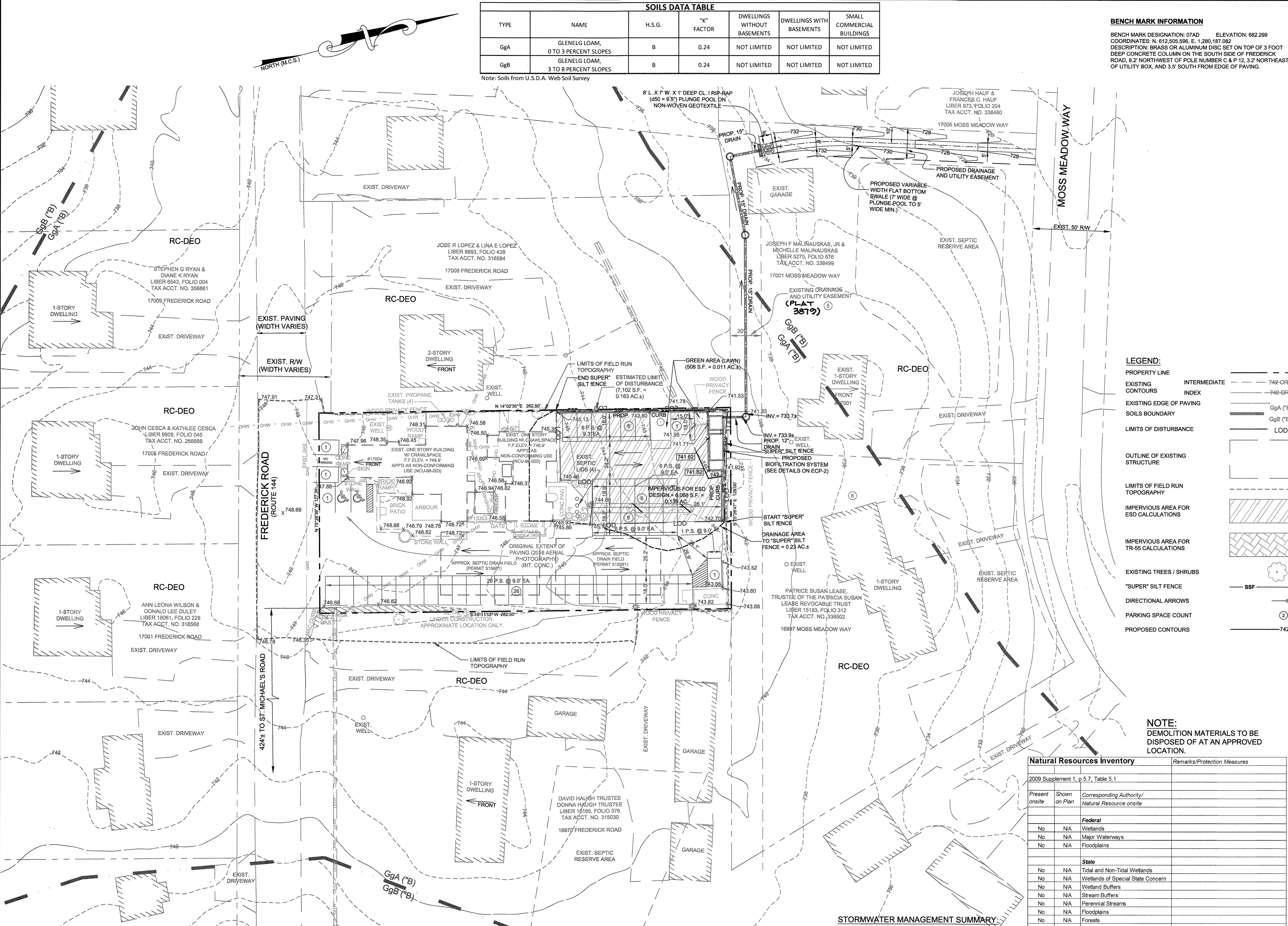
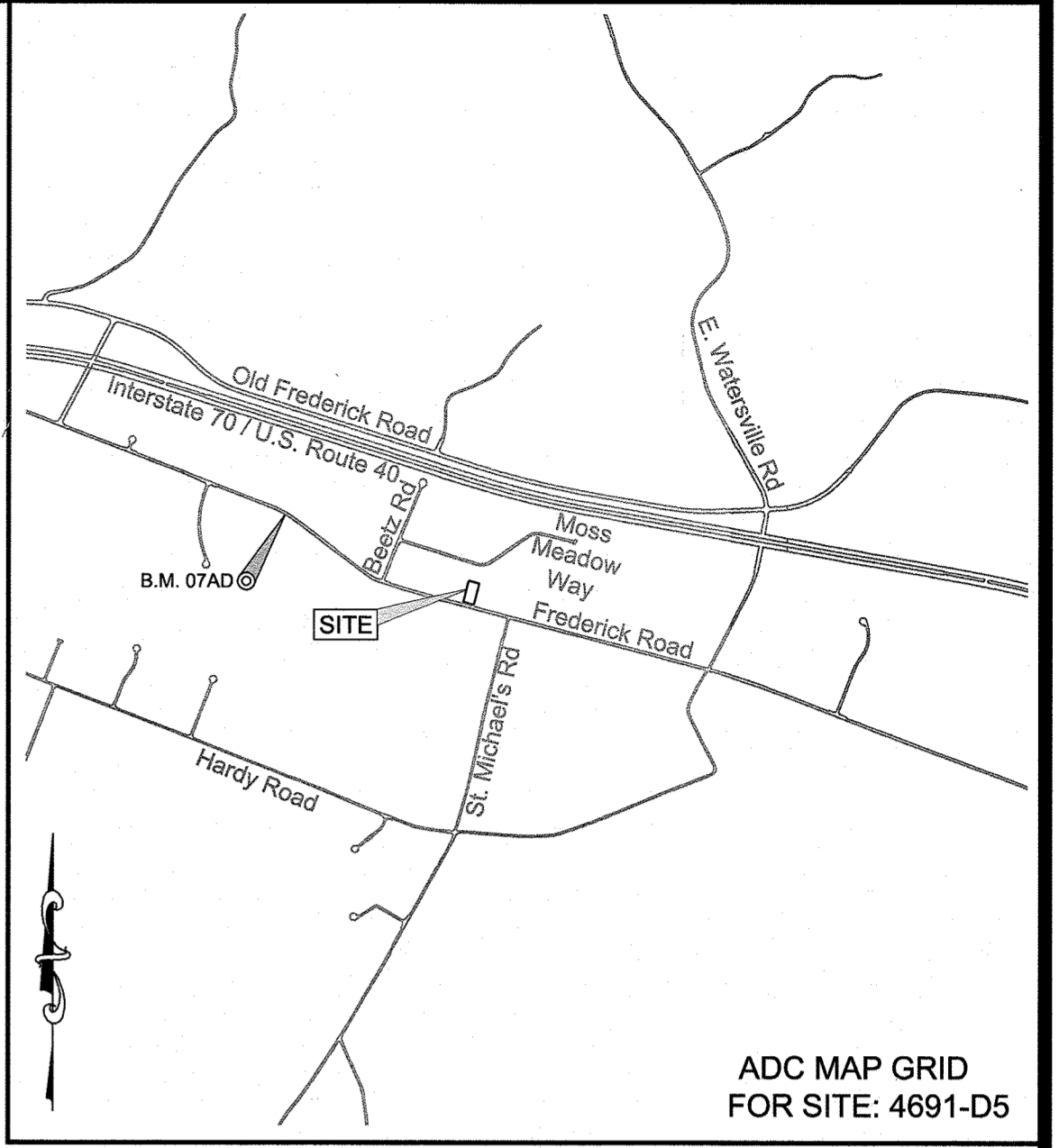


SOILS DATA TABLE						
TYPE	NAME	H.S.G.	"K" FACTOR	DWELLINGS WITHOUT BASEMENTS	DWELLINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDINGS
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.24	NOT LIMITED	NOT LIMITED	NOT LIMITED
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24	NOT LIMITED	NOT LIMITED	NOT LIMITED

Note: Soils from U.S.D.A. Web Soil Survey

BENCH MARK INFORMATION
 BENCH MARK DESIGNATION: 07AD ELEVATION: 662.299
 COORDINATES: N 612.595, 596. E 1,280.167, 662
 DESCRIPTION: BRASS OR ALUMINUM DISC SET ON TOP OF 3 FOOT DEEP CONCRETE COLUMN ON THE SOUTH SIDE OF FREDERICK ROAD, 8.2' NORTHWEST OF POLE NUMBER C & P 12, 3.2' NORTHEAST OF UTILITY BOX, AND 3.5' SOUTH FROM EDGE OF PAVING.



LEGEND:

PROPERTY LINE	INTERMEDIATE	742-OR-743
EXISTING CONTOURS	INDEX	748-OR-745
EXISTING EDGE OF PAVING		GgA ("B")
SOILS BOUNDARY		GgB ("B")
LIMITS OF DISTURBANCE		LOD
OUTLINE OF EXISTING STRUCTURE		
LIMITS OF FIELD RUN TOPOGRAPHY		
IMPERVIOUS AREA FOR ESD CALCULATIONS		
IMPERVIOUS AREA FOR TR-55 CALCULATIONS		
EXISTING TREES / SHRUBS		
"SUPER" SILT FENCE	SSF	SSF
DIRECTIONAL ARROWS		
PROPOSED SPACE COUNT		2
PROPOSED CONTOURS		742

GENERAL NOTES:

- OWNER / DEVELOPER: PAUL SAIZ
17004 FREDERICK ROAD
MOUNT AIRY, MD 21771
410 489 2491
- SITE DATA:
TAX MAP 07, GRID 02, PARCEL 288
TAX ACCOUNT NO. 32573
DEED REFERENCE: L 17365 F 083
PREMISE ADDRESS: 17004 FREDERICK ROAD
ELECTION DISTRICT: 04
COUNCILMANIC DISTRICT: 05
WATERSHED: S. BRANCH PATAPSCO (02130908)
EXISTING USE: COMMERCIAL (RESTAURANT)
PROPOSED USE: COMMERCIAL (RESTAURANT)
ZONING: RC-DEO
- SITE AREA: 33,512 S.F. = 0.769 AC.±
- TOPOGRAPHIC INFORMATION SHOWN HEREON WITHIN THE "LIMITS OF FIELD RUN TOPOGRAPHY" IS BASED ON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, L.L.C. DATED 07/10/2018, AND AERIAL PHOTOGRAPHS. TOPOGRAPHIC INFORMATION SHOWN HEREON OUTSIDE THE "LIMITS OF FIELD RUN TOPOGRAPHY" IS TAKEN FROM HOWARD COUNTY COUNTY G.I.S. DIGITAL DATA.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, L.L.C. AND DATED 02/15/2021.
- THERE ARE NO FLOODPLAINS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
- ENVIRONMENTAL CONSTRAINTS PLAN PREPARED BY HUMAN & RHODE, DATED 10/07/2020.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN AND/OR PLAT, AND/OR SITE DEVELOPMENT PLAN, AND/OR RED-LINE 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. THE APPLICANT AND CONSULTANT SHALL EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROCESS PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A SINGLE PARCEL LESS THAN 40,000 SQUARE FEET IN SIZE.
- LOCATION OF EXISTING OFF-SITE WELLS AND SEPTIC RESERVE AREAS WERE TAKEN FROM AVAILABLE HOWARD COUNTY HEALTH DEPARTMENT RECORDS.

NOTE:
DEMOLITION MATERIALS TO BE DISPOSED OF AT AN APPROVED LOCATION.

Natural Resources Inventory			Remarks/Protection Measures
2009 Supplement 1, p. 5.7, Table 5.1			
Present onsite	Shown on Plan	Corresponding Authority/ Natural Resource onsite	
Federal			
No	N/A	Wetlands	
No	N/A	Major Waterways	
No	N/A	Floodplains	
State			
No	N/A	Tidal and Non-Tidal Wetlands	
No	N/A	Wetlands of Special State Concern	
No	N/A	Wetland Buffers	
No	N/A	Stream Buffers	
No	N/A	Perennial Streams	
No	N/A	Floodplains	
No	N/A	Forests	
No	N/A	Forest Buffers	
No	N/A	Critical Areas	
Local			
No	N/A	Sleep Slopes	None present
No	N/A	Highly erodible Soils	None present
No	N/A	Enhanced Stream Buffers	None present
Yes	✓	Topography/slopes	None present
No	N/A	Springs	None present
No	N/A	Seeps	None present
No	N/A	Intermittent Streams	None present
Yes	✓	Vegetative cover	Lawn areas
Yes	✓	Soils	Glenelg Loam (GgA and GgB)
Yes	✓	Bedrock/Geology	No visible exposed bedrock onsite
Yes	✓	Existing Drainage Areas	

STORMWATER MANAGEMENT SUMMARY:

TOTAL AREA OF SITE: NET AREA: 0.769 AC.±
 AREA OF DISTURBANCE: 7,102 S.F. = 0.163 AC.±
 REQUIRED P₂ = 24"
 PROVIDED P₂ = 24"
 RCN (FOR WOODS IN GOOD CONDITION) = 55
 REQUIRED ESD_v = 1,160 C.F. = 0.0266 A.F.
 REQUIRED TEMPORARY STORAGE = 870 C.F. (75% OF 1,160 C.F.)
 TEMPORARY STORAGE PROVIDED = 870 C.F.
 (768 C.F. IN VAULT + 102 C.F. IN MODULAR WETLAND SYSTEM)
 THEREFORE, PROVIDED ESD_v = 1,160 C.F. = 0.0266 A.F.

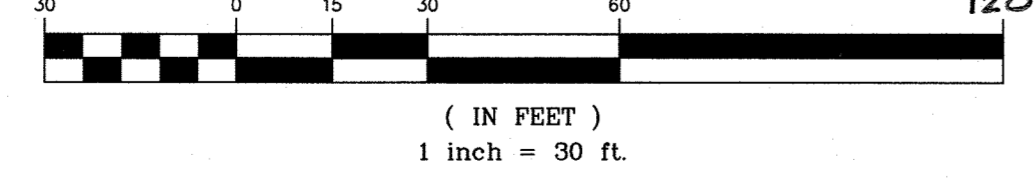
DUE TO SITE CONSTRAINTS AND DESIGN, AN ALTERNATE TECHNOLOGY METHOD WILL BE IMPLEMENTED TO ACHIEVE ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE. METHOD TO BE USED IS A MODULAR WETLAND SYSTEM.

PROJECT DOES NOT ALTER THE EXISTING DRAINAGE PATTERNS.

SITE ANALYSIS DATA:

TOTAL AREA OF SITE: NET AREA (PER S.D.A.T. RECORDS): 0.772 AC.±
 AREA OF DISTURBANCE: 7,102 S.F. = 0.163 AC.±
 WETLANDS: NONE
 FLOODPLAINS: NONE
 FORESTS: NONE
 SLOPES GREATER THAN 15%: NONE
 ERODIBLE SOILS (K < 0.35): NONE
 SITE USE: RESTAURANT
 GREEN OPEN AREA (WITHIN AREA OF DISTURBANCE)
 ORIGINAL = 6,553 S.F. = 0.150 AC.±
 CURRENT = 508 S.F. = 0.011 AC.±
 IMPERVIOUS AREAS (WITHIN AREA OF DISTURBANCE)
 ORIGINAL: NONE
 CURRENT = 6,068 S.F. = 0.139 AC.±

PLAN VIEW GRAPHIC SCALE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT

9/1/21
 DATE

8/19/21
 DATE

**ENVIRONMENTAL CONCEPT PLAN
 BOLDER RESTAURANT
 PROPOSED CONDITIONS**
 17004 FREDERICK ROAD
 MOUNT AIRY, MARYLAND 21771
 TAX MAP 07 GRID 02 PARCEL 288
 ELECTION DISTRICT NO. 4 CONCILMANIC DISTRICT NO. 5
 ZONING OF SITE: RC-DEO
 HOWARD COUNTY, MARYLAND

OWNER / DEVELOPER:
PAUL SAIZ
17004 FREDERICK ROAD
MOUNT AIRY, MD 21771
TELEPHONE: (410) 489 2491

ARCHITECT:
MARREN ARCHITECTS, INC.
1100 CATHEDRAL STREET
BALTIMORE, MD 21201
TELEPHONE: (410) 659-0578

Colbert Matz Rosenfelt, LLC
 Engineers • Surveyors • Planners
 2835 Smith Avenue, Suite G
 Baltimore, Maryland 21209
 Telephone (410) 653-3838
 Facsimile: (410) 653-7953

Professional Certification		SCALE: 1" = 30'
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.		DATE: OCTOBER 14, 2020
License No. 12311	Expiration Date: 02-09-2023	JOB NO.: 2018-079
		DESIGN: TLB
		CHECKED: SLD / RSR
		FILE: 2018079-ECP
		DRAWING NUMBER: ECP-1
1	06.14.2021 ADDRESS 11.25.2020 COMMENTS.	T.L.B.
NO.	DATE	REVISIONS
		BY

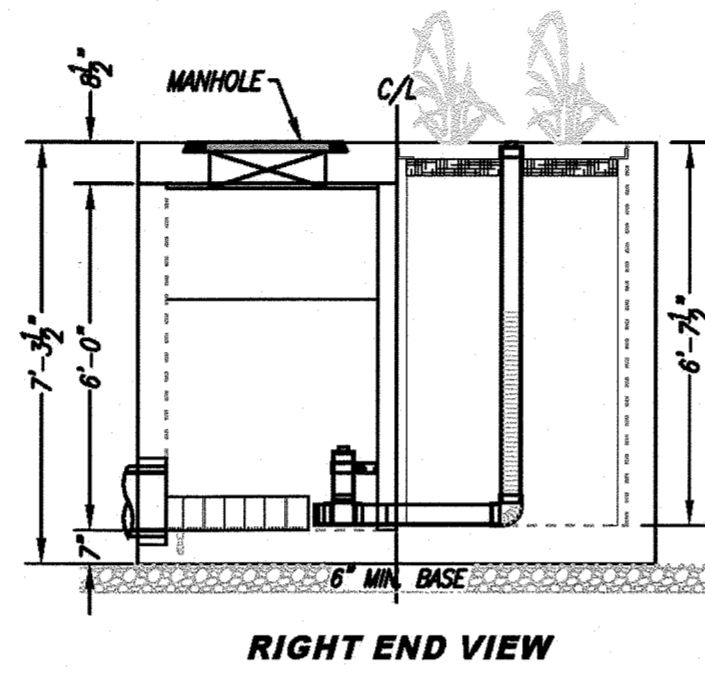
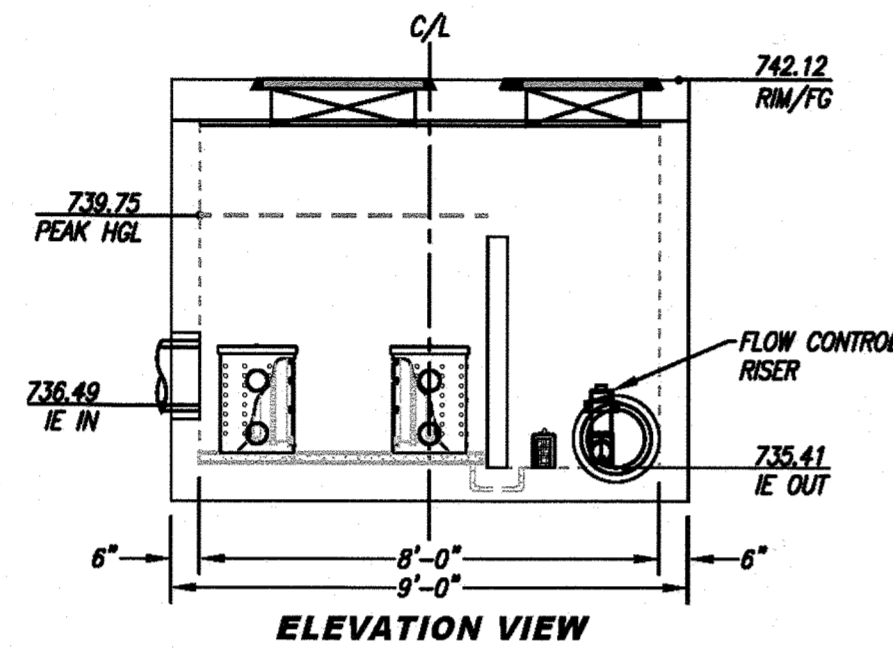
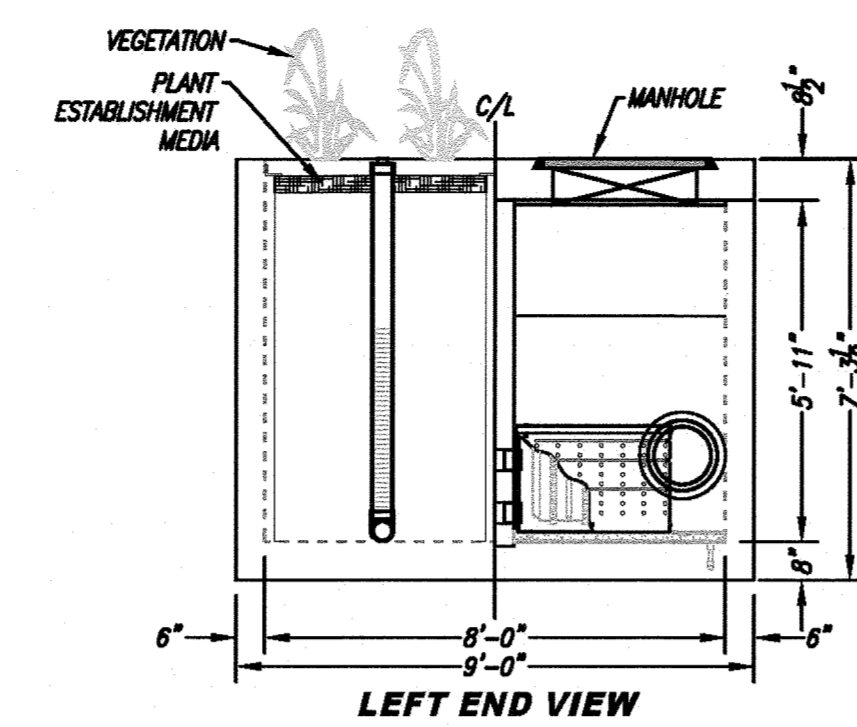
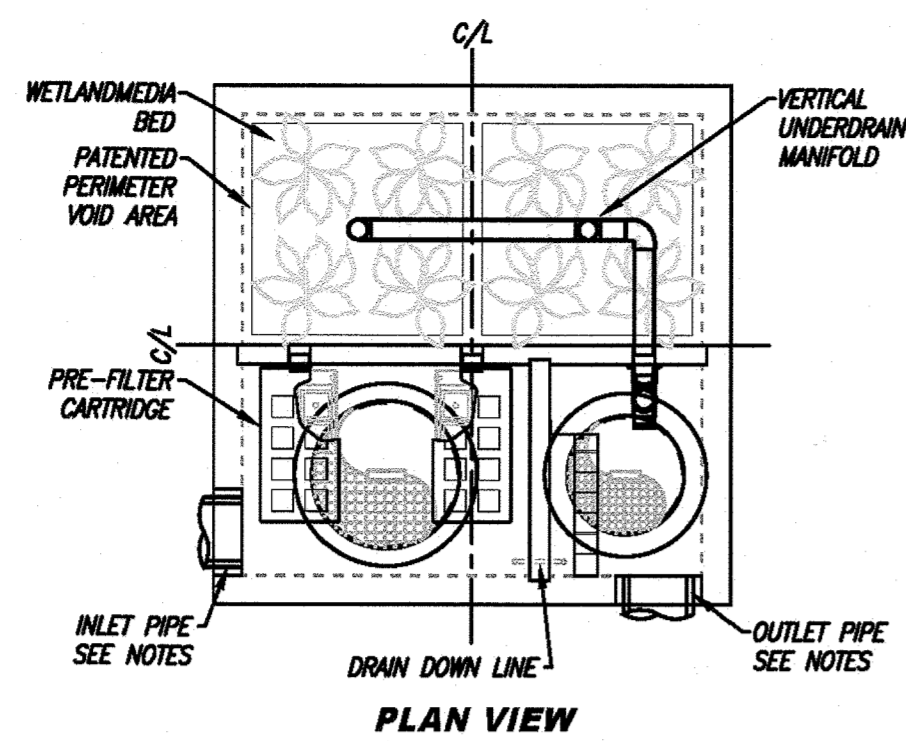
SITE SPECIFIC DATA			
PROJECT NUMBER	12278		
PROJECT NAME	BOLDER RESTAURANT		
PROJECT LOCATION	MOUNT AIRY, MD		
STRUCTURE ID	MWS BIOFILTER		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.27		
TREATMENT HGL AVAILABLE (FT)	4.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	2.6		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	736.49	PVC	12"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	735.41	PVC	12"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	742.12	742.12	742.12
SURFACE LOAD	PEDESTRIAN	N/A	PEDESTRIAN
FRAME & COVER	#30"	OPEN PLANTER	#24"
WETLANDMEDIA VOLUME (CY)	6.72		
ORIFICE SIZE (DIA. INCHES)	#2.26"		
NOTES: PRELIMINARY NOT FOR CONSTRUCTION. MINIMUM 78 SQFT MEDIA SURFACE AREA PROVIDED.			

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



INTERNAL BYPASS DISCLOSURE:

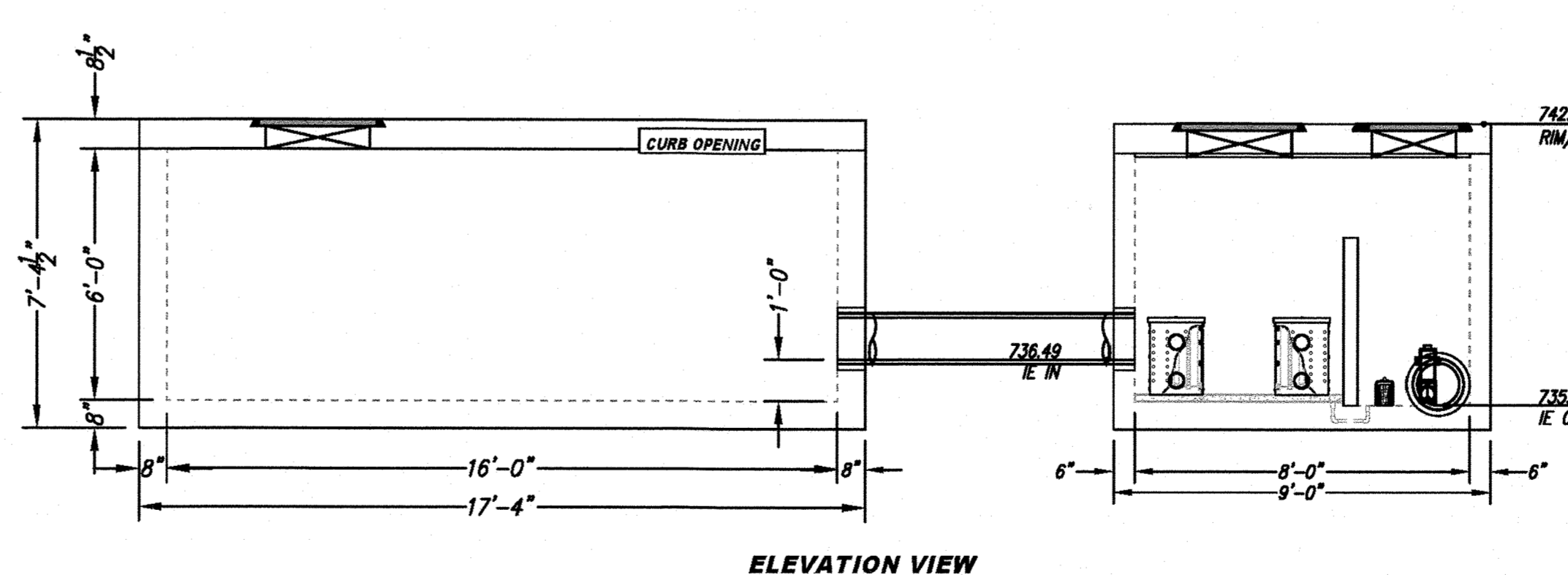
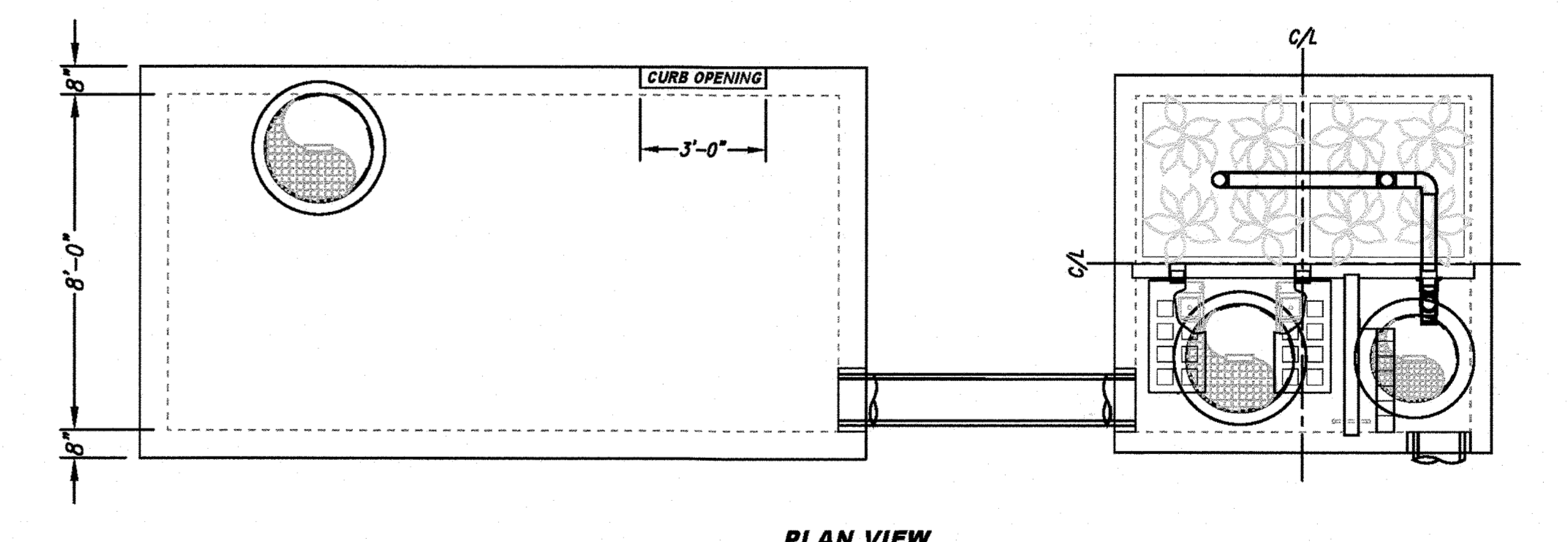
THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

PROPRIETARY AND CONFIDENTIAL:
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MWS-L-8-8-6'-7.5"-V
STORMWATER BIOFILTRATION SYSTEM
VAULT CONNECTION DETAIL

SITE SPECIFIC DATA			
PROJECT NUMBER	12278		
PROJECT NAME	BOLDER RESTAURANT		
PROJECT LOCATION	MOUNT AIRY, MD		
STRUCTURE ID	MWS BIOFILTER		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.27		
TREATMENT HGL AVAILABLE (FT)	4.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	2.6		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	736.49	PVC	12"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	735.41	PVC	12"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	742.12	742.12	742.12
SURFACE LOAD	PEDESTRIAN	N/A	PEDESTRIAN
FRAME & COVER	#30"	OPEN PLANTER	#24"
WETLANDMEDIA VOLUME (CY)	6.72		
ORIFICE SIZE (DIA. INCHES)	#2.26"		
NOTES: PRELIMINARY NOT FOR CONSTRUCTION. MINIMUM 78 SQFT MEDIA SURFACE AREA PROVIDED.			



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MWS-L-8-8-6'-7.5"-V
STORMWATER BIOFILTRATION SYSTEM
VAULT CONNECTION DETAIL

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/21/21

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/19/21

ENVIRONMENTAL CONCEPT PLAN
BOLDER RESTAURANT
BIOFILTRATION SYSTEM DETAILS
 17004 FREDERICK ROAD
 MOUNT AIRY, MARYLAND 21771
 TAX MAP 07 GRID 02 PARCEL 288
 ELECTION DISTRICT NO. 4 CONCILMANIC DISTRICT NO. 5
 ZONING OF SITE: RC-DEO
 HOWARD COUNTY, MARYLAND

OWNER / DEVELOPER:
 PAUL SAIZ
 17004 FREDERICK ROAD
 MOUNT AIRY, MD 21771
 TELEPHONE: (410) 489 2491

ARCHITECT:
 MARREN ARCHITECTS, INC.
 1100 CATHEDRAL STREET
 BALTIMORE, MD 21209
 TELEPHONE: (410) 659-0578

Colbert Matz Rosenfelt, LLC
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 2835 Smith Avenue, Suite G
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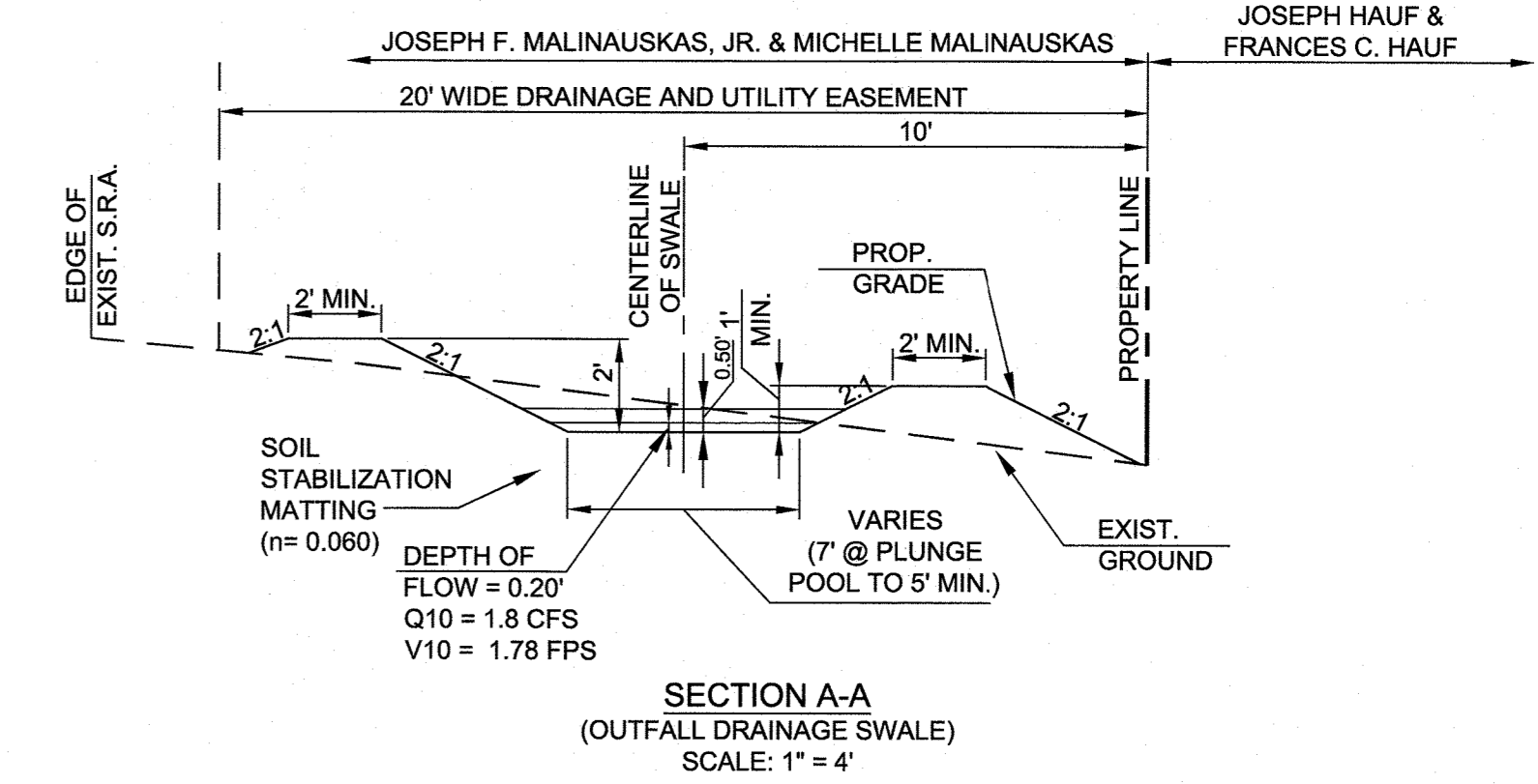
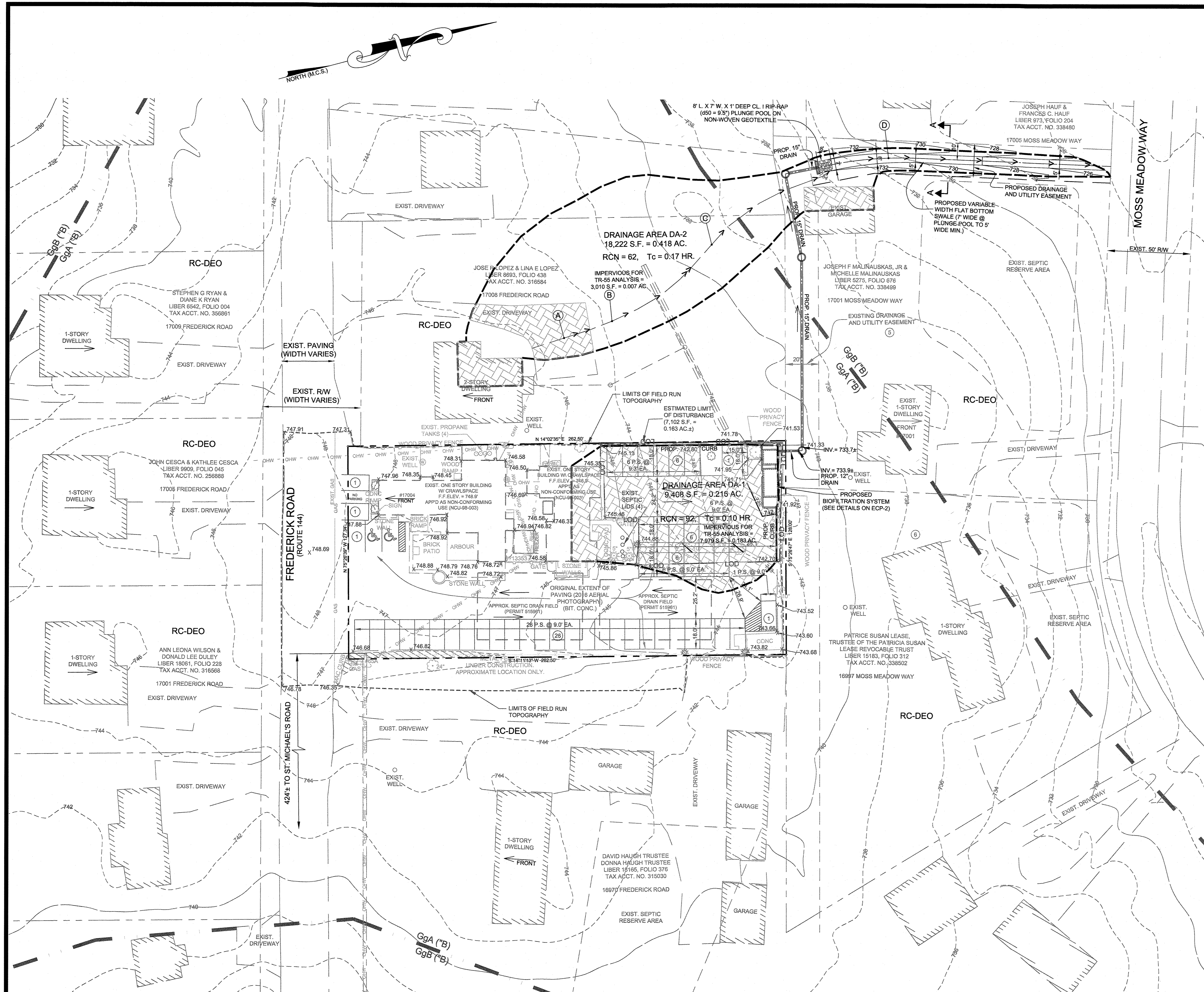
Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 12311 Expiration Date: 02-09-2023

SCALE: NOT TO SCALE
 DATE: OCTOBER 14, 2020
 JOB NO.: 2018-079
 DESIGN: TLB
 DRAWN: TLB
 CHECKED: SLD / RSR
 FILE: 2018079-ECP
 DRAWING NUMBER: ECP-2

1	06.14.2021	ADDRESS 11.25.2020 COMMENTS.	T.L.B.
NO.	DATE	REVISIONS	BY

SHEET 2 OF 3

ECP-21-021



**ENVIRONMENTAL CONCEPT PLAN
BOLDER RESTAURANT
DRAINAGE AREA MAP FOR PEAK DISCHARGE**
17004 FREDERICK ROAD
MOUNT AIRY, MARYLAND 21771
TAX MAP 07 GRID 02 PARCEL 288
ELECTION DISTRICT NO. 4 CONCLIMANIC DISTRICT NO. 5
ZONING OF SITE: RC-DEO
HOWARD COUNTY, MARYLAND

OWNER / DEVELOPER: PAUL SAIZ 17004 FREDERICK ROAD MOUNT AIRY, MD 21771 TELEPHONE: (410) 489 2491	ARCHITECT: MARREN ARCHITECTS, INC. 1100 CATHEDRAL STREET BALTIMORE, MD 21201 TELEPHONE: (410) 659-0578
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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.		SCALE: 1" = 30'
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		DRAWN: TLB
		CHECKED: SLD / JRS
		FILE: 2018079-ECP
		DRAWING NUMBER: ECP-3
1	06.14.2021	ADDRESS 11.25.2020 COMMENTS.
NO.	DATE	REVISIONS
		T.L.B. BY SHEET 3 OF 3

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/1/21
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/19/21