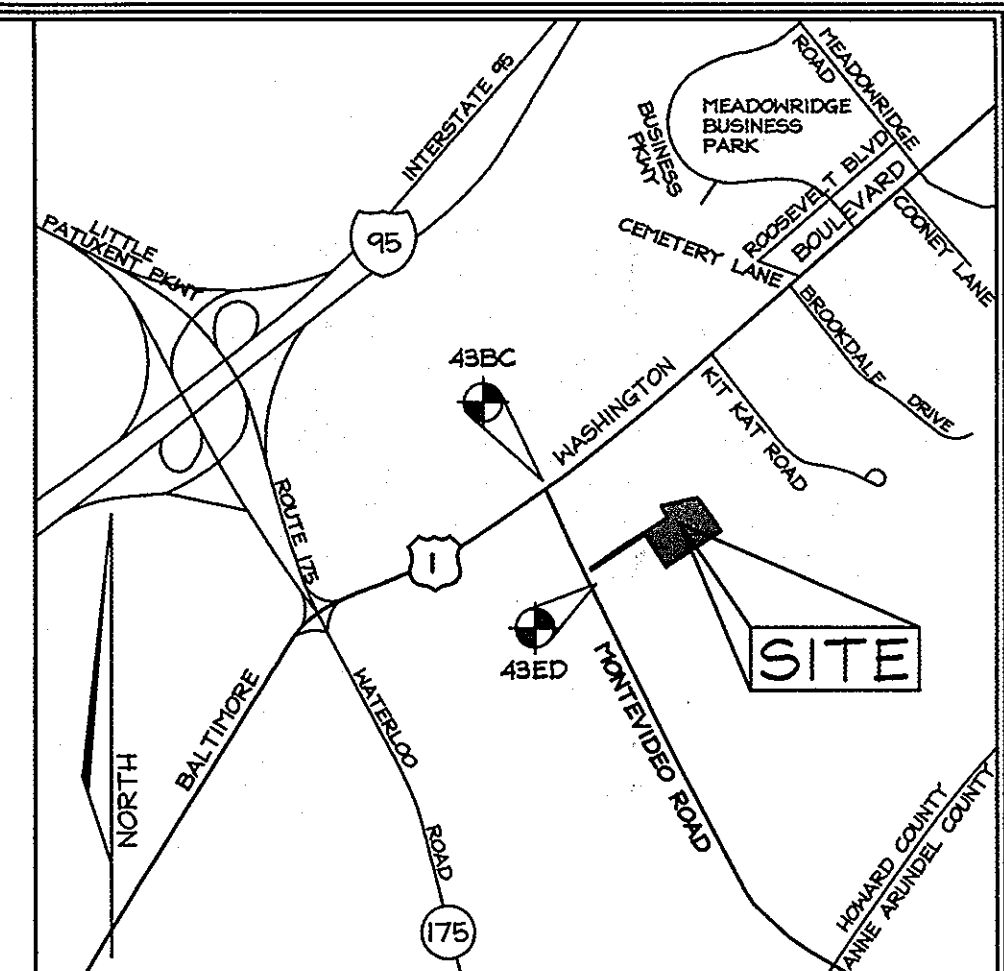
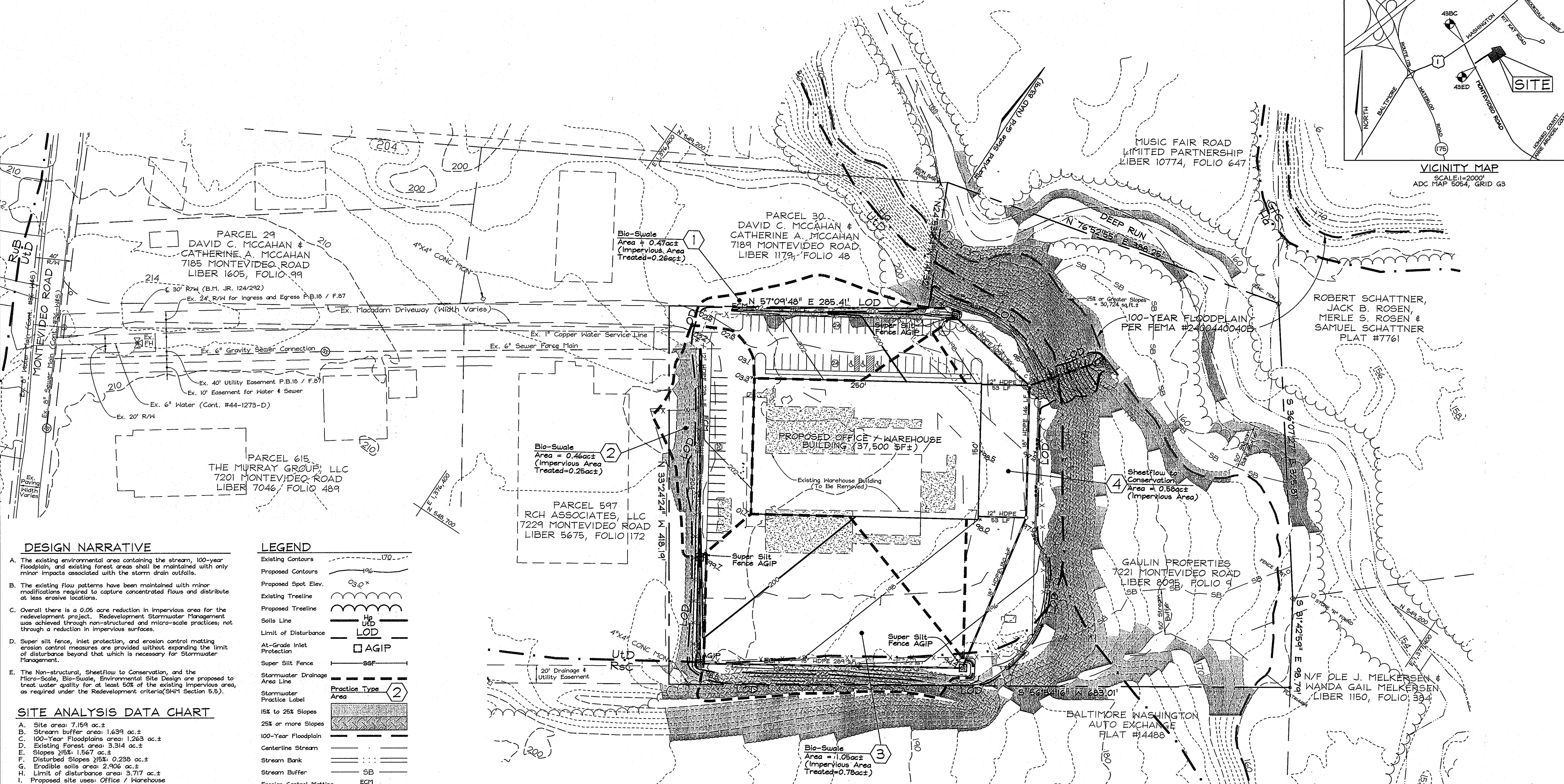


SYMBOL	NAME / DESCRIPTION	K FACTOR	SOIL GROUP
Ha	Hatboro-Cadonut silt loams, 0 to 3 percent slopes	0.37	D
UD	Urban land-Udorthents complex, 0 to 15 percent slopes	-	D
Rsc	Russett fine sandy loam, 5 to 10 percent slopes	0.28	C

GEODEIC SURVEY CONTROLS
 Howard County Concrete Monument 49BC
 N 54°45'21.11" E 1,375,466.6262 ELEV. 214.051
 Howard County Concrete Monument 49ED
 N 54°52'05.98" E 1,376,022.9404 ELEV. 210.141



VICINITY MAP
 SCALE: 1"=200'
 ADC MAP 5054, GRID G3



DESIGN NARRATIVE

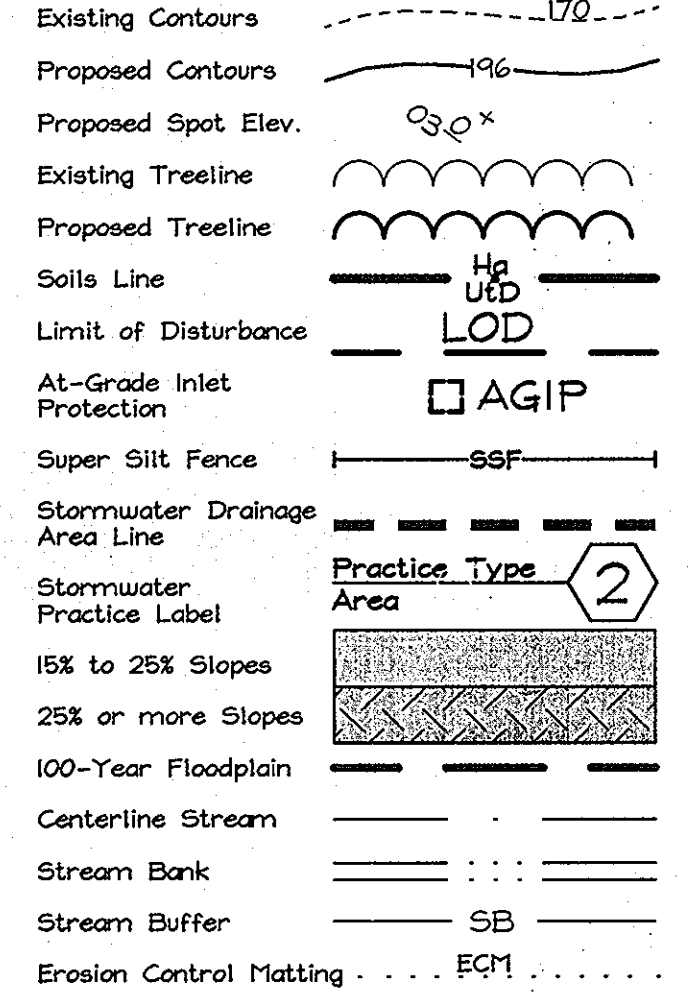
- The existing environmental area containing the stream, 100-year floodplain, and existing forest areas shall be maintained with only minor impacts associated with the storm drain outfalls.
- The existing flow patterns have been maintained with minor modifications required to capture concentrated flows and distribute at less erosive locations.
- Overall there is a 0.05 acre reduction in impervious area for the redevelopment project. Redevelopment Stormwater Management was achieved through non-structured and micro-scale practices; not through a reduction in impervious surfaces.
- Super silt fence, inlet protection, and erosion control matting erosion control measures are provided without expanding the limit of disturbance beyond that which is necessary for Stormwater Management.
- The Non-structural, Sheetflow to Conservation, and the Micro-Scale, Bio-Swale, Environmental Site Design are proposed to treat water quality for at least 50% of the existing impervious area, as required under the Redevelopment criteria (SM-1 Section 5.5).

SITE ANALYSIS DATA CHART

- Site area: 7.159 ac.±
- Stream buffer area: 1.639 ac.±
- 100-Year Floodplains area: 1.263 ac.±
- Existing Forest area: 3.314 ac.±
- Slopes >15%: 1.567 ac.±
- Disturbed Slopes >15%: 0.238 ac.±
- Erodible soils area: 2.906 ac.±
- Limit of disturbance area: 3.717 ac.±
- Proposed site uses: Office / Warehouse
- Green open area: 4.109 ac.±
- Proposed Impervious area: 3.050 ac.±
- Property Zoned M-2

NOTE: Approval of this ECP does not constitute an approval of any subsequent and associated subdivision plan/plat and/or site development plan or red-line revisions. Review of this project for compliance with the Subdivision and Land Development and Zoning Regulations shall occur at the Subdivision Plan, Plat or Site Development Plan stages or red line revision review. Additional comments (including comments which may alter site design) will be generated as this project progresses through plan review process.

LEGEND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 7/13/11
 CHIEF, DIVISION OF LAND DEVELOPMENT 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. #3-6694, Expiration Date: 7/08/2015.

OWNER/DEVELOPER
 GAULIN PROPERTIES, LLC
 c/o Mr. Mark Gaulin, COO
 7340 Montevideo Road
 Jessup, Maryland 20794
 Telephone: (443) 753-1020
 Fax: (410) 799-2729

ENVIRONMENTAL CONCEPT PLAN
GAULIN PROPERTY
 7221 MONTEVIDEO ROAD, JESSUP, MD 20794
 PROPERTY DEED: LIBER 8095, FOLIO 9
 TAX MAP 43 GRID 10 PARCEL 531
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-587-5200 Fax: 410-798-1562
 E-mail: info@fsh.com

DESIGN BY: MLT
 DRAWN BY: GRH2
 CHECKED BY: ZYF
 SCALE: 1" = 50'
 DATE: July 5, 2011
 P.L.O. No.: 3737
 SHEET No.: 1 OF 1