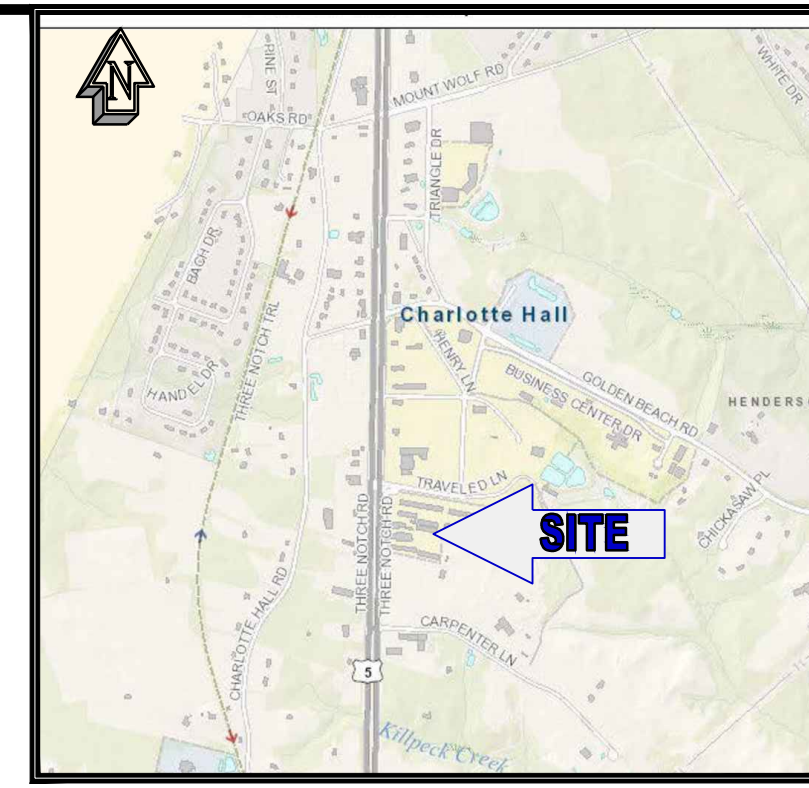


# CONCEPT SITE PLAN FOR GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT PHASE 3

LUGM #CSP22-0234

LOCATION OF SITE

29870 THREE NOTCH ROAD  
CHARLOTTE HALL, MD 20622  
ST. MARY'S COUNTY  
TAX MAP 4, GRID 4, PARCEL 9  
FIFTH ELECTION DISTRICT



VICINITY MAP  
SCALE: 1"=200'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 08301200

OWNER/DEVELOPER  
GOLDEN BEACH PROPERTIES LLC  
1700 REISTERSTOWN ROAD, SUITE 210  
BALTIMORE, MD 21208  
CONTACT: JUSTIN ROSEMORE  
PHONE: (443) 801-7151

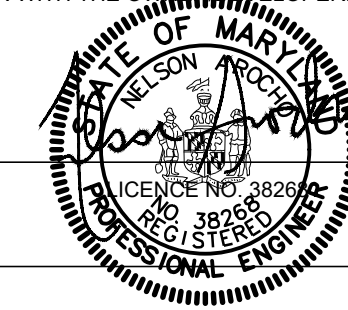
OWNER/DEVELOPER CERTIFICATION:  
I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF ENVIRONMENT, COMPLIANCE INSPECTOR.

OWNER/DEVELOPER SIGNATURE: *Justin Rosemore* DATE: 05-15-2024

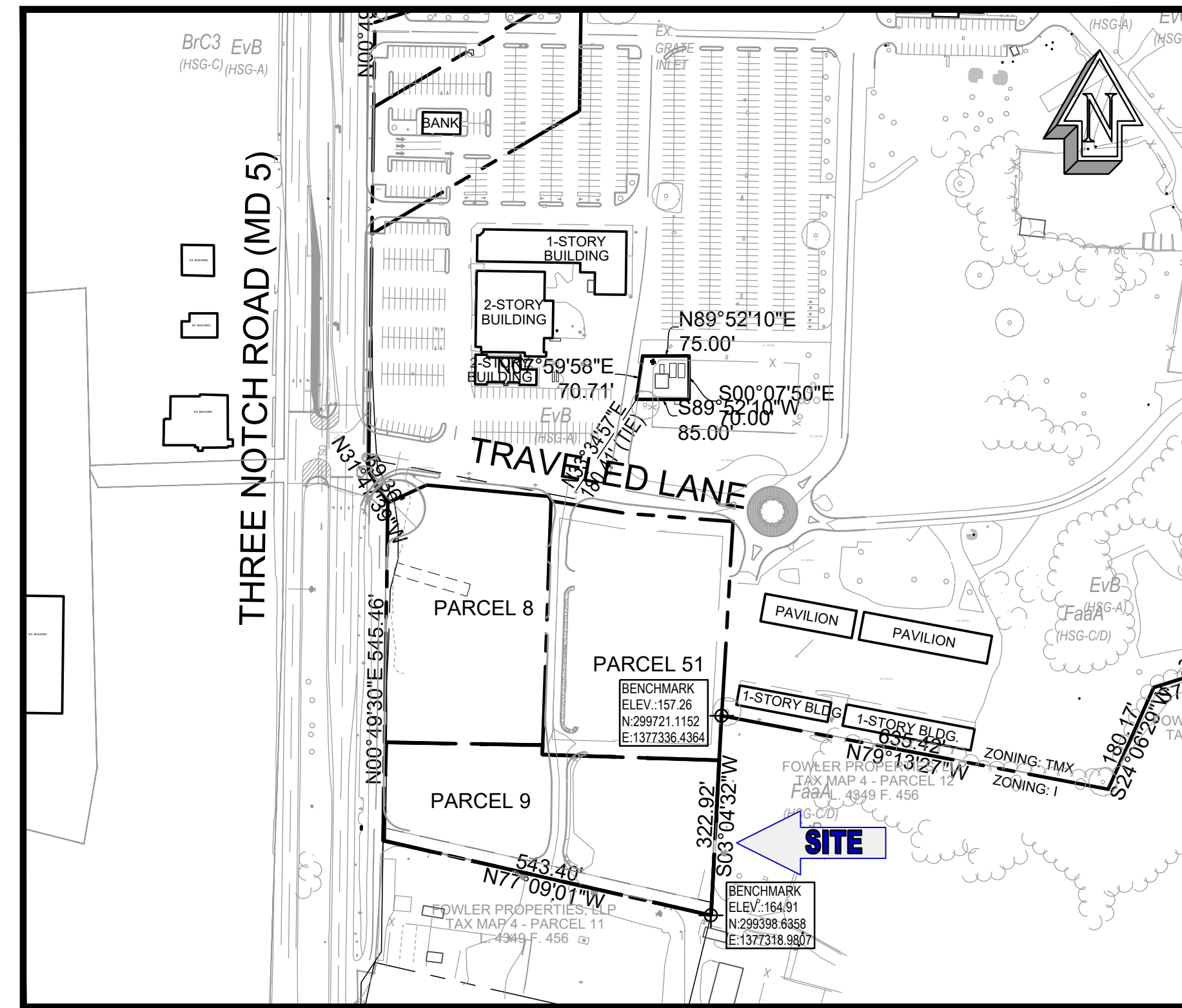
PRINTED NAME AND TITLE: JUSTIN ROSEMORE

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.

NELSON AROCHO, P.E.  
ATWELL, LLC DATE: 05/14/2024



SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS AND RESOURCE MAP	2
CONCEPT SITE PLAN	3
CONCEPT GRADING, SWM, AND E&S PLAN	4
CONCEPT LANDSCAPING PLAN	5
SECTION PLANS	6-7



AREA MAP  
SCALE: 1"=200'

## LEGEND

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONTOUR	--- 142 ---
EXISTING WOODS LINE	~~~~~
EXISTING UTILITY POLE W/ OVERHEAD WIRE	--- OH ---
EXISTING SEWER	--- SS ---
EXISTING FORCE MAIN	--- FM ---
EXISTING WATER	--- W ---
EXISTING EDGE OF PAVEMENT	--- RA ---
EXISTING ZONING BOUNDARY AND ZONING	--- OS ---
EXISTING STORM DRAIN	--- SD ---
EXISTING FENCE LINE	--- X ---
EXISTING UTILITY EASEMENT	[ ]
PROPOSED WATER	--- W ---
PROPOSED SEWER	--- SS ---
PROPOSED STORM DRAIN	---
PROPOSED ASPHALT PAVEMENT	[ ]
PROPOSED CONCRETE	[ ]
PROPOSED SPILL CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED CONTOUR	--- 142 ---

## SURVEY CONTROL NOTE

THE BEARINGS, COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING THE SMARTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

STATION	ONSITE BENCHMARKS SET		DESCRIPTION
	NORTHING	EASTING	
204	299721.1152	1377336.4364	IRON PIPE
205	299598.6358	1377318.9907	IRON BAR

## SCHEDULE 70.5: SUMMARY INFORMATION ON DEVELOPMENT IMPACTS

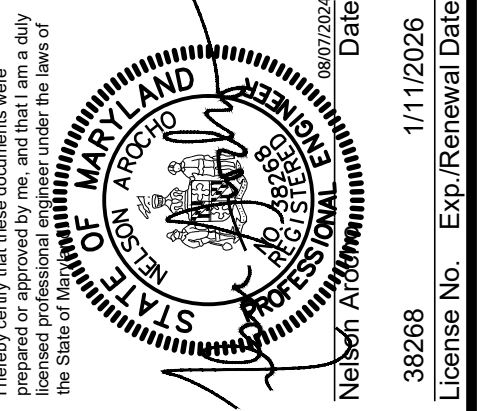
THREE NOTCH ROAD COMMERCIAL DEVELOPMENT CONCEPT SITE PLAN PLANNED START OF CONSTRUCTION DATE: JANUARY, 2025 PLANNED END OF CONSTRUCTION DATE: SEPTEMBER, 2025	BEFORE DEVELOPMENT	AT BUILDOUT	
		PARCEL 9 (LOT 1)	PARCEL 9 (LOT 2)
NON-RESIDENTIAL DEVELOPMENT, SQ. FT.	PARCEL 9 = 2.534 AC	1.111 AC	1.423 AC
TOTAL TRIP GENERATION FROM NON-RESIDENTIAL DEVELOPMENT	N/A		
AVERAGE DAILY WATER USAGE	N/A	455 GPD	___ GPD
AVERAGE DAILY SEWAGE FLOW		PRIVATE SEWER SYSTEM	
FIRE SUPPRESSION WATER SUPPLY		PUBLIC WATER	
STORMWATER MANAGEMENT TREATED	0 C.F.	437C.F.	___ C.F.

## DEVELOPMENT PROPOSED USES:

- PROPOSED LOT 1:  
USE 74 - RESTAURANT, FAST FOOD WITH USE 115 DRIVE THROUGH SERVICES
- PROPOSED LOT 2  
FUTURE DEVELOPMENT

CALL "MISS UTILITY"  
TELEPHONE 1-800-257-7777  
FOR UTILITY LOCATION AT  
LEAST 48 HOURS BEFORE  
BEGINNING CONSTRUCTION.

Rev. #	By	Date	Description



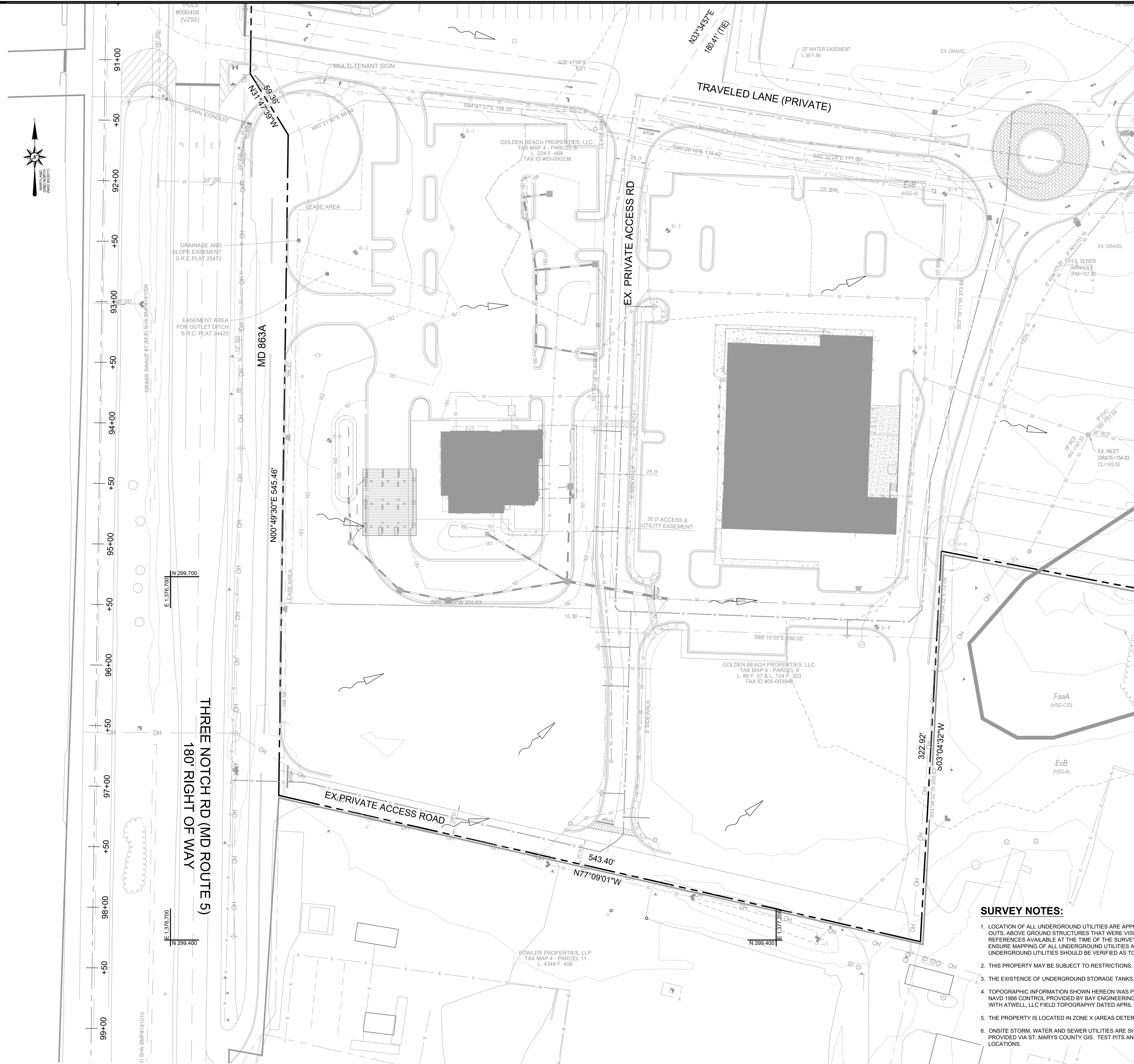
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Date: AUGUST 2024  
Job Number: 23007855  
Scale:

Drawn By: M. COREY  
Approved By: N. AROCHO  
Folder Reference: STARBUCKS CHARLOTTE HALL

COVER SHEET OF THE GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT, PHASE 3 CONCEPT PLAN  
29880 THREE NOTCH RD  
CHARLOTTE HALL, MARYLAND 20622  
TAX MAP 4 - GRID 4 - PARCEL 9  
FIFTH DISTRICT SAINT MARY'S COUNTY ZONED TMX



91+00  
+50  
92+00  
+50  
93+00  
+50  
94+00  
+50  
95+00  
+50  
96+00  
+50  
97+00  
+50  
98+00  
+50  
99+00

THREE NOTCH RD (MD ROUTE 5)  
180' RIGHT OF WAY

MD 863A

EX PRIVATE ACCESS ROAD

TRAVELED LANE (PRIVATE)

EX PRIVATE ACCESS RD

SOILS INFORMATION  
EvB - EVESBORO LOAMY SAND, 0%-8% SLOPES (HSG A)

SITE NOTES (PARCELS 9):  
1. NO WETLANDS, WETLAND BUFFERS, FLOODPLAIN, STREAM, STREAM BUFFERS, STEEP SLOPES, FORESTS OR HIGHLY ERODIBLE SOILS EXIST ON SITE.

SURVEY NOTES:  
1. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.  
2. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.  
3. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.  
4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY QUANTUM SPATIAL DATED 04/03/2021 AND IS BASED ON NAVD 1983 CONTROL PROVIDED BY BAY ENGINEERING, INC. EXISTING TOPOGRAPHIC INFORMATION WAS SUPPLEMENTED WITH ATWELL, LLC FIELD TOPOGRAPHY DATED APRIL 2024.  
5. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
6. ONSITE STORM, WATER AND SEWER UTILITIES ARE SHOWN PER PHASE 1 PLANS. UNDERGROUND WATER UTILITIES ARE PROVIDED VIA ST. MARYS COUNTY GIS. TEST PITS AND FIELD INVESTIGATION WILL BE NEEDED TO DETERMINE ACCURATE LOCATIONS.

PLAN VIEW  
SCALE: 1"=40'

Rev. #	By	Date	Description

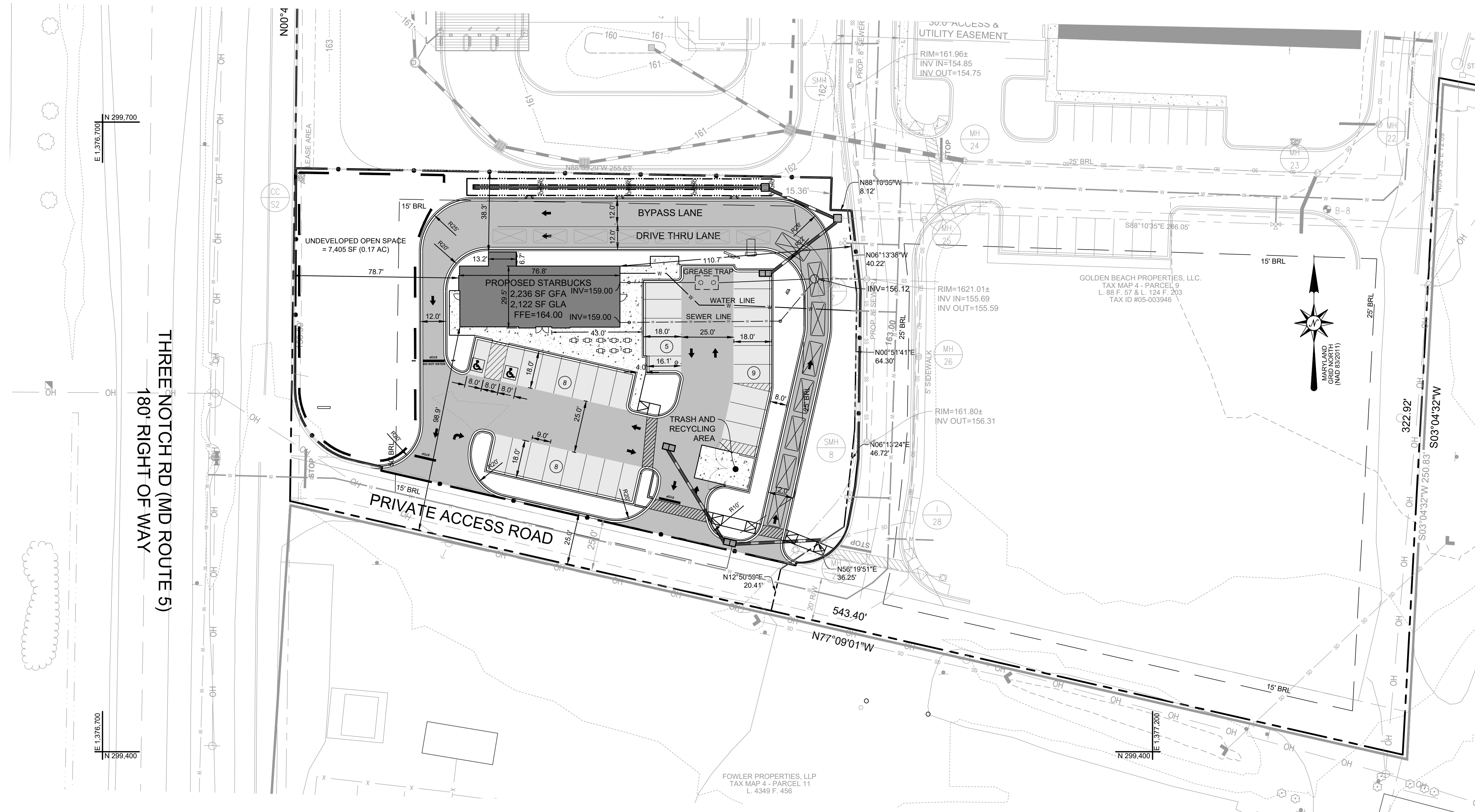
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**ATWELL**  
 866.850.4200 www.atwell-group.com  
 ANNAPOLIS, MARYLAND 21401  
 410.887.9290

Date: AUGUST 2024  
 Job Number: 23007855  
 Scale: 1"=40'  
 Drawn By: M. COREY  
 Approved By: N. ARCOCHO  
 Folder Reference: STARBUCKS CHARLOTTE HALL

**EXISTING CONDITIONS PLAN**  
 OF THE  
**GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT, PHASE 3 CONCEPT PLAN**  
 29880 THREE NOTCH RD  
 CHARLOTTE HALL, MARYLAND 20622  
 TAX MAP 4 - GRID 4 - PARCEL 9  
 FIFTH DISTRICT SAINT MARYS COUNTY ZONED TMX

Sheet No. **2 OF 7**



**GENERAL NOTES**

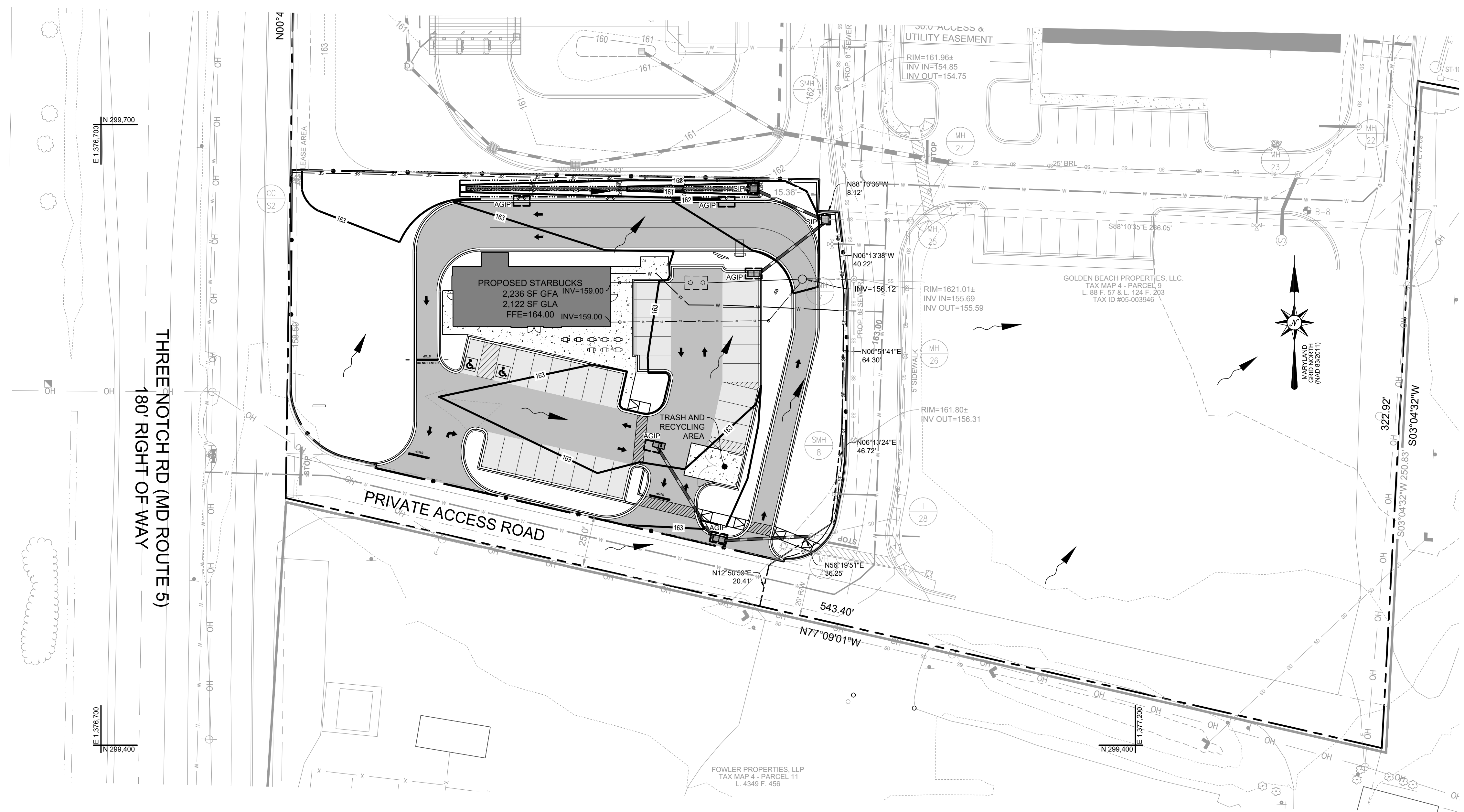
- OWNER/DEVELOPER:  
GOLDEN BEACH PROPERTIES, LLC  
1700 REISTERSTOWN ROAD, SUITE 210  
BALTIMORE, MD 21208  
P 9  
TA# 05-003946  
L 88 / F 57 & L 124 / F 203
- PROPERTY DATA:  
TAX MAP: 4, GRID 4, PARCEL 9  
110,371 S.F. / 2.534 AC. (PRIOR TO MSUB24-0282)  
29890 THREE NOTCH ROAD, CHARLOTTE HALL, MD 20822  
PER MSUB24-0282:  
LOT 1 = 48,429 S.F. / 1.112 AC. (DEVELOPMENT ENVELOPE)  
LOT 2 = 61,942 S.F. / 1.422 AC.
- FIFTH ELECTION DISTRICT  
ZONING DATA: COMPREHENSIVE PLANNING DISTRICT TMX "CHARLOTTE HALL TOWN CENTER"  
WATER MAP #1; CATEGORY W-1; SEWER MAP #1; CATEGORY S-1
- USE:  
EXISTING: MULTI-USE  
PROPOSED USE: FAST FOOD RESTAURANT (COFFEE SHOP) (45 SEATS) - USE 74 WITH 115
- BULK REQUIREMENTS (32.1):

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA:	NONE	48,429 SQ. FT. / 1.11 AC.
B. MIN. LOT WIDTH:	80'	159' (MIN.)
C. MIN. LOT DEPTH:	100'	235' (MIN.)
D. MIN. FRONTAGE:	50'	159'
E. MAX. FLOOR AREA RATIO:	0.60	0.05 (2,236 SF / 48429 SF)
F. MAX. BUILDING HEIGHT:	40'	22'
G. MIN. PARKING SPACE DIM.:	9' x 18'	9' x 18'
H. MIN. PARKING LOT LANDSCAPING:		
i. MIN. TOTAL AREA:	486 SF.	500 SF.
ii. 10% OF NET PARKING LOT AREA PLUS 200 S.F. PER SPACE IN EXCESS OF CODE REQUIREMENT)		
iii. MIN. ISLAND AREA:	25 SF	25 SF (MIN)
iv. MIN. ISLAND WIDTH:	8'	8'
v. MIN. TREES PER 10 PARKING SPACES:	4	4 (MIN.)
I. MIN. LANDSCAPED AREA (20% OF LOT AREA)	0.22 AC.	0.22 AC.
J. MIN. USEABLE OPEN SPACE (2% OF LOT AREA)	0.02 AC.	0.02 AC. (OUTSIDE PATIO)
K. MIN. UNDEVELOPED OPEN SPACE (15% OF LOT AREA)	0.17 AC.	0.17 AC.
L. MIN. DRIVE AISLE:	25'	25'
M. BUILDING SETBACK:		
ARTERIAL:	50'	>50'
SIDE:	15'	>15'
REAR:	25'	>25'
- PARKING REQUIREMENTS (CODE SECTION 64.3.1):  
FAST FOOD RESTAURANT  
REQUIRED: 13 SPACES PER 1,000 SF = 2,236 SF = 30 SPACES  
TOTAL PARKING REQUIRED: 30 SPACES  
TOTAL PARKING PROVIDED: 30 SPACES (INCLUDING 2 ADA SPACES)

- FLOODPLAIN: THE SITE IS LOCATED IN FLOOD ZONE X DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 24037C0057E, DATED OCTOBER 19, 2004.
- THE SITE CONTAINS NO WETLANDS, CRITICAL AREAS, STREAMS, FORESTS, STEEP SLOPES OR ANY ASSOCIATED BUFFERS.
- STORMWATER MANAGEMENT: THIS SITE IS DESIGNED TO MEET THE MAY 4, 2010 ST. MARY'S COUNTY STORMWATER MANAGEMENT ORDINANCE AND THE MAY 2009 MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER DESIGN MANUAL. STORMWATER MANAGEMENT FOR THIS SITE IS ADDRESSED IN THE PROPOSED FACILITY SHOWN.
- ALL ADA ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BAY ENGINEERING AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BAY ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET MD SHA STANDARDS.
- PROPOSED LIMIT OF DISTURBANCE = 42,500 SF / 0.98 AC.
- FOREST CONSERVATION FOR THIS PARCEL WAS COMPLETED WITH PHASE 1 OF THE DEVELOPMENT UNDER FCP23-0208.

<p><b>ATWELL</b> 866.850.4200 - www.atwell-group.com ANAPOLIS, MARYLAND 21401 410.887.9290</p>									
<p><b>DATE</b> AUGUST 2024</p>	<p><b>JOB NUMBER</b> 23007855</p>								
<p><b>SCALE</b></p>	<p><b>DRAWN BY</b> M.COREY</p>								
<p><b>APPROVED BY</b> N.ARCOCHO</p>	<p><b>FOLDER REFERENCE</b> STARBUCKS CHARLOTTE HALL</p>								
<p><b>SITE PLAN</b> OF THE <b>GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT, PHASE 3</b> CONCEPT PLAN 29890 THREE NOTCH RD CHARLOTTE HALL, MARYLAND 20822 TAX MAP 4 - GRID 4 - PARCEL 9 FIFTH DISTRICT SAINT MARY'S COUNTY ZONED TMX</p>									
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>Rev. #</th> <th>By</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev. #	By	Date	Description					<p><b>DATE</b> 11/11/2026</p> <p><b>EXP. RENEWAL DATE</b> 38268</p> <p><b>LICENSE NO.</b> 38268</p>
Rev. #	By	Date	Description						
<p><b>Sheet No.</b> 3 OF 7</p>									

PLOTTED: Sep 19, 2024 - 10:11am



PLAN VIEW  
SCALE: 1"=30'

**Stormwater Management Requirements**  
 Project: Golden Beach Prop Commercial Development  
 Job No.: 21-8025 - SBUX  
 County: St. Mary's  
 By: MKC Date: 06/13/24  
 Check: NA Date: 06/13/24

**Site Data**

Existing Conditions			
Site Area	0.95 ACRES	OR	41,350 SF
Limit of Disturbance	0.95 ACRES	OR	41,350 SF
Design Area used for ESD computations is Limit of Disturbance			
<b>Soils Types</b>			
HSG 'A'	0.95 ACRES	OR	41,350 SF
HSG 'B'	0.00 ACRES	OR	0 SF
HSG 'C'	0.00 ACRES	OR	0 SF
HSG 'D'	0.00 ACRES	OR	0 SF
<b>Impervious Cover</b>			
Buildings	0.48 ACRES	OR	21,000 SF
Paving	0.44 ACRES	OR	19,739 SF
TOTAL	0.92 ACRES	OR	40,239 SF

**Proposed Conditions**

<b>Impervious Cover</b>			
Buildings	0.05 ACRES	OR	2,236 SF
Drives	0.45 ACRES	OR	19,738 SF
Paving	0.04 ACRES	OR	1,567 SF
Alternative Surfaces*	0.00	OR	0 SF
TOTAL	0.54 ACRES	OR	23,541 SF

\* Alternative Surfaces include Permeable Pavers (A-2 ESD Device)

**Determine Target ESD<sub>t</sub> (Total Site)**

Target RCN for "Woods In Good Condition"

HSG	Area (SF)	% Site	RCN
A	41,350	100%	38
B	0	0%	55
C	0	0%	70
D	0	0%	77

RCN<sub>woods</sub> = 38

**Compute Percent Imperviousness, I (Total Site)**

$I = \frac{\text{Impervious Area}}{\text{Site Area}}$

Existing Impervious Area = 40,239 SF  $I = 94.7\%$  of site  
 Proposed Impervious Area = 23,541 SF  $I = 55.4\%$  of site

**Based on % Site Development Category is:** Redevelopment

**Stormwater Management Requirements**  
 Project: Golden Beach Prop Commercial Development  
 Job No.: 21-8025 - SBUX  
 County: St. Mary's  
 By: MKC Date: 06/13/24  
 Check: NA Date: 06/13/24

**Compute Percent Imperviousness, I (Total Site)**

$I = \frac{\text{Impervious Area}}{\text{Site Area}}$

Existing Impervious Area on site = 40,239 SF  $I = 97.3\%$  of site  
 Proposed Impervious Area on site = 23,541 SF  $I = 56.9\%$  of site

Existing Impervious Area within LOD = 40,239 SF  $I = 94.7\%$  of design area  
 Proposed Impervious Area within LOD = 23,541 SF  $I = 55.4\%$  of design area

**Redevelopment Treatment:**

50% of Ex. Impervious Area to be Treated: 0.92 ac. x 50% = 0.46 ac. @ Pe of 1.0"  
 Impervious Area Reduced below 50% Required: (To be Deducted) 0.38 ac.  
 a.) Area to be Treated at Pe of 1.0": 0.08 ac.  
 b.) New Impervious Area to be Treated: 0.00 ac. - 0.00 ac. 0.00 ac.

**Target Pe for New Impervious Area**

Using Table 5.3 with 100% Imperviousness and Soil Type above, determine the Target Pe for new Impervious Area

HSG	Area (ft <sup>2</sup> )	% SITE	Pe (in)
A	-16,698	100.00%	2.8
B		0.00%	2.6
C		0.00%	2.2
D		0.00%	2.0

Pe = 2.80 in.(s)

**Compute Target ESD for Redevelopment:**

a.) 50% Ex. Impervious Area (acres) 0.08 ac.  
 Runoff Coefficient, Rv 0.95  
 Pe (Use 1.0") 1.0 in.  
 Subtotal ESD Volume, ESDv: 0.07 ac-in.

b.) New Impervious Area (acres) 0.00 ac.  
 Runoff Coefficient, Rv 0.95  
 Pe (see Table above) 2.8 in.  
 Subtotal ESD Volume, ESDv: 0 c.f.

**Total Redevelopment ESD Volume, ESDv: 271 c.f.**

**STORMWATER MANAGEMENT STRUCTURE SUMMARY TABLE**

Overall DA	Practice	Structure No	Type	Location	Drainage Area Treated (acres)	Maximum Volume for 1-Yr 24-Hr Storm (Cu. Ft.)	Water Quality Volume (Cu. Ft.)	Actual Device Volume (Cu. Ft.)	Pe Provided (in.)	AsBuilt Device Volume (Cu. Ft.)	AsBuilt Pe Provided (in.)
	Bi-swale	SWM 3-1	M-8	N 299.514 E 1,376.864	0.145	1,123.88	428.40	428.40	1.03		
					Total	0.419	2,554.04	428.40			
							270.87				

Total Site Pe Provided: Where: ESD<sub>t</sub> = 270.87 ft<sup>3</sup>  
 SWM Provided for: Redevelopment Conditions R<sub>v</sub> = 0.55 A = 42,500 ft<sup>2</sup>

**TEMPORARY AND PERMANENT STABILIZATION STATEMENT**

1. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
- THREE (3) CALENDAR DAYS FOR ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
  - SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS IN THE PROJECT SITE.

**IMPERVIOUS AREA BREAKDOWN**

EXISTING IMPERVIOUS AREA WITHIN LOD = 40,239 SF  
 PROPOSED IMPERVIOUS AREA WITHIN LOD = 23,541 SF



**Stormwater Management Concept Design**

The stormwater management for this project was designed to meet the requirements of the Maryland Stormwater Management Act of 2007. All non-structural approaches to qualitative management were explored and explanations of the actions taken to provide qualitative management are located in the Stormwater Management Report.

Since this is a redevelopment project, this project utilizes MDE's model of reducing the amount of onsite impervious area. The remaining impervious will be treated by the ESD practice of a Bio-Swale (M-8) to provide ESD volume for the one-year storm. Due to the site topography and environmental constraints of the property, the area of development will be mostly in fill. To protect and enhance natural resources of the site, the proposed development has been laid out to minimize the overall disturbance to the site. Since the existing topography of the site is relatively flat, it was determined that site grading is required to ensure that drainage occurs to keep the site dry during rain events.

The ESD areas will not be used for erosion and sediment control and will be protected during the construction of the site until the site is stabilized. Site Fence (SF) will be installed outside the area of disturbance. Extra efforts will be made to protect environmentally sensitive areas.

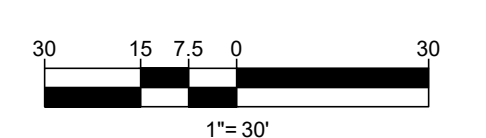
**Environmental Site Design (ESD)**

Title 4, Subtitle 201.1(b) of the "Stormwater Management Act of 2007" defines Environmental Site Design (ESD) as using small-scale stormwater management practices, non-structural techniques and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources.

Since this limit of work is currently developed with over 40% impervious coverage, it is considered a redevelopment project. ESD requirements were calculated using the methodology under Section 5.5.2. The proposed practices have been sized to treat 50% of the existing impervious area and 100% of any increase in impervious at a Pe= 1.0". The total required runoff volume to be treated is 271 cubic feet.

ESD has been implemented on this project to the maximum extent practicable to bring the redevelopment up to meet current stormwater management requirements. A total ESD of 428cubic feet have been provided.

For the full ESD computations, refer to the computation section of this report.



**Revisions**

Rev #	By	Date	Description

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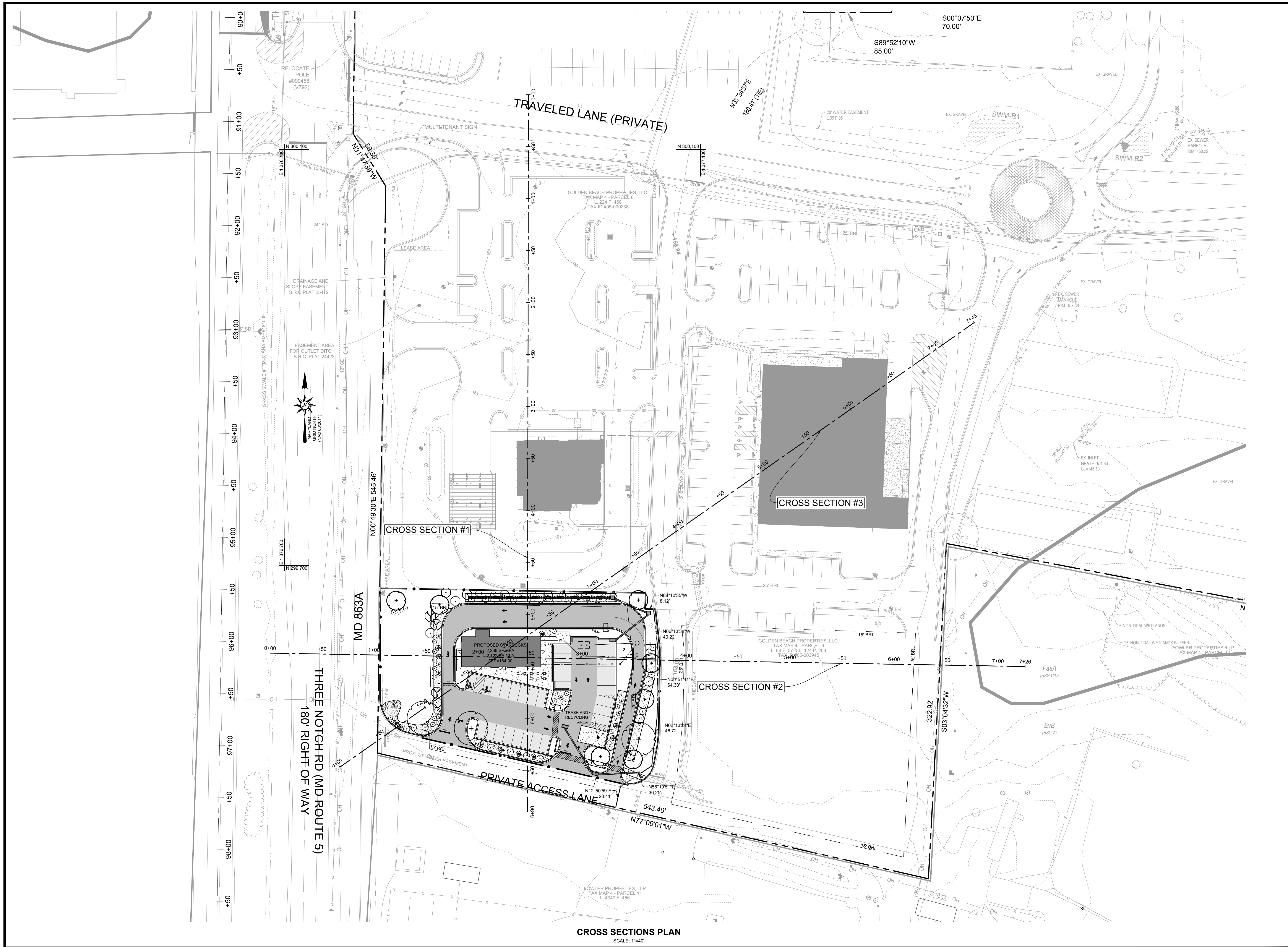
**ATWELL**  
 866.850.4200 www.atwell-group.com  
 29880 THREE NOTCH RD  
 CHARLOTTE HALL, MARYLAND 20622  
 TAX MAP 4 - GRID 4 - PARCEL 9  
 SAINT MARY'S COUNTY ZONED TMX  
 410.887.9290

**Date** AUGUST 2024  
**Job Number** 23007855  
**Scale** 1"=30'  
**Drawn By** M.COREY  
**Approved By** N.AROCHO  
**Folder Reference** STARBUCKS CHARLOTTE HALL

**CONCEPT GRADING, E&S AND SWM PLAN**  
 OF THE  
**GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT, PHASE 3 CONCEPT PLAN**  
 29880 THREE NOTCH RD  
 CHARLOTTE HALL, MARYLAND 20622  
 TAX MAP 4 - GRID 4 - PARCEL 9  
 FIFTH DISTRICT SAINT MARY'S COUNTY ZONED TMX

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Revisions	
Rev. #	Description

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 Nelson Aronowitz  
 License No. 38268  
 Date 11/11/2024  
 Exp. Renewal Date

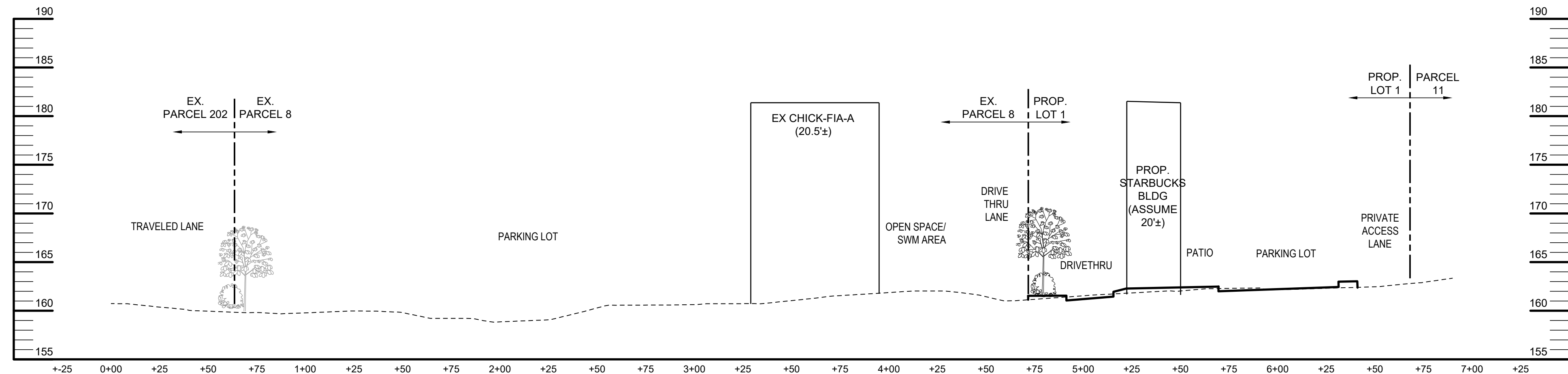
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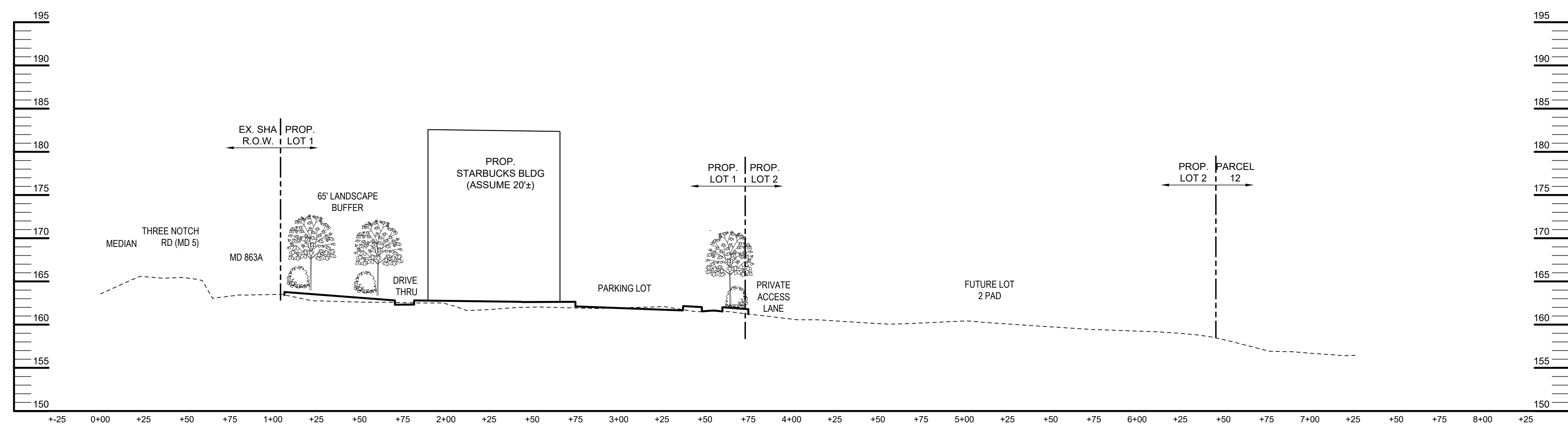
**CROSS SECTIONS OVERVIEW**  
 OF THE  
**GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT, PHASE 3**  
 CONCEPT PLAN  
 29880 THREE NOTCH RD  
 CHARLOTTE HALL, MARYLAND 20622  
 TAX MAP 4 - GRID 4 - PARCEL 9  
 FIFTH DISTRICT SAINT MARY'S COUNTY ZONED TMX

Date AUGUST 2024  
 Job Number 23007855  
 Scale 1"=40'  
 Drawn By M. COREY  
 Approved By N. ARONOW  
 Folder Reference STARBUCKS CHARLOTTE HALL

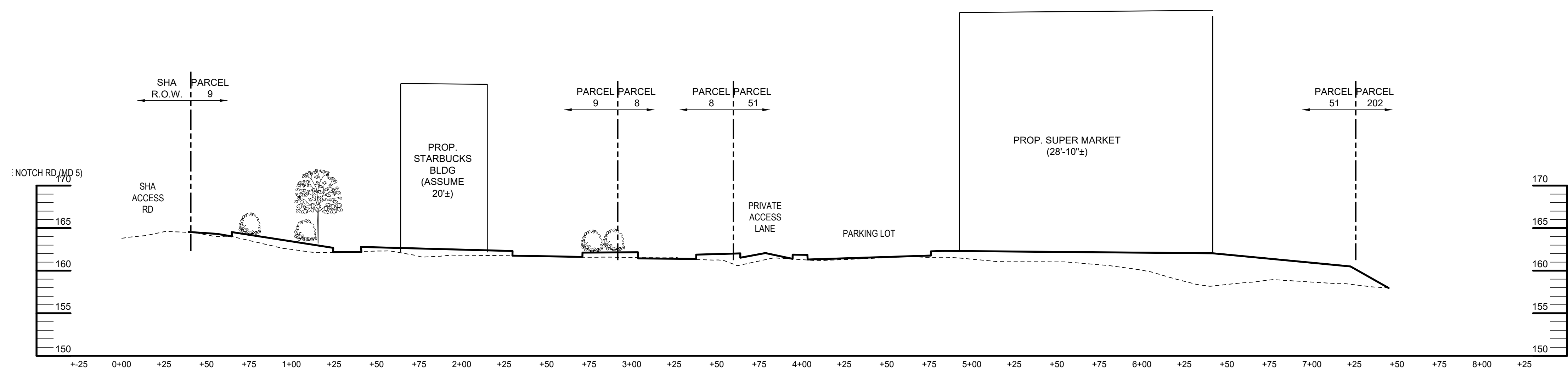
Sheet No. 6 OF 7  
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CROSS SECTION #1  
SCALE: 1"=8' VERTICAL, 1"=40' HORIZONTAL



CROSS SECTION #2  
SCALE: 1"=8' VERTICAL, 1"=40' HORIZONTAL



CROSS SECTION #3  
SCALE: 1"=8' VERTICAL, 1"=40' HORIZONTAL

Rev. #	By	Date	Description

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Date: AUGUST 2024  
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 Scale: 1"=40'  
 Drawn By: M. COREY  
 Approved By: N. ARCOCHO  
 Folder Reference: STARBUCKS CHARLOTTE HALL

CROSS SECTIONS OF THE GOLDEN BEACH PROPERTIES COMMERCIAL DEVELOPMENT, PHASE 3 CONCEPT PLAN

29880 THREE NOTCH RD  
 CHARLOTTE HALL, MARYLAND 20622  
 TAX MAP 4 - GRID 4 - PARCEL 9  
 FIFTH DISTRICT SAINT MARY'S COUNTY ZONED TMX

PLOTTED: Sep 19, 2024 - 10:11am

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