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REFERENCE GRID

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

LEGEND

PG 1008

EXISTING

PROPOSED

CONCRETE PAD

CONTOUR (INDEX, INTERMEDIATE)

CURB & GUTTER

EASEMENTS (LABEL, LINE)

EDGE OF PAVEMENT

GURADRAIL

LIMIT OF DISTURBANCE

FULL DEPTH PAVING

PAVEMENT / TREE REMOVAL

BIO-SWALE W/CHECK DAMS

PROPERTY LINE (SITE, ADJOINERS)

PUBLIC UTILITY EASEMENT

SIDEWALK

SIGN (SINGLE, DOUBLE POST)

SPOT SHOTS

TREE LINE

WALLS (CONCRETE, WOOD)

UTILITIES

CABLE (LINE, MANHOLE, VAULT)

ELECTRIC (LINE, MANHOLE, POLE, VAULT/BOX)

FIBER OPTIC (LINE/MARKERS)

NATURAL GAS (LINE, MANHOLE, MARKER)

SEWER (LINE, MANHOLE)

STORMDRAIN (LINE, INLETS, MANHOLE)

TELEPHONE (LINE, MANHOLE, VAULT/BOX)

WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)

ABBREVIATIONS

CMP

CMPA

RCP

GM

LF

LPS

SF

ELEV.

INV.

HP.

LP.

STA.

TC.

FC.

VERT.

HORZ.

VC.

SRMP

NTS

D=

R=

A=

HDPE=

CORRUGATED METAL PIPE

CORRUGATED METAL PIPE ARCH

REINFORCED CONCRETE PIPE

GABION MAT

LINEAR FEET

LOW PRESSURE SEWER

SQUARE FEET

ELEVATION

INVERT

HIGH POINT

LOW POINT

STATION

TOP OF CURB

FACE OF CURB

VERTICAL

HORIZONTAL

VERTICAL CURVE

SPIRAL RIB METAL PIPE

NOT TO SCALE

DELTA

RADIUS

ARC

HIGH-DENSITY POLYETHYLENE

YEAR

BUILDING RESTRICTION LINES

TYPICAL

STATE HIGHWAY ADMINISTRATION

EASEMENT

PUBLIC UTILITY EASEMENT

STORM DRAIN

DUCTILE IRON PIPE

POINT OF VERTICAL CURVATURE

POINT OF VERTICAL INVERSE

POINT OF VERTICAL TANGENCY

POINT OF HORIZONTAL CURVATURE

POINT OF HORIZONTAL TANGENCY

ACRE

SOIL CONSERVATION DISTRICT

CENTER LINE

CHORD BEARING

CHORD DISTANCE

ELBOW ELEVATION

GROUND ELEVATION

DEPTH OF BURY (FIRE HYD.)

TANGENT

MARYLAND STATE HIGHWAY ADMINISTRATION

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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 PLAN
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	WATERLINE PLAN AND PROFILES
SHEET 12	WATERLINE CONSTRUCTION DETAILS
SHEET 13	LANDSCAPE AND LIGHTING PLAN
SHEET 14	SITE DIMENSIONS PLAN
SHEET 15	SITE DETAILS
SHEET 16	SEDIMENT AND EROSION CONTROL PLAN
SHEET 17	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
SHEET 18	SEDIMENT AND EROSION CONTROL DETAILS - 2
SHEET 19	SEDIMENT AND EROSION CONTROL DETAILS - 3
SHEET 20	SEDIMENT AND EROSION CONTROL DETAILS - 3

VERTICAL CONTROL REFERENCES

NAVD 88

HORIZONTAL CONTROL REFERENCES

NAD 1983/1991

TOPOGRAPHICAL REFERENCES

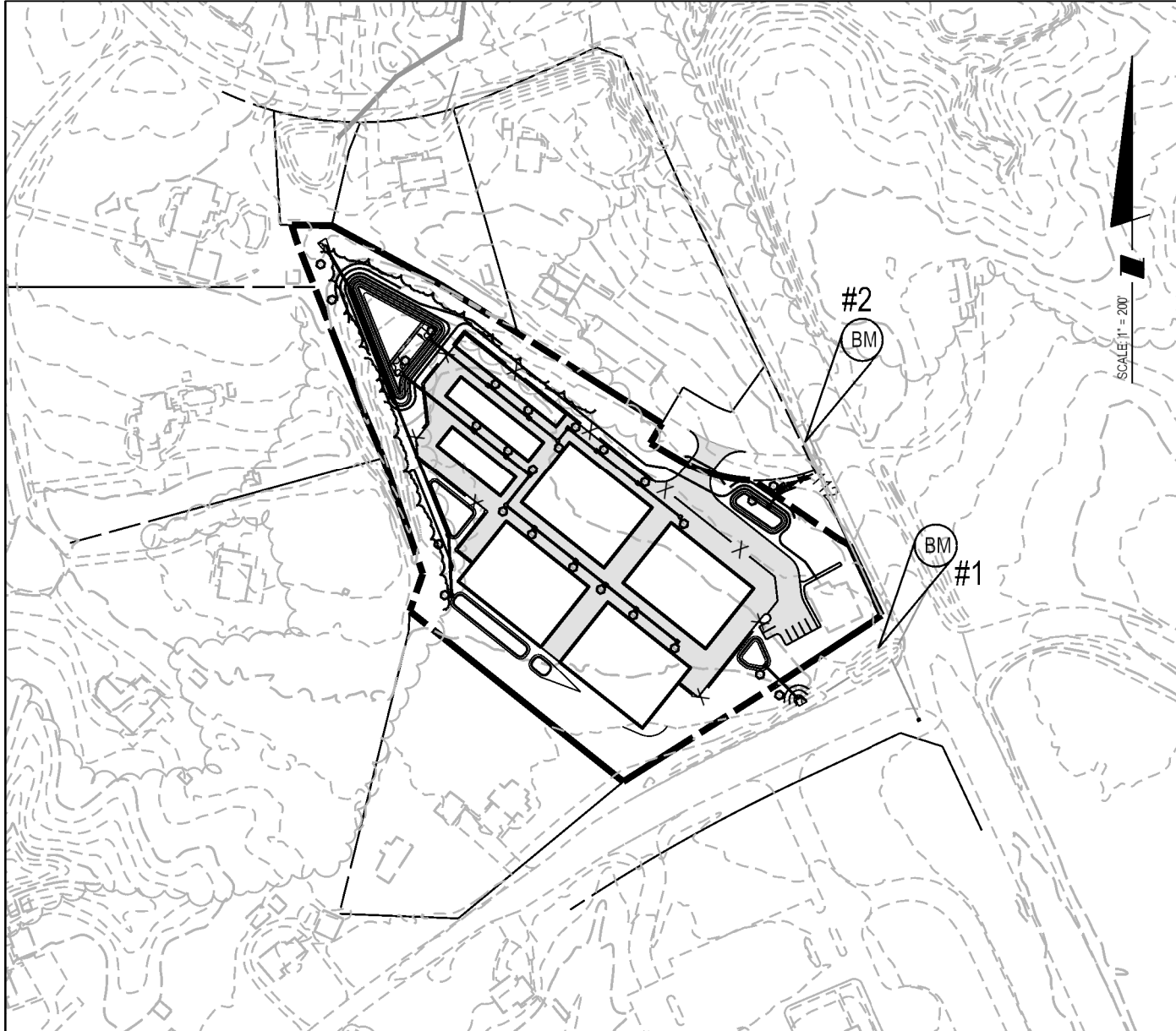
THE PLANIMETRIC AND/OR TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON COPYRIGHTED GIS DATA FROM ST. MARY'S COUNTY, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM ST. MARY'S COUNTY. ST. MARY'S COUNTY GIS CONTAINS PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO ST. MARY'S COUNTY.

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

LOCATION MAP

SCALE: 1" = 200'



GODDARD PROPERTY STORAGE FACILITY

ENGINEERING PLANS

Pls. add "Major Site Plan"

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 (BRLS) 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 #24037/01188F FOR ST. MARY'S COUNTY, MARYLAND, DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE EFFECTIVE DATE FOR THE FIRM PANELS IS NOVEMBER 18, 2014.
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 MERLIN ONLINE MAPS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND THE ST. MARY'S COUNTY ROAD 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 THE CONSTRUCTION SHALL BE EXCAVATED AND REPLACED OR REMOVED AS ENCOUNTERED DURING CONSTRUCTION AND TAKEN TO A SITE WITH AN APPROVED AND ACTIVE SCD PLAN.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A MAP COMPILED BY SOLTESZ, INC., USING ST. MARY'S COUNTY GIS DATA AND FIELD RUN 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

1. THIS PROPERTY IS FOUND ON ST. MARY'S TAX ASSESSMENT MAP #1 AS PARCEL 52 AT GRID 13.
2. THE SEPTIC SYSTEM IS DESIGNED FOR 10,000 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 SAT 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 THIS APPROVAL. THE DESIGNATED PERCOLATION AREA IS THE ONLY AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWERAGE DISPOSAL PURPOSES. THIS LOT PROVIDES A 59,400 SF SEPTIC RETENTION AREA FOR SEWERAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND 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 BE 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-60 / 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.

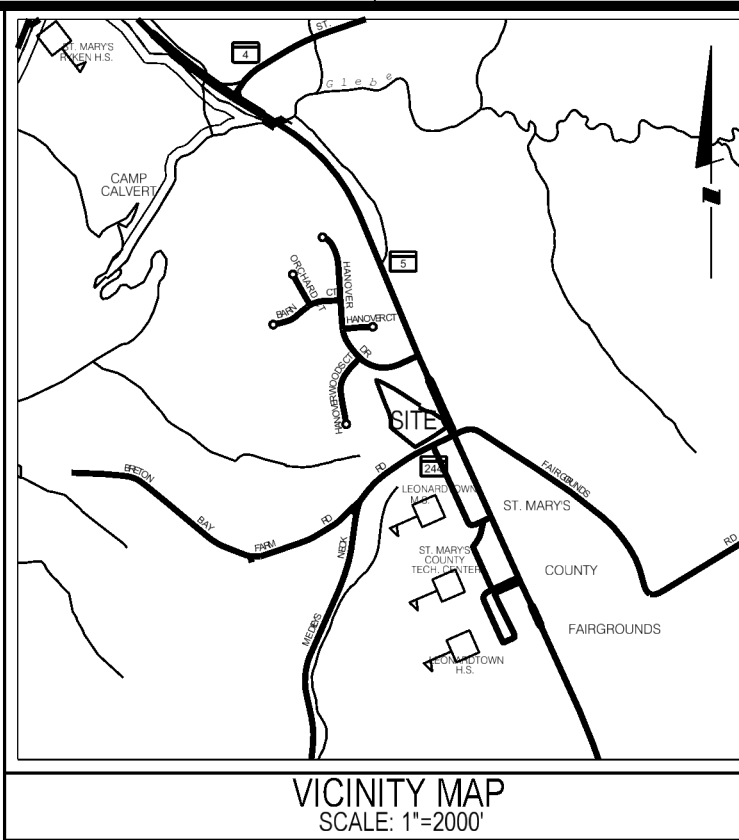
Pls. provide "Site Data Table"

Pls. add "Summary of Development Impacts"

SOLTESZ, INC.

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MISS UTILITY NOTE

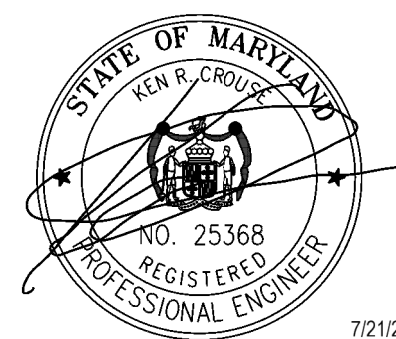
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OWNER / DEVELOPER / APPLICANT

COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR, SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 904-687-9084
CONTACT NAME: KYLE BOCKEY

PROFESSIONAL CERTIFICATION

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



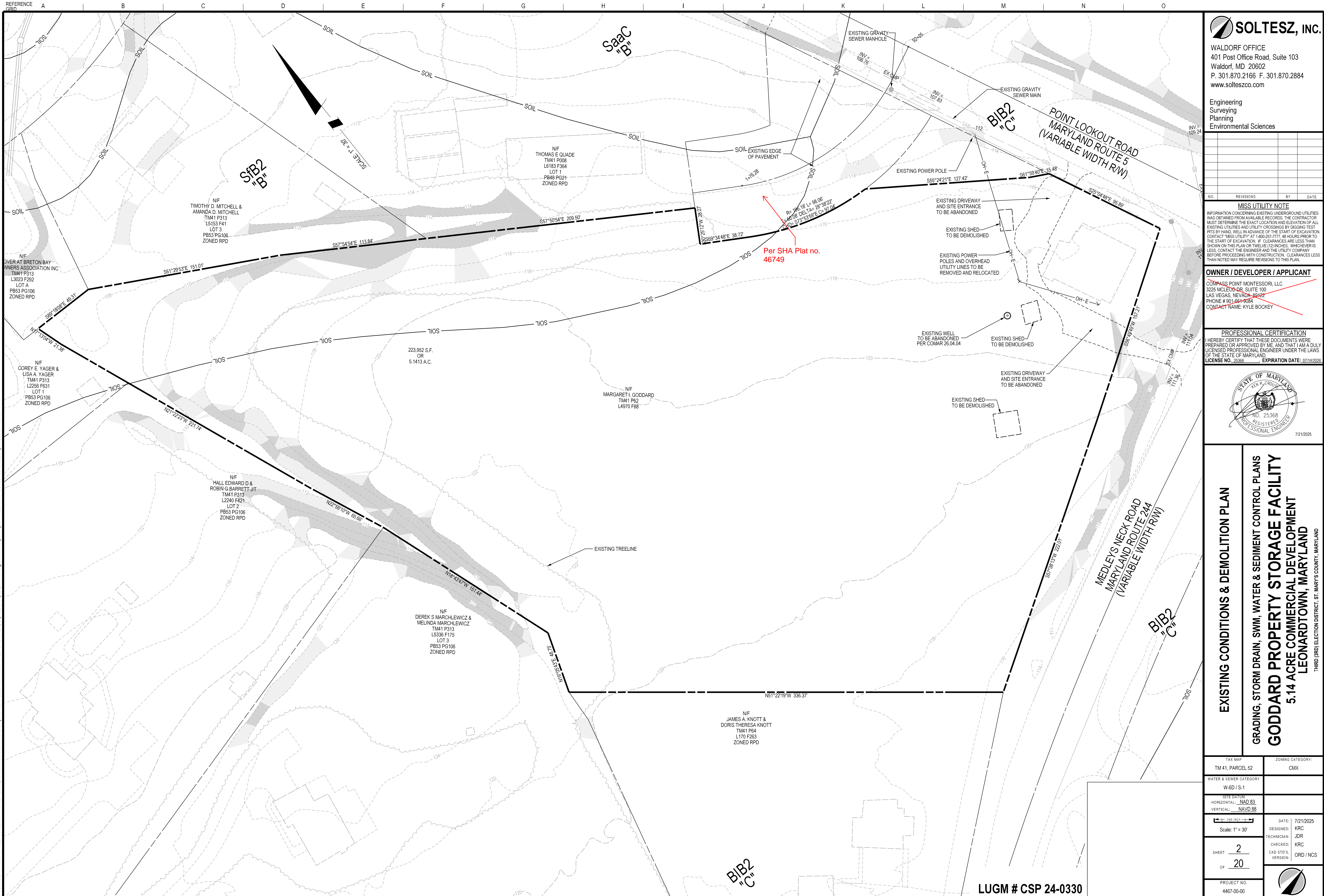
COVER SHEET

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

TAX MAP	ZONING CATEGORY:
TM 41, PARCEL 52	CMX
WATER & SEWER CATEGORY	
W-60 / S-1	
SITE DATA	
HORIZONTAL: NAD 83	
VERTICAL: NAVD 88	
AS SHOWN	DATE: 7/21/2025
DESIGNED: KRC	TECHNICIAN: JDR
CHECKED: KRC	CAD STD'S VERSION: ORD / NCS
SHEET 1 OF 20	
PROJECT NO. 4467-00-00	

MJSP25-0387
LUGM # CSP 24-0330

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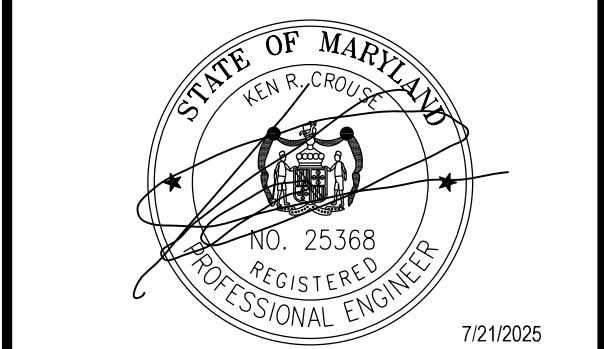
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MISS UTILITY NOTE
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OWNER / DEVELOPER / APPLICANT
COMPASS POINT MONTESSORI, LLC
3225 MOLEBROOK, SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 801.584.8084
CONTACT NAME: KYLE BOCKEY

PROFESSIONAL CERTIFICATION
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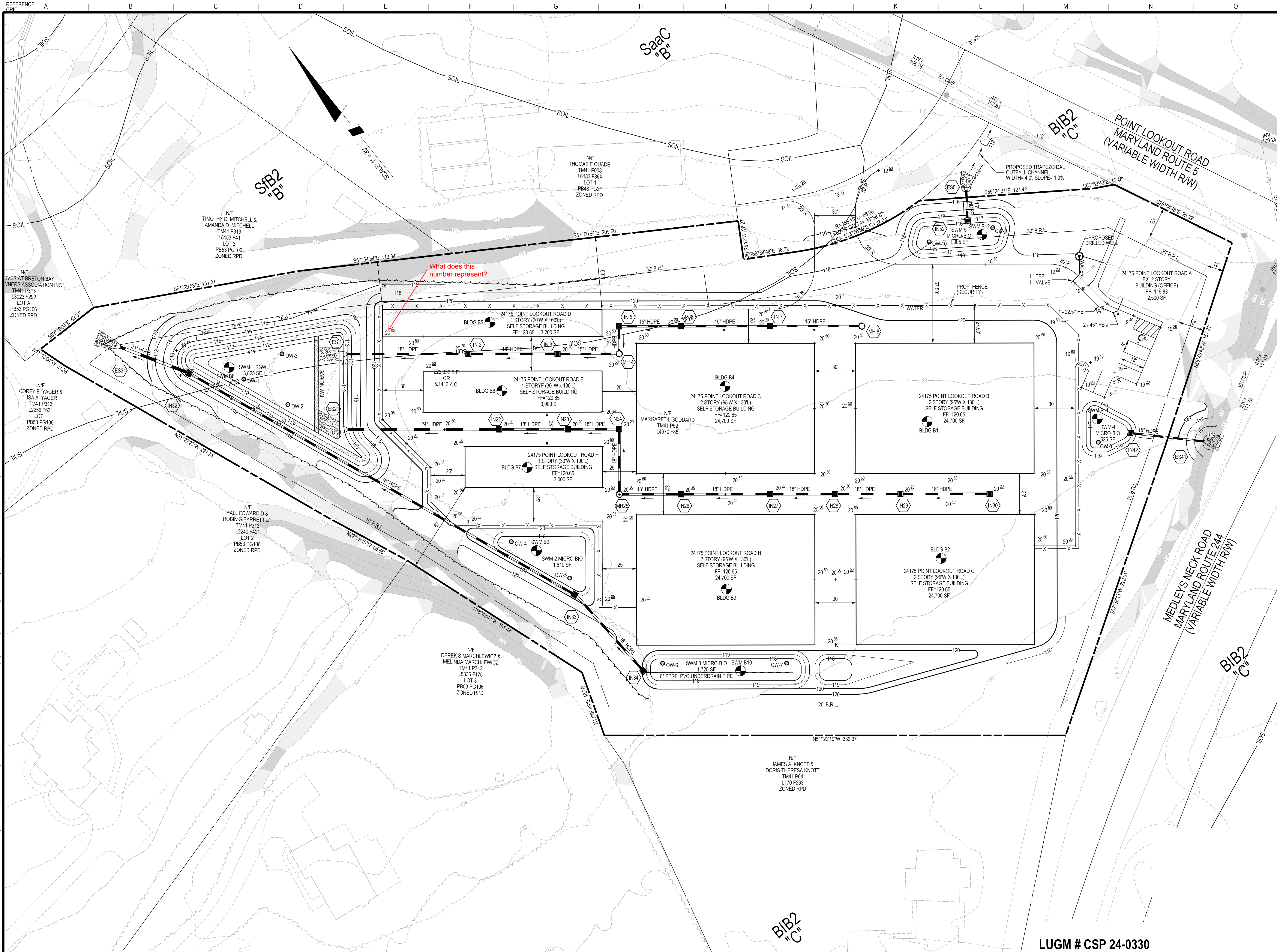
EXISTING CONDITIONS & DEMOLITION PLAN
GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
LEONARDTOWN, MARYLAND
THIRD (RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

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. VERSION: ORD / NCS
SHEET 2 OF 20	PROJECT NO. 4467-00-00



LUGM # CSP 24-0330

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1			
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11			

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COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR, SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 901-681-9084
CONTACT NAME: KYLE BOCKEY

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LICENSE NO. 25368 EXPIRATION DATE: 07/14/2025

STATE OF MARYLAND
KYLE B. BOCKEY
NO. 25368
REGISTERED PROFESSIONAL ENGINEER
7/21/2025

SITE GRADING PLAN

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

GODDARD PROPERTY STORAGE FACILITY

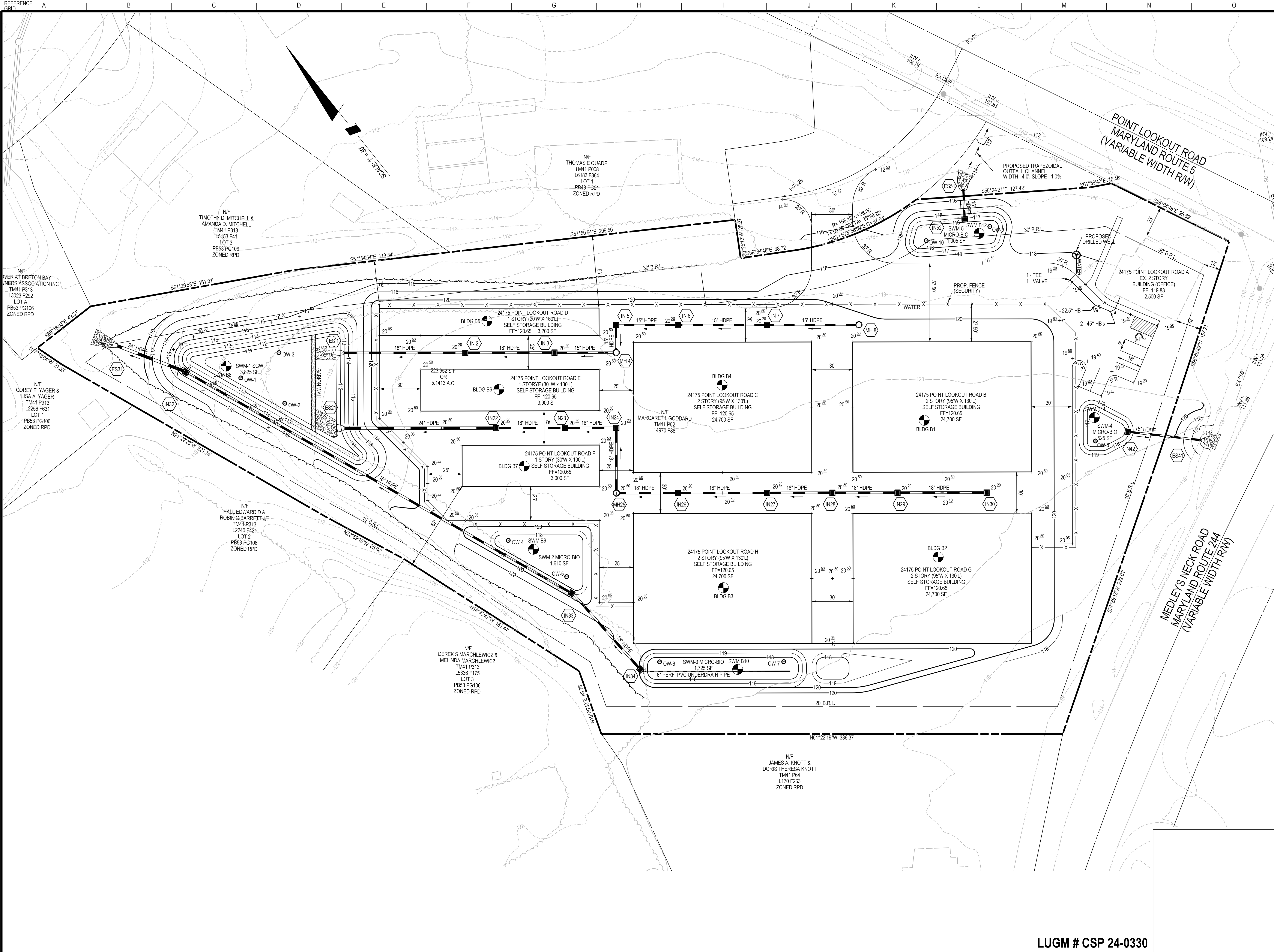
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LEONARDTOWN, MARYLAND

THIRD (RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
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SHEET 3 OF 20	
PROJECT NO. 4467-00-00	

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STORM DRAIN AND PAVING PLAN

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

GODDARD PROPERTY STORAGE FACILITY

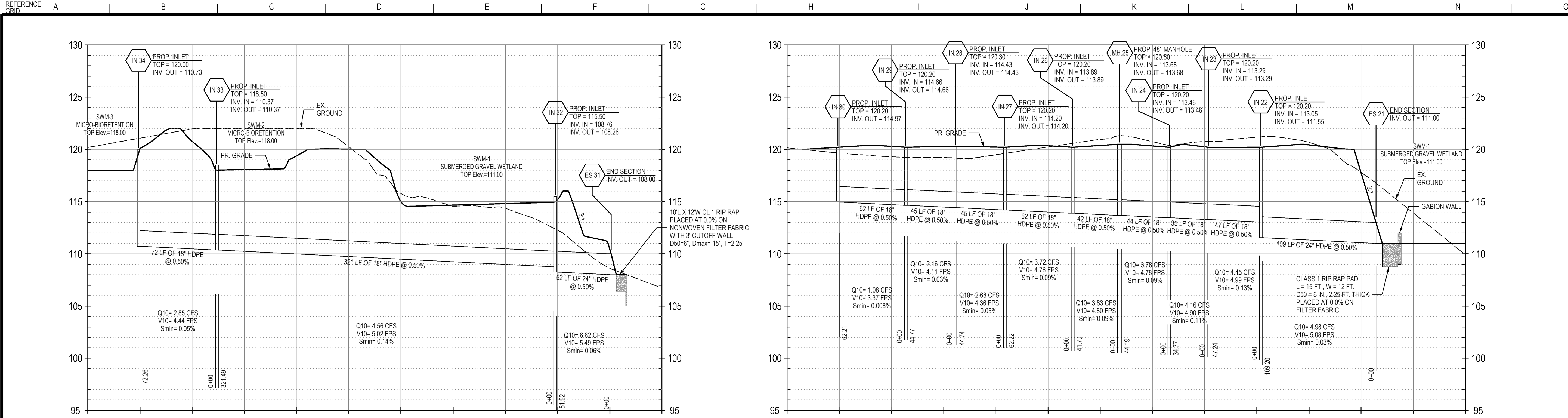
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LEONARDTOWN, MARYLAND

THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

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SHEET 4 OF 20			
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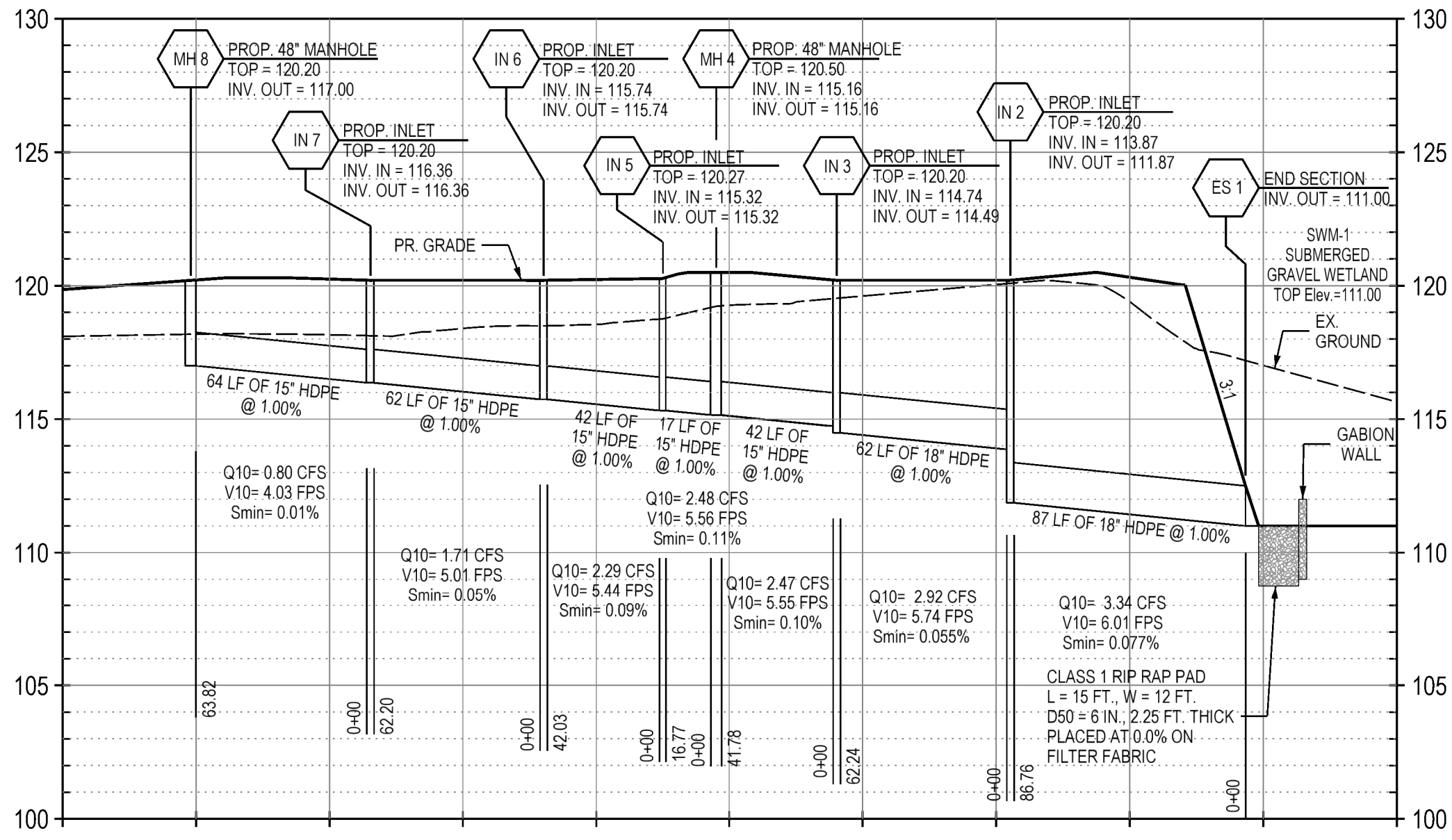


STORM DRAIN PROFILE - IN 34 to ES 31

SCALE: 1"=50' HORIZ., 1"=5' VERT.

STORM DRAIN PROFILE - IN 30 to ES 21

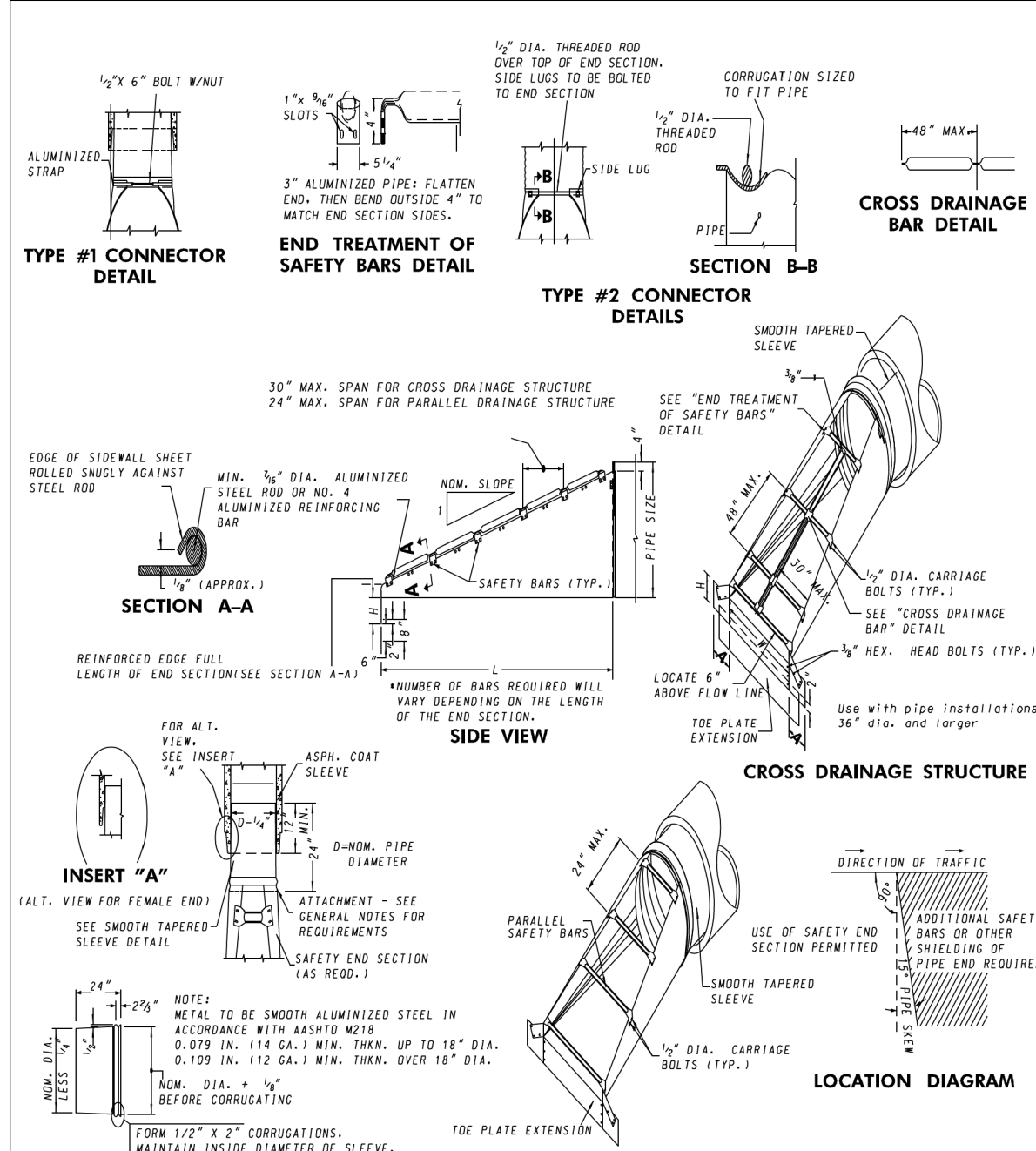
SCALE: 1"=50' HORIZ., 1"=5' VERT.



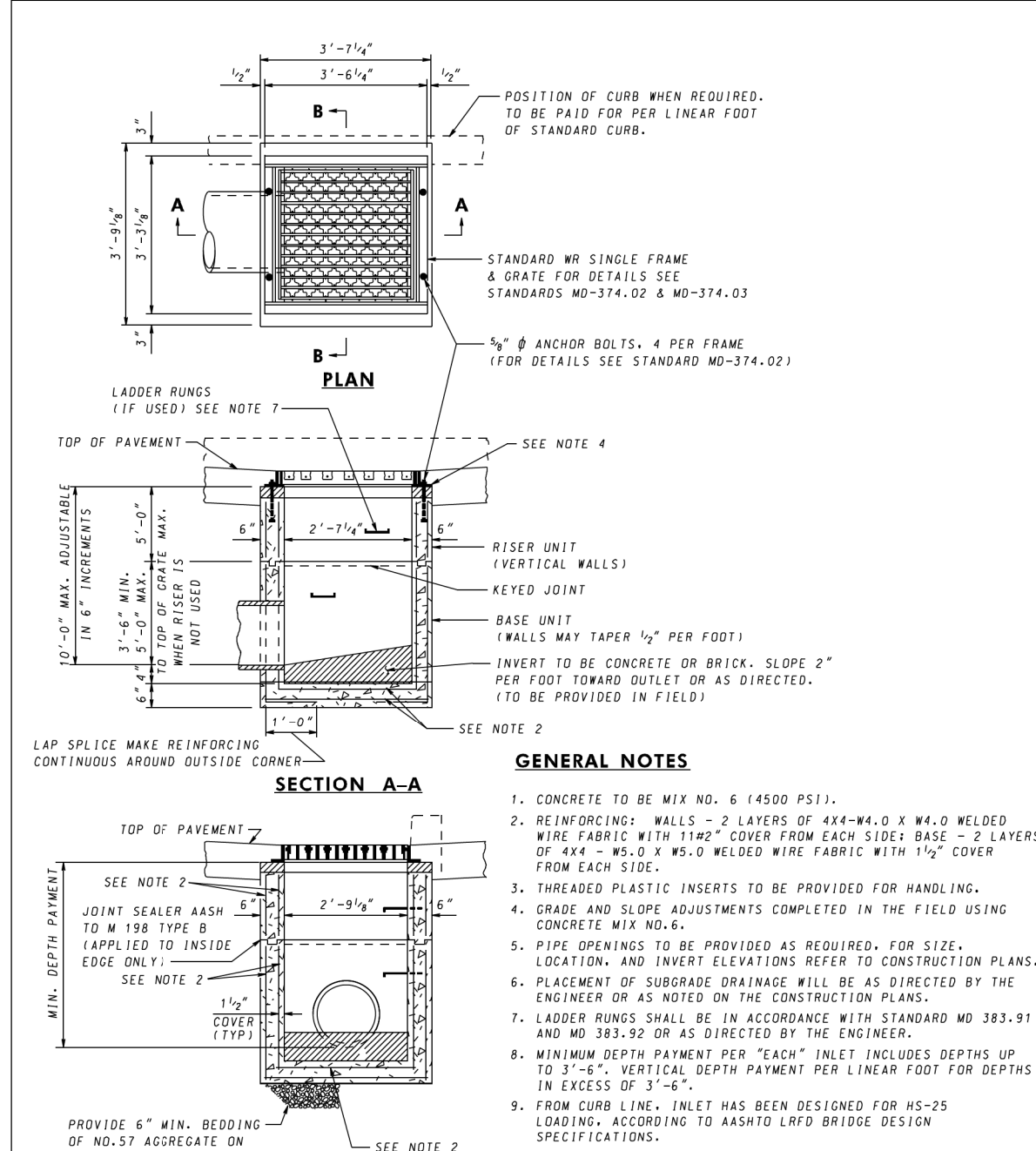
STORM DRAIN PROFILE - MH 8 to ES 1

SCALE: 1"=50' HORIZ., 1"=5' VERT.

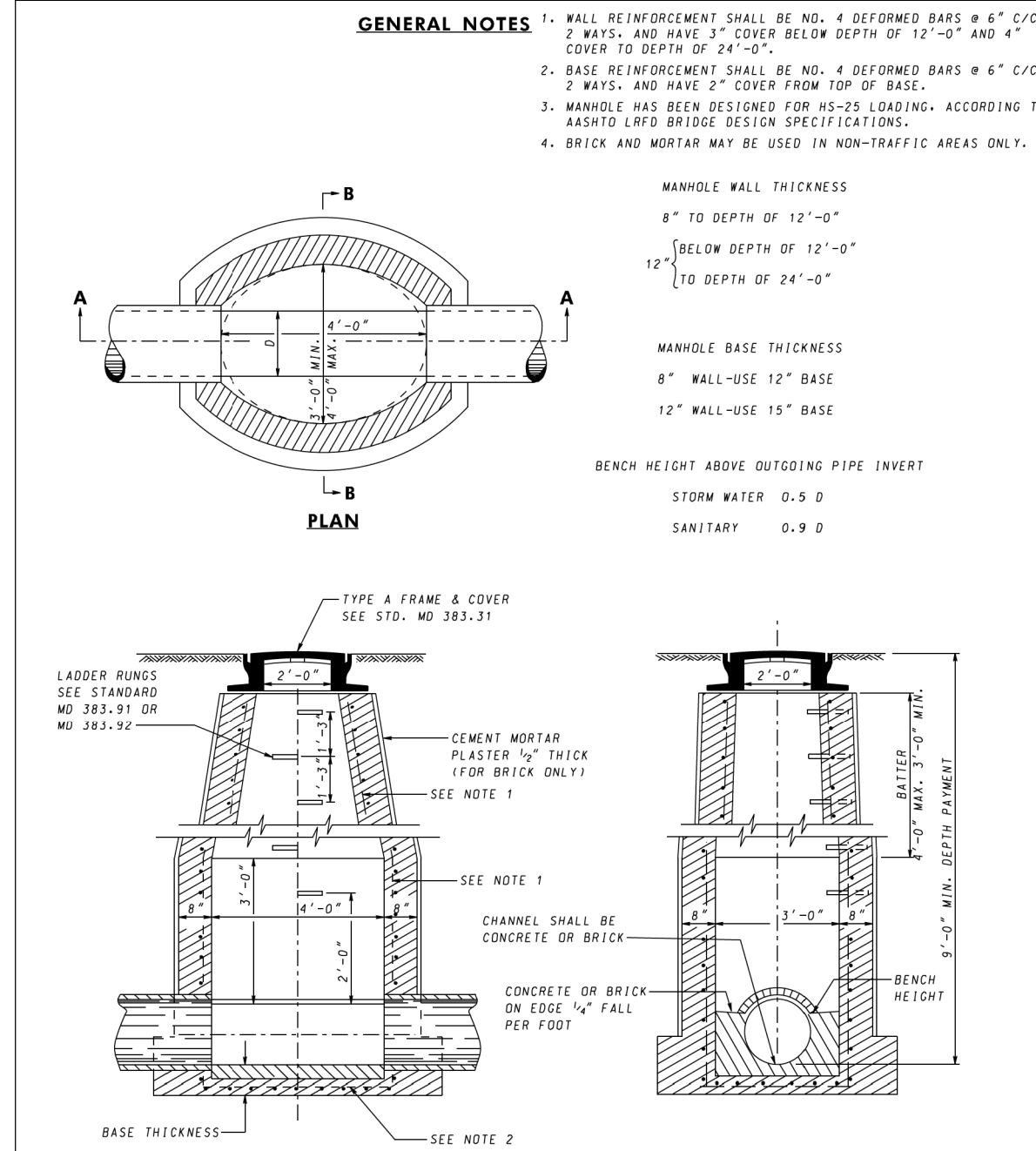
STORM DRAINAGE STRUCTURE SCHEDULE						
STRUCT. ID	TYPE	STD. DETAIL	ESDv/SWM ID	RIM/ TOP	INV. IN	INV. OUT
ES1	HDPE END SECTION	MSHA STD. MD 373.00				111.00
IN2	SINGLE WR INLET	MD 374.23		120.20	113.87	111.87
IN3	SINGLE WR INLET	MD 374.23		120.20	114.74	114.49
MH4	48-IN MANHOLE	MD 383.01		120.50	115.16	115.16
IN5	SINGLE WR INLET	MD 374.23		120.27	115.32	115.32
IN6	SINGLE WR INLET	MD 374.23		120.20	115.74	115.74
IN7	SINGLE WR INLET	MD 374.23		120.20	116.36	116.36
MH8	48-IN MANHOLE	MD 383.01		120.20		117.00
ES21	HDPE END SECTION	MSHA STD. MD 373.00				111.00
IN22	SINGLE WR INLET	MD 374.23		120.20	113.05	111.55
IN23	SINGLE WR INLET	MD 374.23		120.20	113.29	113.29
IN24	SINGLE WR INLET	MD 374.23		120.20	113.46	113.46
MH25	SINGLE WR INLET	MD 374.23		120.50	113.68	113.68
IN26	SINGLE WR INLET	MD 374.23		120.20	113.89	113.89
IN27	SINGLE WR INLET	MD 374.23		120.20	114.20	114.20
IN28	SINGLE WR INLET	MD 374.23		120.30	114.43	114.43
IN29	SINGLE WR INLET	MD 374.23		120.20	114.66	114.66
IN30	SINGLE WR INLET	MD 374.23		120.20	114.97	114.97
ES31	HDPE END SECTION	MSHA STD. MD 373.00				108.00
IN32	SINGLE WR INLET	MD 374.23	SWM-1	115.50	108.76	108.26
IN33	SINGLE WR INLET	MD 374.23	SWM-2	118.50	110.37	110.37
IN34	SINGLE WR INLET	MD 374.23	SWM-3	120.00	110.73	110.73
ES41	HDPE END SECTION	MSHA STD. MD 373.00				113.00
IN42	SINGLE WR INLET	MD 374.23	SWM-4	117.50	113.26	
ES51	HDPE END SECTION	MSHA STD. MD 373.00				112.57
IN52	SINGLE WR INLET	MD 374.23	SWM-5	116.50	112.67	



SPECIFICATION	CATEGORY CODE ITEMS	STANDARD NO.	MD-373.00
305	APPROVED	MD-373.00	MD-373.00



SPECIFICATION	CATEGORY CODE ITEMS	STANDARD NO.	MD 374.23
305	APPROVED	MD 374.23	MD 374.23



SPECIFICATION	CATEGORY CODE ITEMS	STANDARD NO.	MD 383.01
305	APPROVED	MD 383.01	MD 383.01

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COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR., SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 901-681-9084
CONTACT NAME: KYLE BOCKEY

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LICENSE NO. 25368, EXPIRATION DATE: 07/14/2026

7/21/2025

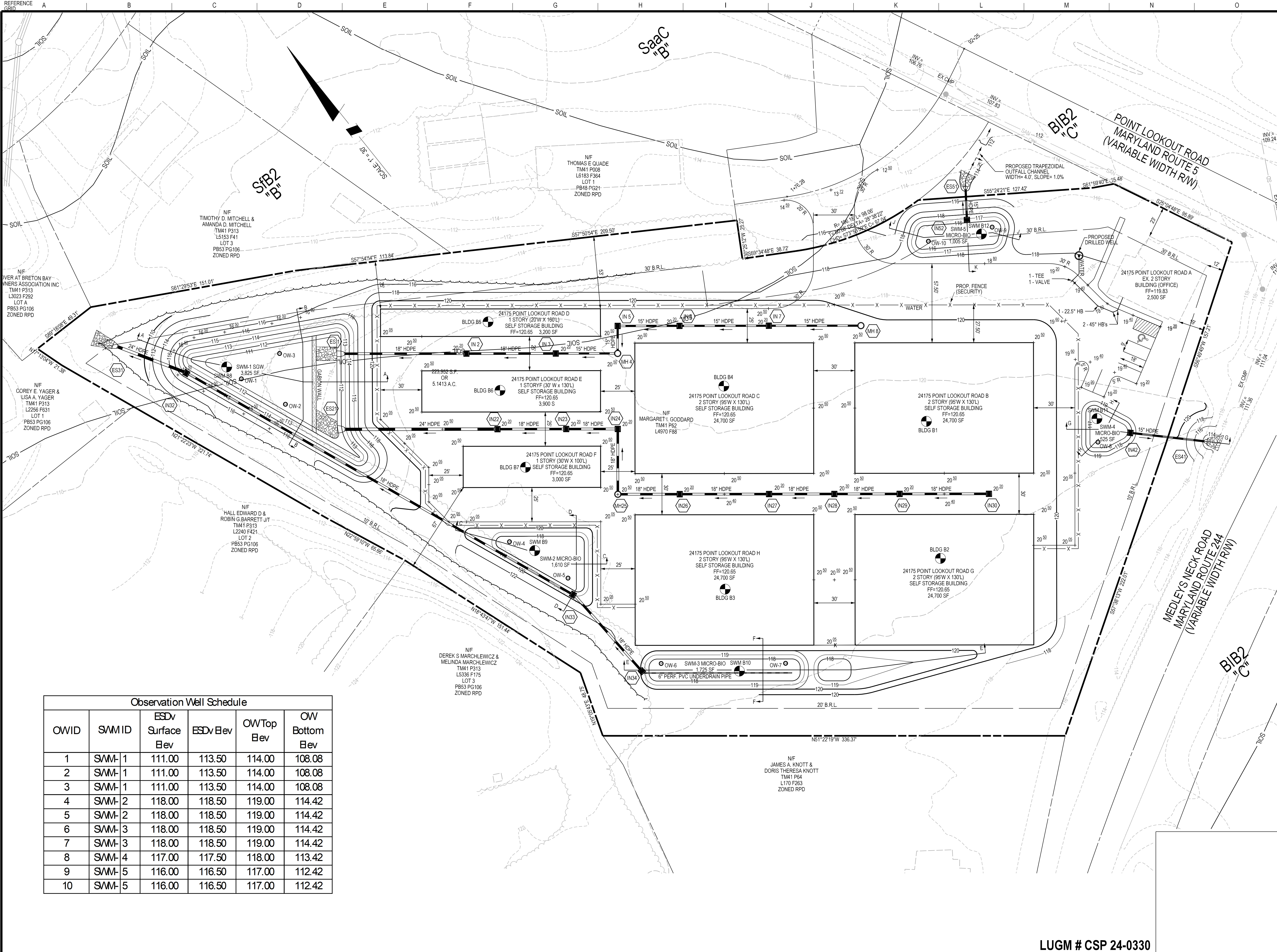
STORM DRAIN PROFILES AND DETAILS

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
LEONARDTOWN, MARYLAND

THIRD (RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
TM 41, PARCEL 52	CMX
WATER & SEWER CATEGORY	
W-6D / S-1	
SITE DATA	
HORIZONTAL: NAD 83	
VERTICAL: NAVD 88	
 Scale: AS SHOWN	DATE: 7/21/2025 DESIGNED: KRC TECHNICIAN: JDR CHECKED: KRC CAD STD'S: ORD / NCS
SHEET 5 OF 20	
PROJECT NO. 4467-00-00	

LUGM # CSP 24-0330



Observation Well Schedule					
OWID	SWMID	ESDv Surface Elev	ESDv Elev	OWTop Elev	OW Bottom Elev
1	SWM-1	111.00	113.50	114.00	108.08
2	SWM-1	111.00	113.50	114.00	108.08
3	SWM-1	111.00	113.50	114.00	108.08
4	SWM-2	118.00	118.50	119.00	114.42
5	SWM-2	118.00	118.50	119.00	114.42
6	SWM-3	118.00	118.50	119.00	114.42
7	SWM-3	118.00	118.50	119.00	114.42
8	SWM-4	117.00	117.50	118.00	113.42
9	SWM-5	116.00	116.50	117.00	112.42
10	SWM-5	116.00	116.50	117.00	112.42

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STATE OF MARYLAND
KYLE B. BOCKEY
NO. 25368
REGISTERED PROFESSIONAL ENGINEER
7/21/2025

STORMWATER MANAGEMENT PLAN

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

GODDARD PROPERTY STORAGE FACILITY

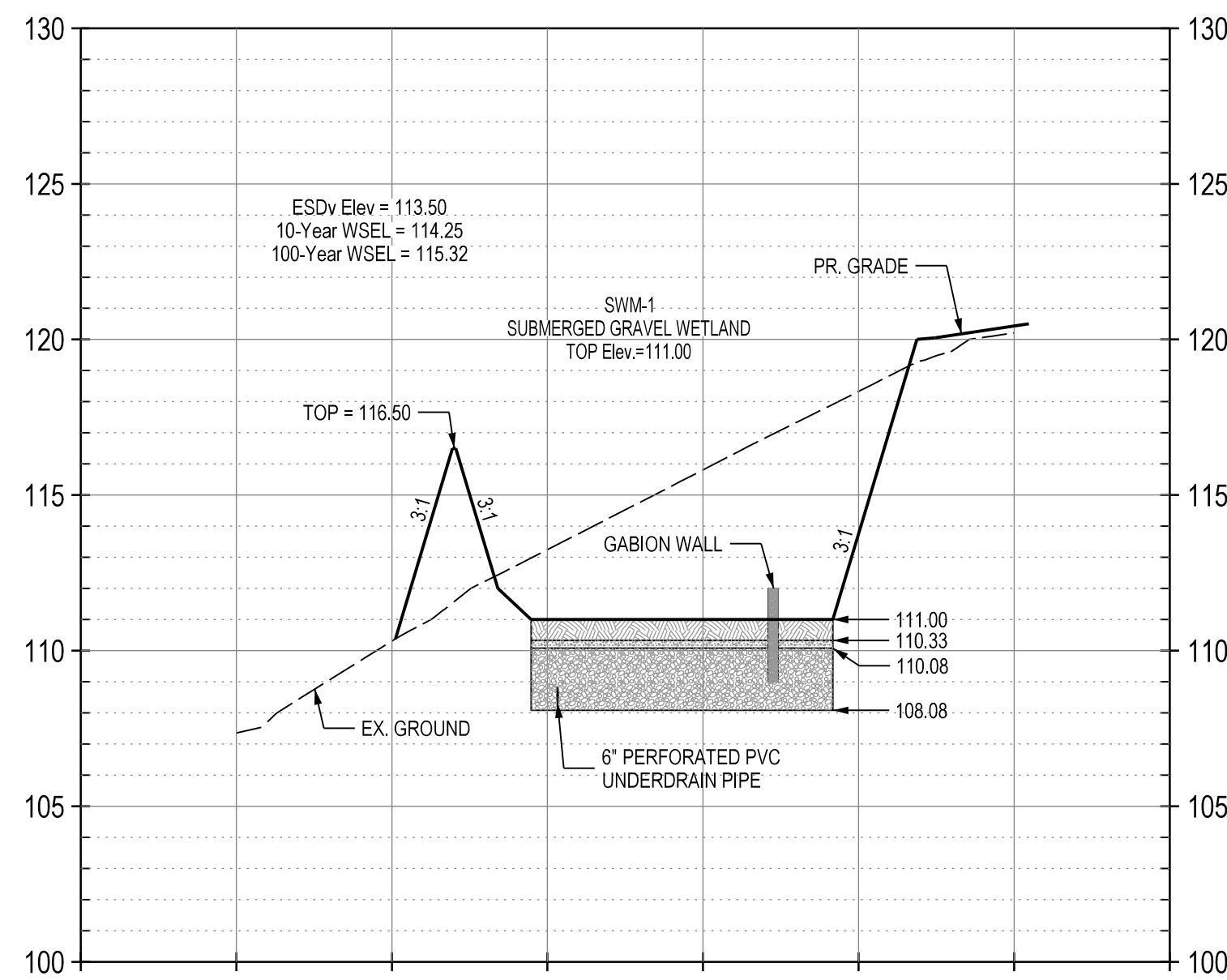
5.14 ACRE COMMERCIAL DEVELOPMENT

LEONARDTOWN, MARYLAND

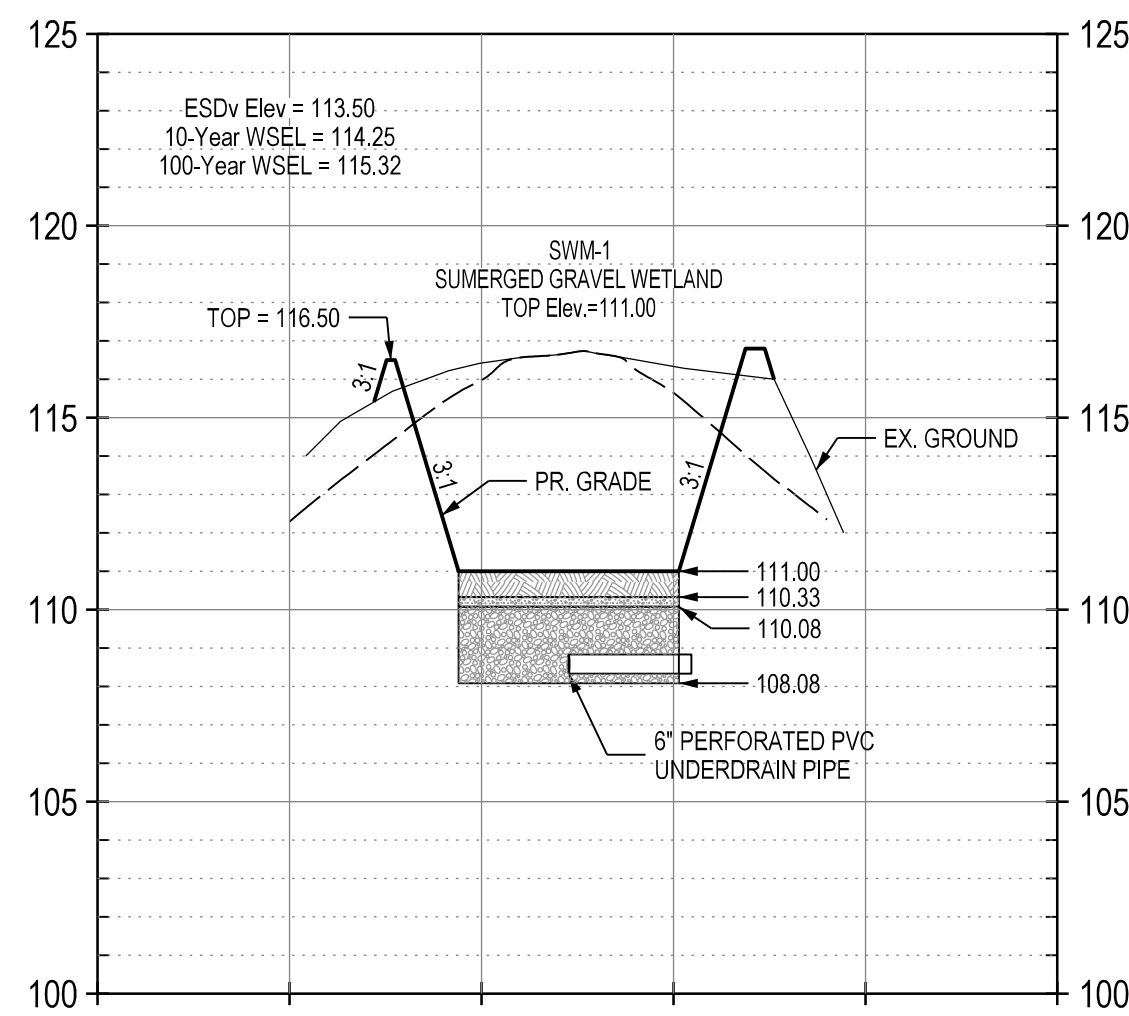
THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
TM 41, PARCEL 52	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. VERSION: ORD / NCS
SHEET 6 OF 20	
PROJECT NO. 4467-00-00	

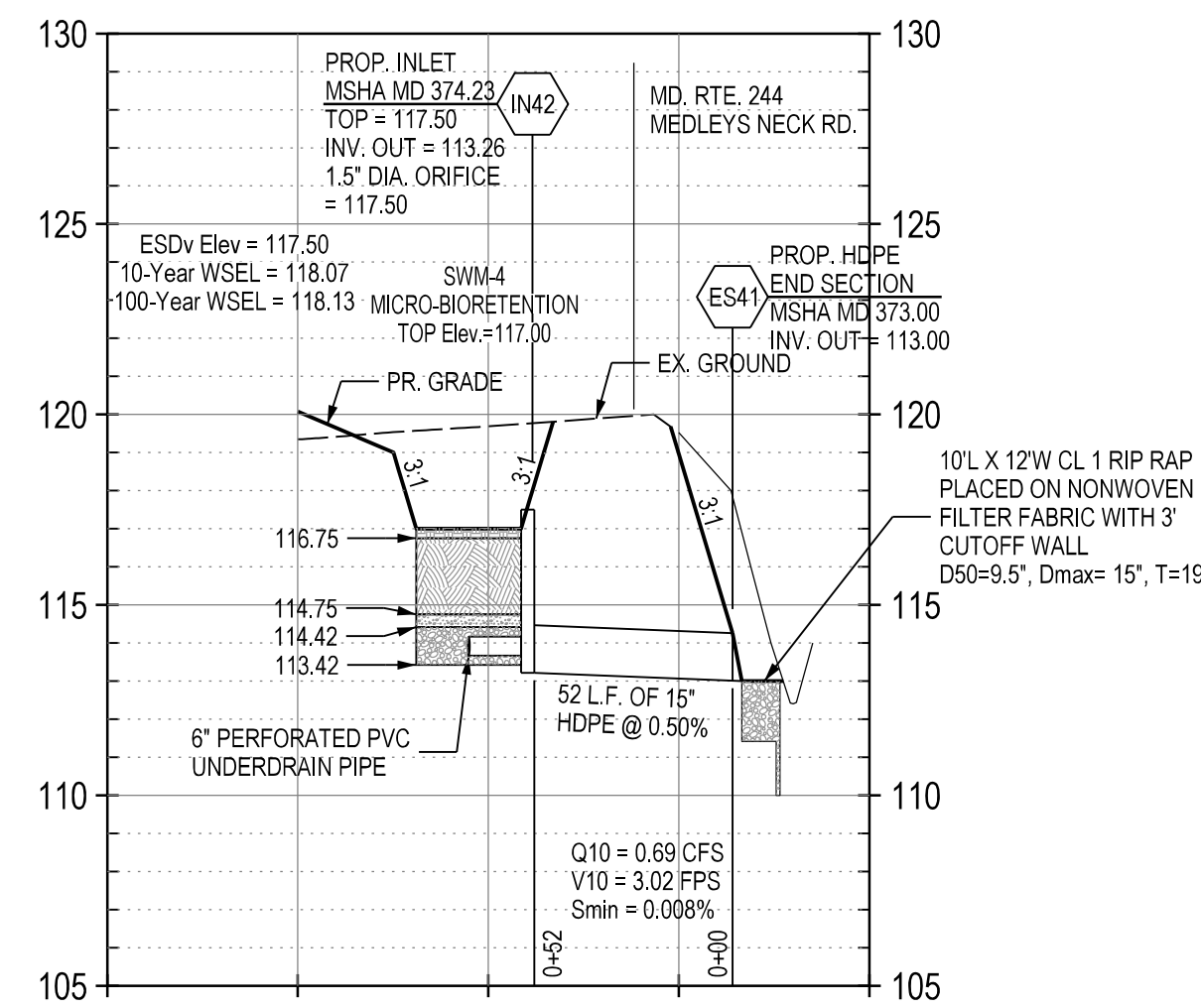
LUGM # CSP 24-0330



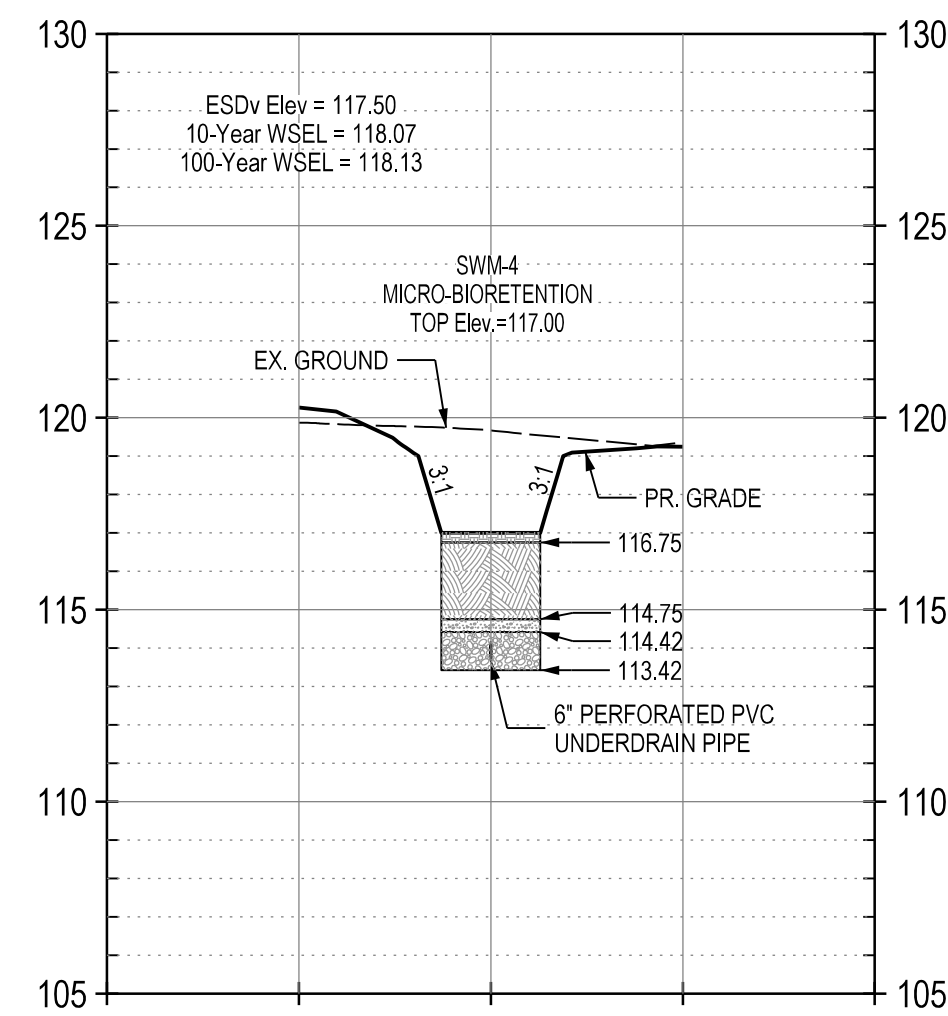
SWM-1 AA - SUBMERGED GRAVEL WETLAND
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



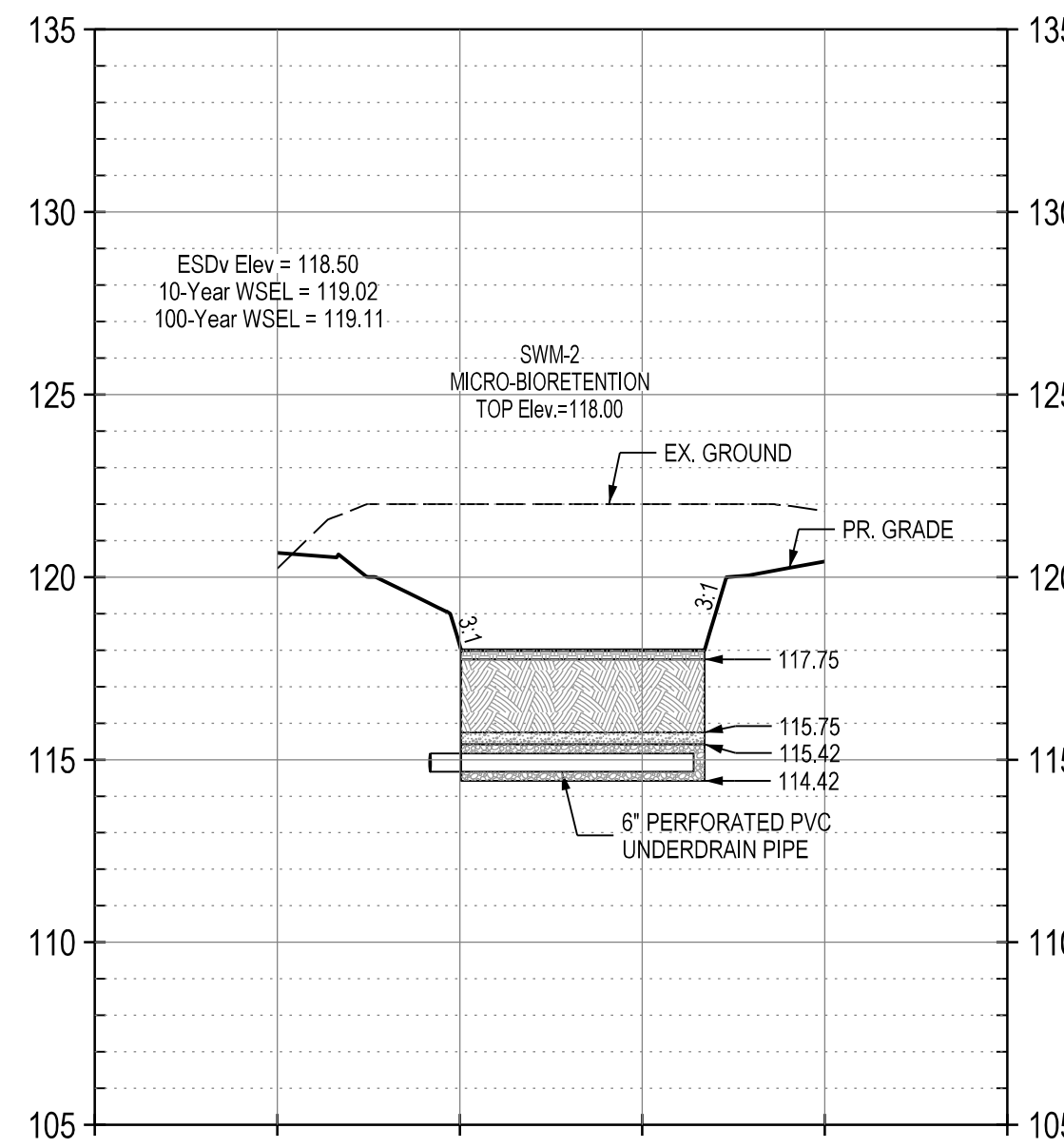
SWM-1 BB - SUBMERGED GRAVEL WETLAND
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



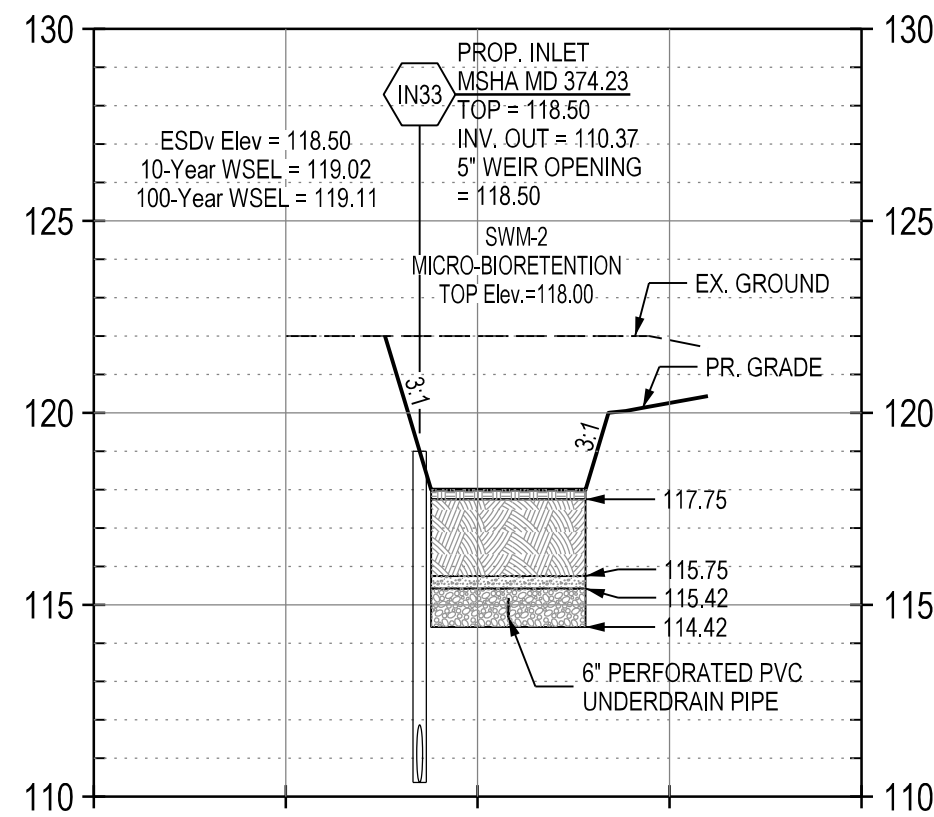
SWM-4 GG - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



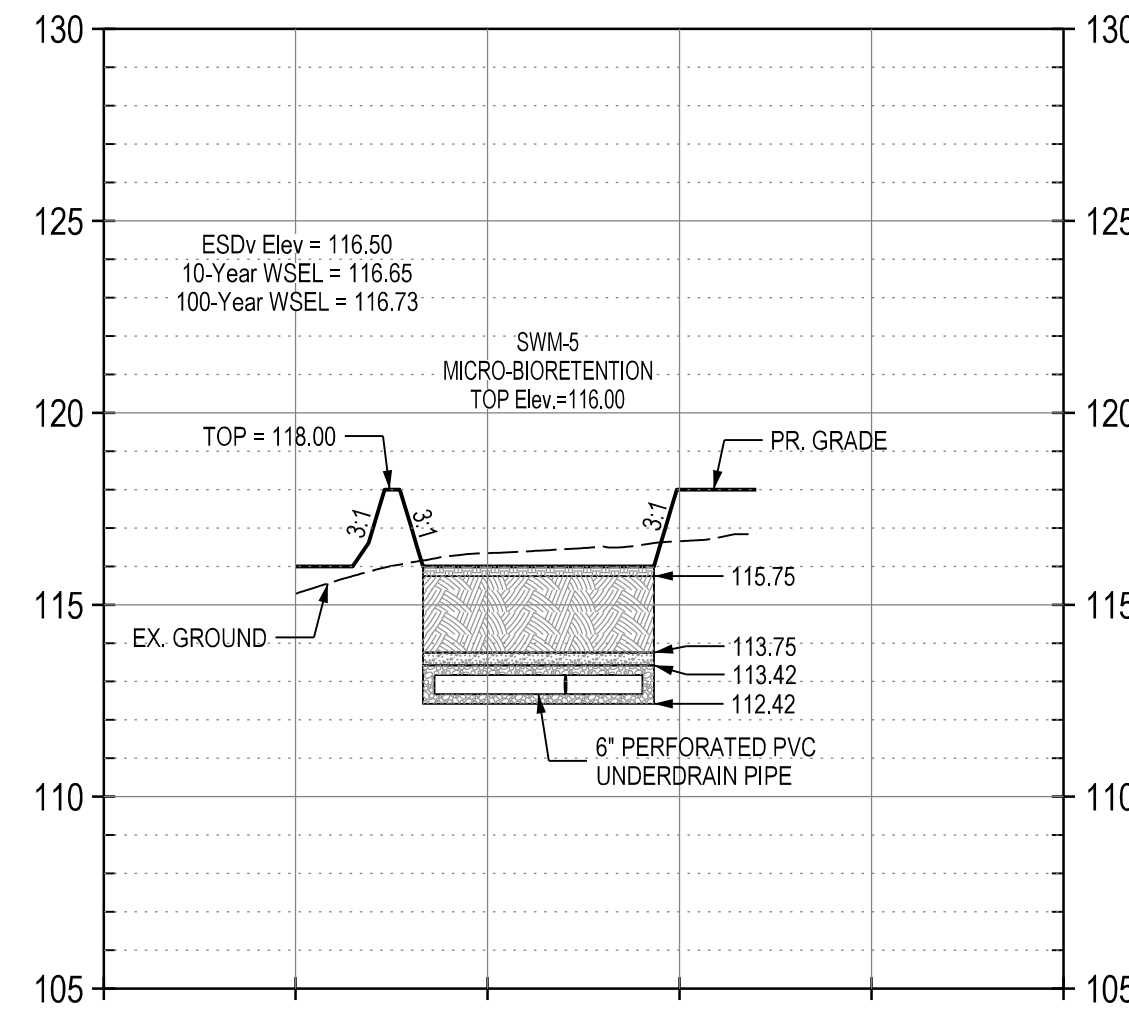
SWM-4 HH - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



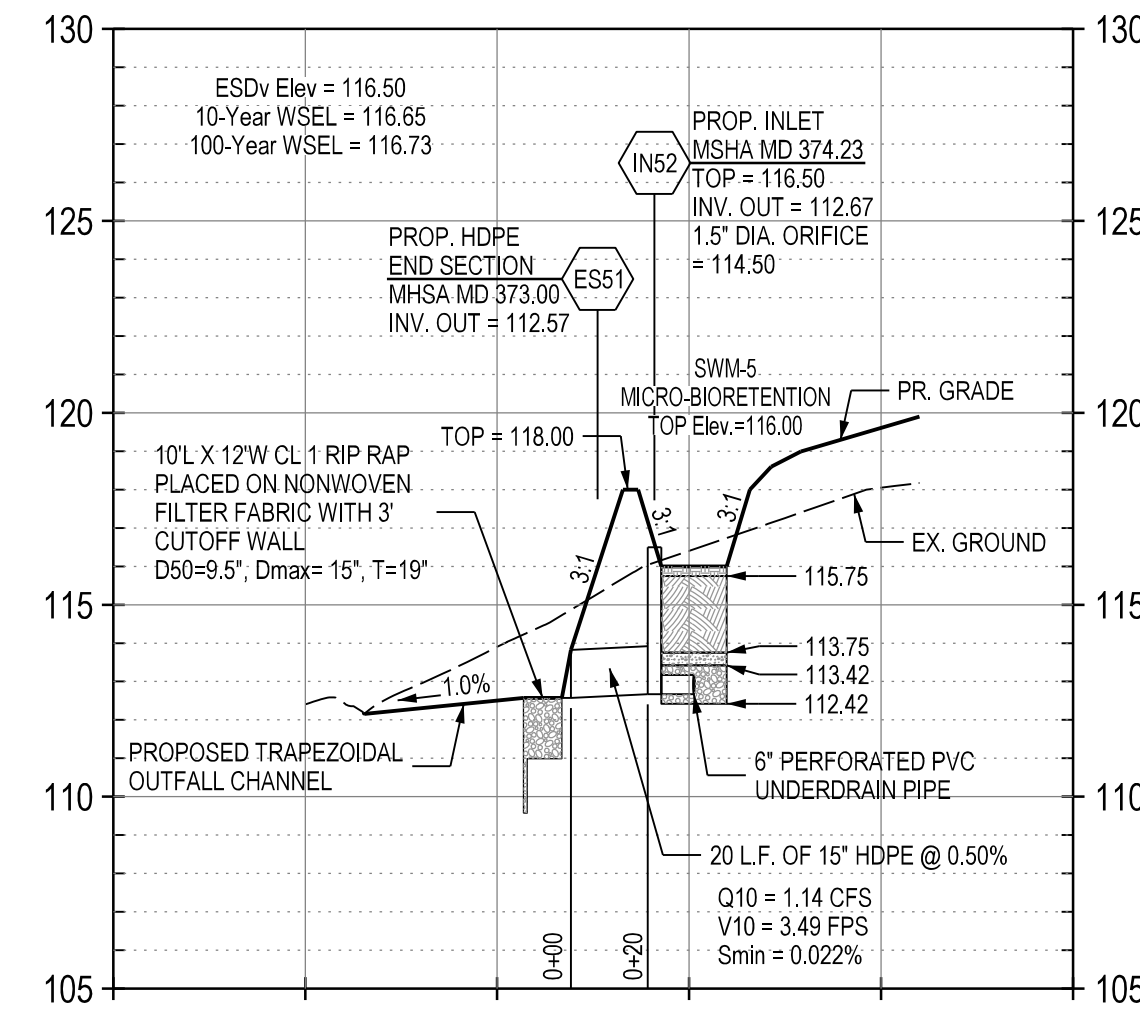
SWM-2 CC - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



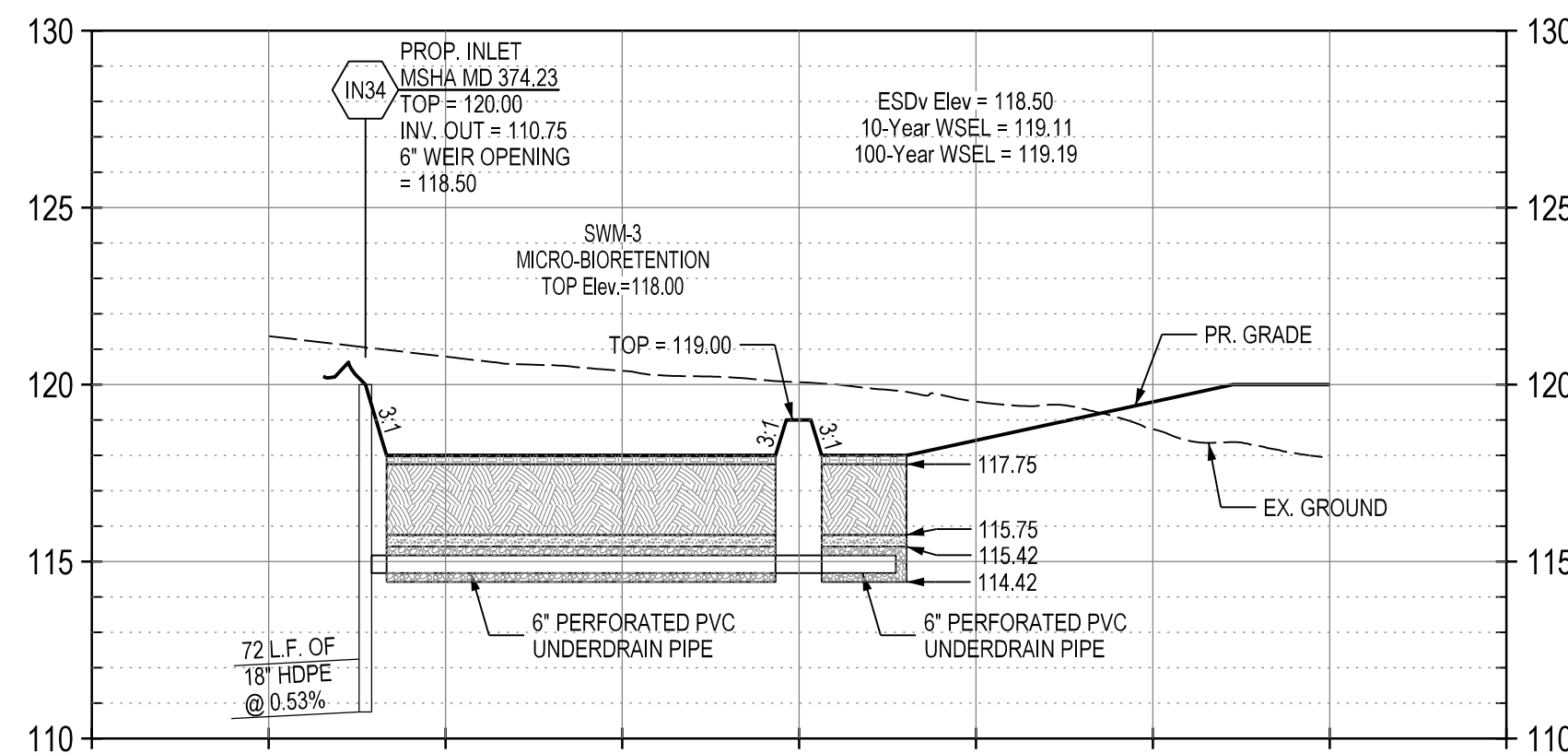
SWM-2 DD - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



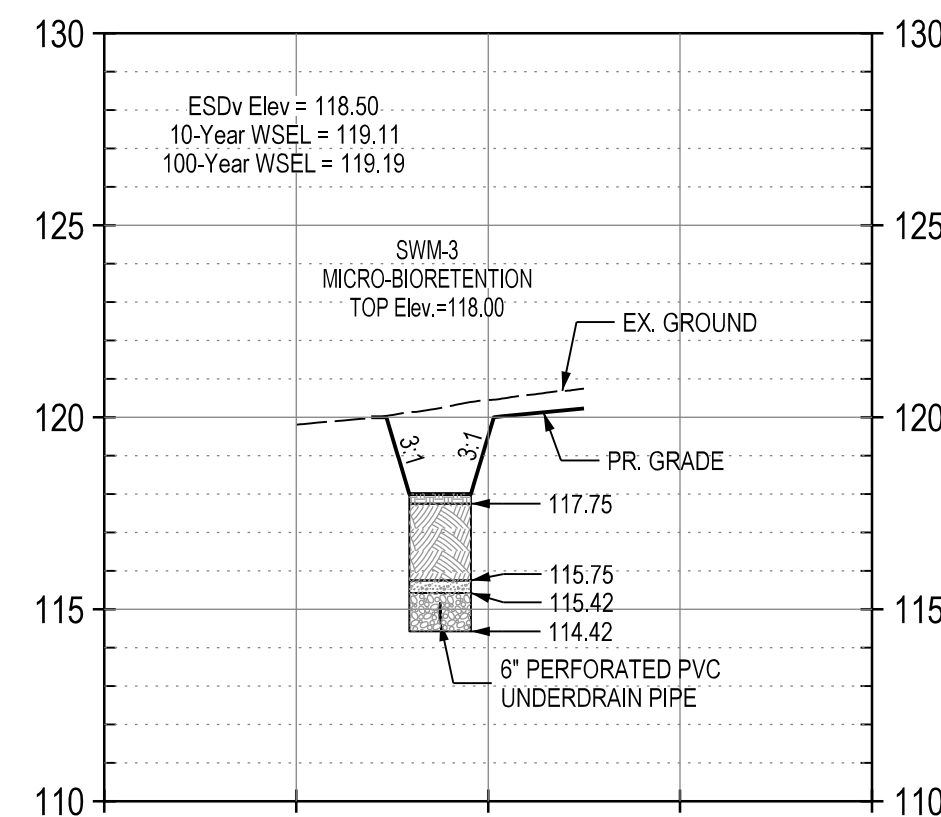
SWM-5 JJ - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



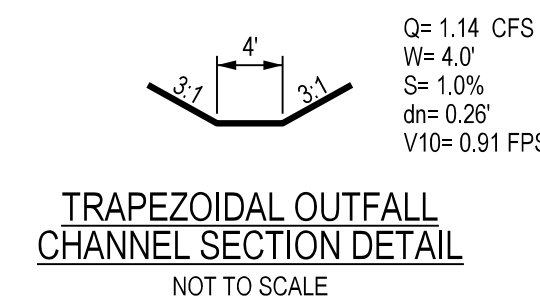
SWM-5 KK - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



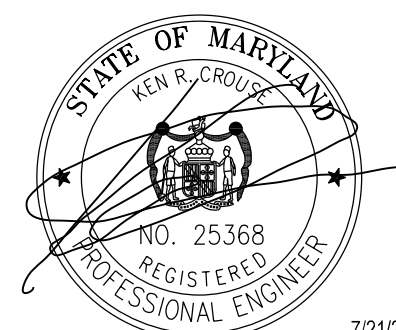
SWM-3 EE - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.



SWM-3 FF - MICRO-BIORETENTION
CROSS SECTION PROFILE
SCALES: 1"= 50' HORIZ., 1"= 5' VERT.

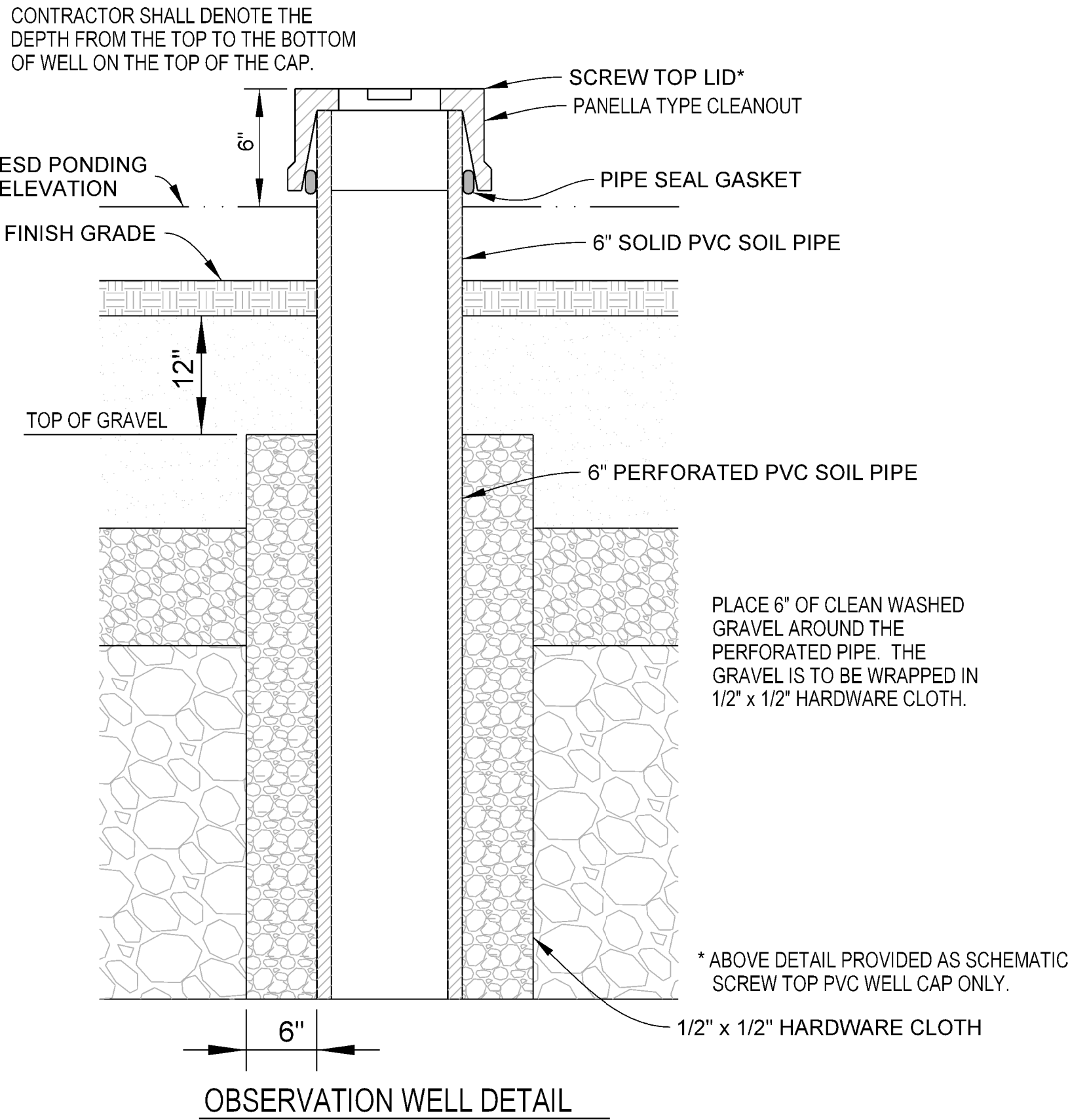


TRAPEZOIDAL OUTFALL
CHANNEL SECTION DETAIL
NOT TO SCALE



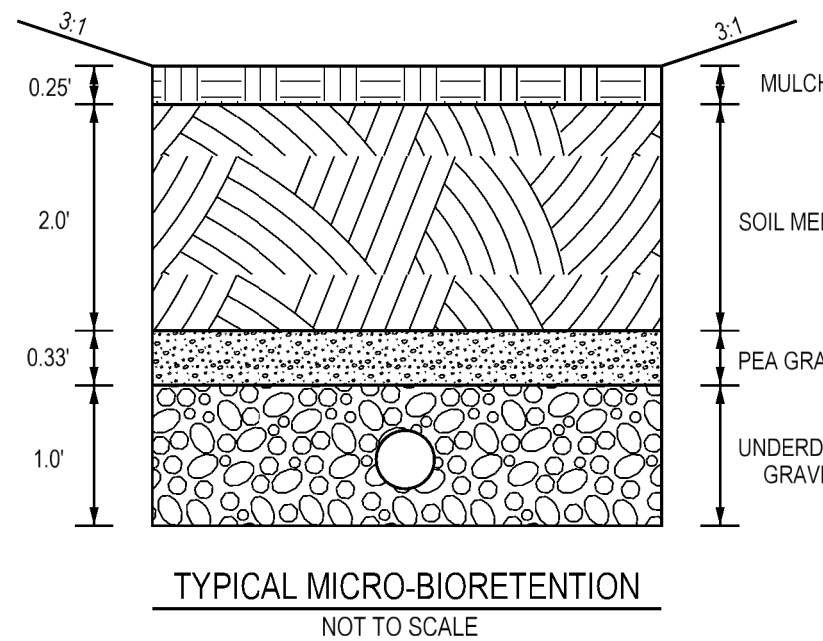
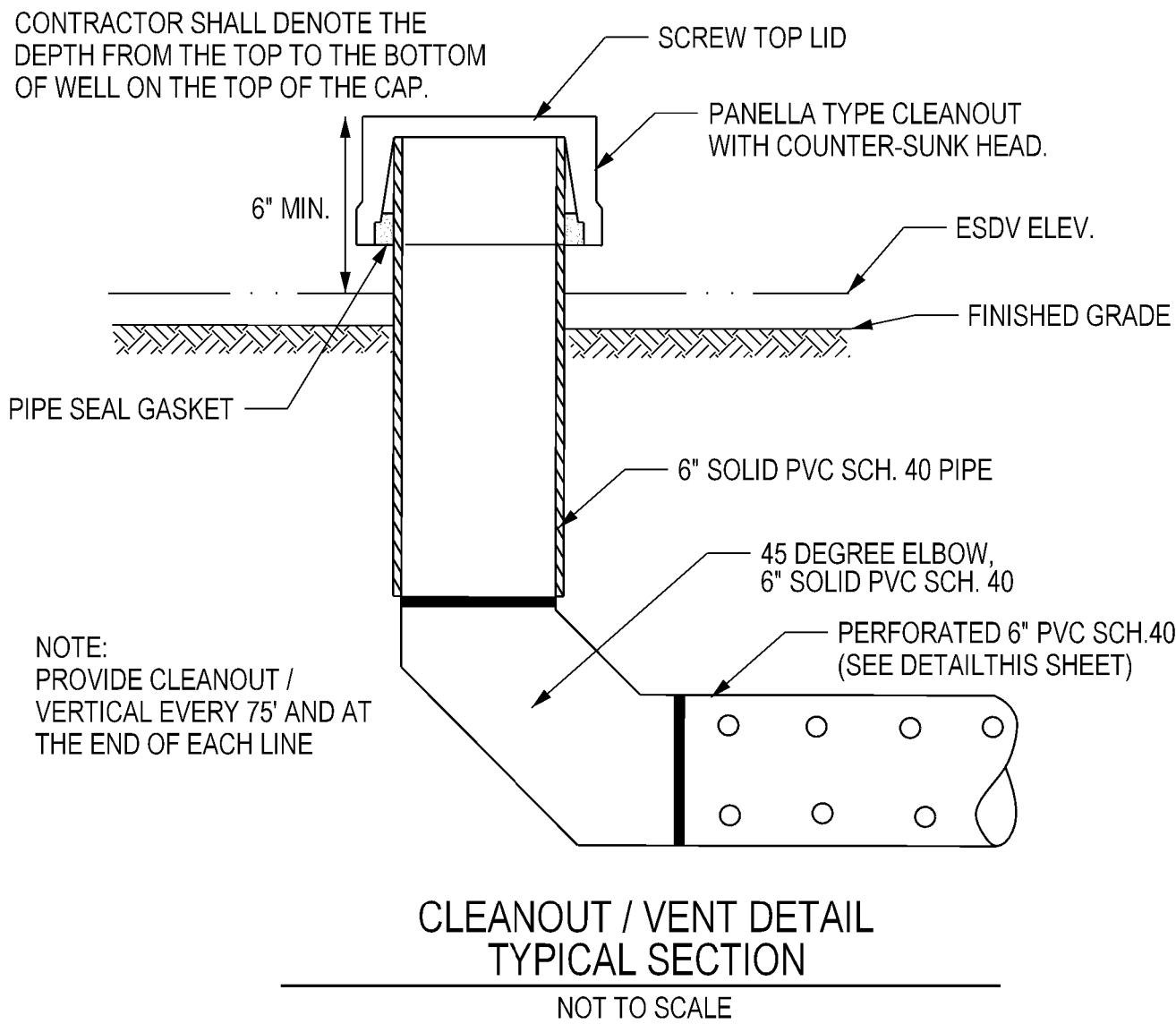
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Table B.4.1 Materials Specifications for Micro-Bioretentation, Rain Gardens & Landscape Infiltration-			
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2" to 4" deep]	loamy sand (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 cobble	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 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 pipes; 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.



EACH OBSERVATION WELL / CLEANOUT SHALL INCLUDE THE FOLLOWING:

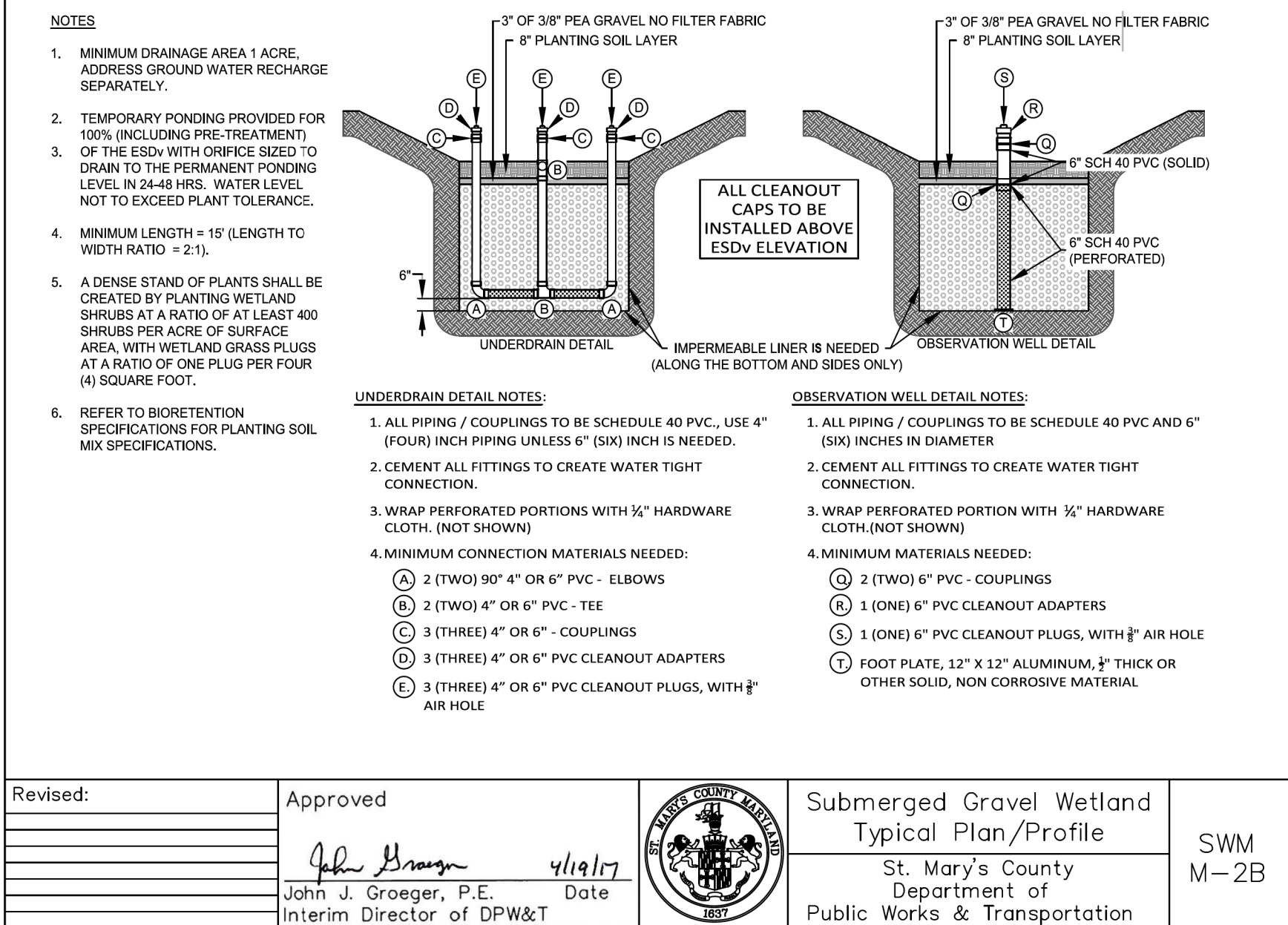
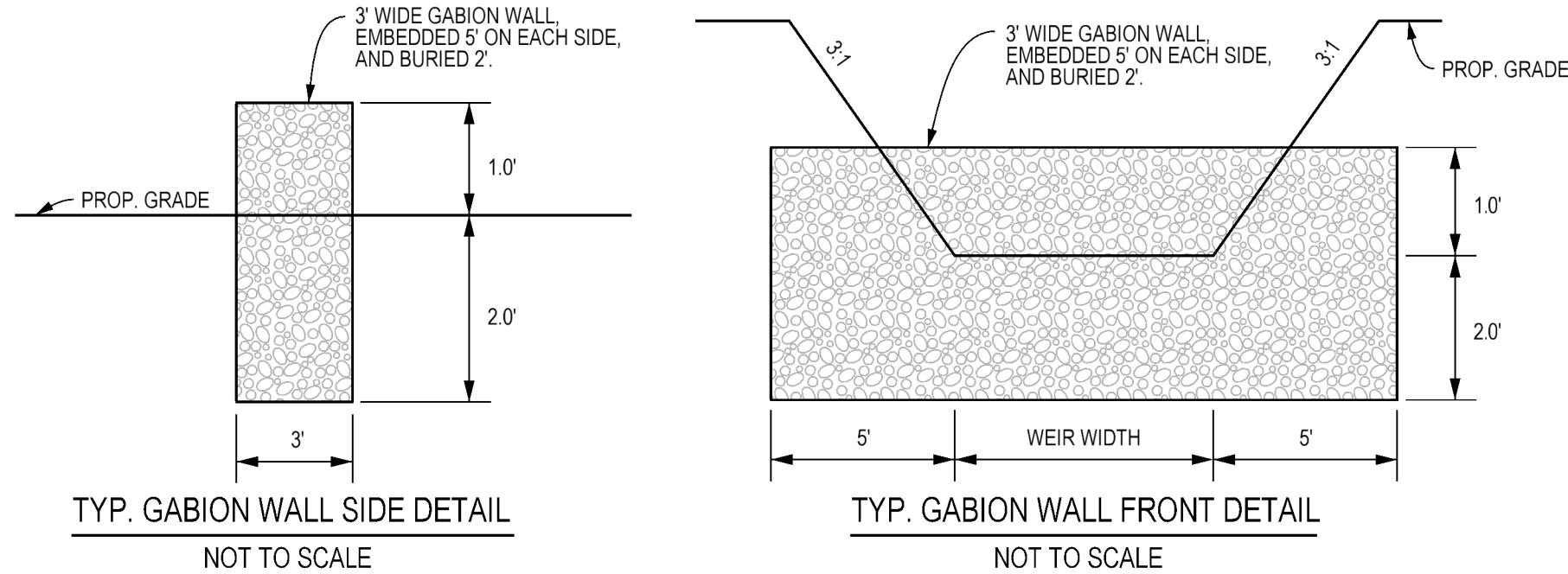
1. FOR AN UNDERGROUND FLUSH MOUNTED OBSERVATION WELL/CLEANOUT, PROVIDE A TUBE MADE OF NON-CORROSIVE MATERIAL, SCHEDULE 40 OR EQUAL, AT LEAST THREE FEET LONG WITH AN INSIDE DIAMETER OF AT LEAST 6 INCHES.
2. THE TUBE SHALL HAVE A FACTORY ATTACHED CAST IRON OR HIGH IMPACT PLASTIC COLLAR WITH RIBS TO PREVENT ROTATION WHEN REMOVING SCREW TOP LID. THE SCREW TOP LID SHALL BE CAST IRON OR HIGH IMPACT PLASTIC THAT WILL WITHSTAND ULTRAVIOLET RAYS.
3. THE BASE OF THE PIPE IS TO HAVE A CAST IRON OR HIGH IMPACT PLASTIC SUPPORT PLATE AT LEAST 12" IN DIAMETER OR AT LEAST 12" WIDE BY 12" LONG TO SUPPORT THE TUBE.
4. THE TUBE IS TO BE PERFORATED PIPING FROM THE TOP OF THE GRAVEL LAYER TO THE BOTTOM, THE TOP OF THE TUBE ABOVE THE GRAVEL LAYER IS TO BE SOLID.



MAINTENANCE SCHEDULE FOR SWM FACILITIES

- | | |
|---|---|
| 1. DEBRIS CLEANOUT
BASIN BOTTOM, INLET, OUTLET
AND EMERGENCY SPILLWAY | (WHEN MOWED/AS NEEDED) |
| 2. VEGETATION
MOWING
FERTILIZE
EROSION (FILL, COMPACT, AND RESEED) | (TWICE/YEAR OR AS DESIRED)
(ONCE/YEAR OR AS NEEDED)
(AS NEEDED) |
| 3. DEWATERING
CHECK TO ASSURE THAT FACILITY
IS DRAINING | (ONCE/YEAR OR AS NEEDED)
(5 DAYS AFTER MAJOR STORM) |
| 4. SEDIMENT CLEANOUT
CLEANOUT AROUND CONTROL DEVICE
CLEANOUT BULK ACCUMULATION | (ONCE/YEAR OR AS NEEDED)
(ONCE/5 YEARS) |
| 5. INLETS
EROSION (FILL, COMPACT, RESEED/ LINE
WITH MULCH.) CHECK FOR STRUCTURAL
DAMAGE | (AS NEEDED)
(ONCE/5 YEARS) |
| 6. OUTLETS / SPILLWAYS
CHECK CHANNEL FOR UNDERMINING AND
SUPPLEMENT AS NEEDED.
CHECK FOR STRUCTURAL DAMAGE | (AS NEEDED)
(ONCE/5 YEARS) |
| 7. EMBANKMENT / SIDE SLOPES
CHECK FOR EROSION, SEEPAGE, SETTLEMENT, SLOPE
FAILURE, WILDLIFE, AND VEHICLE DAMAGE | (ONCE/5 YEARS) |

THE OWNER OF THE PROPERTY CONTAINING THE STORMWATER CONVEYANCE SYSTEM/ STORMWATER MANAGEMENT FACILITY, OR ANY OTHER PERSON OR AGENT IN CONTROL OF SUCH PROPERTY, SHALL MAINTAIN IN GOOD CONDITION, AND PROMPTLY REPAIR OR RESTORE SUCH FACILITY OR SYSTEM IN ACCORDANCE WITH THE APPROVED PLANS



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.

LUGM # CSP 24-0330



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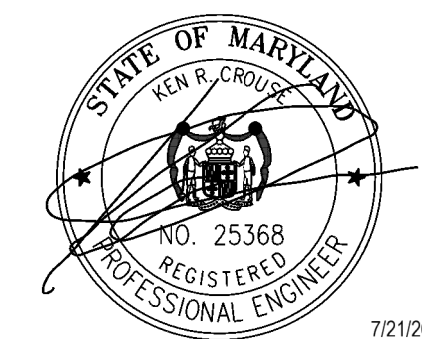
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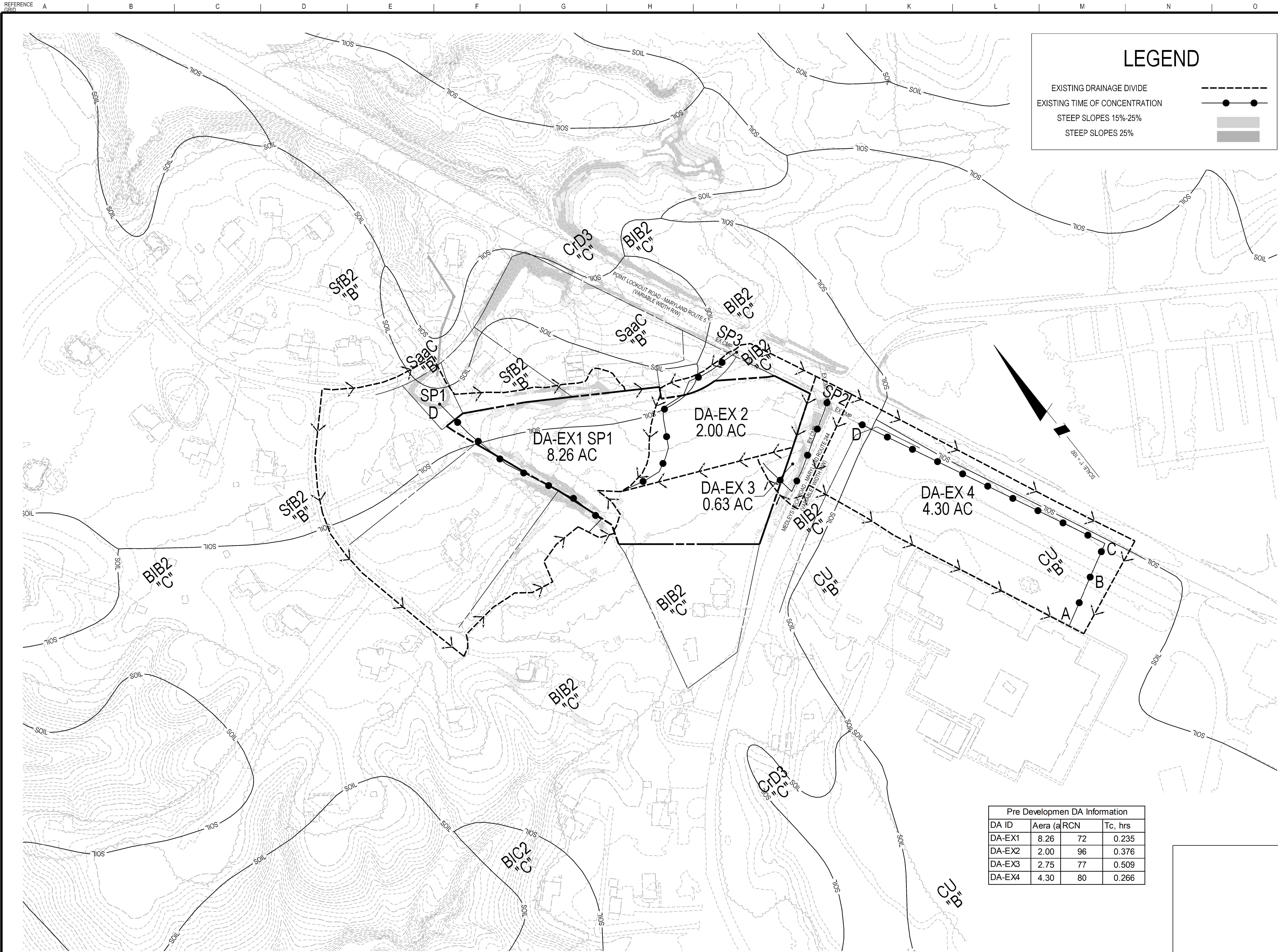


STORMWATER MANAGEMENT NOTES AND DETAILS

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
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	
DATE: 7/21/2025 DESIGNED: KRC CHECKED: JDR CAD STD'S: ORD / NCS	
SHEET 8 OF 20	
PROJECT NO. 4467-00-00	

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Pre Developmen DA Information			
DA ID	Aera (a	RCN	Tc, hrs
DA-EX1	8.26	72	0.235
DA-EX2	2.00	96	0.376
DA-EX3	2.75	77	0.509
DA-EX4	4.30	80	0.266

LUGM # CSP 24-0330



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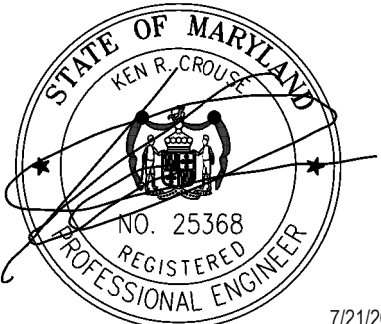
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PRE-DEVELOPMENT ADEQUATE OUTFALL DRAINAGE AREA MAP

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS GODDARD PROPERTY STORAGE FACILITY 5.14 ACRE COMMERCIAL DEVELOPMENT 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

DATE: 7/21/2025

DESIGNED: KRC

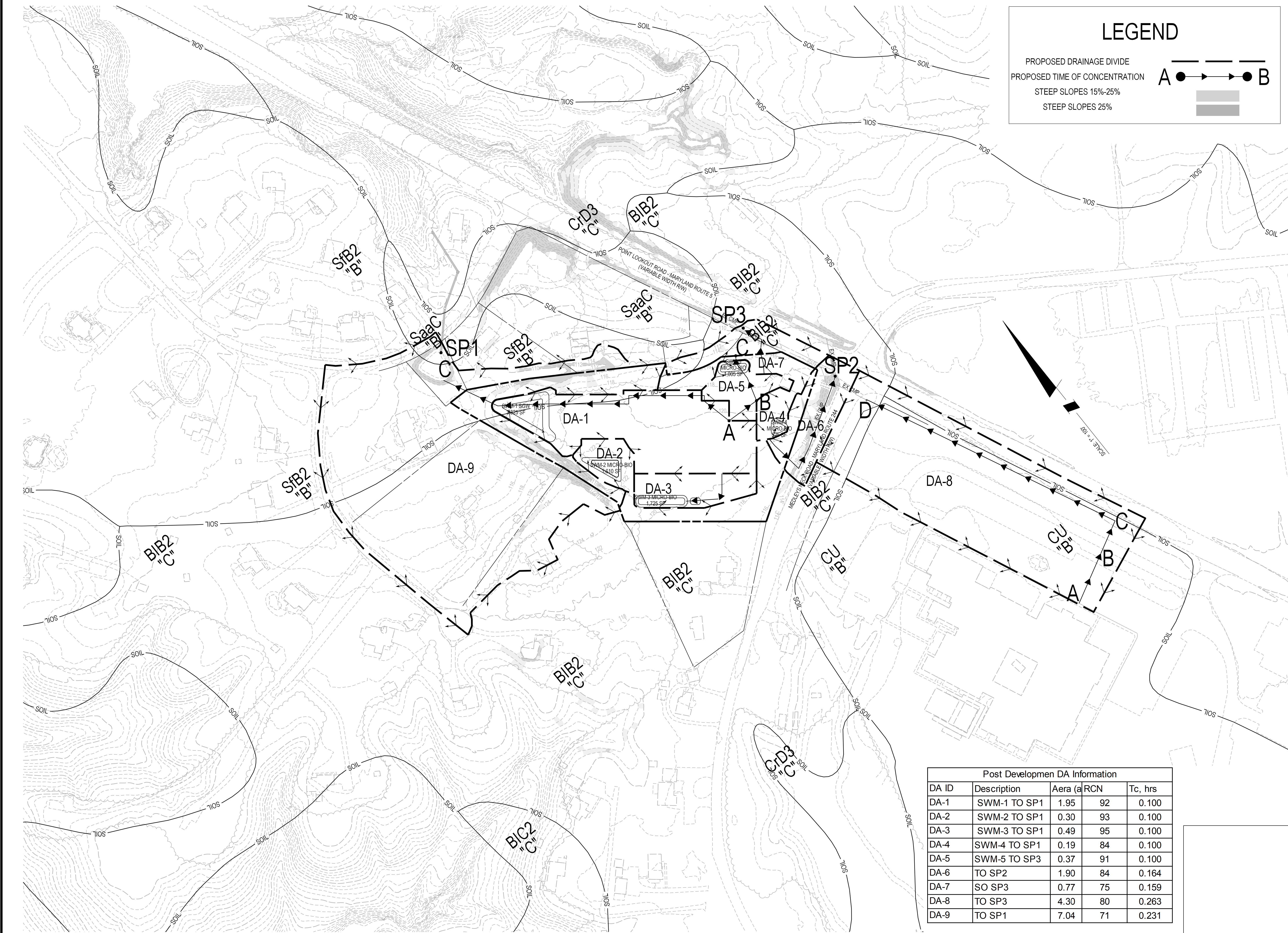
TECHNICIAN: JDR

CHECKED: KRC

CAD STD'S: ORD / NCS

PROJECT NO.
4467-00-00





LEGEND

PROPOSED DRAINAGE DIVIDE

PROPOSED TIME OF CONCENTRATION

STEEP SLOPES 15%-25%

STEEP SLOPES 25%

Post Developmen DA Information				
DA ID	Description	Aera (a)	RCN	Tc, hrs
DA-1	SWM-1 TO SP1	1.95	92	0.100
DA-2	SWM-2 TO SP1	0.30	93	0.100
DA-3	SWM-3 TO SP1	0.49	95	0.100
DA-4	SWM-4 TO SP1	0.19	84	0.100
DA-5	SWM-5 TO SP3	0.37	91	0.100
DA-6	TO SP2	1.90	84	0.164
DA-7	SO SP3	0.77	75	0.159
DA-8	TO SP3	4.30	80	0.263
DA-9	TO SP1	7.04	71	0.231

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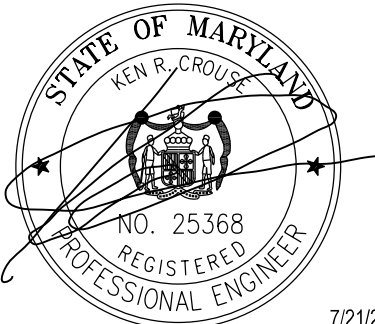
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POST-DEVELOPMENT ADEQUATE OUTFALL
DRAINAGE AREA MAP

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
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 DATUM HORIZONTAL: NAD 83 VERTICAL: NAD 88	
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SHEET 10 OF 20	
PROJECT NO. 4467-00-00	



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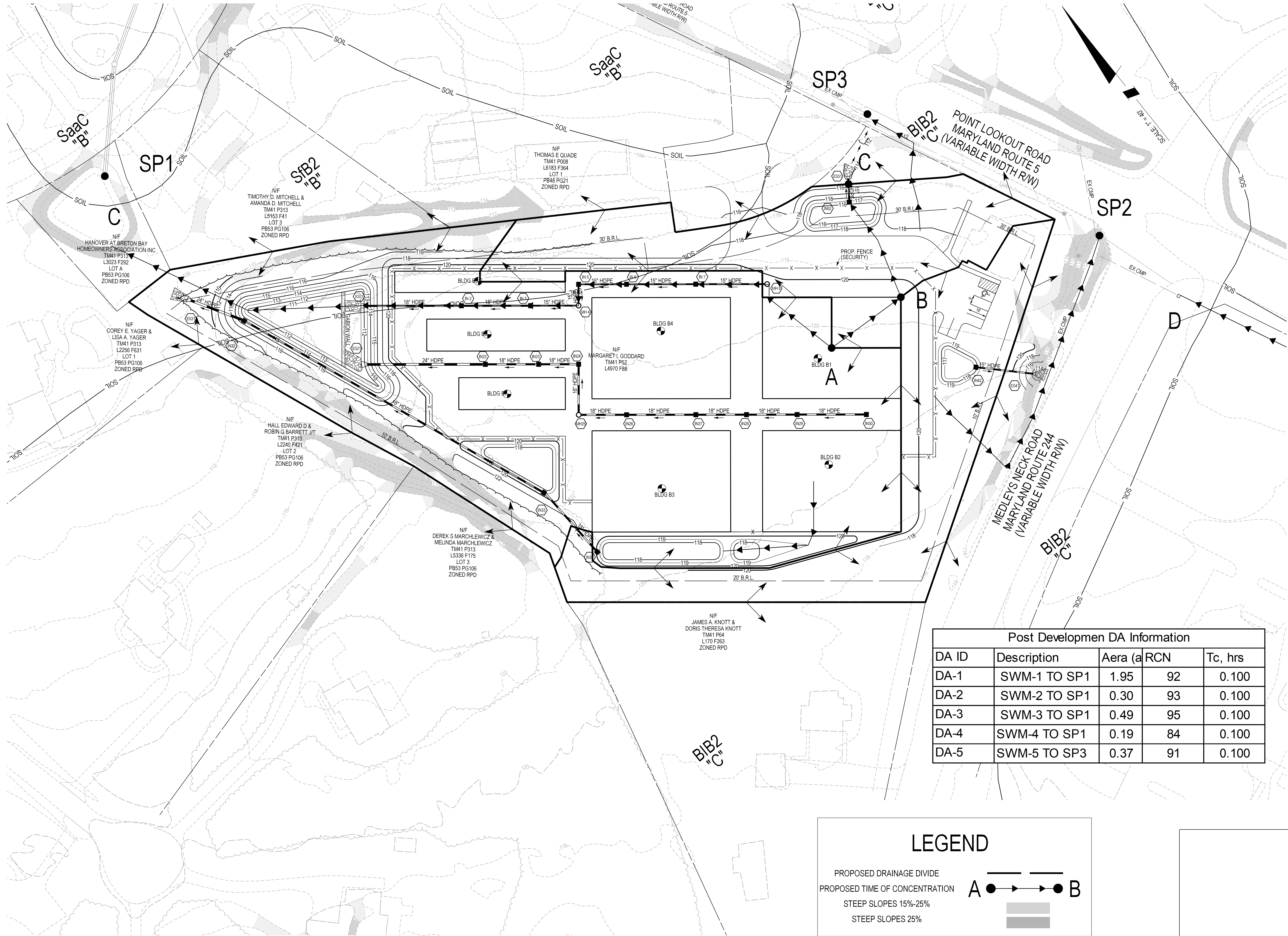
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Post Development DA Information				
DA ID	Description	Aera (a	RCN	Tc, hrs
DA-1	SWM-1 TO SP1	1.95	92	0.100
DA-2	SWM-2 TO SP1	0.30	93	0.100
DA-3	SWM-3 TO SP1	0.49	95	0.100
DA-4	SWM-4 TO SP1	0.19	84	0.100
DA-5	SWM-5 TO SP3	0.37	91	0.100

LEGEND

PROPOSED DRAINAGE DIVIDE

PROPOSED TIME OF CONCENTRATION

STEEP SLOPES 15%-25%

STEEP SLOPES 25%

A ● → ● B

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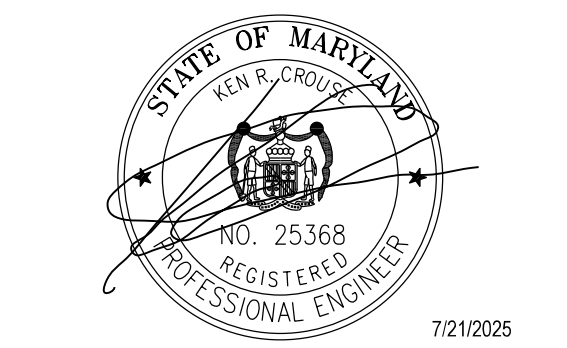
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NO.	REVISIONS	BY	DATE

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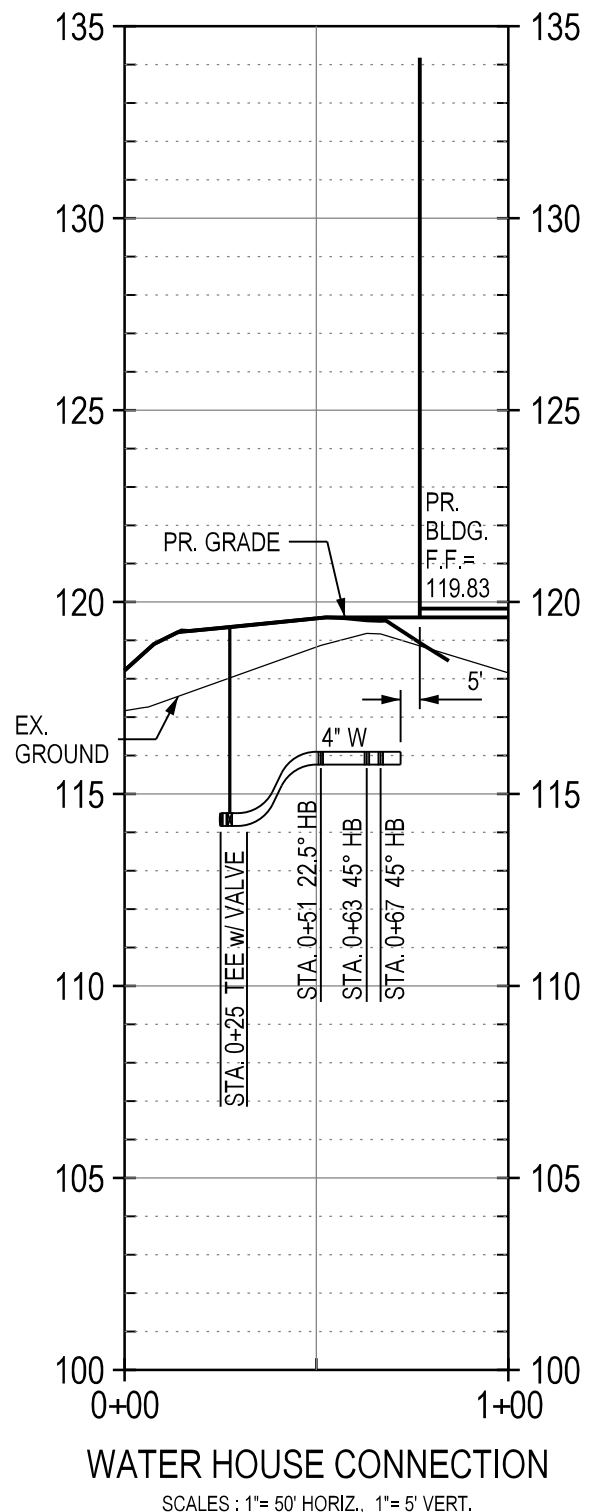
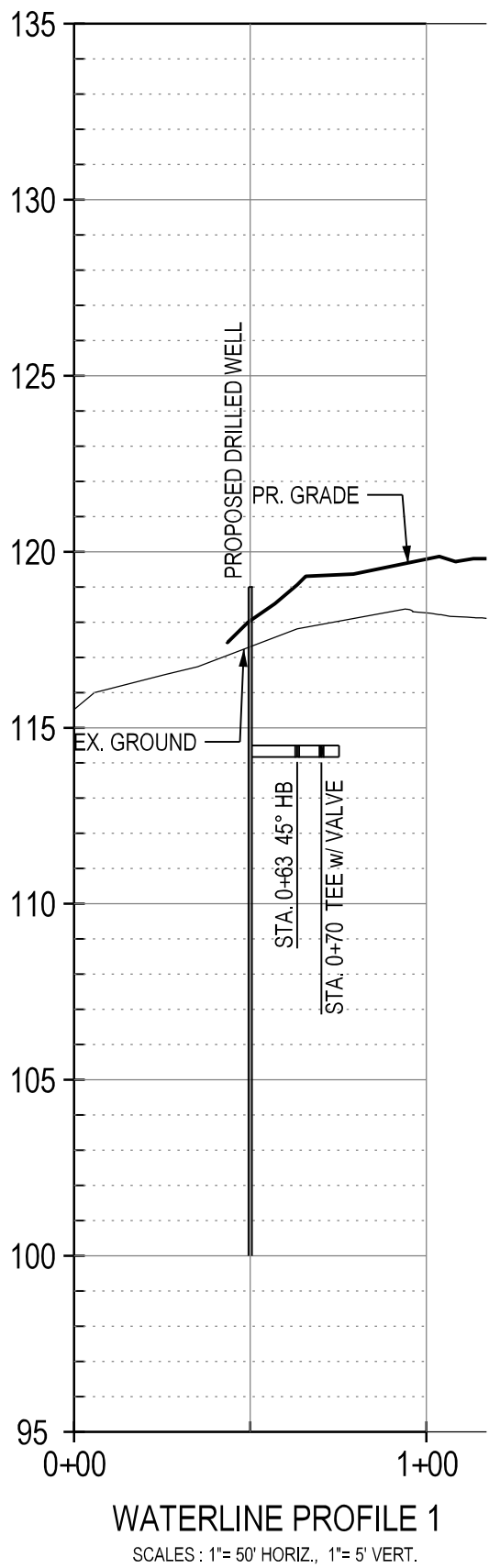
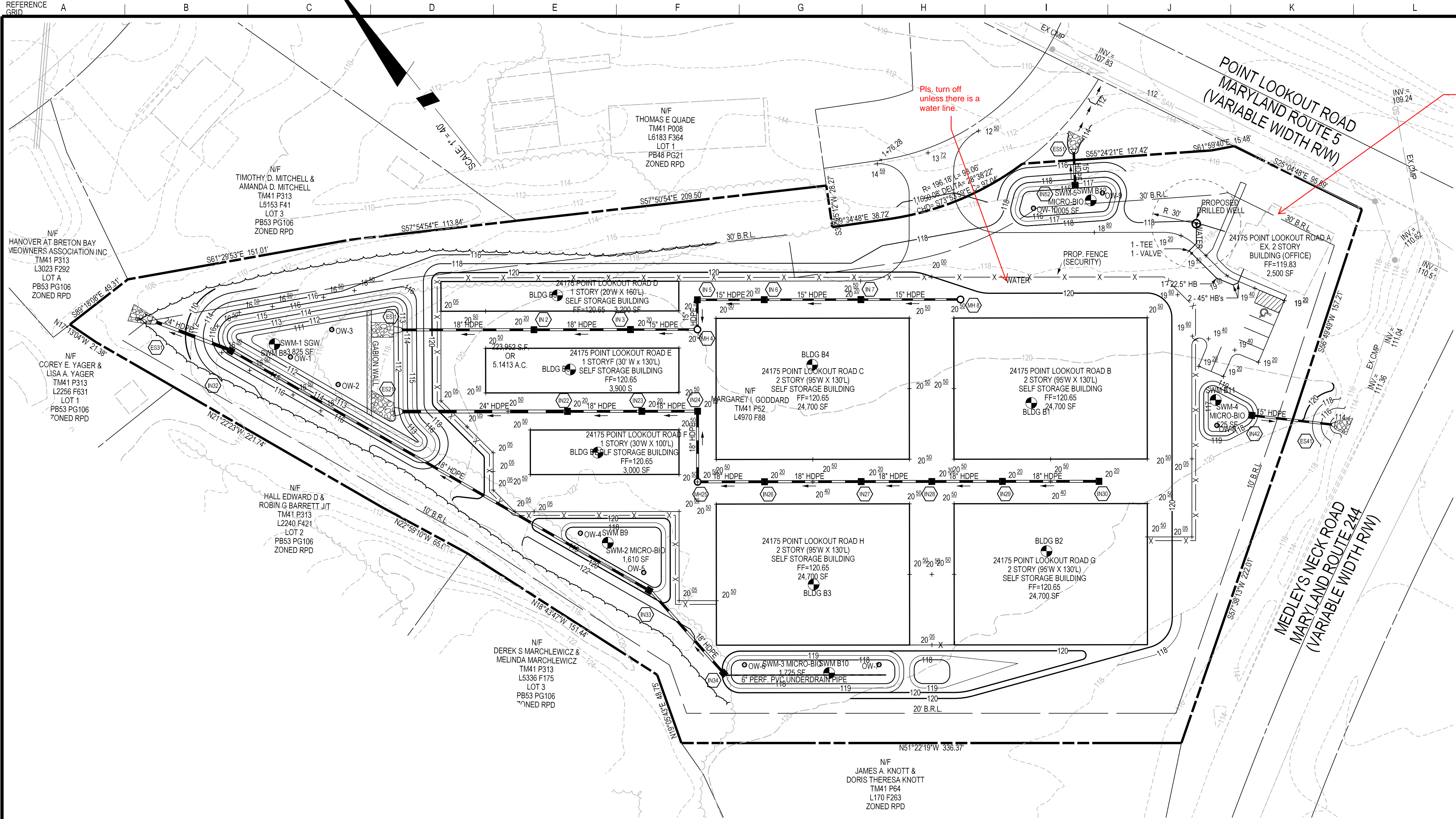


POST-DEVELOPMENT
DRAINAGE AREA MAP

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
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 DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
Scale: 1" = 40'	DATE: 7/21/2025 DESIGNED: KRC TECHNICIAN: JDR CHECKED: KRC CAD STD'S: ORD / NCS
SHEET 11 OF 20	PROJECT NO. 4467-00-00

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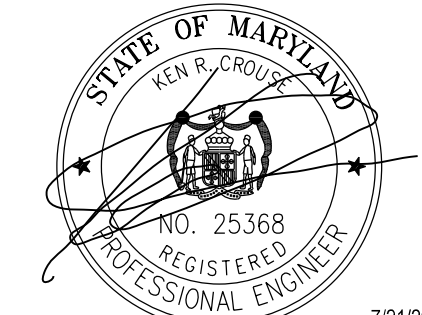
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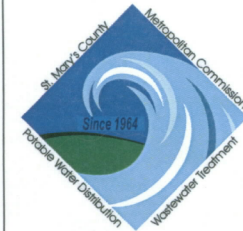
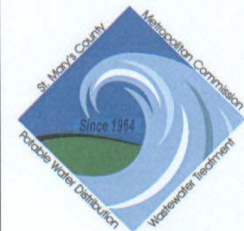
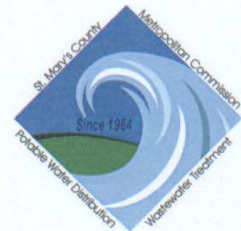
WATERLINE PLAN & PROFILES

GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS GODDARD PROPERTY STORAGE FACILITY 5.14 ACRE COMMERCIAL DEVELOPMENT LEONARDTOWN, MARYLAND

THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

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THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

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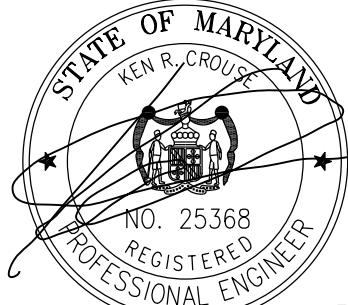
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LANDSCAPE AND LIGHTING PLAN



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

GODDARD PROPERTY STORAGE FACILITY

5.14 ACRE COMMERCIAL DEVELOPMENT

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 GUYW HORIZONTAL: <u>NAID 83</u> VERTICAL: <u>NAID 88</u>			
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GRADING, STORM DRAIN, SWM, WATER & SEDIMENT CONTROL PLANS
GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
LEONARDTOWN, MARYLAND

THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND



TAX MAP TM 41, PARCEL 52		ZONING CATEGORY: CMX	
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 Scale: 1" = 30'		DATE: 7/21/2025 DESIGNED: KRC TECHNICIAN: JDR CHECKED: KRC CAD ST. VERSION: ORD / NCS	
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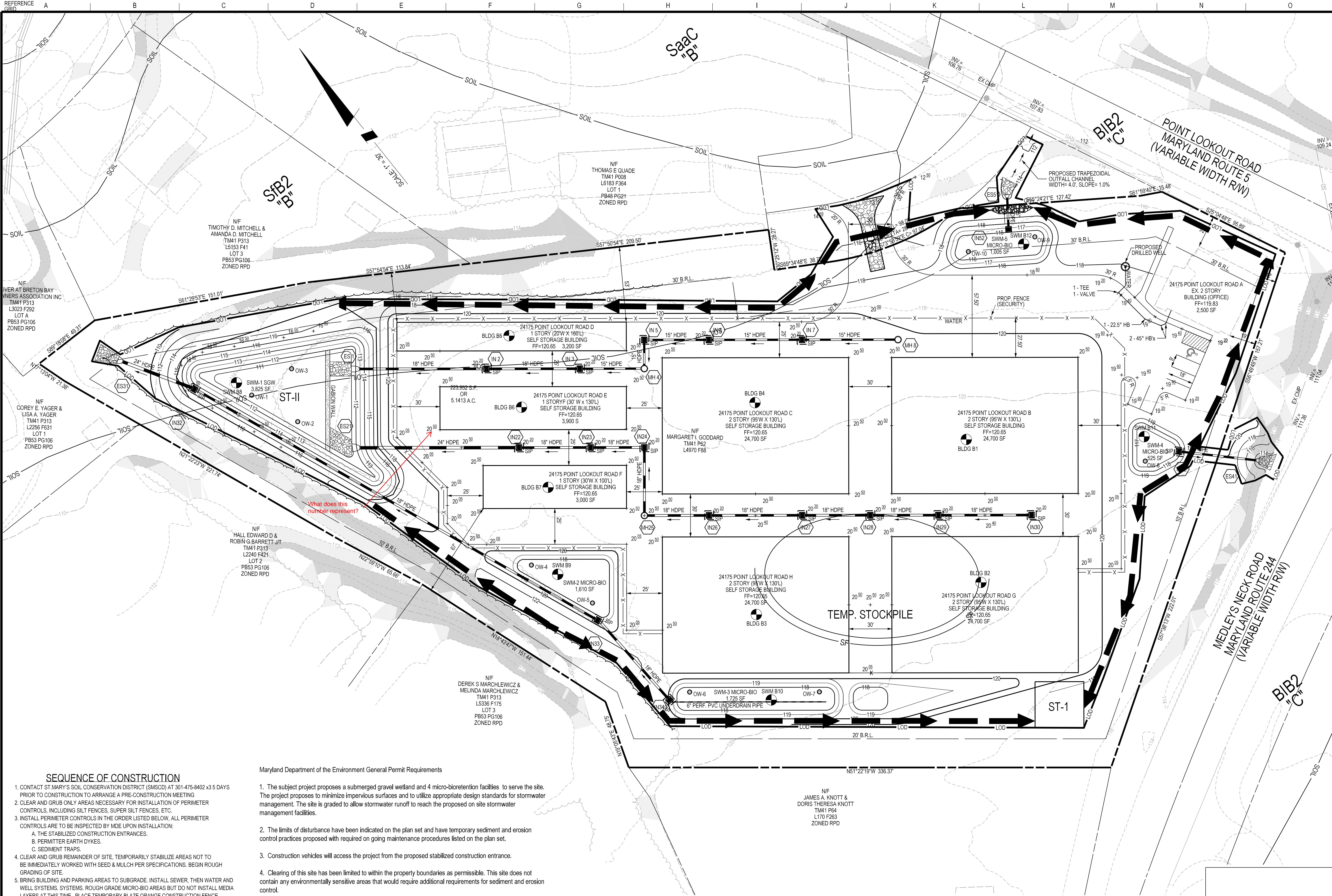


LUGM # CSP 24-0330

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TAX MAP		ZONING CATEGORY:	
TM 41, PARCEL 52		CMX	
WATER & SEWER CATEGORY			
W-8D / S-1			
SITE DATA			
HORIZONTAL: NAD 83			
VERTICAL: NAD 88			
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		TECHNICIAN: KRC	
		CHECKED: KRC	
		CAD STD'S VERSION: ORD / NCS	
SHEET <u>16</u> OF <u>20</u>			
PROJECT NO. 4467-00-00			



- ### SEQUENCE OF CONSTRUCTION
- CONTACT ST. MARY'S SOIL CONSERVATION DISTRICT (SMSD) AT 301-475-8402 x3 5 DAYS PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING
 - CLEAR AND GRUB ONLY AREAS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS, INCLUDING SILT FENCES, SUPER SILT FENCES, ETC.
 - INSTALL PERIMETER CONTROLS IN THE ORDER LISTED BELOW. ALL PERIMETER CONTROLS ARE TO BE INSPECTED BY MDE UPON INSTALLATION:
 - THE STABILIZED CONSTRUCTION ENTRANCES.
 - PERMITTER EARTH DYKES.
 - SEDIMENT TRAPS.
 - CLEAR AND GRUB REMAINDER OF SITE. TEMPORARILY STABILIZE AREAS NOT TO BE IMMEDIATELY WORKED WITH SEED & MULCH PER SPECIFICATIONS. BEGIN ROUGH GRADING OF SITE.
 - BRING BUILDING AND PARKING AREAS TO SUBGRADE. INSTALL SEWER, THEN WATER AND WELL SYSTEMS. SYSTEMS, ROUGH GRADE MICRO-BIO AREAS BUT DO NOT INSTALL MEDIA LAYERS AT THIS TIME. PLACE TEMPORARY BLAZE ORANGE CONSTRUCTION FENCE AROUND STORMWATER MANAGEMENT AREAS TO PREVENT VEHICLE AND/OR EQUIPMENT TRAFFIC AND COMPACTION. PERMANENTLY STABILIZE AREAS AT FINAL GRADE WITH A MINIMUM OF 4" TOPSOIL, SEED AND MULCH OR SOD.
 - BEGIN BUILDING CONSTRUCTION.
 - INSTALL CURB & GUTTER, PLACE ASPHALT AND CONCRETE SIDEWALKS. FINE GRADE AND PERMANENTLY STABILIZE DISTURBED AREAS WITH 4" TOPSOIL, SEED AND MULCH OR SOD.
 - ONCE ALL AREAS DRAINING TO EACH SWM FACILITY ARE STABILIZED, RE-SHAPE AND INSTALL MICRO-BIO COMPONENTS PER PLANS AND SPECIFICATIONS.
 - FINAL GRADING AND PERMANENT STABILIZATION WITH 4" MIN. TOPSOIL, SEEDING, AND MULCH OR SOD OF ANY REMAINING AREAS.
 - REMOVAL OF SEDIMENT CONTROLS UPON THE MDE INSPECTOR APPROVAL.

Maryland Department of the Environment General Permit Requirements

- The subject project proposes a submerged gravel wetland and 4 micro-bioretenion facilities to serve the site. The project proposes to minimize impervious surfaces and to utilize appropriate design standards for stormwater management. The site is graded to allow stormwater runoff to reach the proposed on site stormwater management facilities.
- The limits of disturbance have been indicated on the plan set and have temporary sediment and erosion control practices proposed with required on going maintenance procedures listed on the plan set.
- Construction vehicles will access the project from the proposed stabilized construction entrance.
- Clearing of this site has been limited to within the property boundaries as permissible. This site does not contain any environmentally sensitive areas that would require additional requirements for sediment and erosion control.
- This project will be constructed in one phase to minimize the disturbed work area and ensure permanent stabilization.
- The site does not contain soils that are at high risk for erosion. Standard sediment and erosion control measure have been taken.
- The site does contain steep slopes. Efforts have been made to avoid impacts to the steep slopes.
- Proposed temporary sediment controls have been designated on the plan set. Permanent stabilization measures and techniques are also provided on the plan set as found on this plan sheet.

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 THAT CAN BE STABILIZED THE SAME DAY. IF AN AREA MUST BE LEFT STABILIZED OVERNIGHT, SILT FENCE WILL BE PLACED IMMEDIATELY DOWNSTREAM OF ALL DISTURBED AREAS AND STOCKPILES, AND APPROPRIATE SAFETY MEASURES WILL BE INSTALLED AS REQUIRED

STANDARD STABILIZATION NOTE

A. FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATIONS SHALL BE COMPLETED WITHIN:

- THREE (3) CALENDAR DAYS FOR ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
- SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS IN THE PROJECT SITE



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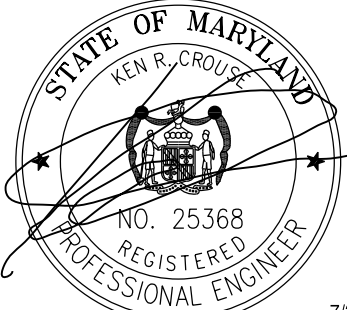
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SEDIMENT AND EROSION CONTROL PLAN

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GODDARD PROPERTY STORAGE FACILITY
5.14 ACRE COMMERCIAL DEVELOPMENT
LEONARDTOWN, MARYLAND
THIRD (3RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM41, PARCEL 52	ZONING CATEGORY: CMX
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LUGM # CSP 24-0330

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ST. MARY'S SOIL CONSERVATION DISTRICT DETAILS
AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1), and seven days (7) as to all other disturbed or graded areas on the project site. Once vegetation is established, the site shall have 95% ground cover to be considered adequately stabilized.

1. Permanent Seeding:

PERMANENT SEEDING SUMMARY						
NO.	SPECIES	HARDNESS ZONE (from Figure B-3): Zone 7a			FERTILIZER RATE (10-20-20)	LIME RATE
		SEEDING RATE (LB/AC)	SEEDING DATES	SEEDING DEPTH		
1	TALL FESCUE (LORUM ARUNDINACEUM)	60	1.38	2-1/2" - 3"	45 LB/AC (1.0 LB/1000 SF)	2.5 TONS/AC (100 LB/1000 SF)
2	KENTUCKY BLUEGRASS (POA PRATENSIS)	40	0.92	2-1/2" - 3"	45 LB/AC (1.0 LB/1000 SF)	2.5 TONS/AC (100 LB/1000 SF)
3	PERENNIAL RYEGRASS (LULIUM PERENNE)	20	0.46	2-1/2" - 3"	45 LB/AC (1.0 LB/1000 SF)	2.5 TONS/AC (100 LB/1000 SF)

A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor.

The minimum soil conditions required for permanent vegetative establishment are:

a. Soil pH shall be between 6.0 and 7.0.

b. Soluble salts shall be less than 500 parts per million (ppm).

c. The soil shall contain less than 40% clay but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if loess or silt loess is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.

d. Soil shall contain 1.5% minimum organic matter by weight.

e. Soil must contain sufficient pore space to permit adequate root penetration.

f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section B-4.2 titled Standard and Specifications for Soil Preparation, Topsoil and Soil Amendments as found in the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 to 5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone, hydrated or burnt lime may be substituted except when hydro seeding, and 10 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 to 5 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 15 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils. When using other than the hydroseeder method, irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, said selections must meet the 2011 Standards and Specifications for Soil Erosion and Sediment Control.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding as per Section B-4.3 entitled Standards and Specifications for Seeding and Mulching as found in the 2011 Standards and Specifications for Soil Erosion and Sediment Control. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading and maintained until seeding can be performed. Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely. If a mulch anchoring tool is used, apply 2.5 tons per acre.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be applied to the ground according to manufacturer's recommendations.

2. Temporary Seeding:

TEMPORARY SEEDING SUMMARY						
NO.	SPECIES	HARDNESS ZONE (from Figure B-3): Zone 7a			FERTILIZER RATE (10-20-20)	LIME RATE
		SEEDING RATE (LB/AC)	SEEDING DATES	SEEDING DEPTH		
1	BARLEY	96	2.2	2-1/2" - 3"	45 LB/AC (1.0 LB/1000 SF)	2.5 TONS/AC (100 LB/1000 SF)
2	OATS	72	1.7	2-1/2" - 3"	45 LB/AC (1.0 LB/1000 SF)	2.5 TONS/AC (100 LB/1000 SF)
3	RYE	112	2.6	2-1/2" - 3"	45 LB/AC (1.0 LB/1000 SF)	2.5 TONS/AC (100 LB/1000 SF)

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 10 pounds of 10-20-20 per 1,000 square feet.

Seed: Annual Ryegrass - 1 pounds per 1,000 square feet (February 15 through April 30 or August 15 through November 30).
Millet - 1 pounds per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas are to be classified as per Charles County requirements. Any fill within the building area is to be compacted to a minimum of 95% density. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod, lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:

Sediment control plans for mining operations must include the following seeding dates and mixtures:

For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

NOTE: Use of this information does not preclude meeting all of the requirements of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL

CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.

4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

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DETAIL C-8 MOUNTABLE BERM

STANDARD SYMBOL

CONSTRUCTION SPECIFICATIONS

1. USE MINIMUM WIDTH OF 10 FEET TO ALLOW FOR VEHICULAR PASSAGE.

2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE EARTH MOUND PRIOR TO PLACING STONE.

3. PLACE 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE MOUNTABLE BERM.

4. MAINTAIN LINE, GRADE, AND CROSS SECTION. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN SPECIFIED DIMENSIONS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.

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DETAIL E-1 SILT FENCE

STANDARD SYMBOL

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1 1/2 X 1 1/2 X 1/2 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.

2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.

3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.

4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.

6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.

7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.

8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

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WATER MANAGEMENT ADMINISTRATION

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STANDARD SYMBOL

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WATER MANAGEMENT ADMINISTRATION

TEMPORARY STOCKPILE

PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1 1/2 X 1 1/2 X 1/2 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.

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DETAIL E-1 SILT FENCE

STANDARD SYMBOL

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DETAIL E-1 SILT FENCE

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2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.

3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.

4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.

6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.

7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.

8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

CONSTRUCTION SPECIFICATIONS

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NATURAL RESOURCES CONSERVATION SERVICE

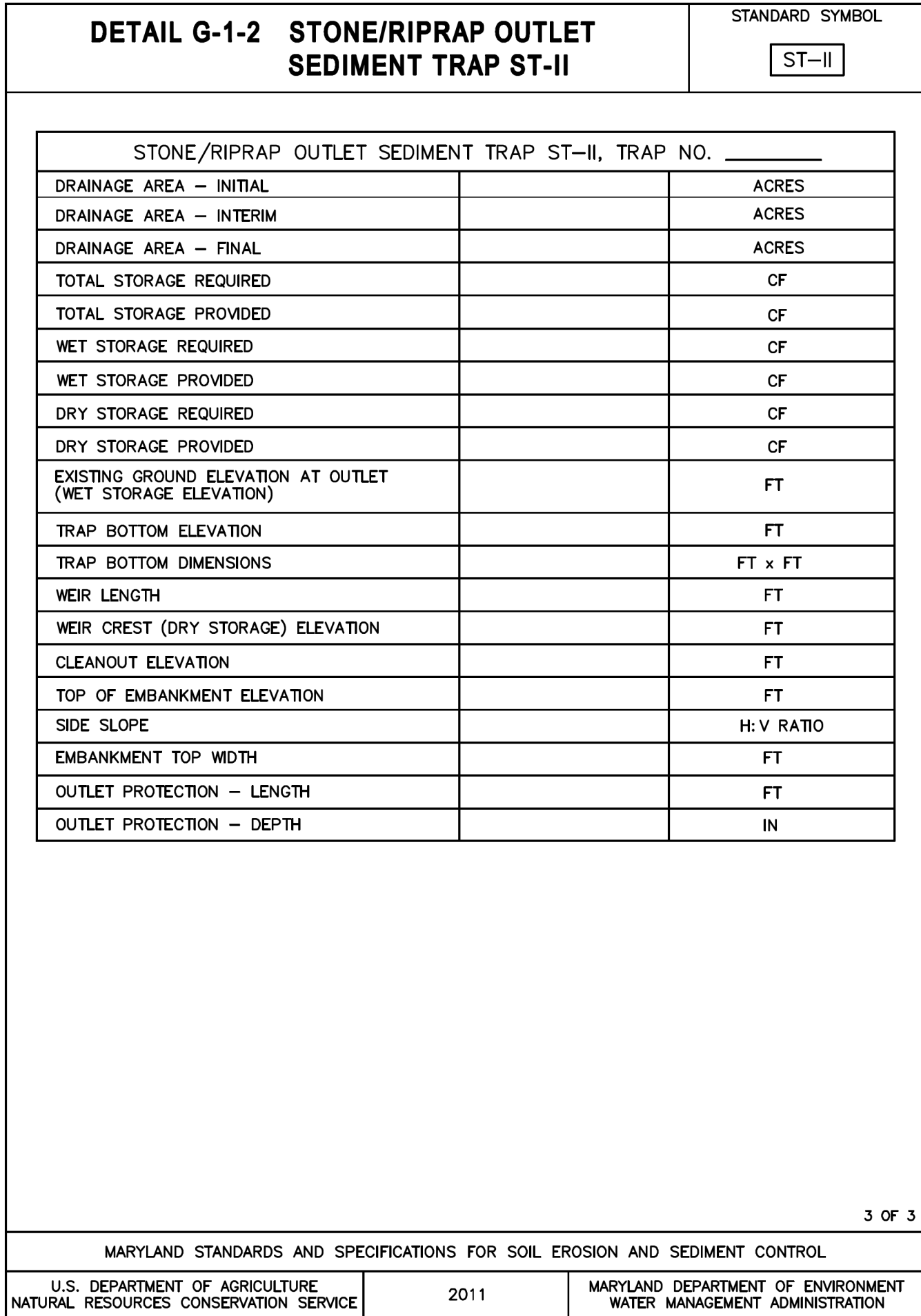
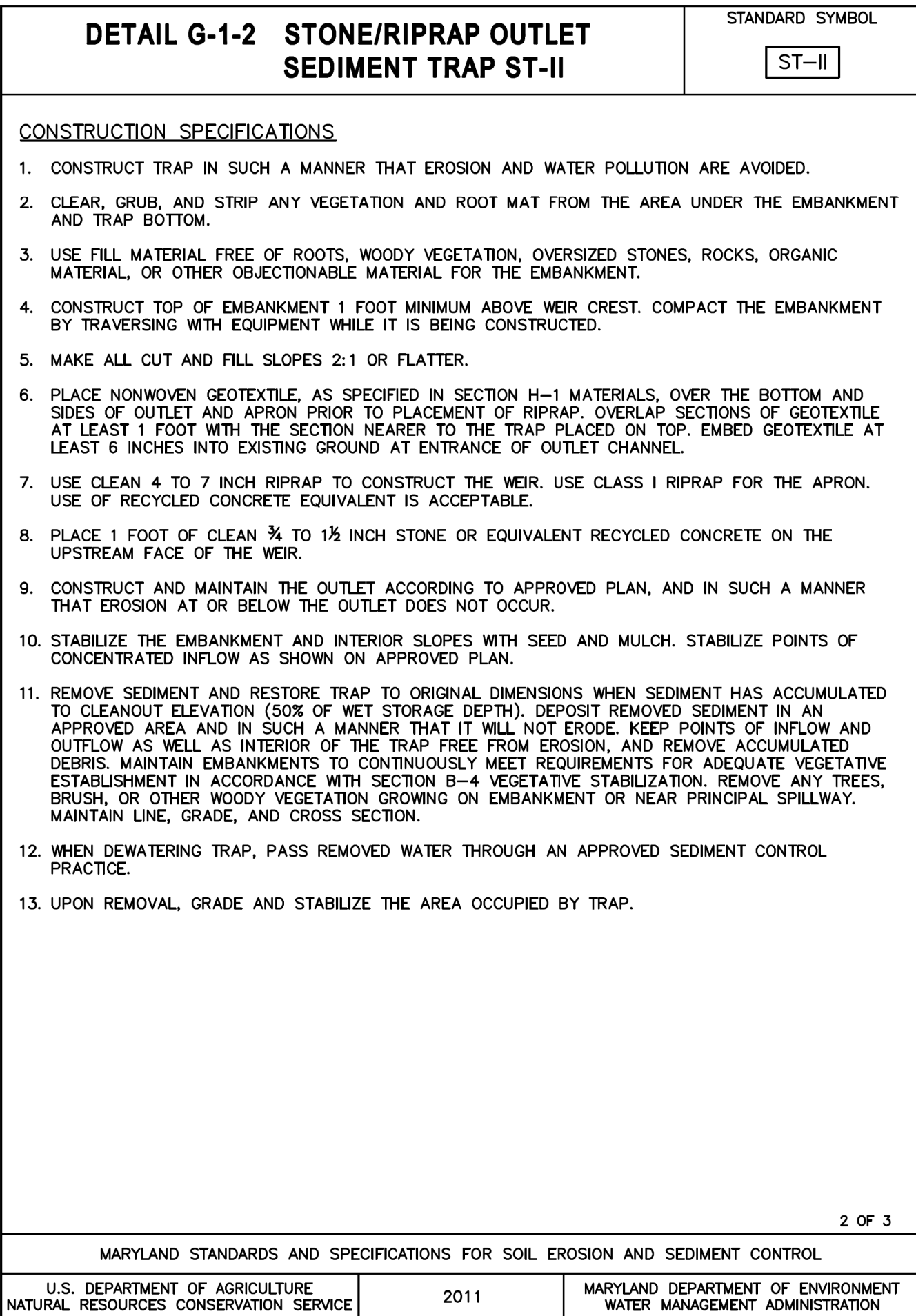
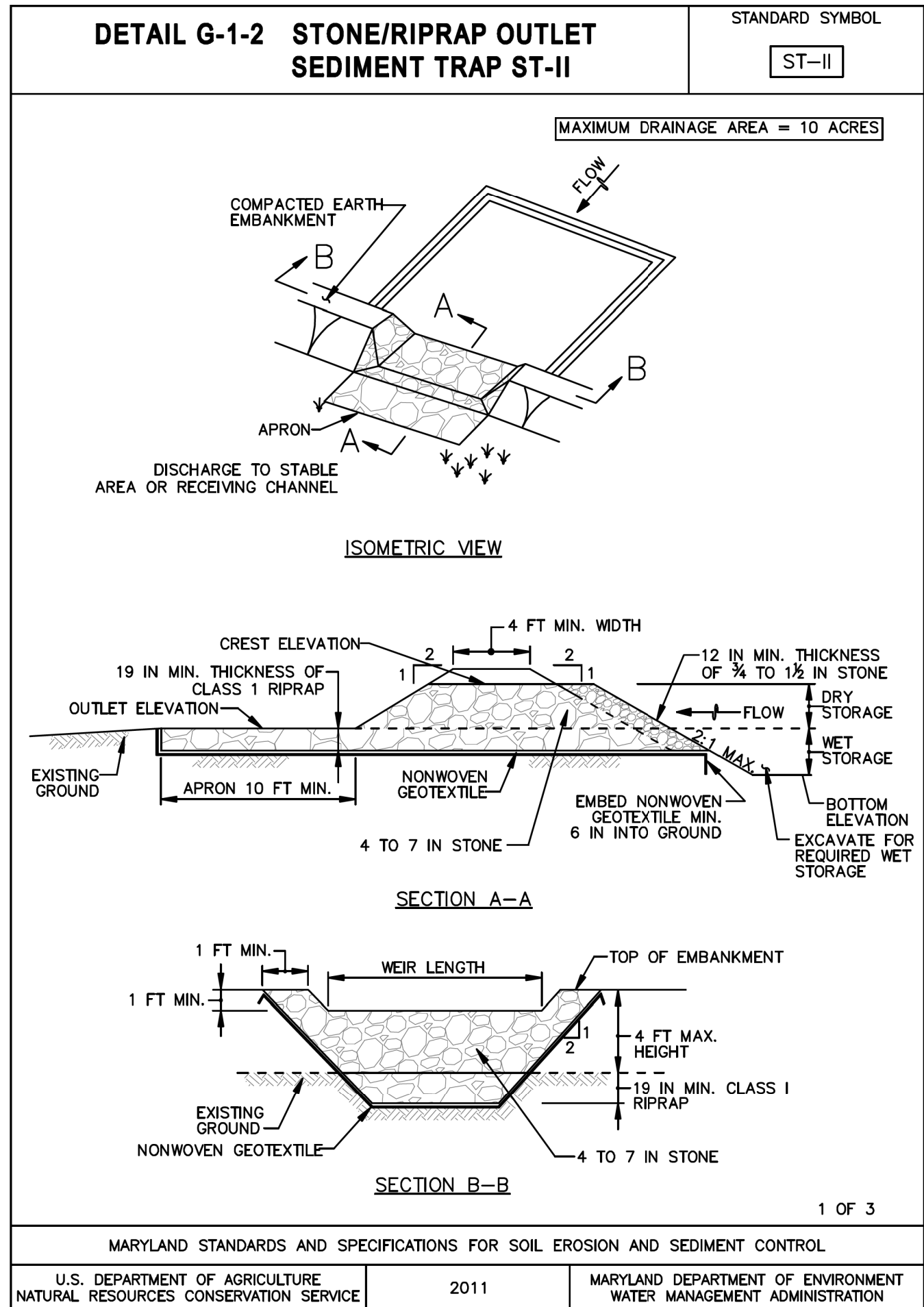
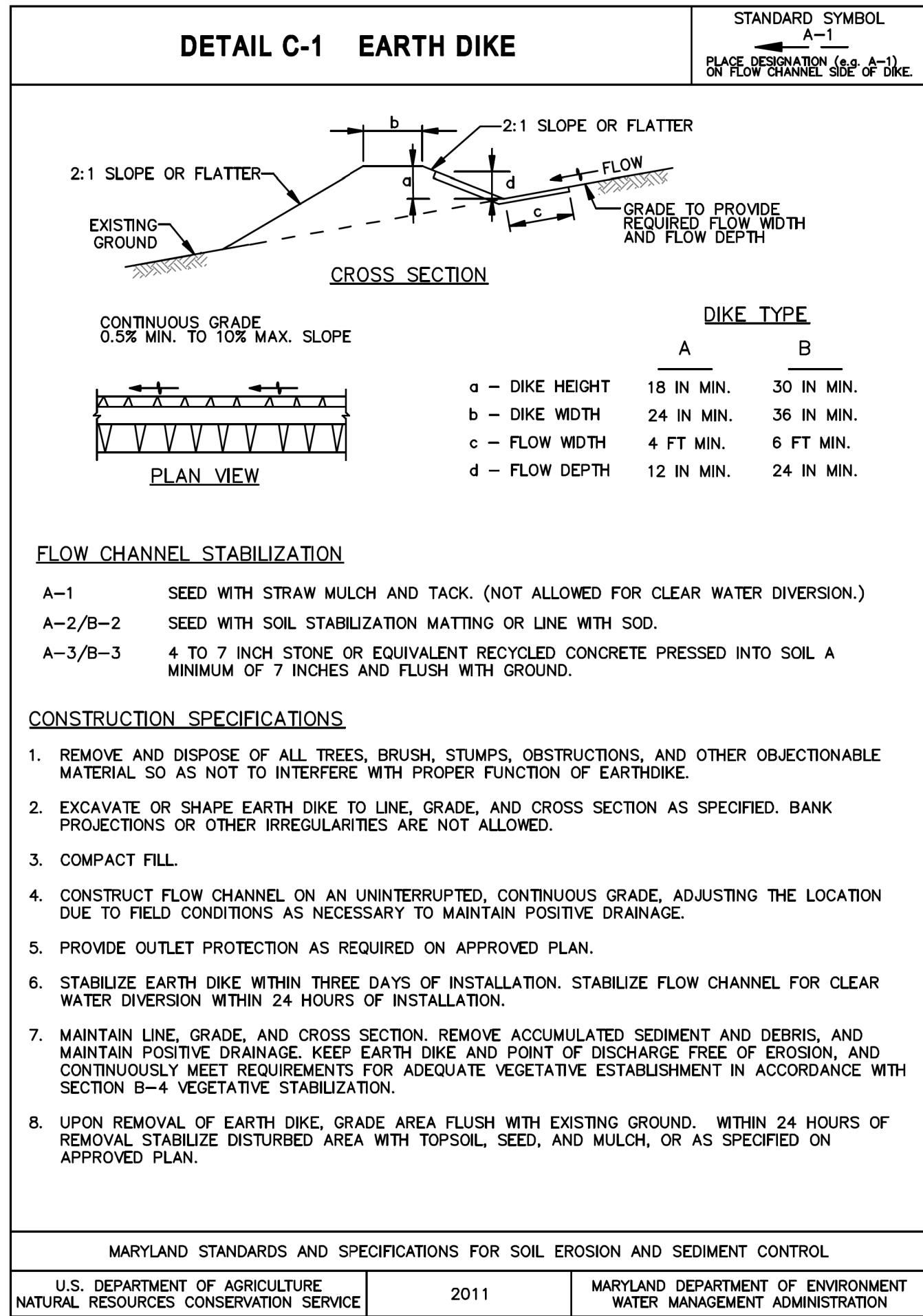
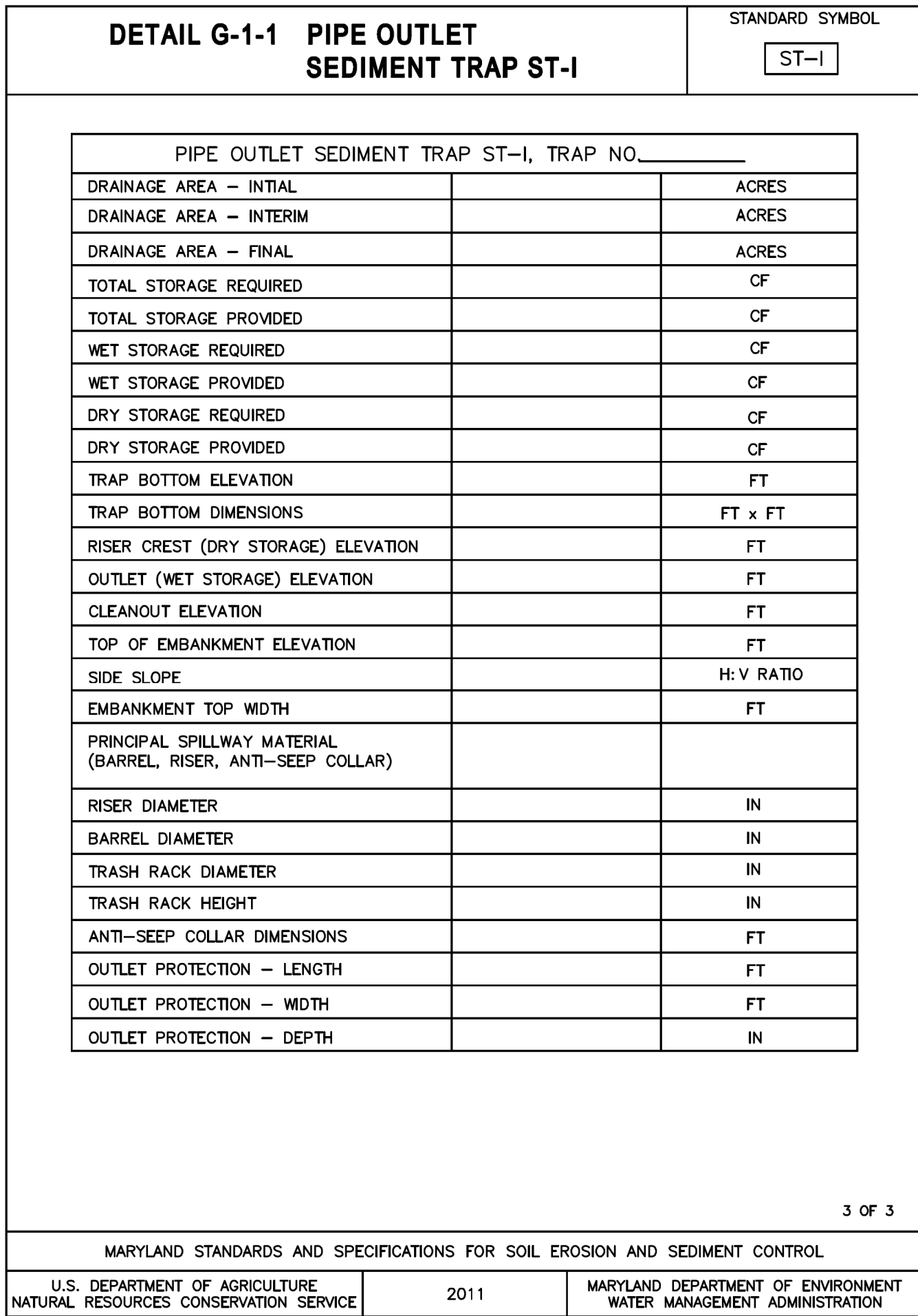
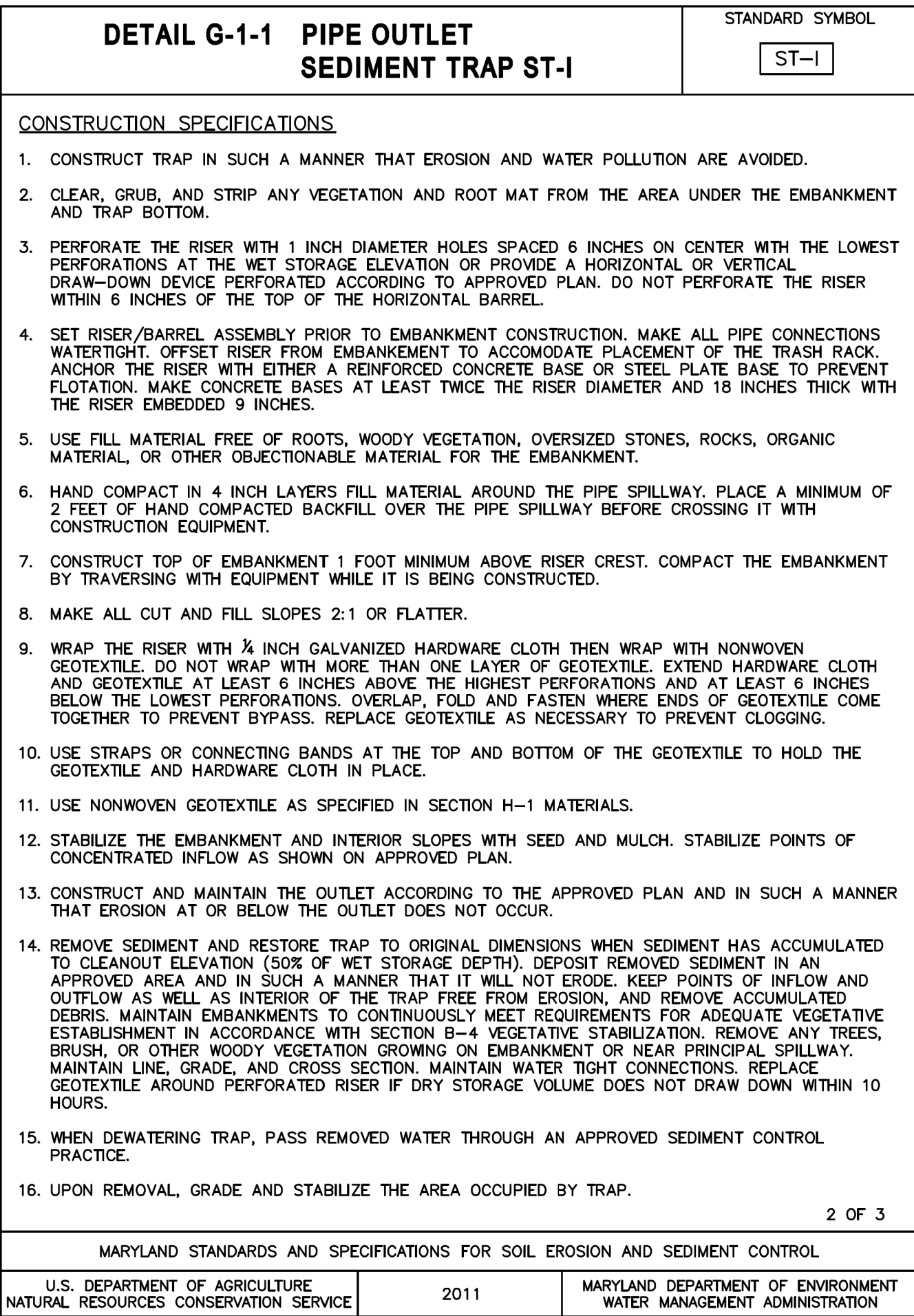
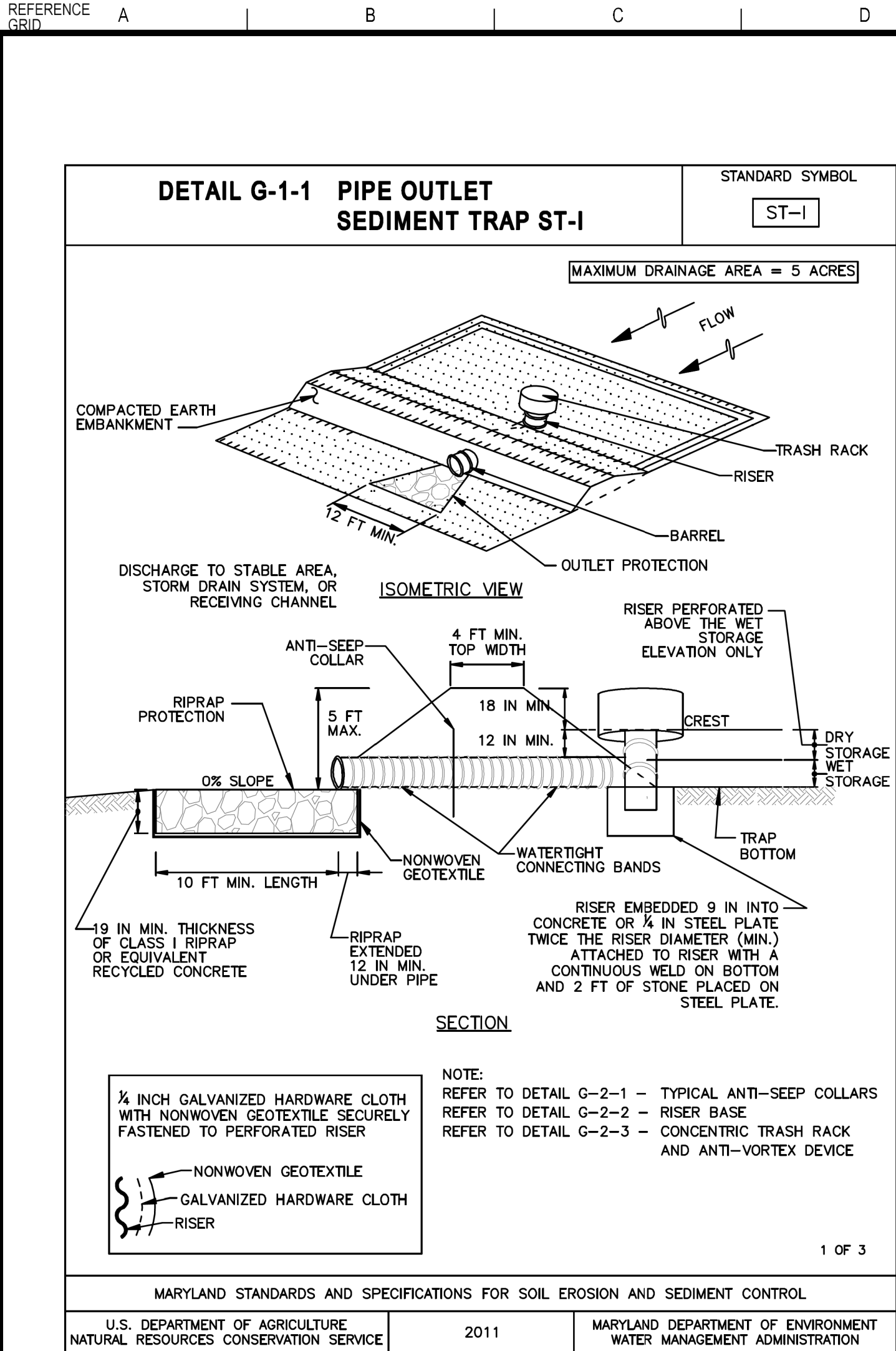
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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

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MISS UTILITY NOTE

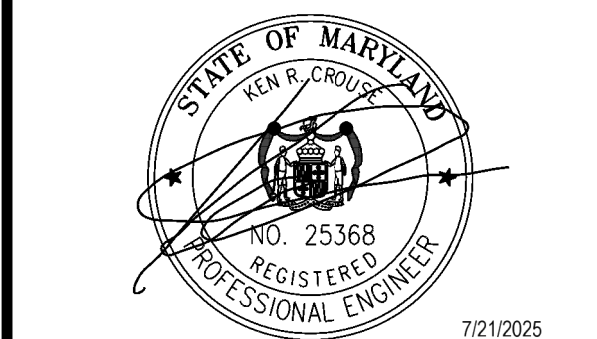
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OWNER / DEVELOPER / APPLICANT

COMPASS POINT MONTESSORI, LLC
3225 MCLEOD DR, SUITE 100
LAS VEGAS, NEVADA 89122
PHONE # 901-681-9084
CONTACT NAME: KYLE BOCKEY

PROFESSIONAL CERTIFICATION

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



SEDIMENT AND EROSION CONTROL DETAILS - 2

GODDARD PROPERTY STORAGE FACILITY

5.14 ACRE COMMERCIAL DEVELOPMENT

LEONARDTOWN, MARYLAND

THIRD (RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

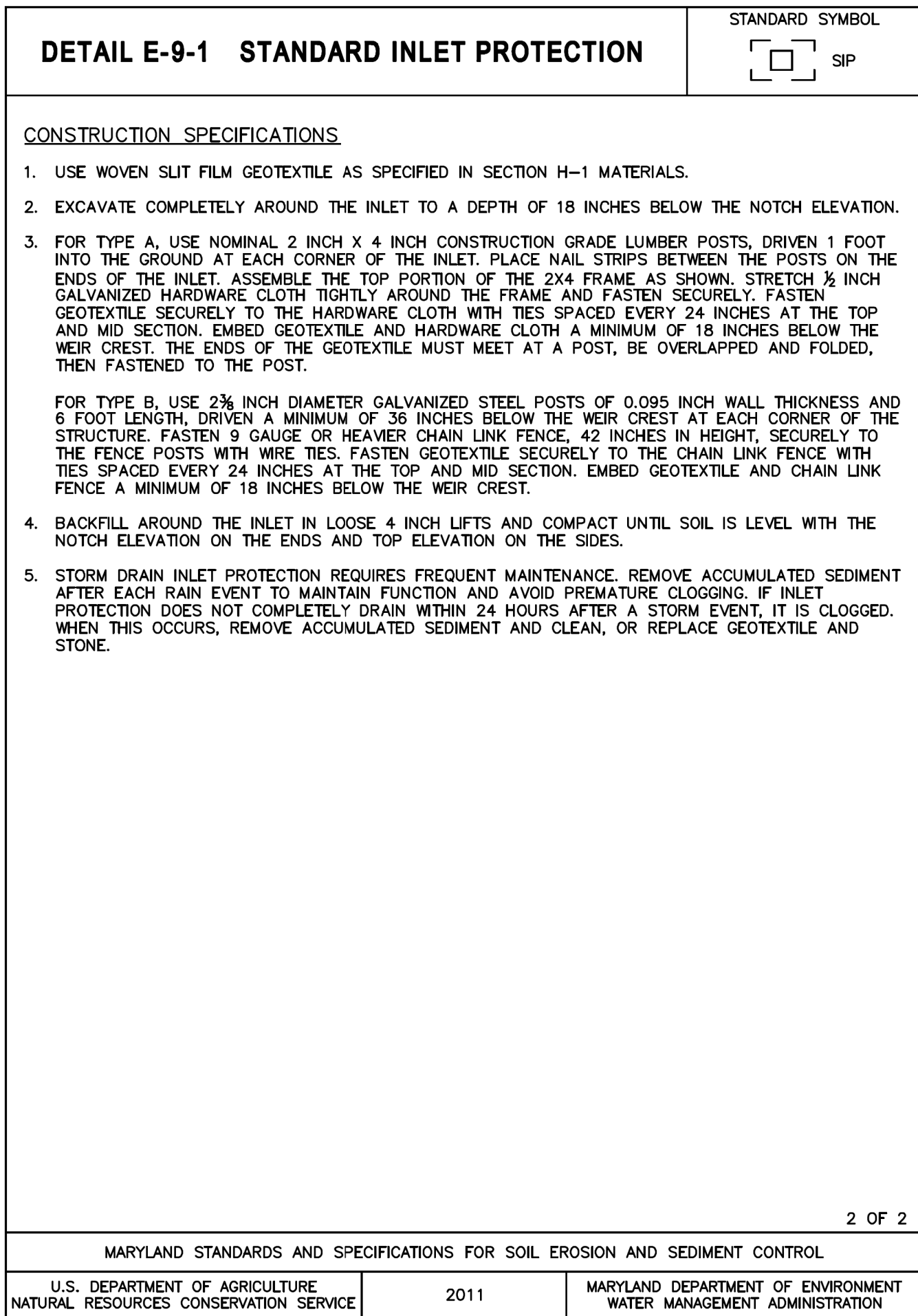
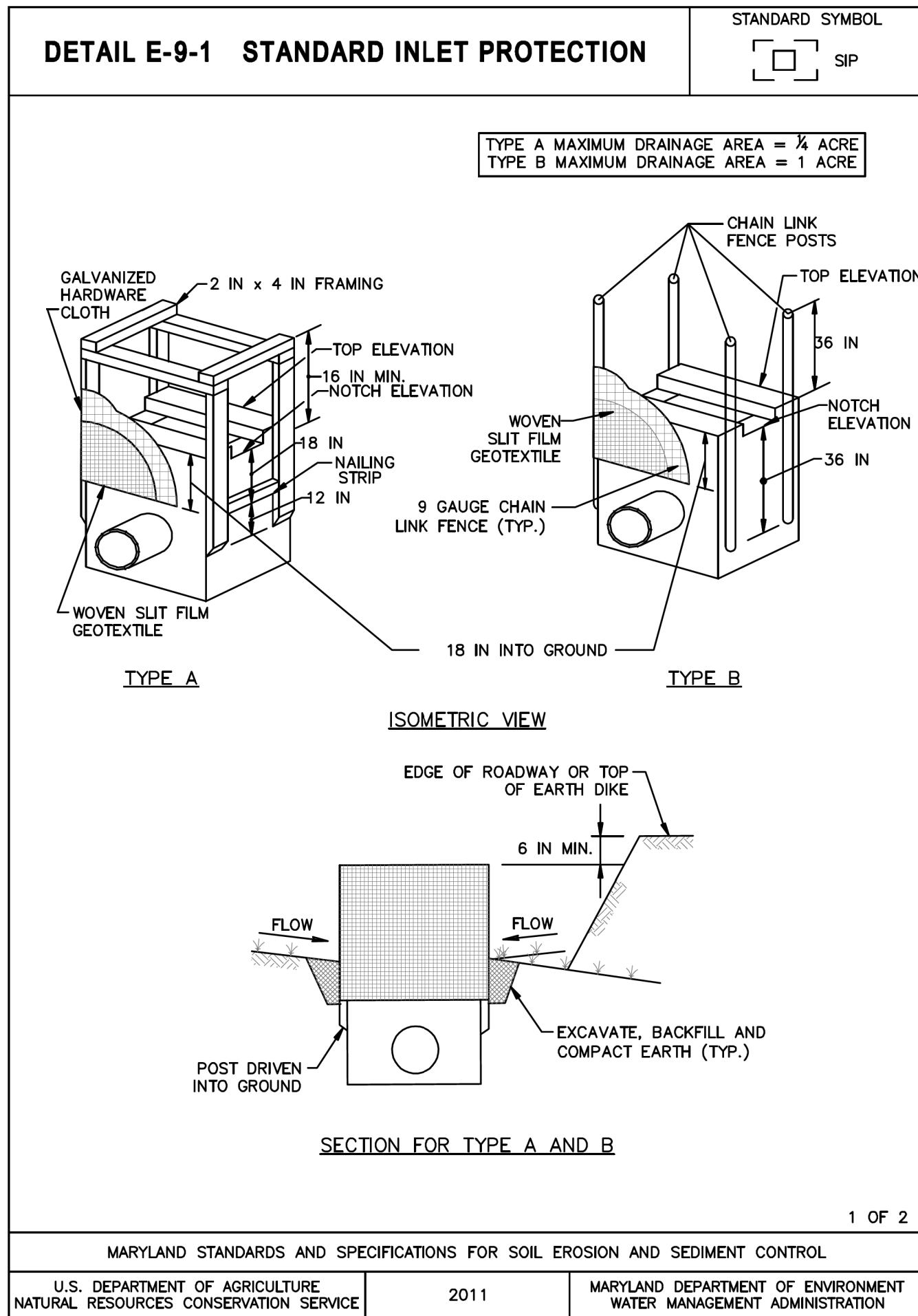
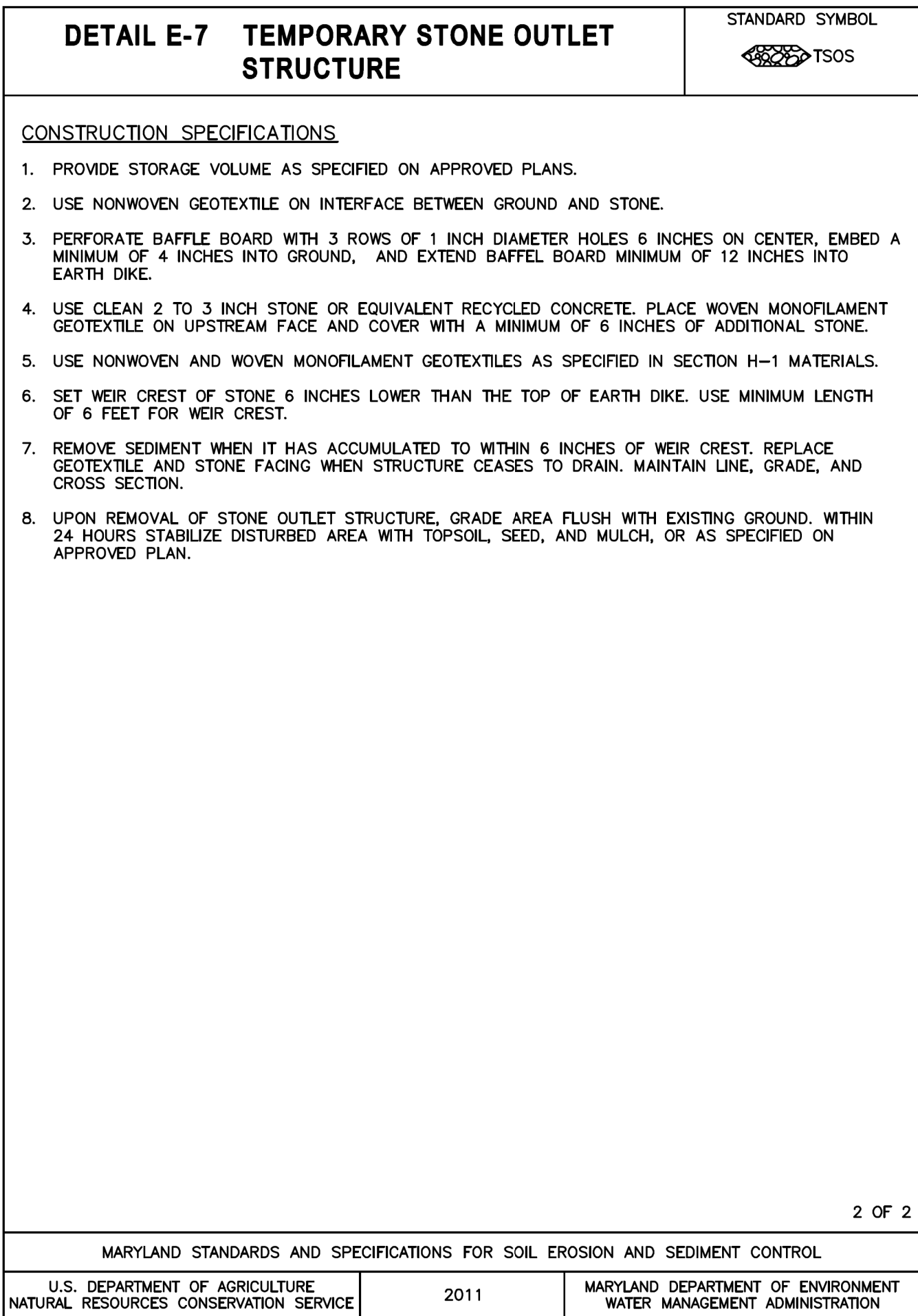
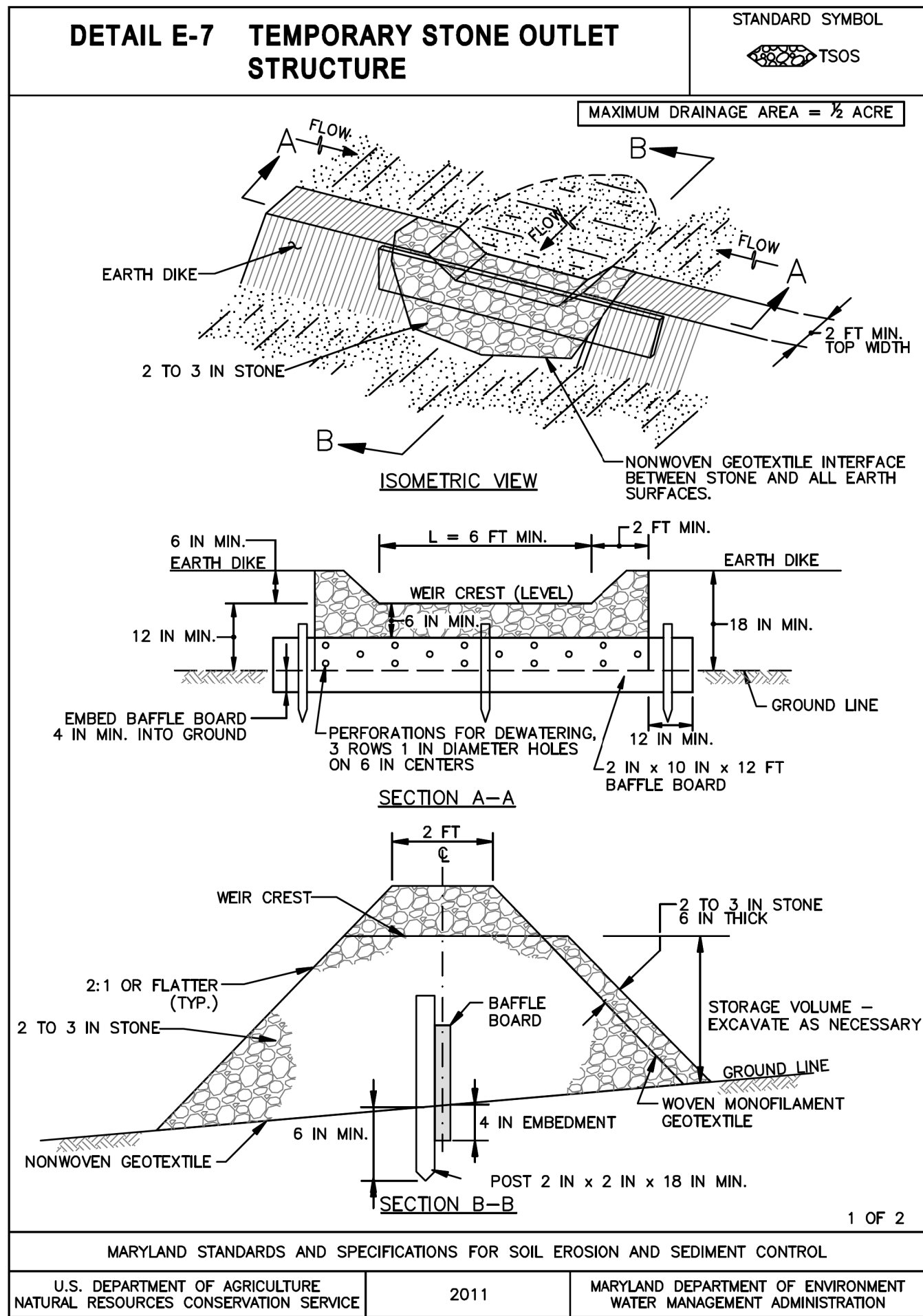
TAX MAP TM 41, PARCEL 52	ZONING CATEGORY CMX
WATER & SEWER CATEGORY W-6D / S-1	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
Scale: 1" = 30'	DATE: 7/21/2025 DESIGNED: KRC CHECKED: JDR CAD STD'S: KRC VERSION: ORD / NCS
SHEET 19 OF 20	PROJECT NO. 4467-00-00

LUGM # CSP 24-0330

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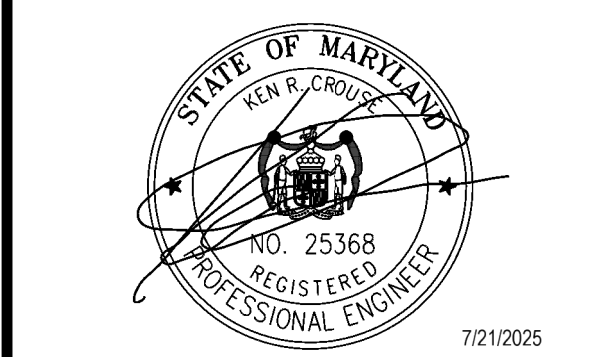
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SEDIMENT AND EROSION CONTROL DETAILS - 3

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

GODDARD PROPERTY STORAGE FACILITY

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LEONARDTOWN, MARYLAND

THIRD (RD) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

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OF	20		
PROJECT NO.	4467-00-00		

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