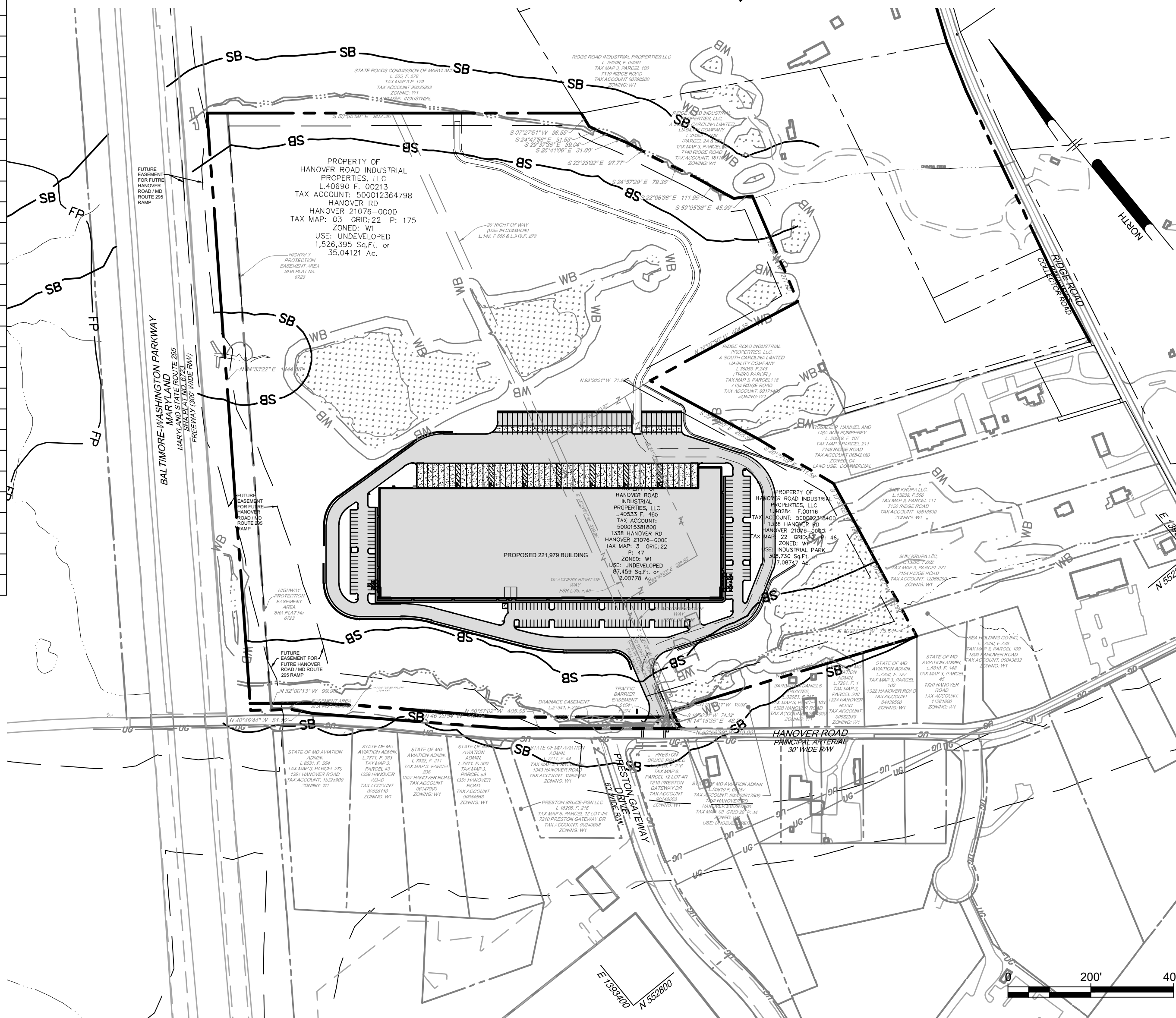


INDEX OF DRAWINGS

Table with 4 columns: NO, DESCRIPTION, NO, DESCRIPTION. Lists drawing numbers and descriptions from 1 to 76, including cover sheets, grading plans, stormwater management, and stream restoration details.

GRADING PERMIT PLAN
HANOVER ROAD INDUSTRIAL
1350 HANOVER ROAD
5TH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND



LOCATION PLAN
SCALE: 1" = 200'

SMALL POND EXEMPTION NOTE:
SOIL CONSERVATION DISTRICT SMALL POND APPROVAL IS NOT REQUIRED FOR SMALL CLASS 'A' STRUCTURES WHERE THE FOLLOWING EXISTS:

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS (410-222-7780) AT LEAST 48 HOURS BEFORE COMMENCING 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.

NOTE: THE USE OF POLYACRYLAMIDE/CHEMICAL ADDITIVES MUST BE APPROVED BY MDE.

- PHASE 1
2. STAKEOUT LIMITS OF DISTURBANCE FOR THE ENTIRE PROJECT. (3 DAYS)
3. CLEAR AND GRUB FOR THE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS INCLUDING SUPER SILT FENCE, REINFORCED SILT FENCE, AND EARTH DIKES. EXCAVATE TRAP AND BASINS. INSTALL STONE OUTLET OR PIPE OUTLET. REMOVABLE PUMP STATION, INFLOW PROTECTION, Baffle Boards and TEMPORARILY STABILIZE. INSTALL SEDIMENT CONTROL MONITORING DEVICES ALONG WITH STABILIZE LAYDOWN AND STAGING AREAS. ALL BASIN STRUCTURES, PIPE AND MATERIALS MUST BE ON SITE PRIOR TO PROCEEDING WITH STEPS BELOW. (4 WEEKS)

- A. INSTALL SUPER SILT FENCE ALONG DOWNSTREAM TOE OF EMBANKMENT. OBTAIN PERMISSION FROM INSPECTOR BEFORE PROCEEDING. (1 DAY)
B. CLEAR BASIN AREA AND STRIP TOPSOIL FOR BASIN AREA AND STOCKPILE OUTSIDE OF EMBANKMENT AREA. (2 DAYS)
C. GRADE A SMALL AREA TO BOTTOM ELEVATION OF BASIN AND INSTALL A REMOVABLE PUMPING STATION TO BE USED TO DEWATER THE WORK AREA DURING CONSTRUCTION. (2 DAYS)
E. INSTALL RIP RAP OUTFALL BARREL, CONCRETE GRADE, AND RISER STRUCTURE. ALL INSTALLATION IS TO BE OBSERVED BY PENNONI ENGINEER OR A LICENSED GEOTECHNICAL ENGINEER. (3 DAYS)

- F. CONSTRUCT CUTOFF TRENCH AND EMBANKMENT IN 8' LIFTS, USING 4" LIFTS WITHIN 5' HORIZONTALLY OF BARREL OR RISER OR PER DIRECTION OF A LICENSED GEOTECHNICAL ENGINEER. EMBANKMENT AND CORE TRENCH MATERIAL IS TO MEET THE SPECIFICATIONS OF MD 21. (4 DAYS)
G. GRADE CHECK AND PERMANENTLY STABILIZE EMBANKMENT. (1 DAY)
H. INSTALL TEMPORARY DRAWDOWN DEVICE. (1 DAY)

- I. EXCAVATE SEDIMENT BASIN STORAGE AREA AS SHOWN ON SEDIMENT CONTROL PLAN. (3 DAYS)
J. UPON COMPLETION OF BASIN, STABILIZE WITH TEMPORARY SEEDING. (1 DAY)
K. OBTAIN INSPECTOR'S APPROVAL BEFORE PROCEEDING FURTHER. (1 DAY)

- PHASE 1A/1B
4. CONCURRENT WITH PERIMETER CONTROLS AND SEDIMENT TRAP/BASIN CONSTRUCTION, INSTREAM MEASURES SHALL BE INSTALLED AS SHOWN ON SHEETS 3 AND 4 AFTER OBTAINING PERMISSION FROM COUNTY AND MDE INSPECTORS. INSTALL PHASE 1A PUMP AROUND PRACTICE AT EXISTING ENTRANCE OFF OF HANOVER ROAD. INSTALL SAND BAG DIVERSIONS, CONSTRUCT SUMP HOLE, INSTALL PUMPS, AND INSTALL FILTER BAGS. (1 WEEK)
5. NOTIFY COUNTY AND MDE INSPECTORS UPON COMPLETION OF PHASE 1A PUMP AROUND INSTALLATION. WITH APPROVAL OF INSPECTORS BEGIN CULVERT AND HEADWALL CONSTRUCTION. INSTALL RIP RAP AT UPSTREAM AND DOWNSTREAM ENDS OF CULVERT. BEGIN SEWER AND WATER CONSTRUCTION CONNECTIONS. CONTRACTOR IS TO ONLY SAWCUT/DISTURB THE AREA WITHIN ROADWAY THAT WILL BE STABILIZED AT THE END OF THE DAY. SEE DAILY STABILIZATION NOTES THIS SET. CONSTRUCT SEWER AND WATER TO A POINT 50' NORTH OF CULVERT. (2 WEEKS)

- 6. UPON COMPLETION OF CULVERT INSTALLATION, AND STABILIZATION OF AREA, AND WITH PERMISSION OF COUNTY AND MDE INSPECTORS, REMOVE DIVERSION, COMPLETE RIP RAP INSTALLATION, AND STABILIZE. (1 WEEK)
7. INITIAL PHASE 1B PUMP AROUND PRACTICE AT EXISTING 30' STORM DRAIN CROSSING HANOVER ROAD AFTER STABILIZATION OF INITIAL WITH PERMISSION OF COUNTY AND MDE INSPECTORS. INSTALL SAND BAG DIVERSIONS, CONSTRUCT SUMP HOLE, INSTALL PUMPS, AND INSTALL FILTER BAGS. NOTE: AT DISCRETION OF CONTRACTOR AND IN COORDINATION WITH THE INSPECTOR, PHASE 1B PUMP AROUND ALONG WITH STREAM RESTORATION AND STEP POOL CONVEYANCE SYSTEM MAY BE DELAYED TO PHASE 2 PENDING STREAM CLOSURE DATES AND PROJECT TIMING. (1 WEEK)

- 8. NOTIFY COUNTY AND MDE INSPECTORS UPON COMPLETION OF PHASE 1B PUMP AROUND INSTALLATION. WITH APPROVAL OF INSPECTORS BEGIN STREAM RESTORATION AND STEP POOL CONVEYANCE SYSTEM WORK. SEE SEPARATE SEQUENCE FOR THIS WORK ON SHEETS 65 TO 72. (4 WEEKS)
9. UPON COMPLETION OF STREAM RESTORATION, AND STABILIZATION OF AREA, AND WITH PERMISSION OF COUNTY AND MDE INSPECTORS, REMOVE DIVERSION, COMPLETE RIP RAP INSTALLATION, AND STABILIZE. (1 WEEK)

- 10. CONTACT THE INSPECTOR FOR APPROVAL OF PERIMETER SEDIMENT CONTROLS AND SEDIMENT TRAP/BASIN 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)

PHASE 2
NOTE: AT DISCRETION OF CONTRACTOR AND IN COORDINATION WITH THE INSPECTOR, PHASE 1B PUMP AROUND ALONG WITH STREAM RESTORATION AND STEP POOL CONVEYANCE SYSTEM MAY BE DELAYED TO PHASE 2 PENDING STREAM CLOSURE DATES AND PROJECT TIMING.

- 11. CLEAR, GRUB, AND ROUGH GRADE THE REMAINDER OF THE SITE TO ESTABLISH BUILDING PAD, MAINTAIN POSITIVE DRAINAGE TO TRAP AND BASINS. INSTALL FLOATING EARTH DIKE TO LIMIT DRAINAGE AREA TO TRAP TO NO MORE THAN 10 ACRES. PROVIDE TEMPORARY STABILIZATION TO BUILDING PAD. CONSTRUCTION VEHICLE TRAFFIC OR MATERIALS STORAGE SHALL NOT BE WITHIN MICRO-BIOTENTION PRACTICES AREAS PRIOR TO INSTALLATION IN PHASE 3. (12 WEEKS)
12. AS GRADING PROGRESSES BEGIN INSTALLATION OF RETAINING WALL, STORM DRAIN, SEWER, WATER, AND BUILDING UTILITY CONNECTIONS. INSTALL MDOT ACCESS ROAD FOLLOWING SAME DAILY STABILIZATION NOTES. (8 WEEKS)
13. ONCE THE SITE IS BROUGHT TO SUBGRADE, BEGIN CONSTRUCTION OF BUILDING FOUNDATION AND ASSOCIATED IMPROVEMENTS. (6 MONTHS)

PHASE 3
14. ONCE THE SITE IS STABILIZED, WITH THE GRADING INSPECTOR'S APPROVAL, WALL CONSTRUCTION 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. A CERTIFICATE MUST BE PROVIDED TO THE INSPECTOR VERIFYING THE GRADES AND DRAINAGE PATTERNS SHOWN ON THE APPROVED SEDIMENT AND EROSION CONTROL PLAN HAVE BEEN OBTAINED. ALL AREAS ARE TO BE VEGETATIVELY STABILIZED PER THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT'S DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.

- 15. BEGIN CURB AND GUTTER, AND BASE PAVEMENT INSTALLATION. (4 WEEKS)
16. WITH THE APPROVAL OF THE INSPECTOR AND UPON SUFFICIENT STABILIZATION OF THE SITE, FLUSH STORM DRAINS, REMOVE TRAPS AND CONVERT BASINS TO PERMANENT PONDS. COMPLETE THE REMAINING STORM DRAIN INSTALLATION. (3 WEEKS)
17. COMPLETE CURB AND GUTTER AND BASE PAVEMENT INSTALLATION. (1 WEEK)

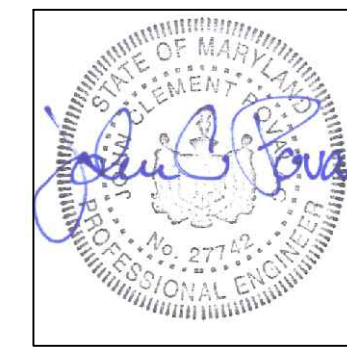
- 18. ONCE THE UPSTREAM AREAS ARE 95% STABILIZED, INITIAL SWM PRACTICES, FACILITIES, AND PLANTINGS. IF INSPECTOR ALLOWS EARLIER INSTALLATION OF SWM DEVICES, PROTECT PERIMETER OF FACILITY WITH DIVERSION FENCE (DF) UNTIL LANDSCAPING IS INSTALLED. EXCAVATION SHOULD BE DONE IN DRY CONDITIONS, TEMPORARILY 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 34. (3 WEEKS)
19. FINE GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS. INSTALL ALL PAVING TO FINAL SURFACE. (1 WEEK)

- 20. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS. (1 DAY)

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



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 INACCURATE 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

OWNERS

HANOVER ROAD INDUSTRIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY
551 W. LANCASTER AVE, SUITE 202
HAVERFORD, PA 19041
1338 HANOVER ROAD
HANOVER, MD 21076
PARCEL 46
1338 HANOVER ROAD
TAX ACCOUNT 50002318400
EMAIL: csanford@johnsondevelopment.net
PHONE: 973-865-4612

HANOVER ROAD INDUSTRIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY
551 W. LANCASTER AVE, SUITE 202
HAVERFORD, PA 19041
PARCEL 47
1338 HANOVER ROAD
TAX ACCOUNT 500015381800
EMAIL: csanford@johnsondevelopment.net
PHONE: 973-865-4612

HANOVER ROAD INDUSTRIAL PROPERTIES LLC
551 W. LANCASTER AVE, SUITE 202
HAVERFORD, PA 19041
PARCEL 175
HANOVER ROAD
TAX ACCOUNT 500012364798
EMAIL: csanford@johnsondevelopment.net
PHONE: 973-865-4612

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF ONE BUILDINGS TOTALING 221,979 SF, ASSOCIATED PARKING AND CONSOLIDATE THE PARCELS INTO ONE PARCEL.

BENCHMARKS

BENCHMARK NUMBER: 201 (R&C)
DESCRIPTION: REBAR AND CAP, INTERSECTION OF RIDGE AND HANOVER ROADS
ELEVATION: 146.50
HORIZONTAL: NAD83/91
VERTICAL CONTROL: NAVD83
N 552590.9870
E 1395125.8072

BENCHMARK NUMBER: 214 (R&C)
DESCRIPTION: REBAR AND CAP, AT THE BEND OF RIDGE ROAD
ELEVATION: 129.22
HORIZONTAL: NAD83/91
VERTICAL CONTROL: NAVD83
N 555380.4051
E 1395939.7684

DEVELOPER

HANOVER ROAD INDUSTRIAL PROPERTIES, LLC
551 W. LANCASTER AVE, SUITE 202
HAVERFORD, PA 19041
ATTN: COLE SANFORD
EMAIL: csanford@johnsondevelopment.net
973-865-4612

DESIGN CONSULTANT

PENNONI ASSOCIATES INC.
8890 MCGAW ROAD, SUITE 100
COLUMBIA, MD 21045
JOHN C. POVALAC
jpovalac@pennoni.com
410-997-8900

STANDARD RESPONSIBILITY NOTES

- 1. 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.
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.

Signature of Jason C. Lynch, 9/26/24
SIGNATURE OF APPLICANT/DEVELOPER DATE
Jason C. Lynch for Applicant/Developer Hanover Road Industrial Properties, LLC
NAME
VP of Johnson Development Associates, Inc.
TITLE
Manager of Application/Developer
AFFILIATION
100 Dunbar Street, Spartanburg, SC 29306
ADDRESS
973.865.4612
TELEPHONE NUMBER
csanford@johnsondevelopment.net
EMAIL ADDRESS

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 CANNOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.

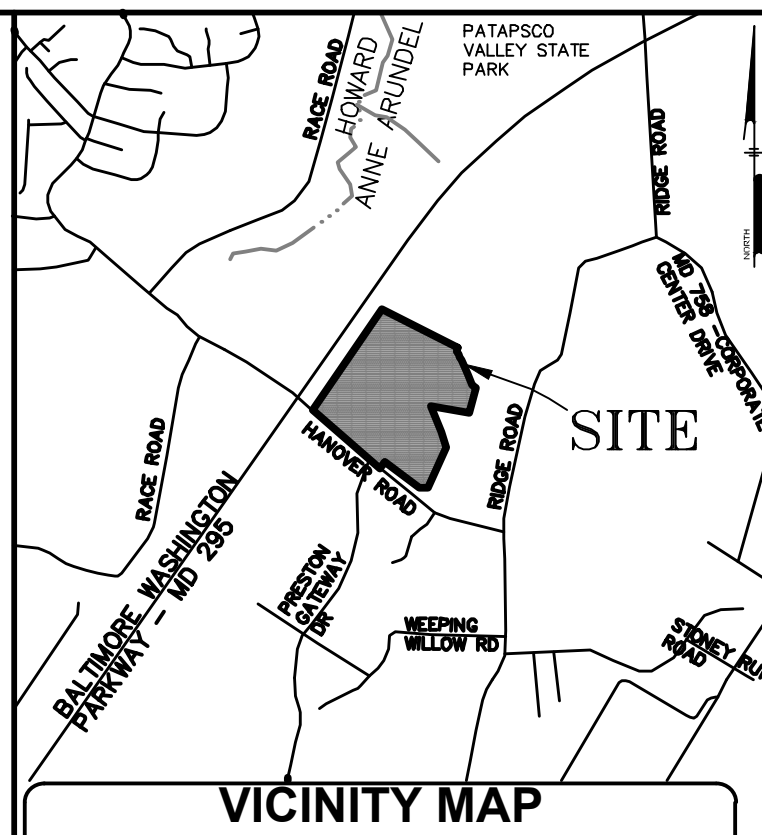
STATEMENT OF ACCESSIBILITY REVIEW

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: [Signature] DATE: 7/19/2024

SITE ANALYSIS SUMMARY

Table with 2 columns: Description, Value. Includes existing site area (44.14 acres), proposed r/w dedication (0.61 acres), proposed site area (43.53 acres), limit of disturbance (17.08 ac), and various fill and vegetation statistics.



VICINITY MAP
SCALE: 1"=2000'

Owner and Developer information: HANOVER ROAD INDUSTRIAL PROPERTIES, LLC and HANOVER ROAD INDUSTRIAL PROPERTIES, LLC. Includes contact information for Cole Sanford.

Revision table with columns: No., REVISION, DATE BY.

Cover sheet information: HANOVER ROAD INDUSTRIAL, TAX MAP 3 PARCELS 46, 47, & 175, 1350 HANOVER ROAD, HANOVER, MD 21076, 5TH ELECTION DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND.

Professional certification and seal for John C. Povalac, State of Maryland, License No. 27742.

Logo for Pennoni Associates, Inc.

Design and drawing information: DESIGNED: PJS, DRAWN: ALC, DATE: 11/10/2025, SCALE: AS SHOWN, FILE NO: JOHNV22001, SHEET: 1 OF 76.