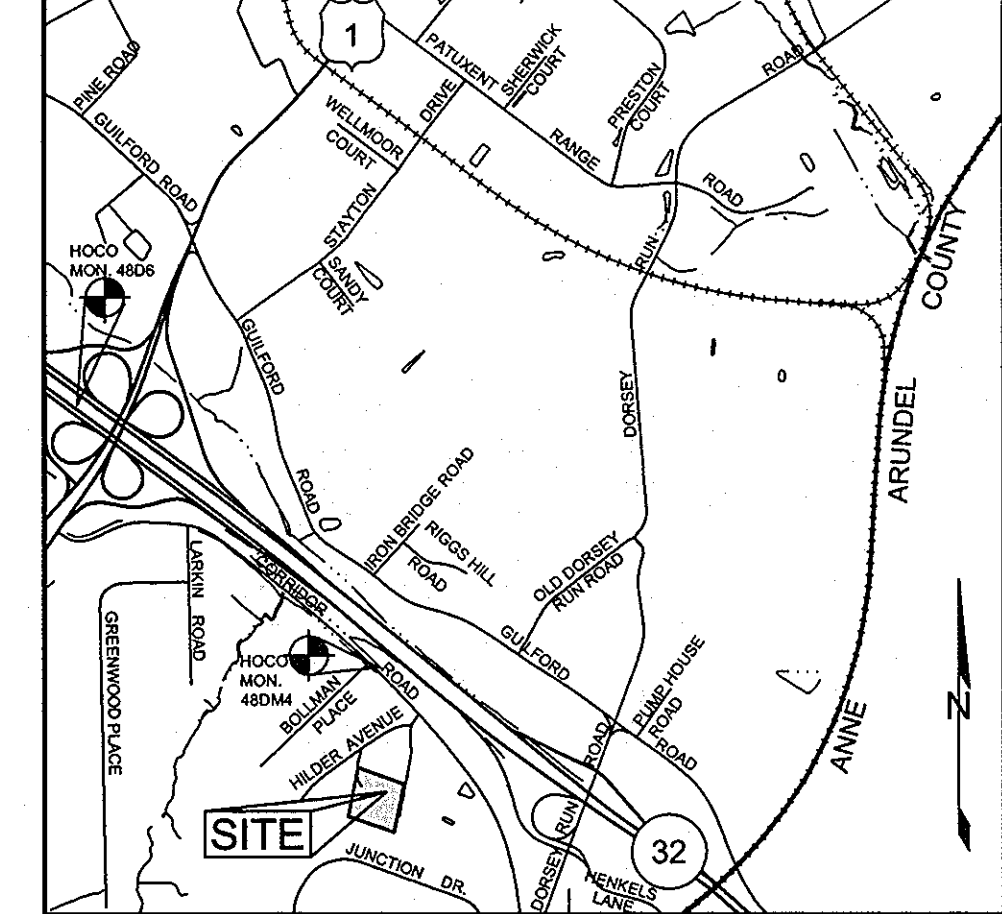


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREES
- EXISTING SPECIMEN TREES
- EXISTING SIGN TO BE REMOVED
- PROPOSED BIORETENTION
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED PARKING COUNT



NATURAL RESOURCES TABLE

RESOURCE	PRESENT ON-SITE/CONSIDERATION
TIDAL WETLANDS	NONE
NON-TIDAL WETLANDS	NONE
MAJOR WATERWAYS	NONE
FLOODPLAINS	NONE
WETLAND BUFFERS	NONE
STREAM BUFFERS	NONE
PERENNIAL STREAMS	NONE
FOREST	NONE
FOREST BUFFERS	NONE
CRITICAL AREAS	NONE
STEEP SLOPES	NONE
HIGHLY ERODIBLE SOILS	NONE
ENHANCED STREAM BUFFERS	NONE
TOPOGRAPHY/SLOPES	2%-5% SLOPES
SPRINGS	NONE
INTERMITTENT STREAMS	NONE
VEGETATIVE COVER	GRASS & TREES (SEE FSD PLAN)
SOILS	UID (PER GEOTECHNICAL STUDY, HYDROLOGIC SOILS GROUP 'S' TO 'C')
BEDROCK GEOLOGY	NO BEDROCK FOUND
EXISTING DRAINAGE AREAS	THIS SITE HAS ONE DRAINAGE AREA, ULTIMATELY DRAINING INTO THE LITTLE PATUXENT RIVER

- ### GENERAL NOTES
- THIS PROPERTY IS ZONED M-2 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
 - GROSS AREA OF PROPERTY = 5.95 AC.±
 - AREA OF LIMIT OF DISTURBANCE = 3.0 AC. (130,840 S.F.)
 - BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY NJR & ASSOCIATES, DATED AUGUST, 2009.
 - TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY NJR & ASSOCIATES, DATED AUGUST, 2009.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4806 AND NO. 4775. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP). STATION 4775 N 533,541.8699 E 1,368,856.8869 ELEV. 228.115 STATION 4775 N 535,885.0412 E 1,365,653.4555 ELEV. 234.996
 - THERE ARE NO WETLANDS, STREAMS, OR FOREST CONSERVATION AREAS ON THIS SITE. THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ON-SITE.
 - FOREST CONSERVATION WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS.
 - STORMWATER MANAGEMENT FOR THIS PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007.
 - DEED REFERENCE: LIBERTY 7720, FOLIO 180.
 - EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - EXISTING WATER AND SEWER ON THIS SITE IS FROM CONTRACT NO. 24-3476-D.
 - APPROVAL OF THIS PCP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLANS.
 - 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 DEVELOPMENT 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.
 - STORMWATER MANAGEMENT PRACTICES DESIGNED AND REPRESENTED ON THIS PLAN ARE ONLY FOR IMPROVEMENTS PROPOSED ON THIS PLAN.

- ### STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE
- THE PURPOSE OF THIS PLAN IS TO PROPOSE A PARKING LOT TO SERVE THE ADJOINING PARCEL. NO STORMWATER MANAGEMENT CURRENTLY EXISTS ON-SITE. THE PROPERTY IS BEING ANALYZED TO PROVIDE ON-SITE TREATMENT FOR ALL OF THE PROPOSED IMPERVIOUS AREAS.
 - THERE ARE NO WETLANDS, OR STEEP SLOPES, EXISTING ON-SITE. NO OTHER ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, FLOODPLAIN, ETC.) EXIST ON-SITE. ONE (1) SPECIMEN TREES EXIST ON-SITE, ALL OF WHICH ARE TO REMAIN.
 - THE P₂₅ WILL BE WEIGHTED BETWEEN "B" AND "C" SOILS, BASED ON INFILTRATION STUDIES PROVIDED BY HERBSTBENSON & ASSOCIATES AND ECS L.L.C.
 - STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY PERVIOUS PAVING FOR THE MAJORITY OF THE PROPOSED AREA OF DEVELOPMENT. THE REMAINING PORTION SHALL BE TREATED BY A BIORETENTION FACILITY.
 - THE STORMWATER MANAGEMENT PRACTICES SHOWN ARE DESIGNED ONLY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN.
 - THE SITE WILL UTILIZE SILT FENCE AND SUPER SILT FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL. NO SEDIMENT TRAPS / BASINS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
 - NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. A FEE-IN-LIEU OF REFORESTATION WILL BE UTILIZED TO SATISFY THE FOREST CONSERVATION OBLIGATION.

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	5.95 ACRES±
LIMIT OF DISTURBANCE	3.00 ACRES±
GREEN OPEN AREA (LAWN)	0.60 ACRES±
IMPERVIOUS AREA WITHIN LOD	2.45 ACRES±
PROPOSED SITE USES	COMMERCIAL
WETLANDS	NONE
WETLAND BUFFERS	NONE
FLOODPLAINS	NONE
FLOODPLAIN BUFFERS	NONE
EXISTING FOREST	NONE
SLOPES GREATER THAN 15%	NONE
HIGHLY ERODIBLE SOILS	NONE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
3	STORMWATER MANAGEMENT DRAINAGE AREA MAP
4	FOREST STAND DELINEATION

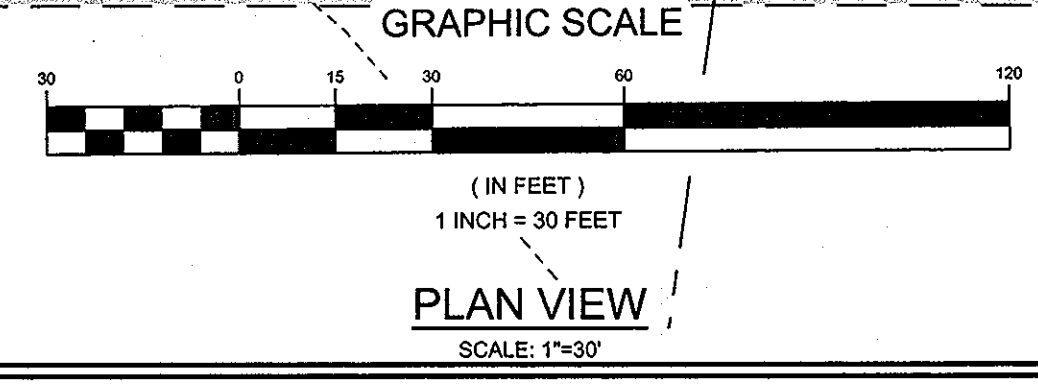
OWNER/DEVELOPER
 CORRIDOR ROAD, L.L.C.
 8810 CORRIDOR ROAD
 ANNAPOLIS JUNCTION, MARYLAND 20701
 410.730.1810

ENVIRONMENTAL CONCEPT PLAN
CORRIDOR ROAD LLC
 TAX MAP 48 GRID 13 6TH ELECTION DISTRICT PARCEL 73 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Bellicott City, Maryland 21043
 Phone: 443.325.7692 Fax: 443.325.7685
 Email: info@sasland.com

DESIGN BY: DH
 DRAWN BY: DH
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 6, 2011
 PROJECT #: 10-029
 SHEET #: 1 of 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kat Shadlock 10/13/11
 CHIEF, DIVISION OF LAND DEVELOPMENT
Chad Edwards 10.14.11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



THE LATE J. DUNKER SUBDIVISION P.B. 131, PAGE 596
 THE PROPERTY OF VOS JOHN, TRUSTEE L. 2947, F. 147

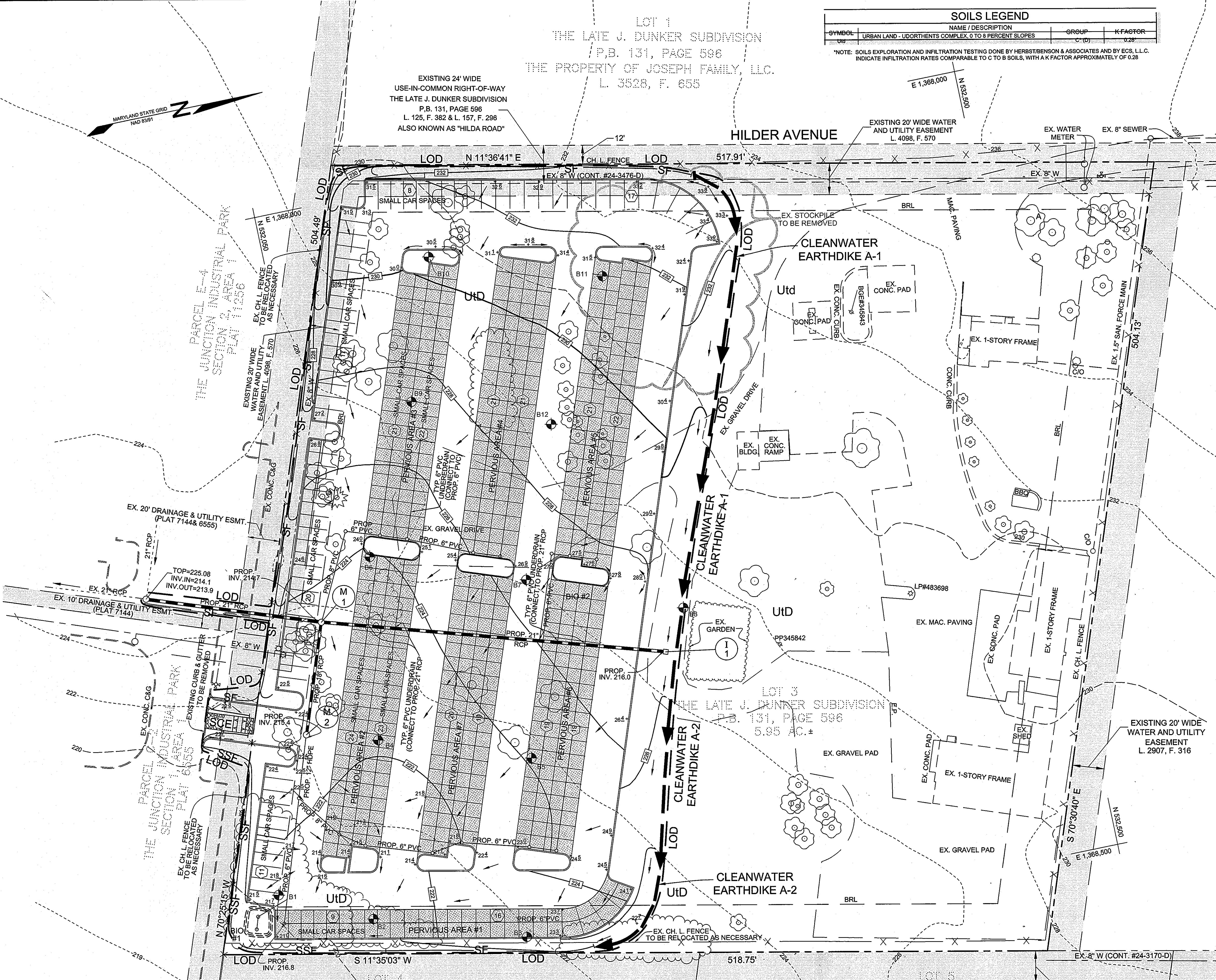
THE LATE J. DUNKER SUBDIVISION P.B. 131, PAGE 596
 THE PROPERTY OF RYDER TRUCK RENTAL, INC. L. 1961, F. 383

THE LATE J. DUNKER SUBDIVISION P.B. 131, PAGE 596
 USE-IN-COMMON RIGHT-OF-WAY THE LATE J. DUNKER SUBDIVISION P.B. 131, PAGE 596

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
UD	URBAN LAND - UDRIGHTMENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C (D)	0.28

NOTE: SOILS EXPLORATION AND INFILTRATION TESTING DONE BY HERBSTBENSON & ASSOCIATES AND BY ECS, L.L.C. INDICATE INFILTRATION RATES COMPARABLE TO C TO B SOILS, WITH A K FACTOR APPROXIMATELY OF 0.28

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	32.5
PROPOSED SPOT ELEVATION	32.5
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
EXISTING TREES	☼
EXISTING SPECIMEN TREES	☼
EXISTING SIGN TO BE REMOVED	TBR
SOIL BOUNDARY	---
STABILIZED CONSTRUCTION ENTRANCE	---
SILT FENCE	SF
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD



NOTE: APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF THE SHOWN SEDIMENT CONTROL PLAN

OWNER/DEVELOPER

CORRIDOR ROAD, L.L.C.
 8810 CORRIDOR ROAD
 ANNAPOLIS JUNCTION, MARYLAND 20701
 410.730.1810

PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
CORRIDOR ROAD LLC

TAX MAP 48 GRID 13
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PARCEL 73

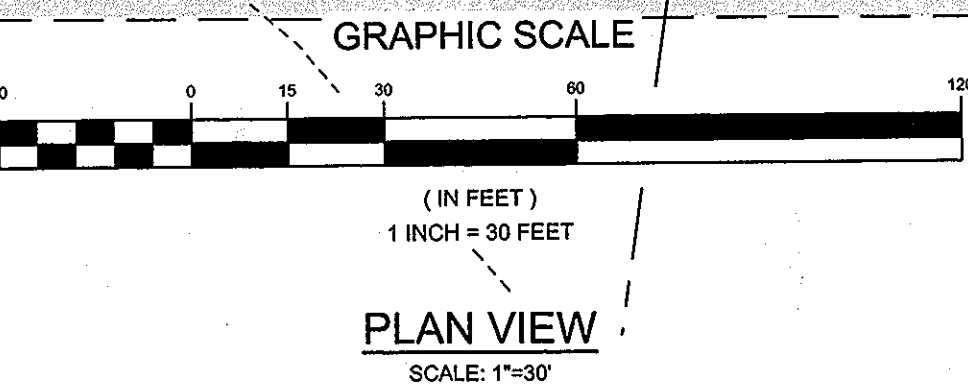


Sill Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@sasland.com

DESIGN BY: DH
 DRAWN BY: DH
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: AUGUST 30, 2011
 PROJECT #: 10-029
 SHEET #: 2 of 4

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. 33025, EXPIRATION DATE: JUNE 20, 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Keith S. Edwards 10/13/11
 CHIEF, DIVISION OF LAND DEVELOPMENT
Chad Edwards 10-14-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

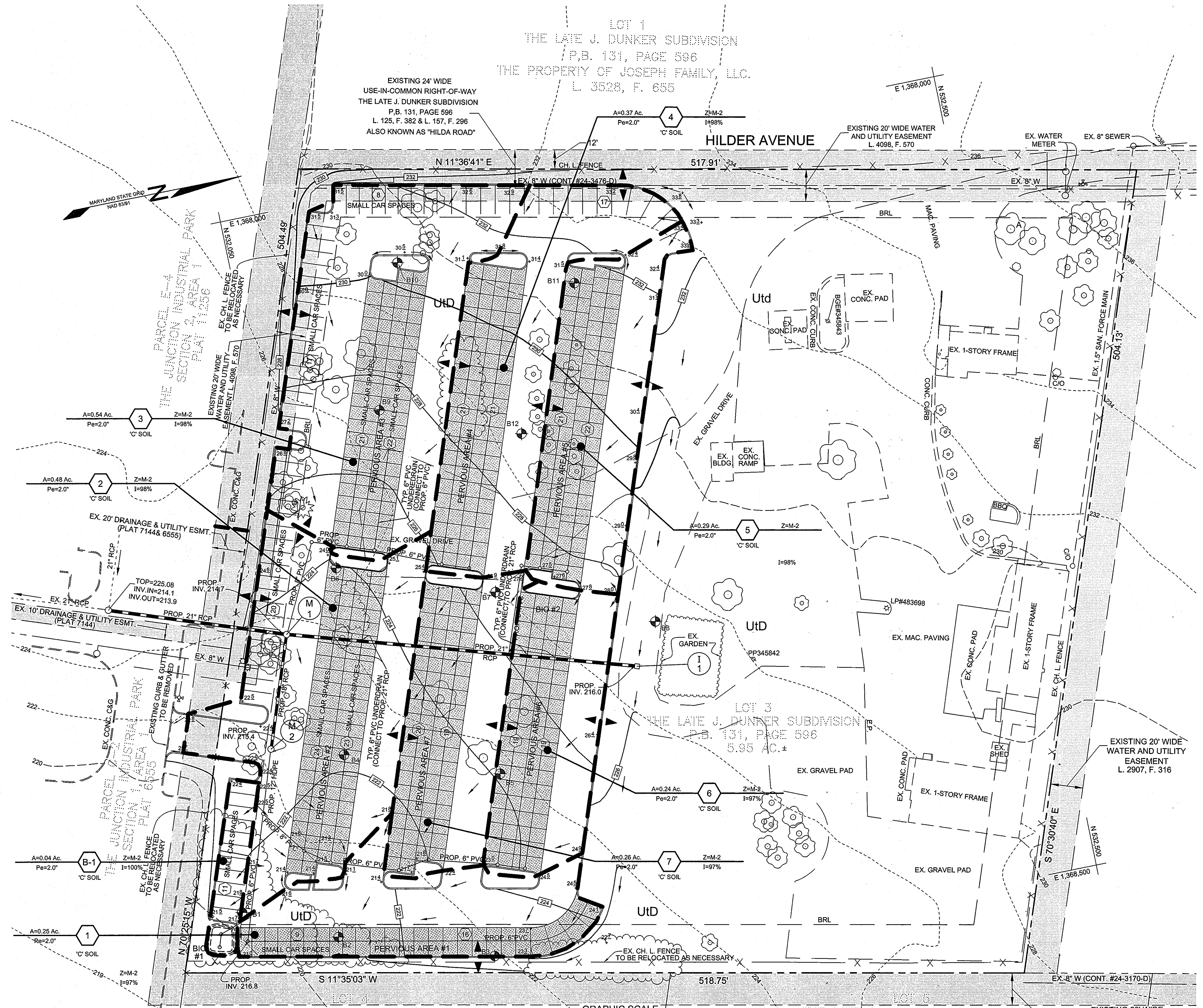


LOT 4
 THE LATE J. DUNKER SUBDIVISION
 P.B. 131, PAGE 596
 THE PROPERTY OF VOS JOHN · TRUSTEE
 L. 2947, F. 147

LOT 5
 THE LATE J. DUNKER SUBDIVISION
 P.B. 131, PAGE 596
 THE PROPERTY OF RYDER TRUCK RENTAL, INC.
 L. 1961, F. 383

EXISTING 20' WIDE
 USE-IN-COMMON RIGHT-OF-WAY
 THE LATE J. DUNKER SUBDIVISION
 P.B. 131, PAGE 596

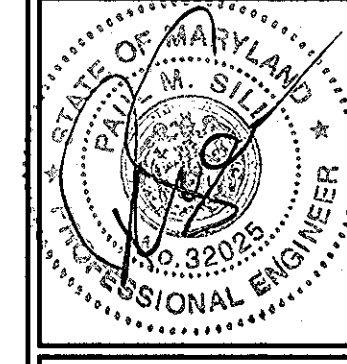
LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING TREES	
EXISTING SPECIMEN TREES	
EXISTING SIGN TO BE REMOVED	
EXISTING WATER LINE	
PROPOSED BIORETENTION	
PROPOSED PERMEABLE PAVEMENT	
PROPOSED DRAINAGE AREA	



OWNER/DEVELOPER
 CORRIDOR ROAD, L.L.C.
 5510 CORRIDOR ROAD
 ANNAPOLIS JUNCTION, MARYLAND 20701
 410.730.1810

**STORMWATER MANAGEMENT
 DRAINAGE AREA MAP
 CORRIDOR ROAD LLC**

TAX MAP 48 GRID 13 PARCEL 73
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saailland.com

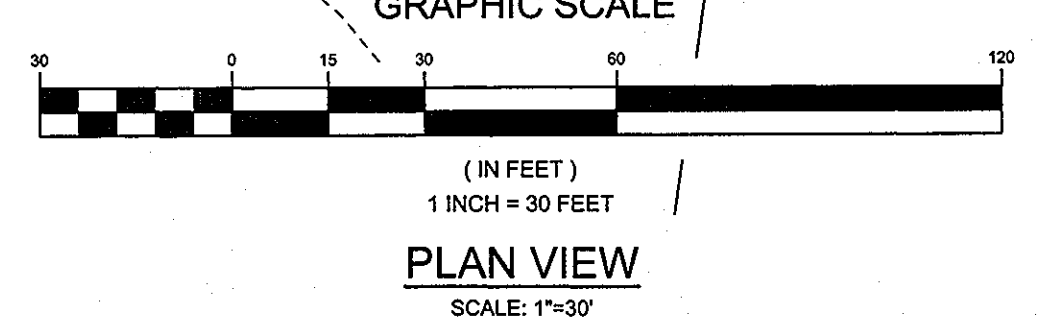
DESIGN BY:	DH
DRAWN BY:	DH
CHECKED BY:	PS
SCALE:	AS SHOWN
DATE:	AUGUST 30, 2011
PROJECT #:	10-029
SHEET #:	3 of 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10/13/11

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/14/11

THE LATE J. DUNKER SUBDIVISION
 P.B. 131, PAGE 536
 THE PROPERTY OF VOS JOHN, TRUSTEE
 L. 2947, F. 147



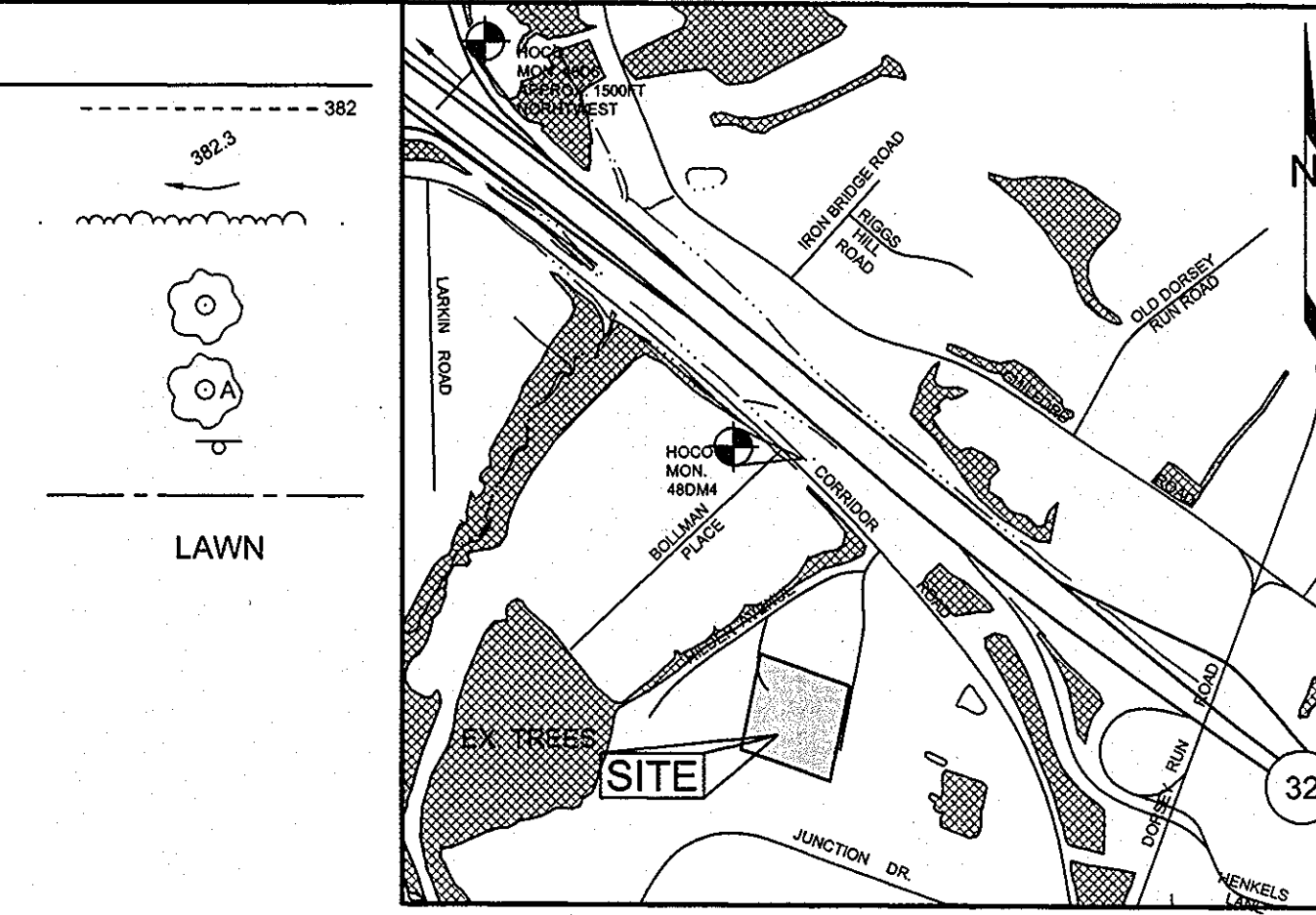
THE LATE J. DUNKER SUBDIVISION
 P.B. 131, PAGE 536
 THE PROPERTY OF RYDER TRUCK RENTAL, INC.
 L. 1961, F. 383

EXISTING 20' WIDE
 USE-IN-COMMON RIGHT-OF-WAY
 THE LATE J. DUNKER SUBDIVISION
 P.B. 131, PAGE 536

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 30, 2013

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING SPECIMEN TREES
- EXISTING SIGN
- EXISTING WATER LINE
- MAINTAINED LAWN



GENERAL NOTES

1. THIS PROPERTY IS ZONED M-2 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
2. GROSS AREA OF PROPERTY = 5.95 AC.±
3. BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY NJR & ASSOCIATES, DATED AUGUST, 2009.
4. TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY NJR & ASSOCIATES, DATED AUGUST, 2009.
5. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4806 AND NO. 47F5. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP). STATION 4806 N 535,541.8889 E 1,368,855.8889 ELEV. 228.115 STATION 47F5 N 535,985.0412 E 1,365,653.4555 ELEV. 234.996
6. BASED ON FIELD INVESTIGATION BY SILL, ADCOCK & ASSOCIATES, LLC ON AUGUST 10, 2011. NO WETLANDS, STREAMS, OR FOREST STANDS LOCATED ON-SITE.
7. THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ON-SITE.
8. FOREST CONSERVATION WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS.
9. DEED REFERENCE: LIBER 7720, FOLIO 180.

FOREST STAND NARRATIVE

1. THERE ARE MANY TREES THAT EXIST ON-SITE RANGING IN SIZE FROM 5" TO 32". THE SITE IS PARTIALLY DEVELOPED, IMPROVED WITH SEVERAL STRUCTURES, PAVING, AND GRAVEL AREAS AS SHOWN ON THIS PLAN. THERE IS A SMALL GROUP OF TREES IN THE SOUTHWESTERN CORNER OF THE SITE THAT RESEMBLES A FOREST STAND, BUT IS ONLY 4,600 SQUARE FOOT IN SIZE AND DOES NOT MEET ALL OF THE CRITERIA TO BE IDENTIFIED AS A FOREST STAND. THE REMAINDER OF THE SITE IS BASICALLY MAINTAINED LAWN AREA WITH EXISTING TREES RANDOMLY SCATTERED THROUGHOUT THE SOUTHERN PORTION OF THE SITE.

SPECIMEN TREE TABLE

TREE NO.	TREE TYPE	SIZE (CAL.)	CONDITION	REMARKS
A	BLACK LOCUST	32"	FAIR / POOR	TWO FORKS OF TREE CUT OFF

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
Utd	URBAN LAND - UDORNTENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.28*

*NOTE: SOILS EXPLORATION AND INFILTRATION TESTING DONE BY HERBSTENSON & ASSOCIATES AND BY EGS, LLC. INDICATE INFILTRATION RATES COMPARABLE TO C TO S SOILS, WITH A K FACTOR APPROXIMATELY OF 0.28

OWNER/DEVELOPER

CORRIDOR ROAD, L.L.C.
8810 CORRIDOR ROAD
ANNAPOLIS JUNCTION, MARYLAND 20701
410.730.1810

FOREST STAND DELINEATION

CORRIDOR ROAD, LLC

TAX MAP 48 GRID 13 PARCEL 73
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: SJT
SCALE: AS SHOWN
DATE: AUGUST 30, 2011
PROJECT #: 10-029
SHEET #: 4 of 4

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. 30028, EXPIRATION DATE: JANUARY 12, 2011

THE LATE J. DUNKER SUBDIVISION
P.B. 131, PAGE 596
THE PROPERTY OF JOSEPH FAMILY, LLC.
L. 3528, F. 655

EXISTING 24" WIDE
USE-IN-COMMON RIGHT-OF-WAY
THE LATE J. DUNKER SUBDIVISION
P.B. 131, PAGE 596
L. 125, F. 382 & L. 157, F. 296
ALSO KNOWN AS "HILDA ROAD"

HILDER AVENUE

EXISTING 20" WIDE WATER
AND UTILITY EASEMENT
L. 4098, F. 570

PARCEL E-4
THE JUNCTION INDUSTRIAL PARK
SECTION 2, AREA 1
PLAT 11256

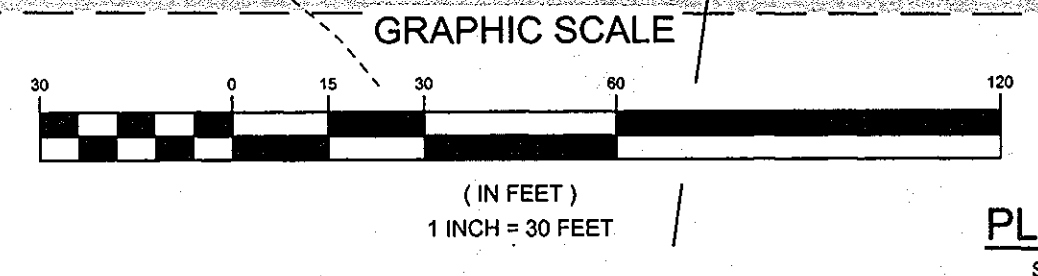
EX. 20" DRAINAGE & UTILITY ESMT.
(PLAT 7144& 6555)

EX. 10" DRAINAGE & UTILITY ESMT.
(PLAT 7144)

PARCEL E-4
THE JUNCTION INDUSTRIAL PARK
SECTION 2, AREA 1
PLAT 11256

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
10/12/11
DATE
10-14-11
DATE

THE LATE J. DUNKER SUBDIVISION
P.B. 131, PAGE 596
THE PROPERTY OF VOS JOHN . TRUSTEE
L. 2947, F. 147



PLAN VIEW
SCALE: 1"=30'

THE LATE J. DUNKER SUBDIVISION
P.B. 131, PAGE 596
THE PROPERTY OF RYDER TRUCK RENTAL, INC.
L. 1961, F. 383

EXISTING 20" WIDE
USE-IN-COMMON RIGHT-OF-WAY
THE LATE J. DUNKER SUBDIVISION
P.B. 131, PAGE 596

