GRADING PERMIT PLANS
HANOVER TRADE CENTER
7110 FAULKNER ROAD
4TH & 5TH ELECTION DISTRICTS
ANNE ARUNDEL COUNTY, MARYLAND

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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.

   NOTE:THE PERMITEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING OR ANY EARTH DISTURBANCE ACTIVITIES ON THE SITE DURING OR BEFORE PREDICTED WET WEATHER EVENTS. ONCE SITE WORK BEGINS, CLEARING AND GRUBBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERIMETER EROSION CONTROL MEASURES ONLY.

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

   NOTE: REFER TO THE FOREST CONSERVATION PLAN SET FOR DETAILED SPECIMEN TREE PRESERVATION SEQUENCE OF CONSTRUCTION FOR WORK AROUND SPECIMEN TREES TO REMAIN.

PHASE 1

2. STAKEOUT LIMITS OF DISTURBANCE FOR THE ENTIRE PROJECT. (3 DAYS)
3. CLEAR AND GRUB FOR THE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER CONTROLS. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER CONTROLS INCLUDING SUPER SILT FENCE AND REINFORCED SILT FENCE. STABILIZE LAYDOWN AND STAGING AREAS. (1 WEEK)
4. CONTACT THE INSPECTOR FOR APPROVAL OF PERIMETER 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)
5. CLEAR AND GRUB MINIMUM AREA NECESSARY TO INSTALL PIPE OUTLET SEDIMENT TRAPS #1 & #2 INCLUDING CONSTRUCTION OF STORM DRAIN FROM HW-100 TO M-105 AND HW-200 TO I-203. INSTALL 18" HDPE FROM I-105 TO RISER FOR TRAP #1 AND 18" HDPE FROM I-203 TO RISER FOR TRAP #2 PER PROPOSED STORM DRAIN PROFILES I-105 TO M-110 AND I-203 TO I-204. EXCAVATE TRAPS, INSTALL INFLOW PROTECTION, BAFFLE BOARDS AND TEMPORARILY STABILIZE. (1 WEEK)
6. OBTAIN INSPECTOR'S APPROVAL OF TRAP INSTALLATION AND INSTALL ASSOCIATED EARTH DIKES AND STABILIZE. (1 DAY)
7. CONTACT THE INSPECTOR FOR APPROVAL OF TRAP INSTALLATION. INSPECTIONS AND PERMITS MAY REQUIRE THAT AN INSPECTION AND CERTIFICATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY THE DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING. (1 DAY)

PHASE 2

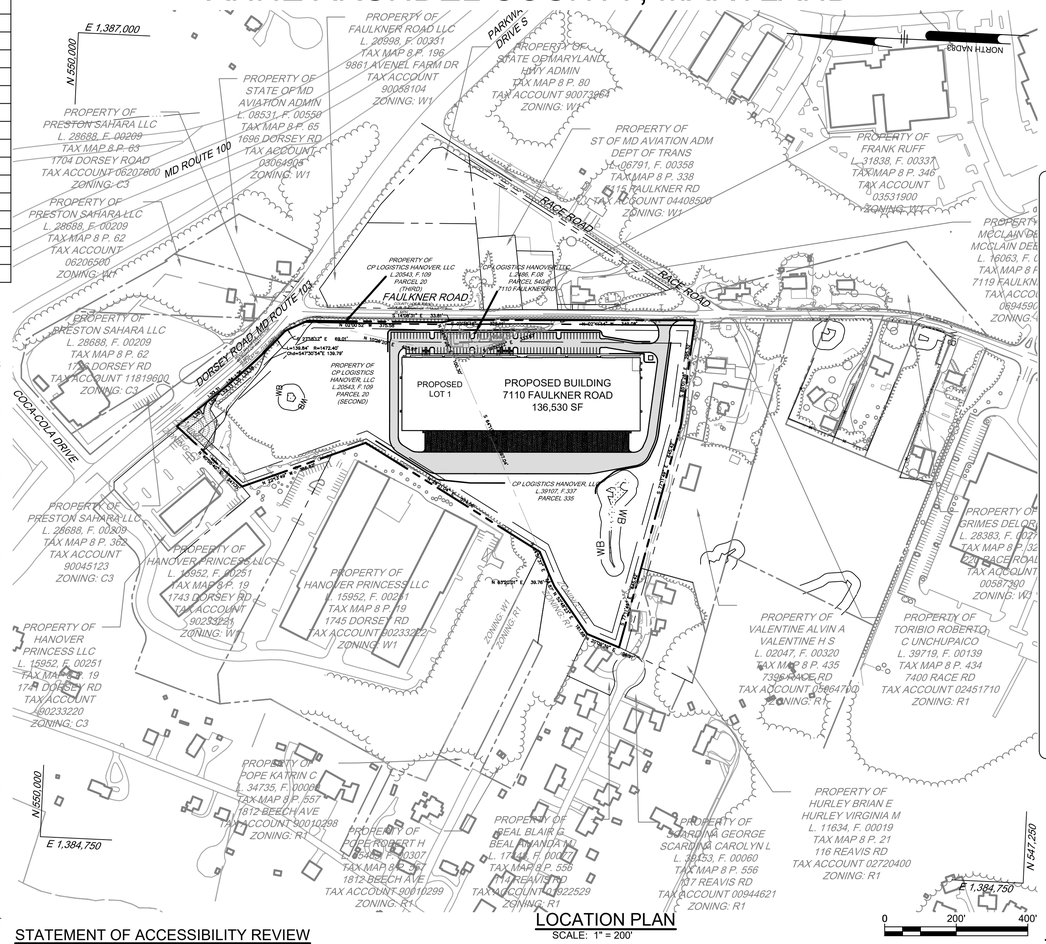
8. CLEAR, GRUB, AND ROUGH GRADE THE REMAINDER OF THE SITE TO ESTABLISH BUILDING PADS. SIMULTANEOUSLY BEGIN INSTALLATION OF STORM DRAIN, SEWER AND WATER. ELIMINATE TRAP #2 AND CONTINUE INSTALLATION OF STORM DRAIN FROM I-203 TO I-210. INSTALL INLET PROTECTION AS NOTED ON THE PLANS. (16 WEEKS)
9. CONCURRENT WITH GRADING AND UTILITY WORK, BEGIN RETAINING WALL CONSTRUCTION. AS RETAINING WALL CONSTRUCTION PROGRESSES, MODIFY EARTH DIKE ACCORDINGLY. INSTALL SEWER CONNECTION AT EX MH 38209 AND PUBLIC WATER METER CONNECTION TO THE SITE. (12 WEEKS)
10. AS GRADING, RETAINING WALL, AND UTILITY WORK PROGRESSES AND ONCE THE SITE IS BROUGHT TO SUBGRADE, INSTALL BUILDING UTILITY CONNECTIONS AND PROVIDE TEMPORARY STABILIZATION TO BUILDING PAD. (8 WEEKS)
11. CONTINUE GRADING, RETAINING WALL, AND UTILITY WORK. BEGIN BUILDING CONSTRUCTION. CONSTRUCT PROPOSED FOUNDATION AND ASSOCIATED IMPROVEMENTS. (8 WEEKS)

PHASE 3

12. ONCE THE SITE IS STABILIZED, WITH THE GRADING INSPECTOR'S APPROVAL, BUILDING 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.
13. BEGIN CURB AND GUTTER, AND BASE PAVEMENT INSTALLATION. (4 WEEKS)
14. WITH THE APPROVAL OF THE INSPECTOR AND UPON SUFFICIENT STABILIZATION OF THE SITE, FLUSH STORM DRAINS, REMOVE SEDIMENT TRAP #1. OPENINGS FOR TEMPORARY PIPES SHALL BE BRICKED UP. (2 WEEKS)
15. COMPLETE CURB AND GUTTER AND BASE PAVEMENT INSTALLATION. (2 WEEKS)
16. ONCE THE UPSTREAM AREAS ARE 95% STABILIZED, INSTALL SWM SYSTEMS, DEVICES, 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 NEW AACO/MDE SEDIMENT CONTROL CONSTRUCTION OF ESD PRACTICES AND SWM FACILITY SEQUENCES OF CONSTRUCTION ON SHEET 26. (3 WEEKS)
17. FINE GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS, INCLUDING ALL STORM DRAIN OUTFALLS. INSTALL ALL PAVING TO FINAL SURFACE. (1 WEEK)
18. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS. (1 DAY)

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON TAX MAP 8, GRID 7, PARCELS 20, 335 & 540. PROPOSED ADDRESS: 7110 FAULKNER ROAD, HANOVER, MD 21076
2. THE PROPERTY LIES WITHIN ZONE 'X' (AREA OF 0.2% ANNUAL CHANCE FLOOD) AS PLOTTED BY SCALE ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP No. 24003C0040E DATED OCTOBER 16, 2012 FOR ANNE ARUNDEL COUNTY, MARYLAND.
3. THE BEARINGS SHOWN ON THIS SURVEY ARE IN THE MARYLAND COORDINATE SYSTEM NAD 83/91 AND VERTICAL DATUM IS BASED ON NAVD88.
4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL TOPO SURVEY DATED SEPTEMBER 2023 AND ANNE ARUNDEL COUNTY GIS RECORDS. THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY PENNONI ASSOCIATES DATED OCTOBER 2023.
5. UNLESS OTHERWISE INDICATED, THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON VISIBLE EVIDENCE AND UTILITY MAPS, IF PROVIDED.
6. WETLANDS WERE FOUND ON THE SITE BASED ON A FIELD INVESTIGATION REPORT BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 15, 2023. NO STREAMS ARE LOCATED ON THE SITE.
7. THERE ARE TWO EXISTING BUILDINGS ON PARCEL 540 WHICH WILL BE REMOVED.
8. CURRENT WATER AND SEWER SERVICE AREAS:
   PUBLIC WATER: EXISTING WATER SERVICE AREA OF AIRPORT SQUARE (Page W-2)
   PUBLIC SEWER: PLANNED SEWER SERVICE AREA OF BALTIMORE CITY (Page S-2)
   THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER AND PLANNED SEWER.
9. THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA OR IN A BOG PROTECTION AREA.
10. STORMWATER MANAGEMENT IS PROVIDED BY MICROBIORETENTION AREAS, SUBMERGED GRAVEL WETLANDS AND AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. DETAILED STORMWATER MANAGEMENT PLANS AND COMPUTATIONS ARE PROVIDED WITH THE GRADING PERMIT PLAN.
11. THE PROJECT IS LOCATED IN THE PATAPSCO RIVER LOWER NORTH BRANCH WATERSHED (MD-DNR #2130906).
12. INFILTRATION FACILITIES SHALL NOT BE USED AS SEDIMENT CONTROL FEATURES AT ANY TIME DURING THE CONSTRUCTION AS PER AA COUNTY SWM PRACTICES AND PROCEDURES MANUAL SECTION 7.17.
13. 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.
14. RIGHT-OF-WAY DEDICATION ALONG FAULKNER ROAD IS SHOWN TO PROVIDE A 26' HALF SECTION IMPROVEMENT FOR A 52' RIGHT-OF-WAY.
15. MODIFICATION #17392 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 OCTOBER 30, 2024 WITH THE FOLLOWING CONDITIONS:
    1. SPECIMEN TREE MITIGATION CONSISTING OF 0.15 ACRES OF ONSITE PLANTING AND 6.58 ACRES OF FOREST MITIGATION BANK CREDITS SHALL BE PROVIDED.
    2. SPECIMEN TREES 1 AND 43 SHALL BE PRESERVED UTILIZING ANY PRESERVATION TECHNIQUES NECESSARY TO ENSURE THEIR SURVIVAL. ANY NECESSARY TECHNIQUES MUST BE IDENTIFIED ON THE FOREST CONSERVATION PLAN AND INCLUDED IN THE SEQUENCE OF CONSTRUCTION ON THE GRADING PERMIT(S).
    3. PRIOR TO FINAL SIGNATURE APPROVAL OF THE RECORD PLAT, THE DEVELOPER SHALL EXECUTE A FORESTATION AGREEMENT FOR ALL REQUIRED ONSITE REFORESTATION AND SPECIMEN TREE MITIGATION.
    4. PRIOR TO FINAL SIGNATURE APPROVAL OF THE RECORD PLAT, DOCUMENTATION MUST BE PROVIDED DEMONSTRATING THAT MITIGATION BANK CREDITS ADDRESSING ALL OUTSTANDING REFORESTATION AND SPECIMEN TREE MITIGATION OBLIGATIONS HAVE BEEN PURCHASED AND THAT THE TRANSACTION HAS BEEN PROCESSED BY THE COUNTY FORESTER.
16. MODIFICATION #17391 REGARDING ARTICLE 3.II.H.2.k (SIGHT DISTANCE AT COMMERCIAL ENTRANCES) TO ALLOW USE OF AASHTO STANDARDS FOR INTERSECTION SIGHT DISTANCE HAS BEEN APPROVED ON AUGUST 21, 2024 WITH THE FOLLOWING CONDITION:
    1. AS NOTED IN THE ATTACHED MAY 16, 2024 COMMENTS OF THE DEPARTMENT OF INSPECTIONS AND PERMITS, ENGINEERING DIVISION (I&P/ENGINEERING), THE VEGETATION LOCATED ALONG THE ROADSIDE AREA WITHIN THE SIGHT DISTANCE LINE OF SIGHT MUST BE SATISFACTORILY MAINTAINED. A CLEAR SIGHT TRIANGLE EASEMENT AND AGREEMENT WILL BE REQUIRED BY I&P/ENGINEERING DURING THE FINAL PLAN STAGE OF THE REVIEW PROCESS.
17. MODIFICATION #17393 REGARDING ARTICLE 17-6-401 (WETLANDS AND WETLAND BUFFER IMPACTS) TO ALLOW IMPACTS TO WETLANDS AND WETLAND BUFFERS WAS DENIED ON OCTOBER 30, 2024 DUE TO THE RELIEF BEING NO LONGER NECESSARY BASED ON PLAN REVISIONS.
18. MODIFICATION #17605 REGARDING LANDSCAPE MANUAL SECTION IV(B)(2) TO ALLOW CLEARING OF A LANDSCAPE BUFFER IN ORDER TO INSTALL A STORMWATER MANAGEMENT DEVICE AND CONSTRUCT DRAINAGE IMPROVEMENTS HAS BEEN APPROVED ON OCTOBER 16, 2024.
19. A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS INC. DATED APRIL 2024.
20. A GEOTECHNICAL INVESTIGATION FOR THE SUBJECT PROPERTY WAS PERFORMED BY PENNONI IN SEPTEMBER 2024.
21. THE SITE IS SUBJECT TO MARYLAND AVIATION ADMINISTRATION REVIEW AND APPROVAL DUE TO PROPERTY LOCATION WITHIN THE BWI AIRPORT 4 MILE DISTRICT.
22. "NO PARKING" WILL BE REQUIRED BY THE FIRE DEPARTMENT AS DEEMED NECESSARY FOR ADEQUATE ACCESS AND OPERATIONAL REQUIREMENTS. ROADWAYS AND FIRE LANES MUST PROVIDE 20' 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 REQUIRED CURB MARKINGS AND SIGNS. THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER INSTALLATION.
23. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN EFFECT AT THE TIME OF PERMIT.
24. ALL EXISTING STRUCTURES WITHIN THE PROPERTY ARE TO BE REMOVED. ALL DRIVEWAYS WITHIN THE PROPERTY ARE TO BE REMOVED.
25. MODIFICATION MOD-2025-0021 REGARDING ARTICLE 17-2-103 (COMPLIANCE WITH OTHER LAW (DPW DESIGN MANUAL); THE APPLICANT REQUESTED A MODIFICATION FROM CHAPTER 3.II.G.5 OF THE ANNE ARUNDEL COUNTY DESIGN MANUAL TO REDUCE SIGHT DISTANCE REQUIREMENTS AT THE ENTRANCE WITH THE INSTALLATION OF ADDITIONAL WARNING SIGNAGE. THIS MODIFICATION HAS BEEN APPROVED ON NOVEMBER 5, 2025.



LOCATION PLAN
SCALE: 1" = 200'

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: 10/8/2025

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 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

OWNERS

CP LOGISTICS HANOVER, LLC
7106 FAULKNER ROAD
HANOVER, MD 21076
PARCEL 20
MAILING ADDRESS: 400 CAPITOL MALL, SUITE 2040
SACRAMENTO, CA 95814
TAX ACCOUNT 444402454200
ATTN: JOE PETERS
EMAIL: JPeters@pennattoni.com
PHONE: 717-649-9588

CP LOGISTICS HANOVER, LLC
PARCEL 335
MAILING ADDRESS: 400 CAPITOL MALL, SUITE 2040
SACRAMENTO, CA 95814
TAX ACCOUNT 400090038382
ATTN: JOE PETERS
EMAIL: JPeters@pennattoni.com
PHONE: 717-649-9588

CP LOGISTICS HANOVER, LLC
7110 FAULKNER RD
HANOVER, MD 21076
PARCEL 540
TAX ACCOUNT 500016955103
ATTN: JOE PETERS
EMAIL: JPeters@pennattoni.com
PHONE: 717-649-9588

BENCHMARKS

BENCHMARK: PENNONI TRAV 101
DESCRIPTION: PENNONI TRAVERSE 101
ELEVATION: 164.87
HORIZONTAL: NAD83/91
VERTICAL CONTROL: NAVD88
N 548640.58
E 1386292.04

BENCHMARK: PENNONI TRAV 104
DESCRIPTION: PENNONI TRAVERSE 104
ELEVATION: 169.90'
HORIZONTAL: NAD83/91
VERTICAL CONTROL: NAVD88
N 548318.68
E 1385721.41

BENCHMARK: FRONT LEFT HEADWALL
DESCRIPTION: MDOT HEADWALL
ELEVATION: 137.34
HORIZONTAL: NAD83/91
VERTICAL CONTROL: NAVD88
N 549365.90
E 1386205.66

BENCHMARK: FRONT LEFT INLET
DESCRIPTION: MDOT INLET
ELEVATION: 143.87
HORIZONTAL: NAD83/91
VERTICAL CONTROL: NAVD88
N 549659.59
E 1385930.04

DEVELOPER

CP LOGISTICS HANOVER, LLC
400 CAPITOL MALL, SUITE 2040
SACRAMENTO, CA 95814
ATTN: JOE PETERS
EMAIL: JPeters@pennattoni.com
PHONE: 717-649-9588

DESIGN CONSULTANT

PENNONI ASSOCIATES INC.
8890 MCGAW ROAD, SUITE 100
COLUMBIA, MD 21045

JOHN C. POVALAC, PE
JPovalac@pennoni.com
410-401-1387

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING PARCELS INTO A SINGLE LOT AND SHOW THE DEVELOPMENT OF ONE BUILDING TOTALING 136,530 SF, ASSOCIATED PARKING AND CONSOLIDATION OF THE PROPERTY.

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. Responsible personnel on site: TBD
   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.

1/19/2026
SIGNATURE OF APPLICANT DATE
JOE PETERS
NAME
DEVELOPMENT MANAGER
TITLE
CP LOGISTICS HANOVER, LLC
AFFILIATION
400 CAPITOL MALL, SUITE 2040, SACRAMENTO, CA 95814
ADDRESS
717-649-9588
TELEPHONE NUMBER
jpeters@pnattoni.com
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 CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.

SITE ANALYSIS SUMMARY

EXISTING SITE AREA: 15.81 AC (688,631 SF)
PROPOSED R/W DEDICATION: 0.24 ACRES (10,475 SF)
PROPOSED SITE AREA: 15.57 AC (678,156 SF)

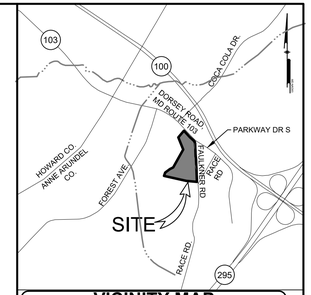
LIMIT OF DISTURBANCE: 9.64 ACRES (420,067 SF)
(INCLUDES OFFSITE DISTURBANCE)
CUT: 61,860 CY
FILL: 24,772 CY
AREA VEGETATIVELY STABILIZED: 3.40 ACRES (148,227 SF)
EXISTING IMPERVIOUS AREA: 0.22 ACRES (9,430 SF)
PROPOSED IMPERVIOUS AREA: 6.24 ACRES (271,840 SF)
CRITICAL AREA: NO
SENSITIVE AREA: NO

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

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

3-25-26
Date

AASCD #
GP# G02020410
Pond #



VICINITY MAP
SCALE: 1"=2000'

OWNER: CP LOGISTICS HANO