

GOODDARD PROPERTY STORAGE FACILITY

ENGINEERING PLANS

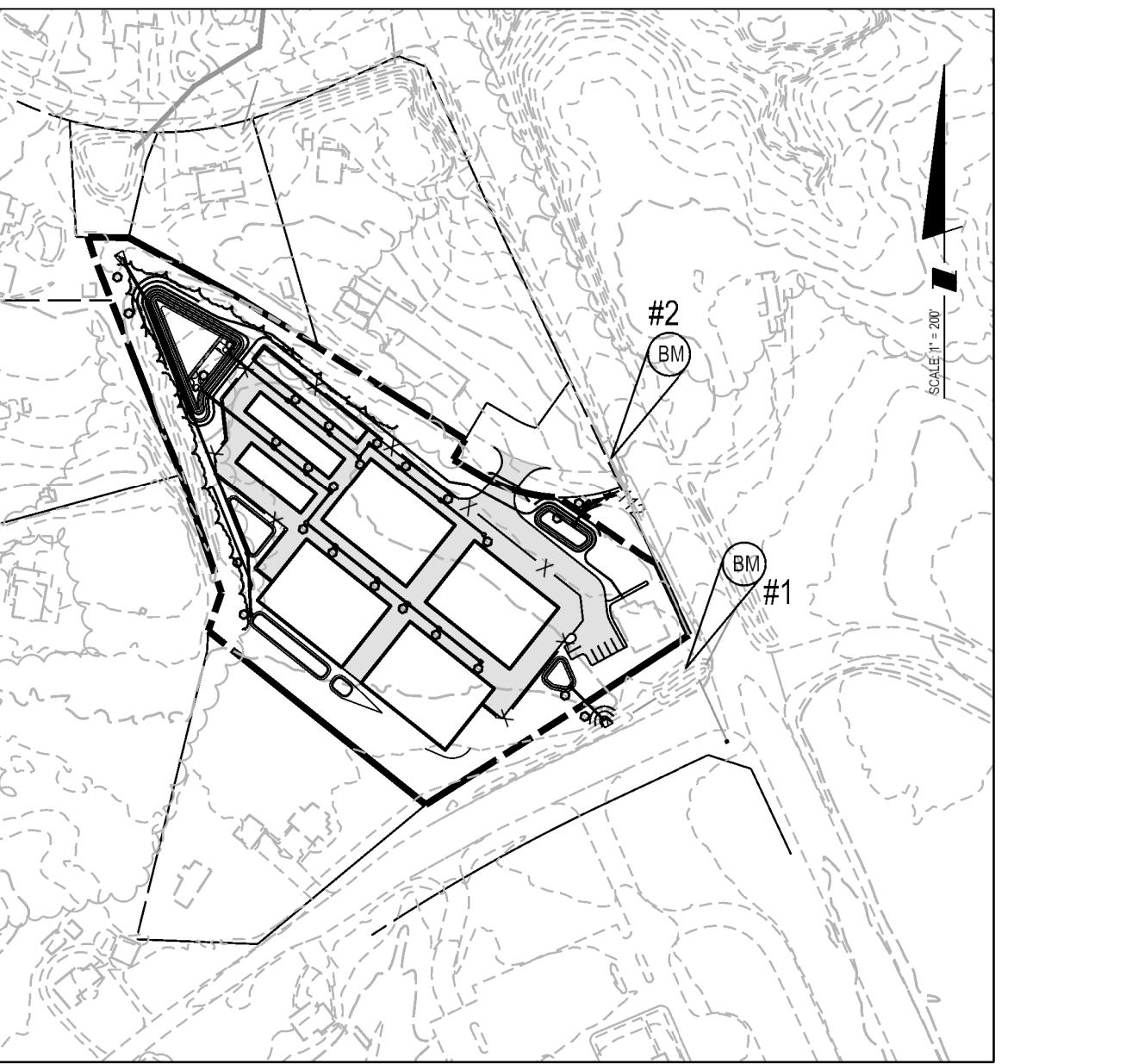
LEGEND	
EXISTING	PROPOSED
CONCRETE PAD	EX CONC PAD
CONTOUR (INDEX, INTERMEDIATE)	100 200
CURB & GUTTER	EX CONC & G
EASEMENTS (LABEL, LINE)	CONC C&G
EDGE OF PAVEMENT	EX SD EASEMENT
GURDRAIL	SD EASEMENT
LIMIT OF DISTURBANCE	EX EOP
FULL DEPTH PAVING	EOP
PAVEMENT / TREE REMOVAL	
BIO-SWALE / CHECK DAMS	
PROPERTY LINE (SITE, ADJOINERS)	
PUBLIC UTILITY EASEMENT	10' PUE
SIDEWALK	EX SIDEWALK
SIGN (SINGLE, DOUBLE POST)	5' SIDEWALK
SPOT SHOTS	x123.4
TREE LINE	+23.4
WALLS (CONCRETE, WOOD)	EX RET WALL
UTILITIES	RET WALL
CABLE (LINE, MANHOLE, VAULT)	COMCAST
ELECTRIC (LINE, MANHOLE, POLE, VAULT/BOX)	CTV
FIBER OPTIC (LINE/MARKERS)	OH-E
NATURAL GAS (LINE, MANHOLE, MARKER)	FO
SEWER (LINE, MANHOLE)	EX 6" NG
STORMDRAIN (LINE, INLETS, MANHOLE)	6" PNG
TELEPHONE (LINE, MANHOLE, VAULT/BOX)	EX 8" SAN
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	8" S
	EX 15' RCP
	15' RCP
	T
	UG-T
	OH-T
	EX 8" W
	8" W

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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	SPRAL RIB METAL PIPE
NTS	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
PVI	POINT OF VERTICAL INVERSE
PVT	POINT OF VERTICAL TANGENCY
PC	POINT OF HORIZONTAL CURVATURE
PT.	POINT OF HORIZONTAL TANGENCY
AC.	ACRE
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

SHEET INDEX

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SHEET 2	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET 3	SITE GRADING PLAN
SHEET 4	STORM DRAIN AND PAVING PLAN
SHEET 5	STORM DRAIN PROFILES AND DETAILS
SHEET 6	STORMWATER MANAGEMENT
SHEET 7	STORMWATER MANAGEMENT PROFILES
SHEET 8	STORMWATER MANAGEMENT NOTES AND DETAILS
SHEET 9	PRE-DEVELOPMENT ADEQUATE OUTFALL DRAINAGE AREA MAP
SHEET 10	POST-DEVELOPMENT ADEQUATE OUTFALL DRAINAGE AREA MAP
SHEET 11	POST-DEVELOPMENT DRAINAGE AREA MAP
SHEET 12	WATERLINE PLAN AND PROFILES
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SHEET 14	LANDSCAPE AND LIGHTING PLAN
SHEET 15	SITE DIMENSIONS PLAN
SHEET 16	SITE DETAILS
SHEET 17	SEDIMENT AND EROSION CONTROL PLAN
SHEET 18	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
SHEET 19	SEDIMENT AND EROSION CONTROL DETAILS - 2
SHEET 20	SEDIMENT AND EROSION CONTROL DETAILS - 3



LOCATION MAP

SCALE: 1" = 200'

BENCH MARK #1
MH TOP
N = 222,372.84
E = 1,423,624.26
TOP ELEV. = 109.80

BENCH MARK #2
MH TOP
N = 222,118.19
E = 1,423,715.61
TOP ELEV. = 117.26

Pls. provide "Site Data Table"

Pls. add "Summary of Development Impacts"

Pls. add proposed use
and use type #

GENERAL NOTES

1. THIS SITE CONTAINS 5.14 ACRES OF LAND, MORE OR LESS.
2. PRESENT ZONING: CMX (CORRIDOR MIXED USE).
3. BUILDING RESTRICTION LINES (BRL'S) AND MINIMUM YARD REQUIREMENTS ARE ESTABLISHED AS PER THE ST. MARY'S COUNTY ZONING ORDINANCE AS FOLLOWS: 30' FRONT, 10' SIDE AND 20' REAR.
4. SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON FLOOD INSURANCE RATE MAP PANELS #2037C0188F FOR ST. MARY'S COUNTY, MARYLAND, DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE EFFECTIVE DATE OF THE PANELS IS NOVEMBER 10, 2018.
5. AT THE TIME OF DEVELOPMENT, IF IMPACTS TO ANY WETLANDS OR THEIR ASSOCIATED BUFFERS ARE PROPOSED, THEN FIELD DELINEATION OF THE PROPOSED IMPACTED WETLANDS WILL BE REQUIRED PRIOR TO SAID DEVELOPMENT. NO DEVELOPMENT IS PERMITTED IN TIDAL OR NON-TIDAL WETLANDS OR THEIR ASSOCIATED BUFFERS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
6. THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH THE NATIONAL WETLANDS INVENTORY (NWI) MAPS.
7. THERE ARE NO CULTURAL FEATURES, CRITICAL HABITATS OR HISTORICAL SITES AFFECTING THIS PROPERTY PER MD HERITAGE ONLINE MAP.
8. ALL CONSTRUCTION WORK IS TO BE CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND THE ST. MARY'S COUNTY CODE ORDINANCE, SEDIMENTATION ORDINANCE, ZONING ORDINANCE, AND THE COMPREHENSIVE WATER & SEWER PLAN.
9. THE CONTRACTOR SHALL CONTACT THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS, 301-475-4200 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
10. 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 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION.
11. SOILS INDICATED ARE PER THE ST. MARY'S COUNTY SOIL SURVEY, USDA, SCD. SOILS FOUND TO BE UNSUITABLE FOR CONSTRUCTION ARE TO BE REMOVED AND RELOCATED AS ENCONDED DURING CONSTRUCTION AND TAKEN TO SITE WITH AN APPROVED AND ACTIVE SCD PLAN.
12. TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS TAKEN FROM A MAP COMPILED BY SOLTESZ, INC., USING ST. MARY'S COUNTY GIS DATA AND FIELD TOPOGRAPHY FROM SOLTESZ, INC.
13. 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 2011 STATE OF MARYLAND "STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL".
14. ALL DISTURBED AREAS THAT WILL NOT BE PAVED, SODDED, OR LANDSCAPED WILL BE STABILIZED BY TOP SOILING, SEEDING, AND MULCHING IN ACCORDANCE WITH THE 2011 STATE OF MARYLAND "STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL," UNLESS OTHERWISE NOTED HEREON.

HEALTH DEPARTMENT GENERAL NOTES

Pls. put in the number of GPD

1. THIS PROPERTY IS FOUND ON ST. MARY'S TAX ASSESSMENT MAP 41 AS PARCEL 52 AT GRID 13.
2. THE SEPTIC SYSTEM IS DESIGNED FOR X GALLONS PER DAY.
3. THERE SHALL BE A TEN (10) FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THESE EASEMENTS ARE TO INCLUDE USE BY ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSTALLATION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.
4. THE PROPERTY OWNER SHALL MAINTAIN AND OPERATE ALL NEW AND EXISTING SEPTIC SYSTEMS FOR THE LIFE OF THE SYSTEM.
5. THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE ABOVE LOT IS IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATION MAY VOID THE APPROVAL. THE DESIGNATED PERCOLATION AREA IS THE ONLY AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THIS LOT CONTAINS A 65,400 SF SEPTIC TREATMENT AREA FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND AND STATE HEALTH DEPARTMENT LAWS. IMPROVEMENTS OF ANY NATURE INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SEWAGE DISPOSAL PURPOSES, OR TO ESTABLISH A DIFFERENT AREA FOR SUCH PURPOSES, YOU MUST CONTACT THE ST. MARY'S COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.
6. THERE ARE NO WELLS OR SEPTIC AREAS ON SITE OR WITHIN 100 FEET OF THE PROPOSED WELLS OR SEWAGE EASEMENTS, UNLESS OTHERWISE SHOWN.
7. WATER SUPPLY SHALL E FROM AN INDIVIDUAL DEEP DRILLED WELL THAT IS DRILLED TO AN APPROVED CONFINED AQUIFER.
8. SEWAGE FLOW SHALL BE TO AN INDIVIDUAL SEPTIC SYSTEM.
9. MINIMUM OWNERSHIP STATEMENT: THIS LOT CONTAINS AT LEAST A 20,000 SQUARE FOOT AREA WHICH DOES NOT INCLUDE RIGHTS-OF-WAY (EXISTING OR PROPOSED), 50 YEAR FLOOD PLAINS AND 25% OR GREATER GRADES.
10. WATER CATEGORY: W-6D / SEWER CATEGORY: S-1
11. THIS PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER & SEWER PLAN. THE APPLICANT HAS OBTAINED A WAIVER OR DEFERRAL TO CONNECT TO OTHER PUBLIC SEWER AND SUBSEQUENTLY THE RESULTING PRIVATE SERVICE SHALL BE.

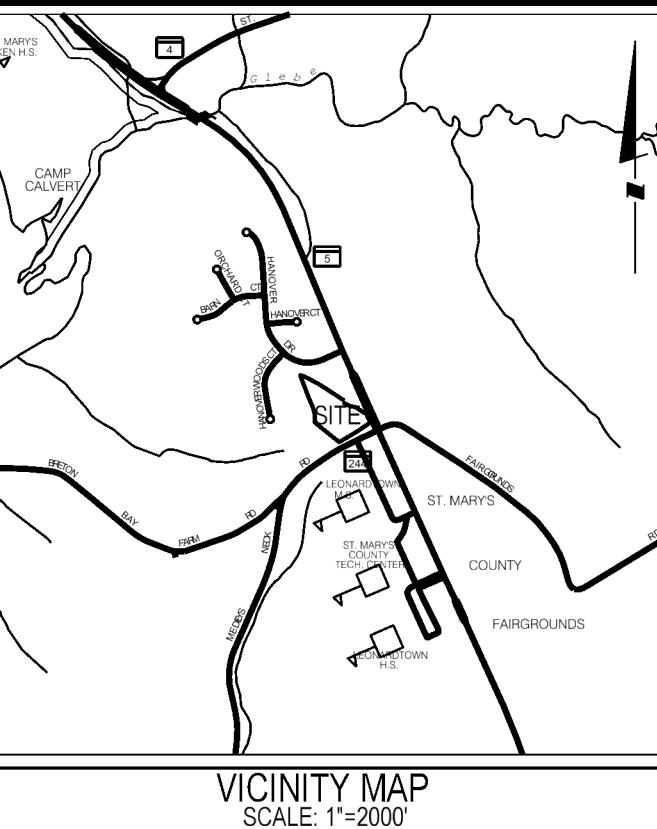
I. APPROVED THE OFFICE OF ENVIRONMENTAL HEALTH AND
II. DESIGNED FOR FUTURE CONNECTION TO A PUBLIC SYSTEM WHEN THE METROPOLITAN COMMISSION DETERMINES THAT A CONNECTION IS FEASIBLE AND THE PRIVATE SERVICE SHALL BE DISCONTINUED AND THE PROPERTY SHALL BE CONNECTED TO THE PUBLIC SYSTEM.

APPROVED:

DIRECTOR, ST. MARY'S COUNTY HEALTH DEPT. DATE

APPROVED:

SANITARIAN DATE



SOLTESZ, INC.
WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20602
P. 301.870.2166 F. 301.870.2884
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE CONTRACTOR. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HANDBEVEL WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR CALLING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CALLING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CALLING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION.

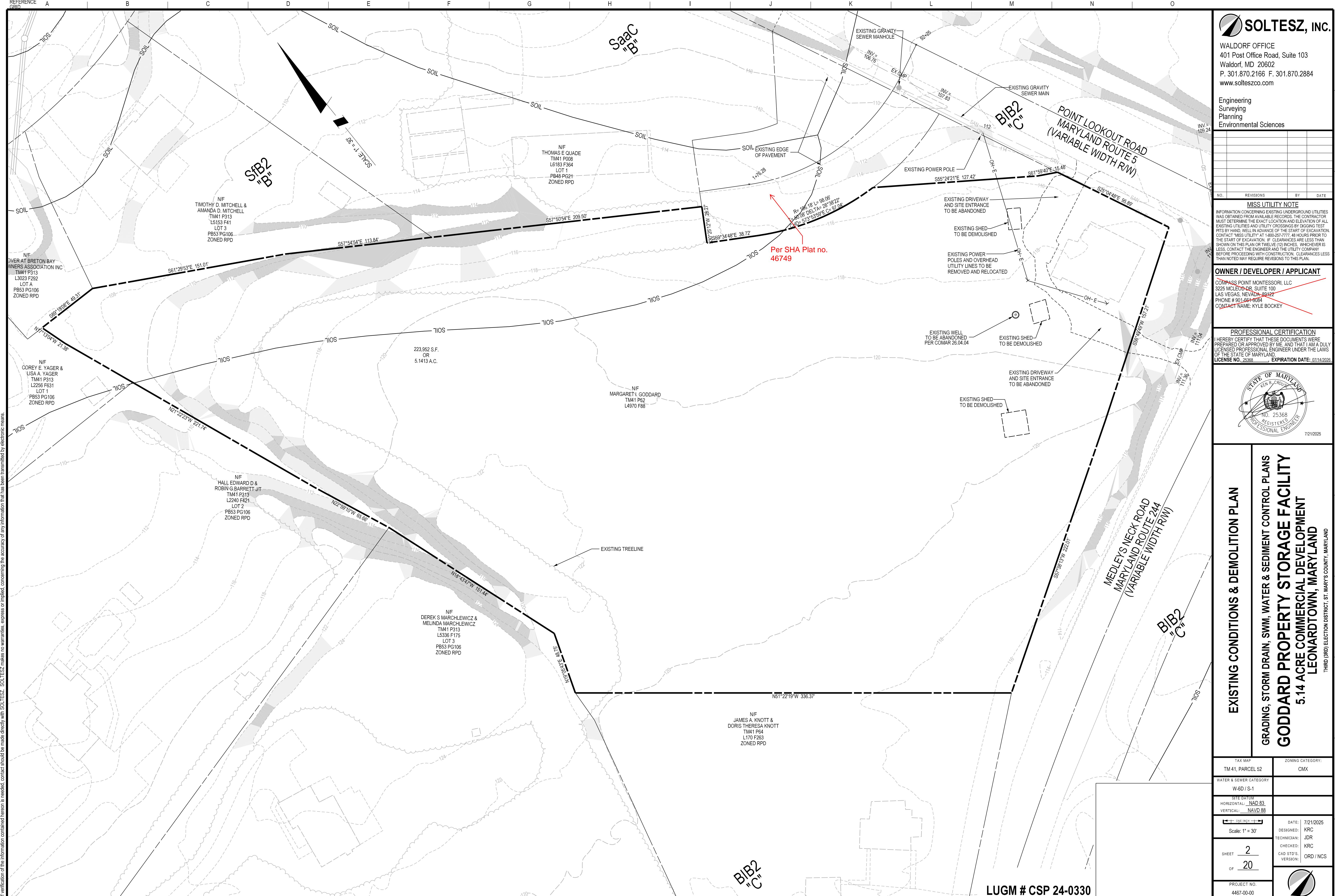
OWNER / DEVELOPER / APPLICANT
COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR, SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 901-801-0384
CONTACT NAME: KYLE BOCKEY

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 25368, EXPIRATION DATE: 07/14/2026
NO. 25368
KEN R. CROUSE
REGISTERED PROFESSIONAL ENGINEER
7/21/2025

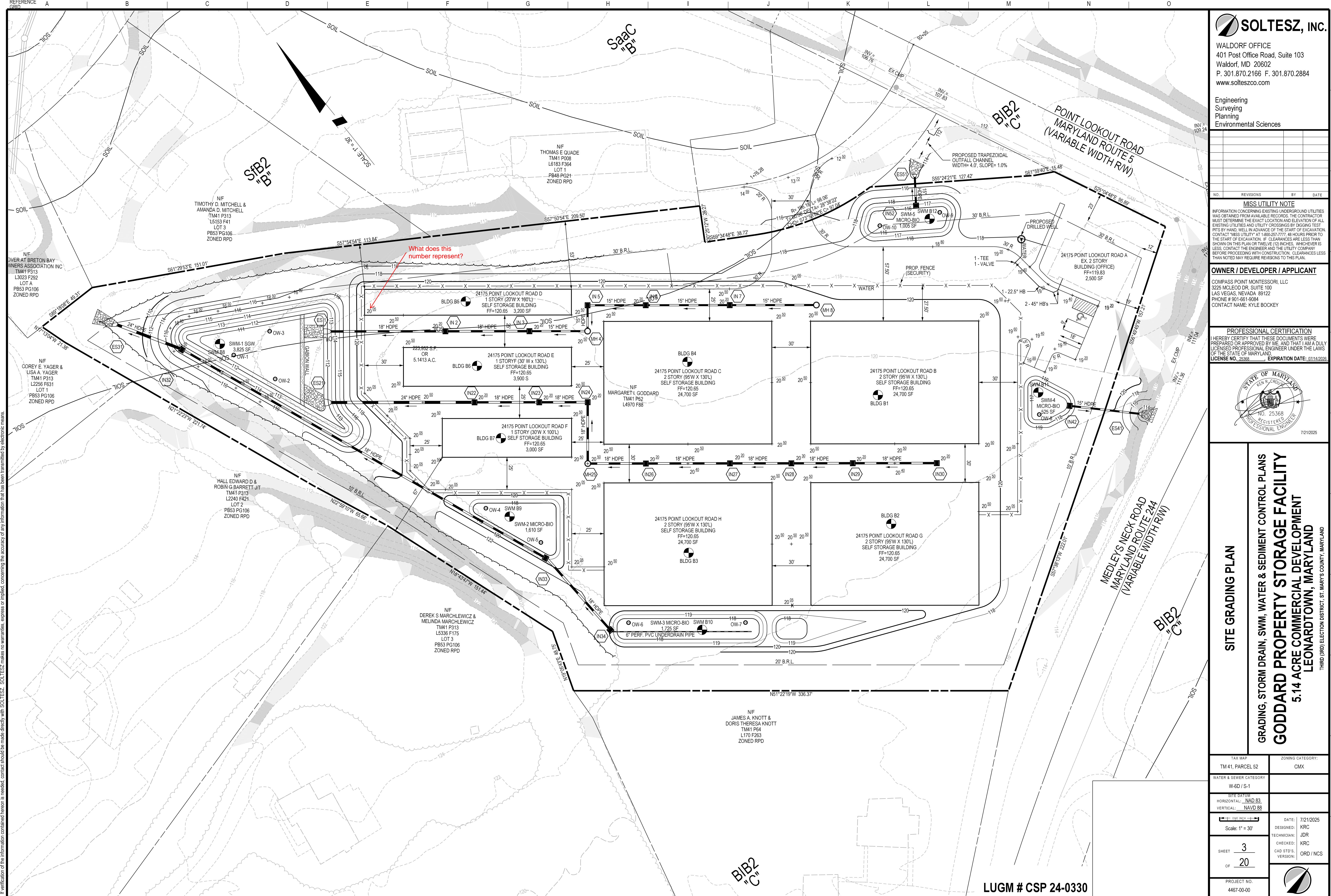
COVER SHEET
GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
5.14 ACRE COMMERCIAL DEVELOPMENT
GOODDARD PROPERTY STORAGE FACILITY
LEONARDTOWN, MARYLAND
THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP
TM 41, PARCEL 52
ZONING CATEGORY: CMX
WATER & SEWER CATEGORY
W-6D / S-1
SITE DATA
HORIZONTAL: NAD 83
VERTICAL: NAVD 88
DATE: 7/21/2025
AS SHOWN
DESIGNED: KRC
TECHNICIAN: JDR
CHECKED: KRC
CAD STD'S: NCS
VERSION: ORD / NCS
SHEET 1
OF 20
PROJECT NO.: 4467-00-00
DATE: 7/21/2025
SIGNATURE: MJSP25-0387
LUGM # CSP 24-0330

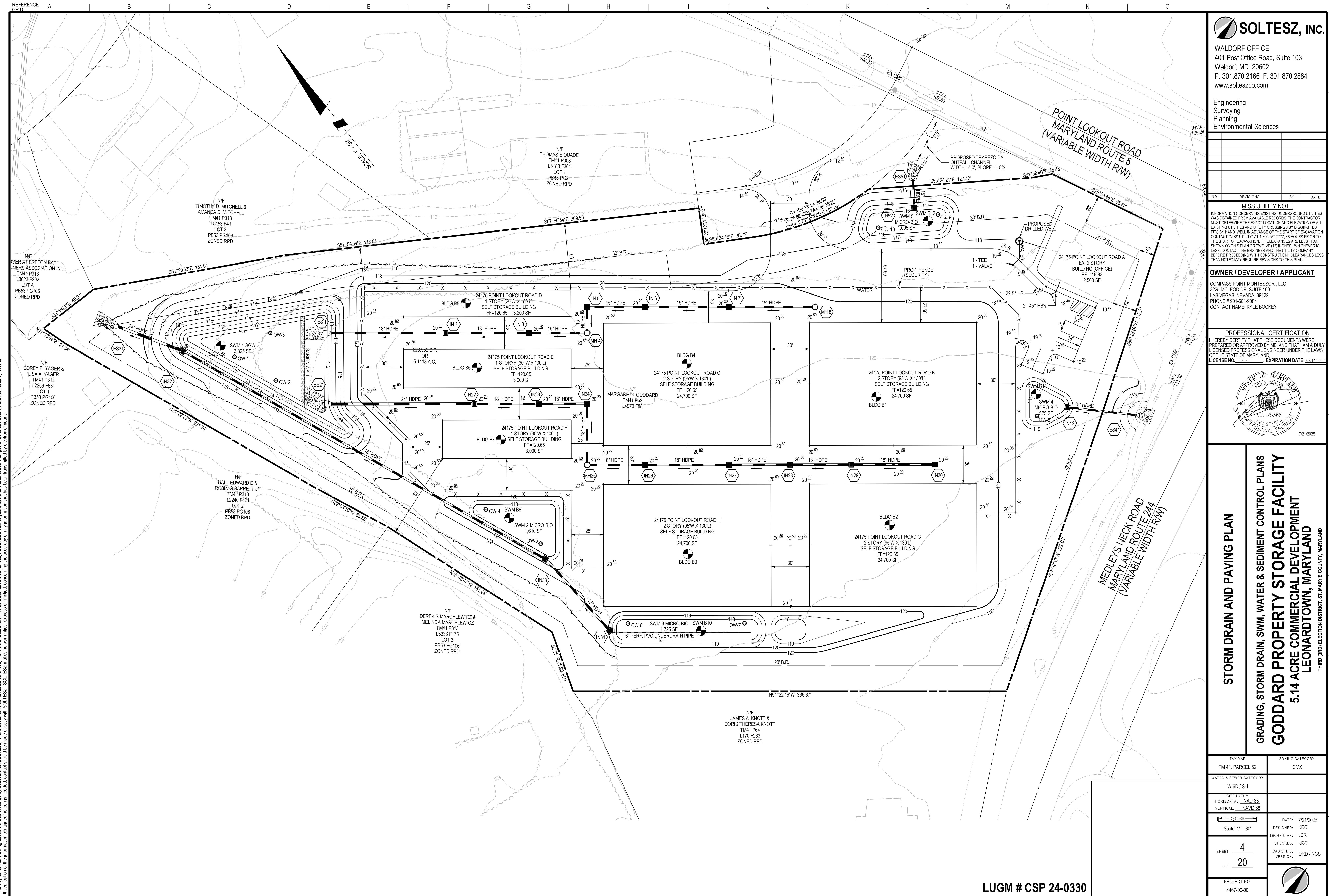
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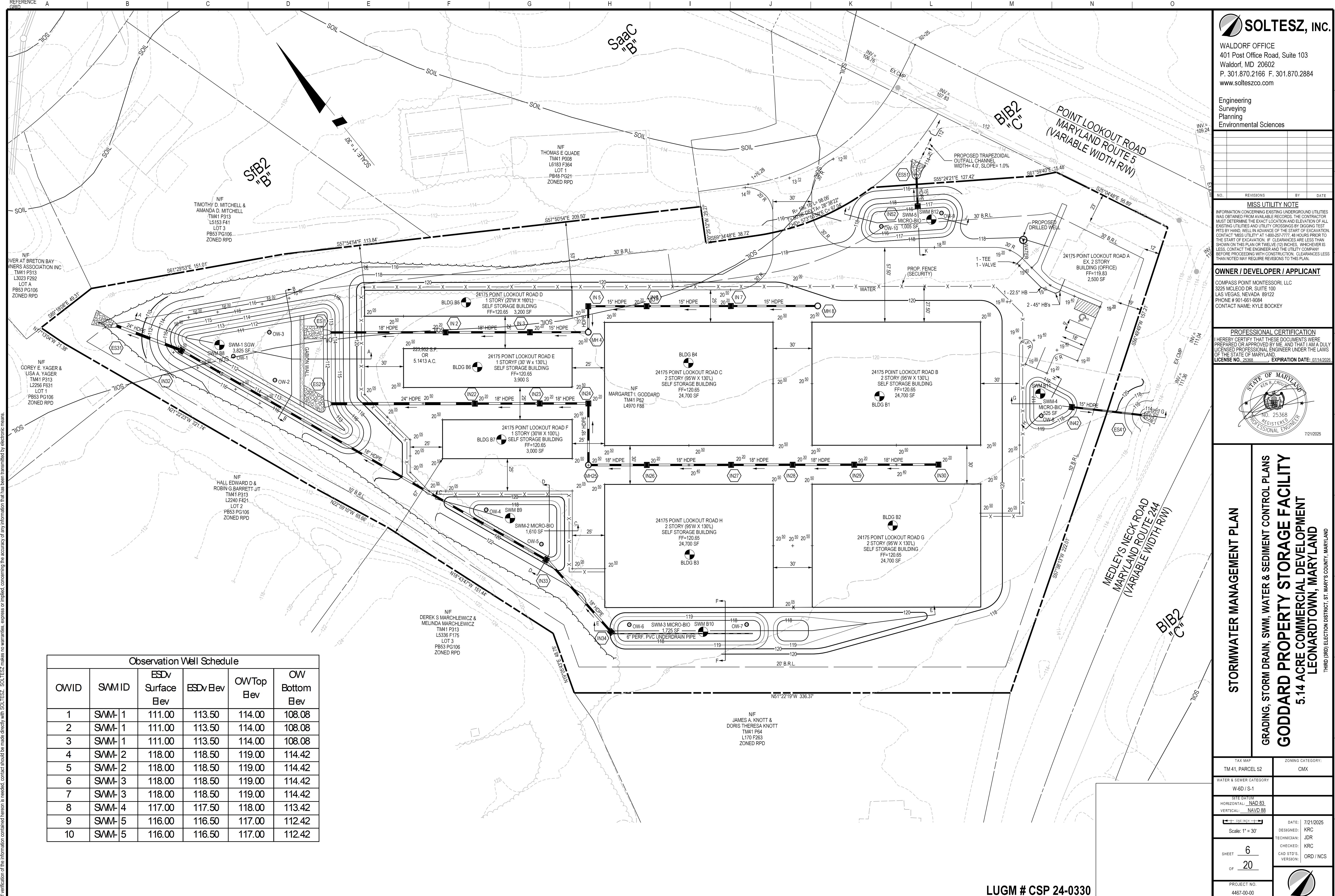
LUGM # CSP 24-0330



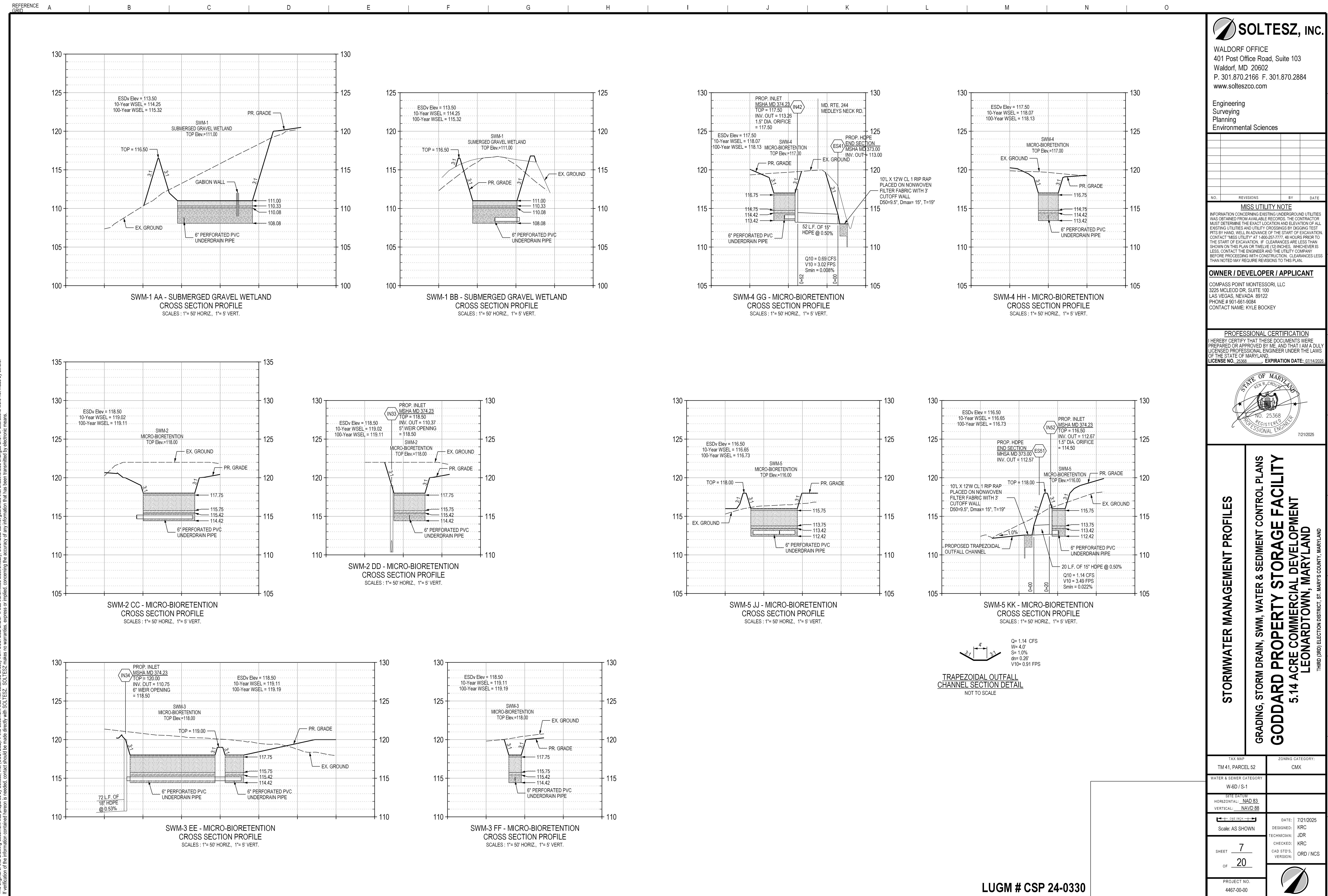
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GM # CSP 24-0330



REFERENCE GRID	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration-															
Material	Specification	Size	Notes												
Plantings	scc Appendix A, Table A.4	n/a	plantings are site-specific												
Planting soil [2" to 4" deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%												
Organic content	Min. 10% by dry weight (ASTM D 2974)														
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips												
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")													
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"													
Geotextile		n/a	PE Type I nonwoven												
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")													
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row, minimum of 3" of gravel over pipe; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth												
Poured in place concrete (if required)	MSHA Mix No. 3; $f_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) <i>not using previously approved State or local standards</i> requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking												
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.												

MAINTENANCE SCHEDULE FOR SWM FACILITIES

1. DEBRIS CLEANOUT (WHEN MOWED/AS NEEDED)
2. VEGETATION MOWING (TWICE/YEAR OR AS DESIRED) (ONCE/YEAR OR AS NEEDED) (AS NEEDED)
3. Dewatering (ONCE/YEAR OR AS NEEDED) (5 DAYS AFTER MAJOR STORM)
4. SEDIMENT CLEANOUT (ONCE/YEAR OR AS NEEDED) (ONCE/5YEARS)
5. INLETS (AS NEEDED) (ONCE/5 YEARS)
6. OUTLETS / SPILLWAYS (AS NEEDED) (ONCE/5 YEARS)
7. EMBANKMENT / SIDE SLOPES (ONCE/5 YEARS)

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE CONTRACTOR. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND AS WELL IN ADVANCE OF THE START OF EXCAVATION. CONSIDERATION OF 1771.774 FT. AS THE CLEARANCE TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, THE CONTRACTOR IS REQUIRED TO NOTIFY THE COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR. SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 901-661-0084
CONTACT NAME: KYLE BOCKEY

PROFESSIONAL CERTIFICATION
HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 25368, EXPIRATION DATE: 07/14/2026



STORMWATER MANAGEMENT NOTES AND DETAILS

5.14 ACRE COMMERCIAL DEVELOPMENT GODDARD PROPERTY STORAGE FACILITY LEONARDTOWN, MARYLAND

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS

TAX MAP TM 41, PARCEL 52 **ZONING CATEGORY** CMX

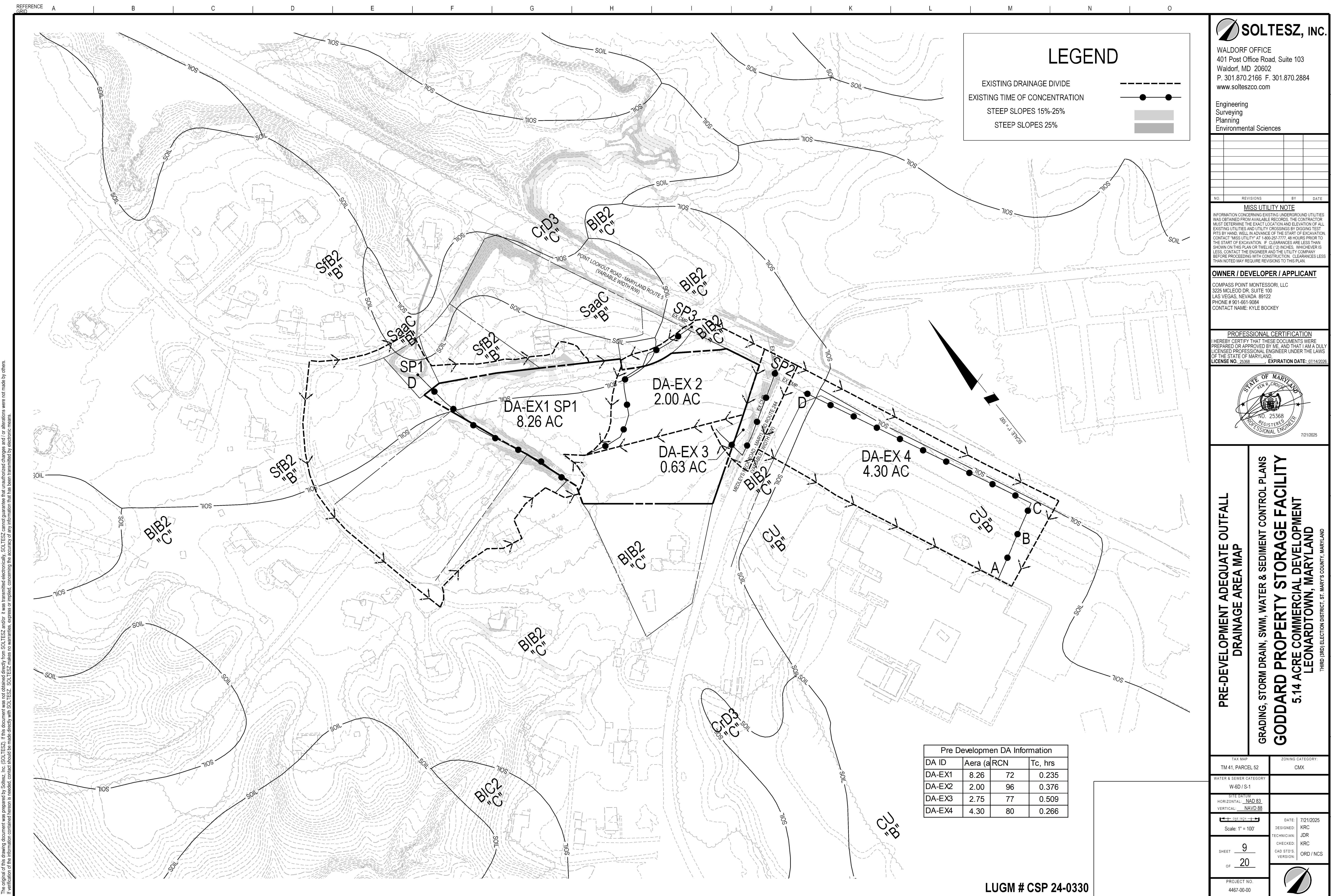
WATER & SEWER CATEGORY W-6D / S-1

SITE DATA HORIZONTAL: NAD.83 VERTICAL: NAVD 88

Scale AS SHOWN **DATE** 7/21/2025 **DESIGNED BY** KRC **TECHNICIAN** JDR **CHECKED BY** KRC **CAD STD'S** ORD / NCS **VERSION** 4467-00-00

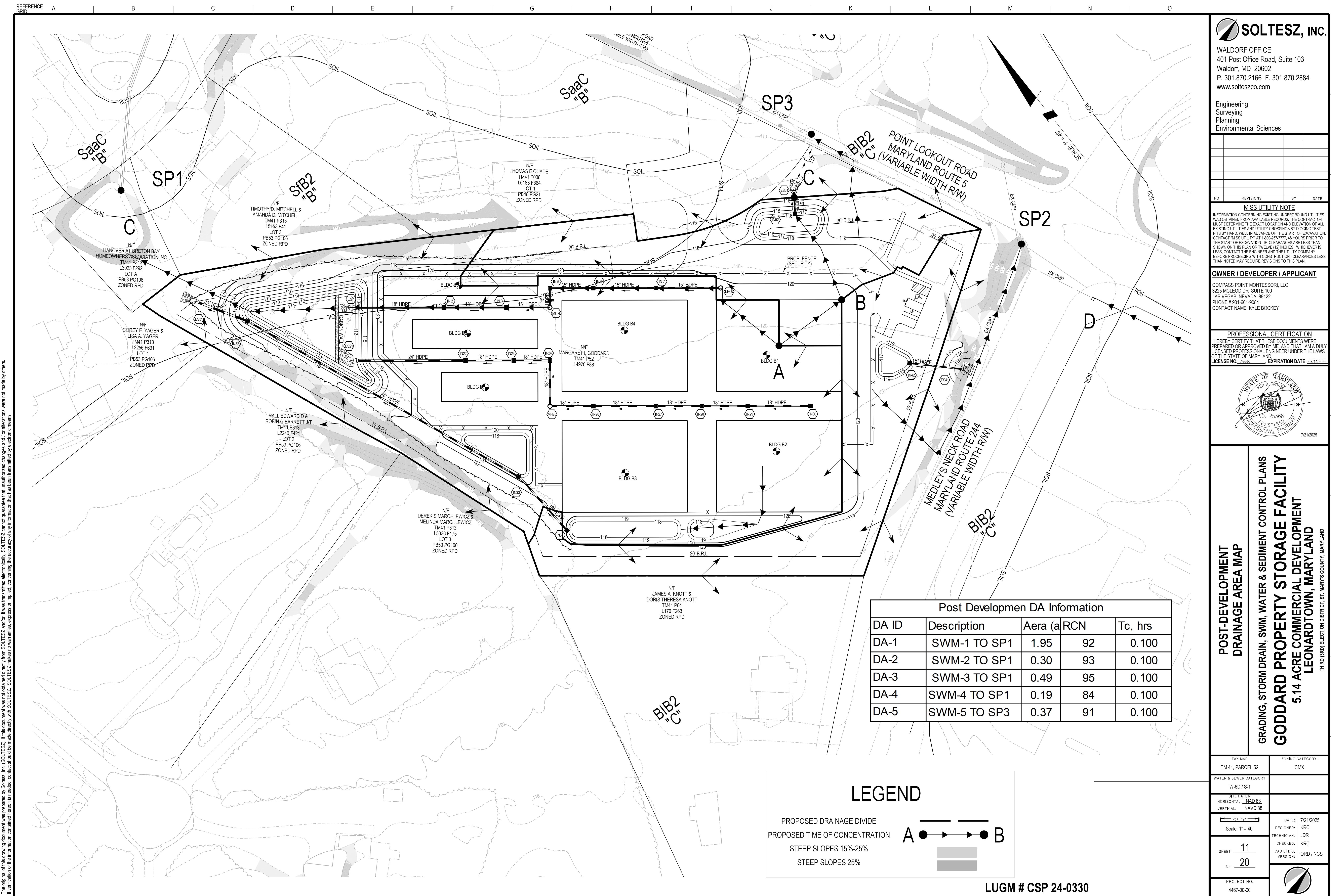
MANDATORY CONSTRUCTION CERTIFICATION
THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES TO VERIFY THE FOLLOWING:
1. PLACEMENT OF RECHARGE GRAVEL FOR MATERIAL, THICKNESS AND WIDTH.
2. PLACEMENT OF GEOTEXTILE FABRIC AT ALL REQUIRED LEVELS AND SIDES.
3. PLACEMENT OF FILTER MEDIA.
4. PLACEMENT OF THE LANDSCAPING.

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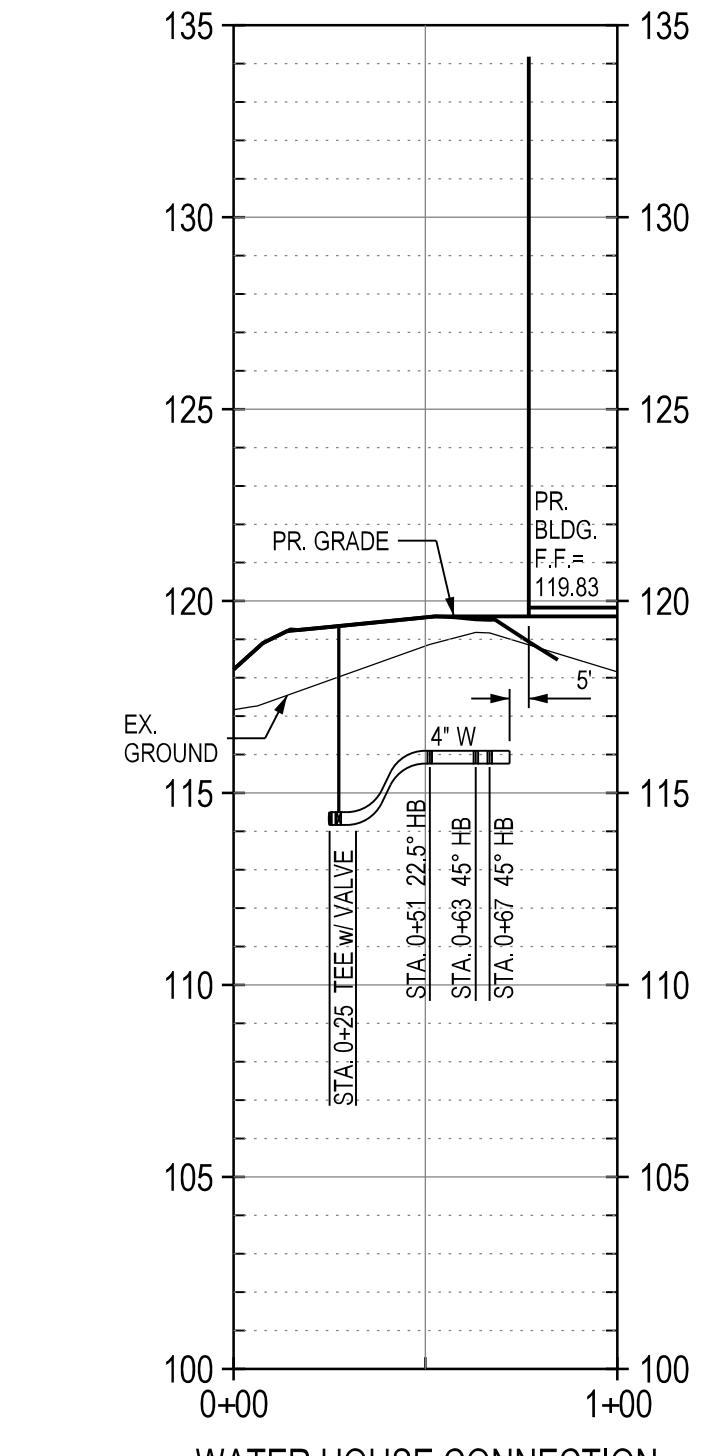
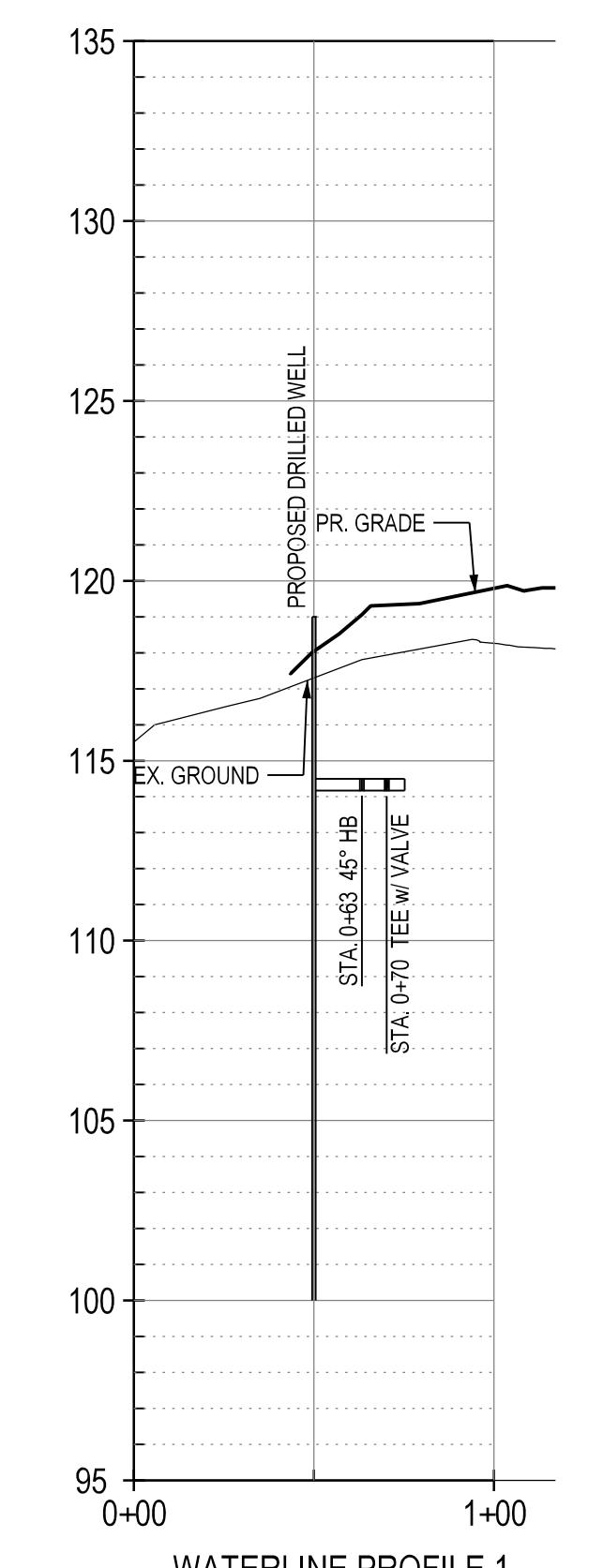
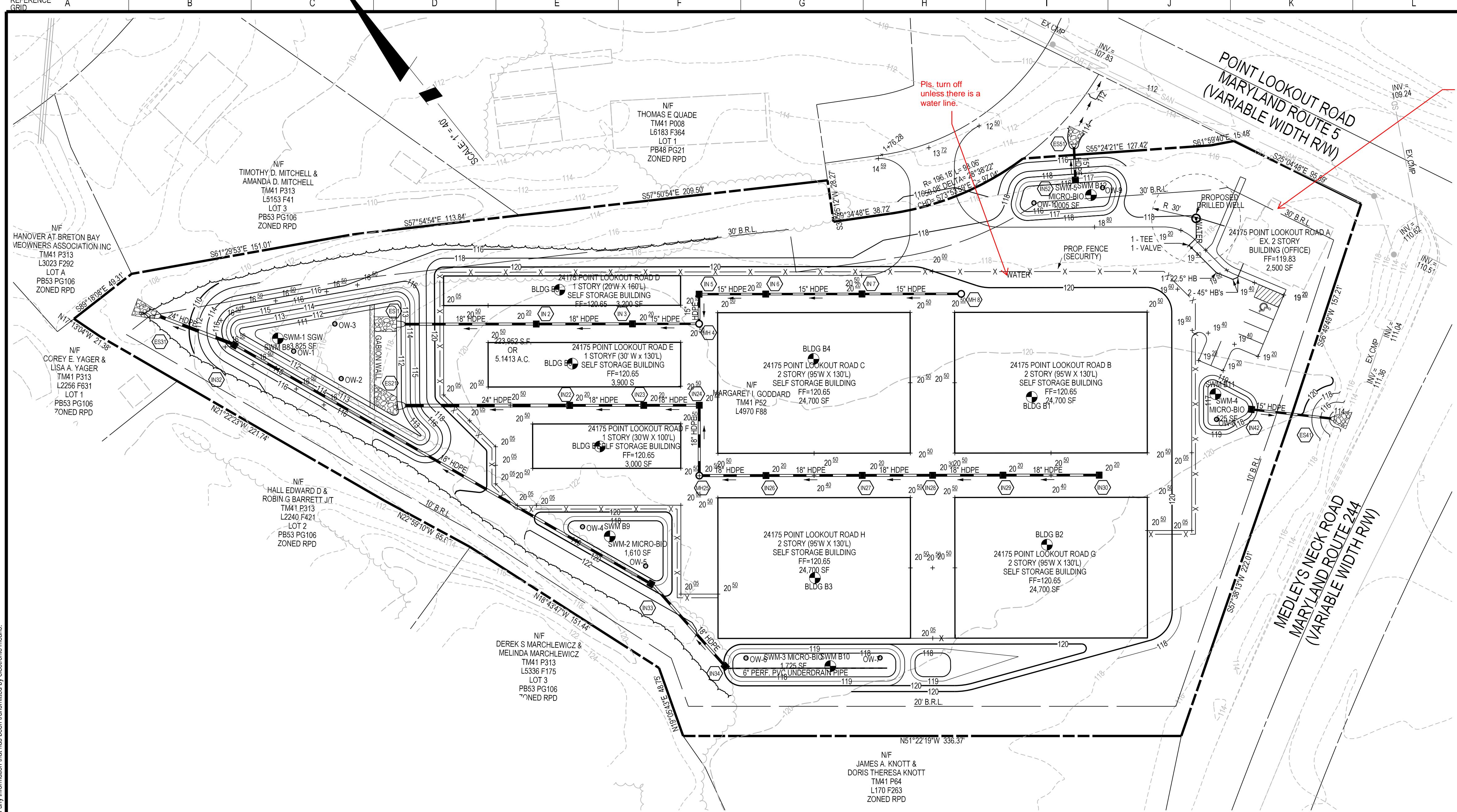


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WATERLINE PLAN & PROFILES

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS

GODDARD PROPERTY STORAGE FACILITY

5.14 ACRE COMMERCIAL DEVELOPMENT

LEONARDTOWN, MARYLAND

WATERLINE PLAN & PROFILES

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS

GODDARD PROPERTY STORAGE FACILITY

5.14 ACRE COMMERCIAL DEVELOPMENT

LEONARDTOWN, MARYLAND

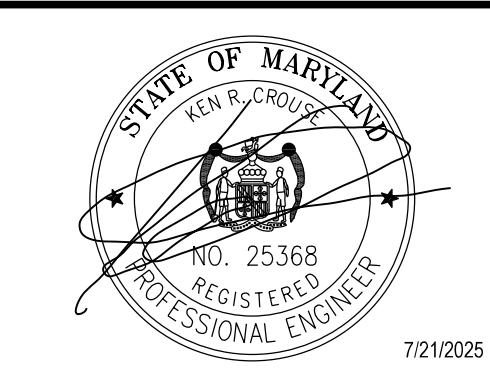
SOLTESZ, INC.					
ALDORF OFFICE					
101 Post Office Road, Suite 103 Aldorf, MD 20602 301.870.2166 F. 301.870.2884 www.solteszco.com					
Engineering Surveying Planning Environmental Sciences					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33.33%; text-align: center; padding: 2px;">REVISIONS</td> <td style="width: 33.33%; text-align: center; padding: 2px;">BY</td> <td style="width: 33.33%; text-align: center; padding: 2px;">DATE</td> </tr> </table>			REVISIONS	BY	DATE
REVISIONS	BY	DATE			
<u>MISS UTILITY NOTE</u>					
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. ACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO START OF EXCAVATION. IF CLEARANCES ARE LESS THAN EIGHT INCHES DOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN EIGHT INCHES NOTED MAY REQUIRE REVISIONS TO THIS PLAN.					
<u>OWNER / DEVELOPER / APPLICANT</u>					
PASS POINT MONTESSORI, LLC MCLEOD DR, SUITE 100 LAS VEGAS, NEVADA 89122 NE # 901-661-9084 CONTACT NAME: KYLE BOCKEY					
<u>PROFESSIONAL CERTIFICATION</u>					
I EBY CERTIFY THAT THESE DOCUMENTS WERE SIGNED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. <u>25368</u> , EXPIRATION DATE: <u>07/14/2023</u>					
					

TAX MAP		ZONING CATEGORY	
TM 41, PARCEL 52		CMX	
WATER & SEWER CATEGORY			
W-6D / S-1			
SITE DATUM			
HORIZONTAL: <u>NAD 83</u>			
VERTICAL: <u>NAVD 88</u>			
 Scale: 1" = 40'		DATE: <u>7/21/20</u> DESIGNED: <u>KRC</u> TECHNICIAN: <u>JDR</u> CHECKED: <u>KRC</u> CAD STD'S. VERSION: <u>ORD /</u>	
SHEET <u>12</u> OF <u>20</u>			
PROJECT NO.			
4467-00-00			

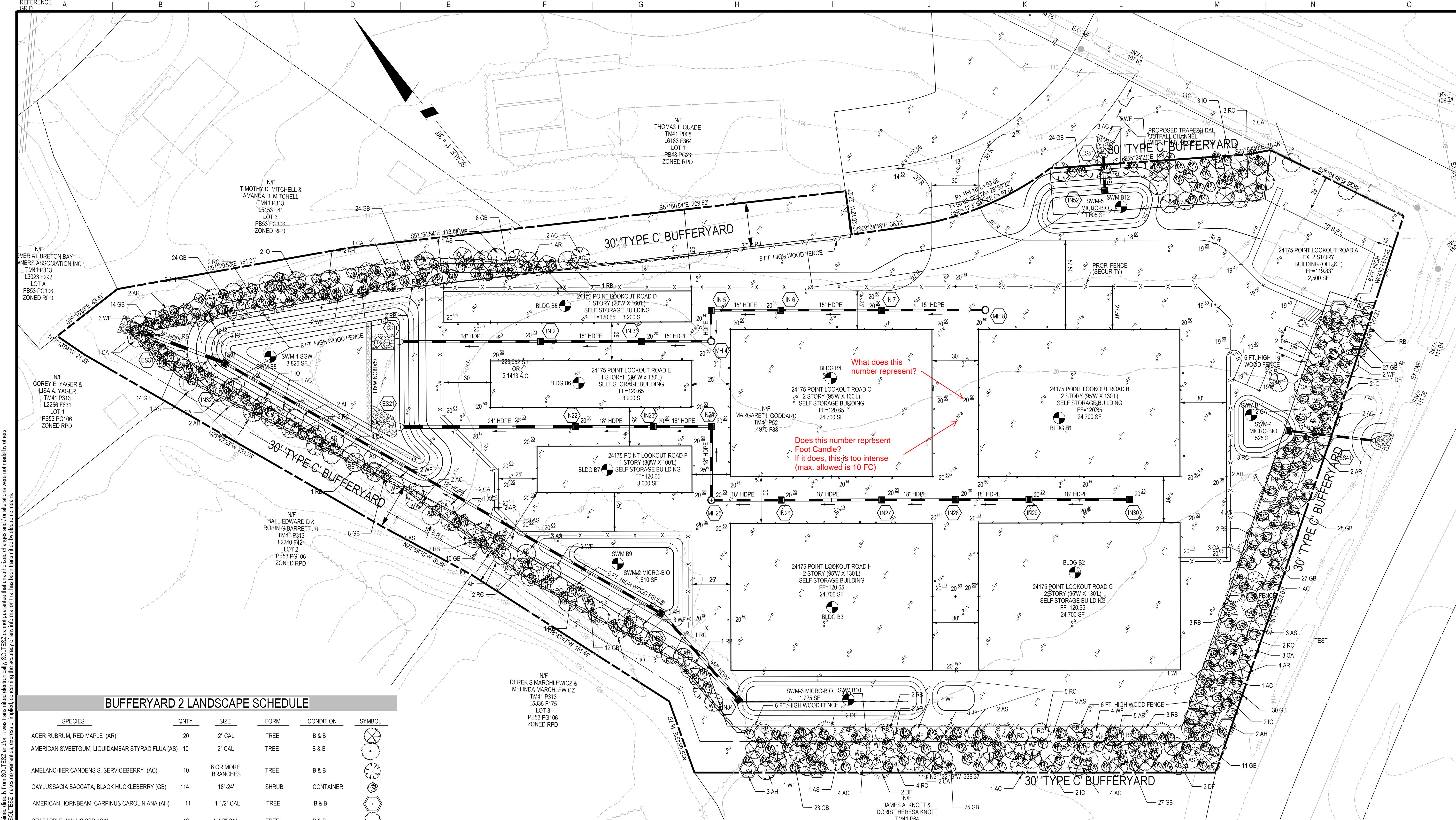
NO. REVISIONS BY DATE
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
IS OBTAINED FROM THE APPROPRIATE CONTRACTOR.
CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST
BITS BY HAND, WELL ADVANCE OF THE STATE OF AVAIAVAN.
DO NOT MISS UTILITY CROSSINGS. IT IS HIGHLY PREFERRED
TO START THE EXCAVATION IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN OR TWELVE (12) INCHES. WHICHEVER IS
LESS, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE COMPANY
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR. SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 901-661-0084
CONTACT NAME: KYLE BOCKEY

PROFESSIONAL CERTIFICATION
HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED AND DRAWN BY ME, THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 25368 EXPIRATION DATE: 07/14/2026



LANDSCAPE AND LIGHTING PLAN
GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
5.14 ACRE COMMERCIAL DEVELOPMENT
LEONARDTOWN, MARYLAND
THIRD (3D) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND



BUFFERYARD 2 LANDSCAPE SCHEDULE

SPECIES	QNTY.	SIZE	FORM	CONDITION	SYMBOL
ACER RUBRUM, RED MAPLE (AR)	20	2' CAL	TREE	B & B	
AMERICAN SWEETGUM, LIQUIDAMBAR STYRACIFLUA (AS)	10	2' CAL	TREE	B & B	
AMELANCHIER CANDENSIS, SERVICEBERRY (AC)	10	6 OR MORE BRANCHES	TREE	B & B	
GAYLUSSACIA BACCATA, BLACK HUCKLEBERRY (GB)	114	18'-24'	SHRUB	CONTAINER	
AMERICAN HORNBEAM, CARPINUS CAROLINIANA (AH)	11	1-1/2' CAL	TREE	B & B	
CRABAPPLE, MALUS SSP. (CA)	10	1-1/2' CAL	TREE	B & B	
EASTERN RED BUD, (RB)	10	1-1/2' CAL	TREE	B & B	
AMERICAN HOLLY, ILEX OPACA (IO)	10	1-1/2' CAL	TREE	B & B	
WHITE FIR, ABIES CONCOLOR (WF)	15	1-1/2' CAL	TREE	B & B	
EASTERN RED CEDAR, JUNIPERUS VIRGINIANA (RC)	12	1-1/2' CAL	TREE	B & B	

BUFFERYARD 3 LANDSCAPE SCHEDULE

SPECIES	QNTY.	SIZE	FORM	CONDITION	SYMBOL
ACER RUBRUM, RED MAPLE (AR)	4	2' CAL	TREE	B & B	
AMELANCHIER CANDENSIS, SERVICEBERRY (AC)	3	6 OR MORE BRANCHES	TREE	B & B	
GAYLUSSACIA BACCATA, BLACK HUCKLEBERRY (GB)	24	18'-24'	SHRUB	CONTAINER	
CRABAPPLE, MALUS SSP. (CA)	3	1-1/2' CAL	TREE	B & B	
EASTERN RED BUD, (RB)	3	1-1/2' CAL	TREE	B & B	
AMERICAN HOLLY, ILEX OPACA (IO)	3	1-1/2' CAL	TREE	B & B	
WHITE FIR, ABIES CONCOLOR (WF)	3	1-1/2' CAL	TREE	B & B	
EASTERN RED CEDAR, JUNIPERUS VIRGINIANA (RC)	3	1-1/2' CAL	TREE	B & B	

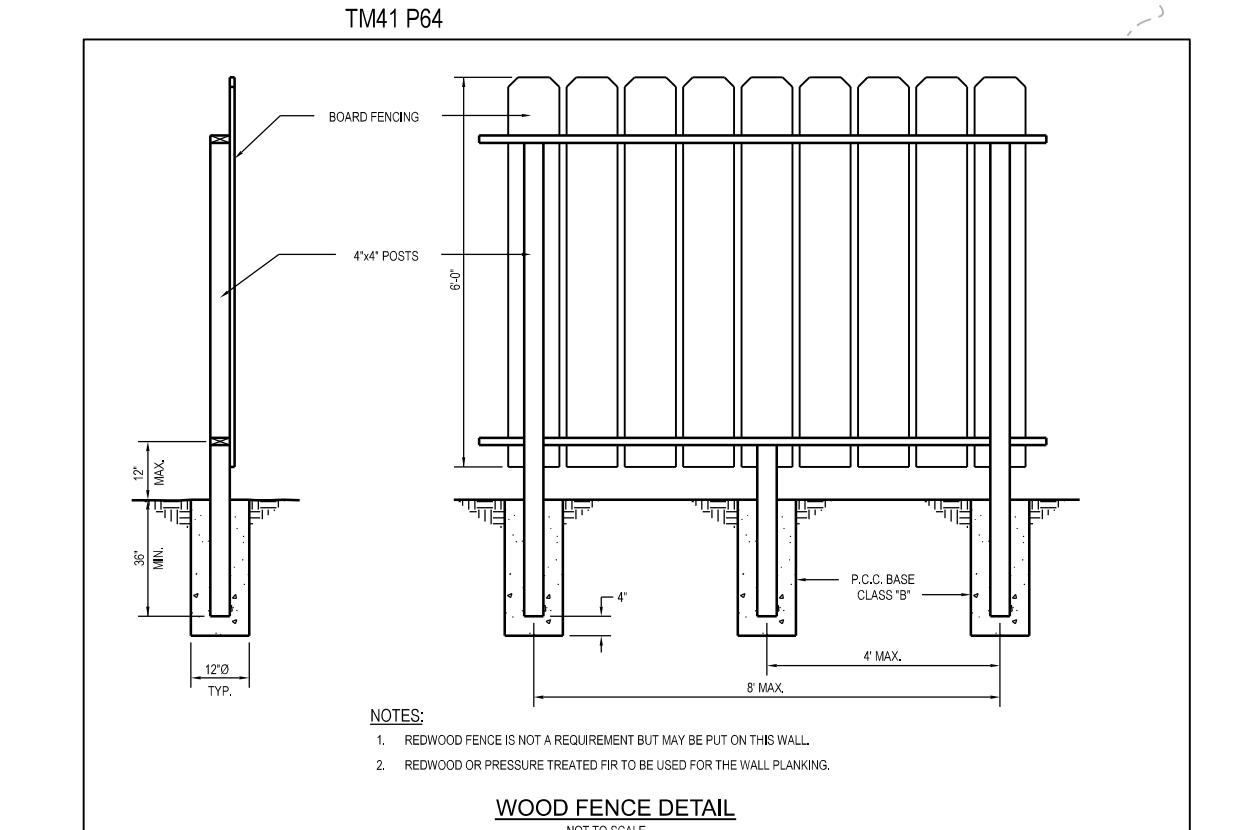
BUFFERYARD 1 LANDSCAPE SCHEDULE

SPECIES	QNTY.	SIZE	FORM	CONDITION	SYMBOL
ACER RUBRUM, RED MAPLE (AR)	19	2' CAL	TREE	B & B	
AMERICAN SWEETGUM, LIQUIDAMBAR STYRACIFLUA (AS)	19	2' CAL	TREE	B & B	
AMELANCHIER CANDENSIS, SERVICEBERRY (AC)	13	6 OR MORE BRANCHES	TREE	B & B	
GAYLUSSACIA BACCATA, BLACK HUCKLEBERRY (GB)	168	18'-24'	SHRUB	CONTAINER	
CRABAPPLE, MALUS SSP. (CA)	13	1-1/2' CAL	TREE	B & B	
EASTERN RED BUD, (RB)	13	1-1/2' CAL	TREE	B & B	
AMERICAN HORNBEEAM, CARPINUS CAROLINIANA (AH)	13	1-1/2' CAL	TREE	B & B	
AMERICAN HOLLY, ILEX OPACA (IO)	14	1-1/2' CAL	TREE	B & B	
WHITE FIR, ABIES CONCOLOR (WF)	14	1-1/2' CAL	TREE	B & B	
EASTERN RED CEDAR, JUNIPERUS VIRGINIANA (RC)	14	1-1/2' CAL	TREE	B & B	
Douglas Fir, PSEUDOTSUGA MENZIESII	14	1-1/2' CAL	TREE	B & B	
WHITE FIR, ABIES CONCOLOR (WF)	3	1-1/2' CAL	TREE	B & B	
EASTERN RED CEDAR, JUNIPERUS VIRGINIANA (RC)	3	1-1/2' CAL	TREE	B & B	

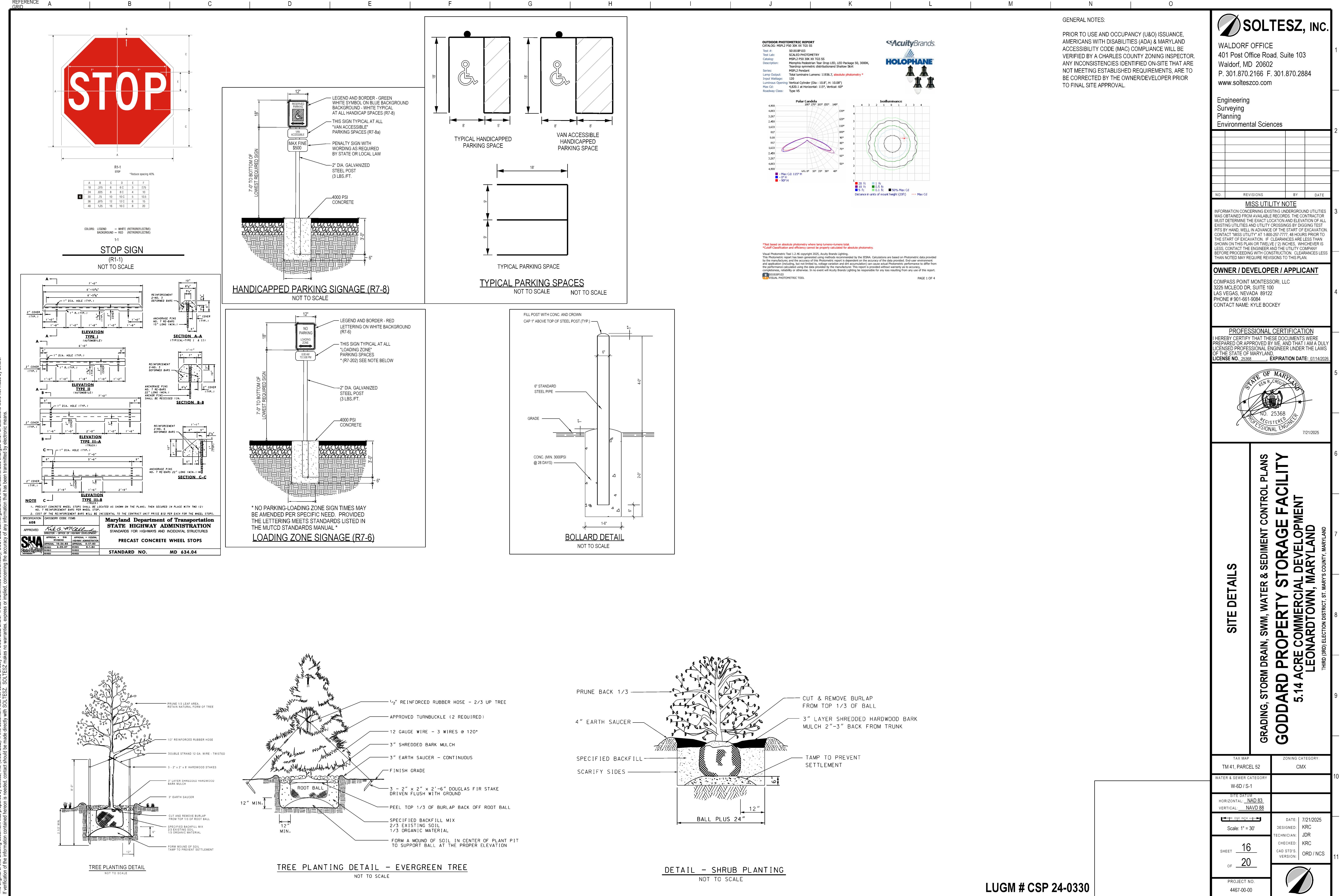
STREET TREE / PARKING LANDSCAPE SCHEDULE

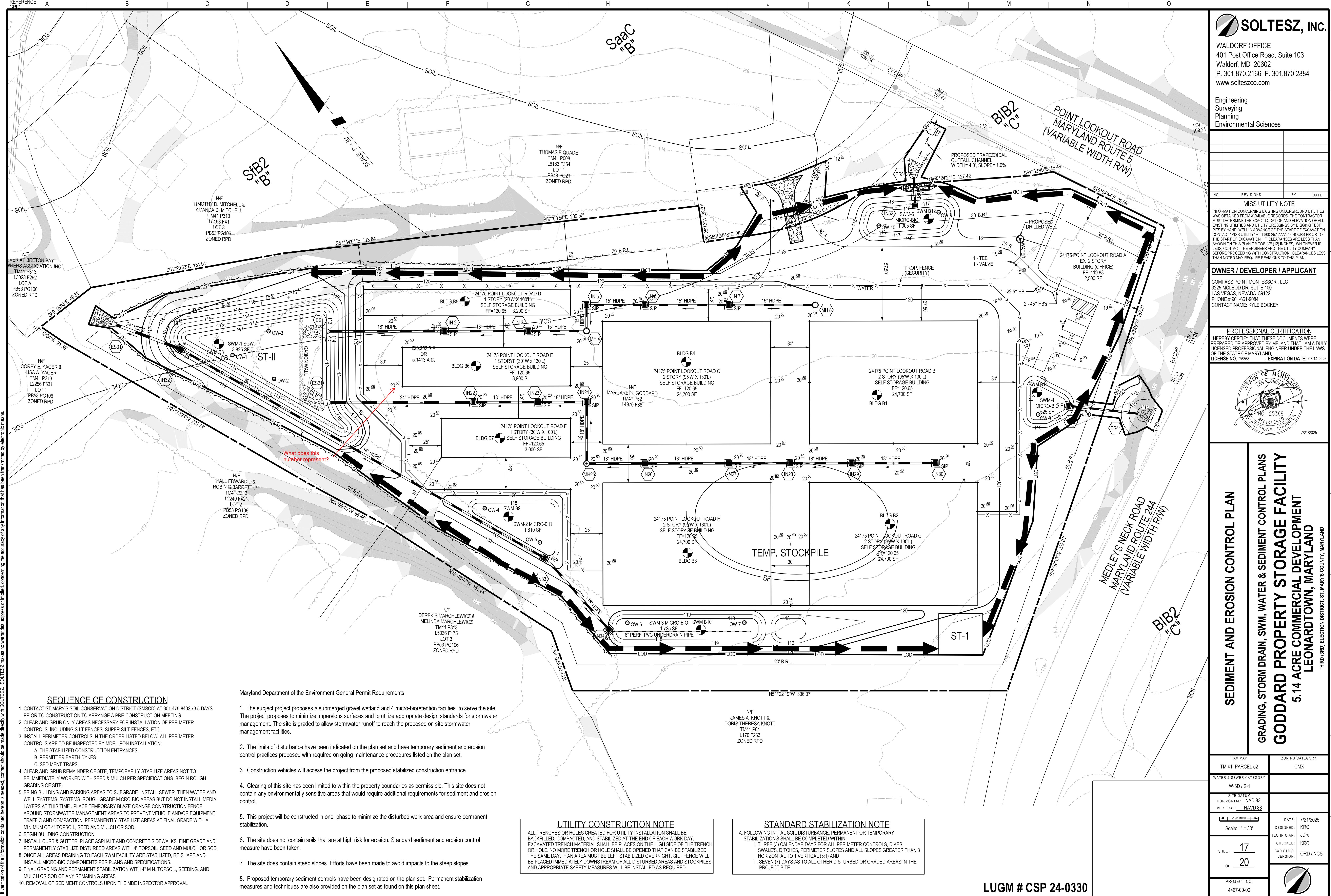
SPECIES	QNTY.	SIZE	FORM	CONDITION	SYMBOL
ACER RUBRUM, RED MAPLE (AR)	1	2' CAL	TREE	B & B	

LUGM # CSP 24-0330

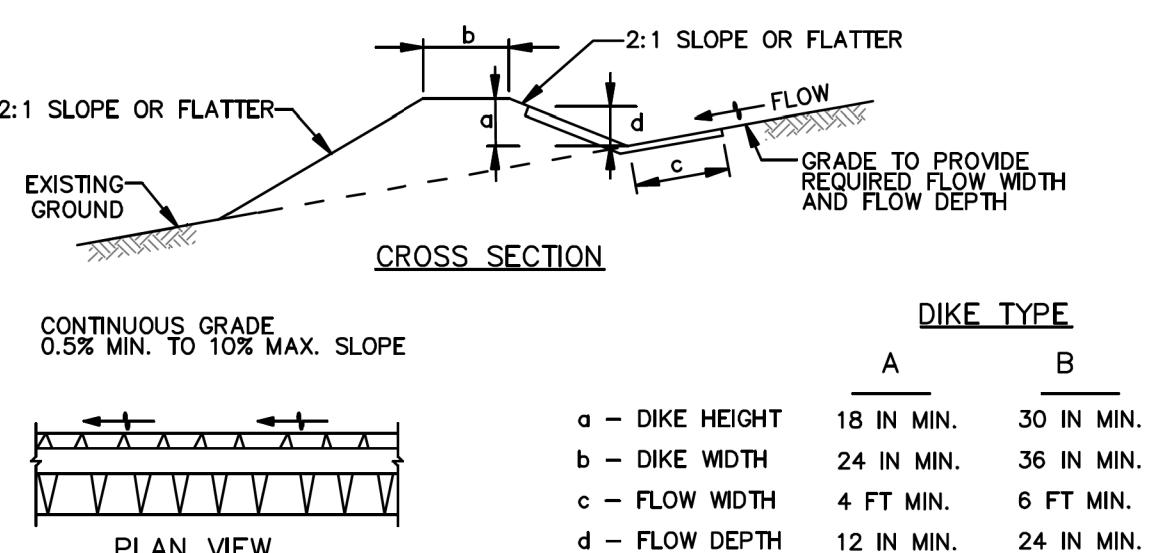
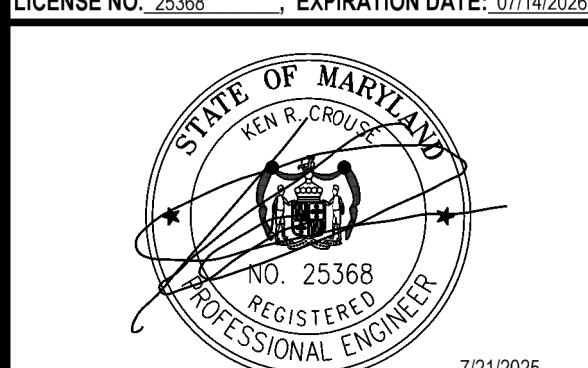
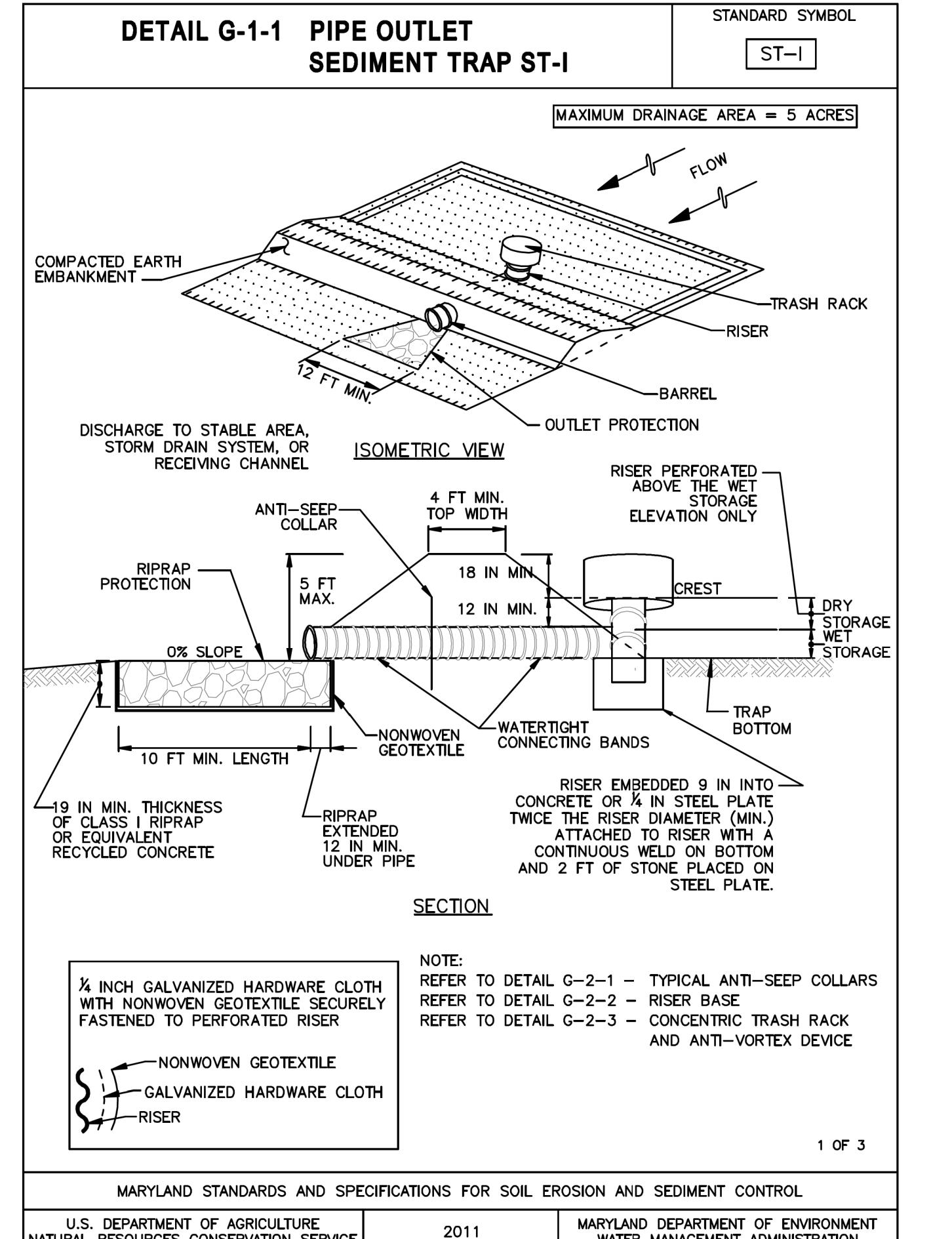
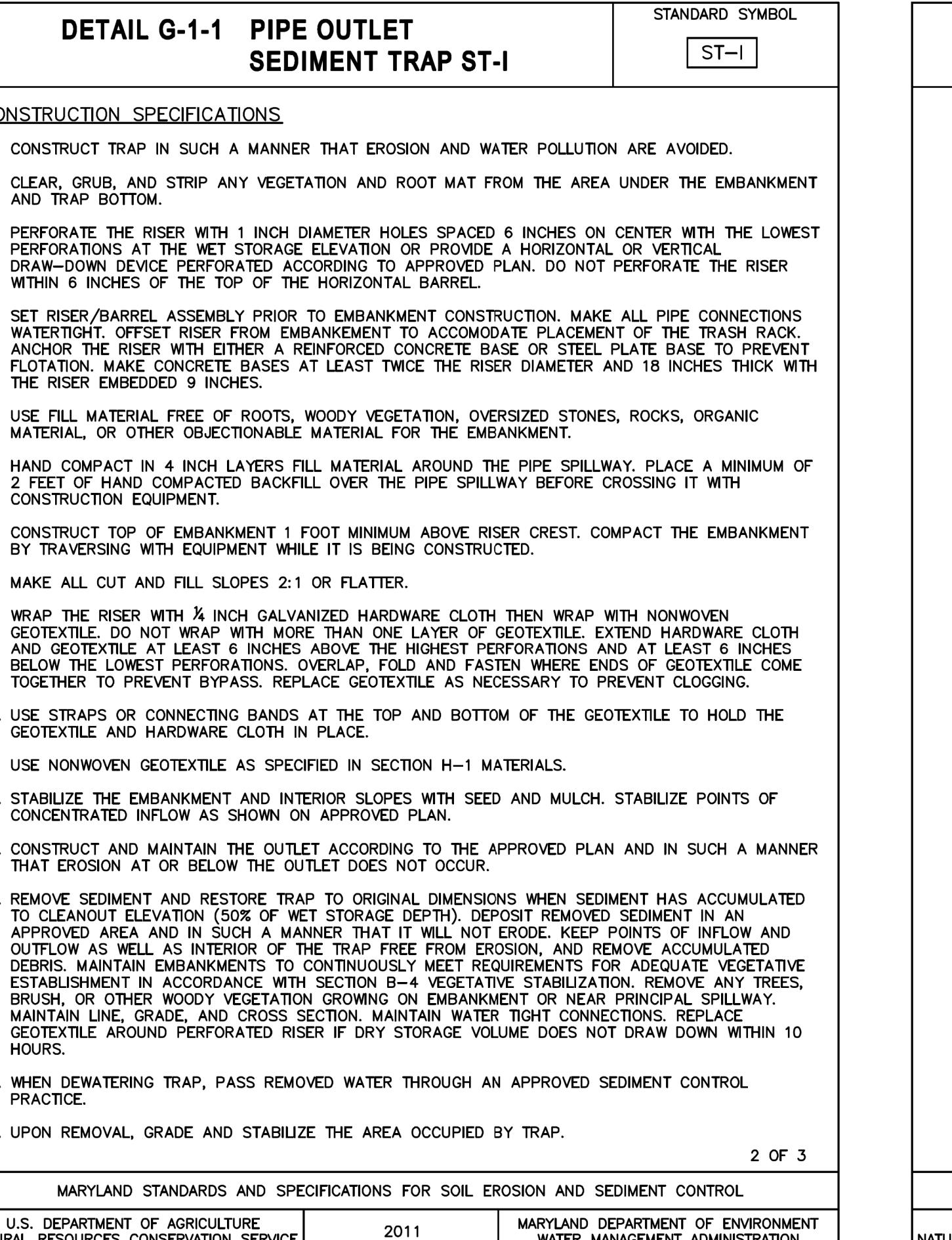
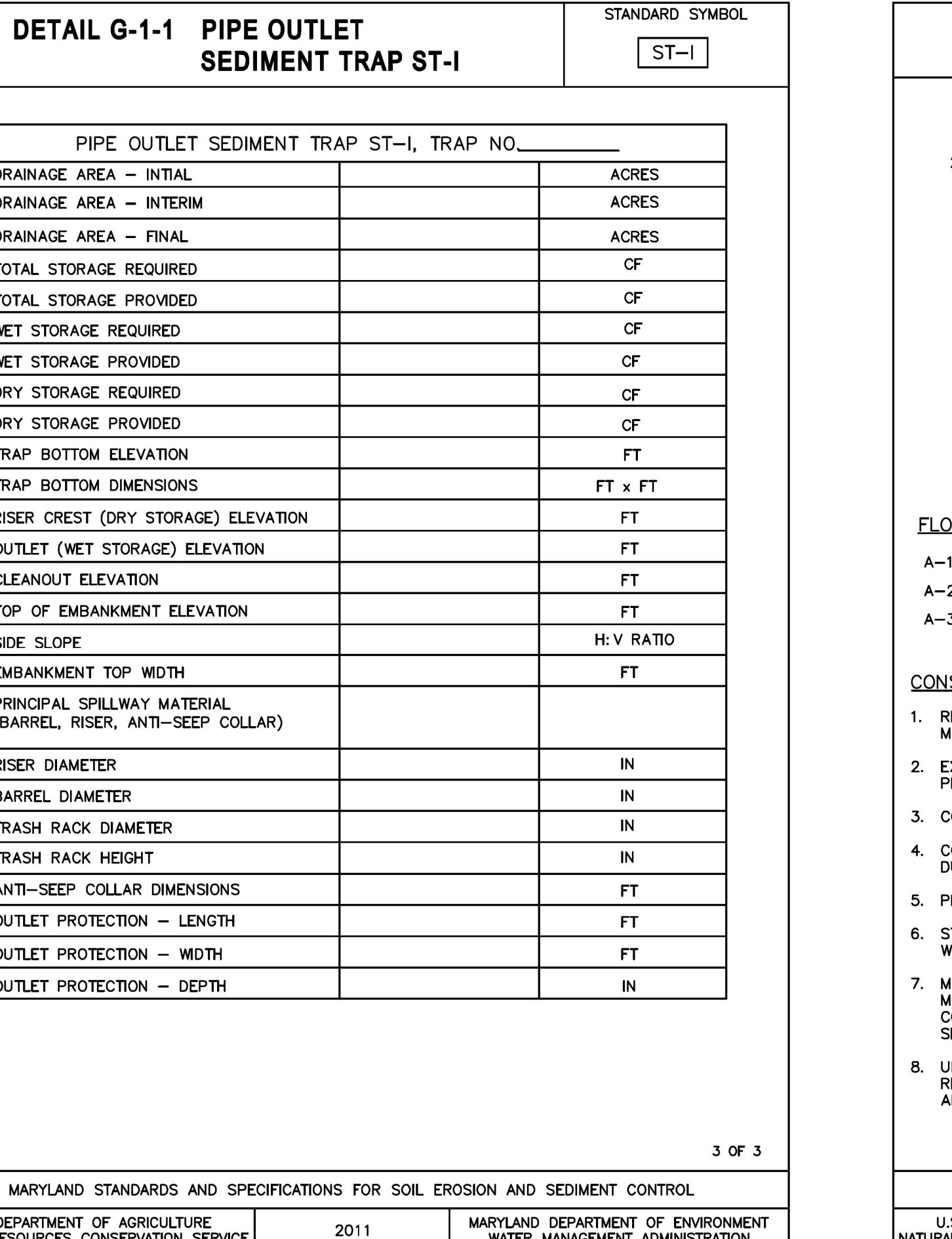
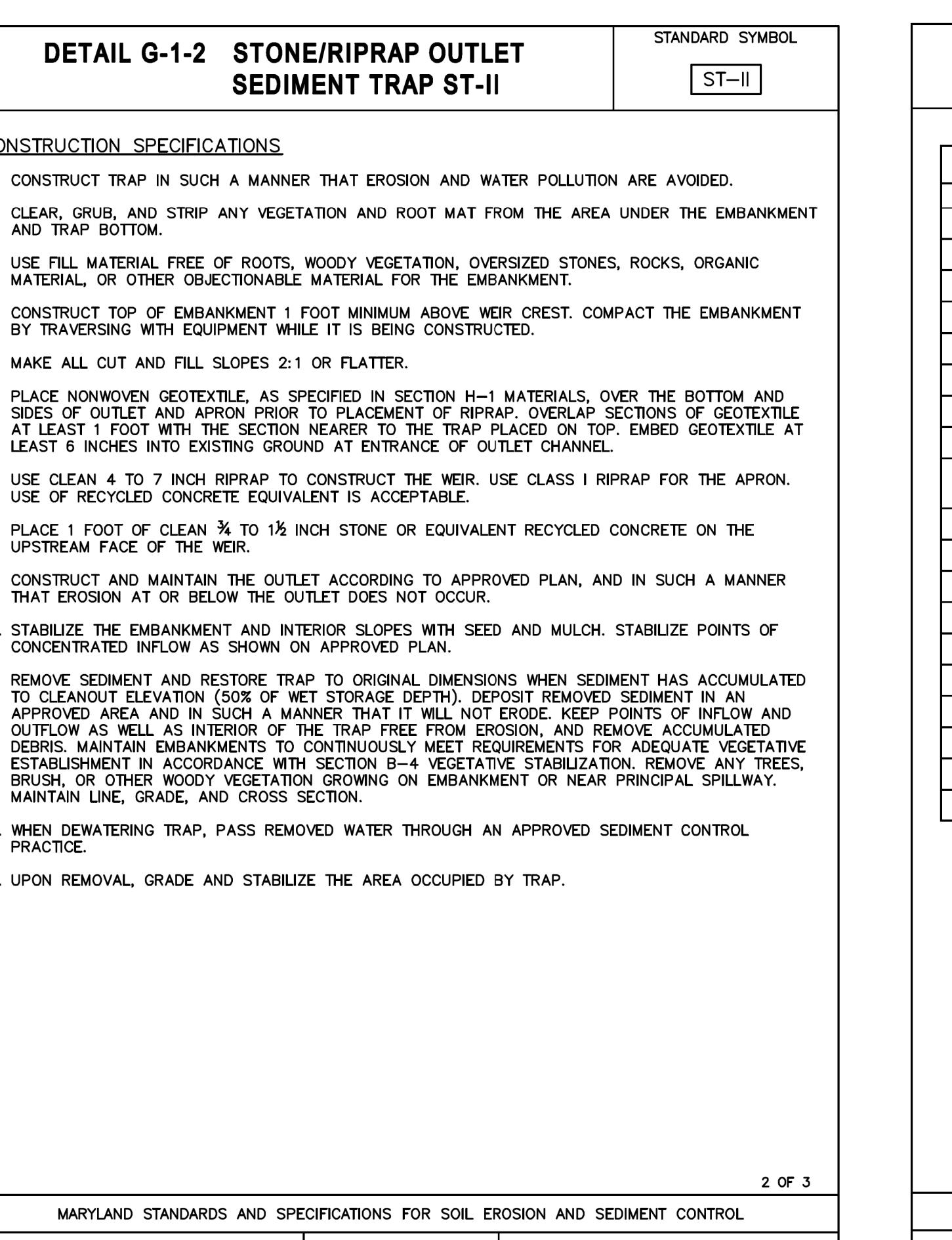
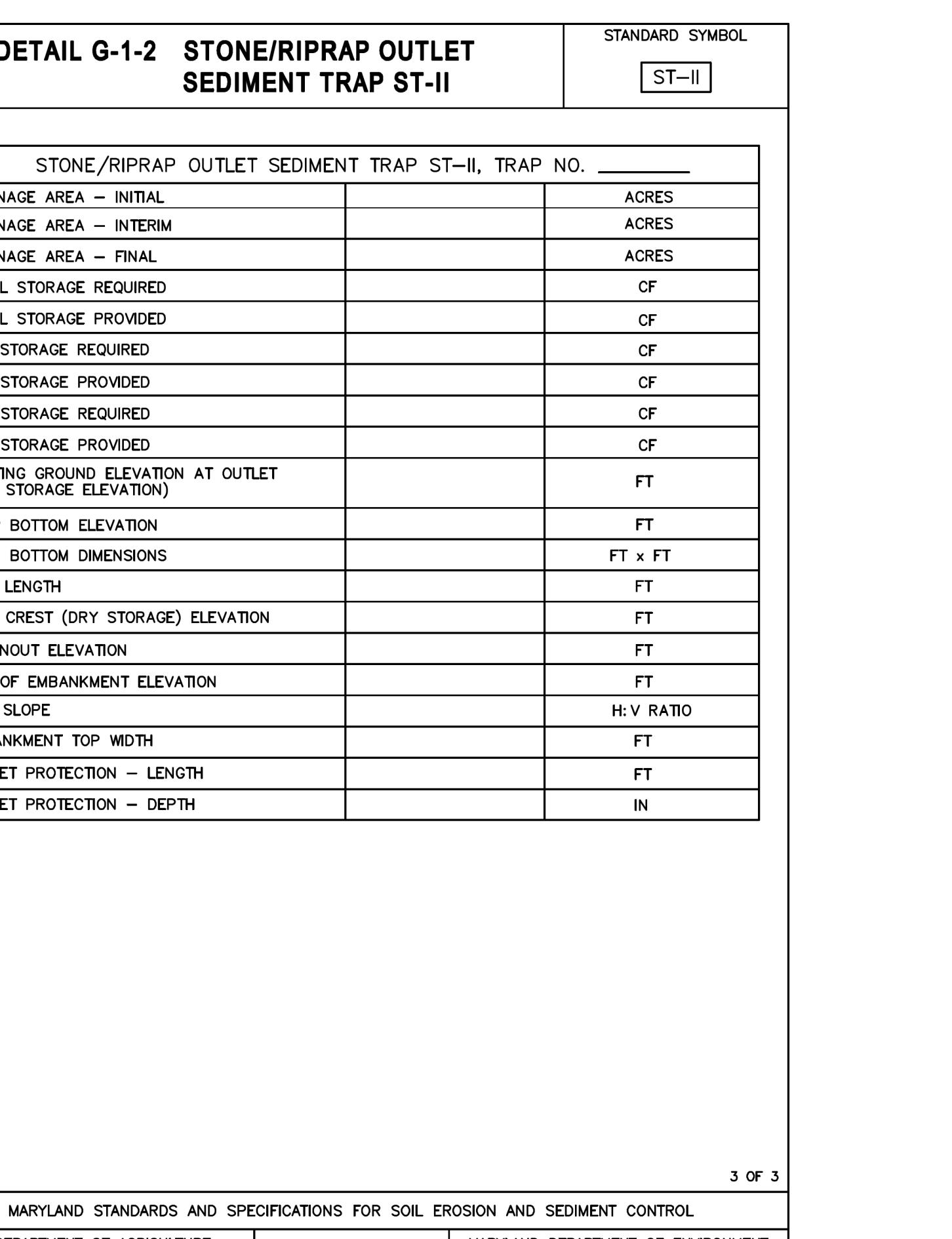
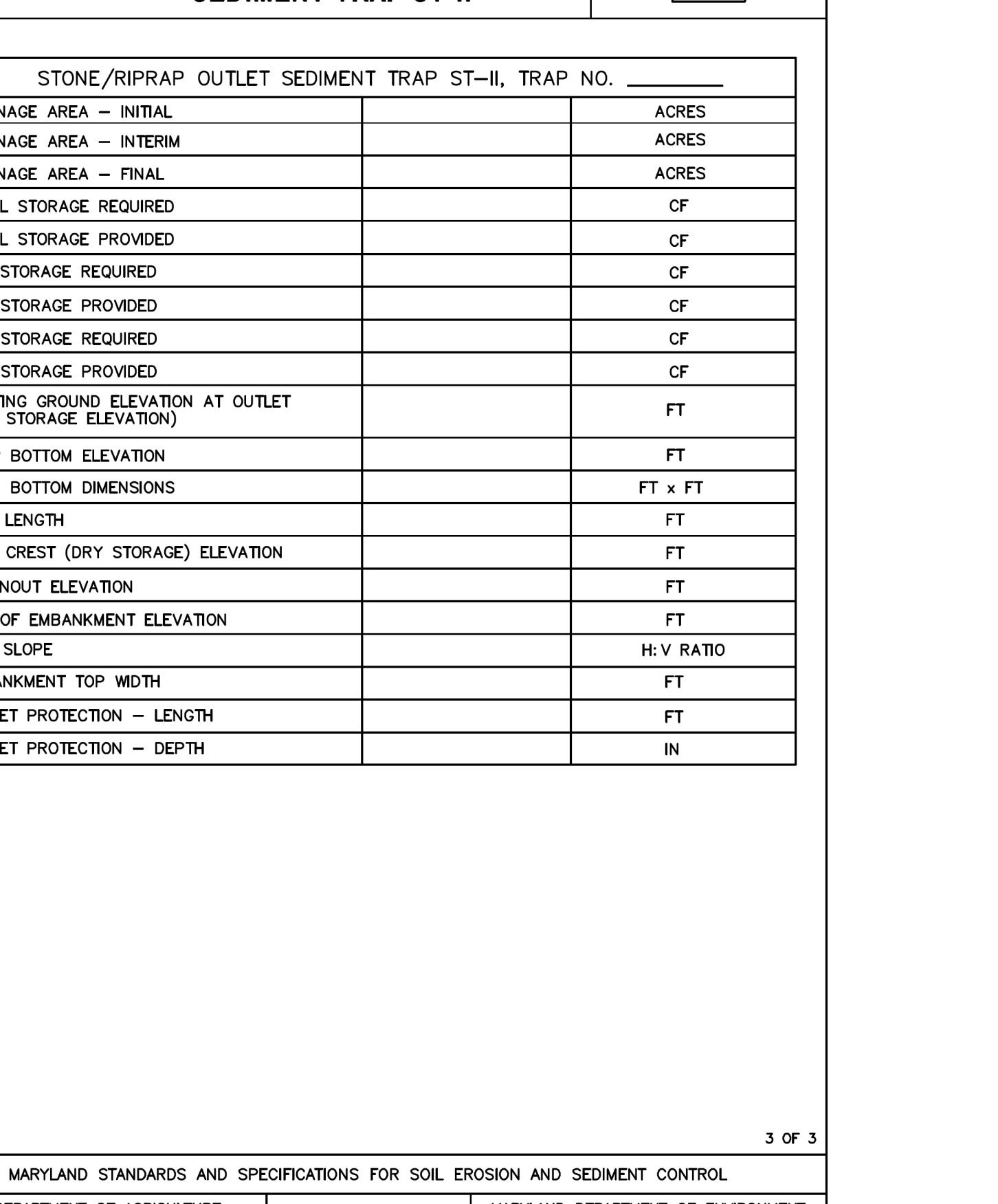
PARKING LOT PLANTINGS:
1 TREE PER 10 PARKING SPACES REQUIRED = 1
PARKING LOT TREES PROVIDED = 1MINIMUM LANDSCAPING PER SCHEDULE 32.1:
REQUIRED = 5.141 AC X 20% = 1.028 AC.
PROVIDED = 1.197 AC. OR 1.197/5.141 = 23.28%BUFFERYARD C':
30' WIDE
5 UNDERSTORY TREES/ 100 LF
1 UNDERSTORY TREES/ 100 LF
27 SHRUBS/100 LF
14 EVERGREENS/100 LF

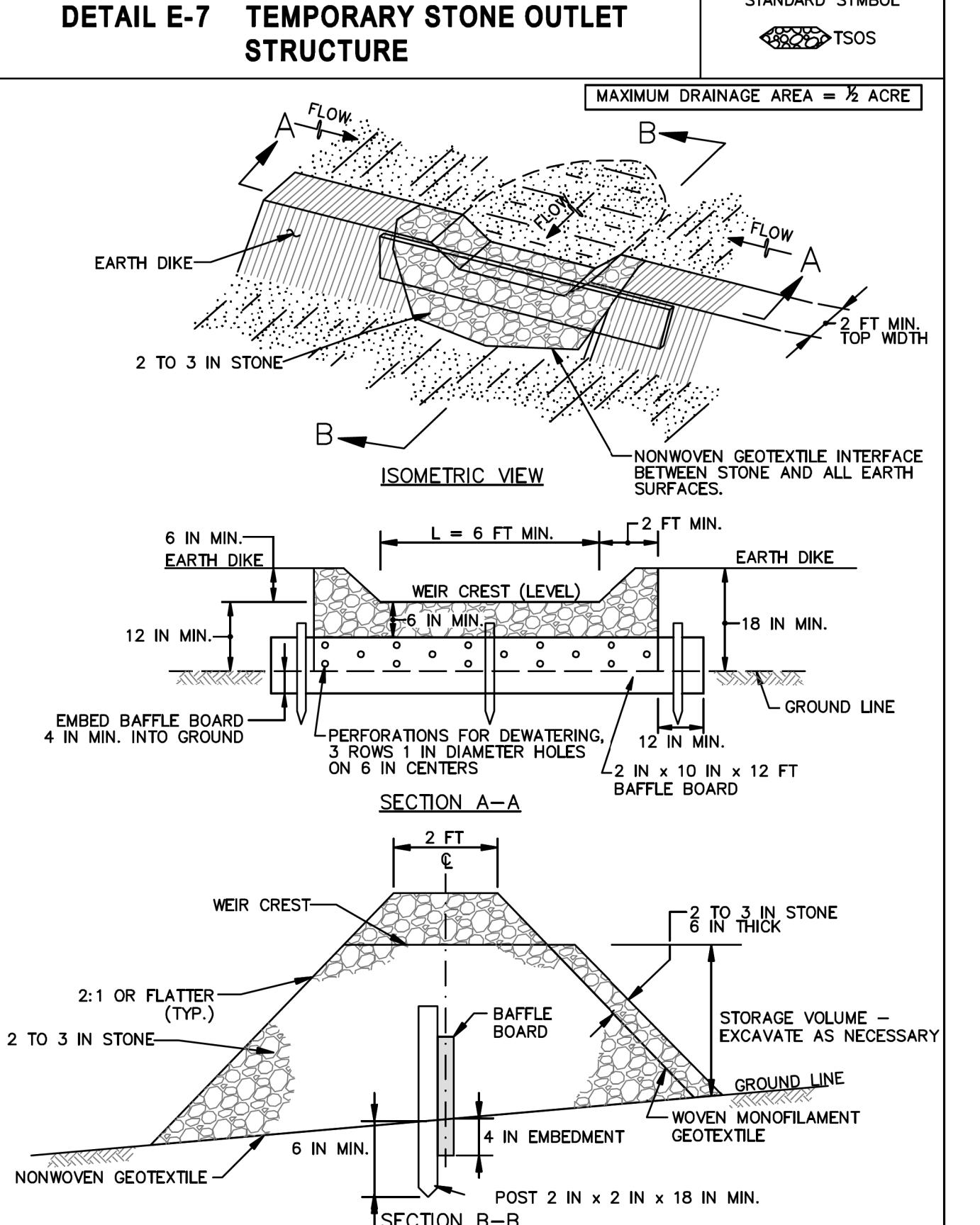
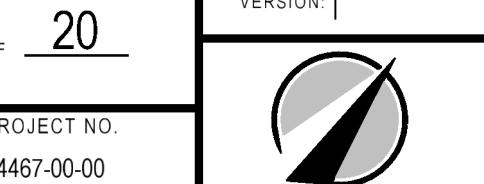
TAX MAP	ZONING CATEGORY:
TM 41, PARCEL 52	CMX
WATER & SEWER CATEGORY	
W-6D / S-1	
SITE DATUM	NAD 83 NAVD 88
HORIZONTAL	
VERTICAL	
Scale: 1" = 30'	DATE: 7/21/2025
DESIGNED: KRC TECHNICIAN: JDR	
CHECKED: KRC	
CAD STD'S: ORD / NCS	
VERSION: 14	
OF 20	
PROJECT NO. 4467-00-00	





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REFERENCE GRID	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
 SOLTESZ, INC. WALDORF OFFICE 401 Post Office Road, Suite 103 Waldorf, MD 20602 P. 301.870.2166 F. 301.870.2884 www.solteszco.com															
Engineering Surveying Planning Environmental Sciences															
 DETAIL C-1 EARTH DIKE STANDARD SYMBOL: A-1 PLACE DESIGNATION (S. O. A-1) ON FLOW CHANNEL SIDE OF DIKE															
MISS UTILITY NOTE INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE CONTRACTOR. 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. CONSIDER MISS UTILITIES AS A HAZARD TO THE COMPANY TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE COMPANY'S INSURANCE COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.															
OWNER / DEVELOPER / APPLICANT COMPASS POINT MONTESSORI, LLC 3225 MCLEOD DR. SUITE 100 LAS VEGAS, NEVADA 89122 PHONE # 901-661-0084 CONTACT NAME: KYLE BOCKEY															
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, KEN R. CROUSE, WHO AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 25368, EXPIRATION DATE: 07/14/2026															
 STATE OF MARYLAND NO. 25368 REGISTERED PROFESSIONAL ENGINEER 7/21/2025															
SEDIMENT AND EROSION CONTROL DETAILS S-2 GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS GODDARD PROPERTY STORAGE FACILITY 5.14 ACRE COMMERCIAL DEVELOPMENT LEONARDTOWN, MARYLAND THIRD (3D) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND															
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DETAIL G-1-1 PIPE OUTLET SEDIMENT TRAP ST-I STANDARD SYMBOL: ST-I  <p>MAXIMUM DRAINAGE AREA = 5 ACRES</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED. 2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM. 3. PERFORATE THE RISER WITH 1 INCH DIAMETER HOLES SPACED 6 INCHES ON CENTER WITH THE LOWEST PERFORATION AT THE WET STORAGE ELEVATION OR PROTECT A HORIZONTAL OR VERTICAL DRAIN-DOWN DICE PERFORATED ACCORDING TO APPROVED PLAN. DO NOT PERFORATE THE RISER WITHIN 6 INCHES OF THE TOP OF THE HORIZONTAL BARREL. 4. SET RISER/BARREL ASSEMBLY PRIOR TO EMBANKMENT CONSTRUCTION. MAKE ALL PIPE CONNECTIONS WATERTIGHT. OFFSET RISER FROM EMBANKMENT TO ACCOMMODATE PLACEMENT OF THE TRASH RACK AND OUTLET PROTECTION. EMBED A REINFORCED CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. MAKE CONCRETE BASES AT LEAST TWICE THE RISER DIAMETER AND 18 INCHES THICK WITH THE RISER EMBEDDED 9 INCHES. 5. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERRSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT. 6. HAND COMPACT IN 4 INCH LAYERS FILL MATERIAL AROUND THE PIPE SPILLWAY. PLACE A MINIMUM OF 2 FEET OF HARD COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT. 7. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE RISER CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. 8. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER. 9. WRAP THE RISER WITH $\frac{1}{2}$ INCH GALVANIZED HARDWARE CLOTH THEN WRAP WITH NONWOVEN GEOTEXTILE. DO NOT WRAP WITH MORE THAN ONE LAYER OF GEOTEXTILE. EXTEND HARDWARE CLOTH AND GEOTEXTILE AT LEAST 6 INCHES ABOVE THE HIGHEST PERFORATIONS AND AT LEAST 6 INCHES BELOW THE LOWEST PERFORATIONS. OVERLAP, FOLD AND FASTEN WHERE ENDS OF GEOTEXTILE COME TOGETHER TO PREVENT BYPASS. REPLACE GEOTEXTILE AS NECESSARY TO PREVENT CLOGGING. 10. USE STRAPS OR CONNECTING BANDS AT THE TOP AND BOTTOM OF THE GEOTEXTILE TO HOLD THE GEOTEXTILE AND HARDWARE CLOTH IN PLACE. 11. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. 12. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN. 13. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO THE APPROVED PLAN AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR. 14. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS THE TRAP FREE FROM EROSION. REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION. MAINTAIN WATER TIGHT CONNECTIONS. REPLACE GEOTEXTILE AROUND PERFORATED RISER IF DRY STORAGE VOLUME DOES NOT DRAW DOWN WITHIN 10 HOURS. 15. WHEN Dewatering TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE. 16. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP. <p>1 OF 3</p> <p>MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL</p> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION</p>															
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REFERENCE GRID	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
															 SOLTÉSZ, INC. WALDORF OFFICE 401 Post Office Road, Suite 103 Waldorf, MD 20602 P. 301.870.2166 F. 301.870.2884 www.solteszco.com Engineering Surveying Planning Environmental Sciences	
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <div style="border: 1px solid black; padding: 5px;"> DETAIL E-7 TEMPORARY STONE OUTLET STRUCTURE  </div> <div style="width: 30%;"> <div style="border: 1px solid black; padding: 5px;"> DETAIL E-7 TEMPORARY STONE OUTLET STRUCTURE CONSTRUCTION SPECIFICATIONS <ol style="list-style-type: none"> Provide storage volume as specified on approved plans. Use nonwoven geotextile on interface between ground and stone. Perforate baffle board with 3 rows of 1 inch diameter holes 6 inches on center, embed a minimum of 4 inches into ground, and extend baffle board minimum of 12 inches into earth dike. Use clean 2 to 3 inch stone or equivalent recycled concrete, place woven monofilament geotextile on upstream face and cover with a minimum of 6 inches of additional stone. Use nonwoven and woven monofilament geotextiles as specified in section H-1 materials. Set weir crest of stone 6 inches lower than the top of earth dike. Use minimum length of 6 feet for weir crest. Remove sediment when it has accumulated to within 6 inches of weir crest. Replace geotextile and stone facing when structure ceases to drain. Maintain line, grade, and cross section. Upon removal of stone outlet structure, grade area flush with existing ground. Within 24 hours stabilize disturbed area with topsoil, seed, and mulch, or as specified on approved plan. </div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> DETAIL E-9-1 STANDARD INLET PROTECTION CONSTRUCTION SPECIFICATIONS <ol style="list-style-type: none"> Use woven slit film geotextile as specified in section H-1 materials. Excavate completely around the inlet to a depth of 18 inches below the notch elevation. For type A, use nominal 2 inch x 4 inch construction grade lumber posts, driven 1 foot into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2x4 frame as shown. Stretch ½ inch galvanized hardware cloth tightly around the frame and fasten securely. Fasten geotextile securely to the hardware cloth with ties spaced every 24 inches at the top and mid section. Embed geotextile and hardware cloth a minimum of 18 inches below the weir crest. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened to the post. For type B, use 2½ inch diameter galvanized steel posts of 0.095 inch wall thickness and 4 foot length, driven a minimum of 36 inches below the weir crest. At each corner of the structure, place a 2x4 or heavier oak plank perpendicular to the fence posts with wire ties. Fasten geotextile securely to the chain link fence with ties spaced every 24 inches at the top and mid section. Embed geotextile and chain link fence a minimum of 18 inches below the weir crest. Backfill around the inlet in loose 4 inch lifts and compact until soil is level with the notch elevation on the ends and top elevation on the sides. Storm drain inlet protection requires frequent maintenance. Remove accumulated sediment after each rain event to maintain function and avoid premature clogging. If inlet protection does not completely drain within 24 hours after a storm event, it is clogged. When this occurs, remove accumulated sediment and clean, or replace geotextile and stone. </div> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> DETAIL E-9-1 STANDARD INLET PROTECTION CONSTRUCTION SPECIFICATIONS <ol style="list-style-type: none"> Use woven slit film geotextile as specified in section H-1 materials. Excavate completely around the inlet to a depth of 18 inches below the notch elevation. For type A, use nominal 2 inch x 4 inch construction grade lumber posts, driven 1 foot into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2x4 frame as shown. Stretch ½ inch galvanized hardware cloth tightly around the frame and fasten securely. Fasten geotextile securely to the hardware cloth with ties spaced every 24 inches at the top and mid section. Embed geotextile and hardware cloth a minimum of 18 inches below the weir crest. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened to the post. For type B, use 2½ inch diameter galvanized steel posts of 0.095 inch wall thickness and 4 foot length, driven a minimum of 36 inches below the weir crest. At each corner of the structure, place a 2x4 or heavier oak plank perpendicular to the fence posts with wire ties. Fasten geotextile securely to the chain link fence with ties spaced every 24 inches at the top and mid section. Embed geotextile and chain link fence a minimum of 18 inches below the weir crest. Backfill around the inlet in loose 4 inch lifts and compact until soil is level with the notch elevation on the ends and top elevation on the sides. Storm drain inlet protection requires frequent maintenance. Remove accumulated sediment after each rain event to maintain function and avoid premature clogging. If inlet protection does not completely drain within 24 hours after a storm event, it is clogged. When this occurs, remove accumulated sediment and clean, or replace geotextile and stone. </div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 25368, EXPIRATION DATE: 07/14/2026. </div> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;">  </div> </div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> OWNER / DEVELOPER / APPLICANT COMPASS POINT MONTESSORI, LLC 3225 MCLEOD DR. SUITE 100 LAS VEGAS, NEVADA 89122 PHONE # 901-661-0084 CONTACT NAME: KYLE BOCKEY </div> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 25368, EXPIRATION DATE: 07/14/2026. </div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> SEDIMENT AND EROSION CONTROL DETAILS - 3 GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS GODDARD PROPERTY STORAGE FACILITY 5.14 ACRE COMMERCIAL DEVELOPMENT LEONARDTOWN, MARYLAND <small>THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND</small> </div> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px;"> TAX MAP TM 41, PARCEL 52 ZONING CATEGORY CMX WATER & SEWER CATEGORY W-6D / S-1 SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88 Scale: 1" = 30' DATE: 7/21/2025 DESIGNED: KRC TECHNICIAN: JDR CHECKED: KRC CAD STD'S: ORD / NCS VERSION: 4467-00-00 PROJECT NO.: LUGM # CSP 24-0330  </div> </div> </div>																