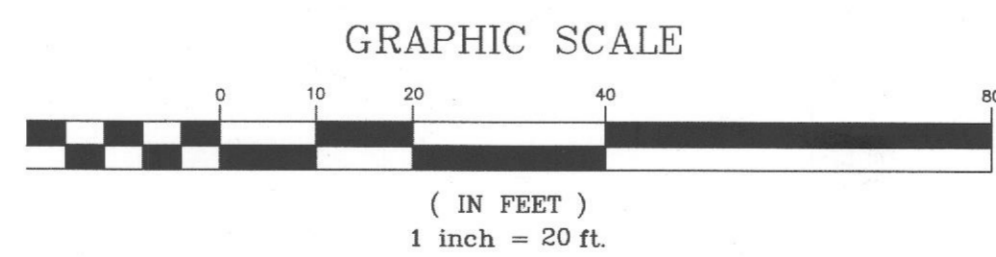
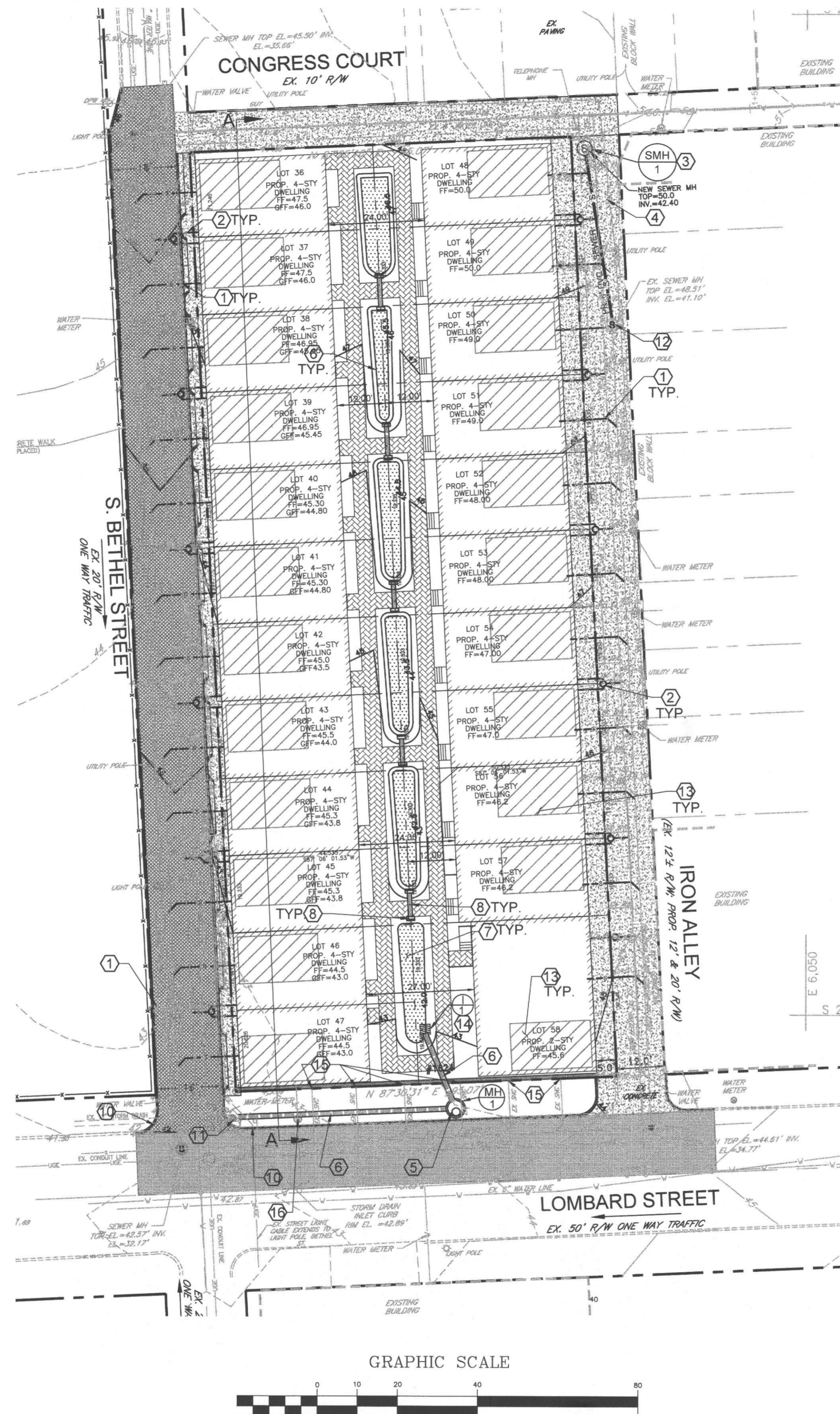


**EXISTING CONDITION PLAN LEGEND**

- ⊙ EX. SEWER MANHOLE
- ⊙ EX. WATER MANHOLE
- ⊙ EX. WATER METER
- ⊙ EX. STORM DRAIN MANHOLE
- ⊙ EX. TELEPHONE MANHOLE
- ⊙ EX. ELECTRICAL MANHOLE
- ⊙ EX. GAS MANHOLE
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. SIGN
- ⊙ EX. LIGHT POLE
- ⊙ EX. GAS VALVE
- ⊙ EX. YARD GRATE-INLET
- ⊙ EX. WATER VALVE
- ⊙ EX. WATER METER
- ⊙ EX. TREE
- ⊙ EX. TRAVERSE
- 84 — PROPERTY LINE
- 84 — EXISTING CONTOUR
- W — EX. WATER LINE
- G — EX. GAS LINE
- S — EX. STORM DRAIN LINE
- S — EX. SEWER LINE
- UGT — EX. UNDERGROUND TELEPHONE LINE
- UGE — EX. UNDERGROUND ELECTRIC LINE
- E — EX. OVERHEAD ELECTRIC LINE
- X — EX. FENCE

**GRADING CONSTRUCTION NOTES**

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOP SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEM. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS OR NONSTRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.
10. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHODS.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS, AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.



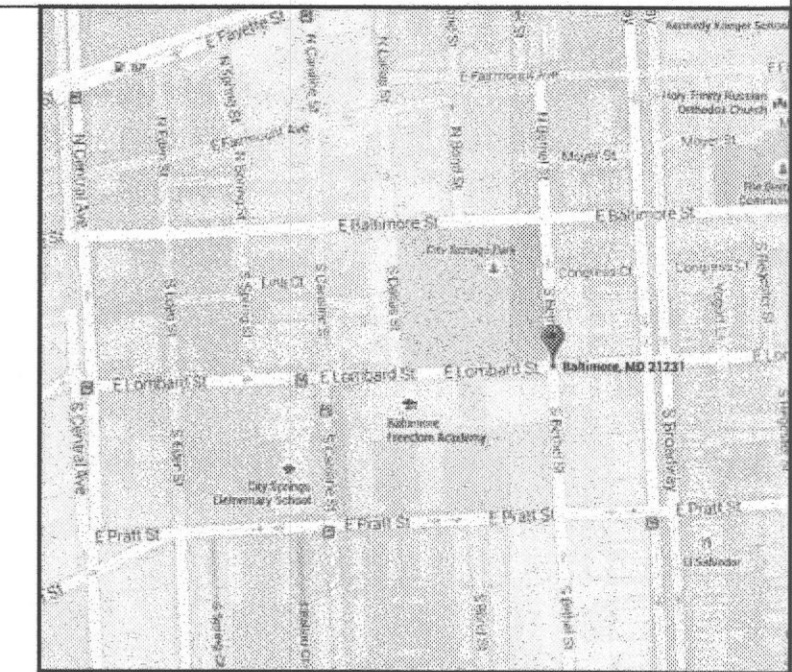
**SITE DATA:**

1. OWNER: HERENA USA  
210 E. LEXINGTON STREET  
BALTIMORE, MD. 21212
2. CONSULTANT: M.A DESIGN GROUP LLC  
1705 CHESTER MILL ROAD  
SILVER SPRING, MD. 20906
3. TOTAL SITE AREA: 22,340 SF (0.513 Ac)  
REDEVELOPED AREA: 22,340 SF (0.513 Ac)
4. EXISTING USE : WARE HOUSE BUILDING (ABANDONED)
5. EXISTING ZONED: R-8  
PROPOSED ZONE: R-8
6. BUILDING AREA:  
EXISTING: 21,441 SF (0.492 Ac)  
PROPOSED: 14,925 SF (0.34 Ac)
7. IMPERVIOUS AREA:  
EXISTING: 22,340 SF(0.51 Ac)  
PROPOSED: 18,704 SF (0.43 Ac)
8. PROPOSED BUILDING HEIGHT:  
THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA

**SITE PLAN LEGEND**

- W — NEW WATER LINE
- S — NEW SEWER LINE
- 84 — PROPOSED GROUND CONTOUR.
- INSTALL NEW CONCRETE PAVEMENT AND BASE MATERIAL.
- INSTALL NEW BRICK SIDEWALK.
- INSTALL NEW MICRO BIORETENTION PLANTING.
- INSTALL NEW CONCRETE PAVEMENT

- ① INSTALL NEW 4 INCH PVC SANITARY SEWER PER BALTIMORE CITY STANDARD BC 830.14
- ② INSTALL NEW TWIN WATER SERVICE PER BALTIMORE CITY STANDARD BC 838.01
- ③ INSTALL NEW SANITARY SEWER MANHOLES PER BALTIMORE CITY STANDARD BC 831.04
- ④ INSTALL NEW 8 INCH SDR 35 PVC PIPE
- ⑤ INSTALL NEW STORMDRAIN MANHOLE PER BALTIMORE CITY STANDARD BC 831.04
- ⑥ INSTALL NEW 15 INCH RCP STORMDRAIN PIPE
- ⑦ INSTALL NEW MICRO BIORETENTION FACILITY
- ⑧ INSTALL NEW 8 INCH HDPE STORM DRAIN
- ⑨ INSTALL NEW STANDARD BC 354.02 HEADWALL
- ⑩ INSTALL NEW STANDARD CONCRETE CURB
- ⑪ CONNECT NEW 15" RCP TO EXISTING INLET
- ⑫ CONNECT NEW 4 INCH AND 8 INCH SANITARY TO EXISTING MANHOLE
- ⑬ PARKING GARAGE 11.75' X 20'
- ⑭ INSTALL NEW YARD INLET
- ⑮ CAP AND ABANDON EXISTING SEWER HOUSE CONNECTIONS (SHC)
- ⑯ REMOVE METER DEMOLISH METER VAULT AND CAP AND ABANDON WATER LINE



**VICINITY MAP**

Architect



(434)260-1292  
fitemilisso\_fitadcc@gmail.com

Civil / Structural



1705 Chester Mill Road  
Silver Spring, MD 20906

MEP

SiTo Engineering,

1334 9th Street,  
NW Suite 206  
Washington DC, 20001

Owner / Client

**Herena USA, LLC**

210 E. Lexington Street  
Baltimore, Maryland 21202

Herena USA  
E. Lombard Street  
1622-1634 Lombard Street  
922 S. Bethel Street  
Baltimore, MD 21212

REV	DESCRIPTION	DATE
4	SWM-ES	05/20/2017
3	SWM-ES	09/29/2016
2	SWM-ES	08/15/2016
1	BID-SET	02/5/2016
REVISION HISTORY		



Date: 02/5/2016  
Project # 1501.01

**DEVELOPMENT PLAN**

C-2.0

**ESD # 7121**

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. 21718, Expiration Date: 2017-09-16