SITE PLAN
ST. MARY'S COUNTY MODULAR UNIT ADDITION

OWNER'S / DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE ST. MARY'S COUNTY ROAD CONSTRUCTION AND INSPECTION PROCEDURES AND THESE PLANS AND SPECIFICATIONS AS APPROVED.

ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PERSUANT TO THIS PLAN AND THAT ALL RESPONSIBLE PERSONNEL INVOLED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM BEFORE BEGINNING THE PROJECT.

8/12/2024

JAMES M. GOTSCH, P.E. — DATE

THE BOARD OF COUNTY COMMISSIONERS FOR ST. MARY'S COUNTY MD
P.O. BOX 653
LEONARDTOWN, MARYLAND 20650

ENGINEER'S CERTIFICATIONS

"I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLANS SHOWN HEREIN ARE CORRECT AND CONFORM TO THE ST. MARY'S COUNTY ZONING ORDINANCE."

"I CERTIFY TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THESE PLANS FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, MEET THE CRITERIA SET FORTH IN THE ST. MARY'S COUNTY STORMWATER MANAGEMENT ORDINANCE, ADOPTED APRIL 2010."

"I HEREBY CERTIFY THAT THE PLANS SHOWN HEREON ARE CORRECT AND THAT THEY CONFORM TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE ST. MARY'S COUNTY METROPOLITAN COMMISSION STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION."

"I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ST. MARY'S COUNTY SOIL CONSERVATION DISTRICT AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."

8/12/2024

KEN R. CROUSE, P.E. #23568 — DATE

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THIS AS-BUILT IS ACCURATE AND COMPLETE AND THAT THE PONDS AS CONSTRUCTED MEET RHE REQUIREMENTS OF THE STANDARDS AND SPECIFICATIONS FOR PONDS, SCS-378

NAME: — DATE
LICENSE:

ABBREVIATIONS

A=	ARC	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
ADS	ADVANCED DRAINAGE SYSTEMS	NTS	NOT TO SCALE
B&B	BALLED &BURLAPPED	OC	ON CENTER
BS	BIO-SWALE	P	PAGE
BM	BENCH MARK	PB	PLAT BOOK
BRL	BUILDING RESTRICTION LINE	PBSSE	PUBLIC SANITARY SEWER EASEMENT
CAB	CRITICAL AREA BUFFER	PBWE	PUBLIC WATER EASEMENT
CAL	CALIPER	PBWSE	PUBLIC WATER & SEWER EASEMENT
CB=	CHORD BEARING	PC	POINT OF HORIZONTAL CURVATURE
CBCA	CHESAPEAKE BAY CRITICAL AREA	PGM	PLANNING AND GROWTH MANAGEMENT
CH=	CHORD DISTANCE	PR	PROPOSED
CL	CENTER LINE	PT	POINT OF HORIZONTAL TANGENCY
CMP	CORRUGATED METAL PIPE	PVC	POINT OF VERTICAL CURVATURE
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CONT	CONTAINER	PVI	POINT OF VERTICAL INVERSE
CPv	CHANNEL PROTECTION VOLUME	PVT	POINT OF VERTICAL TANGENCY
CTR	CENTER	R=	RADIUS
D=	DELTA	RCP	REINFORCED CONCRETE PIPE
DA	DRAINAGE AREA	REv	RECHARGE VOLUME
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
EL	ELEVATION	RPZ	RESOURCE PROTECTION ZONE
ELEV.	ELEVATION	R/W	RIGHT OF WAY
EX	EXISTING	SCD	SOIL CONSERVATION DISTRICT
F	FOLIO	SCH	SCHEDULE
FC	FACE OF CURB	SRA	SEWAGE RESERVE AREA
FF	FINISHED FLOOR	SRMP	SPIRAL RIB METAL PIPE
FP	FLOOD PLAIN	SRP	SPIRAL RIB PIPE, ALUMINIZED TYPE 2,
FND	FOUNDATION WALL	STA.	STATION
GF	FIXTURE UNIT	STD	STANDARD
GPD	GALLONS PER DAY	SWG	SUBMERGED GRAVEL WETLAND
HC	HANDICAP	S/W	SIDEWALK
HGL	HYDRAULIC GRADE LINE	SWM	STORMWATER MANAGEMENT
HORZ	HORIZONTAL	TBR	TO BE REMOVED
HP	HIGH POINT	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHELENE PIPE	TYP	TYPICAL
HT	HEIGHT	U.D.	UNDERDRAIN
INV	INVERT	V	VERTICAL
L	LIBER	VC	VERTICAL CURVE
LF	LINEAR FEET	VERT	VERTICAL
L.P.	LIGHT POLE	WB	WETLAND BUFFER
LOW	LOW POINT	WL	WETLAND BOUNDARY
MH	MANHOLE	WQv	WATER QUALITY VOLUME
MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	WSE	WATER SURFACE ELEVATION

Narrative

Site Mapping
Environmental mapping of the site was done prior to layout to identify important natural resources on the site to ensure protection and preservation of these areas. Currently, the project site is an existing grassed area north of Leonard Hall. The development plan calls for the modular building addition to be constructed on the north side of the existing Leonard Hall building. The Day Care Facility must be sensitive to areas with standing water to protect the smaller children anticipated to attend. The stormwater management proposal is to offset the onsite water quality volume (ESDv) to an area adjacent to existing development that currently does not have ESDv treatment.

There is an existing paved access drive that is located behind the existing detention center to the east of the project area. The existing driveway and area behind the detention center provides ample impervious area to provide and offset ESDv location for the Child Care Facility.

Topography shown on the plan is (2') contour interval based on GIS data files from St. Mary's County. There are some steep slopes located within the offset ESDv project area, but not within the area of the proposed Day Care Facility. Stormwater runoff from the site drains into Leonardtown Run. There is not a designated floodplain associated with this area according to the 2004 FEMA maps. The soils in the development area are made up of three soil types; Alluvial land loam (Aa), Beltsville silt loam with 2 to 5 percent slopes (BlB2) Croom gravelly sandy loam 10 to 15 percent slopes (CrD3) and all of which are designated as 'C' soils. One of these soil types are considered to be highly erodible. Site work will be limited in size and duration and will be scheduled for good weather conditions. Sediment controls will be put into place and used throughout the construction process.

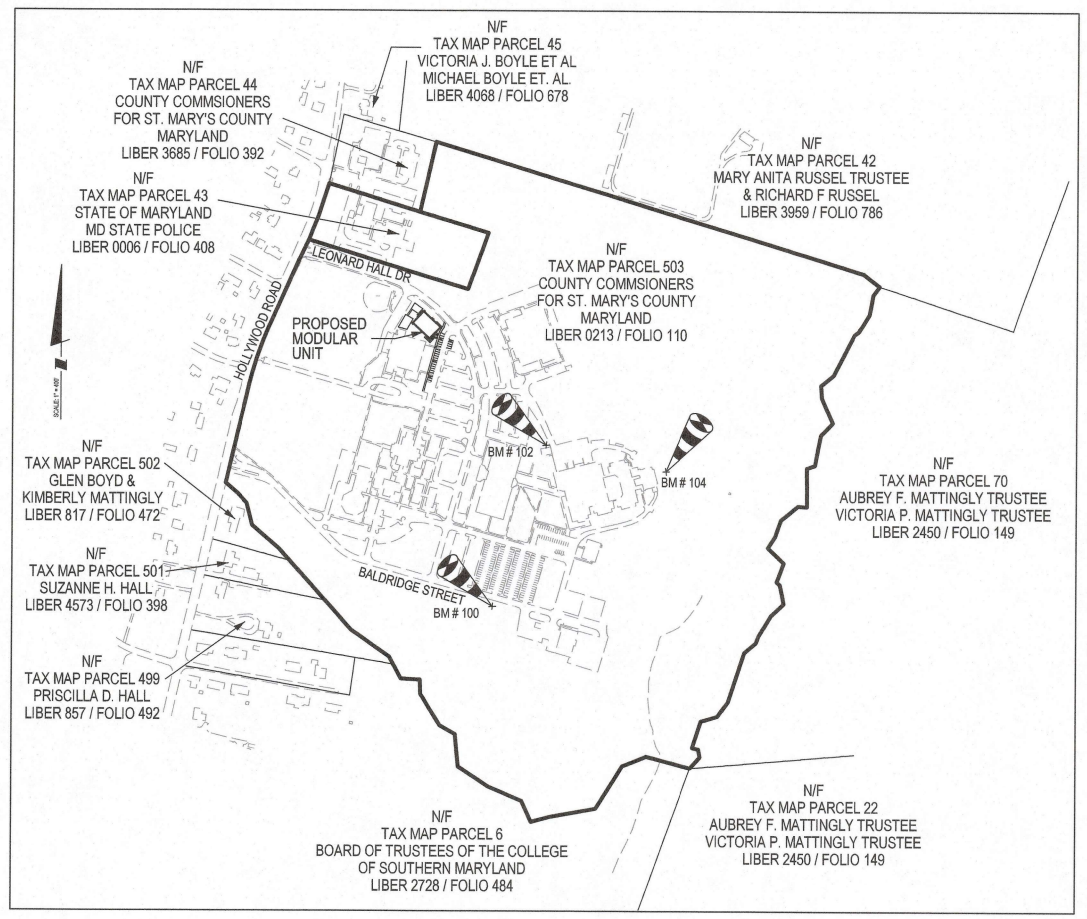
Site Considerations
The plans show the limits of grading and the anticipated layout of the addition and all impervious areas. The building and walkways were kept as close to the site access road as possible to limit unnecessary impervious area and disturbance, and to preserve more of the natural features of the site. There is an existing electrical service that is being avoided to reduce the potential utility relocation costs. The general flow direction of storm runoff was maintained to its natural patterns with the proposed site grading.

Environmental Site Design (ESD) Selection
The topography, location, and site layout fit the constraints as outlined in the MDE design manual. Overall, the site produces a limit of disturbance of 0.66 acres (28,725 square feet) with a total of 0.35 acres of proposed impervious area (15,229 square feet), which consists of the proposed building addition, sidewalks, and ramps along with additional parking. The development proposal is for the installation of a 6,347 square foot prefabricated modular unit as shown on the submitted site plan.

As noted above, to avoid standing water on the facility ESDv is being provided behind the detention center by means of a bio-swale. The area behind the detention site does not have enough length prior to existing steep slopes to qualify for disconnection credits. As a result, a M-8 bio-swale was chosen to meet the MDE / DPWT drainage area and topography grading limitations. The included sizing calculation spreadsheets and summary table shows the calculations used in order to meet the SWM requirements. The existing parking spaces, existing sidewalk and some of the existing driveway area are being treated within the proposed ESD facility (SWM-1).

The construction of the bio-swale will produce a limit of disturbance of 0.21 acres. The proposed bioswale is sized to pass the 10- and 100-year storms and sized to handle the total disturbed area of 0.66 acres plus 0.21 acres for a total of 0.87 acres. The sediment and erosion control practices outlined on the plans will allow the site to be constructed, stabilized, and the ESD practices to be installed without compromising the integrity of the ESD practices or the efficiency of the sediment controls.

The total anticipated limit of disturbance for the day care facility is found to be 0.87 acres with 0.35 acres of proposed impervious surface that needs to be treated. The site contains Group 'C' soils requiring a PE value of 1.80-inches to be provided. The resulting ESD site target is found to be 2,340 cubic feet. A 175-foot-long bio-swale with a width of 8.0-feet is required. There is 3.25-feet of filter media proposed along with seven (7) six-inch tall check dams along the swale which will provide 2,433 cubic feet of ESD which will provide a PE value of 2.0-inches.

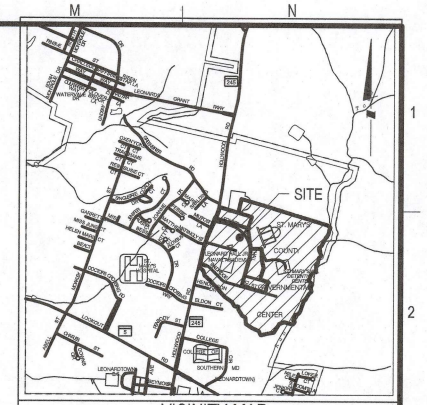


SHEET INDEX

SHEET 1 ..... COVER
SHEET 2 ..... SITE PLAN
SHEET 3 ..... SITE PLAN NOTES & DETAILS
SHEET 4 ..... STORMWATER MANAGEMENT PLAN
SHEET 5 ..... STORMWATER MANAGEMENT NOTES & DETAILS
SHEET 6 ..... DRAINAGE AREA MAPS
SHEET 7 ..... WATER & SEWER PLAN & PROFILES
SHEET 8 ..... LANDSCAPING PLAN & DETAILS
SHEET 9 ..... SEDIMENT & EROSION CONTROL PLAN
SHEET 10 ..... SEDIMENT & EROSION CONTROL NOTES & DETAILS

GENERAL NOTES

1. EXISTING UTILITIES:
   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.
2. PROPOSED CONSTRUCTION:
   ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, AND THE CODE OF THE TOWN OF LEONARDTOWN. CONTRACTOR SHALL CONTACT TONY WHEATHEY WITH THE TOWN OF LEONARDTOWN AT (301) 475-9791 AND SCD AT (301) 475-8402 (5 DAYS) PRIOR TO CONSTRUCTION.
3. SOILS:
   SOILS INDICATED ARE PER THE ST. MARY'S COUNTY SOIL SURVEY, USDA, SCD. SOILS FOUND TO BE UNSUITABLE FOR THE CONSTRUCTION SHALL BE EXCAVATED & REMOVED AS ENCOUNTERED DURING CONSTRUCTION AND TAKEN TO A SITE WITH AN APPROVED SCD PLAN. ALL AREAS ARE TO BE REPLACED WITH SUITABLE SOILS.
4. ENVIRONMENTAL:
   THE PROPOSED AREA OF DISTURBANCE SHOWN HEREON DOES NOT LIE WITHIN A FLOOD ZONE, PER THE F.I.R.M. MAP 24037C0167F, DATED 11/18/2014
5. STORM DRAINAGE:
   STORM DRAIN PIPE DESIGNATED AS "HDPE" SHALL BE SMOOTH INTERIOR PIPE. ALL PIPE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, AND THE SPECIFICATIONS OF THE MSHA.
6. AN AGENCY APPROVED COPY OF THESE PLANS SHALL BE ON SITE AT ALL TIMES.
7. THIS PLAN HAS BEEN PREPARED BASED ON AVAILABLE RECORDS, BUT WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY EXIST ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT-OF-WAY, OR BUILDING RESTRICTION LINES NOT SHOWN HEREON.
8. ALL DISTURBED AREAS THAT WILL NOT BE PAVED, SODDED, OR LANDSCAPED WILL BE STABILIZED BY TOPSOILING, SEEDING, AND MULCHING IN ACCORDANCE WITH SECTION B-4 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED HEREON.
9. DURING SEWER, STORMWATER MANAGEMENT, AND/OR STORM DRAIN CONSTRUCTION, INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH THE APPROVED PLANS AND ORDINANCES. AS BUILT DRAWINGS ARE REQUIRED THIRTY (30) DAYS PRIOR TO THE RELEASE OF THE GRADING PERMIT. THE FOLLOWING INSPECTIONS SHALL BE SCHEDULED 24HRS. IN ADVANCE WITH THE TOWN OF LEONARDTOWN.
10. ALL GRADES, ELEVATIONS, EARTH QUANTITIES, ETC. ARE TO BE VERIFIED BY THE CONTRACTOR. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL USE IN FILL AREAS OR STABILITY OF CUT AREAS, COMPACTIONS, ETC. SHOULD BE DETERMINED BY A PROFESSIONAL SOILS ENGINEER. SOILS FOUND TO BE UNSUITABLE FOR CONSTRUCTION SHALL BE EXCAVATED AND REMOVED AS ENCOUNTERED DURING THE ROADBED CONSTRUCTION. THESE AREAS WITH UNSUITABLE SOILS ARE TO BE REPLACED WITH SUITABLE SOILS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, AND TECHNIQUES OF EXECUTING ITS WORK, INCLUDING SAFETY. ALL SUBGRADE AND BASE INSPECTIONS SHALL BE SCHEDULED 24 HRS. IN ADVANCE WITH THE TOWN OF LEONARDTOWN.
11. 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 STATE OF MARYLAND "STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL" A WAIVER TO THE GRADING ORDINANCE MUST BE OBTAINED FOR SLOPES GREATER THAN 3:1.
12. WHEREVER DRAINAGE IS AWAY FROM THE CURB, REVERSE SLOPED GUTTER CONFORMING TO THE PAVEMENT CROSS SLOPE SHALL BE PROVIDED.
13. WHERE PROPOSED ROAD CONSTRUCTION MEETS EXISTING PAVEMENT, THE LINE AND GRADE OF THE PROPOSED ROAD CONSTRUCTION SHALL BE ADJUSTED AS REQUIRED TO ENSURE POSITIVE DRAINAGE AND TO PROVIDE A SMOOTH TRANSITION HORIZONTALLY AND VERTICALLY TO MEET THE EXISTING ROAD SECTION. IF SUBSTANTIAL ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
14. TRENCH BEDDING FOR STORM DRAINAGE PIPES AND CULVERT SHALL BE SHAPED AND COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MSHA "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS".
15. THE TOWN OF LEONARDTOWN INSPECTORS ARE TO HAVE DAILY ACCESS TO ALL COMPACTION TEST DATA, RESULTS, PROCTORS, ETC.
16. THE EXISTING DATA SHOWN ON THESE PLANS IS FROM THE BEST SOURCES AVAILABLE AT THE TIME OF DESIGN FOR THIS PROJECT. THE ENGINEER HAS FIELD VERIFIED THE MAPPED NATURAL RESOURCES AND EXISTING INFORMATION SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THIS INFORMATION, TO HIS SATISFACTION. PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.
17. BUILDING PILES SHOULD BE NON DRIVEN PILES.



VICINITY MAP
SCALE: 1"=2000'

SITE DATA TABLE

ADDRESS	41880 BALDRIDGE STREET LEONARDTOWN MD 20650
TOTAL AREA	85.36 ACRES±,
SOIL TYPES	Aa, BlA, BlB2, CrD3
BUILDING DESCRIPTIONS	MODULAR BUILDING for DAYCARE
BUILDING DIMENSIONS	96'-2" x 66'
BUILDING HEIGHTS	45' MAX
FRONT YARD SET BACK	N/A
SIDE YARD SET BACK	N/A
REAR YARD SET BACK	N/A
PARKING SPACES REQUIRED	.
PARKING SPACES PROVIDED	26
PARKING LANDSCAPING REQUIRED	.
PARKING LANDSCAPING PROVIDED	.

LEGEND

EX. CONTOURS — 90
PROP. CONTOURS — 90
EX. TREELINE
EX. EDGE OF PAVEMENT
PROP. EDGE OF PAVEMENT
BENCHMARK NO. & LOCATION
EX. STORMDRAIN — SD
PROP. STORMDRAIN
SUPER SILT FENCE — SSF
SILT FENCE — SF
LIMITS OF DISTURBANCE — LOD
SOILS TYPE DIVISION LINE — SOIL
PROPERTY LINE

SCD DATA BLOCK

- EARTHWORK QUANTITIES
  CUT = 760 CUBIC YARDS
  FILL = 50 CUBIC YARDS
- DISTURBED AREA = 0.92 ACRES
- PROPOSED IMP. AREA = 0.35 ACRES
- AREA TO BE VEGETATIVELY STABILIZED = 0.52 AC

SITE TABULATION

TOTAL SITE AREA	85.36 ACRES
TOTAL DISTURBED AREA	0.92 ACRES
NEW IMPERVIOUS AREA	0.35 ACRES
TOTAL CLEARED AREA	0.03 ACRES

BENCHMARK DATA

Number	Description	Elevation
1	TRAVERSE #100	98.93
Location:	North 231420 East 14148667	
2	TRAVERSE #102	96.12
Location:	North 232094 East 1418890	
3	TRAVERSE #104	82.09
Location:	North 231986 East 1419391	

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 COPYR(GHTED GIS DATA FROM ST. MARY'S COUNTY AND FIELD RUN BY SOLTESZ IN SEPTEMBER 2018 (FIELD RUN UTILITIES IN MARCH 2019), 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.

CONSULTANT'S CERTIFICATION:

"I certify that this Concept Erosion and Sediment Control and Stormwater Management Plan represents all significant natural resources based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the review agencies. I have reviewed this Concept Plan with the owner/developer."

Signature: _____ MD License # 25368
Print Name KEN CROUSE Date 8/12/2024

TOWN OF LEONARDTOWN

SOIL CONSERVATION DISTRICT

TOWN FILE # 56-23

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:** 7/14/2026

COVER SHEET

SOLTESZ, INC.
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Soltesz DC, LLC

NO.	REVISIONS	BY	DATE

DATE: JULY 2020 — CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BTS — TECHNICIAN: BTS — CHECKED: KRC

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. 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. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

THE BOARD OF COUNTY COMMISSIONERS
FOR ST. MARY'S COUNTY MARYLAND
P.O. BOX 653
LEONARDTOWN, MARYLAND 20650
PHONE # 301-863-8400
JAMES M. GOTSCH, P.E.

MAP 127	GRID 5
ZONING CATEGORY: I/O	W&S CATEGORY: W-1 / S-1
TAX MAP / PARCEL 127 / P/O 503	GRID 5
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD 88	LIBER / FOLIO 213 / 110

STATE OF MARYLAND — KEN R. CROUSE — NO. 25368 — REGISTERED PROFESSIONAL ENGINEER
8/12/2024

SITE PLAN
ST. MARY'S COUNTY MODULAR UNIT ADDITION
THIRD (3rd) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

ONE INCH = 1" = 400'
SHEET 1 OF 10
PROJECT NO. 3741-01-00

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