

GENERAL NOTES

- SUBJECT PROPERTY ZONED B-1 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON SDP-00-085 PREPARED BY BENCHMARK ENGINEERING, INC. DATED MAY, 2000. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT NOVEMBER 15, 1999, SUPPLEMENTED WITH A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2019 AND WITH HOWARD COUNTY DIGITAL GIS INFORMATION.
- PER THE ACCOMPANYING WETLANDS CERTIFICATION LETTER, THERE ARE NO WETLANDS, OR ACCOMPANYING WETLANDS BUFFER WITHIN THE PROPOSED L.O.D. FOR THIS PROJECT. ACCORDING TO ON-SITE OBSERVATION AND AVAILABLE DATA, THERE ARE NO STREAMS, STREAM BUFFERS, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE. THIS HAS BEEN CONFIRMED BY HOCo DPZ.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
- ALTERNATIVE COMPLIANCE WP-20-005 WAS APPROVED BY LETTER DATED AUGUST 20, 2019, TO SECTION 16.1205(g)(7) TO REMOVE A 50'(DBH) SPECIMEN TREE AT THE SUBJECT PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REMOVAL OF ONE SPECIMEN TREE (SILVER MAPLE) WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREE (2 TOTAL) WITH A MINIMUM 3" CALIBER NATIVE PLANT SPECIES AS PART OF THIS PROJECT'S DEVELOPMENT PLAN. SURVEY FOR THE TREES WILL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE SITE DEVELOPMENT PLAN (REDLINE REVISION) SDP-00-085
 - PROVIDE A NOTE ON THE SITE DEVELOPMENT PLAN (REDLINE REVISION) REGARDING THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL. THIS NOTE SHALL INCLUDE THE REGULATION SECTION PETITIONED, THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL, AND THE CONDITIONS OF APPROVAL.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT 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 SITE DEVELOPMENT PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- APPLICABLE DPZ FILE REFERENCES: SDP-00-085, SDP-83-47, SDP-96-76, SDP-99-69, F-00-1116, SDP-99-137(PARCEL 214), SDP-89-197(PARCEL 17)
- THE SEDIMENT AND EROSION CONTROL SHOWN ON SHEET 2 IS A SCHEMATIC CONCEPTUAL DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES AND DETAILS SHALL BE PROVIDED ON THE SUBSEQUENT SITE DEVELOPMENT PLAN REDLINE.
- THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THE ANTICIPATED LIMIT OF DISTURBANCE FOR THIS PROJECT; THERE IS AN EXISTING PROPANE TANK TO BE RE-LOCATED AS SHOWN.
- FOREST CONSERVATION SHALL BE PROVIDED FOR THE 0.26 AC. OF DISTURBANCE. THE AFFORESTATION OBLIGATION OF 0.04 AC. WILL BE ADDRESSED BY A PAYMENT OF FEE-IN-LIEU AT THE NEXT PLAN STAGE.

NARRATIVE

The site currently is developed with an existing commercial/retail building & associated access drives/parking areas. It is mostly impervious with a lawn area existing along the northern boundaries. The existing building is the high area in the middle, generally sending drainage at an average slope of 3-5 percent in the front towards MD Route 108 and in the rear towards a drainage swale along the northern boundaries. The proposed development shall consist of 3,435sf of additional parking area adjacent to the existing impervious parking in the rear of the property. This will include associated grading and an ESD facility.

The proposed new parking Impervious Area is 3,435sf. There is approximately 310sf of existing Impervious Area above what was proposed under an approved redline revision to SDP-00-085. The proposed site grading is adjusted to intercept this area, thus the overall Impervious Area to be treated is 3,745sf, which is approximately 49% of the ESD-Drainage Area.

The limit of this submission is approximately 0.27 acres total. The property is zoned B-1. The site is generally square in shape and is located on the northern side of MD Route 108, along the westbound lane. Access is provided by a shared drive serving several adjoining parcels & associated businesses. The site drains both the northwest to the southeast; the area under this plan is conveyed off site through an existing, drainage swale along the northern boundaries. All of the proposed site drainage flows into an unnamed tributary of the Middle Patuxent River(02131106), and eventually flows into the Patuxent River Watershed (02-13-11) a Class I-P watershed.

Based upon the existing topography, a single drainage area for the project was identified and analyzed for the developed area. Based upon the proposed grades, it was determined that the WQv treatment for the overall drainage area is within this drainage area. This area shall capture and subsequently treat the determined required flow.

This site was analyzed as woods in good condition and a target RCN was determined. A target rainfall depth treatment (Pe) was determined based on the measured impervious areas and HSG soil type (hydrologic group 'B'). The target Pe for this site is 1.8 inches based on the overall proposed drainage area. The target Pe 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 selected method of (M-6) Micro-Bioretenion shall treat the entire required imperviousness within the parking area. This facility will be privately owned and maintained.

WQv is provided in accordance with the MDE Stormwater Management Acts of 2007 criteria. Cpy is addressed by essentially returning the developed area to woods in good condition through use of S/WM practice design and ESD to the MEP implementation. This includes the use of (M-6) Micro-Bioretenion to provide both WQv & Cpy.

The proposed development has no effect on adjacent properties. The limit of disturbance is separated from neighboring parcels by site elements, proposed grading, and required setbacks. The runoff from the site follows and conforms to existing natural drainage patterns as closely as possible. By utilizing the proposed (M-6) Micro-Bioretenion, the Site will mimic the existing condition computed as woods in good condition.

The limit of disturbance is limited within the site boundary. The existing natural discharge flow patterns are generally maintained through the location of the ESD/SWM practice and proposed grading, which directs flows towards the existing discharge point.

Sediment and Erosion control shall comply with the latest edition of the MDE Standards and Specifications for Sediment Control as shown on the ensuing plan submissions. Disturbance has been limited to the areas necessary to conduct ESD practices and onsite functionality.

Per the accompanying Simplified Forest Stand Delineation Report, there was one Specimen Tree located along the western property line. The tree is a 50" Silver Maple with a split trunk approximately at breast height. This tree is not in good condition. In the development of the property, the specimen tree will need to be removed. An Alternative Compliance to remove the Specimen Tree was approved by HoCo DPZ by letter dated August 20, 2019. There were no forests observed on the property. Clearing of any existing small trees and underbrush is limited to what is required for tree plantings and ESD-SWM installation.

Per the accompanying Wetlands Certification Letter, there are no existing wetlands observed within the proposed limits of disturbance. There are no other existing Environmental Features on-site. This has been confirmed by HoCo DPZ.

It is concluded that all ESD requirements as defined in the MDE Stormwater Management Act of 2007 have been met for the proposed development to the MEP. The total site ESD requirement is met thru (M-6) Micro-Bioretenion. This includes approximately 310sf of existing Impervious Area above what was proposed under an approved redline revision to SDP-00-085. This area falls within the proposed Limit of Disturbance. (A-2) Pervious Paving was examined and found to be too expensive & impractical for the small impervious area of this project. The size of a (M-8) Grass Swale needed to provide full treatment cannot be installed within the limited space between parking area and edge of property. Therefore, we are utilizing a (M-6) Micro-Bioretenion facility.

Due to inherent Site limitations, ESD has been provided to the MEP. The proposed development and ESD implementation should have no effect on adjacent properties as treatment of the target Pe in the development runoff conditions meet the existing runoff. The proposed development is not expected to have adverse effects on downstream properties, utilities, public facilities or natural systems since natural drainage pathways are maintained as closely as possible. The ESD practice has been designed to address 1.8 inches of runoff, the target Pe, for all area which could be conveyed to the practice. We believe this plan provides environmental site design to the maximum extent possible

LOT	Practice Type	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	Required	Provided	ESDv (sf)	Pe Provided	REV Required	REV Provided	Ownership	
1	(M-6) Micro-Bioretenion	7,643	3,745	49%	0.49	1.8	153	243	PASS	563	565	83	85	Private

Totals per individual Drainage Area	7,643	3,745	49%	0.49		563	565
Totals per Overall Site	7,643	3,745	49%	0.49	1.8	563	565

- Notes:
- The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/16/19
9/14/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

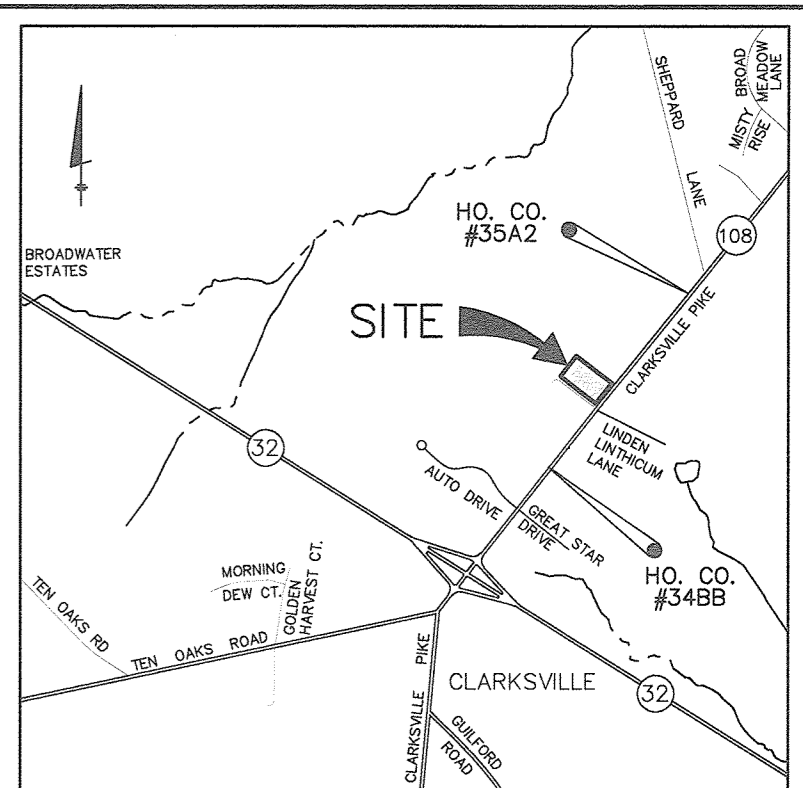
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	k-VALUE
Gbb		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.32
Gbc		B		GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	0.32
GbB		B		GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.32

CLARKSVILLE AUTO PROPERTIES, LLC
F.F.=468.50±
ZONE: B-1
50.0% IMP.
MB-1
Pe=1.8
DA=0.18Ac.

EX. ADDITION SDP-99-69
EX. 1-STORY BUILDING #1
F.F. = 480.8
8,900± S.F.
SDP-83-47
EX. 1-STORY BUILDING #2
F.F.=477.35
6,000± S.F.
SDP-89-197

BENCH MARKS (NAD83)

HO. CO. No. 3488 ELEV. 485.254
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN.
1.3' EAST OF THE EDGE OF PAVEMENT OF ROUTE 108, 87.2' NORTH OF THE SOUTHERN WALL LINE OF KENDALL HARDWARE PROJECTED AND 112' NORTH OF BGE POLE #531720.
N 562,176.459' E 1,329,641.876'
HO. CO. No. 3542 ELEV. 488.644
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) CIRCULAR BASE 2.8' WEST OF THE EDGE OF ROUTE 108, 214.5' SOUTH OF THE CENTERLINE OF SHEPPARD LANE AND 3.6' EAST OF A FENCE.
N 564,154.800' E 1,331,201.112'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4934, GRID A-6

LEGEND

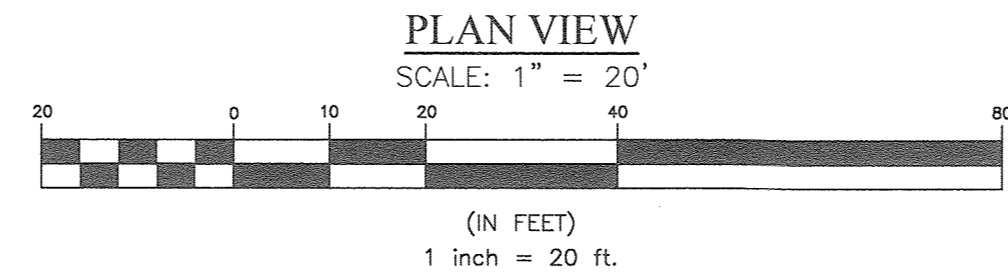
- SOILS CLASSIFICATION: Abc
- SOILS DELINEATION: 999
- EXISTING CONTOURS: 999
- PROPOSED CONTOURS: 999
- EXISTING VEGETATIVE LINE: [Symbol]
- PROPOSED VEGETATIVE LINE: [Symbol]
- EXISTING STRUCTURE: [Symbol]
- PROPOSED PAVING: [Symbol]
- ESD DRAINAGE AREA: [Symbol]
- EXISTING PARKING AREA TO BE RE-GRADED & RE-SURFACED: [Symbol]
- EXISTING IMPERVIOUS AREA (310sf) PER SDP-00-085 TO BE TREATED WITHIN MB-1: [Symbol]

ECP Site Analysis Data Sheet

Gross Area	1.21 ac
100yr Floodplain (Easement)	0.00 ac
Slopes 15% or Greater	0.00 ac
Net Site Area	1.21 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Stream	0.00 ac
Stream Buffer	0.00 ac
Flooded Area (Excluding Floodplain)	0.00 ac
Erodible Soils (D/Soil)	0.00 ac
Right-of-Way Dedication	0.00 ac
Limit of Disturbance	0.27 ac
Impervious Area (Developed)	0.09 ac
Green Space (Within LOD)	0.18 ac

*All areas are approximate.

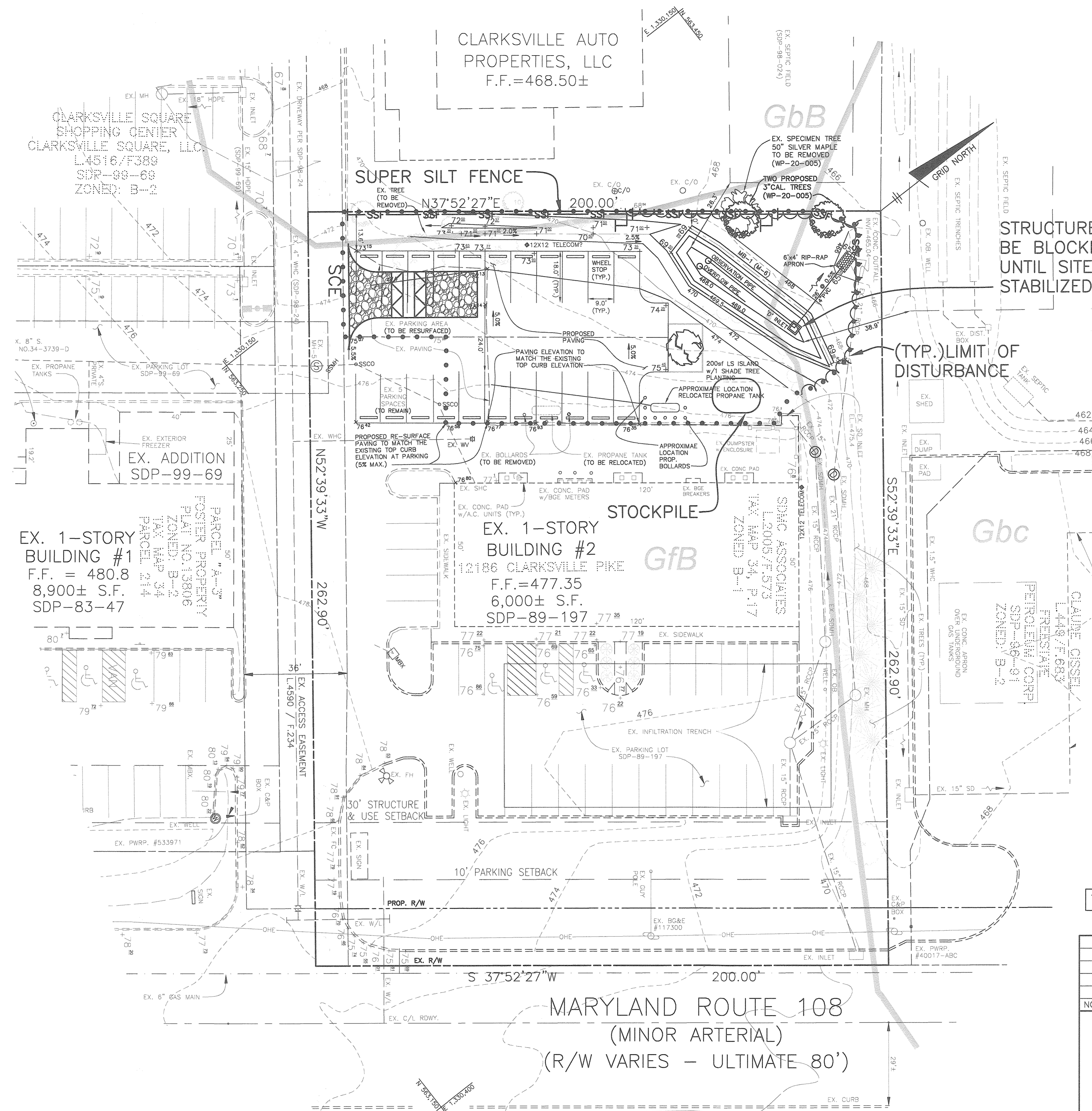
NO.	DATE	REVISION
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 10784. Expiration Date: 6-30-2021.		
BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 310 & ELLIOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6544 WWW.BE-ENGINEERING.COM		
OWNER:	SDMC ASSOCIATES 12186 CLARKSVILLE PIKE	
DEVELOPER:	SDMC ASSOCIATES 18420 BROOKE GROVE RD OLNEY, MD 20832 301-980-3030	
TAX MAP: 34 GRID: 0006 PARCEL: 17 ZONED: B-1 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND		
ENVIRONMENTAL CONCEPT PLAN GRADING PLAN & ESD D.A. MAP		
DESIGN: DAM	DRAFT: DAM	DATE: SEPTEMBER, 2019 SCALE: 1"=20' SHEET 1 OF 2



SHEET	TITLE
1	ECP - GRADING PLAN & ESD D.A. MAP
2	SEDIMENT & EROSION CONTROL PLAN

LEGEND

SOILS CLASSIFICATION	ABC
SOILS DELINEATION	---
EXISTING CONTOURS	999
PROPOSED CONTOURS	999
EXISTING VEGETATIVE LINE	~ ~ ~
PROPOSED VEGETATIVE LINE	~ ~ ~
EXISTING STRUCTURE	[Symbol]
PROPOSED PAVING	[Symbol]
ESD DRAINAGE AREA	[Symbol]
EXISTING PARKING AREA TO BE RE-GRADED & RE-SURFACED	[Symbol]
LIMIT OF DISTURBANCE
SUPER SILT FENCE	SSF
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
STOCKPILE	[Symbol]



SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK
1. Obtain grading permit. (Day 1)
 2. Hold on-site pre-construction meeting. (Day 2)
 3. Clear and Grub as necessary to install stabilized construction entrance and perimeter controls (super silt fence) (Day 3-6)
 4. Upon approval from the Howard County sediment control inspector, proceed to clear, and grade within the perimeter. (Day 7-10)
 5. Mass grade site and begin constructing parking area, lay sub-base, stabilize remaining disturbed areas (Day 11-30)
 6. Construct proposed ESD-BMP concurrent with the listed construction activities, utilizing SEC as indicated on these plans (Day 31-50 as applicable).
 7. Install base paving. (Day 51-52)
 8. Upon approval from the Howard County sediment control inspector, remove remaining SEC devices and permanently stabilize the site. (Day 53-55)

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY

NO.		DATE		REVISION	
<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLIOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6044 WWW.BE-CIVILENGINEERING.COM</p>					
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. 22330. Date: 6-30-2021.					
OWNER:			SDMC ASSOCIATES 12186 CLARKSVILLE PIKE		
DEVELOPER:			TAX MAP: 34 GRID: 0006 PARCEL: 17 ZONED: B-1 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND		
DESIGN: DAM			DRAFT: DAM		
DATE: SEPTEMBER, 2019			BEI PROJECT NO. 2950		
SCALE: 1"=20'			SHEET 2 OF 2		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 9/11/19

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	k-VALUE
GbB		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.32
GbC		B		GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	0.32
GbB		B	D	GLADSTONE-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.32

