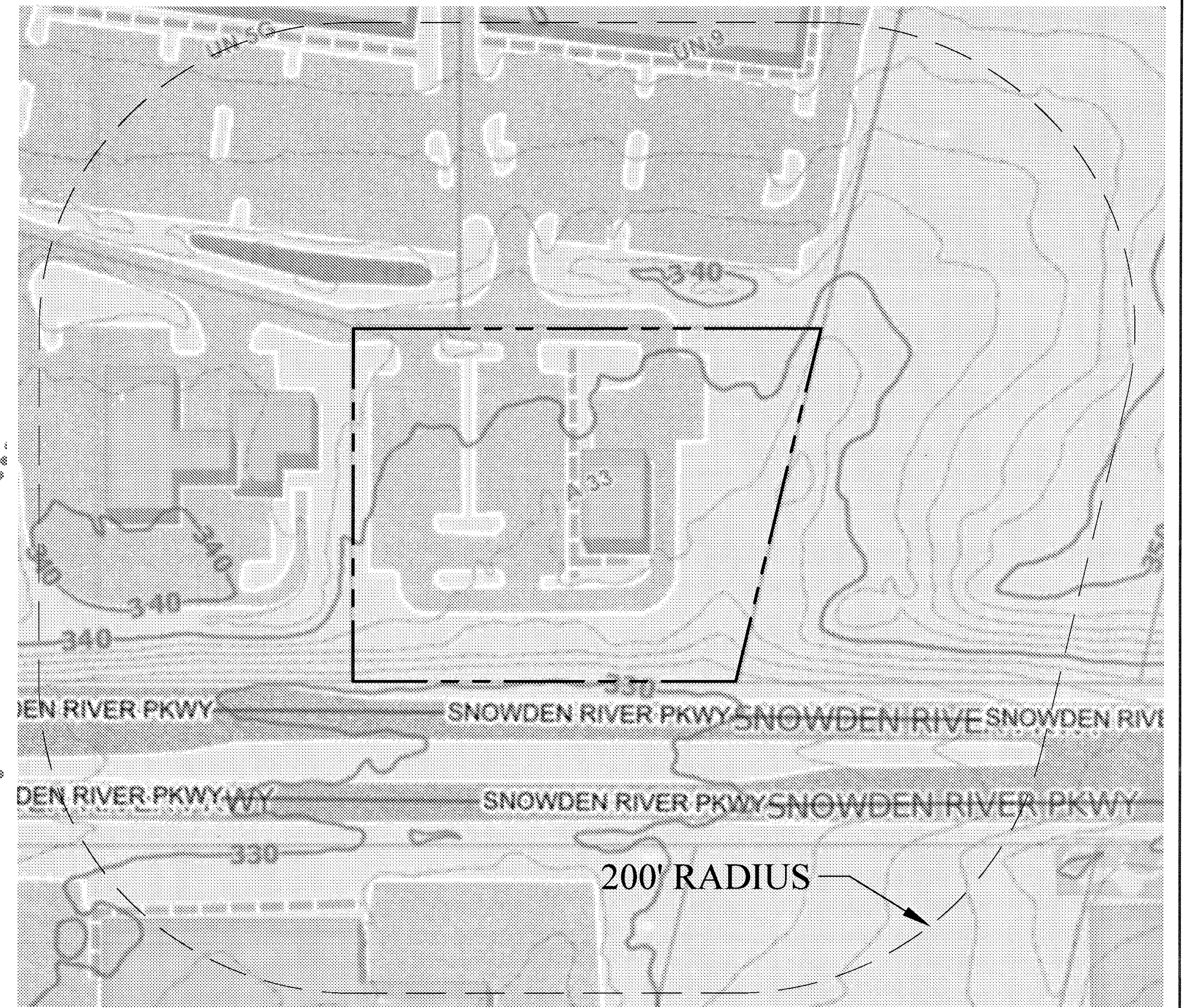
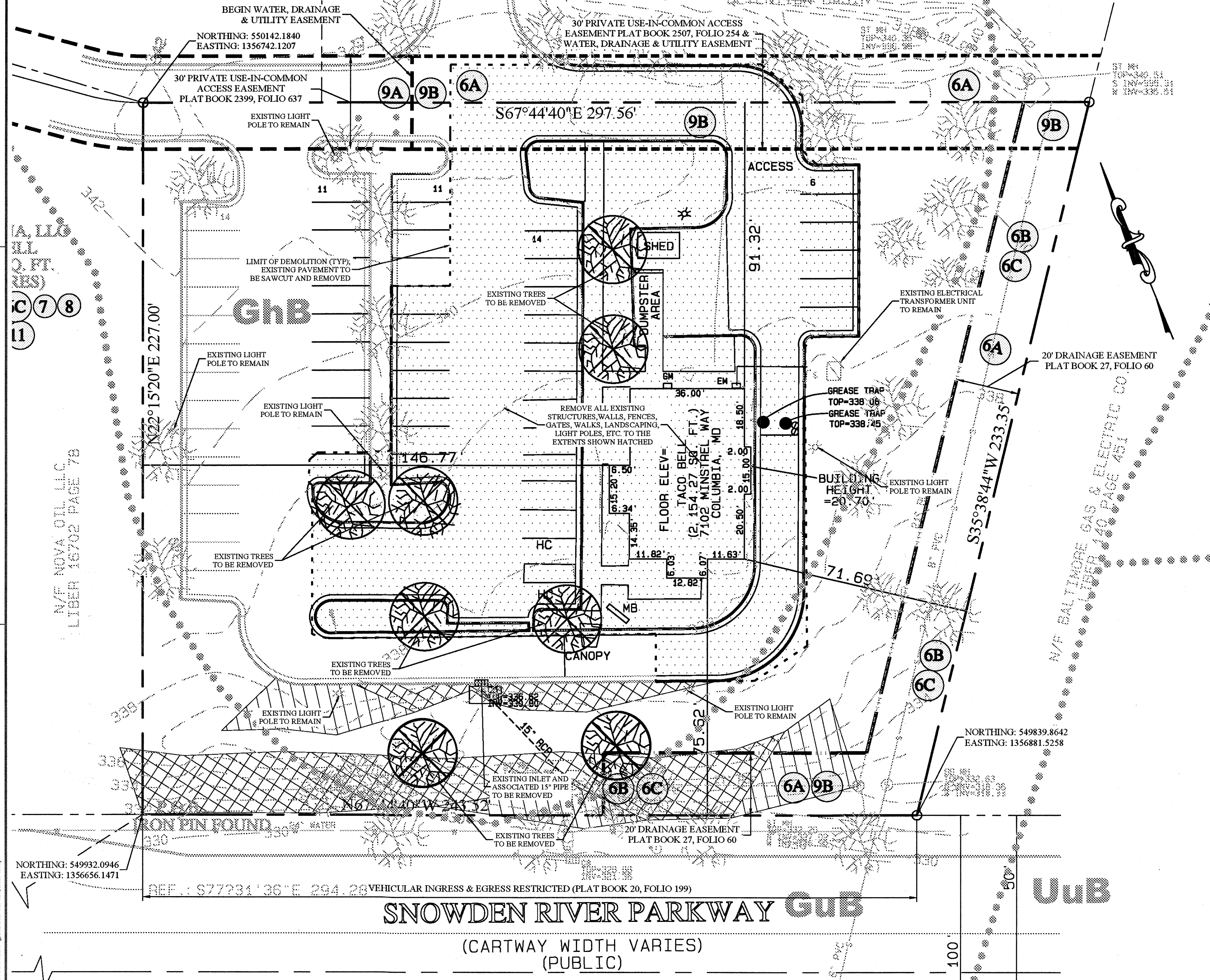






N/F KRP ENTERPRISES LLC  
LIBER 7940 PAGE 71

N/F E & C INVESTMENT LLC  
LIBER 11036 PAGE 209

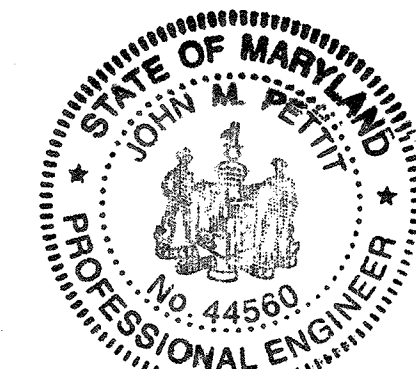


OFFSITE TOPOGRAPHY  
SCALE 1" = 50'

SITE SOILS			
NAME	SYMBOL	DESCRIPTION	K' VALUE
GLENELG URBAN LAND COMPLEX	GhB	0 TO 8 PERCENT SLOPES	NOT AVAILABLE
GLENVILLE-URBAN LAND-UDORNTENTS COMPLEX	GhB	0 TO 8 PERCENT SLOPES	0.43

EXISTING IMPERVIOUS: 31,512 SF  
LDA/LOD: 37,607 SF (0.86 ACRES)

EXISTING LEGEND	
	CORNER MONUMENT (IRON PIN EXCEPT IF NOTED)
	POLE
	CATCH BASIN
	LIGHT STANDARD
	METAL COVER
	TREE
	CLEANOUT
	STORM SEWER MANHOLE
	WATER STOP
	FIRE HYDRANT
	MENU BOARD
	MICROPHONE
	CURBING
	CONCRETE WALL
	FENCE
	GAS MAIN
	WATER MAIN
	TELEPHONE
	OVERHEAD ELECTRIC
	STORM SEWER
	SANITARY SEWER
	PROPERTY LINE
	E.O.W. LINE
	CENTER LINE
	EASEMENT LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EXISTING SLOPE 15-24.99%
	EXISTING SLOPE 25%



SCALE 1" = 20' FEET

- APPLICABLE EXCEPTIONS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 7409-39520-SCHEDULE B SECTION 2 DATED MAY 31, 2016, REVISED AUGUST 25, 2016
- 6A PLAT NO. 10110 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 2, AREA 2, PARCELS A-32, A-33, A-34, A-35, A RESUBDIVISION OF PARCELS A-29 AND A-30. BLANKET IN NATURE AND PLOTTED.
  - 6B PLAT NO. 9485 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 2, AREA 2, PARCELS A-27, A-28, A-29, A-30, AND A-31, A RESUBDIVISION OF PARCELS A-24, A-25 AND A-26. BLANKET IN NATURE AND PLOTTED.
  - 6C PLAT NO. 6479 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 2, AREA 2, PARCELS A-24, A-25, A-26, A RESUBDIVISION OF PARCEL A-23. BLANKET IN NATURE AND PLOTTED.
  - 9A LIBER 2399, FOLIO 637 DECLARATION OF RECIPROCAL EASEMENTS BY AND BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND TACO BELL. PLOTTED.
  - 9B LIBER 2507, FOLIO 254 AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS BY AND BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND TACO BELL. BLANKET IN NATURE.
  - 10 LIBER 2447, FOLIO 465 COVENANTS, CONDITIONS AND RESTRICTIONS IN DEED BY AND BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND TACO BELL CORP. BLANKET IN NATURE.
  - 11 LIBER 2626, FOLIO 539 MAINTENANCE AGREEMENT, SITE DEVELOPMENT, PRIVATE STORM WATER MANAGEMENT FACILITIES BY AND BETWEEN TACO BELL CORP. AND HOWARD COUNTY, MARYLAND. BLANKET IN NATURE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/1/19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/1/19  
CHIEF, DIVISION OF LAND DEVELOPMENT

**THE PETTIT GROUP, LLC**  
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497 Center Street • Sewell, NJ 08080  
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www.pettitgroup.com  
Certificate of Authorization No. 24GA28131400

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUSTAINABLE FOR USE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND AND AGREE THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (GAS, WATER, AND SEWER) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK-OFF SERVICE (800-327-6899) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS OWNERS' EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 44560.

*[Signature]*  
**JOHN M. PETTIT, PE, PP, CMSE**  
Professional Engineer  
State of New Jersey • License # GE 37906  
State of Pennsylvania • License # 052685-E  
State of Delaware • License # 15980  
State of Maryland • License # 44560

**OWNER:**  
TACO BILL OF BALTIMORE, INC.  
11879 KEMPER ROAD, SUITE 11  
AUBURN, CA 95603  
(530) 885-2455

**DEVELOPER:**  
BLT CANTINA, LLC  
14 BALLIGONING ROAD  
CONSHOHOCKEN, PA 19428  
(610) 520-1000

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: BWC JOB NO: 1061-106  
DRAWN BY: BWC DATE: 08/09/18  
CHECKED BY: JMP SCALE: 1" = 20' OR AS SHOWN

**FOR APPROVAL PURPOSES ONLY**

**ENVIRONMENTAL CONCEPT PLAN**

7102 MINSTREL WAY  
MAP 42, GRID 5, PARCEL 0410, A-33  
ELECTION PRECINCT 6 13  
COMMUNITY OF COLUMBIA  
HOWARD COUNTY, MARYLAND

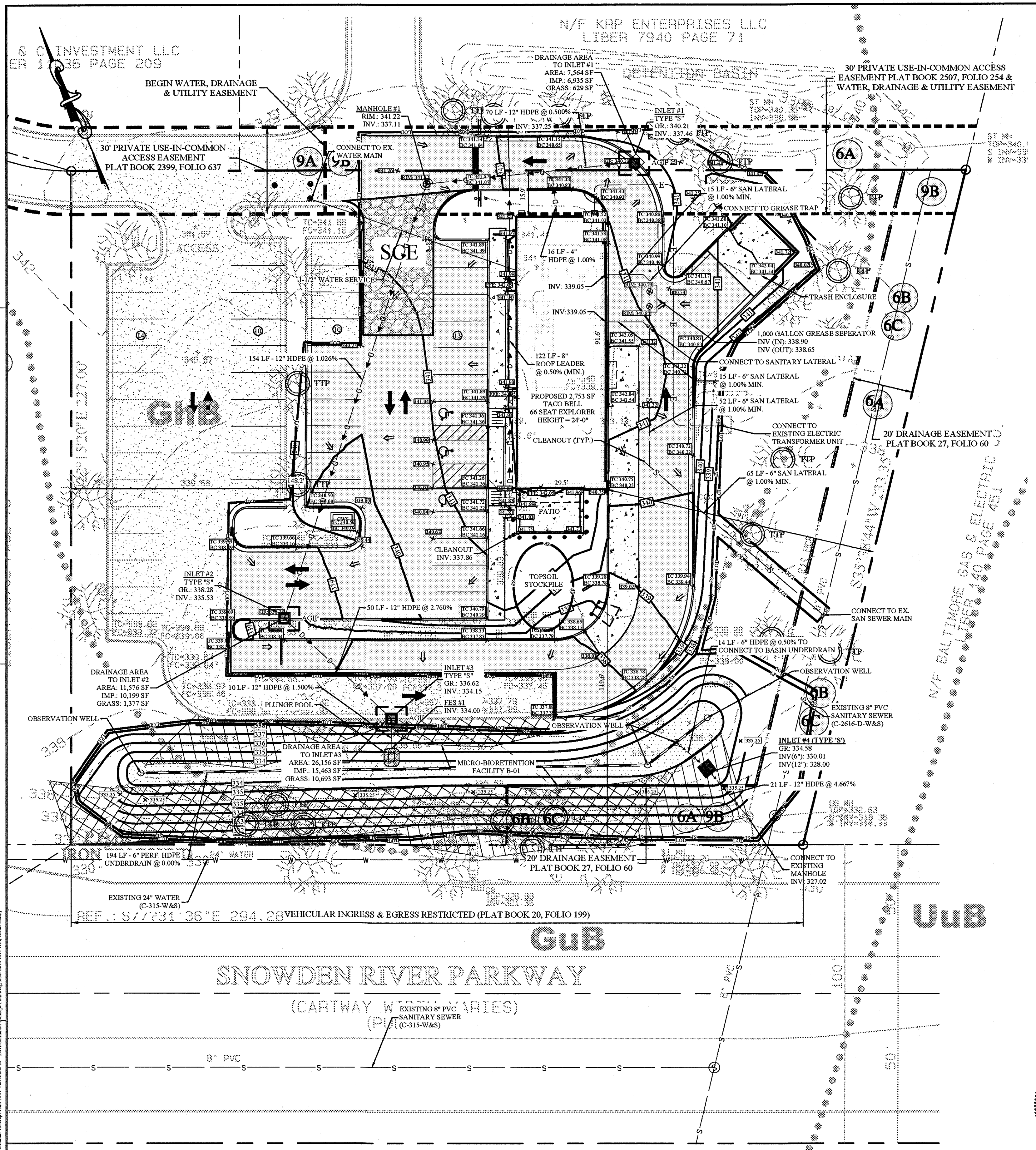
**TACO BELL**

SHEET TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

SHEET NUMBER: **2 of 3**

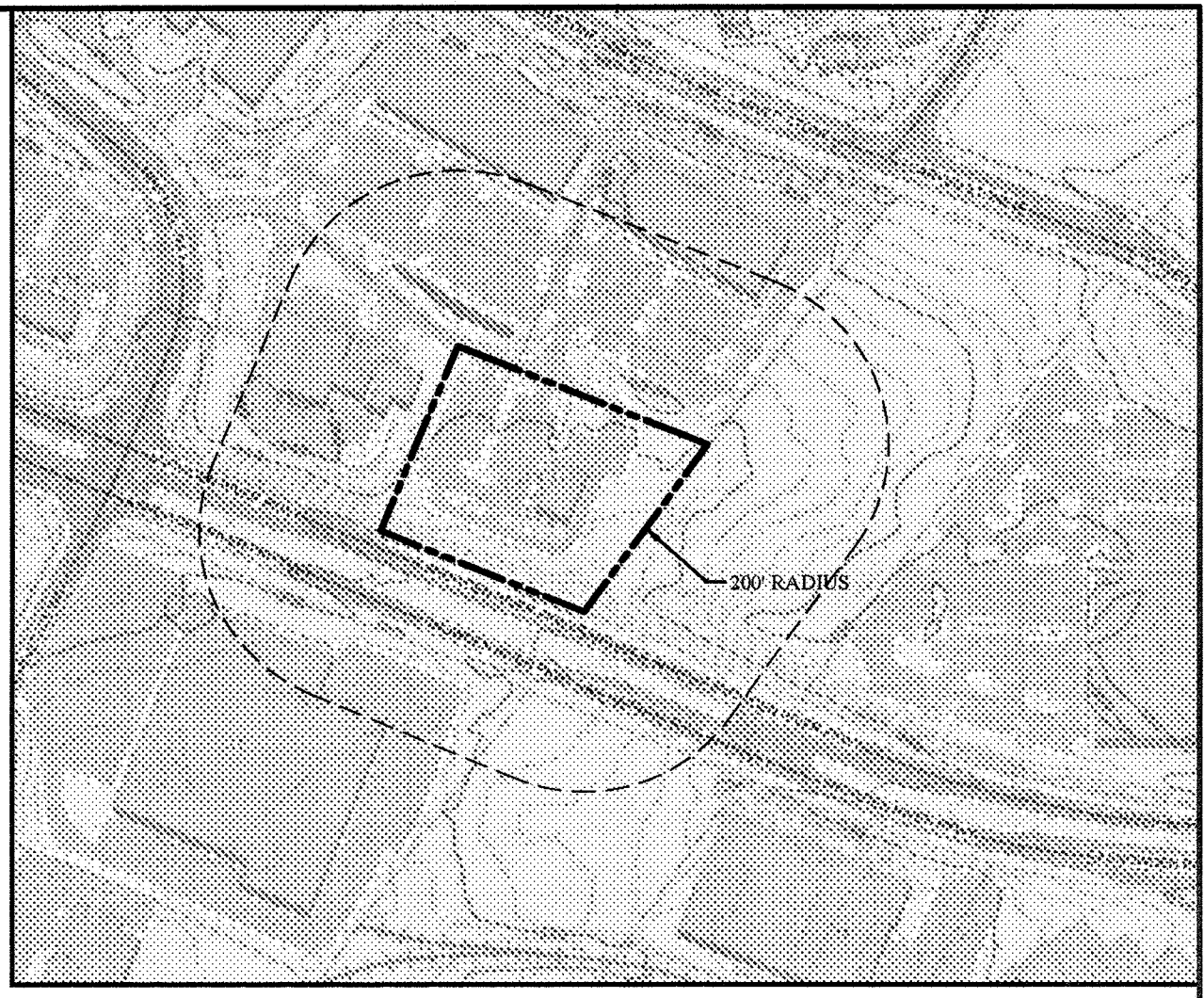
DATE PLOTTED: 3/1/19 10:58 AM; PLOTTER: HP DesignJet T1100; PLOT SCALE: 1" = 20'; PLOT SHEET: 2 OF 3; PLOT TITLE: 7102 MINSTREL WAY, MAP 42, GRID 5, PARCEL 0410, A-33, ELECTION PRECINCT 6 13, COMMUNITY OF COLUMBIA, HOWARD COUNTY, MARYLAND; PLOT USER: J.M.PETTIT





PROPOSED LEGEND	
[Symbol]	FULL-DEPTH ASPHALT PAVEMENT
[Symbol]	MILL & OVERLAY PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	INLET
[Symbol]	CURB
[Symbol]	DEPRESSED CURB
[Symbol]	PROPERTY LINE
[Symbol]	STORMWATER LINE
[Symbol]	SANITARY LINE
[Symbol]	WATER LINE
[Symbol]	ELECTRIC LINE
[Symbol]	GAS LINE
[Symbol]	ADA RAMP
[Symbol]	FLOW ARROW
[Symbol]	PROPOSED CONTOUR
[Symbol]	PROPOSED SPOT GRADE (APPROXIMATE)
[Symbol]	H.P.
[Symbol]	EXISTING SLOPE 15-24.99%
[Symbol]	EXISTING SLOPE > 25%

SESC LEGEND	
[Symbol]	SILT FENCE
[Symbol]	SILT FENCE ON PAVEMENT
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	CONCRETE WASHOUT STRUCTURE
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	AT-GRADE INLET PROTECTION
[Symbol]	TEMPORARY TREE PROTECTION



**STORMWATER MANAGEMENT NARRATIVE:**

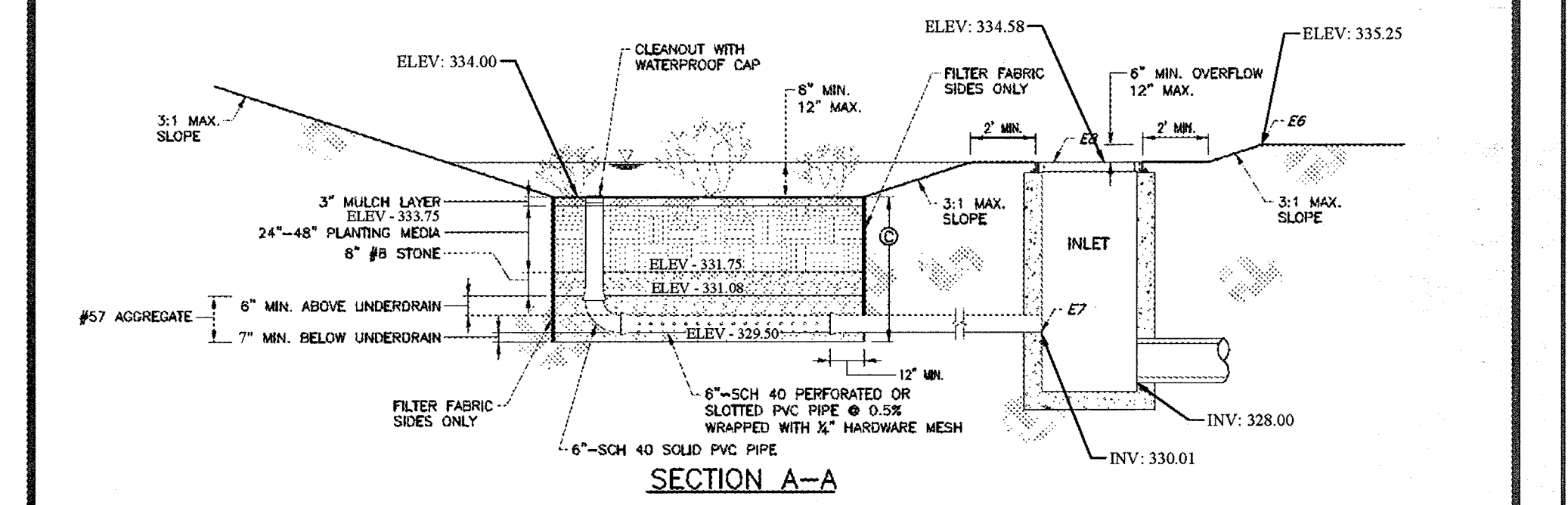
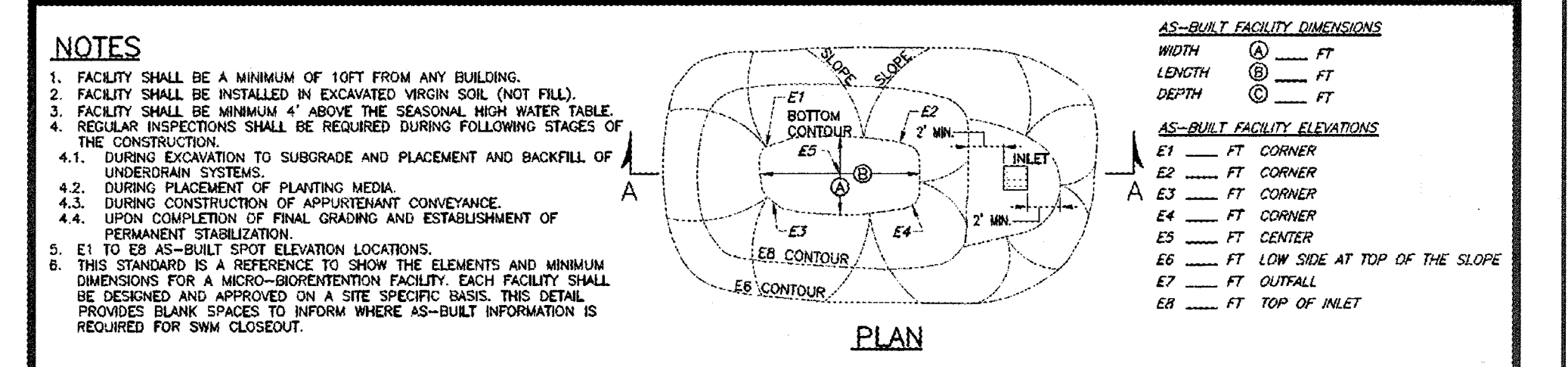
**SUMMARY OF IMPROVEMENTS:** THE APPLICANT IS PROPOSING THE DEMOLITION OF THE EXISTING TACO BELL RESTAURANT AND CONSTRUCTION OF A NEW 2,753 SF TACO BELL. INCLUDED IN THE PROJECT IS THE RE-CONSTRUCTION OF A PORTION OF THE PARKING LOT, LIGHTING, AND LANDSCAPING IMPROVEMENTS. THE IMPROVEMENTS WILL RESULT IN A NET DECREASE OF IMPERVIOUS COVERAGE OF 319 SF.

**DEVELOPMENT HISTORY:** THE PARCEL IN QUESTION WAS ORIGINALLY DEVELOPED UNDER SDP-91-131 "VILLAGE OF OWEN BROWN", SDP-92-005 "VILLAGE OF OWEN BROWN", AND SDP-92-066 "SITE DEVELOPMENT PLAN, SECTION 2, AREA 2, PARCEL A-3". STORMWATER MANAGEMENT IS CURRENTLY PROVIDED BY AN ABOVE GROUND WATER QUALITY BASIN LOCATED ON THE SUBJECT PROPERTY, AND AN ABOVE GROUND REGIONAL BASIN ENTITLED "THE POND CONVERSION" (P-24-86). THE WATER QUALITY BASIN WAS DESIGNED TO ACCOMMODATE RUNOFF OF THE ENTIRE EXISTING IMPERVIOUS COVER. THE COMMUNITY BASIN WAS DESIGNED TO PROVIDE THE REQUIRED QUANTITY MANAGEMENT.

**SWM REQUIREMENT CALCULATION CRITERIA:** THE SITE AREA IS 61,412 SF UNDER EXISTING CONDITIONS THE IMPERVIOUS COVERAGE IS 31,512 SF (51.3%). SITES WITH AN EXISTING IMPERVIOUS COVERAGE OF 40% OR MORE MEET THE "REDEVELOPMENT" CRITERIA AS DEFINED BY THE MDE STORMWATER MANAGEMENT MANUAL. FOR REDEVELOPMENT PROJECTS, THE MANUAL REQUIRES THAT 50% OF THE EXISTING IMPERVIOUS COVERAGE WITHIN THE LIMIT OF DISTURBANCE BE EITHER CONVERTED TO PERVIOUS SURFACE OR TREATED WITH ESD PRACTICES TO THE MDE. A STORMWATER MANAGEMENT SYSTEM CURRENTLY EXISTS THAT PROVIDES WATER QUALITY FOR THE ENTIRETY OF THE EXISTING IMPERVIOUS COVER. HOWEVER, THE EXISTING BASIN DOES NOT CONFORM TO THE CURRENT STORMWATER REGULATIONS. THEREFORE, THE PROPOSED DEVELOPMENT WILL INCLUDE A NEW STORMWATER FACILITY THAT EXCEEDS THE CURRENT REGULATIONS. THE PROPOSED DEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS COVER BY 319 SF. BELOW ARE THE CALCULATIONS WHICH DEMONSTRATE THAT THE ESD REQUIREMENTS FOR REDEVELOPMENT.

**REDEVELOPMENT:**

- AREA REQUIRING WATER QUALITY TREATMENT: 31,193 SF
- ESDv: 1.00" x (31,193 SF x 50%) = 1,300 CF

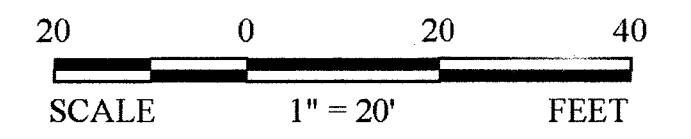
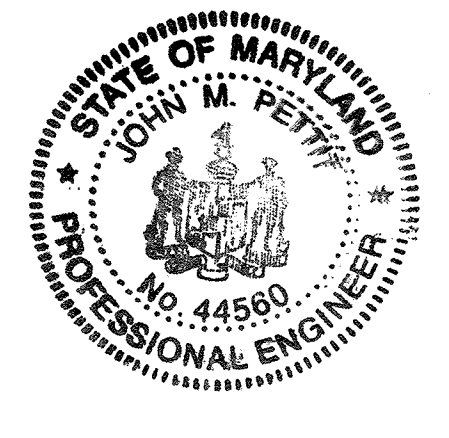


Howard County, Maryland Department of Public Works Approved: <i>Thomas J. Gault</i> Chief, Bureau of Engineering	MICRO-BIORETENTION FACILITY Private For Reference	Detail D-9.03
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THE PROPOSED MICRO-BIORETENTION FACILITY IS REQUIRED TO STORE THE ESD STORM VOLUME OF 1,300 CF. ALL IMPERVIOUS RUNOFF FROM THE SUBJECT PROPERTY WILL DISCHARGE TO THE PROPOSED MICRO-BIORETENTION FACILITY. THE STORAGE WITHIN THE MICRO-BIORETENTION FACILITY IS BROKEN DOWN TO TWO COMPONENTS, THE STORAGE BETWEEN THE DISCHARGE GRATE RECLAMATION AND THE TOP OF THE MULCH BED, AND THE STORAGE IN THE STONE BED BELOW THE UNDERDRAIN. THE STONE STORAGE BED BELOW THE UNDERDRAIN IS REQUIRED TO STORE A MINIMUM OF 25% (325 CF) OF THE ESDv. THE STONE STORAGE BED HAS BEEN DESIGNED TO STORE 357 CF BELOW THE INVERT OF THE UNDERDRAIN. THE STORAGE BETWEEN THE MULCH LAYER AND THE GRATE ELEVATION OF INLET #4 MUST BE AT LEAST 975 CF (1,300 CF - 325 CF). THE MICRO-BIORETENTION BASIN HAS BEEN DESIGNED TO PROVIDE 1,152 CF OF STORAGE BETWEEN THE MULCH LAYER AND THE GRATE ELEVATION OF INLET #4. THEREFORE, THE ESDv REQUIREMENTS HAVE BEEN MET. DISCHARGE FROM THE MICRO-BIORETENTION SYSTEMS WILL FLOW TOWARDS AN EXISTING STORM SEWER SYSTEM LOCATED WITHIN THE SNOWDEN RIVER PARKWAY RIGHT-OF-WAY.

SITE SOILS			
NAME	SYMBOL	DESCRIPTION	Tc VALUE
GLENELG-URBAN LAND COMPLEX	GhB	0 TO 8 PERCENT SLOPES	0.20
GLENVILLE-URBAN LAND-UDORIENTED COMPLEX	GhB	0 TO 8 PERCENT SLOPES	0.37

EXISTING IMPERVIOUS: 31,512 SF  
LDA/LOD: 37,607 SF (0.86 ACRES)



THE PETTIT GROUP, LLC PIPE PROFILE AND HYDRAULIC CALCULATIONS WORKSHEET															
JOB NAME: Columbia Taco Bell JOB NO.: 1061-106															
Plan No.	Node #	Gte	PIPE	Node	US In	DS In	MIN INVERTS	COVER	PIPE	UPSTREAM	NODES	MANNINGS	FULL CAPACITY	VELOCITY	CHECK
In-1	1	340.21	12	70	2	337.46	337.31		0.96	0.220%	1.98	2.52	OK		
MH-1	2	341.22	12	154	3	337.31	335.53		0.96	1.153%	4.53	5.77	OK		
In-2	3	338.28	12	56	4	335.53	334.15		2.38	2.760%	7.01	8.93	OK		
In-3	4	336.62	12	10	5	334.15	334.00		4.91	1.500%	5.17	6.58	OK		
FES-1	5	334.00							4.91						

SUB-AREA BASIN CHARACTERISTICS & HYDROLOGY CALCULATIONS														
PROJECT: Columbia Taco Bell JOB NO.: 1061-106														
PLAN No.	Node #	AREA (acres)	FACTOR	WOOD IMP (acres)	WOODED IMPRY (acres)	PERV (acres)	AGG UP (acres)	AGG TRAVEL TIMES (min)	UPSTREAM REACH (ft)	RAINFALL (IN/HR)	DISCHARGE (cfs)	Q-CRITERIA (cfs)	SUBAREA ACCUM. AREA (cfs)	ACCUM. AREA (cfs)
In-1	1	0.174	0.90	6.000	0.159	0.45	0.95	0.30	0.156	6.0	6.15	6.15	0.96	0.96
MH-1	2	0.080	1.10	6.000	0.000	0.45	0.95	0.30	0.156	6.5	6.15	6.15	0.00	0.96
In-2	3	0.266	0.87	6.000	0.234	0.45	0.95	0.30	0.156	6.9	6.15	6.15	1.43	2.38
In-3	4	0.600	0.68	6.000	0.355	0.45	0.95	0.30	0.156	7.0	6.15	6.15	2.53	4.91

APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 3/11/19	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 3/1/19
---	--

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Tel: 856-464-9600 Fax: 856-464-9606  
www.pettitgroup.com  
Certificate of Authorization No. 24GA28131400

**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 NUMBER 44560.

**JOHN M. PETTIT, PE, PP, CMB**  
Professional Engineer  
State of New Jersey License # GE 37906  
State of Pennsylvania License # 052685-E  
State of Delaware License # 15980  
State of Maryland License # 44560

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: MFL  
DRAWN BY: CBJ/MFL  
CHECKED BY: JMP

JOB NO.: 1061-106  
DATE: 08/09/18  
SCALE: 1" = 20'

PROJECT: ENVIRONMENTAL CONCEPT PLAN  
7102 MINSTREL WAY  
MAP 42, GRID 5, PARCEL 0410, A-33  
ELECTION PRECINCT 6-13  
COMMUNITY OF COLUMBIA  
HOWARD COUNTY, MARYLAND

TACO BELL

FOR APPROVAL PURPOSES ONLY  
ENVIRONMENTAL CONCEPT PLAN  
3 of 3