

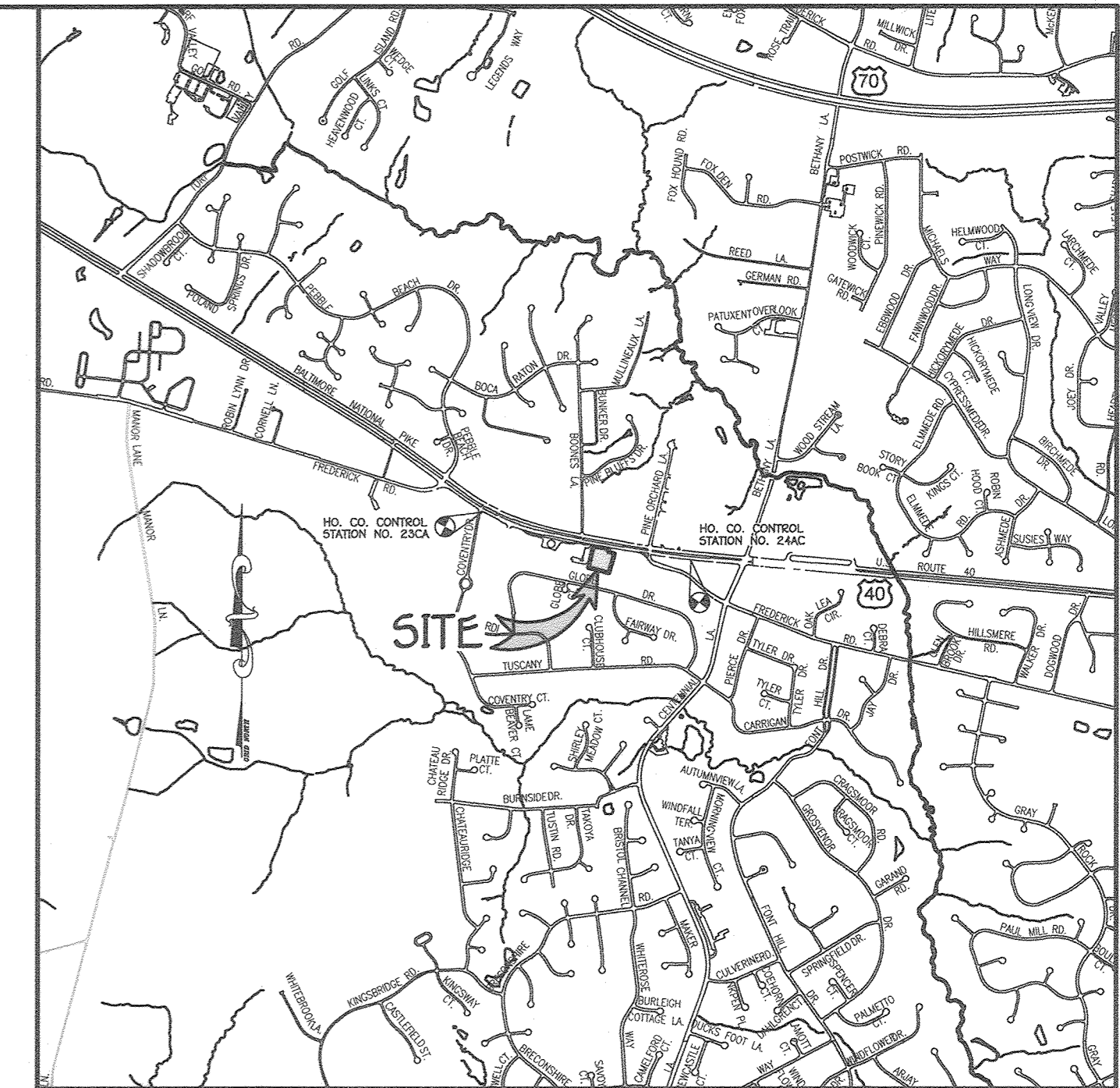
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	ECP TITLE SHEET
2	ECP PHASING PLAN
3	ECP PROPOSED CONDITIONS
4	ECP SEDIMENT AND EROSION CONTROL PLAN
5	ECP SWM DETAIL SHEET
6	ECP SWM DRAINAGE AREA MAP
7	ECP LANDSCAPE PLAN, DETAILS AND NOTES

ENVIRONMENTAL CONCEPT PLAN

PINE ORCHARD LIQUORS

10281 AND 10237

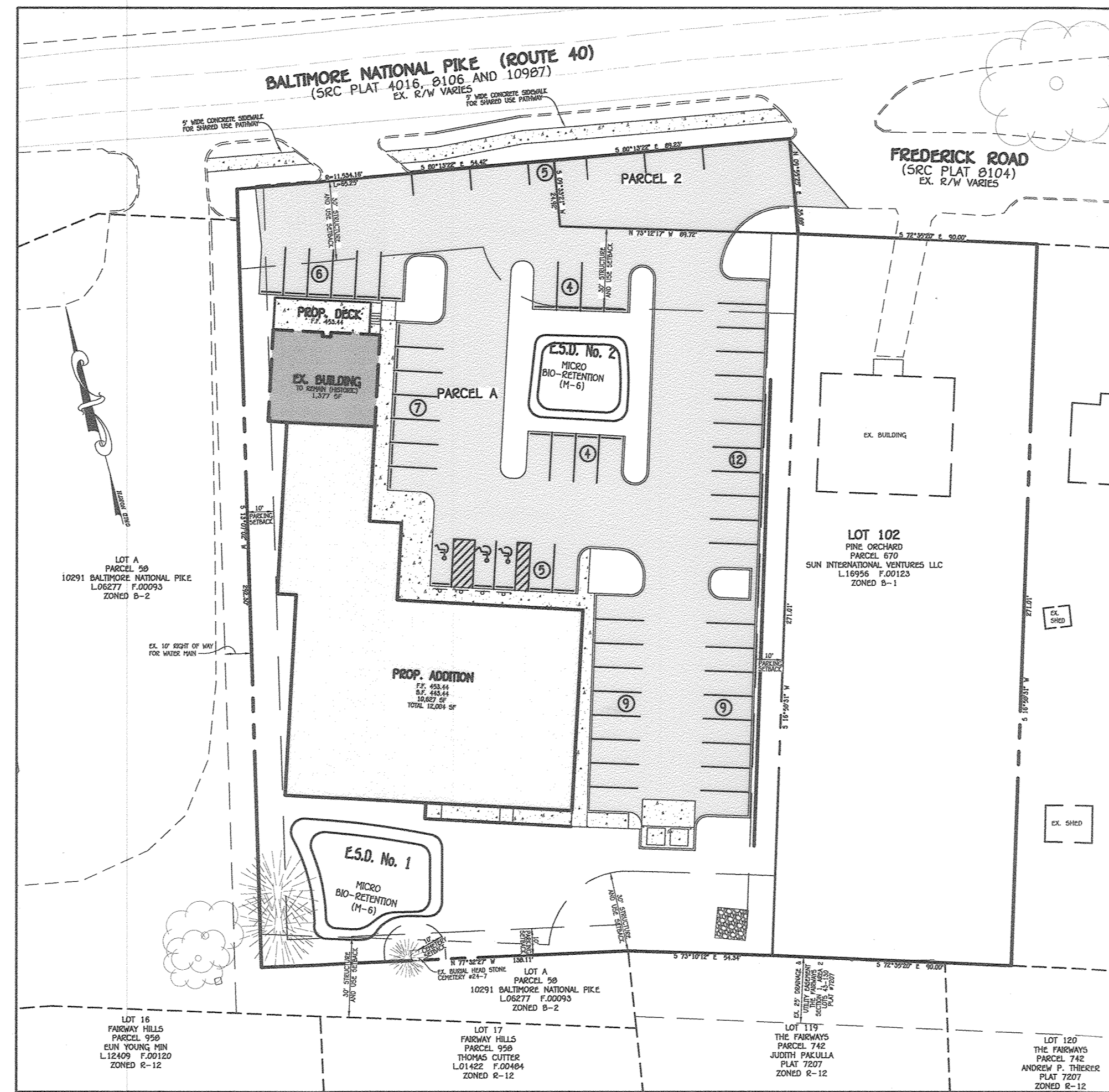
BALTIMORE NATIONAL PIKE



VICINITY MAP
SCALE: 1" = 2000'

LEGEND - EX. CONDITIONS	
SYMBOL	DESCRIPTION
--- 446 ---	EXISTING CONTOUR 2' INTERVAL
--- 440 ---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SAN. SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
C/TV	EXISTING CABLE/TV LINE
---	EXISTING OVERHEAD ELECTRIC LINE
G	EXISTING GAS LINE
X - X	EXISTING FENCE
---	EXISTING MACADAM PAVING
---	EXISTING TREELINE
---	DEMOLITION AREA
---	EXISTING BUILDING TO REMAIN
---	EXISTING TREES

LEGEND - PROP. CONDITIONS	
SYMBOL	DESCRIPTION
--- 446 ---	EXISTING CONTOUR 2' INTERVAL
--- 440 ---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SAN. SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
C/TV	EXISTING CABLE/TV LINE
---	EXISTING OVERHEAD ELECTRIC LINE
G	EXISTING GAS LINE
X - X	EXISTING FENCE
X - X	PROPOSED FENCE
446	PROPOSED CONTOUR 2' INTERVAL
440	PROPOSED CONTOUR 10' INTERVAL
+ 445.51	PROPOSED SPOT ELEVATION
---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PRIVATE WATER
---	PROPOSED STORMDRAIN
---	PROPOSED BUILDING ADDITION
---	EXISTING BUILDING TO REMAIN
---	EXISTING TREES



PROPOSED CONDITIONS
SCALE: 1" = 40'

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 84,630 SF (1.94 AC.)
PARCEL A = 57,529 AC. (1.32 AC.)
PARCEL 2 = 2,710 AC. (0.06 AC.)
LOT 102 OFFSITE DISTURBANCE = 24,391 AC. (0.56 AC.)
- B. LIMIT OF DISTURBED AREA = 79,957 SQ.FT. OR 1.84 AC.*
- C. PRESENT ZONING DESIGNATION = B-1 (PER 10/06/13 COMPREHENSIVE ZONING PLAN)
- D. CURRENT USE: RETAIL FACILITY
- E. PROPOSED USE: RETAIL FACILITY
- F. OPEN SPACE ON SITE: N/A
- G. RECREATIONAL AREA PROVIDED: N/A
- H. EXISTING BUILDING COVERAGE OF SITE: 8,908 SQ.FT.
BUILDING AREA TO BE REMOVED: 7,531 SQ.FT.
EXISTING BUILDING TO REMAIN: 1,377 SQ.FT.
PROPOSED ADDITION: 10,627 SQ. FT.
- I. PROPOSED BUILDING COVERAGE OF SITE: 12,004 SQ. FT. OR 0.28 AC.*
REQUIRED: BLDG AREA 12,004 SQ. FT. x 5 SP./1000 SQ.FT. = 60 SPACES
EXISTING PARKING: 33 SPACES
REQUIRED: BLDG AREA 12,004 SQ. FT. x 5 SP./1000 SQ.FT. = 60 SPACES
PROVIDED: 61 SPACES (INCLUDING 3 HC SPACES)
- J. PREVIOUS HOWARD COUNTY FILES: SDF-79-033, SDF-84-279, SDF-93-034
- K. TOTAL AREA OF EX. FLOODPLAIN LOCATED ON SITE: 0 AC.
- L. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0 AC.
- M. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.*
- N. TOTAL AREA OF EX. FOREST (RETENTION) = 0 AC.*
- O. TOTAL GREEN OPEN AREA = 0.96 AC.*
- P. TOTAL IMPERVIOUS AREA = 0.50 AC.*
- Q. AREA OF ERODIBLE SOILS = 0 AC.*

DESIGN NARRATIVE

INTRODUCTION:
THIS REPORT WILL DEMONSTRATE HOW THE CRITERIA SET FORTH IN THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 AND 2 (EFFECTIVE OCTOBER 2000, REVISED MAY 2009) WILL BE SATISFIED FOR THE PROPERTY. THE GOAL OF CREATING HYDROLOGY SIMILAR TO THAT OF "WOODS IN GOOD CONDITION" WILL BE ACCOMPLISHED THROUGH THE USE OF MICRO BIO-RETENTION FACILITIES (2) AND UNDERDRAINS, AS SUGGESTED WITHIN CHAPTER 5 OF PREVIOUSLY MENTIONED MANUAL. THE ACHIEVEMENT OF THIS GOAL WILL REMOVE THE REQUIREMENT OF PROVIDING CHANNEL PROTECTION VOLUME.

GENERAL SITE CONDITIONS:
THE PINE ORCHARD LIQUORS PROJECT IS ZONED B-1 AND LOCATED ON TAX MAP 24, PARCEL NO. 670 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. THIS PROPERTY CONSISTS OF 1.94 ACRES OF WHICH NO ACRES ARE ENCLUMBERED WITH A PRESERVATION EASEMENT DEDICATED TO HOWARD COUNTY MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM.

- I. NATURAL RESOURCE PROTECTION:**
TO ENSURE THE PROTECTION OF NATURAL RESOURCES LOCATED ON THIS SITE, ALL BUFFERS WILL BE HONORED AND ALL IMPROVEMENTS WILL BE LOCATED OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS. THERE ARE NO DEFINED SPECIMEN TREES LOCATED ON THIS PROPERTY.
- II. MAINTENANCE OF NATURAL FLOW PATTERNS:**
THE PROPOSED DEVELOPMENT IS DESIGNED WITH THE INTENT OF CREATING DRAINAGE DIVIDES SIMILAR TO THOSE OF THE NATURAL FLOW PATTERNS IN THE PROJECT AREA.
- III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES:**
THIS SITE PROPOSES THE MINIMUM IMPERVIOUS AREAS NECESSARY TO PROVIDE ADEQUATE ACCESS TO THE PROPOSED BUILDINGS. ALL PROPOSED IMPERVIOUS SURFACES ARE RECEIVING TREATMENT THROUGH THE USE OF ESD STORMWATER MANAGEMENT FACILITIES. WE ARE PROVIDING FOR 2 MICRO BIO-RETENTION FACILITIES TO TREAT THE PAVING AND ROOF. THE PROPOSED REDEVELOPMENT INCLUDES REDUCTION OF IMPERVIOUS AREAS.
- IV. INTEGRATION OF PROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:**
THIS SUBMISSION ONLY PROPOSES ON-LOT SEDIMENT CONTROLS SUCH AS SUPER SILT FENCE, A STOCKPILE AND A STABILIZED CONSTRUCTION ENTRANCE.
- V. IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):**
THIS SUBMISSION PROPOSES 2 MICRO BIO-RETENTION FACILITIES (M-6) TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP). ADDITIONALLY, THE EXISTING SITE CONTAINS MORE THAN 40% OF IMPERVIOUS COVER QUALIFYING FOR REDEVELOPMENT. 50% OF THE EXISTING IMPERVIOUS WILL BE TREATED FOR WQV (Pe=1"). THE SITE IMPERVIOUS AREA IS A NET DECREASE, THEREFORE, NEW DEVELOPMENT STORMWATER MANAGEMENT CRITERIA WILL NOT BE REQUIRED FOR ANY PORTION OF THE SITE. THE SITE HAS BEEN DIVIDED INTO THREE DRAINAGE AREAS.
- VI. REQUEST FOR DESIGN MANUAL WAIVER:**
NO WAIVERS ARE EXPECTED TO BE REQUESTED ON THIS PROJECT RELATING TO SWM REQUIREMENTS.

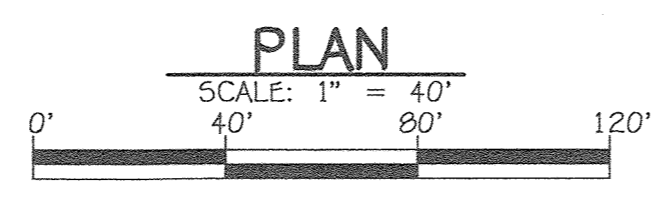
STORMWATER MANAGEMENT SUMMARY					
AREA ID	LOCATION	DRAINAGE AREA SF.	% IMPERVIOUS	ESDv PROVIDED Cu.Ft.	SURFACE AREA S.F.
E.S.D. 1	PINE ORCHARD LIQUORS	16,340	77%	1,782	1,266
E.S.D. 2	PINE ORCHARD LIQUORS	20,723	80%	1,078	745

ESDy REQUIRED = 1,621 Cu.Ft.
ESDy PROVIDED = 2,860 Cu.Ft.
Pe REQUIRED = 1.0'
Pe PROVIDED = 1.76"

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 441 - 2000



"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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. 27020, EXPIRATION DATE: 01/25/24."
Paul Gerald Cavanaugh
PAUL GERALD CAVANAUGH
July 26, 2022
DATE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 8/1/22

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/3/22

OWNER

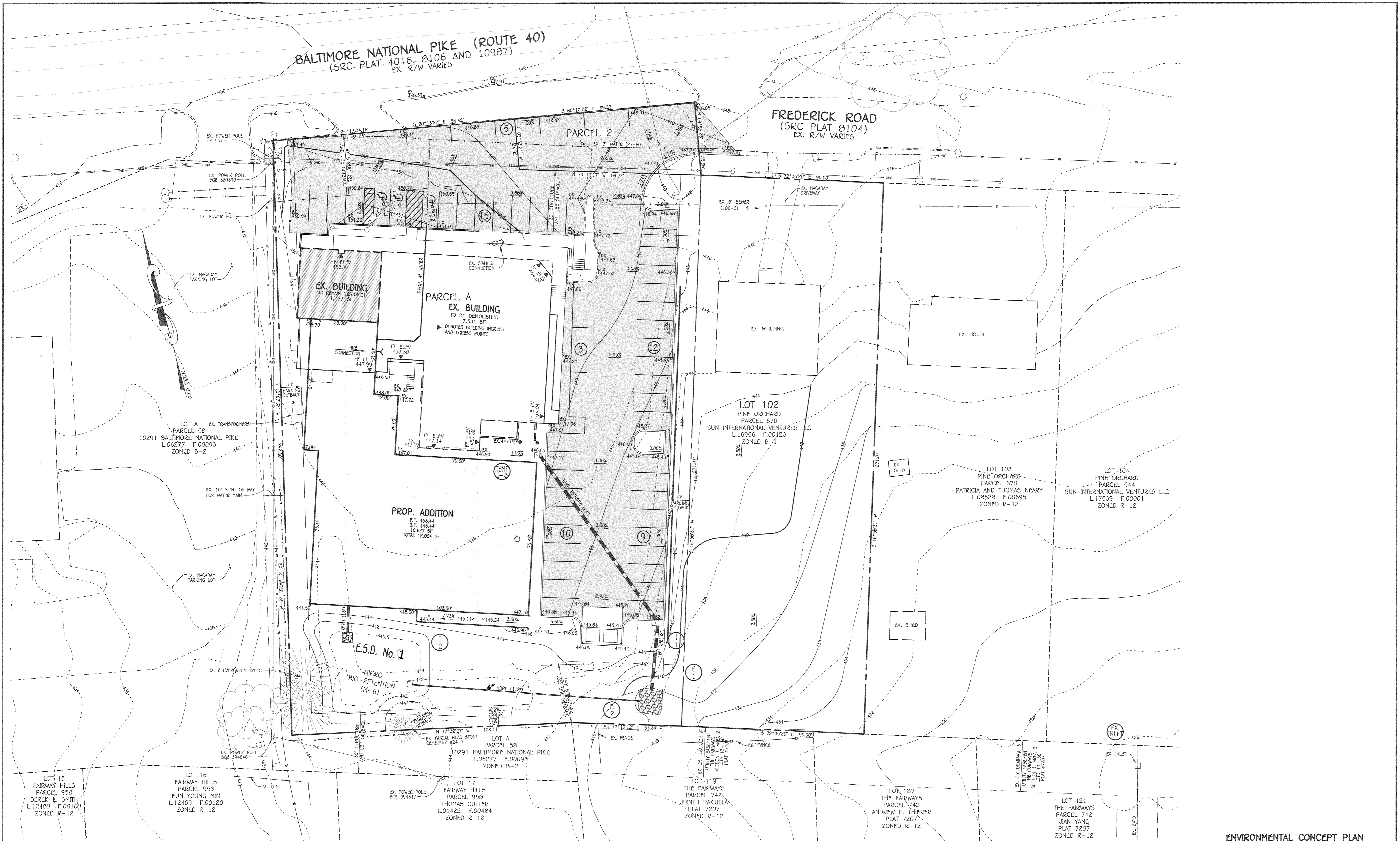
SUN INTERNATIONAL VENTURES, LLC
10281 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042-3676

ENVIRONMENTAL CONCEPT PLAN TITLE SHEET PINE ORCHARD LIQUORS 10281 AND 10237 BALTIMORE NATIONAL PIKE

ZONED: B-1
TAX MAP: 24 GRID: 1 PARCEL: 670
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 21, 2022
SHEET 1 OF 7

BALTIMORE NATIONAL PIKE (ROUTE 40)
 (SRC PLAT 4016, 8106 AND 10987)
 EX. R/W VARIES

FREDERICK ROAD
 (SRC PLAT 8104)
 EX. R/W VARIES



LOT A EX. TRANSFORMERS
 PARCEL 58
 10291 BALTIMORE NATIONAL PIKE
 L.06277 F.00093
 ZONED B-2

LOT 102
 PINE ORCHARD
 PARCEL 670
 SUN INTERNATIONAL VENTURES LLC
 L.16956 F.00123
 ZONED B-1

LOT 103
 PINE ORCHARD
 PARCEL 670
 PATRICIA AND THOMAS NEARY
 L.08928 F.00695
 ZONED R-12

LOT 104
 PINE ORCHARD
 PARCEL 544
 SUN INTERNATIONAL VENTURES LLC
 L.17539 F.00001
 ZONED R-12

LOT 15
 FAIRWAY HILLS
 PARCEL 958
 DEREK L. SMITH
 L.12480 F.00100
 ZONED R-12

LOT 16
 FAIRWAY HILLS
 PARCEL 958
 EUN YOUNG MIN
 L.12409 F.00120
 ZONED R-12

LOT 17
 FAIRWAY HILLS
 PARCEL 958
 THOMAS CUTLER
 L.01422 F.00484
 ZONED R-12

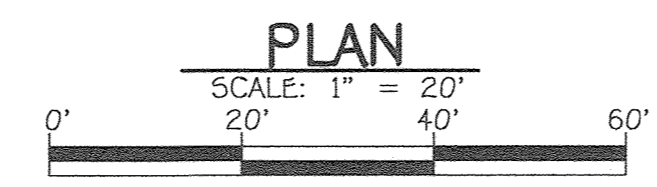
LOT 19
 THE FAIRWAYS
 PARCEL 742
 JUDITH PAKULLA
 PLAT 7207
 ZONED R-12

LOT 120
 THE FAIRWAYS
 PARCEL 742
 ANDREW P. THIERER
 PLAT 7207
 ZONED R-12

LOT 121
 THE FAIRWAYS
 PARCEL 742
 JIAN YANG
 PLAT 7207
 ZONED R-12



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 Paul Gerard Cavanaugh
 July 26, 2022
 DATE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/1/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/31/22

OWNER
 SUN INTERNATIONAL VENTURES, LLC
 10291 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042-3676

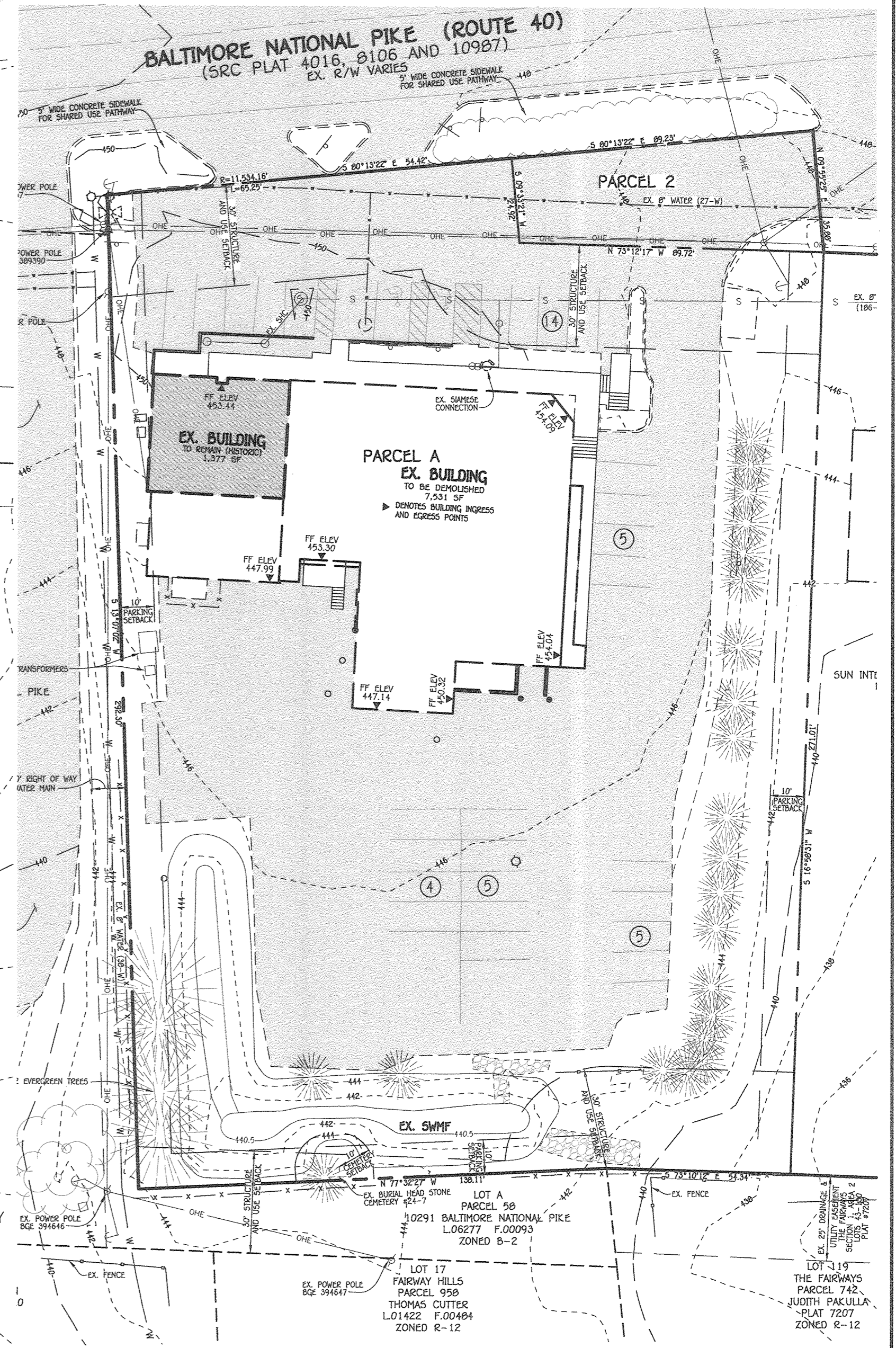
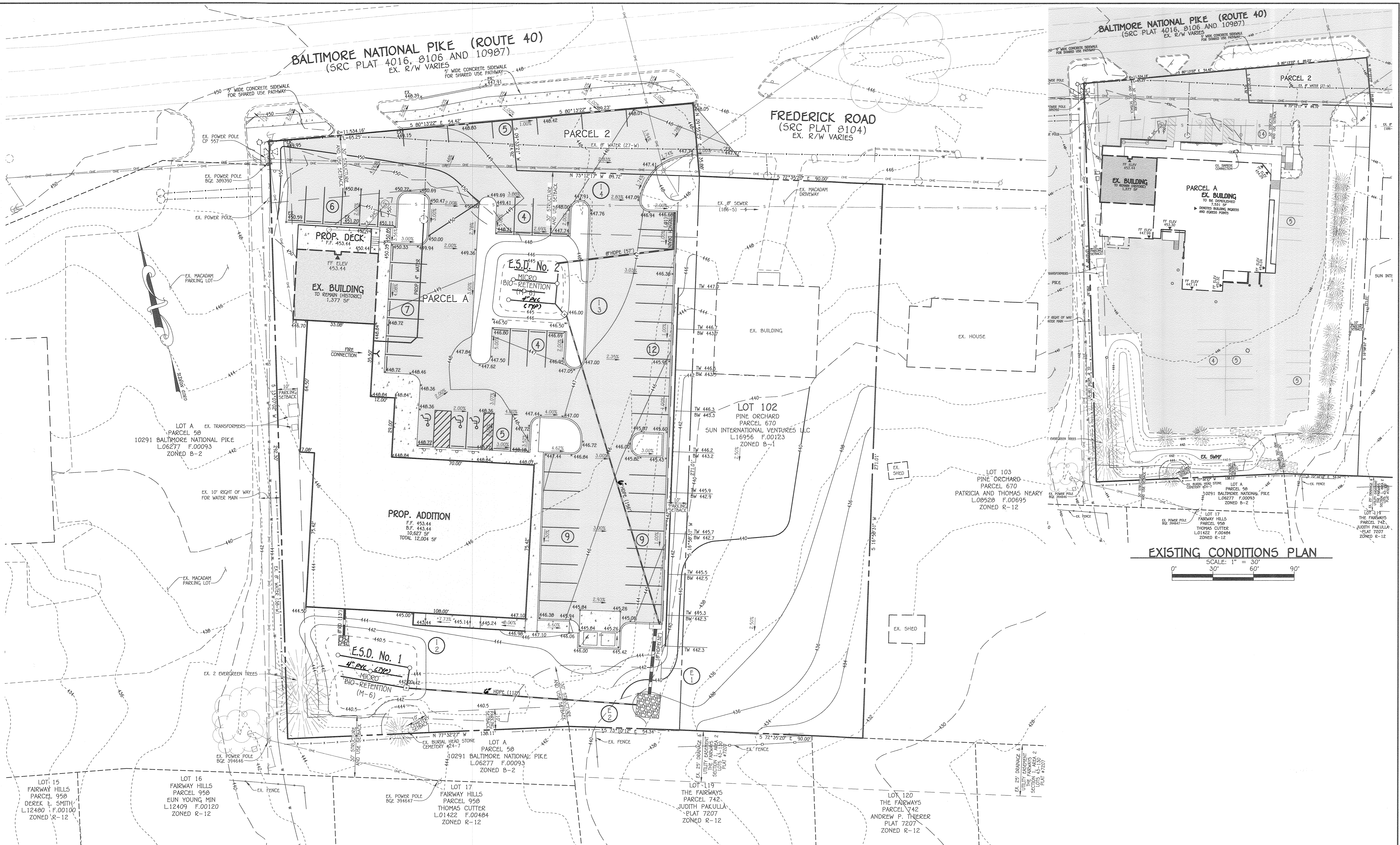
ENVIRONMENTAL CONCEPT PLAN
 PHASING PLAN
 PINE ORCHARD LIQUORS
 10291 AND 10237 BALTIMORE NATIONAL PIKE

ZONED: B-1
 TAX MAP: 24 GRID: 1 PARCEL: 670
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JULY 21, 2022
 SHEET 2 OF 7

BALTIMORE NATIONAL PIKE (ROUTE 40)
(SRC PLAT 4016, 8106 AND 10987)
EX. R/W VARIES

FREDERICK ROAD
(SRC PLAT 8104)
EX. R/W VARIES

BALTIMORE NATIONAL PIKE (ROUTE 40)
(SRC PLAT 4016, 8106 AND 10987)
EX. R/W VARIES



EXISTING CONDITIONS PLAN
SCALE: 1" = 30'
0' 30' 60' 90'

LOT 15
FAIRWAY HILLS
PARCEL 95B
DEREK L. SMITH
L.12480 F.00100
ZONED R-12

LOT 16
FAIRWAY HILLS
PARCEL 95B
EUN YOUNG MIN
L.12409 F.00120
ZONED R-12

LOT 17
FAIRWAY HILLS
PARCEL 95B
THOMAS CUTLER
L.01422 F.00484
ZONED R-12

LOT 119
THE FAIRWAYS
PARCEL 742
JUDITH PAKULLA
PLAT 7207
ZONED R-12

LOT 120
THE FAIRWAYS
PARCEL 742
ANDREW P. THIERER
PLAT 7207
ZONED R-12



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Paul Gerald Cavanaugh
PAUL GERALD CAVANAUGH
DATE: July 26, 2022

PROPOSED CONDITIONS PLAN
SCALE: 1" = 20'
0' 20' 40' 60'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/1/22
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/1/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

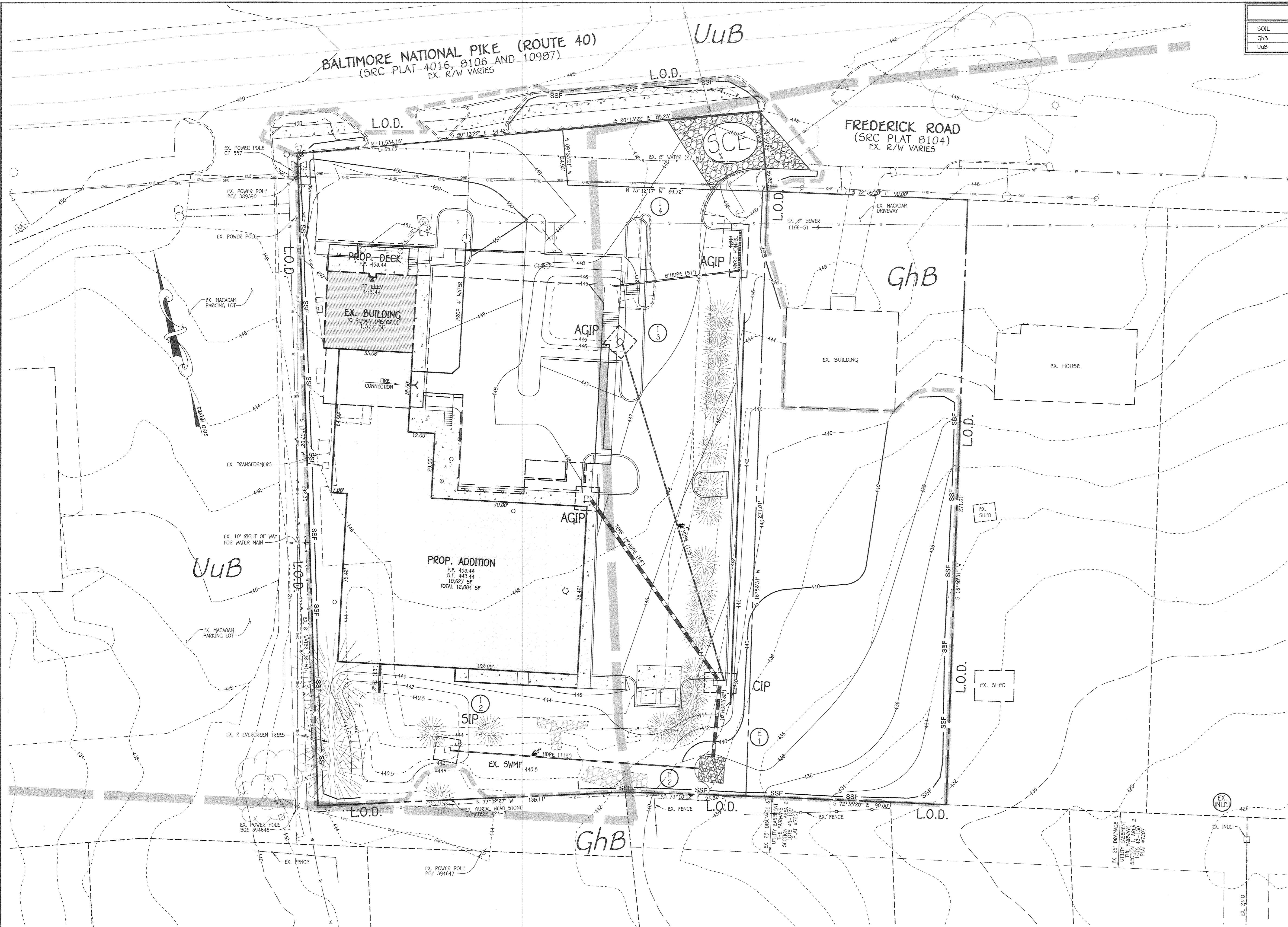
OWNER
SUN INTERNATIONAL VENTURES, LLC
10281 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042-3676

ENVIRONMENTAL CONCEPT PLAN
PINE ORCHARD LIQUORS
10281 AND 10237 BALTIMORE NATIONAL PIKE

ZONED: B-1
TAX MAP: 24 GRID: 1 PARCEL: 670
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 21, 2022
SHEET 3 OF 7

SOILS LEGEND

SOIL	NAME	GROUP
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes, K VALUE = 0.43	B
UuB	Urban land-Urorthents complex, 0 to 8 percent slopes, K VALUE = 0.37	D



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Paul G. Cavanaugh
PAUL GERALD CAVANAUGH
DATE: July 26, 2022

PLAN
SCALE: 1" = 20'
0' 20' 40' 60'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 01/22
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 1/3/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER
SUN INTERNATIONAL VENTURES, LLC
10281 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042-3676

**ENVIRONMENTAL CONCEPT PLAN
SEDIMENT CONTROL PLAN
PINE ORCHARD LIQUORS**
10281 AND 10237 BALTIMORE NATIONAL PIKE

ZONED: B-1
TAX MAP: 24 GRID: 1 PARCEL: 670
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 21, 2022
SHEET 4 OF 7

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 441-2999



BALTIMORE NATIONAL PIKE (ROUTE 40)
(SRC PLAT 4016, 8106 AND 10987)
EX. R/W VARIES

DISCONNECT AREA

FREDERICK ROAD
(SRC PLAT 8104)
EX. R/W VARIES

IMPERVIOUS AREA
16,570 SF

PARCEL 2

PROP. DECK
F.F. 453.44

EX. BUILDING
TO REMAIN (HISTORIC)
1,377 SF

PARCEL A

E.S.D. No. 2
MICRO
BIO-RETENTION
(M-6)

LOT 102
PINE ORCHARD
PARCEL 670
SUN INTERNATIONAL VENTURES LLC
L.16956 F.00123
ZONED B-1

PROP. ADDITION
F.F. 453.44
B.F. 443.44
10,627 SF
TOTAL 12,004 SF

IMPERVIOUS AREA
12,566 SF

E.S.D. No. 1
MICRO
BIO-RETENTION
(M-6)

LOT 103
PINE ORCHARD
PARCEL 670
PATRICIA AND THOMAS NEARY
L.08528 F.00695
ZONED R-12

LOT 104
PINE ORCHARD
PARCEL 544
SUN INTERNATIONAL VENTURES LLC
L.17539 F.00001
ZONED R-12

LOT A
PARCEL 58
10291 BALTIMORE NATIONAL PIKE
L.06277 F.00093
ZONED B-2

LOT A
PARCEL 58
10291 BALTIMORE NATIONAL PIKE
L.06277 F.00093
ZONED B-2

LOT 15
FAIRWAY HILLS
PARCEL 95B
DEREK T. SMITH
L.12480 F.00100
ZONED R-12

LOT 16
FAIRWAY HILLS
PARCEL 95B
EUN YOUNG MIN
L.12409 F.00120
ZONED R-12

LOT 17
FAIRWAY HILLS
PARCEL 95B
THOMAS CUTLER
L.01422 F.00484
ZONED R-12

LOT 119
THE FAIRWAYS
PARCEL 742
JUDITH PAKULLA
PLAT 7207
ZONED R-12

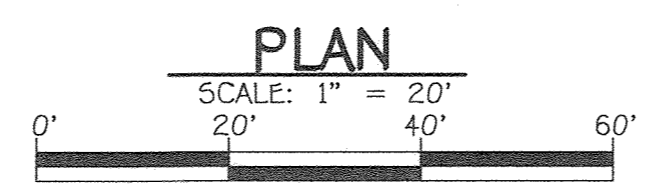
LOT 120
THE FAIRWAYS
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PLAT 7207
ZONED R-12

LOT 121
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PLAT 7207
ZONED R-12

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(410) 461-2299



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DATE: 8/1/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/1/22

OWNER
SUN INTERNATIONAL VENTURES, LLC
10281 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042-3676

ENVIRONMENTAL CONCEPT PLAN
SWM DRAINAGE AREA MAP
PINE ORCHARD LIQUORS
10281 AND 10237 BALTIMORE NATIONAL PIKE
ZONED: B-1
TAX MAP: 24 GRID: 1 PARCEL: 670
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 21, 2022
SHEET 6 OF 7

