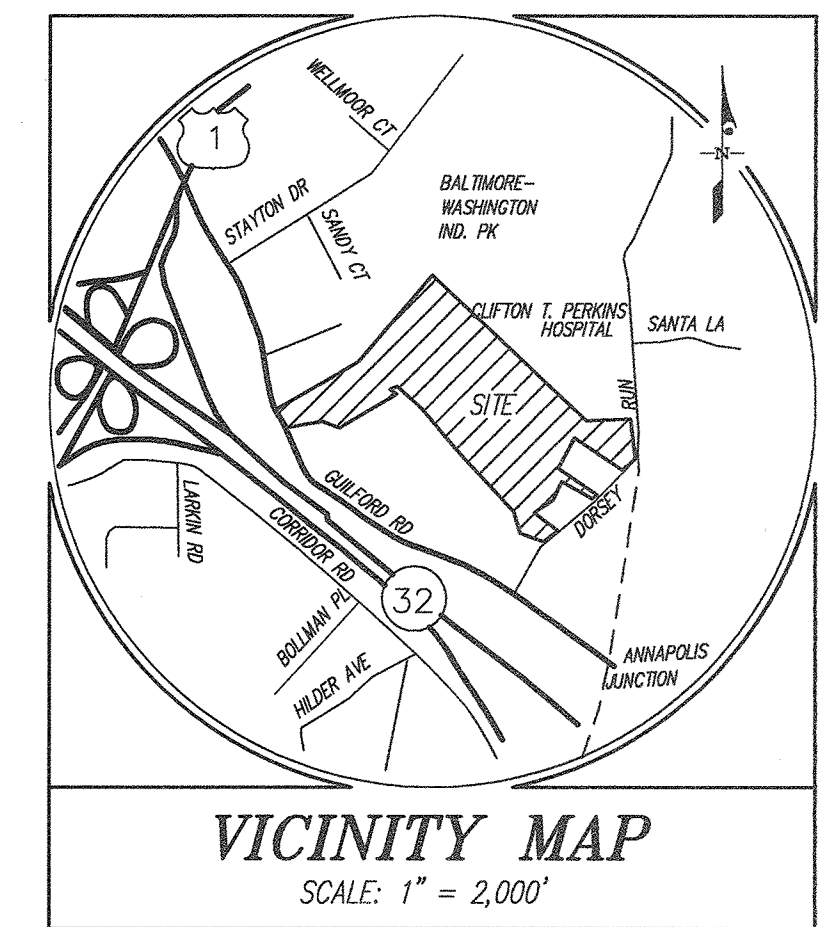


- SITE ANALYSIS**
1. SITE AREA: 4.58 AC.
  2. DISTURBED AREA: 4.90 AC.
  3. EXISTING FORESTED AREA: 0.60 AC.
  4. THERE ARE NO HOWARD COUNTY JURISDICTIONAL WETLANDS ON THE SITE. HOWEVER, THERE IS AN AUTHORIZATION LETTER, (14-NI-3226/2019/0524) WHICH HAS BEEN ISSUED BY M.D.E.
  5. THERE IS NOT A FLOOD PLAIN PRESENT ON THE SITE.
  6. THERE ARE SLOPES STEEPER THAN 15 PERCENT ON SITE.
  7. THERE ARE NO HIGHLY ERODIBLE SOILS ON SITE, AS DEFINED BY THE HOWARD COUNTY SOIL SURVEY.
  8. PROPOSED USE: PARKING AREA
  9. PROPOSED PERVIOUS AREA: 2.52 AC.
  10. PROPOSED IMPERVIOUS AREA: 2.06 AC.
  11. COMPLIANCE WITH COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN AND 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.
  12. THE ENVIRONMENTAL CONCEPT PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
  13. THIS SITE IS SUBJECT TO HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION WILL BE PROVIDED VIA AN OFF-SITE BANK OR BY A FEE-IN-LIEU WHICH WILL BE MORE SPECIFICALLY IDENTIFIED DURING THE SITE DEVELOPMENT PROCESS.
  14. EXISTING TOPOGRAPHY WAS FIELD OBTAINED BY GUTSCHICK, LITTLE, & WEBER
  15. CULVERT IMPROVEMENTS ON DORSEY RUN ROAD WILL BE COORDINATED WITH DPM AND ADDRESSED AT THE SDP PHASE.



**HC CONTROL STATIONS**

48DB	NORTHING: 536,575.612	48DC	NORTHING: 534,290.456
	EASTING: 1,371,005.880		EASTING: 1,371,194.513
	ELEVATION: 238.887		ELEVATION: 204.058
	(LATEST ADJ. FEB. 2014)		(LATEST ADJ. FEB. 2014)

**LEGEND**

--- 280 ---	EXISTING CONTOURS
--- 278 ---	EXISTING CURB
---	EXISTING EDGE OF PAVING
---	EXISTING TREELINE
---	EXISTING SEWER
---	EXISTING WATER
---	EXISTING STORM DRAIN
---	EXISTING FENCE
---	EXISTING ELECTRIC POLE
---	EXISTING GAS VALVE
---	WETLANDS
---	WETLANDS BUFFER
---	EXISTING BUILDING
---	LIMITS OF DISTURBANCE
---	PROPOSED CONTOURS
---	PROPOSED STORM DRAIN
---	PROPOSED TREELINE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED SILT FENCE
---	PROPOSED SUPER SILT FENCE
---	PROPOSED DRAINAGE DIVIDE

**SOILS**

SYMBOL	SOIL NAME	HSG	PRIME FARMLAND	EROSION HAZARD	HYDRIC	K' FACTOR
RuB	Russett and Beltsville soils, 2 to 5 percent slope	C	YES	NO	NO	0.43
FaaA	Fallsington sandy loam, 0 to 2 percent slope	D	NO	NO	NO	0.24

**DESIGN NARRATIVE**

THE PROPOSED DEVELOPMENT ON THE SUBJECT LOT IS INTENDED TO MEET ALL OF THE GOALS OF ENVIRONMENTAL SITE DESIGN (ESD). EXISTING PARCEL 19 IS UNDEVELOPED GRASS AREA AND PARCEL 15 IS DEVELOPED WITH AN INDUSTRIAL DISTRIBUTION CENTER.

THE PROPOSED SEDIMENT CONTROLS FOR CONSTRUCTION INCLUDE: SILT FENCE, AND A STONE CONSTRUCTION ENTRANCE. THESE DEVICES WILL BE USED TO REMOVE SEDIMENTATION DURING CONSTRUCTION AND DISSIPATE FLOW VELOCITIES.

NEARLY HALF OF THE PROPOSED SITE WILL DRAIN TO AN ESD MEASURE. THE ESD MEASURES THAT ARE BEING EMPLOYED ARE A SUBMERGED GRAVEL WETLAND AND ONE MICRO-BIOTRETENTION DEVICE. BOTH DEVICES WILL HAVE AN OVERFLOW INLET WHICH WILL ALLOW RAINFALL FROM LARGE STORM EVENTS TO SAFELY PASS TO THE PROPOSED STORM DRAIN SYSTEM. THE PROPOSED STORM DRAIN SYSTEM WILL OUTFALL INTO AN EXISTING SWALE ALONG DORSEY RUN ROAD, MAINTAINING THE EXISTING DRAINAGE PATTERN.

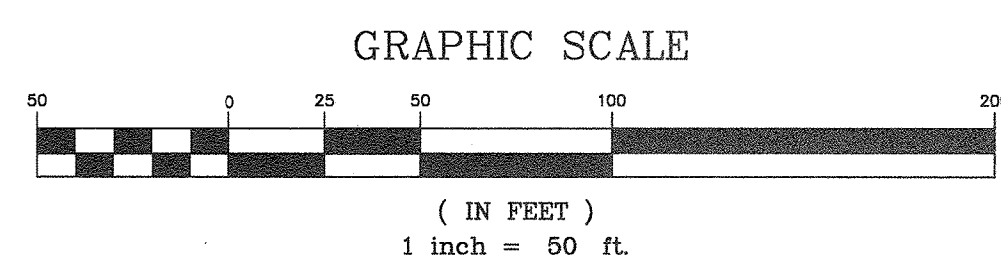
1. NATURAL RESOURCE PROTECTION: THERE ARE NO HOWARD COUNTY JURISDICTIONAL WETLANDS ON THE SITE. HOWEVER, THERE IS AN AUTHORIZATION LETTER, (14-NI-3226/2019/0524) WHICH HAS BEEN ISSUED BY M.D.E. THE SITE ALSO CONTAINS 0.06 ACRES OF EXISTING FOREST AND IS COMPRISED COMPLETELY OF LAWN AREA. MAINTENANCE OF NATURAL FLOW PATTERNS: THE SITE TERRAIN SLOPES FROM THE SOUTHWEST SIDE OF THE PROPERTY TOWARDS THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
2. REDUCTION OF IMPERVIOUS AREA: SINCE THE SITE IN ITS EXISTING CONDITION DOES NOT CONTAIN ANY IMPERVIOUS AREA, THERE IS NO REDUCTION OF IMPERVIOUS AREA. HOWEVER, THE INCREASE IN IMPERVIOUS AREA WILL BE TREATED BY ESD.
3. INTEGRATION OF EROSION AND SEDIMENT CONTROL INTO THE SSM STRATEGY: SEDIMENT CONTROL HAS BEEN INTEGRATED INTO THE SSM STRATEGY BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP). THESE ESD DEVICES MAY BE UTILIZED FOR SOME SEDIMENT CONTROL AS WELL DURING CONSTRUCTION. SILT FENCE WILL ENHANCE SEDIMENT CONTROL DURING CONSTRUCTION.
4. IMPLEMENTATION OF ESD TO THE MEP: ESD IS BEING PROVIDED TO THE MEP AND ALL ESD REQUIREMENTS WILL BE MET OR EXCEEDED.

**STORMWATER MANAGEMENT REQUIREMENTS**

STUDY AREA:	4.9 AC.
PROPOSED IMPERVIOUS AREA:	3.2 AC.
TARGET Pe =	1.8"
ESDv REQUIREMENT =	20520 CF

**ESD SUMMARY TABLE**

FACILITY NO.	D.A. (SF)	IMPERVIOUS AREA (SF)	ESDv (CF)	Pe PROVIDED
SGM-A	130,452	114,448	23,826	2.6
MB-1	24,322	22,451	2,278	1.2
TOTAL	154,774	137,899	26,106	-



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*John J. Moran* for LSK  
Chief, Division of Land Development  
Date: Oct 17, 2019

*John J. Moran*  
Chief, Development Engineering Division  
Date: 10-28-19

**GLW**  
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	DATE	REVISION	BY	APPR.
BWM				
BWM				
TMR				

PREPARED FOR:

GIANT LANDOVER DIVISION  
1385 HANCOCK STREET  
QUINCY, MA 02169  
ATTN: REDAS ZAKALSKIS  
TEL: 617-792-7880

**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. 17285  
EXPIRATION DATE: MARCH 17, 2021

*John J. Moran*  
Professional Engineer

**ENVIRONMENTAL CONCEPT PLAN**

**GIANT DISTRIBUTION CENTER  
EXETER INDUSTRIAL PARK  
PARCEL 19**

ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	M-2	12060
DATE	TAX MAP - GRID	SHEET
AUG 2019	48-8	1 OF 1

L:\CAD\DRAWINGS\20660\PLANS BY GLW\PARCEL 19\ECPA\20660-ECP.dwg, DATE: 08/28/19, 1:55 PM, A31, SANJAY KUMAR, PLOTTER: HP DesignJet 5000, PLOTTED BY: MICHAEL