

SITE ENVIRONMENTAL CONCEPT PLAN for WAREHOUSE EXPANSION AT 6620 AMBERTON DRIVE

TAX MAP 37, GRID 24, PARCEL 608, PLAT No. 4338
1ST ELECTION DISTRICT HOWARD COUNTY, MD

Site Analysis Data Chart

- General Site Data
 - Present Zoning: M-2
 - Applicable DPZ File References: F-79-201, F-74-047, P4338-p01, PB26-050, SDP-80-044
 - Proposed Use of Site or Structure(S): Industrial Warehouse
Proposed Water and Sewer Systems: Public
Any Other Information Which May be Relevant: N/A
- Area Tabulation
 - Total Area of Parcel 5.04± ac.
 - Approximate Wetlands area including buffer: 0.0 ac
 - Approximate Area of 100 Year Floodplain: 0.0 ac
 - Approximate Existing Forest area: 0.00± ac.
 - Approximate Area of Steep Slopes (25% or Greater): 0.57± ac.
 - Approximate Area of Steep Slopes (15% to 25%): 0.37± ac.
 - Approximate Area of Erodible Soils: 0.57± ac
 - Area of Limit of Disturbance: 2.37± ac.
 - Proposed Land Use: Industrial Warehouse
 - Existing Impervious Area within Study Area: 2.24 ± ac.
 - Existing % Impervious area within Study Area 44.28%
 - Proposed Impervious Area within Study Area: 3.20 ± ac.
 - Proposed % Impervious within Study Area: 63.48 %

GENERAL NOTES

- The subject property is zoned M-2 (Manufacturing; Heavy), per the Comprehensive Zoning Plan adopted on October 6, 2015.
- Deed Reference: 954/186
- Plot Reference: 4338
- Gross Area of Tract: 5.04± ac. Existing Use: Warehouse.
- Area of 100 Year Floodplain: 0.0 ac.
- Area of Steep Slopes: 15% to 25% = 0.37± ac.
25% or Greater = 0.57± ac.
- Net Area of Tract: 4.47 ac.
- Number of Proposed Lots/Parcels: 1
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography shown hereon was field run by DDC, Inc. in October 2016.
- This project proposes to comply with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by a fee in lieu for 0.34 acres of afforestation.
- 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 371G & 371E were used for this project.
- This property is within the Metropolitan District.
- Stormwater management for this redevelopment project will be provided by the following means:
 - Sand Filter
 - Focal Point
- 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.
- No traffic study is required for this development.
- No evidence of well and septic was observed in the field.
- Sediment and erosion control measures are provided in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- All construction shall be in accordance with the latest standards and specifications of the Howard County plus MSHA standards and specifications if applicable.
- 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.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- 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.
- Water is public.
- Sewer is public.
- 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.
- A 95% compaction is required in all fill areas as per AASHTO T-180 standards.
- 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 process.
- Sidewalks have not been provided along Amberton Drive per Section 16.134.b.2 of the Howard County Subdivision Regulations.

PARKING TABULATION

BLDG. AREA: 56,500 EX. PLUS 33,500 PROP. = 90,000 TOTAL

REQUIREMENT	0.75 PER 1,000 SF,	75*90=68
EXISTING SPACES	REG. ADA (VAN) ADA (STD)	TOTAL
REQUIRED SPACES	65 1 2	68
PROPOSED SPACES	41 1 3	45**

- * THE EXISTING LOT IS UNPAINTED.
** ALTERNATIVE COMPLIANCE FOR PARKING HAS BEEN REQUESTED

Re-Development		
Site Area	Existing IA	Proposed IA
5.04 ac	2.24 ac	3.20 Ac
	Existing %	Proposed %
	44.28%	63.48%

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

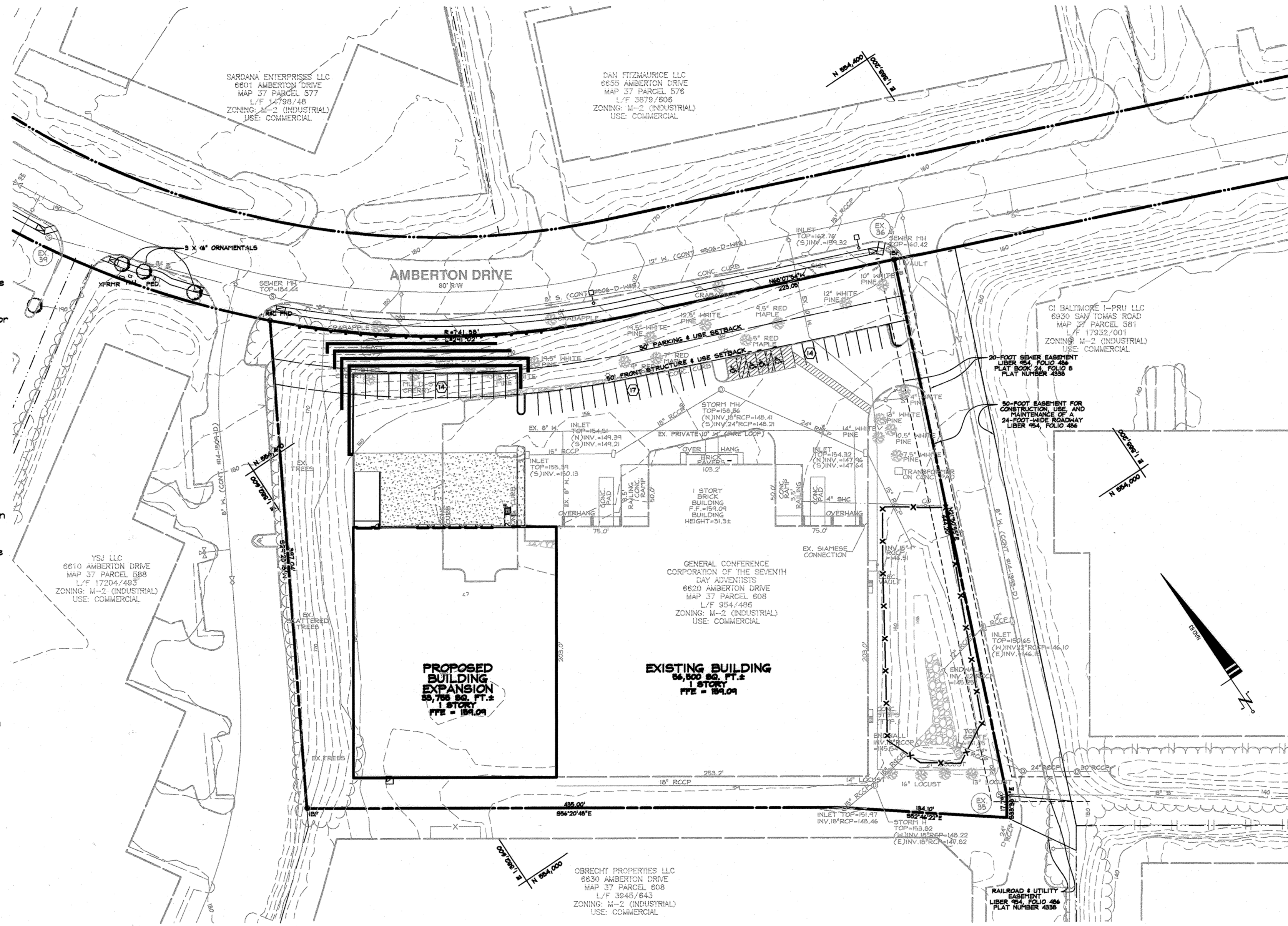
HEALTH OFFICER: HOWARD COUNTY HEALTH DEPT. DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING DATE: 6/8/22

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5/16/22

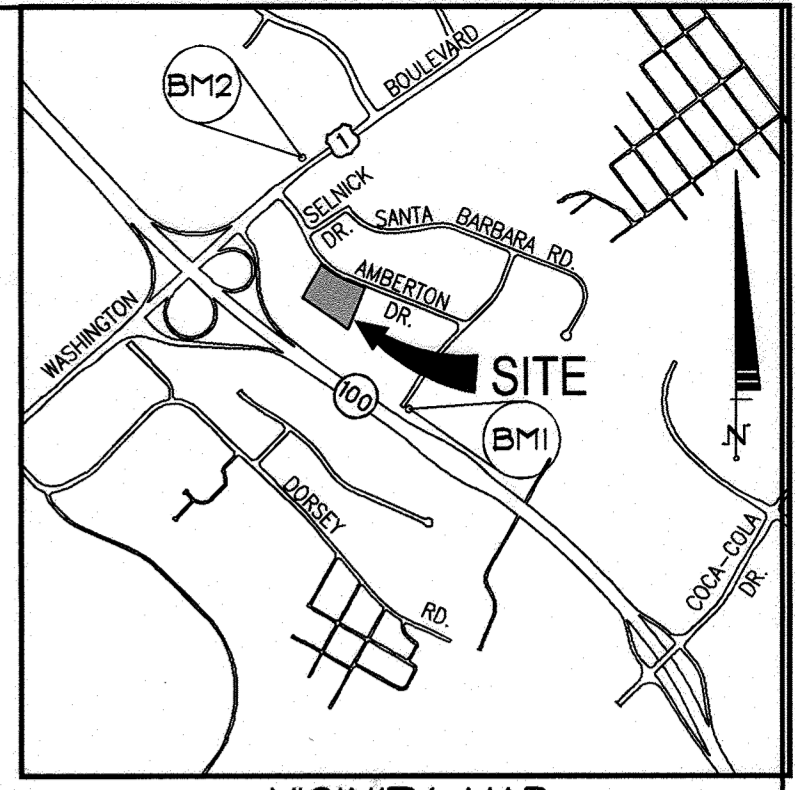
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE



BENCHMARK

BENCHMARK #1	N. 553021.982
E. 1589542.272	
B.M. 371G - CONC. MON.	
ELEV. 134.606	
BENCHMARK #2	N. 555617.773
E. 1582606.241	
B.M. 371E - CONC. MON.	
ELEV. 145.625	
ADC MAP COORDINATES	
4936-K10	
N 39°11'16", E 76°48'05"	



VICINITY MAP
SCALE: 1"=2000'

SHT #	DRAWING LIST
1	ENVIRONMENTAL CONCEPT PLAN COVER SHEET
2	ENVIRONMENTAL CONCEPT PLAN / CONCEPT SEC
3	SM-1 DETAILS

SOILS CHART			
CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
UD(D)	URBAN LAND-UDORTHERTS COMPLEX, 0-15% SLOPES	N	N/A

BORINGS	ELEV.	DEPTH.
BORING #1 1,382,998.59	554,022.16	140.0 '6 FT.
BORING #2 1,382,975.24	553,975.31	140.0 '6 FT.
BORING #3 1,382,942.18	553,928.57	140.0 '6 FT.
BORING #4 1,382,011.50	553,985.11	140.0 '10 FT.
BORING #5 1,382,976.18	553,885.88	140.0 '12 FT.

DATA SOURCES:

EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY Q17/G18, 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 DECEMBER 2020. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC
Development Design Consultants

OWNER: MICHAEL R. MYGRANT, TRUSTEE
CATHERINE L. MYGRANT, TRUSTEE
12501 OLD COLUMBIA PIKE
DANVILLE CA 94505

DEVELOPER: THE MYGRANT LIVING TRUST c/o
IMAGINE DEVELOPMENT ASSOC
2007 MCCLELLAN STREET
SALT LAKE CITY, UTAH 84105

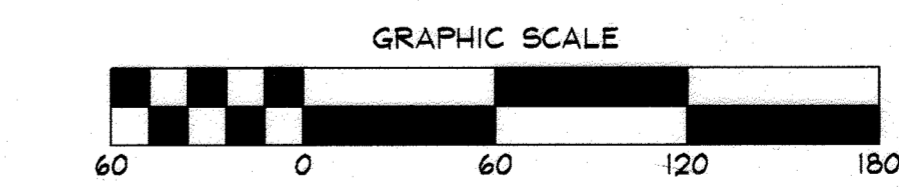
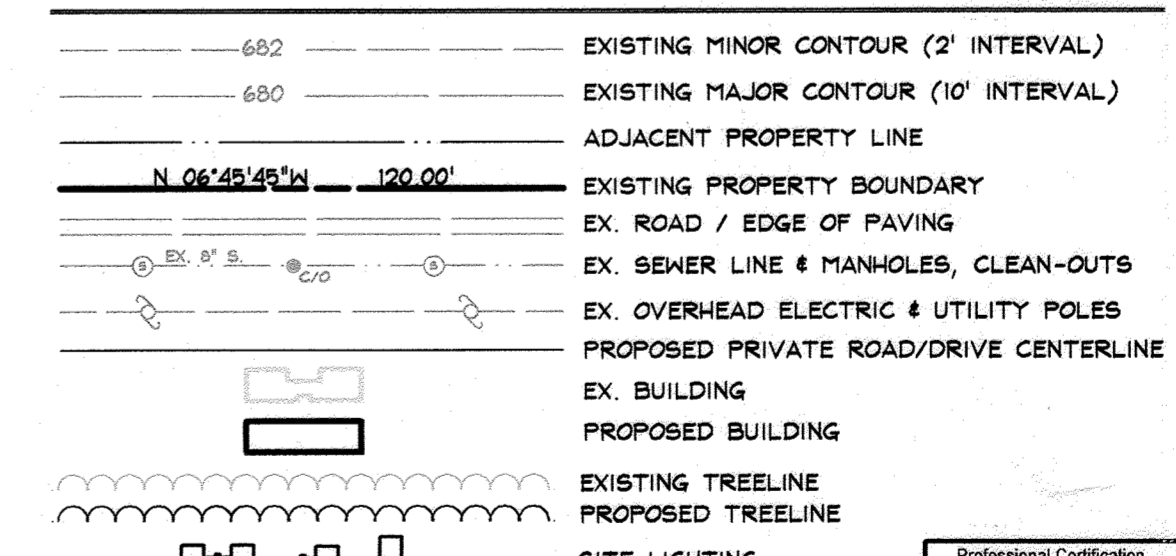
SITE ADDRESS:
6620 AMBERTON DRIVE
ELKBRIDGE, MD 21075

6620 AMBERTON DRIVE BUILDING EXPANSION ENVIRONMENTAL CONCEPT PLAN COVER SHEET

FIRST ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #	ECP-22-007	DES. BY:	RAM
TAX ACC. #	1401189263	DRN. BY:	CWJ/IRAM
TAX MAP:	37	CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	5/17/2022
PARCEL #:	608	DDC JOB#:	19031.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	AS SHOWN		1 of 3

- ### Design Narrative
- The parcel has been investigated. No Wetlands, floodplains, or streams were found, nor their associated buffers.
 - The site is part of an Industrial Park and drains into an on-site SWM Facility. Under the previous development, the entire site was graded. The only remaining areas of local concern are the steep slopes. The areas of steep slopes are preserved.
 - 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 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.
 - 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 aisle, load area, and sidewalks were measured as impervious. Using Better Site Design, the amount of impervious surface required was reduced.
 - Downstream Hazards
No downstream hazards were identified. The project site discharges into the existing SWM Facility which is all cut, there is no embankment and thus not a 37B.
 - Soils investigations
A preliminary Soils Report was prepared using the USDA Soils Survey. The entire property is map as Ur, Urban land, 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.
 - Sediment and Erosion Control
Sediment and erosion control will be achieved using linear filtering devices such as silt fence and clean water diversion ditches.
 - Redevelopment
This site is redevelopment. Existing Site is 5.04 ac, the existing Impervious area is 2.24 ac. Redevelopment is applicable at %IA >= 40%. This project is 44.3% Impervious area, therefore this site is redevelopment. New Impervious area to be added as part of this plan is 1.09 ac.
 - The Existing Facility is a pond that manages the 100 yr storm. This will be retrofitted to a Sand Filter (F-1) by installing a sand filter and underdrain. This will allow the site to meet the ESD requirements by managing the 1 year storm. A Tr20 analysis was run and the 100 year storm is fully contained within the retrofitted facility.
 - Design Waivers
No design waivers are required for this project.
The parcel has been investigated. No Wetlands or floodplains were found.
The site is part of an Industrial Park and drains into an on-site SWM Facility. Under the previous development, the entire site was graded. The only remaining areas of local concern are the steep slopes. The areas of steep slopes are preserved.

DRAWING LEGEND



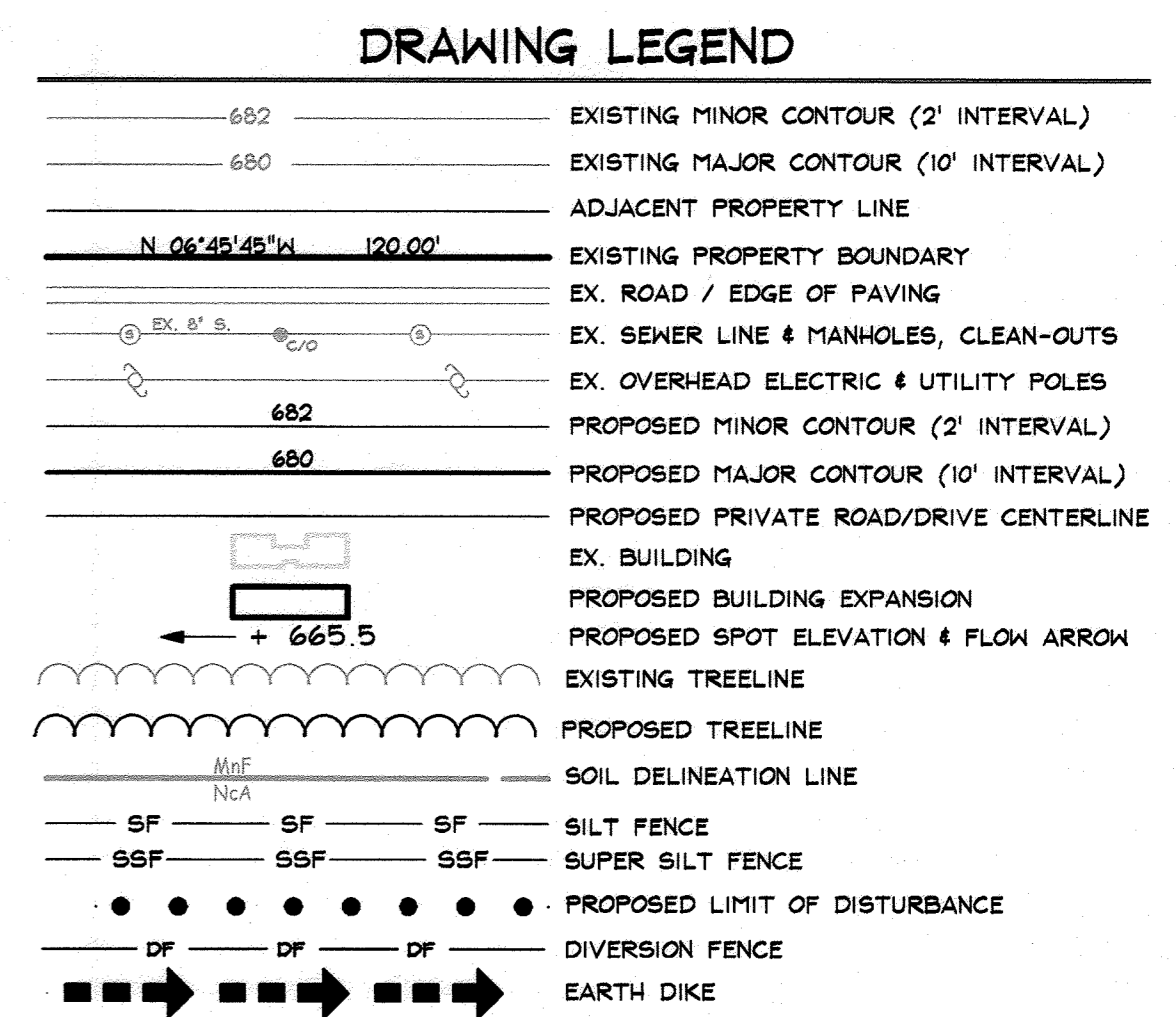
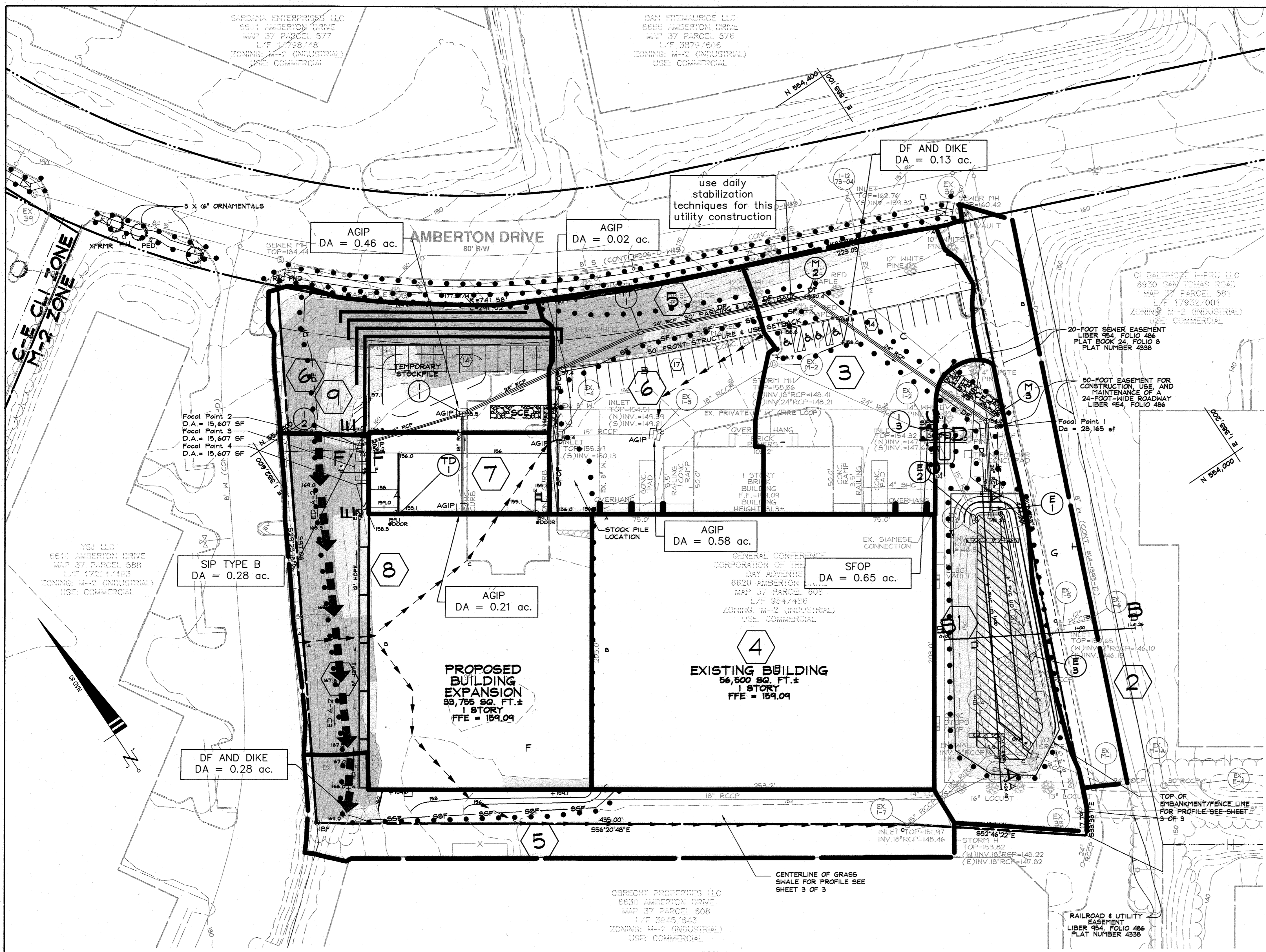
ADDRESS CHART	
WAREHOUSE	6620 AMBERTON DRIVE

PERMIT INFORMATION CHART			
SUBDIVISION NAME: ROUTE 100 BUSINESS PARK	SECTION/AREA: N/A	LOT/PARCEL NO. PARCEL 608 D-1	
PLAT # OR L/F: 4338	BLOCK#: 24	ZONING: M-2	TAX MAP NO. 37
WATER CODE: 306-D-WS/14-1509-D	SEWER CODE: 306-D-WS	ELECT. DISTRICT: 1ST	CENSUS TRACT: 6012.04

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. 21998, Expiration Date: 06/09/24.

5/17/2022
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21998



SOILS CHART

CODE (CLASS)	NAME	HYDRIC (%N/INCL.)	K VALUE
UD(D)	URBAN LAND-UDORTMENTS COMPLEX, 0-15% SLOPES	N	N/A

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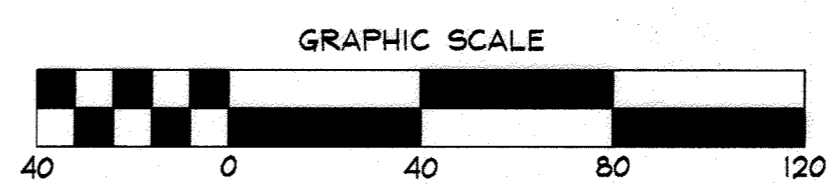
6620 AMBERTON DRIVE BUILDING EXPANSION ENVIRONMENTAL CONCEPT PLAN

FIRST ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

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5/17/2022
 DATE

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 PROFESSIONAL ENGINEER 21998

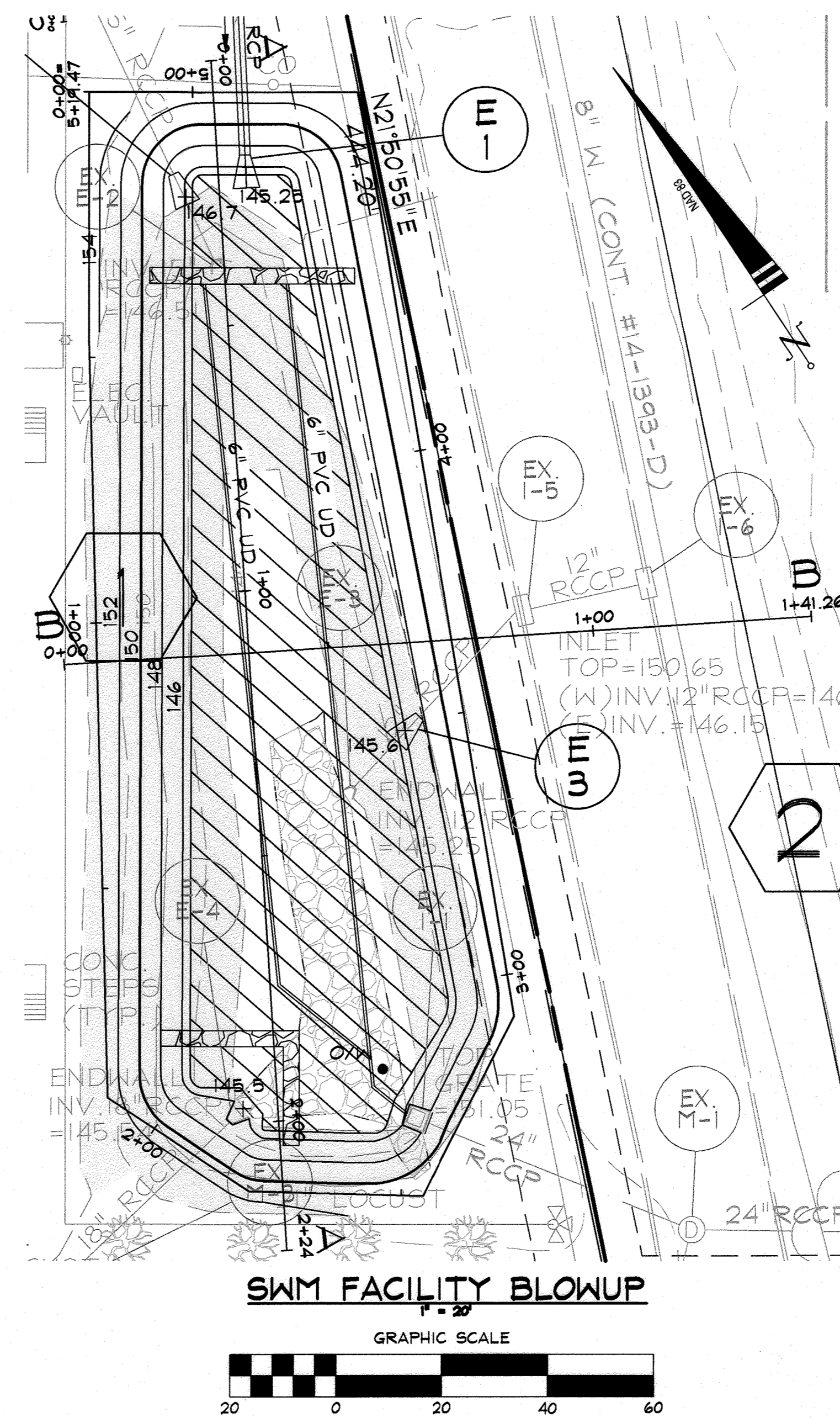
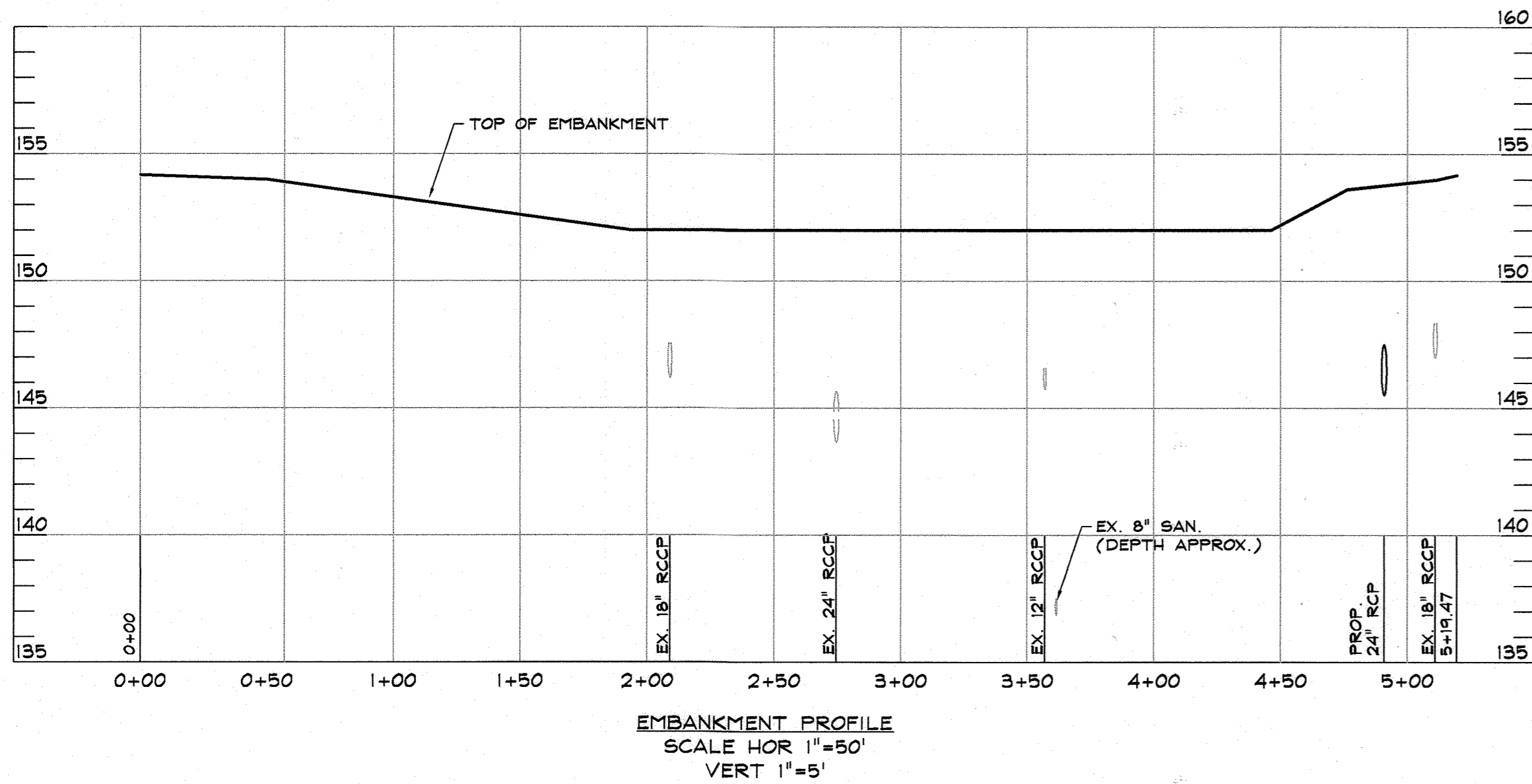
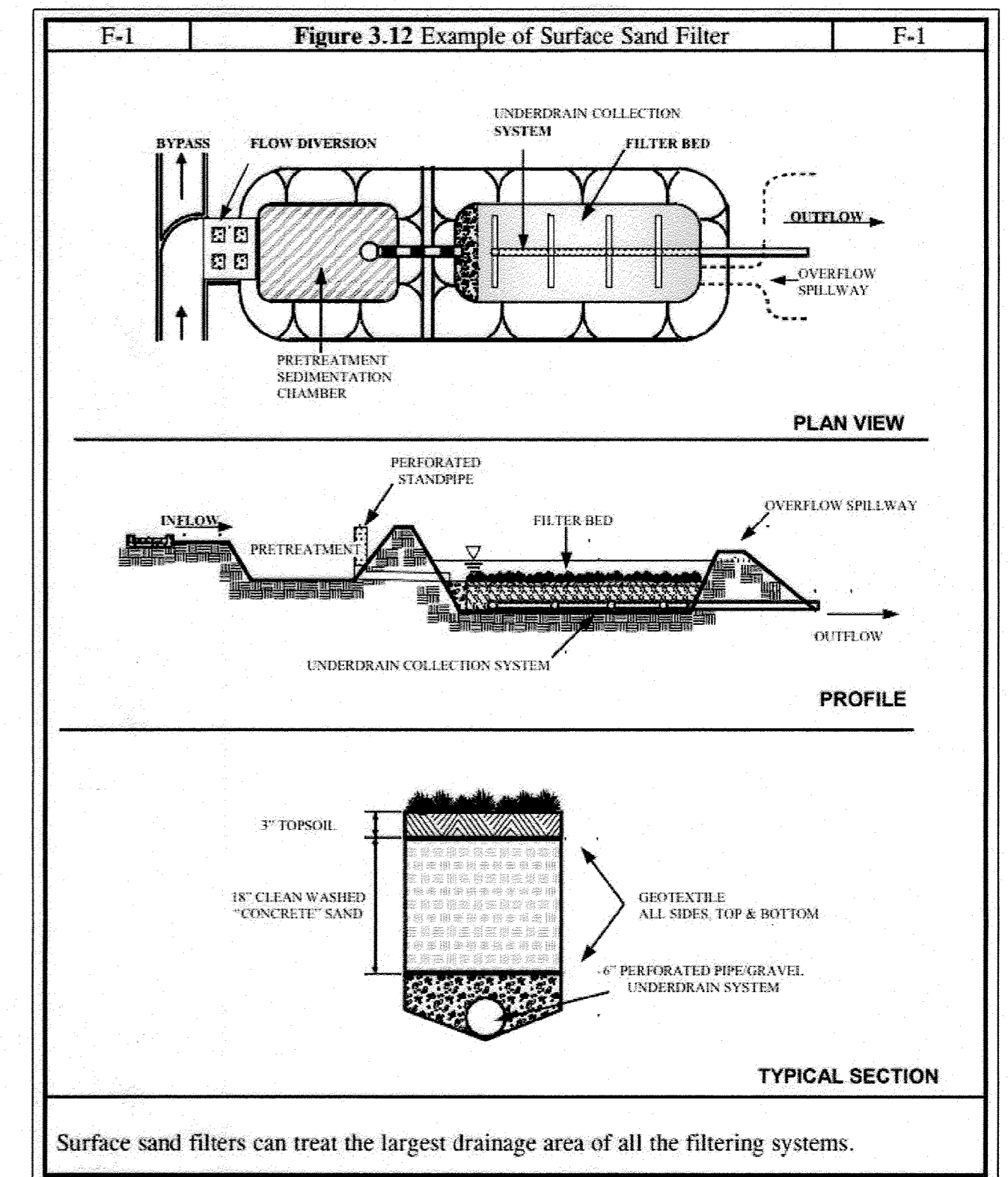
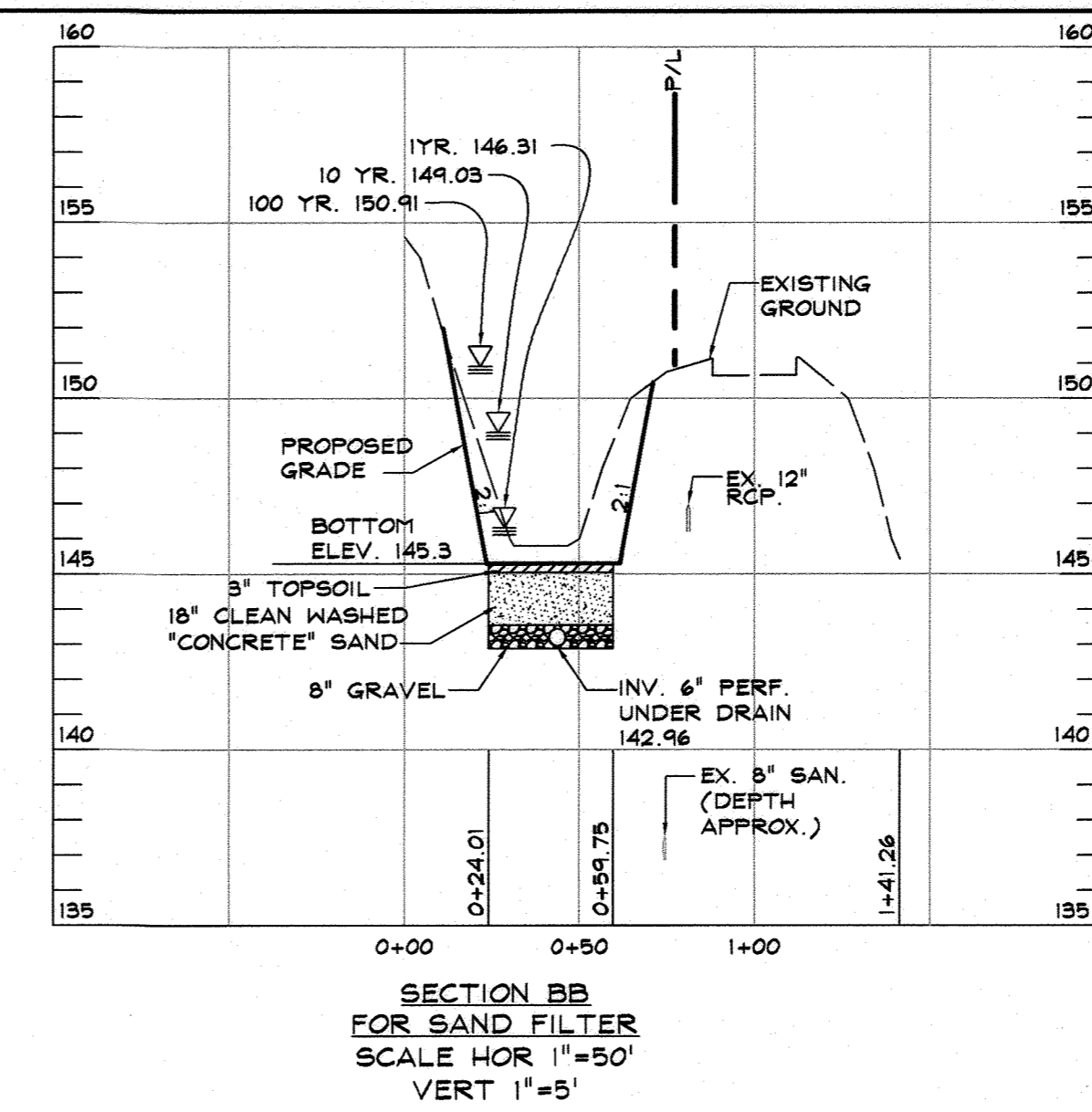
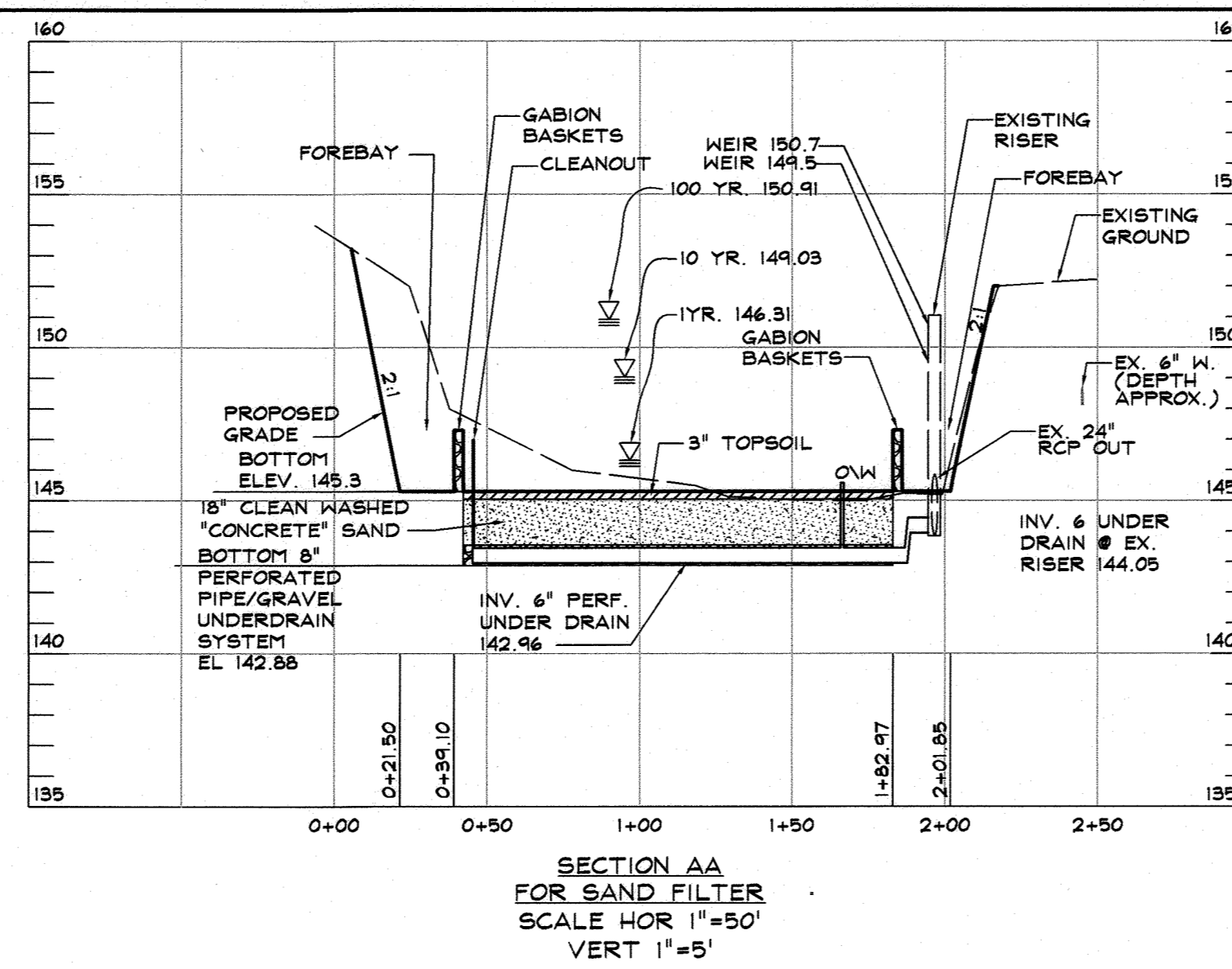
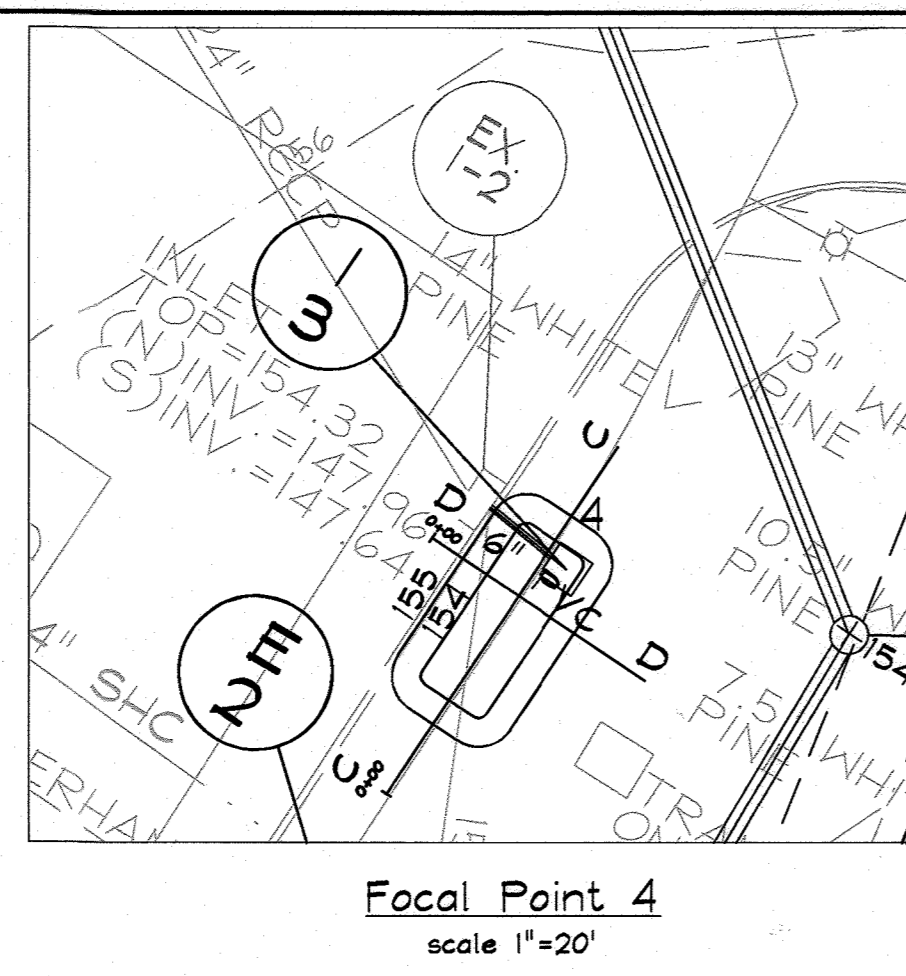
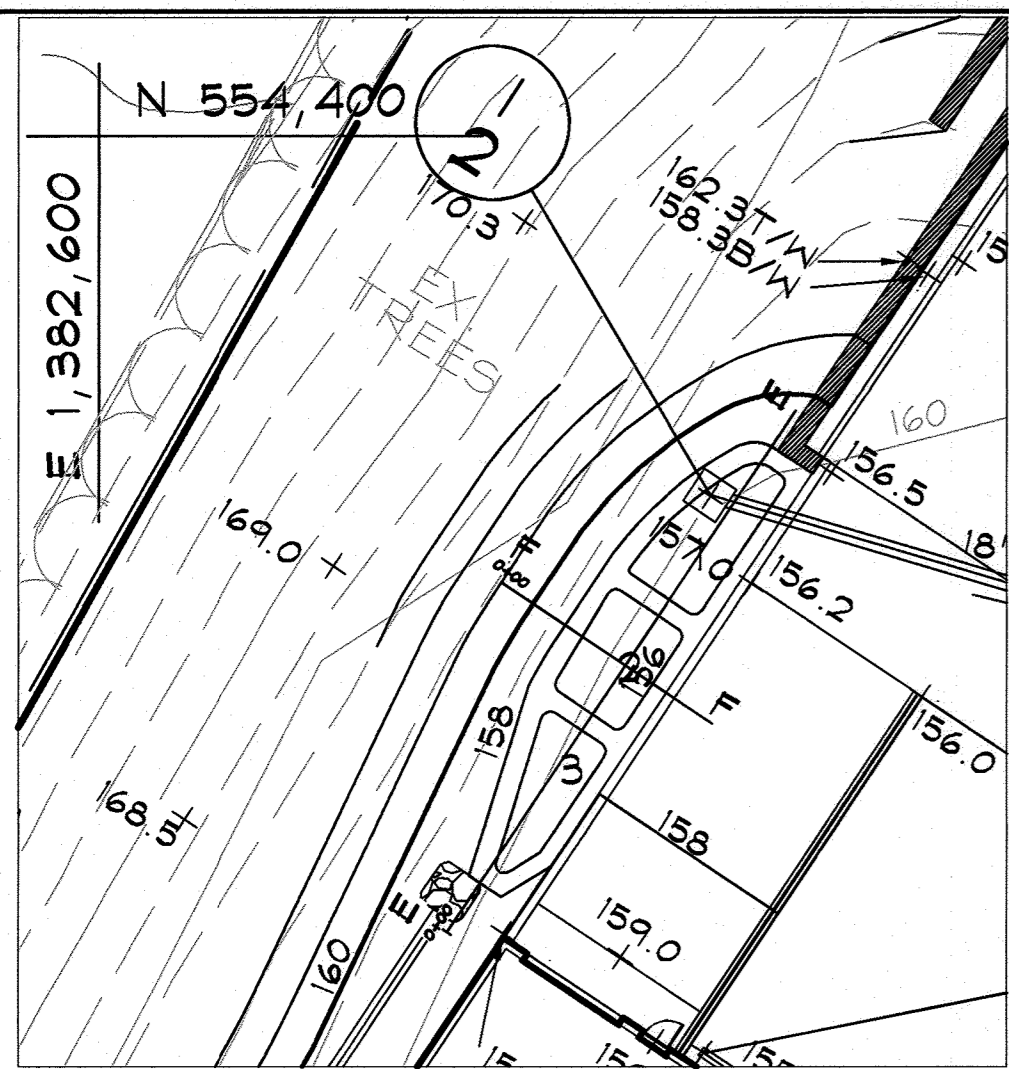


APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6.8.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] Steuwer
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR



Tr-20 WSEL		
	Existing	Proposed
1 yr	147.72	146.31
2 yr	148.45	147.07
10 yr	150.06	149.03
100 yr	151.69	150.91

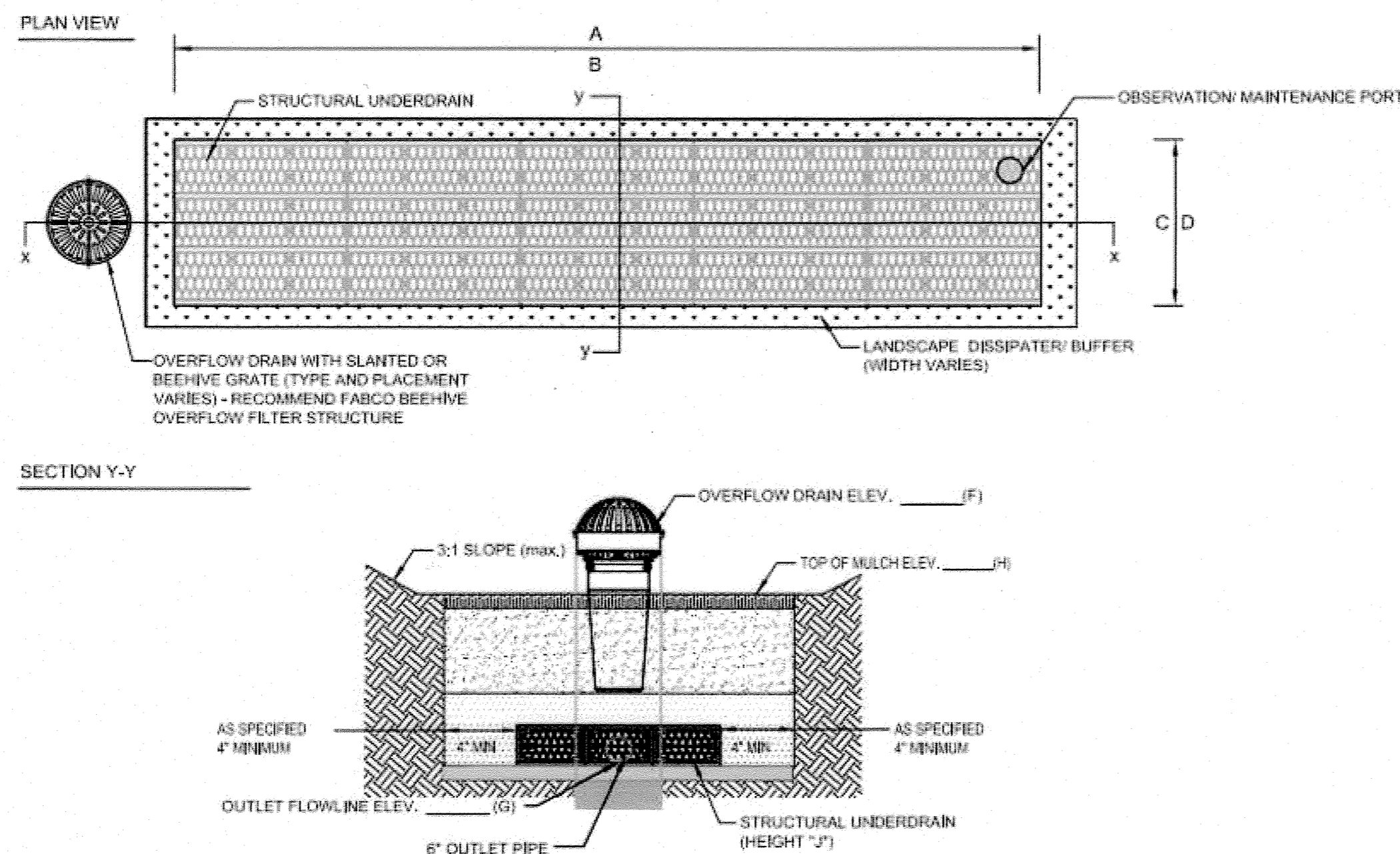
MD-37B Exemption
The calculation for an excavated pond is $10 \cdot H + 20 = L$
 $10 \cdot 6 + 20 = 80$ ft
at 80 ft the line from toe of the embankment does not see daylight.
Therefore this is an excavated pond and thus exempt from MD-37B regulation.

FOCALPOINT HP PERFORMANCE SPECIFICATION:

HIGH PERFORMANCE MEDIA
HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100' PER HOUR INFILTRATION RATE. FIELD HYDRAULIC CONDUCTIVITY TESTING MUST BE CONDUCTED WITHIN 30 DAYS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROSCRIBED INFILTRATOR AND SOP (SEE SPECIFICATION). FAILURE TO MEET FIELD TESTING WILL RESULT IN THE REMOVAL OF MEDIA AND REPLACEMENT FROM ALTERNATE BATCH.

HIGH PERFORMANCE STRUCTURAL UNDERDRAIN
MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT. MUST MEET 120# LOADING REQUIREMENTS. MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE. MUST HAVE MINIMUM 60% INTERIOR VOID SPACE.

FOCALPOINT HP CONSTRUCTION GUIDE	
A	FOCALPOINT LENGTH
B	# UNDERDRAIN LONG
C	FOCALPOINT WIDTH
D	# UNDERDRAIN WIDE
E	WATER QUALITY VOLUME
F	OVERFLOW ELEVATION
G	OUTLET FLOWLINE
H	TOP OF MULCH
I	TOP OF GABION (OPTIONAL)
J	UNDERDRAIN HEIGHT



APPROVED: DEPARTMENT OF PLANNING AND ZONING
6-8-22
DATE
DATE
DATE

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6620 AMBERTON DRIVE BUILDING EXPANSION ENVIRONMENTAL CONCEPT PLAN

FIRST ELECTION DISTRICT HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

NO. DESCRIPTION OF CHANGES DRN. REV. DATE

CO. FILE # ECP-22-007 DES. BY: RAM

TAX ACC. # 1401189263 DRN. BY: CWJ/RAM

TAX MAP: 37 CHK. BY: WRD

BLOCK / GRID: 24 DATE: 5/17/2022

PARCEL #: 608 DDC JOB#: 19031.1

ZONE / USE: M-2 SHEET NUMBER: 3 of 3

DWG. SCALE: AS SHOWN

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. 21998, Expiration Date 05/2024.

5/17/2022
DATE

STATE OF MARYLAND
PROFESSIONAL ENGINEER

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21998