

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET	
LIMIT OF WORK	—LOW— LOW—
LIMIT OF DISTURBANCE	—LOD— LOD—
EXISTING NOTE	PROPOSED NOTE
ON-SITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
EASEMENT LINE	---
SETBACK LINE	---
CONCRETE CURB & GUTTER	
UTILITY POLE WITH LIGHT	—○—
POLE LIGHT	—○—
TRAFFIC LIGHT	—□—
UTILITY POLE	—○—
TYPICAL LIGHT	—○—
ACORN LIGHT	—★—
TYPICAL SIGN	—V—
PARKING COUNTS	—△—
CONTOUR LINE	—170— —169—
SANITARY LABEL	—SAN#—
STORM LABEL	—S#—
SANITARY SEWER LATERAL	—S—
UNDERGROUND WATER LINE	—W—
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND GAS LINE	—G—
OVERHEAD WIRE	—OH—
UNDERGROUND TELEPHONE LINE	—T—
UNDERGROUND CABLE LINE	—C—
STORM SEWER	—SS—
SANITARY SEWER MAIN	—S—
HYDRANT	—□—
SANITARY MANHOLE	—○—
STORM MANHOLE	—○—
WATER METER	—○—
WATER VALVE	—○—
GAS VALVE	—□—
GAS METER	—□—
TYPICAL END SECTION	—▽—
HEADWALL OR ENDWALL	—▽—
GRATE INLET	—○—
CURB INLET	—○—
CLEAN OUT	—○—
ELECTRIC MANHOLE	—○—
TELEPHONE MANHOLE	—○—
ELECTRIC BOX	—EB—
ELECTRIC PEDESTAL	—EP—
BENCHMARK	—⊕—
IMPERVIOUS AREA	—■■—
WATER QUALITY FACILITY DRAINAGE AREA	—■■—
SUPER SILT FENCE	—SSF—
TREE PROTECTION	—TPF—
STABILIZED CONSTRUCTION ENTRANCE	—■■—
SOILS LINE	—■■—
OVERFLOW INLET	—□—
LIMIT OF DISTURBANCE	—LOD—

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
∅	DIAMETER
#	NUMBER

BENCHMARK NOTE
ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE HOWARD COUNTY SURVEY CONTROL BENCHMARK NO. 3686 WITH A PUBLISHED ELEVATION OF 409.248 FEET.

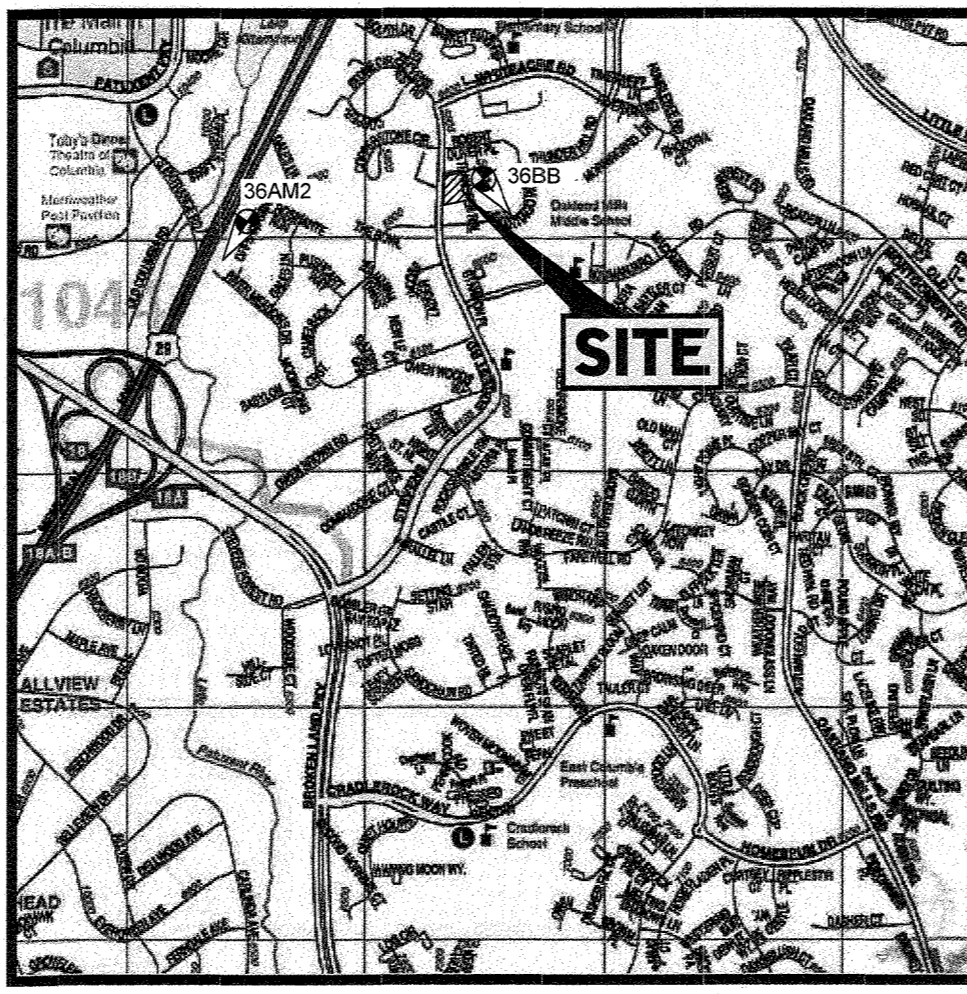
3686
E 1,356.203.715
N 561.504.228

368A (FOR REFERENCE ONLY)
E 1,357.571.674
N 562.135.536
ELEV. 416.772

ENVIRONMENTAL CONCEPT PLAN

FOR RELIABLE REAL ESTATE SERVICES, LLC

7-ELEVEN STEVENS FOREST
LOCATION OF SITE
5901 STEVENS FOREST ROAD
COLUMBIA, MARYLAND
TAX MAP 36, GRID 10, PARCEL 300
HOWARD COUNTY
16TH ELECTION DISTRICT
ZONE: NT



LOCATION MAP PLAN REFERENCE:
Copyright ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES 4932-E7

PREPARED BY
BOHLER //
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
PHONE: (410)821-7900
FAX: (410)821-7987
MD@BOHLERENG.COM
CONTACT: ERIC R. MCWILLIAMS, RLA

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED NT PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 155 OF 235", MAP NUMBER 24027C0155D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013.
- THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING, TITLED "ALTAINSPS LAND TITLE SURVEY, RELIABLE REAL ESTATE SERVICES, LLC, 5901 STEVENS FOREST ROAD, 16TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND", PROJECT NO. SD202104, DATED: 07/12/21.
- EXISTING OFFSITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE HOWARD COUNTY SURVEY CONTROL BENCHMARK NO. 3686 WITH A PUBLISHED ELEVATION OF 409.248 FEET.
- THERE ARE NO CEMETERIES OR HISTORICAL FEATURES KNOWN ON-SITE.
- APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS. SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW STAGE. 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.
- ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT DISTRICT. WATER AND SEWER WILL BE PROVIDED BY EXISTING PUBLIC FACILITIES.
- THE SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(B)(IV) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPOSED DEVELOPMENT WILL CONSIST OF A FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH. PLEASE SEE ALSO SECTION 16.1202(B)(7)(C) FOR THE PROPOSED DEVELOPMENT AND COVERED WITH IMPERVIOUS SURFACE.
- PRIOR CASE NUMBERS FOR THIS SITE INCLUDE FDP-50-A, SDP-07-087, SDP-70-011, AND SDP-73-118.
- THIS SITE IS LOCATED WITHIN THE INCLUDE CENTER COMMERCIAL PROPERTY WITHIN THE VILLAGE OF OAKLAND MILLS VILLAGE CENTER (SECTION 2, AREA 2).
- A DESIGN MANUAL WAIVER WILL BE SOUGHT AT SITE DEVELOPMENT PLAN FOR THE REDUCTION OF THE CAR WASH DRIVE AISLE FROM THE REQUIRED 16' TO THE PROVIDED 10'.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
ENVIRONMENTAL CONCEPT PLAN	2
EROSION AND SEDIMENT CONTROL CONCEPT PLAN	3
QUALITY COVERAGE MAPS	4
ESD DRAINAGE AREA MAP	5

SITE ANALYSIS DATA | TABULATIONS

PROJECT NUMBER	TOTAL
ESP22-011	
TOTAL PROJECT AREA (GROSS)	1.71 AC.
AREA OF STREAMWETLANDS AND BUFFER	0.00 AC.
AREA OF 100-YR FLOODPLAIN	0.00 AC.
AREA OF FOREST	0.00 AC.
AREA OF STEEP SLOPES (15% - 24.99%)	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER)	0.00 AC.
AREA OF GREEN OPEN SPACE	0.00 AC.
HIGHLY ERODIBLE SOILS (K > 0.35)	0.00 AC.
NET TRACT AREA	1.71 AC.
LIMIT OF DISTURBED AREA	1.70 AC.
PRESENT ZONING DESIGNATION	NT
PROPOSED USE	FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH
PROPOSED IMPERVIOUS COVER	1.12 AC.

DESIGN NARRATIVE

THE AREA OF THIS SUBMISSION IS APPROXIMATELY 1.70 ACRES. THE SITE IS COMPRISED OF ONE PARCEL OF LAND THAT IS CURRENTLY VACANT BUT PREVIOUSLY DEVELOPED WITH A FUEL SERVICE STATION. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON-SITE. THE PROPOSED DEVELOPMENT SHALL REMOVE THE EXISTING FOUNDATIONS AND DRIVEWAYS, ALONG WITH SOME EXISTING TREES. THE PROPOSED DEVELOPMENT WILL CONSIST OF A FUEL SERVICE CANOPY, CONVENIENCE STORE, CAR WASH, AND ASSOCIATED PARKING SPACES AND LANDSCAPING.

NATURAL FLOW PATTERNS SHALL BE PRESERVED. THE EXISTING CONDITIONS FLOW OVERLAND AND BY STORMDRAIN TO INLETS IN STEVENS FOREST ROAD AND ROBERT OLIVER PLACE THAT DISCHARGE TO TRIBUTARIES OF THE LITTLE PATUXENT WATERSHED. THE PROPOSED CONDITIONS MIMIC THIS DISCHARGE. ONE BIORETENTION FACILITY WILL BE UTILIZED TO TREAT ESD TO THE MEP IN ACCORDANCE WITH MDE REGULATIONS AND THE HOWARD COUNTY DESIGN MANUAL VOLUME I.

SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL, AS SHOWN ON THE ACCOMPANYING ECP AND SUBSEQUENT SITE DEVELOPMENT PLAN.

IT IS CONCLUDED THAT ALL ESD TO THE MEP REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. THE WATER QUALITY TREATMENT REQUIREMENTS HAVE BEEN PROVIDED BY THE IMPLEMENTATION OF BIORETENTION. DISCHARGE IS NOT REQUIRED AS THE SITE IS CONSIDERED REDEVELOPMENT. NO DESIGN MANUAL WAIVERS ARE REQUIRED FOR DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS AS THERE ARE NONE LOCATED ON-SITE.

DETERMINE TARGET P_e USING TABLE 5.3
SOIL CONDITIONS "DEVELOPED CONDITION"

HSG	"AREA (Ac)"	IMPERVIOUS (Ac)	PERCENT	"TARGET P _e "
A	0.00	0.00		
B	0.00	0.00		
C	0.00	0.00		
D	1.70	1.39	81.76%	
WEIGHTED P _e	1.70	1.39	81.76%	1.00

DETERMINE ESD IMPLEMENTATION GOALS
SOIL CONDITIONS FOR "WOODS IN GOOD CONDITION"

HSG	RCN	AREA (Ac)	PERCENT
A	38.00	0.00	0.00%
B	55.00	0.00	0.00%
C	70.00	0.00	0.00%
D	77.00	1.70	100.00%
TARGET RCN	77.00	1.70	

OWNER: OAKLAND FOREST LLC
12620 CLARKSVILLE PIKE, CLARKSVILLE, MD 20777
CONTACT: KIRIT PARMAR
PHONE: 443-332-6383

DEVELOPER: RELIABLE REAL ESTATE SERVICES, LLC
2410 EVERGREEN ROAD, STE. 200
GAMBRILLS, MD 21054
CONTACT: WILLIAM STEFFEY
PHONE: 443-332-6383

TAX MAP: 36 GRID: 10 ZONED: NT
PARCELS: 300

16TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF OAKLAND MILLS VILLAGE CENTER
SECTION 2, AREA 2
DEED # 1368500223

PREVIOUS FILE NO.: FDP-50-A, SDP-07-087, SDP-70-011, SDP-73-118

FILE NO. ECP-22-011

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/13/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5/9/22

BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.: MD202104
DRAWN BY: RMS
CHECKED BY: AGS
DATE: 10/20/2021
CAD ID.: ECP-1

ENVIRONMENTAL CONCEPT PLAN

FOR
RELIABLE REAL ESTATE SERVICES, LLC

7-ELEVEN STEVENS FOREST
5901 STEVENS FOREST ROAD
COLUMBIA, MARYLAND
TAX MAP 36, GRID 10, PARCEL 300
HOWARD COUNTY
16TH ELECTION DISTRICT
ZONE: NT

BOHLER //
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

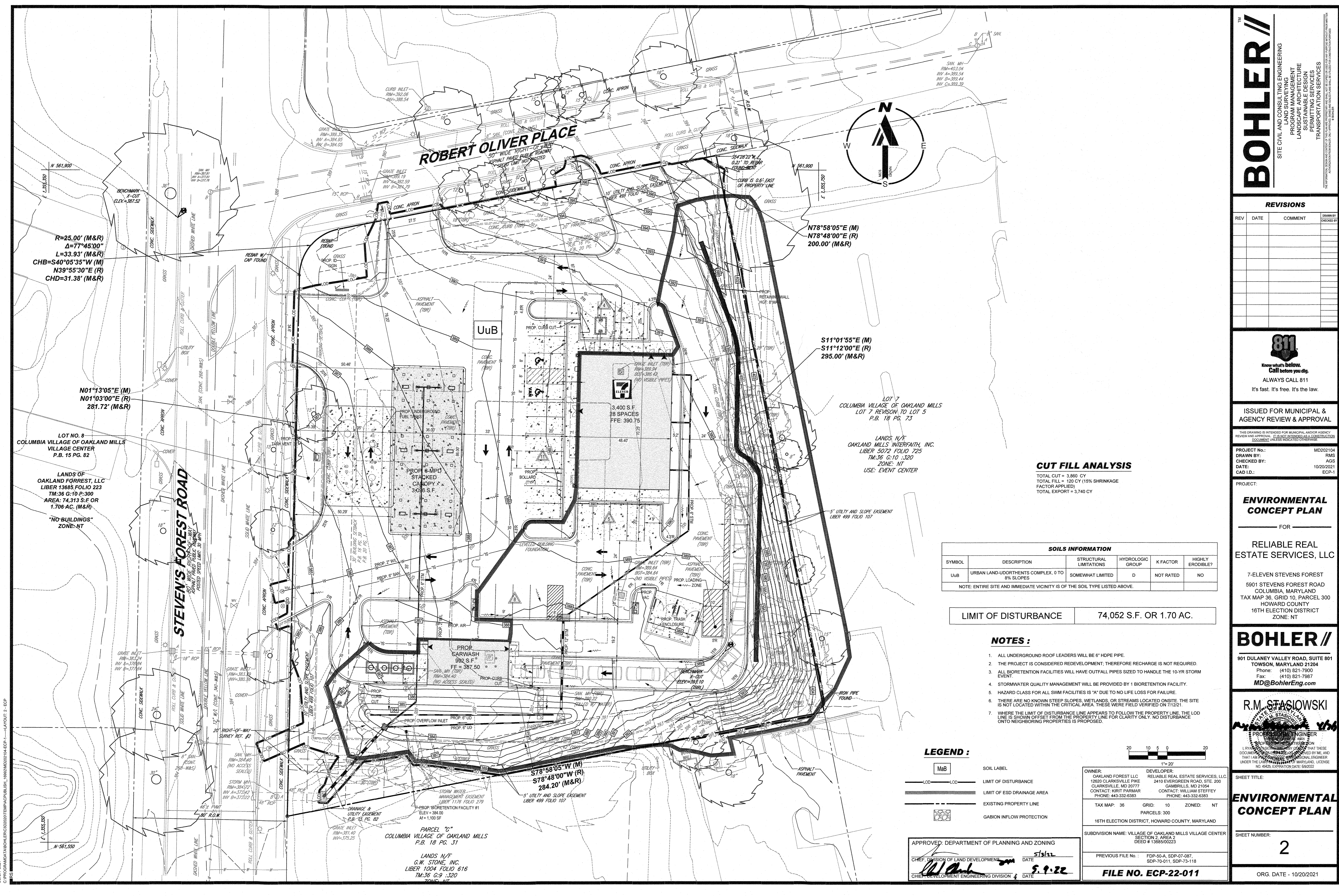
R.M. STASIOSKI
PROFESSIONAL ENGINEER
I, RYAN M. STASIOSKI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS AND STATUTES OF MARYLAND, LICENSE NO. 49425. EXPIRATION DATE: 6/30/2022

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

ORG. DATE - 10/20/2021

04.27.2021
C:\PROGRAMS\BOHLER\CD\2021\TEMP\ACPL\BLSH_18962\M2022\04-ECR...-LAYOUT_1 - COVER



BOHLER //
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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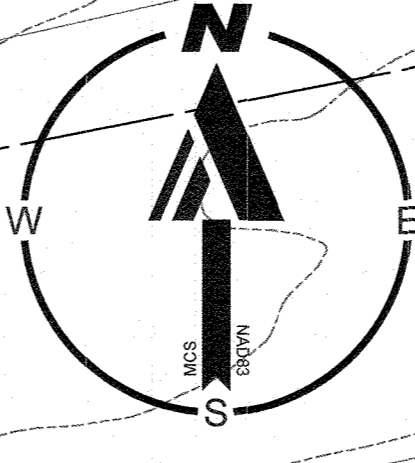
ENVIRONMENTAL CONCEPT PLAN

FOR
RELIABLE REAL ESTATE SERVICES, LLC
 7-ELEVEN STEVENS FOREST
 5901 STEVENS FOREST ROAD
 COLUMBIA, MARYLAND
 TAX MAP 36, GRID 10, PARCEL 300
 HOWARD COUNTY
 16TH ELECTION DISTRICT
 ZONE: NT

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 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
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 MD@BohlerEng.com

R.M. STASLOWSKI
 PROFESSIONAL ENGINEER
 No. 17420
 I, RYAN M. STASLOWSKI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49423. EXPIRATION DATE: 6/30/2022

ENVIRONMENTAL CONCEPT PLAN
 SHEET NUMBER:
2
 SHEET TITLE:
 ENVIRONMENTAL CONCEPT PLAN
 SHEET NUMBER:
2
 ORG. DATE - 10/20/2021



CUT FILL ANALYSIS
 TOTAL CUT = 3,860 CY
 TOTAL FILL = 120 CY (15% SHRINKAGE FACTOR APPLIED)
 TOTAL EXPORT = 3,740 CY

SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
UuB	URBAN LAND-UDORMENTS COMPLEX, 0 TO 8% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO

NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.

LIMIT OF DISTURBANCE 74,052 S.F. OR 1.70 AC.

NOTES:

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" HDPE PIPE.
- THE PROJECT IS CONSIDERED REDEVELOPMENT; THEREFORE RECHARGE IS NOT REQUIRED.
- ALL BIORETENTION FACILITIES WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 1 BIORETENTION FACILITY.
- HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.
- THERE ARE NO KNOWN STEEP SLOPES, WETLANDS, OR STREAMS LOCATED ONSITE. THE SITE IS NOT LOCATED WITHIN THE CRITICAL AREA. THESE WERE FIELD VERIFIED ON 7/12/21.
- WHERE THE LIMIT OF DISTURBANCE LINE APPEARS TO FOLLOW THE PROPERTY LINE, THE LOD LINE IS SHOWN OFFSET FROM THE PROPERTY LINE FOR CLARITY ONLY. NO DISTURBANCE ONTO NEIGHBORING PROPERTIES IS PROPOSED.

LEGEND:

- MaB SOIL LABEL
- LOD LIMIT OF DISTURBANCE
- LOD LIMIT OF ESD DRAINAGE AREA
- EXISTING PROPERTY LINE
- GABION INFLOW PROTECTION

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/3/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5.9.22

OWNER: OAKLAND FOREST LLC
 12620 CLARKSVILLE PIKE
 CLARKSVILLE, MD 20777
 CONTACT: KIRIT PARMAR
 PHONE: 443-332-6383

DEVELOPER: RELIABLE REAL ESTATE SERVICES, LLC
 2410 EVERGREEN ROAD, STE. 200
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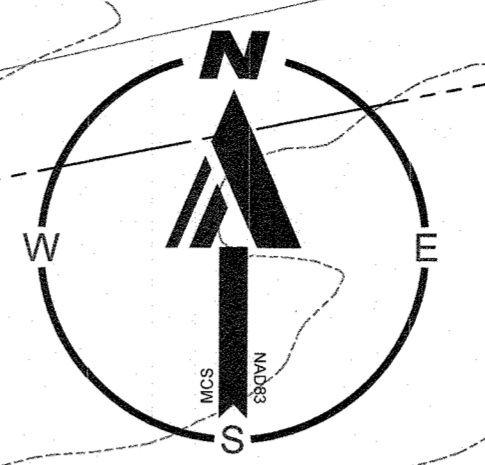
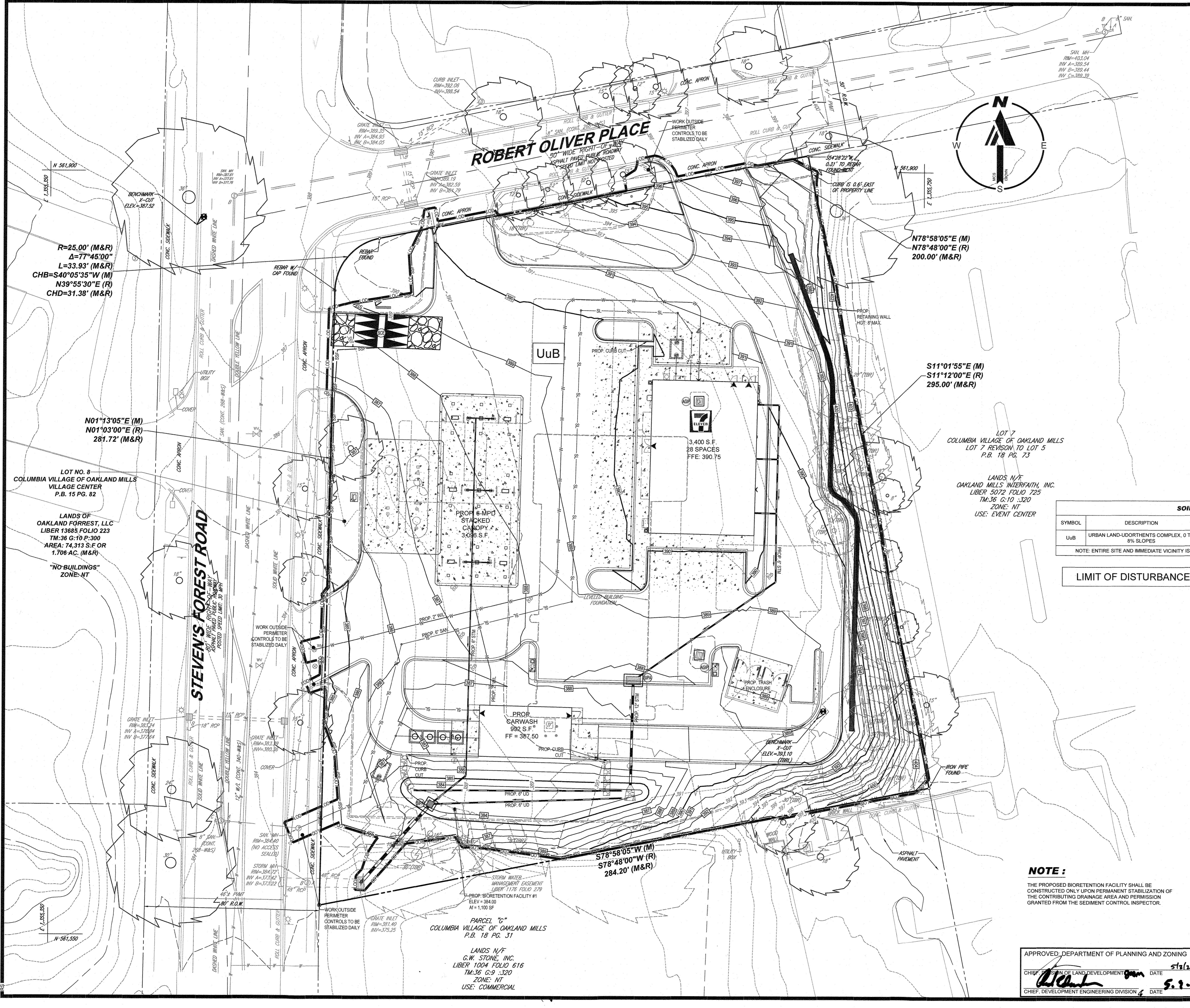
TAX MAP: 36 GRID: 10 ZONED: NT
 PARCELS: 300

SUBDIVISION NAME: VILLAGE OF OAKLAND MILLS VILLAGE CENTER
 DEED # 1389500223

PREVIOUS FILE NO.: FDP-50-A, SDP-07-087,
 SDP-70-011, SDP-73-118

FILE NO. ECP-22-011

04.27.2021 C:\PROGRAMDATA\BOHLER\2021\TEMP\NCP\LIBER_18962\MD202104-ECP-1-1-LAYOUT 2.ECP



ROBERT OLIVER PLACE
50' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC HIGHWAY
SPEED LIMIT NOT POSTED

STEVENS FOREST ROAD

R=25.00' (M&R)
Δ=77°45'00"
L=33.93' (M&R)
CHB=S40°05'35"W (M)
N39°55'30"E (R)
CHD=31.38' (M&R)

N01°13'05"E (M)
N01°03'00"E (R)
281.72' (M&R)

LOT NO. 8
COLUMBIA VILLAGE OF OAKLAND MILLS
VILLAGE CENTER
P.B. 15 PG. 82

LANDS OF
OAKLAND FOREST, LLC
LIBER 13685 FOLIO 223
TM:36 G:10 P:300
AREA: 14,313 S.F. OR
1.706 AC. (M&R)
"NO BUILDINGS"
ZONE: NT

N78°58'05"E (M)
N78°48'00"E (R)
200.00' (M&R)

S11°01'55"E (M)
S11°12'00"E (R)
295.00' (M&R)

LOT 7
COLUMBIA VILLAGE OF OAKLAND MILLS
LOT 7 REVISION TO LOT 5
P.B. 18 PG. 73

LANDS N/E
OAKLAND MILLS INTERFAITH, INC.
LIBER 5072 FOLIO 725
TM:36 G:10 :320
ZONE: NT
USE: EVENT CENTER

3,400 S.F.
28 SPACES
FFE: 390.75

PROP. CARWASH
992 S.F.
FF = 387.50

S78°58'05"W (M)
S78°48'00"W (R)
284.20' (M&R)

PARCEL "G"
COLUMBIA VILLAGE OF OAKLAND MILLS
P.B. 18 PG. 31

LANDS N/E
G.W. STONE, INC.
LIBER 1004 FOLIO 616
TM:36 G:9 :320
ZONE: NT
USE: COMMERCIAL

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
PROSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT NO.: MD202104
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CAD I.D.: ECP-1

**ENVIRONMENTAL
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FOR
**RELIABLE REAL
ESTATE SERVICES, LLC**
7-ELEVEN STEVENS FOREST
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HOWARD COUNTY
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MD@BohlerEng.com

R.M. STASIOWSKI
Professional Engineer
No. 4932, EXPIRATION DATE: 09/02/22

SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL
CONCEPT PLAN**
SHEET NUMBER:
3
ORG. DATE: 10/20/2021

SOILS INFORMATION

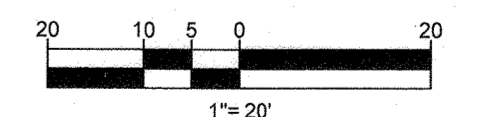
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NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.

LIMIT OF DISTURBANCE	74,052 S.F. OR 1.70 AC.
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LEGEND :

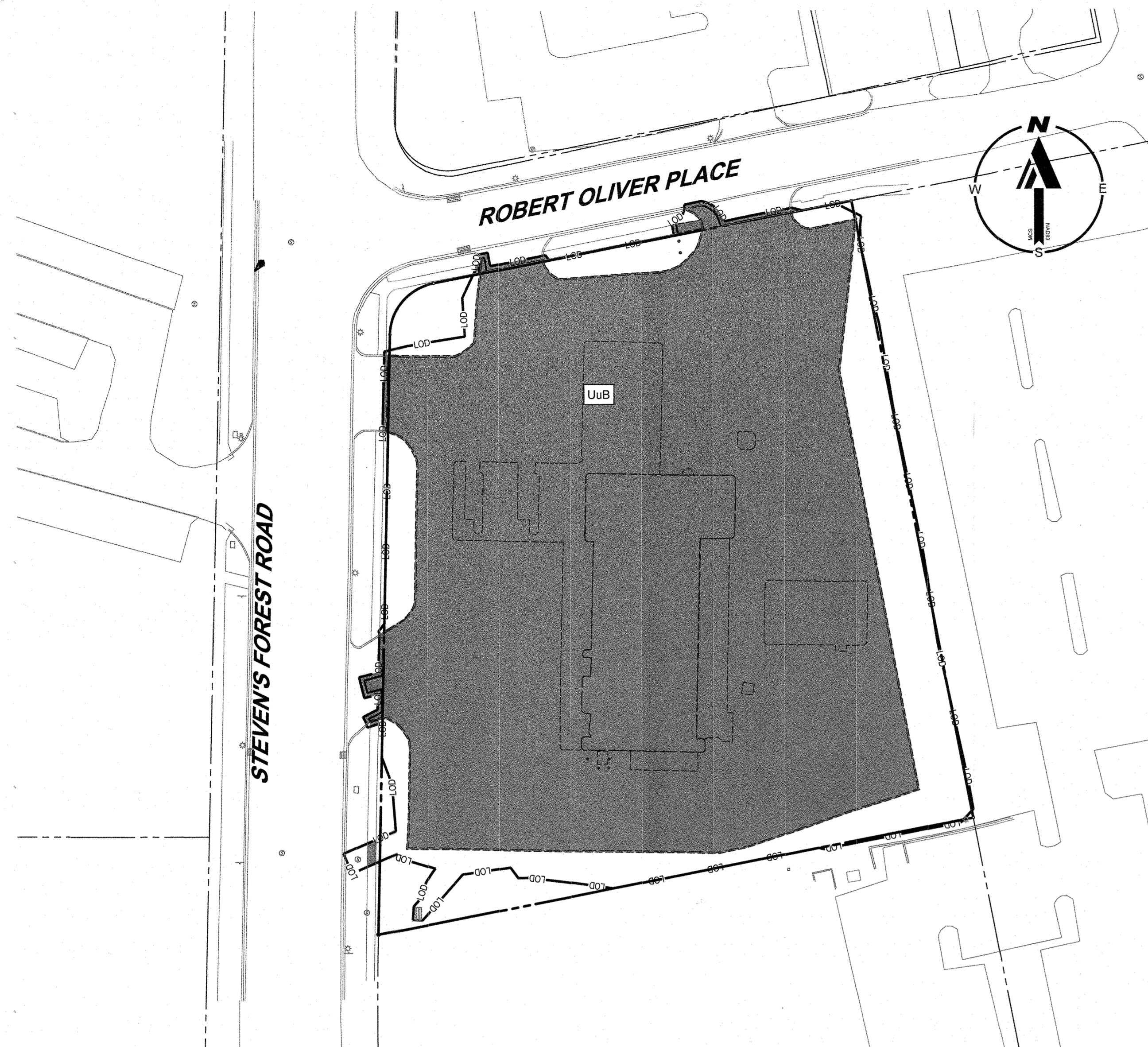
- MaB SOIL LABEL
- RIPRAP STABILIZATION
- LOD LIMIT OF DISTURBANCE
- TPF TREE PROTECTION FENCE
- SSF SUPER SILT FENCE
- STANDARD INLET PROTECTION
- AT GRADE INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE



NOTE :
THE PROPOSED BIORETENTION FACILITY SHALL BE CONSTRUCTED ONLY UPON PERMANENT STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA AND PERMISSION GRANTED FROM THE SEDIMENT CONTROL INSPECTOR.

APPROVED DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/18/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5.9.22

OWNER: OAKLAND FOREST LLC
DEVELOPER: RELIABLE REAL ESTATE SERVICES, LLC
TAX MAP: 36 GRID: 10 ZONED: NT
SUBDIVISION NAME: VILLAGE OF OAKLAND MILLS VILLAGE CENTER SECTION 2, AREA 2
PREVIOUS FILE NO.: FDP-50-A, SDP-07-087, SDP-70-011, SDP-73-118
FILE NO. ECP-22-011



PREDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=30'

IMPERVIOUS = 60,550 S.F. OR 1.39 AC. (81.8%)
 PERVIOUS = 13,502 S.F. OR 0.31 AC. (18.2%)
 TOTAL = 74,052 S.F. OR 1.70 AC.

SITE IS CONSIDERED REDEVELOPMENT BECAUSE THE EXISTING IMPERVIOUS COVERAGE IS GREATER THAN 40%.

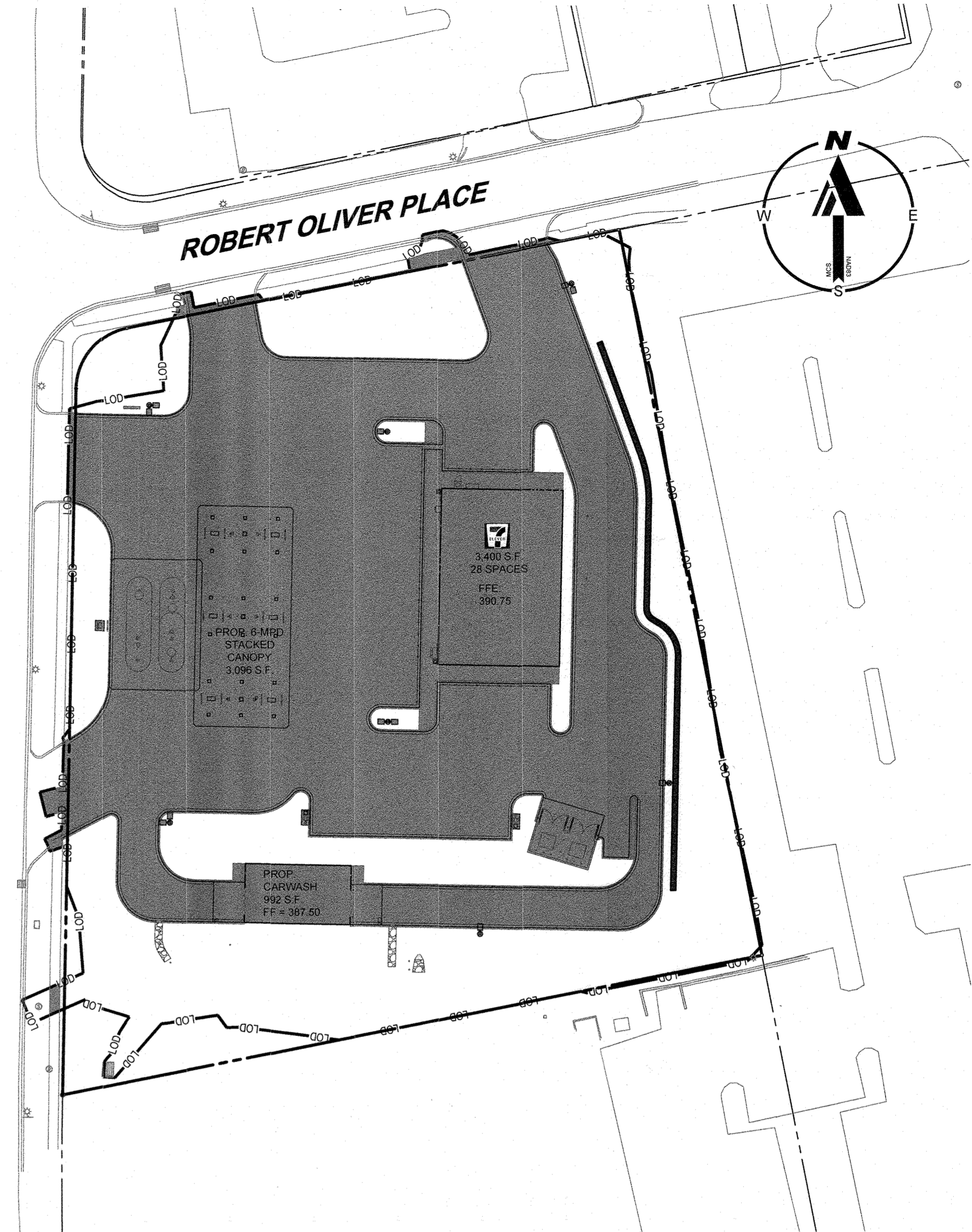
SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
UuB	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 8% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO

NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.

LEGEND

- IMPERVIOUS AREA
- SITE AREA

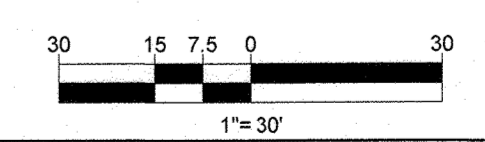


POSTDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=30'

IMPERVIOUS = 48,790 S.F. OR 1.12 AC. (65.9%)
 PERVIOUS = 25,262 S.F. OR 0.59 AC. (34.1%)
 TOTAL = 74,052 S.F. OR 1.70 AC.

IMPERVIOUS AREA REMOVED = 1.39 AC. - 1.12 AC. = 0.27 AC.
 IMPERVIOUS AREA REQUIRING TREATMENT (IART) = 50% X (1.12 AC. - 0.27 AC.) = 0.43 AC.



OWNER: OAKLAND FOREST LLC 12620 CLARKSVILLE PIKE CLARKSVILLE, MD 20777 CONTACT: KIRIT PARMAR PHONE: 443-332-6383	DEVELOPER: RELIABLE REAL ESTATE SERVICES, LLC 2410 EVERGREEN ROAD, STE. 200 GAMBRILLS, MD 21054 CONTACT: WILLIAM STEFFEY PHONE: 443-332-6383	
TAX MAP: 36	GRID: 10	ZONED: NT
PARCELS: 300		
SUBDIVISION NAME: VILLAGE OF OAKLAND MILLS VILLAGE CENTER SECTION 2, AREA 2 DEED # 13685/00223		
PREVIOUS FILE NO.:	FDP-50-A, SDP-07-087, SDP-70-011, SDP-73-118	
FILE NO. ECP-22-011		

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 5/1/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 5.2.22

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD202104
 DRAWN BY: RMS
 CHECKED BY: AGS
 DATE: 10/20/2021
 CAD I.D.: ECP-1

PROJECT:
ENVIRONMENTAL CONCEPT PLAN

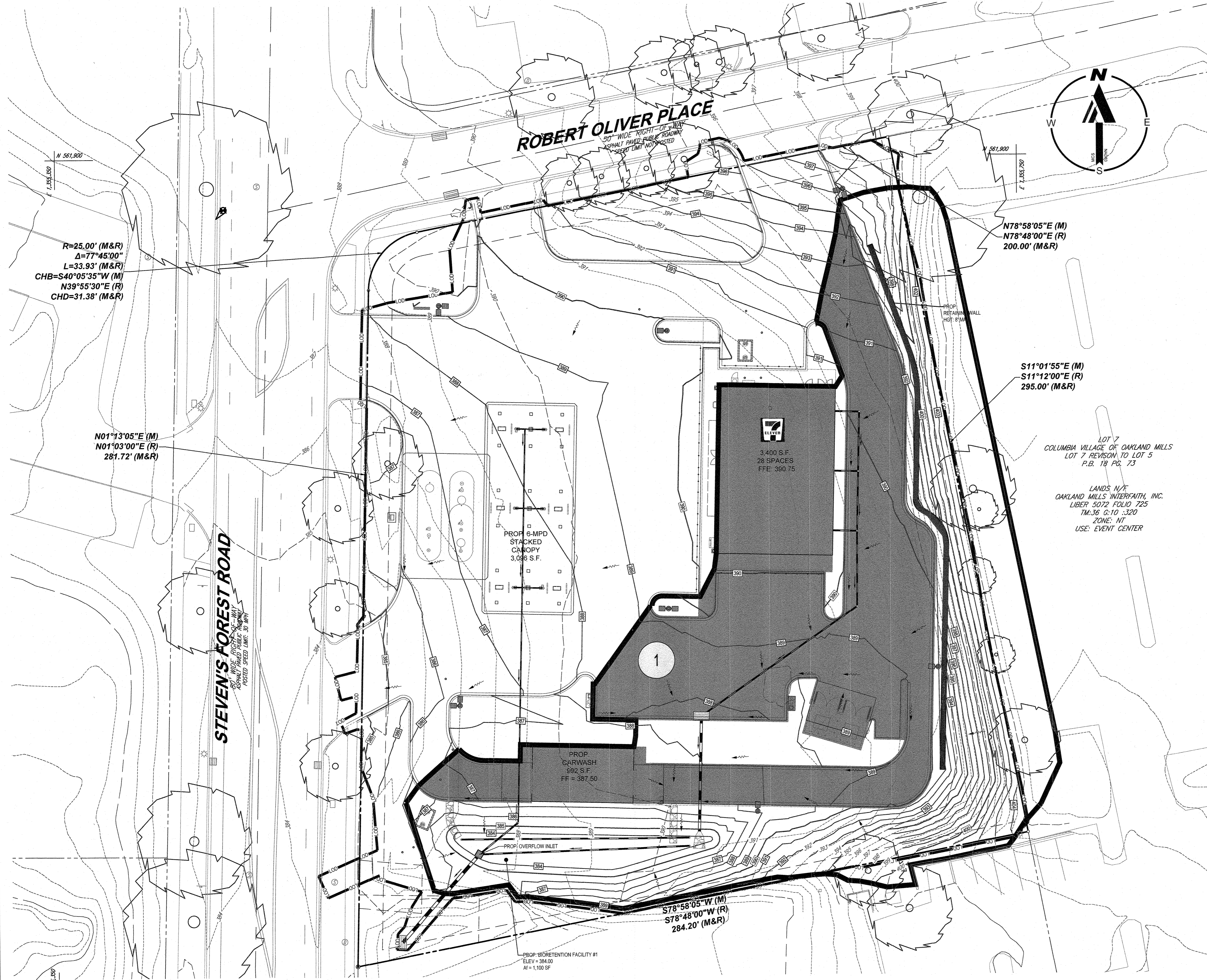
FOR
RELIABLE REAL ESTATE SERVICES, LLC
 7-ELEVEN STEVENS FOREST
 5901 STEVENS FOREST ROAD
 COLUMBIA, MARYLAND
 TAX MAP 36, GRID 10, PARCEL 300
 HOWARD COUNTY
 16TH ELECTION DISTRICT
 ZONE: NT

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

R.M. STASIOSKI
 PROFESSIONAL ENGINEER
 PROFESSIONAL CERTIFICATION
 I, RYAN STASIOSKI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4445. EXPIRATION DATE: 6/6/2022.

SHEET TITLE:
QUALITY COVERAGE MAPS
 SHEET NUMBER:
4
 ORG. DATE - 10/20/2021

04/27/2021 C:\PROGRAMDATA\BOHLER\PROJECTS\TEMP\AC\UPL\UPL_15992\MD202104-ECP-1.dwg - JAYCUT - 4 - QUAL COVG MAPS



SWM DRAINAGE AREAS	
1	
IART	18,731 S.F. OR 0.43 AC.
IMPERVIOUS	19,166 S.F. OR 0.44 AC.
PERVIOUS	21,344 S.F. OR 0.49 AC.
TOTAL	40,510 S.F. OR 0.93 AC.
ESDv REQUIRED	1,820 CF
ESDv PROVIDED	1,971 CF

LEGEND

- DRAINAGE DIVIDE
- IMPERVIOUS AREA

BOHLER//
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL ENGINEERING
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

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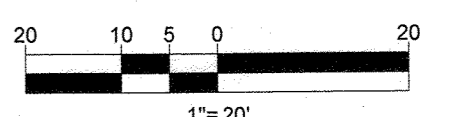
ENVIRONMENTAL CONCEPT PLAN

FOR
RELIABLE REAL ESTATE SERVICES, LLC

7-ELEVEN STEVENS FOREST
 5901 STEVENS FOREST ROAD
 COLUMBIA, MARYLAND
 TAX MAP 36, GRID 10, PARCEL 300
 HOWARD COUNTY
 16TH ELECTION DISTRICT
 ZONE: NT

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 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

R.M. STASIOSKI
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 LICENSE NO. 46425, EXPIRATION DATE: 6/30/2022



OWNER: OAKLAND FOREST LLC
 12200 CLARKSVILLE PIKE
 CLARKSVILLE, MD 20777
 CONTACT: KIRIT PARMAR
 PHONE: 443-332-6363

DEVELOPER: RELIABLE REAL ESTATE SERVICES, LLC
 2410 EVERGREEN ROAD, STE. 200
 GAMBRIELLS, MD 21054
 CONTACT: WILLIAM STEFFEY
 PHONE: 443-332-6363

TAX MAP: 36 GRID: 10 ZONED: NT
 PARCELS: 300

16TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF OAKLAND MILLS VILLAGE CENTER
 SECTION 2, AREA 2
 DEED # 13685/0223

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT *jm* DATE: 5/9/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *WJL* DATE: 5.9.22

PREVIOUS FILE No.: FDP-50-A, SDP-07-087, SDP-70-011, SDP-72-118

FILE NO. ECP-22-011

SHEET TITLE:
ESD DRAINAGE AREA MAP

SHEET NUMBER:
5

ORG. DATE - 10/20/2021

C:\P27_2021\0\PROGRAM\DATA\BOHLER\CD\2022\TEMP\AC\PUBLISH_18962\MD202104\ECP-1.dwg - LAYOUT 5 - ESD DA MAP