

FINAL SITE DEVELOPMENT PLAN

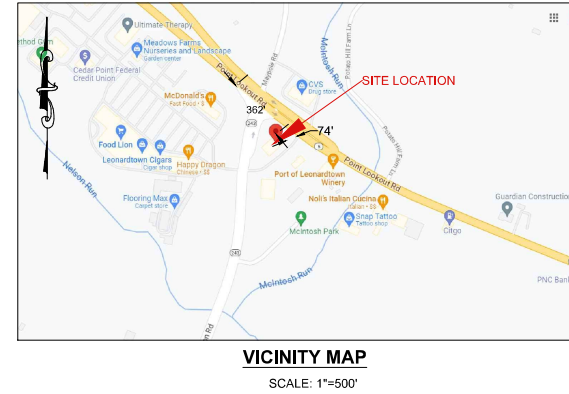
FOR

DASH IN FOOD STORES INC

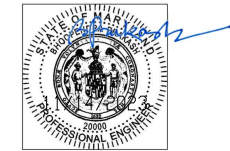
LOCATION OF SITE

26065 POINT LOOKOUT RD

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



9506B LEE HWY,
FAIRFAX, VA 22031
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bprakash@plan-source.com



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. 20000, EXPIRATION DATE: APRIL 06, 2025.

CASE NO. # 44-22

ENGINEER'S CERTIFICATION:

THIS PROPERTY IS IN THE NAME OF DASH IN FOOD STORES INC AS RECORDED IN DEED BOOK 1037 PAGE 108 IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND.

B. Prakash 20000 11/14/2023
ENGINEER LIC. NO. DATE

OWNER'S/DEVELOPER'S CERTIFICATION

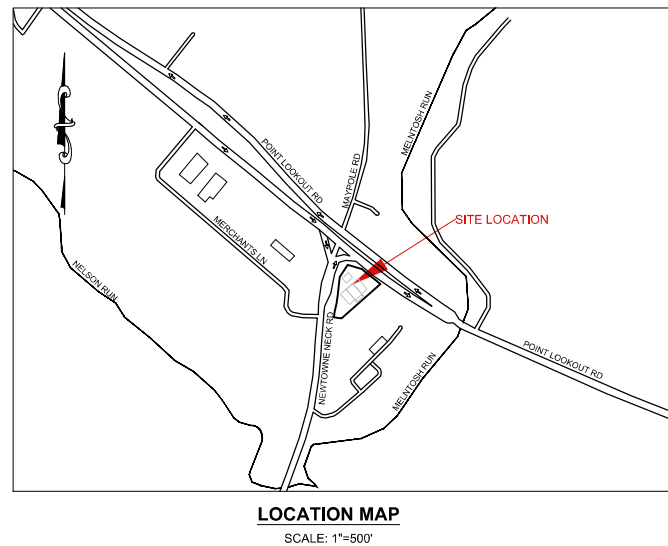
ANY CLEARING, GRADING, CONSTRUCTION, DEVELOPMENT, STORMWATER MANAGEMENT CONSTRUCTION, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A "CERTIFICATE OF TRAINING" FROM A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM BEFORE BEGINNING THE PROJECT.

Brian Fenwick DATED: 11/14/2023
DEVELOPER AUTHORIZED REPRESENTATIVE

CONSULTANT CERTIFICATION:

"I CERTIFY THAT THIS CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN REPRESENTS ALL SIGNIFICANT NATURAL RESOURCES BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVIEW AGENCIES. I HAVE REVIEWED THIS CONCEPT PLAN WITH THE OWNER/DEVELOPER."

SIGNATURE: *B. Prakash* MD LICENSE # 20000
PRINT NAME: BHOOPENDRA PRAKASH DATE: 11/14/2023



SITE DEVELOPMENT PLAN

SHEET NUMBER	SHEET TITLE
1 OF 41	COVER SHEET
2 OF 41	GENERAL NOTES
3 OF 41	TOPOGRAPHIC SURVEY
4 OF 41	EXISTING DEMOLITION PLAN
5 OF 41	E & SC COVER SHEET
6 OF 41	E & SC-PHASE-I
7 OF 41	E & SC-PHASE-II
8 OF 41	E & SC NOTES
9 OF 41	E & SC STANDARD DETAILS
10 OF 41	SITE PLAN
11 OF 41	SITE DETAILS-I
12 OF 41	SITE DETAILS-II
13 OF 41	SITE DETAILS-III
14 OF 41	GRADING PLAN
15 OF 41	PROPERTY EXHIBIT
16 OF 41	TRAFFIC COVER SHEET
17 OF 41	PAVEMENT MARKING PLAN
18 OF 41	SWM COVER SHEET
19 OF 41	SWM DETAILS
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21 OF 41	PROPOSED DRAINAGE AREA MAP
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27 OF 41	BMP UNDERGROUND DETENTION DETAILS-III
28 OF 41	BMP UNDERGROUND DETENTION DETAILS-IV
29 OF 41	BMP HYDRAFLOW ROUTING
30 OF 41	UTILITY PLAN
31 OF 41	UTILITY DETAILS-I
32 OF 41	UTILITY DETAILS-II
33 OF 41	STORM SEWER PROFILES
34 OF 41	SANITARY SEWER PROFILES
35 OF 41	WATER PROFILES
36 OF 41	AUTOTURN EXHIBIT
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38 OF 41	LANDSCAPE PLANTING PLAN
39 OF 41	BUILDING ELEVATIONS
40 OF 41	GAS CANOPY AND TRASH ENCLOSURE
41 OF 41	SIGNAGE PLAN
RL-8831-S1-R1	PHOTOMETRIC PLAN
RL-8831-S1-R1	PHOTOMETRIC PLAN
RL-8831-S1-R1	PHOTOMETRIC PLAN
RL-8831-S1-R1	PHOTOMETRIC PLAN
RL-8831-S1-R1	PHOTOMETRIC PLAN

PROJECT INFORMATION:
26065 POINT LOOKOUT RD
LEONARDTOWN, MD 20650

OWNER'S NAME:
DASH IN FOOD STORES INC
A MARYLAND CORPORATION

DEVELOPER INFORMATION:
THE WILLS GROUP, INC
102 CENTENNIAL ST,
LA PLATA, MD 20646

DRAWING TITLE:
COVER SHEET

AREA:
42,674 SF(0.979 AC)

SCALE:
AS SHOWN

PROJECT MANAGER:
KES

DRAWN BY:
GSD

DATE:
NOV 2023

CHECKED BY:
YO

TAX ACCOUNT#:
017842

DRAWING NO.
SITE DEVELOPMENT PLAN
1 OF 41

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GENERAL NOTES

- OWNER / DEVELOPER:
DASH IN FOOD STORES INC
THE WILLS GROUP INC
PO BOX 2810
LA PLATA MD 20646-2810
- SITE INFORMATION:
PROJECT LOCATION: 26065 POINT LOOKOUT RD,
LEONARDTOWN, MD 20646
TAX MAP: 0126
GRID : 0004
PARCEL: 0101
ELECTION DISTRICT: THIRD
CURRENT USE: COMMERCIAL
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:0.94 AC ±
- EXISTING SITE CONDITIONS:
WOODED _____ GRASS _____ CROPLAND _____
DISTURBED / GRADED _____ OTHER IMPERVIOUS _____
- AREA PRESENTLY IN DISTURBED / GRADED CONDITION: 0.97 AC. ±
- AREA TO BE VEGETATIVELY STABILIZED:
- ON-SITE CUT YES _____ NO AMOUNT 447.85 C.Y.
- ON-SITE FILL YES _____ NO AMOUNT 85.75 C.Y.
- STORM WATER MANAGEMENT REQUIRED YES _____ NO
- 100-YEAR FLOOD PLAIN ON-SITE YES _____ NO

PARKING TABULATION

ZONING	USE	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED	REMARKS
CH	CONVENIENCE STORE	4 PER 1000 SF	16 SPACES	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	10%	28.47%
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

STORMWATER NARRATIVE:
THE EXISTING IMPERVIOUS AREA IS GREATER THAN 40%. HENCE, THIS PROJECT MEETS THE MDE REDEVELOPMENT CRITERIA FOR STORMWATER MANAGEMENT. THIS PLAN PROPOSES TO SATISFY WATER QUALITY REQUIREMENTS BY PROVIDING A HYDRODYNAMIC SEPARATOR AND STORMFILTER THAT TREATS 0.52 ACRES AND A MICRO BIORETENTION SYSTEM THAT TREATS 0.31 ACRES AS SHOWN IN THE PLAN. STORAGE FOR THE STORMFILTER EQUAL TO THE ESDV IS PROVIDED THROUGH THE USE OF UNDERGROUND STORAGE PIPES.

STORMWATER 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	Description	Drainage Area (ac)	ESDv Required (Cu.ft)	ESDv Provided (Cu.ft)	Target PE (in)	PE Provided (in)	ESDv As-built (Cu.ft)	PE As-built (in)	Remarks
1	Micro-Bioretenation	0.31	396.28	1360	1.00	1.27			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					

Note: Refer Water Quality Plan for ESDv Calculations