

# SITE DEVELOPMENT PLAN

for

## LISBON CENTER PARCEL 'G' & 'H'

TAX MAP 2, GRID 24, PARCEL 82, PLAT No. 15857  
4TH ELECTION DISTRICT HOWARD COUNTY, MD

### SITE ANALYSIS DATA CHART

- a. DEED REFERENCE: PARCELS G & H - 4467/590 PLAT REFERENCE: 15857
- b. TOTAL PROJECT AREA: 26.02 ACRES (GROSS TRACT AREA)
- c. APPROXIMATE WETLANDS AREA INCLUDING BUFFER: N/A
- d. APPROXIMATE AREA OF 100 YEAR FLOODPLAIN: N/A
- e. APPROXIMATE EXISTING FOREST AREA: 0.00± AC.
- f. APPROXIMATE AREA OF STEEP SLOPES (25% OR GREATER): 1.75± AC.
- g. APPROXIMATE AREA OF SLOPES (15% TO 25%): 1.21± AC.
- h. APPROXIMATE AREA OF ERODIBLE SOILS: N/A
- i. NET AREA OF TRACT: 24.27 ACRES
- j. LIMIT OF DISTURBED AREA: 1.74± ACRES
- k. THE SUBJECT PROPERTY IS ZONED B-2 & RC-DEO PER 2013 COMPREHENSIVE ZONING PLAN.

- l. CURRENT USE: RETAIL/RESTAURANT
- m. PROPOSED USE: RETAIL/RESTAURANT
- n. CURRENT FLOOR SPACE: 87,867 S.F.
- o. FLOORSPACE TO BE REMOVED: 9,531 S.F.
- p. PROPOSED ADDITIONAL FLOOR SPACE: 19,587 S.F.
- q. TOTAL FLOOR SPACE: 98,968 S.F. (INCLUDES OUTDOOR SEATING AREAS)
- r. MAXIMUM NUMBER OF EMPLOYEES: SEE PARKING TABULATION
- s. MINIMUM STRUCTURE AND USE SETBACKS:
  - RC-DEO (3 ACRES OR LARGER)
    - 1. FRONT: 75'
    - 2. SIDE FROM PUBLIC STREET RIGHT-OF-WAY: 60'
    - PRINCIPAL STRUCTURE FROM LOT LINE: 30'
    - ACCESSORY STRUCTURE FROM LOT LINE:
      - a. 200 SQUARE FEET OR GREATER: 30'
      - b. LESS THAN 200 SQUARE FEET: 10'
  - B-2
    - a. ALL STRUCTURES-FROM PUBLIC STREET RIGHT-OF-WAY 75'
    - b. PRINCIPAL STRUCTURE: 60'
    - c. ACCESSORY STRUCTURE: 10'

- 1. FROM PUBLIC STREET RIGHT-OF-WAY 30' EXCEPT FOR PARKING USES: 10'
- 2. FROM RESIDENTIAL DISTRICTS OTHER THAN PUBLIC STREET RIGHT-OF-WAY 30'
- p. MAXIMUM HEIGHT LIMITATIONS:
  - RC-DEO
    - 1. PRINCIPAL STRUCTURES WITH GABLE, HIP OR GAMBRILL ROOFS: 40'
    - 2. PRINCIPAL STRUCTURES WITH OTHER ROOF TYPES: 34'
    - 3. DETACHED ACCESSORY HOUSES: 34'
    - 4. OTHER ACCESSORY STRUCTURES: 25'
  - B-2
    - 1. MAXIMUM HEIGHT: 40'
    - 2. MAXIMUM HEIGHT FOR A STRUCTURE WITH A PITCHED ROOF: 48'

- q. EXISTING BUILDING HEIGHT:
- r. PROPOSED BUILDING ADDITION HEIGHT:
- s. PARKING CALCULATIONS:
  - PER SDP-05-041
  - PARCEL G PARKING TABULATION
    - EX BUILDING 'A' - 14,225 SF (GENERAL RETAIL): 5 SP/1,000 SF = 72
    - EX BUILDING 'B' - 15,450 SF: 5 SP/1,000 SF = 45
    - 9,000 SF (GENERAL RETAIL): 5 SP/1,000 SF = 45
    - 5,550 SF (STD. RESTAURANT): 5 SP/1,000 SF = 28
    - 900 SF (CARRY OUT REST): 5 SP/1,000 SF = 5
    - 560 SF (OUTDOOR SEATING REST): 5 SP/1,000 SF = 3
  - EX BUILDING 'C' - 7,200 SF: 5 SP/1,000 SF = 18
  - 3,600 SF (GENERAL RETAIL/MEDICAL): 5 SP/1,000 SF = 18
  - 3,600 SF (CONVENIENCE STORE): 5 SP/1,000 SF = 18
  - (GAS): 3
  - 495 SF (OUTDOOR SEATING REST): 5 SP/1,000 SF = 3
  - EX BUILDING 'D' - REMOVED AS PART OF PLAN
  - EX BUILDING 'E' - 2,618 SF (BANK): 5 SP/1,000 SF = 14
  - EX BUILDING 'F' - 2,936 SF (FAST FOOD): 14 SP/1,000 SF = 42
  - BUILDING 'G' - REMOVED FROM PREVIOUS SDP NEVER CONSTRUCTED
  - PROPOSED BLDG. 'K' - 3,320 SF (CARRY OUT): 6 SP/1,000 SF = 20

- PARCEL H PARKING TABULATION
  - EX BUILDING 'H' - 33,782 SF (GENERAL RETAIL): 5 SP/1,000 SF = 169
  - BLDG 'H' EXP. - 7,067 SF (GENERAL RETAIL): 5 SP/1,000 SF = 36
  - EX BUILDING 'I' - 3,200 SF (GENERAL RETAIL): 5 SP/1,000 SF = 16
  - EX BUILDING 'J' - 8,125 SF:
    - 4,889 SF (GENERAL RETAIL): 5 SP/1,000 SF = 25
    - 3,236 SF (CARRY OUT REST): 5 SP/1,000 SF = 17
- TOTAL PARKING REQUIRED FOR PARCEL 'G': 271 SP.
- TOTAL PARKING REQUIRED FOR PARCEL 'H': 263 SP.
- TOTAL PARKING REQUIRED FOR PARCELS 'G' & 'H': 534 SPACES
- TOTAL PARKING PROVIDED FOR PARCELS 'G' & 'H': 565 SPACES

\* A parking utilization study, dated October 10, 2022 prepared by Traffic Concepts Inc. was reviewed and approved in December 2022. The approved study states the shopping center ratio of 5 SP/1,000 SF is to be utilized for Buildings 'A', 'B', 'C', 'H', 'I', 'J' and 'K'. The retail pad building parking requirements shall be calculated based on zoning requirements.

t. BUILDING COVERAGE OF SITE: 100,730 S.F. - 8.9% OF GROSS AREA.

u. FILE No's: 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, WP-23-054

### GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 319-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-287-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES:
  - a. ALL NEW R/I (STOP) SIGN AND STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING.
  - b. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
  - c. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - d. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED (QUICK PUNCH) SQUARE TUBE POST (1/4" GAUGE) INSERTED INTO A 2 1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (1/2 GAUGE) - 3" INCHES LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 19, 2001 BY RICHARD A. RADER OF LEO RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY MTPLS ON OCTOBER 19, 2021 AND DECEMBER 14, 2019 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.
- THE COORDINATE SYSTEM SHOWN ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NO. 0031 AND OTFC HERE USED FOR THIS PROJECT.
- WATER SERVICE IS PRIVATE.
- SEWER SERVICE IS PRIVATE.
- STORMWATER MANAGEMENT FOR THIS SITE WAS MET USING REDEVELOPMENT CRITERIA. THE PROPOSED ESD FEATURES ARE THREE FILTERFA FACILITIES THAT WILL TREAT THE WATER BEFORE IT GOES TO THE REGIONAL FACILITY. THESE ESD FACILITIES WILL TREAT 80% OF THE EXISTING IMPERVIOUS AREA AND ALL OF THE NEW IMPERVIOUS AREA. EXISTING AND PROPOSED BMP'S ARE TO BE PRIVATELY OWNED AND MAINTAINED BY LISBON PLAZA LLC.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS OR STREAM BUFFERS ON THIS SITE.
- THERE ARE NO KNOWN CEMETERIES, HISTORIC STRUCTURES OR SCENIC ROADS ON OR ADJACENT TO THIS PROPERTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AND 100 YEAR FLOODPLAIN.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- SEDIMENT CONTROL MEASURES ARE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,000.00 FOR 16 SHADE TREES AND 10 SHRUBS.
- OUTDOOR LIGHTING SHALL BE IN COMPLIANCE WITH THE OUTDOOR LIGHTING REQUIREMENT STANDARDS SPECIFIED IN THE HOWARD COUNTY ZONING REGULATIONS SECTION 134.0.

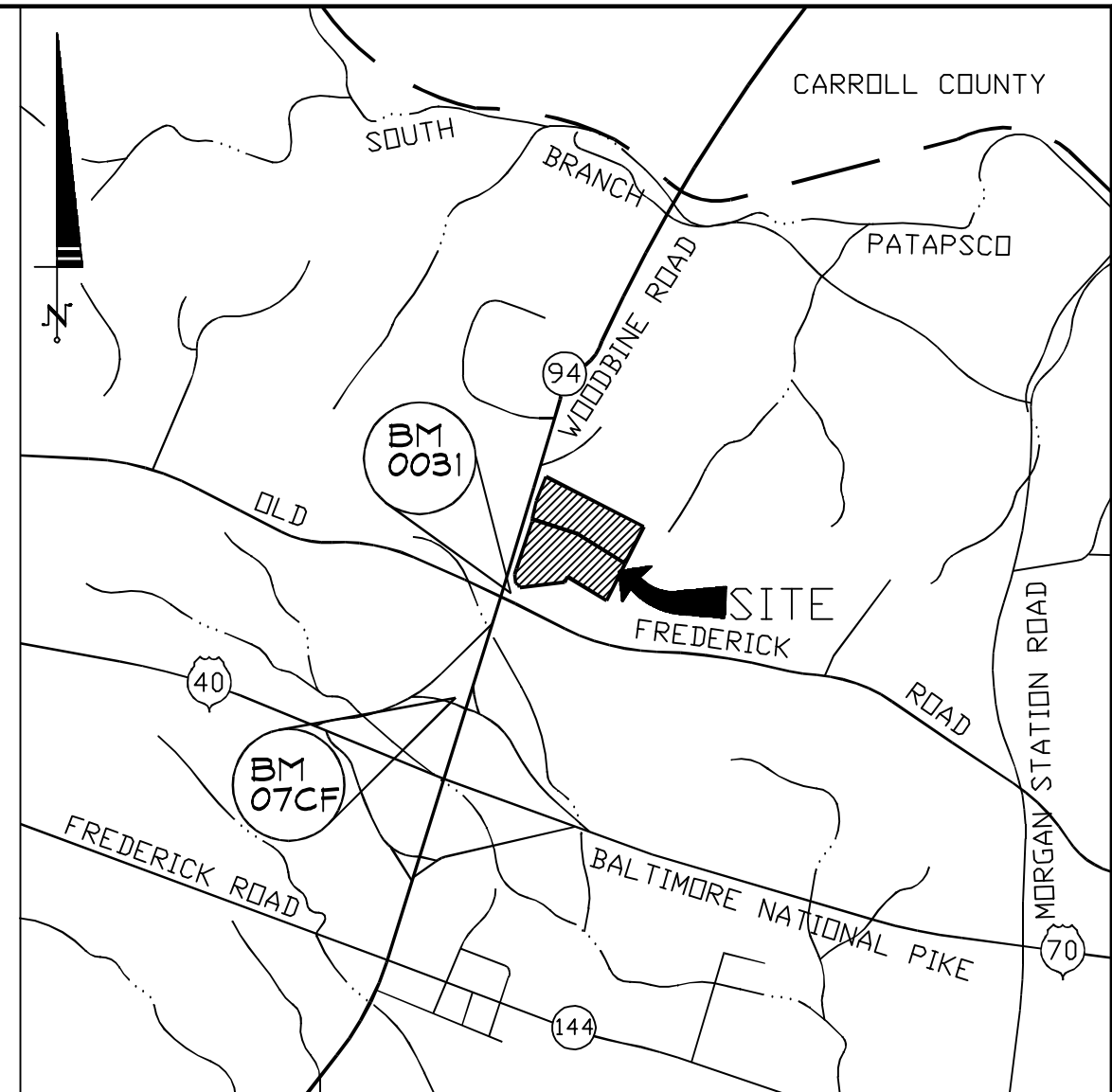
- HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION THROUGH THE PURCHASE OF CREDITS FROM THE REGAN PROPERTY FOREST CONSERVATION BANK (SDP-16-015) (0.3 ACRES OF FOREST CREDIT).
- THE GROUNDWATER APPROPRIATION PERMIT NUMBER ASSOCIATED WITH THIS PROPERTY IS 401987G005(06). THE DISCHARGE PERMIT NUMBER IS 14-DP-3405. THIS DISCHARGE PERMIT PRESENTLY ALLOWS A MONTHLY AVERAGE OF 12,300 GPD.
- ANY ADDITIONAL WASTEWATER FLOWS, ABOVE AND BEYOND THOSE PREVIOUSLY ASSOCIATED WITH THE PERMIT NUMBERS IDENTIFIED IN NOTE 21 MUST BE APPROVED BY MDE.
- THE HOWARD COUNTY HEALTH DEPARTMENT MUST REVIEW ALL BUILDING PERMITS FOR THIS PROPERTY TO ASSESS PROPOSED WASTEWATER FLOWS ASSOCIATED WITH THE PERMIT AND TO DETERMINE IF ADEQUATE CAPACITY EXISTS TO TREAT THEM.
- A REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1201(V) OF THE HOWARD COUNTY CODE WAS SUBMITTED AS PART OF A WAIVER PETITION APPLICATION (WP-23-054) TO LIMIT THE NET TRACT AREA FOR THE PURPOSES OF COMPLYING FOREST CONSERVATION REQUIREMENTS TO THE AREA OF THE LOD. PER A LETTER FROM THE DIRECTOR OF THE HOWARD COUNTY DIVISION OF LAND DEVELOPMENT, DATED JANUARY 11, 2023, THE REQUEST FOR ALTERNATIVE COMPLIANCE WAS GRANTED IN A DELIBERATION BETWEEN THE DIRECTORS PLANNING, PUBLIC WORKS, AND SUSTAINABILITY SUBJECT TO THE TWO FOLLOWING CONDITIONS:
  - A. THAT A REDLINE REVISION TO THIS SDP SUBMITTED FOR FUTURE REVISIONS TO THE BUILDING PAD/SITE FOR BUILDING K.
  - B. THAT THE FOREST CONSERVATION CHART BE ADDED TO THE SITE DEVELOPMENT PLAN.
  - C. THAT SIX (6) ADDITIONAL NATIVE SHADE TREES OF A MINIMUM 2" CALIPER BE PLANTED ON PARCEL 82 AS PART OF THIS SITE DEVELOPMENT PLAN.

**PURPOSE NOTE:**  
THE FOLLOWING LIST ENUMERATES THE PURPOSE OF THIS SDP:

- TO CONSOLIDATE THOSE IMPROVEMENTS PREVIOUSLY SHOWN ON EDD'S FOR PARCELS G & H INTO A SINGLE SITE DEVELOPMENT PLAN.
- TO DEPICT THE REMOVAL AND REPLACEMENT OF BUILDING D WITH BUILDING K.
- TO ADDRESS STORMWATER AND APFO REQUIREMENTS ASSOCIATED WITH A FUTURE EXPANSION OF BUILDING H AND THE FUTURE CONSTRUCTION OF BUILDING I.
- TO ALLOW FOR THE CONSTRUCTION OF OUTDOOR SEATING AREAS FOR TENANTS IN BUILDINGS A, B & C.
- TO ALLOW FOR THE CONSTRUCTION OF AN OUTDOOR AMENITY AREA BETWEEN BUILDINGS A & H.

### 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
- EXISTING TREELINE
- PROPOSED TREELINE
- SITE LIGHTING
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE ON PAVEMENT
- 15.00% - 24.99% SLOPES
- 25.00% AND GREATER SLOPES
- SOIL DELINEATION LINE
- MnF
- NcA
- EXISTING WELL
- EXISTING SEPTIC RESERVE AREA
- LOD - LIMIT OF DISTURBANCE



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

HOWARD COUNTY BENCHMARK #07CF  
N 61220.630  
E 1292364.852  
ELEV. 624.933

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

**ITE TRIP GENERATION**

	AM		PM	
	IN	OUT	IN	OUT
Retail				
ITE Land Use Code 822				
10,267 sq ft	17	12	39	40
Fast-food Restaurant with Drive-thru				
ITE Land Use Code 934				
Less ITE Pass-by Trips*	75	73	57	53
Net New Trips	38	37	31	29
High-Turnover (Sit-Down) Restaurant				
ITE Land Use Code 932				
1,045 sq ft	5	5	5	4
<b>Total New Site Trips:</b>	<b>59</b>	<b>53</b>	<b>70</b>	<b>68</b>
<b>Total Pass-by Trips:</b>	<b>38</b>	<b>37</b>	<b>31</b>	<b>29</b>

\* ITE LUC 934 Pass-by = 50% AM & 55% PM

**DATA SOURCES:**  
BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 19, 2001 BY RICHARD A. RADER OF LEO RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY MTPLS ON OCTOBER 19, 2021 AND DECEMBER 14, 2019 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.

**DRAWING LIST**

SHT #	DRAWING LIST
1	COVER SHEET
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	SITE LAYOUT PLAN
4	SITE LAYOUT PLAN
5	GRADING PLAN & SOILS MAP
6	GRADING PLAN & SOILS MAP
7	SEDIMENT & EROSION CONTROL PLAN
8	SEDIMENT & EROSION CONTROL PLAN
9	SEDIMENT & EROSION CONTROL NOTES & DETAILS
10	SEDIMENT & EROSION CONTROL NOTES & DETAILS
11	SITE PLAN DETAILS
12	STORMWATER MANAGEMENT PLAN
13	STORMWATER MANAGEMENT PLAN
14	STORMWATER MANAGEMENT PROFILES, NOTES, & DETAILS
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	FOREST CONSERVATION PLAN
20	FOREST CONSERVATION PLAN
21	PHOTOMETRIC PLAN
22	LANDSCAPE ENLARGEMENTS

**ADDRESS CHART**

BUILDING	STREET ADDRESS
BUILDING A	712 LISBON CENTER DRIVE
BUILDING B	710 LISBON CENTER DRIVE
BUILDING C	708 LISBON CENTER DRIVE
BUILDING D/K	706 LISBON CENTER DRIVE
BUILDING E	704 LISBON CENTER DRIVE
BUILDING F	702 LISBON CENTER DRIVE
BUILDING G	REMOVED FROM PLAN
BUILDING H	705 LISBON CENTER DRIVE
BUILDING I	709 LISBON CENTER DRIVE
BUILDING J	703 LISBON CENTER DRIVE
MICROWAVE TOWER	715 LISBON CENTER DRIVE
FIRE PUMP HOUSE	713 LISBON CENTER DRIVE

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO
ROUTE 94 BUSINESS CENTER	N/A	PARCEL G & H
PLAT # 15857	GRID 24	PARCEL 82
PLAT # 15857	BLOCK # 24	CEVUS TRACT 9040.01
L 1467/F 390	ZONING B-2/RC-DEO	
WATER CODE N/A	SEWER CODE N/A	

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. 23996, EXPIRATION DATE 06/30/24.

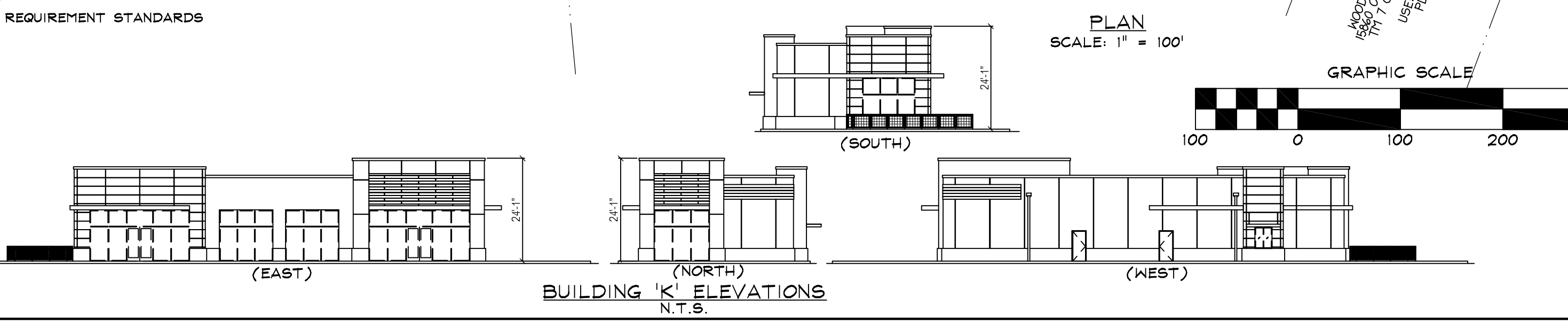
6/11/2023  
DATE

DocuSigned by:  
W. Richard Demario  
e33602c0c0c0450

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21998

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
7/18/2023  
Chief Development & Zoning Division  
DATE: 7/18/2023  
Julia Sauer Acting  
Chief Division of Land Development  
DATE: 7/26/2023  
Lynda Eisenberg  
DIRECTOR



**DDC inc.**  
Development Design Consultants

Planners  
Surveyors  
Engineers  
Landscape Architects

192 East Main Street  
Westminster, MD 21157  
410.386.0560  
410.386.0564 (fax)  
DDC@DDCinc.us  
www.DDCinc.us

**OWNER:**  
LISBON PLAZA, LLC  
C/O ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-1100

**DEVELOPER:**  
ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-0100

**SITE ADDRESS:**  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21797

**LISBON CENTER, PARCELS 'G' & 'H'**  
**SITE DEVELOPMENT PLAN**

**COVER SHEET**

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #:	SDP-23-009	DES. BY:	RAM/LJC	
TAX ACC. #:	04-341902	DRN. BY:	LJC/RAM	
TAX MAP. #:		CHK. BY:	WRD	
BLOCK / GRID:	24	DATE:	6/1/2023	
PARCEL #:	82	DDC JOB#:	21029.1	
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:		
DWG. SCALE:	AS SHOWN			



### 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
	EXISTING TREELINE
	PROPOSED TREELINE
	SITE LIGHTING
	PROPOSED SILT FENCE
	PROPOSED SILT FENCE ON PAVEMENT
	15.00% - 24.99% SLOPES
	25.00% AND GREATER SLOPES
	SOIL DELINEATION LINE
	EXISTING WELL
	EXISTING SEPTIC RESERVE AREA (DRAINAGE FIELD FOR WASTEWATER PLANT)
	LIMIT OF DISTURBANCE

**DATA SOURCES:**  
 BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEO RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY HTPLS ON OCTOBER 19, 2021 AND DECEMBER 4, 2019 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.



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 410.386.0564 (Fax)  
 DDC@DDCinc.us  
 www.DDCinc.us

**OWNER:**  
 LISBON PLAZA, LLC  
 C/O ST JOHN PROPERTIES  
 2550 LORD BALTIMORE DRIVE  
 BALTIMORE, MD 21244  
 (410) 788-100

**DEVELOPER:**  
 ST JOHN PROPERTIES  
 2550 LORD BALTIMORE DRIVE  
 BALTIMORE, MD 21244  
 (410) 788-0100

**SITE ADDRESS:**  
 700-712 LISBON CENTER DRIVE  
 WOODBINE, MD 21797

**LISBON CENTER, PARCELS 'G' & 'H'**  
**SITE DEVELOPMENT PLAN**

**EXISTING CONDITIONS**  
**& DEMO PLAN**

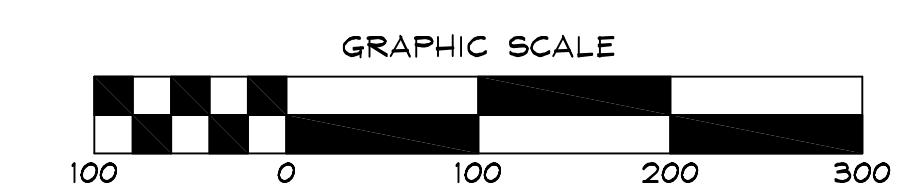
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 73966, EXPIRATION DATE 06/30/24.

6/11/2023  
 DATE

DocuSigned by:  
  
 W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER

W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER 21998

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM
TAX MAP:	2	CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	6/1/2023
PARCEL #	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	
DWG. SCALE:	AS SHOWN		

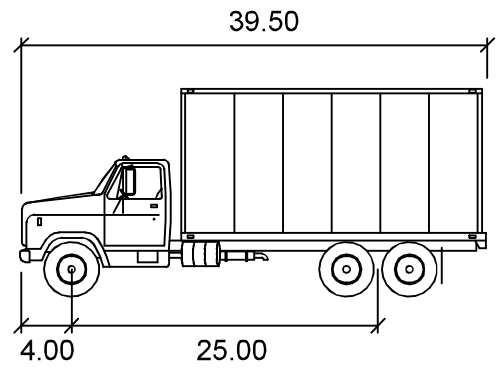


<b>APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS</b>	
County Health Officer Howard County Health Department	7/26/2023 Date
Michael J. Davis	
<b>DEPARTMENT OF PLANNING AND ZONING</b>	
CHIEF DEVELOPMENT ENGINEERING DIVISION	7/18/2023 DATE
CHIEF DIVISION OF LAND DEVELOPMENT	7/18/2023 DATE
DIRECTOR	7/26/2023 DATE
Lynda Eisenberg	

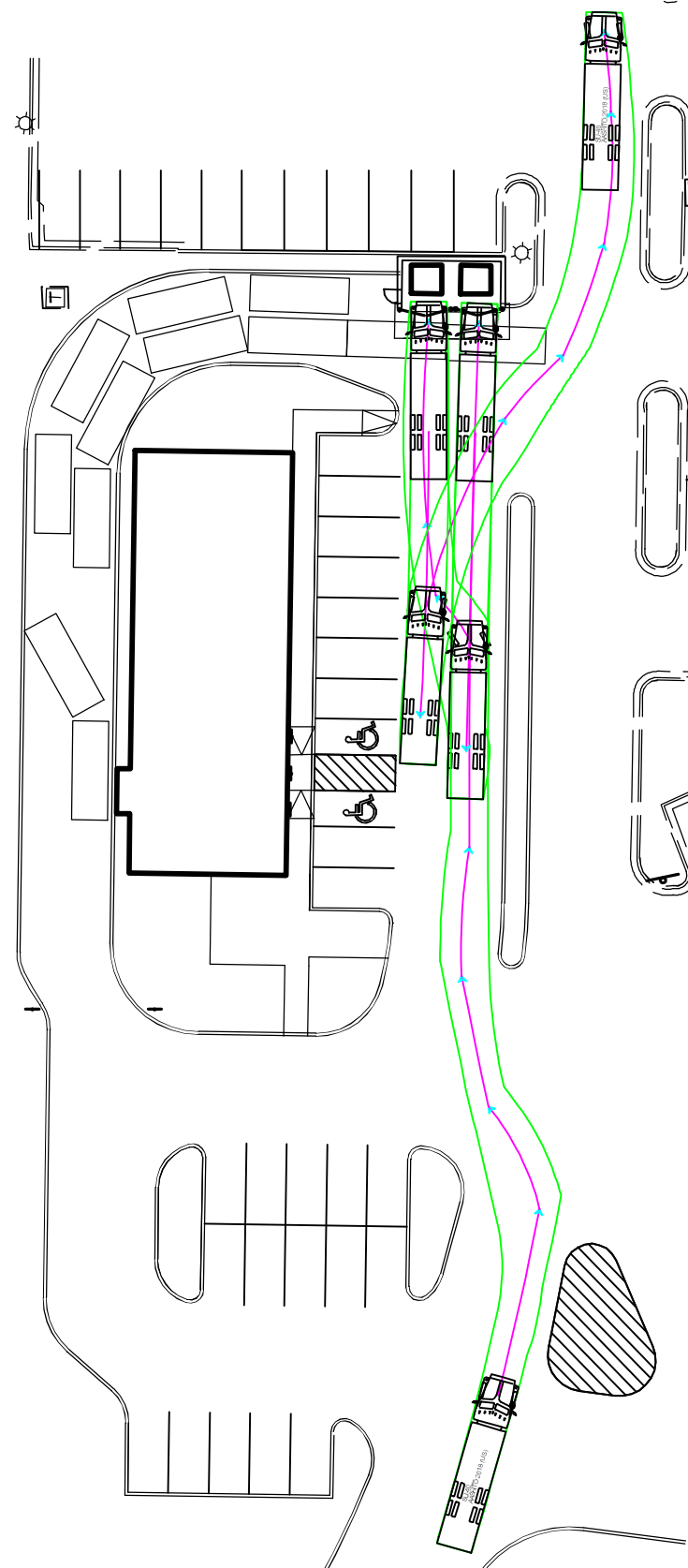


MATCHLINE SEE SHEET 3

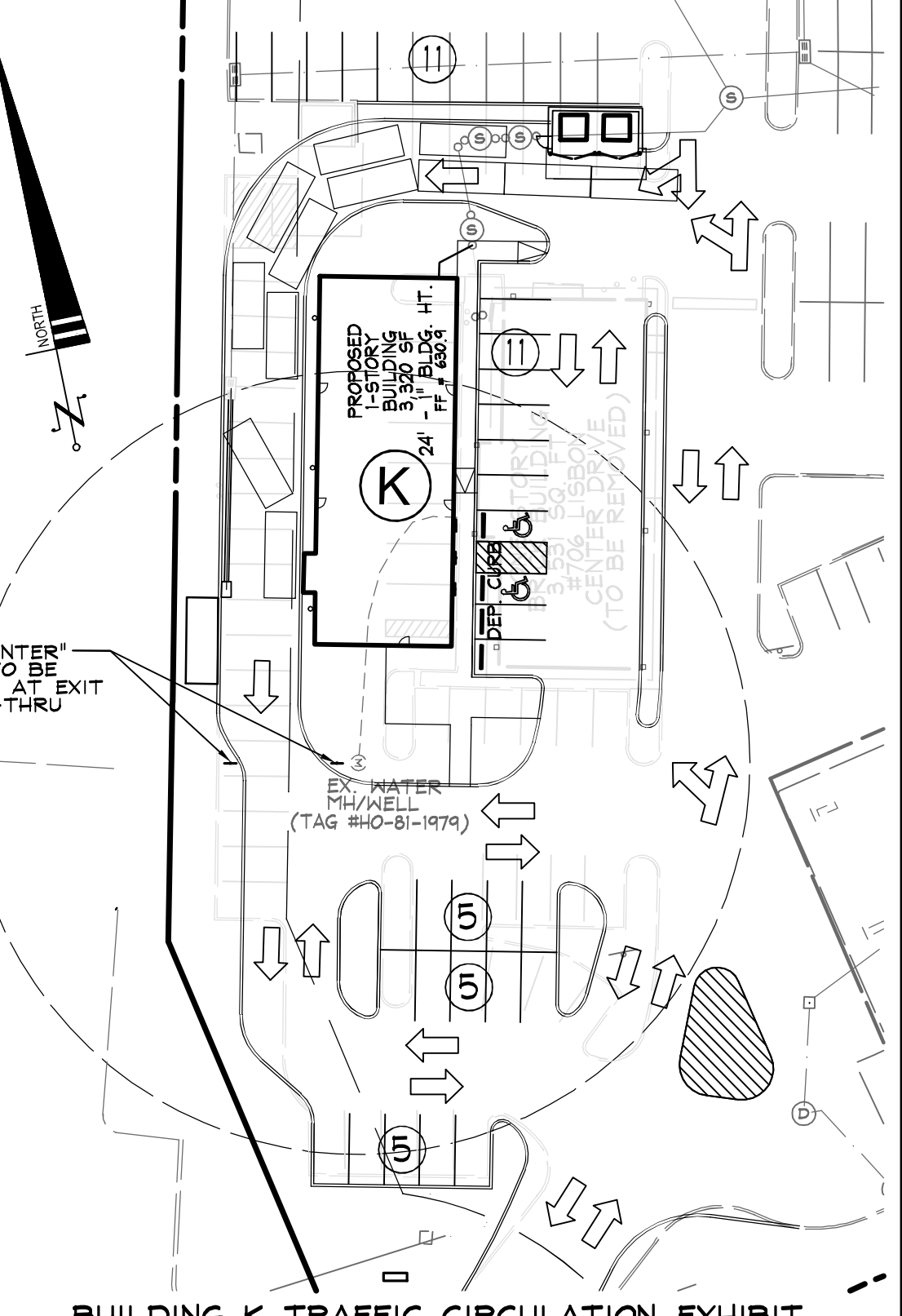
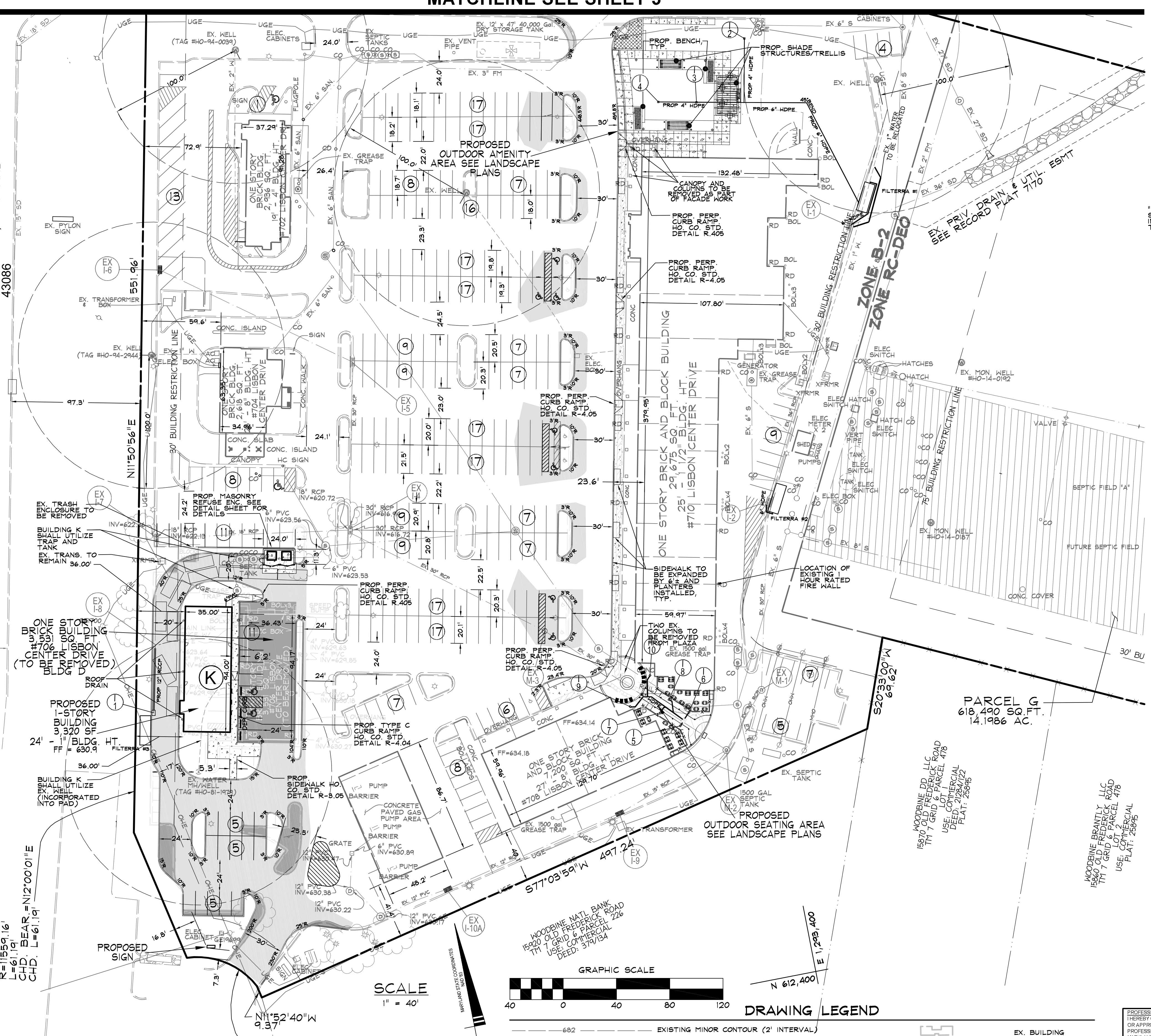
MARYLAND ROUTE 94  
RURAL MAJOR COLLECTOR  
RIGHT OF WAY PLATS 41232, 41234 AND  
43086



SU-40  
Feet  
Width : 8.01  
Track : 8.01  
Lock to Lock Time : 6.0 s  
Steering Angle : 31.8 deg



BUILDING K DUMPSTER SERVICE  
TURNING SIMULATION  
SCALE: 1" = 40'



BUILDING K TRAFFIC CIRCULATION EXHIBIT  
SCALE: 1" = 40'

DATA SOURCES:  
BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEG RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY HTPLS ON OCTOBER 19, 2001 AND DECEMBER 4, 2019 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.

DDC Development Design Consultants  
192 East Main Street  
Westminster, MD 21157  
410.386.0560  
410.386.0564 (fax)  
DDC@DDCinc.us  
www.DDCinc.us

OWNER:  
LISBON PLAZA, LLC  
C/O ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-100

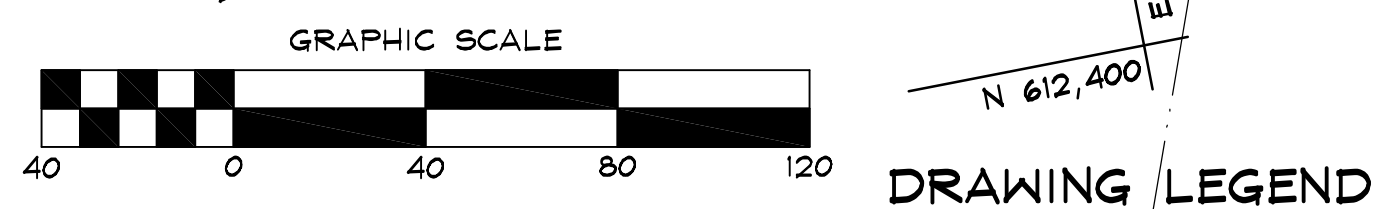
DEVELOPER:  
ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-0100

SITE ADDRESS:  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21797

LISBON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN

4TH ELECTION DISTRICT HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC	
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM	
TAX MAP: 2		CHK. BY:	WRD	
BLOCK / GRID:	24	DATE:	6/1/2023	
PARCEL #	82	DDC JOB#:	21029.1	
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	4 of 22	
DWG. SCALE:	AS SHOWN			



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

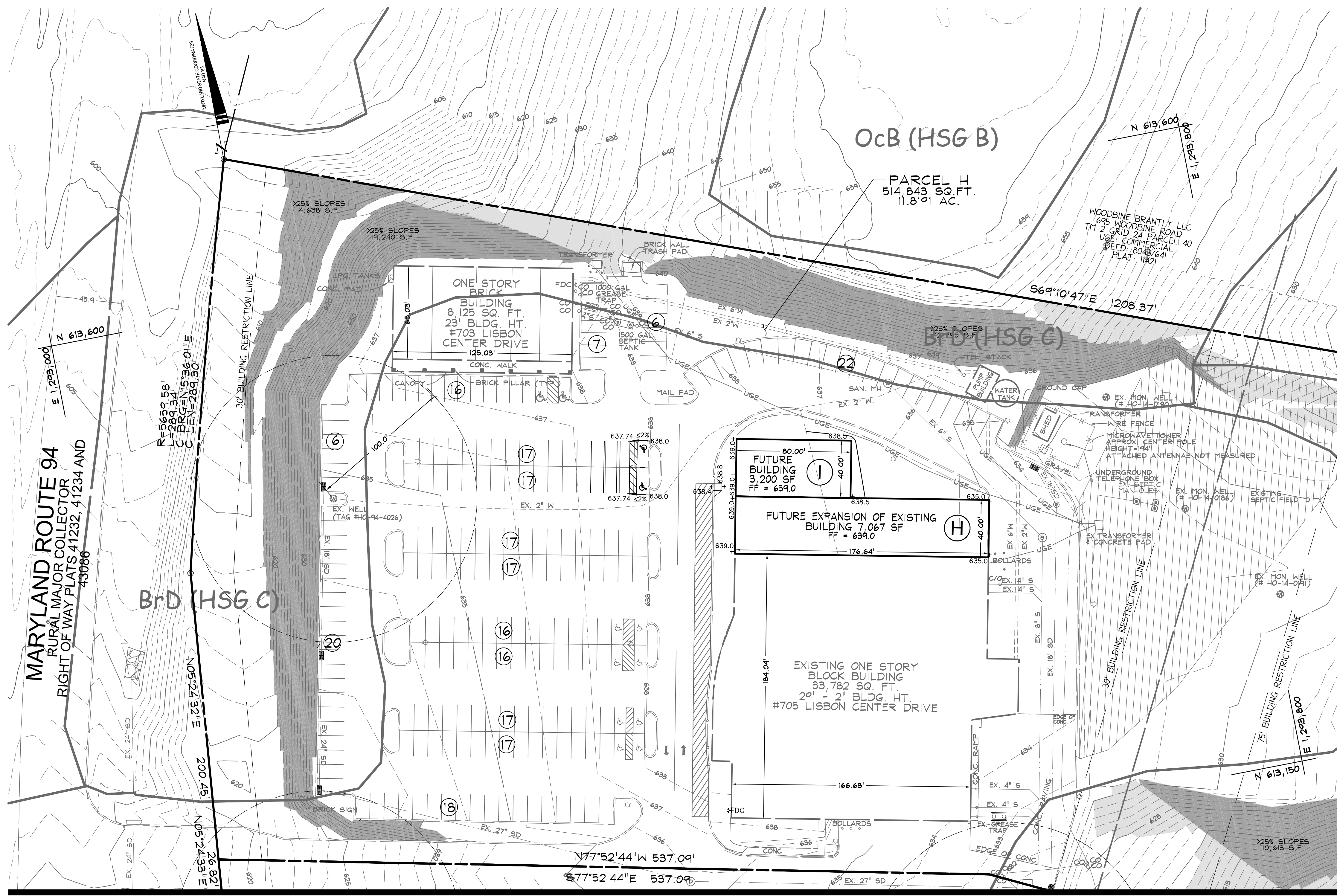
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
7/18/2023  
Chief Development Engineering Division  
Julia Sauer Acting  
Chief Division of Land Management  
Lynda Eisenberg  
Director

PAVING LEGEND  
LIMIT OF NEW P-3 PAVING  
LIMIT OF MILL AND OVERLAY  
LIMIT OF CONCRETE SIDEWALK

FOREST CONSERVATION NOTE:  
FOREST CONSERVATION REQUIREMENTS FOR THE FUTURE IMPROVEMENTS SHOWN ON THIS PLAN SHEET HAVE BEEN ADDRESSED WITH THIS SITE PLAN AND UNDER WP-23-054.

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 06/30/24.

6/11/2023  
DATE  
W. Richard Demario  
PROFESSIONAL ENGINEER 21998

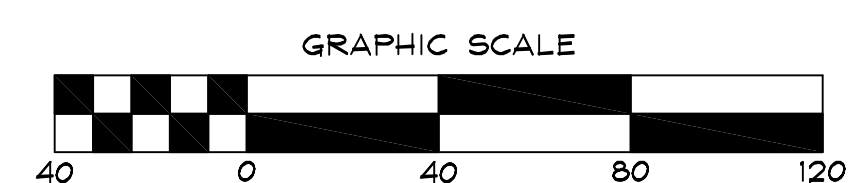


MATCHLINE SEE SHEET 6

SCALE  
1" = 40'

DRAWING LEGEND

---	EXISTING MINOR CONTOUR (2' INTERVAL)	EX. BUILDING
---	EXISTING MAJOR CONTOUR (10' INTERVAL)	PROPOSED BUILDING
---	ADJACENT PROPERTY LINE	EXISTING TREELINE
---	EXISTING PROPERTY BOUNDARY	PROPOSED TREELINE
---	EX. ROAD / EDGE OF PAVING	EXISTING UTILITY LINES (BUILDING SERVICE)
---	EX. SEWER LINE & MANHOLES, CLEAN-OUTS	PROPOSED FENCE(S)
---	EX. OVERHEAD ELECTRIC & UTILITY POLES	SOIL DELINEATION LINE
---	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE	EXISTING WELL
---	PROPOSED STORM DRAIN W/ INLETS & MANHOLE	EXISTING SEPTIC RESERVE AREA (DRAINAGE FIELD FOR WASTEWATER PLANT)
---	PROPOSED INLET PROTECTION MEASURES	15.00% - 24.99% SLOPES
---	EX. ELECTRIC TRANSFORMER/GAS METER	
---	EX. STORM DRAIN LINE AND STRUCTURES	
---	LIMIT OF DISTURBANCE	
---	25.00% AND GREATER SLOPES	



DATA SOURCES:  
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DEVELOPER:  
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SITE ADDRESS:  
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LIBSON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN

GRADING PLAN &  
SOILS MAP

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC	
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM	
TAX MAP:	2	CHK. BY:	WRD	
BLOCK / GRID:	24	DATE:	6/1/2023	
PARCEL #	82	DDC JOB#:	21029.1	
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	5 of 22	
DWG. SCALE:	AS SHOWN			

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
7/18/2023  
Chief Development Engineering Division  
7/18/2023  
Chief Division of Land Development  
7/26/2023  
Director

OWNER/DEVELOPER CERTIFICATION:  
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DocuSigned by:  
Matthew A. Taylor  
OWNER/DEVELOPER'S SIGNATURE  
DATE  
MATTHEW A. TAYLOR, DEVELOPMENT MANAGER

DESIGN CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:  
W. Richard Demario  
DESIGNER'S SIGNATURE  
DATE  
W. RICHARD DEMARIO, P.E.  
MD REGISTRATION NO. 21998

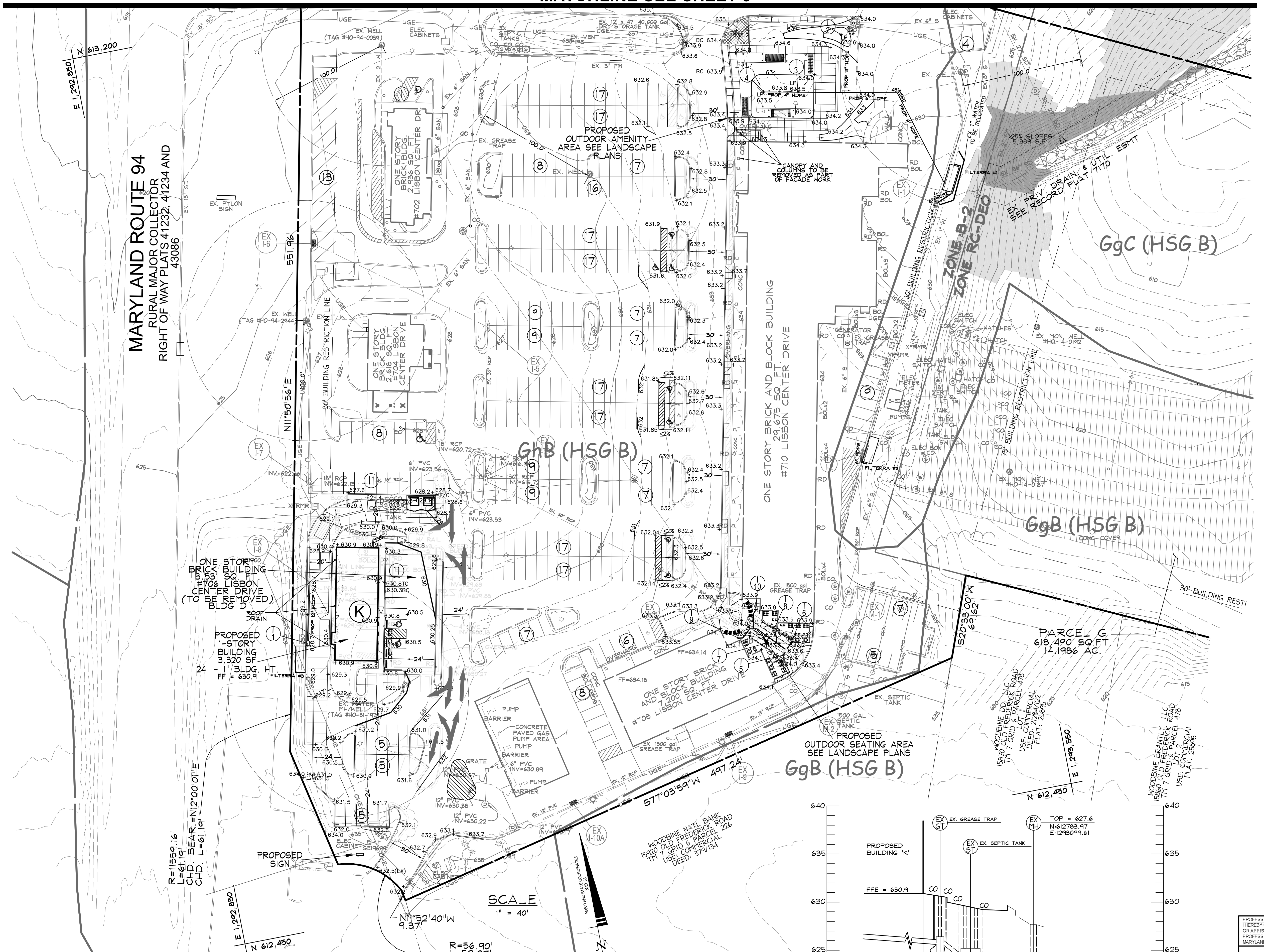
HOWARD SCD SIGNATURE BLOCK  
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:  
Alexander Bratchie  
DATE  
ALEXANDER BRATCHIE  
HOWARD SOIL CONSERVATION DISTRICT

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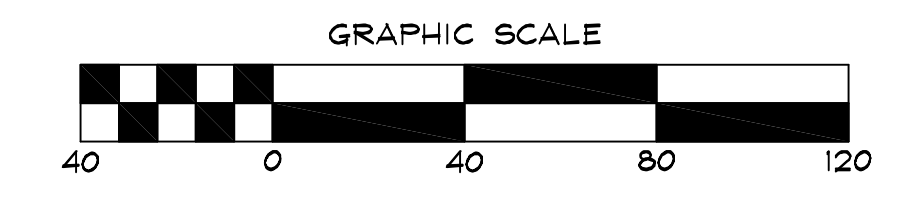
DocuSigned by:  
W. Richard Demario  
DATE  
6/1/2023  
W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21998

MATCHLINE SEE SHEET 5



DRAWING LEGEND

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 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
- PROPOSED SEWER DRAIN W/ INLETS & MANHOLE
- PROPOSED INLET PROTECTION MEASURES
- EX. ELECTRIC TRANSFORMER/GAS METER
- EX. STORM DRAIN LINE AND STRUCTURES
- LOD LIMIT OF DISTURBANCE
- EX. BUILDING
- PROPOSED BUILDING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY LINES (BUILDING SERVICE)
- PROPOSED FENCE(S)
- MnF SOIL DELINEATION LINE
- NcA SOIL DELINEATION LINE
- EXISTING WELL
- EXISTING SEPTIC RESERVE AREA (STORAGE FIELD FOR WASTEWATER PLANT)
- 15.00% - 24.99% SLOPES
- 25.00% AND GREATER SLOPES



DATA SOURCES:  
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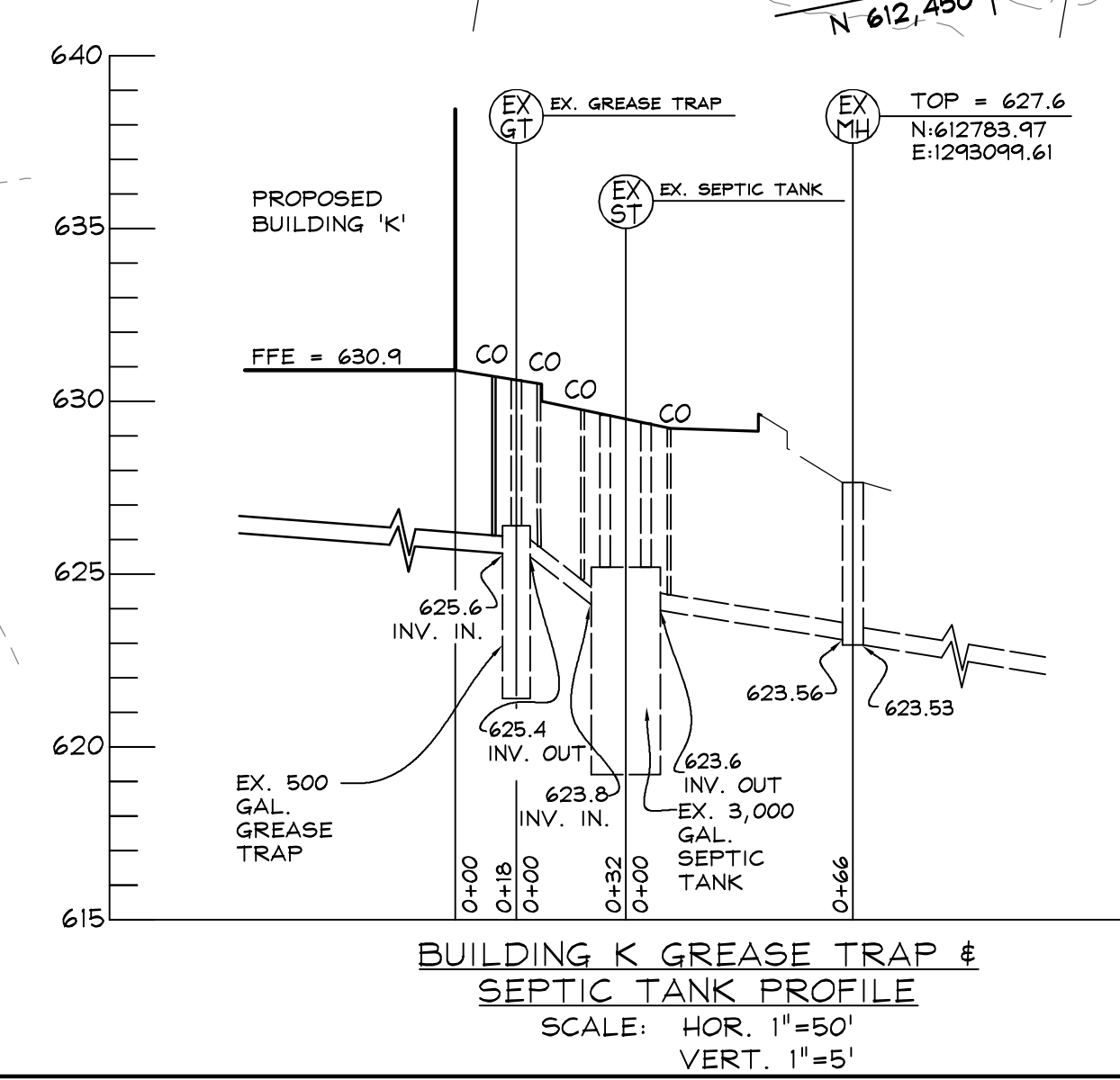
**LISBON CENTER, PARCELS 'G' & 'H'**  
SITE DEVELOPMENT PLAN

**GRADING PLAN & SOILS MAP**

4TH ELECTION DISTRICT    HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

CO. FILE #:	SDP-23-009	DES. BY:	RAM/LJC
TAX ACC. #:	04-341902	DRN. BY:	LJC/RAM
TAX MAP #:		CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	6/1/2023
PARCEL #:	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	6 of 22
DWG. SCALE:	AS SHOWN		



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
7/26/2023  
Michael J. Davis  
County Health Officer

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
7/18/2023  
Chief Development Engineering Division  
7/18/2023  
Chief Division of Enforcement  
7/26/2023  
Director

OWNER/DEVELOPER CERTIFICATION:  
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Matthew A. Taylor  
OWNER/DEVELOPER'S SIGNATURE    DATE

MATTHEW A. TAYLOR, DEVELOPMENT MANAGER

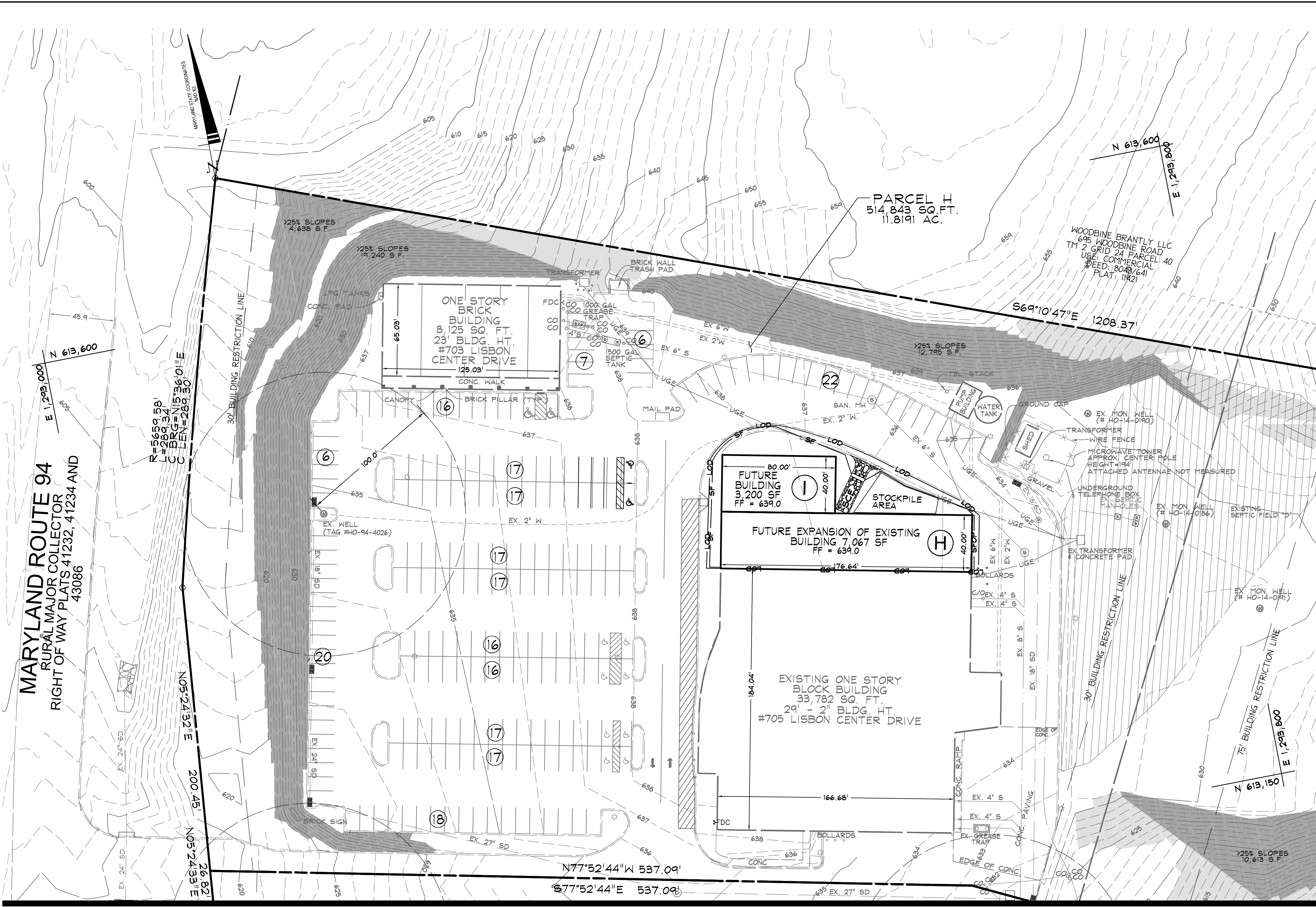
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W. Richard Demario  
DESIGNER'S SIGNATURE    DATE

W. RICHARD DEMARIO, P.E.    MD REGISTRATION NO. 21998

HOWARD SCD SIGNATURE BLOCK  
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Alexander Bratovic  
DATE: 7/18/2023  
HOWARD SOIL CONSERVATION DISTRICT



**DRAWING LEGEND**

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- --- ADJACENT PROPERTY LINE
- N 06°45'45"W 120.00' --- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING --- EX. ROAD / EDGE OF PAVING
- EX. 8" S. --- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES --- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROP. 18" D. --- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- PROP. 18" D. --- PROPOSED STORM DRAIN W/ INLETS & MANHOLE
- --- PROPOSED INLET PROTECTION MEASURES
- EX. E.G. --- EX. ELECTRIC TRANSFORMER/GAS METER
- EX. 18" RCP --- EX. STORM DRAIN LINE AND STRUCTURES
- LOD --- LIMIT OF DISTURBANCE
- EX. BLDG --- EX. BUILDING
- --- PROPOSED BUILDING
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- UGE --- EXISTING UTILITY LINES (BUILDING SERVICE)
- TV --- EXISTING UTILITY LINES (BUILDING SERVICE)
- GAB --- EXISTING UTILITY LINES (BUILDING SERVICE)
- TEL --- EXISTING UTILITY LINES (BUILDING SERVICE)
- ELE --- EXISTING UTILITY LINES (BUILDING SERVICE)
- X-X-X-X --- PROPOSED FENCE(S)
- MnF --- SOIL DELINEATION LINE
- NcA --- SOIL DELINEATION LINE
- --- EXISTING WELL
- --- EXISTING SEPTIC RESERVE AREA (DRAINAGE FIELD FOR WASTEWATER PLANT)
- --- 15.00% - 24.99% SLOPES
- --- 25.00% AND GREATER SLOPES
- LOD --- LIMIT OF DISTURBANCE
- SF --- PROPOSED SILT FENCE
- SFOP --- PROPOSED SILT FENCE ON PAVEMENT
- SCE --- STABILIZED CONSTRUCTION ENTRANCE

**DATA SOURCES:**  
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**DEVELOPER:**  
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(410) 788-0100

**SITE ADDRESS:**  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21797

**LISBON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN**

**SEDIMENT & EROSION  
CONTROL PLAN**

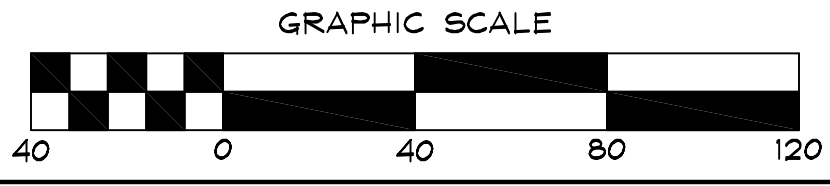
4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM
TAX MAP. #		CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	6/1/2023
PARCEL #	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	7 of 22
DWG. SCALE:	AS SHOWN		

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: 6/30/2024.

6/1/2023  
DATE

DocuSigned by:  
W. Richard Demario  
833802C0C0C040E

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21998



**MATCHLINE SEE SHEET 8**

**SCALE**  
1" = 40'

**SAME-DAY STABILIZATION NOTE:**  
ANY AREAS SHOWN ON THESE PLANS OUTSIDE OF PERIMETER SEDIMENT CONTROLS SHALL BE SAME-DAY STABILIZED.

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
7/18/2023  
Chief Development Engineering Division  
7/18/2023  
Chief Division of Land Development  
7/26/2023  
Director

**OWNER/DEVELOPER CERTIFICATION:**  
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DocuSigned by:  
Matthew A. Taylor  
OWNER/DEVELOPER SIGNATURE DATE

MATTHEW A. TAYLOR, DEVELOPMENT MANAGER

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DocuSigned by:  
W. Richard Demario  
DESIGNER'S SIGNATURE DATE

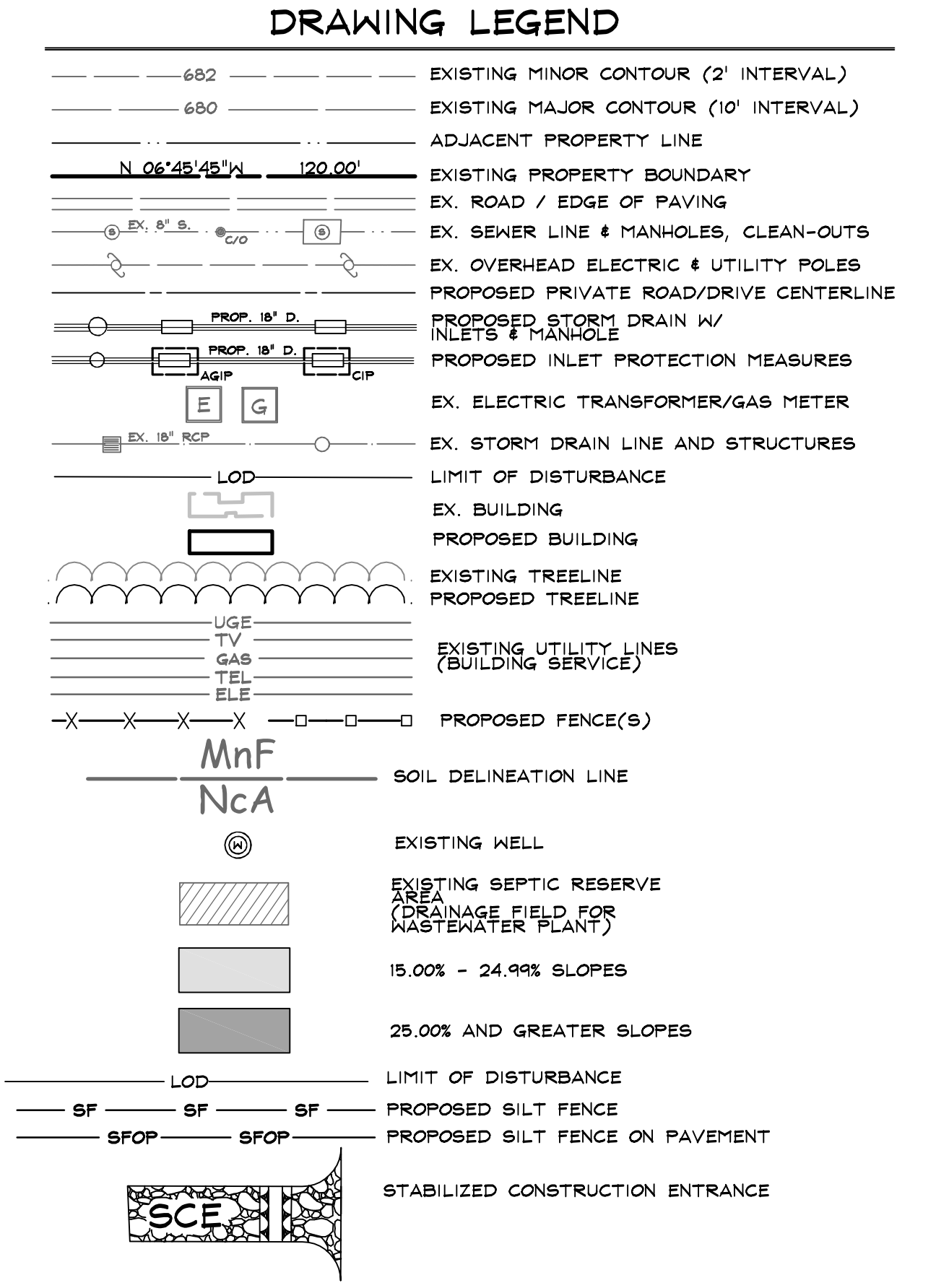
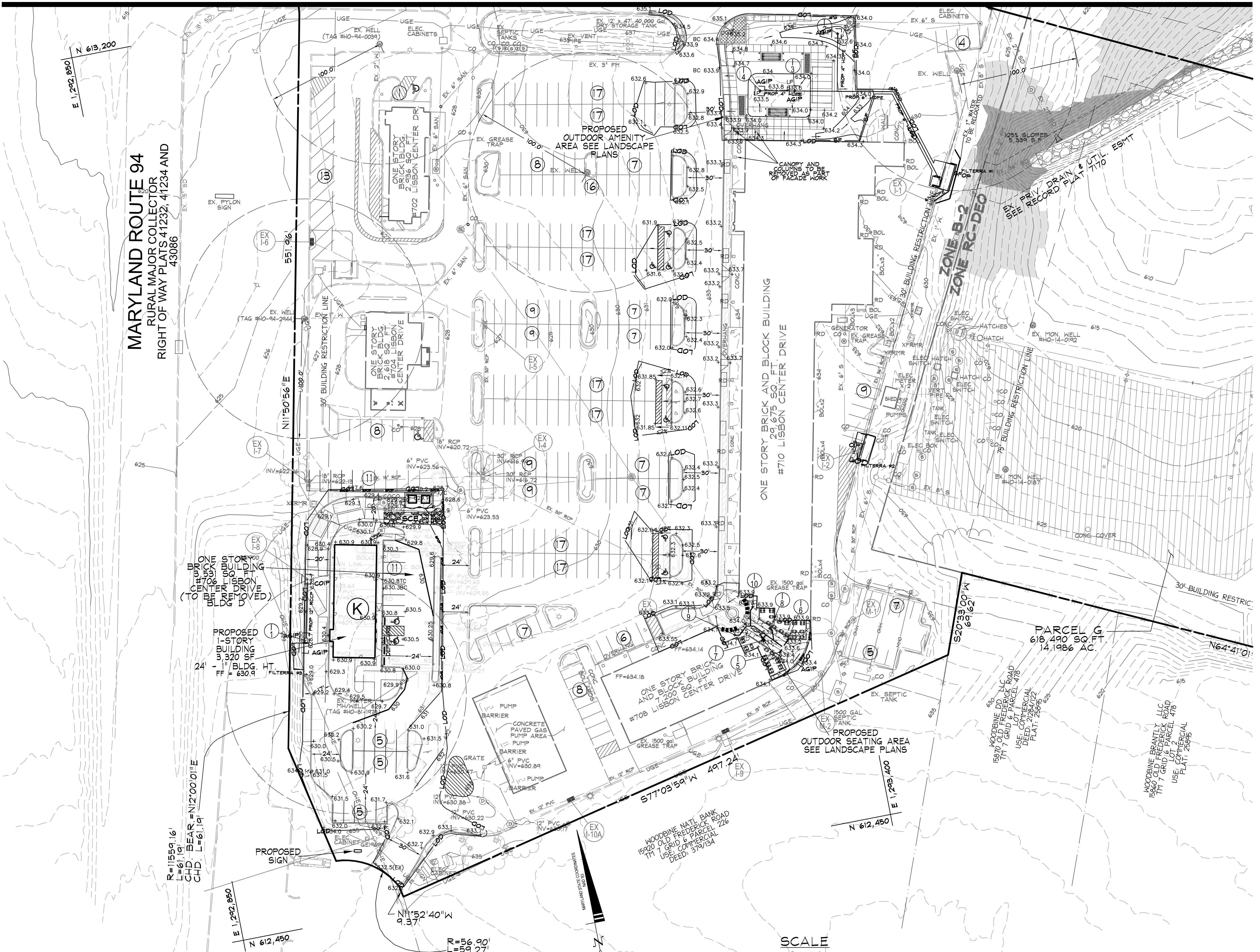
W. RICHARD DEMARIO, P.E. MD REGISTRATION NO. 21998

**HOWARD SCD SIGNATURE BLOCK**  
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:  
Alexander Bratchie  
HOWARD SOIL CONSERVATION DISTRICT DATE

ALEXANDER BRATCHIE

MATCHLINE SEE SHEET 7



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**DEVELOPER:**  
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(410) 788-0100

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**LISBON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN**

**SEDIMENT & EROSION  
CONTROL PLAN**

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE

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7/26/2023  
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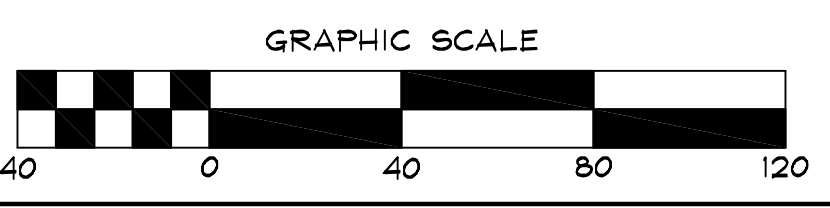
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**HOWARD SCD SIGNATURE BLOCK**  
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

**SAME-DAY STABILIZATION NOTE:**  
ANY AREAS SHOWN ON THESE PLANS OUTSIDE OF PERIMETER SEDIMENT CONTROLS SHALL BE SAME-DAY STABILIZED.

**SCALE**  
1" = 40'



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6/11/2023  
DATE

W. Richard Demario  
Professional Engineer 21998



B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition - The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose - To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies - Where vegetative stabilization is to be established.

Criteria
A. Soil Preparation/ Stabilization
1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

B. Mulching

1. Mulch Materials (in order of preference)
a. Straw consisting of thoroughly cleaned, ripe, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds...

2. Sod Installation

a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other...

SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:
a. PRIOR TO THE START OF EARTH DISTURBANCE.
b. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL STRUCTURES, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
• INSPECTION DATE
• INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
• NAME AND TITLE OF INSPECTOR

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

Definition - To stabilize disturbed soils with vegetation for up to 6 months.

Purpose - To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies - Exposed soils where ground cover is needed for a period of 6 months or less.

Criteria
Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Hardness Zone (from Figure B.3) and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not completed, the Temporary B.1 plus fertilizer and lime rates must be put on the plan.

PERMANENT SEEDING NOTES

Scope: Planting permanent, long lived vegetative cover on graded and/or cleared areas and areas that have been in temporary vegetation for more than 6 months.

Standards: The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

For sites over 5 ac. soil tests will be performed. Soil tests will be conducted by the University of Maryland or a recognized commercial laboratory. Minimum soil conditions shall meet the requirements of section B-4-2-A-2-a, otherwise soil amendments or topsoil will need to be applied. Topsoiling may occur when soil conditions meet the minimum requirements as stated in section B-4-2-B. Soil amendments must meet the requirements as set forth in section B-4-2-C and must be applied as indicated by the soil tests.

For sites of 5 ac. or less of disturbance, the following fertilizer and lime rates shall apply. Fertilizer shall consist of a mixture of 10-20-20 and be applied at the following rates: N = 45 lb. per acre (1 lb. per 1000 sq.ft.) P205 = 90 lb. per acre (2 lb. per 1000 sq.ft.) K2O = 90 lb. per acre (2 lb. per 1000 sq.ft.) Lime shall be applied at a rate of 2 tons per acre (90 lb. per 1000 sq.ft.)

Seed type, turfgrass or sod application shall meet the requirements in section B-4-3. Seed tags shall be made available to the inspector to verify the type and application rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b and c, and will be applied along with seed or immediately after seeding.

Seeding mixtures shall be selected from or will be equal to those on Table B-3.

Table with 4 columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Annual Ryegrass and Fxtail Millet.

TEMPORARY SEEDING NOTES

Scope: Planting short term (no more than 6 Months) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetative or non-vegetative practices.

Standards: The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

For temporary stabilization, fertilizer shall consist of a mixture of 10-20-20 and be applied at a rate of 436 lb. per acre (10 lb. per 1000 sq. ft.) and will meet the requirements in section B-4-2. Lime shall be applied at a rate of 2 tons per acre (90 lb. per sq. ft.) and shall meet the requirements in section B-4-2 and B-4-4.

Seed type and application shall meet the requirements in section B-4-3. Seed tags shall be made available to the inspector to verify the type and rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b and c and will be applied along with the seed or immediately after seeding.

Seeding mixtures shall be selected from or will be equal to those on Table B.1 (page B.20).

Table with 4 columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Tall Fescue 85%, Perennial Ryegrass 10%, and Kentucky Bluegrass 85%.

Sequence of Construction

- 1. Obtain a Grading Permit. (1 day)
2. Notify "Miss Utility" at least 48 hours before beginning any work at 1-800-257-7777. Notify Howard County Department of Inspections, Licenses and Permits, Sediment Control Division at 410-313-1855 at least 24 hours before starting any work. (2 days)
3. Install SCE at locations shown on plan. (1 day)
4. Install Silt Fence on Pavement (SFP), CIP, and AGIP in accordance to the Sediment Erosion Control plan on sheet 7 and 8. (3 days)
5. Demolish existing paving, curb & gutter and other features as shown on the demolition plan. (1 week)
6. Complete debris removal. (1 week)
7. Transition inlet protection to new inlets as the work progresses. (1 week)
8. Install Filters 1, 2 & 3. It is important that during the pour for the gutter pan there needs to be a 4" clear opening for the filter. (See Sheet 14 for details). (1 week)
9. Dust control will be provided for all disturbed areas. Refer to "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", pg H.22, for acceptable methods and specifications for dust control (ongoing) (8 to 24 weeks)
10. With all disturbed areas stabilized, and with permission from the sediment control inspector, remove sediment control devices. (1 week)
11. Notify Howard County Office of Inspections and Permits for a final inspection of the completed site. (2 days)

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

Definition - The application of seed and mulch to establish vegetative cover.

Purpose - To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies - To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria
A. Seeding
1. Specifications
a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Add fresh inoculants or seed later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 50 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition - To stabilize disturbed soils with permanent vegetation.

Purpose - To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies - Exposed soils where ground cover is needed for 6 months or more.

Criteria
A. Seed Mixtures
1. Specifications
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Hardness Zone (from Figure B.3) and enter them in the Permanent Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not completed, the Permanent B.1 plus fertilizer and lime rates must be put on the plan.
2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Mix the wood cellulose fiber mulch with water to form a mixture with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
3. Mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

HOWARD SCD SIGNATURE BLOCK
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Alexander Bratchie
7/18/2023

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 08/26/25.
W. RICHARD DEMARCO
PROFESSIONAL ENGINEER 21998

DDC Development Design Consultants
192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (fax)
DDC@DDCinc.us
www.DDCinc.us

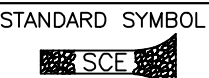
OWNER: LISBON PLAZA, LLC
C/O ST JOHN PROPERTIES
2550 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 788-1000
DEVELOPER: ST JOHN PROPERTIES
2550 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 788-0100

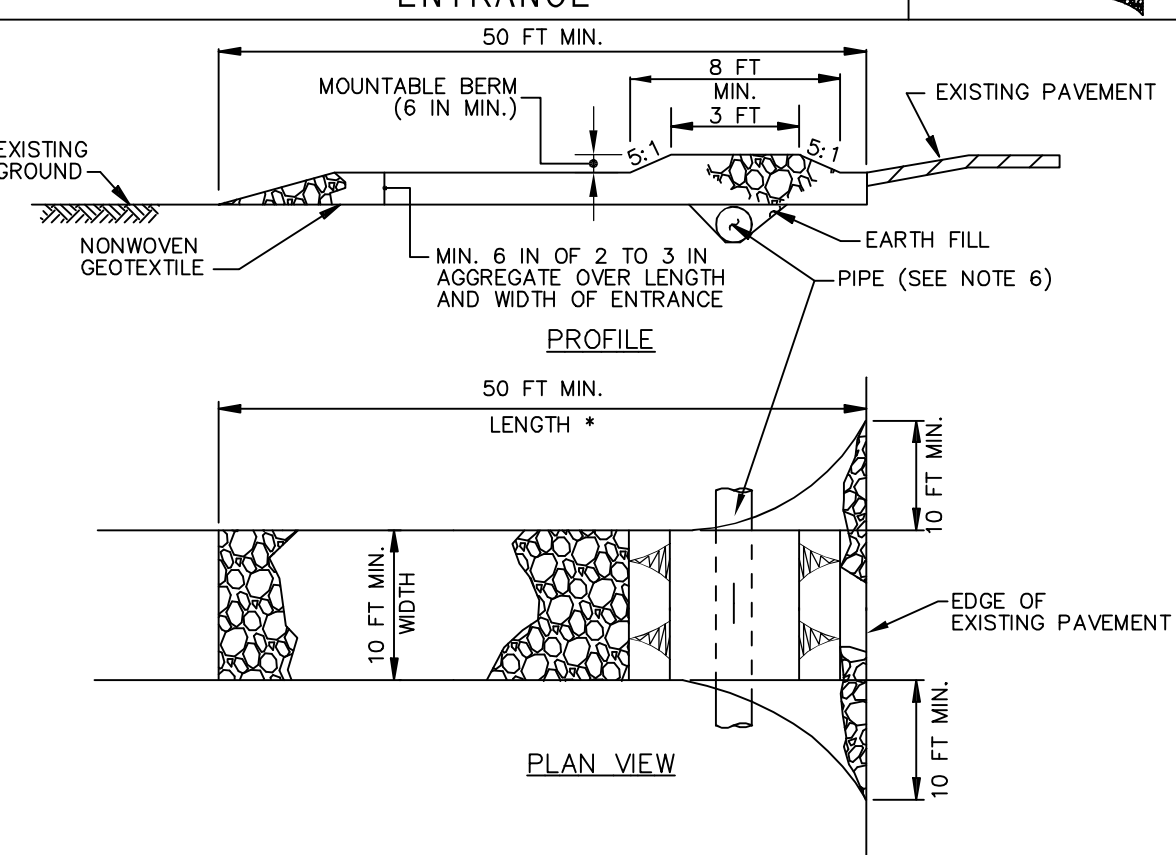
LISBON CENTER, PARCELS 'G' & 'H'
SITE DEVELOPMENT PLAN
4TH ELECTION DISTRICT HOWARD COUNTY

Table with 4 columns: NO., DESCRIPTION OF CHANGES, DRN, REV. DATE. Includes rows for CO. FILE # SDP-23-009, TAX ACC. # 04-341902, TAX MAP: 2, BLOCK / GRID: 24, PARCEL # 82, ZONE / USE: B-2/RC-DEO, DWG. SCALE: AS SHOWN.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Michael J. Davis
7/26/2023
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Edmondson
7/18/2023
CHIEF DEVELOPMENT ENGINEER DIVISION
Julia Sauer-Acting
7/18/2023
CHIEF DIVISION OF PERMITS
Lynda Eisenberg
7/26/2023

OWNER/DEVELOPER CERTIFICATION
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF ENVIRONMENT AND GENERAL SERVICES TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT.
MATHIEW A. TAYLOR, DEVELOPMENT MANAGER

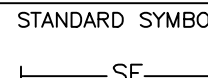
**DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE** STANDARD SYMBOL 

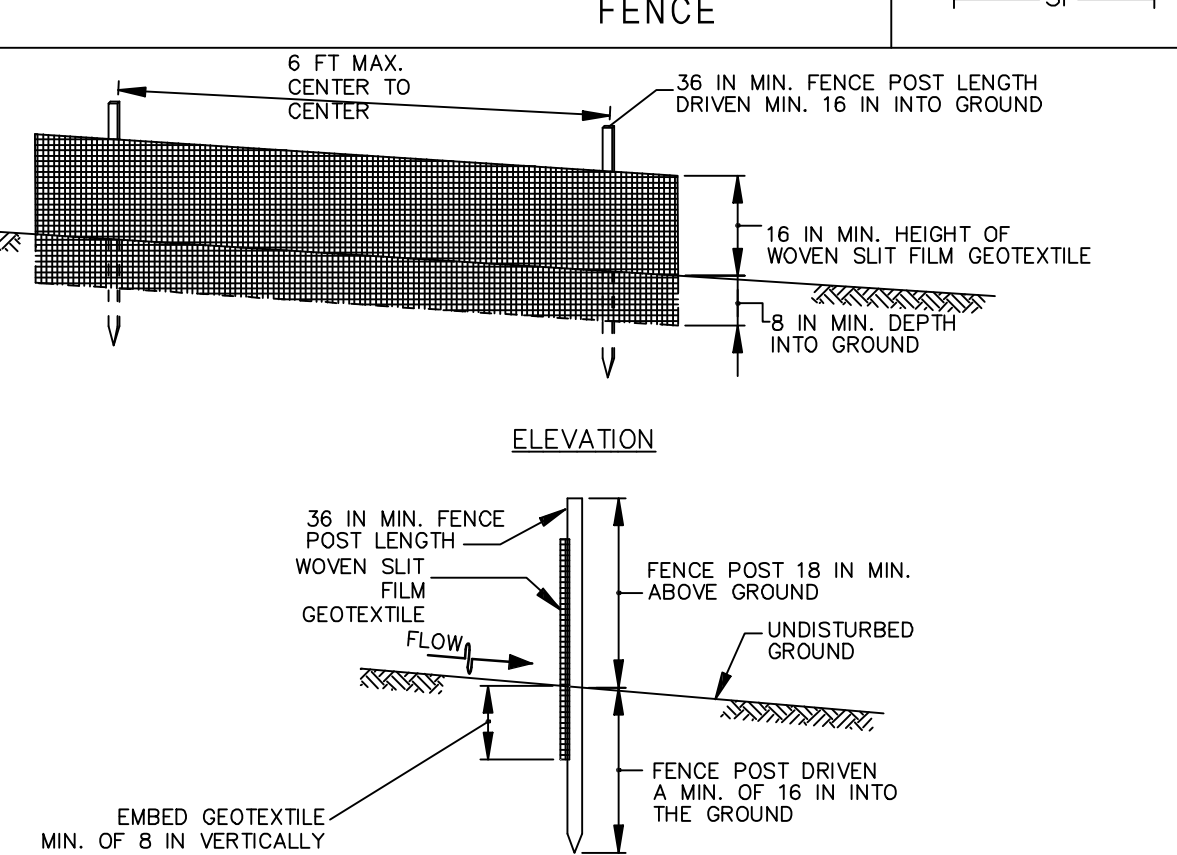


**CONSTRUCTION SPECIFICATIONS**

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (+30 FEET FOR SINGLE RESIDENCE LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASHING WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

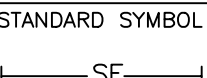
**DETAIL E-1 SILT FENCE** STANDARD SYMBOL 



**CONSTRUCTION SPECIFICATIONS**

- USE WOOD POSTS 1 1/2 x 1 1/2 x 1/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

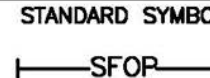
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

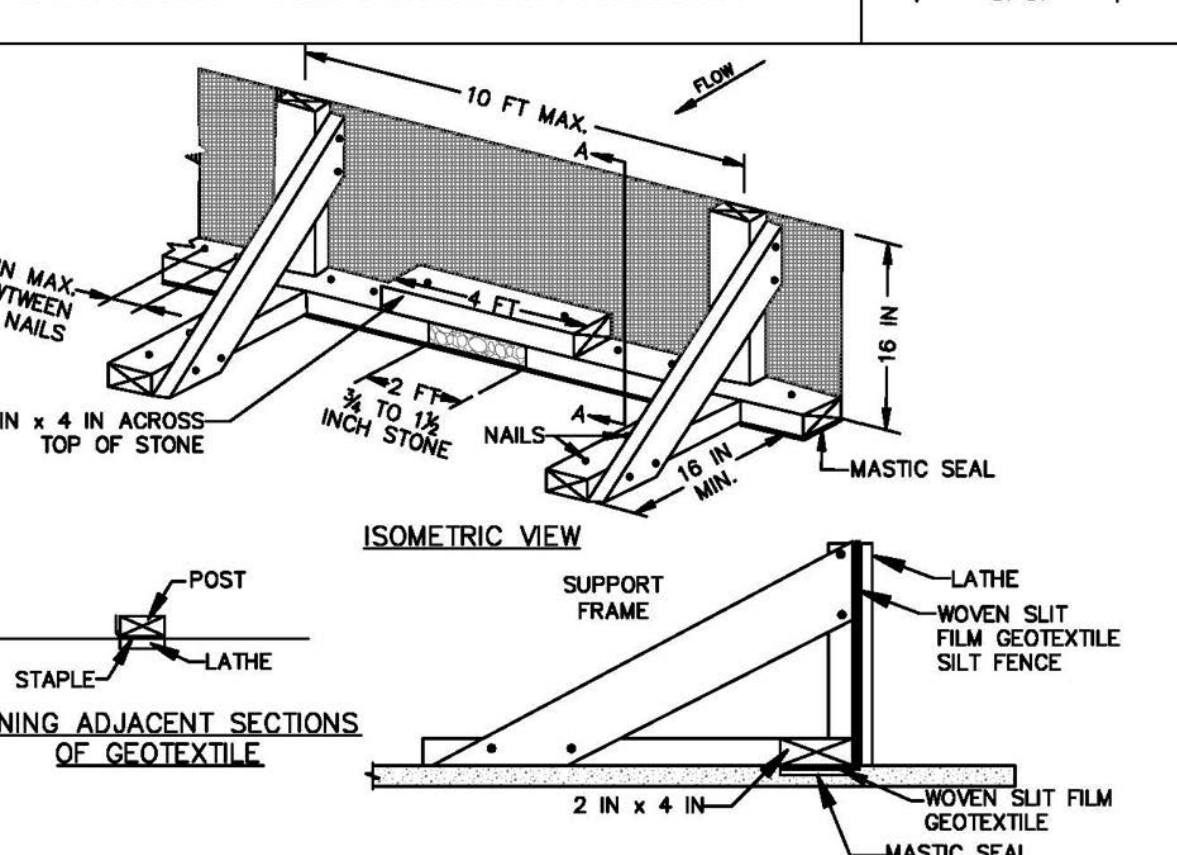
**DETAIL E-1 SILT FENCE** STANDARD SYMBOL 

**CONSTRUCTION SPECIFICATIONS**

- USE WOOD POSTS 1 1/2 x 1 1/2 x 1/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

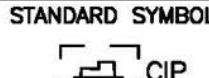
**DETAIL E-2 SILT FENCE ON PAVEMENT** STANDARD SYMBOL 

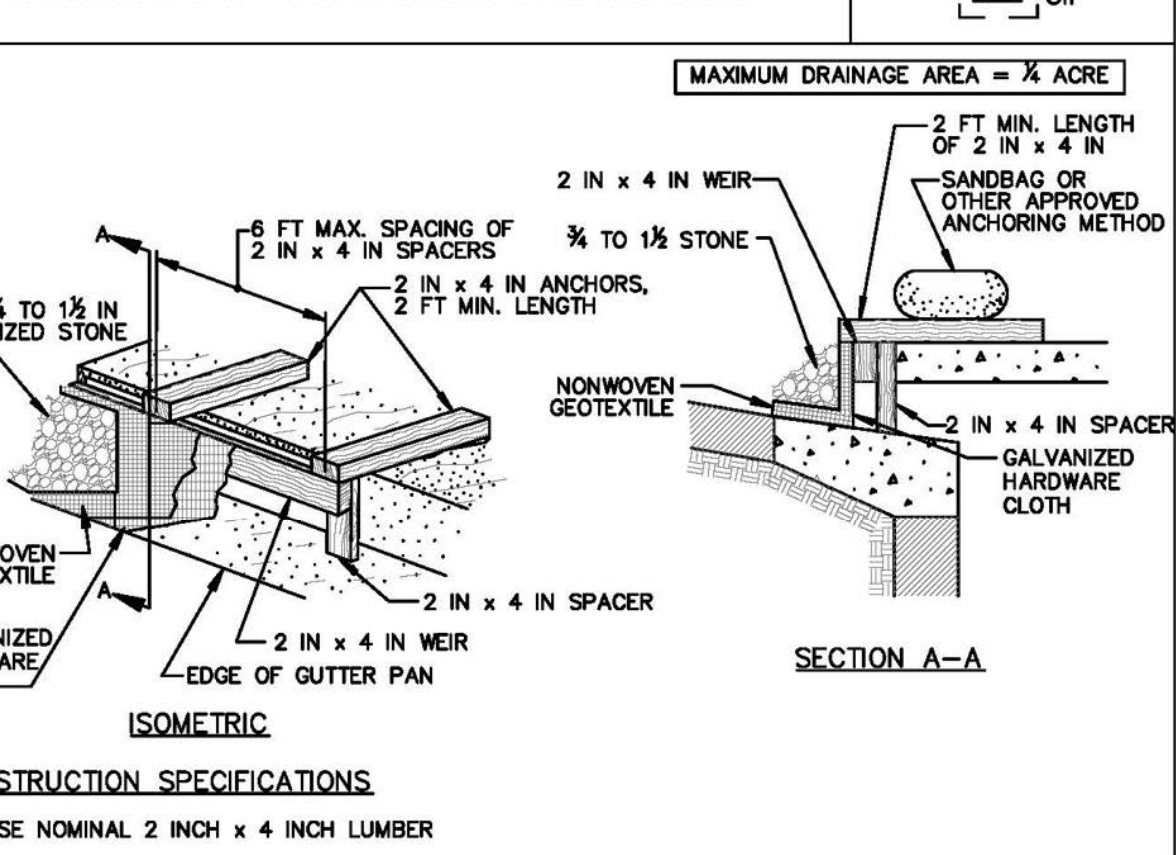


**CONSTRUCTION SPECIFICATIONS**

- USE NOMINAL 2 INCH x 4 INCH LUMBER.
- USE WOVEN SILT FILM GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
- PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
- KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE.
- PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
- SECURE BOARDS TO PAVEMENT WITH 400 S INCH MINIMUM LENGTH NAILS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**DETAIL E-9-3 CURB INLET PROTECTION** STANDARD SYMBOL 



**CONSTRUCTION SPECIFICATIONS**

- USE NOMINAL 2 INCH x 4 INCH LUMBER.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
- ATTACH A CONTINUOUS PIECE OF 1/2 INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
- PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
- PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
- INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
- FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
- AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**B-4-8 STANDARDS AND SPECIFICATIONS**

**FOR STOCKPILE AREA**

**Definition**  
A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

**Purpose**  
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

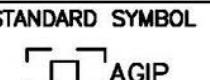
**Conditions Where Practice Applies**  
Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

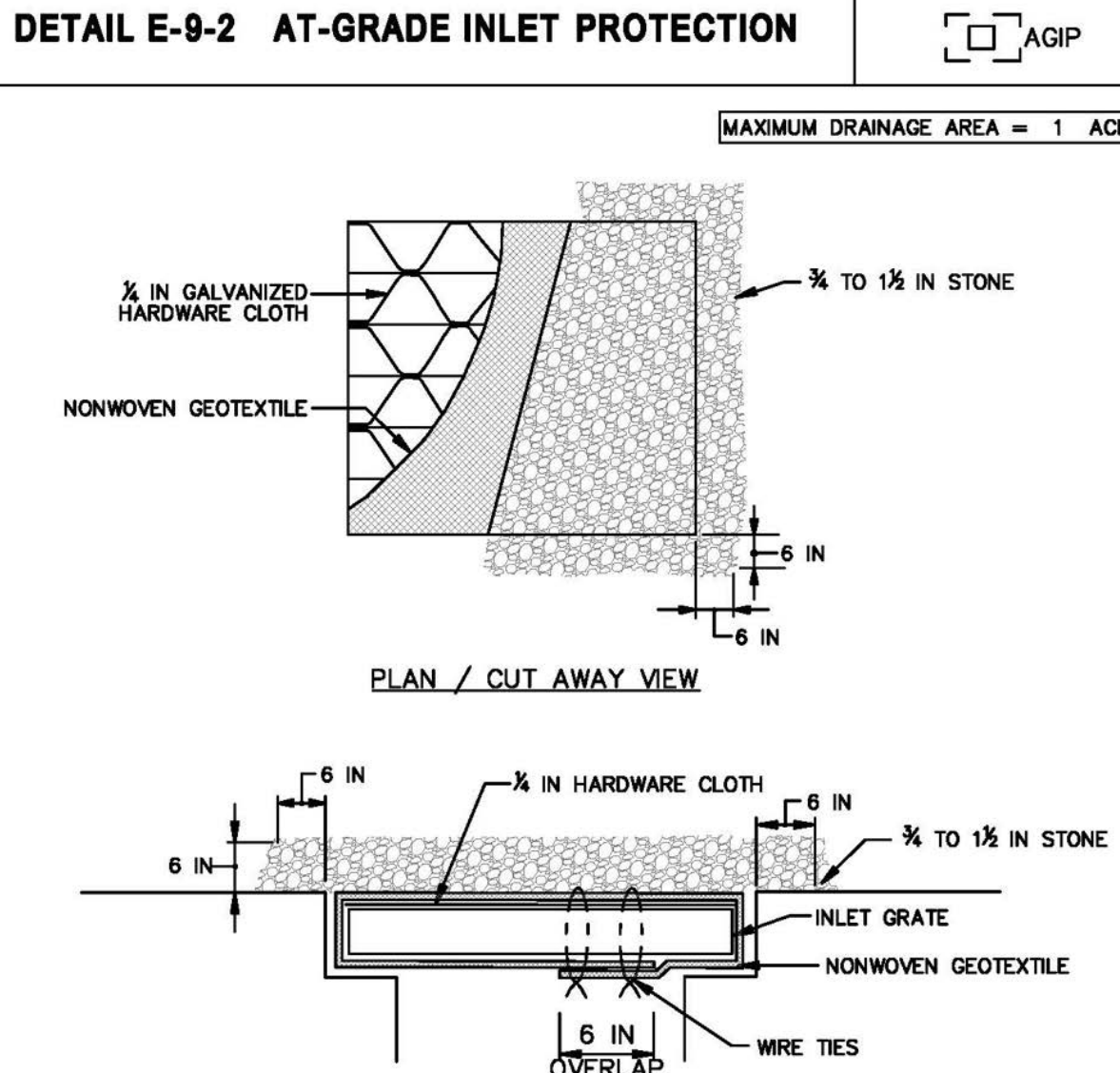
**Criteria**

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

**Maintenance**  
The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

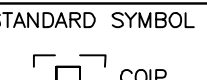
**DETAIL E-9-2 AT-GRADE INLET PROTECTION** STANDARD SYMBOL 

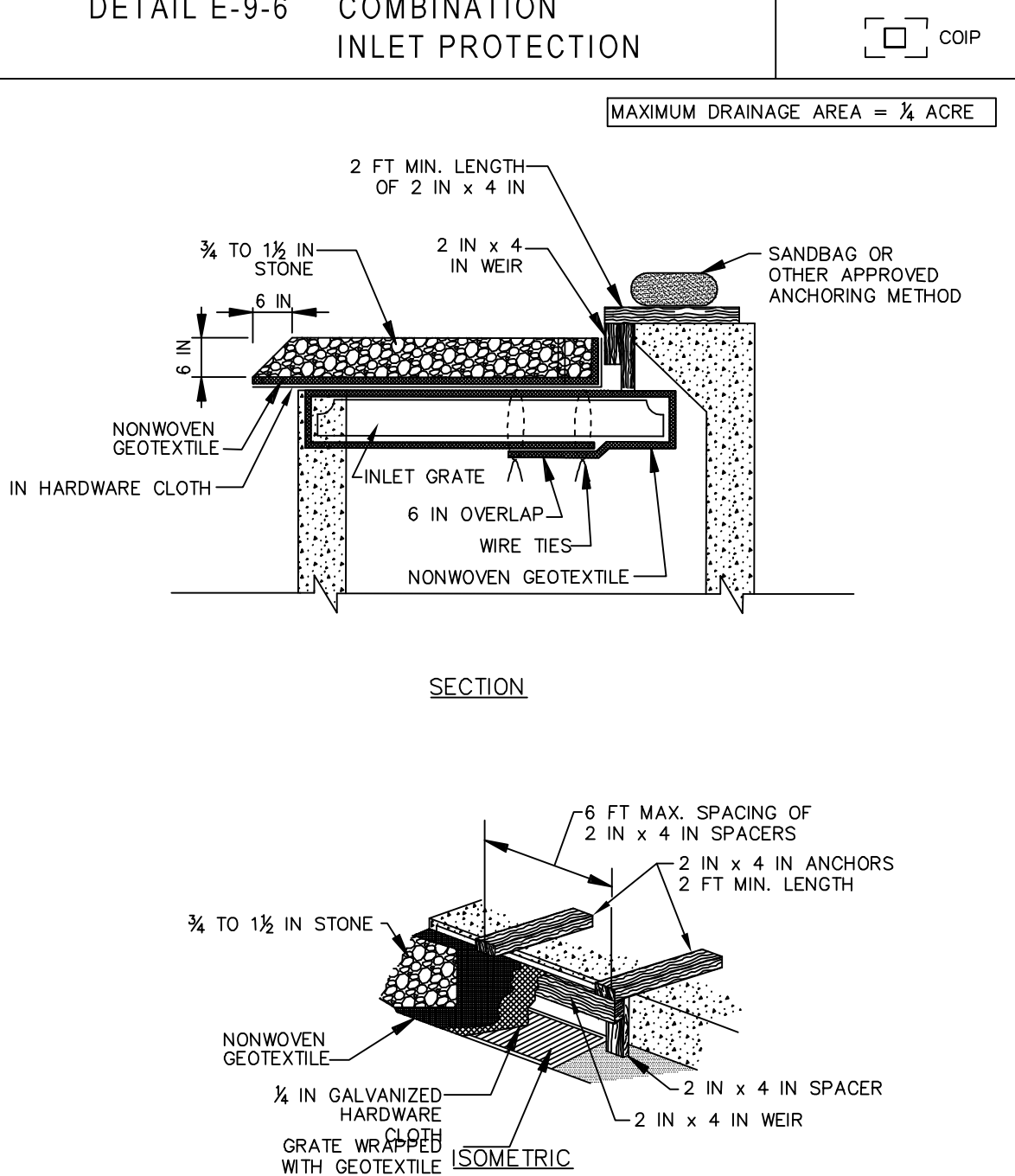


**CONSTRUCTION SPECIFICATIONS**

- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
- PLACE CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

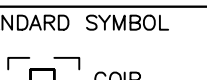
**DETAIL E-9-6 COMBINATION INLET PROTECTION** STANDARD SYMBOL 



**CONSTRUCTION SPECIFICATIONS**

- USE NOMINAL 2 INCH x 4 INCH LUMBER.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- LIFT GRATE, AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS, THEN SET GRATE BACK IN PLACE.
- ATTACH A CONTINUOUS PIECE OF 1/2 INCH GALVANIZED HARDWARE CLOTH WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING 2 FEET BEYOND THROAT ON EACH SIDE.
- PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH IT TO THE WEIR.
- NAIL THE 2x4 WEIR TO THE TOP OF A 9 INCH LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAXIMUM 4 FEET APART).
- INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND BOTH ENDS OF THE THROAT OPENING.
- FORM THE 1/2 INCH HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE OVER THE HARDWARE CLOTH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
- AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION


**DETAIL E-9-6 COMBINATION INLET PROTECTION** STANDARD SYMBOL 

**CONSTRUCTION SPECIFICATIONS**

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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**DATA SOURCES:**  
BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEG RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY HTPLS ON OCTOBER 19, 2021 AND DECEMBER 4, 2019 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.



Planners  
Surveyors  
Engineers  
Landscape Architects  
192 East Main Street  
Westminster, MD 21157  
410.386.0560  
410.386.0564 (fax)  
DDC@DDCinc.us  
www.DDCinc.us

**OWNER:**  
LISBON PLAZA, LLC  
C/O ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-100

**DEVELOPER:**  
ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-0100

**SITE ADDRESS:**  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21797

**LISBON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN**

**SEDIMENT & EROSION  
CONTROL NOTES  
& DETAILS**

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
7/18/2023  
Chief Development Officer  
Chief Division of Planning and Zoning  
Director

**OWNER/DEVELOPER CERTIFICATION:**  
I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

**DESIGN CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

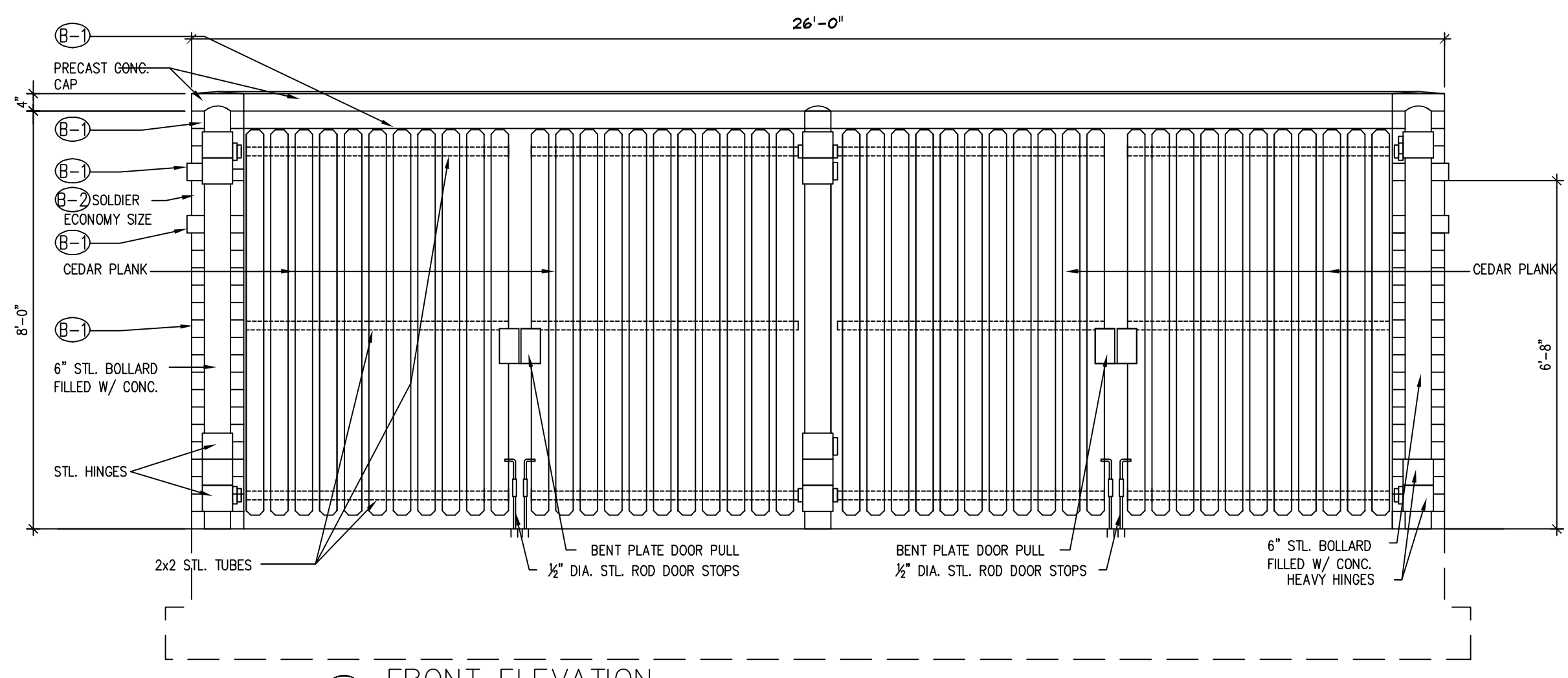
Matthew A. Taylor, Development Manager  
W. Richard Demario, P.E.  
Alexander Bratchie

**HOWARD SCD SIGNATURE BLOCK**  
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

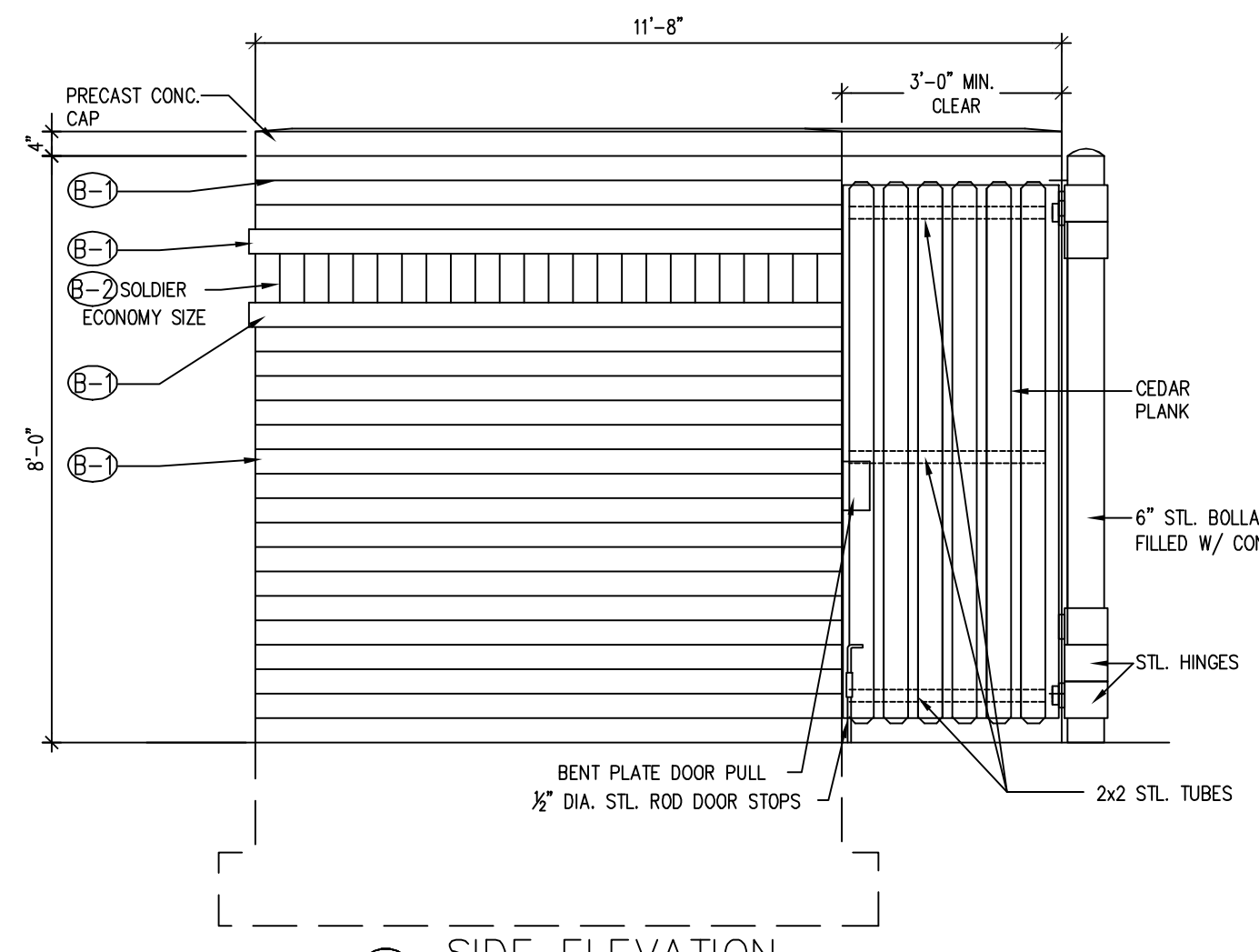
Alexander Bratchie  
7/18/2023

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 06/06/24.

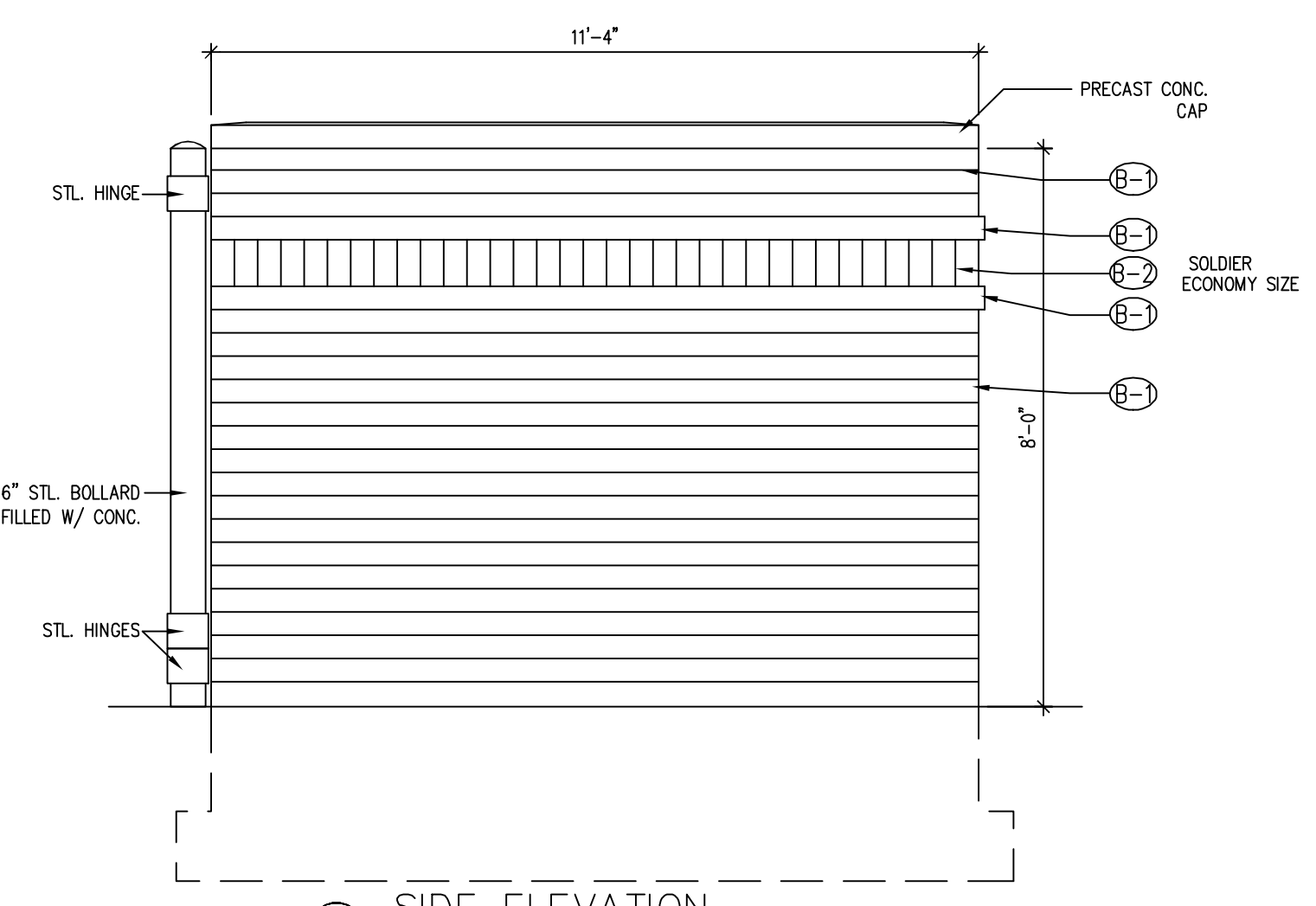
6/11/2023  
DATE  
W. Richard Demario  
Professional Engineer



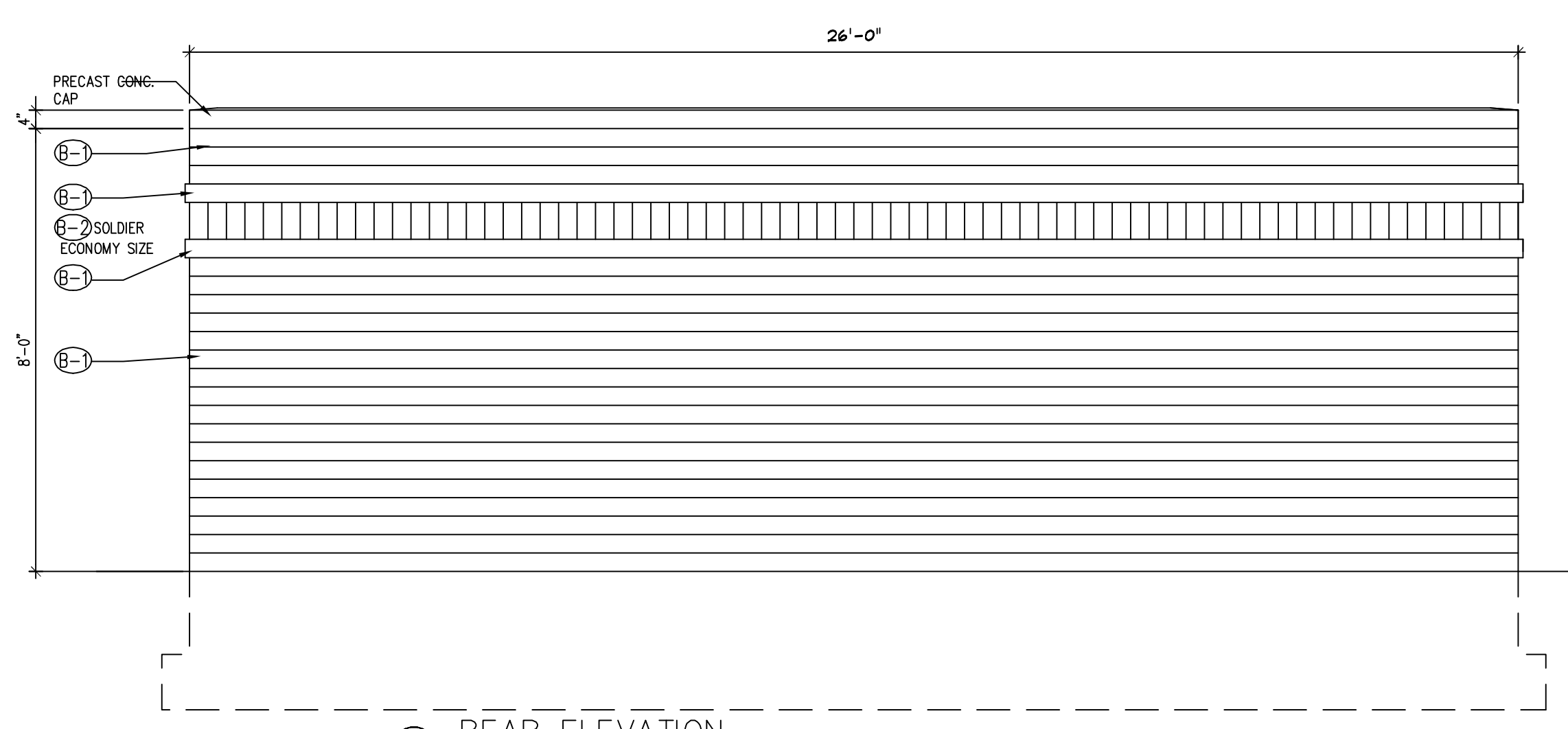
3 FRONT ELEVATION  
SCALE: N.T.S. NOTE: ALL STEEL TO BE GALVANIZED AND PAINTED



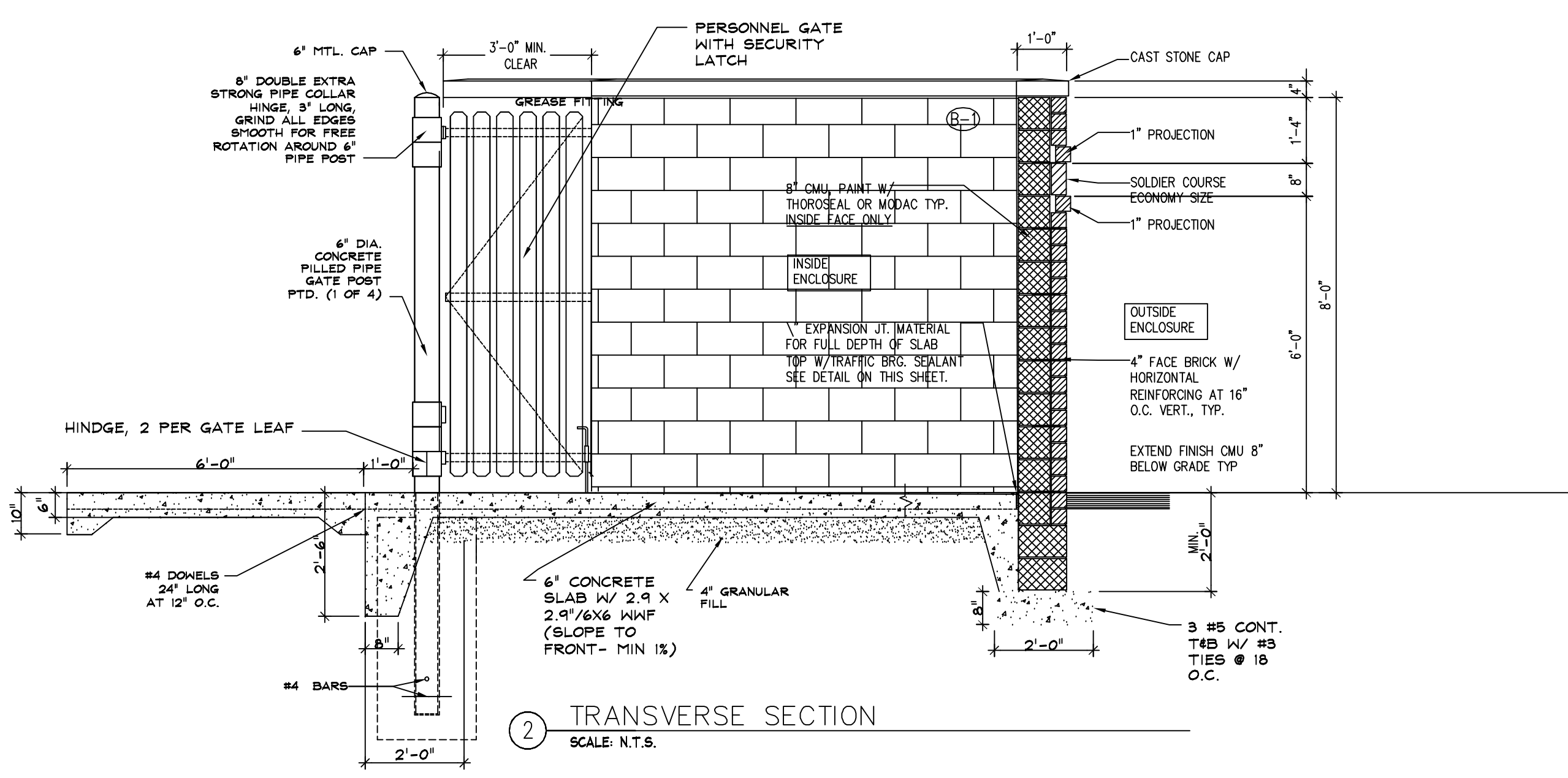
4 SIDE ELEVATION  
SCALE: N.T.S. NOTE: ALL STEEL TO BE GALVANIZED AND PAINTED



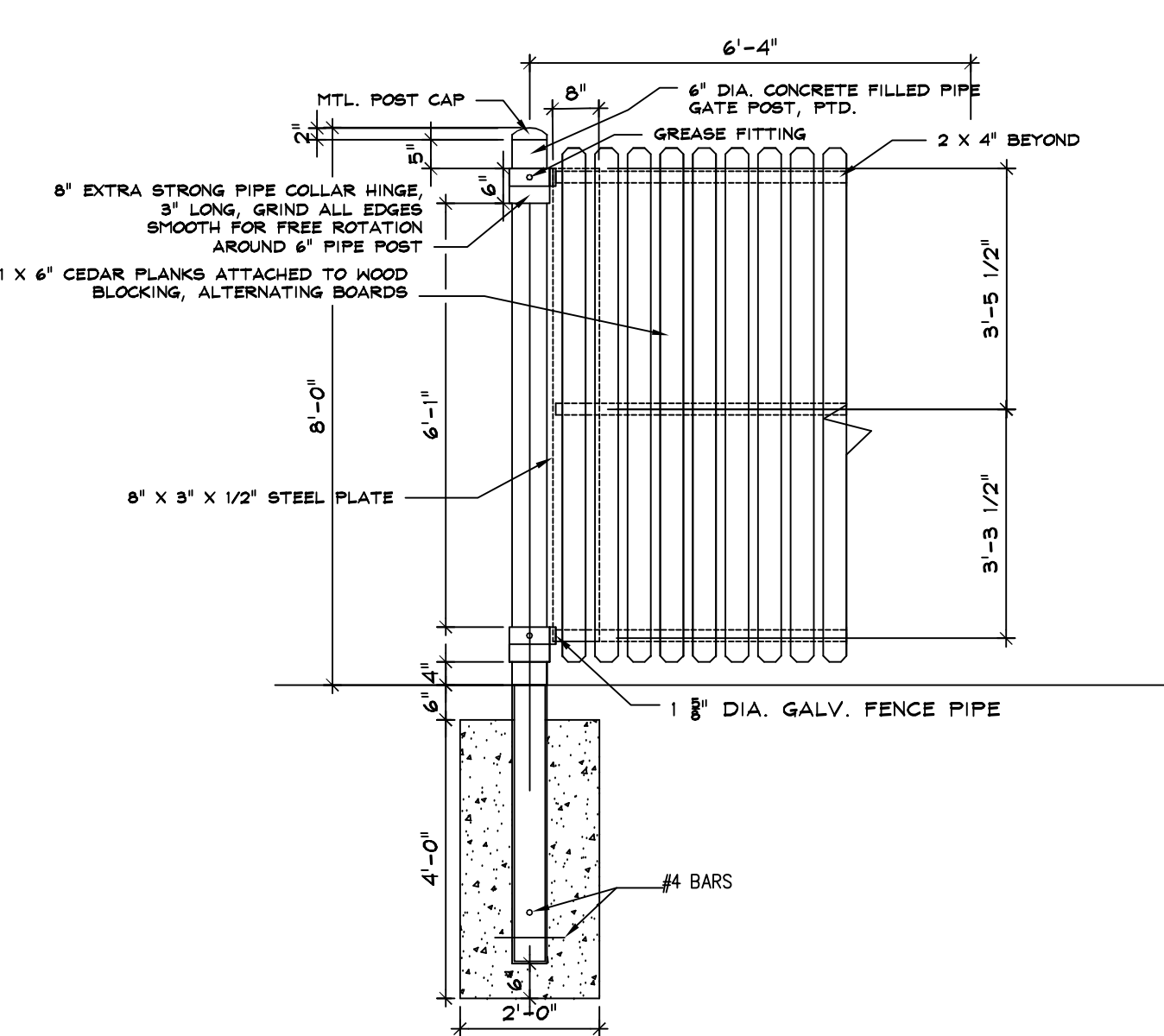
6 SIDE ELEVATION  
SCALE: N.T.S. NOTE: ALL STEEL TO BE GALVANIZED AND PAINTED



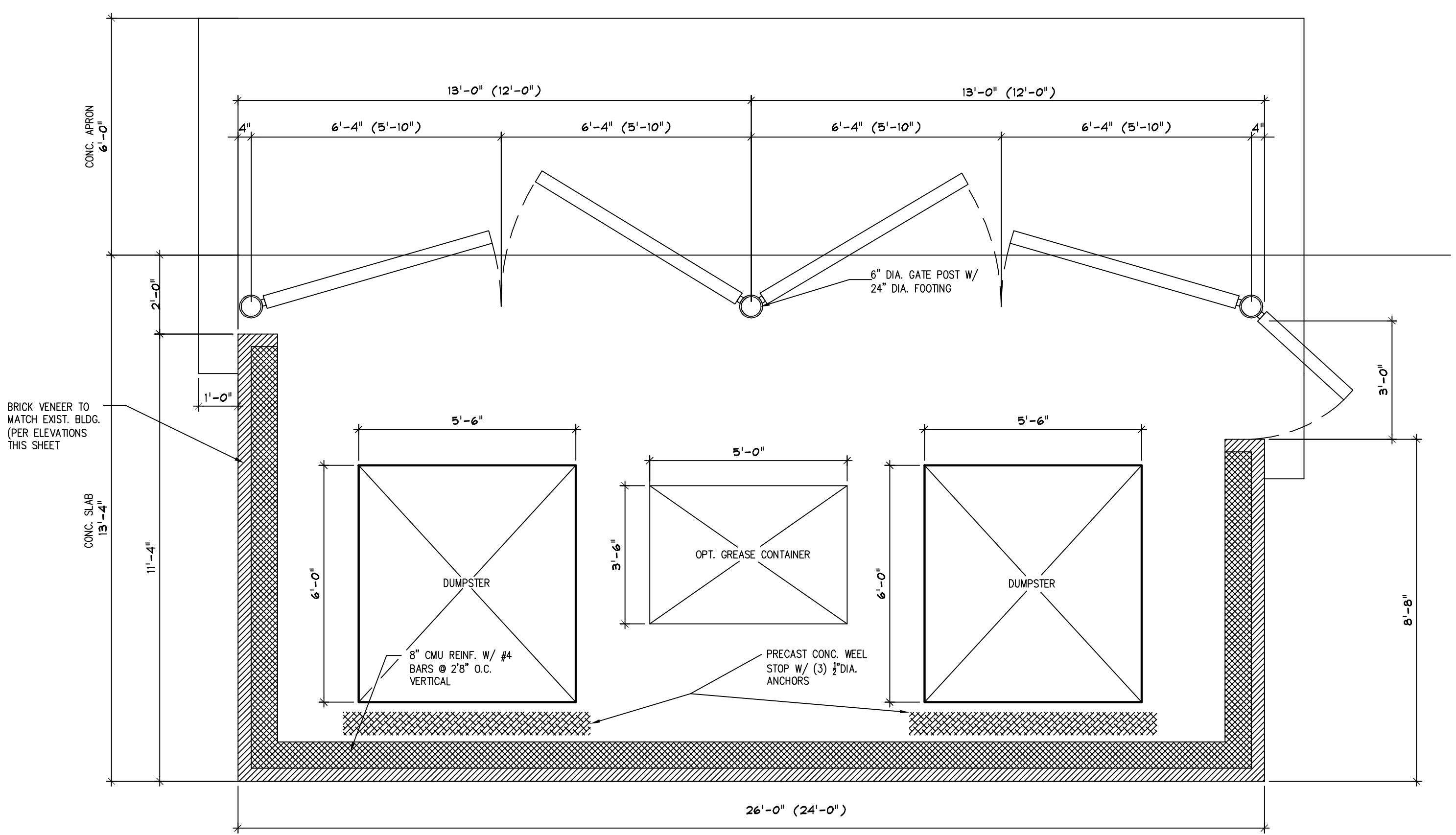
5 REAR ELEVATION  
SCALE: N.T.S.



2 TRANSVERSE SECTION  
SCALE: N.T.S.



8 SWING GATE AND POST ELEVATION  
SCALE: N.T.S.



1 PLAN @ 24' DUMPSTER ENCLOSURE  
SCALE: N.T.S.

DATA SOURCES:  
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**DDC inc.**  
Development Design Consultants

Planners  
Surveyors  
Engineers  
Landscape Architects

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SITE ADDRESS:  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21797

LISBON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN

SITE PLAN DETAILS

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. 73996, EXPIRATION DATE 06/30/24.

6/11/2023  
DATE

W. Richard Demario  
PROFESSIONAL ENGINEER

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21998

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

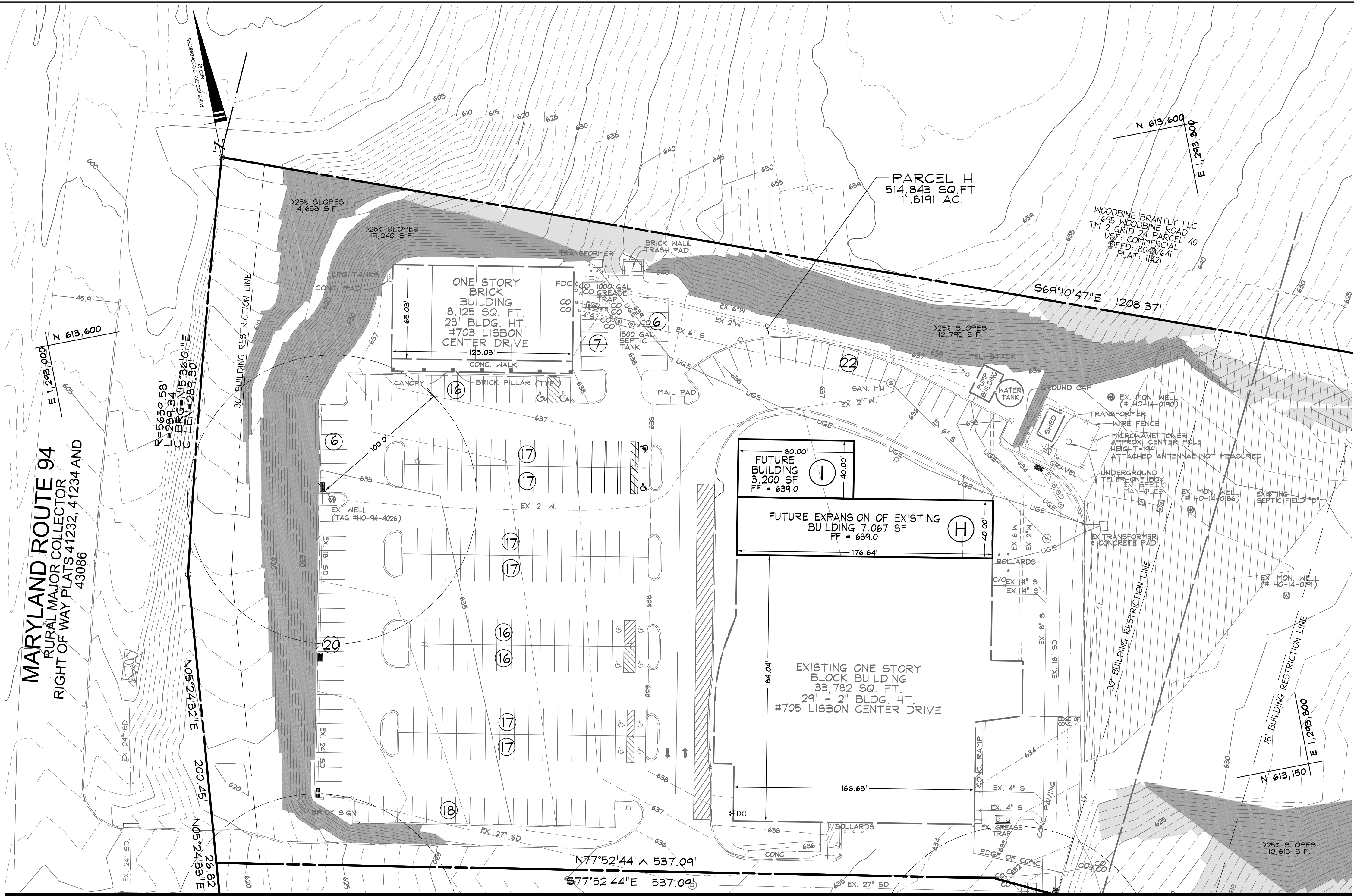
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
7/18/2023  
Chief Development Engineering Division  
7/18/2023  
Chief Division of Land Development  
7/26/2023  
Director

FINISH LEGEND

B-1	UTILITY SIZE BRICK - CAPE COD - TRIANGLE BRICK
B-2	UTILITY SIZE BRICK - OLD SOUTH HANDFORM - TRIANGLE BRICK SPEC: CONTROL JOINT COLOR - MATCH MORTAR COLOR COLOR: MORTAR COLOR - FLAMINGO BROWN C-100
C-1	1 X 6" CEDAR PLANKS SPEC: WOOD COLOR: FINISH TO BE SPECIFIED BY LANDSCAPE ARCHITECT

**St. John Properties Stormwater Management As-Built Procedures**

1. Arrange for a preconstruction meeting with owner, contractor, geotechnical inspector, and the engineer of record who will prepare the as-built drawings. At this time the drawings may be reviewed as well as any specific requirements of the jurisdiction where the site is located.
2. Contractor shall submit and receive shop drawing approval for all components of the SSM devices from the certifying engineer.
3. The owner shall coordinate with the contractor, engineer, the geotechnical inspector, and the surveyor prior to construction of the facilities. The owner is responsible for obtaining materials tickets and providing them to the geotechnical inspector.
4. The owner shall notify the engineer at key points during construction so the engineer has the opportunity to observe placement of pipes, underdrains, liners, filter materials or other items that may be covered during construction. The occurrence of any visits of the engineer does not replace any of the requirements below.
5. The geotechnical inspector shall:
  - Keep daily inspection reports consistent with local requirements (see attached Baltimore County sample). It is their responsibility to make sure there are knowledgeable of the requirements of the local jurisdiction.
  - Take photographs of key points during construction to include: excavation of cutoff trench, placement of concrete cradles, concrete strength cylinder tests, compaction, pipe and anti-seep collars or filter diaphragm, placement of any liners, underdrains or any other element that will not be visible at a later stage in construction. The inspector must be the eyes of the design professional who will certify the as-built plans and confirm that the facilities are being installed in accordance with the approved design plans.
  - The inspector shall be furnished material delivery tickets and ensure that delivered material is in conformance with the specifications on the plans.
  - At the end of construction or if construction is to be paused for a period of 6 months or longer, provide a report that includes the daily reports, photographs, material tickets and a certification that the facilities were built per the approved drawings.
6. The owner shall coordinate directly with the surveyor. The surveyor shall be present to record any measurements or dimensions that will not be visible as work proceeds. This includes the bottom of any excavated facilities that are to be filled with stone or other filter material. It is advisable that inverts of any outfall pipes or underdrains be verified before proceeding even if the inverts may be checked in the future.



\*NOTE: THE FUTURE BUILDINGS DO NOT REQUIRE TREATMENT BECAUSE THE ESDV FOR THIS REDEVELOPMENT PROJECT HAS ALREADY BEEN MET.

**MATCHLINE SEE SHEET 13**

**SCALE**  
1" = 40'

**DATA SOURCES:**  
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WOODBINE, MD 21797

**LIBSON CENTER, PARCELS 'G' & 'H'**  
SITE DEVELOPMENT PLAN

**STORMWATER MANAGEMENT PLAN**

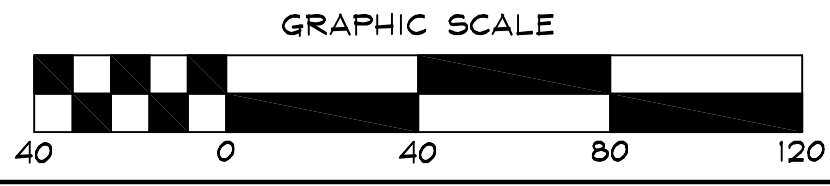
4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM
TAX MAP:	2	CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	6/1/2023
PARCEL #	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	12 of 22
DWG. SCALE:	AS SHOWN		

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. 23996, EXPIRATION DATE 06/30/24.

6/1/2023  
DATE

DocuSigned by:  
W. Richard Demario  
83302CDB0004

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21996



Existing Stormwater Pond					
Area	Acres	% Impervious	Proposed % IA	Design IA	Proposed IA
A	1.20	89	89	46,522 sf	46,522 sf
B	1.42	97	97	80,000 sf	59,800 sf
C	0.61	84	84	22,320 sf	22,320 sf
D	0.31	68	68	9,182 sf	9,182 sf
E	1.51	95	95	62,487 sf	62,187 sf
F	0.06	50	69	1,307 sf	1,813 sf
G1	0.18	89	89	6,978 sf	6,978 sf
G2	0.10	90	90	3,920 sf	3,920 sf
H	0.29	86	86	10,864 sf	10,864 sf
I	0.55	95	95	22,760 sf	22,760 sf
J	1.53	98	89	65,314 sf	59,316 sf
K	0.62	97	97	26,197 sf	26,197 sf
L	1.41	68	68	41,765 sf	41,765 sf
M	0.90	94	94	36,852 sf	36,852 sf
N	0.68	97	97	28,732 sf	28,732 sf
O	1.00	92	92	40,075 sf	40,075 sf
				485,276 sf	479,283 sf
				11.14 ac	11.00 ac

\*THE PROPOSED IMPROVEMENTS ARE ULTIMATLY LESS IMPERVIOUS AREA THAN WHAT THE EXISTING SWM POND WAS DESIGNED TO HANDLE



\*EXCERPT FROM SDP-02-096 FOR THE EXISTING SWM POND.

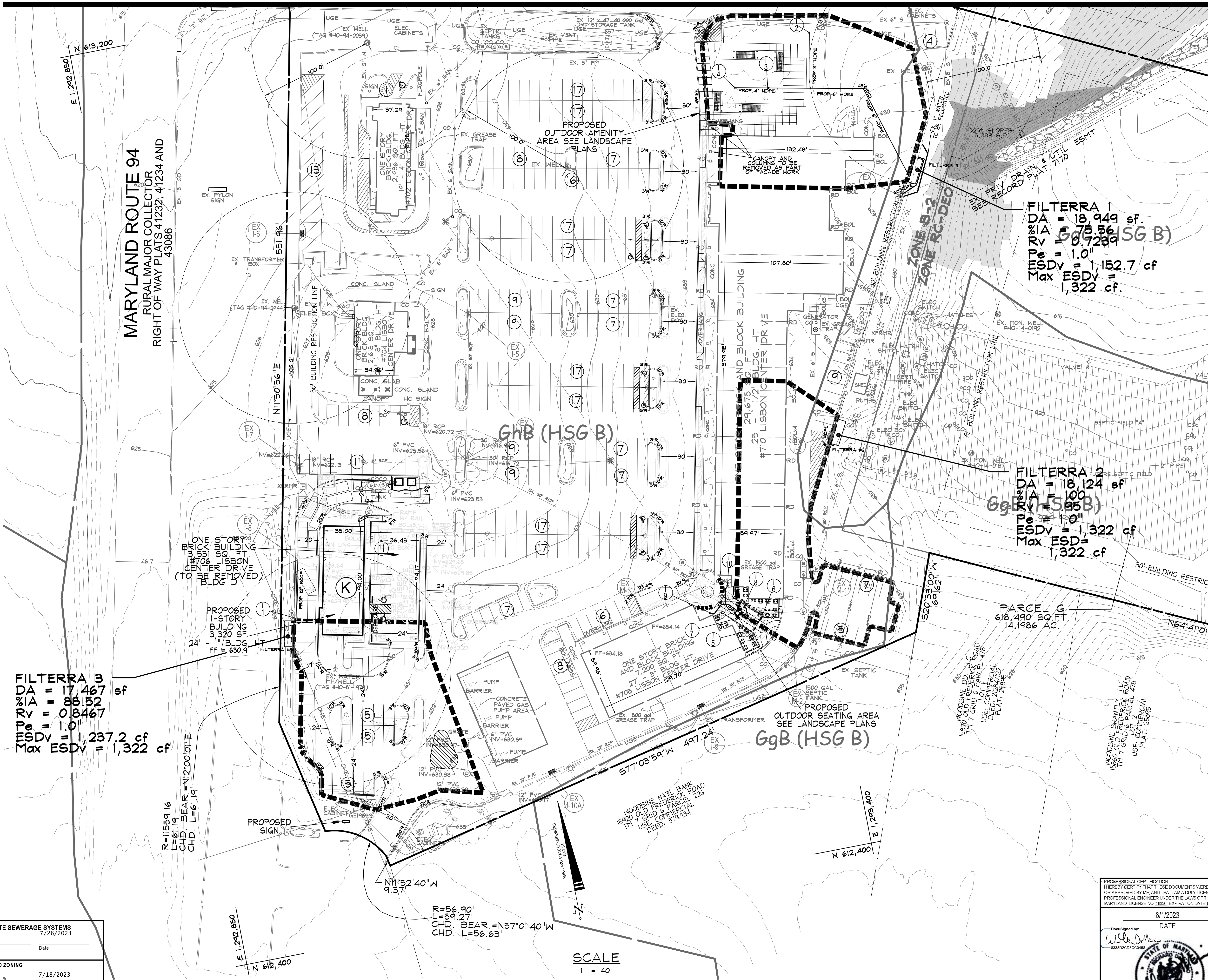
AREA	ACRES	C FACTOR	% IMPERVIOUS
A	1.20	0.89	89%
B	1.42	0.95	97%
C	0.61	0.84	84%
D	0.31	0.75	68%
E	1.51	0.92	95%
F	0.06	0.65	50%
G1	0.18	0.89	89%
G2	0.10	0.90	90%
H	0.29	0.86	86%
I	0.55	0.91	90%
J	1.53	0.94	90%
K	0.62	0.93	97%
L	1.41	0.74	68%
M	0.90	0.91	94%
N	0.68	0.95	97%
O	1.00	0.90	92%

\* AREA OF ASSUMES ULTIMATE CONDITIONS FOR POSSIBLE FUTURE RETAIL LOCATION

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
7/18/2023  
Chief Development Engineering Division  
7/18/2023  
Chief Division of Land Development  
7/26/2023  
Director

MATCHLINE SEE SHEET 12



MARYLAND ROUTE 94  
RURAL MAJOR COLLECTOR  
RIGHT OF WAY PLATS 41232, 41234 AND  
43086

**FILTERRA 3**  
DA = 17,467 sf  
%IA = 88.52  
RV = 0.8467  
P<sub>0</sub> = 1.0"  
ESD<sub>v</sub> = 1,237.2 cf  
Max ESD<sub>v</sub> = 1,322 cf

**FILTERRA 1**  
DA = 18,949 sf  
%IA = 75.56 (SG B)  
RV = 0.7289  
P<sub>0</sub> = 1.0"  
ESD<sub>v</sub> = 1,152.7 cf  
Max ESD<sub>v</sub> = 1,322 cf

**FILTERRA 2**  
DA = 18,124 sf  
%IA = 100  
RV = 5.95 B)  
P<sub>0</sub> = 1.0"  
ESD<sub>v</sub> = 1,322 cf  
Max ESD<sub>v</sub> = 1,322 cf

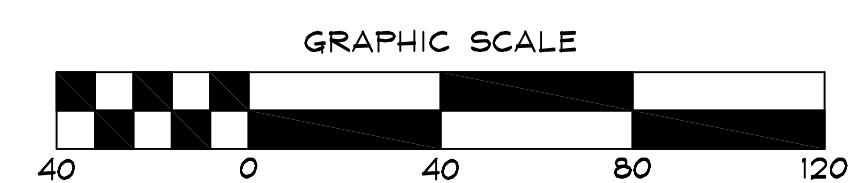
**GgB (HSG B)**

**GhB (HSG B)**

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
7/18/2023  
Chief Development Engineering Division  
7/18/2023  
Chief Division of Land Development  
7/26/2023  
Director

SCALE  
1" = 40'



PROFESSIONAL CERTIFICATION  
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6/11/2023  
DATE  
W. Richard Demario  
PROFESSIONAL ENGINEER

STATE OF MARYLAND  
PROFESSIONAL ENGINEER

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21998

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Westminster, MD 21157  
410.386.0560  
410.386.0564 (fax)  
DDC@DDCinc.us  
www.DDCinc.us

**DDC inc.**  
Development Design Consultants

OWNER:  
LISBON PLAZA, LLC  
C/O ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-100

DEVELOPER:  
ST JOHN PROPERTIES  
2550 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 788-0100

SITE ADDRESS:  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21197

LISBON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN

STORMWATER  
MANAGEMENT PLAN

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE



### Installation Guidelines for Filterra®

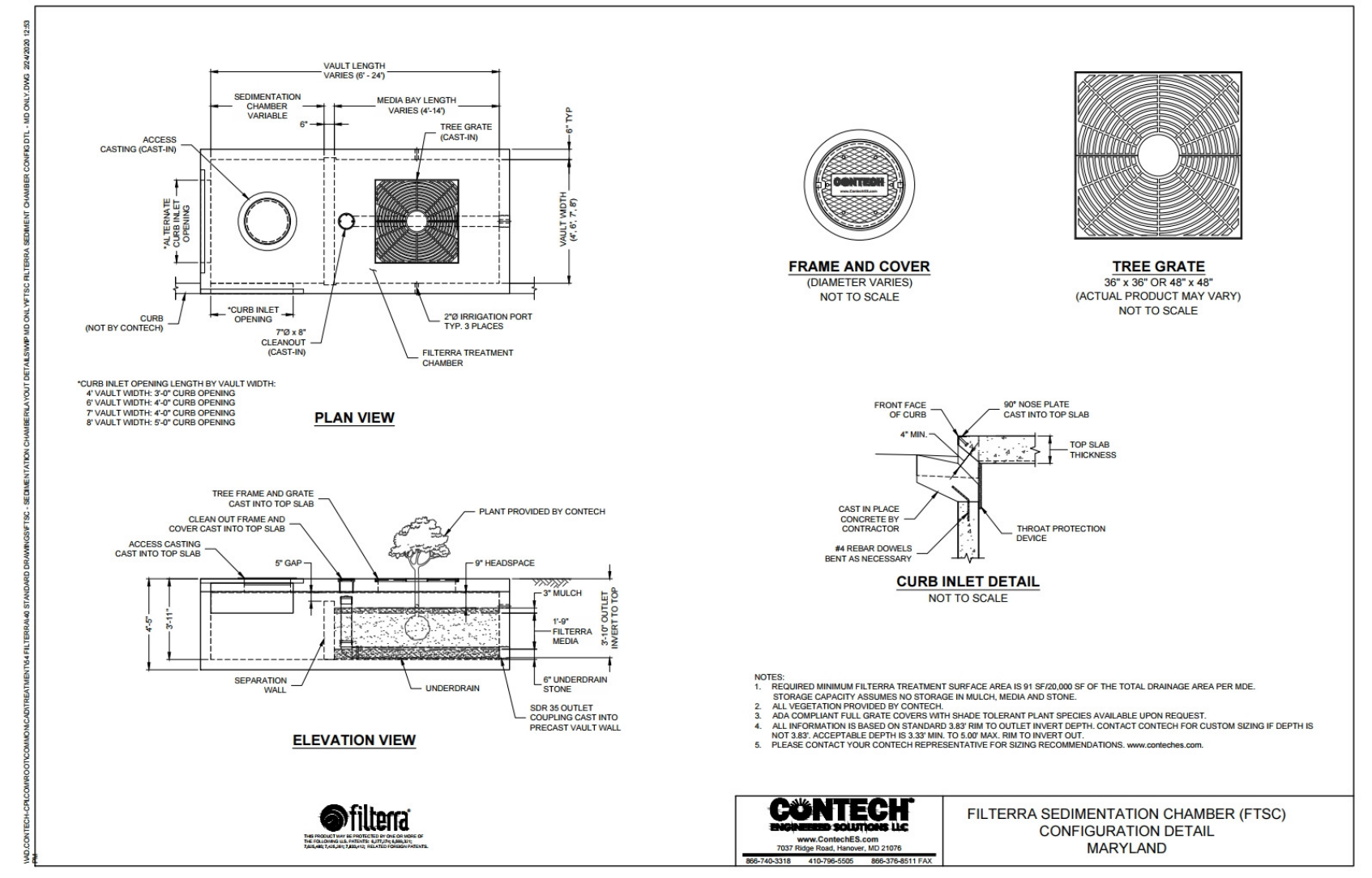
#### Installation

- Installation Procedure for Sump Condition.
  - Filtrerra Standard Offline System: The Standard Offline system cannot be used as a standalone inlet. It will need effective bypass during higher intensity rainfall events. To test a proposed location, imagine the Filterra throat is completely blocked (so it would act like a typical curb and gutter). If this results in any ponding or pooling drainage, the placement is inappropriate.
  - Filtrerra Internal Bypass - Curb (FTBC): FTBC systems incorporating the Terraflume tray can be utilized as a stand-alone inlet and are typically installed in a sump condition.
- Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.
- The unit shall be placed on the compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit is to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of maximum density at +1% to 2% of the optimum moisture. Unsuitable material below sub-grade shall be replaced to site engineer's approval. Contact Contech for guidance where slope exceeds 5%.
- Once the unit is set, the internal wooden forms and protective silt fabric cover must be left intact. The top lid should be sealed onto the box before backfilling, using a non-shrink grout, butyl rubber or similar waterproof seal. The boards on the top of the lid and boards sealed in the unit's throat must NOT be removed. The Supplier will remove these sections at the time of activation.
- Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations. The correct outlet will be marked on the Filterra box. Do NOT use plugged couplings marked "USE OTHER CONNECTION".
- Backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of the Filterra unit shall conform to ASTM specification C891 "Standard Practice for Installation of Underground Precast Utility Structures" unless specified otherwise in contract documents.
- It is the responsibility of the Contractor to provide curb and gutter and transition to the Filterra unit for proper stormwater flow into the system through the throat opening. A standard drawing of the throat and gutter detail is available on page 12. However, the plans and contract documents superseded all standard drawings. Flume variations are detailed in Section B of this manual. Effective bypass for the Filterra system is essential for correct operation (i.e. bypass to an overflow at lower elevation).

STORMWATER FACILITY DATA TABLE - FILTERRA #3		
OWNED & MAINTAINED BY STRUCTURE CLASSIFICATION	ST. JOHN PROPERTIES NON MD-378 DAM	
WATERSHED	WATERSHED #2130907 LIBERTY RESERVOIR	
RECEIVING STREAM CLASSIFICATION	Use III-P	
CONTRIBUTORY AREA	0.454 ACRES	
IMPERVIOUS AREA	0.401 ACRES	
MAX. EMBANKMENT HEIGHT	N/A	
EMBANKMENT WIDTH	N/A	
CENTROID COORDINATES:	N 612,673.7	E 1,292,940.4
UNIFORM STORMWATER SIZING CRITERIA:	REQUIRED	PROVIDED
ESD Volume (ESD)	N/A	1,237.2 cf
Overbank Flood Protection Volume(Qp)	---	---
Extreme Flood Volume(Qf)	Not Required	No Immediate Flood Hazard

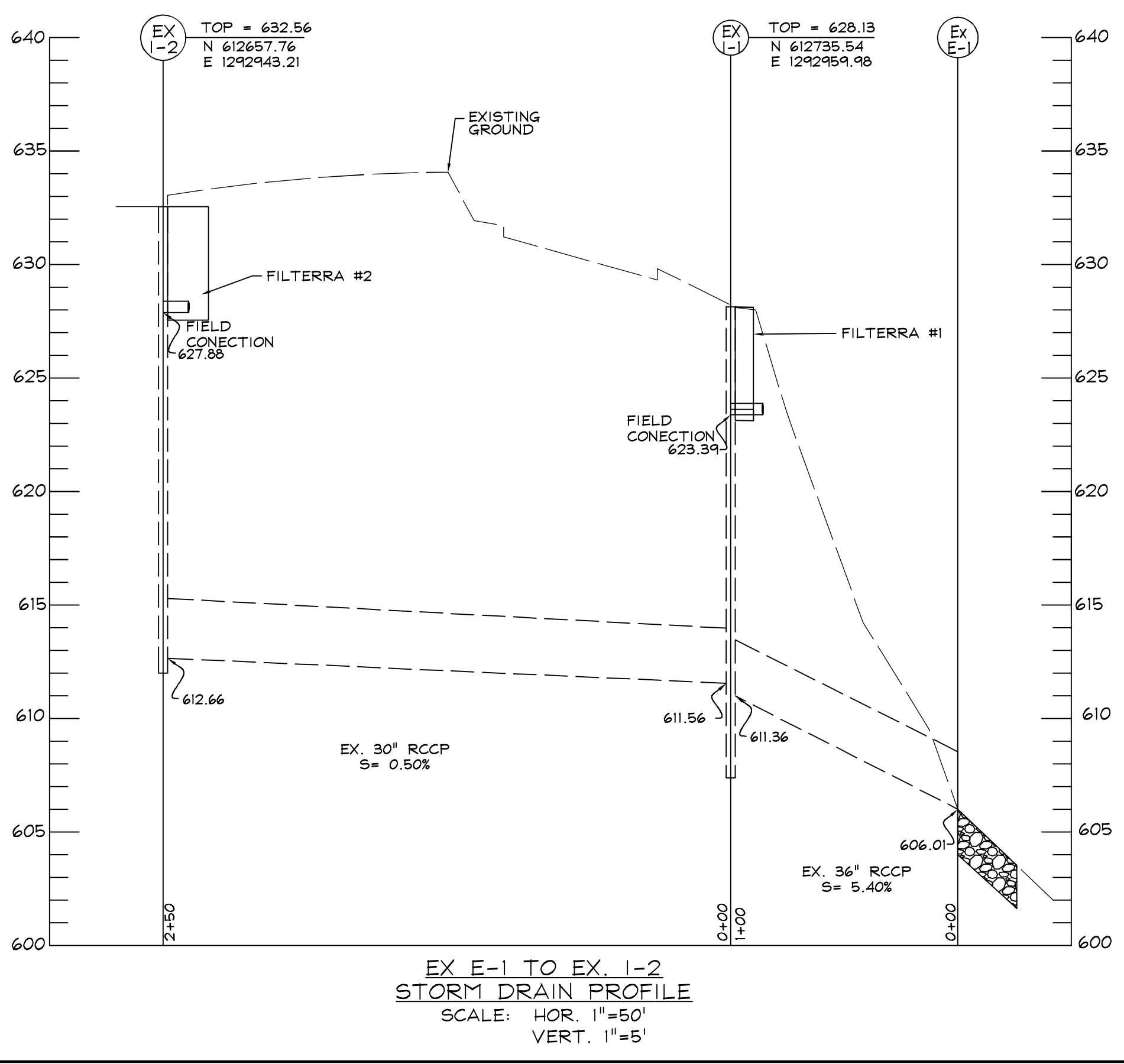
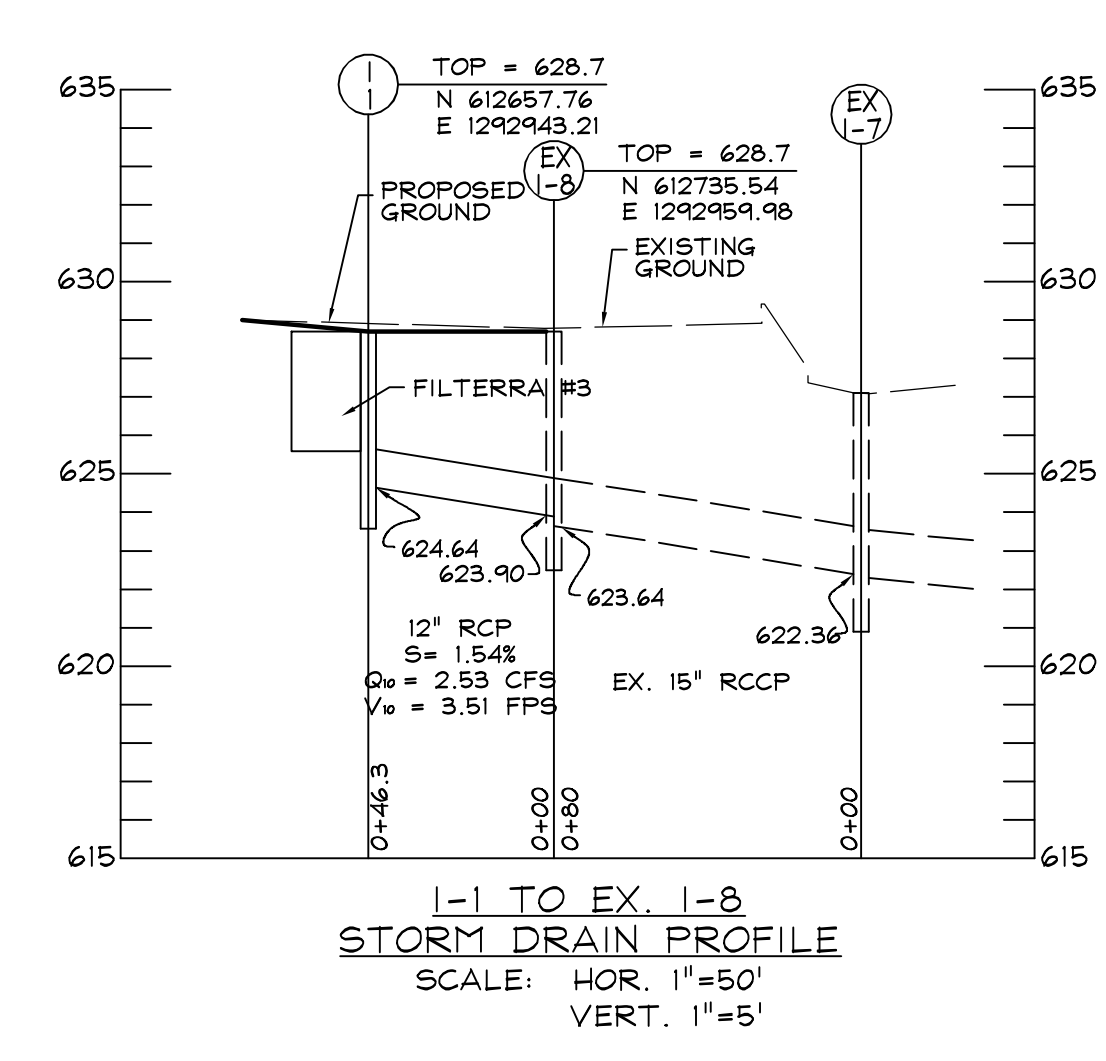
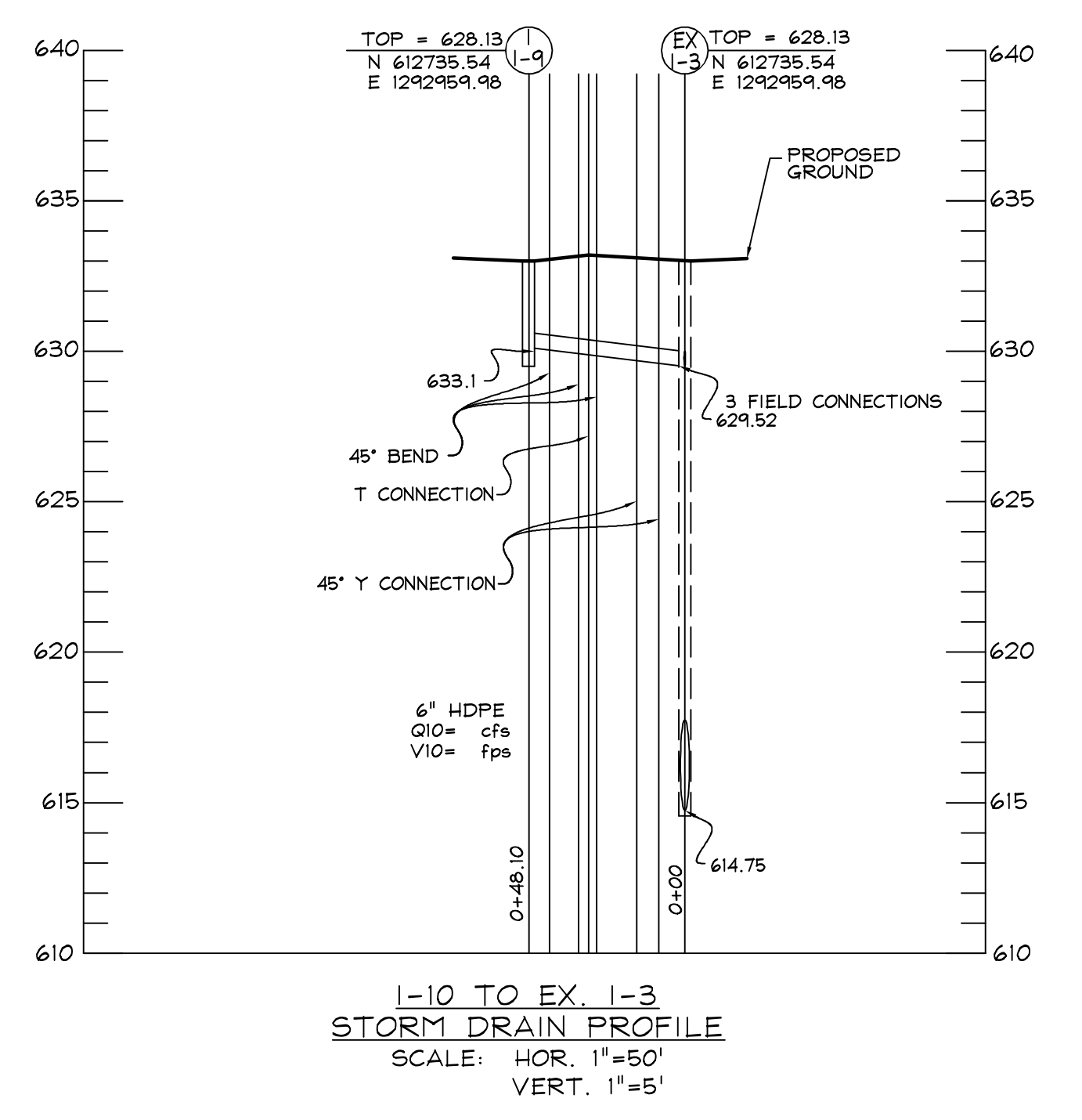
STORMWATER FACILITY DATA TABLE - FILTERRA #2		
OWNED & MAINTAINED BY STRUCTURE CLASSIFICATION	ST. JOHN PROPERTIES NON MD-378 DAM	
WATERSHED	WATERSHED #2130907 LIBERTY RESERVOIR	
RECEIVING STREAM CLASSIFICATION	Use III-P	
CONTRIBUTORY AREA	0.416 ACRES	
IMPERVIOUS AREA	0.416 ACRES	
MAX. EMBANKMENT HEIGHT	N/A	
EMBANKMENT WIDTH	N/A	
CENTROID COORDINATES:	N 612,757.1	E 1,293,440.7
UNIFORM STORMWATER SIZING CRITERIA:	REQUIRED	PROVIDED
ESD Volume (ESD)	N/A	1,322.0 cf
Overbank Flood Protection Volume(Qp)	---	---
Extreme Flood Volume(Qf)	Not Required	No Immediate Flood Hazard

STORMWATER FACILITY DATA TABLE - FILTERRA #1		
OWNED & MAINTAINED BY STRUCTURE CLASSIFICATION	ST. JOHN PROPERTIES NON MD-378 DAM	
WATERSHED	WATERSHED #2130907 LIBERTY RESERVOIR	
RECEIVING STREAM CLASSIFICATION	Use III-P	
CONTRIBUTORY AREA	0.576 ACRES	
IMPERVIOUS AREA	0.435 ACRES	
MAX. EMBANKMENT HEIGHT	N/A	
EMBANKMENT WIDTH	N/A	
CENTROID COORDINATES:	N 612,963.3	E 1,293,547.7
UNIFORM STORMWATER SIZING CRITERIA:	REQUIRED	PROVIDED
ESD Volume (ESD)	N/A	1,152.7 cf
Overbank Flood Protection Volume(Qp)	---	---
Extreme Flood Volume(Qf)	Not Required	No Immediate Flood Hazard



STRUCTURE SCHEDULE				
NO.	TYPE	SIZE	INV. IN	TOP ELEV.
	FILTERRA #3 (8' x 20')	6"	---	629.0
I-1	SINGLE WR INLET D-4.32	12"	---	628.7
	CONNECTION FROM FILTERRA #3	6"	625.6	---
EX I-8	EXISTING WR INLET	15"	---	628.7
	FIELD CONNECTION	12"	623.9	---
I-2	NYLOPLAST INLET 2812AG01X *	4"	---	632.6
I-3	NYLOPLAST INLET 2812AG02X *	4"	631.0	633.5
I-4	NYLOPLAST INLET 2812AG01X *	4"	---	633.5
	FILTERRA #2 (8' x 18')	6"	---	628.1
	FIELD CONNECTION FROM I-3	6"	628.1	---
	FIELD CONNECTION TO EX I-2	6"	627.6	---
	FILTERRA #1 (8' x 24')	6"	---	628.1
	FIELD CONNECTION TO EX I-1	6"	---	---
I-5	NYLOPLAST INLET 2712AG01X *	4"	---	630.1
I-6	NYLOPLAST INLET 2712AG01X *	4"	---	633.5
I-7	NYLOPLAST INLET 2712AG01X *	4"	---	633.5
I-8	NYLOPLAST INLET 2712AG01X *	4"	---	633.5
I-9	NYLOPLAST INLET 2712AG01X *	4"	---	633.5
I-10	NYLOPLAST INLET 2712AG01X *	4"	---	633.5

\* OR EQUIVALENT



DATA SOURCES:  
BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEG RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY HTPLS ON OCTOBER 13, 2021 AND DECEMBER 14, 2019 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.

www.ContechES.com/filtrerra

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**LIBSON CENTER, PARCELS 'G' & 'H'  
SITE DEVELOPMENT PLAN**

**STORMWATER  
MANAGEMENT  
PROFILES,  
NOTES, & DETAILS**

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM
TAX MAP:	2	CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	6/1/2023
PARCEL #	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	14 of 22
DWG. SCALE:	AS SHOWN		

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. 73996. EXPIRATION DATE 06/30/24.

6/1/2023  
DATE

W. Richard Demario  
PROFESSIONAL ENGINEER 21998

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
7/18/2023  
Andrew Edmondson  
CHIEF DEVELOPMENT ENGINEERING DIVISION  
7/18/2023  
Julia Saueracting  
CHIEF DIVISION OF LAND DEVELOPMENT  
7/26/2023  
Lynda Eisenberg  
DIRECTOR

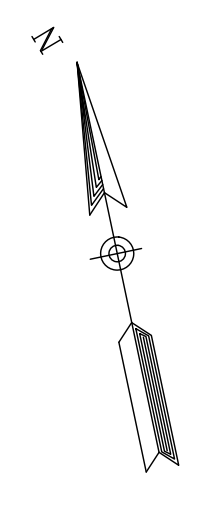
**OPERATION AND MAINTENANCE SCHEDULE FOR FILTERRA (I-1-6)**

A. EACH CORRECTLY INSTALLED FILTERRA UNIT IS TO BE MAINTAINED BY THE SUPPLIER, OR A SUPPLIER APPROVED CONTRACTOR FOR A MINIMUM PERIOD OF 1 YEAR. THE COST OF THIS SERVICE IS TO BE INCLUDED IN THE PRICE OF EACH FILTERRA UNIT. EXTENDED MAINTENANCE CONTRACTS ARE AVAILABLE AT EXTRA COST UPON REQUEST.

B. ANNUAL INCLUDED MAINTENANCE CONSISTS OF A MAXIMUM OF (2) SCHEDULED VISITS. THE VISITS ARE SCHEDULED SEASONALLY: THE SPRING VISIT AIMS TO CLEAN UP AFTER WINTER LOADS THAT MAY INCLUDE SALTS AND SANDS. THE FALL VISIT HELPS THE SYSTEM BY REMOVING EXCESSIVE LEAF LITTER.

C. EACH INCLUDED MAINTENANCE VISIT CONSISTS OF THE FOLLOWING TASKS:  
1. FILTERRA UNIT INSPECTION  
2. FOREIGN DEBRIS, SILT, MULCH & TRASH REMOVAL  
3. FILTER MEDIA EVALUATION AND RECHARGE AS NECESSARY  
4. PLANT HEALTH EVALUATION AND PRUNING OR REPLACEMENT AS NECESSARY  
5. REPLACEMENT OF MULCH  
6. DISPOSAL OF ALL MAINTENANCE REFUSE ITEMS  
7. MAINTENANCE RECORDS UPDATED AND STORED (REPORTS AVAILABLE UPON REQUEST)

D. THE BEGINNING AND ENDING DATE OF SUPPLIERS OBLIGATION TO MAINTAIN THE INSTALLED SYSTEM SHALL BE DETERMINED BY THE SUPPLIER AT THE TIME SYSTEM IS ACTIVATED. OWNERS MUST PROMPTLY NOTIFY THE SUPPLIER OF ANY DAMAGE TO THE PLANT(S), WHICH CONSTITUTE(S) AN INTEGRAL PART OF THE BIORETENTION TECHNOLOGY.



MARYLAND ROUTE 94  
RURAL MAJOR COLLECTOR  
RIGHT-OF-WAY PLATS 41232,  
41234 AND 43086

ENLARGEMENT  
SHEET 18

ENLARGEMENT  
SHEET 16

ENLARGEMENT  
SHEET 17



**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
7/26/2023  
Michael J. Davis  
County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
7/18/2023  
Chief, Development Engineering Division  
7/18/2023  
Chief, Division of Land Development  
7/26/2023  
Director

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DocuSigned by:  
[Signature]  
DATE

SCHEDULE A  
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways		Adjacent to Perimeter Properties	
	3a	1	2	3b
Perimeter Number	3a	1	2	3b
Landscape Type	E	A	A	A
Linear Feet of Roadway Frontage/Perimeter	173 LF.	226 LF.	75 LF.	120 LF.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	YES*	YES*	YES*	YES*
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	YES** 135 LF	NO	NO	NO
Number of Plants Required				
Shade Trees	1	0	0	0
Evergreen Trees	0	0	0	0
Shrubs	10	0	0	0
Number of Plants Provided				
Shade Trees	1	-	-	-
Evergreen Trees	0	-	-	-
Other Trees (2:1 substitution)	0	-	-	-
Shrubs (10:1 substitution)	10	-	-	-

\* Existing plant material to remain  
3a: 2 Shade Trees  
1: Existing wooded slope to remain, ±40'w. wooded buffer  
2: 2 Evergreen Trees  
3b: 2 Shade Trees

\*\* Existing ±5' high berm is located between the parking lot and Woodbine Road, providing excellent screening.

SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	26***
Number of Trees Required	2
Number of Trees Provided	2
Shade Trees	-
Other Trees (2:1 substitution)	-
Internal Islands Required	2
Internal Islands Provided (Min. 200 Sf.)	2

\*\*\* Number of parking spaces within proposed LOD - see quantities in Area 3 on this sheet.

NOTE: (7) trees within the parking area of Area 2 are to be removed and replaced. They are not included in the parking lot calculations because no new parking spaces are being added within area 2 (on this sheet).

(6) shade trees (Betula nigra) are proposed to comply with Alternative Compliance conditions required by Howard County.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
(Symbol)	6	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	2" - 2 1/2" CAL. 10-12' HT.	B&B	CLUMP FORM 3-4 STEM
(Symbol)	10	PLATANUS ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2" - 2 1/2" CAL.	B&B	FULL SPECIMEN HEADED TO 6' HT
<b>SHRUBS</b>					
(Symbol)	10	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY' ALLEGHANY LEATHERLEAF VIBURNUM	30-36" HT.	B&B	5' O.C.

SPECIFICATIONS FOR PLANTING

**PLANT IDENTIFICATION:**  
All plants shall be identified in accordance with the latest edition of Hortus Third, by "The Staff of the Hortorium"

**LIST OF PLANT MATERIALS:**  
The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

**PLANT QUANTITY:**  
All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANS) 260.1, (latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

**PLANT SPACING:**  
Plant spacing is to scale on the plan or as shown on the plant list.

**SOIL MIX:**  
Soil mix will be 2/3 existing soil and 1/3 LEAFGRD or equal organic

**BALL SIZE:**  
The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI 260.1, latest edition.

**EXCAVATION:**  
Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be cultivated.

**PLANTING:**  
Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burp from top of all B&B material. Nylon or vinyl rope and/or burp will be completely removed from all plant material prior to planting.

**TRANSPLANTING TREES BY TREE MACHINES:**  
Trees shall be moved by machines that provide a minimum of 6" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transported in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and gey as described in these plans and specifications.

PLANTING NOTES

- THE CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
- THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THIS PLAN IS FOR PLANTING ONLY.
- NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
- SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

**PERMIT INFORMATION CHART**

SUBDIVISION NAME: ROUTE 94 BUSINESS CENTER	SECTION/AREA: N/A	LOT/PARCEL NO. PARCEL G & H
PLAT # OF LF PLAT 1997	BLOCK# 24	ZONING B-2/RC-DEO
TAX MAP NO. 1,447 / F 590	TAX MAP NO. 002	ELECT. DISTRICT 4TH
WATER CODE N/A	SEWER CODE N/A	CENSUS TRACT 6040.01

STANDARD LANDSCAPE NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LANDSCAPE SURETY

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. 16 SHADE TREES AND 10 SHRUBS HAVE BEEN PROVIDED TO MEET THE LANDSCAPE MANUAL.

A LANDSCAPE SURETY IN THE AMOUNT OF \$5,100.00 TO BE POSTED WITH THE GRADING PERMIT.

DATA SOURCES:

BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEG RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN AND BOUNDARY SURVEY ON OCTOBER 19, 2001 AND DECEMBER 4, 2014 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.

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LISBON CENTER, PARCEL 'G' & 'H'  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

4TH ELECTION DISTRICT    HOWARD COUNTY

REVISIONS

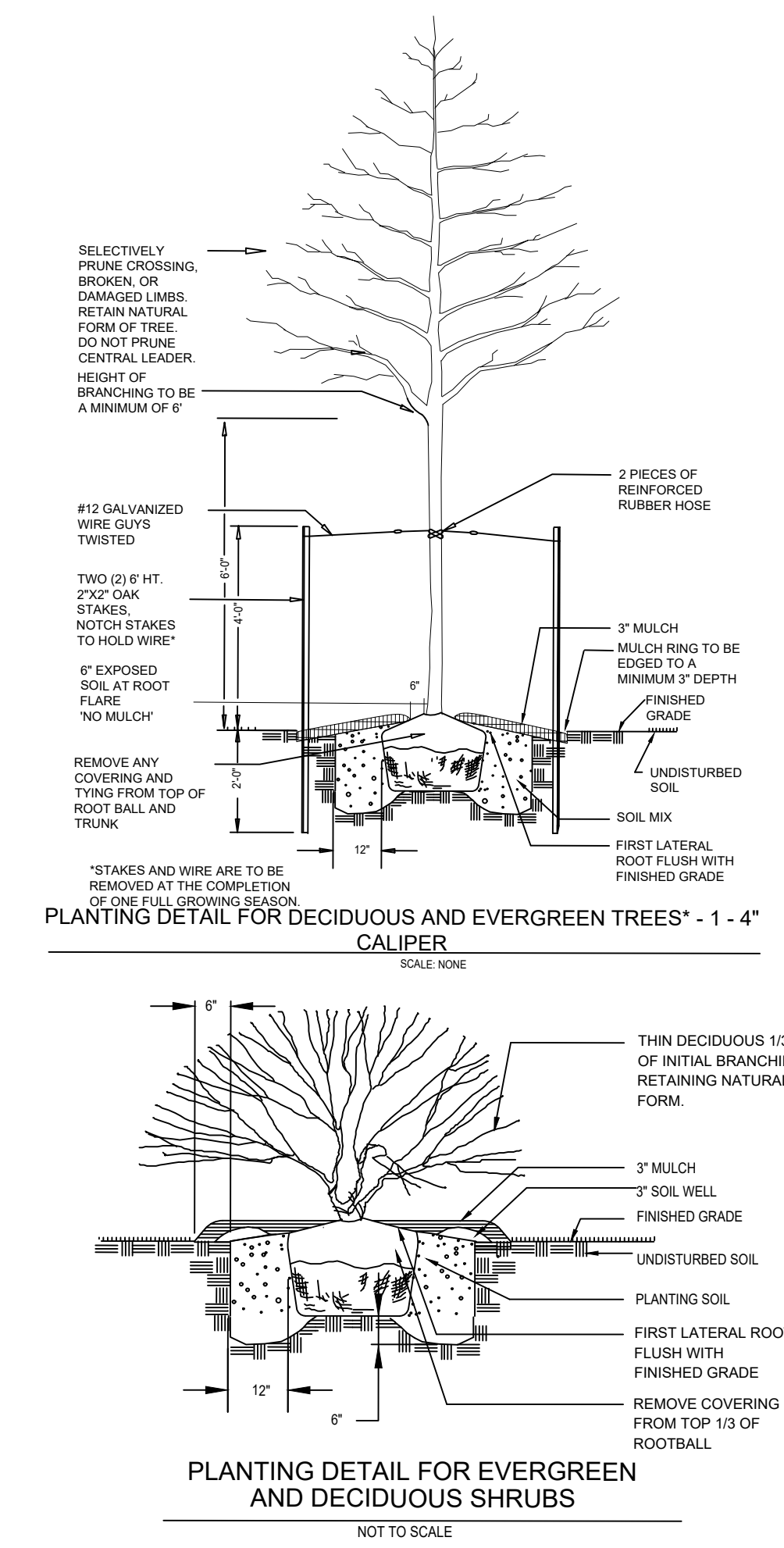
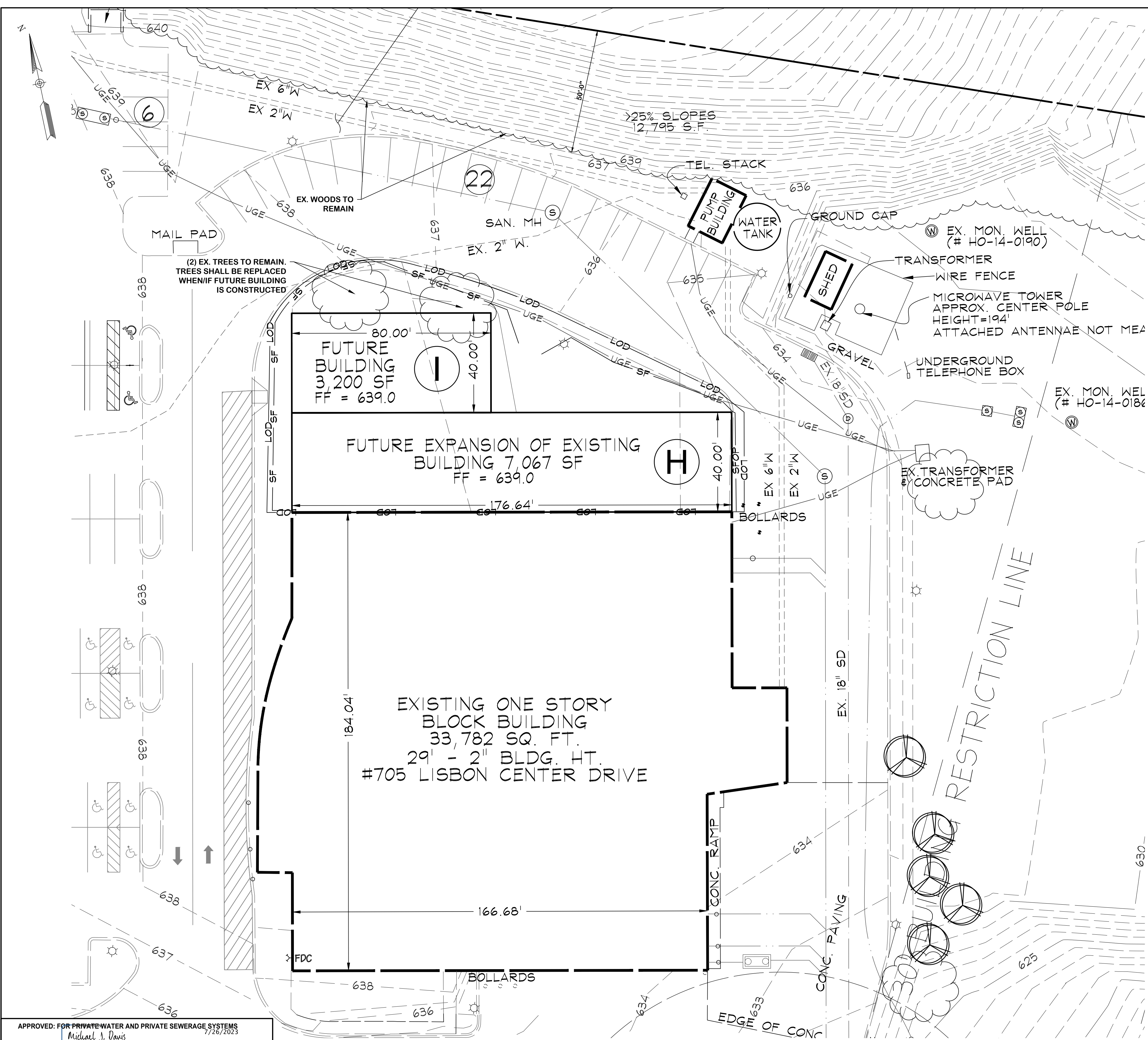
NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

01/31/2023  
DATE

DocuSigned by:  
DEVIN M. LEARY  
01/31/2023 10:18:17 AM

DEVIN M. LEARY  
LANDSCAPE ARCHITECT #3693

CO. FILE #:	SDP-23-009	DES. BY:	MRV
TAX ACC. #:	04-341902	DRN. BY:	MRV
TAX MAP:	2	CHK. BY:	DML
BLOCK / GRID:	24	DATE:	06/01/2023
PARCEL #:	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	15 of 22
DWG. SCALE:	AS SHOWN		



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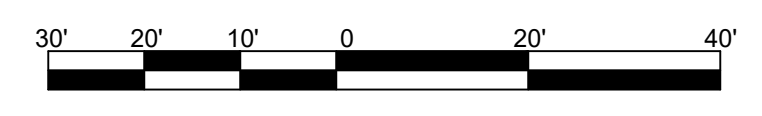
4TH ELECTION DISTRICT      HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
 7/26/2023  
 Michael J. Davis  
 County Health Officer  
 Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
 7/18/2023  
 Chief, Development Engineering Division  
 Chief, Division of Land Development

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.



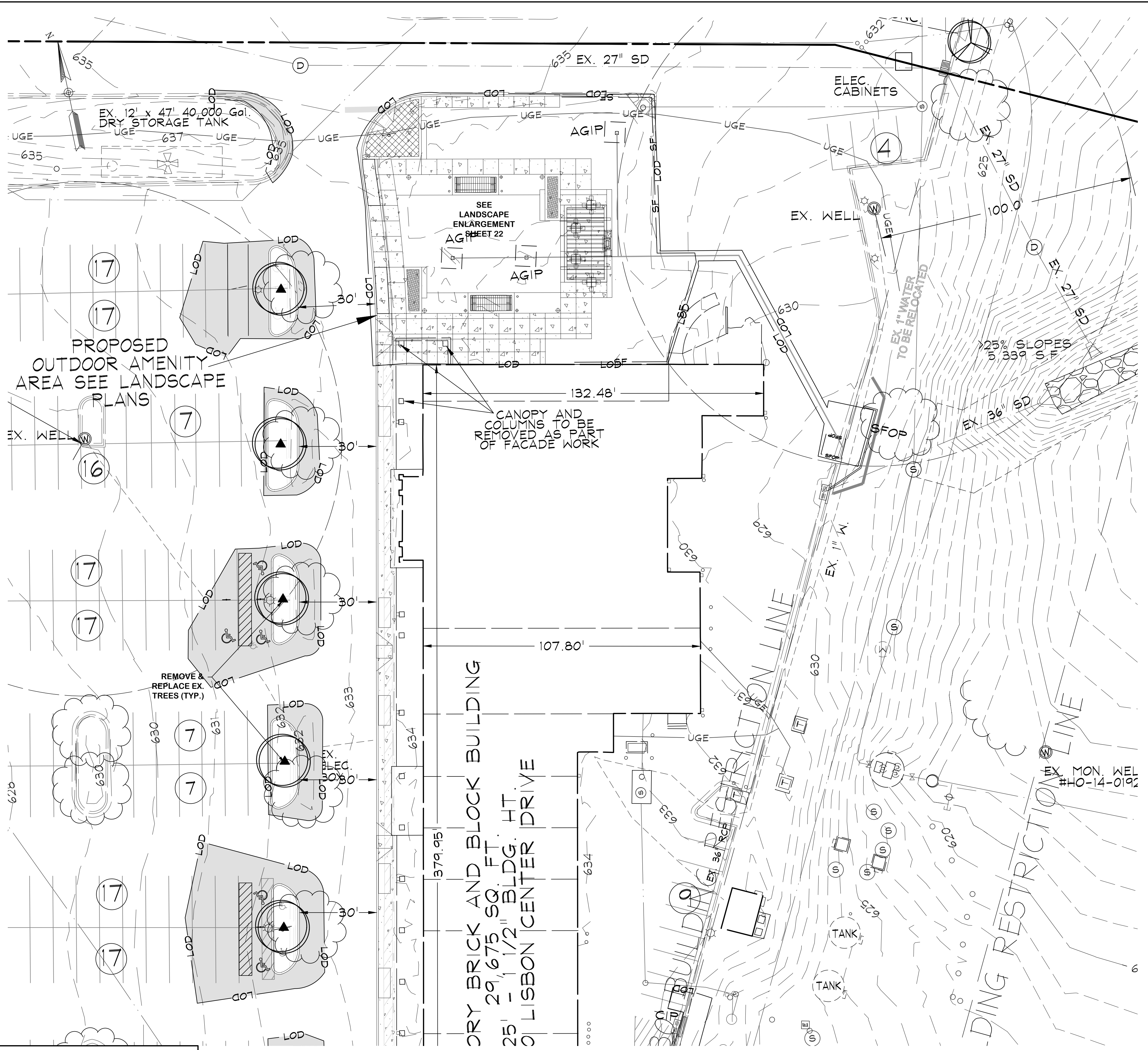
**PERMIT INFORMATION CHART**

SUBDIVISION NAME: ROUTE 94 BUSINESS CENTER	SECTION/AREA: N/A	LOT/PARCEL NO. PARCEL G & H
PLAT # OF L.F. 14487 / F. 590	BLOCK # 24	ZONING B-2/RC-DEO
TAX MAP NO. 002	ELECT. DISTRICT 4TH	CENSUS TRACT 6040.01
WATER CODE N/A	SEWER CODE N/A	

**HUMAN & ROHDE, INC.**  
 Landscape Architects  
 512 Virginia Ave.  
 Towson, Maryland 21286  
 (410)825-3885 Phone  
 (410)825-3887 Fax

01/31/2023  
 DATE  
 Devin M. Leary  
 LANDSCAPE ARCHITECT #3693





**DATA SOURCES:**  
 BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEG RADER SURVEYORS AND THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD RUN SURVEY COMPLETED BY HTPLS ON OCTOBER 19, 2001 AND DECEMBER 4, 2014 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.

**DDC inc.**  
 Development Design Consultants

Planners  
 Surveyors  
 Engineers  
 Landscape Architects

192 East Main Street  
 Westminster, MD 21157  
 410.386.0560  
 410.386.0564 (Fax)  
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 www.DDCinc.us

**OWNER:**  
 LISBON PLAZA, LLC  
 C/O ST JOHN PROPERTIES  
 2560 LORD BALTIMORE DRIVE  
 BALTIMORE, MD 21244  
 (410) 788-100

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

**SITE ADDRESS:**  
 700-712 LISBON CENTER DRIVE  
 WOODBINE, MD 21797

**LISBON CENTER, PARCEL 'G' & 'H'  
 SITE DEVELOPMENT PLAN  
 LANDSCAPE PLAN**

4TH ELECTION DISTRICT HOWARD COUNTY

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

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01/31/2023  
 DATE

Designed by:  
**DEVIN LEARY**  
 LANDSCAPE ARCHITECT #3693

**PERMIT INFORMATION CHART**

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PLAT # OF LUF 14487 / F-350	BLOCK# 24	ZONING B-2/RC-DEO
TAX MAP NO. 002	ELECT. DISTRICT 4TH	CENSUS TRACT 6040.01
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**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
 7/26/2023

County Health Officer  
 Michael J. Davis  
 Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
 7/18/2023

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 Chad Edmondson  
 7/18/2023

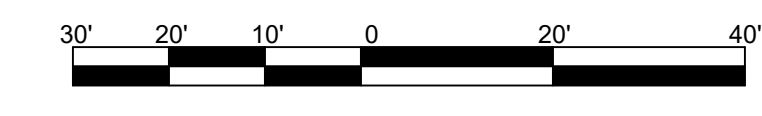
CHIEF, DIVISION OF LAND DEVELOPMENT  
 Julia Saueracting  
 7/26/2023

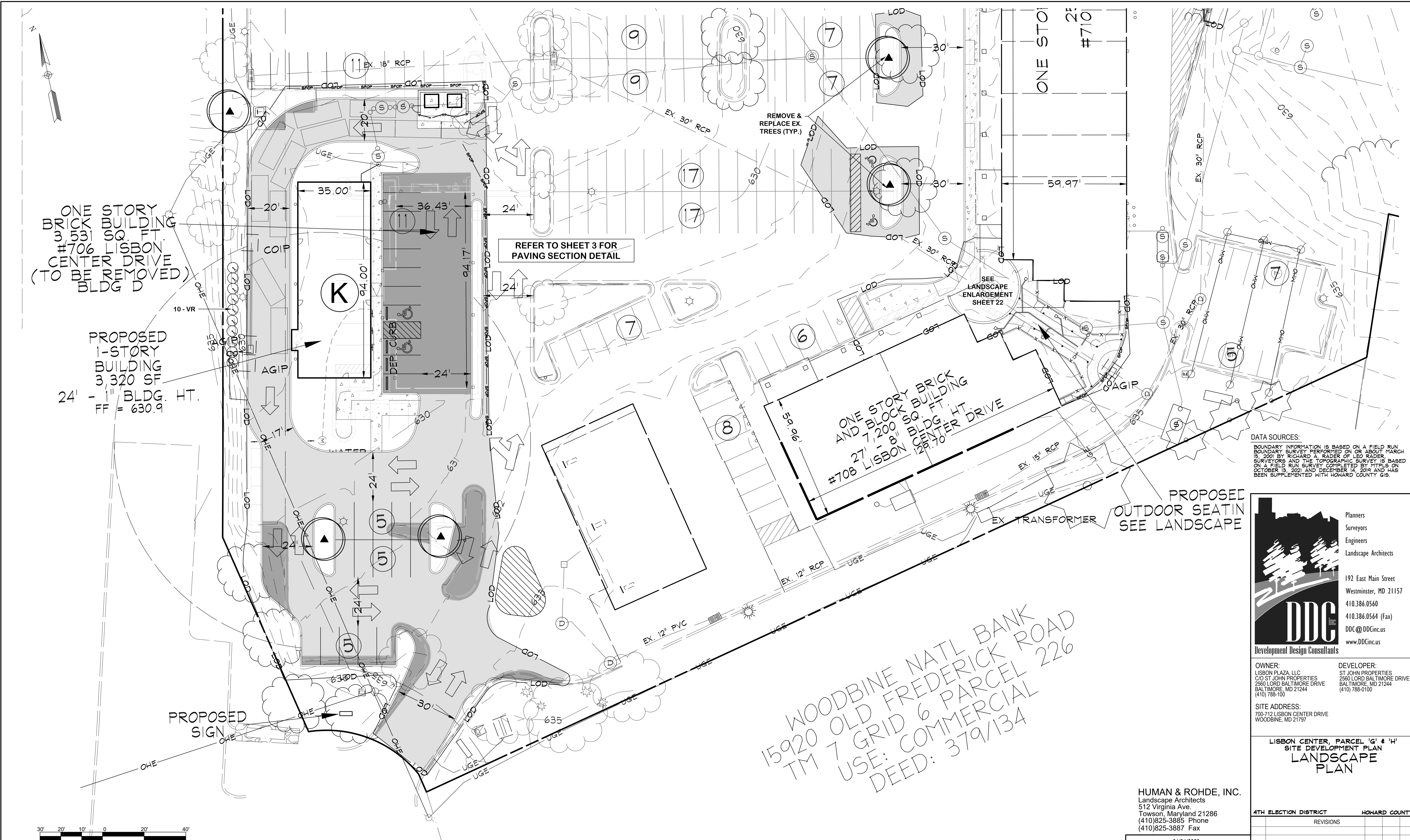
DIRECTOR  
 Lynda Eisenberg  
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DocuSigned by:  
 [Signature]  
 NAME: [Name] DATE: [Date]





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SITE DEVELOPMENT PLAN  
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4TH ELECTION DISTRICT HOWARD COUNTY

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7/18/2023  
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7/18/2023  
Chief, Division of Land Development  
7/26/2023  
Director

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DocuSigned by:  
[Signature]  
NAME DATE

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

Table with 2 columns: Net Tract Area (A-F) and Land Use Category (E-I). Values include A=26.0, B=0.0, C=24.2, D=1.8, E=0.3, F=0.3.

Table with 2 columns: Existing Forest Cover (G-I) and Break Even Point (J-K). Values include G=0.0, H=0.0, I=0.0, J=0.0, K=0.0.

Table with 2 columns: No Clearing below the Minimum (L-M) and Planting Requirements Inside Watershed (N-U). Values include L=0.0, M=0.0, N=0.0, P=0.0, Q=0.0, R=0.0, S=0.3, T=0.3, U=0.2, V=0.2.

Table with 2 columns: Planting requirements Outside Watershed (W-Z) and AA-DD. Values include W=0.0, X=0.3, Y=0.0, Z=0.0, AA=0.0, BB=0.0, CC=0.0, DD=0.3.

An alternative compliance request has been submitted to request that area within the LOD be considered the Net Tract.

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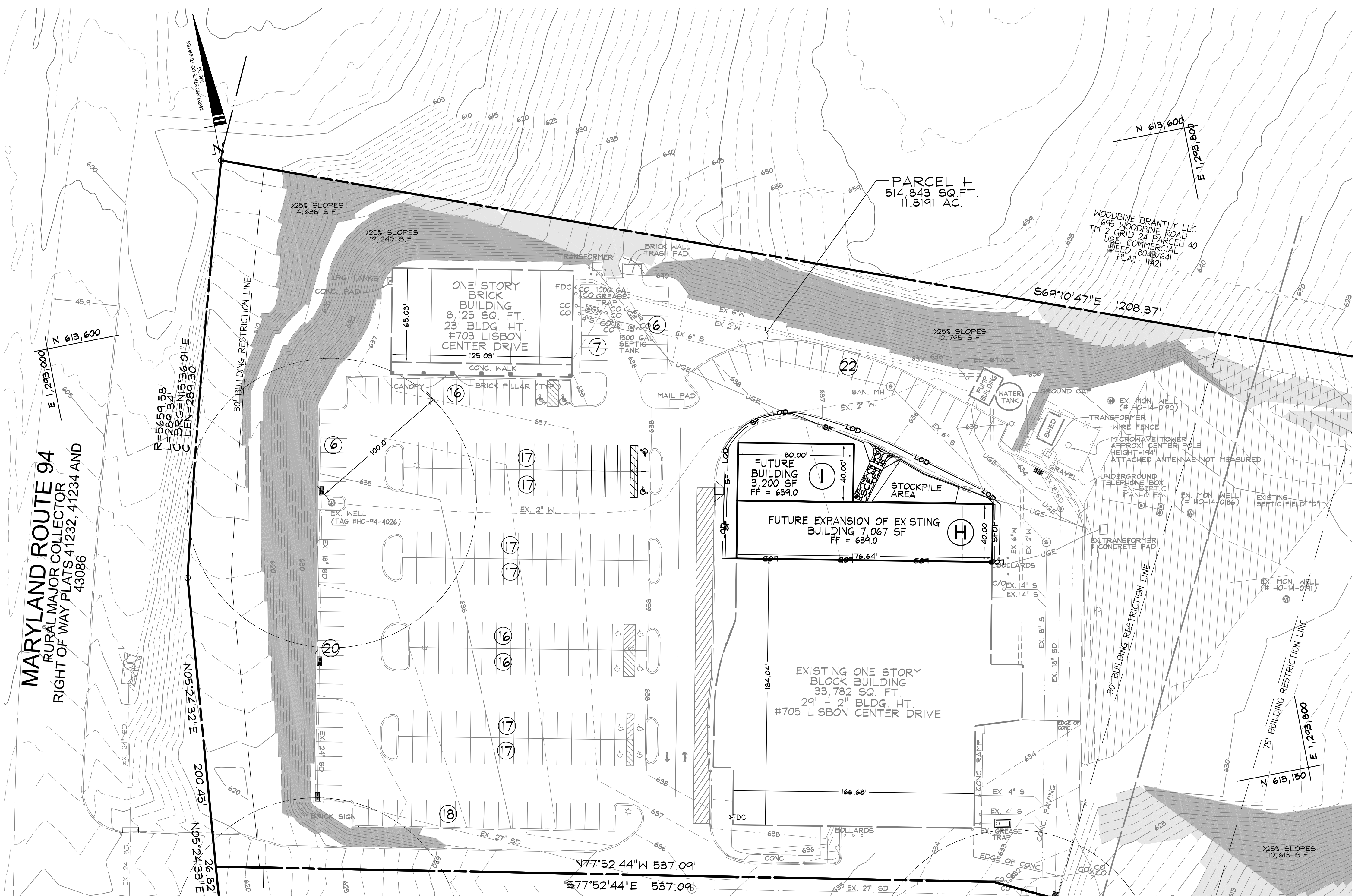
DRAWING LEGEND

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
680 EXISTING MAJOR CONTOUR (10' INTERVAL)
ADJACENT PROPERTY LINE
EXISTING PROPERTY BOUNDARY
EX. ROAD / EDGE OF PAVING
EX. OVERHEAD ELECTRIC & UTILITY POLES
PROPOSED EDGE OF PAVEMENT
PROPOSED CURB
PROPOSED STORM DRAIN W/ INLETS & MANHOLE
PROPOSED WATER LINE & HYDRANT
PROPOSED SEWER AND MANHOLES
EX. BUILDING
PROPOSED BUILDING
EXISTING TREELINE
PROPOSED TREELINE

- PROPOSED ORNAMENTAL TREE
PROPOSED SHADE TREE
PROPOSED EVERGREEN TREE

- SITE LIGHTING
STEEL SLOPES 15%-25% (0.18± Ac.)
STEEL SLOPES 25%+ (0.64± Ac.)

- LIMIT OF DISTURBANCE
PROPOSED SILT FENCE
PROPOSED SILT FENCE ON PAVEMENT
STABILIZED CONSTRUCTION ENTRANCE



SCALE MATCHLINE SEE SHEET 20
1" = 40'

- SITE DATA
1. GROSS SITE ACREAGE: 26.02 AC±
2. FLOOD PLAIN ACREAGE: 0.0 AC±
3. STEEP SLOPES 25% OR GREATER: 1.75 AC±
4. NET SITE ACREAGE: 24.27 AC± (1.74 AC± PER ALT. COMPLIANCE REQUEST)
5. ZONING: B-2/RC-DEO
6. AREA OF EXISTING FOREST: 0.0 AC± WITHIN NET TRACT
7. THERE ARE NO HISTORIC STRUCTURES ON THE SUBJECT PROPERTY.
8. THERE IS NO EVIDENCE OF RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES OR THEIR HABITATS ON THE SUBJECT PROPERTY.
9. WATERSHED: PATAPSCO/BACK (2130905)
10. THERE ARE NO STATE CHAMPION OR SPECIMEN TREES ON THE PROPERTY WITHIN THE NET TRACT.
11. THERE ARE NO STREAMS, WETLANDS OR ASSOCIATED BUFFERS LOCATED WITHIN THE NET TRACT.
12. THERE IS NO FLOODPLAIN LOCATED ON THE PROPERTY.
13. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS NOTED ON THE PROPERTY DURING THE FIELD INVESTIGATION.
14. THERE ARE NO ERODIBLE OR HYDRIC SOILS LOCATED WITHIN THE NET TRACT.

- GENERAL NOTES
1. EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY HTPLS, INC. COMPLETED IN APRIL, 2022.
2. SOIL DELINEATION SHOWN PER USDA NATIONAL COOPERATIVE WEB SOIL SURVEY, NOVEMBER 13, 2008, WEB: <HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/> & USDA, SOIL CONSERVATION SERVICE. SOIL SURVEY FOR HOWARD COUNTY, MARYLAND, 2008.
3. A REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1201(V) OF THE HOWARD COUNTY CODE WAS SUBMITTED AS PART OF A WAIVER PETITION APPLICATION (NP-23-054) TO LIMIT THE NET TRACT AREA FOR THE PURPOSES OF COMPUTING FOREST CONSERVATION REQUIREMENTS TO THE AREA OF THE LOD PER A LETTER FROM THE DIRECTOR OF THE HOWARD COUNTY DIVISION OF LAND DEVELOPMENT, DATED JANUARY 11, 2023. THE REQUEST FOR ALTERNATIVE COMPLIANCE WAS GRANTED IN A DELIBERATION BETWEEN THE DIRECTORS PLANNING, PUBLIC WORKS, AND SUSTAINABILITY SUBJECT TO THE TWO FOLLOWING CONDITIONS:
A. THAT A REVISION TO THIS SDP SUBMITTED FOR FUTURE REVISIONS TO THE BUILDING PAD/SITE FOR BUILDING K.
B. THAT THE FOREST CONSERVATION CHART BE ADDED TO THE SITE DEVELOPMENT PLAN.
C. THAT SIX (6) ADDITIONAL NATIVE SHADE TREES OF A MINIMUM 2" CALIPER BE PLANTED ON PARCEL 82 AS PART OF THIS SITE DEVELOPMENT PLAN.
4. THE SPECIMEN TREE REPLACEMENT PLANTING DETAILS ARE SHOWN ON THE LANDSCAPE PLAN.

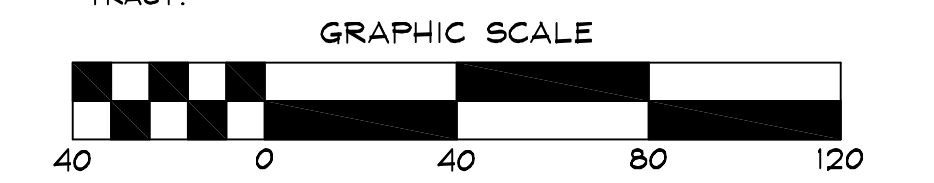
SIMPLIFIED FSD NARRATIVE
THE LISBON CENTER IS AN EXISTING RETAIL CENTER LOCATED OFF OF OLD FREDERICK ROAD IN THE LISBON SECTION OF HOWARD COUNTY, MARYLAND. THE OVERALL PROPERTY IS 26.02 ACRES. THE PROPERTY IS MADE UP OF TWO PARCELS AND IS ZONED B-2 AND RC DEO. THE MAJORITY OF THE B-2 ZONED LAND HAS BEEN DEVELOPED INTO A COMMERCIAL CENTER WITH STORES, PARKING AND UTILITIES. THE STORES OCCUR BOTH IN CONNECTED FLAZA STYLE BUILDING AND AS STAND ALONE STRUCTURES WITHIN THE PARKING LOT. THE RESIDENTIALLY ZONED PORTION OF THE PROPERTY IS OPEN AND MAINTAINED AS FIELD AND YOUNG SUCCESSIONAL FOREST, SEPTIC AND STORMWATER MANAGEMENT FACILITY THAT SUPPORT THE COMMERCIAL DEVELOPMENT ARE PRESENT ON THIS PORTION OF THE PROPERTY. THE PROPOSED PROJECT'S LIMIT OF DISTURBANCE WILL ENCOMPASS APPROXIMATELY 1.74 ACRES OF THE PROPERTY THAT HAS BEEN PREVIOUSLY DEVELOPED. THE PROJECT PROPOSES THE REMOVAL OF A FORMER PIZZA HUT RESTAURANT AND THE REPLACEMENT WITH A SIMILARLY SIZED BUILDING THAT WILL HOUSE A RETAIL USER. ADDITIONAL IMPROVEMENTS INCLUDE RECONFIGURATION OF PARKING ISLANDS ALONG THE DRIVE ASIBLE IN FRONT OF THE SHOPPING CENTER AND THE ADDITION OF ENHANCEMENT COMMUNITY SPACES ADJACENT TO THE SHOPPING CENTER FOR OUTSIDE DINING AND PASSIVE RECREATION.

THE PROPOSED LIMITS OF DISTURBANCE ENCOMPASSED BY THE PROJECT SITE ARE GENERALLY IMPERVIOUS AND DO NOT INCLUDE ANY FOREST OR SPECIMEN TREES. APPROXIMATELY 0.6 ACRES OF THE 1.74 ACRE PROPOSED LIMIT OF DISTURBANCE ARE PERVIOUS. THESE PERVIOUS AREAS ARE LIMITED TO GRASSED ISLANDS WITHIN THE PARKING LOT/ADJACENT TO THE BUILDING AND LAWN AREAS ADJACENT TO THE SHOPPING CENTER. NO WETLANDS, STREAMS OR BUFFERS ARE PRESENT WITHIN THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT. NO STEEP SLOPES ARE PRESENT WITHIN THE PROJECT AREA. NO CEMETERIES OR HISTORIC ELEMENTS ARE KNOWN TO OCCUR WITHIN THE PROJECT LIMITS. NO RARE, THREATENED OR ENDANGERED SPECIES ARE PRESENT WITHIN THE PROJECT AREA.

HYDROLOGIC SYMBOL SOIL GROUP NAME SLOPE S-F 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
GqB D GLENELG-URBAN LAND 0% - 8% --- NO
MoB B MANOR LOAM 3% - 8% 0.28 NO
MoC B MANOR LOAM 3% - 8% 0.28 NO
OqB B OCCOQUAN LOAM 3% - 8% 0.37 NO

FOREST CONSERVATION RECOMMENDATIONS FROM THE FOREST STAND DELINEATION REPORT
THE NET TRACT DOES NOT INCLUDE ANY VEGETATIVE COMMUNITIES THAT WOULD BE CONSIDERED FOREST. DEVELOPMENT OF THE PROPERTY GENERATES AN AFFORESTATION REQUIREMENT OF 0.1 ACRES AND THE REQUIRED EASEMENT AREA NO OF SUFFICIENT SIZE TO ALLOW FOR THE ESTABLISHMENT OF AN EASEMENT THAT MEETS THE DEFINITION OF A FOREST STAND. THIS PLAN PROPOSES TO SATISFY THE OBLIGATION VIA PURCHASE OF OFF-SITE BANK CREDIT.

FOREST CONSERVATION MITIGATION
MITIGATION CREDIT OF 0.3 ACRES WILL BE PURCHASED IN CREDITS FROM THE REGAN PROPERTY FOREST CONSERVATION BANK (SDP-16-015).



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Michael J. Davis
7/26/2023
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andrew Edmondson
7/18/2023
Chief Development Officer
Julia Sauer Acting
7/18/2023
Chief Division of Land Development
Lynda Eisenberg
7/26/2023
Director

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LISBON CENTER, PARCELS 'G' & 'H' SITE DEVELOPMENT PLAN

FOREST CONSERVATION PLAN

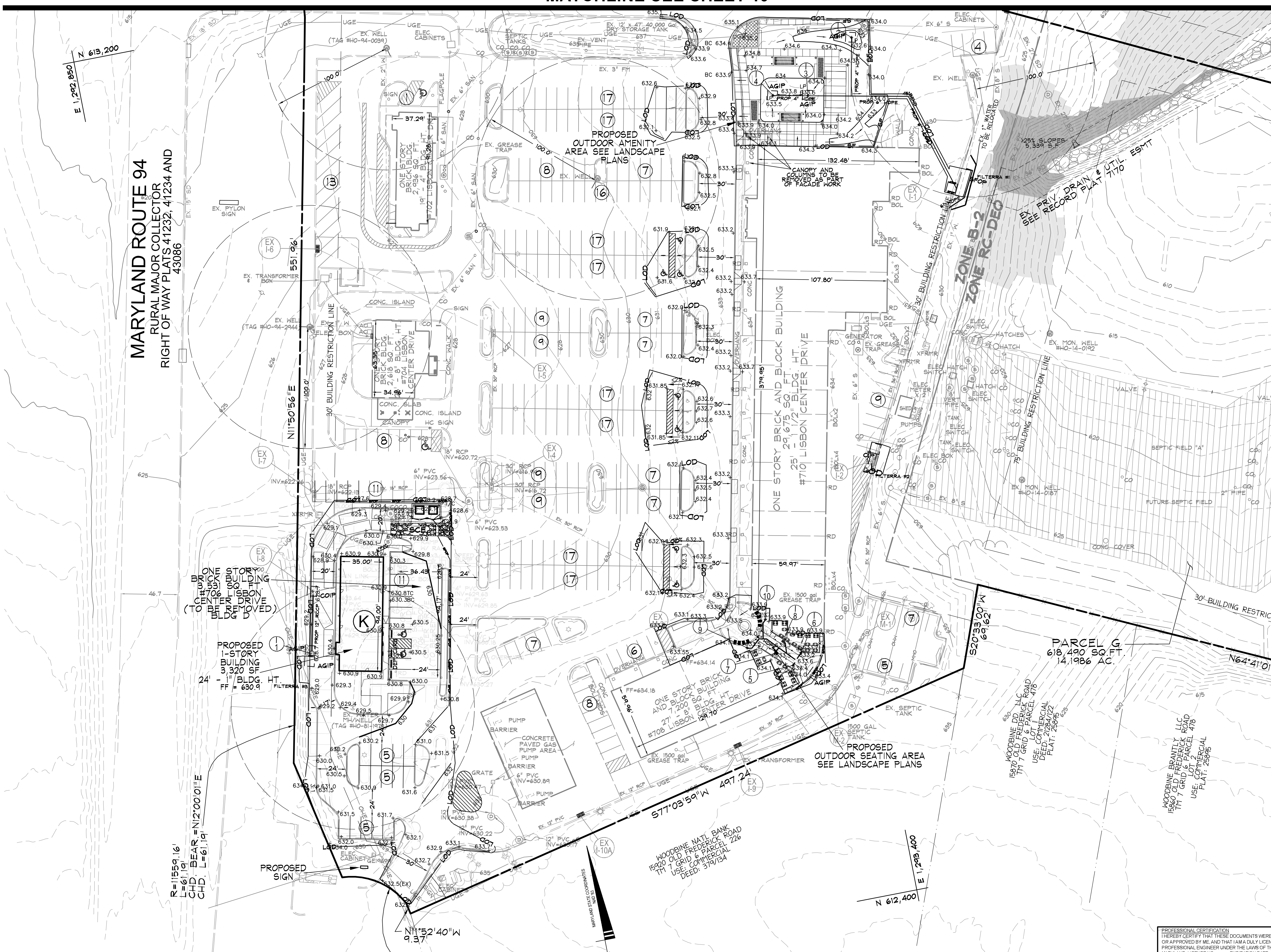
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PROFESSIONAL CERTIFICATION
6/12/2023
DATE
W. Richard Demario
PROFESSIONAL ENGINEER 21998

THIS FOREST CONSERVATION PLAN WAS PREPARED BY ANDREW STINE, LANDSCAPE ARCHITECT #3222

MATCHLINE SEE SHEET 19

MARYLAND ROUTE 94  
RURAL MAJOR COLLECTOR  
RIGHT OF WAY PLATS 41232, 41234 AND  
43086



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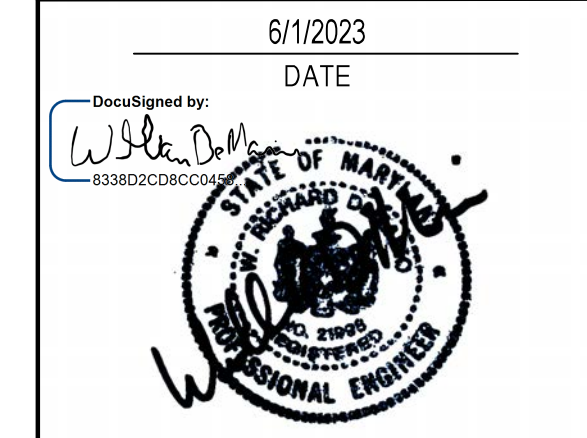
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LISBON CENTER, PARCELS 'G' & 'H'  
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FOREST  
CONSERVATION PLAN

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 06/30/24.



W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER 21998

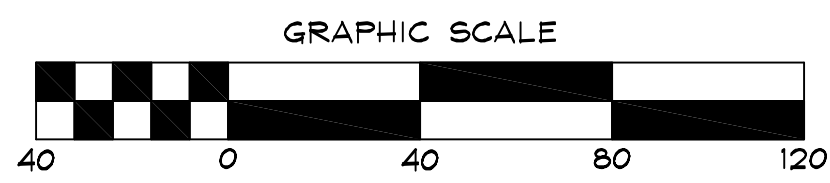
4TH ELECTION DISTRICT HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

CO. FILE #	SDP-23-009	DES. BY:	RAM/LJC
TAX ACC. #	04-341902	DRN. BY:	LJC/RAM
TAX MAP:	2	CHK. BY:	WRD
BLOCK / GRID:	24	DATE:	6/1/2023
PARCEL #	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	20 of 22
DWG. SCALE:	AS SHOWN		

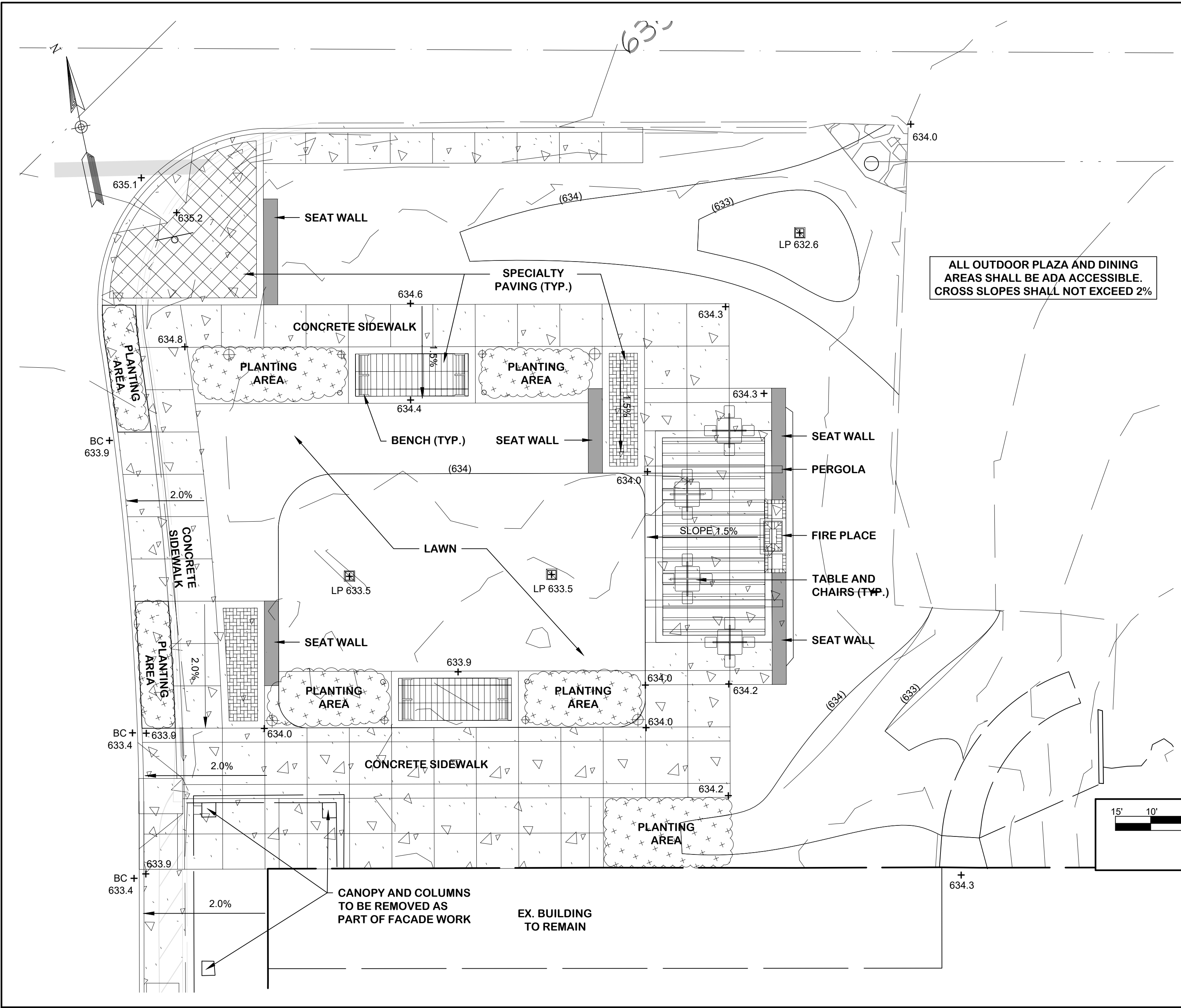
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County Health Officer	7/26/2023
Howard County Health Department	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	7/18/2023
Andrew Edmondson	
CHIEF DEVELOPMENT ENGINEERING DIVISION	DATE
7/18/2023	
Julia Saueracting	
CHIEF DIVISION OF COMMUNITY DEVELOPMENT	DATE
7/26/2023	
Lynnda Eisenberg	
DIRECTOR	DATE

SCALE  
1" = 40'

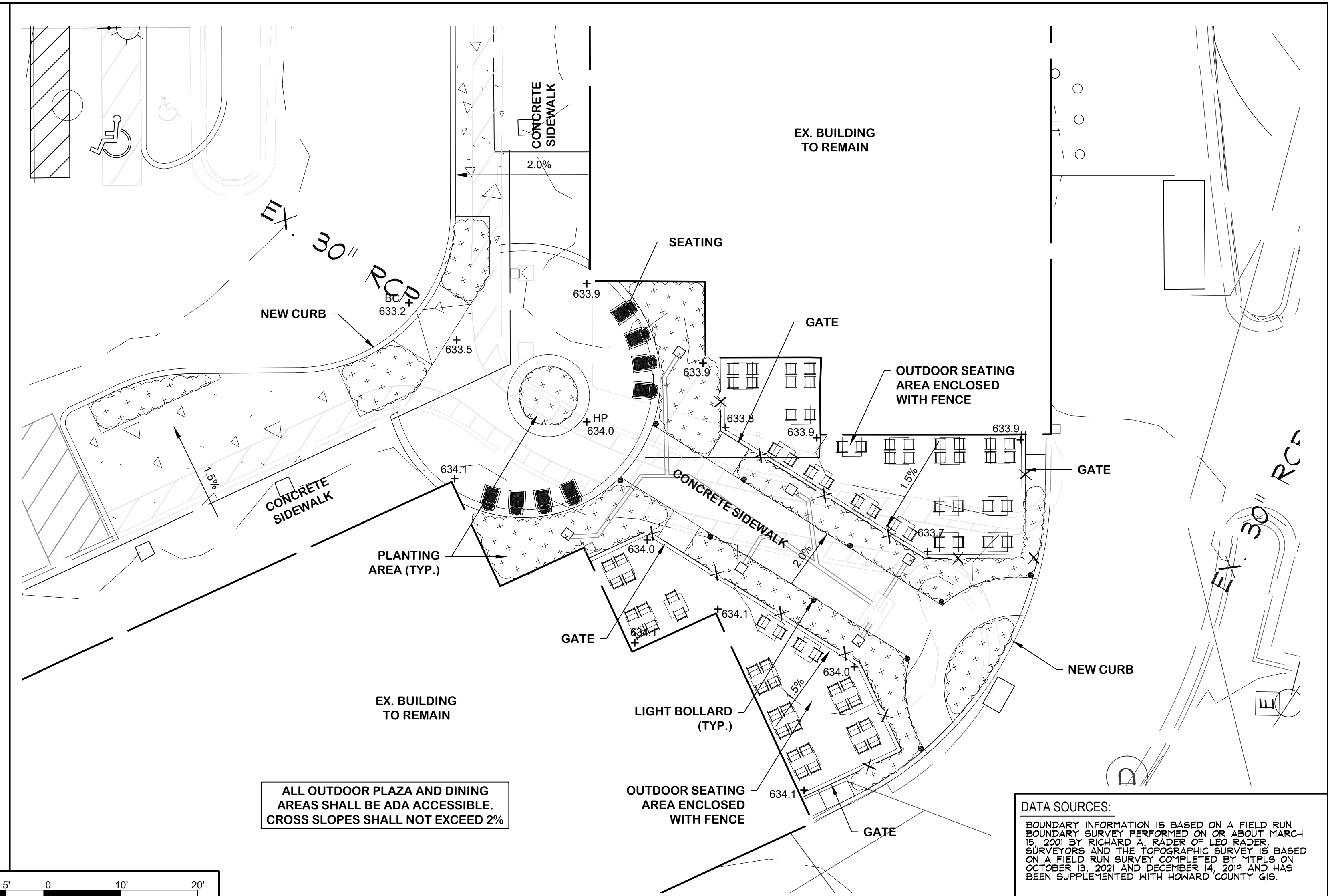


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ENLARGEMENT  
OUTDOOR AMENITY AREA



ENLARGEMENT  
OUTDOOR SEATING AREA

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DocuSigned by:  
N/A  
DATE

PERMIT INFORMATION CHART

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SITE ADDRESS:  
700-712 LISBON CENTER DRIVE  
WOODBINE, MD 21797

LISBON CENTER, PARCEL 'G' & 'H'  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN  
LANDSCAPE ENLARGEMENTS

4TH ELECTION DISTRICT		HOWARD COUNTY	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #	SDP-23-009	DES. BY:	MRV
TAX ACC. #	04-341902	DRN. BY:	MRV
TAX MAP:	2	CHK. BY:	DML
BLOCK / GRID:	24	DATE:	06/01/2023
PARCEL #	82	DDC JOB#:	21029.1
ZONE / USE:	B-2/RC-DEO	SHEET NUMBER:	
DWG. SCALE:	AS SHOWN	22	of 22