

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3-4	PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

ENVIRONMENTAL CONCEPT PLAN

WOODBINE RETAIL CENTER

PARCEL 'C'

ZONED: RC-DEO & B-2

TAX MAP No. 2 GRID No. 24 PARCEL No. 40

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN NARRATIVE

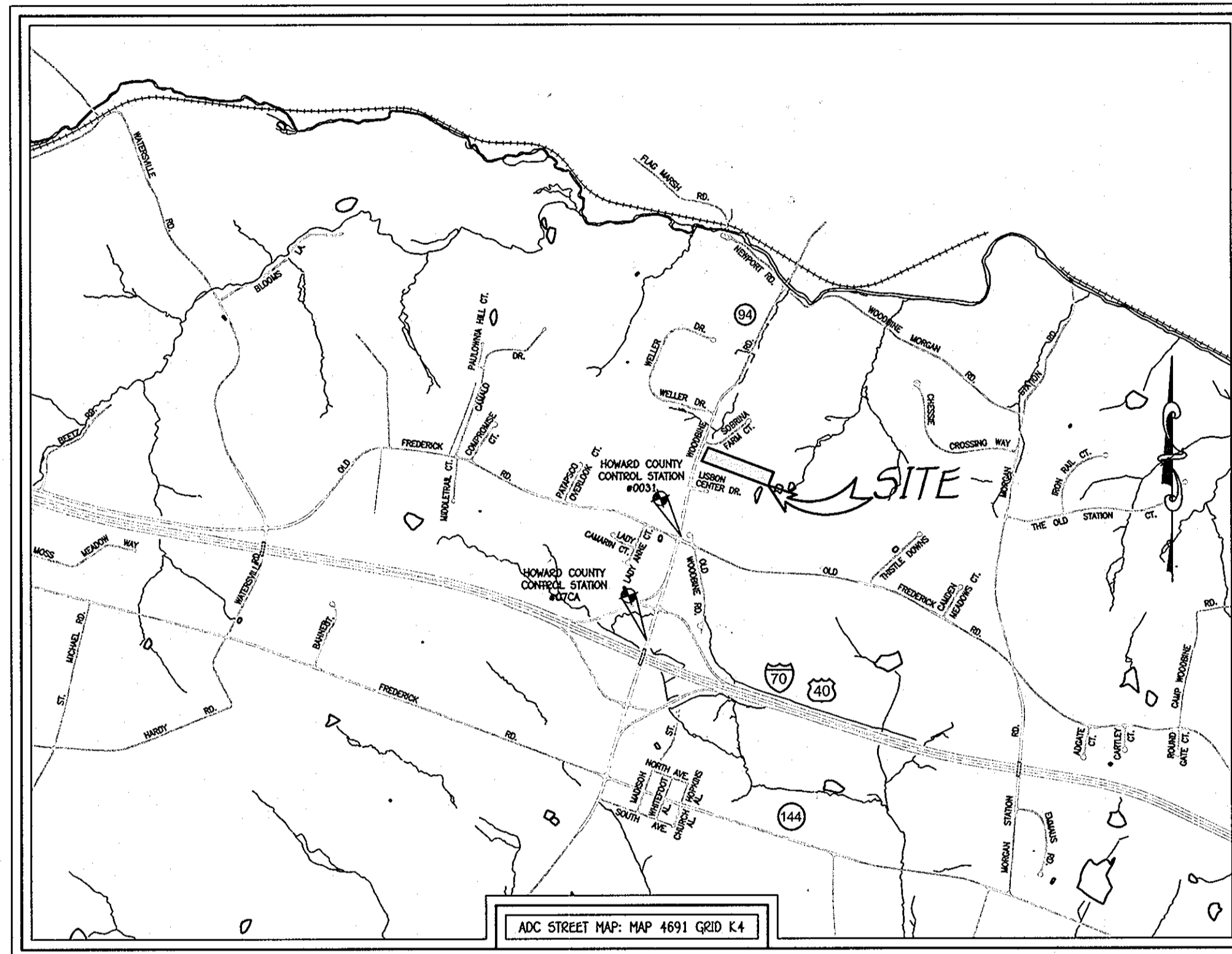
Introduction:
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

General Site Conditions:
This property is located on Tax Map 2, Parcel No. 40 on the Howard County, Maryland Tax Map Database System. The property consists of 7.00 acres and is rectangularly shaped with approximately 240' frontage on Woodbine Road and running in a southeasterly direction for a distance of approximately 1200'. A zoning designation of B-2 exist on from Woodbine Road to the southeast for 750'. The remaining portion of this site has a zoning designation of RC-DEO. All proposed work for this site will be within the B-2 zoning area. In the vicinity of the zoning divide an existing private sewage easement is located. The center of this site is at an elevation of 654 and slopes to both the northwest and southeast at grades of approximately 15% to 20%. An existing commercial site with a Food Lion Store is located to the south and to the north is lots 1 and 2 of the Sobrina Farms Subdivision.

- I. **Natural Resource Protection:**
To ensure the protection of natural resources located on this site, all buffers will be honored by locating any improvements away from environmentally sensitive areas.
- II. **Maintenance of Natural Flow Patterns:**
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
- III. **Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:**
The design of this project is based on keeping the proposed building and parking areas as close as possible to the proximity of Woodbine Road to minimize the need for additional paving. Also three M-6 Micro-bioretenion facilities will be used to treat the impervious areas on site.
- IV. **Integration of Erosion and Sediment Controls into Stormwater Strategy:**
If appropriate a Micro-Bio Retention facility proposed under this plan will be used as a sediment trap.
- V. **Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**
The full required ESD volume is provided.
- VI. **Request for Design Manual Waiver:**
No waivers are being requested at this time.

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO & B-2 PER 2-04-04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-94-03, F-81-116, & F-95-17.
3. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY SHOWN AT 2' CONTOUR INTERVAL.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 0031 AND 0704 WERE USED FOR THIS PROJECT.
5. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. STORM WATER MANAGEMENT IS PROVIDED BY THE USE OF THREE (3) M-6 MICRO BIO-RETENTION FACILITIES. THESE PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH A DEVELOPER'S AGREEMENT.
6. ANY REQUIRED LANDSCAPING WILL BE PROVIDED WITH THE SITE PLAN FOR THIS PROJECT.
7. FOREST CONSERVATION OBLIGATIONS WILL BE ADDRESSED AT THE SITE PLAN STAGE OF THIS PROJECT.
8. SOIL BORINGS WILL BE PROVIDED AT THE SITE PLAN STAGE OF THIS PROJECT.
9. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SITE PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
10. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
11. THE SWM MEASURES ILLUSTRATED ON THIS PLAN ARE CONCEPTUAL AS THE SPECIFIC BUILDING CONFIGURATION HAS NOT BEEN ESTABLISHED. SPECIFIC SWM MEASURES WILL BE PROVIDED WITH THE ASSOCIATED SITE PLAN WHEN FINAL DESIGN DETAILS CAN BE PROVIDED.
12. PRIVATE WELL AND SEPTIC SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
13. SOILS BOUNDARIES ARE BASED ON NCCS WESSON SURVEY.
14. A FORMAL REQUEST TO WAIVE SECTION 16.1205(A)(7) FOR THE REMOVAL OF THE "STATE CHAMPION TREES, 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER AND LARGER IDENTIFIED ON THE PSD PLAN AS TO BE REMOVED" WILL BE SUBMITTED AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN.
15. THERE ARE NO WETLANDS OR STREAMS ON THIS SITE AS DETERMINED BY AN ENVIRONMENTAL REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS ON APRIL 9, 2013.
16. THERE IS NO FLOOD PLAN ON THIS SITE.



VICINITY MAP
SCALE: 1" = 2000'

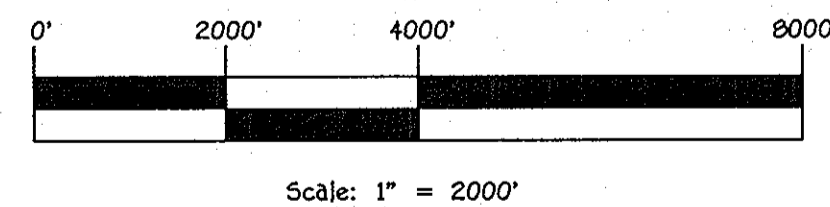
SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 7.00 AC.±
- B. LIMIT OF DISTURBED AREA = 71,806 SQ.FT. OR 1.82 AC.±
- C. PRESENT ZONING DESIGNATION = RC-DEO & B-2 (PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06).
- D. PROPOSED USE: RETAIL FLOOR SPACE OF PROPOSED BUILDING: 8400 SQ.FT. RESIDENTIAL FLOOR SPACE OF PROPOSED BUILDING: 8400 SQ.FT.
- E. OPEN SPACE ON SITE: N/A
- F. RECREATIONAL AREA PROVIDED: N/A
- G. BUILDING COVERAGE OF SITE: 8400 SQ.FT. OR 0.193 AC.±
- H. PREVIOUS HOWARD COUNTY FILES: WP-94-03, F-81-116, & F-95-17 (PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06).
- I. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.00 AC.±
- J. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.43 AC.±
- K. NET TRACT AREA = 6.57 AC.± (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
- L. TOTAL AREA OF WETLANDS (INCLUDING BUFFERS) = 0.00 AC.±
- M. TOTAL AREA OF FOREST = 4.4 AC.±
- N. TOTAL GREEN OPEN AREA = 2.50 AC.±
- O. TOTAL IMPERVIOUS AREA = 0.00 AC.±

BENCHMARK INFORMATION

B.M.#1 - HOWARD COUNTY CONTROL STATION #0031 - HORIZONTAL - (NAO '83)
LOCATED 91.0' SOUTHWEST OF 86&E #98961, 50.6' SOUTHEAST OF THE CENTERLINE OF MD. RT 94 (WOODBINE ROAD), AND 48.7' NORTHEAST OF THE CENTERLINE OF OLD FREDERICK ROAD
N 612,408.1774
E 1,292,800.7066
ELEVATION = 632.207 - VERTICAL - (NAVD '88)

B.M.#2 - HOWARD COUNTY CONTROL STATION #070A - HORIZONTAL - (NAO '83)
LOCATED 1.4' EAST OF QUADRANT ALONG SOUTHWEST MD RT 94 (WOODBINE ROAD) AND 24.7' WEST OF THE CENTERLINE OF MD RT 94 (WOODBINE ROAD) APPROXIMATELY 0.1 MILES SOUTH OF THE RAMP TO RT-70 WEST
N 610,731.3284
E 1,292,224.3055
ELEVATION = 619.312 - VERTICAL - (NAVD '88)



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2995



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

Frank John Manalansan II 7/18/13
FRANK JOHN MANALANSAN II DATE

OWNER & DEVELOPER

WOODBINE BRANTLY LLC
7310 ESQUIRE CT., SUITE 14
ELK RIDGE, MARYLAND 21075-9440

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Sheldahl 7/25/13
Chief, Division of Land Development Date

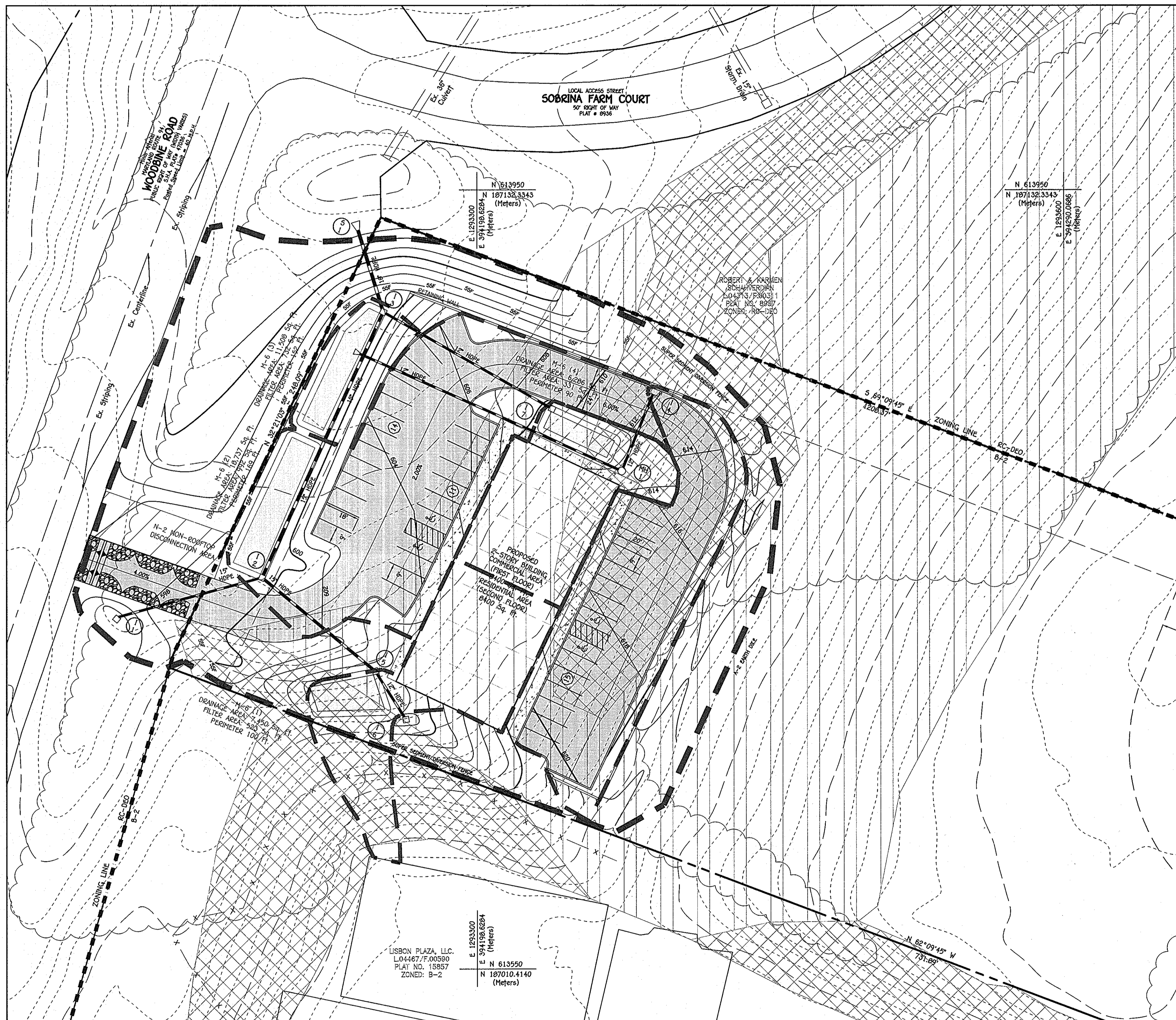
Chris Wynn 7/20/13
Chief, Development Engineering Division Date

PROJECT		SECTION	PARCEL NO.	
WOODBINE RETAIL CENTER		-	40	
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.
11421	-	RC-DEO & B-2	2	FOURTH
WATER CODE		SEWER CODE		
N/A		N/A		
CENSUS TR.		CENSUS TR.		
6040.01		6040.01		

TITLE SHEET

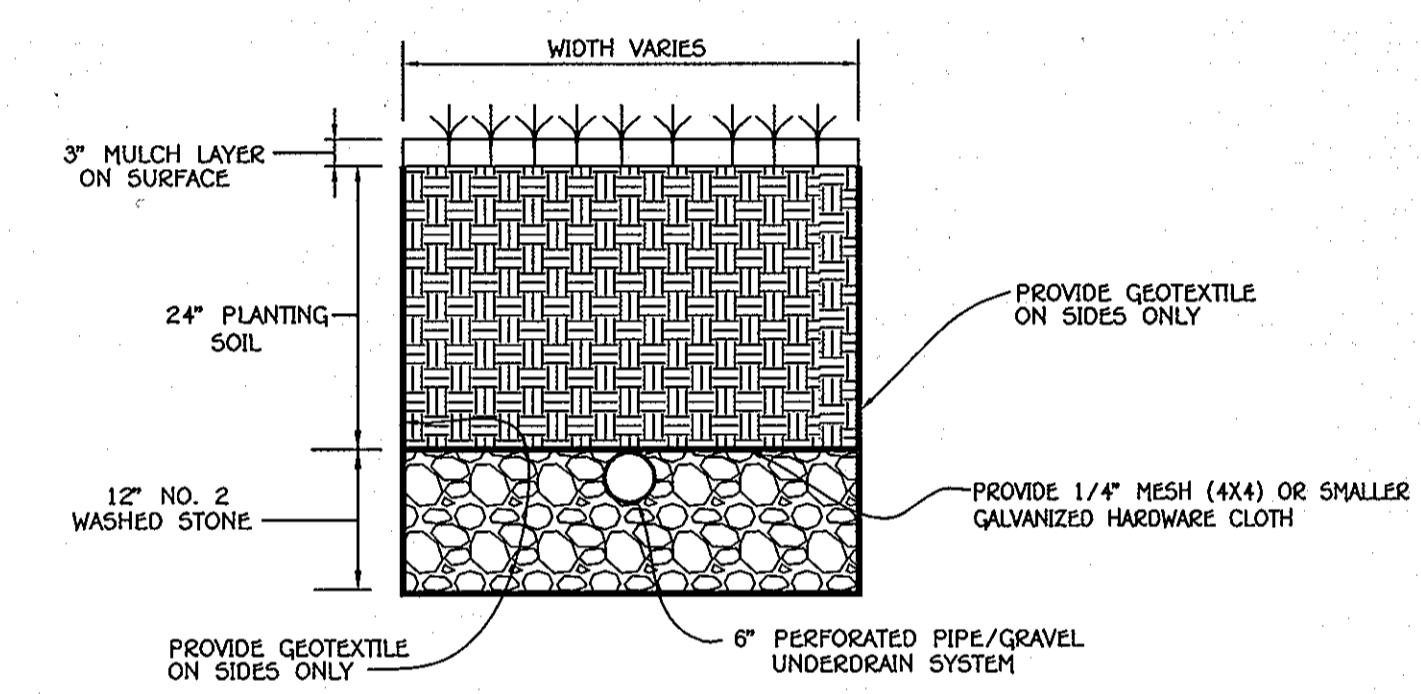
**WOODBINE RETAIL CENTER
PARCEL 'C'**

ZONE: RC-DEO & B-2 TAX MAP NO.: 2 GRID NO.: 24
PARCEL NO.: 40
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 17, 2013
SHEET 1 OF 4



LEGEND

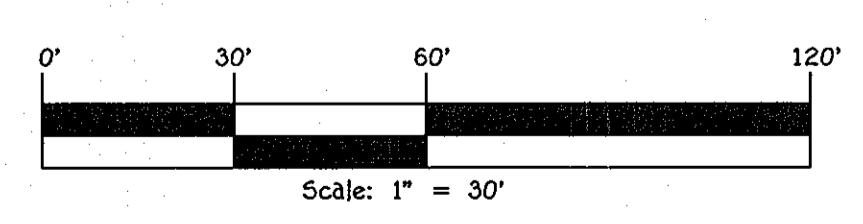
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
---	Proposed Concrete Sidewalk
---	Existing Tree Line
---	Proposed Earth Dike
---	Proposed Storm Drain
---	Limit of Disturbance
---	Drainage Area
---	Super Silt Fence
---	Zoning Line
---	15%-24.9% SLOPES
---	25% AND GREATER SLOPE



TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)
NO SCALE

**MICRO-BIORETENTION (M-6)
OPERATION & MAINTENANCE SCHEDULE**

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING, REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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(410) 461-3999



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John Manalangan 7/18/13
JOHN MANALANGAN
DATE

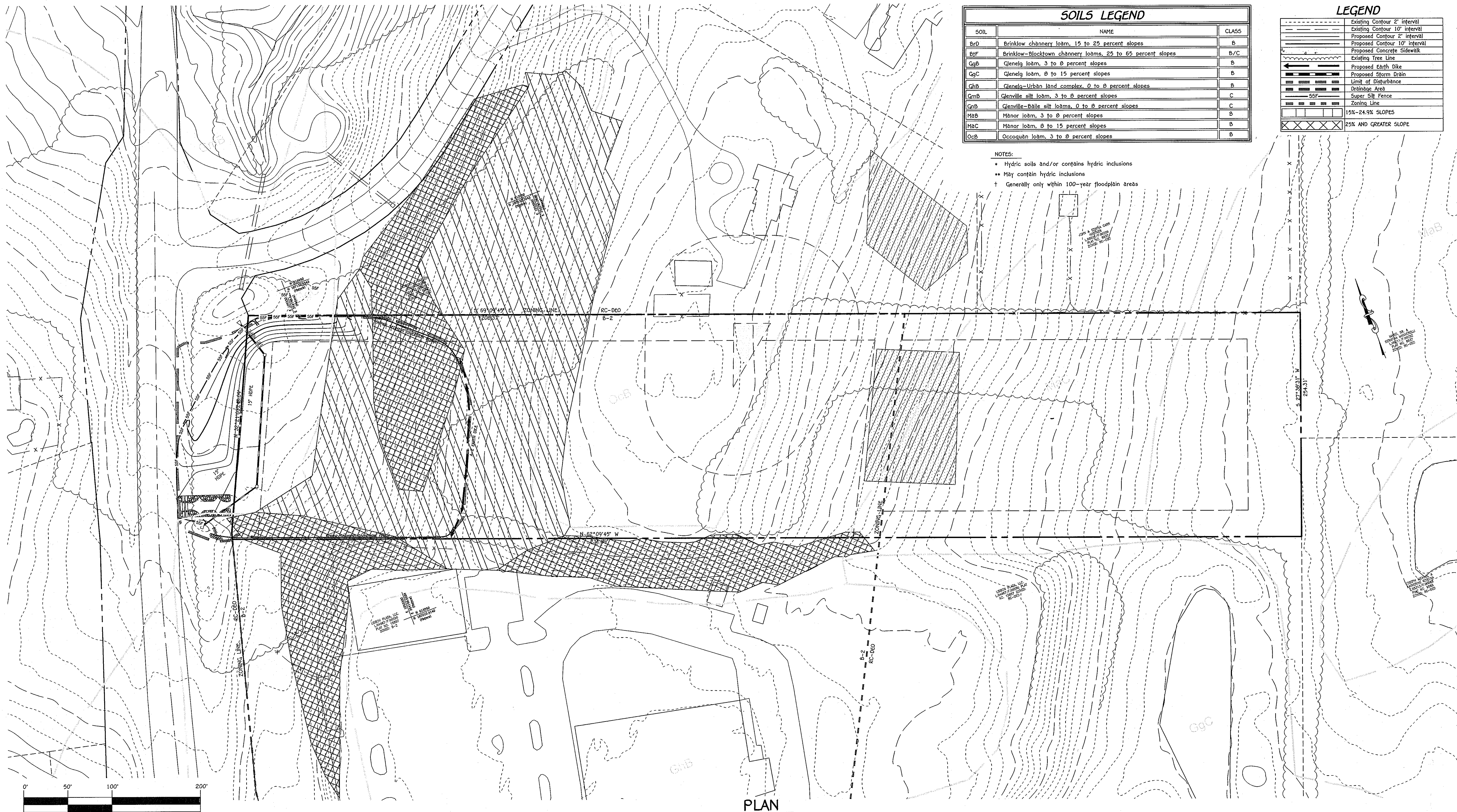
OWNER & DEVELOPER
WOODBINE BRANTLY LLC
7310 ESQUIRE CT., SUITE 14
ELKRIDGE, MARYLAND 21075-5440

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Victor... 7/25/13
Chief, Division of Land Development
John... 7/30/13
Chief, Development Engineering Division

PROJECT	SECTION	PARCEL NO.			
WOODBINE RETAIL CENTER	-	40			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
11421	-	RC-DEO & B-2	2	FOURTH	6040.01
WATER CODE	SEWER CODE				
N/A	N/A				

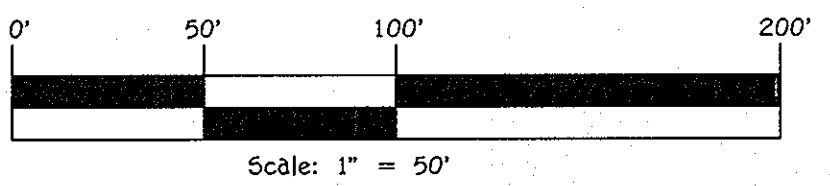
ENVIRONMENTAL CONCEPT PLAN
**WOODBINE RETAIL CENTER
PARCEL 'C'**
ZONE: RC-DEO & B-2 TAX MAP NO.: 2 GRID NO.: 24
PARCEL NO.: 40
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY 17, 2013
SHEET 2 OF 4
ECP-13-061



SOIL	NAME	CLASS
BtD	Brinklow channery loam, 15 to 25 percent slopes	B
BtF	Brinklow-Blocktown channery loams, 25 to 65 percent slopes	B/C
GgB	Glenelg loam, 3 to 8 percent slopes	B
GgC	Glenelg loam, 8 to 15 percent slopes	B
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B
GnB	Glenville silt loam, 3 to 8 percent slopes	C
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	C
MbB	Manor loam, 3 to 8 percent slopes	B
MbC	Manor loam, 8 to 15 percent slopes	B
OcB	Occoquan loam, 3 to 8 percent slopes	B

LEGEND	
--- (dashed)	Existing Contour 2' interval
--- (dashed)	Existing Contour 10' interval
--- (dashed)	Proposed Contour 2' interval
--- (dashed)	Proposed Contour 10' interval
--- (dashed)	Proposed Concrete Sidewalk
--- (dashed)	Existing Tree Line
--- (dashed)	Proposed Earth Dike
--- (dashed)	Proposed Storm Drain
--- (dashed)	Limit of Disturbance
--- (dashed)	Drainage Area
--- (dashed)	Super Silt Fence
--- (dashed)	Zoning Line
--- (dashed)	15%-24.9% SLOPES
--- (dashed)	25% AND GREATER SLOPE

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



PLAN
 SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
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 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

NO.	REVISION	DATE



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Francis John Manalansan II 7/18/13
 FRANCIS JOHN MANALANSAN II DATE

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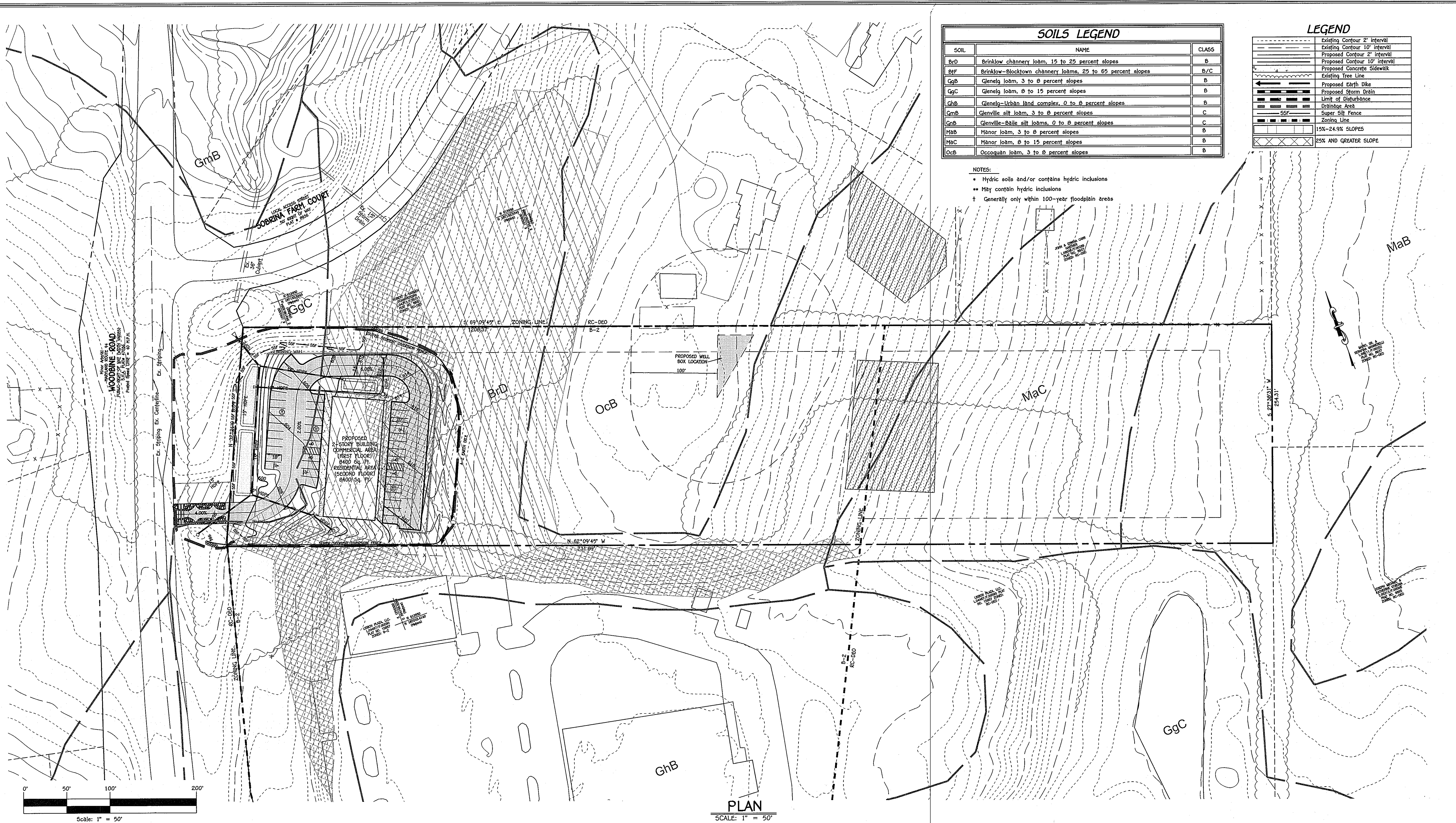
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Shuler 7/25/13
 Chief, Division of Land Development Date
Chris Dennis 7/30/13
 Chief, Development Engineering Division Date

PROJECT		SECTION	PARCEL NO.		
WOODBINE RETAIL CENTER		-	40		
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
11421	-	RC-DEO & B-2	2	FOURTH	6040.01
WATER CODE		SEWER CODE			
N/A		N/A			

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

WOODBINE RETAIL CENTER PARCEL 'C'
 ZONE: RC-DEO & B-2 TAX MAP NO.: 2 GRID NO.: 24
 PARCEL NO.: 40
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: JULY 17, 2013
 SHEET 3 OF 4
 ECP-13-061



SOILS LEGEND		
SOIL	NAME	CLASS
BrD	Brinklow channery loam, 15 to 25 percent slopes	B
BrF	Brinklow-Blocktown channery loams, 25 to 65 percent slopes	B/C
GgB	Glenelg loam, 3 to 8 percent slopes	B
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MaB	Manor loam, 3 to 8 percent slopes	B
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LEGEND	
	Existing Contour 2' interval
	Existing Contour 10' interval
	Proposed Contour 2' interval
	Proposed Contour 10' interval
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 SCALE: 1" = 50'

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 Frank John Maralansan II 7/18/13
 DATE

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Victor Salame 7/25/13
 Chief, Division of Land Development Date
John Dorman 7/30/13
 Chief, Development Engineering Division Date

PROJECT		SECTION		PARCEL NO.	
WOODBINE RETAIL CENTER		-		40	
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
11421	-	RC-DEO & B-2	2	FOURTH	6040.01
WATER CODE			SEWER CODE		
N/A			N/A		

**PRELIMINARY
 SEDIMENT AND EROSION CONTROL PLAN**

**WOODBINE RETAIL CENTER
 PARCEL 'C'**

ZONE: RC-DEO & B-2 TAX MAP NO.: 2 GRID NO.: 24
 PARCEL NO.: 40
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: JULY 17, 2013
 SHEET 4 OF 4 ECP-13-061