

# ENVIRONMENTAL CONCEPT PLAN

FOR

## Public Storage

LOCATION OF SITE  
 3485-3487 SOUTH CHEVROLET DRIVE  
 ELLICOTT CITY, MD 212042  
 HOWARD COUNTY  
 TAX MAP 24, GRID 5, PARCEL 1011

### REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:**  
 PREPARED BY: BOHLER ENGINEERING  
 ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY, PUBLIC STORAGE ELLICOTT CITY, 3485-3487 CHEVROLET DRIVE, 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND"  
 DATED: 09/02/21  
 FILE NO.: SD212055
- GEOTECHNICAL REPORT:**  
 PREPARED BY: GILES  
 ENTITLED: "GEOTECHNICAL ENGINEERING, EXPLORATION AND ANALYSIS, PROPOSED PUBLIC STORAGE FACILITY, 3485 CHEVROLET DRIVE, ELLICOTT CITY, MARYLAND"  
 DATED: JUNE 3, 2022  
 PROJECT NO.: 95-2204002
- FSD PLAN & REPORT:**  
 PREPARED BY: ECOSCIENCE  
 ENTITLED: "PUBLIC STORAGE ELLICOTT CITY, HOWARD COUNTY, MARYLAND TAX MAP 24, GRID 5, PARCELS C-1 AND C-2, 3485-3487 CHEVROLET DRIVE, ELLICOTT CITY, HOWARD COUNTY, MARYLAND, SIMPLIFIED FOREST STAND DELINEATION/NATURAL RESOURCES INVENTORY"  
 DATED: MAY 20, 2022
- CONCEPTUAL ELEVATIONS:**  
 PREPARED BY: M22  
 ENTITLED: "EXTERIOR ELEVATIONS OPTION A, PUBLIC STORAGE, PS #27101, 3485-3487 CHEVROLET DRIVE, ELLICOTT CITY, MD"  
 DATED: FEBRUARY 21, 2022  
 PROJECT NO.: PS #27101
- ADAPTED TRANSPORTATION FACILITIES TEST EVALUATION:**  
 PREPARED BY: THE TRAFFIC GROUP  
 ENTITLED: "PUBLIC STORAGE - ELLICOTT CITY, HOWARD COUNTY, MARYLAND, ADEQUATE TRANSPORTATION FACILITIES TEST EVALUATION"  
 DATED: APRIL 7, 2022
- LIGHTING PLAN:**  
 PREPARED BY: WLS  
 ENTITLED: "PUBLIC STORAGE, ELLICOTT CITY, MD"  
 DATED: MARCH 21, 2022  
 JOB NO.: 13979

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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 PROJECT NO.: MD212055  
 DRAWN BY: LJC  
 CHECKED BY: BRR  
 DATE: 10/31/2022  
 CAD I.D.: CNDS

**ENVIRONMENTAL CONCEPT PLAN**  
 FOR  
**Public Storage**  
 LOCATION OF SITE  
 3485-3487 SOUTH CHEVROLET DRIVE  
 ELLICOTT CITY, MD 212042  
 HOWARD COUNTY  
 TM: 24 G 5 P 1011

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

**B. R. ROWE**  
 PROFESSIONAL ENGINEER  
 (RES. AND LICENSE NO. 8008)  
 PROFESSIONAL CERTIFICATION  
 I, BRANCON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8008 (EXPIRATION DATE: 10/31/2023)

SHEET TITLE:  
**COVER SHEET & EXISTING CONDITIONS**  
 SHEET NUMBER:  
**1**  
 ORG. DATE - 10/31/2022

### GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED M-1 PER THE HOWARD COUNTY ZONING VIEWER.
- THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER, ENTITLED "PUBLIC STORAGE ELLICOTT CITY, 3485-3487 CHEVROLET DRIVE, 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND", DATED: 09/02/21; FILE NO.: SD212055.
- EXISTING OFFSITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- THE PROPERTY IS LOCATED IN SPECIAL AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD ZONE ELEVATIONS DETERMINED) AND 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 90 OF 235" MAP NUMBER 24027C0090D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013. THE FLOODPLAIN DOES NOT ENCROACH ONTO PARCEL C-1.
- THERE ARE NO WETLANDS, FORESTS, OR SPECIMEN TREES ON SITE PER A SITE VISIT CONDUCTED BY ECOSCIENCE PROFESSIONALS, INC. ON 8/5/2021.
- THERE IS NO PROPOSED DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS. THEREFORE NO WAIVERS ARE REQUIRED.
- THIS DEVELOPMENT DOES NOT PROPOSE ANY WAIVERS OR ALTERNATIVE COMPLIANCE REQUESTS.
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE.
- PLAN FILE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE SDP-85-235 AND SDP-89-036.
- 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. WATER AND SEWER WILL BE PROVIDED BY PUBLIC WATER CONT. #3242-072, 44-3732-D, AND 3242-071. PUBLIC SEWER WILL BE PROVIDED BY CONT. 32-S.
- THE EXISTING OFFICE IN THE ADJACENT SELF-STORAGE BUILDING WILL BE SHARED WITH THE PROPOSED SELF-STORAGE BUILDING. THERE IS NOT A PROPOSED TENANT APARTMENT IN THE PROPOSED BUILDING.

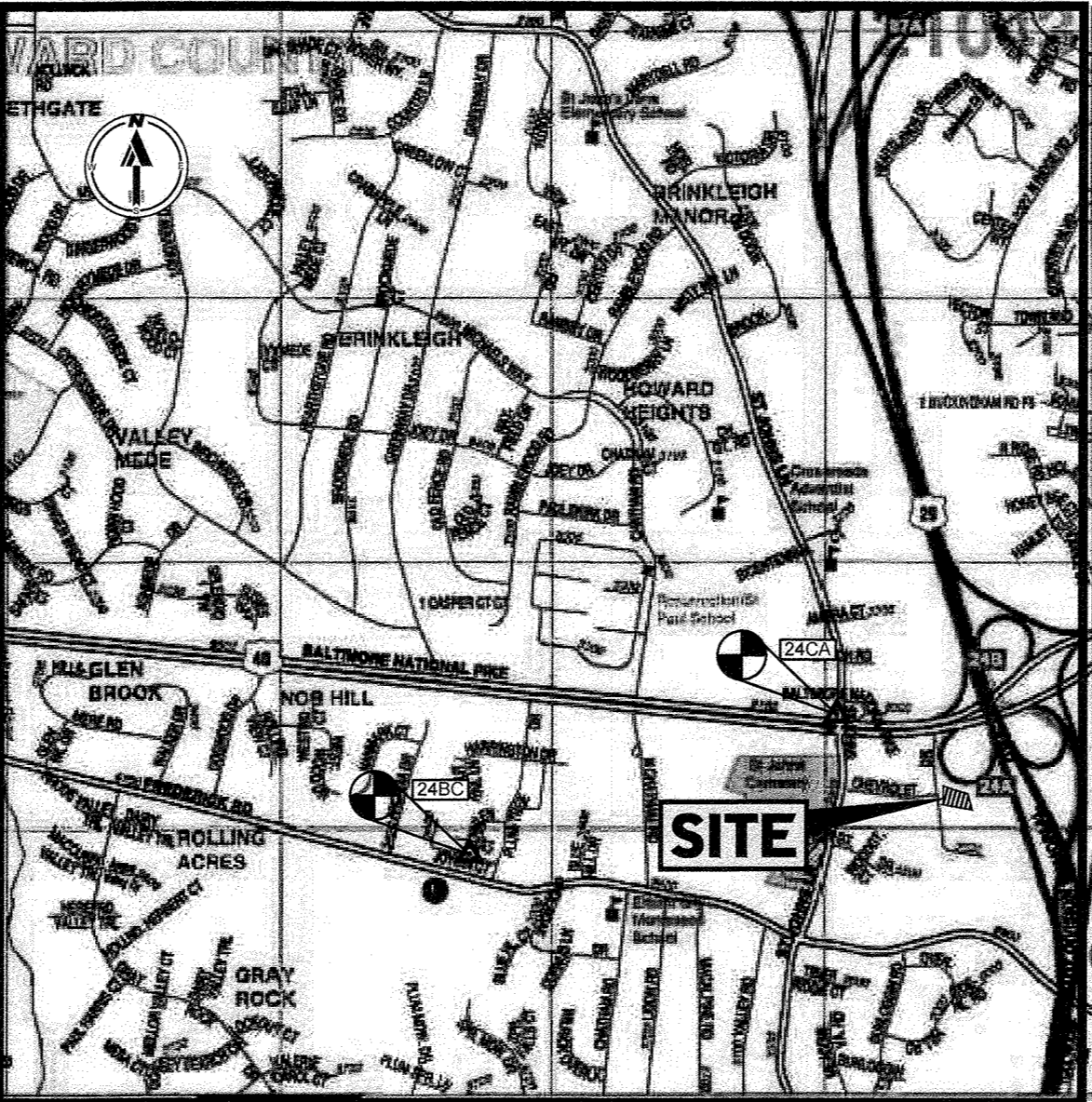
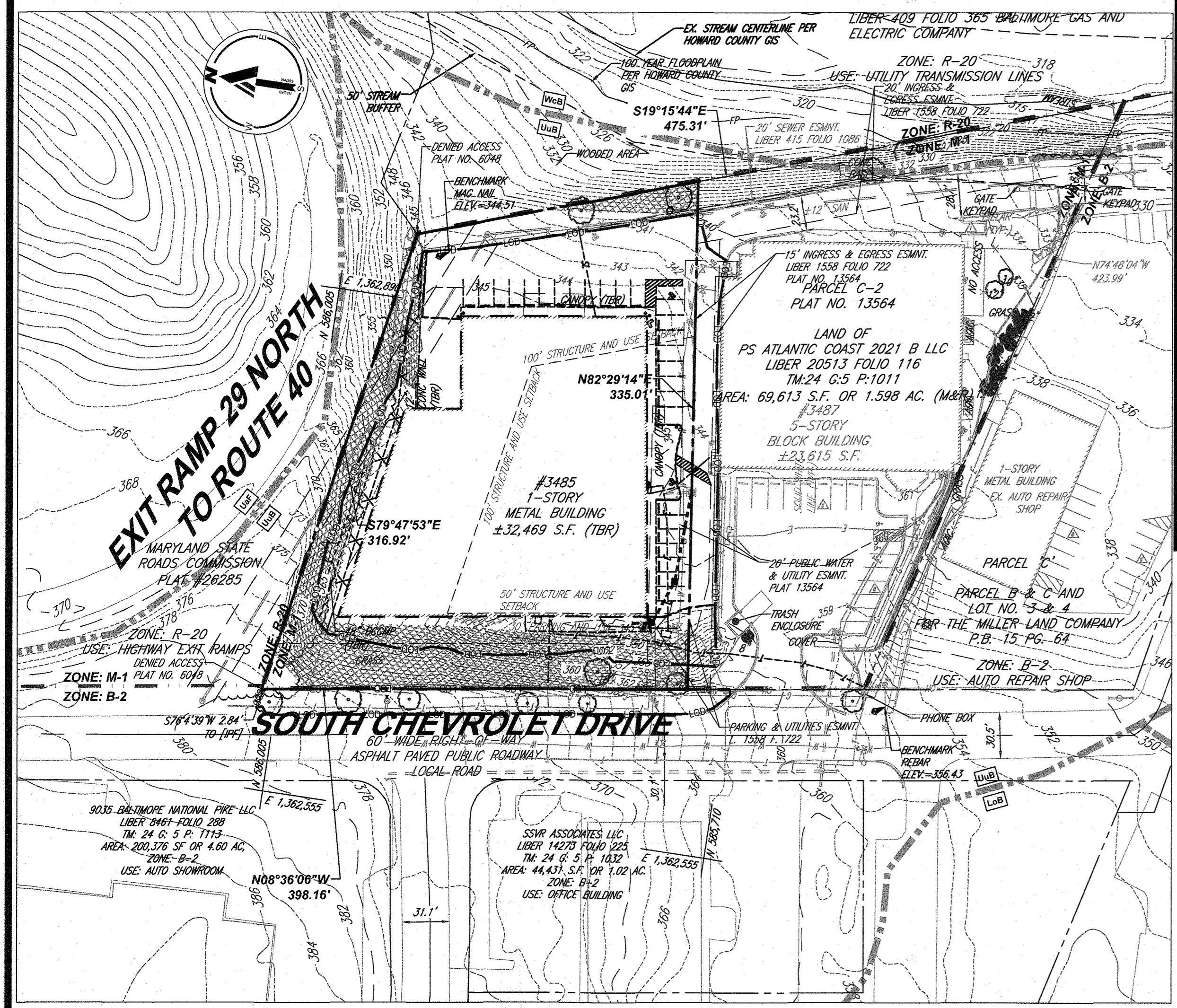
### DESIGN NARRATIVE

THE AREA OF PARCEL C-1 IS 1.68 ACRES. THE SITE IS COMPRISED OF (2) PARCELS OF LAND THAT ARE CURRENTLY DEVELOPED. PARCEL C-1 IS AN EXISTING 1-STORY STORAGE FACILITY THAT WILL BE DEMOLISHED TO CONSTRUCT A 5-STORY SELF-STORAGE BUILDING. PARCEL C-2 CONSISTS OF AN EXISTING 5-STORY SELF-STORAGE BUILDING THAT WILL REMAIN WITH THIS DEVELOPMENT. THERE IS A 100-YR FLOODPLAIN, STREAM, AND 50 FT STREAM BUFFER ADJACENT TO THE SITE. NONE OF THESE ENVIRONMENTALLY SENSITIVE AREAS ENCROACH ONTO PARCEL C-1.

NATURAL FLOW PATTERNS SHALL BE PRESERVED. THE EXISTING CONDITIONS FLOW THROUGH STORM INLETS AND OVERLAND TO THE EXISTING SITE OUTFALL ALONG THE EASTERN PROPERTY LINE OF THE SITE AND INTO A STREAM OFF SITE. THE PROPOSED DEVELOPMENT WILL MIMIC THE EXISTING DRAINAGE PATTERN. THE LIMIT OF DISTURBANCE IS 1.46 ACRES. IN EXISTING CONDITIONS, THE SITE IS COMPRISED OF APPROXIMATELY 1.25 ACRES OF IMPERVIOUS AREA IN PROPOSED CONDITIONS, THE SITE IS COMPRISED OF APPROXIMATELY 1.15 ACRES OF IMPERVIOUS AREA AS THE SITE IS COMPRISED OF MORE THAN 40% IMPERVIOUS AREA IN EXISTING CONDITIONS. THIS SITE IS CONSIDERED REDEVELOPMENT. THE REQUIRED ESD VOLUME IS APPROXIMATELY 1,530 CF, WITH AN IMPERVIOUS AREA TREATMENT REQUIREMENT OF 1.00 INCH. ONE (1) CONTECH STORMFILTER WILL BE UTILIZED TO TREAT ESD TO THE MEF IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME 1. THE CONTECH STORMFILTER WILL PROVIDE APPROXIMATELY 2,025 CF OF ESD VOLUME. WILL TREAT 0.62 ACRES OF IMPERVIOUS AREA, AND WILL PROVIDE A PE TREATMENT OF 1.00 INCH. THE SITE IS WITHIN THE TIBER WATERSHED, 10-YEAR AND 100-YEAR QUANTITY MANAGEMENT WILL BE ACHIEVED THROUGH UNDERGROUND STORAGE PIPE. Additionally, the 20th storm of record shall be managed.

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 MEF REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. THE WATER QUALITY TREATMENT AND RECHARGE REQUIREMENTS HAVE BEEN PROVIDED BY THE IMPLEMENTATION OF THE ONE (1) CONTECH PEAK DIVERSION STRUCTURE. THE WATER QUANTITY REQUIREMENTS HAVE BEEN PROVIDED BY THE IMPLEMENTATION OF UNDERGROUND STORAGE PIPE.



### LOCATION MAP

SCALE: 1" = 2,000'  
 COPYRIGHT ADC THE MAP PEOPLE  
 PERMIT USE NO. 20602153-5  
 ADC MAP COORDINATES: 4815JG/4815J7

### BENCHMARK

GEODETIC SURVEY CONTROL - 24CA  
 ELEV 398.26  
 N 586,506.202  
 E 1,358,312.354

GEODETIC SURVEY CONTROL - 24BC  
 ELEV 364.798  
 N 585,052.416  
 E 1,358,312.354

PREPARED BY

# BOHLER //

CONTACT: BRANDON R. ROWE, P.E.

### SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET & EXISTING CONDITIONS	1
SCHEMATIC GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN	2

HSG	"AREA (Ac)"	IMPERVIOUS (Ac)	PERCENT	"TARGET Pe"
A	0	0	0%	
B	0	0	0%	
C	0	0	0%	
D	1.46	1.15	78.8%	1.00"
WEIGHTED Pe	1.46	1.15	78.8%	1.00"

NOTE: SINCE EXISTING IMPERVIOUS AREA IS > 40%, SITE IS CONSIDERED REDEVELOPMENT AND A PE OF 1.00" IS REQUIRED.

HSG	RCN	AREA (Ac)	PERCENT
A	38	0	0%
B	55	0	0%
C	70	0	0%
D	77	1.46	100%
TARGET RCN		1.46	100%

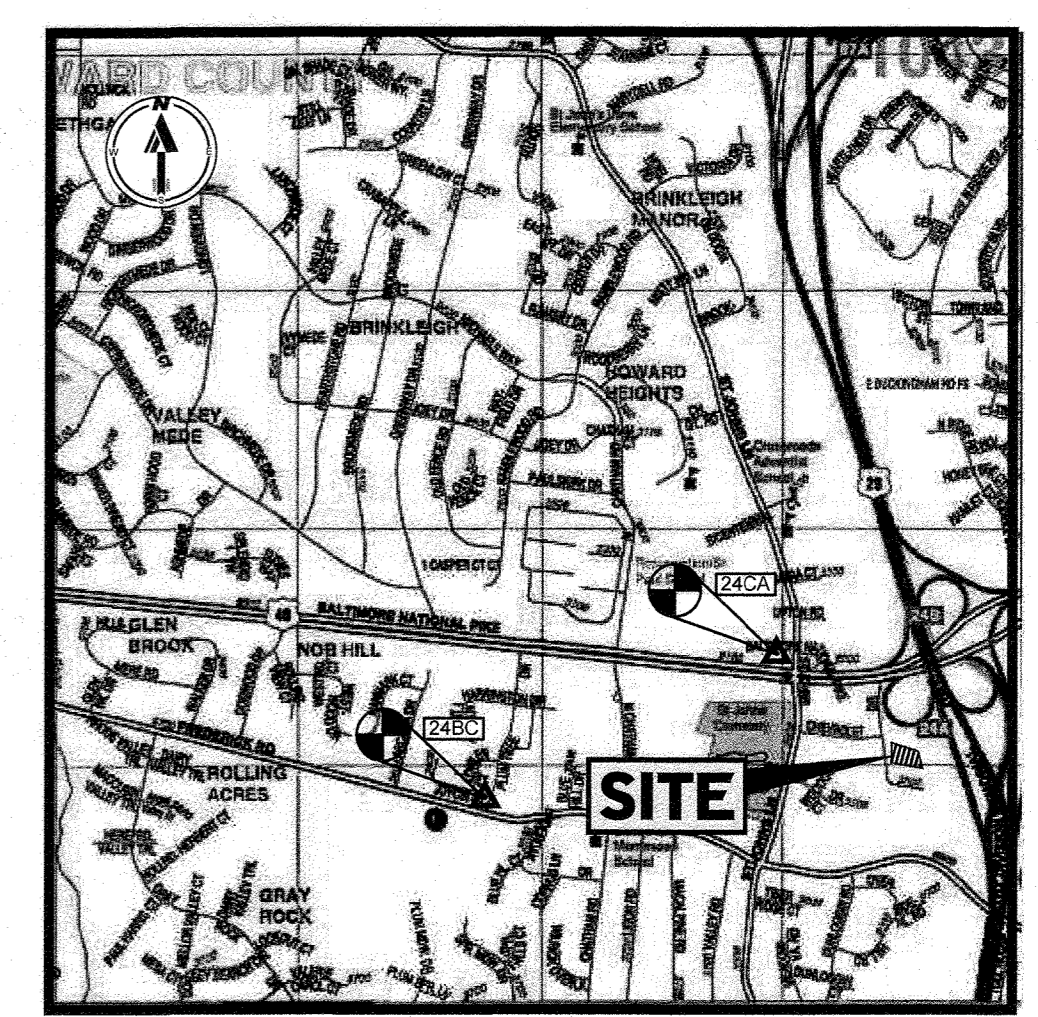
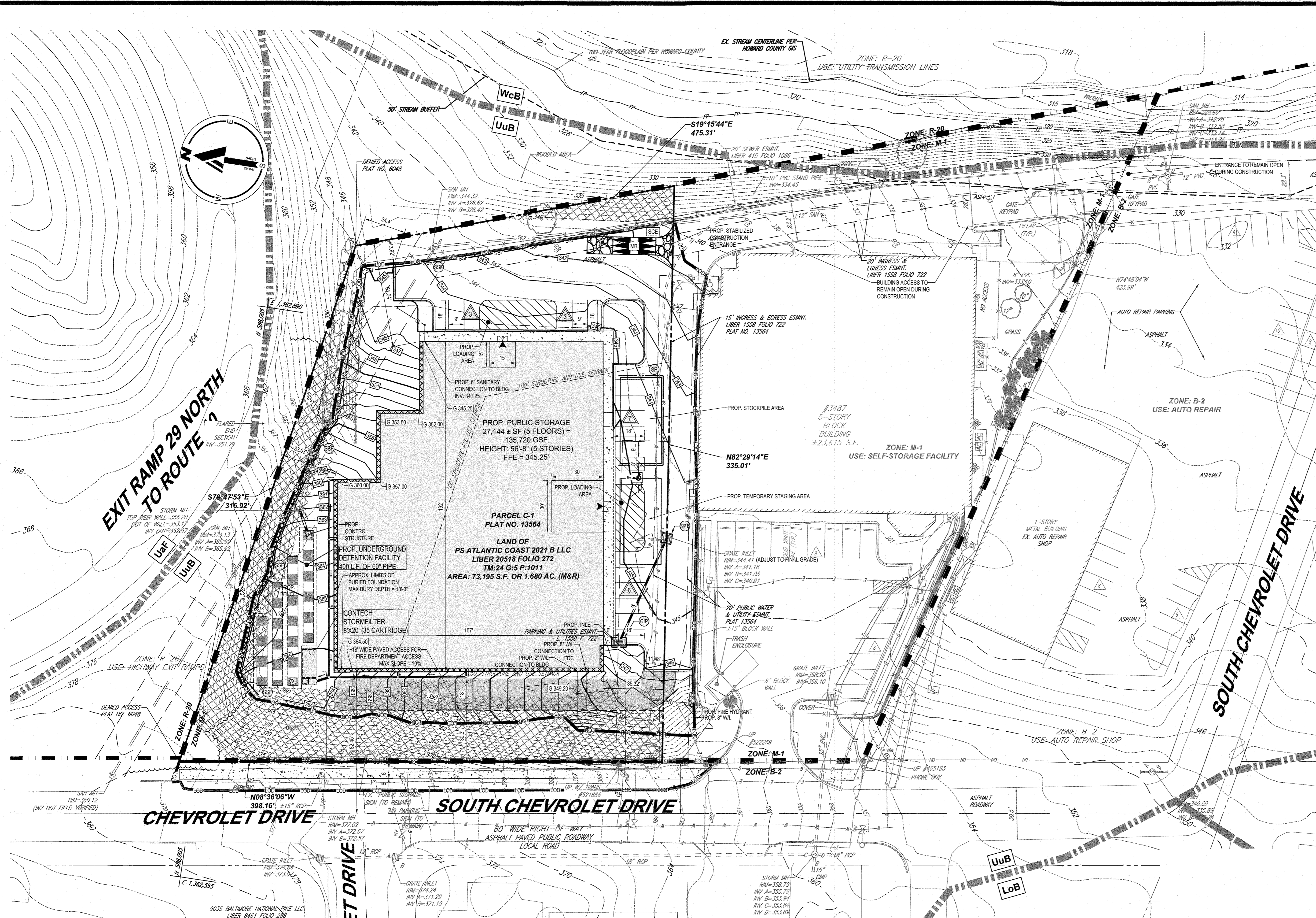
TOTAL PROJECT AREA (PARCEL C-1)	1.68 AC.
AREA OF WETLANDS AND BUFFER (PARCEL C-1)	0.00 AC.
AREA OF 100-YR FLOODPLAIN (PARCEL C-1)	0.00 AC.
AREA OF FOREST (PARCEL C-1)	0.00 AC.
AREA OF STEEP SLOPES (15% OR GREATER) (PARCEL C-1)	0.40 AC.
AREA OF BROADENING (ROAD R/W) (PARCEL C-1)	0.00 AC.
INTERMITTENT STREAM & 50' BUFFER (PARCEL C-1)	0.00 AC.
HIGHLY ERODIBLE SOILS (K > 0.35) (PARCEL C-1)	0.00 AC.
LIMIT OF DISTURBED AREA (PARCEL C-1)	1.46 AC.
PRESENT ZONING DESIGNATION (PARCEL C-1)	M-1
PROPOSED USE (PARCEL C-1)	SELF-STORAGE
IMPERVIOUS COVER (PROPOSED CONDITIONS - LOD ONLY)	1.15 AC.
PERVIOUS AREA (PROPOSED CONDITIONS) (LOD ONLY)	0.31 AC.

LIMITS OF DISTURBANCE = 63,598 S.F. OR 1.46 AC.

SUBDIVISION NAME: N/A	PREVIOUS FILE NO.: SDP-85-235	
SECTION/AREA: DEED # 20519 / 00272	SDP-89-036	
TAX MAP: 24	GRID: 5	ZONED: M-1
PARCEL: 1011		
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11-10-22  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11-10-22





**LOCATION MAP**  
SCALE: 1" = 2,000'

**LEGEND**

[Symbol]	SILT FENCE
[Symbol]	SUPER SILT FENCE
[Symbol]	SILT FENCE ON PAVEMENT
[Symbol]	SOIL DIVIDE
[Symbol]	SOIL LABEL
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	AT-GRADE INLET PROTECTION
[Symbol]	CURB INLET PROTECTION
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	EX. 50' STREAM BUFFER
[Symbol]	EX. STREAM PER HOWARD COUNTY GIS
[Symbol]	EX. CONTOUR
[Symbol]	PROP. CONTOUR
[Symbol]	EX. TREELINE
[Symbol]	PROP. TREELINE
[Symbol]	ZONING LINE
[Symbol]	PROP. PAVED ACCESS DRIVE
[Symbol]	STEEP SLOPES (15% OR GREATER)
[Symbol]	UNDERGROUND PIPE STORAGE

**NARRATIVE**

**INTRODUCTION**  
THIS STORMWATER MANAGEMENT REPORT HAS BEEN PREPARED TO DEMONSTRATE THE HOWARD COUNTY STORMWATER MANAGEMENT REQUIREMENT AND PROVISIONS BY PROVIDING THE NARRATIVE, ESD TO THE MEP REQUIREMENT AND PROVISIONS, STORMWATER MANAGEMENT QUANTITY CALCULATIONS, SOILS INFORMATION, AND ADDRESSING THE CHECKLIST ITEMS.

**SITE DESCRIPTION**  
THE PROPERTY IS LOCATED AT 3487 SOUTH CHEVROLET DRIVE IN ELICOTT CITY, MARYLAND. THE LEGAL DESCRIPTION OF THE SITE IS MAP 24, GRID 2, PARCEL 1011. THE SITE IS WITHIN THE 2ND ELECTION DISTRICT IN HOWARD COUNTY, WITH A ZONING OF M-1. THE TOTAL PROJECT PROPERTY AREA (PARCEL C-1) IS 1.68 ACRES WITH 0.06 ACRES OF WETLANDS & BUFFERS, 0.00 ACRES OF FLOODPLAIN, 0.00 ACRES OF FOREST, 0.00 ACRES OF INTERMITTENT STREAM & 50' STREAM BUFFER, AND 0.40 ACRES OF STEEP SLOPES.

**FIELD INVESTIGATION**  
A FIELD INVESTIGATION WAS PERFORMED ON 3/18/2022 TO STUDY THE DRAINAGE PATTERNS, EXISTING CONDITIONS, OUTFALLS, TIME OF CONCENTRATION PATHS, UTILITIES, AND IMPERVIOUS COVERAGE. IN THE EXISTING CONDITION PHASE, THE SITE DRAINS TO AN EXISTING STREAM EAST OF THE SITE. THERE ARE (2) EXISTING INLETS AROUND THE SITE THAT PICKUP ADDITIONAL DRAINAGE ON SITE.

**MAINTENANCE OF NATURAL FLOW PATTERNS**  
NATURAL FLOW PATTERNS WILL BE PRESERVED. THERE ARE STORM DRAIN INLETS DISPERSED THROUGHOUT THE SITE THAT WILL DISCHARGE TO THE EXISTING DRAINAGE CHANNELS TO MIMIC NATURAL FLOW PATTERNS.

**REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN**  
THE PROPOSED SITE CONSISTS OF 1.16 ACRES OF IMPERVIOUS AREA (WITHIN THE LOD). IN EXISTING CONDITIONS, THE IMPERVIOUS AREA IS 1.26 ACRES (WITHIN THE LOD). THIS DEVELOPMENT PROPOSES TO REDUCE THE IMPERVIOUS AREA BY APPROXIMATELY 0.10 ACRES.

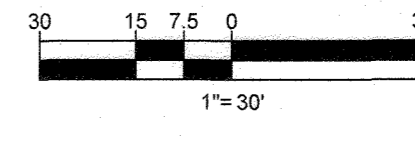
**ESD TO THE MEP FACILITY JUSTIFICATION**  
THE REQUIRED ESD TO THE MEP PROVIDED WITHIN THE LIMIT OF DISTURBANCE IS:  
PE = 1.00", ESDV = 1,830 CF, AND 0.53 ACRES OF IMPERVIOUS TREATMENT

**ESD TO THE MEP REQUIREMENT HAS BEEN MET. THE FOLLOWING ESD PRACTICES ARE TO BE CONSTRUCTED UNDER THIS ECP AND SUBSEQUENT SDP:**  
ONE (1) CONTECH CATCH BASIN STORM FILTER  
- THE PROVIDED PE = 1.00"  
- THE TOTAL ESDV PROVIDED IN THIS FACILITY IS 2,025 CF  
- THE TOTAL IMPERVIOUS TREATMENT PROVIDED IS 0.62 ACRES

**WATERSHED AND QUANTITY MANAGEMENT CALCULATIONS**  
THE SITE IS LOCATED WITHIN THE TIBER BRANCH WATERSHED. THEREFORE, QUANTITY MANAGEMENT IS REQUIRED. QUANTITY MANAGEMENT IS PROVIDED VIA 400 LF OF UNDERGROUND STORAGE. THIS STORAGE ALLOWS THE POST-DEVELOPMENT FLOWS TO BE LESS THAN PRE-DEVELOPMENT FLOWS FOR THE 10-YEAR, 100-YEAR, AND 2016 HOWARD COUNTY STORM OF RECORD. REFER TO SWM REPORT FOR ADDITIONAL CALCULATIONS.

**INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO SWM STRATEGY**  
SEDIMENT AND EROSION CONTROLS SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL PLAN. DURING CONSTRUCTION, SEDIMENT RUNOFF SHALL BE CAPTURED WITH PERIMETER SILT FENCE AND/OR INLET PROTECTION.

**LIMITS OF DISTURBANCE = 63,598 S.F. OR 1.46 AC.**



SUBDIVISION NAME: N/A  
SECTION/AREA: DEED # 20519 / 0272

PREVIOUS FILE NO.: SDP-85-235  
SDP-99-036

**OWNER:** PS ATLANTIC COAST 2021 B LLC  
701 WESTERN AVE  
GLENDALE, CA 91201  
PHONE: (888) 963-1787

**DEVELOPER:** PUBLIC STORAGE  
4178 PARK ROAD, SUITE 2  
CHARLOTTE, NC 28209  
CONTACT: MIKE VAHLE  
PHONE: (228) 851-4700  
EMAIL: MVAHLE@PUBLICSTORAGE.COM

**TAX MAP:** 24 **GRID:** 5 **ZONED:** M-1  
PARCEL: 1011  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**SOILS TABLE**

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
UuB	URBAN LAND UDHORTENSUS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO	
WcB	WATCHING SILT CLAM, 3 TO 8 PERCENT SLOPES, STONY	D	YES	0.43

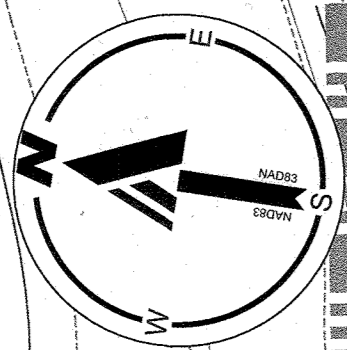
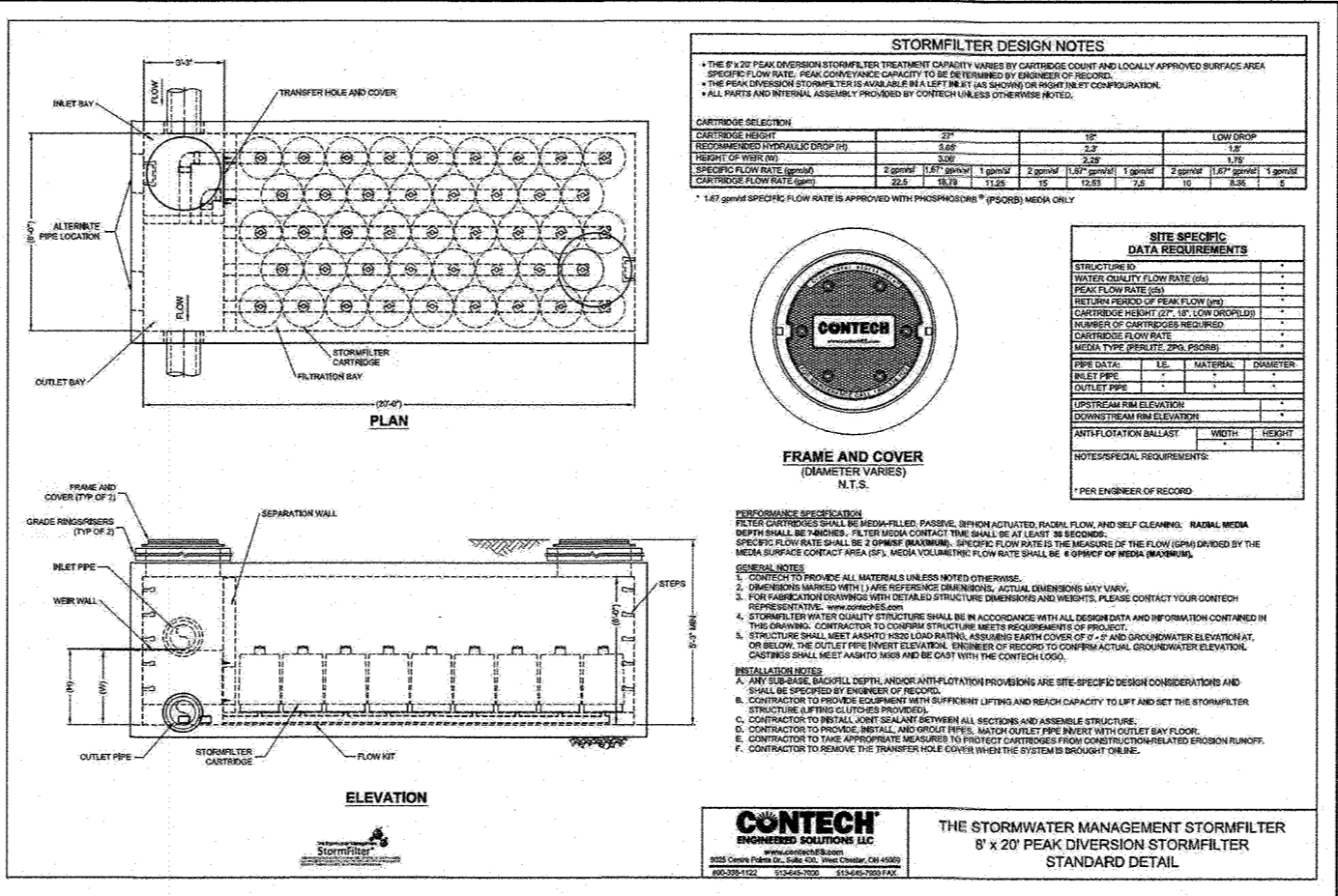
**STORMWATER ESD REQUIREMENTS**

	REQUIRED	PROVIDED
ESDV	1,830 CF	2,025 CF
PE	1.00"	1.00"
IMPERVIOUS AREA	0.53 AC	0.62 AC

**STORMWATER QUANTITY REQUIREMENTS**

PRE-DEVELOPMENT - ASSUME STUDY AREA HAS AN RCN OF 77 (WOODS IN GOOD CONDITION)

FLOW	10-YEAR FLOW	100-YEAR FLOW	HOWARD COUNTY STORM
PRE-DEVELOPMENT	7.79 CFS	17.05 CFS	17.39 CFS
POST-DEVELOPMENT FLOWS (MANAGED WITH 400 LF OF 60" UNDERGROUND PIPE)	10-YEAR FLOW	7.74 CFS	16.91 CFS
	100-YEAR FLOW	16.91 CFS	17.14 CFS



**DAILY STABILIZATION NOTE**

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED AT THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

- FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE
- FOR AREAS TO BE VEGETATIVELY STABILIZED, A PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS, OR SWALES.
- PERMANENT SEED AND MULCH FOR ALL OTHER AREAS

ANY AREAS WHICH CANNOT BE STABILIZED AT THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
DATE: 11/10/22  
DATE: 11/11/22

**BOHLER //**

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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DRAWN BY: LJC  
CHECKED BY: BRR  
DATE: 10/31/2022  
CAD I.D.: GRAD

**ENVIRONMENTAL CONCEPT PLAN**

FOR

**Public Storage**

LOCATION OF SITE

3485-3487 SOUTH CHEVROLET DRIVE  
ELICOTT CITY, MD 212042  
HOWARD COUNTY  
TM: 24 G. 5 P. 1011

**BOHLER //**

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**B.R. ROWE**  
PROFESSIONAL ENGINEER

**SCHEMATIC GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER: 2

ORG. DATE - 10/31/2022