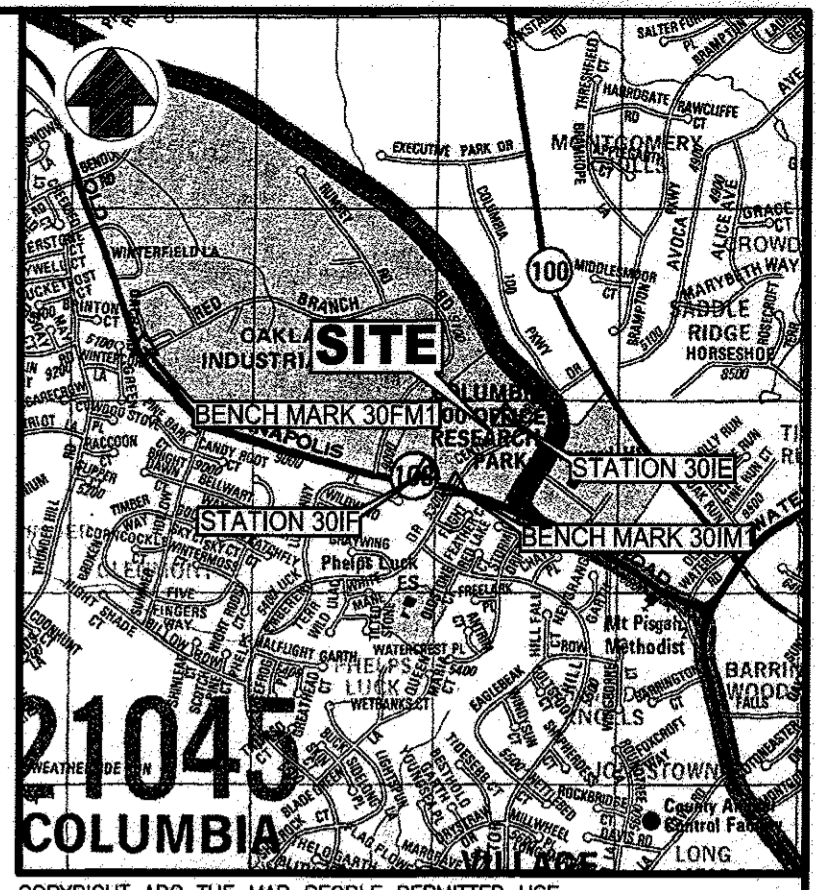


OAKLAND EXECUTIVE PARK

ENVIRONMENTAL CONCEPT PLAN FOR POPEYE'S RESTAURANT 8805 CENTRE PARK DRIVE HOWARD COUNTY, MARYLAND



VICINITY MAP
1"=2,000'

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THE EXISTING TOPOGRAPHY IS A SURVEY OF FIELD RUN TOPO PREPARED BY MORRIS AND RITCHE ASSOCIATES, INC. DATED 08/22/2016, HOWARD COUNTY GIS TOPO (GICA 2011) HAS BEEN SHOWN TO SUPPLEMENT THE PLAN.
- 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 NOS. 30FM1 AND 30M1 WERE USED FOR THIS PROJECT.
- A PROPOSED WATER MAIN IS WITHIN A PUBLIC EASEMENT, EXTENDING FROM AN EXISTING MAIN ALONG FRONT DRIVE. ASLE. WATER IS SERVED THROUGH AN EXISTING PUBLIC WATER MAIN (C-24-4071-D).
- ALL PROPOSED SEWER IS 6"-8", CONNECTING TO 8" SEWER. PROPOSED 8" SEWER IS SERVED THROUGH AND EXISTING PUBLIC SEWER MAIN (C-24-1220-0) LOCATED WITHIN AN EASEMENT AT THE REAR OF THE SHOPPING CENTER.
- THIS PROJECT UTILIZES ENVIRONMENTAL SITE DESIGN FOR ALL SWM PRACTICES. ALL SWM DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- FOREST CONSERVATION FOR THIS PROJECT IS EXEMPT UNDER SECTION 16.1202.b.1(iii) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS PER F-84-174 AND SDP-86-49.
- EXISTING UTILITIES ARE BASED UPON FIELD RUN SURVEY PERFORMED BY MORRIS AND RITCHE ASSOCIATES, INC. DATED (08/22/2016).
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO STREAMS, WETLANDS OR STEEP SLOPES ON THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STANTEC DATED (10/17/2016).
- NO NOISE STUDY REQUIRED FOR THIS PROJECT.
- GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNICAL ASSOCIATES DATED (09/19/2016)
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MORRIS AND RITCHE ASSOCIATES, INC. DATED OCTOBER 28, 2016.
- THE APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE ANY APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAT/PLAN AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAT/PLAN AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PLAN PROCESS. THEREFORE THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE. AS REQUIRED, TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

DESIGN NARRATIVE

- NATURAL AREA PRESERVATIONS**
THE PROPERTY (11.11 ACRES) IS LOCATED IN AN EXISTING DEVELOPED AREA (7.81 ACRES OF IMPERVIOUS), WHERE MANY OF THE NATURAL RESOURCES THAT WOULD EXIST ON UNDEVELOPED LAND (I.E. WETLANDS, STREAMS, FORESTED AREAS, FLOODPLAINS AND THEIR RESPECTIVE BUFFERS) ARE NO LONGER PRESENT ON SITE. FLOWS FROM THE SITE DISCHARGE INTO AN EXISTING STORM DRAIN SYSTEM, WHICH OUTFALLS TO THE EXISTING DRY DETENTION FACILITY IN THE NORTHWEST CORNER OF THE SITE. EVERY EFFORT WAS MADE TO CONSERVE AND ENHANCE THE DRAINAGE PATTERNS FROM PRE TO POST CONDITION.
- ESD STORMWATER REQUIREMENTS AND ACHIEVEMENT**
THE STORM WATER MANAGEMENT REQUIREMENT FOR THIS 11.11 ACRE SITE AND 0.70 ACRE LIMIT OF DISTURBANCE IS MET THROUGH THE IMPLEMENTATION OF ESD TO THE MEP. THE EXISTING SITE IMPERVIOUS IS GREATER THAN 40%. THEREFORE, THE PROJECT IS SUBJECT TO REDEVELOPMENT REQUIREMENTS. THE TARGET RAINFALL AMOUNT FOR WATER QUALITY TREATMENT OF A REDEVELOPMENT PROJECT WITH NO INCREASE IN IMPERVIOUS AREA IS A PE OF 1.0 INCH. THE REQUIRED ESD OF 1.034 CF, AND A REQUIRED FILTER (AF) OF 601 S.F. IS ACHIEVED BY USING THE MICRO-SCALE PRACTICE OF MICRO-BIORETENTION (M-6).
- PROPOSED STORMWATER MANAGEMENT PRACTICES WITHIN THE LIMIT OF DISTURBANCE WILL USE THE MICRO-SCALE PRACTICE OF MICRO-BIORETENTION (M-6). ALL THE MICRO-BIORETENTION (M-6) FACILITIES WILL HAVE OVERFLOW INLETS TO CONVEY PEAK FLOWS TO THE SITE OUTFALL AT A NON-EROSIVE VELOCITY. THE ESD MICRO-SCALE PRACTICES ARE DESIGNED TO MEET THE STORM WATER MANAGEMENT REQUIREMENT OF ESD TO THE MEP.
- CONSTRUCTION ON SITE WILL BE DONE TO MINIMIZE THE EFFECT OF SEDIMENT EROSION ON THE SITE. THE BUILDINGS AND PARKING AREAS WILL BE CONSTRUCTED, WITH PERIMETER SEDIMENT AND EROSION CONTROL MEASURES. INLET PROTECTION WILL PROTECT THE EXISTING STORM DRAIN SYSTEM FROM BEING FILLED WITH FINE SOIL PARTICLES.

ADDRESS CHART

LOT / PARCEL #	STREET ADDRESS
A-1 / 104	8805 CENTRE PARK DRIVE

PERMIT INFORMATION CHART

SUBDIVISION NAME	PARCEL
OAKLAND EXECUTIVE PARK	A-1

PLAT #	L / F	GRID	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
15737	01435 / 00257	18	B2	30	2	602302

PARKING TABULATIONS

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED
EXISTING FOOD STORE - BUILDING 1	56,123 SF	5/1,000 SF	281
EXISTING RETAIL - BUILDING 2	6,300 SF	5/1,000 SF	32
PROPOSED POPEYES	2,268 SF	14/1,000 SF	32
TOTAL PARKING REQUIRED			345
TOTAL EXISTING PARKING			365
TOTAL PARKING TO BE REMOVED (REQUIRED FOR PAD SITE)			63
TOTAL PROPOSED PARKING			302

BASED ON THE "PARKING LOT UTILIZATION ANALYSIS" PREPARED BY STANTEC ON OCTOBER 19, 2016, THE PARKING SPACE NEEDS AT THE PROPOSED POPEYE'S RESTAURANT WOULD NOT RESULT IN A PARKING DEFICIT IN THE COLUMBIA PALACE SHOPPING CENTER. SUFFICIENT PARKING WOULD REMAIN WITHIN THE COLUMBIA PALACE SHOPPING CENTER TO ACCOMMODATE PEAKS IN SHOPPING ACTIVITIES THAT OCCUR ON WEEKENDS AND HOLIDAYS. A COPY OF THE REPORT WILL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN.

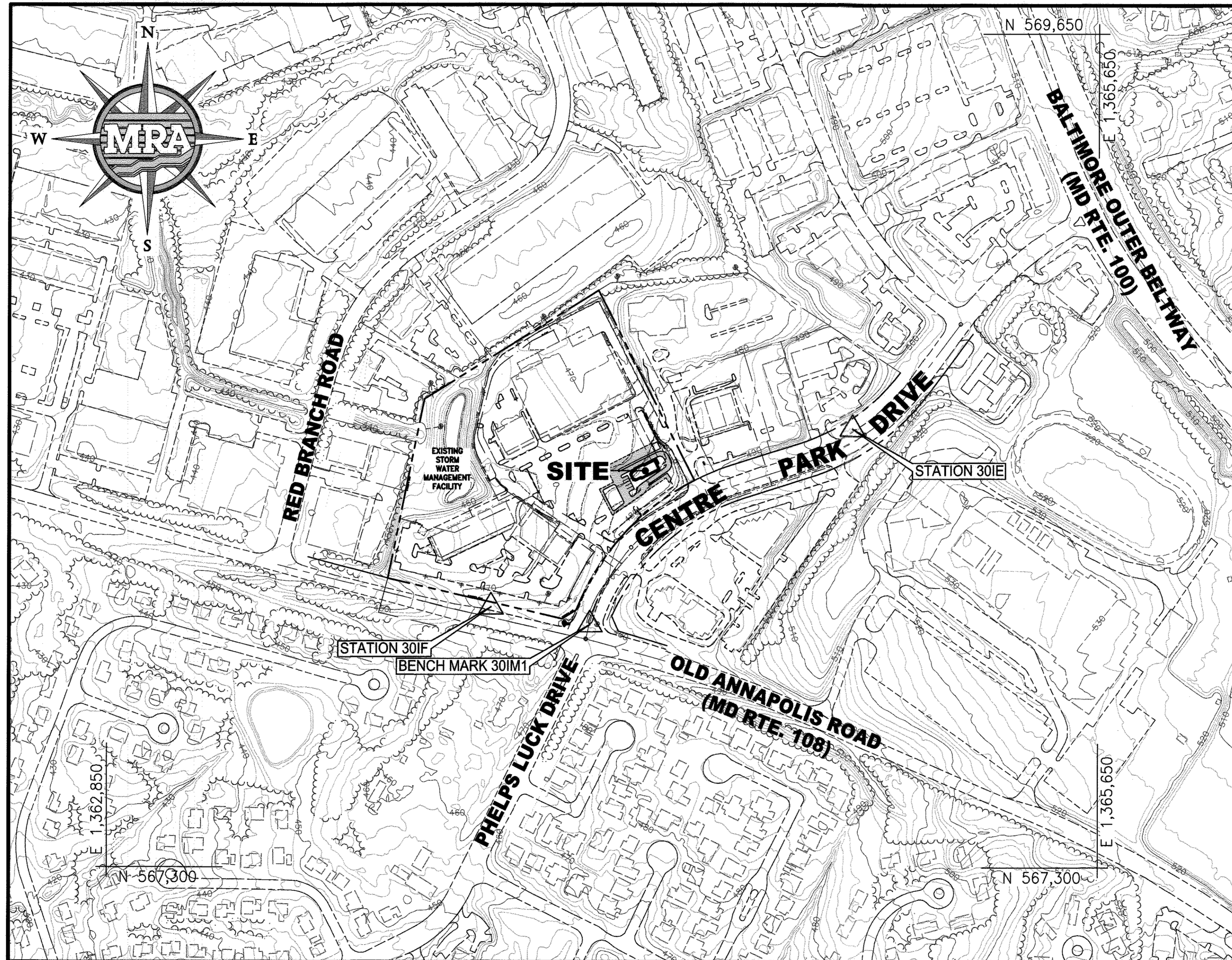
APPROVED DEPARTMENT OF PLANNING AND ZONING

Ch. Ph. H. 5-23-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Steinhilber 5-22-17
CHIEF, DIVISION AND LAND DEVELOPMENT DATE

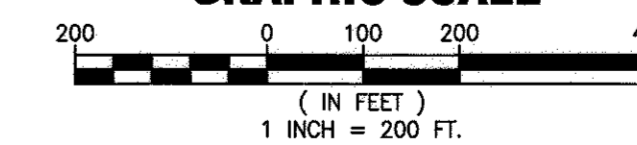
CERTIFICATION OF APPLICANT

I HEREBY CERTIFY THAT THE INFORMATION SUPPLIED HERewith IS CORRECT AND COMPLETE AND AUTHORIZE SUCH PERIODIC ON-SITE INSPECTIONS BY THE DEPARTMENT OF PLANNING AND ZONING AND THE SUBDIVISION REVIEW COMMITTEE AGENCIES AS MAY BE NECESSARY TO REVIEW THIS APPLICATION AND ANY WAIVER PETITIONS FILED IN CONNECTION HERewith AND TO ENFORCE THE SUBDIVISION REGULATIONS AND OTHER APPLICABLE LAWS. THIS RIGHT-OF-ENTRY SHALL CONTINUE UNTIL ALL ADMINISTRATIVE APPEALS PERTAINING TO THE PROPERTY HAVE BEEN EXHAUSTED. *IF THE APPLICANT IS THE OWNER'S AGENT, WRITTEN DOCUMENTATION FROM THE PROPERTY OWNER GRANTING THAT AUTHORITY IS REQUIRED.



LOCATION PLAN
SCALE: 1"=200'

GRAPHIC SCALE



DATUM

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

OWNER

COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER

COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

BENCHMARKS

BM 30FM1 ALSO SH-41 NAD 83 NAVD 88
N 569,509.0050 E 1,360,953.9900 ELEV. 445.129

BEING A CONCRETE MONUMENT, APPROX. 60.5' WEST OF THE CENTER LINE OF RED BRANCH ROAD, 30' SOUTH WEST OF LIGHT POLE, AND 20' EAST OF COMMUNICATIONS MANHOLE.

BM 30M1 NAD 83 NAVD 88
N 567,983.2950 E 1,364,214.3900 ELEV. 478.860

CORNER OLD ANNAPOLIS ROAD (ROUTE 108) AND CENTRE PARK DRIVE 3/4" REBAR.

SITE ANALYSIS DATA CHART

1. TOTAL PROJECT AREA	11.11 ACRES (483,869 SF)
2. AREA OF PLAN SUBMISSION	0.70 ACRES (30,875 SF)
3. LIMIT OF DISTURBANCE	0.70 ACRES (30,875 SF)
4. PRESENT ZONING	B-2
5. PROPOSED USE	RESTAURANT W/ DRIVE THRU WINDOW
6. PROPOSED FLOOR SPACE	2,268 SF
7. TOTAL PARKING SPACES REQUIRED	(SEE CHART THIS SHEET)
8. PARKING SPACES PROVIDED	(SEE CHART THIS SHEET)
9. DPZ FILE REFERENCES	SDP-02-116, SDP-86-49, SDP-92-47, F-84-174, F-86-34, F-03-57, WP-92-108, WP-03-01, WP-03-33, ZB CASE NO. 1006M, 24-1220-D
10. SANITARY SEWER / WATER SERVICE	PUBLIC/PUBLIC
11. TAX MAP / PARCEL NO.	30 / 104
12. ELECTION DISTRICT	2
13. EX. STEEP SLOPES >15%	0.07 AC.
14. EX. IMPERVIOUS AREA (ON-SITE)	7.81 AC.
15. EX. OPEN SPACE (ON-SITE)	3.30 AC.
16. PR. IMPERVIOUS (ON-SITE)	7.75 AC.
17. PR. OPEN SPACE (ON-SITE)	3.36 AC.
18. EX. IMPERVIOUS AREA (W/IN LOD)	0.63 AC.
19. EX. OPEN SPACE (W/IN LOD)	0.07 AC.
20. PR. IMPERVIOUS AREA (W/IN LOD)	0.55 AC.
21. PR. OPEN SPACE (W/IN LOD)	0.15 AC.
22. EXISTING FOREST ON-SITE	0.00 AC.
23. ERODIBLE SOILS ON-SITE (eub)	0.00 AC.
24. EXISTING WETLANDS AND BUFFER AREA	0.00 AC.
25. EXISTING FLOODPLAIN & BUFFER AREA	0.00 AC.

LEGEND

---	EX. EDGE OF PAVEMENT
---	EX. CURB AND GUTTER
---	EX. CONCRETE WALK
---	EX. C/L ROAD
---	EX. ADJACENT PROPERTY LINE
---	EX. PROPERTY LINE
---	EX. RIGHT OF WAY
---	EX. UTILITY EASEMENT
---	EX. BUILDING/STRUCTURE
---	EX. TREE LINE

SHEET INDEX

- COVER SHEET
- EX. FEATURES & NATURAL RESOURCES MAP
- DEVELOPMENT CONCEPT PLAN
- PROPOSED DRAINAGE AREA MAP

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. 38291, EXPIRATION DATE: 01/13/18.



MORRIS & RITCHE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
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ENVIRONMENTAL CONCEPT PLAN

OAKLAND EXECUTIVE PARK

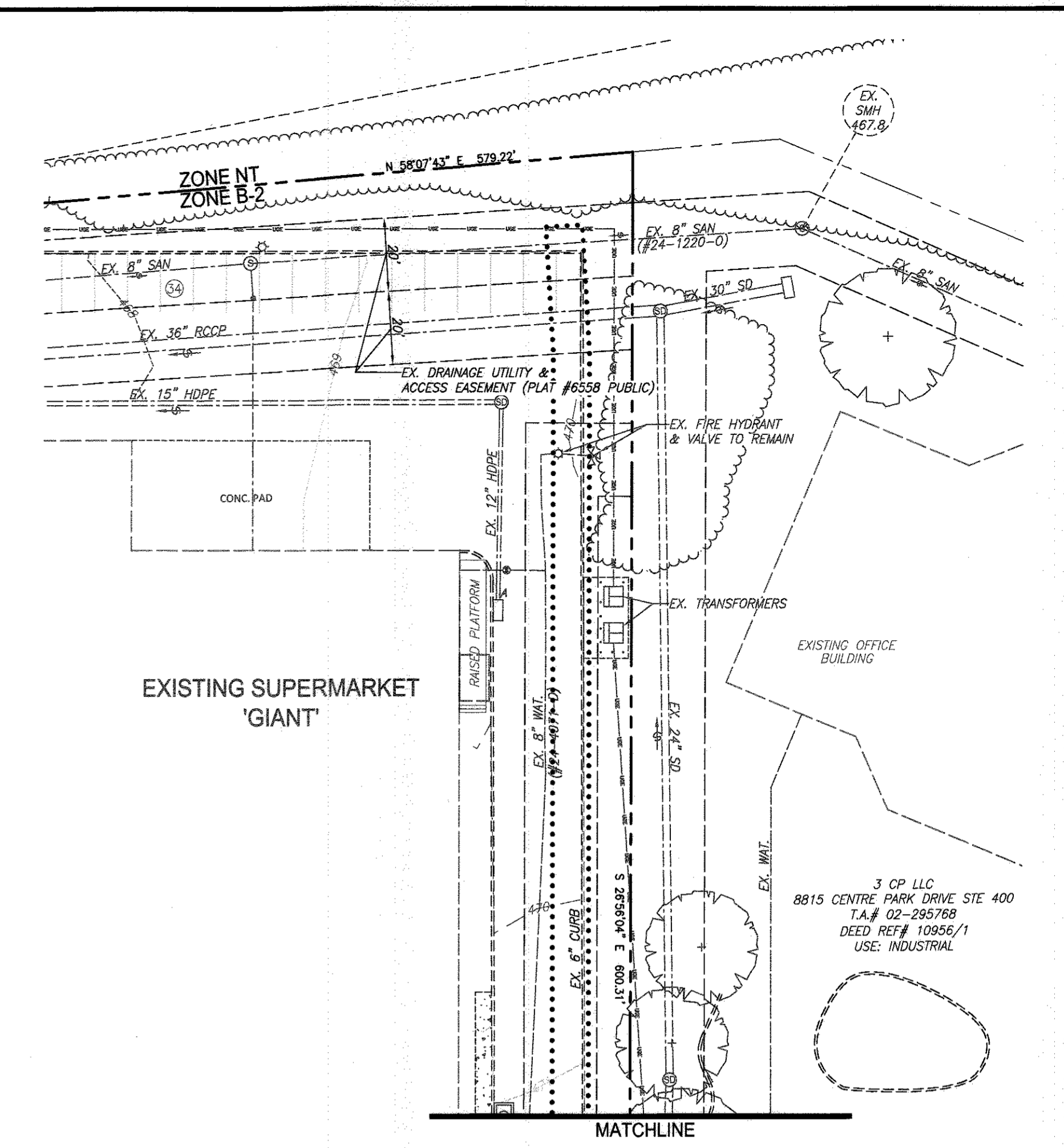
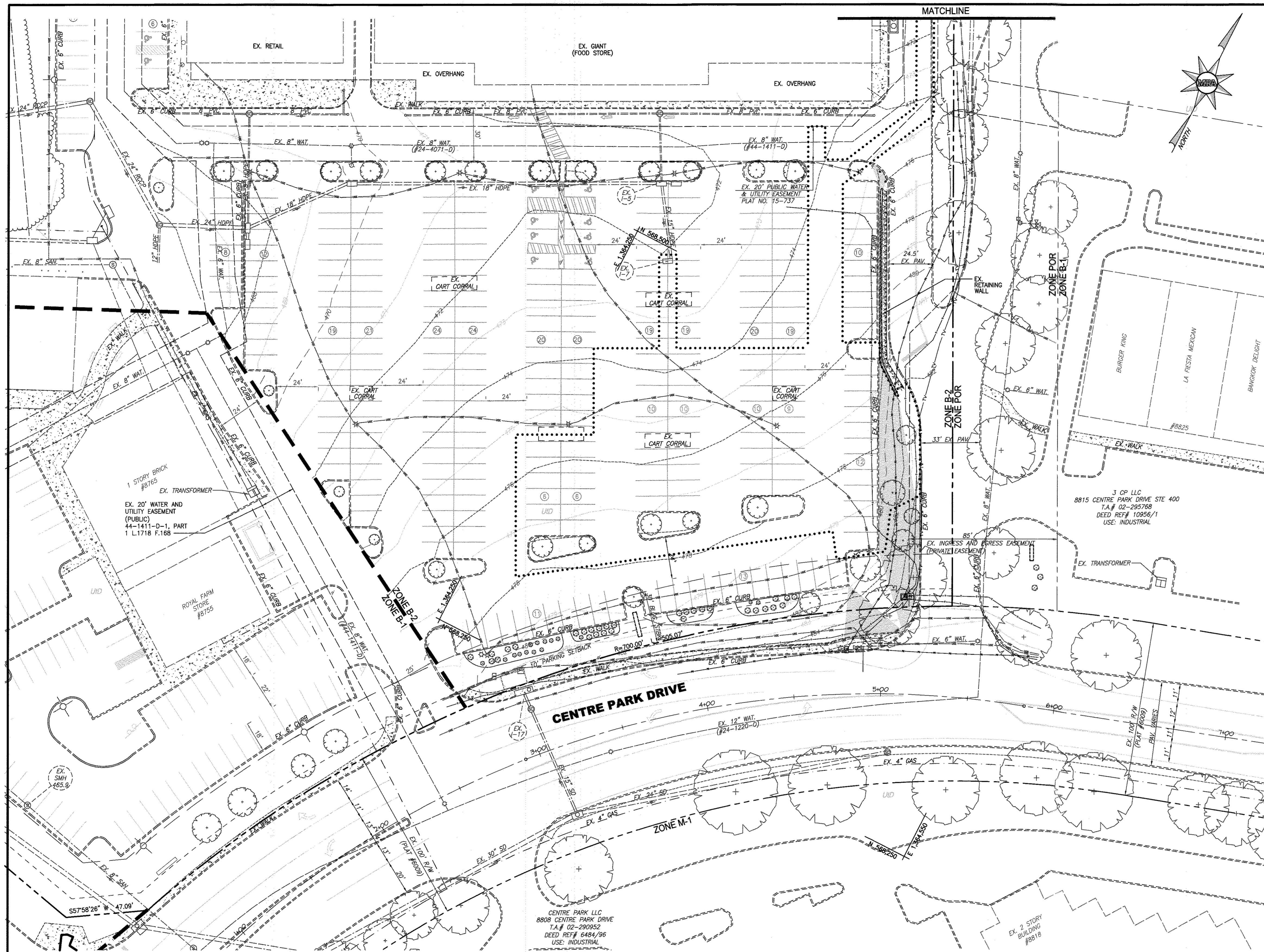
COVER SHEET

ECP-17-028

TAX MAP 30 ~ BLOCK 18 ~ PARCEL 104 ~ ZONING B2
TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.	19346
		SCALE:	AS SHOWN
		DATE:	05/11/2017
		DRAWN BY:	MUS
		DESIGN BY:	THIS
		REVIEW BY:	THIS
		SHEET:	1 OF 4

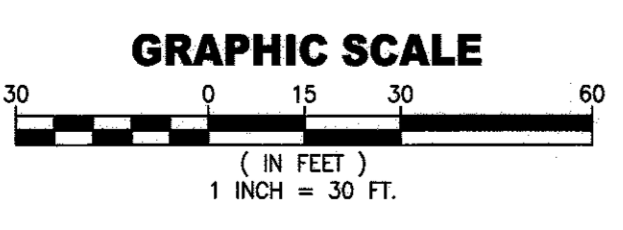
ECP-17-028



LEGEND

---	EX. 1 FOOT CONTOURS	---	EX. UNDER GROUND ELECTRIC
---	EX. 2 FOOT CONTOURS	---	EX. OVER HEAD UTILITIES
---	EX. 10 FOOT CONTOURS	---	EX. LIGHT POLE
---	EX. CURB AND GUTTER	---	EX. U/G UTILITY HANDBOX
---	EX. CONCRETE	---	EX. UTILITY POLE
---	EX. C/L ROAD	---	EX. SIGN
---	EX. FENCE	---	EX. BOLLARD
---	EX. TRAFFIC BARRIER	---	EX. TREE
---	EX. ADJACENT PROPERTY LINE	---	EX. WOODY VEGETATION LINE
---	EX. PROPERTY LINE	---	EX. BUILDING/STRUCTURE
---	EX. RIGHT OF WAY	---	EX. BLOCK RETAINING WALL
---	EX. UTILITY EASEMENT	---	EX. PROPOSED LIMIT OF DISTURBANCE
---	EX. WATER LINE		
---	EX. SANITARY LINE		
---	EX. STORM DRAIN LINE		
---	EX. FIBER OPTIC CABLE		
---	EX. U/G TELEPHONE		
---	EX. VERIZON LINE		
---	EX. GAS		
---	EX. UNKNOWN UTILITY		

PLAN
SCALE: 1"=30'



NOTE
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

APPROVED DEPARTMENT OF PLANNING AND ZONING

Chf. Clerk
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5-23-17

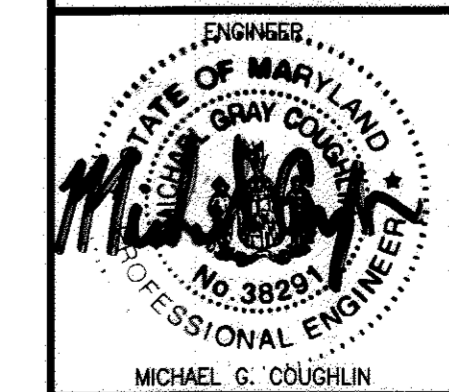
Kathleen Quirk
CHIEF, DIVISION AND LAND DEVELOPMENT
DATE: 5-23-17

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	SOIL TYPE
UID	URBAN LAND-UDORTMENTS COMPLEX, 0 - 15 PERCENT SLOPES	D

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. 38291, EXPIRATION DATE: 01/13/18.

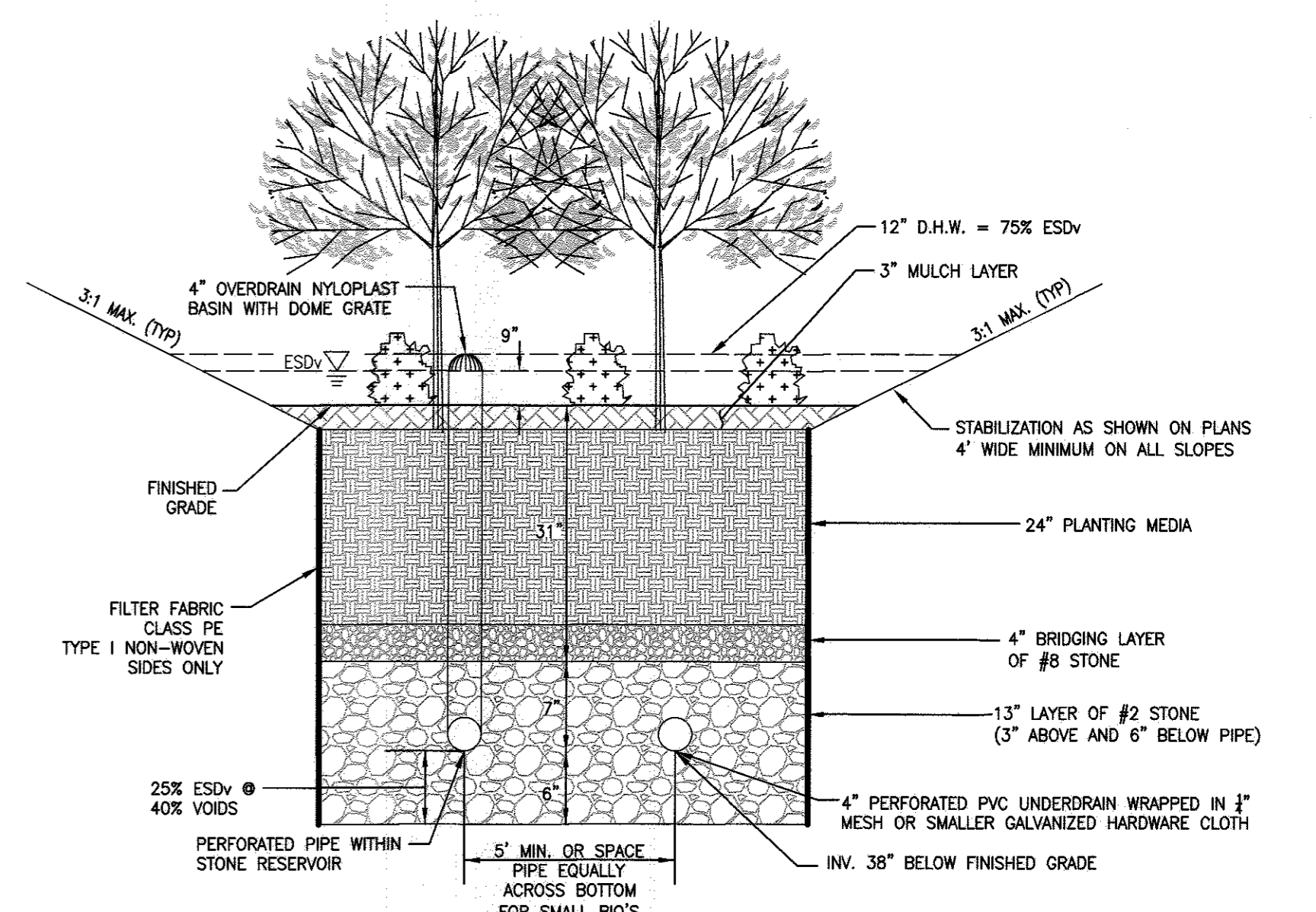
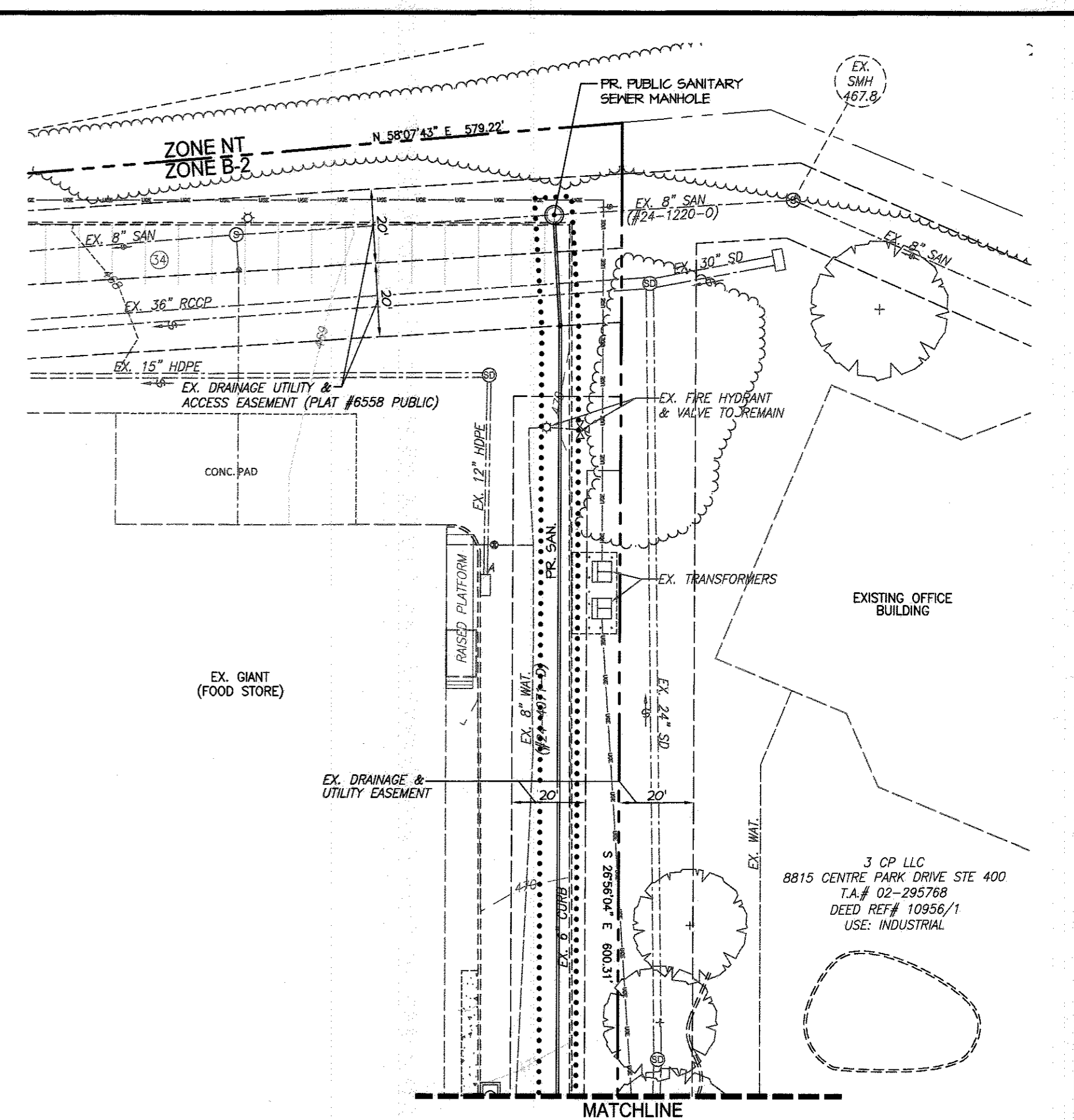
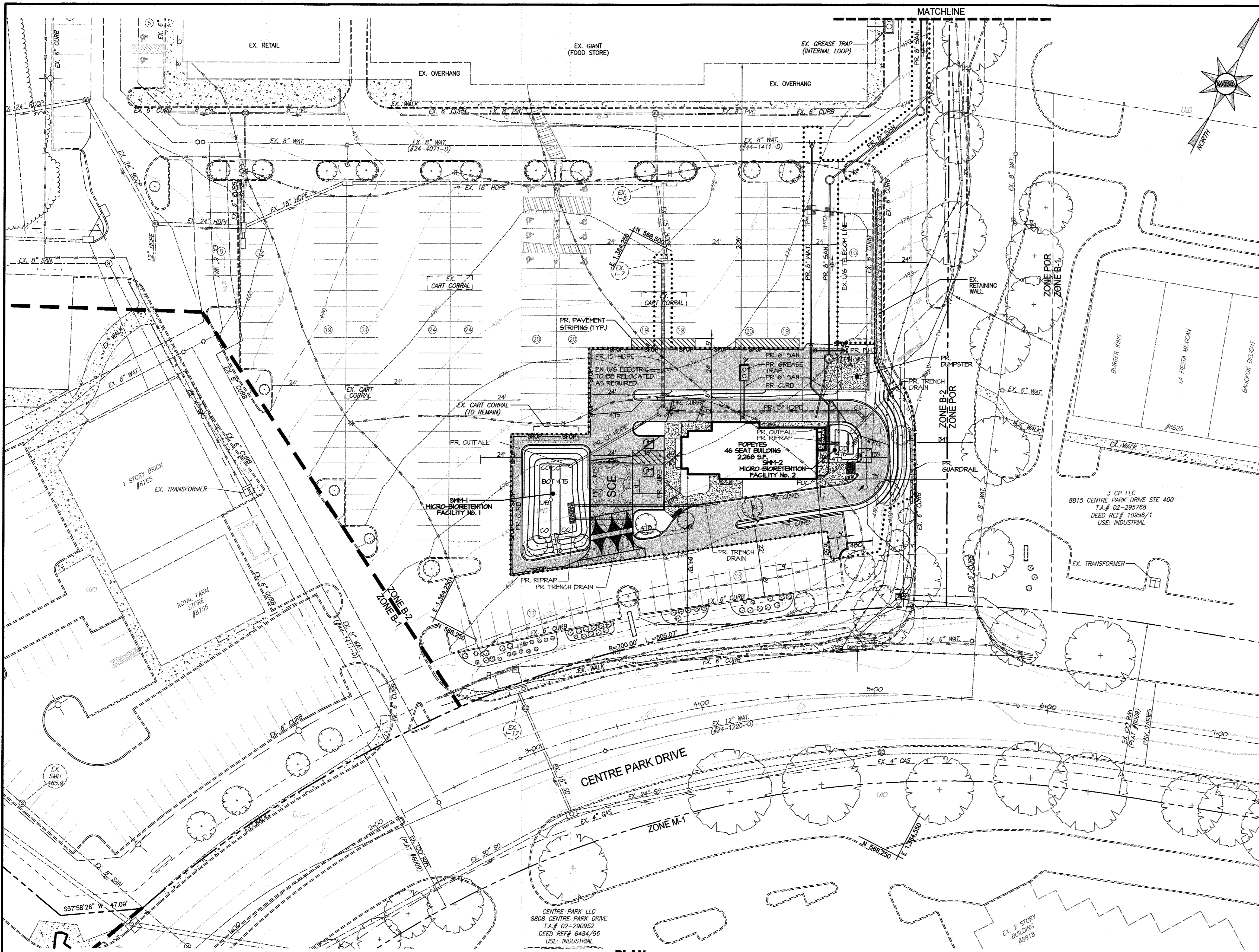
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
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**ENVIRONMENTAL CONCEPT PLAN
OAKLAND EXECUTIVE PARK
EX. FEATURES & NATURAL RESOURCES MAP**

ECP-17-028
TAX MAP 30 ~ BLOCK 18 ~ PARCEL 104 ~ ZONING B2
TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19346
		SCALE:	AS SHOWN
		DATE:	05/11/2017
		DRAWN BY:	MJS
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	2 OF 4



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. 38291, EXPIRATION DATE: 01/13/18.



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**ENVIRONMENTAL CONCEPT PLAN
 OAKLAND EXECUTIVE PARK
 DEVELOPMENT CONCEPT PLAN**

ECIP-17-028
 TAX MAP 30 ~ BLOCK 18 ~ PARCEL 104 ~ ZONING B2
 TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		19346
		SCALE: AS SHOWN
		DATE: 05/11/2017
		DRAWN BY: MJS
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 3 OF 4

NOTE
 THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

APPROVED DEPARTMENT OF PLANNING AND ZONING

Ohl Chen 5-23-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schumacher 5-22-17
 CHIEF, DIVISION AND LAND DEVELOPMENT DATE

- LEGEND**
 SCALE: 1"=30'
- EX. 1 FOOT CONTOURS
 - EX. 2 FOOT CONTOURS
 - EX. 10 FOOT CONTOURS
 - EX. CURB AND GUTTER
 - EX. CONCRETE
 - EX. C/L ROAD
 - EX. FENCE
 - EX. TRAFFIC BARRIER
 - EX. ADJACENT PROPERTY LINE
 - EX. PROPERTY LINE
 - EX. RIGHT OF WAY
 - EX. UTILITY EASEMENT
 - EX. WATER LINE
 - EX. SANITARY LINE
 - EX. STORM DRAIN LINE
 - EX. FIBER OPTIC CABLE
 - EX. U/G TELEPHONE
 - EX. VERIZON LINE
 - EX. GAS
 - EX. UNKNOWN UTILITY
 - EX. UNDER GROUND ELECTRIC
 - EX. OVER HEAD UTILITIES
 - EX. LIGHT POLE
 - EX. U/G UTILITY HANDBOX
 - EX. UTILITY POLE
 - EX. SIGN
 - EX. BOLLARD
 - EX. TREE
 - EX. WOODY VEGETATION LINE
 - EX. BUILDING/STRUCTURE
 - EX. BLOCK RETAINING WALL
 - PR. 1 FT. CONTOUR
 - PR. 2 FT. CONTOUR
 - PR. 10 FT. CONTOUR
 - PR. CONCRETE WALK
 - PR. CURB & GUTTER
 - PR. PAVEMENT
 - PR. HANDICAPPED SPACE
 - PR. TRAFFIC FLOW ARROWS
 - PR. WATER
 - PR. SEWER
 - PR. STORM DRAIN
 - PR. TEST PIT LOCATION
 - SLT FENCE ON PAVING
 - CURB INLET PROTECTION
 - AT GRADE INLET PROTECTION
 - LIMIT OF DISTURBANCE (LOD)
 - STABILIZED CONSTR. ENTRANCE

CONCRETE NOTE
 THE CONTRACTOR SHALL VERIFY CONCRETE FORM PLACEMENT TO ASSURE COMPLIANCE WITH CURRENT LOCAL AND STATE ADA AS WELL AS BUILDING CODES. ADA INSPECTION SHALL BE REQUIRED PRIOR TO POURING CONCRETE. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR MEETING ALL APPLICABLE HANDICAP SLOPE AND DISTANCE REQUIREMENTS AS WELL AS OTHER REQUIREMENTS AS STATED IN THE APPLICABLE CODES.

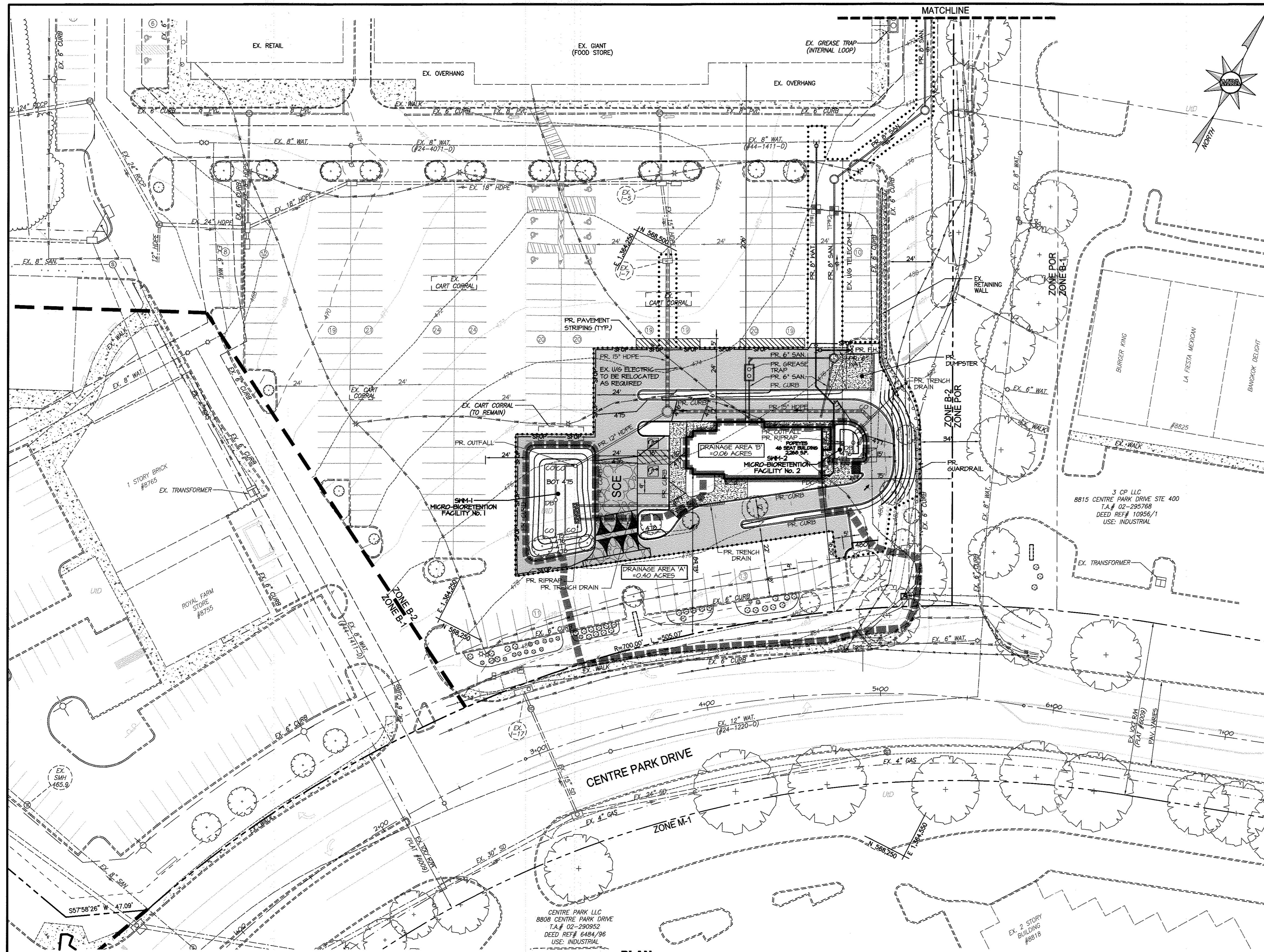
ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE SITE ENGINEER'S ATTENTION BEFORE ANY CONCRETE IS PLACED.

LABEL	ESD TYPE	AF	PE	ESDV
SWM-1	MICRO-BIORETENTION (M-6)	810 SF	2.0"	716 CF
SWM-2	MICRO-BIORETENTION (M-6)	135 SF	1.34"	147 CF
TOTAL ESD PROVISIONS		945 SF	1.6"	863 CF
ESD REQUIREMENTS		400 SF	1"	784 CF

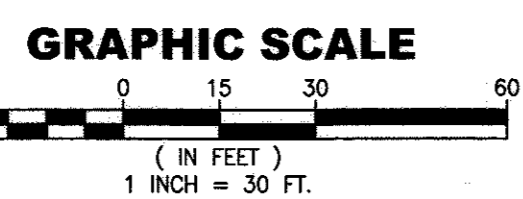
DATUM
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

OWNER
 COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP. 1427 CLARKVIEW ROAD, SUITE 500 BALTIMORE, MD 21209-0016 PHONE: 443-921-4375

DEVELOPER
 COLUMBIA PALACE CHICKEN, LLC 100 MENLO PARK MALL, SUITE 500 EDISON, NEW JERSEY 08837 ATTN: MR. ED BAKSHI PHONE: (908)-531-8021



NOTE
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PLAN
 SCALE: 1"=30'

LEGEND

- | | | | | | |
|-----|----------------------------|-----|---------------------------|-----|-----------------------------|
| --- | EX. 1 FOOT CONTOURS | --- | EX. UNDER GROUND ELECTRIC | --- | PR. 1 FT. CONTOUR |
| --- | EX. 2 FOOT CONTOURS | --- | EX. OVER HEAD UTILITIES | --- | PR. 2 FOOT CONTOUR |
| --- | EX. 10 FOOT CONTOURS | --- | EX. LIGHT POLE | --- | PR. 10 FT. CONTOUR |
| --- | EX. CURB AND GUTTER | --- | EX. U/G UTILITY HANDBOX | --- | PR. CONCRETE WALK |
| --- | EX. CONCRETE | --- | EX. UTILITY POLE | --- | PR. CURB & GUTTER |
| --- | EX. C/L ROAD | --- | EX. SIGN | --- | PR. PAVEMENT |
| --- | EX. FENCE | --- | EX. BOLLARD | --- | PR. HANDICAPPED SPACE |
| --- | EX. TRAFFIC BARRIER | --- | EX. TREE | --- | PR. TRAFFIC FLOW ARROWS |
| --- | EX. ADJACENT PROPERTY LINE | --- | EX. WOODY VEGETATION LINE | --- | PR. WATER |
| --- | EX. PROPERTY LINE | --- | EX. BUILDING/STRUCTURE | --- | PR. SEWER |
| --- | EX. RIGHT OF WAY | --- | EX. BLOCK RETAINING WALL | --- | PR. STORM DRAIN |
| --- | EX. UTILITY EASEMENT | --- | | --- | PR. TEST PIT LOCATION |
| --- | EX. WATER LINE | --- | | --- | SFPD |
| --- | EX. SANITARY LINE | --- | | --- | CURB INLET PROTECTION |
| --- | EX. STORM DRAIN LINE | --- | | --- | AT GRADE INLET PROTECTION |
| --- | EX. FIBER OPTIC CABLE | --- | | --- | LIMIT OF DISTURBANCE (LOD) |
| --- | EX. U/G TELEPHONE | --- | | --- | STABILIZED CONSTR. ENTRANCE |
| --- | EX. VERIZON LINE | --- | | | |
| --- | EX. GAS | | | | |
| --- | EX. UNKNOWN UTILITY | | | | |

SITE DATA

EXISTING SITE AREA	11.11 ACRES ±
PROPOSED DISTURBED AREA	0.70 ACRES
EXISTING DISTURBED IMPERVIOUS AREA	0.63 ACRES ±
PROPOSED IMPERVIOUS AREA	0.55 ACRES ±
HYDROLOGICAL SOIL GROUP	D - 100%
UID (URBAN LAND-UDORNTENTS COMPLEX)	

ENVIRONMENTAL SITE DESIGN PRACTICES				
LABEL	ESD TYPE	Af	PE	ESDv
SWM-1	MICRO-BIORETENTION (M-6)	810 SF	2.0"	716 CF
SWM-2	MICRO-BIORETENTION (M-6)	135 SF	1.34"	147 CF
TOTAL ESD PROVISIONS		945 SF	1.6"	863 CF
ESD REQUIREMENTS		400 SF	1"	784 CF

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. 38291, EXPIRATION DATE: 01/13/18.

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX: (410) 821-1748
 MRAGTA.COM
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ENVIRONMENTAL CONCEPT PLAN
OAKLAND EXECUTIVE PARK
PROPOSED DRAINAGE AREA MAP

ECP-17-028
 TAX MAP 30 ~ BLOCK 18 ~ PARCEL 104 ~ ZONING B2
 TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		19346
		SCALE: AS SHOWN
		DATE: 05/11/2017
		DRAWN BY: MUS
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 4 OF 4

APPROVED DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5-23-17

CHIEF, DIVISION AND LAND DEVELOPMENT
 DATE: 5-22-17

DATUM
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

OWNER
 COLUMBIA PALACE LIMITED
 C/O CONTINENTAL REALTY CORP.
 1427 CLARKVIEW ROAD, SUITE 500
 BALTIMORE, MD 21209-0016
 PHONE: 443-921-4375

DEVELOPER
 COLUMBIA PALACE CHICKEN, LLC
 100 MENDO PARK MALL, SUITE 500
 EDISON, NEW JERSEY 08837
 ATTN: MR. ED BAKSH
 PHONE: (908)-531-8021