

ENVIRONMENTAL CONCEPT PLAN for MARYLAND FOOD CENTER AUTHORITY

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	--- M-2 R-20
EX. CONCRETE CURB AND GUTTER	--- EX. C&G
EX. CURB AND GUTTER TO BE REMOVED	--- X X X X X X X X X X X X
EX. EDGE OF PAVING	---
EX. CONCRETE TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	---
EX. SIGN	EX. SIGN / EX. ID SIGN
EX. CHAIN LINK FENCE	X X X X X X X X X X X X
EX. STORM DRAIN, MANHOLE & INLET	--- EX. 15"D
EX. RIP-RAP	---
EX. SANITARY SEWER, MANHOLE & CLEANOUT	--- EX. 6"S
EX. WATER MAIN, VALVE & FIRE HYDRANT	--- EX. 6"W
EX. ELECTRIC LINE	--- E
EX. GAS LINE	--- G
EX. TELEPHONE LINE, POLE & BOX	--- T
EX. POLE WITH LIGHT	---
EX. UTILITY POLE & GUY WIRE	---
EX. BOLLARD	---
EX. OVERHEAD LINE	--- OH
EX. INDEX CONTOURS	--- 220
EX. INTERMEDIATE CONTOURS	--- 218
EX. TREE LINE	---
EX. TREE	---
EX. TREE TO BE REMOVED	--- Utd ('D')
EX. SOIL LINE	--- UsB ('D')
EX. FOREST BUFFER LINE	--- FB
EX. FOREST BUFFER EASEMENT LINE	---
EX. STREAM LINE	---
"EXISTING" DESIGNATION	EX.
BUILDING RESTRICTION LINE	--- BRL
LANDSCAPE RESTRICTION LINE	--- LRL
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	--- PR. C&G
PR. CONCRETE	---
PR. RIP-RAP	---
PR. STORM DRAIN, MANHOLE & INLET	--- PR. 15"D
PR. SANITARY SEWER & CLEANOUT	--- PR. 6"S
PR. WATER MAIN, VALVE & FIRE HYDRANT	--- PR. 6"W
PR. INDEX CONTOURS	230
PR. INTERMEDIATE CONTOURS	226
PR. RETAINING WALL	---
PR. SIGN	---
PR. PARKING COUNT	(8)
"PROPOSED" DESIGNATION	PR.
LIMIT OF DISTURBANCE	---
SOIL BORINGS	SWM-1

SWM DESIGN NARRATIVE

The subject site consists of two (2) parcels: Parcel B & E. It is currently owned by the Maryland Food Center Authority. The existing building on Parcel B houses a seafood processing plant, a restaurant, a maintenance department and an office. The proposed development will expand the existing building by about 104,450 SF and add several other buildings totaling approximately 166,000 SF. The subject site is draining towards an existing pond which is providing 2- and 10-yr quantity management as shown on the previously approved drawings (F-82-120). The property south of Parcel E is zoned R-20.

As mentioned above, the existing site drains in the westerly direction to an existing pond through two (2) separate storm drain systems. The existing storm drain systems are within Oceano Ave and Tar Bay Drive. The proposed development maintains the same drainage pattern to the existing pond (F-82-120 & F-83-052). Both existing storm drain systems as well as the existing pond seem to be in good condition.

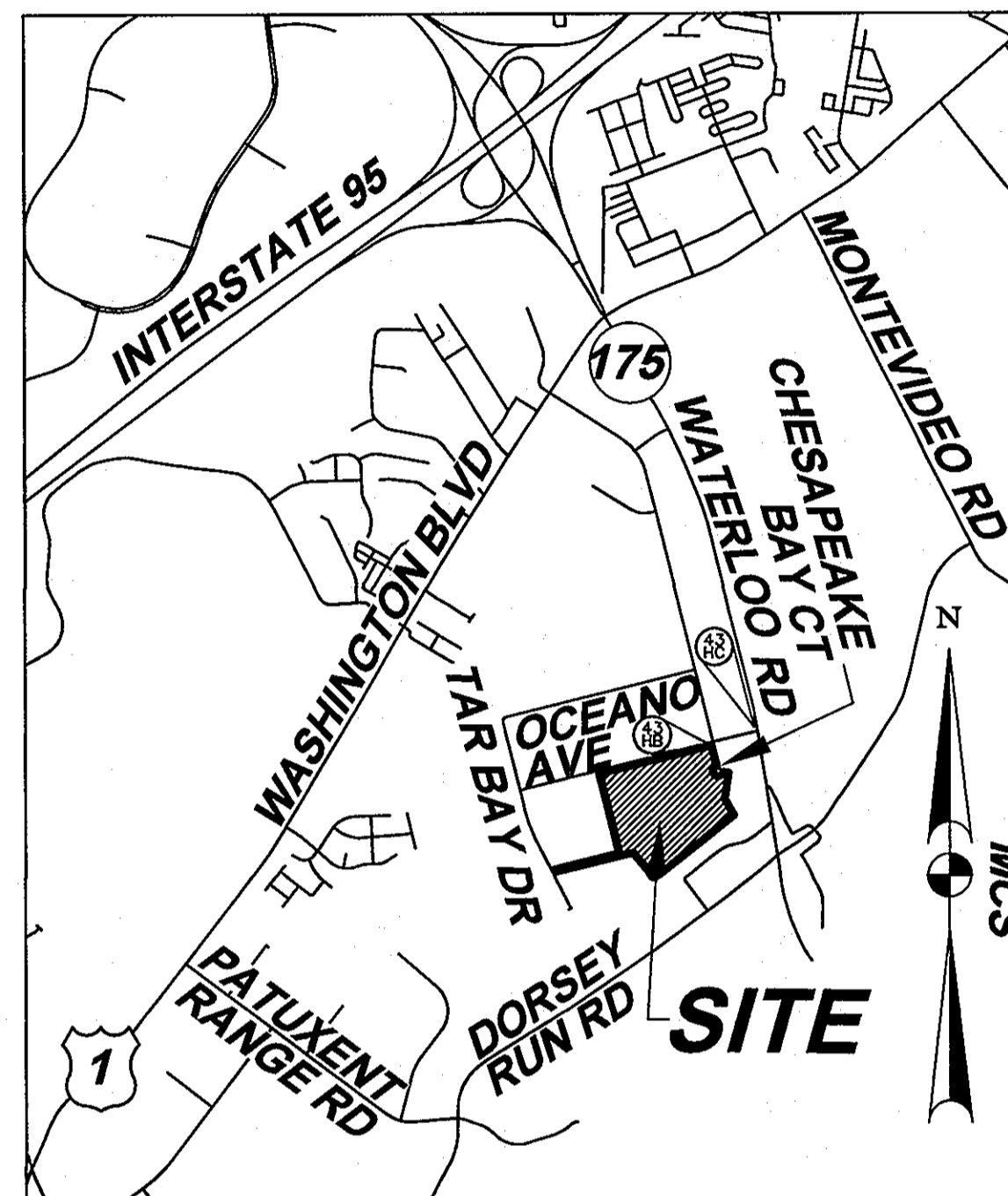
Forest is present on the tie-in slopes along the southern edge of the site, continuing around the southeast corner of the site. The forest occupies 1.9 acres of the site. Only about 0.1 acres of forest will be cleared along the southeast corner of the property for grading purposes. Every effort was made to keep the clearing of the existing forest to a minimum. The industrial nature of the site made it next to impossible to preserve all of the existing forest without severely impacting the overall functionality of the site. A forest conservation easement will be placed over the remaining existing forest.

Storm water management shall be addressed according to new development requirements. Six (6) storm water management facilities: two (2) micro-bioretention, three (3) submerged gravel wetland facilities and pervious pavement have been provided onsite to fulfill ESD volume requirements. Recharge requirements are being fulfilled through a stone trench under ESD Practice #4.

STORM WATER MANAGEMENT SUMMARY	
TOTAL DEVELOPABLE AREA (LOD)	1,075,250 SF OR 24.68 Ac
PROPOSED IMPERVIOUS AREA	808,169 SF OR 18.55 Ac
EXISTING IMPERVIOUS AREA	28,595 SF OR 0.66 Ac
IMPERVIOUS AREA TO BE TREATED (PROP. - EX.)	779,574 SF OR 17.90 Ac
IMPERVIOUS AREA TREATED	783,930 SF OR 18.00 Ac
ESD TREATMENT VOLUME REQUIRED	113,373 CF
ESD TREATMENT VOLUME PROVIDED	116,095 CF
TARGET P _e REQUIRED	1.80
TARGET P _e PROVIDED	1.84
RECHARGE VOLUME REQUIRED	4,406 CF
RECHARGE VOLUME PROVIDED	4,699 CF

SITE DATA

- GENERAL SITE DATA:
 - TOTAL SITE AREA: 35.96 Ac
PARCEL B: 17.78 Ac
PARCEL E: 18.18 Ac
 - PRESENT ZONING: M-2
 - APPLICABLE DPZ FILE REFERENCES:
F-07-184, F-82-120, F-83-052, SDP-83-188, SDP-87-001
 - EXISTING USE: WAREHOUSE/OFFICE
 - PROPOSED USE: WAREHOUSE/OFFICE
- AREA TABULATION:
 - TOTAL SITE AREA: 1,566,820 SF or 35.96 Ac
 - LIMIT OF DISTURBANCE (LOD): 1,075,950 SF or 24.70 Ac
 - PROPOSED IMPERVIOUS AREA: 797,492 SF or 18.08 Ac
 - WETLANDS (BUFFER): 0.00 Ac
 - FLOODPLAINS (BUFFER): 0.00 Ac
 - TOTAL AREA OF STEEP SLOPES (15% OR MORE): 4.02 Ac
 - FORESTS: 1.90 Ac
 - GREEN OPEN AREA: 6.62 Ac (WITHIN LOD)



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP / GRID NUMBER: 44 / 2D
ADC MAP COORDINATES: 76° 47' 00" / 39° 08' 30"

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER HOWARD COUNTY CONTROL POINTS:
CONTROL POINT: 43HB N 543,166.77; E 1,374,425.02 EL. 251.57
CONTROL POINT: 43HC N 543,386.16; E 1,374,935.81 EL. 253.87

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	EROSION AND SEDIMENT CONTROL PLAN - OVERALL PLAN
3	EROSION AND SEDIMENT CONTROL PLAN - PLAN VIEW I
4	EROSION AND SEDIMENT CONTROL PLAN - PLAN VIEW II
5	EROSION AND SEDIMENT CONTROL PLAN - PLAN VIEW III
6	STORMWATER MANAGEMENT PLAN - OVERALL PLAN

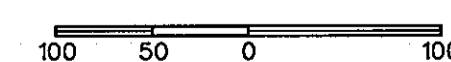
NOTE: APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR REDLINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Chris Edmund</i> Chief, Development Engineering Division	2-14-14 Date
<i>Kevin J. Johnson</i> Chief, Division of Land Development	2/12/14 Date

ADDRESS CHART	
LOT / PARCEL NO.	STREET ADDRESS
PARCEL B	7901 OCEANO AVENUE
PARCEL E	7775 S. CHESAPEAKE BAY COURT

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.			
MARYLAND FOOD CENTER AUTHORITY	3	B/662 & E/696			
PLAT NO. or L/F	GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
5461 & 12210	21	M-2	43	6TH	6069.01

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

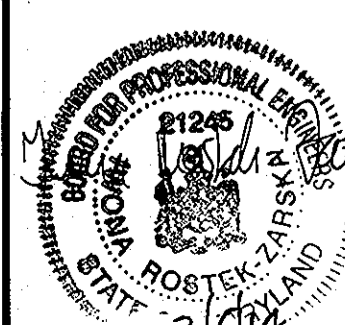


BLDG

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Consulting Engineers

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PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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. 21245, EXPIRATION DATE: JUNE 9, 2014.

OWNER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVE
JESSUP, MD 20794
PHONE (410) 379-5760
FAX (410) 379-5773

DEVELOPER / APPLICANT
MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
PHONE (410) 298-2600
FAX (410) 298-9644

REVISIONS			DATE	NO.	DESCRIPTION	BY

COVER SHEET
MARYLAND FOOD CENTER AUTHORITY
PARCEL B & E

DRAWING NO.
C-1

STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF PERMITS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A. THREE (3) CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - B. SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
6. SITE ANALYSIS:

TOTAL AREA OR SITE	35.96	ACRES +/-
AREA DISTURBED	24.70	ACRES +/-
AREA TO BE ROOFED OR PAVED	18.17	ACRES +/-
AREA TO BE VEGETATIVELY STABILIZED	6.53	ACRES +/-
TOTAL CUT	50,000	CUBIC YARDS +/-
TOTAL FILL	50,000	CUBIC YARDS +/-
OFF-SITE WASTE/BORROW AREA LOCATION	N/A	

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
10. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE DAY; WHICHEVER IS SHORTER.
11. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS TO BE STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

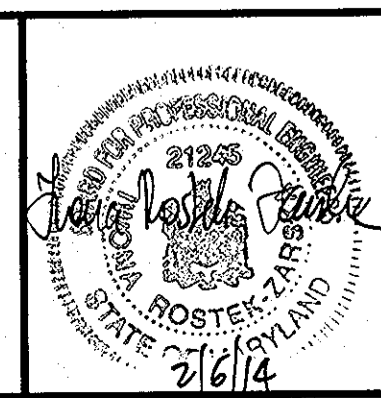
SEDIMENT CONTROL LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- MOUNTAIN BERM TYPE A
- ROCK OUTLET PROTECTION
- AT GRADE INLET PROTECTION
- CURB INLET PROTECTION
- REMOVABLE PUMP STATION
- TEMPORARY GABION OUTLET STRUCTURE

SEQUENCE OF OPERATION

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS PRIOR TO BEGINNING WORK (1 DAY).
3. CLEAR AND GRUB FOR INSTALLATION OF ALL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES. (2 DAYS)
4. INSTALL ALL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES INCLUDING STABILIZED CONSTRUCTION ENTRANCE (SCE), SILT FENCE, SUPER SILT FENCE AND TEMPORARY GABION OUTLET STRUCTURE AS SHOWN ON THE PLAN. (3 DAYS)
5. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, CLEAN/GRADE EXISTING SEDIMENT BASIN AS SHOWN ON THE PLAN, REPLACE EXISTING METAL RISER WITH PROPOSED RISER AS SHOWN ON THE DETAIL SHEET. (5 DAYS)
6. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN GRADING OPERATIONS WITHIN PHASE I ONLY AS DELINEATED ON THE PLAN, MAINTAIN POSITIVE DRAINAGE TO SEDIMENT CONTROL MEASURES AND DEVICES AT ALL TIMES. (10 DAYS)
7. BEGIN CONSTRUCTION OF BUILDING I ONLY, AS WORK PROGRESSES, INSTALL ALL PROPOSED UTILITIES WITHIN PHASE I EXCEPT FOR UTILITIES WITHIN ESD PRACTICES; INSTALL TEMPORARY PIPES DISCHARGING INTO THE EXISTING BASIN AS SHOWN ON THE PLAN, PROVIDE INLET PROTECTION FOR ALL NEWLY INSTALLED INLETS. (28 DAYS)
8. FINE GRADE AREA ADJACENT TO BUILDING I, CONTINUE WITH BUILDING CONSTRUCTION. (5 DAYS)
9. INSTALL STONE SUBBASE AND CONCRETE CURB & GUTTER WITHIN AREAS TO BE PAVED WITHIN PHASE I ONLY, STABILIZE THE REMAINING AREAS WITHIN PHASE I WITH PERMANENT SEED AND MULCH. (12 DAYS)
10. ONCE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED WITH ESTABLISHED VEGETATION, INSTALL ESD PRACTICES #3, #4 & #6 AS SHOWN ON THE STORM WATER MANAGEMENT PLANS. (10 DAYS)
11. PROCEED WITH PAVING AND LANDSCAPING INSTALLATIONS FOR AREAS IMMEDIATELY ADJACENT TO BUILDING I ONLY. (5 DAYS)
12. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN PHASE II GRADING OPERATIONS AS SHOWN ON THE PLAN, MAINTAIN POSITIVE DRAINAGE TO SEDIMENT CONTROL MEASURES AND DEVICES AT ALL TIMES. (10 DAYS)
13. CONTINUE WITH GRADING OPERATIONS, BEGIN CONSTRUCTION OF BUILDING II, III & IV, AS WORK PROGRESSES, INSTALL ALL REMAINING UTILITIES EXCEPT FOR UTILITIES WITHIN ESD PRACTICE #1 & #5, PROVIDE INLET PROTECTION FOR ALL NEWLY INSTALLED INLETS. (10 DAYS)
14. FINE GRADE AREA ADJACENT TO BUILDINGS II, III & IV, CONTINUE WITH BUILDING CONSTRUCTION. (25 DAYS)
15. INSTALL STONE SUBBASE AND CONCRETE CURB & GUTTER WITHIN AREAS TO BE PAVED, STABILIZE THE REMAINING AREAS WITH PERMANENT SEED AND MULCH. (12 DAYS)
16. ONCE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED WITH ESTABLISHED VEGETATION, INSTALL ESD PRACTICE #5 AND FLUSH PROPOSED STORM DRAIN SYSTEM. (3 DAYS)
17. CONVERT SEDIMENT BASIN INTO ESD PRACTICE #1 AS SHOWN ON THE STORM WATER MANAGEMENT PLANS, REMOVE METAL RISER, TRASH RACK AND METAL OUTFALL PIPE, CAP AND/OR UNBLOCK ANY OPENINGS INSTALLED DURING CONSTRUCTION IN REFERENCE TO THE INSTALLATION OF TEMPORARY DIVERSION PIPES, INSTALL ALL UTILITIES WITHIN ESD PRACTICE #1 AS SHOWN ON THE STORMWATER MANAGEMENT PLANS. (2 DAYS)
18. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES, STABILIZE ANY REMAINING DISTURBED AREAS. (3 DAYS)
19. PROCEED WITH PAVING AND LANDSCAPING INSTALLATIONS FOR ALL REMAINING AREAS. (10 DAYS)

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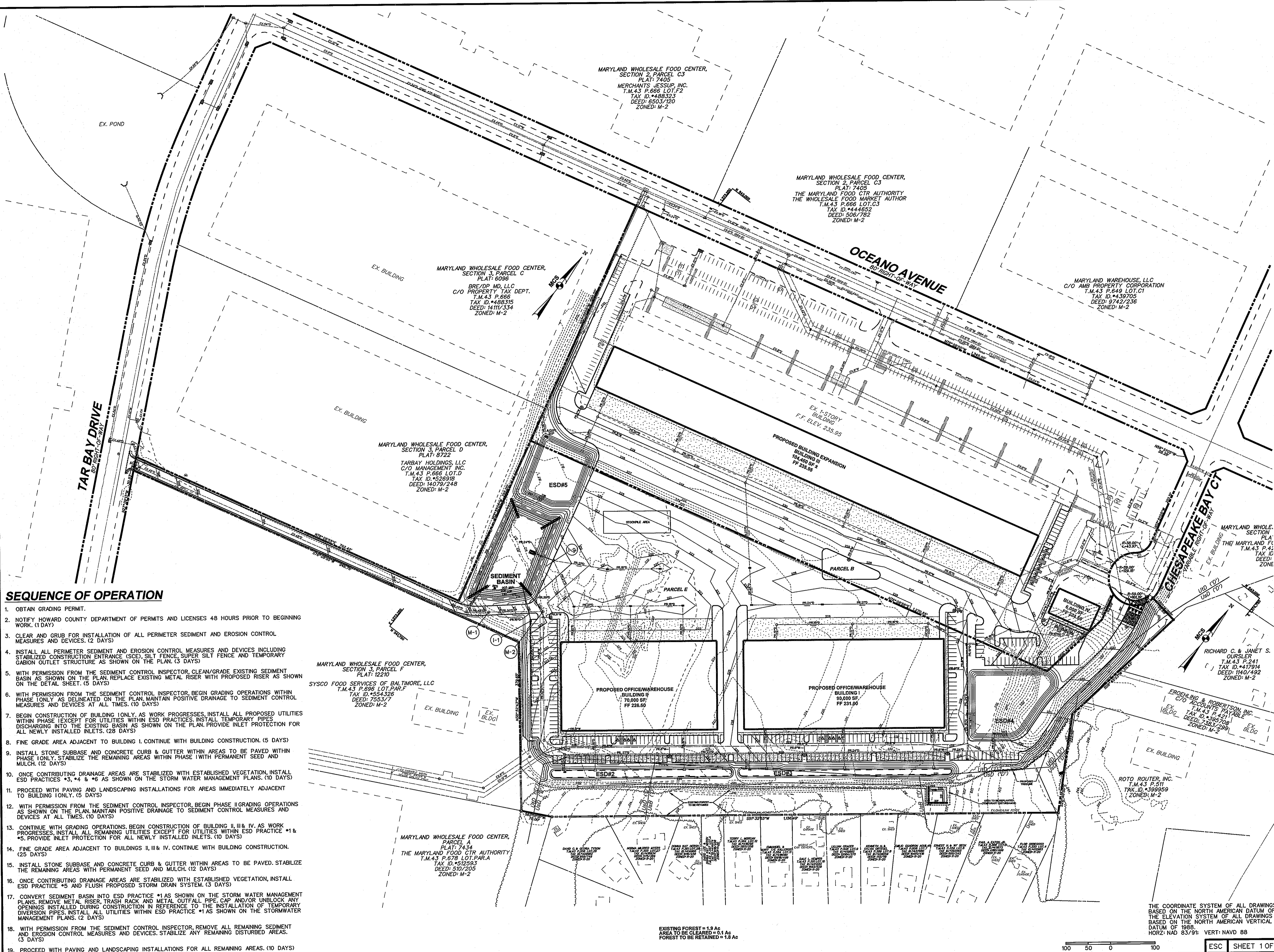
OWNER
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JESSUP, MD 20794
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DEVELOPER / APPLICANT
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PHONE (410) 298-2600
FAX (410) 298-9644

REVISIONS		DATE	NO.	DESCRIPTION	BY

EROSION AND SEDIMENT CONTROL PLAN
OVERALL PLAN
MARYLAND FOOD CENTER AUTHORITY
PARCEL B & E
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: FEBRUARY, 2014
ESC SHEET 1 OF 4

DRAWING NO.
C-2
SHEET 2 OF 6
ECP-14-004



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."
Stuart Foard 2/6/14 Date

ENGINEER'S 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."
Iwona Rostek-Zarska, P.E. 2/16/14 Date

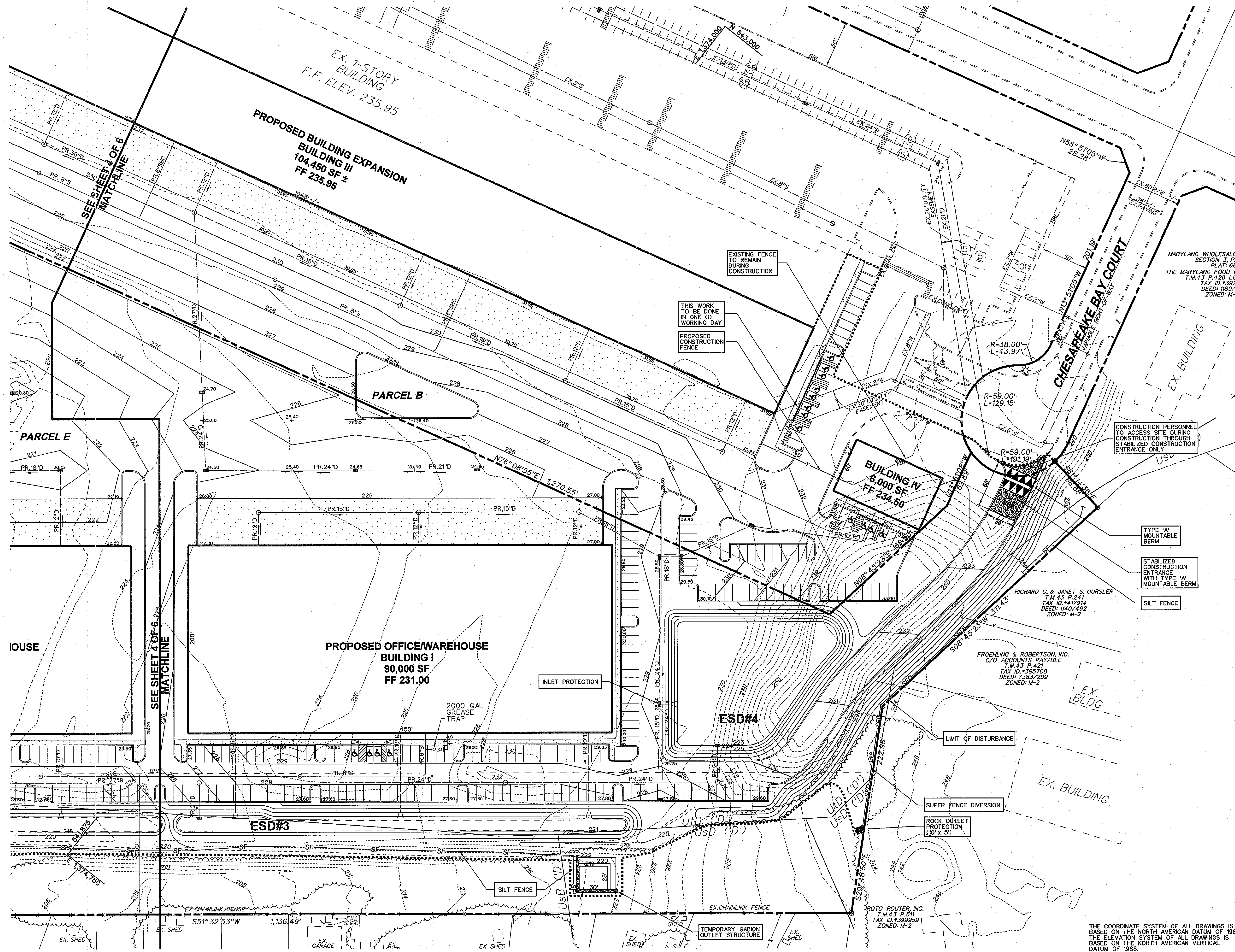
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 2/14/14 Date
Chief, Division of Land Development 2/16/14 Date

ADDRESS CHART

LOT / PARCEL NO.	STREET ADDRESS
PARCEL B	7901 OCEANO AVENUE
PARCEL E	7775 S. CHESAPEAKE BAY COURT

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.
MARYLAND FOOD CENTER AUTHORITY	3	B/662 & E/696
PLAT NO. OF L/F	GRID NO.	ZONING
5461 & 2220	21	M-2
TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
43	6TH	8069.01



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Iwona Rostek-Zarska 2/6/14
 Iwona Rostek-Zarska, P.E. 21245 Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Planning Division 2-14-14
 Chief, Development Engineering Division Date

Chief, Division of Land Development 2/12/14
 Chief, Division of Land Development Date

ADDRESS CHART

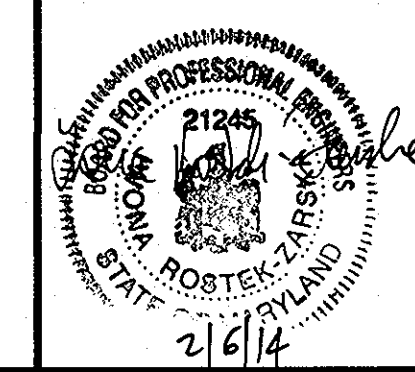
LOT / PARCEL NO.	STREET ADDRESS
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PARCEL E	7775 S. CHESAPEAKE BAY COURT

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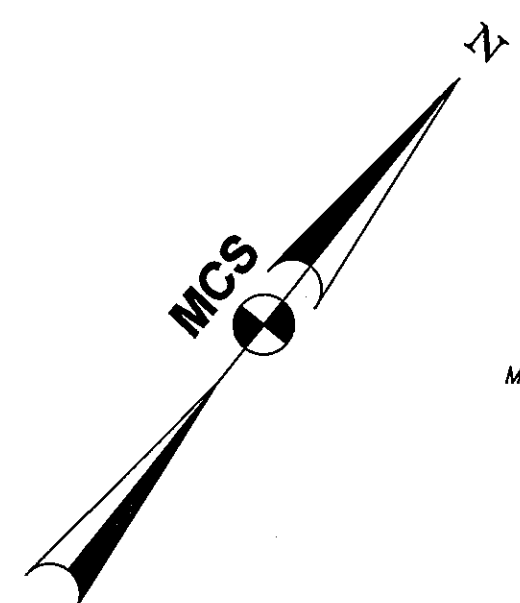
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REVISIONS

DATE	NO.	DESCRIPTION	BY

EROSION AND SEDIMENT CONTROL PLAN
 PLAN VIEW I
MARYLAND FOOD CENTER AUTHORITY
 PARCEL B & E

DRAWING NO. **C-3**
 SHEET 3 OF 6



MARYLAND WHOLESALE FOOD CENTER,
SECTION 3, PARCEL D
PLAT: 8722
TARBAY HOLDINGS, LLC
C/O MANAGEMENT, INC.
T.M. 4.3 P. 686 LOT D
TAX ID: 4526918
DEED: 14079/248
ZONED: M-2

MARYLAND WHOLESALE FOOD CENTER,
SECTION 3, PARCEL E
PLAT: 1221
SYSCO FOOD SERVICES OF BALTIMORE, LLC
T.M. 4.3 P. 686 LOT PAR. F
TAX ID: 4554326
DEED: 7553/7
ZONED: M-2

EX. 1-STORY BUILDING
F.F. ELEV. 235.95

PROPOSED BUILDING EXPANSION
BUILDING III
104,450 SF ±
FF 235.95

PARCEL B

PARCEL E

PROPOSED OFFICE/WAREHOUSE
BUILDING II
70,000 SF
FF 226.50

SEDIMENT BASIN

ESD#5

ESD#2

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BASED ON THE NORTH AMERICAN DATUM OF 1983.
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Iwona Rostek-Zarska, P.E. 21245 Date

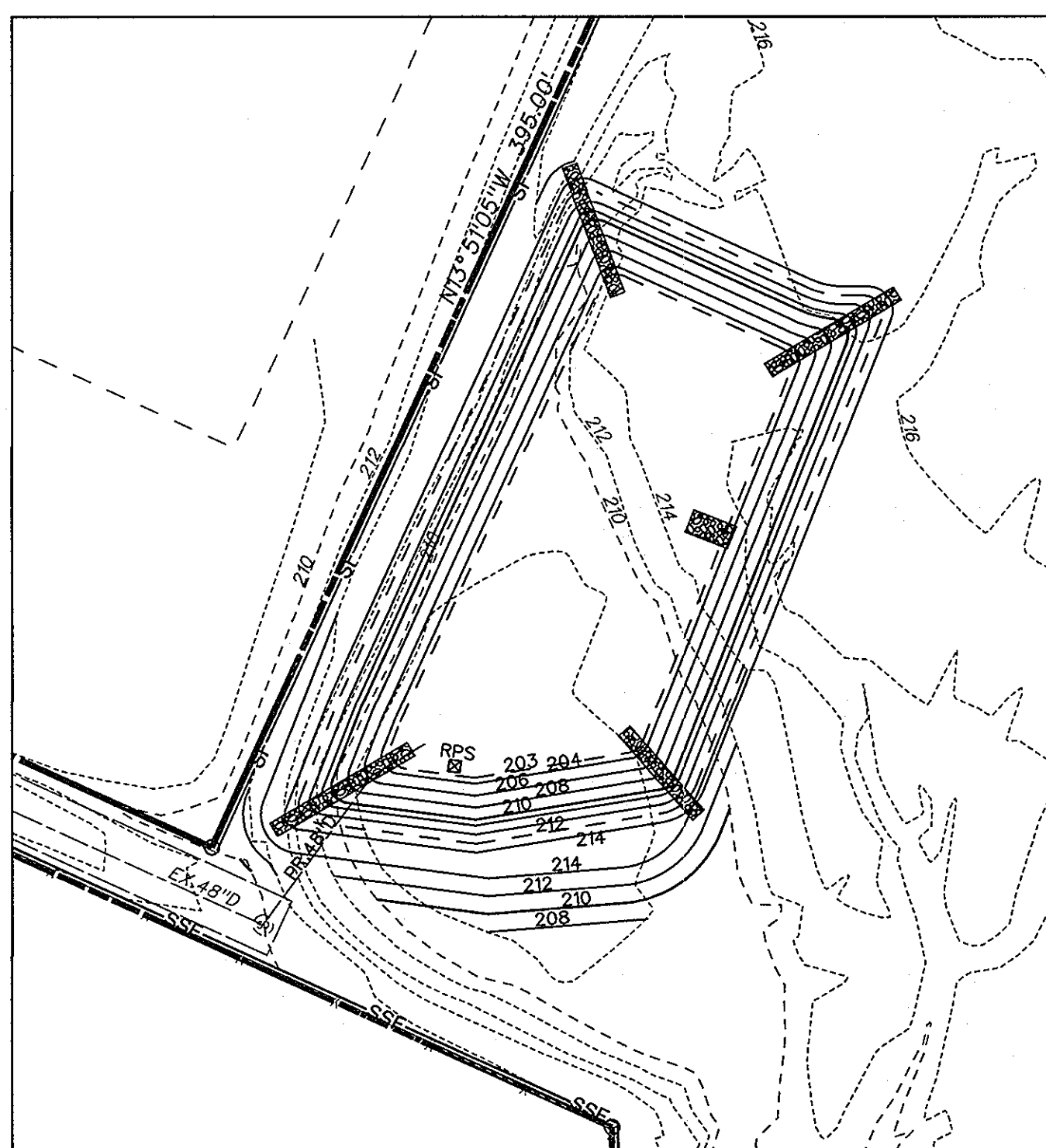
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 2/14/14
Chief, Development Engineering Division Date

Chief, Division of Land Development 2/12/14
Chief, Division of Land Development Date

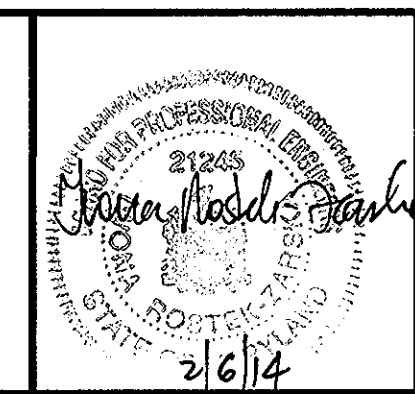
ADDRESS CHART	
LOT / PARCEL NO.	STREET ADDRESS
PARCEL B	7901 OCEANO AVENUE
PARCEL E	7775 S. CHESAPEAKE BAY COURT

PERMIT INFORMATION CHART		
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.
MARYLAND FOOD CENTER AUTHORITY	3	B/662 & E/696
PLAT NO. of L/F	GRID NO.	ZONING
5461 & 12210	21	M-2
TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
43	6TH	6069.01



INITIAL GRADING - SEDIMENT BASIN
SCALE: 1" = 50'

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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. 21245, EXPIRATION DATE: JUNE 9, 2014.

OWNER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVE
JESSUP, MD 20794
PHONE (410) 379-5760
FAX (410) 379-5773

DEVELOPER / APPLICANT
MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
PHONE (410) 298-2600
FAX (410) 298-9644

DATE	NO.	DESCRIPTION	BY

EROSION AND SEDIMENT CONTROL PLAN
PLAN VIEW II
MARYLAND FOOD CENTER AUTHORITY
PARCEL B & E
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: FEBRUARY, 2014

DRAWING NO.
C-4
SHEET 4 OF 6
ECP-14-004

MARYLAND WHOLESALE FOOD CENTER,
SECTION 2, PARCEL C3
PLAT: 7405
THE MARYLAND FOOD CTR AUTHORITY
THE WHOLESALE FOOD MARKET AUTHORITY
T.M. 4.3 P. 666 LOT 03
TAX ID: 4444552
DEED: 506/782
ZONED: M-2

MARYLAND WHOLESALE FOOD CENTER,
SECTION 3, PARCEL C
PLAT: 6086
BRE/DP MD, LLC
C/O PROPERTY TAX DEPT.
T.M. 4.3 P. 666
TAX ID: 4488315
DEED: 1411/334
ZONED: M-2

MARYLAND WHOLESALE FOOD CENTER,
SECTION 3, PARCEL D
PLAT: 8722
TARBAY HOLDINGS, LLC
C/O MANAGEMENT INC.
T.M. 4.3 P. 666 LOT D
TAX ID: 4526918
DEED: 1407/248
ZONED: M-2

THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1985.
HORIZ: NAD 83/91; VERT: NAVD 88

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"

Stuart Foard 2.6.14
Date

ENGINEER'S 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"

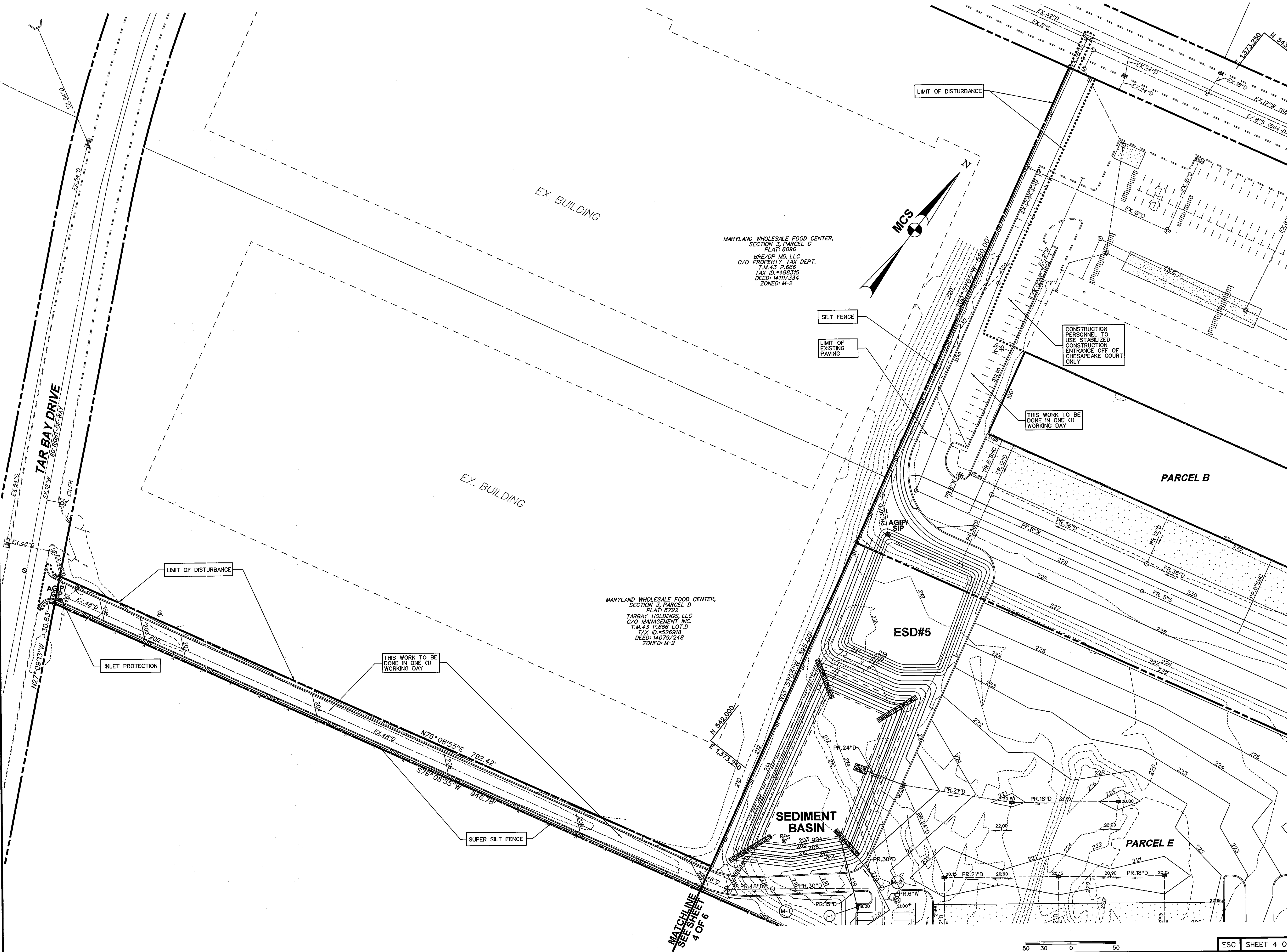
Yvona Rostek-Zarska 2/6/14
Iwona Rostek-Zarska, P.E. 21245 Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 2/14/14
Date
Chief, Division of Land Development 2/12/14
Date

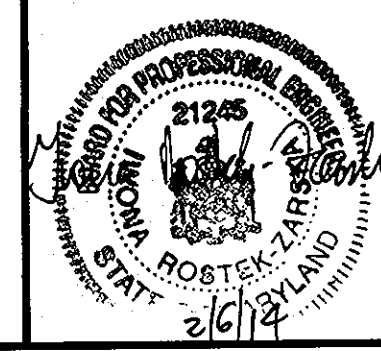
ADDRESS CHART	
LOT / PARCEL NO.	STREET ADDRESS
PARCEL B	7901 OCEANO AVENUE
PARCEL E	7775 S. CHESAPEAKE BAY COURT

PERMIT INFORMATION CHART					
SUBDIVISION NAME	MARYLAND FOOD CENTER AUTHORITY	SECTION / AREA	3	LOT / PARCEL NO.	B/662 & E/696
PLAT NO. or L/F	5461 & 12210	GRID NO.	21	ZONING	M-2
TAX MAP NO.	43	ELEC. DIST.	6TH	CENSUS TRACT	6069.01

EROSION AND SEDIMENT CONTROL PLAN PLAN VIEW III MARYLAND FOOD CENTER AUTHORITY PARCEL B & E	DRAWING NO. C-5
HOWARD COUNTY, MARYLAND SCALE: 1" = 50'	DATE: FEBRUARY, 2014 SHEET 5 OF 6 ECP-14-004



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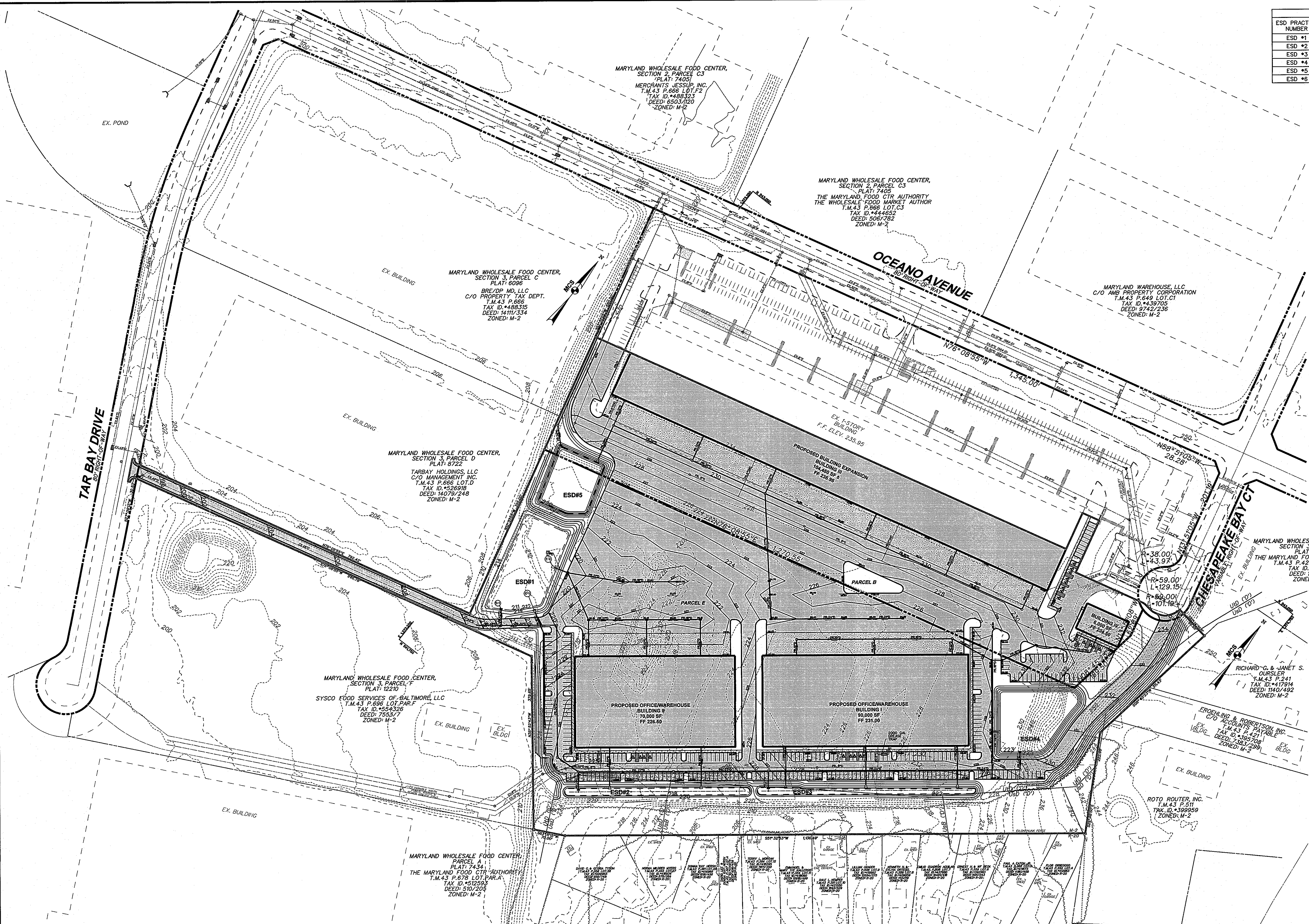
OWNER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVE
JESSUP, MD 20794
PHONE (410) 379-5760
FAX (410) 379-5773

DEVELOPER / APPLICANT
MERRITT PROPERTIES, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
PHONE (410) 298-2600
FAX (410) 298-9644

REVISIONS			
DATE	NO.	DESCRIPTION	BY

EROSION AND SEDIMENT CONTROL PLAN
PLAN VIEW III
MARYLAND FOOD CENTER AUTHORITY
PARCEL B & E
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'

SUMMARY - DRAINAGE AREAS				
ESD PRACTICE NUMBER	TYPE OF ESD PRACTICE	DRAINAGE AREA NUMBER	TOTAL CONTRIBUTING DRAINAGE AREA (Ac)	IMPERVIOUS AREA (Ac)
ESD #1	SUBMERGED GRAVEL WETLAND	1	7.458	6.401
ESD #2	MICRO-BIORETENTION	2	1.748	0.803
ESD #3	MICRO-BIORETENTION	3	1.748	1.033
ESD #4	SUBMERGED GRAVEL WETLAND	4	5.130	2.936
ESD #5	SUBMERGED GRAVEL WETLAND	5	5.941	5.490
ESD #6	PERVIOUS PAVEMENT	6	1.514	1.333
			22.954	18.00



SWM LEGEND

SWM LIMIT OF DISTURBANCE: _____

IMPERVIOUS AREA: [Hatched Box]

PERVIOUS PAVEMENT: [Dotted Box]

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 2-14-14
 Chief, Development Engineering Division 4w Date

[Signature] 2/12/14
 Chief, Division of Land Development Date

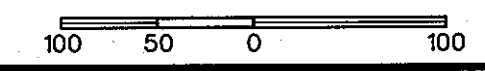
ADDRESS CHART

LOT / PARCEL NO.	STREET ADDRESS
PARCEL B	7901 OCEANO AVENUE
PARCEL E	7775 S. CHESAPEAKE BAY COURT

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.
MARYLAND FOOD CENTER AUTHORITY	3	B/662 & E/696
PLAT NO. or L/F	GRID NO.	ZONING
5461 & 12210	21	M-2
TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
43	6TH	6069.01

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91; VERT: NAVD 88



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 BALTIMORE, MD 21244
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 FAX (410) 298-9644

REVISIONS

DATE	NO.	DESCRIPTION	BY

STORM WATER MANAGEMENT PLAN
 OVERALL PLAN
MARYLAND FOOD CENTER AUTHORITY
 PARCEL B & E

HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: FEBRUARY, 2014

DRAWING NO.
C-6
 SHEET 6 OF 6
 ECP-14-004