

**SHEET INDEX**

NO	DESCRIPTION
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# ENVIRONMENTAL CONCEPT PLAN

# MANGO GROVE REDEVELOPMENT

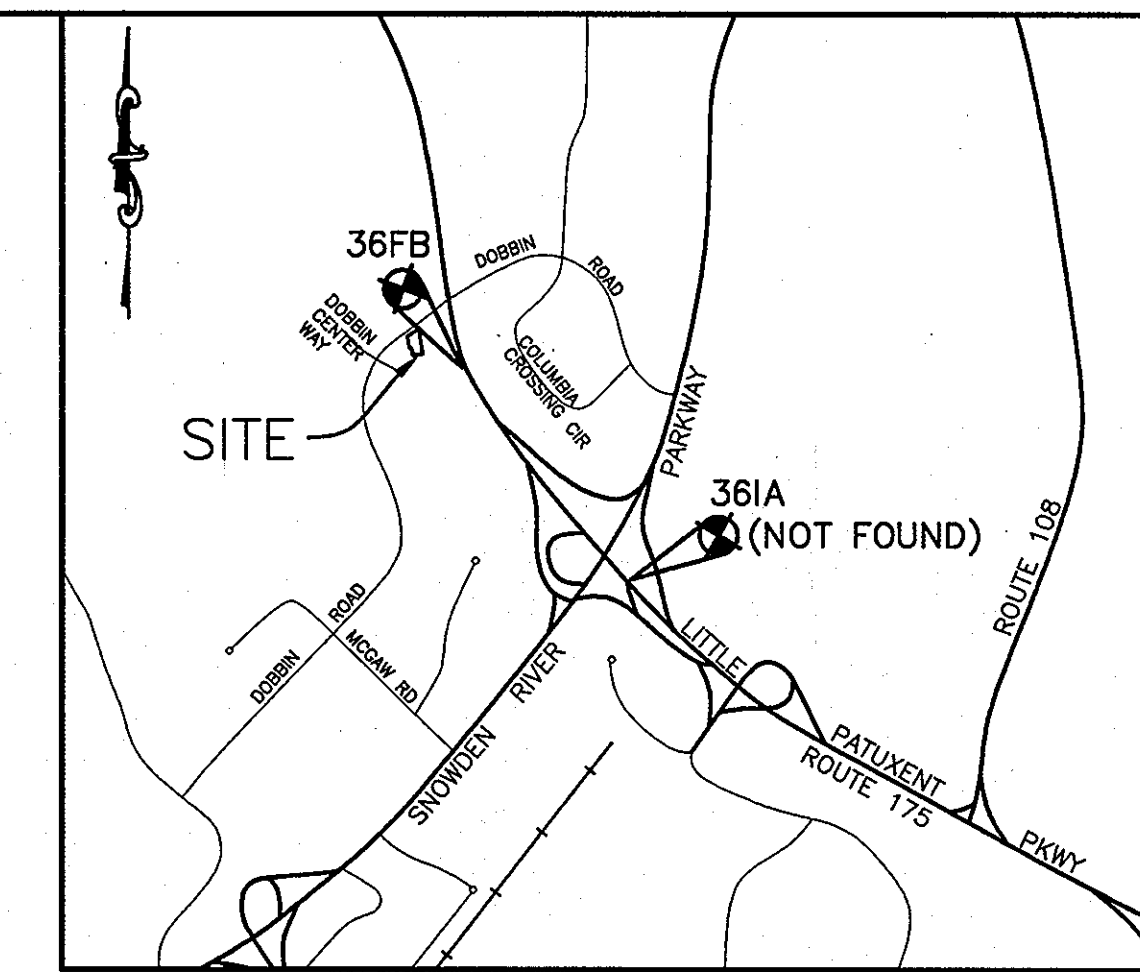
# AT DOBBIN CENTER

## DOBBIN ROAD COMMERCIAL CENTER

## SECTION 1 PARCEL R-1

## 6TH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



**VICINITY MAP**

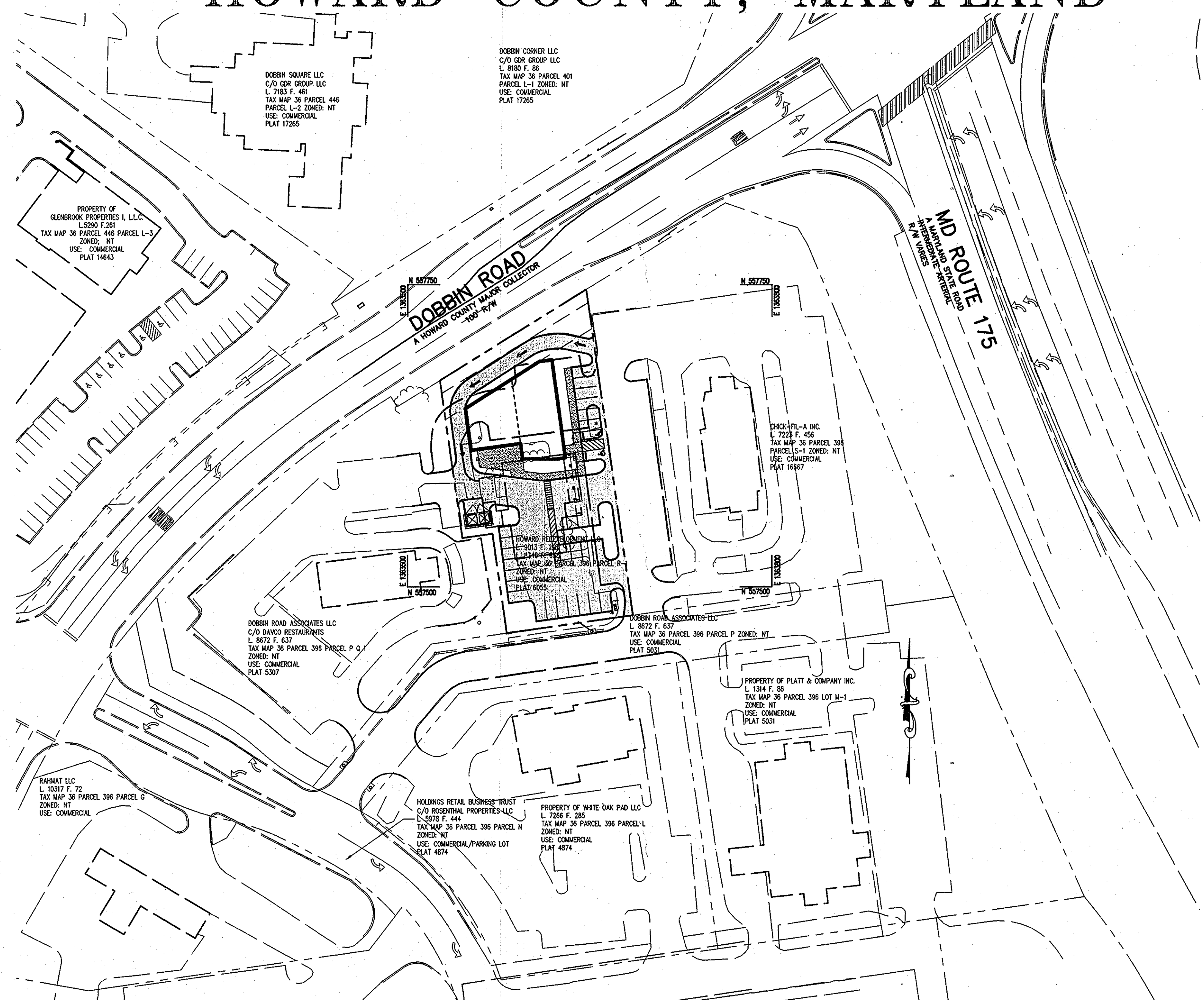
SCALE: 1" = 2000'  
 COPYRIGHT ADC THE MAP PEOPLE, PERMITTED USE  
 NO. 20811197  
 HOWARD COUNTY ADC MAP 4935 GRID J9

**DESIGN NARRATIVE**

THIS SITE CONSISTS OF AN EXISTING BUILDING WITH ASSOCIATED PARKING. THE SITE IS 57 PERCENT IMPERVIOUS IN THE EXISTING CONDITION, SO REDEVELOPMENT REQUIREMENTS APPLY. THE PROPOSED IMPERVIOUS AREA WILL BE REDUCED TO 57 PERCENT WITH THE USE OF PERVIOUS PAVING, SO THE NEW DEVELOPMENT CRITERIA DO NOT APPLY. THE PROPOSED IMPERVIOUS AREA COULD NOT BE REDUCED BEYOND 57 PERCENT, SO 50 PERCENT OF THE REMAINING IMPERVIOUS AREA WILL BE TREATED BY A MICRO-BIORETENTION PRACTICE. THESE TWO PRACTICES MEET THE CRITERIA FOR ESD TO THE MEP ON A REDEVELOPMENT SITE. THERE ARE NO NATURAL RESOURCES ON THE SITE, AND EXISTING FLOW PATTERNS HAVE BEEN MAINTAINED. EROSION AND SEDIMENT CONTROL WILL BE PROVIDED BY SILT FENCE. THE EARTH DISTURBANCE ON THIS SITE IS MINIMAL.

**GENERAL NOTES**

- THIS PLAN IS CONCEPTUAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS AND FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST & ASSOCIATES DATED NOVEMBER 2010.
- THE COORDINATES SHOWN HEREON ARE IN MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON THE HOWARD COUNTY GEODETIC CONTROL. HOWARD COUNTY MONUMENT NOS. 36FB AND 361A WERE USED FOR THIS PROJECT. THE ELEVATIONS ARE IN NAVD83 BASED ON THE SAME CONTROL MONUMENT.
- PROPOSED WATER IS PUBLIC. EXISTING WATER CONTRACT NO. C-24-0951-D. EXISTING WATER INFORMATION IS FROM HOWARD COUNTY PLANS AND FIELD SURVEY. A PRIVATE WHC WILL BE PROVIDED FROM THE PUBLIC MAIN.
- PROPOSED SEWER IS PUBLIC. EXISTING SEWER CONTRACT NO. C-24-0951-D. EXISTING SEWER INFORMATION IS FROM HOWARD COUNTY PLANS AND FIELD SURVEY. A PRIVATE SHC WILL BE PROVIDED FROM THE PUBLIC MAIN.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE WERE NO WETLANDS FOUND ON THIS PROPERTY PER FIELD VISIT BY PHRA IN NOVEMBER 2010.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN NOVEMBER 2010.
- THE SUBJECT PROPERTY IS ZONED NT PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS LOCATED IN A PLANNED UNIT DEVELOPMENT OF THE NEW TOWN ZONING DISTRICT WHICH HAS HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL BEFORE 12/31/92.
- THERE IS ONE EXISTING STRUCTURE ON PARCEL R-1 AS SHOWN ON THE PLAN. THIS STRUCTURE IS TO BE REMOVED.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO OVERHEAD BGE POWER LINES ARE LOCATED IN THE VICINITY OF THE PROPOSED DEVELOPMENT.
- APPLICABLE DPZ FILE REFERENCES: SDP-83-209, F-83-30 (PLAT NO. 5307), FDP-132-A-111.
- THERE ARE NO STEEP SLOPES, STREAMS OR FLOODPLAINS LOCATED ON THIS SITE.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE SUBDIVISION OR SITE DEVELOPMENT PLAN APPROVAL. 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 AND/OR SITE DEVELOPMENT PLAN STAGES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THE PROJECT PROGRESSES.



**BENCHMARKS**

HOWARD COUNTY SURVEY CONTROL: 36FB  
 ELEVATION 388.596  
 N 557337.578  
 E 1364082.595  
 BOX CUT  
 ELEVATION: 378.27  
 N 557519.046  
 E 1363717.433

SEE SHEET 3 FOR LEGEND

**SITE DATA ANALYSIS**

AREA OF SITE:	0.67884 ACRES (28,570 SF) (PARCEL R-1)
LIMIT OF DISTURBED AREA:	0.68396 ACRES ± (30,229 SF±)
PRESENT ZONING:	NT (NEW TOWN)
EXISTING USES:	RESTAURANT AND PARKING
PROPOSED USES:	RESTAURANT AND COMMERCIAL
FLOOR AREA OF PROPOSED BUILDING:	4,500 SF
EXISTING IMPERVIOUS AREA:	17,004 SF OR 0.39036 AC.
PROPOSED IMPERVIOUS AREA:	16,634 SF OR 0.38186 AC.
ALTERNATIVE SURFACES:	9,032 SF OR 0.20735 AC.
GREEN OPEN AREA:	4,563 SF OR 0.10475 AC.
APPLICABLE DPZ	SOP-83-209, F-83-30 (PLAT NO. 5307), FDP-132-A-111
FILE REFERENCES:	

**SOILS CHART**

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS	EROSION HAZARD	HYDRIC	SLOPE (%)	K FACTOR	HYDROLOGIC GROUP
UuB	Urban land-Udorthents complex	Not rated	Moderate	No	0-8	-	D

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE SOIL DATA MART & WEB SOIL SURVEY

**LOCATION PLAN**

SCALE: 1" = 60'

BEFORE BEGINNING CONSTRUCTION CONTACT  
**"MISS UTILITY"**  
 AT  
**1-800-257-7777**  
 AT LEAST 48 HOURS  
 PRIOR TO EXCAVATION

**ADDRESS CHART**

LOT/PARCEL #	STREET ADDRESS
396/R-1	6365 DOBBIN ROAD, UNIT A
396/R-1	6365 DOBBIN ROAD, UNIT B

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
DOBBIN ROAD COMMERCIAL CENTER	SECTION 1	R-1
PLAT NO. OR L/F	GRID # ZONING	TAX MAP NO. ELECT. DIST. CENSUS TRACT
6055	18 NT	36 6 6067.03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*John DeMunn* 1/20/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victor DeLeon* 1/20/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

**OWNER**  
 HOWARD REDEVELOPMENT LLC  
 C/O ALMS AND ASSOCIATES  
 9256 BENDIX ROAD #300  
 COLUMBIA, MD 21045  
 PHONE: 443.539.9660

**DEVELOPER**  
 GLENBROOK PROPERTIES  
 ATTN: ANDREW MURPHY  
 6508 OLD FARM COURT  
 ROCKVILLE, MD 20852  
 PHONE: 301.468.8008

**PROJECT** DOBBIN CENTER PARCEL R-1  
 MANGO GROVE REDEVELOPMENT  
 PROPOSED RESTAURANT AND COMMERCIAL

**AREA**  
 TAX MAP 36 GRID 18 PARCEL 396 ZONED NT  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

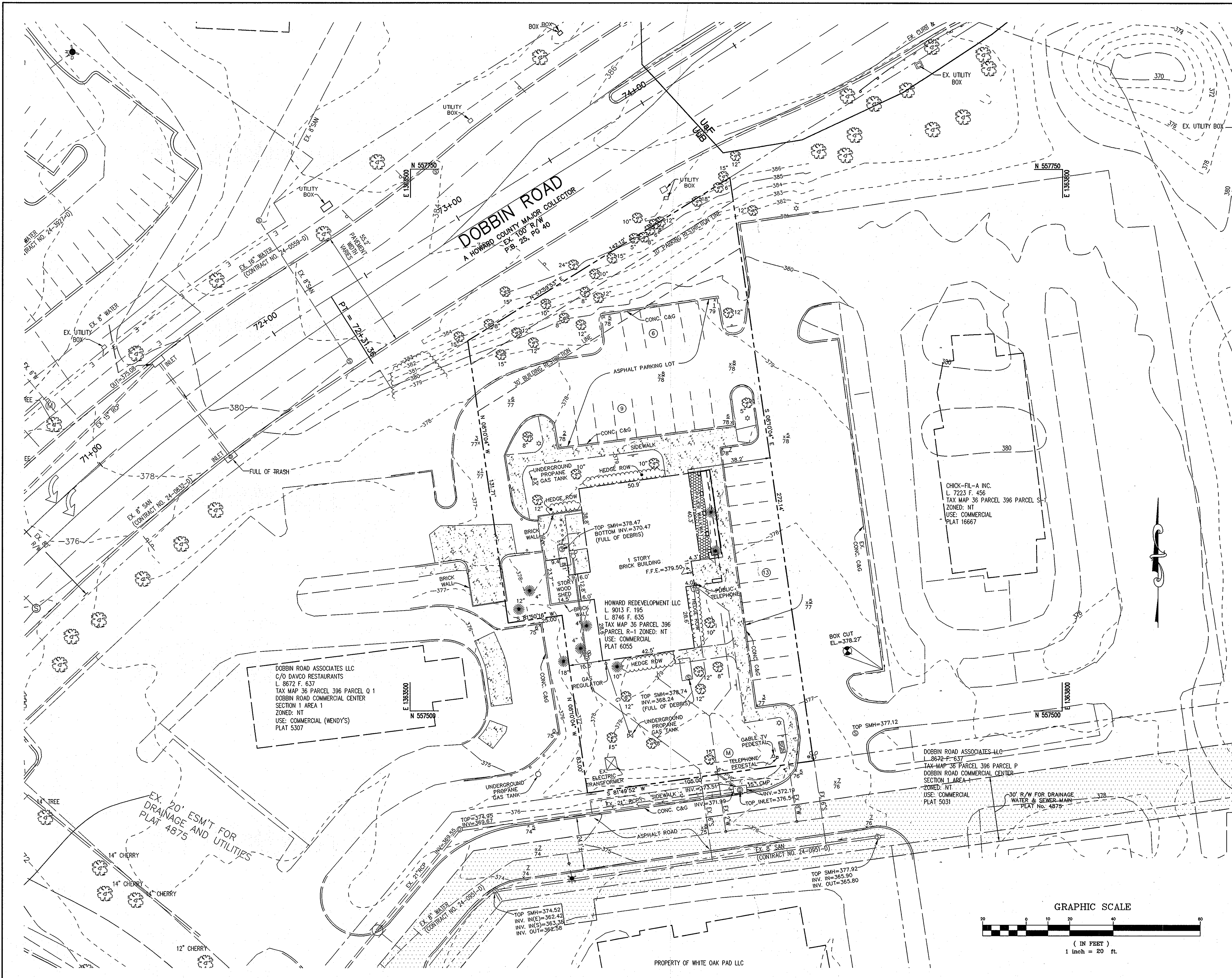
**TITLE**  
 TITLE SHEET

**Patton Harris Rust & Associates**  
 Engineers, Surveyors, Planners, Landscape Architects.  
 8818 Centre Park Drive, Suite 200  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

SEAL

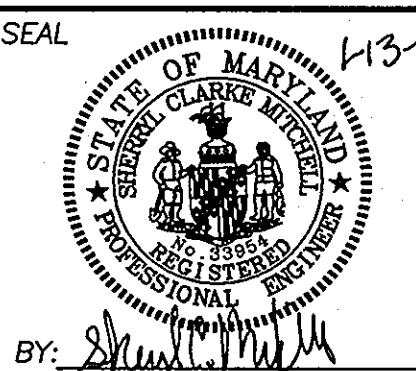
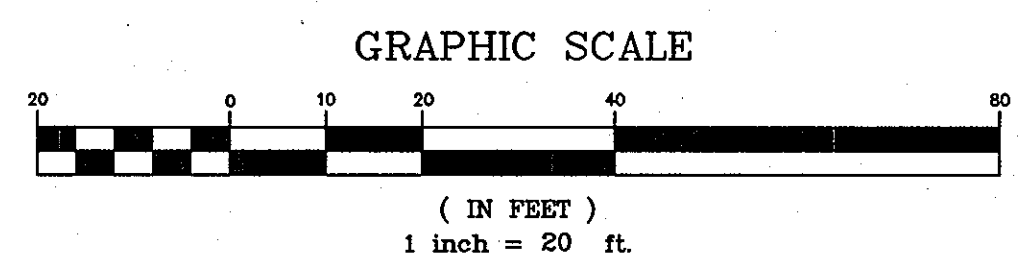
DESIGNED BY: SCM/ALC  
 DRAWN BY: ALC  
 PROJECT NO.: 12104/4-0/PLANS  
 C400ECP01  
 DATE: JANUARY 13, 2011  
 SCALE: AS SHOWN  
 DRAWING NO. 1 OF 3





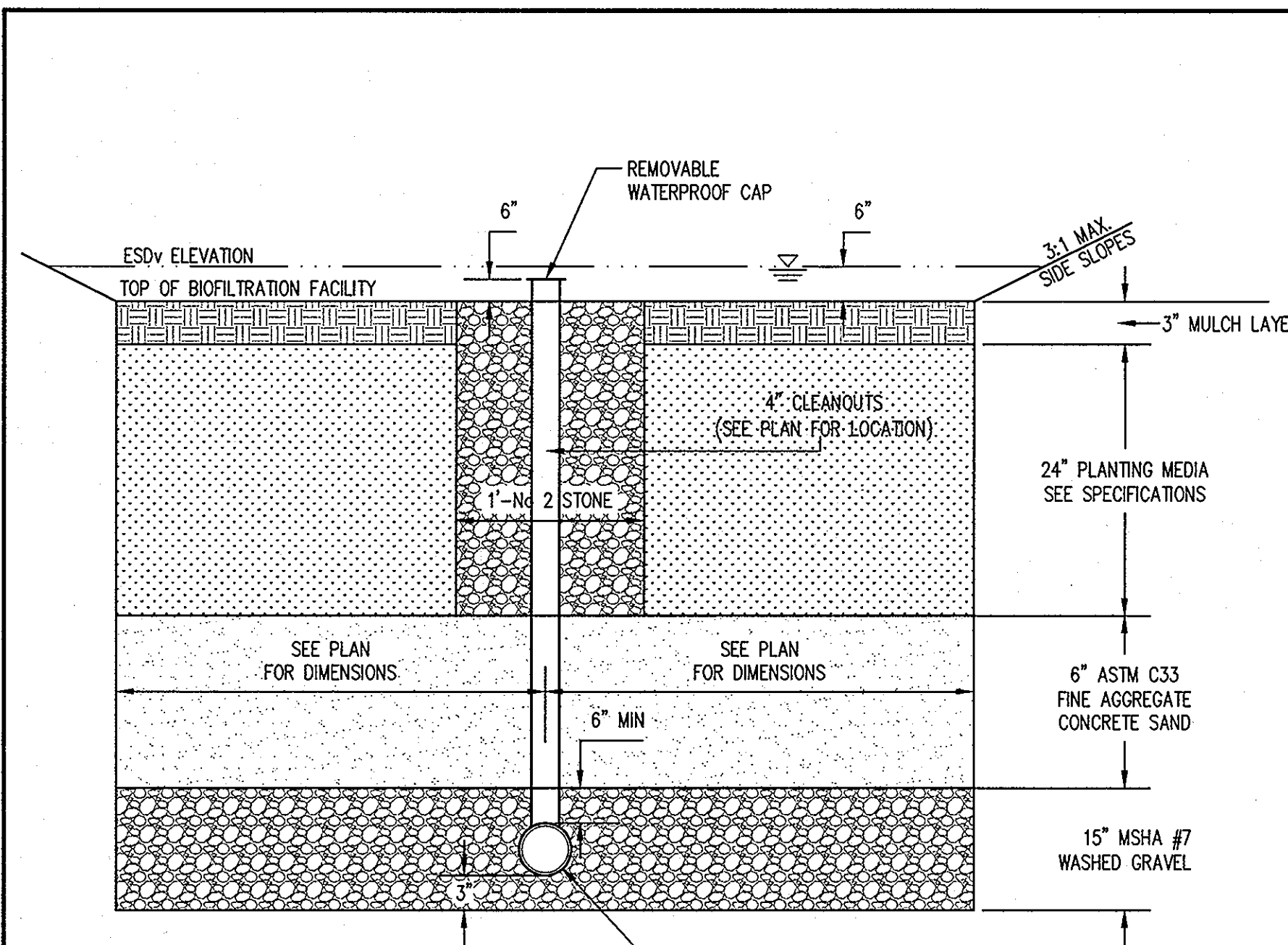
BEFORE BEGINNING CONSTRUCTION CONTACT  
**'MISS UTILITY'**  
 AT  
**1-800-257-7777**  
 AT LEAST 48 HOURS  
 PRIOR TO EXCAVATION

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/2/11 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	1/20/11 DATE
DATE NO.	REVISION
OWNER	HOWARD REDEVELOPMENT LLC C/O ALMS AND ASSOCIATES 9256 BENDIX ROAD #300 COLUMBIA, MD 21045 PHONE: 443.539.9660
DEVELOPER	GLENBROOK PROPERTIES ATTN: ANDREW MURPHY 6508 OLD FARM COURT ROCKVILLE, MD 20852 PHONE: 301.468.8008
PROJECT	<b>DOBBIN CENTER PARCEL R-1</b> MANGO GROVE REDEVELOPMENT PROPOSED RESTAURANT AND COMMERCIAL
AREA	TAX MAP 36 GRID 18 PARCEL 396 ZONED NT 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	<b>EXISTING CONDITIONS PLAN</b>
<b>Patton Harris Rust &amp; Associates</b> Engineers. Surveyors. Planners. Landscape Architects. 8818 Centre Park Drive, Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DESIGNED BY :	SCM
DRAWN BY :	ALC
PROJECT NO :	12104/4-0/PLANS C400ECP02
DATE :	JANUARY 13, 2011
SCALE :	1"=20'
DRAWING NO. :	2 OF 3

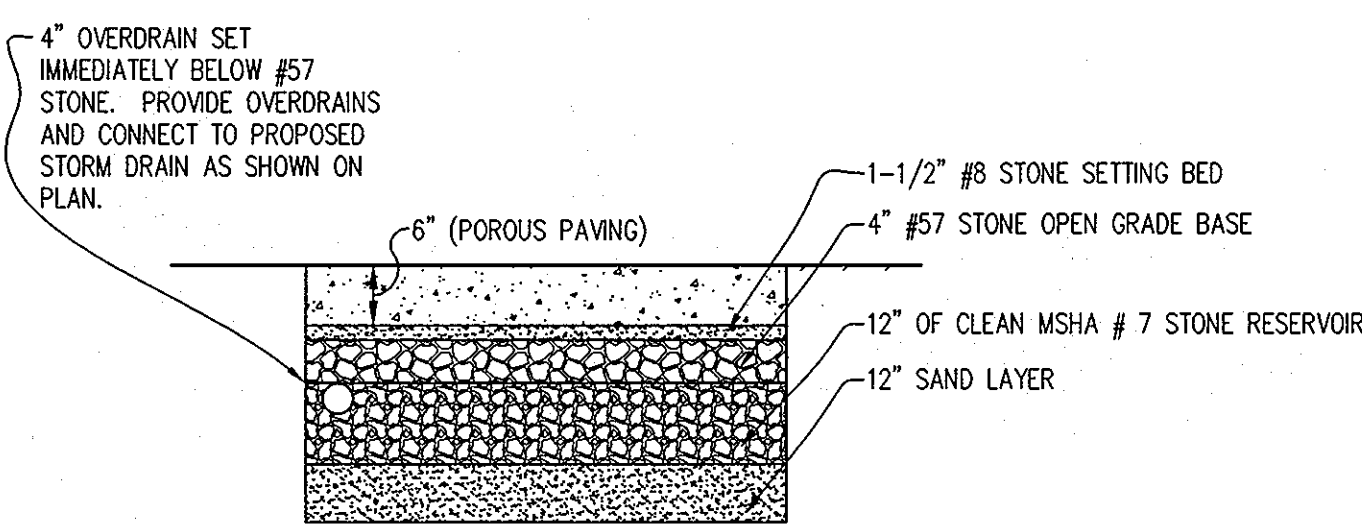


PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33954, EXPIRATION DATE: 1-24-13





**MICRO-BIORETENTION TYPICAL SECTION**  
NOT TO SCALE

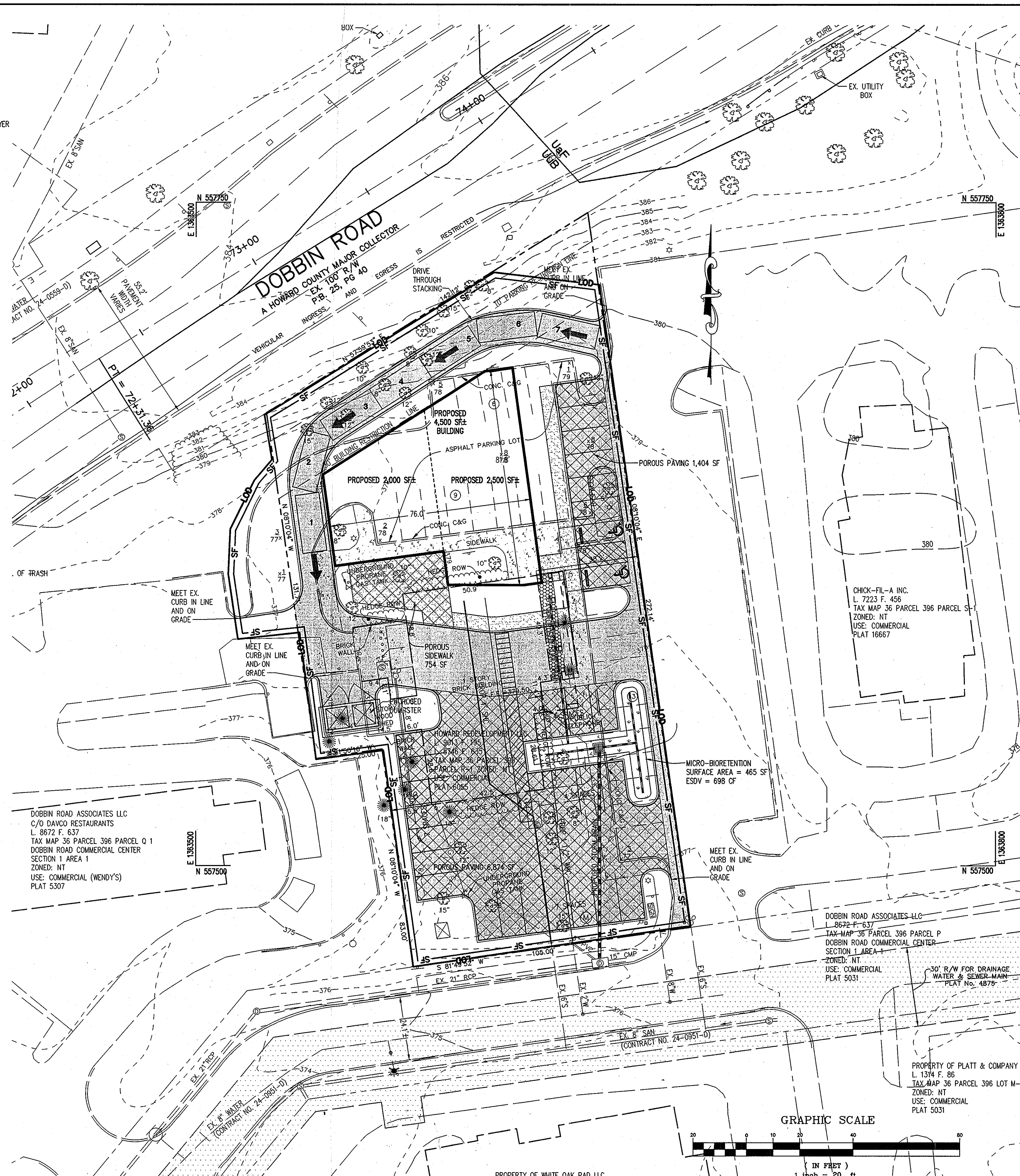


**NOTES:**

- ALL POROUS PAVEMENT SHALL BE INSTALLED BY A NATIONAL READY MIX CONCRETE ASSOCIATION (NRMCA) CERTIFIED INSTALLER.
- RETARDERS OR HYDRATION-STABILIZING ADMIXTURES MAY BE USED IN POROUS CONCRETE. THE USE OF CHEMICAL ADMIXTURES MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. AIR ENTRAINMENT MAY ALSO BE USED. ASTM C 494 GOVERNS CHEMICAL ADMIXTURES AND ASTM C 260 GOVERNS AIR ENTRAINING ADMIXTURES.
- POROUS CONCRETE MUST NOT BE FLOATED OR TROWELED. A STEEL ROLLER SHOULD BE USED FOR COMPACTION AND FINISHING. CONTROL JOINTS SHOULD BE CUT A MINIMUM OF EVERY TWENTY FEET USING A SPECIAL ROLLER JOINT TOOL.
- SIGNS, EIGHTEEN INCHES BY TWENTY FOUR INCHES WITH LETTERING AT LEAST TWO INCHES HIGH SHALL BE PLACED AT THE ENTRANCE TO PARKING AREAS AND IN OTHER LOCATIONS AS DETERMINED OR DIRECTED BY THE COUNTY INSPECTOR. THE SIGNS SHALL READ, "THIS PARKING LOT IS MADE OF POROUS PAVEMENT TO REDUCE STORM WATER RUNOFF. DO NOT USE ABRASIVES ON THE SURFACE OR RESURFACE OR SEAL."
- POROUS PAVEMENT SHALL HAVE A PERMEABILITY RATE OF 8 INCHES PER HOUR OR GREATER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND APPROVED BY MCDPS PRIOR TO PLACEMENT OF ANY POROUS CONCRETE.
- THE BOTTOM OF THE SUB-BASE SHALL BE LEVEL WITH ADJUSTMENTS ACCOMPLISHED BY STEPPING SUBGRADE LEVELS AT 1-FOOT CONTOUR INTERVALS PER THE GEOTECHNICAL REPORT AND ENGINEER'S DIRECTIVE.
- ALL ADJUSTMENT TO EXISTING GRADE SHALL BE ACCOMPLISHED USING SUB-BASE MATERIAL.
- SOILS SHALL NOT BE COMPACTED. CONSTRUCTION SHOULD BE PERFORMED WITH LIGHT WEIGHT WIDE TRACKED EQUIPMENT TO MINIMIZE COMPACTION. EXCAVATED MATERIALS SHALL BE PLACED IN A CONTAINED AREA. LOADED DUMP TRUCKS DELIVERING THE INITIAL SAND MATERIAL SHALL ENTER EACH STEPPED AREA FROM BOTH ENDS AND SHALL LIMIT TRAVEL TO THE MINIMUM WIDTH POSSIBLE TO LIMIT SOIL COMPACTION TO THE MINIMUM AREA POSSIBLE.
- SUB-BASE SHALL BE CLEAR AND FREE OF FINES. THE SUB-BASE SHALL BE PLACED IN LIFTS AND LIGHTLY ROLLED.

**POROUS CONCRETE PAVING SECTION**  
NOT TO SCALE

BEFORE BEGINNING CONSTRUCTION CONTACT  
**"MISS UTILITY"**  
AT  
**1-800-257-7777**  
AT LEAST 48 HOURS PRIOR TO EXCAVATION



**LEGEND**

	PROPOSED P-3 PAVING
	SOIL BORING
	PROPOSED CONCRETE PAVING
	PROPOSED CONCRETE SIDEWALK
	POROUS PAVING AND SIDEWALK
	SOILS DELINEATION
	LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE

**STORMWATER PRACTICES**

ALTERNATIVE SURFACES (POROUS PAVING)	8,278 SQUARE FEET
ALTERNATIVE SURFACES (POROUS SIDEWALK)	754 SQUARE FEET
MICRO-BIORETENTION	465 SQUARE FEET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael J. Quinn* 1/21/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kevin Stalman* 1/21/11  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

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HOWARD REDEVELOPMENT LLC  
C/O ALMS AND ASSOCIATES  
9256 BENDIX ROAD #300  
COLUMBIA, MD 21045  
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ATTN: ANDREW MURPHY  
6508 OLD FARM COURT  
ROCKVILLE, MD 20852  
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**PROJECT DOBBIN CENTER PARCEL R-1**  
MANGO GROVE REDEVELOPMENT  
PROPOSED RESTAURANT AND COMMERCIAL

**AREA**  
TAX MAP 36 GRID 18 PARCEL 396 ZONED NT  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**TITLE ENVIRONMENTAL CONCEPT PLAN**

**Patton Harris Rust & Associates**  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 Centre Park Drive, Suite 200  
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T 410.997.8900  
F 410.997.9262

DESIGNED BY: SCM  
DRAWN BY: ALC  
PROJECT NO: 12104/4-0/PLANS  
C400ECP03.DWG  
DATE: JANUARY 13, 2011  
SCALE: 1"=20'  
DRAWING NO. 3 OF 3

