

INDEX OF DRAWINGS

- ECP-1 - TITLE SHEET
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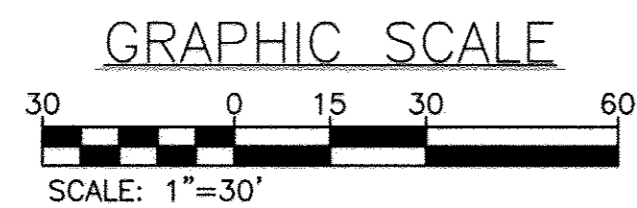
APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION, SITE DEVELOPMENT PLAN OR GRADING AND BUILDING PERMIT STAGES. BE ADVISED, FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLAN.

SITE NOTES

- OWNER/APPLICANT: PATRICK DOUGAL
DOUGAL & ASSOCIATES, LLC
5695 MAIN STREET
ELKRIDGE, MARYLAND 21075
410-379-6444
- SITE ADDRESS: 6300 WASHINGTON BLVD.
ELKRIDGE, MARYLAND 21075
- TOPOGRAPHY AND BOUNDARY SURVEY PREPARED BY KCI FIELD SURVEY ON OR ABOUT AUGUST OF 2017. OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY GIS IMAGERY.
 - PROPERTY SHOWN HEREON LIES WITHIN ZONE X, AN AREA OF MINIMAL FLOODING, PER FEMA COMMUNITY PANEL NO. 24027C0180D EFFECTIVE DATE NOVEMBER 6, 2013.
 - EXISTING UTILITY INFORMATION SHOWN HEREON ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION.
 - THE SUBJECT PROPERTY IS ZONED M-1 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - LIMIT OF DISTURBANCE (LOD): 1.65 AC.
 - PROPOSED LAND USES WITHIN THE LOD:
 - BUILDING: 0.65 AC.
 - PARKING: 0.19 AC.
 - ROAD: 0.08 AC.
 - OTHER: 0.73 AC.
 - EXISTING WETLAND AREA WITHIN LOD = 0.00 AC.
 - EXISTING WETLAND BUFFER AREA WITHIN THE LOD = 0.00 AC.
 - EXISTING FLOODPLAIN AREA WITHIN LOD = 0.00 AC.
 - EXISTING STREAM BUFFER AREA WITHIN LOD = 0.00 sqft.
 - FOREST CONSERVATION WITHIN LOD = 0.00 AC.
 - EXISTING STEEP SLOPE AREA (>15%) WITHIN LOD = 0.22 AC.
 - HIGHLY ERODIBLE SOILS WITHIN THE LOD = 0.00 AC.
 - ALL STORM DRAIN PIPE IS TO BE HDPE PIPES UNLESS OTHERWISE NOTED.
 - NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
 - A ONE STORY BUILDING CURRENTLY EXISTS ON SITE AND IS TO BE DEMOLISHED BEFORE CONSTRUCTION OF THE PROPOSED BUILDING.
 - THERE IS NO FLOODPLAIN ON THE SITE.
 - THE SITE MEETS THE REDEVELOPMENT CRITERIA SINCE THE EXISTING IMPERVIOUS AREA IS GREATER THAN 40% OF THE SITE.
 - THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THE MICRO-BIORETENTION FACILITIES AND THE UNDERGROUND STORAGE PIPES HAVE NOT BEEN FULLY DESIGNED AND THE ACTUAL DESIGN MAY CHANGE.
 - SINCE THERE ARE NO ENVIRONMENTAL AREAS ON THE SITE, NO WAIVERS ARE REQUIRED FOR THE DISTURBANCE.
 - FOREST CONSERVATION WILL BE HANDLED THROUGH A FEE-IN-LEIU.
 - AN ADMINISTRATIVE ADJUSTMENT CASE (AA-18-005) HAS BEEN FILED TO REDUCE THE REQUIRED SETBACK ALONG ROUTE 1 FROM 50 FEET TO 40 FEET.

SITE DATA

- GENERAL SITE DATA
 - a. TAX ID: 176331
 - b. TAX MAP/GRID: 38/08
 - c. PARCEL: 32
 - d. DEED: L:15972 F:337
 - e. AREA: 1.75 ACRES
 - f. PRESENT ZONING: M-1
 - g. LOCATION; TAX MAP: 38, GRID 08, PARCEL 32
 - h. APPLICABLE DPZ FILE REFERENCES:
 - i. EXISTING USE: INDUSTRIAL
 - j. PROPOSED USE: INDUSTRIAL
 - k. PROPOSED WATER AND SEWER SYSTEMS: COMPLETE
- AREA TABULATION (PROPOSED CONDITION)
 - a. TOTAL AREA OF SITE.....1.75 AC.
 - b. AREA OF SITE TO BE DEVELOPED.....1.65 AC.
 - c. APPROXIMATE AREA OF 100 YEAR FLOODPLAIN WITHIN LOD.....0.00 AC.
 - d. APPROX. AREA OF STEEP SLOPES (15% OR MORE) WITHIN LOD.....0.00 AC.
 - e. AREA OF ERODIBLE SOILS WITHIN LOD.....0.00 AC.
 - f. AREA OF FOREST WITHIN LOD.....0.00 AC.
 - h. AREA OF PROPOSED BUILDINGS.....0.65 AC.
 - i. AREA OF GREEN OPEN SPACE WITHIN LOD.....0.61 AC.
 - j. APPROXIMATE AREA OF LIMIT OF DISTURBANCE.....1.65 AC.
 - k. APPROXIMATE AREA OF WETLAND BUFFER WITHIN LOD.....0.00 AC.
 - l. APPROXIMATE AREA OF WETLAND WITHIN LOD.....0.00 AC.
 - m. APPROXIMATE AREA OF IMPERVIOUS COVER WITHIN LOD.....1.04 AC.



OWNER
CHARLES & WILLIAM PHELPS
6300 WASHINGTON BLVD
ELKRIDGE MD, 21075
410-796-2222

DEVELOPER
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DOUGAL & ASSOCIATES
6695 MAIN STREET
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410-379-6444

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KCI TECHNOLOGIES
11830 WEST MARKET PLACE, SUITE F
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING

Charles E. Phelps
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kevin J. O'Connell
CHIEF, DIVISION OF LAND DEVELOPMENT

REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	5-2-18	DATE
2	5-4-18	DATE

DATE: 04-26-2018
SCALE: 1"=30'
DESIGNED BY: BRA
DRAWN BY: BRA

CUBE SMART STORAGE
6300 WASHINGTON BLVD ELKRIDGE, MD 21075
ENVIRONMENTAL CONCEPT PLAN

TITLE SHEET

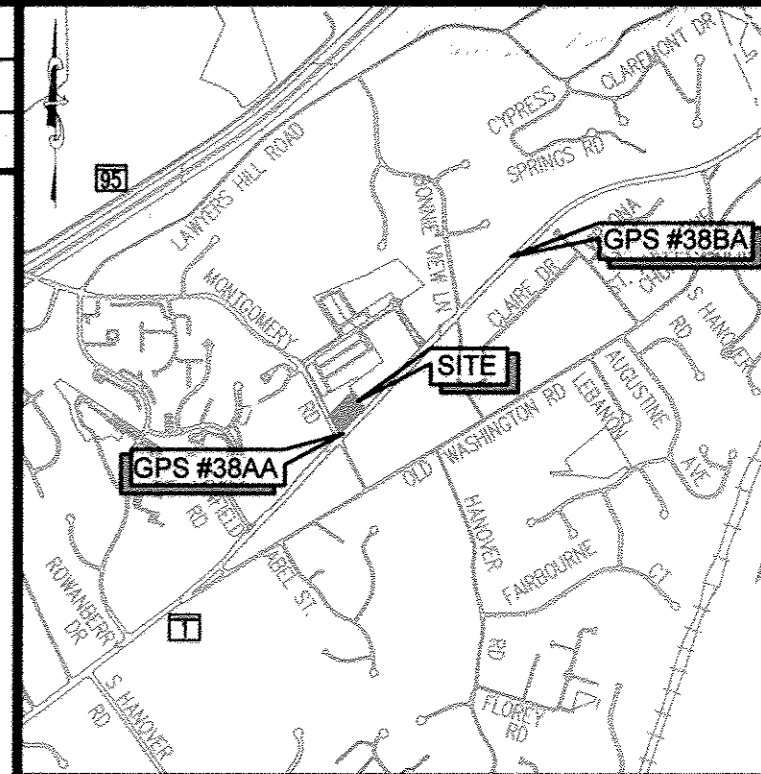
ZONING: M-1
TAX MAP: 38 GRID: 39 PARCEL: 39
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 83772 EXP. DATE: 06/16/2019

DRAWING NO. **ECP-1**
SHEET 1 OF 3
KCI JOB NUMBER 271700283

ENVIRONMENTAL CONCEPT PLAN
CUBE SMART STORAGE
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

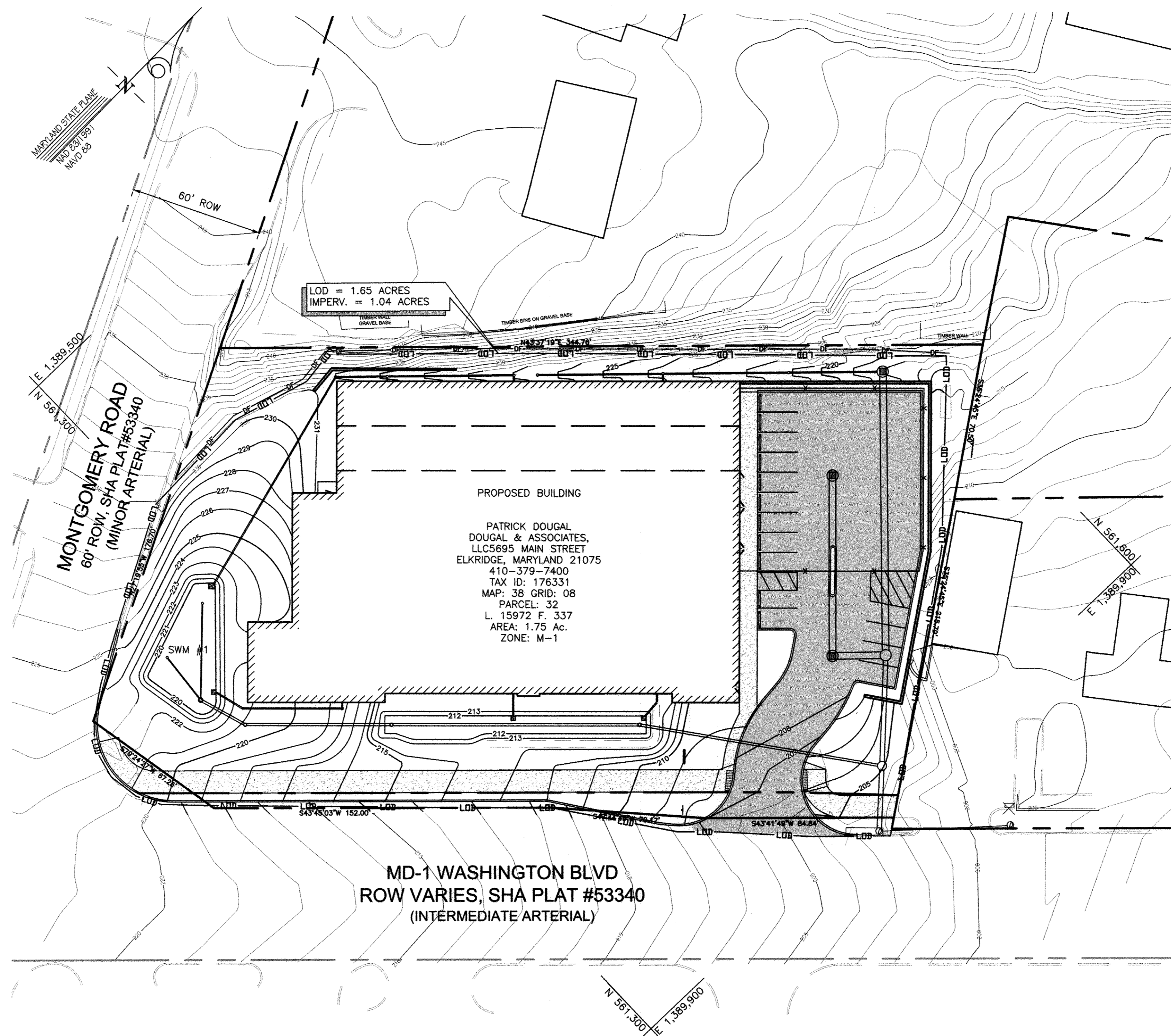
POINT	NORTHING	EASTING	ELEVATION
#38AA	561158.82	1389726.43	220.04
#38BA	562553.31	1390967.96	166.17



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 20, GRID A4

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▭ BUILDING OUTLINE
- 2.60 --- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- LOD
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN



PATRICK DOUGAL
DOUGAL & ASSOCIATES,
LLC5695 MAIN STREET
ELKRIDGE, MARYLAND 21075
410-379-7400
TAX ID: 176331
MAP: 38 GRID: 08
PARCEL: 32
L 15972 F. 337
AREA: 1.75 AC.
ZONE: M-1

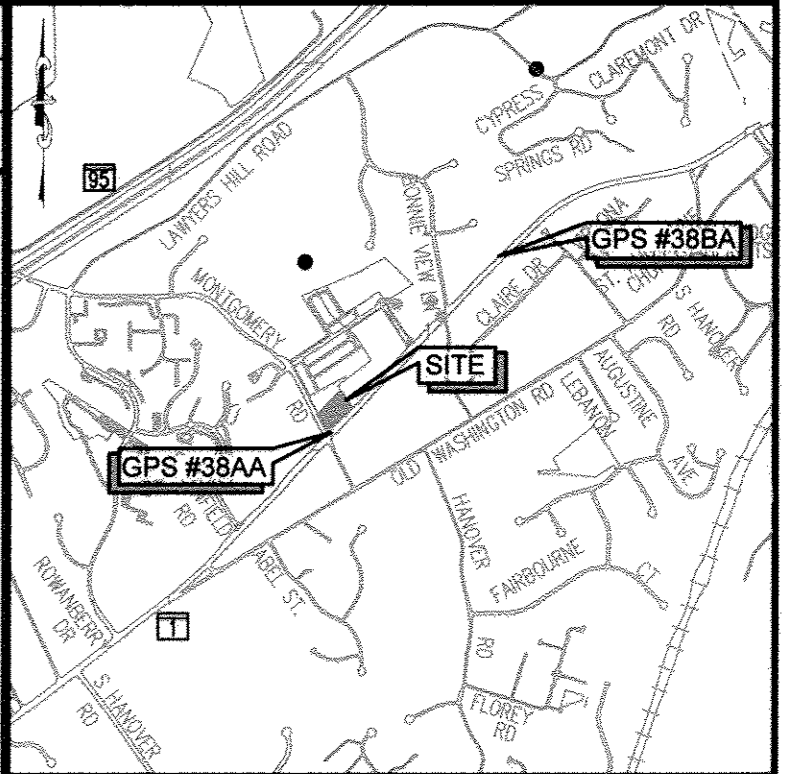
MD-1 WASHINGTON BLVD
ROW VARIES, SHA PLAT #53340
(INTERMEDIATE ARTERIAL)

SOILS TABLE

SYMBOL	DESCRIPTION	HYDROLOGIC SOILS GROUP	K-VALUE
U1D	URBAN LAND-UDORTHERENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28

LOCATION MAP
SCALE: 1"=30'

POINT	NORTHING	EASTING	ELEVATION
#38AA	561158.82	1389726.43	220.04
#38BA	562553.31	1390967.96	166.17



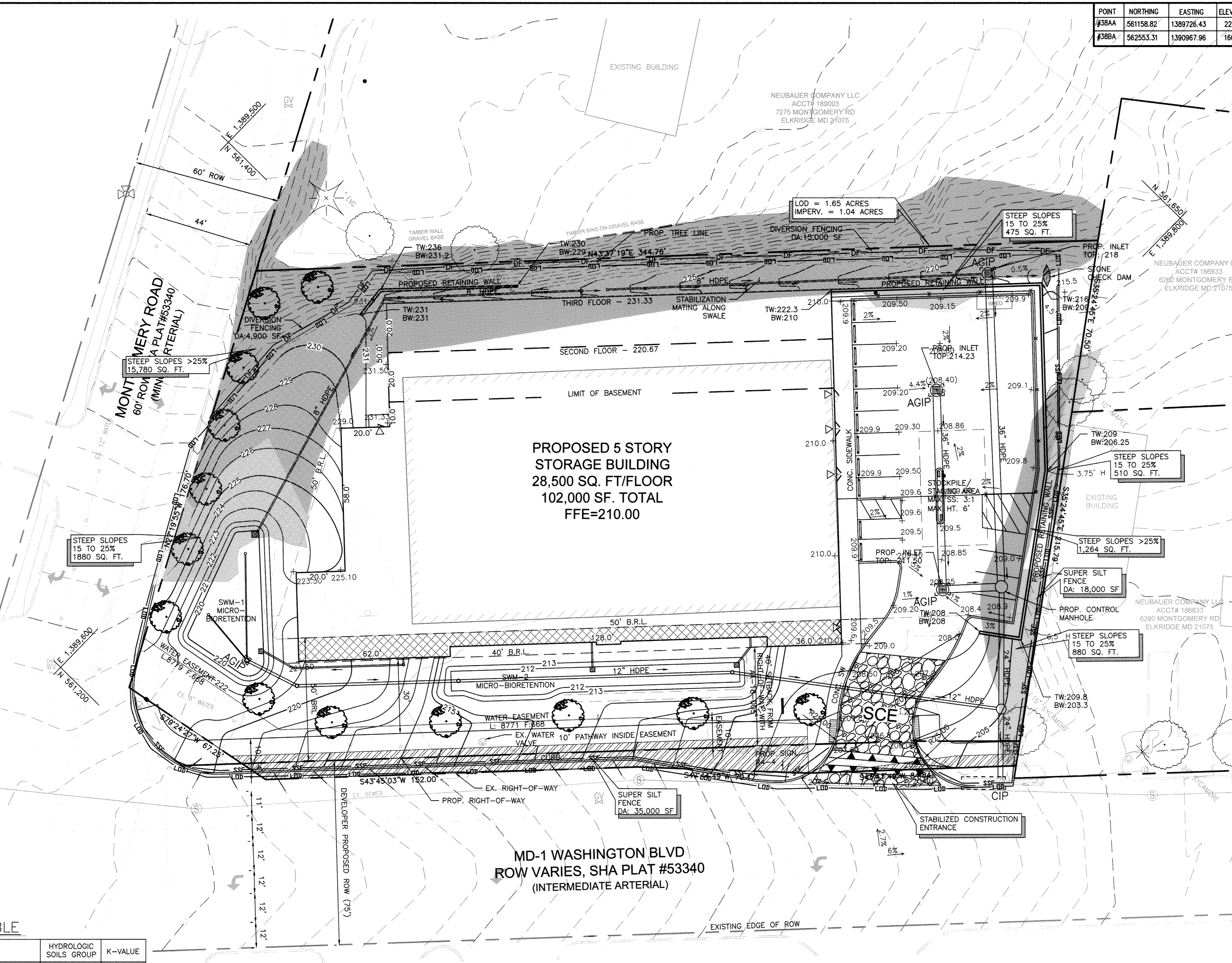
VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 20, GRID A4

LEGEND

	PROPERTY LINE
	CONTOUR
	CURB AND GUTTER
	FENCE LINE
	PROPOSED BUILDING
	PROPOSED TREES
	PROPOSED B.R.L. OVERLAP
	LIMITS OF DISTURBANCE
	SILT FENCE
	AT GRADE INLET PROTECTION
	PROPOSED DRY WELL
	PROPOSED STORMDRAIN
	STABILIZATION MATTING
	STEEP SLOPES (15 - 25%)
	STEEP SLOPES (GREATER THAN 25%)

FCNB BANK
T/A B B & T
ACCT# 164864
7290 SW MONTGOMERY RD

A I GLENVIEW LLC
ACCT# 165135
7284 MONTGOMERY RD



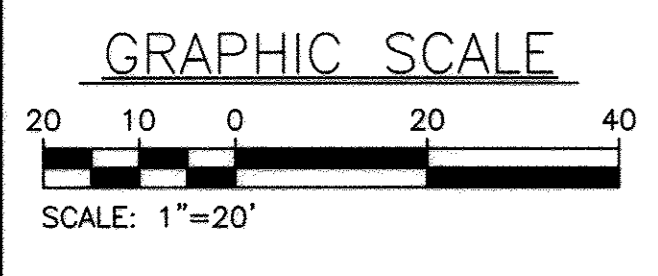
**PROPOSED 5 STORY
STORAGE BUILDING
28,500 SQ. FT/FLOOR
102,000 SF. TOTAL
FFE=210.00**

**MD-1 WASHINGTON BLVD
ROW VARIES, SHA PLAT #53340
(INTERMEDIATE ARTERIAL)**

SOILS TABLE

SYMBOL	DESCRIPTION	HYDROLOGIC SOILS GROUP	K-VALUE
UD	URBAN LAND-UDORTHERENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28

CONCEPT SEDIMENT & EROSION CONTROL PLAN
SCALE: 1"=20'



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APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING

CHEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5-8-18

CHEF, DIVISION OF LAND DEVELOPMENT
DATE: 5-4-18

NO.	DATE	REVISIONS	DESCRIPTION	BY	DATE

DATE: 04-26-2018
SCALE: 1"=20'
DESIGNED BY: BRA
DRAWN BY: BRA

CUBE SMART STORAGE
6300 WASHINGTON BLVD ELKRIDGE, MD 21075
ENVIRONMENTAL CONCEPT PLAN

CONCEPT SEDIMENT & EROSION CONTROL PLAN

ZONING: M-1
TAX MAP: 38 GRID: 3 PARCEL: 39
FIRST ELECTION DISTRICT

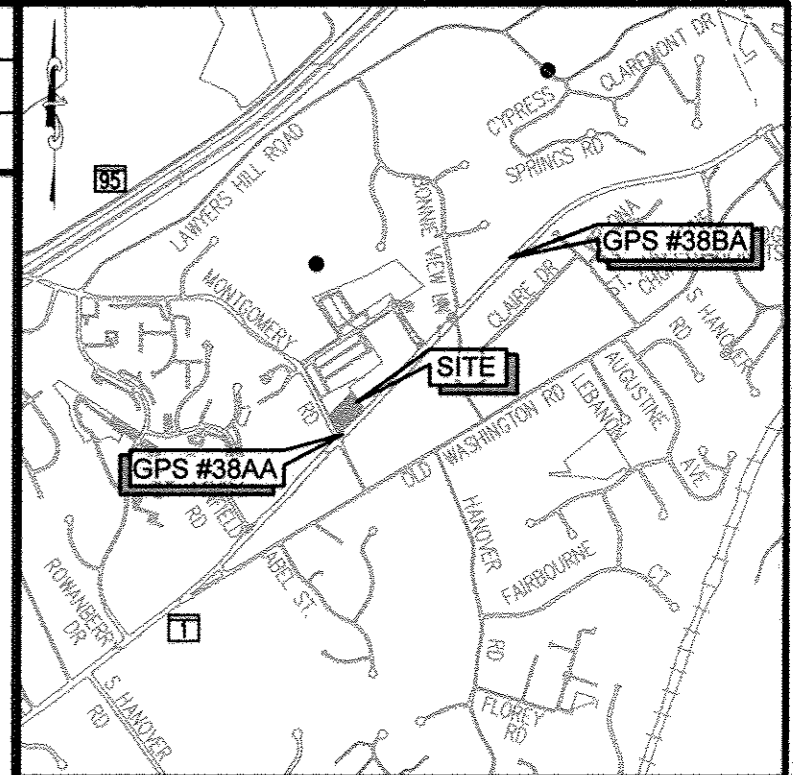
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33772. EXP. DATE: 06/16/2019

SEARCHED INDEXED
SERIALIZED FILED
MAY 16 2018
PROFESSIONAL ENGINEER

DRAWING NO. **ECP-2**
SHEET 2 OF 3
JOB NUMBER 271700283

ECP-18-023

POINT	NORTHING	EASTING	ELEVATION
#38AA	561158.82	1389726.43	220.04
#38BA	562553.31	1390967.96	166.17



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 20, GRID A4

LEGEND

- PROPERTY LINE
- - - - - CONTOUR
- ==== CURB AND GUTTER
- FENCE LINE
- PROPOSED BUILDING
- PROPOSED TREES
- ▨ PROPOSED B.R.L. OVERLAP
- LOD
- LIMITS OF DISTURBANCE

10-YEAR MANAGEMENT TABLE

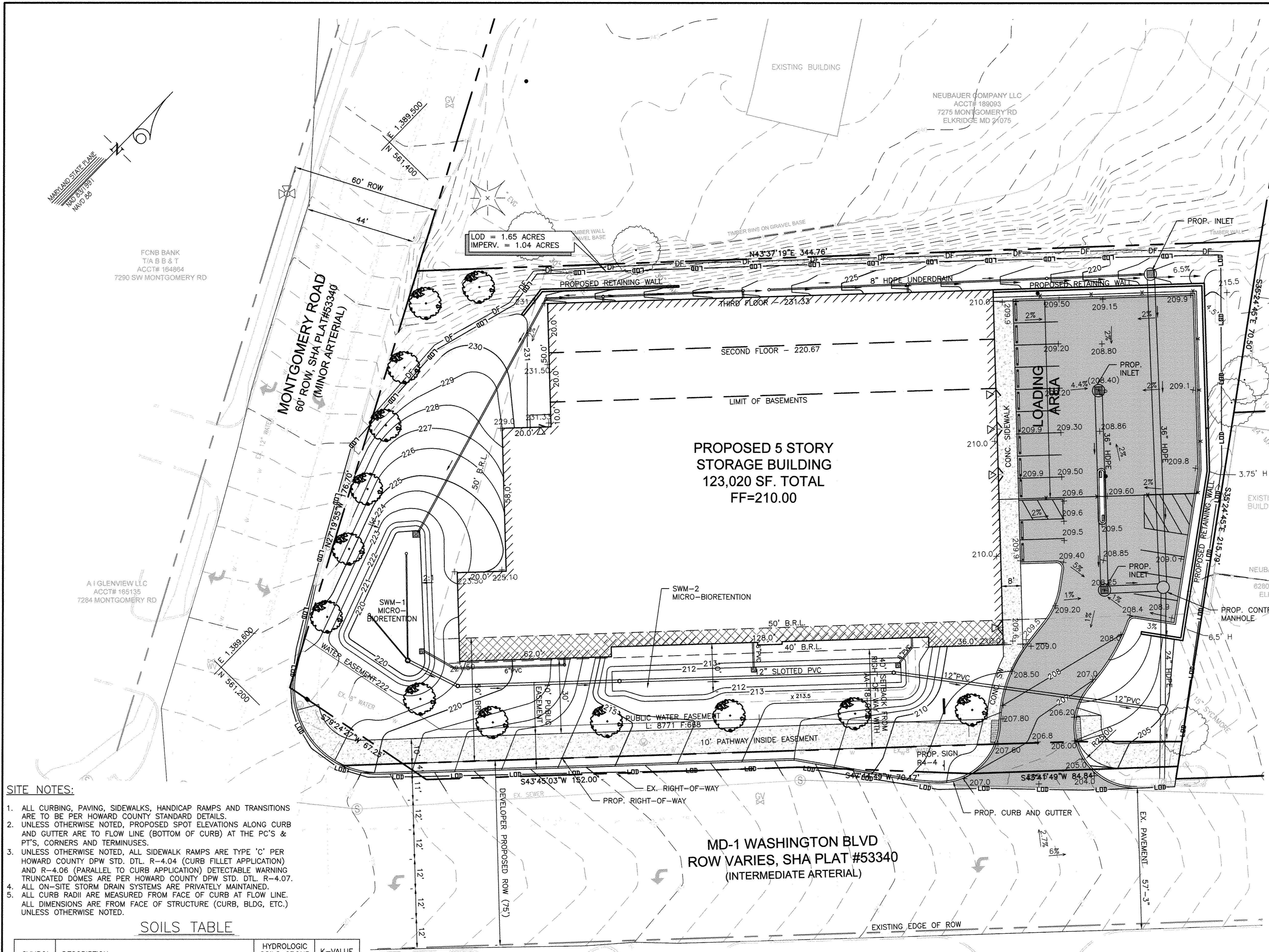
CONDITION	AREA AC.	FLOW 2-YEAR	FLOW 10-YEAR
PRE-DEVELOPMENT	2.71	6.56 cfs	11.02 cfs
POST-DEVELOPED	2.71	6.19 cfs	10.54 cfs

STORMWATER MANAGEMENT FACILITY TABLE

FACILITY	DRAINAGE AREA #	RCN	DRAINAGE AREA (SF)	IMPERVIOUS AREA (S.F.)	%	PROVIDED	
						PE	ESDv (C.F.)
SWM #1 (M-3) MICRO-BIO	DA-1	90	24,800	14,000	56%	1.80"	1,175
SWM #2 (M-8) MICRO-BIO	DA-2	98	9,500	9,500	100%	2.61"	773

STORMWATER MANAGEMENT TABLE

AREA OF DISTURBANCE (AC.)	PROPOSED IMPERVIOUS (AC.)	%	PE	QE	ESDv REQUIRED (CF)	ESDv PROVIDED (CF)
1.65	1.04	63	1.80"	1.11"	1,931	1,948

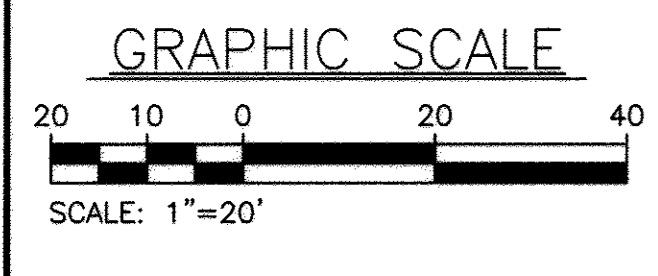


- SITE NOTES:**
- ALL CURBING, PAVING, SIDEWALKS, HANDICAP RAMPS AND TRANSITIONS ARE TO BE PER HOWARD COUNTY STANDARD DETAILS.
 - UNLESS OTHERWISE NOTED, PROPOSED SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO FLOW LINE (BOTTOM OF CURB) AT THE PC'S & PT'S, CORNERS AND TERMINUSES.
 - UNLESS OTHERWISE NOTED, ALL SIDEWALK RAMPS ARE TYPE 'C' PER HOWARD COUNTY DPW STD. DTL R-4.04 (CURB FILLET APPLICATION) AND R-4.06 (PARALLEL TO CURB APPLICATION) DETECTABLE WARNING TRUNCATED DOMES ARE PER HOWARD COUNTY DPW STD. DTL R-4.07.
 - ALL ON-SITE STORM DRAIN SYSTEMS ARE PRIVATELY MAINTAINED.
 - ALL CURB RADII ARE MEASURED FROM FACE OF CURB AT FLOW LINE. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (CURB, BLDG, ETC.) UNLESS OTHERWISE NOTED.

SOILS TABLE

SYMBOL	DESCRIPTION	HYDROLOGIC SOILS GROUP	K-VALUE
UdD	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28

STORMWATER MANAGEMENT CONCEPT PLAN
SCALE: 1"=20'



<p>OWNER CHARLES & WILLIAM PHELPS 6800 WASHINGTON BLVD ELK RIDGE MD 21075 410-796-2222</p> <p>DEVELOPER PATRICK DOUGAL DOUGAL & ASSOCIATES 606 MAIN STREET ELK RIDGE MD 21075 410-378-6444</p>	<p>ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS</p> <p>KCI TECHNOLOGIES 11830 WEST MARKET PLACE, SUITE F FULTON, MD 20759 TELEPHONE: (410) 792-8086 FAX: (410) 792-7419</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING</p> <p><i>[Signature]</i> 5-8-18 CHIEF, DEVELOPMENT ENGINEERING DIVISION HST DATE</p> <p><i>[Signature]</i> 5-4-18 CHIEF, DIVISION OF LAND DEVELOPMENT MM DATE</p>	<p>NO.</p>	<p>DATE</p>	<p>DESCRIPTION</p>	<p>BY</p>	<p>DATE</p>
			<p>REVISIONS</p>	<p>DATE</p>	<p>DESCRIPTION</p>	<p>BY</p>	<p>DATE</p>

CUBE SMART STORAGE
8300 WASHINGTON BLVD ELK RIDGE, MD 21075
ENVIRONMENTAL CONCEPT PLAN

CONCEPT STORMWATER MANAGEMENT PLAN

ZONING: M-1
TAX MAP: 38 GRID: 3 PARCEL: 39
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33772 EXP. DATE: 06/16/2019

ECP-3

SHEET 3 OF 3
KCI JOB NUMBER 271700283