

DESIGN NARRATIVE

THE PROPOSED DEVELOPMENT ON THE SUBJECT PARCEL IS INTENDED TO MEET ALL OF THE GOALS OF ENVIRONMENTAL SITE DESIGN (ESD). THE LIMIT OF DEVELOPMENT OR STUDY AREA IS 0.16 AC. THE STUDY AREA CONTAINS 0.55 AC OF EXISTING IMPERVIOUS AREA OR 12%. SINCE THE SITE CONTAINS GREATER THAN 40% IMPERVIOUS AREA, STORMWATER MANAGEMENT FOR THIS SITE QUALIFIES FOR REDEVELOPMENT. EXISTING PARCEL AS IS FULLY DEVELOPED COMMERCIAL PROPERTY. THE PROPOSED SEDIMENT CONTROLS FOR CONSTRUCTION INCLUDE: SILT FENCE, INLET PROTECTION, AND A STABILIZED CONSTRUCTION ENTRANCE. THESE DEVICES WILL BE USED TO REMOVE SEDIMENTATION DURING CONSTRUCTION AND DISSIPATE FLOW VELOCITIES.

STORMWATER MANAGEMENT FOR THE EXISTING IMPERVIOUS AREA WILL BE PROVIDED BY A PROPOSED STORMWATER MANAGEMENT SYSTEM FOR THE NET INCREASE IN IMPERVIOUS AREA. 0.04 AC. WILL BE PROVIDED VIA POROUS PAVEMENT FOR A PORTION OF THE 10' ASPHALT PATHWAY. THE ENTIRE SITE WILL DRAIN TO THE EXISTING STORM DRAIN SYSTEM ON-SITE. SINCE THE STORM DRAIN HAS BEEN DESIGNED WITH A DRAINAGE AREA THAT HAS A LARGER IMPERVIOUS PERCENTAGE, THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY NEGATIVE IMPACTS ON THE EXISTING SYSTEM.

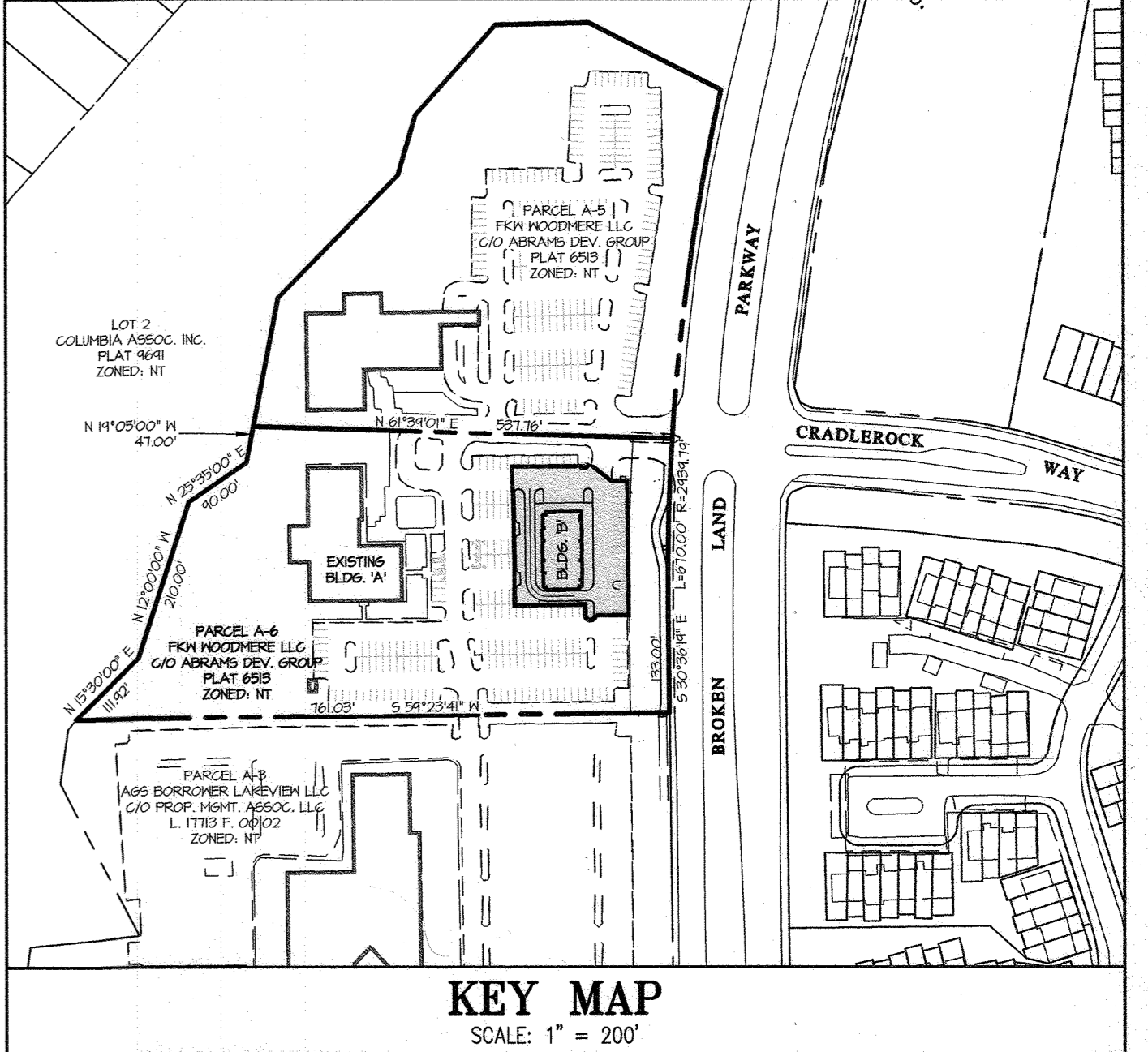
- NATURAL RESOURCE PROTECTION: THERE ARE NO WETLANDS ON THE SITE. THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 1612.002 OF THE HOWARD COUNTY CODE SECTION 1612.02(b)(1)(i) (PUD WITH A PDP APPROVED PRIOR TO 12/31/12).
- MAINTENANCE OF NATURAL FLOW PATTERNS: THE SITE, WITHIN THE LIMIT OF SUBMISSION, SLOPES FROM EAST TO WEST EVENTUALLY DRAINING TO AN EXISTING STORMWATER MANAGEMENT INFILTRATION BASIN BUILT UNDER SDP-86-02T. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
- REDUCTION OF IMPERVIOUS AREA: THIS SITE FALLS UNDER REDEVELOPMENT AS THE AREA OF THE LIMIT OF SUBMISSION IS 12% IMPERVIOUS. THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPERVIOUS AREA TO THE MAXIMUM EXTENT PRACTICABLE. THE PROPOSED DEVELOPMENT WILL NET AN INCREASE OF IMPERVIOUS AREA DUE TO THE REQUIRED FRONTAGE IMPROVEMENTS. THE NEW IMPERVIOUS AREA WILL BE TREATED VIA POROUS PAVEMENT.
- INTEGRATION OF EROSION AND SEDIMENT CONTROL INTO THE SWM STRATEGY: SEDIMENT CONTROL HAS BEEN INTEGRATED INTO THE SWM STRATEGY BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).
- IMPLEMENTATION OF ESD TO THE MEP: ESD IS BEING PROVIDED TO THE MEP AND ALL ESD REQUIREMENTS WILL BE MET OR EXCEEDED.

GENERAL NOTES

- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-125-A & SDP-86-02T.
- SITE ANALYSIS:
TOTAL AREA OF SITE (PARCEL A-6): 5.35 ± ACRES
TOTAL AREA OF SUBMISSION (L.O.D.): 0.90 ± ACRES
NETLANDS AND THEIR BUFFER: 0.0 ± ACRES
FLOODPLAINS AND THEIR BUFFER: 0.0 ± ACRES
FORESTS: 0.0 ± ACRES
STEEP SLOPES 15% AND GREATER (L.O.D.): 0.0 ± ACRES
ERODIBLE SOILS PROJECT AREA (L.O.D.): 0.0 ± ACRES
PROPOSED SITE USE: COMMERCIAL
GREEN OPEN AREA (L.O.D.): 0.20 ± ACRES
PROPOSED IMPERVIOUS AREA (L.O.D.): 0.10 ± ACRES
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES. 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.
- THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 1612.002 OF THE HOWARD COUNTY CODE SECTION 1612.02(b)(1)(i) (PUD WITH A PDP APPROVED PRIOR TO 12/31/12).
- A DESIGN WAIVER WILL BE REQUIRED AT SDP STAGE FOR REDUCING THE WIDTH OF THE DRIVE-THRU LANE FROM 16 FT. TO 12 FT.

STORMWATER MANAGEMENT SUMMARY TABLE

| | |
|---|---|
| STUDY AREA: | 0.16 Ac. |
| EXISTING IMPERVIOUS AREA: | 0.55 Ac. |
| PROPOSED IMPERVIOUS AREA: | 0.54 Ac. |
| NET IMPERVIOUS AREA: | 0.04 Ac. |
| ESDV REQUIRED (EX. IMPERVIOUS): | 50% x 0.55 Ac. = 0.28 Ac. |
| ESDV = (0.28 Ac. x 0.15 x 10')/12) x 43,560 sf | ESDV REQUIRED = 965.6 cf |
| ESDV REQUIRED (NEW IMPERVIOUS): | LOD = NET IMP. AREA = 0.04 Ac. |
| ESDV = (0.04 Ac. x 0.15 x 2.0')/12) x 43,560 sf | ESDV REQUIRED = 216.0 cf |
| TOTAL ESDV REQUIRED: | ESDV = 965.6 cf + 216.0 cf |
| ESDV REQUIRED = 1,241.6 cf | |
| TOTAL REV. PROVIDED: | NET IMP. AREA = 0.04 Ac. |
| REV. = (0.07 x 0.15 x 0.04 Ac. | REV. PROVIDED = 9.1 cf |
| MIN. TREATMENT AREA REQUIRED: | AREA = 50% EX. IMP. + NEW NET IMP. |
| AREA = 0.28 Ac. + 0.04 Ac. | AREA REQUIRED = 0.32 Ac. |
| ESDV PROVIDED: | SC-1 IMPERVIOUS AREA IN D.A. TO SC-1 = 0.36 Ac. |
| ESDV = (0.36 Ac. x 0.15 x 1.0')/12) x 43,560 sf | ESDV = 1,241.6 cf + 965.6 cf (MAX.) |
| ESDV PROVIDED = 965.6 cf | |
| POROUS PAVEMENT (DA-2): | AREA = 1,755 SF |
| DEPTH = 12" | IMPERVIOUS AREA = 1,755 SF |
| ESDV PROVIDED = 1,755 x 0.150 = | 211.3 cf |
| TOTAL ESDV PROVIDED = 1,242.9 cf | |
| REV. PROVIDED: | REV. PROVIDED = 1,755 x 0.150 = 211.3 cf |
| TREATMENT AREA PROVIDED: | AREA PROVIDED = 0.32 Ac. |



DRAINAGE AREA SUMMARY TABLE

| AREA NO. | AREA (SF) | IMP. AREA (SF) | ESDV (CF) | P _o PROVIDED |
|----------|-----------|----------------|-----------|-------------------------|
| DA SC-1 | 22,983 | 15,583 | 965.6 | 1.00 |
| DA 2 | 1,755 | 1,755 | 344.0 | 2.00 |
| TOTAL | 24,738 | 17,338 | 1,309.6 | --- |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 4/13/21
 Chief, Development Engineering Division

SOILS

| SYMBOL | SOIL NAME | HSG | K' FACTOR |
|--------|--|-----|-----------|
| WB | URBAN LAND-UPTORTHEM'S COMPLEX (0-8% SLOPES) | D | |

SHEET INDEX

| | |
|---|-------------------------------|
| 1 | ENVIRONMENTAL CONCEPT PLAN |
| 2 | SEDIMENT CONTROL CONCEPT PLAN |

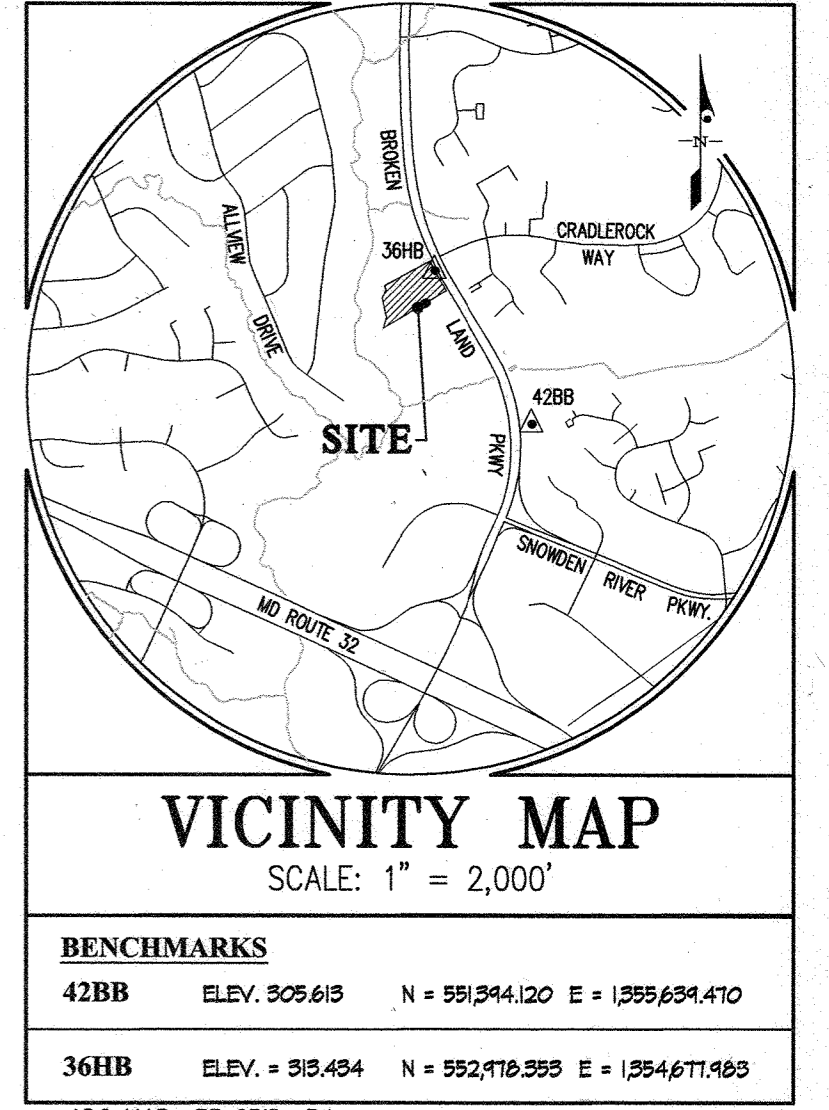
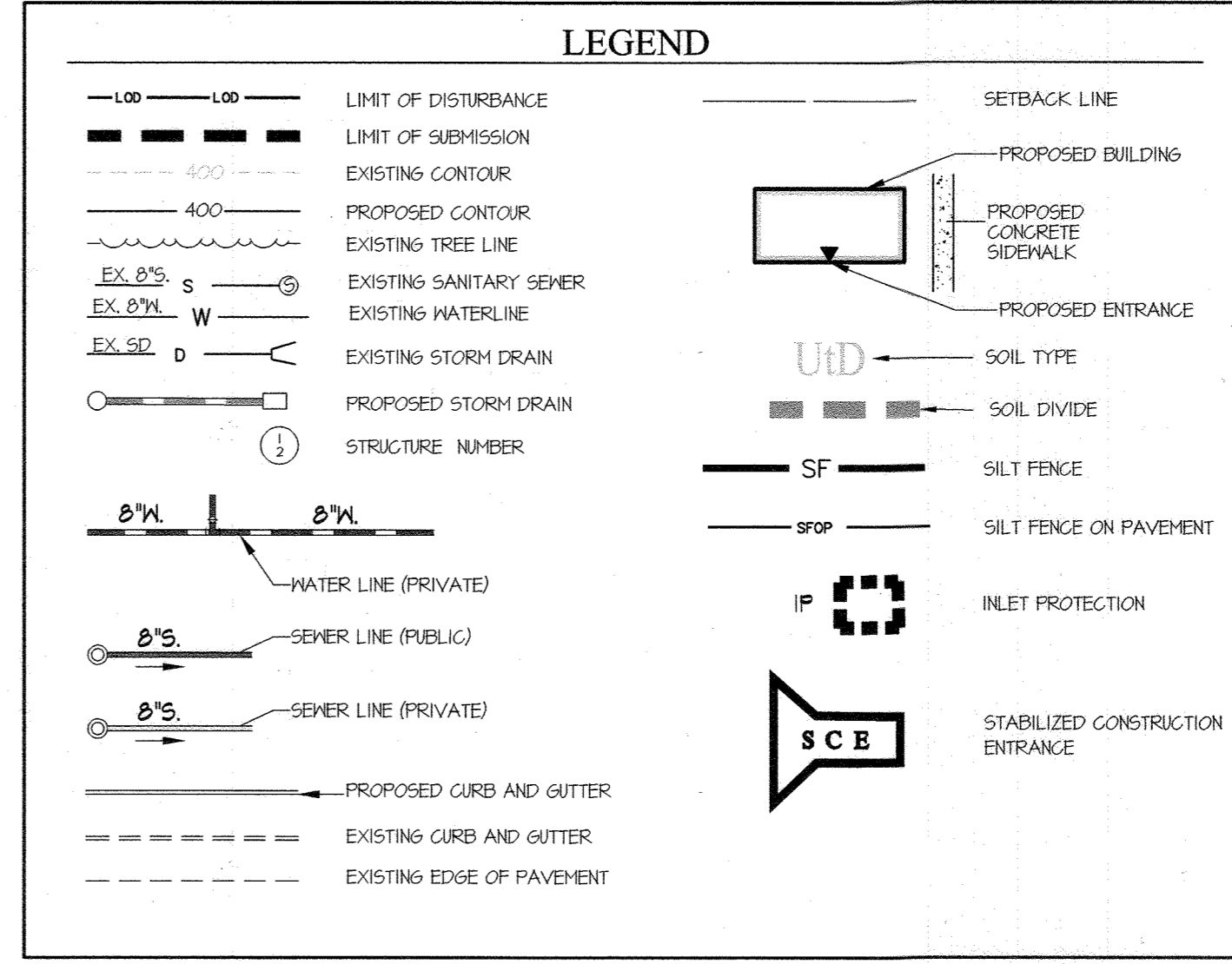
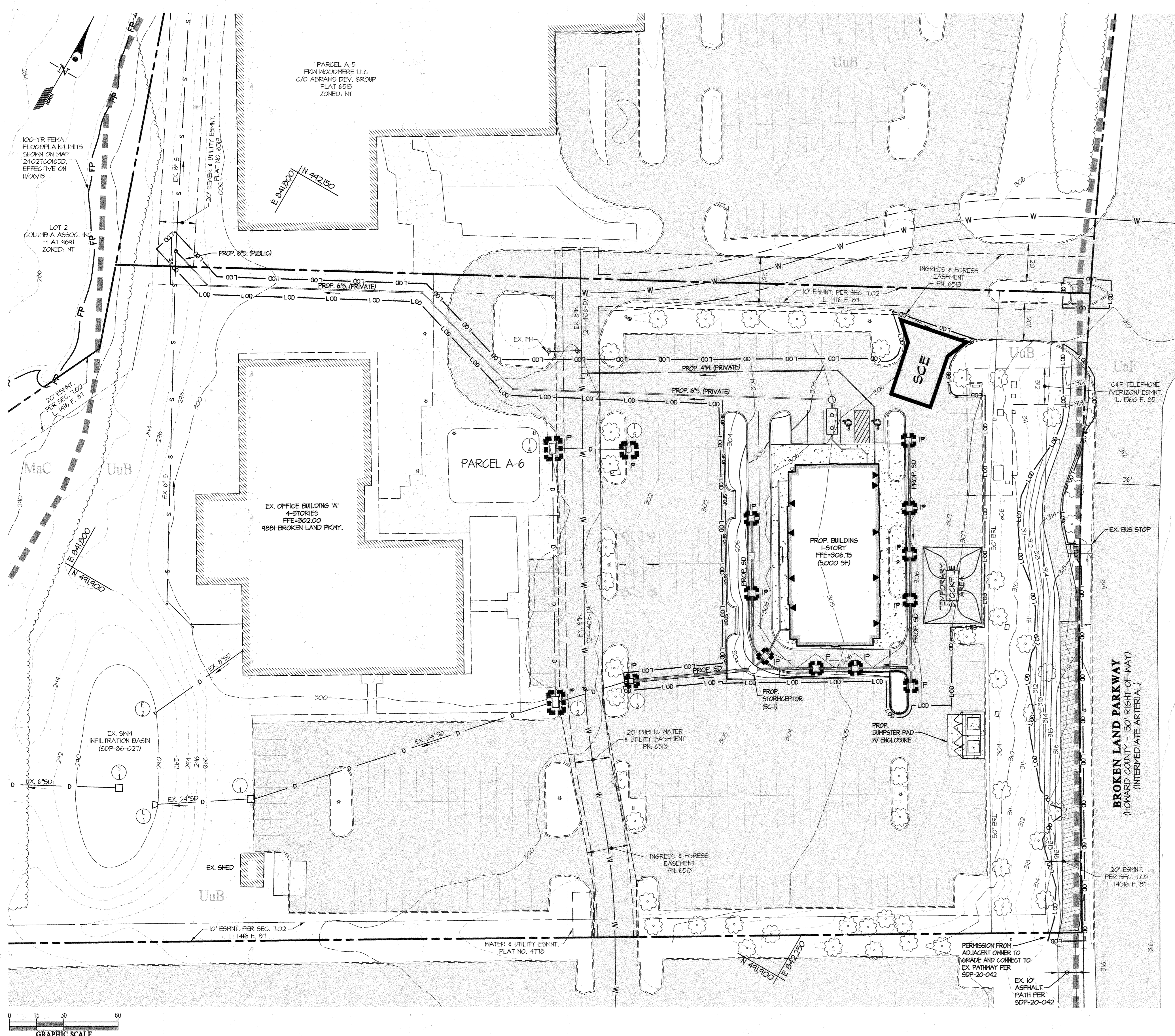
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALTO: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

| DESIGNED BY | EWM | DRAWN BY | EWM | CHECKED BY | DDS |
|-------------|-----|----------|-----|------------|-----|
| DATE | | REVISION | | BY | |
| DATE | | REVISION | | BY | |

PREPARED FOR/OWNER:
 FKW WOODMERE LLC
 C/O ABRAMS DEVELOPMENT GROUP
 8601 ROBERT FULTON DRIVE, SUITE 100
 COLUMBIA, MD 21046
 ATTN: PETER MATHIESON
 TEL: 443-539-4806

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12375
 EXPIRATION DATE: MAY 28, 2022
 2/17/21

| | | |
|---|----------------|-------------------|
| ENVIRONMENTAL CONCEPT PLAN | | |
| SCALE | ZONING | G. L. W. FILE NO. |
| 1"=30' | NT | 20130 |
| DATE | TAX MAP - GRID | SHEET |
| DEC. 2020 | 42-03 | 1 OF 2 |
| HOWARD COUNTY, MARYLAND | | |
| ELECTION DISTRICT No. 6 | | |
| WOODMERE RETAIL VILLAGE OF OWEN BROWN, SEC. 3 AREA 1 PARCEL A-6 PLAT No. 6513 | | |



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development Date: 4/13/21
 Chief, Development Engineering Division Date: 4/13/21

SOILS

| SYMBOL | SOIL NAME | H56 | K' FACTOR |
|--------|---|-----|-----------|
| UB | URBAN LAND-UDORTHERENTS COMPLEX (0-8% SLOPES) | D | - |

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

| DESIGNED BY | DRAWN BY | CHECKED BY | DATE | REVISION | BY | APPR. |
|-------------|----------|------------|------|----------|----|-------|
| BWM | BWM | DDS | | | | |

PREPARED FOR/OWNER:
 FKW WOODMERE LLC
 C/O ABRAMS DEVELOPMENT GROUP
 8601 ROBERT FULTON DRIVE, SUITE 100
 COLUMBIA, MD 21046
 ATTN: PETER MATHIESON
 TEL: 443-539-4806

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975
 EXPIRATION DATE: MAY 26, 2027
 4/17/21

CONCEPTUAL SEDIMENT CONTROL PLAN
WOODMERE RETAIL
VILLAGE OF OWEN BROWN, SEC. 3 AREA 1
PARCEL A-6
 PLAT No. 613
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 6

| SCALE | ZONING | G. L. W. FILE No. |
|-----------|----------------|-------------------|
| 1"=30' | NT | 20130 |
| DATE | TAX MAP - GRID | SHEET |
| DEC. 2020 | 42-03 | 2 OF 2 |

L:\CAD\DRAWINGS\2013\30\PLANS BY GLW\ECF\20130-EGP-02-SEC.dwg, PLOTTED: 2/16/2021 10:30 AM, LAST SAVE: 1/25/2021 10:15 AM, PLOTTED BY: Evan Mitchell