

SITE PLAN NOTES	
#	DESCRIPTION
1	THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF: COLLINSON, OLIFF AND ASSOCIATES, INC.
2	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL OF THE REQUIREMENTS OF THE FEDERAL, STATE, AND LOCAL AUTHORITIES, HEALTH DEPARTMENT AND UTILITY COMPANIES, IN ADDITION TO THE INFORMATION STATED ON THESE PLANS.
3	IN CASE OF CONFLICT BETWEEN ANY PART OF THESE PLANS AND SPECIFICATIONS, OR IF ANY ERRORS OR OMISSIONS ARE DISCOVERED IN THE LINES, GRADES AND DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE SITE CONSULTANT IMMEDIATELY AND SHALL REQUEST A WRITTEN DETERMINATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED. IF THE WORK PROCEEDS WITH THE KNOWLEDGE OF THE ERROR OR OMISSION, AND WITHOUT A WRITTEN DETERMINATION, SUCH WORK WILL NOT BE CONSIDERED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
4	PRIOR TO CONSTRUCTION, CONTACT: THE ENFORCEMENT DIVISION, DEPARTMENT OF THE ENVIRONMENT SEDIMENT AND STORMWATER MANAGEMENT ADMINISTRATION 1800 WASHINGTON BLVD, BALTIMORE, MARYLAND 21208 PHONE: (410) 537-3000
5	NOTIFY THE CALVERT COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS, (410) 535-2155, THE CALVERT COUNTY SOIL CONSERVATION DISTRICT, (410) 535-1521, AND MISS UTILITY, (800) 257-7777, 3 DAYS PRIOR TO THE START OF ANY WORK ON THIS SITE.
6	OWNER(S): SCAGGS INDUSTRIAL LLC 7011 BRISCOE TURN ROAD OWINGS, MD 20736 PHONE: 410-257-6763
7	DEVELOPER: SCAGGS INDUSTRIAL LLC 7011 BRISCOE TURN ROAD OWINGS, MD 20736 PHONE: 410-257-6763
8	IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
9	AS CONSTRUCTION PROCEEDS, ADDITIONAL MEASURES MAY BE EMPLOYED WITH THE ENGINEER'S APPROVAL IF CONDITIONS WARRANT, TO ENSURE EFFECTIVE STORMWATER DRAINAGE AND SEDIMENT CONTROL.
10	SEDIMENT CONTROL MEASURES AND PROPOSED TREE LINE REPRESENTS LIMIT OF WORK UNLESS OTHERWISE STATED.
11	ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO BENCH MARKS AND MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
12	EXISTING ELEVATIONS SHOWN HEREON ARE FROM A FIELD SURVEY BY C.O.A., INC. AND SUPPLEMENTED WITH CALVERT COUNTY AERIAL TOPOGRAPHY. ELEVATIONS ARE IN REFERENCE TO NAVD '88. EXISTING UTILITIES SHOWN ARE TAKEN FROM FIELD INFORMATION AND THE BEST AVAILABLE PLANS OF THE EXISTING UTILITIES.
13	PROPERTY LINE SURVEY PERFORMED BY C.O.A., INC. DATED 2017 FOR THE PREPARATION OF THESE PLANS.
14	THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
15	THE BEARINGS SHOWN HEREON ARE REFERENCED TO N.A.D. 83.
16	THIS PLAT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS DEFINED BY COMAR REGULATION.
17	NO NON-TIDAL WETLANDS DELINEATION PERFORMED FOR THE PREPARATION OF THESE PLANS. A WAIVER WAS GRANTED 2/17/16.
18	FOREST CONSERVATION REQUIREMENTS WERE ADDRESSED AT TIME OF SUBDIVISION WITH THE PURCHASE OF ONE FORESTED TDR RECORDED IN KPS 4978 @ 365 AND ALLOCATED IN KPS 4992 @ 340. THIS INFORMATION HAS BEEN REFERENCED ON THE SUBDIVISION PLAT FOR LOT#11 RECORDED IN KPS 51 @ 91 ON 10/19/2017.
19	THERE ARE NOT ANY FLOOD PLAINS (FRM PANEL 24009C0070G, DATED 11/19/14), WETLANDS OR ADJACENT STREAMS THAT IMPACT THIS SITE WITHIN THE LIMIT OF DISTURBANCE.
20	ALL EXTERIOR LIGHTING PROPOSED FOR THIS SITE SHALL BE DARK SKIES FRIENDLY, PERMANENTLY INSTALLED & MOUNTED IN ACCORDANCE WITH THE IESNA LIGHTING HANDBOOK & RECOMMENDED PRACTICES AS DESCRIBED IN THE C.C.Z.O. ARTICLE 6-6.01. FIXTURES SHALL MEET FULL CUTOFF CRITERIA.

07/03/2024: REDLINE PLAN BUILDING #2 SPR-143143

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS ON SITE FOR THE USE OF BUILDING#2 FOR INDOOR RECREATION SPACE AS APPROVED BY CALVERT COUNTY PLANNING COMMISSION ON 7/2/2026. BUILDING #2 CANNOT BE USED UNTIL THE REDLINE PLAN IS REVIEWED, APPROVED, PERMITTED AND COMPLETED SUCCESSFUL INSPECTIONS.

#	DEVELOPMENT NOTES			
1	NORFOLK BARN A STANDS ON THE PROPERTY AND, ACCORDING TO THE SITE PLAN, WILL BE RELOCATED. THE BARN IS LISTED AS CT-1142 ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES AND IS THE OLDEST SURVIVING BARN HISTORICALLY ASSOCIATED WITH THE NORFOLK FARM. AN AMERICAN FLAG PAINTED ON THE SOUTH SIDE OF THE BARN HAS MADE THE BARN A LOCAL LANDMARK FOR DECADES.			
2	IN ACCORDANCE WITH THE PRELIMINARY SUBDIVISION APPROVAL LETTER DATED JULY 13, 2017 FOR SD 16-105845, MEADOW RUN PARK, LOT 11 AND NON-BUILDABLE RESIDUE (CONDION 3), THE SITE PLAN (ALL APPLICABLE SHEETS) SHALL CLEARLY INDICATE THAT THE "USA FLAG BARN IS TO BE RETAINED ON-SITE. THE BARN MUST BE RELOCATED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR SPR-2019-29. PER NOTE 2 OF THE RECORDED PLAT FOR LOT 11 (KPS 5382), PHASE II OF THE GRADING PLAN CANNOT COMMENCE UNTIL THE NECESSARY PERMITS FOR RELOCATION OF THE BARN HAVE BEEN OBTAINED.			
3	A DEMOLITION PERMIT SHALL BE OBTAINED PRIOR TO THE REMOVAL AND/OR RELOCATION OF NORFOLK BARN "A", (CT-1142).			
4	THE CALVERT COUNTY PCA HAS REVIEWED AND APPROVED SETBACK REDUCTIONS SHOWN ON THIS PLAN AS DOCUMENTED BY A LETTER DATED 6/12/2017 AND CONTAINED IN P&Z'S PROJECT FILE.			
5	THE ADMIN VARIANCE OFFICER REVIEWED & APPROVED A REDUCTION TO THE FRONT SETBACK ALONG DALE LANE FROM 35 FT TO 20 FT. APPROVAL IS DOCUMENTED BY A LETTER DATED 5/3/17 AND CONTAINED IN PLANNING AND ZONING'S PROJECT FILE FOR SPR #16-537335, ADMIN. VAR #2017-14.			
6	THE ADMIN VARIANCE OFFICER REVIEWED & APPROVED A REDUCTION TO THE FRONT PARKING SETBACK ALONG MD 4 - So MD BLVD FROM 35 FT TO 21 FT. APPROVAL IS DOCUMENTED BY A LETTER DATED 07/16/19 AND CONTAINED IN PLANNING AND ZONING'S PROJECT FILE FOR SPR #16-537335, ADMIN. VAR #2018-08.			
7	THE BOARD OF APPEALS REVIEWED & APPROVED REDUCTIONS TO THE FRONT SETBACK ALONG MD 4 FROM 100 TO 33-ft AND ALONG DALE LANE FROM 35 TO 10-ft. APPROVAL IS DOCUMENTED IN BOA CASE# 2018-3936 ORDER DATED 06/15/2018 AND CONTAINED IN PLANNING AND ZONING'S PROJECT FILE FOR SPR #16-537335.			
8	FLEX SPACE BUSINESS IS A COMMERCIAL ENTERPRISE CONSISTING OF A COMBINATION OF USES BY A SINGLE COMPANY IN AN INDIVIDUAL OR MULTI-TENANT BUILDING. USES MAY INCLUDE A MIX OF OFFICE, RETAIL, SHOWROOM, ASSEMBLY, WAREHOUSE, LABORATORY OR LIGHT MANUFACTURING. RETAIL USES SHALL OCCUPY NO MORE THAN 15 PERCENT OF THE NET FLEX SPACE BUSINESS. IN THE I-1 DISTRICT, OFFICE USES SHALL OCCUPY NO MORE THAN 50 PERCENT OF THE NET FLEX SPACE BUSINESS.			
9	CALVERT COUNTY DEPARTMENT OF PUBLIC WORKS WOULD LIKE TO STATE THAT THE OWNER / DEVELOPER OF THIS PROJECT WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE MICRO BIOTRETMENT AREAS ALONG MEADOW RUN BLVD, AND THAT THERE WILL BE NO COUNTY RESPONSIBILITY.			
10	THIS PROJECT IS SUBJECT TO A SHARED PARKING AGREEMENT AS NOTED IN APPROVED PARKING CHART AND RECORDED ON 7/2025 AT L. 1F.			
11	THIS PROJECT WAS GRANTED A PARKING SETBACK REDUCTION FROM 20-FT TO 11.1-FT ALONG MEADOW RUN LANE BY THE PCA.			
#	SITE PLAN PHASING SCHEDULE			
1	CONSTRUCTION OF ALL SITE IMPROVEMENTS SHOWN AND BUILDING #1.			
2	CONSTRUCTION OF BUILDING #2 WITH ANY REMAINING UTILITIES, REPAIR OF PAVEMENT AND/OR WORK NOT INSTALLED AS PART OF PHASE #1.			
BENCHMARK INFORMATION ~ NAD83 & NAVD88				
BM #	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	TOP OF ROD SET AT SOUTHEAST CORNER IN COMMON WITH LOT 4.	117.78	370,671.33	1,417,017.50
2	TOP OF ROD SET AT SOUTHEAST CORNER OF LOT 4.	114.22	370,533.17	1,417,140.59
3	TOP OF ROD AT SOUTHWEST CORNER OF LOT 5.	124.91	370,921.55	1,416,551.75

X:\1-1900 SERIES\1-1906 SCAGGS MRP FLEX SPACE\DRAWING FILES\2024\Bldg 2 SITE.DWG DATE PLOTTED - 12/29/2025

# SITE DEVELOPMENT PLAN ~ SPR-143143

## SCAGGS INDUSTRIAL & REC SPACE

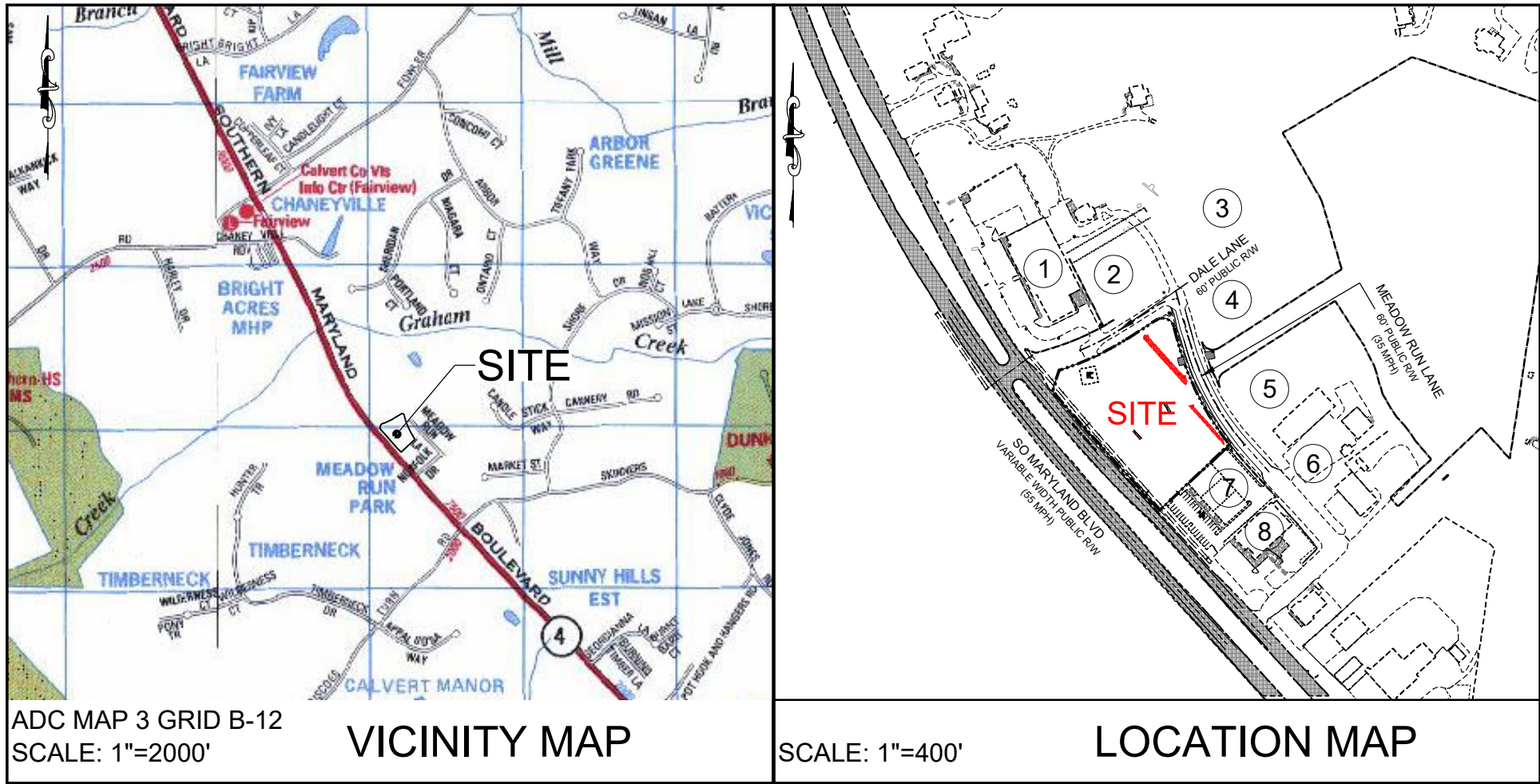
### MEADOW RUN PARK ~ LOT#11 (PHASE 1 & 2)

#### 7620 - MEADOW RUN LANE

#### 3RD DISTRICT, CALVERT COUNTY

#### OWINGS, MARYLAND 20736

#### SCAGGS INDUSTRIAL LLC



ADJACENT PROPERTIES INFORMATION	
PARCEL #	OWNER
①	TM 10 G 5 P. 119 VELOCITY PROPERTIES LLC 1955 DALE LANE ZONING: I-1 USE: LIGHT INDUSTRIAL
②	TM 10 G 6 P. 261 PRINCEVILLE LLC LOT 5 - MEADOW RUN PARK ZONING: I-1 USE: LIGHT INDUSTRIAL
③	TM 10 G 5 P. 261 VELOCITY PROPERTIES LLC LOT 7RR - MEADOW RUN PARK ZONING: I-1 USE: LIGHT INDUSTRIAL
④	TM 10 G 6 P. 261 VELOCITY PROPERTIES LLC LOT 6RR - MEADOW RUN PARK ZONING: I-1 USE: LIGHT INDUSTRIAL
⑤	TM 10 G 5 P. 251 SCAGGS INDUSTRIAL LLC LOT 8 - MEADOW RUN PARK ZONING: I-1 USE: VACANT
⑥	TM 10 G 5 P. 251 MEADOW RUN AND CO. INC. LOT 3 - MEADOW RUN PARK ZONING: I-1 USE: LIGHT INDUSTRIAL
⑦	TAX MAP TO GRID 1 PARCEL 113 RTS PROPERTIES LLC LOT 4 - MEADOW RUN PARK ZONING: I-1 USE: LIGHT INDUSTRIAL SPR 06-27
⑧	TM 10 G 5 P. 32 1925 NORFOLK DRIVE LLC LOT 2 - CALVERT NORFOLK SR PROP. ZONING: I-1 USE: LIGHT INDUSTRIAL

LIST OF ABBREVIATIONS	
AI	AREA IMPERVIOUS
ASP-2	ALUMINIZED STEEL PIPE-TYPE 2
BC	BOTTOM OF CURB
BLDG	BUILDING
BRL	BUILDING RESTRICTION LINE
BW	BOTTOM OF WALL
C/O	CLEANOUT
CO	CURB OPENING
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
D	DUMPSITE
DA	DRAINAGE AREA
DS	DRAIN SPOUT
ED	EARTH DIKE
EL	ELEVATION
ELEC	ELECTRIC
ES	END SECTION
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FM	FORCE MAIN
FRA	FOREST RETENTION AREA
GEN	GENERATOR
GT	GREASE TRAP
HB	HORIZONTAL BEND
HC	HANDICAP
I	INLET
IP	INLET PROTECTION
L	LENGTH
LOD	LIMIT OF DISTURBANCE
MB	MICRO-BIORETENTION
MG	MATCH GRADE
MH	MANHOLE
OAE	OR APPROVED EQUAL
OW	OBSERVATION WELL
PC	POINT OF CURVATURE
PRL	PARKING RESTRICTION LINE
PRO	PROPOSED
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT-OF-WAY
SA	SURFACE AREA
S/A	STOCKPILE AREA
SE	SURFACE ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
SHC	SEWER HOUSE CONNECTION
STA	STATION
SWM	STORM WATER MANAGEMENT
TBR	TO BE REMOVED
TC	TOP OF CURB
TS&V	TAPPING SLEEVE & VALVE
TW	TOP OF WALL
TYP	TYPICAL
VHC	VAN HANDICAP
W	WATERLINE
WHC	WATER HOUSE CONNECTION
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER
YC	YELLOW CURB

## SURVEYOR'S / ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED SIDEWALKS, RAMPS AND CURB RAMPS SHOWN HEREON HAVE BEEN DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN MANUAL SPECIFICALLY SECTIONS 4.3.1 TO 4.3.8, 4.7, AND 4.8.

I HEREBY CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL MEETS THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF THE CALVERT COUNTY SOIL CONSERVATION DISTRICT.

I HEREBY CERTIFY THAT THE SIGHT DISTANCE OF THE PROPOSED ENTRANCE LOCATION MEETS OR EXCEEDS THE REQUIREMENTS OF AASHTO. SUBJECT TO THE COMPLETION OF THE CORRECTIVE MEASURES AS SHOWN ON THE PLAT AND DESCRIBED AS FOLLOWS: NO IMPROVEMENTS REQUIRED BY CALVERT COUNTY FOR THIS SUBMITTAL.

BY: DATE: 12/29/2025  
DANIEL J. KELSH MD PE #17627

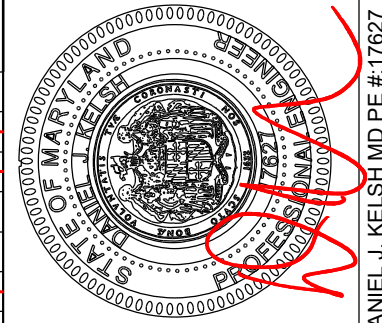
## OWNER'S / DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS.

BY: DATE: 12/29/2025  
JASON SCAGGS  
SCAGGS INDUSTRIAL LLC

## INDEX OF DRAWINGS

SHEET NAME	SHEET #	OF	TOTAL #
COVER SHEET	C 1.0	OF	19
SPECIFICATIONS AND EXISTING CONDITIONS	C 1.1	OF	19
SEDIMENT & EROSION CONTROL PLAN	C 2.0	OF	19
GRADING PLAN	C 2.1	OF	19
UTILITY PLAN	C 3.0	OF	19
UTILITY PROFILES	C 3.1	OF	19
UTILITY PROFILES	C 3.2	OF	19
STORM DRAIN DRAINAGE AREA MAP	C 3.3	OF	19
STORMWATER MANAGEMENT PLAN	C 3.4	OF	19
STORMWATER MANAGEMENT SECTIONS	C 3.5	OF	19
STORMWATER MANAGEMENT DRAINAGE AREA MAP	C 3.6	OF	19
SITE AND LAYOUT PLAN	C 4.0	OF	19
LANDSCAPE PLAN	C 4.1	OF	19
DETAILS & SPECIFICATIONS	C 5.0	OF	19
DETAILS & SPECIFICATIONS	C 5.1	OF	19
DETAILS & SPECIFICATIONS	C 5.2	OF	19
SITE DISTANCE PLAN	C 6.0	OF	19
ADS SYSTEMS PLANS AND SPECIFICATIONS	C 7.0	OF	19
ADS SYSTEMS PLANS AND SPECIFICATIONS	C 7.1	OF	19



DLR 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. 17627. Expiration Date: 12/31/2027.

DANIEL J. KELSH MD PE #17627  
12/29/2025

FOLDER REFERENCE		SCALE		AS SHOWN	
MEADOW RUN PARK - LOT #11	REVISION	DATE	DATE	DATE	DATE
		12/18/18	OCT 2024		
		02/11/19			
		02/20/2020			
		10/02/19			
		12/31/19			
		1/28/20			
		04/19/19			

COVER SHEET		FINAL	
SCAGGS INDUSTRIAL REC SPACE	MEADOW RUN PARK ~ LOT#11 (PHASE 1 & 2)	7620 - MEADOW RUN LANE	3RD DISTRICT, CALVERT COUNTY
OWINGS, MARYLAND 20736	SCAGGS INDUSTRIAL LLC	THIS STAMP IN RED COLOR INDICATES ORIGINAL	
C 1.0		FILE # : B - 53 - 16 A	

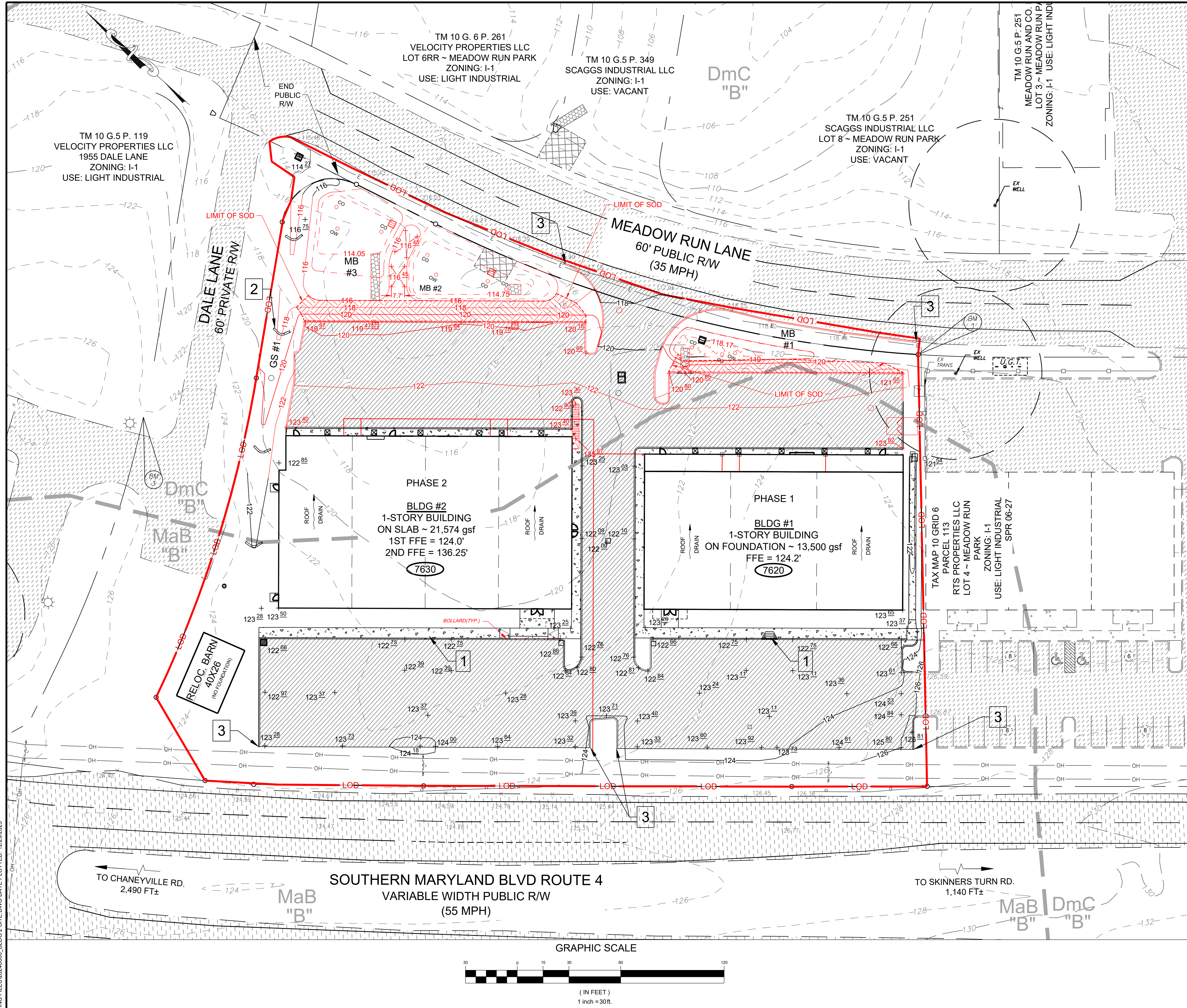
## AGENCY APPROVAL STAMPS

## DEPT. OF PUBLIC WORKS STATEMENT

DPW APPROVAL SIGNIFIES A FINDING OF COMPLIANCE TO THE CALVERT COUNTY ROAD AND STORMWATER MANAGEMENT ORDINANCES. REGARDLESS OF SUCH APPROVAL, THE DESIGN PROFESSIONAL, DEVELOPER, AND CONTRACTOR REMAIN SOLELY RESPONSIBLE FOR THE DESIGN AND FOR CORRECTING ANY AND ALL ERRORS, PROBLEMS, AND CODE VIOLATIONS PRIOR TO ANY ACCEPTANCE OF A FACILITY OR STRUCTURE BY THE COUNTY. THE APPROVAL OF DPW IS NOT A WAIVER OR RELEASE FOR DEFECTS OR DEVIATION IN DESIGN OR CONSTRUCTION.



X:\11-1100 SERIES\11-1988 SCAGGS MRP FLEX SPACES-DRAWING FILES\20240608\_BLDG 2 SITE DWG DATE PLOTTED: 12/29/2025

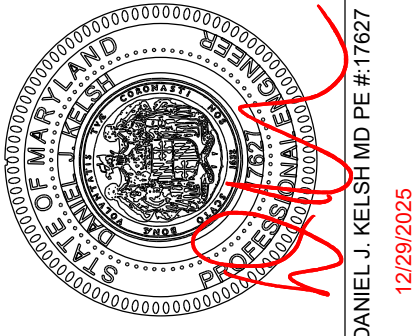


### GRADING PLAN NOTES

- 1 THE TEMPORARY STOCKPILE SHALL BE LOCATED ON SITE WITHIN THE LIMIT OF DISTURBANCE. A LINE OF SILT FENCE SHALL BE PLACED ALONG THE DOWNSTREAM SIDE OF THE STOCKPILE TO ENSURE NO DOWNSTREAM SEDIMENTATION.
- 2 ACCESS TO ALL NEARBY EXISTING STRUCTURES SHALL BE MAINTAINED CONTINUOUSLY THROUGHOUT THE LIFE OF THE CONSTRUCTION.
- 3 CONTRACTOR SHALL BE AWARE THAT THERE MAY BE UNDERGROUND UTILITIES WITHIN THE LIMITS OF DISTURBANCE AND IMMEDIATE VICINITY. INFORMATION SHOWN ON THESE PLANS IS FROM THE BEST AVAILABLE SOURCES. HOWEVER THE CONTRACTOR MUST CONTACT MISS UTILITY AND PERFORM TEST PITS TO ACCURATELY LOCATE UTILITIES AND TO ENSURE NO DAMAGE TO UTILITIES WILL OCCUR. ANY DAMAGE TO THE VARIOUS UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE.
- 4 ALL TRENCHES OR HOLES CREATED FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH OR HOLE. NO TRENCH/HOLE SHALL BE OPEN MORE THAN CAN BE STABILIZED THE SAME DAY. IF AN AREA MUST BE LEFT UNSTABILIZED OVERNIGHT, SILT FENCE WILL BE PLACED IMMEDIATELY DOWNHILL OF ALL DISTURBED AREAS AND STOCKPILES AND APPROPRIATE SAFETY MEASURES WILL BE INSTALLED AS REQUIRED.
- 5 WHEN WORKING IN OR AROUND WETLANDS, BUFFERS, OR OTHER SENSITIVE AREAS, APPROPRIATE SEDIMENT AND EROSION CONTROL WILL BE INSTALLED AND APPROVED PRIOR TO LAND DISTURBANCE. THE TYPE AND AMOUNT OF E&S CONTROLS WILL BE DETERMINED BY THE INSPECTING OFFICIAL BASED ON THE SITE. CONFLICTS AND QUESTIONS WILL BE DIRECTED TO THE CALVERT SCD REPRESENTATIVES FOR A FINAL DETERMINATION.
- 6 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE GRADE AND DRAINAGE OVER ALL PAVED SURFACES. NO PONDING OR PUDDLING IS ALLOWABLE FOLLOWING PAVEMENT PLACEMENT.
- 7 EXISTING BARN SHALL BE RAZED AND DEBRIS REMOVED FROM THE SITE FOR RE-USE OR DISPOSAL IN AN APPROVED LOCATION.
- 8 ALL EXISTING FEATURES ARE TO REMAIN UNLESS NOTED OTHERWISE.
- 9 ALL SIDEWALKS SHALL MEET CURRENT ADA STANDARDS EXCEPT WHERE STEPS ARE PROPOSED.
- 10 ALL WATER AND SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND SPECIFICATIONS.
- 11 SEE ARCHITECTURAL PLANS FOR FOUNDATION, FLOOR PLAN AND COORDINATION OF UTILITY CONNECTION INFORMATION.
- 12 ROOF LEADERS AT REAR OF BUILDINGS SHALL DISCHARGED INTO THE UNDERGROUND STORMWATER SYSTEM.
- 13 ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION MATTING AFTER FINAL GRADE IS ACHIEVED. SOLID SOD MAY BE REQUIRED IF SCOURING OCCURS DURING CONSTRUCTION AND PRIOR TO FULL VEGETATIVE RE-ESTABLISHMENT.
- 14 AREAS OF CURB & PAVEMENT TO BE REMOVED TO CONSTRUCT ENTRANCES & SITE IMPROVEMENTS SHALL BE SAWCUT TO FACILITATE REMOVAL AND INSTALLATION.
- 15 ALL SPOT SHOTS SHOWN ARE TO BE FINISH GRADE AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.

### KEYED NOTES

- | # | DESCRIPTION  |
|---|--|
| 1 | PROVIDE HC RAMPS PER DETAILS SHEET C 5.0 MD 655.11 & MD 655.12 |
| 2 | PROVIDE STONE CHECKDAMS PER DETAILS SHEET C 5.0                |
| 3 | PROVIDE 4' CURB NOSE DOWN.                                     |



DLIR 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. 17627. Expiration Date: 12/31/2027.

FOLDER REFERENCE		MEADOW RUN PARK - LOT #11	
DATE	REVISION	DATE	REVISION
12/18/18	TEG CSPP COMMENTS (11/09/18)	02/11/19	DPW CSWM COMMENTS
02/20/2020	REV PER COMMENTS DATED 2/12/2020	10/02/19	TEG COMMENTS (08/30/19)
12/31/19	REV PER COMMENTS DATED 11/19	12/31/19	REV PER COMMENTS DATED 12/19/19
04/19/19	TEG COMMENTS DATED (3/27/19)		

SCALE		AS SHOWN	
DATE	REVISION	DATE	REVISION
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02/20/2020	REV PER COMMENTS DATED 2/12/2020	10/02/19	TEG COMMENTS (08/30/19)
12/31/19	REV PER COMMENTS DATED 11/19	12/31/19	REV PER COMMENTS DATED 12/19/19
04/19/19	TEG COMMENTS DATED (3/27/19)		

REDLINE BLD#2

SCAGGS INDUSTRIAL REC SPACE  
MEADOW RUN PARK - LOT#11 (PHASE 1 & 2)  
7620 - 7630 MEADOW RUN LANE  
3RD DISTRICT, CALVERT COUNTY  
OWINGS, MARYLAND 20736  
SCAGGS INDUSTRIAL LLC

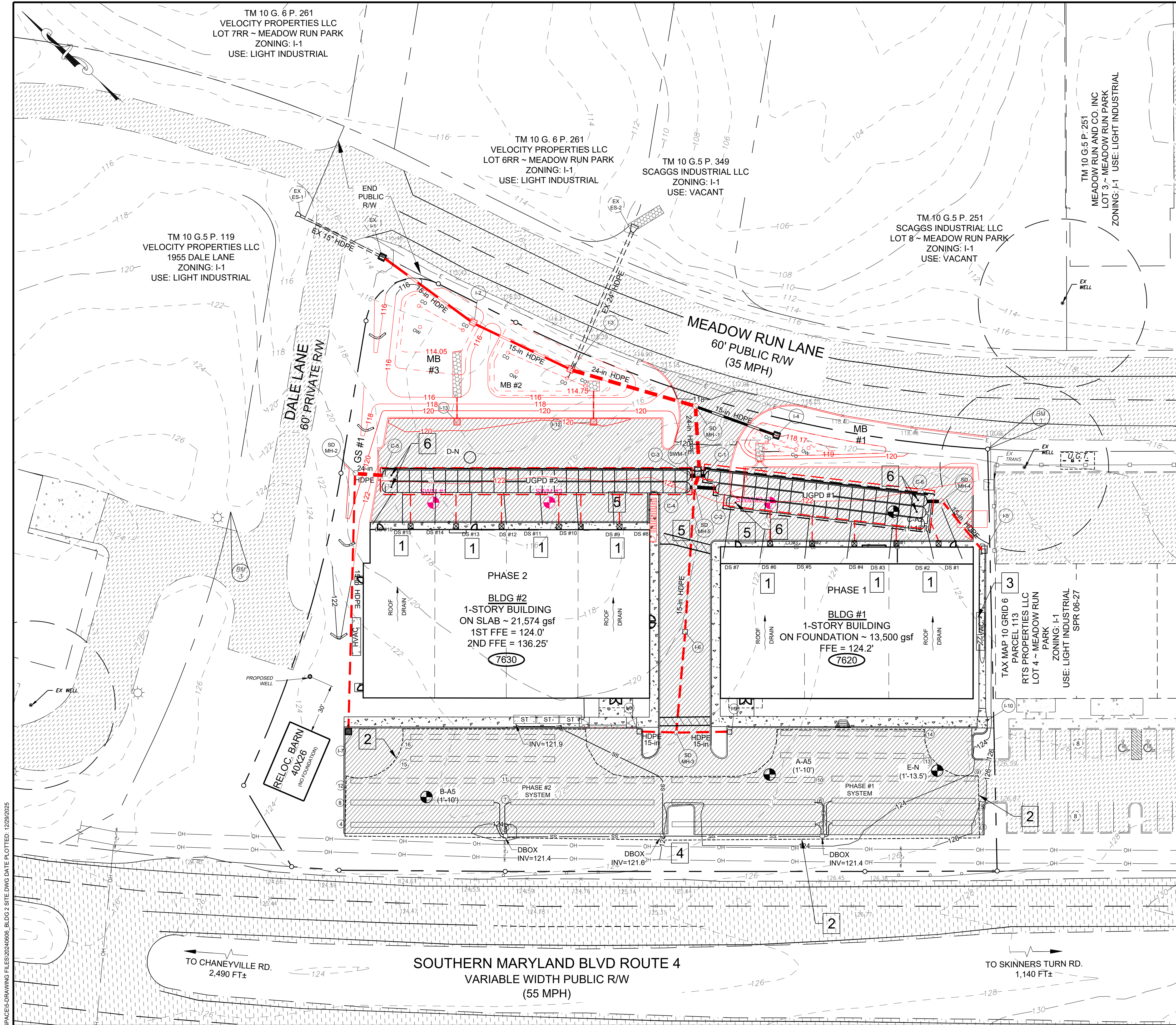
FINAL

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C 2.1  
FILE #: B - 53 - 16 B.1

### BENCHMARK INFORMATION ~ NAD83 & NAVD88

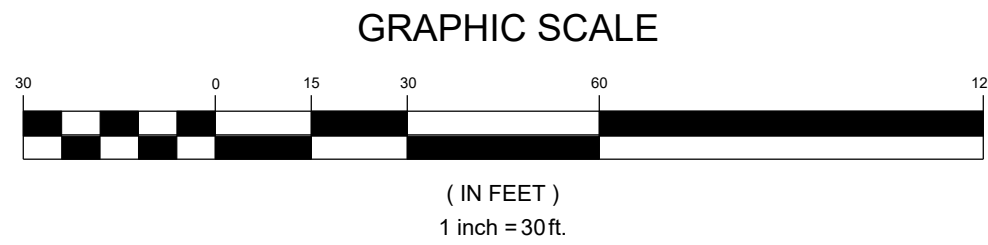
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2	TOP OF ROD SET AT SOUTHEAST CORNER OF LOT 4.	114.22	370,533.17	1,417,140.59
3	TOP OF ROD AT SOUTHWEST CORNER OF LOT 5.	124.91	370,921.55	1,416,551.75





X:\1-1100 SERIES\1-1100 SCAGGS MRP FLEX SPACES-DRAWING FILES\20240608\_BLDG 2 SITE DWG DATE PLOTTED: 12/29/2025

- #1-N = NO TEST (N)
- #1-F = FAILED TEST (F)
- #1-A2 = APPROVED TEST (A2) 2-MINUTE MATERIAL (1'-10") = DEPTH OF ACCEPTABLE MATERIAL 4-FT BUFFER MAY BE REQUIRED
- SWM # 1 = SOIL BORING FOR SWM DEVICE



### AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT FACILITIES (BOTH BMPs AND ESD PRACTICES) SHOWN ON THE PLANS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CALVERT COUNTY DEPARTMENT OF PUBLIC WORKS., EXCEPT AS NOTED IN RED ON THE "AS-BUILT" DRAWINGS.

BY: DANIEL J. KELSH MD PE #17627 DATE: \_\_\_\_\_

### UTILITY PLAN NOTES

- TEST PITS ARE REQUIRED TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY EXISTING WATERLINE, SEWERLINE AND STORMDRAIN AT ALL UTILITY CROSSINGS.
- PROPOSED WELL AND SEPTIC CONNECTIONS SHALL BE CONSTRUCTED AND/OR UTILIZED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- ALL STORM DRAINAGE DRAINAGE PIPE SHALL BE HDPE SMOOTH INTERIOR (SI). CONTRACTOR MAY SUBSTITUTE PVC WITH ENGINEER'S APPROVAL.
- ALL EXISTING FEATURES ARE TO REMAIN UNLESS NOTED OTHERWISE.
- EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO STORM DRAIN, STORM WATER MANAGEMENT, WATER, SEWER AND GAS SHALL BE ADJUSTED TO THE PROPOSED GRADES ON THIS PLAN.
- ROOF LEADERS MAY BE DISCHARGED INTO THE ON-SITE CLOSED STORMDRAIN SYSTEM, ONTO PAVED AREAS OR CONCRETE SPLASH BLOCKS AT GROUND SURFACE.
- ANY PROPOSED WATERLINE SHALL HAVE A MINIMUM OF 42 INCHES OF COVER FROM PROPOSED GRADE.
- CALVERT COUNTY DEPARTMENT OF PUBLIC WORKS WOULD LIKE TO STATE THAT THE OWNER / DEVELOPER OF THIS PROJECT WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE MICRO BIOTENTION AREAS ALONG MEADOW RUN BLVD., AND THAT THERE WILL BE NO COUNTY RESPONSIBILITY.

### KEYED NOTES

- ALL ROOF GUTTERS TO BE PROVIDED WITH LEAF GUARDS. DOWNSPOUTS TO HAVE OVERFLOW AT GRADE AND ARE TO BE BOOTED TO UGPD.
- PROPOSED 20,000 SF SEPTIC RECOVERY AREA
- HVAC ON NORTHSIDE BUILDING #1 SHALL BE ATTACHED TO BUILDING SUSPENDED ABOVE GRADE ALLOWING STORM RUNOFF TO PASS FREELY. SEE ARCH PLANS FOR DETAILS.
- PROVIDE ORENCO AUTOMATIC DISTRIBUTION VALVE WITH TWO (2) OUTLETS O.A.E. WITHIN STANDARD D-BOX WITH MANHOLE ACCESS
- PROVIDE ST#1, ST#2 & PUMP CHAMBER PER SEPTIC SYSTEM DESIGN TABLE ON THIS SHEET
- PROVIDE 4 IN INSPECTION PORT PER DETAIL SHEET 7.1 CONCRETE COLLAR SHALL BE PROVIDED PER CLEAN OUT COVER ASSEMBLY FOR ALL PAVED AREAS SHEET 5.1.

### SEPTIC SYSTEM DESIGN

APPLICATION #	15-536839	TEST DATE(S)	12/11/15
FLOW GENERATION			
UNITS =	35,074 GSF	BLD #1	BLD#2
RATE/UNIT = GPD/UNIT	0.054 / GSF	3 TENANT	4 TENANT
TOTAL FLOW = GPD	1,895	730	1,165
STRUCTURES			
TANKS	SITE	BLD #1	BLD #2
SEPTIC TANK =	1-T,500 * 2-T,000 GAL IN SERIES	N/A	1-T,500 * 2-T,000 GAL IN SERIES
PRE-TREATMENT =	N/A	N/A	N/A
PUMP CHAMBER =	N/A	N/A	N/A
GREASE TRAP =	N/A	N/A	N/A
TRENCHES	PRIMARY SYSTEM	BACKUP SYSTEM	
PERCOLATION TEST:	A&B	A&B	
TOTAL LEN. REQ'D: ft	220	220	
150% LEN. REQ'D: ft	330	330	
NUMBER TRENCHES: #	8	8	
INDIVID. TRENCH: ft	85	85	
TOTAL TRENCH LEN: ft	680	680	
WIDTH PROVIDED: ft	3	3	
DEPTH PROVIDED: ft	6	6	
EFFECT. DEPTH: ft	4	4	
EDGE TO EDGE: ft	10	10	
PIPE MAX DEPTH: ft	2	2	
TRENCH ID'S: #	1-8	9-16	

### NOTES:

- SEPTIC TANK AND DISTRIBUTION BOX ARE TO BE IN ACCORDANCE WITH THE CALVERT COUNTY HEALTH DEPT. REGULATIONS.
- ADDITIONAL TESTING MAY BE REQUIRED FOR ANY ADDITIONAL FLOOR AREA OR INCREASE IN INTENSITY OF USE.
- ALL TANKS DISTRIBUTION BOXES AND CLEANOUTS WITHIN PAVEMENT AREAS ARE TO BE TRAFFIC BEARING.
- THE PROPOSED SEPTIC SYSTEM AND PROPOSED ON-SITE WELL SHALL BE MAINTAINED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE STATE OF MD AND CALVERT COUNTY HEALTH DEPT. REQUIREMENTS.
- FLOW METER (BLUESBOT.COM (831) 575-2715 OR APPROVED EQUAL SHALL BE PROVIDED. REGULAR READINGS AND PERMANENT LOG SHALL BE KEPT AND FORWARDED TO TEH CALVERT COUNTY HEALTH DEPT. AS DIRECTED.
- THE CALVERT COUNTY HEALTH DEPARTMENT (410-635-3922) SHALL BE NOTIFIED AND A PRE-CONSTRUCTION MEETING SCHEDULED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF THE SEPTIC SYSTEM.



DLR 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. 17627. Expiration Date: 12/13/2027.

DANIEL J. KELSH MD PE #17627  
12/29/2025

FOLDER REFERENCE	MEADOW RUN PARK - LOT #11
DATE	REVISION
12/18/18	TEC CDR COMMENTS (11/09/18)
02/11/19	DPW CSWM COMMENTS
02/20/2020	REV PER COMMENTS DATED 2/12/2020
10/02/19	TEC COMMENTS (08/30/19)
12/31/19	REV PER COMMENTS DATED 1/1/19
1/28/20	REV PER COMMENTS DATED 2/10/19
04/19/19	TEC COMMENTS DATED (3/27/19)

SPR #. 143143

SCALE	AS SHOWN
DATE	OCT 2024
JOB NO.	1-11596
DRAWN BY	MERCOW
APPROVED	DJK

SCAGGS INDUSTRIAL REC SPACE  
MEADOW RUN PARK - LOT#11 (PHASE 1 & 2)  
7620 - 7630 MEADOW RUN LANE  
3RD DISTRICT, CALVERT COUNTY  
OWINGS, MARYLAND 20736  
SCAGGS INDUSTRIAL LLC

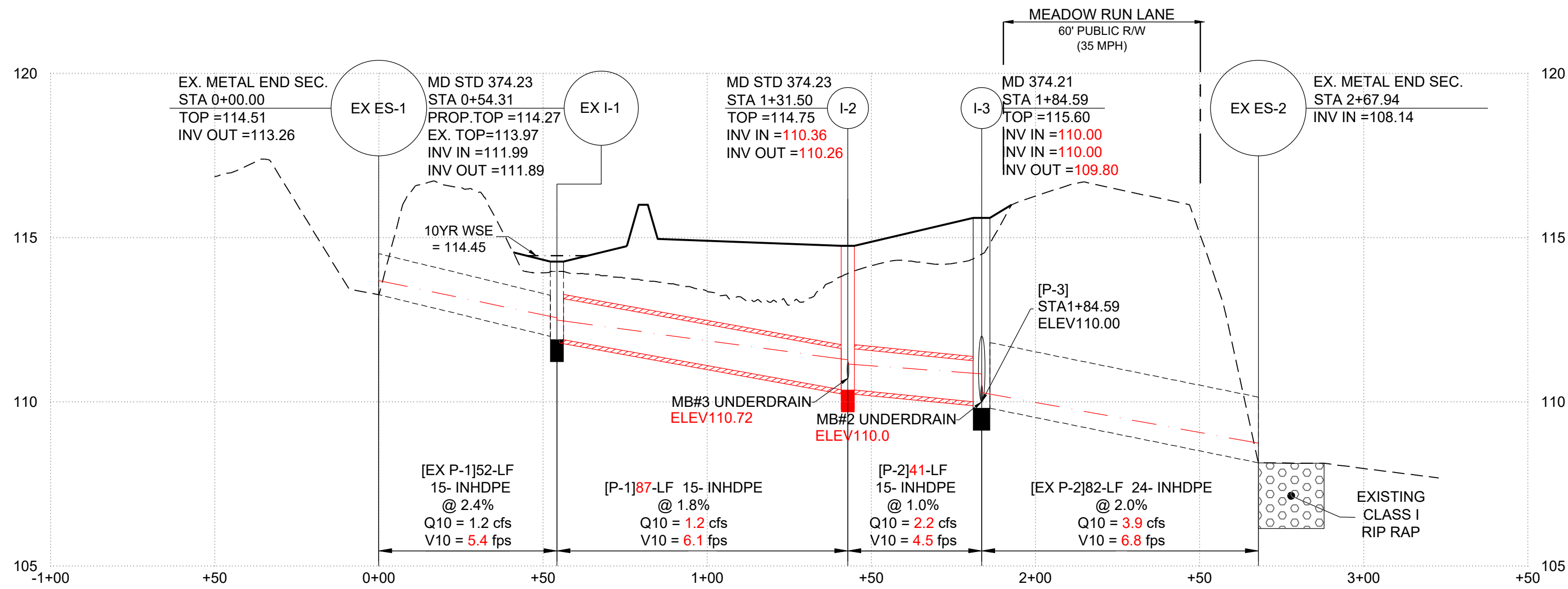
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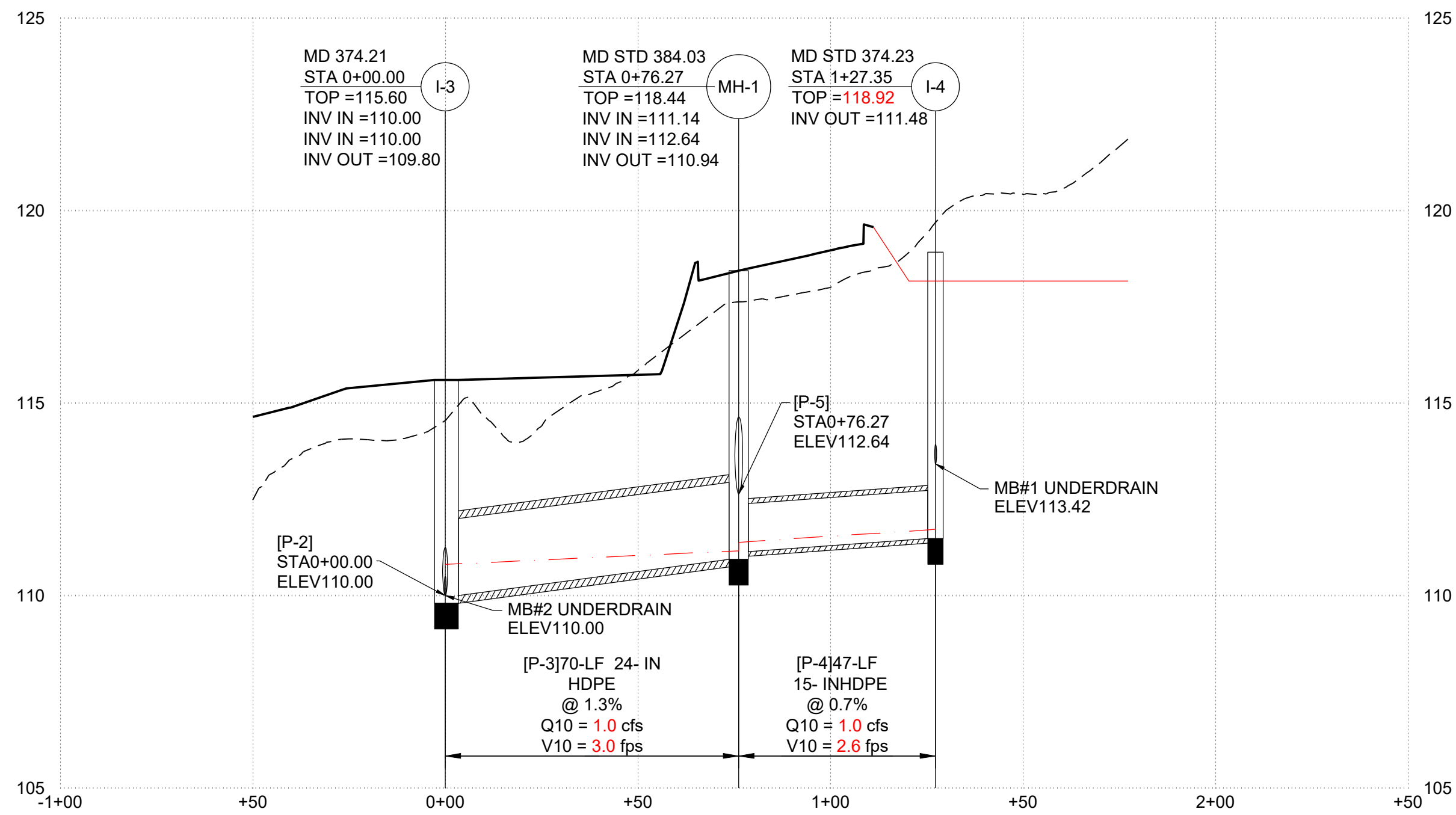
### BENCHMARK INFORMATION ~ NAD83 & NAVD88

BM #	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	TOP OF ROD SET AT SOUTHEAST CORNER IN COMMON WITH LOT 4.	117.78	370,671.33	1,417,017.50
2	TOP OF ROD SET AT SOUTHEAST CORNER OF LOT 4.	114.22	370,533.17	1,417,140.59
3	TOP OF ROD AT SOUTHWEST CORNER OF LOT 5.	124.91	370,921.55	1,416,551.75





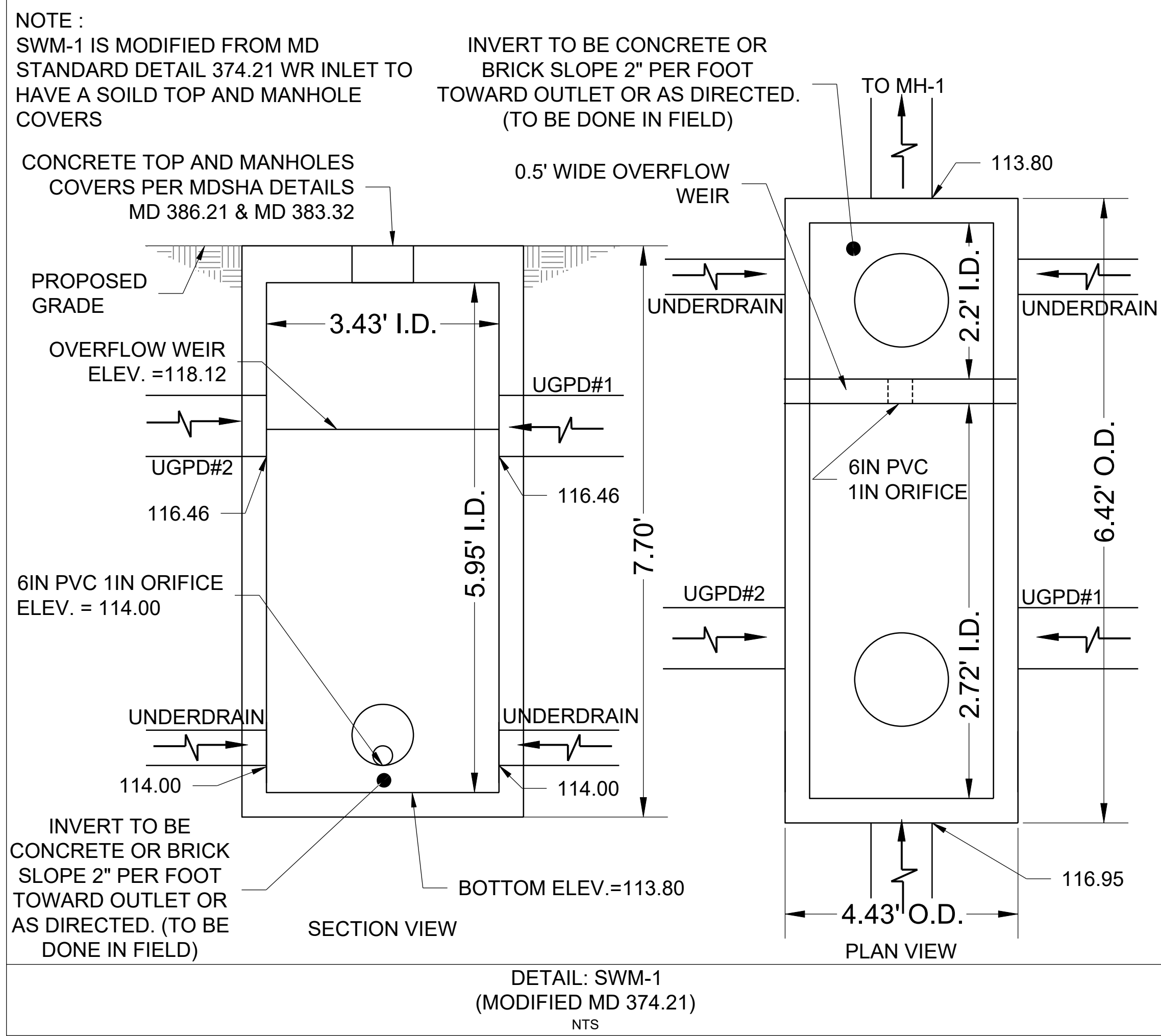
STORMDRAIN PROFILE: ES EX-1 TO EX ES-2  
H: 1" = 30' V: 1" = 3'



STORMDRAIN PROFILE: I-4 TO I-3  
H: 1" = 30' V: 1" = 3'

STORM DRAIN FLOW TABULATION																						
US NODE	DS NODE	DA (AC)	C INC	CXA INC	DA SUM (AC)	CXA SUM	TC SUM (MIN)	I (IN/HR)	Q (CFS)	TOTAL FLOW (CFS)	DIA (IN)	TYPE	N	S <sub>O</sub> (%)	V <sub>F</sub> (FPS)	L <sub>O</sub> (FT)	T <sub>t</sub> (MIN)	Q <sub>F</sub> (CFS)	S <sub>F</sub> (%)	D <sub>n</sub> (IN)	US HGL (FT)	DS HGL (FT)
I-7	MH-2	0.70	0.52	0.36	0.70	0.36	5.00	7.00	2.54	2.54	15.00	HDPE	0.013	2.15	3.05	153	0.83	9.36	0.27	15.00	119.80	118.16
MH-2	C-5	0.00	0.00	0.00	0.70	0.36	5.83	7.00	0.00	2.50	24.00	HDPE	0.013	1.00	0.80	19	0.39	34.77	0.01	24.00	118.12	118.12
I-5	MH-4	0.30	0.63	0.19	0.30	0.19	5.00	7.00	1.30	1.30	15.00	HDPE	0.013	4.45	1.09	36	0.55	12.85	0.04	15.00	118.14	118.13
MH-4	C-6	0.00	0.00	0.00	0.30	0.19	5.55	7.00	0.00	1.28	24.00	HDPE	0.013	1.28	0.41	7	0.31	20.24	0.00	24.00	118.12	118.12
I-8	MH-3	0.29	0.65	0.19	0.29	0.19	5.00	7.00	1.34	1.34	15.00	HDPE	0.013	1.42	2.53	37	0.24	7.26	0.19	8.90	119.62	119.43
MH-3	I-6	0.00	0.00	0.00	0.53	0.34	5.24	7.00	0.00	2.37	15.00	HDPE	0.013	1.70	3.50	60	0.29	7.36	0.40	9.04	119.21	118.56
I-6	MH-5	0.13	0.82	0.11	0.66	0.45	5.53	7.00	0.75	3.11	15.00	HDPE	0.013	1.70	3.43	85	0.41	10.50	0.35	15.00	118.42	118.12
I-9	MH-3	0.24	0.64	0.15	0.24	0.15	5.00	7.00	1.06	1.06	15.00	HDPE	0.013	2.80	2.25	21	0.15	9.70	0.14	8.81	119.57	119.42
SWM-1	MH-1	0.00	0.00	0.00	0.00	0.00	5.00	7.00	0.00	1.29	24.00	HDPE	0.013	3.49	5.71	39	0.11	38.91	2.94	2.99	114.05	112.89
I-3	EX ES-2	0.01	0.85	0.00	0.35	0.21	5.26	7.00	0.03	0.4	24.00	HDPE	0.013	1.34	3.0	76	0.52	25.11	0.07	15.58	111.52	111.30
I-3	EX ES-2	3.9	3.9	0.24	1.86	1.00	6.03	7.00	1.69	3.9	24.00	HDPE	0.013	2.03	6.8	83	0.16	31.93	1.98	8.22	110.48	108.82
EX ES-1	EX I-1	0.42	0.40	0.17	0.42	0.17	5.00	7.00	1.18	1.18	15.00	HDPE	0.013	2.43	5.4	54	0.34	9.88	0.27	7.00	113.69	112.57
EX I-1	I-2	0.39	1.2	0.16	0.81	0.33	5.34	7.00	1.15	2.2	15.00	HDPE	0.013	1.80	6.1	87	0.42	8.45	0.24	11.80	112.50	111.55
I-2	I-3	0.33	2.2	0.21	1.15	0.55	5.76	7.00	1.50	2.8	15.00	HDPE	0.013	0.99	4.5	41	0.27	6.08	0.34	15.00	111.48	111.35
I-4	MH-1	0.34	1.0	0.20	0.34	0.20	5.00	7.00	1.43	0.4	15.00	HDPE	0.013	0.73	2.6	51	0.26	5.27	0.49	5.93	111.95	111.63
I-12	ES-1	0.09	0.85	0.08	0.09	0.08	5.00	7.00	0.53	0.53	12.00	HDPE	0.012	1.00	3.07	14	0.07	3.29	0.72	3.25	115.79	115.70
I-13	ES-2	0.21	0.85	0.18	0.21	0.18	5.00	7.00	1.23	1.23	12.00	HDPE	0.012	1.00	4.14	15	0.05	3.59	0.86	4.84	115.25	115.15

STORMDRAIN STRUCTURE SCHEDULE								STORMDRAIN PIPE SCHEDULE							
STRUCT ID	DETAIL	RIM/GRATE ELEV	INVERT IN	INVERT IN	INVERT OUT	NORTH COORD	EAST COORD	PIPE ID	US ID	DS ID	DIA (IN)	TYPE	L <sub>o</sub> (FT)	S <sub>o</sub> (%)	
EX ES-2	EXISTING	110.14	N/A	N/A	108.14	370,914.31	1,416,971.77	EX P-1	EX ES-1	I-1	15	HDPE	52	2.40	
I-3	MD 374.21	115.60	110.00	110.00	109.80	370,888.13	1,416,892.64	EX- P-2	I-3	EX ES-2	24	HDPE	82	2.00	
MH-1	MD 384.03	118.44	112.64	111.14	110.94	370,816.36	1,416,918.51	P-1	I-1	I-2	15	HDPE	87	1.80	
SWM-1	MOD	121.41	116.46	114.00	113.80	370,789.21	1,416,891.54	P-2	I-2	I-3	15	HDPE	41	1.00	
	MD 374.21							P-3	MH-1	I-3	24	HDPE	70	1.30	
I-4	MD 374.23	118.92	N/A	N/A	111.48	370,769.84	1,416,939.61	P-4	I-4	MH-1	15	HDPE	47	0.70	
I-2	MD 374.23	114.75	110.36	N/A	110.26	370948.25	1416868.94	P-5	SWM-1	MH-1	24	HDPE	33	1.30	
EX I-1	EXISTING	114.27	111.99	N/A	111.89	371,014.48	1,416,861.51	P-6	C-3	SWM-1	24	HDPE	2	0.00	
EX ES-1	EXISTING	114.51	N/A	N/A	113.26	371,066.88	1,416,847.22	P-7	C-1	SWM-1	24	HDPE	2	0.00	
I-6	TRENCH	122.09	N/A	N/A	118.50	370,726.56	1,416,821.56	P-8	MH-2	C-5	24	HDPE	16	1.00	
MH-3	MD 383.01	122.69	118.69	118.69	118.59	370,686.39	1,416,777.14	P-9	I-7	MH-2	15	HDPE	149	2.20	
I-9	MD 374.23	122.66	N/A	N/A	119.16	370,671.57	1,416,791.81	P-11	C-1	SWM-1	15	HDPE	12	0.80	
I-8	MD 374.23	122.66	N/A	N/A	119.16	370,714.34	1,416,752.63	P-12	MH-4	C-6	24	HDPE	5	1.20	
MH-2	MD 383.01	119.76	115.96	N/A	115.59	370,941.78	1,416,752.97	P-14	I-6	MH-5	15	HDPE	83	1.70	
I-7	MD 374.23	122.66	N/A	N/A	119.16	370,838.47	1,416,640.91	P-15	MH-3	I-6	15	HDPE	57	1.70	
C-1	UGPD#1	118.46	116.46	N/A	116.46	370,785.37	1,416,893.47	P-16	I-8	MH-3	15	HDPE	33	1.40	
C-6	UGPD#1	117.42	115.42	N/A	115.42	370,677.18	1,416,970.44	P-17	I-9	MH-3	15	HDPE	17	2.80	
C-3	UGPD#2	118.46	116.46	N/A	116.46	370,791.70	1,416,887.52	P-18	MH-5	SWM-1	24	HDPE	3	1.4	
C-5	UGPD#2	117.42	115.42	N/A	115.42	370,927.71	1,416,765.19	P-19	MH-5	C-2	24	HDPE	2	0.00	
I-5	MD 378.03	122.32	121.32	N/A	117.00	370,635.21	1,416,972.91	P-20	MH-5	C-4	24	HDPE	9	0.00	
I-10	MD 374.68	123.37	122.47	N/A	122.32	370,564.43	1,416,895.04	P-21	I-12	ES-1	12	HDPE	14	1.00	
MH-5	MD 384.01	121.62	116.57	116.13	117.00/115.42	370,783.86	1,416,885.27	P-22	I-13	ES-2	12	HDPE	15	1.00	
I-12	MD 374.23	121.06	N/A	N/A	116.05	370855.74	1416872.76								
I-13	MD 374.23	121.06	N/A	N/A	115.96	370915.93	1416818.56								
MH-4	MD 383.01	121.78	115.58	N/A	115.48	370,671.08	1,416,974.78								



PROFILE LEGEND

--- HGL, 10 YEAR Storm  
--- EX. GRADE  
--- PROP'D GRADE



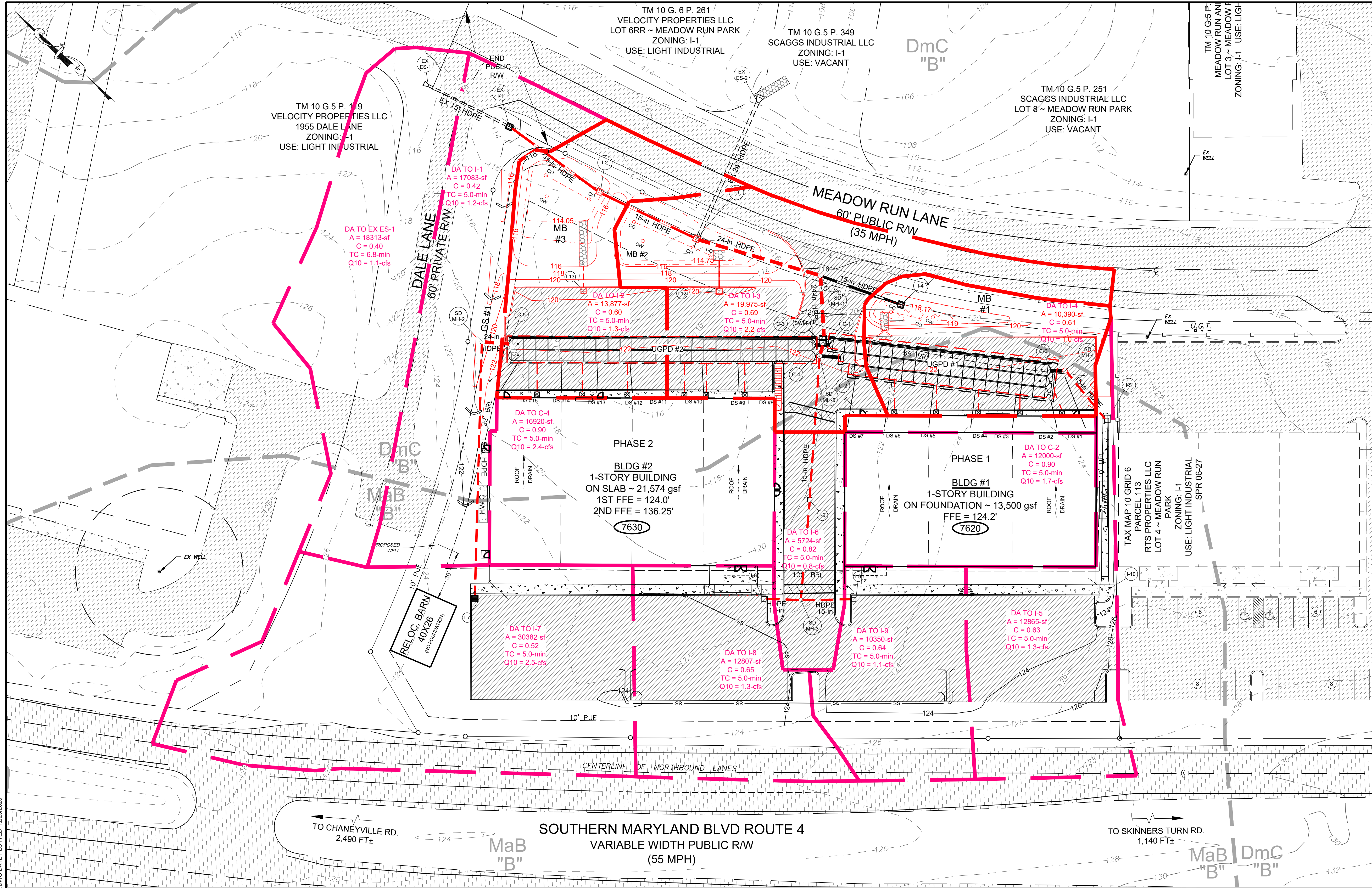
DLR CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 17627. Expiration Date: 12/31/2027.  
DANIEL J. KELSCH MD PE #17627  
DATE 12/29/2025

FOLDER REFERENCE		MEADOW RUN PARK - LOT #11	
DATE	REVISION	DATE	REVISION
12/18/18	TEG CSRR COMMENTS (11/09/18)	02/11/19	DPW CSRR COMMENTS
02/20/2020	REV PER COMMENTS DATED 2/12/2020	10/02/19	TEG COMMENTS (08/30/19)
12/31/19	REV PER COMMENTS DATED 1/1/19	12/31/19	REV PER COMMENTS DATED 12/31/19
04/19/19	TEG COMMENTS DATED (3/27/19)		

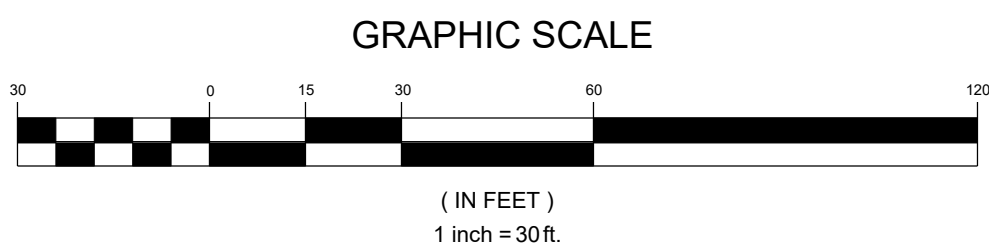
SCALE		AS SHOWN	
DATE	REVISION	DATE	REVISION
OCT 2024	TEG CSRR COMMENTS (11/09/18)	02/11/19	DPW CSRR COMMENTS
1-1-1996	REV PER COMMENTS DATED 2/12/2020	10/02/19	TEG COMMENTS (08/30/19)
MERCOW	REV PER COMMENTS DATED 1/1/19	12/31/19	REV PER COMMENTS DATED 12/31/19
DJK	TEG COMMENTS DATED (3/27/19)		



X:\1-11900 SERIES\1-11906 SCAGGS MRP FLEX SPACES\DRAWING FILES\2024\0608\_BLDG 2 SITE DWG DATE PLOTTED: 12/29/2025



POST-DEVELOPMENT		
COVER DESCRIP.	B ac.	SUM ac.
WOODS	-	-
OPEN	0.82	0.82
IMPERVIOUS	1.93	1.93
TOTAL ac.	2.75	2.75



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SOIL BOUNDARY		
WOODSLINE		
BUILDING		
PAVEMENT		



**DLIR 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. 17627. Expiration Date: 12/13/2027.

DANIEL J. KELSH MD PE #17627  
12/29/2025  
DATE

FOLDER REFERENCE		MEADOW RUN PARK - LOT #11	
DATE	REVISION	DATE	REVISION
12/18/18	TEG CSPP COMMENTS (11/09/18)		
02/11/19	DPW CSWM COMMENTS		
02/20/2020	REV PER COMMENTS DATED 2/12/2020		
10/02/19	TEG COMMENTS (08/30/19)		
12/01/19	REV PER COMMENTS DATED 11/19		
12/28/20	REV PER COMMENTS DATED 12/01/19		
04/19/19	TEG COMMENTS DATED (3/27/19)		

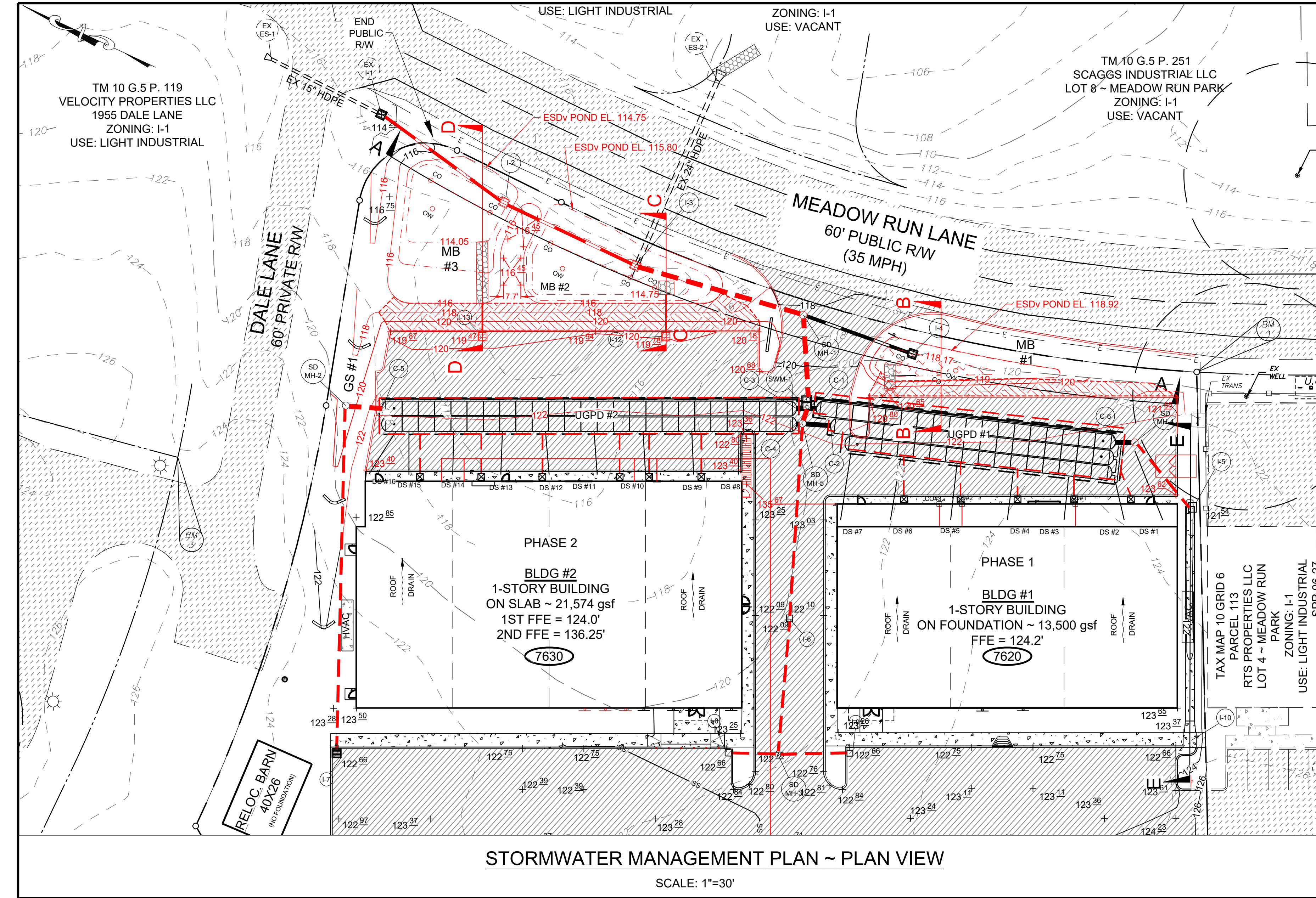
SCALE		AS SHOWN	
DATE	REVISION	DATE	REVISION
OCT 2024			
1-11996			
MERCW			
APPROVED			
DJK			

**SCAGGS INDUSTRIAL REC SPACE**  
MEADOW RUN PARK - LOT #11 (PHASE 1 & 2)  
7620 - 7630 MEADOW RUN LANE  
3RD DISTRICT, CALVERT COUNTY  
OWINGS, MARYLAND 20736  
SCAGGS INDUSTRIAL LLC

**PLAN # 2**  
SPR # 143143

**THIS STAMP IN RED COLOR INDICATES ORIGINAL**  
C 3.3  
FILE #: B - 53 - 16 C.3





STORMWATER MANAGEMENT PLAN ~ PLAN VIEW

SCALE: 1"=30'

#### B.4.C SPECIFICATIONS FOR MIRCO-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-BIORETENTION 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 D2974). IN GENERAL, THIS CAN BE MET WITH A MIXTURE OF LOAMY SAND (60% - 65%) AND COMPOST (35% TO 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 5.5 - 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.

##### 3. COMPACTION

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH 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.

ROTTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTTILLING) BASE.

WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 2" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

##### 4. PLANT MATERIAL

RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.

##### 5. 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 SURROUNDINGS 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 BIORETENTION 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 BALL. 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 ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTTILL AREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

##### 6. UNDERDRAINS

UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:

- PIPE SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM 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 1/2" (NO. 4 OR 4X4) GALVANIZED HARDWARE CLOTH.
- GRAVEL - THE GRAVEL LAYER (NO. 37 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 PER 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).

##### 7. MISCELLANEOUS

THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

#### MICRO-BIORETENTION MAINTENANCE SCHEDULE

##### SOIL

- VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS.
- CHECK THE PH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

##### MULCH

- RE-MULCH ANY VOID AREAS BY HAND AS NEEDED.
- EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER DURING THE FIRST THREE GROWING SEASONS. THE
- USE OF AGED MULCH IS RECOMMENDED AND SHOULD CONSIST OF THE SHREDDED TYPE RATHER THAN THE CHIP TYPE, TO MINIMIZE
- FLOATING. THE MULCH MATERIALS PLACED IN THE FACILITY WILL DECOMPOSE AND BLEND WITH THE SOIL MEDIUM OVER TIME.
- PRUNE EXCESS GROWTH ANNUALLY OR MORE OFTEN, IF DESIRED. TRIMMED MATERIALS MAY BE RECYCLED BACK IN WITH REPLENISHED MULCH OR LAND FILLED IF THERE IS A CONCERN OF HEAVY METALS ACCUMULATION.

##### PLANTS

- IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER PLANT MATERIAL FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL.
- WHEN TREES HAVE TAKEN ROOT, OR AT LEAST BY 6 MONTHS, REMOVE STAKES AND WIRES.
- ONCE A MONTH (MORE FREQUENTLY IN THE SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS.
- IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH.
- TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT.
- DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UN-REVIVED WILTING, YELLOW, SPOTTED OR BROWN LEAVES, LOSS OF LEAVES, ETC.). WATER IN THE EARLY MORNING AS NEEDED.
- WEED REGULARLY, IF NEEDED.
- PRUNE EXCESS GROWTH ANNUALLY OR MORE OFTEN, IF DESIRED. TRIMMED MATERIALS MAY BE RECYCLED BACK IN WITH REPLENISHED MULCH OR LAND FILLED IF THERE IS A CONCERN OF HEAVY METALS ACCUMULATION.

##### GENERAL

AFTER RAINSTORMS, INSPECT THE CELL AND MAKE SURE THAT DRAINAGE PATHS ARE CLEAR AND THAT PONDED WATER DISSIPATES OVER 4-6 HOURS. (WATER MAY POND FOR LONGER TIMES DURING THE WINTER AND EARLY SPRING.)

KEEP IN MIND, THE BIORETENTION CELL IS NOT A POND. IT SHOULD NOT PROVIDE A BREEDING GROUND FOR MOSQUITOES. MOSQUITOES NEED AT LEAST 4 DAYS OF STANDING WATER TO DEVELOP AS LARVA.

#### AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT FACILITIES (BOTH BMPs AND ESD PRACTICES) SHOWN ON THE PLANS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CALVERT COUNTY DEPARTMENT OF PUBLIC WORKS, EXCEPT AS NOTED IN RED ON THE "AS-BUILT" DRAWINGS.

BY: DANIEL J. KELSH MD PE #17627

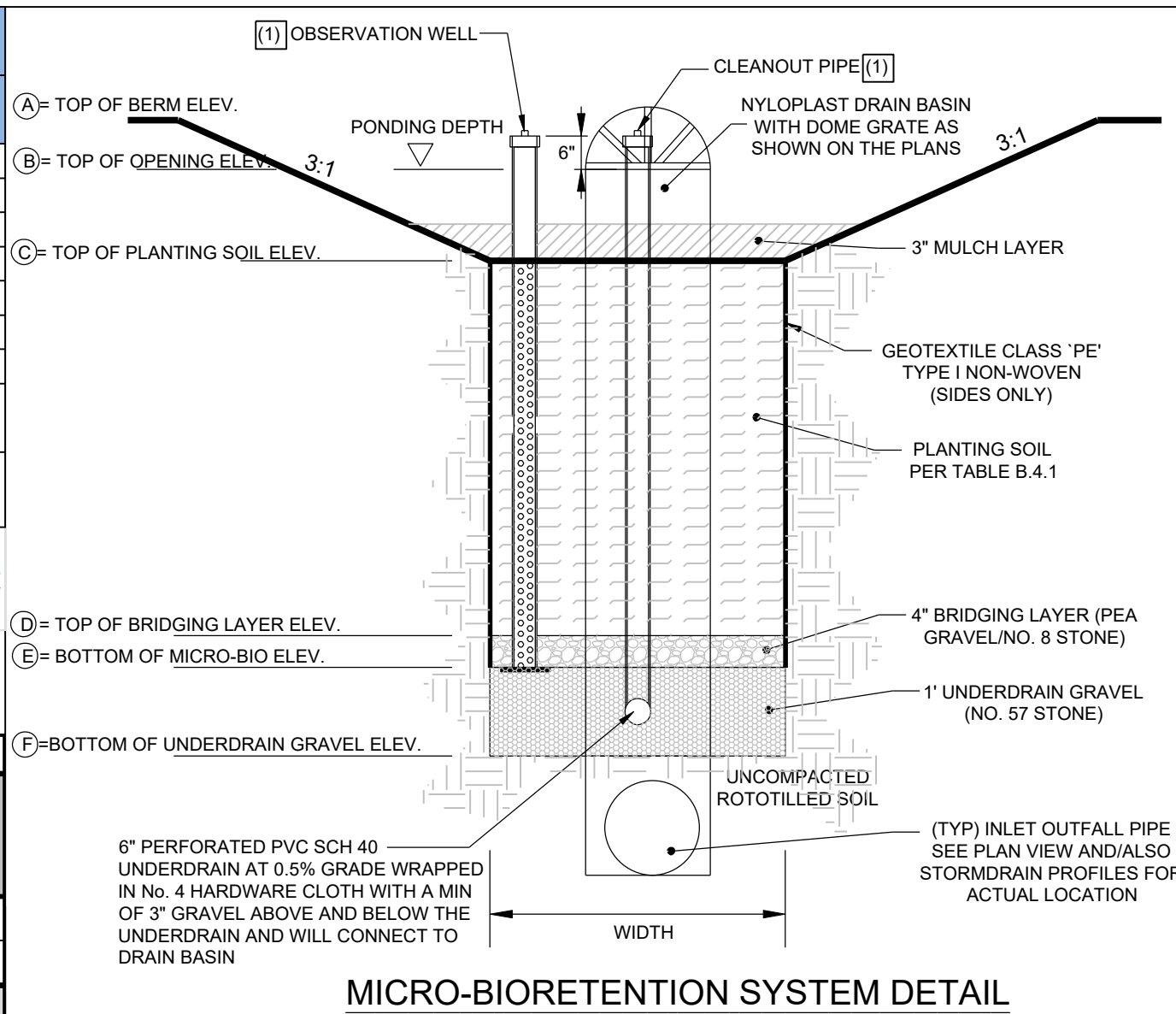
Stormwater Management Summary Table											
Site Area	Existing Impervious	Proposed Impervious	Existing % Impervious	Proposed % Impervious	Rv	Qe	Target Pe	Target ESDv REQ	WQv REQ	Target Cvp RCN	ESDv Provided
ac / sf	ac / sf	s.f.						ac-ft / cf	ac-R / cf		ac-ft / cf
2.75	0.04	1.93	1.5%	70.2%	0.68	1.50	2.20	0.34	0.16	55	0.16
119,790	1,742	84,071						14,969	6,804		6,876

SWM BMP SUMMARY									
DESIGN					VOLUMES PROVIDED				
BMP NAME	BMP TYPE	DRAINAGE AREA (sf)	Impervious Area (sf)	Surface Area (sf)	Pe Credit	Rv	ESDv (cf)	MAX ESDv (cf)	AS-BUILT ESDv (cf)
MB#1	M-6	10,390	6,365	383	1.96	0.601	1,110	1,458	
MB#2	M-6	19,975	15,012	1,303	2.80	0.726	3,386	3,386	
MB#3	M-6	13,877	8,388	1,132	2.80	0.594	1,923	1,923	
Grass Channel	M-8	17,083	4,922	422	0.25	0.309	109	1,233	
TOTAL MANAGED		61,335	34,687				6,419	8,000	
SWM BMP SUMMARY FOR ENHANCED FILTER									
DESIGN					VOLUMES PROVIDED				
BMP NAME	BMP TYPE	DRAINAGE AREA (sf)	Impervious Area (sf)	Surface Area (sf)	Pe Credit	Rv	ESDv (cf)	MAX ESDv (cf)	AS-BUILT ESDv (cf)
MB#1	M-9	10,390	6,365	384	1.96	0.601	348	1,458	
TOTAL MANAGED		10,390	6,365				348	1,458	

MICRO-BIORETENTION SUMMARY TABLE					
	MB #1	MB #1 AS-BUILT	MB #2	MB #2 AS-BUILT	MB #3
A	119.50	-	116.45	-	116.45
B	118.92	-	115.80	-	114.75
C	118.17	-	114.75	-	114.05
D	114.50	-	111.08	-	111.80
E	114.17	-	110.75	-	111.47
F	111.65	-	109.50	-	110.47
LENGTH	44.2±	-	68.3±	-	40.2±
WIDTH	6.2±	-	17.8±	-	28.1±
SURFACE AREA	334	-	1,303	-	1,132

\*NOTE: DUE TO THE IRREGULAR SHAPE OF THE MICRO BIO'S ACTUAL LENGTH AND WIDTH MAY DIFFER AS LONG AS THE SURFACE AREA SQUARE FOOTAGE IS HELD.

NOTE: CONTRACTOR SHALL PERFORM INSPECTIONS AND PROVIDE LOG AND PICTURES THROUGHOUT CONSTRUCTION OF ALL OF THE STORMWATER MANAGEMENT DEVICES.

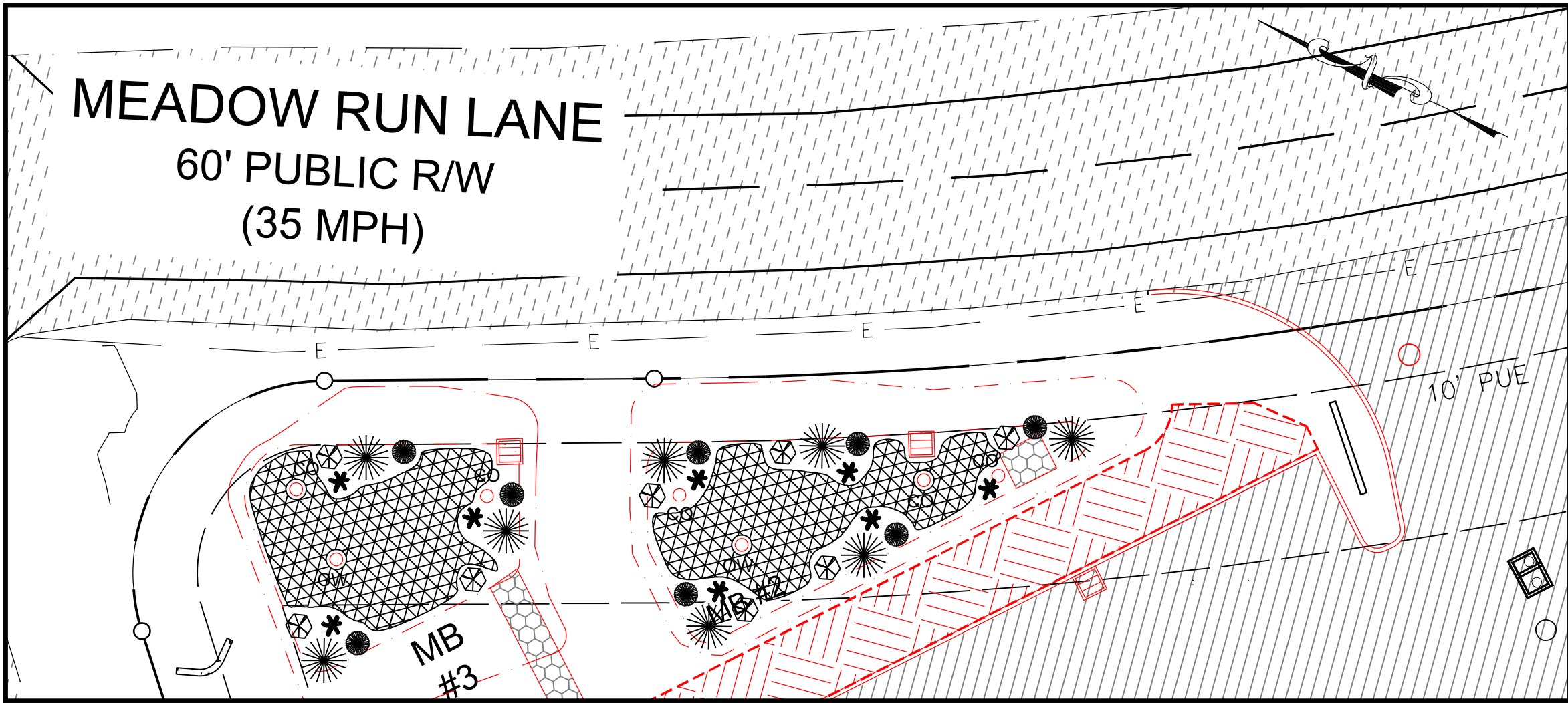


NOTE: FOR ELEVATIONS A-F SEE MICRO-BIO SUMMARY TABLE

(1) NOTES:

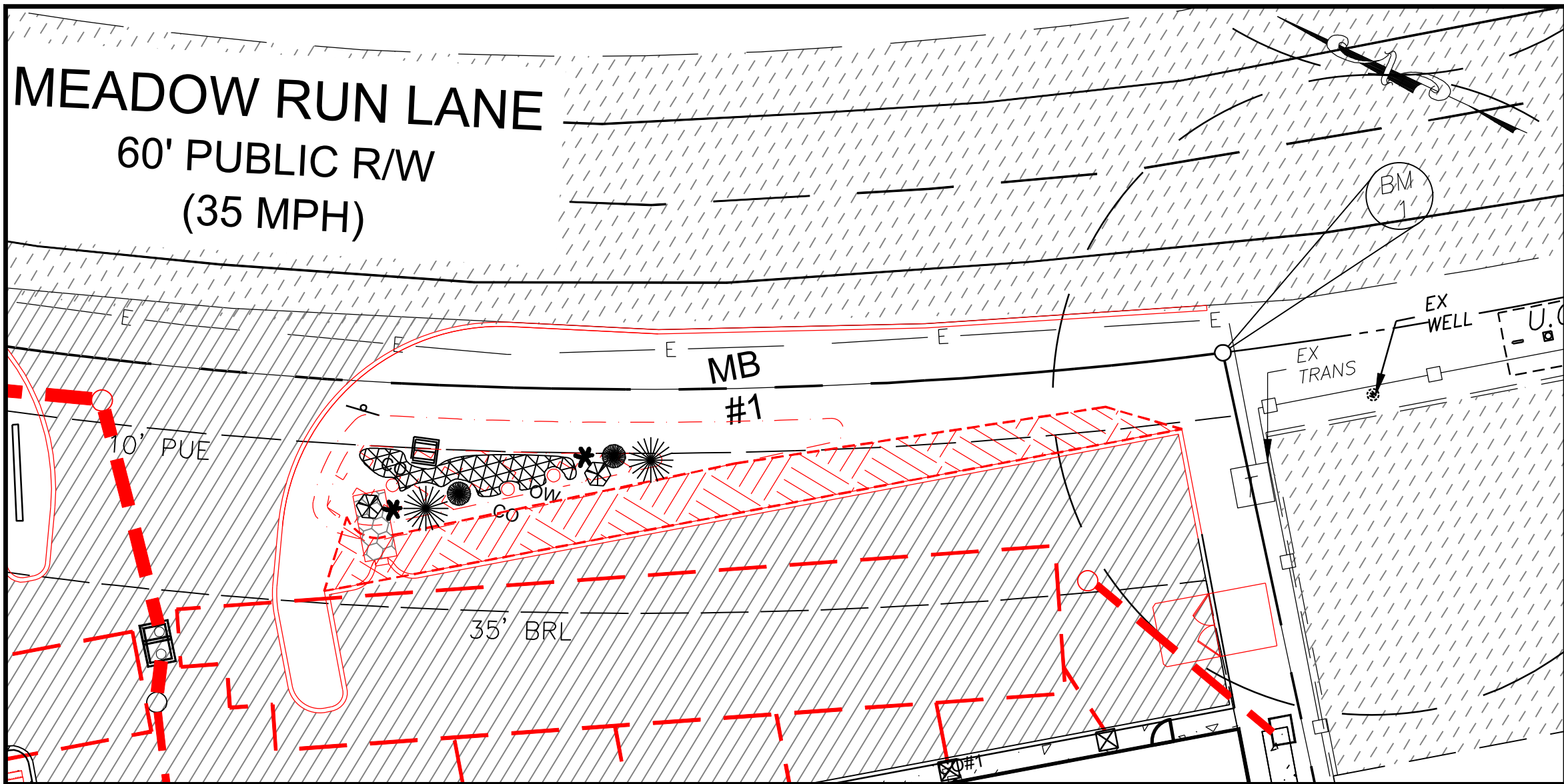
- 6in SCH 40 PVC W/ REMOVABLE SCREW TOP LID
- TOP TO BE 6in ABOVE ESDv ELEVATION.
- PVC SHALL BE SOLID
- ONE OBSERVATION WELL PER 1,000 SF OF SURFACE AREA
- CLEANOUT PIPE CONNECTS TO UPSTREAM END OF UNDERDRAIN
- OBSERVATION WELL IS A STAND ALONE DEVICE WITH A BLOCK FOOT PLATE AT THE BOTTOM OF THE FACILITY.

MICO-BIORETENTION LANDSCAPE SCHEDULE											
SYMBOL	KEY	MB #1	MB #2	MB #3	BOTANICAL NAME	COMMON NAME	SIZE, ROOT PREPARATION	SPACING			
	CV	2	5	3	Chionanthus virginicus	White Fringetree	1'-1.5" Cal. B&B	10' AS SHOWN			
	AC	2	5	3	Amelanchier canadensis	Serviceberry shrub	1.5'-2" Cal. B&B	5' AS SHOWN			
	LB	2	5	3	Cephalanthus occidentalis	Buttonbush	3 GAL CONT	5' OC AS SHOWN			
	PV	84	326	283	Cortaderia selloana	Pampas Grass	1 GAL CONT	2' OC			
	CS	2	5	3	Carex stricta	Tussock Sedge	3 GAL CONT	3' OC AS SHOWN			



MICRO-BIO 2 & 3 ~ LANDSCAPE PLAN VIEW

SCALE: 1"=20'



MICRO-BIO 1 ~ LANDSCAPE PLAN VIEW

SCALE: 1"=20'

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100 JESSAL DRIVE - SUITE 103 PRICE FREDERICK MD 20698

DANIEL J. KELSH MD PE #17627  
12/29/2025  
DATE

DLIR 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. 17627. Expiration Date: 12/31/2027

FOLDER REFERENCE	MEADOW RUN PARK - LOT #11
REVISION	
DATE	12/18/18
TEC CSPP COMMENTS	(11/09/18)
DATE	02/11/19
DPV CSWM COMMENTS	
DATE	02/20/2020
REV PER COMMENTS DATED	2/12/2020
DATE	10/02/19
REV PER COMMENTS DATED	11/19
DATE	12/31/19
REV PER COMMENTS DATED	12/19/19
DATE	04/19/19
TEC COMMENTS DATED	(3/27/19)

SCALE: AS SHOWN

STORMWATER MANAGEMENT PLAN

REDLINE BLD#2

FINAL

SCAGGS INDUSTRIAL REC SPACE

MEADOW RUN PARK - LOT #11 (PHASE 1 & 2)

7620 - 7630 MEADOW RUN LANE

3RD DISTRICT, CALVERT COUNTY

OWINGS, MARYLAND 20736

SCAGGS INDUSTRIAL LLC

THIS STAMP IN RED COLOR INDICATES ORIGINAL

C 3.4

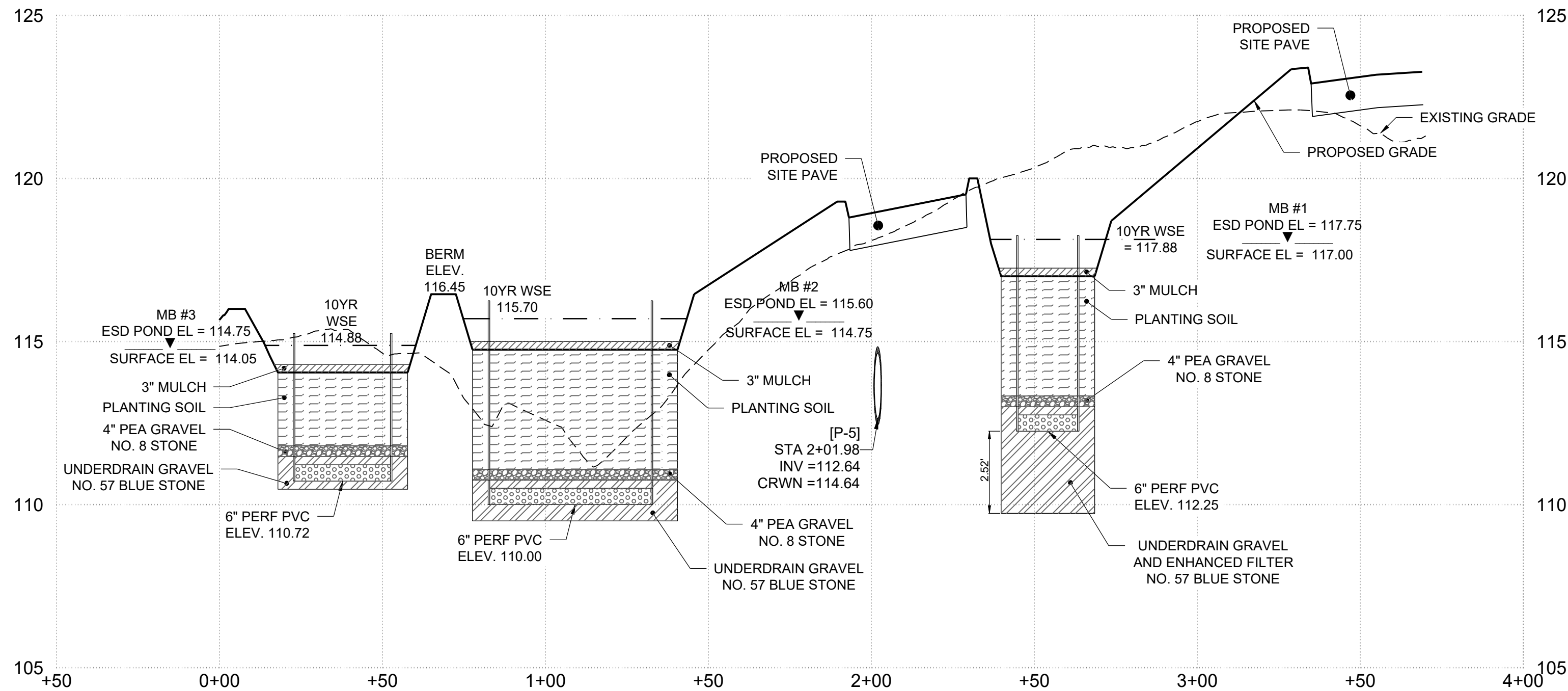
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PLAN # 2

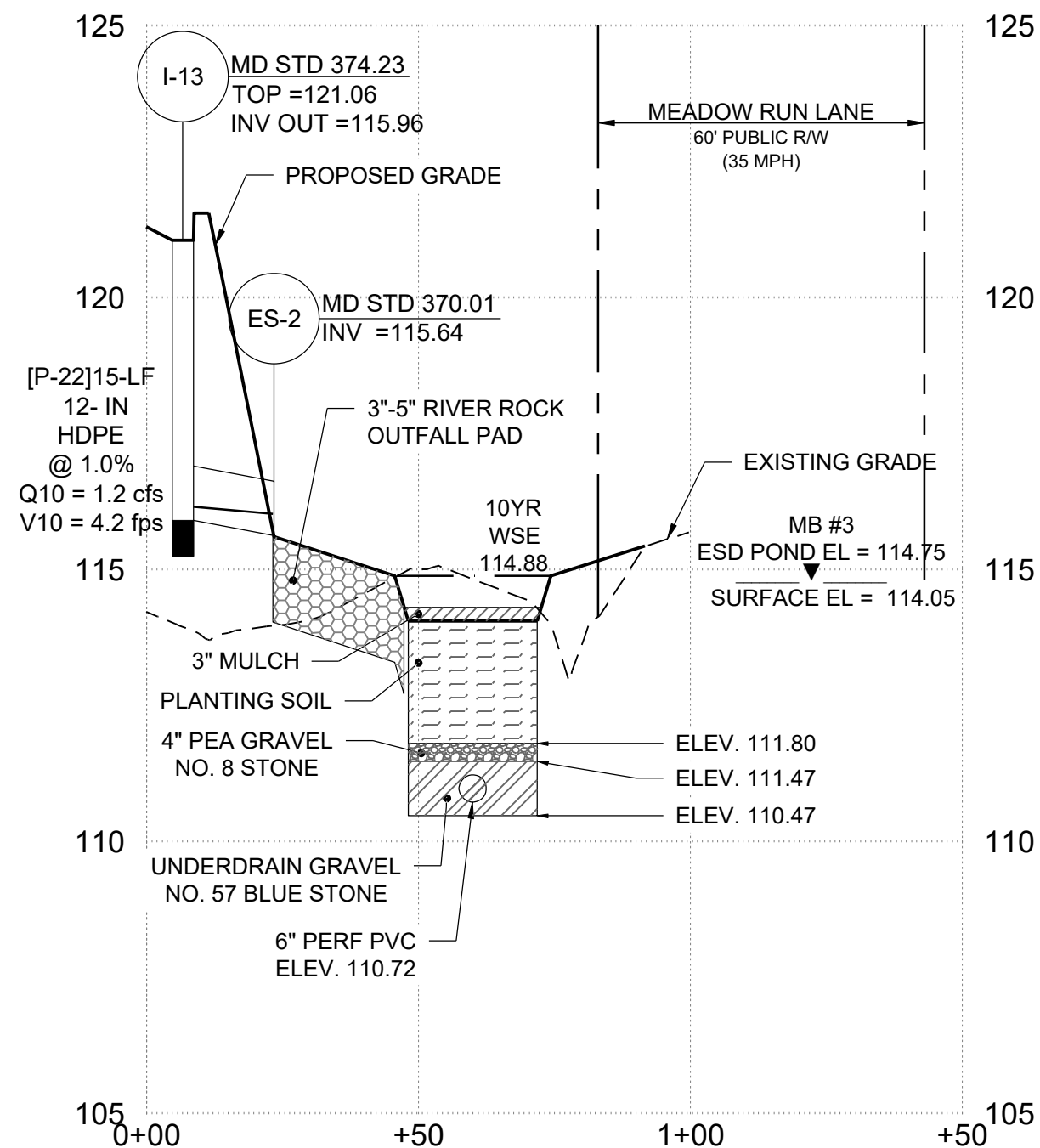
SPR #: 143143



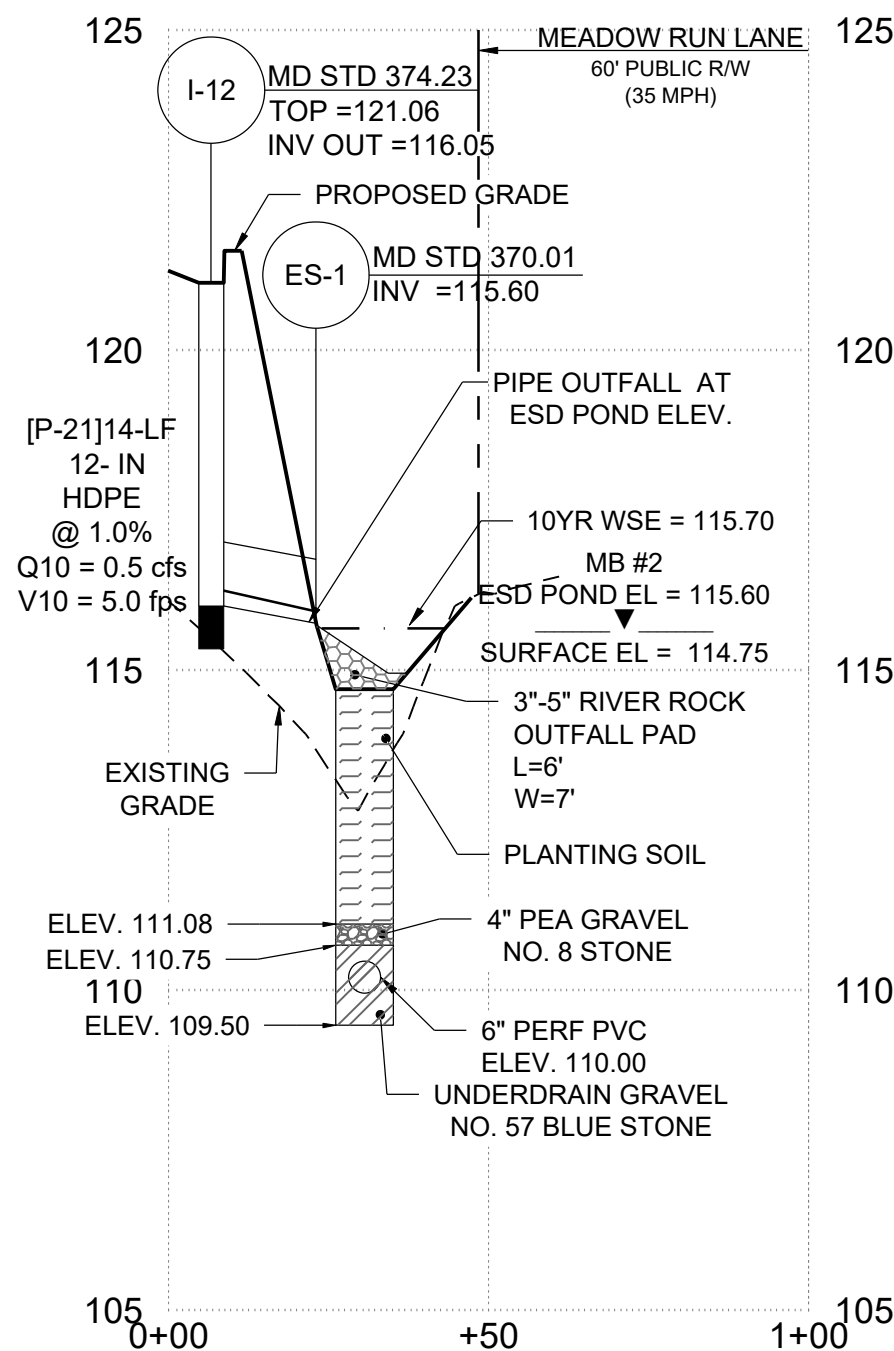
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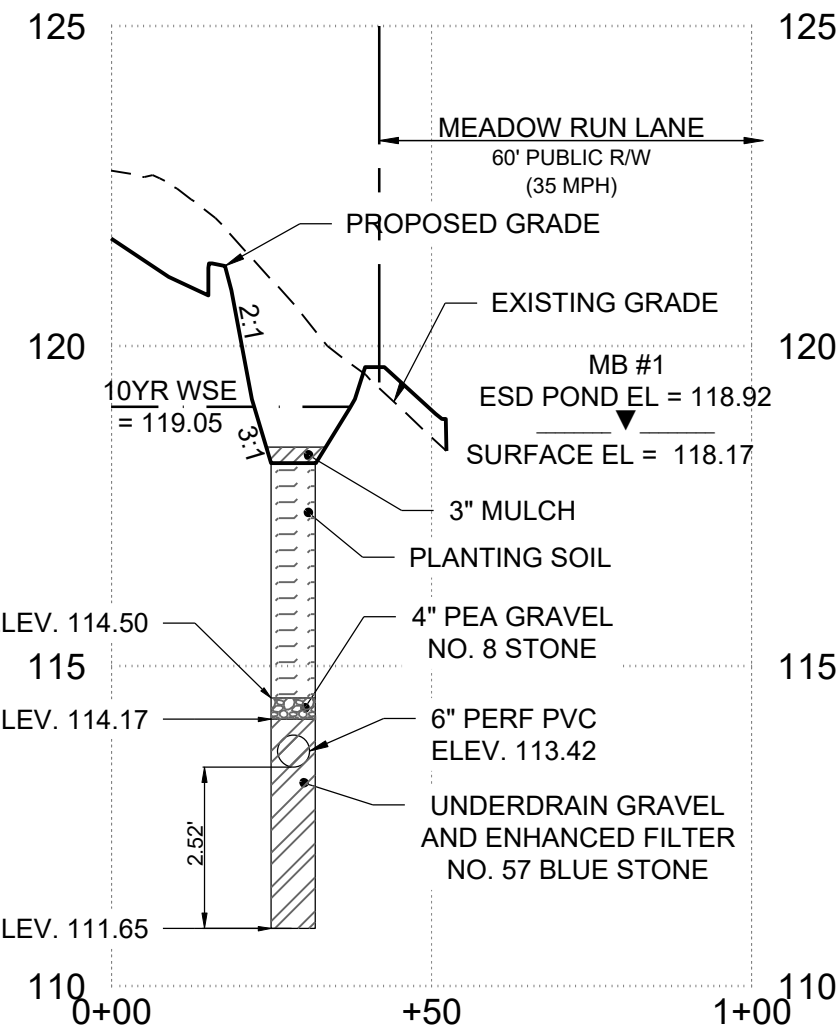
REVISED SECTION: A-A  
H: 1" = 30' V: 1" = 3'



REVISED SECTION: D-D  
H: 1" = 30' V: 1" = 3'



REVISED SECTION: C-C  
H: 1" = 30' V: 1" = 3'

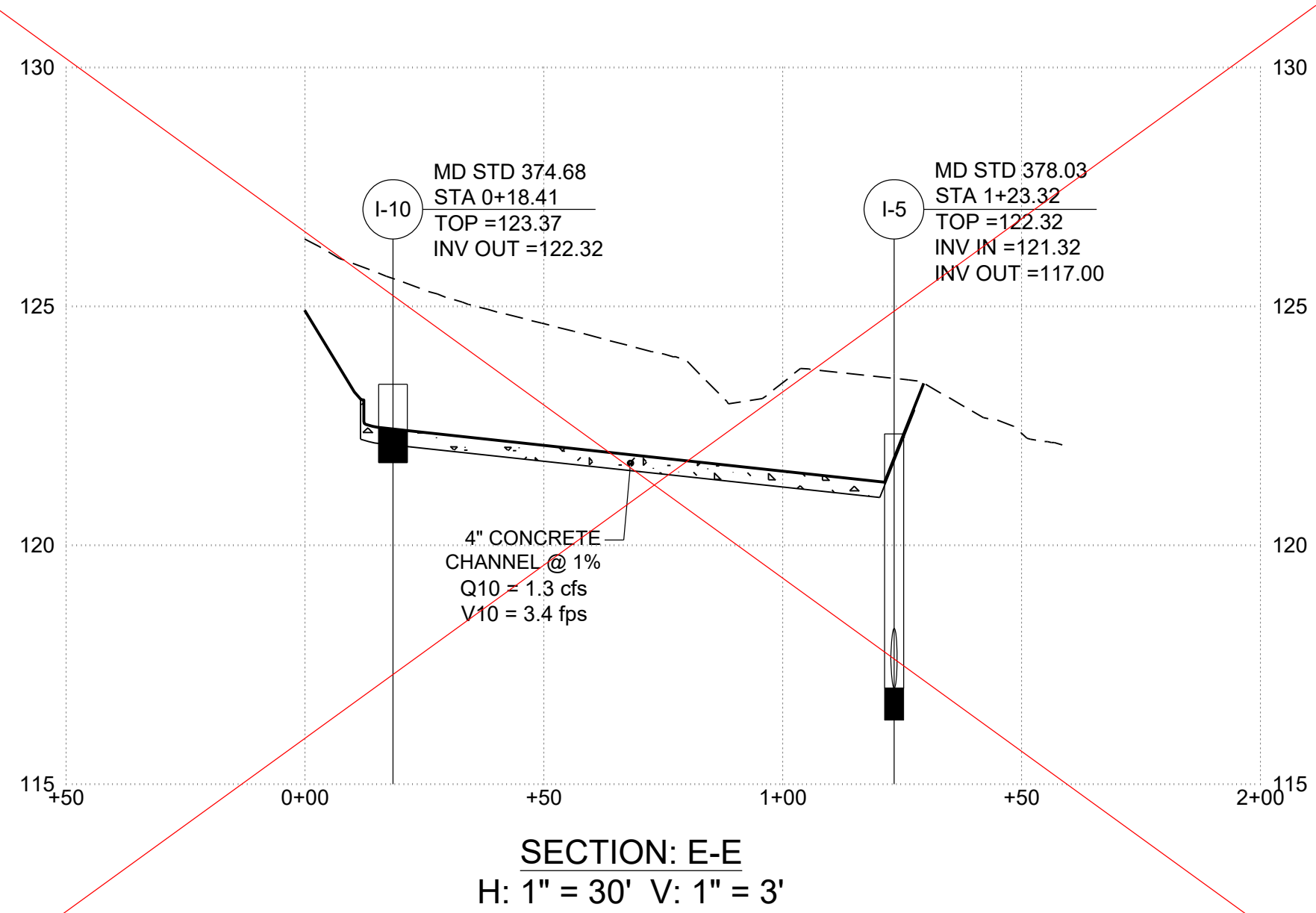


REVISED SECTION: B-B  
H: 1" = 30' V: 1" = 3'

NOTE: CONTRACTOR SHALL PERFORM INSPECTIONS AND PROVIDE LOG AND PICTURES THROUGHOUT CONSTRUCTION OF ALL OF THE STORMWATER MANAGEMENT DEVICES.

Table B.4.1 Materials Specifications for Micro-Bioretenention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	NOTES
Plantings	See Appendix A, Table A.4	N/A	Plantings are site-specific
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. 10% by dry weight (ASTM D 2974)		
Mulch	Shredded hardwood		Aged 6 months, minimum; no pine or wood chips
Pea Gravel diaphragm	Pea gravel: ASTM-D-448	NO. 8 or NO. 9 (1/8" to 3/8")	
Curtain drain	Ornamental stone: washed cobbles	Stone: 2" to 5"	
Geotextile		N/A	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	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" to 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-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	N/A	On-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350, R89; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

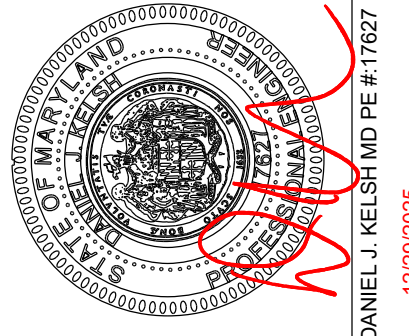


SECTION: E-E  
H: 1" = 30' V: 1" = 3'

### AS-BUILT CERTIFICATION

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BY: DANIEL J. KELSH MD PE #17627 DATE:



DLIR 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. 17627. Expiration Date: 12/31/2027  
DANIEL J. KELSH MD PE #17627  
12/29/2025  
DATE

FOLDER REFERENCE		MEADOW RUN PARK - LOT #11	
DATE	REVISION	DATE	REVISION
12/18/18	TEG CSPP COMMENTS (11/09/18)	02/11/19	DPW CSWM COMMENTS
02/20/2020	REV PER COMMENTS DATED 2/12/2020	10/02/19	TEG COMMENTS (08/30/19)
12/31/19	REV PER COMMENTS DATED 11/19	12/31/19	REV PER COMMENTS DATED 12/19/19
04/19/19	TEG COMMENTS DATED (3/27/19)		

SPR #: 143143

PLAN #: 2

SCAGGS INDUSTRIAL REC SPACE  
MEADOW RUN PARK - LOT #11 (PHASE 1 & 2)  
7620 - 7630 MEADOW RUN LANE  
3RD DISTRICT, CALVERT COUNTY  
OWINGS, MARYLAND 20736  
SCAGGS INDUSTRIAL LLC

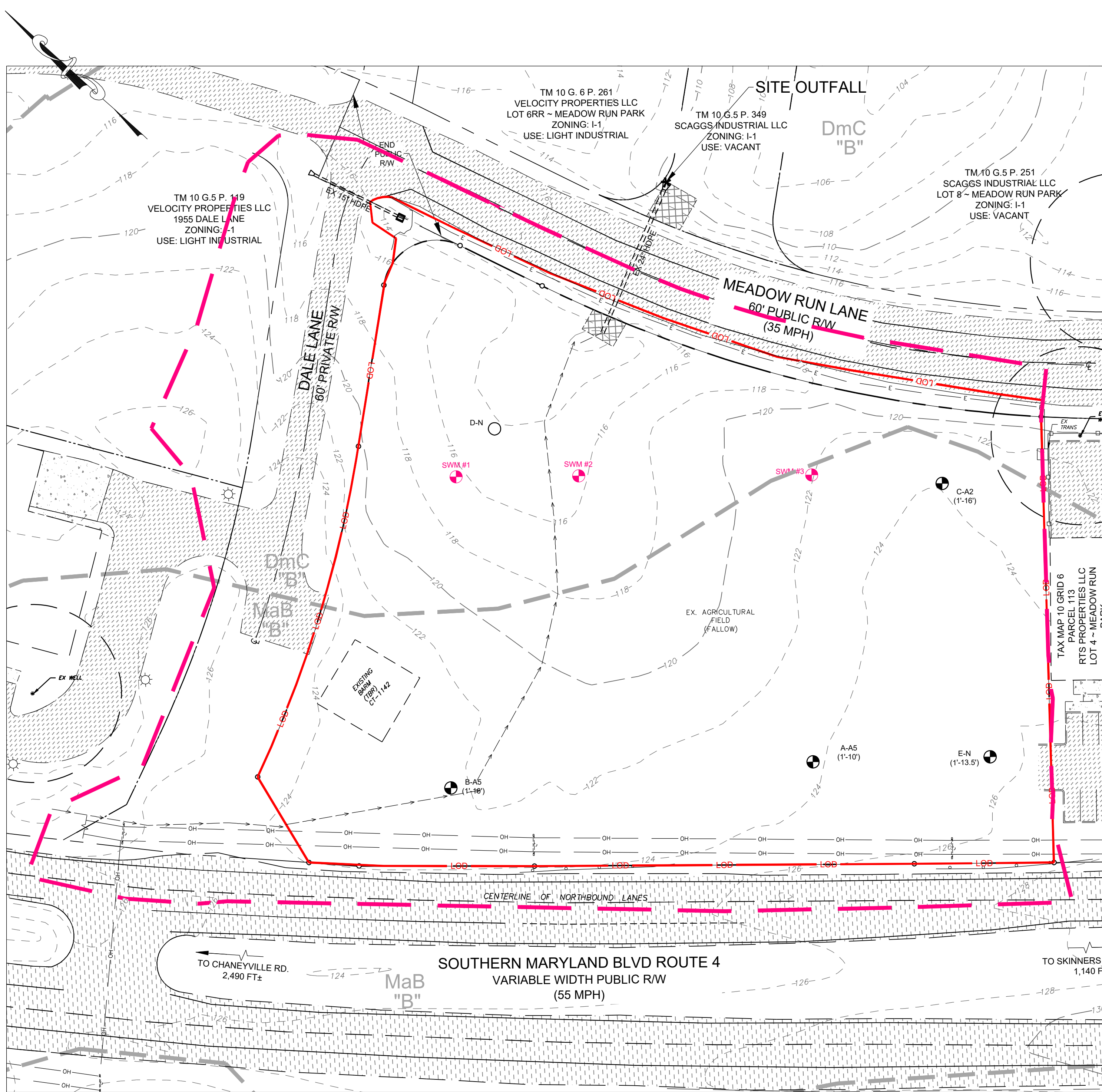
THIS STAMP IN RED COLOR INDICATES ORIGINAL

C 3.5

FILE #: B - 53 - 16 C.5



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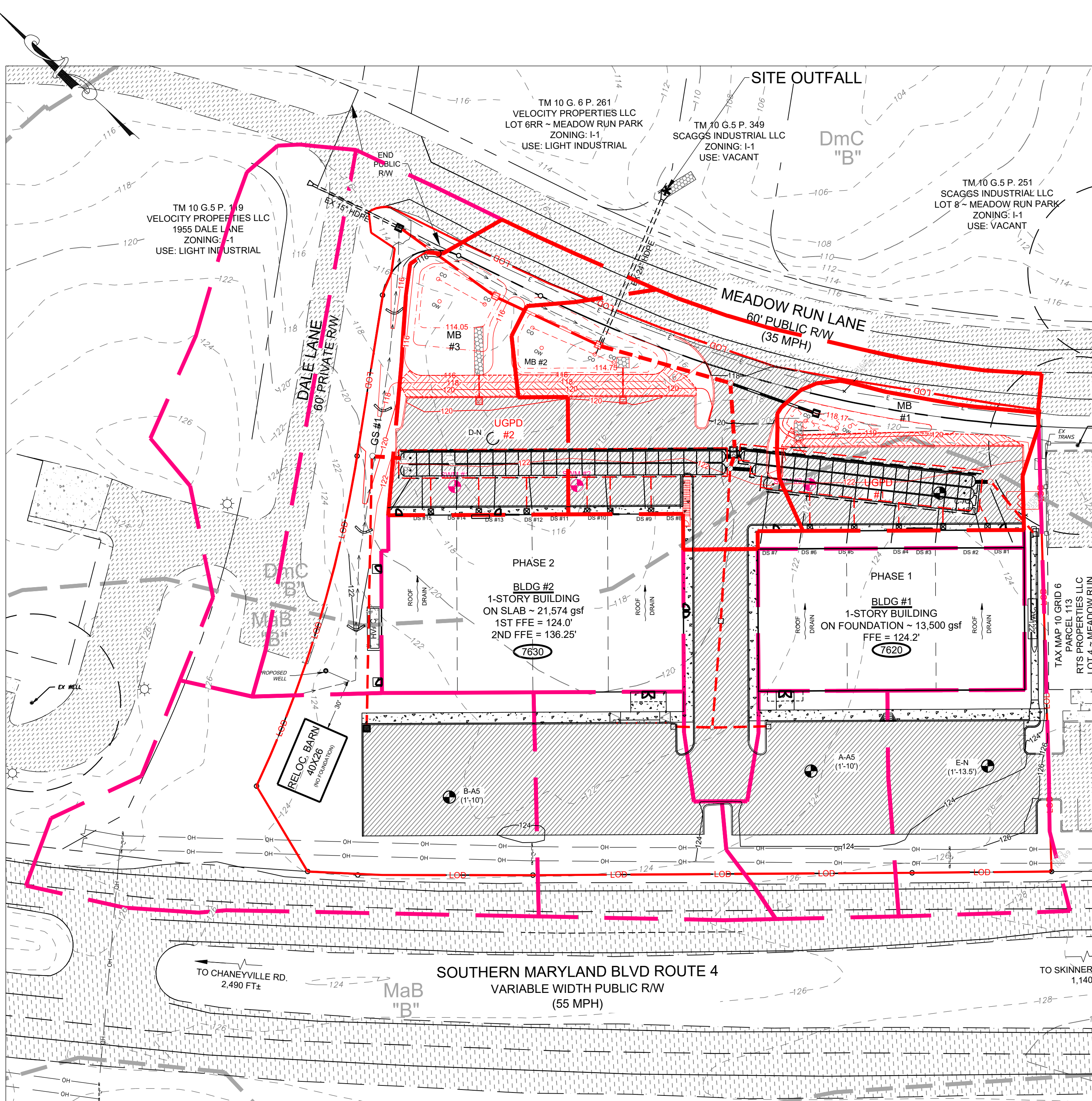
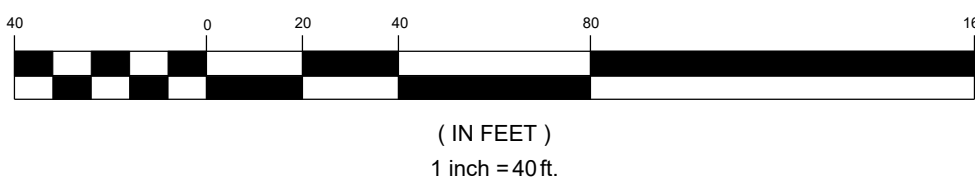
EXISTING CONDITIONS PLAN

PRE-DEVELOPMENT LOD		
COVER DESCRIP.	B ac±	SUM ac±
WOODS	-	-
OPEN	2.71	2.71
IMPERVIOUS	0.04	0.04
TOTAL ac±	2.75	2.75

Q10 PRE = 8.3 CFS

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SOIL BOUNDARY		
WOODSLINE		
BUILDING		
PAVEMENT		
≥ 15% STEEP SLOPES		
≥ 25% STEEP SLOPES		
DRAINAGE AREA LINE		
LIMIT OF DISTURBANCE (LOD)		
TC PATH		

GRAPHIC SCALE



PROPOSED CONDITIONS PLAN

POST-DEVELOPMENT LOD		
COVER DESCRIP.	B ac±	SUM ac±
WOODS	-	-
OPEN	0.82	0.82
IMPERVIOUS	1.93	1.93
TOTAL ac±	2.75	2.75

Q10 POST = 3.9 CFS

- #1-N = NO TEST (N)
- #1-F = FAILED TEST (F)
- #1-A2 = APPROVED TEST (A2) 2-MINUTE MATERIAL (1'-10') = DEPTH OF ACCEPTABLE MATERIAL 4-FT BUFFER MAY BE REQUIRED
- SWM # 1 = SOIL BORING FOR SWM DEVICE

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100 JESSIE DRIVE - SUITE 103 PRINCE FREDERICK MD 20678

DANIEL J. KELSCH MD PE #17627  
12/29/2025

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FOLDER REFERENCE  
MEADOW RUN PARK - LOT #11

DATE	REVISION
12/18/18	TEG CDR COMMENTS (11/09/18)
02/11/19	DPW CSWM COMMENTS
02/20/2020	REV PER COMMENTS DATED 2/12/2020
10/02/19	TEG COMMENTS (08/30/19)
12/31/19	REV PER COMMENTS DATED 1/1/19
12/30/20	REV PER COMMENTS DATED 12/10/19
04/19/19	TEG COMMENTS DATED (3/27/19)

PLAN # 2

SPR #. 143143

STORMWATER MANAGEMENT DRAINAGE AREA MAP

REDLINE BLD#2

SCAGGS INDUSTRIAL REC SPACE  
MEADOW RUN PARK - LOT#11 (PHASE 1 & 2)  
7620 - 7630 MEADOW RUN LANE  
3RD DISTRICT, CALVERT COUNTY  
OWINGS, MARYLAND 20736  
SCAGGS INDUSTRIAL LLC

THIS STAMP IN RED COLOR INDICATES ORIGINAL

C 3.6

FILE #: B - 53 - 16 C.6

FINAL



CONCRETE FILL TO BE ROUNDED FOR PROPER RUN OFF

6" GALVANIZED SCH 80 STEEL PIPE FILLED WITH 4,000 PSI CONCRETE

DOME CONCRETE TO SLOPE  $\frac{1}{4}$ " PER FOOT AWAY FROM BOLLARD

TOP OF ASPHALT OF CONCRETE SLAB

4,000 P.S.I. CONCRETE

NOTE:  
1. SEE SITE PLAN FOR LOCATION(S).

1.5' MIN

2"

4'

3'

1'

THIS STAMP IN RED COLOR INDICATES ORIGINAL
C 4.0
FILE #: B - 53 - 16 D

SCALE	AS SHOWN	FOLDER REFERENCE
DATE	DATE	MEADOW RUN PARK - LOT #11
DATE	DATE	REVISION
12/18/18	12/18/18	TEG CSPP COMMENTS (1/10/19)
02/20/2020	02/20/2020	DPW CSWM COMMENTS
10/02/19	10/02/19	REV PER COMMENTS DATED 2/12/2020
12/21/19	12/21/19	TEG COMMENTS (06/30/19)
12/25/20	12/25/20	REV PER COMMENTS DATED 1/1/19
04/19/19	04/19/19	REV PER COMMENTS DATED 12/10/19
		REV PER COMMENTS DATED 03/27/19
PLAN # : 2		SPR # : 143143

FINAL	SITE AND LAYOUT PLAN	REDLINE BLD#2
<p><b>SCAGGS INDUSTRIAL REC SPACE</b></p> <p>MEADOW RUN PARK ~ LOT#11 (PHASE 1 &amp; 2)</p> <p>7620 - 7630 MEADOW RUN LANE</p> <p>3RD DISTRICT, CALVERT COUNTY</p> <p>OWINGS, MARYLAND 20736</p>		
SCAGGS INDUSTRIAL LLC		







