

SITE ANALYSIS DATA CHART

- a. DEED REFERENCE: 17434/00076 PLAT REFERENCE: 6096 (F-85-54)
- b. TOTAL PROJECT AREA: 10.56 ACRES (GROSS TRACT AREA)
- c. APPROXIMATE WETLANDS AREA INCLUDING BUFFER: N/A
- d. APPROXIMATE AREA OF 100 YEAR FLOODPLAIN: N/A
- e. APPROXIMATE EXISTING FOREST AREA: 0.00 AC
- f. APPROXIMATE AREA OF STEEP SLOPES (25% OR GREATER): 0.47± AC.
- g. APPROXIMATE AREA OF STEEP SLOPES (15% TO 25%): 0.71± AC.
- h. APPROXIMATE AREA OF ERODIBLE SOILS: N/A
- i. NET AREA OF TRACT: 10.09 ACRES
- j. LIMIT OF DISTURBED AREA: 10.54± ACRES
- k. PRESENT ZONING: M-2
- l. PROPOSED USE: WAREHOUSE AND DISTRIBUTION
- m. TOTAL FLOOR SPACE: 175,200 S.F.
- n. MAXIMUM NUMBER OF EMPLOYEES: 195
- o. MINIMUM STRUCTURE AND USE SETBACKS:
 - 1. FROM EXTERNAL PUBLIC STREET RIGHT-OF-WAY EXCEPT FOR PARKING USES AND FENCES ADJOINING PARKING USES 50'
 - 2. FROM INTERNAL PUBLIC STREET RIGHT-OF-WAY EXCEPT FOR PARKING USES AND FENCES ADJOINING PARKING USES 150'
 - 3. FROM ANY RESIDENTIAL DISTRICT 150'
- p. MAXIMUM HEIGHT LIMITATIONS:
 - 1. STRUCTURE WITH MINIMUM SETBACK 50'
 - 2. STRUCTURE WITH AN ADDITIONAL 1 FOOT IN HEIGHT FOR EVERY 2 FEET OF SETBACK ABOVE MINIMUM 100'
- q. PROPOSED BUILDING HEIGHT: 42'
- r. PARKING CALCULATIONS:
 - 1. REQUIRED 192 SPACES
 - WAREHOUSE AND DISTRIBUTION 0.75 SPACES PER 1,000 SF (175,200 SF / 1,000 x .75 = 132 SPACES)
 - 2. PARKING PROVIDED: 134 STANDARD SPACES (INCLUDING 6 HC SPACES)
- t. BUILDING COVERAGE OF SITE: 175,200 S.F. AND 38% OF GROSS AREA.
- u. APPLICABLE DPZ FILE REFERENCES: F-85-54, ECP-17-020, SDP-87-01, F-10-085, F-18-078

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 319-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 4. TRAFFIC CONTROL DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
- 6. BOUNDARY AND ADJACENT SURVEY ARE BASED ON A FIELD RUN SURVEY COMPLETED BY DEVELOPMENT DESIGN CONSULTANTS, INC. IN OCTOBER 2016 AND HAS BEEN SUPPLEMENTED WITH HOWARD COUNTY GIS.
- 7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 494B AND 496G WERE USED FOR THIS PROJECT.
- 8. WATER SERVICE IS PUBLIC.
- 9. SEWER SERVICE IS PUBLIC.
- 10. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- 11. ALL EXISTING WATER AND SEWER PER CONTRACT 664-D-WS AND 44-1954-D.
- 12. STORMWATER MANAGEMENT FOR THIS SITE WAS ME USING REDEVELOPMENT CRITERIA. STORMWATER MANAGEMENT IS ADDRESSED BY AN M-2 SUBMERGED GRAVEL WETLAND. THESE STRUCTURES ARE PRIVATELY OWNED AND THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
- 13. THERE IS NO FLOODPLAIN ON THIS SITE.
- 14. THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS OR STREAM BUFFERS ON THIS SITE.
- 15. THIS SITE DEVELOPMENT PLAN IS EXEMPT FROM APFO PER SECTION 16.107.2.11. A SITE DEVELOPMENT PLAN WHICH DOES NOT GENERATE ADDITIONAL TRAFFIC IS EXEMPT FROM THE REQUIREMENT TO PASS THE TEST FOR ADEQUATE ROAD FACILITIES AS A CONDITION OF SITE DEVELOPMENT PLAN APPROVAL. DUE TO THE FACT THAT THE SQUARE FOOTAGE OF THE BUILDING IS SMALLER, THEREFORE LESS TRAFFIC SHOULD BE GENERATED. IF THE BUILDING USE CHANGES FROM WAREHOUSE, A TRAFFIC STUDY MAY BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- 16. SITE DISTANCE ANALYSIS WAS PREPARED BY DDC, INC AS PART OF THIS SITE DEVELOPMENT PLAN AND APPROVED ON DECEMBER 15, 2017.
- 17. GEOTECHNICAL STUDY WAS PREPARED BY ADVANTAGE ENGINEERS ON SEPTEMBER 12, 2017.
- 18. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYING A FEE IN LIEU OF \$12,741.30 FOR THE REQUIRED OBLIGATION OF 0.38 ACRES OF AFFORESTATION.
- 19. THE SUBJECT PROPERTY IS ZONED M-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN ADOPTED ON OCTOBER 6, 2013.
- 20. THERE ARE NO KNOWN CEMETERIES, HISTORIC STRUCTURES OR SCENIC ROADS ON OR ADJACENT TO THIS PROPERTY.
- 21. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- 22. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- 23. SEDIMENT AND EROSION CONTROL MEASURES ARE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 24. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- 25. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$28,080 FOR 60 SHADE TREES AND 336 SHRUBS.
- 26. FINANCIAL SURETY FOR THE REQUIRED WATERMAIN AND FIRE HYDRANTS HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 78,228.00.
- 27. OUTDOOR LIGHTING SHALL BE IN COMPLIANCE WITH THE OUTDOOR LIGHTING REQUIREMENT STANDARDS SPECIFIED IN THE HOWARD COUNTY ZONING REGULATIONS SECTION 134.0.
- 28. DUMPSTERS WILL NOT BE REQUIRED BY THE USER. THE LOADING AREA DOES NOT GENERATE TRASH. THE OFFICE BUILDING TRASH WILL BE SERVED BY PRIVATE CURBSIDE TRASH PICK-UP.
- 29. THE SITE IS LOCATED IN THE M-2 ZONING DISTRICT. THE BUILDING WILL BE USED IN ACCORDANCE WITH THE ALLOWED ZONING USES OF MANUFACTURING, WAREHOUSING, INDUSTRIAL AND BUSINESS USES WITH LIMITED RETAIL SALES.
- 30. PUBLIC WATER WILL BE EXTENDED AND FIRE HYDRANTS ADDED TO THE SITE PER WATER CONTRACT NUMBER 44-5035-D.
- 31. AUTOMATIC FIRE PROTECTION WILL BE PROVIDED FOR THE BUILDING.
- 32. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP-17-024) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PLANS FOR THE WAREHOUSE FACILITY TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY SDP-17-024 WILL REQUIRE REVIEW AND APPROVAL BY THE STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, FOOD PROTECTION PROGRAM (410-767-8400), (MHA) MARYLAND DEPARTMENT OF HEALTH. THE REQUEST FOR NECESSARY DISTURBANCE TO IMPACT 2,880 SQUARE FEET OF CONTIGUOUS STEEP SLOPES (25% OR GREATER) WAS APPROVED BY THE PLANNING DIRECTOR ON NOVEMBER 2, 2017.

SITE DEVELOPMENT PLAN

for MARYLAND WHOLESALE FOOD CENTER,

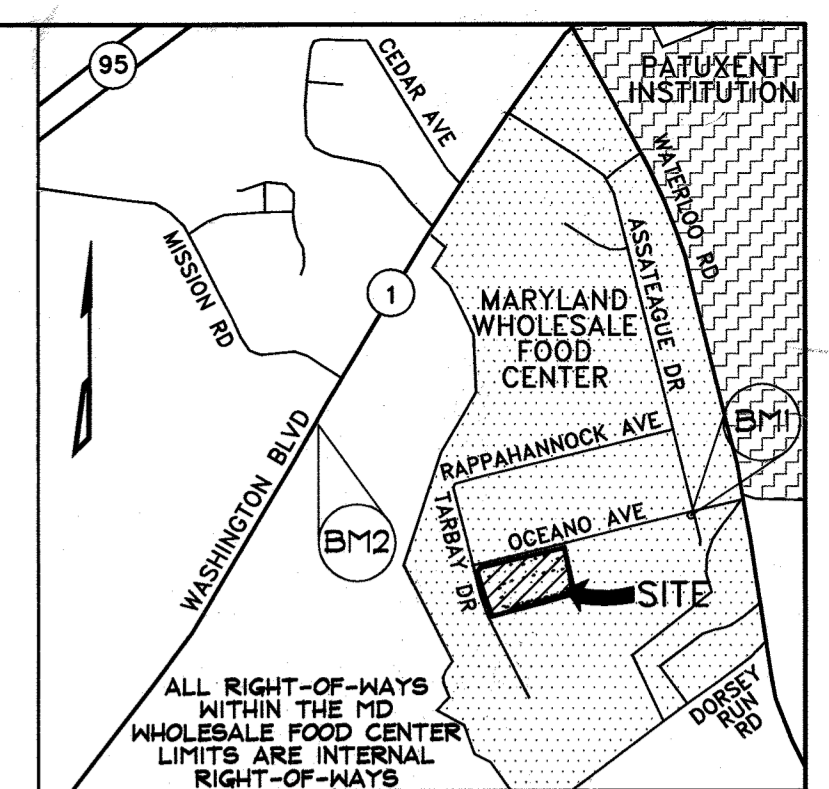
PARCEL 'C'

TAX MAP 21, GRID 21, PARCEL 666, PLAT No. 6096
6TH ELECTION DISTRICT HOWARD COUNTY, MD

BENCHMARK

BENCHMARK #1	N. 543166.795
E. 1374425.118	
B.M. 494B - CONC. MON.	
ELEV. 76.6987	
BENCHMARK #2	N. 844117.486
E. 1370980.920	
B.M. 4966 - CONC. MON.	
ELEV. 66.874	

ADC MAP COORDINATES
MAP 41 D1
N 59°09'21" E 76°47'13"



DRAWING LIST

SHT #	DRAWING LIST
1	COVER SHEET
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	SITE LAYOUT PLAN
4	GRADING PLAN & SOILS MAP
5	SEDIMENT & EROSION CONTROL PLAN
6	SEDIMENT & EROSION CONTROL NOTES & DETAILS
7	SEDIMENT & EROSION CONTROL NOTES & DETAILS
8	SITE PLAN DETAILS
9	STORM DRAIN DRAINAGE AREA MAP
10	STORM DRAIN PROFILES AND DETAILS
11	STORMWATER MANAGEMENT PLAN
12	STORMWATER MANAGEMENT PROFILES, NOTES & DETAILS
13	LANDSCAPE PLAN
14	LANDSCAPE NOTES & DETAILS
15	FOREST CONSERVATION PLAN
16	MAINTENANCE OF TRAFFIC PLAN

DATA SOURCES:
EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

DDC INC
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

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www.DDCinc.us

OWNER: ICON 7951 POOL 2, LLC
2 NORTH RIVERSIDE PLAZA
SUITE 2350
CHICAGO, IL 60606
(312)940-5285

DEVELOPER:

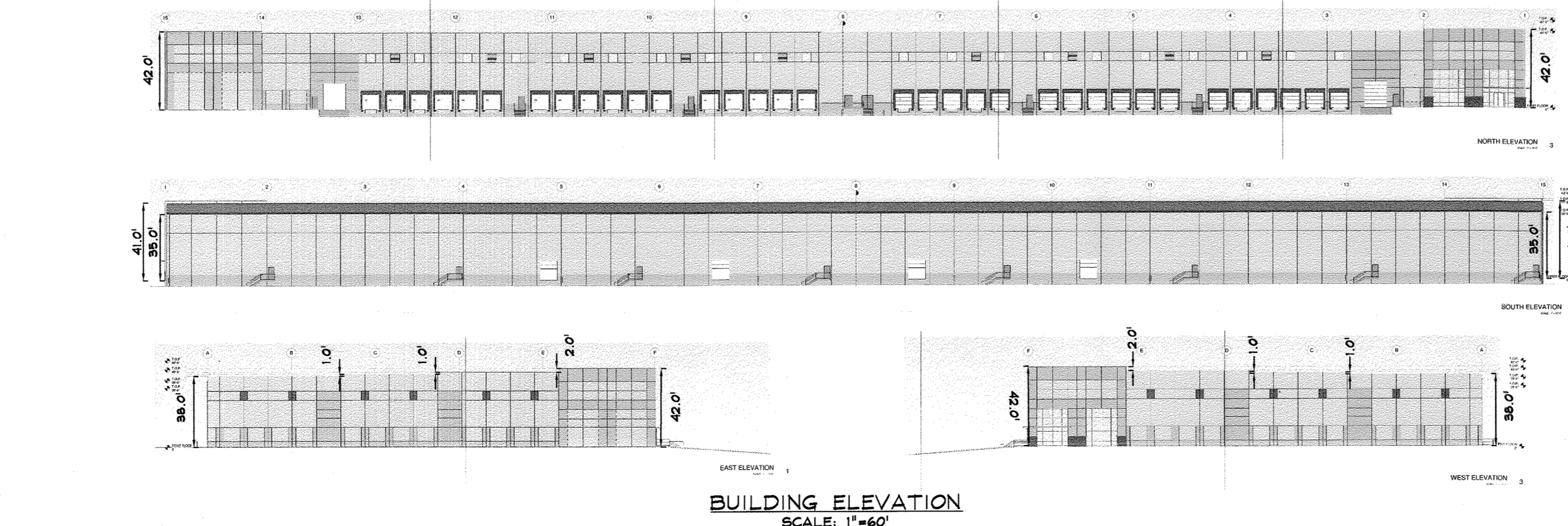
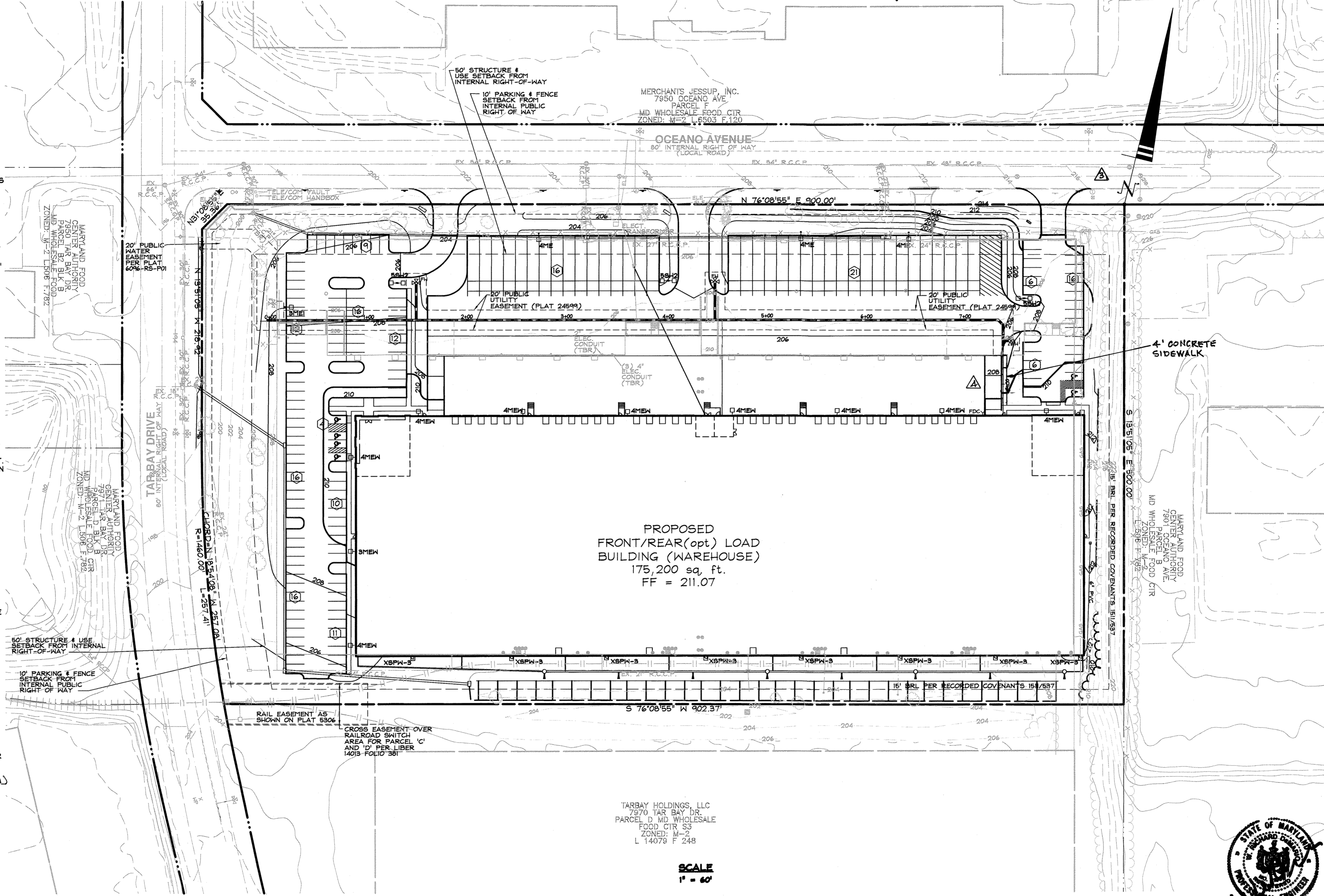
SITE ADDRESS: 7951 OCEANO AVENUE
JESSUP, MD 20794

MARYLAND WHOLESALE FOOD CENTER
PARCEL 'C'
PROPOSED WAREHOUSE
COVER SHEET

6TH ELECTION DISTRICT HOWARD COUNTY, MD

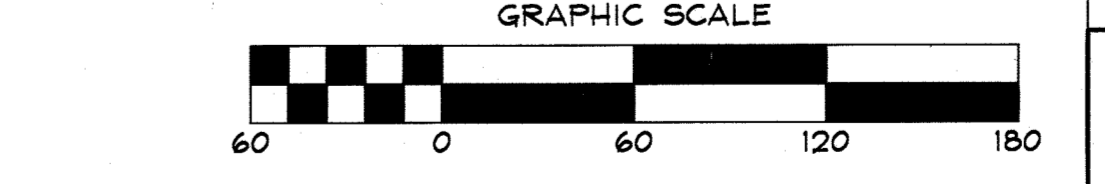
REVISIONS	DATE	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
ADD SIGNS AND SIGN DETAILS	J.B.				12-19-17
ADDED AS BUILT INFO TO SHT 11 & 12	J.B.				1-16-20
PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHEAST CORNER OF PROPERTY AND MONUMENT SIGN	J.B.				4-21-20

PLAT #:	6096	DES. BY:	BKC
TAX ACC. #:	1406488315	DRN. BY:	BKC/CJ
TAX MAP:	43	CHK. BY:	WRD
BLOCK / GRID:	21	DATE:	05/31/18
PARCEL #:	666	DDC JOB#:	16019.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	AS NOTED		



REVISIONS

NO.	DESCRIPTION OF CHANGES	DDC	DRN.	DATE
1	ADD CONCRETE SIDEWALK	DDC		7/14/20

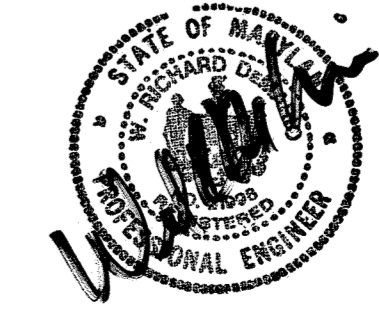


ADDRESS CHART

WAREHOUSE	7951 OCEANO AVENUE
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PERMIT INFORMATION CHART

SUBDIVISION NAME:	MARYLAND WHOLESALE FOOD CENTER	SECTION/AREA:	N/A	LOT/PARCEL NO:	PARCEL C666
PLAT # OR LF:	6096 (F-85-54)	BLOCK#:	21	ZONING:	M-2
TAX MAP NO.:	43	ELECT. DISTRICT:	6TH	CENSUS TRACT:	6089.1
WATER CODE:	664-D-WS/44-1554-D	SEWER CODE:	664-D-WS		



DRAWING LEGEND

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING
- EXISTING TREELINE
- PROPOSED TREELINE
- SITE LIGHTING

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

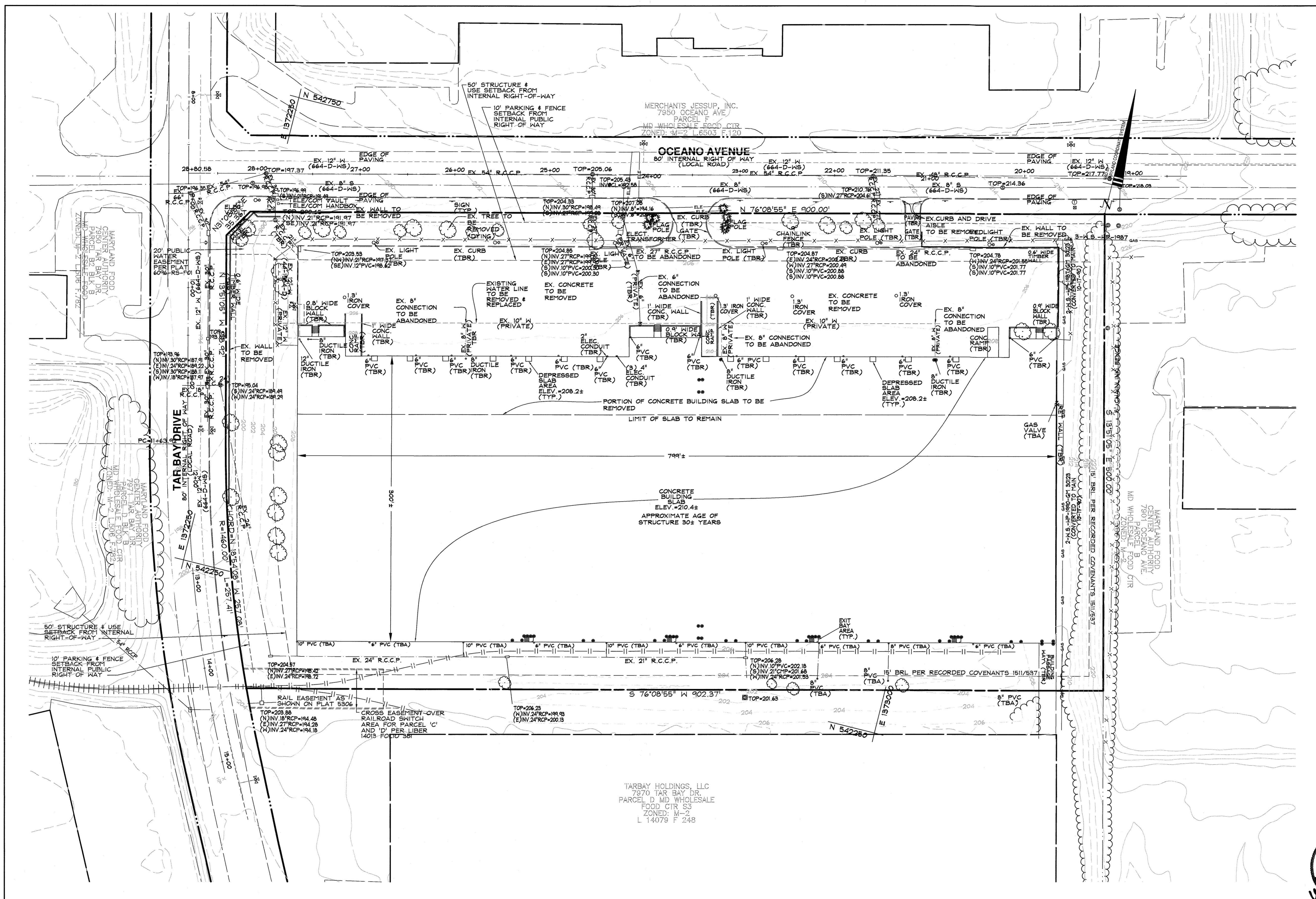
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. *Rick G. J.* DATE: 7/12/18

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *W. Richard Demario* DATE: 7/14/18

CHIEF, DIVISION OF LAND DEVELOPMENT *W. Richard Demario* DATE: 8-1-18

DIRECTOR *W. Richard Demario* DATE: 8-1-18



DRAWING LEGEND

- 68.2 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 68.0 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°45'45"W 120.00' --- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROP. 18" D. --- PROPOSED STORM DRAIN W/ INLETS & MANHOLE
- PROP. 4" I. --- PROPOSED WATER LINE & HYDRANT
- SAN 8" PVC --- PROPOSED SEWER AND MANHOLES
- EX. BUILDING
- PROPOSED BUILDING
- EXISTING TREELINE
- STEEP SLOPES 15%-25% (0.27 ± Ac.)
- STEEP SLOPES 25%+ (0.04 ± Ac.)
- SITE LIGHTING
- TBR --- TO BE REMOVED
- TBA --- TO BE ABANDONED

DATA SOURCES:
 EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88.
 EXISTING ON-SITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

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 Development Design Consultants

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 Surveyors
 Engineers
 Landscape Architects

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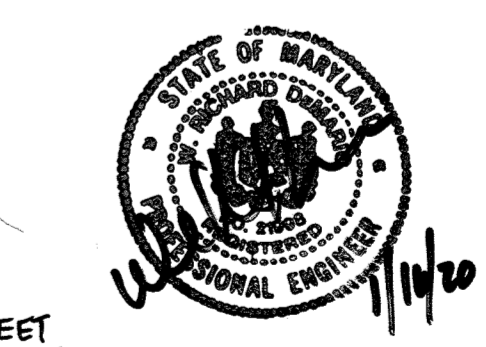
DEVELOPER:

SITE ADDRESS: 7951 OCEANO AVENUE
 JESSUP, MD 20794

**MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE
 EXISTING CONDITIONS
 AND DEMOLITION PLAN**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

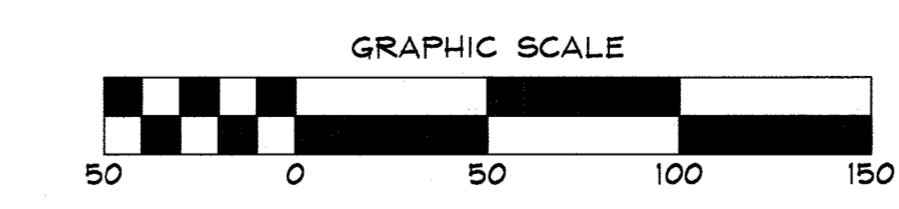
REVISONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
PLAT #:	6096	DES. BY:	BKC	
TAX ACC. #:	1406488315	DRN. BY:	BKC/CJ	
TAX MAP:	43	CHK. BY:	WRD	
BLOCK / GRID:	21	DATE:	05/31/18	
PARCEL #:	666	DDC JOB#:	16019.1	
ZONE / USE:	M-2	SHEET NUMBER:		
DWG. SCALE:	1"=50'			



Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21998, Expiration Date: 2022/02.

05/31/18
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998



THERE IS NO AS-BUILT INFORMATION ON THIS SHEET

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/1/18
 DATE

8/2/18
 DATE

8-1-18
 DATE

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- PROPOSED CURB OF PAVEMENT
- PROPOSED STORM DRAIN W/ INLETS & MANHOLE
- PROPOSED WATER LINE & HYDRANT
- PROPOSED SEWER AND MANHOLES
- EX. BUILDING
- PROPOSED BUILDING
- EXISTING TREELINE
- PROPOSED TREELINE
- STEEP SLOPES 15%-25% (0.27± ac.)
- STEEP SLOPES 25%+ (0.04± ac.)
- SITE LIGHTING
- LIMIT OF DISTURBANCE
- NO PARKING SIGN (HOWARD COUNTY STANDARD)

DATA SOURCES:
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DEVELOPER:

SITE ADDRESS:
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**MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE
 SITE LAYOUT
 PLAN**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS		DATE
ADD SIGNS AND SIGN DETAILS	JB	12-10-19
PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHEAST CORNER OF PROPERTY, ADD MONUMENT SIGN	JB	1-29-20
ADD CONCRETE SIDEWALK	DDC	7/10/20
NO.	DESCRIPTION OF CHANGES	DRN. REV. DATE

PLAT #:	6096	DES. BY:	BKC
TAX ACC. #:	1406488315	DRN. BY:	CJ
TAX MAP:	43	CHK. BY:	PGC
BLOCK / GRID:	21	DATE:	05/31/18
PARCEL #:	666	DDC JOB#:	16019.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	1"=50'		

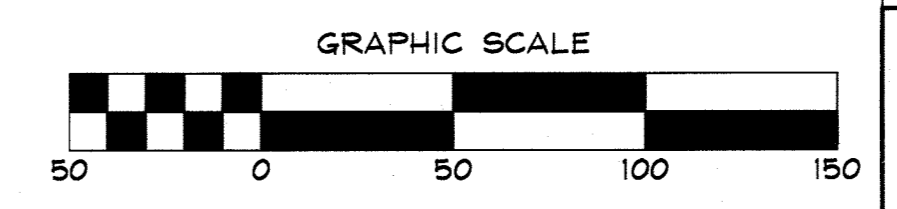


Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21998, Expiration Date: 06/01/20.

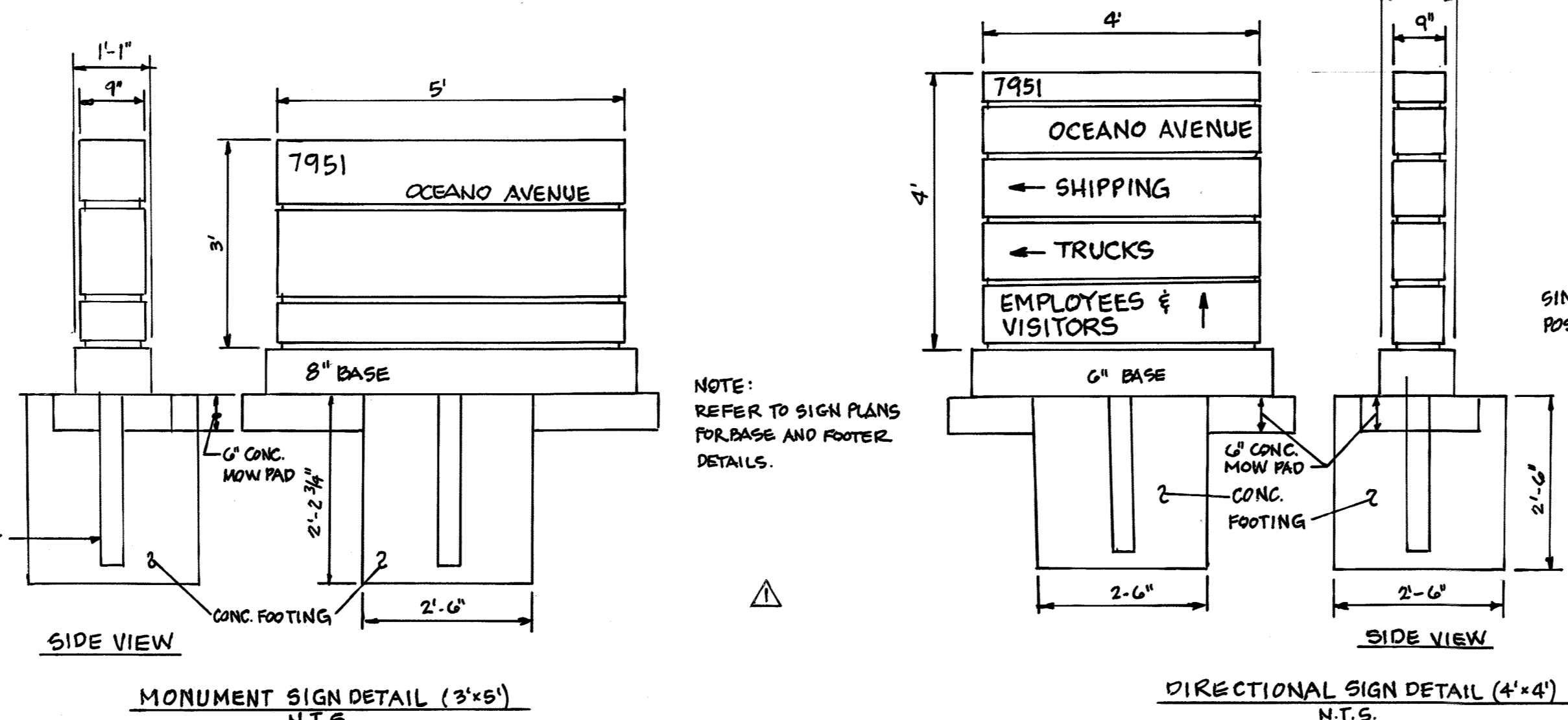
05/31/18
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

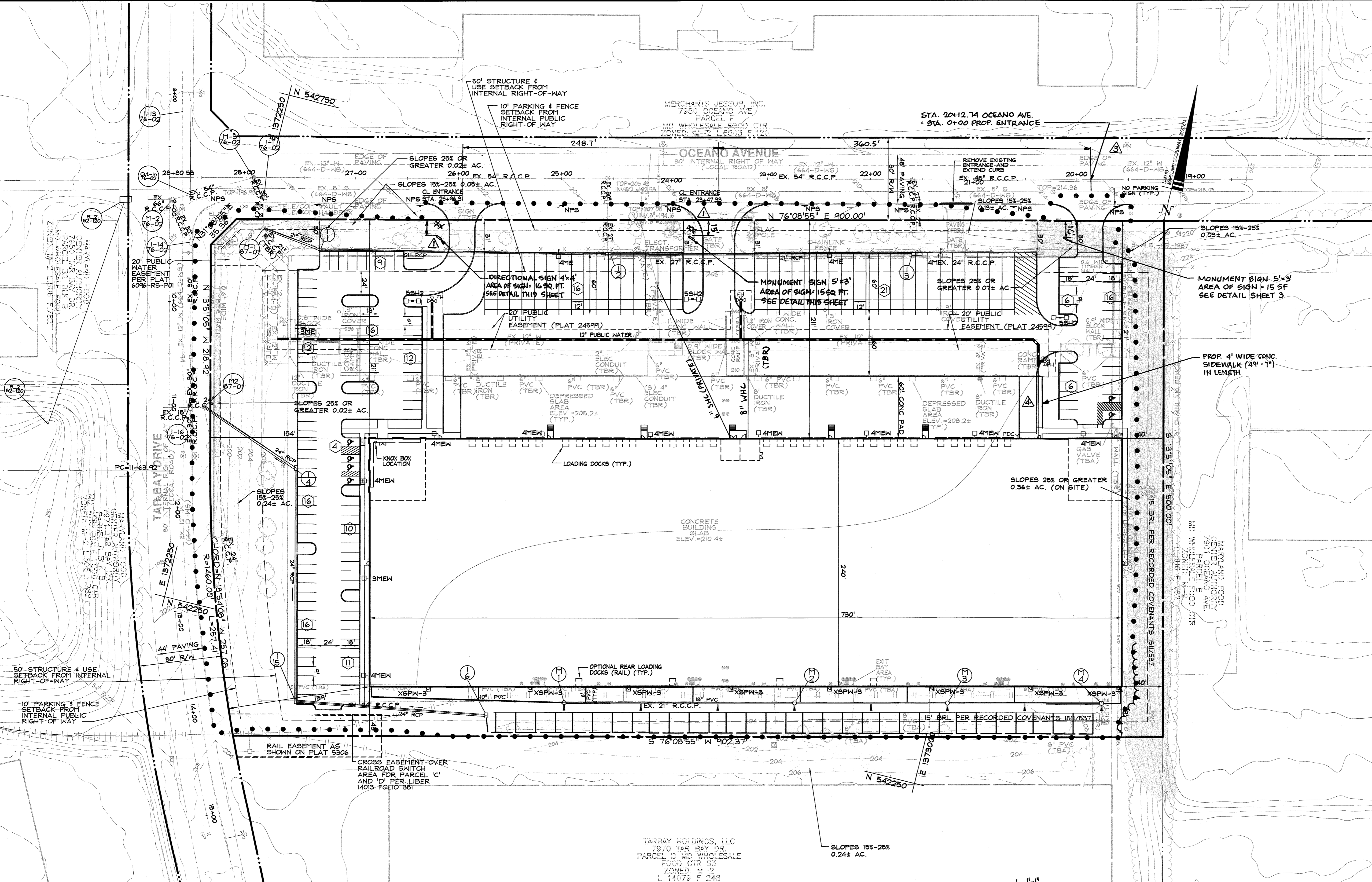
THERE IS NO AS-BUILT INFORMATION ON THIS SHEET



SINGLE 4" SQUARE ALUM.
 POST 1/4" THICK POLE SOCKET



NOTE:
 REFER TO SIGN PLANS FOR BASE AND FOOTER DETAILS.

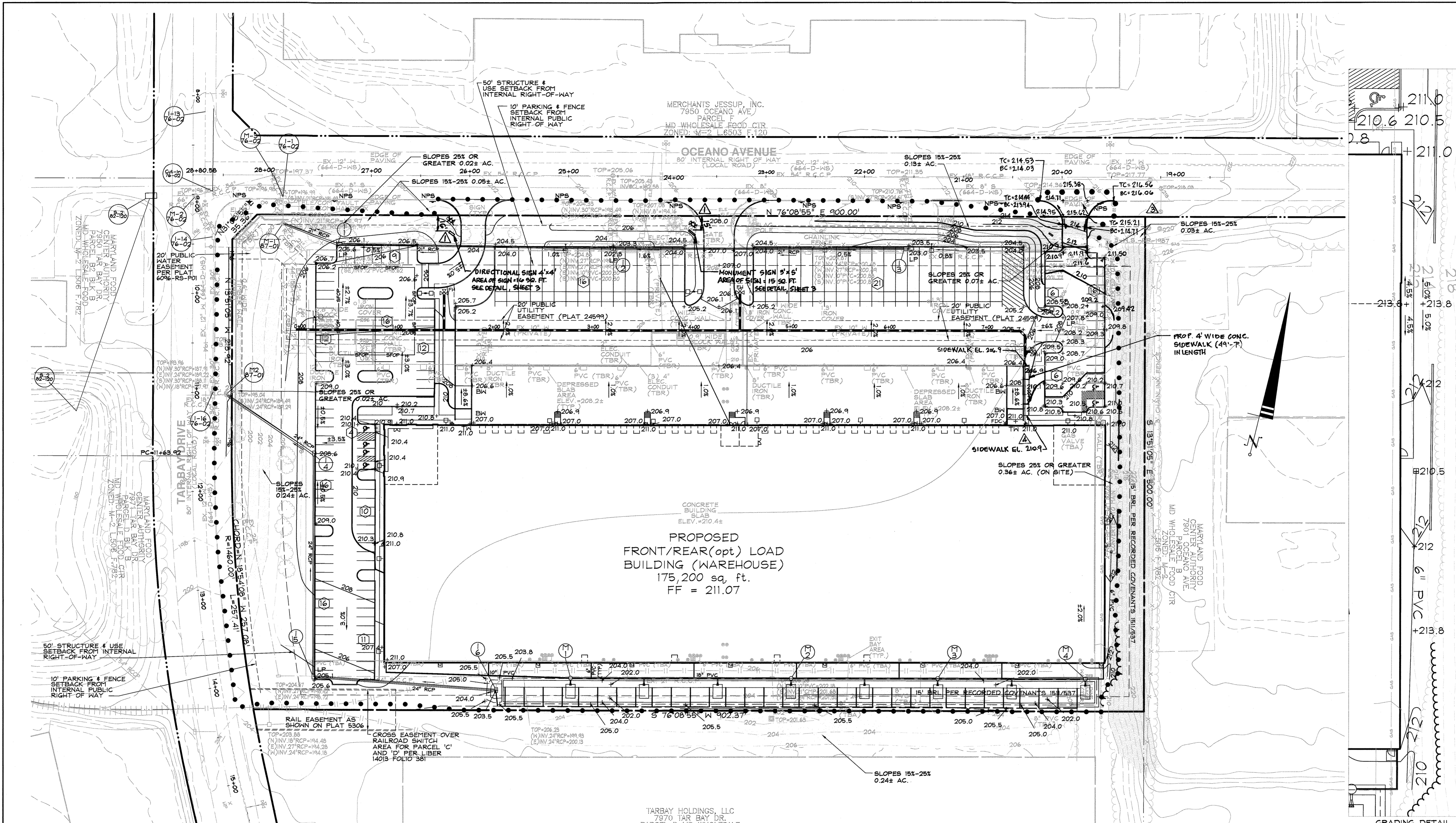


APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 7/14/18 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 8/1/18 DATE

DIRECTOR: *[Signature]* 8-1-18 DATE



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 2 NORTH RIVERSIDE PLAZA
 SUITE 2350
 CHICAGO, IL 60606
 (312)940-5285

DEVELOPER:
 MARYLAND FOOD CENTER AUTHORITY
 7901 OCEANO AVE.
 JESSUP, MD 20794

SITE ADDRESS:
 7951 OCEANO AVENUE
 JESSUP, MD 20794

**MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE**

**GRADING PLAN
 & SOILS MAP**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

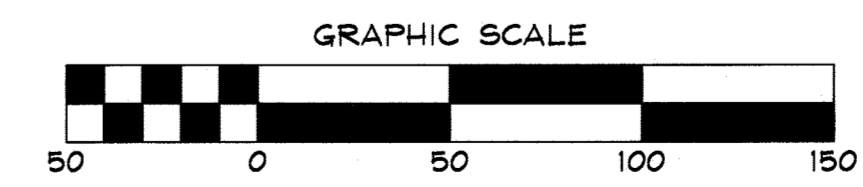
REVISIONS	
ADD SIGNS AND SIGN DETAILS	JB 12-10-19
PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHEAST CORNER OF PROPERTY. ADD MONUMENT SIGN	JB 4-29-20
ADD CONCRETE SIDEWALK	DDC 7/14/20
NO.	DESCRIPTION OF CHANGES

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TAX MAP:	43	CHK. BY:	PGC
BLOCK / GRID:	21	DATE:	05/31/18
PARCEL #:	666	DDC JOB#:	16019.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	1"=50'		

DRAWING LEGEND

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL DELINEATION LINE
- STEEP SLOPES 15%-25% (0.27± AC.)
- STEEP SLOPES 25%+ (0.04± AC.)
- SITE LIGHTING
- PROPOSED LIMIT OF DISTURBANCE
- NPS NO PARKING SIGN (HOWARD COUNTY STANDARD)

THERE IS NO AS-BUILT INFORMATION ON THIS SHEET



SOILS
 THE ENTIRE SITE IS WITHIN THE SOIL TYPE 'URBAN LAND-UDORTMENTS COMPLEX'

CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
UID(D)	URBAN LAND-UDORTMENTS COMPLEX	N	0.30

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 7/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 8/10/18
 DIRECTOR: *[Signature]* 8-1-18



Professional Certification:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21998, Expiration Date: 06/30/20.

05/31/18
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL DELINEATION LINE
- PROPOSED DRAINAGE DIVIDE
- SF FENCE
- SF FENCE
- SF FENCE
- SF FENCE
- SF FENCE
- SUPER SILT FENCE
- EARTH DIKE
- CLEANWATER DIVERSION FENCE
- PROPOSED LIMIT OF DISTURBANCE
- RIP-RAP INFLOW PROTECTION
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM

SOILS CHART			
CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
UID(D)	URBAN LAND-UDORTHERENTS COMPLEX	N	0.30

DATA SOURCES:
 EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

DDC Inc.
 Development Design Consultants

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

Planners
 Surveyors
 Engineers
 Landscape Architects

OWNER: ICON 7951 POOL 2 LLC
 2 NORTH RIVERSIDE PLAZA
 SUITE 2350
 CHICAGO, IL 60606
 (312)940-5285

DEVELOPER:

SITE ADDRESS:
 7951 OCEANO AVENUE
 JESSUP, MD 20794

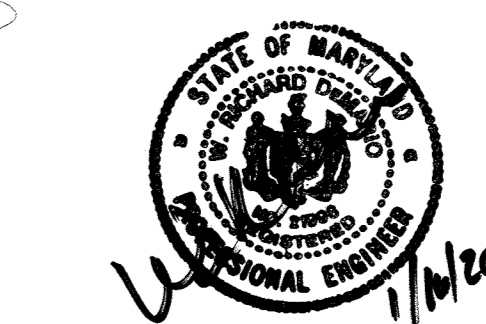
**MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE**

**SEDIMENT & EROSION
 CONTROL PLAN**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHWEST CORNER OF PROPERTY. ADD MOUNTABLE BERM.	J6	428	05/31/18
2	ADD CONCRETE SIDEWALK.	DDC	714	7/14/20

PLAT #:	6096	DES. BY:	BKC
TAX ACC. #:	1406488315	DRN. BY:	BKC/CJ
TAX MAP:	43	CHK. BY:	PGC
BLOCK / GRID:	21	DATE:	05/31/18
PARCEL #:	666	DDC JOB#:	16019.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	1"=50'		5 of 16

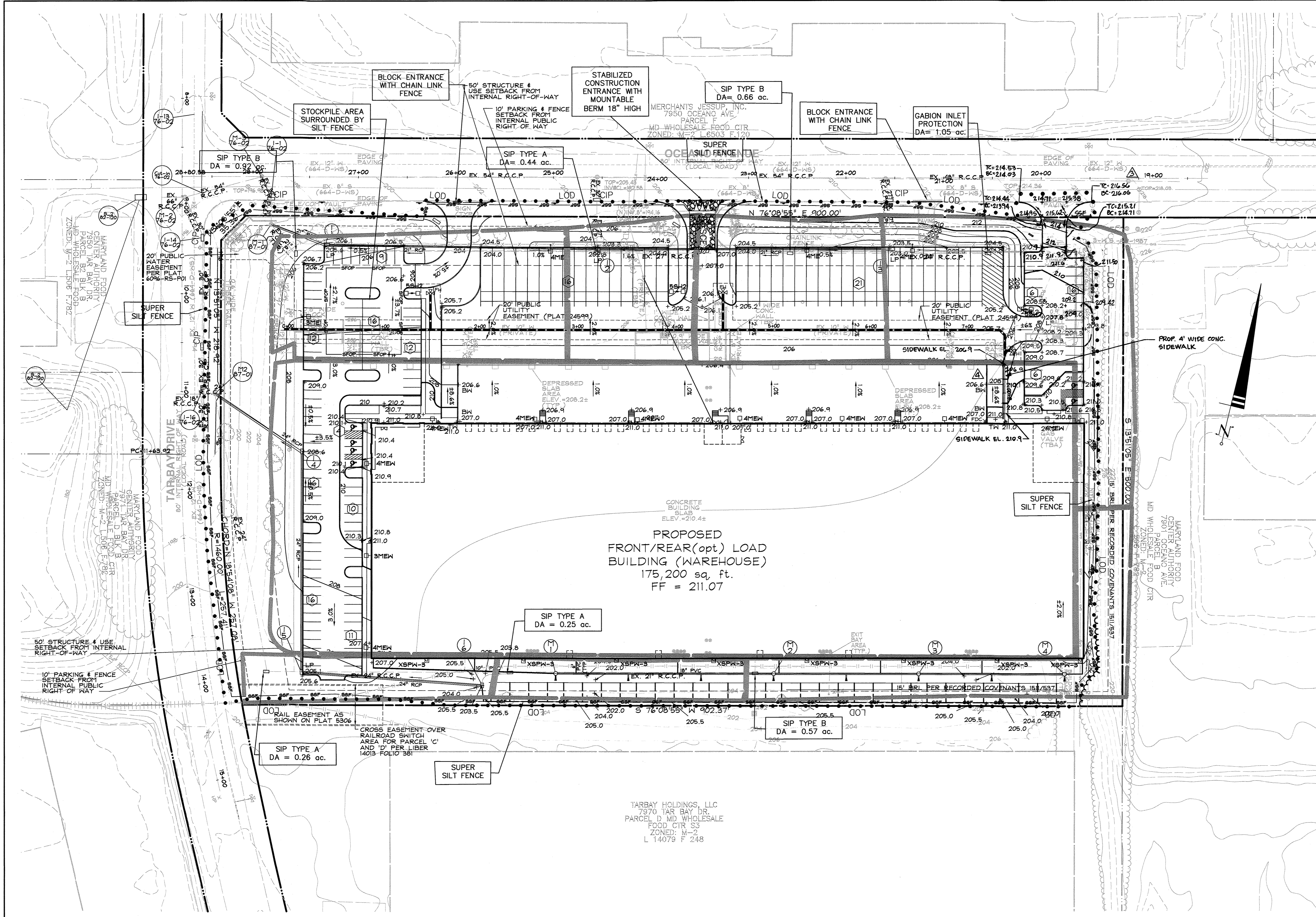
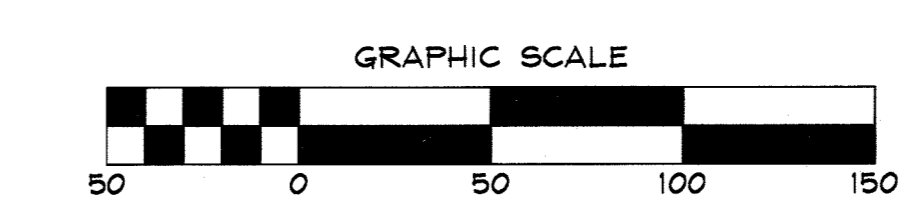


Professional Certification:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21998. Expiration Date: 06/01/2020.

05/31/18
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

THERE IS NO AS-BUILT INFORMATION ON THIS SHEET



A DOUBLE ROW OF SSF IS TO BE PLACED ALONG TAR BAY DRIVE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/1/18
 DATE

7/1/18
 DATE

8-1-18
 DATE

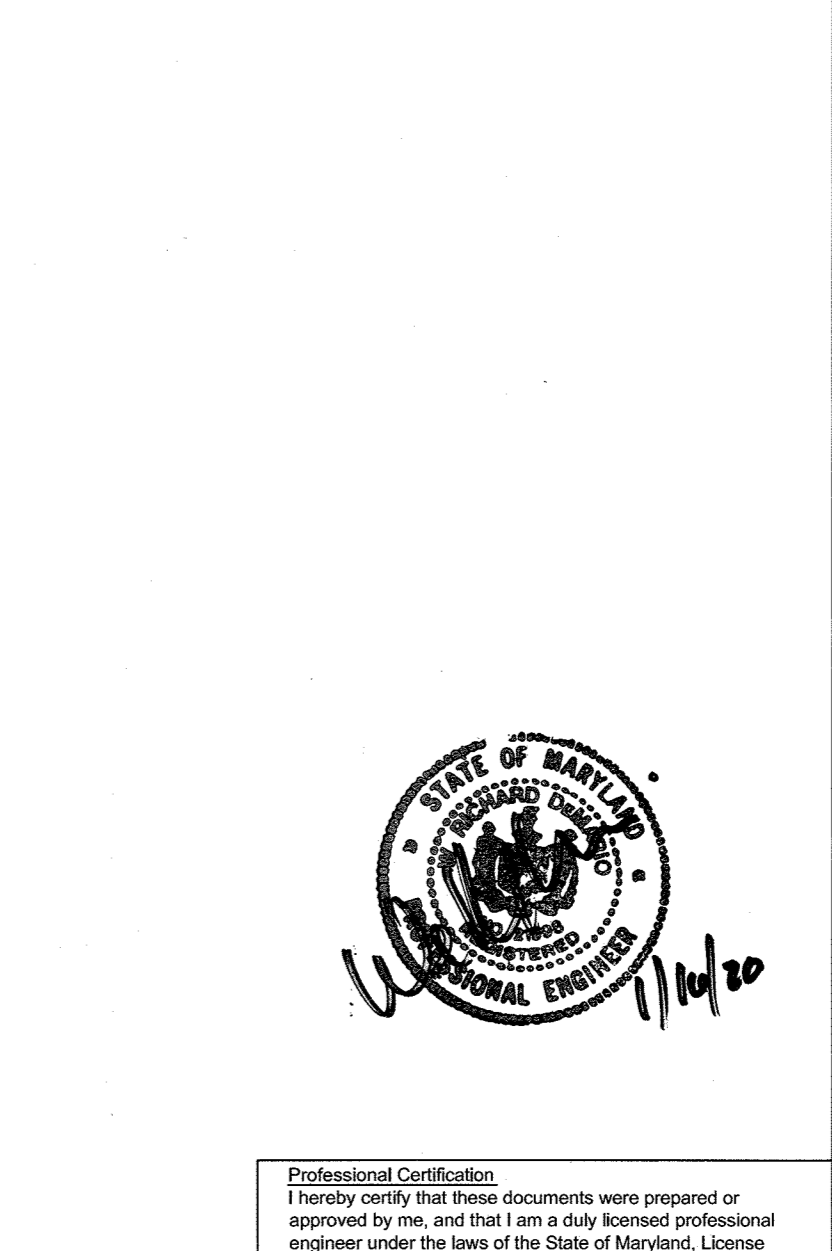
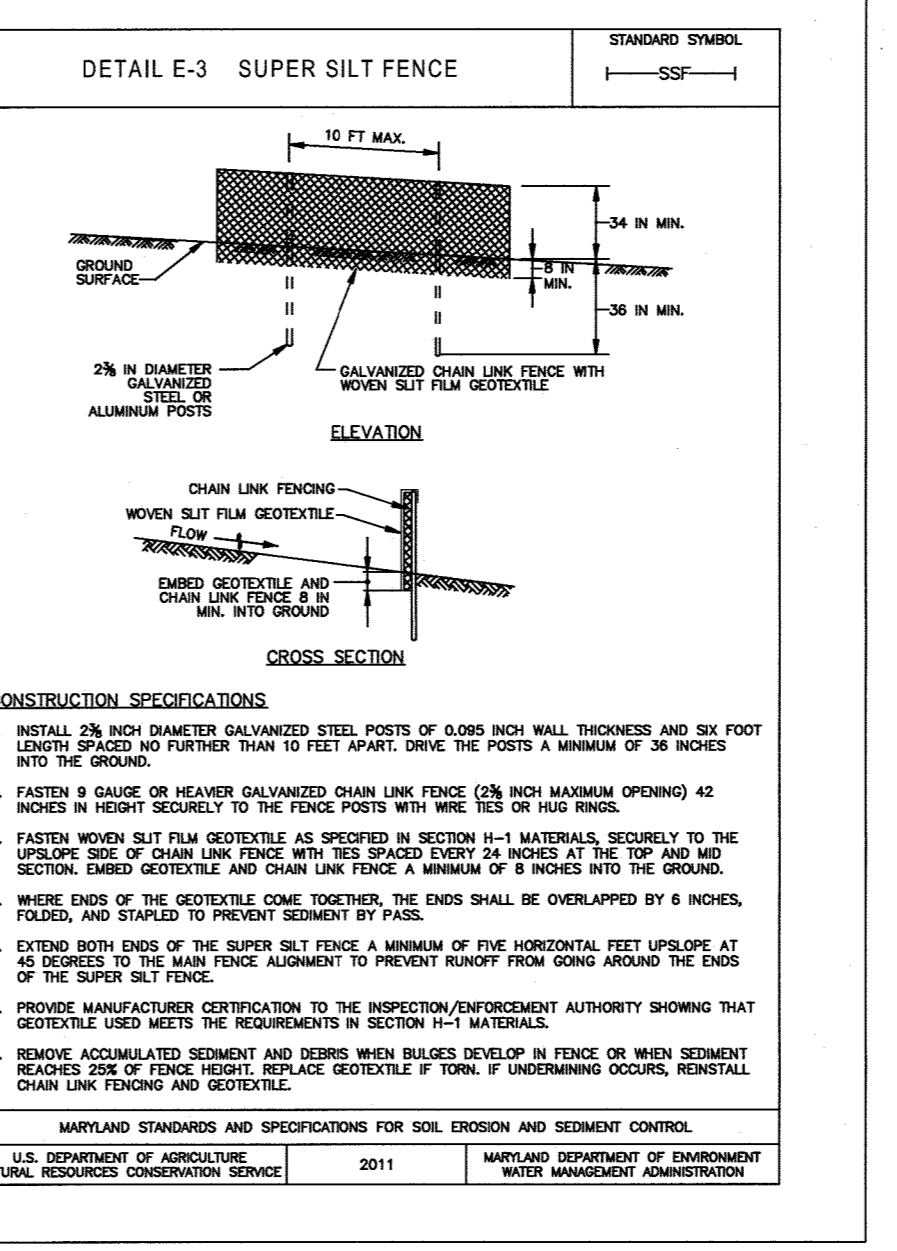
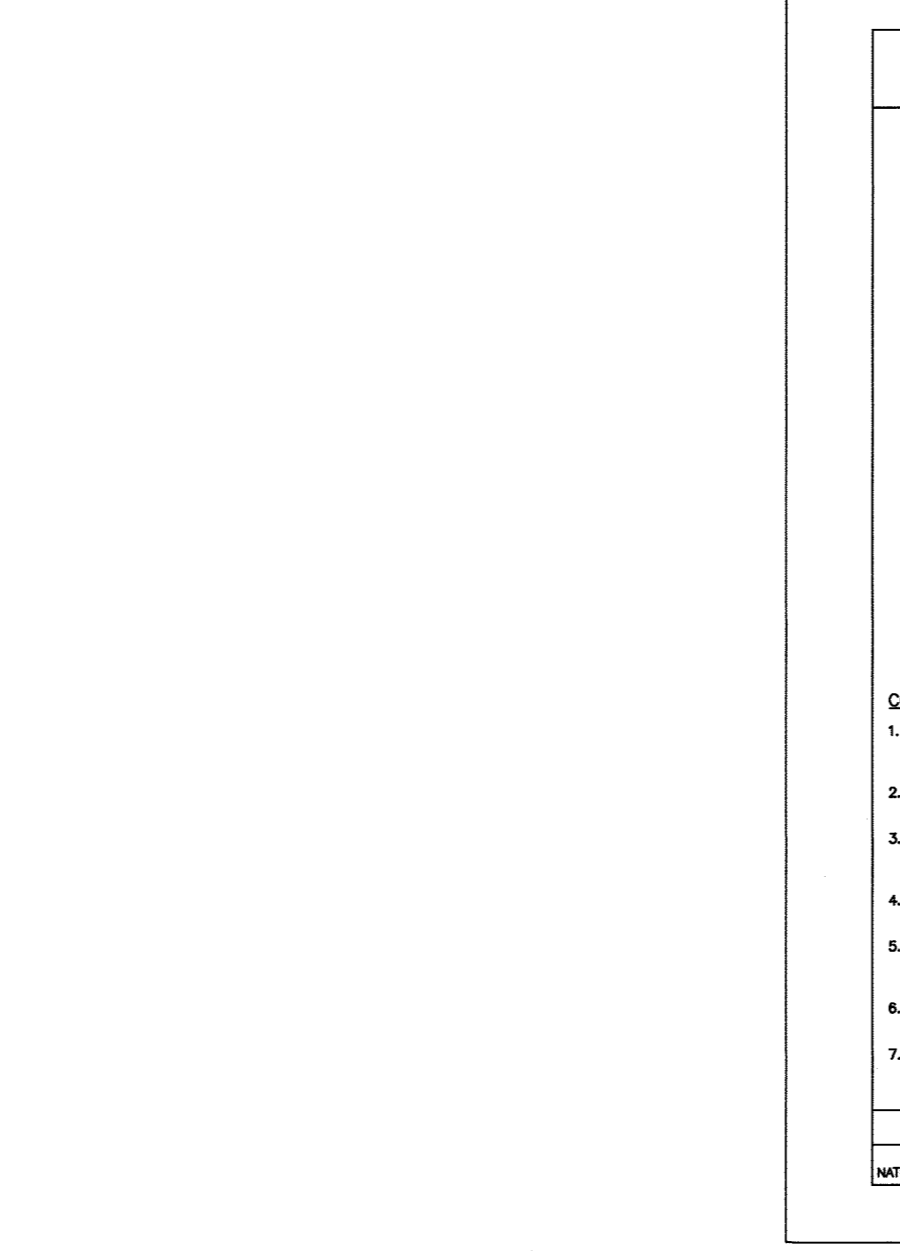
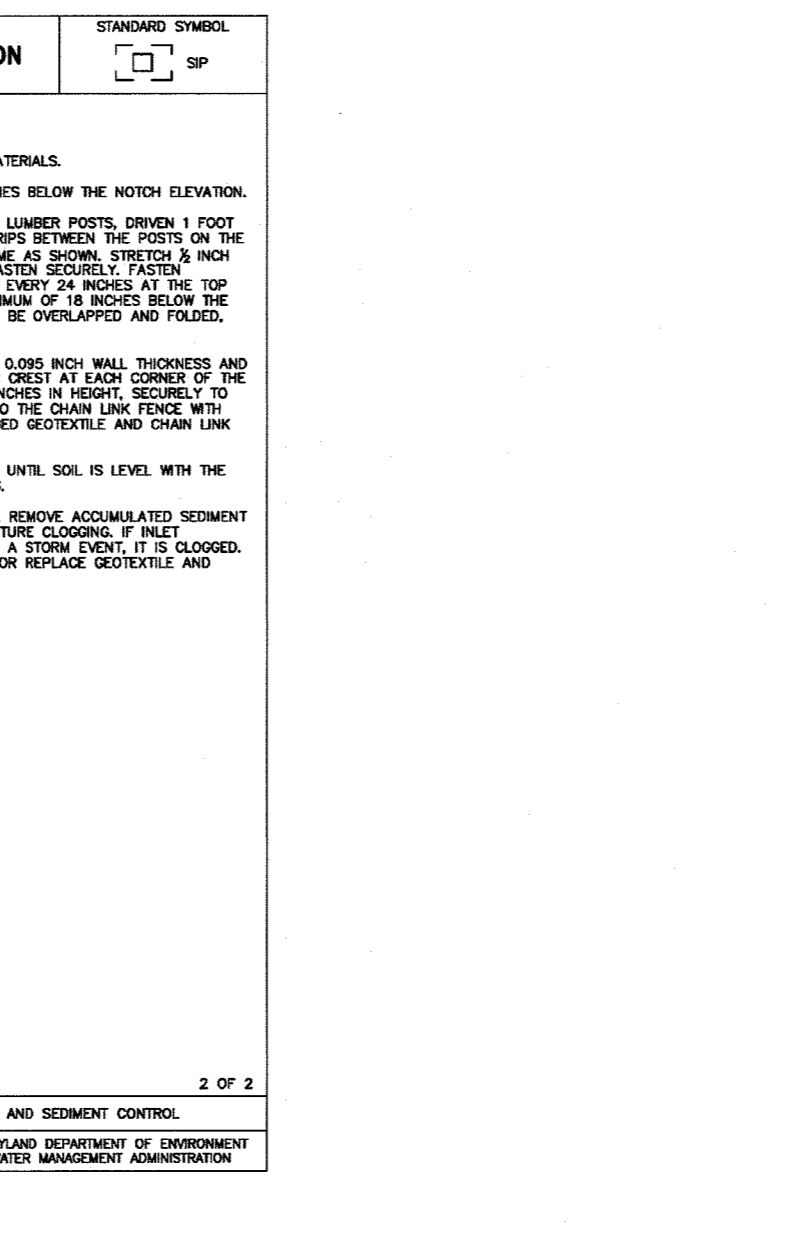
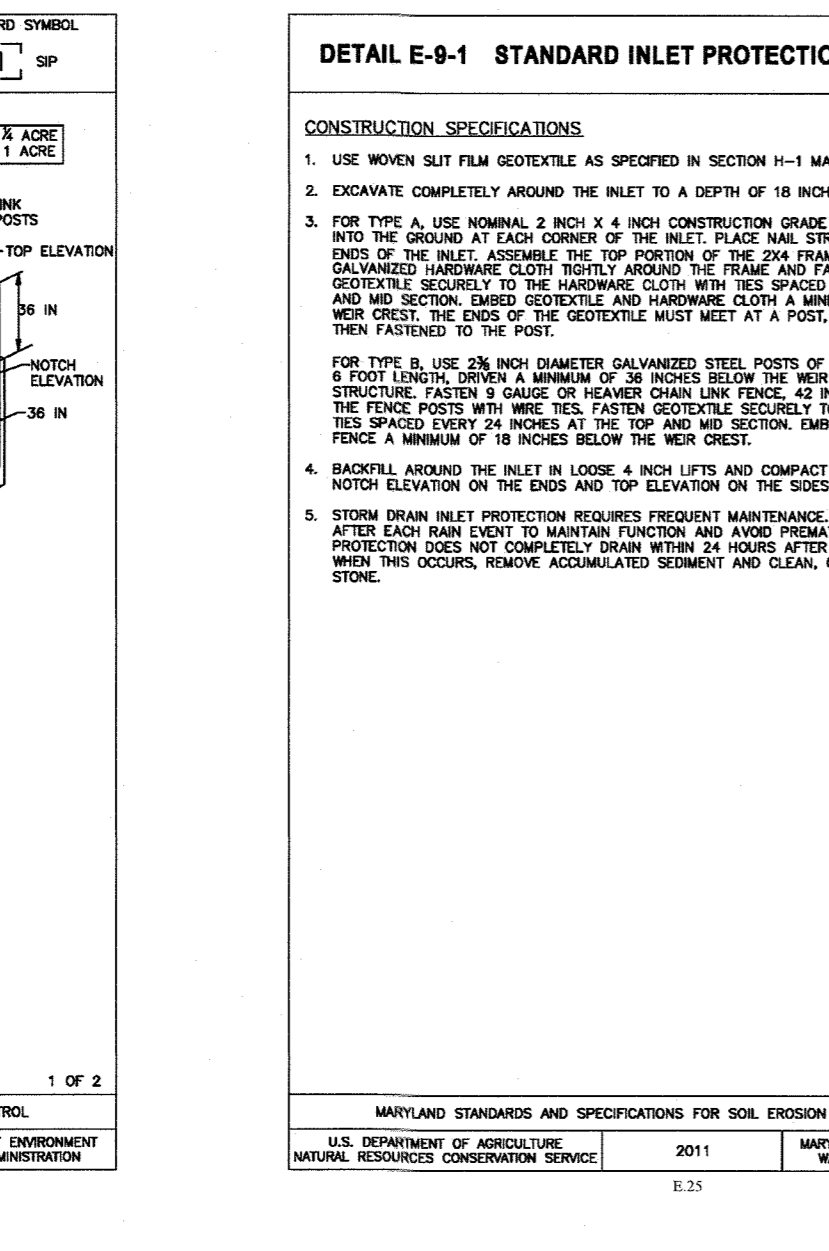
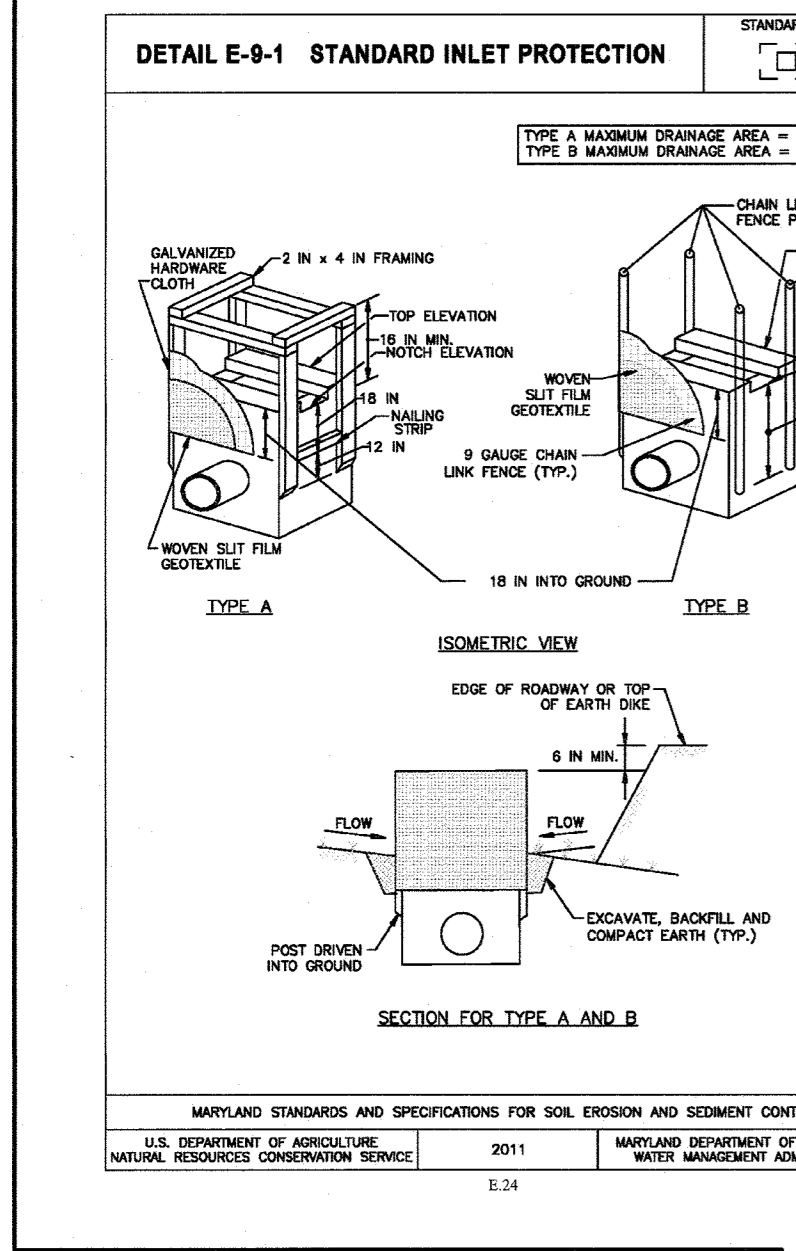
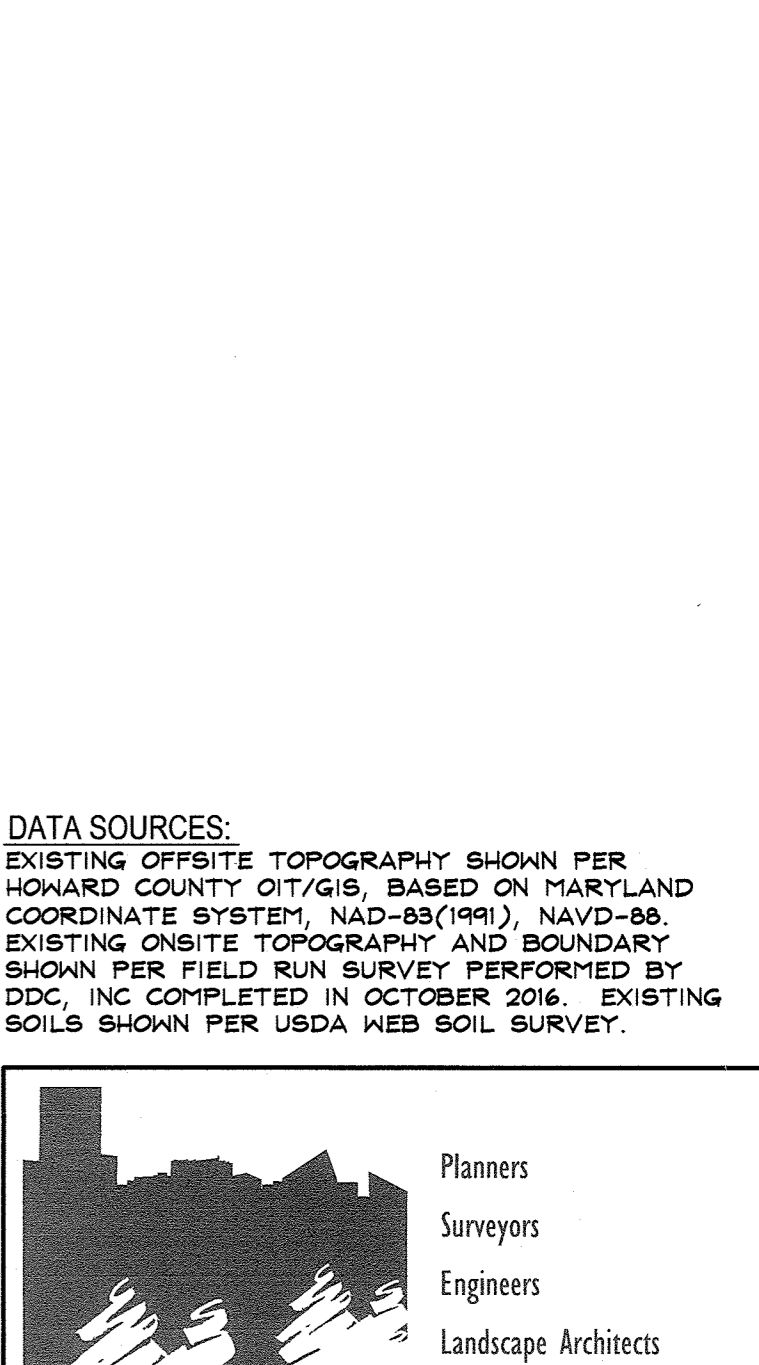
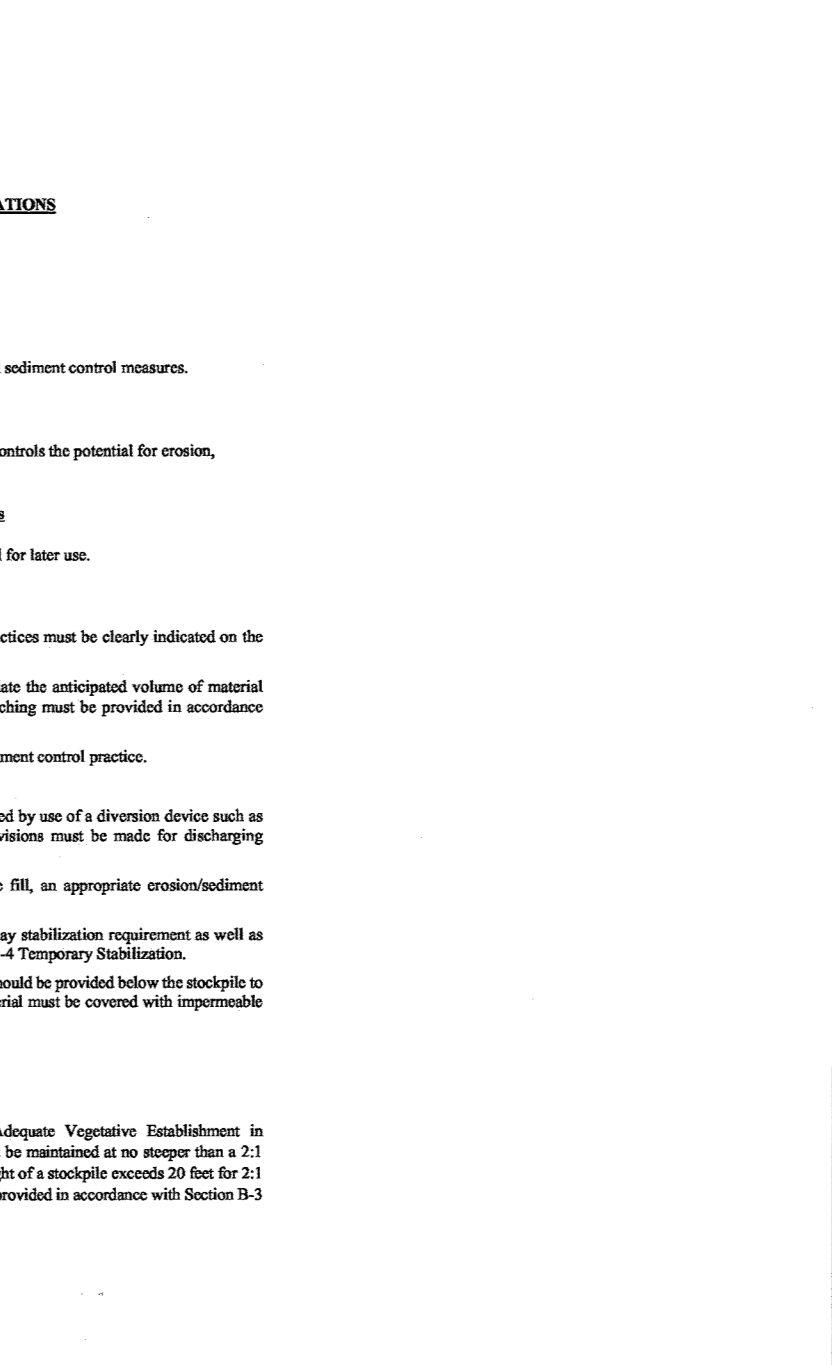
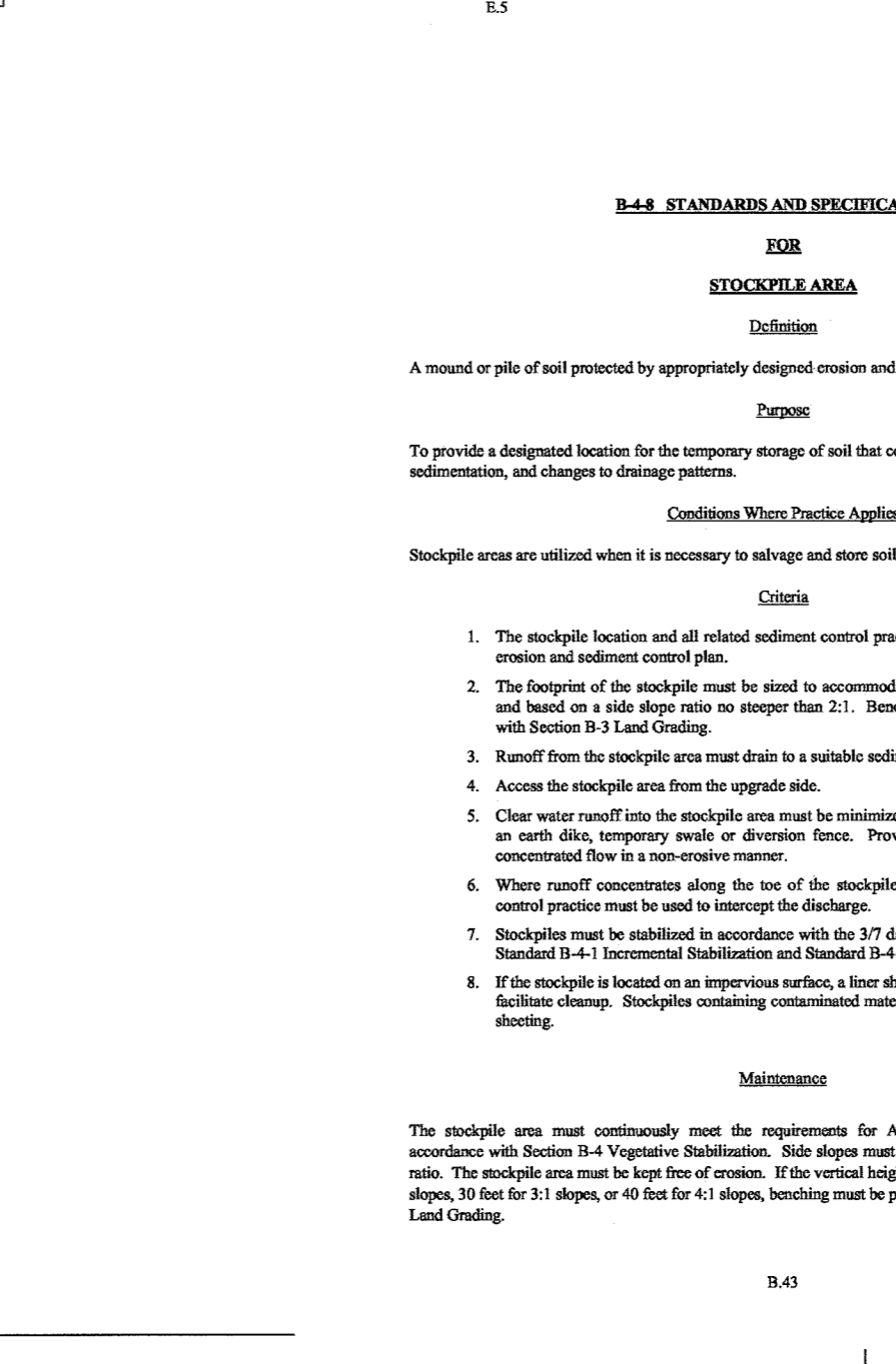
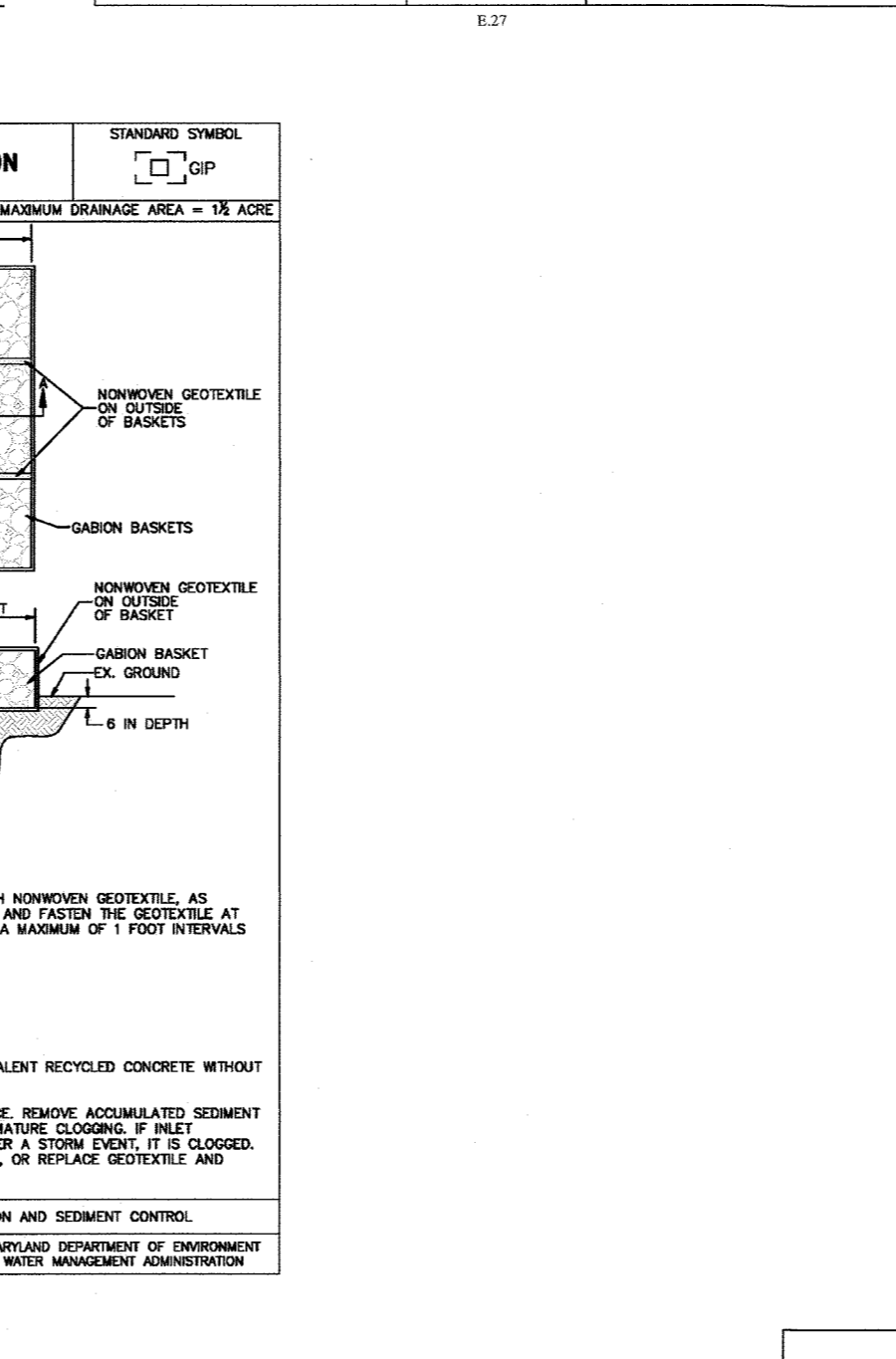
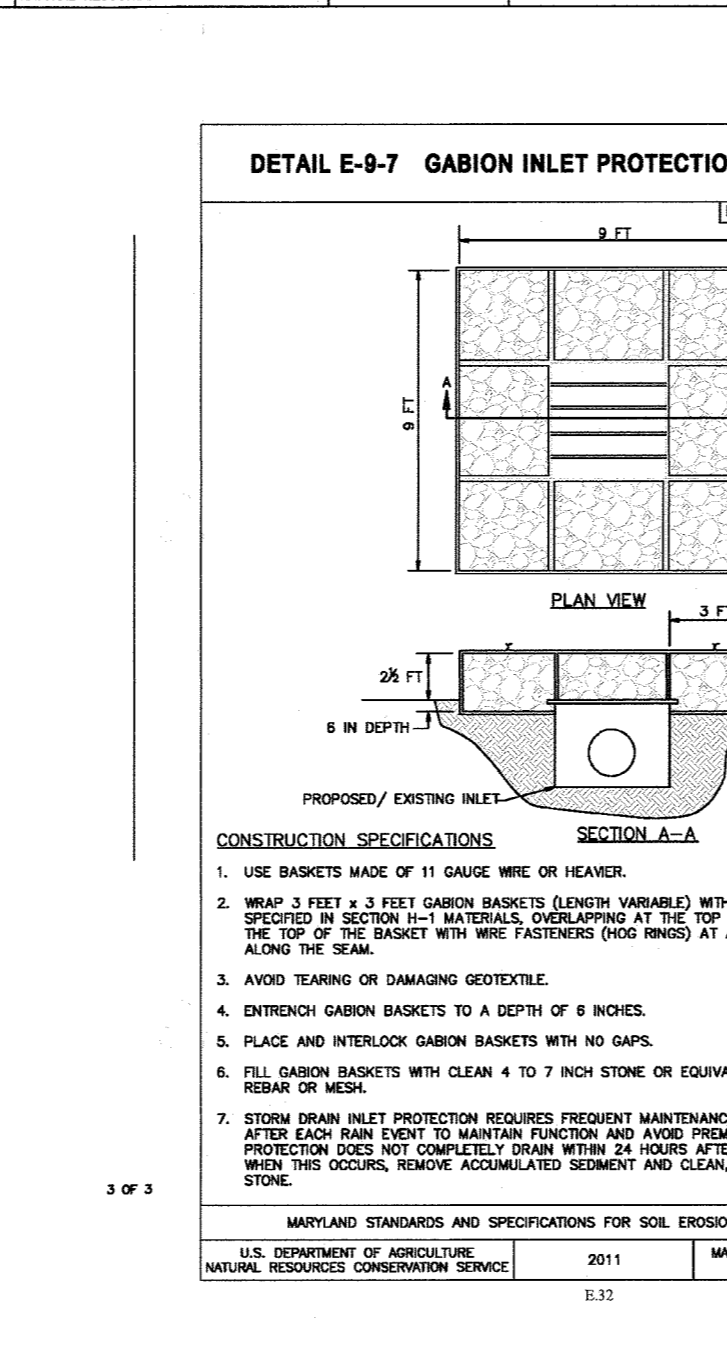
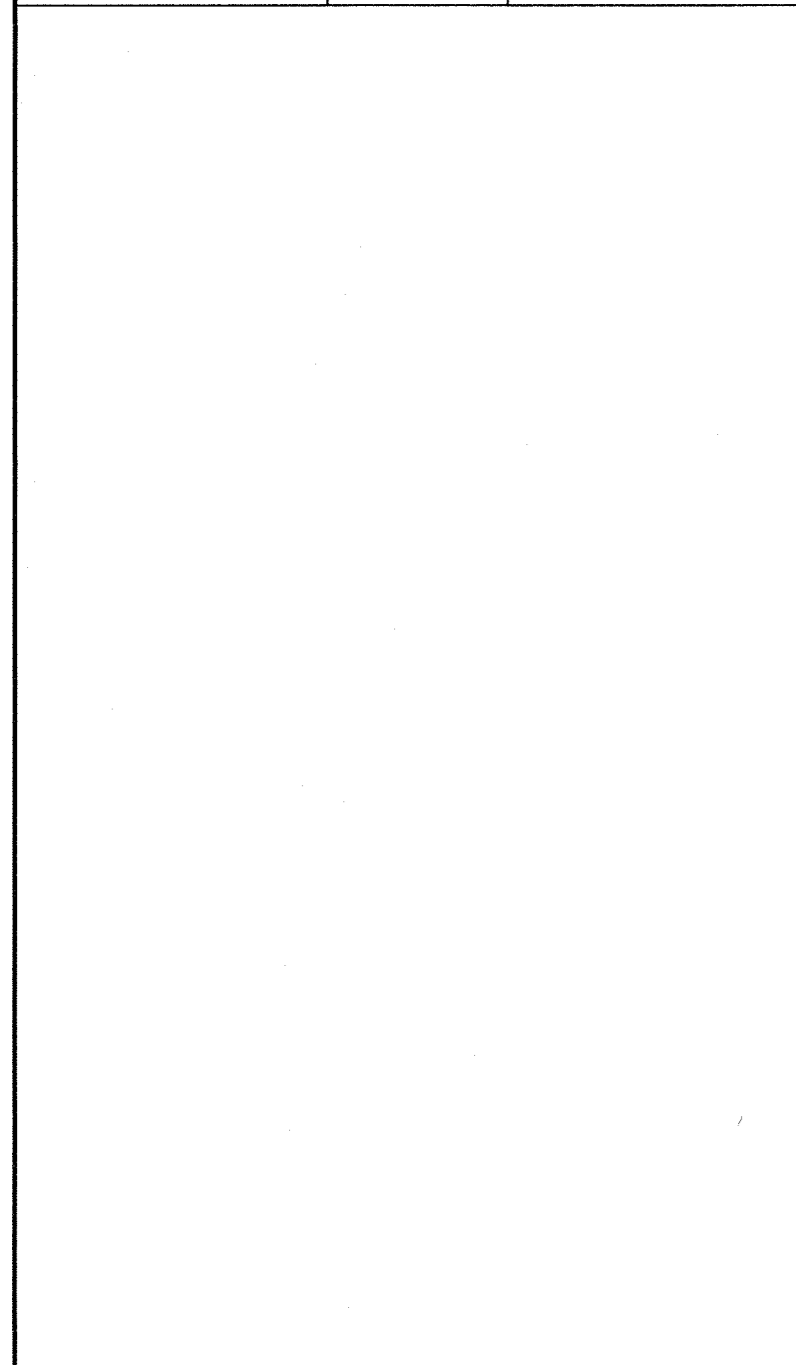
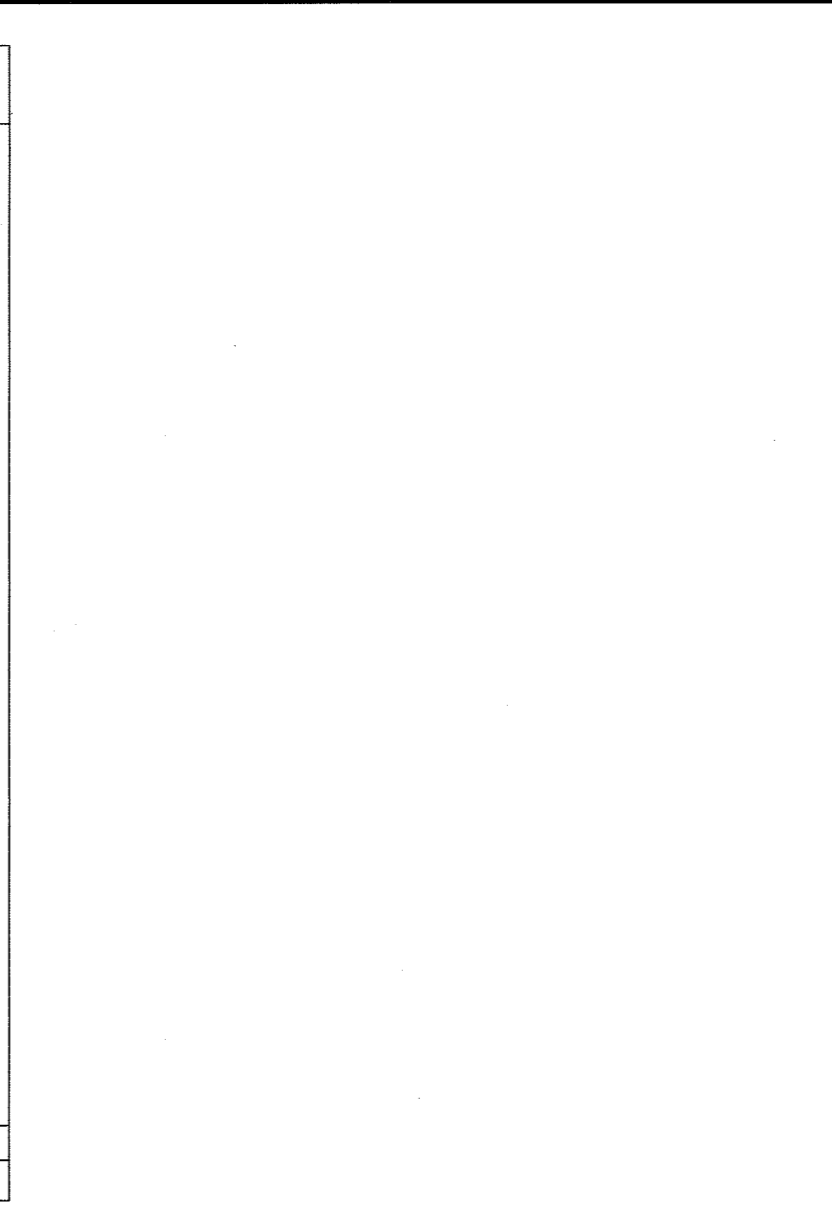
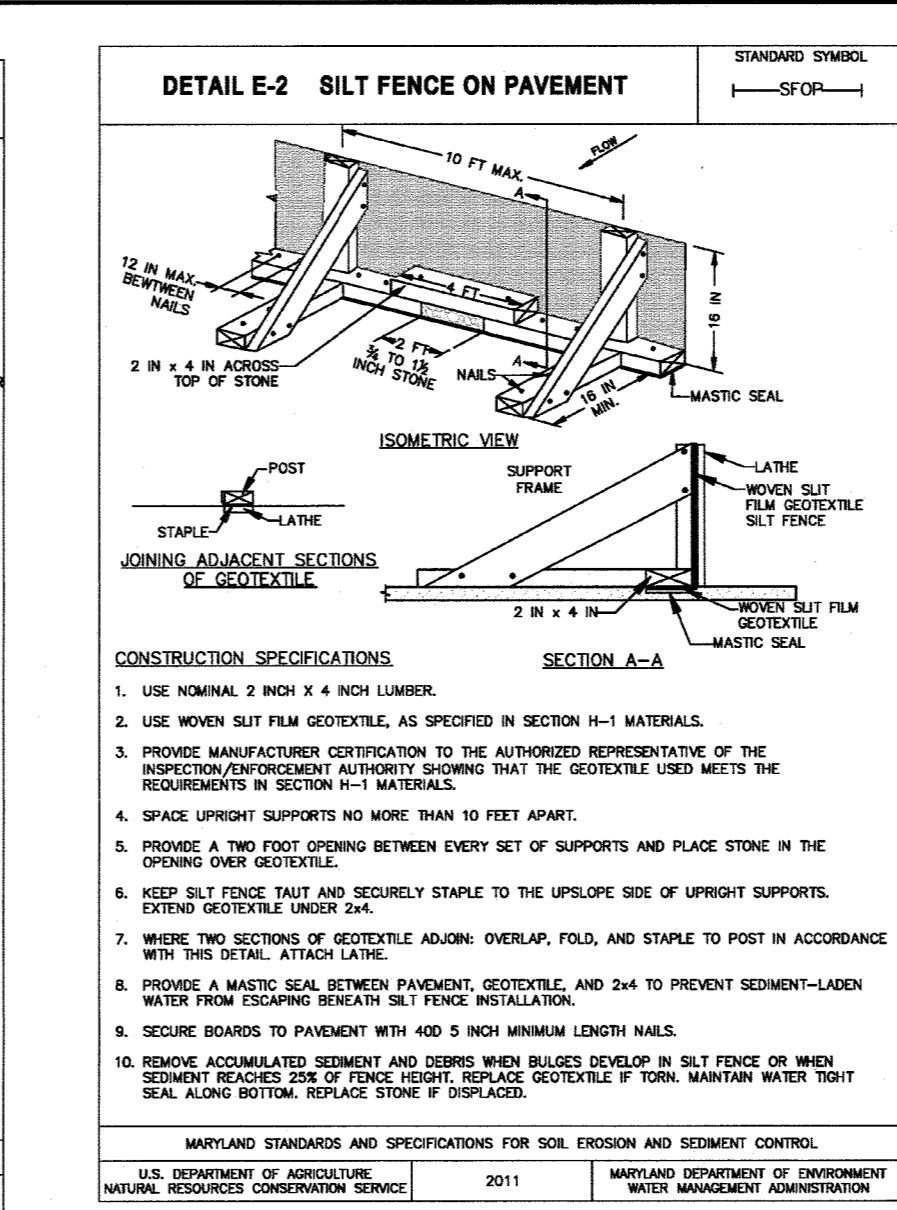
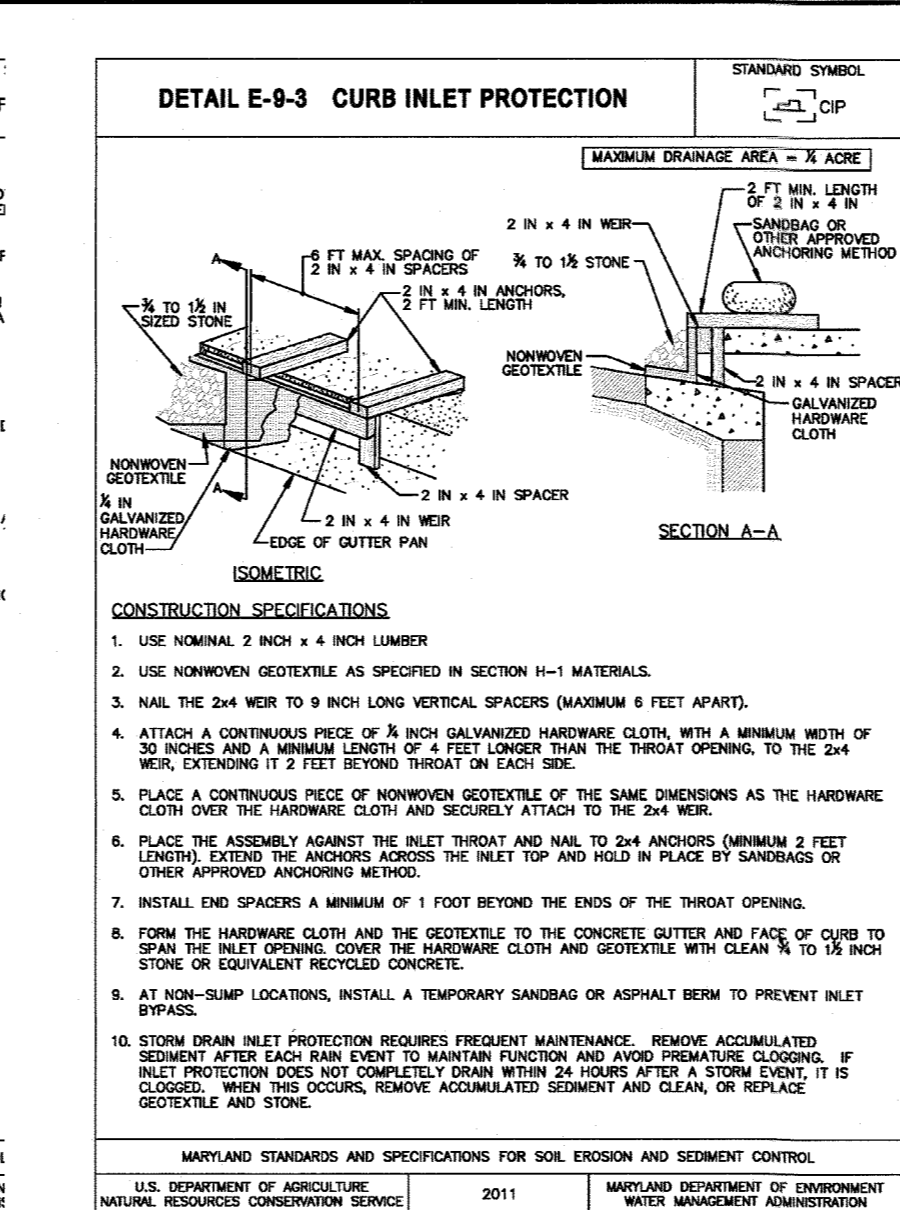
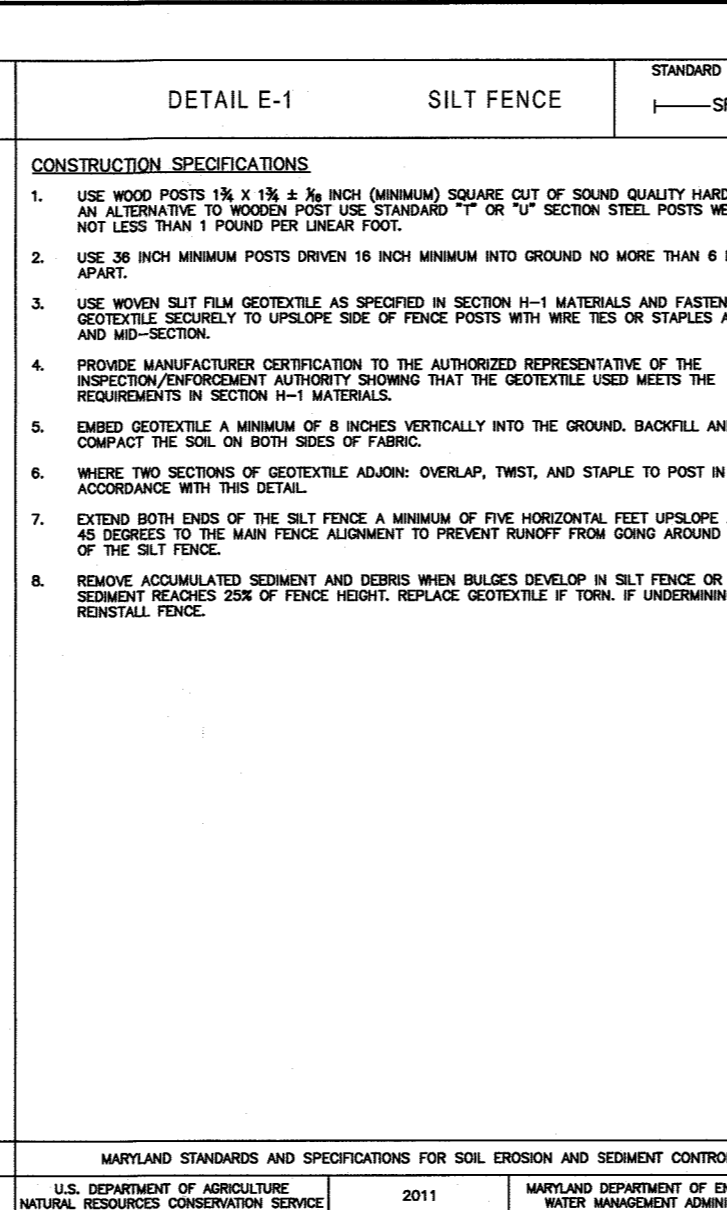
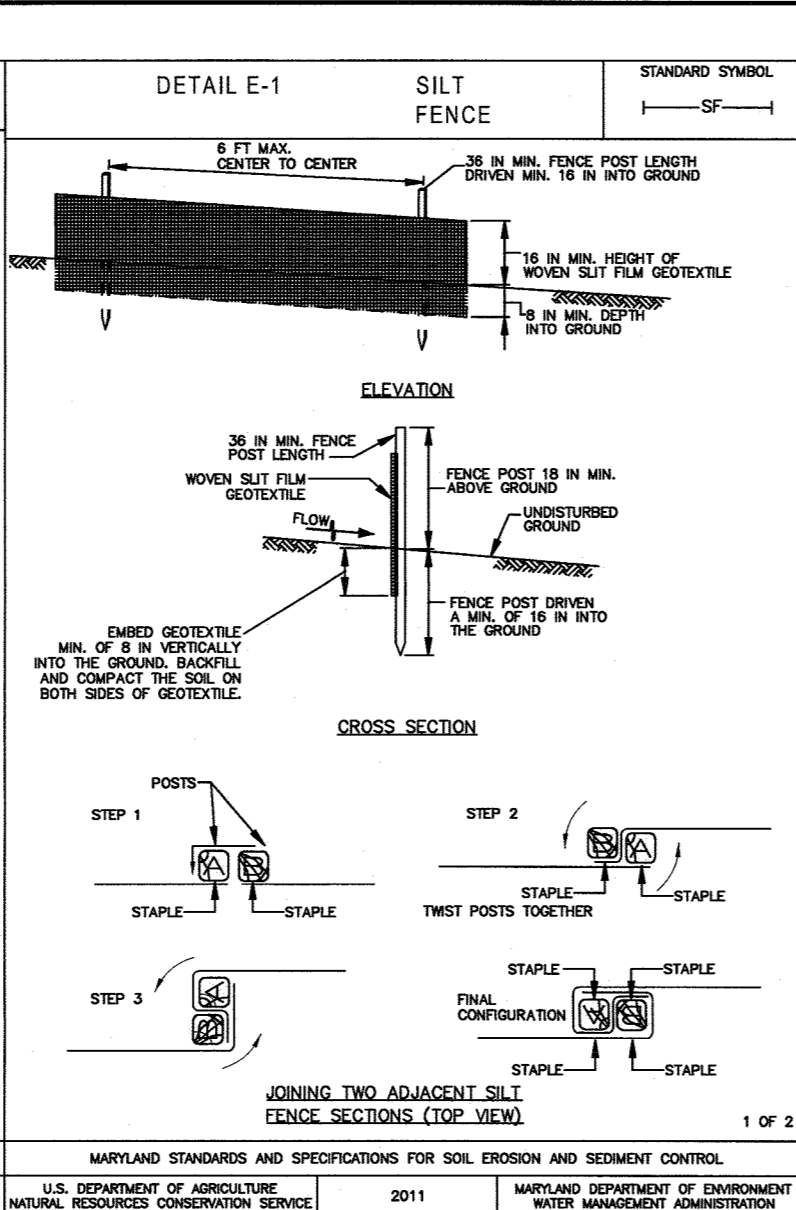
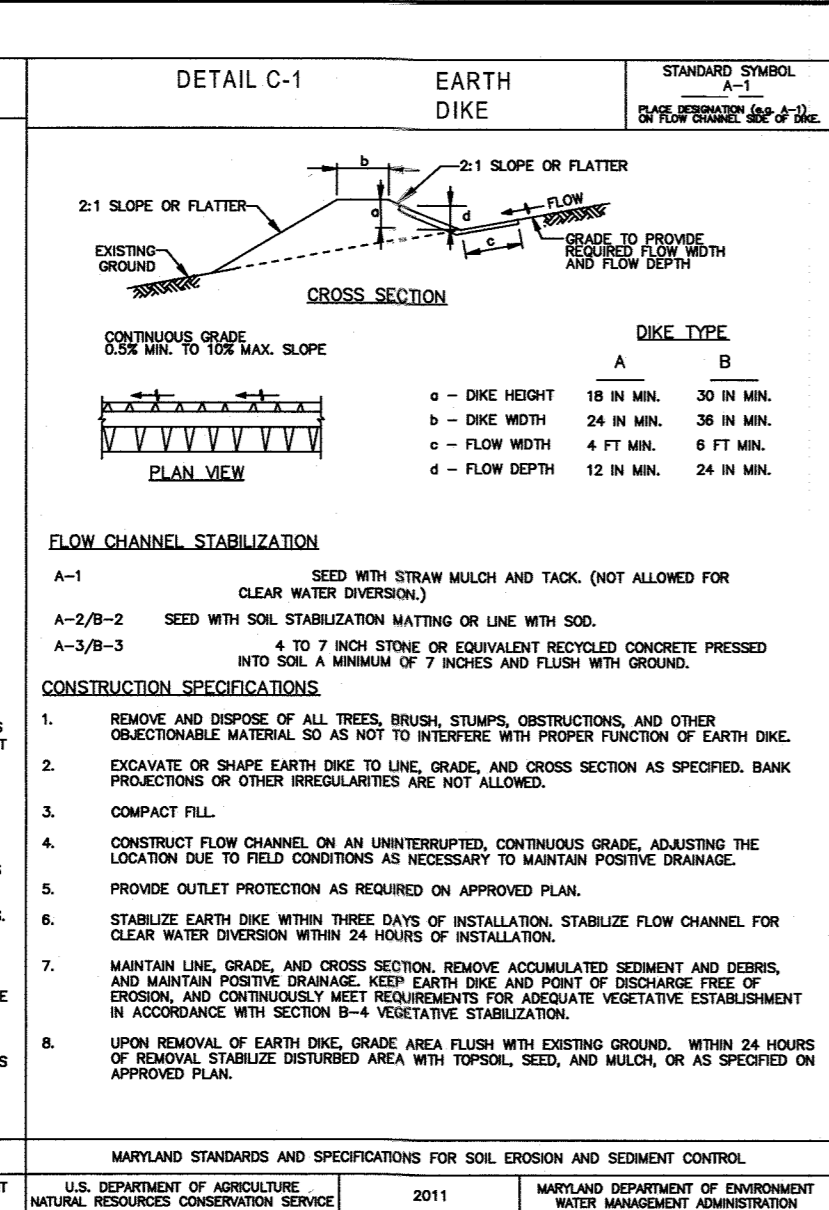
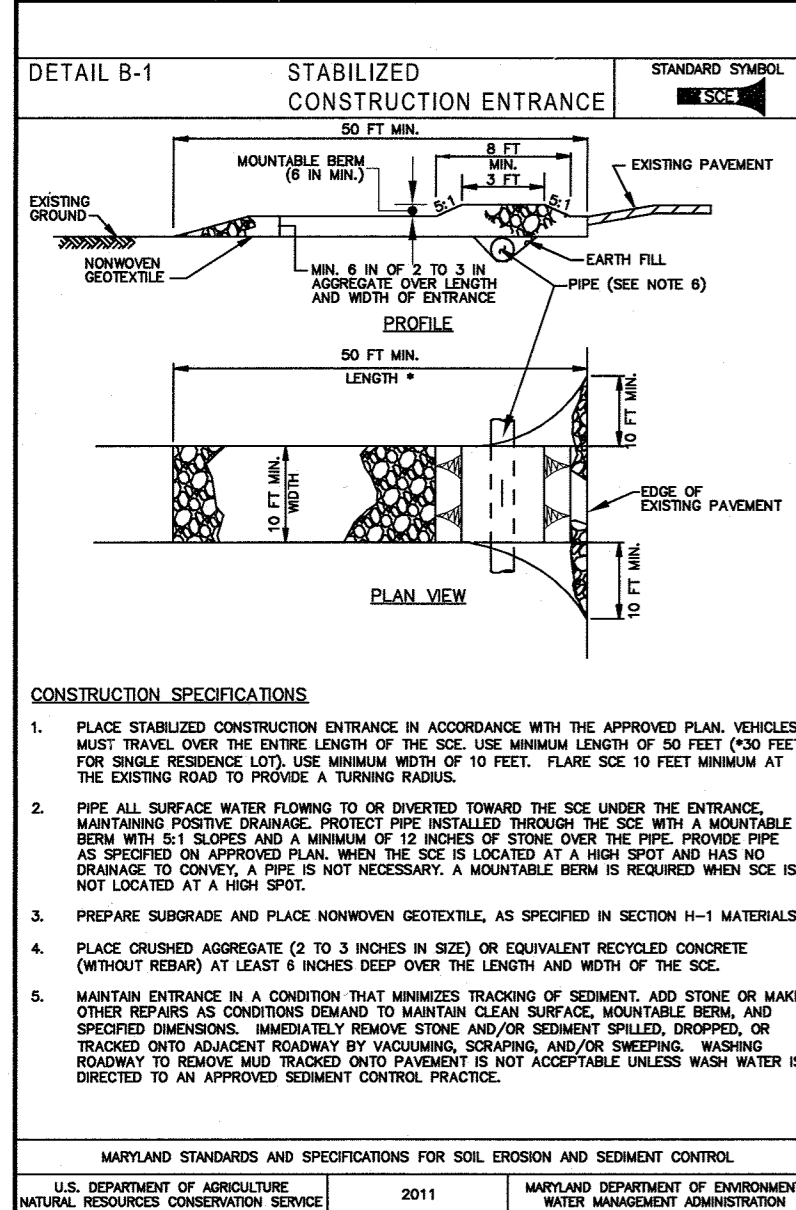
BY THE DEVELOPER:
 I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT HAVE RECEIVED A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF PLANNING AND ZONING TRAINING COURSE. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Minister... 6/1/18
 DATE

ENGINEER:
 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.

John P. Roberts 6/21/18
 DATE

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



B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition - The process of preparing the soils to sustain adequate vegetative stabilization. Purpose - To provide a suitable soil medium for vegetative growth.

- Criteria A. Soil Preparation 1. Soil Stabilization a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable mechanical or construction equipment...

B. Mulching 1. Mulch Materials (in order of preference)

- a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not moldy, rotty, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.

2. Sod Installation

- a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.

SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:

B. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY...

- INSPECTION DATE
• INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
• NAME AND TITLE OF INSPECTOR
• WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)

B-4-3 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition - To stabilize disturbed soils with vegetation for up to 6 months.

- Purpose - To use fast growing vegetation that provides cover on disturbed soils. Conditions Where Practice Applies - Exposed soils where ground cover is needed for a period of 6 months or less.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

Definition - To stabilize disturbed soils with vegetation for up to 6 months.

- Purpose - To use fast growing vegetation that provides cover on disturbed soils. Conditions Where Practice Applies - Exposed soils where ground cover is needed for a period of 6 months or less.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition - To stabilize disturbed soils with permanent vegetation.

- Purpose - To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils. Conditions Where Practice Applies - Exposed soils where ground cover is needed for 6 months or more.

SEED TYPE, TURFGRASS OR SOIL APPLICATION SHALL MEET THE REQUIREMENTS IN SECTION B-4-3. SEED TAGS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY THE TYPE AND APPLICATION RATE OF SEED USED.

- 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

B-4-6 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

Definition - The application of seed and mulch to establish vegetative cover.

Purpose - To protect disturbed soils from erosion during and at the end of construction.

- Criteria A. Seeding 1. Specifications a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory.

B-4-7 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition - To stabilize disturbed soils with permanent vegetation.

Purpose - To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

- Criteria A. Seed Mixtures 1. General Use a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2.

TEMPORARY SEEDING NOTES

Scope: Planting short term (no more than 6 months) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetative or non-vegetative practices.

- Standards: The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

TEMPORARY SEEDING SUMMARY

Table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Annual Ryegrass and Fescue/Millet.

PERMANENT SEEDING SUMMARY

Table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Annual Ryegrass and Fescue/Millet.

B-4-8 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition - To stabilize disturbed soils with permanent vegetation.

Purpose - To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

- Criteria A. Seed Mixtures 1. General Use a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2.

B-4-9 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition - To stabilize disturbed soils with permanent vegetation.

Purpose - To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

- Criteria A. Seed Mixtures 1. General Use a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2.

TEMPORARY SEEDING SUMMARY

Table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Kentucky Bluegrass and Perennial Ryegrass.

TEMPORARY SEEDING SUMMARY

Table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Kentucky Bluegrass and Perennial Ryegrass.

SEQUENCE OF CONSTRUCTION

- 1. Obtain a Grading Permit. (1 day)
2. Notify 'Miss Utility' at least 48 hours before beginning any work at 1-800-257-7777. Notify Howard County Department of Inspections, Licenses and Permits, Sediment Control Division at 410-313-1855 at least 24 hours before starting any work. (2 days)

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

Approval signatures and dates for John B. Blumenthal, Department of Planning and Zoning, and Michael J. Strick, Developer.

BY THE DEVELOPER: I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL...

Professional Engineer signature and seal for W. Richard Demario, Professional Engineer 21998.

REVISIONS

Table with columns: NO., DESCRIPTION OF CHANGES, DRN, REV, DATE. Shows revision 1 for 'NO. 6096'.

DATE

Date stamp: 05/31/18 and professional seal for W. Richard Demario.

DATE

Date stamp: 05/31/18 and professional seal for W. Richard Demario.

Professional Engineer seal for W. Richard Demario, Professional Engineer 21998.

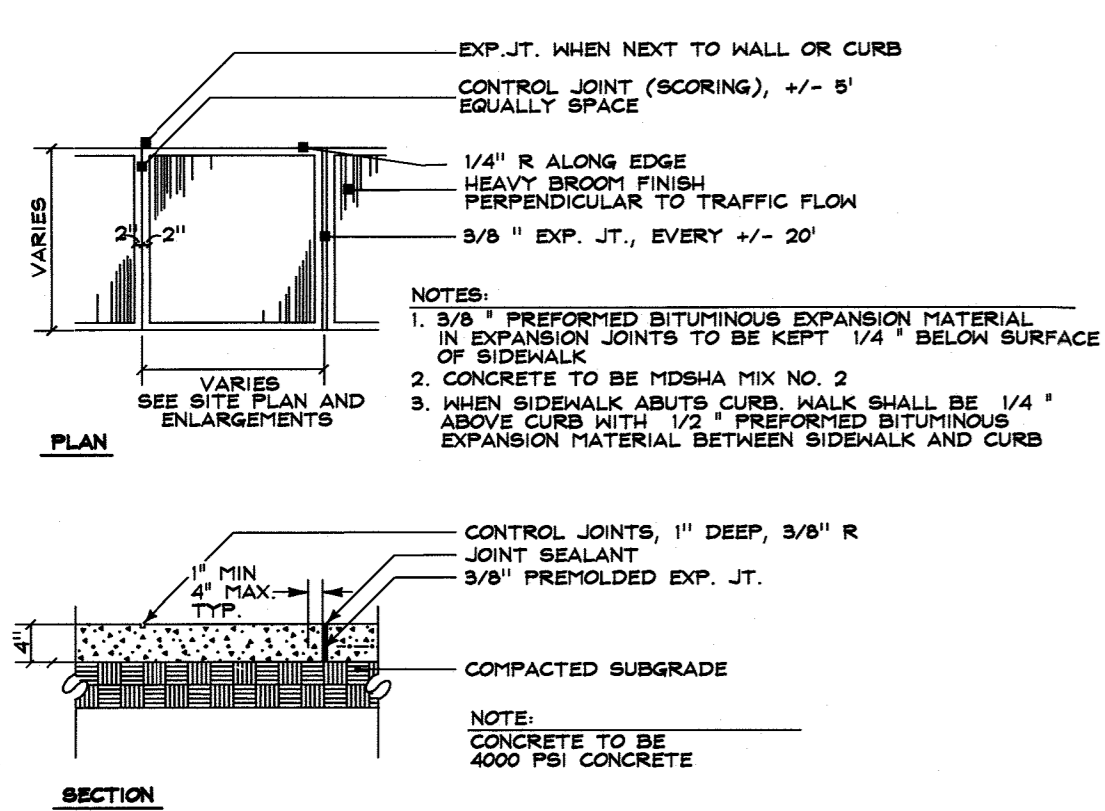
Professional Engineer seal for W. Richard Demario, Professional Engineer 21998.

Professional Engineer seal for W. Richard Demario, Professional Engineer 21998.

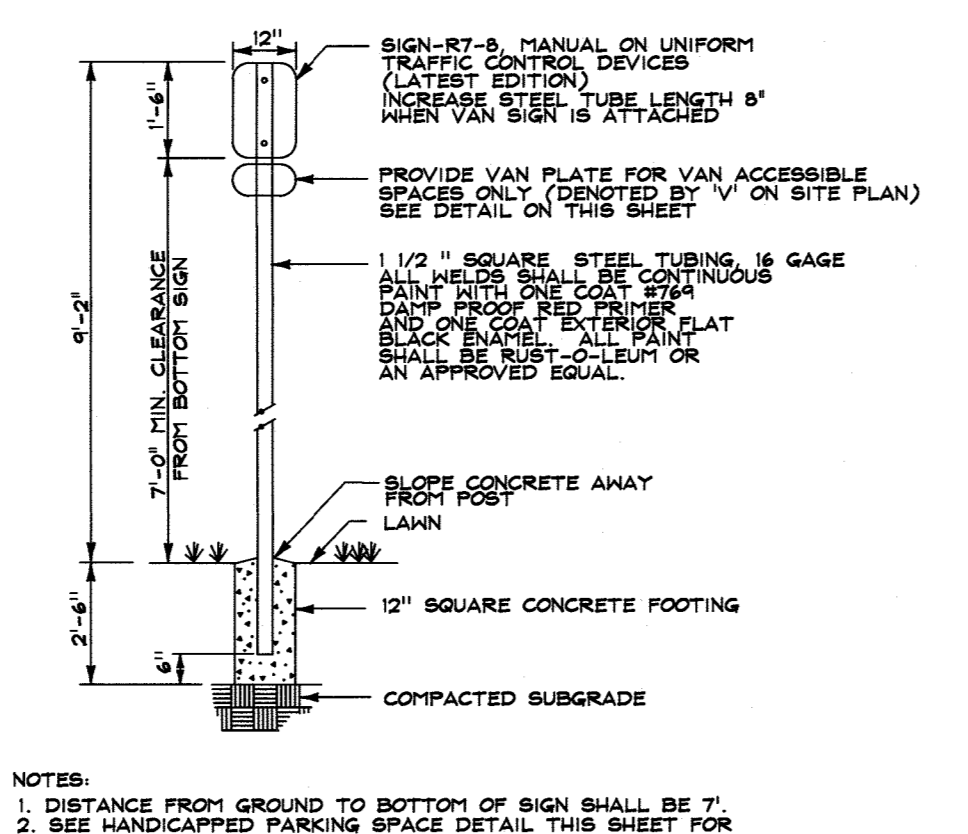
Professional Engineer seal for W. Richard Demario, Professional Engineer 21998.

Professional Engineer seal for W. Richard Demario, Professional Engineer 21998.

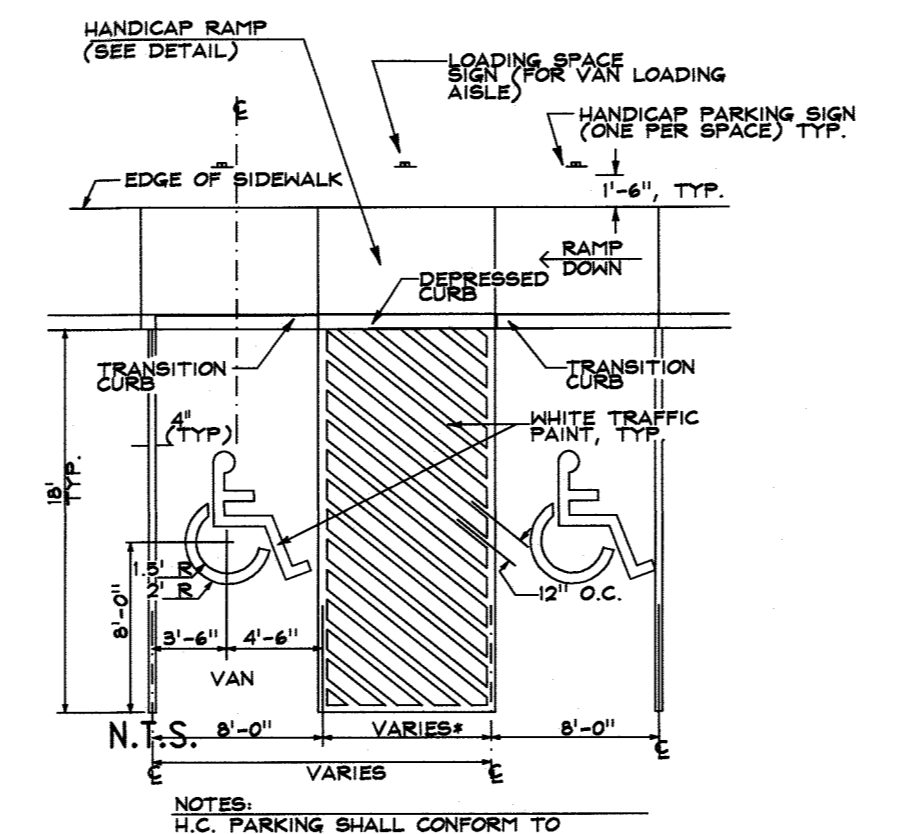
THERE IS NO AS-BUILT INFORMATION ON THIS SHEET



A PRIVATE CONCRETE WALK (R-3.05)
6 N.T.S.



B HANDICAP PARKING SIGN
6 N.T.S.



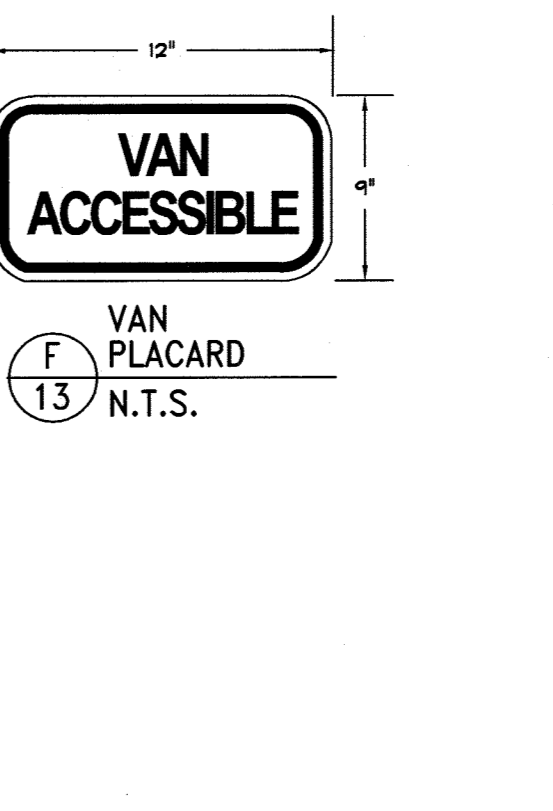
C HANDICAP PARKING SPACES (CAR & VAN)
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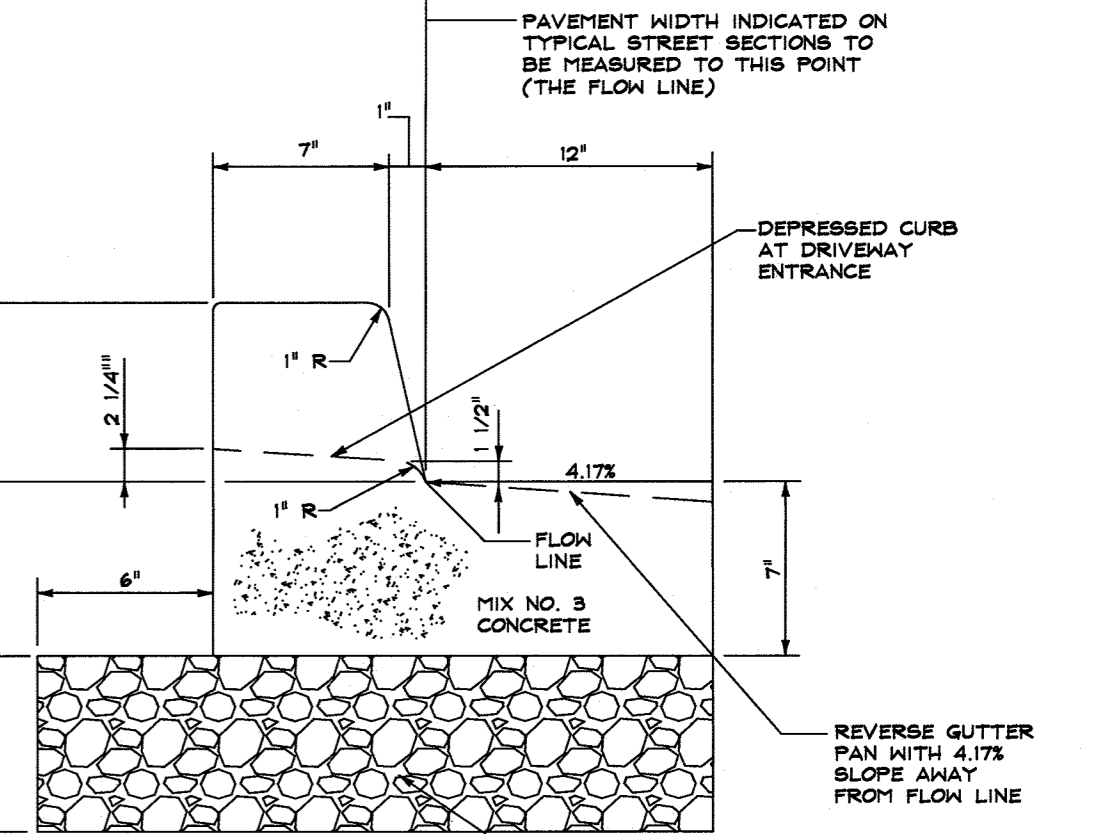
D RESERVED PARKING SIGN HANDICAPPED
6 N.T.S.



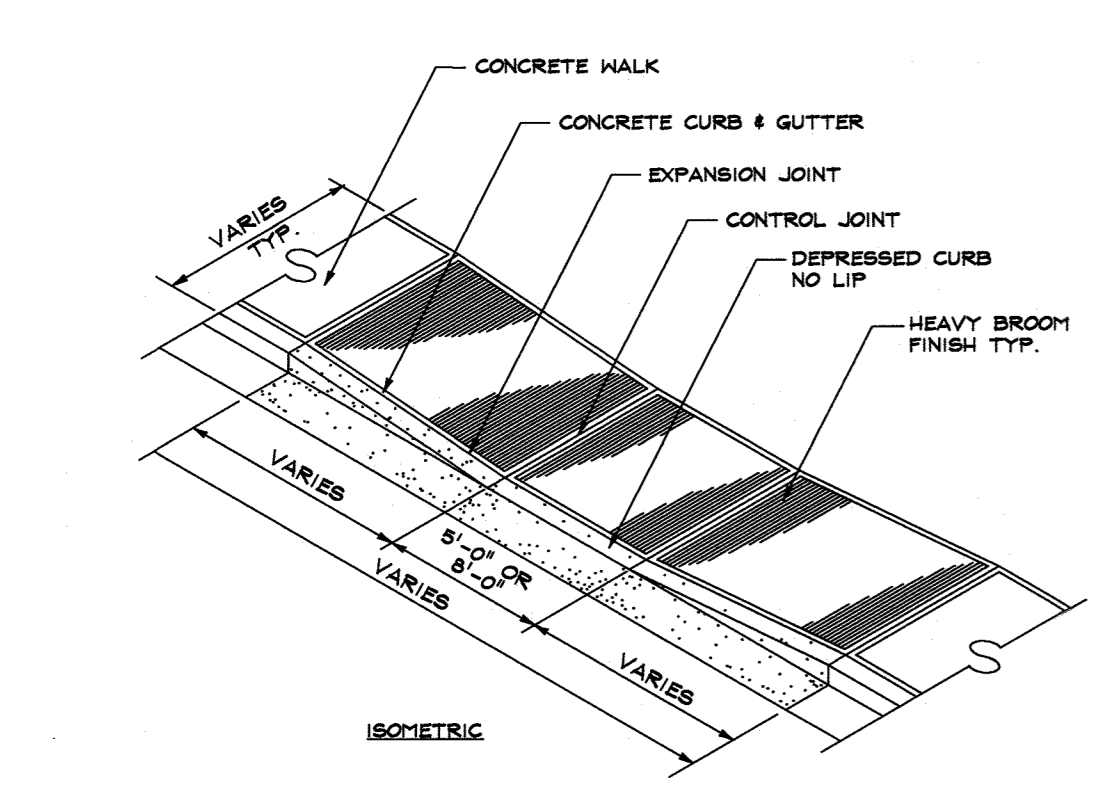
E NO PARKING SIGN @ VAN ACCESS AISLE
6 N.T.S.



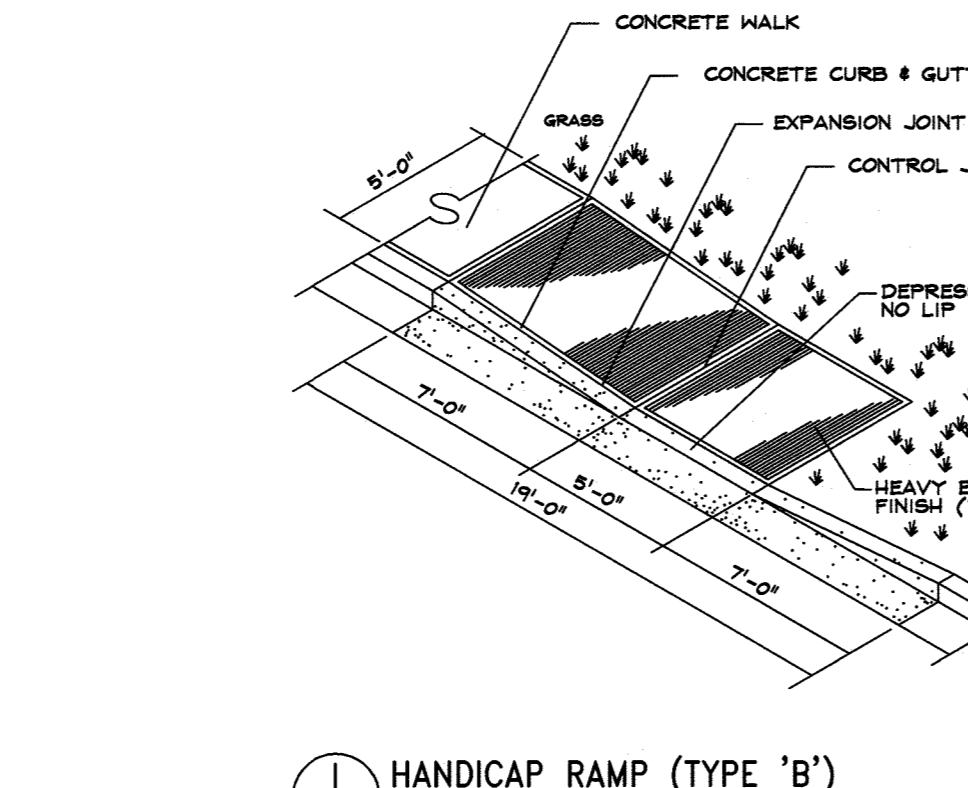
F VAN ACCESSIBLE
6 N.T.S.



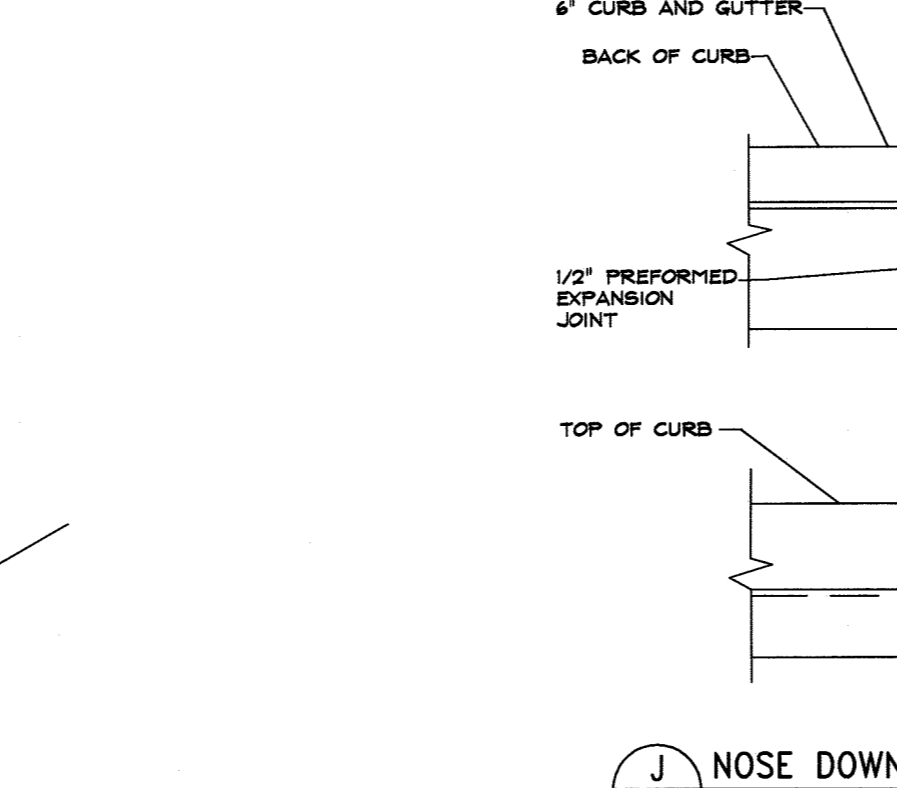
G 6" COMBINATION CURB AND GUTTER (R-9.01)
6 N.T.S.



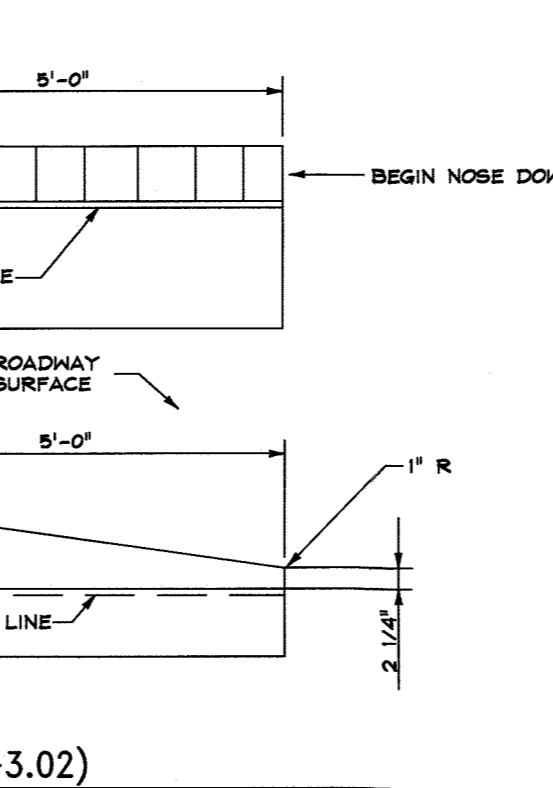
H HANDICAP ACCESS RAMP (TYPE 'A')
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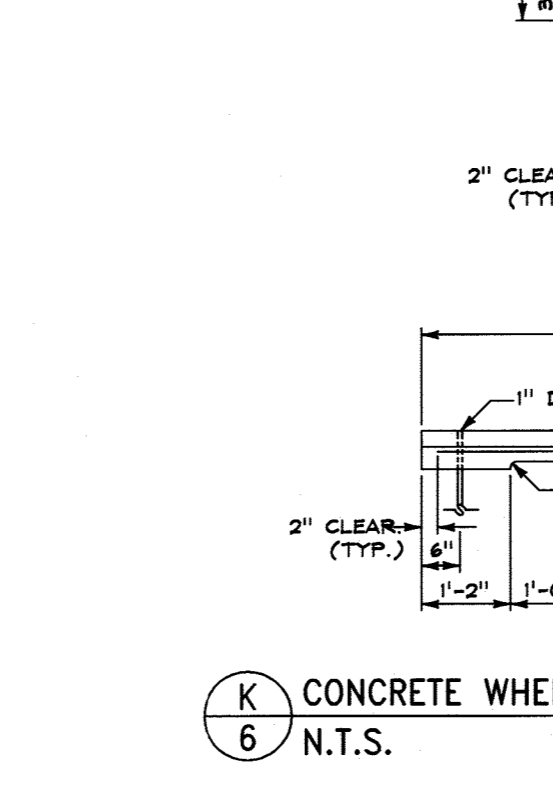
I HANDICAP RAMP (TYPE 'B')
6 N.T.S.



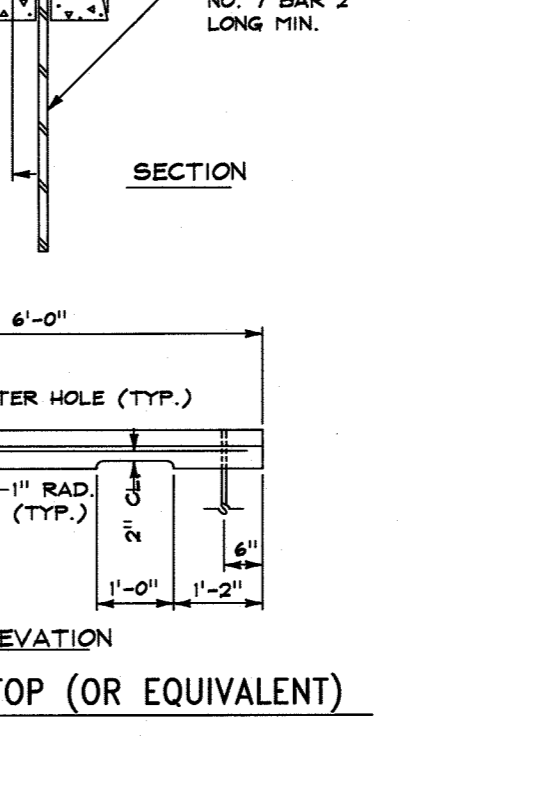
J NOSE DOWN DETAIL (R-3.02)
6 N.T.S.



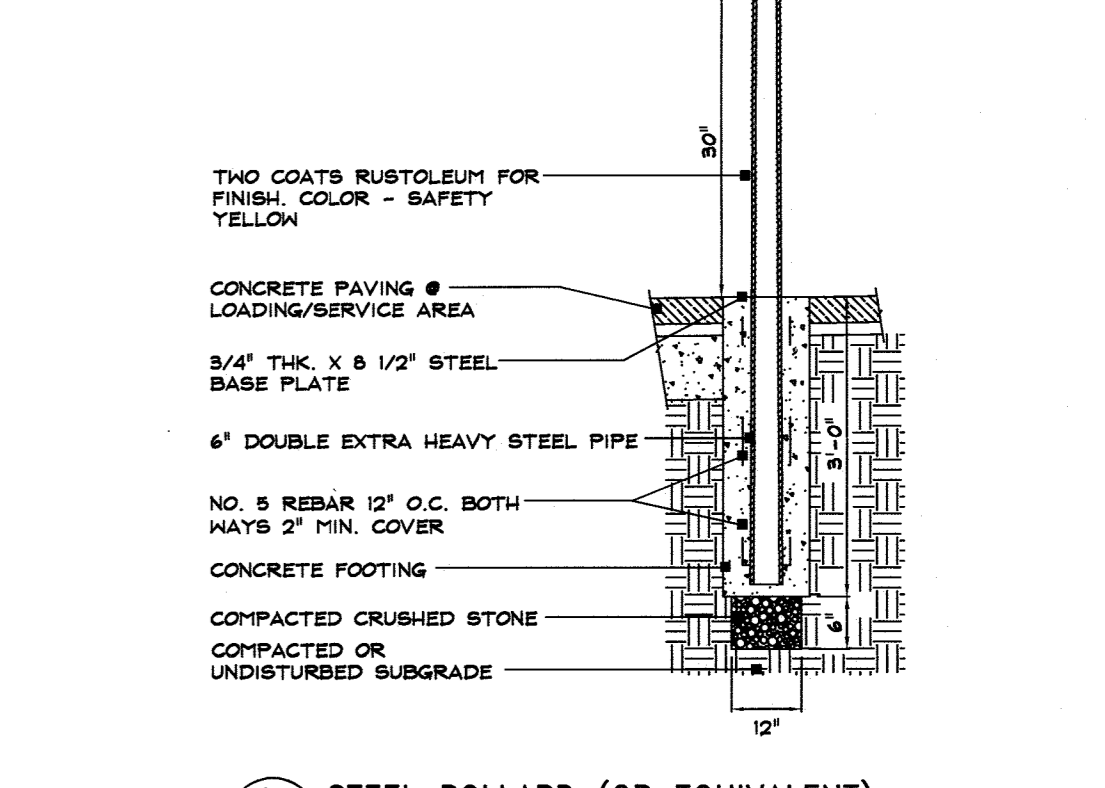
K CONCRETE WHEELSTOP (OR EQUIVALENT)
6 N.T.S.



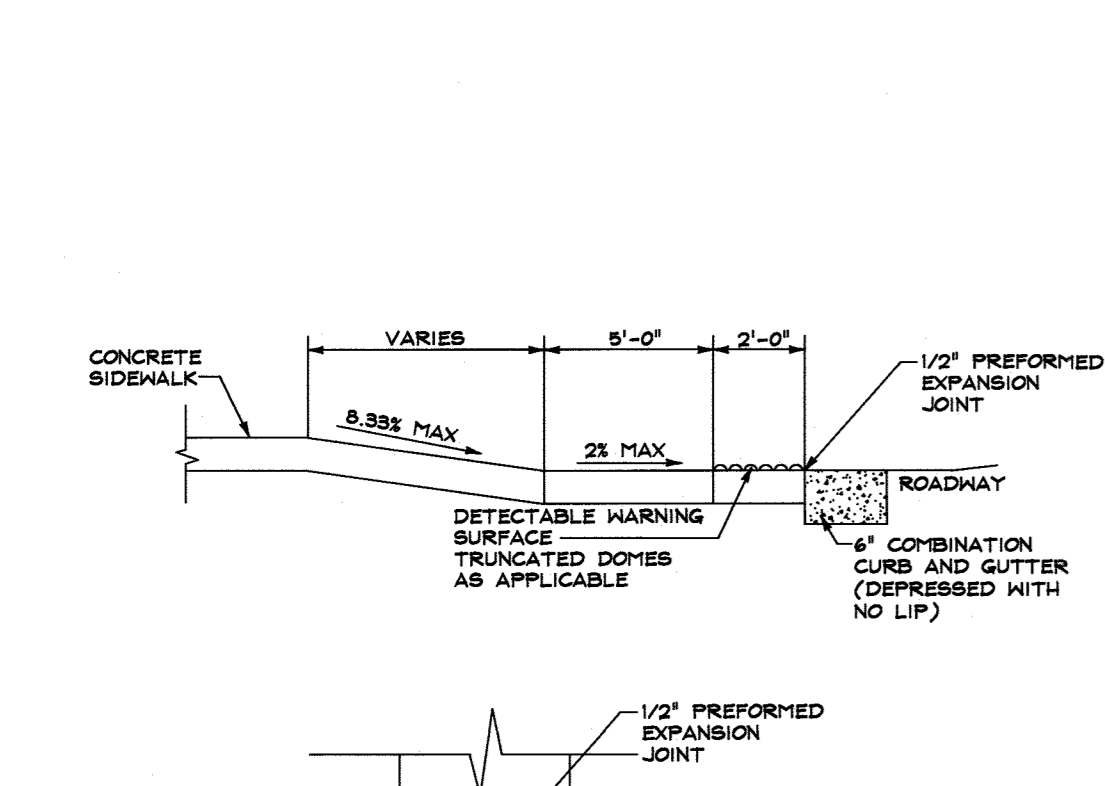
L STEEL BOLLARD (OR EQUIVALENT)
6 N.T.S.



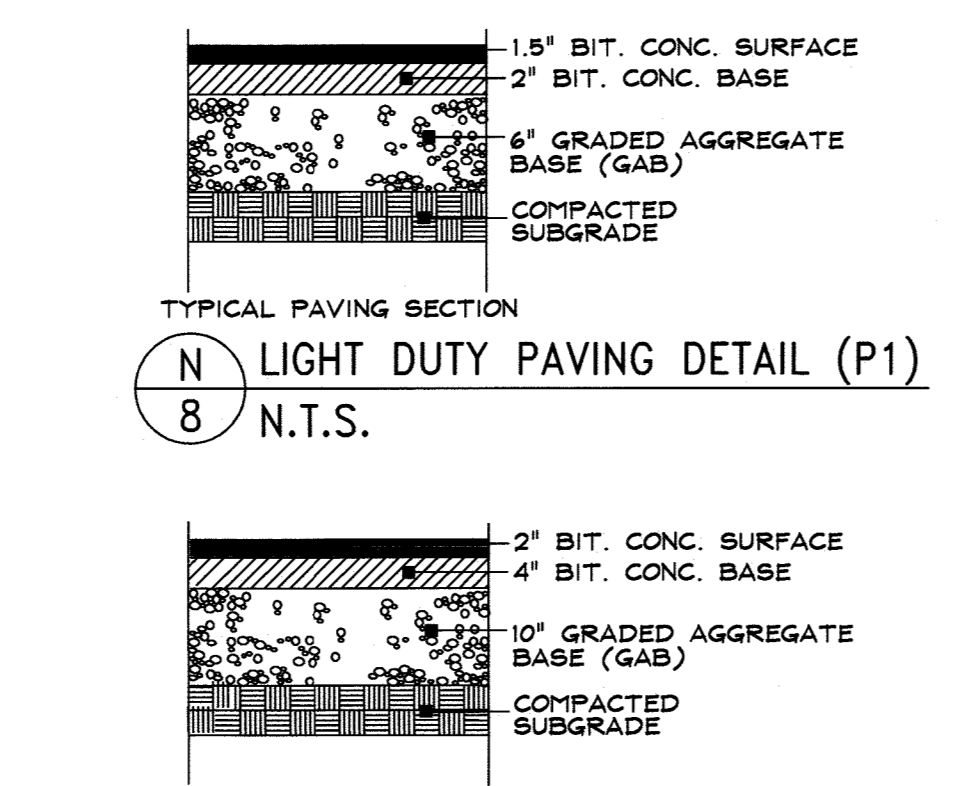
M SIDEWALK RAMP (R-4.05)
6 N.T.S.



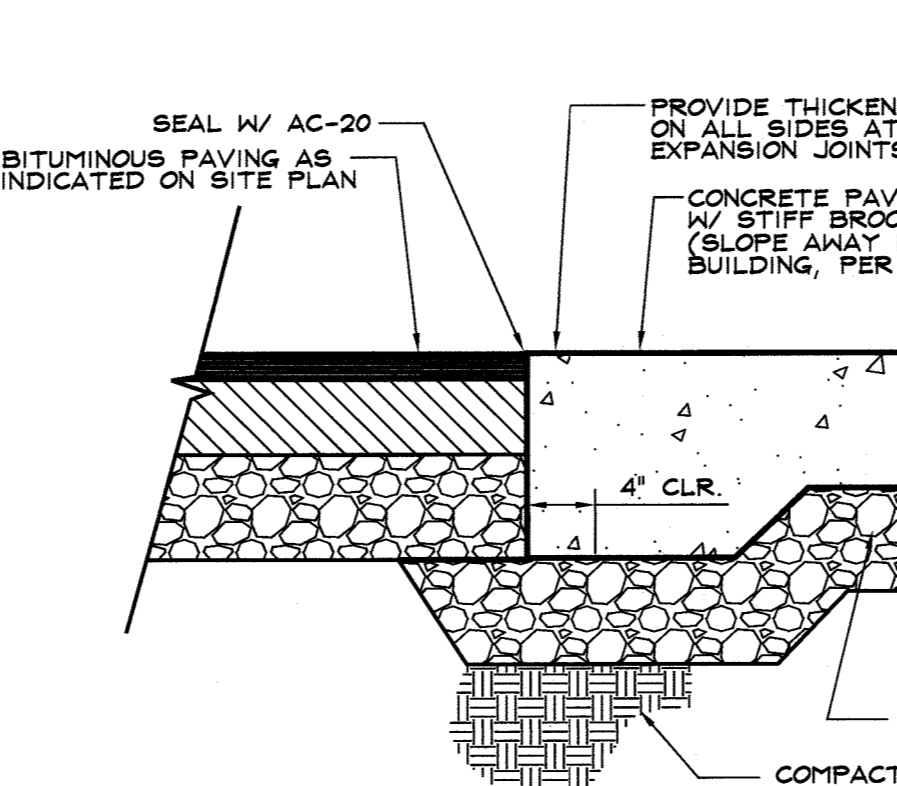
N LIGHT DUTY PAVING DETAIL (P1)
8 N.T.S.



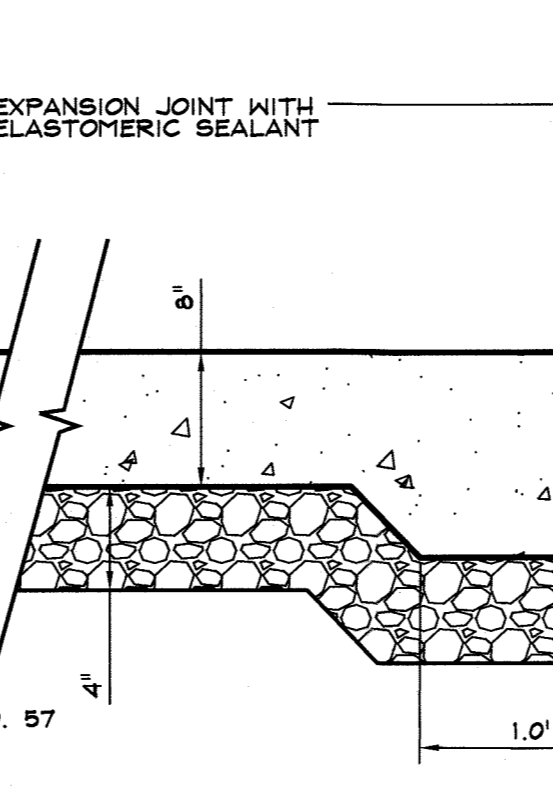
O HEAVY DUTY PAVING DETAIL (P2)
8 N.T.S.



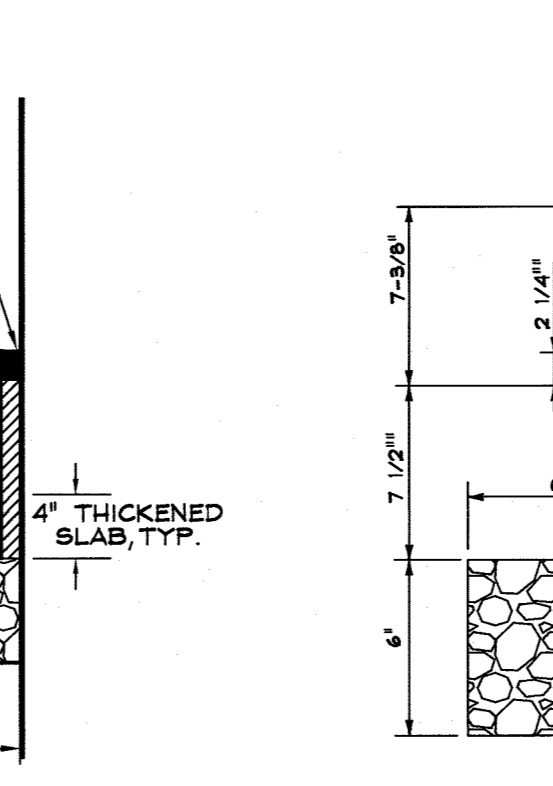
P CONCRETE PAD (C1)
8 N.T.S.



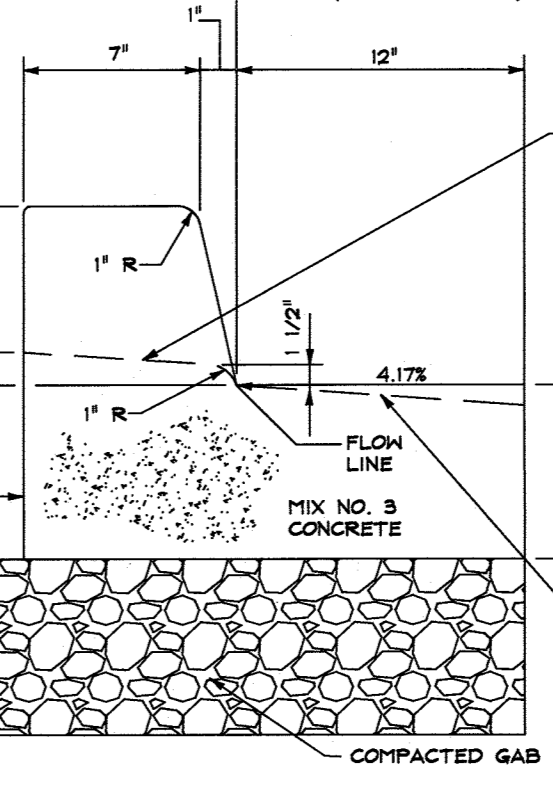
Q 7" COMBINATION CURB AND GUTTER (R-3.01)
6 N.T.S.



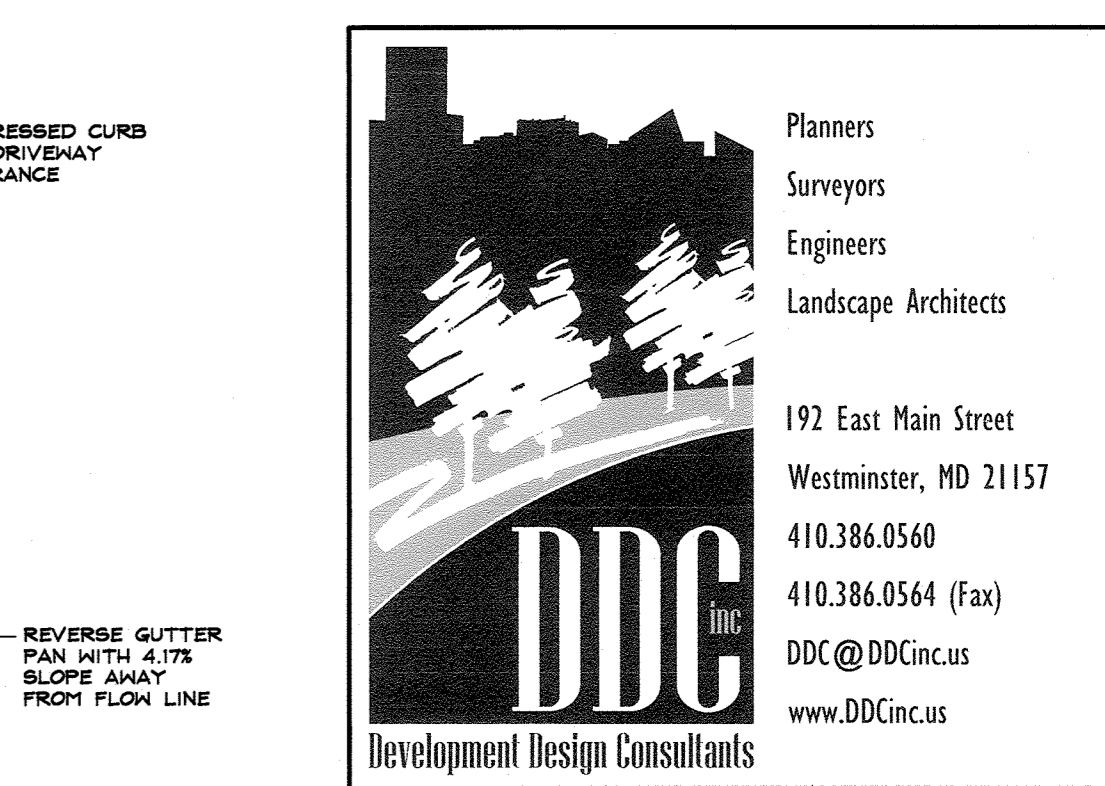
R RAMP PERPENDICULAR TO CURB
6 N.T.S.



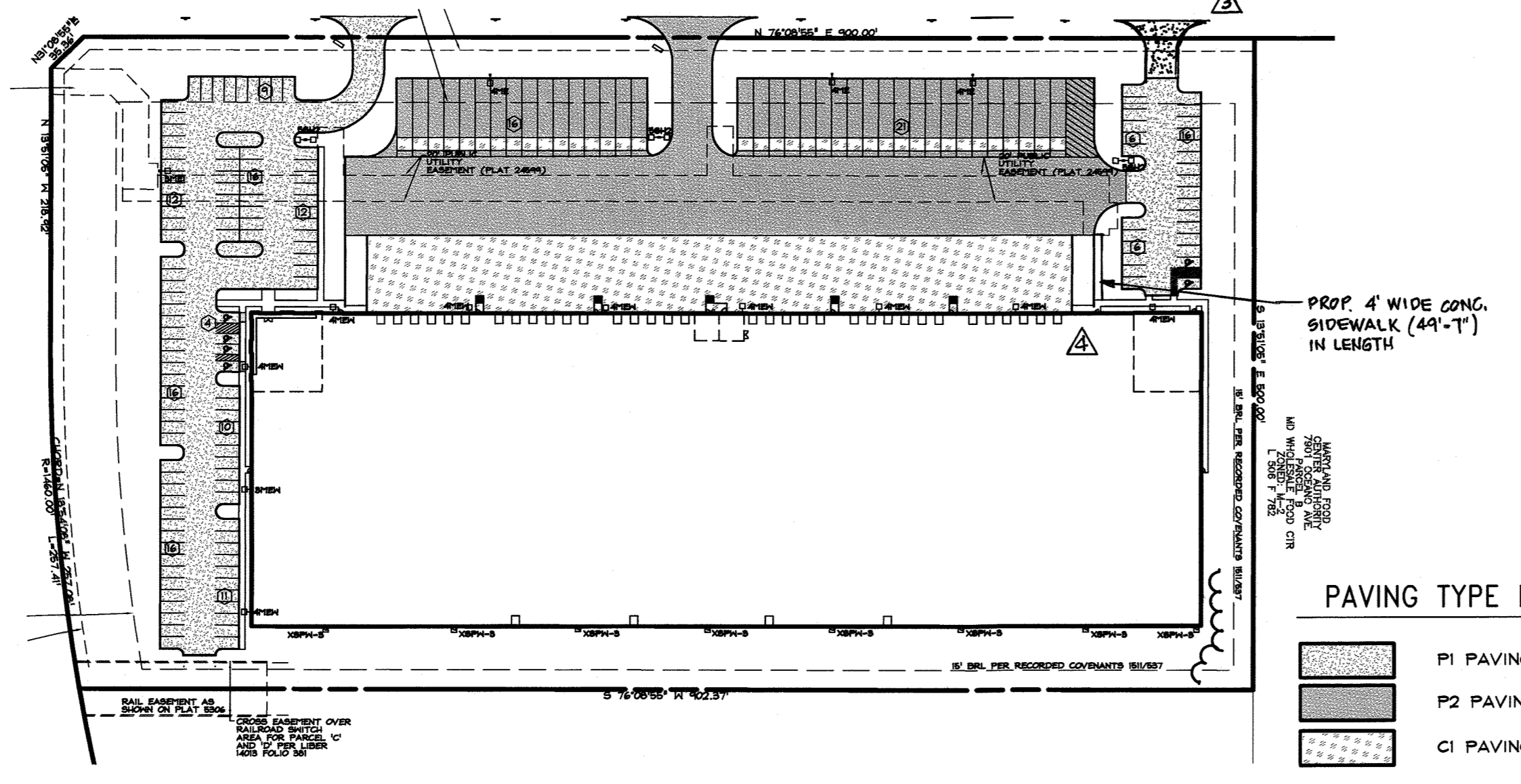
S SIDEWALK RAMP
6 N.T.S.



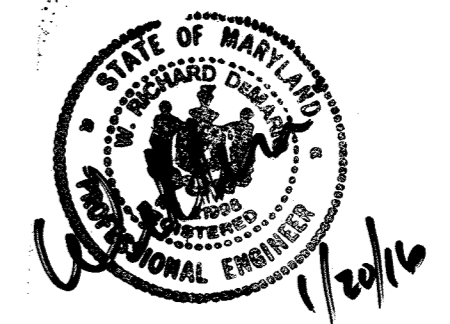
T PAVING TYPE KEY MAP
6 N.T.S.



U STEEL BOLLARD (OR EQUIVALENT)
6 N.T.S.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR
 DATE: 7/14/18
 DATE: 8/10/18
 DATE: 8-1-18



Professional Certification:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21998, Expiration Date: 06/06/20.
 DATE: 05/31/18
 W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

DDC inc.
 Development Design Consultants

OWNER:
 ICON 7951 POOL 2, LLC
 2 NORTH RIVERSIDE PLAZA
 SUITE 2350
 CHICAGO, IL 60606
 (312)940-5285

DEVELOPER:
 MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE

SITE PLAN DETAILS

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	REVISIONS	DATE
1	PROVIDE ADDITIONAL ENTRANCE FROM J.B. OCEANO AVENUE AT NORTHEAST CORNER OF PROPERTY, ADD MONUMENT SIGN	4-27-20
2	ADD CONCRETE SIDEWALK	7/14/18

PLAT #:	6096	DES. BY:	BKC
TAX ACC. #:	1406488315	DRN. BY:	BKC/CJ
TAX MAP:	43	CHK. BY:	PGC
BLOCK / GRID:	21	DATE:	05/31/18
PARCEL #:	666	DDC JOB#:	16019.1
ZONE / USE:	M-2	SHEET NUMBER:	
DWG. SCALE:	AS SHOWN		

THERE IS NO AS-BUILT INFORMATION ON THIS SHEET

DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 682 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL DELINEATION LINE
- PROPOSED DRAINAGE DIVIDE
- SF --- SF --- SF --- SILT FENCE
- SSF --- SSF --- SSF --- SUPER SILT FENCE
- EARTH DIKE
- CLEANWATER DIVERSION FENCE
- PROPOSED LIMIT OF DISTURBANCE
- RIP-RAP INFLOW PROTECTION
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM

SOILS CHART			
CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
Ud(D)	URBAN LAND-UDORTHERENTS COMPLEX	N	0.30

DATA SOURCES:
 EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1981), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

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 2 NORTH RIVERSIDE PLAZA
 SUITE 2350
 CHICAGO, IL 60606
 (312)940-5285

DEVELOPER:
 MARYLAND WHOLESALE FOOD CENTER
 7951 OCEANO AVENUE
 JESSUP, MD 20794

**MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE**

**STORM DRAIN
 DRAINAGE AREA MAP**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	REVISIONS			
1	PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHEAST CORNER PROPERTY, ADD MOUNTABLE BERM	JBC		4-29-20
2	ADD CONCRETE SIDEWALK	DDC		7/16/20

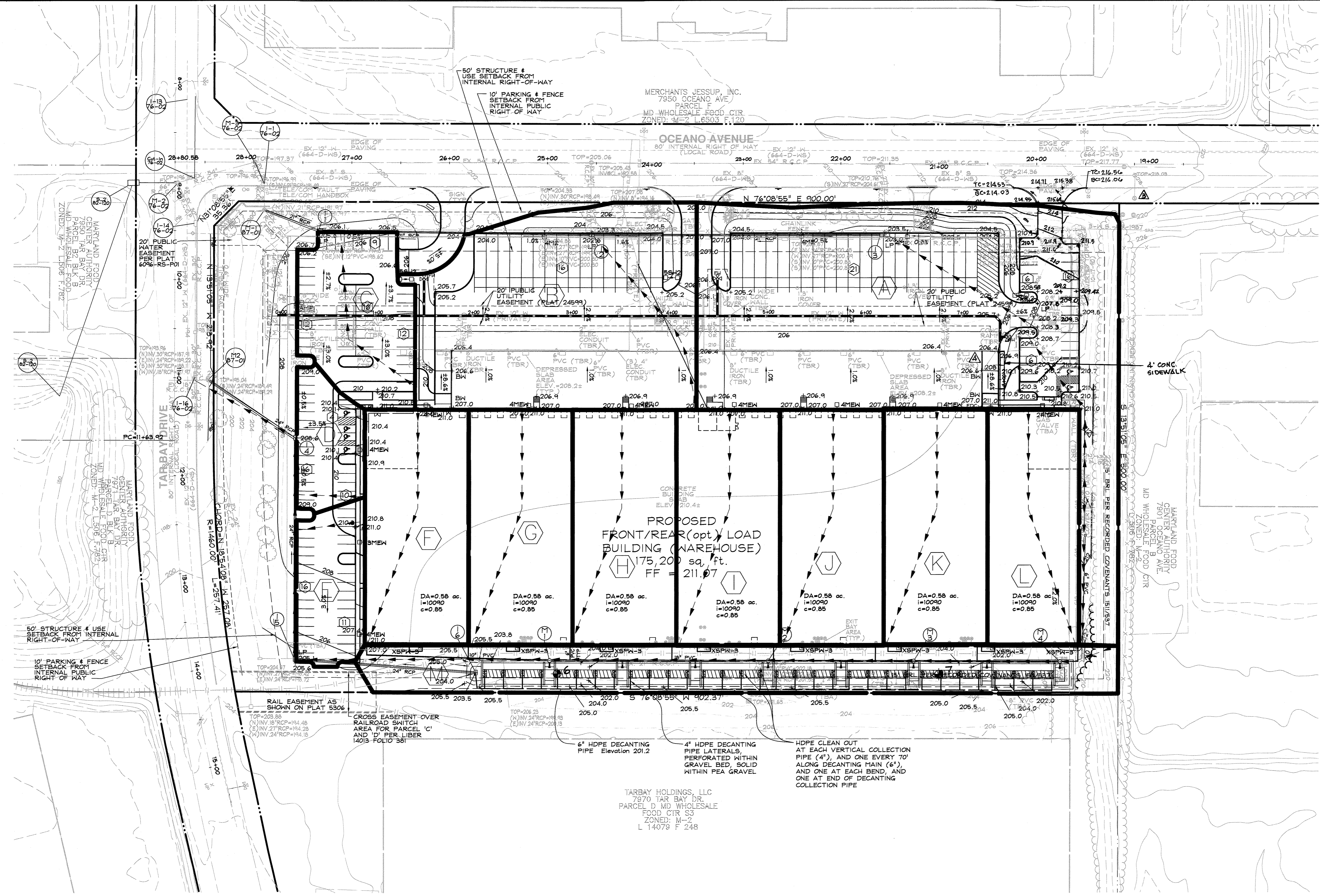
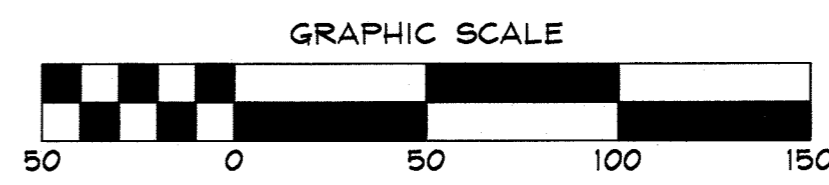


Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland; License No. 21998, Expiration Date: 08/03/20.

DATE: 05/31/18

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER 21998

THERE IS NO AS-BUILT INFORMATION ON THIS SHEET



DA	"C" FACTOR	% IMPERVIOUS	ACRES
A (1-3)	.68	76%	2.29
B (1-2)	.74	85%	1.51
C (1-1)	.80	92%	0.42
D (1-4)	.80	93%	0.20
E (1-5)	.57	60%	0.25

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/16/18
 DATE

7/16/18
 DATE

8/1/18
 DATE

BY THE DEVELOPER:
 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.

Michael J. Merice 6/11/18
 DEVELOPER

ENGINEER:
 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.

W. RICHARD DEMARIO 5/31/18
 ENGINEER

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

John P. Robertson 6/21/18
 HOWARD SOIL CONSERVATION DISTRICT

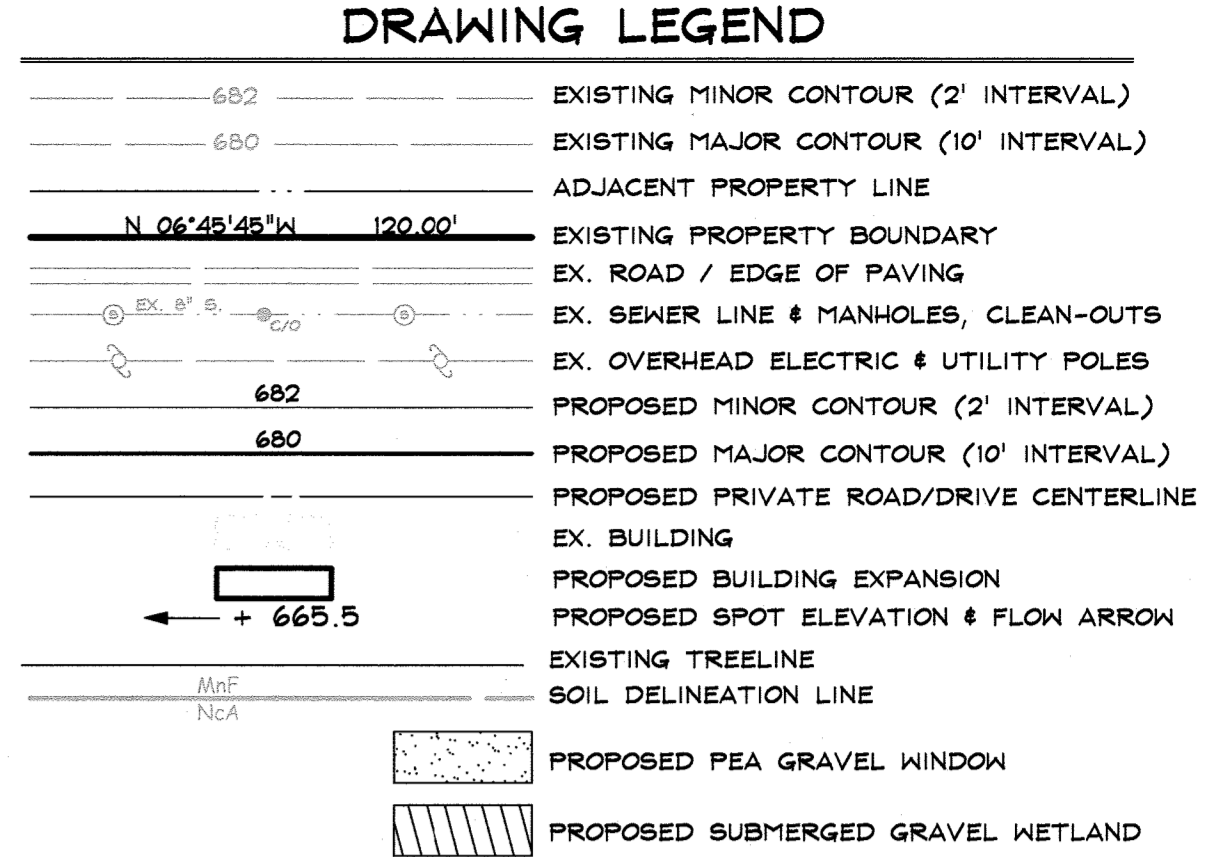
TEST BORING LOG				TEST BORING LOG			
PROJECT NAME: 7851 Oceano Avenue				PROJECT NAME: 7851 Oceano Avenue			
BORING NO.: B-5				BORING NO.: B-7			
SHEET 1 OF 1				SHEET 1 OF 1			
PROJECT NUMBER: 160003				PROJECT NUMBER: 160003			
CLIENT: GLE				CLIENT: GLE			
LOCATION: See Test Boring Location Plan				LOCATION: See Test Boring Location Plan			
FIELD SURVEYED: [X] TOP ESTIMATE				FIELD SURVEYED: [X] TOP ESTIMATE			
TOP OF GROUND: 120.65				TOP OF GROUND: 120.65			
GROUNDWATER DATA: [X] DEPTH: 0.0' TIME: Completion				GROUNDWATER DATA: [X] DEPTH: 0.0' TIME: Completion			
DEPTH (FEET)	SAMPLE DEPTH (FEET)	BLOWS PER FOOT	REMARKS	DEPTH (FEET)	SAMPLE DEPTH (FEET)	BLOWS PER FOOT	REMARKS
0.0' - 0.3'	4"	100	0.0' - 0.3' 4" TOPSOIL	0.0' - 0.3'	4"	100	0.0' - 0.3' 4" TOPSOIL
0.3' - 12.0'			Medium dense orange-brown silty fine to medium SAND (SM), moist	0.3' - 6.0'			Medium dense brown silty fine to medium SAND (SM), trace gravel and clay, moist
12.0' - 22.0'			Dark gray silty CLAY (CL), moist	6.0' - 22.0'			Dark gray silty CLAY (CL), moist
22.0' - 25.0'			Medium dense gray silty fine SAND (SM), moist	22.0' - 25.0'			Dense gray and brown silty fine SAND (SM), trace clay, moist

7.7 STORMWATER MANAGEMENT

We understand that a submerged gravel wetland (stormwater management) structure is planned to be constructed between the proposed warehouse structure and the eastern property line for water quality purposes.

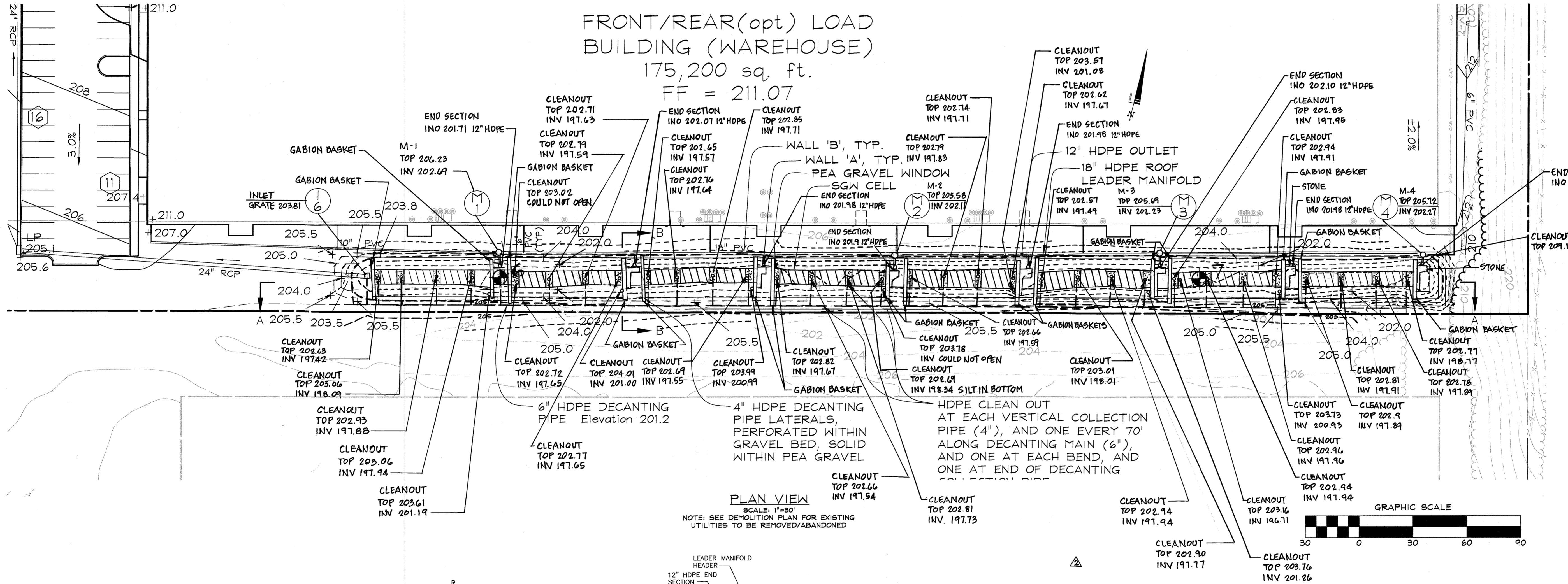
Existing subgrade conditions appeared to be relatively dry at the time of our reconnaissance with isolated areas of standing water observed, however, it is our understanding that the proposed footprint area has retained significant levels of stormwater runoff and precipitation in the recent past. This observation is consistent with the results of test borings B-6 and B-7 taken within the approximate footprint of the proposed facility, which revealed the presence of relatively poorly-draining sandy clay, silty clay and clayey sand soils. While infiltration testing was not conducted as part of our geotechnical exploration, due to their elevated levels of fine-grained materials, these soils appear to be generally unsuitable for infiltration design purposes. As such, we recommend that an impermeable liner (PVC or HDPE) be utilized to provide for stormwater storage in a permanent pool.

-ADVANTAGE ENGINEERS, SEPTEMBER 12, 2017



STRUCTURE SCHEDULE

STRUCTURE #	STRUCTURE TYPE	INV IN	INV OUT	TOP
M-1	G 5.12	202.00	-	205.38
M-2	G 5.12	202.00	202.00	205.38
M-3	G 5.12	202.00	202.00	205.38
M-4	G 5.12	-	202.00	205.38



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DDC inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

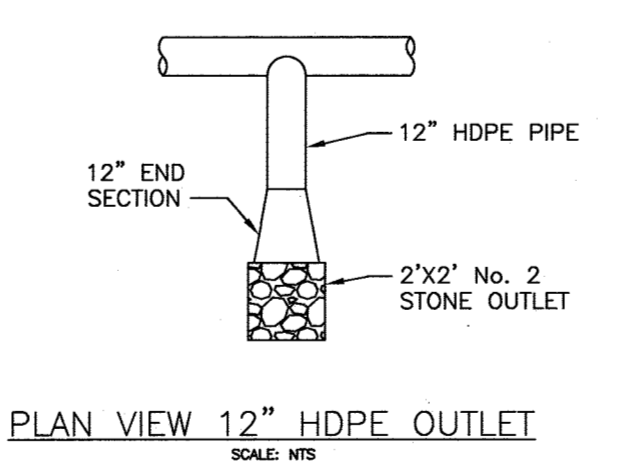
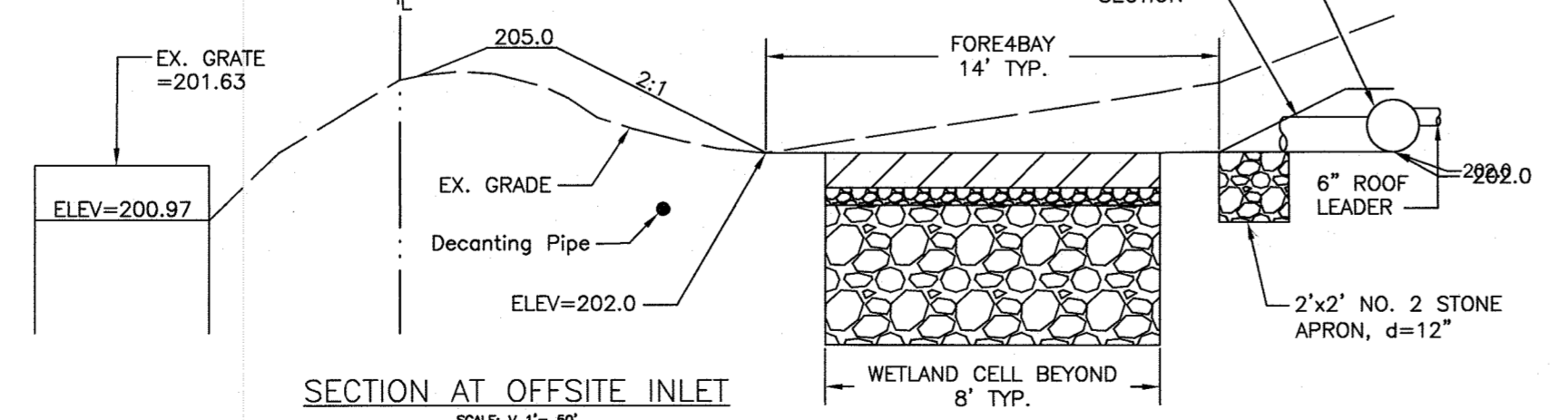
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OWNER: ICON 7951 POOL 2 LLC
2 NORTH RIVERSIDE PLAZA
SUITE 2350
CHICAGO, IL 60606
(312)940-0285

DEVELOPER: MARYLAND WHOLESALE FOOD CENTER
PROPOSED WAREHOUSE
STORMWATER MANAGEMENT PLAN
6TH ELECTION DISTRICT HOWARD COUNTY, MD

SOILS CHART

CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
U1D(D)	URBAN LAND-UDORTHERTS COMPLEX	N	0.30



APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/16/18
8/16/18
8-1-18

BY THE DEVELOPER:
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.

Michael R. Meme 6/14/18
DEVELOPER DATE

ENGINEER:
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W. Richard Demario 5/9/18
ENGINEER DATE

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

John R. Rhetton 6/14/18
HOWARD SOIL CONSERVATION DISTRICT DATE



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21999, Expiration Date: 06/01/20.

05/31/18
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21998

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	ADDED AS-BUILT INFORMATION			11/6/20

PLAT #: 6096
DES. BY: BKC
TAX ACC. #: 1406488315
DRN. BY: BKC/CJ
BLOCK / GRID: 21
DATE: 05/31/18
PARCEL #: 666
DDC JOB#: 16019.1
ZONE / USE: M-2
SHEET NUMBER:
DWG. SCALE: 1"=30'
11 of 16

SWM SUMMARY TABLE		
M-2 SUBMERGED GRAVEL WETLANDS		
FACILITY OWNERSHIP/MAINT.	PRIVATE	
OWNER NAME	MARYLAND WHOLESALE FOOD CENTER	
DRAINAGE AREA TO FACILITY (Ac)	4.02	
ESDV REQUIRED (cu-ft)	12,084	
65% ESDV REQUIRED STORAGE ABOVE MEDIA (cu-ft)	7,822	15,219
65% ESDV PROVIDED STORAGE ABOVE (cu-ft)	7,956	
10% ESDV REQUIRED STORAGE IN FOREBAY (cu-ft)	1,203	
10% ESDV PROVIDED STORAGE IN FOREBAY (cu-ft)	2,128	2,156
Pe REQUIRED (in)	1.0' REDEVELOPMENT	
Pe PROVIDED (in)	1.0' REDEVELOPMENT	
ESDV PROVIDED (cu-ft)	16,413	

Required Inspection Schedule for Submerged Gravel Wetland		
STAGE	DEVELOPER'S/ENGINEER'S APPROVAL	
	INITIALS	DATE
1. Installation of sediment control, site built, stabilized with 2' stand of dense grass.	JRL	9-15-2019
2. Installation of Type 'A' and 'B' walls.	JRL	9-16-2019 TO 9-30-2019
3. Excavation for SGW, install PVC or HDPE Liner	JRL	9-16-2019 TO 9-30-2019
4. Installation of 48" gravel layer with 4" PVC observation wells and decanting pipes.	JRL	9-16-2019 TO 9-30-2019
5. Installation of 18" #8/#9 stone layer where applicable, and 12" wetland soil mix where applicable.	JRL	9-16-2019 TO 9-30-2019
6. Install Landscaping	CLSI	11-13-2019
7. Stormwater management as-built mylars signed, sealed and submitted to county.	WRD	

Materials Specifications for Submerged Gravel Wetland			
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific, see landscape plan
Planting soil (2' to 4' deep)	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content <5%
Organic content	Min. 15% by dry weight (ASTM D 2974)		
Pea gravel	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Gravel Bed	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" and 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4" galvanized hardware cloth.
Impervious Liner	DURA-SKRIM String Reinforced Polyethylene-RPE	Black, 10 mil, 25' length	or Equivalent

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SUBMERGED GRAVEL WETLANDS (M-2)

- During the first year of operation, the Owner shall inspect the facility after every heavy storm and replace vegetation as needed. Tasks includes removing any debris and all sediment in 1-6, M-1, M-2, M-3 and M-4.
- The Owner shall remove sediment accumulated in the pretreatment areas as necessary. Refresh 24" Geotextile Within Forebay at Wall B.
- Signs of uneven flow within the wetland may mean that the gravel or underdrain is clogged. The gravel or underdrain shall be removed, cleaned, and replaced, as needed.
- The Owner shall ensure a dense stand of wetland vegetation is maintained through the life of the facility and replace vegetation as needed.
- The Owner shall ensure the pea gravel windows within each wetland cell are free from debris.
- The Owner shall repair erosion at inflow points.

1. Compaction

It is very important to minimize compaction of both the base of bio-retention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide tracks or narrow track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bio-retention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bio-retention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bio-retention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bio-retention basin. Heavy equipment can be used around the perimeter of the basin to supply soil and sand. Gradation materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

2. Plant Material

Recommended plant material for micro-bio-retention practices can be found in Appendix A, Section A.2.3.

3. Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bio-retention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting process. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide organic material to adequately supply nutrients from natural cycling. The primary function of the bio-retention structure is to improve water quality. Adding fertilizers, defects, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

4. Underdrains

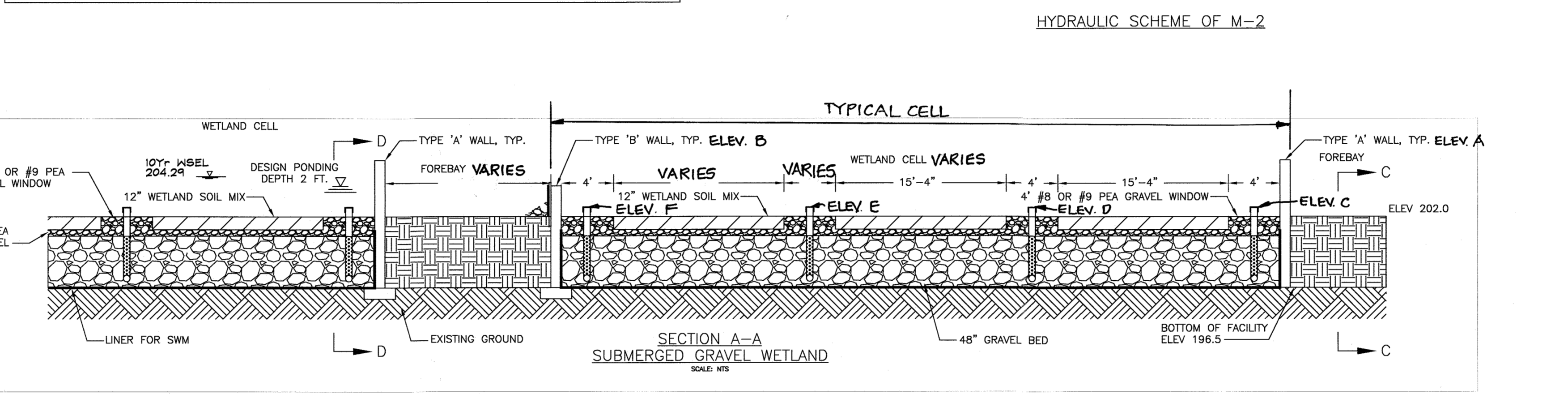
Underdrains should meet the following criteria:

- Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (1/8" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

5. Miscellaneous

These practices may not be constructed until all contributing drainage area has been stabilized.



REQUIRED SEQUENCE OF CONSTRUCTION FOR M-2 Submerged Gravel Wetland

- Notify engineer prior to beginning work on submerged gravel wetland.
- Install site sediment control. Build site and stabilize with a minimum of 2' stand of dense grass. (2 months)
- Divert roof leaders away from SGW.
- Install Type 'A' and 'B' Walls, 18" Roof Leader Manifold, 12" Outlet and No.2 Stone Apron. (2 Days)
- Excavate Wetland Cells and Install PVC or HDPE Liner. (3 days)
- Install 48" gravel layer with 4" PVC observation wells and decanting pipes (3 Days)
- Install 18" #8 or #9 pea gravel layer, and 12" wetland soil mix. (2 Days)
- Connect 6" Decanting Pipe With 4" Laterals, Complete Grading Without Contaminating Wetland Soil Mix or Pea Gravel Windows. (1 day)
- Install 18" #8 or #9 Pea Gravel Windows, Complete Grading Without Contaminating Wetland Soil Mix or Pea Gravel Windows. (1 day)
- Connect 6" Decanting Pipe to 1-6, Connect Roof Leaders to 18 HDPE Roof Leader Manifold. Install Plantings per Landscape Plan.
- The Engineer must submit signed and sealed stormwater management as-built mylars within 30 days of completion of these facilities to Howard County Construction Inspection Division.

NOTE: ALL PERFORATED PIPES ARE TO BE WRAPPED IN 1/4" MESH GALVANIZED HARDWARE CLOTH.

NOTE: ALL PIPES IN FILL ARE TO BE CONSTRUCTED PER AASHTO T-180 SPECIFICATIONS.

CONSTRUCTION SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDENS, LANDSCAPE INFILTRATION & INFILTRATION BERMS

1. Material specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

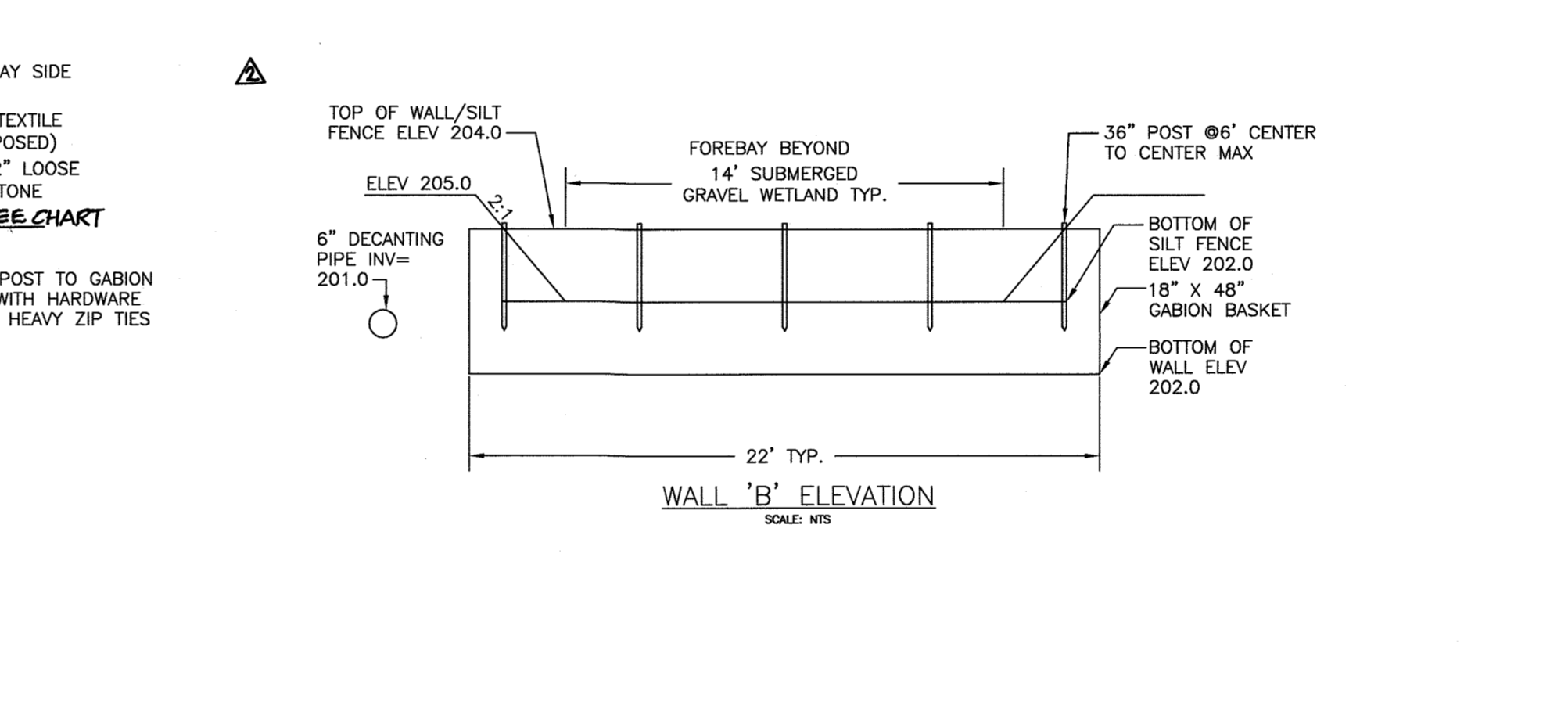
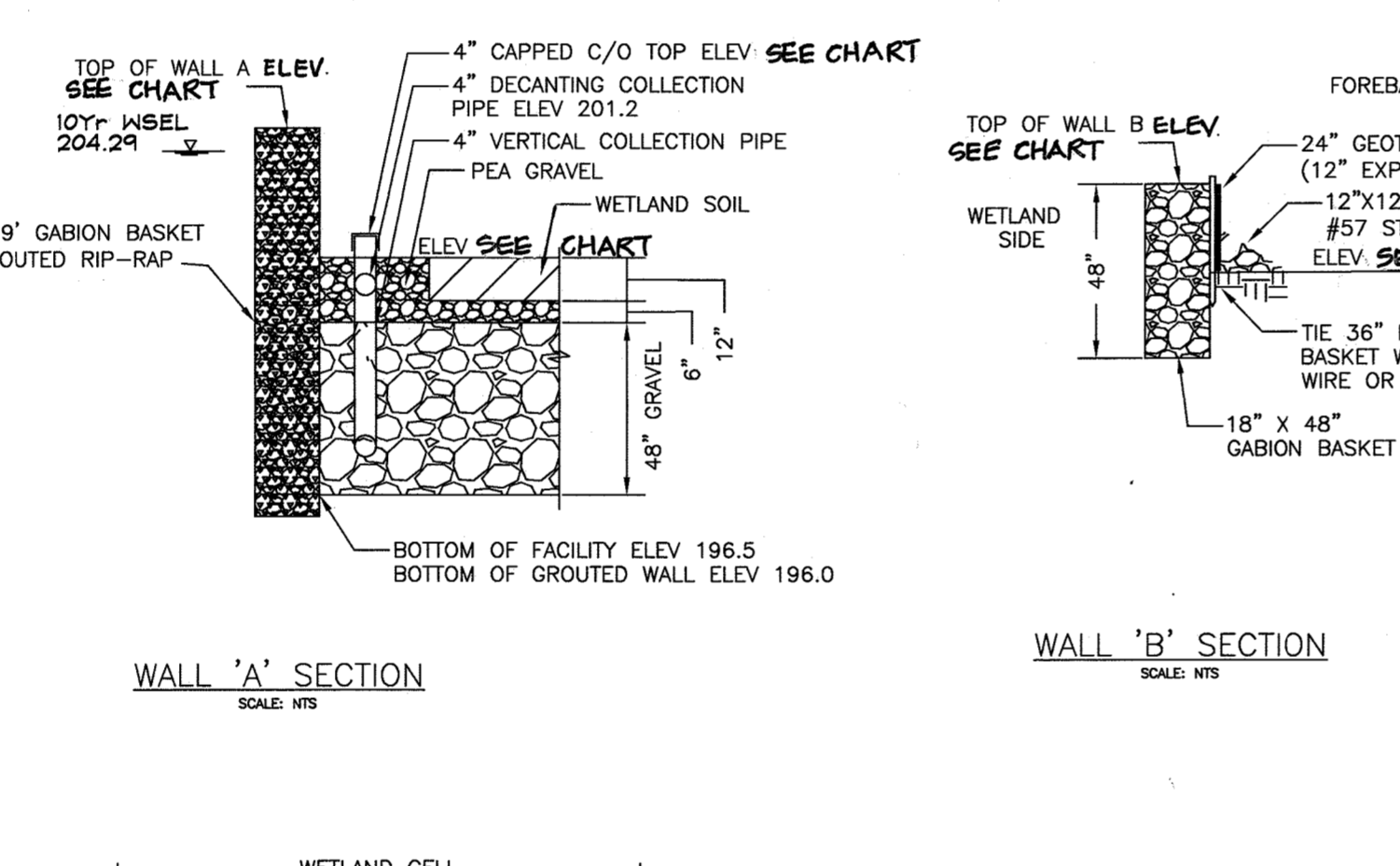
2. Filtering Media or Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bio-retention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60-65%) and compost (35% -40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 6.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.



DATA SOURCES:

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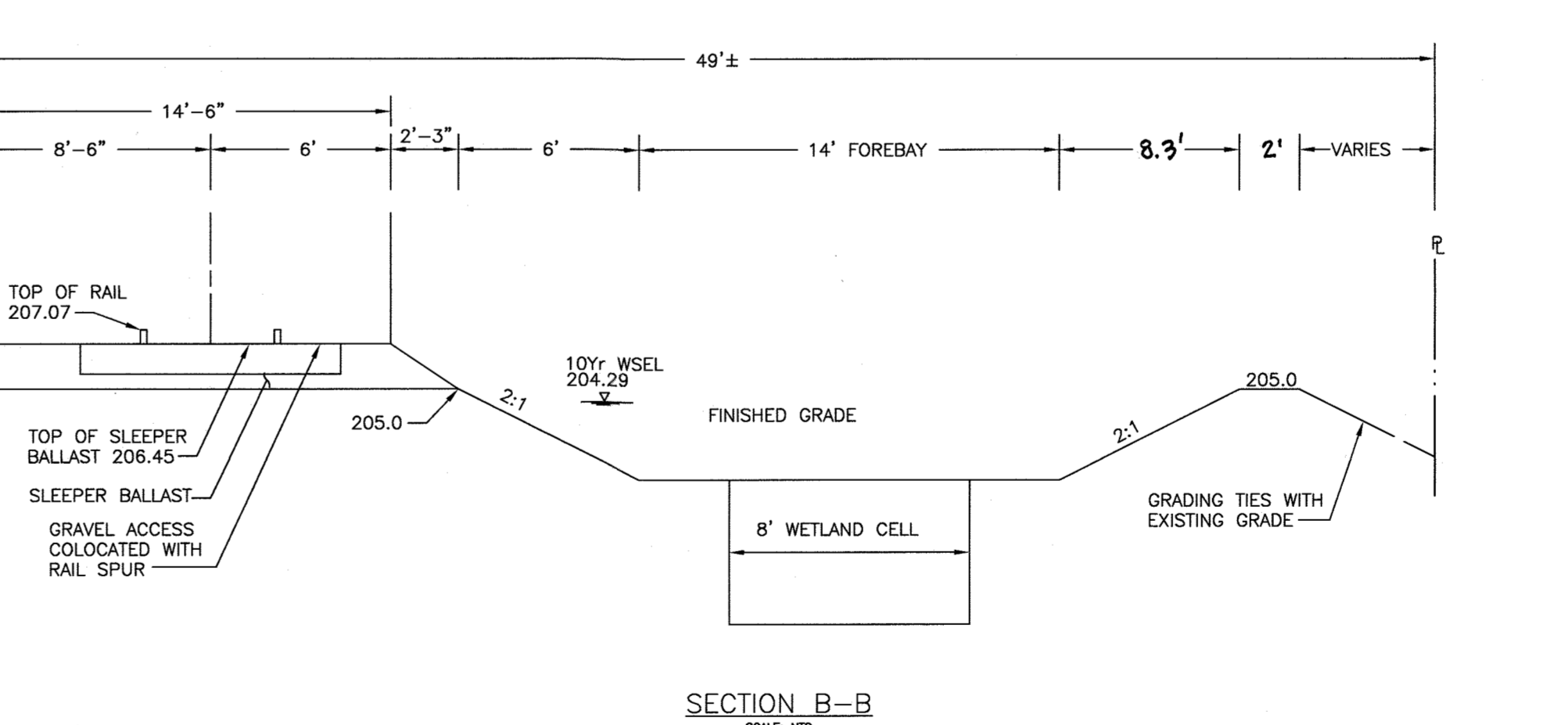
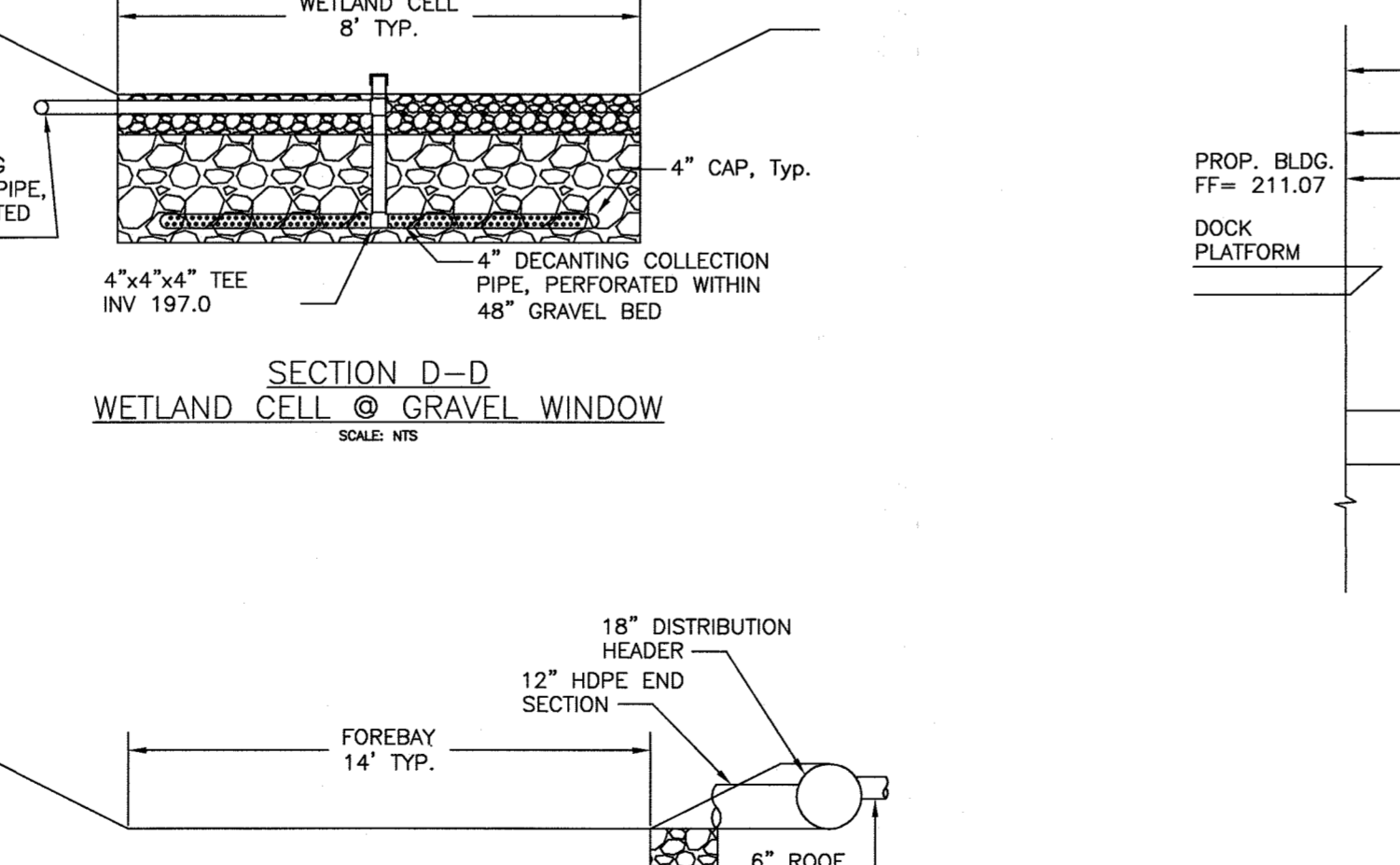
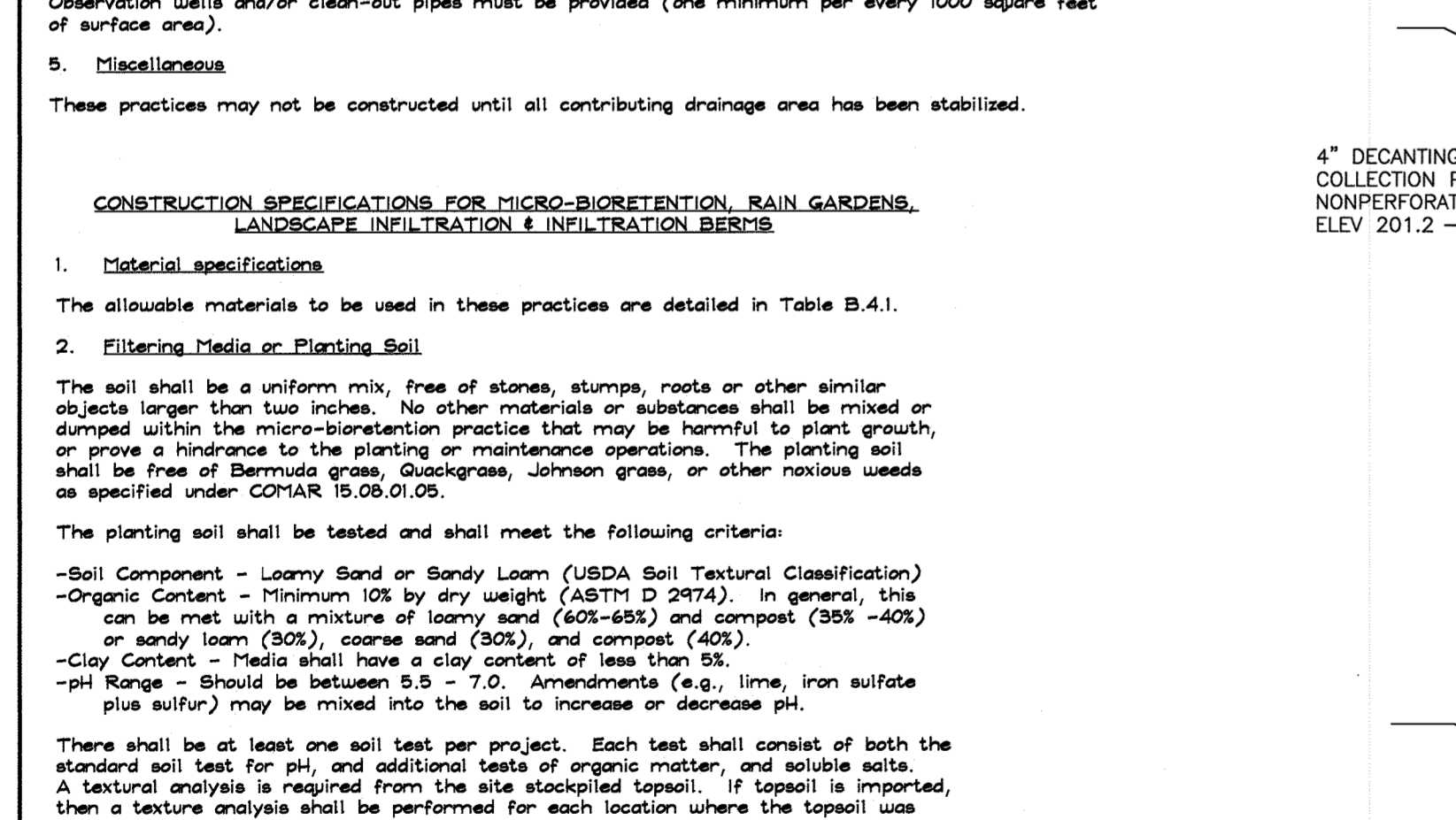
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DEVELOPER: MARYLAND WHOLESALE FOOD CENTER
PROPOSED WAREHOUSE

SITE ADDRESS: 7951 OCEANO AVENUE
JESSUP, MD 20794

6TH ELECTION DISTRICT HOWARD COUNTY, MD



REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	ADDED AS-BUILT INFORMATION	JB	1	11-16-20

PLAT #: 6096 **DES. BY:** WRD
TAX ACC. #: 1406488315 **DRN. BY:** CJ
TAX MAP: 43 **CHK. BY:** PGC
BLOCK / GRID: 21 **DATE:** 05/31/18
PARCEL #: 666 **DDC JOB#:** 16019.1
ZONE / USE: M-2 **SHEET NUMBER:**
DWG. SCALE: AS SHOWN **12 of 16**

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21998, Expiration Date: 06/30/20.

DATE: 05/31/18
DATE: 8/1/18
DATE: 8-1-18

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21998

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *7/16/18*
DATE

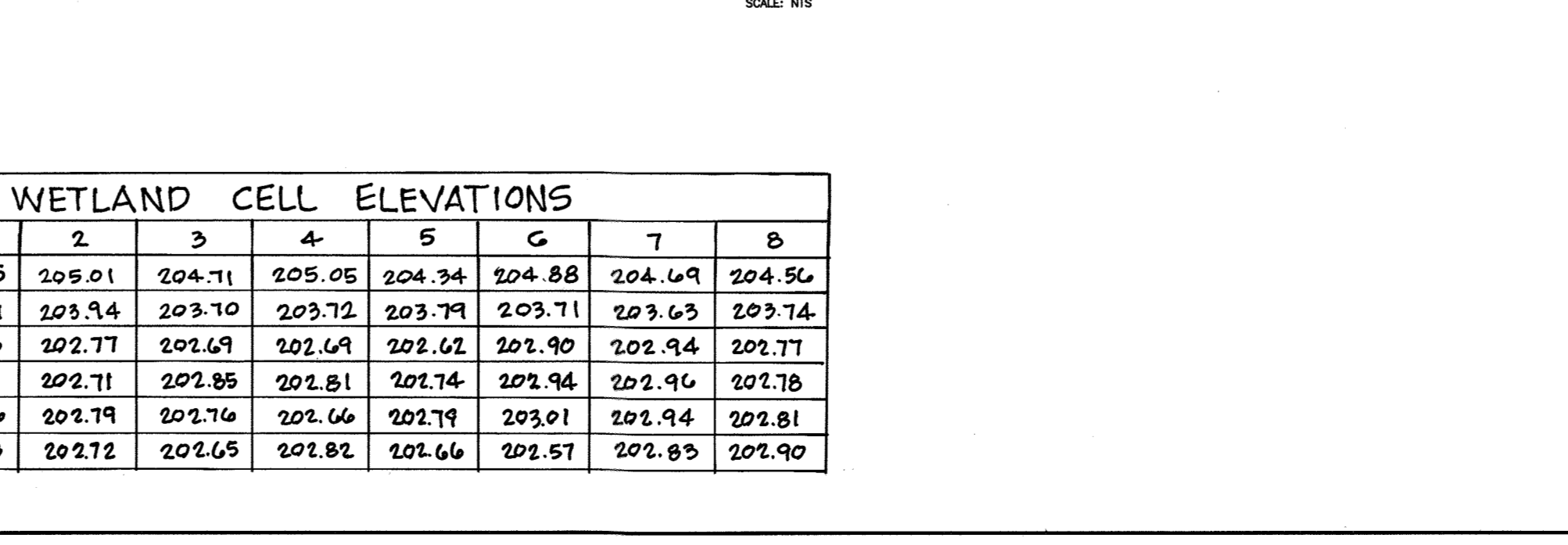
CHIEF, DIVISION OF LAND DEVELOPMENT *8/1/18*
DATE

DIRECTOR *8-1-18*
DATE

WETLAND CELL ELEVATIONS

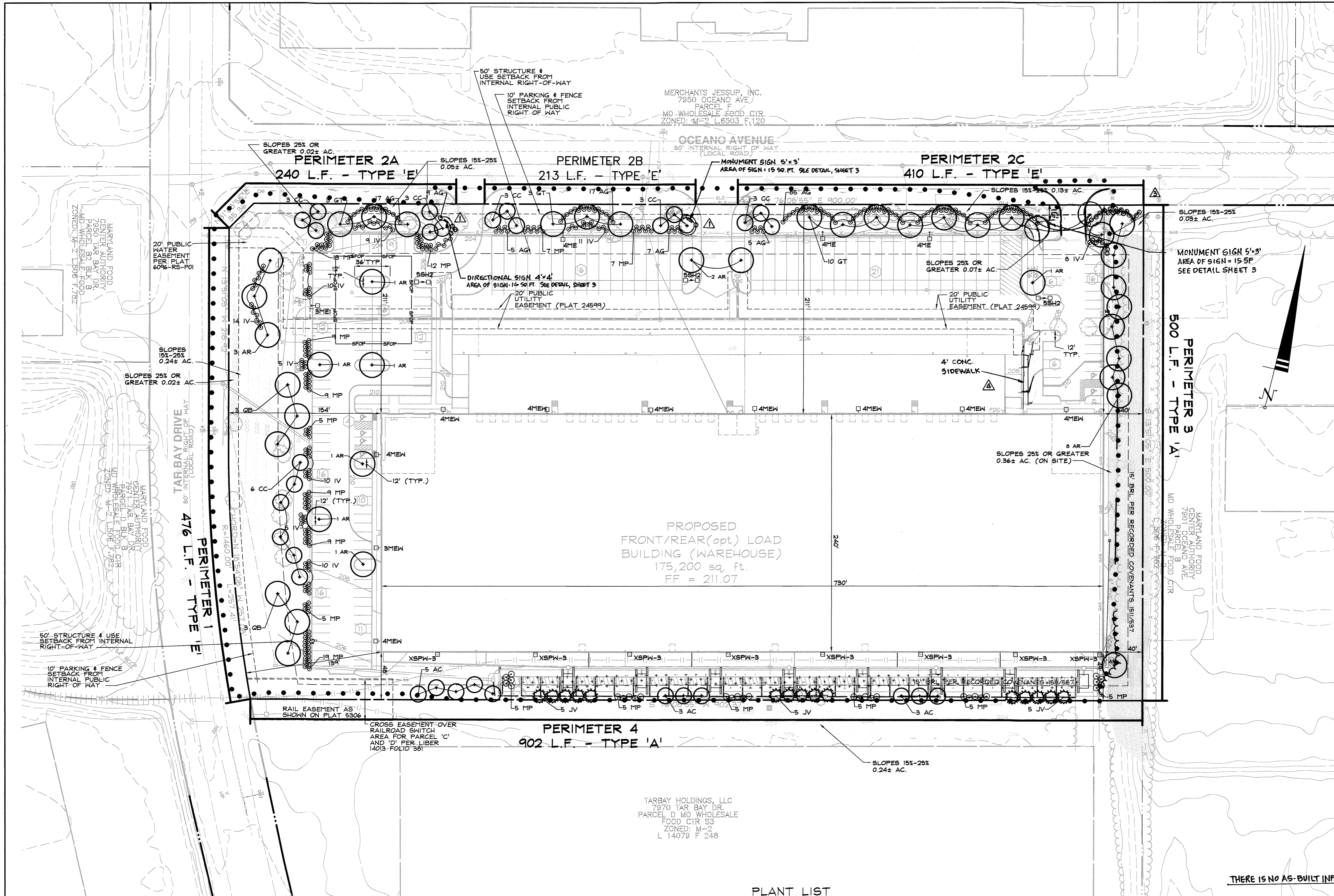
CELL NO	1	2	3	4	5	6	7	8
ELEV. A	202.25	205.01	204.71	205.05	204.34	204.88	204.69	204.56
ELEV. B	203.79	203.94	203.70	203.72	203.79	203.71	203.63	203.74
ELEV. C	203.06	202.77	202.69	202.69	202.62	202.90	202.94	202.77
ELEV. D	202.93	202.71	202.85	202.81	202.74	202.94	202.96	202.78
ELEV. E	203.06	202.79	202.76	202.66	202.79	203.01	202.94	202.81
ELEV. F	202.69	202.72	202.65	202.82	202.66	202.57	202.83	202.90

CELL LAYOUT
NTS



STATE OF MARYLAND
PROFESSIONAL ENGINEER

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21998



DRAWING LEGEND

---	EXISTING MINOR CONTOUR (2' INTERVAL)
---	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
---	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
---	EX. OVERHEAD ELECTRIC & UTILITY POLES
---	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	PROPOSED STORM DRAIN W/ INLETS & MANHOLE
---	PROPOSED WATER LINE & HYDRANT
---	PROPOSED SEWER AND MANHOLES
---	EX. BUILDING
---	PROPOSED BUILDING
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED ORNAMENTAL TREE
---	PROPOSED SHADE TREE
---	PROPOSED EVERGREEN TREE
---	SITE LIGHTING
---	STORMWATER MANAGEMENT PLANTING
---	STEEP SLOPES 15%-25% (0.27± AC.)
---	STEEP SLOPES 25%+ (0.04± AC.)
---	LIMIT OF DISTURBANCE

SOILS CHART

CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
UHD(D)	URBAN LAND-UDORTHERENTS COMPLEX	N	0.30

DATA SOURCES:
 EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

DDC inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCincus
 www.DDCincus

OWNER: ICON 7951 POOL 2, LLC
 2 NORTH RIVERSIDE PLAZA
 SUITE 2350
 CHICAGO, IL 60606
 (312)940-9285

DEVELOPER:

SITE ADDRESS: 7951 OCEANO AVENUE
 JESSUP, MD 20794

MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE

LANDSCAPE PLAN

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
REVISIONS				
1	ADD SIGNS AND SIGN DETAILS	JB	12-10-19	
2	PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHEAST CORNER PROPERTY. ADD MONUMENT SIGN	DDC	4-29-20	
3	ADD CONCRETE SIDEWALK	DDC	7/16/20	

PLAT #: 6096
 TAX ACC. #: 1406488315
 TAX MAP: 43
 BLOCK / GRID: 21
 PARCEL #: 666
 ZONE / USE: M-2

DES. BY: BKC
 DRN. BY: BKC/LV/CJ
 CHK. BY: PGC
 DATE: 05/31/18
 DDC JOB#: 16019.1
 SHEET NUMBER:
 DWG. SCALE: 1"=50'

13 of 16

PLANT LIST

QTY	SYM	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS
LARGE TREES				
21	AR	ACER RUBRUM 'OCTOBER GLORY'	2 1/2" - 3" CAL.	B & B
16	GT	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	
6	GB	GLEDTISIA TRIACANTHOS 'IMPICOLE' IMPERIAL HONEYLOCUST	2 1/2" - 3" CAL.	
6	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2 1/2" - 3" CAL.	B & B
EVERGREEN TREES				
15	JV	JUNIPERUS VIRGINIANA RED CEDAR	6' - 8' HT.	B & B
FLOWERING TREES				
11	AC	AMELANCHIER CANADENSIS SHADBLON SERVICEBERRY	6' - 10' HT.	B & B
21	CC	CERCIS CANADENSIS EASTERN REDBUD	1 1/2" - 2" CAL.	B & B
SHRUBS				
145	AG	ABELIA X GRANDIFLORA GLOSSY ABELIA	2 1/2" - 3" HT.	CONTAINER
80	(82)*	IV ILEX X MESERVEAE 'MESOG' CHINA GIRL HOLLY	3' - 4' HT.	CONTAINER
134	MP	MYRICA PENNSYLVANICA NORTHERN BAYBERRY	2' - 2 1/2' HT.	CONTAINER

* 2 ILEX MES. MESDOB 'CHINA BOY' SHALL BE PROVIDED AS POLLINATORS

General Planting Notes

- All plant materials to meet A.N.L.A. Standards.
- The Contractor is to follow specification guidelines for Baltimore & Washington Metropolitan Area as approved by the U.C.A. of Maryland, Washington, D.C., & Virginia and described in the latest edition of 'Landscape Specification Guidelines.'
- No substitutions are to be made without the consent of the Landscape Architect and/or the Owner.
- All beds are to be topped with three (3) inches of hardwood mulch.
- Contractor shall notify Miss Utility at, 1 (800) 257-7777, at least 72 hours prior to construction and verify the location of all utilities with the Owner before planting.
- Landscape Architect/Owner shall select, verify, and/or approve all plant material. At the Owner's discretion, specimen and other plant material may be selected.
- The Landscape Contractor shall coordinate with the general, lighting, & irrigation contractors regarding timing and installation of plant material. At the time of final inspection with acceptance, all electric, water & drainage utilities, as well as plant material, shall remain undamaged. Likewise, the Landscape Contractor and utilities contractors shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Ho. Co. Code. Financial surety for the required landscaping in the amount of \$28,080.00 must be posted as part of the Developer's Agreement (60 shade trees and 336 Shrubs).
- Developer/Builder's Certificate
 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 letter of landscape installation, accompanied by an executed one-year guarantee of the plant materials, will be submitted to the Department of Planning and Zoning.

Michael R. McNeil 6/4/18

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/16/18
 DATE

7/16/18
 DATE

8-1-18
 DATE

THERE IS NO AS-BUILT INFORMATION ON THIS SHEET

Note: At the time of plant installation, all shrubs and trees listed and approved on the landscape plan shall comply with the proper height requirement in accordance with the Howard County landscape manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the approved landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the applicable plans.

THIS AREA REPRESENTS 6,064 S.F. OF ERNST CONSERVATION SEED MIX 'RETENTION BASIN FLOOR SEEDING - LOW MAINTENANCE GRASSLIKE SPECIES' (ERNST-126) APPLIED AT 1/2 LBS PER 1000 S.F.

SEEDING & PLANTING METHODS

SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE MICRO-BIORETENTION FACILITY WHILE THE SOIL IS STILL FRIABLE AND BEFORE INVASIVE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED OR ALLOW THE BASIN TO DRAIN BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDRO SEEDING. SEEDING RATE SHOULD BE 1/2 POUND PER 1000 S.F., WHICH CAN BE BROADCAST OVER THE ENTIRE AREA TO BE PLANTED (SEE PLAN). MULCHING, IF USED, SHOULD BE SPARSE TO ALLOW SUNLIGHT TO REACH THE GROUND. REGULAR WATERING OF SEEDING AREAS IS VITAL UNTIL SEED BECOMES ESTABLISHED.

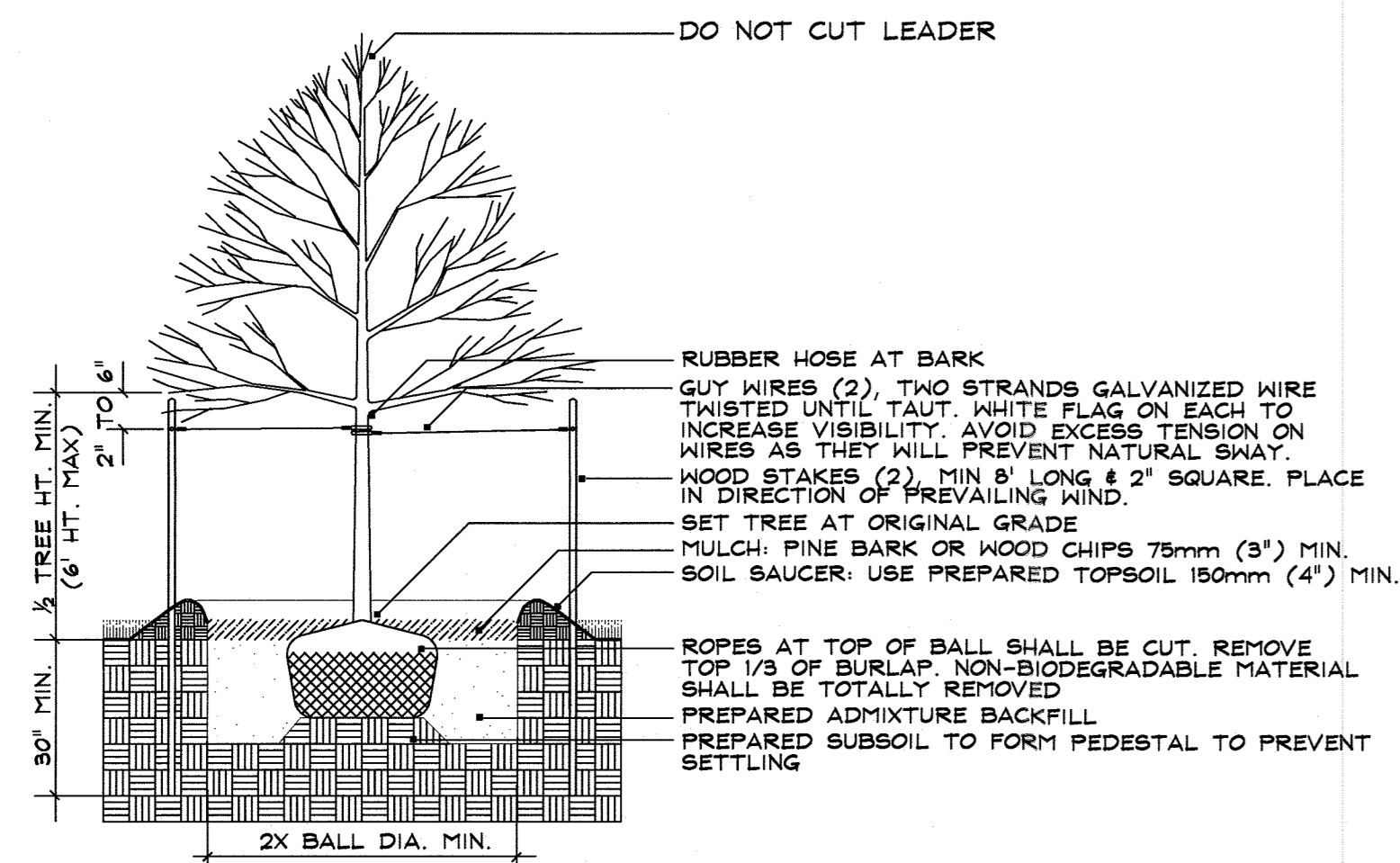
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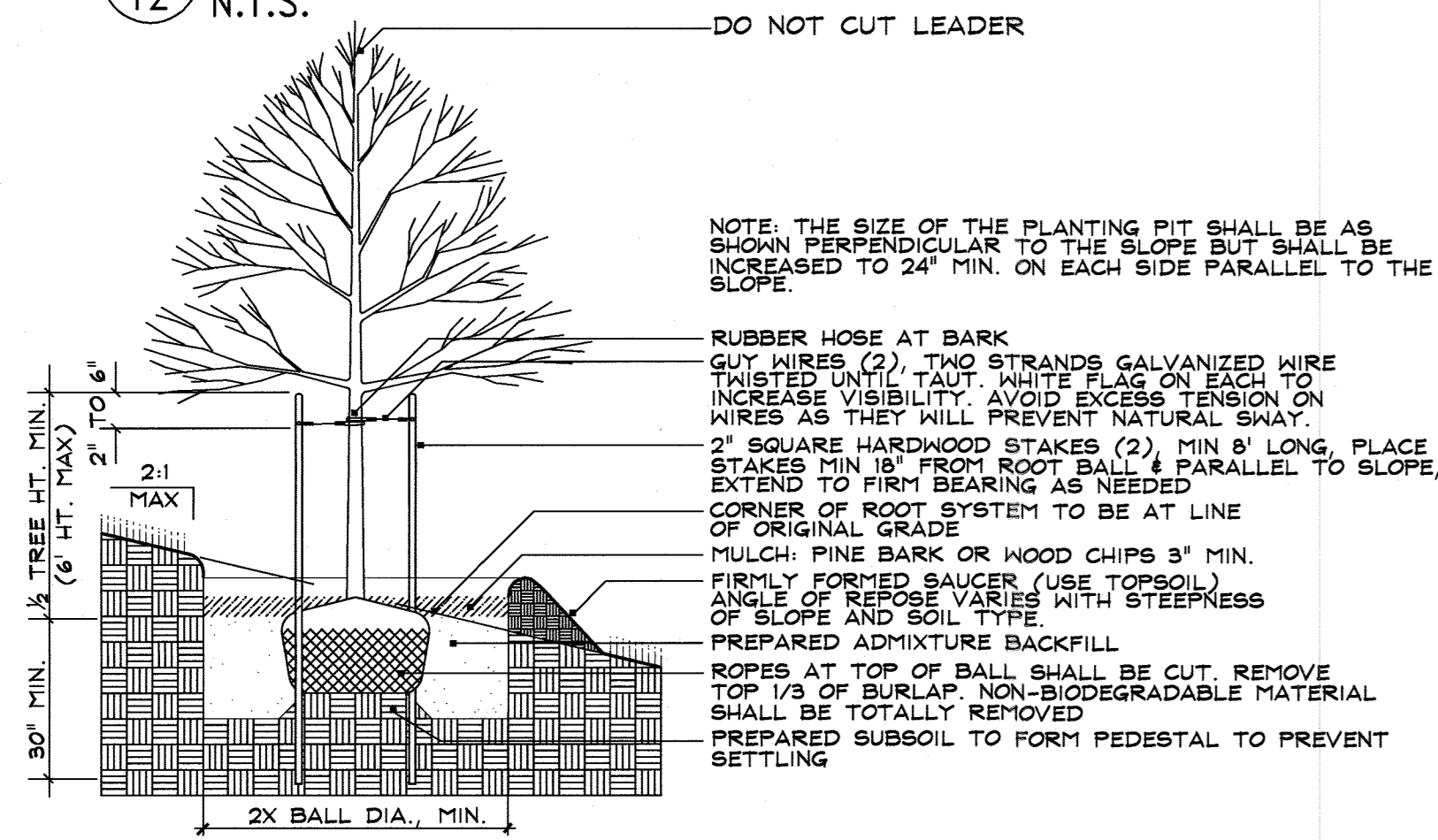
05/31/2018
 DATE

ANDREW JAMES STINE
 LANDSCAPE ARCHITECT NO. 3222

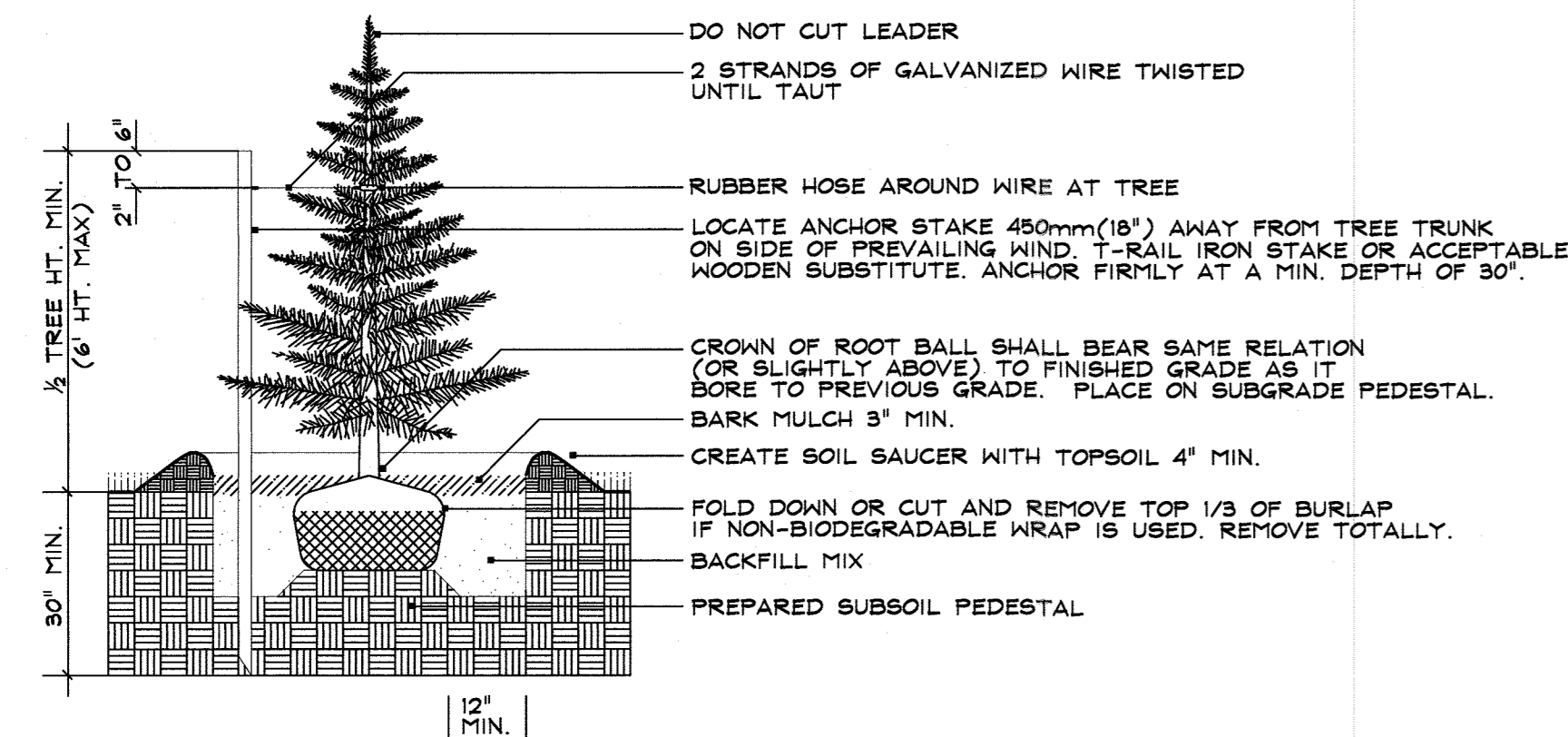




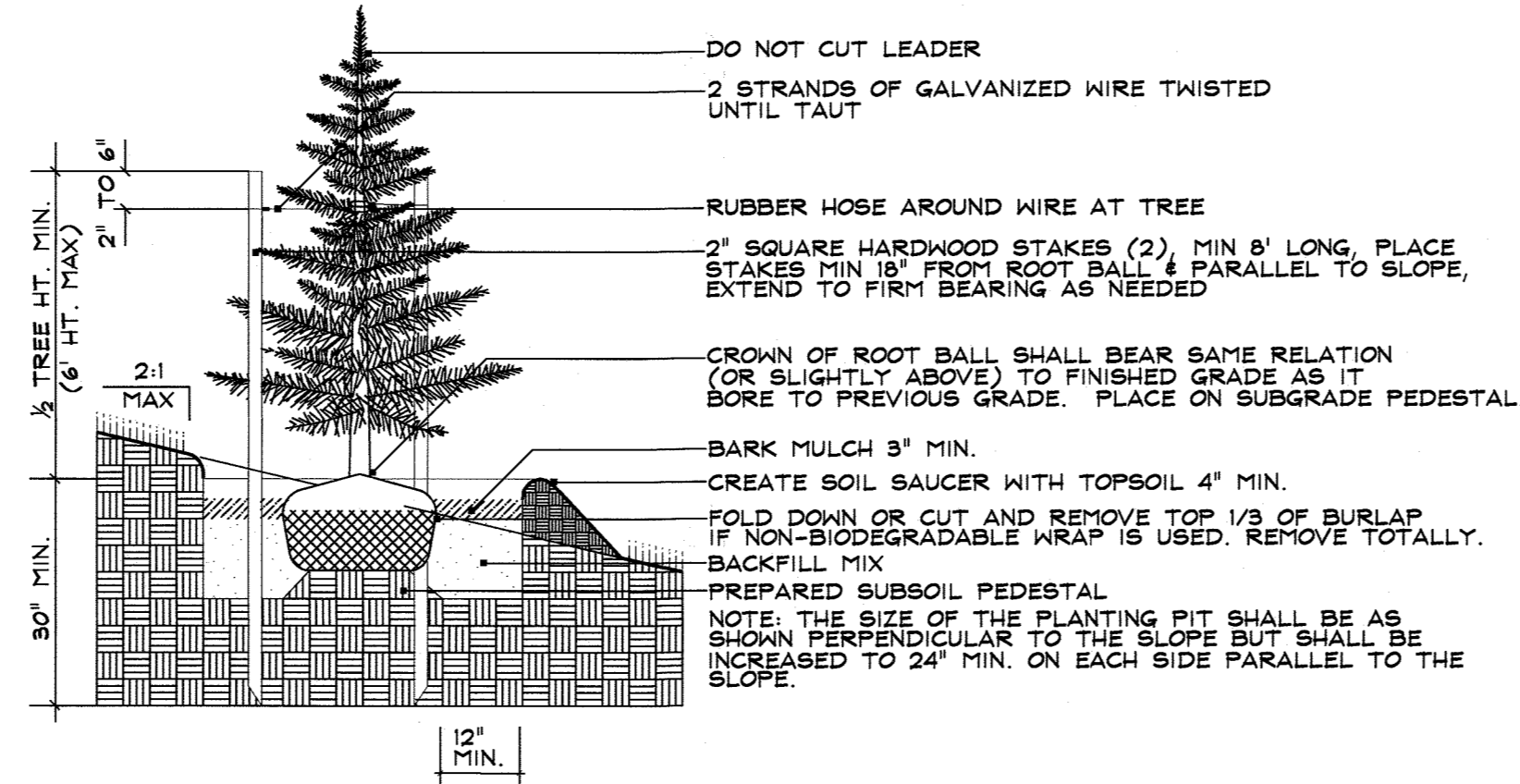
A DECIDUOUS TREE PLANTING (LESS THAN 3" CAL.)
12 N.T.S.



B DECIDUOUS TREE PLANTING ON SLOPE (LESS THAN 3" CAL.)
12 N.T.S.



C EVERGREEN TREE PLANTING
12 N.T.S.



D EVERGREEN TREE PLANTING ON SLOPE
12 N.T.S.

Supplemental Landscape Notes & Specifications

- The Contractor shall review architectural/engineering plans to become thoroughly familiar with the grading and surface utilities.
- The Contractor shall insure that his work does not interrupt established or projected drainage patterns.
- During planting operations, excess waste materials shall be promptly and frequently removed from the site.
- All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and/or vehicular traffic flow. No vehicles, equipment, tools, etc shall be placed on or within any indicated tree protection zone. No staging, storing or stockpiling of supplies or material within indicated tree protection zones.
- The contractor is responsible for verifying the location of all existing utilities. If utility lines are encountered in the excavation of tree pits, other locations for trees shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the Landscape Architect.
- Every possible safeguard shall be taken to protect building surfaces, equipment, and furnishings. The Contractor shall be responsible for any damage or injury to persons or property which may occur as a result of negligence in the execution of the work.
- In the event of a variation between quantities shown on the plant list and the plans, the plans shall govern. The contractor is responsible for verifying all plant quantities prior to the commencement of work. Any quantity takeoffs are the responsibility of the Contractor. All discrepancies shall be reported to the Landscape Architect for clarification prior to bidding. The Contractor shall furnish plant material in sizes specified in the plant list.
- Transport and handle plants so that foliage, roots, or root balls are protected from breakage, sun, and winds. Root stock of the plant material shall be kept moist during transport from the source to the job site and until planted. Tops or roots of plants allowed to dry out or which have been damaged and/or disturbed root balls will be rejected.
- The Contractor shall stake all material located on the site for review and/or adjustment by the Landscape Architect or the Owner prior to planting. All locations are to be approved by the Landscape Architect or Owner's Representative before excavation.
- The Contractor is responsible for testing project soils. The Contractor is to provide a certified soils report to the owner. The contractor shall verify that the soils on site are acceptable for the proper growth of the proposed plant material. Should the Contractor find poor soil conditions, the contractor shall be required to provide soil amendments as necessary. These amendments shall include, but not be limited to, fertilizers, lime and topsoil. Proper planting soils must be verified prior to planting materials.
- All plant material (nursery stock) to conform to American Nursery & Landscape Association's (A.N.L.A.) latest edition of "American Standard for Nursery Stock" (ANSI Z60.1), particularly with regard to size, growth, size of ball, and density of branch structure.
- All plants shall be identified in accordance with "Hortus Third, by the Staff of the L. H. Bailey Hortorium, Cornell University, 1976.
- Plants shall have normal, well developed branches and vigorous, fibrous root systems. They shall be healthy and free from disease, decay, sun scald, abrasions, insect pests or infestations and other damage.
- No substitutions shall be made without written consent of the Owner and/or Landscape Architect.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his or her opinion, does not meet the requirements of these plans and specifications. All rejected material shall be removed from the site by the Contractor.
- All plant material should be backfilled with soil (amended as necessary) in layers to two-thirds of the depth of the planting pit. Soil should then be tamped and watered thoroughly at low pressure before being backfilled to proper grade. The planting pit should be flooded again, once backfilling is completed, so that backfill is thoroughly saturated and settled.
- If the soil is wet or compacted, all contained and balled nursery stock should be planted such that the top one-third of the ball is above the existing grade.
- The top two-thirds of wire baskets on root balls should be removed.
- All tree and shrub planting beds are to be topped with three inches of hardwood mulch. No mulch shall be placed against trunks and/or stems. All groundcovers and seedlings should be mulched to a depth of one to two inches.
- All soils disturbed during installation of plant material shall be treated by incorporating composted organic material within the top four to six (4 - 6) inches.
- All planting beds adjacent to lawn, sod, or seeded areas shall be spade edged to a depth of three inches.
- The Contractor shall dispose of stumps and major roots of all plants to be removed. Any depressions caused by removal operations shall be refilled with fertile, friable, soil placed and composted so as to reestablish proper grade for new planting and/or lawn areas.
- The Contractor shall insure adequate vertical drainages in all plant beds and planters.
- Upon completion of all landscaping, an acceptance of the work shall be held. The Contractor shall notify the Landscape Architect or the Owner for scheduling of the inspection at least seven (7) days prior to the anticipated inspection date.
- Maintenance shall begin after each plant has been installed and shall continue 90 days after initial acceptance by the Landscape Architect or the Owner's Representative. Maintenance shall include mowing of turf, watering, pruning, weeding, fertilizing, mulching, replacement of sick or dead plants, and other care necessary for the proper growth of the plant material. The Contractor shall be responsible for the use of all equipment, labor and material necessary to perform maintenance operations and any injury to plant material caused by such equipment, labor and material shall be corrected and repaired by the Contractor at no additional expense to the owner.
- All trees shall be guaranteed for twelve (12) months from the date of acceptance. All shrubs and ground covers shall be guaranteed for twelve (12) months from the date of acceptance.
- All disturbed areas on the site not planted with shrubs or ground cover shall be fine graded and seeded or sodded as noted on landscape plan.
- All sod shall be obtained from areas having growing conditions familiar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over one inch (1") shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, tightly butted, with no inequalities in grade. Place all sod rows at right angle to slope (where applicable).

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT to ROADWAYS				ADJACENT to PERIMETER PROPERTIES		TOTAL
	P-1	P-2A	P-2B	P-2C	P-3	P-4	
LANDSCAPE TYPE 'A'							
LINEAR FEET OF PERIMETER					500 L.F.	902 L.F.	
LANDSCAPE TYPE 'E'							
LINEAR FEET OF PERIMETER	476 L.F.	240 L.F.	218 L.F.	410 L.F.			
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	12	6	6	11	9	16	60
EVERGREEN TREES	0	0	0	0	0	0	0
SHRUBS	119	60	54	103	0	0	336
NUMBER OF PLANTS PROVIDED							
SHADE TREES	9*	3*	3*	10*	9	0*	34
EVERGREEN TREES	0	0	0	0	0	15	15
OTHER TREES (2:1 SUBSTITUTION)	6	6	6	3	0	11	32
SHRUBS	119	60	54	98*	0	30	361

* NOTE: P-1 SUBSTITUTED 6 ORNAMENTAL TREES FOR 3 SHADE TREES.
P-2A SUBSTITUTED 6 ORNAMENTAL TREES FOR 3 SHADE TREES.
P-2B SUBSTITUTED 6 ORNAMENTAL TREES FOR 3 SHADE TREES.
P-2C SUBSTITUTED 3 ORNAMENTAL TREES FOR 1 SHADE TREE AND 5 SHRUBS.
P-4 SUBSTITUTED 15 EVERGREEN TREES, 11 ORNAMENTAL TREES AND 30 SHRUBS FOR 16 SHADE TREES.

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	172
NUMBER OF TREES REQUIRED	9
NUMBER OF TREES PROVIDED	
SHADE TREES	9
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF ISLANDS REQUIRED	9
NUMBER OF ISLANDS PROVIDED	11

**SCHEDULE C
LIGHTING**

TYPE	QTY	FIXTURE	MOUNTING HEIGHT
XSPW-3	8	XSPW-A-0-3-M-G-U-S	PLATE MOUNTED AT 10 FT
3MEW	1	OSQ-HO-A-NM-3ME-40L-57K-UL-SV W/ OSQ-HO-DASV & WM-DM B4	WALL MOUNTED AT 37 FT
3ME1	1	OSQ-HO-A-NM-3ME-40L-57K-UL-SV W/ OSQ-HO-DASV	POLE MOUNTED AT 33 FT
4MEW	9	OSQ-HO-A-NM-4ME-40L-57K-UL-SV W/ OSQ-HO-DA & WM-DM	WALL MOUNTED AT 37 FT
4ME	3	OSQ-HO-A-NM-4ME-40L-57K-UL-SV W/ OSQ-HO-DASV	POLE MOUNTED AT 33 FT
SSH2	3	OSQ-HO-A-NM-5SH-40L-57K-UL-SV W/ OSQ-HO-DASV	POLE MOUNTED AT 33 FT

PS Series

Crown-Weld® Square Straight Steel Poles

Product Description

Non tapered square steel poles are supplied with a welded base with four (4) galvanized anchor bolts, mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 6" hand hole, located 18" above the bottom of pole base. A 410-32 stainless steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4" x 2 1/2" and 4" x 3 1/2" poles include an internal 1/2" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 18" above the bottom of the pole base.

- CONSTRUCTION & MATERIALS**
- Square, non tapered pole of structural steel tubing (ASTM A500) with a minimum yield of 45,000 p.s.i.
 - Welded to a forged carbon steel base plate with a minimum yield strength of 35,000 p.s.i.
 - Excludes Galvalume® finish. Each feature an 8-Gal spray primer with an ultra durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.
- REGULATORY & VOLUNTARY QUALIFICATIONS**
- National Electrical Code Requirements
 - UL Listed in US for electrical ground bonding
 - CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY

7 years against rust on Colorbond® finish

See www.cree.com/usa for details.

Accessories

Field-installed	Field-installed
Galvalume Accessory - 120V	#EC1084
#EC1087	#W2 Finish
#EC1088	#EC1090
#EC1089	Silver Finish

Ordering Information

Example: PS0218C18K

Product	Product	Product	Product	Mounting Configuration	Color Options
#PS01C 18" x 18" x 10'	#PS01K 18" x 18" x 10'	#PS02C 24" x 24" x 10'	#PS02K 24" x 24" x 10'	1 3-pole	BL BK
#PS03C 18" x 18" x 10'	#PS03K 18" x 18" x 10'	#PS04C 24" x 24" x 10'	#PS04K 24" x 24" x 10'	2 4-pole	BL BK BR GR WH
#PS05C 18" x 18" x 10'	#PS05K 18" x 18" x 10'	#PS06C 24" x 24" x 10'	#PS06K 24" x 24" x 10'	3 6-pole	BL BK BR GR WH
#PS07C 18" x 18" x 10'	#PS07K 18" x 18" x 10'	#PS08C 24" x 24" x 10'	#PS08K 24" x 24" x 10'	4 8-pole	BL BK BR GR WH
#PS09C 18" x 18" x 10'	#PS09K 18" x 18" x 10'	#PS10C 24" x 24" x 10'	#PS10K 24" x 24" x 10'	5 10-pole	BL BK BR GR WH
#PS11C 18" x 18" x 10'	#PS11K 18" x 18" x 10'	#PS12C 24" x 24" x 10'	#PS12K 24" x 24" x 10'	6 12-pole	BL BK BR GR WH

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Rev. Date: 01/27/2015



US: www.cree.com/lighting T (800) 236-6800 F (262) 524-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

THERE IS NO AS-BUILT INFORMATION ON THIS SHEET

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Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC inc.
Development Design Consultants

OWNER:
ICON 7951 POOL 2, LLC
2 NORTH RIVERSIDE PLAZA
SUITE 2350
CHICAGO, IL 60606
(312)940-5285

DEVELOPER:
7951 OCEANO AVENUE
JESSUP, MD 20794

**MARYLAND WHOLESALE FOOD CENTER
PARCEL 'C'
PROPOSED WAREHOUSE
LANDSCAPE
NOTES & DETAILS**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

PLAT #:	6096	DES. BY:	BKC
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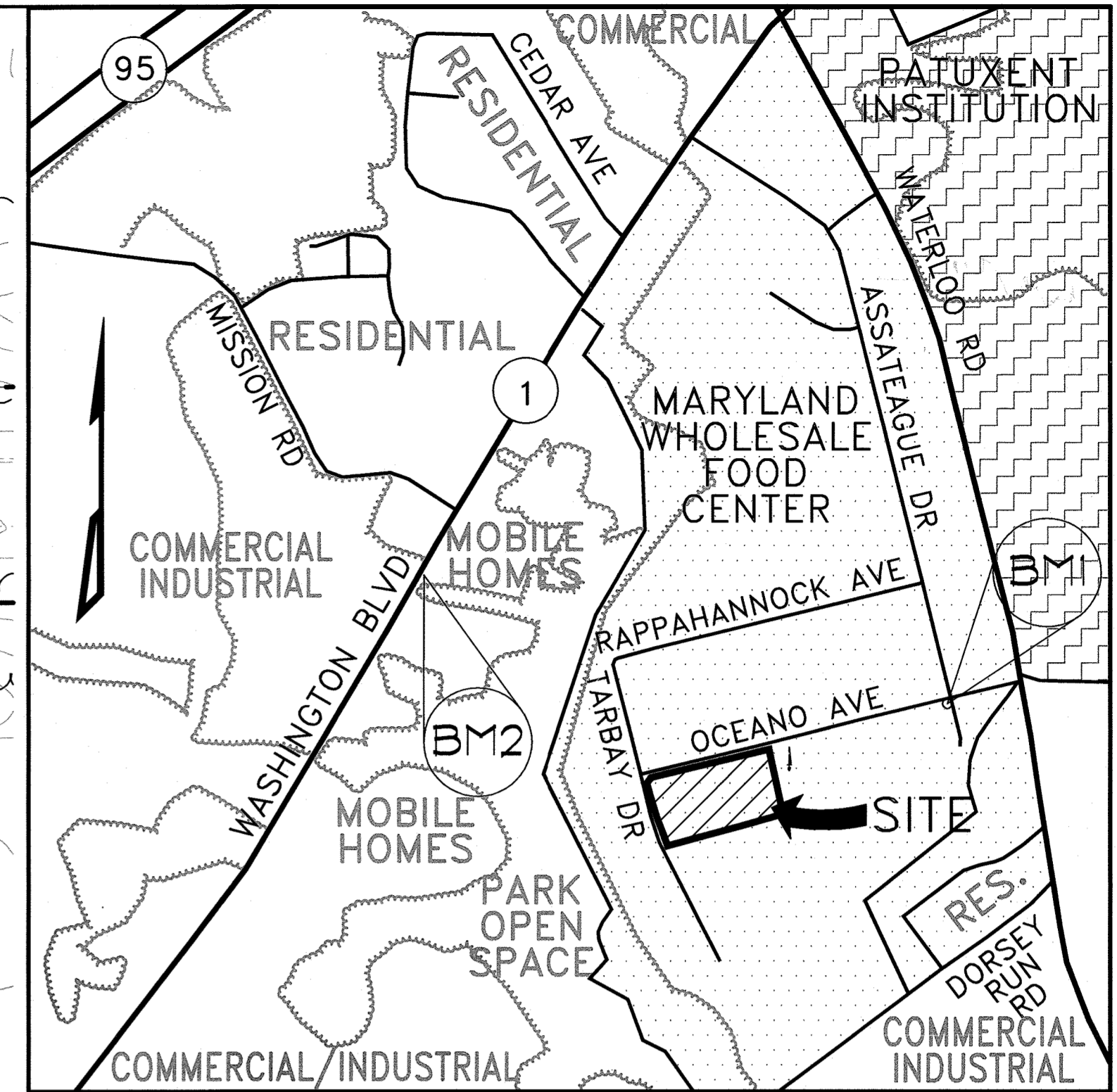
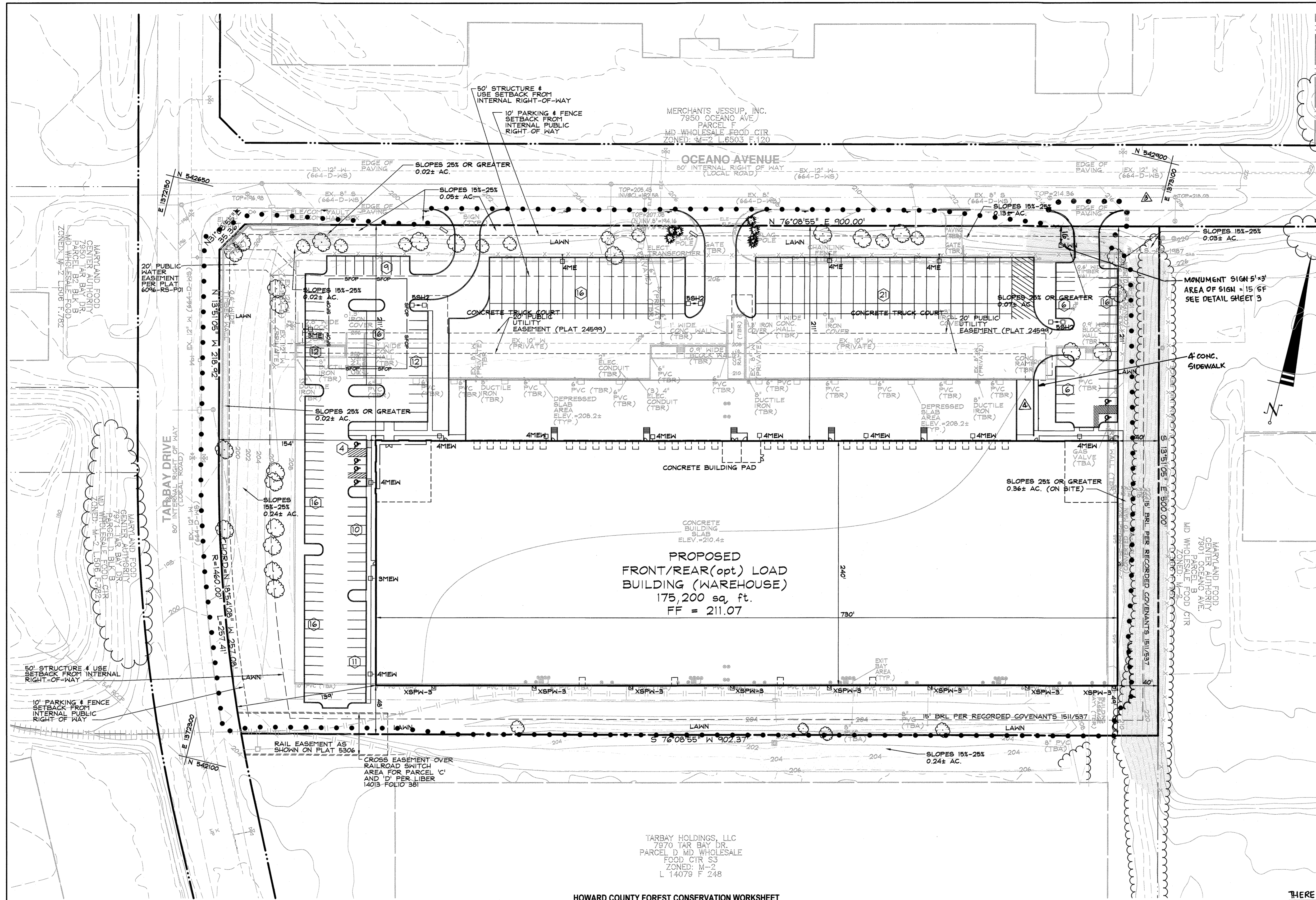
ANDREW JAMES STINE
LANDSCAPE ARCHITECT NO. 3222

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/16/18
DATE

7/16/18
DATE

8/1-18
DATE



VICINITY MAP
SCALE: 1"=1000'

SOILS CHART			
CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
UID(D)	URBAN LAND-UDORTHTS COMPLEX	N	0.30

BENCHMARK
 BENCHMARK #1
 N. 543166.735
 E. 1374425.115
 B.M. 4343 - CONC. MON.
 ELEV. 76.6937
 BENCHMARK #2
 N. 54417.488
 E. 1370950.920
 B.M. 4366 - CONC. MON.
 ELEV. 66.874
 ADC MAP COORDINATES
 MAP 41 D1
 N 39°04'21", E 76°47'13"

DATA SOURCES:
 EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1981), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DDC, INC. COMPLETED IN OCTOBER 2016. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: ICON 7951 POOL 2 LLC
 2 NORTH RIVERSIDE PLAZA
 SUITE 2350
 CHICAGO, IL 60606
 (312)940-5255
 DEVELOPER:
 MARYLAND WHOLESALE FOOD CENTER
 PROPOSED WAREHOUSE
 7951 OCEANO AVENUE
 JESSUP, MD 20794

SITE DATA
 1. GROSS SITE ACREAGE: 10.56 AC±
 2. FLOOD PLAIN ACREAGE: 0.0 AC±
 3. STEEP SLOPES 25% OR GREATER: .43 AC±
 4. NET SITE ACREAGE: 10.13 AC±
 5. ZONING: M-2
 6. AREA OF EXISTING FOREST: 0.0 AC±
 7. THERE ARE NO HISTORIC STRUCTURES ON THE SUBJECT PROPERTY.
 8. THERE IS NO EVIDENCE OF RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES OR THEIR HABITATS ON THE SUBJECT PROPERTY.
 9. WATERSHED: LITTLE PATUXENT (218105)
 10. THERE ARE NO STATE CHAMPION OR SPECIMEN TREES ON THE PROPERTY.
 11. THERE ARE NO STREAMS, WETLANDS OR ASSOCIATED BUFFERS LOCATED ON THE PROPERTY.
 12. THERE IS NO FLOODPLAIN LOCATED ON THE PROPERTY.
 13. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS NOTED ON THE PROPERTY DURING THE FIELD INVESTIGATION.
 14. THERE ARE NO ERODIBLE OR HYDRIC SOILS LOCATED ON THE PROPERTY.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] 7/16/18
 CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] 8/19/18
 DIRECTOR: [Signature] 8/1/18

GENERAL NOTES
 1. EXISTING OFFSITE TOPOGRAPHY SHOWN PER HOWARD COUNTY OIT/GIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1981), NAVD-88. EXISTING ONSITE TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD RUN SURVEY PERFORMED BY DEVELOPMENT DESIGN CONSULTANTS, INC. COMPLETED IN OCTOBER 2016.
 2. THERE IS ONE SOIL TYPE LOCATED ON THE PROPERTY, UID(D). SOIL DELINEATION SHOWN PER USDA NATIONAL COOPERATIVE WEB SOIL SURVEY, NOVEMBER 13, 2008. WEB: [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/](http://websoilsurvey.nrcs.usda.gov/app/) & USDA, SOIL CONSERVATION SERVICE, SOIL SURVEY FOR HOWARD COUNTY, MARYLAND, 2008.
 3. THE REQUEST FOR NECESSARY DISTURBANCE TO IMPACT 2,800 SQUARE FEET OF CONTIGUOUS STEEP SLOPES (25% OR GREATER) WAS APPROVED BY THE PLANNING DIRECTOR ON NOVEMBER 2, 2017.
 * Existing Impervious Area was netted out per Howard County Policy (Memorandum dated December 1, 2015 and titled Forest Conservation Program Change for Previously Developed Areas Covered by Impervious Surface. Per the Policy Memorandum any previously developed area covered by impervious surface and located in the priority funding area at the time of application for subdivision plan or site development plan, and grading or sediment control permit approval is exempt from compliance with Howard County's Forest Conservation Program requirements. Please note that this exemption applies only to the existing impervious surface area of the property proposed for redevelopment and not to previously undisturbed areas of the property.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

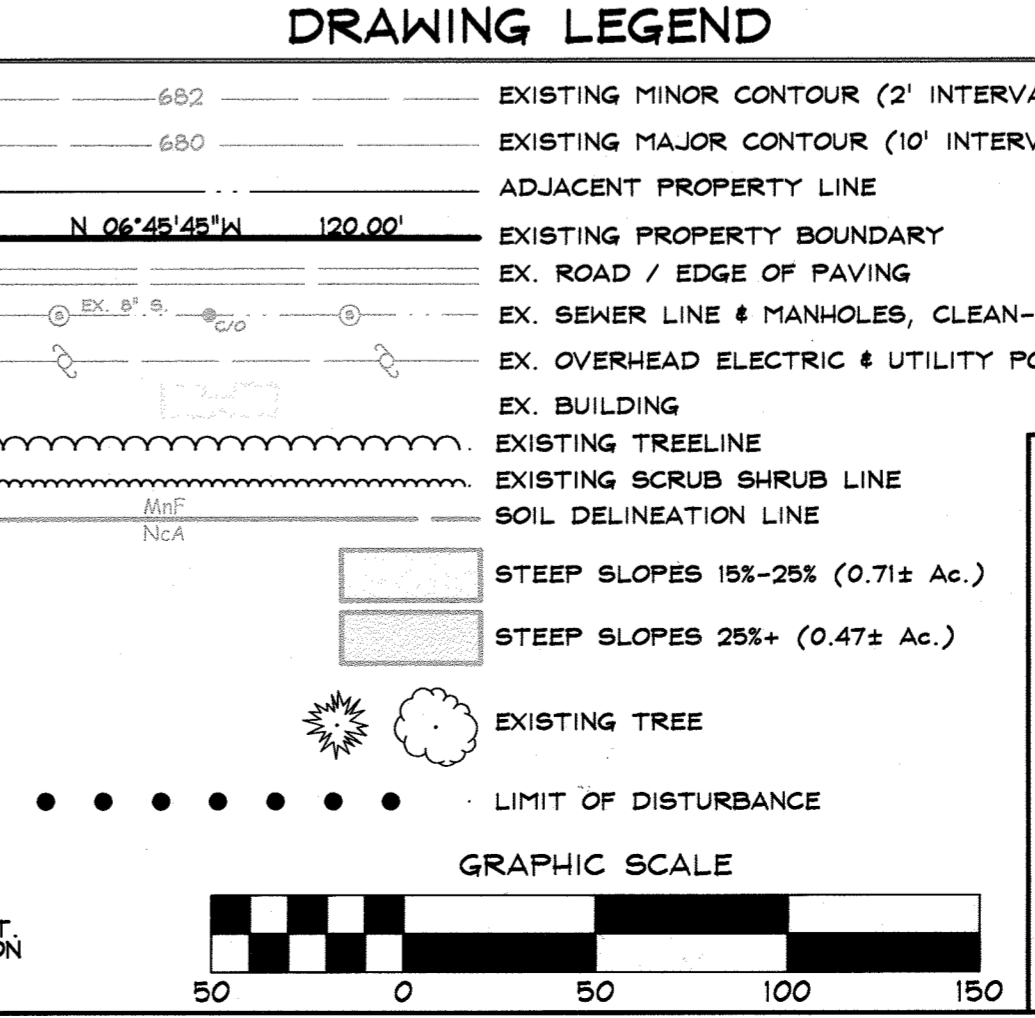
I. BASIC SITE DATA	ACRES
Gross Site Area	10.56
Area Within 100 Year Floodplain	0.00
Area Within Agricultural Use or Preservation Parcel (if Applicable)	0.00
Area of Existing Impervious	7.98*
Net Tract Area	2.58
Land Use Category (R-RLD, R-RMD, R-S, CIO, I)	CIO

II. INFORMATION FOR CALCULATIONS	
A. Net tract area	2.58
B. Reforestation Threshold (15% x A)	0.39
C. Afforestation Minimum (15% x A)	0.39
D. Existing Forest on Net Tract Area	0.00
E. Forest Areas to be Cleared	0.00
F. Forest Areas to be Retained	0.00

IV. AFFORESTATION CALCULATIONS	
A. Net Tract Area	2.58
B. Afforestation Minimum (15% x A)	0.39
C. Existing Forest on Net Tract Area	0.00
D. Forest Area to be Cleared	0.00
E. Forest Area to be Retained	0.00

No Clearing below the Minimum
 If existing forests are less than the afforestation minimum (if D is less than C) and no clearing is proposed, the following calculations apply:
 TOTAL AFFORESTATION REQUIRED: 0.39 ACRES
 TOTAL AFFORESTATION PROVIDED (Fee-In-Lieu): 0.39 ACRES

FOREST STAND NARRATIVE
 THE SUBJECT PROPERTY DOES NOT INCLUDE ANY VEGETATIVE COMMUNITIES THAT WOULD BE CONSIDERED FOREST. THE PROPERTY HAS BEEN ENTIRELY DEVELOPED AND HAS BEEN IN USE AS AN WAREHOUSE AND DISTRIBUTION SITE FOR OVER 30 YEARS. THE TWO VEGETATIVE COMMUNITIES THAT DO EXIST ON SITE ARE:
 LAWN - THE LAWN AREA IS MAINTAINED AROUND ALL FOR SIDES OF THE BUILDING
 TREE GROUPING - THERE ARE SMALL TREE GROUPINGS SCATTERED THROUGH OUT THE LAWN AREAS ON THE PROPERTY.
 IN ADDITION TO NOT CONTAINING ANY FOREST THE SUBJECT PROPERTY ALSO DOES NOT HAVE ANY SPECIMEN OR CHAMPION TREES.
FOREST CONSERVATION RECOMMENDATIONS FROM THE FOREST STAND DELINEATION REPORT
 THE SUBJECT PROPERTY DOES NOT INCLUDE ANY VEGETATIVE COMMUNITIES THAT WOULD BE CONSIDERED FOREST. DEVELOPMENT OF THE PROPERTY GENERATES AN AFFORESTATION REQUIREMENT OF 0.39 ACRES. THIS PLAN PROPOSES TO SATISFY THE OBLIGATION VIA FEE-IN-LIEU DUE TO THE FACT THAT IT IS LESS THAN 20,000 SQUARE FEET IN SIZE.
FOREST CONSERVATION SURETY
 A TOTAL OF 0.39 ACRES OF AFFORESTATION IS REQUIRED UNDER THIS PLAN. FEE-IN-LIEU IS BEING PROPOSED TO SATISFY THIS REQUIREMENT. FEE-IN-LIEU IS \$0.75 A SQUARE FOOT WHICH GENERATES AN OBLIGATION OF \$12,741.50



STATE OF MARYLAND
 DEPARTMENT OF PLANNING AND ZONING
 JAMES STINE
 LANDSCAPE ARCHITECT
 05/31/2018
 ANDREW JAMES STINE
 LANDSCAPE ARCHITECT NO. 3222

MARYLAND WHOLESALE FOOD CENTER
 PARCEL 'C'
 PROPOSED WAREHOUSE
FOREST CONSERVATION PLAN
 6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	REVISIONS	DATE
1	PROVIDE ADDITIONAL ENTRANCE FROM OCEANO AVENUE AT NORTHEAST CORNER. PROPERTY, ADD MANHOLE SIGN	4/2/18
2	ADD CONCRETE SIDEWALK	7/16/18

PLAT #:	DES. BY:
6096	BKC

TAX ACC. #:	DRN. BY:
1406488315	PGC

TAX MAP:	DATE:
43	05/31/18

BLOCK / GRID:	DDC JOB#:
21	16019.1

PARCEL #:	SHEET NUMBER:
666	15 of 16

ZONE / USE:	DWG. SCALE:
M-2	1"=50'

