GRADING PERMIT PLAN
MD3 INDUSTRIAL PARK
4TH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

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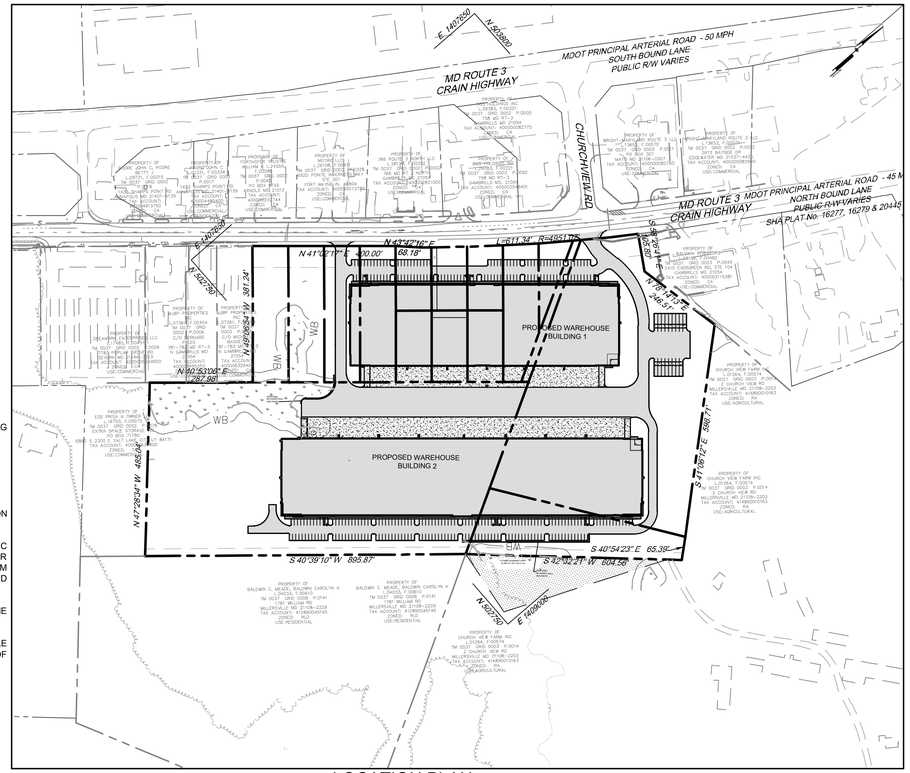
GENERAL NOTES

1. THE 12 PROPERTIES DELINEATED HEREON ARE SHOWN ON TAX MAP 37, GRID 2 & 3, PARCELS 6 (LOTS 10-18), 138, 264, & 348. EXISTING ADDRESS: 749 MD ROUTE 3
   PROPOSED ADDRESSES:
   765 CRAIN HWY. N, GAMBRILLS, MD 21054 (BUILDING 1)
   775 CRAIN HWY. N, GAMBRILLS, MD 21054 (BUILDING 2)
2. ACCORDING TO FEMA PANEL #24003C0145E DATED OCTOBER 16, 2012 THERE IS NO 100 YEAR FLOODPLAIN ON THE PROPERTY.
3. THE BEARINGS SHOWN ON THIS SURVEY ARE IN THE MARYLAND COORDINATE SYSTEM NAD 83/91 AND VERTICAL DATUM IS BASED ON NAVD88.
4. BOUNDARY IS FROM A FIELD RUN BOUNDARY SURVEY BY PENNONI ASSOCIATES, INC. ON OR ABOUT OCTOBER 27, 2022. TOPOGRAPHIC SURVEY IS A COMBINATION OF AN AERIAL SURVEY BY PENNONI DATED DECEMBER 2022, FIELD SURVEY BY PENNONI DATED DECEMBER 2022 AND AVAILABLE ANNE ARUNDEL COUNTY INFORMATION. ALL ELEVATIONS ARE DERIVED USING MARYLAND COORDINATE SYSTEM HORIZONTAL NAD 83/91, VERTICAL NAVD 88. BOUNDARY SURVEY IS FROM AN ALTA/NSPS LAND TITLE SURVEY BY PENNONI DATED MARCH 2023.
5. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION WAS OBSERVED AT THE TIME OF THE SURVEY.
6. UNLESS OTHERWISE INDICATED, THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON VISIBLE EVIDENCE AND UTILITY MAPS, IF PROVIDED. ONSITE UTILITY LOCATING AND LOCATION OF UTILITIES ALONG PROPERTY FRONTAGE OF MD ROUTE 3 WAS CONDUCTED BY BLOODHOUND INC. AND SURVEYED BY PENNONI.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE SITE IS DEVELOPED. THERE ARE EXISTING BUILDINGS TO BE REMOVED.
9. THERE IS NO VISIBLE EVIDENCE OF A CEMETERY LOCATED ON THE SUBJECT PARCELS.
10. EXISTING ZONING: C4 (COMMERCIAL-HIGHWAY)
11. CURRENT WATER AND SEWER SERVICE AREAS: PLANNED
    PUBLIC WATER: WATER SERVICE AREA OF CROFTON.
    PUBLIC SEWER: SEWER SERVICE AREA OF PATUXENT.
    THE SITE WILL BE SERVED BY PLANNED PUBLIC WATER AND SEWER.
12. ALL ONSITE ESD PRACTICES/ SWM FACILITIES, STORM DRAIN, WATER, AND SEWER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED. REMAINING PUBLIC WATER, SEWER, AND STORM DRAIN SYSTEMS WILL BE WITHIN MD ROUTE 3 STATE RIGHT-OF-WAY OR COUNTY UTILITY EASEMENT.
13. WATER: 16" PUBLIC WATER LINE IS BEING CONSTRUCTED IN MD ROUTE 3 SOUTH OF THIS SITE. THIS PROJECT WILL EXTEND THE 16" WATER TO THE NORTH ALONG THE PROPERTY FRONTAGE AND WILL CONNECT TO THE NEW WATER MAIN.
14. SEWER: A 15" PUBLIC SEWER IS BEING CONSTRUCTED IN MD ROUTE 3 SOUTH OF THIS SITE. THIS PROJECT WILL EXTEND THE 15" SEWER TO THE NORTH ALONG THE PROPERTY FRONTAGE AND WILL CONNECT TO THE NEW SEWER.
15. STORMWATER MANAGEMENT IS PROVIDED FOR THIS REDEVELOPMENT PROJECT BY A COMBINATION OF REDUCTION OF IMPERVIOUS AREA TO SITE OUTFALLS #1 AND #2 DRAINING TO POINT OF INVESTIGATION #1, ENVIRONMENTAL SITE DESIGN PRACTICES (THREE MICRO-BIORETENTIONS, AND TWO SUBMERGED GRAVEL WETLANDS, ALONG WITH A SURFACE SAND FILTER BEST MANAGEMENT PRACTICE TO PROVIDE THE MINIMUM WATER QUALITY VOLUME FOR Pe=1.0" FOR REMAINING IMPERVIOUS SURFACES TO BE TREATED. AN UNDERGROUND STONE AND PIPE EXTENDED DETENTION FACILITY WILL PROVIDE THE REMAINING SWM STORAGE FOR ADDITIONALLY IMPERVIOUS SURFACES ADDED TO SITE OUTFALL #3 DRAINING TO POINT OF INVESTIGATION #2.
16. THE PROJECT IS LOCATED IN THE LITTLE PATUXENT RIVER WATERSHED (MD-DNR #02131105) & SEVERN RIVER WATERSHED (MD-DNR #02131003).
17. THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
18. THERE ARE NO STREAMS OR FLOODPLAINS ON SITE. WETLANDS ARE LOCATED ON SITE BASED ON A FIELD INVESTIGATION REPORT BY WETLAND STUDIES AND SOLUTIONS DATED JANUARY 10, 2023.
19. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.
20. THERE IS NO RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS PLAN.
21. "NO PARKING" WILL BE REQUIRED BY THE FIRE DEPARTMENT AS DEEMED NECESSARY FOR ADEQUATE ACCESS AND OPERATIONAL REQUIREMENTS. ROADWAYS MUST PROVIDE 24 FEET OF CLEAR WIDTH AND RESTRICTED ACCESS DEDICATED FIRE LANES MUST PROVIDE 20 FEET OF WIDTH, FREE OF ANY OBSTRUCTIONS, INCLUDING PARKED VEHICLES. ALL CURBS NOT PLANNED AND PREVIOUSLY MARKED AS PARKING SPOTS MUST BE MARKED "NO PARKING FIRE LANE" WITH THE CURB MARKINGS AND SIGNS SHOWN ON THE PLANS. THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER INSTALLATION.
22. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE.
23. PERIMETER SEDIMENT CONTROL DEVICES SHALL BE PLACED AT THE LIMITS OF DISTURBANCE UNLESS SPECIFICALLY NOTED OTHERWISE. SEPARATION BETWEEN LOD AND PERIMETER DEVICES IS FOR GRAPHIC PURPOSES ONLY.
24. WETLAND PERMIT # 23NTO156 WAS ISSUED ON DECEMBER 7,2023.
25. DEPENDENCY NOTE: THIS PROJECT IS DEPENDENT ON THE CONSTRUCTION AND OPERATION OF THE PUBLIC WATER AND SEWER EXTENSIONS DESIGN APPROVED FOR THE 810 MD. RTE. 3 NORTH PROJECT REFERENCE DWG# 84852b.
26. MODIFICATION #17235 REGARDING ARTICLE 17-6-303(b)(5) (REMOVING SPECIMEN TREES) AND ARTICLE 17-6-303(b)(6) (FOREST REMOVAL) TO ALLOW REMOVAL OF SPECIMEN TREES, REMOVAL OF FOREST AND IMPACTS GREATER THAN 30% OF THE CRITICAL ROOT ZONE OF SPECIMEN TREES HAS BEEN APPROVED ON SEPTEMBER 18, 2024 WITH THE FOLLOWING CONDITION:
    1. PROOF OF BANK CREDIT AVAILABLE TO PURCHASE MUST BE PROVIDED PRIOR TO FINAL PLAN APPROVAL, AND VERIFICATION OF CREDIT PURCHASE MUST BE PROVIDED PRIOR TO PLAT SIGNATURE.
27. MODIFICATION #17234 REGARDING ARTICLE 17-6-401 (WETLANDS AND WETLAND BUFFER IMPACTS) TO ALLOW IMPACTS TO WETLANDS AND WETLAND BUFFERS HAS BEEN APPROVED ON SEPTEMBER 18, 2024 WITH THE FOLLOWING CONDITION:
    1. PROOF OF BANK CREDIT AVAILABLE TO PURCHASE MUST BE PROVIDED PRIOR TO FINAL PLAN APPROVAL, AND VERIFICATION OF CREDIT PURCHASE MUST BE PROVIDED PRIOR TO PLAT SIGNATURE.



LOCATION PLAN
SCALE: 1" = 200'

0 200' 400'

STANDARD RESPONSIBILITY NOTES

I (We) certify that:

a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District (AASCD) Board of Supervisors or their authorized agents.
b. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

   Responsible personnel on site: Mike Blimmel

c. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structure(s) will be in compliance with the Anne Arundel County Code.

2. The developer is responsible for the acquisition of all easements, right, and/or rights-of-way that may be required for the sediment and erosion control practices, storm water management practices and the discharge of storm water onto or across adjacent or downstream properties included in the plan.
3. For initial soil disturbance or re-disturbance, permanent and/or temporary stabilization per the AASCD Vegetative Establishment shall be completed within three calendar days for the surface of all controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven days for all other disturbed or graded areas on the project site.
4. The grading and sediment control approval on this plan extends only to those areas within the limits of disturbance.
5. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues.
6. The developer must request that the sediment and erosion control inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.
7. All material shall be taken to a site with an approved sediment and erosion control plan.
8. First phase inspection and approval of the sediment and erosion control inspector shall be required upon completion of the installation of erosion and sediment controls prior to proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until the initial approval by the sediment and erosion control inspector is given. Inspection and Permits may also require that an inspection and certification of the installation of sediment control also be performed by a design professional prior to construction commencing.
9. Approval from the inspector must be requested on final stabilization of all sites prior to removal of sediment and erosion controls.
10. Existing topography must be field verified by responsible personnel to the satisfaction of the sediment control inspector prior to commencing work.

05/06/2025
Signature of Developer/Owner — Date

Print: Name: David Hudson
Title: President
Affiliation:
Address: 1780 S. Oak Lane, Houston TX 77056
Telephone Number: (814)-203-5519
Email Address: wclark@hanoverco.com

DAILY STABILIZATION NOTE

THIS NOTE SHOULD BE USED FOR MINIMAL AREAS WITHIN THE LIMITS OF DISTURBANCE THAT DO NOT DRAIN TO A SEDIMENT CONTROL MEASURE AND/OR WHERE THE INSTALLATION OF CONTROLS IS NOT FEASIBLE. (ROAD WIDENING, SIDEWALK INSTALLATION, ETC.)

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE.
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   a.) PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES.
   b.) PERMANENT SEED AND MULCH FOR ALL OTHER AREAS. ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.

CONSULTANT'S CERTIFICATION

"THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AASCD PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

MD P.E. LICENSE #27742
NAME JOHN C. POVALAC, PE
FIRM NAME PENNONI ASSOCIATES INC.
ADDRESS 8890 McGAW ROAD, SUITE 100
CITY COLUMBIA STATE MD ZIP CODE 21045

SEAL

EXISTING UTILITIES SHOWN ON THIS PLAN SET WERE DRAWN USING EXISTING RECORD DRAWINGS AND BASE FILES FROM THE UTILITY COMPANIES, FROM VISIBLE MARKINGS AND FEATURES WITHIN THE PROJECT LIMITS, FROM FIELD SURVEYS, AND FROM LIMITED TEST PITS. UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE UTILITY INFORMATION SHOWN MAY BE INNACURATE OR INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS OF WORK TO HIS OWN SATISFACTION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, SHALL AVOID IMPACTS TO UTILITIES, AND SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT NO COST TO ANNE ARUNDEL COUNTY IN COORDINATION WITH THE AFFECTED UTILITY COMPANIES.

CALL "MISS UTILITY" AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF TWO BUILDINGS TOTALING 386,026 SF, WITH ASSOCIATED PARKING.

DEVELOPER

HCI DP LAND ACQUISITION LLC
ATTN: DAN GORDON
7200 WISCONSIN AVE, STE 820
BETHESDA, MD 20814
202.747.4583

DESIGN CONSULTANT

PENNONI ASSOCIATES INC.
ATTN: PETER J. STONE, RLA
8890 MCGAW ROAD, SUITE 100
COLUMBIA, MD 21045
pstone@pennoni.com
410.997.8900

BENCHMARKS

BENCHMARK NUMBER: 901
DESCRIPTION: TRAVERSE 901 GPS (PENNONI)
ELEVATION: 135.51
VERTICAL CONTROL: NAVD88
N 503732.2039
E 1408412.7113

BENCHMARK NUMBER: 902
DESCRIPTION: TRAVERSE 902 GPS (PENNONI)
ELEVATION: 134.93
VERTICAL CONTROL: NAVD88
N 503647.7177
E 1408609.0061

OWNER

BALDWIN INVESTORS
ATTN: JOHN DIXON
2410 EVERGREEN RD, STE 104
GAMBRILLS, MD 21054
443.332.6380

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS (410-222-7780) AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS.

PHASE 1

2. STAKEOUT LIMITS OF DISTURBANCE FOR THE ENTIRE PROJECT. (1 DAY)
3. CLEAR AND GRUB FOR THE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER CONTROLS. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER CONTROLS INCLUDING REINFORCED SILT FENCE, SUPER SILT FENCE, DIVERSION FENCE, AND EARTH DIKES. COMPLETE LIMITED GRADING AND DEMOLITION FOR DIVERSION OF OFFSITE CLEAR WATER INCLUDING SWALE/BERM AND STORM DRAIN PIPE DRAINING TO THE EXISTING 19" X 30" CULVERT UNDER MD ROUTE 3. FOLLOW SAME DAY STABILIZATION NOTES ON THIS SHEET. (1 WEEK)
4. REFER TO THE FOREST CONSERVATION PLAN SET FOR DETAILED SPECIMEN TREE PRESERVATION SEQUENCE OF CONSTRUCTION FOR WORK AROUND SPECIMEN TREES TO REMAIN.
5. CONTACT THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION PRIOR TO COMMENCING WORK. INSPECTIONS AND PERMITS MAY REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING. (1 DAY)
6. CLEAR AND GRUB THE AREA NECESSARY FOR TRAP CONSTRUCTION. INSTALL PIPE OUTLETS, HORIZONTAL DRAW DOWN DEVICE, REMOVABLE PUMPING STATION, BAFFLE BOARDS, RIPRAP INFLOW PROTECTION, AND SEDIMENT MONITORING DEVICE. ALL SPOIL MATERIAL SHALL BE PLACED A MINIMUM OF 20' FROM TRAP. (2 WEEKS).
7. CONCURRENT WITH TRAP CONSTRUCTION, BEGIN DEMOLITION OF EXISTING BUILDING AND STRUCTURES TO FOUNDATION, REMOVAL AND ABANDONMENT OF EXISTING ONSITE UTILITIES, AND REMOVAL OF EXISTING PAVEMENT TO STONE SUBGRADE. (2 WEEKS).

PHASE 2

8. WITH INSPECTOR'S APPROVAL, BEGIN CLEARING AND GRUBBING REMAINDER OF THE SITE. INSPECTOR SHALL INDICATE ACCEPTANCE OF TRAP CONSTRUCTION AND VERIFY THAT NEXT PHASE OF CONSTRUCTION CAN BEGIN. (2 WEEKS)
9. ROUGH GRADE THE SITE TO ESTABLISH BUILDING PAD. MAINTAIN POSITIVE DRAINAGE TO TRAP. (8 WEEKS)
10. ONCE THE SITE IS BROUGHT TO SUBGRADE, BEGIN INSTALLATION OF STORM DRAIN, SEWER, WATER, AND BUILDING UTILITY CONNECTIONS. INSTALL INLET PROTECTION AT ALL PROPOSED INLETS. DELAY STORM DRAIN, PLUNGE POOL OUTFALLS AND RETAINING WALL CONSTRUCTION WITHIN THE AREA OF THE SEDIMENT TRAP AND DIVERSION FENCE/EARTH DIKE CLEAN WATER BYPASS AREAS UNTIL THEY ARE REMOVED. (4 WEEKS.)
11. INSTALL PUBLIC WATER AND SEWER SYSTEMS TO THE SITE (SEE DRAWING NUMBER TBD). NOTE: CONTRACTOR IS TO ONLY SAWCUT AND PLACE EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH DISTURBING ONLY THE AREA THAT WILL BE BACKFILLED AND STABILIZED AT THE END OF THE DAY. (3 WEEKS).
12. CONCURRENT WITH UTILITY CONSTRUCTION, BEGIN BUILDING CONSTRUCTION. CONSTRUCT PROPOSED FOUNDATION AND ASSOCIATED IMPROVEMENTS. CONSTRUCTION OF THE FIRST FLOOR WALLS OF ANY BUILDING OR STRUCTURE MAY NOT PROCEED UNTIL THE FOUNDATION HAS BEEN BACKFILLED AND ALL DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE HAVE BEEN PERMANENTLY OR TEMPORARILY,Y STABILIZED. A CERTIFICATE IS TO BE PROVIDED BY THE ENGINEER TO THE INSPECTOR VERIFYING THE GRADES AND DRAINAGE PATTERNS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN OBTAINED. (6 MONTHS)
13. BEGIN CURB AND GUTTER, STONE SUBBASE, AND BASE PAVEMENT INSTALLATION. (4 WEEKS)

PHASE 3

14. WITH THE APPROVAL OF THE INSPECTOR AND UPON SUFFICIENT STABILIZATION OF THE SITE, FLUSH STORM DRAINS, AND REMOVE SEDIMENT TRAP. (2 WEEKS)
15. COMPLETE REMAINING STORM DRAIN, PLUNGE POOL OUTFALLS, RETAINING WALL, CURB AND GUTTER, STONE SUBBASE, AND BASE PAVEMENT INSTALLATION WITHIN THE AREA DELAYED BY THE SEDIMENT TRAP. (2 WEEK)
16. ONCE THE SITE IS STABILIZED, WITH THE GRADING INSPECTOR'S APPROVAL, FRAMING MAY COMMENCE ABOVE THE GROUND FLOOR. DURING BUILDING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH BUSINESS DAY. ALL AREAS ARE TO BE VEGETATIVELY STABILIZED PER THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT'S DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.
17. ONCE THE UPSTREAM AREAS ARE 95% STABILIZED, INSTALL SWM PRACTICES, FACILITIES, AND PLANTINGS. IF INSPECTOR ALLOWS EARLIER INSTALLATION OF SWM DEVICES, PROTECT PERIMETER OF FACILITY WITH DIVERSION FENCE (DF) UNTIL LANDSCAPING IS INSTALLED. EXCAVATION SHOULD BE DONE IN DRY CONDITIONS. TEMPORARILY BLOCK STORM DRAIN INFLOWS WITH SAND BAGS, AND PROVIDE PUMPING OPERATIONS AS NECESSARY THAT SHALL DISCHARGE FILTERED WATER TO A STABLE OUTLET. SEE SPECIFIC ESD PRACTICE AND SWM FACILITY SEQUENCES OF CONSTRUCTION ON SHEET 29. (3 WEEKS)
18. FINE GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS. INSTALL SURFACE PAVEMENT. (1 WEEK)
19. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS. (1 DAY)

STATEMENT OF ACCESSIBILITY REVIEW

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE 2010 STANDARDS FOR ACCESSIBLE DESIGN, COUNTY CODE, MARYLAND ACCESSIBILITY CODE AND ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES - ICC A117.1-2009 STANDARD.

PRINT NAME: JOHN C. POVALAC
SIGNATURE: DATE: 7/3/2024

EX. SWM POND #909 MAINTENANCE NOTE

VARIOUS MAINTENANCE ITEMS WERE IDENTIFIED FOR EXISTING SWM POND #909 BY THE DEPARTMENT OF INSPECTIONS AND PERMITS INFRASTRUCTURE AND ENVIRONMENTAL PROGRAMS INSPECTION REPORT DATED 1/31/2025. THE MAINTENANCE WAS PERFORMED BY THE OWNER WHICH A PLAN WAS PREPARED AND CERTIFIED BY A PROFESSIONAL ENGINEER VERIFYING THE WORK WAS COMPLETED. THIS WAS SUBMITTED AND ACCEPTED BY DEPARTMENT OF INSPECTIONS AND PERMITS INFRASTRUCTURE AND ENVIRONMENTAL PROGRAMS INSPECTION ON _____.

SITE ANALYSIS SUMMARY

SITE AREA: 27.74 ACRES (1,208,280 SF)
LIMIT OF DISTURBANCE: 24.90 ACRES (1,084,760 SF) (INCLUDES OFFSITE DISTURBANCE)
CUT: 45,770 CY
FILL: 45,770 CY
AREA VEGETATIVELY STABILIZED: 8.29 ACRES (361,128 SF)
EXISTING IMPERVIOUS AREA: 16.10 ACRES (701,315 SF)
PROPOSED IMPERVIOUS AREA: 16.61 ACRES (723,632 SF)
CRITICAL AREA: NO
SENSITIVE AREA: NO

VOLUMES ARE FOR PERMITTING ONLY AND ARE NOT TO BE USED FOR BID PURPOSES

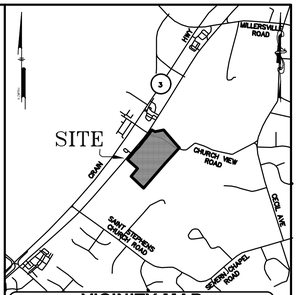
6/12/2025

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

Date

AASCD # _____
GP# _____
Pond # _____

2022-0552 2019823



VICINITY MAP
SCALE: 1"=2000'

OWNER: BALDWIN INVESTORS
ATTN: JOHN DIXON
2410 EVERGREEN RD, STE 104
GAMBRILLS, MD 21054
443.332.6380

DEVELOPER: HCI DP LAND ACQUISITION LLC
ATTN: DAN GORDON
7200 WISCONSIN AVE, STE 820
BETHESDA, MD 20814
202.747.4583

Pennoni
Engineers. Surveyors. Planners. Landscape Architects.
8890 McGaw Road, Suite 100 Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY

COVER SHEET
MD3 INDUSTRIAL PARK
TAX MAP 37 GRIDS 2 & 3 PARCELS 6, 138, 264 & 348
765 & 775 CRAIN HWY N.
GAMBRILLS, MD 21054
4TH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

SEAL

BY: _____
"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. 27742, EXPIRATION DATE: 1-18-2026".

Pennoni

DESIGNED: PJS
DRAWN: SVH
DATE: 6/5/2025
SCALE: 1"=200'

FILE NO: HANVX22001
SHEET: 1 OF 64

U:\Accounts\HANVX\HANVX22001 - 749 MD Route 3 Industrial\DESIGN_SHEETS\GRADING PLAN\HANVX22001-GP01.dwg