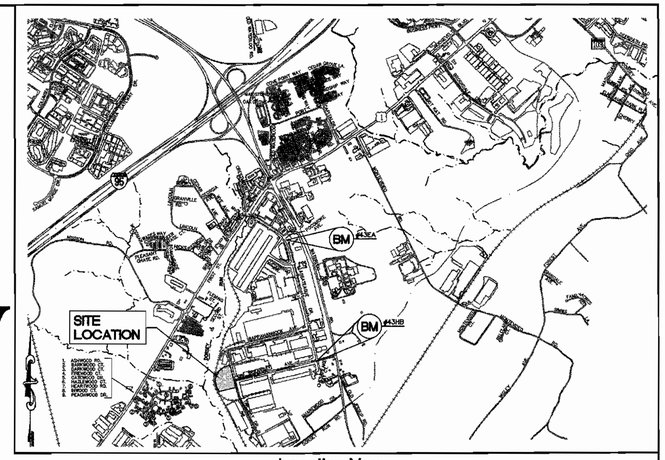
Site Development Plans
for
Parcel B-1 and B-2
Maryland Food Center Authority
Cross Dock/Trailer Parking
Howard County, Maryland
SDP-01-147



Location Map
SCALE: 1" = 2000'

CONSTRUCTION NOTES AND GENERAL NOTES:

1. All items shall be assumed in this contract unless otherwise noted.
2. Site contractor to coordinate construction activities with electrical contractor when working in the area of proposed or existing telephone, communication or electrical wiring.
3. All contractors shall make a site visit, before bidding, to verify all existing on-site conditions.
4. Provide 4" wide white striping lines for standard car parking stalls and provide 4" blue striping lines for handicap parking stalls. 4" wide yellow striping to be used for all trailer parking stalls.
5. Prior to relocating or installing new fence, the contractor shall verify final fence line location with owner and construction manager.
6. All parking lot dimensions shown on these plans are from face of curb unless noted otherwise.
7. The contractor shall notify the Howard County Department of Public Works Construction Inspection Division at 410-313-1880 at least 48 hours prior to commencing any of the work in conjunction with the stormwater management plan and any other work shown hereon.
8. No work shall proceed until the Howard County inspects and approves the work previously completed and furnishes the developer with the results of the inspection reports after completion of each required inspection.
9. Upon completion of construction, certified as-built drawings shall be submitted to Howard County documenting the as-built condition of all stormwater management facilities.
10. All areas not being paved or receiving building coverage shall be stabilized in accordance with the plans approved by the Howard Soil Conservation District.
11. The contractor shall note that in case of discrepancy between any scaled dimensions and the figured dimensions shown on these plans, the figured dimensions shall govern.
12. Contractor shall meet all existing improvements smoothly for line, grade and finish.
13. All work shown on these plans shall be completed in strict accordance with the latest standards and specifications of the Howard County Department of Public Works and of the Maryland State Highway Administration and the Howard County Plumbing Code, unless otherwise noted.
14. It shall be distinctly understood that failure to specifically mention any work or associated activities that would normally be required to complete this project shall not relieve the contractor of the responsibility to perform such work.
15. The contractor shall thoroughly inspect the entire site to verify existing field conditions and determine the extent of required clearing, demolition, and utility relocation or adjustment prior to placing any bid.
16. The locations of existing utilities shown hereon are approximate only and are provided for the convenience of the contractor only. The contractor shall notify Miss Utility at 1-800-257-7777 a minimum of 5 working days prior to digging. The contractor shall confirm to his own satisfaction, using the best available technology the location of all utilities, whether shown or not, prior to any excavation or placement of materials. If any conflict is found between underground utilities and the proposed location of any construction, the contractor shall contact the Engineer and the owner of the utility immediately. Any damage or disruption of service shall be at the expense of the contractor. Relocation of any existing utilities, if necessary, shall be at the expense of the owner. The contractor shall coordinate relocation of these facilities, if necessary.
17. Contractor shall protect all existing trees and vegetation outside the limit of disturbance at all times during construction.
18. Contractor shall protect all existing improvements not scheduled for removal or demolition. Any fines or cost for repair to existing improvements not scheduled for removal or demolition is the responsibility of the Contractor. Cost of repair to existing improvements that will be impacted by the project shall be included in the base bid. All existing site features not being retained shall be removed and disposed of at an approved location. Any damage to offsite roads, rights of way, or adjacent property shall be repaired immediately at the expense of the contractor.
19. The contractor shall clear the project site of all trees, paving, structures, etc. within the construction area unless otherwise noted on the plan.
20. Only suitable material shall be used as fill and all fill shall be placed and compacted as specified in the soils report prepared for this site or as directed by the on-site geotechnical engineer. All grading under proposed paving, and all fill and compaction shall be approved by a geotechnical engineer.
21. Contractor shall provide minimum 1 foot bench at edge of paving in fill areas. Maximum slope of bench shall be 4% (1/4 in. per foot).
22. Maximum slope shall be 3 horizontal to 1 vertical, unless specifically noted otherwise.
23. Contractor shall place 4" minimum topsoil in landscape areas.
24. Contractor shall place a witness post at the terminus of all utility stubs and at all the corners of any proposed underground stormwater quality Best Management Practice (BMP).
25. Contractor shall provide a minimum of 1 foot of protective fill over storm drain pipes during construction.
26. All traffic control, devices, markings, and signage shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control Devices." All street and regulatory signs shall be installed prior to installation of finished paving.
27. The contractor shall replace any existing bituminous paving or sub-base which is damaged or removed during construction. All excavated areas shall be backfilled and in accordance with the soils report and/or as directed by geotechnical engineer. Any areas to be paved which exhibit unstable subgrade conditions shall be excavated to bearing soil, refilled and compacted.
28. In an area where excavation is required within the road right-of-way, excavation must be made within one (1) foot of the final subgrade.
29. Where fill is proposed within the road right-of-way, the fill shall be a minimum of two (2) feet below the final road subgrade.
30. All outdoor lighting to comply with Howard County Zoning regulation specifications Section 134 outdoor lighting.
31. All storm drains to be RCCP unless otherwise noted.
32. There are no known cemeteries or burial grounds located on this site.
33. A 40' wide "common access easement" exists centered on the common property line between parcels B-1 and B-2 as outlined on Plat 9196 and depicted on this plan.
34. This project is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation per Section 16.1202(b)(1)(iii) since the entire site was mass graded per "Site Grading Plan, Phase II, Greater Baltimore Consolidated Wholesale Food Market" as prepared by George W. Stephens, Jr. and Associates, dated December 11, 1972.
35. This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
36. Financial surety for the required landscaping will be posted as part of the DPW developer's agreement in an amount of 13,860.00
37. The "Adequate Public Facilities Ordinance Road Test" was conducted and submitted for review and approval.
38. The two wetland areas identified on these plans were field delineated by Bradly Gochnauer of Vortex Environmental and reviewed with representatives of Maryland Department of the Environment (MDE) and the Army Corps of Engineers. For additional information relative to the wetland areas, see the detailed wetland report prepared by Vortex Environmental.
39. Per correspondence from David B. Boellner of MDE dated October 9, 2001 the Nontidal Wetlands and Waterways Division of the Water Management Administration (WMA) has completed its review of the application for the project. The WMA intends to issue a Nontidal Wetlands and Waterways Letter of Authorization (LOA) for the proposed activity. The project qualifies for authorization under Category I of the U.S. Army Corps of Engineers' Maryland State Programmatic General Permit (MDSPGP). This office will issue the MDSPGP and Water Quality Certification (WQC) for the project concurrently with the LOA.
40. The contractor or developer shall contact the Construction Inspection Division (24) hours in advance of commencement of work at (410-313-1880).
41. All outdoor lighting shall comply with the design and location requirements of Zoning Section 134. (see information of sheet 2 of 15) and Howard County Department of Planning and Zoning Developer\Homebuilder Newsletter of 01/02/01. Application Tracking No. 01-NT-0274/200164754.

APPROVED: FOR PUBLIC (~~OR PRIVATE~~) WATER AND PUBLIC (~~OR PRIVATE~~) SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

LEGEND

EXISTING	ITEM	PROPOSED
192	2' CONTOUR LINES	192
190	10' CONTOUR LINES	190
	1' CONTOUR LINES	191
	BUILDING	
	INLET	
S	SANITARY SEWER LINE	S
PW	PROCESS WASTE LINE	PW
SS	STORM SEWER LINE	
W	WATER LINE	W
G	GAS LINE	G
E	UNDERGROUND ELEC. LINE	E
FP	FIRE PROTECTION LINE	FP
	PROPERTY LINES	
	EASEMENT	
	CONCRETE PAVING	
	ASPHALT PAVING (TRUCK)	
	ASPHALT PAVING (CAR)	
	RODENT STRIP	
198.5	SPOT ELEVATIONS	198.5
	HEADWALL	
	FENCE	
	END SECTION	
	POWER POLE	
	POST INDICATOR VALVE	
	FIRE HYDRANT	
	BOLLARDS	
	CLEANOUT	CO
	COMBINATION CURB/GUTTER	
	BARRIER CURB	
	CURB TAPER	
S	SANITARY SEWER MANHOLE	S
D	STORM SEWER MANHOLE	D
	WATER VALVE	
	RAILROAD	
	GUIDE RAIL	
	GABION WALL	

WAIVERS:

* A WAIVER, PETITION NO. WP-02-26, WAS APPROVED BY THE HOWARD COUNTY PLANNING DIRECTOR ON OCTOBER 26, 2001 TO WAIVE SECTION 16.116(a)(1) TO PERMIT GRADING/FILL AND REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF WETLAND.

THE WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE OWNER/DEVELOPER SHALL OBTAIN ANY REQUIRED 404/401 PERMIT/CERTIFICATE AND NOTE IT'S/THEIR TRACKING NUMBERS AND DATES ON THIS SHEET.

VARIANCES/ADMINISTRATIVE ADJUSTMENTS:

* AN ADMINISTRATIVE ADJUSTMENT, AA-01-26, OF SECTION 123.D.2.b OF THE HOWARD COUNTY ZONING REGULATIONS WAS GRANTED ON OCTOBER 24, 2001 TO REDUCE THE 50 FOOT STRUCTURE AND USE SETBACK FROM AN INTERNAL PUBLIC STREET RIGHT-OF-WAY TO 40 FEET FOR A TRAILER STORAGE AREA.

THE VARIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
2. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED PAVED STORAGE AREA AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.

PARKING TABULATION (PARCEL B-1):

(PER SECTION 133 OF THE HOWARD COUNTY, MARYLAND ZONING REGULATIONS)

USE	SQUARE FEET	PARKING REQUIREMENTS	SPACES REQ'D
GUARDHOUSE	84 sq. ft. / 84 sq. ft.	1 space	1
		TOTAL SPACES REQUIRED	1
		TOTAL SPACES PROVIDED	1

NOTE:
1. 1 UNIVERSAL SPACE MEETING A.D.A. REQUIREMENTS PROVIDED AT GUARD HOUSE FOR SECURITY GUARD

PARKING TABULATION (PARCEL B-2):

(PER SECTION 133 OF THE HOWARD COUNTY, MARYLAND ZONING REGULATIONS)

USE	SQUARE FEET	PARKING REQUIREMENTS	SPACES REQ'D
OFFICE	725 sq. ft.	3.3 spaces/1000 sq. ft.	3
WAREHOUSE/ MANUFACTURING	10,825 sq. ft.	2.0 spaces/1000 sq. ft.	22
	11,550 sq. ft.	TOTAL SPACES REQUIRED	25
		TOTAL SPACES PROVIDED	25

NOTE:
1. 2 HANDICAP ACCESSIBLE SPACES REQUIRED PER A.D.A (2 PROVIDED) (1 VAN ACCESSIBLE)
2. THE TOTAL NUMBER OF EMPLOYEES WITHIN THE CROSS DOCK FACILITY IS 15.
3. 28'X29' OFFICE AREA SHOWN WITHIN PROPOSED CROSS DOCK FACILITY.

INDEX OF SHEETS:

BENCHMARKS:

BENCHMARK #43EA
AKA- N/A
NAD 83 (91) HORIZONTAL AND N6VD29 (VERTICAL)
N 546594.000 FT. E 1373621.745 FT.
ELEVATION = 242.876

BENCHMARK #43HB
AKA- N/A
NAD 83 (91) HORIZONTAL AND N6VD29 (VERTICAL)
N 543166.776 FT. E 1374425.020 FT.
ELEVATION = 252.306 FT.

SURVEY NOTES:

1. All existing Site Survey Information (boundary, topographic, utility, physical features) shown on these plans were provided by G.W. Stephens, Jr. and Associates, Inc.

SITE ANALYSIS DATA CHART:

PROJECT AREA: Parcel B-1 = (186,785 SQ. FT.) OR ±4.288 ACRES
Parcel B-2 = (96,137 SQ. FT.) OR ±2.207 ACRES
Total = (282,922 SQ. FT.) OR ±6.495 ACRES

PRESENT ZONING DESIGNATION: M-2 (Manufacturing: Heavy)

PROPERTY REFERENCE: Plat No. 9196 Parcel B-1 = (L.506 F.0782)
Parcel B-2 = (L.506 F.0782)

EXISTING USE: Parcel B-1 = Vacant
Parcel B-2 = Vacant

PROPOSED USE: Parcel B-1 = Trailer Parking w/Guard House
Parcel B-2 = Trailer Parking and Cross Dock Warehouse Distribution Facility

BUILDING COVERAGE OF SITE: Parcel B-1 = (0.05%)
Parcel B-2 = (12%)

FLOOR AREA: Parcel B-1 (Guard House) = 84 Sq. Ft.
Parcel B-2 (Cross Dock) = 11,550 Sq. Ft.

FLOOR AREA RATIO: Parcel B-1 = <1%
Parcel B-2 = 12%

IMPERVIOUS AREA: Parcel B-1 = ±67%
Parcel B-2 = ±67%

OPEN SPACE ON-SITE: Parcel B-1 = N/A
Parcel B-2 = N/A

TOTAL AREA OF PARKING LOT: Parcel B-1 = ±125,763 Sq. Ft.
Parcel B-2 = ±46,608 Sq. Ft.

% OF PARKING LOT COVERAGE: Parcel B-1 = ±67%
Parcel B-2 = ±47%

AREA OF DISTURBANCE: Parcel B-1 = ±4.09 AC.
Parcel B-2 = ±2.21 AC.
Offsite/R.O.W. = ±0.25 AC.

AREA TO BE VEGETATIVELY STABILIZED: Parcel B-1 = ±52,635 Sq. Ft.
Parcel B-2 = ±35,575 Sq. Ft.

AREA OF DISTURBANCE: Parcel B-1 = ±4.09 Acres
Parcel B-2 = ±2.21 Acres

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date 4/3/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 4/3/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02
Chief, Division of Land Development — Date 4/16/02
Director (Acting) — Date 4/17/02

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME				SECTION/AREA		PARCEL #
Maryland Wholesale Food Center				Section 2 Block B		B-1 & B-2
PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT		CENSUS TRACT
CMP-9196	20	M-2	43	No. 6		6069.01
WATER CODE: B02				SEWER CODE: 3170000		

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: Info@webbersmith.com

DRAWN BY: . . . . BLE.
CHECKED BY: . . . . B.E.L.

STATUS: P - PRELIMINARY, F - FINAL
3894-C000 - D - F
DRAWING NUMBER | SIZE | STATUS

3/22/02

REFERENCE FILES

CALL 1-800-257-7777
(5) DAYS PRIOR TO THE
START OF CONSTRUCTION

3894C000.dwg 1/17/02 3:59:50 pm EST

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
4	11/7/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
3	9/11/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
2	6/22/01	SUBMITTED FOR SDP REVIEW	B.L.E.	B.E.L.
1				

Cover Sheet
MARYLAND FOOD CENTER AUTHORITY CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117
SDP-01-147
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SHEET 1 OF 15
SCALE: AS SHOWN
DATE: JUNE 22, 2001

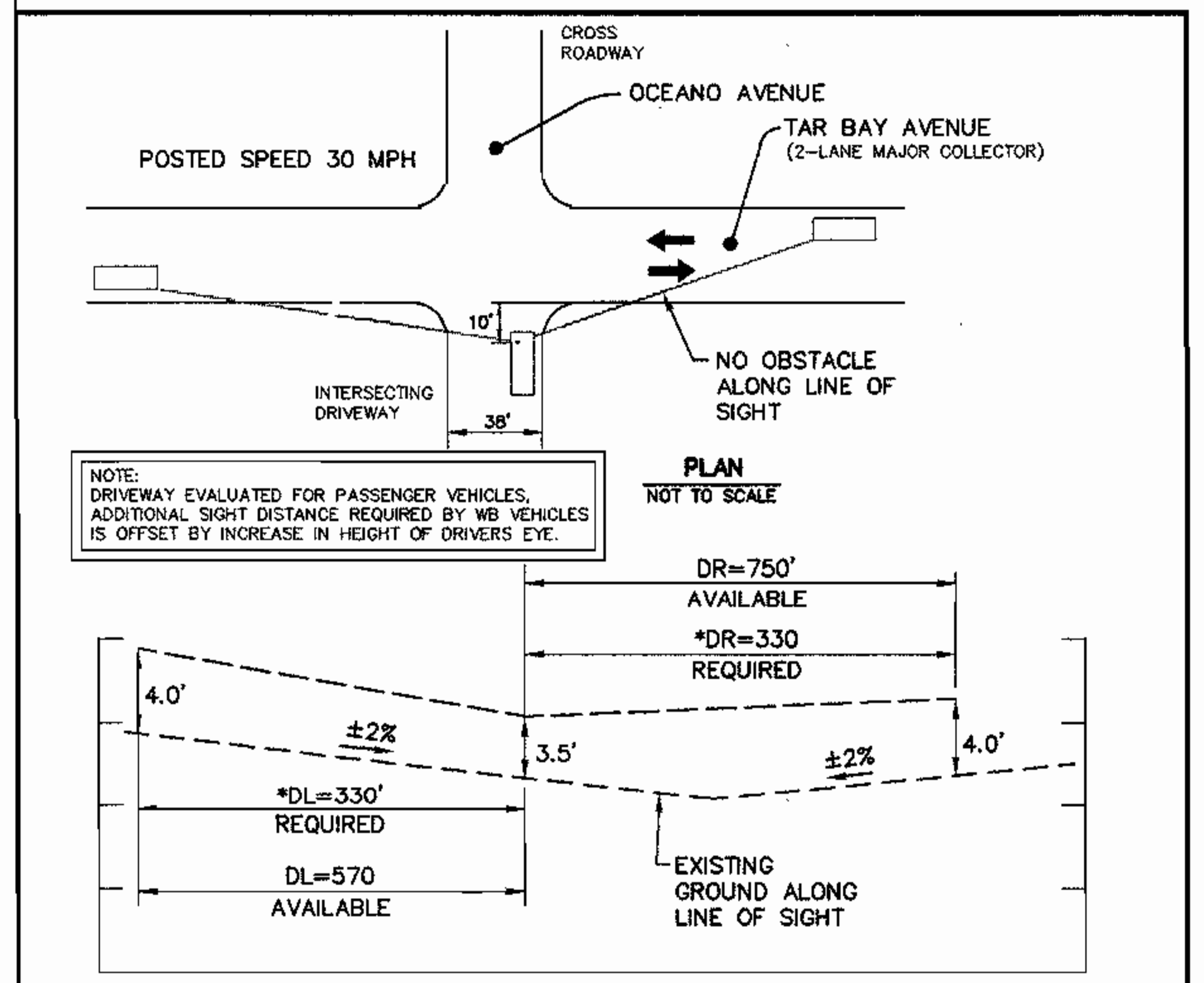
SDP-01-147

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	VOLT	MANUFACTURER	* CATALOG NUMBER	LAMP	LUMENS INITIAL/MEAN	* POLE NUMBER	REMARKS
S1	400W METAL HALIDE AREA LIGHT– POLE MTD., FULL CUTOFF, HOUSE SIDE SHIELD	208	WIDELITE	EALM–400–3H–QV–GLOSSY BLACK	1–400W MH	38,000/24,000	301–8511–35'	35 FOOT POLE–GLOSSY BLACK 40' A.F.G. NOTE #1 & #3
S2	DOUBLE 400W METAL HALIDE AREA LIGHT– POLE MTD., FULL CUTOFF	208	WIDELITE	(2) EALM–400–5H–QV–GLOSSY BLACK	2–400W MH	38,000/24,000	301–8511–35'	35 FOOT POLE–GLOSSY BLACK 40' A.F.G. NOTE #1 & #3
S3	DOUBLE 400W METAL HALIDE AREA LIGHT– POLE MTD., FULL CUTOFF	208	WIDELITE	(2) EALM–400–5H–QV–GLOSSY BLACK	2–400W MH	38,000/24,000	301–8511–37'	37 FOOT POLE–GLOSSY BLACK 40' A.F.G. NOTE #2 & #3
S4	400W METAL HALIDE AREA LIGHT– POLE MTD., FULL CUTOFF, HOUSE SIDE SHIELD	208	WIDELITE	EALM–400–3H–QV–GLOSSY BLACK	1–400W MH	38,000/24,000	301–5211–37'	37 FOOT POLE–GLOSSY BLACK 40' A.F.G. NOTE #2 & #3
S5	250W METAL HALIDE GEOSCAPES, FULL CUTOFF	208	EXCELINE	GS 3 D 25 QV MA L G PCB 2	1–250W MH	20,800/13,500	NA	08400 LIGHT TEST MOUNTED 20' A.F.G.

* OR APPROVED EQUAL HOLOPHANE OR LSI INDUSTRIES

NOTES:
1. FIVE FOOT CONCRETE BASE. 2. THREE FOOT CONCRETE BASE. 3. PROVIDE HANDHOLE IN POLE. 4. ALL EXTERIOR LIGHTING SHALL CONFORM TO ZONING REGULATIONS, SECTION 134.



NOTES:

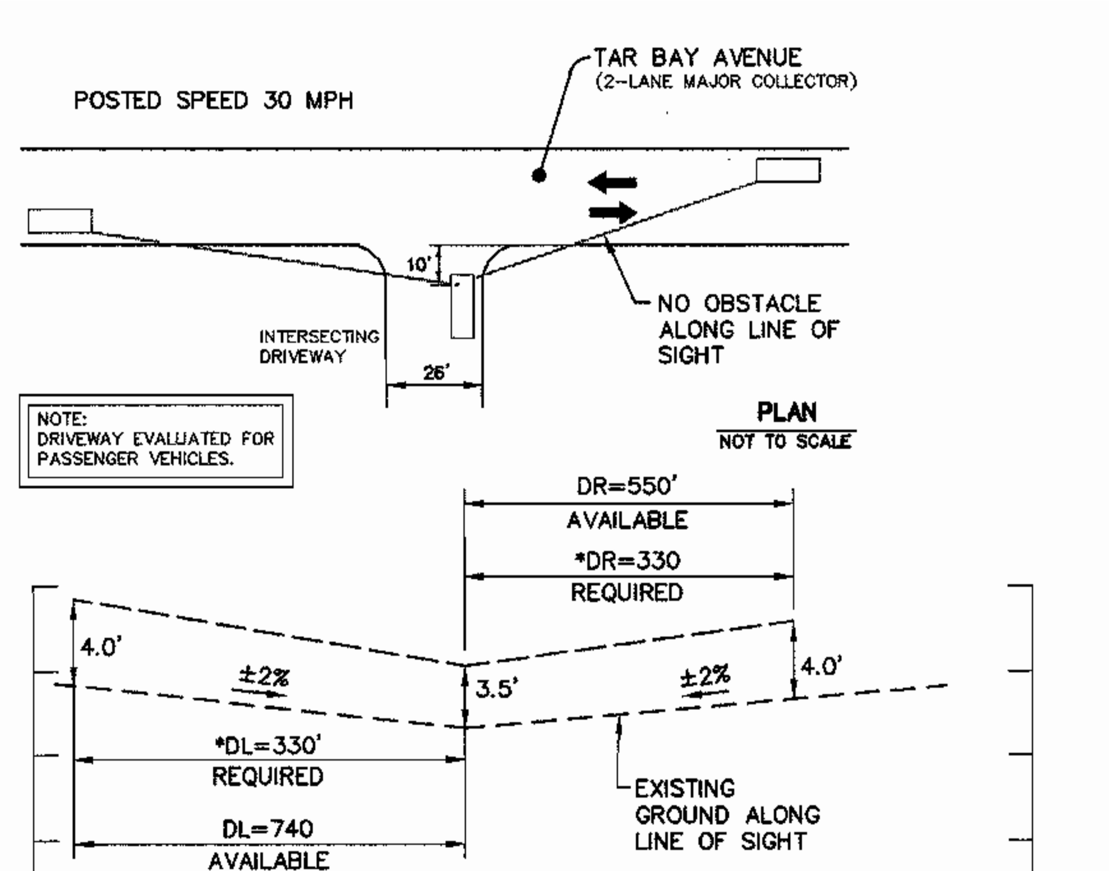
SCHEMATIC PROFILE

1. OPERATING/DESIGN SPEED = 30 MPH (85TH PERCENTILE SPEED < 30 M.P.H. THEREFORE POSTED SPEED USED)
2. BASED ON FIGURE 2.17 OF DESIGN MANUAL VOL.III
3. SINCE EXISTING ROAD GRADE VARIES BETWEEN −2% TO +2%, NO GRADE ADJUSTMENT FACTORS ARE NECESSARY. THEREFORE REQUIRED DISTANCES ARE AS OUTLINED BELOW.

	DL	DR
CROSS	270'	310'
LEFT TURN	*330'	*330'
RIGHT TURN	300'	NA

SIGHT DISTANCE AT DRIVEWAY 'A'

**CONCLUSION:
BASED ON THE VERTICAL AND HORIZONTAL ANALYSIS THIS DRIVEWAY HAS ADEQUATE SIGHT DISTANCE.**



NOTES:

SCHEMATIC PROFILE

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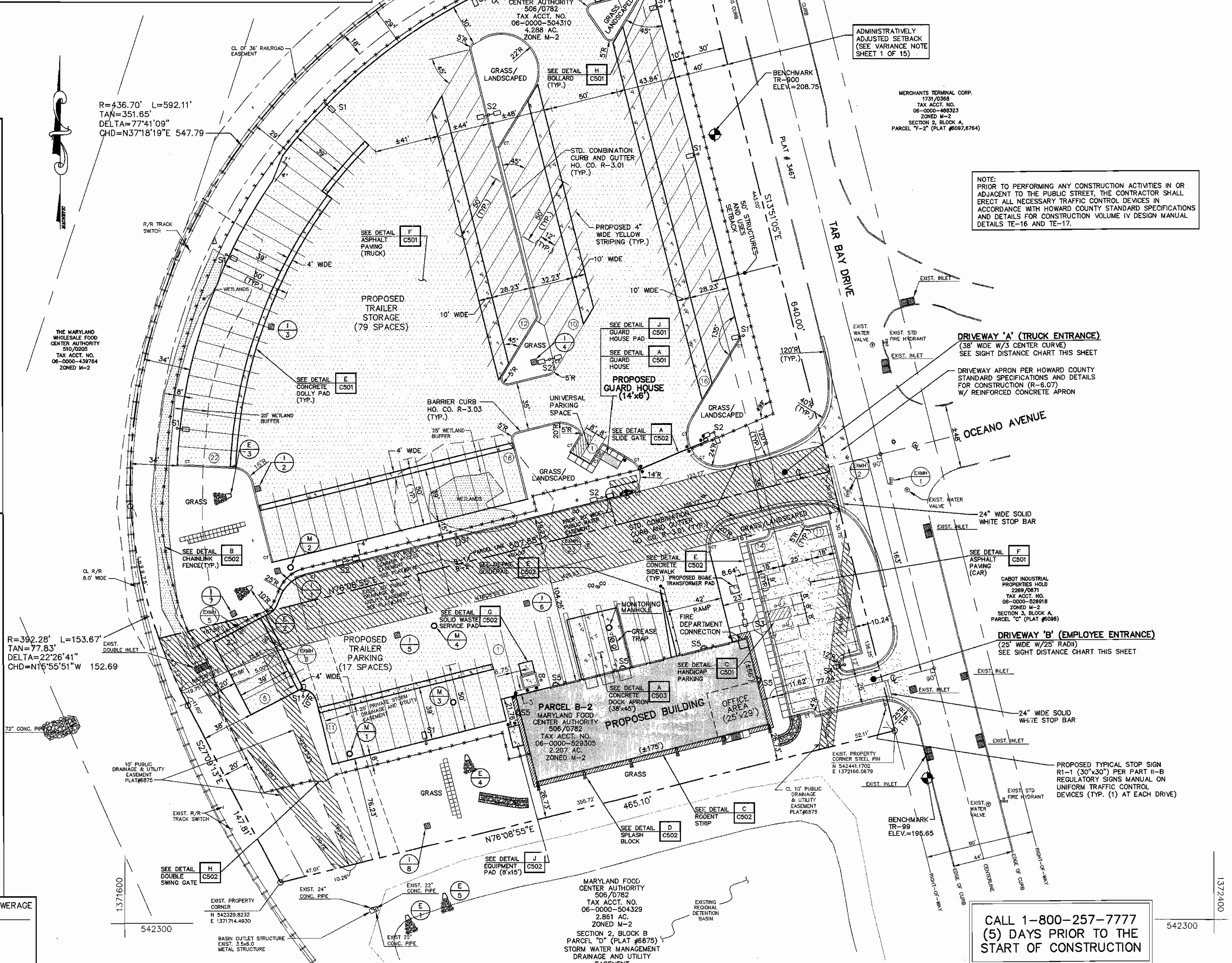
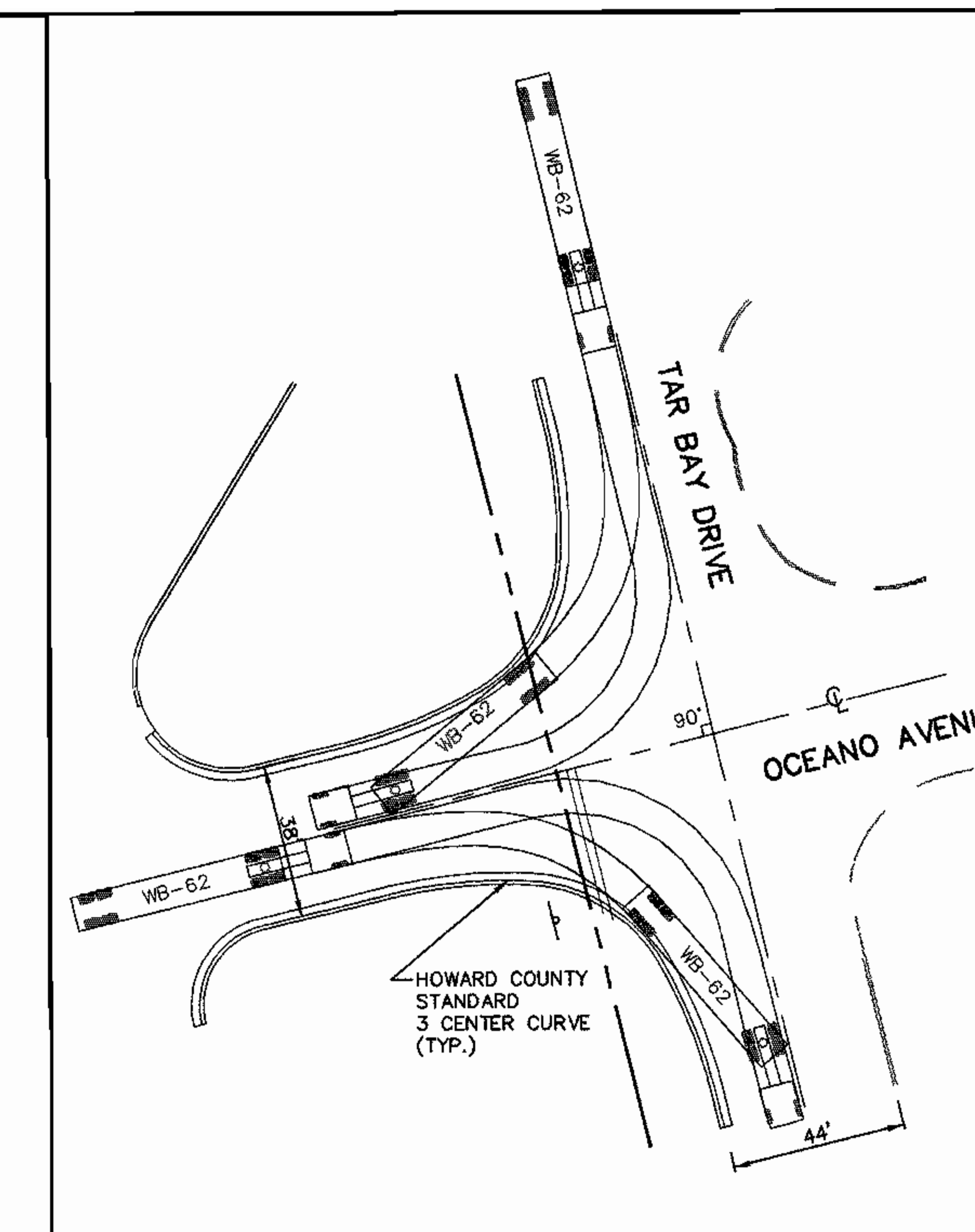
	DL	DR
CROSS	NA	NA
LEFT TURN	*330'	*330'
RIGHT TURN	300'	NA

SIGHT DISTANCE AT DRIVEWAY 'B'

**CONCLUSION:
BASED ON THE VERTICAL AND HORIZONTAL ANALYSIS THIS DRIVEWAY HAS ADEQUATE SIGHT DISTANCE.**





REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA–Natural Resources Conservation Service — Date 4/3/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 4/3/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/17/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B–1	7940 TAR BAY DRIVE (GUARD HOUSE)
B–2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		PARCEL #
Maryland Wholesale Food Center			Section 2 Block B		B–1 & B–2
PLAT # CMP–9196	BLOCK 20	ZONE M–2	TAX /ZONE MAP 43	ELECTION DISTRICT No. 6	CENSUS TRACT 6069.01
WATER CODE: B02			SEWER CODE: 3170000		

CALL 1–800–257–7777 (5) DAYS PRIOR TO THE START OF CONSTRUCTION

APPROVED: FOR PUBLIC (~~OR PRIVATE~~) WATER AND PUBLIC (~~OR PRIVATE~~) SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)–291–2266
Fax (717)–291–4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.

STATUS: P – PRELIMINARY, F – FINAL

3894–C001 – D – F
DRAWING NUMBER | SIZE | STATUS

STATE OF MARYLAND 24435 PROFESSIONAL ENGINEER 3/21/02

THE INFORMATION CONTAINED ON THIS AND ANY RELATED DRAWING FILE SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF INFORMATION FOR THE STATED CLIENT AND PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER/ARCHITECT.

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894CIV1.dwg 1/17/02 5:05:12 pm EST

mfca
MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
△				
△				
△				
3	11/6/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Site Plan
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE # 'S: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

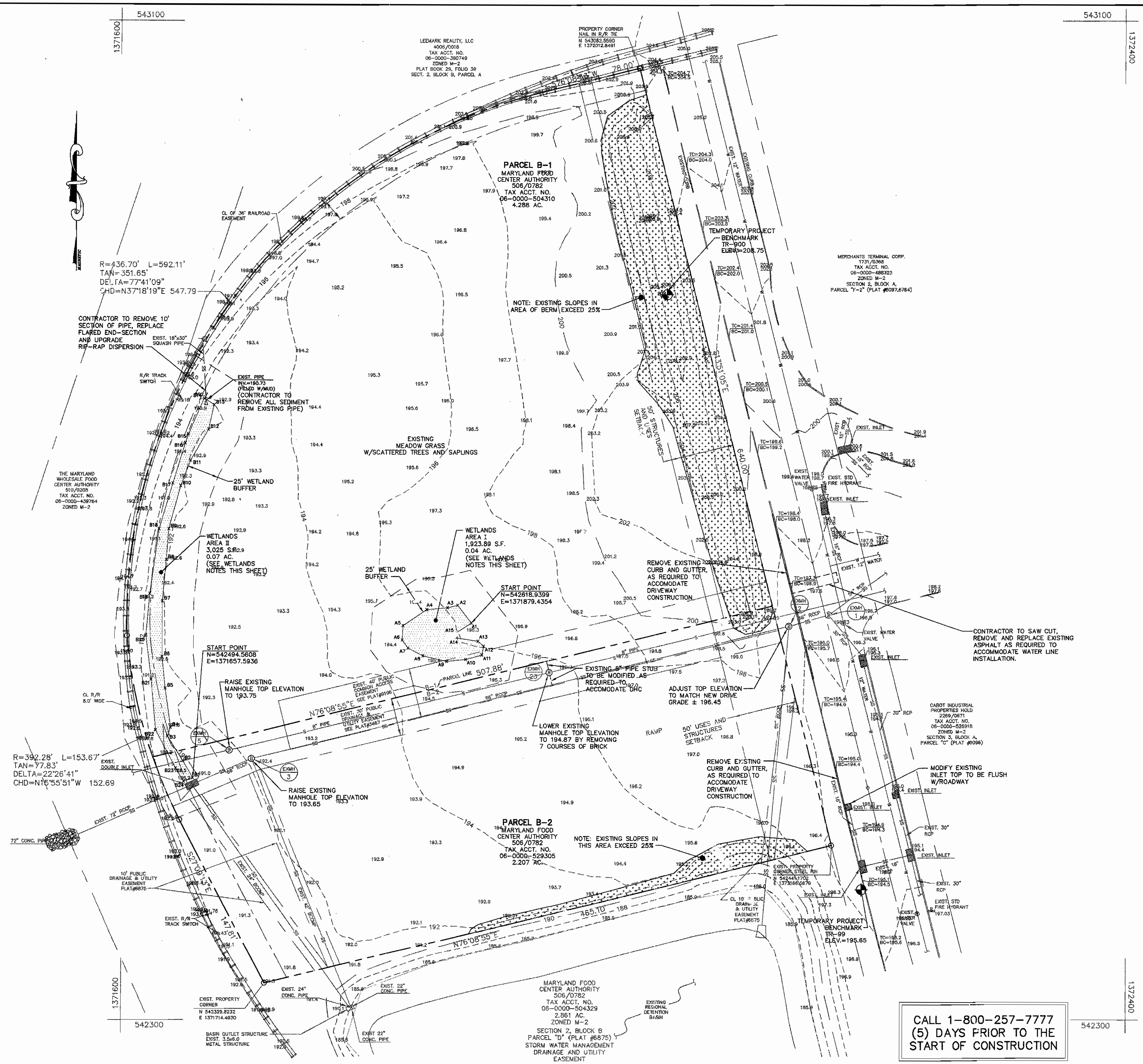
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SDP–01–147
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

WETLANDS BOUNDARY LINE DATA

LABEL	BEARING	DISTANCE
AREA I		
A1–A2	N 37°48'35" W	17.69'
A2–A3	S 76°53'59" W	8.31'
A3–A4	S 84°15'20" W	16.67'
A4–A5	S 56°20'13" W	22.81'
A5–A6	S 3°15'48" W	11.63'
A6–A7	S 36°15'09" E	7.99'
A7–A8	S 62°28'31" E	13.31'
A8–A9	S 76°28'54" E	19.49'
A9–A10	N 83°53'09" E	15.16'
A10–A11	N 74°41'38" E	13.44'
A11–A12	N 10°57'11" E	7.19'
A12–A13	N 47°39'45" W	6.02'
A13–A14	N 81°05'07" W	17.30'
A14–A15	N 25°47'43" W	3.53'
A15–A1	N 56°28'52" E	16.02'
AREA II		
B1–B2	N 30°05'38" W	15.63'
B2–B3	N 31°44'24" W	23.29'
B3–B4	N 18°40'55" E	7.50'
B4–B5	N 7°45'33" W	31.68'
B5–B6	N 5°53'45" W	25.31'
B6–B7	N 0°21'41" E	44.50'
B7–B8	N 5°20'50" E	33.02'
B8–B9	N 4°42'49" E	24.72'
B9–B10	N 15°23'03" E	35.65'
B10–B11	N 21°06'31" E	21.67'
B11–B12	N 29°30'12" E	29.04'
B12–B13	N 12°44'57" E	20.06'
B13–B14	N 57°10'02" W	9.51'
B14–B15	S 23°31'25" W	31.27'
B15–B16	S 19°11'40" W	7.65'
B16–B17	S 16°57'31" W	33.71'
B17–B18	S 16°38'56" W	38.04'
B18–B19	S 8°11'09" W	51.96'
B19–B20	S 5°21'10" W	33.62'
B20–B21	S 6°55'39" E	35.53'
B21–B22	S 4°53'19" E	40.72'
B22–B23	S 27°41'16" E	34.69'
B23–B24	S 31°29'54" E	12.19'
B24–B1	N 68°12'19" E	7.76'



CALL 1-800-257-7777
(5) DAYS PRIOR TO THE
START OF CONSTRUCTION

DEMOLITION NOTES:

1. The contractor is responsible for all tree removal, clearing and demolition work shown on this plan and any additional clearing and demolition work required to complete their scope of work as outlined on the plans and contract documents.

2. All contractors shall make a site visit, before bidding, to verify all existing on-site conditions.

3. Existing underground utilities shown on this plan were obtained from the survey and information supplied by the owner and are approximate only. Contractor is to make a substantial effort to locate all existing utilities, whether shown on the plan or not. This verification process shall incorporate but not be limited to the best available technology and by contacting all utility companies. Contractor to contact the engineer if conflict occurs between existing utility lines and proposed improvements.

4. Any items identified as to be relocated are to be removed and stored on-site until time of reinstallation. Exact location of temporary storage areas to be coordinated with owner and on-site construction manager.

5. All items to be demolished or removed are to be taken off site and disposed of in accordance with all applicable local, state and federal requirements. Demolished items become the property of the contractor unless noted otherwise.

6. Prior to removing any asphalt paving a clean saw cut shall be made at the limits of removal. Any existing edge of pavement which abuts new paving shall be saw cut to provide smooth well aligned vertical interface.

7. The contractor is responsible for returning all existing public and private facilities (i.e. streets, curbs, sidewalks, utilities, paving, fencing, etc.) which become disturbed during demolition or construction activities to their original condition.

WETLANDS NOTES:

1. The two wetland areas identified on this plan were field delineated by Bradly Gochnauer of Vortex Environmental and reviewed with representatives of Maryland Department of the Environment (MDE) and the Army Corps of Engineers. For additional information relative to the wetland areas, see the detailed wetland report prepared by Vortex Environmental.

2. A "Maryland Joint Permit Application" will be submitted to MDE and the Army Corps to obtain a "Letter of Authorization" to permit the proposed filling or modification of the existing wetland areas.

LEGEND:

- EXISTING SLOPES EXCEED 25%
- WETLANDS AREA

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA–Natural Resources Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/17/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B-1 & B-2

PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 — SEWER CODE: 3170000

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: Info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.

STATUS: P – PRELIMINARY, F – FINAL

3894-C002 – D – F
DRAWING NUMBER | SIZE | STATUS

3/21/02

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894CIV1.dwg 1/17/02 5:05:12 pm EST

MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
3	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Existing Conditions-Demolition Plan
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE # 'S: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SDP-01-147
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

PROPOSED INLET SCHEDULE

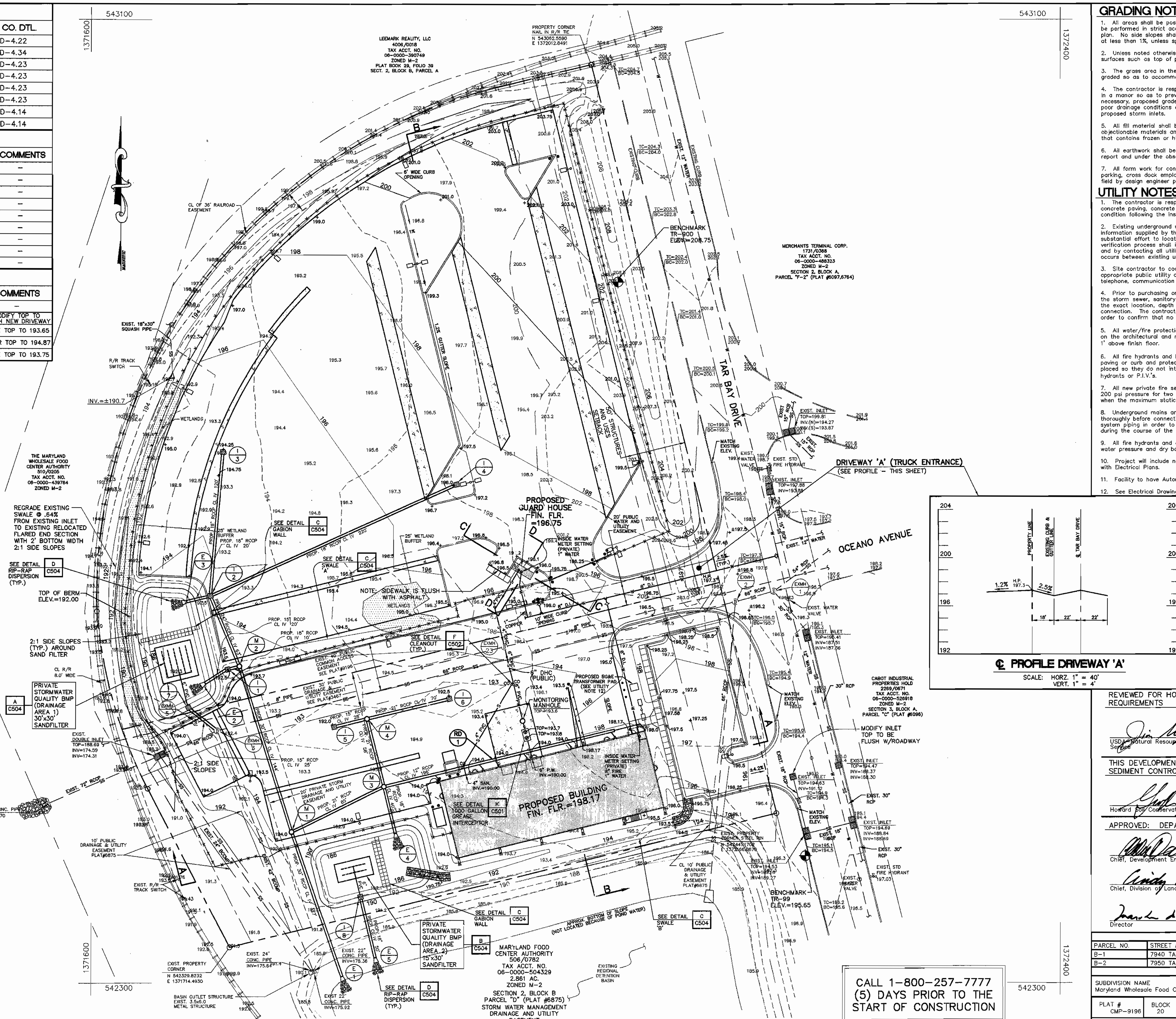
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Q.C.F.S.	HO. CO. DTL.
I-1	TYPE 'S' INLET	192.50	N/A	187.80	6.17	SD-4.22
I-2	DOUBLE TYPE 'S' COMB. INLET	193.50	N=190.00 E=190.00	S=189.50 W=187.40	8.10	SD-4.34
I-3	DOUBLE TYPE 'S' INLET	194.25	N/A	190.00	5.17	SD-4.23
I-4	DOUBLE TYPE 'S' INLET	196.00	N/A	193.30	6.44	SD-4.23
I-5	DOUBLE TYPE 'S' INLET	192.00	N/A	188.79	4.49	SD-4.23
I-6	DOUBLE TYPE 'S' INLET	192.50	N/A	189.00	4.39	SD-4.23
I-7	YARD INLET	188.1	183.75	182.75	–	SD-4.14
I-8	YARD INLET	187.2	183.80	182.80	–	SD-4.14

PROPOSED STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.	COMMENTS
E-1	30" CONC. FLARED END-SECTION	N/A	N/A	177.00	SD-5.51	–
E-2	18" CONC. FLARED END-SECTION	N/A	N/A	186.00	SD-5.51	–
E-3	18" CONC. FLARED END-SECTION	N/A	N/A	186.00	SD-5.51	–
E-4	18" CONC. FLARED END-SECTION	N/A	N/A	186.00	SD-5.51	–
E-5	18" CONC. FLARED END-SECTION	N/A	N/A	182.0	SD-5.51	–
M-1	STANDARD BRICK	194.00	N=185.24 E=185.99	184.99	G-5.02	–
M-2	SHALLOW BRICK	192.70	N=188.62 E=188.62	188.12	G-5.05	–
M-3	SHALLOW BRICK	193.75	N=188.21 E=188.21	W=188.11 S=186.70	G-5.05	–
M-4	SHALLOW BRICK	192.50	N=188.65 E=188.65	188.50	G-5.05	–

EXISTING STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.	COMMENTS
EX-MH1	EXISTING STORM MANHOLE	197.05	NOT OBTAINED	NOT OBTAINED	N/A	–
EX-MH2	EXISTING STORM MANHOLE	197.21	E=184.16 W=184.16	182.41	N/A	MODIFY TOP TO MATCH NEW DRIVEWAY
EX-MH3	EXISTING STORM MANHOLE	191.87	176.05 (CL)	–	N/A	RAISE TOP TO 193.65
EX-MH23	EXISTING SANITARY MANHOLE	196.54	179.20 (CL)	–	N/A	LOWER TOP TO 194.87
EX-MH5	EXISTING SANITARY MANHOLE	192.82	174.62 (CL)	–	N/A	RAISE TOP TO 193.75



GRADING NOTES:

1. All areas shall be positively sloped towards storm drainage facilities. Grading shall be performed in strict accordance with the contours and spot elevations shown on this plan. No side slopes shall exceed 3:1 and no pavement or grass areas shall be sloped at less then 1%, unless specifically noted.

2. Unless noted otherwise spot elevations shown on this plan are for final ground surfaces such as top of pavement, and final grades in landscaped areas.

3. The grass area in the vicinity of the retractable cantilever slide gate shall be graded so as to accommodate the slide gate in the fully opened position.

4. The contractor is responsible for tying all new pavement into the existing pavement in a manor so as to prevent the creation of birdbaths or areas of poor drainage. If necessary, proposed grades in tie-in areas shall be modified slightly to eliminate any poor drainage conditions and to insure that all pavement drains towards the existing or proposed storm inlets.

5. All fill material shall be free of brush, rubbish, rocks, logs, stumps, debris or other objectionable materials and fill shall not be placed on frozen or soft subgrade. Any soil that contains frozen or highly compressible materials shall not be incorporated into fill.

6. All earthwork shall be performed in accordance with the project specific geotechnical report and under the observation of the Geotechnical Engineer.

7. All form work for concrete curbs and sidewalks in area of guardhouse, guardhouse parking, cross dock employee entrance walk and handicap parking should be reviewed in field by design engineer prior to pouring concrete.

UTILITY NOTES:

1. The contractor is responsible for returning all existing utilities, asphalt paving, concrete paving, concrete curbing, sidewalk and landscaped areas to their original condition following the installation of all new utility lines.

2. Existing underground utilities shown on this plan were obtained from the survey and information supplied by the owner and is approximate only. Contractor is to make a substantial effort to locate all existing utilities, whether shown on the plan or not. This verification process shall incorporate but not be limited to the best available technology and by contacting all utility companies. Contractor to contact the engineer if conflict occurs between existing utility lines and proposed improvements.

3. Site contractor to coordinate construction activities with electrical contractor and appropriate public utility company when working in the area of proposed or existing telephone, communication or electrical wiring.

4. Prior to purchasing or installing any material or performing any excavation related to the storm sewer, sanitary sewer or water line improvements, the contractor shall verify the exact location, depth and material of all existing utilities at the proposed point of connection. The contractor shall also investigate all proposed routings of utilities in order to confirm that no conflicts exist with existing utilities.

5. All water/fire protection risers shall extend into the building at the locations shown on the architectural and mechanical plans and be equipped with a flange approximately 1' above finish floor.

6. All fire hydrants and P.I.V.'s shall be installed a minimum of 3' from the edge of paving or curb and protected by bollards as shown on the plans. The bollards shall be placed so they do not interfere with the operation, maintenance and access to the hydrants or P.I.V.'s.

7. All new private fire service mains shall be tested hydrostatically at not less than 200 psi pressure for two hours, or at 50 psi. in excess of the maximum static pressure when the maximum static pressure is in excess of 150 psi.

8. Underground mains and lead in connections to system risers shall be flushed thoroughly before connection is made to sprinkler, standpipe or other fire protection system piping in order to remove foreign materials that may have entered the pipe during the course of the installation or may have been present in existing piping.

9. All fire hydrants and control valves shall be fully opened and closed under system water pressure and dry barrel hydrants checked for proper drainage.

10. Project will include new electric service and site lighting work. Coordinate site work with Electrical Plans.

11. Facility to have Automatic Fire Protection Sprinkler System.

12. See Electrical Drawings for standard BG&E bollard layout and installation.

BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

1. No excess fill, construction material, or debris shall be stockpiled or stored in nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year flood plain.

2. Place materials in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year flood plain.

3. Do not use excavated material as backfill if it contains waste metal products, unsightly debris, toxic material, or any other deleterious substance. If additional backfill is required, use clean material free of waste metal products, unsightly debris, toxic material, or any other deleterious substance.

4. Place heavy equipment on mats or suitably operate the equipment to prevent damage to nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.

5. Repair and maintain any serviceable structure or fill so there is no permanent loss of nontidal wetlands, nontidal wetland buffers, or waterways, or permanent modification of the 100-year floodplain in excess of that lost under the originally authorized structure or fill.

6. Rectify any nontidal wetlands, wetland buffers, waterways, or 100-year floodplain temporarily impacted by any construction.

7. All stabilization in the nontidal wetland and nontidal wetland buffer shall consist of the following species: Annual Ryegrass (Lolium multiflorum), Millet (Setaria italica), Barley (Hordeum sp.), Oats (Uniola sp.), and/or Rye (Secale cereale). These species will allow for the stabilization of the site while also allowing for the voluntary revegetation of natural wetland species. Other non-persistent vegetation may be acceptable, but must be approved by the Nontidal Wetlands and Waterways Division. Kentucky 31 fescue shall not be utilized in wetland or buffer areas. The area should be seeded and mulched to reduce erosion after construction activities have been completed.

8. After installation has been completed, make post-construction grades and elevations the same as the original grades and elevations in temporarily impacted areas.

9. To protect aquatic species, in-stream work is prohibited as determined by the classification of the stream:
Use I waters: In-stream work shall not be conducted during the period March 1 through June 15, inclusive, during any year.

10. Stormwater runoff from impervious surfaces shall be controlled to prevent the washing of debris into the waterway.

11. Culverts shall be constructed and any riprap placed so as not to obstruct the movement of aquatic species, unless the purpose of the activity is to impound water.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date 4/3/01

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 4/3/01

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/12/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B-1 & B-2

PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 — SEWER CODE: 3170000

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: BEL
STATUS: P – PRELIMINARY, F – FINAL
3894-C003 – D – F
DRAWING NUMBER — SIZE — STATUS

3/21/02

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894GIV1.dwg 1/17/02 5:05:12 pm EST

mfca
MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
3	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Grading and Utility Plan
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE # 'S: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SDP-01-147
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

EROSION AND SEDIMENTATION CONTROL NOTES:

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division Prior to the start of any construction (313-1855).

2. A copy of this plan shall be available for inspection on the construction site at all times.

3. All construction personnel shall be cautioned to avoid damage to any existing trees, ground cover or other vegetation, which is intended to be preserved or which is outside the limits of disturbance for the project.

4. At the end of each working day, any and all sediment tracked, or conveyed by other means, onto public roadways or paved surfaces, shall be removed and returned to the construction project site. Removal can be completed through either the use of machinery, or by hand tools, but shall never be washed off the road surface with water.

5. Erosion & Sedimentation Controls shall be constructed prior to any site clearing, parking lot construction, or site grading. If necessary, only minimal clearing shall be performed to permit the initial installation of the sediment control facilities.

6. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspections approvals may not be authorized until this initial approval by the inspection agency is made.

7. All temporary or permanent seeding shall be done in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sedimentation Control. Temporary stabilization (i.e. seeding and mulching) shall be completed within 7 calendar days as to the surface of all perimeter controls, dikes, ditches, perimeter slopes, and all slopes greater then 3 horizontal to 1 vertical (3:1); and 14 days as to all other disturbed or graded areas within the project site. Following construction all areas shall receive permanent seeding.

8. All disturbed areas must be stabilized within the time period specified above in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for permanent seeding, sod, temporary seeding and mulching (Section G). Temporary stabilization with mulch alone shall only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

9. All proposed parking areas shall be stabilized with stone as soon as possible following grading to minimize the potential for soil erosion.

10. Utility trenches shall be limited to 3 pipe lengths or that which shall be back-filled and stabilized within one working day, which every is shorter.

11. All Erosion Control Facilities shall be inspected after every runoff event as well as on a weekly basis. Any necessary repairs and maintenance, including cleaning, shall be conducted immediately.

12. Any sediment control measures that are disturbed by on-going grading activities or utility installation must be repaired on the same day of disturbance.

13. If soil material is hauled off-site, the contractor shall verify all off-site activities have an approved Erosion & Sedimentation Control Permit.

14. All sediment control facilities are to remain in place and fully operational until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

15. The intent of this plan and any notes is to indicate general means of compliance with the requirements of the State of Maryland and the Maryland Department of Environment. It shall be the responsibility of the contractor to implement these methods, plus any additional measures as may be necessitated by the conditions created by localized site conditions, and/or construction procedures, in order to assure continual compliance with applicable laws.

16. Additional Sediment Control Facilities must be provided if deemed necessary by the Howard County Sediment Control Inspector.

17. Contractor is responsible for cleaning any and all sediment from the adjacent regional stormwater detention basin.

18. 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 thereto.

19. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

20. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol 1, Chapter 12 of the Howard County Design Manual, Storm Drainage.

21. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for permanent seeding (sec. 51), sod (sec. 54), temporary seeding (sec. 50) and mulching (sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

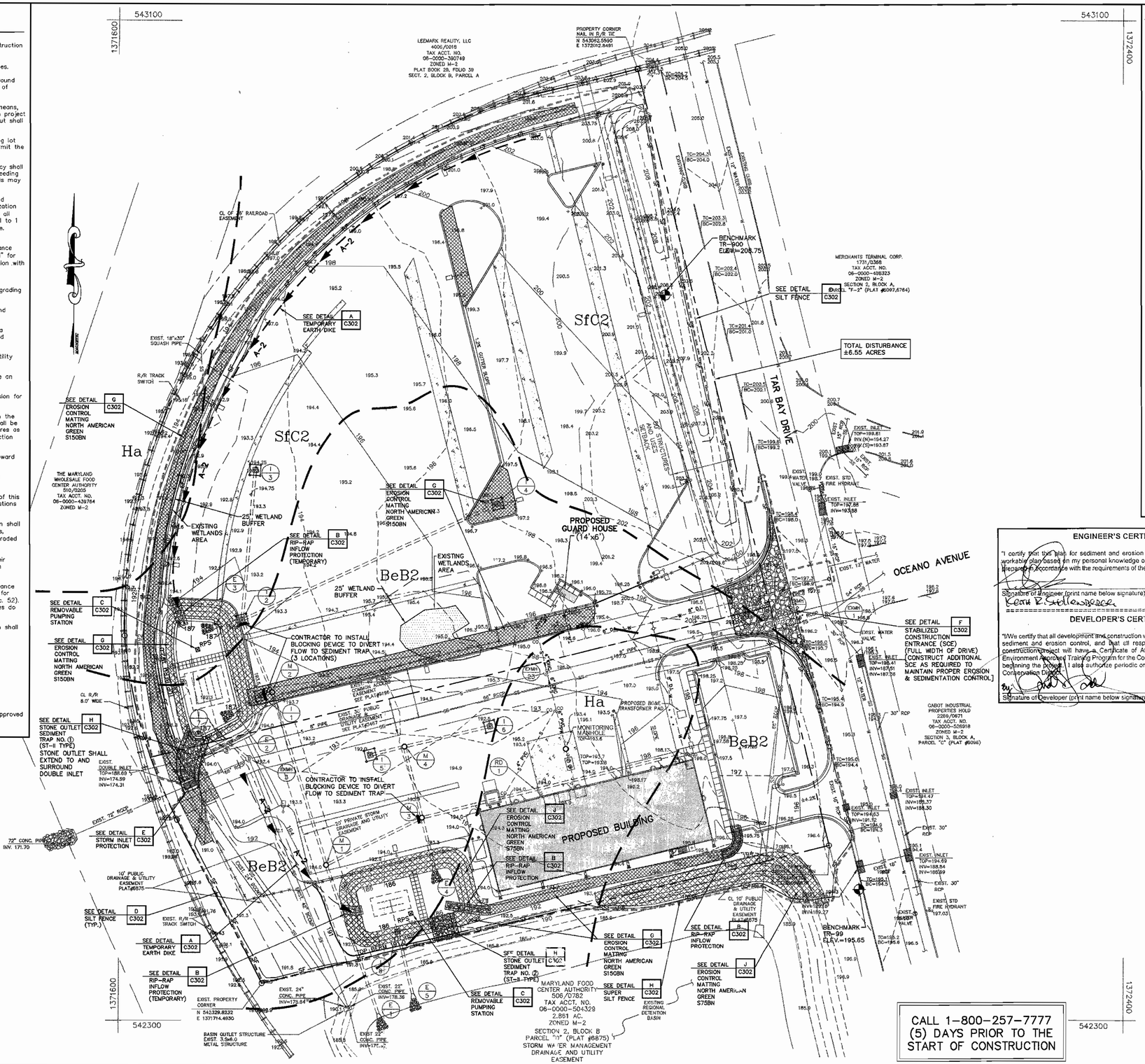
22. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each work day, whichever is shorter.

23. Site Analysis:
Total Area of Site = 6.495 Acres
Area Disturbed= 4.09 acres on Parcel B-1
2.21 acres on Parcel B-2
0.25 acres on Off Site Regional Detention Facility
Area Roofed or Paved = 4.83 acres
Area to be Vegetative Stabilized = 2.0 acres
Total Cut = 15,000 cy (Including Topsoil Removal)
Total Fill = 3,000 cy

Note: Any excess cut and topsoil material shall be taken to an off-site location with an approved Erosion and Sedimentation Control Plan and valid Grading Permit.

EROSION AND SEDIMENTATION CONTROL LEGEND

	–	LIMIT OF DISTURBANCE
	–	TEMPORARY EARTH DIKE
	–	TEMPORARY OBSTRUCTION
SF	–	SILT FENCE
SSF	–	SUPER SILT FENCE
	–	EROSION CONTROL MATTING
	–	STONE CONSTRUCTION ENTRANCE
RPS	–	REMOVABLE PUMP STATION
	–	INLET PROTECTION
	–	SOIL BOUNDARY LINE
BeB2	–	BELTSVILLE SILT LOAM (1 TO 5 PERCENT SLOPES) [HYDRIC SOILS]
SfC2	–	SASSAFRAS GRAVELLY SANDY LOAM (5 TO 10 PERCENT SLOPES)
Ha	–	HATBORO SILT LOAM [HYDRIC SOILS]



CONSTRUCTION SEQUENCE NOTES:

1. Prior to the start of any construction, the site contractor shall verify that all appropriate erosion and sedimentation control permits and approvals have been obtained.

2. The contractor shall notify the Howard County Department of Permits and Licenses 48 hours before beginning work. (1 DAY)

3. Install temporary stone construction entrances as indicated on the plan. (1 DAY)

4. Install perimeter temporary silt fence at locations surrounding the site and as indicated on the Erosion and Sedimentation Control Plan. Additional stone filter berms, checks or some other means to reduce velocity may be necessary if adverse surface runoff is encountered. (2 DAYS)

5. Construct the temporary sediment traps with functional sediment control outlets prior to clearing for the proposed buildings, drives and parking areas. The side slopes and top of berm shall be temporarily seeded following grading. (5 DAYS)

6. The Howard County Sediment Control Inspector shall be contacted to inspect the site prior to commencing with any additional construction.

7. Following the installation of the sediment traps and perimeter erosion and sedimentation control measures, clear and grub the project area. (5 DAYS) except swale at S.D.C. #10.

8. Temporary diversions shall be constructed, modified and maintained as necessary to divert flow from disturbed areas into the sediment traps. (2 DAYS)

9. Remove topsoil and excess material and place on temporary topsoil stockpiles as indicated on the plan. Seed all stockpiles and place filter fabric fence on the downhill side. (3 DAYS)

10. Re-grade railroad swale and immediately stabilize with seed, mulch and erosion control matting.

11. Concurrent with excavation and grading for building pad, begin construction of access drives, parking areas and truck maneuvering area. (10 DAYS)

12. Immediately following the completion of the driveway sub-grade, stabilize roadway areas with stone sub-base and then grade, seed and mulch all adjacent grass areas. (2 DAYS)

13. In conjunction with on-site grading, install stormwater conveyance pipes. Inlet protection shall be immediately provided around all newly installed inlets and remain in place until the contributing areas are stabilized. (5 DAYS)

14. Contractor to block off eastern pipe in I-1, southern pipe in I-2 and western pipe in M-3. (1 DAY)

15. Concurrent with building construction, install underground utility services, install curbs and stone drive and parking areas. (10 DAYS)

16. After final grading of the project area, seed and install jute netting and excelsior blanket as indicated. Also seed all other disturbed areas outside of immediate construction. (2 DAYS)

17. Final grade stone parking areas and drives. (2 DAYS)

18. Upon building completion, backfill and stabilize with seed, landscaping or decorative stone all adjacent disturbed areas. (2 DAYS)

19. Pave drives and parking areas. (4 DAYS)

20. Remove blocking device from I-1, I-2 and M-3 concurrent with paving. (1 DAY)

21. Upon stabilization of the entire site, remove all sediment from the stormwater conveyance systems and the temporary sediment traps and properly dispose of. (1 DAY)

22. Re-grade the bottom area of the temporary sediment trap to reflect the final grades proposed for the stormwater quality basins. Install the permanent gabion wall, stone infill, sand filter bed, perforated underdrain, seed and mulch all disturbed areas. (3 DAYS)

Note: The above durations are estimated based on the design engineer final durations may very slightly based on the weather and shall be coordinated with the Howard County inspector.

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."

Signature of Engineer (print name below signature) — Date 3/21/02

Kent R. Sheridan

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."

By: — Signature of Developer (print name below signature) — Date 3/26/02

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA Natural Resources Conservation Service — Date 4/1/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 4/3/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/17/02

CALL 1-800-257-7777 (5) DAYS PRIOR TO THE START OF CONSTRUCTION

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA	PARCEL #
Maryland Wholesale Food Center			Section 2 Block B	B-1 & B-2
PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01
WATER CODE: B02			SEWER CODE: 3170000		

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: BLE.
CHECKED BY: B.E.L.

STATUS: P - PRELIMINARY, F - FINAL

3894-C301 - D - F
DRAWING NUMBER | SIZE | STATUS

3/21/02

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894CIV1.dwg 1/17/02 5:05:12 pm EST

MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
5	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
4	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
3	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Erosion and Sedimentation Control Plan
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'S: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

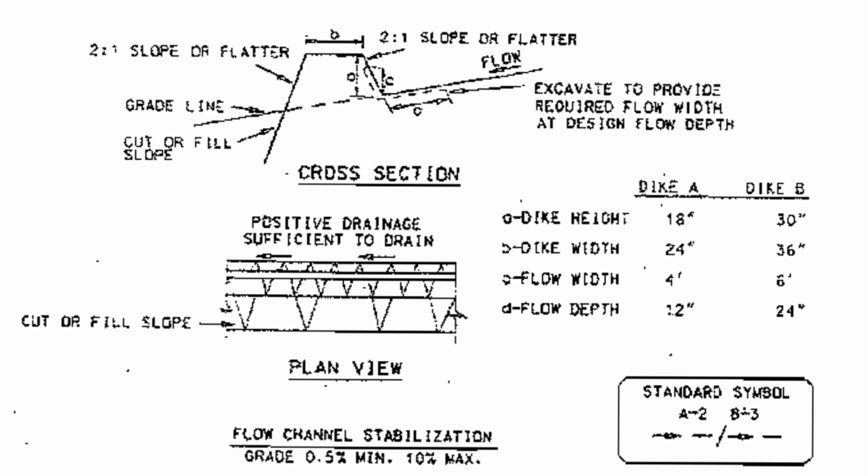
SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SHEET 5 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147



1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.

2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.

3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.

4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.

5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.

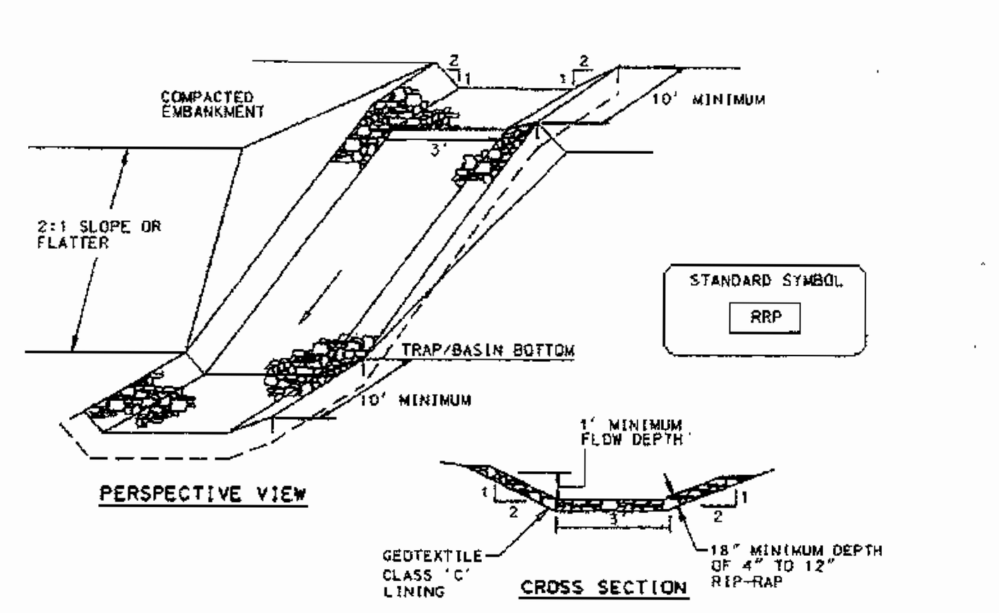
6. Fill shall be compacted by earth moving equipment.

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.

8. Inspection and maintenance must be provided periodically and after each rain event.

EARTH DIKE

DETAIL A
NO SCALE C301



Construction Specifications

1. Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min.) bottom width. The channel shall be lined with 4" to 12" rip-rap to a depth of 18".

2. Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.

3. Entrance and exit sections shall be installed as shown on the detail section.

4. Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.

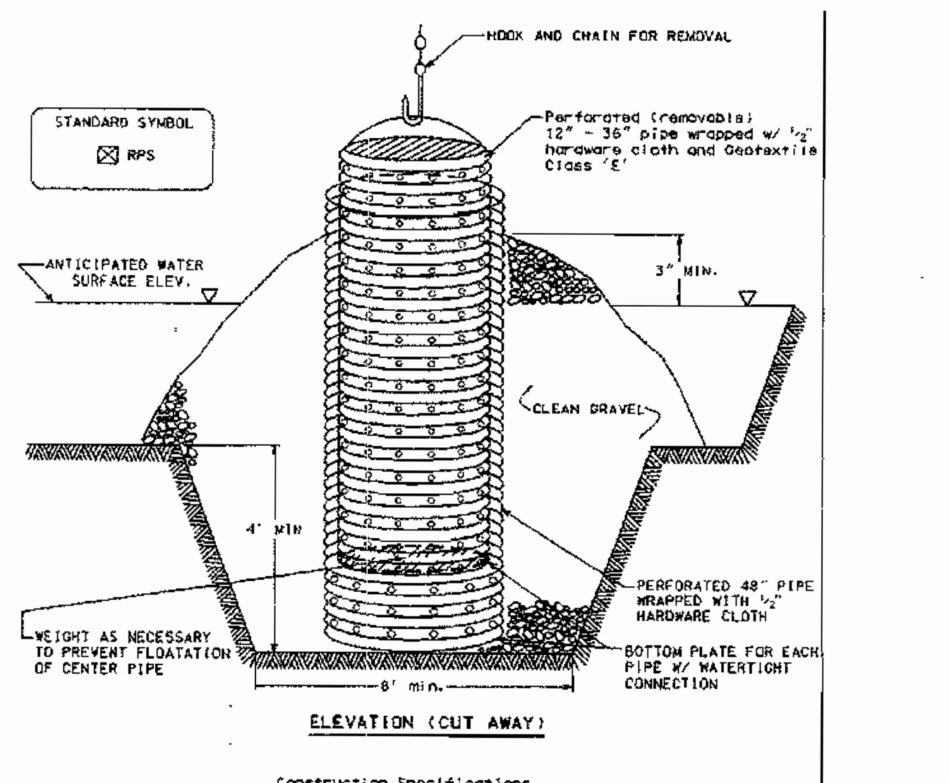
5. Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.

6. Rip-rap should blend into existing ground.

7. Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1. For slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

RIP-RAP INFLOW PROTECTION

DETAIL B
NO SCALE C301



Construction Specifications

1. The outer pipe should be 48" dia. or shall, in any case, be at least 4" greater in diameter than the center pipe. The outer pipe shall be wrapped with ½" hardware cloth to prevent backfill material from entering the perforations.

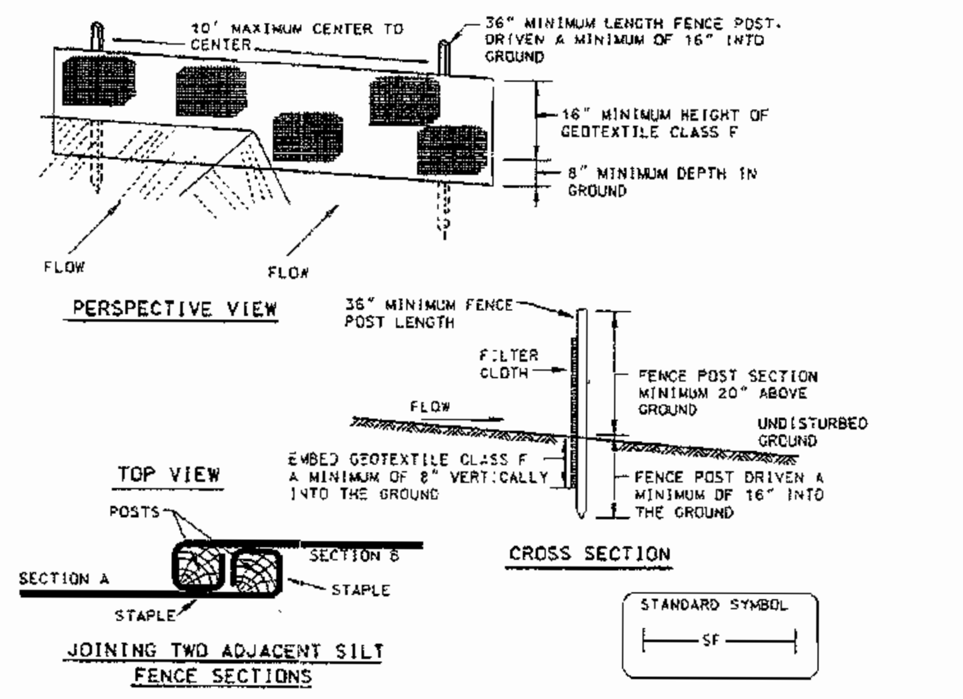
2. After installing the outer pipe, backfill around outer pipe with 2" aggregate or clean gravel.

3. The inside stand pipe (center pipe) should be constructed by perforating a corrugated or PVC pipe between 12" and 36" in diameter. The perforations shall be ½" X 6" slits or 1" diameter holes 6" on center. The center pipe shall be wrapped with ½" hardware cloth first, then wrapped again with Geotextile Class E.

4. The center pipe should extend 12" to 18" above the anticipated water surface elevation or riser crest elevation when dewatering a basin.

REMOVABLE PUMPING STATION
(AS REQUIRED)

DETAIL C
NO SCALE C301



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) cut, or 1¾" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

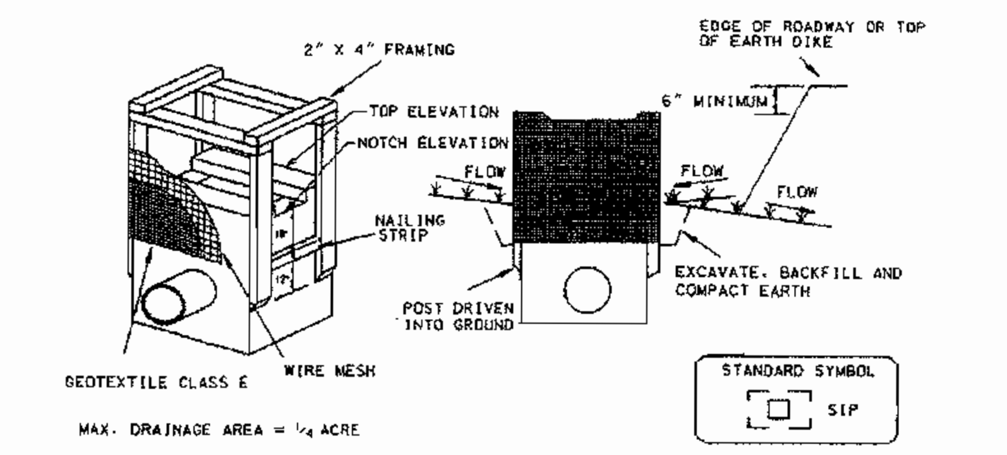
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

* All silt fence shall be turned up-hill 2' at terminus.

SILT FENCE

DETAIL D
NO SCALE C301



Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.

2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.

3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.

4. Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.

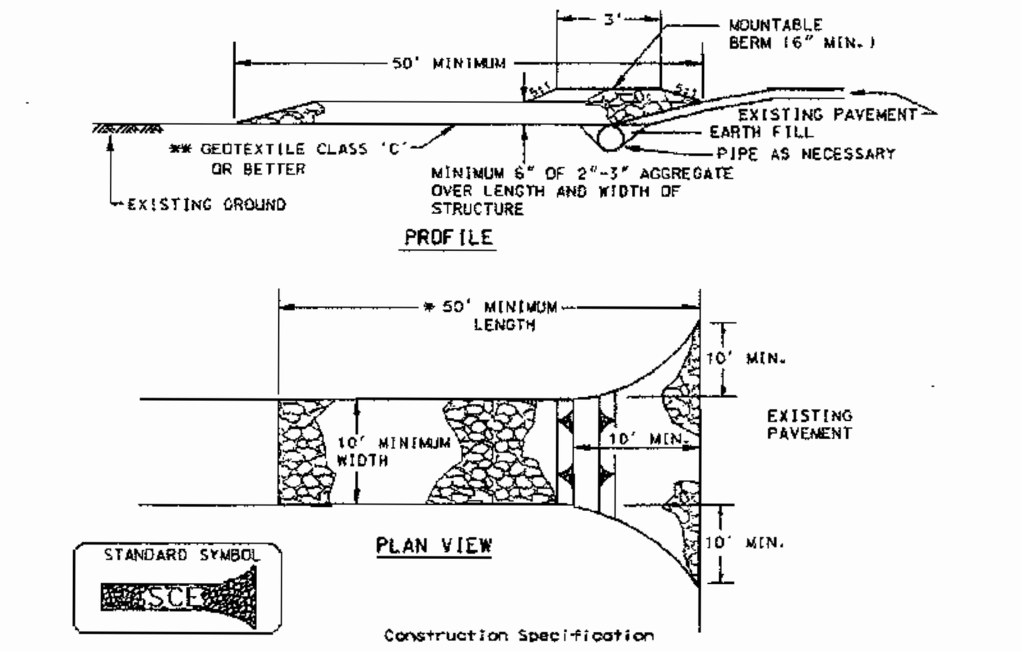
5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.

6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.

7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

STANDARD INLET PROTECTION

DETAIL E
NO SCALE C301



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STABILIZED CONSTRUCTION ENTRANCE

DETAIL F
NO SCALE C301

22.0 STANDARD AND SPECIFICATIONS

FOR

EROSION CONTROL MATTING

Definition

Erosion control matting is used to temporarily stabilize channels or steep slopes until vegetation is established. There are many types of matting available. The erosion control matting that is used must withstand velocities of 6 feet per second.

Conditions Where Practice Applies

Mattings are used to stabilize the flow channels of dikes and swales where the velocity is under 6 feet per second. They may also be used on tidal or stream banks where moving water is likely to wash out new vegetative plantings.

Installation

Stone channels will require multiple widths of matting, with two widths being the most commonly used. Unroll the matting starting at the upper end of the channel, allowing a 4" overlap of mattings along center of channel. The sequence of construction should be as follows:

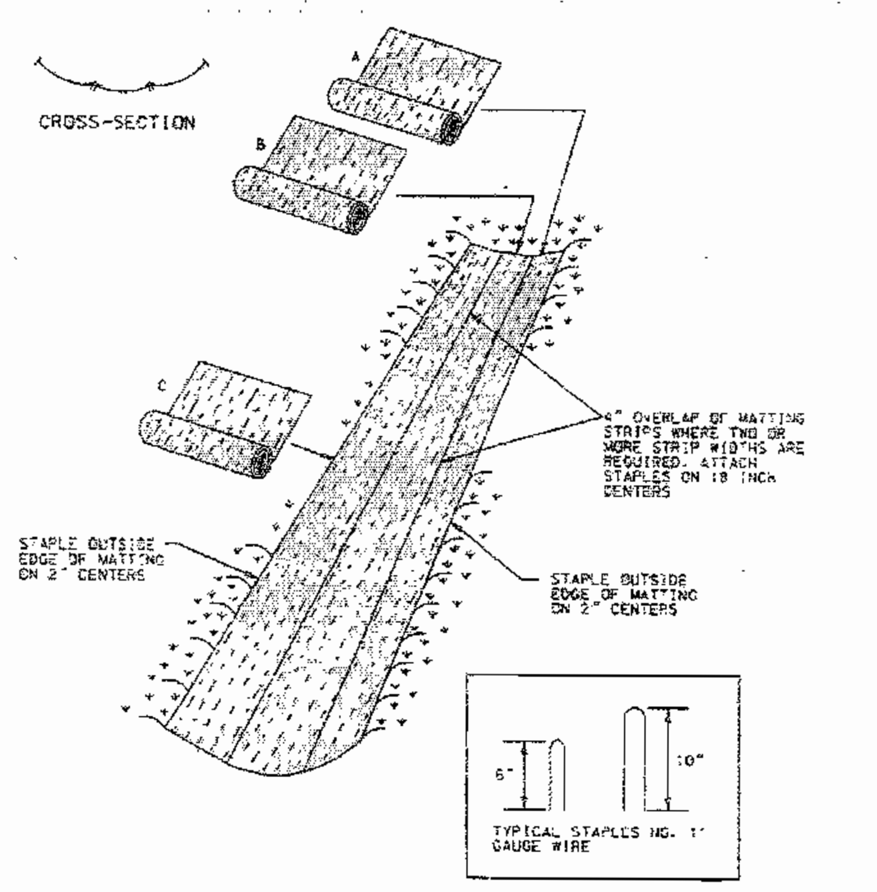
1. Bury the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

2. Staple the 4" overlap in the channel center spacing the staples 18" apart.

3. Make sure the matting is smooth and in firm contact with the soil, then staple the outer edges of the matting. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.

4. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4', shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

5. The protective matting can be laid over sprigged areas where small grass plants have been planted. Where ground covers are to be planted, lay the protective matting first and then plant through the matting according to the landscape design.



Construction Specifications

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

2. Staple the 4" overlap in the channel center using an 18" spacing between staples.

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.

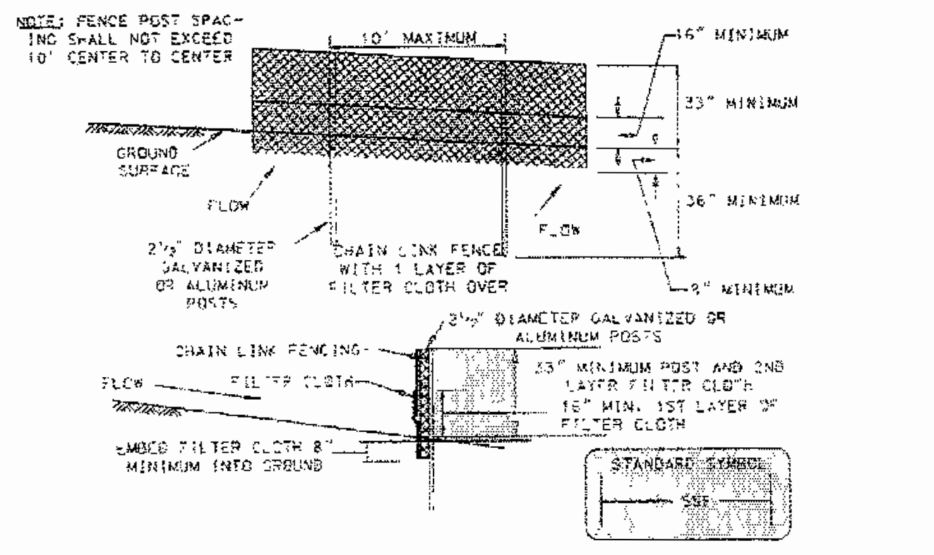
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4', shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area affected by the flow must be keyed-in.

EROSION CONTROL MATTING

DETAIL G
NO SCALE C301



Construction Specifications

Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.

1. The poles do not need to set in concrete.

2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

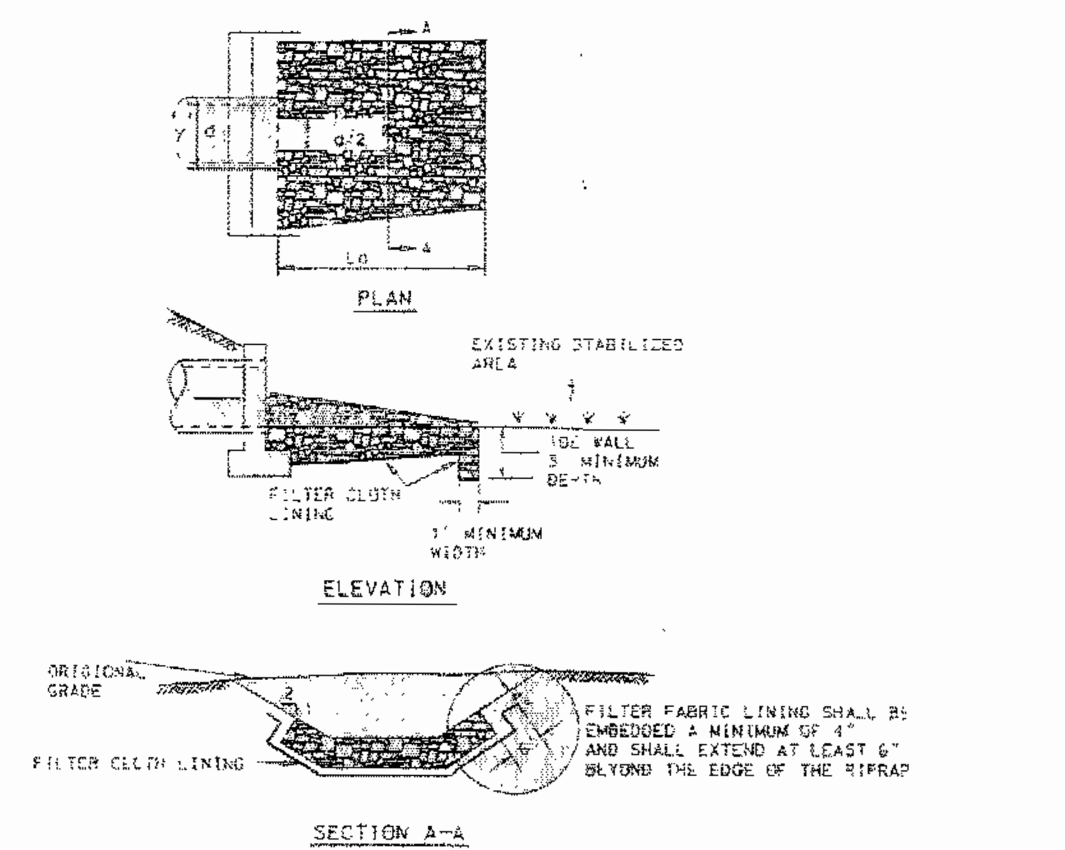
Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

* All silt fence shall be turned up-hill 2' at terminus.

SUPER SILT FENCE

DETAIL H
NO SCALE C301



Construction Specifications

1. The subgrade for the filter, rip-rap, or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.

2. The rock or gravel shall conform to the specified grading limits when installed respectively in the rip-rap or filter.

3. Geotextile shall be protected from punching, cutting, or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of geotextile over the damaged part or by completely replacing the geotextile. All overlaps whether for repairs or for joining two pieces of geotextile shall be a minimum of one foot.

4. Stone for the rip-rap or gabion outlets may be placed by equipment. They shall be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for rip-rap or gabion outlets shall be delivered and placed in a manner that will ensure that it is reasonably homogeneous with the smaller stones and spalls filling the voids between the larger stones. Rip-rap shall be placed in a manner to prevent damage to the filter blanket or geotextile. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

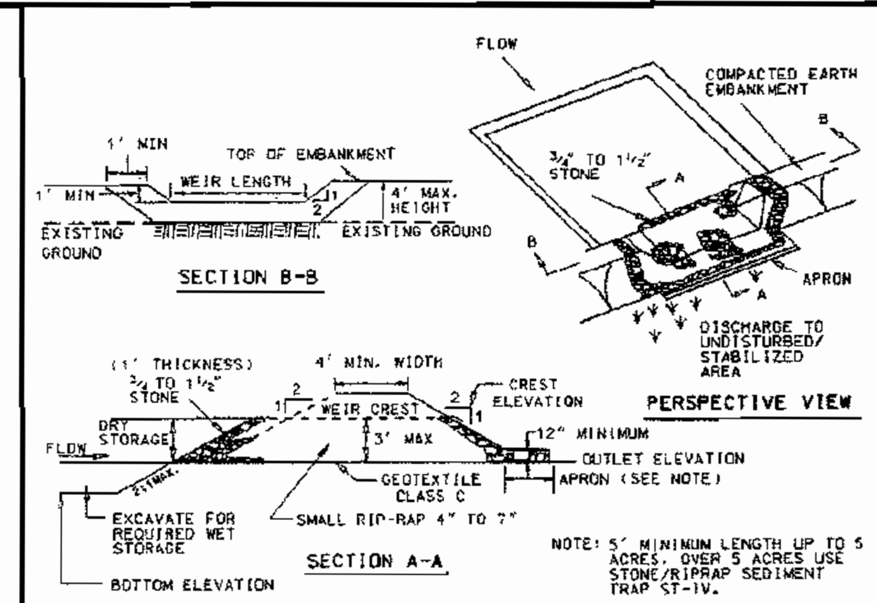
5. The stone shall be placed so that it blends in with the existing ground. If the stone is placed too high then the flow will be forced out of the channel and scour adjacent to the stone will occur.

OUTLET NO.	L	W	Do	THICKNESS	RIP-RAP SIZE PER SHA SPECS.
E-1	18'	21'	30"	19"	CLASS I
E-2	10'	12'	15"	19"	CLASS I
E-3	10'	12'	18"	19"	CLASS I
E-4	10'	12'	18"	19"	CLASS I
E-5	*	12'	18"	19"	CLASS I

* - AS REQUIRED TO EXTEND TO EXISTING BASIN BOTTOM

ROCK OUTFALL PROTECTION

DETAIL I
NO SCALE C301



Construction Specifications

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.

2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.

3. All cut and fill slopes shall be 2:1 or flatter.

4. The stone used in the outlet shall be small rip-rap 4" to 7" in size with a 1' thick layer of 3/4" to 1½" washed aggregate placed on the upstream face of the outlet. Stone facing shall be as necessary to prevent clogging. Geotextile Class C may be substituted for the stone facing by placing it on the inside face of the stone outlet.

5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to one half of the wet storage depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

6. The structure shall be inspected periodically and after each rain and repairs made as needed.

7. Construction of traps shall be carried out in such a manner that sediment pollution is abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Points of concentrated inflow shall be protected in accordance with Grade Stabilization Structure criteria. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon trap completion and monitored and maintained erosion free during the life of the trap.

8. The structure shall be dewatered by approved methods, removed and the area stabilized when the drainage area has been properly stabilized.

9. Refer to Section D for specifications concerning trap dewatering.

10. Minimum trap depth shall be measured from the weir elevation.

11. The elevation of the top of any dike directing water into the trap must equal or exceed the elevation of the trap embankment.

12. Geotextile Class C shall be placed over the bottom and sides of the outlet channel prior to the placement of stone. Sections of filter cloth must overlap at least 1' with the section nearest the entrance placed on top. The filter cloth shall be embedded at least 6" into existing ground at the entrance of the outlet channel.

13. Outlet - An outlet shall be provided, including a means of conveying the discharge in an erosion free manner to an existing stable channel.

Table 9 Sediment Trap Design Criteria
ST-I, ST-II, ST-IV

DRAINAGE AREA (AC)	TRAP TYPE*	TOTAL VOLUME (CF)	WET VOLUME (CF)	DRY VOLUME (CF)	MINIMUM DEPTH (FT)	MINIMUM LENGTH (FT)	MINIMUM WIDTH (FT)
1	I/II	3600	1800	1800	2.5	46	23
2	I/II	7200	3600	3600	2.5	68	34
3	I/II	10800	5400	5400	2.5	86	42
4	I/II	14400	7200	7200	3.0	90	43
5	I/II	18000	9000	9000	3.0	101	50
6	IV	21600	10800	10800	4.0	90	46
7	IV	25200	12600	12600	4.0	100	50
8	IV	28800	14400	14400	4.0	105	55
9	IV	32400	16200	16200	4.0	110	60
10	IV	36000	18000	18000	4.0	123	60

*I - PIPE OUTLET (POST), II - STONE OUTLET (SOST), IV - STONE/RIPRAP OUTLET (SROST)

1. The length to width ratio should be 2:1.

2. Minimum length and width dimensions apply to the bottom of the traps.

3. The side slopes will be 2:1 or flatter.

4. If the stone outlet is used in conjunction with rip-rap channel protection then the storage requirement will be 3600 cubic feet per acre. If the stone outlet and rip-rap apron are used, the length of the apron will be a minimum of 10'.

Note: Stone outlet sediment traps shall be limited to a 5 acre maximum drainage area.

SEDIMENT TRAP NUMBER	①	②
TRAP TYPE	ST II	ST II
DRAINAGE AREA (5 ACRE MAX) AC	3.5	2
REQUIRED CAPACITY (3600 CF/AC) CF	12,600	7,200
AVERAGE BOTTOM LENGTH (FT)	91	78
AVERAGE BOTTOM WIDTH (FT)	43	37
SIDE SLOPES H:V	2:1	2:1
TOP OF EMBANKMENT ELEVATION	192	191
WEIR ELEVATION(DRY)/CREST OF SPILLWAY	190	189
DRY VOLUME	9694	7483
CLEAN-OUT ELEVATION (@ 700 CF/AC)	187.75	186.5
TRAP BOTTOM ELEVATION	187	186
PROVIDED CAPACITY CF	14,303	10,880
WEIR LENGTH (4'/AC) LF	14	8
OUTLET SIDE SLOPE	2:1	2:1
OUTLET ELEVATION (WET)	188.53	187.14
WET VOLUME	4609	3397
PRE-DEV TO TRAP	1.5	1
POST-DEV TO TRAP	3.5	2

NOTE: SEE STONE OUTLET SEDIMENT TRAP ST-II DETAIL (SHEET 5 OF 15)

SEDIMENT TRAP

DETAIL J
NO SCALE C301

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service Date 4/3/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District Date 4/3/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK Date 4/1/02

Chief, Division of Land Development Date 4/16/02

Director Date 4/17/02

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.

By: Signature of Developer (print name below signature) 3-26-02 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."

Signature of Engineer (print name below signature) 3/21/02 Date
Keith R Shollenberger

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7940 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		PARCEL #
Maryland Wholesale Food Center			Section 2 Block B		B-1 & B-2
PLAT # CMP-9196	BLOCK 20	ZONE M-2	TAX /ZONE MAP 43	ELECTION DISTRICT No. 6	CENSUS TRACT 6069.01
WATER CODE: B02			SEWER CODE: 3170000		

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.
STATUS: P - PRELIMINARY, F - FINAL
3894-C302 - D - F
DRAWING NUMBER | SIZE | STATUS

REFERENCE FILES

CALL 1-800-257-7777
(5) DAYS PRIOR TO THE
START OF CONSTRUCTION

3894C302.dwg 1/18/02 11:15:36 am EST

MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
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2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

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MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

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SDP-01-147
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½" in diameter.

ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials

III. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be perscribed to raise the pH to 6.5 or higher

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientistand approved by the appopriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service. University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

CALL 1-800-257-7777
(5) DAYS PRIOR TO THE
START OF CONSTRUCTION

STABILIZATION SPECIFICATIONS

I. VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation

1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
3. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 areas. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples may be taken for engineering purposes may also be used for chemical analysis.
2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer.
3. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sleeve and 98-100% will pass through a #20 mesh sleeve.
4. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
5. Soil Amendments: Use only one of the following schedules
   a. Preferred – Apply 2 tons per acre dolomitic limestone (92 lbs./100 s.f.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./100 s.f.). Before seeding, harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 aurtform fertilizer (9.1 lbs./100 s.f.).
   b. Acceptable – Apply 2 tons per acre dolomitic limestone (92 lbs./1000 s.f.) and 1000 lbs. Per acre 10-10-10 fertilizer (23 lbs./1000 s.f.) before seeding, harrow or disc upper three inches of soil.

C. Seedbed Preparation

1. Temporary Seeding
   a. Seedbed preparation shall consist of loosening soil to a depth of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth but left in the roughened condition. Sloped areas (greater than 3:1) should not be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
   b. Apply fertilizer and lime as prescribed on the plans.
   c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
2. Permanent Seeding
   a. Minimum soil conditions required for permanent vegetative establishment:
      1) Soil pH shall be between 6.0 and 7.0.
      2) Soluble salts shall be less than 500 parts per million (ppm).
      3) The soil shall contain less than 40% clay but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if love grass or serecia lespedeza is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
      4) Soil shall contain 15% minimum organic matter by weight.
      5) Soil must contain sufficient pore space to permit adequate root penetration.
      6) If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
   b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
   c. Apply soil amendments as per soil test or as included on the plans.
   d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.

D. Seed Specifications

1. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material in this job.
2. Inoculant – The inoculant for treating legume seed in the seed mixture shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. NOTE: It is very important to keep inoculant as cool as possible until used. Temperatures above 75-80 degrees F. can weaken bacteria and make inoculant less effective.

NOTE: SEED TAGS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY TYPE AND RATE OF SEED USED.

E. Methods of Seeding

1. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeder, or a cultipacker seeder.
   a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen; maximum of 100 lbs. per acre total soluble nitrogen; P205 (phosphorus): 200 lbs./ac.; K20 (potassium): 200 lbs./ac.
   b. Lime – use only ground agricultural limestone. (Up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
   c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
2. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
   a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 25 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
   b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
3. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
   a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least ¼ inch of soil covering. Seedbed must be firm after planting.
   b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

F. Mulch Specifications (In order of preference)

1. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonably bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
2. Wood Cellulose Fiber Mulch (WCFM)
   a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
   b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
   c. WCFM, including dye, shall contain no germination or growth inhibiting factors.
   d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedings.
   e. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-toxic.
   f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm. diameter approximately 1mm. PH range of 4.0 to 8.5 ash content of 1.6% maximum and water holding capacity of 90% minimum.

NOTE: ONLY STERILE STRAW MULCH SHOULD BE USED IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

G. Mulching Seeded Areas – Mulch shall be applied to all seeded areas immediately after seeding.

1. If grading is completed outside of the seeding season, mulch alone shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
2. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
3. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.

H. Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch. Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:

1. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
2. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
3. Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and on the crests of banks. The remainder of area should appear uniform after binder application. Synthetic binders – such as Acrylic DLR (Argo-Tac), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
4. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' foot wide and 300 to 3000 feet long.

II. TEMPORARY SEEDING

Vegetation – annual grass or grain used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetative cover Permanent Seeding is required.

A. Seed Mixtures – Permanent Seeding

1. Select one or more off the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone (from figure 5) and enter them in Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths can be estimated using Table 26. If this Summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, stream banks, dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342 – Critical Area Planting. For special lawn maintenance areas. See Sections IV Sod and V Turfgrass.
2. For sites having disturbed areas over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in.
3. For areas receiving low maintenance, apply ureaform fertilizer (46-0-0) at 3-1/2 lbs/1000 sq. ft. (150 lbs/ac). In addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

III. PERMANENT SEEDING

Seeding grass and legumes to establish ground cover for a minimum period of one year on disturbed areas generally receiving low maintenance.

A. Seed Mixtures – Permanent Seeding

1. Select one or more off the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths can be estimated using Table 26. If this Summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, stream banks, dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342-Critical Area Planting. For special lawn maintenance areas. See Section IV Sod and V Turfgrass.
2. For sites having disturbed areas over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in.
3. For areas receiving low maintenance, apply ureaform fertilizer (46-0-0) at 3-1/2 lbs/1000 sq. ft. (150 lbs/ac). In addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

IV. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR STEEPER)

A. General Specifications

1. Class of turfgrass sod shall be Maryland or Virginia State Certified or Approval. Sod labels shall be made available to the job foreman and inspector.
2. Sod shall be machine cut at a uniform soil thickness of ¾", plus or minus ¼", at the time of cutting. Measurement for thickness shall exclude top growth and thatch. Individual pieces of sod shall be cut to the supplier's width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable.
3. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
4. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be approved by an agronomist or soil scientist prior to its installation.
6. Site Preparation: Fertilizer and lime application rates will be determined by soil test. Under unusual circumstances where there is insufficient time for a complete soil test, fertilizer and lime may be applied in amounts shown under 6 (b) below.
   a. Prior to sodding, the surface will be cleared of all trash, debris, and of all roots, brush, wire, grade stakes and other objects that would interfere with planting, fertilizing, or maintenance operations.
   b. Where soil is acid or composted of heavy clays, ground limestone will be spread at the rate of 2 tons per acre (100 lbs./1000 sf). In all soils 1000 lbs. per acre (25 lbs./1000 sf) of 10-10-10 fertilizer or equivalent will be uniformly applied and mixed into the top three inches of soil with the required time.
   c. All areas receiving sod will be uniformly fine graded. Hard packed earth will be scarified prior to placement of sod.

B. Sod Installation

1. During periods of excessively high temperature or in areas having dry subsoil, the subsoil shall be lightly irrigated immediately prior to laying the sod.
2. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids, which would cause drying of the roots.
3. Wherever possible, sod shall be laid with the long edges parallel to the contour and with staggering joints. Sod shall be rolled and tamped, pegged or otherwise secured to prevent slippage on slopes and to ensure solid contact between sod roots and the underlying soil surface.
4. Sod shall be watered immediately following rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.

C. Sod Maintenance

1. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
2. After the first week, sod watering is required as necessary to maintain adequate moisture content.
3. The first mowing of sod should not be attempted until the sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

V. TURFGRASS ESTABLISHMENT

Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites, which will receive a medium to high level of maintenance. Areas to receive seed shall be tilled by disking or other approved methods to a depth of 2 to 4 inches, leveled and raked to prepare a proper seedbed. Stones and debris over 1-1/2 inches in diameter shall be removed. The resulting seedbed shall be in such condition that future mowing of grasses will pose no difficulty.

NOTE: Choose certified material. Certified material is to the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.

A. Turfgrass Mixtures

1. Kentucky Bluegrass – Fall sun mixture – For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and eastern shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds/1000 square feet. A minimum of three bluegrass cultivars should be chosen ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.
2. Kentucky Bluegrass/Perennial Rye Full sun mixture – For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding rate: 2 pounds mixture/1000 square feet. A minimum of 3 Kentucky Bluegrass Cultivars must be chosen, with each cultivar ranging from 10% to 35% of the mixture by weight.
3. Tall Fescue/Kentucky Bluegrass – Full sun mixture – For use in drought prone areas and/or for acres receiving low to medium management in full sun to medium shade. Recommended mixture includes; certified Tall Fescue Cultivars 95-100%, certified Kentucky Bluegrass Cultivars 0-5%. Seeding rate 5 to 8 lb./1000 square feet. One or more cultivars may be blended.
4. Kentucky Bluegrass/Fine Fescue – Shade Mixture – For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; certified Kentucky Bluegrass Cultivars 30-40% and certified Fine Fescue and 60-70%. Seeding rate: 1-1/2 – 3 lbs./1000 square feet. A minimum of 3 Kentucky bluegrass cultivars must be chosen, with each cultivar ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.

NOTE: Turfgrass varieties should be selected from those listed in the most current University of Maryland Publication, Agronomy Mimeo #77, "Turfgrass Cultivar Recommendations for Maryland".

B. Ideal Times of Seeding

1. Western MD: March 15-June 1, August 1-October 1 (Hardiness Zones – 5b, 6a)
2. Central MD: March 1-May 15, August 15-October 15 (Hardiness Zones – 6b)
3. Southern MD, Eastern Shore: March 1-May 15, August 15-October 15 (Hardiness Zones 7a, 7b)

C. Irrigation

If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2" – 1" every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

D. Repairs and Maintenance

Inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season.

1. Once the vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.
2. If the stand provides less than 40% ground coverage, reestablish following original lime, fertilizer, seedbed preparation and seeding recommendations.
3. If the stand provides between 40% and 94% ground coverage, overseeding and fertilizing using half of the rates originally applied may be necessary.
4. Maintenance fertilizer rates for permanent seedings are shown in Table 24. For lawns and other medium to high maintenance turf grass areas, refer to the University of Maryland publication "Lawn Care in Maryland" Bulletin No. 171.

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."

Signature of Developer (print name below signature) — Date: March 26, 2002

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."

Signature of Engineer (print name below signature) — Date: 3/21/02

PERMANENT SEEDING FOR LOW MAINTENANCE AREAS

MIX	SEED MIX (USE CERTIFIED MATERIAL IF AVAILABLE)	PLANTING LBS/AC.	PLANTING LBS/1000 SQ. FT.	SITE CONDITIONS	USDA HARDINESS ZONES	3/1-5/15	3/15-6/1	5/16-8/14	6/2-7/31	8/1-10/10	8/15-10/15	8/15-11/15	NOTES
3	TALL FESCUE (85%), PERENNIAL RYEGRASS (10%), KENTUCKY BLUEGRASS (5%)	125 15 10	2.9 .34 .23	MOIST TO DRY	6B	X					X		C

RECOMMENDED PLANTING DATES: columns 3/1-5/15 through 8/15-11/15.

NOTES: C: POPULAR MIX – PRODUCES PERMANENT GROUND COVER QUICKLY. BLUEGRASS THICKNESS STAND.

FERTILIZER RATES

TEMPORARY SEEDING: FERTILIZER RATE (10-10-10)	TEMPORARY SEEDING: TIME RATE	PERMANENT SEEDING: FERTILIZER RATE (10-20-20) N	P205	R20	PERMANENT SEEDING: TIME RATE
600 LB/AC. (15/1000 S.F.)	2 TONS/AC. 100 LB/1000 S.F.	90 LB/AC. (2.0 LB/1000 S.F.)	125 LB/AC. (4.0 LB/1000 S.F.)	175 LB/AC. (4.0 LB/1000 S.F.)	2 TONS/AC. (100 LB/1000 S.F.)

Table 26 Temporary Seeding Rates, Depths, and Dates

SPECIES	MINIMUM SEEDING RATES PER ACRE	LBS/1000 SQ.FT.	PLANTING DEPTH[36] INCHES	7a and 7b 2/1-4/30	7a and 7b 5/1-8/14	7a and 7b 8/15-11/30	6b 3/1-4/30	6b 5/1-8/14	6b 8/15-11/15	6a and 5b 3/15-5/31	6a and 5b 6/1-7/31	6a and 5b 8/1-10/31
CHOOSE ONE:						BY 10/15			BY 10/15			BY 10/1
BARLEY	2.5 BU. (122 lbs)	2.80	1-2	X	-		X	-		X	-	
OATS	3 BU. (96 lbs)	2.21	1-2	X	-	-	X	-	-	X	-	-
RYE[39]	2.5 BU. (140 lbs)	3.22	1-2	X	-	X	X	-	X	X	-	X
BARLEY OR RYE PLUS FOXTAIL MILLET[40]	150 lbs	3.45	1	X X	X X	10/15 X	X X	X X	10/15 X	X X	X X	10/1 X
WEEPING LOVEGRASS[41]	4 lbs	.09	1/4 - 1/2	-	X	-	-	X	-	-	X	-
ANNUAL RYEGRASS	50 lbs	1.15	1/4 - 1/2	X	-	11/1	X	-	11/1	X	-	8/15
MILLET[42]	50 lbs	1.15	1/2	-	X	-	-	X	-	-	X	-

Column group heading: HARDINESS ZONES[37] AND SEEDING DATES[38]

G-20-20

[36] Applicable on slopes of 3:1 or flatter
[37] Refer to Figure 6 - Adopted from USDA, ARS Miscellaneous Publication #1475, January 1990
[38] Between fall and spring seeding dates, use mulch only if ground is frozen and reseed when thawed
[39] May be used as a nurse crop for late fall/early winter permanent seedings, add 56 lbs/ac to the permanent seeding mixture
[40] Maryland State Highway Administration Temporary Seed Mix
[41] May be used as a nurse crop for mid-summer permanent seedings. Add 2 lbs/ac to permanent seed mix.
[42] May be used as a nurse crop for mid-summer permanent seedings. Add 10 lbs/ac to the permanent seeding mix.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date 4/3/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 4/3/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/18/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B-1 & B-2

PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 — SEWER CODE: 3170000

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: BEL
STATUS: P – PRELIMINARY, F – FINAL
3894-C303 – D – F
DRAWING NUMBER | SIZE | STATUS

REFERENCE FILES

3894C303.dwg 11/7/01 2:20:50 pm EST

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
3	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Erosion and Sedimentation Control Notes and Tables

MARYLAND FOOD CENTER AUTHORITY CROSS DOCK/TRAILER PARKING

BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

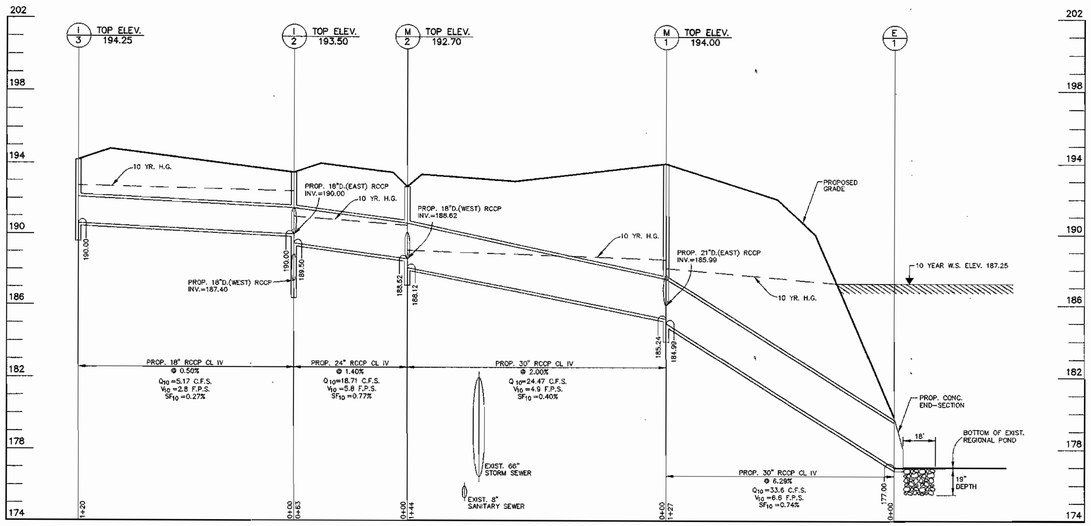
SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

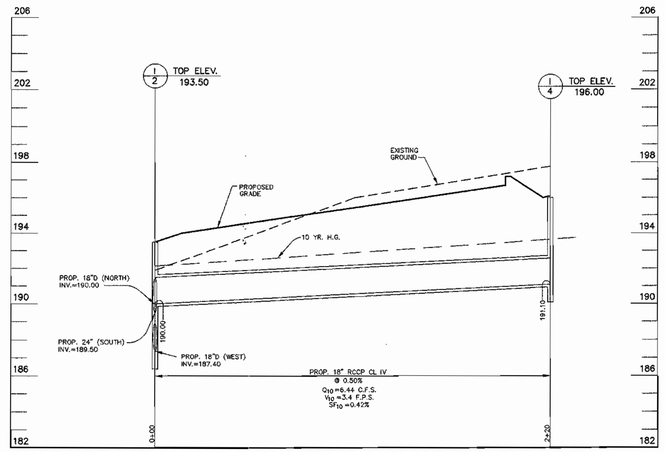
SHEET 7 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

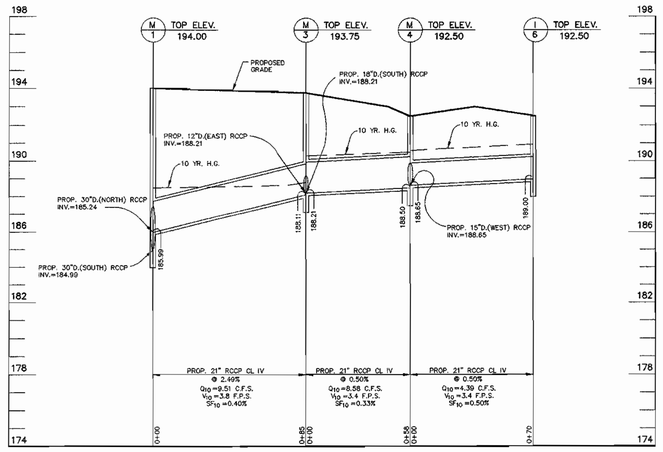
SDP-01-147



STORM DRAIN PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



STORM DRAIN PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



STORM DRAIN PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

STORM DRAIN PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

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SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

STORM DRAIN PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date 9/5/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 9/7/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/23/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		PARCEL #
Maryland Wholesale Food Center			Section 2 & Block B		B-1 & B-2
PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 — SEWER CODE: 3170000

Stormwater Profile Sheet
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SHEET 8 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: . . . . . BLE.
CHECKED BY: . . . . BEL.

STATUS: P - PRELIMINARY, F - FINAL

3894-C304 - D - F
DRAWING NUMBER | SIZE | STATUS

3/21/02

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 150
(IN FEET)
1 inch = 40 ft.

3894C304.dwg 1/18/02 12:23:13 pm EST

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
5	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
4	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
3	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL
2				
1				

DRAINAGE AREAS

AREA	ACRES	'C'	% IMP.	IMP. AREA
A	0.62	.86	100%	0.62
B	0.87	.76	86%	0.75
C	0.97	.86	100%	0.97
D	0.93	.68	71%	0.66
E	0.16	.24	0%	0.00
F	0.58	.78	88%	0.51
G	0.53	.86	100%	0.53
H	0.13	.86	100%	0.13
I	0.46	.70	74%	0.34
J	0.22	.24	0%	0.00

TEST PIT DATA

RECORD OF TEST PIT EXCAVATION

Project: MARYLAND FOOD — Elevation: 192.5-Feet — Test Pit Number: SWM-1
Location: Tarbay Drive & Oceano Avenue, Jessup, Howard County, MD — Datum: Local — Location: Storm Water Management Area #1
Client: Webber Smith Associates — Equipment: JCB 210 Rubber Tired Backhoe — Date Completed: 4/23/01
Contractor: HCEA — Inspector: B Stegman
GROUNDWATER DATA — Depth: Dry — Time after completion: 5.5 hour
Test pit backfilled at the end of the day

Elevation 192.5	Depth (feet)	STRATA DEPTH	UNIFIED SOIL CLASSIFICATION	Soil Description Moisture, Consistency, Color, and Description
	1			6" TOPSOIL
	2			
	3		CL / A-6	FILL: Red Brown CLAY, some pockets of Sand (pockets of root matter throughout)
	4			(Hard Digging)
187.5	5	5.0		
186.5	6	6.0	OL	FILL: Grey Organic CLAY
	7			
	8			
	9		OL	FILL: Dark Brown to Black Organic Sandy SILT, some gravel, some root matter, (organic odor)
	10			
	8			
	9			
	10			
	11			
180.5	12	12.0		Bottom of Test Pit at 12-Feet

LEGEND: (USDA Classification) (Supplemental Information)

RECORD OF TEST PIT EXCAVATION

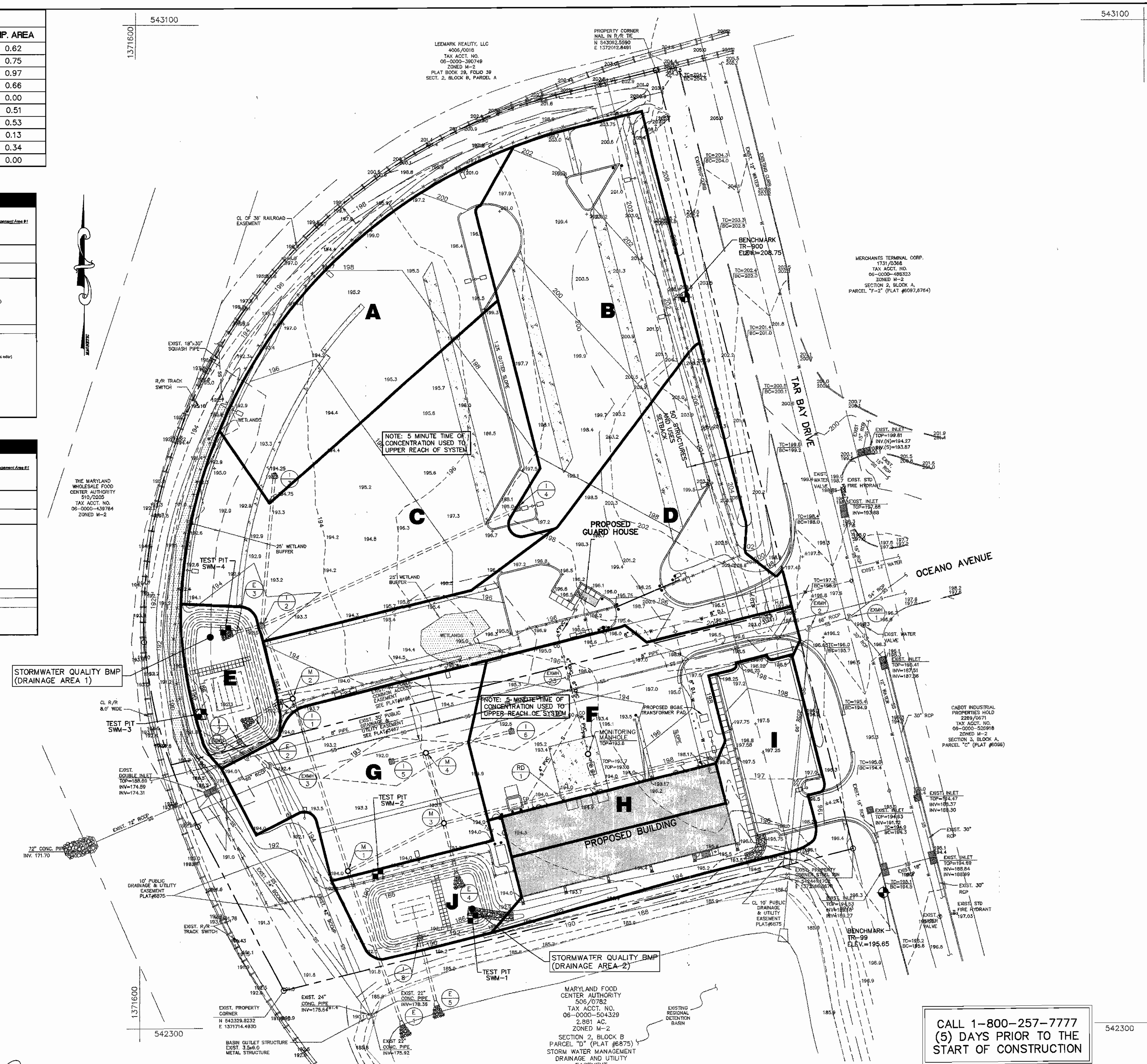
Project: MARYLAND FOOD — Elevation: 192.4-Feet — Test Pit Number: SWM-2
Location: Tarbay Drive & Oceano Avenue, Jessup, Howard County, MD — Datum: Local — Location: Storm Water Management Area #1
Client: Webber Smith Associates — Equipment: JCB 210 Rubber Tired Backhoe — Date Completed: 4/23/01
Contractor: HCEA — Inspector: B Stegman
GROUNDWATER DATA — Depth: Dry — Time after completion: 6.0 hour
Test pit backfilled at the end of the day

Elevation 192.4	Depth (Feet)	STRATA DEPTH	UNIFIED SOIL CLASSIFICATION	Soil Description Moisture, Consistency, Color, and Description
	1			6" TOPSOIL
	2			
	3		CL	FILL: Red Brown CLAY, pockets of Sand (pockets of root matter throughout)
	4			(Hard Digging)
	5			
	6			
	7	7.0		
	8	8.5	OL	FILL: Black Organic Sandy SILT, some root matter and tree limbs
	9	9.5	CL	FILL: Red Brown CLAY, pockets of Sand (pockets of root matter throughout)
	10			
	11		OL	FILL: Black Organic Sandy SILT, some root matter and tree limbs
180.4	12	12.0		Bottom of Test Pit at 12-Feet

NOTE: SEE PLAN FOR TEST PIT LOCATIONS

DRAINAGE AREA PLAN LEGEND

A	-	DRAINAGE AREA
▬▬	-	DRAINAGE AREA BOUNDARY



CALL 1-800-257-7777 (5) DAYS PRIOR TO THE START OF CONSTRUCTION

TEST PIT DATA

RECORD OF TEST PIT EXCAVATION

Project: MARYLAND FOOD — Elevation: 191.8-Feet — Test Pit Number: SWM-3
Location: Tarbay Drive & Oceano Avenue, Jessup, Howard County, MD — Datum: Local — Location: Storm Water Management Area #2
Client: Webber Smith Associates — Equipment: JCB 210 Rubber Tired Backhoe — Date Completed: 4/23/01
Contractor: HCEA — Inspector: B Stegman
GROUNDWATER DATA — Depth: Water Seeping in at 4 ft — Time after completion: 0.5 hour
Test pit backfilled at the end of the day

Elevation 191.8	Depth (feet)	STRATA DEPTH	UNIFIED SOIL CLASSIFICATION	Soil Description Moisture, Consistency, Color, and Description
	1			12" TOPSOIL
	2			
	3		CL / A-6	FILL. Red Brown & Purple CLAY, some pockets of Sand (pockets of root matter throughout)
	4			(Hard Digging)
186.8	5	5.0		
	6			
	7			
	8		OL	FILL. Dark Brown to Black Organic Sandy SILT, some gravel, some root matter, (organic odor)
	9			(Hard Digging)
	10			
	11			
179.8	12	12.0		Bottom of Test Pit at 12-Feet

LEGEND: (USDA Classification) (Supplemental Information)

RECORD OF TEST PIT EXCAVATION

Project: MARYLAND FOOD — Elevation: 192.5-Feet — Test Pit Number: SWM-4
Location: Tarbay Drive & Oceano Avenue, Jessup, Howard County, MD — Datum: Local — Location: Storm Water Management Area #2
Client: Webber Smith Associates — Equipment: JCB 210 Rubber Tired Backhoe — Date Completed: 4/23/01
Contractor: HCEA — Inspector: B Stegman
GROUNDWATER DATA — Depth: Dry — Time after completion: 0.5 hour
Test pit backfilled at the end of the day

Elevation 192.5	Depth (Feet)	STRATA DEPTH	UNIFIED SOIL CLASSIFICATION	Soil Description Moisture, Consistency, Color, and Description
	1			6" TOPSOIL
	2		CL / A-6	FILL: Red Brown & Purple CLAY, some pockets of Sand (pockets of root matter throughout)
	3			(Hard Digging)
187.3	4	4.5		
	5			
	6			
	7			
	8			
	9			
	10		OL	FILL: Dark Brown to Black Organic Sandy SILT, some gravel, some root matter, (organic odor)
	11			
	12			
	13			
	14			
177.5	15	15.0		Bottom of Test Pit at 15-Feet

NOTE: SEE PLAN FOR TEST PIT LOCATIONS

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/12/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME Maryland Wholesale Food Center		SECTION/AREA Section 2 Block B		PARCEL # B-1 & B-2
PLAT # CMP-9196	BLOCK 20	ZONE M-2	TAX /ZONE MAP 43	ELECTION DISTRICT No. 6	CENSUS TRACT 6069.01
WATER CODE: B02			SEWER CODE: 3170000		

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.

STATUS: P - PRELIMINARY, F - FINAL

3894-C305 — D — F
DRAWING NUMBER — SIZE — STATUS

3/21/02

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894CIV1.dwg 1/17/02 5:05:12 pm EST

MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
△				
△				
△				
3	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

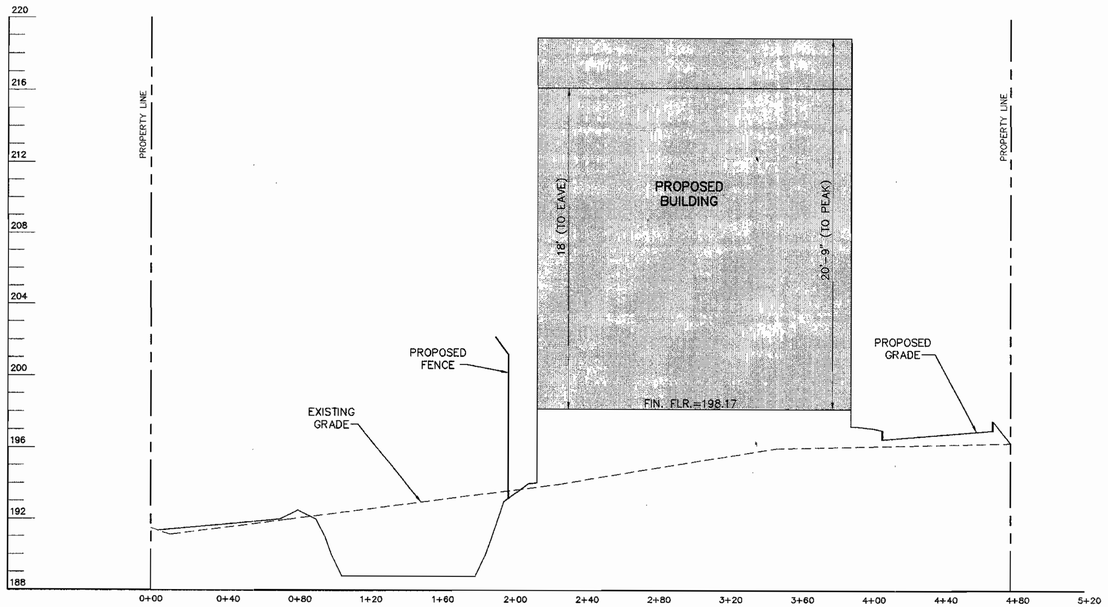
Drainage Area Plan
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE # 'S: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

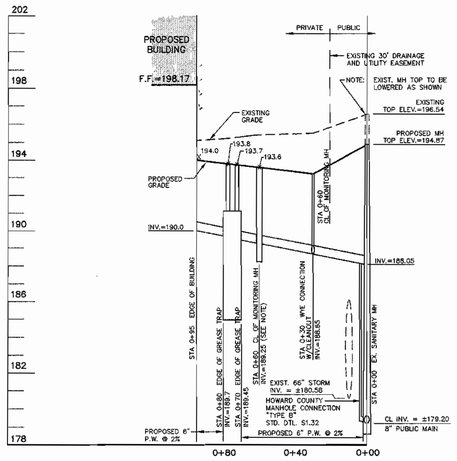
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SDP-01-147
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

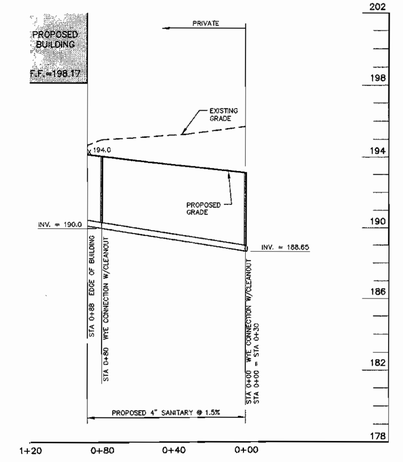


SECTION A–A
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

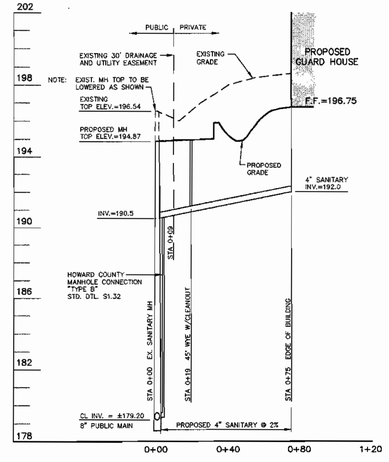


SANITARY SEWER PROFILE
(DROPHOUSE CONNECTION TO CROSS DOCK FACILITY)
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

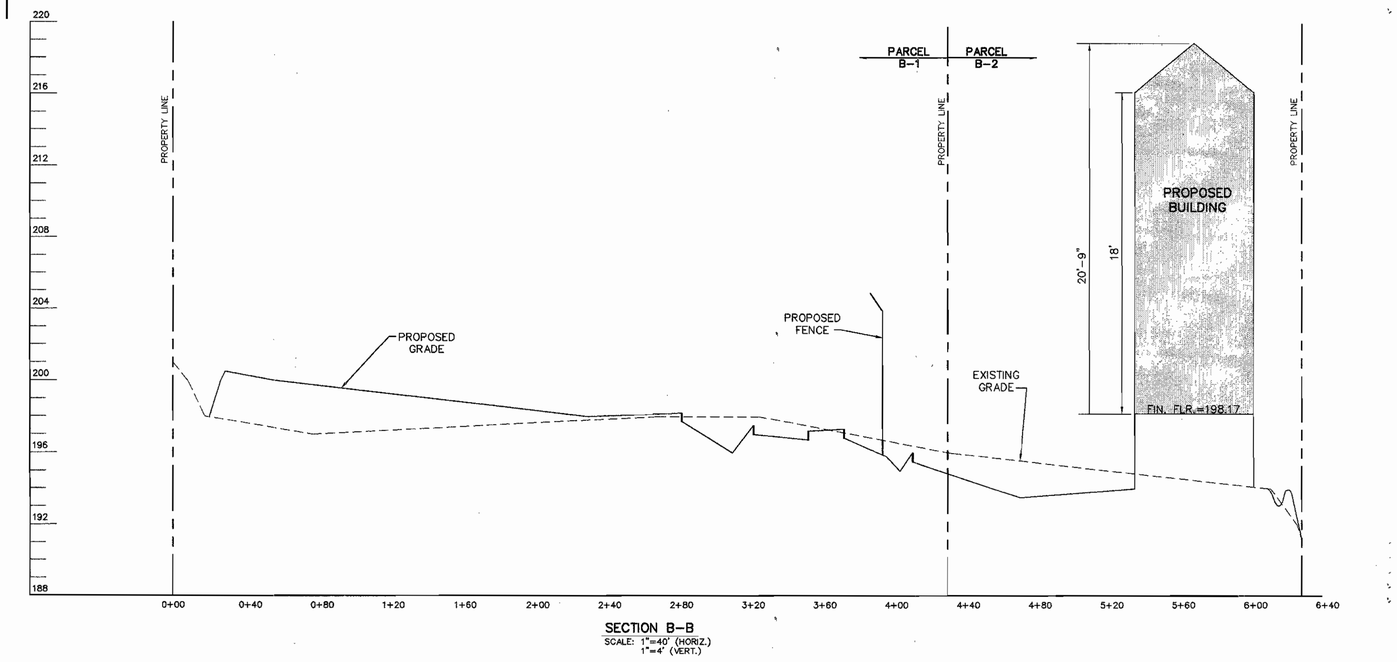
NOTE: MONITORING MANHOLE SHALL BE HOWARD COUNTY STANDARD DETAIL 65.05 W/INV. IN = 189.20 INV. OUT = 189.30, TOP = 193.65



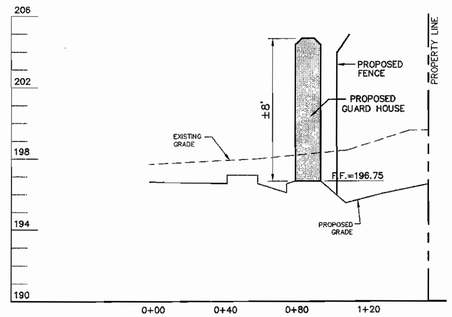
SANITARY SEWER PROFILE
(WYE CONNECTION TO CROSS DOCK FACILITY)
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



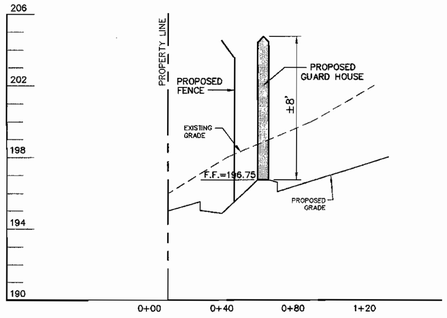
SANITARY SEWER PROFILE
(DROPHOUSE CONNECTION TO GUARDHOUSE)
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



SECTION B–B
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



SECTION C–C
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



SECTION D–D
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA–Natural Resources Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/8/02

Director — Date 4/08/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B-1 & B-2

PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 — SEWER CODE: 3170000

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: . . . . . BLE
CHECKED BY: . . . . BEL

STATUS: P – PRELIMINARY, F – FINAL

3894–C401 – D – F
DRAWING NUMBER | SIZE | STATUS

3/21/01

THE INFORMATION CONTAINED ON THIS AND ANY RELATED DRAWING FILE SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF INFORMATION FOR THE STATED CLIENT AND PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER/ARCHITECT.

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894C401.dwg 11/7/01 2:25:14 pm EST

mfca MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
5	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Profile Sheet
MARYLAND FOOD CENTER AUTHORITY CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SHEET 10 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

LANDSCAPE CALCULATION NOTES:

1. NO LANDSCAPING IS REQUIRED ALONG PROPERTY LINES BECAUSE THE SITE INCLUDES TWO PARCELS THAT ARE LOCATED WITHIN THE SAME INDUSTRIAL DEVELOPMENT AND THE SITE IS SURROUNDED BY THIS DEVELOPMENT.

2. NO LANDSCAPING IS REQUIRED AROUND THE STORMWATER MANAGEMENT AREAS BECAUSE THE SITE IS ZONED M-1 AND IS NOT ADJACENT TO RESIDENTIAL ZONING OR A PUBLIC ROAD

3. THIS LANDSCAPING DESIGN OUTLINED ON THIS PLAN WAS PREPARED BY G.W. STEPHENS, JR. AND ASSOCIATES, INC. OF TOWSON, MARYLAND (410-825-8120) FOR WEBBER/SMITH ASSOCIATES.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

	ROADWAYS		*PERIMETER PROPERTIES	
Landscape Type	B	E	A	C
Linear Feet of Roadway Frontage Perimeter	131	128	972	380
Credit for existing Vegetation, (Yes, No Linear Feet)	NO	NO	NO	NO
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	3	3	16	10
Evergreen Trees	3	0	0	19
Shrubs	0	32	0	0
Number of Plants Provided				
Shade Trees	3	4	16	10
Evergreen Trees	3	1	0	20
Other Trees (2:1 sub.)	0	2	0	0
Shrubs (10:1 sub.)	0	50	0	0

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	26 CAR, 96 TRAILER
Number of Islands Required	1
Number of Trees Required	1
Number of Islands Provided (200 SF/ISLAND)	200 SF = 1
Number of Shade Trees Provided	1

DEVELOPER'S/BUILDER'S CERTIFICATION:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

By: [signature] March 27, 2002
NAME DATE

Donald J. Darnall
PRINT NAME

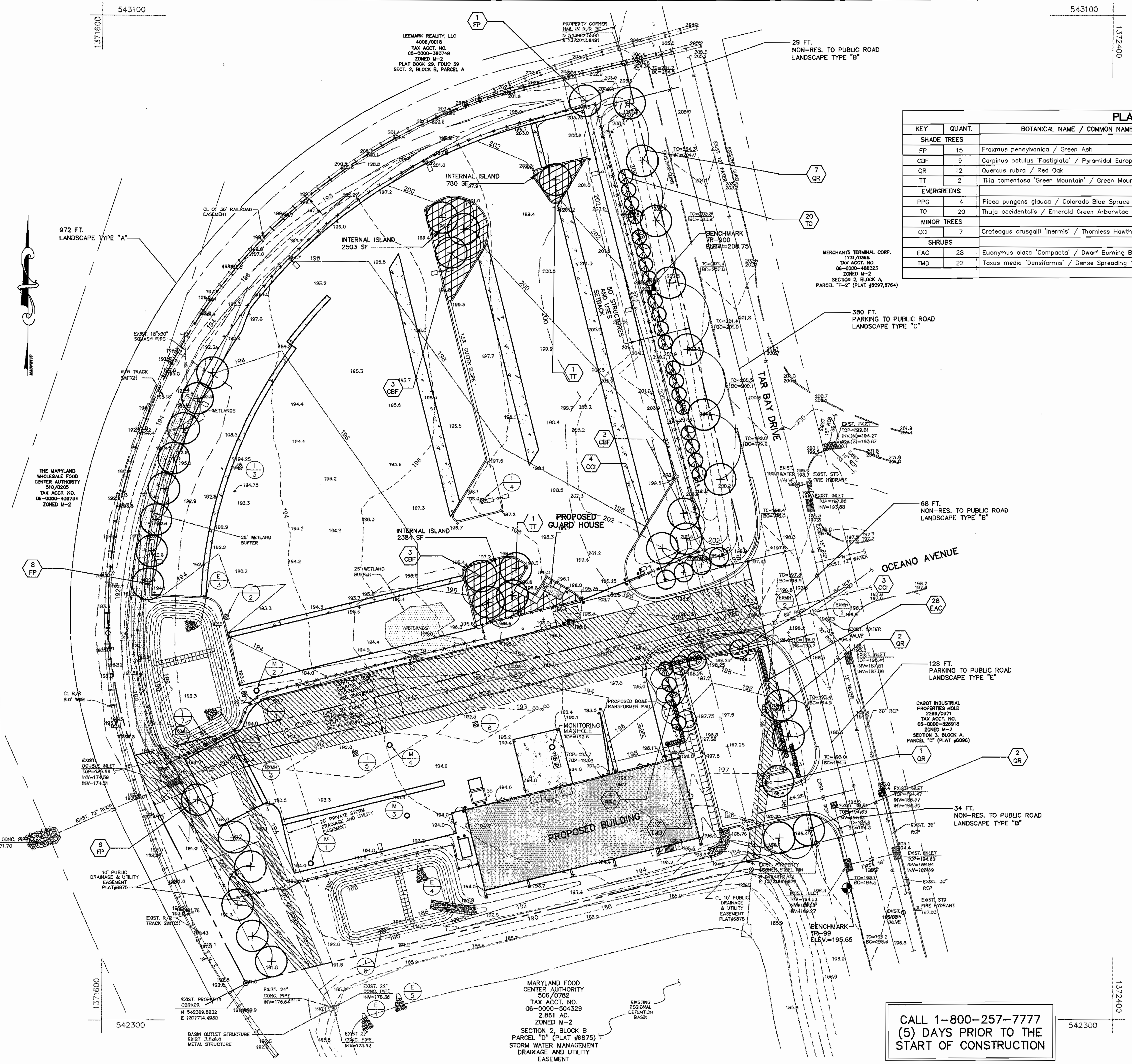
LANDSCAPE NOTES:

1. THIS LANDSCAPING DESIGN OUTLINED ON THIS PLAN WAS PREPARED BY G.W. STEPHENS, JR. AND ASSOCIATES, INC. OF TOWSON, MARYLAND (410-825-8120) FOR WEBBER/SMITH ASSOCIATES.

2. CONTRACTOR SHALL NOT INSTALL ANY LANDSCAPE PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAYS OR EASEMENTS.

3. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL.

4. FINANCIAL SUREITY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF $13,860.00.



PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.	SPACING	REMARKS
SHADE TREES					
FP	15	Fraxmus pensylvanica / Green Ash	2 1/2 – 3" B&B	As Shown	
CBF	9	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	2 1/2 – 3" B&B	As Shown	Tree Form
QR	12	Quercus rubra / Red Oak	2 1/2 – 3" B&B	As Shown	Full Crown
TT	2	Tilia tomentosa 'Green Mountain' / Green Mountain Linden	2 1/2 – 3" B&B	As Shown	Full Crown
EVERGREENS					
PPG	4	Picea pungens glauca / Colorado Blue Spruce	6 – 8' B&B	As Shown	Heavy
TO	20	Thuja occidentalis / Emerald Green Arborvitae	6 – 8' B&B	As Shown	
MINOR TREES					
CCI	7	Crateagus crusgalli 'Inermis' / Thornless Hawthorn	1 3/4 – 2" B&B	As Shown	Full Crown
SHRUBS					
EAC	28	Euonymus alata 'Compacta' / Dwarf Burning Bush	24 – 30" B&B	3 ft. o.c.	Heavy
TMD	22	Taxus media 'Densiformis' / Dense Spreading Yew	24 – 30" B&B	3 ft. o.c.	Heavy

LEGEND:

- PROPOSED SHADE TREE
- PROPOSED MINOR TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED INTERNAL ISLAND

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK Date 4/1/02

Chief, Division of Land Development Date 4/16/02

Director Date 4/17/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B-1 & B-2

PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 SEWER CODE: 3170000

CALL 1-800-257-7777 (5) DAYS PRIOR TO THE START OF CONSTRUCTION

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: Info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.

STATUS: P – PRELIMINARY, F – FINAL

3894-C402 – D – F
DRAWING NUMBER SIZE STATUS

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS 1095 BERNT CHRISTIAN PETERSEN STATE OF MARYLAND

REFERENCE FILES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

3894CIV1.dwg 1/17/02 5:05:12 pm EST

MARYLAND FOOD CENTER AUTHORITY

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
△				
△				
△				
3	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Landscape Plan
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE # 'S: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

SDP-01-147
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

NOTES:

1. 35" DEEP STEEL COUNTER 32" ABOVE FLOOR.
2. STORAGE DRAWER BENEATH COUNTER.
3. 36" WIDE SWINGING STEEL DOOR WITH SAFETY GLAZING, WEATHERSTRIPPING, HARDWARE HYDRAULIC CLOSER AND LEVER HANDLE LOCK. 34" CLEAR OPENING.
4. ROLLER CASHIER WINDOW. 32" ABOVE FLOOR.
5. 36" WIDE SWINGING ALUMINUM PRIVACY DOOR WITH INSIDE LOCK. 34" CLEAR OPENING.
6. DUPLEX OUTLET ABOVE COUNTER, 2-REQ'D.
7. 24" HIGH STAINLESS STEEL BACK SPLASH.
8. GROUND FAULT INTERRUPT DUPLEX RECEPTACLE IN RESTROOM.
9. SWITCH FOR FLUORESCENT LIGHT.
10. SWITCH FOR RESTROOM LIGHT.
11. 1-1/4" HOLE IN COUNTER FOR DROP CORDS.
12. THERMOSTAT FOR HEATER.
13. THERMOSTAT FOR ROOF TOP AIR CONDITIONER. (IF A/C UNIT IS SELECTED)
14. THERMOSTAT FOR RESTROOM HEATER.
15. 2-40W. LAMP FLUORESCENT LIGHT FIXTURE WITH ACRYLIC LENS.
16. 120V. COMBINATION HEAT/LIGHT/EXHAUST FAN IN RESTROOM.
17. 208/240V. 4000 WATT FAN FORCED HEATER WITH WALL MOUNTED THERMOSTAT.
18. 120V./13,500BTU ROOF MOUNT AIR CONDITIONER WITH WALL MOUNTED THERMOSTAT. (OPTIONAL)
19. **PAR-KUT SHALL PROVIDE A SQUARE D # QO140M225 40 CIRCUIT 225 AMP LOAD CENTER WITH, 225 AMP, MAIN BREAKER, 120/208 THREE PHASE, FOUR WIRE, SERVICE ENTRANCE RATED LOAD CENTER. BRANCH BREAKERS SHALL BE PROVIDED FOR GUARD HOUSE. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SERVICE CONNECTION AND ADDITIONAL BREAKERS FOR SITE LIGHTING AND GATE.**
20. 3" x 3" ANCHOR CLIP, WELDED TO BASE AT GRADE, WITH 1" ANCHOR BOLT HOLE 4-REQ'D., ONE EACH CORNER. ANCHOR BOOTH AFTER FINAL LOCATION. ANCHOR BOLTS NOT INCLUDED.
21. MIRROR 40" (MAX) TO BOTTOM AND 72" (MIN) TO TOP. *SLOPED FOR A.D.A.
22. COAT HOOK 40" (MAX) ABOVE FLOOR.
23. LOCATION OF PAPER TOWEL DISPENSER.
24. TOILET PAPER HOLDER, ABOVE GRAB RAIL.
25. 1-1/2" STAINLESS STEEL GRAB BAR.

NOTE: THE FOLLOWING ITEMS ARE SHIPPED LOOSE IN CARTONS AND FIELD INSTALLED AT SITE BY OTHERS.

26. WATER HEATER- ARISTON 2-1/2 GAL. POINT OF USE.
27. WHITE CHINA LAVATORY WITH PADDLE HANDLE FAUCET. (THERMAL GUARD ON TRAP)
28. WHITE CHINA WATER CLOSET WITH OPEN FRONT SEAT.
29. JUNCTION BOX WITH RACEWAY TO C.B. PANEL FOR WATER HEATER

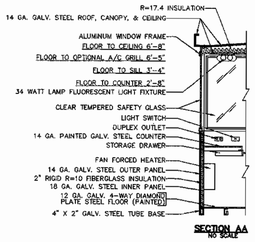
* – MODIFIED FROM STANDARD

PAR-KUT INTERNATIONAL, INC.
40961 PRODUCTION DRIVE
HARRISON TOWNSHIP, MI. 48045-1351
PHONE: (810) 468-2947
E MAIL: SALES@PARKUT.COM

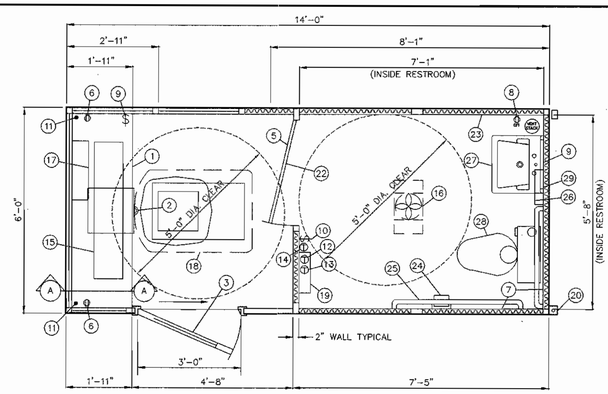
NO. PK146RHC**

(OR APPROVED EQUAL)

** – MODIFIED FROM STANDARD



SECTION AA
NO SCALE

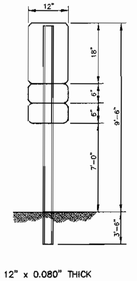


A.D.A. NOTES:

1. BOOTH MUST BE HANDICAP ACCESSIBLE. THE MAXIMUM CHANGE IN LEVEL FROM GRADE TO FINISH FLOOR DOES NOT EXCEED 1/4"
2. HANDICAP ACCESSIBLE RESTROOM SHALL HAVE TILT MIRROR BY BOBRICK AND A.D.A. TRAP GUARD.

GUARD HOUSE DETAIL

DETAIL A — NO SCALE — C001, C501



$98 FINE/VAN ACCESSIBLE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6" x 12" x 0.080" THICK WITH TWO SINGLE POST MOUNTING HOLES.

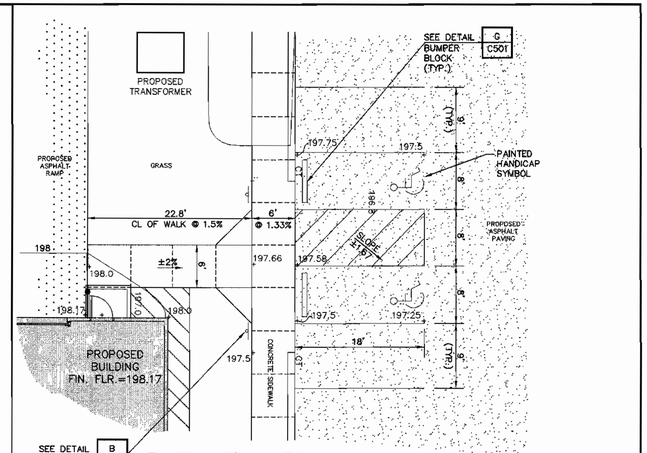
THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND, THE BACKGROUND SHALL BE REFLECTIVE WHITE.

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-8 RESERVED PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACE AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION WHERE VEHICLE OF PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED, THE BOTTOM EDGE OF THE SIGN SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

COLORS
GREEN – LEGEND AND BORDER
WHITE – SYMBOL ON BLUE BACKGROUND
WHITE – BACKGROUND

HANDICAP PARKING SIGNAGE

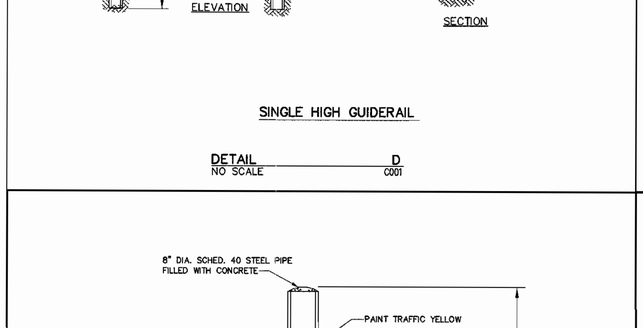
DETAIL B — NO SCALE — C001, C501



ENLARGED VIEW HANDICAP PARKING AREA

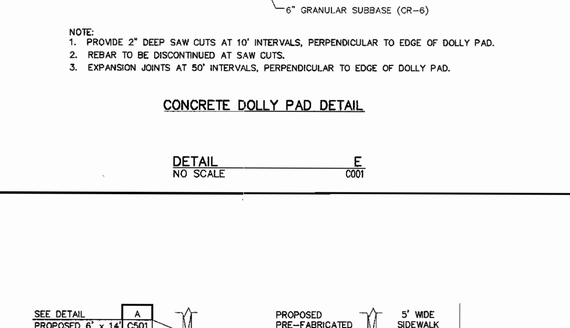
DETAIL C — SCALE: 1"=10' — C001

NOTE: PROVIDE 4'x6' CONCRETE LANDING WITH TURNED DOWN EDGES (30" MIN. DEPTH FOR FROST PROTECTION AT PERSONNEL DOOR.



SINGLE HIGH GUIDERAIL

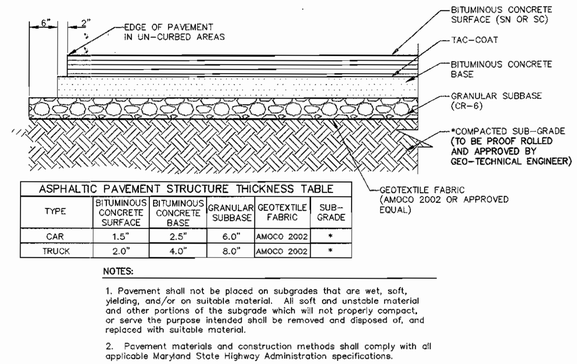
DETAIL D — NO SCALE — C001



NOTE:
1. PROVIDE 2" DEEP SAW CUTS AT 10' INTERVALS, PERPENDICULAR TO EDGE OF DOLLY PAD.
2. REBAR TO BE DISCONTINUED AT SAW CUTS.
3. EXPANSION JOINTS AT 50' INTERVALS, PERPENDICULAR TO EDGE OF DOLLY PAD.

CONCRETE DOLLY PAD DETAIL

DETAIL E — NO SCALE — C001



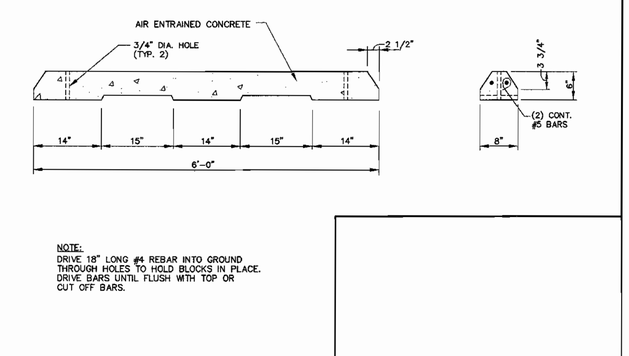
ASPHALTIC PAVEMENT STRUCTURE THICKNESS TABLE					
TYPE	BITUMINOUS CONCRETE SURFACE	BITUMINOUS CONCRETE BASE	GRANULAR SUBBASE	GEOTEXTILE FABRIC	SUB-GRADE
CAR	1.5"	2.5"	6.0"	AMOCO 2002	*
TRUCK	2.0"	4.0"	8.0"	AMOCO 2002	*

NOTES:

1. Pavement shall not be placed on subgrades that are wet, soft, yielding, and/or on suitable material. All soft and unstable material and other portions of the subgrade which will not properly compact, or serve the purpose intended shall be removed and disposed of, and replaced with suitable material.
2. Pavement materials and construction methods shall comply with all applicable Maryland State Highway Administration specifications.
3. The pavement cross-sections identified above are in accordance with recommendations contain in the project geotechnical report prepared by Stegman Engineering.

ASPHALT PAVING DETAIL

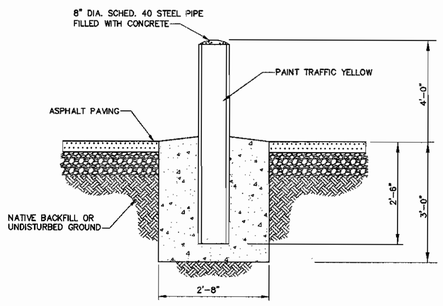
DETAIL F — NO SCALE — C001



NOTE:
DRIVE 18" LONG #4 REBAR INTO GROUND THROUGH HOLES TO HOLD BLOCKS IN PLACE. DRIVE BARS UNTIL FLUSH WITH TOP OR CUT OFF BARS.

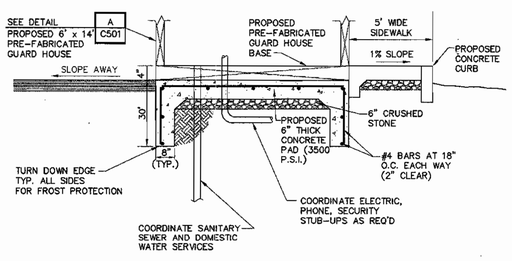
TYPICAL PARKING BUMPER BLOCK

DETAIL G — NO SCALE — C501



BOLLARD DETAIL

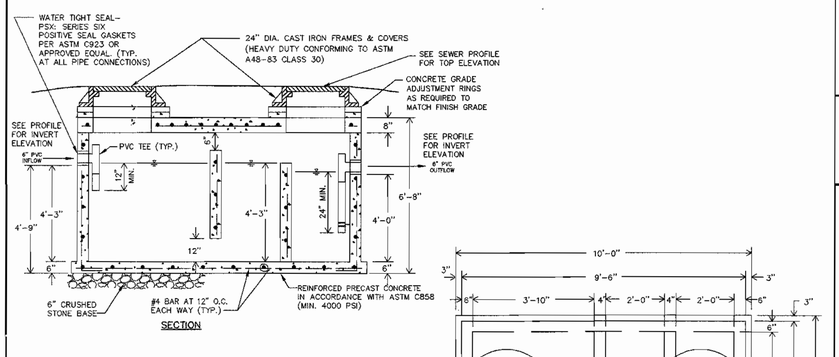
DETAIL H — NO SCALE — C001



NOTE: RECESS GUARD HOUSE PAD SO SIDEWALK IS FLUSH W/DOORWAY OPENING FOR A.D.A. ACCESSIBILITY, MAXIMUM CHANGE

GUARD HOUSE PAD

DETAIL J — NO SCALE — C001



1000 GALLON GREASE INTERCEPTOR

DETAIL K — NO SCALE — C003

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA–Natural Resources Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/17/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART					
SUBDIVISION NAME: Maryland Wholesale Food Center			SECTION/AREA: Section 2 Block B		PARCEL #: B-1 & B-2
PLAT # CMP-9196	BLOCK 20	ZONE M-2	TAX/ZONE MAP 43	ELECTION DISTRICT No. 6	CENSUS TRACT 6069.01
WATER CODE: B02			SEWER CODE: 3170000		

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: . . . . . BLE
CHECKED BY: . . . . BEL

STATUS: P – PRELIMINARY, F – FINAL

3894-C501 – D – F

DRAWING NUMBER | SIZE | STATUS

3/24/01

REFERENCE FILES

3894C501.dwg 11/7/01 2:24:11 pm EST

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
3				
2				
1				
5	11/7/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
4	9/11/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
3	6/22/01	SUBMITTED FOR SDP REVIEW	B.L.E.	B.E.L.

Site Details
MARYLAND FOOD CENTER AUTHORITY
CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

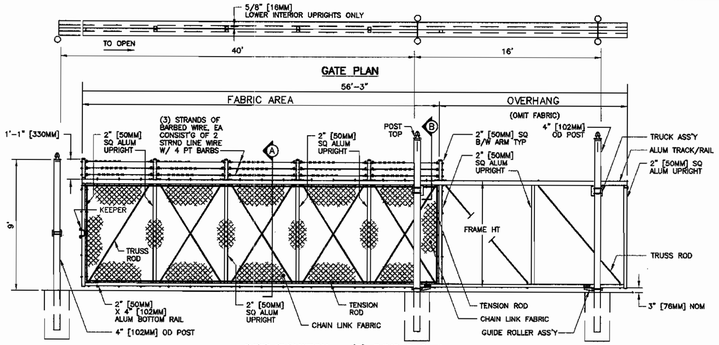
SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

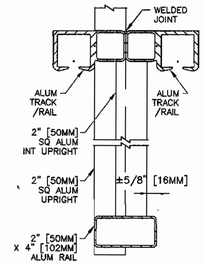
SHEET 12 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147



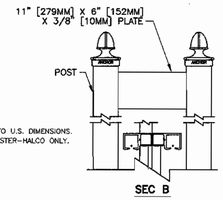
NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN DEPTH TO BE 36" [914MM].



SEC A (31' THRU 40' OPENINGS)

OPENING	LENGTH (L)	GATE POSTS (G)	BAYS	OVERHANG
I/S POST FACE TO I/S POST FACE	O/S DIM OF GATE LEAF	O/S POST FACE TO O/S POST FACE	NUMBER OF BAYS WITH CHAIN LINK	NUMBER OF BAYS WITHOUT CHAIN LINK
40'-0" [12192MM]	56'-3" [17145MM]	16'-0" [4877MM]	(5) FIVE	(2) TWO

NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.

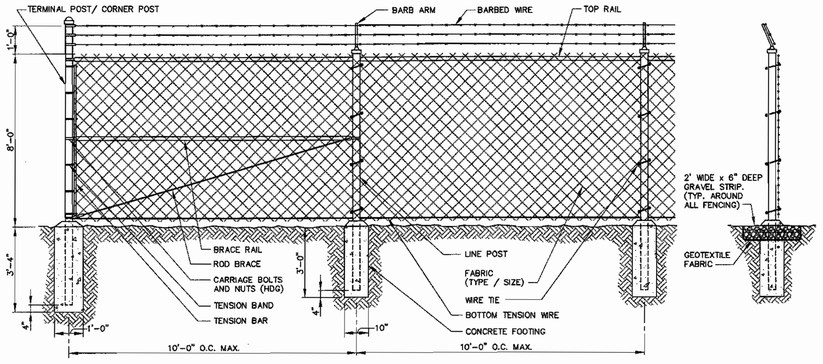


SEC B

SINGLE CANTILEVERED SLIDING GATE ROUND POSTS, W/ BARBED WIRE

DETAIL A
NO SCALE C001

ANCHOR FENCE
6500 Eastern Avenue
Baltimore, Maryland 21224



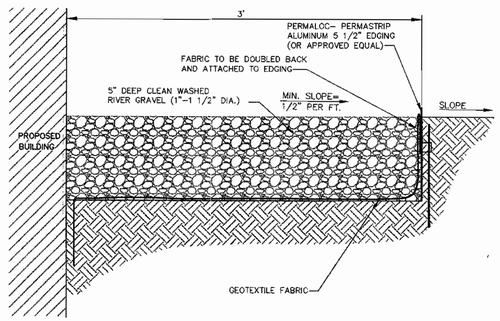
CHAINLINK FENCE–CORNER AND LINE SECTION

DETAIL B
NO SCALE C001

SPECIFICATIONS

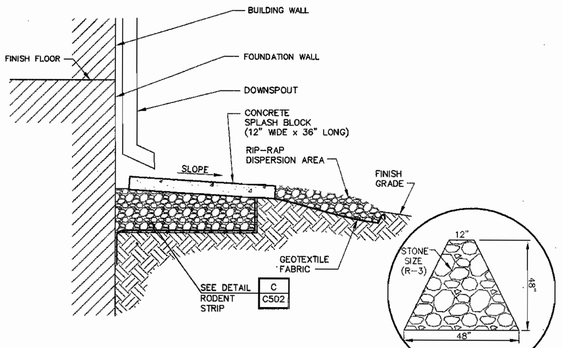
FABRIC	
9 GAUGE, 2" MESH WITH TWISTED TOP AND BOTTOM SELVAGE	
TENSION WIRE	
N/A	
BARBED WIRE	
3 STRAND, 12 1/2" GAUGE WITH 4 POINT 14 GAUGE BARBS AT 5" O.C.	
FRAME WORK	
TOP RAIL	1 5/8" O.D.
LINE POSTS	2 1/2" O.D.
BRACE RAIL	1 5/8" O.D.
CORNER POSTS	3" O.D.
END POSTS	3" O.D.
GATE POSTS	3" O.D.

NOTES:



RODENT STRIP

DETAIL C
NO SCALE C001,C502

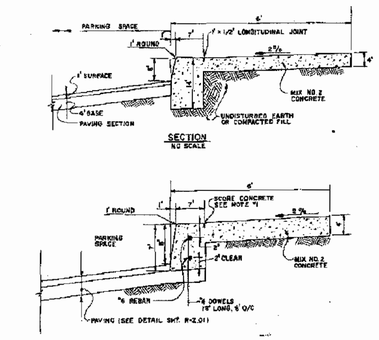


SPLASHBLOCK OVER RODENT STRIP WITH RIP–RAP DISPERSION

DETAIL D
NO SCALE C001

RIP–RAP DISPERSION AREA
(TYPICAL SIZE)

NOTES
1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4 THE SIDEWALK THICKNESS OR 1" MAX. LATITUDINAL JOINTS SHALL RUN FROM BACK EDGE OF SIDEWALK, CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4 AND SPACED 5' APART.
2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS. IN LATITUDINAL JOINTS TO FULL CROSS-SECTION.

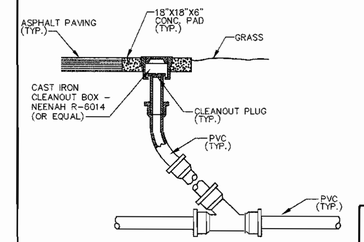


SECTION
NO SCALE

ALTERNATE SECTION
NO SCALE

MONOLITHIC CURB AND SIDEWALK

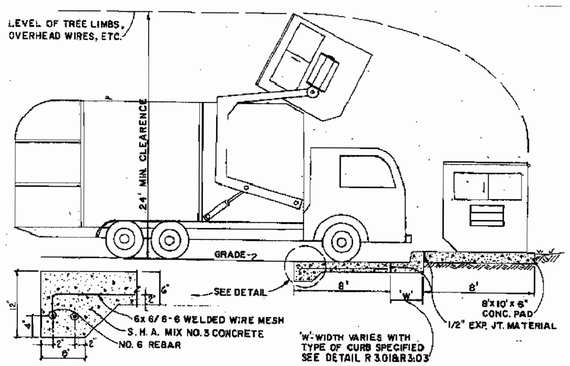
DETAIL E
NO SCALE C001



NOTES:
1. CLEANOUT RISERS SHALL BE 4" DIA. FOR 6" DIA. PW AND 4" DIA. SAN.
2. CLEANOUT BOXES MUST BE HEAVY DUTY WHEN IN PAVING AREAS.

CLEANOUT DETAIL

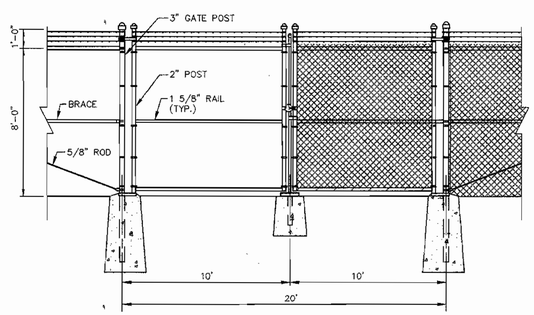
DETAIL F
NO SCALE C003



SOLID WASTE SERVICE PAD

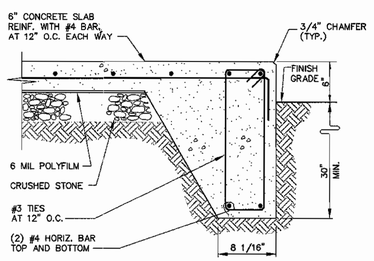
NOTE: PROVIDE R 3.03 STANDARD BARRIER CURB AROUND ALL SIDES OF SOLID WASTE SERVICE PAD.

DETAIL G
NO SCALE C001



CHAINLINK SWING–GATE DETAIL

DETAIL H
NO SCALE C001



EQUIPMENT PAD

DETAIL J
NO SCALE C001

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA–Natural Resources Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/18/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B–1	7940 TAR BAY DRIVE (GUARD HOUSE)
B–2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B–1 & B–2

PLAT #	BLOCK	ZONE	TAX ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP–9196	20	M–2	43	No. 6	6069.01

WATER CODE: B02 SEWER CODE: 3170000

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)–291–2266
Fax (717)–291–4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.
STATUS: P – PRELIMINARY, F – FINAL
3894–C502 – D – F
DRAWING NUMBER | SIZE | STATUS

3/21/02

REFERENCE FILES

3894C502.dwg 11/7/01 2:26:03 pm EST

OWNER/DEVELOPER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
3	11/7/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
2	9/11/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
1	6/22/01	SUBMITTED FOR SDP REVIEW	B.L.E.	B.E.L.

Site Details
MARYLAND FOOD CENTER AUTHORITY CROSS DOCK/TRAILER PARKING
BLOCK B, PARCEL B-1, B-2

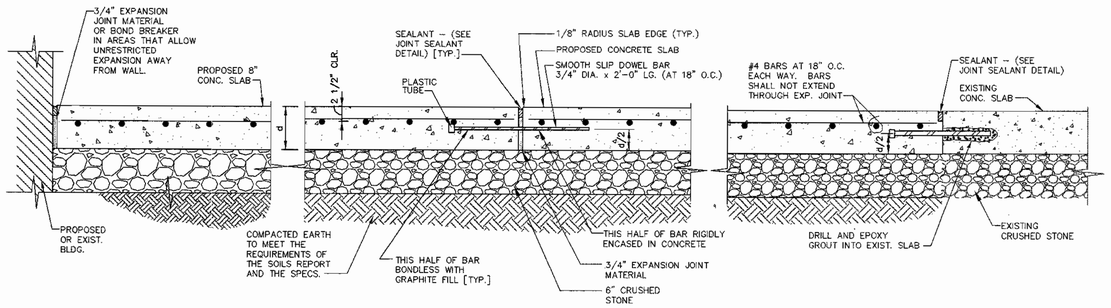
PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117
SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SHEET 13 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

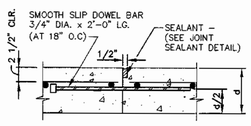
SDP-01-147



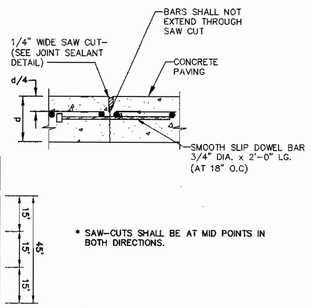
TYPICAL AT BUILDING

TYPICAL AT EXPANSION JOINT

TYPICAL AT EXISTING CONCRETE

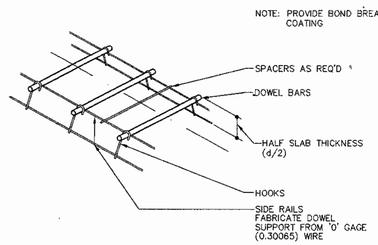


CONSTRUCTION JOINT



* SAW-CUTS SHALL BE AT MID POINTS IN BOTH DIRECTIONS.

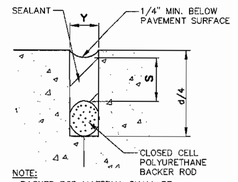
SAW CUT



DOWEL SUPPORT

CONCRETE PAVING DETAIL

DETAIL A
NO SCALE C001



NOTE:
BACKER ROD MATERIAL SHALL BE 25% GREATER DIAMETER THAN Y DIMENSION

JOINT WIDTH (Y)	SEALANT DEPTH (S)
1/4"	1/4"
1/2"	1/2"
3/4"	1/2"

JOINT SEALANT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/8/02

Director — Date 4/10/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL #
Maryland Wholesale Food Center	Section 2 Block B	B-1 & B-2

PLAT #	BLOCK	ZONE	TAX ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: B02 SEWER CODE: 3170000

Site Details

MARYLAND FOOD CENTER AUTHORITY CROSS DOCK/TRAILER PARKING

BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

SDP-01-147

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SHEET 14 OF 15

SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: info@webbersmith.com

DRAWN BY: BLE
CHECKED BY: B.E.L.

STATUS: P - PRELIMINARY, F - FINAL

3894-C503 - D - F
DRAWING NUMBER | SIZE | STATUS

2/21/02

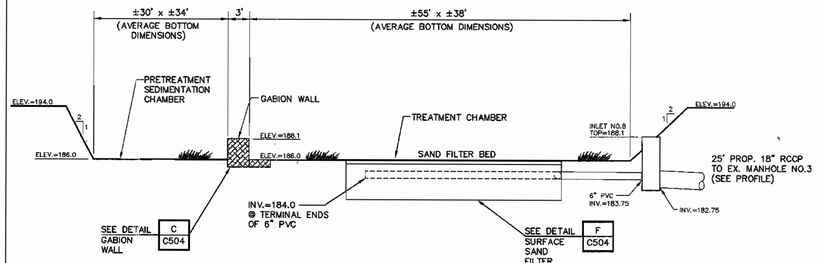
REFERENCE FILES

3894C503.dwg 11/7/01 2:26:46 pm EST

OWNER/DEVELOPER

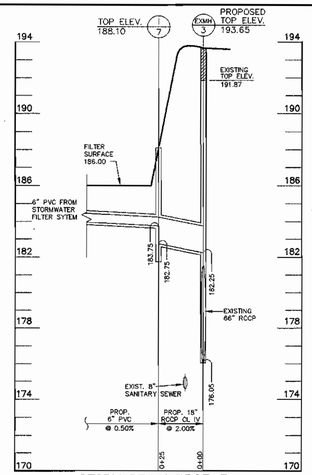
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
3				
2				
1				
3	11/7/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
2	9/11/01	REVISED PER COUNTY COMMENTS	B.L.E.	B.E.L.
1	6/22/01	SUBMITTED FOR SDP REVIEW	B.L.E.	B.E.L.



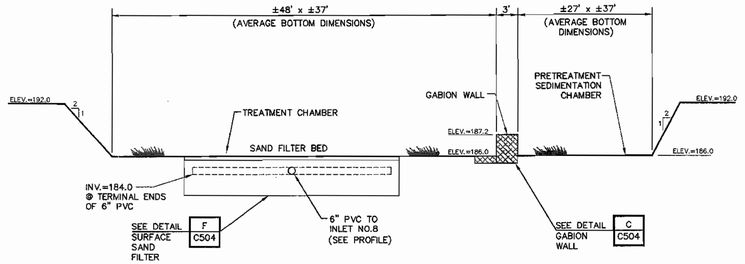
STORMWATER SURFACE SAND FILTER SYSTEM ①

DETAIL A
NO SCALE C003



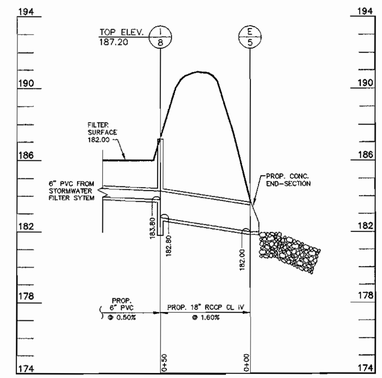
STORM DRAIN PROFILE

SCALE: HORZ. 1"=40'
VERT. 1"=4'



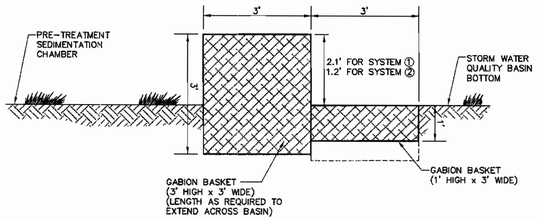
STORMWATER SURFACE SAND FILTER SYSTEM ②

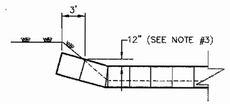
DETAIL B
NO SCALE C003



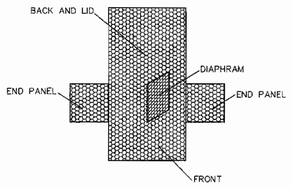
STORM DRAIN PROFILE

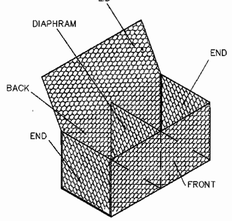
SCALE: HORZ. 1"=40'
VERT. 1"=4'

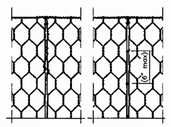




BASIN SIDE TERMINATION







Edges are joined together, using the appropriate lacing techniques.
MANUAL: continuous wire looped tightly around every other mesh opening, alternating single and double loops.
MECHANICAL: using a pneumatic or hand tool, employing stainless steel "C" shaped fasteners. For continuity and strength, the recommended spacing is 6" max

NOTES:

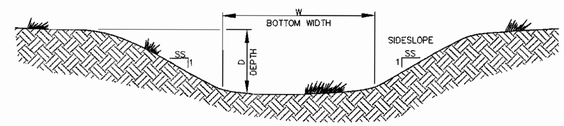
1. GABION BASKETS TO BE GALVANIZED (ZINC COATED) AS MANUFACTURED BY MACCAFERRI ENVIRONMENTAL SOLUTIONS, OR APPROVED EQUAL.
2. ALL GABION BASKETS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS GUIDELINES AND RECOMENDATIONS.
3. GABION BASKETS SHALL BE EXTENDED INTO BASIN SIDES AND TRANSITIONED UPWARD 12" AT TERMINATION.
4. FILL GABION WITH ROCKS RANGING BETWEEN 4" AND 8" WITH A MAXIMUM VARIATION OF 5% OVERSIZE AND/OR 5% UNDERSIZE ROCK. OVERSIZE ROCK SHALL NOT BE LARGER THAN 12" AND UNDERSIZE ROCK SHALL NOT BE SMALLER THAN 2".

GABION WALL

DETAIL C
NO SCALE C504

NOT USED

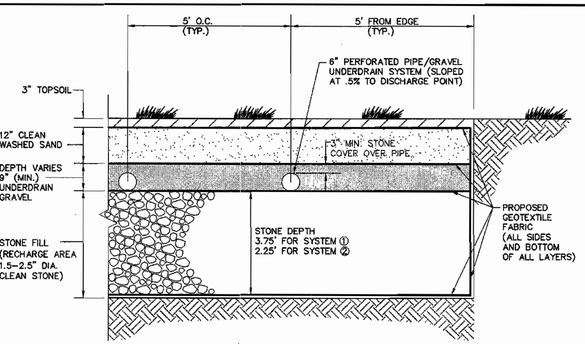
DETAIL D
NO SCALE C003



SWALE	W	D	SS	SLOPE
A	2'	1'	6.5:1	1%
B	2'	1'	3:1	1.33%

TRAPEZOIDAL SWALE DETAIL

DETAIL E
NO SCALE C003



NOTES:

1. SEE SAND FILTER CONSTRUCTION NOTES FOR MATERIAL SPECIFICATIONS.

SURFACE SAND FILTER BED CROSS-SECTION

DETAIL F
NO SCALE C504

SAND FILTER CONSTRUCTION NOTES:

1. All construction activities associated with the construction of the stormwater quality Best Management Practices BMP's shall be performed in accordance with the standards and guidelines outlined in the "2000 Maryland Stormwater Design Manual, Volumes I & II".
2. A minimum 6" perforated pipe underdrain shall be installed in the gravel layer with a permeable filter fabric placed between the gravel layer and filter media.
3. All upland drainage areas shall be stabilized with a dense vigorous grass or pavement before runoff can be accepted into the facility. Absolutely no runoff is to enter the filter until all contributing drainage areas have been stabilized.
4. The surface of the sand filter is to level and the limits (i.e. corners) of the sand filter should be delineated with signs so that it may be located when maintenance is due.
5. The sand filter shall be covered with 3" of topsoil and then stabilized with grass that is capable of withstanding frequent periods of inundation and drought.
6. All overflow weirs, outlet structures and emergency spillways shall be filed tested or observed to verify adequate distribution of flows.
7. Sand shall be clean AASHTO-M-6 or ASTM-C-33 concrete sand, size .02" to .04". Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.
8. Underdrain gravel shall meet AASHTO-M-43, size .375" to 0.75".
9. Geotextile fabric shall meet ASTM-D-4833 (puncture strength – 125lb.) and ASTM-D-4632 (Tensile Strength –300lb.), size .08" thick equivalent opening size of #80 sieve. All geotextiler must maintain 125 gpm per square foot flow rate. Note: 4" pea gravel layer may be substituted fro geotextile meant to "separate" sand filter layers.
10. Underdrain piping shall meet F 758, type PS28 or AASHTO-M-278, and be 6" diameter rigid schedule 40 PVC or SDR 35, with 3/8" perforations at 6" on center, 4 holes per row and placed with a minimum of 3" of gravel over the pipes.
11. All cast-in-place concrete shall meet MSHA Standards and Specifications, Section 902, Mix No. 3, compressive strength of 3500 psi, normal weight, air-entrained, reinforcing to meet ASTM-615-60. On site testing of poured in place concrete is required.
12. All pre-cast concrete shall be constructed per the pre-cast manufacturer standards and shall also meet the minimum standards for cast-in-place concrete as outlined above.
13. Any none rebar steel shall be in accordance with ASTM A-36 and all structural steel shall be hot-dipped galvanized in accordance with ASTM-A-123.

SAND FILTER MAINTENANCE NOTES:

1. The pretreatment sediment chamber and associated outlet device shall be cleaned or repaired when drawdown times within the chamber exceed 36 hours. All trash and debris shall be removed on a regular basis.
2. When the filtering capacity of the sand filter diminishes substantially (e.g. when water ponds on the surface of the filter bed for more than 72 hours), the top few inches of discolored material shall be removed and replaced with fresh material. All removed sediments should be disposed in a landfill in accordance with all local, state and federal regulations.
3. Silt and sediment should be removed from the filter bed when the accumulation exceeds one inch.
4. The sand filter should be mowed a minimum of 3 times per growing season to maintain a maximum grass height of less than 12 inches.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-Natural Resources Conservation Service — Date 4/3/02

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Howard Soil Conservation District — Date 4/3/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK — Date 4/1/02

Chief, Division of Land Development — Date 4/16/02

Director — Date 4/17/02

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
B-1	7940 TAR BAY DRIVE (GUARD HOUSE)
B-2	7950 TAR BAY DRIVE (BUILDING)

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		PARCEL #
Maryland Food Center Authority			Section 2 Block B		B-1 & B-2
PLAT #	BLOCK	ZONE	TAX /ZONE MAP	ELECTION DISTRICT	CENSUS TRACT
CMP-9196	20	M-2	43	No. 6	6069.01

WATER CODE: 802 SEWER CODE: 3170000

WEBBER/SMITH Associates, Inc.
DESIGN ENGINEERS
1857 William Penn Way, Suite 200
Lancaster, Pennsylvania 17601
Phone (717)-291-2266
Fax (717)-291-4401
Email: Info@webbersmith.com

DRAWN BY: . . . . . BLE.
CHECKED BY: . . . . B.E.L.

STATUS: P – PRELIMINARY, F – FINAL

3894-C504 – D – F
DRAWING NUMBER | SIZE | STATUS

3/21/01

REFERENCE FILES

3894C504.dwg 11/7/01 2:28:29 pm EST

OWNER/DEVELOPER

MARYLAND FOOD CENTER AUTHORITY

7801 OCEANO AVENUE
JESSUP, MD 20794
410-379-5760

SYMBOL	DATE	REVISION	DRAWN	CHECKED
5	11/7/01	REVISED PER COUNTY COMMENTS	BLE	BEL
2	9/11/01	REVISED PER COUNTY COMMENTS	BLE	BEL
1	6/22/01	SUBMITTED FOR S.D.P. REVIEW	BLE	BEL

Storm Water Quality Details and Notes

MARYLAND FOOD CENTER AUTHORITY CROSS DOCK/TRAILER PARKING

BLOCK B, PARCEL B-1, B-2

PREVIOUS FILE #'s: 3467, 6875, 9196, F-82-120, F-90-81, VP 82-32, VP 82-65, VP 86-117

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

SHEET 15 OF 15

SDP-01-147
SCALE: AS SHOWN
DATE: JUNE 22, 2001

SDP-01-147