

SWM ENVIRONMENTAL CONCEPT PLAN for WALGREENS 10097 BALTIMORE NATIONAL PIKE

**TAX MAP 24, GRID 2, PARCEL 66
2ND ELECTION DISTRICT HOWARD COUNTY, MD**

Site Analysis Data Chart

1. General Site Data
 - a. Present Zoning: B-2
 - b. Applicable DPA File Reference: N/A
 - c. Proposed Use of Site or Structure(s): Business - Walgreens
Proposed Water and Sewer Systems: Public
Any Other Information Which May be Relevant: N/A
2. Area Tabulation
 - a. Total Area of Parcel: 1.371± Ac.
 - b. Area of Study: 1.371± Ac.
 - c. Approximate Wetlands area including buffer: N/A
 - d. Approximate Area of 100 Year Floodplain: N/A
 - e. Approximate Existing Forest area: N/A
 - f. Approximate Area of Steep Slopes (25% or Greater): 0.02 Ac.
 - g. Approximate Area of Steep Slopes (15% to 25%): 0.02 Ac.
 - h. Approximate Area of Erodeable Soils: N/A
 - i. Area of Limit of Disturbance: 1.57± Ac.
 - j. Proposed Land Use: Business - Walgreens
 - k. Green Open Area: 0.321 Ac.
 - l. Proposed Impervious Area: 1.05± Ac.
 - m. Percent Impervious: 77%

GENERAL NOTES

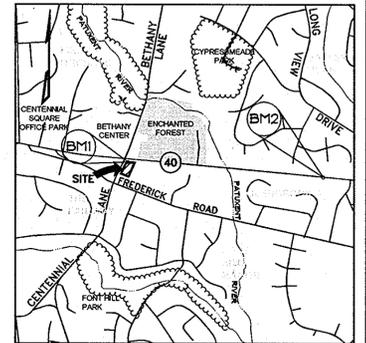
1. The subject property is zoned B-2 (Business-General), in accordance with the 2/2/04 comprehensive zoning plan and the comp. lite zoning regulations effective on 7/28/06.
2. Date Reference: 03/02/00022
3. Plot Reference: N/A
4. Gross Area of Tract: 1.371± ac.
5. Area of 100 Year Floodplain: N/A ac.
6. Area of Steep Slopes: 15% to 25% = 0.02± Ac. Total 25% or Greater = 0.02± Ac. Total
7. Net Area of Tract: 1.351 ac.
8. Number of Proposed Lots/Parcels: N/A
9. This project is in conformance with the latest Howard County Standards unless waivers have been approved.
10. The existing topography shown hereon was field run by Professional Surveys, LLC in August 2012.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control, which is based upon the Maryland State Coordinate System, Howard County Monument No. 24A11 & 0666 were used for this project.
12. This property is within the Metropolitan District.
13. Stormwater management for this development will utilize multiple Micro bio-retention facilities.
14. Existing utilities shown hereon are based on field surveys and record drawings. The contractor will be responsible for verifying these utilities in the field at the time of construction.
15. No traffic study is required for this development.
16. Project Background Information:
 - a) Property Name: Walgreens
 - b) Tax Map/Parcel: 24/66
 - c) Zoning: B-2
 - d) Election District: 2nd
 - e) Total (Gross) Tract Area: 1.371± ac.
 - f) Number of Proposed Lots/Parcels: N/A
 - g) Applicable Department of Planning & Zoning File No's: N/A
17. No evidence of well and septic was observed in the field.
18. Sediment and erosion control measures are provided in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
19. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
20. The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five(5) working days prior to start of work.
21. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
22. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
23. Water is Public.
24. Sewer is Public.
25. All sign posts used for traffic control signs installed in the County right-of-way shall be mounted on a 2" galvanized steel, perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12 gauge) - 3' long. A galvanized steel pole cap shall be mounted on top of each post.
26. A site composition is required in all fill areas as per AASHTO T-180 standards.
27. Approval of this ECP does not constitute an approval of any subsequent and associated subdivision/plan/plot and/or site development plan and/or red-line revision plan. Review of this project for compliance with the Howard County Subdivision and Land Development Regulations shall occur at the subdivision/plot and/or site development plan stages and/or red-line revision process. 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.

BENCHMARK

BENCHMARK #1
N. 507307.78
E. 150148.67
B.M. 24A11 - CONCRETE MONUMENT
ELEV. 407.44

BENCHMARK #2
N. 536456.273
E. 1356570.784
B.M. 24B5 - CONCRETE MONUMENT
ELEV. 340.17

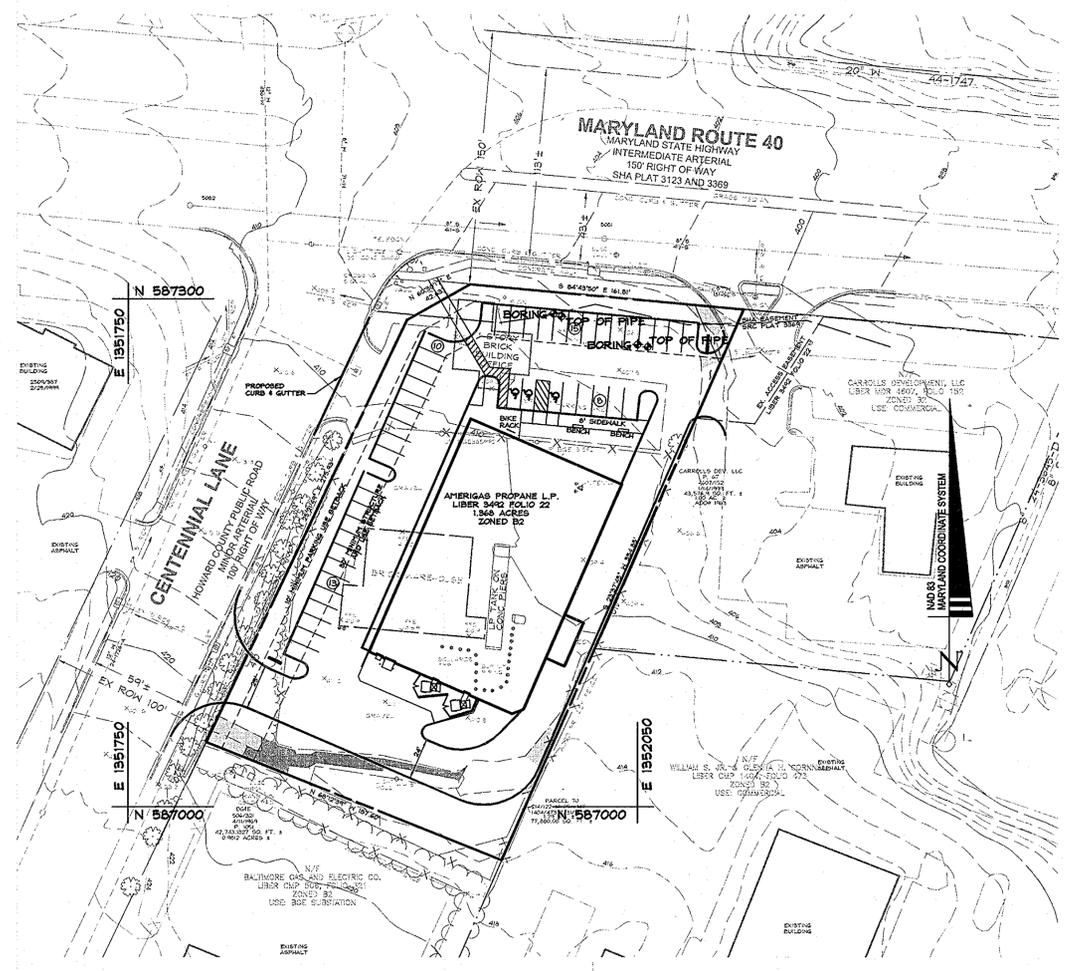
ADC MAP COORDINATES
MAP 4915 C6
N 34°16'30"
E 76°52'00"



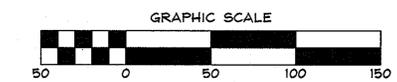
VICINITY MAP
SCALE: 1"=2000'

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%
- STEEP SLOPES 25%+



SCALE
1" = 50'



FACILITY	PROJ ESD VOL	TARGET ESD VOL	NOTES
MB-1	1,531 cf	723 cf	
MB-2	552 cf	426 cf	
MB-3	1,152 cf	514 cf	
I-1	-	315 cf	
I-2	-	371 cf	
BYPASS AREA	-	185 CF	
TOTAL	3,235 cf	2,538 cf	PROJECTED VOLUME EXCEEDS TARGET VOLUME
REQUIRED TOTAL	2,538 cf		

DESIGN NARRATIVE

1. The Parcel is within the Commercial Corridor of Route 40. There are no wetlands or forest within the site; however natural resources have been enhanced by reducing the impervious area within the parcel.
2. The natural flow patterns are maintained by connecting to the existing storm drain stub provided with the development of the adjacent parcel.
3. All of the paving shown on the plan is necessary for the efficient operation of the business and by using Better Site Design the impervious area within the parcel has been reduced by including green areas adjacent to the building and minimizing drive isles.
4. All Bio-Filter media will be installed after the site has been stabilized. All facilities will be protected from runoff during the installation of the filtering media. Conceptual Sediment Control measures have been shown on the ECP for coordination purposes only. Final Sediment Control measures will be fully designed with the Site Development Plan submission.
5. The hydrology has been developed based on the proposed improvements. The ESD practices to be utilized will be included within the project are three M-6 Micro-Bioretentation facilities. The facilities have been sized to treat 50% of the remaining impervious areas. Additional treatment will be provided in sedimentation chambers below the inlets and manholes. Raised inlets within the M-6 Micro-Bioretentation facilities will be utilized to manage the temporary ponding within the main facilities. M-2 Submerged Gravel Wetlands were considered for the site, but the limited drainage was a concern and submerged flow conditions would have likely not been achieved. Therefore M-6 Micro-Bioretentation facilities were chosen for their ability to efficiently treat runoff from pavements and roofs. This site has been graded to direct flow into the M-6 Micro-Bioretentation facilities via overland flow and curb cuts, along with trench drain discharge as necessary.
6. There is no anticipated Design Manual Waiver or Waiver Petition for Environmental and Stormwater Design.
7. The Concept Plan and Report show that the ESD volume can be fully collected and treated within the proposed M-6 Micro-Bioretentation Facilities. Discharge from the facilities will be directed via storm drain to the existing storm drain system on the east side of the site.

DATA SOURCES:
EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1981), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY PROFESSIONAL SURVEYS, LLC COMPLETED IN JULY 2012. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

Planners
Surveyors
Engineers
Landscape Architects

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DDC@DDCinc.us
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OWNER:
AMERIGAS PROPANE LP
DON LYNCH
PO BOX 788
VALLEY FORGE, PA 19482
(301)620-1879

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

SITE ADDRESS:
10097 BALTIMORE NATIONAL PIKE
BALTIMORE, MD

WALGREENS
10097 BALTIMORE NATIONAL PIKE

ENVIRONMENTAL CONCEPT PLAN COVER SHEET

1st Council District
2nd Election District
Howard County, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

CO. FILE #	DES. BY: PGC
TAX ACC. #: 02-235900	DRN. BY: CTS
TAX MAP: 24	CHK. BY: PGC
BLOCK / GRID: 2	DATE: 11/02/12
PARCEL #: 66	DDC JOB#: 11092.1
ZONE / USE: B-2	SHEET NUMBER:
DWG. SCALE: 1"=50'	1 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. 27020, Expiration Date: 01/01/15.

11/02/12
DATE

PAUL G. CAVANAUGH
P.E. 27020

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/20/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/20/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

