## CONCEPT DEVELOPMENT PLAN

# DASH IN FOOD STORES INC

LOCATION OF SITE

## 26065 POINT LOOKOUT RD

TOWN OF LEONARDTOWN ST MARY'S COUNTY, MARYLAND TAX MAP: 0126, GRID: 0004, PARCEL: 0101

LOCATION MAP





9506B LEE HWY. FAIRFAX, VA 22031 Phone: (571) 249-3448 www.plan-source.com bprakash@plan-source.com



No.	DATE:	REVISIONS 🔻
_		

LEONARDTOWN, MD 20650				
 OWNER'S NAME:				

ASH IN FOOD STORES INC MARYLAND CORPORATION

DRAWING NO DNCEPT SWM& E&S PLAN 10F 36

TAX ACCOUNT#:

OWNER'S/DEVELOPER'S CERTIFICATION

ANY CLEANING, GRADING, CORSTRUCTION, DEVILLORIEST, STORMMATER
MANAGEMENT, ORDERINGTION OF ALL OF THESE, WILL BE DOME PHYSIMIT TO
THIS PLAN, AND THAT ALL RESPONSIBLE PERSONNEL, INVOLVED IN THE
CONSTRUCTION PROJECT WILL HAVE A "CERTIFICATE OF TRAINING" FROM A
MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM
BEFORE BEGINNING THE PROJECT

Brian Fenwick

CONSULTANT CERTIFICATION:

"I CERTIEV THAT THIS CONCEPT EROSION AND SEDMENT CONTROL AND STORMMATER MANAGEMENT PLAN REPRESENTS ALL SIGNIFICANT NATURAL RESOURCES BASED ON MY PERSONAL KNOWLEGGE OF THE SITE, MOT HAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVIEW ANGECES HIMPS THE STEP THE ANGEROES THE OWNER/DEVELOPER."

SIGNATURE:

MD LICENSE Nº 58520

PRINT NAME: KARLE SCHWARTZ DATE: 05/18/2023

DATED: \_\_\_\_\_05/16/2023

**GENERAL NOTES** 

OWNER / DEVELOPER: DASH IN FOOD STORES INC THE WILLS GROUP INC

2 SITE INFORMATION:

PROJECT LOCATION: 26065 POINT LOOKOUT RD, LEONARDTOWN, MD 20646

LEONAR
TAX MAP: 0128
GRID: 0004
PARCEL: 0101
ELECTION DISTRICT: THIRD
CURRENT USE: COMMERCIAL
ZONING: CH

ZONING: CH TOTAL AREA: 0.98 AC (42,674 SF)

SEDIMENT CONTROL INFORMATION

- TOTAL AREA OF SITE / PROPERTY: ...0.98 AC.±
  TOTAL AREA TO BE DISTURBED: ....0.54 AC.±
  TOTAL AREA TO BE DISTURBED: ....0.54 AC.±
  TOTAL AREA TO BE DISTURBED: CRASH CONCEPTIONS
  OF COMMISSION OF COMMISS

## PARKING TABULATION PARKING REQUIREMENT PARKING REQUIRED PARKING PROVIDED ZONING USE REMARKS C-H CONVENIENCE 4 PER 1000 SF 20 SPACES 20(1 ADA) TOTAL = 20 SPACES(1 ADA)

SITE TABULATION		
DESCRIPTION	REQUIREMENT	PROVIDED
MIN. FRONTAGE	50 FT	107 FT
MIN, LOT AREA	15,000 SF	42,674 SF
MIN, LANDSCAPE AREA	N/A	
SETBACKS	FRONT: 15 FT ALONG RTE 243 50 FT ALONG RTE 5 SIDE: 10 FT REAR: 10 FT	FRONT: 17.5 FT ALONG RTE 243 150.6 FT ALONG RTE 5 SIDE: 10 FT REAR: 15 FT
FLOOR AREA RATIO	FAR - 0.4 (MAX.)	FAR = 0.19
MAX, HEIGHT	40 FT	+/- 25

EXISTING AND PROPOSED CONDITION						
DESCRIPTION	EXISTING	PROPOSED				
TOTAL AREA	42,674 SF	42,674 SF				
IMPERVIOUS COVER	35,102 SF	30,929 SF				
PERVIOUS COVER	7,572 SF	11,745 SF				

SCORMANTE MARKATIKE

THE BETTING REPROBLEMENT AREA IS GREATER THAN 400°, MENCE, MEETS THE MDE

REDRIEG OF MEET CHIEFAR FOR SCORMANTER MARKGEMENT. THIS PLAN PROPOSES TO

REDRIEG ORMEN CHIEFAR FOR SCORMANTER MARKGEMENT. THIS PLAN PROPOSES TO

SETS WHATER QUALITY ROUGHEMENTS BY PROVIDING A THROOPOWANGE SPRAATOR AND

STORMENTER TREATMENT FOR DRAINAGET AREA OS ACRE AND MICRO BIORETENTION SYSTEM

FOR DRAINAGE AREA OJ ACRE AS SHOWN IN THE PLAN.

STORMEN FOR THE STORMENT REQUIL THE SDY IS PROVIDED THROUGH THE USE OF

UNDERGIGNOUS STORMER IPPS.

STORMIWATER QUANTITY NARRATIVE:
THERE IS AN APPROXIMATELY 4173 SF (0.095 ACRE) DECREASE IN THE IMPERVIOUS AREA IN THE PROPOSED CONDITION.

THE QP10 FOR THE SITE IS DECREASED BY 0.49 CFS IN THE PROPOSED CONDITION

ESDv Computations Summary							
S.N	Discription	Drainage Area (ac)	ESDv Required (Cu.ft)	ESDv Provided (Cu.ft)	Target PE (in)	PE Provided (in)	Remarks
1	Micro-Bioretention	0.31	396.28	1360	1.00		Meets the MDE Re-Development Criteria. Hence, Target PE= 1.0 (in)
2	Hydrodynamic Separator + Stormfilter	0.52	664.72	2000	1.00	1.12	
Total 0.83			1061	3360			
lote: Refer Water Quality Plan for ESDy Calculations							

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	SHEET INDEX						
SHEET	SHEET TITLE	PR	PROJECT INFORMATION:				
1 OF 36	COVER SHEET						
2 OF 36	GENERAL NOTES	11	26065 POINT LOOKOUT RD				
3 OF 36	TOPOGRAPHIC SURVEY	LE	ONARDT	OWN,	MD 20650		
4 OF 36	EXISTING DEMOLITION PLAN	$\neg$					
5 OF 36	E & SC COVER SHEET	OW	OWNER'S NAME:				
6 OF 36	E & SC-PHASE-I		DASH IN FOOD STORES INC A MARYLAND CORPORATIO				
7 OF 36	E & SC-PHASE-II	11 -					
8 OF 36	E & SC NOTES	A					
9 OF 36	E & SC STANDARD DETAILS						
10 OF 36	SITE PLAN						
11 OF 36	SITE DETAILS-I	DE	/ELOPER IN	FORMAT	ION:		
12 OF 36	SITE DETAILS-II	11					
13 OF 36	SITE DETAILS-III	TI	HE WILLS	GROL	JP, INC		
14 OF 36	GRADING PLAN	10	102 CENTENNIAL ST, LA PLATA, MD 20646				
15 OF 36	PROPERTY EXHIBIT	LA					
16 OF 36	TRAFFIC COVER SHEET						
17 OF 36	PAVEMENT MARKING PLAN			_			
18 OF 36	SWM COVER SHEET	- DR	AWING TITL	.E:			
19 OF 36	SWM DETAILS						
20 OF 36	EXISTING DRAINAGE AREA MAP		COVER SHEET				
21 OF 36	PROPOSED DRAINAGE AREA MAP						
22 OF 36	WATER QUALITY PLAN						
23 OF 36	MICRO-BIORETENTION DETAILS						
24 OF 36	BMP UNDERGROUND DETENTION PLAN	AR		4 55/0 0	70.46\		
25 OF 36	BMP UNDERGROUND DETENTION DETAILS-I		42,67	4 SF(0.97	79 AC)		
26 OF 36	BMP UNDERGROUND DETENTION DETAILS-II	SCA	ALE: AS SH	OW/NI			
27 OF 36	BMP UNDERGROUND DETENTION DETAILS-III						
28 OF 36	BMP UNDERGROUND DETENTION DETAILS-IV	PRO	DJECT MAN	AGER:			
29 OF 36	BMP HYDRAFLOW ROUTING	KES	5				
30 OF 36	UTILITY PLAN	DR	AWN BY:		DATE:		
31 OF 36	UTILITY DETAILS-I	GSI			MAY 2023		
32 OF 36	UTILITY DETAILS-II						
33 OF 36	STORM SEWER PROFILES	СН	ECKED BY:		TAX ACCOL		
34 OF 36	SANITARY SEWER PROFILES	YO			017842		
35 OF 36	WATER PROFILES						
36 OF 36	AUTOTURN EXHIBIT	$\neg$ $\vdash$			<b> </b>		
			DESIGN IS COPYRIGH DRAWING NO. PROTE		DRAWING N		