GRADING PERMIT
BWI AEROTROPOLIS SOUTH LOTS 11 & 12
7281 CORPORATE CENTER DRIVE
5TH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

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GRADING PERMIT GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON TAX MAP 3, GRID 23, PARCEL 272, LOTS 11 AND 12.
EXISTING ADDRESSES: 7221 (LOT 11), AND 7241 (LOT 12) CORPORATE CENTER DRIVE.
PROPOSED ADDRESS:
7281 CORPORATE CENTER DRIVE

2. ACCORDING TO FEMA PANEL #24003C004E DATED OCTOBER 16, 2012 THERE IS 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. TOPOGRAPHIC SURVEY IS A COMBINATION OF A LIDAR SURVEY BY PENNONI DATED MARCH 2022, FIELD SURVEY BY PENNONI DATED MARCH 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 2022.

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.

7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

8. THE SITE IS UNDEVELOPED. THERE ARE NO EXISTING BUILDINGS ON SITE.

9. EXISTING ZONING: W1 (INDUSTRIAL PARK DISTRICT)

10. CURRENT WATER AND SEWER SERVICE AREAS: EXISTING.
PUBLIC WATER: WATER SERVICE AREA OF AIRPORT SQUARE (#13)
PUBLIC SEWER: SEWER SERVICE AREA OF BALTIMORE CITY (#1)
THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER.

11. WATER: EXISTING 16" PUBLIC WATER LINE IS PRESENT IN THE WEST SIDE OF CORPORATE CENTER DR.

12. SEWER: EXISTING 8" PUBLIC SEWER CONNECTIONS ARE PRESENT ALONG THE PROPERTY FRONTAGE ALONG CORPORATE CENTER DR.

13. THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

14. THESE LOTS WERE PREVIOUSLY THE SUBJECT OF A FOREST STAND DELINEATION/FOREST CONSERVATION PLAN FOR THE CONSTRUCTION OF CORPORATE CENTER DRIVE, THE CONSTRUCTION OF THE MDOT HEADQUARTERS, AND THE SUBDIVISION KNOWN AS BWI AEROTROPOLIS SOUTH. THE PLAN WAS PREPARED BY GREENHORNE & O'MARA AND APPROVED BY THE MD DEPARTMENT OF NATURAL RESOURCES ON MAY 19, 2005, AND REVISED THROUGH SEPTEMBER 2012. FOREST CONSERVATION EASEMENTS FOR THE DEVELOPMENT OF LOTS 2-4 WERE PROVIDED ON LOTS 8A, 8B, 10,11,12,13, AND 15.

15. STORMWATER MANAGEMENT IS PROVIDED THROUGH MICROBIORETENTION, SUBMERGED GRAVEL WETLANDS, BIOSWALES, GRASS SWALES, AND UNDERGROUND STORMWATER FACILITIES.

16. THE PROJECT IS LOCATED IN THE PATAPSCO RIVER LOWER NORTH BRANCH WATERSHED (MD-DNR #02130906).

17. THERE ARE WETLANDS, STREAMS OR FLOODPLAINS ON SITE.

18. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.

19. THERE IS NO RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS PLAN.

20. TRAFFIC BEARING COVERS SHALL BE PROVIDED FOR ALL MANHOLES/ COVERS IN PAVED AND TRAFFIC AREAS.

21. 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.

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. 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.

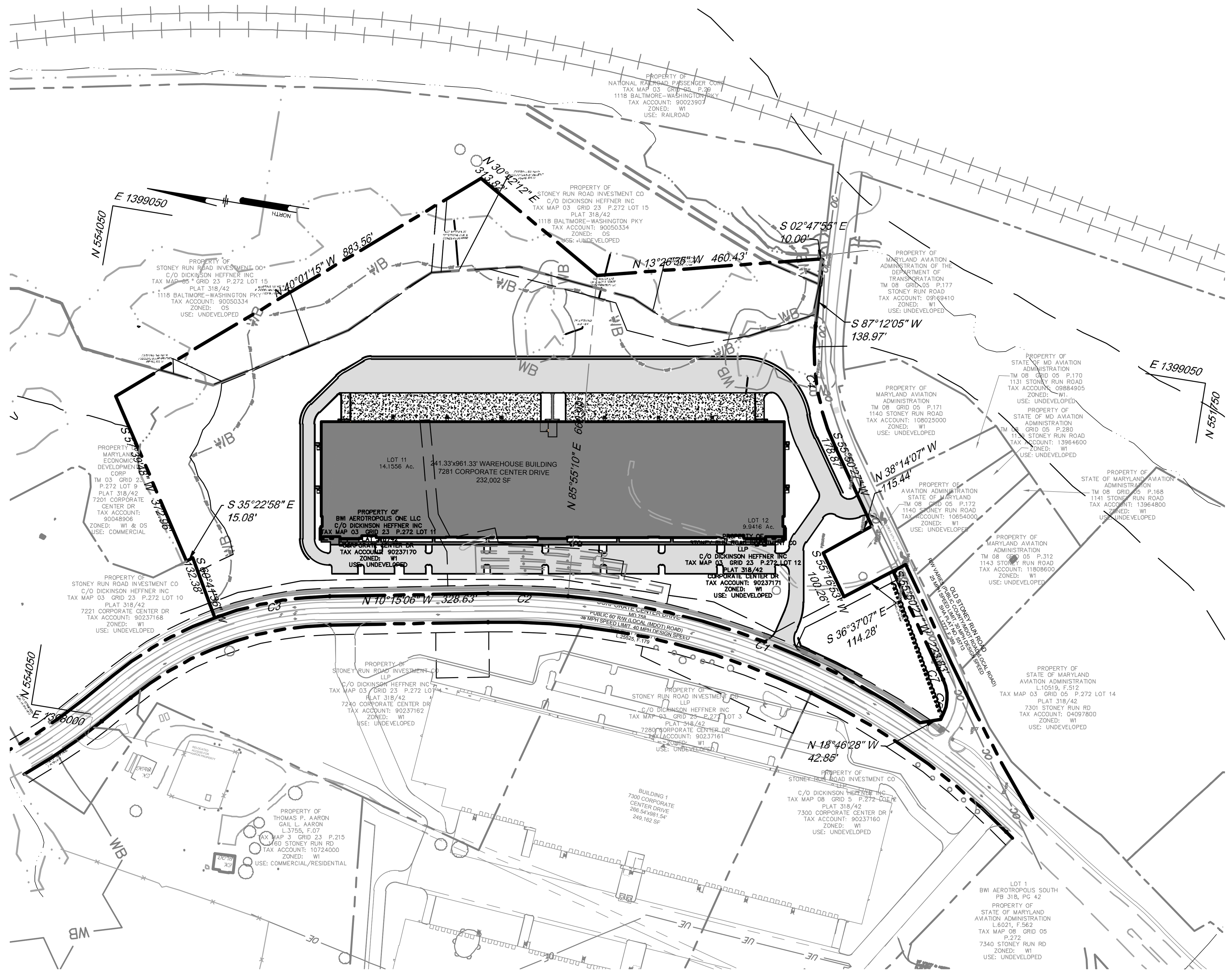
24. MODIFICATION #17042 REGARDING ARTICLE 17-6-401 (WETLANDS AND WETLAND BUFFER IMPACTS) TO ALLOW IMPACTS TO WETLANDS AND WETLAND BUFFERS HAS BEEN APPROVED ON SEPTEMBER 25, 2024 WITH THE FOLLOWING CONDITION:
1. AN EXECUTED FORESTATION AGREEMENT AND FOREST CONSERVATION EASEMENT AGREEMENT MUST BE PROVIDED PRIOR TO FINAL PLAN APPROVAL.

25. MODIFICATION #17043 REGARDING ARTICLE 17-6-303(b)(5) (REMOVING SPECIMEN TREES) TO ALLOW REMOVAL OF 7 OF THE 13 SPECIMEN TREES HAS BEEN APPROVED ON SEPTEMBER 25, 2024 WITH THE FOLLOWING CONDITION:
1. AN EXECUTED FORESTATION AGREEMENT AND FOREST CONSERVATION EASEMENT AGREEMENT MUST BE PROVIDED PRIOR TO FINAL PLAN APPROVAL.

26. MODIFICATION #17044 REGARDING ARTICLE 3.II.H.2.k (SIGHT DISTANCE AT COMMERCIAL ENTRANCES) TO ALLOW STOPPING SIGHT DISTANCE FOR THE ENTRANCE ONTO OLD STONEY RUN ROAD HAS BEEN APPROVED ON OCTOBER 24, 2024 WITH THE FOLLOWING CONDITIONS:
1. THE APPLICANT/DEVELOPER SHALL MAINTAIN THE VEGETATION ALONG THEIR FRONTAGE.
2. NO WARNING AND STOP SIGNS ARE REQUIRED ON CORPORATE ROAD.
3. THE DEVELOPER/APPLICANT MUST ADDRESS THE TRUCKS EXITING THE SITE WITH A STOP SIGN FOR BOTH ACCESS POINTS. THOSE SIGNS DO NOT HAVE TO BE INDICATED ON THE PUBLIC PLAN AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO INSTALL AND MAINTAIN. A NOTE SHOULD BE ADDED TO THE PLANS, INCLUDING THE FINAL PLAN, GRADING PLANS, AND THE PLAT.
4. ON THE PLANS, NOTE THE DESIGN SPEED AND THE POSTED SPEED LIMIT OF THE ROADS FRONTING THIS PROPERTY.

27. A DETAILED HYDROLOGIC (SOIL CONSERVATION SERVICE TR-20 COMPUTER PROGRAM) AND HYDRAULIC (U.S. ARMY CORPS OF ENGINEERS' STEP – BACKWATER HEC-2 COMPUTER PROGRAM) FLOODPLAIN STUDY, TITLED STONEY RIDGE TECHNOLOGY PARK, STONEY RUN, 100-YEAR FLOODPLAIN STUDY, DATED AUGUST 2001, AND LAST REVISED JUNE 2002 HAS BEEN PREPARED BY GREENHORNE & O'MARA WHICH REPRESENTS THE AREA OF THIS FINAL PLAN. THE 100-YEAR FLOODPLAIN IS DELINEATED AND IS SHOWN WITH METES AND BOUNDS ON THE ADMINISTRATIVE PLAT, BWI AEROTROPOLIS SOUTH, DATED MAY 2012 (S2003-036 / P2003-0070-00-OF) TO BE WITHIN THE FOREST CONSERVATION EASEMENT (FCE) AREA RECORDED IN L.25458 PG.0005, DATED 10/7/2011. ADDITIONALLY, THE SPECIAL FLOOD HAZARD AREA (SFHA) ZONE A (1% ANNUAL CHANCE FLOOD, 100-YEAR FLOOD) FOR STONY RUN WHICH IS LOCATED ALONG THE EAST SIDE OF THE DEVELOPMENT PROJECT AREA IS REPRESENTED ON THE U.S. DEPARTMENT OF HOMELAND SECURITY – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AACO, MD FIRM – FLOOD INSURANCE RATE MAP, PANEL 29 OF 395, MAP NUMBER 24003C0029E, EFFECTIVE DATE OCTOBER 16, 2012. FEE SIMPLE INTEREST CONVEYANCE OF THE FLOODPLAIN TO THE COUNTY OR A FLOODPLAIN EASEMENT SUFFICIENT TO ALLOW THE COUNTY TO ACCESS AND MAINTAIN THE 100-YEAR FLOODPLAIN MAY BE REQUIRED BY THE DEVELOPER IF THE PLANNING AND ZONING OFFICER DETERMINES IT TO BE APPROPRIATE, PER AACO CODE § 17-3-701, 100-YEAR FLOODPLAIN REQUIREMENTS (BILL NO. 3-05, BILL NO. 59-10).

28. MODIFICATION #17746 REGARDING LANDSCAPE MANUAL IV.B.2 (BUFFER REQUIREMENTS) WAS APPROVED ON JULY 30, 2025.



LOCATION PLAN
SCALE: 1" = 200'

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.

SIGNATURE OF APPLICANT/DEVELOPER
RAY GOINS
NAME
Senior Vice President
TITLE
TC MIDATLANTIC DEVELOPMENT V, INC.
AFFILIATION
888 16th ST, NW, SUITE 555 WASHINGTON, DC 20006
ADDRESS
202-295-3818
TELEPHONE NUMBER
RGoins@trammellcrow.com
EMAIL ADDRESS

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF ONE BUILDING TOTALING 232,002 SF, ASSOCIATED PARKING AND CONSOLIDATE THE TWO PARCELS INTO ONE PARCEL.

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.

BENCHMARKS

BENCHMARK NUMBER: 1001
DESCRIPTION: TRAVERSE 1001 GPS (PENNONI)
ELEVATION: 108.71
VERTICAL CONTROL: NAVD88
N 551973.3503
E 1398104.0162

BENCHMARK NUMBER: 1002
DESCRIPTION: TRAVERSE 1002 GPS (PENNONI)
ELEVATION: 99.33
VERTICAL CONTROL: NAVD88
N 1398346.5340
E 1398346.5340

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: WITH THE INSPECTOR'S APPROVAL, STOCKPILE(S) MAY BE RELOCATED/ADDED TO SITE WITH SEDIMENT CONTROLS (RSF).

PHASE 1

2. STAKEOUT LIMITS OF DISTURBANCE FOR THE ENTIRE PROJECT. (3 DAYS)

3. PRIOR TO CLEARING AND GRUBBING SITE, INSTALL STORM DRAIN FROM E-100 TO EX S-1 AND CONSTRUCT PLUNGE POOL OUTFALL AT E-100 PER DAILY STABILIZATION NOTE. CONNECTION TO EXISTING UNDERGROUND FACILITY SHALL BE MADE DURING A THREE DAY CLEAR WEATHER PERIOD. CLEAR AND GRUB FOR THE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER CONTROLS. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER CONTROLS INCLUDING SUPER SILT FENCE, REINFORCED SILT FENCE AND REINFORCED DIVERSION 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 SEDIMENT BASIN #1 INCLUDING CONSTRUCTION FROM E-200 TO M-201. INSTALL INFLOW PROTECTION, BAFFLE BOARDS AND TEMPORARILY STABILIZE. INSTALL SEDIMENT CONTROL MONITORING DEVICE. (1 WEEK)

6. OBTAIN INSPECTOR'S APPROVAL OF BASIN INSTALLATION AND INSTALL ASSOCIATED EARTH DIKES AND STABILIZE. (1 WEEK)

7. CONTACT THE INSPECTOR FOR APPROVAL OF BASIN 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. INSTALLATION OF STORM DRAIN FROM I-204 TO M-201, I-209 TO M-201, E-205 TO M-213, E-308 TO M-212, E-210 TO M-213 AND M-201 TO M-215 SHALL BE DEFERRED UNTIL SEDIMENT BASIN HAS BEEN REMOVED. TEMPORARILY BLOCK STORM DRAIN INFLOWS TO UNDERGROUND FACILITY WITH SAND BAGS. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT BASIN. INSTALL INLET PROTECTION AS NOTED ON THE PLANS. INSTALL FLOATING EARTH DIKE TO LIMIT DRAINAGE AREA TO SEDIMENT BASIN TO NO MORE THAN 10 ACRES. NOTE: CLEARING, GRUBBING AND GRADING WILL BE LIMITED TO 20 ACRES. (16 WEEKS)

9. CONCURRENT WITH GRADING AND UTILITY WORK, BEGIN RETAINING WALL CONSTRUCTION. AS RETAINING WALL CONSTRUCTION PROGRESSES, MODIFY FLOATING EARTH DIKE ACCORDINGLY. INSTALL SEWER CONNECTION AT EX MH 34891 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 BASIN AND COMPLETE THE REMAINING STORM DRAIN INSTALLATION. OPENINGS FOR TEMPORARY PIPES SHALL BE BRICKED UP. (2 WEEKS)

15. COMPLETE CURB AND GUTTER AND BASE PAVEMENT INSTALLATION. (1 WEEK)

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 28 AND SHEET 35. (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)

PHASE IV

19. MAINTAIN SITE AS NECESSARY TO ENSURE MINIMUM 95% VEGETATIVE COVER IN ALL VEGETATED AREAS. REFER TO SEEDING AND STABILIZATION SPECIFICATIONS WITHIN THIS SET FOR GUIDELINES. UTILIZE STABILIZATION MATTING AS NECESSARY IN SWALES OR SLOPE SITUATIONS.

SITE ANALYSIS SUMMARY

SITE AREA: 24.10 ACRES (1,049,673 SF)
LIMIT OF DISTURBANCE: 14.49 AC (631,239 SF) (INCLUDES OFFSITE DISTURBANCE)

CUT: 3,108 CY
FILL: 256,270 CY
AREA VEGETATIVELY STABILIZED: 4.31 ACRES (187,700 SF)
EXISTING IMPERVIOUS AREA: 0 ACRES (0 SF)
PROPOSED IMPERVIOUS AREA: 10.32 ACRES (443,539 SF)
CRITICAL AREA: NO
SENSITIVE AREA: NO

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

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
STATE OF MARYLAND · JOHN CLEMENT POVALAC · No. 27742 · REGISTERED PROFESSIONAL ENGINEER

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

DEVELOPER

TC MIDATLANTIC DEVELOPMENT V, INC.
ATTN: RAY GOINS
888 16th ST, NW, SUITE 555
WASHINGTON, DC 20006
RGoins@trammellcrow.com
202-295-3818

DESIGN CONSULTANT

PENNONI ASSOCIATES INC.
8890 MCGAW ROAD, SUITE 100
COLUMBIA, MD 21045
PETER J. STONE, RLA
pstone@pennoni.com / 410-997-8900

OWNER

STONEY RUN ROAD INVESTMENT CO LLP
C/O DICKINSON HEFFNER INC
AND
BWI AEROTROPOLIS ONE LLC
C/O DICKINSON HEFFNER INC
856 ELKRIDGE LANDING RD
LINTHICUM, MD 21090

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.

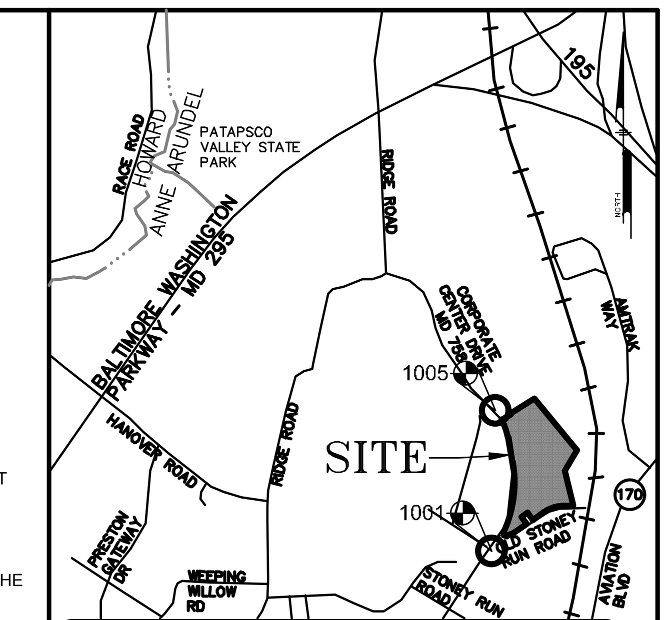
PRINT NAME: JOHN C. POVALAC

SIGNATURE: DATE: 01/06/25

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

12-30-2025
Date

AASCD # 2022-0482
GP# 02020362
Pond #



VICINITY MAP
SCALE: 1"=2000'

OWNER: STONEY RUN ROAD INVESTMENT CO LLP & BWI AEROTROPOLIS ONE LLC
C/O DICKINSON HEFFNER INC
856 ELKRIDGE LANDING RD
LINTHICUM, MD 21090

DEVELOPER: TC MIDATLANTIC DEVELOPMENT V, INC.
ATTN: RAY GOINS
888 16th ST, NW, SUITE 555
WASHINGTON, DC 20006

Pennoni
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

GRADING PERMIT
BWI AEROTROPOLIS SOUTH LOTS 11 & 12
TAX MAP 3 GRID 23 PARCEL 272 LOTS 11 & 12
7281 CORPORATE CENTER DRIVE
HANOVER, MD 21076
ZONING: W1 5TH 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: 7-18-2026"

Pennoni

DESIGNED: PJS
DRAWN: ALC
DATE: 12/19/2025
SCALE: 1"=200'

FILE NO: TRCRO21001
SHEET: 1 OF 65

U:\Accounts\TRCRO\TRCRO21001 – BWI Aerotropolis Lots 11–12\DESIGN_SHEETS\GRADING PERMIT\TRCRO21001–GP01.dwg

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