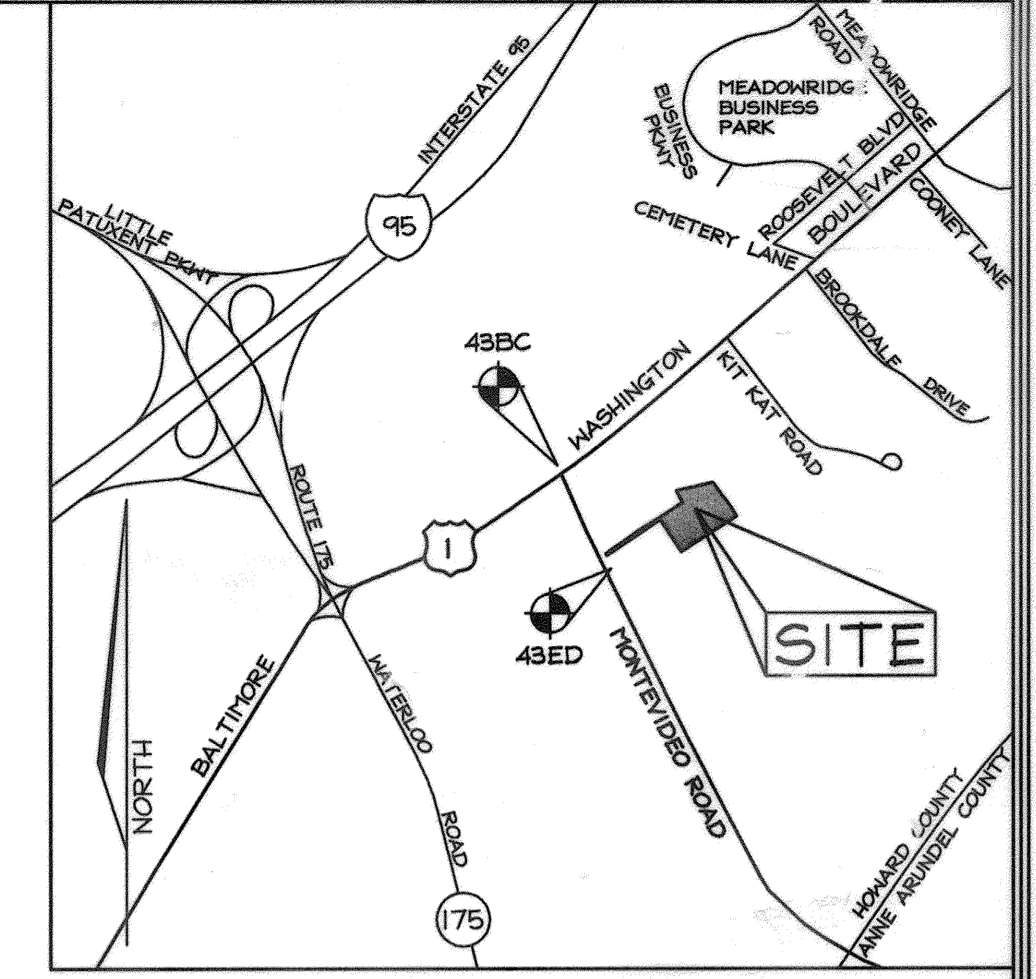
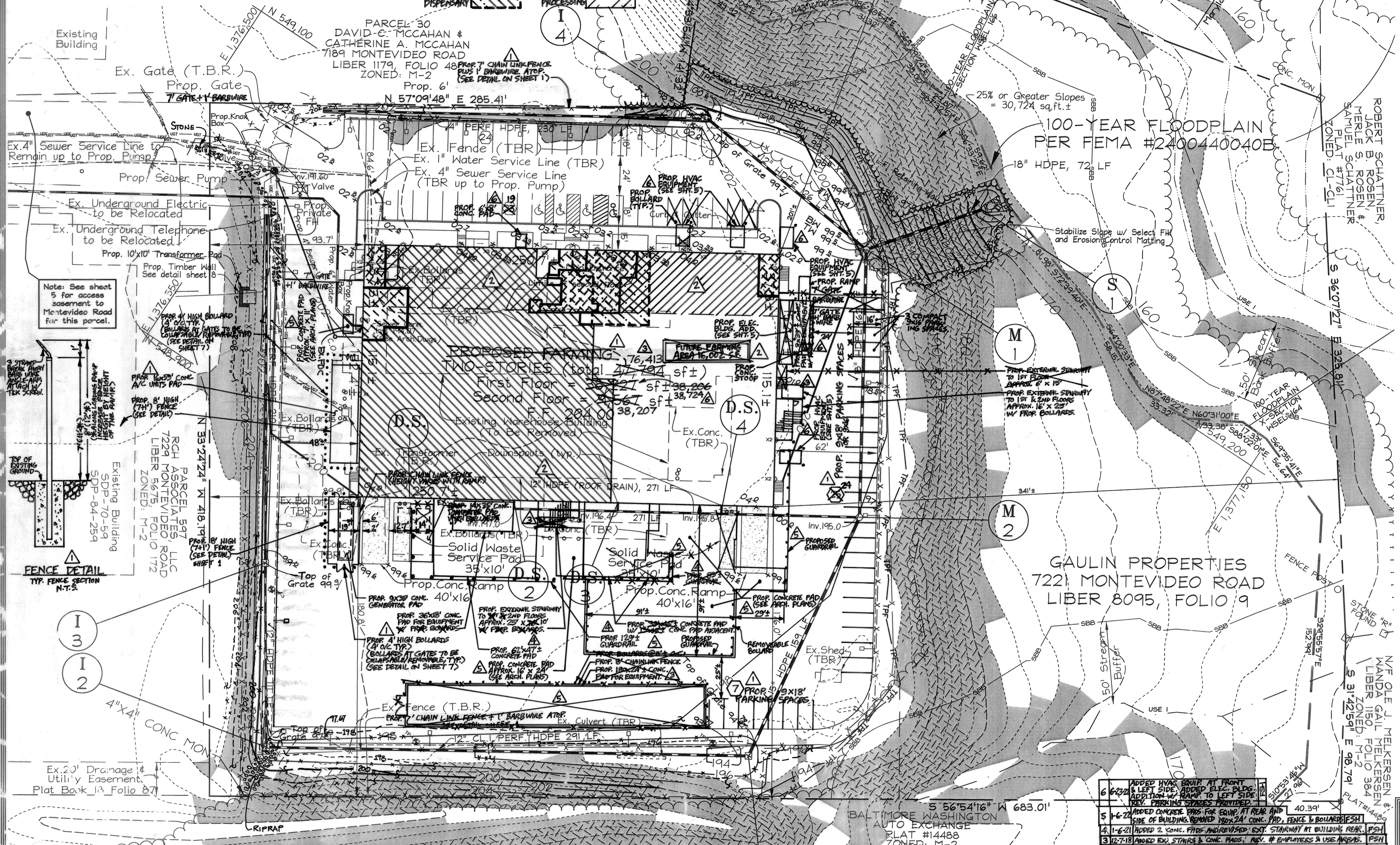
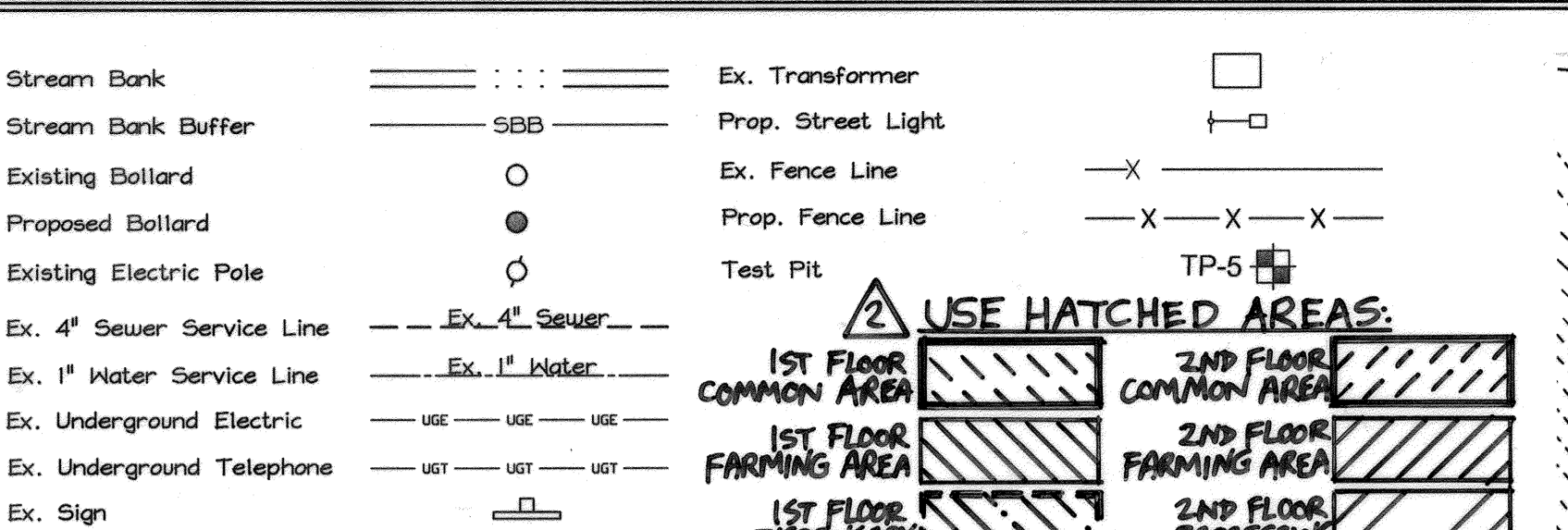


LEGEND

Existing Contours	Stream Bank	Ex. Transformer
Proposed Contours	Stream Bank Buffer	Prop. Street Light
Proposed Spot Elev.	Existing Bollard	Ex. Fence Line
Existing Trestline	Proposed Bollard	Prop. Fence Line
Proposed Trestline	Existing Electric Pole	Test Pit
15% to 25% Slopes	Ex. 4" Sewer Service Line	TP-5
25% or more Slopes	Ex. 1" Water Service Line	
100-Year Floodplain	Ex. Underground Electric	
Centerline Stream	Ex. Underground Telephone	
	Ex. Sign	



GENERAL NOTES

- The subject property consists of 7.159 ac.± and is zoned M-2.
- The Environmental Concept Plan, ECP-11-061, was approved on June 13, 2011.
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410)313-1880 at least five (5) working days prior to the start of work and the contractor shall notify 'Miss Utility' at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- All plan dimensions are to the face of curb unless otherwise noted.
- The existing topography is taken from field run survey with two (2) foot contour intervals prepared by FSH Associates dated April 2011.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate System, Howard County Monument Nos. 43BC and 43ED were used for this project.
- Water is Public.
- Sewer is Public.
- Stormwater management is provided through the redevelopment process by providing water quality for at least 50% of the site using sheetflow to conservation and bio-swale practices.
- Existing utilities are based on an underground utility location prepared by SoftDig and by field survey prepared by FSH Associates.
- The Floodplain shown on this project was derived from FEMA, flood map #2400440040B.
- The wetlands delineation study for this project was prepared by Exploration Research Inc. on March 23, 2011 and approved on June 13, 2011 under ECP-11-061.
- A recent traffic study performed as part of the realignment of Montevideo Road under Capital Project J-4206 fulfills the adequate public facilities traffic study obligation for this project. Recording Reference No. 2-2-11-2 on 11-03-11.
- All outdoor lighting shall conform to Section 134 of the Howard County Zoning regulations.
- This Plan conforms to the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations.
- Perimeter and parking lot landscaping shall be provided in accordance with Section 16.124 of the Landscape Manual. Surety in the amount of \$12,000.00 for 26 shade trees and 28 evergreens shall be posted with the Developers Agreement for this site plan, SDP-12-060.
- Forest Conservation in accordance with Section 16.1200 of the Forest Conservation Manual shall be provided by the placement of 1.74 acres of credited and 1.26 acres of non-credited forest for a total of 3.00 acres into an easement area which is sufficient to meet the breakeven point without mitigation of 1:1 acres of retention. No surety is required. A Forest Conservation Plan of Easement has been prepared for this site identified as SDP-12-060/FC, Recording Reference No. 2-2-11-2 on 11-03-11.
- The Department of Planning and Zoning has determined grading in steep slopes for the outfall is essential disturbance in accordance with Sec.16.116(C) of the Subdivision and Land Development Regulations.
- No clearing, grading or construction is permitted within the wetlands streams, their buffers, steep slopes, Flood plain or Forest Conservation Easements.
- Outside metering is proposed.

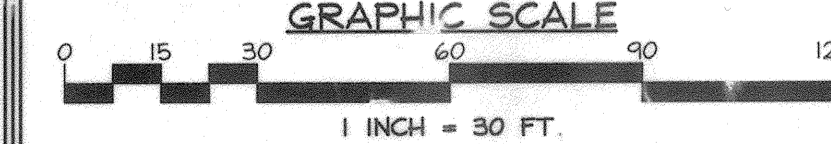
SITE ANALYSIS DATA CHART

A. Total Project Area: 7,159 ac.± = 311,846 sq.ft.±	
B. Limit of Disturbed Area: 3,805 ac.± = 165,762.5 sq.ft.±	
C. Present Zoning Designation: M-2, 257,493	DISPENSARY 17,155 SF, PROCESSING 4,223 SF
D. Proposed Uses: FARMING COMMON AREAS, DISPENSARY, PROCESSING, FUTURE FARMING, OFFICE	
E. Farming Floor Area: 257,493 SF	FUTURE FARMING 15,000 SF
F. Number of Parking Spaces Required: 3,000	3,000 SPACES FOR 60 EMPLOYEES
G. FARMING PROCESSING COMMON AREAS: 3,805 SF	DISPENSARY 5 SPACES, 1,000 SF = 3 SPACES
H. Number of Parking Spaces Provided: 3,000	
I. Building Coverage of Site: 0.88 ac.± = 12.3% of Gross Site Area.	
J. Total area of steep slopes = 30,724 SF±	
K. Disturbed area in steep slopes = 7,877 SF±	
L. Flood Plain Area = 1,260 Ac.±	

SHEET INDEX

DESCRIPTION	SHEET No.
Site Development Plan	1 of 9
Sediment and Erosion Control Plan	2 of 9
Sediment and Erosion Control & Handicap, Notes & Details	3 of 9
Storm Drain Drainage Area Map and Profiles & SWM Details	4 of 9
Water & Sewer Plan & Profile	5 of 9
Landscape Plan	6 of 9
Forest Conservation Plan	7 of 9
Forest Conservation & Misc. Details	8 of 9
Forest Stand Delineation	9 of 9

SITE DEVELOPMENT PLAN
GAULIN PROPERTY
 Proposed Two-Story Office/Warehouse Building
 7221 MONTEVIDEO ROAD, JESUP, MD 20794
 PROPERTY DEED: LIBER 8095, FOLIO 9
 TAX MAP 43 GRID 10 PARCEL 531
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



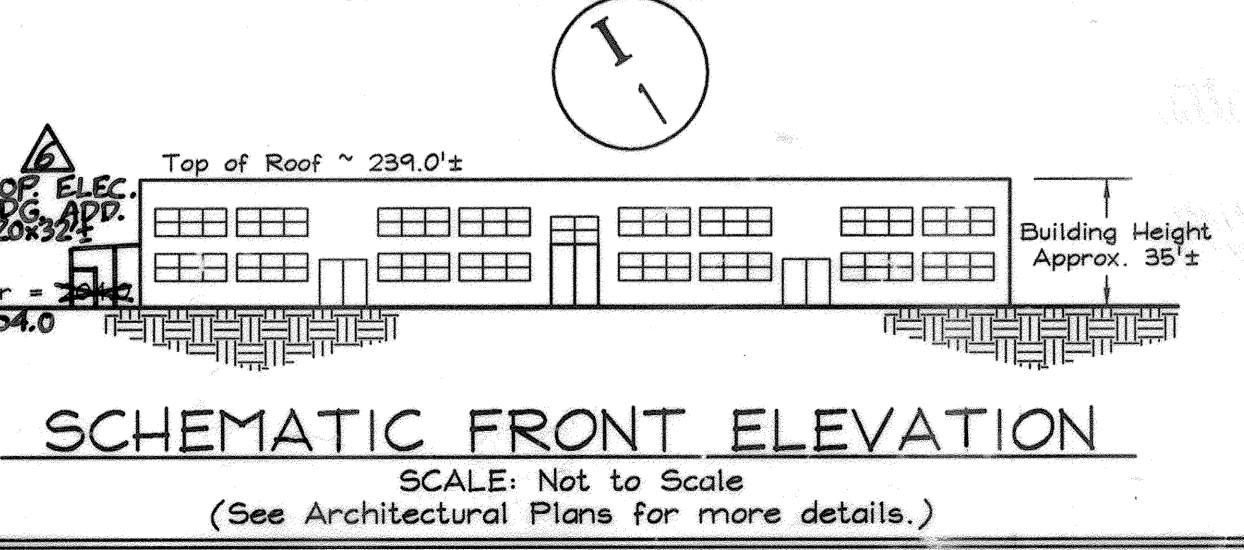
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 11/14/15
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 11/24/15
 DIRECTOR DATE 11/24/15

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "As-Built" plan meet the APPROVED PLANS AND SPECIFICATIONS.

Michael L. Taylor, Jr. 3/20/15
 PE # 34689



ADDRESS CHART

LOT/PARCEL	STREET
531	7221 Montevideo Road

OWNER/DEVELOPER
 GAULIN PROPERTIES, LLC
 c/o Mr. Mark Gaulin
 7340 Montevideo Road
 Jessup, Maryland 20794
 Telephone: (443) 733-1020
 Fax: (410) 799-2724

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: 7/06/2013.

PERMIT INFORMATION CHART

Name	Section/Area	Lot/Parcel No.					
Gaulin Property	N/A	P. 531					
Plot #	Deed Ref.	Grid	Zoning	Tc	Map No.	Elect. District	Census Tract
N/A	L. 8095	10	M-2	43	1st	6012.02	

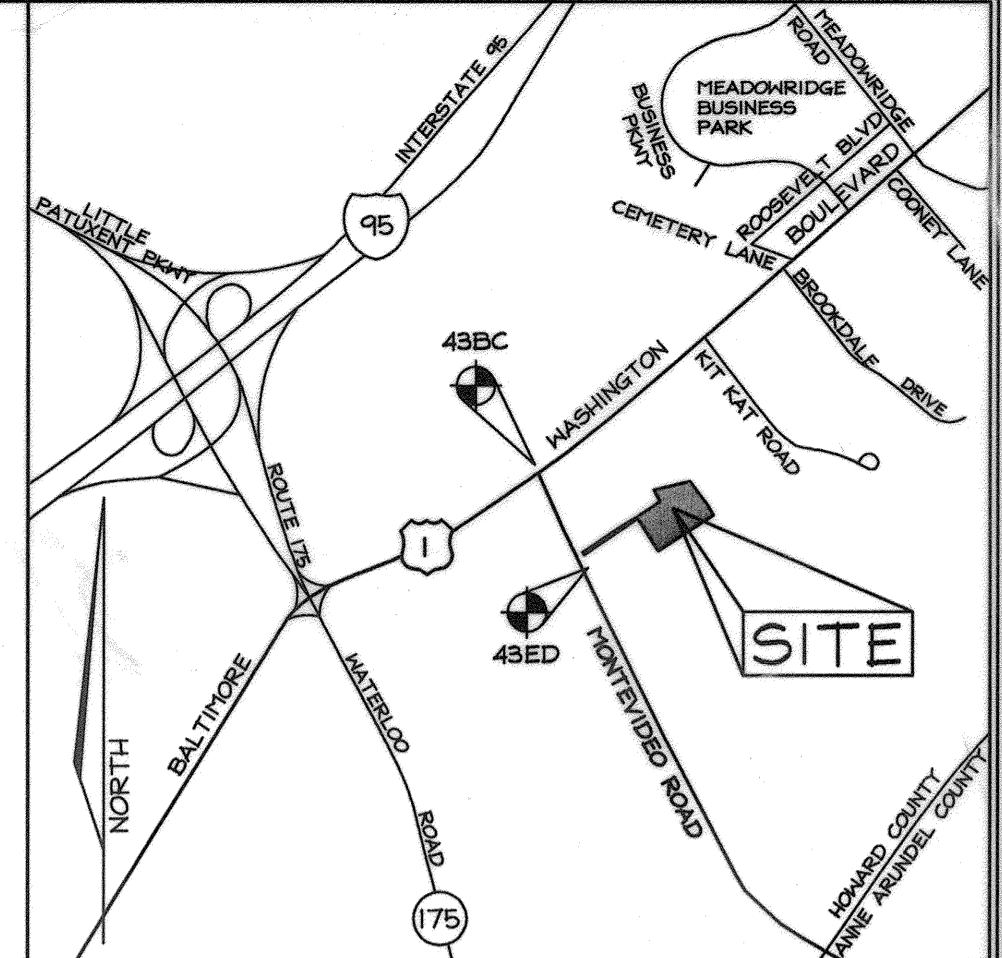


FSH Associates
 Engineers Planners & Surveyors
 8339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-798-1382
 E-mail: info@fsher.com

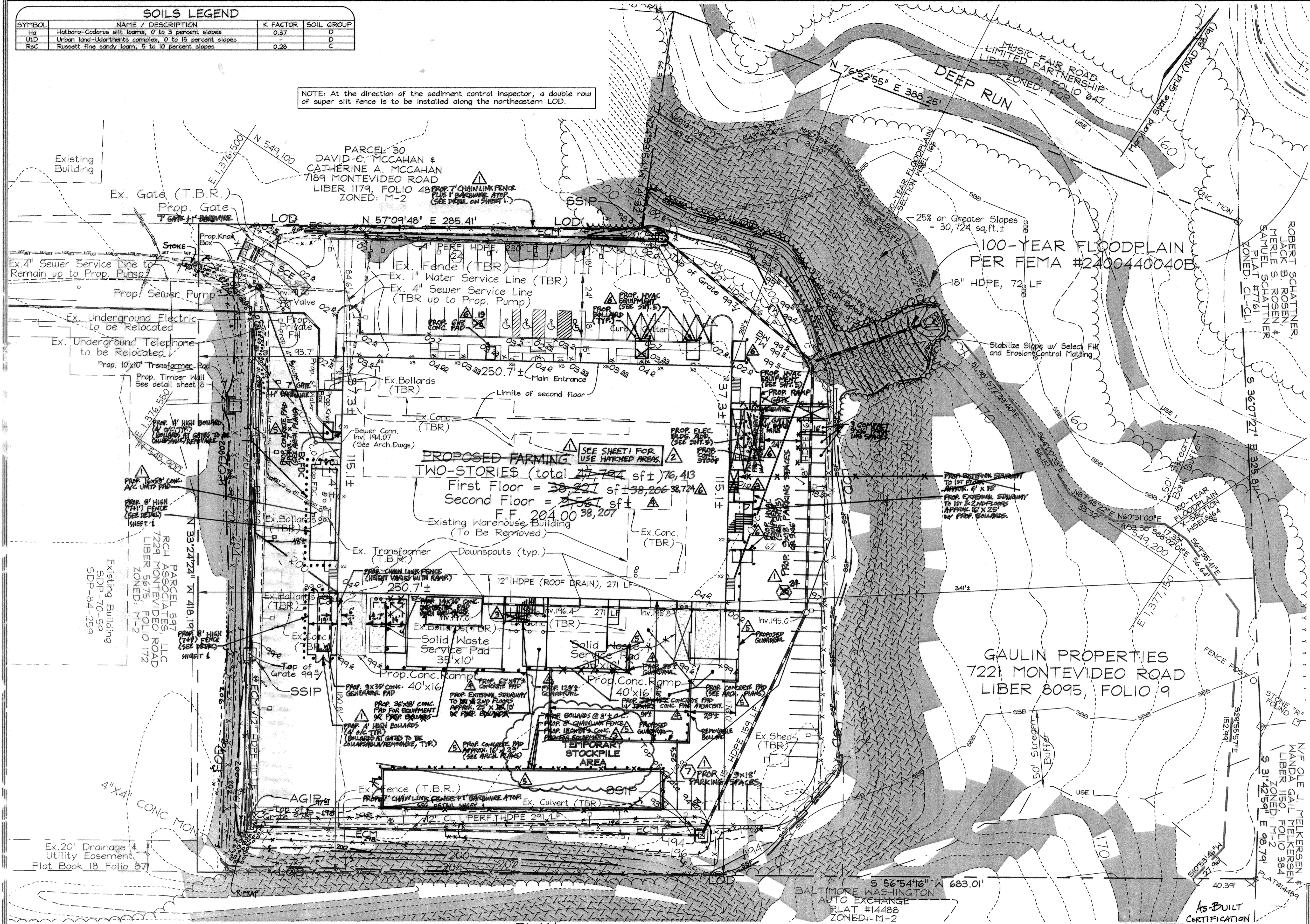
DESIGN BY: M.L.T.
 DRAWN BY: CRH
 CHECKED BY: ZYT
 SCALE: 1" = 30'
 DATE: Aug. 27, 2015
 W.O. No.: 2072
 SHEET No.: 1 OF 9

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

NOTE: At the direction of the sediment control inspector, a double row of super silt fence is to be installed along the northeastern LOD.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 5054, GRID G3



LEGEND	
Existing Contours	--- 1% ---
Proposed Contours	--- 1% ---
Proposed Spot Elev.	33.0 x
Existing Treeline	~ ~ ~ ~ ~
Proposed Treeline	~ ~ ~ ~ ~
15% to 25% Slopes	[Hatched Pattern]
25% or more Slopes	[Hatched Pattern]
100-Year Floodplain	[Shaded Area]
Centerline Stream	--- --- ---
Stream Bank	--- --- ---
Stream Bank Buffer	--- SBB ---
Existing Bollard	○
Proposed Bollard	○
Existing Electric Pole	○
Proposed Electric Pole	○
Ex. 4" Sewer Service Line	--- Ex. 4" Sewer ---
Ex. 1" Water Service Line	--- Ex. 1" Water ---
Ex. Underground Electric	--- --- ---
Ex. Underground Telephone	--- --- ---
Ex. Sign	□
Ex. Fire Hydrant	□
Ex. Transformer	□
Ex. Water Valve	□
Prop. Street Light	□
Soils Line	--- Ha ---
Limit of Disturbance	--- LOD ---
At-Grade Inlet Protection	□ AGIP
Super Silt Fence Inlet Protection	□ SSIP
Super Silt Fence	--- SSF ---
Stormwater Drainage Area Line	--- --- ---
Stormwater Practice Area	--- Practice Type 2 ---
Erosion Control Matting	--- ECM ---
Stone Construction Entrance	--- SCE ---
Ex. Fence Line	--- X ---
Prop. Fence Line	--- X ---
Test Pit	TP-5

NO.	DATE	DESCRIPTION	BY
6	6-23-12	ADDED HVAC EQUIP AT FRONT & LEFT SIDE. ADDED ELEC. BUILDING ADDITION W/ RAMP TO LEFT SIDE. REVISED PARKING.	FSH
5	1-6-12	PROVIDE CONCRETE PADS FOR EQUIPMENT AT REAR AND SIDE OF BUILDING. REMOVED 180' X 24' CONCRETE PAD, FENCE & BOLLARDS.	FSH
4	1-6-12	ADDED 2" CONC. PADS & EXT. STAIRWAY AT REAR UPPER FLOOR SF.	FSH
3	12-20-11	ADDED EXTERNAL STAIRWAYS AND CONC. BARR. PADS.	FSH
2	12-6-11	UPDATE USES & PARKINGS.	FSH
1	1-24-11	CHANGE BUILDING USE, ADJUST PARKING, ADD CONC. PADS, BOLLARDS, FENCE. NO. DATE	FSH

SEDIMENT & EROSION CONTROL PLAN
GAULIN PROPERTY
Proposed Two-Story Office/Warehouse Building
7221 MONTEVIDEO ROAD, JESUP, MD 20794
PROPERTY DEED: LIBEF 8095, FOLIO 9
TAX MAP 43 GRID 10 PARCEL 531
1ST ELEC ON DISTRICT HOWARD COUNTY, MARYLAND

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "As-Built" plan meet the Approved Plans and Specifications.



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. 134684, Expiration Date: 7/08/2015.

OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin, COO
7540 Montevideo Road
Jesup, Maryland 20794
Telephone: (443) 733-1020
Fax: (410) 799-2729

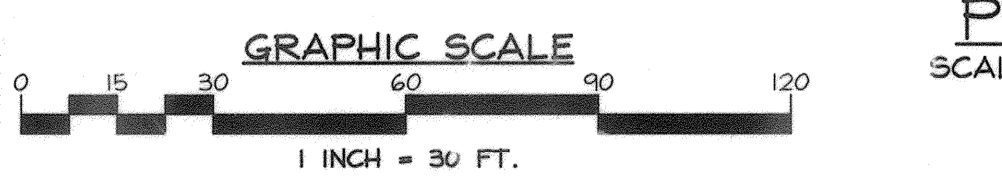
DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

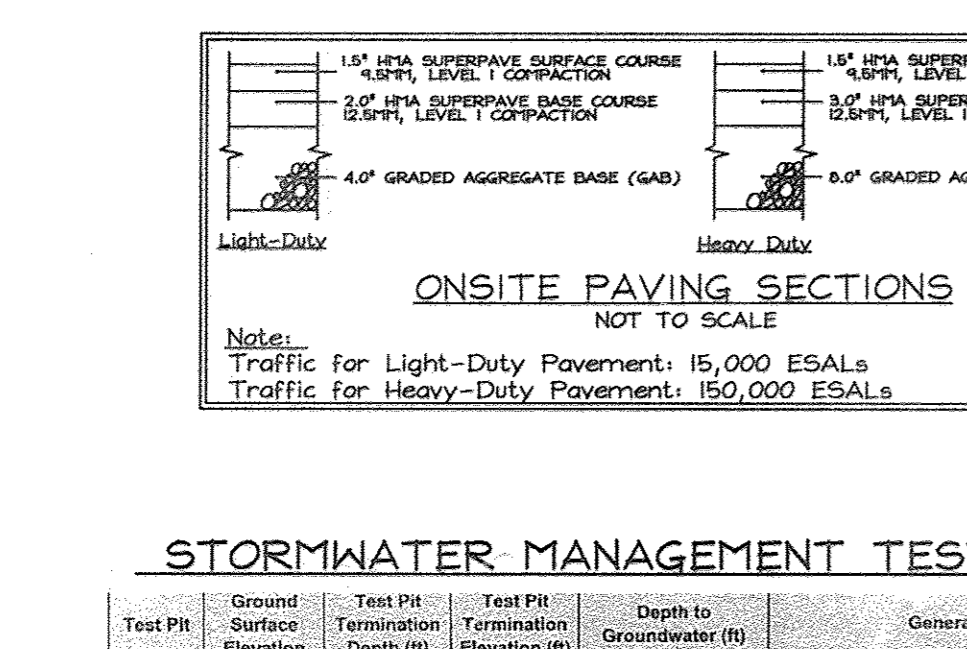
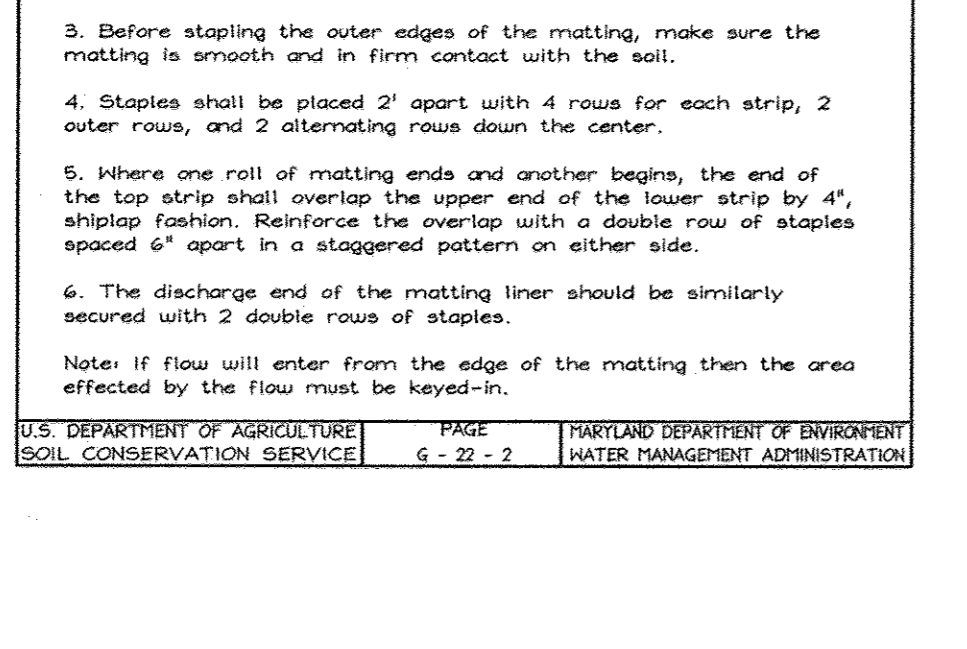
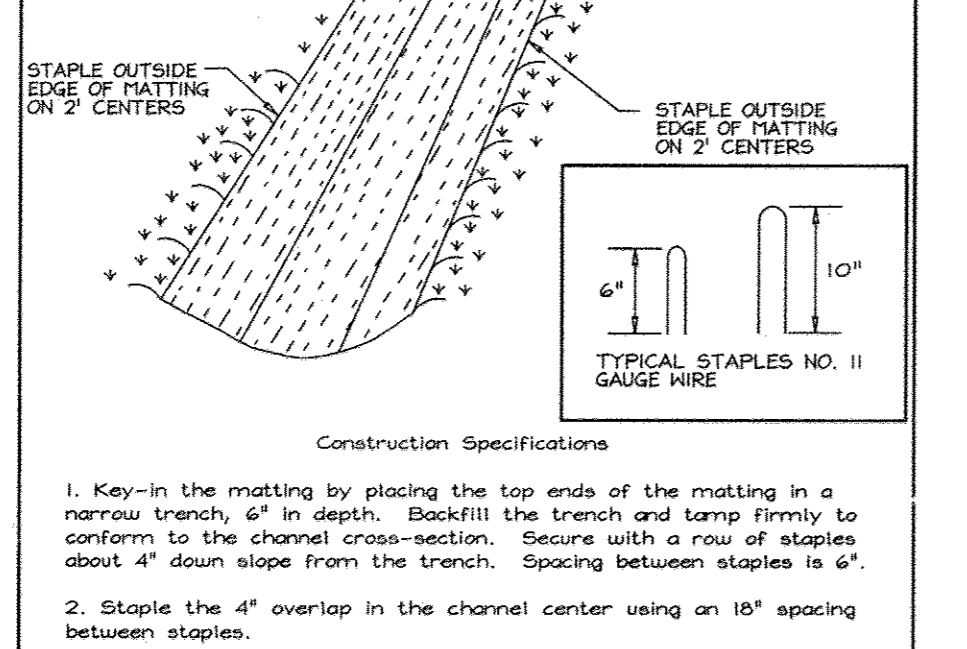
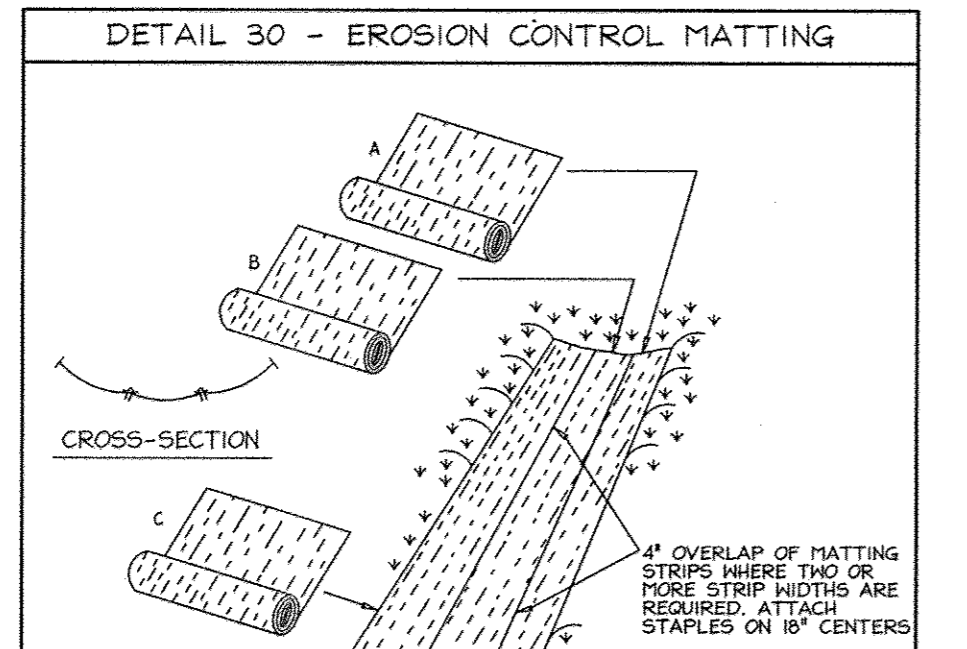
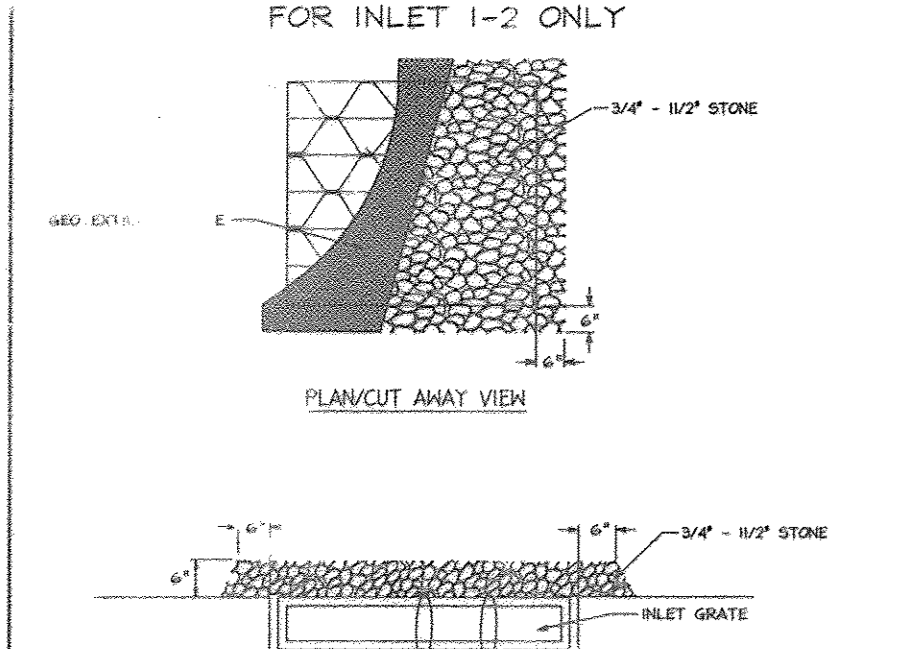
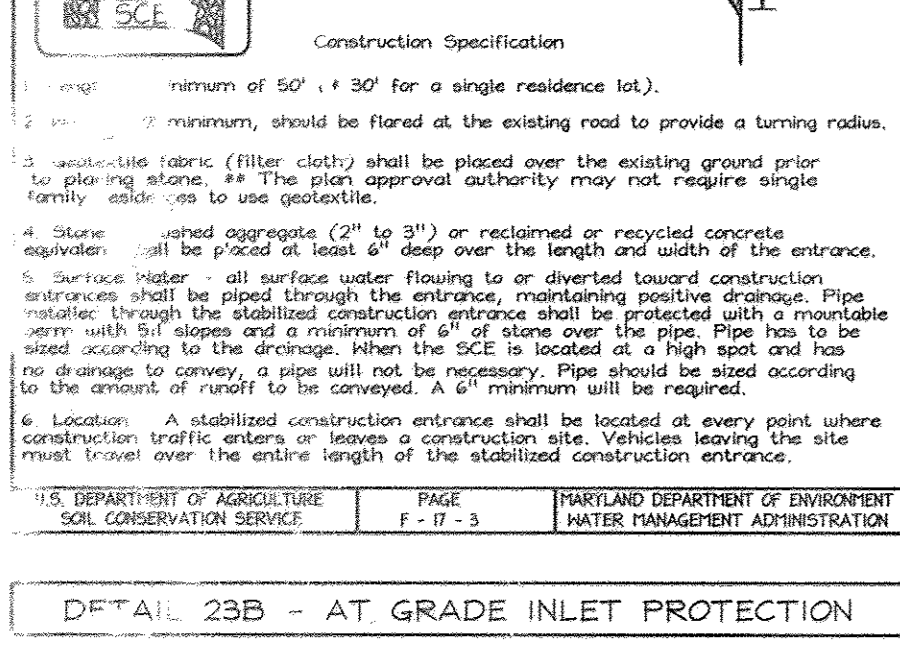
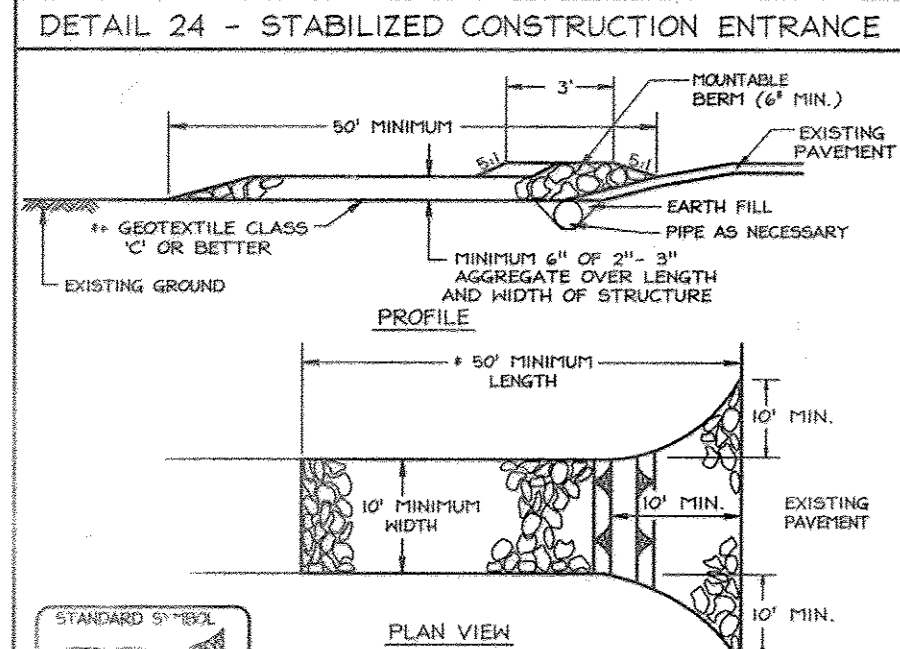
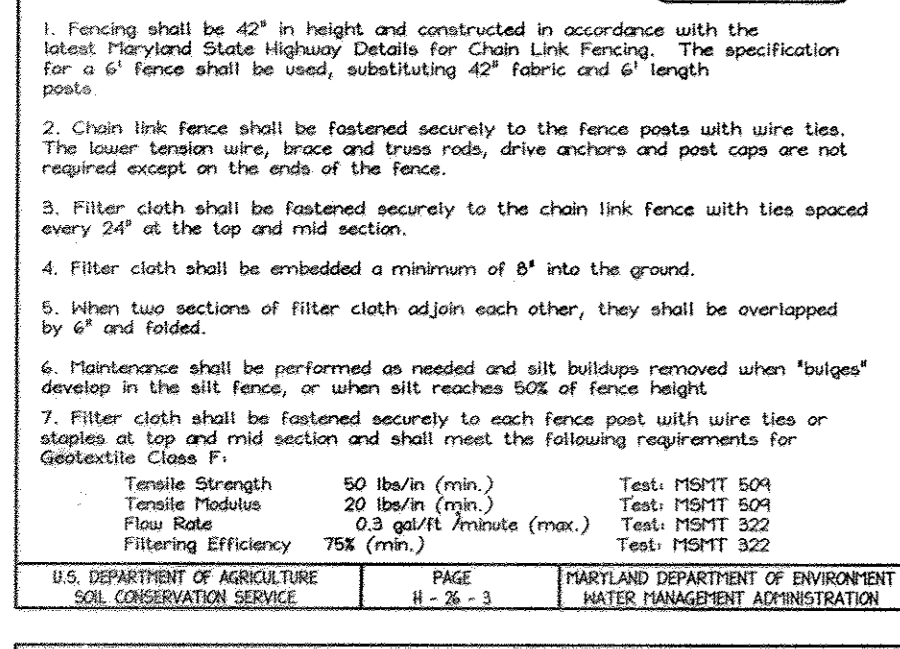
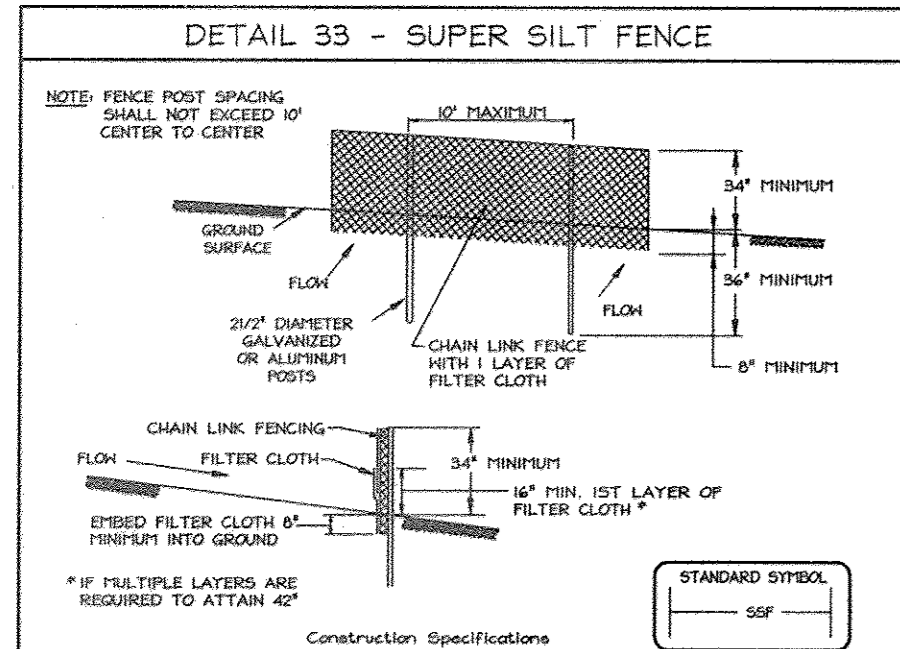
SIGNATURE OF DEVELOPER: [Signature] DATE: 10/9/12

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: [Signature] DATE: 10/9/12

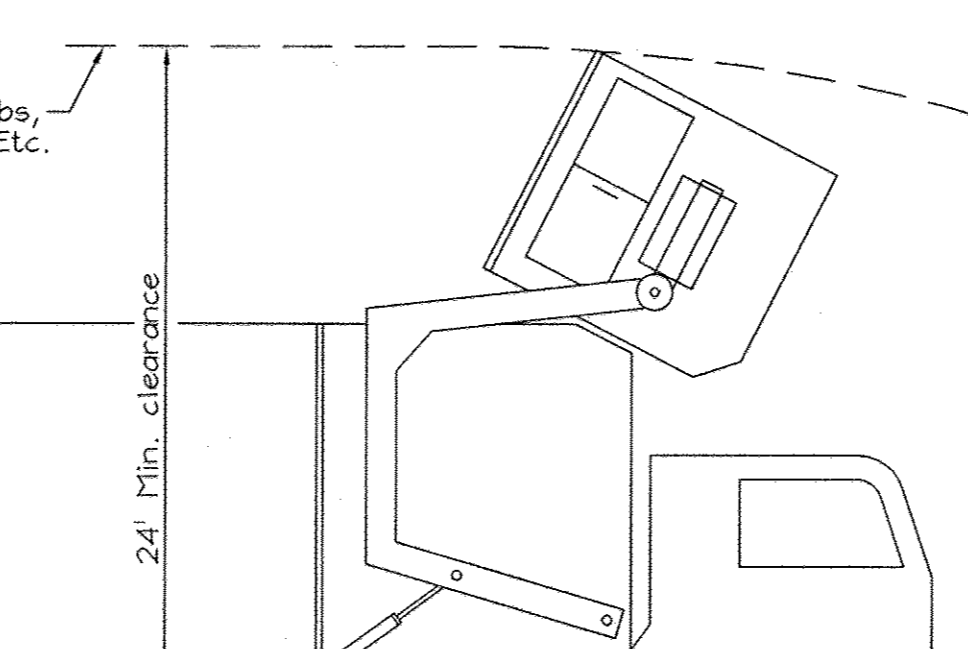
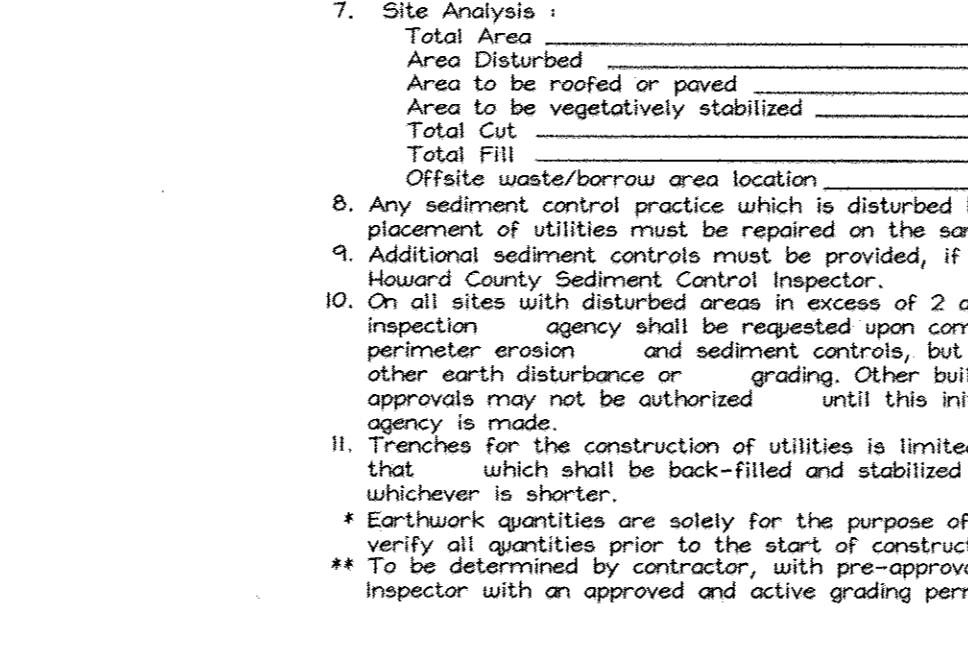
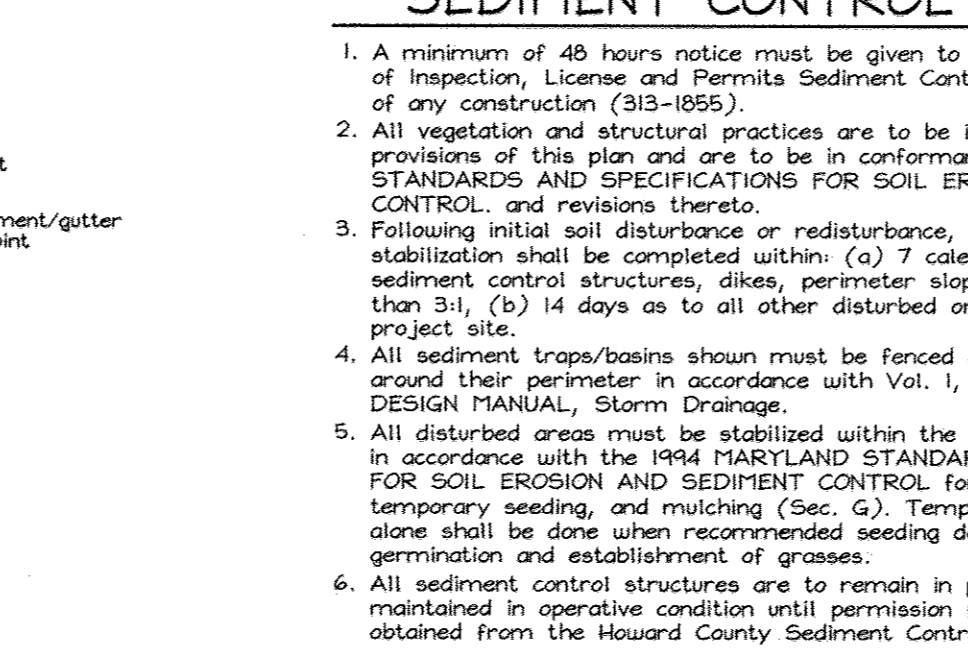
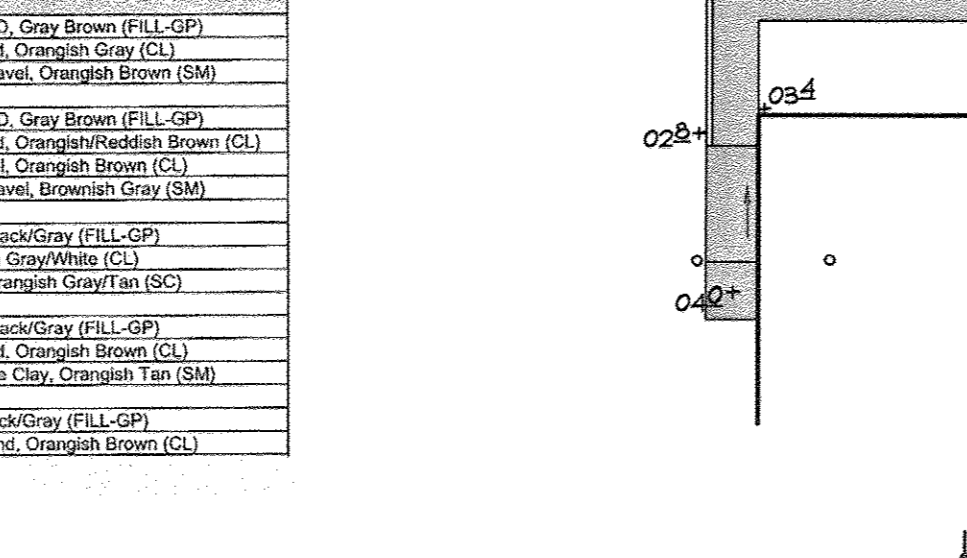
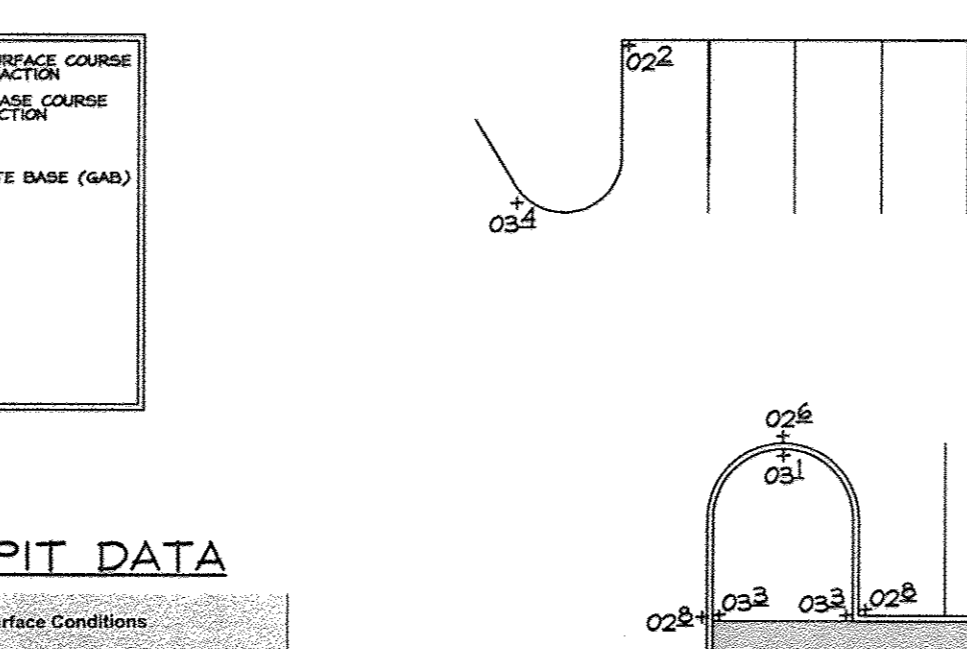
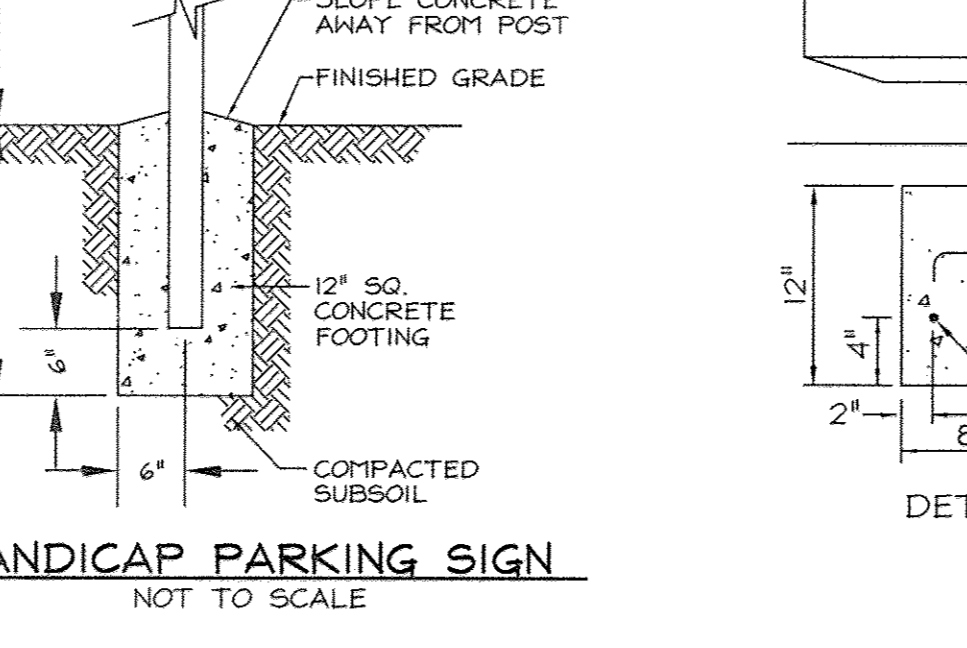
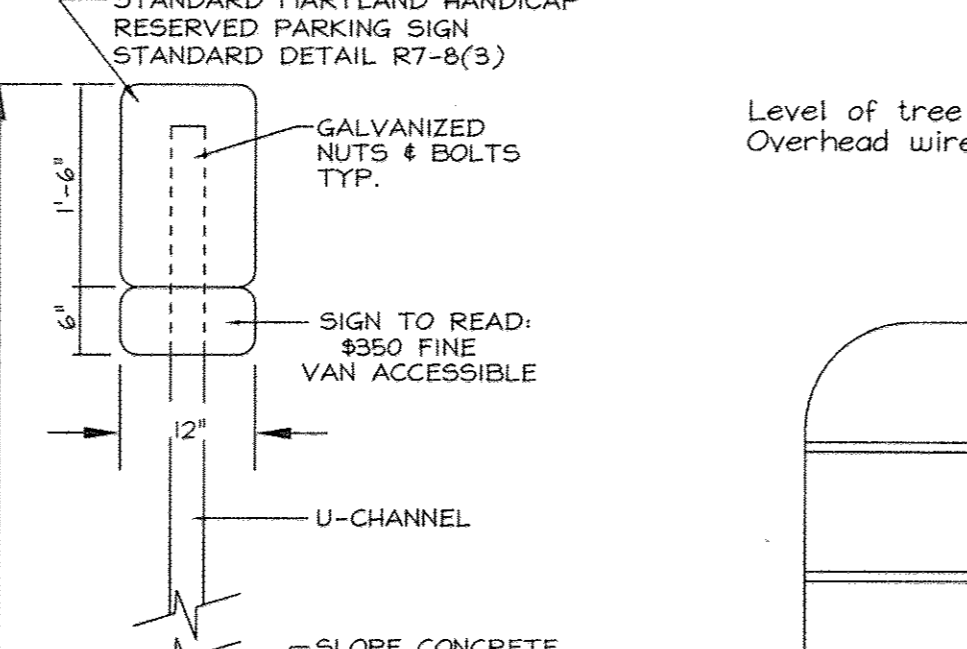
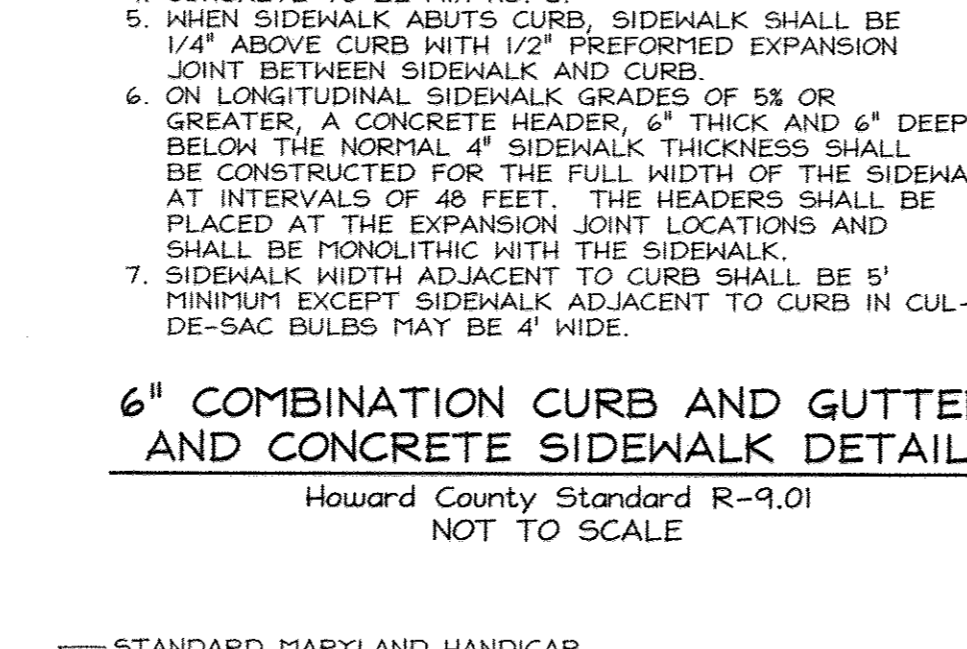
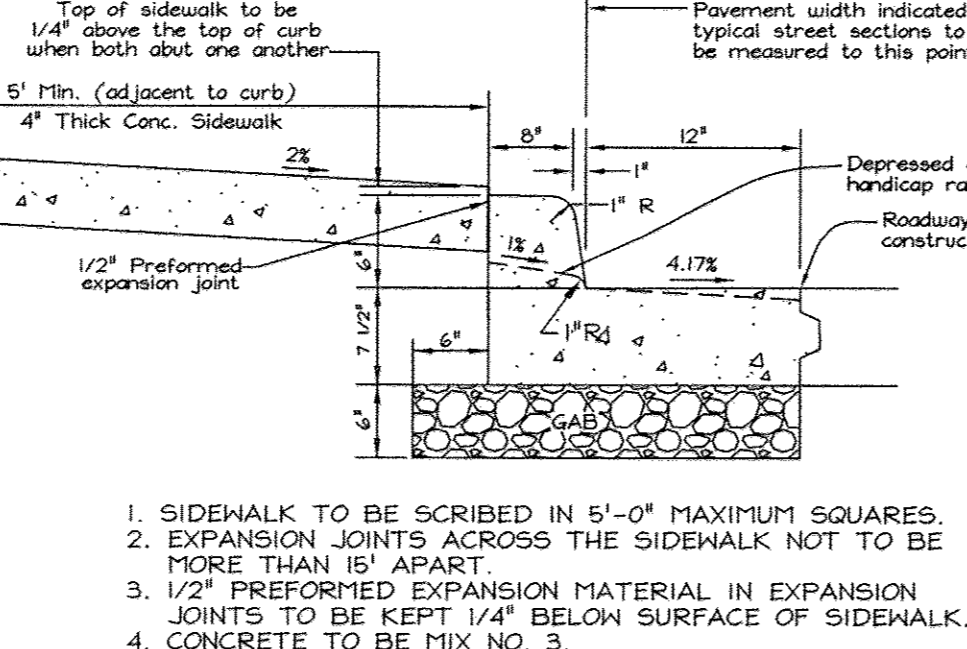
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
HOWARD CO
DATE: 11/28/12
DATE: 11/28/12
DATE: 11/28/12

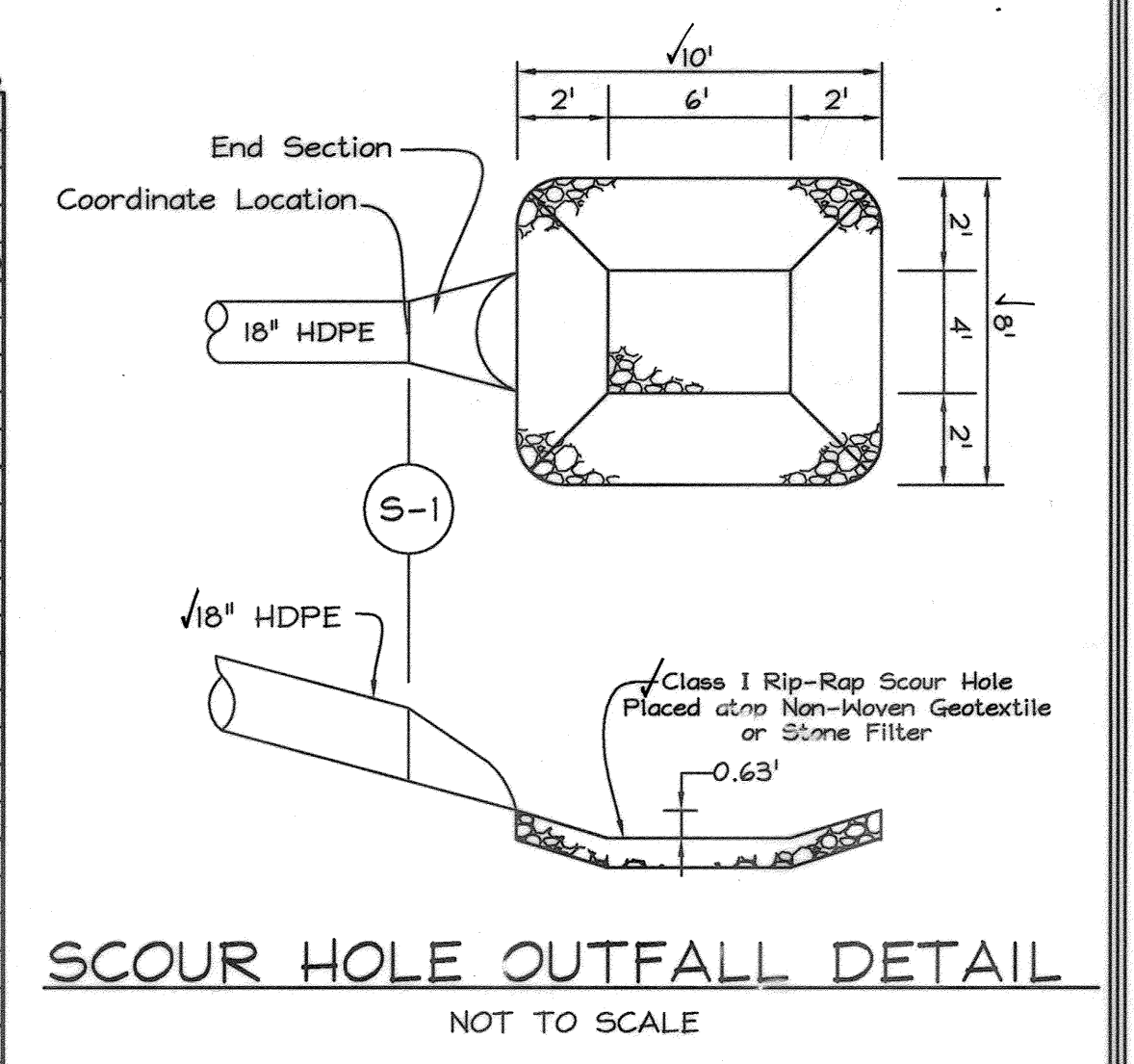
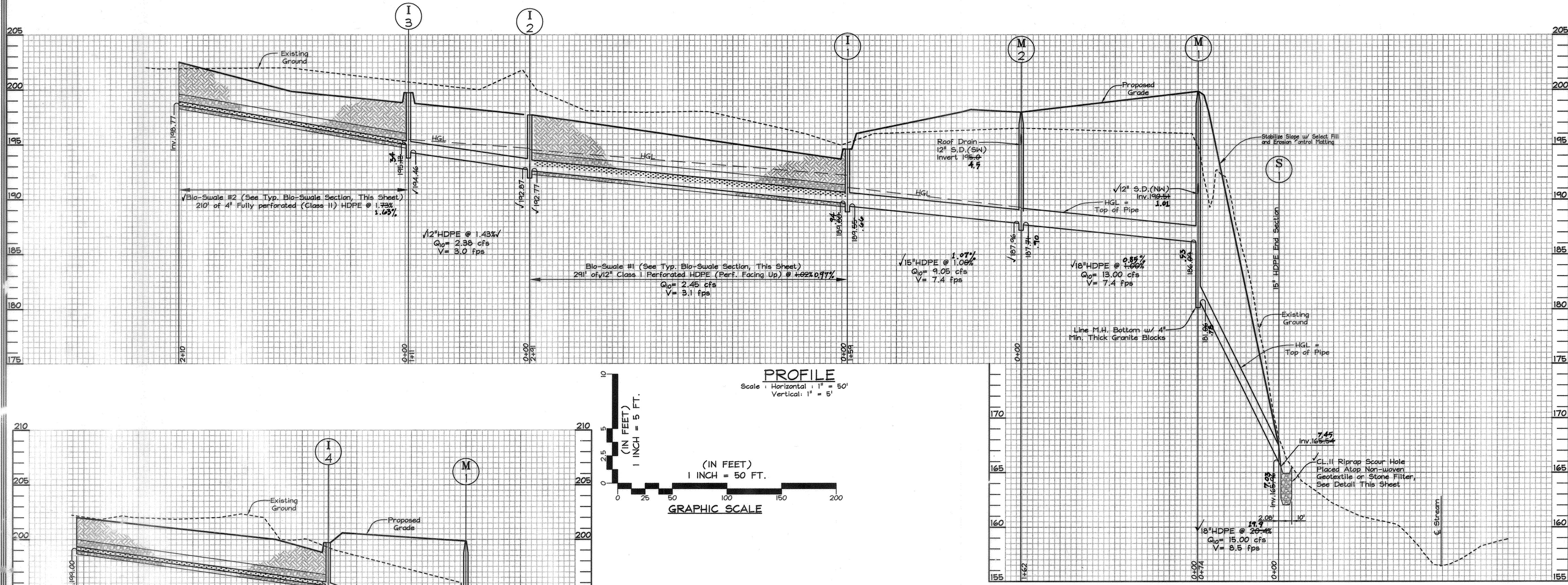




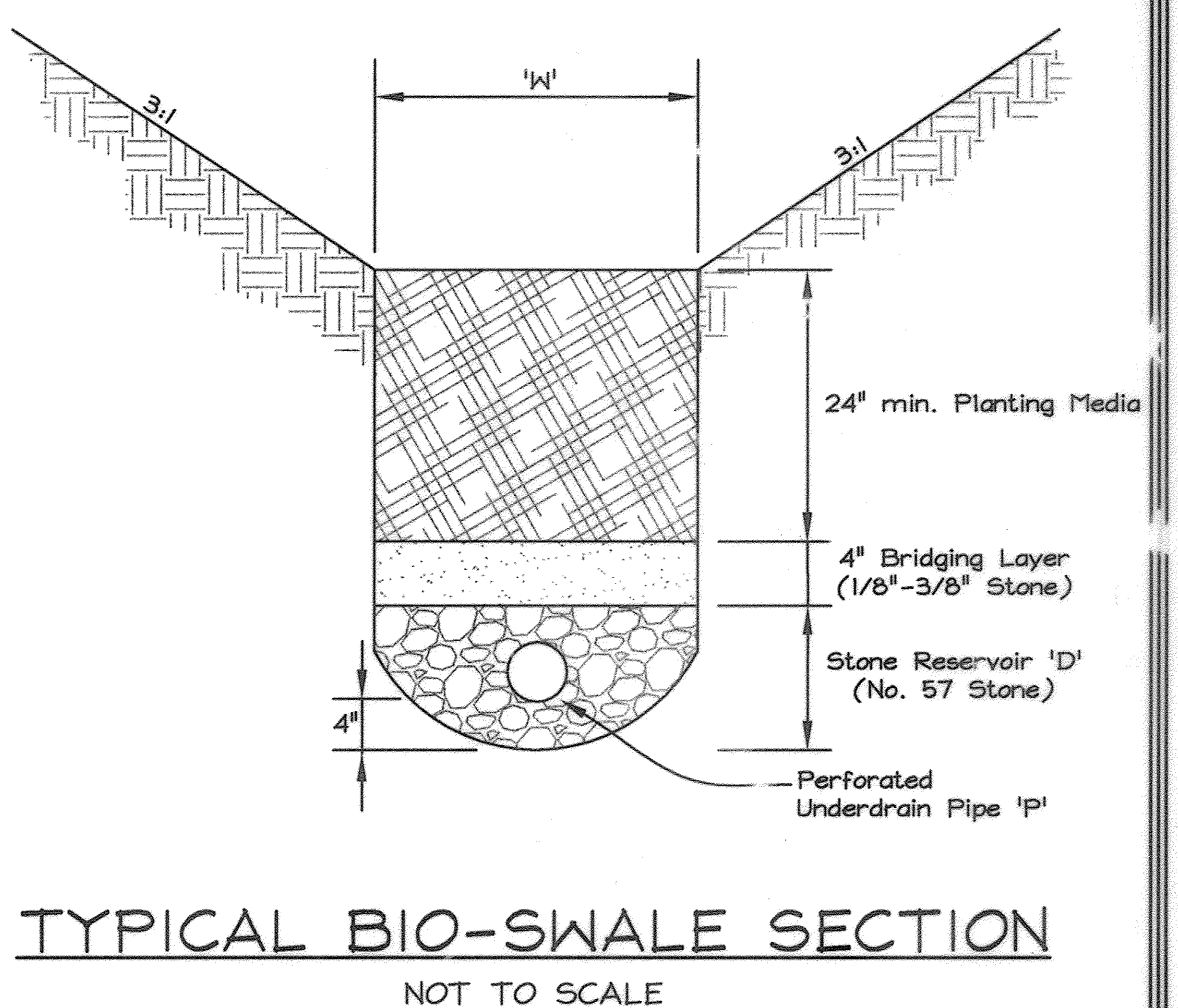
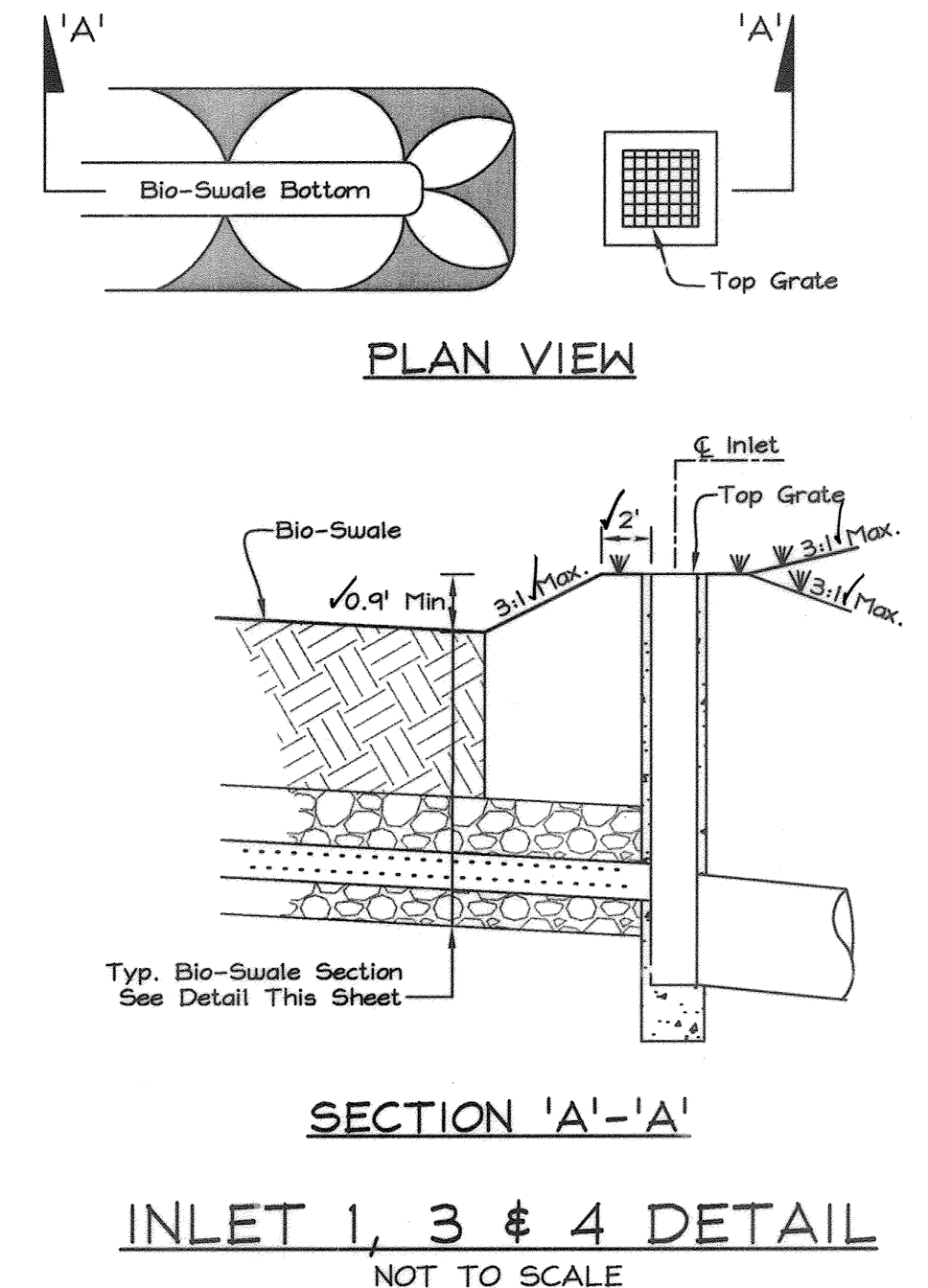
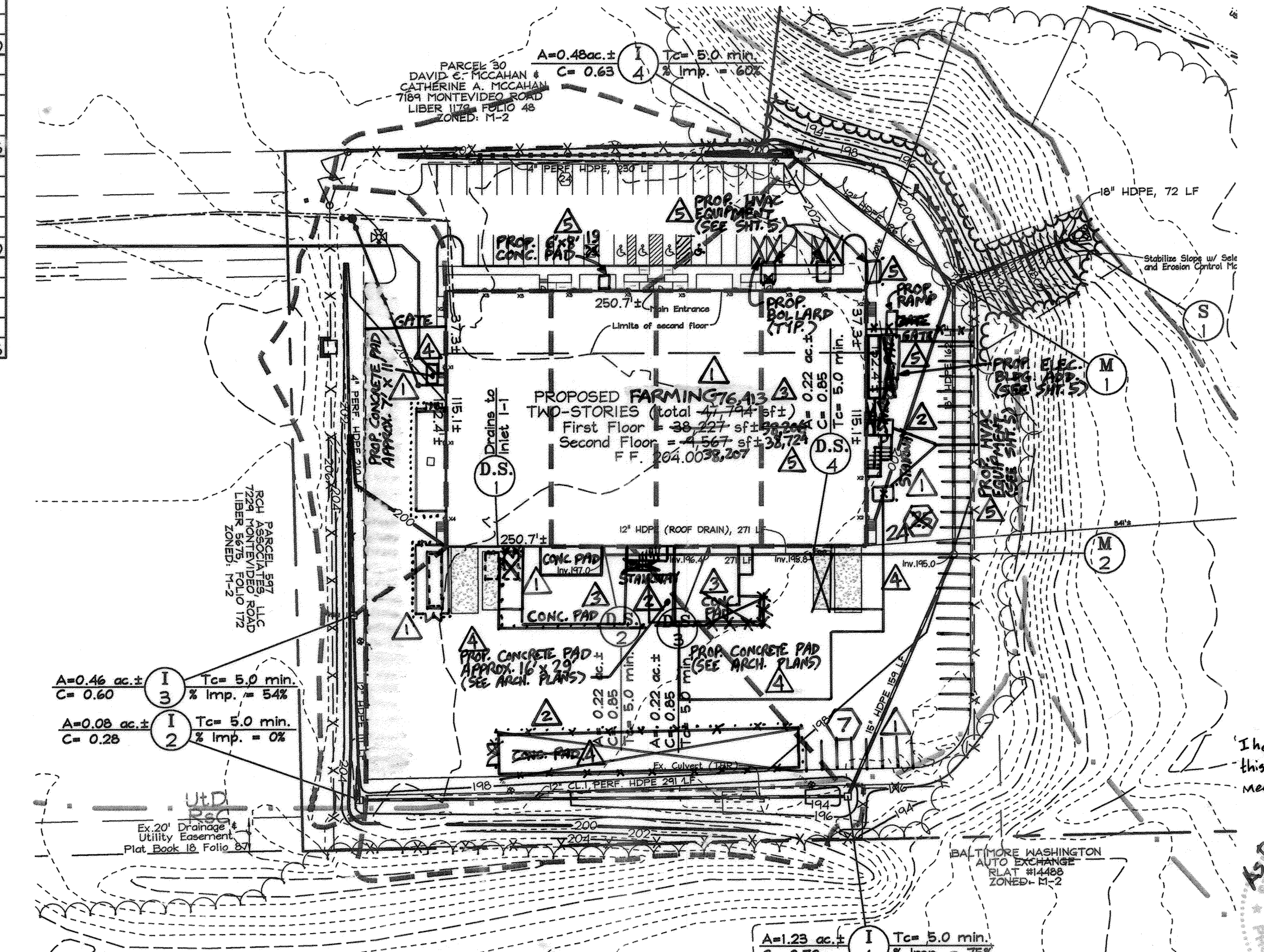
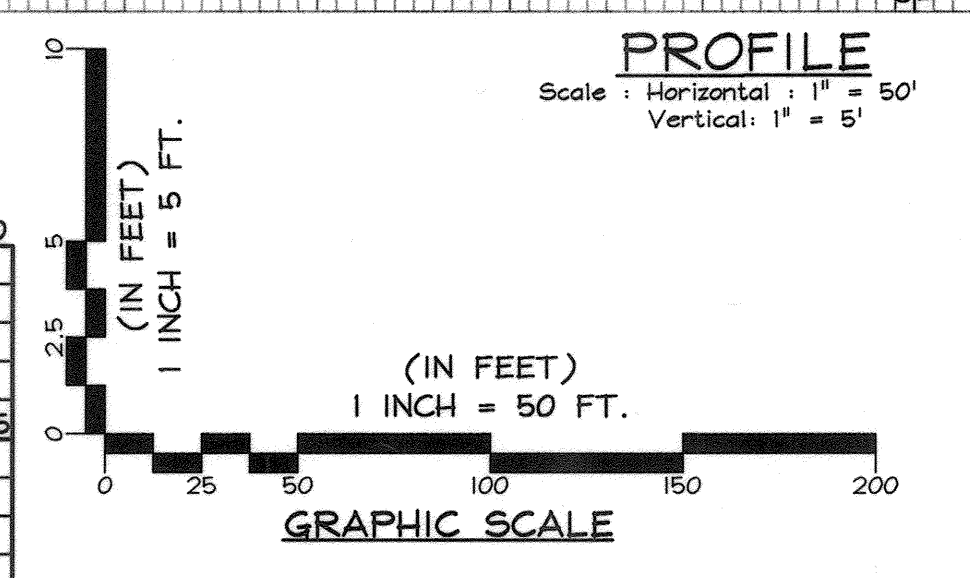
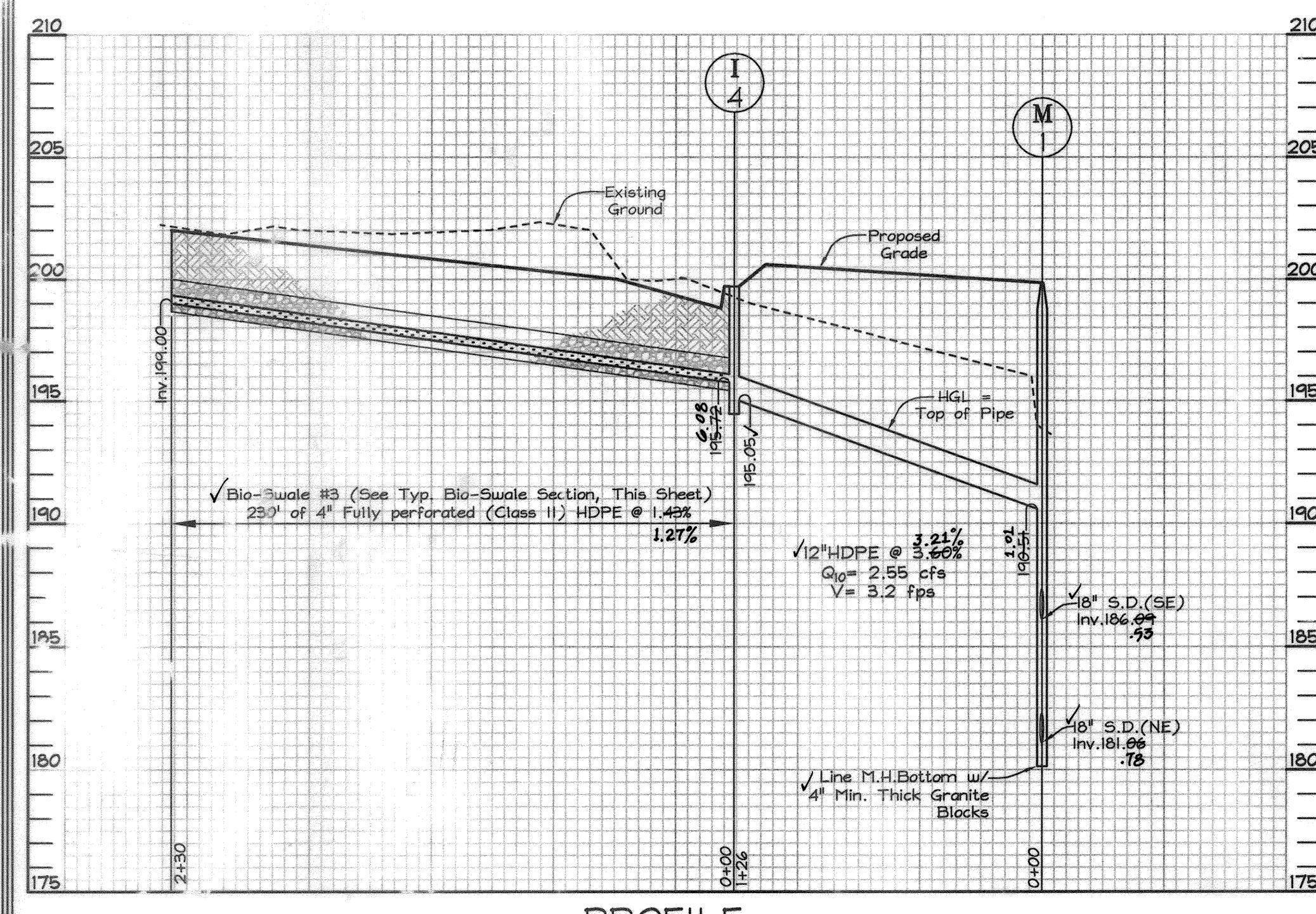
STORMWATER MANAGEMENT TEST PIT DATA

Test Pit	Ground Surface Elevation (ft)	Test Pit Termination Depth (ft)	Test Pit Termination Elevation (ft)	Depth to Groundwater (ft)	General Subsurface Conditions
TP-1	EL 198	10.0	EL 188	Not Encountered	0-1.5' GRAVEL, With Silty SAND, Gray Brown (FLL-GP) 1.5-4.0' Silty CLAY, Some Sand, Orange/Reddish Brown (CL) 4.0-10.0' Silty SAND, Some Gravel, Orange/Brown (SM)
TP-2	EL 200	10.0	EL 190	Not Encountered	0-1.0' GRAVEL, With Silty SAND, Gray Brown (FLL-GP) 1.0-4.0' Silty CLAY, Some Sand, Orange/Reddish Brown (CL) 4.0-8.0' Silty CLAY, With Gravel, Orange/Brown (CL) 8.0-10.0' Silty SAND, Some Gravel, Orange/Brown (SM)
TP-3	EL 200	10.0	EL 190	Not Encountered	0-1.5' GRAVEL, Some Sand, Black/Gray (FLL-GP) 1.5-3.0' Sandy CLAY, Orange/Gray/White (CL) 3.0-10.0' SAND, Some Clay, Orange/Gray/Tan (SC)
TP-4	EL 198	10.0	EL 188	Not Encountered	0-1.0' GRAVEL, Some Sand, Black/Gray (FLL-GP) 1.0-4.0' Silty CLAY, Some Sand, Orange/Brown (CL) 4.0-10.0' SAND, With Silty, Trace Clay, Orange/Tan (SM)
TP-5	EL 198	10.0	EL 188	Not Encountered	0-1.0' GRAVEL, With Sand, Black/Gray (FLL-GP) 1.0-10.0' Silty CLAY, Some Sand, Orange/Brown (CL)





- BIO-SWALE (M-8) MAINTENANCE CRITERIA**
- Regular mowing (at least bi-annually) is critical in order to reduce competition from weeds and irrigation may be needed during dry weather to establish vegetation. Sparsely vegetated areas need to be re-seeded to maintain dense coverages.
 - If water does not drain within 48 hours, the bottom soil should be tilled and revegetated.
 - Inspections should be performed once a year to assess slope integrity, vegetative health, soil stability, compaction, erosion, ponding and sedimentation. Periodic removal of sediment, litter, or obstructions should be done as needed. Eroded side slopes and the swale bottom should be repaired and stabilized where needed.



BIO-SWALE DIMENSION TABLE

	No. 1	No. 2	No. 3
1/4"	✓ 8"	✓ 2"	✓ 12"
1'D	✓ 20"	✓ 12"	✓ 12"
1P1	✓ 1/2" Class I Perf. HDPE (Perf. Facing Up)	✓ 4" Fully Perf. (Class II) HDPE	✓ 4" Fully Perf. (Class II) HDPE

PIPE SCHEDULE

SIZE	PIPE SCHEDULE	LENGTH
12" #	HDPE	237'
15"	HDPE	159'
18"	HDPE	236'
4"	Fully Perforated (Class II) HDPE	440'
12"	Class I Perforated HDPE	291'

* 12" HDPE Roof Drain Excluded from Schedule

STORM DRAIN STRUCTURE SCHEDULE

No.	TYPE	LOCATION	TOP. ELEV.	INV. IN.	INV. OUT.	REMARKS	TOP. ELEV.	INV. IN.	INV. OUT.
S-1	15" HDPE End Section	N 549,294.97 E 1,376,928.97	199.8	186.99	181.06	ADS or Equivalent	167.03	167.45	
M-1	Standard Precast Manhole	N 549,151.38 E 1,376,884.06	199.8	186.99	181.06	G-5.12	181.01	181.70	
M-2	Standard Precast Manhole	N 549,044.13 E 1,376,969.78	197.94	187.77	187.77	G-5.12	187.77	187.90	
I-1	Yard Inlet	N 549,881.07 E 1,376,994.75	194.67	189.66	189.55	D-4.14	189.79	189.94	189.06
I-2	Yard Inlet	N 548,726.17 E 1,376,750.47	197.75	192.87	192.77	D-4.14	197.75	197.66	
I-3	Yard Inlet	N 548,623.89 E 1,376,685.18	199.88	194.46	194.46	D-4.14	199.84	199.74	
I-4	Yard Inlet	N 549,193.48 E 1,376,784.00	199.70	195.76	195.05	D-4.14	199.70	199.08	

NOTE:
The coordinate locations are to the center of the inlet grate, the center of manhole lid, or the center point where the end section meets the S.D. pipe.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/14/12

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 11/20/12

DIRECTOR
DATE: 1/14/13

5 4-23-12 ADDED HVAC EQUIP. AT FRONT & LEFT SIDE. ADDED ELEC. BLDG. OPERATION W/ RAMP TO LEFT SIDE. REV. PARKING SPACES PROVIDED. FSH

4 1-6-12 ADDED CONCRETE PADS FOR EQUIPMENT AT REAR PAD SIDE OF BUILDING. REMOVED 180x24 CONCRETE PAD, FENCE & BOLLARDS. FSH

3 1-6-12 ADDED 2 CONC. PADS & REV. EXT. SIDEWALK AT REAR. UPDATED FLOOR SF. FSH

2 12-10-11 ADDED EXTERNAL STAIRWAYS & CONC. EQUIP. PADS. FSH

1 1-24-11 CHANGE BUILDING USE, NOTIFY PLANNING AND CONC. PADS, BOLLARDS, FENCE. FSH

OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin
7340 Montevideo Road
Jessup, Maryland 20794
Telephone: (443) 733-1020
Fax: (410) 794-2729

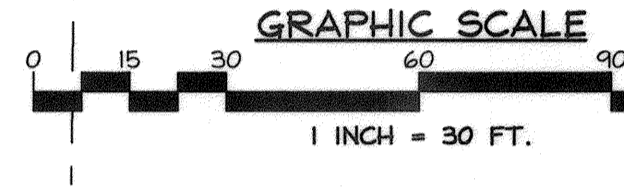
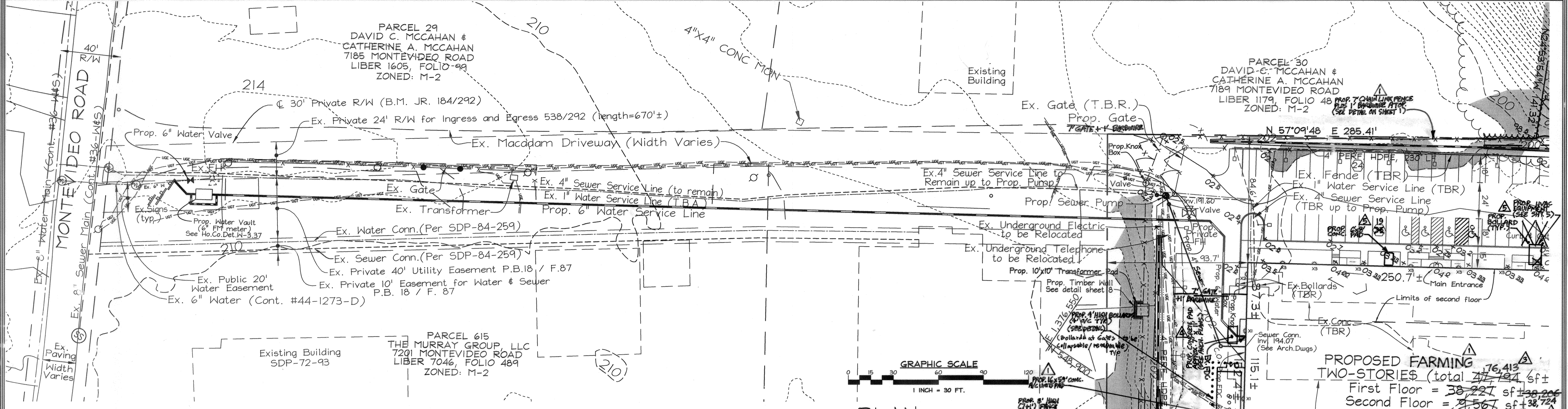
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #34689, Expiration Date: 7/08/2013.

Michael L. Taylor, P.E.
3/20/13
DATE

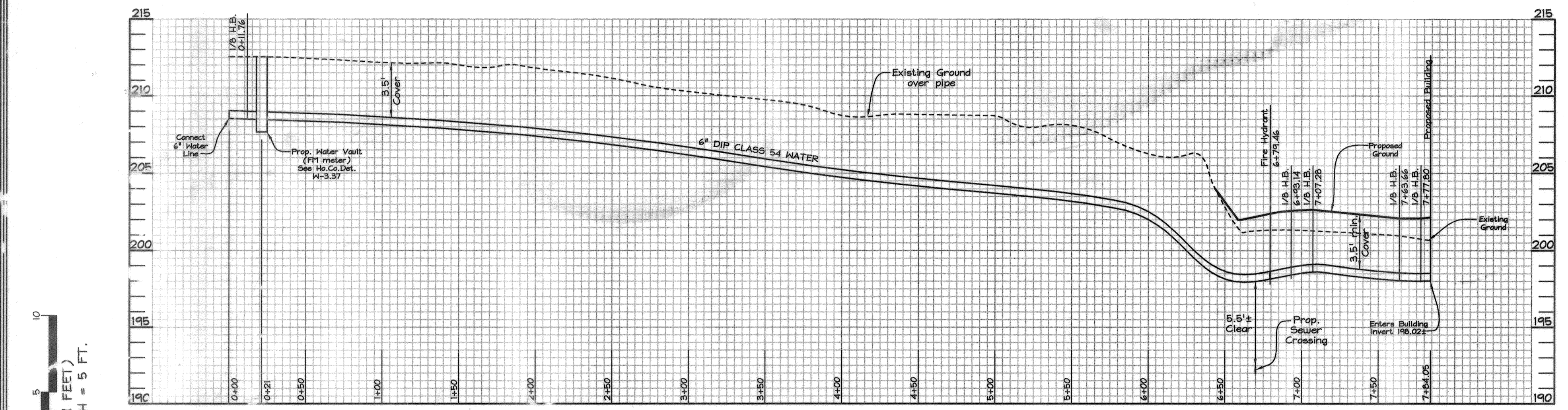
SEDIMENT AND EROSION CONTROL NOTES & DETAILS
GAULIN PROPERTY
Proposed Two-Story Office/Warehouse Building
7221 MONTEVIDEO ROAD, JESSUP, MD 20794
PROPERTY DEED: LIBER 8095, FOLIO 9
TAX MAP 43 GRID 10 PARCEL 531
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
8339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshri.com

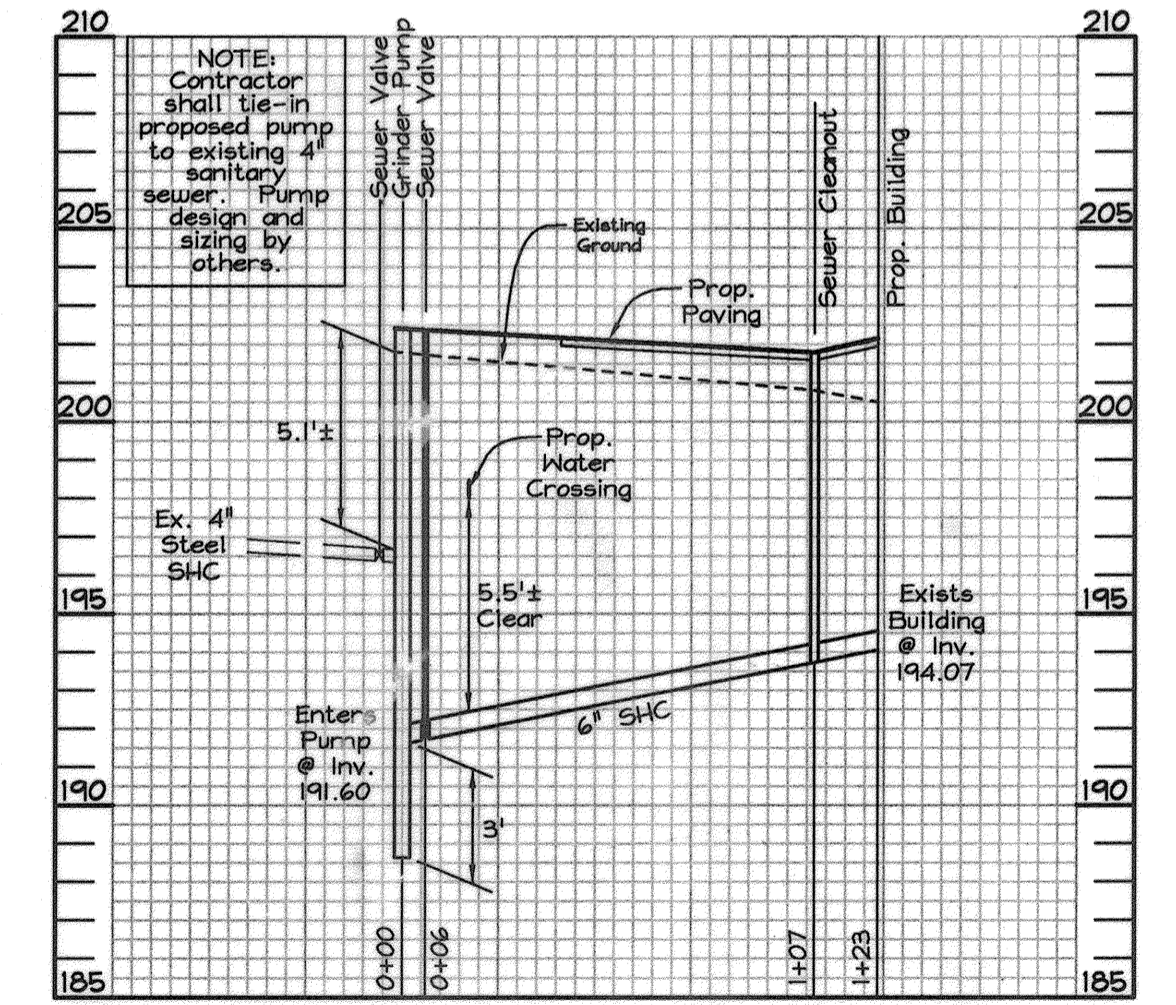
DESIGN BY: MLT
DRAWN BY: CRH2/SMH
CHECKED BY: ZYF
SCALE: Varies
DATE: Aug. 27, 2012
W.C. No.: 3787
SHEET No.: 4 OF 9



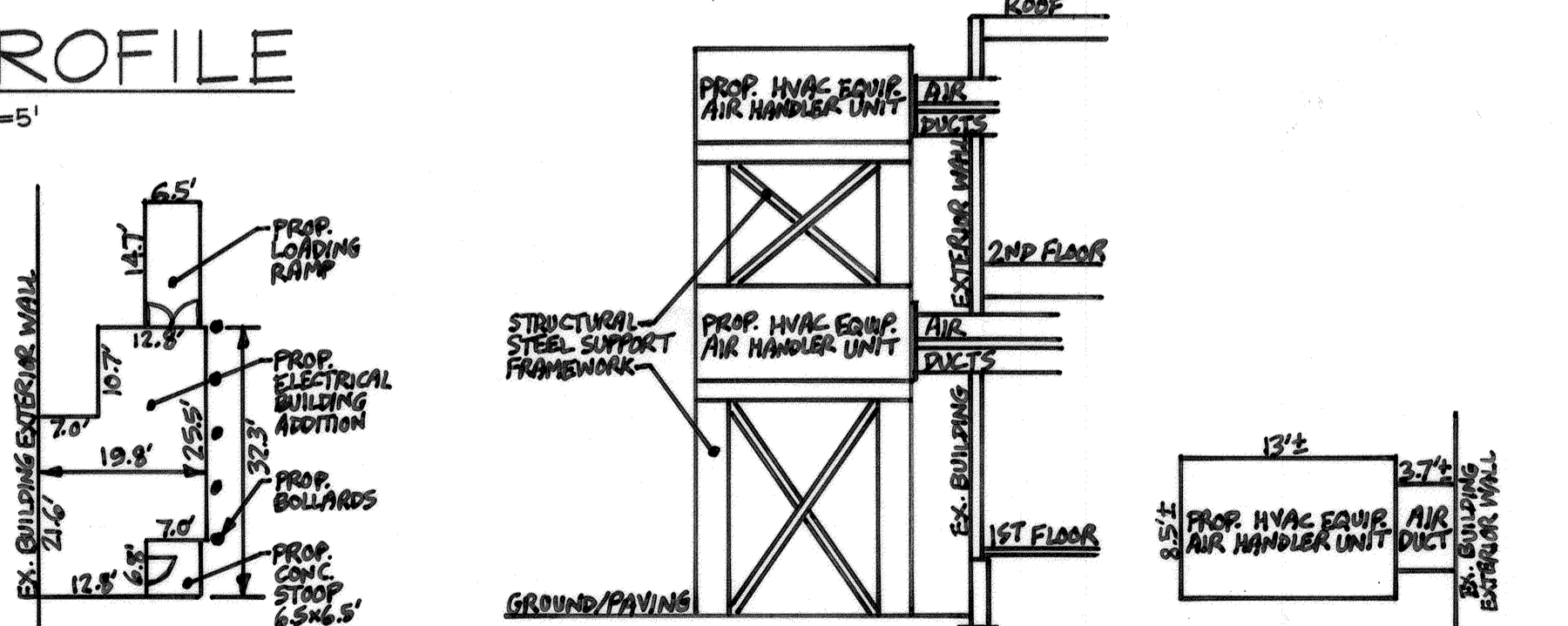
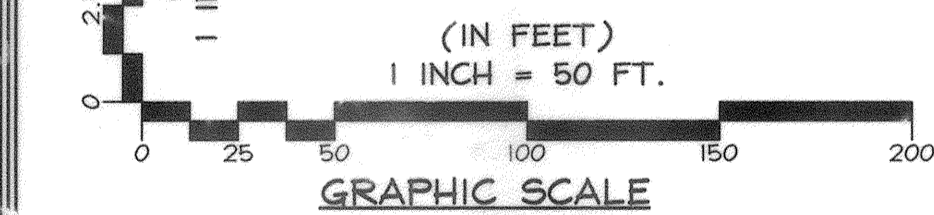
PLAN SCALE: 1"=30'



WATER LINE PROFILE SCALE: Hor. 1"=50', Vert. 1"=5'



GRAVITY SEWER PROFILE SCALE: Hor. 1"=50', Vert. 1"=5'



NO.	DATE	REVISION	BY
5	6-24-12	ADDED HVAC EQUIP. AT FRONT & LEFT SIDE. ADDED PROP. HVAC EQUIPMENT SCHEMATIC ELEVATION & PLAN VIEW DETAILS. REVISED PAVING SPACES PROVIDED. ADDED & DETAILS.	FSH
4	1-6-12	ADDED CONCRETE PADS FOR EQUIPMENT AT REAR AND SIDE OF BUILDING. REMOVED 18"X24" CONCRETE PAD, FENCE & BOLLARDS.	FSH
3	1-6-12	ADDED 2 CONC. PADS & REV. EXT. STAIRWAY AT REAR. UPDATED FLOOR SF.	FSH
2	12-18-11	ADDED EXTERNAL STAIRWAY & CONC. PAD.	FSH
1	1-21-11	CHANGE BUILDING USE, ADJUST PAVINGS, ADD CONC. PADS, BOLLARDS, FENCE.	FSH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT, ENGINEERING DIVISION DATE: 11/23/12

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11/23/12

DIRECTOR DATE: 11/23/12

LEGEND

Existing Contours	--- 170 ---
Proposed Contours	--- 196 ---
Proposed Spot Elev.	30.0
Existing Treeline	~~~~~
Proposed Treeline	~~~~~
15% to 25% Slopes	~~~~~
25% or more Slopes	~~~~~
100-Year Floodplain	~~~~~
Centerline Stream	~~~~~

Stream Bank	====
Stream Bank Buffer	SB
Existing Bollard	○
Proposed Bollard	●
Existing Electric Pole	⊕
Ex. 4" Sewer Service Line	---
Ex. 1" Water Service Line	---
Ex. Underground Electric	---
Ex. Underground Telephone	---
Ex. Sign	⊥

PROP. ELECTRICAL BUILDING ADDITION SCHEMATIC PLAN VIEW SCALE: NONE

PROP. HVAC EQUIPMENT TYP. SCHEMATIC ELEVATION SCALE: NONE

PROP. HVAC EQUIPMENT TYP. SCHEMATIC PLAN VIEW SCALE: NONE

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. #34629, Expiration Date: 7/08/2013.

Michael L. Taylor, P.E. #34629

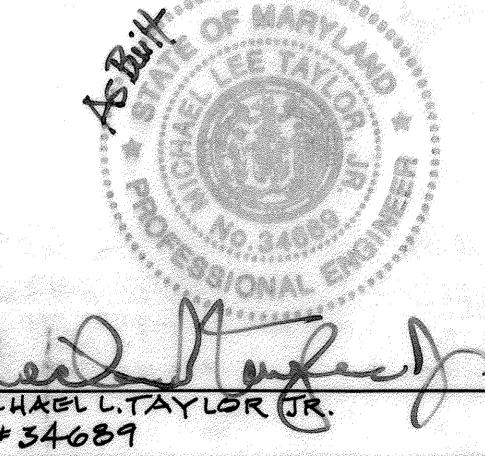
OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin
7340 Montevideo Road
Jessup, Maryland 20794
Telephone: (443) 733-1020
Fax: (410) 799-2729

Water & Sewer Plan, Profile, and Details
GAULIN PROPERTY
Proposed Two-Story Office/Warehouse Building
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

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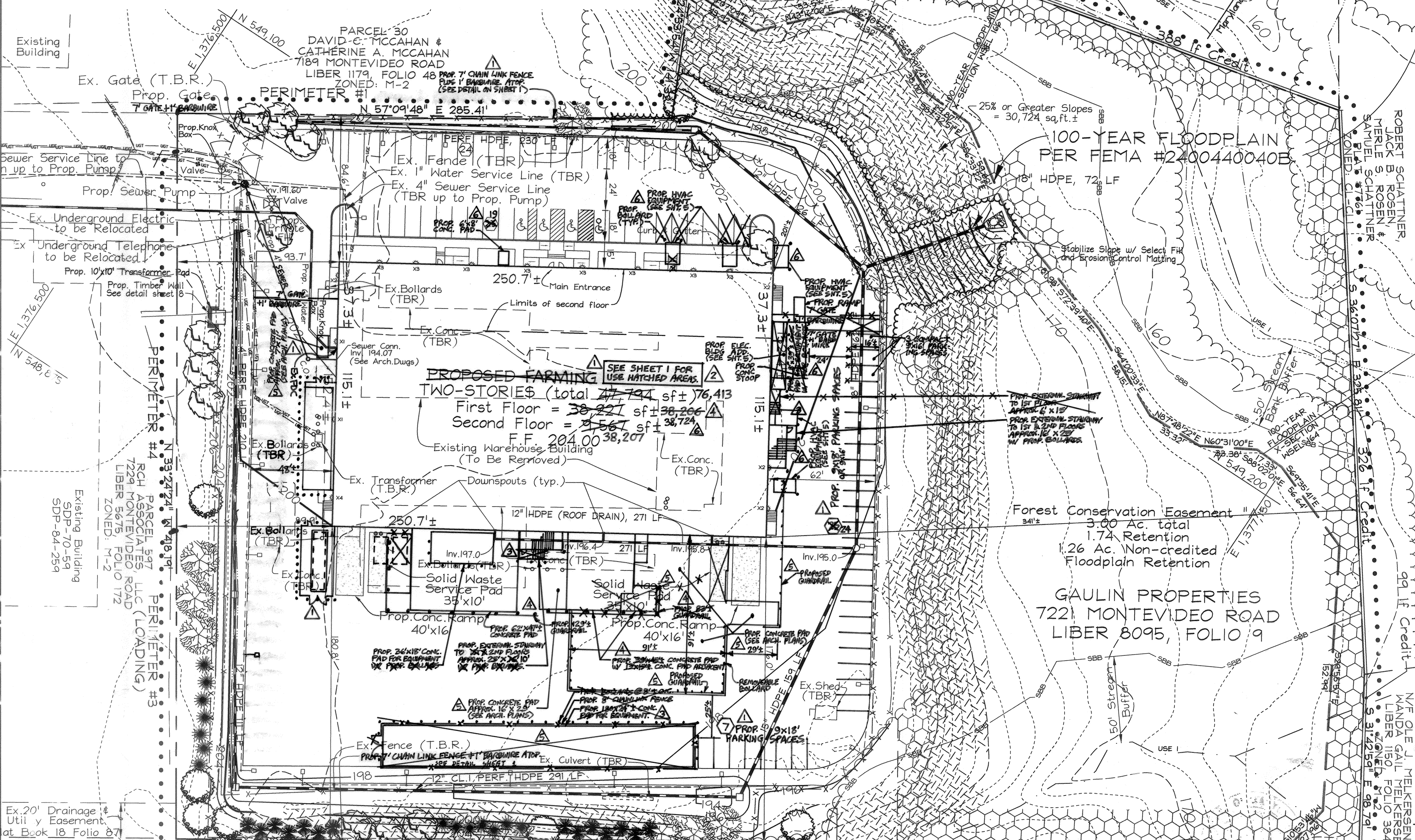
DESIGN BY: MLT
DRAWN BY: CRH2
CHECKED BY: ZYF
SCALE: Varies
DATE: Aug. 27, 2012
N.O. No.: 3737
SHEET No.: 5 OF 9

AS-BUILT CERTIFICATION
There is no "As-Built" information provided on this sheet.



Michael L. Taylor, P.E. #34629
DATE: 3/20/15

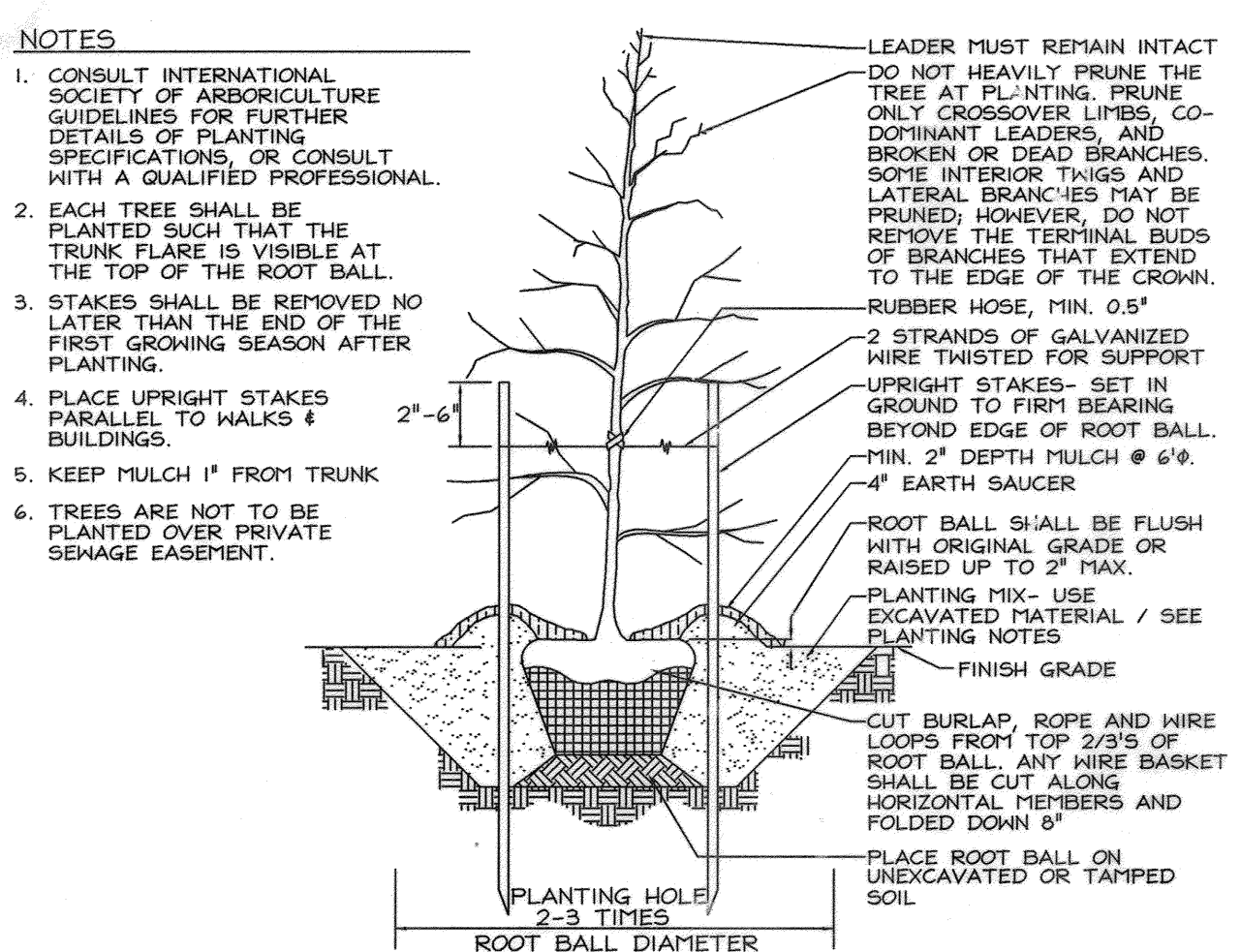
LEGEND	
Existing Contours	Stream Bank
Proposed Contours	Stream Bank Buffer
Proposed Spot Elev.	Existing Bollard
Existing Trestle	Proposed Bollard
Proposed Trestle	Existing Electric Pole
15% to 25% Slopes	Ex. 4" Sewer Service Line
25% or more Slopes	Ex. 1" Water Service Line
100-Year Floodplain	Ex. Underground Electric
Centerline Stream	Ex. Underground Telephone
	Ex. Sign
	Ex. Fire Hydrant
	Ex. Transformer
	Ex. Water Valve
	Prop. Street Light
	Ex. Fence Line
	Prop. Fence Line



SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	Adjacent to Roadways	1	2	3	4
Perimeter/Frontage Designation	-	A	B	C	D
Linear Feet of Roadway Frontage/Perimeter	-	427'	109'	576'	218'
Credit for Existing Vegetation (Yes, No, Linear Feet)	-	Yes* (114) 315	Yes* (109) 0	Yes* (16) 560	No
Remaining Perimeter Length (Yes, No, Linear Feet)	-	No	0	No	No
Remaining Perimeter Length	-	-	-	-	-
Number of Plants Required	-	1:60 5	1:60 0	1:40 14	1:60 4
Shade Trees	-	-	-	1:20 28	-
Evergreen Trees	-	-	-	-	-
Number of Plants Provided	-	-	5	0	14
Shade Trees	-	-	-	-	4
Evergreen Trees	-	-	-	-	-
Other Trees (2:1 Substitution)	-	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-	-
(Describe Plant Substitution Credits Below if needed)	-	-	-	-	-

* Existing forest to remain

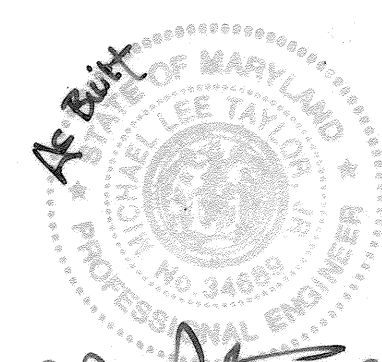
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	68
Number of Trees Required	1:20 3
Number of Trees Provided	-
Shade Trees	3
Other Trees (2:1 Substitution)	-



TYPICAL TREE PLANTING AND STAKING
ALL TREES UP TO 3" CALIPER NOT TO SCALE

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
12	12	Acer rubrum 'Red Sunset' Red Sunset Red Maple	2 1/2"-3" Cal.	B # B
7	7	Cladonia kentuckea Yellowwood	2 1/2"-3" Co.	B # B
7	7	Tilia americana 'Redmond' Redmond American Linden	2 1/2"-3" Cal.	B # B
14	14	Ilex Opaca American Holly	5'-6" Ht.	B # B
14	14	Thuja plicata 'Green Giant' Arborvitae 'Green Giant'	5'-6" Ht.	B # B

AS-BUILT CERTIFICATION
There is no "AS-BUILT" information provided on this sheet.



MICHAEL L. TAYLOR, JR.
DATE 3/20/15
PE # 34689

OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin
7221 Montevideo Road
Jessup, Maryland 20794
Telephone: (443) 733-1020
Fax: (410) 799-2729

- 6-23-22 ADDED HVAC EQUIP. AT FRONT & LEFT SIDE. ADDED BELL BUILDING ADDITION W/ RAMP TO LEFT SIDE. REVISED PARKING.
- 5-1-22 ADDED CONCRETE PADS FOR EQUIPMENT AT REAR AND SIDE OF BUILDING. REMOVED TRENCH CONCRETE PAD, FENCE & BOLLARDS.
- 4-1-22 ADDED 2 CONC. PADS & REV. EXT. STAIRWAY AT REAR. UPDATED PLANS SE.
- 3-12-18 ADDED EXTERNAL STAIRWAYS & CONC. EQUIPMENT PADS.
- 2-12-17 UPDATE USES & PARKINGS.
- 1-12-17 CHANGE BUILDING USE, ADJUST PARKING, ADD CONC. PADS, BOLLARDS, FENCE PERMISION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 11/28/12

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 11/28/12

DIRECTOR
DATE 10/19/12

OWNER/DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF OWNER/DEVELOPER
DATE 10/19/12

LANDSCAPE NOTES

1. At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.

2. The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

3. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$12,000.00 (26 shade trees @ \$500 ea. and 28 evergreen trees @ \$150 ea.).

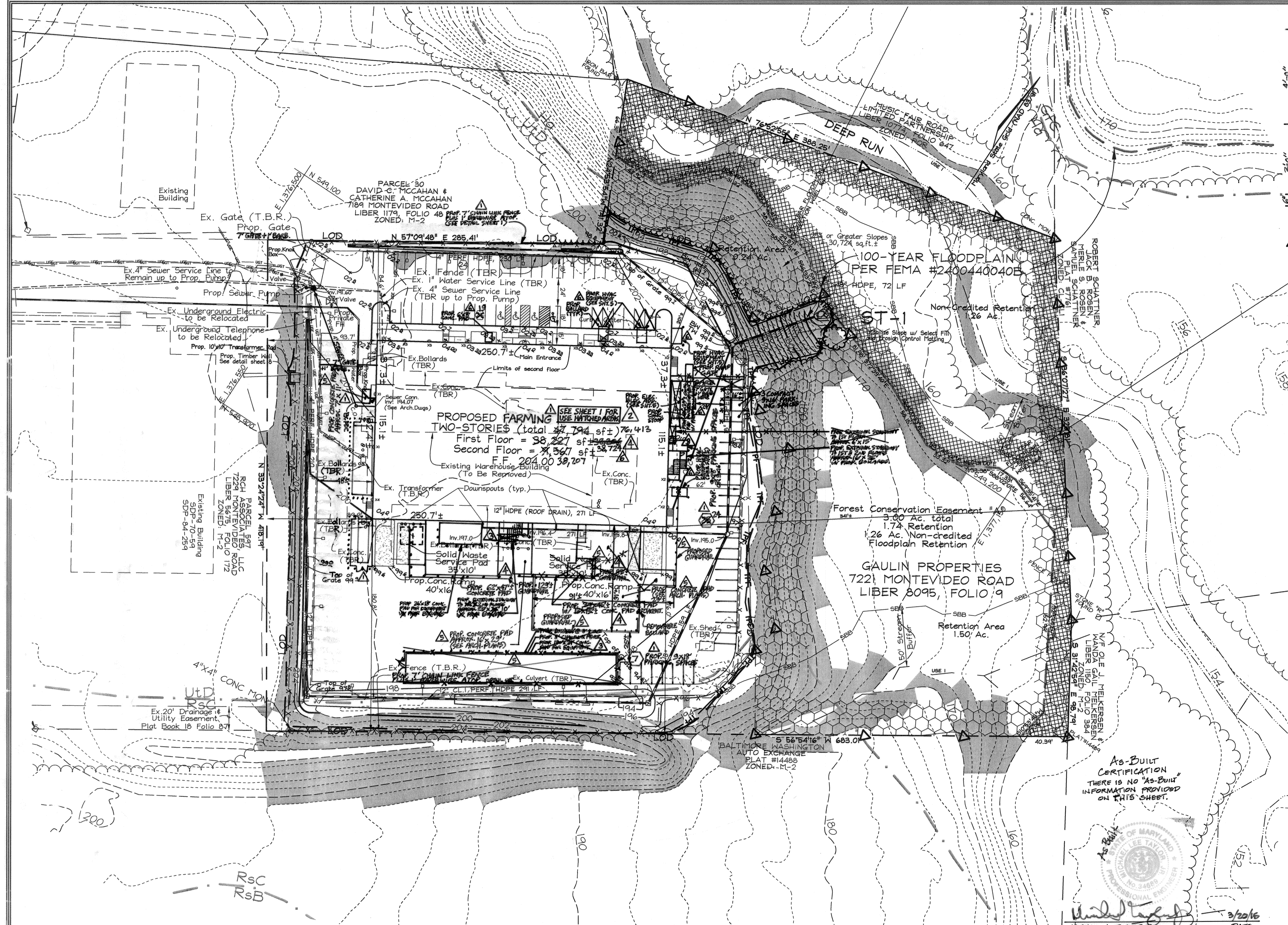
4. All areas designated for planting shall be amended with 12" of topsoil. Topsoil shall be free from brush, weeds and other litter, and shall be free from clay lumps, stones, or other objects larger than one inch in diameter, and any other substance which may be harmful to plant growth. Prepared topsoil shall conform to the following specifications:
a. Prepared topsoil for evergreen plants: shall consist of two parts topsoil to one part humus or other approved organic material. Fertilizer with 3 pounds 10-10-10 evergreen (acidic) fertilizer or approved equal per cubic yard of prepared topsoil.
b. Prepared topsoil for deciduous plants: shall consist of two parts topsoil to one part leaf humus or dehydrated cow manure. Fertilize with 3 pounds standard 10-10-10 fertilizer or approved equal per cubic yard of prepared topsoil.

5. Preparation along Perimeter #3 shall include Root Pruning along the property line adjacent to the existing treeline prior to planting (see Root Pruning Notes and Soil Protection Notes, Sheet 8).

LANDSCAPE PLAN
GAULIN PROPERTY
Proposed Two-Story Office/Warehouse Building
7221 MONTEVIDEO ROAD, JESSUP, MD 20794
PROPERTY DEED: LIBER 8095 FOLIO 9
TAX MAP 45 GRID 10 PARCEL 531
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: MLT/SHM
DRAWN BY: CRH2/SHM
CHECKED BY: ZYE/RAB
SCALE: 1" = 30'
DATE: Aug. 27, 2012
P.L.O. No.: 8737
SHEET No.: 6 OF 9

SDP-12-060



LEGEND

- Existing Contours
- Proposed Contours
- Proposed Spot Elev.
- Existing Treeline
- Proposed Treeline
- 15% to 25% Slopes
- 25% or more Slopes
- 100-Year Floodplain
- Centerline Stream
- Stream Bank
- Stream Bank Buffer
- Existing Bollard
- Proposed Bollard
- Existing Electric Pole
- Ex. 4" Sewer Service Line
- Ex. 1" Water Service Line
- Ex. Underground Electric
- Ex. Underground Telephone
- Ex. Sign
- Ex. Transformer
- Prop. Street Light
- Specimen Tree
- Forest Conservation Easement Retention Area
- Forest Conservation Easement Non-Credited Easement/Floodplain Retention Area
- FCE Signage
- Tree Protection Fence

FOREST CONSERVATION WORKSHEET

Item	Description	Acres
Net Tract Area		
A.	Total Tract Area	7.16
B.	Area Within 100 Year Floodplain	1.26
C.	Other deductions	--
D.	Net Tract Area	5.90
Zoning Use Category COMMERCIAL / OFFICE		
Land Use Category		
E.	Afforestation Minimum (15 % x D)	0.88
F.	Conservation Threshold (15 % x D)	0.88
Existing Forest Cover		
G.	Existing Forest on Net Tract Area	2.01
H.	Forest Area Above Conservation Threshold	1.13
Breakeven Point		
I.	Forest Retention Above Threshold with no Mitigation	1.11
J.	Clearing Permitted without Mitigation	.90
Proposed Forest Clearing		
K.	Forest Areas to be Cleared	0.27
L.	Forest Areas to be Retained	1.74
Planting Requirements		
M.	Reforestation for Clearing Above Threshold	0.07
N.	Reforestation for Clearing Below the Threshold	0
P.	Credit for Retention Above Conservation Threshold	0.86
Q.	Total Reforestation Required	0
R.	Total Afforestation Required	0
S.	Total Reforestation and Afforestation Requirement	0

SPECIMEN TREE LIST

Number	Common name	Species	Condition	DBH
ST-1	Green Ash	Fraxinus pennsylvanica	Poor	30"

NOTE: The Forest Conservation Plat of Easement, SDP-12-060FC, has been recorded in the Land Records Office of Howard County, MD as Plat # 22145 on 11-09-12.

OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin
7340 Montevideo Road
Jessup, Maryland 20794
Telephone: (443) 733-1020
Fax: (410) 799-2729

AS-BUILT CERTIFICATION
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

Michael L. Taylor Jr.
MICHAEL L. TAYLOR JR.
P# 34689
3/20/16 DATE

FOREST CONSERVATION NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Act of 1991.

The total tract area consists of 7.16 acres of land. The area inside the floodplain contains 1.26 acres, so the net tract is 5.90 acres. The net tract contains 2.01 acres of forest resources and one specimen tree, which shall be retained. Total forest clearing is 0.27 acres which is needed to grade out the stormwater management outfall.

The total easement area is 3.00 acres, which is sufficient to meet the breakeven point of 1.11 acres of retention. Forest retention of 1.74 acres has been put into a forest conservation easement. The easement also contains an area of non-credited floodplain retention. As the forest conservation obligation on this site is entirely met through retention, no surety is required.

FOREST CONSERVATION EASEMENT TABLE

EASEMENT	TYPE	AREA (ACRES)
"A"	RETENTION	1.74
	NON-CREDITED (FLOODPLAIN)	1.26
TOTAL FCE EASEMENT "A":		3.00

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	K FACTOR	SOIL GROUP
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	0.37	D
U1D	Urban land-Udonthents complex, 0 to 15 percent slopes	-	D
RaC	Russett fine sandy loam, 5 to 10 percent slopes	0.28	C

- 6-13-22 ADDED HVAC EQUIP AT FRONT & LEFT SIDE. ADDED ELEC. BUILDING ADDITION W/ RAMP TO LEFT SIDE. REVISED PARKING FSH
- 5-16-22 ADDED CONCRETE PADS FOR EQUIPMENT AT REAR AND SIDE OF BUILDING. REMOVED 180X24 CONCRETE PAD, FENCE & BOLLARDS. FSH
- 1-6-21 ADDED 2 CONC. PADS & REV. EX. STAIRWAY AT REAR, UPDATE FLOOR SF. FSH
- 12-10-18 ADDED EXTERNAL STAIRWAYS & CONC. EQUIP. PADS. FSH
- 12-6-17 UPDATE USES & PARKING. FSH
- 1-24-17 CHANGE BUILDING USE, ADJUST PARKING, ADD CONC. PADS, BOLLARDS, FENCE. FSH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/16/11 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/29/12 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

1/29/12 DATE
DIRECTOR

FOREST CONSERVATION PLAN

GAULIN PROPERTY

Proposed Two-Story Office/Warehouse Building
7221 MONTEVIDEO ROAD, JESSUP, MD 20794
PROPERTY DEED: LIBER 8095, FOLIO 9
TAX MAP 43 GRID 10 PARCEL 531
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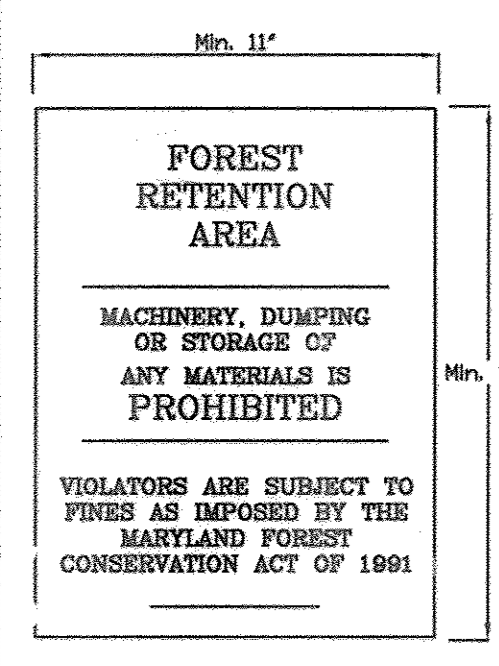
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FSH Associates
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6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-795-1562
E-mail: info@fshri.com

Soil Protection Zone Notes

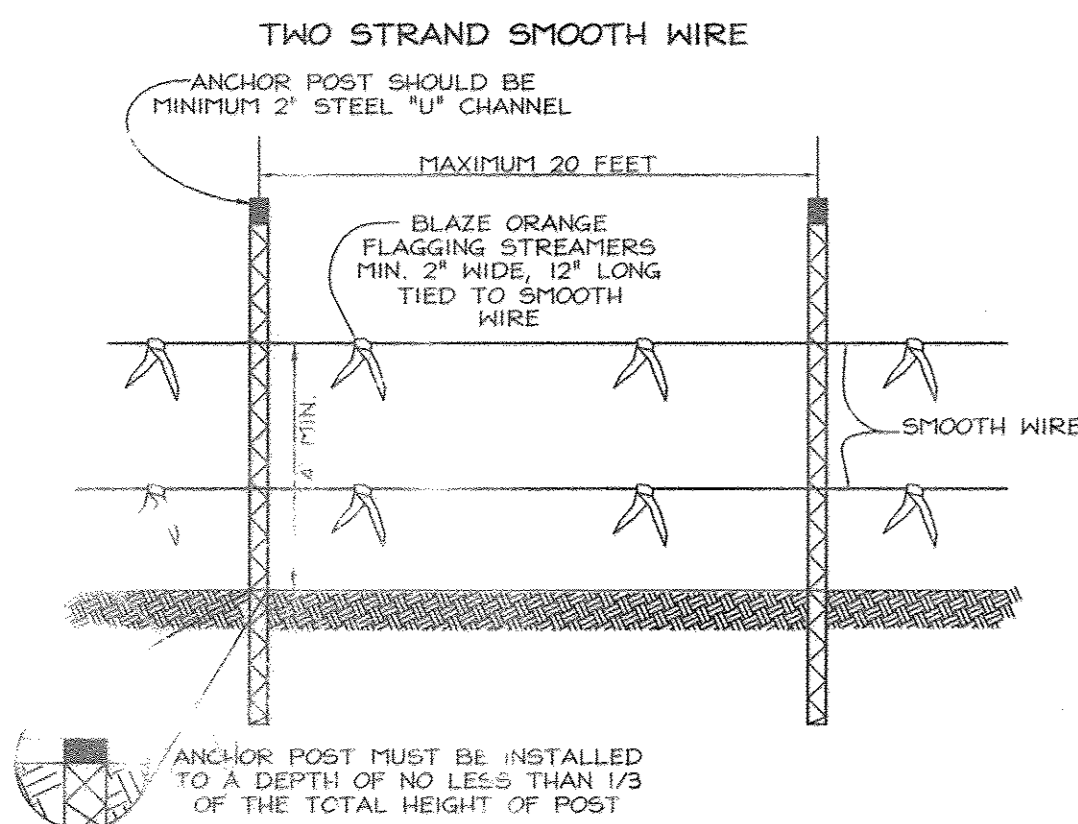
- The Soil Protection Zone shall include all areas contained outside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the trees, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

Forest Retention Area Protection Signage



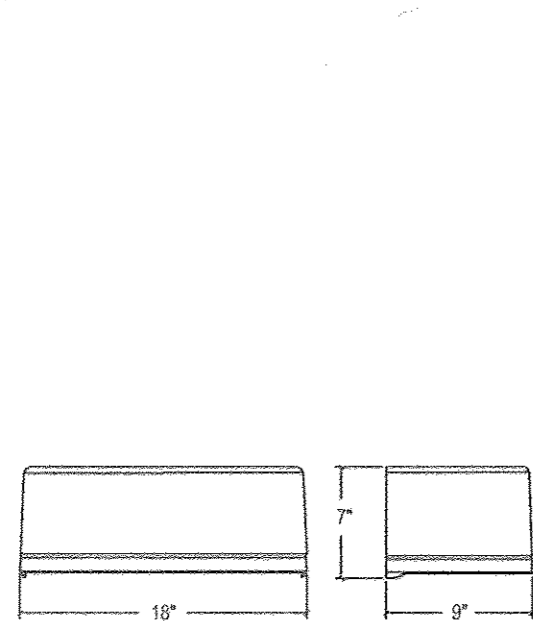
PERMANENT SIGN DETAIL:

SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON METAL 'T' POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED. PROTECTIVE SIGNAGE MUST REMAIN IN PLACE FOR PERPETUITY.



- NOTES:**
- FOREST PROTECTION DEVICE ON.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO THE ALIENANCE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE DETAIL



DETAIL - TYPE X1, X2, X3 & X4 LIGHTING FIXTURE

NOT TO SCALE

DETAIL - TYPE X5 LIGHTING FIXTURE

NOT TO SCALE

NOTE: Lighting details and fixture locations shown on this SDP are for reference purposes only. See architectural and electrical plans for definitive details.

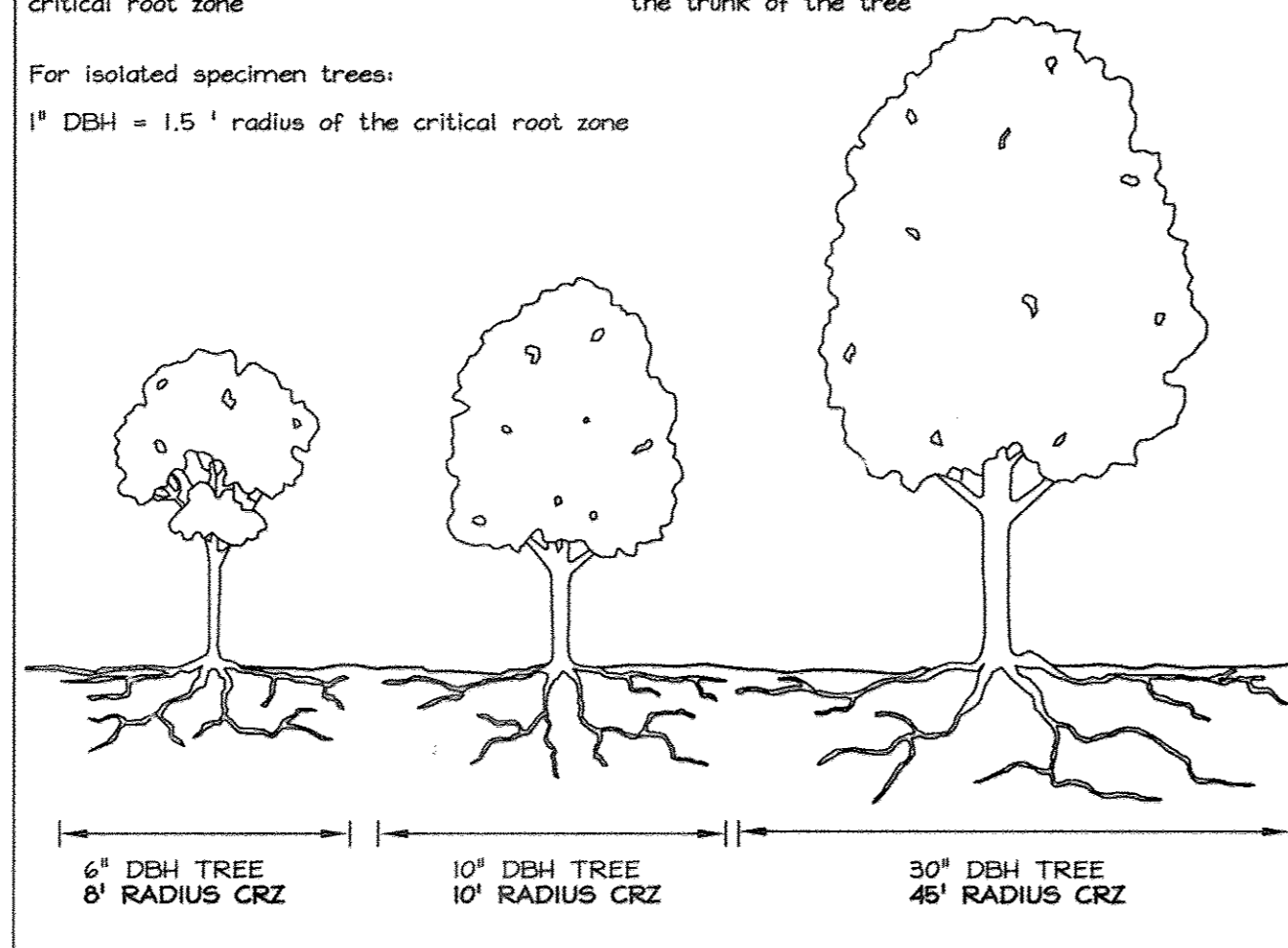
CRITICAL ROOT ZONE

For the edge of large areas, use the greater of the two choices below:

1" DBH of the tree = 1' radius of the critical root zone or 6 ft radius circle around the trunk of the tree

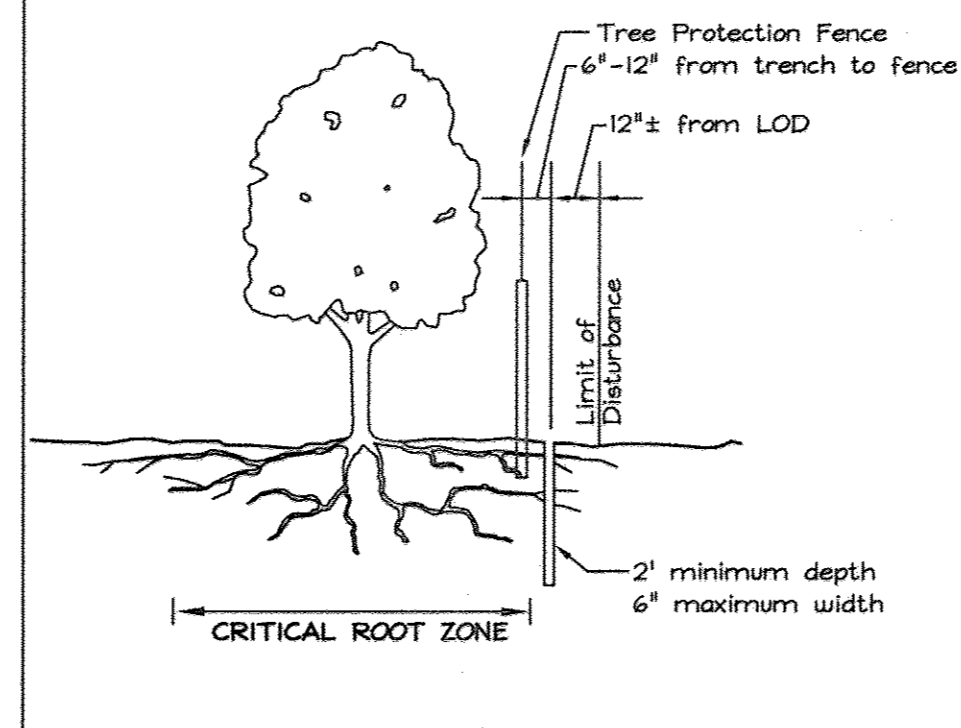
For isolated specimen trees:

1" DBH = 1.5' radius of the critical root zone



ROOT PRUNING

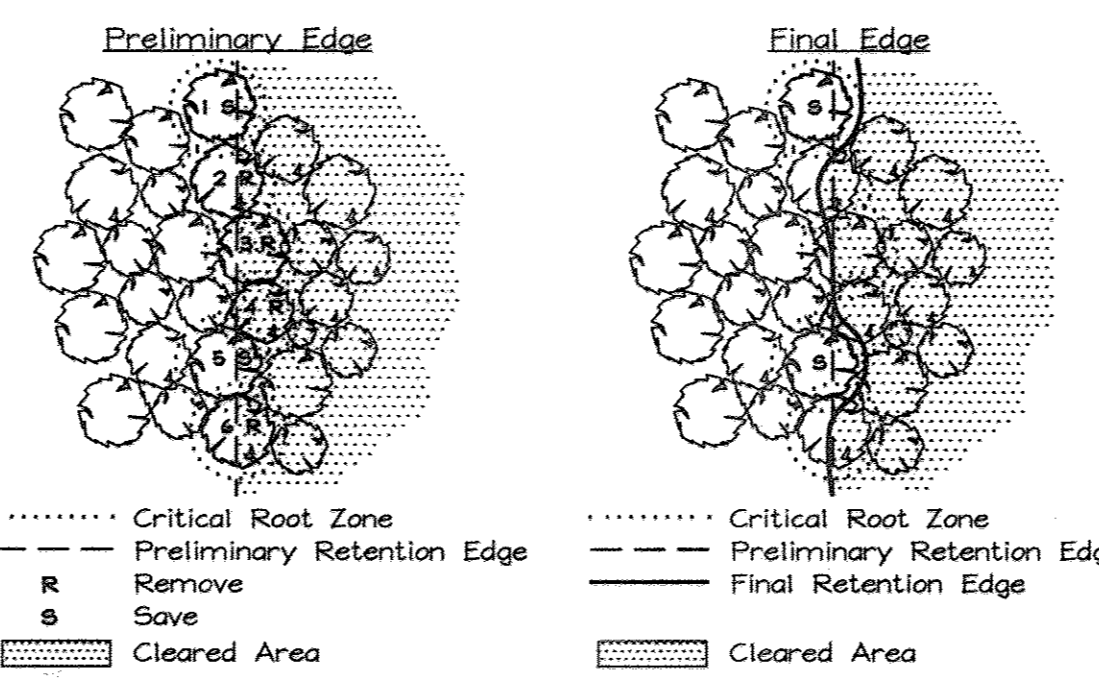
- Retention areas shall be set as part of the review process.
- Boundaries of retention areas shall be staked and flagged prior to trenching.
- Exact location of trench should be identified. Roots 1/2\"/>
- Trench shall be immediately backfilled with soil removed or high organic content soil.
- Roots shall be cleanly cut using vibratory knife or other acceptable equipment.



Forest Retention Management Notes

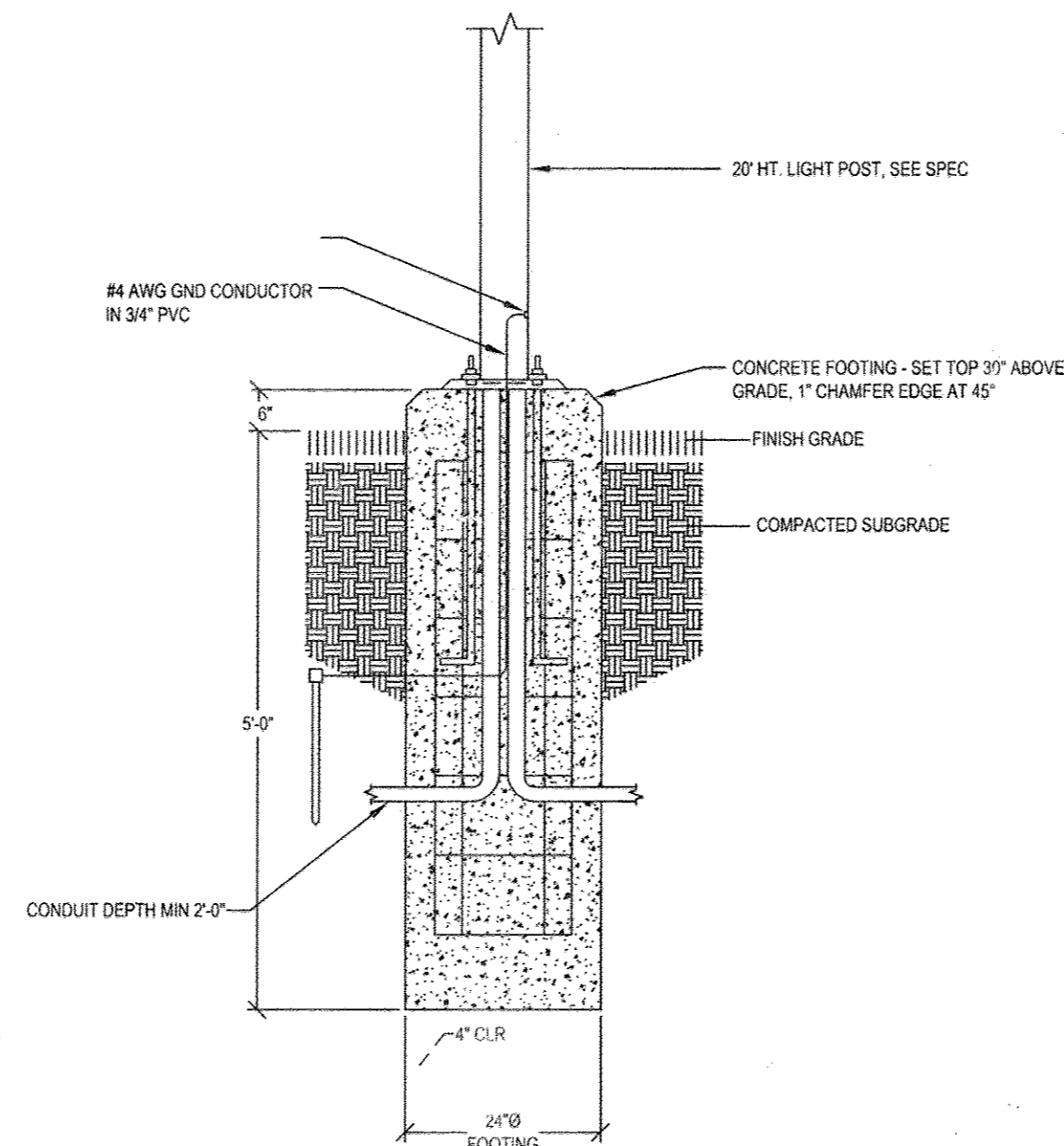
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment and erosion control plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County Inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for soil compaction, root injury, flood conditions, drought conditions and other stress signs.
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering inspection and evaluation shall be performed by a licensed tree expert.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.
- The proposed Forest Conservation Easement (FCE) area must be devoid of trash, debris, fencing, structures, etc. It is the developer's responsibility to keep FCE areas clean of construction debris and encroachment for the entire 2-year maintenance period.

FIELD EDGE DETERMINATION



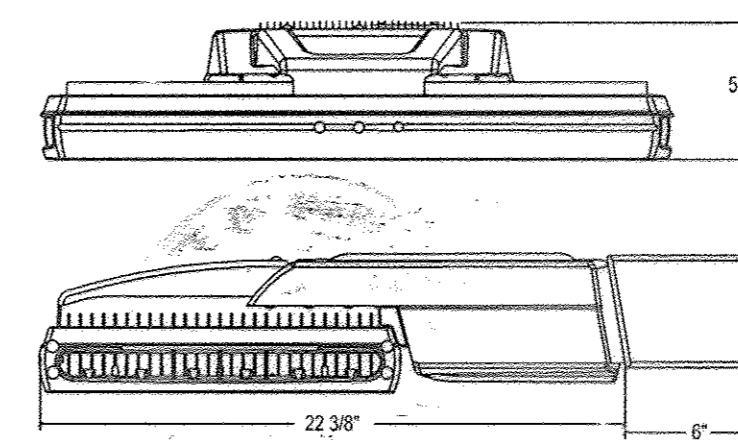
Tree #	Status	Notes
1	Save	Preliminary retention edge (PRE) impacting approximately 40% of Critical Root Zone (CRZ). Worth moving line slightly to accommodate.
2	Remove	PRE impact nearing 50% of CRZ; species: tulip poplar (cannot withstand disturbance well); trunk shows sign of decay; adjust line to remove.
3	Remove	PRE over trunk
4	Remove	Tree is completely within disturbance zone.
5	Save	Approximately 40% impact of CRZ; healthy tree; move edge to accommodate.
6	Remove	Retention edge runs through trunk.

As a result of this process:
NO ACRES LOST FROM BUILDABLE AREA ... TWO TREES SAVED



6\"/>

NOT TO SCALE



DETAIL - PARKING LOT TYPE X6, X7 LIGHTING FIXTURE

NOT TO SCALE

General Requirements

- All lumber shall be 6x6, southern pine, grade #2 or better and pressure treated in accordance with American Wood-Preservers' Association standards for ground contact.
- All spikes shall be 60d or equivalent, hot-dipped galvanized or stainless steel and driven into pre-drilled holes. Spikes shall be of sufficient length to penetrate the base member a minimum of 2 inches.
- Member joints shall be staggered a minimum of 3.5 feet from the joints of the course above and below.

Wall Construction

The construction of a timber retaining wall shall conform to the requirements shown in FIGURE 1 through FIGURE 3.

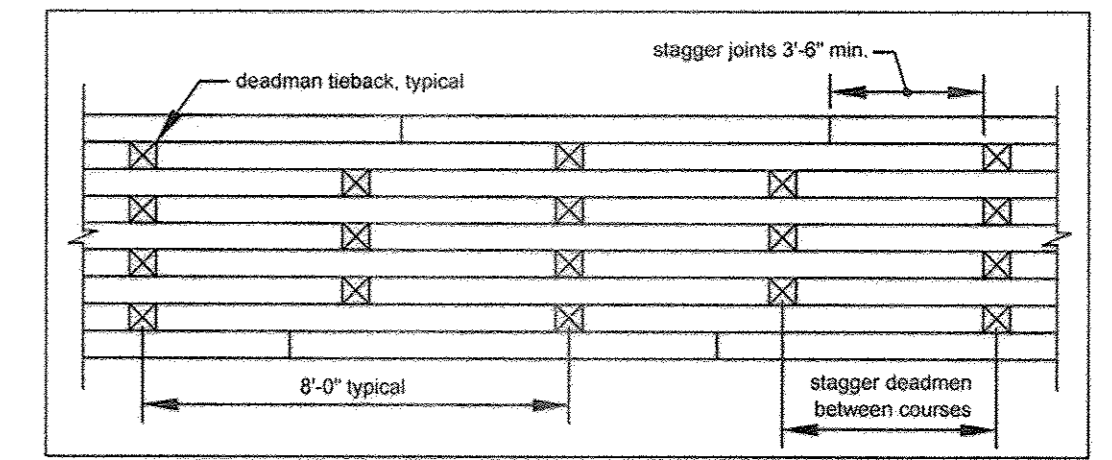


FIGURE 1: TYPICAL ELEVATION

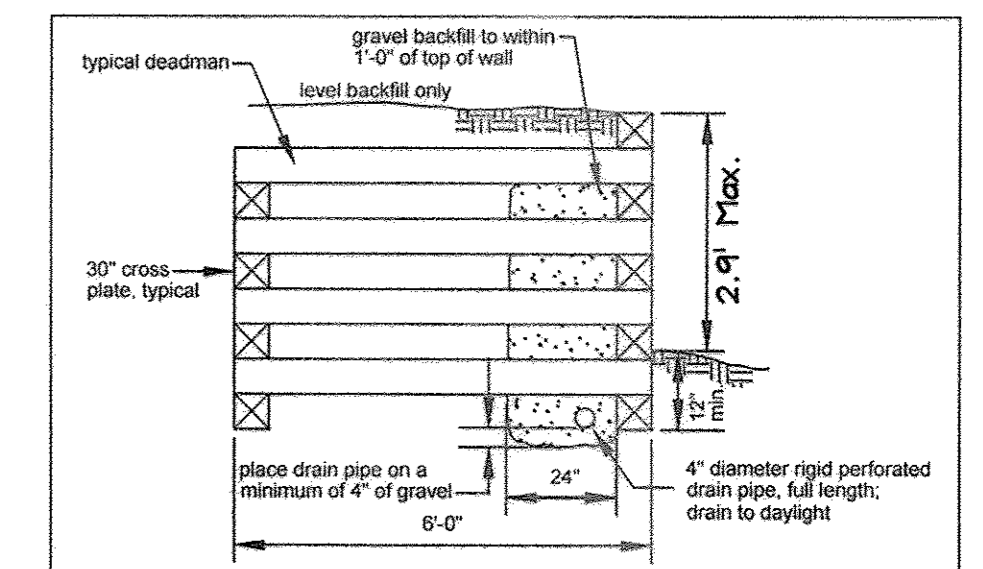


FIGURE 2: TYPICAL SECTION

Deadmen

Deadmen shall be placed at 8 feet on center as shown in FIGURE 1. Deadmen and cross plates shall be constructed as shown in FIGURE 3. Deadmen are not required in the bottom course below grade.

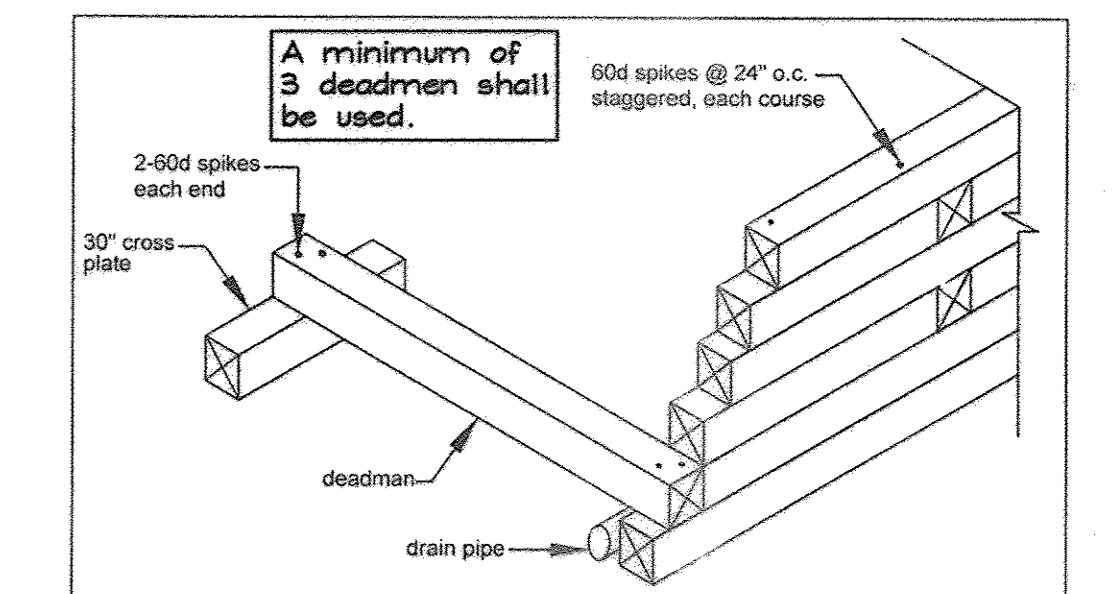


FIGURE 3: TYPICAL DEADMAN DETAIL

Connections

Each 6x6 member shall be secured at each end with 2-60d spikes driven vertically into the member below. The corners shall be secured with 2-60d spikes and driven horizontally as shown in FIGURE 4.

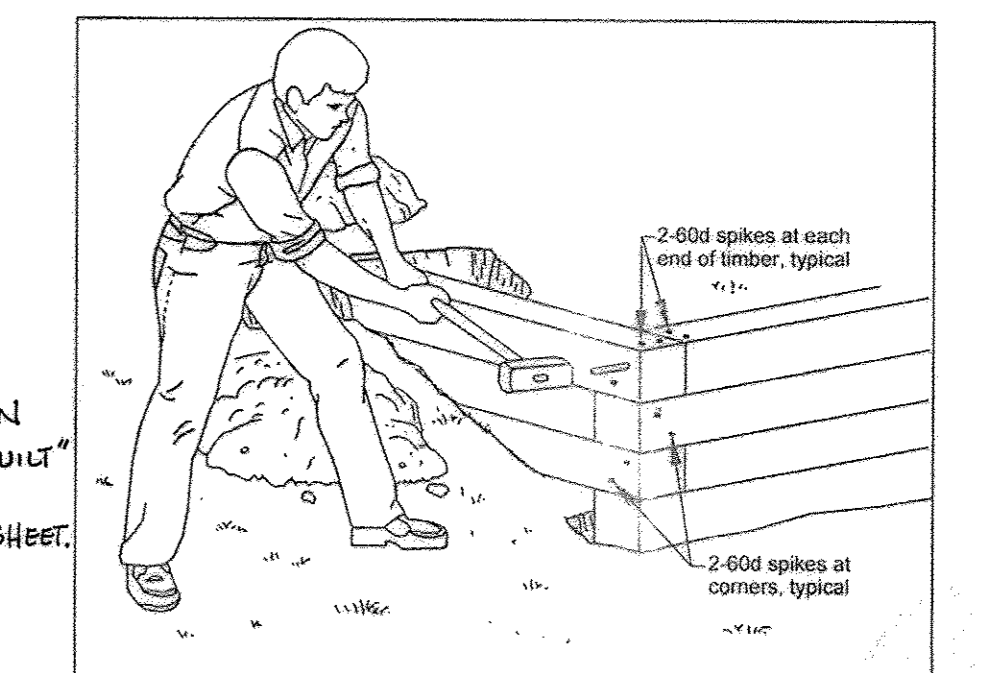


FIGURE 4: TYPICAL CORNER DETAIL

TIMBER RETAINING WALL DETAILS

NOT TO SCALE



AS-BUILT CERTIFICATION
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.



Michael L. Taylor JK
PE # 34689
3/20/15
DATE

FOREST CONSERVATION & MISC. DETAILS
Gaulin Property
Proposed Two-Story Office/Warehouse Building
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

OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin
7340 Montevideo Road
Lussum, Maryland 20794
Telephone: (443) 793-1020
Fax: (410) 794-2729

FSH Associates
Engineers Planners Surveyors
8339 Howard Lane, Elkridge, MD 21075
Tel: 410-337-5200 Fax: 410-796-1562
E-mail: info@fshet.com

DESIGN BY: MLT/SMT
DRAWN BY: CRH2/SMT
CHECKED BY: ZYE/RAB
SCALE: N/A
DATE: Aug 27, 2012
W.O. No.: 3737
SHEET No.: 8 OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
11/16/14 DATE
11/20/12 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
11/20/12 DATE
DIRECTOR DATE

LEGEND

- Existing Contour -302
- Existing Trees
- 15% - 25% slopes
- 25% or greater slopes
- Intermittent Stream
- Perennial Stream
- Stream Bank Buffer
- Soil Boundary
- Forest Stand Boundary
- Forest Stand Label **F-1**
- Specimen Tree **ST-1**

Forest Stand Delineation Narrative

This Forest Stand Delineation was prepared in accordance with the Howard County Forest Conservation Manual.

F1 F1 contains approximately 0.38 Ac. This area of younger forest contains a canopy layer that consists of American sycamore, green ash, and black locust. Understory species include blackhaw viburnum, spicebush and overstory species saplings. This stand contains no specimen trees. Except for the steep slopes area, this stand would be a medium priority for retention, primarily because of the invasive species creeping in from the edges.

F2 This 2.90 Ac. area comprises the more mature undisturbed forested area on site. A more mature forest, the overstory is a mix of upland and bottomland species, primarily red maple, green ash, and tulip poplar, with blackhaw viburnum and spicebush in the understory. Approximately 70% of the stand consists of environmentally sensitive areas. Due to the sensitive environments found within, as well as specimen trees, this stand would be considered a high priority for retention.

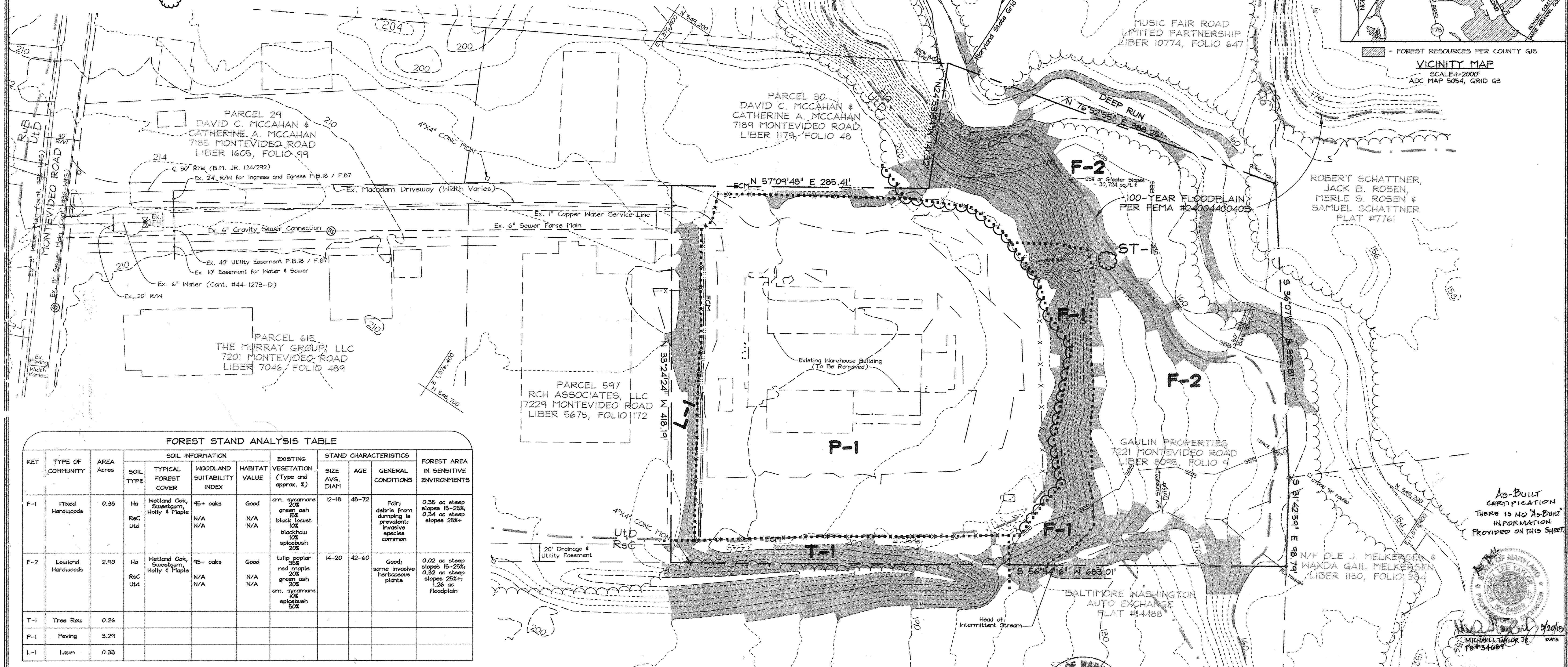
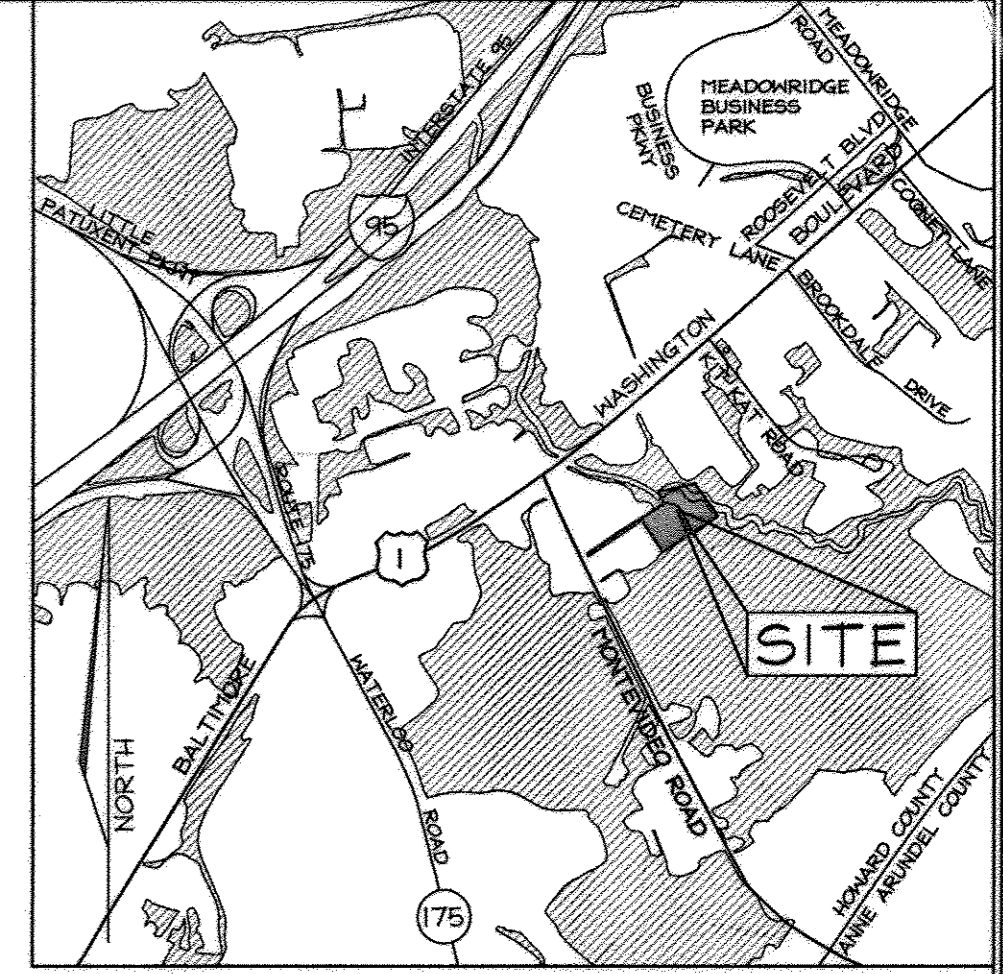
T1 This 0.26 ac area consists of sapling-sized scattered trees, which have propagated the steep cut slope, but it does not have the width and tree count necessary to classify as forest.

P1 This 3.29 Ac area is entirely pavement, gravel, and concrete, with an existing warehouse building located roughly in the center of the area.

L1 The 0.33 Ac. lawn area is located primarily along the southwest property line, but also wraps around the paving area along the northwest property line. The area is primarily grasses, but does also contain scattered trees and shrubs.

SPECIMEN TREE LIST

Number	Common name	Species	Condition	DBH
ST-1	Green Ash	Fraxinus pennsylvanica	Poor	30"



FOREST STAND ANALYSIS TABLE

KEY	TYPE OF COMMUNITY	AREA Acres	SOIL INFORMATION			EXISTING VEGETATION (Type and approx. %)	STAND CHARACTERISTICS			FOREST AREA IN SENSITIVE ENVIRONMENTS
			SOIL TYPE	TYPICAL FOREST COVER	WOODLAND SUITABILITY INDEX		HABITAT VALUE	SIZE AVG. DIAM.	AGE	
F-1	Mixed Hardwoods	0.38	Ha RsC Utd	Wetland Oak, Sweetgum, Holly & Maple	95+ oaks N/A N/A	Good N/A N/A	am. sycamore 30% green ash 15% black locust 10% blackhaw 10% spicebush 20%	12-18 48-72	Fair; debris from dumping is prevalent; invasive species common	0.35 ac steep slopes 15-25%; 0.34 ac steep slopes 25%+
F-2	Lowland Hardwoods	2.90	Ha RsC Utd	Wetland Oak, Sweetgum, Holly & Maple	95+ oaks N/A N/A	Good N/A N/A	tulip poplar 35% red maple 20% green ash 20% am. sycamore 10% spicebush 50%	14-20 42-60	Good, some invasive herbaceous plants	0.02 ac steep slopes 15-25%; 0.32 ac steep slopes 25%+; 1.26 ac floodplain
T-1	Tree Row	0.26								
P-1	Paving	3.29								
L-1	Lawn	0.33								

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D
Utd	Urban land-Udorthents complex, 0 to 15 percent slopes	D
Rsc	Russett fine sandy loam, 5 to 10 percent slopes	C

General Notes

- Per a Merlin search in May 2011, there are no historical sites and features or cemeteries; rare, threatened or endangered species, or critical habitats for rare, threatened or endangered species on the project site.
- Per a field visit from Exploration Research, Inc. in March 2011, there are no wetlands on site.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Taylor 11/28/12
DIRECTOR DATE

Keith S. ... 11/28/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith S. ... 11/28/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



Forest Stand Delineation by:
EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
6339 HOWARD LANE
ELKRIE, MARYLAND 21075
TEL: (410) 567-5210 FAX: (410) 796-1562
EMAIL: info@erinc.com

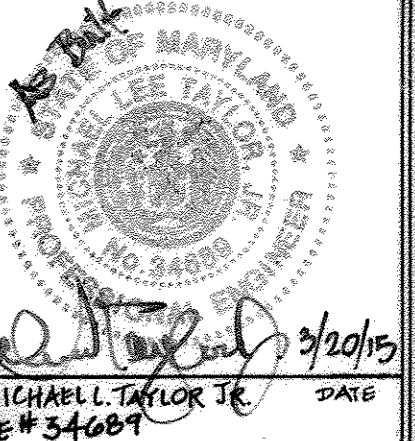
OWNER/DEVELOPER
GAULIN PROPERTIES, LLC
c/o Mr. Mark Gaulin, COO
7340 Montevideo Road
Jessup, Maryland 20794
Telephone: (443) 733-1020
Fax: (410) 799-2729

FOREST STAND DELINEATION
GAULIN PROPERTY
Proposed Two-Story Office/Warehouse Building
7221 MONTEVIDEO ROAD, JESSUP, MD 20794
PROPERTY DEED: LIBER 8095, FOLIO 9
TAX MAP 43 GRID 10 PARCEL 53
1ST ELECT: 'N DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshri.com

DESIGN BY: --
DRAWN BY: SMM
CHECKED BY: SLH
SCALE: 1" = 50'
DATE: Aug 27, 2012
W.O. No.: 8797
SHEET No.: 3 OF 3

AS-BUILT CERTIFICATION
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.



11/28/12
MICHAEL TAYLOR, PE
DATE