

MAPPED SOILS TYPES - HOWARD COUNTY, MARYLAND					
SYMBOL NAME / DESCRIPTION	GROUP	HYDRIC	Kw RANGE	HIGHLY ERODIBLE	
OC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15% SLOPES	A	NO	0.20*	NO

* GLADSTONE COMPONENT MAKES UP 45% OF THE MAP UNIT. THE ASSIGNED Kw ERODIBILITY FACTOR IS 0.20. URBAN LAND COMPONENT MAKES UP 40% OF THE MAP UNIT. THERE IS NO ASSIGNED Kw ERODIBILITY FACTOR FOR URBAN LAND.

NOTE:
TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, AND HOWARD COUNTY SOIL CONSERVATION DISTRICT WEBSITE DOCUMENTS

HITS://WWW.HOWARDSCD.ORG/DOCUMENTS

HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

ENVIRONMENTAL CONCEPT PLAN

7561 WASHINGTON BLVD

SHREE SHRINATHJI KRUPA LLC, PROPERTY

ELKRIDGE, MARYLAND 21075

HOWARD COUNTY

BENCHMARK

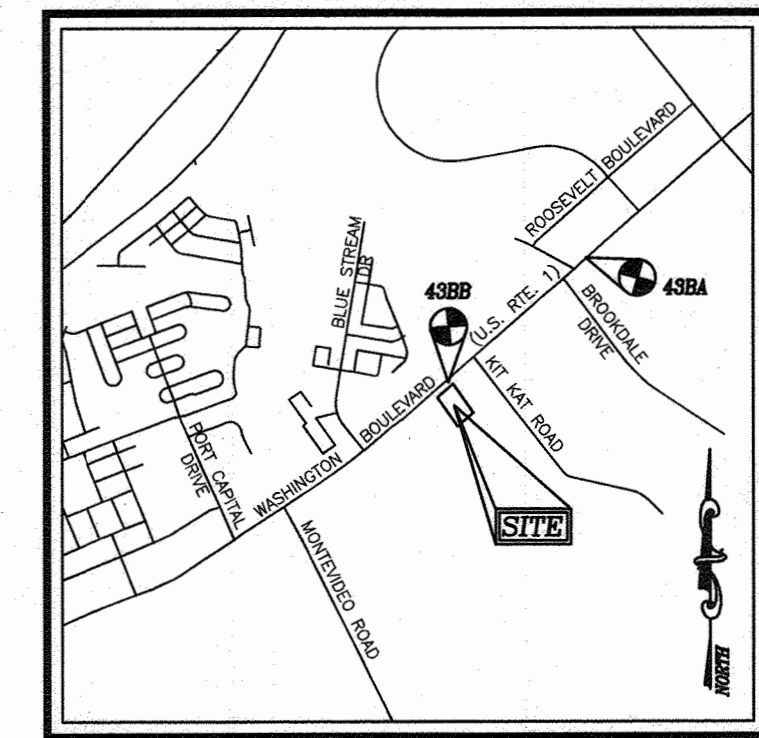
HOWARD COUNTY BENCHMARK - 43BB
N 550534.18 E 1376905.39 ELEV.: 209.01
ALONG WASHINGTON BLVD @ NE CORNER OF SITE

HOWARD COUNTY BENCHMARK - 43BA
N 551676.38 E 1378108.49 ELEV.: 209.47
ALONG WASHINGTON BLVD @ INTERSECTION WITH CEMETERY LANE

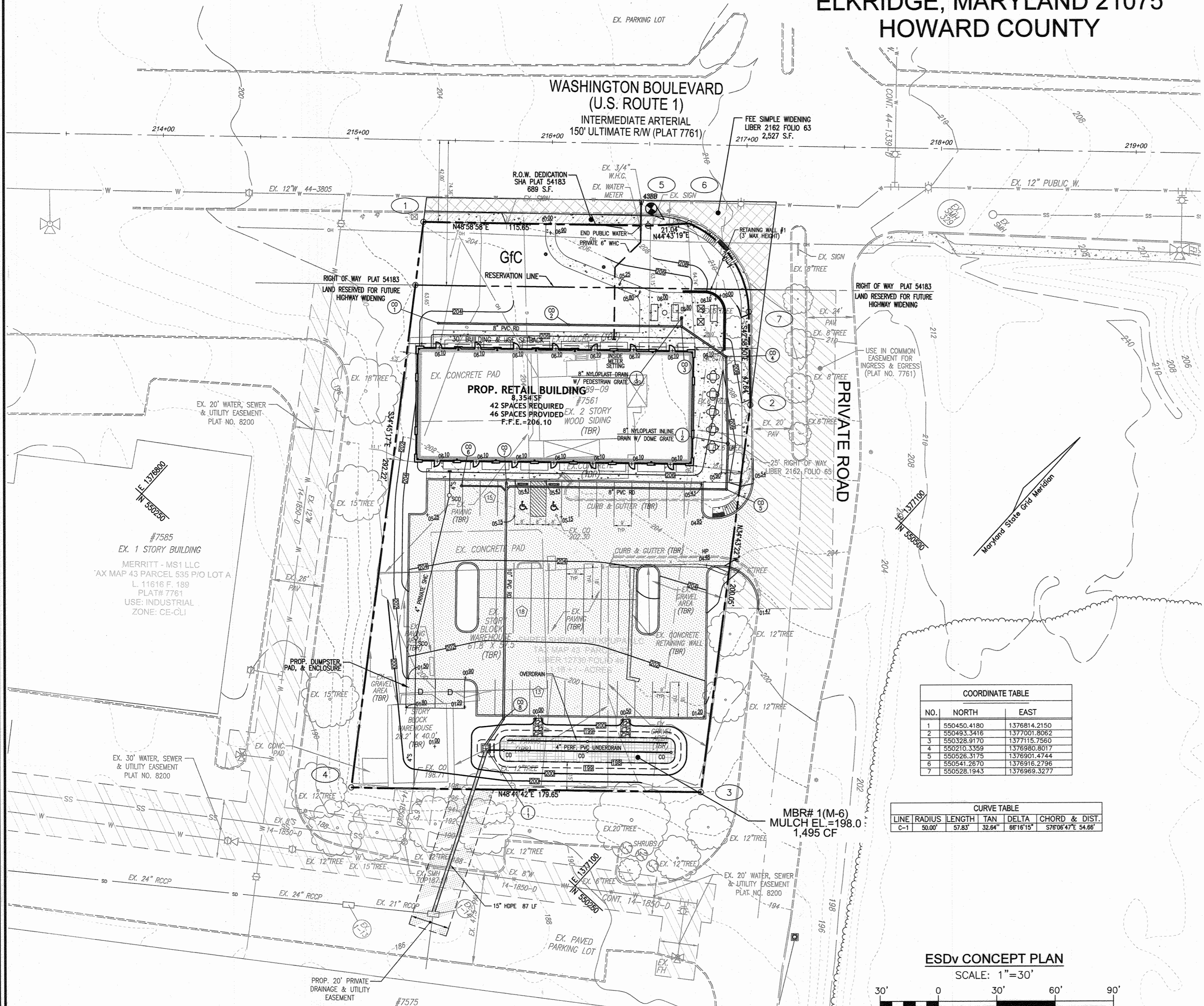
"5/8" REBAR AND CAP SET AS SHOWN HEREON CONSISTS OF A 5/8" IRON ROD IN THE GROUND WITH A YELLOW PLASTIC CAP MARKED "PROP MARK 21876."

HATCH LEGEND:

- FEE SIMPLE WIDENING LIBER 2162 FOLIO 63
- RIGHT OF WAY DEDICATION SHA PLAT 54183
- 25' RIGHT OF WAY LIBER 2162 FOLIO 65
- USE IN COMMON EASEMENT FOR INGRESS & EGRESS (PLAT NO. 7761)
- EXISTING WATER, SEWER & UTILITY EASEMENT (PLAT NO. 8200)
- PROPOSED 10' DRAINAGE & UTILITY EASEMENT



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: MAP 5054, GRID G2



GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING & TIMMONS GROUP, PERFORMED IN AUGUST, 2019, AND HOWARD COUNTY GIS. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT ABSTRACTOR. A TITLE REPORT COULD REVEAL ADDITIONAL CONCERNING EASEMENTS, OR OTHER RIGHTS NOT SHOWN HEREON.
- PROPERTY OUTLINE WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, UTILIZING DRAWINGS PREPARED BY THE OWNER.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM (BEARINGS AND COORDINATES AS SHOWN HEREON) ARE BASED ON THE MARYLAND COORDINATE SYSTEM MAP 83.
- THE SUBJECT PROPERTY IS ZONED "B-1" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS LOCATED IN THE CORRIDOR EMPLOYMENT DISTRICT AS DESCRIBED IN THE ROUTE 1 MANUAL. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND FIRE SUPPRESSION SERVICE FOR THIS SITE WILL BE PUBLIC.
- SEWER SERVICE FOR THIS SITE WILL BE PUBLIC.
- THERE ARE NO FLOODPLANS ON THE PROPERTY.
- THERE ARE NO SPECIMEN TREES ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES OVER 20,000 CONTIGUOUS SQUARE FEET ON THE PROPERTY.
- NO FOREST OR SPECIMEN TREES ARE PRESENT ON THE SITE. REDEVELOPMENT OF THE SITE WILL REQUIRE COMPLIANCE WITH THE FOREST CONSERVATION ACT. SINCE NO FOREST IS PRESENT ON THE PROPERTY, CURRENT COMPLIANCE REQUIREMENTS AND THE AFForestation OBLIGATION OF 15 PERCENT, THROUGH MUCH OF THE SITE IS IMPERVIOUS. BECAUSE THERE ARE NO RECORDS OF PREVIOUS PERMITTING FOR THESE SURFACES, THEY CANNOT BE DEDUCTED FROM THE TCA CALCULATIONS AS DESCRIBED IN COUNTY CODE SECTION 16.1202 (B)(XII). THEREFORE, 0.2 ACRES OF AFForestation OBLIGATION IS REQUIRED FOR THIS SITE. THIS CAN BE MET IN A COUNTY APPROVED OFF-SITE FOREST CONSERVATION BANK OR PAYMENT OF THE COUNTY FEE IF NO BANKS ARE AVAILABLE.
- A GEOTECHNICAL STUDY WILL BE PROPOSED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN.
- WASHINGTON BOULEVARD (U.S. ROUTE 1) IS AN INTERMEDIATE ARTERIAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THIS PROPERTY. THERE ARE THREE EXISTING STRUCTURES ON THIS SITE TO BE REMOVED. THE SITE IS NOT LISTED ON THE HISTORIC SITES INVENTORY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA SYSTEM. THE MICRO-SCALE PRACTICE USED IS MICRO-BIOTRETENTION (M-B). THE PROPOSED MICRO-BIOTRETENTION FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (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 AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT EROSION CONTROLS AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- THE SITE ULTIMATELY DISCHARGES TO THE DEEP RUN. TRIBUTARY DRAINAGE AREAS TO THE DEEP RUN SHALL BE REQUIRED TO PROVIDE 10-YEAR AND 100-YEAR PEAK MANAGEMENT CONTROL. POST-DEVELOPMENT PEAK DISCHARGE RATES HAVE BEEN REDUCED THROUGH THE USE OF STORMWATER MANAGEMENT PRACTICES AND THE 10-YEAR AND 100-YEAR PEAK DISCHARGE RATES ARE NOT INCREASING.

ENVIRONMENTAL SITE DESIGN NARRATIVE:

- THE SITE NATURALLY SLOPES FROM THE NORTHEAST TO SOUTHWEST CORNER OF THE SITE. THE SITE HAS BEEN DESIGNED TO MAINTAIN THE NATURAL DRAINAGE PATTERNS, WITH NO DRAMATIC CHANGES TO THE NATURAL DRAINAGE.
- REDEVELOPMENT IS DEFINED AS ANY CONSTRUCTION, ALTERATION, OR IMPROVEMENT PERFORMED ON SITES WHERE THE EXISTING LAND USE IS COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR MULTI-FAMILY RESIDENTIAL AND EXISTING SITE IMPERVIOUS AREA EXCEEDS 40%. THE SUBJECT PROPERTY IS COMMERCIAL AND THE EXISTING IMPERVIOUS AREA FOR THE SITE IS 27,362 SF (0.63 ACRES) OR 53% IMPERVIOUS. THEREFORE, THE PROJECT ADHERES TO THE SPECIAL STORMWATER DESIGN CRITERIA FOR REDUCED STORMWATER. SHALL BE ADDRESSED BY PROVIDING PE = 1.0" TREATMENT FOR 50% OF EXISTING IMPERVIOUS WITHIN THE LOD AND FULL TREATMENT (PE = 2.6") FOR NEW PAVING (ABOVE THE AREA OF EXISTING IMPERVIOUS WITHIN THE LOD). THE ESD CONCEPT INCLUDES THE USE OF ONE (1) MICRO-BIOTRETENTION FACILITY (M-B).
- SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF SUPER SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT DURING THE FUTURE SITE DEVELOPMENT PLAN PHASE OF THE PROJECT.
- STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE MICRO-SCALE PRACTICE OF MICRO-BIOTRETENTION (M-B). THE PROPOSED MICRO-BIOTRETENTION FACILITY HAS BEEN MAXIMIZED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (PE) FOR THIS PROJECT IS 1.0" (50% OF EXISTING IMPERVIOUS) AND 2.6" (NEW PAVING), AND THE TOTAL RUNOFF VOLUME (ESD) REQUIRED IS 2,040 CF.

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	51,586 SF OR 1.18 AC.
AREA OF ROAD DEDICATION (MD 1):	689 SF OR 0.016 AC.
AREA OF WETLANDS AND WETLAND BUFFERS:	0.00 AC.
AREA OF FLOODPLAIN:	0.00 AC. (REFER TO SFSO)
AREA OF FOREST:	0.00 AC.
AREA OF MODERATE SLOPES (15% TO 24.99%):	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER):	0.00 AC.
ERODIBLE SOILS:	55,206 SF OR 1.27 AC.
LIMIT OF DISTURBED AREA:	22,741 SF OR 0.52 AC.
PROPOSED IMPERVIOUS AREA (LOD):	32,465 SF OR 0.75 AC.
PRESENT ZONING DESIGNATION:	B-1 (BUSINESS-LOCAL)
DPZ FILE REFERENCES:	

PARKING TABULATION

PROPOSED RETAIL BUILDING	REQUIRED PER CODE
8,354 SF RETAIL @ 5 SPACES PER 1,000 SF 42 SPACES	
TOTAL SPACES REQUIRED (PER CODE):	42 SPACES
TOTAL SPACES PROVIDED:	46 SPACES
HANDICAP PARKING REQUIREMENT:	2 SPACES
2 FOR 26-50 REGULAR SPACES	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES

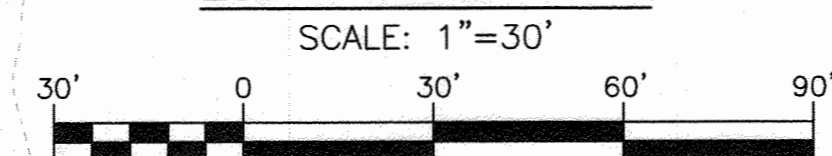
COORDINATE TABLE

NO.	NORTH	EAST
1	550450.4180	1376814.2150
2	550483.3416	1377001.9082
3	550328.9170	1377115.7660
4	550210.3359	1376980.8017
5	550526.3175	1376901.4744
6	550541.2870	1376916.2788
7	550528.1943	1376969.3277

CURVE TABLE

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-1	50.00'	57.83'	32.84"	66°16'15"	57.60' @ 47°54.66'

ESDv CONCEPT PLAN



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- EXISTING TREE LINE
- PROPOSED CURB
- PROPOSED CONTOUR
- EXISTING TREE
- EXISTING OVERHEAD LINE
- EXISTING MANHOLE
- EXISTING JUNCTION BOX
- EXISTING SIGN
- EXISTING UTILITY POLE
- PROPOSED MICRO-BIOTENTION
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVING

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET AND ESDv CONCEPT PLAN	1 OF 2
STORMWATER MANAGEMENT DRAINAGE AREA MAP & DETAILS	2 OF 2

OWNER/DEVELOPER
SHREE SHRINATHJI KRUPA LLC
5128 BRITTEN LANE
ELLCOTT CITY, MD 21043
PH: (443) 829-1743
ATTN: SAM BHAVSAR

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN

COVER SHEET AND ESDv CONCEPT PLAN

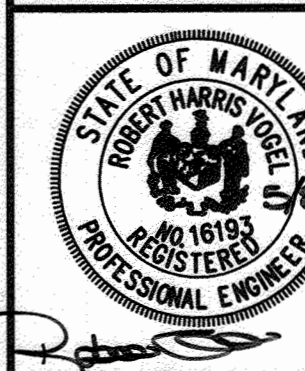
7561 WASHINGTON BOULEVARD

L. 12730 / F. 46 ZONED B-1
TAX MAP 43 BLOCK 04 7561 WASHINGTON BOULEVARD PARCEL NO. 33
1ST ELECTION DISTRICT ELKRIDGE, MD 21075 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com



PROFESSIONAL CERTIFICATE
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. 16193, EXPIRES DATE: 08-27-2022.

DESIGN BY: ACS
DRAWN BY: ACS
CHECKED BY: RHV
DATE: AUGUST 2021
SCALE: AS SHOWN
W.O. NO.: 12-44

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5.17.23
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 5/11/23
CHIEF, DIVISION OF LAND DEVELOPMENT

MERRITT - MS1 LLC
TAX MAP 43 PARCEL 535 PART OF LOT A
L. 11616 F. 189
PLAT# 7761
USE: INDUSTRIAL
ZONE: CE-CL1

