Site Analysis Data Chart

General Site Data

- Present Zonina: M-2 Applicable DPA File References: F-85-54, SDP-87-01, ECP-17-020
- Proposed Use of Site or Structure(S): Industrial Warehouse Proposed Water and Sewer Systems: Public Any Other Information Which May be Relevant: N/A

2. Area Tabulation

- a. Total Area of Parcel 10.565± Ac. b. Area of Study: 10.565± Ac.
- c. Approximate Wetlands area including buffer: 0.0 ac
- d. Approximate Area of 100 Year Floodplain: 0.0 ac
- e. Approximate Existing Forest area: 0.00± Ac. f. Approximate Area of Steep Slopes (25% or Greater): 0.47± Ac.
- g. Approximate Area of Steep Slopes (15% to 25%): 0.71± Ac.
- h. Approximate Area of Erodible Soils: 0.0 ac i. Area of Limit of Disturbance: 10.135± Ac.
- . Proposed Land Use: Industrial Warehouse
- k. Green Open Area within Study Area: 2.826± Ac. 1. Proposed Impervious Area within Study Area: 7.739± Ac.
- m. Percent Impervious within Study Area: 73.3%

GENERAL NOTES

- The subject property is zoned M-2 (Manufacturing: Heavy), per the Comprehensive Zoning Plan adopted on October 6, 2013.
 Deed Reference: 17434/00076
- 3. Plat Reference: 6096 (F-85-54) 4. Gross Area of Tract: 10.565± ac.
- 5. Area of 100 Year Floodplain: 0.0 ac.
- 6. Area of Steep Slopes: 15% to 25% = 0.565± AC.
- 25% or Greater = 0.430± AC. 7. Net Area of Tract: 10.135 ac.
- 8. Number of Proposed Lots/Parcels: 1
- 9. This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- waivers have been approved.

 10. The existing topography shown hereon was field run by DDC, Inc. in October 2016.

 11. This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by paying a fee in lieu of \$12,741.30 for the required obligation of 0.39 acres of afforestation.

 12. 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!s 43HB \$ 43G6 were used for this project.

 13. This property is within the Metropolitan District.
- 14. Stormwater management for this redevelopment project will be provided by the
- following means: a) Multiple Cell Submerged Gravel Wetland with Liner
- 15. 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
- 16. No traffic study is required for this development.
 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 the 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.
 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 95% compaction 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/plat 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 plan/plat 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
- Sidewalks have not been provided along Oceano Avenue or Tar Bay Drive per Section 16.134.b.2 of the Howard County Subdivision Regulations.

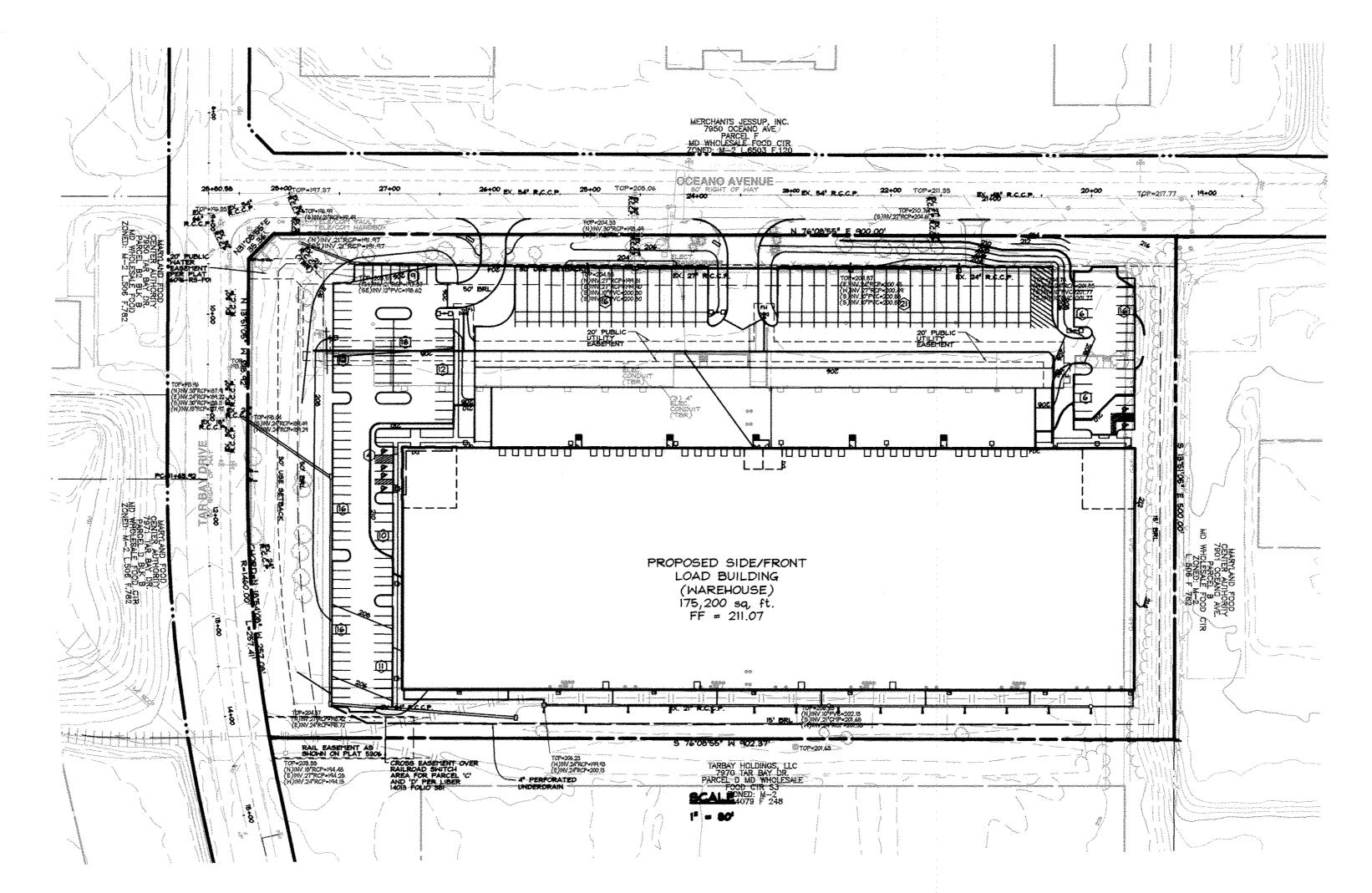
ENVIRONMENTAL SITE DESIGN SUMMARY TABLE					
FACILITY	PROJECTED/REQUIRED ESD VOL	TARGET/PROVIDED ESD VOLUME	NOTES		
M-2 SGW	20,581 cf	22,277 cf	26 Cells w/ Fore bays Vol Of 1,439 cf		
TOTAL	20,581 cf	22,277 cf	Projected Volume exceeds target volume		
REQUIRED TOTAL	20,581 cf				

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

APPROVED: DEPARTMENT OF PLANNING AND 2	ZONING
Chal Charle	16.30.17
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
KertShelwoh	10-25-17
CHIEF, DIVISION OF LAND DEVELOPMENT 120	DATE

SWM ENVIRONMENTAL CONCEPT PLAN for MARYLAND WHOLESALE FOOD CENTER PARCEL 'C'

TAX MAP 21, GRID 21, PARCEL 666, PLAT No. 6096 6TH ELECTION DISTRICT HOWARD COUNTY, MD



Design Narrative

- The parcel has been investigated. Recent debris removal prevented an examination of the entire site, however the site appears to conform with the design approved under F-85-54 and SDP-87-01. No Wetlands or floodplains were found. The site is part of an Industrial Park and drains in to the Regional Facility. Under the previous development, the entire site was graded. The only remaining areas of local concern are the steep slopes. The steep slopes, as shown on the plan, were created when the adjacent building was constructed and are not adjacent to any streams or wetlands. A
- Necessary Disturbance Request" has been prepared based on the following criteria:
- Minimal disturbance of the steep slopes is necessary for construction to provide positive drainage away from the building and direct the water to the storm drain system and, ultimately, to the Stormwater Management Facility.
 The design minimizes disturbance; the proposed grading will be limited to approximately 1,500 sq.ft. within the steep We have explored other alternatives and have proposed the scenario which has the least impact on the steep slopes.
- All other areas of steep slopes have been preserved.

 There are no streams, environmental buffers or forrests located on this site. The Project Team reviewed the site using aerial topography and satellite images to determine the general drainage patterns for the site. General watershed Divides were verified by staff walking critical portions of the site.
- Time Of Concentration paths The natural flow paths were replaced with a storm drain system under the 1987 work. The time of concentration paths were determined using topographic mapping and the proposed grading. Sheet flow was limited to a maximum length of 100 feet. Paved and unpaved channel velocities were based on the MSHA channel velocity charts.
- 4. Ground cover Existing ground cover was based on staff site visits. Proposed ground cover was assumed to be well maintained lawns in the areas around the proposed building, sidewalks and parking lots. Rooftop, parking lots, drive isle, load area, and sidewalks were measured as impervious. Using Better Site Design, the amount of impervious surface required was
- reduced. 5. Hotspot Classification The proposed use is an industrial warehouse. Based on MDE guidelines, this use is considered to be a pollutant hotspot. Only SMM BMPs that treat hotspots will be used on this site.
- 6. Downstream Hazards No downstream hazards were identified. The project site discharges into the existing storm drain system and is
- conveyed to the regional SWM facility. 7. Soils investigations A preliminary Soils Repost was prepared using the USDA Soils Survey. The entire property is map as UtD, Urban land-Udorthents complex, 0 to 15 percent slopes. The HSG is D. A preliminary shovel test indicated the water table was approximately 12 to 18 inches below the surface at two test locations. A full soils investigation will be commissioned upon approval of the ECP.

 Sediment and Erosion Control
- Sediment and erosion control will be achieved using linear filtering devices such as silt fence and stone outlet structure. The ESD volume for this redevelopment project can be fully collected and treated with in the multiple cell Submerged Gravel Wetland (M-2). Runoff from the building rooftop will be collected and delivered to sediment forebays, sized at 10 percent of the ESD Volume. The required ESDv is 12,034 cf and the provided ESDv is 12,376 cf.
- No design waivers or alternative compliance requests are required for this project.

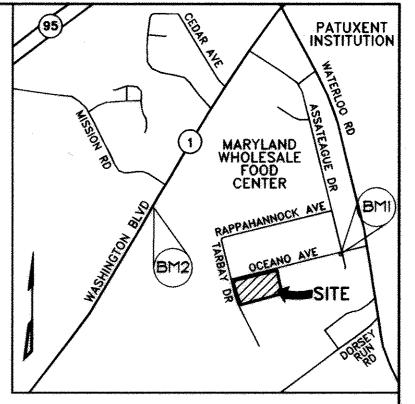
BENCHMARK 543166.735 1374425.118

B.M. ELEV. 43HB - CONC. MON. 76.6937 BENCHMARK #2 N. 544117,488

> B.M. ELEV. 43G6 - CONC. MON. 66.874

1370550,920

ADC MAP COORDINATES MAP 41 DI N 39'09'21", E 76'47'13"

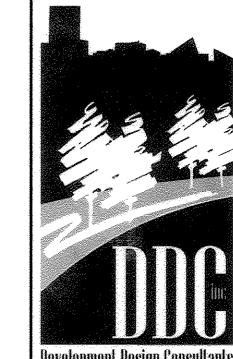


VICINITY MAP

EXISTING MINOR CONTOUR (2' INTERVAL) 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%-19.99% (SCD) STEEP SLOPES 20%+ (SCD)

. PROPOSED TREELINE

EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.



levelonment Hesian Consultants

ICON 7951 POOL 2, LLC 2 NORTH RIVERSIDE PLAZA CHICAGO, IL 20794 312)940-5285 7951 OCEANO AVENUE

DEVELOPER: MRP INDUSTRIAL 509 S. EXETER STREET SUITE 216 BALTIMORE, MD 21202 (410)685-0000

Westminster, MD 21157

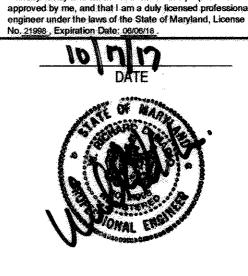
410.386.0560

410.386.0564 (Fax)

	DRAWING INDEX	
SHEET	DESCRIPTION	
1	ENVIRONMENTAL CONCEPT PLAN COVER SHEET	
2	ENVIRONMENTAL CONCEPT PLAN / CONCEPT SEC	

GRAPHIC SCALE

MARYLAND WHOLESALE FOOD CENTER PARCEL 'C' WAREHOUSE/OFFICE BUILDING ENVIRONMENTAL CONCEPT PLAN COVER SHEET



DIM	ELECTION DISTRICT	HOWARD COUNTY, MD		
	REVISIO	NS CONTRACTOR		
NO.	DESCRIPTION OF CHAI	IGES DRN. REV. DATE		
PLA	T# 6096	DES, BY: WRD		
TAX ACC. #. 1406488315		DRN. BY: WRD/BKC		
TAX MAP: 43		CHK. BY: WRD		
BLOCK / GRID: 21		DATE: 10/17/2017		
PARCEL#: 666		DDC JOB# 16019.1		
ZONE / USE: M-2		SHEET NUMBER:		
DWG. SCALE: AS NOTED		1 of 2		

