SITE DEVELOPMENT PLAN

CHIPOTLE MEXICAN GRILL #1759

ST. JOHN'S PLAZA

TAX MAP 24, GRID 4, PARCEL 1027, PARCEL A1

ELECTION DISTRICT 2

9120 BALTIMORE NATIONAL PIKE

ELLICOTT CITY, HOWARD COUNTY, MARYLAND 21042

GENERAL NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON HOWARD COUNTY, MARYLAND, TAX ASSESSMENT MAP NUMBER 24, GRID 4, PARCEL 1027, LOT OR PARCEL A1, AND IS ZONED B-2, GENERAL BUSINESS DISTRICT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.

2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF MYERS REALTY, LLC AND IS RECORDED IN LIBER 13138 AT FOLIO 231 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND IS SHOWN ON PLAT BOOK 18 AT FOLIO 90 AND PLAT 5114. THE ADC MAP IS MAP 4815, GRID H6.

3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF HOWARD COUNTY, AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 17, 2011.

4. THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY GPS RTK DIFFERENTIAL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO THE MARYLAND COORDINATE SYSTEM, NAD83, AND IS REFERENCED IN U.S. SURVEY FEET AND THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
THE HOWARD COUNTY MONUMENTS USED TO ESTABLISH THE HORIZONTAL AND VERTICAL DATUM WERE:
(I) MONUMENT 24CA
(II) MONUMENT 24BB
THE COMBINED SCALE FACTOR IS 1.00002569 FOR GRID TO GROUND CONVERSION. THE BASE POINT FOR THE PROJECT IS IDENTIFIED WITH COORDINATES OF N: 586506.2243 E: 1361634.2707, ELEV: 398.251 AND THIS COORDINATE IS THE SAME FOR BOTH GRID AND GROUND.

5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH, BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY, AND SCHEDULE B – SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.

6. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR HOWARD COUNTY, MARYLAND, COMMUNITY-PANEL NUMBER 24044 0023 B, DATED DECEMBER 4. 1986.

7. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL AND DIFFERENTIAL RTK SURVEY METHODS.

8. THE NEW METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY AS SHOWN HEREON WAS WRITTEN SINCE THE REQUESTED HORIZONTAL REFERENCE DATUM IS DIFFERENT THAN THE PLATTED METES AND BOUNDS OF RECORD WHICH ARE 7°56'30" CLOCKWISE FROM THE REFERENCE DATUM.

9. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.

10. ALL EASEMENTS AND RIGHT-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B – SECTION II OF THE COMMITMENT FOR TITLE INSURANCE OR HAVE OTHERWISE BEEN ADVISED ARE CORRECTLY SHOWN.

11. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.

12. BALTIMORE NATIONAL PIKE (U.S. ROUTE 40) IS MAINTAINED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION AND ST JOHNS LANE IS MAINTAINED BY THE HOWARD COUNTY BUREAU OF HIGHWAYS.

13. THE CURRENT RECORD INSTRUMENT (LIBER 13138, FOLIO 231) OF THE "SURVEYED PROPERTY" INCLUDES AN AREA DEDICATED TO PUBLIC USE SHOWN IN PLAT BOOK 18, PAGE 90, WHICH APPEARS TO BE CONVEYED IN FEE SIMPLE TO THE STATE OF MARYLAND PER LIBER 780, FOLIO 407.

14. IN 1991 THE EXISTING SERVICE STATION UNDERWENT MAJOR RENOVATION AND FOUR EPOXY COATED STEEL UNDERGROUND STORAGE TANKS (ONE-6,000 GALLON, ONE-8,000 GALLON, ONE-10,000 GALLON AND ONE-550 GALLON) WERE REMOVED. A UNDERGROUND STORAGE TANK CLOSURE REPORT WAS PREPARED BY RALSTON AND ASSOCIATES, INC. DATED FEBRUARY 1991. IN 2006 THE EXISTING SERVICE STATION WAS DECOMMISSIONED AND FOUR 10,000 GALLON GASOLINE TANKS, ONE 550 GALLON HEATING TANK, ONE 1,000 GALLON WASTE OIL TANK, FOUR DISPENSERS, PRODUCT LINES AND ONE HYDRAULIC LIFT WERE REMOVED. AN UNDERGROUND STORAGE TANK CLOSURE REPORT WAS PREPARED BY ENVIRONMENTAL ALLIANCE, INC. DATED MARCH 10, 2006. ALL DOCUMENTATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT ARE INCLUDED IN THE REPORTS.

15. NO GRADING, REMOVAL OF VEGETATIVE COVER, TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED OUTSIDE THE LIMITS OF DISTURBANCE.

16. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134 AND SHALL BE ORIENTED TO DIRECT OR REFLECT LIGHT INWARD AND DOWNWARD AWAY FROM ADJOINING PUBLIC STREETS. PROPOSED LIGHT LOCATIONS ARE SHOWN ON SHEET 8.

17. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. $6,120.00 LANDSCAPING SURETY IS PART OF THE DPW DEVELOPERS AGREEMENT.

18. HEALTH DEPARTMENT APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR THE FOOD FACILITY TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SITE DEVELOPMENT PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT.

19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

20. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

21. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

22. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST MARYLAND EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH TYPE), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) – 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

23. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

24. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY BOWMAN CONSULTING DATED 07/06/2011.

25. WATER IS PUBLIC, WATER CONTRACT NO. 772-W

26. SEWER IS PUBLIC, SEWER CONTRACT NO. 31-S

27. THE PROPOSED STORMWATER QUALITY TREATMENT FACILITY (FILTERRA UNIT) WILL BE PRIVATELY MAINTAINED.

28. EXISTING UTILITIES ARE BASED ON AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY BOWMAN CONSULTING DATED 07/06/2011.

29. THERE ARE NO FLOODPLAIN, WETLANDS, STREAMS AND/OR THEIR BUFFERS LOCATED ON THIS SITE.

30. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED MARCH 27, 2012 AND REVISED SEPTEMBER 25, 2013. THE SHA TRACKING NUMBER IS 13APH0008X.

31. PROJECT BACKGROUND INFORMATION:
TAX MAP 24, SECTION/AREA 4, PARCEL 1027, PARCEL A1, ZONING B-2,
BA CASE REFERENCE BA-11-029V, ELECTION DISTRICT 2, SITE AREA 23,297 SF OR 0.5348 AC,

SUBDIVISION NAME:	ST JOHN'S PLAZA
TAX MAP:	24
GRID:	4
PARCEL:	1027
LOT/PARCEL:	A1
ZONING:	B-2
RECORDED:	LIBER 13138, FOLIO 231, PLAT NO. 23446
ELECTION DISTRICT:	#2
TOTAL TRACT AREA:	23,297 SF OR 0.5348 AC

32. THIS SITE IS EXEMPT FROM FOREST CONSERVATION BECAUSE IT IS A SINGLE LOT LESS THAN 40,000 SQUARE FEET IN AREA.

33. THE FOLLOWING MINIMUM STRUCTURE AND USE SETBACK REQUIREMENTS SHALL BE OBSERVED, PER THE B-2 ZONING DISTRICT: 30 FEET FROM PUBLIC STREET RIGHT OF WAY. 10 FEET FOR PARKING USES. A VARIANCE (BA-11-029V) TO REDUCE THE 30-FT STRUCTURE AND USE SETBACK FROM US ROUTE 40 AND ST. JOHN'S LANE TO 10-FEET AND 17-FEET, RESPECTIVELY, AND THE 10 FOOT PARKING SETBACK FROM ST. JOHN'S LANE TO 4 FEET, WAS GRANTED BY THE HEARING EXAMINER ON MARCH 29, 2012.

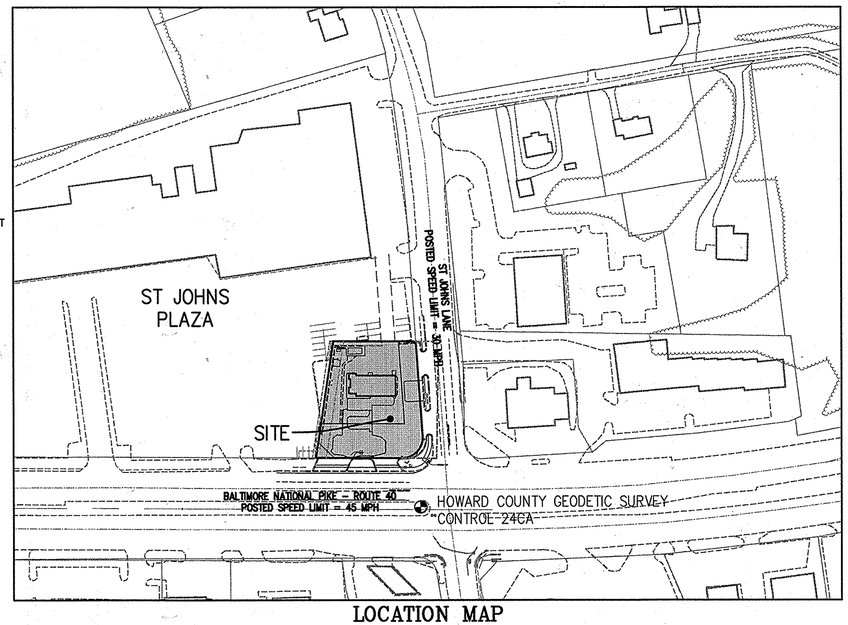
34. THE REQUIRED NUMBER OF PARKING SPACES (40) WAS REDUCED TO 28 SPACES THROUGH A VARIANCE THAT WAS GRANTED BY THE HEARING EXAMINER AS PART OF BA-11-029V ON MARCH 29, 2012. THE PETITIONER MUST EXECUTE AN OVERFLOW PARKING AGREEMENT WITH THE ST. JOHN'S SHOPPING CENTER IF PARKING CANNOT BE ACHIEVED ON SITE. AS REQUESTED BY SHA, 2 ADDITIONAL PARKING SPACES HAVE BEEN REMOVED. A TOTAL OF 26 SPACES IS NOW PROPOSED WHICH AGREES WITH THE PARKING NEEDS ANALYSIS SUBMITTED WITH THE ORIGINAL PARKING VARIANCE.

35. ENVIRONMENTAL CONCEPT PLAN ECP-12-034 WAS APPROVED MARCH 1, 2012.

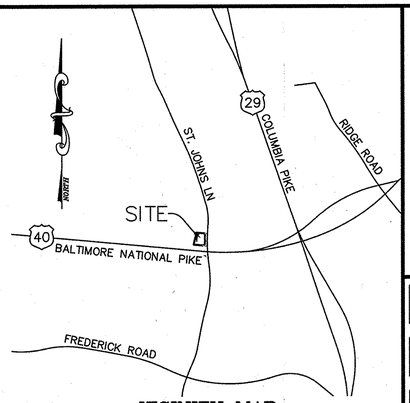
36. A DESIGN MANUAL WAIVER WAS GRANTED ON JAUNARY 30, 2014 BY THE DEVELOPMENT ENGINEERING DIVISION TO PROPOSE A COMMERCIAL DRIVEWAY 110.1 FEET FROM AN EXISTING DRIVEWAY WITH SPACING LESS THAN 250 FEET ON A MAJOR COLLECTOR (ST. JOHN'S LANE).

37. APPROVAL OF THIS SITE DEVELOPMENT PLAN IS SUBJECT TO ALL CONSTRUCTION ACCESS FROM ST. JOHN'S LANE OR FROM WITHIN THE SHOPPING CENTER WITH NO WORK ALLOWED WITHIN THE SHA RIGHT OF WAY UNTIL THE ACCESS PERMIT IS ISSUED.

38. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.156(b) OF THE LAND DEVELOPMENT REGULATIONS, A DESIGN ADVISORY PANEL (DAP) MEETING WAS HELD ON DECEMBER 14, 2011.



LOCATION MAP
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2,000'
HOWARD COUNTY GEODETIC CONTROL MONUMENT NOs 24BB & 24CA
ADC MAP 4815, GRID H6

SITE ANALYSIS

SITE AREA:	23,297 SF OR 0.5348 AC
WETLAND AREA:	0 SF
FLOODPLAIN AREA:	0 SF
FORESTED AREA:	0 SF
STEEP SLOPES AREA:	0 SF
ERODIBLE SOILS AREA:	0 SF
LIMITS OF DISTURBANCE:	29,850 SF OR 0.685 AC
PROPOSED SITE USE:	COMMERCIAL/RESTAURANT
GREEN OPEN AREA:	6,305 SF OR 0.145 AC
PROPOSED IMPERVIOUS AREA:	16,992 SF OR 0.39 AC
PARKING SPACES REQUIRED:	40 SPACES
PARKING SPACES PROVIDED:	26 SPACES (SEE GENERAL NOTE 34)
MAX NUMBER OF EMPLOYEES:	8-10 PER SHIFT
BUILDING COVERAGE:	2,819 SF
BUILDING COVERAGE%:	12%
DPZ FILE REFERENCES:	F-82-69 F-98-133 ECP-12-034 F-15-109 BA-11-029V

DESIGN NARRATIVE

THE SITE IS LOCATED AT THE INTERSECTION OF BALTIMORE NATIONAL PIKE AND SAINT JOHNS LANE IN ELLICOTT CITY MARYLAND. THE EXISTING SITE DOES NOT CONTAIN NATURAL RESOURCES THAT REQUIRE PROTECTING SUCH AS VEGETATIVE COVER, INTERMITTENT STREAMS, SPRINGS, SEEPS, ENHANCED STREAM BUFFERS, AND HIGHLY ERODIBLE SOILS. THE EXISTING DRAINAGE DIVIDES AND NATURAL FLOW PATTERNS ARE MAINTAINED THROUGHOUT THE DEVELOPMENT, AS SHOWN ON THE DRAINAGE DIVIDES PLAN. THE EXISTING SITE CONTAINS 22,534 SQUARE FEET OF IMPERVIOUS AREA CONSISTING OF A BUILDING, GRAVEL AREA AND PARKING LOT. THE PROPOSED IMPROVEMENTS REDUCE THE IMPERVIOUS COVERAGE TO 16,992 SQUARE FEET THROUGH THE ADDITION OF GRASSED ISLANDS. EROSION AND SEDIMENT CONTROLS FOR THE SITE IS BEING PROVIDED THROUGH THE USE OF SILT FENCE, INLET PROTECTION AND A TEMPORARY CONSTRUCTION ENTRANCE. THE EXISTING SITE IS A VACANT GAS STATION WHICH IS CONSIDERED A "HOT SPOT" IN THE MDE STORMWATER DESIGN MANUAL. THE MANUAL ADVISES AGAINST THE USE OF INFILTRATION PRACTICES SUCH AS MICRO-BIORETENTION, PERMEABLE PAVEMENT, GRASSED FILTER STRIPS ETC. THEREFORE IN ORDER TO SATISFY THE ESD TARGETS FOR REDEVELOPMENT A FILTERRA TREE BOX FILTER HAS BEEN SELECTED.

SHEET INDEX

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2. MISCELLANEOUS NOTES AND DETAILS
3. MISCELLANEOUS DETAILS
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5. DEMOLITION PLAN & EROSION AND SEDIMENT CONTROL PLAN – PHASE I
6. EROSION AND SEDIMENT CONTROL PLAN – PHASE II
7. EROSION AND SEDIMENT CONTROL NOTES, NARRATIVE, AND DETAILS
8. SITE DEVELOPMENT PLAN & MOT PLAN
9. GRADING PLAN
10. CURB RAMP DETAILS
11. BALTIMORE PIKE SIGHT DISTANCE PLAN AND PROFILE
12. ST JOHNS LANE SIGHT DISTANCE PLAN AND PROFILE
13. EXISTING DRAINAGE DIVIDES PLAN
14. PROPOSED DRAINAGE DIVIDES PLAN
15. STORM SEWER PROFILES AND COMPUTATIONS
16. SANITARY SEWER PROFILES
17. FILTERRA NOTES AND DETAIL
18. LANDSCAPE PLAN
19. LANDSCAPE NOTES AND DETAILS
20. FIRE SERVICE PLAN
21. PAVEMENT PLAN
22. ARCHITECTURAL SITE DETAILS (FOR INFORMATIONAL PURPOSES ONLY)
23. ELEVATIONS-EXTERIOR (FOR INFORMATIONAL PURPOSES ONLY)
24. ELEVATIONS-EXTERIOR (FOR INFORMATIONAL PURPOSES ONLY)

CIVIL ENGINEER

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STEVEN LIAM, P.E.
703-464-1000
SLIAM@BOWMANCONSULTING.COM

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DENVER, CO 80202

CHERYL HEIDORN
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CHEIDORN@CHIPOTLE.COM

ARCHITECT

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855 GRANDVIEW AVENUE, SUITE 295
COLUMBUS, OH 43215

DAVID EFAW
614-484-8770
DEFAW@REDARCHITECTS.COM

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Steven Liam — 11/12/15
Signature of Engineer (print name below signature) — Date

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

CHERYL L. HEIDORN — 11/10/2015
Signature of Developer (print name below signature) — Date

THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT (LIST THEM OUT AS SHOWN BELOW):
A. MD-104.04-05 – RIGHT LANE CLOSURE/DIVIDED UNCON. GREATER THAN 40 MPH

FOR ALL STANDARDS REFERRED TO ON THE PLANS THE CONTRACTOR MUST GO TO THE BOOK OF STANDARDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ACCESSED AT:
HTTP://APPS.ROADS.MARYLAND.GOV/BUSINESSWITHSHA/BIZSTDSSPECS/DESMANUALSTDPUB/PUBLICATIONSONLINE/OHD/BOOKSTD/INDEX.ASP

ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

Howard SCD — 11/24/15
Date

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

for Maura Rossman — 12/15/2015
County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — 12-3-15 — Date

Chief, Division of Land Development — 12-1-15 — Date

Director — 12-22-15 — Date

PERMIT INFORMATION CHART					
Subdivision Name: ST. JOHN'S PLAZA			Section/Area: 23,297 SF		Lot/Parcel No.: 1027 A-1
Plat # or L/F: 23446	Grid #: 4	Zoning: B-2	Tax Map No.: 24	Elect District: #2	Census Tract: 6022.00
Water Code: 772-W			Sewer Code: 31-S		

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
A-1	9120 BALTIMORE NATIONAL PIKE

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
Bowman Consulting Group, Ltd.
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COVER SHEET
SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY
ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN T. LIAM — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/12/15

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. 34211
EXPIRATION DATE: 04/15/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP DESIGN	CDL DRAWN	STL CHKD
SCALE	H: 1"=100 V:	
JOB No. 6533-02-001		
DATE : NOVEMBER 2015		
FILE No. 6533-D-CP-003		
SHEET 1 OF 24		

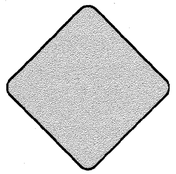
SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-COV.dwg

SIGN TYPE "B"

R6-1R

SIGN TYPE "C"

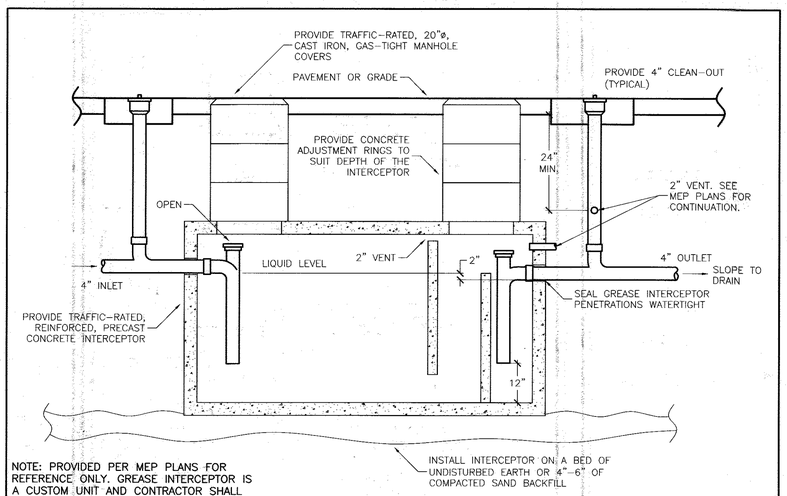


OM1-3

SIGN TYPE "D"

R5-1

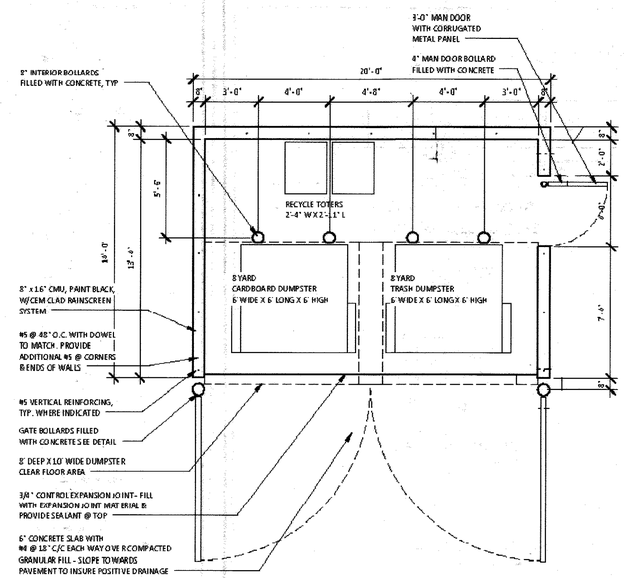
MARYLAND STATE HIGHWAY ADMINISTRATION TYPICAL SIGNAGE



NOTE: PROVIDED PER MEP PLANS FOR REFERENCE ONLY. GREASE INTERCEPTOR IS A CUSTOM UNIT AND CONTRACTOR SHALL ENSURE THE PROPOSED SANITARY SEWER LATERAL TO ENTER THE INTERCEPTOR AT THE INLET CHAMBER.

GREASE INTERCEPTOR DETAIL

NOT TO SCALE



DUMPSTER PLAN

FOR FURTHER DETAILED INFORMATION PLEASE REFER TO ARCHITECTURAL PLANS.

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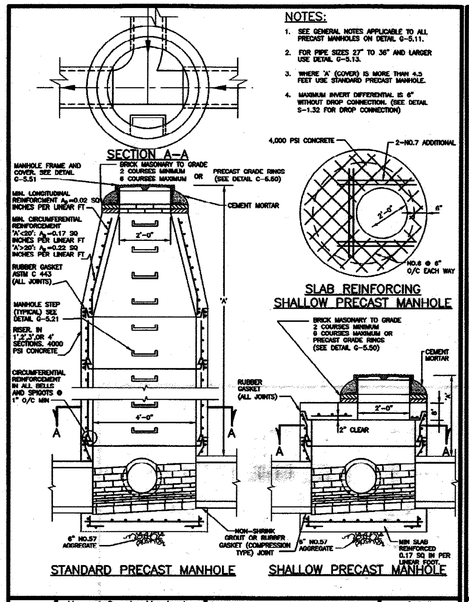
MISCELLANEOUS NOTES AND DETAILS

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND

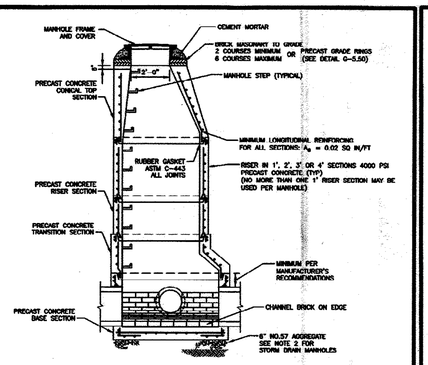
ELECTION DISTRICT #2



NOTES:

1. SEE GENERAL NOTES APPLICABLE TO ALL PRECAST MANHOLES ON DETAIL G-5.11.
2. FOR PIPE SIZES 27" TO 36" AND LARGER USE DETAIL G-5.13.
3. WHERE 'A' (COVER) IS MORE THAN 4.5 FEET USE STANDARD PRECAST MANHOLE.
4. MAXIMUM INVERT DIFFERENTIAL IS 6" WITHOUT DROP CONNECTION. (SEE DETAIL S-1.32 FOR DROP CONNECTION)

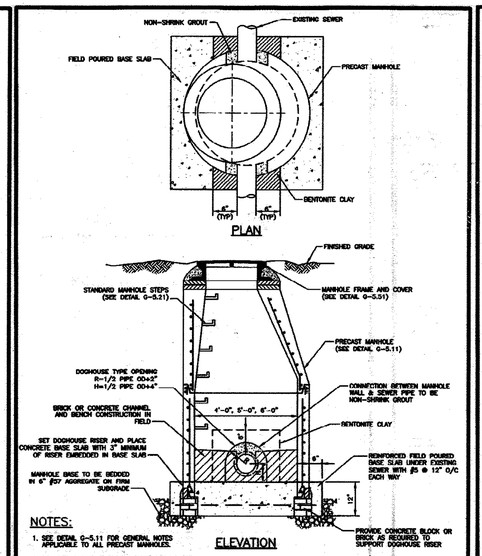
Revised 5/21/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	PRECAST MANHOLE Standard and Shallow 4'-0" for 24" Pipe and smaller	Detail G-5.12



GENERAL NOTES APPLICABLE TO ALL PRECAST MANHOLES

1. MANHOLE BASE SECTION SHALL BE BEDDED ON 6-INCH NO.57 AGGREGATE ON FIRM SUBGRADE.
2. NO.57 AGGREGATE MATERIAL SHALL BE EXTENDED FROM 6-INCHES UNDERNEATH BOTTOM OF STRUCTURE TO SUBGRADE (STORM ONLY).
3. CONNECTION BETWEEN MANHOLE WALL AND SEWER SHALL BE NON-SHRINK GROUT (STORM) OR COMPRESSION TYPE RUBBER GASKET (SANITARY SEWER).
4. MANHOLE STEPS SHALL BE AS INDICATED ON DETAIL G-5.21.
5. MANHOLE COVER SHALL BE AS SPECIFIED ON DETAIL G-5.51, G-5.52, & G-5.53.
6. PROVIDE TWO APPLICATIONS OF BITUMINOUS MATERIAL (MINIMUM 18 MILS DFT) COATING ON EXTERIOR SURFACE OF MANHOLES (SANITARY SEWER ONLY).
7. MANHOLE CHANNELS SHALL BE FORMED TO PROVIDE A SMOOTH HYDRAULIC TRANSITION BETWEEN PIPES. BENCH SHALL BE TO TOP OF PIPE OR AS SHOWN ON CONTRACT DOCUMENTS. MANHOLE CHANNEL AND BENCH SHALL BE PRECAST OR FORMED FROM SEWER BRICK SET ON EDGE.
8. MANHOLE SHALL BE IN ACCORDANCE WITH ASTM C-478 EXCEPT AS INDICATED.
9. MAXIMUM INVERT DIFFERENTIAL IS 6 INCHES WITHOUT A DROP CONNECTION. SEE DETAIL S-1.32 FOR DROP CONNECTION DETAILS.
10. THE MINIMUM DISTANCE BETWEEN PIPE OPENINGS IN THE WALL OF THE MANHOLE SHALL BE 12 INCHES.
11. A MINIMUM OF 4" SHALL BE PROVIDED BETWEEN MANHOLE FLOOR AND LOWEST PIPE INVERT.
12. PRECAST RINGS MAY BE SUPPLIED IN PLACE OF BRICK MASONRY COURSES. SEE DETAIL G-5.50.
13. MANHOLE INTERMEDIATE LANDINGS SHALL BE AS INDICATED ON DETAIL G-5.16.

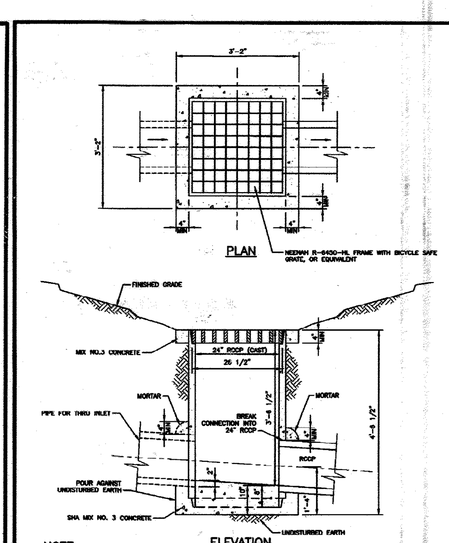
Revised 5/21/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	PRECAST MANHOLE Notes	Detail G-5.11



NOTES:

1. SEE DETAIL G-5.11 FOR GENERAL NOTES APPLICABLE TO ALL PRECAST MANHOLES.
2. SEE DETAIL G-5.13 FOR MANHOLE DETAILS FOR PIPES 27 INCHES TO 36 INCHES.

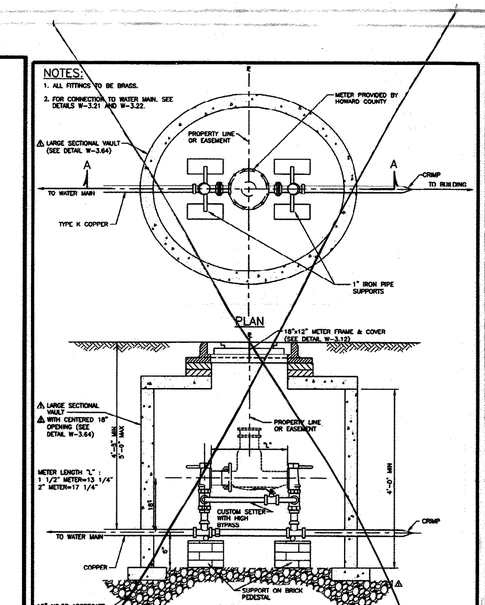
Revised 5/21/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	PRECAST MANHOLE Doghouse Over Existing Sewer 24" Pipe and smaller	Detail G-5.14



NOTE:

1. INLET TO BE USED IN A SWALE OR SUMP. MAX. CAPACITY UNDER 25 cfs. C.F.S. TO BE USED WITH 15" CORR. OR SMALLER. NOT TO BE USED IN ROADWAY OR PARKING AREA.
2. TO BE USED ONLY WHEN APPROVED BY COUNTY.

Revised 5/21/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	Yard Inlet	Detail D-4.14



NOTES:

1. ALL FITTINGS TO BE BRASS.
2. FOR CONNECTION TO WATER MAIN, SEE DETAILS W-3.21 AND W-3.22.

Revised 5/21/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	WATER METER 1 1/2" & 2" Outside Meter Settings	Detail W-3.34

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 12-7-15
Chief, Division of Land Development	Date 12-21-15
Director	Date 12-22-15

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick one)~~ SEWERAGE SYSTEMS

County Health Officer, Howard County Health Department — Date

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

STATE OF MARYLAND — STEVEN T. LIAN — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 10/5/15

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. 34211 EXPIRATION DATE: 04/15/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
10/5/16	REVISION 1 △1

DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: N/A V: N/A

JOB No. 6533-02-001

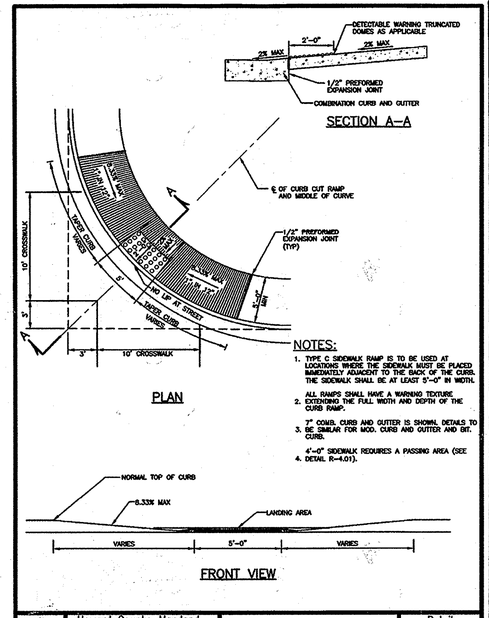
DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

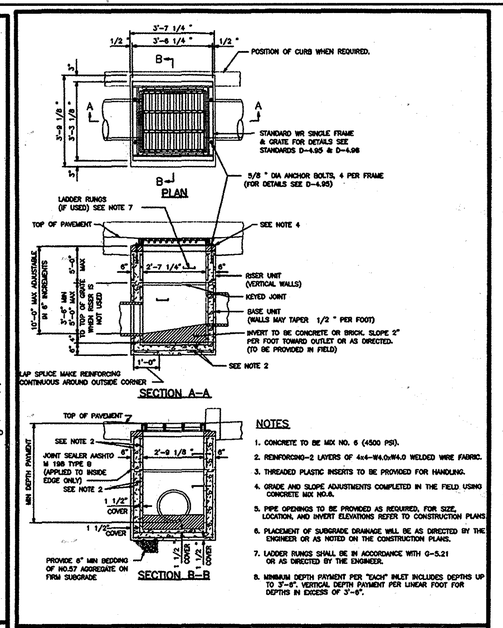
SHEET 2 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-NTS.dwg



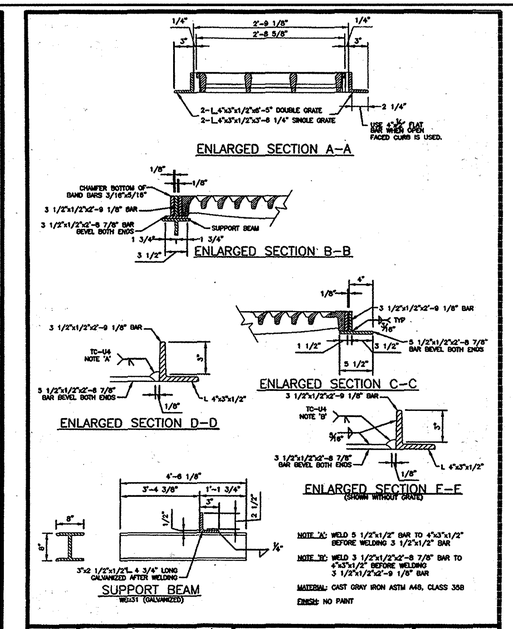
Revised	Howard County, Maryland Department of Public Works	SIDEWALK RAMP Type C	Detail R-4.04
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		



NOTES

1. CONCRETE TO BE MIX NO. 6 (4500 PSI).
2. REINFORCING–2 LAYERS OF 4x4-W4.0xW4.0 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED, FOR SIZE, LOCATION, AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH G-5.21 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAVEMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6", VERTICAL DEPTH PAVEMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".

Revised	Howard County, Maryland Department of Public Works	Single WR Inlet Precast	Detail D-4.37
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		



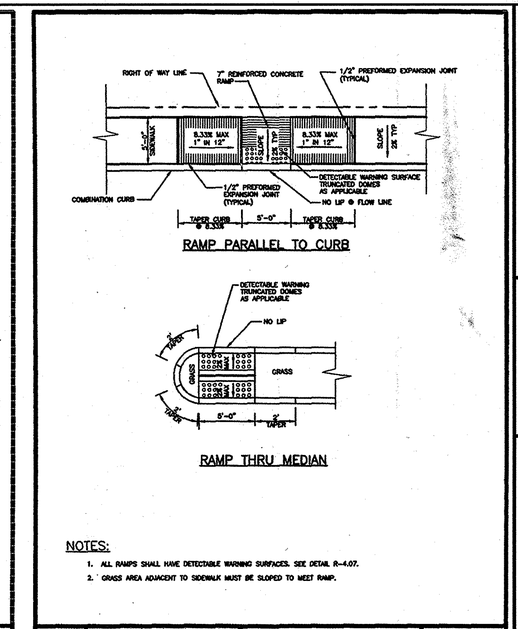
NOTE 'A': WELD 5 1/2"x1/2" BAR TO 4"x3"x1/2" BEFORE WELDING 3 1/2"x1/2" BAR

NOTE 'B': WELD 3 1/2"x1/2"x2'-9 7/8" BAR TO 4"x3"x1/2" BEFORE WELDING 3 1/2"x1/2"x2'-9 1/8" BAR

MATERIAL: CAST GRAY IRON ASTM A48, CLASS 35B

FINISH: NO PAINT

Revised	Howard County, Maryland Department of Public Works	WR Inlet Frame, Grate & Support	Detail D-4.96
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		



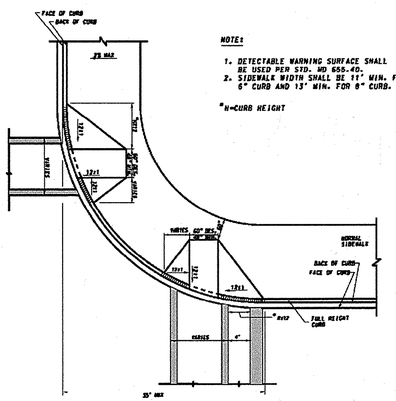
NOTES:

1. ALL RAMPS SHALL HAVE DETECTABLE WARNING SURFACES. SEE DETAIL R-4.07.
2. GRASS AREA ADJACENT TO SIDEWALK MUST BE SLOPED TO MEET RAMP.

Revised	Howard County, Maryland Department of Public Works	SIDEWALK RAMP Layout & Grading Parallel to Curb & Thru Median	Detail R-4.06
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		

SHA - ACCESSIBILITY POLICY & GUIDELINES FOR PEDESTRIAN FACILITIES ALONG STATE HIGHWAYS

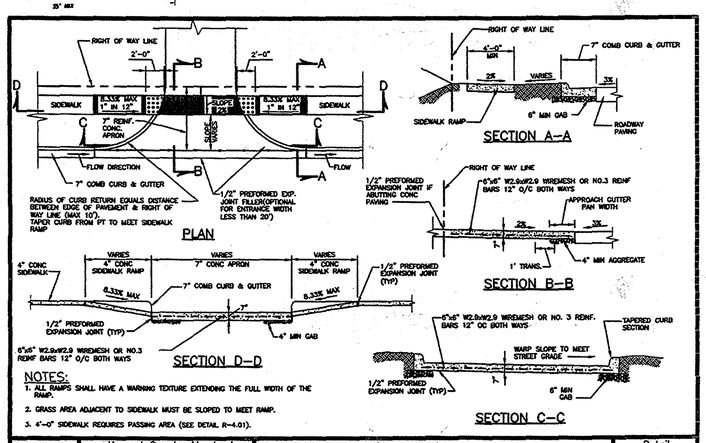
PAIRED PERPENDICULAR RAMP WITH OPTIMAL SEPARATION ON LONG RADIUS CURB RADIUS >=35'



NOTE:

1. DETECTABLE WARNING SURFACE SHALL BE USED PER STD. MD 655.40.
2. SIDEWALK WIDTH SHALL BE 11' MIN. FOR 6" CURB AND 13' MIN. FOR 8" CURB.

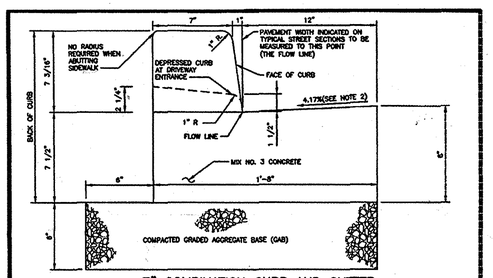
*H=CURB HEIGHT



NOTES:

1. ALL RAMPS SHALL HAVE A WARNING TEXTURE EXTENDING THE FULL WIDTH OF THE RAMP.
2. GRASS AREA ADJACENT TO SIDEWALK MUST BE SLOPED TO MEET RAMP.
3. 4'-0" SIDEWALK REQUIRES PASSING AREA (SEE DETAIL R-4.01).

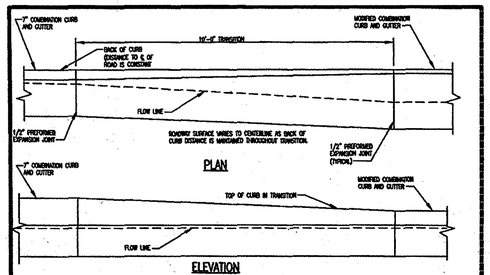
Revised	Howard County, Maryland Department of Public Works	COMMERICAL–INDUSTRIAL–APARTMENT Entrance Concrete Apron	Detail R-6.07
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		



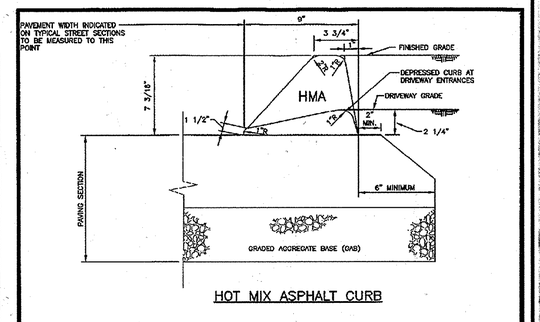
NOTE: MODIFIED COMBINATION CURB AND GUTTER

1. A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4.17% AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THIS DRAINAGE CREATES A HAZARDOUS CONDITION.
2. GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB & GUTTER.
3. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
4. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

Revised	Howard County, Maryland Department of Public Works	CURB AND GUTTER 7" & Modified	Detail R-3.01
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		



Revised	Howard County, Maryland Department of Public Works	CURB AND GUTTER 7" Transition to Modified & Nose Down	Detail R-3.02
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		



NOTES:

1. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
2. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

Revised	Howard County, Maryland Department of Public Works	CURBS Hot Mix Asphalt & Concrete Barrier	Detail R-3.03
Revised 5/1/2003 Approved	Approved: Chief, Bureau of Engineering		

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15

Chief, Division of Land Development — Date 12-31-15

Director — Date 12-22-15

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer / Howard County Health Department — Date

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
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Suite 300
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Fax: (703) 481-9751
www.bowmanconsulting.com
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r e d architecture + planning LLC
855 GRANDVIEW AVENUE
SUITE 285
COLUMBUS, OHIO 43215
PHONE: 614.487.8770
FAX: 614.487.8777

MISCELLANEOUS DETAILS

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELECTION DISTRICT #2

ELLICOTT CITY, HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — STEVEN T. LUNG — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/11/15

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. 34211 EXPIRATION DATE: 04/15/2017

PLAN-STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL

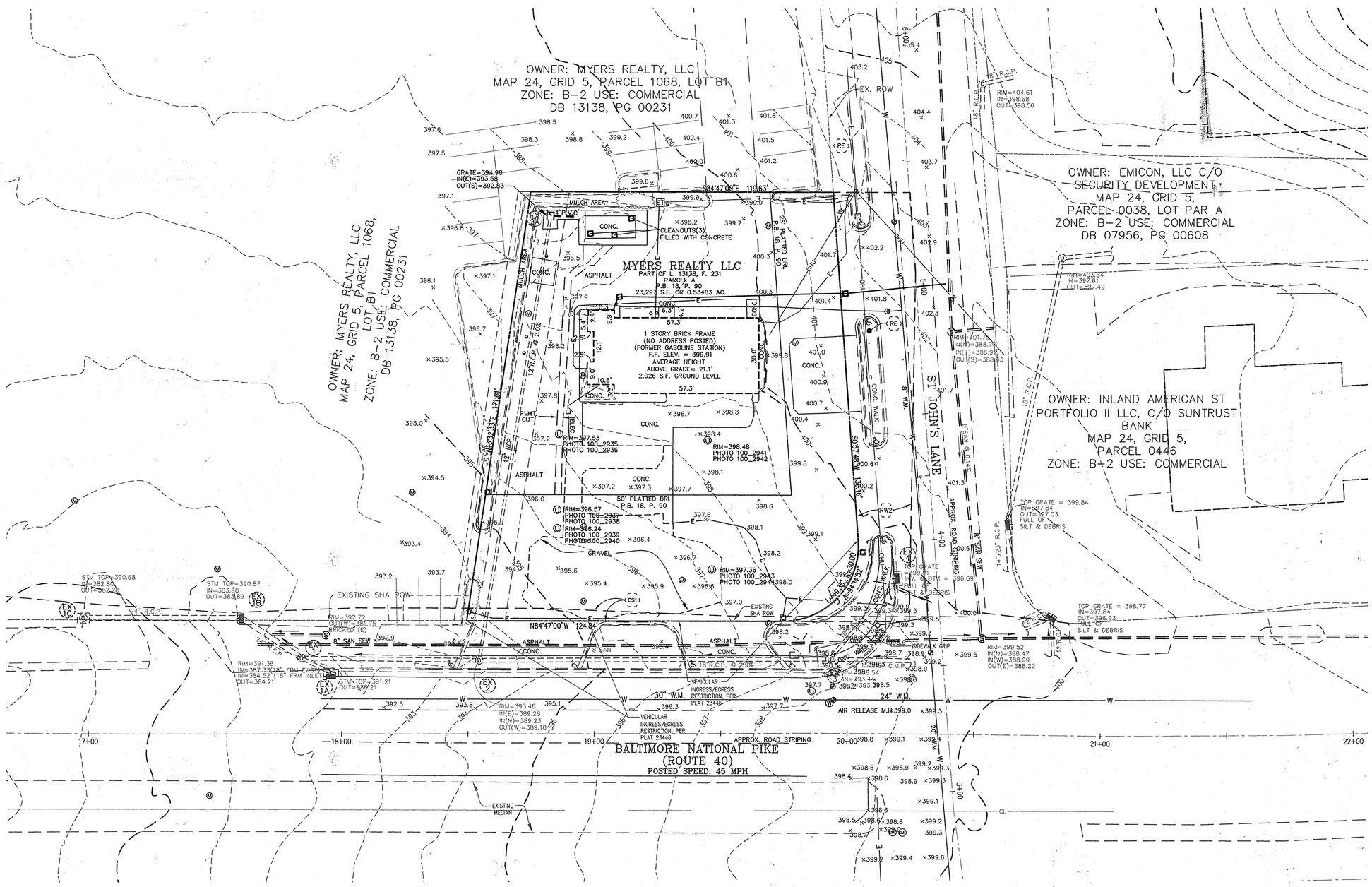
DATE	DESCRIPTION

DAP DESIGN	SH DRAWN	STL CHKD
SCALE	H: N/A V: N/A	
JOB No. 6533-02-001		
DATE : NOVEMBER 2015		
FILE No. 6533-D-CP-003		

SHEET 3 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-NTS.dwg



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 12-3-15
Chief, Division of Land Development	Date 12/3/15
Director	Date 12-22-15

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
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14020 Thunderbolt Place
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r e d
architecture + planning LLC
855 GRANDVIEW AVENUE SUITE 295
COLUMBUS, OHIO 43215
PHONE: 614.487.8770
FAX: 614.487.8777

EXISTING CONDITIONS PLAN

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND

ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN T. LIMA — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/11/15

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. 34211 EXPIRATION DATE: 04/15/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

JOB No. 6533-02-001

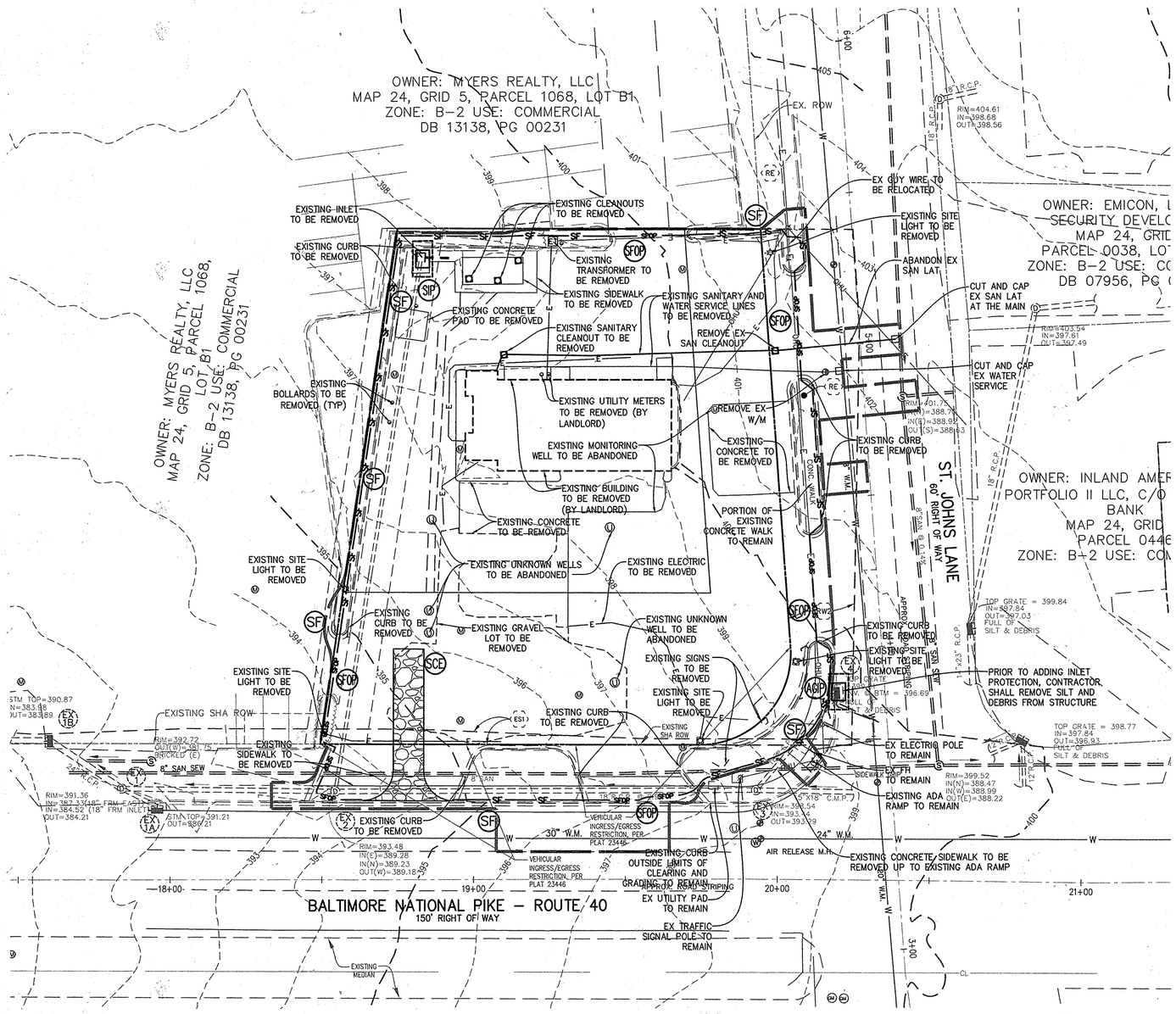
DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

SHEET 4 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-XFT.dwg



NOTES:

1. PROJECT AREA: 23,297 SF OR 0.535 AC.
2. DISTURBED AREA: 29,850 SF OR 0.685 AC.
3. THERE ARE NO STOCKPILE AREAS ANTICIPATED DUE TO CONSTRAINTS OF THE SITE. ALL MATERIAL WILL BE HAULED OFFSITE EACH DAY TO A LOCATION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
4. ALL EXISTING MONITORING WELLS ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ALL DEMOLITION IS TO BE BY TENANT GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

( ) By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer — Date 11/18/2015
Print name below signature
CHERYL L. HEIDORN

( ) By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer — Date 11/12/15
Print name below signature
Steven Liam

( ) For the Howard Soil Conservation District:

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard Soil Conservation District — Date 11/24/15

STATE OF MARYLAND — STEVEN T. LIAM — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/12/15

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. 34211 EXPIRATION DATE: 04/15/2017

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
DETAIL 22	SILT FENCE	SF	—SF—
DETAIL E-2	SILT FENCE ON PAVEMENT	SFOP	—SFOP—
DETAIL 23B	AT GRADE INLET PROTECTION	AGIP	
DETAIL 24	TEMPORARY STONE CONSTRUCTION ENTRANCE	SCE	

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL

DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: N/A

JOB No. 6533-02-001

DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

SHEET 5 OF 24

SDP-13-057

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer (print name below signature) — Date 11/12/15
Steven Liam

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer (print name below signature) — Date 11/18/2015
CHERYL L. HEIDORN

"APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15

Chief, Division of Land Development — Date 12-21-15

Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

DEMOLITION PLAN & EROSION AND SEDIMENT CONTROL PLAN - PHASE I

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND

ELECTION DISTRICT #2

Bowman CONSULTING
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Fax: (703) 481-9310
www.bowmanconsulting.com
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architecture + planning LLC
855 GRANDVIEW AVENUE SUITE 285
COLUMBUS, OHIO 43215
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FAX: 614.487.8777

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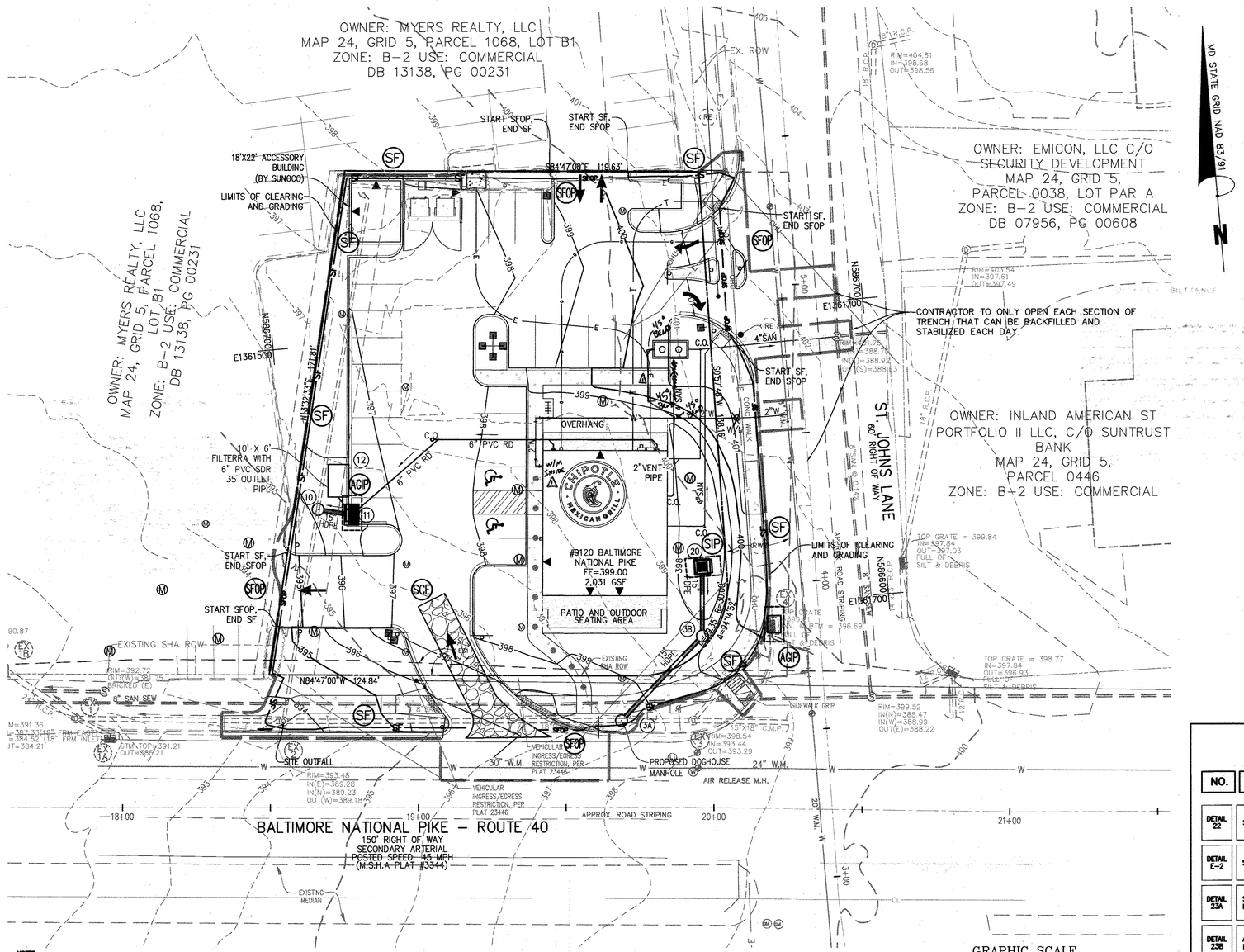

NOTES:

1. PROJECT AREA: 23,297 SF OR 0.535 AC.
2. DISTURBED AREA: 29,850 SF OR 0.685 AC.
3. THERE ARE NO STOCKPILE AREAS ANTICIPATED DUE TO CONSTRAINTS OF THE SITE. ALL MATERIAL WILL BE HAULED OFFSITE EACH DAY TO A DISPOSAL OR STOCKPILE SITE AS APPROVED BY THE INSPECTOR

( ) By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer — Date 11/18/2015
Print name below signature
CHERYL L. HEIDORN

( ) By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer — Date 11/12/15
Print name below signature
STEVEN LRAM

( ) For the Howard Soil Conservation District:

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard Soil Conservation District — Date 11/24/15

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
DETAIL 22	SILT FENCE	SF	—SF—
DETAIL E-2	SILT FENCE ON PAVEMENT	SFOP	—SFOP—
DETAIL 23A	STORM DRAIN INLET PROTECTION	SIP	
DETAIL 23B	AT GRADE INLET PROTECTION	AGIP	
DETAIL 24	TEMPORARY STONE CONSTRUCTION ENTRANCE	SCE	

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer (print name below signature) — Date 11/12/15

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

CHERYL L. HEIDORN
Signature of Developer (print name below signature) — Date 11/18/2015

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD — Date

APPROVED: ~~FOR PUBLIC OR PRIVATE (plat only one)~~ WATER AND ~~PUBLIC OR PRIVATE (plat only one)~~ SEWERAGE SYSTEMS

County Health Officer, Howard County Health Department — Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15

Chief, Division of Land Development — Date 12-21-15

Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
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EROSION AND SEDIMENT CONTROL PLAN - PHASE II

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN T. LRAM — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/12/15

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. 34211
EXPIRATION DATE: 04/15/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
10/5/16	REVISION 1 △

DATE	DESCRIPTION
DAP	SH / STL
DESIGN	DRAWN / CHKD
SCALE	H: 1"=20' V: 1"=2'
JOB No.	6533-02-001
DATE :	NOVEMBER 2015
FILE No.	6533-D-CP-003
SHEET	6 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-ES1.dwg

EROSION & SEDIMENT CONTROL GENERAL NOTES

1. CONTRACTOR SHALL EVALUATE THE SITE TO DETERMINE EXTENSIVE CUT AND FILL AREAS, AND SHALL WORK THOSE AREAS TO MINIMIZE THE EXTENT OF HEAVY EQUIPMENT WORK. CONTRACTOR SHALL STRIVE TO BRING AREAS TO GRADE (ROUGH OR FINISH) AND TO STABILIZE, BY TEMPORARY OR PERMANENT VEGETATION, THESE DISTURBED AREAS PRIOR TO BEGINNING WORK IN ANOTHER AREA.

2. FILL AREAS SHALL BE COMPACTED COMPLETELY PRIOR TO THE END OF EACH WORK DAY. FILL SLOPE SURFACES SHALL BE LEFT ROUGHENED TO REDUCE SHEET EROSION OF THE SLOPES. CONTRACTOR SHALL REDIRECT CONCENTRATED RUNOFF, BY EARTH BERMS OR OTHER DEVICES, AROUND ACTIVELY DISTURBED AREAS TO STABILIZE OUTLETS.

3. THE FOLLOWING EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED WITH THIS SITE PLAN:

4. CONSTRUCTION ENTRANCE WITH VEHICLE WASH RACK TO BE USED BY ALL CONSTRUCTION VEHICLES FOR ACCESS INTO AND OUT OF THE SITE. ALL CONSTRUCTION VEHICLES SHALL BE WASHED CLEAN OF MUD AND DEBRIS PRIOR TO ENTERING THE PUBLIC ROADWAY.

5. REINFORCED SILT FENCE AND REINFORCED SILT FENCE ON ASPHALT SHALL BE USED AS PERIMETER CONTROLS TO PREVENT SEDIMENT RUNOFF FROM FLOWING INTO THE PUBLIC RIGHT-OF-WAYS. REINFORCED SILT FENCE AND REINFORCED SILT FENCE ON ASPHALT E SHALL BE INSTALLED AS INDICATED ON THE E&S CONTROL PLANS MADE PART OF THIS SITE PLAN.

6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CARRIED OUT AND MAINTAINED ACCORDING TO THE 2011 MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS (410-313-1855) AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. (1 DAY)
2. CLEAR THE MINIMUM AREA NECESSARY TO INSTALL SEDIMENT CONTROLS. (1 DAY)
3. ONCE SEDIMENT CONTROLS HAVE BEEN INSTALLED, CONTACT THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION PRIOR TO COMMENCING WORK. (1 DAY)
4. PERFORM DEMOLITION OF EXISTING FEATURES AS SHOWN ON THE DEMOLITION PLAN. (1 WEEK)
5. CLEAN OUT DEBRIS AND SILT WITHIN STORM DRAIN INLETS LOCATED ALONG ST. JOHN'S LANE. (1 DAY)
6. INSTALL SANITARY SEWER, WATER LINE AND STORM DRAINAGE UTILITIES. THE CONTRACTOR SHALL ONLY DISTURB TRENCHING AREAS THAT CAN BE COMPLETED AND STABILIZED IN ONE DAY. (4 WEEKS)
7. CONSTRUCT BUILDING AND ASSOCIATED ARCHITECTURAL FEATURES (16 WEEKS)
8. INSTALL CURB AND GUTTER, SIDEWALKS AND PAVE SITE (1 WEEK)
9. INSTALL LANDSCAPING AND SEEDING/SOD. (2 DAYS)
10. INSTALL FILTERRA STRUCTURE AFTER THE SITE HAS BEEN PRIMARILY STABILIZED (2 DAYS)
11. AFTER THE SITE IS 95% STABILIZED, EITHER VEGETATIVELY OR MECHANICALLY, REMOVE SEDIMENT CONTROLS WITH THE INSPECTOR'S APPROVAL. (1 DAY)
12. NO CHANGES TO THE SEQUENCE OF CONSTRUCTION ARE PERMITTED WITHOUT PRIOR HOWARD COUNTY SCD APPROVAL.

EROSION & SEDIMENT CONTROL MAINTENANCE NOTES

1. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. THE CERTIFIED LAND DISTURBER FOR THE SITE IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES. THE FOLLOWING INSPECTIONS AND MAINTENANCE TASKS ARE PARTICULARLY IMPORTANT AND SHALL BE PERFORMED AS INDICATED:

2. THE CONSTRUCTION ENTRANCE AND WASH RACK SHALL BE INSPECTED WEEKLY. IN CASE THE GRAVEL OR PORTABLE SEDIMENT TANK IS CLOGGED WITH SEDIMENT BUILDUP AND IS NO LONGER FUNCTIONAL, THE GRAVEL SHALL BE REMOVED, CLEANED AND REPLACED AND THE SEDIMENT TANK CLEANED.

3. THE SILT FENCE AND SUPER SILT FENCE BARRIERS SHALL BE INSPECTED DAILY FOR TEARS, UNDERMINING AND FABRIC DETERIORATION., ANY DAMAGE SHALL BE REPAIRED BY THE CLOSE OF THE BUSINESS DAY.

4. THE SILT FENCE AND SUPER SILT FENCE SHALL BE INSPECTED WEEKLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 18 INCHES. THE SEDIMENT SHALL BE SPREAD ON-SITE IN PROTECTED AREAS.

5. SEEDED AREAS SHALL BE INSPECTED DAILY DURING THE ESTABLISHMENT PERIOD TO ENSURE SEED GERMINATION. AFTER ESTABLISHMENT OF GOOD STAND OF VEGETATION IN THE SEEDED AREAS, INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS TO ENSURE THE THE SEEDED AREAS ARE NOT DAMAGED. ANY AREAS WHERE THE VEGETATION DIED, OR WAS OTHERWISE DAMAGED SHALL BE RESEEDED IMMEDIATELY.

6. INLET PROTECTION SHALL BE INSPECTED WEEKLY IN CASE THE GRAVEL OR WIRE MESH IS CLOGGED WITH SEDIMENT BUILDUP AND IS NO LONGER FUNCTIONAL, THE GRAVEL SHALL BE REMOVED, CLEANED AND REPLACED.

7. PROVISION FOR DUST CONTROL SHALL BE MADE IN ACCORDANCE WITH STD. AND SPEC. H-30-1 OF THE 2011 MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

8. AFTER ALL CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS ARE STABILIZED, MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED AND GROUND SHALL BE RESTORED, INCLUDING ESTABLISHMENT OF VEGETATION, TO ITS NATURAL OR PROPOSED CONDITION.

9. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE DETAILS OF TEMPORARY OR PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL SURFACES OF PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). WITHIN FOURTEEN (14 DAYS FOLLOWING FINAL GRADING, ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT WILL BE PERMANENTLY STABILIZED BY SEEDING OR MULCH. PERMANENT MULCH CAN INCLUDE BUT IS NOT LIMITED TO STONE, GRAVEL BLACKTOP OR CONCRETE SURFACING. IF CONSTRUCTION IS TEMPORARILY STOPPED ON A PROJECT SITE FOR MORE THAN FOURTEEN (14) DAYS, ALL DISTURBED AND GRADED AREAS WILL BE STABILIZED. THE REQUIREMENTS OF THIS SUBPARAGRAPH DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE, OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFOMED AS NECESSARY TO ENSURE THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

B.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
   - TOTAL AREA OF SITE 0.535 ACRES
   - AREA DISTURBED 0.685 ACRES
   - AREA TO BE ROOFED OR PAVED 0.39 ACRES
   - AREA TO BE VEGETATIVELY STABILIZED 0.145 ACRES
   - TOTAL CUT 311 CU. YDS.
   - TOTAL FILL 276 CU. YDS.
   - OFFSITE WASTE/BORROW AREA LOCATION: APPROVED LOCATION
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL SIP

CONSTRUCTION SPECIFICATIONS

1. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
3. FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST.

   FOR TYPE B, USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST.
4. BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
5. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

TEMPORARY AND PERMANENT SEEDING NOTES:
REFER TO SECTIONS B-4-1, B-4-2, B-4-3, B-4-4 AND B-4-5 IN THE 2011 MARYLAND EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILED SPECIFICATIONS.

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate [1/] lb/ac	Seeding Rate [1/] lb/1000 ft^2	Seeding Depth [2/] (inches)	Recommended Seeding Dates by Plant Hardiness Zone [3/] 5b and 6a	6b	7a and 7b
Cool-Season Grasses						
Annual Ryegrass (*Lolium perenne ssp. multiflorum*)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (*Hordeum vulgare*)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (*Avena sativa*)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (*Triticum aestivum*)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (*Secale cereale*)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Foxtail Millet (*Setaria italica*)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (*Pennisetum glaucum*)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

NOTES:

1/ Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.

Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

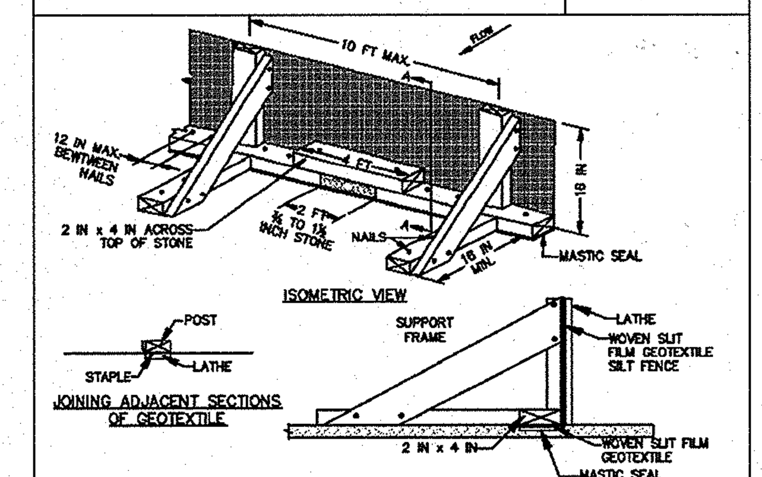
Oats are the recommended nurse crop for warm-season grasses.

2/ For sandy soils, plant seeds at twice the depth listed above.

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

DETAIL E-2 SILT FENCE ON PAVEMENT

STANDARD SYMBOL SFOP



CONSTRUCTION SPECIFICATIONS

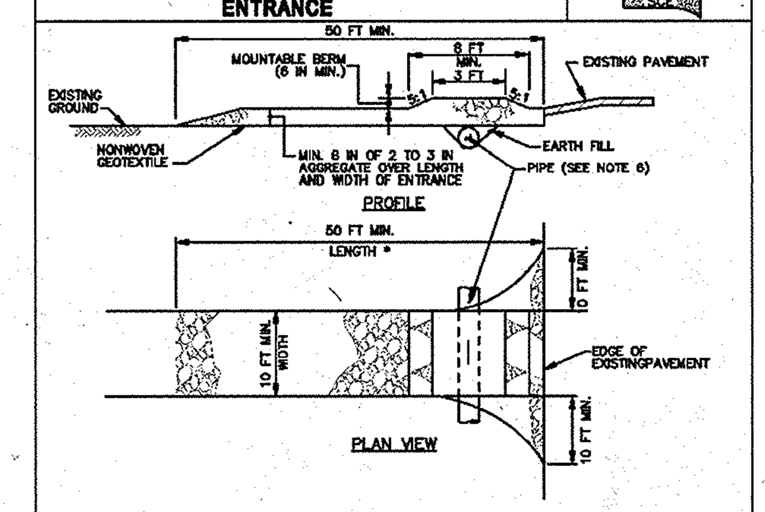
1. USE NOMINAL 2 INCH X 4 INCH LUMBER.
2. USE WOVEN SLIT FILM GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
3. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
4. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
5. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
6. KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
7. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE.
8. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
9. SECURE BOARDS TO PAVEMENT WITH 40D 5 INCH MINIMUM LENGTH NAILS.
10. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

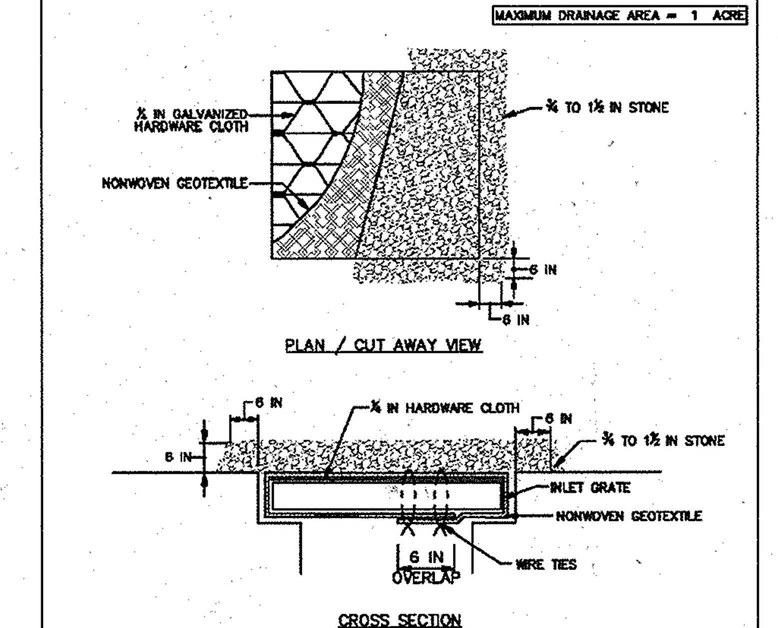
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

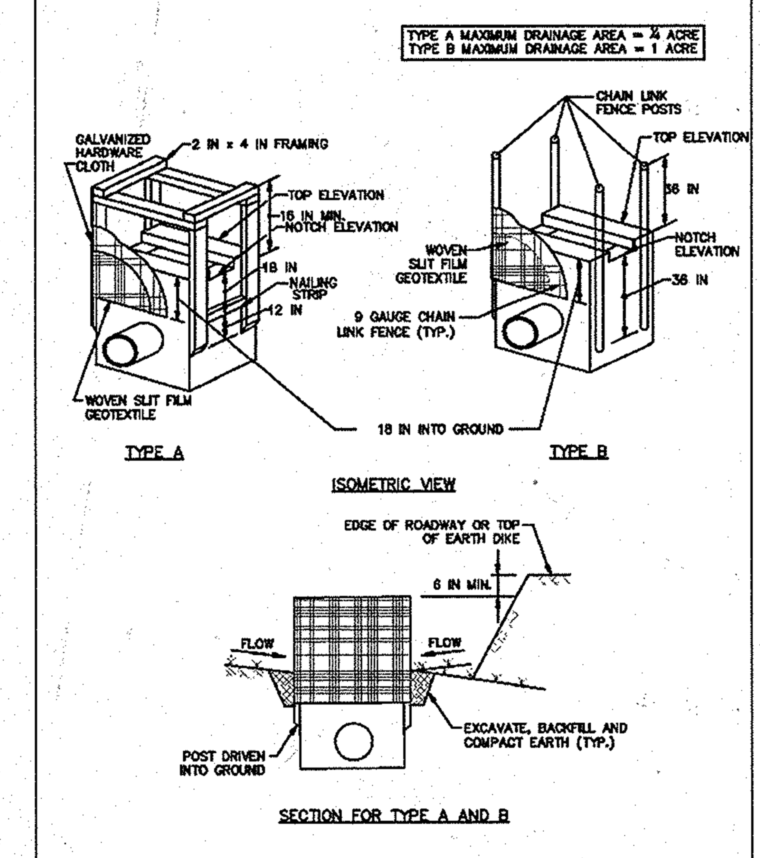
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL SIP

TYPE A MAXIMUM DRAINAGE AREA = ¼ ACRE
TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE



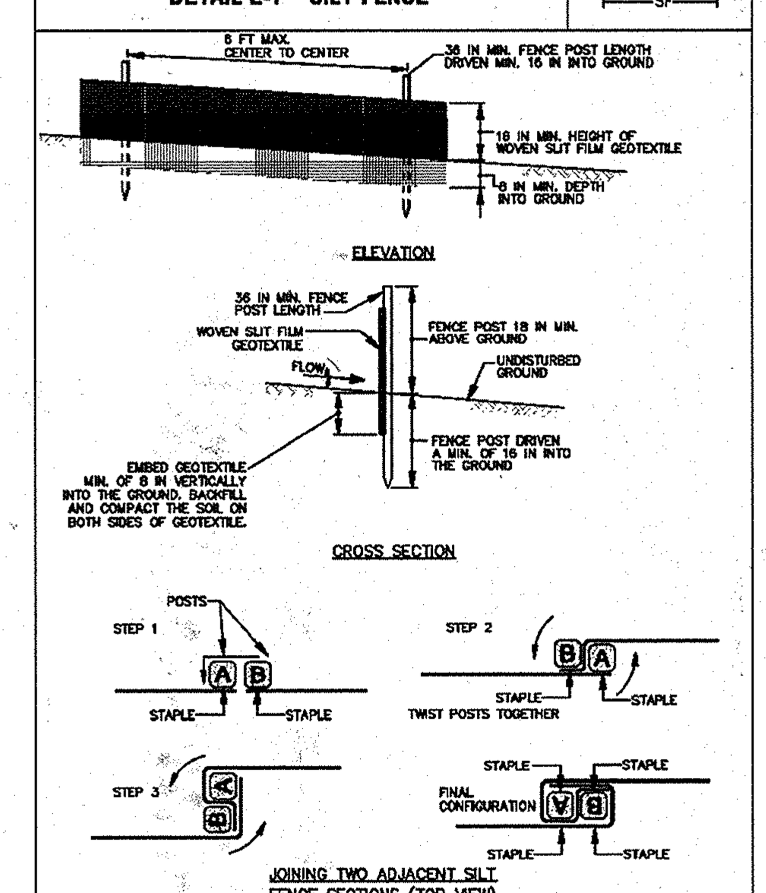
1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL SF



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅟₁₆ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

( ) By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer — Date 11/18/2015
Print name below signature
CHERYL L. HEIDORN

( ) By the Engineer:

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer — Date 11/12/15
Print name below signature
STEVEN LIAM

( ) For the Howard Soil Conservation District:

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard Soil Conservation District — Date 11/24/15

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

Howard SCD — Date

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

STEVEN LIAM — 11/12/15
Signature of Engineer (print name below signature) — Date

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

CHERYL L. HEIDORN — 11/18/2015
Signature of Developer (print name below signature) — Date

APPROVED: FOR PUBLIC ~~OR PRIVATE [pick only one]~~ WATER ~~AND PUBLIC OR PRIVATE [pick only one]~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15

Chief, Division of Land Development — Date 12-21-15

Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

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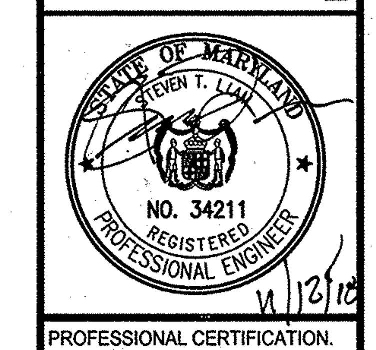
EROSION AND SEDIMENT CONTROL NOTES, NARRATIVE, AND DETAILS
SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY
ELECTION DISTRICT #2 ELLICOTT CITY, HOWARD COUNTY, MARYLAND



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. 34211 EXPIRATION DATE: 04/15/2017

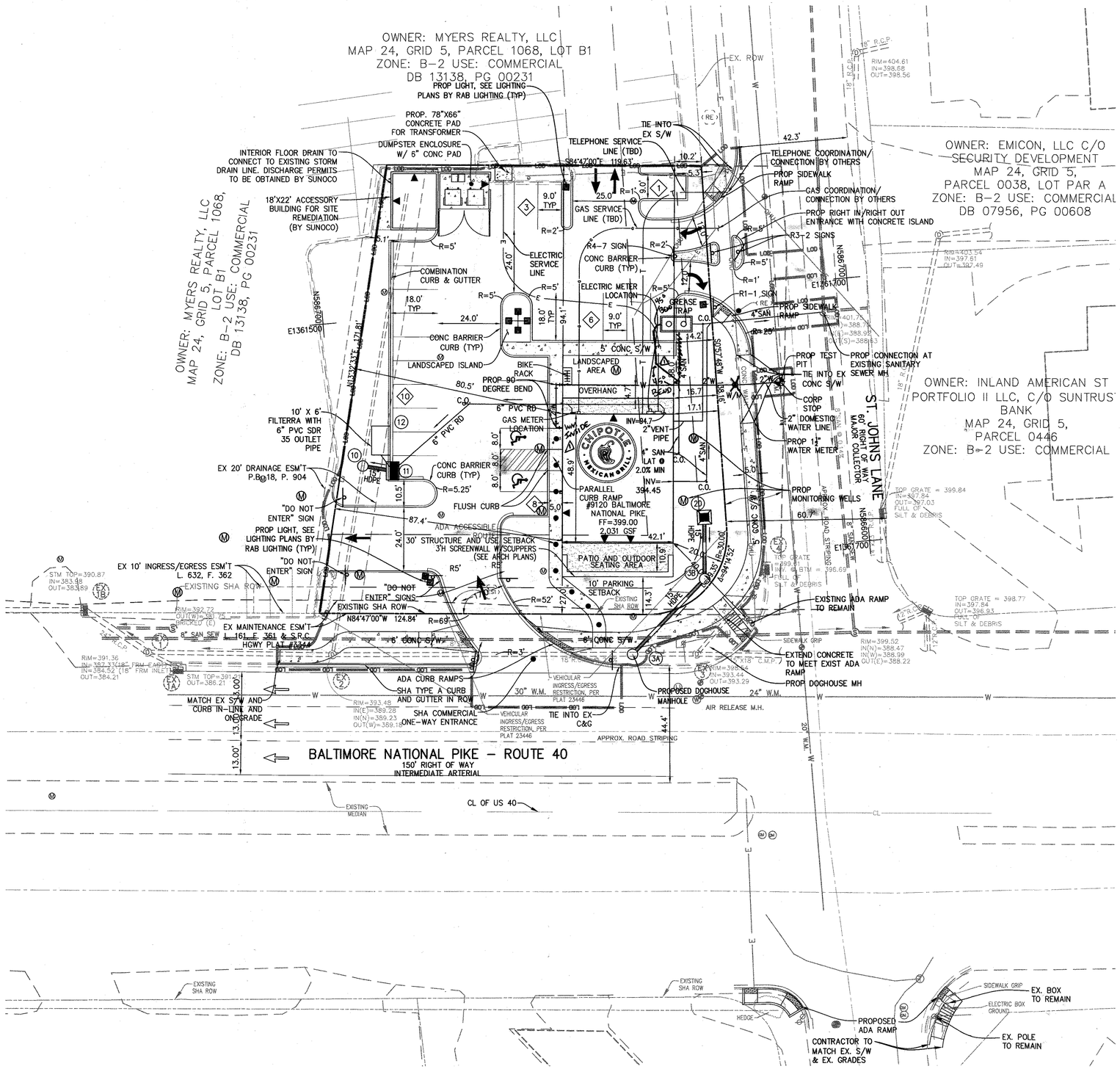
PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP DESIGN	SH DRAWN	STL CHKD

SCALE H: 1"=20' V: 1"=2'
JOB No. 6533-02-001
DATE : NOVEMBER 2015
FILE No. 6533-D-CP-003
SHEET 7 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-ESD.dwg



LEGEND

- EXISTING CURB & GUTTER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER GRATE INLET
- EXISTING UTILITY MONITORING WELL
- PROPOSED UTILITY MONITORING WELL TO REMAIN
- PROPOSED UTILITY TEST PIT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED COMBINATION CURB & GUTTER
- PROPOSED CONCRETE BARRIER CURB
- 15" RCP — PROPOSED STORM SEWER
- (20) — PROPOSED STORM STRUCTURE NUMBER
- (9) — PROPOSED PARKING SPACE NUMBER
- PROPOSED PAINTED CROSSWALK

SITE TABULATIONS:

SITE AREA:	23,297 S.F.
EXISTING USE:	GASOLINE STATION
PROPOSED USE:	FAST FOOD RESTAURANT
TOTAL GFA OF RESTAURANT USE:	2,819 S.F.
PROPOSED BUILDING AREA:	2,031 S.F.
PROPOSED REAR ENCLOSURE:	253 S.F.
PROPOSED PATIO AREA:	535 S.F.
PROPOSED BUILDING HEIGHT:	1-STORY, 20.2-FEET
F.A.R.	0.12
PARKING REQUIRED: (14 SPACES PER 1,000 G.F.A.)	40 SPACES
MODIFIED PARKING REQUESTED:	26 SPACES
(PER PARKING NEEDS ASSESSMENT SUBMITTED UNDER SEPARATE COVER)	
PARKING PROVIDED:	26 SPACES

* A PARKING REDUCTION TO 28 SPACES WAS GRANTED BY THE HEARING EXAMINER UNDER THE VARIANCE FILED AS BA-11-029V. AN ADDITIONAL REDUCTION TO 26 SPACES IS REQUESTED ADMINISTRATIVELY.

B-2 ZONING REQUIREMENTS:

MAXIMUM HEIGHT:	ALLOWED:	PROVIDED:
	40 FEET	20.2 FEET
SETBACKS:	**REQUIRED:**	**PROVIDED:**
FROM PUBLIC STREET RIGHT-OF-WAY:	30 FEET	17.1 FEET*
EXCEPT FOR PARKING USES:	10 FEET	5.3 FEET*
EXCEPT FOR DISPLAY OF FOR SALE PASSSENGER CARS, TRUCKS, ETC.:	N/A	N/A
FROM RESIDENTIAL DISTRICTS OTHER THAN STREET RIGHT OF WAY:	N/A	N/A

*SEE GENERAL NOTES ON SHEET 1 FOR AND EXPLANATION OF THE SETBACK REDUCTIONS APPROVED UNDER BA-11-029V.

ADA IMPROVEMENTS NOTE:
THE ADA IMPROVEMENTS AT THE INTERSECTION OF ST. JOHN'S LANE AND BALTIMORE NATIONAL PIKE SHOWN ON THIS PLAN ARE FOR SCHEMATIC PURPOSES ONLY. THE FINAL DESIGN WILL BE SUBMITTED WITH THE SHA ACCESS PERMIT PLANS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MAINTENANCE OF TRAFFIC NOTES (HOWARD COUNTY)

1. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED BY THE CONTRACTOR FOR THE DEMOLITION AND CLOSURE OF THE EXISTING DRIVEWAYS ON ST. JOHN'S LANE AND THE CONSTRUCTION OF THE NEW RIGHT IN/RIGHT OUT DRIVEWAY, PER THE RIGHT LANE CLOSURE STANDARD DETAIL.
2. ROAD WORK SHALL BE PERFORMED DURING MARYLAND STATE HIGHWAY ADMINISTRATION APPROVED WORK HOURS.

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-21-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

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COLUMBUS, OHIO 43215
PHONE: 614.487.8770
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SITE DEVELOPMENT PLAN & MOT PLAN
SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY
ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — ROBERT T. MAY — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER

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. 34211
EXPIRATION DATE: 04/15/2017

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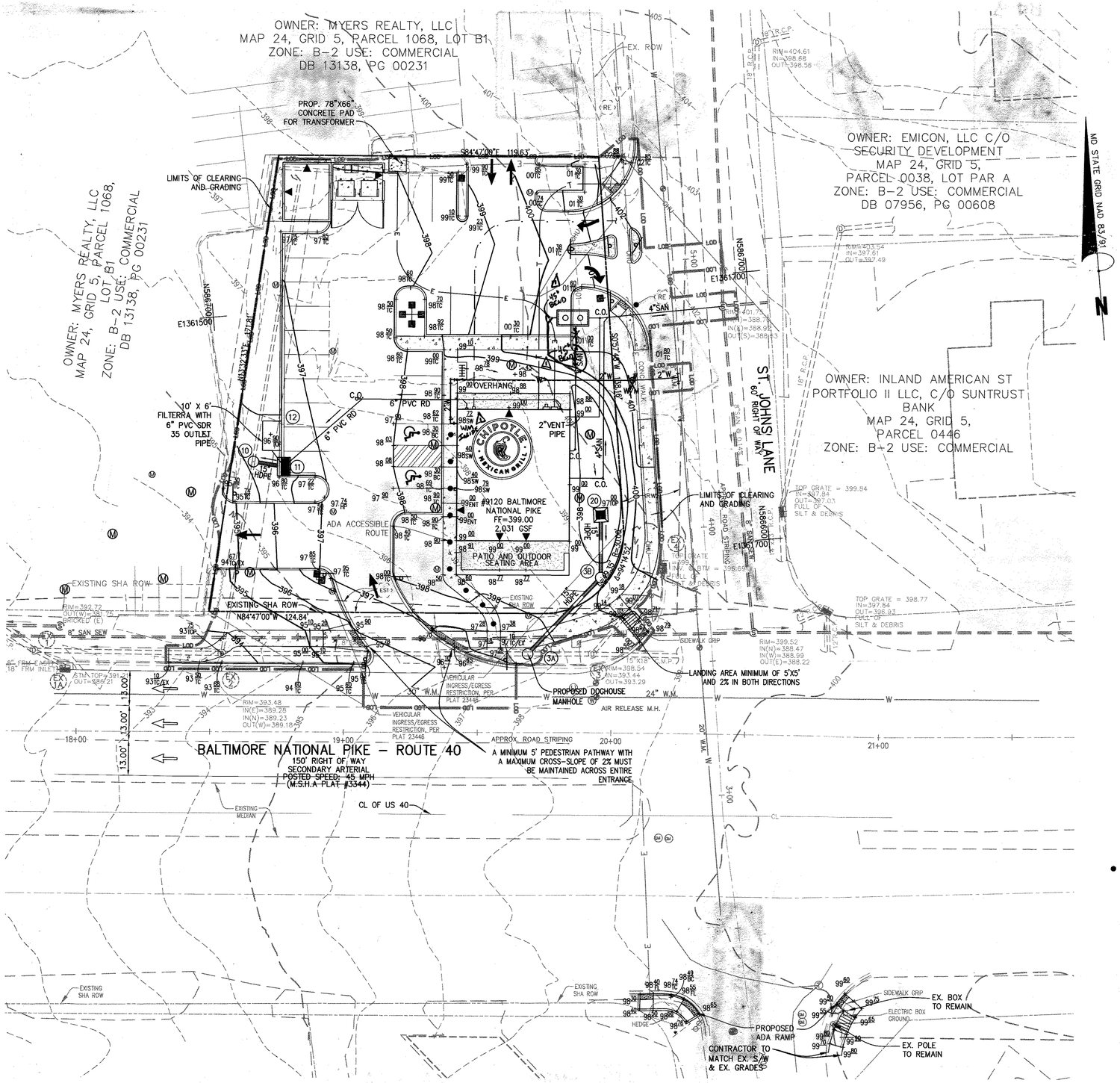
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
10/5/16	REVISION 1 △
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20' V:	
JOB No.	6533-02-001	
DATE :	NOVEMBER 2015	
FILE No.	6533-D-CP-003	
SHEET	8 OF 24	

SDP-13-057



LEGEND

	EXISTING CURB & GUTTER
—W—	EXISTING WATERMAIN
—S—	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER GRATE INLET
	EXISTING UTILITY MONITORING WELL
—400—	EXISTING MAJOR INTERVAL CONTOUR
—398—	EXISTING MINOR INTERVAL CONTOUR
—400—	PROPOSED MAJOR INTERVAL CONTOUR
—398—	PROPOSED MINOR INTERVAL CONTOUR
96 63/+	PROPOSED TOP OF CURB SPOT ELEVATION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED TYPE A CURB & GUTTER
	PROPOSED TYPE A CURB
15" RCP	PROPOSED STORM SEWER
20	PROPOSED STORM STRUCTURE NUMBER
9	PROPOSED PARKING SPACE NUMBER
	PROPOSED PAINTED CROSSWALK
	ACCESSIBLE ROUTE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-21-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
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GRADING PLAN

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY/HOWARD COUNTY, MARYLAND

ELECTION DISTRICT #2

STATE OF MARYLAND — STEPHEN T. LIAM — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 12/11/15

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. 34211
EXPIRATION DATE: 04/15/2017

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5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
10/5/16	REVISION #2 △1
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

JOB No. 6533-02-001

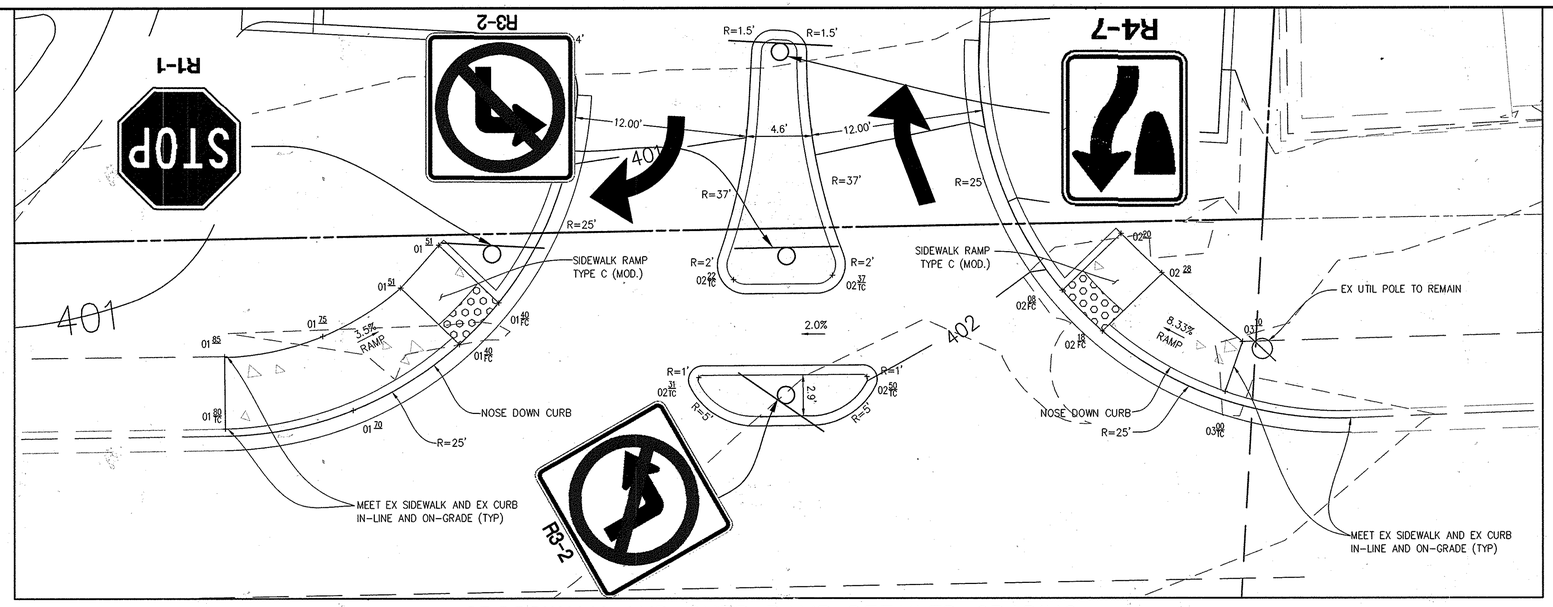
DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

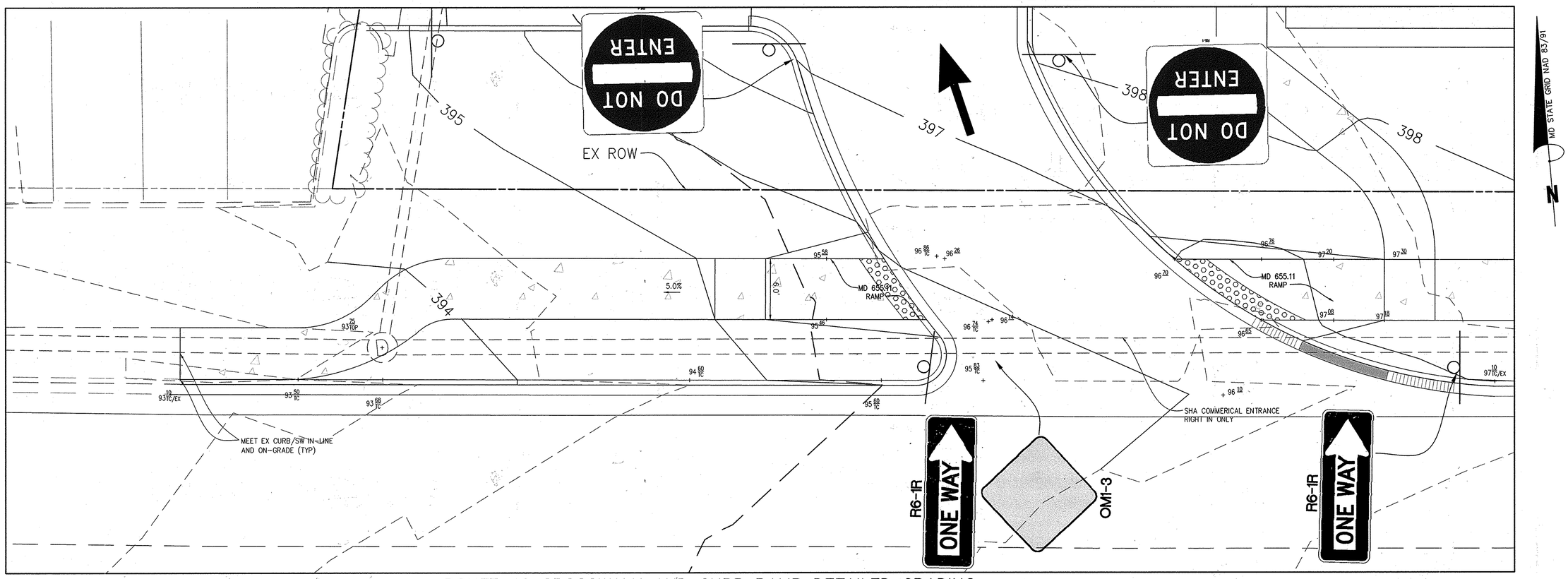
SHEET 9 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-GRD.dwg



CROSSWALK AND CURB RAMP DETAILED GRADING



ROUTE 40 CROSSWALK AND CURB RAMP DETAILED GRADING

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-31-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
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ELECTION DISTRICT 2
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CURB RAMP DETAILS

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELECTION DISTRICT #2
ELLICOTT CITY, HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — STEVEN T. UNG — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER

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. 34211
EXPIRATION DATE: 04/15/2017

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11/12/15	MYLAR SUBMITTAL
1	
2	
3	
4	
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=5' V:

JOB No. 6533-02-001

DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

SHEET 10 OF 24

SDP-13-057

THIS SHEET HAS BEEN REMOVED FROM
THE SUBMISSION SET AND IS
INTENTIONALLY LEFT BLANK

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County Health Officer — Date
Howard County Health Department

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Chief, Development Engineering Division — Date 12-3-15
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Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

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FAX: 614.487.8777

BALTIMORE PIKE SIGHT DISTANCE PLAN AND PROFILE

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND

ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN T. LEAR — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/13/13

PROFESSIONAL CERTIFICATION.
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11/12/15	MYLAR SUBMITTAL
1	
2	
3	
4	

DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: 1"=2'
JOB No. 6533-02-001
DATE : NOVEMBER 2015
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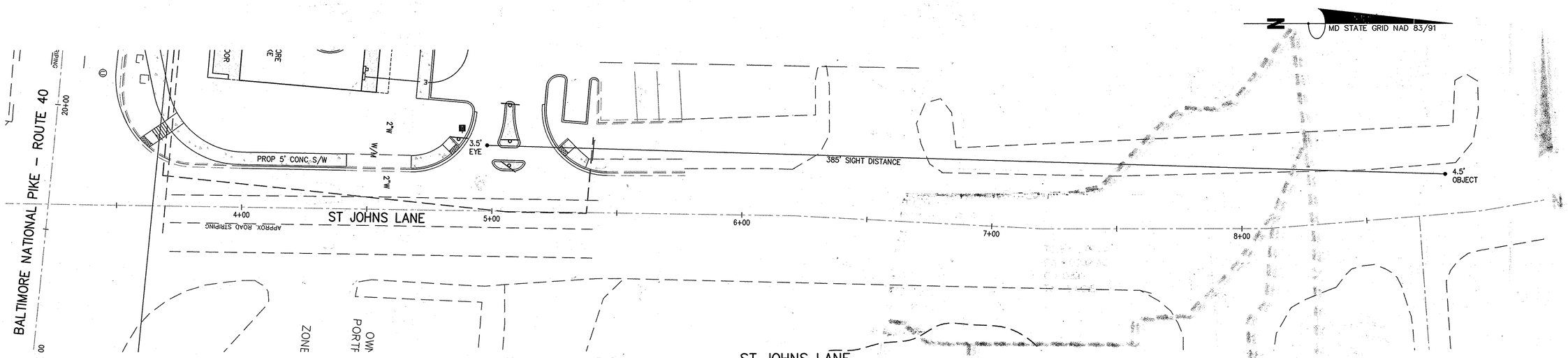
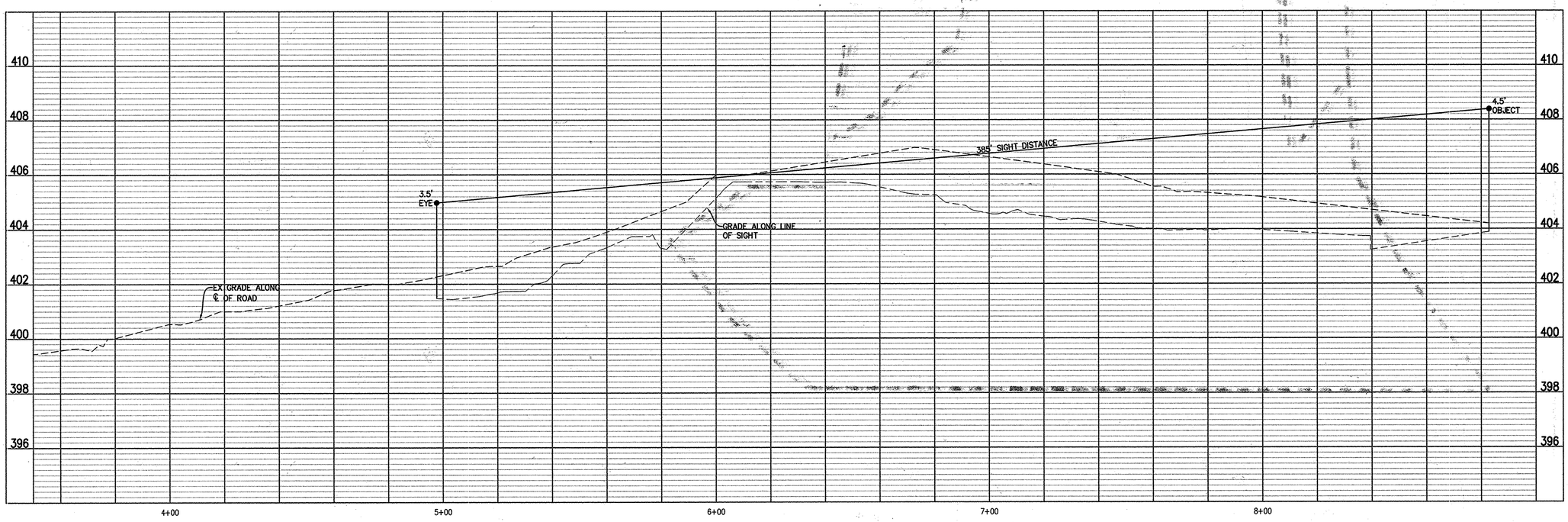
SHEET 11 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-STP-BALT PIKE.dwg



ST JOHNS LANE
60' ROW
POSTED SPEED=30 MPH
DESIGN SPEED=40 MPH
85th PERCENTILE SPEED=35MPH
385' INTERSECTION SIGHT DISTANCE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15

Chief, Division of Land Development — Date 12-21-15

Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
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2800 QUARRY LAKE DR
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PARCEL INFORMATION:
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architecture + planning LLC
855 GRANDVIEW AVENUE
SUITE 295
COLUMBUS, OHIO 43215
PHONE: 614.487.8770
FAX: 614.487.8777

ST JOHNS LANE SIGHT DISTANCE PLAN AND PROFILE

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN J. TAM — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/11/15

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. 34211 EXPIRATION DATE: 04/15/2017

PLAN STATUS	
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10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: 1"=2'

JOB No. 6533-02-001

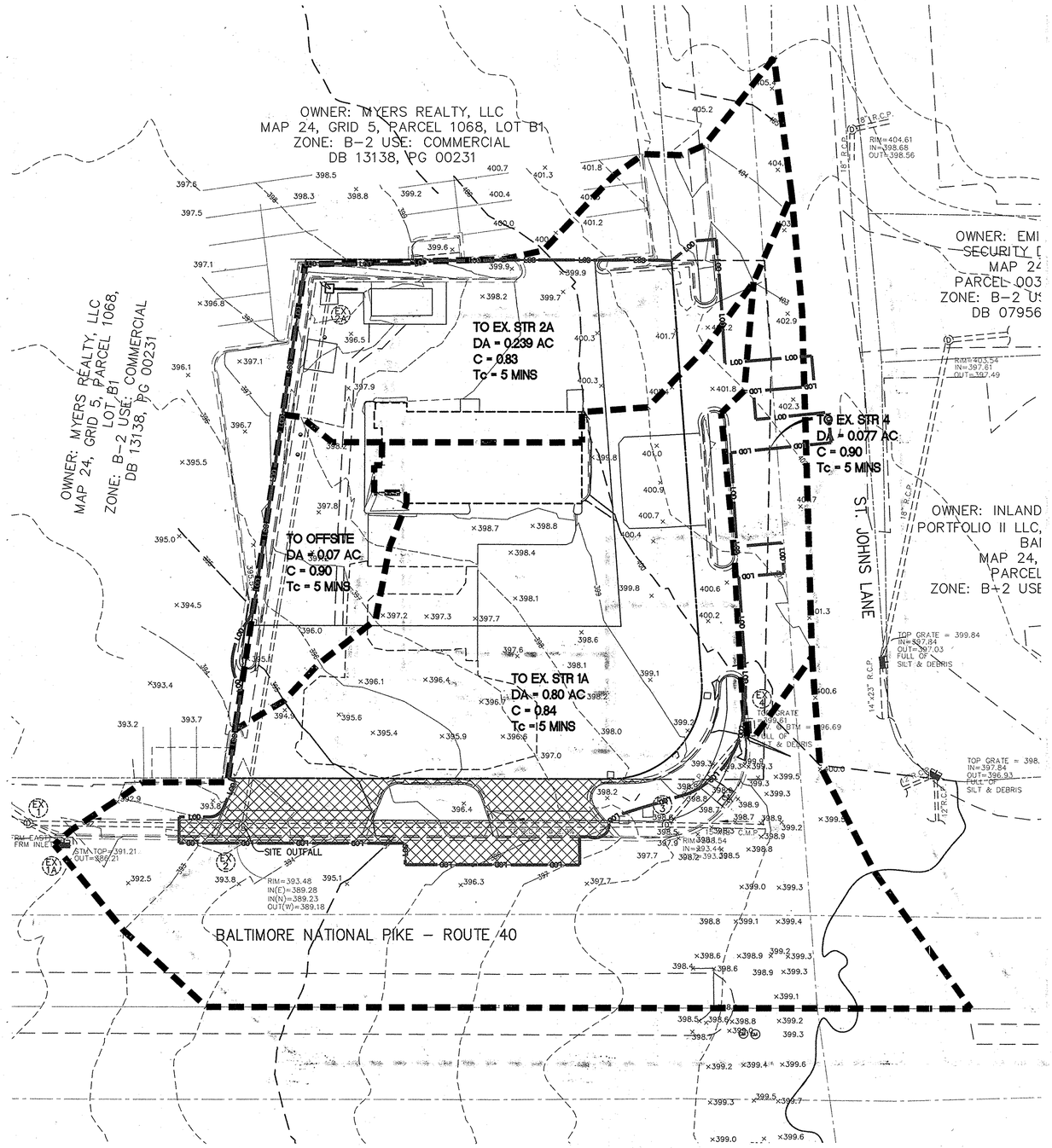
DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

SHEET 12 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-STP-ST JOHNS.dwg



NOTES

1. ONLY ONE SOIL TYPE, UuB – URBAN LAND IS PRESENT ON SITE BASED ON THE NRCS SOIL MAP FOR HOWARD COUNTY, MD. THE HSG SOIL GROUP FOR UuB SOIL IS HSG D.

2. THE ENTIRE SITE IS ZONED B-2.

LEGEND

DRAINAGE DIVIDE

EXISTING IMPERVIOUS AREA WITHIN ROUTE 40 RIGHT-OF-WAY (2,734 SF)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15

Chief, Division of Land Development — Date 12-22-15

Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
Bowman Consulting Group, Ltd.
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EXISTING DRAINAGE DIVIDES PLAN
SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELECTION DISTRICT #2
ELLICOTT CITY, HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — STEVEN T. LOW — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 12/11/15

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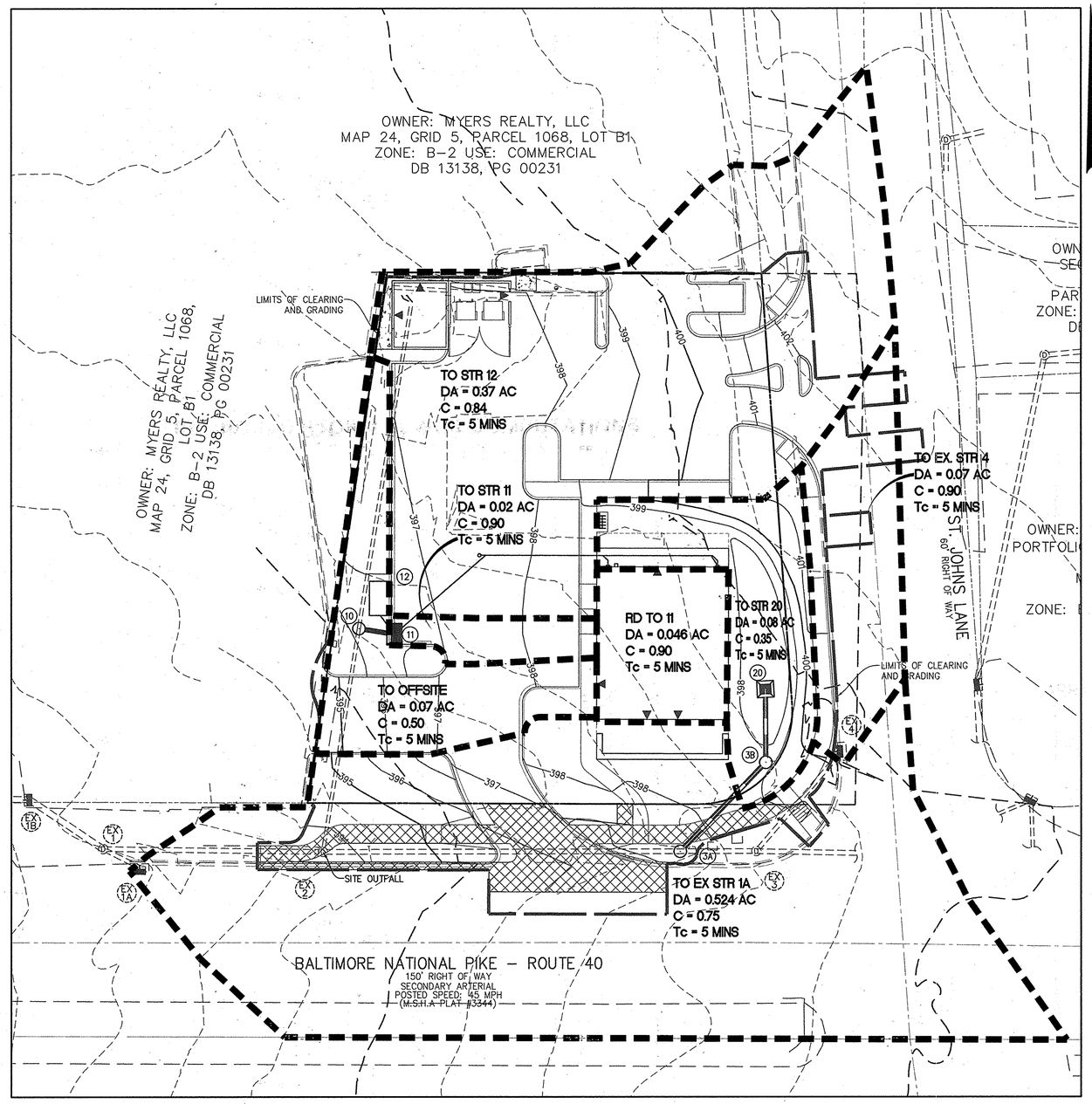

LEGEND

DRAINAGE DIVIDE

PROPOSED IMPERVIOUS AREA
WITHIN ROUTE 40 RIGHT-OF-WAY (2,105 SF)

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2. THE ENTIRE SITE IS ZONED B-2.

PROPOSED DRAINAGE AREA MAP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-7-15

Chief, Division of Land Development — Date 12-22-15

Director — Date 12-22-15

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SITE DEVELOPMENT PLAN
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ST. JOHN'S PLAZA-ELLICOTT CITY
ELECTION DISTRICT #2
ELLICOTT CITY, HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
STEVEN T. LAU
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GUTTER SPREAD CALCULATIONS

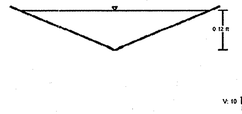
Project Information

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013
Channel Slope	0.04730 ft/ft
Normal Depth	0.12 ft
Left Side Slope	24.00 ft/ft (H:V)
Right Side Slope	24.00 ft/ft (H:V)
Discharge	1.29 ft³/s

Cross Section Image



Results

Normal Depth	0.12	ft
Flow Area	0.34	ft²
Wetted Perimeter	5.73	ft
Hydraulic Radius	0.06	ft
Top Width	5.73	ft
Critical Depth	0.18	ft
Critical Slope	0.00552	ft/ft
Velocity	3.79	ft/s
Velocity Head	0.22	ft
Specific Energy	0.34	ft
Froude Number	2.73	
Flow Type	Supercritical	

Site Runoff Computations

Pre-Development

Weighted C Factor

$$C_{pre} = \frac{(763*0.35)+(22{,}534*0.90)}{23{,}297} = 0.88$$

t_c=5 minutes
i_{10}=8.5 in/hr
A=0.53 acres

$$Q_{pre} = 0.88*8.5*0.53 = 3.96\,cfs$$

Post-Development

Weighted C Factor

$$C_{post} = \frac{(6{,}305*0.35)+(16{,}992*0.90)}{23{,}297} = 0.75$$

t_c=5 minutes
i_{10}=8.5 in/hr
A=0.53 acres

$$Q_{post} = 0.75*8.5*0.53 = 3.37\,cfs$$

25 YEAR JUNCTION LOSS COMPUTATIONS

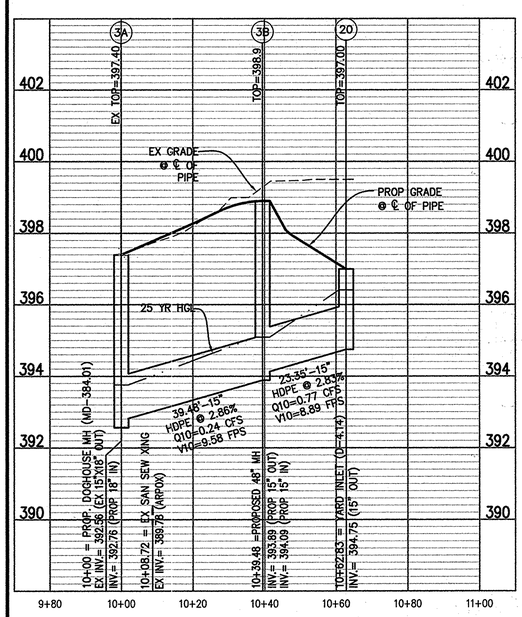
INLET NO.	OUTLET WS	Do	Qo	Lo	Sf %	Hf	Vo	Ho	Qi	Vi	QiVi	Vi^2 2q	Hi	ANGLE	K	Hd	Ht	1.30 Ht	0.50 Ht	FINAL H	INLET WATER SURFACE ELEV.	RIM ELEV.
EX1B	384.40	24	4.53	62.5	0.04	0.025	| 9.392	0.342	4.53	6.443	29.1875	0.645	0.226	34	0.38	0.246	0.814	---	0.41	384.83	384.83	390.87
EX1	385.58	24	4.53	28.77	0.04	0.012	| 6.443	0.161	3.64	9.634	35.069	1.441	0.504	33	0.37	0.539	1.205	---	0.6	386.19	386.19	391.36
EX2	388.53	18	3.64	70.35	0.12	0.085	| 9.634	0.36	3.64	6.403	23.3066	0.637	0.223	82	0.67	0.425	1.008	---	0.5	389.12	389.12	393.75
10	390.03	12	3.64	72.41	1.044	0.756	| 6.403	0.159	0.4	5.696	2.27832	0.504	0.176	90	0.7	0.353	0.688	0.89	0.45	391.2	391.23	396.20
11	394.12	15	0.4	11.5	0.003	4E-04	| 5.696	0.126	0.4	0	0	0	0	0	0	0	0.126	---	0.06	394.2	394.18	396.20
3A	390.48	18	0.89	114.2	0.007	0.008	| 10.06	0.393	0.89	8.892	7.91345	1.228	0.43	46	0.47	0.579	1.402	---	0.7	391.2	391.19	397.40
3B	393.76	15	0.89	39.48	0.019	0.007	| 8.892	0.307	0.27	9.582	2.58709	1.426	0.499	44	0.46	0.653	1.459	1.9	0.95	394.7	394.72	398.90
20	395.09	15	0.27	22.35	0.001	3E-04	| 9.582	0.356	0	0	0	0	0	0	0	0	0.356	0.46	0.23	395.3	395.32	397.00

$$Hi=0.35\frac{Vi^2}{2g} \qquad Ho=0.25\frac{Vo^2}{2g} \qquad H=K\frac{Vi^2}{2g}$$

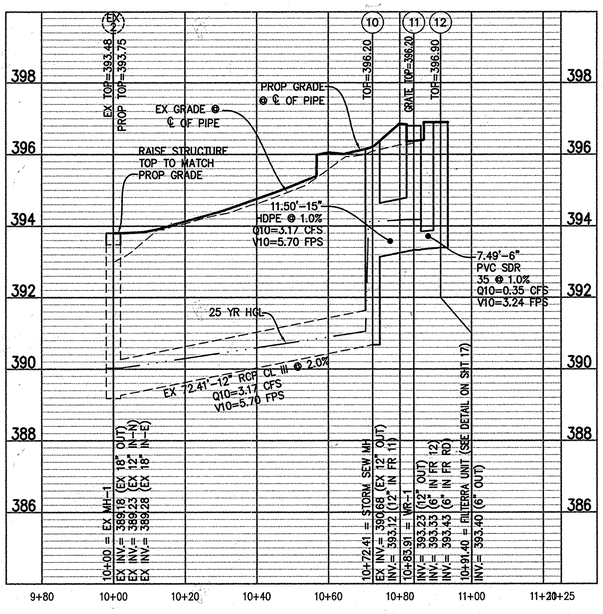
90 K=0.70 50 K=0.50 20 K=0.25
80 K=0.66 40 K=0.43 15 K=0.19
70 K=0.61 30 K=0.35 10K = 0.13
60 K=0.56 25 K=0.30 5K = 0.06

PROPOSED STORM SEWER COMPUTATIONS

STRUCTURE From	STRUCTURE To	DRAINAGE AREA (ACRES) "A"	RUN-OFF COEF. "C"	"CA" Increment	"CA" Accumulated	INLET TIME Min.	RAIN FALL In./Hr.	RUNOFF "Q"INC C.F.S.	INVERT ELEVATIONS Upper End	INVERT ELEVATIONS Lower End	LENGTH Feet	SLOPE Feet/Feet	MANNING'S "n" VALUE	DIAMETER Inches	CAPACITY C.F.S.	Q_{runoff} / $Q_{capacity}$ %	VELOCITY F.P.S.	FLOW TIME Seconds	TOP	REMARKS
RD	11	0.046	0.90	0.04	0.04	5	8.5	0.35	394.70	393.43	114.76	0.0111	0.012	6	0.64	55.26	3.24	35	396.9	
11	10	0.390	0.85	0.33	0.37	5	8.5	3.17	393.23	393.12	11.50	0.0100	0.012	15	6.99	45.35	5.70	2	396.2	
10	EX 2	0.000	0.90	0.00	0.37	5	8.5	3.17	390.68	389.23	72.41	0.0200	0.013	12	5.03	62.99	6.41	11	396.5	
EX2	EX1	0.000	0.90	0.00	0.46	5	8.5	3.94	389.18	387.33	70.35	0.0263	0.013	18	17.02	23.16	9.63	7	391.36	
EX1	EX1B	0.000	0.90	0.00	0.46	5	8.5	3.94	384.21	383.98	28.77	0.0080	0.013	24	20.23	19.49	6.44	4	390.87	
20	3B	0.080	0.35	0.03	0.03	5	8.5	0.24	394.75	394.09	23.35	0.0283	0.012	15	11.75	2.03	9.58	2	397	
3B	3A	0.070	0.90	0.06	0.09	5	8.5	0.77	393.89	392.76	39.48	0.0286	0.013	15	10.92	7.09	8.89	4	398.9	
3A	EX2	0.000	0.67	0.00	0.09	5	8.5	0.77	392.56	389.28	114.23	0.0287	0.013	18	17.79	4.35	10.07	11	397.4	



EX 3 TO PROP 20



EX 2 TO PROP 12

ESD VOLUME CALCULATIONS

SITE AREA = 23,297 SF OR 0.53 AC

EX. PERVIOUS AREA = 763 SF
EX. IMPERVIOUS AREA = 22,534 SF
i=97%

PROP. PERVIOUS AREA = 6,305 SF
PROP. IMPERVIOUS AREA = 16,992 SF
i=73%

SITE IS CONSIDERED REDEVELOPMENT SINCE THE EXISTING IMPERVIOUS COVER IS GREATER THAN 40%; THEREFORE 50% OF THE IMPERVIOUS AREA WILL BE TREATED.

P_E= 1.0"

DECREASE IN IMPERVIOUS AREA
22,534 SF – 16,992 SF = 5,542 SF

AREA = (50%)(22,534 SF) = 11,267 SF
AREA = 11,267 SF – 5,542 SF = 5,725 SF (0.13 AC)

R_V= 0.05+0.009(I)
R_V= 0.05+0.009(73)
R_V= 0.707

$$ESD_V = \frac{(P_E)(R)(A)}{12}$$

ESD_V= 337 CF

TREATMENT PROVIDED BY 10 X 6 FILTERRA
AREA= 16,166 SF (0.37 AC)

DESIGN NARRATIVE

THE SITE IS LOCATED AT THE INTERSECTION OF BALTIMORE NATIONAL PIKE AND SAINT JOHNS LANE IN ELLICOT CITY MARYLAND. THE EXISTING SITE DOES NOT CONTAIN NATURAL RESOURCES THAT REQUIRE PROTECTING SUCH AS VEGETATIVE COVER, INTERMITTENT STREAMS, SPRINGS, SEEPS, ENHANCED STREAM BUFFERS, AND HIGHLY ERODIBLE SOILS. THE EXISTING DRAINAGE DIVIDES AND NATURAL FLOW PATTERNS ARE MAINTAINED THROUGHOUT THE DEVELOPMENT, AS SHOWN ON THE DRAINAGE DIVIDES PLAN. THE EXISTING SITE CONTAINS 22,534 SQUARE FEET OF IMPERVIOUS AREA CONSISTING OF A BUILDING, GRAVEL AREA AND PARKING LOT. THE PROPOSED IMPROVEMENTS REDUCE THE IMPERVIOUS COVERAGE TO 16,992 SQUARE FEET THROUGH THE ADDITION OF GRASSED ISLANDS. EROSION AND SEDIMENT CONTROL FOR THE SITE IS BEING PROVIDED THROUGH THE USE OF SILT FENCE, INLET PROTECTION AND A TEMPORARY CONSTRUCTION ENTRANCE. THE EXISTING SITE IS A VACANT GAS STATION WHICH IS CONSIDERED A "HOT SPOT" IN THE MDE STORMWATER DESIGN MANUAL. THE MANUAL ADVISES AGAINST THE USE OF INFILTRATION PRACTICES SUCH AS MICRO-BIORETENTION, PERMEABLE PAVEMENT, GRASSED FILTER STRIPS ETC. THEREFORE IN ORDER TO SATISFY THE ESD TARGETS FOR REDEVELOPMENT A FILTERRA TREE BOX FILTER HAS BEEN SELECTED.

ROUTE 40–S.H.A. ROW
IMPERVIOUS AREA ANALYSIS:
PRE–DEVELOPMENT
PERVIOUS AREA: 684 SF
IMPERVIOUS AREA: 2,734 SF
%: 80%
POST–DEVELOPMENT
PERVIOUS AREA: 1,313 SF
IMPERVIOUS AREA: 2,105 SF
%: 62%

ADEQUATE OUTFALL NARRATIVE

DRAINAGE FROM 9120 BALTIMORE NATIONAL PIKE IN THE PROPOSED CONDITION SHEET FLOWS ACROSS THE LOT FROM NORTH TO SOUTH WHERE IT IS COLLECTED IN A CLOSED CONDUIT SYSTEM.

THERE IS A TOTAL DECREASE OF 5,542 SF OF IMPERVIOUS AREA IN THE PROPOSED CONDITION. THE PROPOSED GRADING HONORS THE NATURAL FLOW PATTERNS OF THE SITE. THE EXISTING SITE PRODUCES A PEAK RUNOFF RATE OF 3.96 CFS FOR THE 10–YEAR STORM. IN THE PROPOSED CONDITION THE SITE HAS A PEAK RUNOFF RATE OF 3.37 CFS FOR THE 10–YEAR STORM. THEREFORE THERE IS A 0.59 CFS DECREASE IN RUNOFF IN THE PROPOSED CONDITION FOR THE 10–YEAR STORM.

THE CLOSED CONDUIT SYSTEM WAS ANALYZED ONE PIPE SEGMENT DOWNSTREAM OF THE CONNECTION POINT TO VERIFY ADEQUACY, PLEASE SEE COMPUTATIONS ON THIS SHEET. THE EXISTING SYSTEM IS ABLE TO CONVEY THE RUNOFF MEETING THE VELOCITY REQUIREMENTS OF GREATER THAN 2 FPS AND LESS THAN 20 FPS, THE HYDRAULIC GRADIENT IS GREATER THAN 1' BELOW ALL GRATE AND CURB OPENINGS, AND THE INLETS ARE SIZED TO CAPTURE THE PROPOSED RUNOFF.

BASED ON THE DOWNSTREAM REVIEW AND THE DECREASE IN RUNOFF IN THE PROPOSED CONDITION IT IS THE OPINION OF THE SUBMITTING ENGINEER (BOWMAN CONSULTING GROUP, LTD.) THAT AN ADEQUATE OUTFALL EXISTS FOR THE PROPOSED SITE DEVELOPMENT.

SITE IMPERVIOUS AREA ANALYSIS:
PRE–DEVELOPMENT
PERVIOUS AREA: 743 SF
IMPERVIOUS AREA: 22,534 SF
%: 97%
POST–DEVELOPMENT
PERVIOUS AREA: 6,305 SF
IMPERVIOUS AREA: 16,992 SF
%: 73%

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County Health Officer — Date
Howard County Health Department

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Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-21-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

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STORM SEWER PROFILES AND COMPUTATIONS
SITE DEVELOPMENT PLAN
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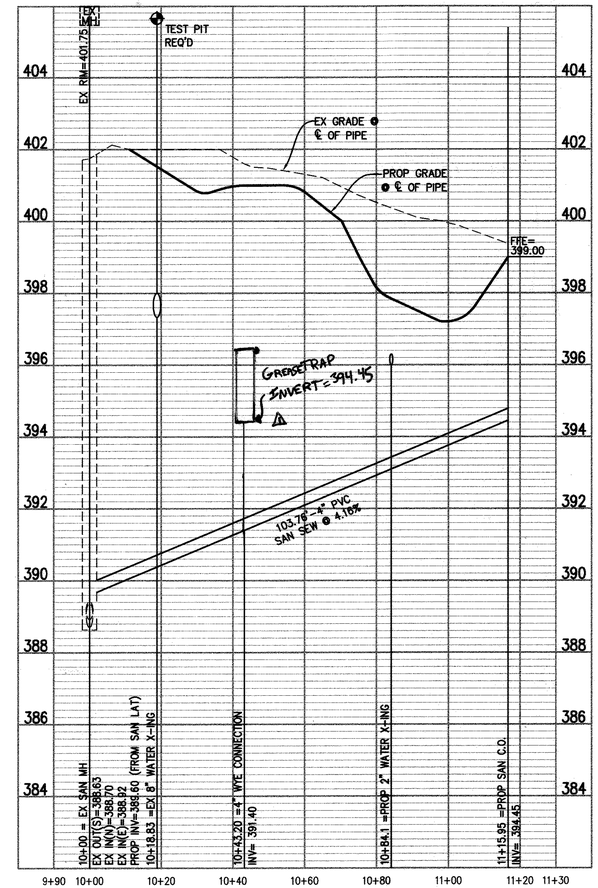

EX MH TO PROP C.O.

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SANITARY SEWER PROFILES

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY
ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN T. CHAN — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/11/15

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12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
10/5/16	REVISION 1
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: 1"=2'
JOB No. 6533-02-001
DATE : NOVEMBER 2015
FILE No. 6533-D-CP-003
SHEET 16 OF 24

SDP-13-057

Filterra Standard Plan Notes

Construction & Installation

A. Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.

B. If the Filterra® is stored before installation, the top slab must be placed on the box using the 2x4 wood provided, to prevent any contamination from the site. All internal fittings supplied (if any), must be left in place as per the delivery.

C. The unit shall be placed on a compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of maximum density at +1- 2% of optimum moisture. Unsuitable material below sub-grade shall be replaced to the site engineer's approval.

D. Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations.

E. Once the unit is set, the internal wooden forms and protective mesh cover must be left intact. Remove only the temporary wooden shipping blocks between the box and top slab. The top lid should be sealed onto the box section before backfilling, using a non-shrink grout, butyl rubber or similar waterproof seal. The boards on top of the lid and boards sealed in the unit's throat must **NOT** be removed. The Supplier (Americast or its authorized dealer) will remove these sections at the time of activation. Backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of Filterra® unit shall conform to ASTM specification C891 "Standard Practice for Installation of Underground Precast Utility Structures", unless directed otherwise in contract documents.

F. Curb and gutter construction (where present) shall ensure that the flow-line of the Filterra® units is at a greater elevation than the flow-line of the bypass structure or relief (drop inlet, curb cut or similar). Failure to comply with this guideline may cause failure and/or damage to the Filterra® environmental device.

G. Each Filterra® unit must receive adequate irrigation to ensure survival of the living system during periods of drier weather. This may be achieved through gutter flow or through the tree grate.

Activation

A. Activation of the Filterra® unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra® inlet protection and subsequent clean out cost. This process cannot commence until the project site is fully stabilized and cleaned (full landscaping, grass cover, final paving and street sweeping completed), negating the chance of construction materials contaminating the Filterra® system. Care shall be taken during construction not to damage the protective throat and top plates.

B. Activation includes installation of plant(s) and mulch layers as necessary.

Maintenance

A. Each correctly installed Filterra® unit is to be maintained by the Supplier, or a Supplier approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each Filterra® unit. Extended maintenance contracts are available at extra cost upon request.

B. Annual maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands. The fall visit helps the system by removing excessive leaf litter.

C. Each maintenance visit consists of the following tasks.

1. Filterra® unit inspection
2. Foreign debris, silt, mulch & trash removal
3. Filter media evaluation and recharge as necessary
4. Plant health evaluation and pruning or replacement as necessary
5. Replacement of mulch
6. Disposal of all maintenance refuse items
7. Maintenance records updated and stored (reports available upon request)

D. The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology.

Shannon Bell
Bowman Consulting
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

March 30, 2012

Plan Review of Filterra®
Chipotle Mexican Grill #1759, Ellicott City, MD

Dear Sirs

Thank you for submitting the revised plans on 30 March 2012 for our review of the Chipotle Mexican Grill #1759 project.

Filterra® structure #12 (10x6) was studied for;

- Planned Filterra® box size
- Filterra® contributing drainage area meeting project's regional sizing specification
- Filterra® invert elevations are higher than effluent invert elevations
- The bypass is lower than the Filterra® elevation (spot elevations)
- The grading pattern encourages cross linear flow and not head-on flow
- The Filterra® outlet drain pipe is sized correctly and exits perpendicular to the wall
- For any conflicting structures such as storm drain pipes below Filterra®
- For most efficient placement of Filterra® units

The plan review concluded that the Filterra® structure listed above is sited and sized appropriately to treat stormwater to our published specifications.

Operational consistency with these specifications is contingent upon the stormwater unit being installed correctly and according to the plans, as well as regular maintenance being performed. Installation Help documents will be forwarded to the Buyer at time of order. The Filterra® Installation, Operation and Maintenance Manual will be made available upon request.

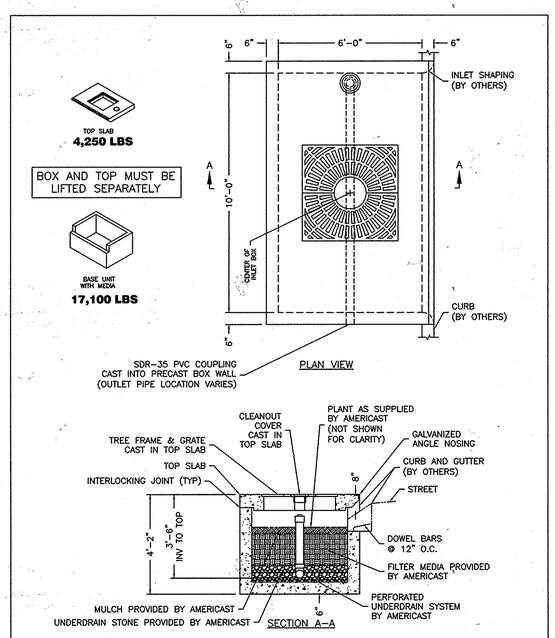
Yours sincerely

Duane Vincent
Engineer Support
Filterra® Bioretention Systems

Manufactured by Americast
11352 Virginia Precast Road
Ashland, VA 23005

T: (804) 798-6068
F: (804) 798-8400
E: design@filterra.com

AMERICAST not just concrete. concrete solutions.
www.filterra.com



FILTERRA OPERATION AND MAINTENANCE STATEMENT
THE PROPERTY LEASEE WILL MAINTAIN THIS FACILITY IN PERPETUITY IN ACCORDANCE WITH THE SCHEDULE SHOWN UNDER THE MAINTENANCE SECTION.

APPROVED: ~~FOR PUBLIC OR PRIVATE (pick only one) WATER AND PUBLIC OR PRIVATE (pick only one) SEWERAGE SYSTEMS~~

~~County Health Officer~~ Date
~~Howard County Health Department~~

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-21-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

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FILTERRA NOTES AND DETAIL
SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY
ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN T. LEAR — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/11/15

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. 34211 EXPIRATION DATE: 04/15/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
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DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD
SCALE	H: N/A V: N/A	
JOB No. 6533-02-001		
DATE : NOVEMBER 2015		
FILE No. 6533-D-CP-003		
SHEET 17 OF 24		

SDP-13-057

SHA LANDSCAPE NOTES:

7.2 SHA STANDARD SPECIFICATIONS.
LANDSCAPE CONSTRUCTION SHALL CONFORM TO SECTIONS 701 THROUGH 716 AND LANDSCAPE MATERIALS SHALL CONFORM TO SECTION 920 OF THE SHA 2008 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, INCLUDING ALL REVISIONS OR SUPPLEMENTS, AND AS SPECIFIED IN THESE NOTES. THESE REQUIREMENTS SHALL SUPERSEDE ALL OTHER SPECIFICATIONS FOR WORK WITHIN THE SHA RIGHT OF WAY.

7.3 EROSION & SEDIMENT CONTROL MANAGER.
SOIL DISTURBANCE SUCH AS GRADING, EXCAVATION, SOIL PLACEMENT OR OTHER ACTIVITIES THAT INVOLVE SOIL DISTURBANCE WITHIN THE SHA RIGHT OF WAY SHALL BE SUPERVISED BY AN EROSION AND SEDIMENT CONTROL MANAGER WITH A VALID SHA 'YELLOW CARD' IN CONFORMANCE WITH SHA 2008 SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS AND ANY APPLICABLE EROSION AND SEDIMENT CONTROL PERMIT.

7.4 SHA STANDARD DETAILS FOR TREES, SHRUBS AND PLANTING BEDS.
THE INSTALLATION OF TREES, SHRUBS, PLANTING BEDS, AND OTHER LANDSCAPE CONSTRUCTION IN THE SHA RIGHT OF WAY RELATED TO SECTION 710 OF THE SHA STANDARD SPECIFICATIONS SHALL CONFORM TO THE SHA BOOK OF STANDARDS FOR HIGHWAY & INCIDENTAL STRUCTURES – CATEGORY 7.

7.5 TEMPORARY STABILIZATION.
TEMPORARY STABILIZATION SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 704 TO ENSURE THAT AREAS OF SOIL DISTURBANCE ARE PROTECTED FROM RAINFALL AND FLOWING WATER UNTIL PERMANENT STABILIZATION IS INSTALLED.

1. TEMPORARY MULCH, EITHER AS TEMPORARY STRAW MULCH OR TEMPORARY MATTING MULCH, SHALL BE INSTALLED AT THE END OF EACH WORKING DAY TO PROVIDE 'SAME DAY STABILIZATION' UNLESS OTHER APPROVED STABILIZATION IS INSTALLED.
2. TEMPORARY STRAW MULCH SHALL BE INSTALLED ON AREAS AND SLOPES FLATTER THAN 4:1; TEMPORARY MATTING MULCH SHALL BE APPLIED ON SLOPES 4:1 AND STEEPER, AND TO AREAS WITHIN CHANNELS.
3. TEMPORARY SEED SHALL BE INSTALLED IN LIEU OF TEMPORARY MULCH WHEN SOIL REDISTURBANCE IS EXPECTED MORE THAN 30 DAYS AFTER SOIL DISTURBANCE. THE REQUIRED APPLICATION RATE OF 20-16-12 FERTILIZER SHALL BE REDUCED TO 200 LBS PER ACRE.

7.6 ROADWAY PAVEMENT REMOVAL.
AREAS OF ROADWAY PAVEMENT REMOVAL WITHIN THE SHA RIGHT OF WAY SHALL BE EXCAVATED TO REMOVE PAVEMENTS, AGGREGATE BASE, AND COMPACTED SOIL TO A MINIMUM DEPTH OF 10 INCHES BELOW THE PAVEMENT SURFACE, OR AS NECESSARY TO REMOVE ALL MATERIALS UNSUITABLE FOR LANDSCAPING. THE EXCAVATED AREAS SHALL BE RESTORED WITH SUBSOIL AND TOPSOIL AS PART OF SOIL RESTORATION.

7.7 EXCAVATION AND DEBRIS REMOVAL.
DEBRIS RELATED TO THE DEMOLITION OF SIDEWALKS, DRIVEWAYS, CURBS, TREES, STUMPS, ROOTS, FENCING, PIPES, AND OTHER MATERIALS THAT MAY INTERFERE WITH LANDSCAPE INSTALLATION OR FUTURE MAINTENANCE WITHIN THE SHA RIGHT OF WAY SHALL BE EXCAVATED AS NECESSARY FOR THEIR COMPLETE REMOVAL AND DISPOSAL.

7.8 SOIL RESTORATION.
AREAS OF PAVEMENT REMOVAL, EXCAVATION OR DRILLING IN LANDSCAPED AREAS SHALL REMOVE EXCAVATED DEBRIS AND RESTORE THE SUBGRADE WITH APPROVED SUBSOIL AND TOPSOIL PLACED IN CONFORMANCE WITH SECTION 701 OF THE SHA STANDARD SPECIFICATIONS.

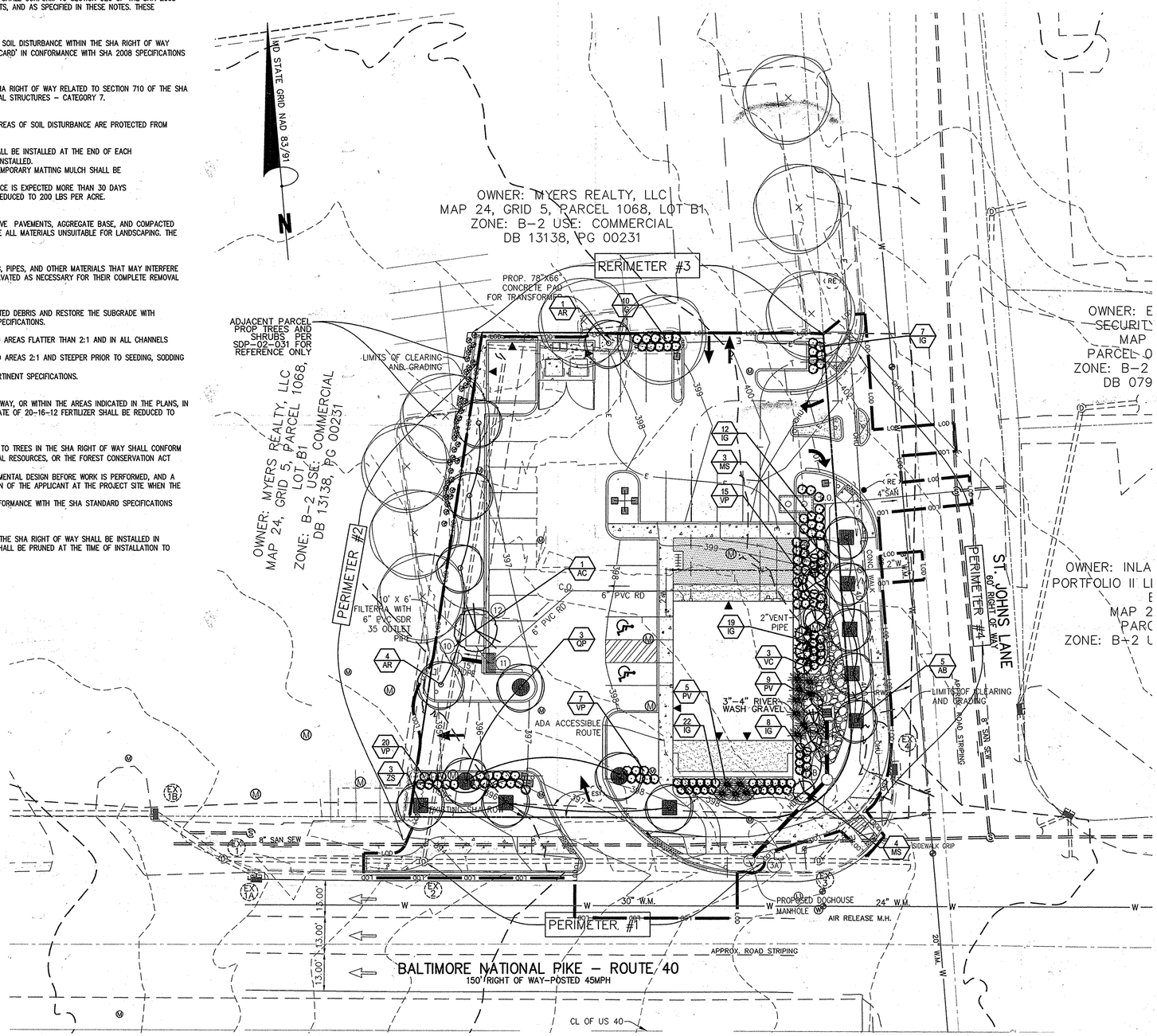
1. A LAYER OF APPROVED TOPSOIL AT LEAST 4 INCH DEPTH SHALL BE PLACED ON ALL DISTURBED AREAS FLATTER THAN 2:1 AND IN ALL CHANNELS PRIOR TO SEEDING, SODDING OR OTHER LANDSCAPING, UNLESS OTHERWISE SPECIFIED.
2. A LAYER OF APPROVED TOPSOIL AT LEAST 2 INCH DEPTH SHALL BE PLACED ON ALL DISTURBED AREAS 2:1 AND STEEPER PRIOR TO SEEDING, SODDING OR OTHER LANDSCAPING, UNLESS OTHERWISE SPECIFIED.
3. BIORETENTION SOIL MIX (BSM) SHALL BE INSTALLED IN CONFORMANCE WITH THE PLANS AND PERTINENT SPECIFICATIONS.

7.9 TURFGRASS ESTABLISHMENT
TURFGRASS SOD ESTABLISHMENT SHALL BE PERFORMED IN ALL DISTURBED AREAS OF THE SHA RIGHT OF WAY, OR WITHIN THE AREAS INDICATED IN THE PLANS, IN CONFORMANCE WITH SECTION 708 OF THE SHA STANDARD SPECIFICATIONS. THE REQUIRED APPLICATION RATE OF 20-16-12 FERTILIZER SHALL BE REDUCED TO 200 LBS PER ACRE, AND NO FERTILIZER SHALL BE APPLIED FROM NOV. 15 TO MAR. 1.

7.14 ROADSIDE TREE PERMIT.
TREE REMOVAL, TREE INSTALLATION, TREE ROOT AND BRANCH PRUNING, AND OTHER REGULATED IMPACTS TO TREES IN THE SHA RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF THE ROADSIDE TREE PERMIT (RTP) OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, OR THE FOREST CONSERVATION ACT (FCA) APPROVAL OF THE LOCAL AUTHORITY.

1. A COPY OF THE RTP OR FCA APPROVAL SHALL BE SUBMITTED TO THE SHA OFFICE OF ENVIRONMENTAL DESIGN BEFORE WORK IS PERFORMED, AND A COPY OF THE RTP OR FCA APPROVAL SHALL BE REPRODUCED IN THE PLANS OR BE IN POSSESSION OF THE APPLICANT AT THE PROJECT SITE WHEN THE PERMITTED WORK IS PERFORMED.
2. A MARYLAND LICENSED TREE EXPERT SHALL PERFORM THE SPECIFIED TREE OPERATIONS IN CONFORMANCE WITH THE SHA STANDARD SPECIFICATIONS AND ANSI A300 STANDARDS FOR TREE CARE OPERATIONS.

7.15 TREES AND OTHER PLANT MATERIAL INSTALLATION.
TREES, SHRUBS, PERENNIALS, ANNUALS, BULBS, LANDSCAPE BEDS AND SIMILAR MATERIALS INSTALLED IN THE SHA RIGHT OF WAY SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 710 AND 711 OF THE SHA STANDARD SPECIFICATIONS. TREE AND SHRUBS SHALL BE PRUNED AT THE TIME OF INSTALLATION TO ENSURE SIDEWALK CLEARANCE FOR PEDESTRIANS IS MAINTAINED TO A HEIGHT OF 8 FEET.



LEGEND:

- PROPOSED PARKING LOT TREE
- PROPOSED STREET TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED SMALL EVERGREEN SHRUB
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- ADJACENT PROPERTY PROPOSED TREE PER SDP-02-031
- PROPOSED TURF SOD
- PROPOSED RIVER ROCK (3"-4")
- —OHU——E— OVERHEAD ELECTRIC LINES (BGE)
- PROPERTY BOUNDARY/ROW

LANDSCAPE NOTE:

1. THE APPLICANT IS REQUIRED TO MAINTAIN THE STREET TREES PLANTED WITHIN THE PUBLIC RIGHT OF WAY ALONG ST. JOHN'S LANE.
2. LANDSCAPING CONTRACTOR SHALL EXERCISE CAUTION WHEN PLACING SHRUBS IN AREAS OF KNOWN UNDERGROUND UTILITIES
3. SEE SHEETS 8&10 FOR SIGNAGE DESIGNATIONS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

CHERYL L. HEIDORN — 11/18/2015 — DATE

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-31-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

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LANDSCAPE PLAN

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELLICOTT CITY, HOWARD COUNTY, MARYLAND

ELECTION DISTRICT #2

STATE OF MARYLAND — GREGG D. BERLY — No. 3609 — LANDSCAPE ARCHITECT
11/12/15

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3609 EXPIRATION DATE: 01/26/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
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JOB No.	6533-02-001	
DATE :	NOVEMBER 2015	
FILE No.	6533-D-CP-003	
SHEET	18 OF 24	

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-LSP.dwg

SODDING

METHODS AND MATERIALS

1. THE CLASS OF TURF GRASS SOD SHALL BE STATE CERTIFIED OR STATE APPROVED SOD.
2. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ONE INCH. PLUS OR MINUS 1/4 INCH AT A TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
3. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GRASP ON THE UPPER 10% OF THE SECTION.
4. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO THE SUPPLIER'S WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE 5%. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN THE MOISTURE (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
6. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SOD INSTALLATION

1. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD.
2. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. INSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
3. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. SECURE THE SOD BY TAMPING AND PEGGING OR OTHER APPROVED METHODS.
4. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO INSURE SOLID CONTACT OF ROOTS WITH SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN EIGHT HOURS.

SEEDING SPECIFICATIONS

1. SEEDING:
   ALL SEEDING SHALL BE PERFORMED PER SEEDING CHART. NO SEEDING SHALL BE DONE ON FROZEN GROUND OR WHEN TEMPERATURE IS 32° FAHRENHEIT OR LOWER.
2. MULCHING:
   FOLLOWING SEEDING, APPLY A ONE INCH LAYER OF STRAW TO HASTEN GERMINATION. STRAW MULCH SHALL BE ANCHORED BY EITHER A MULCH TILLER, ASPHALT EMULSION, CHEMICAL MULCH BINDER, TWINE OR NETTING.
3. FINAL ACCEPTANCE:
   FINAL ACCEPTANCE AND WARRANTY PER AGREEMENT BETWEEN OWNER AND CONTRACTOR.

SITE TABULATION FOR LAWNS WITHOUT SOIL TESTING FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN UNDER #2 AND #3 BELOW.

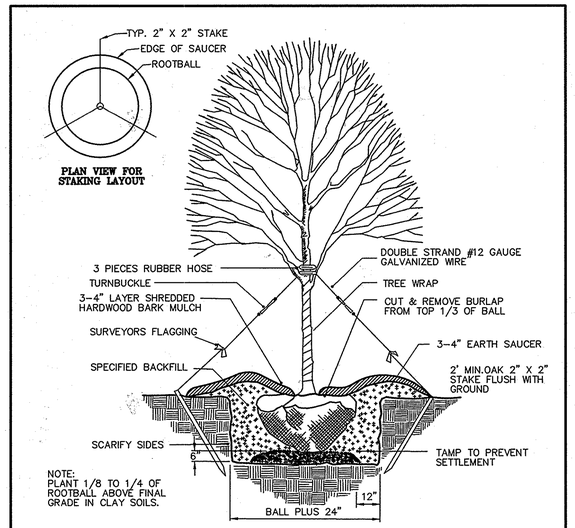
1. PRIOR TO SODDING, THE SURFACE SHALL BE CLEARED OF ALL VEGETATION, TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH THE PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
2. WHERE THE SOIL IS ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND AGRICULTURAL LIMESTONE SHALL BE SPREAD AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET.
3. SLOW RELEASE NITROGEN AT THE RATE OF 3.5 POUNDS PER 1,000 SQUARE FEET SHALL BE APPLIED TO THE PREPARED SOIL JUST PRIOR TO SOD INSTALLATION. THIS MATERIAL SHALL BE APPROXIMATELY 1/3 IMMEDIATELY AVAILABLE AND 2/3 WATER INSOLUBLE NITROGEN. UREA FORMALDEHYDE (UF) AN DISOBUTYLIDENE UREA (IBUD) MEET THESE STANDARDS.

SOIL PREPARATION FOR SEEDING OR SODDING

1. EXISTING SOIL OR TOP SOIL STORED ON SITE AND SPREAD AT A 3"-4" DEPTH OVER AREAS TO BE SEEDED SHALL BE USED FOR ESTABLISHMENT OF TURF. ALL SUBGRADE AREAS TO BE SEEDED. SHALL BE LOOSENED BY DISCING OR BY SCARIFYING TO A DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED/EXISTING SITE GRADES MUST BE MAINTAINED. ANY ALTERATION OF EXISTING GRADES COULD CAUSE DRAINAGE PROBLEMS. THE AREA TO BE SEEDED SHALL BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1-1/2" IN DIAMETER OR LENGTH.
2. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY.
   A. FERTILIZER: ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. FERTILIZER SHALL BE DISTRIBUTED EVENLY OVER THE ENTIRE AREA TO BE SEEDED.
   B. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE) APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SEEDED.
3. ALL LIME AND FERTILIZER SHALL BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF SOIL BY DISCING, HARROWING OR OTHER APPROVED METHODS. ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, TILLING OR OTHER CAUSES SHALL BE LEVELED PRIOR TO SEEDING.

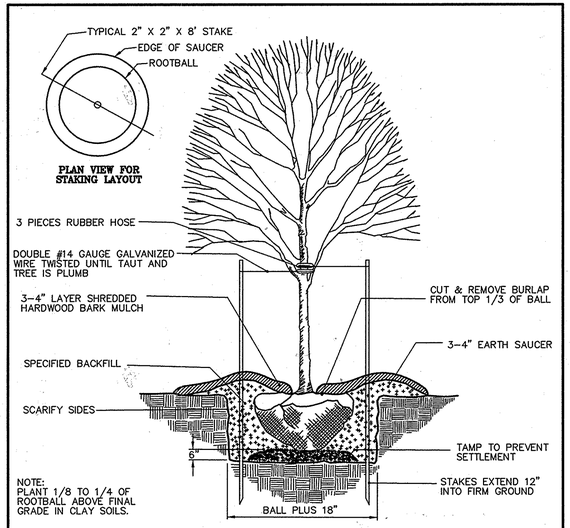
LANDSCAPE SPECIFICATIONS

1. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO "HORTUS THIRD" (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.
2. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENTLY TO RETAIN ITS SHAPE WHEN REMOVED.
3. NO PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION EXCEPT FOR PRUNING OF DAMAGED OR DEAD BRANCHES.
4. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT AND DURING ON SITE STORAGE.
5. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.
6. MULCH MATERIAL SHALL BE WITHER SHREDDED HARDWOOD MULCH, PINE BARK OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.
7. TOPSOIL MIXTURE SHALL BE TWO PARTS EXISTING TOPSOIL MIXED EVENLY WITH ONE PART SPHAGNUM PEAT MOSS OR PEAT HUMUS. EXISTING TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS AND OTHER DEBRIS OVER 1-1/2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.
8. PLANTING PROCEDURES FOR TREES AND SHRUBS:
   A. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
   B. TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, BY LIFTING FROM THE BALL (NEVER FROM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT WITH THE MOST DESIRABLE SIDE PLACED TOWARDS THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).
   C. THE TREE OR SHRUB PIT SHALL BE BACKFILLED WITH A SOIL MIXTURE, AS PER #7 OF THESE SPECIFICATIONS. THE PIT SHALL BE FILLED HALFWAY INITIALLY AND TAMPED FIRMLY. ALL ROPES, WIRES, ETC. ON THE ROOTBALL SHALL BE CUT AND THE BURLAP OR BALL WRAP PULLED BACK TO THE EDGE OF THE ROOTBALL. COMPLETE BACKFILLING THE PLANT PIT AND TAMP FIRMLY. BACKFILL SOILS SHALL NOT COVER THE TOP OF THE ROOTBALL. MULCH THE ROOTBALL AND SAUCER WITH A MINIMUM OF 3" SHREDDED HARDWOOD OR PINE BARK MULCH. WATER THOROUGHLY OR UNTIL PLANT PIT IS FILLED WITHIN ONE HOUR OF PLANTING.
   D. REMOVE ALL TAGS, RIBBONS AND BINDING MATERIAL BEFORE PLANTING.
9. FINAL ACCEPTANCE AND WARRANTY PER AGREEMENT BETWEEN OWNER AND CONTRACTOR.



2-1/2" - 5" CALIPER DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

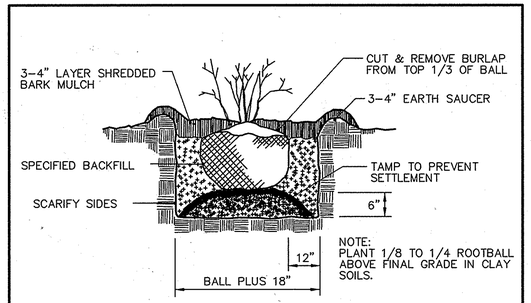


1" - 2-1/2" CALIPER DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

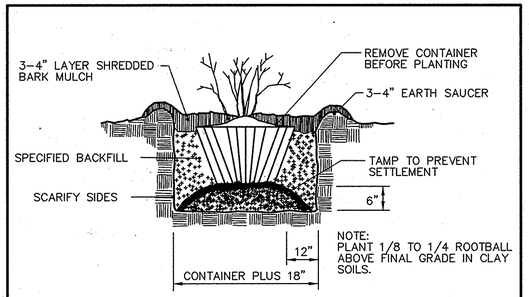
INSTALLATION, SURETY AND CERTIFICATION

1. PLANT INSTALLATION MUST CONFORM TO THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
2. TO OBTAIN A RELEASE OF SURETY, A PROFESSIONAL QUALIFIED TO PREPARE A LANDSCAPING PLAN MUST SUBMIT WRITTEN CERTIFICATION TO THE DEPARTMENT OF PLANNING AND ZONING THAT HEALTHY PLANT MATERIALS WERE PROPERLY INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND THAT A ONE (1) YEAR GUARANTEE HAS BEEN EXECUTED.
3. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPING DURING CONSTRUCTION AND IS RESPONSIBLE FOR OBTAINING A ONE (1) YEAR GUARANTEE THAT ENSURES THE SURVIVAL OR REPLACEMENT OF ALL REQUIRED PLANT MATERIALS FOR ONE (1) YEAR FROM THE DATE ON THE LANDSCAPE CERTIFICATION.



BALLED AND BURLAP SHRUB PLANTING DETAIL

NOT TO SCALE



CONTAINER SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
2. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND/OR HOWARD COUNTY PLANNING AND ZONING. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE, QUANTITY AND LOCATION.
3. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
4. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
5. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF $6,120.00 (14 SHADE TREES AT $300 EACH; 7 EVERGREEN TREES AT $150 EACH AND $870 AT $30 EACH) IS BASED ON THE TOTAL NUMBER OF REQUIRED PLANTINGS. THIS SURETY SHALL BE PART OF THE DPW DEVELOPERS AGREEMENT.

PARKING LOT INTERNAL LANDSCAPING - SCHEDULE B (NON-RESIDENTIAL)

NUMBER OF PARKING SPACES	26
NUMBER OF TREES REQUIRED (1 SHADE TREE/ 20 SPACES)	2
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSITUTION)	3

STREET TREE

LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	TOTAL=250 LF
BALTIMORE NATIONAL PIKE	120 LF
STREET TREES REQUIRED	3 LARGE TREES (40 LF)
STREET TREES PROVIDED	3 LARGE TREES (40 LF)
ST. JOHNS LANE	130 LF
STREET TREES REQUIRED	5 SMALL TREES (30 LF)
STREET TREES PROVIDED	5 SMALL TREES (30 LF)

PERIMETER #1 LANDSCAPE EDGE - SCHEDULE A

CATEGORY	PARKING ADJACENT TO ROADWAY	NON-RESIDENTIAL "SIDE" ADJACENT TO ROADWAY"
LANDSCAPE TYPE	TYPE 'E'	TYPE 'B'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	80 LF	50 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE TREE/40 LF = 2 TREES 1 SHRUB/4 LF = 20 SHRUBS	1 SHADE TREE/50 LF = 1 TREE 1 EVERGREEN/40 LF = 2 TREES
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	2 20	1 22

PERIMETER #2 LANDSCAPE EDGE - SCHEDULE A

CATEGORY	NON-RESIDENTIAL ADJACENT TO OTHER USES (NON-RESIDENTIAL)
LANDSCAPE TYPE	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	170 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE TREE/60 LF = 3 TREES
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	4

PERIMETER #3 LANDSCAPE EDGE - SCHEDULE A

CATEGORY	NON-RESIDENTIAL ADJACENT TO OTHER USES (NON-RESIDENTIAL)
LANDSCAPE TYPE	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	120 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE TREE/60 LF = 2 TREES
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	1 10

PERIMETER #4 LANDSCAPE EDGE - SCHEDULE A

CATEGORY	PARKING ADJACENT TO ROADWAY	NON-RESIDENTIAL "REAR" ADJACENT TO ROADWAY"
LANDSCAPE TYPE	TYPE 'E'	TYPE 'C'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	35 LF	90 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 SHADE TREE/40 LF = 1 TREES 1 SHRUB/4 LF = 9 SHRUBS	1 SHADE TREE/40 LF = 3 TREES 1 EVERGREEN/20 LF = 5 TREES
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	19	7 45

LANDSCAPE PLANT LIST

Qty	Symbol	Botanical Name	Common Name	Size	Height	Spread	Comments
Canopy Tees							
5	AR	Acer rubrum "October Glory'	October Glory Red Maple	3" cal.	14'-16'		B&B
3	QP	Quercus phellos	Willow Oak	3" cal.	14'-16'		B&B
3	ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	14'-16'		B&B
Ornamental Trees							
1	AC	Amelanchier canadensis	Shadowblow Serviceberry		8'-10'		B&B, , symmetrical, dense branching, well matched
7	MS	Magnilia x soulangiana	Saucer Magnolia		6'-8'		B&B, multi stem (3 max), symmetrical, dense branching, well matched
5	AB	Acer buergerianum	Trident Maple	2" cal.	10'		B&B
Shrubs							
19	IG	Ilex glabra 'Shamrock'	Compact Shamrock Inkberry	#7 Cont.	24"	18"	Container grown.
59	IG	Ilex glabra 'Shamrock'	Compact Shamrock Inkberry	#7 Cont.	24"	18"	Container grown.
3	VC	Viburnum carlesii	Korean Viburnum	#15 Cont.	48"	30"	Container grown.
42	VP	Virburnum pragnese	Prague Viburnum	#7 Cont.	30"	21"	Container grown.
Perennials/Ornamental Grasses							
14	PV	Panicum Virgatum	Shenandoah Switchgrass	#5 Cont.	30"	21"	Container grown.

* SEE LANDSCAPE SPECIFICATIONS AND PLAN NOTES FOR ADDITIONAL PLANT REQUIREMENTS.

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

CHERYL L. HEIDORN — 11/18/2015 DATE

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-21-15

Chief, Division of Land Development — Date 12-21-15

Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
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architecture + planning LLC
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COLUMBUS, OHIO 43215
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FAX: 614.487.8777

LANDSCAPE NOTES AND DETAILS

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY

ELECTION DISTRICT #2
ELLICOTT CITY, HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — GREGG D. EBERLY — LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
11/12/15

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3609 EXPIRATION DATE: 01/26/2017

PLAN STATUS	
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD

SCALE H: N/A V:

JOB No. 6533-02-001

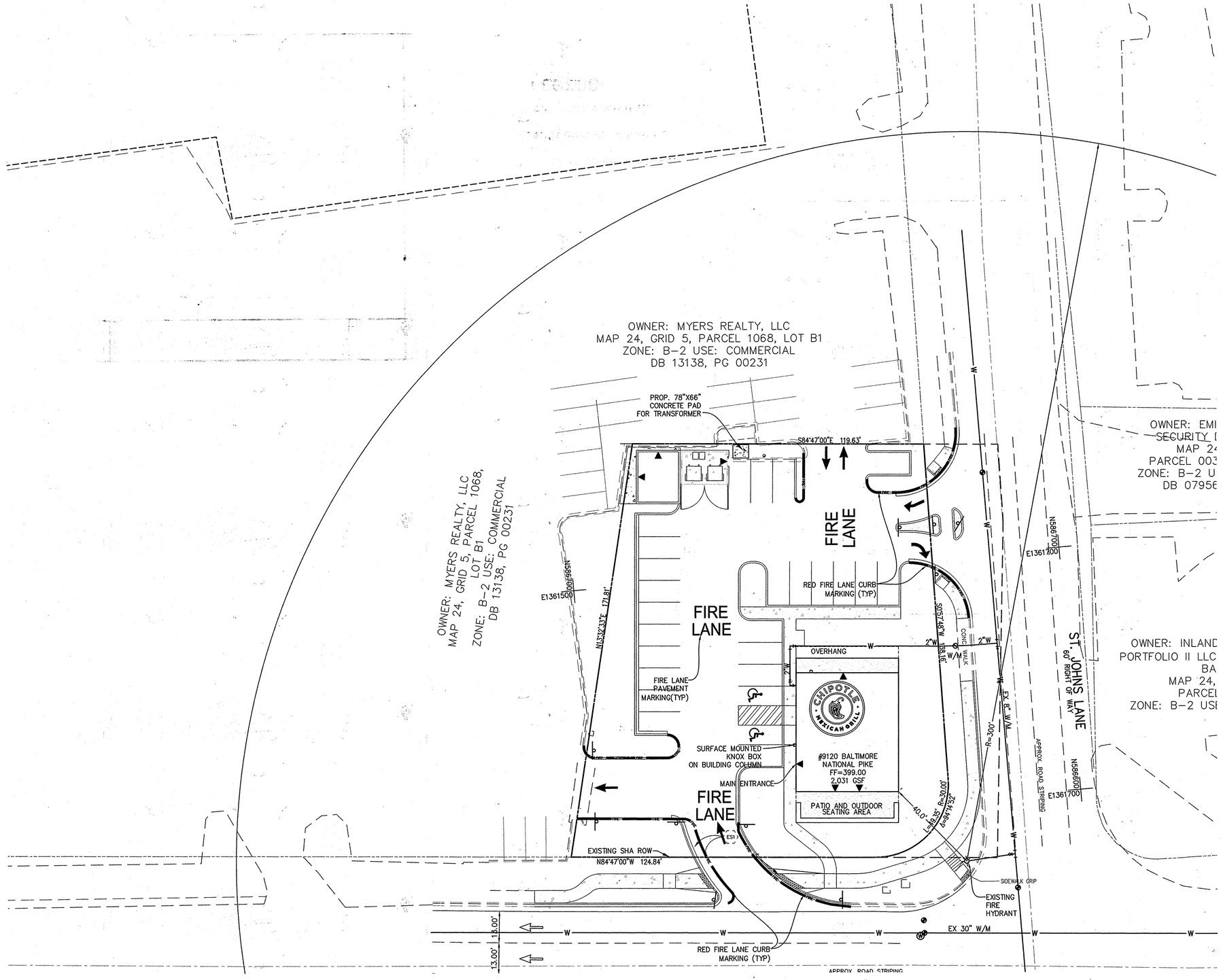
DATE : NOVEMBER 2015

FILE No. 6533-D-CP-003

SHEET 19 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-LSP.dwg



NOTES:

ALL RED PAINTED CURB AS SHOWN FOR FIRE LANE CONTROL SHALL NOT BE MAINTAINED BY SHA.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 12-2-15
Chief, Division of Land Development	Date 12-21-15
Director	Date 12-22-15

APPROVED: FOR PUBLIC ~~OR PRIVATE [pick only one]~~ WATER AND PUBLIC ~~OR PRIVATE [pick only one]~~ SEWERAGE SYSTEMS

County Health Officer
Howard County Health Department
Date

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 4, PARCEL 1027, LOT A1
ELECTION DISTRICT 2
ZONED: B-2 USE: COMMERCIAL

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Telephone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
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architecture • planning LLC
855 GRANDVIEW AVENUE SUITE 295
COLUMBUS, OHIO 43215
PHONE: 614.487.8770
FAX: 614.487.8777

FIRE SERVICE PLAN

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759;
ST. JOHN'S PLAZA-ELLICOTT CITY
ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

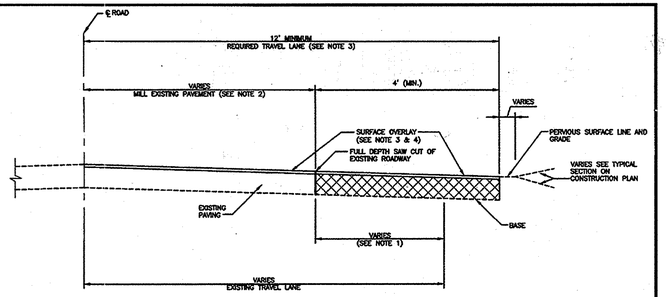
STATE OF MARYLAND
STEVEN T. YAN
NO. 34211
REGISTERED PROFESSIONAL ENGINEER
11/11/15

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. 34211
EXPIRATION DATE: 04/15/2017

	PLAN STATUS
3/13/13	SDP 1ST SUBMITTAL
10/01/13	SDP 2ND SUBMITTAL
12/18/13	SDP 3RD SUBMITTAL
5/13/14	SDP 4TH SUBMITTAL
6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP	SH	STL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20' V:	
JOB No. 6533-02-001		
DATE : NOVEMBER 2015		
FILE No. 6533-D-CP-003		
SHEET 20 OF 24		

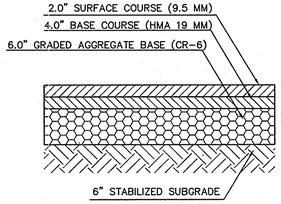
SDP-13-057



NOTES:

1. WHEN EXISTING TRAVEL LANE IS LESS THAN THE REQUIRED 12' LANE CONTRACTOR SHALL REMOVE A MINIMUM OF 1' FULL DEPTH OF THE EXISTING ROADWAY. IF CURB AND GUTTER IS INSTALLED, PROVIDE A MINIMUM OF 4' OF WIDENING FROM FACE OF GUTTER PAN.
2. THE EXISTING PAVEMENT TO BE RESURFACED SHALL BE MILLED AT DEPTH OF 1 1/2" (MINIMUM).
3. THE RESURFACING SHALL BE PLACED TO THE CENTERLINE OF THE ROADWAY.
4. RESURFACING COURSE TO BE EQUAL TO THE SURFACE COURSE OF THE TYPICAL PAVEMENT SECTION.

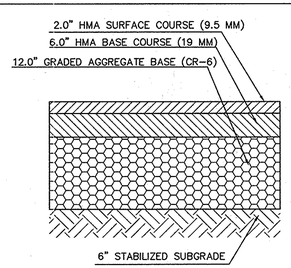
	Howard County, Maryland Department of Public Works	Existing Roadway Widening Strip	Detail R-1.08
Revised 5/17/2007 Approved	Approval: Chief, Bureau of Engineering		



STANDARD ASPHALT PAVEMENT SECTION
N.T.S.

PAVING NOTE:

PAVEMENT DESIGN IS BASED ON A CBR OF 7. FINAL PAVEMENT SECTION IS SUBJECT TO CHANGE PENDING GEOTEHNICAL REPORT AND CBR TESTING BY THE GENERAL CONTRACTOR.



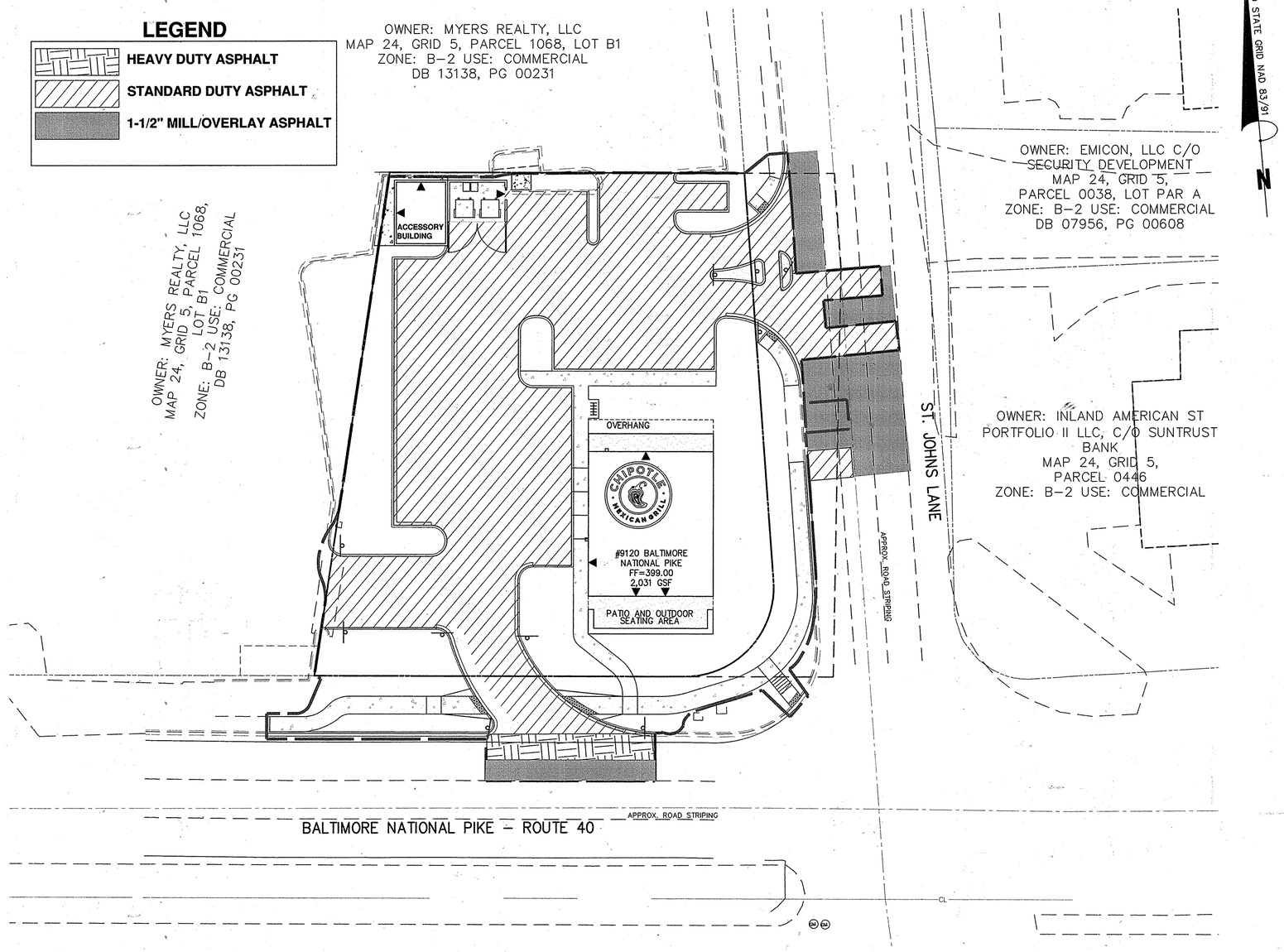
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

PAVING NOTE:

PAVEMENT DESIGN IS BASED ON A CBR OF 7. FINAL PAVEMENT SECTION IS SUBJECT TO CHANGE PENDING GEOTEHNICAL REPORT AND CBR TESTING BY THE GENERAL CONTRACTOR.

LEGEND

- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- 1-1/2" MILL/OVERLAY ASPHALT



NOTES:

1. PROPOSED ASPHALT PAVING AND MILL/OVERLAY PLACEMENT IS THE RESPONSIBILITY OF THE TENANTS GENERAL CONTRACTOR.
2. CONTRACTOR TO VERIFY GRAVEL AGGREGATE BASE SHALL EXTEND 6" BEHIND THE BACK OF THE CURB AND GUTTER WITHIN SHA RIGHT-OF-WAY TO INSURE COMPACTION BEANEATH THE CURB AND GUTTER.
3. CONTRACTOR TO VERIFY EXISTING PAVEMENT STRIPING AND CARRY MILLING AND/OR PAVING OUT TO NEAREST LANE STRIPING.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED: FOR PUBLIC ~~OR PRIVATE (pick only one)~~ WATER AND PUBLIC ~~OR PRIVATE (pick only one)~~ SEWERAGE SYSTEMS

County Health Officer — Date
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12-3-15
Chief, Division of Land Development — Date 12-21-15
Director — Date 12-22-15

CHIPOTLE MEXICAN GRILL

PROPERTY OWNER:
MYERS REALTY LLC
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209-3764

PARCEL INFORMATION:
9120 BALTIMORE NATIONAL PIKE
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855 GRANDVIEW AVENUE SUITE 285
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PHONE: 614.487.8770
FAX: 614.487.8777

PAVEMENT PLAN

SITE DEVELOPMENT PLAN
CHIPOTLE MEXICAN GRILL #1759:
ST. JOHN'S PLAZA-ELLICOTT CITY
ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2

STATE OF MARYLAND — STEVEN R. LANG — NO. 34211 — REGISTERED PROFESSIONAL ENGINEER — 11/11/15

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. 34211 EXPIRATION DATE: 04/15/2017

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6/27/14	SDP 5TH SUBMITTAL
11/12/15	MYLAR SUBMITTAL
DATE	DESCRIPTION

DAP	CDL	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: 1"=2'
JOB No. 6533-02-001
DATE : NOVEMBER 2015
FILE No. 6533-D-CP-003
SHEET 21 OF 24

SDP-13-057

CAD FILE NAME: P:\6533 - Chipotle Ellicott City\6533-02-001 (ENG) - Ellicott\Engineering\Engineering Plans\FINAL SITE PLAN\6533-D-CP-004-PAV.dwg

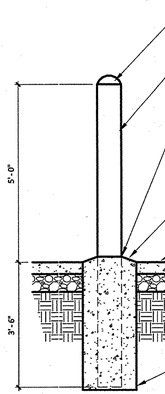
FOR INFORMATIONAL PURPOSES ONLY!

DUMPSTER ENCLOSURE FINISH SCHEDULE

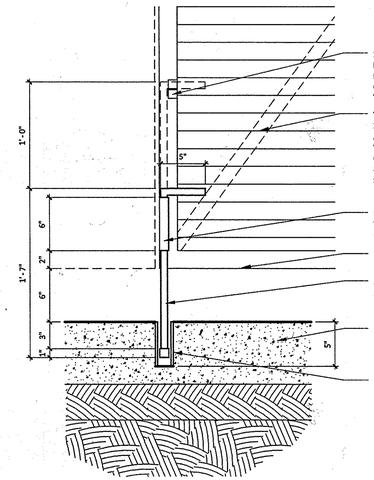
MATERIAL	COLOR/FINISH
CMU - EXTERIOR	SPLIT FACED CMU - COLOR TO MATCH MAIN BUILDING - SPEC TO BE APPROVED BY ARCHITECT
CMU - INTERIOR	SPLIT FACED CMU - COLOR TO MATCH MAIN BUILDING - SPEC TO BE APPROVED BY ARCHITECT
METAL COPING	PREFINISHED TO MATCH MAIN BUILDING
CORRUGATED METAL & DOOR FRAMES	PAINTED TO MATCH MAIN BUILDING STOREFRONT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

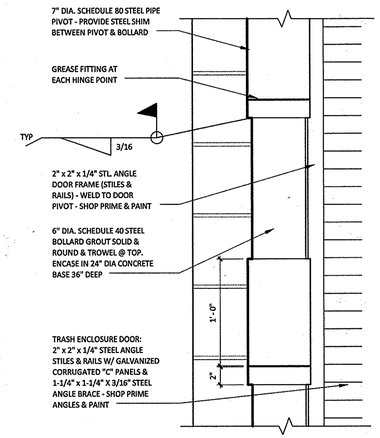
Chief, Development Engineering Division	Date 12.3.15
Chief, Division of Land Development	Date 12-21-15
Director	Date 12-22-15



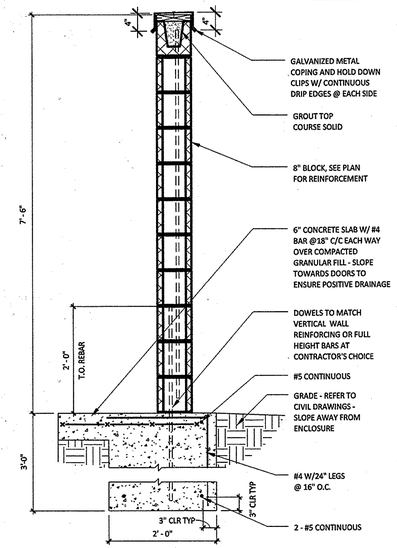
12 A101 **TYP. BOLLARD DETAIL**
1/2" = 1'-0"



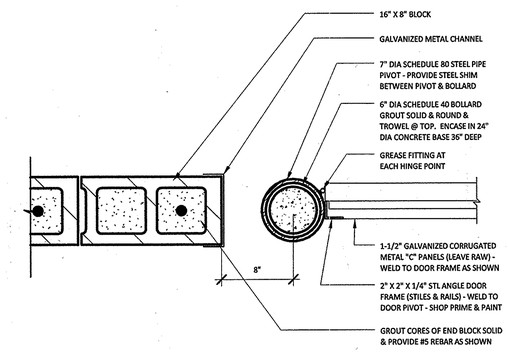
11 A101 **TYPICAL CANE BOLT DETAIL**
1 1/2" = 1'-0"



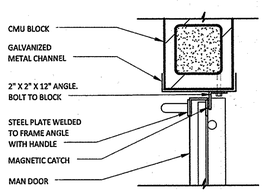
10 A101 **DUMPSTER DOOR PIVOT**
1 1/2" = 1'-0"



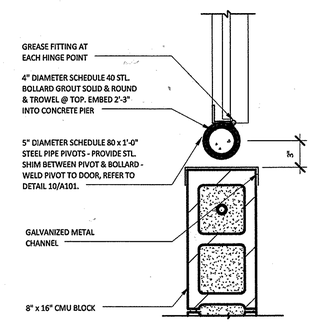
9 A101 **DUMPSTER DETAIL**
3/4" = 1'-0"



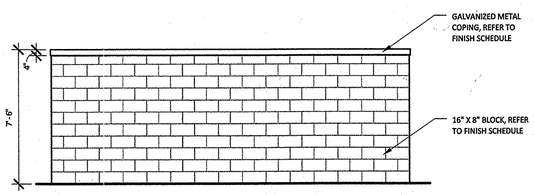
8 A101 **DUMPSTER WALL DETAIL**
1 1/2" = 1'-0"



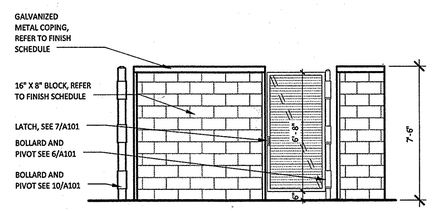
7 A101 **MAN DOOR LATCH DETAIL**
1 1/2" = 1'-0"



6 A101 **MAN DOOR PIVOT DETAIL**
1 1/2" = 1'-0"

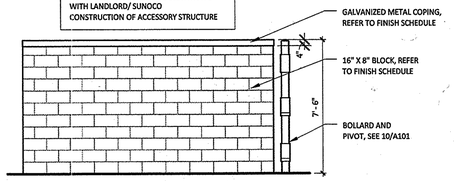


5 A101 **DUMPSTER ELEVATION**
1/4" = 1'-0"

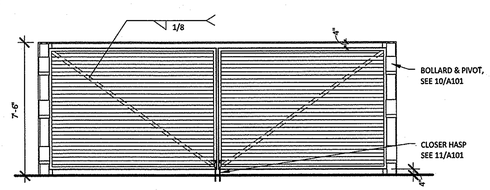


4 A101 **DUMPSTER ELEVATION**
1/4" = 1'-0"

NOTE: G.C. TO COORDINATE ELEVATION 3 WITH LANDLORD/ SUNOCO CONSTRUCTION OF ACCESSORY STRUCTURE



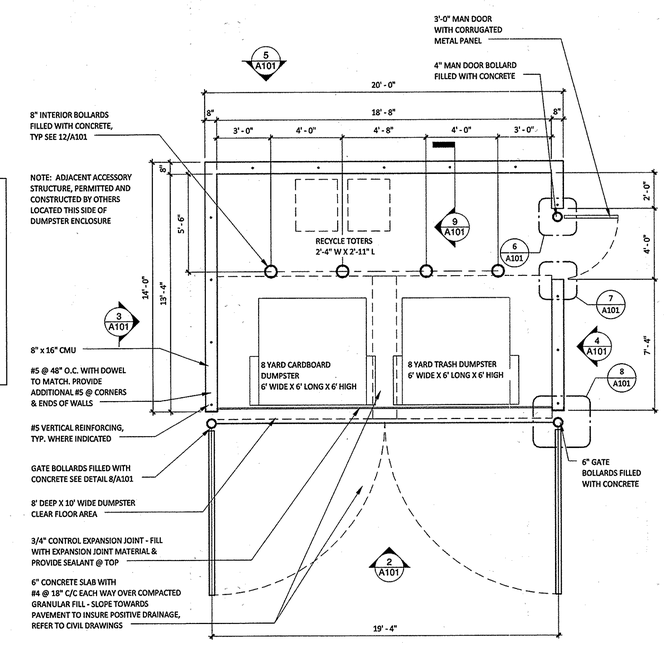
3 A101 **DUMPSTER ELEVATION**
1/4" = 1'-0"



2 A101 **DUMPSTER ELEVATION**
1/4" = 1'-0"

NOTE:
DUMPSTER ENCLOSURE FINISHES ARE TO BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE.

1. ALL CORRUGATED METAL PANELS TO BE PAINTED TO MATCH STOREFRONT ON MAIN BUILDING.
2. BOLLARDS AND PIPE HINGES TO BE PAINTED WITH TWO (2) COATS CHARCOAL TO MATCH STOREFRONT SYSTEM.
3. CMU, PAINTED TO MATCH BUILDING.
4. ANGLED FRAME WORK FOR CORRUGATED DUMPSTER DOOR PANELS ARE TO BE PAINTED WITH TWO (2) COATS OF CHARCOAL PAINT TO MATCH STOREFRONT SYSTEM.
5. METAL COPING TO MATCH METAL COPING ON BUILDING



1 A101 **DUMPSTER PLAN**
1/4" = 1'-0"

Consultant:

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STATE OF MARYLAND
DAVID L. BOWEN
11/10/15

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A101

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

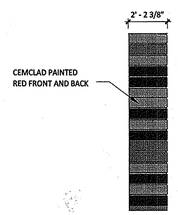
Chief, Development Engineering Division	12-7-15 Date
Chief, Division of Land Development	12-21-15 Date
Director	12-22-15 Date

EXTERIOR FINISH LEGEND

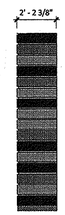
MATERIAL	COLOR/FINISH
EIFS	WHITE - COLOR MATCH PPG 518-1, "DELICATE WHITE"
CEM-CLAD PAINTED RED	PAINTED ONE OF THREE PPG RED COLORS; INSTALLED IN A STACKED BOND PATTERN AS SHOWN ON ELEVATIONS VERMILLION #2002-10 RED ROCK #2005-10 BURNING BUSH #332-7
METAL COPING	PAINT PPG "KNIGHT'S ARMOR"
ROOF SCREEN	CHARCOAL
STOREFRONT	CHARCOAL

GENERAL NOTES

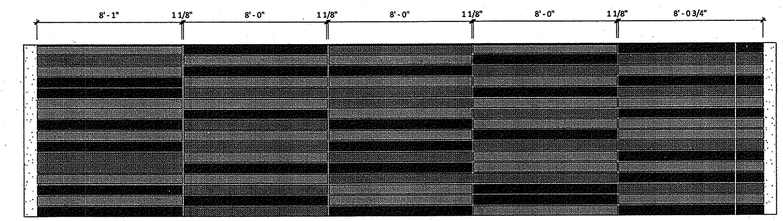
1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
3. METAL CANOPY AND ROOF SCREEN ARE AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813) 925-0144, E-MAIL: BIDS@AMERICANPROD.COM



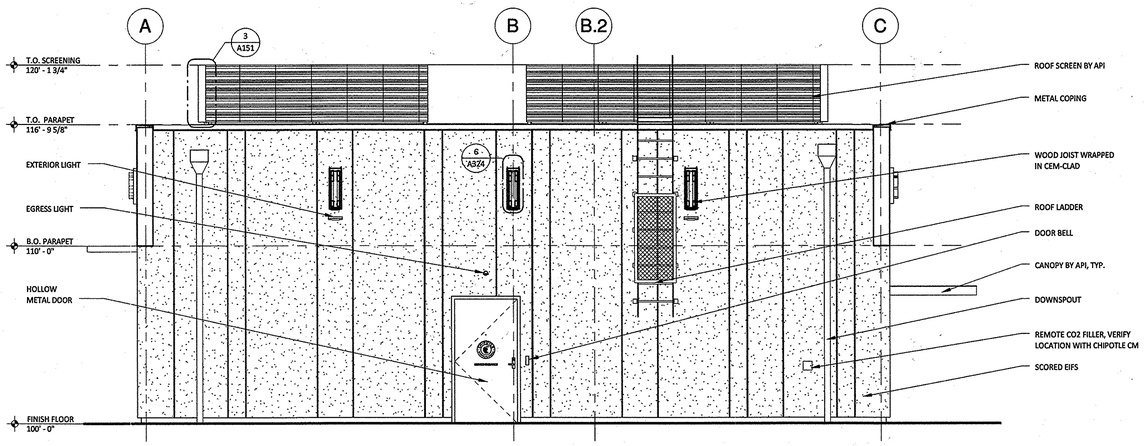
7 A200 **EXT ELEV - EAST**
1/4" = 1'-0"



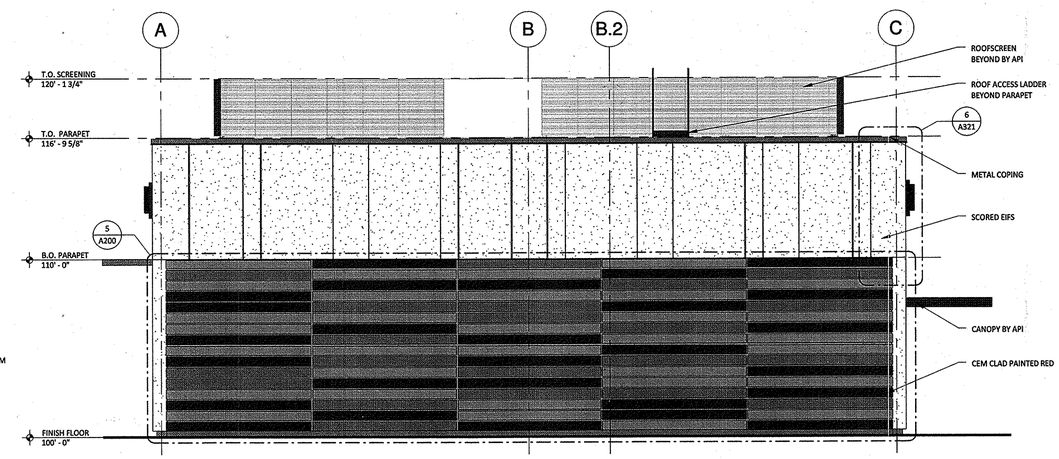
6 A200 **EXT ELEV - WEST**
1/4" = 1'-0"



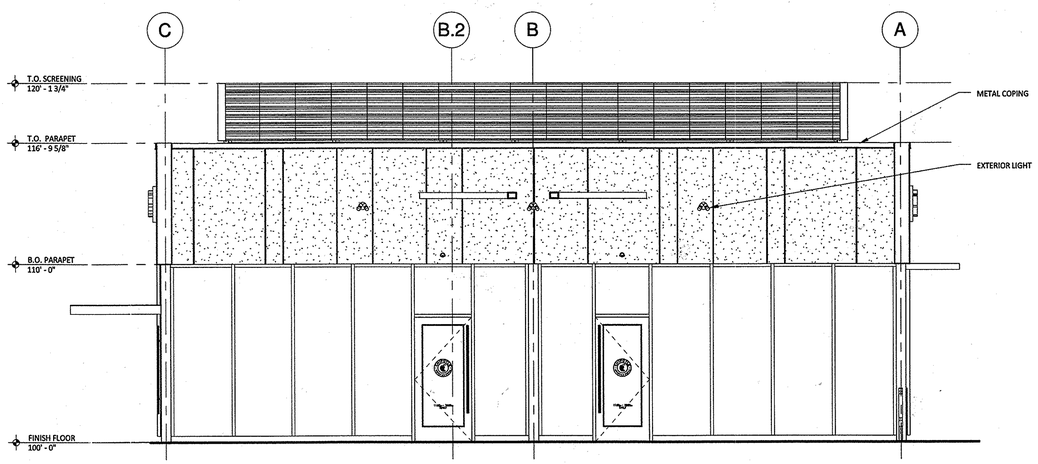
5 A200 **EXT ELEV - REAR SCREENING PATTERN DETAIL**
1/4" = 1'-0"



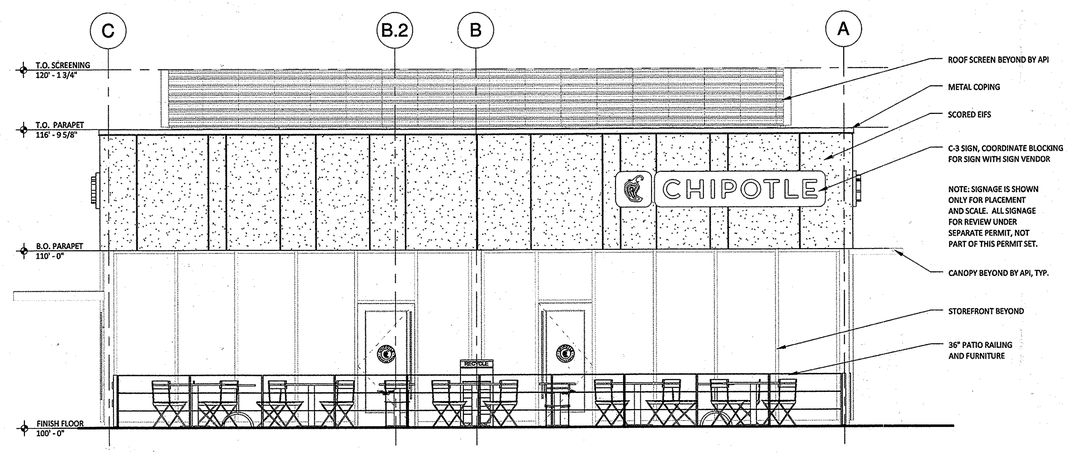
4 A200 **EXT ELEV - NORTH**
1/4" = 1'-0"



3 A200 **EXT ELEV - NORTH**
1/4" = 1'-0"



2 A200 **EXT ELEV - SOUTH**
1/4" = 1'-0"



1 A200 **EXT ELEV - SOUTH**
1/4" = 1'-0"

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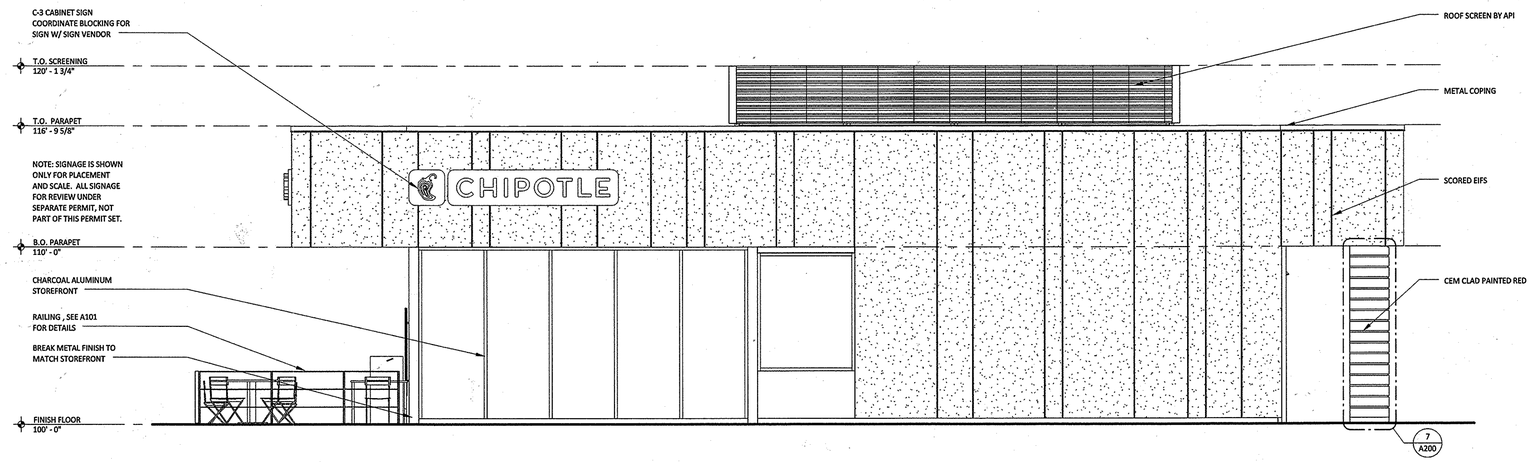
Chief, Development Engineering Division	12.3.15 Date
Chief, Division of Land Development	12-21-15 Date
Director	12-22-15 Date



2 A201 **EXT ELEV - EAST**
1/4" = 1'-0"

1 A201 **EXT ELEV - WEST**
1/4" = 1'-0"

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