

Lot/Parcel Number	Facility Name & Number	Practice Type	Public	Private	Maintained by
0569	FP-1	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-2	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-3	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-4	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-5	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-6	Micro-Bioretenion (M-6)		X	OWNER
0569	MWS-7	Micro-Bioretenion (M-6)		X	OWNER
0569	MWS-8	Micro-Bioretenion (M-6)		X	OWNER
0569	MWS-9	Micro-Bioretenion (M-6)		X	OWNER
0569	MWS-10	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-11	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-12	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-13	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-14	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-15	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-16	Micro-Bioretenion (M-6)		X	OWNER
0569	MWS-17	Micro-Bioretenion (M-6)		X	OWNER
0569	MWS-18	Micro-Bioretenion (M-6)		X	OWNER
0569	FP-19	Micro-Bioretenion (M-6)		X	OWNER

SITE ANALYSIS DATA/TABULATION

A) TOTAL PROJECT AREA	9.36 ± AC.
B) AREA OF WETLANDS AND BUFFER	0.00 ± AC.
C) AREA OF 100-YR. FLOODPLAIN AND BUFFER	0.00 ± AC.
D) AREA OF FOREST	0.00 ± AC.
E) AREA OF STEEP SLOPES 15% OR GREATER	0.00 ± AC.
F) ERODIBLE SOILS	0.00 ± AC.
G) AREA OF PLAN SUBMISSION	9.60 ± AC.
H) LIMIT OF DISTURBED AREA	9.60 ± AC.
I) GREEN OPEN AREA	0.90 ± AC. EXISTING 3.89 ± AC. PROPOSED
J) IMPERVIOUS COVER	90% ± EXISTING 58.4% PROPOSED
K) PRESENT ZONING DESIGNATION	CAC-CL1
L) PROPOSED USES FOR THE SITE	MULTI-FAMILY AND SPA

ENVIRONMENTAL CONCEPT PLAN

WEINMAN APARTMENTS

1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET/EXISTING CONDITIONS AND SOILS MAP
2	ENVIRONMENTAL CONCEPT PLAN

LEGEND

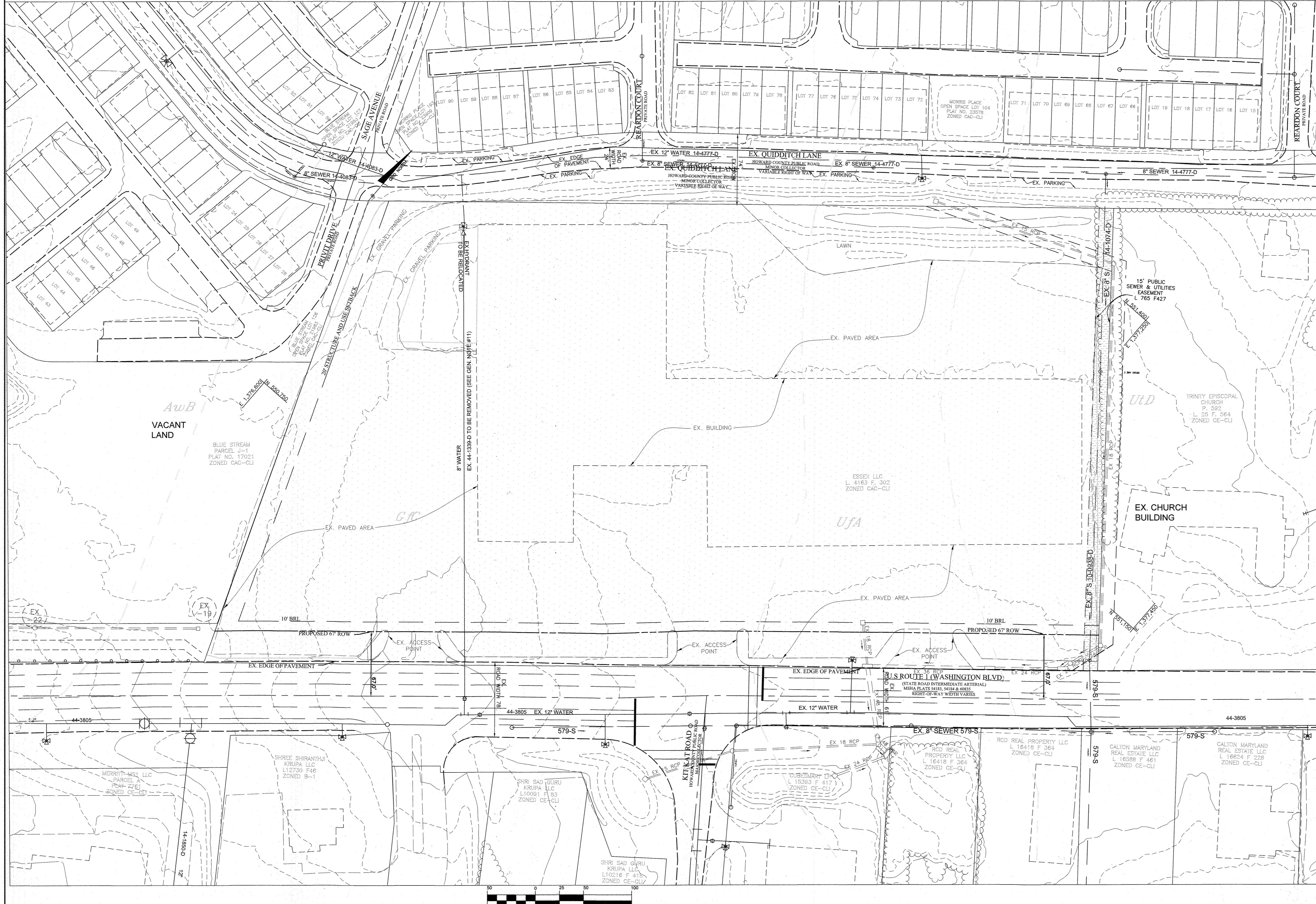
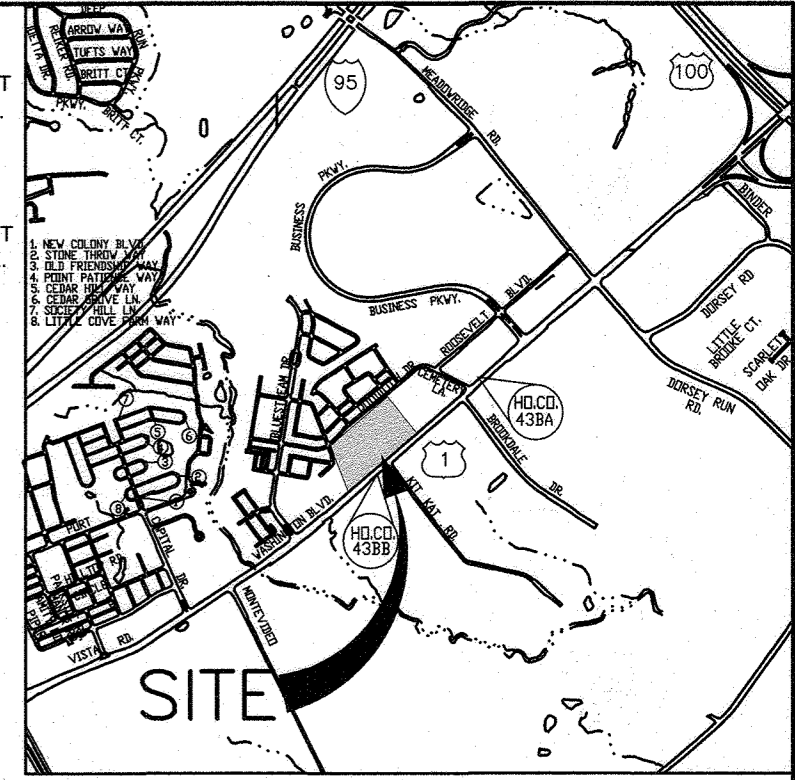
SOIL CLASSIFICATION	UcD
SOIL DELINEATION	
DISTING CONTOURS	
DISTING TREE LINE	
EX. SANITARY MANHOLE	
EXISTING IMPERVIOUS AREAS PAVED AND GRAVEL PARKING	
EX. PUBLIC WATER, SEWER & UTILITY EASEMENTS	
EXISTING BUILDING	

SOILS LEGEND

SYMBOL	TYPE	K* FACTOR	NAME
G/C	A	**	GLADSTONE-URBAN LAND COMPLEX, 8-15 PERCENT SLOPES
U/A	D	.28	URBAN LAND-FALLSINGTON COMPLEX, 0-2 PERCENT SLOPES
U/D	D	**	URBAN LAND-UDORHTENTS COMPLEX, 0-15 PERCENT SLOPES

SOIL MAPPING TAKEN FROM NRCS WEB SOIL SURVEY, AUGUST, 2022.
*WHOLE SOIL K FACTOR
**NO PUBLISHED K FACTORS

BENCH MARKS (NAD'83)
 HO.CO. No 43BA ELEV. 209.047
 STAMPED (BRASS OR ALUMINUM) DISC SET
 TOP OF A 3" DEEP COLUMN OF CONCRETE.
 AT L1-360' SW OF KIT KAT ROAD
 N 551676.380 E 1378108.486
 HO.CO. No 43BB ELEV. 209.012
 STAMPED (BRASS OR ALUMINUM) DISC SET
 TOP OF A 3" DEEP COLUMN OF CONCRETE.
 AT L1-360' SW OF KIT KAT ROAD
 N 550534.184 E 1376905.389



GENERAL NOTES

- SUBJECT PROPERTY ZONED CAC-CL1 PER THE COMPREHENSIVE ZONING PLAN EFFECTIVE 10-6-2013.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2009.
- PROJECT BOUNDARY AND TOPOGRAPHY ARE HOWARD COUNTY GIS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THE FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT WILL BE ADDRESSED USING FOREST BANKING OR A FEE-IN-LIEU PROPOSAL. THE FOREST CONSERVATION WILL BE FURTHER REVIEWED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) OR WETLANDS ON THE SITE AS VERIFIED BY ECO-SCIENCE PROFESSIONALS.
- A SIMPLIFIED FOREST STAND DELINEATION AND NATURAL RESOURCES REVIEW HAS BEEN PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. A PLAN AND A LETTER REPORT DATED AUGUST 9, 2022 HAS BEEN SUBMITTED WITH THIS ENVIRONMENTAL CONCEPT PLAN.
- DPT FILE HISTORY: SDP-78-117, SDP-85-090
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT 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 SUBDIVISION, SITE DEVELOPMENT PLAN, OR GRADING AND BUILDING PERMIT STAGES. 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.
- THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT SKETCH PLAN OR SITE DEVELOPMENT PLAN STAGES. UNDER COUNTY LAW, ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL, MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.
- ON-SITE FIRE HYDRANT, CONTRACT 44-1339-D, IS TO BE REMOVED TO BACK OF CURB, AND RECONFIGURED TO PROPOSED GRADES, AND TO INCLUDE A FIRE HYDRANT IN THE RIGHT OF WAY, AND A WATER HOUSE CONNECTION.
- STORMWATER MANAGEMENT FOR THE FUTURE DEVELOPMENT IS FULLY ADDRESSED IN THE CURRENT CONSTRUCTION, AS LONG AS THE ENTIRE DEVELOPMENT DOES NOT EXCEED 90% IMPERVIOUS. ANY FUTURE DEVELOPMENT THAT INCREASES THE IMPERVIOUS AREA BEYOND THE CURRENT 90% WILL REQUIRE FULL STORMWATER MANAGEMENT.
- THIS PROJECT IS WITHIN THE DEEP RUN WATERSHED, AND IS SUBJECT TO 10- AND 100-YEAR STORMWATER CONTROL. THIS PROJECT ADDRESSES THE REDUCTION OF IMPERVIOUS SURFACES AND ON-SITE QUALITY CONTROL FACILITIES WHICH WILL ALSO PROVIDE HYDRAULIC DELAY OF PEAK RUNOFF. ADDITIONAL ANALYSIS OF THESE METHODS WILL BE PERFORMED WITH THE SITE DEVELOPMENT PLAN. IN ADDITION, THE EXISTING OUTFALL WILL BE ANALYZED SHOWING THAT IT WILL MAINTAIN A NON-EROSIVE STATE.
- MORE DETAILED SEDIMENT CONTROLS WILL BE DESIGNED WITH THE SITE DEVELOPMENT PLAN.

DESIGN NARRATIVE

The site was analyzed as a redevelopment project, and as a result, the target Pe will be for water quality only. The target Pe of 1.0" was treated using Environmental Site Design practices as outlined in Chapter 5 of the 2000 Maryland Stormwater Design Manual, as amended by Maryland's Stormwater Management Act of 2007. The currently selected methods include proprietary methods of Micro-bioretenion (M-6) including Focal Point facilities (ACF Environmental) and Modular Wetlands from Contech.

This site is a parcel that is currently developed with a shopping center and warehouse complex. The current impervious area is 90%, which includes some unpaved parking areas at the western corner of the property. The current project reduces impervious of the entire site to approximately 58%, however, there is a 1.58 acre "future development" which is currently green space. To retain the "redevelopment" method of analysis for the future development, we propose to provide treatment for areas totaling more than 50% of the existing impervious, which would provide full treatment of the entire site, so long as the future development results a site-wide percent impervious is less than 90%. The current developed area of the site is on the order of 70% impervious, including the 1.58 acre future development area. This plan proposes treatment of an equivalent of 58.9% of the existing impervious surfaces. We believe this should allow development of the "future development area" with no additional stormwater management requirements, if regulations remain the same at the time of development. Any future development that increases the impervious area beyond the current 90% will require full stormwater management.

There are no existing forest resources on this site. The project will provide forest resources through offsite banking or fee-in-lieu payment. There are no steep slopes, streams or wetlands or their buffers on the property.

Compositional sediment and erosion controls have been shown based on the 2011 Maryland Specifications for Soil Erosion and Sediment Control. Super silt fences and inlet protection will be used to prevent runoff carrying unacceptable levels of TSS from leaving the site and entering the adjacent storm drains and streams during the construction. A more detailed design will be performed with the Site Development Plan. It will be the obligation of the contractor to install, inspect and maintain these practices.

The target Pe for this site is 1.0 inches. By using Environmental Site Design practices as outlined in Chapter 5 of the 2000 Maryland Stormwater Design Manual as amended by Maryland Stormwater Management Act of 2007, full treatment of the target treating water quality in excess of 90% of the current impervious was achieved, fully addressing the redevelopment stormwater management requirements.

No alternative compliance or waivers are currently anticipated.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Chalk
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA 12.21.22
DATE

R. [Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT JF 12/21/22
DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS AND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD & SUITE 140 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CIVILENGINEERING.COM

STATE OF MARYLAND PROFESSIONAL ENGINEER
 BEI-AAM 2022.12.11 21:41
 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. 28376, Expiration Date: 11-1-2025

OWNER:
 ESSEX LLC
 PO BOX 5992
 BALTIMORE, MD 21208
 OFFICE: (410) 653-1080

WEINMAN APARTMENTS
 7540 WASHINGTON BOULEVARD

TAX MAP: 43 - GRID: 004 - PARCEL: 569
 ZONED: CAC-CL1
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

DEVELOPER:
 WEINMAN COMPANY
 106 OLD COURT ROAD, SUITE 300
 BALTIMORE, MD 21208
 OFFICE: (410) 653-1080

EXISTING CONDITIONS PLAN

DATE: DECEMBER, 2022 BEI PROJECT NO. 3105
 SHEET 1 OF 2

Scale: 1.0 inches

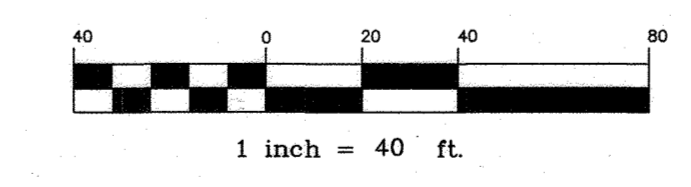
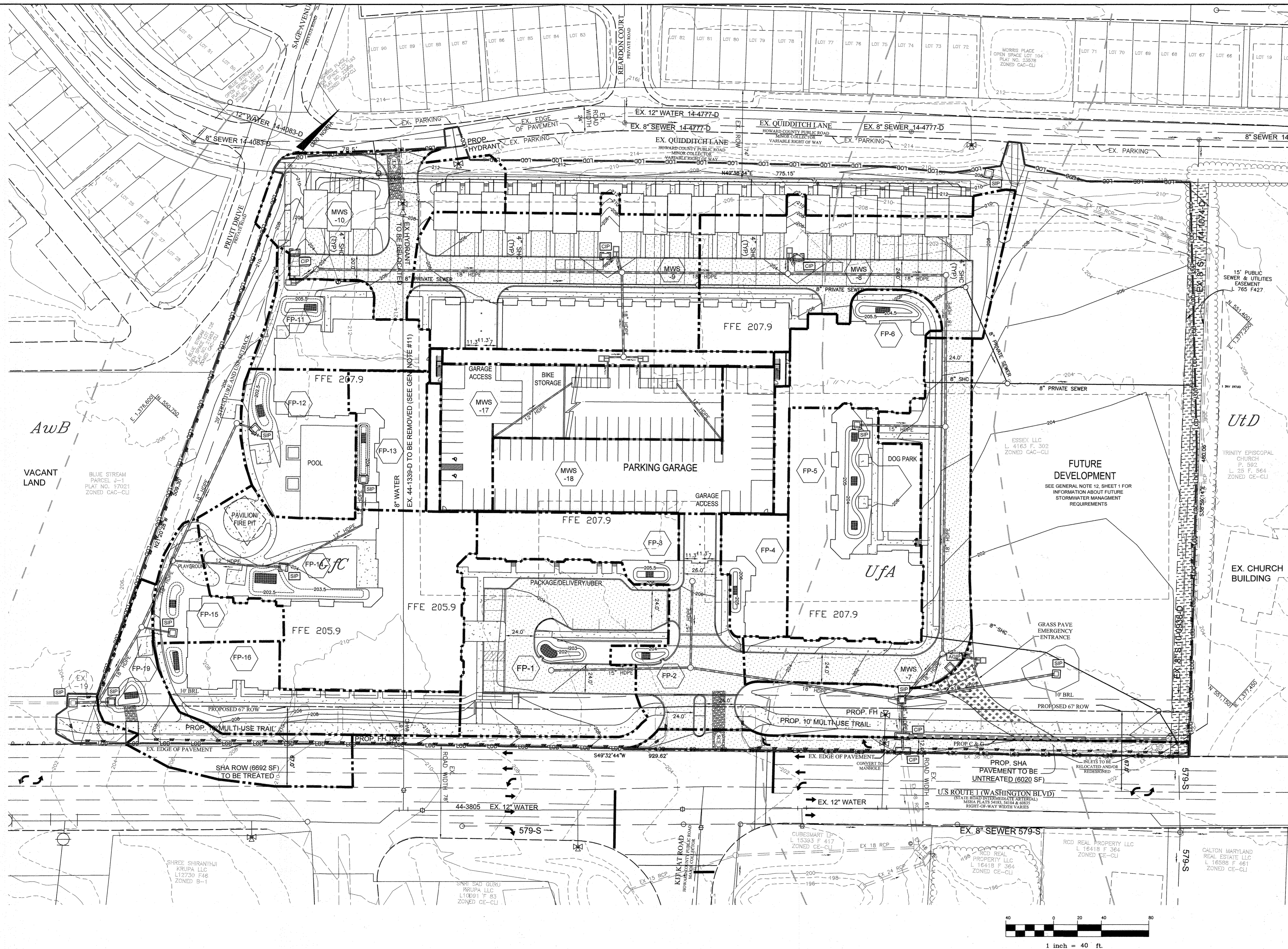
STORMWATER MANAGEMENT FACILITY SUMMARY TABLE

FACILITY	Drainage Area	Impervious	I (%)	Rv	ESDv (cf)	Volume Stored	Pe Treated
FP-1	22564	15095	67%	0.652	1226	301 cf	1.0
FP-2	8894	7565	85%	0.818	605	220 cf	1.4
FP-3	7655	6789	89%	0.848	541	210 cf	1.5
FP-4	5349	4288	80%	0.771	344	223 cf	2.6
FP-5	20639	14167	69%	0.668	1149	936 cf	2.6
FP-6	10068	8611	86%	0.820	688	370 cf	2.2
MWS-7	18123	13965	77%	0.744	1123	863 cf	1.0
MWS-8	23835	19098	80%	0.771	1532	1193 cf	1.0
MWS-9	23835	19098	80%	0.771	1532	1327 cf	1.2
MWS-10	17399	11307	65%	0.635	921	707 cf	1.0
FP-11	9028	6355	70%	0.684	514	335 cf	2.6
FP-12	10939	7120	65%	0.636	580	381 cf	2.6
FP-13	7159	5719	80%	0.769	459	303 cf	2.6
FP-14	30426	22665	74%	0.720	1827	793 cf	1.7
FP-15	6002	4480	75%	0.722	361	228 cf	2.5
FP-16	12458	6776	54%	0.540	560	184 cf	1.3
MWS-17	17590	17590	100%	0.950	1393	1057 cf	1.0
MWS-18	17675	17675	100%	0.950	1399	1057 cf	1.0
FP-19	12106	8506	70%	0.682	688	302 cf	1.8

All facilities are privately owned and maintained.

LEGEND

- SOILS CLASSIFICATION: Ucd
- SOILS DELINEATION: 288, 290
- EXISTING CONTOURS: 200, 210, 220
- EXISTING TRENCH: 288, 290
- EX. SANITARY MANHOLE: 288, 290
- PROPOSED CONTOURS: 200, 210, 220
- EX. PUBLIC WATER, SEWER & UTILITY CASING/S: 288, 290
- PROPOSED SIDEWALK: 288, 290
- PROPOSED PAVEMENT: 288, 290
- ESD/MDV DRAINAGE AREA: 288, 290
- ESD/MDV DRAINAGE AREA DESIGNATION: FP-4
- PROPOSED BUILDING: 288, 290
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- LIMITS OF DISTURBANCE: 288, 290
- SUPER SALT FENCE: 288, 290
- STABILIZED CONSTRUCTION ENTRANCE: 288, 290



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 12/2022
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 05
 CHIEF, DIVISION OF LAND DEVELOPMENT

BENCHMARK ENGINEERING, INC.
 3300 NORTH ROSS ROAD & SUITE 140 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6100 (F) 410-465-6644
 WWW.BE-CIVILENGINEERING.COM

STATE OF MARYLAND PROFESSIONAL ENGINEER
 BEI-AAM 2022.12.11 21:42:4

OWNER: ESSEX LLC PO BOX 5992 BALTIMORE, MD 21282 OFFICE: (410) 653-1080	DEVELOPER: WEINMAN COMPANY 106 OLD COURT ROAD, SUITE 300 BALTIMORE, MD 21208 OFFICE: (410) 653-1080	DESIGN: AAM	DRAFT: AAM	DATE: DECEMBER, 2022	BEI PROJECT NO. 3105
WEINMAN APARTMENTS 7540 WASHINGTON BOULEVARD TAX MAP: 43 - GRID: 004 - PARCEL: 569 ZONED: CAC-CLU ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND		ENVIRONMENTAL CONCEPT PLAN		SCALE: AS SHOWN	SHEET 2 OF 2