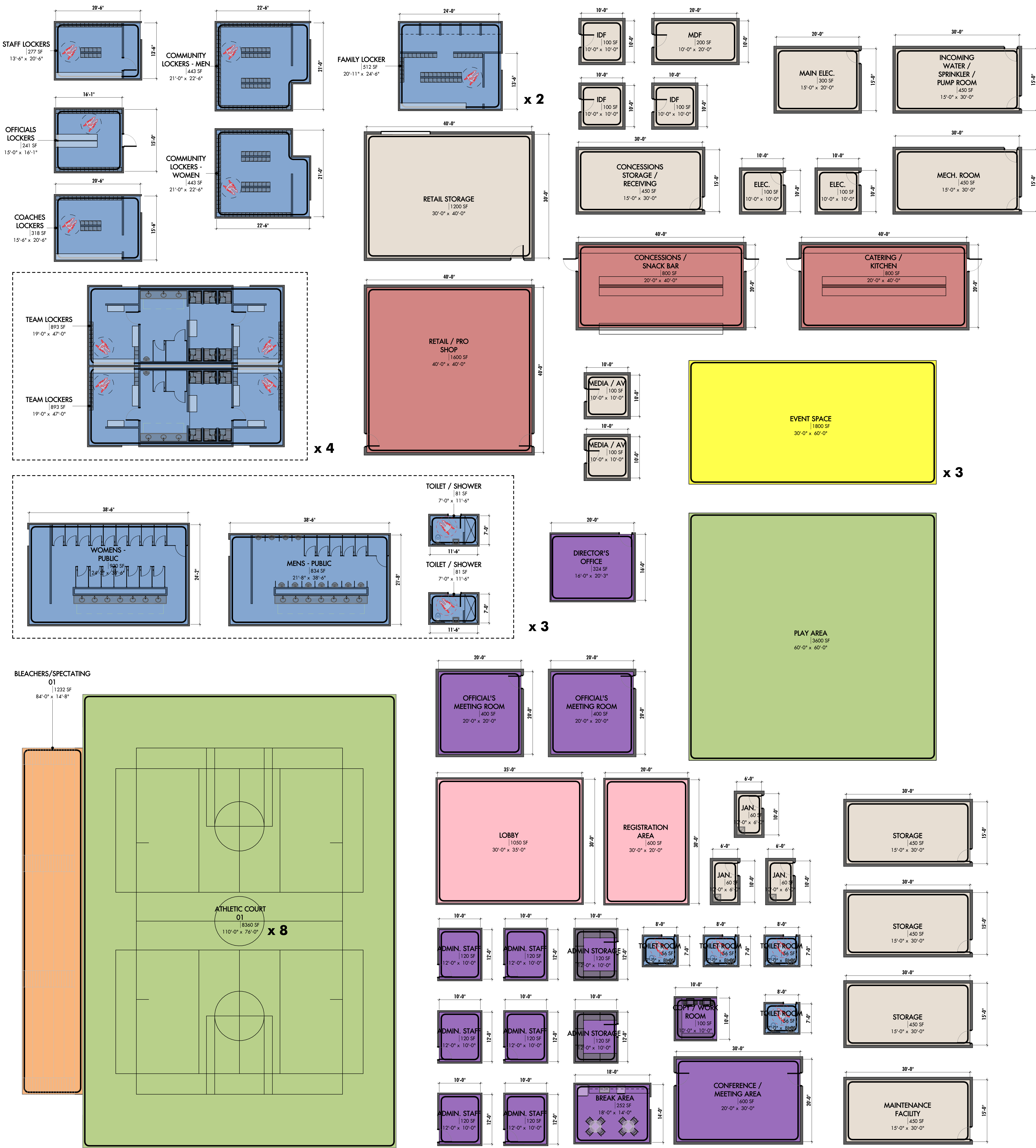
PRELIMINARY - NOT FOR CONSTRUCTION



$$\begin{array}{r} \text{PLAYGROUND} \\ | \\ 60^1 \cdot 0^{01} \times 60^1 \cdot 0^{01} \\ | \\ 3600 \text{ SF} \end{array}$$



UTILITY / STORAGE									
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	EF6	\$200.00	65,001	
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	EF6	\$200.00	65,001	
FIELD STORAGE	21'-8"	15'-0"	325 SF	1	325 SF	EF6	\$200.00	65,001	
JAN. STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	EF6	\$200.00	20,000	
JAN. STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	EF6	\$200.00	20,000	
JAN. STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	EF6	\$200.00	20,000	
JAN. STORAGE	10'-0"	10'-0"	100 SF	1	100 SF	EF6	\$200.00	20,000	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	EF6	\$200.00	66,000	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	EF6	\$200.00	66,000	
UTILITY / MECH	22'-0"	15'-0"	330 SF	1	330 SF	EF6	\$200.00	66,000	
UTILITY / STORAGE: 9			2,265 SF		2,265 SF			453,003	
GRAND TOTALS			1,652,639 SF		1,653,699 SF			29,135,027	



PROGRAM - COST FACTOR				
AREA CLASSIFICATION	SPACE KEY	SF COST	REMARKS	
ATHLETIC FIELDS / BLEACHERS				
ATHLETIC FIELDS / BLEACHERS	AF1	\$14.00	TURF ATHLETIC FIELD, LIGHTED FIELD(S)	
ATHLETIC FIELDS / BLEACHERS	AF2	\$14.00	TURF ATHLETIC FIELD, LIGHTED FIELD(S), / MULTI-USE W/ TWO (2) SOFTBALL/BASEBALL DIAMONDS PER FIELD	
ATHLETIC FIELDS / BLEACHERS	AF3	\$350.00	BASKETBALL COURT (CONVERTABLE TO TURF FIELD)	
ATHLETIC FIELDS / BLEACHERS	BL1	\$22.00	EXTERIOR BLEACHER SEATING	
ATHLETIC FIELDS / BLEACHERS	BL2	\$400.00	INTERIOR BLEACHER SEATING	
COURTS / PLAY AREAS				
COURTS / PLAY AREAS	CT1	\$24.00	TENNIS COURT OR PICKLEBALL COURT	
COURTS / PLAY AREAS	PL1	\$60.00	PLAYGROUND	
EXTERIOR FACILITIES				
EXTERIOR FACILITIES	EF1	\$300.00	CONCESSIONS	
EXTERIOR FACILITIES	EF2	\$45.00	PAVILIONS	
EXTERIOR FACILITIES	EF3	\$200.00	LOCKER ROOMS	
EXTERIOR FACILITIES	EF4	\$200.00	PRESS / SCORER'S BOOTH	
EXTERIOR FACILITIES	EF5	\$350.00	TOILET / SHOWER ROOMS	
EXTERIOR FACILITIES	EF6	\$200.00	UTILITY SPACE	
NEW FINISHED SPACE				
NEW FINISHED SPACE	NF1	\$300.00	FINISHED AND CONDITIONED AUSTERE SPACES SUCH AS STORAGE ROOMS	
NEW FINISHED SPACE	NF2	\$350.00	FINISHED AND CONDITIONED AUSTERE SPACES SUCH AS OFFICES	
NEW FINISHED SPACE	NF3	\$400.00	FINISHED AND CONDITIONED SPACES WITH MORE INTENSIVE FINISH AND EQUIPMENT REQUIREMENTS SUCH AS BREAK AREAS.	
NEW FINISHED SPACE	NF4	\$450.00	FINISHED AND CONDITIONED SPACES WITH INTENSIVE FINISH, EQUIPMENT, AND MEP REQUIREMENTS SUCH AS TOILET ROOMS, KITCHENS, SHOWERS, ETC.	
PARKING				
PARKING	PK1	\$3.50	PARKING LOT	

PROGRAM - CONCEPT CALCULATIONS - INTERIOR FIELDS / FACILITIES									
SPACE NAME	NOMINAL DIMENSIONS		PLANNED NET AREA	GROSS UP FACTOR	GROSS AREAS GROSS AREA IMPACT	COST IMPACT ANALYSIS		COMMENTS	
	LENGTH	WIDTH				COST FACTOR	COST PER SF		
ADMIN & SUPPORT									
ADMIN STORAGE	12'-0"	10'-0"	120 SF	1.35	162 SF	NF1	\$300.00	48,600	
ADMIN STORAGE	12'-0"	10'-0"	120 SF	1.35	162 SF	NF1	\$300.00	48,600	
ADMIN. STAFF	12'-0"	10'-0"	120 SF	1.35	162 SF	NF2	\$350.00	56,700	
ADMIN. STAFF	12'-0"	10'-0"	120 SF	1.35	162 SF	NF2	\$350.00	56,700	
ADMIN. STAFF	12'-0"	10'-0"	120 SF	1.35	162 SF	NF2	\$350.00	56,700	
ADMIN. STAFF	12'-0"	10'-0"	120 SF	1.35	162 SF	NF2	\$350.00	56,700	
ADMIN. STAFF	12'-0"	10'-0"	120 SF	1.35	162 SF	NF2	\$350.00	56,700	
ADMIN. STAFF	12'-0"	10'-0"	120 SF	1.35	162 SF	NF2	\$350.00	56,700	
BREAK AREA	18'-0"	14'-0"	252 SF	1.35	340 SF	NF3	\$400.00	136,080	
CONFERENCE / MEETING AREA	20'-0"	30'-0"	600 SF	1.35	810 SF	NF2	\$350.00	283,500	
CONFERENCE / MEETING AREA	20'-0"	30'-0"	600 SF	1.35	810 SF	NF2	\$350.00	283,500	
CONFERENCE / MEETING AREA	20'-0"	30'-0"	600 SF	1.35	810 SF	NF2	\$350.00	283,500	
CONFERENCE / MEETING AREA	20'-0"	30'-0"	600 SF	1.35	810 SF	NF2	\$350.00	283,500	
COPY / WORK ROOM	10'-0"	10'-0"	100 SF	1.35	135 SF	NF2	\$350.00	47,250	
DIRECTOR'S OFFICE	16'-0"	20'-3"	324 SF	1.35	437 SF	NF2	\$350.00	153,090	
LOBBY	30'-0"	35'-0"	1,050 SF	1.35	1,418 SF	NF2	\$350.00	496,125	
OFFICIAL'S MEETING ROOM	20'-0"	20'-0"	400 SF	1.35	540 SF	NF2	\$350.00	189,000	
OFFICIAL'S MEETING ROOM	20'-0"	20'-0"	400 SF	1.35	540 SF	NF2	\$350.00	189,000	
REGISTRATION AREA	30'-0"	20'-0"	600 SF	1.35	810 SF	NF2	\$350.00	283,500	
ADMIN & SUPPORT: 19			6,486 SF		8,756 SF			3,065,445	
ATHLETIC FIELDS									
ATHLETIC COURT 01	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 02	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 03	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 04	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 05	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 06	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 07	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC COURT 08	110'-0"	76'-0"	8,360 SF	1.1	9,196 SF	AF3	\$350.00	3,218,600	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
EVENT SPACE	30'-0"	60'-0"	1,800 SF	1.35	2,430 SF	AF3	\$350.00	850,500	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
EVENT SPACE	30'-0"	60'-0"	1,800 SF	1.35	2,430 SF	AF3	\$350.00	850,500	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
PLAY AREA	60'-0"	60'-0"	3,600 SF	1.35	4,860 SF	AF3	\$350.00	1,701,000	BASKETBALL COURTS (CONVERTIBLE TO TURF FIELDS)
ATHLETIC FIELDS: 12			75,880 SF		85,718 SF			30,001,300	
BLEACHERS									
BLEACHERS/SPECTATING 01	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 02	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 03	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 04	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 05	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 06	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 07	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS/SPECTATING 08	84'-0"	14'-8"	1,232 SF	1	1,232 SF	BL2	\$400.00	492,800	
BLEACHERS: 8			9,856 SF		9,856 SF			3,942,400	
CONCESSIONS / SUPPORT									
CATERING / KITCHEN	20'-0"	40'-0"	800 SF	1.35	1,080 SF	NF3	\$400.00	432,000	
CONCESSIONS / SNACK BAR	20'-0"	40'-0"	800 SF	1.35	1,080 SF	NF3	\$400.00	432,000	
CONCESSIONS STORAGE / RECEIVING	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
RETAIL / PRO SHOP	40'-0"	40'-0"	1,600 SF	1.35	2,160 SF	NF2	\$350.00	756,000	
CONCESSIONS / SUPPORT: 4			3,650 SF		4,928 SF			1,802,250	
LOCKERS									
COACHES LOCKERS	15'-6"	20'-6"	318 SF	1.35	429 SF	NF2	\$350.00	150,137	
COMMUNITY LOCKERS - MEN	21'-0"	22'-6"	443 SF	1.35	599 SF	NF2	\$350.00	209,519	
COMMUNITY LOCKERS - WOMEN	21'-0"	22'-6"	443 SF	1.35	599 SF	NF2	\$350.00	209,519	
FAMILY LOCKER	20'-11"	24'-6"	512 SF	1.35	692 SF	NF2	\$350.00	242,137	
FAMILY LOCKER	20'-11"	24'-6"	512 SF	1.35	692 SF	NF2	\$350.00	242,137	
OFFICIALS LOCKERS	15'-0"	16'-1"	241 SF	1.35	326 SF	NF2	\$350.00	113,991	
STAFF LOCKERS	13'-6"	20'-6"	277 SF	1.35	374 SF	NF2	\$350.00	130,764	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
TEAM LOCKERS	19'-0"	47'-0"	893 SF	1.35	1,206 SF	NF2	\$350.00	421,943	
LOCKERS: 15			9,892 SF		13,354 SF			4,673,744	
RESTROOMS									
MEN	21'-8"	38'-6"	834 SF	1.35	1,126 SF	NF4	\$450.00	506,764	
MEN	21'-8"	38'-6"	834 SF	1.35	1,126 SF	NF4	\$450.00	506,764	
MEN - PUBLIC	21'-8"	38'-6"	834 SF	1.35	1,126 SF	NF4	\$450.00	506,764	
TOILET / SHOWER	7'-0"	11'-6"	81 SF	1.35	109 SF	NF4	\$450.00	48,904	
TOILET / SHOWER	7'-0"	11'-6"	81 SF	1.35	109 SF	NF4	\$450.00	48,904	
TOILET / SHOWER	7'-0"	11'-6"	81 SF	1.35	109 SF	NF4	\$450.00	48,904	
TOILET / SHOWER	7'-0"	11'-6"	81 SF	1.35	109 SF	NF4	\$450.00	48,904	
TOILET / SHOWER	7'-0"	11'-6"	81 SF	1.35	109 SF	NF4	\$450.00	48,904	
TOILET / SHOWER	7'-0"	11'-6"	81 SF	1.35	109 SF	NF4	\$450.00	48,904	
TOILET ROOM	7'-0"	8'-0"	56 SF	1.35	76 SF	NF4	\$450.00	34,020	
TOILET ROOM	7'-0"	8'-0"	56 SF	1.35	76 SF	NF4	\$450.00	34,020	
TOILET ROOM	7'-0"	8'-0"	56 SF	1.35	76 SF	NF4	\$450.00	34,020	
TOILET ROOM	7'-0"	8'-0"	56 SF	1.35	76 SF	NF4	\$450.00	34,020	
WOMEN	24'-2"	38'-6"	930 SF	1.35	1,256 SF	NF4	\$450.00	565,236	
WOMEN	24'-2"	38'-6"	930 SF	1.35	1,256 SF	NF4	\$450.00	565,236	
WOMEN - PUBLIC	24'-2"	38'-6"	930 SF	1.35	1,256 SF	NF4	\$450.00	565,236	
RESTROOMS: 16			6,001 SF		8,101 SF			3,645,502	
SUPPORT									
ELEC.	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
ELEC.	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
IDF	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
IDF	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
IDF	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
INCOMING WATER / SPRINKLER / PUMP ROOM	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
JAN.	10'-0"	6'-0"	60 SF	1.35	81 SF	NF1	\$300.00	24,300	
JAN.	10'-0"	6'-0"	60 SF	1.35	81 SF	NF1	\$300.00	24,300	
JAN.	10'-0"	6'-0"	60 SF	1.35	81 SF	NF1	\$300.00	24,300	
MAIN ELEC.	15'-0"	20'-0"	300 SF	1.35	405 SF	NF1	\$300.00	121,500	
MAINTENANCE FACILITY	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
MECH. ROOM	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
MEDIA / AV	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
MEDIA / AV	10'-0"	10'-0"	100 SF	1.35	135 SF	NF1	\$300.00	40,500	
RETAIL STORAGE	30'-0"	40'-0"	1,200 SF	1.35	1,620 SF	NF1	\$300.00	486,000	
STORAGE	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
STORAGE	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
STORAGE	15'-0"	30'-0"	450 SF	1.35	608 SF	NF1	\$300.00	182,250	
SUPPORT: 19			5,280 SF		7,128 SF			2,138,400	
GRAND TOTALS			117,044 SF		137,840 SF			49,269,041	

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

SEAL:

ST. MARY'S COUNTY SPORTS COMPLEX
FEASIBILITY / PROGRAM STUDY

PROJECT NUMBER: 24-066

SUBMISSION:
VISUAL PROGRAM
SCHEDULES
ORIGINAL ISSUE DATE:
12/08/2024

SHEET REVISION SCHEDULE:
No. DATE

INDOOR PROGRAM

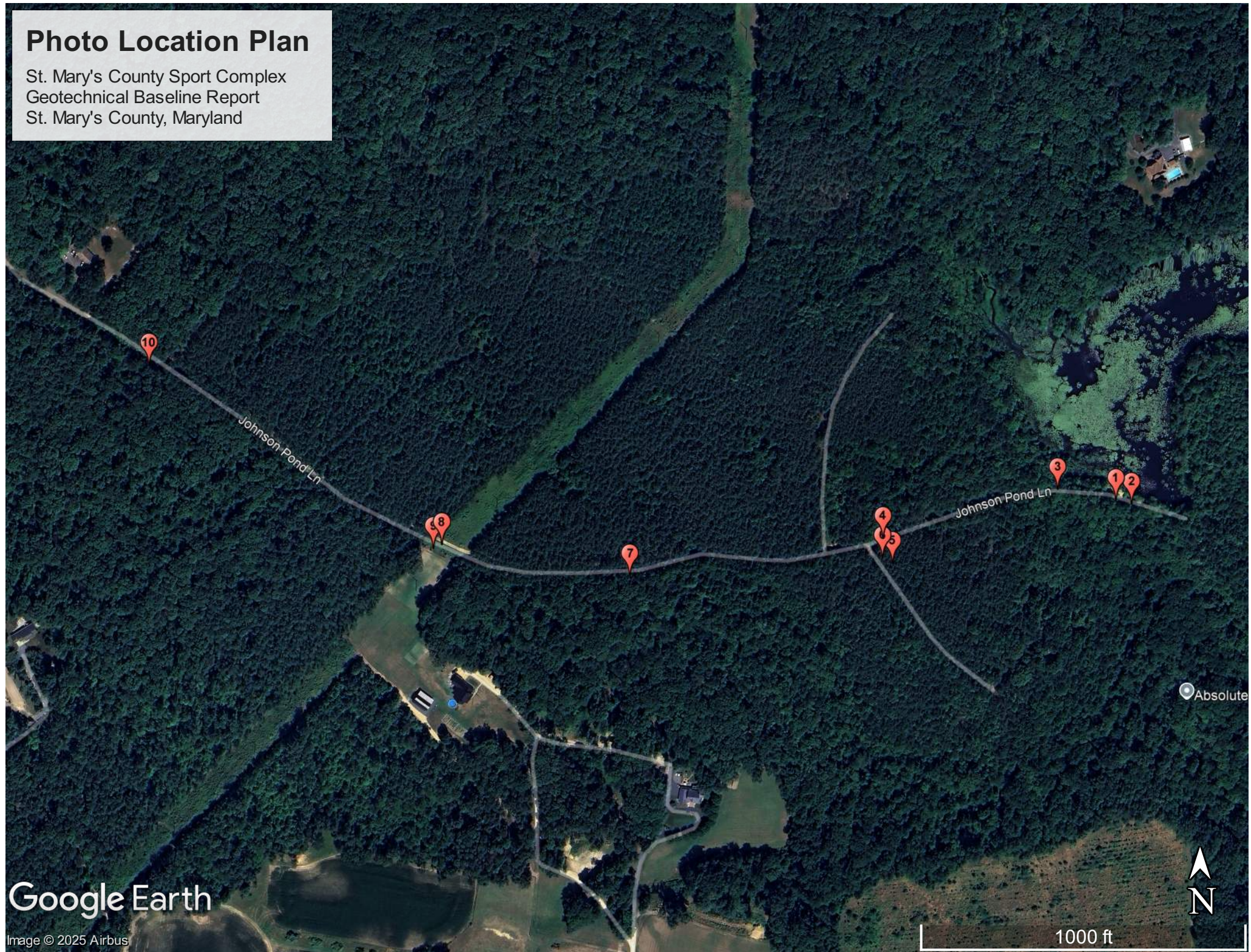
SHEET NUMBER:

St. Mary's County Sport Complex
Geotechnical Baseline Report
St. Mary's County, Maryland

Appendix B
Field Reconnaissance Photographs

Photo Location Plan

St. Mary's County Sport Complex
Geotechnical Baseline Report
St. Mary's County, Maryland



Google Earth

Image © 2025 Airbus

Absolute

1000 ft





Photograph 1: View of gravel access road, facing east



Photograph 2: View of Claude Johnson Pond, facing northeast



Photograph 3: View of Forested Area, facing north



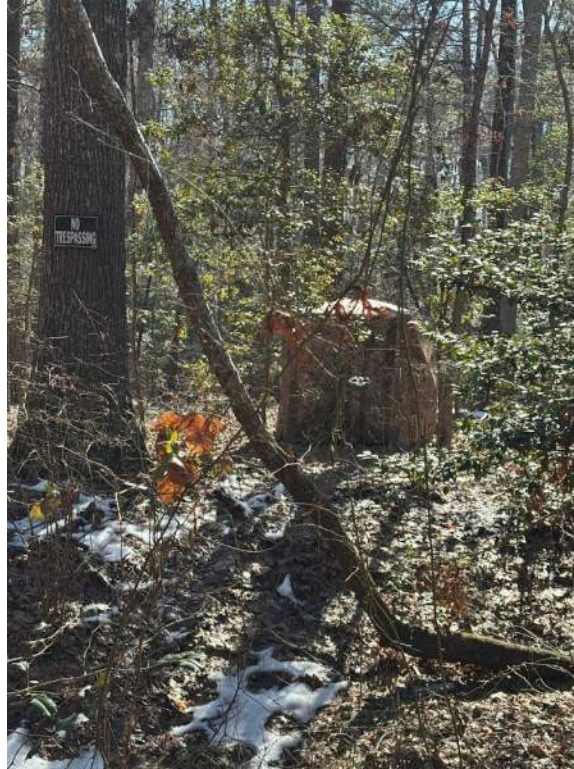
Photograph 4: View of dirt access road, facing west



Photograph 5: View of Utility Box, closed, facing southeast



Photograph 6: View of Utility Box, open, facing southeast



Photograph 7: View of Hunting Shelter and "No Trespassing" Sign, facing south



Photograph 8: View of Right-Of-Way, facing northeast



Photograph 9: View of Right-Of-Way, facing southwest



Photograph 10: View of Entrance Gate, facing west