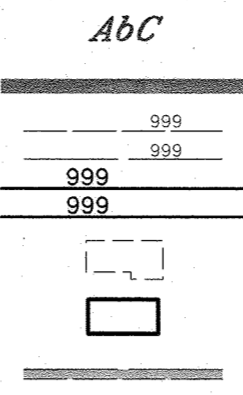


SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GuB				GLENVILLE-URBAN LAND-UDORTHERTS COMPLEX, 0 TO 8 PERCENT SLOPES	0.49
MaC		B		MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32
UuB		D	C	URBAN LAND-UDORTHERTS COMPLEX, 0 TO 8 PERCENT SLOPES	-

**LEGEND**

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EX. C&G TO BE REMOVED

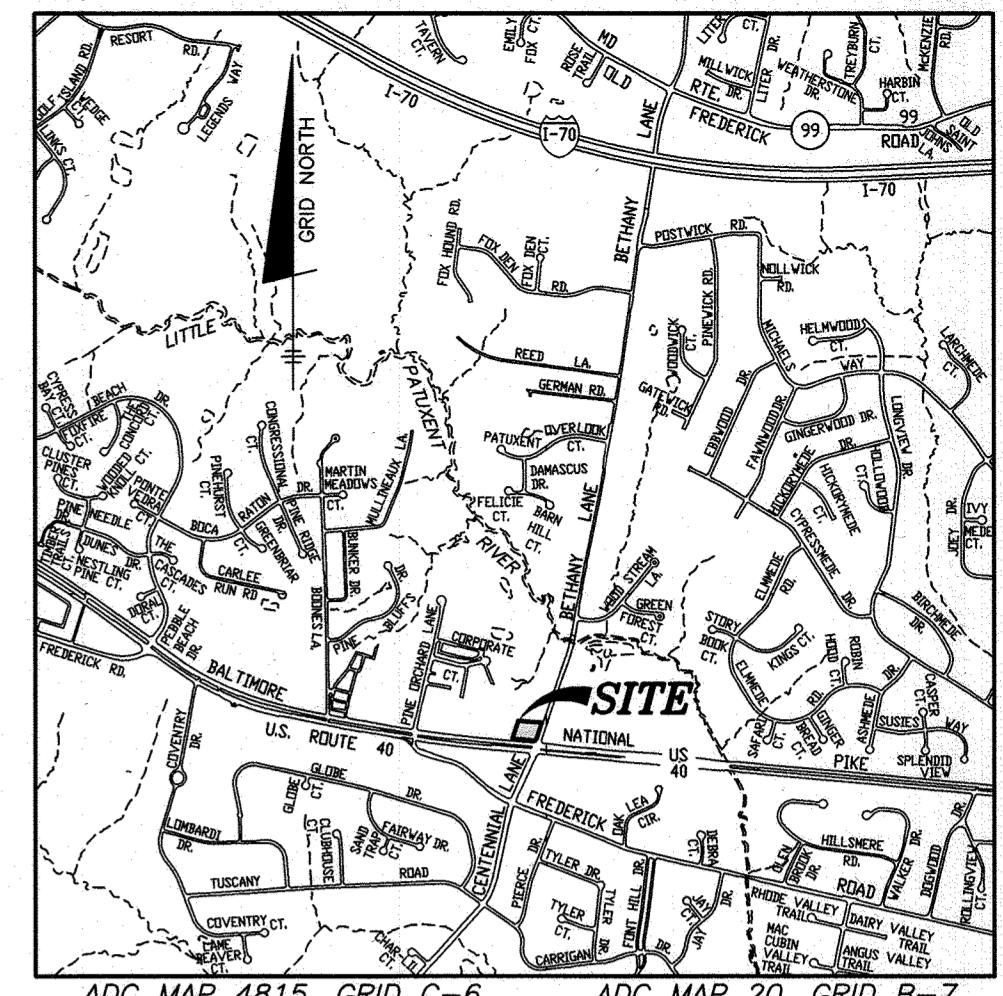


**GENERAL NOTES**

- SUBJECT PROPERTY ZONED B-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON F-85-182 (PLAT #6378) PREPARED BY BOENDER ASSOCIATES, INC. DATED DECEMBER, 1983. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JULY, 2020, SUPPLEMENTED WITH HOWARD COUNTY DIGITAL GIS INFORMATION.
- PER THE ACCOMPANYING LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., THERE ARE NO WETLANDS, OR ACCOMPANYING WETLANDS BUFFER WITHIN THE PROPOSED L.O.D. FOR THIS PROJECT, ACCORDING TO ON-SITE OBSERVATION AND AVAILABLE DATA. THERE ARE NO STREAMS, STREAM BUFFERS, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT LIMIT OF DISTURBANCE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD VIRTUALLY ON OCTOBER 13, 2020, HOSTED BY BENCHMARK ENGINEERING, INC.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SITE DEVELOPMENT PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- APPLICABLE DPZ FILE REFERENCES: WP-21-026, SDP-84-237, SDP-85-211, PLAT #6378, SRC PLAT #3123, P.B.15/035
- THE SEDIMENT AND EROSION CONTROL SHOWN ON SHEET 2 IS A SCHEMATIC CONCEPTUAL DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES AND DETAILS SHALL BE PROVIDED ON THE SUBSEQUENT SITE DEVELOPMENT PLAN.
- THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE. THERE ARE EXISTING STRUCTURES LOCATED WITHIN THE ANTICIPATED LIMIT OF DISTURBANCE FOR THIS PROJECT TO BE REMOVED AND REPLACED AS SHOWN ON THESE PLANS.
- FOREST CONSERVATION SHALL BE ADDRESSED BY A PAYMENT OF FEE-IN-LIEU AT THE NEXT PLAN STAGE, IF APPLICABLE.
- THE SITE MEETS THE REQUIREMENTS FOR A RE-DEVELOPMENT SITE IN THAT 40% OF THE TOTAL SITE IMPERVIOUS AREA UNDER EXISTING CONDITIONS EXCEEDS THE 40% THRESHOLD. THE PROPOSED DEVELOPMENT CONSISTS OF 12,550 SF OF EX IMPERVIOUS SURFACE WITHIN THE LIMIT OF DISTURBANCE. THERE WILL BE 6,258 SF OF NEW IMPERVIOUS SURFACES. THE ESD-SWM REQUIREMENT IS MET BY TAKING CREDIT FOR THE IMPERVIOUS AREA REDUCTION OF 5,010 SF AND USE OF AN APPROVED BMP TO SATISFY THE REMAINING 50% OF EXISTING IMPERVIOUS AREA PER RE-DEVELOPMENT CRITERIA. THE REMAINING OBLIGATION OF 1,265 SF IS PROVIDED ON-SITE VIA (M-1) RAINWATER HARVESTING.

RE-DEVELOPMENT CALCULATIONS					
	L.O.D.	Imp. Area	LOD % Imp.	Pervious Area	SWM Req.
Existing	13,798	12,550	0.91	1,248	6,275
Proposed	13,798	7,540	0.55	6,258	1,265

sf = 50% LOD Impervious Area  
 decrease in impervious area = 5,010      % increase in pervious area = 0.38



VICINITY MAP  
 NOT TO SCALE

**NARRATIVE:**

The site currently has a vacant building, previously operating as a Commercial Restaurant. The southern boundary adjoins U.S. Route 40 (Baltimore National Pike) and the eastern boundary abuts the southbound lanes of Bethany Lane. It is mostly paved with an existing abandoned building in the central area, with a healthy landscape screening along the southern & eastern boundaries. The proposed development shall consist of approximately 5,000sf footprint Commercial development. The improvements will include: razing the existing building; constructing a new building within the old footprint; adding pervious/grassed areas within the existing parking lot; and wedging pavement in areas to allow for adequate tie-in with existing.

The area of this submission is a portion of Tax Map 24, Parcel 395 and is approximately 1.09 acres total. The property is zoned B-2. The site is generally square in shape, located along the northern westbound lane of US Route 40, on the northwest corner at the intersection with Bethany Lane. The entire site topography slopes generally from the south to the north. Site run-off is collected within an existing private storm drain system and conveyed into an existing SWMF constructed under SDP-84-237/SDP-85-211 (Pizza Hut). This outfall is directed towards an unnamed tributary of the Little Patuxent River-Upper (HoCo 2131105A), and ultimately flows into the Patuxent River Area Watershed (2-13-11) a Class I-P stream.

The existing SWM requirements for this project are provided within the existing SWMF constructed under SDP-84-237/SDP-85-211 (Pizza Hut), within the effective Drainage Areas shown on those plans.

Re-Development criteria was utilized for this project since the existing impervious surface is greater than 40%. The overall analyzed area is based on the Limit of Disturbance, approximately 13,798 sf. There is approximately 12,550 sf of existing impervious area on-site and 1,248 sf pervious. This total of existing impervious is approximately 91% which exceeds the required 40% threshold.

There will be approximately 7,540 sf of proposed impervious area and 6,258 sf of new proposed pervious area. To meet the re-development criteria of 50% existing impervious area, credit is taken for the new pervious area 6,258 sf., which is a decrease of 5,010 sf impervious area. The remaining 1,265 sf (50% of L.O.D. existing Impervious area 6,275sf - 5,010 sf = 1,265 sf) will be treated for ESDv/NVQv on-site (see Re-Development Calculations) through the use of (M-1) Rainwater Harvesting.

Per Ho Co. standards of re-development, 50% of the overall on-site impervious will be treated (see Re-Development Calculations).

The proposed development has no effect on adjacent properties. The limit of disturbance is separated from neighboring parcels by site elements and required setbacks. The runoff from the site follows and conforms to existing natural drainage patterns as closely as possible. Existing offsite run-off entering the site shall be diverted via practice design/diversion where applicable.

The proposed development has no encroachments into any non-existent surrounding environmental elements and buffers. The limit of disturbance is basically limited within the site boundary. The existing natural flow patterns are generally maintained. The ESD/SWM practices will dissipate concentrated flow back towards the original discharge points.

It is concluded that all ESD requirements as defined in the MDE Stormwater Management Act of 2007 have been met for the proposed development to the MEP. All of the impervious areas are treated, therefore the required total ESDv is adequately treated. Due to inherent site limitations, ESD has been provided to the MEP. The On-site Water Quality has been provided by the implementation of (M-1) Rainwater Harvesting. The larger storms will be allowed to safely overflow thru the device, the discharges will be evaluated during the subsequent plan submissions. Per Ho Co. standards of re-development, 50% of the existing LOD impervious area will be treated (see Re-Development Calculations).

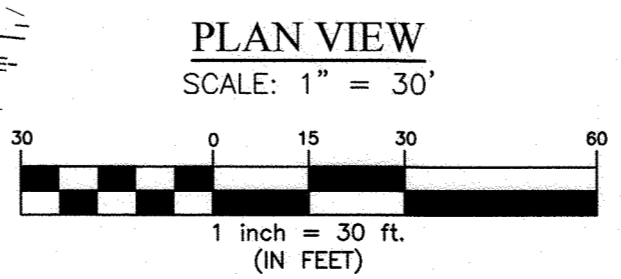
ESD Practices Summary Table																				
		Target Qe = 0.90 inches				1,265 = sf to meet 50% Existing Impervious Area				Target ESDv = 100 cf				Target Pp = 1.00 inches						
Drainage Area	Practice	MDE Type	No. used	Total DA	Total DA Imp. Area	Qe	Total DA to Practice	Total Imp. to Practice	Imp. Treated by Practice	sf Req.	sf Prov.	% Req.	% of Prov.	Required	Provided					
SITE	RB-1	(M-1)	4	1,268	1,268	0.95	317	317	1,268	N/A	N/A	N/A	N/A	25.1	26.7	PASS	107.0	N/A*	N/A*	1.1
Totals				1,268	1,268				1,268					107	0			0	0	1.1

Total treated Imp. within provided ESD = 100%      N/A - hydrologically site has been returned to woods in condition by ESD to the MEP \*

ECP Site Analysis Data Sheet	
Gross Area	1.09 ac
100yr Floodplain	0.00 ac
Slopes 15% or Greater	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Stream	0 if
Stream Buffer	0.00 ac
Forested Area(Excluding Floodplain)	0.00 ac
Erodable Soils(DS/Sl)	0.00 ac
Right-of-Way Dedication	0.00 ac
Net Site Area	1.09 ac
Limit of Disturbance	0.32 ac
Impervious Area (Developed)	0.17 ac
Green Space(Within LOD)	0.15 ac

\*All areas are approximate.

SHEET INDEX	
SHEET	TITLE
1	ECP - GRADING PLAN & ESD D.A. MAP
2	SEDIMENT & EROSION CONTROL PLAN

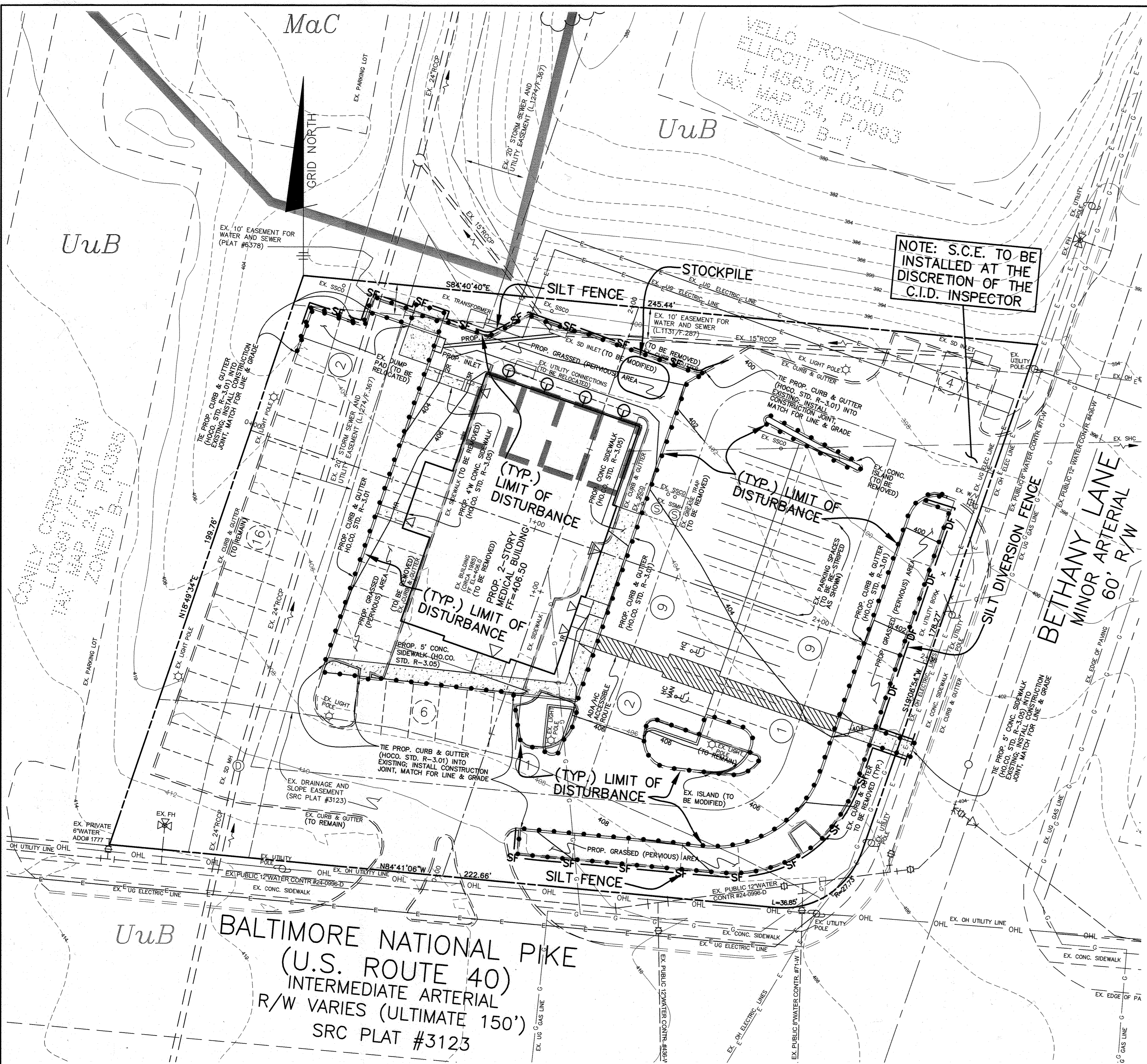


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

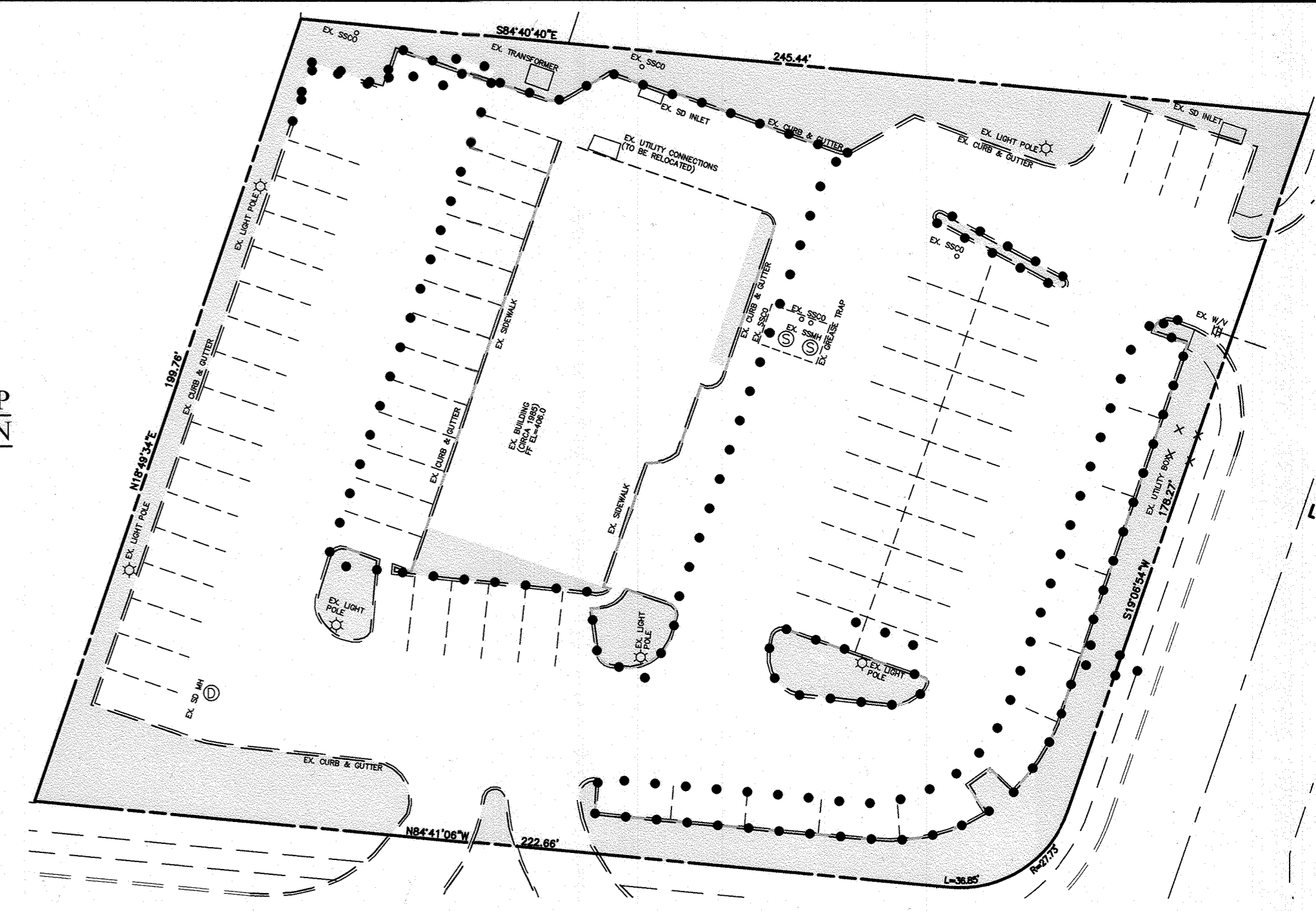
*[Signature]* 2.3.21 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

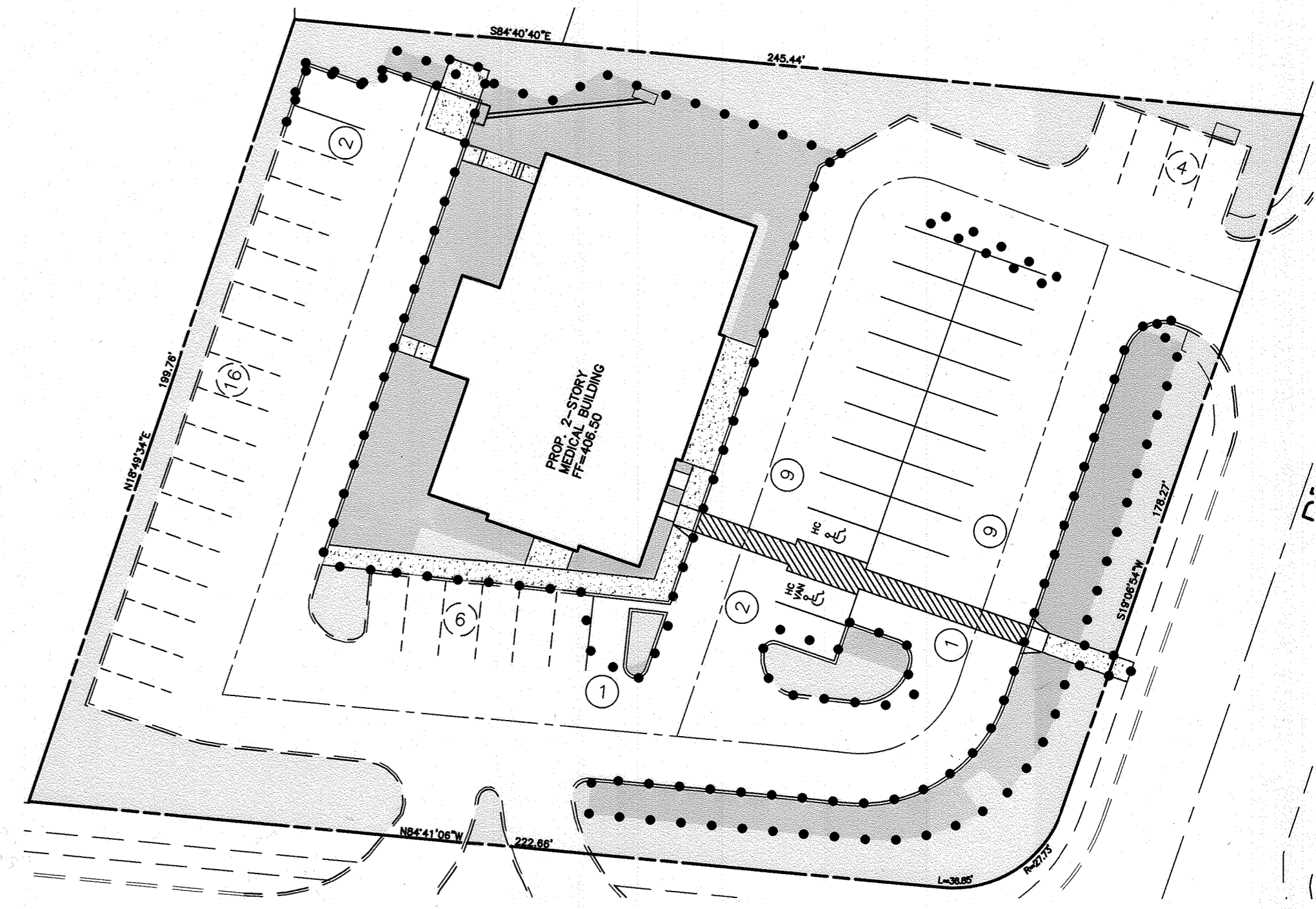
<p><b>BENCHMARK</b>          ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS  <b>ENGINEERING, INC.</b>          8480 BALTIMORE NATIONAL PIKE &amp; SUITE 315 • ELLICOTT CITY, MARYLAND 21043          (7) 410-465-4105 (F) 410-465-6644          WWW.BE-CHALLENGERING.COM</p>		<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland. License No. 2376, Issue Date: 6-30-2021.</p> <p><i>[Signature]</i> 2-21-20</p>
<p>CONTRACT PURCHASER:          FIRST CALL MEDICAL CENTER LLC          5005 SIGNAL BELL LANE SUITE 200          CLARKSVILLE, MD 21029          443-615-1759</p>	<p><b>ROUTE 40 ACUTE CARE</b>          10120 BALTIMORE NATIONAL PIKE          (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)          TAX MAP: 24 GRID: 02 PARCEL: 395          ZONED: B-2          ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND</p>	
<p><b>ENVIRONMENTAL CONCEPT PLAN          GRADING PLAN &amp; ESD D.A. MAP</b></p>		
DESIGN: MCR	DRAFT: MCR	DATE: DECEMBER 21, 2020
SCALE: 1"=30'	BEI PROJECT NO. 3014	SHEET 1 OF 2



**PERVIOUS AREA MAP EXISTING CONDITION**  
SCALE: 1" = 30'

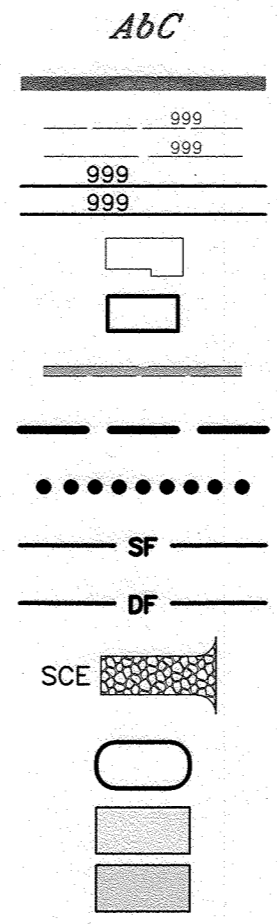


**NEW PERVIOUS AREA MAP DEVELOPED CONDITION**  
SCALE: 1" = 30'



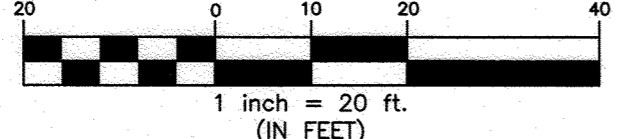
**LEGEND**

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EX. C&G TO BE REMOVED
- ESD-SWM DRAINAGE AREA
- LIMIT OF DISTURBANCE
- SILT FENCE
- SILT FENCE DIVERSION
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILE
- EXISTING PERVIOUS AREA
- PROPOSED PERVIOUS AREA



**BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)**  
INTERMEDIATE ARTERIAL  
R/W VARIES (ULTIMATE 150')  
SRC PLAT #3123

**PLAN VIEW**  
SCALE: 1" = 20'



**THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY**

- SEQUENCE OF CONSTRUCTION**
- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK
- Hold on-site pre-construction meeting. Obtain grading permit. (Day 1)
  - Install stabilized construction entrance and perimeter controls (Day 2-6)
  - Upon approval from the Howard County sediment control inspector, proceed to raze existing building, clear and grade within the perimeter. (Day 7-30)
  - Construct proposed building (Day 31-130)
  - Install proposed ESD-BMP concurrent with the listed construction activities, utilizing SEC as indicated on these plans (Day 131-140 as applicable).
  - Install curb & gutter, and base paving. (Day 141-145)
  - Upon approval from the Howard County sediment control inspector, remove remaining SEC devices and permanently stabilize the site. (Day 146-150)

**RE-DEVELOPMENT CALCULATIONS**

	L.O.D.	Imp. Area	LOD % Imp.	Pervious Area	LOD % Perv.	SWM Req.
Existing	13,798	12,550	0.91	1,248	0.09	6,275
Proposed	13,798	7,540	0.55	6,258	0.45	1,265

sf = 50% LOD Impervious Area  
sf to meet 50%  
decrease in impervious area = 5,010      % increase in pervious area = 0.36

**ESD Practices Summary Table**

Drainage Area	Practice	MDE Type	No. used	Target Qe = 0.95 inches				Target ESDv = 100 cf				Target Pe = 1.00 inches						
				Total DA Imp. Area	Qe	Total DA to Practice	Total Imp. to Practice	Imp. Treated by Practice	Af (Treatment)	ESDv	Rev	Pe						
SITE	RB-1	(M-1)	4	1,268	0.95	1,268	317	1,268	N/A	N/A	N/A	25.1	26.7	PASS	107.0	N/A*	N/A*	1.1
				Totals	1,268	1,268	1,268										107	0

Total treated Imp. within provided ESD = 100%      N/A - hydrologically site has been returned to woods in condition by ESD to the MEP \*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7.3.21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/1/24  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

<p><b>BENCHMARK ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS</b> <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE SUITE 315 &amp; ELLICOTT CITY, MARYLAND 21043 (7) 410-465-6105 (F) 410-465-6644 WWW.BDI-CVLENGINEERING.COM</p>		<p>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. 123456789 <i>[Signature]</i></p>	
<p>CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER LLC 5005 SIGNAL BELL LANE SUITE 200 CLARKSVILLE, MD 21029 443-615-1759</p>	<p><b>ROUTE 40 ACUTE CARE</b> 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY /SDP-85-211) TAX MAP: 24 GRID: 02 PARCEL: 395 ZONED: B-2 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND</p>		
<p>ENVIRONMENTAL CONCEPT PLAN SEDIMENT &amp; EROSION CONTROL AND ESD CONDITIONS MAPS</p>			
<p>DATE: DECEMBER 21, 2020</p>		<p>BEI PROJECT NO. 3014</p>	
DESIGN: MCR	DRAFT: MCR	SCALE: 1"=20'	SHEET 2 OF 2