

RESOURCE MAPPING TABLE - MDE TABLE 5.1

FEDERAL	EXISTING	NOT EXISTING	DELINEATED	VERIFIED
WETLANDS		X		X
MAJOR WATERWAYS		X		X
FLOODPLAINS		X		X
STATE				
TIDAL AND NONTIDAL WETLANDS		X		X
WETLANDS OF SPECIAL STATE CONCERN		X		X
WETLAND BUFFERS		X		X
STREAM BUFFERS		X		X
PERENNIAL STREAMS		X		X
FLOODPLAINS		X		X
FORESTS		X		X
FOREST BUFFERS		X		X
CRITICAL AREAS		X		X
LOCAL				
STEEP SLOPES		X		X
HIGHLY ERODIBLE SOILS		X		X
ENHANCED STREAM BUFFERS		X		X
TOPOGRAPHY/SLOPES	X		X	X
SPRINGS		X		X
SEEPS		X		X
INTERMITTENT STREAMS		X		X
VEGETATIVE COVER	X		X	X
SOILS	X		SEE TABLE	X
BEDROCK/GEOLOGY	X			X
EXISTING DRAINAGE AREAS	X			X
EXISTING SWM FACILITIES	X			X

CUT FILL ANALYSIS
 TOTAL CUT = 2,460 CY
 TOTAL FILL = 140 CY
 TOTAL EXPORT = 2,340 CY

SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
Utd	URBAN LAND-UDORTHEMETS COMPLEX, 0 TO 15% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO

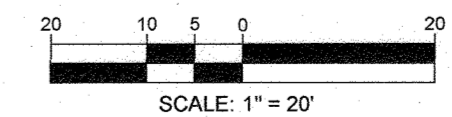
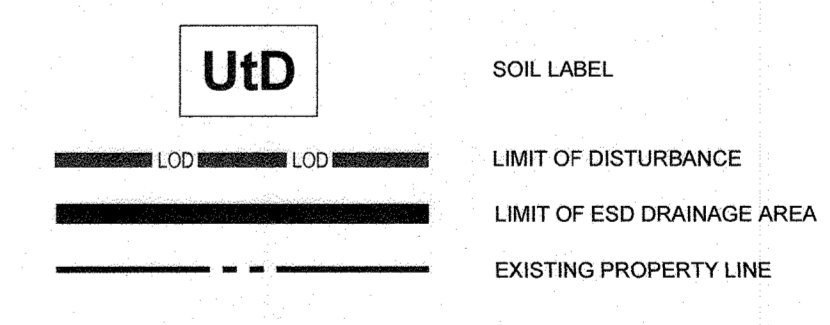
NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.

LIMIT OF DISTURBANCE 83,775 S.F. OR 1.92 AC.

NOTES :

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" HDPE PIPE.
- THE PROJECT IS CONSIDERED REDEVELOPMENT; THEREFORE RECHARGE IS NOT REQUIRED.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 1 PEAK DIVERSION STORM FILTER.
- THERE ARE NO KNOWN STEEP SLOPES, WETLANDS, OR STREAMS LOCATED ON SITE. THE SITE IS NOT LOCATED WITHIN THE CRITICAL AREA. THESE WERE FIELD VERIFIED ON 7/15/23.

LEGEND :



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/25/24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7.21.24

OWNER: SNOWDEN HOLDINGS, LLC
 DEVELOPER: CHICK-FIL-A, INC.
 TAX MAP: 42 GRID: 6 ZONED: B-2
 SUBDIVISION NAME: GATEWAY COMMERCE CENTER
 PREVIOUS FILE NO.: FOP-92-A, FOP-215, SDP-92-049, SDP-92-113
FILE NO. ECP-24-039

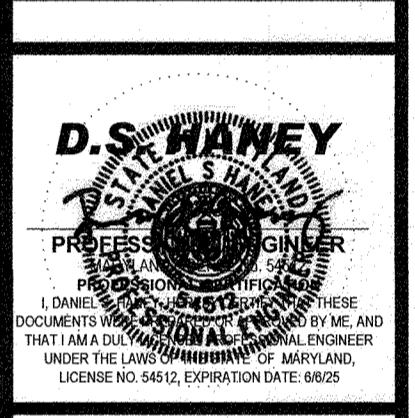


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 Fax: (410) 821-7887
 MD@BohlerEng.com

LOCATION
 9081 SNOWDEN RIVER PKWY,
 COLUMBIA, MD 21046
 TM 42, G 6, P 513
 HOWARD COUNTY

SHEET TITLE
**ENVIRONMENTAL
 CONCEPT
 PLAN**

DWG EDITION 02.4

JOB NO. #DA220254.00

STORE : 05610

DATE : 07/18/2024

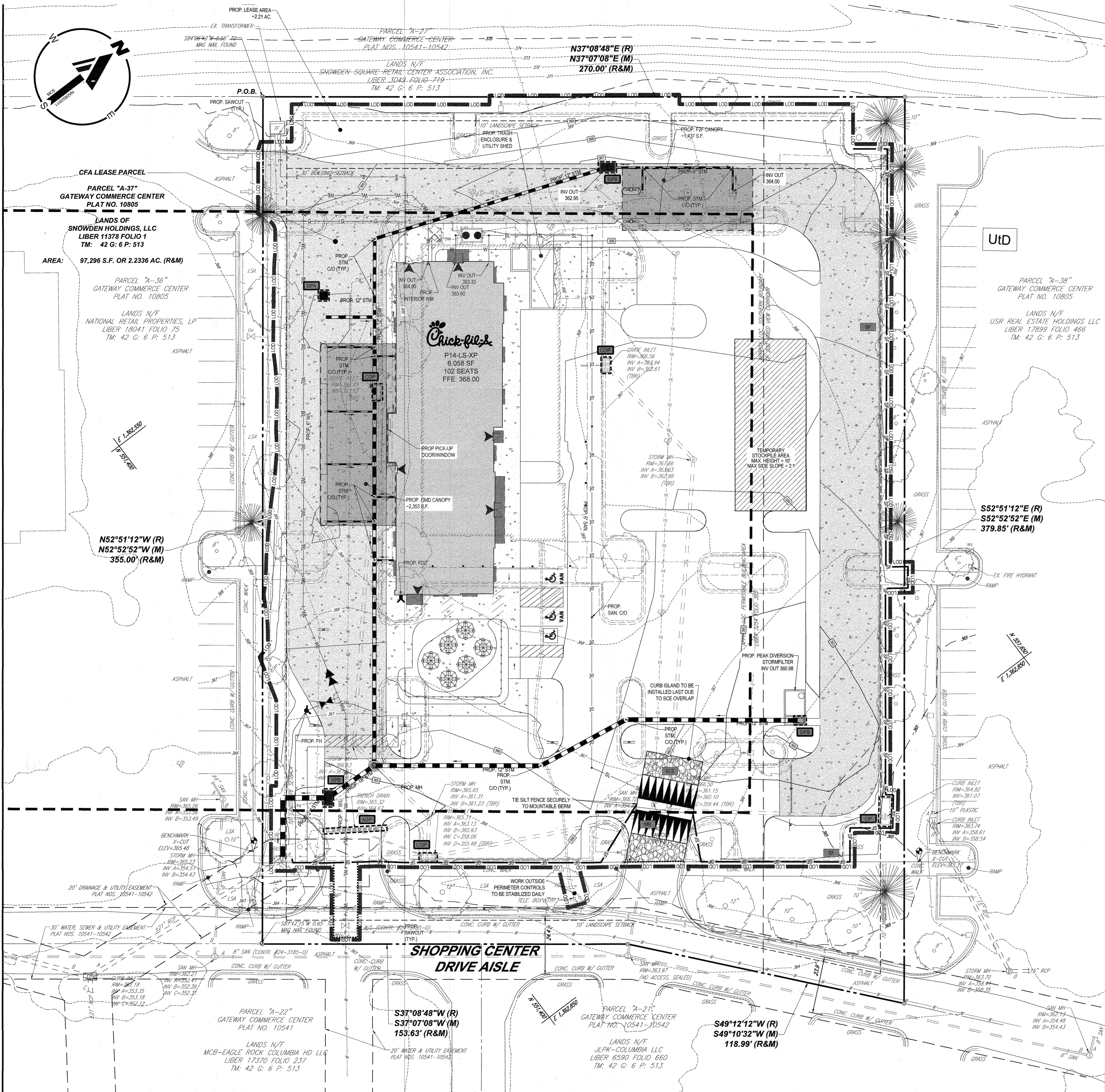
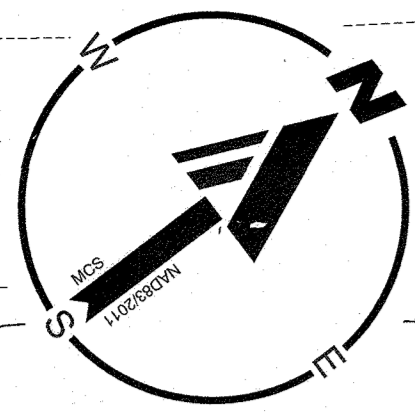
DRAWN BY : PAK

CHECKED BY : DSH

CAD ID : ECP-SITE

SHEET

2



SOILS INFORMATION

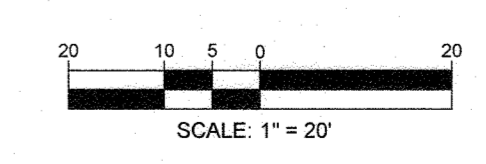
SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
Utd	URBAN LAND-UDORTHEMENTS COMPLEX, 0 TO 15% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO

NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.

LIMIT OF DISTURBANCE 83,775 S.F. OR 1.92 AC.

LEGEND :

- Utd SOIL LABEL
- LIMIT OF DISTURBANCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
- INLET PROTECTION

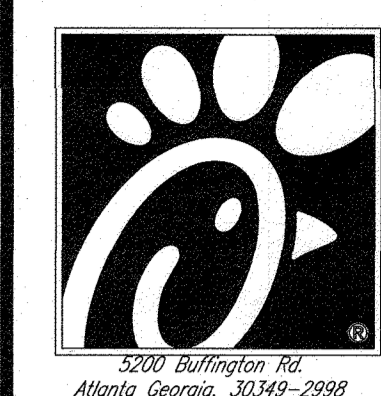


APPROVED DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/23/24

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7/29/24

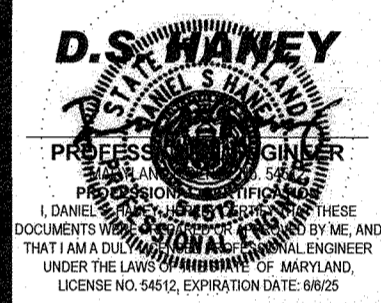
OWNER: SNOWDEN HOLDINGS, LLC 15942 SHADY GROVE ROAD GAITHERSBURG, MD 20877 CONTACT: BLAKE SCHWARTZ PHONE: 240-793-0192	DEVELOPER: CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349 CONTACT: AUSTIN WHITLEY PHONE: 470-599-9451	
TAX MAP: 42	GRID: 6	ZONED: B-2
PARCELS: 513		
13TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
SUBDIVISION NAME: GATEWAY COMMERCE CENTER DEED # 11378/00001		
PREVIOUS FILE No.: FDP-92-A, FDP-215, SDP-92-049, SDP-92-113		
FILE NO. ECP-24-039		



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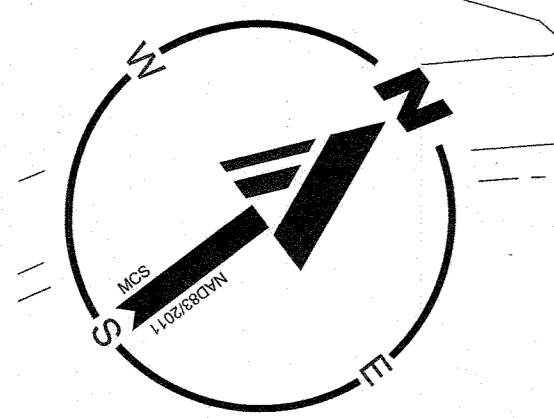
LOCATION
9081 SNOWDEN RIVER PKWY,
COLUMBIA, MD 21046
TM 42, G, P 513
HOWARD COUNTY

SHEET TITLE
**EROSION AND
SEDIMENT CONTROL
CONCEPT PLAN**

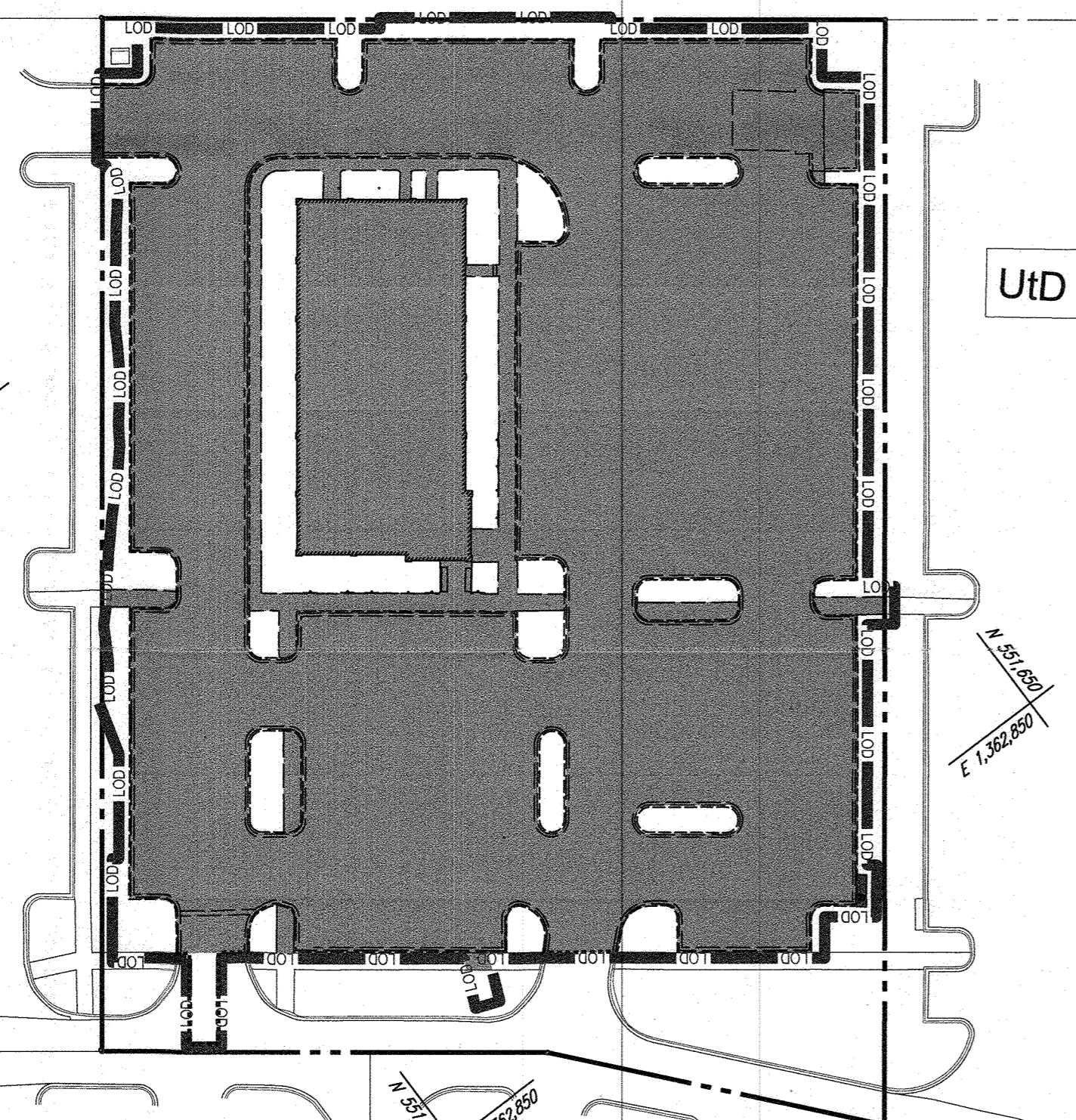
DWG EDITION 02.4

JOB NO. MDA20254.00
STORE 05610
DATE 07/18/2024
DRAWN BY PAK
CHECKED BY DSH
CAD ID ECP-SITE

SHEET
3



SNOWDEN RIVER PARKWAY



Utd

PREDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=50'

IMPERVIOUS = 69,791 S.F. OR 1.60 AC. (83.8%)
 PERVIOUS = 13,469 S.F. OR 0.31 AC. (16.2%)
 TOTAL = 83,260 S.F. OR 1.91 AC.
 SITE IS CONSIDERED REDEVELOPMENT BECAUSE THE EXISTING IMPERVIOUS COVERAGE IS GREATER THAN 40%.

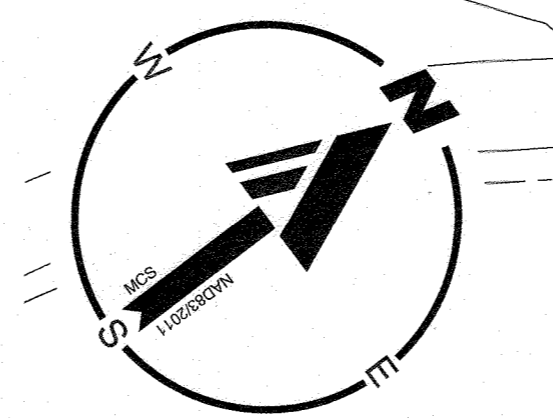
SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
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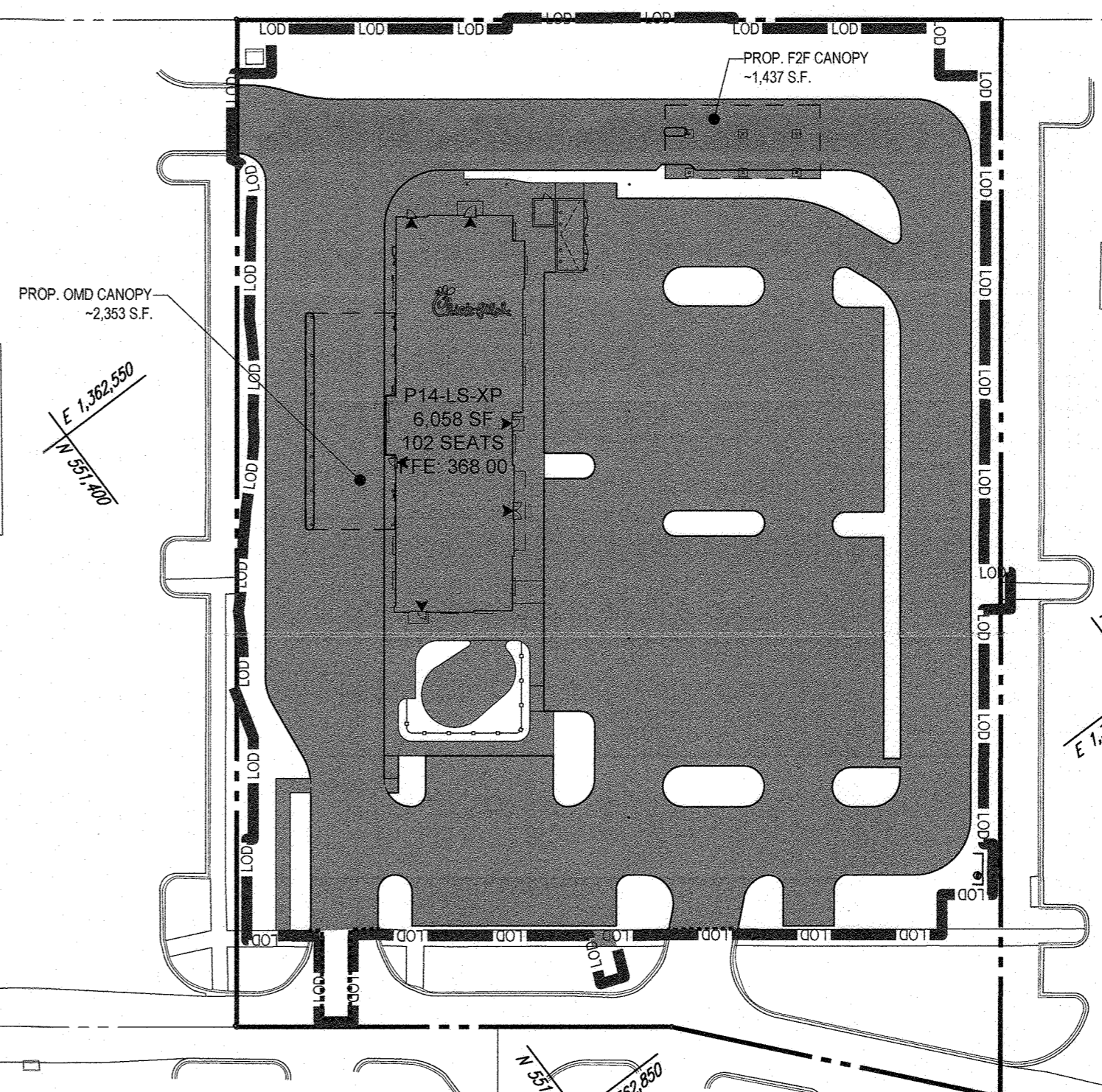
NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.

LEGEND

- IMPERVIOUS AREA
- LIMIT OF DISTURBANCE



SNOWDEN RIVER PARKWAY

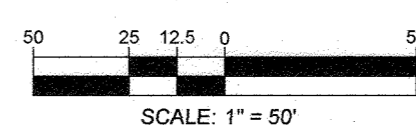


Utd

POSTDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=50'

IMPERVIOUS = 64,740 S.F. OR 1.49 AC. (78.0%)
 PERVIOUS = 18,520 S.F. OR 0.43 AC. (22.0%)
 TOTAL = 83,260 S.F. OR 1.91 AC.
 IMPERVIOUS AREA REMOVED = 1.60 AC. - 1.49 AC. = 0.11 AC.
 IMPERVIOUS AREA REQUIRING TREATMENT (IART) = 50% X (1.49 AC. - 0.11 AC.) = 0.69 AC.



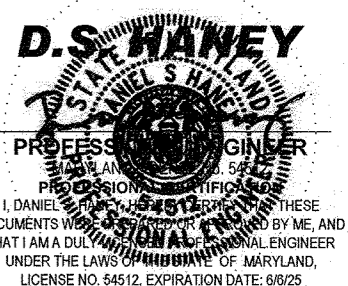
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF DIVISION OF LAND DEVELOPMENT DATE 7/23/24
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE 7-29-24

OWNER: SNOWDEN HOLDINGS, LLC 15942 SHADY GROVE ROAD GATHERSBURG, MD 20877 CONTACT: BLAKE SCHWARTZ PHONE: 240-793-0192	DEVELOPER: CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349 CONTACT: AUSTIN WHITLEY PHONE: 470-599-9451	
TAX MAP: 42	GRID: 6	ZONED: B-2
13TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
SUBDIVISION NAME: GATEWAY COMMERCE CENTER LOT A 37 DEED # 1137900001		
PREVIOUS FILE No.:	FDP-92-A, FDP-215, SDP-92-049, SDP-92-113	
FILE NO. ECP-24-039		



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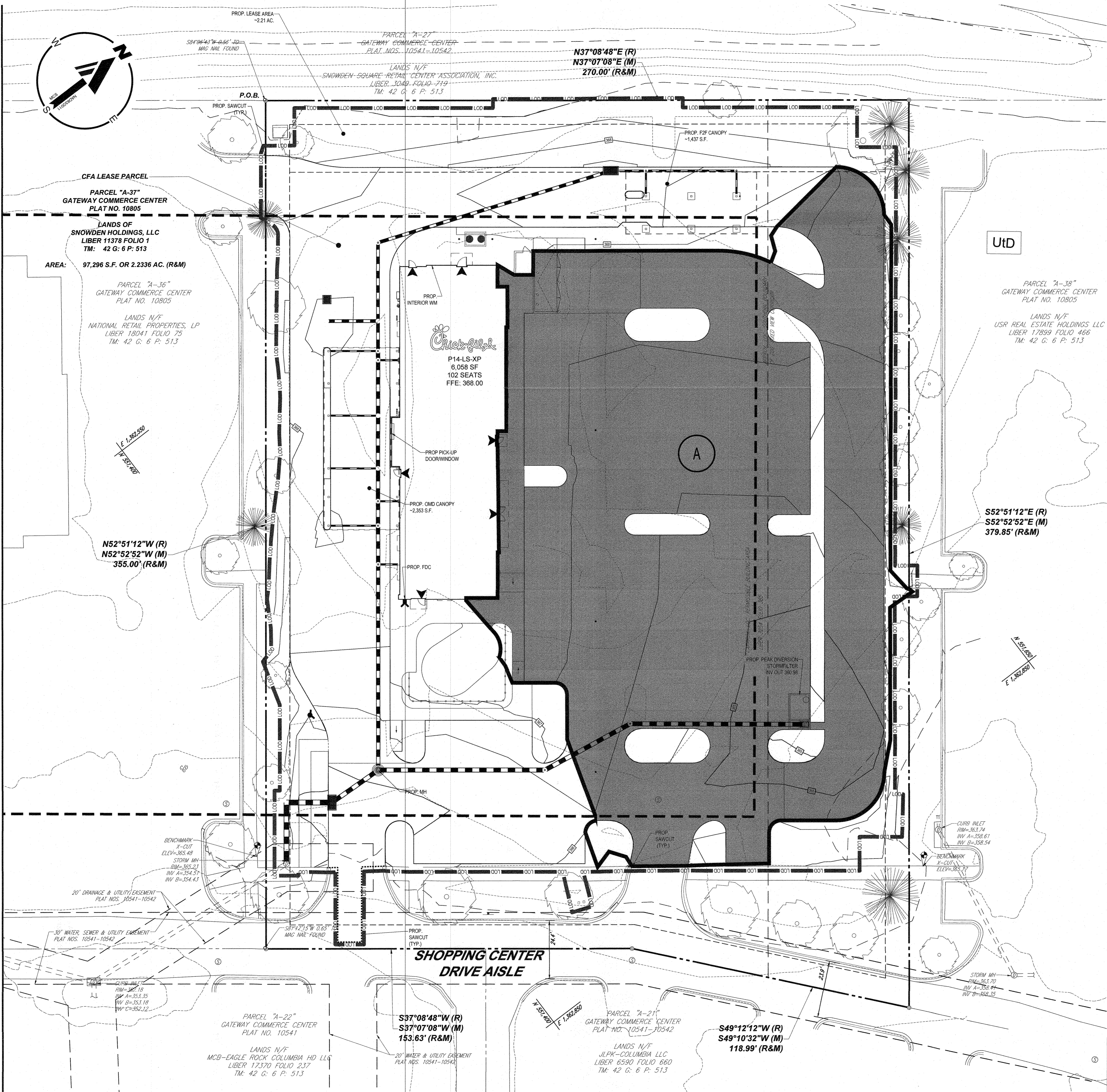
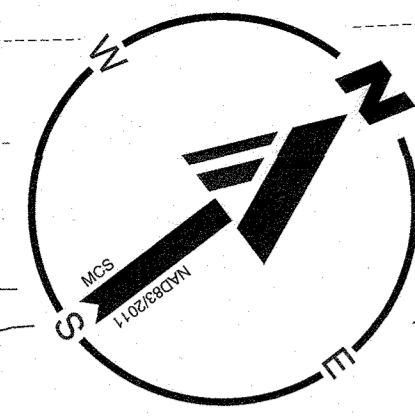
LOCATION
 8081 SNOWDEN RIVER PKWY,
 COLUMBIA, MD 21046
 TM 42, G 6, P 513
 HOWARD COUNTY

SHEET TITLE
QUALITY COVERAGE MAPS

DWG EDITION 02.4

JOB NO. MDA220254.00
 STORE: 05610
 DATE: 07/18/2024
 DRAWN BY: PAK
 CHECKED BY: DSH
 CAD ID: ECP-DRIN

SHEET



SWM DRAINAGE AREAS		
IART		30,052 S.F. OR 0.69 AC.
IMPERVIOUS		34,884 S.F. OR 0.80 AC.
PERVIOUS		3,002 S.F. OR 0.07 AC.
TOTAL		37,886 S.F. OR 0.87 AC.
ESDV REQUIRED		2,396 CF
ESDV PROVIDED		2,771 CF

LEGEND	
	DRAINAGE DIVIDE
	IMPERVIOUS AREA

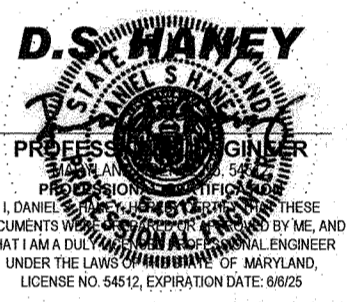


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LOCATION
9081 SNOWDEN RIVER PKWY,
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HOWARD COUNTY

SHEET TITLE
**ESD DRAINAGE
AREA MAP**

DWG EDITION 02.4

JOB NO. : MDA220254.00
STORE : 05610
DATE : 07/18/2024
DRAWN BY : PAK
CHECKED BY : DSH
CAD ID : ECP-DRIN

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OWNER: SNOWDEN HOLDINGS, LLC 15942 SHADY GROVE ROAD GATHERSBURG, MD 20877 CONTACT: BLAKE SCHWARTZ PHONE: 240-793-0192	DEVELOPER: CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349 CONTACT: AUSTIN WHITLEY PHONE: 470-599-9451
TAX MAP: 42	GRID: 6 ZONED: B-2
13TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
SUBDIVISION NAME: GATEWAY COMMERCE CENTER DEED # 11378/00001	

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

DATE: 7/23/24
PREVIOUS FILE NO.: FDP-52-A-FDP-215, SDP-82-049, 92-113
DATE: 7.29.24
FILE NO. ECP-24-039