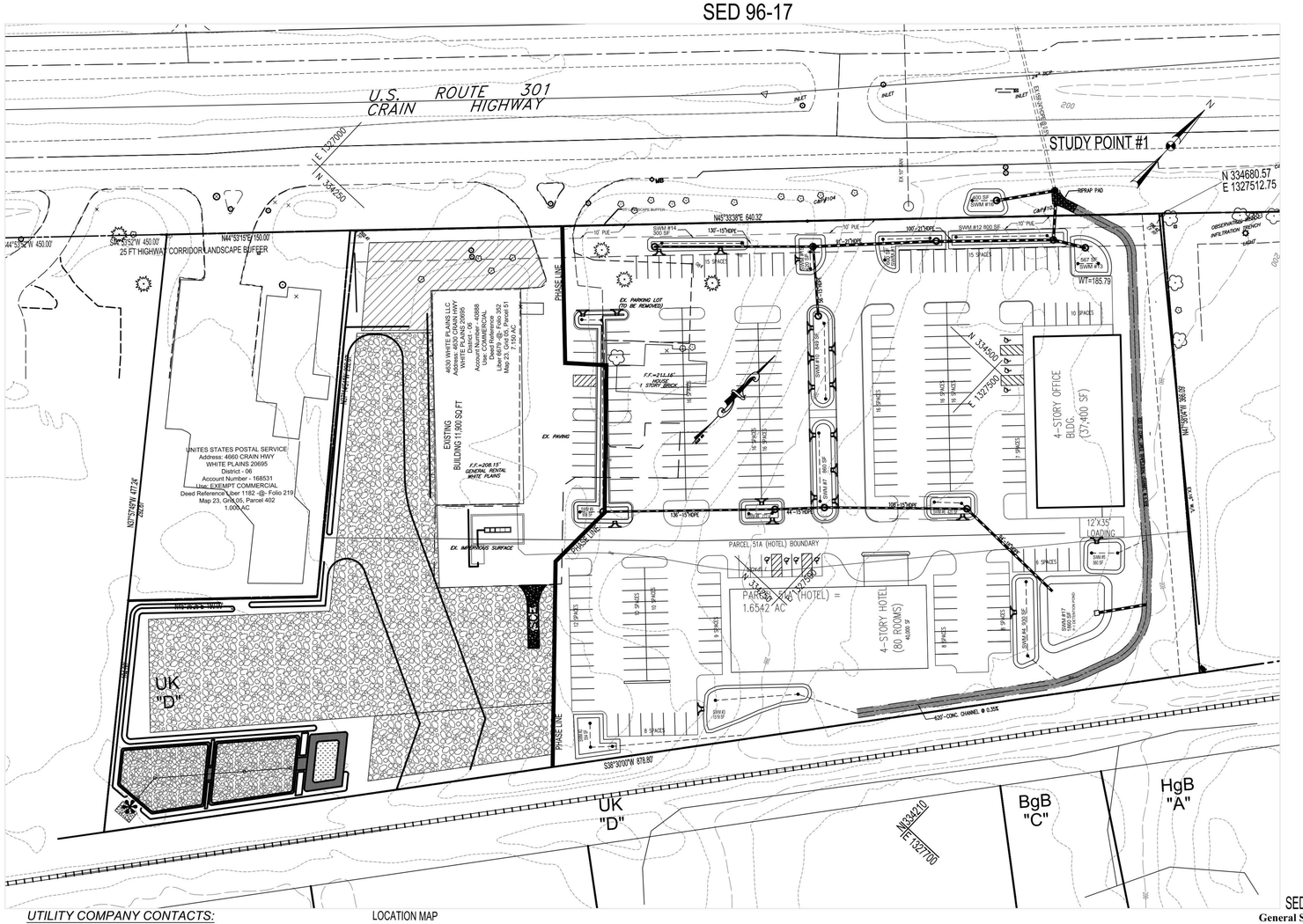
4630 WHITE PLAINS LLC / PGM VSC 17-0032

CONCEPT STORMWATER MANAGEMENT PLAN

WHITE PLAINS BUSINESS CENTER

6TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND
VSC#17-0032
SED 96-17



LOCATION MAP
SCALE 1"=50'

UTILITY COMPANY CONTACTS:

1. SMECO - SOUTHERN MARYLAND ELECTRIC COOPERATIVE
   CONTACT: STEVE MCGEE - DISTRICT ENGINEERING SUPERVISOR
   4415 CRAIN HIGHWAY P.O. BOX 248, WHITE PLAINS, MARYLAND 20635
   PHONE: 301-645-3636 FAX: 301-705-8629
2. WASHINGTON GAS CONTACT: NAZIM KAHN - NEW SERVICE SUPERVISOR
   16045 ACCOLAWN ROAD, ACCOKEEK, MARYLAND 20607
   PHONE: 301-750-5626 FAX: 301-283-5272
3. COMCAST CABLEVISION CONTACT: KEVIN KADJESKI - CONSTRUCTION DIVISION
   101 SKIPJACK ROAD, PRINCE FREDERICK, MARYLAND 20678
   PHONE: 410-535-6880 EXTN: #316
4. BELL ATLANTIC CONTACT: KARL BENTON / KEVIN CHANDLER
   6205 CRAIN HIGHWAY, LA PLATA, MARYLAND 20646
   PHONE: 301-934-5022 FAX: 301-934-9946

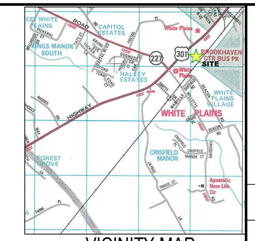
SOILS TABLE

Map Unit Symbol	Map Unit Name	K Factor Rating	Hydrologic Group	Highly Erodible	Hydric	Small Commercial Buildings	Drainage Class
UK	Urban Land	---	D	No	---	---	---

FACILITY #	TYPE	DA (AC)	IMP AREA (AC)	Rv	I %	TARGET ESD (1.8 X DA) CF	SURFACE STORAGE: BOTTOM AREA (SF)	TOP AREA (SF)	DEPTH (FT)	STORAGE (CF)	MEDIA STORAGE: DEPTH (FT)	STORAGE (CF)	TOTAL STORAGE (CF)	% TARGET ESDv	EQV Pe	REMARKS
SWM #1	M-2															PHASE-1
SWM #2	M-6	0.25	0.18	0.70	72%	1143	554.00	672.00	1.00	613	3.50	776	1389	121.5	2.18	
SWM #3	M-6	0.44	0.33	0.73	75%	2156	1519.00	1720.00	0.50	772	2.30	1397	2169	100.6	1.81	
SWM #4	M-6	0.25	0.19	0.73	76%	1192	930.00	1089.00	0.50	504	2.00	744	1248	100.6	1.81	
SWM #5	M-6	0.25	0.22	0.84	88%	1372	560.00	652.00	1.00	303	4.00	896	1199	88.4	1.59	
SWM #6	M-6	0.20	0.18	0.86	90%	1124	420.00	510.00	1.00	465	3.50	588	1053	100.7	1.81	
SWM #7	M-6	0.31	0.27	0.83	87%	1681	860.00	1026.00	1.00	943	2.00	688	1631	100.6	1.81	
SWM #8	M-6	0.09	0.05	0.55	56%	323	272.00	348.00	0.50	141	2.00	218	359	111.1	2.00	
SWM #9	M-6	0.33	0.27	0.77	82%	1660	906.00	1377.00	1.00	906	2.10	761	1667	100.4	1.81	
SWM #10	M-6	0.35	0.30	0.82	86%	1875	849.00	1013.00	1.00	849	3.10	1053	1902	101.4	1.83	
SWM #11	M-6	0.30	0.25	0.80	83%	1568	600.00	700.00	1.00	650	4.00	960	1610	102.7	1.84	
SWM #12	M-6	0.32	0.28	0.84	88%	1756	800.00	921.00	1.00	861	3.00	960	1821	103.6	1.87	
SWM #13	M-6	0.24	0.21	0.84	88%	1317	567.00	662.00	1.00	615	3.10	703	1318	100	1.80	
SWM #14	M-6	0.12	0.10	0.80	83%	627	300.00	340.00	1.00	320	2.80	336	656	104	1.89	
SWM #15	M-6	0.17	0.14	0.84	82%	933	420.00	510.00	1.00	465	3.50	588	1053	112.8	2.03	
SWM #16	M-6	0.51	0.08	0.19	16%	798	400.00	500.00	1.00	450	2.20	352	802	100.5	1.81	
SWM #17	P-1	0.77	0.64							N/A						NOT ESD
TOTAL		4.127	3.185			19525				8857		11020	19877		1.86	
CONTROLLED GREENSPACE		0.835	0.00													
SUBTOTAL		4.962	3.051													

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTERLINE	
	EDGE OF PAVEMENT	
140	CONTOUR LINE	140
142		142
	WOOD LINE	
	EASEMENT	
	SILT FENCE	SF
UK 'D'	SOIL TYPE / SOIL CLASSIFICATION	UK 'D'
	SOILS ARE UK (Urban Land) (SOIL CLASSIFICATION (D)	
	SPOT ELEVATION	
	SOIL BORING	SB 00
	GOOD PERC & LABEL	
	BENCHMARK	
	BUILDING	
	CULVERT	
	EXISTING STONE	
	FOREST CONSERVATION	
	STORM DRAIN LABEL	SD 4B



VICINITY MAP
SCALE 1"=2000'

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared by me, and that I am a duly licensed professional surveyor under the laws of the State of Maryland, License No. 21411, Expiration Date :06-08-18

RONALD J. PRETTYMAN Sr — 21411
Maryland Registered Professional Surveyor — License Number

CONSULTANT CERTIFICATION

I hereby certify that this plan has been design in accordance with the 2011 standards and specifications for Soil Erosion and Sediment Control or current revisions thereof, and Department of the Environment Stormwater Management Regulations.

MD Profesional Land Surveyor Lic. #: 21411
Name: Ronald J. Prettyman
Firm Name: ATCS, PLC
Street Address: 107 Post Office Road Ste. G
Waldorf, MD 20602
Signature
Date SEPTEMBER 29, 2017

CHARLES SOIL CONSERVATION DISTRICT APPROVAL

SEDIMENT AND EROSION CONTROL PLAN NUMBER xxxx

SMALL POND APPROVAL FOR
Sediment and Erosion Control Plan Approval and Small Pond Approval (if applicable) is hereby Granted by the Charles Soil Conservation District.

Approval Signature and Date

Approval expiration date:
(Requests exclusively for extension of the approval expiration date noted above and not involving any plan modifications to these approved plan sheets, must be submitted to the Charles Soil Conservation District in writing. The Charles Soil Conservation District, at its discretion, may approve the expiration date extension to the approved plan via separate approval letter.)

PARCEL DATA:

1. Account Identifier: District – 06 Account Number - 040888
2. Land Use: COMMERCIAL
3. Principal Residence: N/A
4. Premises Address: 4630 CRAIN HWY WHITE PLAINS 20695
5. Deed Reference: Liber 06679 @ Folio 00352
6. Owner Name: 4630 WHITE PLAINS LLC
7. Mailing Address: 7200 INDIAN SUMMER PL. WELCOME MD 20693-3030
8. Property Land Area: 7.1500 ACRES
9. Primary Structure Built 1996
10. Above Grade Living Area 11900 sq. ft.
11. ZONED: CC
12. FIRM MAP NUMBER: FM24017C0180C / ZONED "X"
13. ROUTE 301 HIGHWAY CORRIDOR
14. FOREST AREA TABULATIONS:
    TOTAL TRACT AREA: 7.15 AC
    NET TRACT AREA: 0 AC (FLOODPLAIN REMOVED)
    NET FOREST AREA: 0.30 AC (FOREST COVER WITHIN NET TRACT AREA)
15. WETLANDS: THIS SITE HAS NO WETLANDS PER LETTER BY BRUCE BAGLEY SOIL SCIENTIST.
16. TAX MAP: 23, GRID 4, PARCEL 51
17. ADC MAP: CHARLES CO. MAP 9 GRID K-9
18. USGS MAP: LA PLATA
19. THERE ARE NO STREAMS LOCATED ON THIS SITE NATURAL GRASS SWALES AS SHOWN.
20. BOUNDARY: SURVEY BY HERBERT CROWER ANC CHECK BY ATCS.
21. TOPOGRAPHY: FIELD RUN AND FLOWN TOPO WITH CONTOUR INTERVALS OF 2' BASE ON NORTH AMERICAN DATUM 1983 (NAD83)
22. SOILS:
    SOILS INFORMATION OBTAINED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE'S (USDA-NRCS) WEB SOIL SURVEY WEBPAGE AT URL ADDRESS http://websoilsurvey.nrcs.usda.gov/app/websoilsurvey.aspx AS PER GREEN NOTICE 08-09 RELEASED APRIL 22, 2008.
23. WATERSHED: PORT TOBACCO CREEK IN THE LOWER POTOMAC BASIN

THERE ARE NO RECORDS OF STATE OR FEDERAL THREATENED & ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THIS SITE, ACCORDING TO DNR'S WILDLIFE

SED 96-17

General Sediment and Erosion Control Notes.

Erosion and sediment practices, and site in general, must be inspected weekly and after each rain fall event, by the contractor or other responsible person, and any needed maintenance performed immediately"

The approval of the sediment control inspector is required upon installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading." (does not apply to sites under 2 acres).

Following initial soil disturbance or re-disturbance, seeding for permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading. Once vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

Contractor/developer must notify the Charles County Sediment Control Inspector at 301-645-0700, Compliance Program, Water Management Administration, Maryland Department of the Environment, (410) 537 3510, 5 days prior to commencing work."

Any other approved sediment and erosion control plan with a sequence and/or practices which conflict with this plan will require plan revisions for all affected plans approved by the Charles Soil Conservation District ."

Sediment and erosion controls cannot be removed until the site has adequate stabilization. Once vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized and the sediment control inspector has approved such removal

The conversion of the sediment basin to the stormwater management pond must be done in a manner in which prevents any sediment from being discharged downstream".

The developer is responsible for the acquisition of all easements, rights, and/or right of way that may be required for the sediment and erosion control practices, storm water management practices and the discharge of storm water onto or across adjacent or downstream properties included in this plan. He or she is also responsible for the acquisition of all easements, rights and/or rights of way that may be required for grading and/or work on adjacent properties included in this plan.

A preliminary sediment and erosion control plan should be submitted for the Site Design Phase. Realistic limits of disturbance, including adequate stockpile and staging area, should be included. The formal sediment and erosion plan review and approval will be carried out at the time of the Final Design Phase submittal.

SUBMITTAL LOG

NO.	DESCRIPTION	DATE
1st	INITIAL SUBMITTAL TO PGM	-
1st	FINAL SCANS SUBMITTAL TO PGM	-

SHEET INDEX

SHEET NO.	SHEET NAME
1	CONCEPT STORMWATER PLAN (COVER)
2	EXISTING CONDITION MAP
3	PROPOSED ESD PLAN
4	ESD DETAILS

NO.	DATE	REVISION

MANAGER: J.W. WHITEHEAD
DESIGN BY: JWW/AKS
CHKD BY: RJP/AKS
DRAWN BY: RJP/SJW
CHKD BY: JWW
DATE 09/29/2017
DRAWING SCALE 1"=50'

CLIENT
4630 WHITE PLAINS LLC
C/O BILL FINAGIN
7200 INDIAN SUMMER PLACE
WELCOME,MD 20693
PHONE (301) 602-5000

PGM VSC 17-0032

ATCS, P.L.C.
ENGINEERING PLANNING SURVEYING
7 Post Office Road, Suite G
Waldorf, MD 20602
(301) 932-8043 Fax (301) 843-1262
Culpeper, Va. Waldorf, Md. Sterling, Va.

TITLE
TAX MAP
TAX MAP 23, GRID 05, PARCELS 51
CONCEPT STORMWATER MANAGEMENT PLAN
WHITE PLAINS BUSINESS CENTER

COVER SHEET
VSC 17-0032

LOCATED IN
6TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

STATE OF MARYLAND — RONALD JOSEPH PRETTYMAN — No. 21411 — PROFESSIONAL ENGINEER

Sign Date: 06/19/2018

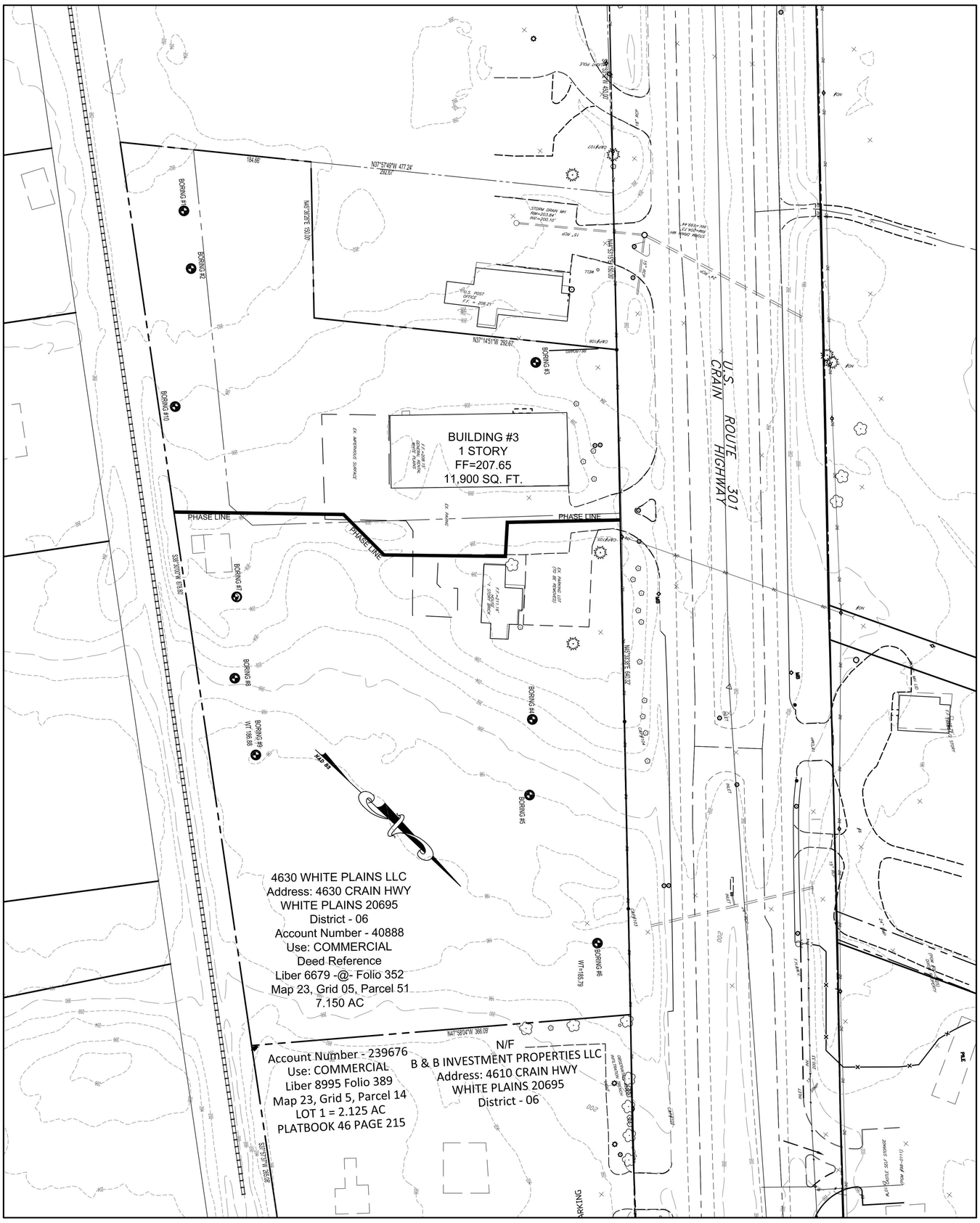
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 21275, Expiration Date 07/14/2020.

HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'
HORIZONTAL DATUM NAD-83

4630 WHITE PLAINS

4630 WHITE PLAINS / PGM VSC 17-0032

SHEET NO. 1 OF 4
DWG. NO. W2687



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT OF WAY		
CENTERLINE		
EDGE OF PAVEMENT		
CONTOUR LINE	140	140
WOOD LINE	142	142
EASEMENT		
SILT FENCE		
SPOT ELEVATION		SE 00'
SOIL BORING		
GOOD PERK & LABEL		
BENCHMARK		
BUILDING		
CULVERT		
EXISTING STONE		
FOREST CONSERVATION		
STORM DRAIN LABEL	555 / 48	

SOIL TYPE
SOIL CLASSIFICATION
UK 'D'
SOILS ARE UK (Urban Land) (SOIL CLASSIFICATION (D)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
50 0 25 50 100 200

VSC 17-0032

SHEET NO. 2 OF 4
DWG. NO. W2087

HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'
HORIZONTAL DATUM NAD83

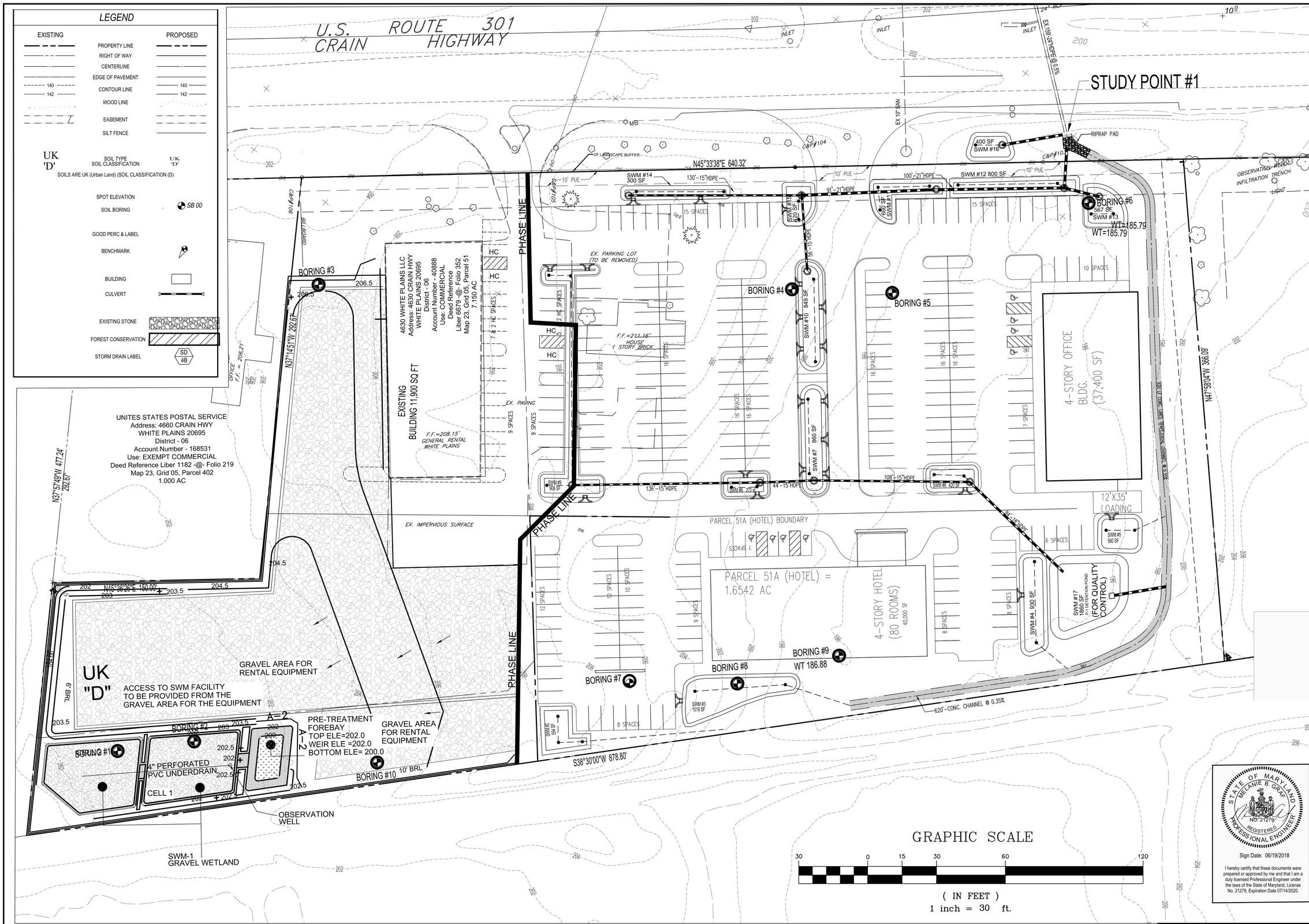
TITLE
TAX MAP
TAX MAP 23, GRID05, PARCELS 51
CONCEPT STORMWATER MANAGEMENT PLAN
WHITE PLAINS BUSINESS CENTER
EXISTING CONDITION MAP
VSC -17-0032
LOCATED IN
6TH ELECTION DISTRICT
CHARLES COUNTY, MARYLNAD

ATCS, P.L.C.
ENGINEERING @ PLANNING @ SURVEYING
7 Post Office Road, Suite G
Waldorf, MD 20602
(301) 932-8043 @ Fax (301) 843-1262
Culpeper, Va. @ Waldorf, Md. @ Sterling, Va.

CLIENT
4630 WHITE PLAINS LLC
C/O BILL FINAGIN
7200 INDIAN SUMMER PLACE
WELCOME,MD 20693
PHONE (301) 602-5000

MANAGER: J. W. WHITEHEAD
DESIGN BY: JWW | CHKD BY: BRO
DRAWN BY: RJP | CHKD BY: JWW
DATE 09/29/2017
DRAWING SCALE 1"=30'

NO.	DATE	REVISION



PGM VSC 17-0032

STATE OF MARYLAND
MELANIE B. GRAF
NO. 21279
REGISTERED PROFESSIONAL ENGINEER

Sign Date: 06/19/2018

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. 21279, Expiration Date 07/14/2020.

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TITLE
TAX MAP
TAX MAP 23, GRID 05, PARCELS 51
EXISTING CONDITION MAP
PROPOSED ESD PLAN
WHITE PLAINS BUSINESS CENTER
VSC -17-0032
LOCATED IN
6TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

HORIZONTAL DATUM NAD-83

PGM VSC 17-0032

WHITE PLAINS BUSINESS CENTER 5th SUBMISSION

SHEET NO. 3 OF 4
DWG. NO. W2687

Figure 5.20 Enhanced Filters

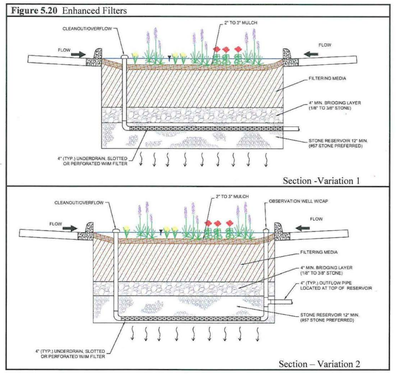


Figure 5.14 Micro-Bioretention (Variation 1 - Parking Lot)

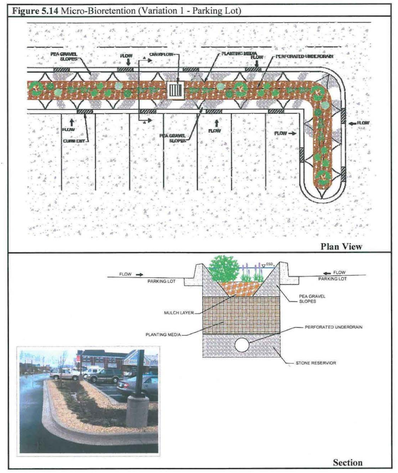


Figure 5.15 Micro-Bioretention (Variation 2 - Parking Lot)

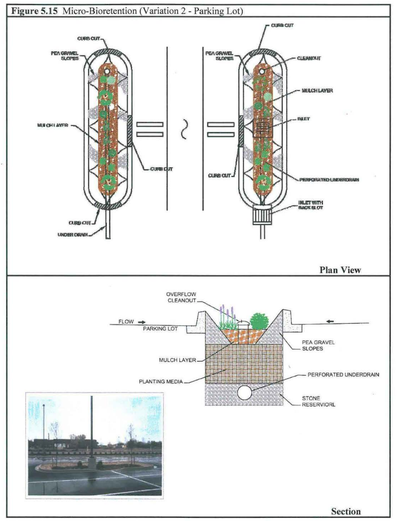
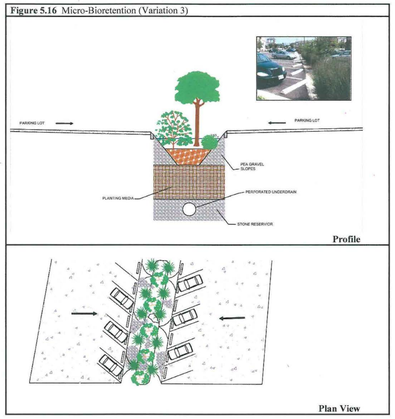


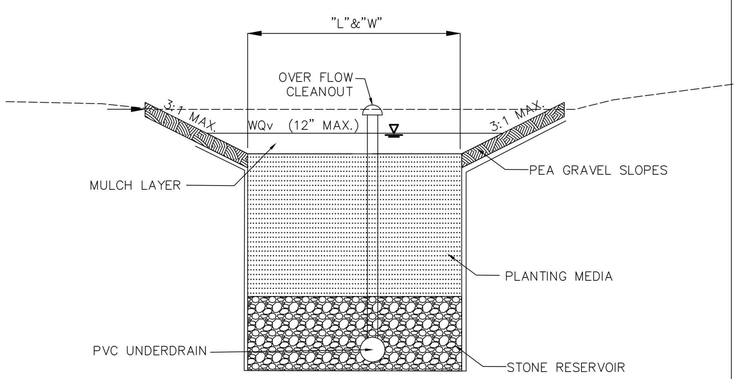
Figure 5.16 Micro-Bioretention (Variation 3)



Construction Criteria:

The following items should be addressed during construction of projects with micro-bioretention:

- **Erosion and Sediment Control:** Micro-bioretention practices should not be constructed until the contributing drainage area is stabilized. *If this is impractical, runoff from disturbed*



SWM M6 BIO-RETENTION DETAIL

NOT TO SCALE

STATE OF MARYLAND
MELANIE B. GRAF
NO. 21279
REGISTERED
PROFESSIONAL ENGINEER

Sign Date: 06/19/2018

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TITLE
TAX MAP
TAX MAP 23, GRID 05, PARCELS 51
CONCEPT STORMWATER MANAGEMENT PLAN
WHITE PLAINS BUSINESS CENTER
ROPOSED ESD COMPUTATIONS
VSC -17-0032
LOCATED IN
6TH ELECTION DISTRICT
CHARLES COUNTY, MARYLNAD

HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=5'
HORIZONTAL DATUM NAD-83

SHEET NO. 4 OF 4
DWG. NO. W2687

VSC 17-0032

PGM VSC 17-0032

WHITE PLAINS BUSINESS CENTER