

ENVIRONMENTAL CONCEPT PLAN

FOR

AUTO SPA EXPRESS

LOCATION OF SITE
8528 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
HOWARD COUNTY
TAX MAP 18, GRID 19, PARCEL 158

REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY:** PREPARED BY BOHLER ENGINEERING, ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY; AUTO SPA EXPRESS, 8528 BALTIMORE NATIONAL PIKE, 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND", DATED: 09/30/21, FILE NO.: SD212085
- **FSD PLAN & REPORT:** PREPARED BY BAY ENVIRONMENTAL, ENTITLED "FOREST STAND DELINEATION REPORT; FOR: 8528 BALTIMORE NATIONAL PIKE, HOWARD COUNTY, MARYLAND", DATED: OCTOBER 28, 2021, JOB NO.: 21-527
- **WETLAND DELINEATION REPORT & MAP:** PREPARED BY BAY ENVIRONMENTAL, ENTITLED "WETLAND DELINEATION REPORT; FOR: 8528 BALTIMORE NATIONAL PIKE, HOWARD COUNTY, MARYLAND", DATED: OCTOBER 25, 2021, JOB NO.: 21-527
- **PHASE I & II ESA:** PREPARED BY: ECS ENTITLED "PHASE I ENVIRONMENTAL SITE ASSESSMENT; AUTO SPA EXPRESS, 8528 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MARYLAND 21043", "ENVIRONMENTAL SUBSURFACE EVALUATION; AUTO SPA EXPRESS (DEVELOPMENT AREA); 8528 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MARYLAND 21043", DATED: SEPTEMBER 23, 2021 & JANUARY 10, 2022 (RESPECTFULLY), PROJECT NO.: 4713023 AND 4713023-A (RESPECTFULLY)
- **ADEQUATE TRANSPORTATION FACILITIES TEST EVALUATION:** PREPARED BY THE "TRAFFIC GROUP" ENTITLED "AUTO SPA - ELLICOTT CITY, HOWARD COUNTY, MARYLAND; ADEQUATE TRANSPORTATION FACILITIES TEST EVALUATION", DATED: MARCH 31, 2022

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED B-2 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER, ENTITLED "AUTO SPA EXPRESS; 8528 BALTIMORE NATIONAL PIKE, 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND"; DATED: 09/30/21; FILE NO.: SD212085.
- EXISTING OFFSITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- WETLANDS, WETLAND BUFFERS, STREAM BUFFERS AND FOREST CONSERVATION AREAS SHOWN ARE BASED UPON WETLAND DELINEATION REPORT & PLAN AND FSD PLAN & REPORT PROVIDED BY BAY ENVIRONMENTAL, DATED OCTOBER 25, 2021.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SPECIAL FLOOD HAZARDS AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD), ELEVATIONS DETERMINED, 319.0' AND OTHER FLOOD AREAS ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND, PANEL 95 OF 235", MAP PANEL NUMBER 24027C0095D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013. FLOODPLAIN LINES ARE SHOWN APPROXIMATELY.
- THERE IS NO PROPOSED DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS, THEREFORE NO WAIVERS ARE REQUIRED.
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE.
- PLAN FILE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE F-10-072 AND SDP-10-061.
- APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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 SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PROVIDED BY PUBLIC WATER CONT. # 33-W&S AND PUBLIC SEWER CONT. # 21-S.
- THIS PLAN WAS APPROVED SUBJECT TO THE APPROVAL OF BA-22-022. BA-22-022 REDUCES THE 30' SETBACK ALONG ROUTE 40 TO 16'.

DESIGN NARRATIVE

THE DISTURBED AREA OF THIS SUBMISSION IS APPROXIMATELY 1.36 ACRES. THE TOTAL PROPERTY AREA IS 3.60 ACRES. THE SITE IS COMPROMISED OF TWO PARCELS OF LAND THAT IS CURRENTLY DEVELOPED BY AN AUTOMOTIVE SALES/SERVICE BUILDING. THERE IS A STREAM, 75' STREAM BUFFER, WETLANDS, AND 100-YEAR FLOODPLAIN ADJACENT TO THE SITE. THIS DEVELOPMENT WILL NOT ENDOUR INTO ANY OF THE ENVIRONMENTAL AREAS. THERE ARE (2) SPECIMEN TREES ON THE SUBJECT PROPERTY. THE SPECIMEN TREES WILL NOT BE DISTURBED WITH THIS DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL CONSIST OF CONSTRUCTING A 5,216 SF CAR WASH WITH (28) PARKING SPACES (21 OF 28 ARE VACUUM SPACES), ASSOCIATED PARKING, AND LANDSCAPING.

NATURAL FLOW PATTERNS SHALL BE PRESERVED. THE EXISTING CONDITIONS FLOW OVERLAND TO AN EXISTING SITE OUTFALL ALONG THE WESTERN PORTION OF THE SITE AND INTO SUCKER BRANCH STREAM TO THE WEST OF THE SITE. THE PROPOSED SITE IS LOCATED IN THE SUCKER BRANCH WATERSHED. THEREFORE, QUANTITY MANAGEMENT IS NOT REQUIRED. THE PROPOSED DEVELOPMENT WILL MIMIC THE EXISTING DRAINAGE PATTERN. ONE (1) CONTECH STORMFILTER STRUCTURE WILL BE UTILIZED TO TREAT ESD TO THE MEP IN ACCORDANCE WITH MDE REGULATIONS AND THE HOWARD COUNTY DESIGN MANUAL VOLUME 1.

SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL AS SHOWN ON THE ACCOMPANYING ECP AND SUBSEQUENT SITE DEVELOPMENT PLAN.

IT IS CONCLUDED THAT ALL ESD TO THE MEP REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. THE WATER QUALITY TREATMENT AND RECHARGE REQUIREMENTS HAVE BEEN PROVIDED BY THE IMPLEMENTATION OF ONE (1) CONTECH PEAK DIVERSION STRUCTURE.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SCHEMATIC GRADING & EROSION AND SEDIMENT CONTROL PLAN	2

DETERMINE TARGET PE USING TABLE 5.3 SOIL CONDITIONS "DEVELOPED CONDITION"			
HSG	"AREA (Ac)"	IMPERVIOUS (Ac)	PERCENT
A	0	0	0%
B	0	0	0%
C	0	0	0%
D	1.36	1.17	100%
WEIGHTED Pe	1.36	1.17	100%

DETERMINE ESD IMPLEMENTATION GOALS SOIL CONDITIONS FOR "WOODS IN GOOD CONDITION"			
HSG	RCN	AREA (Ac)	PERCENT
A	38.00	0	0
B	55.00	0	0
C	70.00	0	0
D	77.00	1.36	100%
TARGET RCN	1.36	100.00%	

* SITE IS CONSIDERED REDEVELOPMENT (> 40% EXISTING IMPERVIOUS) THEREFORE, THE PE REQUIRED = 1.00'.

SITE ANALYSIS DATA / TABULATION

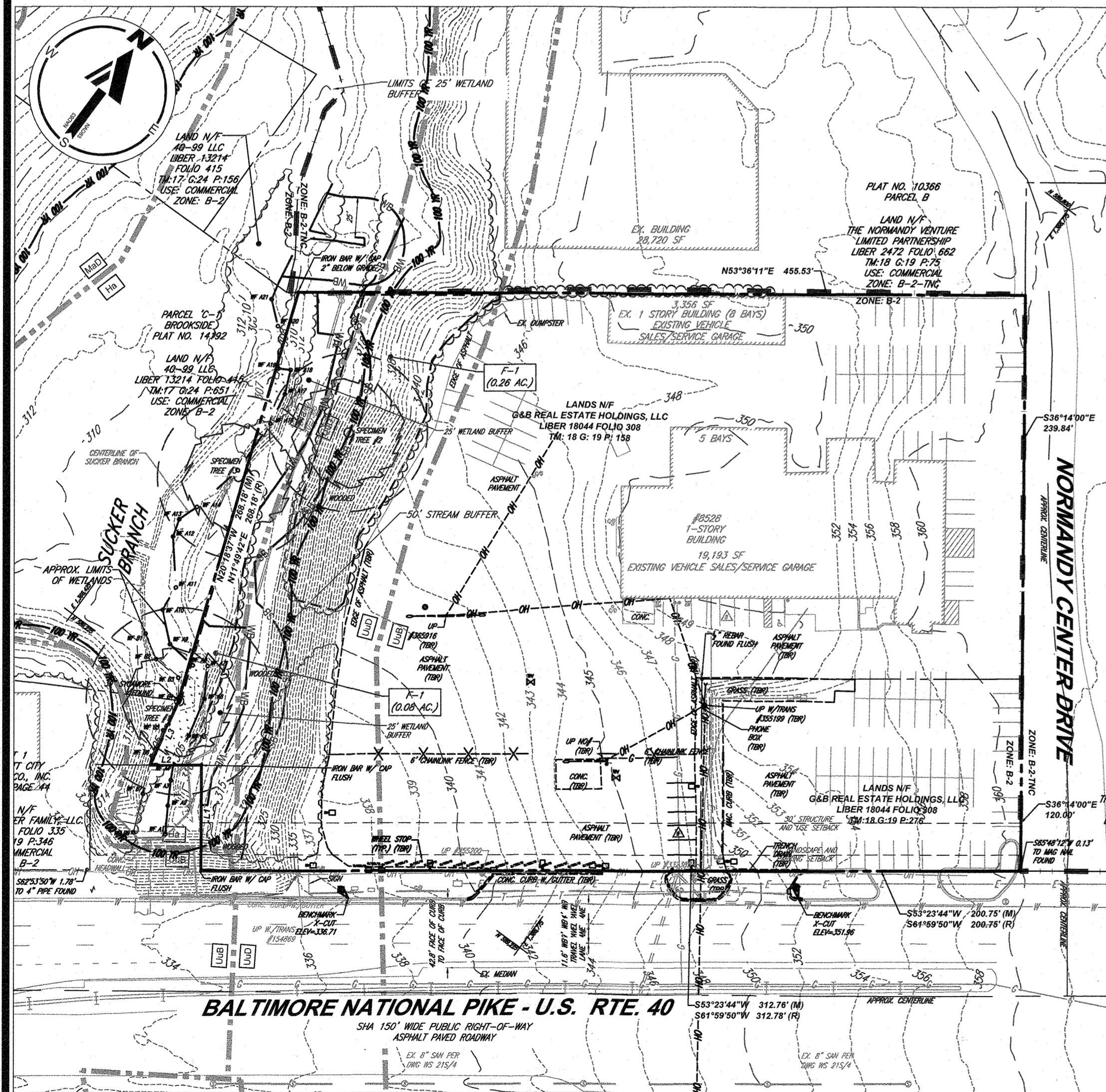
TOTAL PROJECT AREA	3.60 AC.
AREA OF WETLANDS AND BUFFER	0.25 AC.
AREA OF 100-YR FLOODPLAIN	0.41 AC.
AREA OF FOREST	0.34 AC.
AREA OF STEEP SLOPES (15% OR GREATER)	0.54 AC.
AREA OF DEVIATION (ROAD)	0.00 AC.
SUCKER BRANCH STREAM & 75' BUFFER	0.63 AC.
HIGHLY ERODIBLE SOILS (K< 0.35)	0.00 AC.
LIMIT OF DISTURBED AREA	1.36 AC.
PRESENT ZONING DESIGNATION	B-2
PROPOSED USE:	CAR WASH
IMPERVIOUS COVER (PROPOSED CONDITIONS, LOD ONLY)	0.96 AC.
PERVIOUS AREA (PROPOSED CONDITIONS, LOD ONLY)	0.40 AC.

NOTE: THE TOTAL PROPERTY AREA IS 3.60 ACRES. 100-YR FLOODPLAINS, FORESTED AREAS, AREAS OF STEEP SLOPES, AND ERODIBLE SOILS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.

LIMITS OF DISTURBANCE = 59,241 S.F. OR 1.36 AC.

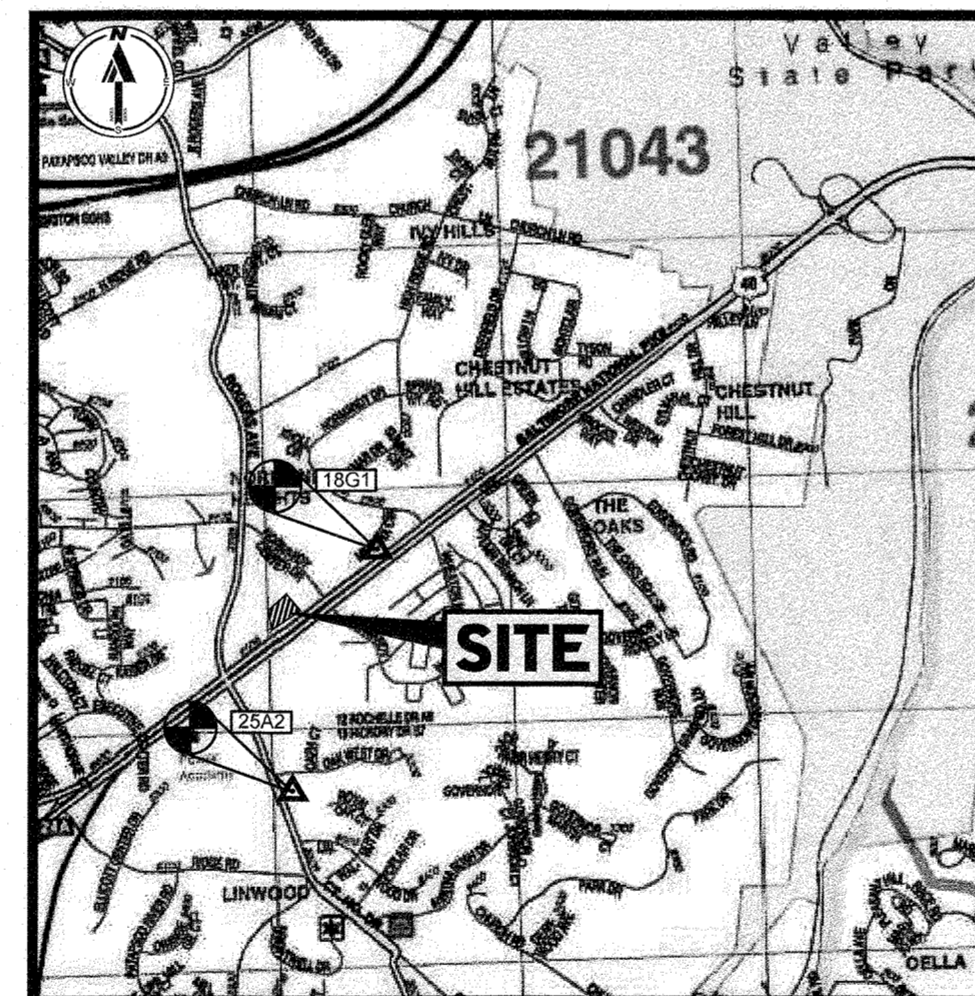
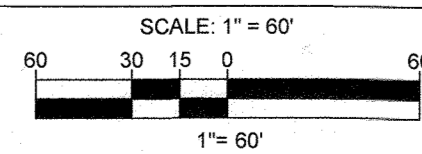
OWNER:	G&B REAL ESTATE HOLDINGS LLC 1151 FOX RIVER DRIVE ELLICOTT CITY, MD 21042
DEVELOPER:	WLR INVESTMENT GROUP 1313 ORCHARD WAY FREDERICK, MD 21703 ATTN: CHAD BOHN PHONE: 301-668-0021 EMAIL: CBOHN@WLRINVESTMENTGROUP.COM
TAX MAP:	18 GRID: 19 ZONED: B-2 PARCEL: 158 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: N/A DEED # 18044 308	PREVIOUS FILE NO.: F-10-072 & SDP-10-061
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EXISTING CONDITIONS PLAN VIEW

LINE TABLE (R&M)		
LINE	BEARING	DISTANCE
L1	N36° 29' 05"W	66.00'
L2	S53° 30' 55"W	32.43'
L3	N12° 03' 37"W	41.78'



LOCATION MAP

SCALE: 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 2,000'
ADC MAP COORDINATES: 4816A5

BENCHMARK

GEODETIC SURVEY CONTROL - 1861
ELEV. 407.734'
N 589,995.161
E 1,367,753.041
GEODETIC SURVEY CONTROL - 25A2
ELEV. 348.099'
N 587,503.896
E 1,366,559.177

PREPARED BY

BOHLER //

CONTACT: BRANDON R. ROWE, P.E.

BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	9/9/2022	PER COUNTY COMMENTS	LJC	BRF



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PROJECT NO.: MD212085
DRAWN BY: LJC
CHECKED BY: BRF
DATE: 09/20/2022
CAD I.D.: CNDS-1

PROJECT:

ENVIRONMENTAL CONCEPT PLAN



LOCATION OF SITE
8528 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
HOWARD COUNTY
ZONE: B-2
2ND ELECTION DISTRICT
TAX MAP 18, GRID 19, PARCEL 158

BOHLER //

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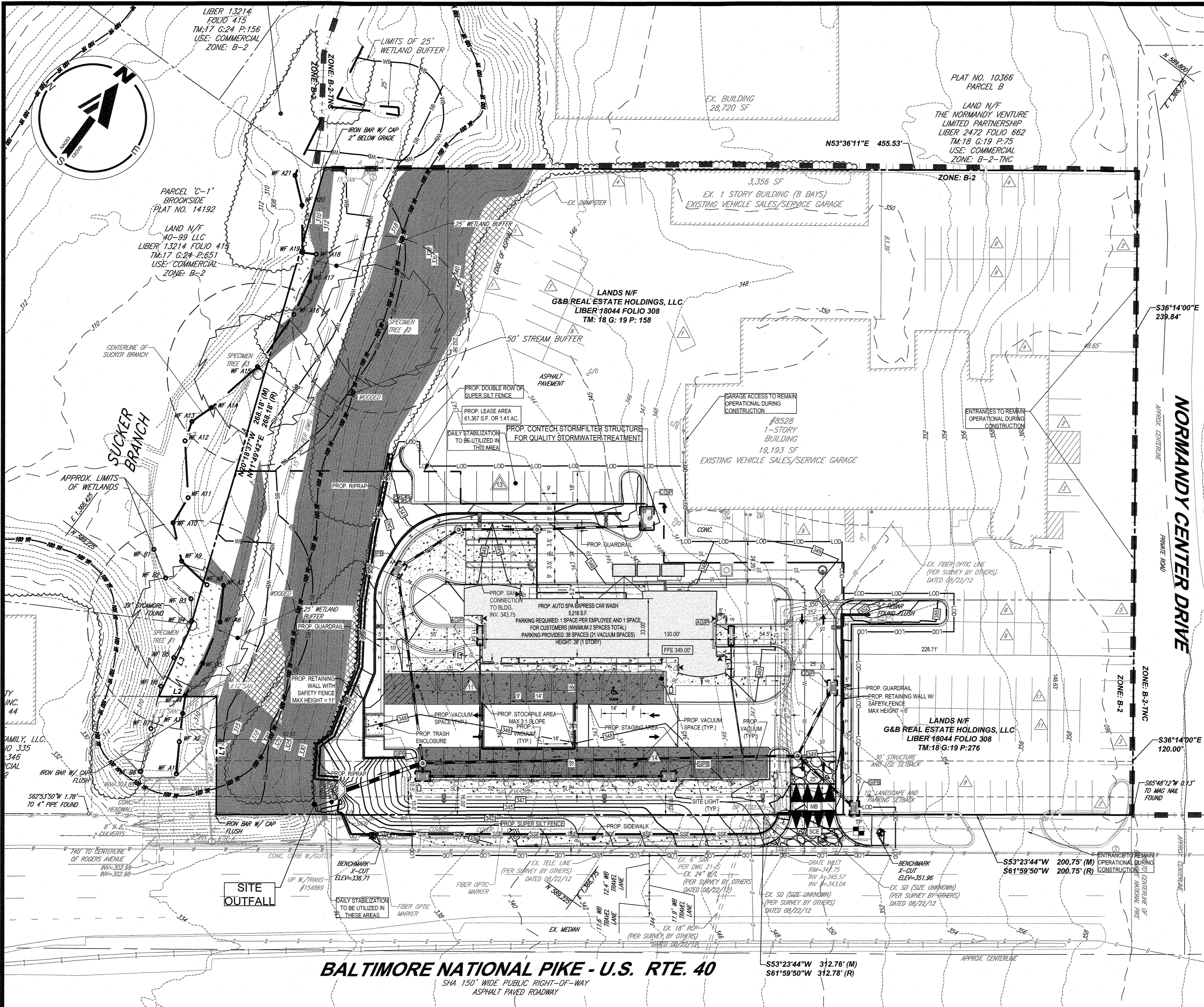
BR ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4000
PROFESSIONAL ENGINEER
I BRANCO, R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40008, EXPIRATION DATE: 7/31/2023

SHEET TITLE:
COVER SHEET & EXISTING CONDITIONS

SHEET NUMBER:

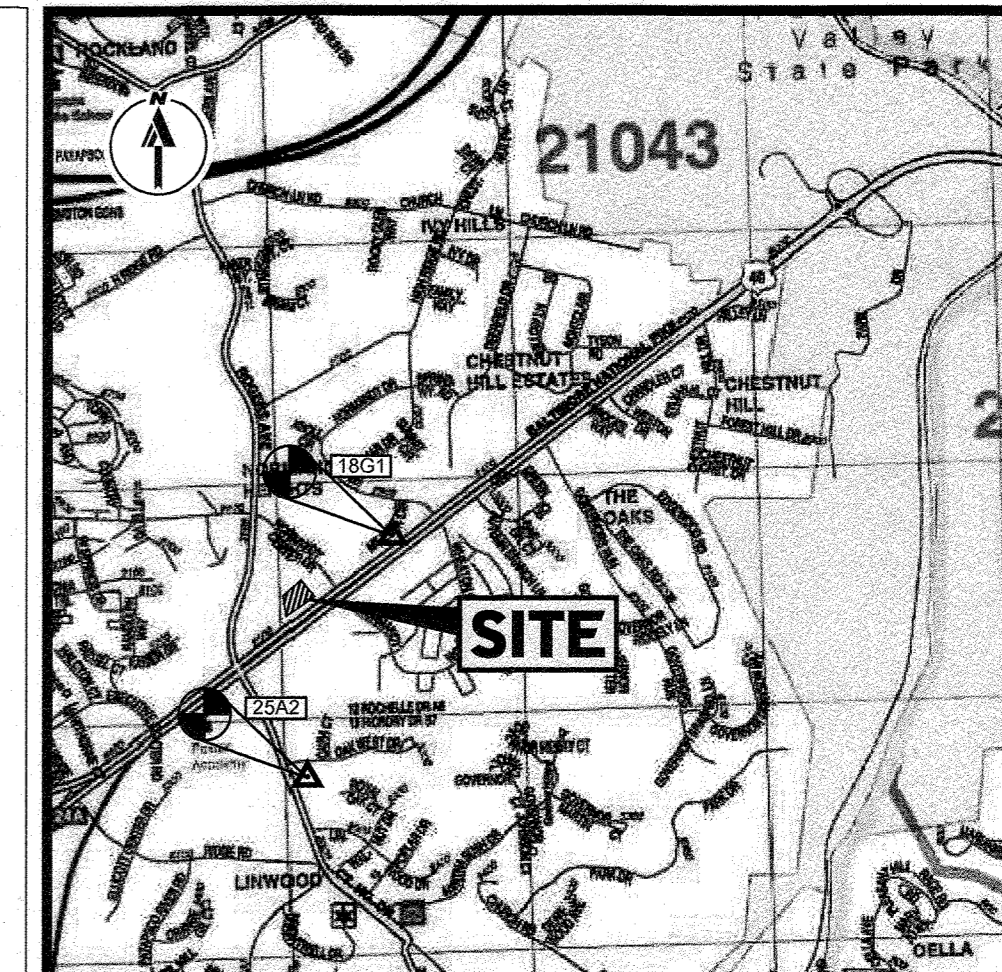
1

REVISION 1 - 9/9/2022



LEGEND

— SF	SILT FENCE
— SSF	SUPER SILT FENCE
—	SOIL DIVIDE
MaB	SOIL LABEL
—	LIMIT OF DISTURBANCE
[] SIPB	STANDARD INLET PROTECTION B
[] AGIP	AT-GRADE INLET PROTECTION
[] COIP	COMBINATION INLET PROTECTION
[]	RIPRAP
[] SCE	STABILIZED CONSTRUCTION ENTRANCE
— SB	EX. 50' STREAM BUFFER
— WB	EX. 25' WETLAND BUFFER
— WF-25	EX. WETLAND FLAG
—	EX. WETLAND LINE
—	EX. WETLANDS
—	ZONING LINE
—	PROP. LEASE LINE
—	EX. CONTOUR
—	PROP. CONTOUR
—	EX. TREELINE
—	PROP. TREELINE
[]	SPECIMEN TREE (TO REMAIN)
[]	STEEP SLOPES (15% - 25%)
[]	STEEP SLOPES (25% OR GREATER)
[]	CONC. SIDEWALK
[]	CONC. PAVEMENT



NARRATIVE

SITE DESCRIPTION
THE PROPERTY IS LOCATED AT 8528 BALTIMORE NATIONAL PIKE IN ELLICOTT CITY, MARYLAND. THE LEGAL DESCRIPTION OF THE SITE IS MAP 18, GRID 19, PARCEL 158. THE SITE IS WITH THE 2ND ELECTION DISTRICT IN HOWARD COUNTY, WITH A ZONING OF B-2. THE TOTAL PROJECT PROPERTY AREA IS 3.90 ACRES WITH 0.05 ACRES ACRES OF WETLANDS & BUFFERS, 0.41 ACRES OF FLOODPLAIN, 0.34 ACRES OF FOREST, 0.83 ACRES OF SUCKER BRANCH STREAM & 75' BUFFER, 0.54 ACRES OF STEEP SLOPES.

THE LIMIT OF DISTURBANCE WITHIN THE SITE AREA IS 1.36 ACRES, WITH 0.98 ACRES OF PROPOSED IMPERVIOUS. THE PROPOSED DEVELOPMENT CONSISTS OF A 5,218 SF SINGLE-TUNNEL CAR WASH WITH UTILITY CONNECTIONS, PARKING SPACES, VACUUM SPACES, A STORMWATER MANAGEMENT FACILITY, AND LANDSCAPING.

THE SITE IS WITHIN THE SUCKER BRANCH WATERSHED, THEREFORE QUANTITY MANAGEMENT IS NOT REQUIRED.

FIELD INVESTIGATION
A FIELD INVESTIGATION WAS PERFORMED ON 07/20/2022 TO STUDY THE DRAINAGE PATTERNS, EXISTING CONDITIONS, OUTFALLS, TIME OF CONCENTRATION PATHS, UTILITIES, AND IMPERVIOUS COVERAGE IN EXISTING CONDITIONS. THE SITE DRAINS TO ONE POINT OF INVESTIGATION AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, DRAINING TO THE SUCKER BRANCH STREAM.

MAINTENANCE OF NATURAL FLOW PATTERNS
NATURAL FLOW PATTERNS SHALL BE PRESERVED. THERE ARE STORM DRAIN INLETS DISPERSED THROUGHOUT THE SITE TO ADEQUATELY AND SAFELY CONVEY THE STORMWATER RUNOFF TO A SUITABLE OUTFALL AND TO MAINTAIN NATURAL FLOW PATTERNS.

REDUCTION OF IMPERVIOUS COVERAGE
THE IMPERVIOUS AREA WITHIN THE LOD IN EXISTING CONDITIONS CONSISTS OF 1.17 ACRES OR 86% IMPERVIOUS. SINCE THE SITE IS MORE THAN 40% IMPERVIOUS IN EXISTING CONDITIONS, IT IS CONSIDERED REDUCTION OF IMPERVIOUS COVERAGE. THE IMPERVIOUS COVERAGE WITHIN THE LOD IN PROPOSED CONDITIONS CONSISTS OF 0.86 ACRES OR 71%.

ESD TO THE MEP FACILITY JUSTIFICATION
THE REQUIRED ESD TO THE MEP PROVIDED WITHIN THE LIMIT OF DISTURBANCE (1.36 ACRES) IS: PE = 1.00', ESDV = 1,306.8 CF., AND 0.38 ACRES OF IMPERVIOUS TREATMENT.

ESD TO THE MEP REQUIREMENT HAS BEEN MET. THE FOLLOWING ESD PRACTICE IS TO BE CONSTRUCTED UNDER THIS ESD AND SUBSEQUENT SDP:

- ONE (1) CONTECH STORMFILTER
- THE TOTAL ESDV PROVIDED IN THIS FACILITY IS 1,437 CF.
- THE TOTAL IMPERVIOUS TREATMENT PROVIDED IS 0.43 ACRES

INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO SWM STRATEGY
SEDIMENT AND EROSION CONTROLS SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL. AS SHOWN ON THE APPROVED SEDIMENT CONTROL PLAN, DURING CONSTRUCTION, SEDIMENT RUNOFF WILL BE CAPTURED WITH PERIMETER SILT FENCE AND/OR INLET PROTECTION.

BOHLER //

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	9/9/2022	PER COUNTY COMMENTS	LJC	BRR

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PROJECT NO.: MD212085
DRAWN BY: LJC
CHECKED BY: BRR
DATE: 09/20/2022
CAD I.D.: GRAD-1

ENVIRONMENTAL CONCEPT PLAN

FOR THE
AUTO SPA EXPRESS

LOCATION OF SITE
8528 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
HOWARD COUNTY

2ND ELECTION DISTRICT
TAX MAP 18, GRID 19, PARCEL 158

BOHLER //

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MD@BohlerEng.com

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 10001
PROFESSIONAL CERTIFICATION
NO. 10001
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40808; EXPIRATION DATE: 7/31/2023

SHEET TITLE:
SCHEMATIC GRADING & EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
2

REVISION 1 - 9/9/2022

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
Ha	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	YES	0.37
UuB	URBAN LAND-UDORIENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO	
UuD	URBAN LAND-UDORIENTS COMPLEX, 8 TO 25 PERCENT SLOPES	D	NO	

LINE TABLE (R&M)

LINE	BEARING	DISTANCE
L1	N36° 29' 05"W	68.00'
L2	S53° 30' 55"W	32.43'
L3	N12° 03' 37"W	41.78'

SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION / COMMENTS
1	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	39	FAIR	EXPOSED ROOTS, LEANING, CROWN DIEBACK MULTI-STEM
2	BOX-ELDER	ACER NEGUNDO	33	FAIR	CODOMINANT LEADER, WEAK ATTACHMENT, POOR FORM, CAVITY, VINE COVER
3	BLACK WALNUT	JUGLANS NIGRA	34	FAIR	MULTI-STEM, WEAK ATTACHMENT, CROWN DIEBACK

STORMWATER ESD REQUIREMENTS

	REQUIRED	PROVIDED
ESDV	1,306.8 CF	1,437.5 CF
PE	1.00'	1.00'
IMPERVIOUS AREA	0.38 AC	0.43 AC

DAILY STABILIZATION NOTE

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED AT THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

- FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE MULTI-STEM
- FOR AREAS TO BE VEGETATIVELY STABILIZED:
 - A PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOO FOR ALL STEEP SLOPES, CHANNELS, OR SWALES.
 - PERMANENT SEED AND MULCH FOR ALL OTHER AREAS

ANY AREAS WHICH CANNOT BE STABILIZED AT THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-4-22

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 9/27/22

SEP 20, 2022 10:02AM C:\DRAWINGS\PLAN\AN\SET\SCHEMATIC GRAD.PLAN