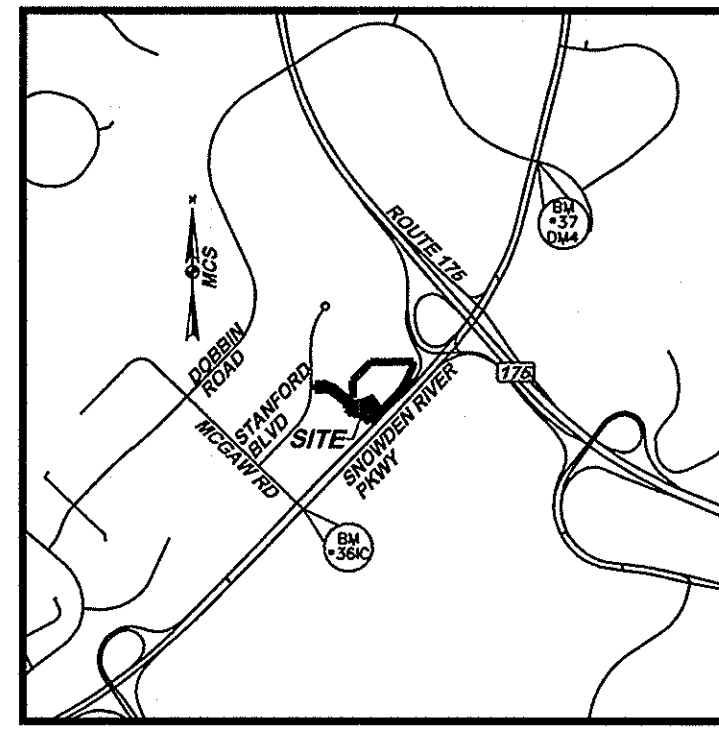


ENVIRONMENTAL CONCEPT PLAN FOR TEXAS ROADHOUSE

COLUMBIA CORPORATE PARK - PARCEL A-35 8840 STANFORD BOULEVARD COLUMBIA, MARYLAND 21045

LEGEND

RIGHT-OF-WAY LINE	-----
PROPERTY LINE	-----
EX. EASEMENT	-----
EX. CONCRETE CURB AND GUTTER	--- EX.C&G ---
EX. CURB AND GUTTER TO BE REMOVED	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
EX. EDGE OF PAVING	-----
EX. CONCRETE TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	-----
EX. SIGN	EX.SIGN / EX.ID SIGN
EX. STORM DRAIN, MANHOLE & INLET	PR.15"D
EX. RIP-RAP	-----
EX. SANITARY SEWER, MANHOLE & CLEANOUT	PR.6"S
EX. WATER MAIN, VALVE & FIRE HYDRANT	PR.6"W
EX. ELECTRIC LINE	-----
EX. GAS LINE	-----
EX. TELEPHONE LINE, POLE & BOX	-----
EX. POLE WITH LIGHT	-----
EX. UTILITY POLE & GUY WIRE	-----
EX. BOLLARD	-----
EX. OVERHEAD LINE	-----
EX. INDEX CONTOURS	400
EX. INTERMEDIATE CONTOURS	396
EX. TREE LINE	-----
EX. TREE	-----
"EXISTING" DESIGNATION	EX.
BUILDING RESTRICTION LINE	BRL
LANDSCAPE RESTRICTION LINE	LRL
PR. EASEMENT	PR.C&G
PR. CONCRETE CURB & GUTTER	-----
PR. IMPERVIOUS AREA	-----
PR. CONCRETE	-----
PR. RIP-RAP	-----
PR. STORM DRAIN, MANHOLE & INLET	PR.15"D
PR. SANITARY SEWER & CLEANOUT	PR.6"S
PR. WATER MAIN, VALVE & FIRE HYDRANT	PR.6"W
PR. INDEX CONTOURS	400
PR. INTERMEDIATE CONTOURS	396
PR. SIGN	-----
PR. BOLLARD	-----
PR. PARKING COUNT	8
"PROPOSED" DESIGNATION	PR.
LIMIT OF DISTURBANCE	-----
SOIL BORINGS	SWM-1



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP #4935-K10
ADC MAP COORDINATES: 76°49'00" / 39°11'00"

BENCH MARK
ELEVATIONS ARE BASED ON NAVD 88 DATUM PER HOWARD COUNTY CONTROL POINTS:
CONTROL POINT *361C:
N 553,292.594; E 1,364,105.493; EL 385.767
DESCRIPTION: STANDARD CONCRETE MONUMENT SET FLUSH WITH SURFACE AT CORNER OF SNOWDEN RIVER ROAD AND MCGRAW ROAD
CONTROL POINT *37DM4:
EL 362.706
DESCRIPTION: 3/4" REBAR SET 0.3' BELOW SURFACE AT CORNER OF SNOWDEN RIVER ROAD AND DOBBIN ROAD

SHEET INDEX		
1 OF 3	C-1	COVER SHEET
2 OF 3	C-2	EROSION AND SEDIMENT CONTROL PLAN - PLAN, NOTES AND SEQUENCE OF OPERATIONS
3 OF 3	C-3	STORM WATER MANAGEMENT PLAN - DRAINAGE AREA MAPS

SWM DESIGN NARRATIVE

The proposed development is within Parcel A-35 of the Columbia Corporate Park. It consists of a restaurant (7,420 sf) and associated parking. The area is currently being used as a parking lot. The subject site is draining towards an existing pond which is providing 2-, 10- and 100-yr quantity management as shown on previously approved drawings (SDP-87-193 & FDP-117-AII). The current zoning is New Town (NT).

The majority of the proposed development is impervious (73% +/-). Therefore, it qualifies as redevelopment. With a small increase in impervious area, the proposed development is also subject to new development requirements. As a result, stormwater management shall be addressed according to both redevelopment and new development requirements. The redevelopment portion of the site will be treated by a Filterra (15' x 7') while a micro-bioretenion facility will fulfill ESD volume requirements for the new development portion. Recharge requirements are being fulfilled through a stone trench under the micro-bioretenion facility.

Natural resource protection and enhancement:
As mentioned above, most of this subject site is impervious. The remainder has already been graded/compacted. The surrounding existing landscaping will remain intact. As a matter of fact, proposed landscaping will be provided to enhance the subject site.

Maintenance of natural flow patterns:
Natural flow patterns are being preserved. This is reflected in the proposed grading as shown on the stormwater management plans.

Reduction of impervious areas through better site design, alternative surfaces, non-structural practices:
The proposed development was strategically placed as shown on the plans to minimize total site imperviousness while maintaining visibility from Snowden River Parkway. The majority of the subject site is impervious (73% +/-). While a reduction in impervious area wasn't achieved, the increase is very minimal (4.2% +/-). Alternative surfaces weren't a feasible option due to the type/property of onsite soils. The existing grades as well as the type of terrain (impervious) weren't conducive to non-structural practices.

Integration of erosion and sediment controls into SWM strategy:
This typically is in reference to the placement of primary ESC practices such as traps and basins so that they're not placed in the same location as SWM practices that will ultimately rely on ground infiltration. The subject site doesn't feature any traps or basins. Inlet protection is being provided for all new inlets and some existing ones as well.

Implementation of ESD planning techniques and practices:
As mentioned above, the proposed development was strategically placed as shown on the plans to minimize total site imperviousness. Every effort was made to maintain the existing landscaping as well as the drainage pattern. The landscaping will be enhanced within the proposed development. The size of the subject site and the amount of existing impervious areas precluded the use of any natural areas and landscape features to manage the runoff from the proposed impervious areas. The type/property of the onsite soils further streamlined the type of ESD practices that could be used to fulfill ESD requirements. As a result, a micro-bioretenion practice will be used to fulfill ESD requirements for new development and a Filterra for redevelopment. Both practices will slow down runoff to maintain discharge timing and increase infiltration and evapotranspiration.

SITE DATA

- I. GENERAL SITE DATA:**
- TOTAL SITE AREA: 6,6528 Ac
 - PLAT REFERENCE: 12987
 - DEED REFERENCE: 1616/194
 - TAX ACCOUNT NUMBER: 16191132
 - PRESNT ZONING: NT
 - APPLICABLE DPZ FILE REFERENCES:
FDP-117-A-II, F-88-109, F-72-090, F-93-90, F-96-90, F-97-108, SDP-87-193
 - EXISTING USE: PARKING LOT
 - PROPOSED USE: RESTAURANT (7,420 SF)
 - EXISTING WATERS PUBLIC (CONTRACT #24-1667-D)
 - EXISTING SEWER: PUBLIC (CONTRACT #20-1768-D)
 - MAXIMUM BUILDING HEIGHT:
ALLOWED: 50'; PROPOSED: 27'-6"
- II. AREA TABULATION:**
- TOTAL SITE AREA: 6,6528 Ac
 - TOTAL DISTURBED AREA: 50,000 SF OR 1.15 Ac
 - TOTAL IMPERVIOUS AREA: 38,173 SF OR 0.88 Ac (WITHIN LOD)
 - GREEN OPEN AREA: 11,527 SF OR 0.27 Ac (WITHIN LOD)
 - TOTAL ALLOWED BUILDING COVERAGE: 3,3264 Ac (50% OF PARCEL AREA)
 - WETLANDS (BUFFER): 0.00 Ac
 - FLOODPLAIN (BUFFER): 0.00 Ac
 - FORESTS: 0.00 Ac
 - STEEP SLOPES (15% AND GREATER): 0.00 Ac
 - ERODIBLE SOILS: 0.00 Ac

GENERAL SITE NOTES

- AS PER SECTION 16.1202 (b) (iv) - A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50 PERCENT OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992, THIS SITE IS EXEMPT FROM ANY REFORESTATION REQUIREMENTS.
- TRAFFIC STUDIES WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN SUBMISSION.
- A COMMUNITY INPUT MEETING ISN'T REQUIRED AS THE SITE ISN'T WITHIN 200 FEET FROM ANY RESIDENTIAL AREAS.
- FIELD RUN TOPOGRAPHY HAS BEEN PROVIDED BY DUVAL AND ASSOCIATES. SURVEY DATE: NOVEMBER 12, 2016.
- AN ENVIRONMENTAL REPORT FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON JANUARY 12, 2016. FINDINGS OF THAT REPORT REVEAL THAT THERE ARE NO WETLANDS, STREAMS, OR THEIR BUFFERS OR FOREST PRESENT WITHIN OR ADJACENT TO THE PROPOSED LIMITS OF DISTURBANCE.
- THERE ARE NO SPECIMEN TREES ON THIS SITE.
- PARKING LOT ISLAND LANDSCAPING FOR THE EXPANSION OF THIS SITE SHALL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE. REMOVAL OF ANY EXISTING PERIMETER LANDSCAPING WILL BE REQUIRED TO BE REPLACED.

GENERAL NOTES

- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR REDLINE REVISION PROCESS. 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.

OVERALL STORMWATER MANAGEMENT DESIGN SUMMARY	
TOTAL DEVELOPABLE AREA (LOD)	50,915 SF OR 1.169 Ac
PROPOSED IMPERVIOUS AREA	38,330 SF OR 0.880 Ac
EXISTING IMPERVIOUS AREA	36,790 SF OR 0.845 Ac
IMPERVIOUS AREA TO BE TREATED BY FILTERRA	18,395 SF OR 0.422 Ac
IMPERVIOUS AREA TREATED BY FILTERRA	19,780 SF OR 0.454 Ac
IMPERVIOUS AREA TO BE TREATED BY MICRO-BIO.	1,540 SF OR 0.035 Ac
IMPERVIOUS AREA TREATED BY MICRO-BIO.	2,828 SF OR 0.065 Ac
WATERSHED	LITTLE PATUXENT RIVER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 4/15/16
Date

Chief, Division of Land Development 4-7-16
Date

ADDRESS CHART	
LOT / PARCEL NO.	STREET ADDRESS
A-35/356	8840 STANFORD BOULEVARD

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.			
COLUMBIA CORPORATE PARK	1 / 1	A-35 / 356			
PLAT NO. or L/F	GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
12987	24	NT	36	6	606707

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91; VERT: NAVD 88



REVISIONS			
DATE	NO.	DESCRIPTION	BY

COVER SHEET

COLUMBIA CORPORATE PARK

SECTION 1, AREA 1, PARCEL A-35 - TEXAS ROADHOUSE

8840 STANFORD BOULEVARD
COLUMBIA, MARYLAND 21045
RESTAURANT

DRAWING NO. **C-1**

SHEET 1 OF 3

ECP-16-037

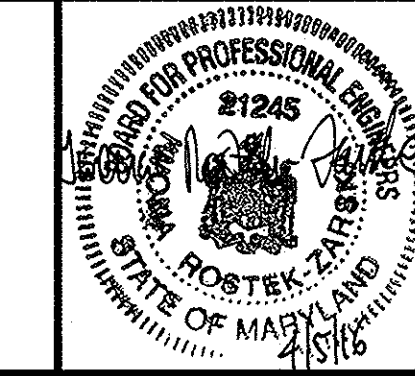
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN (NEW TOWN - EMPLOYMENT CENTER INDUSTRIAL, FDP-117-A-II) DATE: MARCH, 2016

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21081
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, INONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2016.

OWNER

MERRITT-CCP II LLC

2066 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 298-2600
FAX: (410) 298-9644

DEVELOPER / APPLICANT

MERRITT-CCP II LLC

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(410) 298-2600
FAX: (410) 298-9644

CONSTRUCTION NOTES

- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH:
 - HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, MAY 18 2007, REVISED JULY 29, 2011
 - USDA NATURAL RESOURCES CONSERVATION SERVICE MARYLAND CONSERVATION PRACTICE STANDARDS, CODE 578 JANUARY 2000, IF APPLICABLE
 - MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION, JULY 2008, STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIAL.
- THIS CONSTRUCTION MAY REQUIRE A PERMIT FROM THE ARMY CORPS OF ENGINEERS, THE WATER MANAGEMENT ADMINISTRATION, AND/OR HOWARD COUNTY. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO CONTACT THESE THREE AGENCIES TO DETERMINE IF THE PROJECT REQUIRES A PERMIT.
 - U.S. ARMY CORPS OF ENGINEERS - (410) 962-3670
 - WATER MANAGEMENT ADMINISTRATION - (410) 631-3538
 - HOWARD COUNTY PLANNING AND ZONING, DEVELOPMENT ENGINEERING DIVISION - (410) 313-2350
 - HOWARD COUNTY INSPECTION LICENSES AND PERMITS - (410) 313-2455

SEDIMENT AND EROSION CONTROL STANDARD NOTES:

UTILITY NOTES

- CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
- PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
- ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

INLET PROTECTION NOTES

- THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:
- ANY INLET OUTFALLING DIRECTLY INTO A SEDIMENT TRAPPING DEVICE.
 - INLETS ON PRIVATE OR PUBLIC PAVED ROADWAYS OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" (PAGE E-23 OR AS MAY BE AMENDED). THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

* STORM DRAINS TO BE FLUSHED PRIOR TO TRAPPING DEVICE REMOVAL.

SEDIMENT CONTROL TRAFFIC NOTE

ANY TRAVEL LINE CLOSED BEFORE 9:00 A.M. OR AFTER 3:30 P.M. MUST BE APPROVED BY HOWARD COUNTY, DPW OR THE STATE HIGHWAY ADMINISTRATION.

MAINTENANCE NOTE

- CONTRACTOR SHALL INSPECT AND MAINTAIN ALL SEDIMENT CONTROL MEASURES AND DEVICES AFTER EVERY STORM EVENT. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO THE REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.

DAILY STABILIZATION NOTE

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

- FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE.
- FOR AREAS TO BE VEGETATIVELY STABILIZED:
 - PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS, OR SWALES.
 - PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.
- ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.

STANDARD STABILIZATION NOTE

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

- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

TEMPORARY STOCKPILE NOTE

TEMPORARY STOCKPILES SHALL BE:

- LOCATED WITHIN THE LIMIT OF DISTURBANCE (LOD).
- DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
- POSITIONED TO NOT IMPEDE UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
- POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

PLAN VIEW CLARITY NOTE

IN ORDER TO MAXIMIZE PLAN CLARITY IN CONGESTED AREAS, THE LIMIT OF DISTURBANCE (LOD) LINE HAS BEEN OFF-SET AS SHOWN AND NOTED ON THE PLAN.

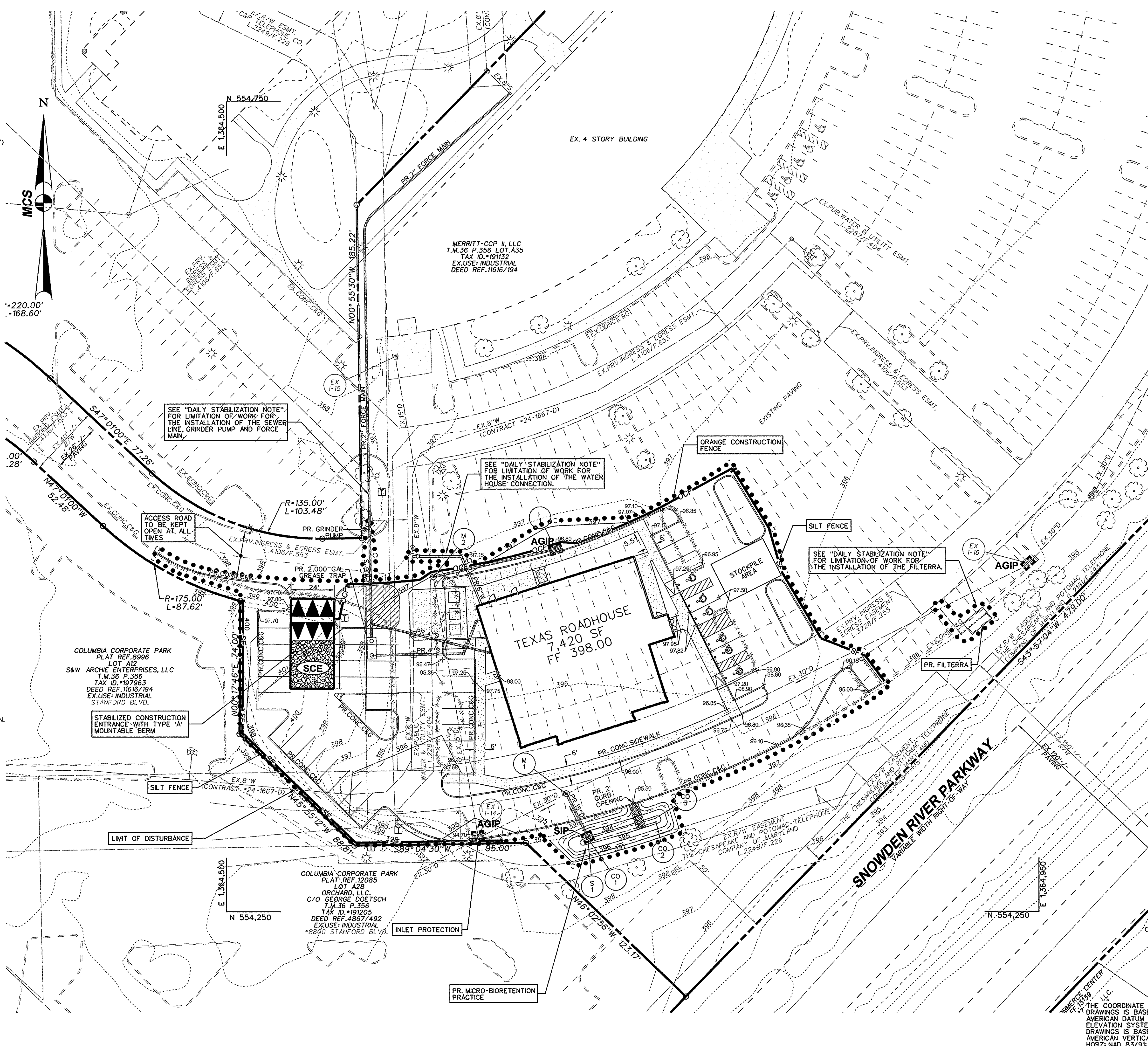
SOIL MAP #18

SOIL CLASSIFICATION					
Symbol	Description	Hydrologic Group	Ksat	Kw	Kf
UID	Urban land - Udothents complex	D	0.06 - 0.60	0.28	0.28

NOTE: THE URBAN LAND SOIL TYPE ENCOMPASSES AN AREA MUCH LARGER THAN THE SUBJECT SITE. THEREFORE, SOIL LINES ARE NOT SHOWN AT THIS SCALE.

SEDIMENT CONTROL LEGEND

- LIMIT OF DISTURBANCE: ●●●●●●●●
- SILT FENCE: —SF—
- STABILIZED CONSTRUCTION ENTRANCE: [Pattern]
- MOUNTABLE BERM TYPE A: [Pattern]
- INLET PROTECTION: AGIP, SIP
- ORANGE CONSTRUCTION FENCE: —OCF—



LIMIT OF DISTURBANCE = 50,915 SF or 1.169 Ac +/-

SEDIMENT CONTROL GENERAL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS HERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - THREE (3) CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDING (SEC-B-4-B), TEMPORARY SEEDING (SEC-B-4-A), AND MULCHING (SEC-B-4-C). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	6.65	ACRES +/-
AREA TO BE GRADED OR PAVED	1.169	ACRES +/-
AREA TO BE VEGETATIVELY STABILIZED	0.880	ACRES +/-
TOTAL CUT	1,000	CUBIC YARDS +/-
TOTAL FILL	1,000	CUBIC YARDS +/-
OFF-SITE WASTE/BORROW AREA LOCATION	N/A	
- 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 HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 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 ENFORCEMENT AUTHORITY, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
- STOCKPILING WILL NOT BE PERMITTED ON SITE. ANY EXCESS MATERIAL WILL BE TAKEN TO A SITE WITH AN OPEN GRADING PERMIT.
 - * EARTH QUANTITY VOLUMES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR IS ADVISED TO PERFORM HIS OWN ANALYSIS PRIOR TO PLACING A BID ON THIS ITEM.

SEQUENCE OF OPERATIONS

- OBTAIN GRADING PERMIT. (1 DAY)
- NOTIFY HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS PRIOR TO BEGINNING WORK. (1 DAY)
- CLEAR AND GRUB FOR SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES. (1 DAY)
- INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES, INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE AND ORANGE CONSTRUCTION FENCE AS SHOWN ON THE PLAN. PROVIDE INLET PROTECTION FOR EXISTING INLETS. (2 DAYS)
- WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB REMAINDER OF SITE. (1 DAY)
- BEGIN BUILDING CONSTRUCTION. (15 DAYS)
- BEGIN GRADING OPERATION AND UTILITY INSTALLATION EXCEPT FOR UTILITIES WITHIN MICRO-BIORETENTION PRACTICE AND FILTERRA (13' x 7'). PROVIDE INLET PROTECTION FOR NEWLY INSTALLED INLET. (10 DAYS)
- CONTINUE WITH BUILDING CONSTRUCTION AND GRADING OPERATION EXCEPT WITHIN MICRO-BIORETENTION AREA. (5 DAYS)
- INSTALL STONE SUBBASE AND CURB & GUTTER WITHIN AREAS TO BE PAVED. STABILIZE AREAS OF SITE WITH GRASS IN ACCORDANCE TO THE SEEDING SPECIFICATIONS. (3 DAYS)
- AS WORK PROGRESSES, INSTALL MICRO-BIORETENTION PRACTICE AND FILTERRA (13' x 7'). (3 DAYS)
- FINE GRADE ALL AREAS. PROCEED WITH LANDSCAPING. (3 DAYS)
- AFTER ALL AREAS DRAINING TO THE SEDIMENT CONTROL MEASURES AND DEVICES ARE VEGETATIVELY STABILIZED AND WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL MEASURES AND DEVICES AND PROCEED WITH PAVING OPERATIONS. (2 DAYS)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: [Signature] 4/15/16
 Chief, Division of Land Development: [Signature] 4-7-16

ADDRESS CHART

LOT / PARCEL NO.	STREET ADDRESS
A-35/356	8840 STANFORD BOULEVARD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.			
COLUMBIA CORPORATE PARK	1 / 1	A-35 / 356			
PLAT NO. or L/F	GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
12987	24	NT	36	6	606707

EROSION AND SEDIMENT CONTROL PLAN
 PLAN, NOTES, AND SEQUENCE OF OPERATIONS
COLUMBIA CORPORATE PARK
 SECTION 1, AREA 1, PARCEL A-35 - TEXAS ROADHOUSE RESTAURANT
 8840 STANFORD BOULEVARD
 COLUMBIA, MARYLAND 21045
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30'
 (NEW TOWN - EMPLOYMENT CENTER INDUSTRIAL, FDP-117-A-ID) DATE: MARCH, 2016

DRAWING NO. **C-2**
 SHEET 2 OF 3
 ECP-16-037

BLDG
 Baltimore Land Design Group Inc.
 Consulting Engineers
 230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
 PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

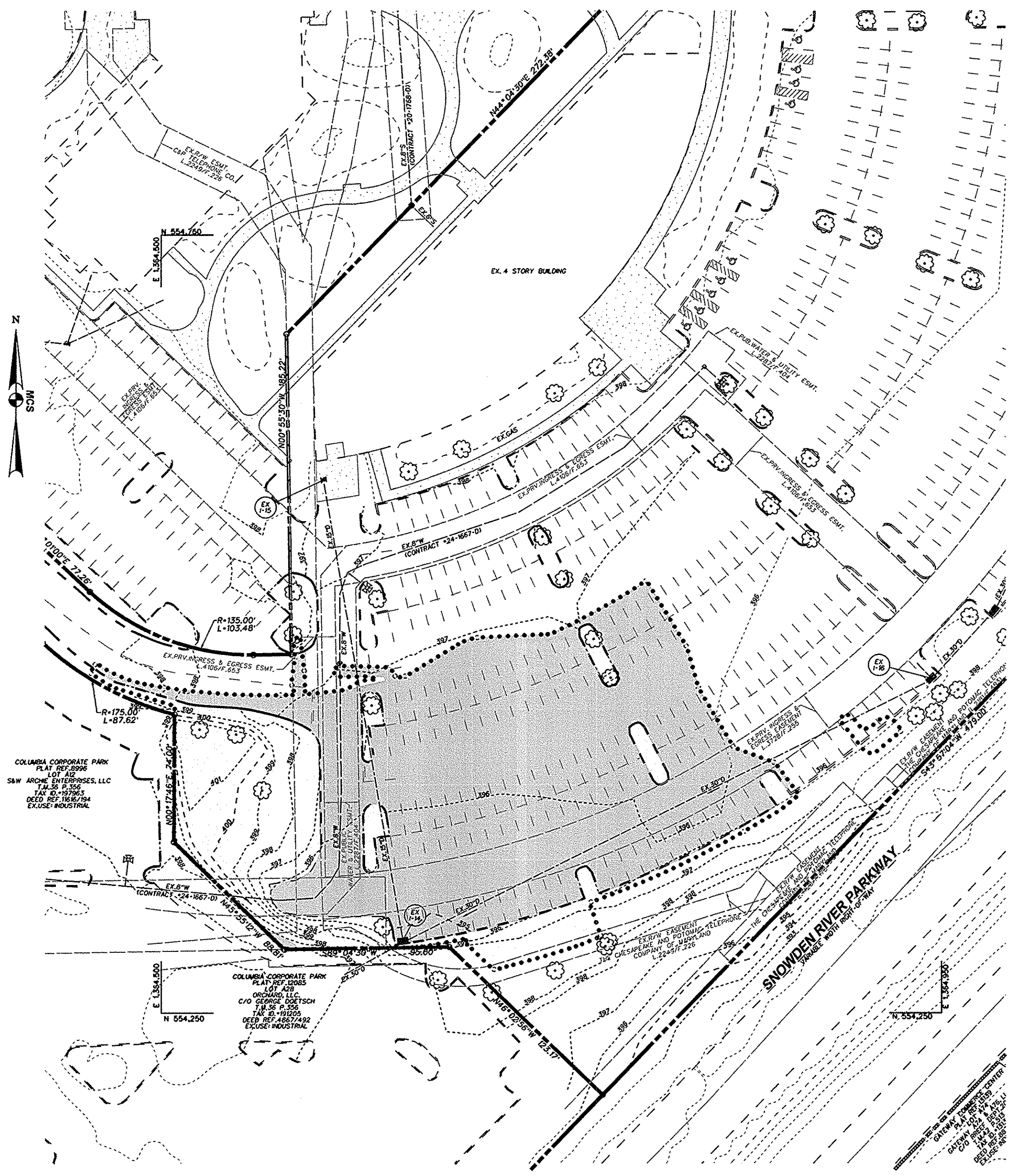
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2016.

OWNER
 MERRITT-CCP II LLC
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MD 21244
 (410) 298-2600
 FAX: (410) 298-9644

DEVELOPER / APPLICANT
 MERRITT-CCP II LLC
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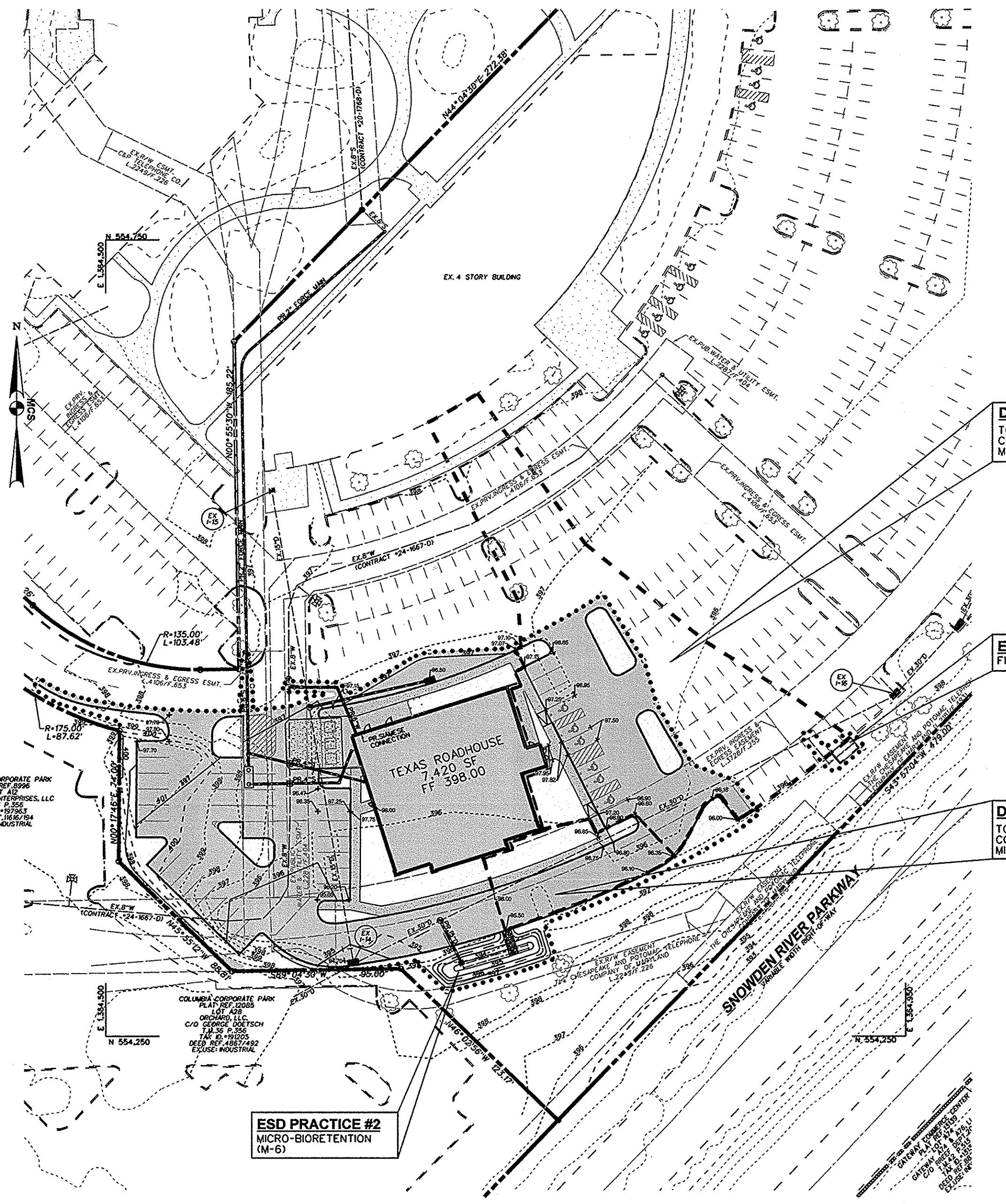
REVISIONS

DATE	NO.	DESCRIPTION	BY



EXISTING CONDITION MAP

SCALE: 1" = 50'
 LIMIT OF DISTURBANCE - 50,915 SF OR 1.169 AC
 EX. IMPERVIOUS AREA - 36,790 SF OR 0.845 AC
 EX. PERVIOUS AREA - 14,125 SF OR 0.324 AC



PROPOSED CONDITION MAP

SCALE: 1" = 50'
 LIMIT OF DISTURBANCE - 50,915 SF OR 1.169 AC
 PR. IMPERVIOUS AREA - 38,330 SF OR 0.880 AC
 PR. PERVIOUS AREA - 12,585 SF OR 0.289 AC

D.A. 'A'
 TOTAL AREA TO ESD #1 - 22,991 SF OR 0.53 AC
 CONTRIBUTING IMPERVIOUS AREA - 19,780 SF OR 0.45 AC
 MIN. IMP. AREA TO BE TREATED - 18,395 SF OR 0.42 AC

ESD PRACTICE #1
 FILTERRA (13' x 7')

D.A. 'B'
 TOTAL AREA TO ESD #2 - 3,958 SF OR 0.09 AC
 CONTRIBUTING IMPERVIOUS AREA - 2,828 SF OR 0.06 AC
 MIN. IMP. AREA TO BE TREATED - 1,540 SF OR 0.035 AC

ESD PRACTICE #2
 MICRO-BIORETENTION (M-6)

SWM LEGEND

- EX. / PR. IMPERVIOUS AREA
- EX. / PR. GRASS
- PR. DRAINAGE AREA TO ESD PRACTICE
- LIMIT OF DISTURBANCE (LOD)

SOIL MAP #18

SOIL CLASSIFICATION					
Symbol	Description	Hydrologic Group	Ksat	Kw	Kf
UTD	Urban land - Udorthents complex	D	0.06 - 0.60	0.28	0.28

NOTE: THE URBAN LAND SOIL TYPE ENCOMPASSES AN AREA MUCH LARGER THAN THE SUBJECT SITE. THEREFORE, SOIL LINES ARE NOT SHOWN AT THIS SCALE.

STORM WATER MANAGEMENT DESIGN SUMMARY

THIS SITE FALLS UNDER BOTH THE REDEVELOPMENT AND NEW DEVELOPMENT CRITERIA. THEREFORE, SWM SHALL BE PROVIDED BY EITHER A REDUCTION OF EXISTING IMPERVIOUS AREA WITHIN THE LIMIT OF DISTURBANCE (LOD) BY 50% AND/OR PROVIDING WATER QUALITY TREATMENT FOR AN EQUIVALENT AREA FOR THE IMPERVIOUS AREA THAT COULD NOT BE REDUCED.

IN ADDITION, STORM WATER MANAGEMENT SHALL BE PROVIDED ACCORDING TO THE NEW DEVELOPMENT REQUIREMENTS IN THE NEW DESIGN MANUAL FOR ANY NET INCREASE IN IMPERVIOUS AREA WITHIN THE LIMIT OF DISTURBANCE.

LIMIT OF DISTURBANCE - 50,915 SF
 EX. IMPERVIOUS AREA WITHIN LOD - 36,790 SF
 PR. IMPERVIOUS AREA WITHIN LOD - 38,330 SF
 PR. INCREASE IN IMPERVIOUS AREA - 1,540 SF (4.2% +/-)
 WATER QUALITY TO BE PROVIDED FOR 50% OF EX. IMPERVIOUS AREA - 18,395 SF
 ESDv TO BE PROVIDED FOR INCREASE IN IMPERVIOUS AREA - 1,540 SF

ESD TARGETS REQUIRED:
 REDEVELOPMENT, Pe = 1.0"
 MIN. REQUIRED IMPERVIOUS AREA TO RECEIVE WATER QUALITY TREATMENT - 18,395 SF

NEW DEVELOPMENT, Pe = 2.0"
 MIN. REQUIRED IMPERVIOUS AREA FOR ESDv COMPUTATIONS - 1,540 SF
 ESDv REQUIRED (MIN.) - 244 CF
 Rev REQUIRED (MIN.) - 13 CF

ESD TARGETS PROVIDED:
 REDEVELOPMENT - ESD PRACTICE #1
 STRUCTURE TYPE: FILTERRA (13' x 7')
 DRAINAGE AREA 'A'
 Pe = 1.0"
 IMPERVIOUS AREA TREATED - 19,780 SF

NEW DEVELOPMENT - ESD PRACTICE #2
 STRUCTURE TYPE: MICRO-BIORETENTION (M-6)
 DRAINAGE AREA 'B'
 Pe = 2.09"
 IMPERVIOUS AREA TREATED - 2,828 SF
 ESDv PROVIDED - 477 CF
 Rev PROVIDED - 72 CF

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 4/15/16
 Chief, Development Engineering Division f Date

Keith Sheehan 4-7-16
 Chief, Division of Land Development mh Date

ADDRESS CHART

LOT / PARCEL NO.	STREET ADDRESS
A-35/356	8840 STANFORD BOULEVARD

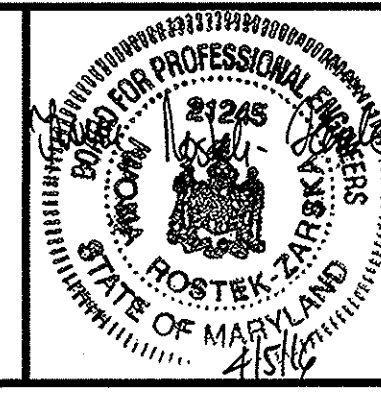
PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.
COLUMBIA CORPORATE PARK	1 / 1	A-35 / 356

PLAT NO. or L/F	GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
12987	24	NT	36	6	606707

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91 VERT: NAVD 88

BLDG
 Baltimore Land Design Group Inc.
 Consulting Engineers
 230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
 PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2016.

OWNER
 MERRITT-CCP II LLC
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MD 21244
 (410) 298-2600
 FAX: (410) 298-9644

DEVELOPER / APPLICANT
 MERRITT-CCP II LLC
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MD 21244
 (410) 298-2600
 FAX: (410) 298-9644

REVISIONS

DATE	NO.	DESCRIPTION	BY

STORM WATER MANAGEMENT PLAN
 DRAINAGE AREA MAPS
COLUMBIA CORPORATE PARK
 SECTION 1, AREA 1, PARCEL A-35 - TEXAS ROADHOUSE
 8840 STANFORD BOULEVARD
 COLUMBIA, MARYLAND 21045
 RESTAURANT

HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN (NEW TOWN - EMPLOYMENT CENTER INDUSTRIAL, FDP-117-A-II) DATE: MARCH, 2016

DRAWING NO. **C-3**
 SHEET 3 OF 3
 ECP-16-037