



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN (SEE COVER SHEET)
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HESHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
2. ALL ACCESSIBLE (AKA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT' AND 'ADA' AND U.S.C. 11917 AND THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS 'OF RECORD' FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRYPOINT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONCLUSION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THE CONTRACTOR, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED WITH ON THESE PLANS, AND FOR ANY CONFLICTS/OVERLAP REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, LOSSES, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL BE DEEMED TO BE THE RESPONSIBILITY OF THE CONTRACTOR. TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOWN PRIOR TO THE INTRODUCTION OF THE CONTRACTOR TO A CONFLICT WITH THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

- 25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE (1) ONE ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES:

- 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: (SEE COVER SHEET)
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 551 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
• CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
• LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
• PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAN OVERHANDS AND/OR HANDRAILS NOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:30 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.3 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSS SLOPE OF NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
• DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117-1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)

- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOWNWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.

- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTORS FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL GRADING & UTILITY NOTES

- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SHEET PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES, AND FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY RE-CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED ALL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE 'MEANS AND METHODS' REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2x4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF .075% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
21. CONTRACTOR MUST REQUIRE TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.
22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SLT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M284 AND TYPE 3 (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SLT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
27. SEWERS CROSSING STREAMS AND/OR LOCAL WATER WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.

SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATER SEPARATION IS NOT POSSIBLE, IF SUCH LATER SEPARATION IS NOT POSSIBLE, TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF

DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

- 28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE GEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE ANNA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR NIDOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
30. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SHARP PIPES ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT FLOODGAGES CAN BE ADDED.
31. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT LOT ELEVATIONS ARE SCHEMATIC FOR GENERAL BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND/OR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWER, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
32. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
33. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

BOHLER ENGINEERING logo and contact information including office locations in various states and project managers.

Table with 4 columns: REV, DATE, COMMENT, BY. It is currently empty.

Professional Engineer seal for Steven Angler, State of Maryland, License No. 44114.

NOT APPROVED FOR CONSTRUCTION stamp.

PROJECT: SITE DEVELOPMENT PLAN FOR B.P.'S RESTAURANT AND BREWHOUSE

LOCATION OF SITE: 6181 COLUMBIA CROSSING CIRCLE, 6TH ELECTION DISTRICT, TAX MAP 36, GRID 18, PARCEL 511, PARCEL P HOWARD COUNTY, MARYLAND

BOHLER ENGINEERING logo and contact information.

B.P. ROWE PROFESSIONAL ENGINEER seal for Steven Angler, State of Maryland, License No. 44114.

GENERAL NOTES section with SHEET NUMBER: 2

APPROVED DEPARTMENT OF PLANNING AND ZONING stamp with handwritten signatures and dates.

PLANNING BOARD OF HOWARD COUNTY stamp with handwritten date 5/05/16.

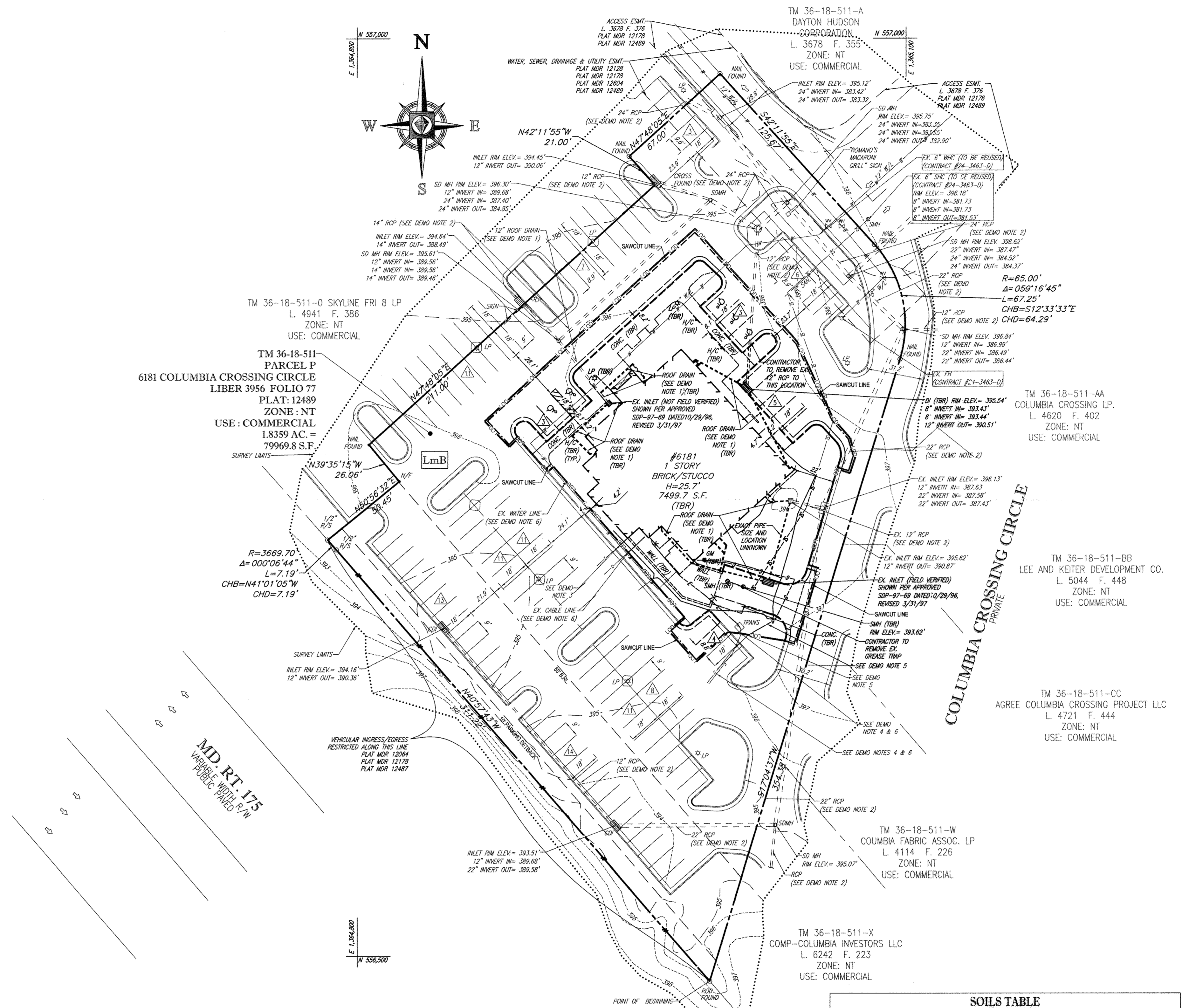
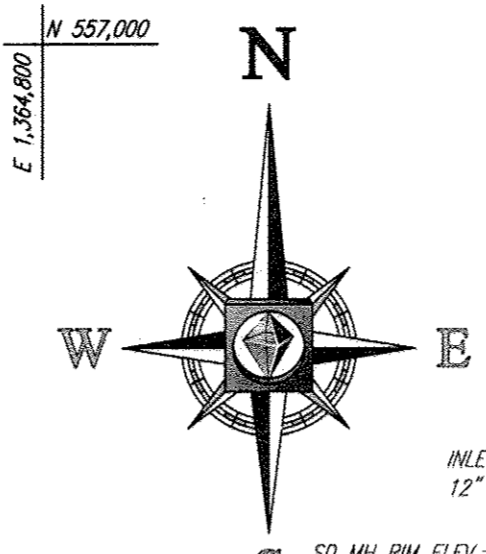
APPROVED stamp with handwritten date 5/05/16.

OWNER: 6181 COLUMBIA CROSSING LLC, 1200 STEUART STREET, UNIT 910, BALTIMORE MD 21220, CONTACT: STEVEN ANGLER, PHONE: (410) 992-5500

DEVELOPER: B.P.'S RESTAURANTS, INC, 7755 CENTER AVENUE, SUITE 300, HUNTINGTON BEACH, CA 92647, CONTACT: JOAN LEGUAY, PHONE: (714) 500-2410

TAX MAP: 36 GRID: 18 ZONED: NT PARCEL: 511 PARCEL P 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION: I, BRANDON R. ROWE, 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. 40808, EXPIRATION DATE: 7/30/17



- DEMOLITION NOTES**
- EXISTING ROOF DRAINS ARE SHOWN PER APPROVED SDP-97-69, DATED 10/29/96, REVISED 3/31/97. SIZES AND INVERTS ARE UNKNOWN.
  - EX. STORM DRAIN LINE AND SANITARY SEWER LINE. LOCATIONS ARE SHOWN PER APPROVED SDP-97-69, DATED 10/29/96, REVISED 3/31/97.
  - APPROX. TELE. SERVICE LOC. CONTRACTOR TO CONTACT TELEPHONE SERVICE PROVIDER TO DISCONNECT EXISTING SERVICE AND REROUTE TO PROVIDE SERVICE TO PROPOSED BUILDING.
  - APPROX. ELEC. SERVICE LINE. CONTRACTOR TO CONTACT NATURAL GAS PROVIDER TO DISCONNECT EXISTING SERVICE AND REROUTE TO PROVIDE SERVICE TO PROPOSED BUILDING.
  - APPROX. GAS SERVICE LINE. CONTRACTOR TO CONTACT NATURAL GAS PROVIDER TO DISCONNECT EXISTING SERVICE AND REROUTE TO PROVIDE SERVICE TO PROPOSED BUILDING.
  - WATER LINE, GAS, ELECTRIC, TELEPHONE AND CABLE SHOWN PER A PLAN PREPARED BY: ACCURATE INFRASTRUCTURE DATA, INC. TITLED: SUBSURFACE UTILITY DESIGNATION WORK SHEET, BJ'S COLUMBIA CROSSING, HOWARD COUNTY, MARYLAND JOB NUMBER: 15271, DATED: 11/2/96.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: 5/5/16

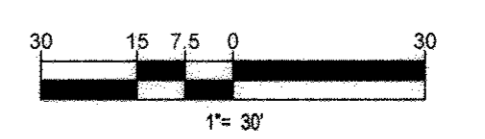
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT: DATE: 7-21-16

CHIEF, DEVELOPMENT ENGINEERING DIVISION: DATE: 7-10-16

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING: DATE: 7-25-16

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
LmB	LEGGERS-MONTAIGU TO SILT LOAMS, 3 TO 8 PERCENT SLOPES	B	NO	NA	0.55 AC.



OWNER: 6181 COLUMBIA CROSSING LLC 1200 STEUART STREET UNIT 910 BALTIMORE MD 21230 CONTACT: STEVE WIGLER PHONE: (410) 962-5500	TAX MAP: 36 GRID: 18 ZONED: NT PARCEL: 511 PARCEL: P 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DEVELOPER: BJ'S RESTAURANTS, INC. 7785 CENTER AVENUE, SUITE 300 HUNTINGTON BEACH, GA 30847 CONTACT: JOAN LEGUAY PHONE: (714) 500-2410	PROFESSIONAL CERTIFICATION: I, BRANDON R. ROWE, 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. 42006, EXPIRATION DATE: 7/30/17.

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT FROM SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OR CONCERNS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK AS DEFINED BY THE DRAWINGS AND IN ACCORDANCE WITH LOCAL REGULATIONS AND CODES.

**BOHLER ENGINEERING**

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
BOWNE, MD  
ROCKVILLE, MD  
ROCKVILLE, VA  
CENTER VALLEY, PA  
TAMPA, FL  
PHILADELPHIA, PA

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811

(VA 1-800-245-4848) (PA 1-800-245-1776) (DC 1-800-257-7777) (DE 1-800-562-7300) (MD 1-800-261-7777) (SE 1-800-262-8559)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152078  
DRAWN BY: RLB  
CHECKED BY: CWA  
DATE: 06/22/16  
SCALE: 1" = 30'  
CAD ID: 557

SITE DEVELOPMENT PLAN FOR BJ'S RESTAURANT AND BREWHOUSE

LOCATION OF SITE  
6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18, PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**B.R. ROWE**

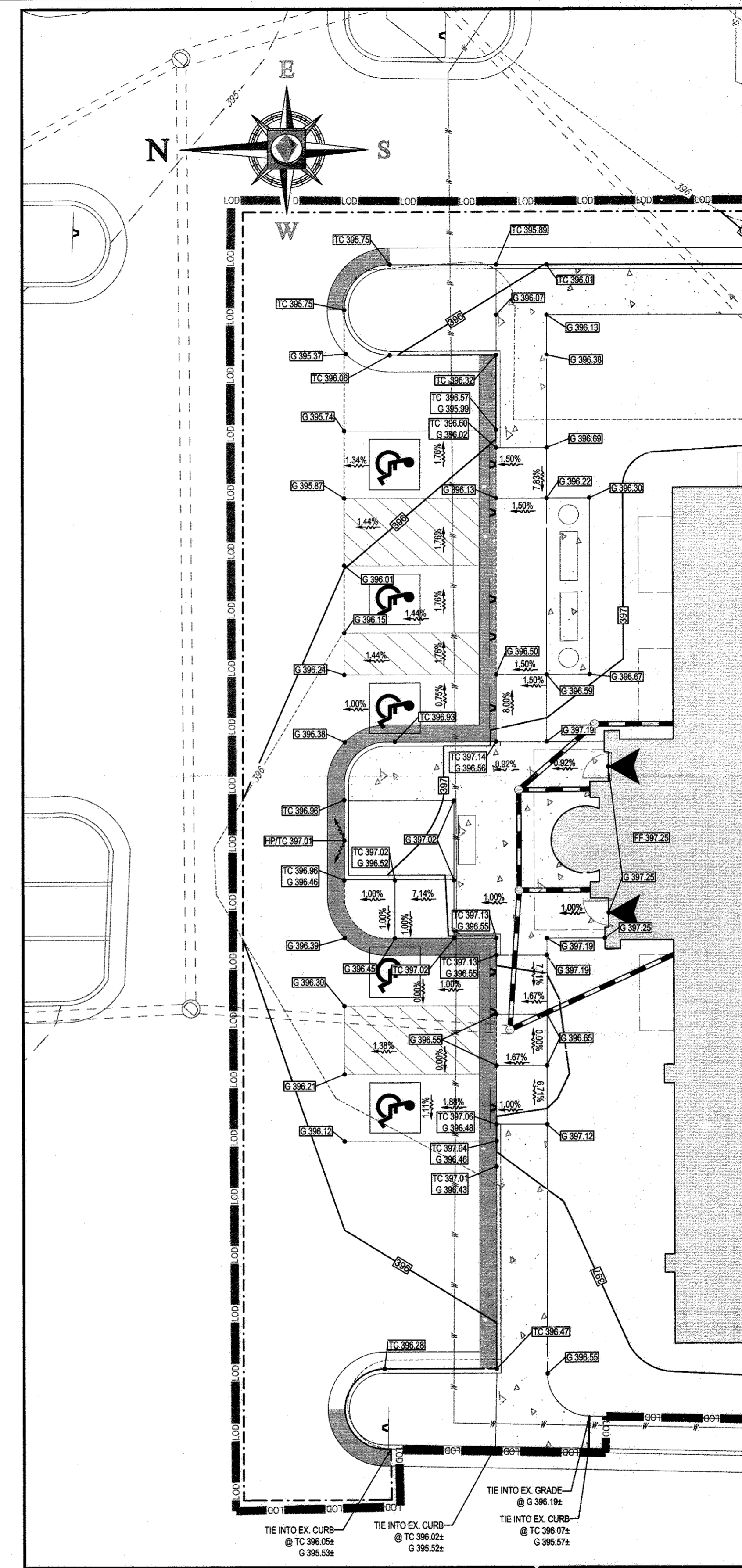
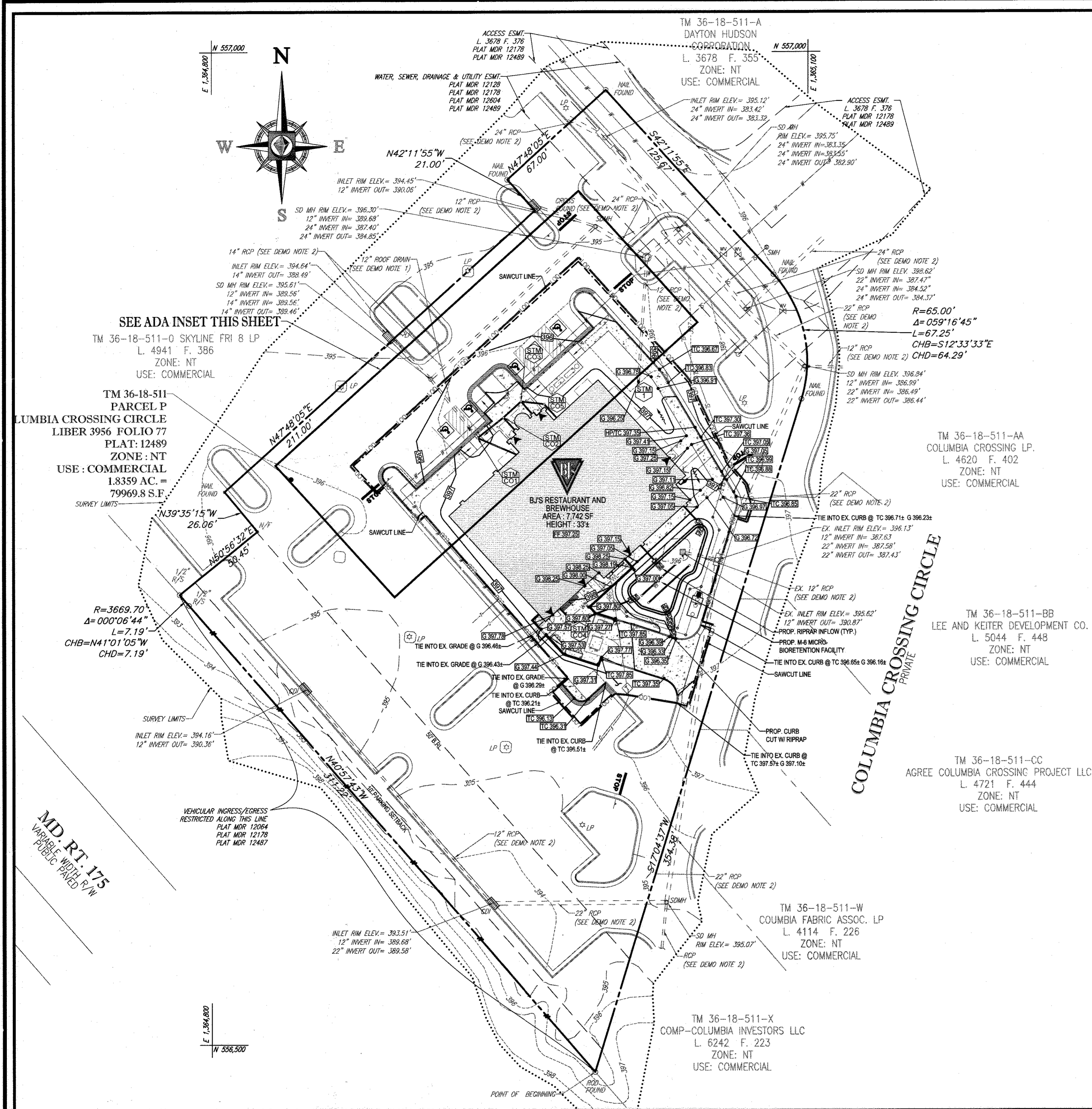
PROFESSIONAL ENGINEER

BRANDON R. ROWE

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: 3





**GRADING PLAN**  
SCALE: 1" = 30'

30 15 7.5 0 30  
1" = 30'

**ADA CONSTRUCTION NOTES TO CONTRACTOR**

- NO SIDEWALK AND/OR CROSSWALK IS TO EXCEED 2.00% CROSS SLOPE.
- NO ADA PARKING SPACE IS TO EXCEED 2.00% SLOPE IN ANY DIRECTION.
- NO ADA CURB RAMP IS TO EXCEED 8.33%.
- THE CONTRACTOR IS RESPONSIBLE DURING THE FORMING OF SIDEWALKS, RAMPS, CROSSWALKS, AND ADA PARKING TO VERIFY THAT ADA COMPLIANCE IS ACHIEVED.
- IF DURING THAT CHECK ANY NON-COMPLIANCE IS DETERMINED, THE ENGINEER IS TO BE IMMEDIATELY NOTIFIED PRIOR TO POURING CONCRETE AND/OR LAYING ASPHALT.

THIS PLAN IS BASED ON ARCHITECTURAL PLANS RECEIVED BY BOHLER ENGINEERING FROM MD PARTNERS, TITLED: B.J.S. "COLUMBIA CROSSING", 6181 COLUMBIA CROSSING CIR, COLUMBIA, MD 21045. PROJECT NO. BJSB02261; DATED 4/6/2016. CONTRACTOR TO VERIFY THAT THE FINAL ARCHITECTURAL PLANS MATCH THESE PLANS. SHOULD ANY DISCREPANCIES BE IDENTIFIED, CONTRACTOR TO IMMEDIATELY CONTACT BOHLER ENGINEERING AND DWELL DESIGN STUDIO IN WRITING.

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVEAL ALL UTILITIES AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPROPRIATE CODES, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND TO BE IN FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**

DATE: 5/5/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF OF LAND DEVELOPMENT: [Signature] DATE: 7-21-16  
 CHIEF DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 7-18-16  
 DIRECTOR - DEPARTMENT OF PLANNING AND ZONING: [Signature] DATE: 7-25-16

**OWNER:** 6181 COLUMBIA CROSSING LLC  
1200 STEUART STREET UNIT #10 BALTIMORE MD 21230  
CONTACT: STEVE WIGLER PHONE: (410) 992-5500

**DEVELOPER:** B.J.S. RESTAURANTS, INC.  
7765 CENTER AVENUE, SUITE 300 HUNTINGTON BEACH, CA 92647  
CONTACT: JOAN LEGUAY PHONE: (714) 500-2410

TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL: 511 PARCEL: P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE NO.: SDP-97-69, F-97-54, WP-96-33, PB-302, FDP-226-A-1, SP-95-08, FP-96-114, SDP-96-79, F-96-41, WP-95-94, SDP-96-114, 24-3463-D, ECP-16-027

PROFESSIONAL CERTIFICATION  
I, BRANDON R. POWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/2017

**BOHLER ENGINEERING**  
CORPORATE OFFICE: WARREN, NJ  
OFFICES: ALABAMA, ARIZONA, CALIFORNIA, COLORADO, CONNECTICUT, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, PENNSYLVANIA, SOUTH CAROLINA, TEXAS, VIRGINIA, WISCONSIN, WYOMING

**REVISIONS**

REV	DATE	COMMENT	BY
1	8/10/16	REVISED FOOTPRINT	RLB

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD152078  
DRAWN BY: RLB  
CHECKED BY: CWA  
DATE: 06/22/16  
SCALE: 1" = 30'  
CAD I.D.: SS7

**SITE DEVELOPMENT PLAN**  
FOR B.J.S. RESTAURANT AND BREWHOUSE

LOCATION OF SITE  
6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**B.R. POWE**  
PROFESSIONAL ENGINEER  
LICENSE NO. 40808  
EXPIRATION DATE: 7/31/2017

**GRADING AND ADA PLAN**

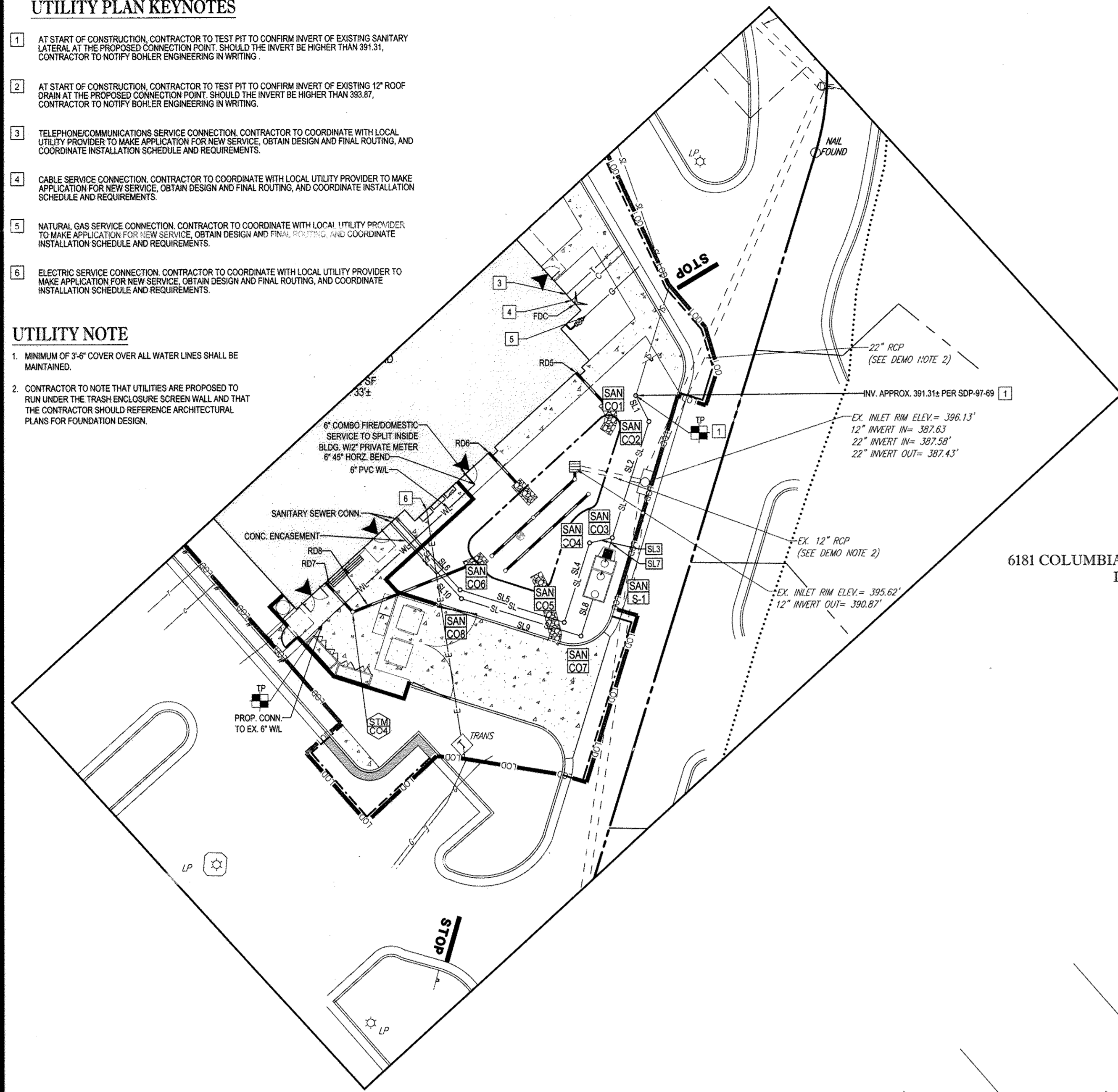
SHEET NUMBER: 5

**UTILITY PLAN KEYNOTES**

1. AT START OF CONSTRUCTION, CONTRACTOR TO TEST PIT TO CONFIRM INVERT OF EXISTING SANITARY LATERAL AT THE PROPOSED CONNECTION POINT. SHOULD THE INVERT BE HIGHER THAN 391.31, CONTRACTOR TO NOTIFY BOHLER ENGINEERING IN WRITING.
2. AT START OF CONSTRUCTION, CONTRACTOR TO TEST PIT TO CONFIRM INVERT OF EXISTING 12" ROOF DRAIN AT THE PROPOSED CONNECTION POINT. SHOULD THE INVERT BE HIGHER THAN 383.87, CONTRACTOR TO NOTIFY BOHLER ENGINEERING IN WRITING.
3. TELEPHONE/COMMUNICATIONS SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS.
4. CABLE SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS.
5. NATURAL GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS.
6. ELECTRIC SERVICE CONNECTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER TO MAKE APPLICATION FOR NEW SERVICE, OBTAIN DESIGN AND FINAL ROUTING, AND COORDINATE INSTALLATION SCHEDULE AND REQUIREMENTS.

**UTILITY NOTE**

1. MINIMUM OF 3'-6" COVER OVER ALL WATER LINES SHALL BE MAINTAINED.
2. CONTRACTOR TO NOTE THAT UTILITIES ARE PROPOSED TO RUN UNDER THE TRASH ENCLOSURE SCREEN WALL AND THAT THE CONTRACTOR SHOULD REFERENCE ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.



**UTILITY INSERT**  
SCALE: 1"=20'

FROM	PIPE NO.	UPPER INVERT	LOWER INVERT	LENGTH	SLOPE (%)	SIZE (IN)	TO
C01	SL1	391.31	391.88	7.22	7.89%	6"	C02
C02	SL2	391.88	392.20	30.00	1.06%	6"	C03
C03	SL3	392.20	392.27	5.77	1.21%	6"	C04
C04	SL4	392.27	392.55	20.72	1.35%	6"	C05
C05	SL5	392.55	392.92	27.09	1.36%	6"	C06
C06	SL6	392.92	393.25	23.89	1.38%	6"	BLDG
C03	SL7	392.20	392.26	2.77	2.18%	6"	S-1
S-1	SL8	392.43	392.62	9.59	1.98%	6"	C07
C07	SL9	392.62	392.96	31.10	1.09%	6"	C08
C08	SL10	392.96	393.25	25.74	1.12%	6"	BLDG

NAME	TYPE	RIM ELEV. (FT.)
S-1	GREASE TRAP	VARIABLE

STRUCTURE	TYPE	RIM ELEV.	INVERT
STM-1	12" NYLOPLAST DRAIN BASIN	396.25	390.32

**GENERAL NOTE**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. IF THE CONTRACTOR HAS ANY QUESTIONS OR CONCERNS, CONTACT THE PROJECT ENGINEER OR ARCHITECT PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER OR ARCHITECT OF ANY DISCREPANCIES IDENTIFIED, CONTRACTOR TO IMMEDIATELY NOTIFY CONTACT BOHLER ENGINEERING AND DWELL DESIGN STUDIO IN WRITING.

**STORM DRAIN SCHEDULE**

TO	LOWER INVERT	PIPE DATA				UPPER INVERT	FROM	COMMENTS
		NO.	LENGTH (FEET)	SIZE	SLOPE (%)			
C01	393.87	RD1	16.31	6"	1.04	394.04	C02	SEE TEST PIT NOTE & UTILITY PLAN KEYNOTE 2
C02	394.04	RD2	12.00	6"	1.00	394.16	C03	
C03	394.16	RD3	8.36	6"	1.08	394.25	BLDG	
C02	394.04	RD4	8.36	6"	2.51	394.25	BLDG	
OUTFALL	395.95	RD5	10.00	6"	0.50	396.00	BLDG	
OUTFALL	395.95	RD6	10.00	6"	0.50	396.00	BLDG	
C04	395.95	RD7	10.00	6"	0.50	396.00	BLDG	
OUTFALL	395.80	RD8	30.00	6"	0.50	395.95	C04	
C01	393.87	RD9	21.20	6"	0.52	393.98	BLDG	
C03	394.16	RD10	11.82	6"	0.51	394.22	C05	
C05	394.22	RD11	9.24	6"	0.54	394.27	BLDG	

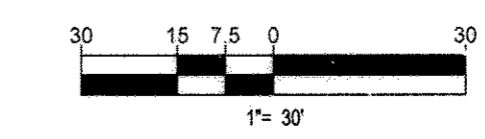
**TEST PIT NOTE**

AT THE START OF CONSTRUCTION, CONTRACTOR TO TEST PIT FOR EXACT LOCATION AND INVERT OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: 5/5/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development: 7-21-16  
 Chief, Engineering Division: 7-18-16  
 Director, Department of Planning and Zoning: 7-25-16



SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION AREA: 1/1 DEED # 285677 PLAT # 12489  
 PREVIOUS FILE NO.: SDP-97-89, F-97-54, WP-96-33, PB-302, RDP-286-A-1, SD-96-08, FP-96-114, SDP-96-79, F-96-41, WP-95-94, SDP-96-114, 24-3463-D, ECP-16 027

OWNER: 6181 COLUMBIA CROSSING LLC  
 1200 STEUART STREET UNIT 910  
 BALTIMORE MD 21230  
 CONTACT: STEVE WIGLER  
 PHONE: (410) 592-5500  
 DEVELOPER: BJS RESTAURANTS, INC.  
 7755 CENTER AVENUE, SUITE 300  
 HUNTINGTON BEACH, CA 92647  
 CONTACT: JOAN LEGUAY  
 PHONE: (714) 500-2410  
 TAX MAP: 36 GRID: 18 ZONED: NT  
 PARCEL: 511 PARCEL: P  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 PROFESSIONAL CERTIFICATION  
 I, BRANDON R. ROWE, 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. 40808 EXPIRATION DATE: 7/31/2017

**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 CORPORATE OFFICE: WARREN, NJ  
 OFFICES: SOUTHBRIDGE, MA; BOWNE, MD; ROCKVILLE, VA; RICHMOND, VA; STERLING, VA; FORT LAUDERDALE, FL; CENTER VALLEY, PA; TAMPA, FL

**REVISIONS**

REV	DATE	COMMENT	BY
1	10/11/17	ADDITIONAL CHANGES	CS

**NOT APPROVED FOR CONSTRUCTION**

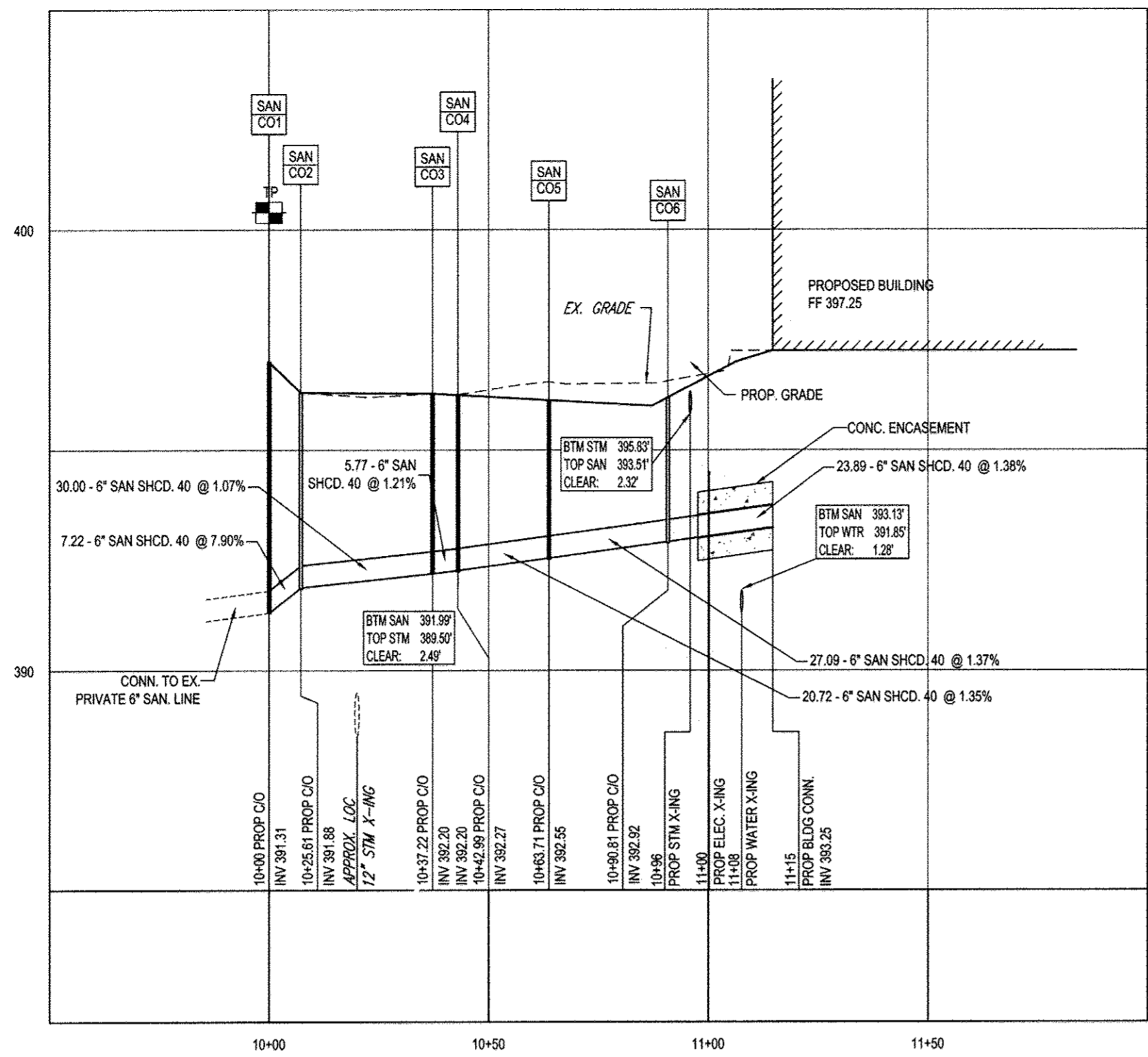
PROJECT No: MD152078  
 DRAWN BY: RLB  
 CHECKED BY: CWA  
 DATE: 06/22/16  
 SCALE: 1" = 30'  
 CAD ID: SST

**SITE DEVELOPMENT PLAN**  
 FOR  
**BJS RESTAURANT AND BREWHOUSE**  
 LOCATION OF SITE  
 6181 COLUMBIA CROSSING CIRCLE  
 6TH ELECTION DISTRICT  
 TAX MAP 36, GRID 18,  
 PARCEL 511, PARCEL P  
 HOWARD COUNTY, MARYLAND

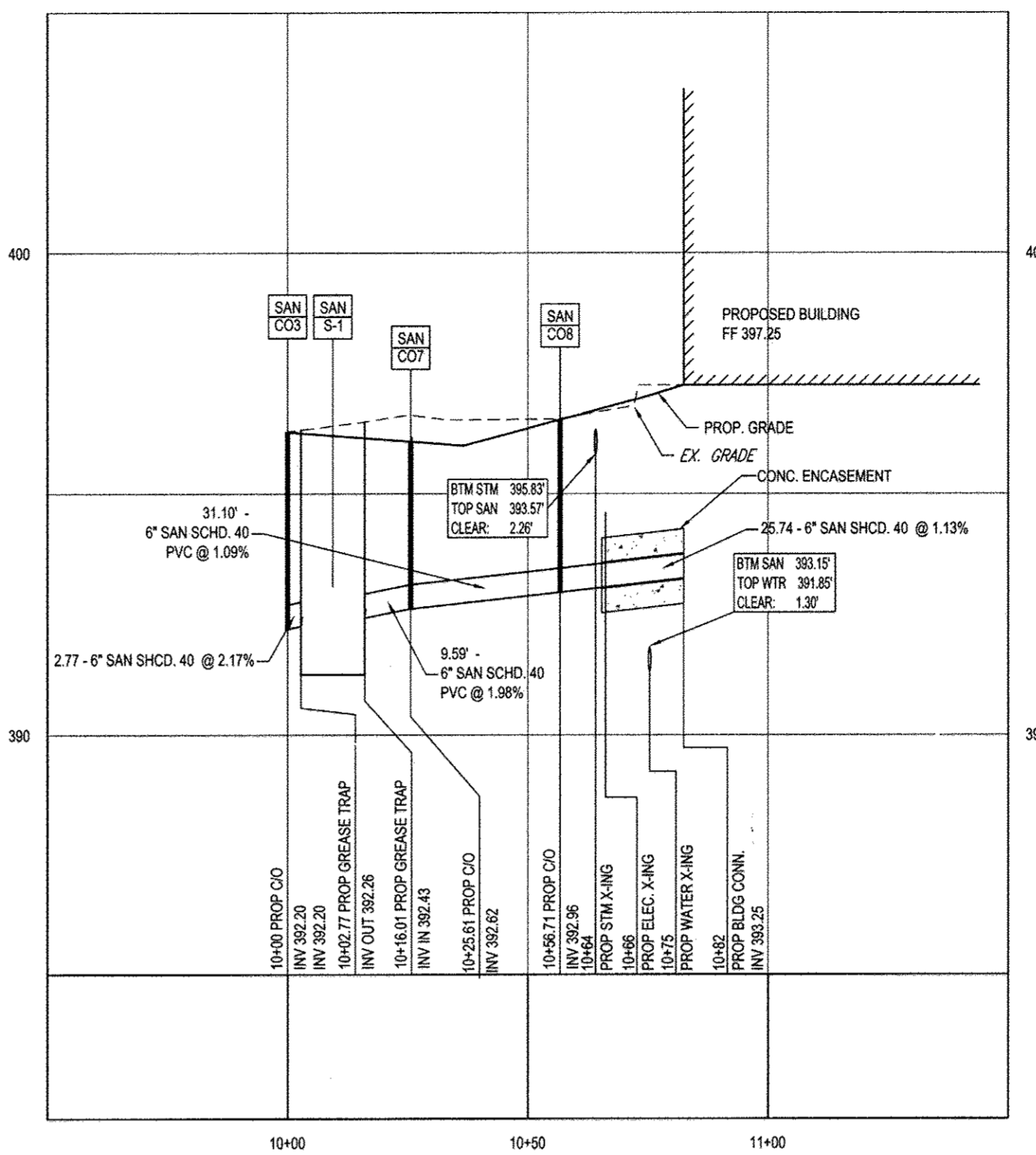
**BOHLER ENGINEERING**  
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**B.R. ROWE**  
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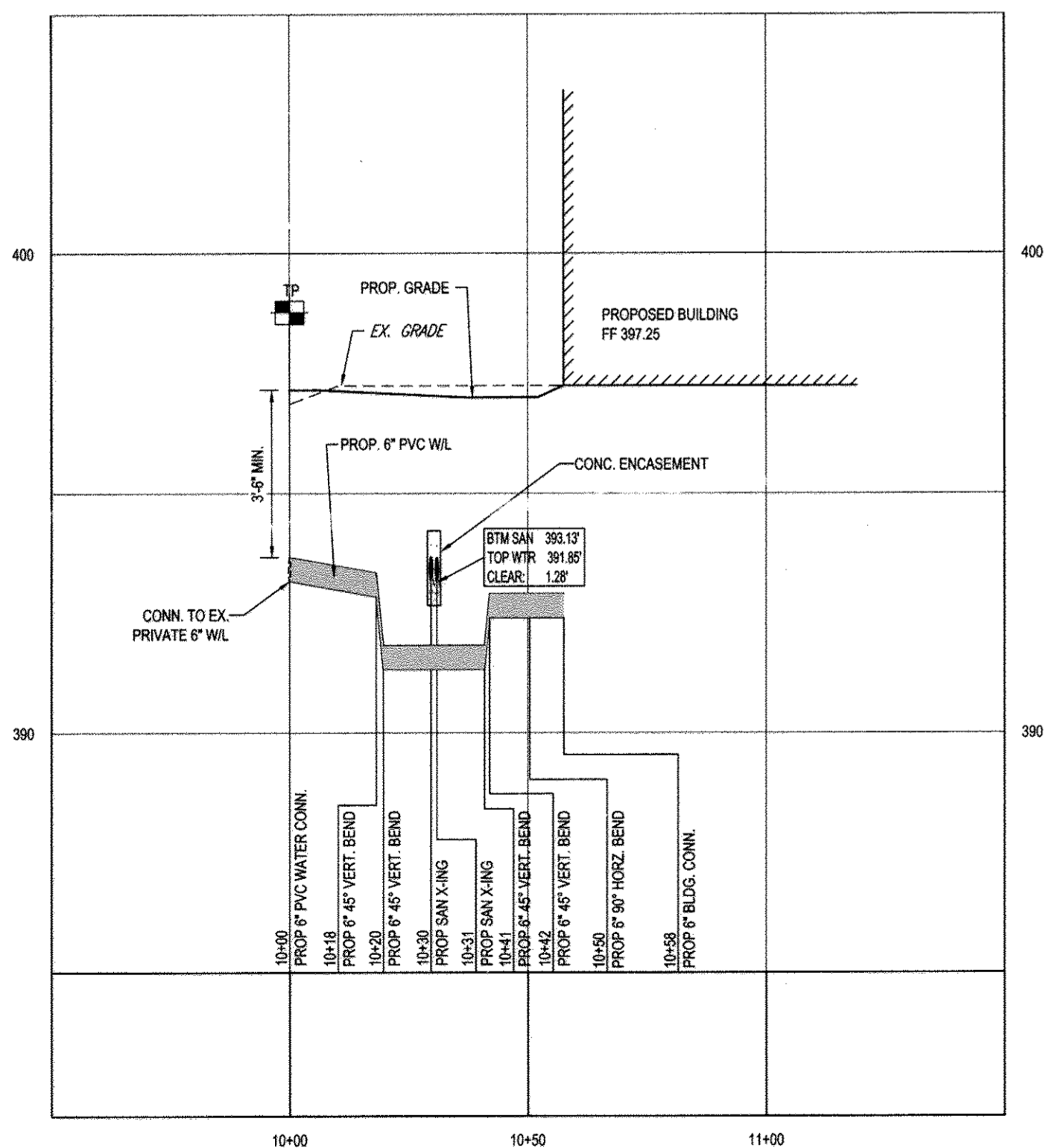
SHEET TITLE: **UTILITY PLAN**  
 SHEET NUMBER: **6**



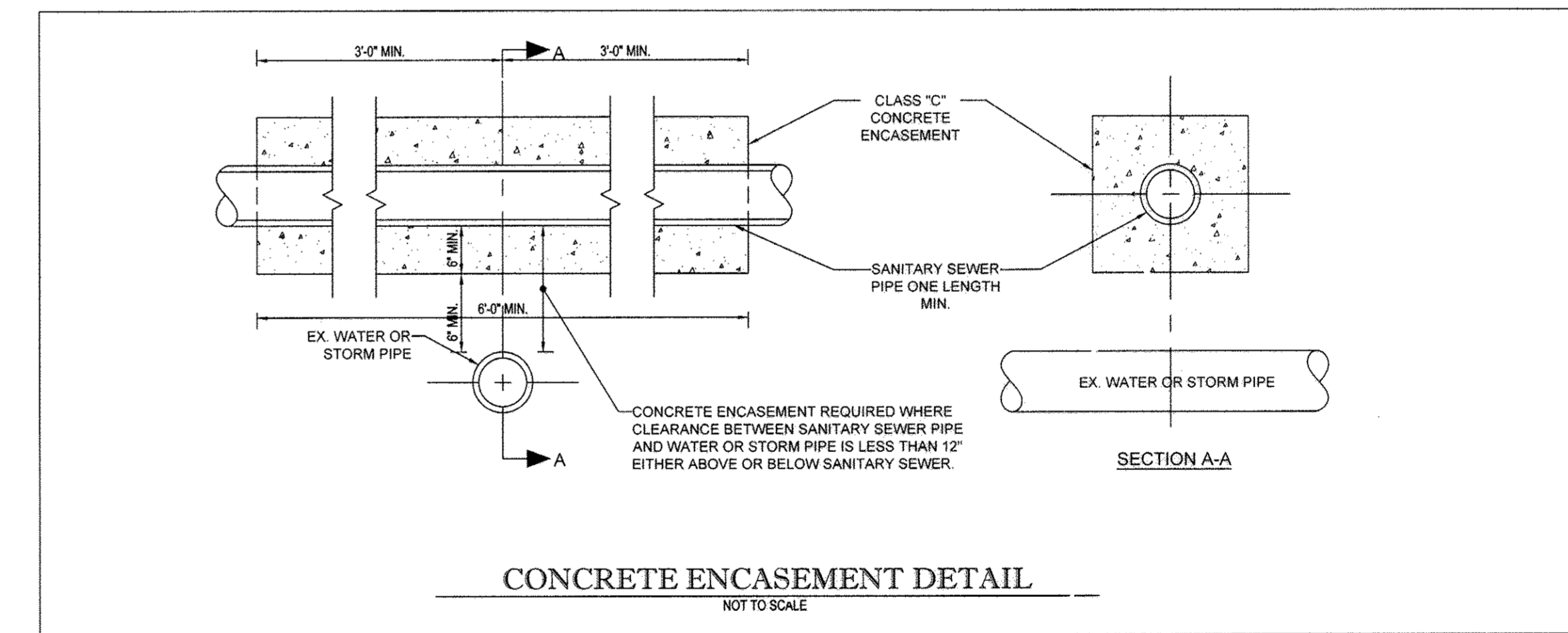
**PROPOSED SANITARY SEWER PROFILE**  
SCALE: 1"=30' HORIZONTAL  
1"=3' VERTICAL



**PROPOSED SANITARY SEWER PROFILE**  
SCALE: 1"=30' HORIZONTAL  
1"=3' VERTICAL



**PROPOSED FIRE SERVICE WATER LINE PROFILE**  
SCALE: 1"=30' HORIZONTAL  
1"=3' VERTICAL



**TEST PIT NOTE**  
 TP AT THE START OF CONSTRUCTION, CONTRACTOR TO TEST PIT FOR EXACT LOCATION AND INVERT OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

GENERAL NOTE  
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APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 7-21-16  
 6-18-16  
 6-25-16

OWNER: 6181 COLUMBIA CROSSING LLC  
 1200 STELUART STREET  
 UNIT 910  
 BALTIMORE MD 21230  
 CONTACT: STEVE WIGLER  
 PHONE: (410) 892-5500  
 DEVELOPER: BJS RESTAURANTS, INC.  
 7755 CENTER AVENUE, SUITE 300  
 HUNTINGTON BEACH, CA 92647  
 CONTACT: JOAN LEGUAY  
 PHONE: (714) 500-2410  
 TAX MAP: 36 GRID: 18 ZONED: NT  
 PARCEL: 511 PARCEL: P  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 PREVIOUS FILE NO.: SDP-97-69, F-97-54,  
 WP-96-33, PB-302, FDP-226-A-1, SP-95-96,  
 FP-96-114, SDP-96-78, F-96-41, WP-95-94,  
 SDP-96-114, 24-3483-D, ECP-16-027  
 PROFESSIONAL CERTIFICATION  
 I, BRANDON R. ROWE, 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. 48088, EXPIRATION DATE: 7/31/2017

**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 CORPORATE OFFICE:  
 WARREN, NJ  
 OFFICES:  
 BOSTON, MA  
 CHICAGO, IL  
 DENVER, CO  
 FORT LAUDERDALE, FL  
 HARTFORD, CT  
 HOUSTON, TX  
 KANSAS CITY, MO  
 NEW YORK, NY  
 PHILADELPHIA, PA  
 RICHMOND, VA  
 TAMPA, FL

**REVISIONS**

REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**  
 THE FOLLOWING STATES REQUIRE NOTIFICATION BY ESCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811  
 (WV 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-652-7070) (MD 1-800-257-7777) (DE 1-800-292-6666)

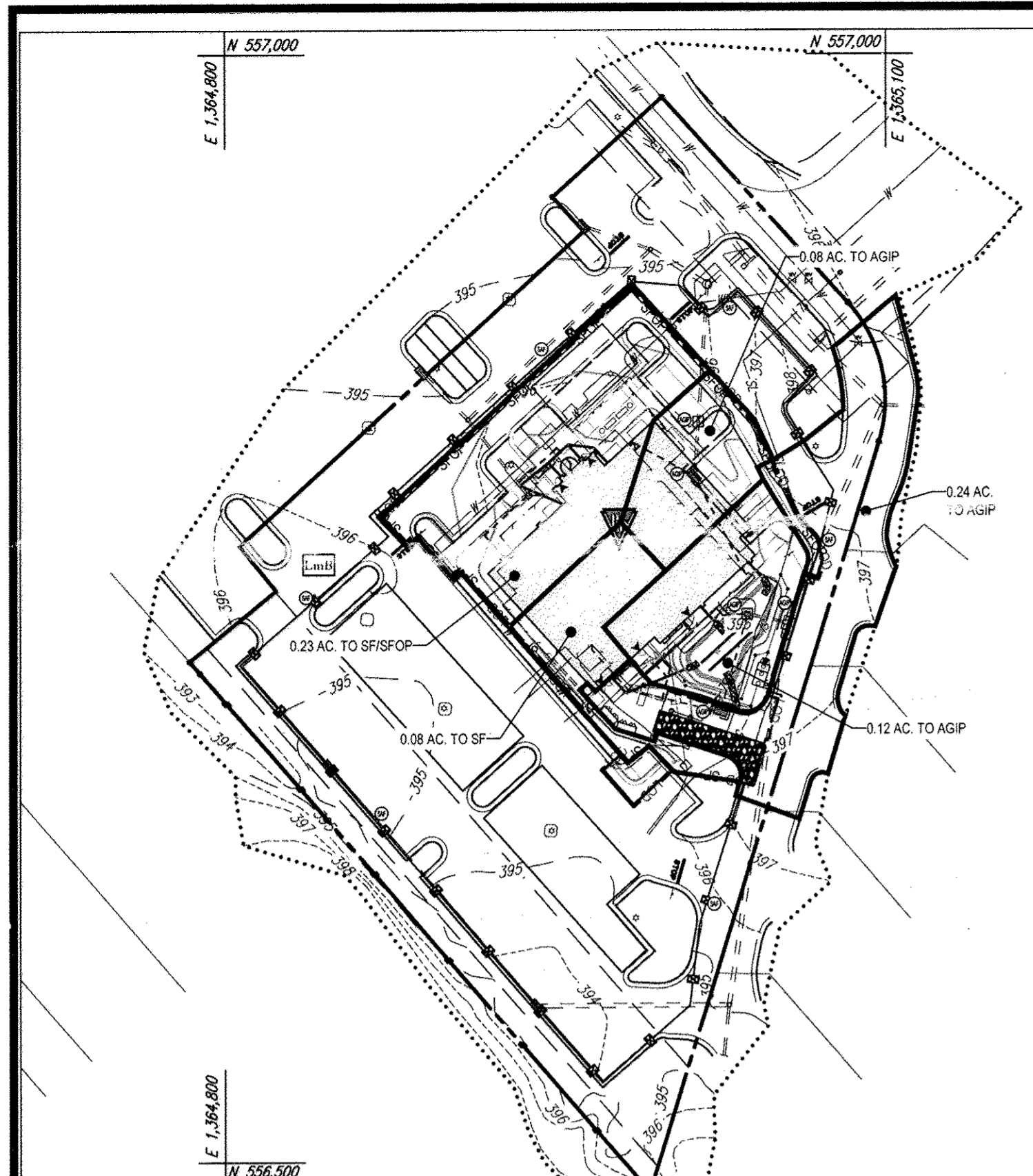
PROJECT No.: MD152078  
 DRAWN BY: RLB  
 CHECKED BY: CWA  
 DATE: 05/22/16  
 SCALE: AS SHOWN  
 CAD I.D.: PUT

**SITE DEVELOPMENT PLAN**  
 FOR  
**BJS RESTAURANT AND BREWHOUSE**  
 LOCATION OF SITE  
 6181 COLUMBIA CROSSING CIRCLE  
 6TH ELECTION DISTRICT  
 TAX MAP 36, GRID 18,  
 PARCEL 511, PARCEL P  
 HOWARD COUNTY, MARYLAND

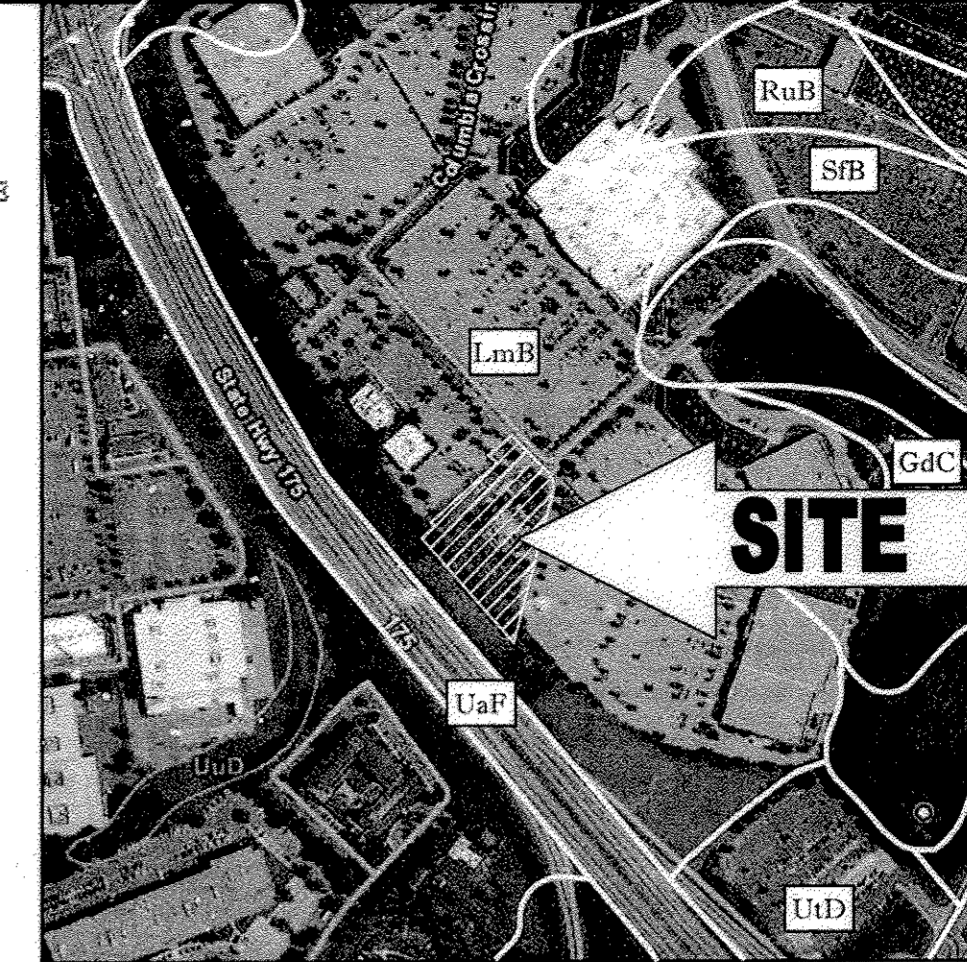
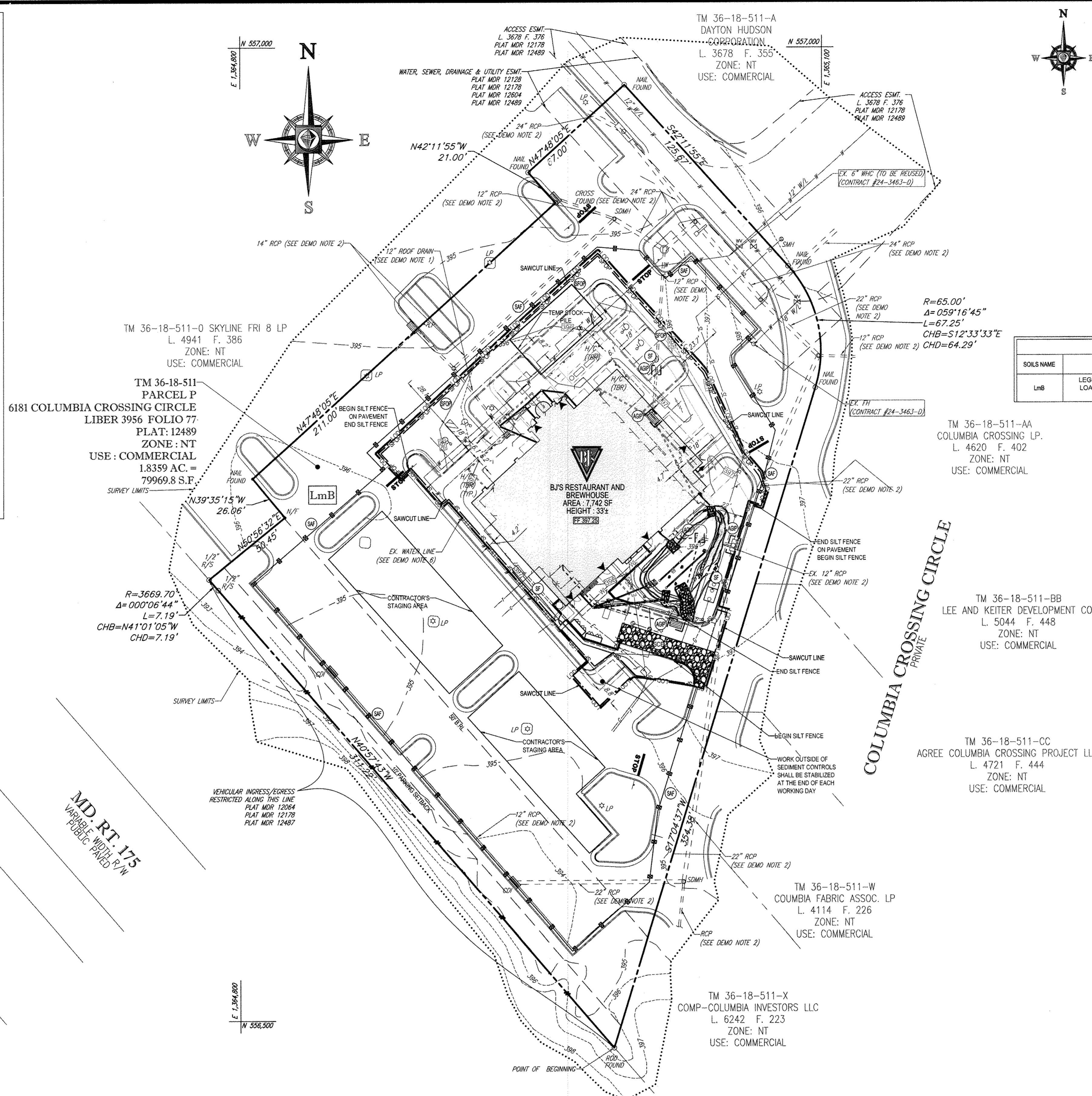
**BOHLER ENGINEERING**  
 901 DULANEY VALLEY ROAD,  
 SUITE 901  
 TOWSON, MARYLAND 21204  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**BR ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 48088  
 EXPIRATION DATE: 7/31/2017

SHEET TITLE:  
**UTILITY PROFILES**  
 SHEET NUMBER:  
**7**



**EROSION AND SEDIMENT CONTROL DRAINAGE AREAS**  
SCALE: 1"=60'



**SOILS MAP**  
SCALE: 1"=500'

SOILS TABLE					
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
LmB	LEGUMINOUS MONTA TO SILT LOAMS, 3 TO 8 PERCENT SLOPES	B	NO	N/A	0.55 AC.

- LEGEND:**
- STABILIZED CONSTRUCTION ENTRANCE
  - SILT FENCE
  - SILT FENCE ON PAVEMENT
  - 6" TEMPORARY CONSTRUCTION FENCE AS REQUIRED BY APPLICANT AND/OR OWNER
  - SOIL LABEL
  - RIPRAP STABILIZATION
  - LIMIT OF DISTURBANCE
  - AT GRADE INLET PROTECTION

**QUANTITY TAKEOFF OF SEDIMENT CONTROL MEASURES**

SILT FENCE: 304 L.F.  
 SILT FENCE ON ASPHALT: 336 L.F.  
 AT GRADE INLET PROTECTION: 4 EA  
 STABILIZED CONSTRUCTION ENTRANCE: 1 EA

TOTAL CUT = 200 CY  
 TOTAL FILL = 50 CY  
 TOTAL EXPORT = 150 CY

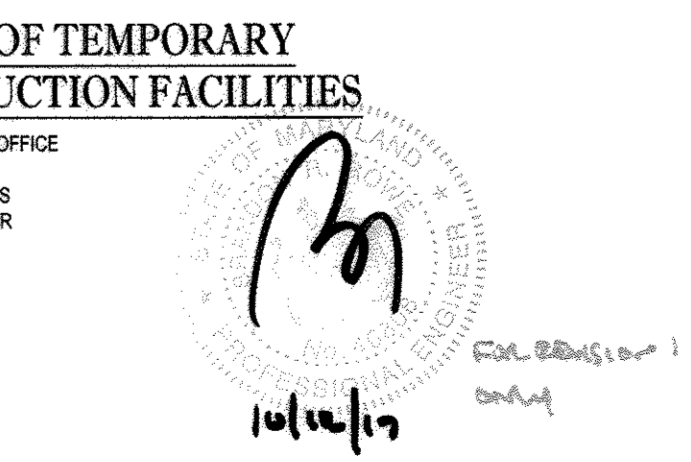
LIMIT OF DISTURBANCE: 0.55 AC.

SPOIL MATERIAL SHALL BE DISCARDED AT A SITE WITH AN ACTIVE GRADING PERMIT AND APPROVED SEDIMENT CONTROL PLAN. BORROW MATERIAL SHALL BE OBTAINED FROM AN APPROVED SITE WITH AN ACTIVE GRADING PERMIT AND AN APPROVED SEDIMENT CONTROL PLAN.

EARTH QUANTITIES LISTED ABOVE ARE FOR SEDIMENT CONTROL USE ONLY. CONTRACTOR SHALL NOT RELY ON THESE FIGURES FOR ESTIMATING AND BIDDING PURPOSES.

**LIST OF TEMPORARY CONSTRUCTION FACILITIES**

- 1- CONSTRUCTION OFFICE
- 2- STORAGE UNITS
- 3- TOILET FACILITIES
- 1- TRAINING TRAILER



OWNER: 6181 COLUMBIA CROSSING LLC  
 1200 STEUART STREET  
 UNIT 910  
 BALTIMORE MD 21230  
 CONTACT: STEVE WIGLER  
 PHONE: (410) 992-5500

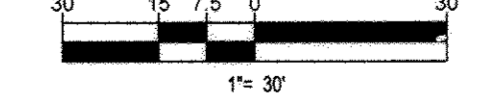
DEVELOPER: B.J.'S RESTAURANTS, INC.  
 7755 CENTER AVENUE, SUITE 300  
 HUNTINGTON BEACH, CA 92647  
 CONTACT: JOAN LEGUAY  
 PHONE: (714) 500-2410

TAX MAP: 36 GRID: 18 ZONED: NT  
 PARCEL: 511 PARCEL: P  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION  
 I, BRANDON R. ROWE, 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. 40808, EXPIRATION DATE: 7/31/2017

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: 5/5/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 DATE: 7-21-16  
 DATE: 6-18-16  
 DATE: 6-25-16



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ANY FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

**BOHLER ENGINEERING**

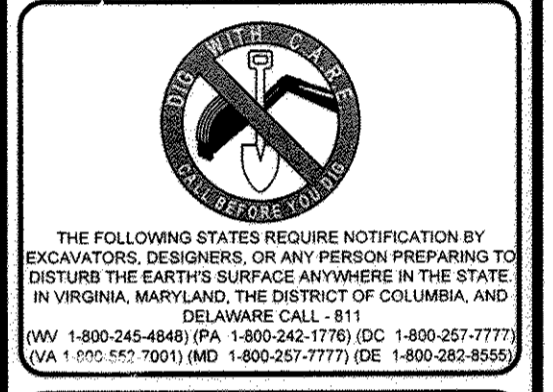
CORPORATE OFFICE:  
 WARREN, NJ

OFFICES:  
 BOSTON, MA  
 CHICAGO, IL  
 COLUMBIA, MD  
 DALLAS, TX  
 DENVER, CO  
 FORT LAUDERDALE, FL  
 HOUSTON, TX  
 PHILADELPHIA, PA  
 TAMPA, FL

CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

**REVISIONS**

REV	DATE	COMMENT	BY
1	10/14/17	Realign SWM Facility	CRG



PROJECT No.: MD152078  
 DRAWN BY: RLB  
 CHECKED BY: CWA  
 DATE: 06/22/16  
 SCALE: 1" = 30'  
 CAD I.D.: SS7

**SITE DEVELOPMENT PLAN**  
 FOR  
**B.J.'S RESTAURANT AND BREWHOUSE**

LOCATION OF SITE  
 6181 COLUMBIA CROSSING CIRCLE  
 6TH ELECTION DISTRICT  
 TAX MAP 36, GRID 18,  
 PARCEL 511, PARCEL P  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD,  
 SUITE 801  
 TOWSON, MARYLAND 21284  
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**B.R. ROWE**

PROFESSIONAL ENGINEER  
 STATE OF MARYLAND  
 LICENSE NO. 40808  
 EXPIRATION DATE: 7/31/2017

**EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER: 8



B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION: USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION. PURPOSE: TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. CONDITIONS WHERE PRACTICE APPLIES: ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS...

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION: ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES. PURPOSE: TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES. CONDITIONS WHERE PRACTICE APPLIES: ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT...

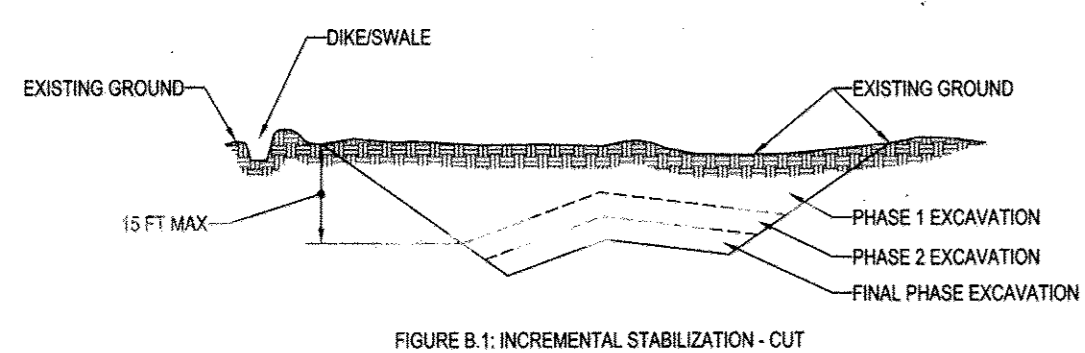


FIGURE B.1: INCREMENTAL STABILIZATION - CUT

INCIDENTAL STABILIZATION - FILL SLOPES. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES...

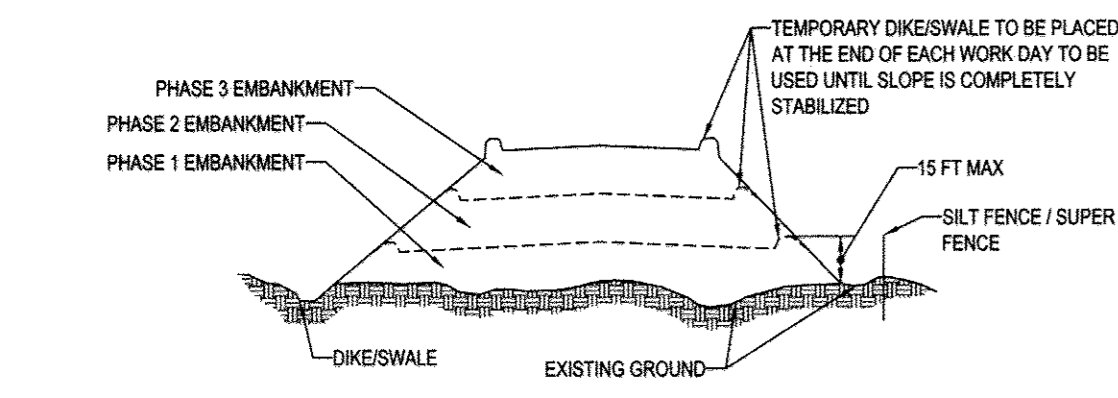


FIGURE B.2: INCREMENTAL STABILIZATION - FILL

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL...

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED...

CRITERIA A. SOIL PREPARATION 1. TEMPORARY STABILIZATION a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

B. TOPSOILING 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH... 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING...

CRITERIA A. SEEDING 1. SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY... 2. APPLICATION a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS...

B-4-6 STANDARDS AND SPECIFICATIONS FOR SOIL STABILIZATION MATTING

DEFINITION: MATERIAL USED TO TEMPORARILY OR PERMANENTLY STABILIZE CHANNELS OR STEEP SLOPES UNTIL GROUND COVER IS ESTABLISHED. PURPOSE: TO PROTECT THE SOILS UNTIL VEGETATION IS ESTABLISHED. CONDITIONS WHERE PRACTICE APPLIES: ON NEWLY SEEDED SURFACES TO PREVENT THE APPLIED SEED FROM WASHING OUT...

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS...

TEMPORARY SEEDING SUMMARY table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), LIME RATE. Rows include Annual Ryegrass, Barley, Oats, Wheat, Cereal Rye, Foxtail Millet, Pearl Millet.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE...

CRITERIA A. SEED MIXTURES 1. GENERAL USE a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 3.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE... b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES...

PERMANENT SEEDING SUMMARY table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, N, P205, K2O, LIME RATE. Rows include Tall Fescue, Kentucky Bluegrass, Perennial Ryegrass, Hard Fescue, Switch Grass, Creeping Red Fescue, Partridge Pea.

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). 1. GENERAL SPECIFICATIONS a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR...

ENGINEER'S CERTIFICATE: I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND CONDITIONS AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S CERTIFICATE: I HEREBY 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...

APPROVED PLANNING BOARD OF HOWARD COUNTY. Signature: John R. Rutherford, Date: 7/14/16.

APPROVED: DEPARTMENT OF PLANNING AND ZONING. Chief of Planning and Zoning: [Signature], Date: 7-21-16.

SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION AREA: 11' DEED #: 095977 PLAT #: 12469.

TAX MAP: 36 GRID: 18 ZONED: NT. PARCEL: 511 PARCEL P. 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND.

PROFESSIONAL CERTIFICATION: I, BRANDON R. ROWE, 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. 4958, EXPIRATION DATE: 7/30/17.

BOHLER ENGINEERING logo and contact information: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284. Phone: (410) 821-7900.

REVISIONS table with columns: REV, DATE, COMMENT, BY.

Professional Engineer seal for Brandon R. Rowe, License No. 4958, State of Maryland.

NOT APPROVED FOR CONSTRUCTION stamp.

SITE DEVELOPMENT PLAN FOR BJS RESTAURANT AND BREWHOUSE. LOCATION OF SITE: 6121 COLUMBIA CROSSING CIRCLE, 6TH ELECTION DISTRICT, PARCEL 511, PARCEL P, HOWARD COUNTY, MARYLAND.

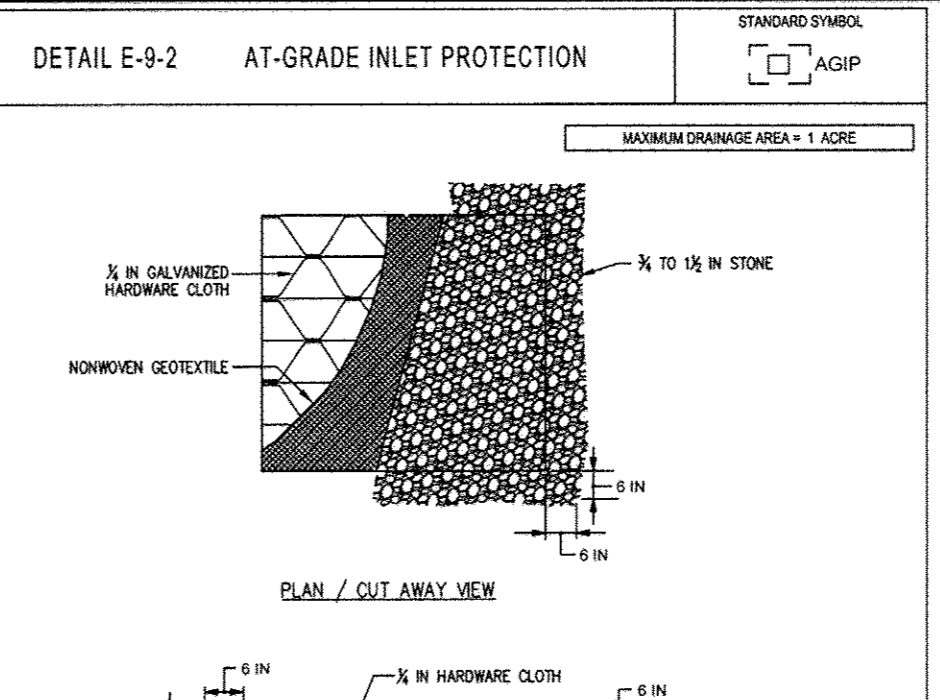
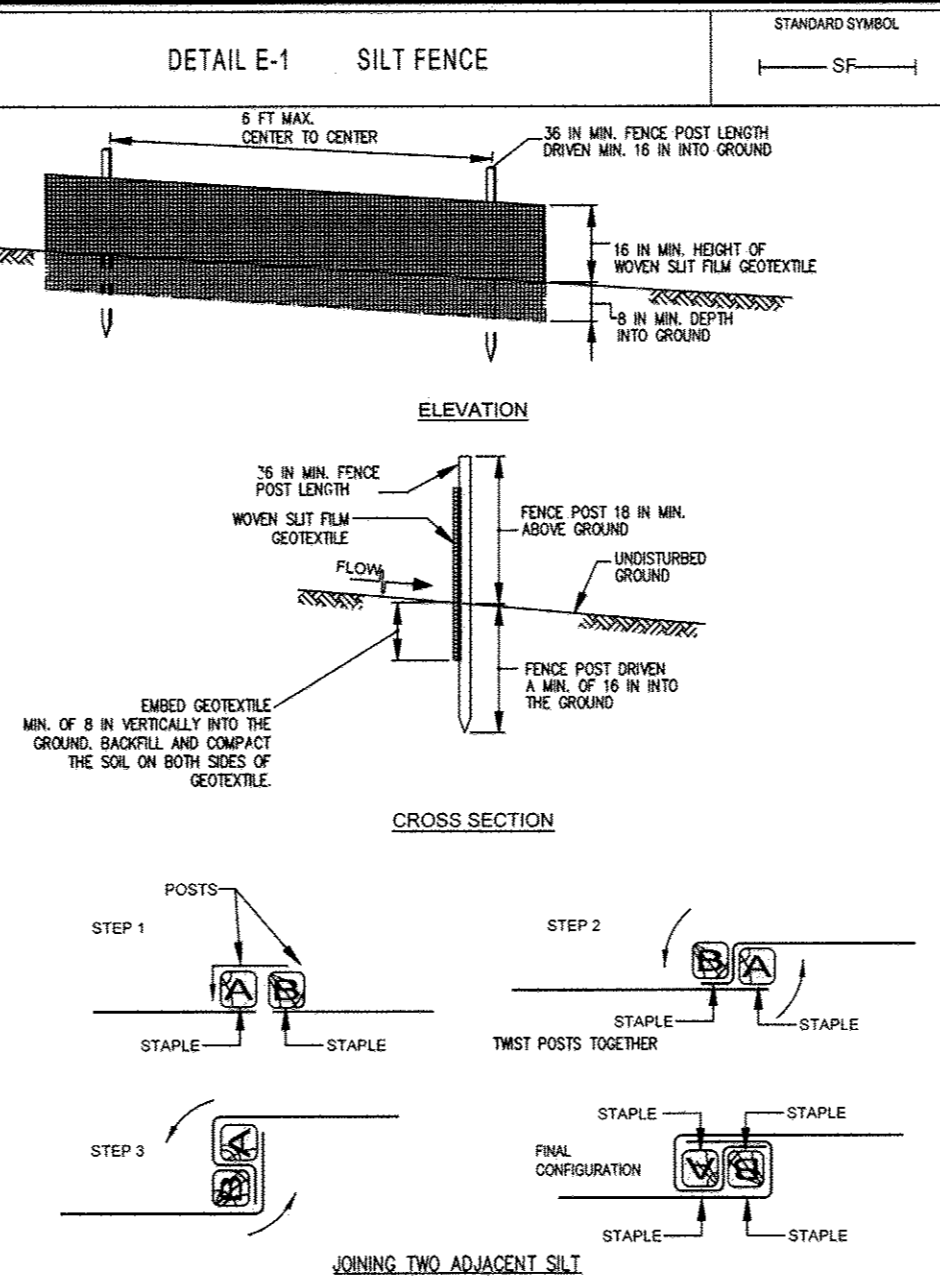
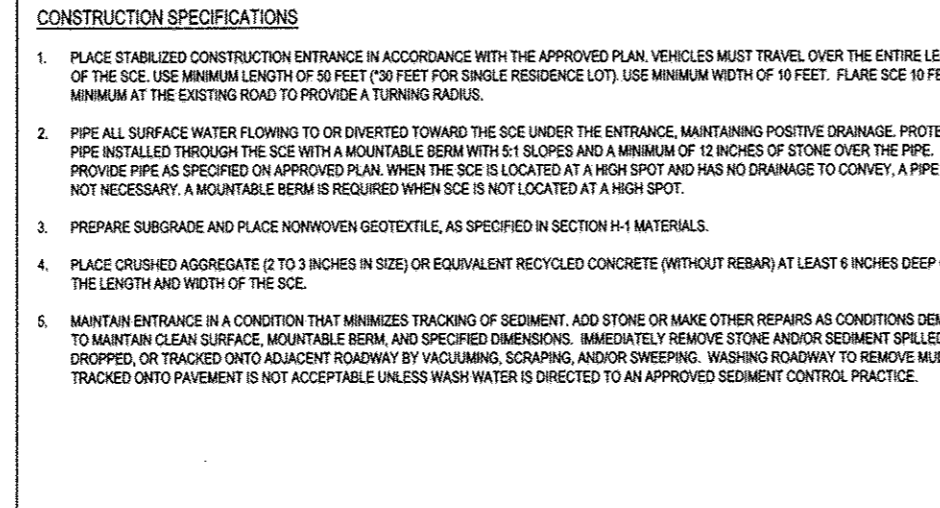
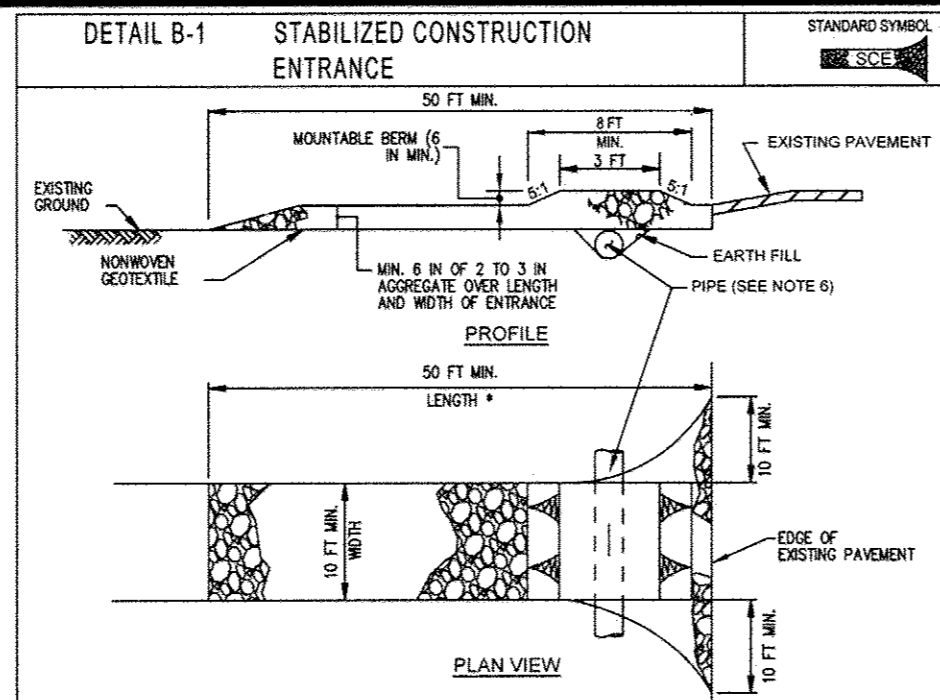
BOHLER ENGINEERING logo and contact information.

Professional Engineer seal for Brandon R. Rowe.

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS. SHEET NUMBER: 9.

**HOWARD SOIL CONSERVATION DISTRICT  
STANDARD SEDIMENT CONTROL NOTES**

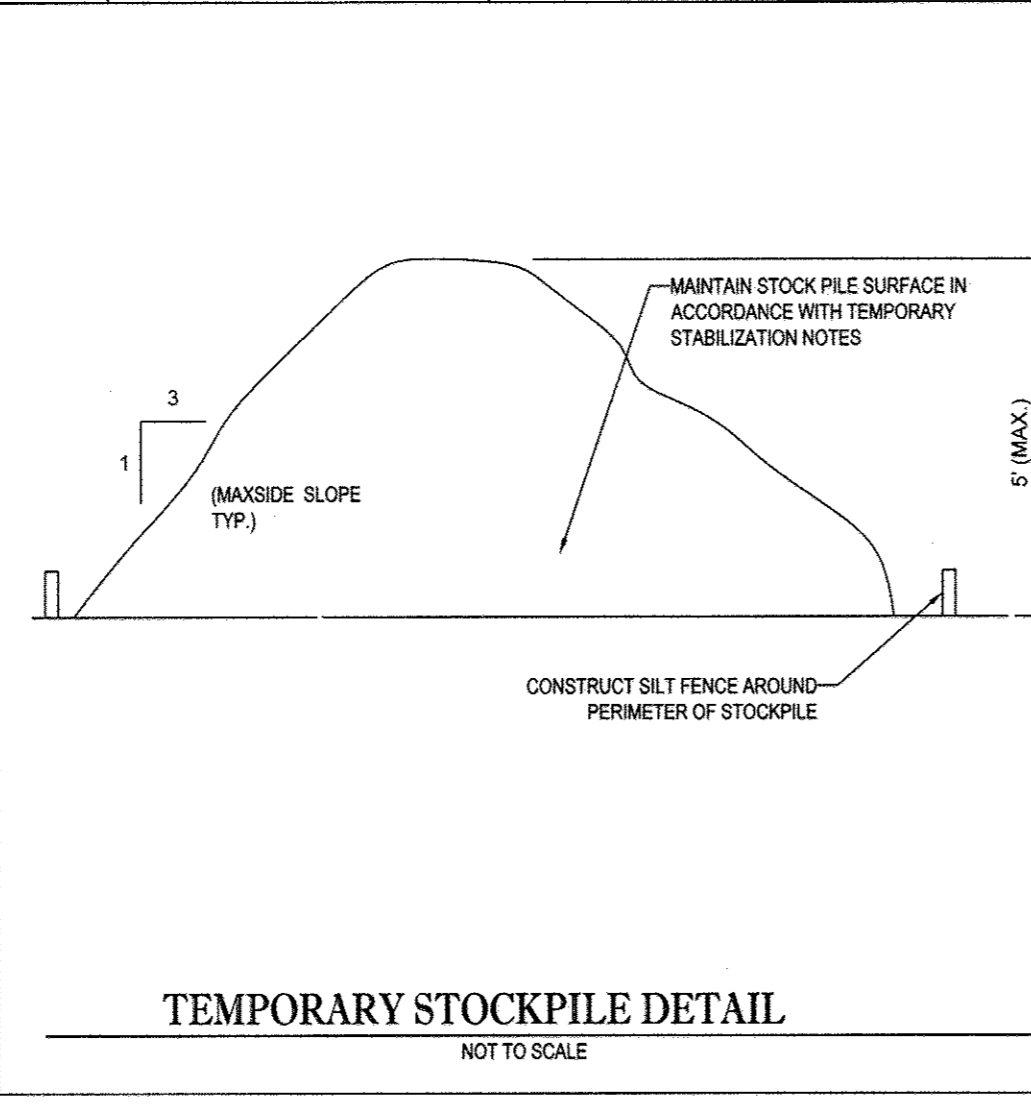
- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-131855 AFTER THE FUTURE LID AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:
  - PRIOR TO THE START OF EARTH DISTURBANCE.
  - UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
  - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
  - PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.
 OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROL SLOPES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.
- 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 TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-3), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-5). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BEFORE THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 4:1 OF CUT AND/OR FILL STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE BENCHING WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6).
- 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 CID.
- SITE ANALYSIS:
  - TOTAL AREA OF SITE: 0.64 ACRES
  - AREA TO BE ROOFED OR PAVED: 0.35 ACRES
  - AREA TO BE VEGETATIVELY STABILIZED: 0.16 ACRES
  - TOTAL CUT: 200 CU. YDS.
  - TOTAL FILL: 50 CU. YDS.
  - OFFSITE WASTEBORROW AREA LOCATION: TBD
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
  - INSPECTION DATE
  - INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
  - NAME AND TITLE OF INSPECTOR
  - WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
  - BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES
  - EVIDENCE OF SEDIMENT DISCHARGES
  - IDENTIFICATION OF PLAN DEFICIENCIES
  - IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
  - IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
  - COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
  - PHOTOGRAPHS
  - MONITORING/SAMPLING
  - MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
  - OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES.
- DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CID, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
- WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION TO FINAL GRADE.
- ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE CONTOUR, AND BE IMBERGATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPWARD BY 2' IN ELEVATION.
- STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE):
  - USE I AND II MARCH 1 - JUNE 15
  - USE III AND IIP OCTOBER 1 - APRIL 30
  - USE IV MARCH 1 - MAY 31
- A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION
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**B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION**

**DEFINITION**  
THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G., MULCH AND AGGREGATE).

**PURPOSE**  
TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE THE WATER QUALITY FROM THE RUNOFF OF THESE AREAS.

**CONDITIONS WHERE PRACTICE APPLIES**  
THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES).

**CRITERIA**

- A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVEN GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1.
- SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL.
- THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AND EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS.
- SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLOW LENGTH OF RUNOFF OR EROSION VELOCITIES NEED TO BE CONSIDERED.

**MAINTENANCE**  
THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIAL, AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A CLEAN SURFACE.

**B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA**

**DEFINITION**  
A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

**PURPOSE**  
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

**CONDITIONS WHERE PRACTICE APPLIES**  
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

**CRITERIA**

- THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
- THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
- RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
- ACCESS TO THE STOCKPILE AREA FROM THE UPGRADE SIDE.  
CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
- WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
- STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 37 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
- IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

**MAINTENANCE**  
THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4-3 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

**SEQUENCE OF CONSTRUCTION**

NOTE: DURATIONS PROVIDED ARE ESTIMATES ONLY AND MAY VARY.

- NOTIFY HOWARD COUNTY'S SEDIMENT CONTROL INSPECTOR AT 410-313-1855 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. (1 DAY)
- THE GENERAL CONTRACTOR SHALL NOT COMMENCE ANY LAND DISTURBING ACTIVITIES PRIOR TO OBTAINING A GRADING PERMIT. (1 DAY)
- THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER AND THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. (1 DAY)
- ALL AREAS WHICH ARE TO BE DISTURBED SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DISTURBED AREAS WITHIN THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN:
  - THREE (3) CALENDAR DAYS ON SLOPES GREATER THAN 3:1, ALL WATERWAYS AND TO THE SURFACE OF ALL PERIMETER CONTROLS.
  - SEVEN (7) CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. (2 DAYS)
- INSTALL PERIMETER SILT FENCE, SILT FENCE ON PAVEMENT AND AT-GRADE INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN ON THE PLANS. CONTRACTOR MUST MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION. (1 WEEK)
- UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR; CLEAR AND GRUB THE AREAS IDENTIFIED ON THE PLANS AND DEMOLISH BUILDING. (1 WEEK)
- CONTRACTOR TO COMPLETE TEST PITS AS SHOWN ON UTILITY PLAN.
- ROUGH GRADE THE AREAS OF THE SITE AS IDENTIFIED ON THE PLANS. (1 WEEK)
- INSTALL UTILITIES AS SHOWN ON THE PLANS AND BEGIN CONSTRUCTION OF THE BUILDING. INSTALL STANDARD INLET PROTECTION ON ALL PROPOSED BASINS IMMEDIATELY AFTER INSTALLATION. (4 WEEKS)
- CONTINUE CONSTRUCTION OF THE BUILDING. INSTALL PROPOSED CURB AND GUTTER, ASPHALT PAVING, CONCRETE PAVING AND SIDEWALK AS SHOWN ON THE PLANS. (8 WEEKS)
- AS THE SITE IS BROUGHT TO FINAL GRADE, PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN SEVEN (7) CALENDAR DAYS. (1 WEEK)
- AS UPSTREAM DRAINAGE AREAS ARE STABILIZED FLUSH STORM DRAIN SYSTEM AND INSTALL MICRO-BIORETENTION FACILITY. STABILIZE ALL PROPOSED SLOPES. (1 WEEK)
- INSTALL PERMANENT LANDSCAPING WORK AREA. (1 WEEK)
- AFTER CONSTRUCTION HAS BEEN COMPLETED AND UPON APPROVAL FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL MEASURES.
- NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR FINAL INSPECTION OF THE COMPLETED PROJECT.

**ENGINEER'S CERTIFICATE**  
I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: *Brandon R. Rowe* DATE: 6/24/16

**DEVELOPER'S CERTIFICATE**  
I HEREBY 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 AT THE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

NAME: *Brandon R. Rowe* DATE: 6/24/16  
TITLE: *Development Officer*

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO COMPLY WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO COMPLY WITH THE SPECIFICATIONS OR APPLICABLE CODES, ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: 5/5/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: *John R. Robertson* 7/14/16  
DIRECTOR

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7-2-16

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 6-18-16

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING DATE: 6-25-16

SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION AREA 1/1 DEED # 3092077 PLAT # 12489

PREVIOUS FILE NO.: SDP-97-89, F-97-58, WP-96-33, PB-302, FDP-226-A-1, SP-93-08, FP-96-114, SDP-96-70, F-96-41, WP-96-94, SDP-96-114, 24-3463-D, ECP-16-027

TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL: 511 PARCEL P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: 6181 COLUMBIA CROSSING LLC  
1200 STEUART STREET UNIT 910  
BALTIMORE MD 21230  
CONTACT: STEVE WGLER  
PHONE: (410) 992-5500

DEVELOPER: BJS RESTAURANTS, INC.  
7785 CENTER AVENUE, SUITE 300  
HUNTINGTON BEACH, CA 92647  
CONTACT: JOAN LEGUAY  
PHONE: (714) 500-2410

PROFESSIONAL CERTIFICATION  
I, BRANDON R. ROWE, 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. 40826, EXPIRATION DATE: 7/31/2017.

**BOHLER ENGINEERING**  
CORPORATE OFFICE: WARREN, NJ  
SURVEYORS  
CIVIL & CONSULTING ENGINEERS

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PHOENIX, AZ  
PORTLAND, ME  
SAN ANTONIO, TX  
SAN JOSE, CA  
WASHINGTON, DC  
WICHITA, KS

PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE, CALL: 811  
(MV: 1-800-245-4449) (PA: 1-800-242-1776) (DC: 1-800-287-7777) (VA: 1-800-602-7070) (MD: 1-800-252-3777) (DE: 1-800-282-6659)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD152078  
DRAWN BY: RLB  
CHECKED BY: CWA  
DATE: 06/22/16  
SCALE: AS SHOWN  
CAD I.D.: SD7

PROJECT: **SITE DEVELOPMENT PLAN FOR BJS RESTAURANT AND BREWHOUSE**

LOCATION OF SITE:  
6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18, PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

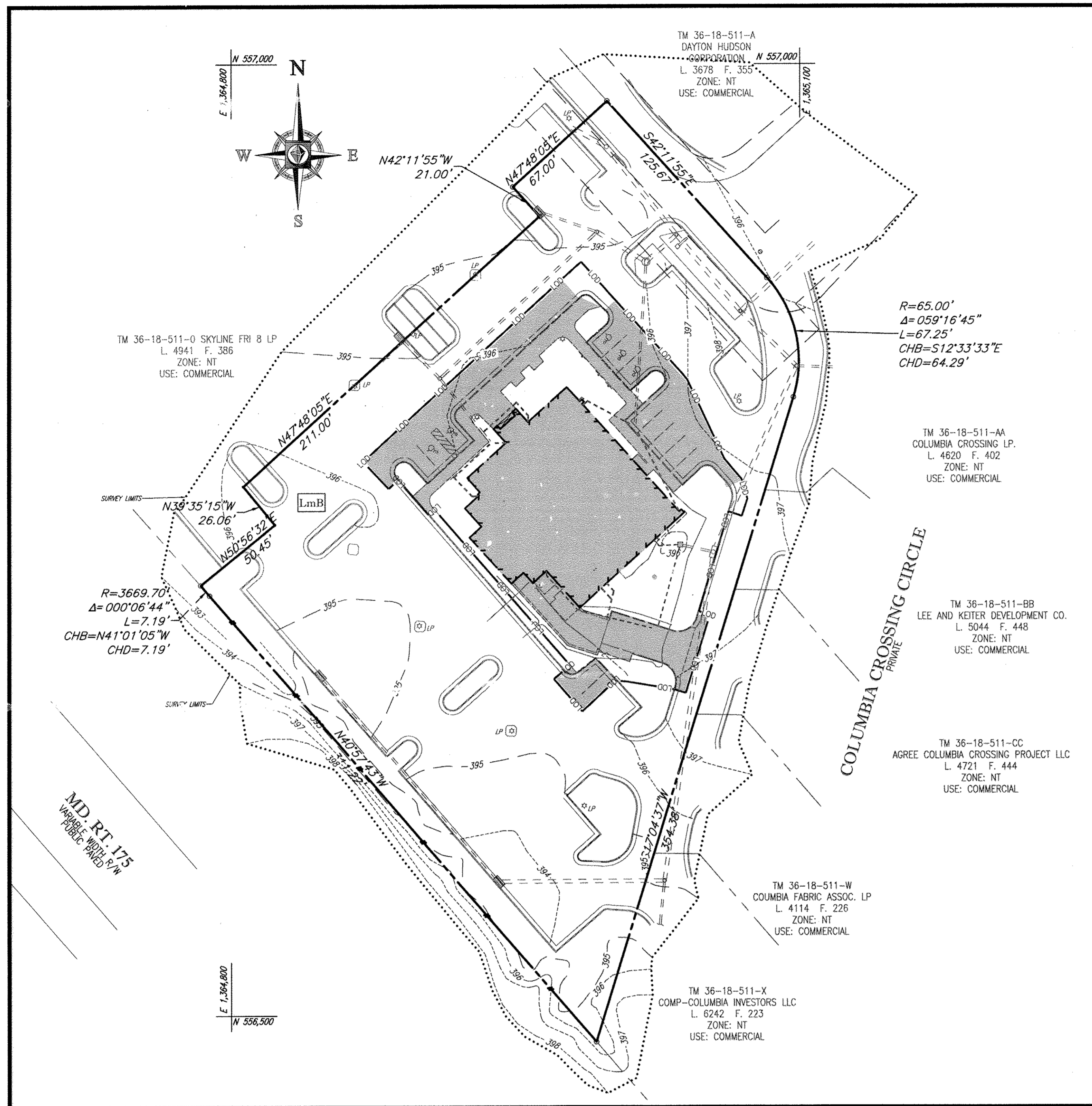
**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**BR ROWE**  
PROFESSIONAL ENGINEER  
LICENSE NO. 40826

SHEET TITLE:  
**EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**

SHEET NUMBER:  
**10**

SDP-16-031



PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=40'

COVERAGE AREA (LOD)

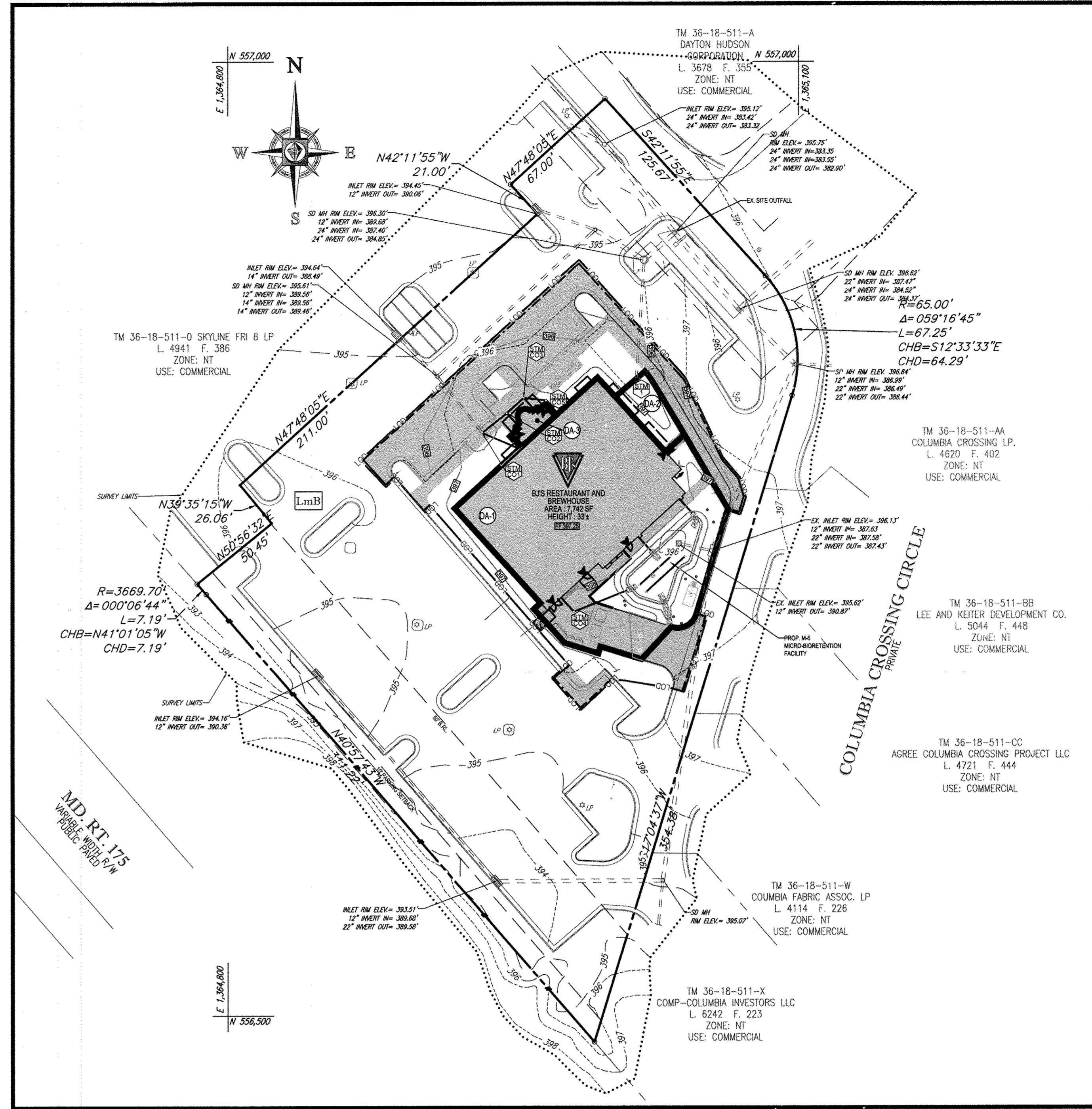
IMPERVIOUS AREA = 0.39 AC.  
PERVIOUS AREA = 0.16 AC.  
TOTAL AREA = 0.55 AC.

ESD SUMMARY TABLE																
DRAINAGE AREA	MODE TYPE	TOTAL DA		IMPERVIOUS AREA		AT		ESDV		PONDING REQUIRED (75%)	PONDING PROVIDED	75% ESDV PROVIDED	P <sub>e</sub> PROVIDED	Rev		
		S.F.	S.F.	REQUIRED	PROVIDED	2% DA PONDING DEPTH	MEDIA DEPTH	TOTAL REQUIRED	TOTAL PROVIDED					REQUIRED	PROVIDED	
1	MICRO-BIO	12,197	8,712.00	244	703	PASS	9"	1'	672	879	504	527	PASS	1.25"	NO	NA

Remaining 29% of the required ESDV will be retained in the stone voids below the underdrain invert.

Site Area, A (LOD in acres)	0.55
Existing Impervious Surface Area (acres)	0.39
Proposed Impervious Surface Area (acres)	0.39
Rainfall Depth, P (in)	1.0
Existing Imperviousness, I <sub>ex</sub>	70.9%
Proposed Imperviousness, I <sub>prop</sub>	70.9%
Development Category	Redevelopment
Required Treatment Area (acres)	0.30
Runoff Coefficient, R <sub>v</sub>	0.95
Required ESDV (ac-in)	0.19
Required ESDV (CF)	872 CF
Provided ESDV (CF)	879 CF

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL APPLICABLE CODES.



POST-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=40'

STORMWATER MANAGEMENT DRAINAGE AREA

- DA-1 IMPERVIOUS AREA = 0.20 AC.  
PERVIOUS AREA = 0.08 AC.  
TOTAL AREA = 0.28 AC.  
IMPERVIOUSNESS = 71%  
C = 0.66
- DA-2 IMPERVIOUS AREA = 0.01 AC.  
PERVIOUS AREA = 0.02 AC.  
TOTAL AREA = 0.03 AC.  
IMPERVIOUSNESS = 50%  
C = 0.51
- DA-3 IMPERVIOUS AREA = 0.01 AC.  
PERVIOUS AREA = 0.00 AC.  
TOTAL AREA = 0.01 AC.  
IMPERVIOUSNESS = 100%  
C = 0.87

COVERAGE AREA (LOD)

IMPERVIOUS AREA = 0.39 AC.  
PERVIOUS AREA = 0.16 AC.  
TOTAL AREA = 0.55 AC.

SOILS TABLE					
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
LmB	LEGONNE-MONTALTO SILT LOAMS, 3 TO 8 PERCENT SLOPES	B	NO	N/A	0.55 AC.

Reference Sheets B+12 for As-Built Conditions

**LEGEND:**

- LOD — LOD — LIMIT OF DISTURBANCE
- SWM DRAINAGE AREA
- IMPERVIOUS AREA
- PERVIOUS AREA
- DA-1 DRAINAGE AREA LABEL
- LmB SOIL TYPE

**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY

DATE: 5/5/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7-21-16

CHIEF, DIVISION OF LAND DEVELOPMENT

6-18-16

CHIEF, DEVELOPMENT ENGINEERING DIVISION

6-25-16

DIRECTOR - DEPARTMENT OF PLANNING AND ZONING

**OWNER:** 6181 COLUMBIA CROSSING LLC  
1200 STELUART STREET  
UNIT 910  
BALTIMORE, MD 21230  
CONTACT: STEVE WINGLER  
PHONE: (410) 992-6500

**DEVELOPER:** B.J'S RESTAURANTS, INC.  
7765 CENTER AVENUE, SUITE 300  
HUNTINGTON BEACH, CA 92647  
CONTACT: JOAN LEGUAY  
PHONE: (714) 500-2410

TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL: 511 PARCEL P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE NO.: SDP-97-69, F-97-54,  
WP-96-33, PB-302, FDP-226-A-1, SP-95-09,  
FP-95-114, SDP-96-79, F-96-41, WP-95-94,  
SDP-96-114, 24-3463-D, ECP-16-027

PROFESSIONAL CERTIFICATION  
I, BRADON R. ROWE, 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. 40896, EXPIRATION DATE: 7/31/2017

**BOHLER ENGINEERING**

CORPORATE OFFICE  
WARREN, NJ

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
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PH: 908.886.8800  
WWW.BOHLENGINEERING.COM

**REVISIONS**

REV	DATE	COMMENT	BY
1	10/16/15	REVISIONS FOR FACILITY	CS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY INDICATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA AND DELAWARE CALL-811

(MW 1-800-245-4649) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-665-7001) (MD 1-800-257-7777) (DE 1-800-952-8659)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD152078  
DRAWN BY: RLB  
CHECKED BY: CWA  
DATE: 06/22/16  
SCALE: 1" = 30'  
CAD ID.: S87

**SITE DEVELOPMENT PLAN**  
FOR  
**B.J'S RESTAURANT AND BREWUB**

LOCATION OF SITE  
6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18,  
PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

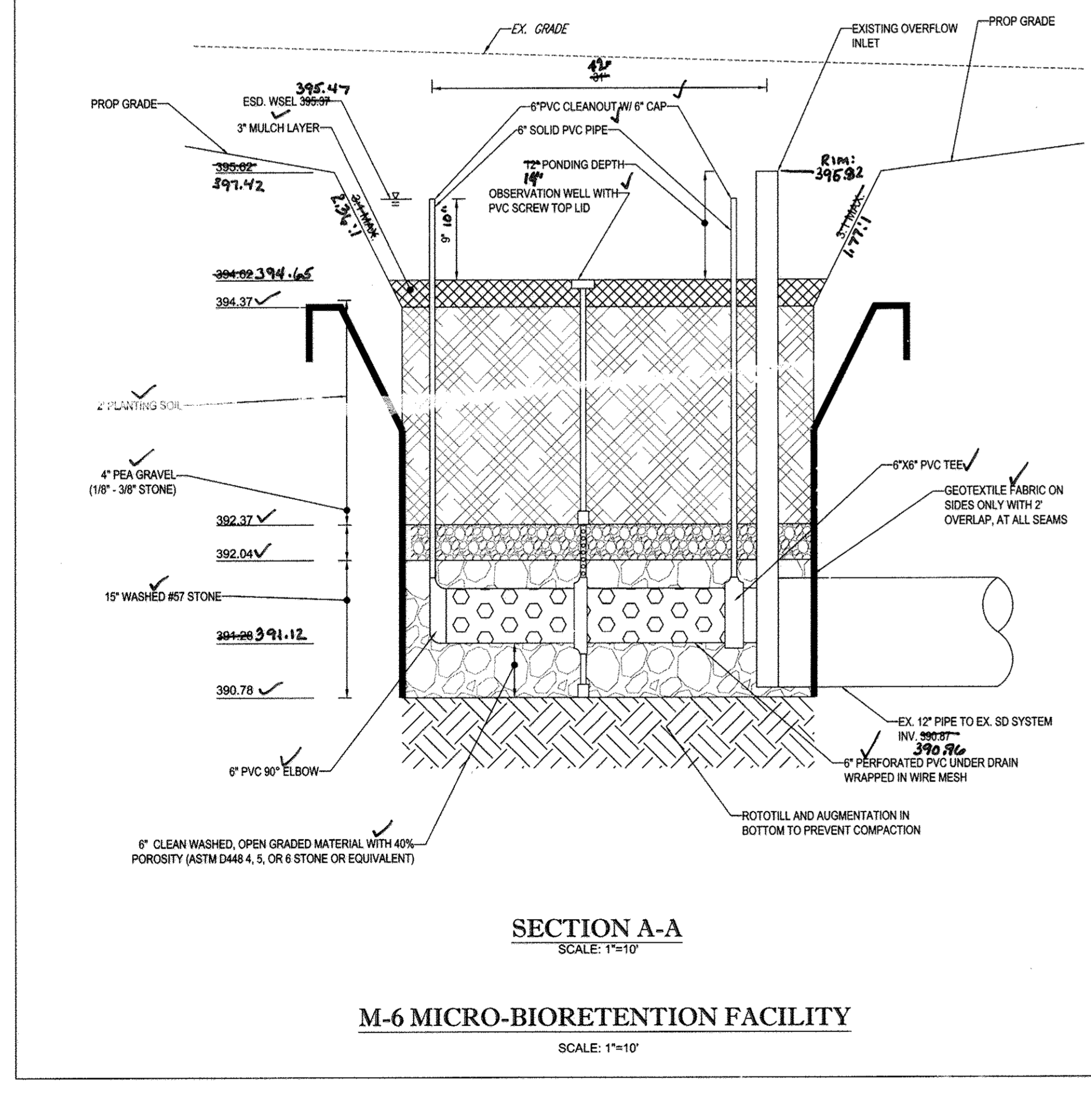
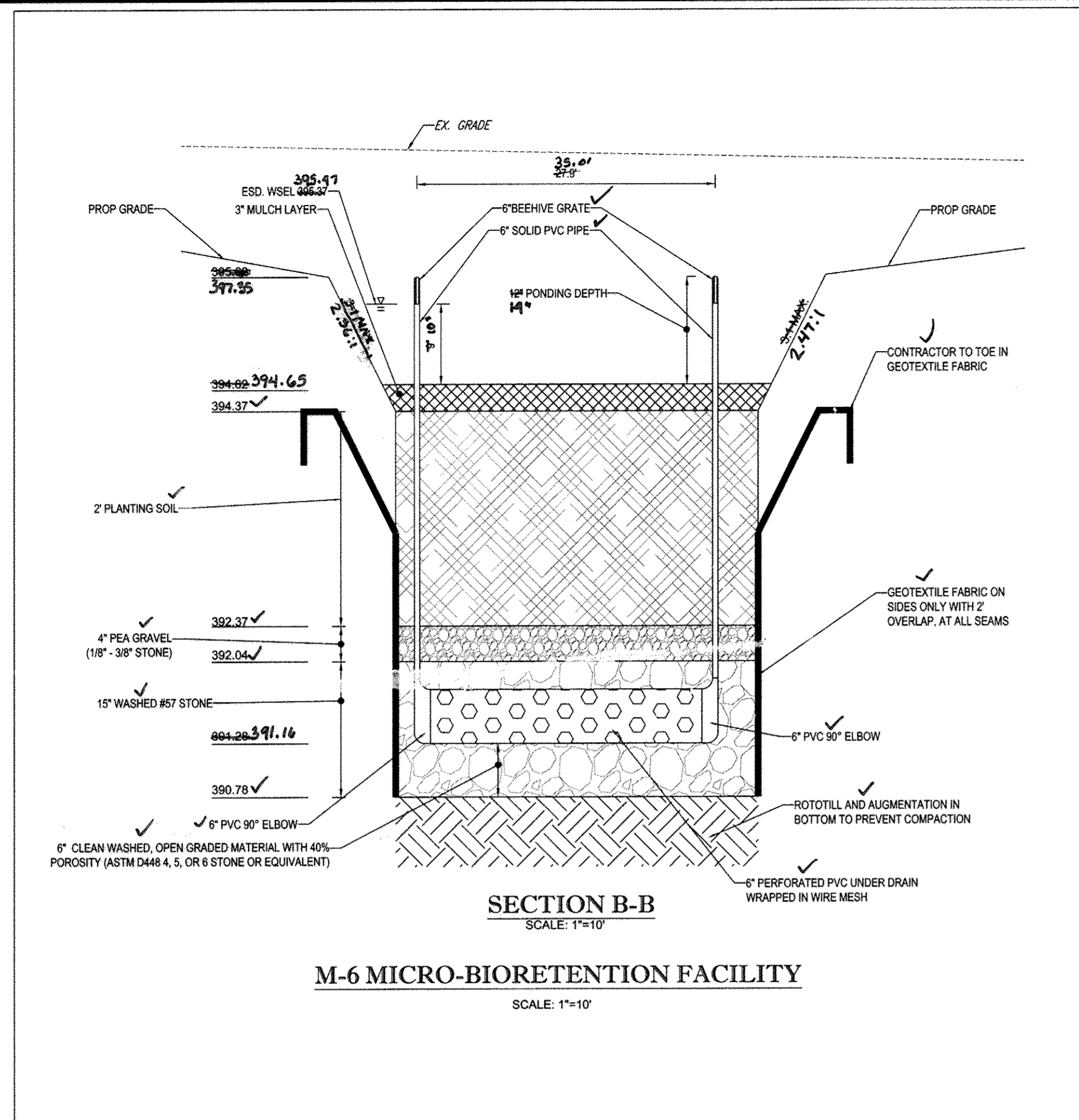
801 DULANEY VALLEY ROAD,  
SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**B.R. ROWE**

PROFESSIONAL ENGINEER  
M.D. 152078

**STORMWATER MANAGEMENT AND COVERAGE MAPS**

SHEET NUMBER: 11



BORING NO. & LOCATION:		TEST BORING LOG						
4		PROPOSED BJS RESTAURANT & BREWHOUSE						
SURFACE ELEVATION: 100.5 feet		6181 COLUMBIA CROSSING CIRCLE COLUMBIA, MARYLAND						
COMPLETION DATE: 11/09/15		GILES ENGINEERING ASSOCIATES, INC.						
FIELD REP: MATT BAILEY		PROJECT NO: 3G-1510002						
MATERIAL DESCRIPTION		Depth (ft)	Soil Description	Moisture (%)	Specific Gravity (G <sub>s</sub> )	Void Ratio (e)	Unit Weight (γ <sub>t</sub> )	Notes
5\"/>								

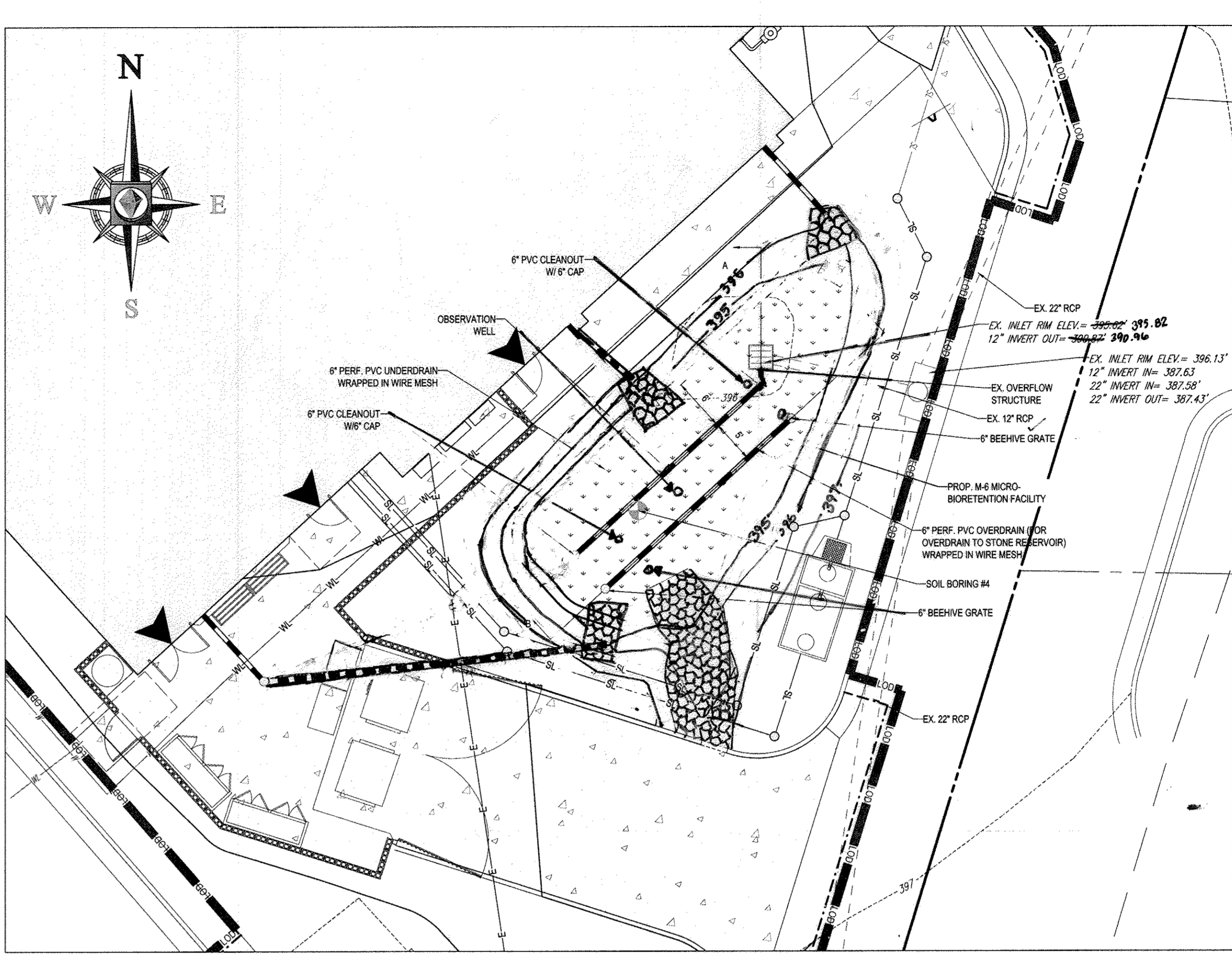
BOTANICAL NAME	COMMON NAME	TYPE	SPACING	SIZE	FACILITY 1 (703 S.F.)
HIBISCUS MOSCHEutos	SWAMP ROSE MALLOW	PERENNIAL	12\"/>		

- ### OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION FACILITY (M-6)
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
  - THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE DEFICIENT STAKES AND WIRES.
  - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
  - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

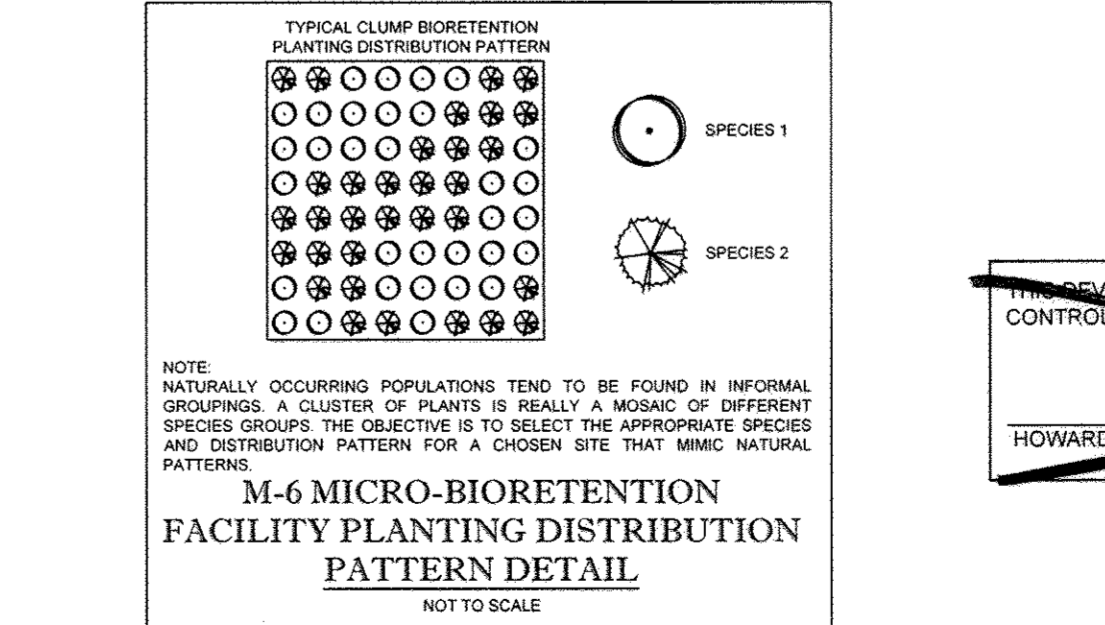
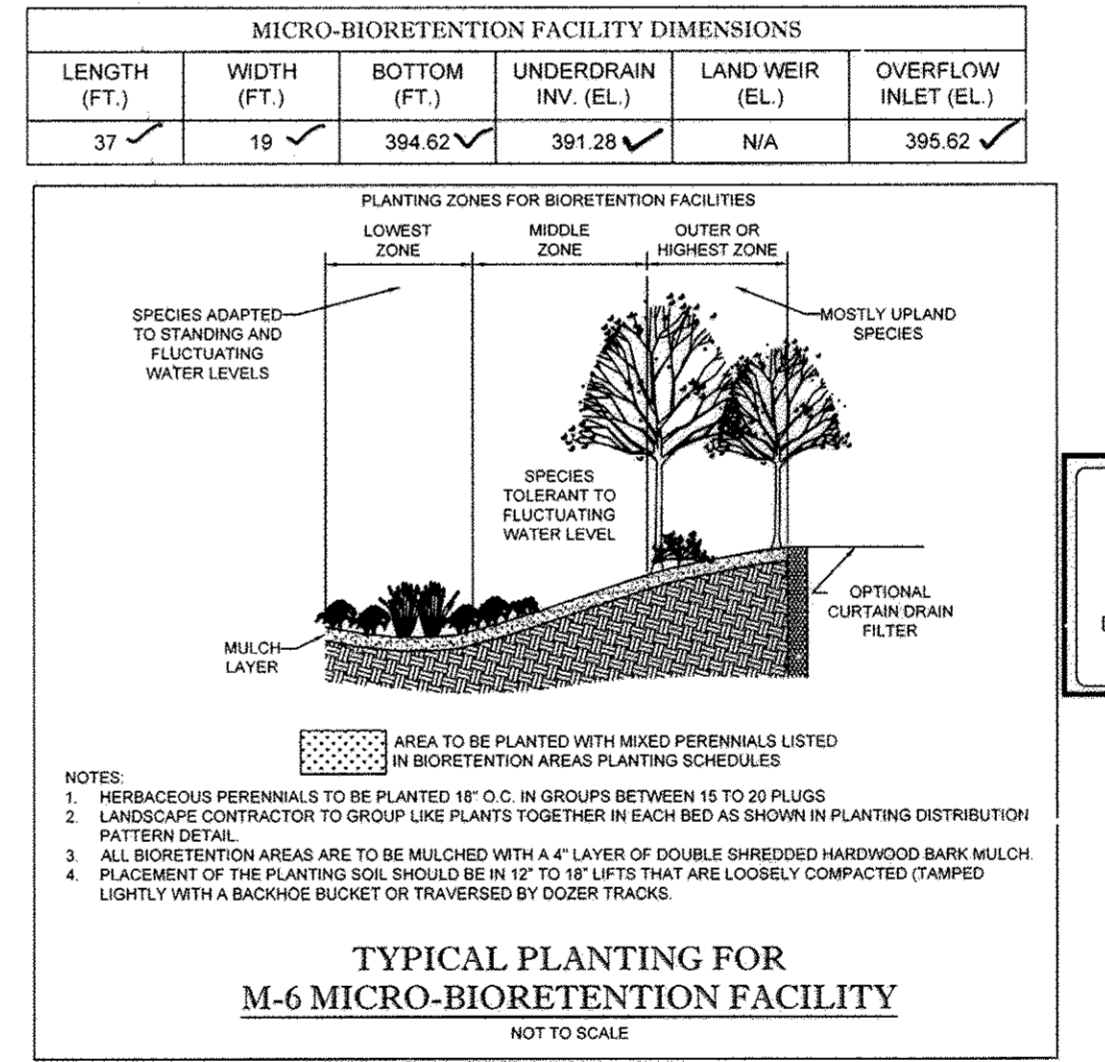
DRAINAGE AREA	MDE TYPE	TOTAL DA		IMPERVIOUS AREA		A7		ESDv		Pa		Rev			
		S.F.	S.F.	REQUIRED	PROVIDED	2% DA	PONDING DEPTH	TOTAL REQUIRED	TOTAL PROVIDED	PONDING REQUIRED (75%)	PONDING PROVIDED	75% ESDv PROVIDED	REQUIRED	PROVIDED	
1	MICRO-BIO	12,107	8,712.00	244	71.6	PASS	10"	672	1,446	504	58.7	PASS	1.25'	NO	NA

TO	LOWER INVERT	PIPE DATA				UPPER INVERT	FROM	COMMENTS	
		NO.	LENGTH (FEET)	SIZE	MATERIAL				
CO1	393.87	RD1	16.31	6"	PVC	1.04	394.04	CO2	SEE TEST PIT NOTE & UTILITY PLAN KEYNOTE 2
CO2	394.04	RD2	12.00	6"	PVC	1.00	394.16	CO3	
CO3	394.16	RD3	8.36	6"	PVC	1.08	394.25	BLDG	
CO2	394.04	RD4	8.36	6"	PVC	2.51	394.25	BLDG	
OUTFALL	396.95	RD5	10.00	6"	PVC	0.50	395.00	BLDG	
OUTFALL	396.95	RD6	10.00	6"	PVC	0.50	396.00	BLDG	
CO4	395.95	RD7	10.00	6"	PVC	0.50	396.00	BLDG	
OUTFALL	396.95	RD8	30.00	6"	PVC	0.50	395.95	CO4	

STRUCTURE	TYPE	RIM ELEV.	INVERT
STM-1	12" NYLOPLAST DRAIN BASIN	396.25	390.32



MICRO-BIO-RETENTION (M-6) FACILITY - PLAN  
SCALE: 1"=10'



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: 5/5/16

ENGINEER'S CERTIFICATE  
I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

DEVELOPER'S CERTIFICATE  
I/WE HEREBY 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 COUNTY SOIL CONSERVATION DISTRICT.

DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY HOWARD COUNTY SOIL CONSERVATION DISTRICT.

OWNER: 6181 COLUMBIA CROSSING LLC  
DEVELOPER: BJS RESTAURANTS, INC.

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
DATE: 7-21-16

PREVIOUS FILE NO.: SDP-07-69, F-97-54, WP-96-33, FP-302, FDP-226-A-1, SP-95-08, FP-96-114, SDP-96-79, F-96-4, WP-96-94, SDP-96-114, 24-3463-D, ECP-16-027

TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL: 511 PARCEL: P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REV	DATE	COMMENT	BY
1	10/14/17	Redline SWM Facility	CHS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV: 1-800-245-4848) (PA: 1-800-242-1776) (DC: 1-800-257-7777) (VA: 1-800-652-7001) (MD: 1-800-257-7777) (DE: 1-800-282-8550)

NOT APPROVED FOR CONSTRUCTION

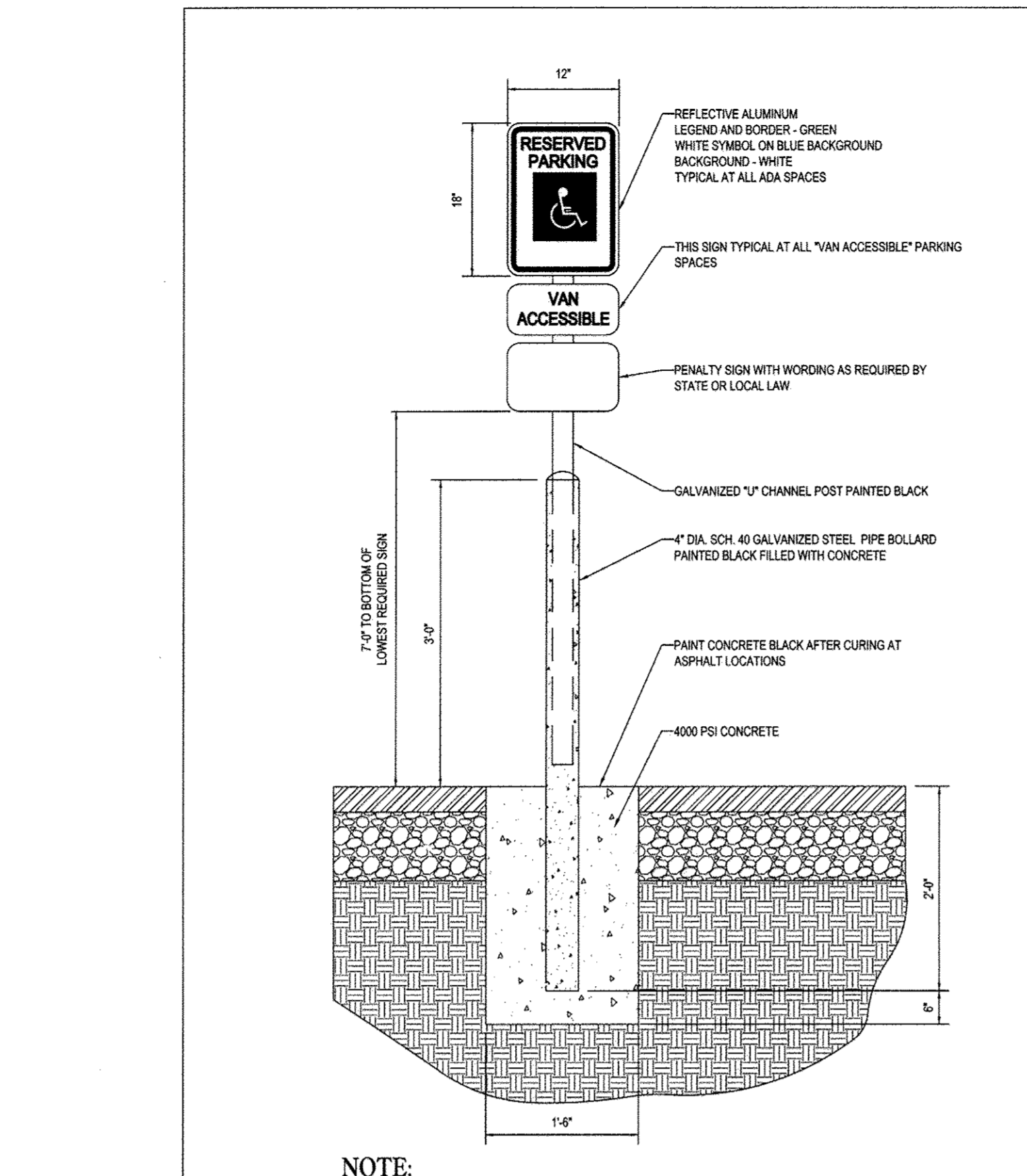
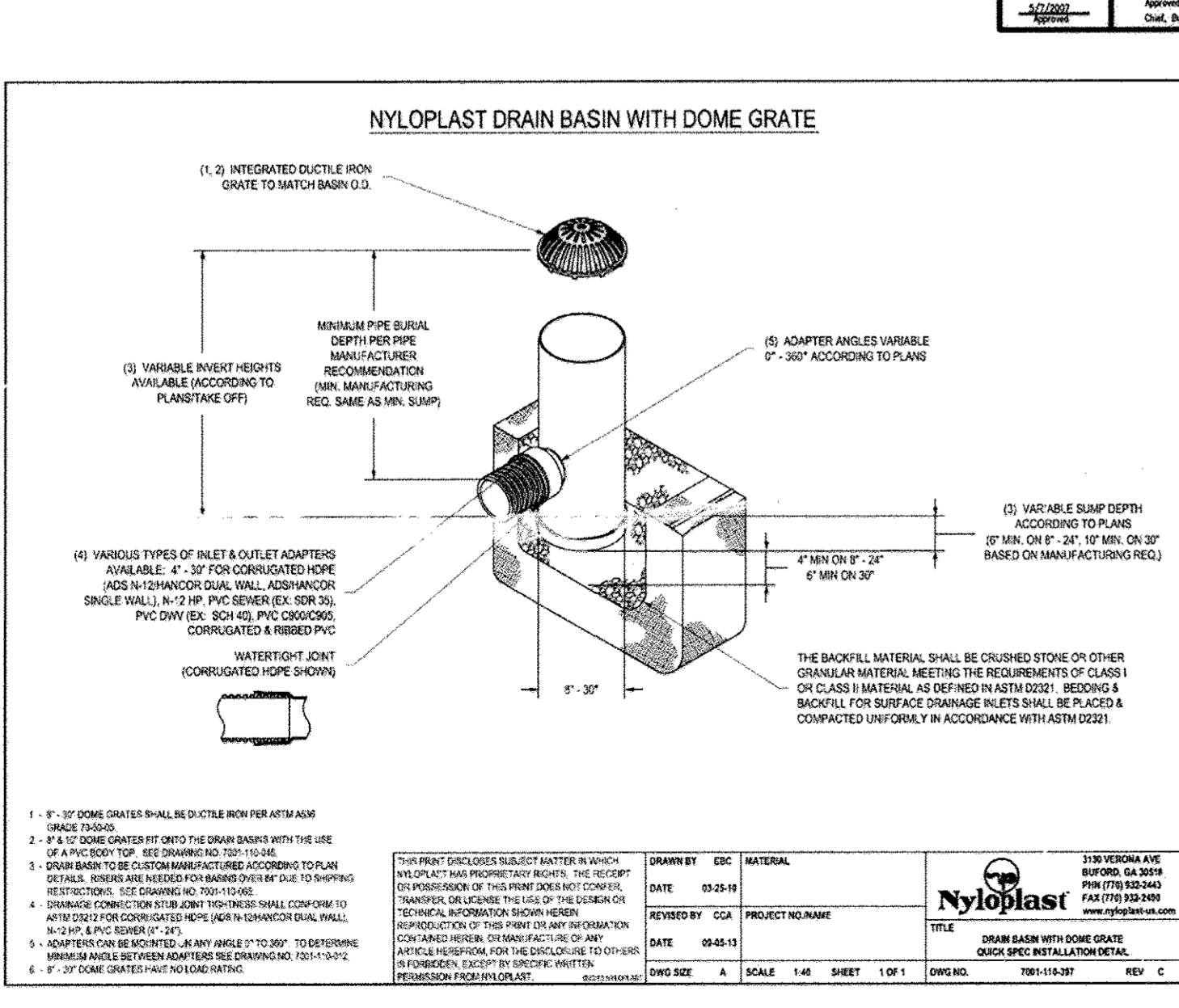
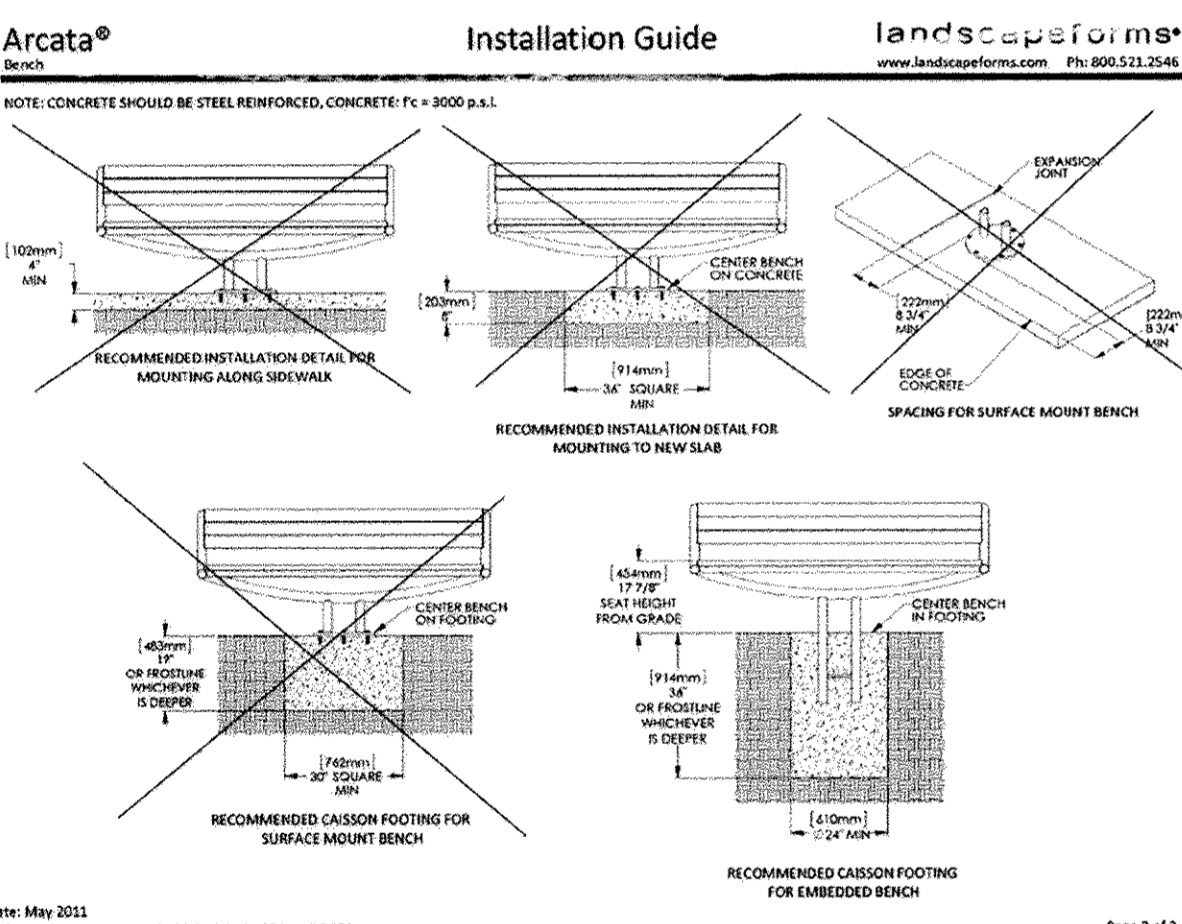
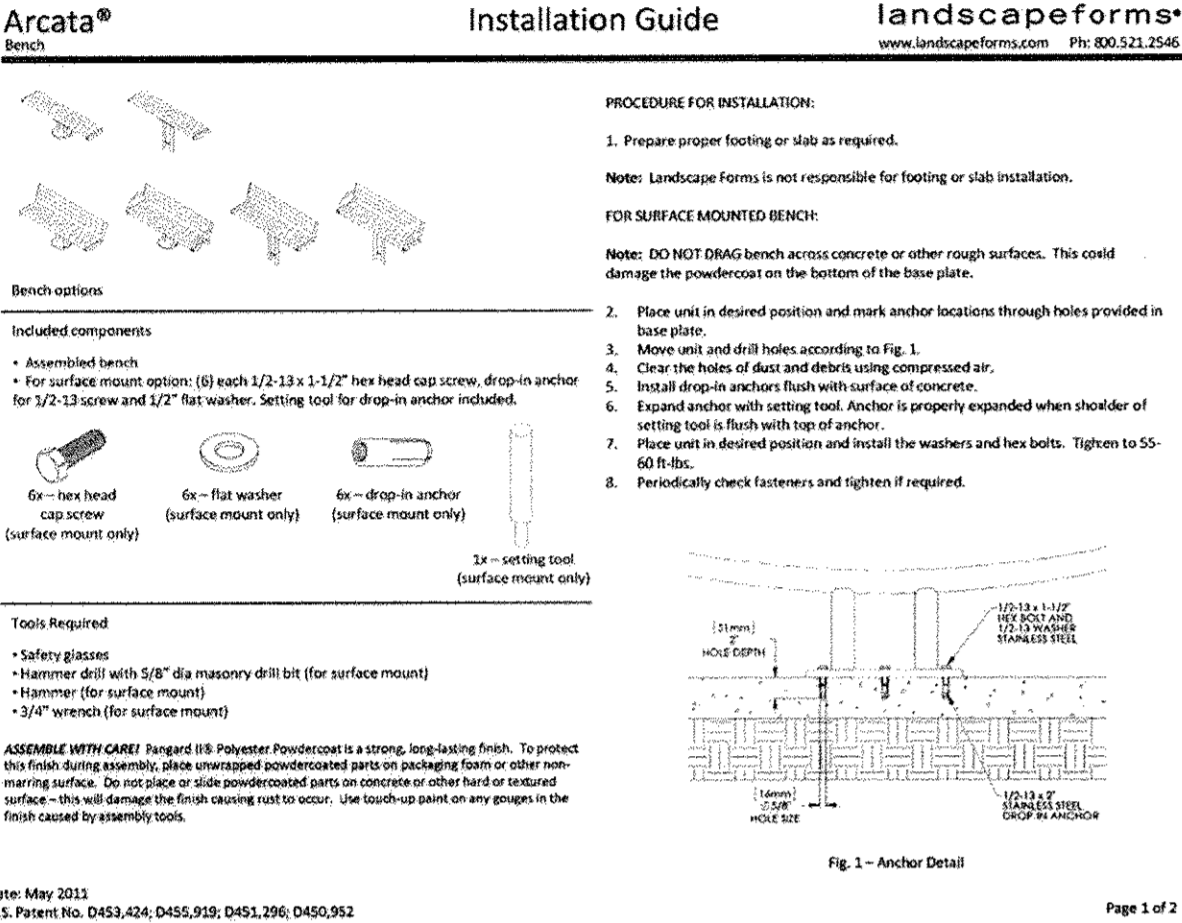
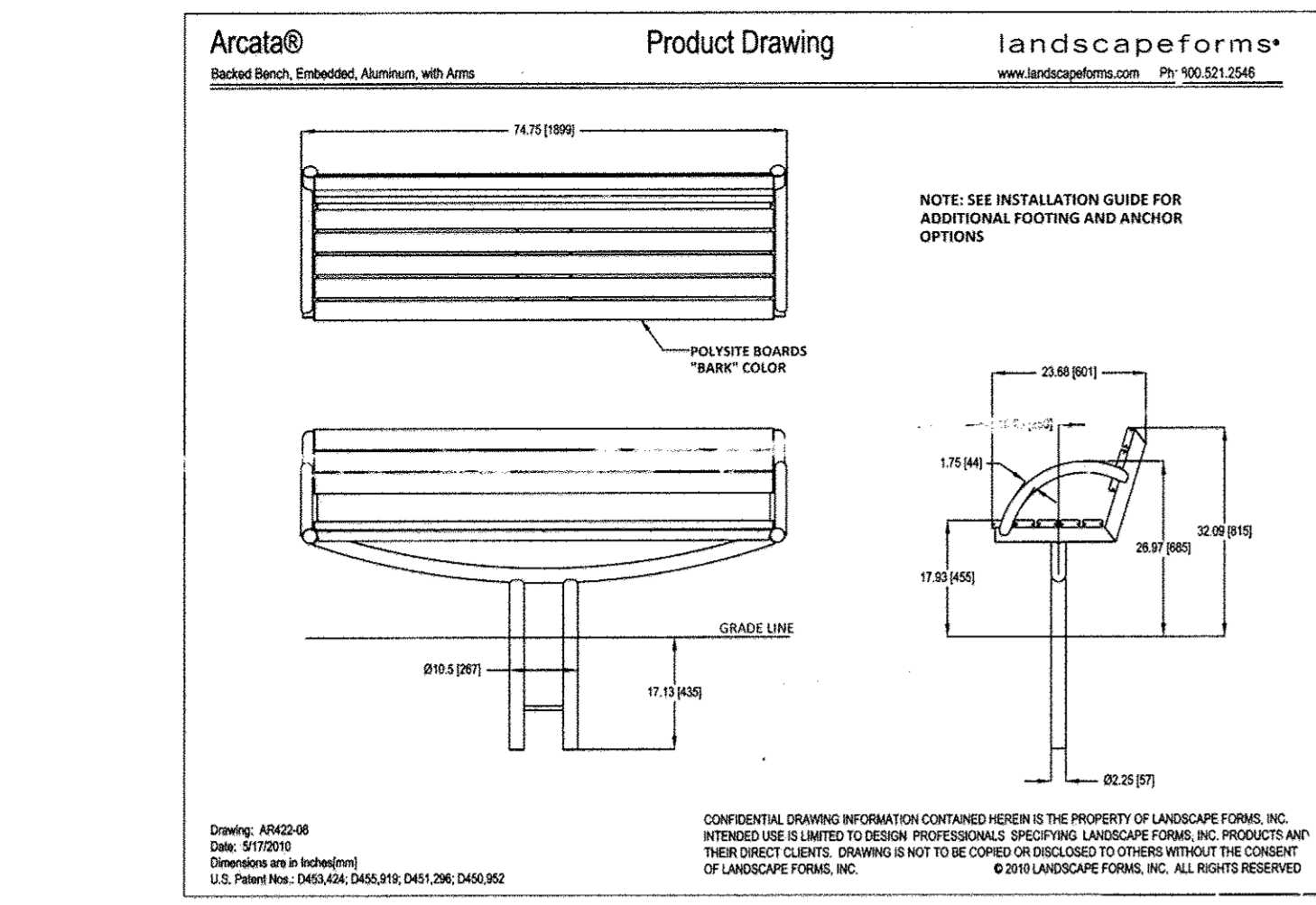
SITE DEVELOPMENT PLAN FOR BJS RESTAURANT AND BREWHOUSE  
LOCATION OF SITE: 6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18, PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
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Fax: (410) 621-7997  
www.BohlerEngineering.com

**B.R. ROWE**  
PROFESSIONAL ENGINEER  
LICENSE NO. 40888

SHEET TITLE: STORMWATER MANAGEMENT NOTES AND DETAILS  
SHEET NUMBER: 12

GENERAL NOTE: ALL DRAWINGS AND SPECIFICATIONS SHALL BE SUBJECT TO THE LATEST EDITIONS OF THE SPECIFICATIONS AND APPROPRIATE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL REGULATIONS AND CODES.



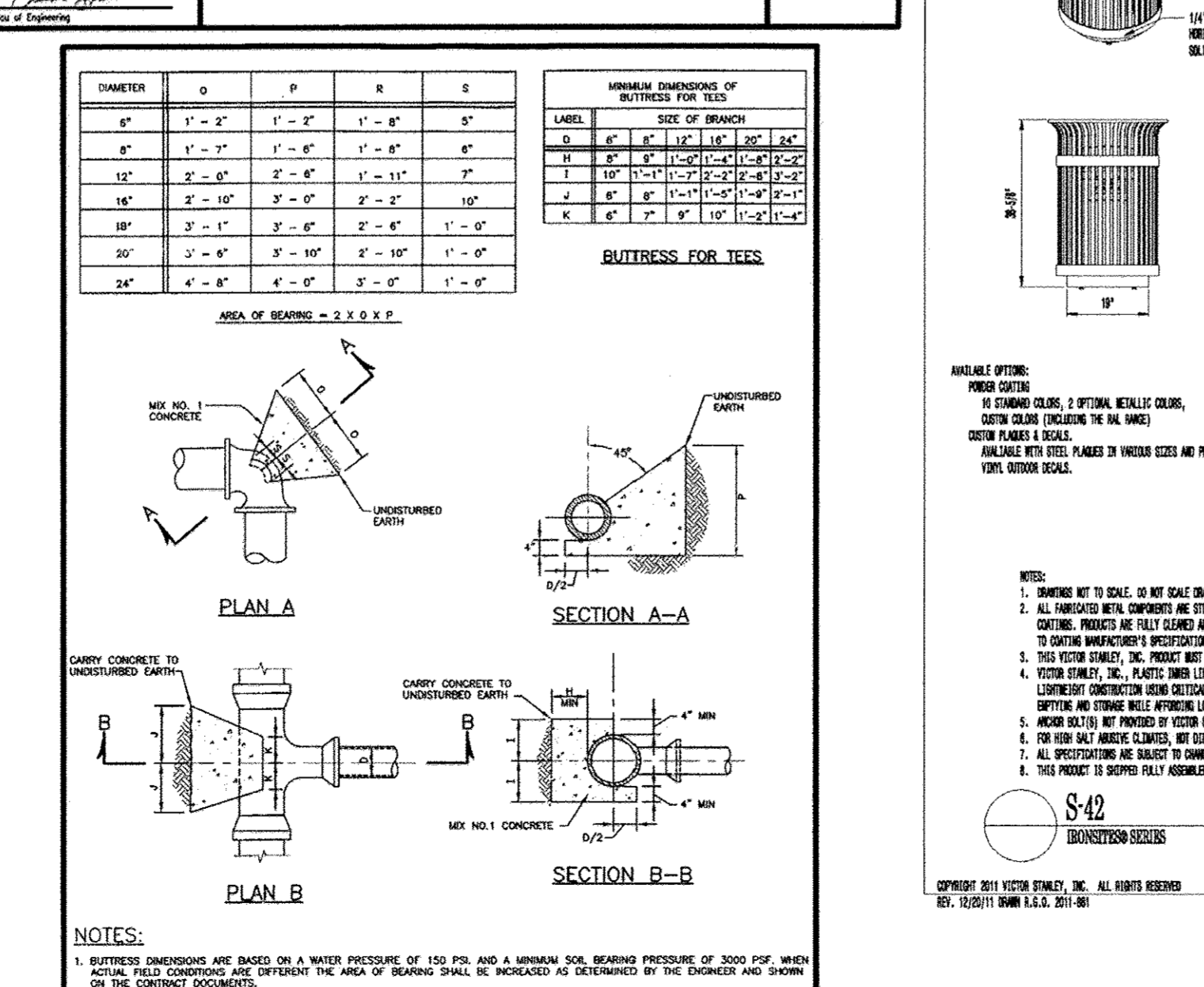
**BOLLARD MOUNTED ADA PARKING SIGN DETAIL**  
NOT TO SCALE

**NOTE: CONTRACTOR TO HIRE A GEOTECHNICAL ENGINEER TO COMPLETE CBR TESTS TO CONFIRM PAVEMENT SECTION.**

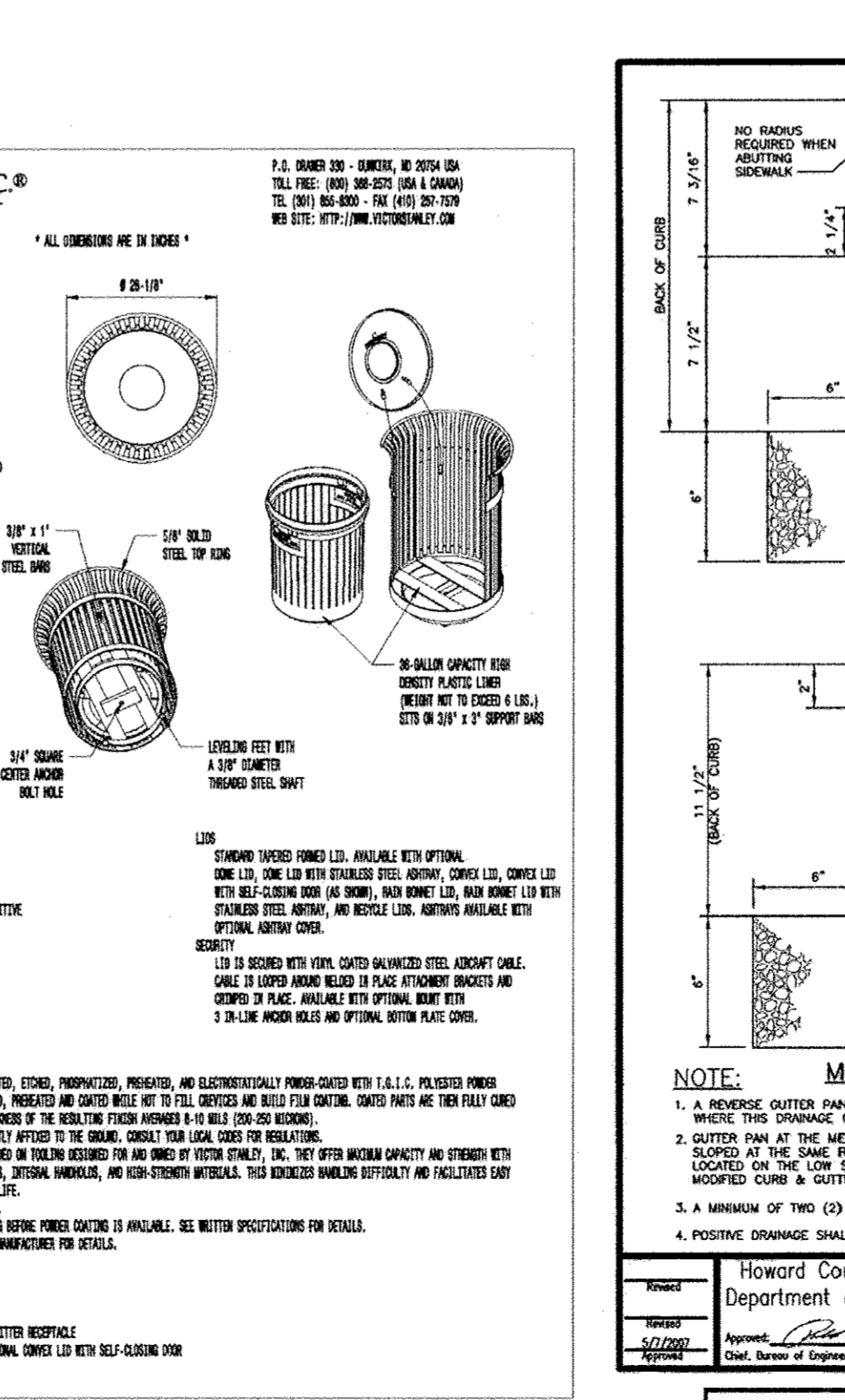
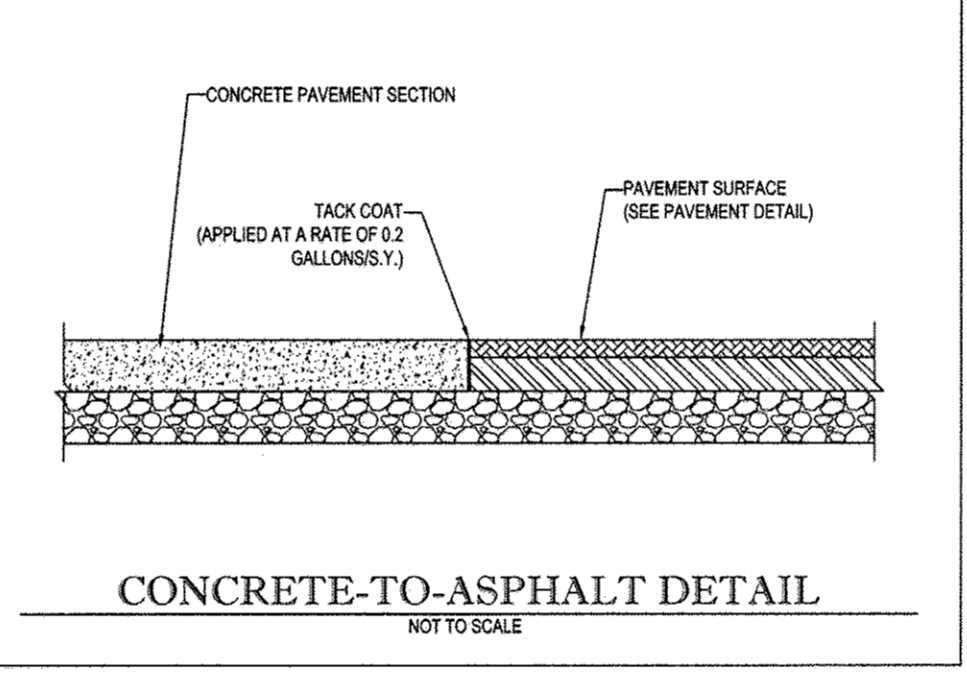
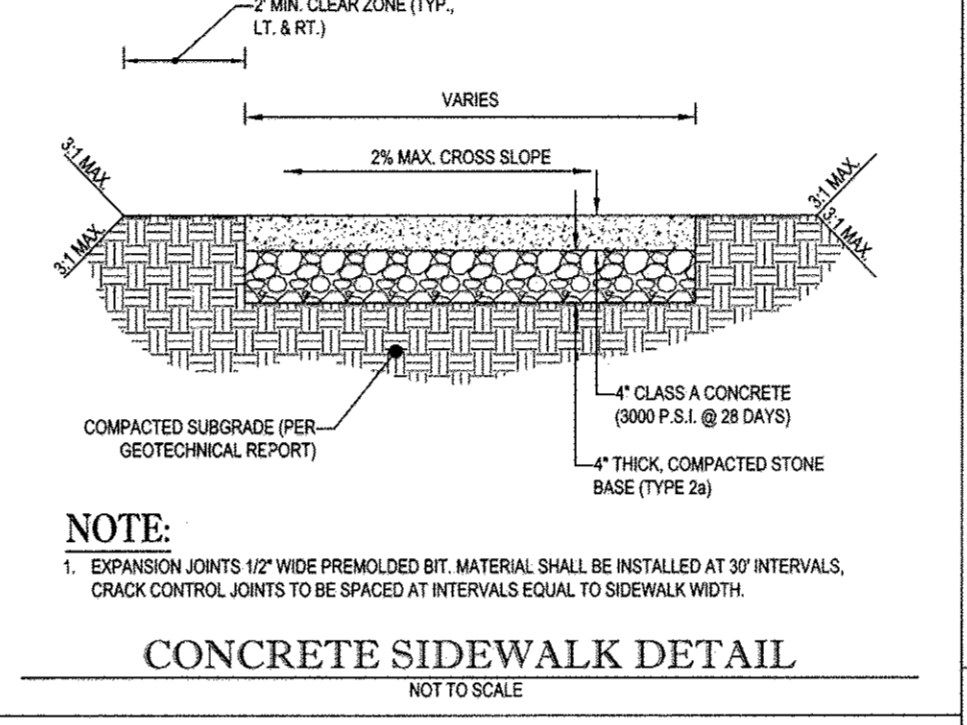
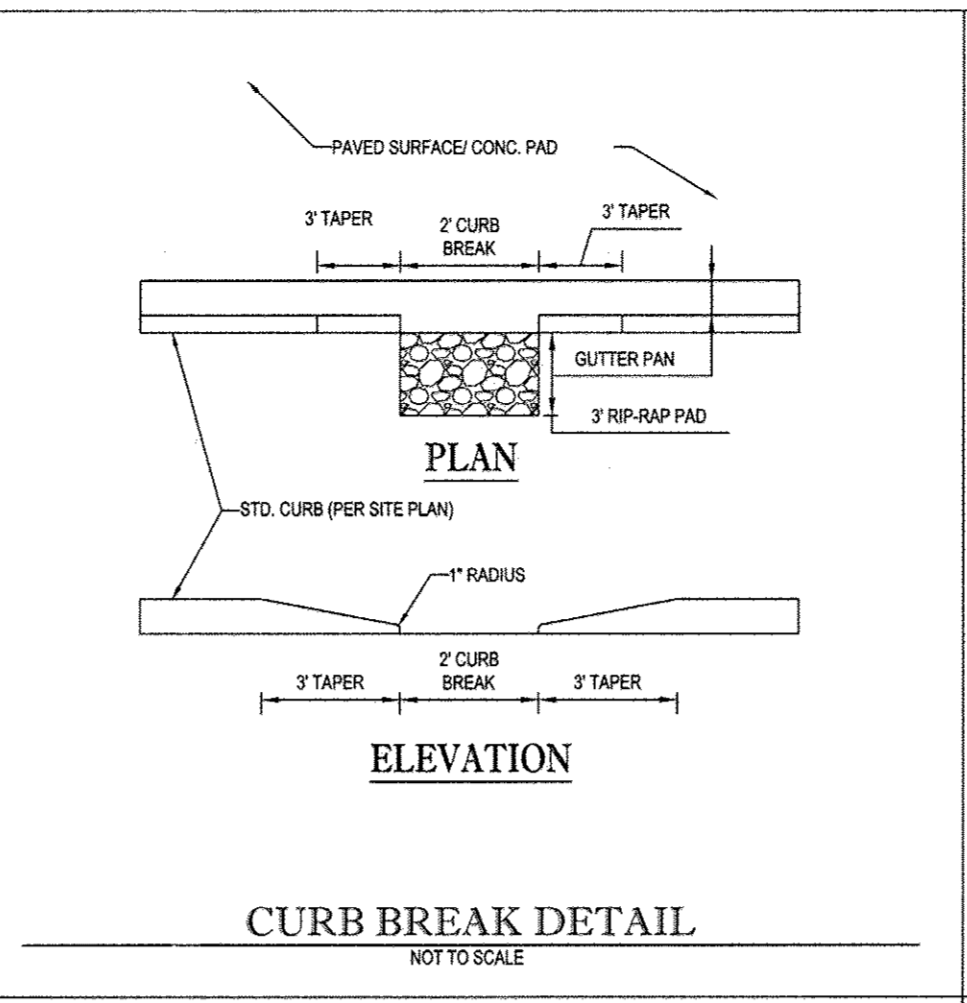
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 1/2	4	5	6	7	8	9
P-1	PARKING CURB RESIDENTIAL AND NON-RESIDENTIAL PARALLEL TO ROAD	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5						
		1.5	1.5	1.5	1.5	1.5	1.5	1.5
P-2	PARKING DRIVE ALLEYS THAT ADJACENT TO LOCAL STREET LOCAL DRIVE ALLEYS LOCAL DRIVE ALLEYS	2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0						
		2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-3	LOCAL DRIVE ALLEYS THAT ADJACENT TO LOCAL STREET LOCAL DRIVE ALLEYS LOCAL DRIVE ALLEYS	2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0						
		2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-4	MAJOR COLLECTORS MAJOR COLLECTORS	3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0						
		3.0	3.0	3.0	3.0	3.0	3.0	3.0

**MANUAL DIMENSIONS OF BUTTRESS FOR TEES**

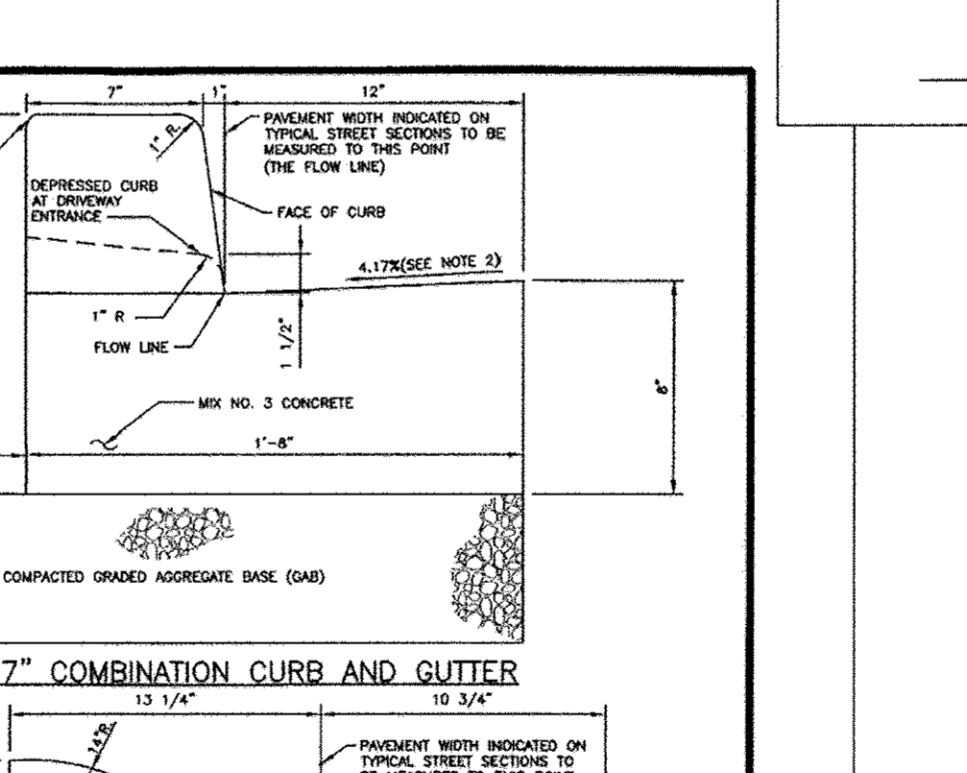
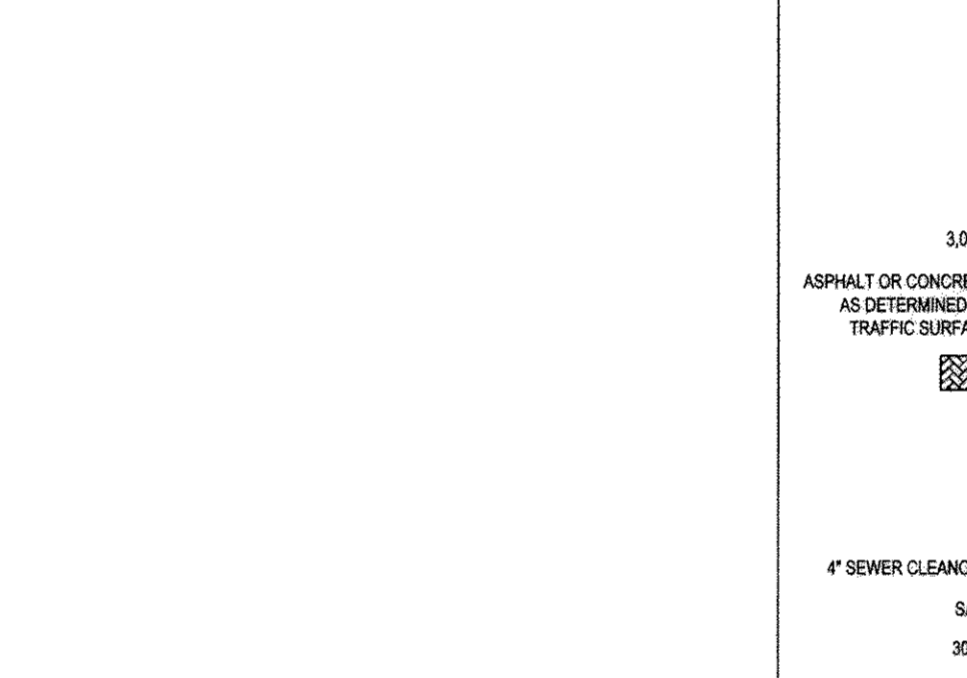
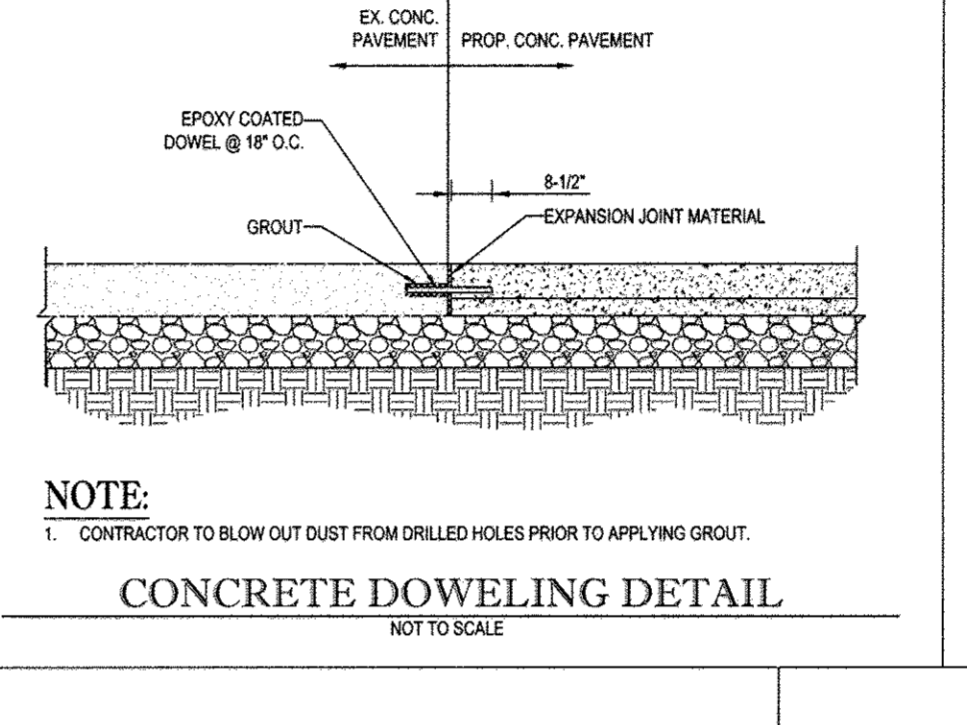
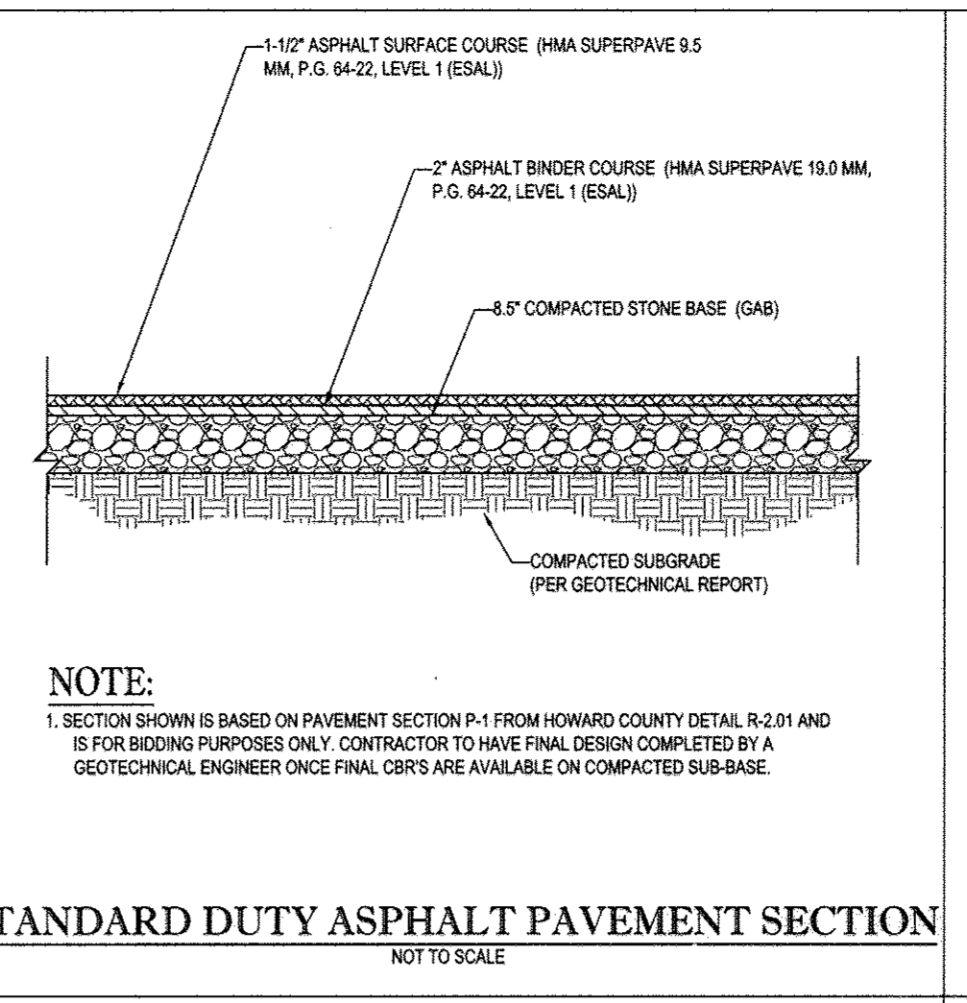
DIAMETER	D	P	R	S
8"	2"	3"	2"	2"
10"	3"	4"	3"	3"
12"	4"	5"	4"	4"
14"	5"	6"	5"	5"
16"	6"	7"	6"	6"
18"	7"	8"	7"	7"
20"	8"	9"	8"	8"
24"	10"	11"	10"	10"
30"	12"	14"	12"	12"



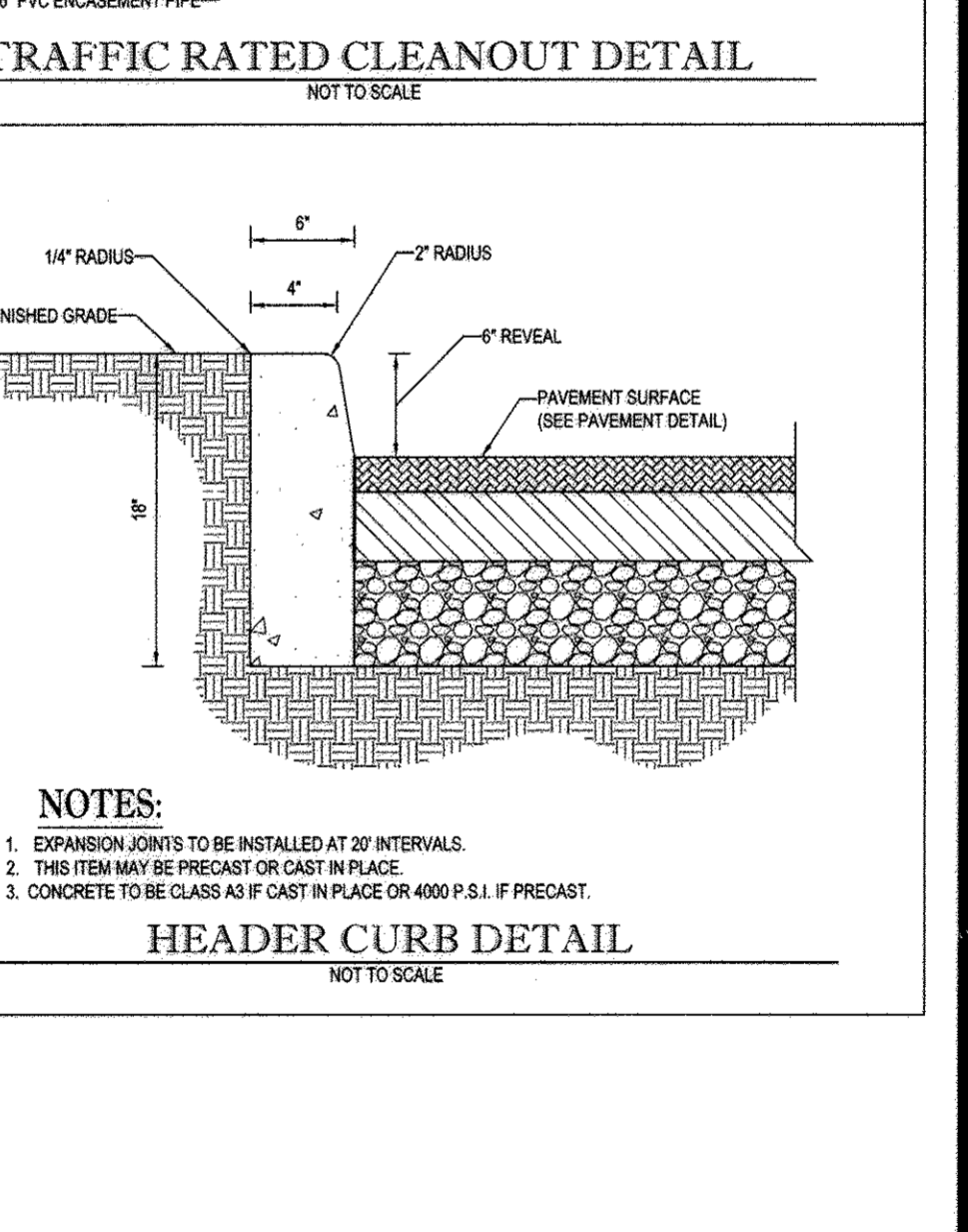
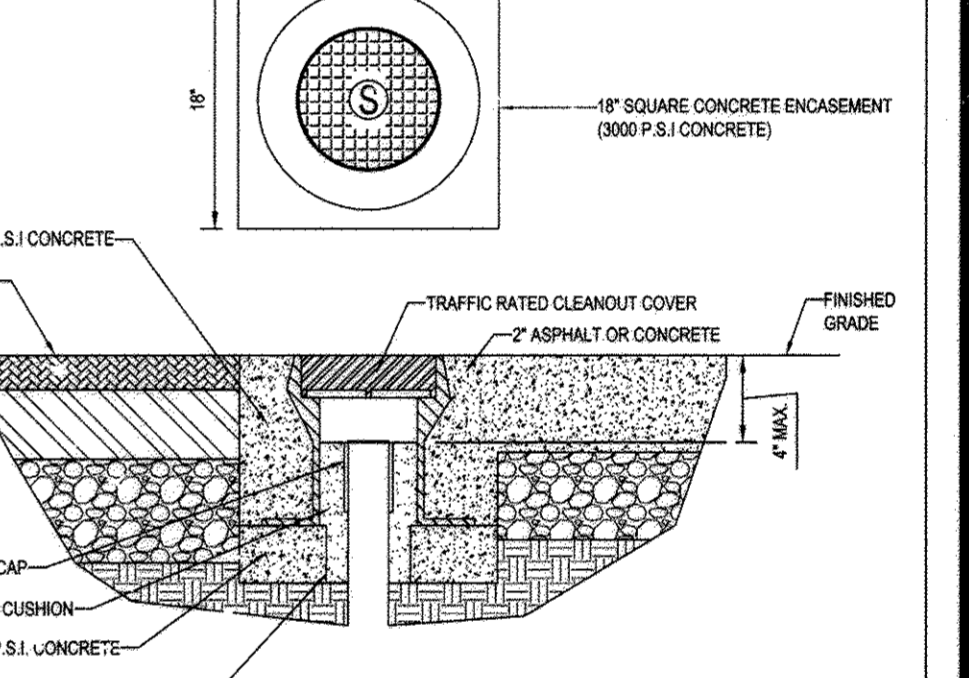
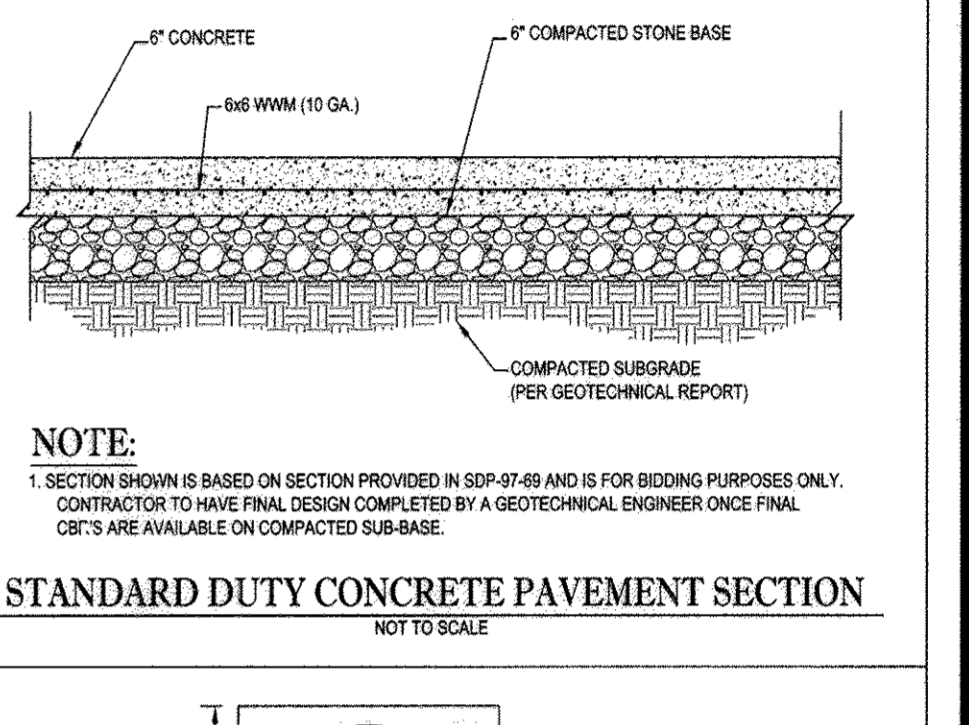
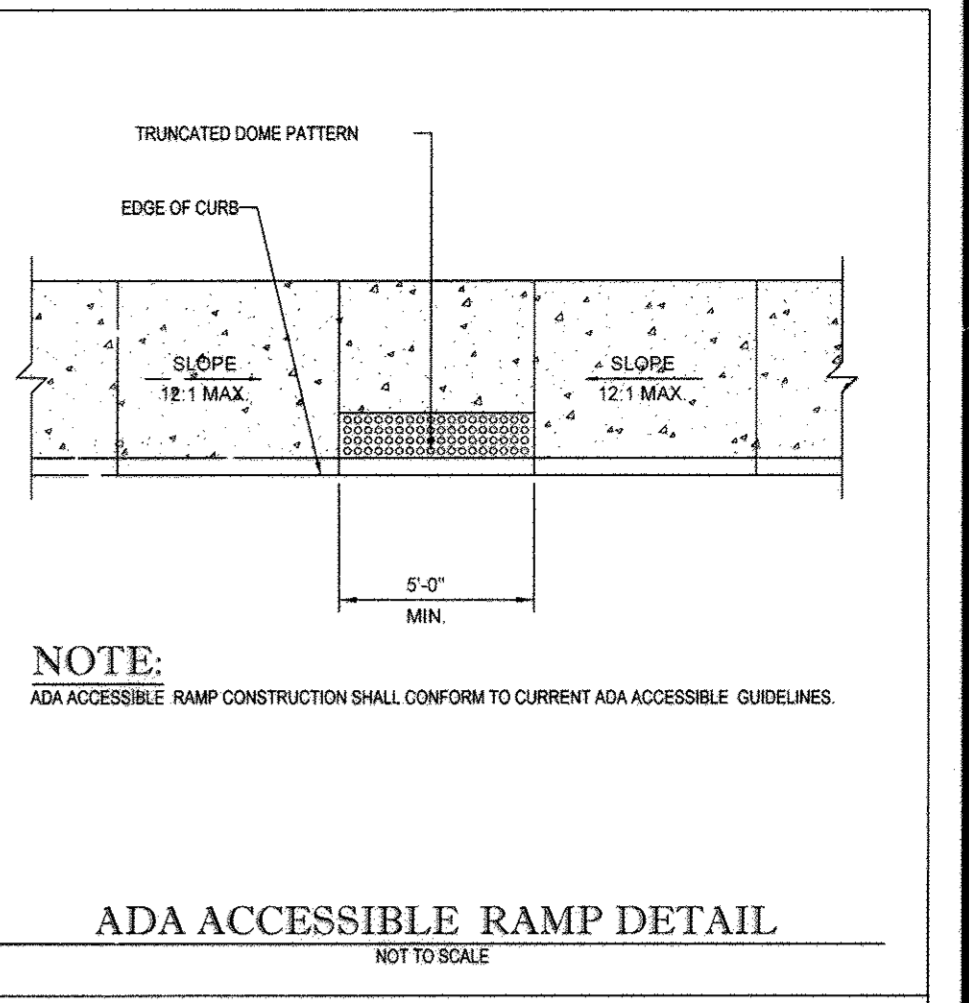
**NYLOPLAST**  
Department of Public Works  
Detail  
WATER MAIN  
Buttress  
Tee & 1/4 Bend  
W-2.23



**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
DATE: 5/1/16



**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
CHIEF DIVISION OF LAND DEVELOPMENT  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 7-21-16  
DATE: 6-10-16  
DATE: 6-25-16



**OWNER:** 6181 COLUMBIA CROSSING LLC  
1200 STEWART STREET  
BALTIMORE MD 21230  
CONTACT: STEVE WIGLER  
PHONE: (410) 992-5500

**DEVELOPER:** BJS RESTAURANTS, INC.  
7756 CENTER AVENUE, SUITE 300  
HUNTINGTON BEACH, CA 92647  
CONTACT: JOAN LEGUAY  
PHONE: (714) 500-2410

**PROFESSIONAL CERTIFICATION**  
I, BRANDON R. ROWE, 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. 4898, EXPIRATION DATE: 7/30/17.

**BOHLER ENGINEERING**  
CORPORATE OFFICE:  
4300 POND CREEK ROAD  
TOWSON, MD 21286  
OFFICES:  
1015 WILSON AVENUE  
TOWSON, MD 21286  
1000 W. CENTER AVENUE  
FORT LAUDERDALE, FL 33304  
1000 W. CENTER AVENUE  
FORT LAUDERDALE, FL 33304  
1000 W. CENTER AVENUE  
FORT LAUDERDALE, FL 33304  
CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**REVISIONS**

REV	DATE	COMMENT	BY
1	3/29/16	ADD TRASH RECEPTACLE DETAIL	RLB

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (WWW.1-800-245-4848) (PA 1-800-242-1779) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-327-7777) (DE 1-800-284-8559)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO: MD152076  
DRAWN BY: RLB  
CHECKED BY: CWA  
DATE: 06/22/16  
SCALE: AS SHOWN  
CAD I.D.: SDT

**PROJECT:**  
SITE DEVELOPMENT PLAN FOR BJS RESTAURANT AND BREWHOUSE

LOCATION OF SITE: 6181 COLUMBIA CROSSING CIRCLE  
ELECTION DISTRICT TAX MAP 36, GRID 18, PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

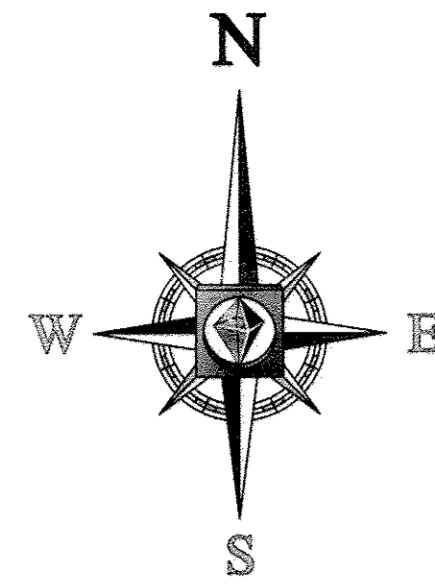
**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD, SUITE 601  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**B.R. ROWE**  
PROFESSIONAL ENGINEER  
EXPIRES 7/30/17

**CONSTRUCTION DETAILS**

SHEET NUMBER: 13

DATE: 5/1/16



N 556900  
E 1286200

TM 36-18-511-00 SKYLINE  
FRI 8 LP L. 4941 F. 386  
ZONE: NT  
USE: COMMERCIAL

$R=3669.70'$   
 $\Delta=000'06''44''$   
 $L=7.19'$   
CHB=N41°01'05"W  
CHD=7.19'

$R=65.00'$   
 $\Delta=059'16''45''$   
 $L=67.25'$   
CHB=S12°33'33"E  
CHD=64.29'

TM 36-18-511-AA  
COLUMBIA CROSSING LP.  
L. 4620 F. 402  
ZONE: NT  
USE: COMMERCIAL

TM 36-18-511-BB  
LEE AND KETTER DEVELOPMENT CO.  
L. 5044 F. 448  
ZONE: NT  
USE: COMMERCIAL

TM 36-18-511-W  
COLUMBIA FARRIS ASSOC. LP

**HOWARD COUNTY, MD  
COMPLIANCE CHART:**

TABLE 1 PERIMETER LANDSCAPE TYPES - BASED ON ADJACENT LAND USE			
LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREE(S) PER LINEAR FOOT	EVERGREEN TREE(S) PER LINEAR FOOT
A	LIGHT BUFFER	1:60	0
B	MODERATE BUFFER	1:50	1:40
C	HEAVY BUFFER	1:40	1:20
D	SCREEN	1:60	1:10
E	BUFFER - PARKING ADJ. TO ROADWAY	1:40	0

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES(S)</b>					
LSR	7	LIQUIDAMBAR STRYACUFLA ROTUNDIFOLIA	SEEDLESS SWEETGUM	2 1/2" CAL.	B#6
<b>ORNBAL TREES(S)</b>					
BN	1	BETULA NIGRA	MULTI STEM BIRCH	8" H	B#8
LI	5	LAGERSTROEMIA INDICA	COMMON CROPPERTITLE	8" H	B#8
<b>DECIDUOUS SHRUB(S)</b>					
HAA	6	HIBISCUS SYRIACUS 'ANNABELLE'	ANNABELLE HIBISCUS	3"4	L#4
PG	5	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	18" H	B#1 CAN
RABFC	10	ROSA 'APPLE BLOSSOM FLOWER CARPET'	APPLE BLOSSOM CARPET ROSE	2 GAL	CONTAINER
RAL	300	RUBUS AROMATICUS 'REDLIP'	GROLOW RUBUS	1 GAL	CONTAINER
RK	5	ROSA 'NODOSUM'	KNOCKOUT ROSE	2 GAL	CONTAINER
SBW	5	SPIRAEA 'SUNLIT WATSON WATERER'	ANTHONY WATERER SPIRAEA	18" H	B#1 CAN
SLS	4	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIRAEA	24" H	B#1 CAN
VCA	10	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	30" H	B#6
<b>EVERGREEN SHRUB(S)</b>					
ICB.R	18	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	24" H	B#1 CAN
ICH	8	ILEX ORENATA 'HELLER'	HELLER JAPANESE HOLLY	15" H	B#1 CAN
ISD	20	ILEX VOMITORIA 'STONES DAMP'	STONES DAMP YAWPON HOLLY	30" H	B#1 CAN
JAP	8	JUNIPERUS DAURICA 'PARSON'	PARSON JUNIPER	15" H SPRL.	B#1 CAN
PKL	3	PINUS LAURICERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24" H	B#1 CAN
PPG	5	RHOODOENDRON 'PURPLE GEM'	PURPLE GEM RHOODOENDRON	24" H	B#1 CAN
VR	5	VIBURNUM X RHYTHYDOPHYLLUM	LEATHERLEAF VIBURNUM	3"4	B#8
<b>GROUND COVERS</b>					
JHW	16	JUNPERUS HORIZONTALIS 'WILTON'	WILTONS BLUE JUNGLE JUNIPER	15" H SPRL	B#1 CAN
<b>PERENNIAL(S)</b>					
HCC	20	HEMEROCALLIS 'CHERRY CHECKS'	CHERRY CHECKS DAYLILY	2 GAL.	CONTAINER
HEW	45	HEMEROCALLIS 'EENE WEENE'	EENE WEENE DAYLILY	2 GAL.	CONTAINER
HF	19	HOSTA 'FORTANSI' 'AUREO MARGINATA'	VAREGATED HOSTA	2 GAL.	CONTAINER
HM	48	HEMEROCALLIS 'PARSON ME'	PARSON ME DAYLILY	2 GAL.	CONTAINER
NC	24	IRIS 'VERSICOLOR'	BLUE FLAG IRIS	PLUG	
JE	34	JUNCUS EFFUSUS	COMMON RUSH	PLUG	
LWV	300	LIROPE MUSCARI 'VAREGATI'	VAREGATED LILYTURF	1 PT.	CONTAINER
NFD	43	HEPETA 'FAUSSON' 'DROPMORE'	DROPMORE CAT MINT	2 GAL.	CONTAINER
<b>ORNAMENTAL GRASSES(S)</b>					
CAF	402	CALAMAGROSTIS ARUNDINACEA 'VARI FERRISER'	FEATHER REED GRASS	2 GAL.	CONTAINER
MSM	3	MISCHLANTHUS SINEENSIS 'MORNING LIGHT'	SILVER VAREGATED MARDEN GRASS	2 GAL.	CONTAINER
MYU	3	'MISANTHUS SINEENSIS 'YAGLUMA'	DWARF SILVER GRASS	2 GAL.	CONTAINER
PHJ	40	PENNISETUM ALPICOLORIENSIS 'HAMELI'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
PJM	8	PANICUM VIREGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
<b>SHADE TREES</b>					
CAL	402	CALAMAGROSTIS ARUNDINACEA 'VARI FERRISER'	FEATHER REED GRASS	2 GAL.	CONTAINER
MSM	3	MISCHLANTHUS SINEENSIS 'MORNING LIGHT'	SILVER VAREGATED MARDEN GRASS	2 GAL.	CONTAINER
MYU	3	'MISANTHUS SINEENSIS 'YAGLUMA'	DWARF SILVER GRASS	2 GAL.	CONTAINER
PHJ	40	PENNISETUM ALPICOLORIENSIS 'HAMELI'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
PJM	8	PANICUM VIREGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER

HOWARD COUNTY - SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING			
NUMBER OF PARKING SPACES		NUMBER OF TREES PROVIDED:	
9 (INCLUDING 5 ADA SPACES)		1	
NUMBER OF TREES REQUIRED: (1/20 SPACES)		NUMBER OF TREES REQUIRED: 1	
NUMBER OF PLANTS PROVIDED: 1		NUMBER OF PLANTS PROVIDED: 1	
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (1/10 SPACES)		NUMBER OF LANDSCAPE ISLANDS PROVIDED: 1	
		*3" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	

VEHICULAR INGRESS/EGRESS RESTRICTED ALONG THIS LINE  
PLAT MDR 12064  
PLAT MDR 12178  
PLAT MDR 12487

MD. RT. 175  
VARIABLE WIDTH R/W  
PUBLIC PAVED  
LIFT: 50 MPH

**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.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: 05/05/2016  
DATE: 05/05/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF: Kathleen Dool DATE: 10-4-16  
CHIEF DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 10-1-16  
DIRECTOR - DEPARTMENT OF PLANNING AND ZONING: [Signature] DATE: 10-4-16

SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION/AREA: 1/1 DIED # 926577 PLAT # 12488  
PREVIOUS FILE No.: SDP-97-69, F-07-54, WP-96-33, PB-302, FDP-226-A-1, SP-95-06, FP-95-114, SDP-95-70, F-96-11, JPP-95-94, SDP-95-114, 24-3463-D, ECP-16-027

OWNER: 6181 COLUMBIA CROSSING LLC  
1200 STELLAR STREET  
UNIT 910  
BALTIMORE MD 21230  
CONTACT: STEVE WGLER  
PHONE: (410) 992-9500  
DEVELOPER: B/S RESTAURANTS, INC.  
7785 CENTER AVENUE, SUITE 300  
HUNTINGTON BEACH, CA 92647  
CONTACT: JOAN LEGUAY  
PHONE: (714) 500-2410  
TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL 511 PARCEL P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION  
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3897, EXPIRATION DATE: 06/30/2016

**BOHLER ENGINEERING**  
CORPORATE OFFICE: WARREN, NJ  
OFFICES:  
SOUTHBRIDGE, MA  
BOSTON, MA  
ROCKY HILL, CT  
CENTER VALLEY, PA  
TAMPA, FL  
PHILADELPHIA, PA

**PROJECT MANAGERS**  
SOUTHBRIDGE, MA  
ROCKY HILL, CT  
CENTER VALLEY, PA  
TAMPA, FL  
PHILADELPHIA, PA

**LANDSCAPE ARCHITECTS**  
SOUTHBRIDGE, MA  
ROCKY HILL, CT  
CENTER VALLEY, PA  
TAMPA, FL  
PHILADELPHIA, PA

REVISIONS			
REV	DATE	COMMENT	BY
1	8/8/16	ISSUED FOR CONSTRUCTION	RLB
2	10/1/16	REVISIONS	CE

APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA AND DELAWARE, CALL: 811 (WV: 1-800-245-4644) (PA: 1-800-242-2778) (DC: 1-800-267-7777) (VA: 1-800-552-7001) (MD: 1-800-252-7777) (DE: 1-800-292-6659)

SITE DEVELOPMENT PLAN  
FOR  
B/S RESTAURANT AND BREWHOUSE

LOCATION OF SITE  
6181 COLUMBIA CROSSING  
CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18,  
PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD,  
SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**E.R. McWILLIAMS**  
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SHEET NUMBER: **14**

# LANDSCAPE SPECIFICATIONS

**1. SCOPE OF WORK:**  
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

## 2. MATERIALS

- GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
- TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND GLAY CLUMPS.
- LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDS OR SOODS IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
  - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
  - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS.
  - SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEEGED TO HOLD SOD IN PLACE.
- MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE 18" WIDE PEA GRAVEL BORDER 3" MINIMUM DEPTH OVER PERMEABLE WEED BARRIER LANDSCAPE FABRIC. SAMPLE TO BE APPROVED BY OWNER. NO PLANT MATERIAL IN THE PEA GRAVEL. ALL OTHER AREAS SHALL BE MULCHED WITH A 2" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FERTILIZER
  - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED & DISPERSED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
  - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- PLANT MATERIAL
  - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
  - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON ALL AT LEAST ONE YEAR OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
  - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLOSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
  - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
  - CALIPER MEASUREMENTS OF NURSERY-GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GRADE EXCEEDS FOUR INCHES (4"), IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
  - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

**3. GENERAL WORK PROCEDURES:**  
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

**4. SITE PREPARATIONS:**  
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE CUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

**5. TREE PROTECTION:**  
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

**6. SOIL MODIFICATIONS:**  
A. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

**7. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.

**8. TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

**9. PLANTING:**  
A. INSOFAIR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

**10. TRANSPLANTING (WHEN REQUIRED):**  
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

**11. WATERING:**  
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLES ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

**12. GUARANTEE:**  
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

**13. CLEANUP:**  
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

**14. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.

**15. TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

**16. ON-SITE TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

**17. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.

**18. TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

**19. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.

**20. TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

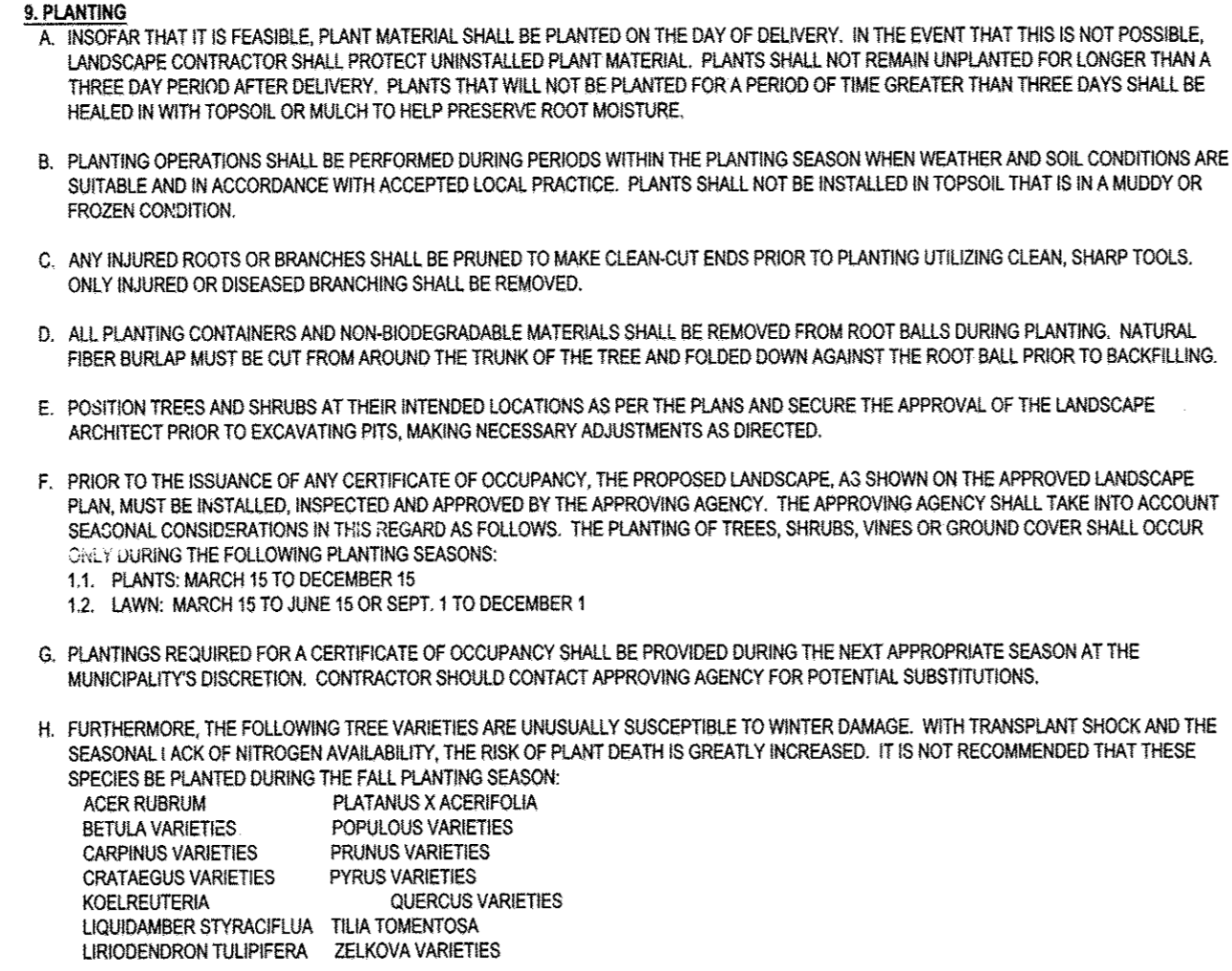
**21. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.

**22. TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

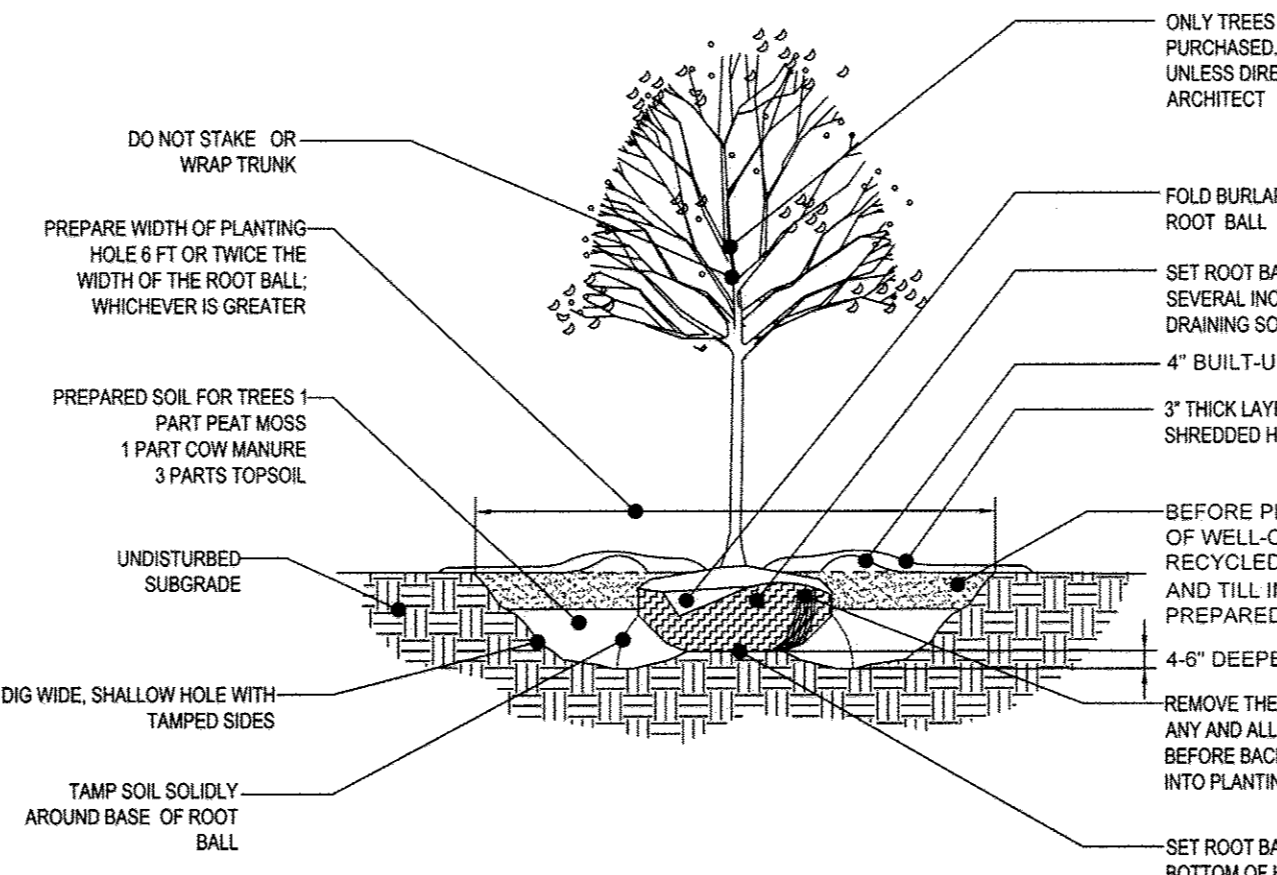
**23. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.

**24. TOPSOILING:**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBGRADE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

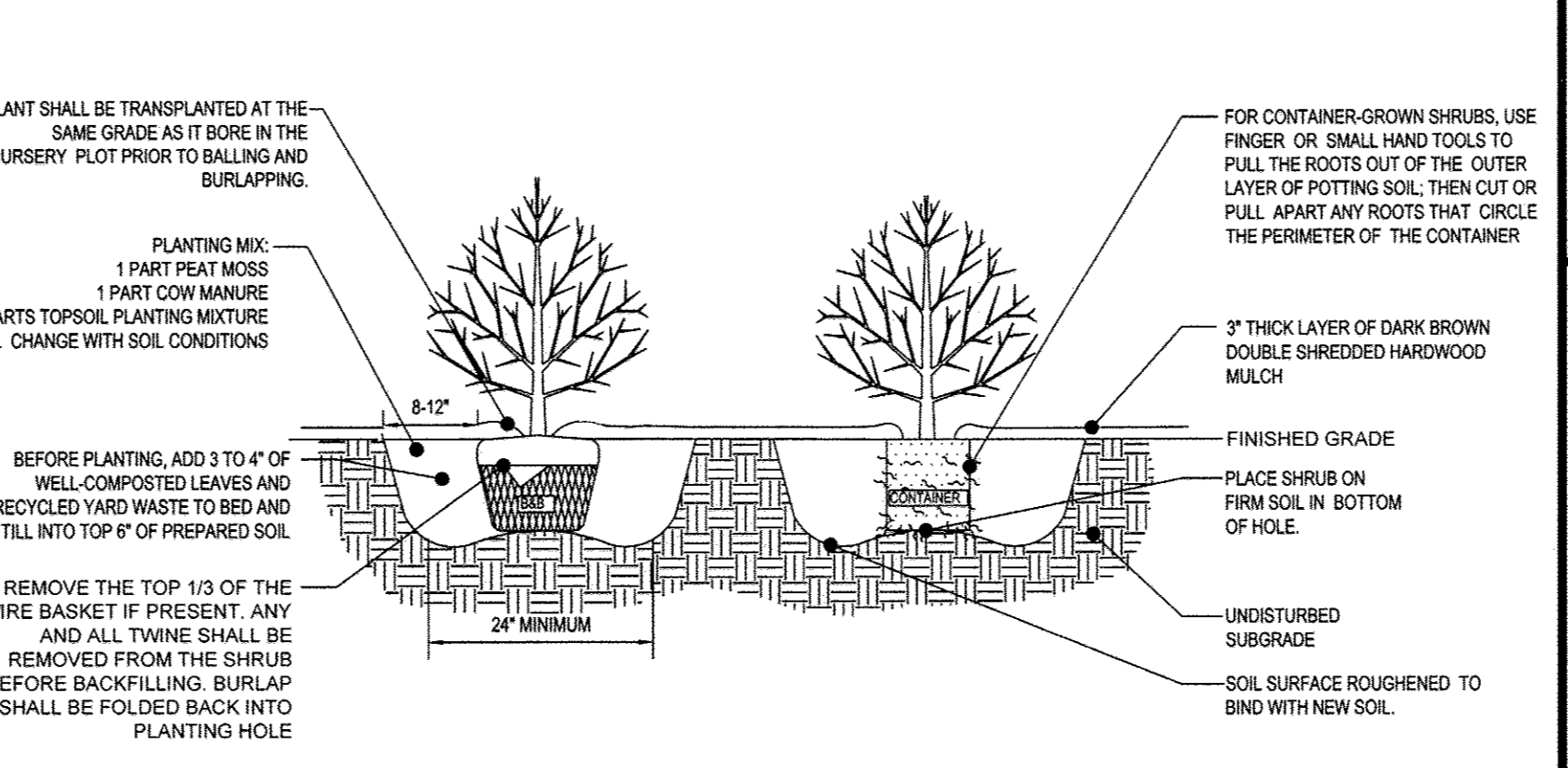
**25. FINISHED GRADING:**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.



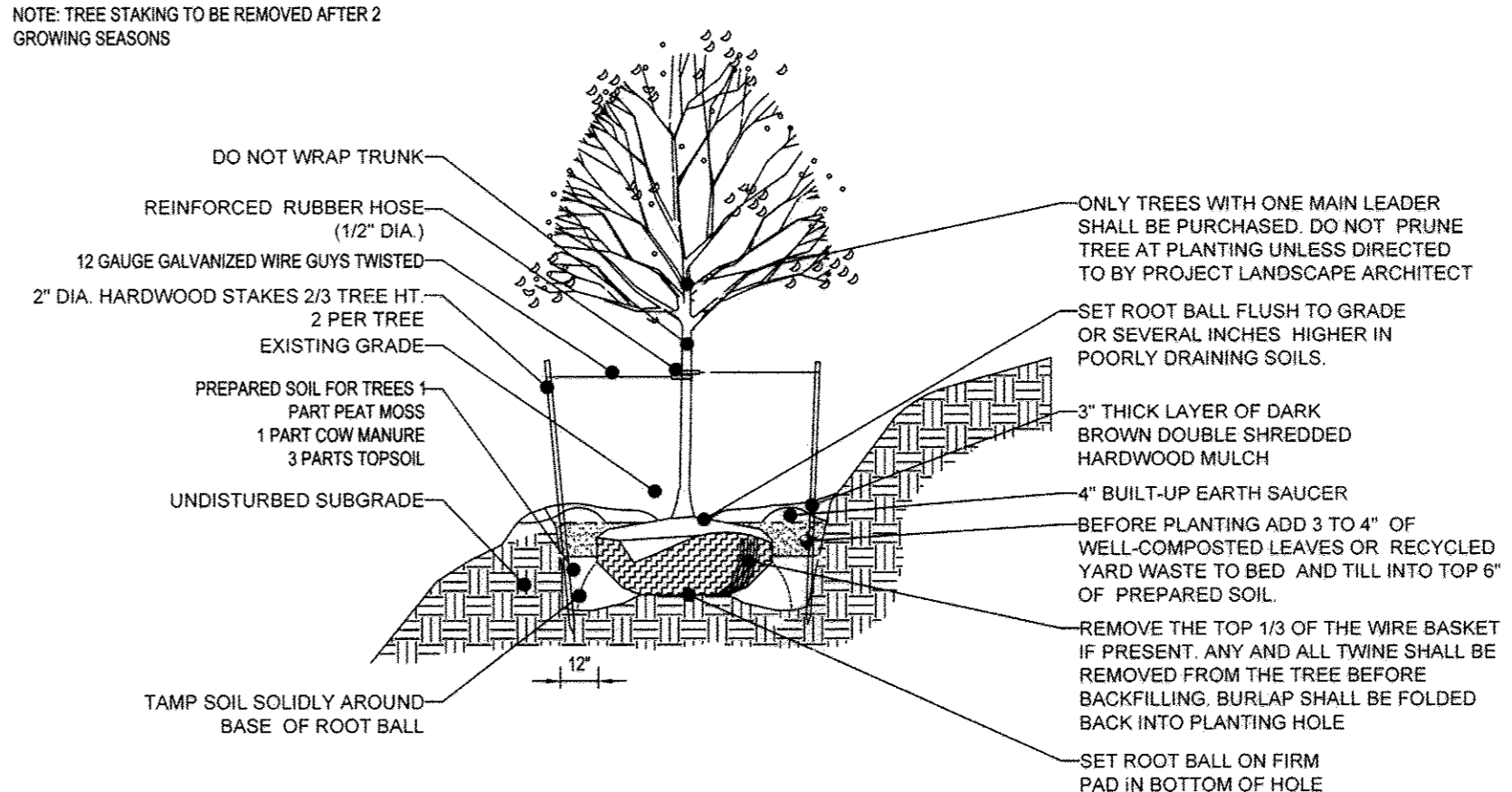
EVERGREEN TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



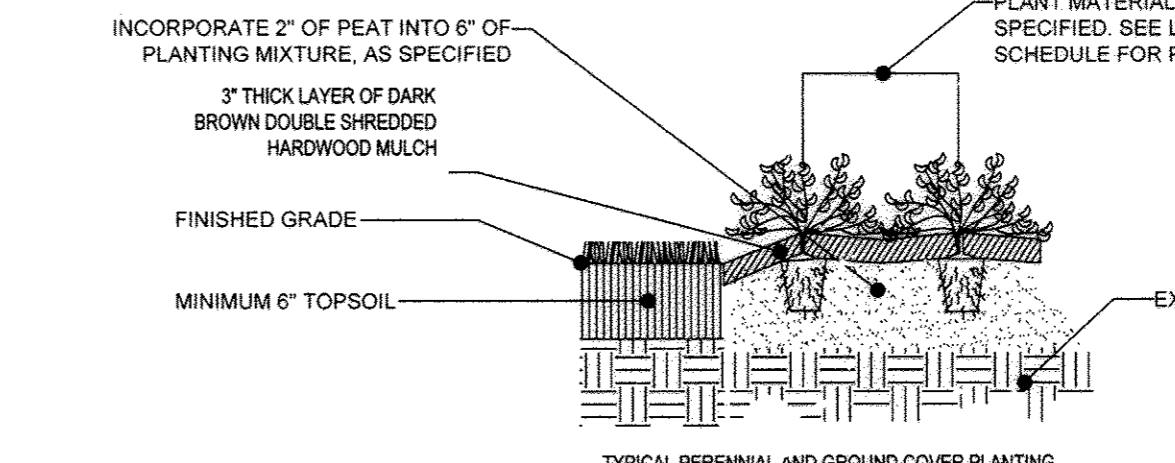
TREE PLANTING ON SLOPE DETAIL

## SEEDING SPECIFICATIONS

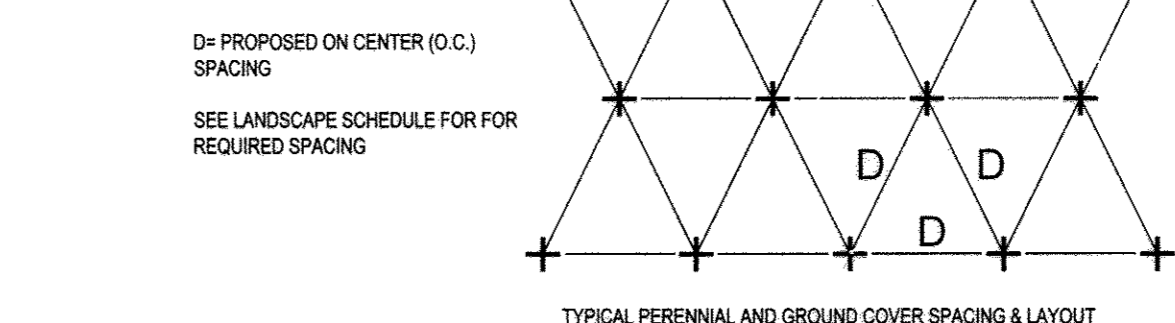
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES: PERENNIAL RYEGRASS 1/2 LB/1,000 SQ FT KENTUCKY BLUEGRASS 1 LB/1,000 SQ FT RED FESCUE 1 1/2 LB/1,000 SQ FT SPREADING FESCUE 1 1/2 LB/1,000 SQ FT FERTILIZER (20:10:10) 90 LB/1,000 SQ FT MULCH
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

## OWNER MAINTENANCE RESPONSIBILITIES

- UPON OWNERS' (OR OWNER CONTRACTORS') COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
  - TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
  - TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVEL SURFACES) OR AS OTHERWISE INDICATED ON THE PLANS.
  - VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
  - FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.
- THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.



PERENNIAL/GROUND COVER PLANTING DETAIL



PERENNIAL/GROUND COVER PLANTING DETAIL

**BOHLER ENGINEERING**  
CORPORATE OFFICE:  
WARREN, NJ  
SOUTHWEST BOSTON MA OFFICES:  
BOSTON, MA  
NEWTON, MA  
WILMINGTON, MA  
ALBANY, NY OFFICES:  
ROCKVILLE, VA OFFICES:  
FALLS CHURCH, VA  
DORT VALLEY, PA  
CENTER VALLEY, PA  
TAMPA, FL  
PHILADELPHIA, PA

REV	DATE	COMMENT	BY

PROTECTIVE SIGNAGE  
**NOT APPROVED FOR CONSTRUCTION**  
PROJECT No. MD152078  
DRAWN BY RLB  
CHECKED BY CWA  
DATE 06/22/16  
SCALE 1" = 4'  
CAD ID: LPB

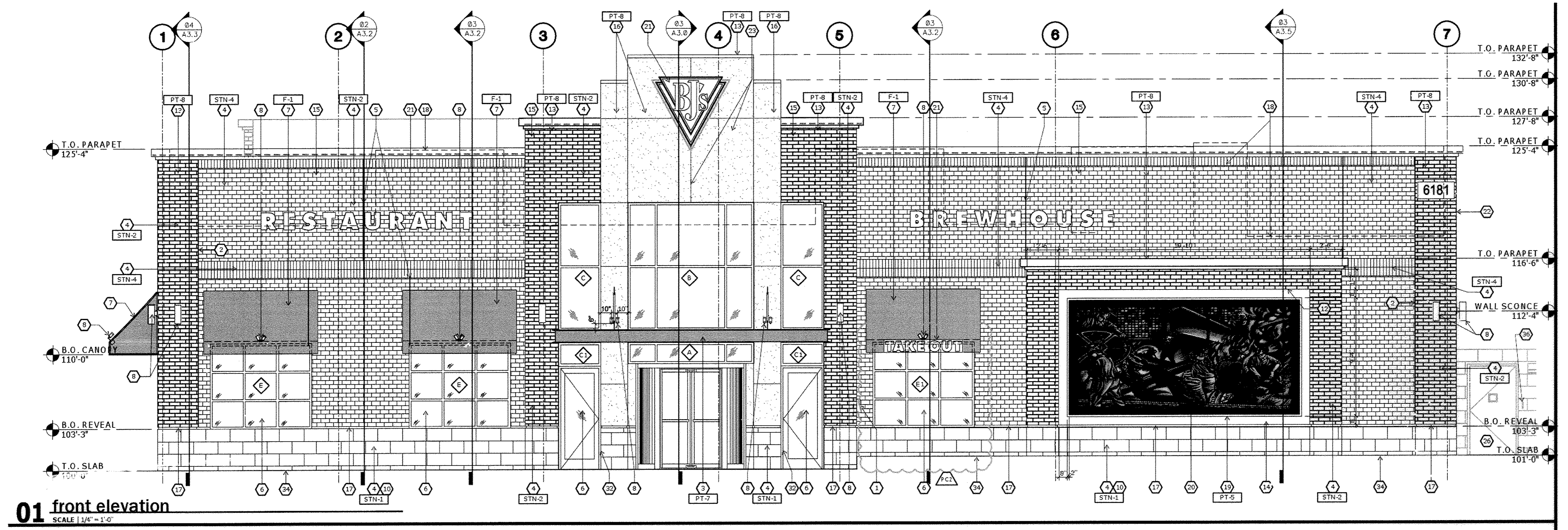
**SITE DEVELOPMENT PLAN**  
FOR  
**BJ'S RESTAURANT AND BREWERY**  
LOCATION OF SITE  
6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18,  
PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD,  
SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7997  
www.BohlerEngineering.com

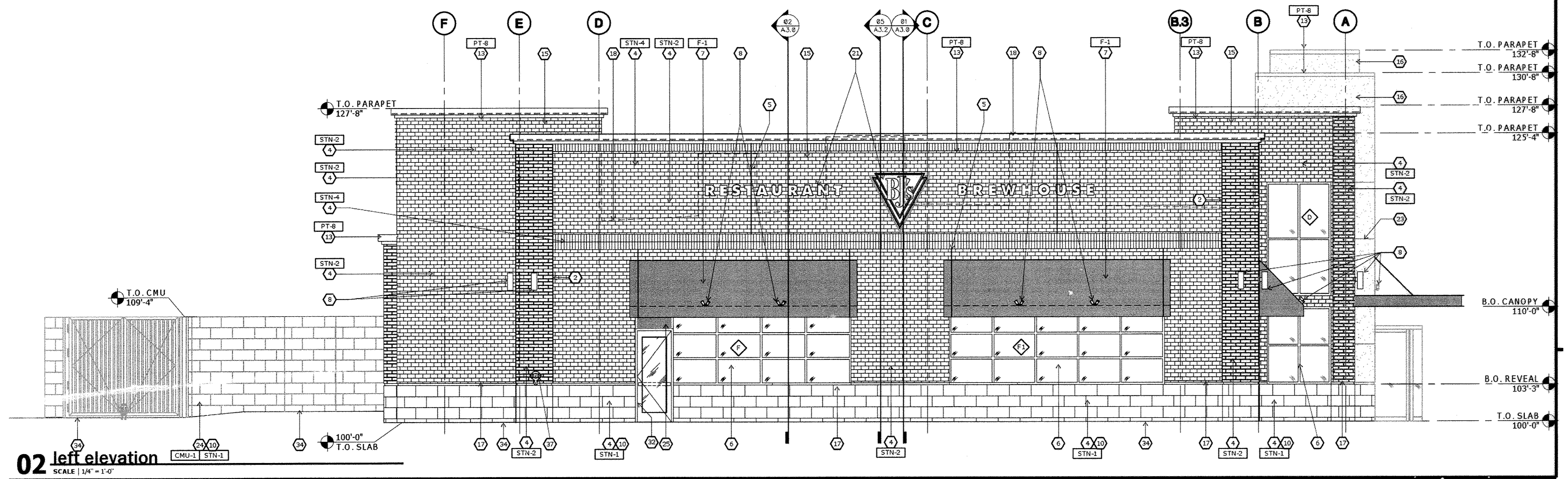
**E.R. McWILLIAMS**  
REGISTERED LANDSCAPE ARCHITECT  
SHEET TITLE  
**LANDSCAPE NOTES AND DETAILS**  
SHEET NUMBER  
**15**

APPROVED DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 7-21-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6-18-16  
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING DATE 6-25-16

SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION/AREA: T11 DEED # 305507 PLAT # 12489  
PREVIOUS FILE No. SDP-97-69, F-97-54, WP-96-53, PB-502, FDP-226-A-1, SP-95-08, FP-96-114, SDP-96-79, F-96-41, WP-96-94, SDP-96-114, 24-3463-D, ECP-16-027  
TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL: 511 PARCEL P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
PROFESSIONAL CERTIFICATION  
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 9/29/2016



**01 front elevation**  
SCALE 1/4" = 1'-0"



**02 left elevation**  
SCALE 1/4" = 1'-0"

GENERAL NOTE:  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 5/5/16

ELEVATIONS SHOWN ON THIS SHEET ARE FROM PLANS RECEIVED FROM WD PARTNERS TITLED 'EXTERIOR ELEVATIONS' LAST REVISED 2/4/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF DIVISION OF LAND DEVELOPMENT DATE 7-21-16  
CHIEF ENGINEERING DIVISION DATE 6-18-16  
DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE 6-25-16

SUBDIVISION NAME: RT. 175 COMMERCIAL  
SECTION AREA: 1/1  
DEED # 309877  
PLAT # 12489  
PREVIOUS FILE NO.: SD7-97-59, F-97-54,  
WP-96-33, PB-302, FDP-226-A-1, SP-95-58,  
FP-96-114, SDP-96-76, F-96-41, WP-96-94,  
SDP-96-114, 24-3463-D, ECP-16-027

OWNER: 6181 COLUMBIA CROSSING LLC  
1200 STELUART STREET  
UNIT 910  
BALTIMORE MD 21230  
CONTACT: STEVE WGLER DATE  
PHONE: (410) 992-5500  
DEVELOPER: BJS RESTAURANTS, INC.  
7785 CENTER AVENUE, SUITE 300  
HUNTINGTON BEACH, CA 92647  
CONTACT: JOAN LEGUAY  
PHONE: (714) 900-2410  
TAX MAP: 36 GRID: 18 ZONED: NT  
PARCEL: 511 PARCEL P  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
PROFESSIONAL CERTIFICATION  
I, BRANDON R. ROWE, 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. 40808, EXPIRATION DATE: 7/31/17

**BOHLER ENGINEERING**  
CORPORATE OFFICE:  
WARREN, NJ  
OFFICES:  
BOSTON, MA  
CHICAGO, IL  
DENVER, CO  
HOUSTON, TX  
NEW YORK, NY  
PHILADELPHIA, PA  
PHOENIX, AZ  
SAN ANTONIO, TX  
WASHINGTON, DC  
WICHITA, KS  
CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EDUCATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811  
(MD) 1-800-245-4848 (PA) 1-800-242-1778 (DC) 1-800-237-7777 (VA) 1-800-652-7001 (MD) 1-800-257-7777 (DE) 1-800-282-8555

NOT APPROVED FOR CONSTRUCTION  
PROJECT No.: M0153078  
DRAWN BY: RLB  
CHECKED BY: CWA  
DATE: 05/22/16  
SCALE: AS SHOWN  
CAD I.D.: SD7

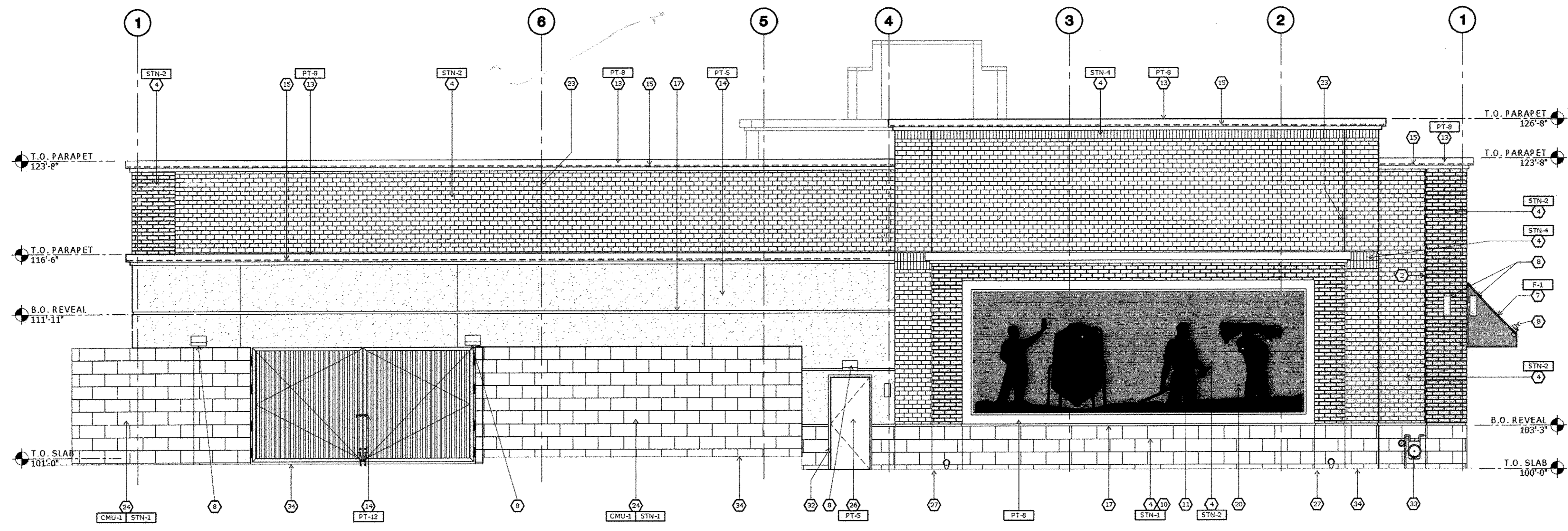
SITE DEVELOPMENT PLAN  
FOR  
BJS RESTAURANT AND BREWHOUSE  
LOCATION OF SITE  
6181 COLUMBIA CROSSING CIRCLE  
6TH ELECTION DISTRICT  
TAX MAP 36, GRID 18,  
PARCEL 511, PARCEL P  
HOWARD COUNTY, MARYLAND

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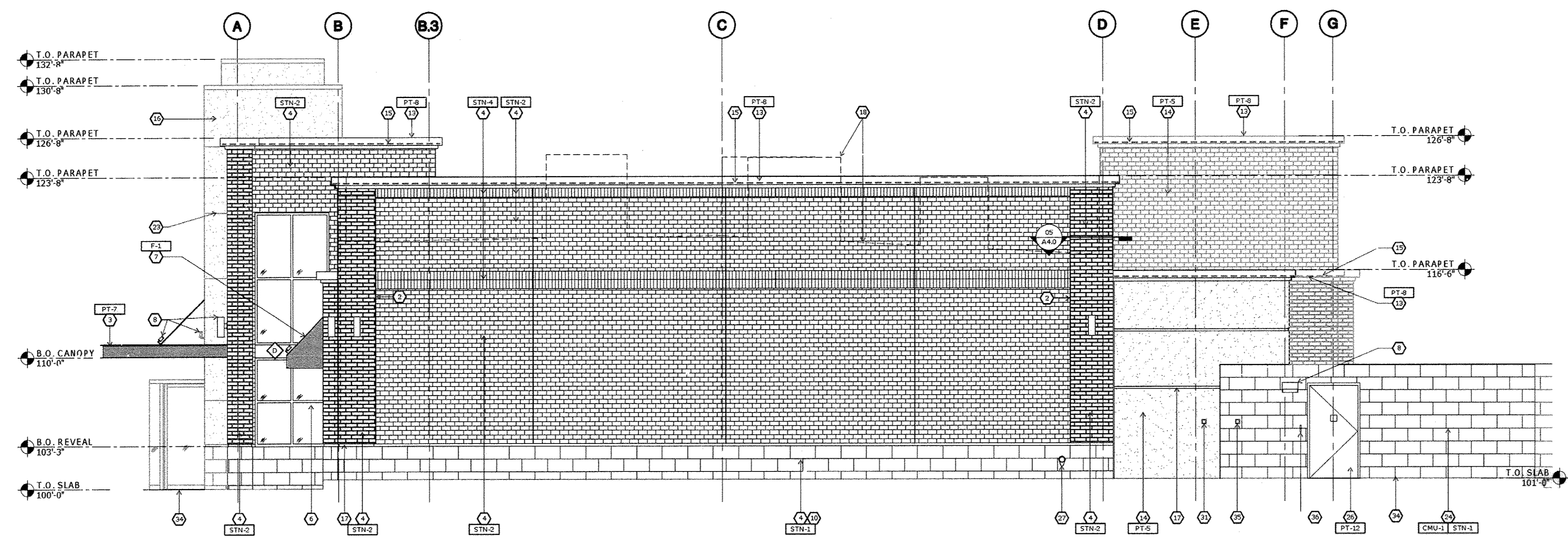
**B.R. ROWE**  
PROFESSIONAL ENGINEER  
LICENSE NO. 40808

SHEET TITLE:  
**BUILDING ELEVATIONS**  
SHEET NUMBER:  
**16**





**01 rear elevation**  
SCALE: 1/4" = 1'-0"



**02 right elevation**  
SCALE: 1/4" = 1'-0"

ELEVATIONS SHOWN ON THIS SHEET ARE FROM PLANS RECEIVED FROM  
WD PARTNERS TITLED 'EXTERIOR ELEVATIONS' LAST REVISED 2/4/16

APPROVED DEPARTMENT OF PLANNING AND ZONING  
 SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION AREA: 1/1 DEED # 395977 PLAT # 12489  
 PREVIOUS FILE NO.: SDP-97-69, F-97-54, WP-96-33, PB-302, FDP-226-A-1, SP-95-98, FP-96-114, SDP-96-79, F-96-41, WP-95-94, SDP-96-114, 24-3483-D, ECP-16-027  
 APPROVED: *Steve Wiegler* DATE: 7-21-16  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 6-18-16  
 APPROVED: *Wanda J. Papp* DATE: 6-25-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DIRECTOR - DEPARTMENT OF PLANNING AND ZONING

OWNER: 6181 COLUMBIA CROSSING LLC  
 1200 STELLARY STREET  
 UNIT 910  
 BALTIMORE MD 21230  
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 CONTACT: JOAN LEGUAY  
 PHONE: (714) 500-2410  
 TAX MAP: 36 GRID: 18 ZONED: NT  
 PARCEL: 511 PARCEL P  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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 I, BRANDON R. ROWE, 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. 40808, EXPIRATION DATE: 7/31/2017

GENERAL NOTE:  
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 WARREN, NJ  
 OFFICES:  
 BOSTON, MA  
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 COLUMBIA, MD  
 FORT LAUDERDALE, FL  
 HARTFORD, CT  
 PHILADELPHIA, PA  
 RICHMOND, VA  
 TAMPA, FL  
 WASHINGTON, DC  
 WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD152078  
 DRAWN BY: RLB  
 CHECKED BY: CWA  
 DATE: 05/22/16  
 SCALE: AS SHOWN  
 CAD I.D.: SD7

**SITE DEVELOPMENT PLAN**  
 FOR  
**BJS RESTAURANT AND BREWHOUSE**

LOCATION OF SITE  
 6181 COLUMBIA CROSSING CIRCLE  
 6TH ELECTION DISTRICT  
 TAX MAP 36, GRID 18,  
 PARCEL 511, PARCEL P  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
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 TOWSON, MARYLAND 21204  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**BRANDON R. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 40808  
 EXPIRATION DATE: 7/31/2017

SHEET TITLE:  
**BUILDING ELEVATIONS**  
 SHEET NUMBER:  
**17**