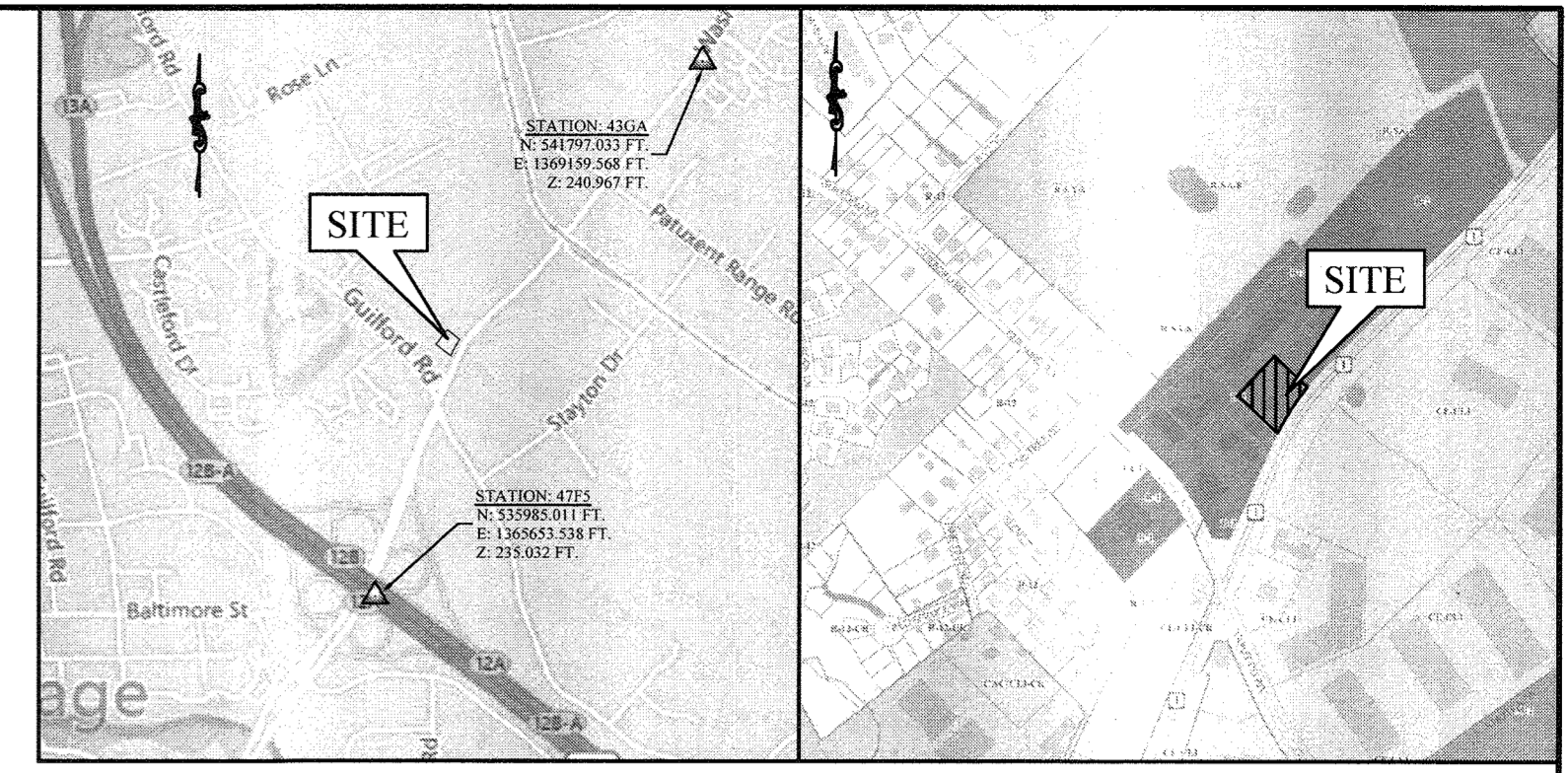
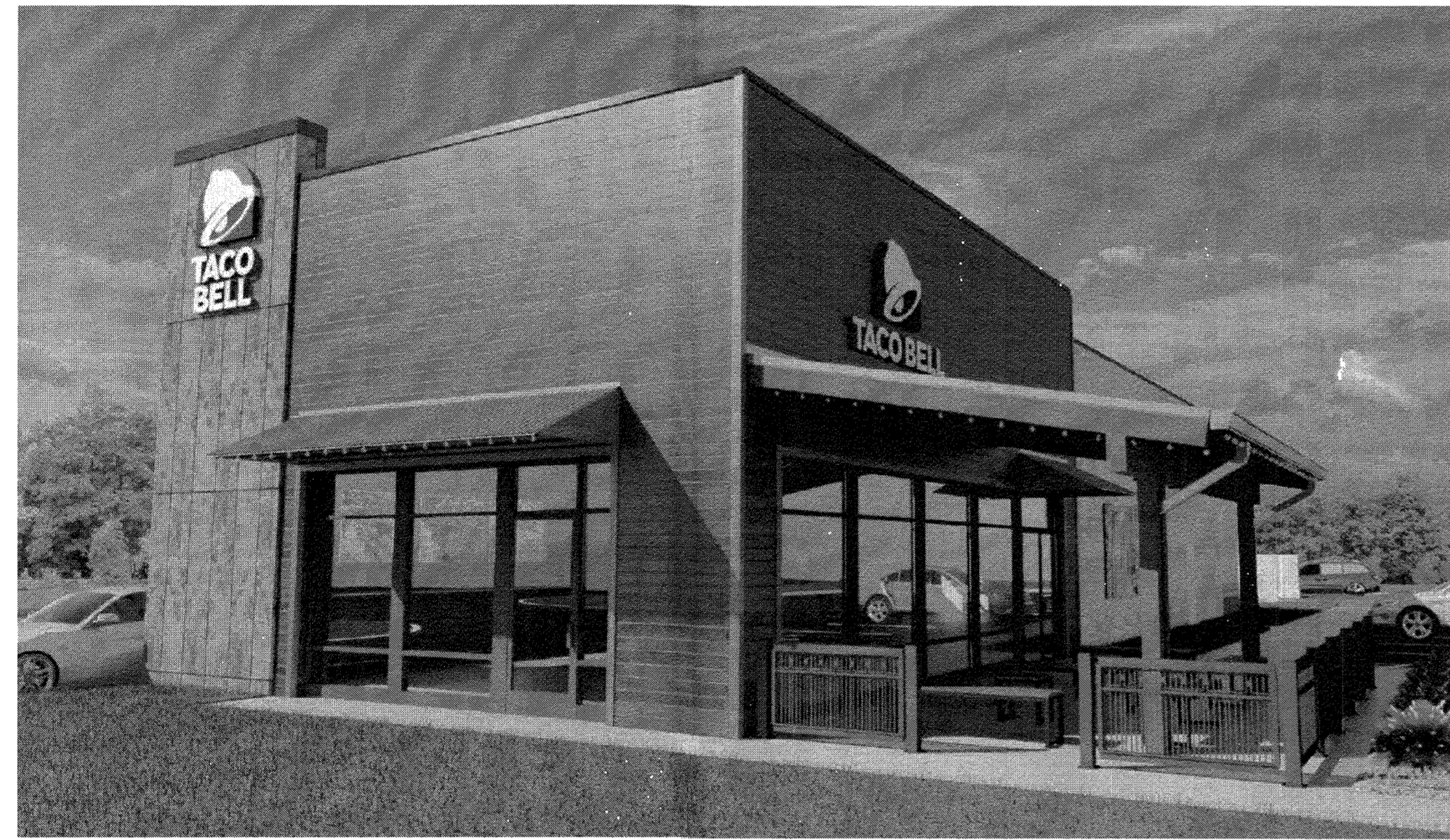


# TACO BELL

## ENVIRONMENTAL CONCEPT PLAN

8620 WASHINGTON BOULEVARD  
 MAP 47, GRID 6, PARCEL 991, LOT A  
 COUNCIL DISTRICT 3, ELECTION PRECINCT 6-07  
 ADC MAP 5054, GRID A7  
 COMMUNITY OF JESSUP  
 HOWARD COUNTY, MARYLAND



### GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHIC AND OUTBOUND INFORMATION IS BASED ON A SURVEY PROVIDED BY MERLYN J. JENKINS & ASSOCIATES, INC. DATED JULY 1, 2016 AND REVISED ON NOVEMBER 3, 2017.
- THE LOT IS SERVICED BY PUBLIC WATER AND SEWER.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED UPON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS NOT REQUIRED AS THE PROJECT DOES NOT FALL WITHIN A FLOODPLAIN AS REFERENCED FROM FEMA FIRM MAP 24027C0170D.
- NO WETLANDS ARE PRESENT ON THE SUBJECT PARCEL.
- THE SUBJECT PARCEL IS ZONED B2.
- ALL ELEVATIONS ARE BASED ON NAVD8S.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THE EXISTING TACO BELL TO BE REMOVED IS THE ONLY EXISTING ON-SITE STRUCTURE AND IS NOT CONSIDERED TO BE OF ANY HISTORICAL VALUE.
- THIS PROJECT HAS BEEN PRESENTED TO THE HOWARD COUNTY DESIGN ADVISORY PANEL AND THE PANEL'S RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE DESIGN.
- THERE ARE 9 SPECIMEN TREES LOCATED ON SITE, AS SHOWN ON THE PLAN. 5 OF THESE SPECIMEN TREES SHALL BE REMOVED DUE TO THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE PRECAUTION DURING CONSTRUCTION TO AVOID DAMAGING THE EXISTING TREES LOCATED ADJACENT TO THE PROPOSED IMPROVEMENTS THAT ARE TO REMAIN. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL SPECIMEN TREES LOCATED ON SITE PRIOR TO ANY EARTH MOVING ACTIVITIES. APPROPRIATE LANDSCAPING SHALL BE PROVIDED TO MITIGATE THE REMOVAL OF EXISTING SPECIMEN TREES. THE PROPOSED LANDSCAPING SHALL BE REVIEWED AND APPROVED DURING THE SDP APPROVAL PROCESS.
- I HAVE PERSONALLY INVESTIGATED THE ABOVE REFERENCED PROPERTY AND CERTIFY THE FOLLOWING FINDINGS TO BE ACCURATE:
  - THE SITE WAS PART OF TWO PREVIOUS SDP APPLICATIONS: SDP-92-119 AND SDP-86-218.
  - THE SITE IS FULLY DEVELOPED AND IS SURROUNDED BY FULLY DEVELOPED PROPERTIES.
  - THE SITE CONTINUES TO BE UNFORESTED.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATES SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PLAN FOR COMPLIANCE WITH HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR DURING THE SITE DEVELOPMENT PLAN OR REDLINE REVISION REVIEW 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.

### SITE ANALYSIS DATA SHEET:

WETLANDS BUFFER AREA: 0.000 ACRES  
 FLOODPLAINS BUFFER AREA: 0.000 ACRES  
 FORESTS: 0.000 ACRES  
 STEEP SLOPE AREA: 0.08 ACRES (3,532 SF)  
 ERODIBLE SOILS: 0.000 ACRES  
 TOTAL PROJECT AREA: 0.803 ACRES  
 TOTAL L.O.D. AREA: 0.792 ACRES  
 PROPOSED SITE USE: FAST FOOD RESTAURANT  
 GREEN OPEN AREA: 0.000 ACRES  
 IMPERVIOUS AREA: 0.604 ACRES  
 APPLICABLE DPZ FILE REFERENCES: SDP-86-218, SDP-92-119

### INDEX OF SHEETS

- |   |    |   |                                       |
|---|----|---|---------------------------------------|
| 1 | OF | 3 | COVER SHEET & INDEX OF SHEETS         |
| 2 | OF | 3 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 3 | OF | 3 | ENVIRONMENTAL CONCEPT PLAN            |

### DESIGN NARRATIVE

**NATURAL RESOURCE PROTECTION AND ENHANCEMENT**  
 THE SUBJECT PROPERTY IS CURRENTLY FULLY DEVELOPED. THEREFORE, THERE ARE NO EXISTING NATURAL RESOURCES THAT MUST BE PROTECTED. THE PROPOSED DEVELOPMENT WILL RESULT IN ADDITIONAL WATER QUALITY MEASURES, WHICH WILL BENEFIT THE DOWNSTREAM FACILITIES. NO IMPACTS TO STREAMS, STREAM BUFFERS, WETLANDS, WETLAND BUFFERS, COUNTY REGULATED STEEP SLOPES OF 20,000 SF CONTIGUOUS OR GREATER, OR FLOODPLAINS ARE PROPOSED WITH THIS PLAN. WITHIN THE LOD, THERE ARE NO COUNTY REGULATED STEEP SLOPES OF 20,000 SF CONTIGUOUS OR GREATER.

**MAINTENANCE OF NATURAL FLOW PATTERNS**  
 THE EXISTING SITE IS CURRENTLY DEVELOPED AND THE MAJORITY OF THE EXISTING IMPROVEMENTS DISCHARGE TO AN UNDERGROUND STORMWATER FACILITY LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE DESIGN OF THE UNDERGROUND SYSTEM IS PROVIDED ON PLANS ENTITLED "SITE DEVELOPMENT PLAN, COLUMBIA JUNCTION, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND," PREPARED BY TRACY, SCHULTE & ASSOCIATES, INC., DATED MARCH 1986, APPROVED ON JULY 3, 1986. THE REMAINDER OF THE SITE FLOWS OVERLAND TOWARDS US ROUTE 1 TO THE EAST OR TOWARDS THE ADJACENT PROPERTY TO THE SOUTH. THE OUTFALL WOULD BE CONSTRUCTED IN A MANNER TO MINIMIZE OFFSITE DRAINAGE IMPACTS.

**REDUCTION OF IMPERVIOUS AREAS**  
 THE PROPOSED SITE IMPROVEMENTS WILL INCREASE THE SITE'S IMPERVIOUS FOOTPRINT. ORIGINALLY, PERMEABLE CONCRETE WAS PROPOSED TO OFFSET THIS INCREASE IN IMPERVIOUS COVER. HOWEVER, DUE TO THE PROPERTY COMPRISING OF HYDRIC TYPE "D" SOILS, IT WAS DETERMINED THAT PERMEABLE CONCRETE WOULD NOT BE SUITABLE TO THE PROPOSED DEVELOPMENT. CURRENT USGS SOILS MAPS IDENTIFY THE PARCEL AS UNDERLAIN BY URBAN LAND-UDORIENTED COMPLEX (UTD). HISTORIC SOILS MAP IDENTIFY THE PARCEL AS UNDERLAIN PARTIALLY BY LUCA LOAM (LU), WITH A DRAINAGE AND PERMEABILITY CLASSIFICATION OF "MODERATELY WELL DRAINED; SLOW RUNOFF; MODERATE PERMEABILITY" AND PARTIALLY BY SASSAFRAS LOAM (SID) WHICH IS CLASSIFIED AS WELL-DRAINING. SEE SHEET #3 IN THIS PLAN SET FOR ADDITIONAL INFORMATION REGARDING THE STORMWATER MANAGEMENT STRATEGIES FOR THIS DEVELOPMENT.

**INTEGRATION OF SEDIMENT CONTROL FEATURES**  
 SEDIMENT CONTROL FOR THIS SITE WILL BE PROVIDED BY A STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT TRAPS LOCATED AT THE DOWNHILL SIDE OF THE PROJECT SITE, AND SILT FENCE. STOCKPILE AREAS WILL BE PROVIDED ADJACENT TO THE PROPOSED BUILDING. SEDIMENT CONTROL DESIGN WILL INCLUDE A DETAILED SEQUENCE OF CONSTRUCTION TO MINIMIZE OFFSITE IMPACTS AND TO REQUIRE THE INSTALLATION OF THE STORMWATER FEATURES IN SUCH A MANNER THAT THEY WILL FUNCTION FULLY UPON COMPLETION OF CONSTRUCTION.

**IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES**  
 DUE TO THE EXISTING CONDITIONS OF THE SITE, I.E. FULLY DEVELOPED, SIGNIFICANT SLOPES, LIMITED DEVELOPMENT AREA, AND THE PRESENCE OF TYPE "D" SOILS, IT WAS AGREED THAT A PROPRIETARY DEVICE WOULD BE THE BEST OPTION TO MEET THE ESD REQUIREMENTS. FILTERRA SYSTEMS, BY CONTECH ENGINEERED SOLUTIONS, ARE PROPOSED TO MEET THESE REQUIREMENTS. THE FILTERRA SYSTEMS HAVE BEEN SIZED TO PROVIDE THE TREATMENT FOR THE ESD, PRIOR TO DISCHARGING TO THE EXISTING UNDERGROUND STORMWATER SYSTEM, WHICH PROVIDES ADDITIONAL STORMWATER QUALITY AND QUANTITY MEASURES.

VICINITY MAP  
 SCALE: 1"=2,000'  
 ADC MAP 5054 GRID A-7

HOWARD COUNTY ZONING MAP  
 NOT TO SCALE

### HOWARD COUNTY GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED B2 - GENERAL BUSINESS PER THE 2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY WILL BE POSTED AS REQUIRED BASED UPON THE FINAL LANDSCAPING DESIGN.
- FOREST CONSERVATION DATA SUMMARY:** AFFORESTATION OF 0.1 ACRES IS REQUIRED DUE TO THE PROPOSED DEVELOPMENT. AREAS TO BE AFFORESTED SHALL BE AT LEAST 10,000 SF. SUFFICIENT AREA IS NOT AVAILABLE ON THE SUBJECT PROPERTY TO PROVIDE THE REQUIRED AFFORESTATION. THEREFORE, THE APPLICANT WILL PROVIDE A PAYMENT-IN-LIEU OF AFFORESTATION IN ACCORDANCE WITH SECTION 16.120.
- ALTERNATIVE COMPLIANCE, TO ALLOW THE REMOVAL OF SPECIMEN TREES, WILL BE OBTAINED DURING SDP APPROVAL.

### HOWARD COUNTY ZONING REQUIREMENTS

ZONING DISTRICT: B2 - BUSINESS GENERAL DISTRICT  
 RESTAURANT, FAST FOOD IS A PERMITTED USE § 119.0.B.74.

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
<b>LOT REQUIREMENTS</b>				
MIN. LOT AREA (SF)	NOT SPECIFIED	35,000 (0.80 AC.)	35,000 (0.80 AC.)	NA
MIN. LOT FRONTAGE (FT)	NOT SPECIFIED	199.53	199.53	NA
MIN. LOT DEPTH (FT)	NOT SPECIFIED	181.46	181.46	NA
<b>BUILDING SETBACKS &amp; HEIGHT:</b>				
MIN. FRONT YARD (FT)	30	47.57	41.3	§ 119.0.D.2.a
MIN. SIDE YARD (FT)	NOT SPECIFIED	23.86	17.3	NA
MIN. REAR YARD (FT)	NOT SPECIFIED	89.15	53.2	NA
MAX. BLDG HEIGHT (FT)	40	<40	<40	§ 119.0.D.1.a
MAX. BUILDING COVERAGE (%)	NOT SPECIFIED	6.3	7.9	NA
MAX. IMPERVIOUS COVERAGE (%)	NOT SPECIFIED	67.7 (23,700 SF)	75.4 (26,313 SF)	NA
<b>PARKING SETBACKS</b>				
FROM ANY RIGHT-OF-WAY (FT)	10	12	17.7	§ 119.0.D.2.a
FROM SIDE PROPERTY LINE (FT)	NOT SPECIFIED	2	0.8	NA
FROM REAR PROPERTY LINE (FT)	NOT SPECIFIED	5	3.6	NA
<b>SIGNAGE REQUIREMENTS</b>				
<b>FREESTANDING SIGNS</b>				
MAX. NUMBER OF SIGNS	NOT SPECIFIED	1	1	NA
MAX. SIGN AREA CALCULATION	1 SF FOR EACH 1 LF SETBACK FROM R.O.W.	30 LF	FROM R.O.W.	EX. TO REMAIN
MAX. SIGN AREA (SF)	30 SF	1 FT FOR EACH 2 LF SETBACK FROM R.O.W.	30 LF	FROM R.O.W.
MAX. HEIGHT CALCULATION	15	TBD	30	NA
MAX. HEIGHT (FT)	NOT SPECIFIED	15	30	NA
MAX. SETBACK FROM RIGHT-OF-WAY (FT)	NOT SPECIFIED	15	30	NA
<b>BUILDING SIGNS</b>				
MAX. NUMBER OF SIGNS	NOT SPECIFIED	2	4	NA
MAX. SIGN AREA CALCULATION	2 SF PER 1 LF BUILDING FRONTAGE	59.2	29.6 LF (SOUTHEAST SIDE OF BUILDING)	§ 3.501.(h)(2)(c)
MAX. SIGN AREA (SF)	59.2	81.95**	81.95**	NA
<b>PARKING REQUIREMENTS</b>				
MIN. STANDARD SPACE SIZE (FT)	9 x 18	9 x 18	9 x 18	DESIGN MANUAL
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	24	24	DESIGN MANUAL
MIN. NUMBER OF SPACES FOR FAST FOOD RESTAURANT	14 PER 1,000 SF	2,753 SF	2,753 SF	§ 133.0.D.4.m
TOTAL NUMBER OF SPACES	39	34*	34**	§ 133.0.D.4.m

\*\* DENOTES PROPOSED NON-COMFORMANCE  
 \* EXISTING PARKING CONFORMS TO REQUIRED SPACES FOR EXISTING 2,194 SF RESTAURANT  
 \*\* INCLUDES 24.29 SF (BELL + STACKED "TACO BELL") ON SOUTHEAST AND SOUTHWEST SIDES + 23.45 SF (BELL + LINEAR "TACO BELL") ON NORTHEAST SIDE + 9.92 SF (LINEAR "TACO BELL") ON NORTHWEST SIDE. PROPOSED SIGNAGE IS REDUCED FROM WHAT CURRENTLY EXISTS

ADDRESS CHART				
LOT/PARCEL #	STREET ADDRESS			
PARCEL 991 LOT A	8620 WASHINGTON BOULEVARD			
PERMIT INFORMATION CHART				
SUBDIVISION NAME: NORDEN SUBDIVISION		SECTION/AREA:		LOT/PARCEL NO.: PARCEL 991 LOT A
PLAT# OR L/F:	GRID #: 6	ZONING: B2	TAX MAP NO.: 47	ELECT DISTRICT: 3
WATER CODE:		SEWER CODE:		

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11-21-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

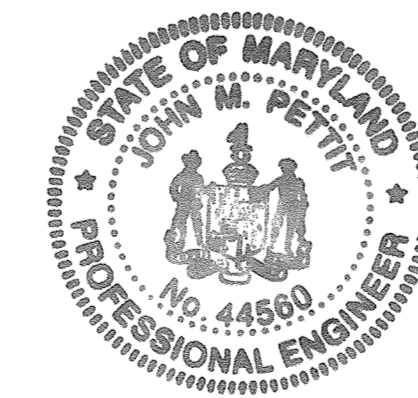
*[Signature]* 11-28-18  
 CHIEF, DIVISION OF LAND DEVELOPMENT

**THE PETTIT GROUP, LLC**  
 Engineering • Architecture • Planning

497 Center Street • Sewell, NJ 08080  
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 Certificate of Authorization No. 24GA28131400

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

*[Signature]*  
 JOHN M. PETTIT, PE, PP, CME  
 State of New Jersey • License # GE 37906  
 State of Pennsylvania • License # 05268-E  
 State of Delaware • License # 15980  
 State of Maryland • License # 44560

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

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

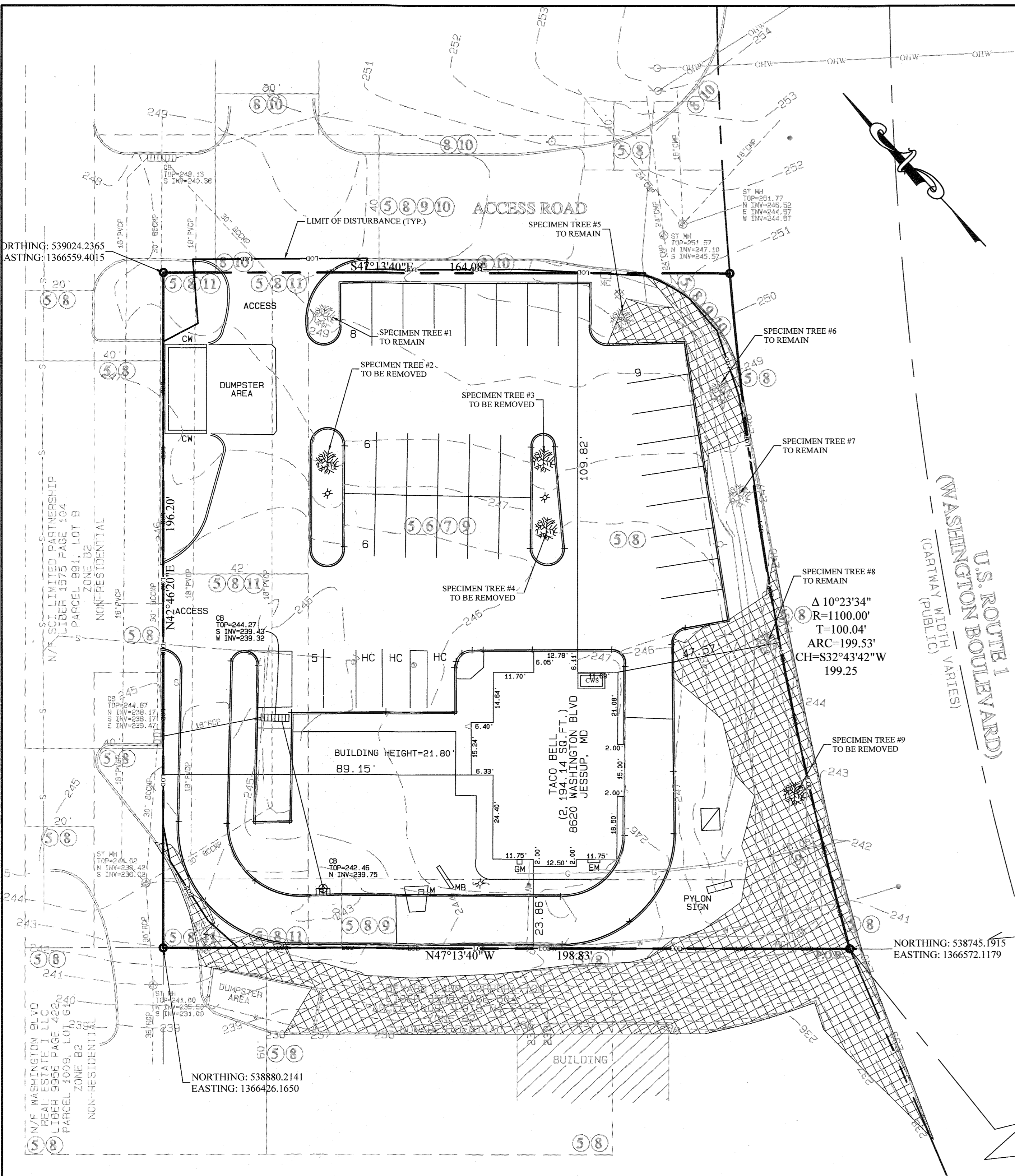
REVISIONS		DESIGNED BY:	JOB NO.:
NO.	DESCRIPTION	BWC	1061-105
1	PER COUNTY REVIEW	DRAWN BY:	DATE:
2	PER COUNTY REVIEW	BWC	05/15/18
3	PER COUNTY REVIEW	CHECKED BY:	SCALE:
4	SUBMITTED FOR SIGNATURES	BWC	1" = 20'

**ENVIRONMENTAL CONCEPT PLAN**

8620 WASHINGTON BOULEVARD  
 MAP 47, GRID 6, PARCEL 991, LOT A  
 COUNCIL DISTRICT 3  
 ELECTION PRECINCT 6-07  
 COMMUNITY OF JESSUP  
 HOWARD COUNTY, MARYLAND  
 HOWARD COUNTY PROJECT NO: SDP-18-041

**TACO BELL**

SHEET TITLE: **FOR APPROVAL PURPOSES ONLY**  
 COVER SHEET AND INDEX OF SHEETS  
 SHEET NUMBER: **1 of 3**



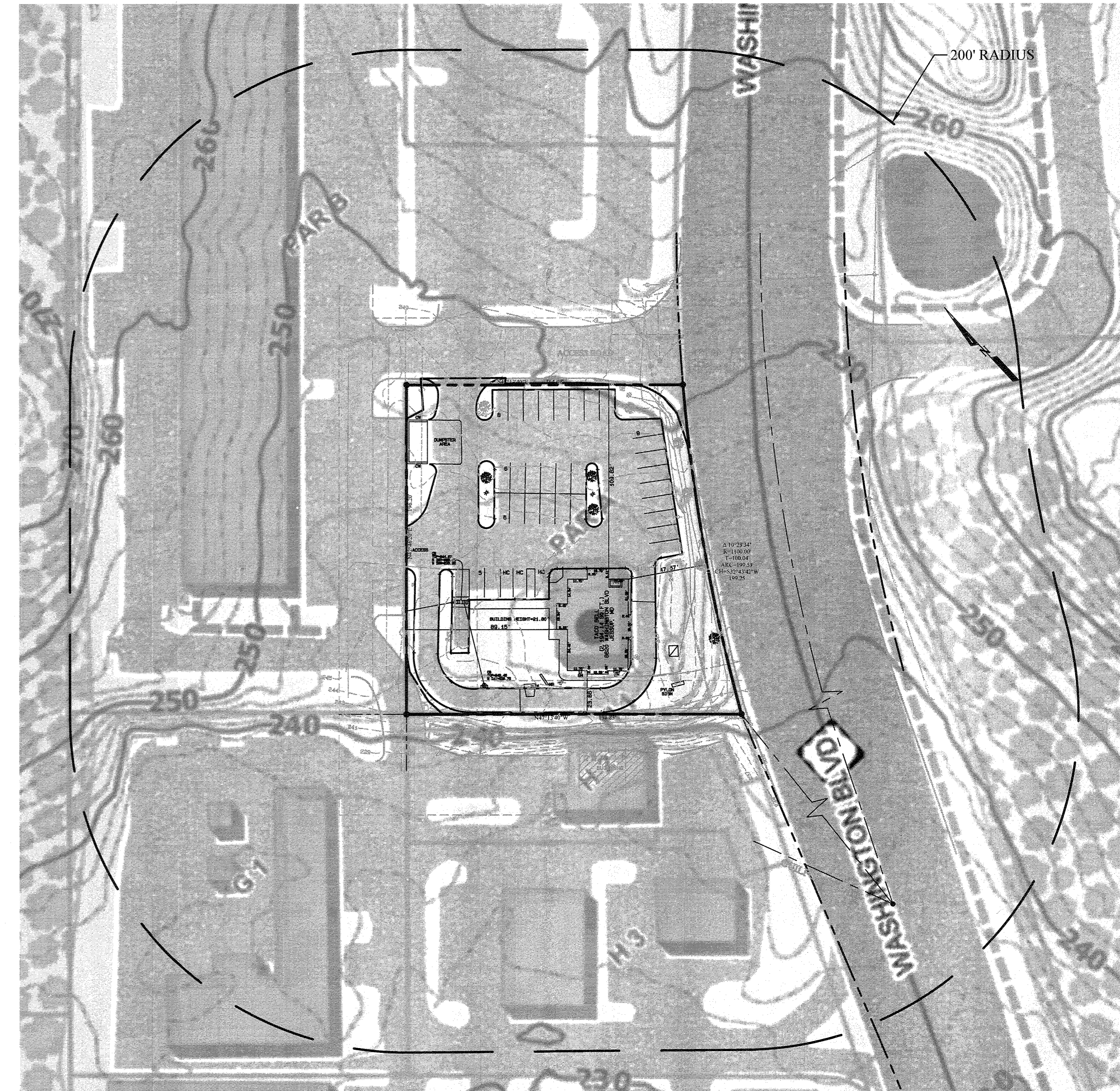
### EXISTING LEGEND

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

- APPLICABLE EXCEPTIONS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 7409-39522-SCHEDULE B SECTION 2 DATED MAY 31, 2016, REVISED AUGUST 26, 2016
- 5 PLAT CMP NO. 7046 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COLUMBIA JUNCTION, SECTION ONE, AREA ONE, PARCELS A, B, & C. A RESUBDIVISION OF NORDEN SUBDIVISION LOTS 1 THRU 21 AND LOT 44. BLANKET IN NATURE AND PLOTTED.
  - 6 LIBER 98, FOLIO 105 RIGHT OF WAY BY AND BETWEEN W.F. KING AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY. BLANKET IN NATURE.
  - 7 LIBER 134, FOLIO 306 RIGHT OF WAY BY AND BETWEEN GILBERT H. PANITZ AND THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF BALTIMORE CITY. BLANKET IN NATURE.
  - 8 LIBER 1988, FOLIO 415 DEED OF EASEMENT AND AGREEMENT BY AND BETWEEN SCI LIMITED PARTNERSHIP AND HOWARD COUNTY, MARYLAND. PLOTTED.
  - 9 LIBER 2599, FOLIO 406 DEED OF EASEMENT AND AGREEMENT BY AND BETWEEN SCI LIMITED PARTNERSHIP AND HOWARD COUNTY, MARYLAND. BLANKET IN NATURE AND PLOTTED.
  - 10 LIBER 2788, FOLIO 616 INGRESS AND EGRESS EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN SCI LIMITED PARTNERSHIP AND TACO BELL. PLOTTED.
  - 11 LIBER 2788, FOLIO 626 STORM WATER MAINTENANCE EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN SCI LIMITED PARTNERSHIP AND TACO BELL. PLOTTED.

SITE SOILS			
NAME	SYMBOL	DESCRIPTION	'K' VALUE
URBAN LAND/DRORTMENTS COMPLEX	UD	0 TO 15 PERCENT SLOPES	NOT AVAILABLE

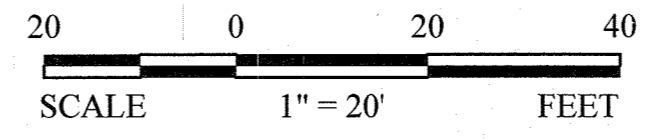
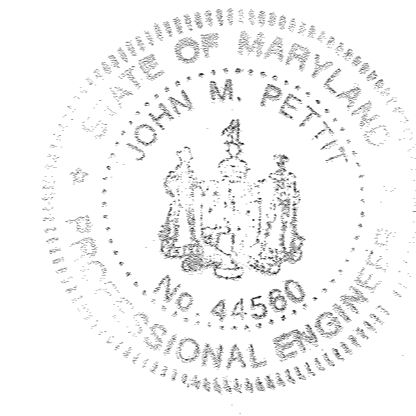
EXISTING IMPERVIOUS: 23,700 SF  
LDA/LOD: 34,520 SF (0.792 ACRES)



- ### LANDSCAPING NOTES:
- ALL PEAR TREES LOCATED ON THE SUBJECT PROPERTY ARE OLD, CONTAIN SOME DEAD BRANCHES, AND OVERALL ARE NOT IN SUPERIOR CONDITION.
  - THERE ARE 9 SPECIMEN TREES LOCATED ON SITE, AS SHOWN ON THE PLAN. NO STATE CHAMPION TREES, OR TREES 75% THE SIZE OF CHAMPION TREES, ARE FOUND ON THE SITE.
  - FIELD WORK FOR THIS INVENTORY WAS CONDUCTED ON JULY 20, 2018, BY KEVIN J. COSTELLO, R.L.A.

### SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CONDITION
1	PEAR	12"	FAIR/POOR
2	PEAR	11"	FAIR/POOR
3	PEAR	7"	FAIR/POOR
4	PEAR	7"	FAIR/POOR
5	PEAR	17"	FAIR/POOR
6	RED MAPLE	6"	DISEASED
7	RED MAPLE	7"	GOOD
8	RED MAPLE	6"	GOOD
9	RED MAPLE	6"	GOOD



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11-29-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11-28-18  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

**THE PETTIT GROUP, LLC**  
Engineering • Architecture • Planning

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**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 44580.

*[Signature]*  
**JOHN M. PETTIT, PE, PP, CME**  
Professional Engineer  
State of New Jersey • License # GE 37906  
State of Pennsylvania • License # 055885-E  
State of Delaware • License # 15980  
State of Maryland • License # 44560

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

REVISIONS	
NO.	DESCRIPTION
1	PER COUNTY REVIEW
2	PER COUNTY REVIEW
3	PER COUNTY REVIEW
4	SUBMITTED FOR SIGNATURES

DESIGNED BY: BWC  
DRAWN BY: BWC  
CHECKED BY: BWC

DATE: 05/15/18  
SCALE: 1" = 20' OR AS SHOWN

**FOR APPROVAL PURPOSES ONLY**

**ENVIRONMENTAL CONCEPT PLAN**

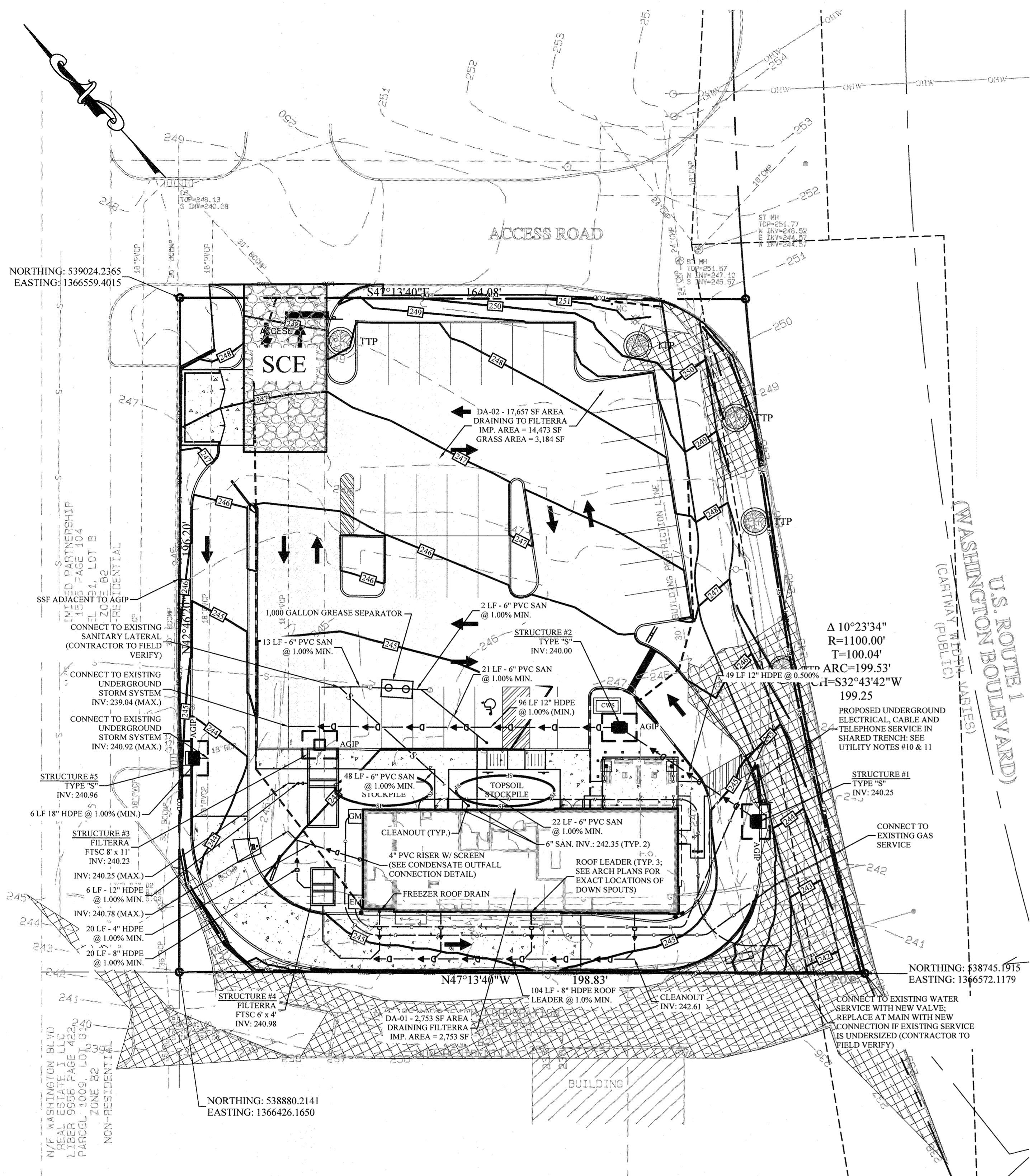
8620 WASHINGTON BOULEVARD  
MAP 47, GRID 6, PARCEL 991, LOT A  
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COMMUNITY OF JESSUP  
HOWARD COUNTY, MARYLAND  
HOWARD COUNTY PROJECT NO: SDP-18-041

**TACO BELL**

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

SHEET NUMBER: **2 of 3**

11/16/18, Wetmore Corp. 105 Housley TB, 588 Ewing Commission Drive, 1061105 Sheet ID: Ewing Conditions Plan Map, 11/23/2018 2:04 PM, Brian Chapp



**STORMWATER MANAGEMENT NARRATIVE:**

SUMMARY OF IMPROVEMENTS: THE APPLICANT IS PROPOSING THE DEMOLITION OF THE EXISTING 2,194 SF TACO BELL RESTAURANT AND CONSTRUCT A NEW 2,753 SF TACO BELL. INCLUDED IN THE PROJECT IS THE RE-CONSTRUCTION OF THE PARKING LOT, LIGHTING & LANDSCAPING IMPROVEMENTS, AND A 10-FT WIDE MULTI-MODAL PATH AS REQUIRED BY HOWARD COUNTY'S DESIGN ADVISORY PANEL. THE IMPROVEMENTS WILL RESULT IN A NET INCREASE OF IMPERVIOUS COVERAGE OF 2,613 SF (NEW DEVELOPMENT).

DEVELOPMENT HISTORY: THE PARCEL IN QUESTION WAS ORIGINALLY DEVELOPED UNDER SDP-86-218 "COLUMBIA JUNCTION" AND SDP-92-119 "TACO BELL RESTAURANT COLUMBIA JUNCTION". STORMWATER MANAGEMENT IS CURRENTLY PROVIDED BY AN UNDERGROUND STORMWATER MANAGEMENT FACILITY SERVING THE ADJACENT PARCELS WITHIN THE COLUMBIA JUNCTION DEVELOPMENT.

SWM REQUIREMENT CALCULATION CRITERIA: THE SITE AREA IS 35,000 SF. UNDER EXISTING CONDITIONS, THE IMPERVIOUS COVERAGE IS 23,700 SF (67.7%). SITES WITH AN EXISTING IMPERVIOUS COVERAGE OF 40% OR MORE MEET THE "REDEVELOPMENT" CRITERIA AS DEFINED BY THE MDE STORMWATER MANAGEMENT MANUAL. FOR REDEVELOPMENT PROJECTS, THE MANUAL REQUIRES THAT 30% OF THE EXISTING IMPERVIOUS COVERAGE WITHIN THE LIMIT OF DISTURBANCE BE EITHER CONVERTED TO PVIOUS SURFACE OR TREATED WITH ESD PRACTICES TO THE MEP. ALL NEW IMPERVIOUS COVER MUST BE TREATED AS A NEW DEVELOPMENT. BELOW ARE THE CALCULATIONS WHICH DEMONSTRATE THAT THE ESD REQUIREMENTS FOR REDEVELOPMENT AND NEW DEVELOPMENT WILL BE MET.

ESDv CALCULATIONS:

REDEVELOPMENT:

- AREA REQUIRING WATER QUALITY TREATMENT: 23,700 SF x 50% = 11,850 SF
- ESDv: 1.00" x 11,850 SF = 988 CF

NEW DEVELOPMENT:

- NET INCREASE IN IMPERVIOUS AREA REQUIRING WATER QUALITY TREATMENT: 2,613 SF
- P<sub>2</sub> = 1.80" PER TABLE 5.3 WITH TYPE 'D' HYDRIC SOILS AND AN IMPERVIOUS COVER OF 67.7%
- ESDv: 1.80" x 2,613 SF = 392 CF

TOTAL DEVELOPMENT:

- ESDv: 1,380 CF

DA-01 HAS BEEN DESIGNED TO ROUTE 2,753 SF OF IMPERVIOUS COVER TO A CONTECH FTSC 6' x 4' FILTERRA STRUCTURE. THE ESDV TO THIS STRUCTURE WILL EQUAL 229 CF, WHICH IS LESS THAN THE APPROVED TREATMENT VOLUME OF 475 CF. DA-02 HAS BEEN DESIGNED TO ROUTE 14,473 SF OF IMPERVIOUS COVER TO A CONTECH FTSC 8' x 11' FILTERRA STRUCTURE. THE ESDV TO THIS STRUCTURE WILL EQUAL 1,206 CF, WHICH IS LESS THAN THE APPROVED TREATMENT VOLUME OF 1,322 CF. SEE THE FILTERRA VOLUME CALCULATIONS IN APPENDIX A FOR ADDITIONAL INFORMATION. FILTERRA STRUCTURES SHALL INCLUDE PEAK DIVERSION WITHIN THE STRUCTURE.

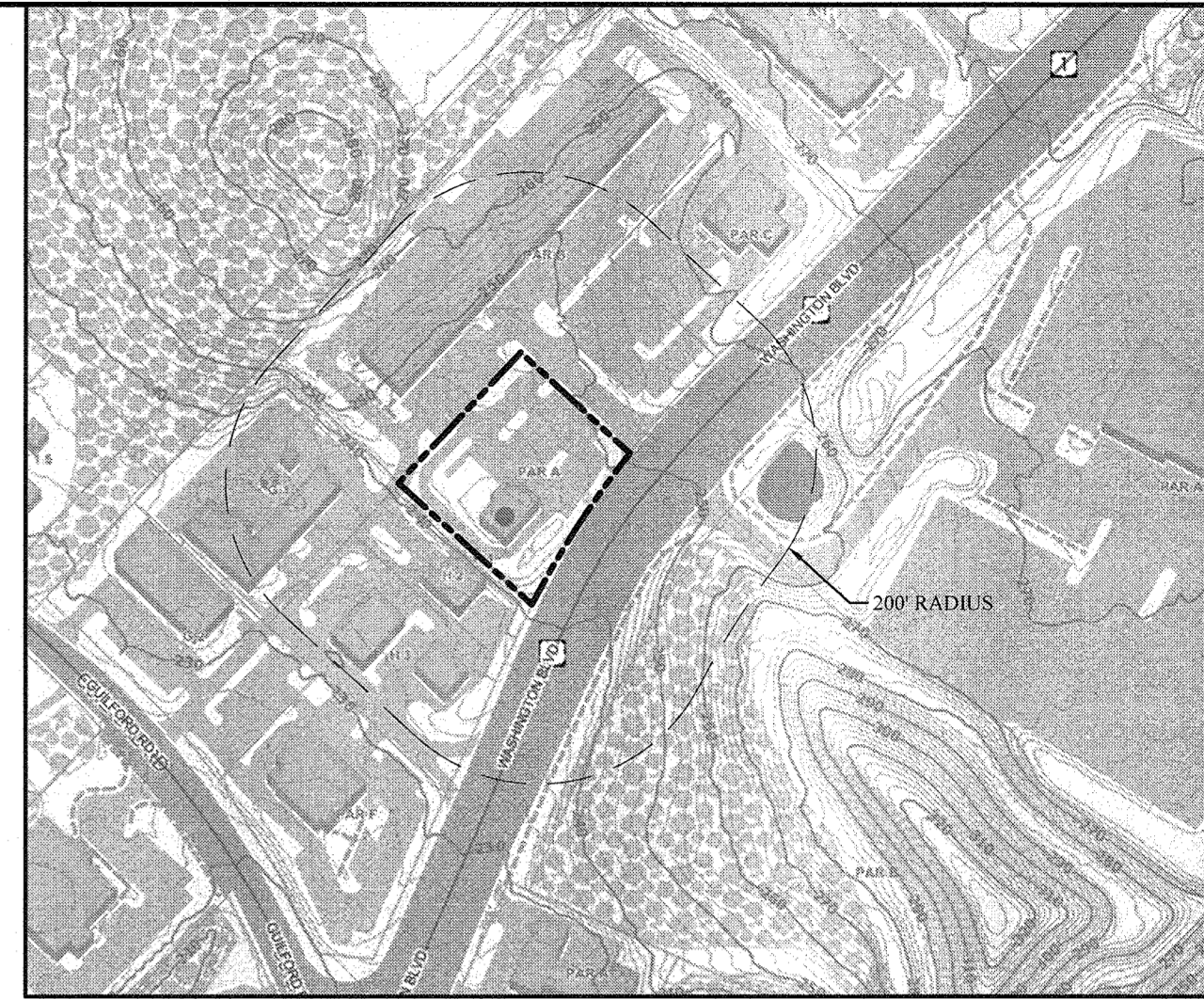
REV CALCULATIONS:

DUE TO THE PRESENCE OF TYPE 'D' SOILS, IT WAS DETERMINED THAT THE REV REQUIREMENTS WERE NOT REQUIRED TO BE MET FOR THE PROPOSED DEVELOPMENT, AS INFILTRATION PRACTICES ARE NOT FEASIBLE.

SWM DESIGN NARRATIVE: FILTERRA MANUFACTURED TREATMENT DEVICES HAVE BEEN PROPOSED TO MEET THE ESD REQUIREMENTS OF THE MDE STORMWATER MANAGEMENT MANUAL. THE ABOVE CALCULATIONS PROVIDE A BRIEF SYNOPSIS OF THE CALCULATIONS TO DEMONSTRATE COMPLIANCE WITH THE REGULATIONS. PLEASE CONSULT THE PRELIMINARY STORMWATER MANAGEMENT REPORT FOR ADDITIONAL INFORMATION.

**SESC LEGEND**

SILT FENCE	— SF —
SUPER SILT FENCE	— SSF —
STABILIZED CONSTRUCTION ENTRANCE	— SCE —
CONCRETE WASHOUT STRUCTURE	CWS
LIMIT OF DISTURBANCE	— LOD —
AT-GRADE INLET PROTECTION	AGIP
TEMPORARY TREE PROTECTION	TTP



**PROPOSED LEGEND**

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

**THE PETTIT GROUP, LLC  
PIPE PROFILE AND HYDRAULIC CALCULATIONS WORKSHEET**

DESIGN FLOW: 11/12/18

Plan No.	Node #	Grate Elev	PIPE Dia.	Len	D/S Invert	U/S Invert	D/S Invert	U/S Invert	OVERIDES	MIN COVER	PIPE SLOPE	UPSTREAM NODES	DESIGN FLOW (CFS)	PIPE CAPACITY (CFS)	MANNINGS = 0.011	FULL CAPACITY (FPS)	VEL. (FPS)	CAPCY CHECK
STR-1	1	244.35	12	49	240.25	240.00	240.25	240.00			0.34	0.510%	0.34	0.510%	3.02	3.84	OK	
STR-2	2	245.20	12	96	240.00	239.04	239.04				0.37	1.000%	4.22	5.38	OK			
UG	3										0.37							
STR-3	4	244.14	12	6	240.31	240.25	240.31	240.25			2.08	1.000%	4.22	5.38	OK			
UG	5										2.08							
STR-4	6	245.40	8	21	241.57	241.33	241.57	241.33			0.37	1.143%	1.53	4.39	OK			
UG	7										0.37							
STR-5	8	243.65	12	6	240.98	240.92	240.98	240.92			0.68	1.000%	4.22	5.38	OK			
UG	9										0.68							

**SUB-AREA BASIN CHARACTERISTICS & HYDROLOGY CALCULATIONS**

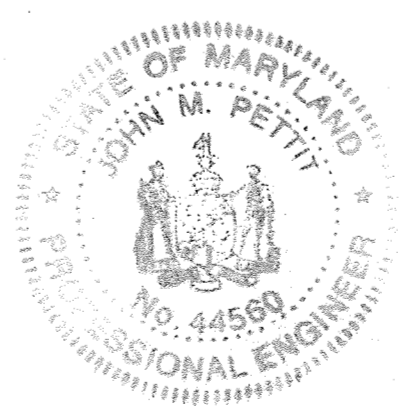
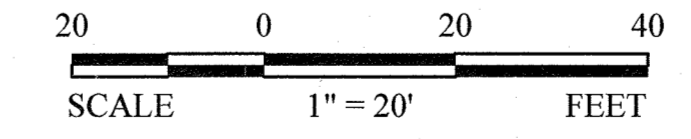
PROJECT: Jessup Taco Bell  
JOB NO.: 1061-105  
25 YR STORM FREQUENCY  
RATIONAL PEAK DISCHARGE: 11/12/18 02:04 PM

PLAN I.D.	NODE #	AREA #	WOOD FACTOR	IMP. AREA (acres)	WOODED IMP. AREA (acres)	WOODED IMPRV PERV	AGG UP (acres)	AGG DOWN (min)	UPSTREAM REACH TRAVEL TIMES (min)	RAINFALL INTENSITY (IN/HR)	SUBAREA ACCUMULATED AREA (cfs)	ACCUMULATED AREA (cfs)	RATIONAL PEAK DISCHARGE (cfs)
STR-1	1	0.063	0.86	6.000	0.056	0.45	0.95	0.30	0.056	6.15	6.15	0.34	0.34
STR-2	2	0.011	0.32	6.000	0.000	0.45	0.95	0.30	0.059	6.2	6.15	0.02	0.37
UG	3	0.000	1.10	6.000	0.000	0.45	0.95	0.30	0.059	6.5	6.15	0.00	0.37
STR-3	4	0.405	0.83	6.000	0.332	0.45	0.95	0.30	0.338	6.0	6.15	2.08	2.08
UG	5	0.000	1.10	6.000	0.000	0.45	0.95	0.30	0.338	6.0	6.15	0.00	2.08
STR-4	6	0.063	0.95	6.000	0.063	0.45	0.95	0.30	0.060	6.0	6.15	0.37	0.37
UG	7	0.000	1.10	6.000	0.000	0.45	0.95	0.30	0.060	6.1	6.15	0.00	0.37
STR-5	8	0.146	0.75	6.000	0.102	0.45	0.95	0.30	0.110	6.0	6.15	0.68	0.68
UG	9	0.000	1.10	6.000	0.000	0.45	0.95	0.30	0.110	6.0	6.15	0.00	0.68

**SITE SOILS**

NAME	SYMBOL	DESCRIPTION	'K' VALUE
URBAN LAND/SPORTS COMPLEX	UdD	0 TO 15 PERCENT SLOPES	NOT AVAILABLE

LDA/LOD: 34,520 SF (0.792 ACRES)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11.21.18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11.28.18  
CHIEF, DIVISION OF LAND DEVELOPMENT

**THE PETTIT GROUP, LLC**  
Engineering • Architecture • Planning

497 Center Street • Sewell, NJ 08080  
Tel: 856-464-9600 Fax: 856-464-9606  
www.pettitgroup.com  
Certificate of Authorization No. 24GA28131400

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 44569.

*[Signature]*  
JOHN M. PETTIT, PE, PP, CME  
Professional Engineer  
State of New Jersey • License # GE 37906  
State of Pennsylvania • License # 052685-E  
State of Delaware • License # 15980  
State of Maryland • License # 44569

**OWNER:**  
TACO BELL OF BALTIMORE, INC.  
11879 KEMPER ROAD, SUITE 111  
AUBURN, CA 95603  
(530) 885-2455

**DEVELOPER:**  
BLT CANTINA, LLC  
14 BALLGOMINGO ROAD  
CONSHOHOCKEN, PA 19428  
(610) 820-1000

NO.	DESCRIPTION	DATE
1	PER COUNTY REVIEW	0
2	PER COUNTY REVIEW	1
3	PER COUNTY REVIEW	1
4	SUBMITTED FOR SIGNATURES	1

DESIGNED BY: BWC  
DRAWN BY: BWC  
CHECKED BY: BWC

JOB NO.: 1061-105  
DATE: 05/15/18  
SCALE: 1" = 20'

**TACO BELL**

ENVIRONMENTAL CONCEPT PLAN

8620 WASHINGTON BOULEVARD  
MAP 47, GRID 6, PARCEL 991, LOT A  
COUNCIL DISTRICT 3  
ELECTION PRECINCT 6-07  
COMMUNITY OF JESSUP  
HOWARD COUNTY, MARYLAND  
HOWARD COUNTY PROJECT NO: SDP-18-041

FOR APPROVAL PURPOSES ONLY

ENVIRONMENTAL CONCEPT PLAN

3 of 3