

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED B-2 AND RC-DEO.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON PLAT 15857. THE EXISTING TOPOGRAPHY IS BASED 2012 AND 2021 TOPOGRAPHIC SURVEYS BY PRIVATE CONTRACTORS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO WETLANDS, STREAMS OR BUFFERS ON THIS SITE. SPECIMEN TREES HAVE BEEN MARKED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF ON CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THIS SITE DOES NOT LIE WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- 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. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THIS DESIGN MAY NEED TO BE ADJUSTED AT THE PRELIMINARY PLAN STAGE AFTER THE SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
- PREVIOUS SDP FILE NUMBERS: GP-87-66, F-87-64, SDP-87-194, SDP 88-173, SDP-94-22, SDP-97-161, SDP-01-108, F-02-132, SDP-05-041, BA 14-030-C, BA 96-02E, SDP-02-96
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS 'G' AND 'H'.
- THERE ARE NO DESIGN WAIVERS FOR THIS PROJECT NOR WERE ANY REQUESTED.

STORMWATER MANAGEMENT DESIGN NARRATIVE

FOR THE REDEVELOPMENT OF THIS SITE, PROPOSED ESD DESIGNS ARE BASED OFF THE EXISTING CONDITIONS. THIS SITE DOES NOT LIE IN WETLANDS, 100-YEAR FLOODPLAIN, OR EXISTING WOODS. STEEP SLOPES HAVE BEEN MARKED. SOILS LISTED AND ERODIBLE SOILS ARE MARKED IN THE SOILS LEGEND.

THE REDEVELOPMENT OF THIS SITE CONTINUES TO RETAIN EXISTING DRAINAGE PATTERNS AND FLOWS.

THE PROPOSED ESD FEATURES ARE THREE FILTERRA FACILITIES THAT WILL TREAT THE WATER BEFORE IT GOES TO THE REGIONAL FACILITY. THESE ESD FACILITIES WILL TREAT 50% OF THE EXISTING IMPERVIOUS AREA AND ALL OF THE NEW IMPERVIOUS AREA WITHIN THE LOD. RUNOFF FROM LARGE STORMS WILL OVERFLOW INTO A PROPOSED INLET AND DISCHARGE TO AN EXISTING STORM DRAIN SYSTEM DOWNSTREAM.

THE DECISION TO SELECT A FILTERRA WAS MADE DUE TO SITE AREA CONSTRAINTS AND EXISTING UTILITIES. TO MINIMIZE THE IMPACT ON THE SITE, THREE FILTERRAS WILL BE USED TO TREAT THE REQUIRED AMOUNT OF RUNOFF. THE FILTERRAS CAN BE LOCATED TO AVOID CONFLICTS WITH EXISTING STORM DRAIN AND ELECTRICAL FACILITIES. THE PROPOSED FILTERRAS ALSO AVOIDS CONFLICTS WITH EXISTING TREES. DUE TO THESE CIRCUMSTANCES, IT IS BELIEVED THE BETTER OPTION FOR THE REDEVELOPMENT OF THIS SITE IS THE USE OF FILTERRAS TO TREAT THE REQUIRED WATER QUALITY VOLUME.

FILTERRAS ARE ON THE MDE ALTERNATIVE/INNOVATIVE TECHNOLOGY LIST OF APPROVED STORMWATER PRACTICES.

THE LOD WILL NOT IMPACT EXISTING TREES AND AS SUCH THE EXISTING TREES WILL BE PRESERVED.

DRAWING LEGEND

- 652 ——— EXISTING MINOR CONTOUR (2' INTERVAL)
- 650 ——— EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°45'45"W 120.00' ——— EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING
- SOIL DELINEATION LINE

FOREST CONSERVATION NOTE

AN APPLICATION FOR ALTERNATIVE COMPLIANCE WILL BE MADE REQUESTING THAT THE FOREST CONSERVATION ACT COMPLIANCE BE LIMITED TO THE LIMIT OF DISTURBANCE.

SITE INFORMATION

SITE AREA:	26.02 ac
EXISTING IA:	10.43 ac
IMPERVIOUS AREA %:	40.1 %
REDEVELOPMENT THRESHOLD:	40 %
LOD:	1.79 ac
EXISTING IMPERVIOUS:	1.01 ac
NEW IMPERVIOUS:	0.60 ac
% IA:	50.1%
Rv:	0.8607
PE:	1.0'
ESDV REQUIRED:	3,646.2 cf
ESDV PROVIDED:	3,712.0 cf

SOILS LEGEND

FROM THE HOWARD COUNTY SOIL SURVEY

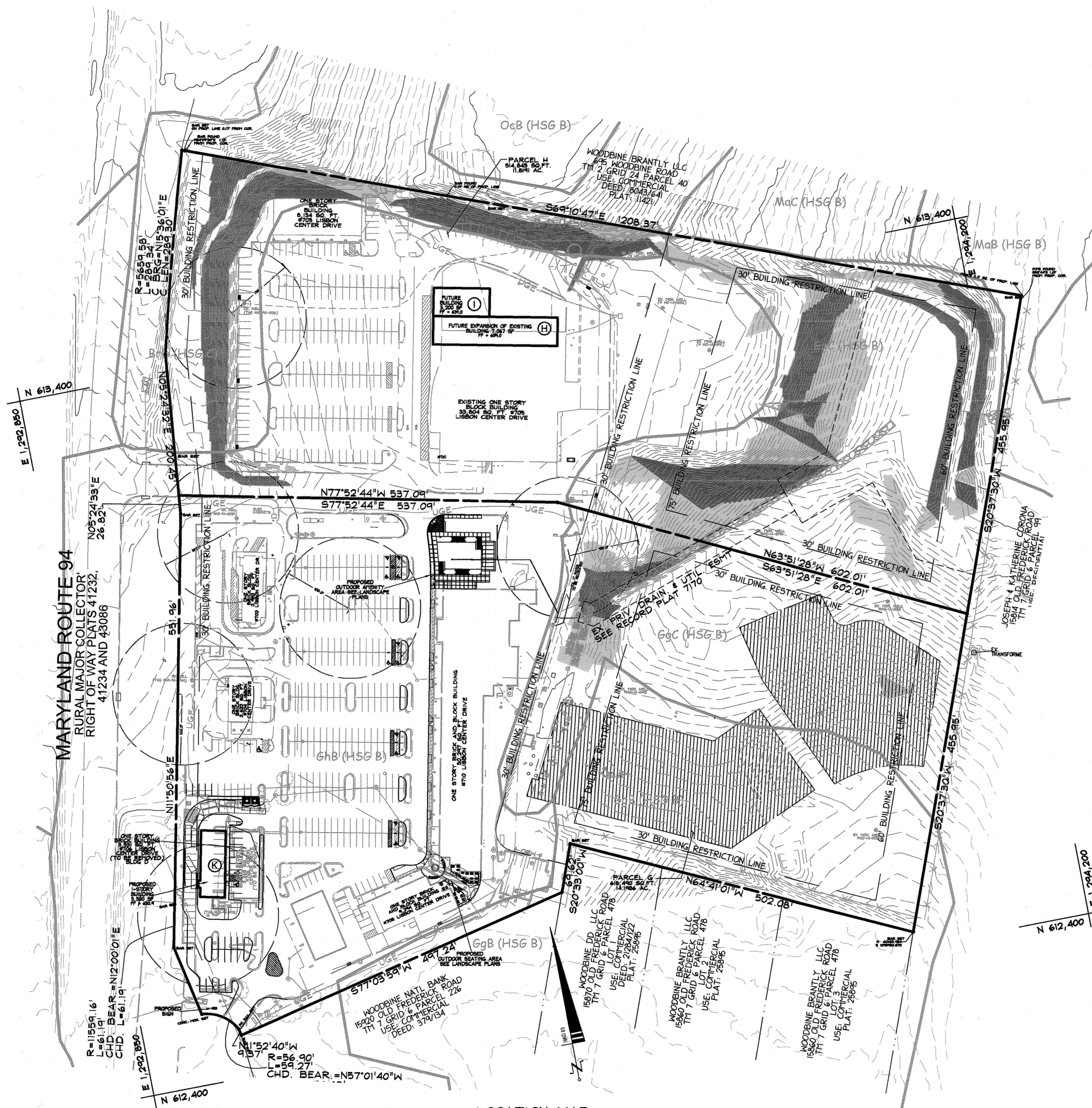
SYMBOL	SOIL GROUP	HYDROLOGIC NAME	SLOPE	K-VALUE	ERODIBLE
B-D	C	BRINKLOW CHANNERY LOAD	15% - 25%	0.20	YES
GqB	B	GLENELG LOAM	3% - 8%	0.24	NO
GqC	B	GLENELG LOAM	8% - 15%	0.24	NO
GhB	B	GLENELG-URBAN LAND	0% - 8%	-----	NO
MhB	B	MANOR LOAM	3% - 8%	0.28	NO
McC	B	MANOR LOAM	3% - 8%	0.28	NO
OcB	B	OCOQUAN LOAM	3% - 8%	0.37	YES

ENVIRONMENTAL CONCEPT PLAN

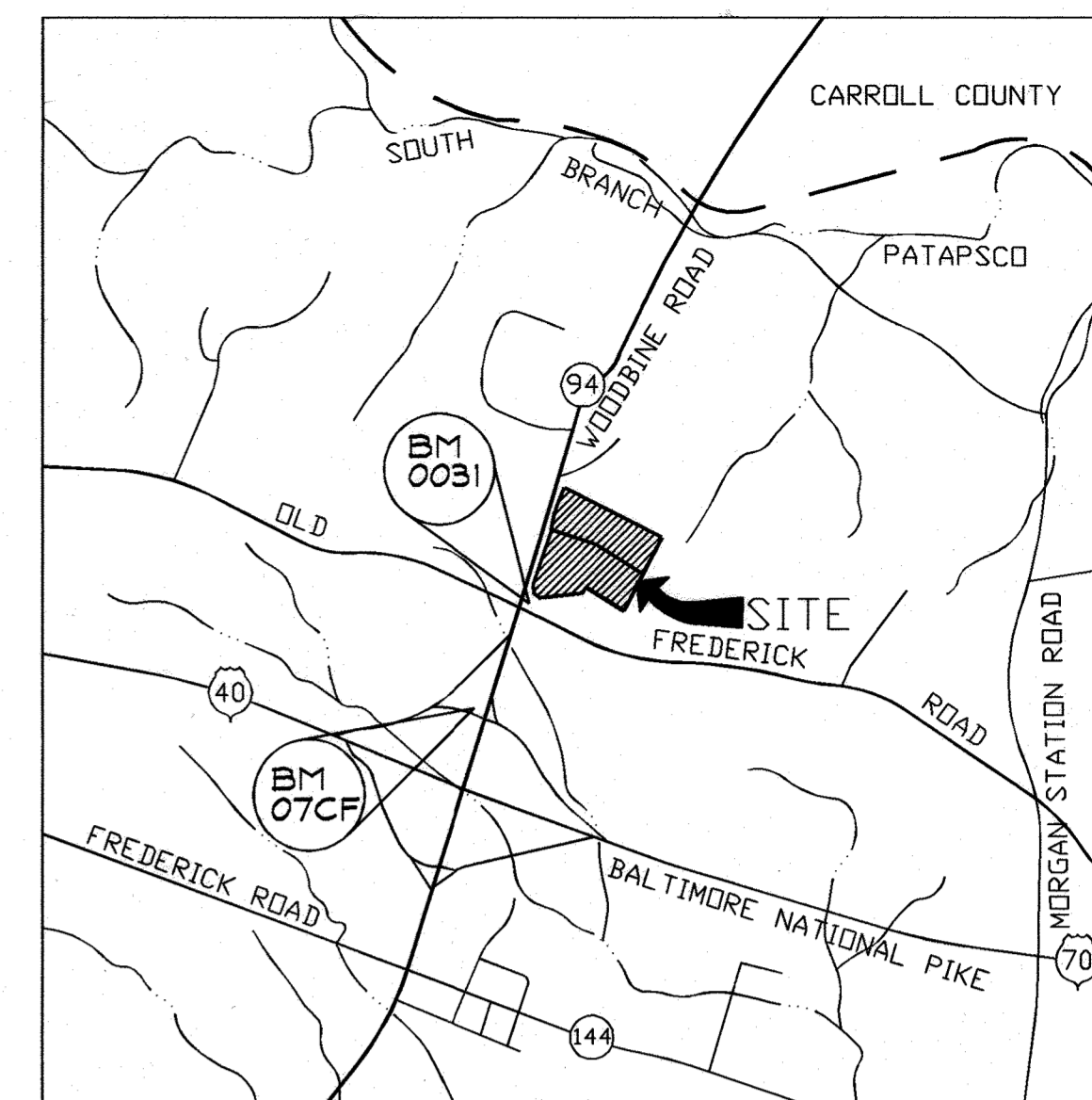
for

LISBON CENTER - PARCELS G & H

TAX MAP 2, GRID 24, PARCEL 82, PLAT No. 15857
1ST ELECTION DISTRICT HOWARD COUNTY, MD



LOCATION MAP
SCALE: 1" = 100'



VICINITY MAP

SCALE: 1" = 2000'
HOWARD COUNTY ADC MAP: 3-F

HOWARD COUNTY BENCHMARK #07CF
N 611220.630
E 1242364.852
ELEV. 624.933

HOWARD COUNTY BENCHMARK #0031
N 612408.188
E 1292800.748
ELEV. 632.187

DATA SOURCES:

EXISTING TOPOGRAPHY SHOWN PER SURVEYS BY MTELS, INC. AND DATED SUMMER & FALL 2021. EX. BOUNDARY AND EASMENTS SHOWN PER ALTA SURVEY AND PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS.

SHT #	DRAWING LIST
1	ECP COVER SHEET & SOILS MAP
2	STORMWATER MANAGEMENT PLAN 1
3	STORMWATER MANAGEMENT PLAN 2
4	STORMWATER MANAGEMENT & SEC OVERLAY 1
5	STORMWATER MANAGEMENT & SEC OVERLAY 2

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Development Design Consultants

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2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

DEVELOPER: ST JOHN PROPERTIES
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 788-0100

SITE ADDRESS:
706 LISBON CENTER DRIVE
WOODBINE, MD 21797

LISBON CENTER PARCELS 'G' & 'H' ENVIRONMENTAL CONCEPT PLAN COVER SHEET & SOILS MAP

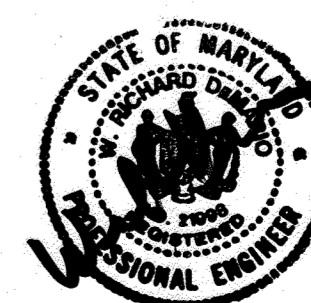
FIRST ELECTION DISTRICT HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE # ECP-22-064	DES. BY: RAM
TAX ACC. #: 04-322649	DRN. BY: CWJ/RAM
TAX MAP: 2	CHK. BY: WRD
BLOCK / GRID: 24	DATE: 12/07/2022
PARCEL #: 82	DDC JOB #: 21029.1
ZONE / USE: B-2/RC-DEO	SHEET NUMBER:
DWG. SCALE: AS SHOWN	1 of 5

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. 21008, EXPIRATION DATE: 06/06/24.

12/07/2022
DATE



W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21908

ADDRESS CHART	
RETAIL PAD	706 LISBON CENTER DRIVE

PERMIT INFORMATION CHART					
SUBDIVISION NAME: ROUTE 94 BUSINESS CENTER	SECTION/AREA: N/A	LOT/PARCEL NO.:	PARCEL #:		
PLAT # OR L/F: L 4467 / F 590	BLOCK: 24	ZONING: B-2/RC-DEO	TAX MAP NO.:	ELECT DISTRICT:	CENSUS TRACT:
			002	4TH	6040.01
WATER CODE: N/A	SEWER CODE: N/A				

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Combs
CHIEF DEVELOPMENT ENGINEERING DIVISION
DATE: 12.21.22

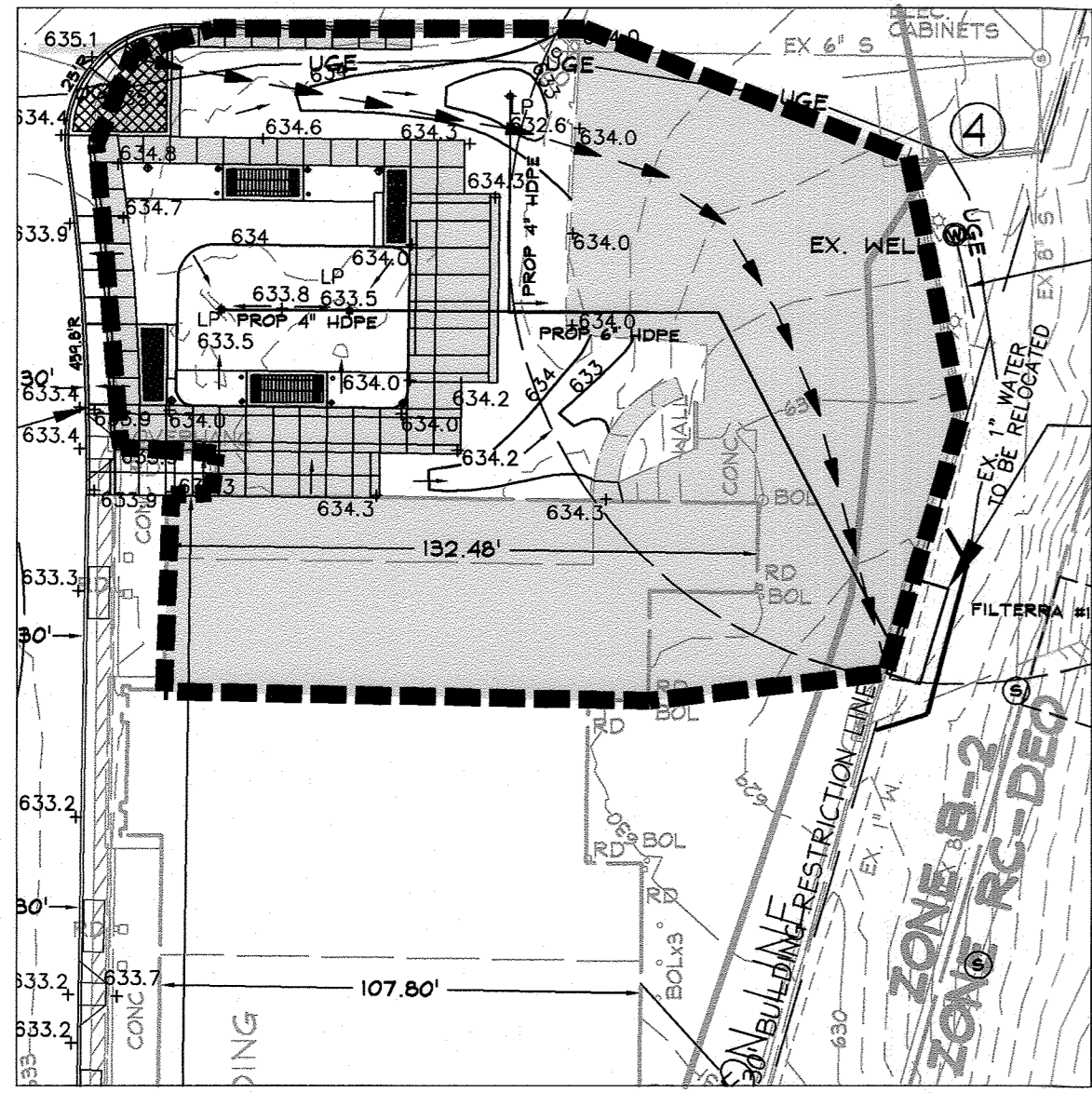
Chad Combs
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/30/22

DRAWING LEGEND

- 682 ——— EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 ——— EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING
- SOIL DELINEATION LINE
- IMPERVIOUS AREA TREATED BY FILTERRAS
- NEW IMPERVIOUS LEFT UNTREATED

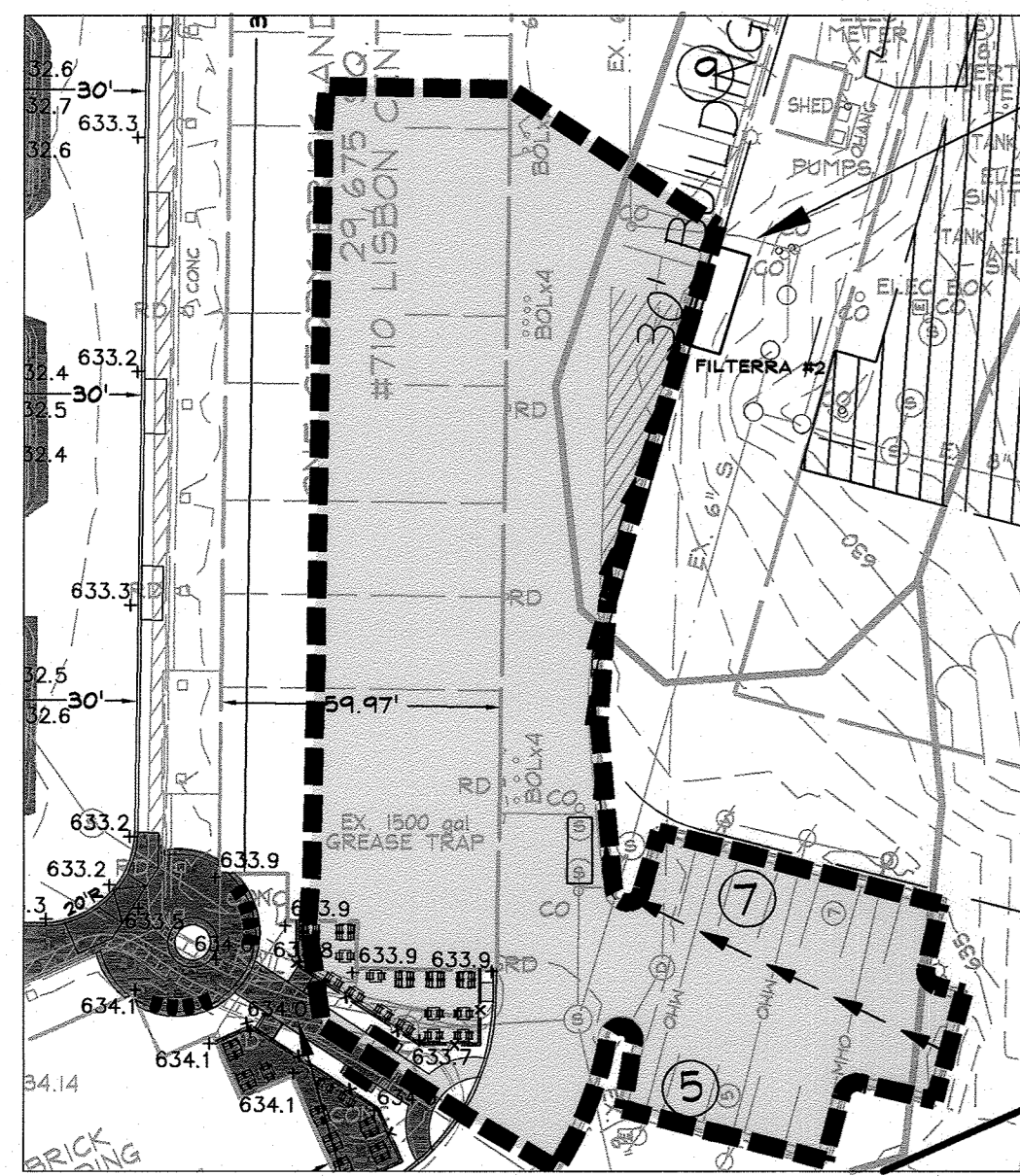
MATCHLINE SEE SHEET 3

FILTERRA 3
 DA = 17,467 sf
 %IA = 88.52
 Rv = 0.8467
 Pe = 1.0"
 ESDv = 1,237.2 cf
 Max ESDv = 1,322 cf



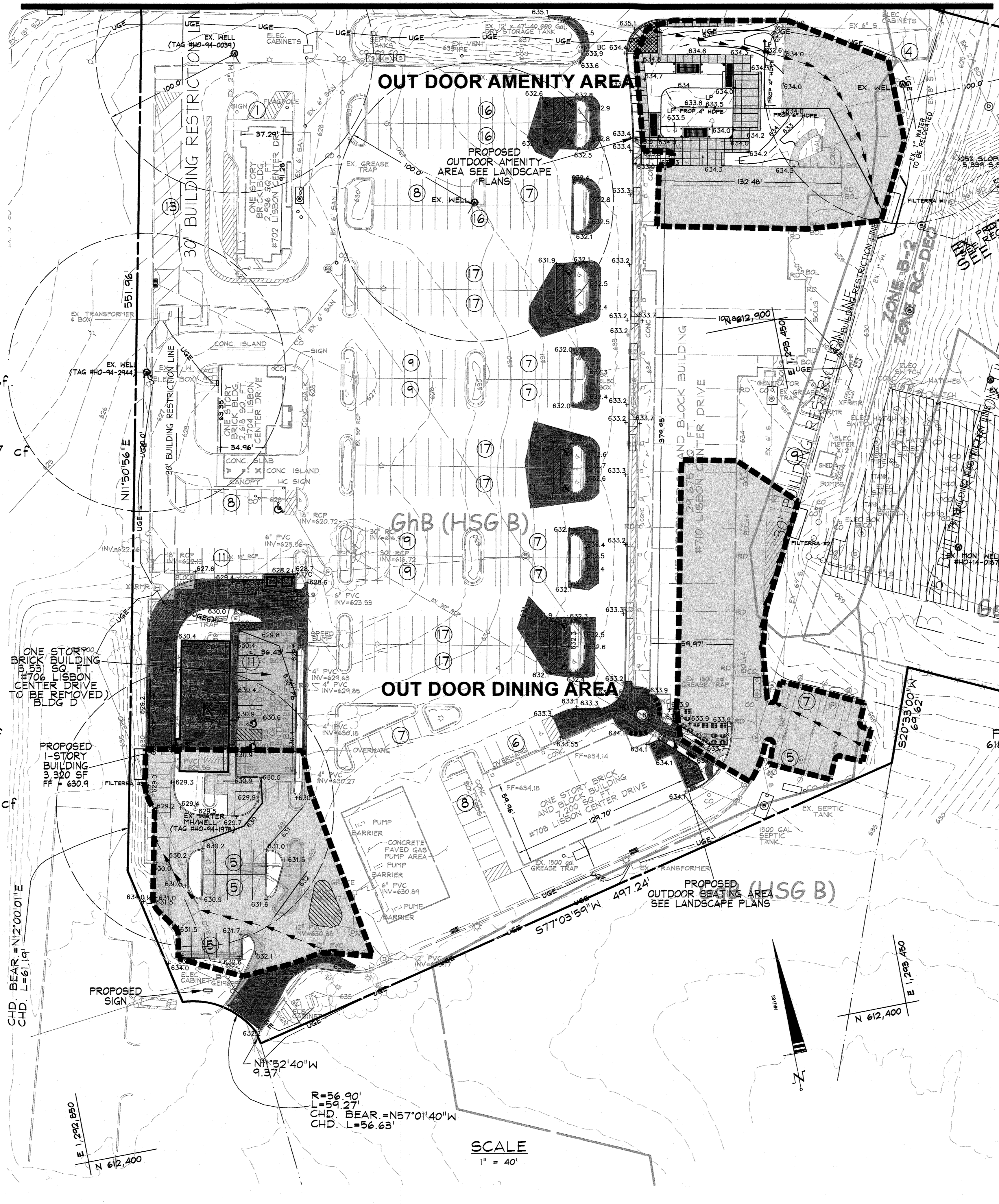
FILTERRA 1
 DA = 18,949 sf.
 %IA = 75.56
 Rv = 0.7239
 Pe = 1.0"
 ESDv = 1,152.7 cf
 Max ESDv = 1,322 cf.

SCALE
 1" = 40'

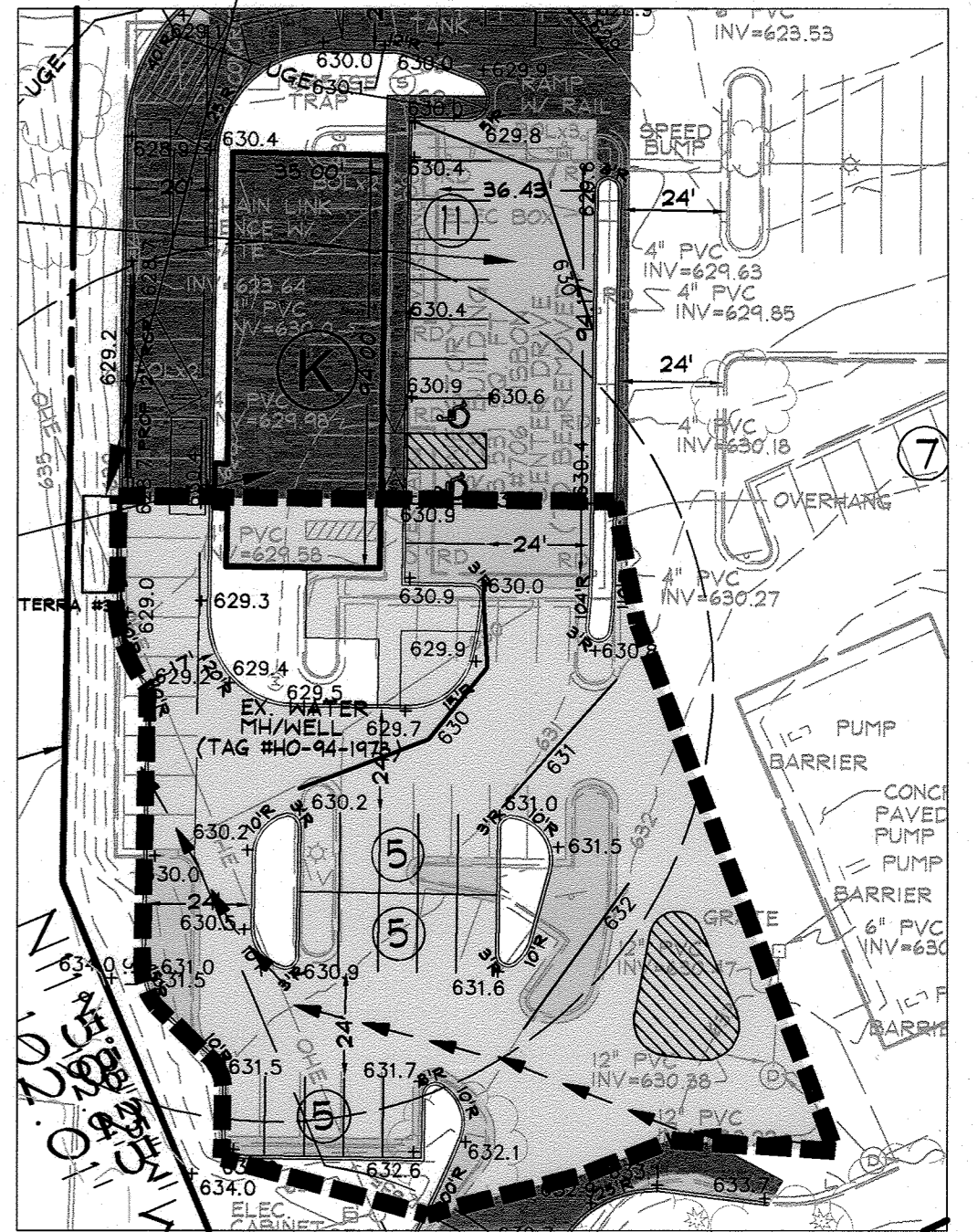


FILTERRA 2
 DA = 18,124 sf
 %IA = 100
 Rv = .95
 Pe = 1.0"
 ESDv = 1,322 cf
 Max ESDv = 1,322 cf

SCALE
 1" = 40'



SCALE
 1" = 40'



SCALE
 1" = 40'

DATA SOURCES:
 EXISTING TOPOGRAPHY SHOWN PER SURVEYS BY HTP/LP, INC. AND DATED SUMMER & FALL 2021. EX. BOUNDARY AND EASEMENTS SHOWN PER ALTA SURVEY AND PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 12.21.22
 DATE
 12/14/22
 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

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. 21998. EXPIRATION DATE: 06/01/24.

12/07/2022
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

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 Surveyors
 Engineers
 Landscape Architects

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Development Design Consultants

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 BALTIMORE, MD 21244

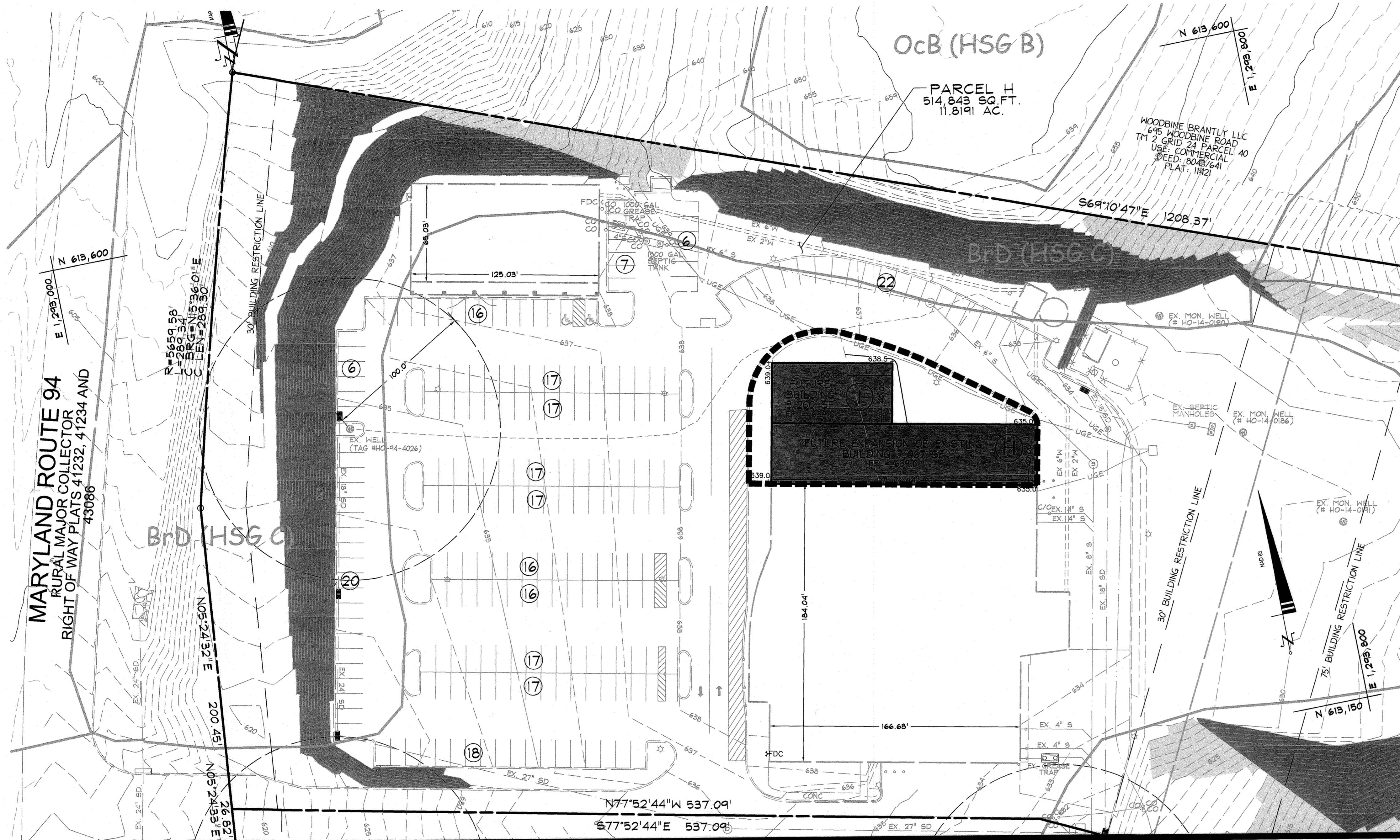
DEVELOPER: ST JOHN PROPERTIES
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 (410) 788-0100

SITE ADDRESS:
 706 LISBON CENTER DRIVE
 WOODBINE, MD 21797

LISBON CENTER, PARCELS 'G' & 'H'
STORMWATER MANAGEMENT 1

FIRST ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

CO. FILE # ECP-22-064 DES. BY: RAM
 TAX ACC. # 04-322649 DRN. BY: CWJ/IRAM
 TAX MAP: 2 CHK. BY: WRD
 BLOCK / GRID: 24 DATE: 12/07/2022
 PARCEL #: 82 DDC JOB#: 21029.1
 ZONE / USE: B-2/RC-DEO SHEET NUMBER:
 DWG. SCALE: AS SHOWN 2 of 5



MATCHLINE SEE SHEET 2

SCALE
1" = 50'

DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°42'45"W 120.00' --- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING
- SOIL DELINEATION LINE
- IMPERVIOUS AREA TREATED BY FILTERRAS
- NEW IMPERVIOUS LEFT UNTREATED

*NOTE: THIS DA DOES NOT REQUIRE TREATMENT BECAUSE THE ESDV FOR THIS REDEVELOPMENT PROJECT HAS ALREADY BEEN MET.

DATA SOURCES:
EXISTING TOPOGRAPHY SHOWN PER SURVEYS BY MTPLS, INC. AND DATED SUMMER & FALL 2021. EX. BOUNDARY AND EASEMENTS SHOWN PER ALTA SURVEY AND PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS.

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**LISBON CENTER
PARCELS 'G' & 'H'
ENVIRONMENTAL
CONCEPT PLAN 2**

FIRST ELECTION DISTRICT HOWARD COUNTY

REVISIONS		NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	ECP-22-064	DES. BY:	RAM			
TAX ACC. #	04-322649	DRN. BY:	CWJ/RAM			
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DWG. SCALE:	AS SHOWN					

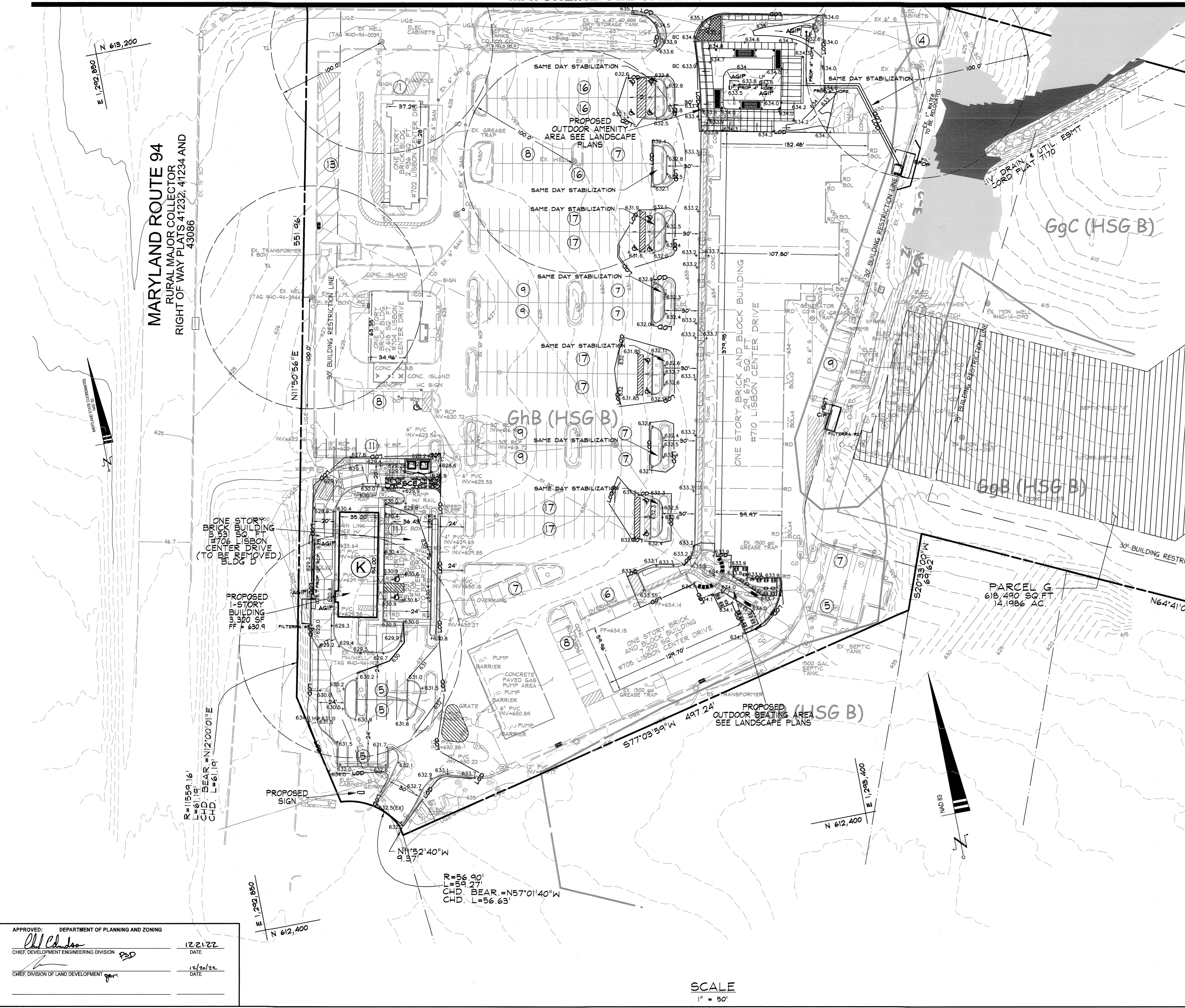
PROFESSIONAL CERTIFICATION
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12/07/2022
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21998

APPROVED: DEPARTMENT OF PLANNING AND ZONING
12-21-22
DATE

12/20/22
DATE



DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EX. ROAD / EDGE OF PAVING
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
	EX. OVERHEAD ELECTRIC & UTILITY POLES
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
	EX. BUILDING
	PROPOSED BUILDING
	SOIL DELINEATION LINE
	SILT FENCE ON PAVEMENT
	PROPOSED LIMIT OF DISTURBANCE

DATA SOURCES:
 EXISTING TOPOGRAPHY SHOWN PER SURVEYS BY HTP/L, INC. AND DATED SUMMER & FALL 2021. EX. BOUNDARY AND EASEMENTS SHOWN PER ALTA SURVEY AND PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS.

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LISBON CENTER, PARCELS 'G' & 'H'
STORMWATER MANAGEMENT & SEC OVERLAY 1

FIRST ELECTION DISTRICT		HOWARD COUNTY	
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PARCEL #:	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/R-DEO	SHEET NUMBER:	
DWG. SCALE:	AS SHOWN		4 of 5

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12/07/2022
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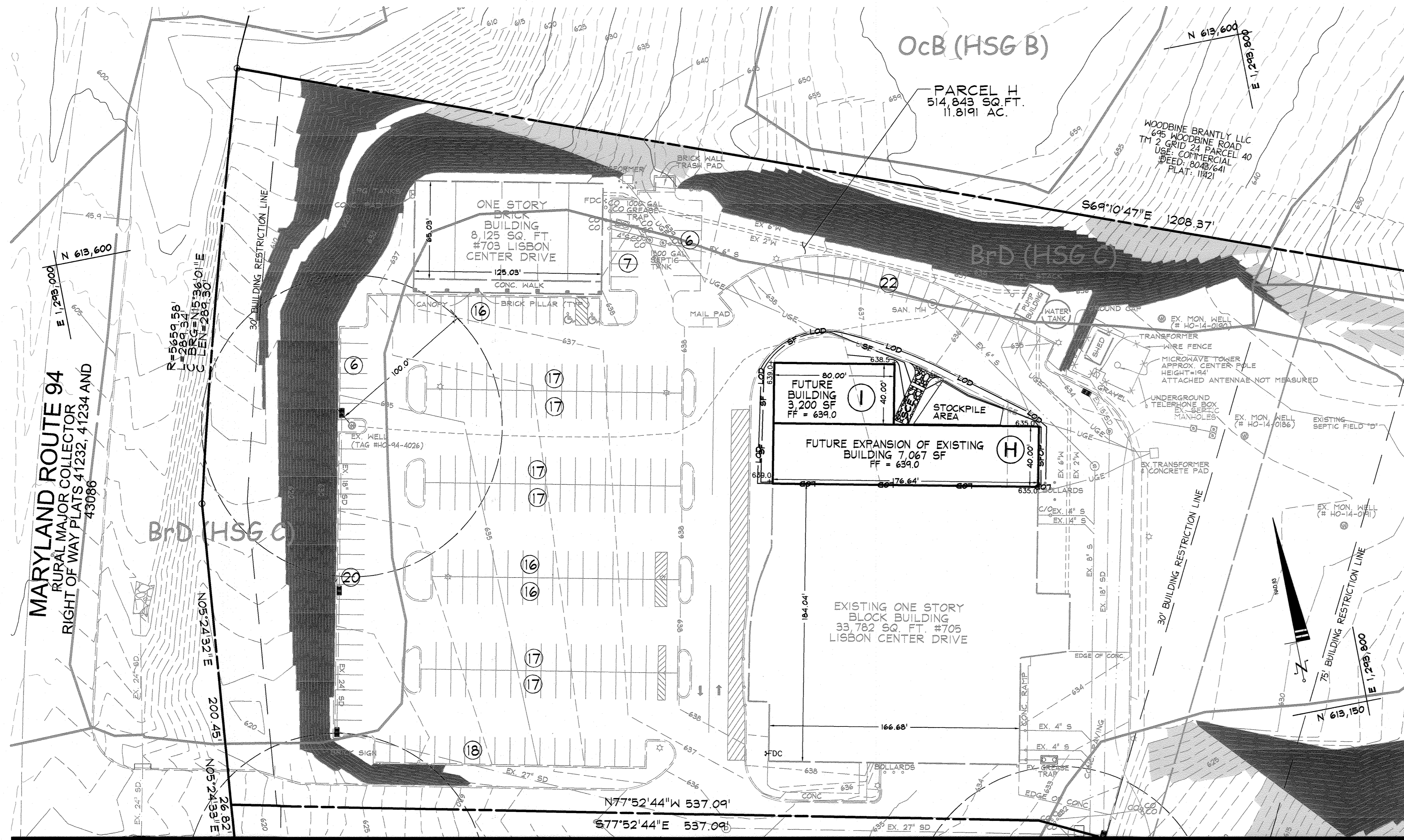
APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 12.21.22

CHIEF, DIVISION OF LAND DEVELOPMENT

 DATE: 12/20/22

SCALE
 1" = 50'



DRAWING LEGEND

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	EXISTING MAJOR CONTOUR (10' INTERVAL)
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	EXISTING PROPERTY BOUNDARY
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MATCHLINE SEE SHEET 4

SCALE
 1" = 40'



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DEVELOPER: ST JOHN PROPERTIES
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SITE ADDRESS:
 708 LISBON CENTER DRIVE
 WOODBINE, MD 21797

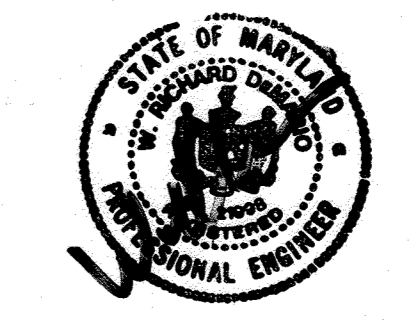
**LISBON CENTER
 PARCELS 'G' & 'H'**

**STORMWATER
 MANAGEMENT & SEC
 OVERLAY 2**

FIRST ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
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CO. FILE #	ECP-22-064	DES. BY:	RAM
TAX ACC. #	04-322649	DRN. BY:	CWJ/RAM
TAX MAP:	2	CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	12/07/2022
PARCEL #:	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	
DWG. SCALE:	AS SHOWN	5 of 5	

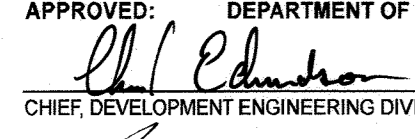
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 MARYLAND, LICENSE NO. 21998, EXPIRATION DATE 2025/04.

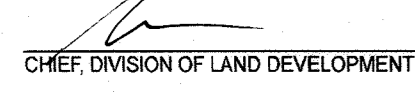
12/07/2022
 DATE



W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 12.21.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

 12/20/22
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE