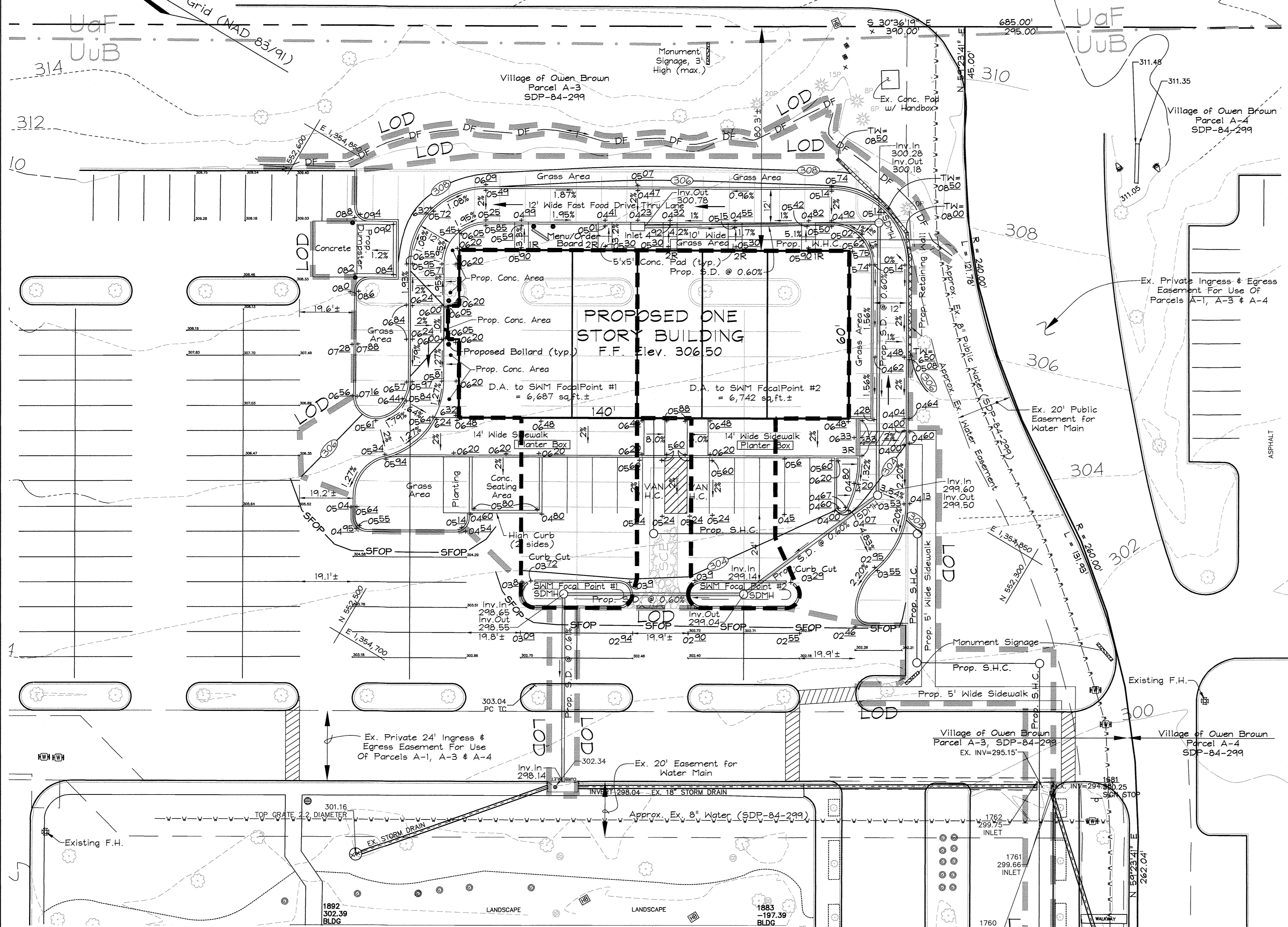


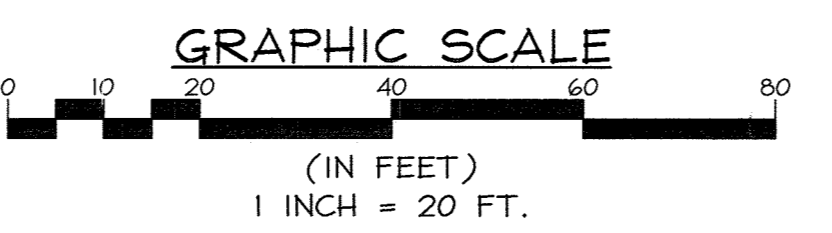
BROKEN LAND PARKWAY

(150' R/W, Intermediate Arterial)



PLAN VIEW

Scale: 1" = 20'



STORMWATER MANAGEMENT SUMMARY

The project is located within the Village of Owen Brown, Parcel A-3. This parcel was developed as a commercial development under SDP-84-299 (Village of Owen Brown, Section 3, Area 1, Parcels A-3 & A-4). As shown on SDP-84-299 the overall site area, which contains parcels A-3 & A-4, is shown as 13.933 acres and the green area is shown as 5.7 acres equating to an existing impervious area of 59.1% thereby qualifying this project for the redevelopment SWM process as outlined in Section 5.5 of the MD SWM Manual. Stormwater management is provided per Section 5.5.2.1.c. of the MD SWM Manual through a combination of reducing the existing impervious area and providing environmental site design (ESD) water quality (WQ) treatment for at least 50% of the existing impervious area. The existing impervious area within the project area (LOD) is 29,386 sq.ft. 50% of the impervious area is being treated for WQ treatment through a combination of two (2) FocalPoint High Performance Modular Biofiltration Systems and an impervious area reduction of 3,686 sq.ft. FocalPoint practices are an approved ESD practice in the State of MD to treat water quality runoff (Pe=1).

- Project Area (LOD) = 37,157 sq.ft.± (Includes 1,161 sq.ft. for temporary DF)
- Existing Impervious Area within LOD = 31,066 sq.ft.±
- Impervious Area Requiring Treatment (50% of Ex. Imp.) = 15,533 sq.ft.±
- Proposed Impervious Area within LOD = 27,380 sq.ft.±
- Net Impervious Area Reduction Area = 3,686 sq.ft.±
- Remaining Impervious Area Requiring Treatment = 15,533 sq.ft.± - 3,686 sq.ft.± = 11,847 sq.ft.±
- Ry = 0.95 Pe = 1"
- Required ESDv = 938 cu.ft.±
- Provided ESDv = 1,018 cu.ft.± (Provided by two High Performance FocalPoint BioRetention Systems)

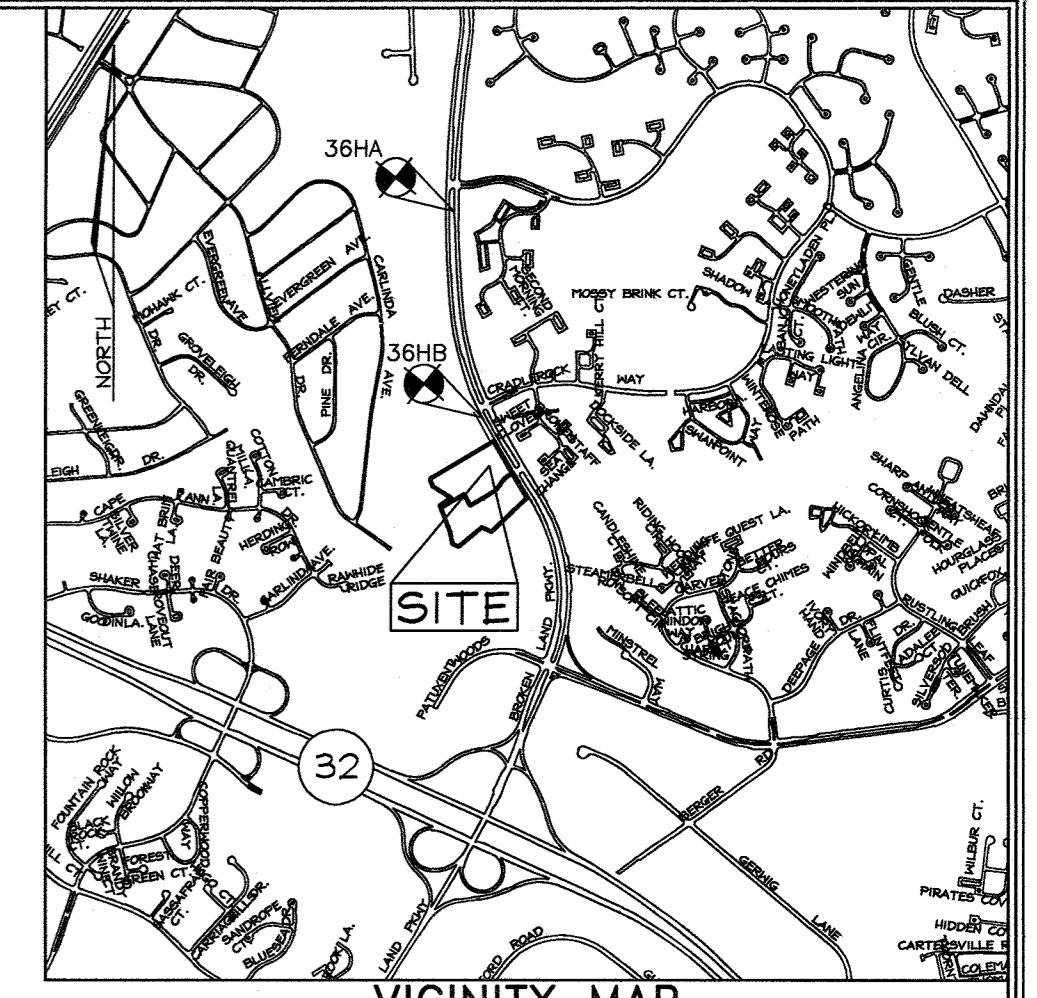
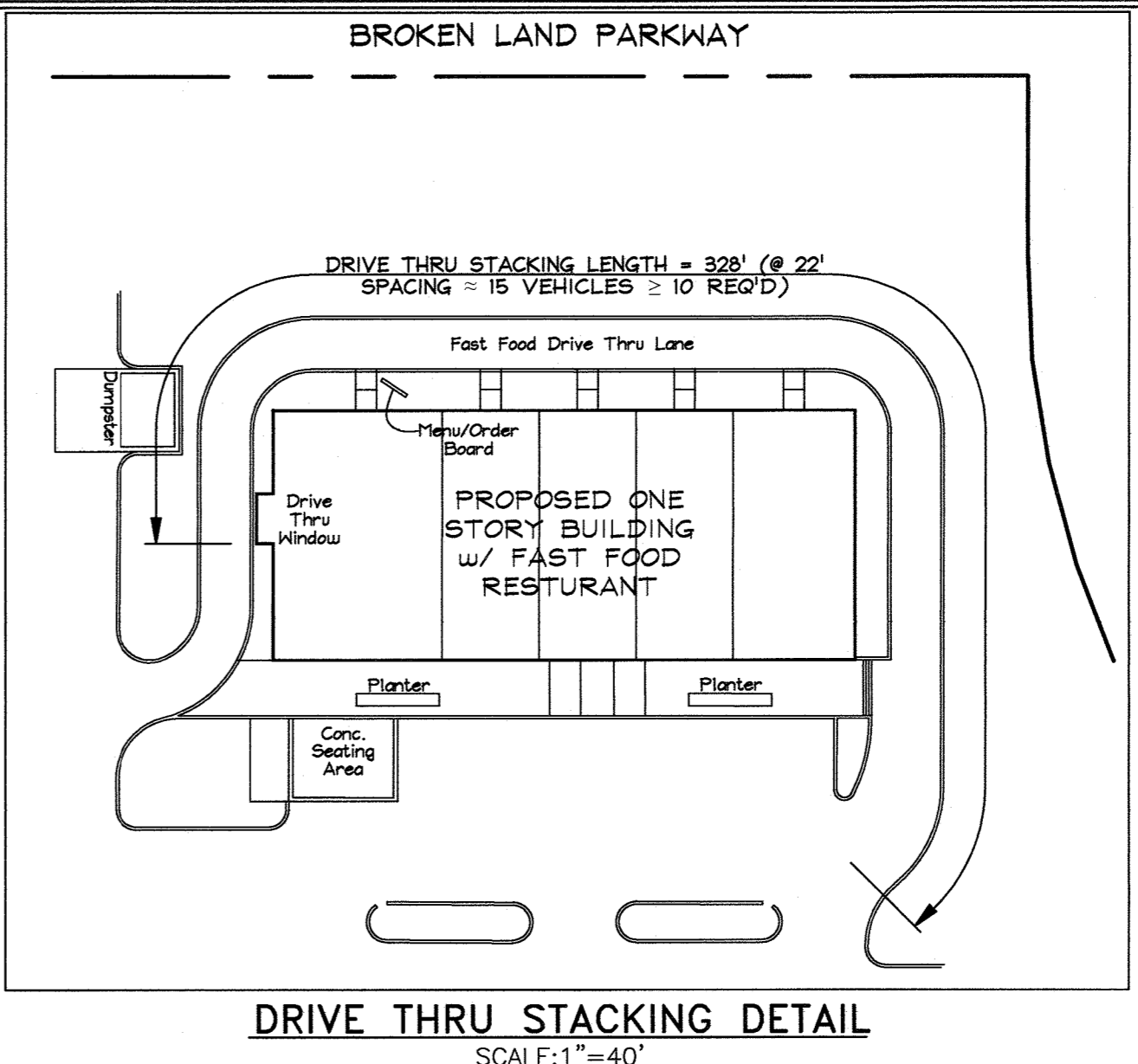
DESIGN NARRATIVE:

- The project is a redevelopment project. The project area (LOD) contains no natural resources.
- All existing flow patterns were maintained.
- The project is a redevelopment project. The proposed project area (LOD) consists of 37,157 sq.ft. The existing impervious area within the LOD is being reduced by 3,686 sq.ft.
- Minimal erosion and sediment control measures are required for this project. Erosion and sediment control will be achieved through the use of silt fence on pavement (SFOP) and diversion fence (DF).
- Stormwater management has been achieved using two proprietary High Performance FocalPoint BioRetention Systems an MDE approved environmental site design (ESD) practice to treat water quality (1" maximum Pe).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6.11.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6.08.19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



BENCHMARKS
 Denotes County Benchmark (Stamped disc set on top of a 3' deep column of concrete)
 36HA 1354381.451 E 555116.606 (NAD 83/91) Elev. 292.22 (NGVD 88)
 36HB 1354677.983 E 552978.353 (NAD 83/91) Elev. 313.43 (NGVD 88)

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	'K' FACTOR	SOIL GROUP
UaF	Udorthents, Highway, 0 to 65 percent slopes	-	D
UuB	Urban land-Udorthents complex, 0 to 8 percent slopes	-	D

GENERAL NOTES

- Site Data: Property Address: 9861 SW Broken Land Parkway, Columbia, Maryland 21045. Tax Map 42, Grid 3; Parcel 392; Lot A-3; 6th Election District. Plat 5201; F-82-063; FDP-125-A; SDP-81-115; SDP-84-299; Liber 17713 Folio 102; Lot A-3 Area = 6.97 ac.±. Project Area (LOD Redevelopment Area) = 0.85 ac.±.
- The subject property is zoned NT per the 10/6/13 Comprehensive Zoning Plan.
- Public water and sewer will be used within this site.
- There are no floodplains, wetlands, streams, wetland/stream buffers, historic structures or cemeteries on-site.
- This property is subject to the Amended 5th edition of the Howard County Subdivision and Land Development Regulations.
- Field run topographic survey prepared by FSH Associates in March, 2018.
- Per FEMA (FIRM Map) 24027C0165D no FEMA delineated floodplain exists within the project area.
- Boundary based on plat #5201.
- Approval of this ECP does not constitute an approval of any subsequent and associated subdivision plan/plot and/or red-line revision. The review of this project for compliance with the Howard County Zoning Regulations shall occur at the subdivision plan/plot and/or site development plan stages.

SITE ANALYSIS DATA

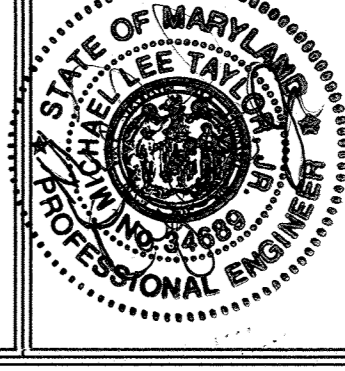
- Total area of site (LOD) = 0.85 ac.±
- No wetlands, wetland buffers or streams exist on site.
- No 100-year floodplain exists on site.
- No forest area on site.
- No areas of 15-24.9% slopes exist on site.
- No 25% slopes or greater exist on site.
- Limits of disturbance = 0.85 ac.±
- Proposed impervious area = 0.63 ac.±
- Erodible soils (K > 0.35) = 0
- Proposed site use: Commercial

LEGEND

- 310 --- Ex. 10' Contour Line
- 302 --- Ex. 2' Contour Line
- 302.86 Ex. Spot Elevation
- 310 --- Prop. 10' Contour Line
- 302.00 Prop. 2' Contour Line
- 0524 Prop. Spot Elevation
- Tree Ex. Tree
- Hydrant Ex. Fire Hydrant
- Valve Ex. Water Valve
- V --- Ex. Water Line
- Circle with X Ex. Sewer Cleanout
- Circle with U Ex. Storm Drain Inlet
- UaF Soil Line
- UuB DA to SWM FocalPoint
- LOD --- Limit of Disturbance Line
- SFOP --- Silt Fence On Pavement Line
- DF --- Diversion Fence Line
- SCE --- Stone Construction Entrance (SCE)

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. #34689, Expiration Date: 7/08/2019.

ENVIRONMENTAL CONCEPT PLAN
 ECP-19-038
LAKEVIEW RETAIL
 A Redevelopment of Village of Owen Brown, Parcel A-3, Plat 5201 (F-82-063), SDP-81-115, SDP-84-299, FDP-125-A
 TAX MAP 42 GRID 3 PARCEL 392, LOT A-3
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane, Elkrige, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fshet.com

DESIGN BY: MLT4CRH2
 DRAWN BY: MLT4CRH2
 CHECKED BY: ZTF
 SCALE: 1" = 20'
 DATE: APRIL 16, 2019
 W.O. No.: 4060
 SHEET No.: 1 OF 1

THIS APPROVAL IS FOR THE STORM WATER DESIGN ONLY. BUILDING LAYOUT IS APPROVED WITH SITE PLAN.
 C.E.
 6.11.19

OWNER/DEVELOPER
 AGS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000