

GENERAL NOTES

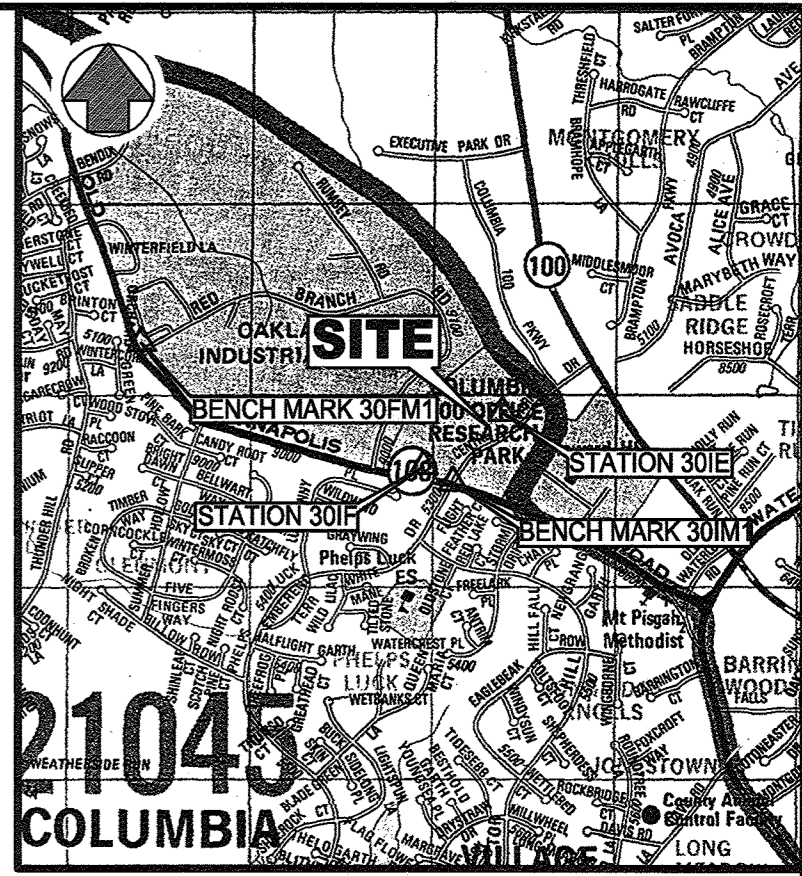
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF AVAILABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF THE WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS ZONED B-1 BUSINESS: LOCAL AND B-2 BUSINESS: GENERAL PER THE HOWARD COUNTY COMPREHENSIVE ZONING PLAN (10/06/2013).
- AN ENVIRONMENTAL CONCEPT PLAN ECP-17-028 WAS APPROVED FOR THIS PROJECT DATED (05/23/2017).
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY IN THE AMOUNT OF \$7,830 FOR 6 SHADE TREES (\$500/TREE), 12 EVERGREEN/ORNAMENTAL TREES (\$150/TREE) AND 141 SHRUBS (\$30/SHRUB) HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- THE EXISTING TOPOGRAPHY IS A SURVEY OF FIELD RUN TOPO PREPARED BY MORRIS AND RITCHIE ASSOCIATES, INC. DATED (08/22/2016). HOWARD COUNTY GIS TOPO (CIRCA 2011) HAS BEEN SHOWN TO SUPPLEMENT THE PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30FM AND 30IM WERE USED FOR THIS PROJECT.
- WATER SERVICE IS PROVIDED FROM A PUBLIC WATER MAIN WITHIN A PUBLIC EASEMENT, EXTENDING FROM AN EXISTING MAIN ALONG FRONT DRIVE AISLE. WATER IS SERVED THROUGH AN EXISTING PUBLIC WATER MAIN (C-24-4071-D AND C-44-1411-D).
- ALL PROPOSED SEWER IS 6", CONNECTING TO A PRIVATE EXISTING SANITARY SEWER MANHOLE AND EXISTING 6" SERVICE. THIS 6" SANITARY SERVICE CONNECTS TO A PUBLIC MAIN (24-1220-D) AS SHOWN ON SDP-92-047.
- THIS PROJECT UTILIZES ENVIRONMENTAL SITE DESIGN FOR ALL SWM PRACTICES. ALL SWM DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- FOREST CONSERVATION FOR THIS PROJECT IS EXEMPT UNDER SECTION 16.1202.b.(iii) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS PER F-84-174 AND SDP-86-49 SINCE A SITE DEVELOPMENT PLAN WAS APPROVED FOR THIS SITE PRIOR TO DECEMBER 31, 1992.
- EXISTING UTILITIES ARE BASED UPON FIELD RUN SURVEY PERFORMED BY MORRIS AND RITCHIE ASSOCIATES, INC. DATED (08/22/2016) AND SUPPLEMENTED WITH AS-BUILTS AND UTILITY LOCATOR MARKINGS.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO STREAMS OR WETLANDS ON THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STANTEC, DATED (10/17/2016), AND WAS APPROVED ON (02/22/2018).
- NO NOISE STUDY REQUIRED FOR THIS PROJECT.
- GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNICAL ASSOCIATES DATED (09/19/2016)
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MORRIS AND RITCHIE ASSOCIATES, INC. DATED (10/28/2016).
- THE APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT CONSTITUTE ANY APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAN AND/OR RED-LINE REVISION PLAN. 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/PLAN STAGE AND/OR RED-LINE REVISION PLAN STAGE. THEREFORE 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.
- HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
- THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

SITE DEVELOPMENT PLAN

POPEYE'S AT OAKLAND EXECUTIVE PARK

8805 CENTRE PARK DRIVE

HOWARD COUNTY, MARYLAND



LEGEND

- EX. EDGE OF PAVEMENT
- EX. CURB AND GUTTER
- EX. CONCRETE WALK
- EX. C/L ROAD
- EX. ADJACENT PROPERTY LINE
- EX. PROPERTY LINE
- EX. RIGHT OF WAY
- EX. UTILITY EASEMENT
- EX. BUILDING/STRUCTURE
- EX. TREE LINE

BENCHMARKS

- BM 30FM1 ALSO SHA-41 NAD 83 NAVD 88
N 569,509.0050 E 1,360,953.9900 ELEV. 445.129
- BEING A CONCRETE MONUMENT APPROX. 60.5' WEST OF THE CENTER LINE OF RED BRANCH ROAD, 30' SOUTH WEST OF LIGHT POLE, AND 20' EAST OF COMMUNICATIONS MANHOLE.
- BM 30M1 NAD 83 NAVD 88
N 567,983.2950 E 1,364,214.3900 ELEV. 478.680
- CORNER OLD ANNAPOLIS ROAD (ROUTE 108) AND CENTRE PARK DRIVE 3/4" REBAR.

SITE ANALYSIS DATA CHART

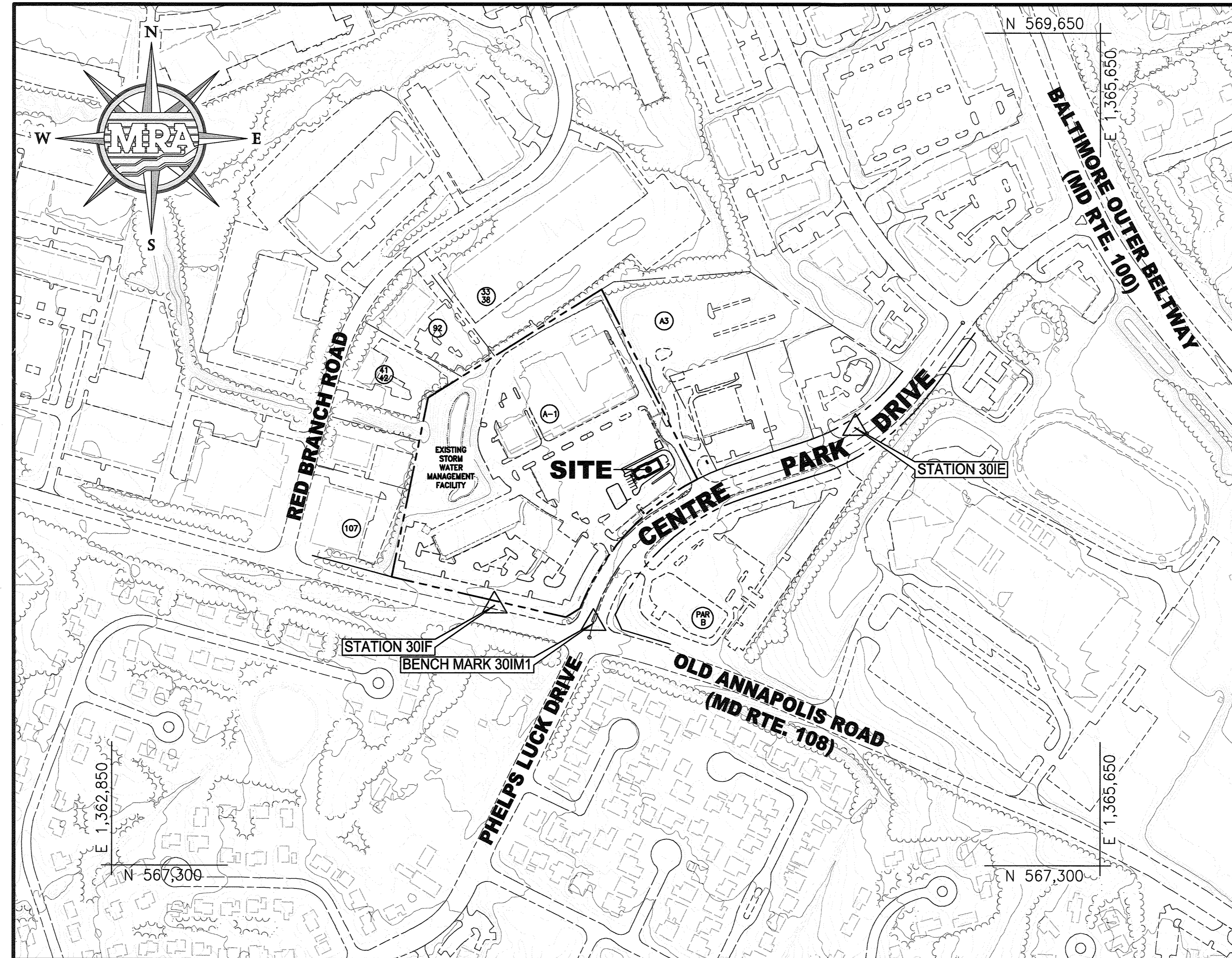
- TOTAL PROJECT AREA: 11.11 ACRES (483,869 SF)
- AREA OF PLAN SUBMISSION: 0.70 ACRES (30,675 SF)
- LIMIT OF DISTURBANCE: 0.70 ACRES (30,675 SF)
- BUILDING COVERAGE: 2.08 ACRES (90,635 SF OR 19% OF GROSS AREA)
- PRESENT ZONING: B-1 AND B-2
- PROPOSED USE: FAST FOOD RESTAURANT W/ DRIVE THRU WINDOW
- PROPOSED FLOOR SPACE: 2,268 SF
- TOTAL PARKING SPACES REQUIRED: (SEE CHART THIS SHEET)
- PARKING SPACES PROVIDED: (SEE CHART THIS SHEET)
- DPZ FILE REFERENCES: SDP-02-116, SDP-86-49, SDP-86-138, SDP-87-108, SDP-92-47, F-84-174, F-86-34, F-03-57, WP-92-108, WP-03-01, WP-03-33, ZB CASE NO. 100BM, 24-1220-D, C-24-4071-D, C-44-1411-D, ECP-17-028
- SANITARY SEWER / WATER SERVICE: PUBLIC/PUBLIC
- TAX MAP / PARCEL NO.: 30 / 104
- ELECTION DISTRICT: 2
- EX. STEEP SLOPES >15%: 0.07 Ac.
- EX. IMPERVIOUS AREA (ON-SITE): 7.81 Ac.
- EX. OPEN SPACE (ON-SITE): 3.30 Ac.
- PR. IMPERVIOUS (ON-SITE): 7.75 Ac.
- PR. OPEN SPACE (ON-SITE): 3.36 Ac.
- EX. IMPERVIOUS AREA (W/N LOD): 0.63 Ac.
- EX. OPEN SPACE (W/N LOD): 0.07 Ac.
- PR. IMPERVIOUS AREA (W/N LOD): 0.55 Ac.
- PR. OPEN SPACE (W/N LOD): 0.15 Ac.
- EXISTING FOREST ON-SITE: 0.00 Ac.
- ERODIBLE SOILS ON-SITE (SuB): 0.00 Ac.
- EXISTING WETLANDS AND BUFFER AREA: 0.00 Ac.
- EXISTING FLOODPLAIN & BUFFER AREA: 0.00 Ac.

SHEET INDEX

- COVER SHEET
- EROSION & SEDIMENT CONTROL EXISTING CONDITIONS PLAN (ESC 1 OF 3)
- EROSION & SEDIMENT CONTROL PROPOSED CONDITIONS PLAN (ESC 2 OF 3)
- EROSION & SEDIMENT CONTROL NOTES AND DETAILS (ESC 3 OF 3)
- EXISTING CONDITIONS AND DEMOLITION PLAN
- FINAL GRADING PLAN
- UTILITY PLAN
- STORM DRAIN PROFILES AND DRAINAGE AREA MAPS
- WATER AND SEWER PROFILES
- SITE & PAVING PLAN
- SITE DETAILS - 1
- SITE DETAILS - 2
- SITE DETAILS - 3
- STORMWATER MANAGEMENT PLAN AND DRAINAGE AREA MAP
- STORMWATER MANAGEMENT PROFILES AND DETAILS
- STORMWATER MANAGEMENT NOTES
- GEOTECHNICAL BORING LOGS AND LOCATION PLAN
- FINAL LANDSCAPE PLAN
- FINAL LANDSCAPE DETAILS
- FRONT AND REAR BUILDING ELEVATIONS
- SIDE BUILDING ELEVATIONS

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. 38291, EXPIRATION DATE: 1/13/2020.



LOCATION PLAN

SCALE: 1"=200'

PERMIT INFORMATION CHART

SUBDIVISION NAME		PARCEL	
OAKLAND EXECUTIVE PARK		A-1	
PLAT #	L / F	GRID	ZONING
15737	01435 / 00257	18	B2
TAX MAP NO.	ELECT. DIST.	CENSUS TRACT	
30	2	602302	

STORMWATER MANAGEMENT INFORMATION CHART

LOT/PARCEL NO.	FACILITY NAME AND NUMBER	PRACTICE TYPE (QUANTITY)	PUBLIC	PRIVATE	HOA MAINTAINS	MISC.
A-1, 0104	MICROBIORETENTION FACILITY 1	M-6 (2405 SF)	NO	YES	NO	N/A
A-1, 0104	MICROBIORETENTION FACILITY 2	M-6 (420 SF)	NO	YES	NO	N/A

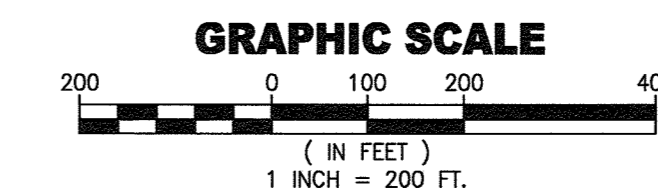
ADDRESS CHART

TAX MAP NO.	PARCEL	LOT	ZONE	STREET ADDRESS	UNIT NUMBER	OWNER	DEED REFERENCE
02-230577	0104	A-1	B-2 OFFICE/COMMERCIAL	8805 CENTRE PARK DRIVE	N/A	COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP	1435/257
02-230577	0104	A-1	B-2 OFFICE/COMMERCIAL	8801 CENTRE PARK DRIVE	1, 2, 3, 4, 5	COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP	1435/257
02-230577	0104	A-1	B-2 OFFICE/COMMERCIAL	8755 CENTRE PARK DRIVE	15	COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP	1435/257
02-230577	0104	A-1	B-2 OFFICE/COMMERCIAL	8765 CENTRE PARK DRIVE	12A, 12B, 13, 14	COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP	1435/257
02-230577	0104	A-1	B-2 OFFICE/COMMERCIAL	8775 CENTRE PARK DRIVE	01, 04, 05, 06&07, 08, 09, 10&11	COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP	1435/257
02-230577	0104	A-1	B-2 OFFICE/COMMERCIAL	8809 CENTRE PARK DRIVE	4A	COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP	1435/257

PARKING TABULATIONS

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED
EXISTING FOOD STORE - BUILDING 1	56,123 SF	5/1,000 SF	281
EXISTING RETAIL - BUILDING 2	6,300 SF	5/1,000 SF	32
PROPOSED POPEYES	2,268 SF	14/1,000 SF	32
TOTAL PARKING REQUIRED (PER CODE)*			345
TOTAL EXISTING PARKING (PER SURVEY, SDP-17-063)			365
TOTAL PARKING TO BE REMOVED (REQUIRED FOR PAD SITE)			63
TOTAL PROPOSED PARKING			302

*BASED ON THE "PARKING LOT UTILIZATION ANALYSIS" PREPARED BY STANTEC ON OCTOBER 19, 2016. THE PARKING SPACE NEEDS AT THE PROPOSED POPEYE'S RESTAURANT WOULD NOT RESULT IN A PARKING DEFICIT IN THE COLUMBIA PALACE SHOPPING CENTER. SUFFICIENT PARKING WOULD REMAIN WITHIN THE COLUMBIA PALACE SHOPPING CENTER TO ACCOMMODATE PEAKS IN SHOPPING ACTIVITIES THAT OCCUR ON WEEKENDS AND HOLIDAYS.



Know what's below. Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DATUM

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER

COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER

COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
7-30-18
Chief, Division of Land Development
7-31-18
Director

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER

County Health Officer
7/2/2018

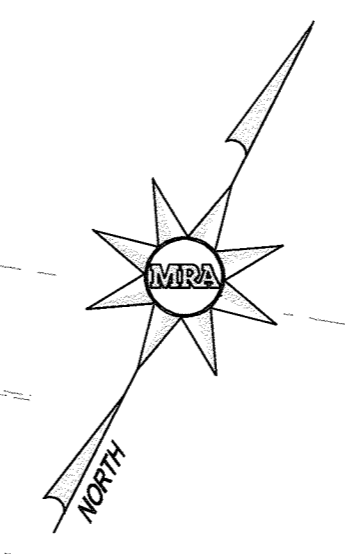
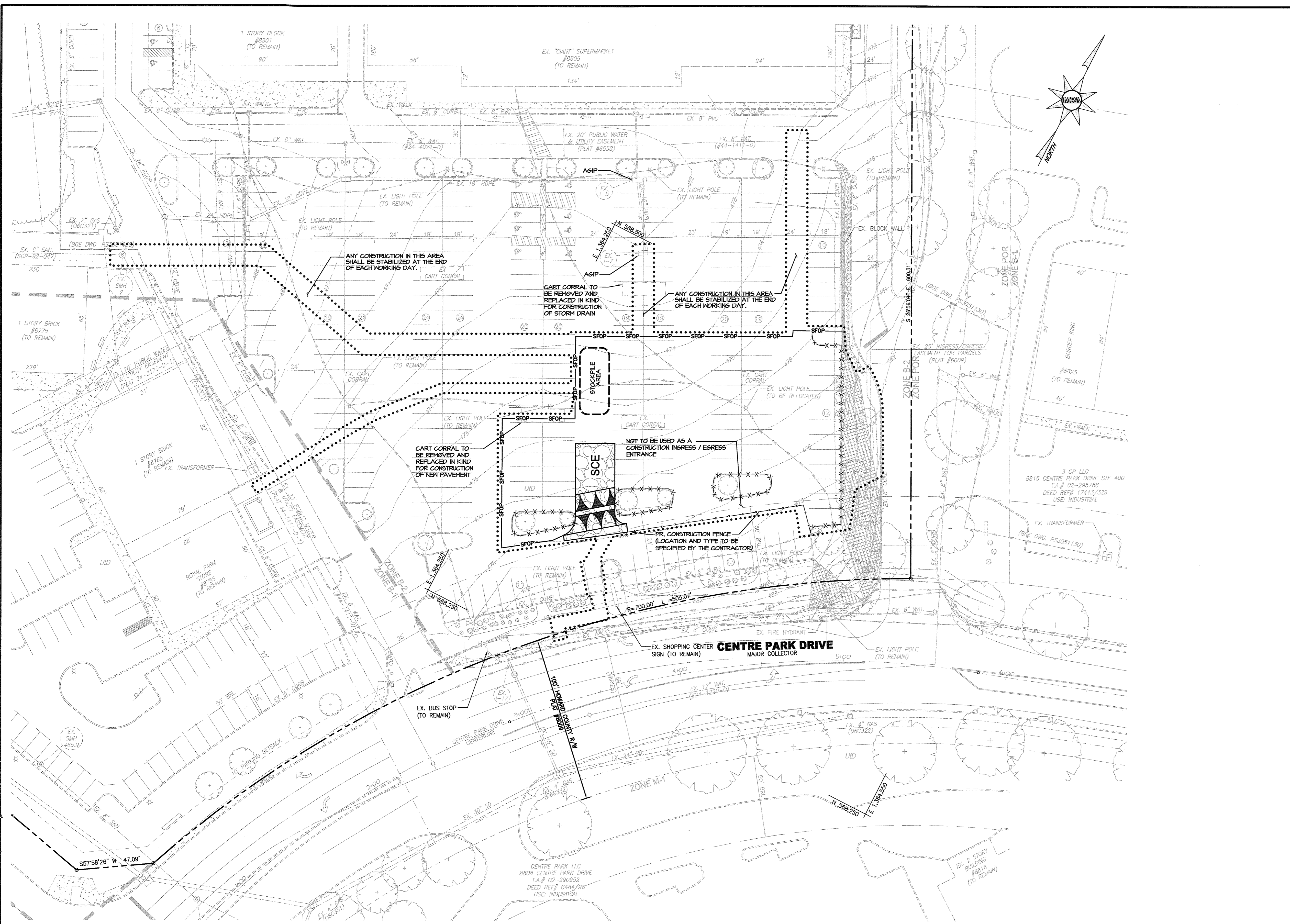
C-01

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
COVER SHEET

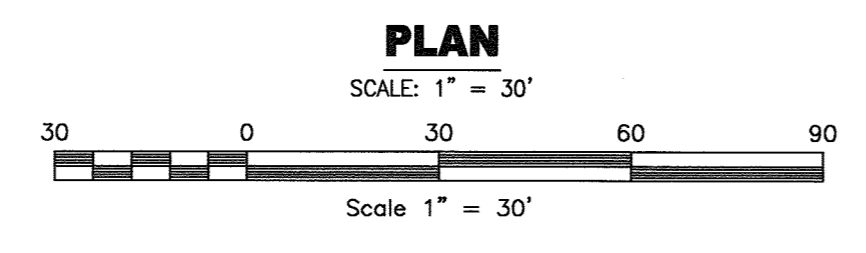
TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19346
		SCALE:	AS SHOWN
		DATE:	06/06/2018
		DRAWN BY:	DTP
		DESIGN BY:	THIS
		REVIEW BY:	THIS
		SHEET:	01 OF 21



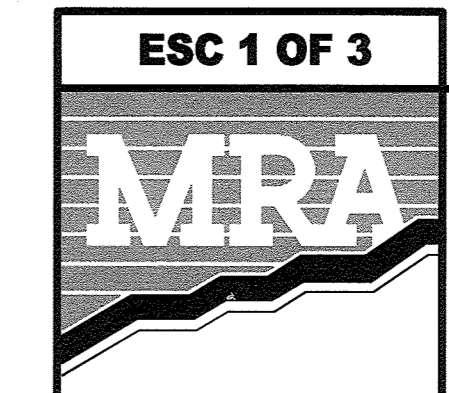
LEGEND

- LIMIT OF DISTURBANCE
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. EASEMENT LINE
- 441--- EX. 1' CONTOUR
- 442--- EX. 2' CONTOUR
- 440--- EX. 10' CONTOUR
- EX. BUILDING
- EX. CURB
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. WATER METERS, HYDRANTS, AND VALVES
- EX. GAS
- EX. OVER HEAD LINES
- EX. LIGHT POLE
- EX. SLOPE GREATER THAN 15%
- PR. CHAIN LINK FENCE (CONSTRUCTION FENCE)
- EX. CURB TO BE REMOVED
- PR. SILT FENCE ON PAVEMENT
- SCE --- PR. STABILIZED CONSTRUCTION ENTRANCE W/ TYPE 'B' MOUNTABLE BERM

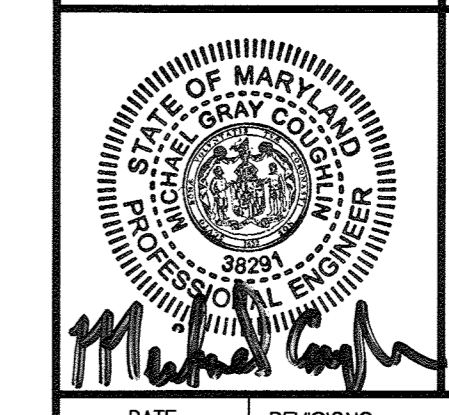


PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
EROSION & SEDIMENT CONTROL
EXISTING CONDITIONS PLAN
TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19346
		SCALE:	1" = 30'
		DATE:	06/06/2018
		DRAWN BY:	DTP
		DESIGN BY:	THIS
		REVIEW BY:	THIS
		SHEET:	02 OF 21



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PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
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DATUM
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS); HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER
COLUMBIA PALACE LIMITED C/O CONTINENTAL REALTY CORP. 1427 CLARKVIEW ROAD, SUITE 500 BALTIMORE, MD 21209-0016 PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC 100 MENLO PARK MALL, SUITE 500 EDISON, NEW JERSEY 08837 ATTN: MR. ED BAKSHI PHONE: (908)-531-8021

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad... 7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

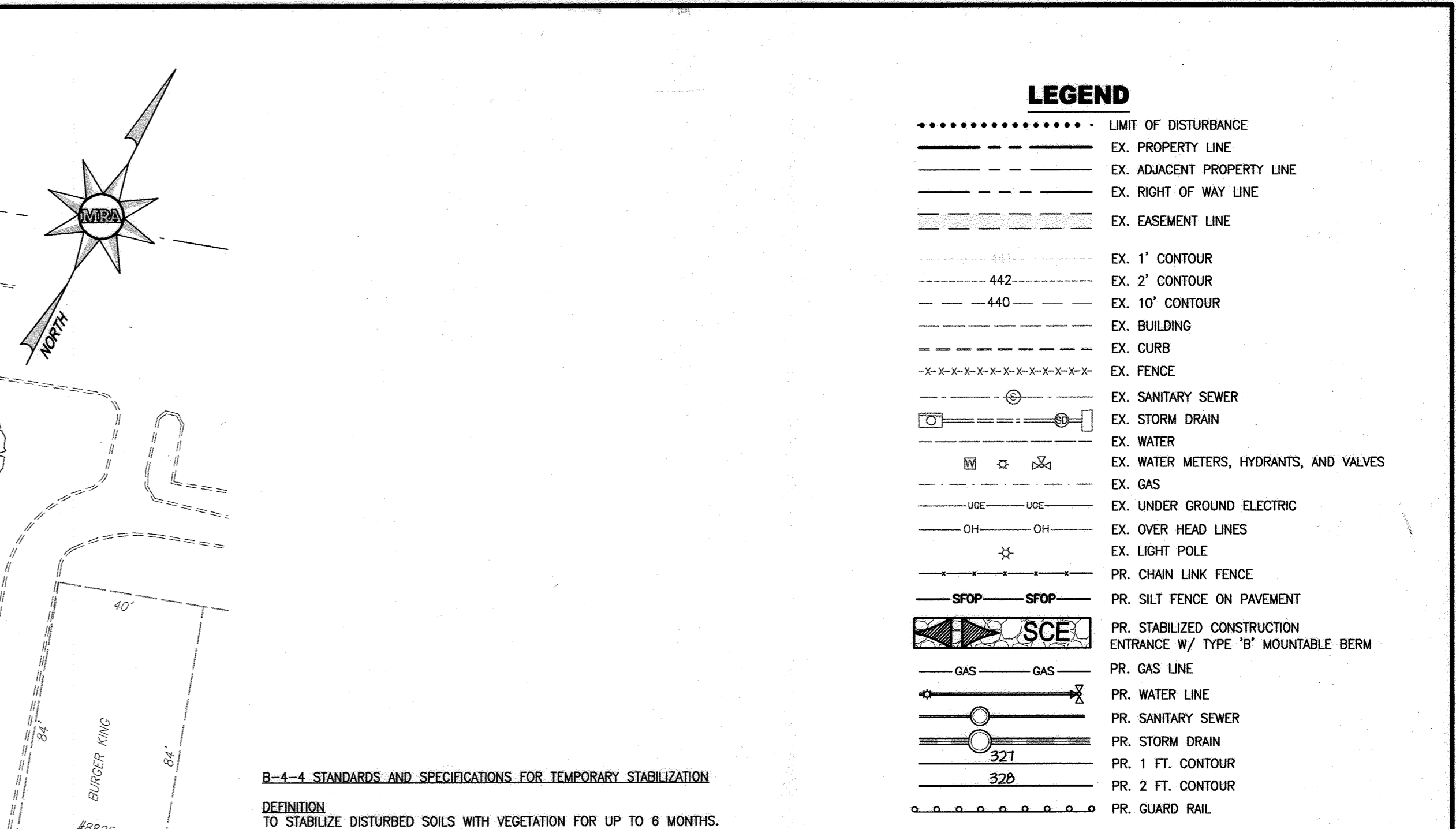
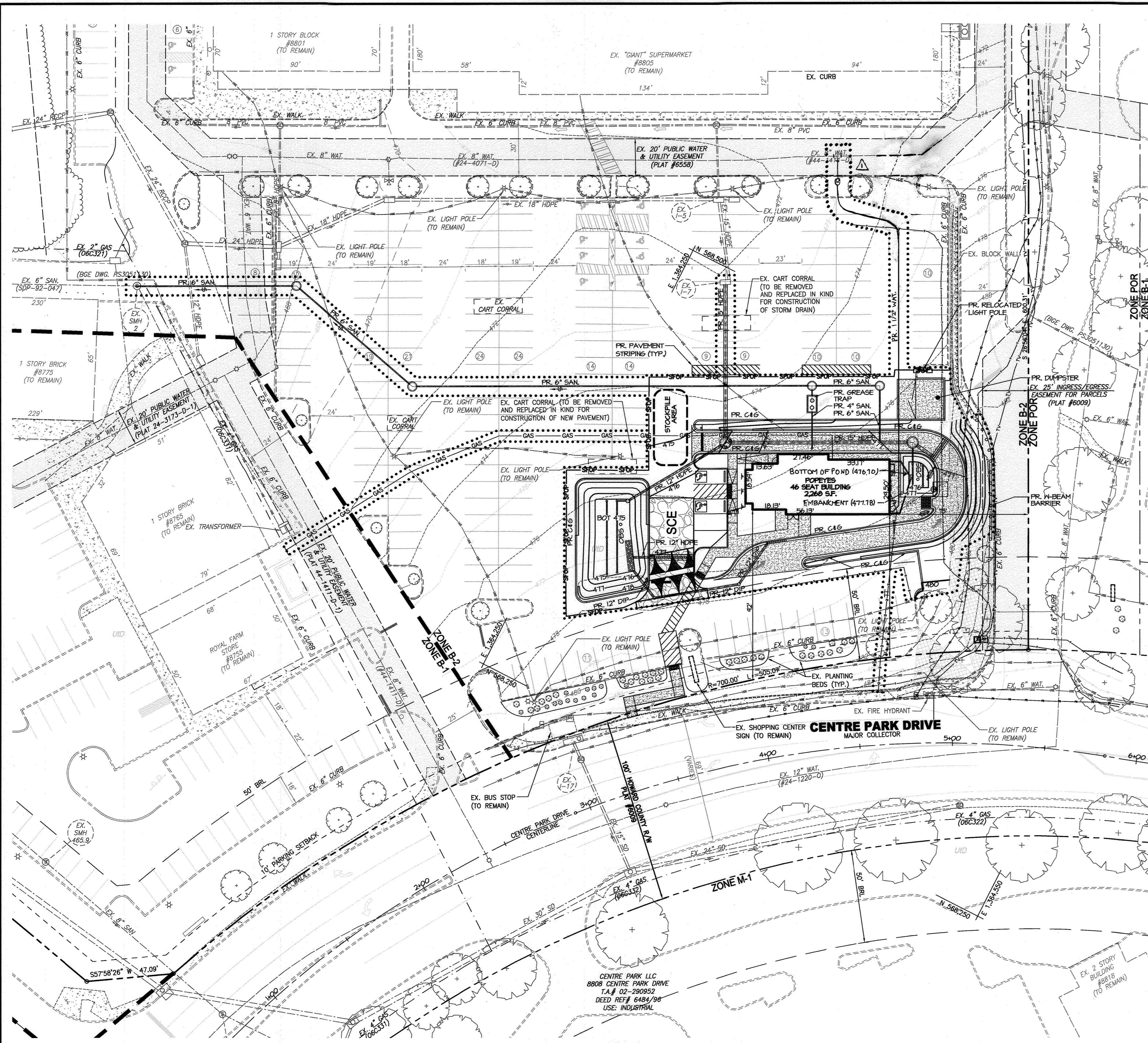
Keith... 7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Wendy... 7-31-18
DIRECTOR DATE

HOWARD SCD SIGNATURE BLOCK

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

John K. Roberts 6/21/18
HOWARD SOIL CONSERVATION DISTRICT DATE



B-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

- SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY TABLE BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
- FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.b AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TABLE B.1: TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECIES	SEEDING RATE 1/		SEEDING DEPTH 2/ (INCHES)	RECOMMENDED SEEDING DATES BY PLANT HARDNESS ZONE 3/			FERTILIZER RATE (10-20-20)
	LB/AC	LB/1,000 FT ²		5B AND 6A	6B	7A AND 7B	
COOL-SEASON GRASSES							
ANNUAL RYEGRASS (LOLIUM PERENNE SSP. MULTIFLORUM)	40	1.0	0.5	MAR 15 TO MAY 31; AUG 1 TO SEPT 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APRIL 30; AUG 15 TO NOV 30	436 LB/AC (10 LB/1000 SF)
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR 15 TO MAY 31; AUG 1 TO SEPT 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APRIL 30; AUG 15 TO NOV 30	
OATS (AVENA SATIVA)	72	1.7	1.0	MAR 15 TO MAY 31; AUG 1 TO SEPT 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APRIL 30; AUG 15 TO NOV 30	
WHEAT (TRITICUM AESTIVUM)	120	2.8	1.0	MAR 15 TO MAY 31; AUG 1 TO SEPT 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APRIL 30; AUG 15 TO NOV 30	
CEREAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR 15 TO MAY 31; AUG 1 TO OCT 31	MAR 1 TO MAY 15; AUG 1 TO NOV 15	FEB 15 TO APRIL 30; AUG 15 TO DEC 15	
WARM-SEASON GRASSES							
FOXTAIL MILLET (SETARIA ITALICA)	30	0.7	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUG 14	
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUG 14	

NOTES:
1. SEEDING RATES FOR WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.
SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS, AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET) DO NOT EXCEED MORE THAN 5X (BY WEIGHT) OF OVERALL PERMANENT SEEDING MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE.
OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.
2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE RATE LISTED ABOVE.
3. THE PLANTING DATES LISTED ABOVE ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE(lb/Ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P ₂ O ₅	K ₂ O	
1	SWITCH GRASS	10						
	CREeping RED FESCUE	15	MAR 1 TO MAY 15 AUG 1 TO OCT 15	1/4 TO 1/2 INCH	45 LBS PER Ac. 1.0LB/1000 SF	90 LBS PER Ac. 2.0LB/1000 SF	90 LBS PER Ac. 2.0LB/1000 SF	2 TONS/AC. 90LB/1000 SF
	PATRIDGE PEA	4						
9	TALL FESCUE	60						
	KENTUCKY BLUE GRASS	40	MAR 1 TO MAY 15** MAY 16 TO JUN 15*	1/4 TO 1/2 INCH	45 LBS PER Ac. 1.0LB/1000 SF	90 LBS PER Ac. 2.0LB/1000 SF	90 LBS PER Ac. 2.0LB/1000 SF	2 TONS/AC. 90LB/1000 SF
	PERENNIAL RYEGRASS	20						

** ADDITIONAL PLANTING DATES DURING WHICH SUPPLEMENTAL WATERING MAY BE NEEDED TO ENSURE PLANT ESTABLISHMENT.
* WARM-SEASON GRASSES NEED A SOIL TEMPERATURE OF AT LEAST 50 DEGREES F IN ORDER TO GERMINATE. IF SOIL TEMPERATURES ARE COLDER THAN 50 DEGREES, OR MOISTURE IS NOT ADEQUATE, THE SEEDS WILL REMAIN DORMANT UNTIL CONDITIONS ARE FAVORABLE. IN GENERAL, PLANTING DURING THE LATTER PORTION OF THIS PERIOD ALLOWS MORE TIME FOR WEED EMERGENCE AND WEED CONTROL PRIOR TO PLANTING. WHEN SELECTING A PLANTING DATE, CONSIDER THE NEED FOR WEED CONTROL VS. THE LIKELIHOOD OF HAVING SUFFICIENT MOISTURE FOR PLANTINGS, ESPECIALLY ON DROUGHTY SITES.

PROFESSIONAL CERTIFICATION

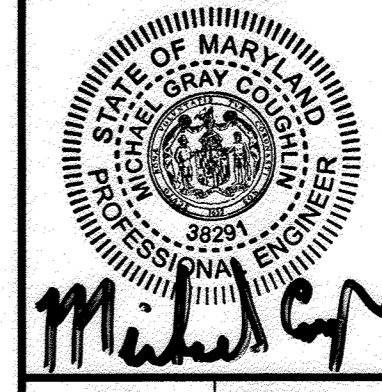
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020

ESC 2 OF 3



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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SITE DEVELOPMENT PLAN

POPEYE'S AT OAKLAND EXECUTIVE PARK

PROPOSED FAST FOOD RESTAURANT

EROSION & SEDIMENT CONTROL

PROPOSED CONDITIONS PLAN

DATE	REVISIONS	JOB NO.:
10/12/2018	REVISIED WATER METER LOCATION	19346
12/28/2020	REVISIED SWMFACILITY #2 PER ABSULT CONDITIONS	SCALE: 1" = 30'
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: THIS
		REVIEW BY: THIS
		SHEET: 03 OF 23

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 7-12-18 DATE
 7-30-18 DATE
 7-31-18 DATE

HOWARD SCD SIGNATURE BLOCK
 THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 John K. Blanton 6/21/19 DATE
 HOWARD SOIL CONSERVATION DISTRICT



Know what's below.
Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DATUM

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER

COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER

COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

- A. SOIL PREPARATION
1. TEMPORARY STABILIZATION
a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF MOUNTED AGRICULTURAL OR CONSTRUCTION EQUIPMENT...
2. PERMANENT STABILIZATION
a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

- B. TOPSOILING
1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION...
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH...

- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION...
3. LIME MATERIALS MUST BE GROUND LIME (HYDRATED OR BURNT LIME)...

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

- A. SEEDING
1. SPECIFICATIONS
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES...
2. APPLICATION
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS...
b. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1...

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...
2. APPLICATION
a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING...
3. ANCHORING
a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION TO STABILIZED DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

- A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...
3. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
WESTERN MD. MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)...

- 4. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
WESTERN MD. MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)
CENTRAL MD. MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)
SOUTHERN MD. EASTERN SHORE: MARCH 10 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
5. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

- 6. GENERAL SPECIFICATIONS
a. CLASSES OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR...
b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/8 INCH...
c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE...
7. SOD MAINTENANCE
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES...

DAILY STABILIZATION

THIS NOTE SHOULD BE USED FOR MINIMAL AREAS WITHIN THE LIMITS OF DISTURBANCE THAT DO NOT DRAIN TO A SEDIMENT CONTROL MEASURE AND/OR WHERE THE INSTALLATION OF CONTROLS IS NOT FEASIBLE...
1) FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE OR AREAS TO BE VEGETATIVELY STABILIZED:
a) PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES...

B-4-6 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

- 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE...

MAINTENANCE

- 1. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION...
2. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
3. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

- A. PRIOR TO THE START OF EARTH DISTURBANCE, SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION...
C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING LOT, D. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE RETAINED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)...
4. 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 TOPSOIL (SEC. B-4-2) AND MULCHING (SEC. B-4-3)...

6. SITE ANALYSIS:

Table with 2 columns: Category and Value. Includes: TOTAL AREA OF SITE: 11.11 ACRES; AREA TO BE ROOFED OR PAVED: 0.67 ACRES; AREA TO BE VEGETATIVELY STABILIZED: 0.15 ACRES; TOTAL CUT: 227 CU. YDS; TOTAL FILL: 304 CU. YDS; OFFSITE WASTE/BORROW AREA LOCATION: (SEE NOTE 17)

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT...
9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...

- 10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION...
11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. 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...
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APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: Chad Adams, 7-12-18
Chief, Division of Land Development: Keith S. Lewis, 7-30-18
Director: Vanam Ziliani, 7-31-18

HOWARD SOIL SIGNATURE BLOCK
This plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.
Signature: John Roberts, 8/12/18
Signature: Michael Goughlin, 8/12/18

HOWARD SOIL SIGNATURE BLOCK
Signature: Michael Goughlin, 8/12/18
Signature: Michael G. Coughlin, PE, 8/12/18

DEFINITION A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

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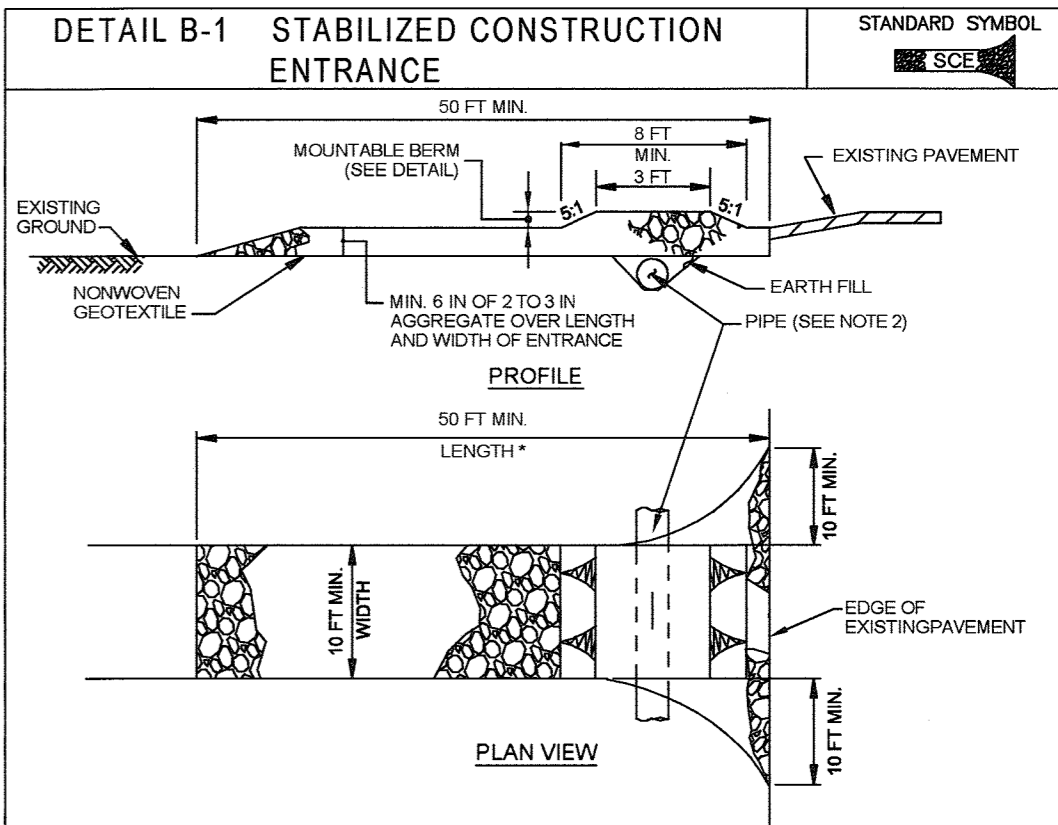
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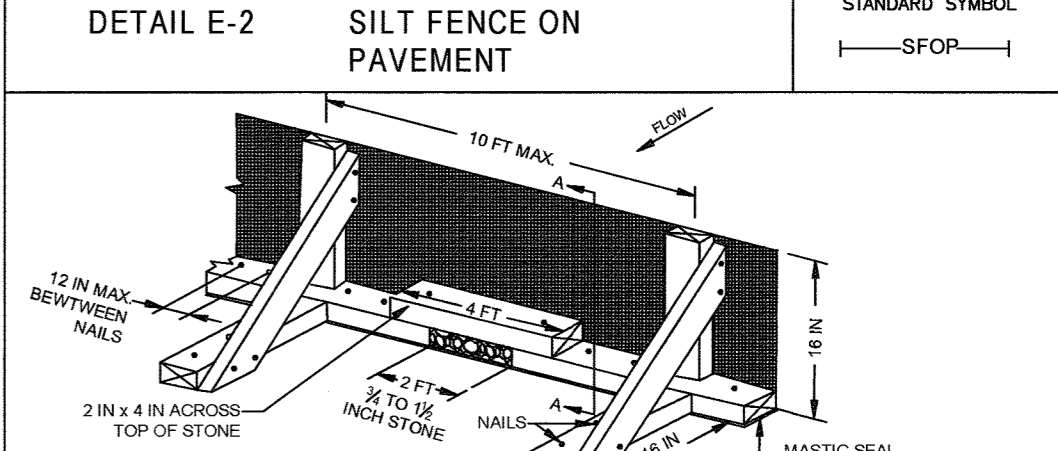
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11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME...
12. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...



- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE TO 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PILE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE THROUGH THE SCE WITH AN ANCHORED MOUNTABLE BEAM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CARRY AWAY, A PIPE IS NOT NECESSARY. A MOUNTABLE BEAM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT...
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE TO 3 INCHES OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BEAM AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRUBBING, OR OTHER MEANS. WASHING ROADWAY TO REMOVE MUD TRACKS INTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE 2011
MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE 2011



- CONSTRUCTION SPECIFICATIONS
1. USE NOMINAL 2 INCH X 4 INCH LUMBER.
2. USE NONWOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
4. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
5. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
6. KEEP SILT FENCE TAUT AND SECURELY ADJACENT TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER SOD.
7. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, FOLD, AND STAPLE TO FIT IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHES.
8. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND SOD TO PREVENT SEDIMENT-ADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
9. SECURE BOARDS TO PAVEMENT WITH 40S X 4 INCH MINIMUM LENGTH NAILS.
10. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS UP OVER SILT FENCE OR WHEN SEDIMENT REACHES 2/3 OF THE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

- 1. OBTAIN ALL NECESSARY PERMITS. CONTACT THE HOWARD COUNTY OFFICE OF INSPECTIONS 48 HOURS PRIOR TO BEGINNING ANY WORK. 1 DAY
2. CLEAR AND GRUB FOR INSTALLATION OF SEDIMENT CONTROLS ONLY. 4 DAYS
3. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL DEVICES, SFOP, INLET PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE. 2 DAYS
4. BEGIN DEMOLITION AND/OR RELOCATION OF EXISTING STRUCTURES, PAVING, CURB, UTILITY SERVICES, AND SITE FEATURES. 30 DAYS
5. CLEAR AND GRUB AREAS FOR GRADING. BEGIN GRADING FOR BUILDING, DRIVE AISLES, AND PARKING AREAS. PROVIDE TEMPORARY STABILIZATION AS REQUIRED. 30 DAYS
6. BEGIN STORM DRAIN. 180 DAYS
7. INSTALL STORM DRAIN, SANITARY SEWER, WATER, AND DRY UTILITY SERVICES. 30 DAYS
8. INSTALL CURB & GUTTER, AND BASE PAVING. 20 DAYS
9. FINE GRADE SITE AND PROVIDE PERMANENT STABILIZATION. 15 DAYS
10. INSTALL SURFACE PAVING. 2 DAYS
11. INSTALL LANDSCAPING. 4 DAYS
12. WITH THE SEDIMENT CONTROL INSPECTORS APPROVAL, REMOVE ALL REMAINING SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS. 2 DAYS

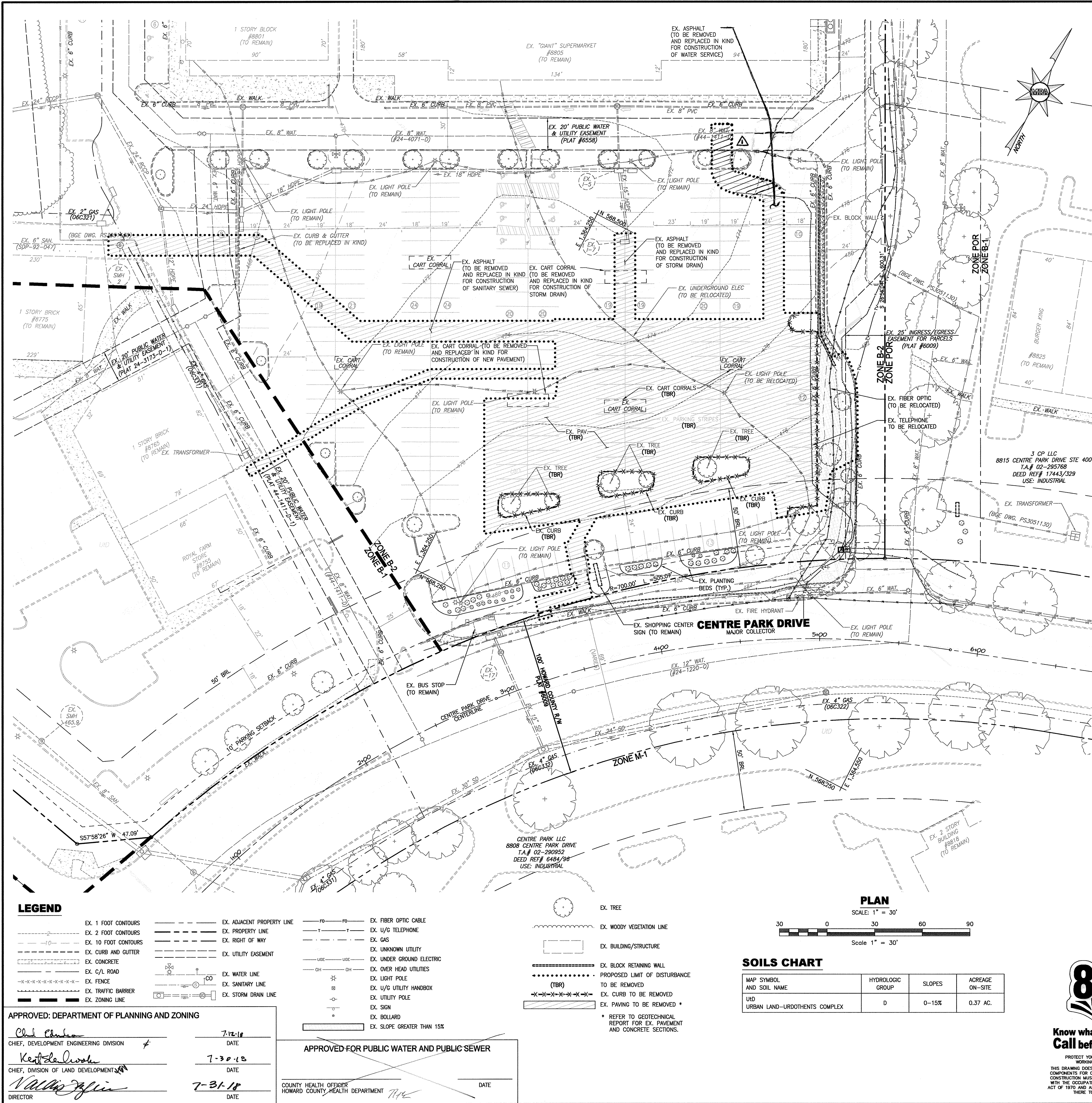
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE 2011
MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE 2011

OWNERS/DEVELOPER CERTIFICATION:
I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEMOLITION WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020

ESC 3 OF 3
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
EROSION & SEDIMENT CONTROL NOTES & DETAILS
TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15373 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND
OWNER: COLUMBIA PALACE LIMITED, C/O CENTINENTAL REALTY CORP., 1427 CLARKVIEW ROAD, SUITE 500, BALTIMORE, MD 21214-1016, PHONE: 443-921-4375
DEVELOPER: COLUMBIA PALACE CHICKEN, LLC, 100 MENLO PARK MALL, SUITE 500, EDISON, NEW JERSEY 08837, ATTN: MICHAEL D. BAKSH, PHONE: (908)-531-8021



SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS FROM ALL APPLICABLE AGENCIES FOR HIS DEMOLITION AND DISPOSAL OF ANY DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED TO ALL INVOLVED AGENCIES.
2. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-257-7777 (OR 811), 72 HOURS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF WORK OR DEEMED NECESSARY BY HOWARD COUNTY INSPECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS, AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENTATION CONTROLS AT THAT TIME (AS PER THE EROSION AND SEDIMENTATION CONTROL PLAN).
4. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
5. ALL BUILDINGS, INCLUDING FOUNDATION WALLS, FLOOR SLABS, AND FOOTINGS INDICATED ON THIS PLAN ARE TO BE REMOVED FROM SITE. THE CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
6. ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH ARE TO BE REMOVED AND DISPOSED FROM THE SITE AREA IN AN APPROVED LANDFILL. THE CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY PERMITS FOR DISPOSAL OF CONSTRUCTION MATERIALS.
7. BACKFILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS WITH APPROVED SOIL MATERIAL AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
8. IF ASBESTOS OR HAZARDOUS MATERIAL ARE FOUND ON SITE, THEY MUST BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
9. A COPY OF THE "EROSION AND SEDIMENT CONTROL PLAN" SHALL BE ON-SITE THROUGHOUT THE ENTIRE DEMOLITION AND CONSTRUCTION PHASES. THE CONTRACTOR SHALL CONTRACT HOWARD CO. SCD BY CALLING (410) 313-0880 ONE (1) WEEK PRIOR TO THE START OF ANY DEMOLITION AND/OR CLEARING AND GRUBBING ACTIVITIES.
10. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, LOCATED FROM FIELD SURVEYS OR UTILITY COMPANY RECORDS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES BEFORE THE START OF DEMOLITION.
11. THE CONTRACTOR MUST SUBMIT DISCONNECT NOTIFICATION TO HOWARD CO. PUBLIC WORKS AND ALL ASSOCIATED UTILITY COMPANIES RELATING TO THIS SITE AT LEAST THREE (3) WEEKS PRIOR TO BEGINNING DEMOLITION.
12. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT THE MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF HOWARD COUNTY. COORDINATE WITH UTILITY DEPT. 48 HOURS PRIOR TO START OF WATER SERVICE CONNECTIONS. ALL SERVICES ARE TO BE DISCONNECTED AT THE MAIN.
13. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH BALTIMORE GAS AND ELECTRIC COMPANY WORK TO BE COORDINATED AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE.
14. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN. AS REQUIRED BY LOCAL UTILITY COMPANY AND/OR BALTIMORE COUNTY, ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT, OR PLUGGED.
15. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS, AND PROPERTY CORNERS THAT WILL NOT BE REMOVED AND SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
16. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER (50kv). IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO POWER ELECTRIC LINE(S), CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.

17. THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL PERMITS FOR DEMOLITION FROM HOWARD COUNTY AND MUST FURNISH THE REQUIRED MATERIAL AND PAY ALL FEES.
18. PRIOR TO DEMOLITION, THE APPLICANT MUST PROVIDE CERTIFICATION, BY A PERSON LICENSED AS A PESTICIDE APPLICATOR BY THE MARYLAND STATE DEPARTMENT OF AGRICULTURE, THAT ALL AREAS OF THE BUILDING, STRUCTURE, AND LOT ARE FREE OF RODENT INFESTATION.
19. DEMOLITION OF EXISTING PAVEMENT, SIDEWALK, SITE FEATURES, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY CAN ONLY OCCUR ONCE HOWARD COUNTY PERMITS HAVE BEEN ISSUED.
20. ALL EXISTING UTILITIES ALONG CENTRE PARK DRIVE INCLUDING GAS, ELECTRIC, CABLE, FIBER OPTIC CABLE, TELEPHONE, AND ALL ASSOCIATED EQUIPMENT AND APPURTENANCES TO REMAIN UNDISTURBED AND OPERATIONAL THROUGHOUT DEMOLITION ACTIVITIES. ANY COSTS ASSOCIATED WITH DAMAGE TO EXISTING UTILITIES SHALL BE BORNE BY THE CONTRACTOR.
21. CONTRACTOR SHALL REFER TO BGC DESIGN DRAWINGS FOR ABANDONMENT, RELOCATION, AND/OR REMOVAL OF EXISTING GAS AND ELECTRIC SERVICES.
22. CONTRACTOR SHALL ONLY REMOVE EXISTING CURB WITHIN PARKING LOT WHEN ACTIVELY CONSTRUCTING PROPOSED ROAD IMPROVEMENTS.
23. THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES BY TEST FITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

LEGEND

EX. 1 FOOT CONTOURS	EX. ADJACENT PROPERTY LINE	EX. FIBER OPTIC CABLE
EX. 2 FOOT CONTOURS	EX. PROPERTY LINE	EX. U/G TELEPHONE
EX. 10 FOOT CONTOURS	EX. RIGHT OF WAY	EX. GAS
EX. CURB AND GUTTER	EX. UTILITY EASEMENT	EX. UNKNOWN UTILITY
EX. CONCRETE	EX. WATER LINE	EX. UNDER GROUND ELECTRIC
EX. C/L ROAD	EX. SANITARY LINE	EX. OVER HEAD UTILITIES
EX. FENCE	EX. STORM DRAIN LINE	EX. LIGHT POLE
EX. TRAFFIC BARRIER		EX. U/G UTILITY HANDBOX
EX. ZONING LINE		EX. UTILITY POLE
		EX. SIGN
		EX. BOLLARD
		EX. SLOPE GREATER THAN 15%

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Canham 7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith LaVigne 7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT

Nathan Jaffe 7-31-18
DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER

COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

PLAN
SCALE: 1" = 30'

Scale 1" = 30'

SOILS CHART

MAP SYMBOL AND SOIL NAME	HYDROLOGIC GROUP	SLOPES	ACREAGE ON-SITE
UID URBAN LAND-URDOTHENTS COMPLEX	D	0-15%	0.37 AC.

DATUM
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL, NAD 83 (1991) VERTICAL, NAVD 88

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK WALK, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

811
Know what's below.
Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

PROFESSIONAL CERTIFICATION

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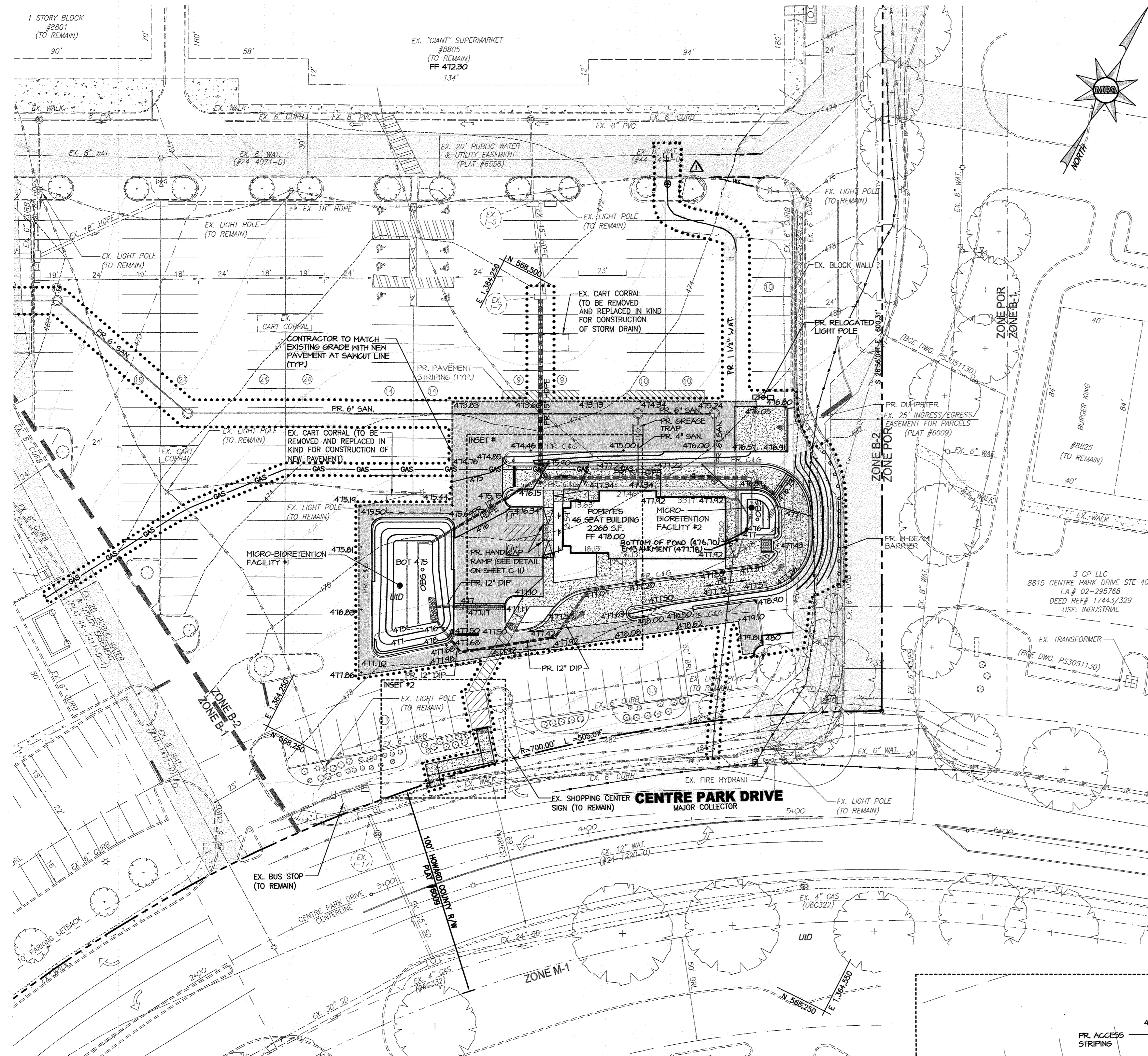
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SITE DEVELOPMENT PLAN
POPEY'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
EXISTING CONDITIONS
AND DEMOLITION PLAN

TAX MAP 30 -- GRID 18 -- PARCEL 104 -- ZONING 104 -- DEED REF 01453/00257
PLAT NO. 15737 -- TAX ASSESSMENT DISTRICT 02 -- 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/19/2018	REVISIED WATER METER LOCATION	19346
		SCALE: 1" = 30'
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 05 OF 21

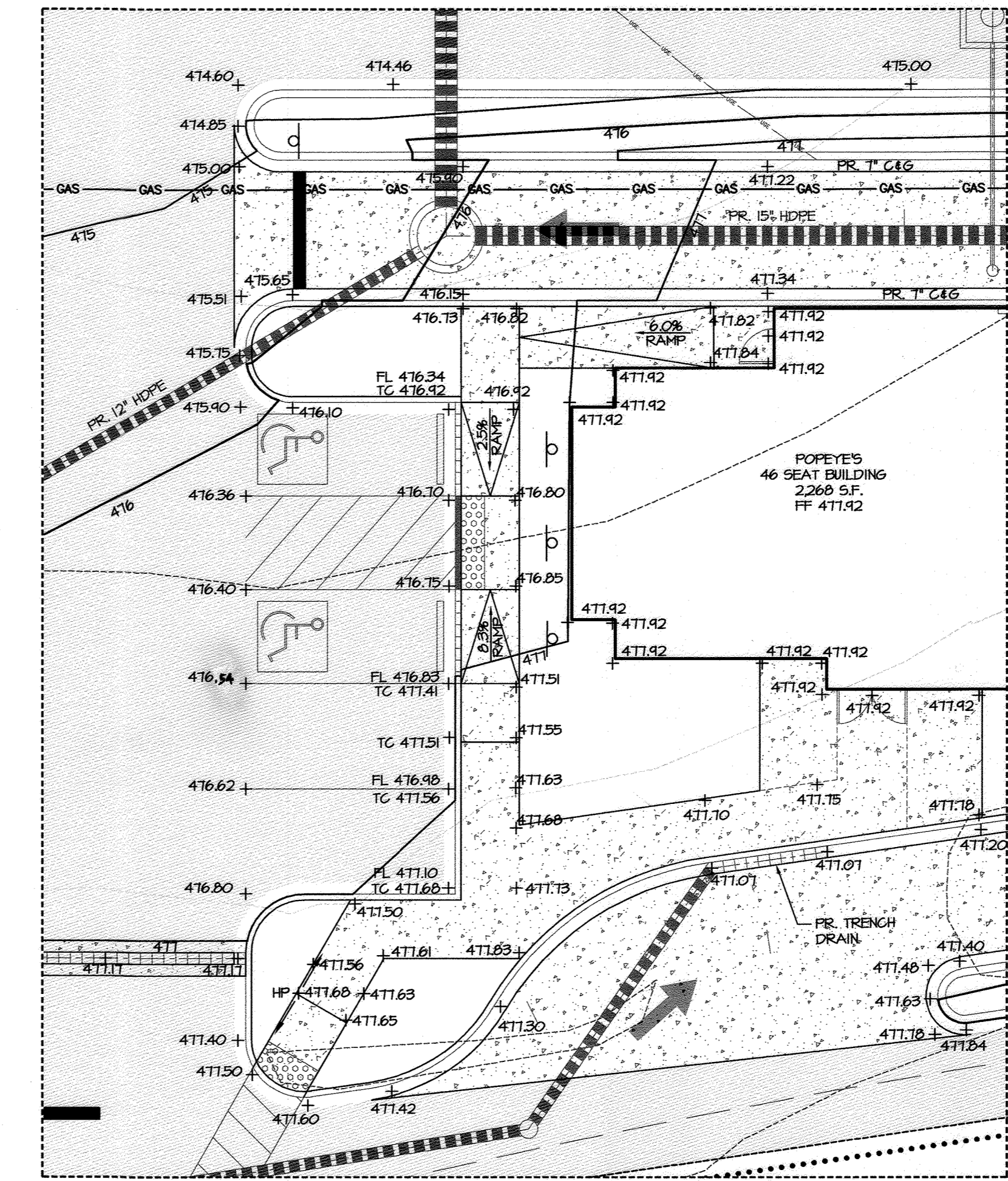
SDP-17-063



LEGEND

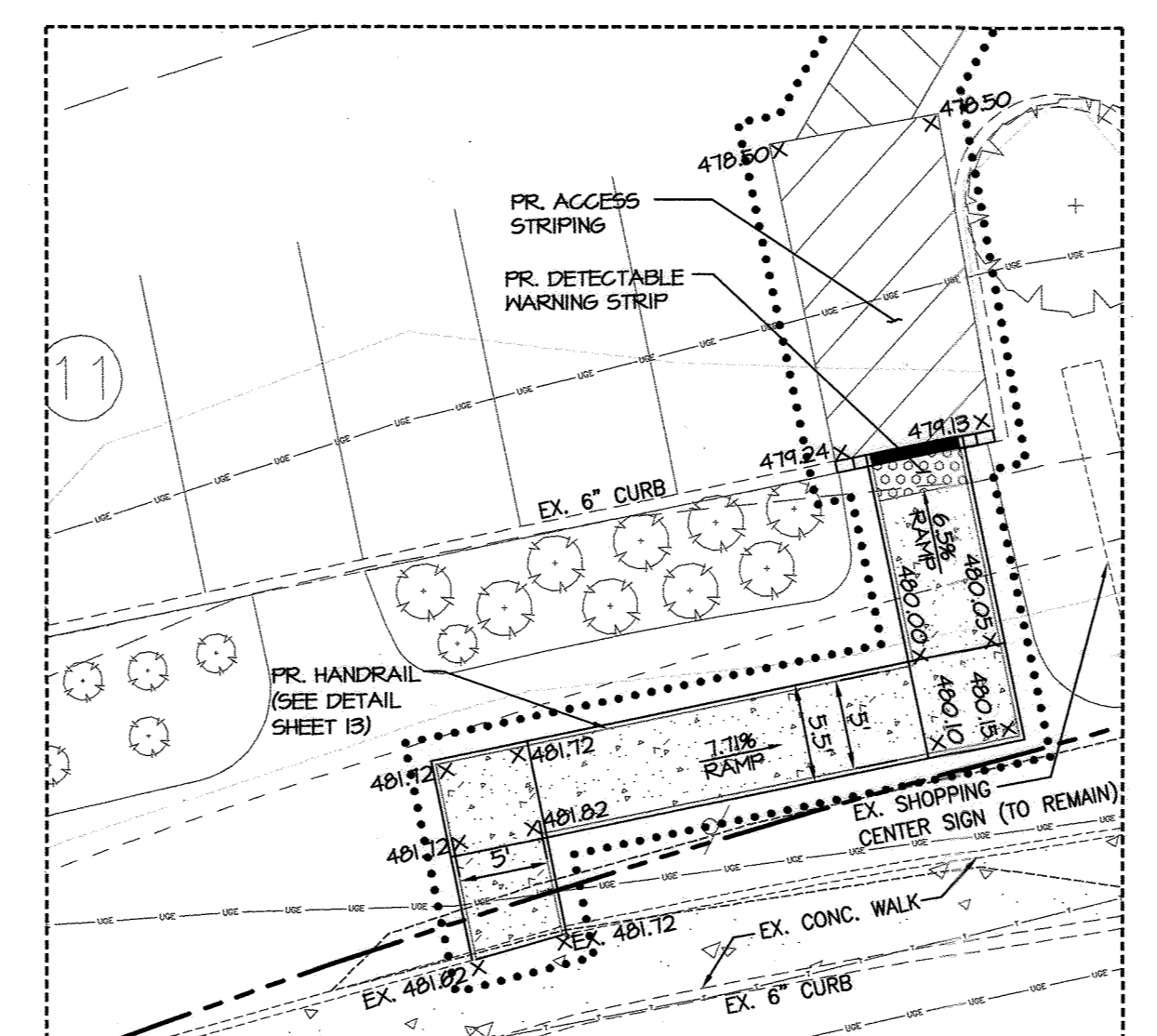
EXISTING	PROPOSED
EX. 1 FT. CONTOURS	PR. 1 FT. CONTOUR
EX. 2 FT. CONTOUR	PR. 2 FT. CONTOUR
EX. 10 FT. CONTOUR	PR. 10 FT. CONTOUR
EX. SLOPE GREATER THAN 15%	PR. SPOT SHOT
EX. CURB AND GUTTER	PR. STD. SLOPE C&G
EX. BUILDING	PR. BUILDING
EX. CONCRETE WALK	PR. CONCRETE WALK
EX. WATER LINE	PR. WATER LINE
EX. SANITARY LINE	PR. SANITARY SEWER
EX. STORM DRAIN LINE	PR. STORM DRAIN
EX. UTILITY EASEMENT	PR. W-BEAM BARRIER
	PR. ASPHALT PAVEMENT (SEE DETAIL ON SHEET 10)

- ### ADA ACCESSIBILITY NOTES
- ACCESSIBLE ROUTES SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - ACCESSIBLE ROUTES WITH NO RAMP
 - A. SLOPE: ALL WALKING SURFACES SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20.
 - B. CROSS SLOPE: ALL WALKING SURFACES SHALL HAVE A CROSS SLOPE NOT STEEPER THAN 1:48.
 - C. CLEAR WIDTH: ALL WALKING SURFACES SHALL HAVE A CLEAR WIDTH OF 36" MINIMUM. THE MINIMUM CLEAR WIDTH OF 36" CANNOT INCLUDE THE CHAMFERED EDGES OF THE SIDEWALKS.
 - D. WHERE GUTTERS MEET CURB RAMPS, THE GUTTER PAN SLOPE MUST NOT EXCEED 5%.
 - III. ACCESSIBLE ROUTES WITH RAMPS
 - A. RUNNING SLOPE: SHALL NOT EXCEED 1:12.
 - B. CROSS SLOPE: SHALL NOT EXCEED 1:48.
 - C. CLEAR WIDTH: MINIMUM 36".
 - D. RISE: MAXIMUM 30 INCHES PER RAMP RUN.
 - E. LANDINGS: A LEVEL LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP RUN.
 - LANDING SLOPE: SHALL NOT EXCEED 1:48.
 - LANDING WIDTH: AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
 - LANDING LENGTH: CLEAR LENGTH SHALL BE A MINIMUM OF 60".
 - LANDING AT CHANGE IN DIRECTION: MINIMUM OF 60" X 60".
 - F. HANDRAILS: RAMP RUNS WITH A RISE GREATER THAN 6" SHALL PROVIDE HANDRAILS.
 - WHERE REQUIRED: BOTH SIDES OF RAMPS.
 - CONTINUITY: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH RAMP RUN.
 - HEIGHT: TOP OF GRIPPING SURFACE SHALL BE 34" MIN. AND 38" MAX. VERTICALLY ABOVE RAMP AND WALKING SURFACE.
 - CLEARANCE: CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE AND ADJACENT SURFACES SHALL BE 1.5" MINIMUM.
 - GRIPPING SURFACE: SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES.
 - CIRCULAR CROSS SECTION: SHALL HAVE AN OUTSIDE DIAMETER OF 1.25" MAXIMUM.
 - EXTENSIONS: SHALL EXTEND HORIZONTALLY ABOVE THE LEVEL LANDING FOR 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



- ### CONCRETE NOTE
- THE CONTRACTOR SHALL VERIFY CONCRETE FORM PLACEMENT TO ASSURE COMPLIANCE WITH CURRENT LOCAL AND STATE ADA AS WELL AS BUILDING CODES. ADA INSPECTION SHALL BE REQUIRED PRIOR TO POURING CONCRETE. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR MEETING ALL APPLICABLE HANDICAP SLOPE AND DISTANCE REQUIREMENTS AS WELL AS OTHER REQUIREMENTS AS STATED IN THE APPLICABLE CODES.
- ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE SITE ENGINEER'S ATTENTION BEFORE ANY CONCRETE IS PLACED.
- ### GAS/ELECTRIC/TELECOMMUNICATIONS
- CONTRACTOR SHALL REFER TO THE FINAL GAS, ELECTRIC AND TELECOMMUNICATION PLANS FOR SIZE OF CONDUITS, QUANTITY, NOTES, DETAILS AND CONSTRUCTION SPECIFICATIONS. LINES SHOWN HEREON ARE SCHEMATIC ONLY. FINAL GAS AND ELECTRIC TO BE ASSIGNED BY BGE. FINAL TELECOMMUNICATIONS TO BE DESIGNED BY CONTRACTED SERVICE PROVIDER.

PLAN
SCALE: 1" = 30'



INSET #2
SCALE: 1" = 10'

INSET #1
SCALE: 1" = 10'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Stedman 7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William J. J. J. 7-31-18
DIRECTOR DATE

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. 38291, EXPIRATION DATE: 1/13/2020.

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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
FINAL GRADING PLAN

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT - 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

19346
SCALE: AS SHOWN
DATE: 06/06/2018
DRAWN BY: DTP
DESIGN BY: DTP
REVIEW BY: THS
SHEET: 08 OF 23

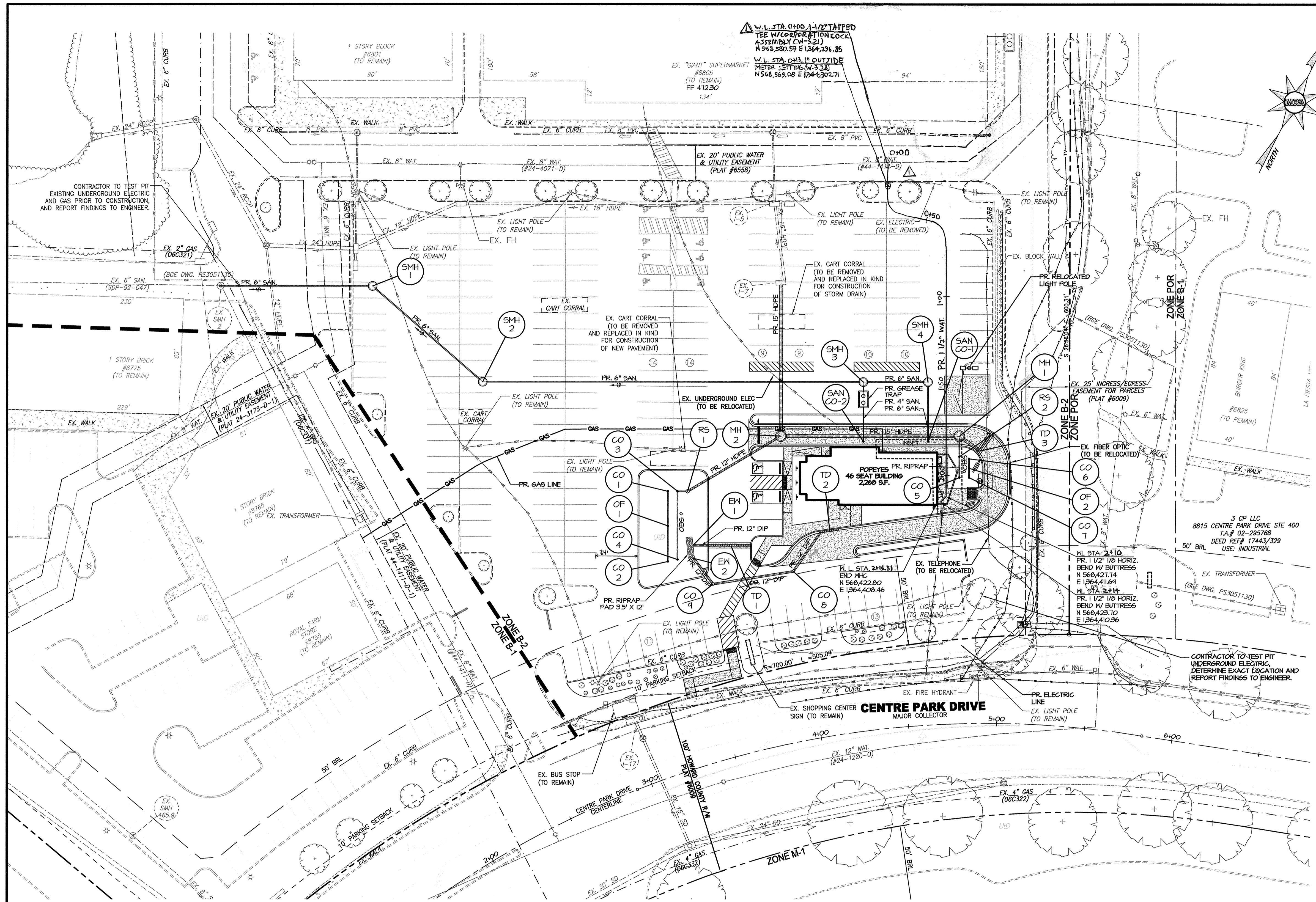
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DATUM
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS); HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

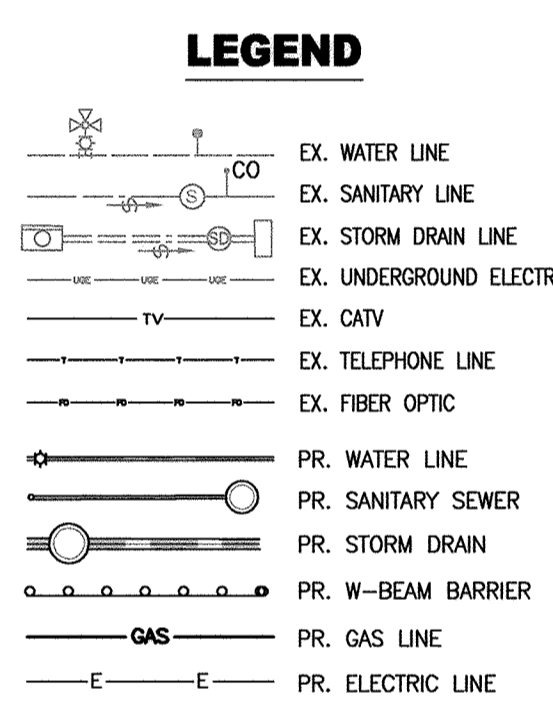
OWNER
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PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08857
ATTN: MRS. ED BAKSH
PHONE: (908)-531-8021



STORM DRAIN MANHOLE, CLEAN OUT, & DRAIN BASIN SCHEDULE						
No.	TYPE	SIZE	INV. OUT	TOP EL.	COORDINATE	REMARKS
MH-1	PRECAST MANHOLE	48"	472.48	476.87	N 568,461.53 E 1,364,402.94	HOWARD COUNTY DETAILS G-5.11, G-5.12
MH-2	PRECAST MANHOLE	48"	470.00	475.97	N 568,415.54 E 1,364,312.67	HOWARD COUNTY DETAILS G-5.11, G-5.12
CO-1	CLEAN OUT	6"	471.83	475.25	N 568,358.56 E 1,364,269.65	SCHEDULE 40 PVC
CO-2	CLEAN OUT	6"	471.83	475.25	N 568,323.29 E 1,364,261.62	SCHEDULE 40 PVC
CO-3	CLEAN OUT	6"	471.83	475.25	N 568,361.06 E 1,364,274.55	SCHEDULE 40 PVC
CO-4	CLEAN OUT	6"	471.83	475.25	N 568,326.78 E 1,364,292.01	SCHEDULE 40 PVC
CO-5	CLEAN OUT	6"	472.83	476.25	N 568,440.73 E 1,364,413.54	SCHEDULE 40 PVC
CO-6	CLEAN OUT	6"	472.83	476.25	N 568,452.65 E 1,364,413.64	SCHEDULE 40 PVC
CO-7	CLEAN OUT	6"	472.83	476.25	N 568,443.23 E 1,364,418.44	SCHEDULE 40 PVC
CO-8	CLEAN OUT	6"	475.34	477.81	N 568,350.77 E 1,364,353.61	SCHEDULE 40 PVC
CO-9	CLEAN OUT	6"	475.11	477.82	N 568,323.69 E 1,364,316.24	SCHEDULE 40 PVC
OD-1	OVERFLOW DRAIN	4"	471.83	475.75	N 568,341.19 E 1,364,278.50	NDS ATRIUM GRATE
OD-2	OVERFLOW DRAIN	4"	472.83	476.75	N 568,447.94 E 1,364,416.04	NDS ATRIUM GRATE
RS-1	RISER STRUCTURE	12"	471.83	476.00	N 568,363.66 E 1,364,278.65	NYLOPLAST WITH DOME GRATE
RS-2	RISER STRUCTURE	8"	472.83	477.00	N 568,451.28 E 1,364,408.16	NYLOPLAST WITH DOME GRATE
EW-1	END WALL	12"	475.00	476.00	N 568,337.91 E 1,364,296.24	STANDRAD TYPE C ENDWALL
EW-2	END WALL	12"	475.02	476.00	N 568,331.65 E 1,364,299.66	STANDRAD TYPE C ENDWALL

SANITARY MANHOLE & CLEAN-OUT SCHEDULE		
NO.	COORDINATE	DETAIL REFERENCE
SMH-1	N 568,385.48 E 1,364,067.61	HOWARD COUNTY DETAILS G-5.11, G-5.12, G-5.51
SMH-2	N 568,365.81 E 1,364,147.89	HOWARD COUNTY DETAILS G-5.11, G-5.12, G-5.51
SMH-3	N 568,463.97 E 1,364,340.53	HOWARD COUNTY DETAILS S-1.32
SMH-4	N 568,480.64 E 1,364,373.25	HOWARD COUNTY DETAILS G-5.11, G-5.12, G-5.51
SAN CO-1	N 568,450.79 E 1,364,388.46	HOWARD COUNTY DETAILS S-2.22/2.23
SAN CO-2	N 568,434.12 E 1,364,355.74	HOWARD COUNTY DETAILS S-2.22/2.23



GAS/ELECTRIC/TELECOMMUNICATIONS
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C-07

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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
 UTILITY PLAN

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
 PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

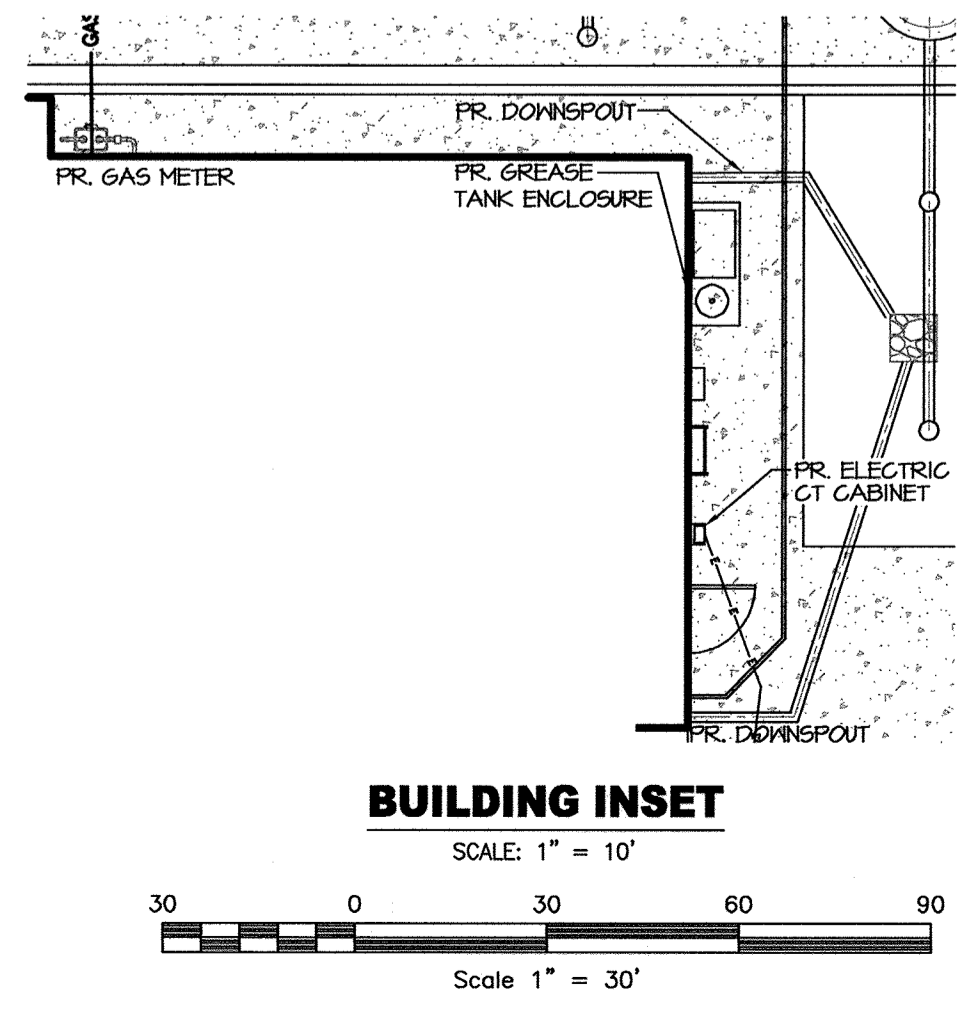
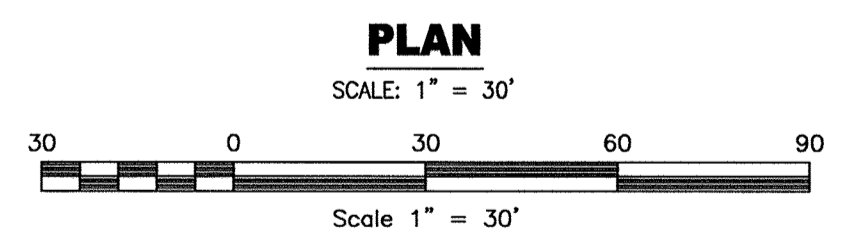
DATE	REVISIONS	JOB NO.:
10/19/2018	REVISED WATER METER LOCATION	19346
		SCALE: 1" = 30'
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 07 OF 21

METER NOTE
 THE NEW WATER METER ASSEMBLY SHALL BE A 1" OUTSIDE WATER METER SETTING PER HOWARD COUNTY DETAIL PLATE W-3.28. THE CONTRACTOR SHALL CONTACT TOM PICKETT AT 410-313-4970 OR TPICKETT@HOWARDCOUNTYMD.GOV AT THE BUREAU OF UTILITIES FOR INSTALLATION OF WATER SERVICE AND METER AND ASSOCIATED FEES AND SECURITY.

GENERAL NOTE
 THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7-13-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 7-30-18
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 7-31-18
 DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] DATE



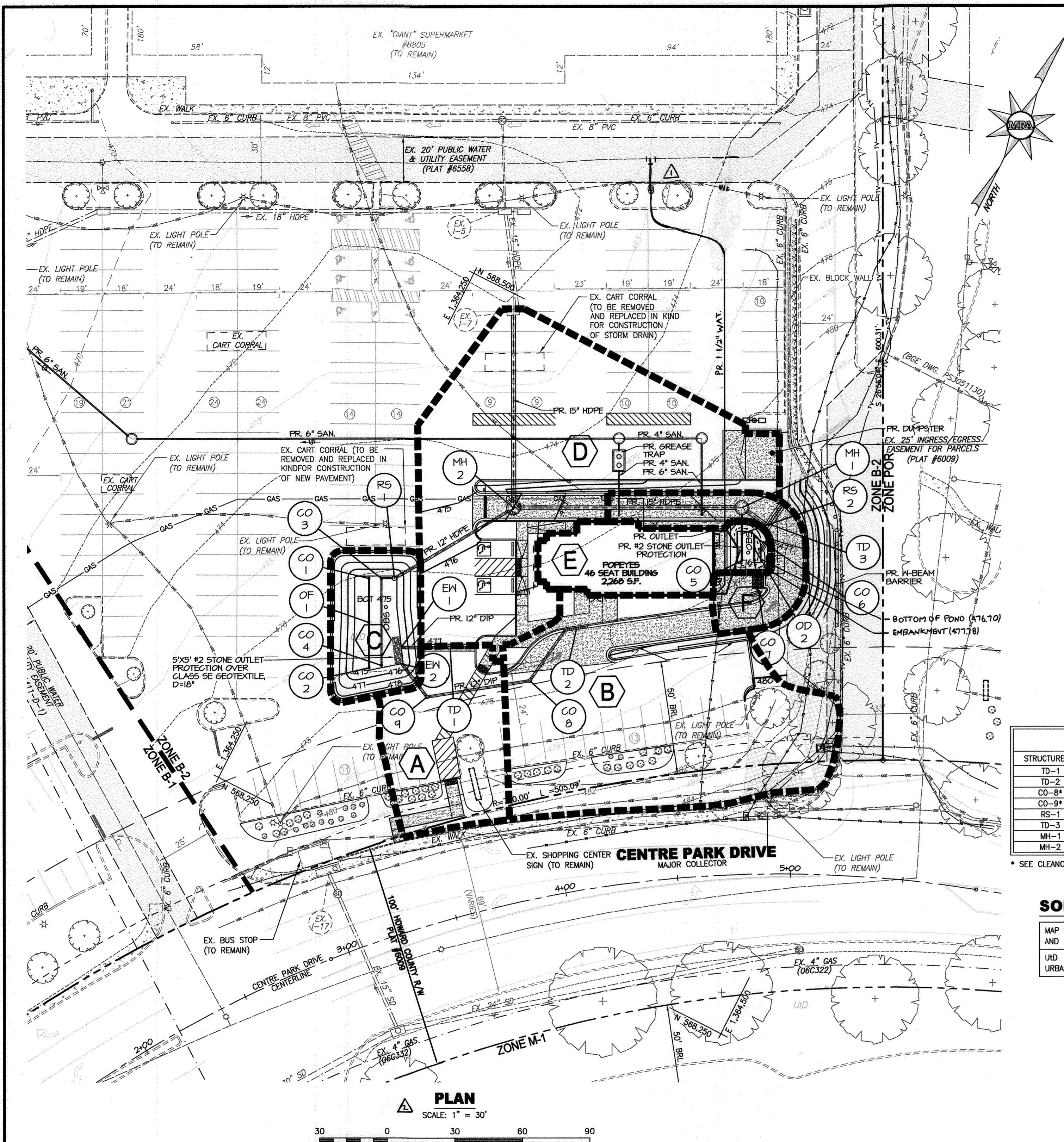
Know what's below. Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DATUM
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER
 COLUMBIA PALACE LIMITED
 C/O CONTINENTAL REALTY CORP.
 1427 CLARKVIEW ROAD, SUITE 500
 BALTIMORE, MD 21209-0016
 PHONE: 443-921-4375

DEVELOPER
 COLUMBIA PALACE CHICKEN, LLC
 100 MEMLO PARK MALL, SUITE 500
 EDISON, NEW JERSEY 08837
 ATTN: MR. ED BAKSH
 PHONE: (908)-531-8021



STORM DRAIN COMPUTATIONS

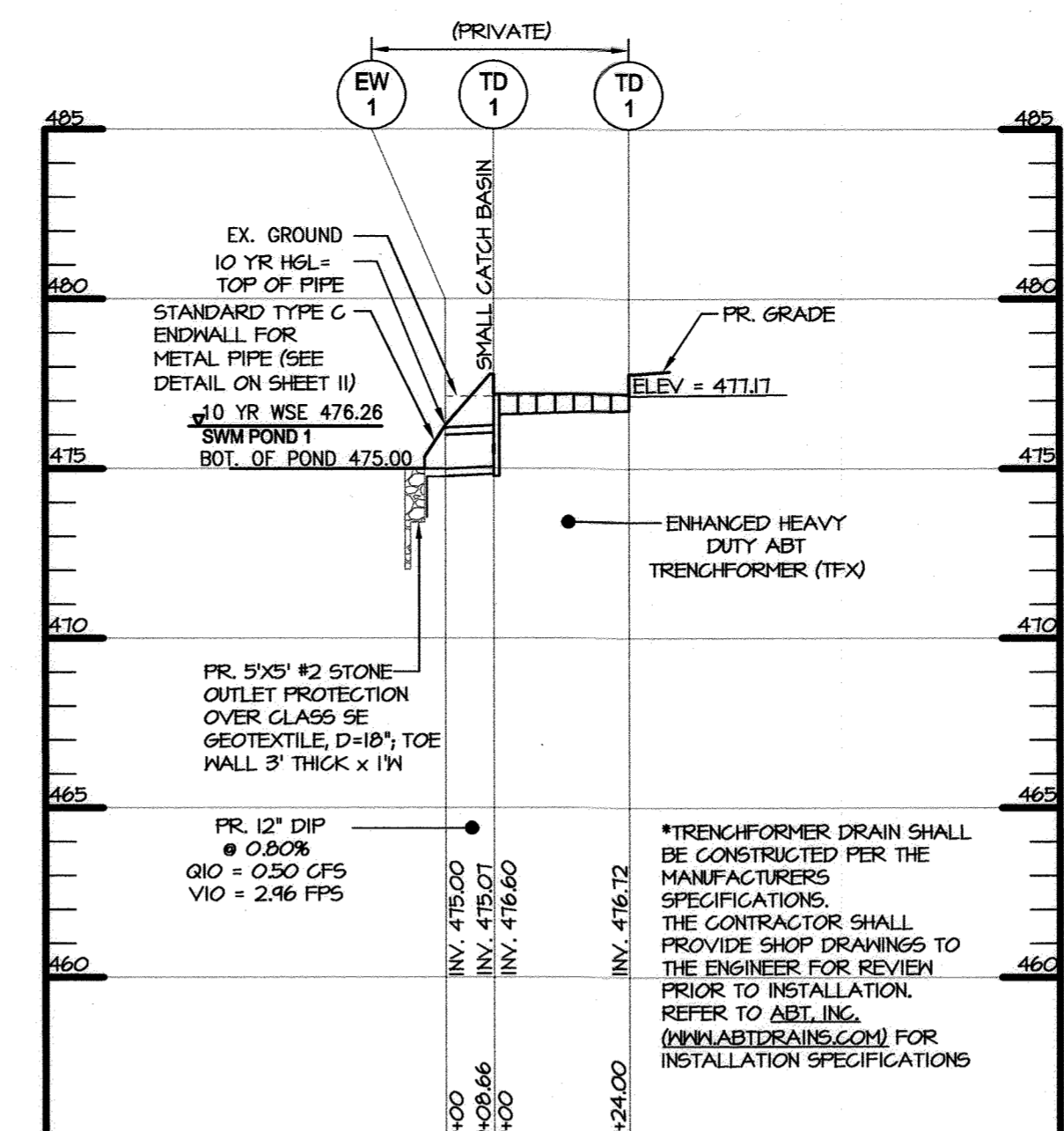
LOCATION	AREA	ACRES	COEFF.	SUMP	Σ	INTEN.	INTEN.	Q-C.L.A.	PIPE n-	Partial Flow	Full Flow	Lgth.	REMARKS	
From	To	Sub.	Total	CA	CA	Time	Adjusted	C.F.S.	Size	Vel(7.0 fpm)	Vel			
TD-1	EW-1	A	.09	.65	0.0585	0.0000	5.00	5.00	12	0.80	0.02%	7.0	6	9'
TD-2	CO-8	B	.26	.57	0.1482	0.0000	5.00	5.00	12	0.50	0.14%	7.0	1.6	27'
CO-8	CO-9	B	.26	.26	0.1482	5.0	5.1	8.45	12	0.50	0.15%	7.0	1.6	46'
CO-9	EW-2	B	.26	.26	0.1482	5.1	5.2	8.40	12	0.50	0.15%	7.0	1.6	18'
RS-1	MH-2	A-C	.41	.24	0.0144	0.0000	5.00	5.00	12	0.50	0.15%	7.0	1.6	18'
MH-2	MH-1	F	.06	.86	0.0516	0.0000	5.00	5.00	12	2.24	0.52%	7.0	2.4	61'
TD-3	MH-1	E	.06	.78	0.0468	0.0000	5.00	5.00	12	1.00	0.01%	7.0	4	14'
RS-2	MH-1	E	.06	.12	0.0094	0.0000	5.00	5.00	15	1.30	0.00%	7.0	3	12'
MH-1	MH-2	E-F	.12	.78	0.0468	0.0000	5.00	5.00	15	2.25	0.02%	7.0	7	101'
MH-2	EX-17	A-C-E-F	.53	.82	0.3195	5.2	5.3	8.35	15	1.84	0.20%	7.0	2.2	85'
EX-17	EX-15	D	.30	.82	0.2419	0.0000	5.00	5.00	15	1.84	0.20%	7.0	2.2	85'
EX-17	EX-15	A-F	.83	.82	0.5614	5.3	5.5	8.25	15	1.19	0.06%	7.0	3.8	42'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Coleman 7-12-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin Sankovich 7-30-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William J. Allen 7-31-18
 DIRECTOR DATE



TRENCH DRAIN 1 PROFILE
 SCALE: H: 1" = 30', V: 1" = 5'

DRAINAGE AREA TABULATION

DRAINAGE AREA	AREA SF	ACRE	IMP AREA SF	ACRE	% IMP	C-FACTOR
A	3,977	0.09	2,621	0.06	66.1%	0.65
B	11,588	0.26	6,165	0.14	53.2%	0.57
C	2,453	0.06	0	0.00	0.0%	0.24
D	13,068	0.30	12,219	0.28	93.5%	0.82
E	2,801	0.06	2,440	0.06	87.1%	0.78
F	2,614	0.06	2,614	0.06	100%	0.86

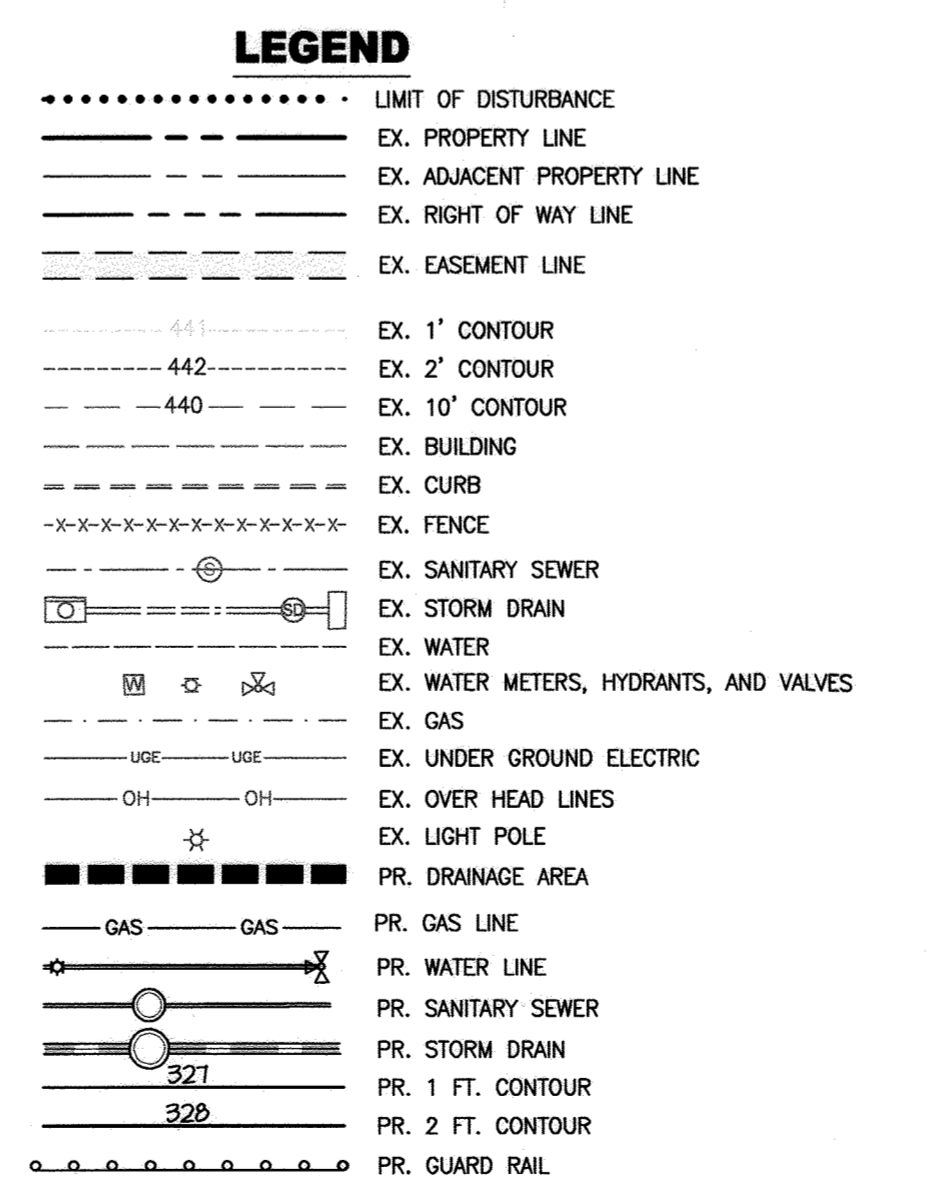
PIPE SCHEDULE

STRUCTURE IN	SIZE	TYPE	LENGTH	STRUCTURE OUT
TD-1	12"	DIP CLASS 52 (ANSI/AWWA C151/A21.51)	9'	EW-1
TD-2	12"	DIP CLASS 52 (ANSI/AWWA C151/A21.51)	27'	CO-8*
CO-8*	12"	DIP CLASS 52 (ANSI/AWWA C151/A21.51)	48'	CO-9*
CO-9*	12"	DIP CLASS 52 (ANSI/AWWA C151/A21.51)	18'	EW-2
RS-1	12"	HDPE N-12 WT IB	62'	MH-2
TD-3	15"	HDPE N-12 WT IB	14'	MH-1
MH-1	15"	HDPE N-12 WT IB	102'	MH-2
MH-2	15"	HDPE N-12 WT IB	85'	EX-1-7

* SEE CLEANOUT COVER IN PAVING DETAIL S-2.23

SOILS CHART

MAP SYMBOL AND SOIL NAME	HYDROLOGIC GROUP	SLOPES	ACREAGE ON-SITE
UID URBAN LAND-URDOTHENTS COMPLEX	D	0-15%	0.37 AC.



ROOF DRAIN NOTES

- CONTRACTOR TO INSTALL ROOF DRAINS TO THE DESIGNATED CLEANOUT DURING SITE CONSTRUCTION. THE REMAINDER OF THE ROOF DRAIN SYSTEM TO BE INSTALLED DURING BUILDING CONSTRUCTION.
- THE ROOF DRAIN SYSTEM FROM THE DESIGNATED CLEANOUT TO SURROUNDING POINTS AROUND THE BUILDING IS A SCHEMATIC ONLY. THE BUILDER SHALL INSTALL THE ROOF DRAINS DURING BUILDING CONSTRUCTION. ALL ROOF DRAINS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ROOF DRAINS TO HAVE A MINIMUM 2" COVER.
- MINIMUM SLOPE SHALL BE 0.50%.
- ALL ROOF DRAINS SHALL BE NYLOPLAST-ADS HDPE N-12 PIPE OR AN APPROVED EQUAL.
- DRAIN BASINS SHALL BE NYLOPLAST-ADS DRAIN BASIN OR APPROVED EQUAL (AS SHOWN IN STRUCTURE SCHEDULE).
- TOPS OF CLEANOUTS SHALL BE FLUSH WITH GRADE. CONTRACTOR TO USE HEAVY TRAFFIC BEARING FRAME AND COVERS WHEN CLEANOUT IS IN PAVEMENT AND SIDEWALKS.
- ALL UTILITY CROSSINGS SHALL HAVE 1'-0" MINIMUM CLEARANCE.
- SEE ARCHITECTURAL PLANS FOR ELECTRICAL, PLUMBING AND GAS LOCATIONS, SEE CIVIL PLANS FOR STORM DRAIN, SANITARY SEWER AND WATER.



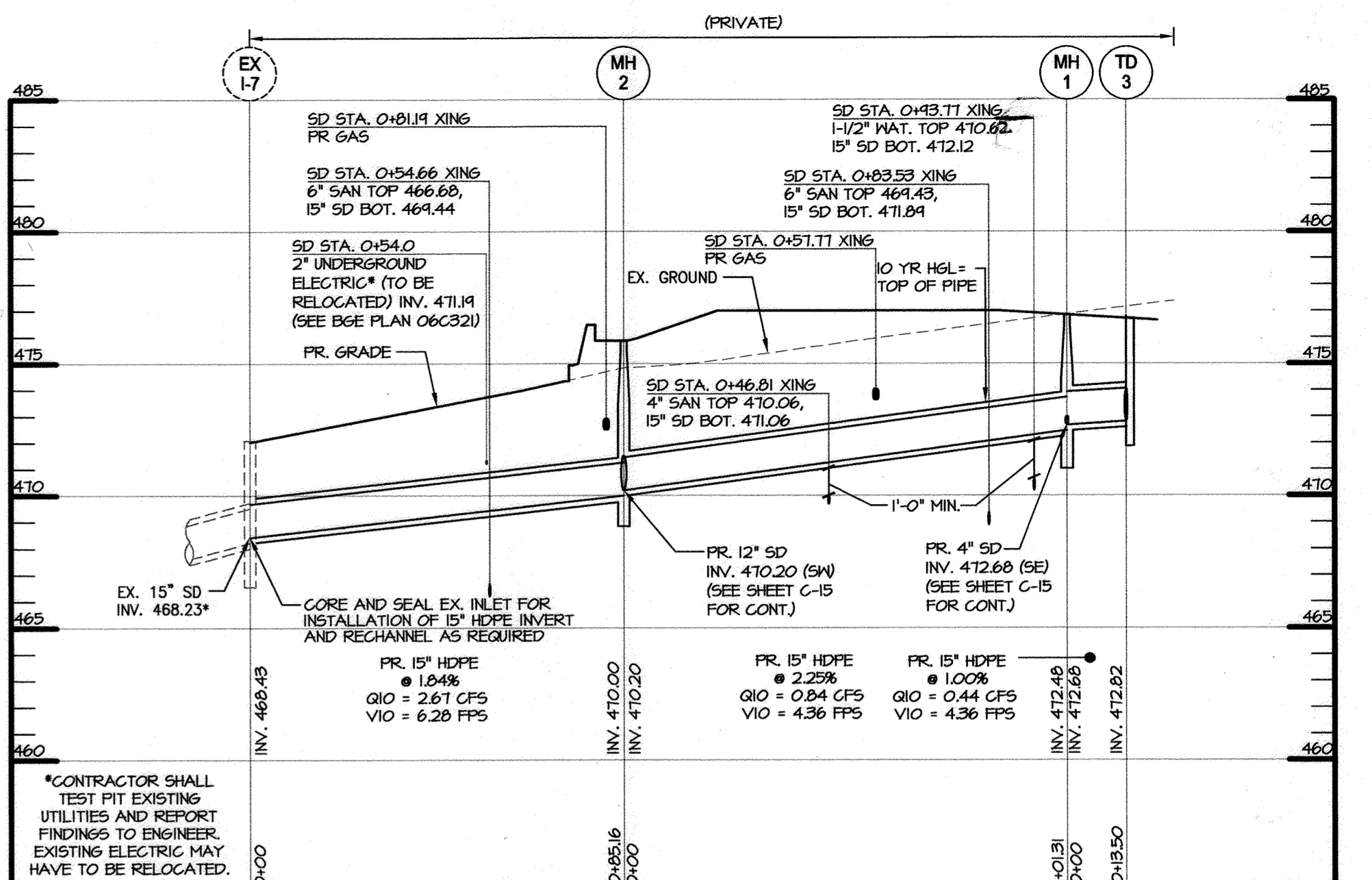
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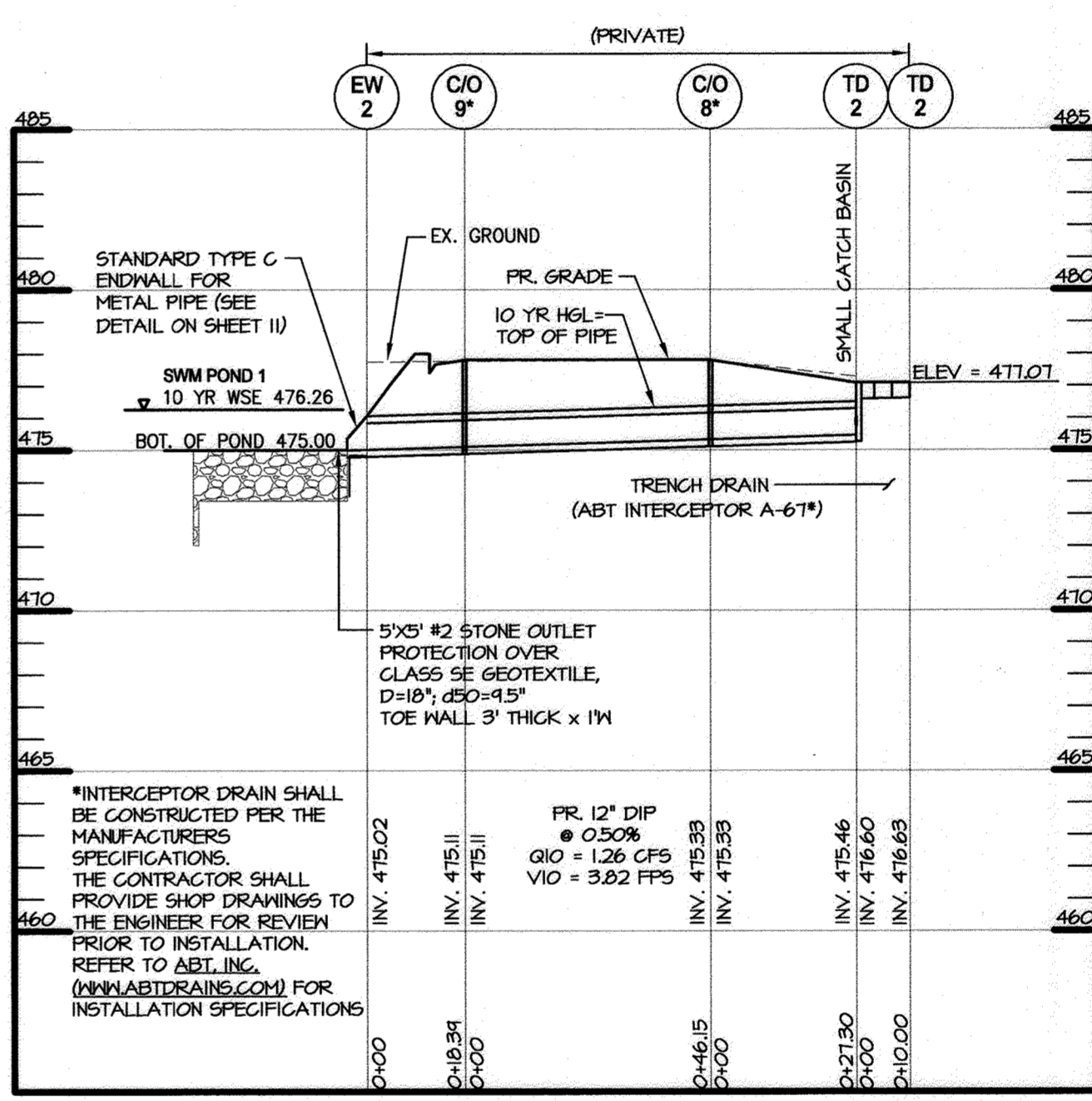
DATUM
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER
 COLUMBIA PALACE LIMITED
 C/O CONTINENTAL REALTY CORP.
 1427 CLARKVIEW ROAD, SUITE 500
 BALTIMORE, MD 21209-0016
 PHONE: 443-921-4375

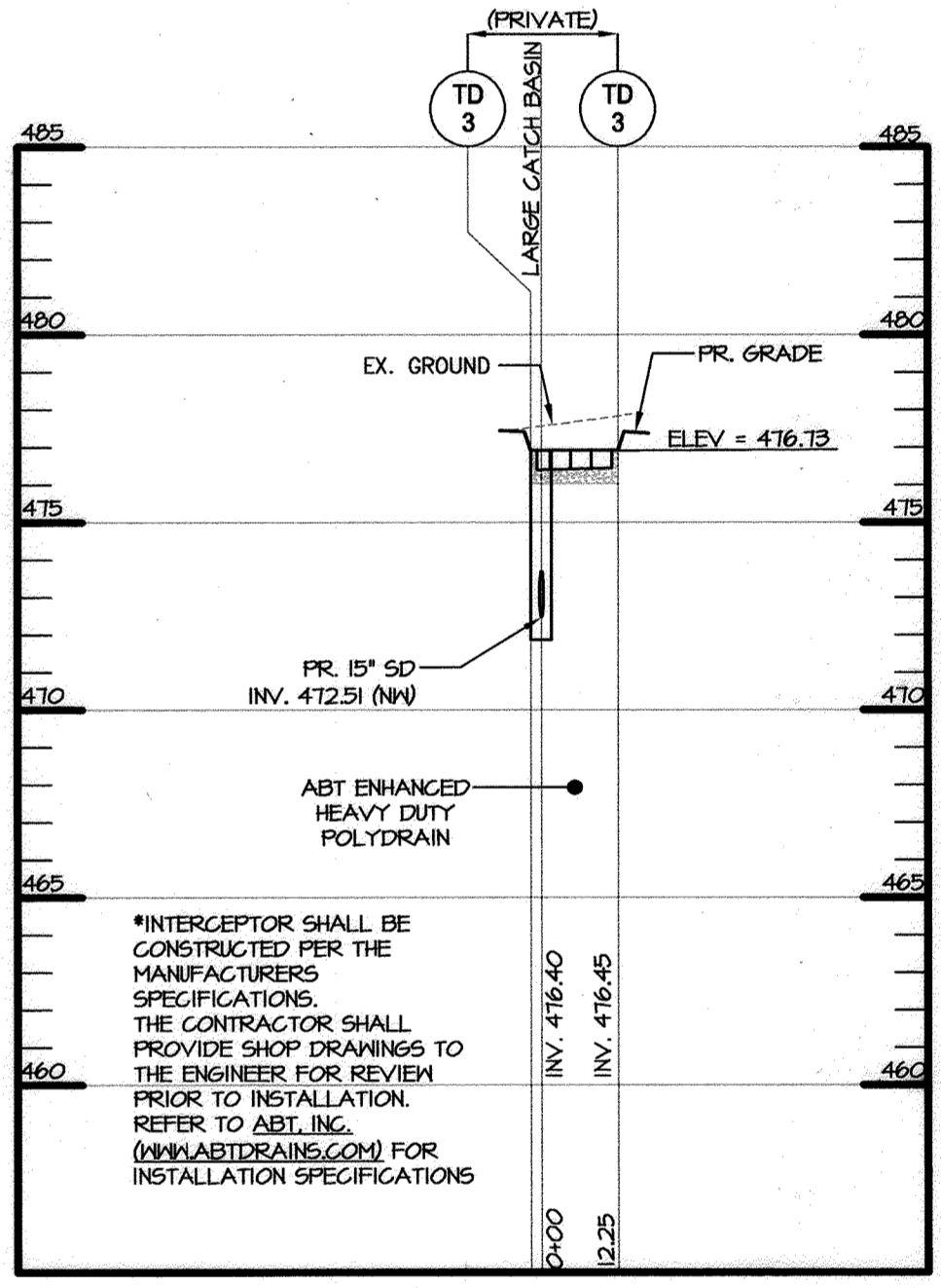
DEVELOPER
 COLUMBIA PALACE CHICKEN, LLC
 100 MENLO PARK MALL, SUITE 500
 EDISON, NEW JERSEY 08837
 ATTN: MR. ED BAKSH
 PHONE: (908)-531-8021



STORM DRAIN PROFILE
 SCALE: H: 1" = 30', V: 1" = 5'



STORM DRAIN PROFILE
 SCALE: H: 1" = 30', V: 1" = 5'



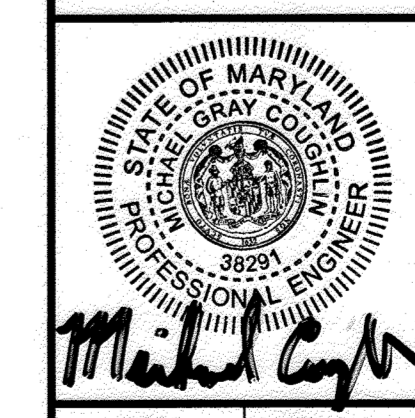
TRENCH DRAIN 3 PROFILE
 SCALE: H: 1" = 30', V: 1" = 5'

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. 38291, EXPIRATION DATE: 1/13/2020.

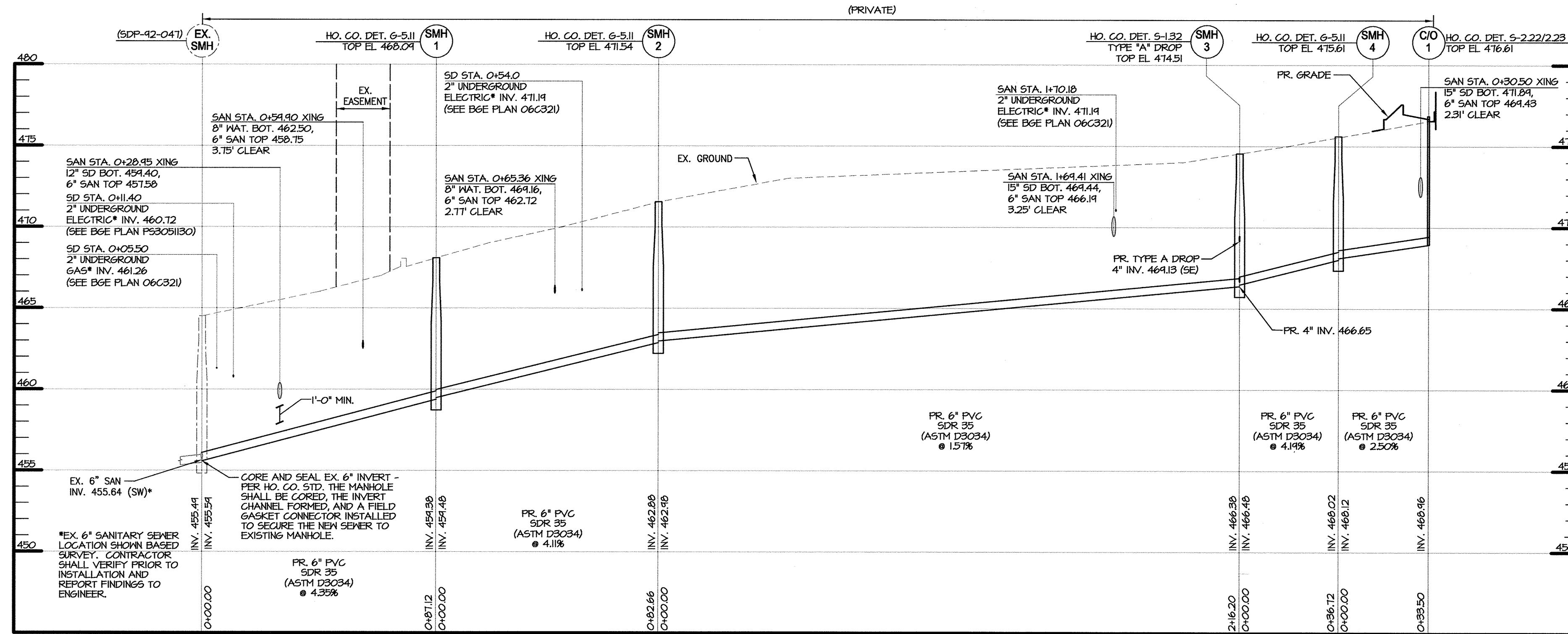


MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX (410) 821-1748
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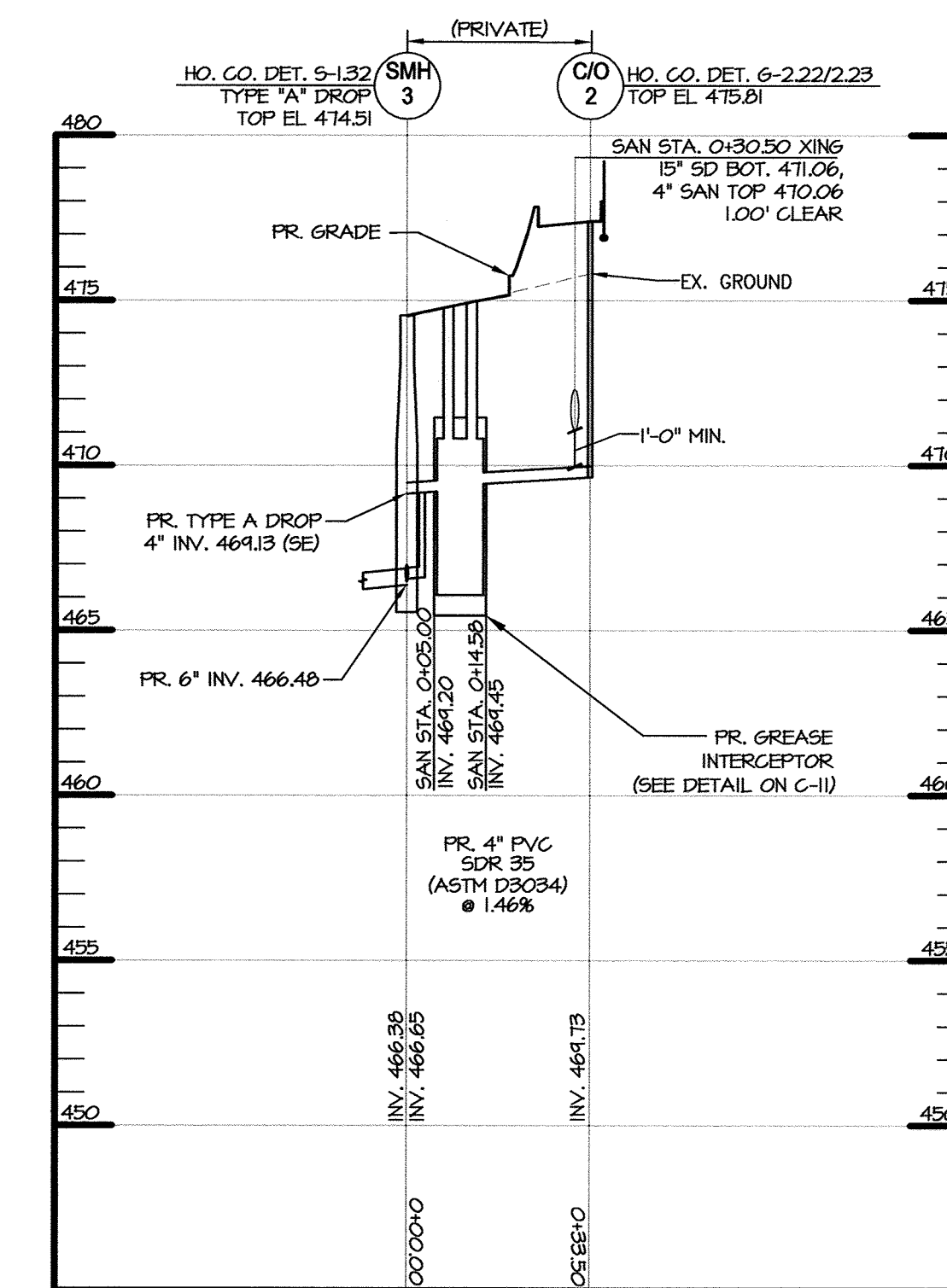
SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
STORM DRAIN PROFILES AND DRAINAGE AREA MAP
 TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
 PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/19/2018	REVISIED WATER METER LOCATION	19346
12/28/2020	REVISIED 5MM FACILITY #2 PER ASBUILT CONDITIONS	SCALE: AS SHOWN
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: THIS
		REVIEW BY: THIS
		SHEET: 08 OF 23



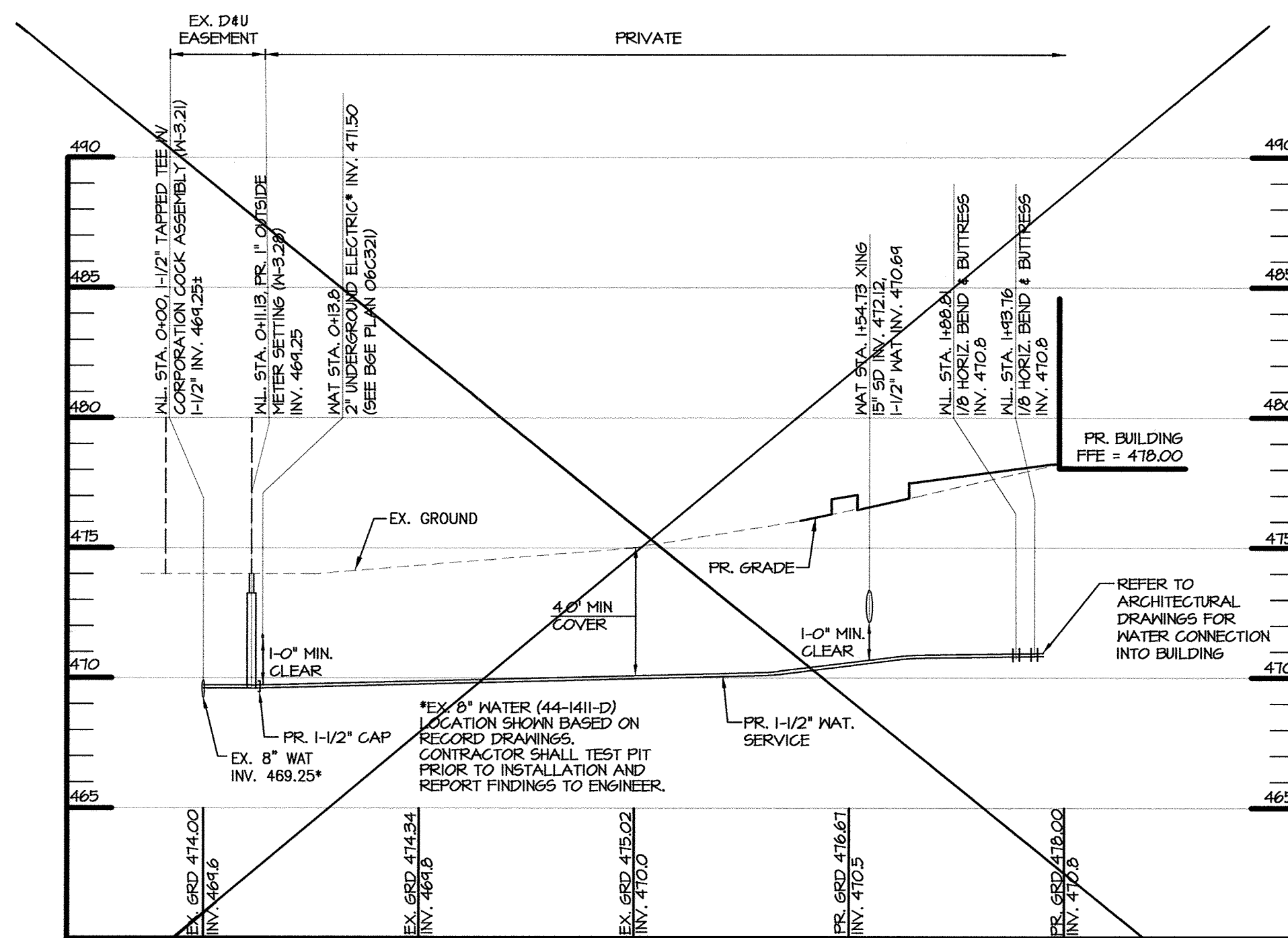
PRIVATE 6\"/>

SCALE: H: 1" = 30'
V: 1" = 5'



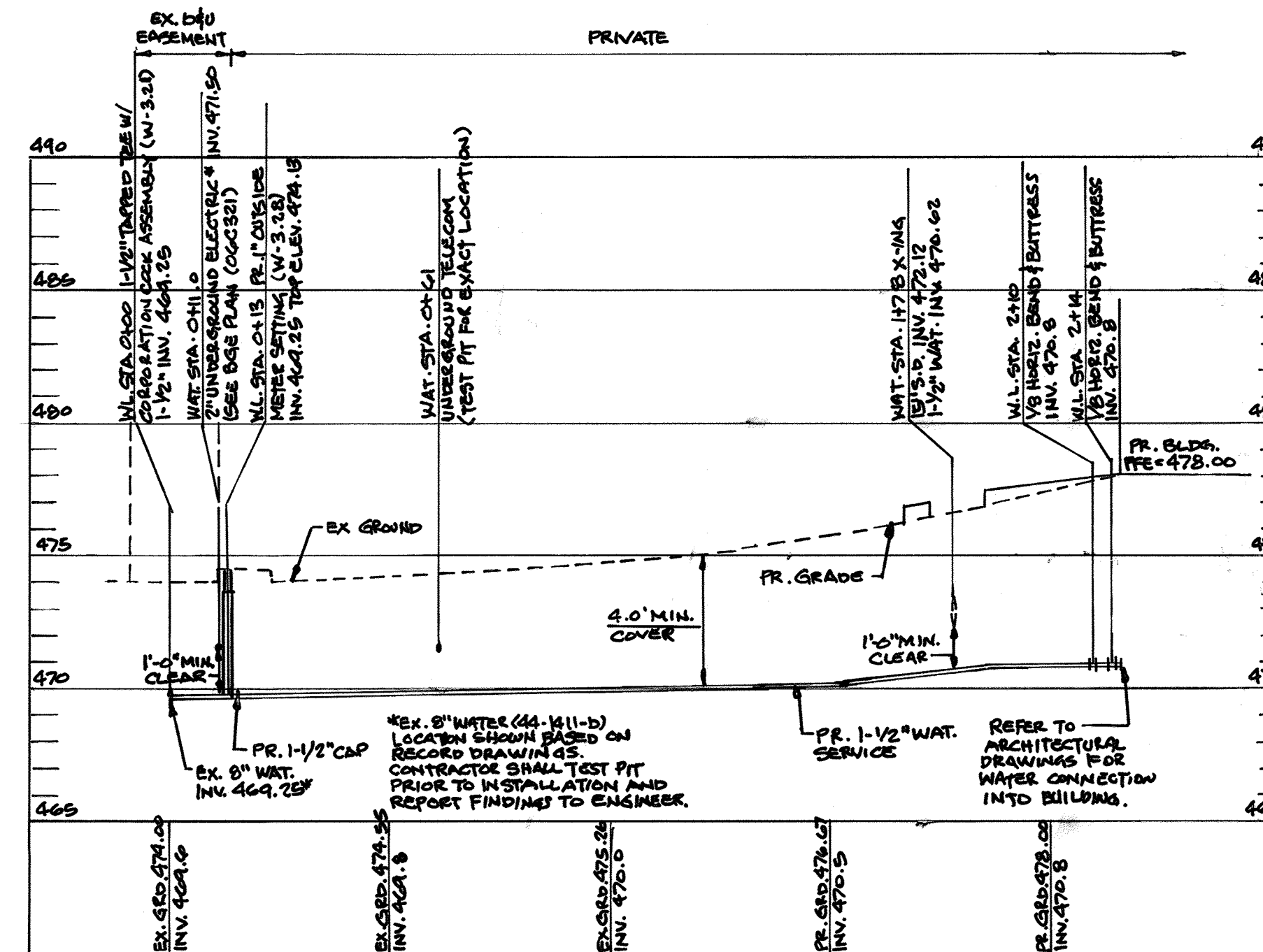
PRIVATE 4\"/>

SCALE: H: 1" = 30'
V: 1" = 5'



PRIVATE WATER SERVICE PROFILE

SCALE: H: 1" = 30'
V: 1" = 5'



PRIVATE WATER SERVICE PROFILE

SCALE: H: 1" = 30'
V: 1" = 5'

PROFESSIONAL CERTIFICATION

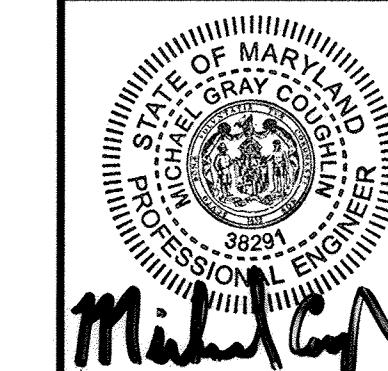
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 1/13/2020.

C-09



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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**SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
WATER AND SEWER PROFILES**

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

OWNER

COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER

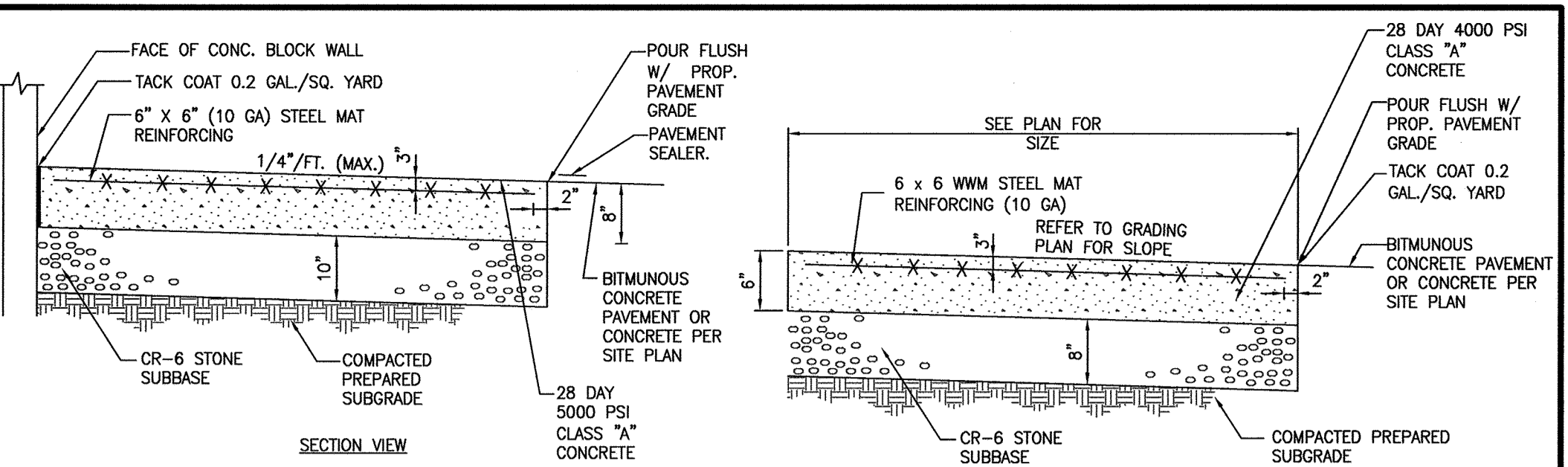
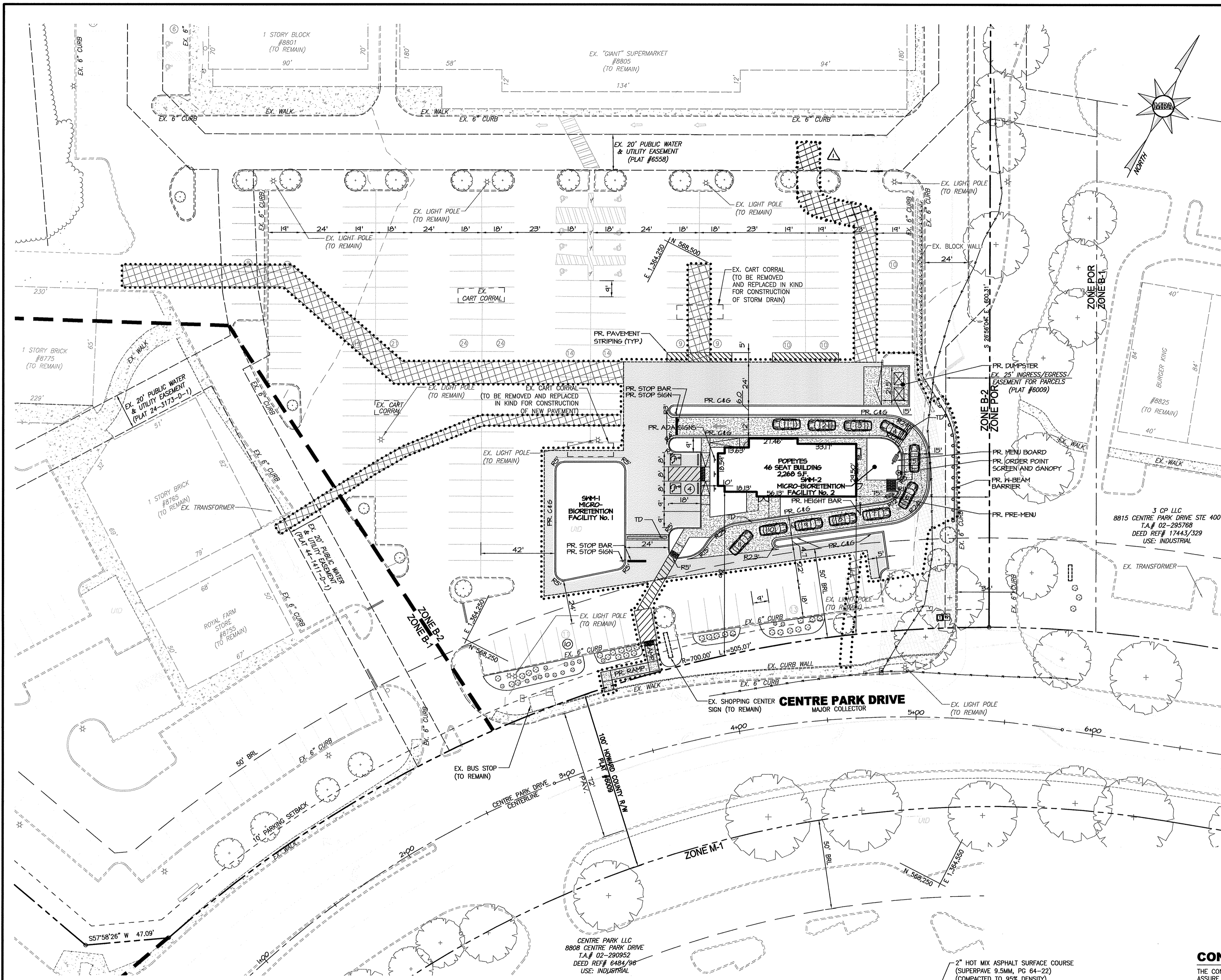
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

APPROVED: DEPARTMENT OF PLANNING AND ZONING

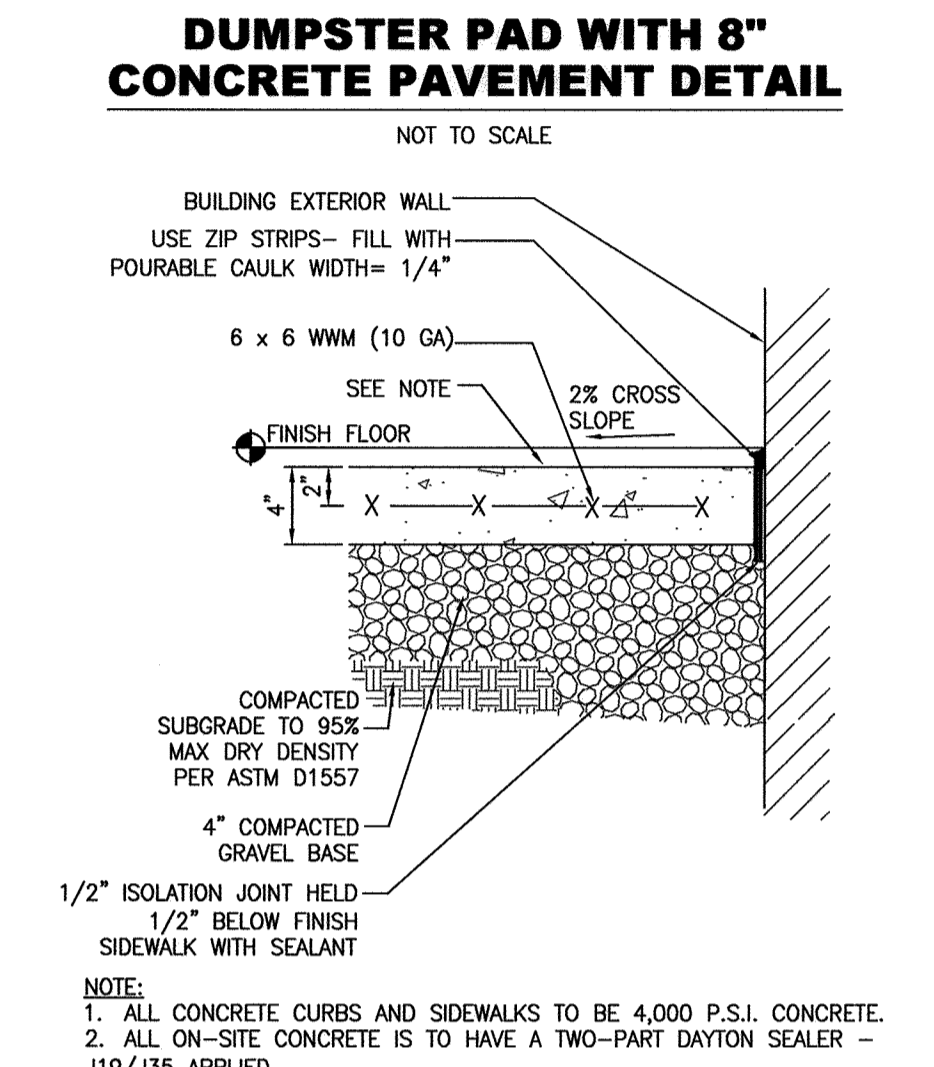
Chad Edmondson
CHIEF, DEVELOPMENT ENGINEERING DIVISION
7-17-18
Kerola Lusha
CHIEF, DIVISION OF LAND DEVELOPMENT
7-30-18
V. M. Kelly
DIRECTOR
7-31-18

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER

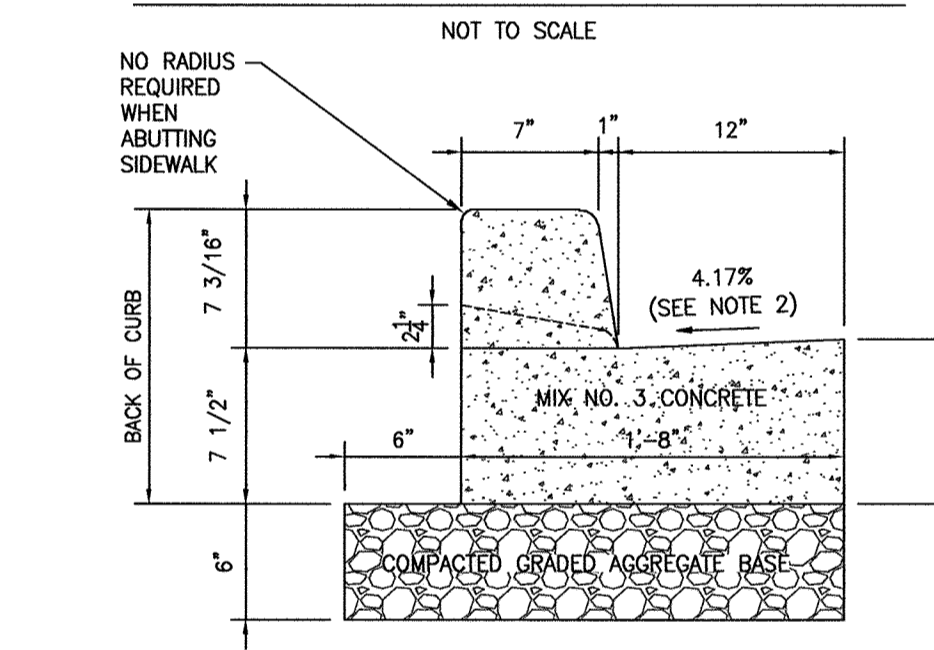
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT



DUMPSTER PAD WITH 8\"/>

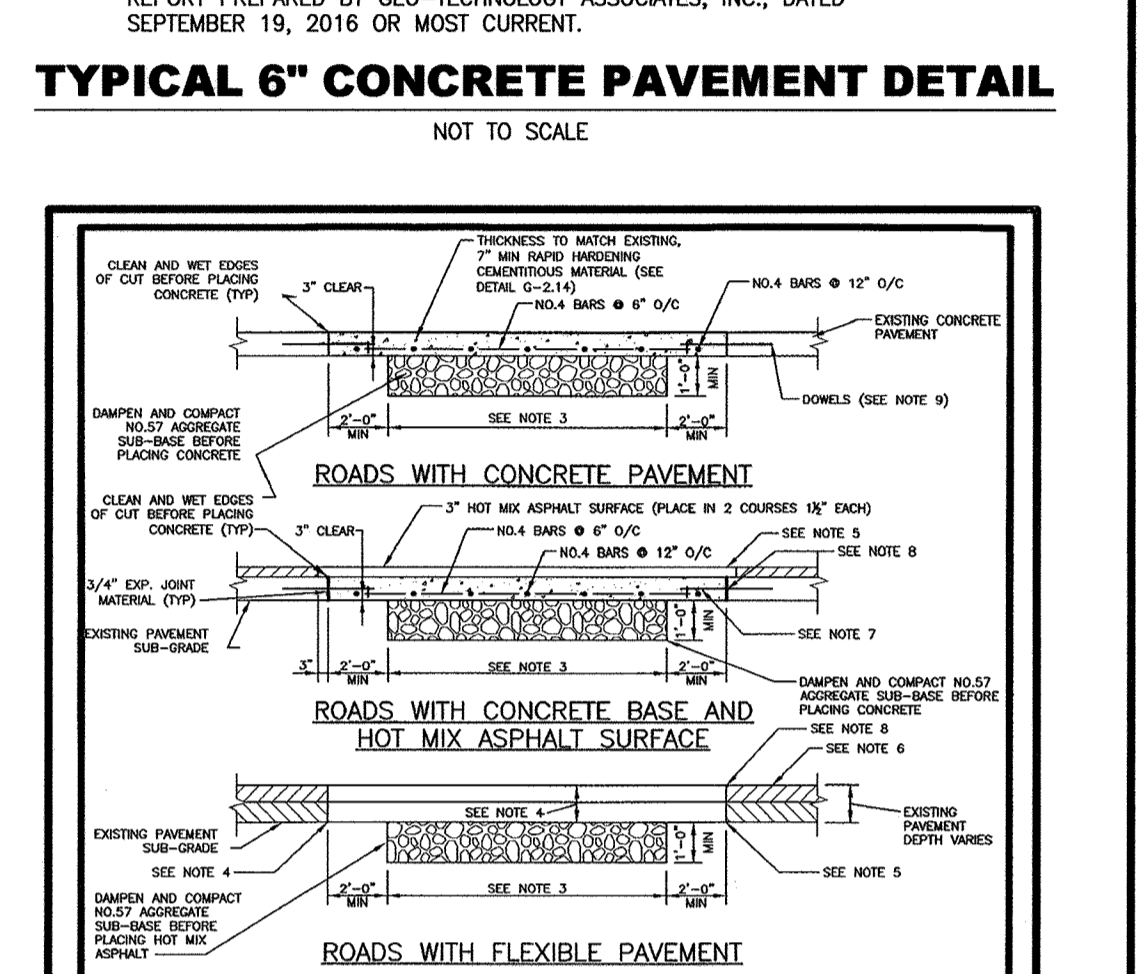


SIDEWALK AT BUILDING DETAIL



HO. CO. STD. R-3.01 - 7\"/>

TYPICAL 6\"/>



NOTES:

- WHENEVER A TRENCH CROSSES A CONCRETE ROADWAY THAT HAS JOINT INSTALLATIONS, THE EXPURE SLAB BETWEEN THE EDGE OF THE TRENCH AND THE NEAREST JOINT SHALL BE REINFORCED BY THE REVERSE IS LESS THAN 10 FEET.
- CLEAN AND MET EDGES OF OUT AND SUBGRADE BEFORE PLACING CONCRETE.
- AGGREGATE SUB-BASE WIDTH SHALL BE 6\"/>

LEGEND

EX. 1 FOOT CONTOURS	EX. ADJACENT PROPERTY LINE	EX. TREE
EX. 2 FOOT CONTOURS	EX. PROPERTY LINE	EX. WOODY VEGETATION LINE
EX. 10 FOOT CONTOURS	EX. RIGHT OF WAY	EX. SLOPE GREATER THAN 15%
EX. CURB AND GUTTER	EX. UTILITY EASEMENT	EX. BUILDING/STRUCTURE
EX. CONCRETE	EX. LIGHT POLE	EX. BLOCK RETAINING WALL
EX. C/L ROAD	EX. U/G UTILITY HANDBOX	PR. LIMIT OF DISTURBANCE
EX. FENCE	EX. UTILITY POLE	PR. CURB
EX. TRAFFIC BARRIER	EX. SIGN	PR. PAVEMENT
EX. ZONING LINE	EX. BOLLARD	PR. GUARD RAIL
		PR. SAW CUT

PLAN
SCALE: 1" = 30'

Scale 1" = 30'

PR. CONCRETE

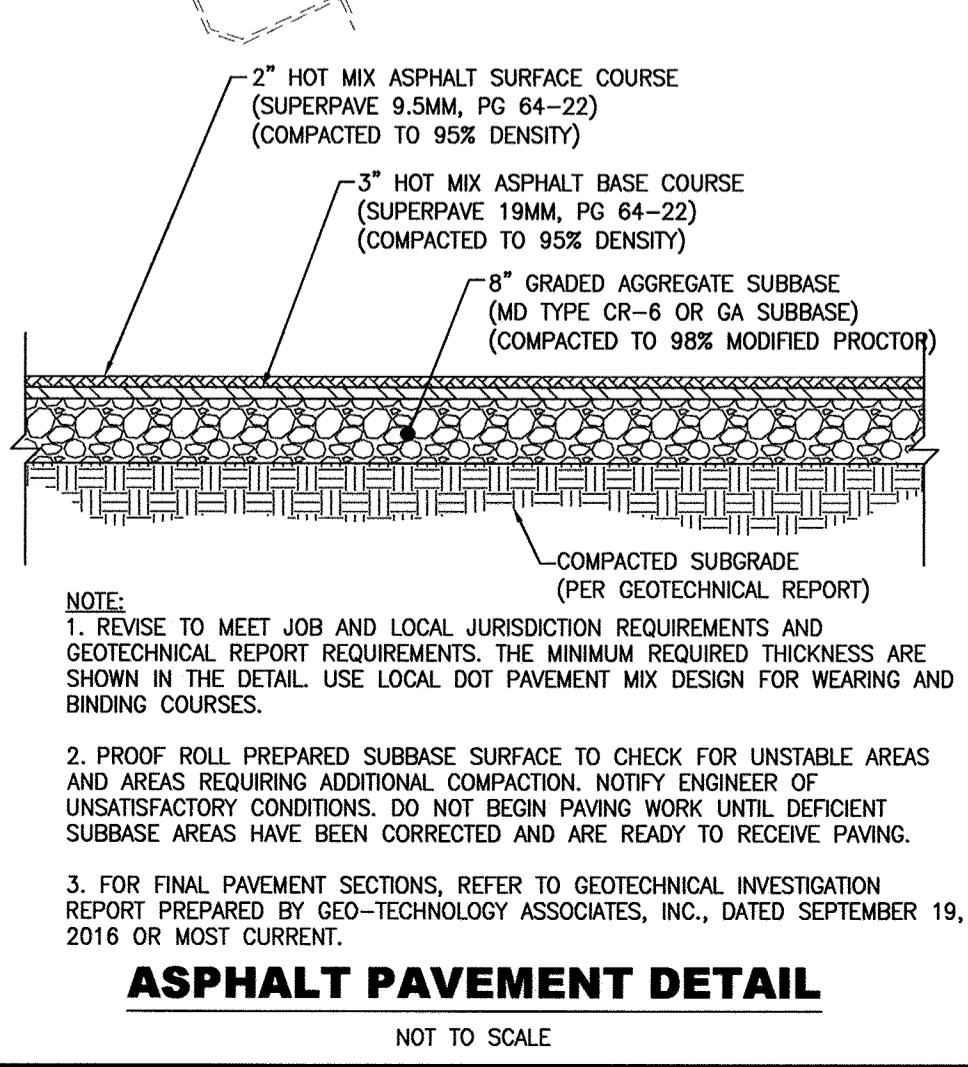
PR. DUMPSTER

PR. PAVING PATCH FOR UTILITY CONSTRUCTION

APPROVED: DEPARTMENT OF PLANNING AND ZONING

APPROVED FOR PUBLIC WATER AND PUBLIC-SEWER

COUNTY HEALTH OFFICER



CONCRETE NOTE

THE CONTRACTOR SHALL VERIFY CONCRETE FORM PLACEMENT TO ASSURE COMPLIANCE WITH CURRENT LOCAL AND STATE ADA AS WELL AS BUILDING CODES. ADA INSPECTION SHALL BE REQUIRED PRIOR TO POURING CONCRETE. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR MEETING ALL APPLICABLE HANDICAP SLOPE AND DISTANCE REQUIREMENTS AS WELL AS OTHER REQUIREMENTS AS STATED IN THE APPLICABLE CODES.

ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE SITE ENGINEER'S ATTENTION BEFORE ANY CONCRETE IS PLACED.

DATUM
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL: NAD 83 (1991) VERTICAL: NAVD 88

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 GLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
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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. 38291, EXPIRATION DATE: 1/13/2020.

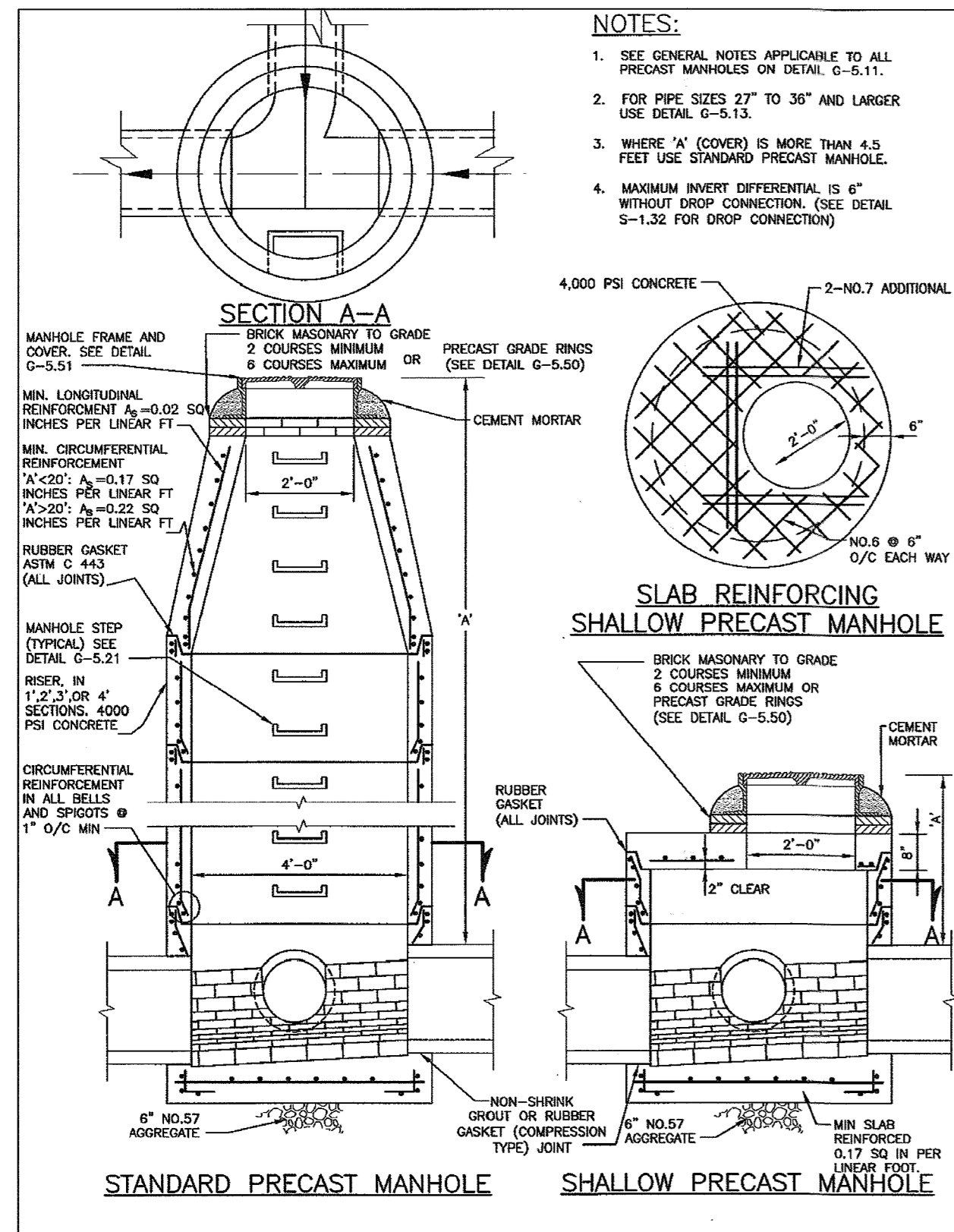
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
SITE AND PAVING PLAN

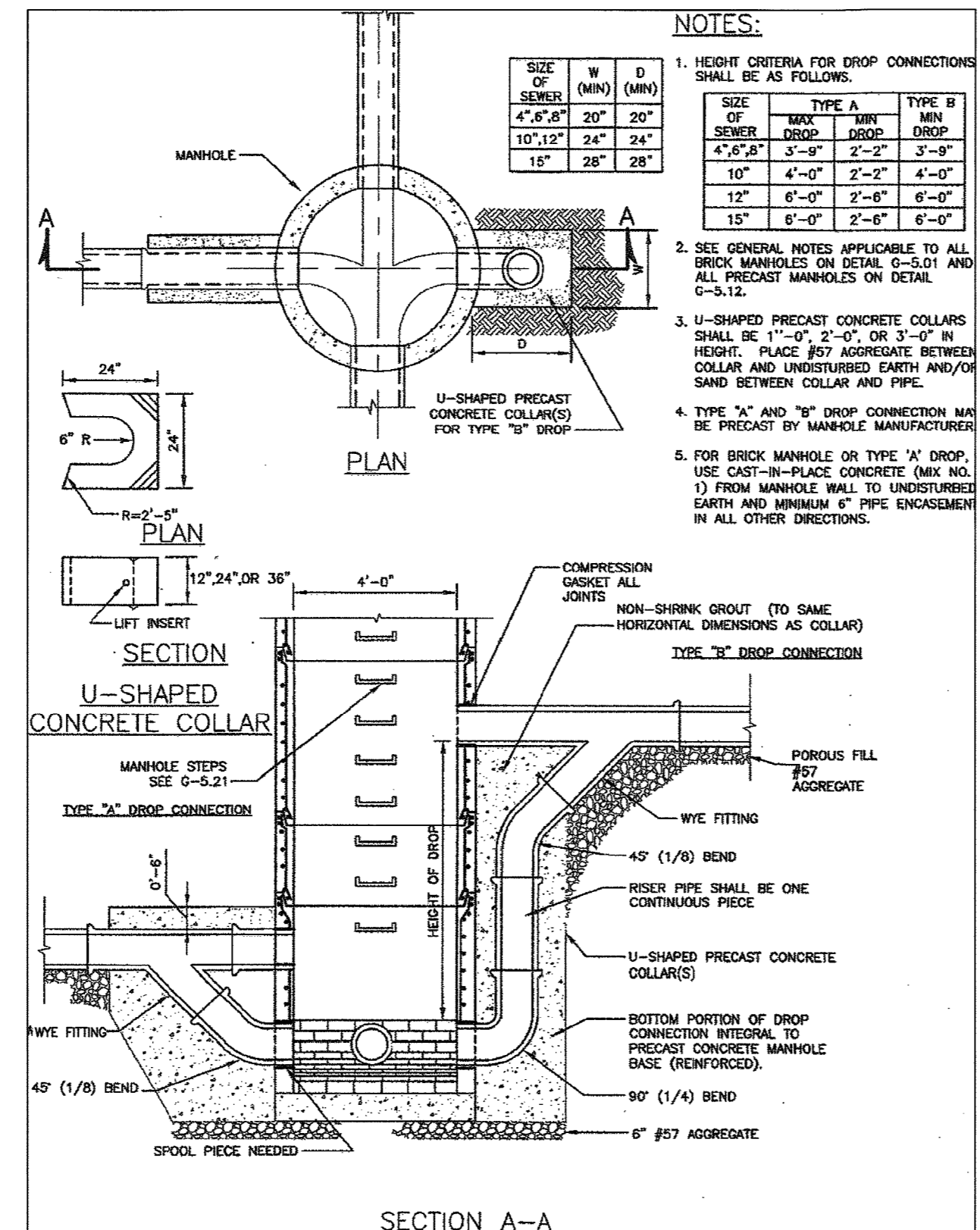
TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 151737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
10/19/2018	REVISED WATER METER LOCATION	19346

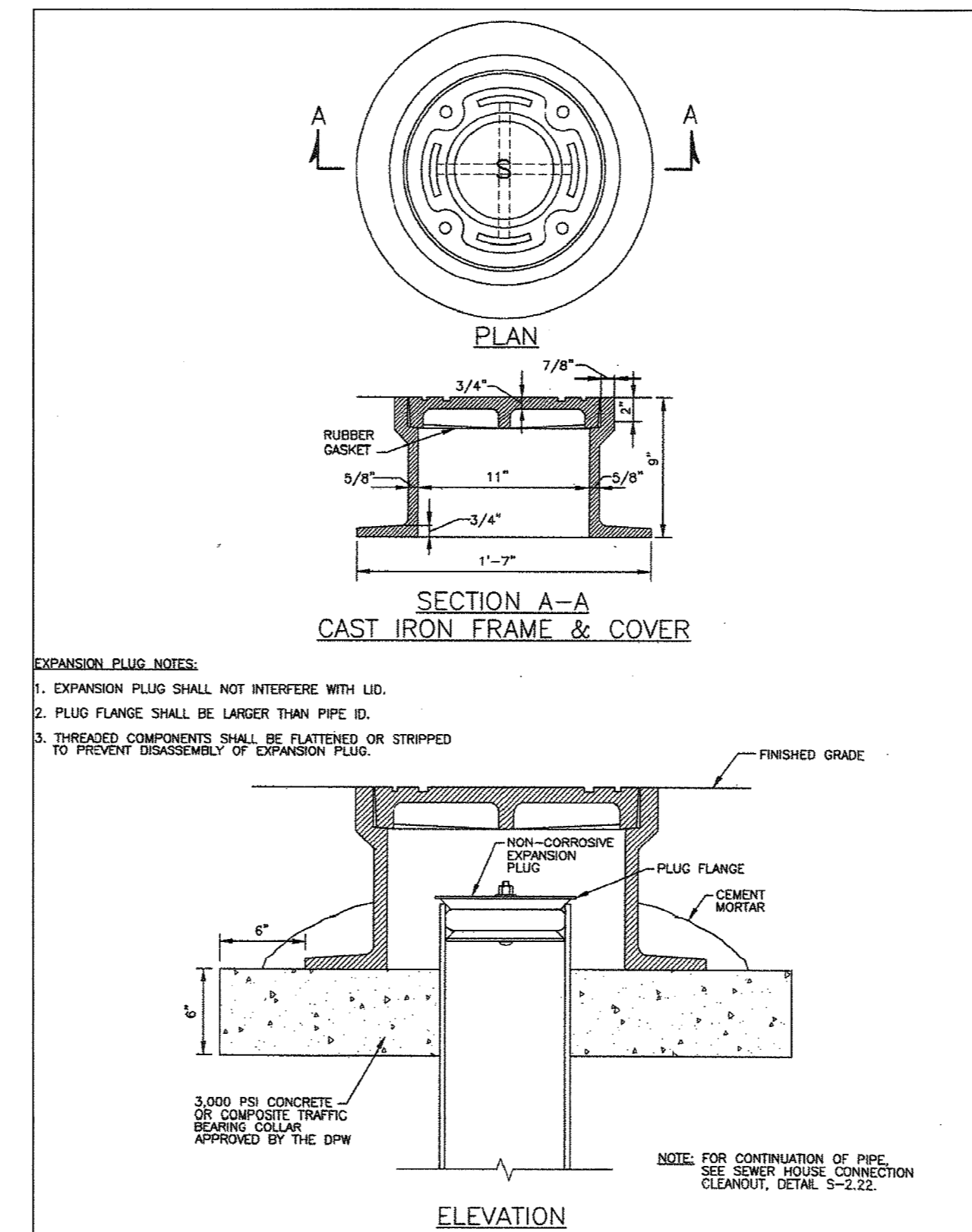
DATE: 7-31-18
SCALE: 1" = 30'
DATE: 06/06/2018
DRAWN BY: DTP
DESIGN BY: THS
REVIEW BY: THS
SHEET: 10 OF 21



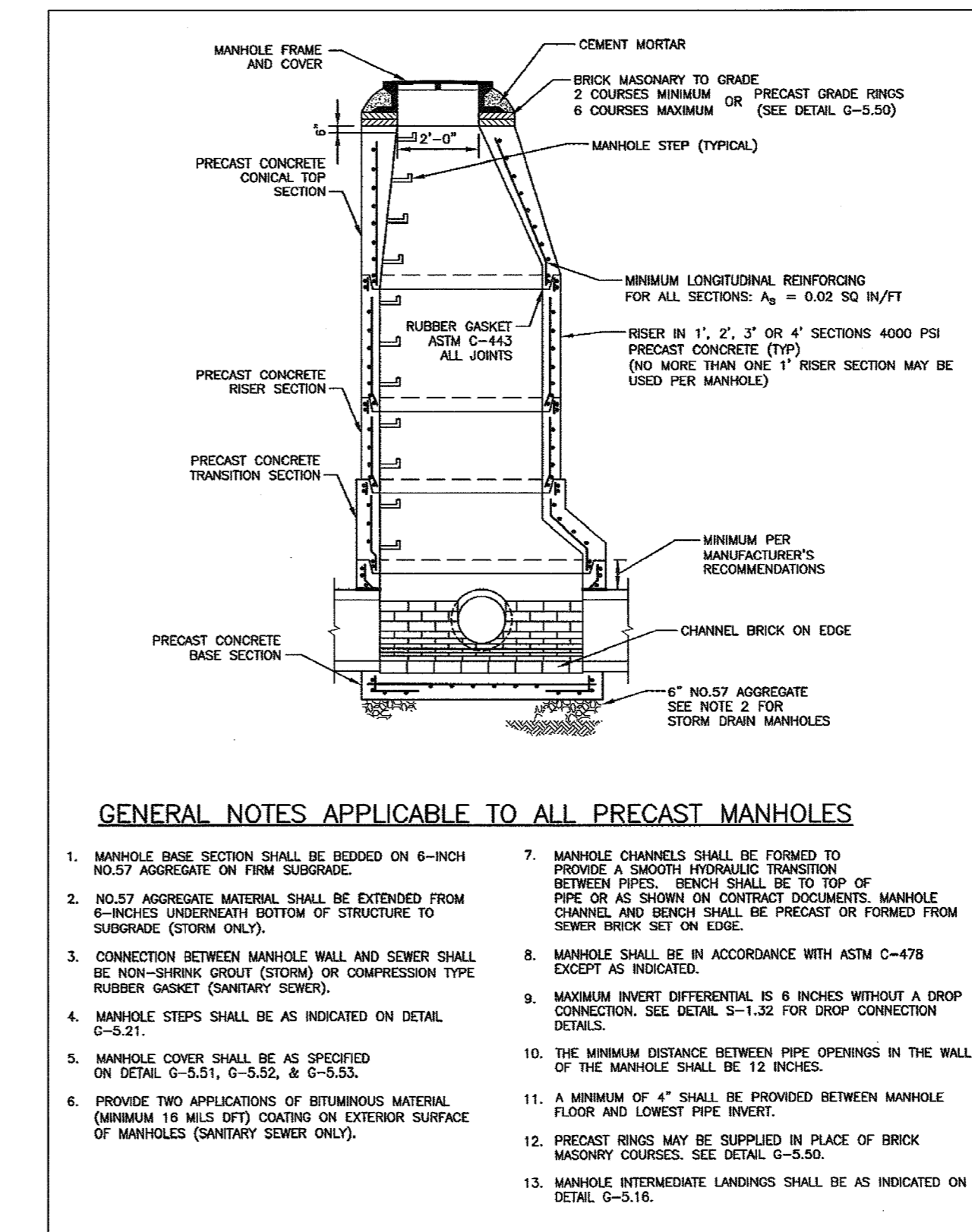
Howards County, Maryland Department of Public Works	PRECAST MANHOLE Standard and Shallow 4'-0" for 24" Pipe and smaller	Detail G-5.12
Approved: [Signature] Chief, Bureau of Engineering		



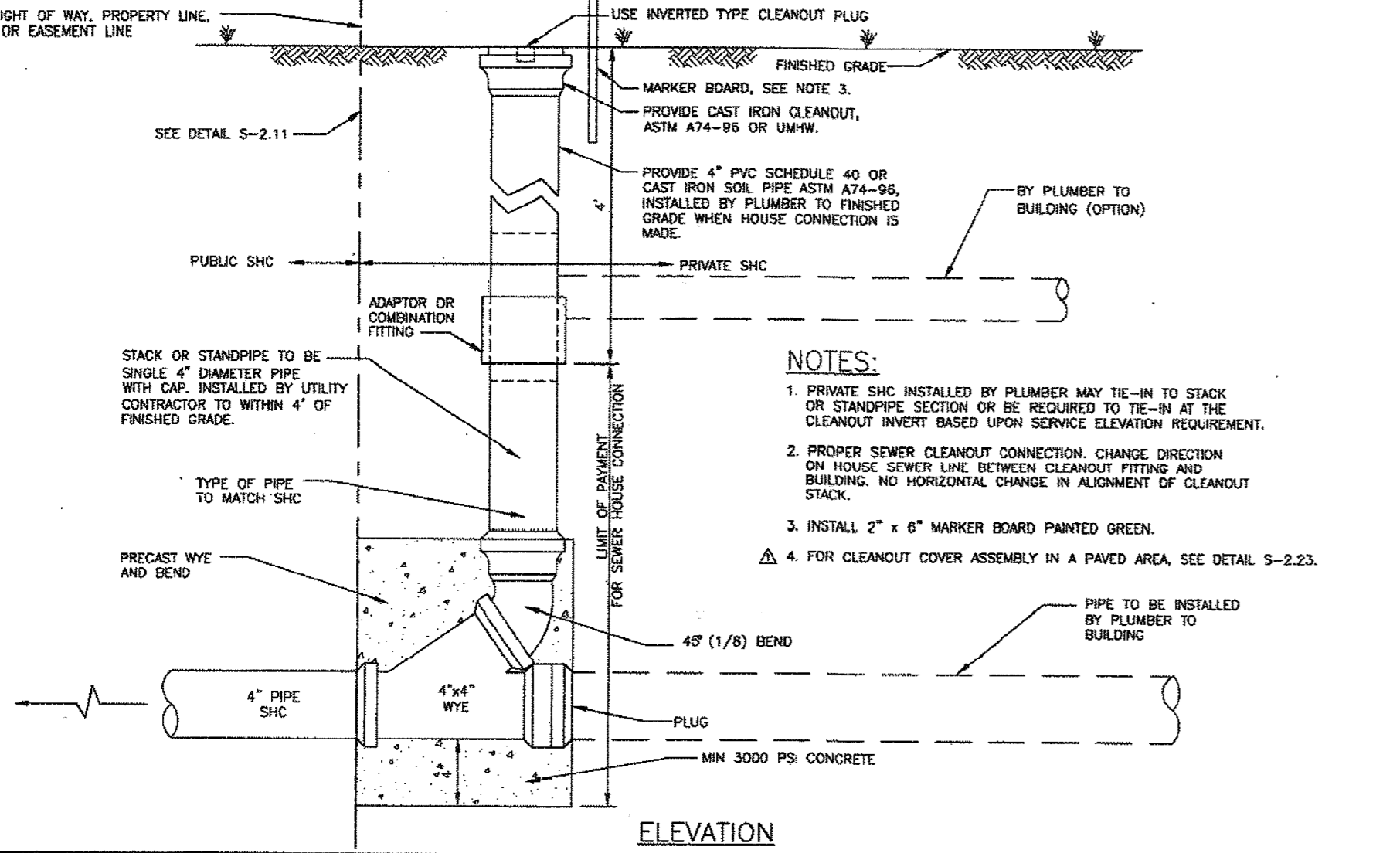
Howards County, Maryland Department of Public Works	MANHOLE Drop Connection Types "A" and "B"	Detail S-1.32
Approved: [Signature] Chief, Bureau of Engineering		



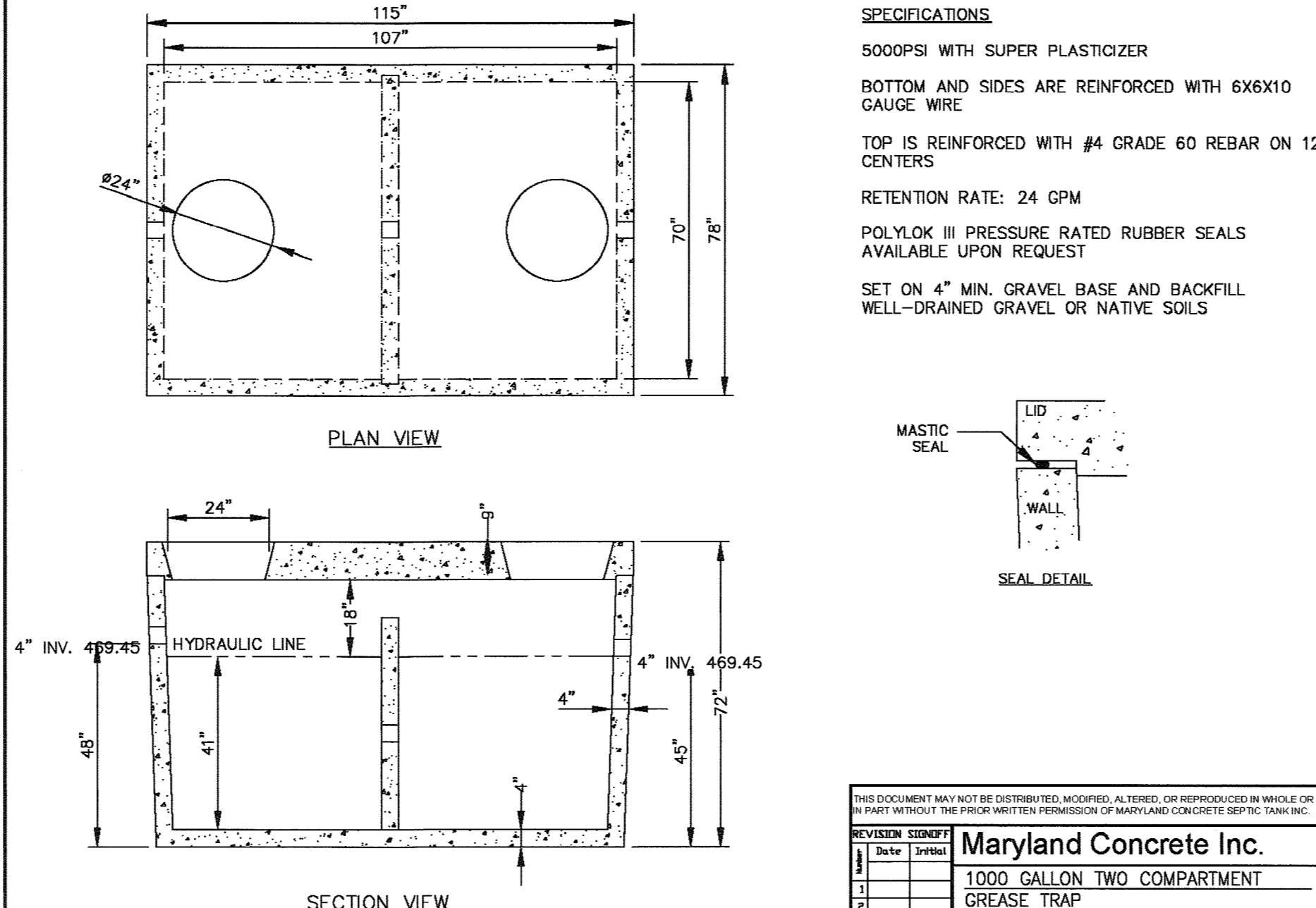
Howards County, Maryland Department of Public Works	Cleanout Cover Assembly For All Paved Areas	Detail S-2.23
Approved: [Signature] Chief, Bureau of Engineering		



Howards County, Maryland Department of Public Works	PRECAST MANHOLE Notes	Detail G-5.11
Approved: [Signature] Chief, Bureau of Engineering		

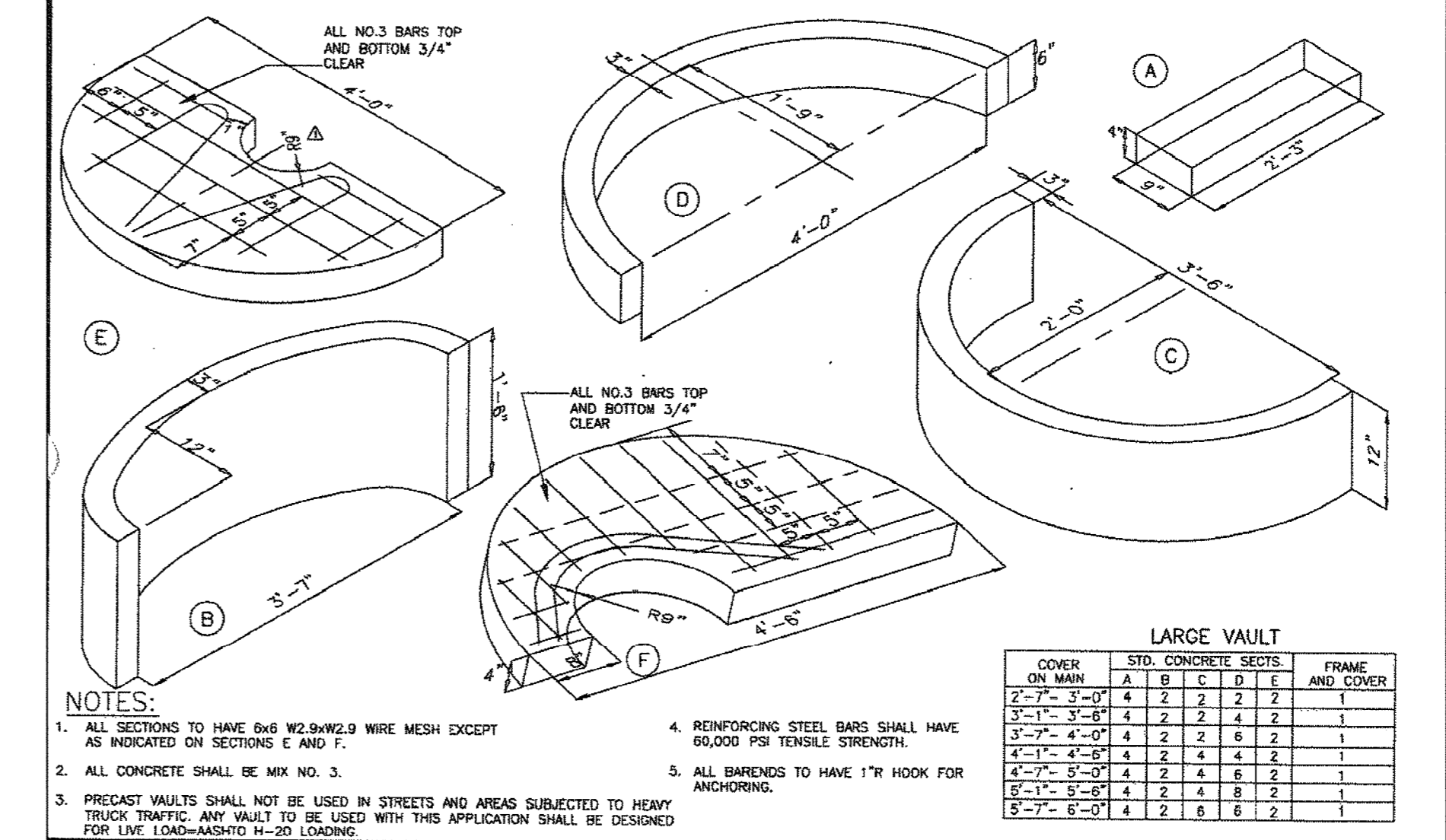


Howards County, Maryland Department of Public Works	SEWER HOUSE CONNECTION Cleanout	Detail S-2.22
Approved: [Signature] Chief, Bureau of Engineering		



REVISION	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

ISSUED FOR CONSTRUCTION



Howards County, Maryland Department of Public Works	WATER MAIN Large Concrete Vaults Sections	Detail W-3.64
Approved: [Signature] Chief, Bureau of Engineering		

PROFESSIONAL CERTIFICATION
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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
SITE DETAILS - 2

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
		19346
		SCALE: AS SHOWN
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 12 OF 21

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT

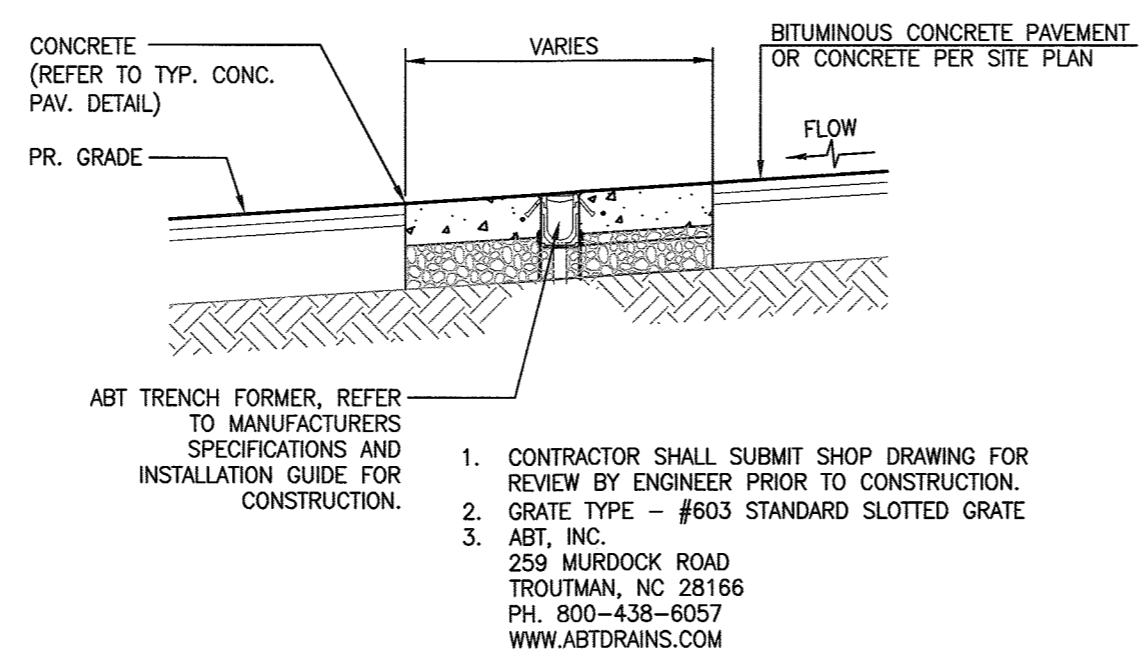
[Signature] 7-31-18
DIRECTOR

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MRS. ED BAKSH
PHONE: (908)-531-8021

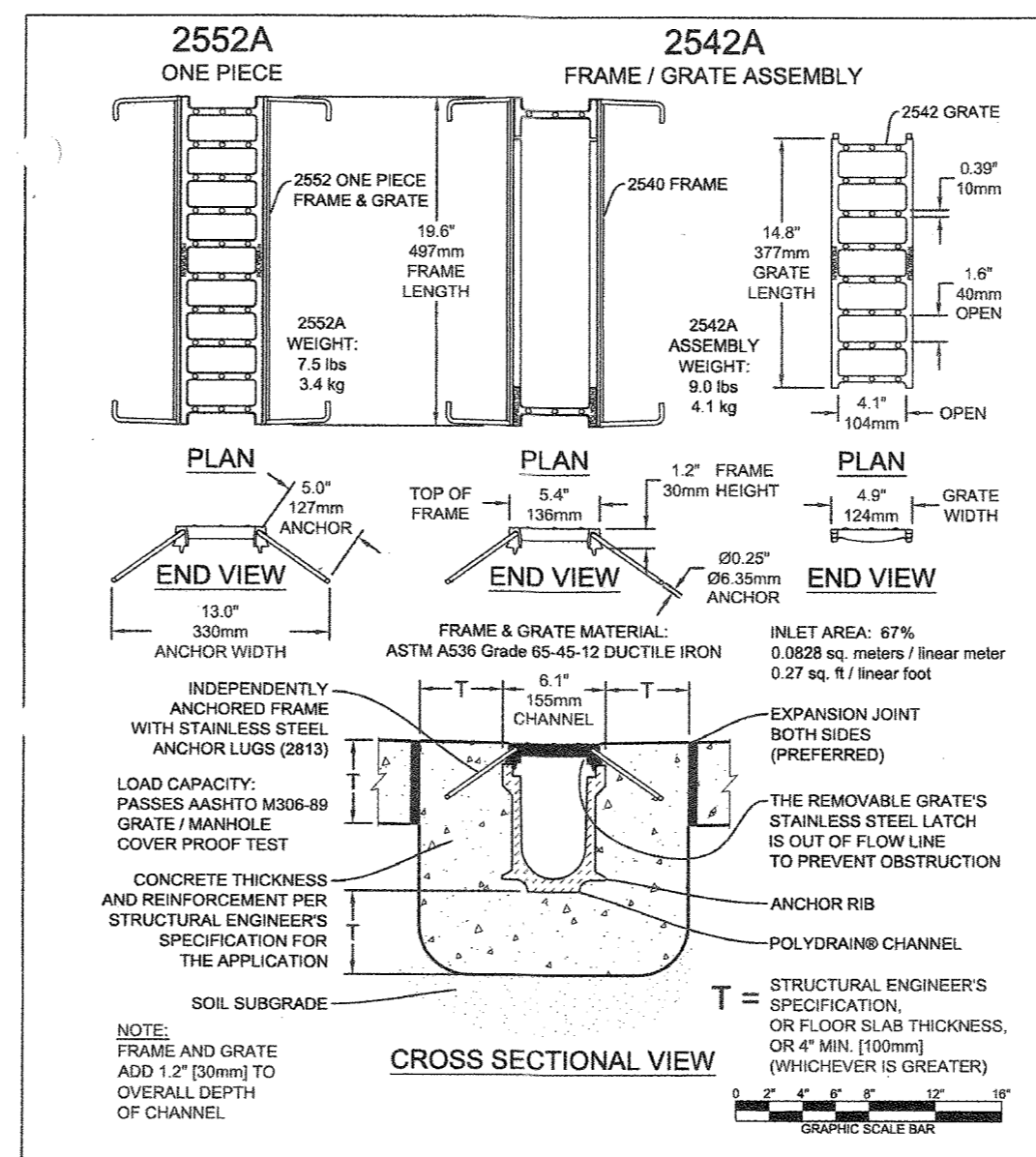
GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR IS REQUIRED TO INSPECT THE SITE PRIOR TO BOTH BIDDING AND CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR PROCEED WITH THE WORK, MAKING FIELD CORRECTIONS OR MAKING ADJUSTMENTS WITHOUT NOTIFYING THE OWNER OF ANY DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR THOSE RESULTING CHANGES.
- THE OWNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF WORKERS, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN PERFORMANCE OF ANY WORK FOR THIS CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL CODE REQUIREMENTS.
- THE CONTRACTOR WILL NOTIFY MISS UTILITY AT (800) 257-7777 OR 811 AT LEAST 72 HOURS PRIOR TO STARTING EXCAVATION.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING UTILITIES THAT ARE TO REMAIN SHALL BE ADJUSTED TO PROPOSED FINISH GRADE UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND WORK REQUIRED TO ADJUST EXISTING AND INSTALL PROPOSED UTILITIES TO FINISH GRADE WITHIN THE LIMIT OF DISTURBANCE, INCLUDING OFF-SITE EASEMENTS AND PUBLIC RIGHTS-OF-WAY, AS APPLICABLE.
- THE CONTRACTOR WILL USE EXTREME CAUTION DURING EXCAVATION AND/OR INSTALLATION OF ALL WORK SHOWN ON THESE PLANS. ALL UTILITIES WILL BE FULLY PROTECTED FROM DAMAGE OR INTERRUPTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF THE EXISTING STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY PRIOR TO ACCEPTANCE.
- THE CONTRACTOR SHALL STAKE OUT THE LIMIT OF DISTURBANCE, THE LOCATION OF PROPOSED BUILDING AND CORNERS, UTILITIES, ROAD AND DRIVEWAY CENTERLINES, AND PARKING AREAS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. DIMENSIONS ARE TO THE FACE OF CURB, BUILDINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- EXISTING TREES AND PLANT MATERIAL WITHIN THE LIMIT OF DISTURBANCE (LOD) SHALL BE REMOVED UNLESS NOTED OTHERWISE ON THE DRAWINGS. TREES AND PLANT MATERIAL LOCATED OUTSIDE OF THE LOD AND THOSE DESIGNATED TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD, AS REQUIRED TO MAINTAIN A HEALTHY CONDITION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS, STANDARDS AND SPECIFICATIONS. REFER TO THE DRAWINGS, AND PROJECT MANUAL FOR DESIGNATED MODIFICATIONS AND ADDITIONAL INFORMATION. CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) LAWS AND REGULATIONS FOR WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND OR STATE AGENCY APPROVALS, NOT OBTAINED AND FURNISHED TO THE CONTRACTOR BY THE OWNER, AND PAYING RELATED FEES REQUIRED TO COMPLETE THE WORK ON THIS PROJECT. THE CONTRACTOR DOES NOT NEED A BUILDING PERMIT FROM BALTIMORE COUNTY, HOWEVER ALL STREET WORK WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING PARKING LANE CLOSURE, CURB CUTS, TRAFFIC INTERRUPTIONS, ETC. SHALL BE COORDINATED WITH THE COUNTY WITH ADVANCE NOTICE AS NEEDED.
- THE CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER, EXISTING CURB AND GUTTER, PAVING, SIDEWALKS, TREES, PLANT MATERIAL AND OTHER ITEMS DESIGNATED TO REMAIN ON THE SITE AND WITHIN THE PUBLIC RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION. AREAS DISTURBED, BUT NOT DESIGNATED FOR PAVING OR PLANTING AREAS, SHALL BE PERMANENTLY STABILIZED OR SOODING IN ACCORDANCE WITH THE VEGETATIVE STABILIZATION NOTES ON THE DRAWINGS, AND SPECIFICATIONS IN THE PROJECT MANUAL WHEN APPLICABLE.
- CURB AND GUTTER SHALL BE CONSTRUCTED WITH "REGULAR CROSS SLOPE" OR "REVERSE CROSS SLOPE" AS REQUIRED TO REFLECT THE DIRECTION OF SLOPE ON ADJACENT PAVING. REFER TO THE DRAWINGS FOR CURB AND GUTTER DETAIL. CURB AND GUTTER SHALL BE CONSTRUCTED WITH SMOOTH VERTICAL CURVE TRANSITIONS AT ALL HIGH POINTS, LOW POINTS AND INLET LOCATIONS.
- SANITARY SEWER AND STORM DRAIN PIPE ELEVATIONS ARE TO THE INVERT UNLESS NOTED OTHERWISE ON THE DRAWINGS. UTILITY MANHOLES AND STORM DRAIN STRUCTURE FRAMES, GRATES, AND INLET HEADPIECES SHALL BE ADJUSTED AND INSTALLED AT THE SAME LINE, GRADE AND CROSS SLOPE OF PROPOSED FINISH GRADE IN ADJACENT LAWN AND PAVED AREAS.
- WHERE NEW CURB AND GUTTER MEETS EXISTING CURB AND GUTTER, THE EXISTING SHALL BE REMOVED TO THE NEAREST JOINT, OR SAW CUT TO PROVIDE A CLEAN, UNIFORM JOINT WITH THE NEW CURB AND GUTTER.
- WHERE NEW SIDEWALK MEETS EXISTING SIDEWALK THE EXISTING SHALL BE REMOVED TO THE NEAREST JOINT, OR SAW CUT TO PROVIDE A CLEAN UNIFORM JOINT / TRANSITION WITH THE NEW SIDEWALK.
- HANDICAP RAMPS SHALL BE INSTALLED PER DETAILS AND INCLUDE DETECTABLE WARNING SURFACES AND SHALL MEET THE MOST CURRENT REGULATIONS AT TIME OF INSTALLATION.
- PROPOSED SPOT ELEVATIONS SHOWN IN DRIVEWAYS, SERVICE AND PARKING AREAS ARE TO THE TOP OF PAVED SURFACES AND BOTTOM OF CURBS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- WHERE NEW CURB IS INSTALLED ADJACENT TO EXISTING PAVEMENT, WHICH MAY BE REQUIRED TO RECEIVE AN OVERLAY, THE OVERLAY THICKNESS MAY VARY AS REQUIRED (MINIMUM OF 2-INCHES) IN ORDER TO MAINTAIN THE SPECIFIED CURB REVEAL AS SHOWN ON THE DETAILS. IT IS ANTICIPATED THAT MINOR FIELD ADJUSTMENTS TO THE TOP OF CURB ELEVATIONS NOTED ON THE DRAWINGS MAY BE NECESSARY IN ORDER TO PROVIDE A UNIFORM CURB REVEAL, PROVIDE SMOOTH TRANSITION OF THE FINISHED SURFACE AND MAINTAIN FLOW ALONG THE CURB LINE INTO DRAINAGE STRUCTURES. CONTACT THE OWNERS REPRESENTATIVE FOR APPROVAL OF ADJUSTMENTS PRIOR TO INSTALLING NEW CURB.
- REFER TO CONSTRUCTION DOCUMENTS PREPARED BY ARCHITECT FOR DISPOSITION OF EXISTING AND CONSTRUCTION OF NEW LIGHTING, COMMUNICATION, AND ELECTRICAL SERVICES, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL TEST PIT FOR LOCATION (HORZ. & VERT.) AND TYPE AND SIZE OF EXISTING STORM DRAIN, SANITARY SEWER, AND WATER STRUCTURES AND UTILITY CROSSINGS PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF CONSTRUCTION. ANY LOCATION DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND MORRIS & RITCHE ASSOCIATES, INC. IMMEDIATELY.
- ALL EXISTING INLETS, MANHOLES, AND PIPES AND FLUMES SHOULD BE CLEANED AND FLUSHED BY THE CONTRACTOR AT THE CONCLUSION OF THIS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND STAKEOUT OF ALL PROPOSED IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC MANAGEMENT IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CONTRACTOR SHALL SUPPLY AN ADEQUATE NUMBER OF BARRIERS, CONES AND OTHER TRAFFIC CONTROL DEVICES.
- ALL CONCRETE FORMS MUST BE OF FULL DEPTH AS CALLED ON THE CONTRACT DRAWINGS.
- INDICATED SEDIMENT CONTROL DEVICES SHALL MEET THE SPECIFICATIONS AND DETAILS OF THE LATEST "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
- RAKE, GRADE, INSTALL 3" TOP SOIL, AND SEED AND MULCH ALL GROUND AREAS WHICH ARE DISTURBED OR ARE WITHIN THE LIMITS OF DISTURBANCE.
- PAVEMENT, EARTHWORK AND EXCAVATION
 - ADDITIONAL FILL REQUIRED TO RAISE GRADES, WHICH MAY CONSIST OF APPROVED ON-SITE SOILS AND/OR OFF-SITE BORROW, SHALL BE FREE OF ALL DEBRIS, ORGANICS, CLUMPS AND SHALL BE ADJUSTED TO THE PROPER MOISTURE CONTENT BEFORE BEING COMPACTED IN 8 INCH MAXIMUM LAYERS, EACH LAYER TO BE COMPACTED TO 95% DENSITY (MODIFIED PROCTOR) PER ASTM D1557.
 - SELECT FILL UNDER SLABS AND PAVEMENT AREAS SHALL BE PLACED IN 8 INCH MAXIMUM LAYERS OF LOOSE MATERIAL, WITH EACH LAYER BEING COMPACTED TO 95% DENSITY (MODIFIED PROCTOR) PER ASTM D1557.
 - GEOTEXTILES OR GEOGRIDS, IF REQUIRED, FOR SOIL STABILIZATION OR REINFORCING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - ALL UNPAVED AREAS OF THE SITE SHALL BE STABILIZED AND THEN SEEDED OR SOODING IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN (PART OF THE STANDARD GRADING PLAN SET).
 - THE OWNER HAS THE RIGHT TO INSPECT AND REJECT ANY FILL MATERIAL DEEMED UNSUITABLE FOR THE PURPOSE SPECIFIED.
 - ALL EXCAVATED SURFACE MATERIAL IS TO BE REMOVED FROM THE SITE ON A DAILY BASIS. SHOULD THE CONTRACTOR DESIRE TO STOCKPILE PORTIONS OF THE MATERIAL HE MUST SUBMIT A STOCKPILE AREA PLAN, WITH PROPER SEDIMENT AND EROSION CONTROL, TO THE OWNER FOR AUTHORIZATION PRIOR TO SAID UNDERTAKING.
 - ALL DISTURBED AREAS, WHETHER DISTURBED DIRECTLY OR INDIRECTLY BY THE CONSTRUCTION, SHALL BE RETURNED TO EQUAL OR BETTER THAN THE ORIGINAL CONDITION PRIOR TO THE FINAL ACCEPTANCE WORK.
 - EXISTING STONE AND FILL IN EXISTING PAVED AREA DOES NOT QUALIFY AS ACCEPTABLE BASE COURSE MATERIAL PER THE STANDARD SECTION UNLESS DIRECTED OTHERWISE.
 - REFER TO STRUCTURAL PLANS FOR BEARING CAPACITY REQUIREMENTS.
- UTILITIES
 - USE CLEAN, GRANULAR FILL MATERIAL, FREE OF ALL ROCKS, DEBRIS, AND OTHER UNSUITABLE MATERIAL FOR BACKFILLING UTILITY EXCAVATIONS. COMPACT BACKFILL MATERIAL IN 8 INCH MAX. LIFTS USING HEAVY COMPACTION EQUIPMENT OR IN 4 INCH MAX. LIFTS USING HAND-OPERATED TAMPERS TO TOP OF TRENCH TO 95% DENSITY (ASTM D1557).
 - WHERE 2 FEET OF CLEARANCE CANNOT BE OBTAINED BETWEEN PIPES AND STRUCTURES SAND BACKFILL SHALL BE PLACED AS DIRECTED BY THE ENGINEER IN THE FIELD.
 - CONTRACTOR TO TEST PIT ALL UTILITIES CROSSINGS AND CONNECTIONS. CONTRACTOR MUST NOTIFY THE OWNER AND ENGINEER OF ALL ELEVATIONS AND POTENTIAL CONFLICTS. DO NOT PROCEED WITH WORK WITHOUT AUTHORIZATION FROM THE OWNER OR ENGINEER.



TRENCH DRAIN
NOT TO SCALE

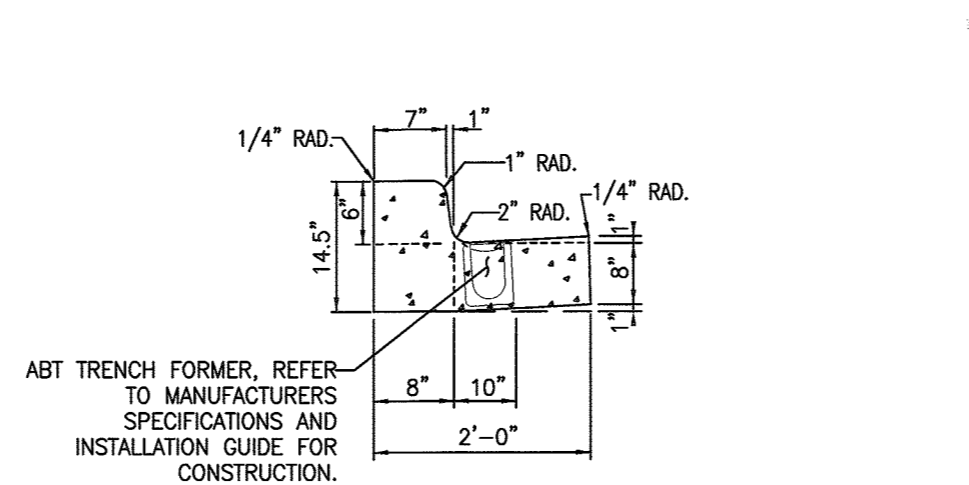
- CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW BY ENGINEER PRIOR TO CONSTRUCTION.
- GRATE TYPE - #603 STANDARD SLOTTED GRATE
- ABT, INC.
259 MURDOCK ROAD
TROUTMAN, NC 28166
PH. 800-438-6057
WWW.ABTDRAINS.COM



ABT, Inc.
P.O. BOX 837 259 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 254-2892

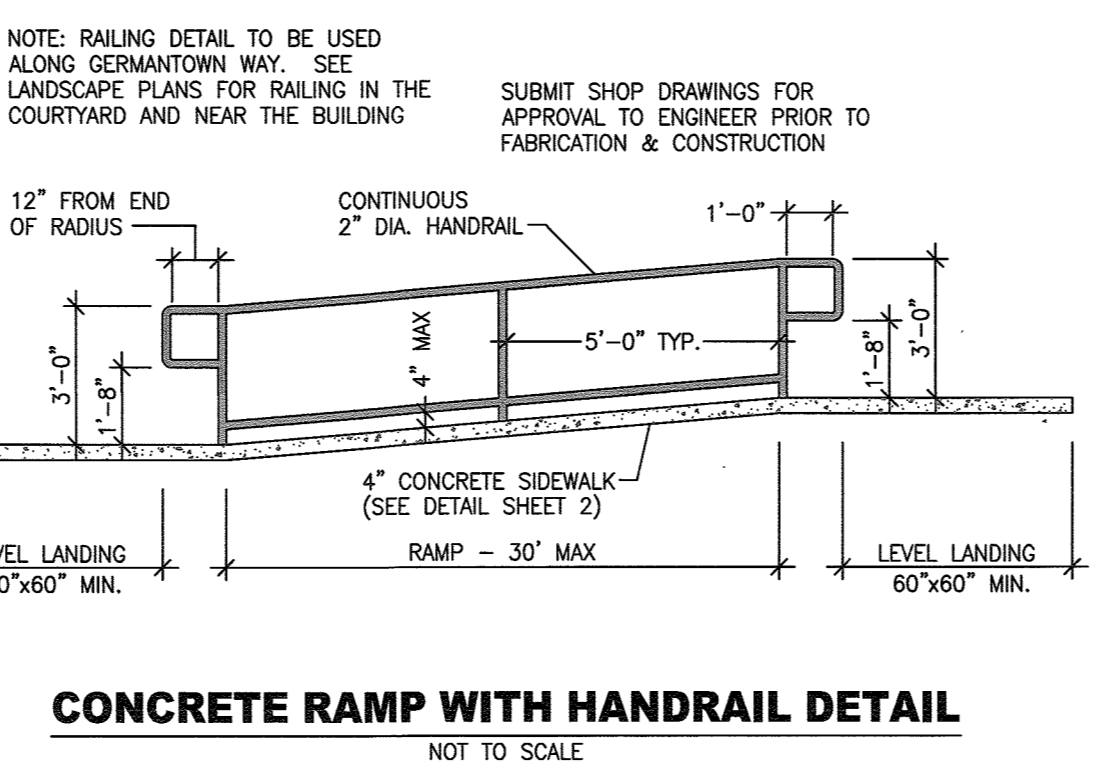
Specification Drawing © 2002 ABT, Inc.
INTERCEPTOR® A-67
ONE PIECE FRAME / GRATE ASSEMBLY
S-2552A-00 PART: 2552A, 2542A

Product MHD-12
Series Number: TR12-12-502E-GB-G22E
Grates:
• Cast Iron per ASTM A536-84 Grade 60-55-06 (Uncoated)
• Open Area: 0.81 FT² per Linear Foot (0.25 M² per Linear Meter)
• Load Rating: 600 PSI (AASHTO M-300 Test Method)
• Made in the USA
• Form Release: Non-Petroleum Based
• Concrete: Concrete Thickness and Reinforcement per Structural Engineer's Specification for the Application.

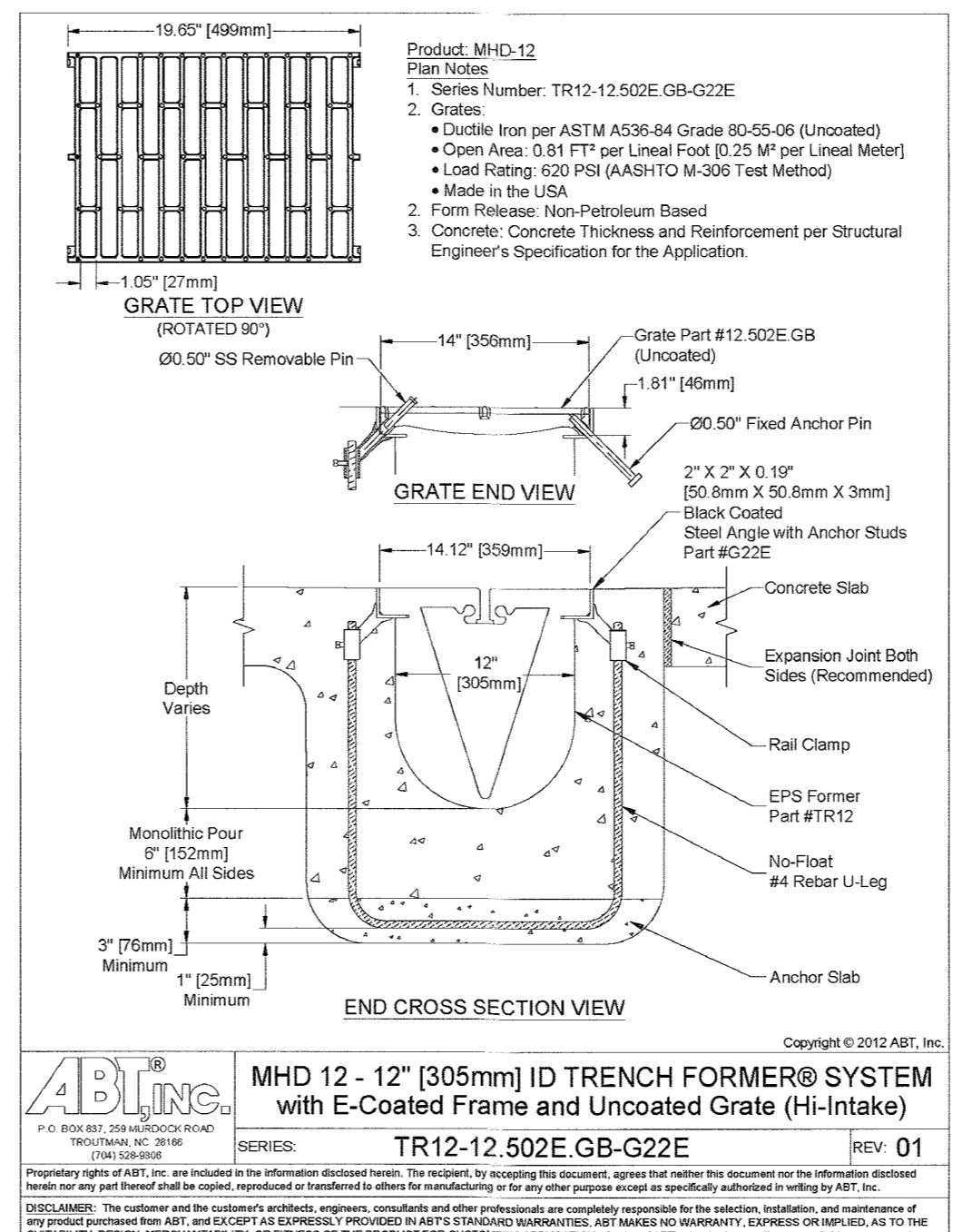


- NOTE: FOR SLOPE, SLOPE AT SAME RATE AS LINEAR SLOPE ACROSS PAVING. * SEE HOWARD COUNTY DETAIL R-3.01 FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW BY ENGINEER PRIOR TO CONSTRUCTION.
 - GRATE TYPE - #603 STANDARD SLOTTED GRATE
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TROUTMAN, NC 28166
PH. 800-438-6057
WWW.ABTDRAINS.COM

TRENCH DRAIN @ CURB DETAIL
NOT TO SCALE

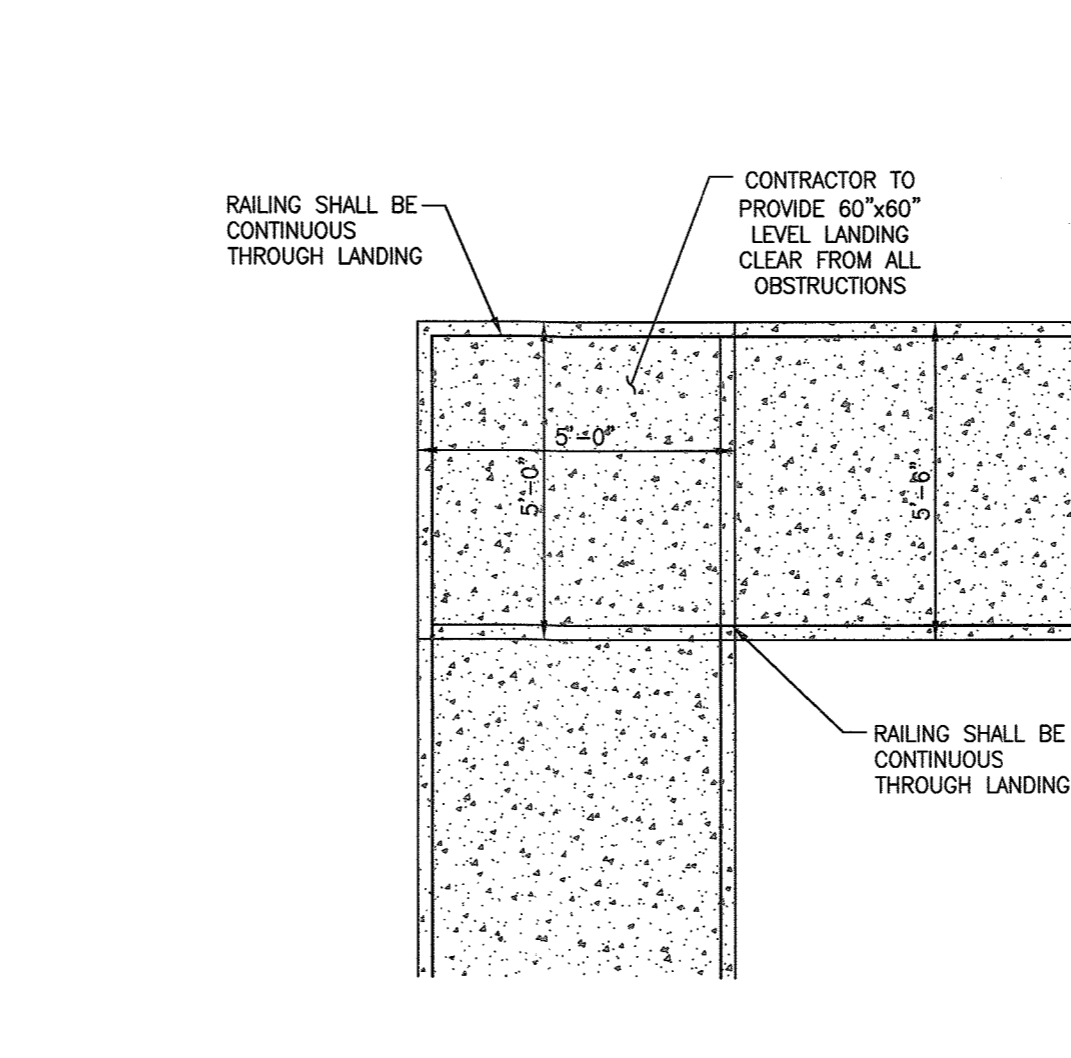


CONCRETE RAMP WITH HANDRAIL DETAIL
NOT TO SCALE

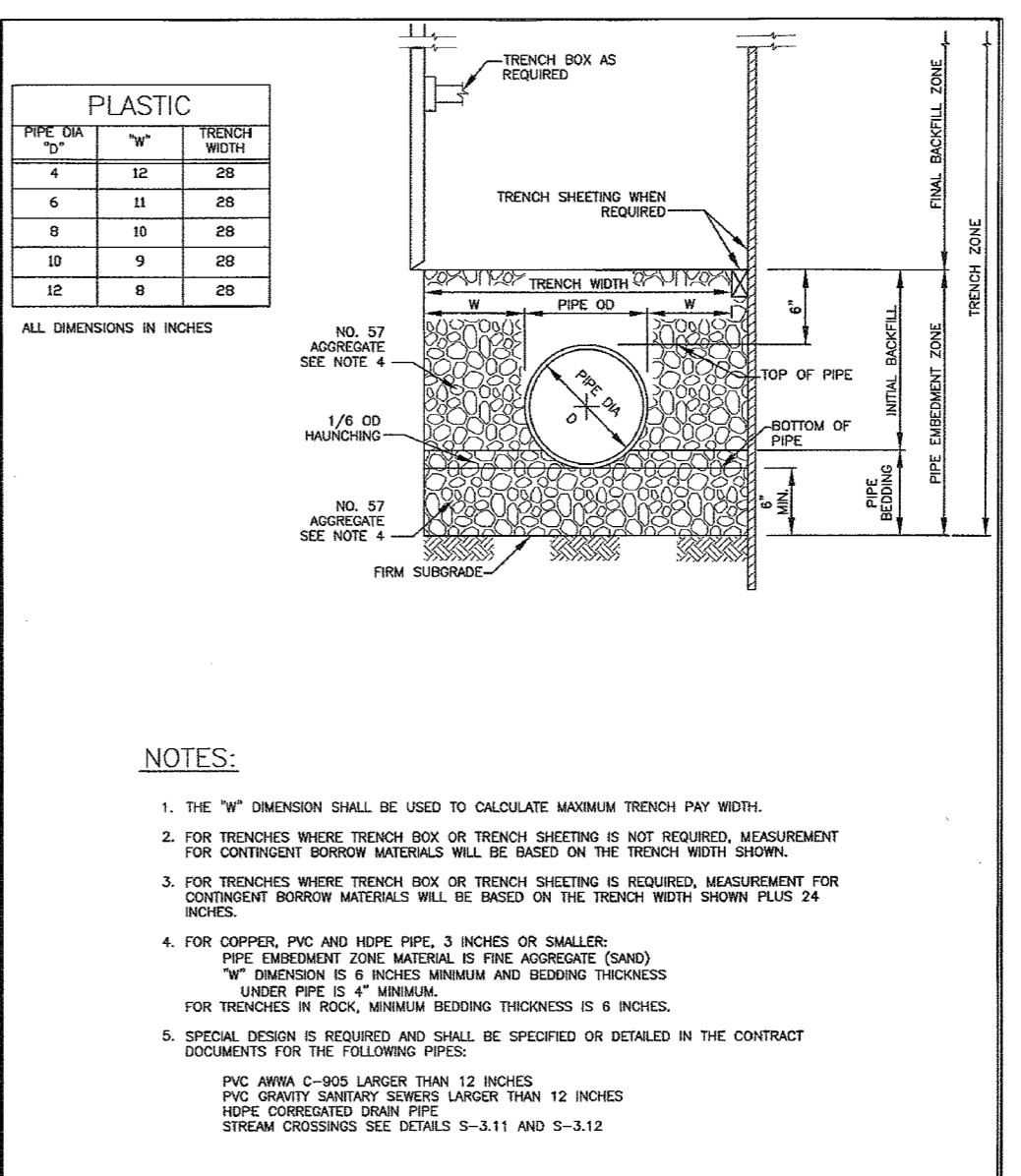


ABT, Inc.
P.O. BOX 837 259 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 254-2892

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SERIES: TR12-12-502E-GB-G22E
REV: 01

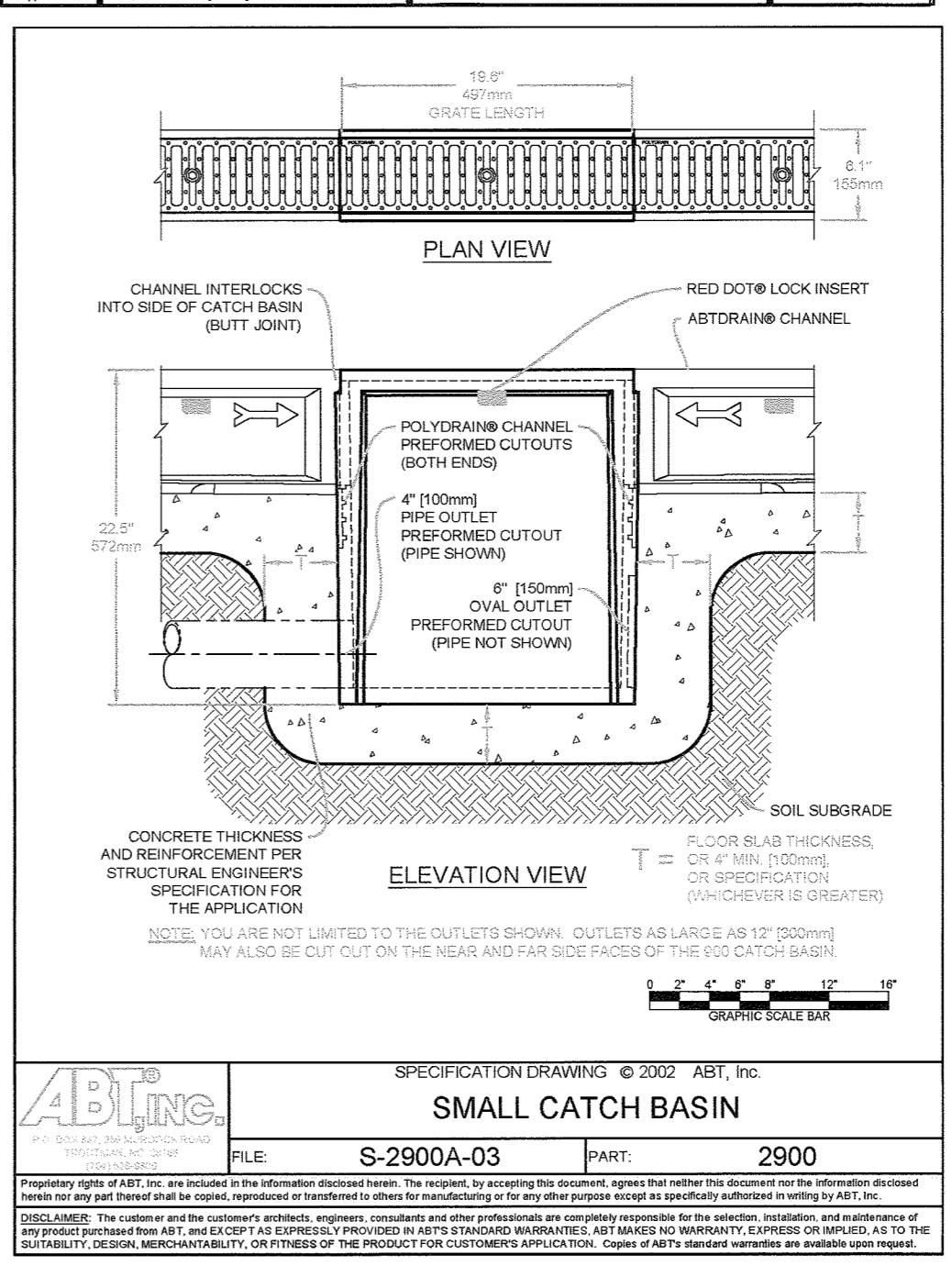


LANDING DETAIL
NOT TO SCALE



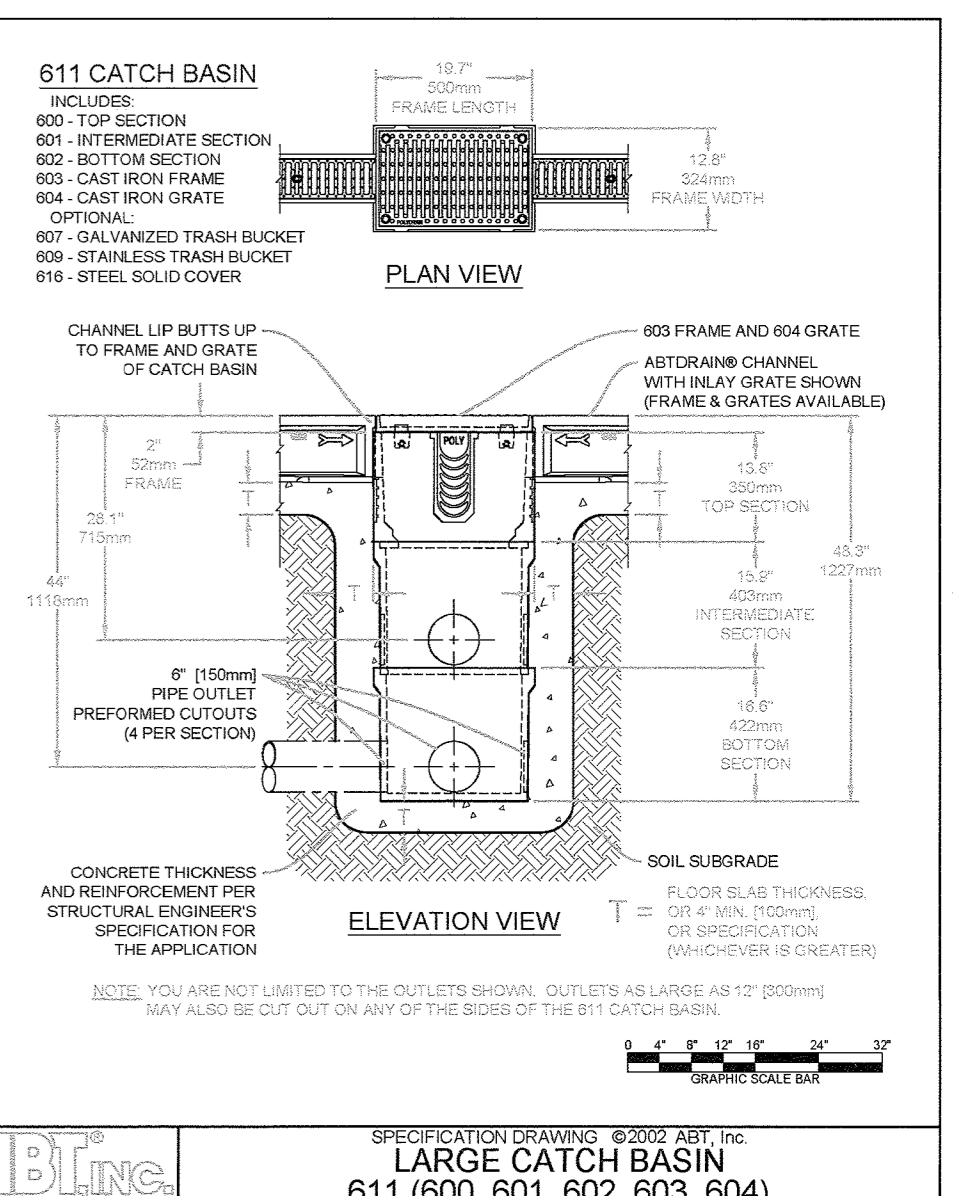
ABT, Inc.
P.O. BOX 837 259 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 254-2892

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SMALL CATCH BASIN
S-2900A-03 PART: 2900



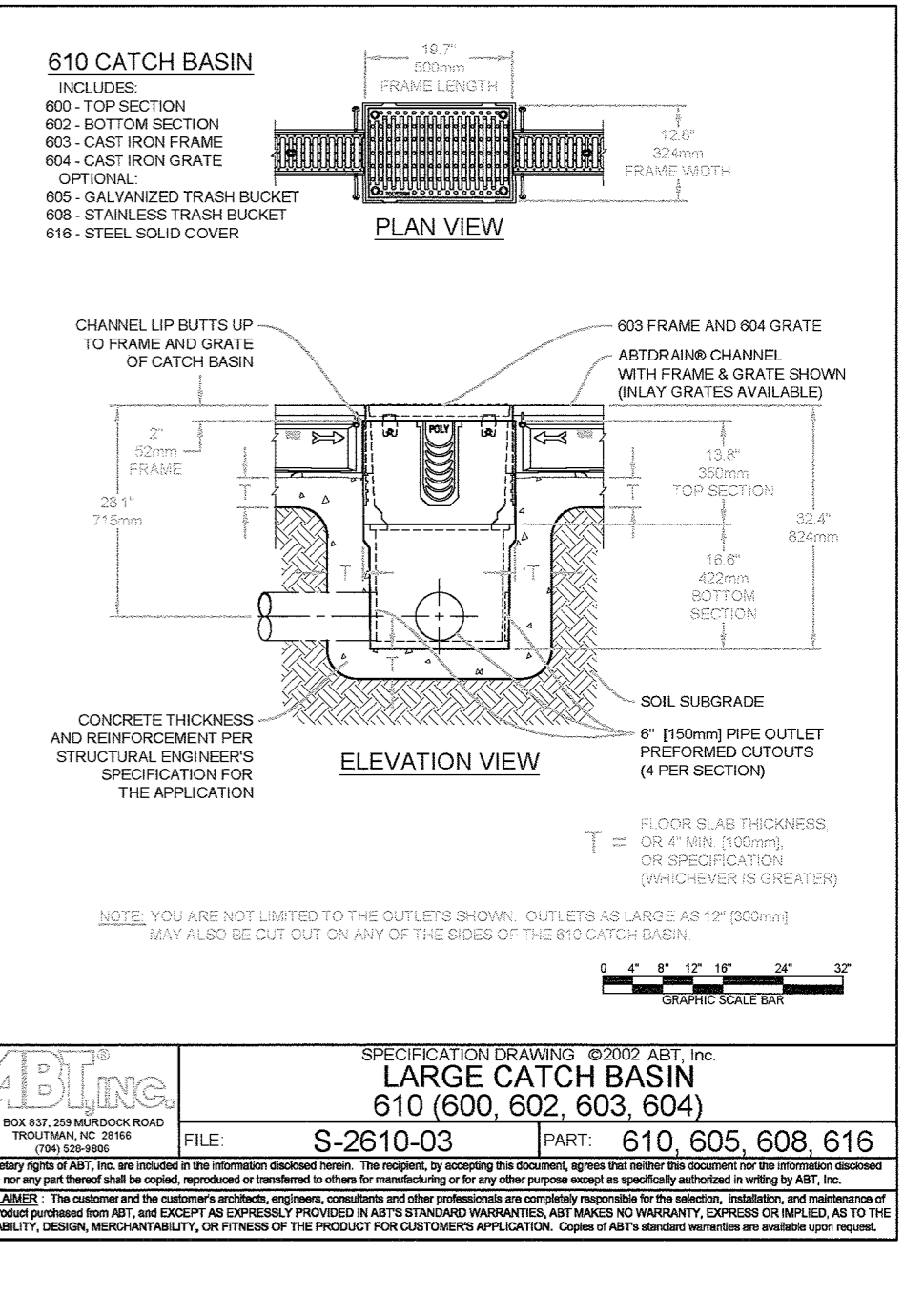
ABT, Inc.
P.O. BOX 837 259 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 254-2892

Specification Drawing © 2002 ABT, Inc.
LARGE CATCH BASIN
S-2610-03 PART: 610, 605, 608, 616



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TROUTMAN, NC 28166
(704) 254-2892

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LARGE CATCH BASIN
S-2611-02 PART: 610, 607, 609, 616



ABT, Inc.
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TROUTMAN, NC 28166
(704) 254-2892

Specification Drawing © 2002 ABT, Inc.
LARGE CATCH BASIN
S-2610-03 PART: 610, 605, 608, 616

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. 38291, EXPIRATION DATE: 1/13/2020.

MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
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FAX (410) 821-1748
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
SITE DETAILS - 3

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 19373 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		19348
		SCALE: AS SHOWN
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 13 OF 21

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

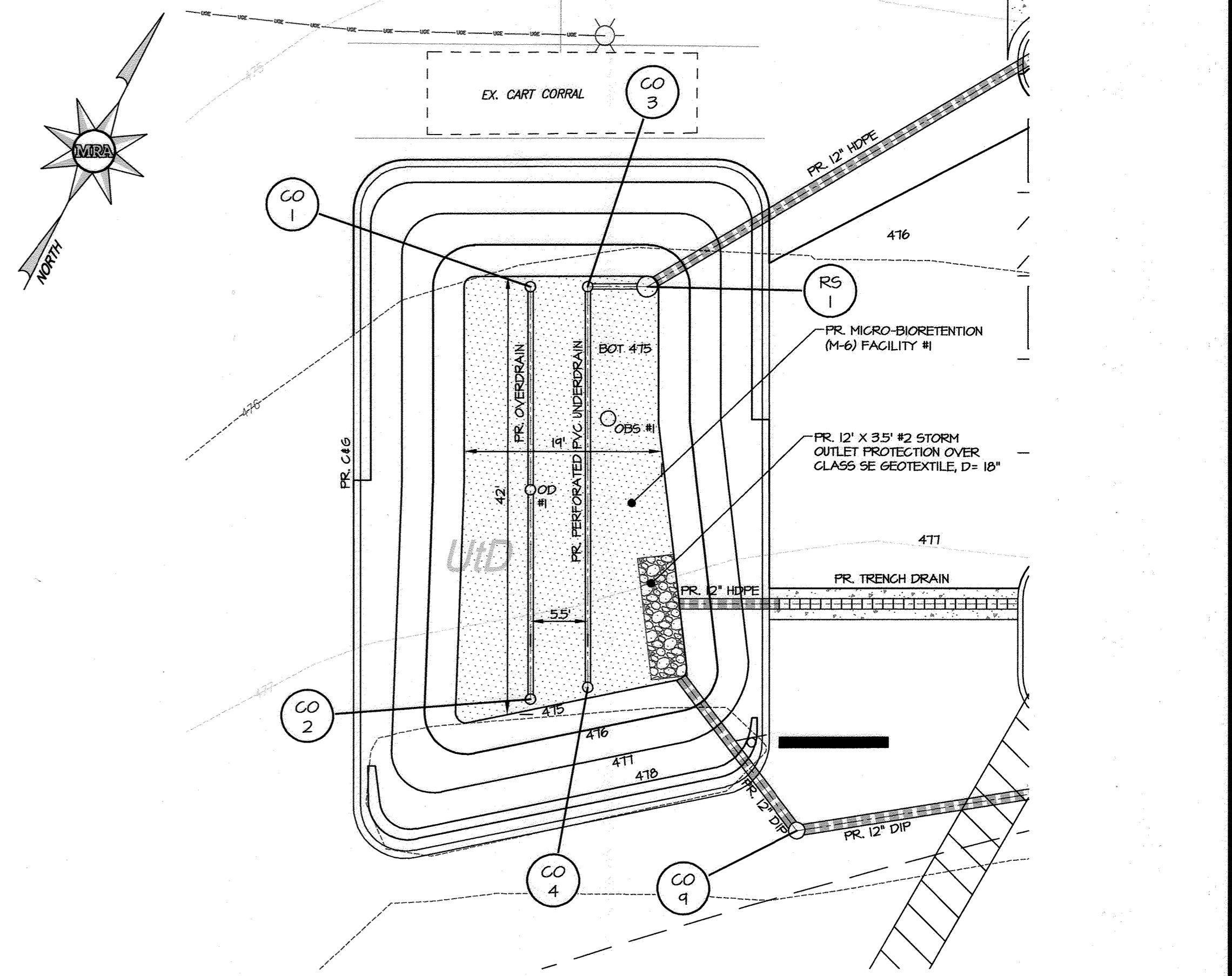
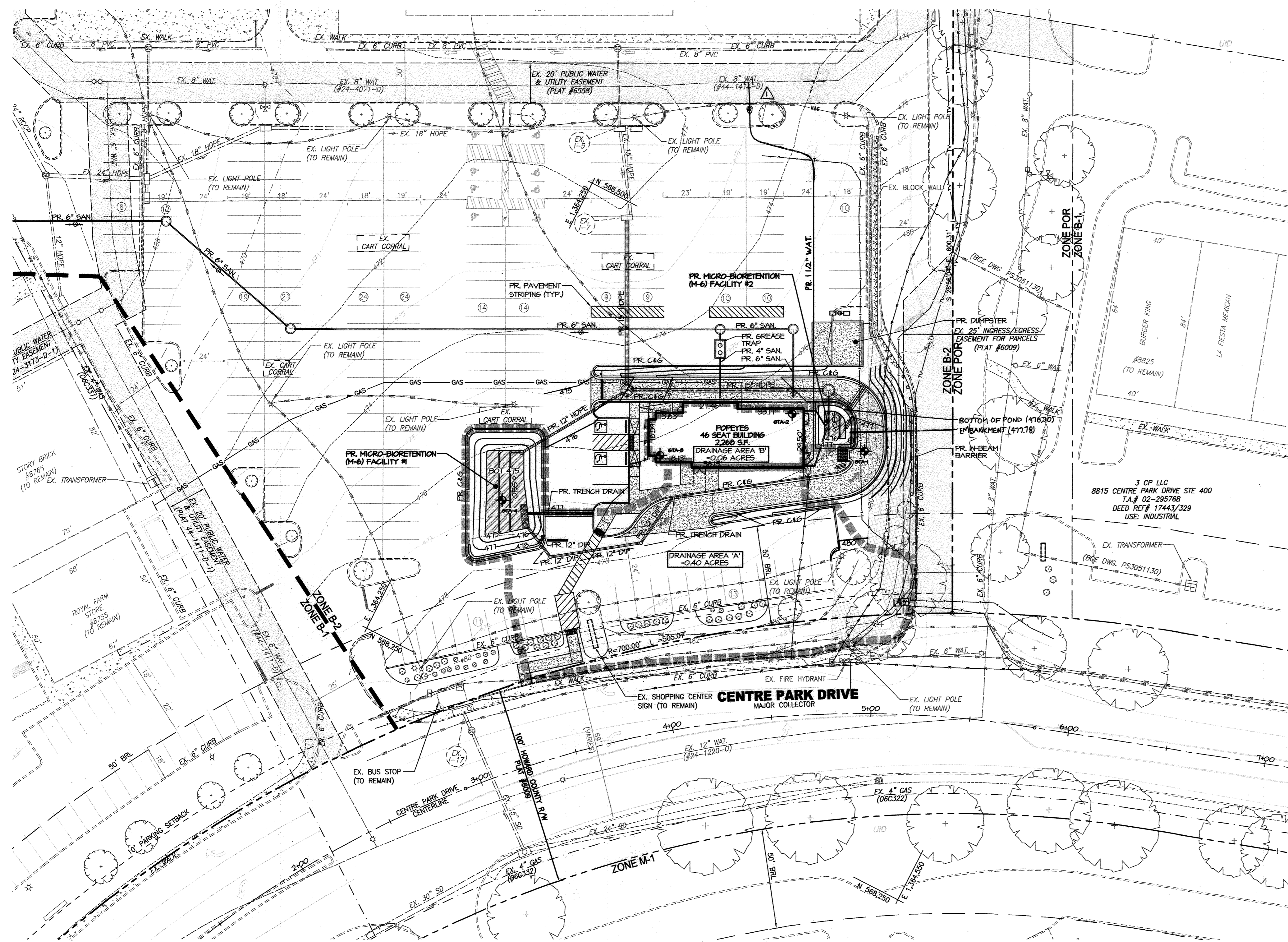
DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

APPROVED: DEPARTMENT OF PLANNING AND ZONING

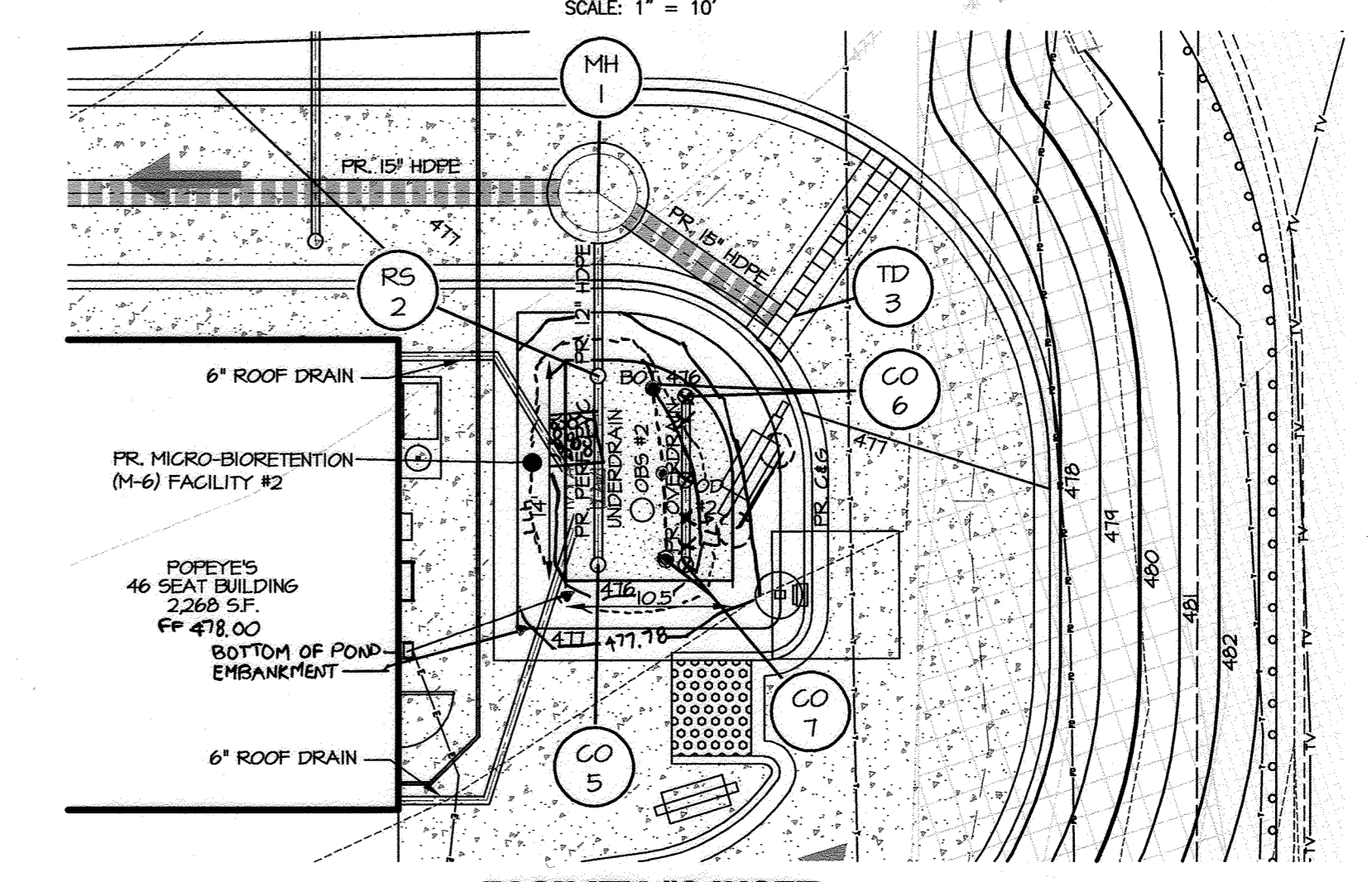
Cheryl Edmonson 7-17-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Sanderson 7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Valley Griffin 7-31-18
DIRECTOR DATE



FACILITY #1 INSET
SCALE: 1" = 10'



FACILITY #2 INSET
SCALE: 1" = 10'

PROPOSED SWM DRAINAGE AREA MAP
SCALE: 1" = 30'

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. 38291, EXPIRATION DATE: 1/13/2020.

C-14

PROPOSED AREA & 'C' FACTOR TABULATION

AREA	ACREAGE	RCN	% IMP	IMP AREA	TC (HOURS)	SITE RUNOFF (CFS)(TR-20)	ZONING
*A	0.40 AC.	82	46.5%	0.19 AC.	0.10	10YR = 2.30	NT
*B	0.06 AC.	86	85%	0.05 AC.	0.10	10YR = 0.40	NT
TOTAL	0.46 AC.	N/A	52%	0.24 AC.	N/A	N/A	NT

*DENOTES DRAINAGE AREA FOR ESD FACILITY

HYDROLOGY/HYDRAULIC SUMMARY

MICRO-BIORETENTION (M-6) FACILITY #1	WATER SURFACE ELEVATION	AREA OF FILTER REQUIRED	AREA OF FILTER PROVIDED	TOTAL STORAGE VOLUME REQUIRED	TOTAL STORAGE VOLUME PROVIDED	TOTAL STORAGE PONDING VOLUME PROVIDED
	ft.	s.f.	s.f.	c.f.	c.f.	a.c.-ft.
ESD VOLUME (ESDv)	475.00	348	810	680	1364	0.0313
ESD VOLUME - AS-BUILT						
RECHARGE VOLUME (REV)	N/A	N/A	N/A	135	189	0.0043
RECHARGE VOLUME - AS-BUILT						
10-YEAR STORM	476.26					
10-YEAR STORM (ASBUILT)						

** WATER QUALITY (WQv) IS SATISFIED WITH FULL STORAGE OF ESD VOLUME.
*** RAINFALL AMOUNT (PE) = 1.00 IN.

HYDROLOGY/HYDRAULIC SUMMARY

MICRO-BIORETENTION (M-6) FACILITY #2	WATER SURFACE ELEVATION	AREA OF FILTER REQUIRED	AREA OF FILTER PROVIDED	TOTAL STORAGE VOLUME REQUIRED	TOTAL STORAGE VOLUME PROVIDED	TOTAL STORAGE PONDING VOLUME PROVIDED
	ft.	s.f.	s.f.	c.f.	c.f.	a.c.-ft.
ESD VOLUME (ESDv)	476.00	56	135	190	255	0.0059
ESD VOLUME - AS-BUILT	476.70	56	127	190	146	0.0027
RECHARGE VOLUME (REV)	N/A	N/A	N/A	135	189	0.0043
RECHARGE VOLUME - AS-BUILT						
10-YEAR STORM	476.94					
10-YEAR STORM (ASBUILT)	477.23					

** WATER QUALITY (WQv) IS SATISFIED WITH FULL STORAGE OF ESD VOLUME.
*** RAINFALL AMOUNT (PE) = 1.00 IN.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cheri Johnson 7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kentel Johnson 7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Nalini Jyoti 7-31-18
DIRECTOR DATE

811
Know what's below.
Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DATUM
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS); HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

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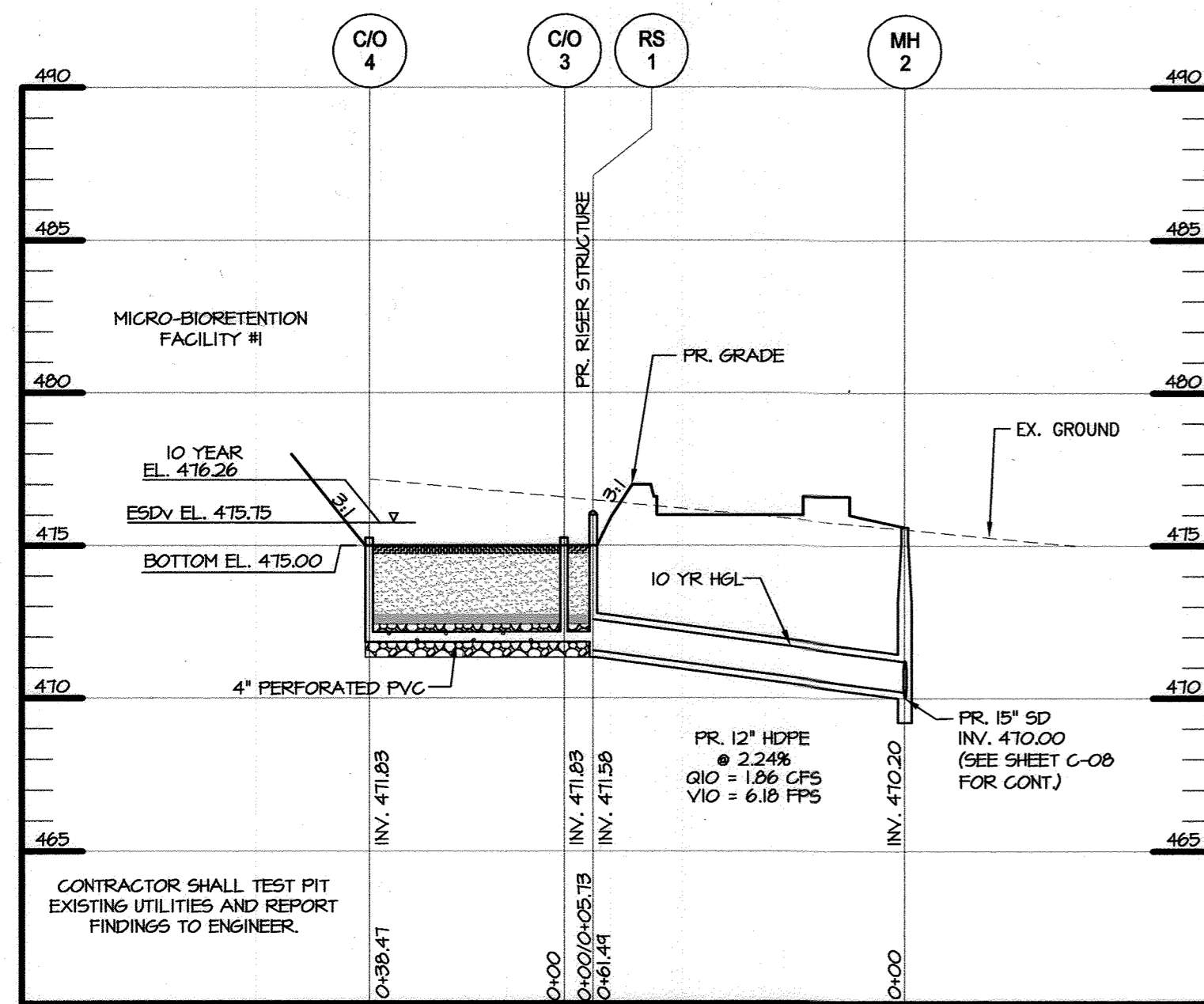
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POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
STORMWATER MANAGEMENT PLAN
AND DRAINAGE AREA MAP

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8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

MRA
MICHAEL RITCHE ASSOCIATES, INC.
PROFESSIONAL ENGINEER
STATE OF MARYLAND
LICENSE NO. 38291
EXPIRES 1/13/2020

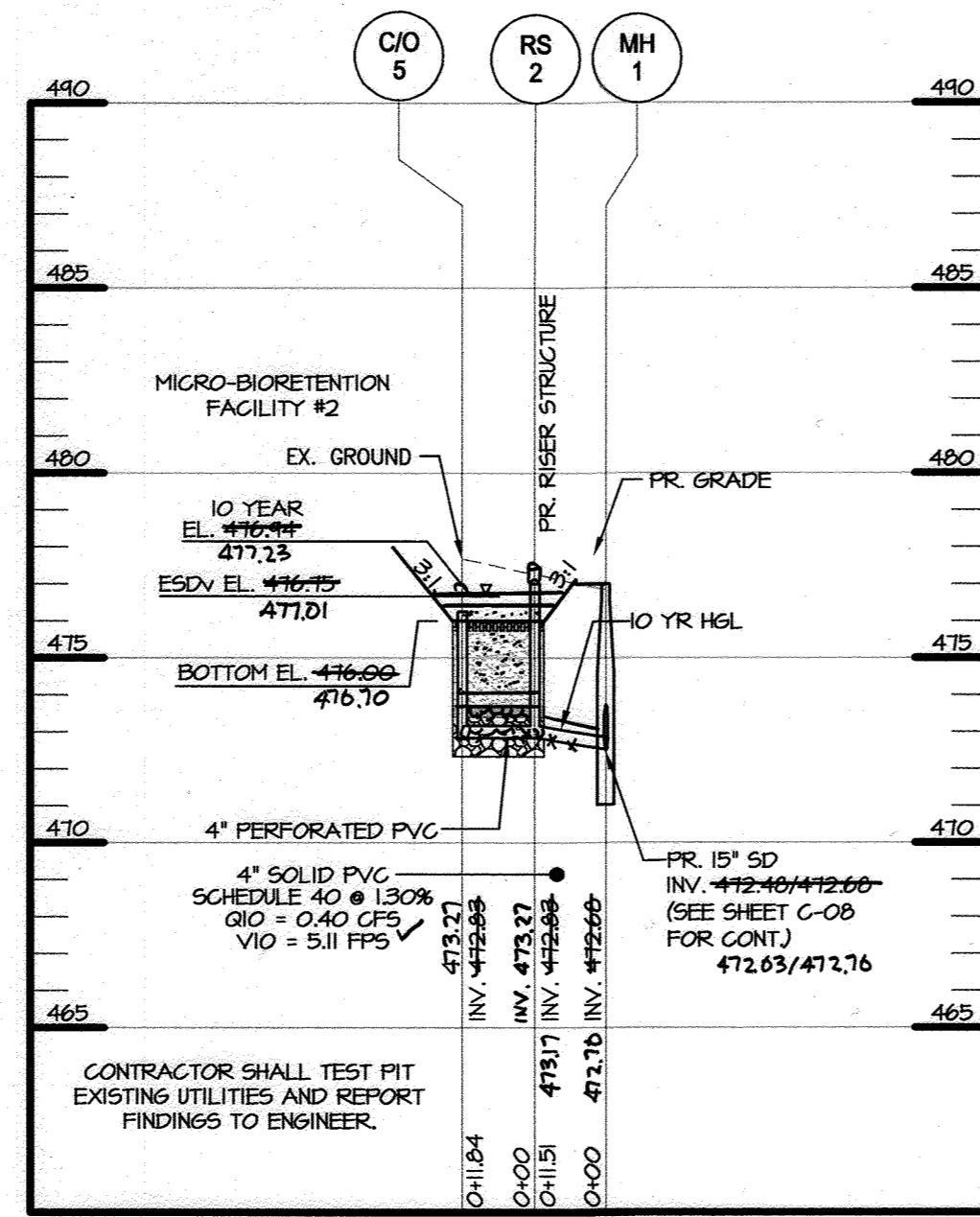
DATE	REVISIONS	JOB NO.
10/19/2018	REVISED WATER METER LOCATION	19346
12/28/2020	REVISED SWM FACILITY #2 PER ASBUILT CONDITIONS	AS SHOWN

DATE: 06/06/2018
DRAWN BY: DTP
DESIGN BY: THS
REVIEW BY: THS
SHEET: 14 OF 21



MICRO-BIORETENTION FACILITY No. 1 PROFILE

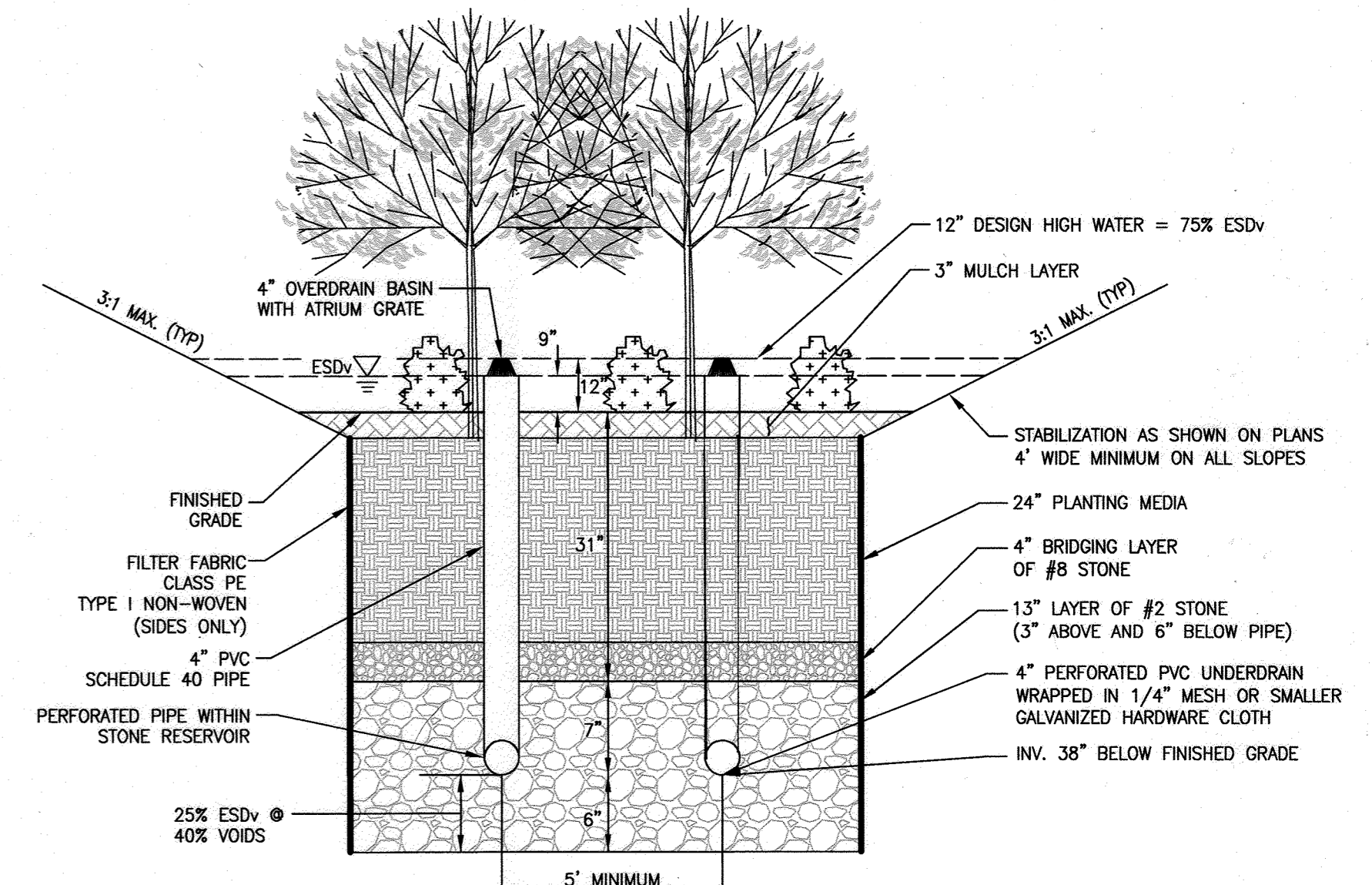
SCALE: H₁ 1" = 30'
V₁ 1" = 5'



MICRO-BIORETENTION FACILITY No. 2 PROFILE

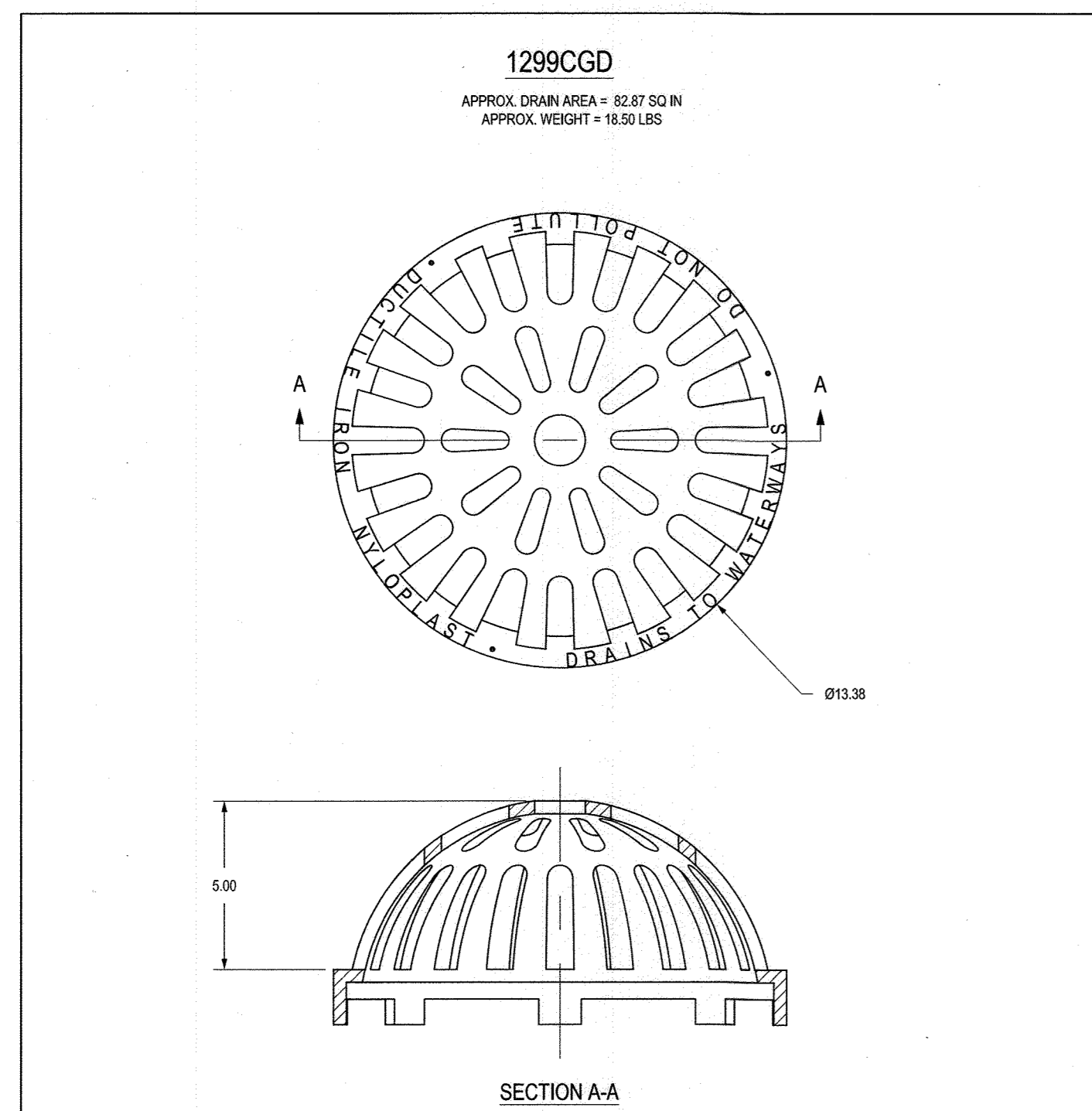
SCALE: H₁ 1" = 30'
V₁ 1" = 5'

STORMDRAIN CLEANOUT SCHEDULE					
No.	NORTHING	EASTING	TOP ELEV.	INVERT OUT	SIZE
FACILITY #1					
CO #1	568358.56	1364289.65	475.25	471.83	4"
CO #1	AS-BUILT				
CO #2	568323.29	1364287.62	475.25	471.83	4"
CO #2	AS-BUILT				
CO #3	568361.06	1364274.55	475.25	471.83	4"
CO #3	AS-BUILT				
CO #4	568326.78	1364292.01	475.25	471.83	4"
CO #4	AS-BUILT				
OD #1	568341.19	1364278.50	475.75	471.83	4"
OD #1	AS-BUILT				
OBS #1	568350.65	1364282.06	475.25	471.83	4"
OBS #1	AS-BUILT				
RS #1	568363.66	1364279.65	476.00	471.50	12"
RS #1	AS-BUILT				
FACILITY #2					
CO #5	568440.73	1364413.54	476.25	472.83	4"
CO #5	AS-BUILT				
CO #6	568452.65	1364413.64	476.25	472.83	4"
CO #6	AS-BUILT				
CO #7	568443.23	1364418.44	476.25	472.83	4"
CO #7	AS-BUILT				
OD #2	568447.94	1364416.04	476.75	472.83	4"
OD #2	AS-BUILT				
OBS #2	568445.04	1364414.44	476.25	472.83	4"
OBS #2	AS-BUILT				
RS #2	568451.28	1364408.16	477.00	472.83	8"
RS #2	AS-BUILT				



MICRO-BIORETENTION

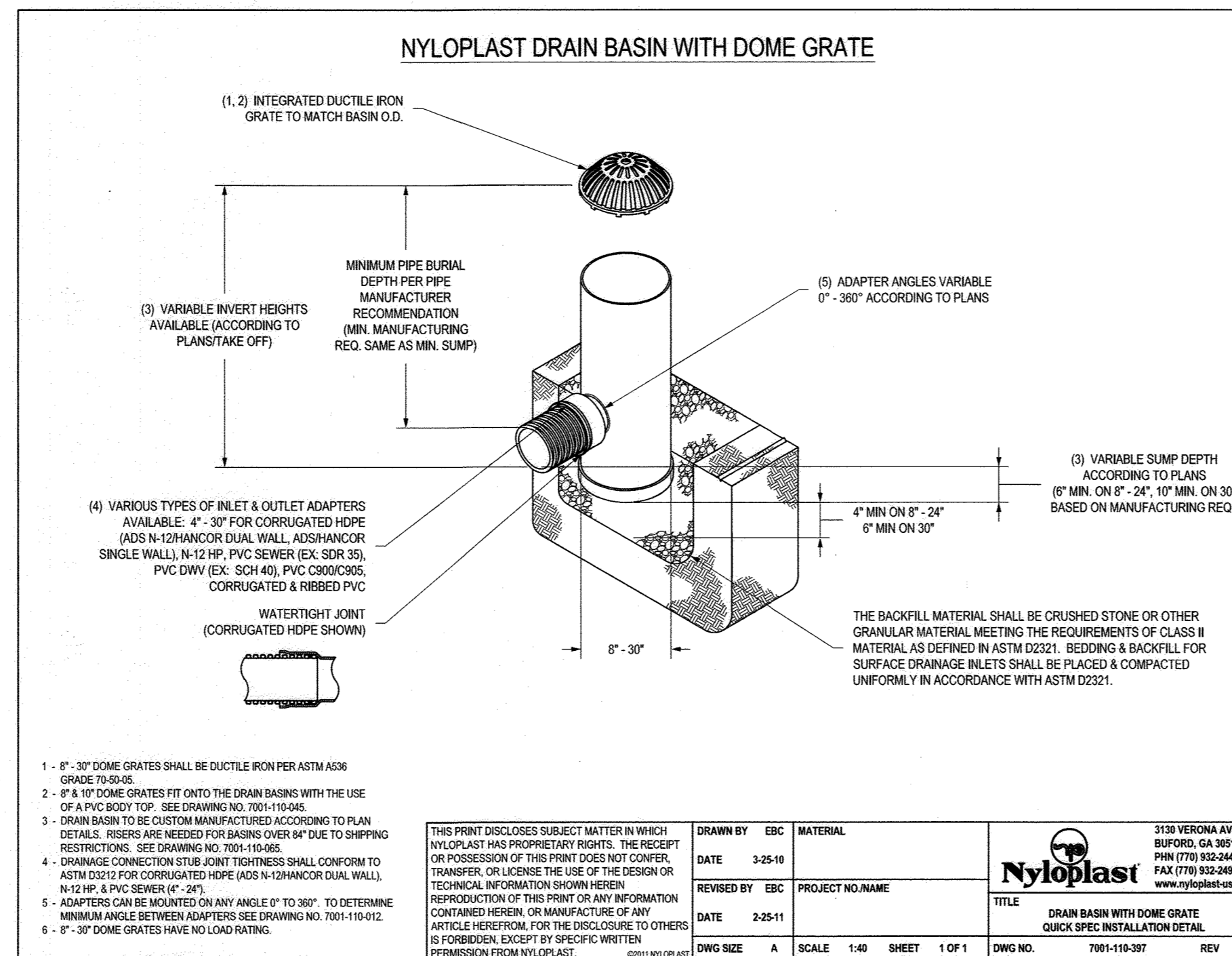
MDE CLASSIFICATION M-6
(24" DEPTH)
NOT TO SCALE



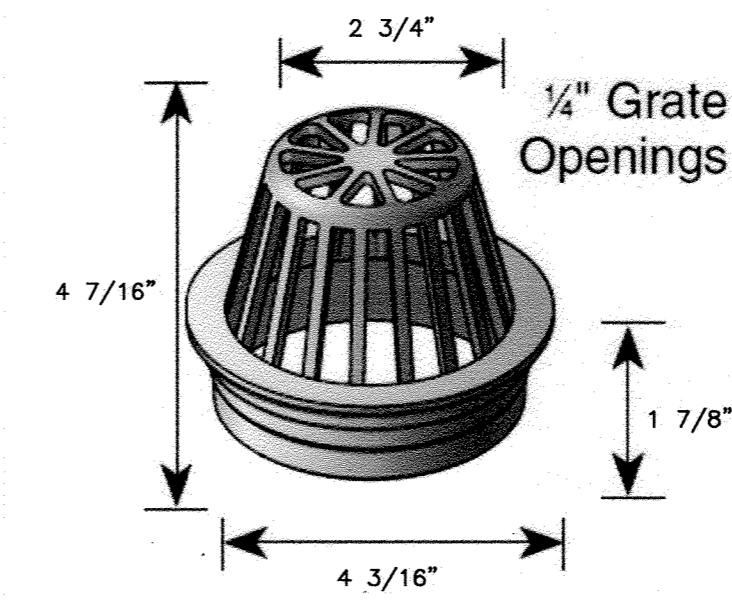
SECTION A-A

1299CGD
APPROX. DRAIN AREA = 82.81 SQ IN
APPROX. WEIGHT = 18.50 LBS

DATE	BY	DESCRIPTION
3-4-16	ERC	DRAWN
3-10-11	ERC	REVISION

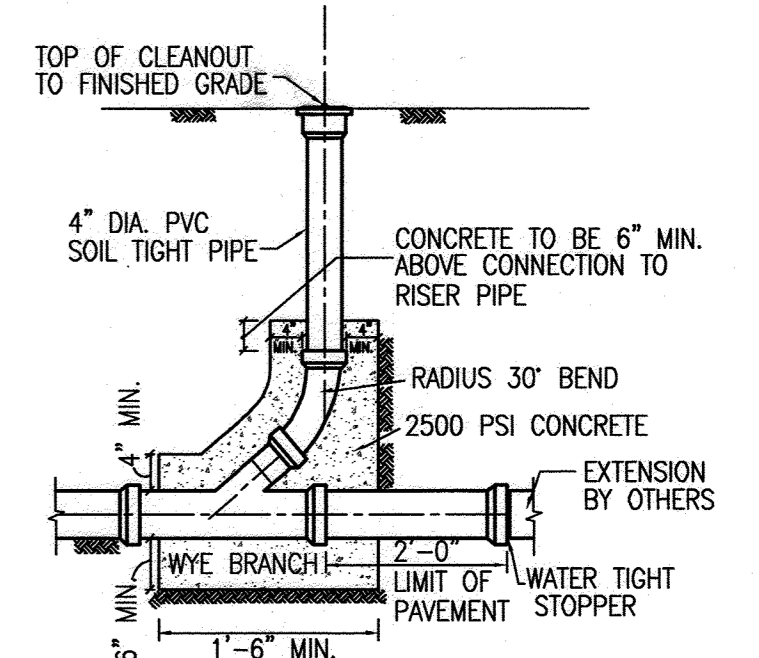


DATE	BY	DESCRIPTION
3-25-10	ERC	DRAWN
2-25-11	ERC	REVISION



OVERDRAIN NDS ATRIUM GRATE

NDS PART NO. 78 (PRODUCT CATALOG 2016/2017)
FLAT TOP STRUCTURAL FOAM POLYOLEFIN ATRIUM GRATE WITH UV INHIBITOR
OPEN SURFACE AREA 17.00 SQUARE INCHES
52.01 GPM



CLEAN-OUT IN UNPAVED AREAS DETAIL

NOT TO SCALE

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. 38291, EXPIRATION DATE: 1/13/2020.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
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(410) 821-1690
FAX (410) 821-1748
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SITE DEVELOPMENT PLAN
POPEY'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
STORMWATER MANAGEMENT PROFILES
AND DETAILS
TAX MAP 30 ~ GRID 18 ~ ZONING B2 ~ PARCEL 104 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
12/28/2020	REVISED SWM FACILITY #2 PER ASBUILT CONDITIONS	19346

SCALE	AS SHOWN
DATE:	06/06/2018
DRAWN BY:	DTP
DESIGN BY:	THS
REVIEW BY:	THS
SHEET:	15 OF 21

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE	DATE
7-12-18	7-30-18
7-31-18	

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
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BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER
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EDISON, NEW JERSEY 08837
ATTN: MR. ED BACHS
PHONE: (908)-531-8021

B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION

1. MATERIAL SPECIFICATIONS

THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.

2. FILTERING MEDIA OR PLANTING SOIL

THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICROBIORETENTION PRACTICE THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:

- SOIL COMPONENT – LOAMY SAND OR SANDY LOAM (USDA SOIL TEXTURAL CLASSIFICATION)
- ORGANIC CONTENT – MINIMUM 10% BY DRY WEIGHT (ASTM D 2974). IN GENERAL, THIS CAN BE MET WITH A MIXTURE OF LOAMY SAND (60%-65%) AND COMPOST (35% TO 40%) OR SANDY LOAM (30%), COARSE SAND (30%), AND COMPOST (40%).
- CLAY CONTENT – MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 5%.
- PH RANGE – SHOULD BE BETWEEN 5.5 – 7.0. AMENDMENTS (E.G., LIME, IRON SULFATE PLUS SULFUR) MAY BE MIXED INTO THE SOIL TO INCREASE OR DECREASE PH.

THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.

3. COMPACTION

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH-PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOBILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDING WATER BEFORE PREPARING (ROTOBILLING) BASE. WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOBILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

4. PLANT MATERIAL

RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.

5. PLANT INSTALLATION

COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. FINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

ROOTSTOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8th OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.

GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.

THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOBILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

6. UNDERDRAINS

UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:

- PIPE – SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 758, TYPE PS 28, OR AASHTO-M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED, 4" RIGID PIPE (E.G., PVC OR HDPE).
- PERFORATIONS – IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (NO. 4 OR 4 X 4) GALVANIZED HARDWARE CLOTH.
- GRAVEL – THE GRAVEL LAYER (NO. 57 STONE PREFERRED) SHALL BE AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.
- THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.
- A RIGID, NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
- A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).

7. MISCELLANEOUS

THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

TABLE B.4.1 MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE APPENDIX A, TABLE A.4	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOIL [2" TO 4" DEEP]	LOAMY SAND (60 – 65%) & COMPOST (35 – 40%) OR SANDY LOAM (30%) COARSE SAND (30%) & COMPOST (40%)	N/A	URCCPA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT (ASTM D 2974)		
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM; NO PINE OR WOOD CHIPS
GEOTEXTILE		N/A	PE TYPE 1 NONWOVEN
GRAVEL (UNDERDRAINS AND INFILTRATION BERMS)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR RCCP35	SLOTTED OR PERFORATED PIPE: 3/8" PERF. Ø 8" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
SAND	AASHTO-M-6 OR ASTM-C-33	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRANITONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.

OPERATION AND MAINTENANCE SCHEDULE

FOR MICRO-BIORETENTION (M-6) FACILITIES #1 & #2

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOILS IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE B.4.1. AND B.3.2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TRIM DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED ANNUALLY. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.
- REFER TO THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL CHAPTER 5 SECTION 5.102 MAINTENANCE CRITERIA FOR MICRO-BIORETENTION AND CHAPTER 3 SECTION 3.4.6 FOR BIORETENTION MAINTENANCE CRITERIA.

INSPECTION SCHEDULE

PRIOR NOTIFICATION SHALL BE GIVEN TO THE ENGINEER AND HOWARD COUNTY 48 HOURS BEFORE COMMENCING ANY WORK IN CONJUNCTION WITH THE STORMWATER MANAGEMENT PLAN AND UPON COMPLETION OF A PROJECT WHEN A FINAL INSPECTION WILL BE CONDUCTED.

REGULAR INSPECTIONS SHALL BE DOCUMENTED FOR EACH ESD PLANNING TECHNIQUE AND PRACTICE AT THE STAGES OF CONSTRUCTION SPECIFIED IN THE DESIGN MANUAL BY HOWARD COUNTY, ITS AUTHORIZED REPRESENTATIVE, OR CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND. AT A MINIMUM, ALL ESD AND OTHER NONSTRUCTURAL PRACTICES SHALL BE INSPECTED UPON COMPLETION OF FINAL GRADING, THE ESTABLISHMENT OF PERMANENT STABILIZATION AND BEFORE ISSUANCE OF USE AND OCCUPANCY APPROVAL.

- UPON COMPLETION OF EXCAVATION TO SUB-FOUNDATION AND WHERE REQUIRED, INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:
 - CORE TRENCHES FOR STRUCTURAL EMBANKMENTS;
 - INLET-OUTLET STRUCTURES, DRAIN PIPES, AND WATERTIGHT CONNECTORS ON PIPES; AND
 - TRENCHES FOR ENCLOSED STORM DRAINAGE FACILITIES.
- DURING PLACEMENT OF STRUCTURAL FILL, CONCRETE, STONE, SAND, SOIL AND INSTALLATION OF PIPING AND CATCH BASINS;
- DURING BACKFILL OF FOUNDATIONS AND TRENCHES;
- DURING EMBANKMENT CONSTRUCTION; AND
- UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION. NO WORK SHALL PROCEED UNTIL THE ENGINEER INSPECTS AND APPROVES THE WORK PREVIOUSLY COMPLETED.

GEOTECHNICAL NOTE

CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL INVESTIGATION FOR POPEYE'S AT COLUMBIA PALACE PLAZA, DATED SEPTEMBER 19, 2016, PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., FOR BID AND CONSTRUCTION PURPOSES. ALL RECOMMENDATIONS MADE IN THE REPORT SHALL BE CONSIDERED PART OF THE PROJECT'S SCOPE OF WORK.

MAINTENANCE RESPONSIBILITY

THE STORMWATER MANAGEMENT FACILITY SHOWN ON THESE PLANS IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER(S).

CONTRACTOR'S AS-BUILT NOTE

AS-BUILT PLANS AND CERTIFICATION ARE REQUIRED FOR THIS STORMWATER MANAGEMENT FACILITY. THESE MUST BE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. HOWARD COUNTY WILL NOT PERFORM THE INSPECTION OR PREPARE THE AS-BUILT PLANS OR CERTIFICATION. THE STORMWATER MANAGEMENT PERMIT SECURITY WILL NOT BE RELEASED UNTIL THE AS-BUILT PLAN AND CERTIFICATION ARE APPROVED BY BALTIMORE COUNTY.

IN ORDER TO PREPARE THE REQUIRED AS-BUILT PLANS AND CERTIFICATION, THIS STORMWATER MANAGEMENT FACILITY MUST BE INSPECTED BY THE ENGINEER AT SPECIFIC STAGES DURING CONSTRUCTION AS REQUIRED BY THE CURRENT HOWARD COUNTY STORMWATER MANAGEMENT POLICY AND DESIGN MANUAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE PLANS.

AS BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ MD LICENSE NO. _____ DATE _____

CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ONSITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ONSITE INSPECTION AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERED STANDARDS. CERTIFY DOES NOT MEAN TO IMPLY A GUARANTEE BY THE ENGINEER OR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

OWNER'S / DEVELOPER'S CERTIFICATION

I/WE CERTIFY THAT ALL WORK SHOWN ON THESE CONSTRUCTION DRAWINGS WILL BE ACCOMPLISHED PURSUANT TO THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY/OUR RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS, BY A REGISTERED PROFESSIONAL ENGINEER WITHIN THIRTY (30) DAYS OF COMPLETION, BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER.

SIGNATURE _____ DATE 06/06/2018

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

SIGNATURE _____ DATE 06/06/2018

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. 38291, EXPIRATION DATE: 1/13/2020.

C-16

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748 Copyright 2018 Morris & Ritchie Associates, Inc.	
		SITE DEVELOPMENT PLAN POPEYE'S AT OAKLAND EXECUTIVE PARK PROPOSED FAST FOOD RESTAURANT STORMWATER MANAGEMENT NOTES TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257 PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19346
		SCALE:	NO SCALE
		DATE:	06/06/2018
		DRAWN BY:	DTP
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	16 OF 21

OWNER
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 C/O CONTINENTAL REALTY CORP.
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 PHONE: 443-921-4375

DEVELOPER
 COLUMBIA PALACE CHICKEN, LLC
 100 MENLO PARK MALL, SUITE 500
 EDISON, NEW JERSEY 08837
 ATTN: MR. ED BAKSHI
 PHONE: (908)-531-8021

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Plunkett 7-17-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karla L. Lusk 7-30-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Valerie J. Joffe 7-31-18
 DIRECTOR DATE

LOG OF BORING NO. GTA-1

Sheet 1 of 1

PROJECT: Popeye's At Columbia Palace Plaza
 PROJECT NO.: 161690
 PROJECT LOCATION: Howard County, Maryland
 DATE: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER LEVEL (ft.): 10.0
 GROUND SURFACE ELEVATION: 8.3
 CAVED (ft.): 12.2
 DATE STARTED: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER ENCOUNTERED DURING DRILLING (ft.): 13.5
 GROUND SURFACE ELEVATION: 479
 DATUM: Topo
 DRILLING CONTRACTOR: Geo-Technology Associates, Inc.
 DRILLER: K. Kozak
 LOGGED BY: MEW
 CHECKED BY: BTJ
 EQUIPMENT: B-61
 SAMPLING METHOD: Split Spoon

SAMPLE NUMBER	SAMPLE DEPTH (ft.)	SAMPLE RECOVERY (ft.)	SAMPLE ELEVATION (ft.)	DEPTH (ft.)	UCS	GRAIN SIZE	DESCRIPTION	REMARKS
			479.0	0			Asphalt: 4 in.	
			478.0	1	SM		Aggregate Base: 4 in.	
S-1	1.0	10	478.0	11	SM		Brown, dry to moist, loose, Micaceous Silty SAND.	
S-2	2.5	12	478.0	29	SM		Brown, moist, medium dense, Silty SAND, trace Mica.	
S-3	5.0	12	478.0	22	SM		Brown, moist, very stiff, Micaceous Silty SAND.	
S-4	8.5	12	478.0	14	SM		Gray Brown, moist, medium dense, Micaceous Silty SAND.	
S-5	13.5	14	478.0	14	SM			
S-6	18.5	18	462.0	18	SM		Brown, moist, medium dense, Micaceous Silty SAND.	
S-6	18.5	18	459.0	18	SM		Boring terminated at 20 feet.	

NOTES: Ground surface elevation estimated from topographic contours shown on the available plan and is approximate.
 GEO-TECHNOLOGY ASSOCIATES, INC. LOG OF BORING NO. GTA-1
 14280 Park Center Drive, Suite A Laurel, MD, 20707

LOG OF BORING NO. GTA-2

Sheet 1 of 1

PROJECT: Popeye's At Columbia Palace Plaza
 PROJECT NO.: 161690
 PROJECT LOCATION: Howard County, Maryland
 DATE: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER LEVEL (ft.): Dry
 GROUND SURFACE ELEVATION: 477.5
 CAVED (ft.): 3.8
 DATE STARTED: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER ENCOUNTERED DURING DRILLING (ft.): Dry
 GROUND SURFACE ELEVATION: 477.5
 DATUM: Topo
 DRILLING CONTRACTOR: Geo-Technology Associates, Inc.
 DRILLER: K. Kozak
 LOGGED BY: MEW
 CHECKED BY: BTJ
 EQUIPMENT: B-61
 SAMPLING METHOD: Split Spoon

SAMPLE NUMBER	SAMPLE DEPTH (ft.)	SAMPLE RECOVERY (ft.)	SAMPLE ELEVATION (ft.)	DEPTH (ft.)	UCS	GRAIN SIZE	DESCRIPTION	REMARKS
			477.5	0			Asphalt: 4 in.	
			476.5	1	SM		Aggregate Base: 4 in.	
S-1	1.0	3	476.5	13	SM		Brown, dry to moist, medium dense, Poorly-Graded GRAVEL with Sand, trace Silt and Plastic Fragments (F.F.).	
S-2	2.5	8	476.5	8	SM		Brown, moist, medium stiff, SILT with Gravel and Sand (F.F.).	
S-3	5.0	10	476.5	13	SM		Dark Gray Brown to Orange Brown, moist, medium dense, Silty SAND, trace Mica.	
S-4	8.5	16	476.5	10	SM		Brown, moist, medium dense, Silty SAND.	
S-5	13.5	16	485.5	12	ML		Light Brown, moist, stiff, Sandy SILT.	
S-6	18.5	18	480.5	12	HW		Brown with Gray, moist, very dense, Highly Weathered ROCK.	
S-6	18.5	18	457.5	18	HW		Boring terminated at 20 feet.	

NOTES: Ground surface elevation estimated from topographic contours shown on the available plan and is approximate.
 GEO-TECHNOLOGY ASSOCIATES, INC. LOG OF BORING NO. GTA-2
 14280 Park Center Drive, Suite A Laurel, MD, 20707

LOG OF BORING NO. GTA-3

Sheet 1 of 1

PROJECT: Popeye's At Columbia Palace Plaza
 PROJECT NO.: 161690
 PROJECT LOCATION: Howard County, Maryland
 DATE: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER LEVEL (ft.): Dry
 GROUND SURFACE ELEVATION: 477
 CAVED (ft.): 5.8
 DATE STARTED: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER ENCOUNTERED DURING DRILLING (ft.): 13.5
 GROUND SURFACE ELEVATION: 477
 DATUM: Topo
 DRILLING CONTRACTOR: Geo-Technology Associates, Inc.
 DRILLER: K. Kozak
 LOGGED BY: MEW
 CHECKED BY: BTJ
 EQUIPMENT: B-61
 SAMPLING METHOD: Split Spoon

SAMPLE NUMBER	SAMPLE DEPTH (ft.)	SAMPLE RECOVERY (ft.)	SAMPLE ELEVATION (ft.)	DEPTH (ft.)	UCS	GRAIN SIZE	DESCRIPTION	REMARKS
			477.0	0			Asphalt: 4 in.	
			476.0	1	SM		Aggregate Base: 4 in.	
S-1	1.0	10	476.0	14	SM		Brown, moist, medium dense, Silty SAND, trace Mica and Concrete Fragments (F.F.).	
S-2	2.5	12	476.0	11	SM		Brown, dry to moist, medium dense, Silty SAND, trace Asphalt Fragments (F.F.).	
S-3	5.0	10	476.0	6	SM		Brown, moist, loose, Silty SAND, trace Mica.	
S-4	8.5	18	470.0	6	HW		Tan, dry, very dense, Highly Weathered ROCK.	
S-5	13.5	14	460.0	15	SM		Gray Brown, moist, medium dense, Silty SAND, trace Mica.	
S-6	18.5	18	460.0	15	SM		Gray Brown to Brown, moist, dense, Micaceous Silty SAND with Gravel.	
S-6	18.5	18	457.0	18	SM		Boring terminated at 20 feet.	

NOTES: Ground surface elevation estimated from topographic contours shown on the available plan and is approximate.
 GEO-TECHNOLOGY ASSOCIATES, INC. LOG OF BORING NO. GTA-3
 14280 Park Center Drive, Suite A Laurel, MD, 20707

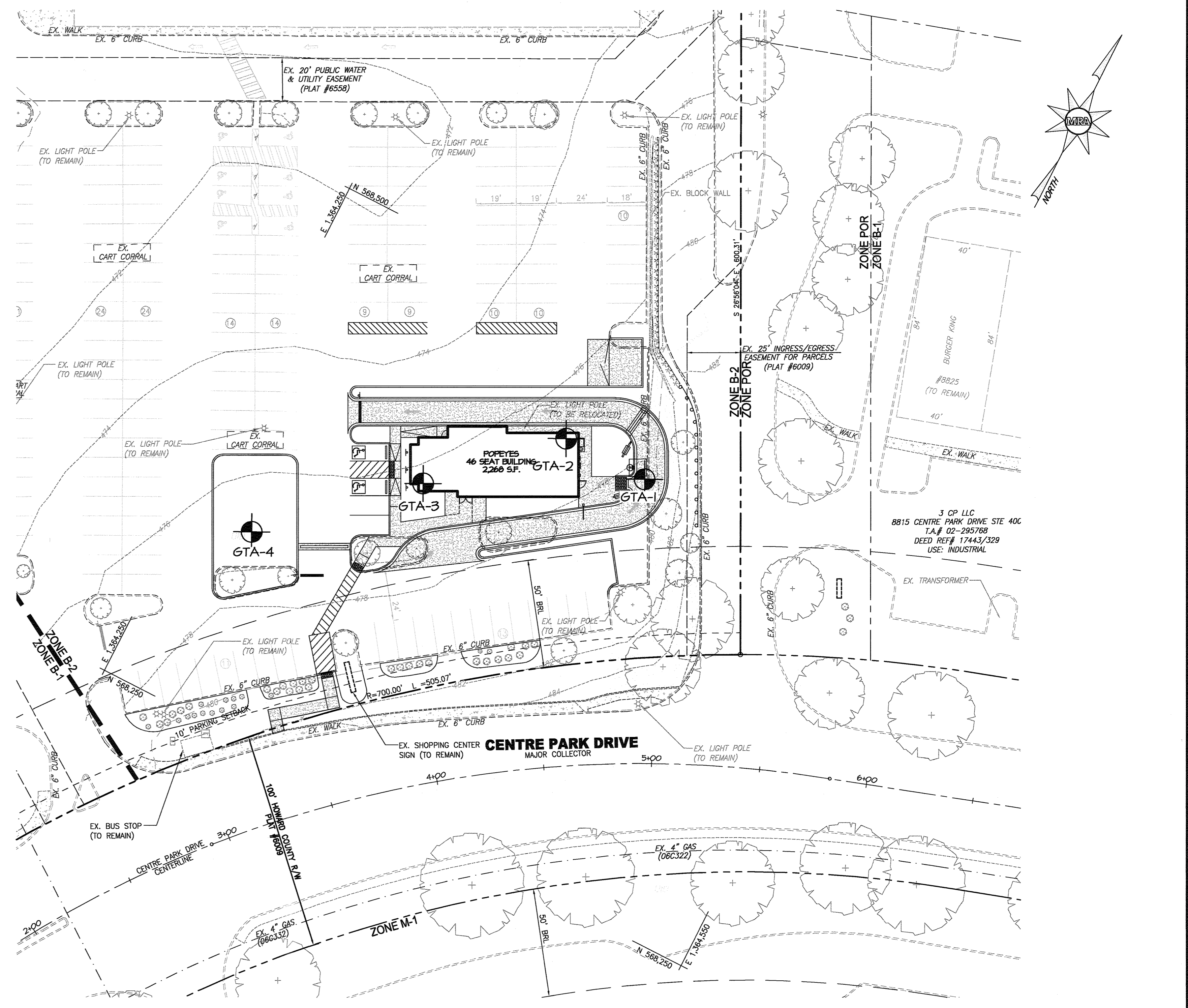
LOG OF BORING NO. GTA-4

Sheet 1 of 1

PROJECT: Popeye's At Columbia Palace Plaza
 PROJECT NO.: 161690
 PROJECT LOCATION: Howard County, Maryland
 DATE: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER LEVEL (ft.): Dry
 GROUND SURFACE ELEVATION: 479
 CAVED (ft.): 11.3
 DATE STARTED: 8/22/16
 DATE COMPLETED: 8/23/16
 WATER ENCOUNTERED DURING DRILLING (ft.): Dry
 GROUND SURFACE ELEVATION: 479
 DATUM: Topo
 DRILLING CONTRACTOR: Geo-Technology Associates, Inc.
 DRILLER: K. Kozak
 LOGGED BY: MEW
 CHECKED BY: BTJ
 EQUIPMENT: B-61
 SAMPLING METHOD: Split Spoon

SAMPLE NUMBER	SAMPLE DEPTH (ft.)	SAMPLE RECOVERY (ft.)	SAMPLE ELEVATION (ft.)	DEPTH (ft.)	UCS	GRAIN SIZE	DESCRIPTION	REMARKS
			478.0	0			Asphalt: 2 in.	
			477.0	1	SM		Aggregate Base: 3 in.	
S-1	1.0	0	477.0	20	SM		No Records.	
S-2	2.5	18	474.0	43	SM		Brown to Light Brown, moist, dense, Clayey GRAVEL with Sand (F.F.).	
S-3	5.0	16	474.0	16	SM		Light Brown, moist, medium dense, Clayey SAND.	
S-4	8.5	10	471.0	14	SM		Orange Brown, moist, medium dense, Clayey SAND, trace Mica.	
S-5	13.5	12	466.0	8	SM		Gray with White, moist, loose, Silty SAND.	
S-6	18.5	12	461.0	15	SM		Brown, moist, medium dense, Silty SAND.	
S-6	18.5	12	458.0	15	SM		Boring terminated at 20 feet.	

NOTES: Ground surface elevation estimated from topographic contours shown on the available plan and is approximate.
 GEO-TECHNOLOGY ASSOCIATES, INC. LOG OF BORING NO. GTA-4
 14280 Park Center Drive, Suite A Laurel, MD, 20707



SOIL BORING LOGS LOCATION PLAN
 SCALE: 1" = 30'
 Scale 1" = 30'

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. 38291, EXPIRATION DATE: 1/13/2020.

MRA MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX (410) 821-1748
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
 GEO-TECHNICAL BORING LOGS
 AND LOCATION PLAN
 TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
 PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
 8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		19346
		SCALE: 1" = 30'
		DATE: 06/05/2018
		DRAWN BY: DTP
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 17 OF 21

SOIL BORING LOG INFORMATION

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

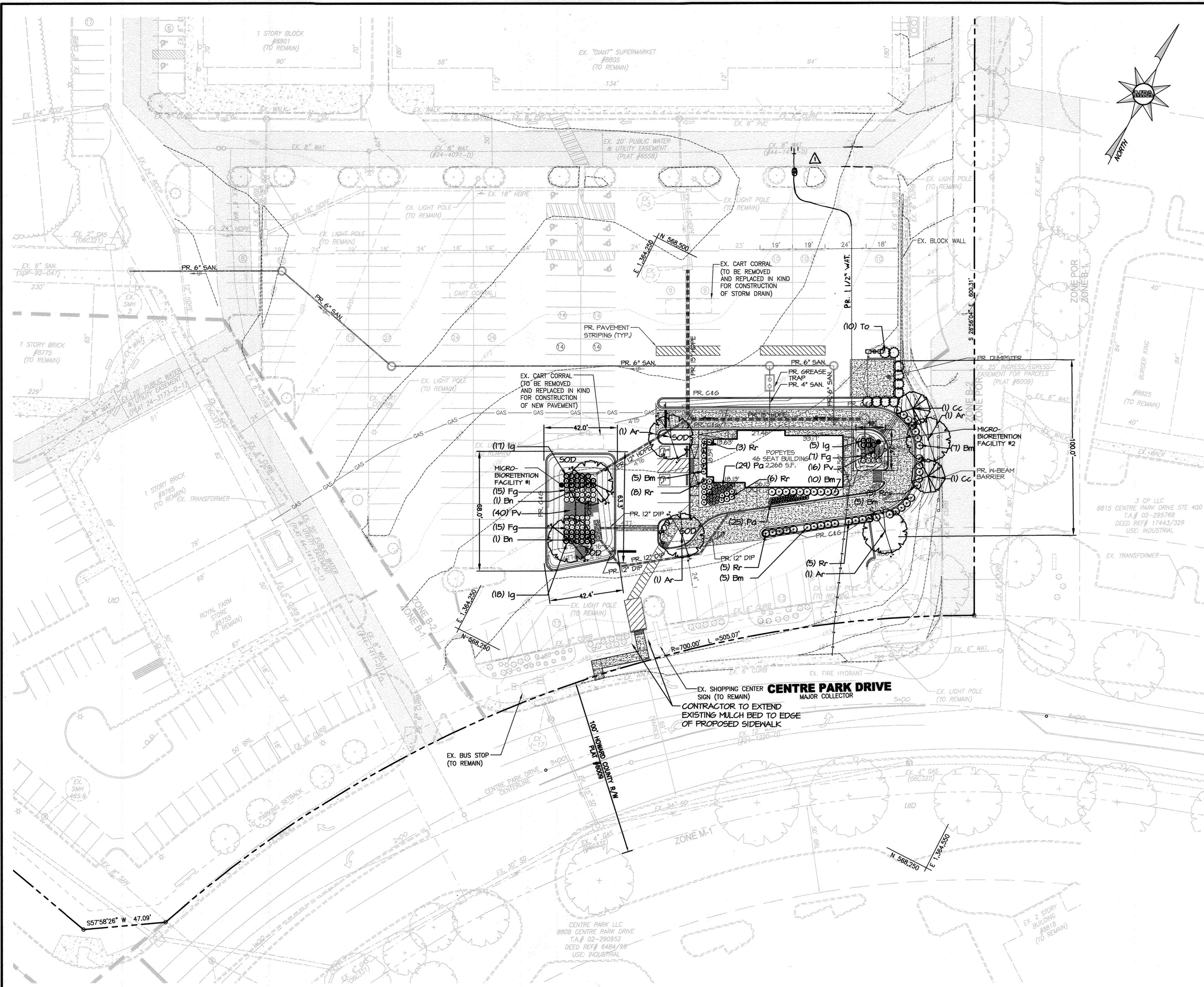
7-12-18
 7-30-18
 7-31-18

811
 Know what's below.
 Call before you dig.
 PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
 THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DATUM
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER
 COLUMBIA PALACE LIMITED
 C/O CONTINENTAL REALTY CORP.
 1427 CLARKVIEW ROAD, SUITE 500
 BALTIMORE, MD 21209-0016
 PHONE: 443-921-4375

DEVELOPER
 COLUMBIA PALACE CHICKEN, LLC
 100 MENLO PARK MALL, SUITE 500
 EDISON, NEW JERSEY 08837
 ATTN: MR. ED BAKSH
 PHONE: (908)-531-8021



LEGEND

EXISTING

- EX. 1 FT. CONTOUR
- EX. 2 FT. CONTOUR
- EX. 10 FT. CONTOUR
- EX. CURB AND GUTTER
- EX. BUILDING
- PR. CONCRETE WALK
- EX. WATER LINE
- EX. SANITARY LINE
- EX. STORM DRAIN LINE

PROPOSED

- PR. 1 FT. CONTOUR
- PR. 2 FT. CONTOUR
- PR. 10 FT. CONTOUR
- PR. STD. SLOPE C&G
- PR. BUILDING
- PR. CONCRETE WALK
- PR. WATER LINE
- PR. SANITARY SEWER
- PR. STORM DRAIN
- PR. GAS LINE

PROPOSED LANDSCAPE LEGEND

- PROPOSED MAJOR DECIDUOUS SHADE TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER AREA

21045 COLUMBIA

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VICINITY MAP
1"=2,000'

PLANTING SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size/Comments	Spacing
MAJOR DECIDUOUS TREE					
Ar	<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple	4	2 1/2'-3' Caliper	As Shown
Bn	<i>Betula nigra 'Heritage'</i>	Heritage River Birch	2	10'-12' HT.	As Shown
MINOR FLOWERING TREES					
Cc	<i>Cercis canadensis</i>	Eastern Redbud	2	2' Caliper	As Shown
EVERGREEN TREES					
To	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Green Arborvitae	10	6' Tall	As Shown
SHRUBS					
Ig	<i>Ilex glabra 'Nigra'</i>	Inkberry	40	24"-36"	As Shown
Bm	<i>Buxus microphylla 'koreana'</i>	Wintergreen Boxwood	32	2"-2 1/2' HT.	As Shown
Fg	<i>Fothergilla gardenii 'Suzanne'</i>	Dwarf Fothergilla	37	24"-30"	As Shown
Rr	<i>Rosa 'Radrizz' P#11036</i>	Knock-out Rose	31	2 1/2'-3' HT.	As Shown
GRASSES					
Pa	<i>Pennisetum alopecuroides 'Hamel'</i>	Fountain Grass	54	1 Gal.	12" On Center
Pv	<i>Panicum virgatum 'Cheyenne Sky'</i>	Cheyenne Sky Switch Grass	56	1 Gal.	18" On Center

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2020.

C-18

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
FINAL LANDSCAPE PLAN

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/19/2018	REVISED WATER METER LOCATION	19348
12/28/2020	REVISED SWM FACILITY #2 PER ASBUILT CONDITIONS	SCALE: 1" = 30'

DATE: 06/06/2018
DRAWN BY: DTP
DESIGN BY: MAB
REVIEW BY: THS
SHEET: 18 OF 21

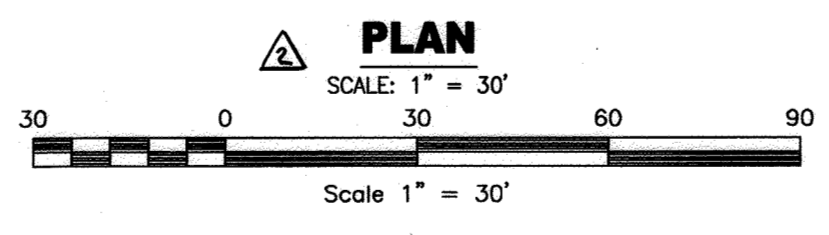
DEVELOPER'S/ OWNER'S LANDSCAPE CERTIFICATE

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/ OWNER'S NAME: *Ashtik Prithi*

APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>Chad Edwards</i>	7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Kathleen...</i>	7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>William J. J...</i>	7-31-18
DIRECTOR	DATE



NOTE: THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



Know what's below. Call before you dig.
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DATUM
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSHI
PHONE: (908)-531-8021

NOTES AND SPECIFICATIONS:

- LANDSCAPE ISLANDS AND AREAS MUST BE PLANTED WITH TREES, SHRUBS, GRASS, OR GROUND COVER AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (AC). GRAVEL, STONES, SAND, WOOD CHIPS OR SIMILAR MATERIALS ARE NOT PERMITTED.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA" STANDARD FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL MATERIAL SHALL BE NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS. VARIETIES SHALL BE INDIGENOUS TO THIS AREA, ZONE 6.
- ALL MATERIAL SHALL BE PLANTED ACCORDING TO THE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, MARYLAND AND POTOMAC CHAPTERS, OR EQUAL.
- ALL PLANT MATERIAL SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER COMPLETION OF SITE WORK.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE PROPERTY OWNER OR INSTALLER FOR THE DURATION OF ONE FULL GROWING SEASON AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THEREAFTER, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A HEALTHY CONDITION AT ALL TIMES. DEAD OR DISEASED PLANTS MAY BE REMOVED BUT SHALL BE REPLACED WITH NEW MATERIAL BY THE OWNER WITHIN ONE GROWING SEASON.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT/ AND/OR THE AC. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE QUANTITY, AND LOCATION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE COLUMBIA OFFICE AND COMMERCIAL DESIGN GUIDELINES.
- FINANCIAL SURETY IN THE AMOUNT OF \$7,830 FOR 6 SHADE TREES (\$300/TREE), 12 EVERGREEN/ORNAMENTAL TREES (\$150/TREE) AND 141 SHRUBS (\$30/SHRUB) HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- THERE ARE NO VEGETATIVE COMMUNITIES OR SPECIMEN TREES ON SITE.
- THE CONTRACTOR SHALL STAKE ALL PLANT MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. SOIL PH AND FERTILITY SHALL BE BETWEEN 6.0 AND 7.0. ORGANIC MATTER CONTENT. COMPOST SHALL BE ADDED TO TOPSOIL IN A 70:30 RATIO OF TOPSOIL TO COMPOST. SOIL COMPACTION. OPTIMAL IS <1.65G/CUBIC CM.
- THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
- THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
- THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
- MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
- ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES MOWING OF TURF, WATERING, PRUNING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.
- UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE FILLED WITH FERTILE, FRIABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
- THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.
- THE CONTRACTOR SHALL NOT KNOWINGLY INSTALL PLANTS IN SOIL OR DRAINAGE CONDITIONS THAT ARE NOT CONDUCTIVE TO PLANT SURVIVABILITY. THESE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE WHAT AMENDMENTS MIGHT BE APPROPRIATE.
- PLANTING MIX: PLANTING MIX SHALL BE PREPARED AT APPROVED ON-SITE STAGING AREA USING APPROVED ON-SITE EXISTING SOIL. MIX MINIMUM QUANTITIES OF 20 CUBIC YARDS OR SUFFICIENT MIX FOR ENTIRE JOB IF LESS THAN 20 CUBIC YARDS IS REQUIRED. THOROUGHLY MIXED IN THE FOLLOWING PROPORTIONS FOR TREE AND SHRUB PLANTING MIX: 0.5 CY EXISTING SOIL, 0.2 CY SHARP SAND, 0.3 CY WOOD RESIDUALS, 4.5 LBS TREBLE SUPERPHOSPHATE, 5.0 LBS DOLOMITE LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS)
- FOR BED PLANTING, INCORPORATE THE FOLLOWING INGREDIENTS PER 20 SF AND INCORPORATE INTO TOP 8 INCHES OF EXISTING SOILS BY ROTOTILLING OR SIMILAR METHOD OF INCORPORATION: 0.2 CY SHARP SAND; 0.3 CY ORGANIC MATERIAL; 4.5 LBS TREBLE SUPERPHOSPHATE; 5.0 LBS DOLOMITE LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS) CONTRACTOR IS TO PLACE A MINIMUM OF 4" OF TOPSOIL.
- THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- LANDSCAPE IRRIGATION TO BE DESIGNED AND INSTALLED BY CONTRACTOR IF REQUESTED BY THE OWNER.
- FOR SEEDING TYPES AND LOCATIONS REFER TO E&S DRAWINGS.
- ALL LANDSCAPE BEDS SHALL BE MULCHED USING HARDWOOD BARK MULCH.
- ALL AREAS NOT COVERED BY PAVING, PLANTING BEDS, OR SPECIFIED OTHERWISE ON THE E&S PLANS SHALL BE PLANTED WITH SOD.
- SOD:
 - HARVEST AND HANDLE SOD ACCORDING TO THE REQUIREMENTS OF THE TURF GRASS PRODUCERS INTERNATIONAL GUIDELINES AND SPECIFICATIONS TO TURF GRASS SODDING AND THE ADDITIONAL REQUIREMENTS NOTED HEREIN.
 - THE LANDSCAPE CONTRACTOR SHALL ENGAGE AN EXPERIENCED SODDING COMPANY WHICH HAS COMPLETED SODDING WORK SIMILAR IN SIZE AND INTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL SOD ESTABLISHMENT.
 - THE CONTRACTOR SHALL MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR AT THE PROJECT SITE DURING TIMES WHEN SODDING WORK IS IN PROGRESS.
 - SODDED LAWNS WILL BE ACCEPTABLE PROVIDED THE SOD GROWERS REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN MET, AND A HEALTHY, WELL ROOTED, EVEN COLORED, UNIFORM STAND OF GRASS IS ESTABLISHED. THE GRASS WILL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE - NON-RESIDENTIAL	A
LINEAR FEET OF PERIMETER	100
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	2
EVERGREEN TREES	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	
SHADE TREES	2
EVERGREEN TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS (10:1 SUBSTITUTION)	0
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	NA

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	297
NUMBER OF SHADE TREES REQUIRED	
SHADE TREES (1/50 LF)	6
EVERGREEN TREES (1/40 LF)	8
CREDIT FOR EXISTING VEGETATION	
(NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING	
(NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	
SHADE TREES	4
EVERGREEN TREES	4
OTHER TREES (2:1 SUBSTITUTION)	1
SHRUBS (10:1 SUBSTITUTION)	99

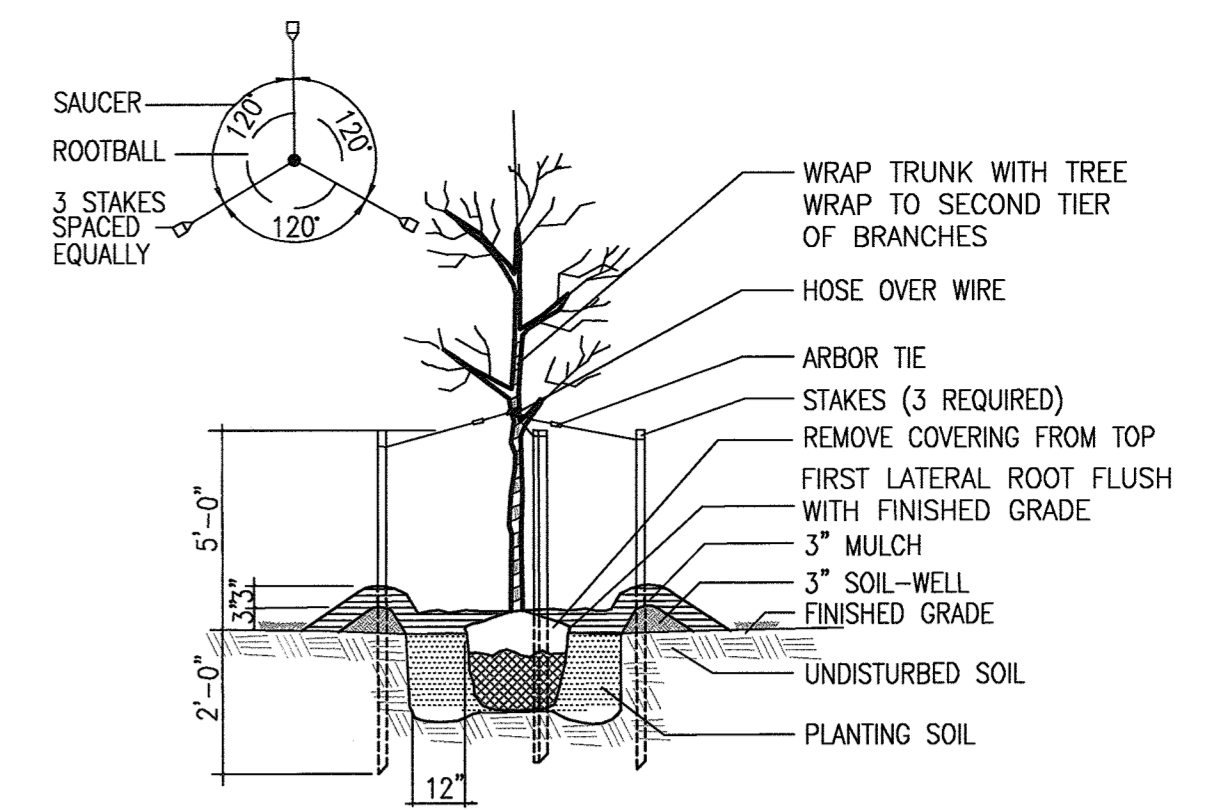
THE ESD PRACTICES PROPOSED ARE NOT LARGE SWM FACILITIES. THEY ARE SMALL SHALLOW DEPRESSIONS. THE PROPOSED LANDSCAPING IN CONJUNCTION WITH THE REST OF THE LANDSCAPING PROVIDED IN AREAS ADJACENT TO THE ESD FACILITIES SATISFY THE SPIRIT AND INTENT OF THE LANDSCAPE MANUAL.

TREE REQUIREMENTS (COLUMBIA OFFICE AND COMMERCIAL DESIGN GUIDELINES)

NUMBER OF ACRES OF DEVELOPMENT	= 0.7
TREES REQUIRED PER GROSS ACRE	= 24
TOTAL REQUIRED	= 17
TOTAL TREES PROPOSED	= 6 SHADE TREES 2 FLOWERING TREES (EQUIVALENT 1 SHADE TREE) 10 EVERGREEN TREES (EQUIVALENT 5 SHADE TREES) 131 SHRUBS (EQUIVALENT 13.1 SHADE TREES) 25.1 SHADE TREES

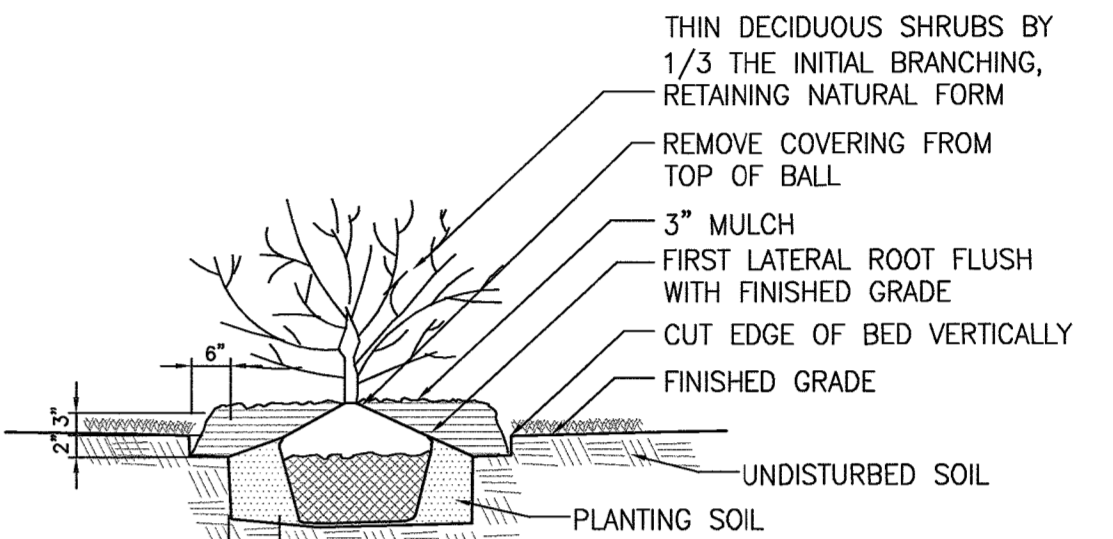
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	4
NUMBER OF LANDSCAPE ISLANDS REQUIRED (1/20 SPACES)	1
NUMBER OF TREES REQUIRED (1/20 SPACES)	1
NUMBER OF TREES PROVIDED	
SHADE TREES	2
OTHER TREES (2:1 SUBSTITUTION)	0



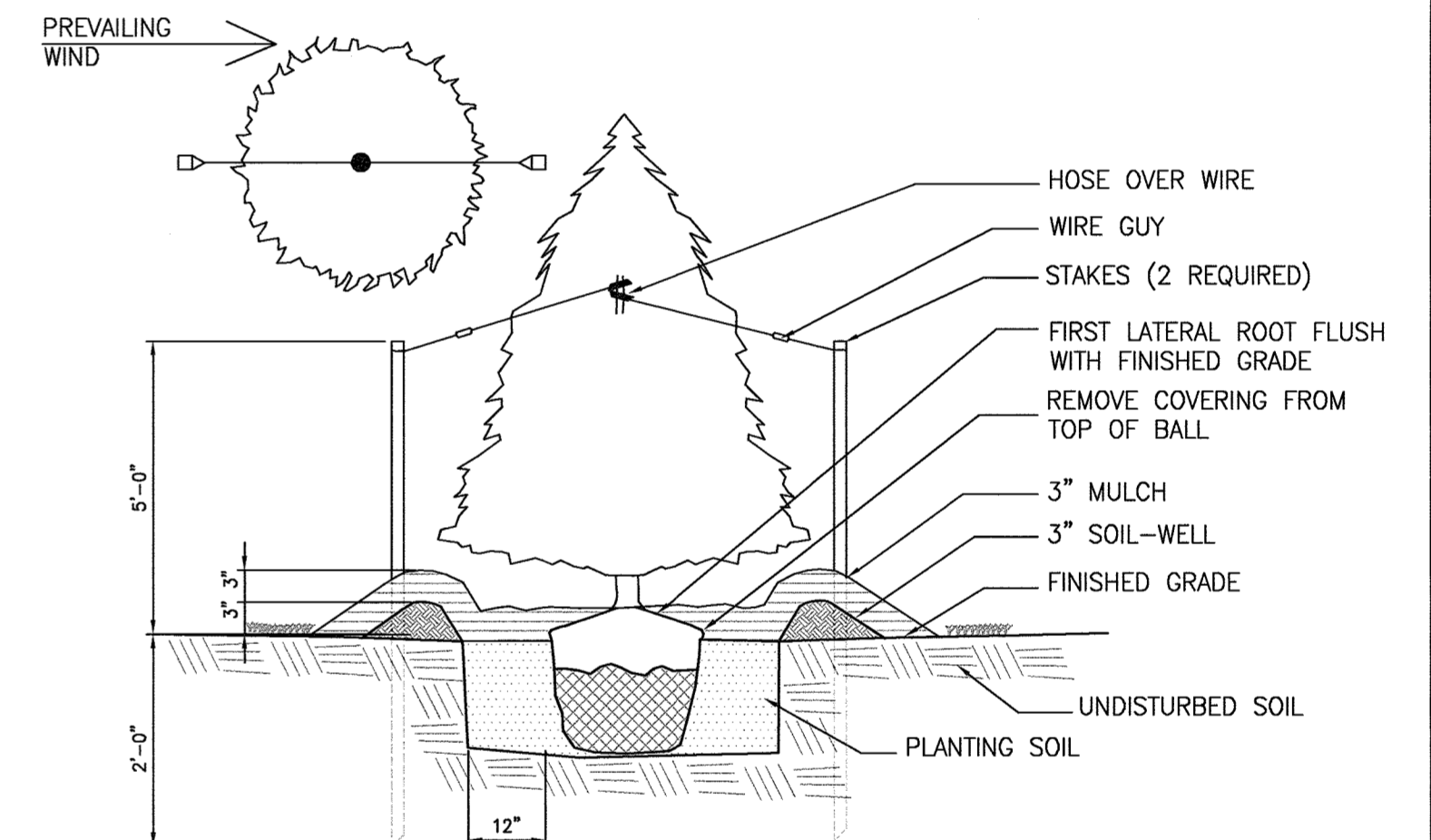
DECIDUOUS TREE DETAIL

DETAIL NOT TO SCALE



SHRUB DETAIL

DETAIL NOT TO SCALE



EVERGREEN TREE DETAIL

DETAIL NOT TO SCALE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2020

C-19

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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SITE DEVELOPMENT PLAN
POPEYE'S AT OAKLAND EXECUTIVE PARK
PROPOSED FAST FOOD RESTAURANT
FINAL LANDSCAPE DETAILS

TAX MAP 30 ~ GRID 18 ~ PARCEL 104 ~ ZONING B2 ~ DEED REF 01435/00257
PLAT NO. 15737 ~ TAX ASSESSMENT DISTRICT 02 ~ 2nd ELECTION DISTRICT
8805 CENTRE PARK DRIVE, HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
		19346
		SCALE: AS SHOWN
		DATE: 06/06/2018
		DRAWN BY: DTP
		DESIGN BY: MAB
		REVIEW BY: THS
		SHEET: 19 OF 21

APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>Chad Plummer</i>	7-12-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Kevin D. Anderson</i>	7-30-18
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>N. M. [Signature]</i>	7-31-18
DIRECTOR	DATE

OWNER
COLUMBIA PALACE LIMITED
C/O CONTINENTAL REALTY CORP.
1427 GLARKVIEW ROAD, SUITE 500
BALTIMORE, MD 21209-0016
PHONE: 443-921-4375

DEVELOPER
COLUMBIA PALACE CHICKEN, LLC
100 MENLO PARK MALL, SUITE 500
EDISON, NEW JERSEY 08837
ATTN: MR. ED BAKSH
PHONE: (908)-531-8021

