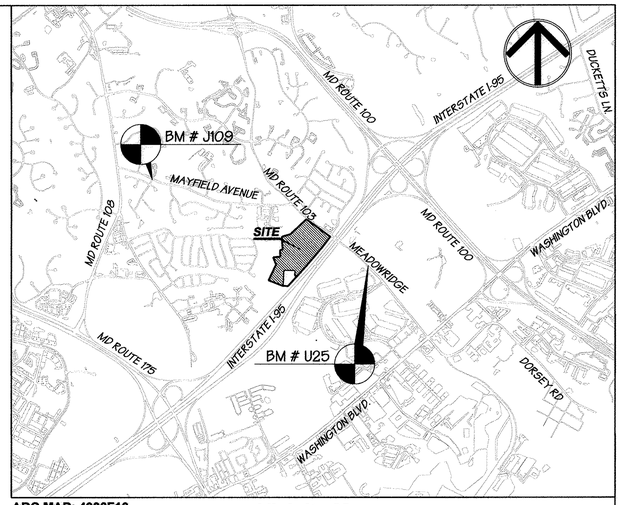
ENVIRONMENTAL CONCEPT PLAN
THE MEADOWS CORPORATE PARK
PHASE 2
Howard County, Maryland



ADC MAP: 4936F10

Vicinity Map
SCALE: 1" = 2,000'

GENERAL NOTES

1. PROPERTY BOUNDARY AND TOPOGRAPHY PREPARED BY DUVAL & ASSOCIATES, P.A., NOVEMBER 2012.
2. STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING PERMEABLE PAVEMENT, MICRO-BIORETENTION AND GRAVEL WETLANDS.
3. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC SURVEY CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. NATIONAL GEODETIC SURVEY MONUMENT NO'S. J 109 AND U 25 WERE USED FOR THIS PROJECT.
5. WATER IS PUBLIC.
6. SEWER IS PUBLIC .
7. THERE IS NO FLOOD PLAIN ON SITE.
8. THERE ARE WETLANDS ON SITE. THE WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 12/03/04 AND REVISED IN 3/19/13 .
9. THIS SITE IS ZONED CCT PER THE FEBRUARY 02, 2004 COMPREHENSIVE ZONING PLAN.
10. THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
11. THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
12. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN 25 FEET OF A WETLANDS OR FOREST CONSERVATION EASEMENT
13. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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.
14. MEADOWRIDGE ROAD IS NOT A SCENIC ROAD.

ECP NOTE

APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING OR BUILDING PERMIT. 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 SUBDIVISION, SITE DEVELOPMENT PLAN OR GRADING AND BUILDING PERMIT STAGES.

DESIGN NARRATIVE

FOR THE CONCEPT DESIGN PHASE OF THIS PROJECT, WE HAVE DELINEATED SITE AND NATURAL RESOURCES, PROVIDED A SITE DEVELOPMENT LAYOUT, AND LOCATED PROPOSED ESD PRACTICES. THE EXISTING WETLAND BUFFERS, FOREST CONSERVATION EASEMENTS, WOODS, STEEP SLOPES, TOPOGRAPHY, AND SOILS HAVE BEEN IDENTIFIED.
THERE ARE NO STREAMS OR FLOODPLAINS ON-SITE AND NO DISTURBANCE TO THE WETLANDS/BUFFERS ARE PROPOSED. THERE IS NO DISTURBANCE TO STEEP SLOPES (SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET) THAT HAVE A CONTIGUOUS AREA GREATER THAN 20,000 SQUARE FEET. TREE CLEARING IS PROPOSED, HOWEVER THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATION FOR SEDIMENT CONTROL. CONCEPTUAL SEDIMENT CONTROL MEASURES HAVE BEEN SHOWN ON THE ECP FOR COORDINATION PURPOSES ONLY. FINAL SEDIMENT CONTROL MEASURES WILL BE FULLY DESIGNED WITH THE SITE DEVELOPMENT PLAN SUBMISSION.
NATURAL DRAINAGE PATTERNS HAVE BEEN RETAINED AND PROVISIONS FOR STABLE CONVEYANCE OF RUNOFF HAVE BEEN MADE. IMPERVIOUS AREAS WILL BE REDUCED ON THIS SITE THROUGH THE IMPLEMENTATION OF ALTERNATIVE SURFACES IN THE PARKING LOT AREAS. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, ENVIRONMENTAL SITE DESIGN CRITERIA HAS BEEN IMPLEMENTED.
THE ENVIRONMENTAL CONCEPT PLAN ADDRESSES THE OVERALL REQUIREMENTS FOR THE SITE AREA WITHIN THE LIMIT OF DISTURBANCE.
THE ESD PRACTICES PROPOSED FOR THIS SITE ARE PERMEABLE PAVING, GRAVEL WETLANDS AND MICRO-BIORETENTION. ESD HAS BEEN DESIGNED TO CAPTURE THE TARGET ESDv VOLUME TO REPLICATE RUNOFF CONDITIONS FOR WOODS. BY MEETING THE ESDv TARGET, WQv AND Cpv REQUIREMENTS ARE ALSO SATISFIED. Rev SHALL BE PROVIDED BY ADDITIONAL VOLUME STORAGE BELOW THE MICRO-BIORETENTION FACILITIES.

SITE DATA

TOTAL AREA OF SITE	*1,439,642 Sq. Ft. or 33.05 Ac.+/-
LIMIT OF DISTURBED AREA	418,238 Sq. Ft. or 9.60 Ac. +/-
	449,130 Sq. Ft. or 10.31 Ac.+/- including Ex. SWM Pond/Basin for maintenance purposes only
PRESENT ZONING DESIGNATION	CCT
DEED REFERENCE	11148/2/00388 (p454), 11098/00001 (p500), 13989/00303 (p524), 12931/00328 (p536), 11482/00388 (p750), 09009/00151 (pA2,A3,A4)
PLAT REFERENCE	18336 - 18338
APPLICABLE DPZ FILE REFERENCES	F-05-103, WP-05-86, SDP-05-072, F-06-114, WP-10-144, WP-13-156
EXISTING USE	GENERAL OFFICE
PROPOSED USE	GENERAL OFFICE
TOTAL BUILDING FLOOR AREA	218,955 Sq.Ft.
Existing (2-STORY) Bldg No. 2	70,734 Sq. Ft.
Existing (2-STORY) Bldg No. 3	70,734 Sq. Ft.
Proposed (2-STORY) Bldg No. 4	77,487 Sq. Ft.
FLOOR AREA RATIO	0.15
PARKING SPACES REQUIRED (3.3 SP./1000 SF):	723 SPACES
PARKING SPACES PROVIDED:	1010 SPACES (INCLUDING 22 HANDICAP)
AREA OF WETLANDS (BUFFERS):	1.21 Ac. (0.00 Ac. within LOD)
AREA OF FLOODPLAINS (BUFFERS):	0.00 Ac.
AREA OF FOREST:	**8.3 Ac. (4.6 Ac. within LOD)
AREA OF STEEP SLOPES >15% within LOD:	1.52 Ac.
AREA OF STEEP SLOPES >25% within LOD:	0.52 Ac. (There are no contiguous areas > 20,000 s.f.)
AREA OF ERODIBLE SOILS:	1.67 Ac. of SrC/SrD (0.00 Ac. within LOD)
IMPERVIOUS AREA within LOD:	4.53 Ac.
GREEN AREA within LOD:	5.07 Ac.

* Phase 1 Site Area (SDP 05-072): 1,058,910 s.f. or 24.31 acres (Parcels A1 - A4).
Phase 2 Additional Site Area: +500,932 s.f. or 11.50 acres (Parcels 454,500,524,536,750)
Total Site Area of
The Meadows Corporate Park: 1,559,842 s.f. or 35.81 acres (Parcels A1-A4,454,500,524,536,750)
Parcel A1: -120,200 s.f. or 2.76 ac - NOT PART OF PHASE 2 APPLICATION - DIFFERENT OWNER

Phase 2 Site Area: 1,439,642 s.f. or 33.05 acres (Parcels A2-A4,454,500,524,536,750)

** The Forest Conservation requirement for Phase 1 (Parcels A1 - A4) as approved with SDP-05-072 was met by providing 3.6 ac. of on-site retention within the now recorded FCE easements, 0.25 ac. of on-site reforestation and 5.15 acres of Fee-in-lieu. Per the Phase 1 FCE worksheet, the entire 24.3 acre parcel was assumed to be cleared with the exception of the 3.6 acres within the Conservation Easements. Therefore, the proposed Phase 2 clearing within Parcel A-4 has already been computed with the Phase 1 Forest Conservation requirements. This application adds an additional 8.3 acres (Parcels 454,500,524,536,750) of existing Forest to the original Meadows Corporate Park Development.

BENCHMARKS

BM # J 109 ELEVATION 348.04
NAD 83
THE DISK IS SET IN A CONCRETE MONUMENT PROJECTING TEN CENTIMETERS AND THE DISK IS STAMPED J 109 1965 USC AND GS
N 557,526.35 E 1,370,661.99

BM # U 25 ELEVATION 215.39
NAD 83
THE DISK IS SET IN A ROUND CONCRETE POST PROJECTING SIX INCHES AND THE DISK IS STAMPED U 25 1957
N 554,701.88 E 1,377,647.62

Index of Sheets

SHEET NO. 1 - COVER SHEET, GENERAL NOTES & LOCATION MAP
SHEET NO. 2 - EXISTING SITE PLAN
SHEET NO. 3 - EXISTING SITE PLAN
SHEET NO. 4 - PROPOSED SITE PLAN
SHEET NO. 5 - PROPOSED SITE PLAN
SHEET NO. 6 - INITIAL EROSION & SEDIMENT CONTROL PLAN
SHEET NO. 7 - FINAL EROSION & SEDIMENT CONTROL PLAN
SHEET NO. 8 - ESD DRAINAGE AREA MAP

LEGEND

Existing Contour 653 / 650
Property Line
Proposed Contour 532
Existing Storm Drain
Proposed Storm Drain Prop SD
Existing Sanitary
Existing Water
Existing Curb
Proposed Conc. Curb
Existing Electric E E
Existing Telephone T T
Existing Gas G G
Existing Spot Elevation +604
Proposed Spot Elevation 652.2+
Limit of Disturbance
Proposed Impervious Area
Proposed Permeable Pave
Ex. Slopes 15% - 25%
Ex. Slopes >25%
Conservation Easement Area
Tree Line

Drainage Divide
Super Silt Fence SSF
Silt Fence SF
Silt Fence on Pavement SFOP
Temporary Dike/Swale
Earth Dike
Temporary Asphalt Berm TAB
Inlet Protection IP
Stabilized Construction Entrance SCE
Gabion Inflow Protection GP
Rip-rap Inflow Protection RRP

STORMWATER MANAGEMENT SUMMARY

	REQ'D	PROV'D
Impervious Area to be Treated (A_T)	4.53 AC.	4.57 AC.
Environmental Site Design Volume (ESDv)	33,104 C.F.	33,353 C.F.

ESDv SUMMARY

ESD PRACTICE	TREATMENT VOLUME	SURFACE AREA	DRAINAGE AREA	IMPERVIOUS AREA
MICRO-BIORETENTION 1	1983 C.F.	1500 S.F.	0.47 AC.	0.28 AC.
MICRO-BIORETENTION 2	2886 C.F.	2015 S.F.	0.50 AC.	0.38 AC.
MICRO-BIORETENTION 3	2325 C.F.	1750 S.F.	0.47 AC.	0.33 AC.
MICRO-BIORETENTION 4	2057 C.F.	1550 S.F.	0.55 AC.	0.28 AC.
MICRO-BIORETENTION 5	2407 C.F.	1825 S.F.	0.55 AC.	0.34 AC.
MICRO-BIORETENTION 6	1997 C.F.	1250 S.F.	0.38 AC.	0.23 AC.
MICRO-BIORETENTION 7	2110 C.F.	1600 S.F.	0.53 AC.	0.29 AC.
MICRO-BIORETENTION 8	1473 C.F.	1150 S.F.	0.41 AC.	0.20 AC.
GRAVEL WETLANDS #1	6550 C.F.	6550 S.F.	1.55 AC.	0.92 AC.
GRAVEL WETLANDS #2	7000 C.F.	7000 S.F.	1.61 AC.	0.86 AC.
PERMEABLE PAVING	3094 C.F.	19340 S.F.	0.44 AC.	0.44 AC.
				4.57 AC.

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
Par A-2;Bldg. No. 2	6518 MEADOW RIDGE ROAD MD RTE. 103
Par A-2;Bldg. No. 3	6514 MEADOW RIDGE ROAD MD RTE. 103
Par A-3;Bldg. No. 4	6510 MEADOW RIDGE ROAD MD RTE. 103

SUBDIVISION NAME	SECTION NAME	PARCEL #
The Meadows Corporate Park	Elkridge	A2-4, 454,500, 524,536,750

LIBER/FOLIO	GRID	ZONE	TAX MAP / ZONE MAP	ELECT. DIST.	CENSUS TRACT
PLATS -18336/38 ~~F-05~~	22	CCT	37	1	6011.02

WATER CODE B-02 | SEWER CODE 4020000

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/8/13
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

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. 29179, EXPIRATION DATE: 06-16-2015.

MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

Owner/Developer:
Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
ph: 410-298-2600
fx: 410-298-9644

NO.	DESCRIPTION	BY	DATE

COVER SHEET, GENERAL NOTES & LOCATION MAP
The Meadows Corporate Park Phase 2
6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

TAX MAP: 37;
PARCELS: A2-4, 454,500,524,536,750
ELECTION DISTRICT : 1
ZONE: CCT

SCALE : As Shown
DATE : June 20, 2013
SHEET: 1 of 8

ECP-13-063

SEE MATCHLINE THIS SHEET

PARCEL 172
HOWARD COUNTY, MD.
DEPT. OF PUBLIC WORKS
ZONED R-SC
01022/00139
USE: VACANT

PARCEL 408
HOWARD COUNTY, MD.
DEPT. OF PUBLIC WORKS
ZONED R-SC
00935/00048
USE: INDUSTRIAL

SEE MATCHLINE THIS SHEET

MEADOWI
LANDING AS
LOCAL OPEN
LOT K
PLAT 9
04999-0
TAX ACCT. 2

DONNA J. BU
JANE B. SE
6457 MEADOW
PLAT 105
03541-00
TAX ACCT. 2

EX DI

EX DI
ST
6477

T

MATCH LINE 'A-A (SEE SHEET 3)

PARCEL 454
PARCEL 500

PARCEL 500
PARCEL A-2

FOREST CONSERVATION
(RETENTION/REFORESTATION)
EASEMENT AREA = 1.04 AC.+/-
DEED 9372/162
PLAT 17574

PARCEL 500
PARCEL 536

PARCEL 536
PARCEL 524

PARCEL 524
PARCEL A-4

PARCEL A-4
PARCEL A-3

PARCEL A-3
PARCEL A-2

DRIVEWAY

OLD FIELD/BRUSH

EXIST. SWM POND/BASIN

Existing Building No. 3 (2 Story)
70,736 Sq. Ft. (Gross)
FF.EL. = 276.0

EXIST. GROUND WATER RECHARGE FACILITY

Additional LOD for Pond/Basin Maintenance Only

7,424 s.f. slopes>25%
505 s.f. slopes>25%
2,556 s.f. slopes>25%
220 s.f. slopes>25%
397 s.f. slopes>25%
6,670 s.f. slopes>25%
1,321 s.f. slopes>25%
2,762 s.f. slopes>25%
973 s.f. slopes>25%

SCv (C)
StB (B)
RuC (C)
UaF
UoE
RuB (C)
FaD (D)

E 1375,400
N 550,250

E 1375,750
N 550,800

S46°44'56"W 604.91'

N 46°14'56" E 266.45'

S 50°28'56" W 124.29'

S 54°41'06" W 117.94'

R= 17056.73' L= 705.83'

20' PUBLIC WATER AND UTILITY EASEMENT (PLATS 17573-17575)

20' PUBLIC WATER AND UTILITY EASEMENT (PLATS 10336-10339)

20' PRIVATE DRAINAGE & UTILITY EASEMENT (PLATS 10336 AND 10339)

24' PRIVATE INGRESS & EGRESS EASEMENT (PLAT 17575)

5' SWM DRAINAGE & UTILITY EASEMENT

EXISTING PUBLIC 16" WATER PER CONTRACT NO. 27A W

EXISTING 12" PUBLIC SEWER PER CONTRACT NO. 25-162-D

EXISTING PAVEMENT

EXIST. 8" SAN.

Meadowridge Road
(Maryland Route 103)
MINOR ARTERIAL ROADWAY

MEADC
65

Huntshire Drive

Interstate (I-95) (South Bound)
(Principal Arterial Highway)
Vehicular Ingress & Egress Restricted

LEGEND

Existing Contour	653 / 650
Property Line	
Proposed Contour	532
Existing Storm Drain	EX. 15"SD
Proposed Storm Drain	Prop SD
Existing Sanitary	EX. 8"SAN.
Existing Water	EX. 8" W.
Existing Curb	
Proposed Conc. Curb	
Existing Electric	E E E
Existing Telephone	T T T
Existing Gas	G G G
Existing Spot Elevation	1604
Proposed Spot Elevation	652.2+
Limit of Disturbance	
Proposed Impervious Area	
Proposed Permeable Pave	
Ex. Slopes 15% - 25%	
Ex. Slopes >25%	
Conservation Easement Area	
Tree Line	

50 0 50 100
SCALE IN FEET

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/8/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

NO.	DESCRIPTION	BY	DATE

Owner/Developer:
Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
ph: 410-298-2800
fx: 410-298-9644

STATE OF MARYLAND
MICHAEL J. DENSINGER
No. 29179
PROFESSIONAL ENGINEER

MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

EXISTING SITE PLAN
The Meadows Corporate Park Phase 2

6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

TAX MAP: 37;
PARCELS: A2-4, 454,500,524,536,750
ELECTION DISTRICT : 1
ZONE: CCT

SCALE : 1" = 50'
DATE : June 20, 2013
SHEET: 2 of 8

ECP-13-063

PARCEL 408
HOWARD COUNTY, MD.
DEPT. OF PUBLIC WORKS
ZONED R-SC
00935/00048
USE: INDUSTRIAL

PARCEL 170
HOWARD COUNTY, MD.
DEPT. OF PUBLIC WORKS
ZONED R-SC
00942/00114
USE: VACANT FOREST

PARCEL 750
PARCEL 500

OLD FIELD

SrD (B)
SrC (C)

EXISTING NON-TIDAL WETLANDS
(FOR EXACT LOCATION SEE PLAT F-05-103)

25' BUFFER AREA

PRIVATE/PERMANENT WALL EASEMENT (PLAT 18357)

FOREST CONSERVATION
(RETENTION/REFORESTATION)
EASEMENT AREA = 2.83 AC.+/-
DEED 9372/162
PLAT 17574

Existing Building No. 2 (2 Story)
70,736 Sq. Ft. (Gross)
FF EL. = 274.0

EXIST. SWM POND

2.759 AC. PARCEL A-1
NOT INCLUDED IN APPLICATION

Existing Building No. 1
30,480 Sq. Ft. (Gross)
FF = 265.0

PARCEL 46
UNKNOWN OWNER
ZONED CCT
USE: VACANT FOREST

PARCEL A-1
CHARLESTOWN INVESTMENTS, LLC
ZONED CCT
10104/00079

PARCEL A-2
PARCEL A-1

20' PUBLIC WATER AND UTILITY EASEMENT (PLATS 18356 - 18358)

20' PUBLIC WATER AND UTILITY EASEMENT (PLATS 18356-18358)

24' PRIVATE INGRESS AND EGRESS EASEMENT (PLATS 18356-18359)

24' PRIVATE INGRESS AND EGRESS EASEMENT

PRIVATE/PERMANENT WALL EASEMENT (PLAT 18357)

EXISTING SHA R/W

Interstate (I-95) (South Bound)
(Principal Arterial Highway)
Vehicular Ingress & Egress Restricted

MATCH LINE 'A-A (SEE SHEET 2)

LEGEND

Existing Contour	653 / 650
Property Line	
Proposed Contour	532
Existing Storm Drain	EX. 15"SD
Proposed Storm Drain	Prop SD
Existing Sanitary	EX. 8"SAN.
Existing Water	EX. 8" W
Existing Curb	
Proposed Conc. Curb	
Existing Electric	E E E
Existing Telephone	T T T
Existing Gas	G G G
Existing Spot Elevation	+604
Proposed Spot Elevation	652.2+
Limit of Disturbance	
Proposed Impervious Area	
Proposed Permeable Pave	
Ex. Slopes 15% - 25%	
Ex. Slopes >25%	
Conservation Easement Area	
Tree Line	

50 0 50 100
SCALE IN FEET

NO.	DESCRIPTION	BY	DATE

Owner/Developer:
Merritt Properties, LLC
2086 Lord Baltimore Drive
Baltimore, Maryland 21244
ph: 410-298-2600
fx: 410-298-9644

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. 29179, Expiration Date: 09-19-2014.

STATE OF MARYLAND
NAVIL DENSINGER
No. 29179
REGISTERED PROFESSIONAL ENGINEER

MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/8/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

EXISTING SITE PLAN
The Meadows Corporate Park Phase 2

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USE: INDUSTRIAL

SEE MATCHLINE THIS SHEET

MATCH LINE 'A-A (SEE SHEET 5)

Interstate (I-95) (South Bound)
(Principal Arterial Highway)
Vehicular Ingress & Egress Restricted

(Maryland Route 103) Meadowridge Road
"MINOR ARTERIAL ROADWAY"

Huntshire Drive

Proposed Building No. 4 (2 Story)
77,457 Sq. Ft. (Gross)
FF El. = 271.0

Existing Building No. 3 (2 Story)
70,734 Sq. Ft. (Gross)
FF EL. = 276.0

Submerged Gravel Wetlands #2

Submerged Gravel Wetlands #1

Micro-bio #1

Micro-bio #2

Micro-bio #3

Micro-bio #4

Micro-bio #5

Micro-bio #6

Additional LOD for Pond/Basin Maintenance Only
EXIST. SWM POND/BASIN

EXIST. GROUND WATER RECHARGE FACILITY

FOREST CONSERVATION (RETENTION/REFORESTATION) EASEMENT AREA = 1.04 AC.+/- DEED 9372/162 PLAT 17574

30' BUILDING RESTRICTION LINE

50' Zoning Setback Line

R = 17036.73' L = 708.55'

S46°44'56"W 604.81'

N 41°16'04" E 236.49'

S 41°16'04" W 156.97'

S 43°47'06" W 117.94'

S 38°23'56" W 154.27'

N 555,250 E 1,976,500

E 1,975,400 N 555,250

E 1,976,750 N 555,800

LEGEND

Existing Contour	653 / 650
Property Line	
Proposed Contour	652
Existing Storm Drain	
Proposed Storm Drain	Prop SD
Existing Sanitary	
Existing Water	
Existing Curb	
Proposed Conc. Curb	
Existing Electric	E E E
Existing Telephone	T T T
Existing Gas	G G G
Existing Spot Elevation	+604
Proposed Spot Elevation	652.2+
Limit of Disturbance	
Proposed Impervious Area	
Proposed Permeable Pave	
Ex. Slopes 15% - 25%	
Ex. Slopes >25%	
Conservation Easement Area	
Tree Line	

50 0 50 100
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NO.	DESCRIPTION	BY	DATE

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STATE OF MARYLAND
ANTHONY WALL DENNIS
No. 29910
PROFESSIONAL ENGINEER

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APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/18/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

PROPOSED SITE PLAN
The Meadows Corporate Park Phase 2

6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

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SCALE : 1" = 50'
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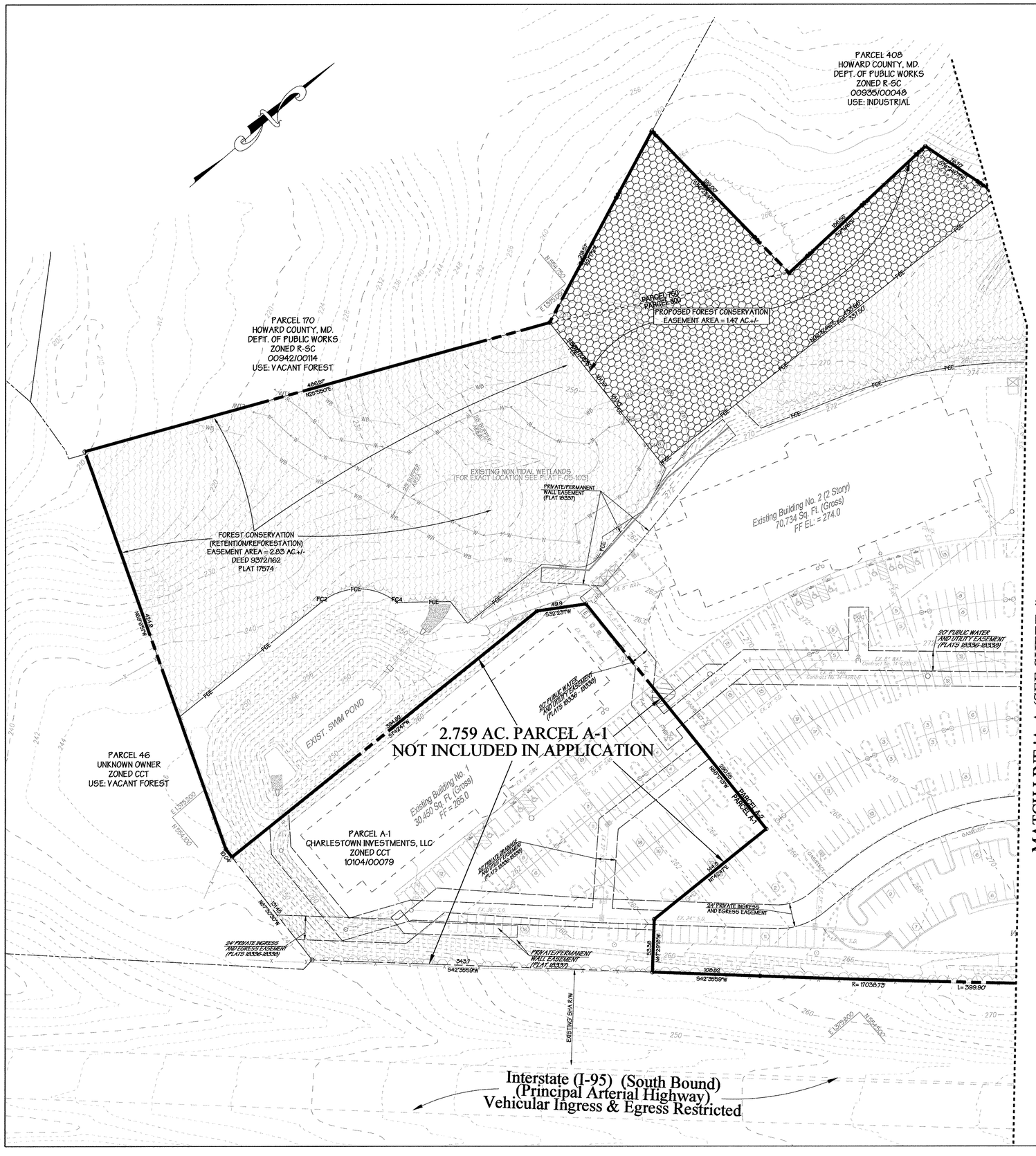
SHEET: 4 of 8

ECP-13-063



LEGEND

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Proposed Storm Drain	Prop SD
Existing Sanitary	EX. 8"SAN
Existing Water	EX. 8" W
Existing Curb	
Proposed Conc. Curb	
Existing Electric	E
Existing Telephone	T
Existing Gas	G
Existing Spot Elevation	+604
Proposed Spot Elevation	652.2+
Limit of Disturbance	
Proposed Impervious Area	
Proposed Permeable Pave	
Ex. Slopes 15% - 25%	
Ex. Slopes >25%	
Conservation Easement Area	
Tree Line	

50 0 50 100
SCALE IN FEET

NO.	DESCRIPTION	BY	DATE

Owner/Developer:
Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
ph: 410-298-2600
fx: 410-298-9644

STATE OF MARYLAND
SANYAL BENSINGER
No. 29139
PROFESSIONAL ENGINEER

MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/18/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

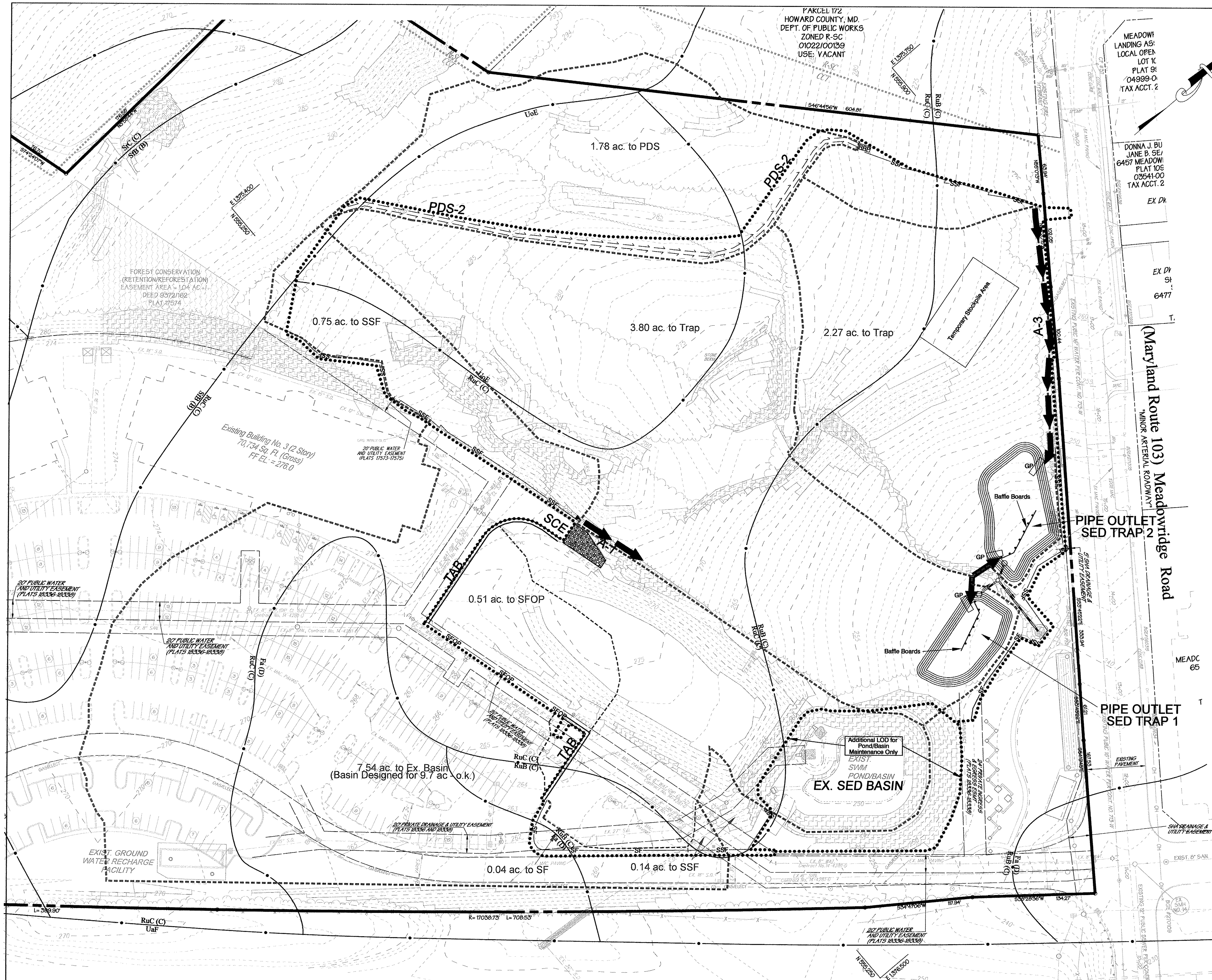
PROPOSED SITE PLAN
The Meadows Corporate Park
Phase 2

6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

TAX MAP: 37;
PARCELS: A2-4, 454,500,524,536,750
ELECTION DISTRICT : 1
ZONE: CCT

SCALE : 1" = 50'
DATE : June 20, 2013
SHEET: 5 of 8

ECP-13-063



LEGEND

Item	Symbol
Existing Contour	653 / 650
Property Line	
Proposed Contour	532
Existing Storm Drain	EX.15"SD
Proposed Storm Drain	Prop SD
Existing Sanitary	EX. 8"SAN
Existing Water	EX.6" W
Existing Curb	
Proposed Conc. Curb	
Existing Electric	E E E
Existing Telephone	T T T
Existing Gas	G G G
Existing Spot Elevation	+604
Proposed Spot Elevation	652.2+
Limit of Disturbance	
Proposed Impervious Area	
Proposed Permeable Pave	
Ex. Slopes 15% - 25%	
Ex. Slopes >25%	
Conservation Easement Area	
Tree Line	
Drainage Divide	
Super Silt Fence	SSF SSF
Silt Fence	SF SF
Silt Fence on Pavement	SFOP SFOP
Temporary Dike/Swale	
Earth Dike	
Temporary Asphalt Berm	TAB
Inlet Protection	IP
Stabilized Construction Entrance	SCE
Gabion Inflow Protection	GP
Rip-rap Inflow Protection	RRP

SCALE IN FEET: 50 0 50 100

Howard County SOILS MAP SHEET, SAVAGE NE QUADRANGLE, Sheet No. 19 of 29

Map unit symbol	Map unit name	Rating	Hydric	k rating
RuB	Russett and Beltsville soils, 2 to 5 percent slopes	C	no	0.28
RuC	Russett and Beltsville soils, 5 to 10 percent slopes	C	no	0.37
UoE	Udorthents, 0 to 45 percent slopes, Gravel Pits	-	no	-
SfB	Sassafras gravelly sandy loam, 2 to 5 percent slopes	B	no	0.24

NO.	DESCRIPTION	BY	DATE

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"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am duly licensed professional engineer under the laws of the state of Maryland, License No. 29179, Expiration Date: 9-16-15."
STATE OF MARYLAND — TANYA L. BENSINGER — No. 29179 — PROFESSIONAL ENGINEER

MATIS WARFIELD
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APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/18/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

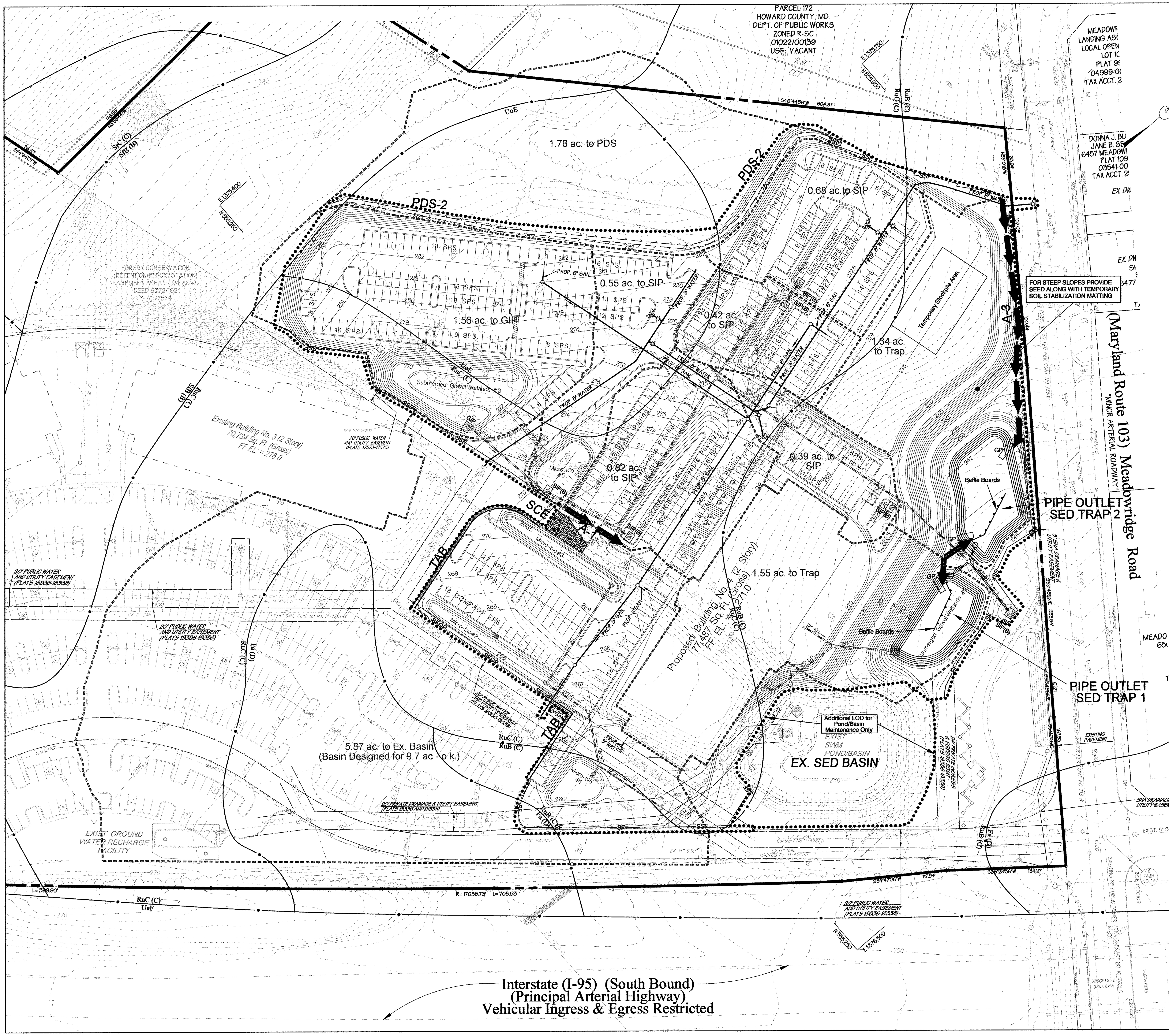
Initial Sediment Control Plan
The Meadows Corporate Park
Phase 2

6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

TAX MAP: 37;
PARCELS: A2-4, 454,500,524,536,750
ELECTION DISTRICT : 1
ZONE: CCT

SCALE : 1" 50'
DATE : June 20, 2013

ECP-13-063



LEGEND

Existing Contour	653 / 650
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Existing Storm Drain	EX. 15" SD
Proposed Storm Drain	Prop SD
Existing Sanitary	EX. 8" SAN
Existing Water	EX. 8" W
Existing Curb	
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Proposed Permeable Pave	
Ex. Slopes 15% - 25%	
Ex. Slopes >25%	
Conservation Easement Area	
Tree Line	
Drainage Divide	
Super Silt Fence	SSF SSF
Silt Fence	SF SF
Silt Fence on Pavement	SFOP SFOP
Temporary Dike/Swale	
Earth Dike	
Temporary Asphalt Berm	TAB
Inlet Protection	IP
Stabilized Construction Entrance	SCE

50 0 50 100
SCALE IN FEET

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"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. 29179, Expiration Date 2016-..."

STATE OF MARYLAND — TANYA L. BENSINGER — No. 29179 — PROFESSIONAL ENGINEER

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APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/18/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

Final Sediment Control Plan
The Meadows Corporate Park
Phase 2

6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

TAX MAP: 37;
PARCELS: A2-4, 454,500,524,536,750
ELECTION DISTRICT : 1
ZONE: CCT

SCALE : 1" 50'
DATE : June 20, 2013
SHEET: 7 of 8

ECP-13-063

STORMWATER MANAGEMENT SUMMARY

	REQ'D	PROV'D
Impervious Area to be Treated (A_T)	4.53 AC.	4.57 AC.
Environmental Site Design Volume (ESDv)	33,104 C.F.	33,353 C.F.

ESDv SUMMARY

ESD PRACTICE	TREATMENT VOLUME	SURFACE AREA	DRAINAGE AREA	IMPERVIOUS AREA
MICRO-BIORETENTION 1	1983 C.F.	1500 S.F.	0.47 AC.	0.28 AC.
MICRO-BIORETENTION 2	2886 C.F.	2015 S.F.	0.50 AC.	0.38 AC.
MICRO-BIORETENTION 3	2325 C.F.	1750 S.F.	0.47 AC.	0.33 AC.
MICRO-BIORETENTION 4	2057 C.F.	1550 S.F.	0.55 AC.	0.28 AC.
MICRO-BIORETENTION 5	2407 C.F.	1825 S.F.	0.55 AC.	0.34 AC.
MICRO-BIORETENTION 6	1667 C.F.	1250 S.F.	0.38 AC.	0.23 AC.
MICRO-BIORETENTION 7	2110 C.F.	1600 S.F.	0.53 AC.	0.29 AC.
MICRO-BIORETENTION 8	1473 C.F.	1150 S.F.	0.41 AC.	0.20 AC.
GRAVEL WETLANDS #1	6550 C.F.	6550 S.F.	1.55 AC.	0.92 AC.
GRAVEL WETLANDS #2	7000 C.F.	7000 S.F.	1.61 AC.	0.86 AC.
PERMEABLE PAVING	3094 C.F.	19340 S.F.	0.44 AC.	0.44 AC.
				4.57 AC.

E 1375400
N 556250

E 1375750
N 556900

Existing Building No. 3 (2 Story)
70,734 Sq. Ft. (Gross)
FF EL. = 276.0

Submerged Gravel Wetlands #2

Micro-bio #5

2619 s.f Permeable Paving

2910 s.f Permeable Paving

Micro-bioretention#4

2695

2316 s.f Permeable Paving

2610 s.f Permeable Paving

Micro-bio #4

Micro-bio#3

Micro-bio#2

Micro-bio #1

Proposed Building No. 4 (2 Story)
77,487 Sq. Ft. (Gross)
FF El. = 271.0

1488 s.f Permeable

3494 s.f Permeable

1485 s.f

Micro-bioretention#7

1627 s.f Permeable

Micro-bioretention#8

Micro-bio #6

Submerged Gravel Wetlands #1

(Maryland Route 103) Meadowridge Road
MINOR ARTERIAL ROADWAY

Huntshire Drive

N 555,200
E 1,376,500

Interstate (I-95) (South Bound)
(Principal Arterial Highway)
Vehicular Ingress & Egress Restricted

50 0 50 100
SCALE IN FEET

APPROVED: Howard County Department of Planning and Zoning

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/10/13

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/15/13

ESD DRAINAGE AREA MAP
The Meadows Corporate Park Phase 2

6510 - 6518 MEADOW RIDGE ROAD MD RTE. 103

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ECP-13-063

NO. | DESCRIPTION | BY | DATE

Owner/Developer:
Merritt Properties, LLC
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Baltimore, Maryland 21244
ph: 410-298-2600
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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. 21563, Expiration Date: JULY 8, 2015.

STATE OF MARYLAND — TIMOTHY E. LOUDON — No. 21563 — PROFESSIONAL ENGINEER

MATIS WARFIELD
Consulting Engineers
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