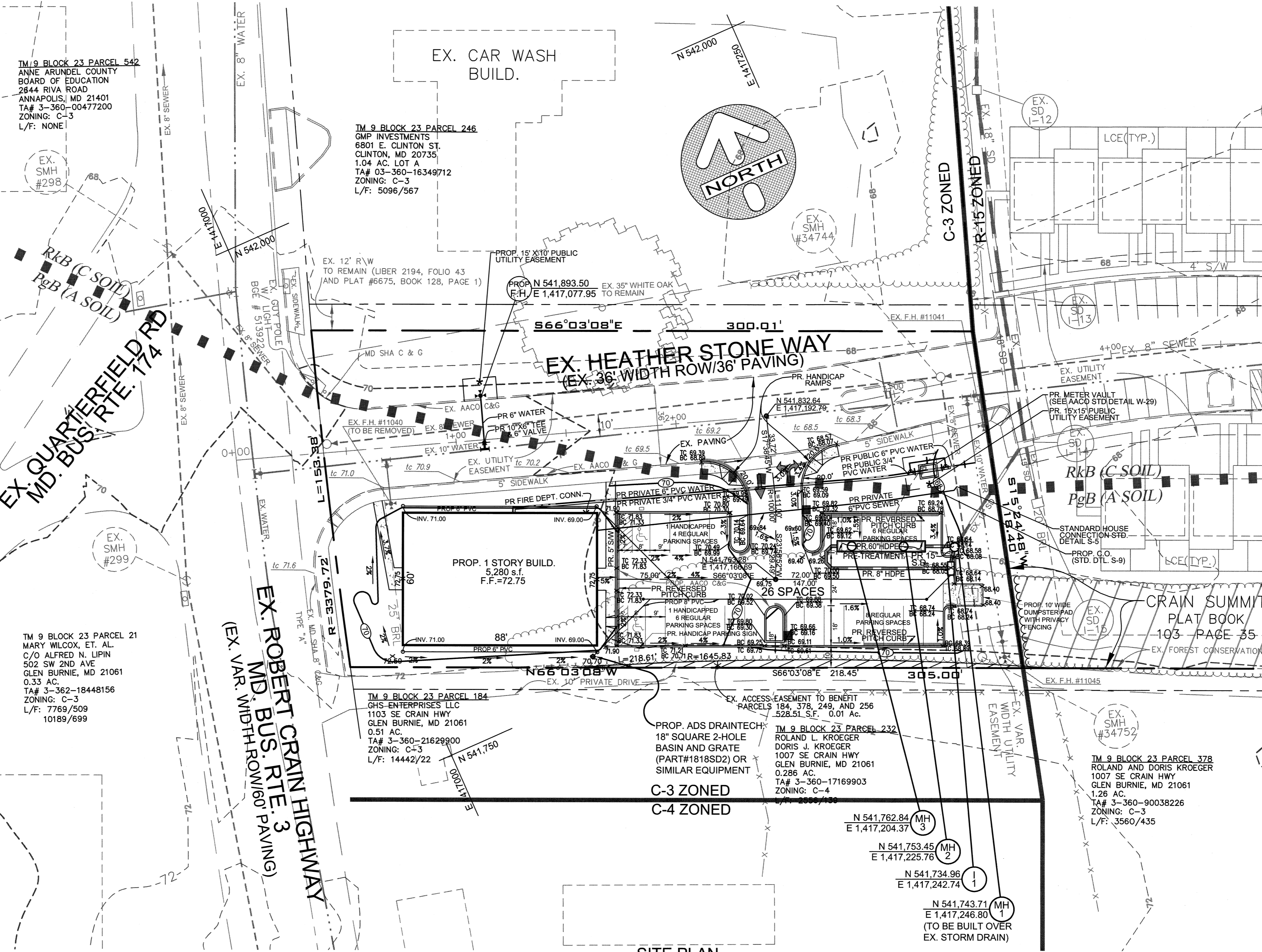
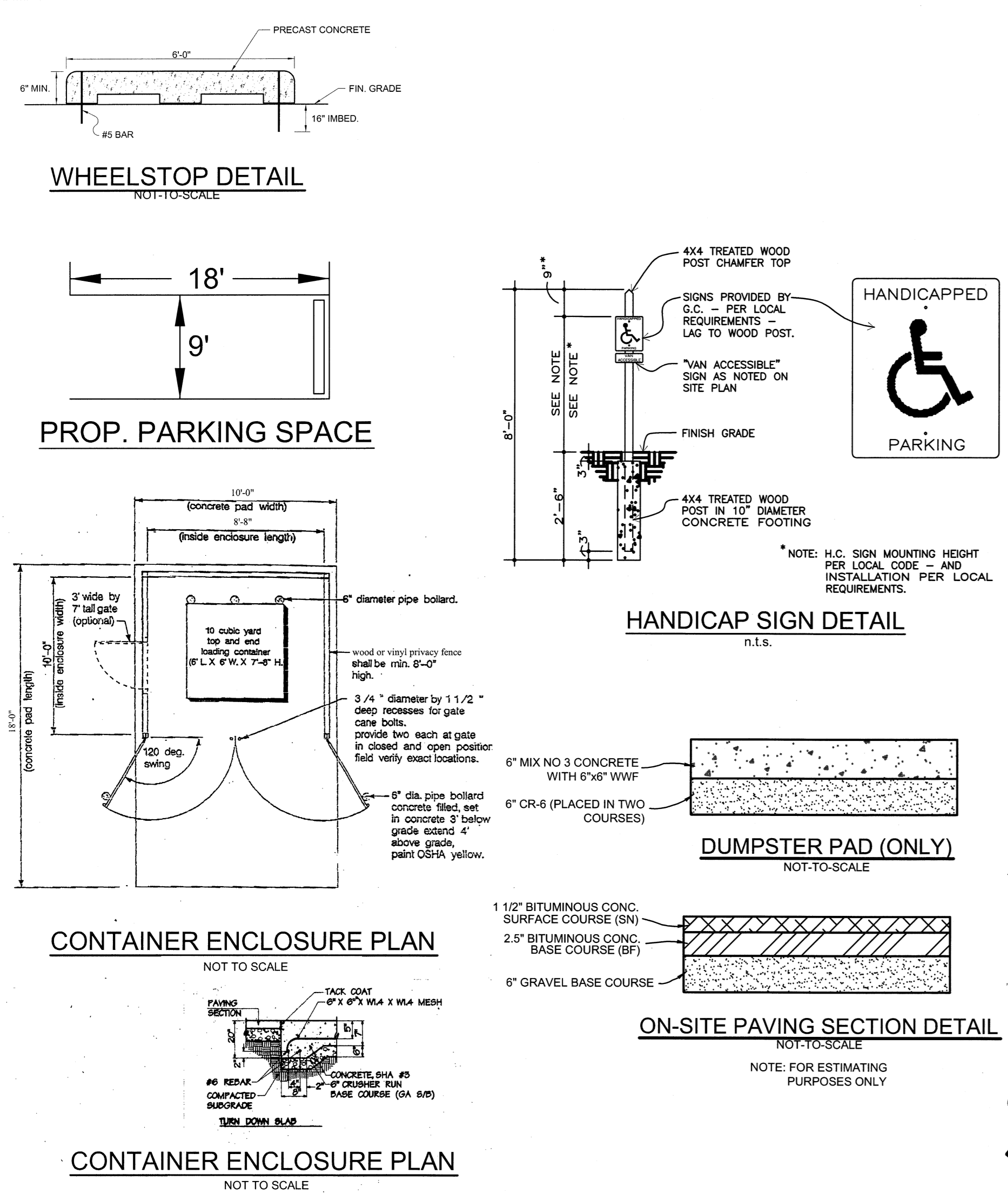
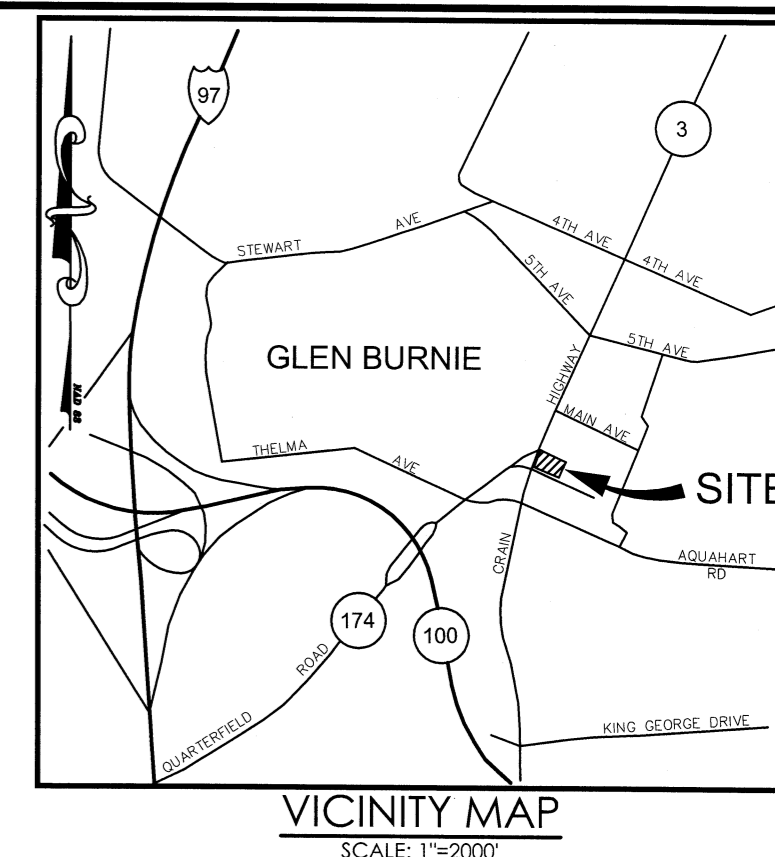


CRAIN SUMMIT SITE DEVELOPMENT PLAN



SITE TABULATIONS & GENERAL NOTES

EXISTING ZONING: C-3
 PROPOSED ZONING: C-3
 TOTAL SITE AREA: 46,147 SQUARE FEET OR 1.06 ACRES
 EXISTING USE OF THE SITE: VACANT
 PROPOSED USE: 1 STORY COMMERCIAL OFFICE BUILDING
 GROSS FLOOR AREA: 5,280 S.F. OR 0.12 AC.
 THE SITE IS NOT WITHIN THE CRITICAL AREA.

- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND SYSTEM OF PLANE COORDINATES HAD 83 AS ESTABLISHED FROM ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND CODE ENFORCEMENT.
- BOUNDARY & TOPOGRAPHY IS BASED UPON A SURVEY PERFORMED BY DFI ON 11/08.
- A FLOW OF 1,350 GPM @ 20 PSI RESIDUAL FOR TWO (2) HOURS IN ADDITION TO PEAK HOURLY DEMAND WILL BE ACCEPTABLE. ALL STRUCTURES ON LOT 1 ARE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM.

SITE ANALYSIS

- CUT AND FILL VOLUMES
- FILL: 140 CU. YARDS 99 CU. YARDS SPILL/BORROW
- TOTAL AREA STRUCTURALLY STABILIZED IS 0.61 AC. 26,470 SQ. FT.
- TOTAL AREA VEGETATIVELY STABILIZED IS 0.41 AC. 17,697 SQ. FT.
- TOTAL AREA OF DISTURBANCE IS 0.61 AC. 26,770 SQ. FT.
- PREDOMINANT SOIL TYPE: Potapscow - Fort Mott - Urban Land Complex

NOTE: CUT AND FILL QUANTITIES PROVIDED DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERSTURFACE OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

IMPERVIOUS AREA TABULATIONS

TOTAL PROP. IMPERVIOUS AREA	15,605 SQ. FT.
PROP. BUILDING	5,280 SQ. FT.
PROP. PAVEMENT	4,979 SQ. FT.
PROP. SIDEWALK	647 SQ. FT.
TOTAL EXIST. IMPERVIOUS AREA	12,325 SQ. FT.
EXIST. BUILDING	10,701 SQ. FT.
EXIST. SIDEWALK	1,523 SQ. FT.
TOTAL IMPERVIOUS AREA	27,930 SQ. FT.

PARKING COMPUTATIONS

COMMERCIAL
 REQUIRED (MEDICAL)
 1 SPACE PER 450 SQ. FT. FLOOR AREA
 5,280 SQ. FT. OF FLOOR AREA
 3,960 NET SQ. FT. OF FLOOR AREA
 3,960/450 = 8.8 SPACES

PROVIDED
 TOTAL SPACES PROVIDED: 26
 HANDICAP SPACES: 2 (1 VAN ACCESSIBLE)

NOTE: MEDICAL USE FOR PARKING COMPUTATIONS BECAUSE IT IS MORE STRINGENT THAN GENERAL OFFICE OR RETAIL USE. ACTUAL USE OF BUILDING TO BE DETERMINED AT BUILDING PERMIT REVIEW.

C-3 ZONING SETBACKS

FRONT: N/A
 SIDE/REAR: 15' UNOBSTRUCTED RIGHT-OF-WAY

SOIL TYPES

Symbol	Soil Name	Erodibility	Hydr.
PgB	Potapscow - Fort Mott - Urban Land Complex	K=0.17	No
RkB	Rosslett - Alloway - Urban Land Complex	K=0.43	No

STORMWATER MANAGEMENT NOTE

The Existing Crain Summit subdivision was approved on September 11, 2002. Under the subdivision review process, SWM was provided for the entire subdivision (both lots 1&2) by means of a private infiltration trench located on Lot 2. Management was provided for the water quality storm, the 2-year, 10-year and 25-year storm events. Management for the 100-year storm event was not required for this site.

The following is a summary of how the five sizing criteria required under current requirements are met for the proposed development of Lot 1:

Water Quality Volume (WQV) is provided for by means of an existing SWM infiltration trench on Lot 2. Pretreatment is addressed by use of a proposed sump pump located on Lot 1.

Groundwater Recharge (Rev) is provided for by means of the existing infiltration trench located on Lot 2.

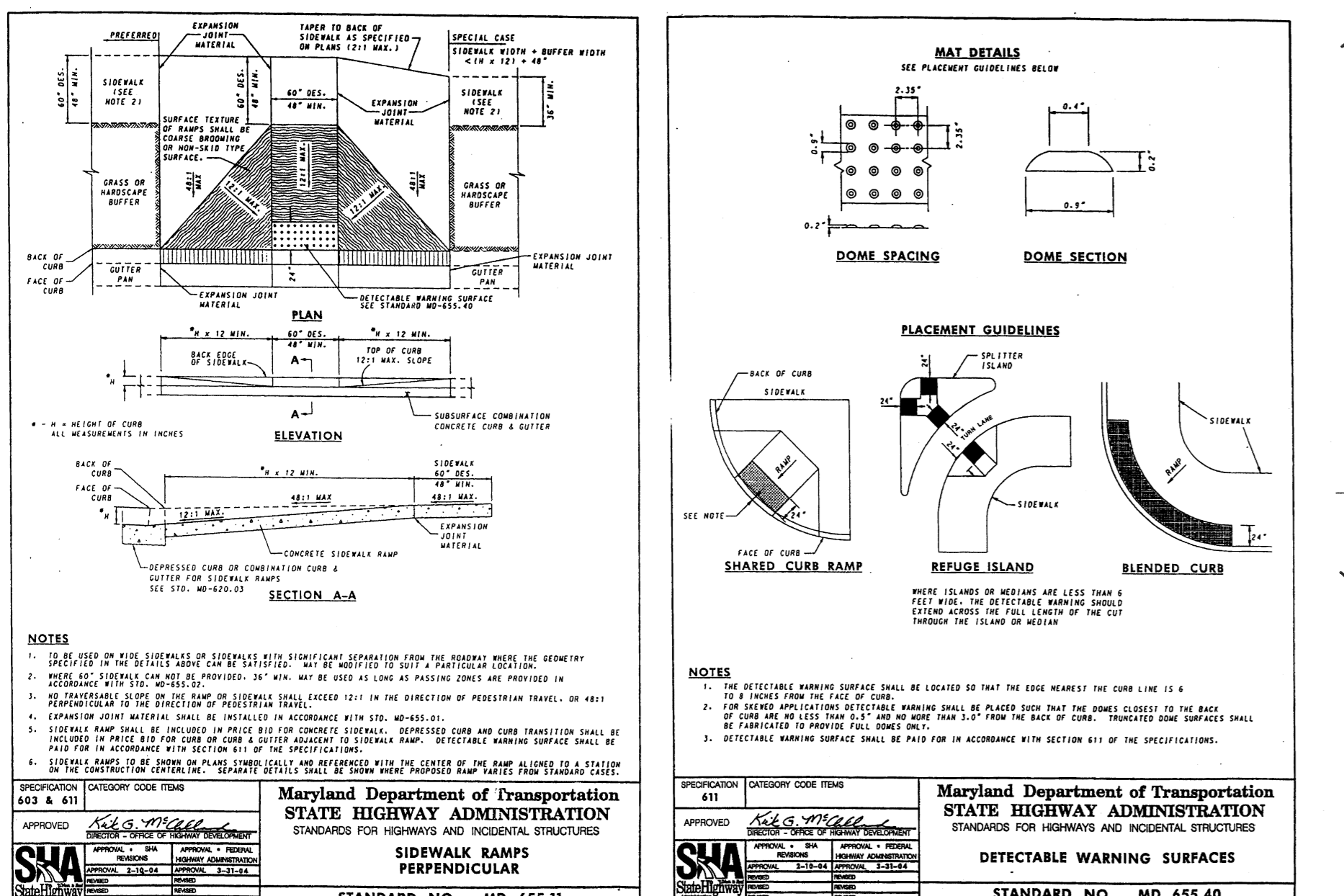
Channel Protection Volume (Cpv) is not required as the site discharges less than 2 cfs under developed conditions.

Overbank Flood Protection (Qp10) is provided by means of storage within the existing infiltration trench on Lot 2.

Extreme Flood Volume (Qf) is addressed by safely passing the 100-year storm.

OUTFALL STATEMENT

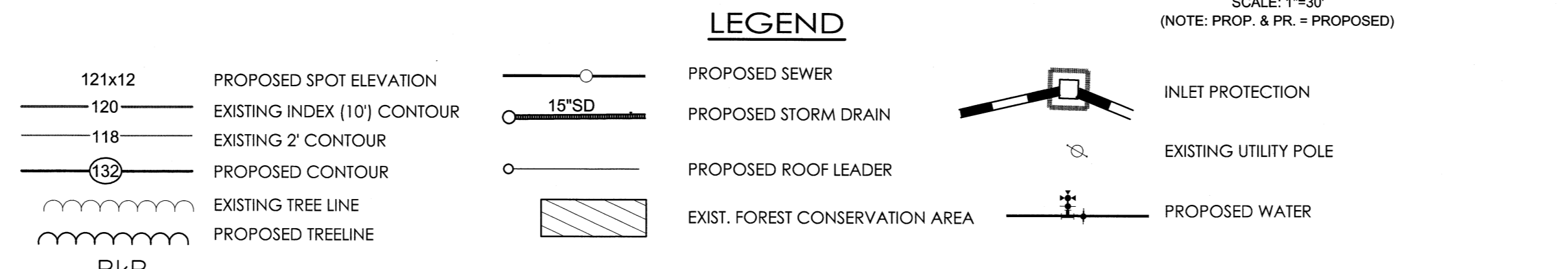
The site drains to an existing 15" storm drain pipe that flows to the closed storm drain system in Crain Summit Residential Lot 2. This 15" storm drain pipe is considered the Site Outfall. The closed storm drain system in Crain Summit Residential Lot 2 eventually flows to a control structure (H-1) which channels the water to the existing infiltration trench. This control structure is considered the "Tributary Outfall." The infiltration trench appears to be functioning as designed and there are no signs of flooding. A 42" 27" bypass storm drain pipe leads from the trench to the off-site storm drain system under Crain Highway. The off-site storm drain system flows northeast under Crain Highway and crosses Ritchie Highway before daylighting onto an open concrete channel more than a mile and a half away near the intersection of Kent Road and New Jersey Avenue. This is considered the Point Of Investigation. A site inspection of the point of investigation was made by DFI on 8/20/2007. Development of the site will not cause downstream flooding or erosion.



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	2	PR	SINGLE	33100	0.650	PR2440-M (400w mh)

(2) PS4S25C1BZ 25' x 4' x .125 Square steel poles
 (2) SBL-16 Backlight shields
 *** Poles meet 110 mph wind zone requirements
 *** Fixtures mounted at 27.5' (25' pole + 2.5' afg base) w/no tilt



FOREST CONSERVATION NOTE:

PER THE APPROVED FOREST CONSERVATION PLAN, A FEE-IN-LIEU OF REFORESTATION IN THE AMOUNT OF \$527.20 IS REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT.

DEVELOPER:
CRAIN DEVELOPMENT LLC
 8421 VETERANS HIGHWAY
 MILLERSVILLE, MARYLAND 21108
 410.987.3777

REVISIONS

DESIGNED	DATE	BY	DESCRIPTION	APPROVED
KWF	8.07			
DRAWN	8.07			
CHECKED	8.07			
APPROVED	8.07			

DFI ENGINEERS-SURVEYORS-PLANNERS
 CONSTRUCTION MANAGERS
 1127 BENFIELD BLVD, SUITE K
 MILLERSVILLE, MD 21108
 WWW.DFIENGINEERING.COM
 443-308-2100 FAX 443-308-2108

SITE DEVELOPMENT PLAN
CRAIN SUMMIT
 LOT 1
 TAX MAP 9 BLOCK 23 PARCEL 247
 SITE DEVELOPMENT PLAN#C2007-0055
 SCALE: 1" = 30'
 AUGUST 2007

ZONING: C-3
 ZIP CODE: 21061
 THIRD ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

SHEET
 1
 OF
 1