

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	ENVIRONMENTAL CONCEPT PLAN
4	ENVIRONMENTAL CONCEPT PLAN

LEGEND	
SYMBOL	DESCRIPTION
--- 108 ---	EXISTING CONTOUR 2' INTERVAL
--- 110 ---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SAN. SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING GAS LINE
X	EXISTING FENCE
108	PROPOSED CONTOUR 2' INTERVAL
110	PROPOSED CONTOUR 10' INTERVAL
+ 116.30	SPOT ELEVATION
---	EXISTING TREES
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	L.O.D.
---	PROPOSED STORMDRAIN
---	SOILS DELINEATION
---	SUPER SILT FENCE
---	TP
---	PROPOSED CHAINLINK FENCE

SPECIMEN TREE CHART				
KEY	SPECIES	SIZE (in. dbh)	COZ (feet radius)	COMMENTS
1	WILLOW OAK	36	54	GOOD CONDITION
2	WILLOW OAK	34.5	51.75	GOOD CONDITION
3	TULIP POPLAR	42	63	FAIR CONDITION
4	WILLOW OAK	32	48	GOOD CONDITION
5	BLACK OAK	31	46.5	POOR CONDITION, CROWN DIEBACK
6	WILLOW OAK	33	49.5	GOOD CONDITION
7	RED OAK	42	63	GOOD CONDITION
8	TULIP POPLAR	63	94.5	GOOD CONDITION

NOTE: SPECIMEN TREES #1 THRU #7 WERE APPROVED TO BE REMOVED UNDER WAIVER PETITION WP-14-103.

SITE ANALYSIS DATA

- AREA TABULATION:
 - TOTAL PROJECT AREA: 33.19 AC.
 - TOTAL AREA OF R/W DEDICATION: 0 AC.
 - TOTAL AREA OF SITE: 33.19 AC.
 - BUILDING COVERAGE: 7.0 AC. (21%)
 - TOTAL AREA OF WETLANDS: 2.5 AC.
 - TOTAL AREA OF WETLANDS BUFFER: 2.1 AC.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - TOTAL AREA OF FOREST: 6.8 AC.
 - TOTAL AREA OF SLOPES 15%-25%: 0.00 AC.
 - THERE ARE NO ERODIBLE SOILS ON THIS SITE.
 - LIMIT OF DISTURBANCE: 27.0 AC.
 - PROPOSED USE OF SITE OR STRUCTURE: WAREHOUSE
 - ZONED: T00
- PARKING SPACE DATA:
 - TOTAL NUMBER OF 18' STANDARD PARKING SPACES PROVIDED = 377 (INCLUDING 8 HANDICAPPED SPACES)
 - TOTAL NUMBER OF 35' TRUCK PARKING SPACES PROVIDED = 202
 - TOTAL NUMBER OF 55' TRAILER PARKING SPACES PROVIDED = 15
 - TOTAL NUMBER OF 60' LOADING DOCK SPACES PROVIDED = 55

DESIGN NARRATIVE:

- Natural Resource Protection Enhancement: The proposed Distribution Center Building will not impact existing site wetlands and wetlands buffers. The Forest Conservation Plan will require a combination of mostly on-site forest retention and supplemental off-site retention. There are no on-site floodplain easements or steep slopes therefore, these resources are not impacted. Groundwater recharge will be provided to compensate for the proposed paved areas within the limits of disturbance. Waiver Petition WP-14-103 on April 4, 2014 approved removal of 7 specimen trees under Section 16.1205(a)(7)&(10) of the Subdivision Regulations.
- Maintenance of Natural Flow Patterns: The proposed on-site grading will not significantly alter the natural drainage patterns of the site. The stormwater management outfall flows to the drainage swale as the largest existing condition site drainage. The post development 1-year peak flows are not expected to increase due to the ESD volume provided in the BMP/ESD facilities. In addition, per Howard County request the 10-year storm quantity management has also been provided within the main Submerged Gravel Wetland facility.
- Reduction of impervious areas through better site design, alternatives surfaces, non-structural practices: The SWM concept is consistent with ESD practices associated with large truck distribution centers. Hence, the use of alternative surfaces was precluded by the presence of truck vehicles and their associated fluids.
- Integration of ESDC into SWM strategy: The erosion and sediment control design will follow Howard Soil Conservation District standards and specifications and will meet the goal of keeping sediment from leaving the site. The practices will be integrated in SWM strategy by utilizing, where possible, super silt fence to maintain sheet flow patterns where practicable.
- Implementation of ESD planning techniques and practices: The use of surface sand filters for the parking lot associated with car/employee parking will be combined with the use of a submerged gravel wetland facility to support the truck parking areas.

COASTAL SUNBELT PRODUCE ESD SUMMARY TABLE No.1

Gross Area of Site:		33.19 Acres	Date: 06-11-14
Developable Area:		27.0 Acres	Rev: 09-15-14
Pre-Developed Conditions Composite RCNw:		67	
Target PE:		2.1 Inches	
Target ESDvol:		141,811 Cu. Ft.	

D.A. No.	Area (Sq. Ft.)	Imp. Area	Lawn Area	% of Total Site Area	ESD Practice Utilized	Untreated Imp. Area	Filter Area Provided (A)	ESDvol Required (CF)	ESDvol Provided (CF)	Rev Provided (CF)	% IMP
A	822267	723585	0	61.52	Submerged Gravel Wetland	0	30573	121161	81152	0	88%
B	184657	0	14,000	0	Bypass Area	0	0	0	0	0	72%
C	109338	72161	37174	9.29	Surface Sand Filter	0	2880	10190	2304	68%	
D	42253	27887	14366	3.59	Surface Sand Filter	0	1120	4732	4008	896	68%
E1	5300	5300	0	0.45	Perimeter Sand Filter	0	188	661	900	0	100%
E2	5300	5300	0	0.45	Perimeter Sand Filter	0	188	661	900	0	100%
F					off-line flow cells					9000	
Total	1138513	823644	216197			34949	139461	97150	122000		
	26.14	18.91	4.96	(acres)							

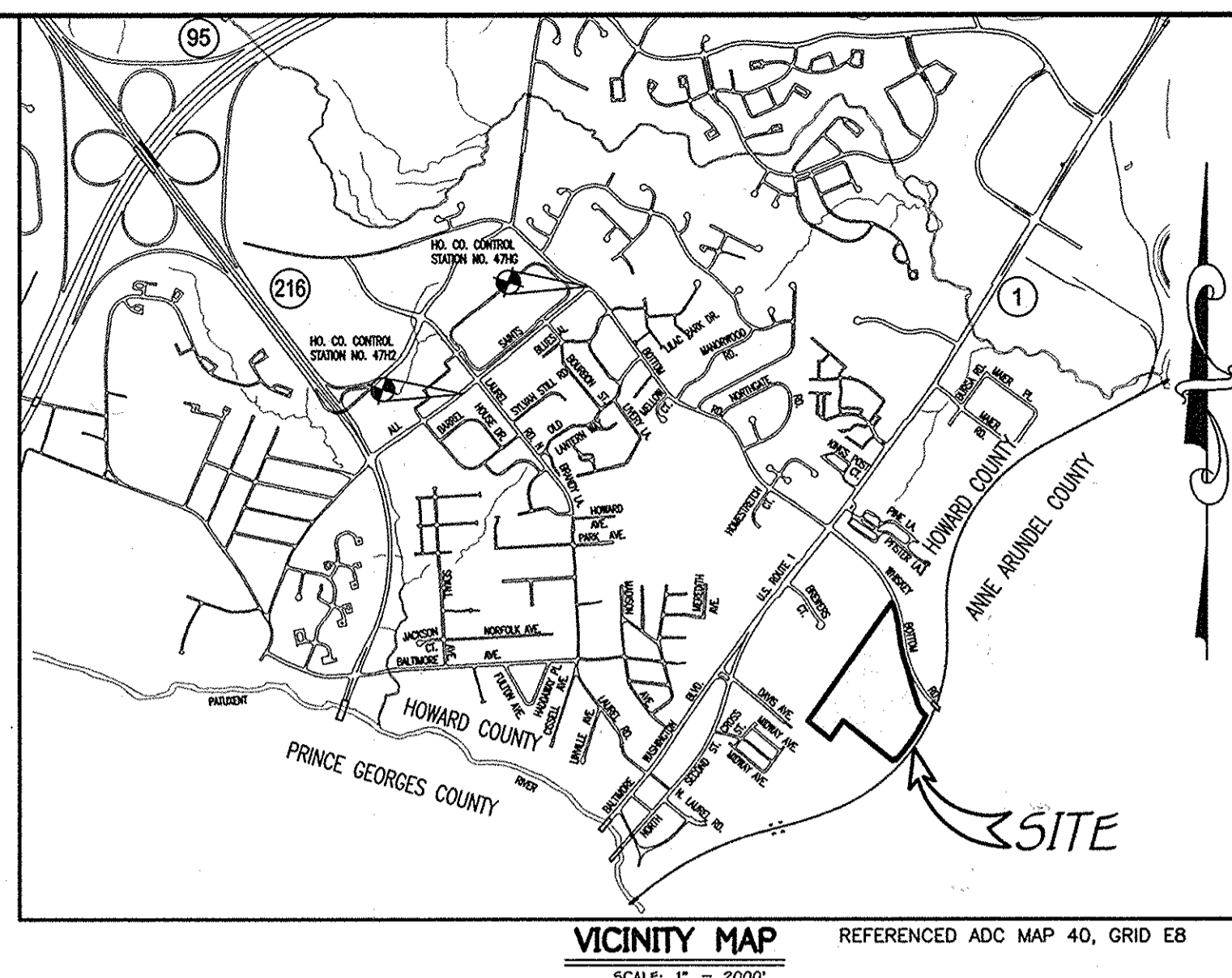
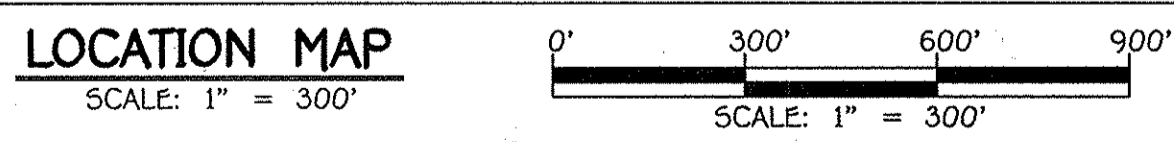
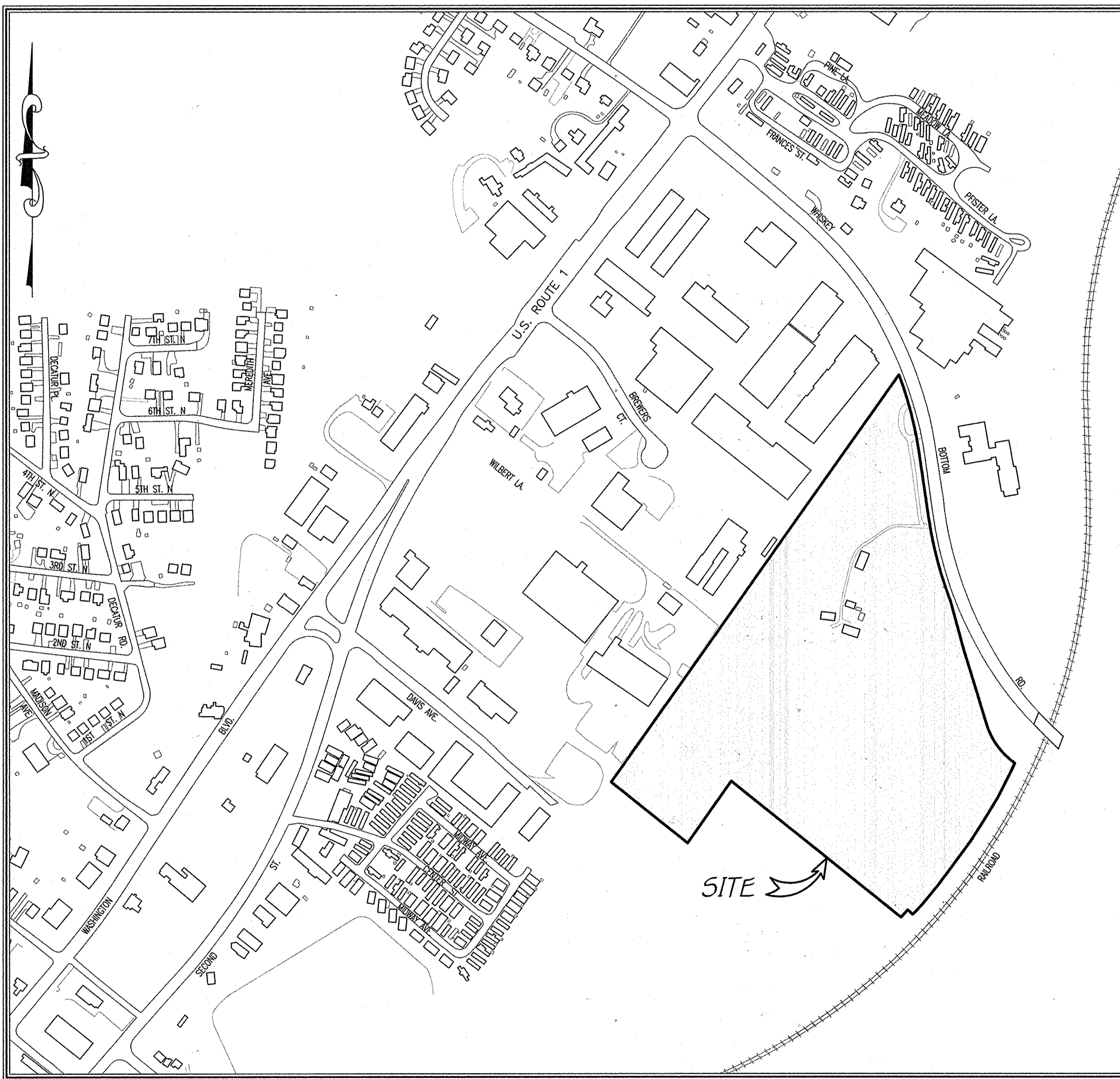
NOTE: THIS PLAN IS SUBJECT TO WAIVER PETITION WP-14-103. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 4, 2014 GRANTED APPROVAL TO WAIVE SECTION 16.155(a)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH STATES THAT A SITE DEVELOPMENT PLAN IS REQUIRED FOR NON-RESIDENTIAL DEVELOPMENT, SECTION 16.1205(a)(7)&(10) WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER, AND SECTION 16.1202(a) WHICH STATES THAT A FOREST CONSERVATION PLAN IS REQUIRED FOR DEVELOPMENT PLANS.

- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- IN COMPLIANCE WITH THE OPZ, DEVELOPMENT ENGINEERING DIVISION (DED) COMMENTS DATED MARCH 27, 2014; THIS WAIVER REQUEST IS TO ALLOW MASS GRADING AND THE INSTALLATION OF TEMPORARY SEDIMENT CONTROL MEASURES. THIS WAIVER DOES NOT APPROVE THE INSTALLATION OF ANY PERMANENT STRUCTURES. AS A CONDITION OF APPROVAL, DED REQUESTS A COPY OF THE APPROVED MASS GRADING PLAN.
 - APPROVAL FROM THE HOWARD SOIL CONSERVATION DISTRICT AND THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS IS REQUIRED FOR THE ASSOCIATED GRADING PLAN PRIOR TO THE ISSUANCE OF ANY REQUIRED PERMITS. THE LIMIT OF DISTURBANCE AND GRADING LIMIT SHALL NOT EXCEED THE LIMITS AS SHOWN ON THE WAIVER PLAN EXHIBIT.
 - THE GRADING SHOWN ON THE EXHIBIT IS TEMPORARY AND SHALL BE STABILIZED IN ACCORDANCE WITH THE LATEST SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS. FINAL GRADING AND DEVELOPMENT SHALL BE APPROVED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN, WHICH WILL DESIGN THE FINAL STORMWATER MANAGEMENT REQUIREMENTS FOR THE OVERALL SITE DESIGN.
 - APPROVAL OF SECTION 16.1202(a) IS ONLY TO ALLOW TEMPORARY DEFERRAL TO THE FOREST CONSERVATION PLAN OBLIGATION AND REQUIREMENT UNTIL THE SITE DEVELOPMENT PLAN FOR THE OVERALL SITE DESIGN IS SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING. IF THE OVERALL DEVELOPMENT OF THE SITE CEASES FOR ANY REASON, OR IS NOT COMPLETED IN A TIMELY MANNER, THE PETITIONER WILL BE REQUIRED TO ADDRESS THE FOREST CONSERVATION OBLIGATION FOR THE LIMIT OF DISTURBANCE AS INDICATED ON THE WAIVER PETITION EXHIBIT IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL.
 - IN COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURE SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR ASSOCIATED BUFFERS, AND 100-YEAR FLOODPLAIN.
 - APPROVAL OF SECTION 16.1205(a)(7)&(10) IS FOR THE REMOVAL OF SEVEN SPECIMEN TREES, IDENTIFIED AS SPECIMEN TREES #1-7 ON THE WAIVER PETITION EXHIBIT. NO OTHER SPECIMEN TREES MAY BE REMOVED. REMOVAL OF THE SEVEN SPECIMEN TREES WILL REQUIRE MITIGATION OF SEVEN 3"-4" CALIPER TREES. THE MITIGATED TREES SHALL BE OF SIMILAR SPECIES AS THE REMOVED TREES. BE SHOWN AS PART OF THE LANDSCAPE PLAN WITH THE SITE DEVELOPMENT PLAN, AND SHALL BE BONDED WITH THE LANDSCAPING OBLIGATION.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-2095

OWNER
 9001 WHISKEY BOTTOM ROAD LLC
 1029 HARRISON DRIVE
 LAUREL, MARYLAND
 20707-3827

DEVELOPER
 WHISKEY SPEAK, LLC
 2330 WEST ASPEN ROAD
 SUITE 100
 LUTHERVILLE, MARYLAND
 21093-4614
 PH# 410-296-3800



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY DIGGING AND EXCAVATION WORK.
- PROJECT BACKGROUND:
 TAX MAP 50, GRID 4.5,10,11
 PARCEL NO. 375
 ZONING: THIS PROJECT IS ZONED T00 PER THE 10/6/13 COMPREHENSIVE ZONING PLAN AND TO THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
 ELECTION DISTRICT: SIXTH
 SECTION/AREA: N/A
 SITE AREA: 33.19 AC.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO LAYOUT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL SURVEY PERFORMED BY HARFORD AERIAL SURVEYS, INC. DATED NOV. 2013 AND SUPPLEMENTED WITH TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS AND CARTER INC. DATED DEC. 2013.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 STA 47H2
 N 529,706.4221
 E 1,355,445.3364
 ELEV. 256.068
 STA 47H3
 N 531,084.970
 E 1,357,060.351
 ELEV. 256.472
- THE EXISTING WATER AND SEWER SYSTEMS SERVING THIS PROJECT ARE CONTRACT NO. 561-W&S, 112-5 & 44-3624-0
- ALL ON-SITE STORM DRAINS UNDER THIS SITE DEVELOPMENT PLAN ARE PRIVATE.
- THE EXISTING UTILITIES SHOWN HEREON WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY THE EXACT LOCATION.
- ALL PROPOSED RAMPERS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS ACCESSIBILITY GUIDELINES. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PERCENT. PROVIDE A (5'X5') FIVE FOOT BY FIVE FOOT LEVEL LANDING (MAX. SLOPE 2%) AT THE TOP AND BOTTOM OF ALL RAMPERS AND BUILDING ENTRANCES AND EXITS. HANDRAILS SHALL BE PROVIDED ON ALL RAMPERS IN ACCORDANCE WITH SECTION 4.8.5 OF THE A.D.A. STANDARDS ACCESSIBILITY GUIDELINES.
- NO GRADING OR REMOVAL OF VEGETATIVE COVER IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS. TREE PROTECTION FENCE WILL BE INSTALLED AT THE WETLAND BUFFER AS SHOWN AS "TP".
- ANY DAMAGE TO COUNTY AND OR STATE OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BEDDING FOR STORM DRAINS STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD G2.11 & G2.12 CLASS C BEDDING UNLESS OTHERWISE NOTED.
- GUTTER PAN OF CURBS SHALL BE PITCHED TO CONFORM TO THE ADJACENT DRAINAGE PATTERNS OF THE ADJOINING PAVING FOR VEHICULAR USE.
- FOR DETAILS OF PARKING, ROAD SECTION, HANDICAP, CURB AND GUTTER SEE DETAIL SHEET.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON THE SITE AND AWAY FROM ALL PUBLIC STREETS AND RESIDENTIAL AREAS.
- PREVIOUS OPZ FILE NUMBERS: 22A CASE 147, WP-14-103, GP-14-58, ECP-14-090
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- LANDSCAPING IS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THIS SITE PLAN.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)"; A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- THERE ARE NO STEEP SLOPES, FLOODPLAIN OR HISTORIC RESOURCES BEING FOUND ON THIS SITE.
- THE 85TH PERCENTILE SPEED STUDY WAS PREPARED BY TRAFFIC GROUP, INC.
- WETLANDS STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED MARCH 13, 2014.
- WATER QUALITY MANAGEMENT WILL CONSIST OF 2 SURFACE SAND FILTER FACILITIES TO CAPTURE AS MUCH IMPERVIOUS AREAS AS PRACTICABLE WHILE THE REMAINING IMPERVIOUS AREAS WILL BE TREATED IN A SUBMERGED GRAVEL WETLAND FACILITY. THE 5.6 G.W. POND WILL PROVIDE 100 YEAR QUANTITY MANAGEMENT. IN ADDITION, A TYPE F-3 PERIMETER SAND FILTER WILL PROVIDE "HOT SPOT" TREATMENT.
- THE WATER METER WILL BE INSTALLED INSIDE THE BUILDING. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.
- A TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-14-103. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 4, 2014 GRANTED APPROVAL TO WAIVE SECTION 16.1205(a)(7)&(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. APPROVAL OF SECTION 16.1205(a)(7)&(10) IS FOR THE REMOVAL OF SEVEN SPECIMEN TREES, IDENTIFIED AS SPECIMEN TREES #1-7 ON THE WAIVER PETITION EXHIBIT. NO OTHER SPECIMEN TREES MAY BE REMOVED. REMOVAL OF THE SEVEN SPECIMEN TREES WILL REQUIRE MITIGATION OF SEVEN 3"-4" CALIPER TREES. THE MITIGATED TREES SHALL BE OF SIMILAR SPECIES AS THE REMOVED TREES, BE SHOWN AS PART OF THE LANDSCAPE PLAN WITH THE SITE DEVELOPMENT PLAN, AND SHALL BE BONDED WITH THE LANDSCAPING OBLIGATION.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT SUBDIVISION OR SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS.

NOTE: SEDIMENT CONTROL MEASURES ARE INSTALLED IN ACCORDANCE WITH GP-14-58.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Karl S. ...
 Chief, Division of Land Development
 12-16-14
 Date

...
 Chief, Development Engineering Division
 12-17-14
 Date

"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. 132044 Expiration Date: November 3, 2016."

Charles J. Crofto, Sr., P.E.
 12/15/14
 DATE

STATE OF MARYLAND
 CHARLES J. CROFTO, SR.
 PROFESSIONAL ENGINEER
 No. 132044

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
P. 375	9001 WHISKEY BOTTOM ROAD SAVAGE, MARYLAND 20723

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.	TAX MAP#	ELECT. DIST.
-	N/A	P. 375	50	SIXTH

PLAT# OR L/F	GRID#	ZONING	TAX MAP#	ELECT. DIST.	CENSUS TRACT
-	4.5 10.11	TOD	37	SIXTH	6069.03

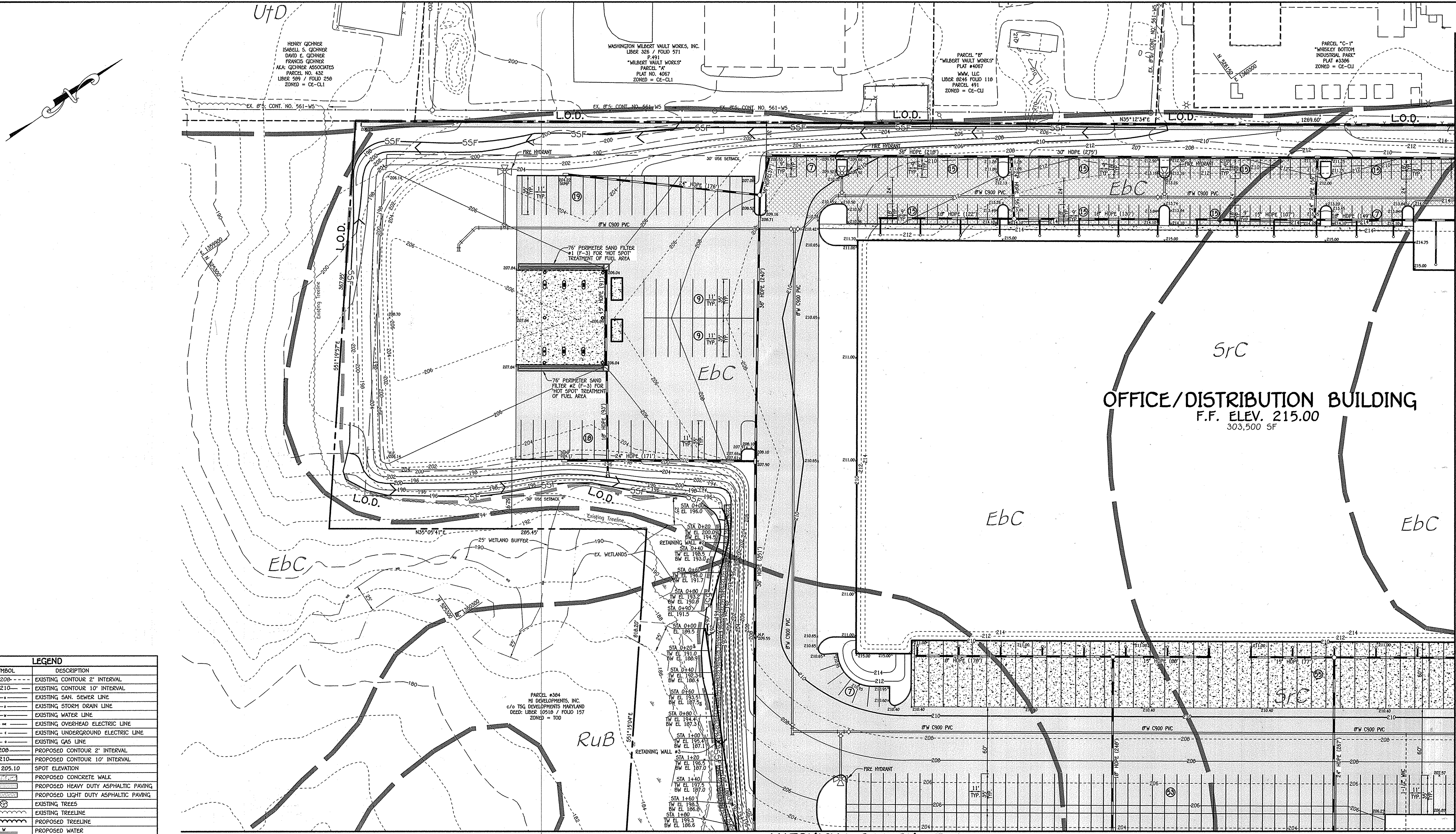
TITLE SHEET

COASTAL SUNBELT PRODUCE WAREHOUSE DISTRIBUTION CENTER

ZONED TO: T00
 GRID No.: 4.5,10,11
 SIXTH ELECTION DISTRICT
 SCALE: AS SHOWN

TAX MAP No.: 50
 PARCEL No.: 375
 HOWARD COUNTY, MARYLAND
 DATE: DECEMBER 15, 2014

SHEET 1 OF 4



LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
- - -	EXISTING CONTOUR 10' INTERVAL
- - -	EXISTING SAN. SEWER LINE
- - -	EXISTING STORM DRAIN LINE
- - -	EXISTING WATER LINE
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+	SPOT ELEVATION
[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	PROPOSED HEAVY DUTY ASPHALTIC PAVING
[Symbol]	PROPOSED LIGHT DUTY ASPHALTIC PAVING
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[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED STORMDRAIN
[Symbol]	PROPOSED SEWER
[Symbol]	PROPOSED CHAINLINK FENCE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10776 BALTHAZOR NATIONAL PLACE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2995

OWNER
 9001 WHISKEY BOTTOM ROAD LLC
 1029 HARRISON DRIVE
 LAUREL, MARYLAND
 20707-3827

DEVELOPER
 WHISKEY SPEAK, LLC
 2330 WEST JOPPA ROAD
 SUITE 190
 LUTHERVILLE, MARYLAND
 21093-4614
 PH# 410-296-3800

APPROVED: DEPARTMENT OF PLANNING AND ZONING

K. J. Schumacher
 Chief, Division of Land Development
 12-16-14
 Date

John Schumacher
 Chief, Development Engineering Division
 12-17-14
 Date

*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. 13204, Expiration Date: November 3, 2016.

Charles J. Grovo
 CHARLES J. GROVO, SR., P.E.
 12/15/14
 DATE

STATE OF MARYLAND
 CHARLES J. GROVO, SR.
 PROFESSIONAL ENGINEER
 No. 13204
 EXPIRES 11/03/2016

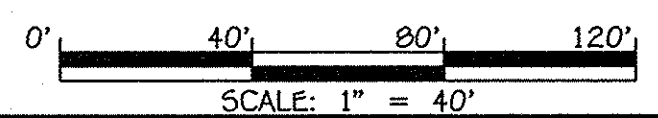
ADDRESS CHART	
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PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.		
	N/A	P. 375		
PLAT# OR L/F	GRID#	ZONING	TAX MAP#	ELECT. DIST.
	4,5 10,11	TOD	37	SIXTH
				CENSUS TRACT
				6069.03

ENVIRONMENTAL CONCEPT PLAN	
COASTAL SUNBELT PRODUCE WAREHOUSE DISTRIBUTION CENTER	
ZONED TO	TAX MAP No.: 50
GRID No.: 4,5,10,11	PARCEL No.: 375
SIXTH ELECTION DISTRICT	HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'	DATE: DECEMBER 15, 2014
SHEET 2 OF 4	

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

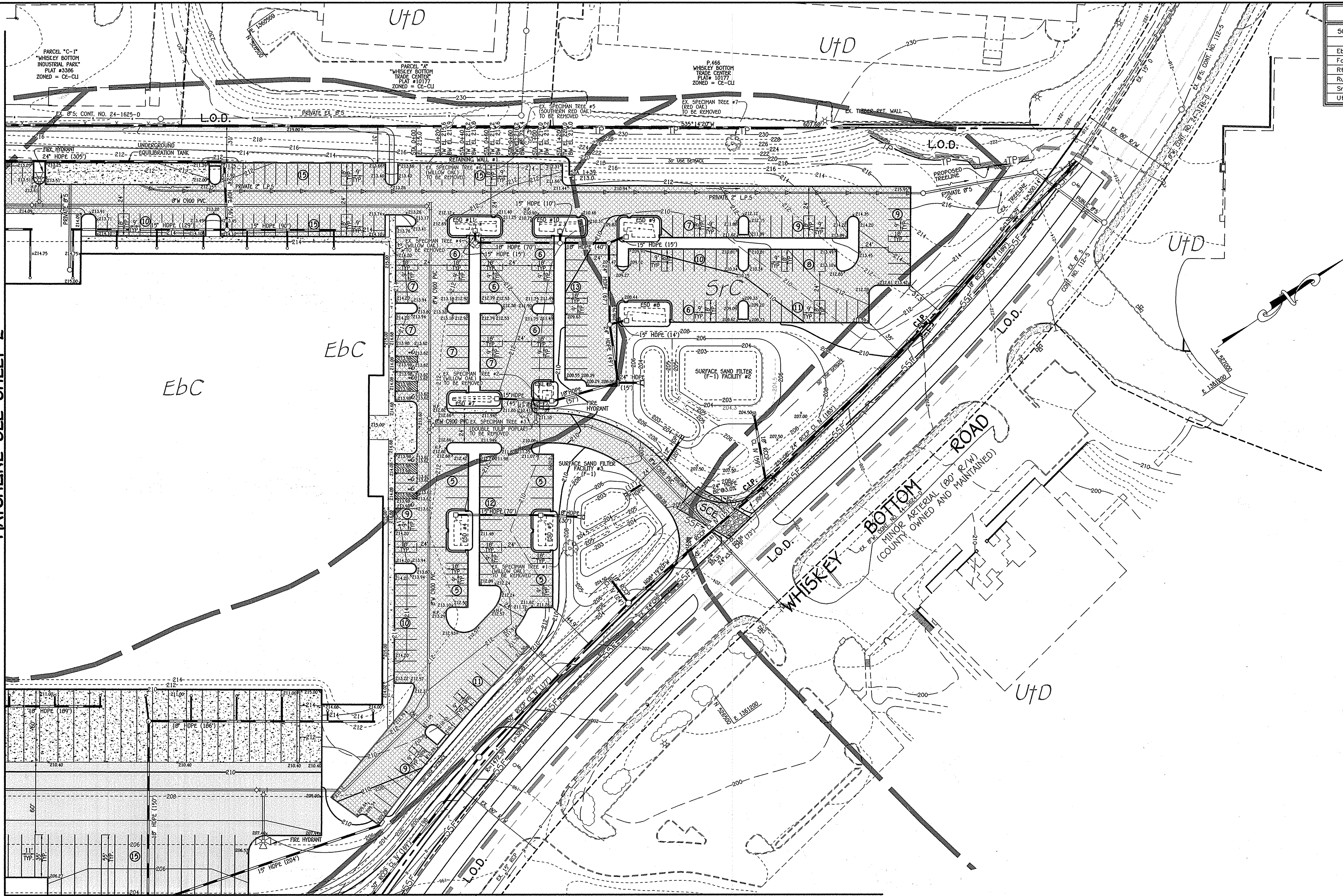


MATCHLINE SEE SHEET 2

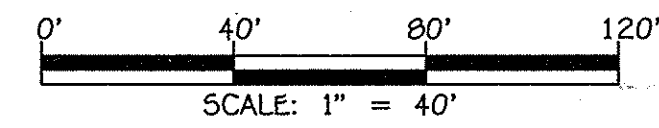
MATCHLINE SEE SHEET 4

SOILS LEGEND

SOIL	NAME	GROUP
Ebc	EVESBORO LOAMY SAND, 2% - 10% SLOPES, K VALUE=0.15	A
Fo	FALLSINGTON SANDY LOAM, 0% - 2% SLOPES, K VALUE=0.02	D
R1B	RUSSETT-ALLOWAY-HAMBROOK COMPLEX, 0% - 5% SLOPES, K VALUE=0.24	C
RuB	RUSSETT AND BELTSVILLE SOILS, 2% - 5% SLOPES, K VALUE=0.37	C
SrC	SASSAFRAS AND CROOM SOILS, 5% - 10% SLOPES, K VALUE=0.37	B
Utd	URBAN LAND-UDORTHENTS COMPLEX, 0% - 15% SLOPES	D



LEGEND	
SYMBOL	DESCRIPTION
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kate LaVigne
 Chief, Division of Land Development
 12-16-14
 Date

Chad Eicher
 Chief, Development Engineering Division
 12-17-14
 Date

"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. 10204, Expiration Date: November 3, 2016."

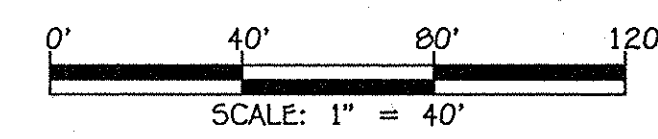
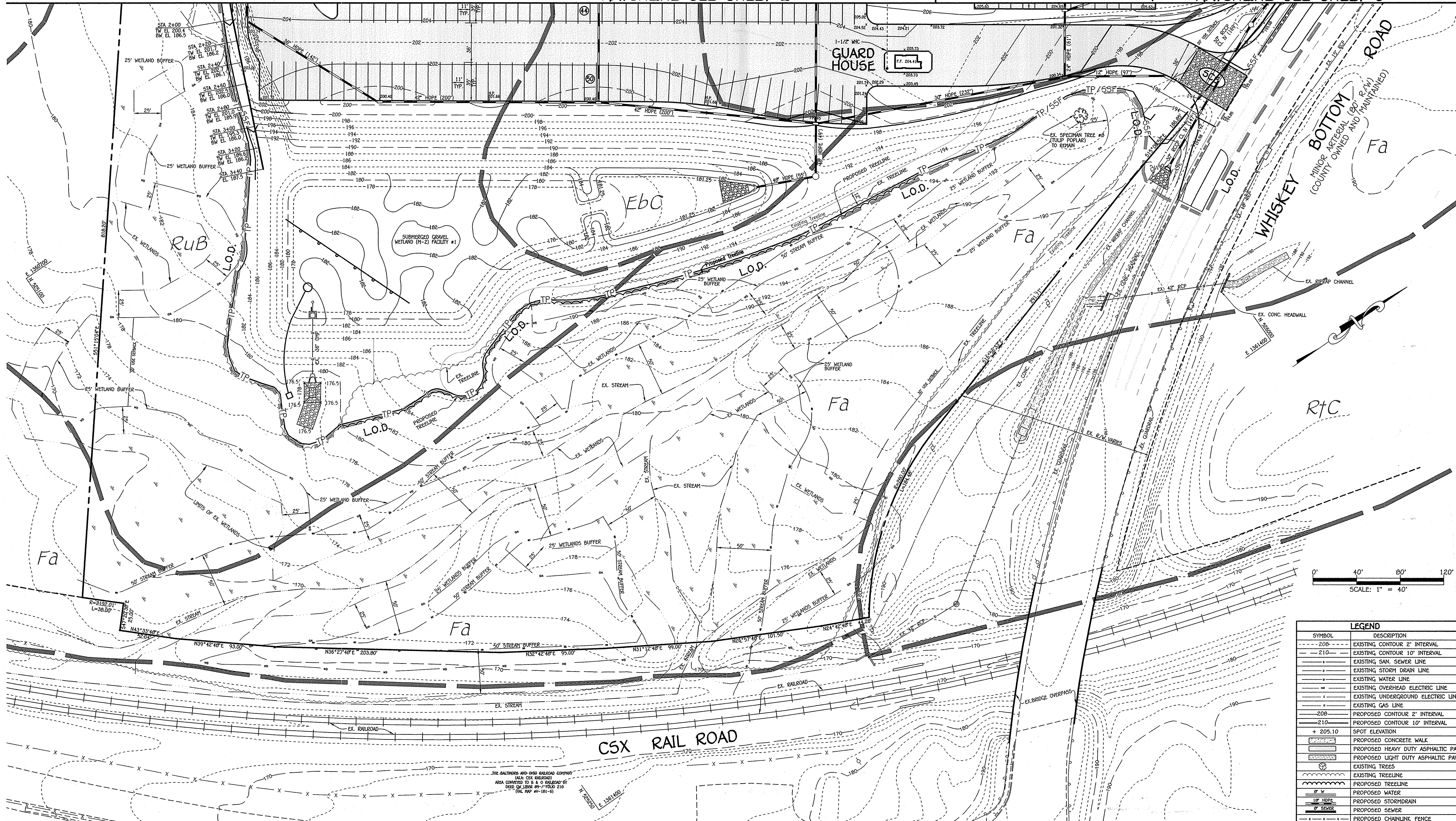
Charles J. Crovo, Sr., P.E.
 12/15/14
 DATE

STATE OF MARYLAND
 CHARLES J. CROVO, SR., P.E.
 PROFESSIONAL ENGINEER

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
P. 375	9001 WHISKEY BOTTOM ROAD SAVAGE, MARYLAND 20723

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.		
	N/A	P. 375		
PLAT# OR L/F	GRID#	ZONING	TAX MAP#	ELECT. DISTR.
	4,5 10,11	TOD	37	SIXTH
				CENSUS TRACT
				6069.03

ENVIRONMENTAL CONCEPT PLAN	
COASTAL SUNBELT PRODUCE WAREHOUSE DISTRIBUTION CENTER	
ZONED TO	TAX MAP No.: 50
GRID No.: 4,5,10,11	PARCEL No.: 375
SIXTH ELECTION DISTRICT	HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'	DATE: DECEMBER 15, 2014
SHEET 3 OF 4	



LEGEND	
SYMBOL	DESCRIPTION
-200-	EXISTING CONTOUR 2' INTERVAL
-210-	EXISTING CONTOUR 10' INTERVAL
-	EXISTING SAN. SEWER LINE
-	EXISTING STORM DRAIN LINE
-	EXISTING WATER LINE
-	EXISTING OVERHEAD ELECTRIC LINE
-	EXISTING UNDERGROUND ELECTRIC LINE
-	EXISTING GAS LINE
-200	PROPOSED CONTOUR 2' INTERVAL
-210	PROPOSED CONTOUR 10' INTERVAL
+ 205.10	SPOT ELEVATION
[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	PROPOSED HEAVY DUTY ASPHALTIC PAVING
[Symbol]	PROPOSED LIGHT DUTY ASPHALTIC PAVING
[Symbol]	EXISTING TREES
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED STORMDRAIN
[Symbol]	PROPOSED SEWER
[Symbol]	PROPOSED CHAINLINK FENCE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2099

OWNER
 9001 WHISKEY BOTTOM ROAD LLC
 1029 HARRISON DRIVE
 LAUREL, MARYLAND
 20707-3827

DEVELOPER
 WHISKEY SPEAK LLC
 2330 WEST JOPPA ROAD
 SUITE 190
 LUTHERVILLE, MARYLAND
 21093-4614
 PH# 410-296-3800

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-16-14
 Chief, Division of Land Development Date

[Signature] 12-17-14
 Chief, Development Engineering Division Date

"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. 133204, Expiration Date: November 3, 2016."

[Signature] 12/16/14
 CHARLES J. DEVO, SR., P.E. DATE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 No. 133204

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
P. 375	9001 WHISKEY BOTTOM ROAD SAVAGE, MARYLAND 20723

PERMIT INFORMATION CHART				
SUBMISSION NAME	SECTION/AREA	LOT/PARCEL NO.		
	N/A	P. 375		
PLAT# OR L/F	GRID#	ZONING	TAX MAP#	ELECT. DISTR.
	4,5 10,11	TOD	37	SIXTH
				CENSUS TRACT 6069.03

ENVIRONMENTAL CONCEPT PLAN	
COASTAL SUNBELT PRODUCE WAREHOUSE DISTRIBUTION CENTER	
ZONED TO	TAX MAP No.: 50
GRID No.: 4,5,10,11	PARCEL No.: 375
SIXTH ELECTION DISTRICT	HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'	DATE: DECEMBER 15, 2014
SHEET 4 OF 4	