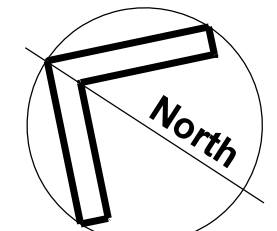
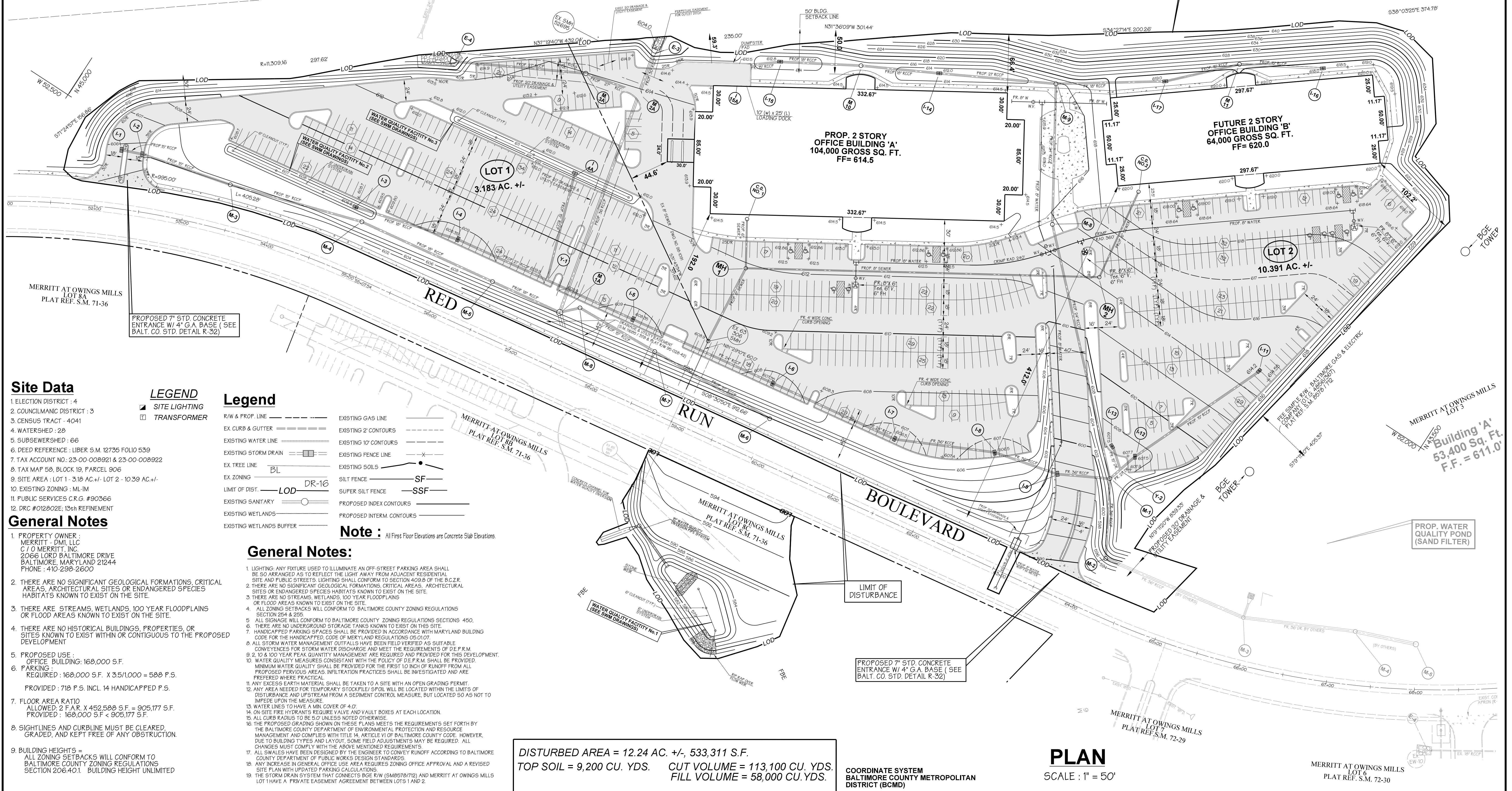


NOTE: ON SITE FIRE HYDRANTS REQUIRE VALVE AND VAULT BOXES AT EACH LOCATION.



NORTHWEST EXPRESSWAY I-795  
STATE R/W PLATS 48136, 48137, 49173

LIMIT OF DISTURBANCE



**Site Data**

- ELECTION DISTRICT : 4
- COUNCILMANIC DISTRICT : 3
- CENSUS TRACT - 4041
- WATERSHED : 2B
- SUBSEWERSED : 66
- DEED REFERENCE : LIBER 5.M. 12735 FOLIO 539
- TAX ACCOUNT NO: 23-00-008921 & 23-00-008922
- TAX MAP 5B, BLOCK 19, PARCEL 906
- SITE AREA : LOT 1 - 3.18 AC +/- LOT 2 - 10.39 AC +/-
- EXISTING ZONING : ML-IM
- PUBLIC SERVICES C.R.G. #90366
- DRC #012802E; 13th REFINEMENT

**LEGEND**

- SITE LIGHTING
- TRANSFORMER

**Legend**

- R/W & PROP. LINE
- EX CURB & GUTTER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EX TREE LINE
- EX ZONING
- LIMIT OF DIST. LOD
- EXISTING SANITARY
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER
- EXISTING GAS LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING FENCE LINE
- EXISTING SOILS
- SILT FENCE SF
- SUPER SILT FENCE SSF
- PROPOSED INDEX CONTOURS
- PROPOSED INTERM. CONTOURS

**Note :** All First Floor Elevations are Concrete Slab Elevations.

**General Notes:**

- LIGHTING: ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS. LIGHTING SHALL CONFORM TO SECTION 409.8 OF THE B.C.C.R.
- THERE ARE NO SIGNIFICANT GEOLOGICAL FORMATIONS, CRITICAL AREAS, ARCHITECTURAL SITES OR ENDANGERED SPECIES HABITATS KNOWN TO EXIST ON THE SITE.
- THERE ARE NO STREAMS, WETLANDS, 100 YEAR FLOODPLAINS OR FLOOD AREAS KNOWN TO EXIST ON THE SITE.
- THERE ARE NO HISTORICAL BUILDINGS, PROPERTIES, OR SITES KNOWN TO EXIST WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT.
- PROPOSED USE: OFFICE BUILDING: 168,000 S.F.
- PARKING: REQUIRED : 168,000 S.F. X 3.5/1,000 = 588 P.S. PROVIDED : 718 P.S. INCL. 14 HANDICAPPED P.S.
- FLOOR AREA RATIO ALLOWED: 2 F.A.R. X 452,588 S.F. = 905,177 S.F. PROVIDED : 168,000 S.F. < 905,177 S.F.
- SIGHTLINES AND CURBLINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTION.
- BUILDING HEIGHTS = ALL ZONING SETBACKS WILL CONFORM TO BALTIMORE COUNTY ZONING REGULATIONS SECTION 206.40.1. BUILDING HEIGHT UNLIMITED
- ALL ZONING SETBACKS WILL CONFORM TO BALTIMORE COUNTY ZONING REGULATIONS SECTION 206.40.1.
- ALL SIGNAGE WILL CONFORM TO BALTIMORE COUNTY ZONING REGULATIONS SECTIONS 450, 451, AND 452.
- THERE ARE NO UNDERGROUND STORAGE TANKS KNOWN TO EXIST ON THIS SITE.
- HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH MARYLAND BUILDING CODE FOR THE HANDICAPPED, CODE OF MARYLAND REGULATIONS 05.01.07.
- ALL STORM WATER MANAGEMENT OUTFALLS HAVE BEEN FIELD VERIFIED AS SUITABLE CONVEYANCES FOR STORM WATER DISCHARGE AND MEET THE REQUIREMENTS OF D.E.P.R.M. 9.2, 10 & 100 YEAR PEAK QUANTITY MANAGEMENT ARE REQUIRED AND PROVIDED FOR THIS DEVELOPMENT.
- WATER QUALITY MEASURES CONSISTANT WITH THE POLICY OF D.E.P.R.M. SHALL BE PROVIDED. MINIMUM WATER QUALITY SHALL BE PROVIDED FOR THE FIRST 10 INCH OF RUNOFF FROM ALL PROPOSED PERVIOUS AREAS. INFILTRATION PRACTICES SHALL BE INVESTIGATED AND ARE PREFERRED WHERE PRACTICAL.
- ANY EXCESS EARTH MATERIAL SHALL BE TAKEN TO A SITE WITH AN OPEN GRADING PERMIT.
- ANY AREA NEEDED FOR TEMPORARY STOCKPILE/ SPOIL WILL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE AND UPSTREAM FROM A SEDIMENT CONTROL MEASURE, BUT LOCATED SO AS NOT TO IMPEDE UPON THE MEASURE.
- WATER LINES TO HAVE A MIN. COVER OF 4'-0".
- ON-SITE FIRE HYDRANTS REQUIRE VALVE AND VAULT BOXES AT EACH LOCATION.
- ALL CURB RADIIUS TO BE 5'-0" UNLESS NOTED OTHERWISE.
- THE PROPOSED GRADING SHOWN ON THESE PLANS MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND COMPLES WITH TITLE 14, ARTICLE VI OF BALTIMORE COUNTY CODE. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
- ALL SWALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF ACCORDING TO BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.
- ANY INCREASE IN GENERAL OFFICE USE AREA REQUIRES ZONING OFFICE APPROVAL AND A REVISED SITE PLAN WITH UPDATED PARKING CALCULATIONS.
- THE STORM DRAIN SYSTEM THAT CONNECTS BGE R/W (SMB578/712) AND MERRITT AT OWINGS MILLS LOT 1 HAVE A PRIVATE EASEMENT AGREEMENT BETWEEN LOTS 1 AND 2.

DISTURBED AREA = 12.24 AC. +/-, 533,311 S.F.  
TOP SOIL = 9,200 CU. YDS. CUT VOLUME = 113,100 CU. YDS.  
FILL VOLUME = 58,000 CU. YDS.

COORDINATE SYSTEM  
BALTIMORE COUNTY METROPOLITAN  
DISTRICT (BCMD)

**PLAN**

SCALE : 1" = 50'

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1020 CROMWELL BRIDGE ROAD  
TOWSON, MARYLAND 21286  
(410) 825-8120

ENGINEER'S CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARD OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.  
SIGNATURE \_\_\_\_\_ P.E. NO. \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/DEVELOPER  
**MERRITT PROPERTIES, LLC**  
2066 Lord Baltimore Drive Baltimore, MD. 21244  
410 298-2600/FAX: 410 298-9644  
www.merrittproperties.com

REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	1/21/02	REVISED LOT 2 TO SHOW A TWO BUILDING GEOMETRY
2	3/11/02	REVISED CANOPY
3	3/27/02	ADDED TRUCK LOADING DOCK - BLDG. 'A'

BENCHMARKS	
X-5584	ELEV. 653.212
N 44,756.68, W 54,345.56	
GALVANIZED SPIKE IN MACADAM SOUTH WEST SIDE PLEASANT HILL WEST SIDE.	
X-5586	ELEV. 651.003
N 45,423.255, W 54,036.864	
GALVANIZED SPIKE IN MACADAM EAST SIDE PLEASANT HILL ROAD AT ENTRANCE TO 411.	

**SG-1**  
SITE & GRADING PLAN FOR  
**MERRITT AT OWINGS MILLS LOT 1 and LOT 2**  
RED RUN BLVD  
BALTIMORE COUNTY, MD  
ELECTION DISTRICT: 4  
DATE: MARCH 27, 2002