

GENERAL NOTES

- SITE ANALYSIS:
TOTAL PROJECT AREA: 8.06 AC.
PRESENT ZONING: CE-CU
EXISTING USE: VACANT
USE OF STRUCTURE: FLEX OFFICE
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHICAL SURVEY PROVIDED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JULY 2007
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 25A1 AND 25A2.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JUNE 2007
- FLOODPLAIN STUDY PROVIDED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED FEBRUARY 2010
- GEOTECHNICAL REPORT PREPARED BY HILLS-GARNES ENGINEERING ASSOCIATES, INC. DATED JULY 2008
- WETLAND REPORT PREPARED BY ESA, INC. DATED DECEMBER 2007
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- STORMWATER MANAGEMENT WOV AND CPV IS BEING PROVIDED BY PERVIOUS PAVEMENT, MICRO BIORETENTION, STORMWATERS AND UNDERGROUND DETENTION FACILITIES. REV WILL BE PROVIDED UNDER EACH FACILITY.
- 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 AREAS AND 100 YEAR FLOODPLAIN EXCEPT AS ALLOWED AS AN ESSENTIAL DISTURBANCE BY DPZ FOR THE DRIVEWAY ENTRANCE CROSSING PER SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- 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 HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT 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.
- FOREST STAND DELINEATION PREPARED BY ESA, INC. DATED APRIL 2010
- THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS ZONED CE-CU PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND THE COMP. LITE ZONING REGULATION AMENDMENTS, EFFECTIVE ON 07/28/06.
- BA-08-027V REQUESTED THE VARIANCE OF SECTION 127.26.2.a.(1) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR RETAINING WALLS, EXTERIOR BUILDING GRASS STAIRS AND WALKWAY FROM 20' TO A MINIMUM OF 4 FEET; SECTION 127.2.2.a.(2) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR PARKING SPACES AND LOADING FROM 40 FEET TO A MINIMUM OF 9 FEET ALONG MARYLAND ROUTE 32; SECTION 127.2.2.a.(2) OF THE ZONING REGULATIONS TO REDUCE THE PARKING SPACES AND DRIVE AISLES FROM 40 FEET TO 15 FEET ALONG GUILFORD ROAD. THESE VARIANCES WERE GRANTED ON JULY 30, 2008.
- BA-10-024V REQUESTED TO REDUCE THE 20 FOOT SETBACK FROM AN EXTERNAL PUBLIC STREET RIGHT OF WAY TO A MINIMUM OF 4 FEET FOR RETAINING WALLS, EXTERIOR STAIRS AND WALKWAYS (SECTION 127.2.2.a.(1)); TO REDUCE THE 40 FOOT SETBACK FROM THE MD 32 EXTERNAL PUBLIC STREET RIGHT OF WAY TO A MINIMUM OF 9 FEET FOR PARKING SPACES AND LOADING SPACES (SECTION 127.2.2.a.(2)); AND TO REDUCE THE 40 FOOT SETBACK FROM THE GUILFORD ROAD PUBLIC STREET RIGHT OF WAY TO 15 FEET FOR PARKING USES (SECTION 127.2.2.a.(2)). THESE VARIANCES WERE GRANTED 11/5/10.

ENVIRONMENTAL SITE DESIGN NARRATIVE

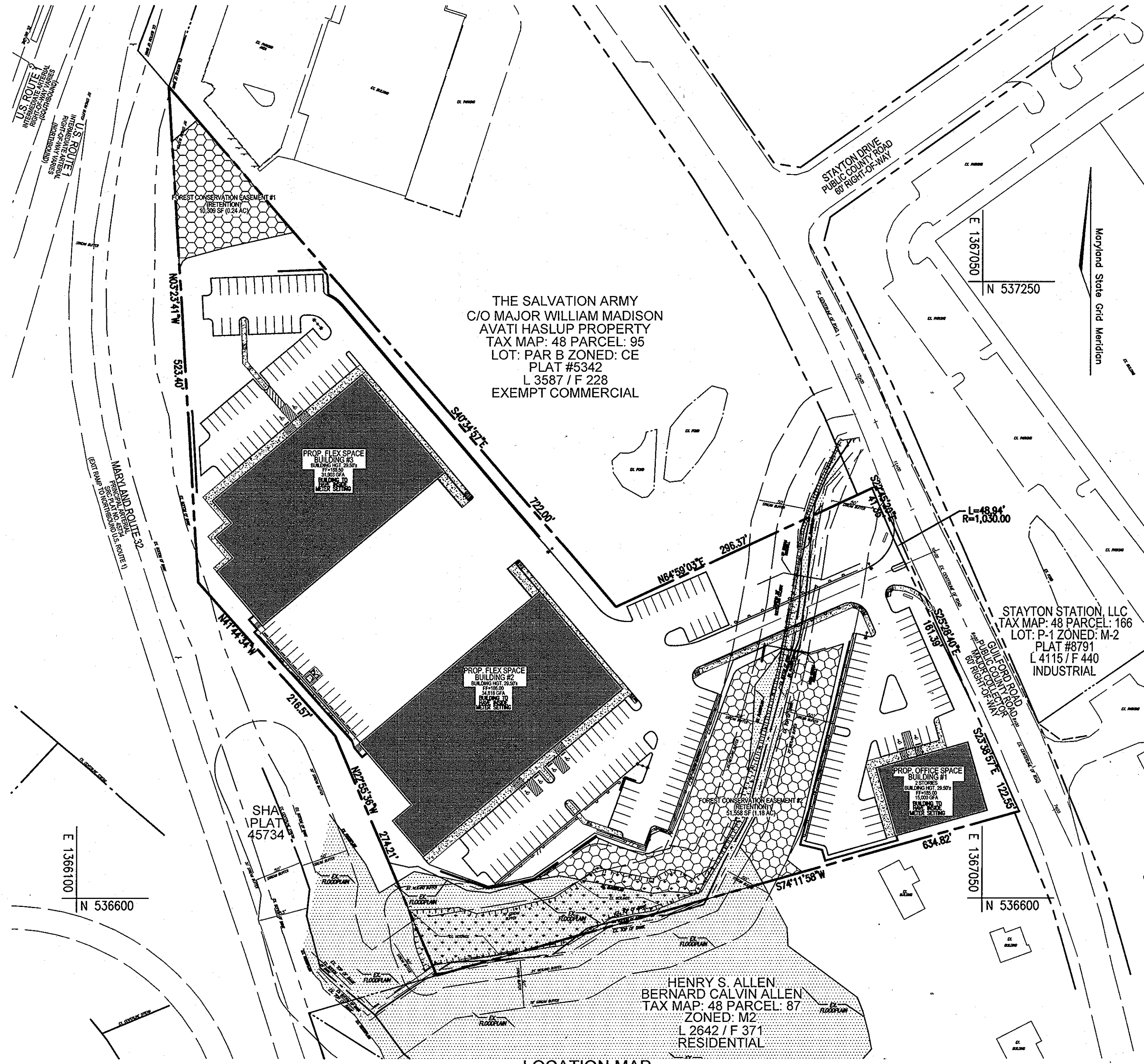
THE STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN DESIGNED TO PRESERVE THE NATURAL RESOURCES TO THE MAXIMUM EXTENT POSSIBLE. PERVIOUS PAVEMENT, MICRO BIORETENTION AND STORM FILTERS WERE USED WHERE IT WAS NOT FEASIBLE TO USE NON-STRUCTURAL MEASURES. AN UNDERGROUND DETENTION FACILITY IS PROPOSED TO PROVIDE WOV AND CPV FOR THE INTERIOR SITE WHERE ESDY PRACTICES WERE NOT PRACTICAL. THE WATER QUALITY FOR THIS PORTION OF THE SITE WILL BE ACHIEVED BY STORAGE IN UNDERGROUND FACILITIES AND THE USE OF CONTECH STORM FILTERS. PERIMETER AREAS THAT WERE ELIGIBLE TO BE USED AS FOREST CONSERVATION AREAS WERE DESIGNATED AS SUCH TO KEEP THEM IN TACT AND INSURE THEY WILL NOT BE DEVELOPED IN THE FUTURE. RETAINING WALLS WERE USED TO MINIMIZE THE LIMITS OF DISTURBANCE. THE SEDIMENT CONTROL MEASURES FOR THIS SITE HAVE ALSO BEEN DESIGNED TO PROTECT THE NATURAL RESOURCES OF THE SITE. CLEAN WATER DIKES HAVE BEEN PLACED AROUND THE PERIMETER TO KEEP CLEAN OFFSITE RUNOFF FROM MIXING WITH THE SEDIMENT LADEN DISCHARGE ON SITE. ALL OF THE SEDIMENT CONTROL MEASURES AND PERMANENT SWM FEATURES ON THIS SITE ARE INTENDED TO PRESERVE THE NATURAL RESOURCES OF THE SITE TO THE MAXIMUM EXTENT POSSIBLE. THERE IS A STREAM BUFFER ON THE SOUTHERN PORTION OF THE SITE THAT WILL BE PROTECTED FROM GRADING AND CLEARING. THE ONLY DISTURBANCE IN THIS BUFFER WILL BE THE STORMDRAIN OUTFALL FOR THIS PORTION OF THE SITE AND IT HAS BEEN EXTENDED DOWN THE SLOPE TO AVOID EROSION AT THE OUTFALL. THIS DISTURBANCE IS DEEMED NECESSARY TO AVOID THE EROSION OF THE SLOPE DUE TO HIGH VELOCITY WATER DISCHARGE ON THE SLOPE.

ENVIRONMENTAL CONCEPT PLAN

GUILFORD ROAD BUSINESS PARK

OFFICE SPACE / FLEX SPACE

L 11225 / F 318

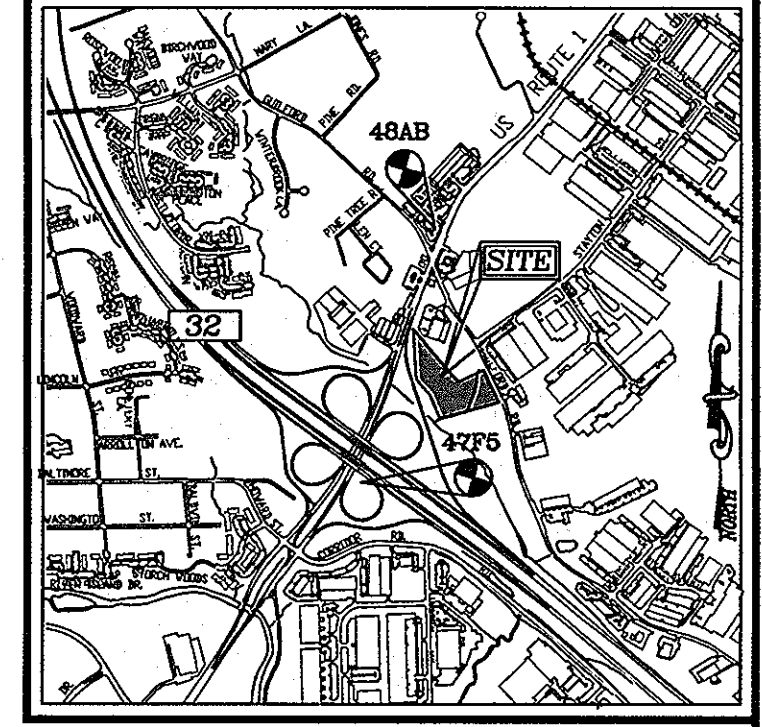


LOCATION MAP
SCALE: 1"=80'



BENCHMARKS

HOWARD COUNTY BENCHMARK - 47F5 (CONC. MONUMENT)
N 535985.0412 E 1365653.4555 ELEV. 234.996
HOWARD COUNTY BENCHMARK - 48AB (CONC. MONUMENT)
N 538384.4474 E 1366415.7904 ELEV. 225.653



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 5054 AB

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FENCE
- EXISTING STREAM CENTERLINE
- EXISTING STREAM BUFFER
- PROPOSED SIDEWALK
- PROP. LIGHT POLE
- PROPOSED CURB AND GUTTER
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING WETLANDS
- FOREST CONSERVATION EASEMENT
- PERVIOUS PAVING

DEVELOPER/OWNER

TSO/ROUTE 32, LLC
8600 SNOWDEN RIVER PARKWAY #207
COLUMBIA MARYLAND, 21045
(301)596-0222
ATTN: MR. GARY EVANS

NO.	REVISION	DATE

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 7
ENVIRONMENTAL CONCEPT PLAN	2 OF 7
ENVIRONMENTAL CONCEPT PLAN	3 OF 7
SWM DRAINAGE AREA MAP	4 OF 7
SWM DETAILS	5 OF 7
CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN	6 OF 7
CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN	7 OF 7

SITE DATA

LOCATION : LAUREL, MD.; TAX MAP 47, BLOCK 12, PARCEL 59
7TH ELECTION DISTRICT
PRESENT ZONING : CE-CU
SUBDIVISION : N/A
SITE AREA : 8.06 AC.
DPZ REFERENCES: BA-08-027V, L 11225 / F 318, BA-08-027V, BA-10-024V
USE OF STRUCTURES: INDUSTRIAL/FLEX SPACE/OFFICE
TOTAL BUILDING COVERAGE: 80,971.00 SF (1.86 AC. OR 23.08% OF GROSS AREA)
BUILDING #1 (OFFICE SPACE): 14,250.00 SF (0.33 AC. OR 4.09% OF GROSS AREA)
BUILDING #2 (FLEX SPACE): 34,818.00 SF (0.80 AC. OR 9.93% OF GROSS AREA)
BUILDING #3 (FLEX SPACE): 31,903.00 SF (0.73 AC. OR 9.06% OF GROSS AREA)
LIMIT OF DISTURBANCE: 6.36 AC.
AREA OF 100YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT ON SITE: 0.63 AC.
AREA OF EXISTING FOREST ON SITE: 8.02 AC.
AREA OF STEEP SLOPES: 0.00 AC.
AREA OF ERODIBLE SOILS: 0.00 AC.
AREA MANAGED BY ESDY (THIS PLAN): 1.11 AC.
IMPERVIOUS AREA : 4.98 AC.
GREEN AREA : 1.36 AC.
AREA OF FLOODPLAIN : 0.63 AC.
AREA OF STREAM & STREAM BUFFER : 1.29 AC.
AREA OF WETLANDS & WETLANDS BUFFER : 1.03 AC.
AREA OF NON-TIDAL WETLANDS ON SITE: 0.36 ACRES OF TOTAL AREA, OR 0.05 ACRES OF AREA OUTSIDE OF FLOODPLAIN EASEMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/16/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

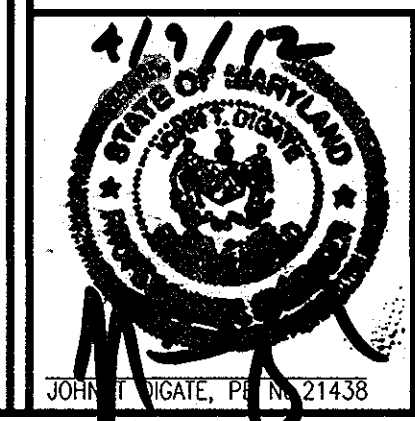
[Signature] 4/16/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET
GUILFORD ROAD BUSINESS PARK
OFFICE SPACE / FLEX SPACE
L 11225 / F 318

TAX MAP: 47 GRID: 12
PARCEL: 59 ZONING: CE-CU
6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
DPZ REF'S: L 11225 / F 318,
BA-08-027V, BA-10-024V

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

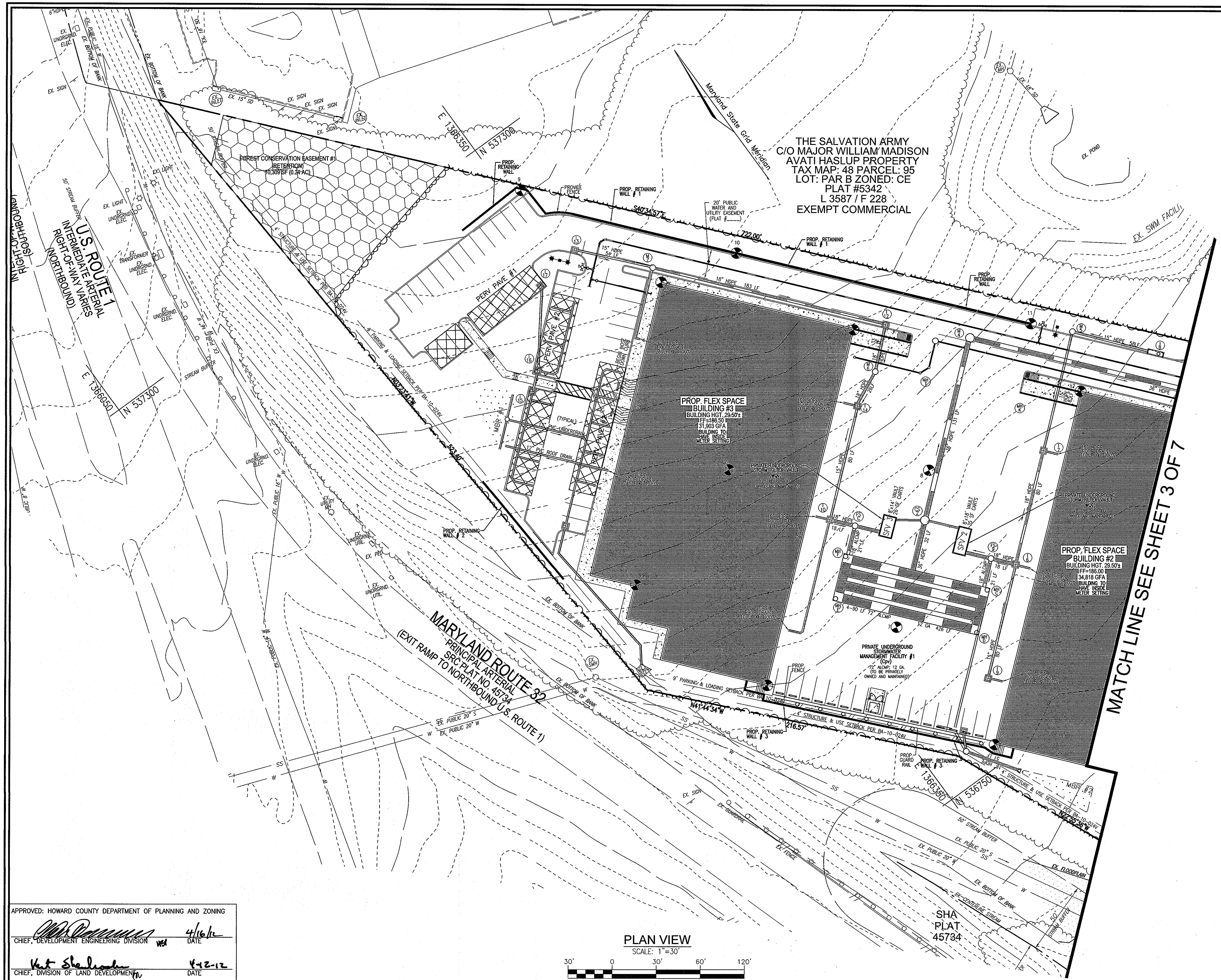


PROFESSIONAL CERTIFICATE

DESIGN BY: JTD
DRAWN BY: KG
CHECKED BY: RHV
DATE: APRIL 2012
SCALE: AS SHOWN
W.O. NO.: 06-72

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. 16163 EXPIRATION DATE 12-16-2012

1 SHEET OF 7



LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANDOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING TREES (FIELD LOCATED)
	EXISTING FENCE
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BUFFER
	PROPOSED SIDEWALK
	PROP. LIGHT POLE
	PROPOSED TREE LINE
	PROPOSED CURB AND GUTTER
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING 100 YEAR FLOODPLAIN
	PERVIOUS PAVING
	FOREST CONSERVATION EASEMENT
	PROPOSED BUILDING
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR

THE SALVATION ARMY
C/O MAJOR WILLIAM MADISON
AVATI HASLUP PROPERTY
TAX MAP: 48 PARCEL: 95
LOT: PAR B ZONED: CE
PLAT #5342
L 3587 / F 228
EXEMPT COMMERCIAL

PROP. FLEX SPACE
BUILDING #3
BUILDING HOI: 29.50'
FF: 188.50
34,903 GFA
BUILDING TO HAVE INSIDE
METER SETTING

PROP. FLEX SPACE
BUILDING #2
BUILDING HOI: 29.50'
FF: 188.00
34,818 GFA
BUILDING TO HAVE INSIDE
METER SETTING

DEVELOPER/OWNER
TSC/ROUTE 32, LLC
8600 SNOWDEN RIVER PARKWAY #207
COLUMBIA MARYLAND, 21045
(301)596-0222
ATTN: MR. GARY EVANS

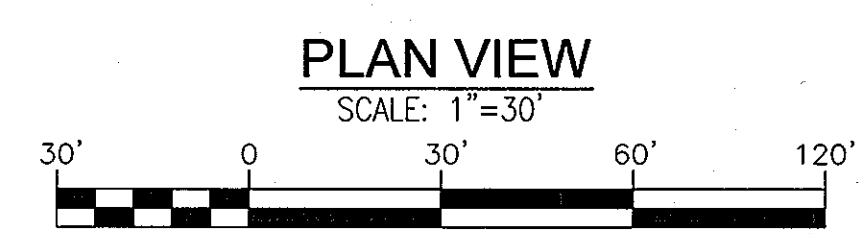
NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
SITE PLAN
GUILFORD ROAD BUSINESS PARK
OFFICE SPACE / FLEX SPACE
L 11225 / F 318
TAX MAP: 47 GRID: 12
PARCEL: 59 ZONING: CE-CLU
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DPZ REF'S: L 11225 / F 318,
BA-08-027V, BA-10-024V

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ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LANS OF THE STATE OF MARYLAND, LICENSE NO. 18183, EXPIRATION DATE: 12-15-2012
DESIGN BY: JTD
DRAWN BY: KG
CHECKED BY: RHY
DATE: APRIL 2012
SCALE: AS SHOWN
W.O. NO.: 06-72
2 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 4/16/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4-12-12
CHIEF, DIVISION OF LAND DEVELOPMENT

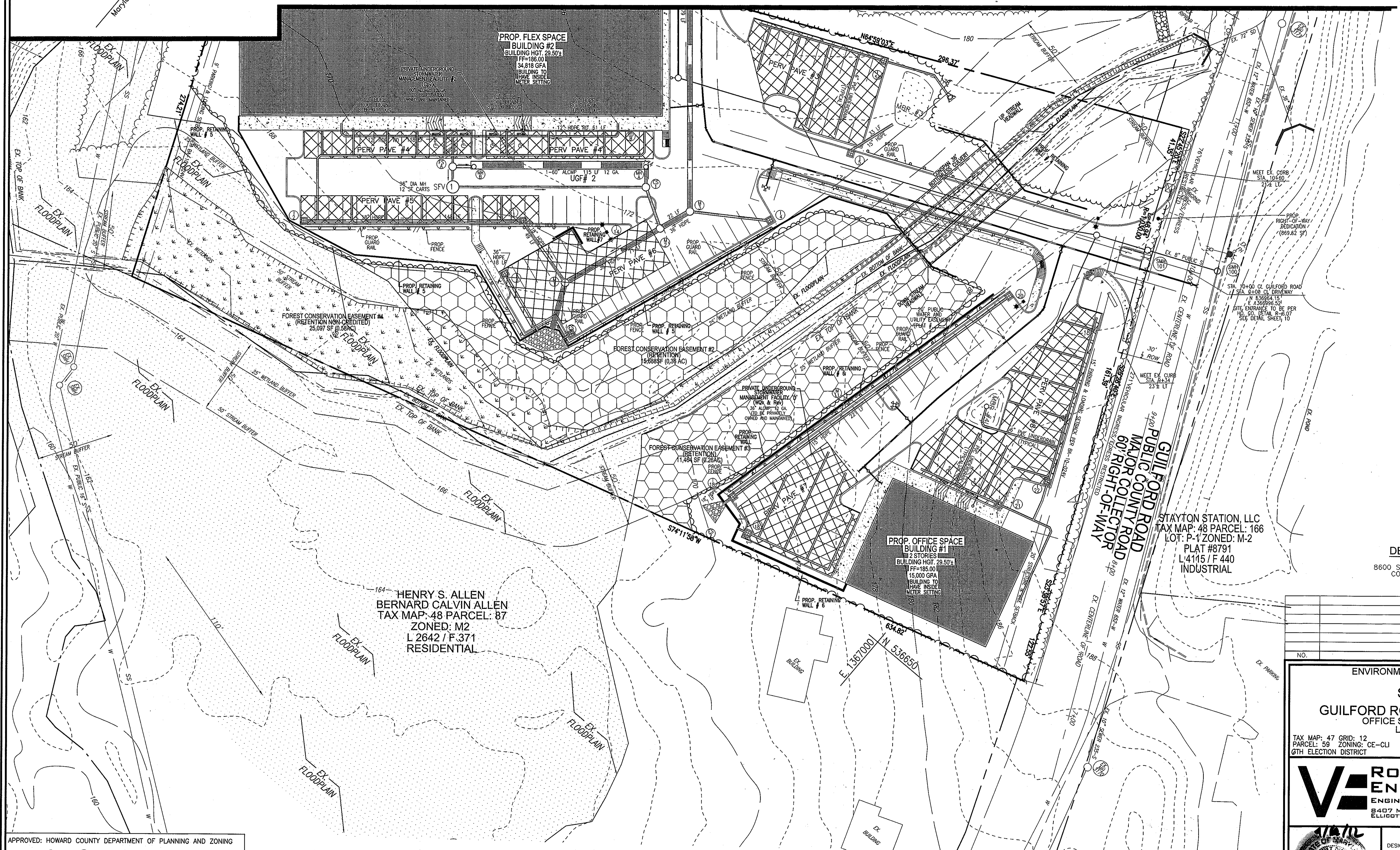


SHA PLAT 45734

E 1386100
N 536650
Maryland State Grid Meridian

E 1387000
N 537250

MATCH LINE SEE SHEET 2 OF 7



- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING TREE LINE (FIELD LOCATED)
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING FENCE
 - EXISTING STREAM CENTERLINE
 - EXISTING STREAM BUFFER
 - PROPOSED SIDEWALK
 - PROP. LIGHT POLE
 - PROPOSED TREETRINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING 100 YEAR FLOODPLAIN
 - EXISTING WETLANDS
 - PERVIOUS PAVING
 - FOREST CONSERVATION EASEMENT
 - PROPOSED BUILDING
 - 280 EXISTING 10' CONTOUR
 - 284 EXISTING 2' CONTOUR

STAYTON STATION, LLC
TAX MAP: 48 PARCEL: 166
LOT: P-1 ZONED: M-2
PLAT #8791
L 4115 / F 440
INDUSTRIAL

DEVELOPER/OWNER
STY ROUTE 32, LLC
8600 SNOWDEN RIVER PARKWAY #207
COLUMBIA MARYLAND, 21045
(301)596-0222
ATTN: MR. GARY EVANS

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
SITE PLAN
GUILFORD ROAD BUSINESS PARK
OFFICE SPACE / FLEX SPACE
L 11225 / F 318
TAX MAP: 47 GRID: 12 HOWARD COUNTY, MARYLAND
PARCEL: 59 ZONING: CE-C/LI DPZ REF'S: L 11225 / F 318,
6TH ELECTION DISTRICT BA-08-027V, BA-10-024V

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
DESIGN BY: JTD
DRAWN BY: KG
CHECKED BY: RHY
DATE: APRIL 2012
SCALE: AS SHOWN
W.O. NO.: 08-72
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LICENSE OF THE STATE OF MARYLAND, LICENSE NO. 16133, EXPIRATION DATE 12-16-2012
3 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 4/16/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4-12-12
CHIEF, DIVISION OF LAND DEVELOPMENT

PLAN VIEW
SCALE: 1"=30'
0 30' 60' 120'



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MARBOX
- EXISTING SIGN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED SIDEWALK
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING WETLANDS
- EXISTING STREAM CENTERLINE
- EXISTING STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- PROPOSED BUILDING

NOTES:

- SITE AREA: 8.06 AC.
- AREA OF 'B' SOILS: 3.64 AC.
- PERVIOUS AREA WITHIN 'B' SOILS: 0.56 AC.
- IMPERVIOUS AREA WITHIN 'B' SOILS: 3.08 AC.
- AREA OF 'C' SOILS: 3.62 AC.
- PERVIOUS AREA WITHIN 'C' SOILS: 2.20 AC.
- IMPERVIOUS AREA WITHIN 'C' SOILS: 1.42 AC.
- AREA OF 'D' SOILS: 0.80 AC.
- PERVIOUS AREA WITHIN 'D' SOILS: 0.30 AC.
- IMPERVIOUS AREA WITHIN 'D' SOILS: 0.50 AC.

SOILS LEGEND

SYMBOL	DESCRIPTION	TYPE
AwB	ALLOWAY SILT LOAM, 2 TO 5 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT	C
SoC	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	B
UoF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	C
Ud	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 15 PERCENT SLOPES	C

DEVELOPER/OWNER
 TSC/ROUTE 32, LLC
 8600 SNOWDEN RIVER PARKWAY #207
 COLUMBIA MARYLAND, 21045
 (301)596-0222
 ATTN: MR. GARY EVANS

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
SWM DRAINAGE AREA MAP
GUILFORD ROAD BUSINESS PARK
 OFFICE SPACE / FLEX SPACE
 L 11225 / F 318

TAX MAP: 47 GRID: 12
 PARCEL: 59 ZONING: CE-CUI
 6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
 DPZ REF: L 11225 / F 318,
 BA-08-027V, BA-10-024V

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: JTD
 DRAWN BY: KC
 CHECKED BY: RHV
 DATE: APRIL 2012
 SCALE: AS SHOWN
 W.O. NO.: 06-72

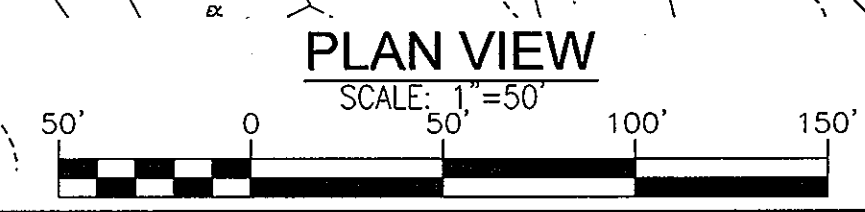
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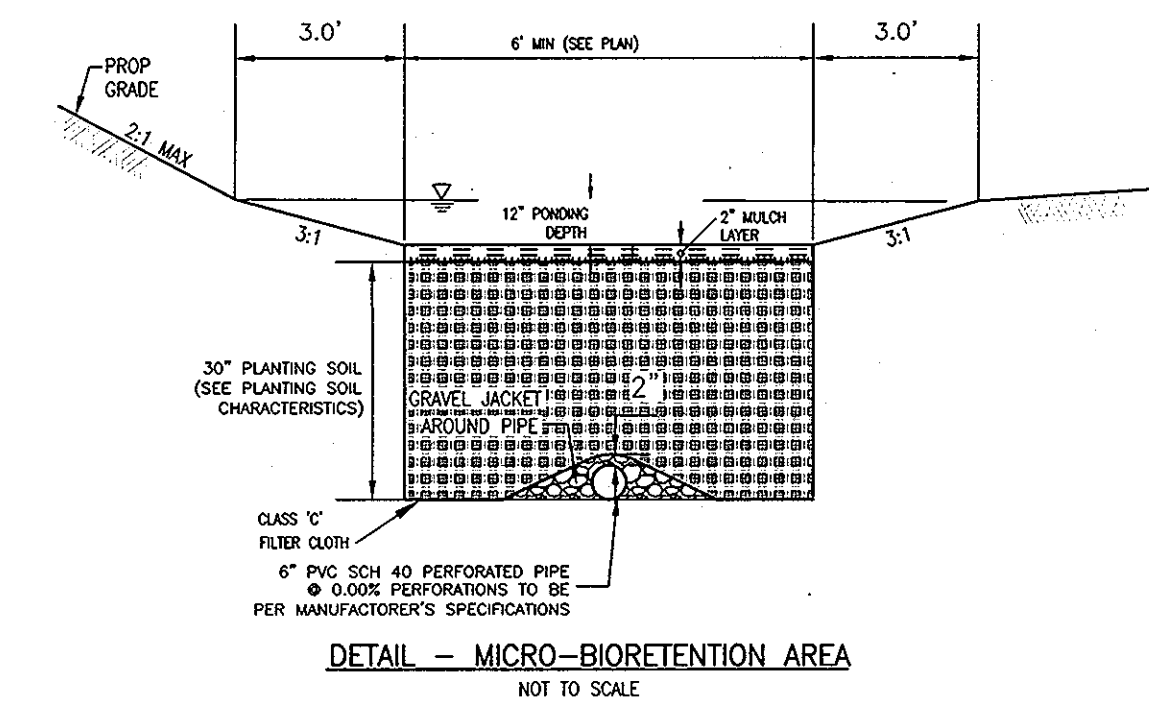
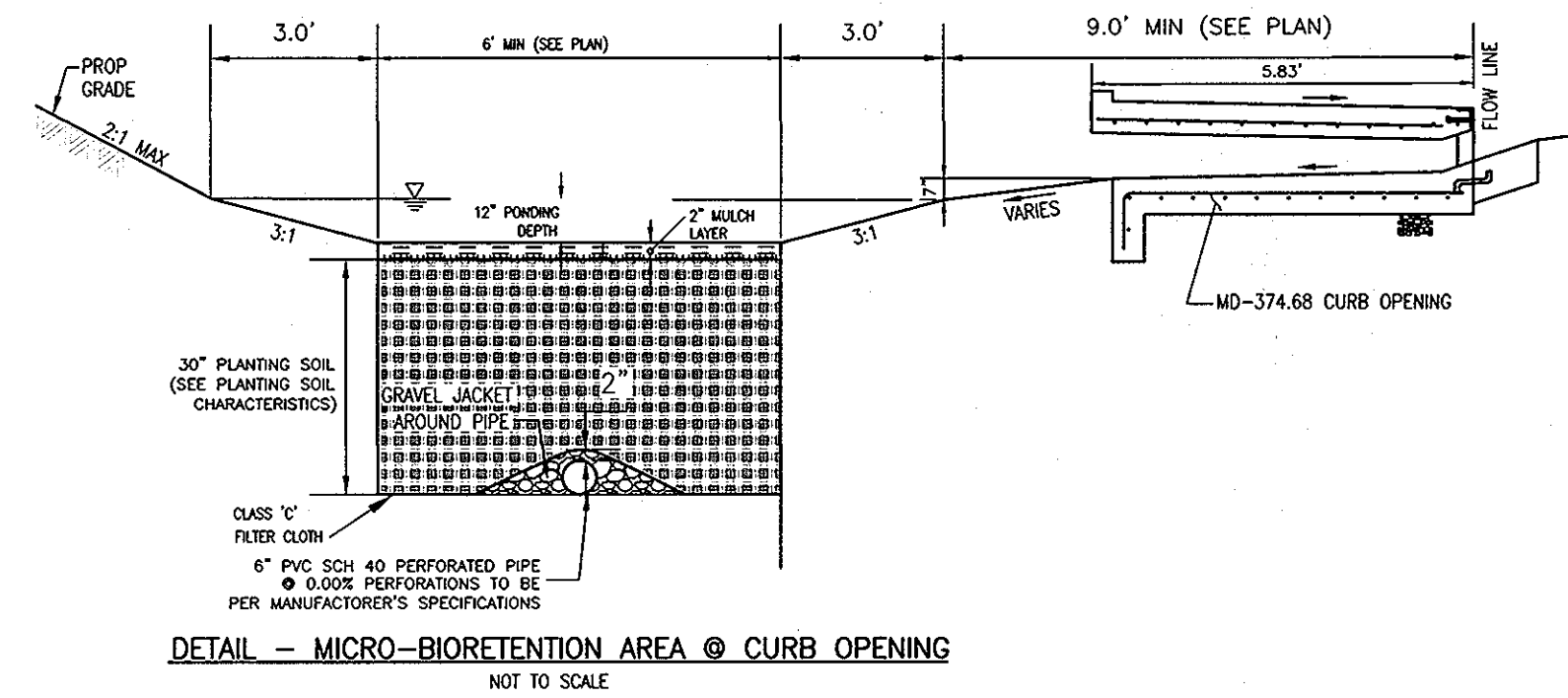
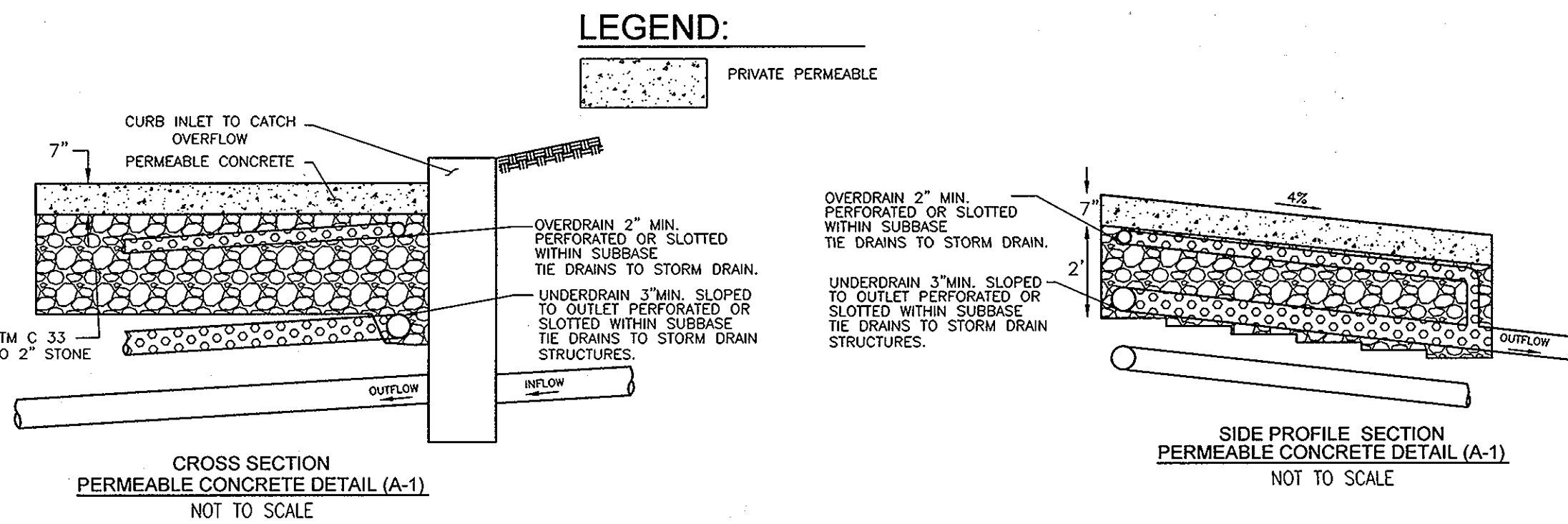
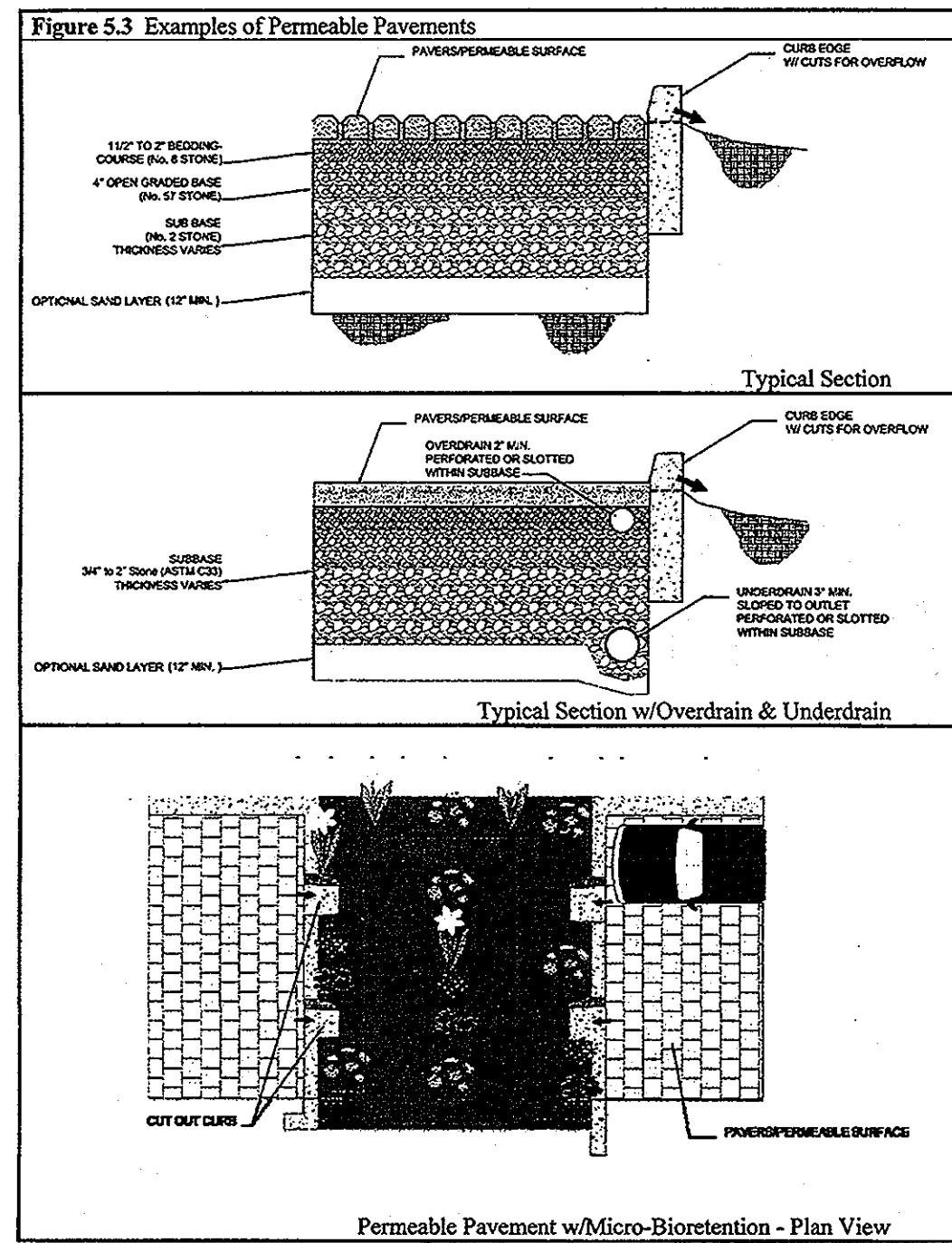
4 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

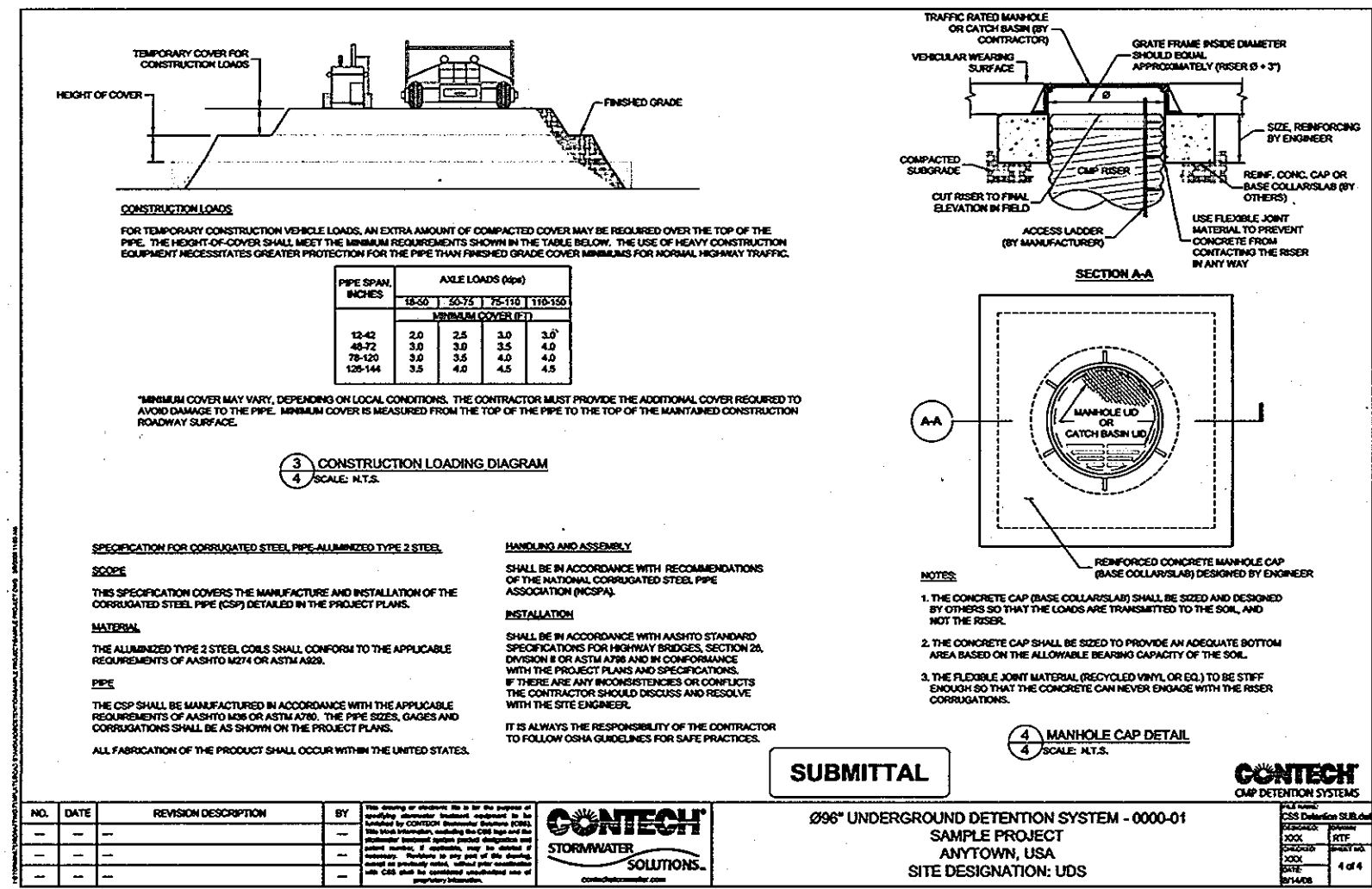
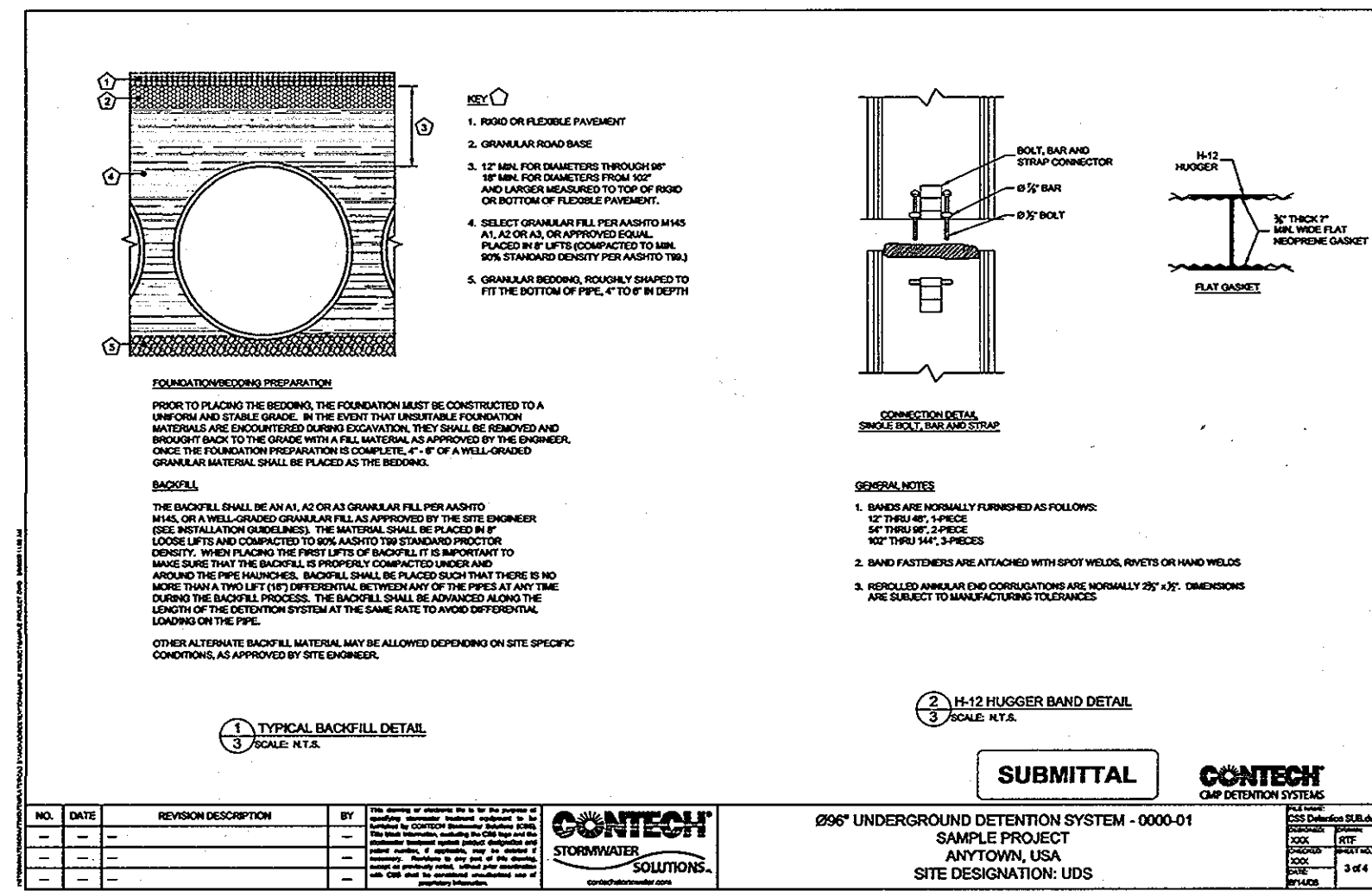
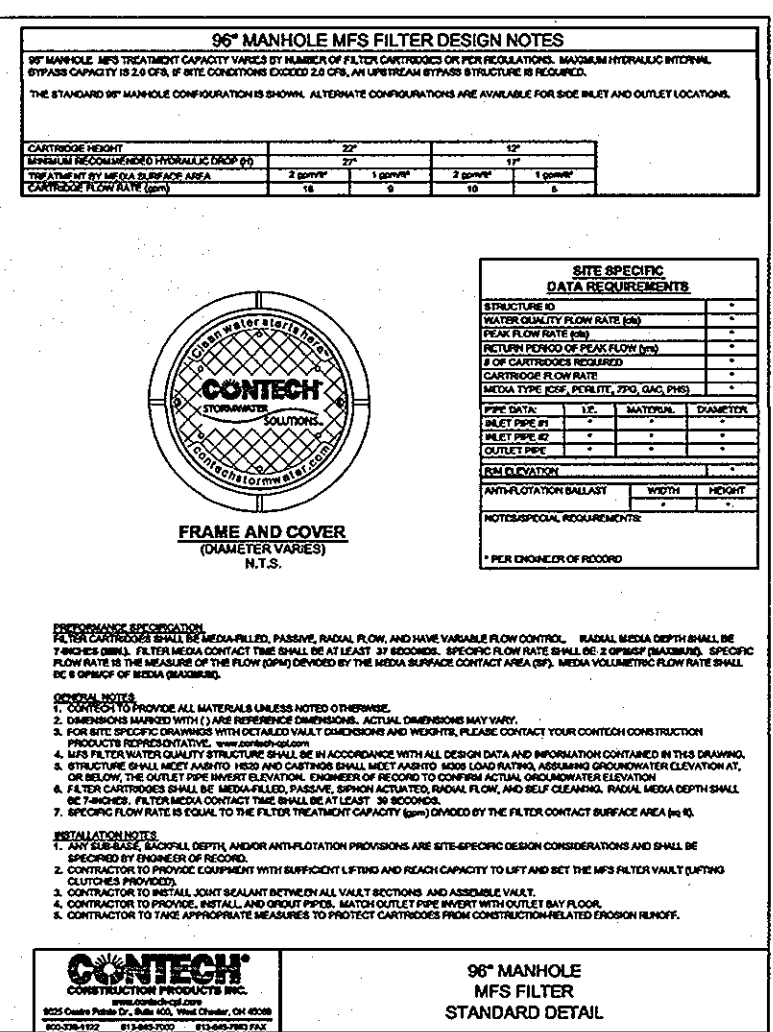
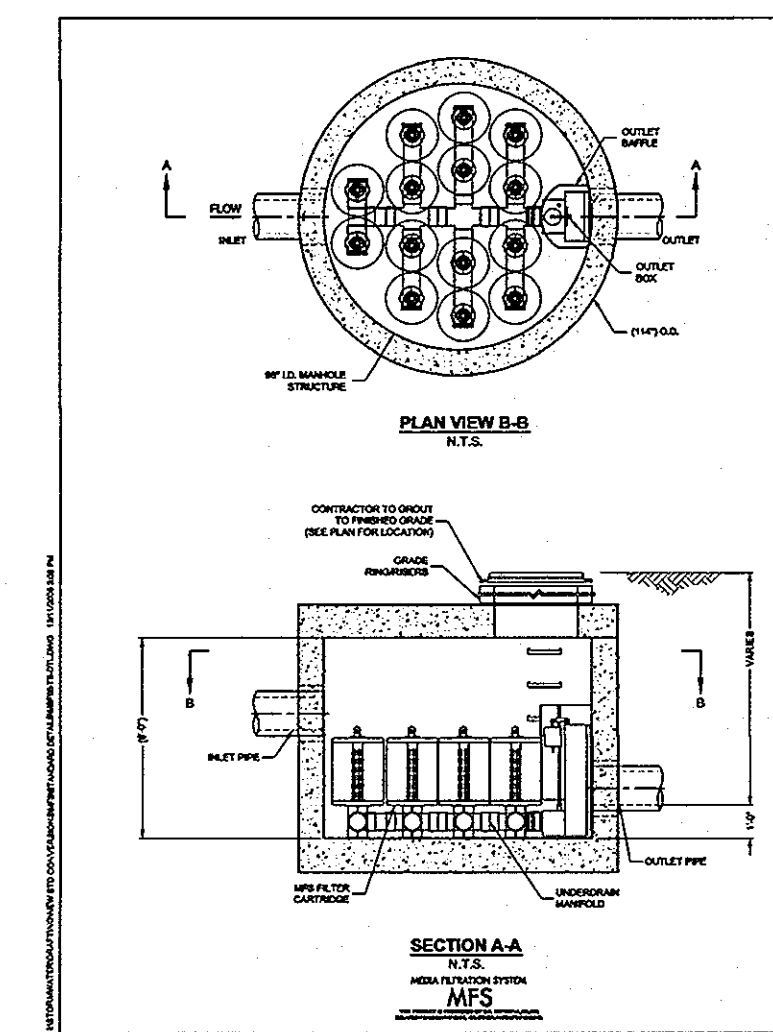
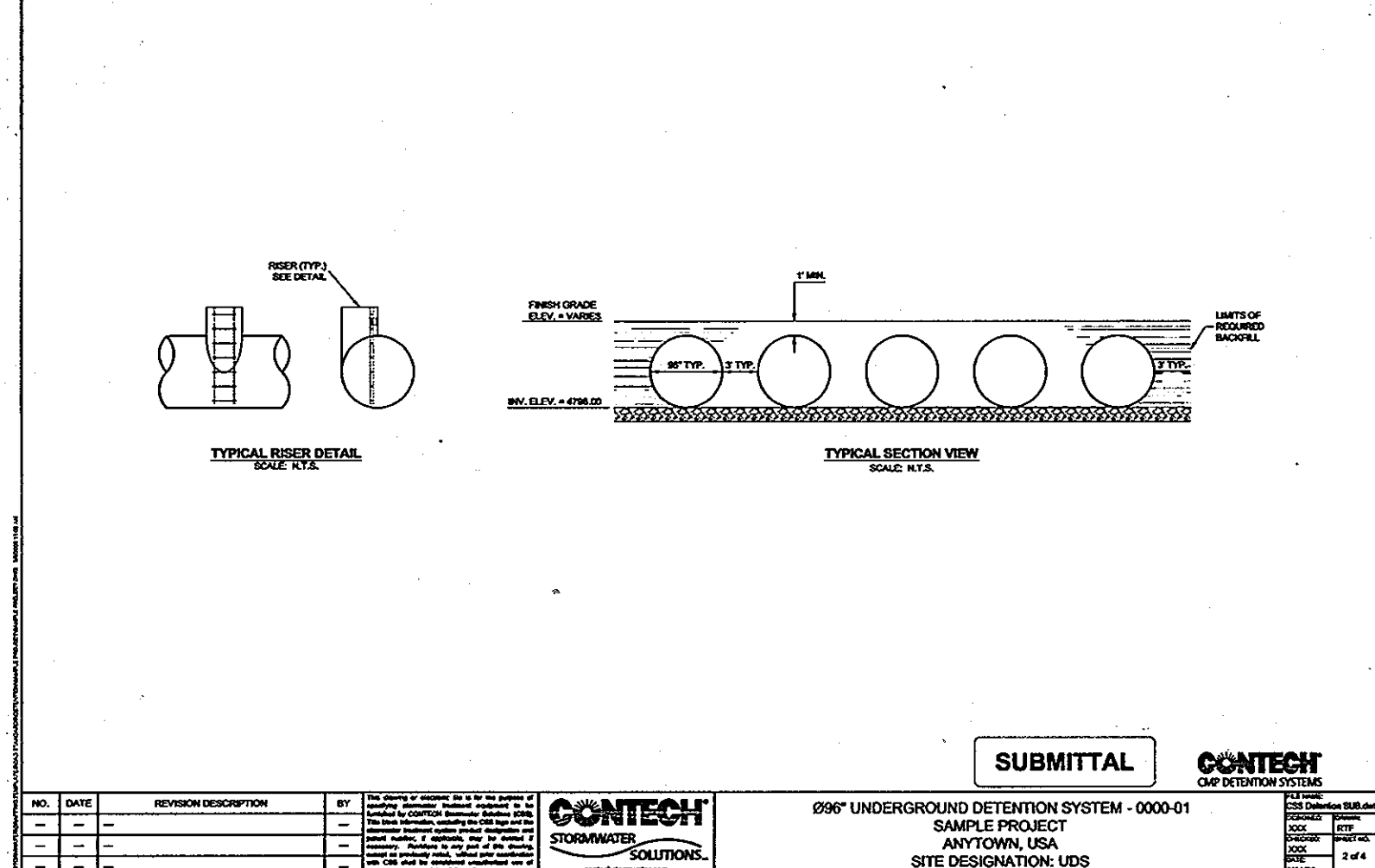
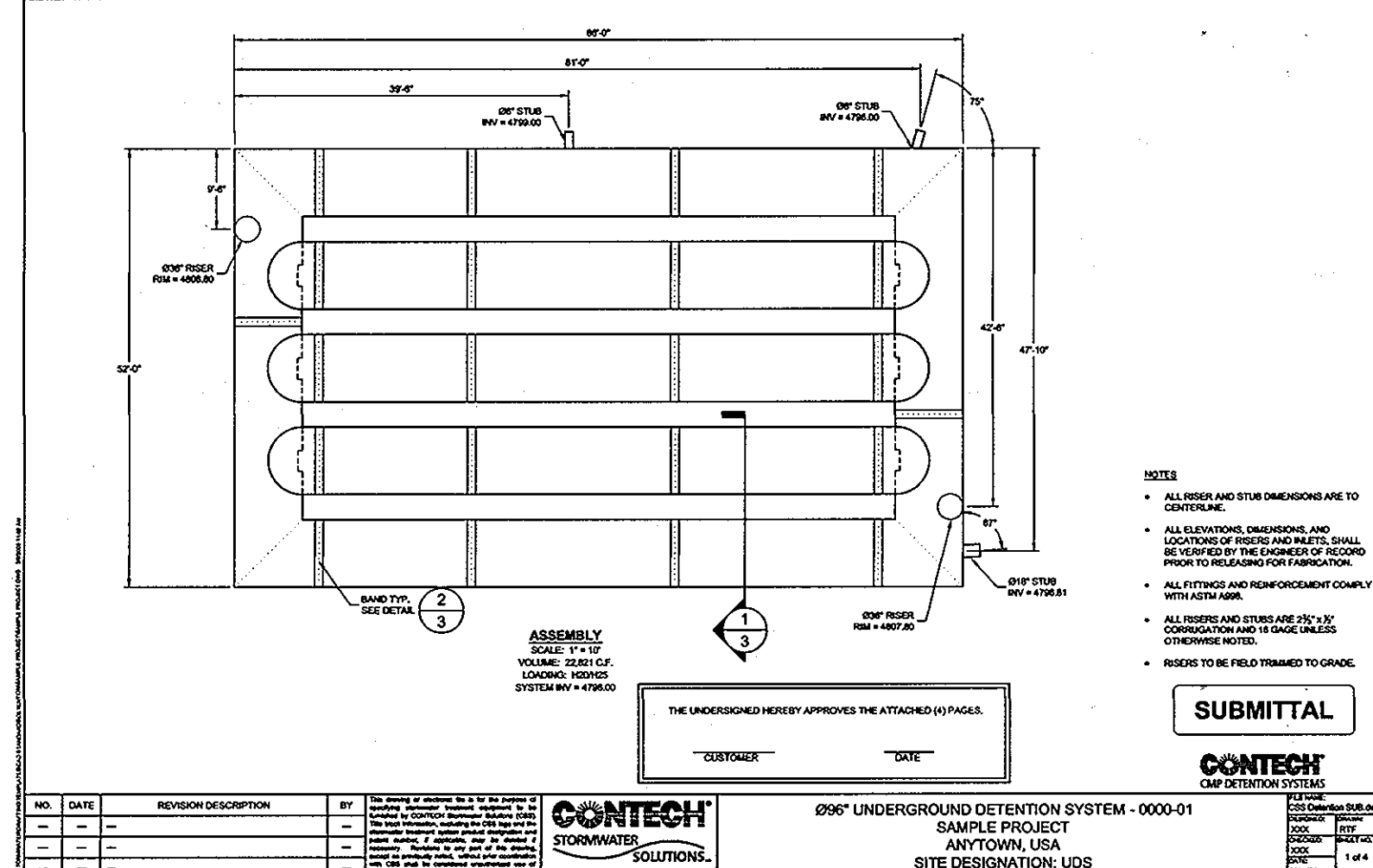
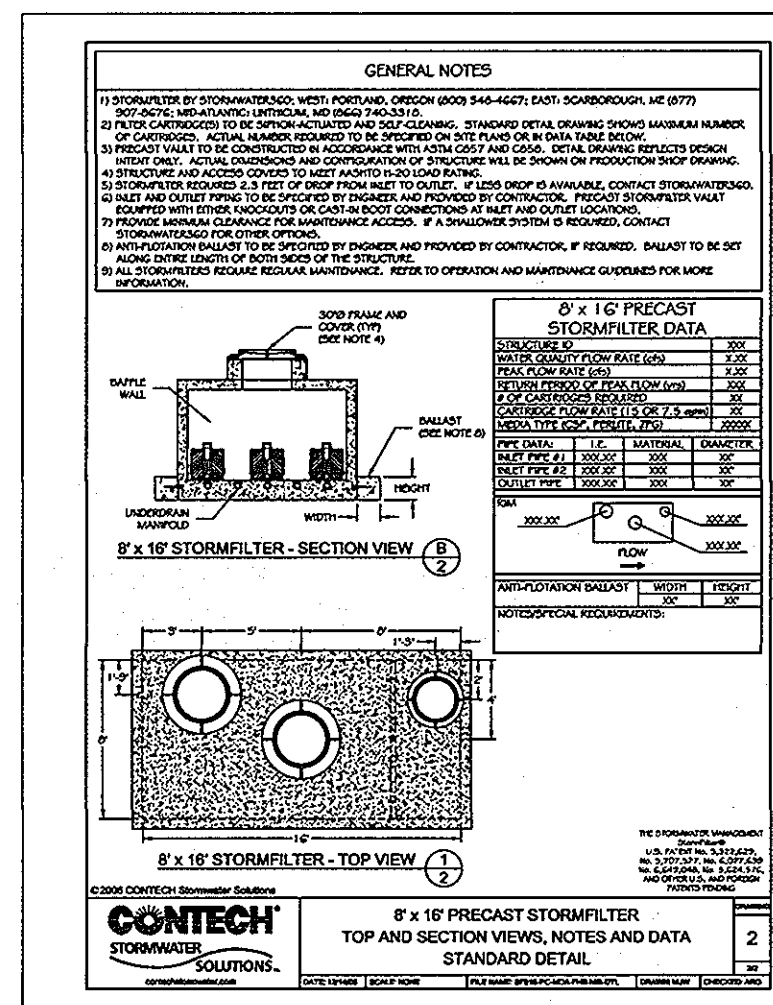
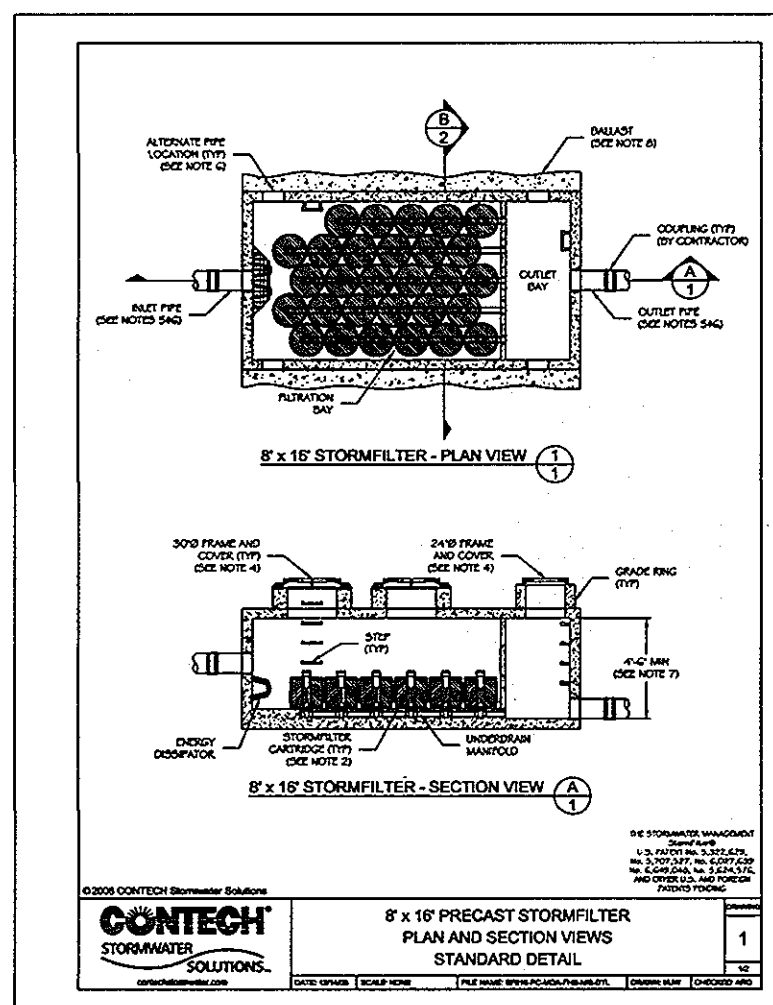
[Signature] 4/16/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4-12-12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE





PERMEABLE PAVEMENT DETAIL NOT TO SCALE



DEVELOPER/OWNER
 TSC/ROUTE 32, LLC
 8600 SNOWDEN RIVER PARKWAY #207
 COLUMBIA MARYLAND, 21045
 (301)596-0222
 ATTN: MR. GARY EVANS

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN

**SWM DETAILS
 GUILFORD ROAD BUSINESS PARK
 OFFICE SPACE / FLEX SPACE
 L 11225 / F 318**

TAX MAP: 47 GRID: 12
 PARCEL: 59 ZONING: CE-CU
 6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
 DPZ REF'S: L 11225 / F 318,
 BA-08-027V, BA-10-024V

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

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. 10163 EXPIRATION DATE 12-16-2012

DESIGN BY: JTD
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: APRIL 2012
 SCALE: AS SHOWN
 W.O. NO.: 05-72

5 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/16/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4-12-12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



THE SALVATION ARMY
 C/O MAJOR WILLIAM MADISON
 AVATI HASLUP PROPERTY
 TAX MAP: 48 PARCEL: 95
 LOT: PAR B ZONED: CE
 PLAT #5342
 L 3587 / F 228
 EXEMPT COMMERCIAL

- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - 280 --- EXISTING 10' CONTOUR
 - 284 --- EXISTING 2' CONTOUR
 - 280 --- PROPOSED 10' CONTOUR
 - 284 --- PROPOSED 2' CONTOUR
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - SS --- EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING TREE LINE (FIELD LOCATED)
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING FENCE
 - EXISTING STREAM CENTERLINE
 - EXISTING STREAM BUFFER
 - PROPOSED SIDEWALK
 - PROP. LIGHT POLE
 - PROPOSED TREE LINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING 100 YEAR FLOODPLAIN
 - PROPOSED BORINGS
 - M1B2 --- SOIL TYPE
 - M1D3 --- SOIL TYPE
 - MODERATE SLOPE
 - STEEP SLOPE
 - PERVIOUS PAVING
 - FOREST CONSERVATION EASEMENT
 - PROPOSED BUILDING
 - EROSION CONTROL MATTING
 - LOD --- LIMIT OF DISTURBANCE
 - EARTH DIKE

DEVELOPER/OWNER
 TSC/ROUTE 32, LLC
 8600 SNOWDEN RIVER PARKWAY #207
 COLUMBIA MARYLAND, 21045
 (301)596-0222
 ATTN: MR. GARY EVANS

NO.	REVISION	DATE

**ENVIRONMENTAL CONCEPT PLAN
 CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN
 GUILFORD ROAD BUSINESS PARK
 OFFICE SPACE / FLEX SPACE
 L 11225 / F 318**

TAX MAP: 47 GRID: 12 HOWARD COUNTY, MARYLAND
 PARCEL: 59 ZONING: CE-CL1 DPZ REF'S: L 11225 / F 318
 6TH ELECTION DISTRICT BA-08-027V, BA-10-024V

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELICOTT CITY, MD 21043 FAX: 410.461.8961

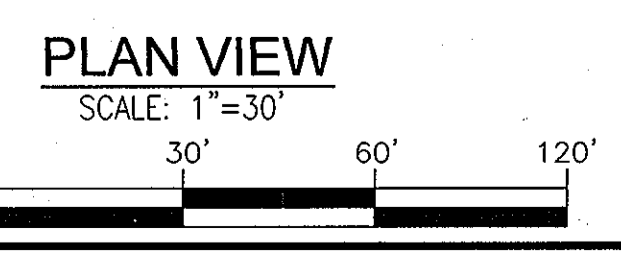


PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18183, EXPIRATION DATE: 12-16-2012

DESIGN BY: JTD
 DRAWN BY: KC
 CHECKED BY: RHV
 DATE: APRIL 2012
 SCALE: AS SHOWN
 W.O. NO.: 06-72

6 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4/16/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4-12-12
 CHIEF, DIVISION OF LAND DEVELOPMENT



MATCH LINE SEE SHEET 6 OF 7

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- 280 EXISTING 10' CONTOUR
- 284 EXISTING 2' CONTOUR
- 280 PROPOSED 10' CONTOUR
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- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING TREES (FIELD LOCATED)
- EXISTING FENCE
- EXISTING STREAM CENTERLINE
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- PROPOSED SIDEWALK
- PROP. LIGHT POLE
- PROPOSED TREELINE
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- PROPOSED STORM DRAIN INLET
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- PERVIOUS PAVING
- FOREST CONSERVATION EASEMENT
- PROPOSED BUILDING
- EROSION CONTROL MATTING
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE

DEVELOPER/OWNER
 TSC/ROUTE 32, LLC
 8600 SNOWDEN RIVER PARKWAY #207
 COLUMBIA MARYLAND, 21045
 (301)596-0222
 ATTN: MR. GARY EVANS

STAYTON STATION, LLC
 TAX MAP: 48 PARCEL: 166
 LOT: P-1 ZONED: M-2
 PLAT #8791
 L:4115 / F 440
 INDUSTRIAL

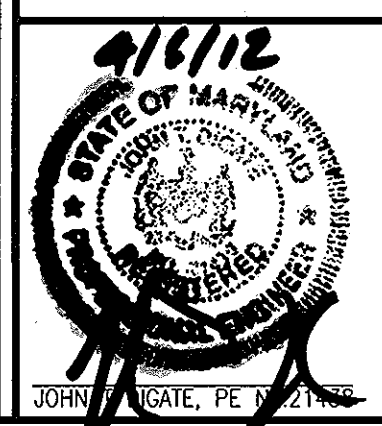
HENRY S. ALLEN
 BERNARD CALVIN ALLEN
 TAX MAP: 48 PARCEL: 87
 ZONED: M2
 L 2642 / F 371
 RESIDENTIAL

NO.	REVISION	DATE

**ENVIRONMENTAL CONCEPT PLAN
 CONCEPTUAL EROSION &
 SEDIMENT CONTROL PLAN
 GUILFORD ROAD BUSINESS PARK
 OFFICE SPACE / FLEX SPACE
 L 11225 / F 318**

TAX MAP: 47 GRID: 12 HOWARD COUNTY, MARYLAND
 PARCEL: 59 ZONING: CE-CU DPZ REF'S: L 11225 / F 318,
 6TH ELECTION DISTRICT BA-08-027V, BA-10-024V

**ROBERT H. VOGEL
 ENGINEERING, INC.**
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 ELICOTT CITY, MD 21043 FAX: 410-461-8961



PROFESSIONAL CERTIFICATE
 DESIGN BY: JTD
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: APRIL 2012
 SCALE: AS SHOWN
 W.G. NO.: 06-72

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. 16163, EXPIRATION DATE: 12-16-2012

7 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION #P 4/6/12 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 4-12-12 DATE

