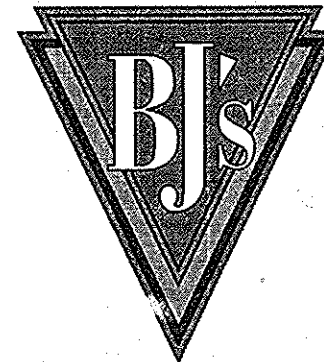


STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O. W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONCRETE CURB & GUTTER	---
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	CONTOUR LINE	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	BENCHMARK	---
---	BORING	---
---	FLOODPLAIN	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	IMPERVIOUS AREA	---
---	MICROBIORETENTION FACILITY NUMBER	---
---	WATER QUALITY FACILITY DRAINAGE AREA	---
---	DIVERSION DIKE	---
---	SUPER SILT FENCE	---
---	TREE PROTECTION	---

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	STABILIZED CONSTRUCTION ENTRANCE	---
---	SILT FENCE	---
---	SOILS LINE	---
---	WETLAND BUFFER	---
---	STREAM BUFFER	---
---	TREELINE	---
---	TO BE REMOVED	---
---	SOIL STABILIZATION MATTING	---
---	FOREST CONSERVATION AREA	---
---	OVERFLOW INLET	---
---	FLOW THROUGH INLET	---
---	SANITARY INLET	---
---	CURB INLET	---
---	LIMIT OF FIELD RUN SURVEY	---

ENVIRONMENTAL CONCEPT PLAN

FOR BJ'S RESTAURANT AND BREWHOUSE

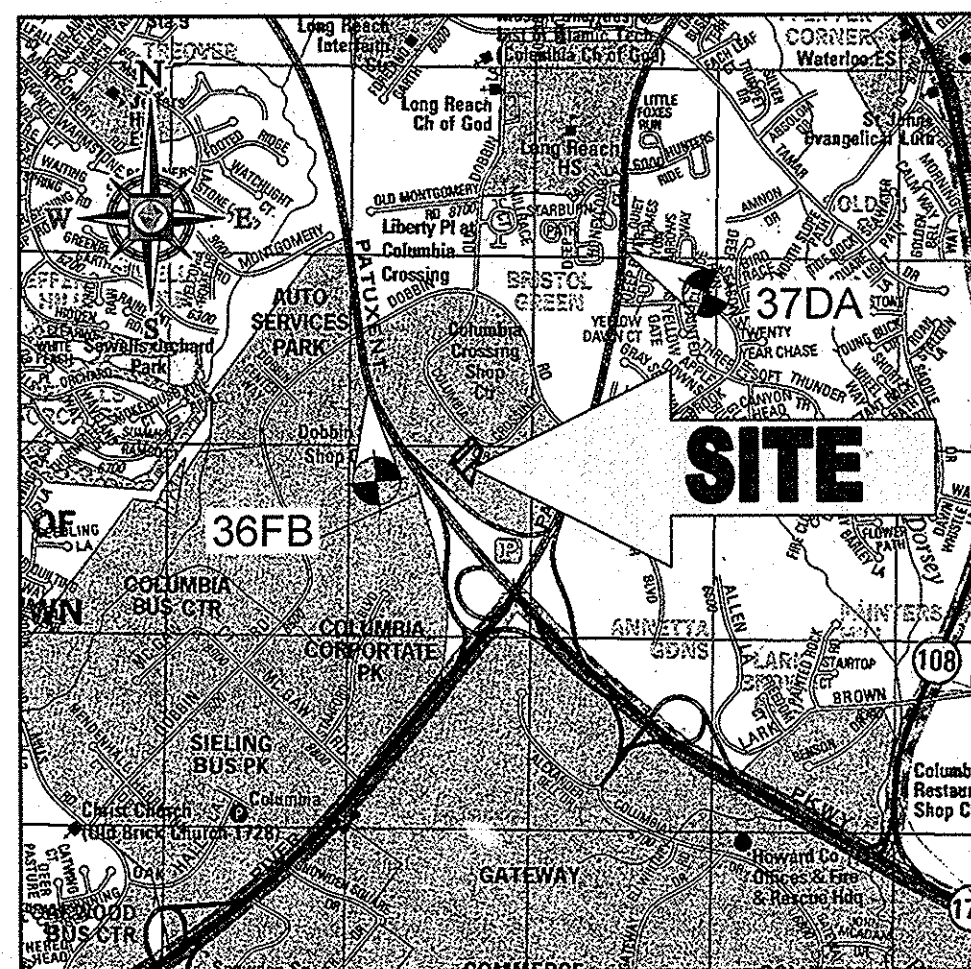


LOCATION OF SITE

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

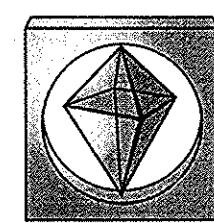
SOILS TABLE					
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
LmB	LEGORE-MONTALTO SILT LOAMS, 3 TO 8 PERCENT SLOPES	B	NO	N/A	0.55 AC.

SITE ANALYSIS DATA / TABULATION	
TOTAL PROJECT AREA (GROSS)	1.84 AC.
AREA OF WETLANDS AND BUFFER	0 AC.
AREA OF 100-YR FLOODPLAIN	0 AC.
AREA OF FOREST	0 AC.
AREA OF STEEP SLOPES (15% OR GREATER)	0 AC.
HIGHLY ERODIBLE SOILS (K > 0.35)	0 AC.
NET TRACT AREA	1.84 AC.
LIMIT OF DISTURBED AREA	0.55 AC.
PRESENT ZONING DESIGNATION	NT
PROPOSED USE	RESTAURANT
IMPERVIOUS COVER	0.39 AC.



VICINITY MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 2082153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 16-D10 (4935-K9)

PREPARED BY



BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

Phone: (410) 821-7900
Fax: (410) 821-7987

www.BohlerEngineering.com

CONTACT: BRANDON R. ROWE, P.E.

BENCHMARK	
GEODEIC SURVEY CONTROL - 37DA	ELEV: 115.761 N 170.282.197 E 416.619.012
GEODEIC SURVEY CONTROL - 36FB	ELEV: 188.219 N 189.876.83 E 415.762.285

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED NEW TOWN (NT) - COMMERCIAL.
- THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY THE MATTHEWS COMPANY, INC., TITLED, ALTA/ACS/LAND TITLE SURVEY, CARDINAL CAPITAL PARTNERS, 6181 COLUMBIA CROSSING CIRCLE, COLUMBIA, MD (MACARONI GRILL), JOB NO. 34510, DATED: 8/26/08.
- THERE ARE NO CEMETERIES OR HISTORICAL FEATURES KNOWN ON-SITE. THE STRUCTURE LOCATED ON THE PROPERTY IS NOT LISTED ON THE HISTORIC REGISTRY.
- APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- EXISTING OFF-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- PROPOSED USE: RESTAURANT
- IN ACCORDANCE WITH SUBSECTION 16.1202 (b)(1)(iv), THE PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE IT IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.

DESIGN NARRATIVE

SITE DESCRIPTION

THE SUBJECT SITE IS LOCATED AT 6181 COLUMBIA CROSSING CIRCLE, COLUMBIA, MD. THE SITE CURRENTLY FUNCTIONS AS A MACARONI GRILL RESTAURANT. ACCESS TO THE SITE IS AVAILABLE FROM WITHIN THE COLUMBIA CROSSING SHOPPING CENTER.

THE PROPOSED SCOPE OF WORK IS TO DEMOLISH THE EXISTING MACARONI GRILL AND PROPOSE A NEW BJ'S RESTAURANT AND BREWHOUSE. OTHER RELATED SITE IMPROVEMENTS INCLUDE RELOCATION OF UTILITIES, STORMWATER MANAGEMENT MEASURES TO MEET CURRENT STATE AND COUNTY REQUIREMENTS, AND LANDSCAPING.

EXISTING CONDITIONS/HYDROLOGY

AS MENTIONED IN THE SITE DESCRIPTION SECTION, THE EXISTING SITE IS DEVELOPED AND CONTAINS A MACARONI GRILL RESTAURANT. THE SITE EXISTS WITH 71% IMPERVIOUS COVERAGE TODAY AND THEREFORE THE REDEVELOPMENT CRITERIA OF THE MDE STORMWATER MANAGEMENT REGULATIONS WILL BE ADHERED TO. THE SITE DRAINAGE IS VIA SHEET FLOW TO EXISTING INLETS WITHIN THE PARKING LOT.

PROPOSED CONDITIONS/IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES

IN ORDER TO PROVIDE TREATMENT FOR THE 638 CF OF ESD VOLUME REQUIRED, AN M-8 MICRO-BIORETENTION FACILITY WILL BE UTILIZED. THE MICRO-BIORETENTION FACILITY IS AN ESD SYSTEM THAT HAS BEEN APPROVED BY MDE.

NATURAL RESOURCE PROTECTION AND ENHANCEMENT

THERE ARE NO KNOWN NATURAL RESOURCES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE BOUNDARY OF THIS PROPERTY. THERE ARE NO FORESTS, STREAMS, WETLANDS, OR STEEP SLOPES REQUIRING PROTECTION AND THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN. THE EXISTING SITE CONSISTS OF LANDSCAPING AROUND ITS INTERIOR.

MAINTENANCE OF NATURAL FLOW PATTERNS

EXISTING FLOW PATTERNS WILL BE PRESERVED IN THAT ALL DRAINAGE WITHIN THE LIMITS OF DISTURBANCE WILL DISCHARGE INTO THE EXISTING UNDERGROUND STORM DRAIN SYSTEM.

REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN

IN ORDER TO REDUCE IMPERVIOUS AREA WITH THIS DEVELOPMENT, THE NUMBER OF PARKING SPACES WILL BE REDUCED BY TWO (2) SPACES. ADDITIONALLY, PERVIOUS AREA IS PROVIDED WHEREVER POSSIBLE.

INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO SWM STRATEGY

SEDIMENT AND EROSION CONTROLS SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL AS SHOWN ON THE APPROVED SEDIMENT CONTROL PLAN. DURING CONSTRUCTION, SEDIMENT RUNOFF WILL BE CAPTURED WITH PERIMETER SILT FENCE AND/OR INLET PROTECTION. AS THIS IS A RELATIVELY SMALL SITE, NEITHER SEDIMENT TRAPS NOR SEDIMENT BASINS ARE NECESSARY.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
ENVIRONMENTAL CONCEPT PLAN	3
SEDIMENT CONTROL CONCEPT PLAN	4

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Brandon R. Rowe 1-19-16
 CHIEF, DIVISION OF LAND DEVELOPMENT
Chad E. Schuch 2-1-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNERS: 6181 COLUMBIA CROSSING CIRCLE, SUITE 801, BALTIMORE, MD 21230
 CONTACT: STEVE WIGLER
 PHONE: (410) 992-5500

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

PREVIOUS FILE NO.: SDP 97-69
 TAX MAP: 36 GRID: 18 ZONED: NT
 PARCEL: 511 LOT: 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. 40888, EXPIRATION DATE: 10/2017

BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
 WARRERS, NJ
 OFFICES:
 SCARBOROUGH, MA
 ALBANY, NY
 CHAMBERS, NY
 CHATEAU, PA
 PORTLAND, ME
 PORTLAND, OR
 TOWSON, MD
 WASHINGTON, VA
 WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY ENGINEERS, ARCHITECTS, 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
 (MD) 1-800-345-4545 (PA) 1-800-262-1776 (DC) 1-800-257-3177 (VA) 1-800-652-7091 (MD) 1-800-251-7777 (DE) 1-800-282-4555

NOT APPROVED FOR CONSTRUCTION
 PROJECT No.: MD152078
 DRAWN BY: RLB
 CHECKED BY: CWA
 DATE: 1/17/16
 SCALE: AS NOTED
 CAD I.D.: ECO

ENVIRONMENTAL CONCEPT PLAN
 FOR BJ'S RESTAURANT AND BREWHOUSE
 LOCATION OF SITE
 6181 COLUMBIA CROSSING CIRCLE
 6TH ELECTION DISTRICT
 TAX MAP 36, GRID 18,
 PARCEL 511, LOT 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

BRANDON R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 40888
 EXPIRATION DATE: 10/2017

SHEET TITLE: COVER SHEET
 SHEET NUMBER: 1

CONCEPT PLAN NOTES

1. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY THE MATTHEWS COMPANY, INC., TITLED: ALTA/ACSM LAND TITLE SURVEY, CARDINAL CAPITAL PARTNERS, 6181 COLUMBIA CROSSING CIRCLE, COLUMBIA, MD (MACARONI BILL), JOB NO. 34510, DATED: 8/26/08.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME. REQUIREMENTS AND PROCEDURE OF JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

NOTES

1. ALL PROPOSED UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
2. EX. STORM DRAIN, SANITARY SEWER, WATER, GAS, TELEPHONE AND ELECTRIC LINE LOCATIONS ARE SHOWN PER APPROVED SDP-97-69, DATED 10/29/96, REVISED 3/31/97.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY A MICRO-BIORETENTION FACILITY.
4. ALL EX. INLETS TO BE DEMOLISHED WILL BE PROTECTED PRIOR TO DEMOLITION.
5. EXISTING ROOF DRAINS ARE SHOWN PER APPROVED SDP-97-66, DATED 10/29/96, REVISED 3/31/97. SIZES AND INVERTS ARE UNKNOWN.

CUT/FILL ANALYSIS

TOTAL CUT = 200 CY
 TOTAL FILL = 50 CY
 TOTAL EXPORT = 150 CY
 LIMIT OF DISTURBANCE: 0.55 AC.

LEGEND

- DRAINAGE DIVIDE
- ⊙ DA1 DRAINAGE LABEL
- ▭ IMPERVIOUS AREA
- L00 — L00 — LIMIT OF DISTURBANCE
- ▨ PROP. MICRO-BIORETENTION FACILITY

DRAINAGE AREA

DA1 PERVIOUS AREA - 0.05 AC.
 IMPERVIOUS AREA - 0.19 AC.
 TOTAL AREA - 0.24 AC.

ESD SUMMARY TABLE

DRAINAGE AREA	MDE TYPE	TOTAL DA		AT					ESDv			Pe		Rev		
		S.F.	S.F.	REQUIRED	PROVIDED	2% DA	PONDING DEPTH	MEDIA DEPTH	TOTAL REQUIRED	TOTAL PROVIDED	PONDING REQUIRED (75%)	PONDING PROVIDED	75% ESDv PROVIDED	REQUIRED	PROVIDED	
1	MICRO-BIO	10,454	8,276.40	209	555	PASS	12"	2'	662	740	497	555	PASS	1.11"	NO	N/A

Remaining 25% of the required ESDv will be retained in the stone voids below the underdrain invert.

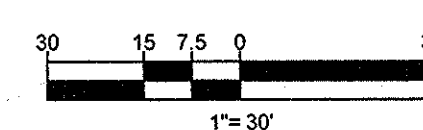
Site Area, A (LOD in acres)	0.55
Existing Impervious Surface Area (acres)	0.39
Proposed Impervious Surface Area (acres)	0.38
Rainfall Depth, P (in)	1.0
Existing Imperviousness, I_{ex}	70.9%
Proposed Imperviousness, I_{prop}	69.1%
Development Category	Redevelopment
Required Treatment Area (acres)	0.19
Runoff Coefficient, R_v	0.95
Required ESDv (ac-in)	0.18
Required ESDv (cf)	638

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF DIVISION LAND DEVELOPMENT DATE 2-1-16
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE 2-1-16

OWNERS: 6181 COLUMBIA CROSSING LLC
 1200 STEUART STREET
 UNIT 510
 BALTIMORE MD 21230
 CONTACT: STEVE WIGLER
 PHONE: (410) 992-5500

DEVELOPER: BJS RESTAURANTS, INC.
 7755 CENTER AVENUE, SUITE 300
 HUNTINGTON BEACH, CA 92647
 CONTACT: JON LEBLEY
 PHONE: (714) 500-2410

PREVIOUS FILE NO.: SDP 97-69
 TAX MAP: 36 GRID: 18 ZONED: NT
 PARCEL: 511 LOT: 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. 40906, EXPIRATION DATE: 7/20/17

BOHLER ENGINEERING

CONSULTANT OFFICE: WARREN, NJ

PROJECT MANAGERS: BOULDER, CO; CHARLOTTE, NC; CHICAGO, IL; COLUMBIA, MD; HUNTINGTON BEACH, CA; PHILADELPHIA, PA; TAMPA, FL

ENVIRONMENTAL CONSULTANTS: BALTIMORE, MD; CHARLOTTE, NC; CHICAGO, IL; COLUMBIA, MD; HUNTINGTON BEACH, CA; PHILADELPHIA, PA; TAMPA, FL

LANDSCAPE ARCHITECTS: BALTIMORE, MD; CHARLOTTE, NC; CHICAGO, IL; COLUMBIA, MD; HUNTINGTON BEACH, CA; PHILADELPHIA, PA; TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXISTING DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF MARYLAND, AND THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WWW.811.MD OR PA 1-800-541-7777; DC 1-800-337-7777; VA 1-800-552-7001; MD 1-800-287-7777; DE 1-800-282-8550)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152078
 DRAWN BY: RLB
 CHECKED BY: CWA
 DATE: 1/7/16
 SCALE: 1" = 100'
 CAD L.D.: ECO

ENVIRONMENTAL CONCEPT PLAN

FOR BJS RESTAURANT AND BREWHOUSE

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

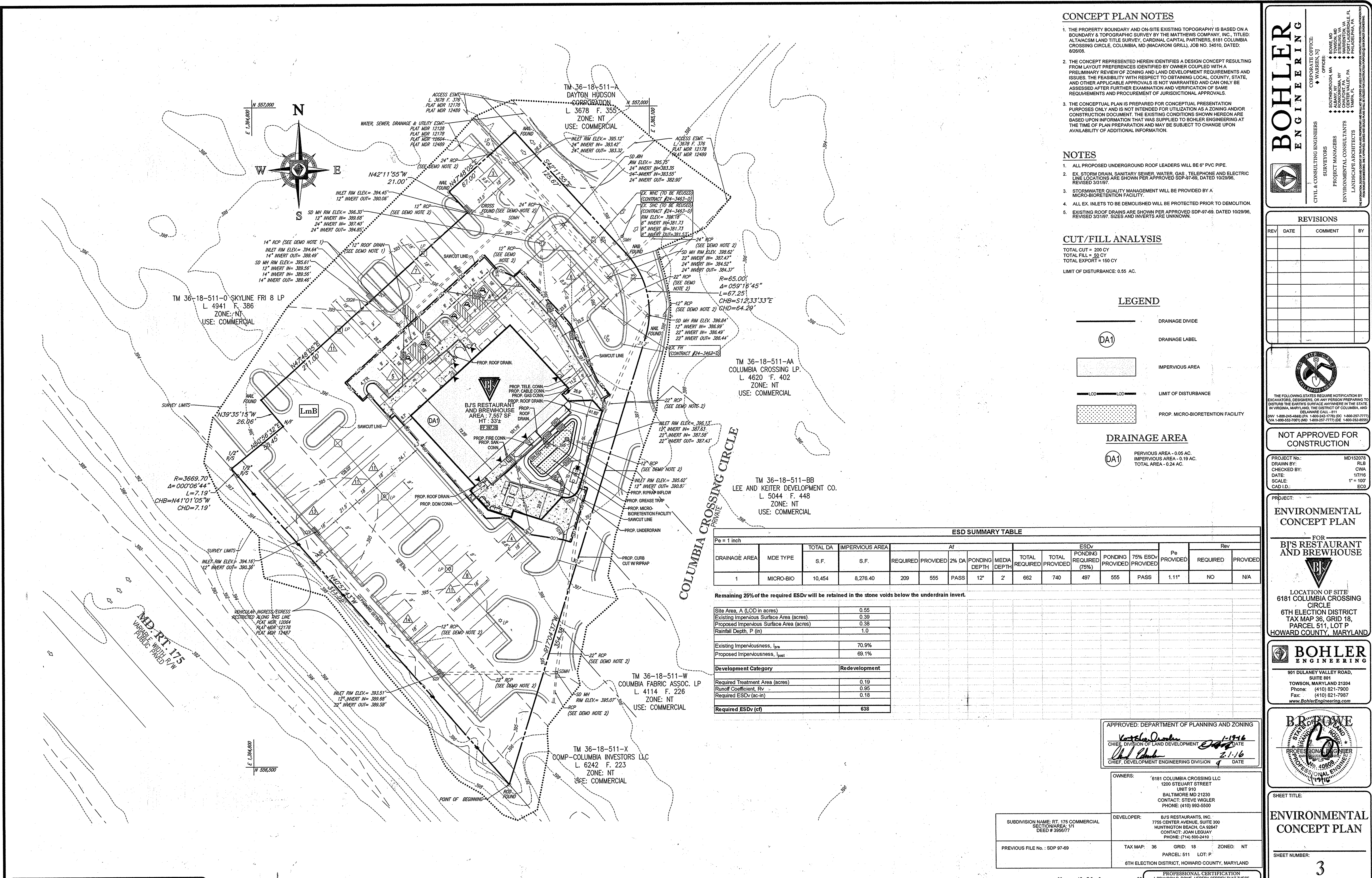
BOHLER ENGINEERING

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

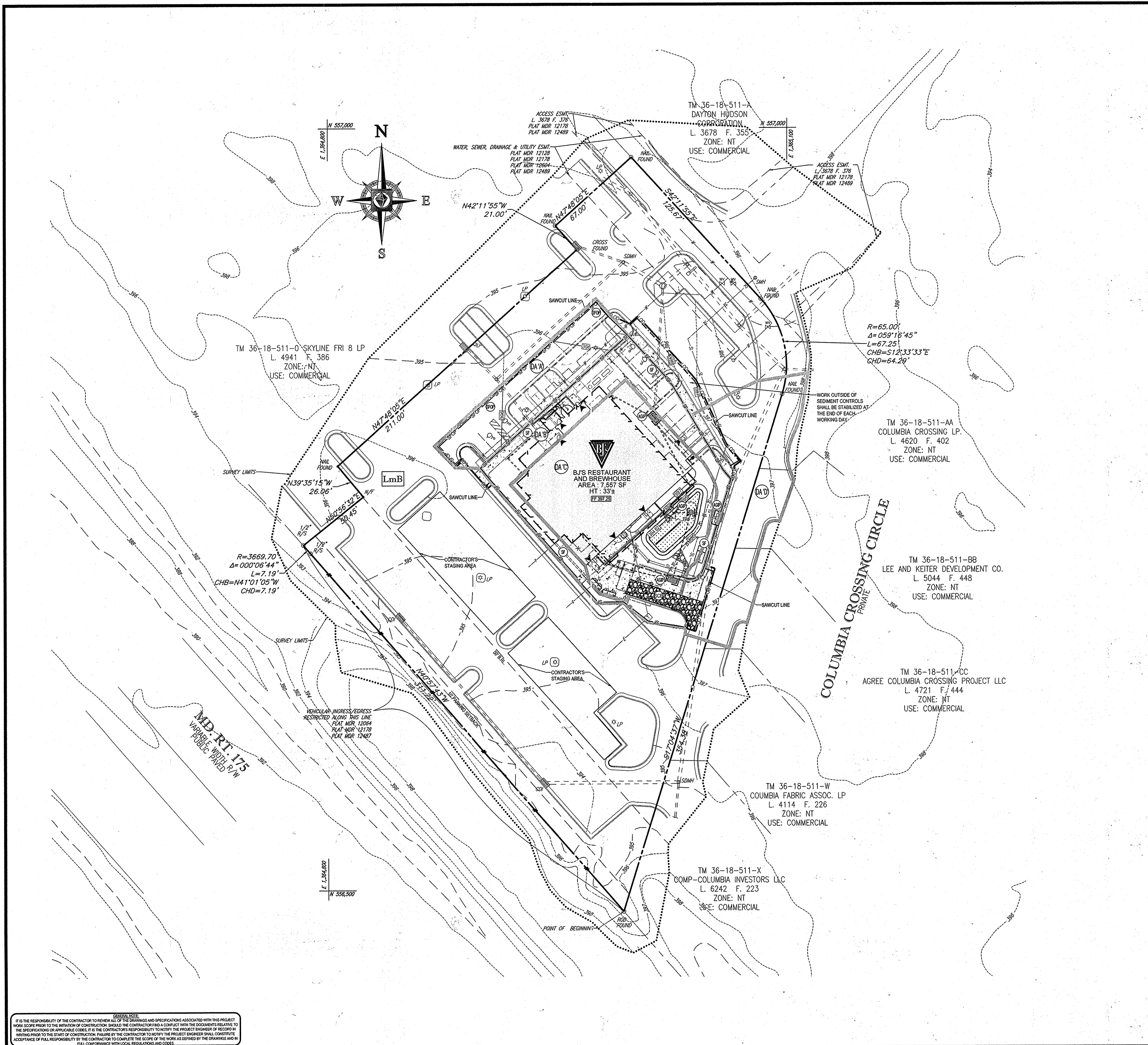
BRANDON R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 40906
 EXPIRATION DATE: 7/20/17

SHEET TITLE: **ENVIRONMENTAL CONCEPT PLAN**

SHEET NUMBER: **3**



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK. 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 SET FORTH BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATORY AGENCIES.



1. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY THE MATTHEWS COMPANY, INC. TITLED: ALTAACSM LAND TITLE SURVEY, CARDINAL CAPITAL PARTNERS, 6181 COLUMBIA CROSSING CIRCLE, COLUMBIA, MD (MACARONI GRILL), JOB NO. 34510, DATED: 02/26/08.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

NOTES

1. ALL PROPOSED UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
2. EX. STORM DRAIN, SANITARY SEWER, WATER, GAS, TELEPHONE AND ELECTRIC LINE LOCATIONS ARE SHOWN PER APPROVED SDP-97-69, DATED 10/29/96, REVISED 3/31/97.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY A MICRO-BIORETENTION FACILITY.
4. ALL EX. INLETS TO BE DEMOLISHED WILL BE PROTECTED PRIOR TO DEMOLITION.
5. EXISTING ROOF DRAINS ARE SHOWN PER APPROVED SDP-97-69, DATED 10/29/96, REVISED 3/31/97. SIZES AND INVERTS ARE UNKNOWN.

CUT/FILL ANALYSIS

TOTAL CUT = 200 CY
 TOTAL FILL = 50 CY
 TOTAL EXPORT = 150 CY
 LIMIT OF DISTURBANCE: 0.55 AC.

SOILS

LmB - LEGORE-MONTALTO SILT LOAMS, 3 TO 8 PERCENT SLOPES
 NOTE: NO STEEP SLOPES OR HIGHLY ERODIBLE SOILS EXIST WITHIN THE LOD.

DRAINAGE AREAS

DA 'A' = 0.10 AC.
 DA 'B' = 0.13 AC.
 DA 'C' = 0.27 AC.
 DA 'D' = 0.18 AC.

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILTY FENCE
- SILTY FENCE ON PAVEMENT
- AT GRADE INLET PROTECTION
- STANDARD INLET PROTECTION
- SOIL DIVIDE
- SOIL LABEL
- LIMIT OF DISTURBANCE
- DRAINAGE DIVIDE

BOHLER ENGINEERING

CORPORATE OFFICE:
 WARRREN, NJ

SURVEYORS:
 SOUTHBOURGH, MA
 ALBANY, NY
 CHAUNCEY, PA
 TAMPA, FL

PROJECT MANAGERS:
 TOWSON, MD
 WASHINGTON, VA
 CHARLOTTE, NC
 FORT LAUDERDALE, FL

ENVIRONMENTAL CONSULTANTS:
 WASHINGTON, VA

LANDSCAPE ARCHITECTS:
 TAMPA, FL

CIVIL & CONSULTING ENGINEERS:
 WARRREN, NJ

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

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 1-800-235-4949) (PA 1-800-242-1770) (DC 1-800-257-7777) (VA 1-800-552-7901) (MD 1-800-257-7777) (DE 1-800-382-8553)

PROJECT: MD152078
DRAWN BY: RLB
CHECKED BY: CWA
DATE: 1/17/16
SCALE: 1" = 100'
CAD I.D.: ECO

ENVIRONMENTAL CONCEPT PLAN

FOR
B'S RESTAURANT AND BREWHOUSE

LOCATION OF SITE
 6181 COLUMBIA CROSSING CIRCLE
 6TH ELECTION DISTRICT
 TAX MAP 36, GRID 18,
 PARCEL 511, LOT 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
 LICENSE NO. 40808
 EXPIRATION DATE: 7/31/2017

SEDIMENT CONTROL CONCEPT PLAN

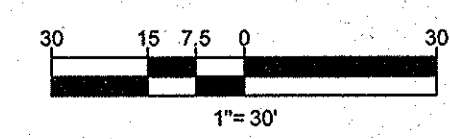
SHEET NUMBER:
4

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kate Johnson 1-19-16
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joan Leguay 2-1-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SUBDIVISION NAME: RT. 175 COMMERCIAL SECTION/AREA: 1/1 DEED # 895977 PREVIOUS FILE No.: SDP 97-69	OWNERS: 6181 COLUMBIA CROSSING LLC 1200 STEUART STREET UNIT 910 BALTIMORE MD 21230 CONTACT: STEVE WIGLER PHONE: (410) 992-5500
DEVELOPER: B'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 LOT: 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

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. 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 IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.