

Site Analysis Data Chart

- 1. General Site Data
a. Present Zoning: M-2
b. Applicable DPA File References: WP-02-084, F-02-119, F-10-085, BA-12-016(C), ECP-13-006
c. Proposed Use of Site or Structure(s): Business - Amerigas
Proposed Water and Sewer Systems: X - Public - Private
Any Other Information Which May be Relevant: N/A

GENERAL NOTES

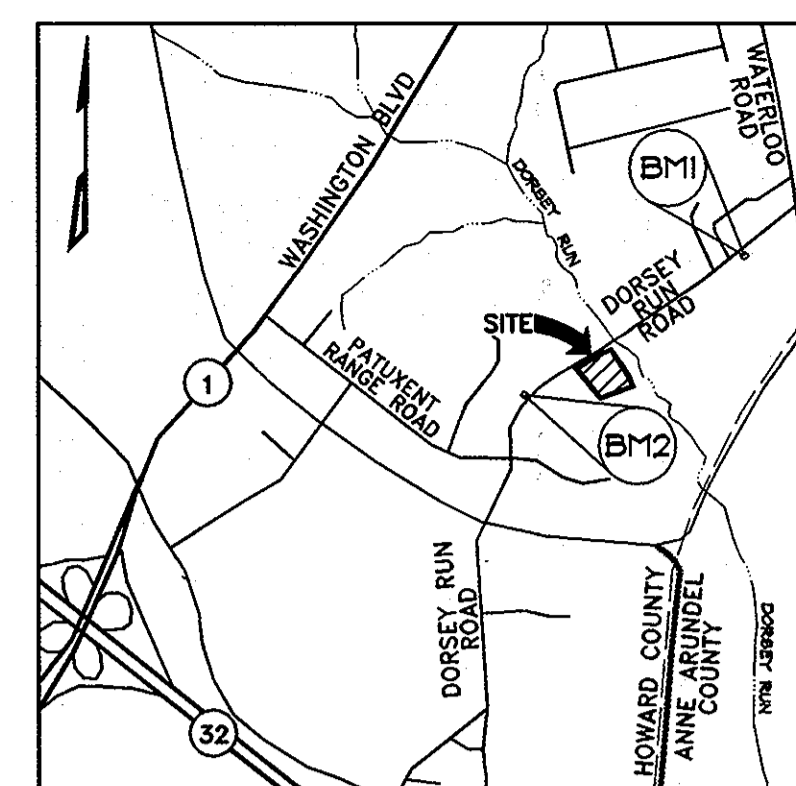
- 1. The subject property is zoned M-2, in accordance with the 2/2/04 comprehensive zoning plan and the comp.
2. The zoning regulations effective on 7/29/06.
3. Dead Reference: 06551/00026
4. Plat Reference: 15611
5. Gross Area of Tract: 3,513 ac.
6. Area of 100 Year Floodplain: N/A ac.
7. Area of Steep Slopes: 15% to 25% = 0.27± ac.
8. Net Area of Tract: 3,513 ac.
9. Number of Proposed Lots/Parcels: 1
10. The existing topography shown hereon was field run by Professional Surveyors, LLC in Summer 2012.

ENVIRONMENTAL SITE DESIGN SUMMARY TABLE
FACILITY PROJ ESD VOL TARGET ESD VOL NOTES
M-6 MB-1A 996 cf 797 cf
M-6 MB-1B 2,510 cf 1,727 cf
M-6 MB2 1,690 cf 443 cf OVER-SIZED FOR FUTURE DRAINAGE
F-6 MB-3 6,491 cf 5,093 cf
M-8 BS-1 4,214 cf 3,233 cf
TOTAL 15,701 cf 11,293 cf PROJECTED VOLUME EXCEEDS TARGET VOLUME
REQUIRED TOTAL 11,293 cf

SWM ENVIRONMENTAL CONCEPT PLAN for AMERIGAS DORSEY WOODS PARCEL 'B' A PORTION OF PARCEL B TAX MAP 48, GRID 2, PARCEL 134 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

BENCHMARK

BENCHMARK #1 N. 540761.716 E. 1379387.338 B.M. 434A - 3/4" IRON ROD ELEV. 69.340
BENCHMARK #2 N. 539314.908 E. 1379334.258 B.M. 434A - 3/8" IRON ROD ELEV. 79.183
ADC MAP COORDINATES MAP 5054 D7 N 39°0'00" E 76°47'30"



VICINITY MAP SCALE: 1"=200'

DRAWING LEGEND

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
680 EXISTING MAJOR CONTOUR (10' INTERVAL)
ADJACENT PROPERTY LINE
EXISTING PROPERTY BOUNDARY
EX. ROAD / EDGE OF PAVING
EX. SEWER LINE & MANHOLES, CLEAN-OUTS
EX. OVERHEAD ELECTRIC & UTILITY POLES
PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
EX. BUILDING
PROPOSED BUILDING EXPANSION
EXISTING TREELINE
STEEP SLOPES 15%-25% (0.27± Ac.)
STEEP SLOPES 25%+ (0.04± Ac.)

DESIGN NARRATIVE

- 1. The parcel has been previously recorded with the investigation for wetlands and forest retention / reforestation having been met with the reclamation of Open Space dedicated to Howard County as shown on Plat 15611.
2. The natural flow patterns are maintained by providing multiple outfalls prior to the Open Space.
3. The site is within an industrial park and all of the paving shown on the plan is necessary for the efficient operation of the business.
4. None of the filtering practices will be installed prior to the drainage area being stabilized; however the swales will be utilized for delivering runoff to the proposed sediment trap, prior to being converted to an M-8 Bio-Swale.
5. The hydrology has been developed based on the proposed improvements. The ESD practices to be utilized will be a combination of F-6 Bio-Retention, M-6 Micro-Bioretention and M-8 Bio-Swale facilities.
6. There will be no request for Design Manual Waivers for the environmental or stormwater design.
7. The Concept Plan and Report show that the ESD volume can be fully collected and treated within the proposed F-6 Bio-Retention, M-6 Micro-Bioretention and M-8 Bio-Swale facilities.

DATA SOURCES: EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-83. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY PROFESSIONAL SURVEYS, LLC COMPLETED IN JULY 2012.

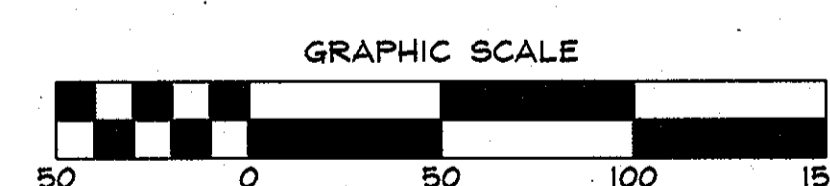
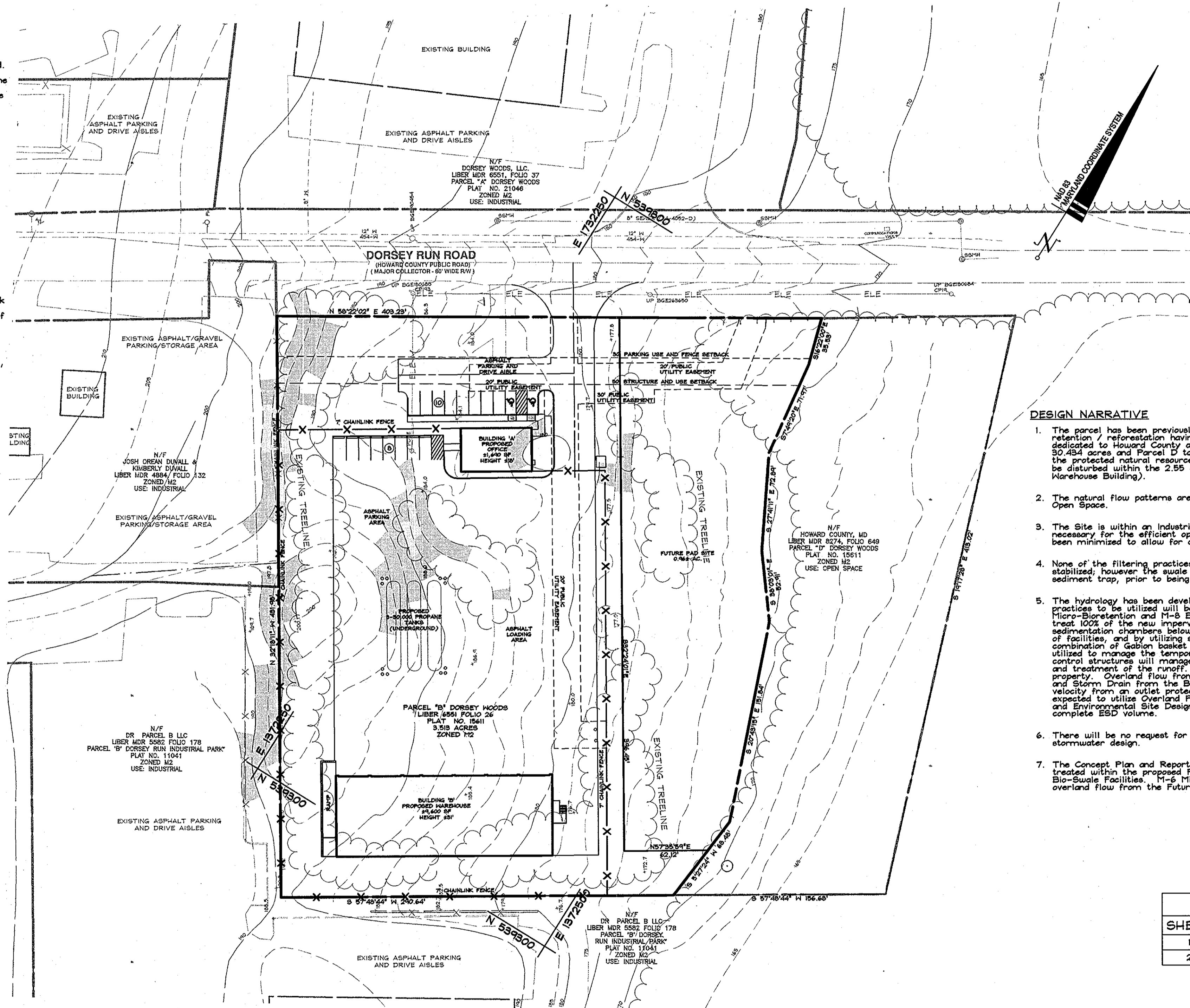
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Landscape Architects
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OWNER: SMITH DORSEY RUN ROAD, LLC
DEVELOPER: MEADOWOOD-DORSEY RUN, LLC
601 UNIVERSITY BLVD, STE. 350
ELLCOTT CITY, MD 21043
(443)540-0275
1202 SHADY CREEK ROAD
MARRIOTTVILLE, MD 21104
(410)489-5080

SITE ADDRESS: 8101 DORSEY RUN ROAD JESSUP, MD 20794

AMERIGAS DORSEY WOODS PARCEL 'B' ENVIRONMENTAL CONCEPT PLAN COVER SHEET

Table with columns: NO., DESCRIPTION OF CHANGES, DRN., REV., DATE. Includes revision history and project details like PLAT # 15611, TAX ACC # 1406399924, etc.



DRAWING INDEX table with columns SHEET and DESCRIPTION. Lists sheets 1 and 2.

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. 27200, Expiration Date: 01/25/14.
Dec 1, 2012 DATE
STATE OF MARYLAND PROFESSIONAL ENGINEER
PAUL G. CAVANAUGH
P.E. 27200

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/15/12
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/04/12

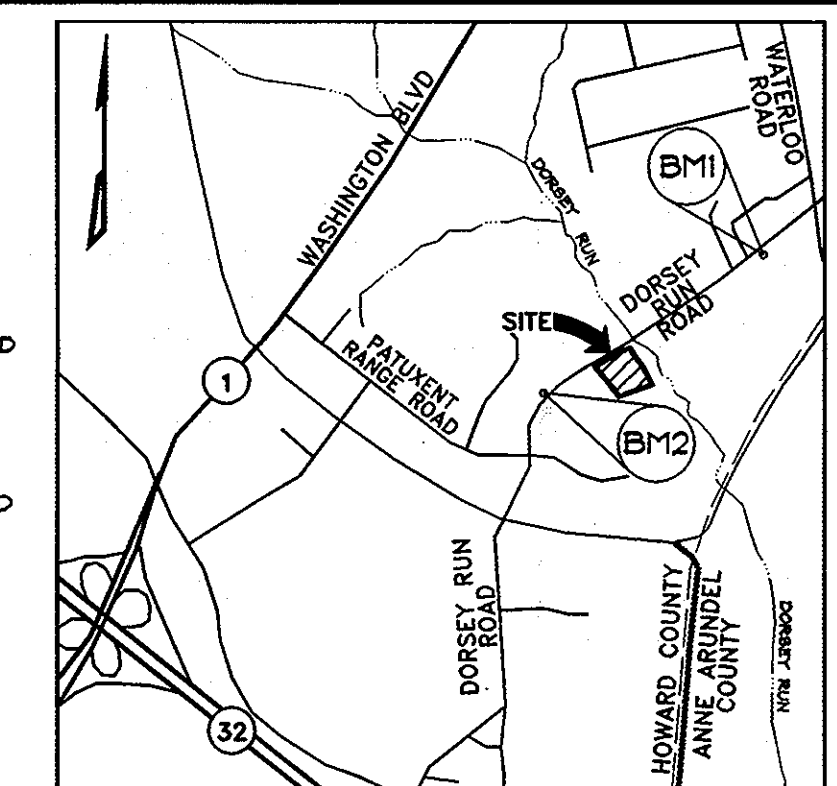
SOILS CHART			
CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
Ud(D)	URBAN LAND-UDORTHERTS COMPLEX	N	0.30

BENCHMARK

BENCHMARK #1
 N. 542761.715
 E. 1378837.338
 B.M. 484A - 3/4" IRON ROD
 ELEV. 68.340

BENCHMARK #2
 N. 53914.908
 E. 1371834.258
 B.M. 484A - 3/8" IRON ROD
 ELEV. 73.183

ADC MAP COORDINATES
 MAP 5064 D7
 N 31°04'00"
 E 76°47'30"



VICINITY MAP
 SCALE: 1"=2000'

ESD COMPUTATIONS FOR SWM

Runoff Target (ESD): $ESD_T = (P_e R) DA / 12$ (Sq-ft)
 Rainfall Target (Pe): From MDE Developed Table 5.3
 Runoff Coefficient (R): $R = 0.05 + 0.009(\%)$

STUDY AREA		Soils:	100% Hydrologic Soil Group C
Drainage Area (ac)	2.55 ac	Impervious Area (ac)	1.59 ac
Runoff Coefficient (R)	0.61	Percent Impervious	62%
Runoff Target (ESD)	11,293 cf	Rainfall Target (Pe)	2.0 inches

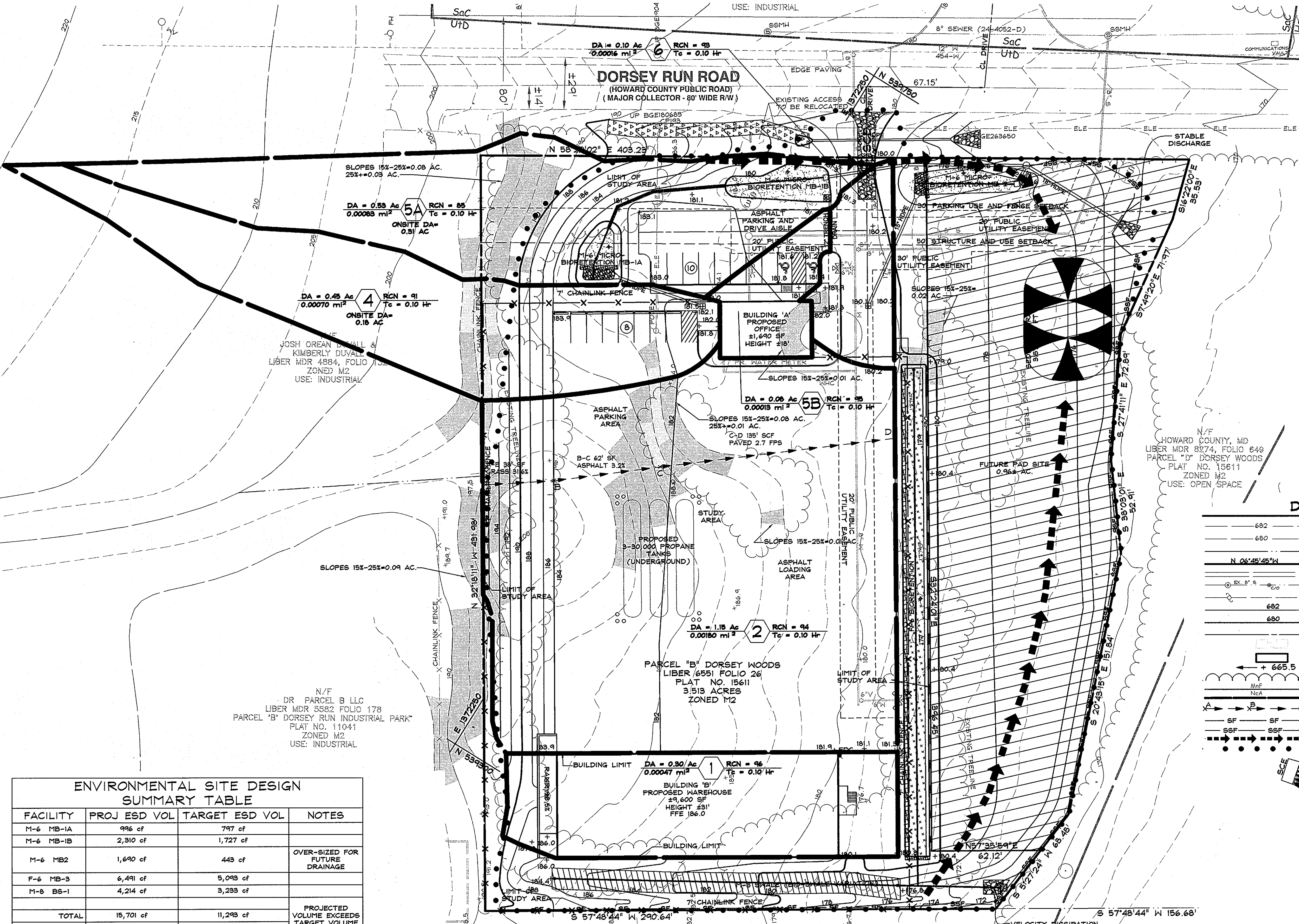
Drainage Area	On-Site Drainage Area (ac)	Percent of Study Area	Target ESDv (cf)	Treatment Facility
DA-1	0.30	11.8%	1,329	M-8 Bio-Swale 1
DA-2	1.15	45.1%	5,093	F-6 Bio-Retention
DA-4	0.18	7.1%	797	M-6 MB-1A
DA-5A	0.31	12.2%	1,373	M-6 MB-1B
DA-5B	0.08	3.1%	354	M-6 MB-1B
DA-6	0.10	3.9%	443	M-6 MB-2
Lawn Area (not included above)	0.43	16.9%	1,904	M-8 Bio-Swale 1
Total	2.55	100%	11,293	

DATA SOURCES:

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DRAWING LEGEND

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 EXISTING MAJOR CONTOUR (10' INTERVAL)
- N 06°45'45"W 120.00' ADJACENT PROPERTY LINE
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TRELLINE
- SOIL DELINEATION LINE
- CONCEPT DRAINAGE DIVIDE
- CONCEPT SWM D.A. TO FLOW PATH
- SF SUPER SILT FENCE
- SSF SUPER SILT FENCE WITH MOUNTABLE BERM
- EARTH DIKE
- PROPOSED LIMIT OF DISTURBANCE



ENVIRONMENTAL SITE DESIGN SUMMARY TABLE

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F-6 MB-3	6,491 cf	5,093 cf	
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TOTAL	16,701 cf	11,293 cf	PROJECTED VOLUME EXCEEDS TARGET VOLUME
REQUIRED TOTAL	11,293 cf		

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 Development Design Consultants

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DEVELOPER:
 MEADOWOOD-DORSEY RUN, LLC
 THOM MCKEE
 1202 SHADY CREEK ROAD
 MARRIOTTVILLE, MD 21104
 (410)489-5080

AMERIGAS DORSEY WOODS PARCEL 'B'
ENVIRONMENTAL CONCEPT PLAN

6TH ELECTION DISTRICT HOWARD COUNTY, MD

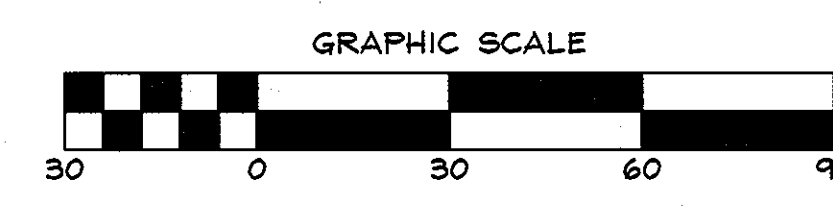
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

PLAT #:	15611	DES. BY:	BKC
TAX ACC. #:	1406399924	DRN. BY:	BKC/CTS
TAX MAP:	48	CHK. BY:	PGC
BLOCK / GRID:	2	DATE:	09/04/12
PARCEL # / 134		DDC JOB#:	11085.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	1"=30'		2 of 2

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. 27202, Expiration Date: 01/01/14.

Oct 1, 2012
 DATE

PAUL G. CAVANAUGH
 P.E. 27020



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/16/12
 DATE: 10/04/12