

SHEET INDEX

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2	DETAILS AND PROFILES
3	DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN
4	PLANTING PLAN
5	EXISTING CONDITIONS AND DEMO PLAN
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10	REVISED LANDSCAPE PLAN
11	SIGN DETAILS

PARKING CHART

Use Category/Description	Area (SF)	Parking Requirement	Parking Required	Parking Provided
Financial Advising	1,578	3.3 spaces per 1,000 sf	5.3 spaces	
Restaurant, carryout	1,725	6.0 spaces per 1,000 sf	10.2 spaces	
Restaurant, carryout	1,382	6.0 spaces per 1,000 sf	8.3 spaces	
Restaurant, fast food	2,440	14.0 spaces per 1,000 sf	35 spaces	59 spaces

GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. FROM BEST AVAILABLE INFORMATION THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

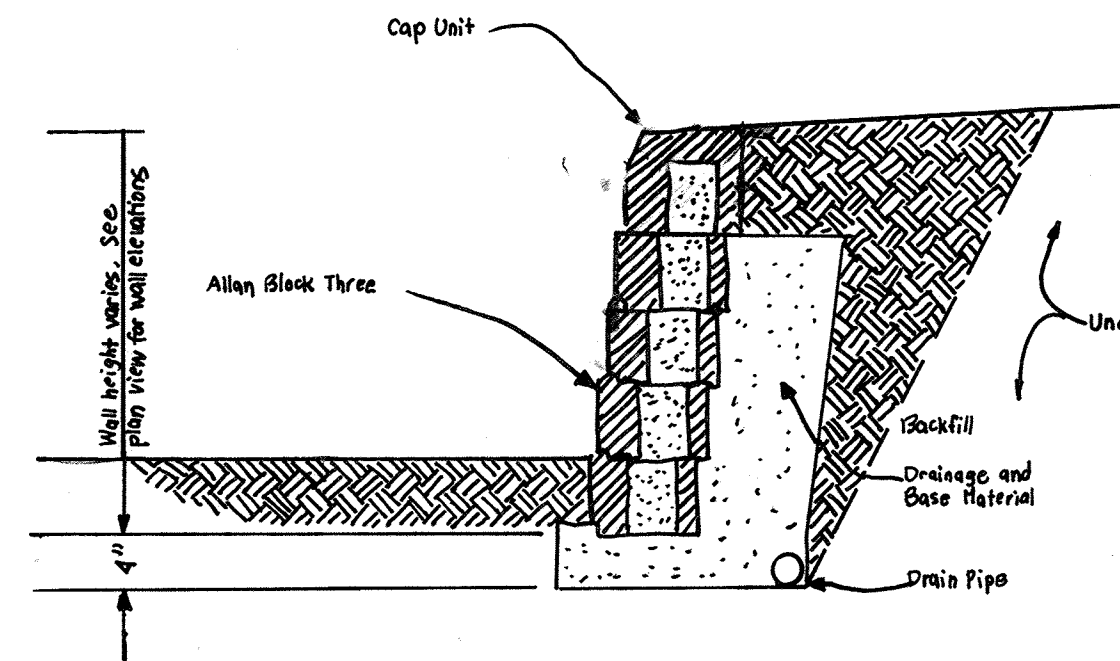
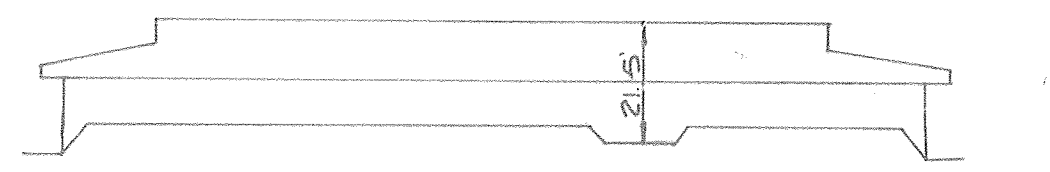
MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3353
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED DECEMBER, 1986 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND /OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- STORMWATER MANAGEMENT IS LOCATED IN PARCEL A-1 AND CONSTRUCTED UNDER F-84-174.
- ALL OUTDOOR LIGHTING TO COMPLY WITH THE REQUIREMENTS OF THE ZONING REGULATIONS, SECTION 134.

SITE TABULATION

GROSS AREA OF SUBMISSION:	60,997 S.F. (1.4 Ac.)
PRESENT ZONING:	B-1
GROSS AREA OF ONE STORY BUILDING:	6501 S.F.
BUILDING COVERAGE:	11.3%
BUILDING USE:	FINANCIAL SERVICES, RESTAURANT (CARRY OUT), RESTAURANT (FAST-FOOD)
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROVIDED:	N/A
PARKING REQUIRED:	58 SPACES
PARKING PROVIDED:	59 SPACES
HANDICAPPED PARKING REQUIRED:	4 SPACES
HANDICAPPED PARKING PROVIDED:	4 SPACES
TOTAL AREA OF PARKING LOT:	21,099 SF
LANDSCAPED ISLANDS REQUIRED:	3
LANDSCAPED ISLANDS PROVIDED:	3

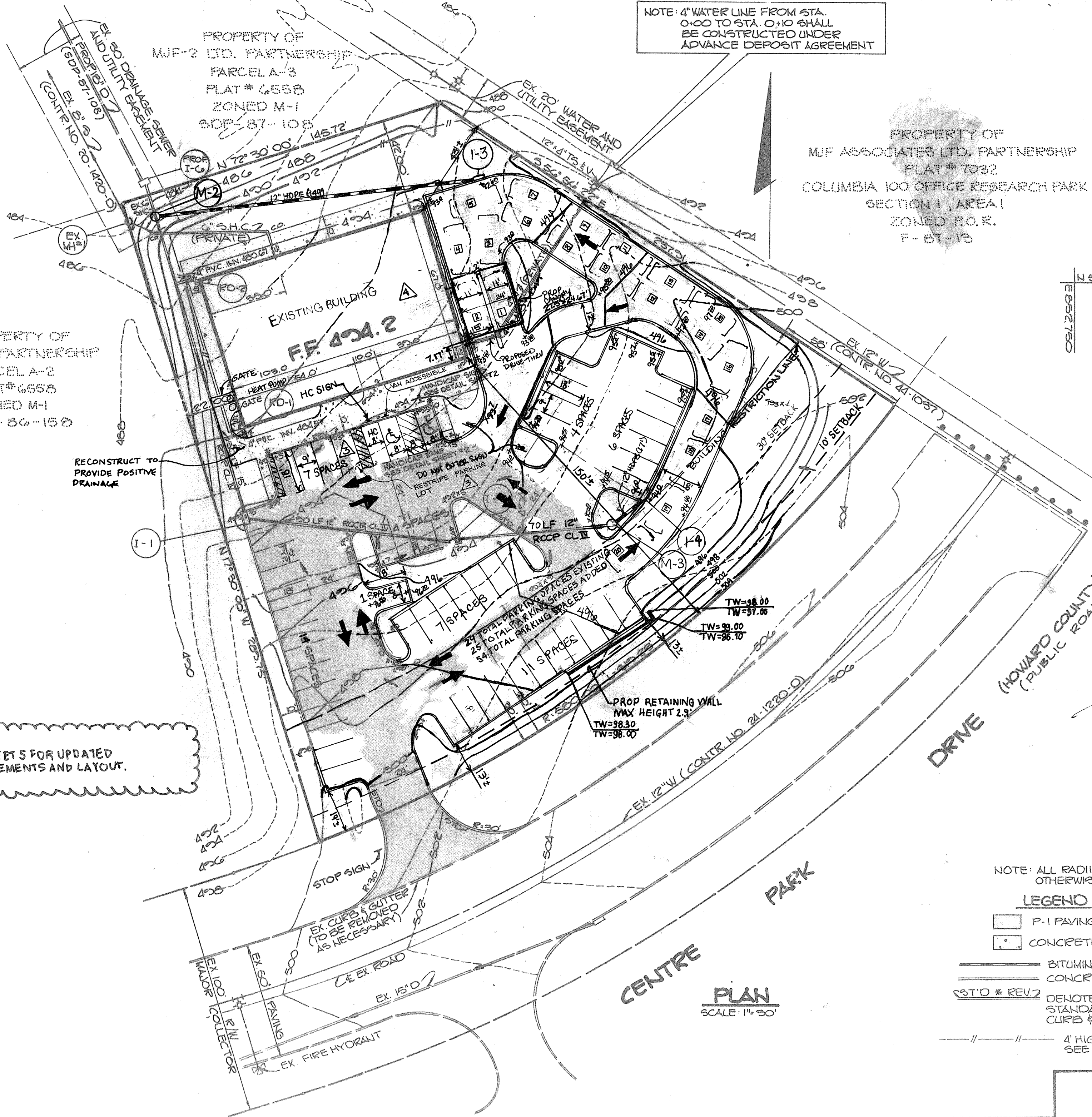
SOUTH EAST BUILDING ELEVATION

NO SCALE



RETAINING/PLANTER WALL DETAIL
NO SCALE

NOTE: 4" WATER LINE FROM STA. 0+00 TO STA. 0+10 SHALL BE CONSTRUCTED UNDER ADVANCE DEPOSIT AGREEMENT



NOTE: SEE SHEETS FOR UPDATED IMPROVEMENTS AND LAYOUT.

NOTE: ALL RADII ARE 6" UNLESS OTHERWISE NOTED

LEGEND

- P-1 PAVING
- ▨ CONCRETE SIDEWALK
- BITUMINOUS CURB
- CONCRETE CURB & GUTTER
- STD * REV2 DENOTES CHANGE FROM STANDARD TO REVERSE CURB & GUTTER
- 4" HIGH WOODEN FENCE SEE DETAIL SHEET #2

ADDRESS CHART

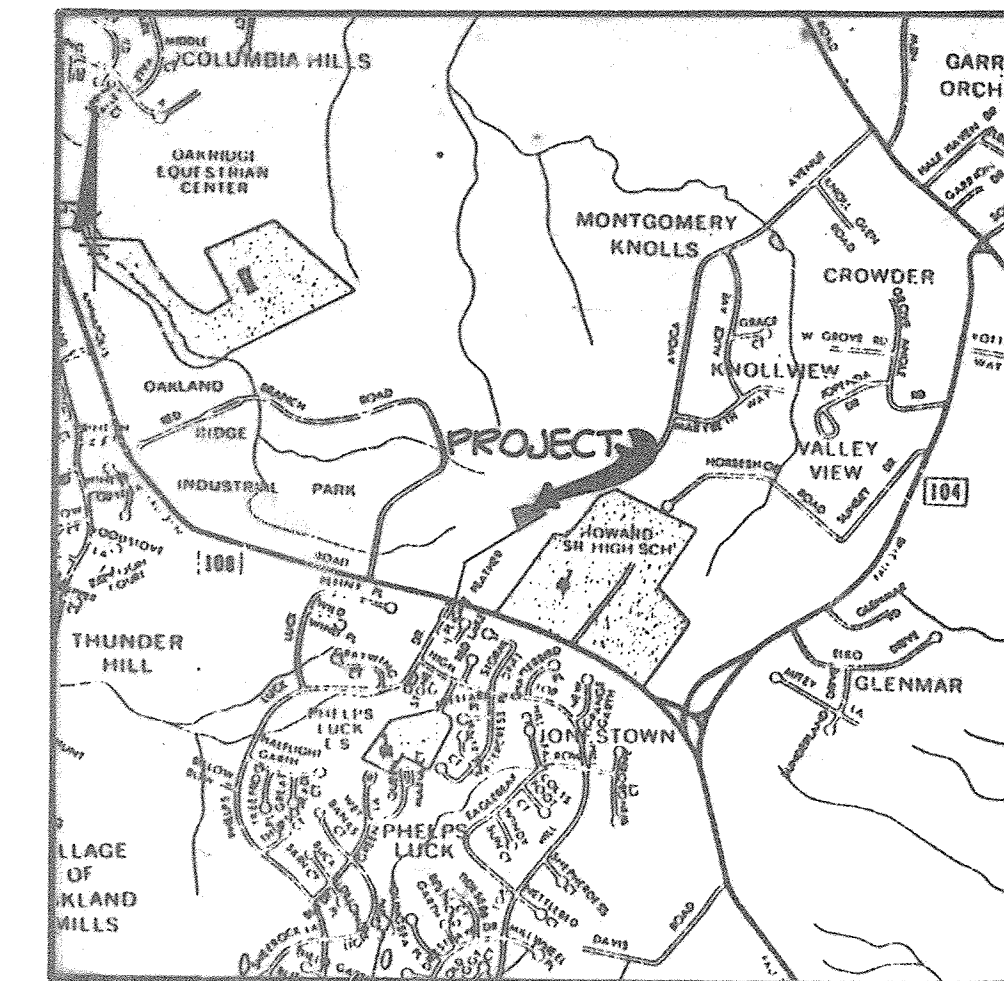
LOT NUMBER	STREET ADDRESS
BUILDING 1	8835 CENTRE PARK DRIVE

SUBDIVISION NAME	SECT./AREA	PARCEL #
OAKLAND EXECUTIVE PARK		A-4
FLAT # 6558	BLOCK # 18	ZONE 8-1
TAX/ZONE MAP	ELEC. DIST. 2	CENSUS TR 6023.02
WATER CODE G-07	SEWER CODE	5457400



APRIL 8, 2019 REDLINE ONLY

4-21-87
MO / JFD



VICINITY MAP

SCALE: 1"=2000'

- GENERAL NOTES:**
- THE PROPERTY IS SUBJECT TO BC CASE 88-10-026C. THIS CASE WAS HEARD BY THE HEARINGS EXAMINER ON DEC. 14, 2018 FOR A CONDITIONAL USE APPROVAL FOR A FAST-FOOD RESTAURANT USE IN A B-1 ZONING DISTRICT. THE HEARINGS EXAMINER SIGNED THE DECISION AND ORDER, GRANTING AN APPROVAL FOR THE CONDITIONAL USE ON JAN. 9, 2019.
 - THE LANDSCAPING FOR THIS PROJECT HAS BEEN ENHANCED IN ACCORDANCE WITH CONDITIONAL USE PETITION TO ADD A FAST-FOOD RESTAURANT USE TO THE PROPERTY, PER BC CASE 18-026C. SEE SHEET 10 FOR LANDSCAPE DETAILS.
 - FOREST CONSERVATION FOR THIS COMMERCIAL CENTER IS NOT REQUIRED BECAUSE THE PROPOSED SITE GRADING SHALL OCCUR WITHIN AN EXISTING IMPERVIOUS PAVEMENT AREA AND THE GRADING SHALL NOT OCCUR BEYOND THE EXISTING IMPERVIOUS LIMITS.
 - THERE ARE NO STREAMS, FLOOD PLAINS, WETLANDS OR REGULATED ENVIRONMENTAL BUFFERS ON THIS SITE.

DATE	REVISION
3/29/19	CONVERT BANK DRIVE THRU TO RESTAURANT DRIVE-THRU AND RECONFIGURE PARKING
12/29/18	ADD A DRIVE-THRU TO THE EXISTING BUILDING, ADD 25 PARKING SPACES, ADJUST GRADING AND ADD INLET & 2 MANHOLES.
6/13/17	RESTRICTED PARKING LOT SECTION (NORTHERN END) TO ACCOMMODATE HC VAN PARKING, MOD. SITE TABULATION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Jorgan Baker 5/24/87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

William W. Lindquist 5-25-87
PLANNING DIRECTOR DATE

Louis F. Jones 5-25-87
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

William W. Lindquist 5-19-87
CHIEF, BUREAU OF ENGINEERING DATE

11-2-87 | GRADING CHANGE
REPLACE E-1 WITH I-3

DATE	NO	REVISION

OWNER/DEVELOPER

NAME: PARTRIS CENTER, CORP.	NAME: BURGERS OF BALTIMORE II, LLC
ATTN: JINA LINA	ATTN: GARY EDWARDS
ADDRESS: 7516 NEWMARKET DR.	ADDRESS: 5111 KEANSINGTON FARM CT
BETHESDA, MD 20817	BETHESDA, MD 20817
TELEPHONE: 202-714-6922	TELEPHONE: 410-331-1705

PROJECT CENTRE PARK DRIVE BANK AND RETAIL CENTER

AREA OAKLAND EXECUTIVE PARK PARCEL A-4 TAX MAP LOT 30 FLAT NO. 6558

TITLE: REVISED SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2690

3-16-87 DATE

DESIGNED BY: J.K.B.

DRAWN BY: M.A.D.

PROJECT NO: 35700

DATE: 3-16-87

SCALE: AS SHOWN

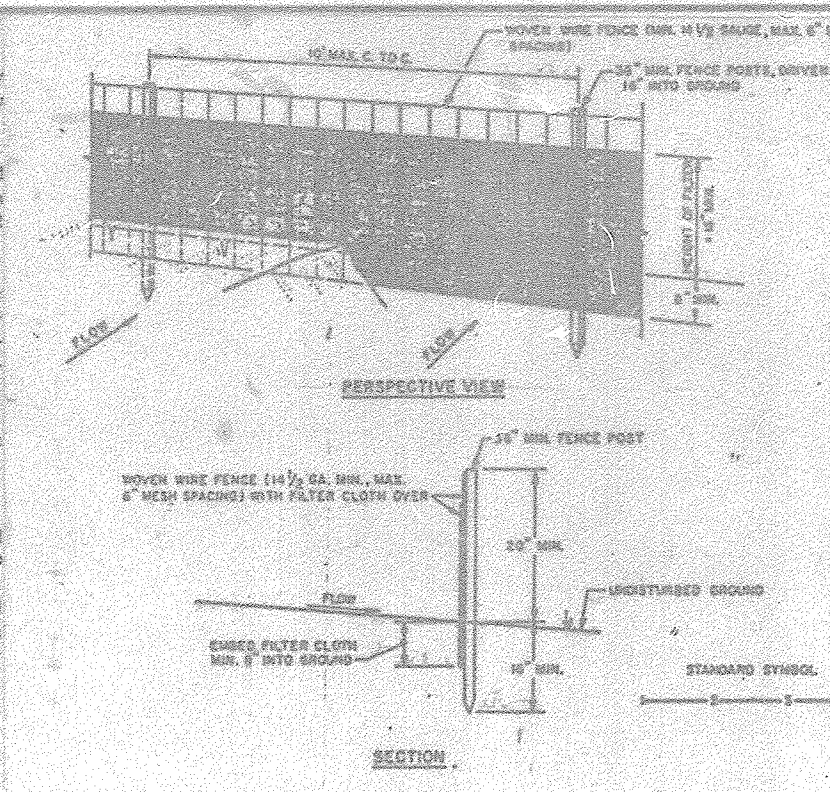
DRAWING NO. 1 OF 11

Arthur E. Muegge
ARTHUR E. MUEGGE #5107

SDP-87-180

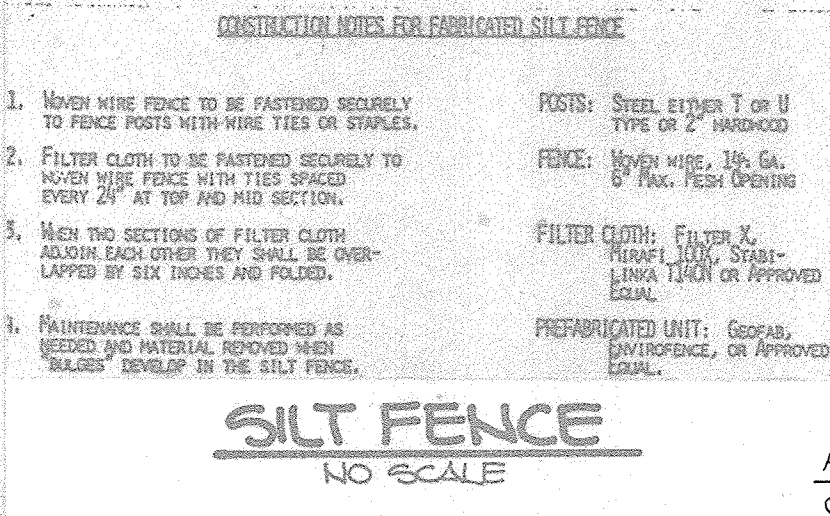
SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1982 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1982 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- NOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH NINE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO NOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- JOIN THE SECTIONS OF FILTER CLOTH TOGETHER SUCH THAT THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "WALSH" DEVELOPS IN THE SILT FENCE.



SEEDING NOTES

Seeded Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 square ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seedings apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 square ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 square ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING NOTES

Seeding - For the periods March 1 through April 30, and August 1 through October 15, seed with 40 lbs. per acre (1.4 lbs./1000 square ft.) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 square ft.) of weeping lovegrass. During the period of October 16 through February 28, protect site by Option (1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring. Option (2) seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well-anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 square ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 square ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 348 gallons per acre (8 gal./1000 square ft.) for anchoring.

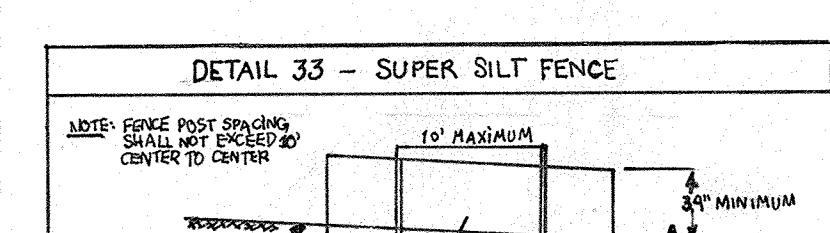
Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) Where soil is highly acidic, apply dolomitic limestone at the rate of 1 ton per acre.



1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Design for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6" height posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower portion with large gaps shall have anchors and posts caps are not required on the end of sections and shall meet the following minimums:

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 6" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and all debris removed when "Walsh" develops in the silt fence, or when it reaches 30% of grass height.

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WITH MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Design for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6" height posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower portion with large gaps shall have anchors and posts caps are not required on the end of sections and shall meet the following minimums:

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 6" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and all debris removed when "Walsh" develops in the silt fence, or when it reaches 30% of grass height.

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples on the end of sections and shall meet the following minimums:

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP OF CURB OR RIM ELEVATION	REMARKS
1-1	15' Comb w/ Ret. Grabs	See Plan	486.22	485.97	493.88	Ho. Co. Std. SD 4.32 & SD 4.93
1-2	15' Comb w/ Ret. Grabs	See Plan	489.12	488.92	492.68	Ho. Co. Std. SD 4.32 & SD 4.93
1-3	12' Comb, End Section	See Plan	-	489.82	-	Ho. Co. Std. SD 5.51
1-3	A-10 Inlet	See Plan	-	498.41	492.60	Ho. Co. Std. SD-4.02
1-4	DOUBLE S'-1 Inlet	See Plan	-	490.12	494.00	Ho. Co. Std. SD-4.23
M-2	Std. Precast Manhole	See Plan	478.57	478.47	487.00	Ho. Co. Std. G-5.11
M-3	Std. Precast Manhole	See Plan	489.78	489.68	495.50	Ho. Co. Std. G-5.11

- SEQUENCE OF CONSTRUCTION**
- 1) Obtain a Grading Permit.
 - 2) Install silt fences and stabilized construction entrances. (2 days)
 - 3) Rough grade site. (3 days)
 - 4) Install utilities, storm drainage, inlet protection and end section blocking. (7 days)
 - 5) Complete all construction. (6 weeks)
 - 6) Stabilize all disturbed areas in accordance with the permanent seeding notes. (4 days)
 - 7) Upon permission of the sediment control inspector, remove all sediment controls and stabilize all areas disturbed in the process in accordance with permanent seeding notes. (2 days)

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Arthur E. Muegge President
DEVELOPER 5-16-87 DATE

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Arthur E. Muegge ENGINEER 5-8-87 DATE

REVIEWED FOR HOWARD S.C.D. NAME
AND MEETS TECHNICAL REQUIREMENTS DATE

James M. Helm 5-19-87 DATE
U.S. SOIL CONSERVATION SERVICE

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

Stephen L. Helm 5-14-87 DATE
HOWARD S.C.D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

James M. Helm 5/24/87 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

John M. Munchman 5-25-87 DATE
PLANNING DIRECTOR

ACTIVE *Louis F. Dumas* 5-25-87 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William B. Rahn 5-16-87 DATE
DIRECTOR

CHIEF, BUREAU OF ENGINEERING

3/29/19 5 CONVERT BANK DRIVE THROUGH RESTAURANT DRIVE - TRUCK AND RECONFIGURE PARKING

12-24-04 ADD A DRIVE TIE TO THE EXISTING BUILDING. ADD 26 PARKING SPACES. ADJUST GRADING AND ADD INLET AND 2 MANHOLES.

DATE NO REVISION

OWNER / DEVELOPER

NAME: PEAR TREE CENTER, CORP. NAME: BURGERS OF BALTIMORE, LLC
ATTN: JINA LINA ATTN: GARY EDWARDS
ADDRESS: 7616 NEWMARKET DR. ADDRESS: 86750A MD 20817
FOREST HILL, MD 21050
TELEPHONE: 202-714-6522 TELEPHONE: 410-371-9705

PROJECT: CENTRE PARK DRIVE BANK AND RETAIL CENTER

AREA: OAKLAND EXECUTIVE PARK PARCEL A-4 TAX MAP NO. 30 PLAT NO. 6558 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

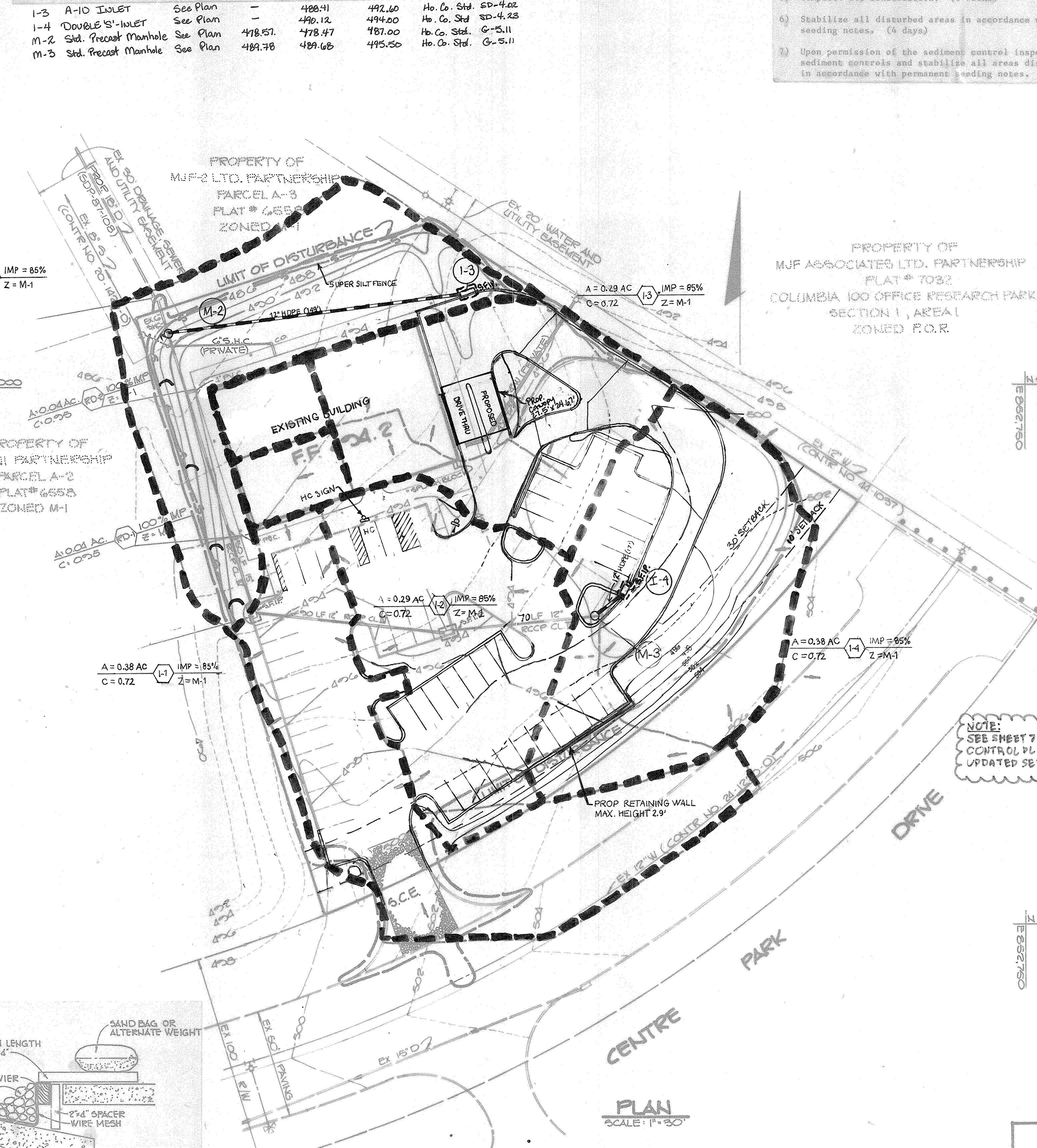
TITLE: DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN REVISED

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3106 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2630

3-16-87 DATE

DESIGNED BY: C.J.R.
DRAWN BY: M.A.D.
PROJECT NO: 35700
DATE: 5-16-87
SCALE: AS SHOWN
DRAWING NO. 3 OF 11

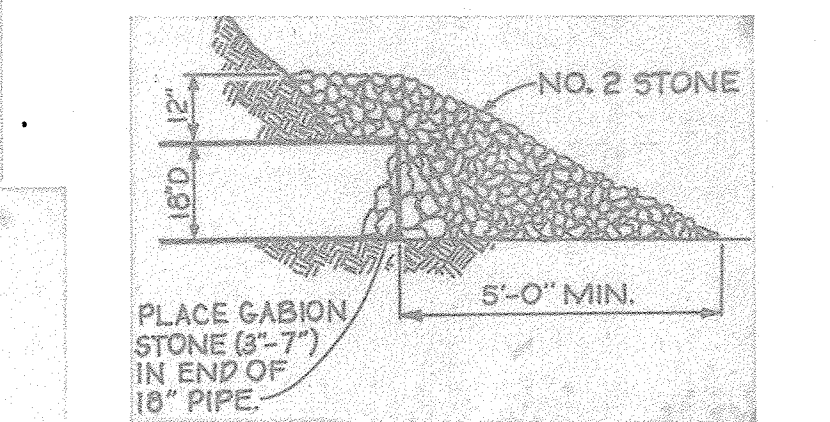


A = 0.31 AC
C = 0.72
IMP = 85%
Z = M-1

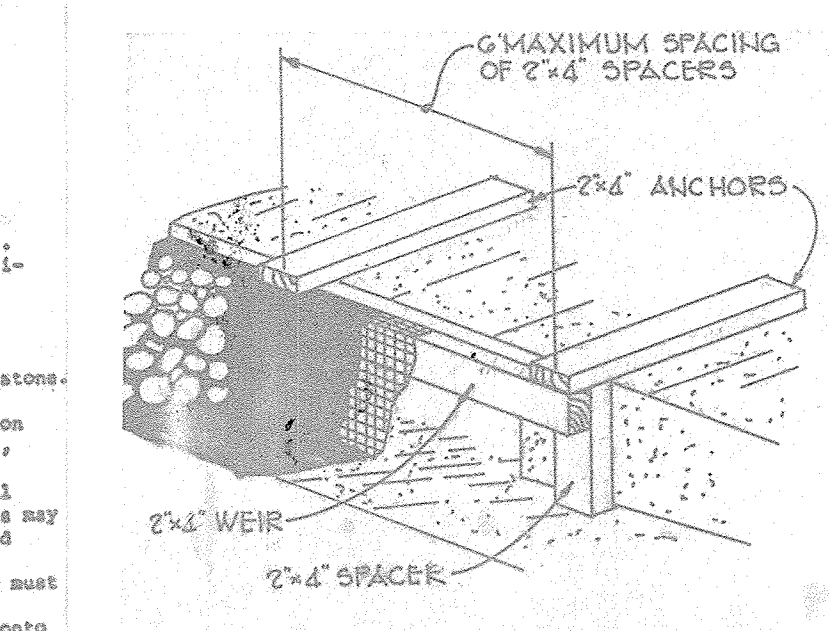
A = 0.29 AC
C = 0.72
IMP = 85%
Z = M-1

A = 0.38 AC
C = 0.72
IMP = 85%
Z = M-1

A = 0.38 AC
C = 0.72
IMP = 85%
Z = M-1



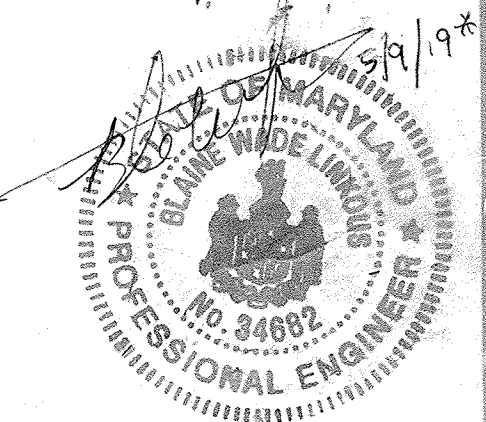
END SECTION BLOCKING
NO SCALE



STONE FILTER INLET PROTECTION
NO SCALE

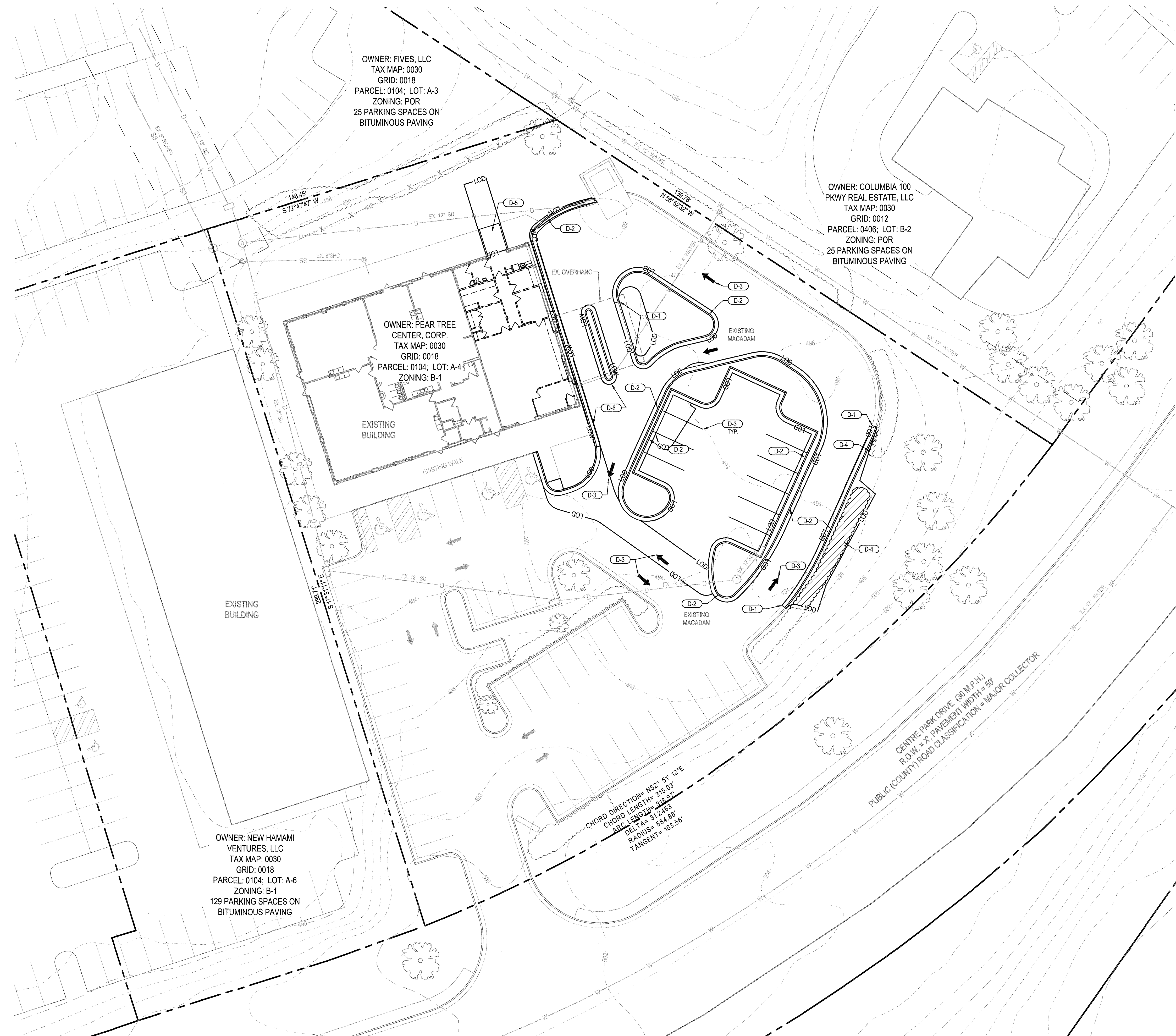


STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



APPROVED
DIVISION OF LAND DEVELOPMENT
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 4-21-87
1270

* APRIL 16, 2019 REDLINE ONLY



OWNER: FIVES, LLC
 TAX MAP: 0030
 GRID: 0018
 PARCEL: 0104; LOT: A-3
 ZONING: POR
 25 PARKING SPACES ON
 BITUMINOUS PAVING

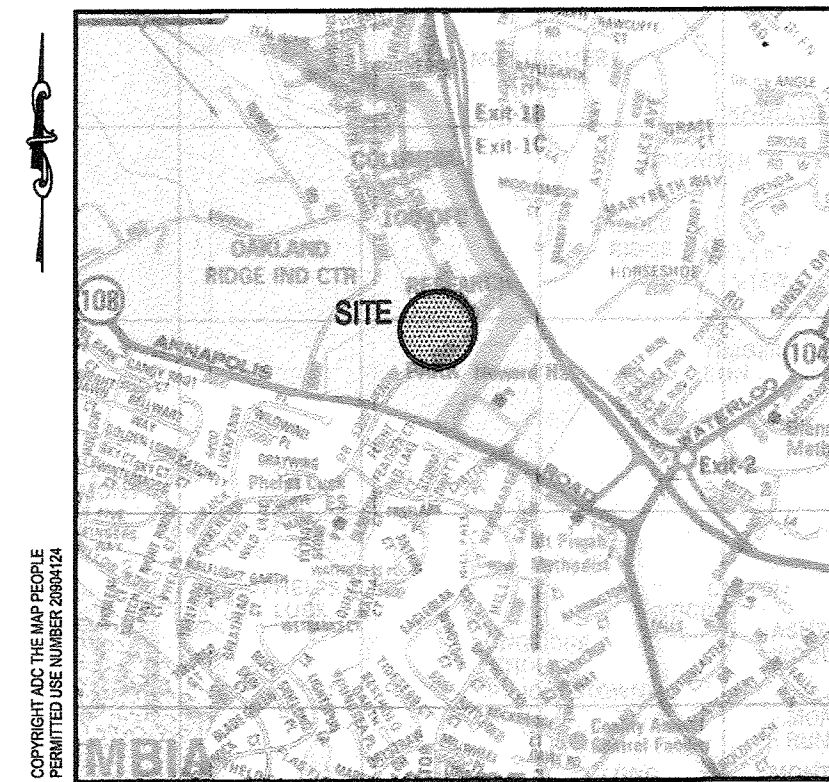
OWNER: COLUMBIA 100
 PKWY REAL ESTATE, LLC
 TAX MAP: 0030
 GRID: 0012
 PARCEL: 0406; LOT: B-2
 ZONING: POR
 25 PARKING SPACES ON
 BITUMINOUS PAVING

OWNER: PEAR TREE
 CENTER, CORP.
 TAX MAP: 0030
 GRID: 0018
 PARCEL: 0104; LOT: A-4
 ZONING: B-1

OWNER: NEW HAMAMI
 VENTURES, LLC
 TAX MAP: 0030
 GRID: 0018
 PARCEL: 0104; LOT: A-6
 ZONING: B-1
 129 PARKING SPACES ON
 BITUMINOUS PAVING

CHORD DIRECTION= N52° 51' 12" E
 CHORD LENGTH= 315.03
 ARC LENGTH= 216.97
 ARC DELTA= 31.2483
 RADIUS= 584.89
 TANGENT= 163.56

PLAN
 SCALE: 1" = 20'



VICINITY MAP
 SCALE: 1" = 2,000'

DEMOLITION NOTES

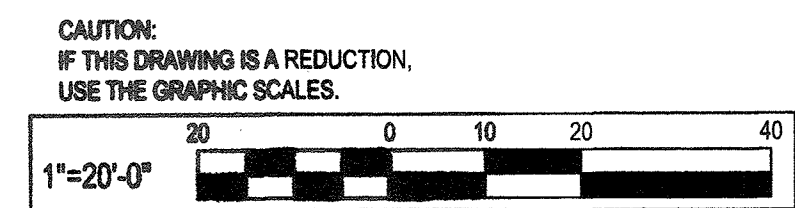
- D-1 SAW CUT BITUMINOUS CONCRETE PAVING / CONCRETE CURB AND GUTTER.
- D-2 REMOVE EXISTING CONCRETE CURB AND GUTTER.
- D-3 REMOVE EXISTING PAVEMENT MARKINGS.
- D-4 REMOVE EXISTING TREES AND SHRUBS.
- D-5 REMOVE EXISTING CONCRETE WALK.
- D-6 REMOVE EXISTING CONCRETE CURB AND GUTTER. RETAIN EXISTING AGGREGATE BASE.

LEGEND

	EXISTING	DEMOLISH
BUILDING	EX. BLDG.	
PAVING	EX. PAVING	
CONCRETE PAD	EX. CONC.	
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CURB	---	---
FENCE	X	
CONTOUR	---	---
SPOT ELEVATION	x 14.85	
STORM DRAIN	D	
SANITARY	SS	
WATER	W	
OVERHEAD ELECTRIC	OHE	
ELECTRIC	E	
GAS	G	
COMMUNICATIONS	T	
MANHOLE	⊗	
INLET	⊕	
CLEANOUT	⊙	
END SECTION	△	
ELECTRIC BOX	E.B.	
ELECTRIC CONDUIT	E.C.	
TRANSFORMER	⊠	
WATER VALVE	WV	
GAS VALVE	GV	
FIRE HYDRANT	FH	
ROOF DRAIN	RD	
DECIDUOUS TREE	⊗	
SHRUB	⊙	
TREELINE	⊕	
LIMIT OF DISTURBANCE	LOD	
LIMIT OF WORK	LOW	

NOTE:
 THE LOD OF 4,836 SFT IS LESS THAN 5,000 SFT THEREFORE THE IMPROVEMENTS ARE EXEMPT FROM PROVIDING SWM. ANY FUTURE IMPROVEMENTS WHERE THE CUMULATIVE DISTURBANCE EXCEEDS 5,000 SFT, THEN SWM SHALL BE ADDRESSED.

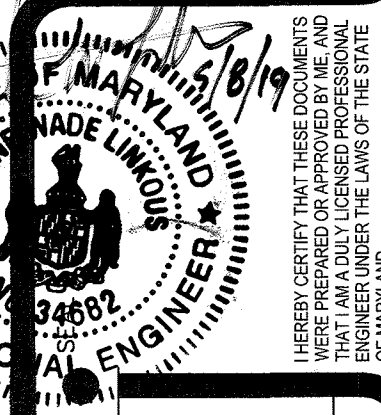
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5-29-19 Date
 Chief, Development Engineer Division
 [Signature] 5-29-19 Date
 Chief, Division of Land Development
 [Signature] 5-29-19 Date
 Director



DRAWN BY:	DATE:
NO.:	REVISION:
3/29/19	CONVERT BANK DRIVE-THRU TO RESTAURANT DRIVE-THRU AND PARKING RECONFIGURATION



BURGER KING CORP./FRANCHISEE
 STREET ADDRESS:
 CITY, STATE, ZIP:
 PHONE:



PROJECT #: 2018021400
 DEC 2017 DESIGN RELEASE
 88.55 CENTRE PARK DRIVE
 COLUMBIA, MD 21045
 EXISTING CONDITIONS AND DEMOLITION PLAN

LEGEND

	EXISTING BUILDING
	EXISTING BIT. CONC. PAVING
	EXISTING CONTOUR
	PROPERTY LINE
	EXISTING TREE LINE
	CONDITIONAL USE PROJECT SITE
	PROPOSED BITUMINOUS PAVING
	SETBACK LINE
	PROPOSED CURB

- CONSTRUCTION NOTES**
- N-1 MEET EXISTING CONDITIONS.
 - N-2 NEW FULL DEPTH BITUMINOUS CONCRETE PAVING, SEE DETAIL ON SHEET 7.
 - N-3 NEW CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET 2.
 - N-4 NEW CONCRETE WALK, SEE DETAIL ON SHEET 7.
 - N-5 NEW 4" PARKING STRIPING, SEE DETAIL ON SHEET 7.
 - N-6 NEW PEDESTRIAN CROSSWALK, SEE DETAIL ON SHEET 7.
 - N-7 NEW PAVEMENT MARKING.
 - N-8 NEW 2020 IMAGE COMPLAINT DRIVE THRU (DT) ORDERS STATIONS WITH DIGITAL MENU BOARDS AND PREVIEW BOARDS.
 - N-9 NEW "DO NOT ENTER" SIGN.
 - N-10 NEW CLEARANCE SIGN.
 - N-11 REPLACE EXISTING CURB INLET WITH DOUBLE WR INLET, SEE DETAIL ON SHEET 7.
 - N-12 REPLACE EXISTING MANHOLE WITH SINGLE WR INLET, SEE DETAIL ON SHEET 7. LOWER HEIGHT OF STRUCTURE TO PROPOSED PAVEMENT ELEVATION.

- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS CURRENTLY USED AS RETAIL STRIP SHOPPING CENTER. A CONDITIONAL USE, FILED AS BA-18-026c, FOR A PROPOSED BURGER KING FAST-FOOD RESTAURANT WITH DRIVE THRU, WAS GRANTED AN APPROVAL BY THE HEARINGS EXAMINER ON JANUARY 9, 2019.
 2. THIS PLAN IS BASED UPON HOWARD COUNTY GIS AND RECORD INFORMATION.
 3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE IS NO PROPOSED WATER AND SEWER ASSOCIATED WITH THIS PROJECT.
 4. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF CENTRE PARK DRIVE, JUST SOUTH OF INTERSECTION OF MD ROUTE 100 AND JUST NORTH OF INTERSECTION OF OLD ANNAPOLIS RD (RT 108).
 5. LANDSCAPE REQUIREMENTS WILL BE PROVIDED BY EXISTING TREES AND NEW PLANTINGS.
 6. THE PURPOSE OF THE REDLINE REVISION IS THE DEMOLITION OF THE EXISTING PARKING ISLANDS, REALIGNING OF DRIVE THRU AND PARKING LOT, INSTALLING OF DRIVE THRU SIGNAGE AND EQUIPMENT AND THE NEW / ADDED LANDSCAPING.

SITE DATA:

1. PRIOR SITE DEVELOPMENT PLAN: SDP - 87-180
2. ZONING: B-1
ADJOINING PROPERTIES ZONING: B-1 & POR, AS SHOWN.
3. TOTAL PROPERTY AREA: 1.40 ACRES
CONDITIONAL USE SITE PORTION: 0.83 ACRES
4. EXISTING BUILDING TOTAL: 6,901 SF
PORTION OF EXISTING BUILDING FOR CONDITIONAL USE: 2,200 SF
BUILDING ADDITION FOR CONDITIONAL USE: 240 SF
TOTAL CONDITIONAL USE BUILDING: 2,440 SF
5. LOCAL COMMUNITY: COLUMBIA
6. EXISTING USES: FINANCIAL SERVICES, RESTAURANT - CARRY OUT, AND RESTAURANT - FAST-FOOD
ADJACENT LAND USE: COMMERCIAL
7. SETBACKS
FROM PUBLIC STREET ROW = 30'
PARKING USE SETBACK = 10'
8. BUILDING HEIGHT:
MAX. HEIGHT: 40'
MAX. HEIGHT FOR STRUCTURE WITH PITCHED ROOF = 48'
PROPOSED HEIGHT: 16'-6"
9. THE PROPOSED FAST-FOOD USE WAS APPROVED AS A CONDITIONAL USE, PER BA CASE, BA-18-026c.
10. TOTAL LIMIT OF DISTURBANCE FOR PROPOSED PARKING LOT REVISIONS = 4,835 S.F.

DEVELOPER:

NAME: BURGERS OF BALTIMORE II, LLC; ATTN: GARY EDWARDS
ADDRESS: 811 KENSINGTON FARM CT, FOREST HILL, MD 21050
TELEPHONE: 410-371-9705

PROPERTY OWNER:

NAME: PEAR TREE CENTER, CORP., ATTN: JINA LINA
ADDRESS: 1516 NEWMARKET DR., BETHESDA, MD 20817
TELEPHONE: 202-714-6522

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-23-19
Chief, Development Engineer Division Date

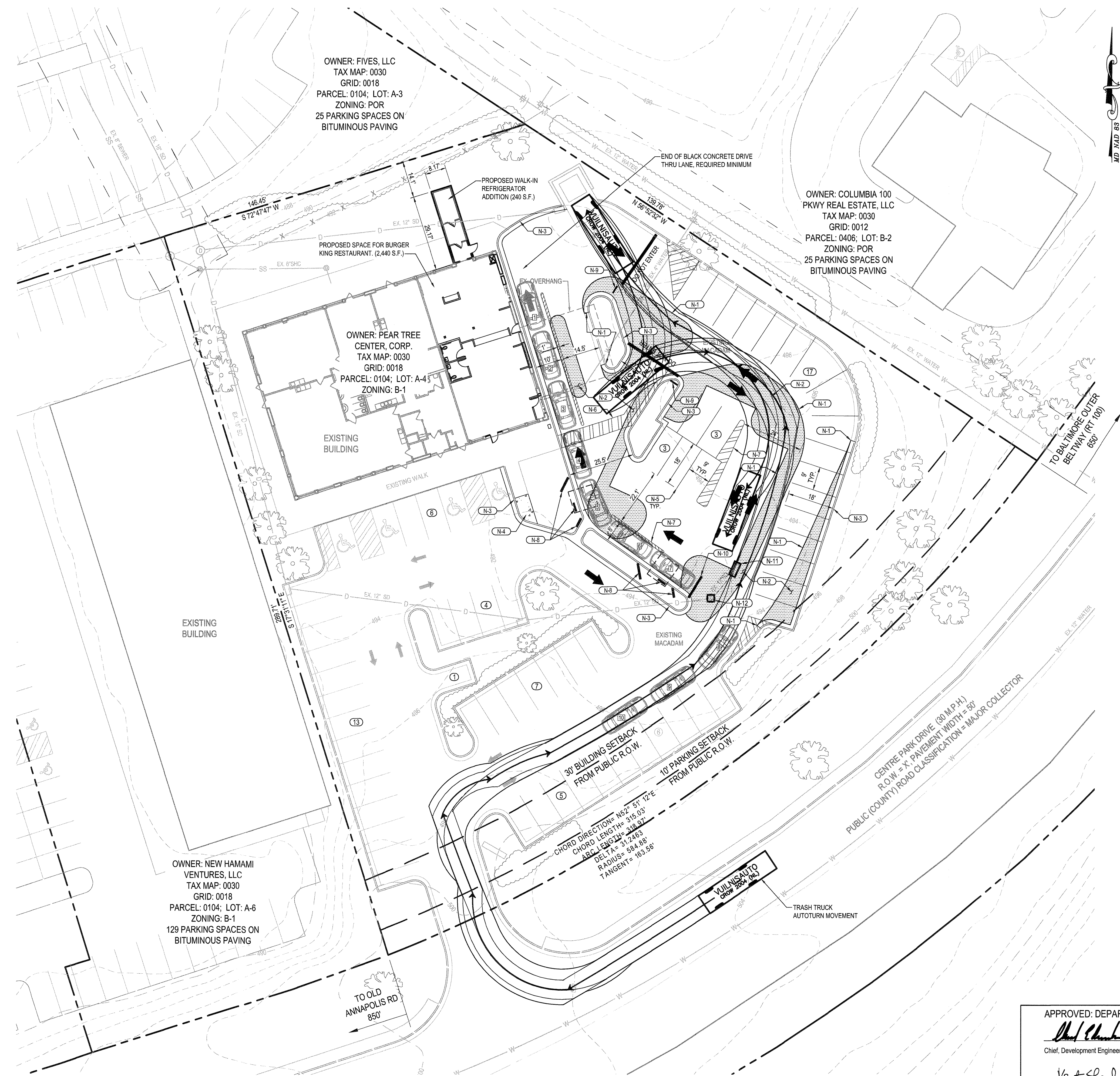
[Signature] 5-29-19
Chief, Division of Land Development Date

[Signature] 5-29-19
Director Date

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

1"=20'-0"

PLAN
SCALE: 1"=20'



PROJECT #: 2018021400
ROC-80 20/20 IMAGE: DECEMBER 2017 DESIGN RELEASE
CENTRE PARK DRIVE BANK AND
RETAIL CENTER
8835-CENTRE PARK DRIVE
COLUMBIA, MD 21045

DATE: 3/29/19
REVISION: CONVERT BANK DRIVE-THRU TO RESTAURANT DRIVE-THRU AND PARKING RECONFIGURATION

CHECKED BY: [Signature]
DRAWN BY: [Signature]

BURGER KING CORP. / FRANCHISEE
STREET ADDRESS
CITY, STATE, ZIP
PHONE

WHITNEY BAILEY COV. & MORGAN, LLC
300 East Joppa Road, Suite 200
Baltimore, MD 21286
410-512-4500 www.wbcm.com

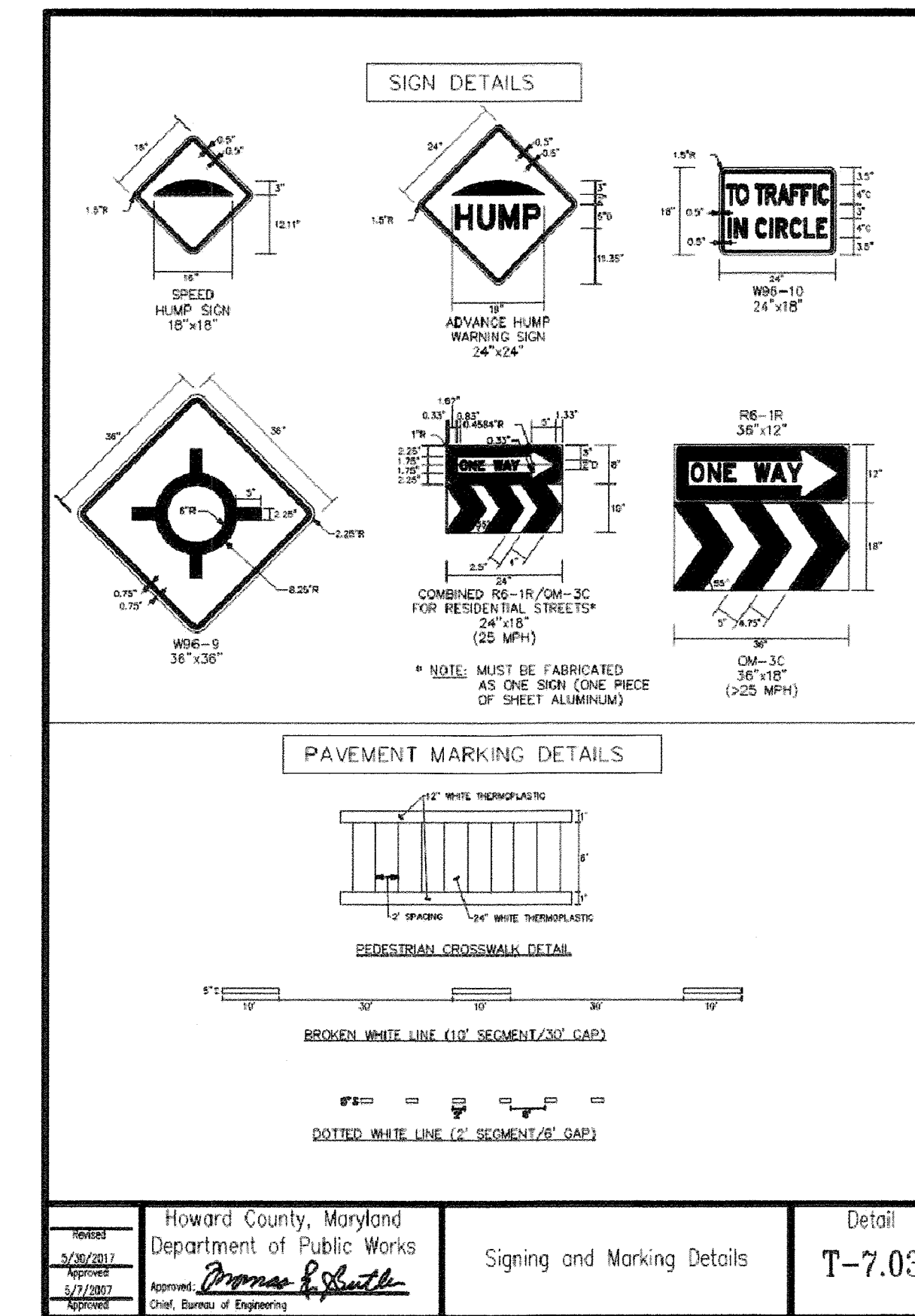
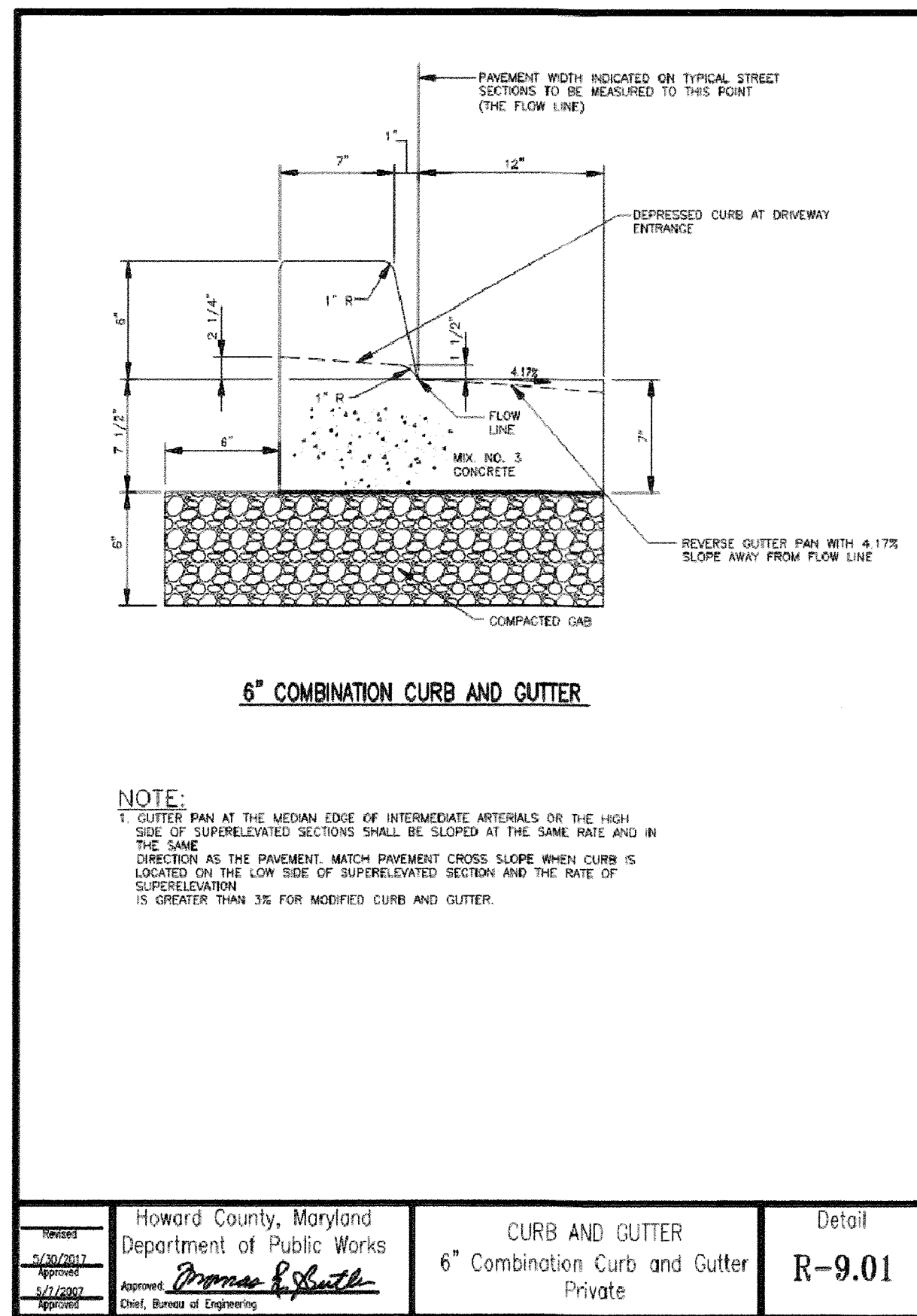
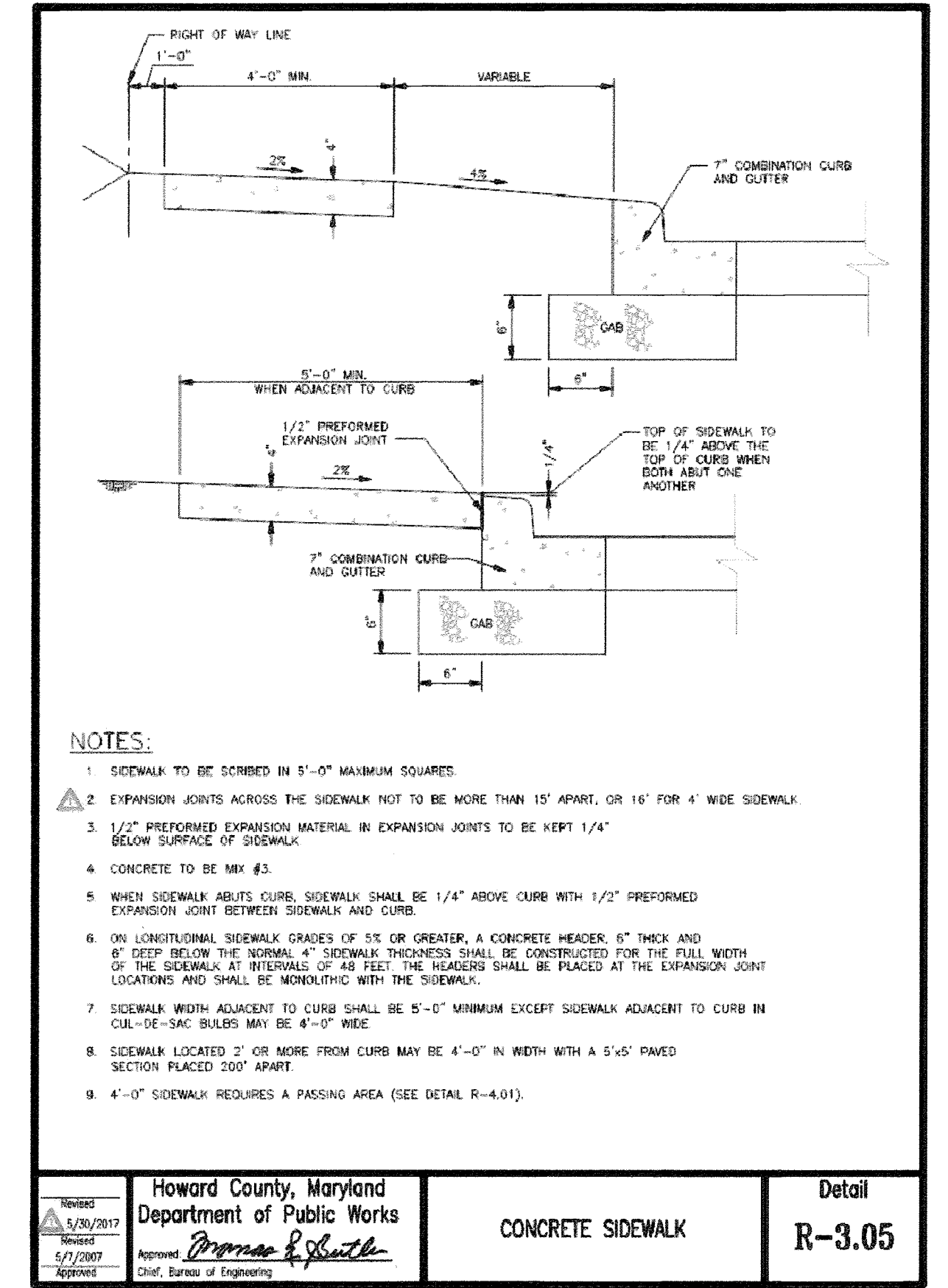
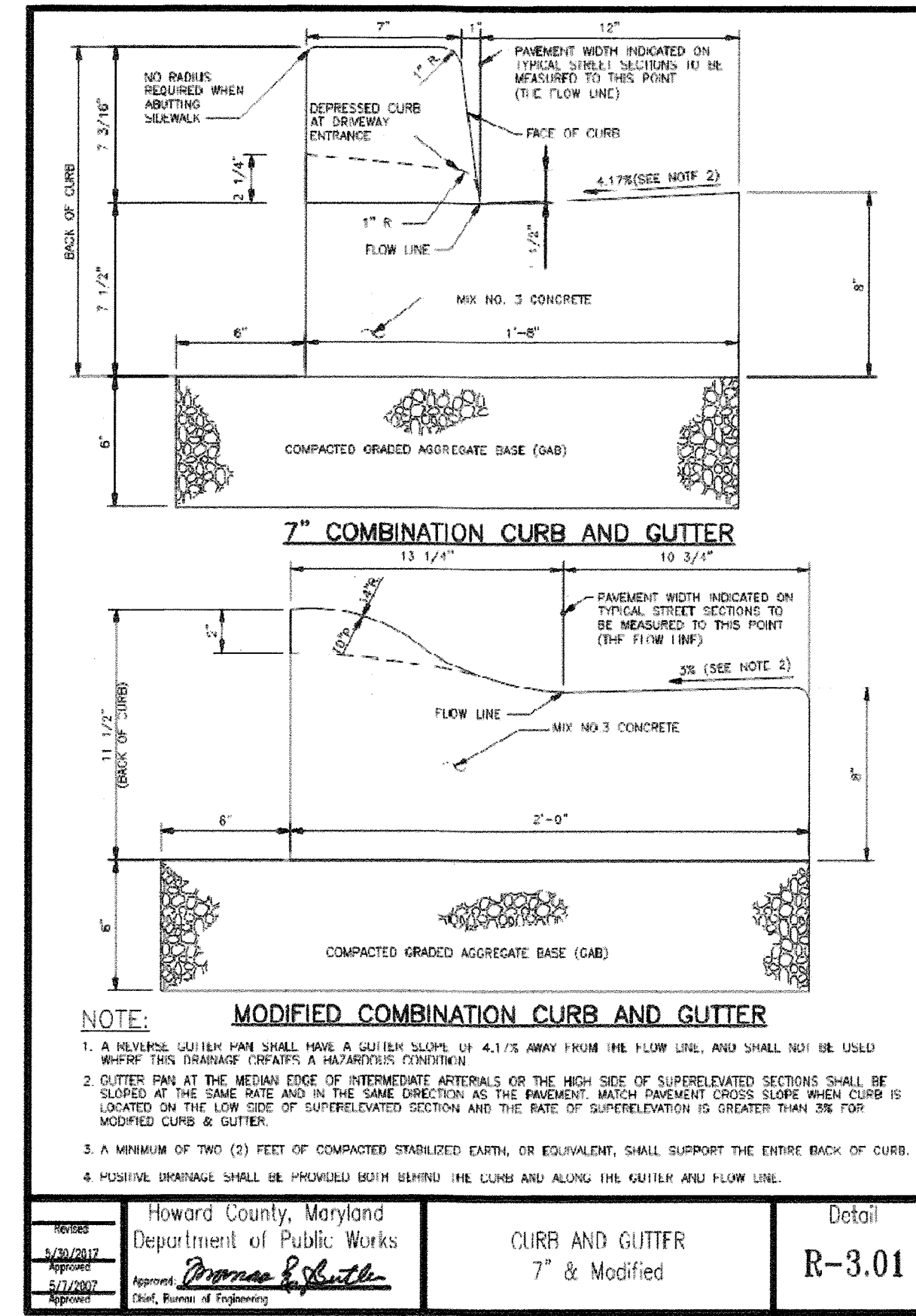
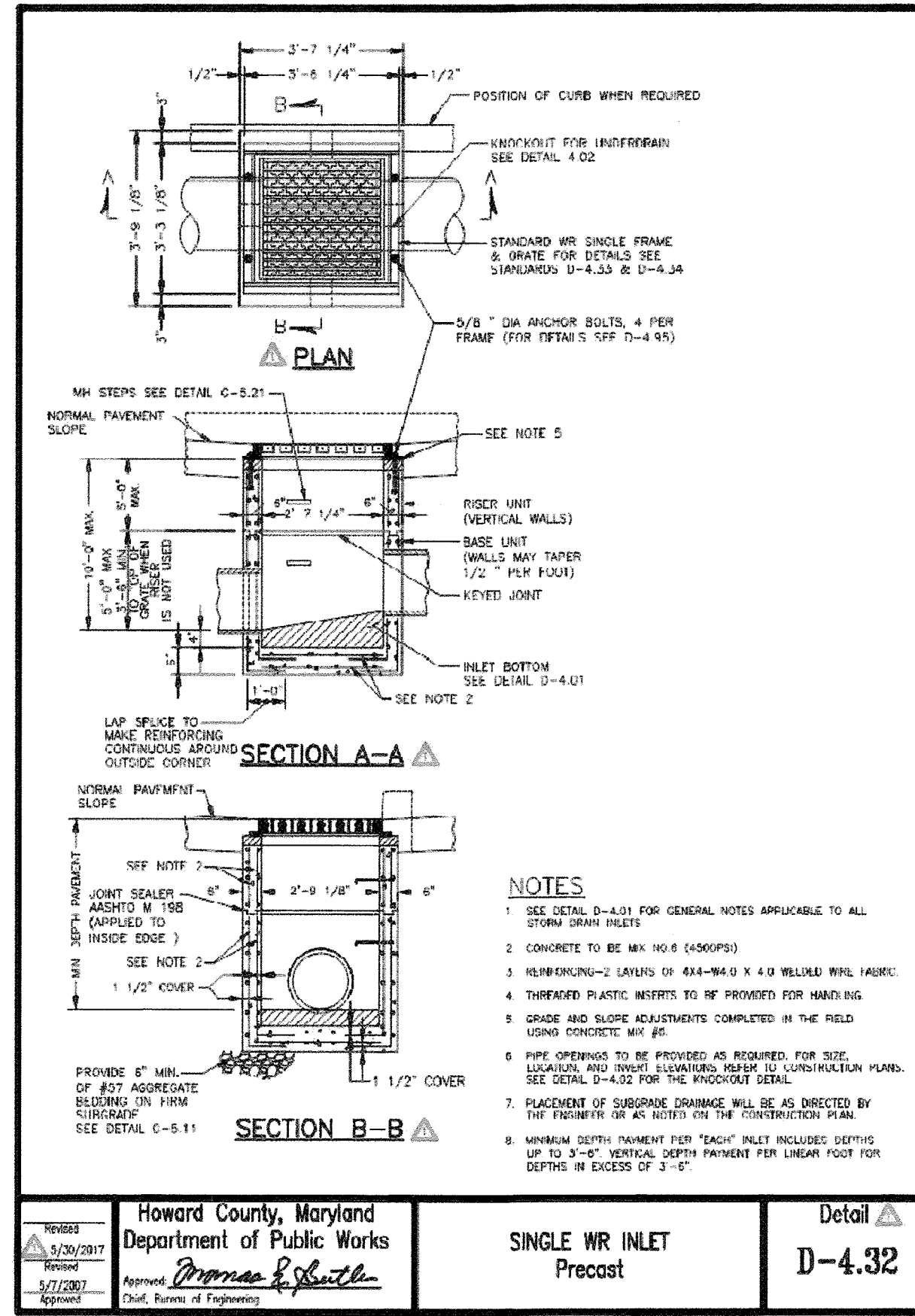
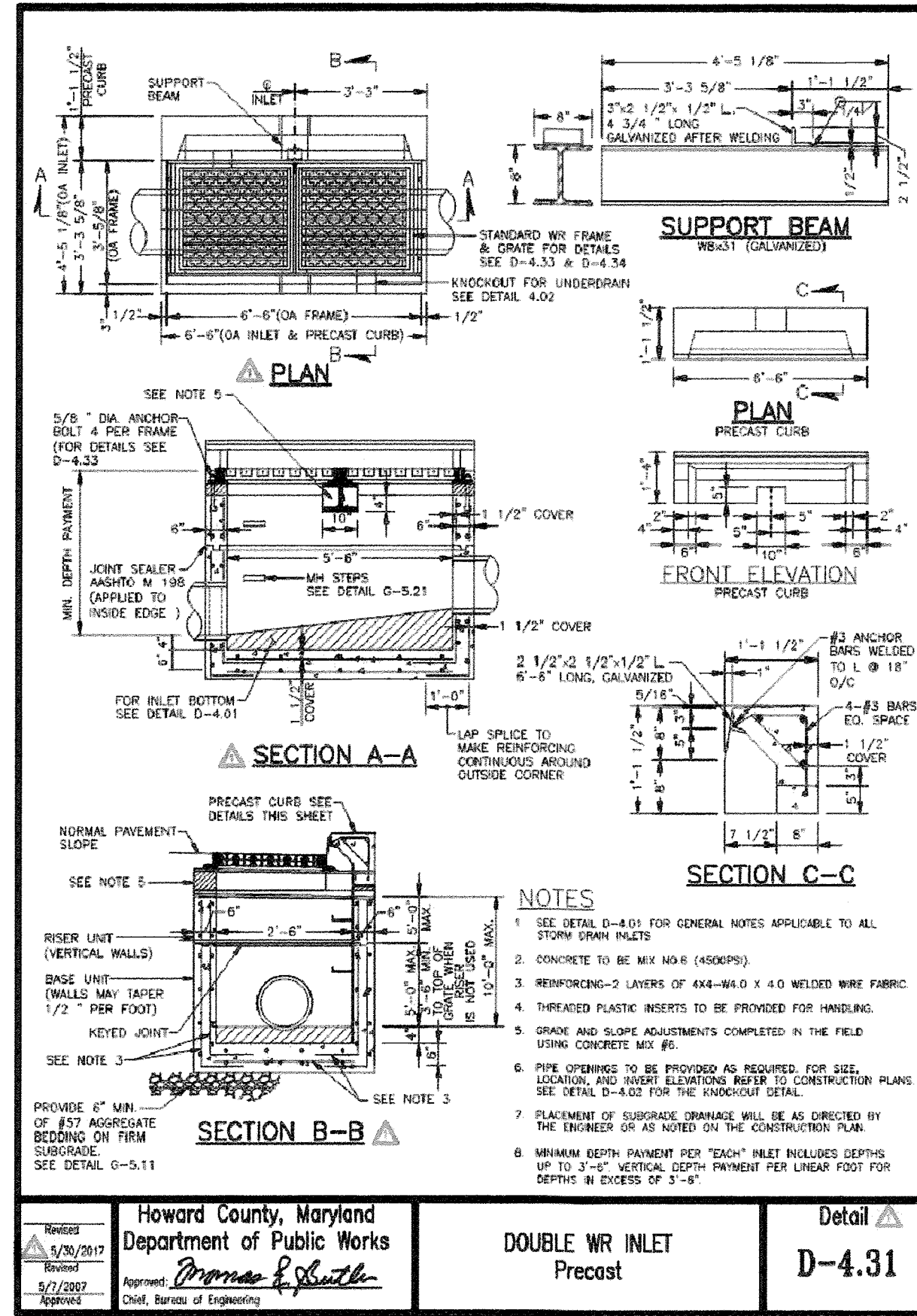
WBCM
Designing Infrastructure for Tomorrow

PROFESSIONAL ENGINEER
STATE OF MARYLAND
No. 34687
I have read the above described project and certify that I am a duly licensed Professional Engineer in the State of Maryland. EXPIRATION DATE: 03/31/2025

LAYOUT PLAN

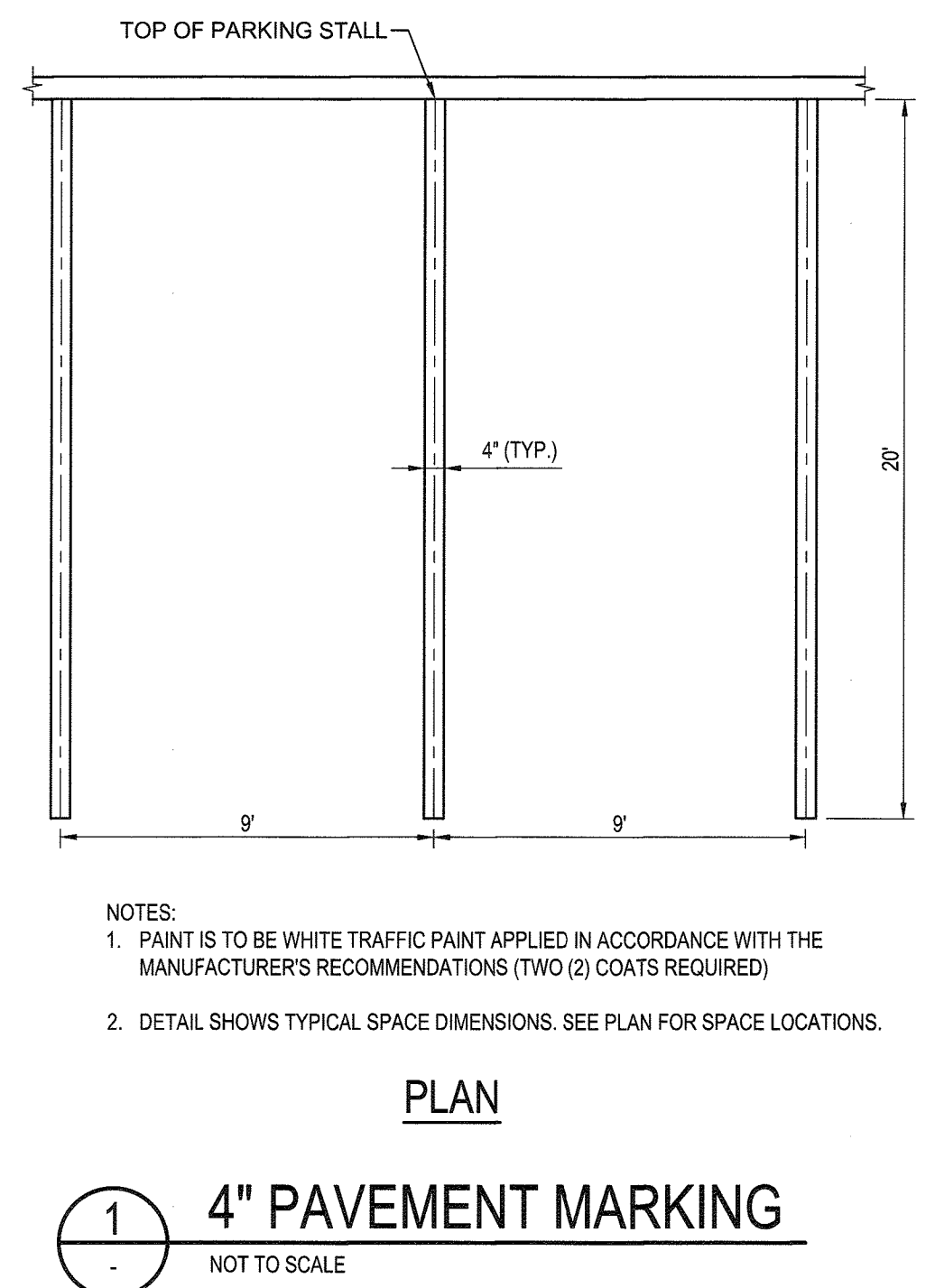
6 OF 11

SDP-87-180



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIAL (INCHES)	3 TO <5		5 TO <7		7 TO <9		9 TO <11	
			MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
P-1	PARKING DRIVE ALLEYS, RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	NA	NA	NA	NA	NA	NA	NA	NA
P-2	PARKING DRIVE ALLEYS, RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
P-3	PARKING DRIVE ALLEYS, RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
P-4	PARKING DRIVE ALLEYS, RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINAL SURFACE	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0

PAVING SECTIONS P-1 to P-4
Detail **R-2.01**



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-23-19
Chief, Development Engineer Division Date

[Signature] 5-29-19
Chief, Division of Land Development Date

[Signature] 5-29-19
Director Date

DATE: _____
CHECKED BY: _____
REVISION: _____
DRAWN BY: _____
NO. DATE: _____
3/29/19
CONVERT BANK DRIVE-THRU TO RESTAURANT DRIVE-THRU AND PARKING RECONFIGURATION

BURGER KING

BURGER KING CORP./FRANCHISEE
STREET ADDRESS
CITY, STATE, ZIP
PHONE

WHITNEY BAILEY COV. & MCKENNA, LLC
400 East Loops Road, Suite 200
Baltimore, MD 21288
410.512.4500 www.wbcm.com

WBCM
Designing Infrastructure for Tomorrow

STATE OF MARYLAND
BLANK WAIVED LICENSE
EXPIRES: 05/20/2019

PROJECT #: 2018021400
ROC-60 20/20 IMAGE: DECEMBER 2017 DESIGN RELEASE
CENTRE PARK DRIVE BANK AND RETAIL CENTER
8835 CENTRE PARK DRIVE
COLUMBIA, MD 21045

SITE DETAILS

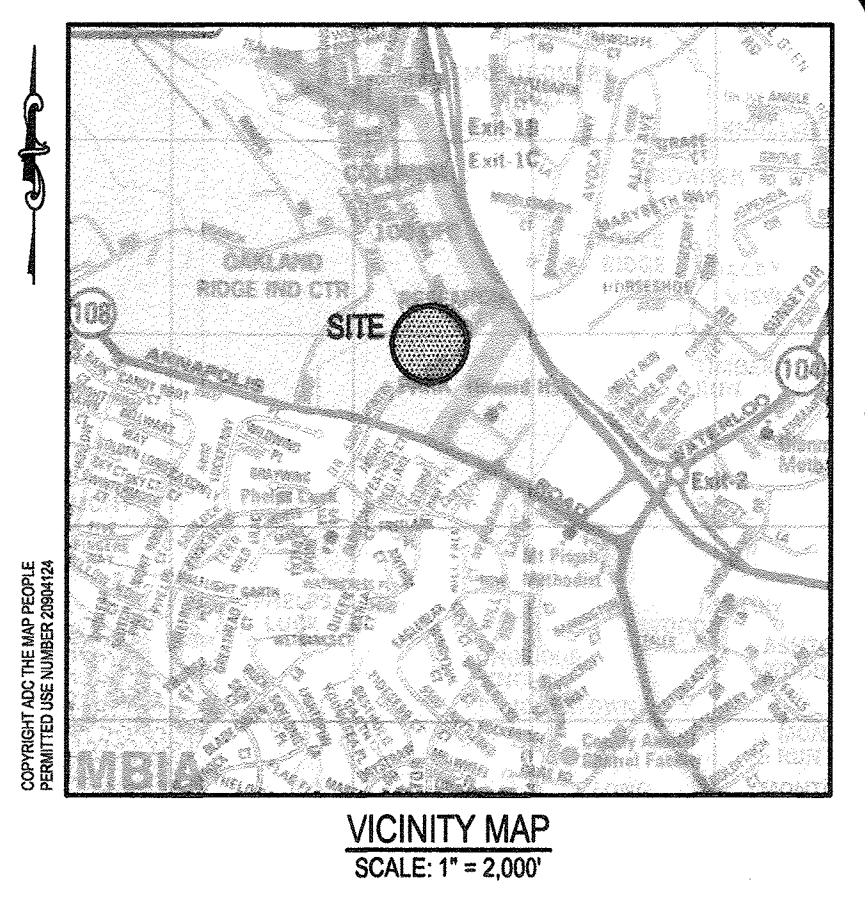
7 OF 11

OWNER: FIVES, LLC
 TAX MAP: 0030
 GRID: 0018
 PARCEL: 0104; LOT: A-3
 ZONING: POR
 25 PARKING SPACES ON BITUMINOUS PAVING

OWNER: COLUMBIA 100 PKWY REAL ESTATE, LLC
 TAX MAP: 0030
 GRID: 0012
 PARCEL: 0406; LOT: B-2
 ZONING: POR
 25 PARKING SPACES ON BITUMINOUS PAVING

OWNER: PEAR TREE CENTER, CORP.
 TAX MAP: 0030
 GRID: 0018
 PARCEL: 0104; LOT: A-4
 ZONING: B-1

OWNER: NEW HAMAMI VENTURES, LLC
 TAX MAP: 0030
 GRID: 0018
 PARCEL: 0104; LOT: A-6
 ZONING: B-1
 129 PARKING SPACES ON BITUMINOUS PAVING



LEGEND

- EXISTING BUILDING
- EXISTING BIT. CONC. PAVING
- EXISTING CONTOUR
- PROPERTY LINE
- EXISTING TREE LINE
- CONDITIONAL USE PROJECT SITE
- PROPOSED BITUMINOUS PAVING
- SETBACK LINE
- PROPOSED CURB
- TEMPORARY CONSTRUCTION / TREE PROTECTION FENCE
- CIP
- AGIP

SEDIMENT CONTROL

Owners/Developer Certification:

"I/We hereby certify that any clearing, grading, construction, or development 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."

Owner's/ Developer's Signature: *[Signature]* Date: 5/2/19
 Printed Name & Title: *Gray M. Edwards*

Design Certification:

"I hereby certify that this plan has been designed in accordance with current Maryland erosion and sediment control laws, regulations, and standards, that it represents a practical and workable plan based on my personal knowledge of the site, and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Designer's Signature: *[Signature]* Date: 5/8/19
 Printed Name: *BLAINE LINKOV*
 MD Registration No.: 34682
 R.L.S., or R.L.A. (circle one)

Professional Certification:

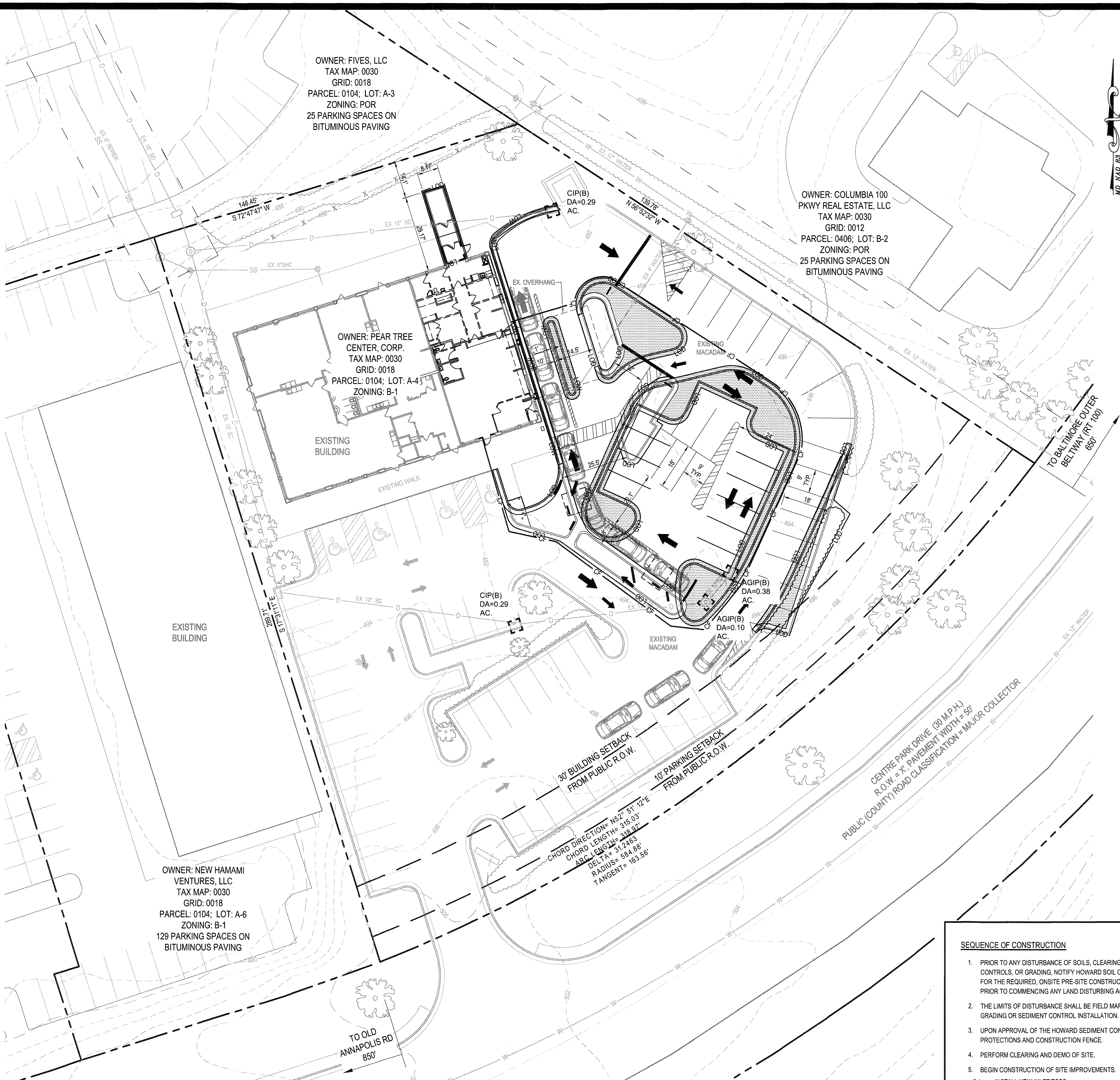
"I hereby certify these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State Of Maryland.
 License No: 34682 Expiration Date: 7/8/19
 (Title block, certification, seal, and signature shall appear close to each other)"

Howard SCD Signature Block:

This plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard Soil Conservation District Date: _____

Rev. 8/2015



PLAN SCALE: 1" = 20'

SEQUENCE OF CONSTRUCTION

- | | |
|--|---------|
| 1. PRIOR TO ANY DISTURBANCE OF SOILS, CLEARING OF TREES, INSTALLING SEDIMENT CONTROLS, OR GRADING, NOTIFY HOWARD SOIL CONSERVATION DISTRICT AT 410-313-0880 FOR THE REQUIRED, ONSITE PRE-SITE CONSTRUCTION MEETING AT LEAST (7) SEVEN DAYS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. | 1 DAYS |
| 2. THE LIMITS OF DISTURBANCE SHALL BE FIELD MARKED PRIOR TO ANY CLEARING, GRUBBING, GRADING OR SEDIMENT CONTROL INSTALLATION. | 1 DAYS |
| 3. UPON APPROVAL OF THE HOWARD SEDIMENT CONTROL INSPECTOR, INSTALL INLET PROTECTIONS AND CONSTRUCTION FENCE. | 1 DAYS |
| 4. PERFORM CLEARING AND DEMO OF SITE. | 7 DAYS |
| 5. BEGIN CONSTRUCTION OF SITE IMPROVEMENTS. | 30 DAYS |
| 5.1. INSTALL NEW INLET TOPS. | |
| 5.2. INSTALL CURB, GUTTER, AND SIDEWALK. | |
| 5.3. INSTALL DRIVE THROUGH IMPROVEMENTS. | |
| 6. COMPLETE FINE GRADING AND COMPLETE SITE WORK INCLUDING PAVING, TRENCH REPAIR, ETC. | 7 DAYS |
| 7. COMPLETE LANDSCAPING AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS. | 7 DAYS |
| 8. UPON FINAL STABILIZATION WITH A GOOD STAND OF VEGETATIVE COVER, AND WITH PERMISSION OF THE HOWARD INSPECTOR, REMOVE REMAINING SEDIMENT CONTROLS AND PERMANENTLY STABILIZE ANY AREA DISTURBED BY SUCH REMOVAL. | 1 DAYS |

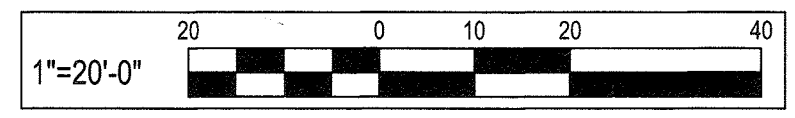
STANDARD STABILIZATION NOTE

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

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

NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED OVERNIGHT UNLESS RUNOFF IS DIRECTED TO A MDE APPROVED SEDIMENT CONTROL DEVICE

CAUTION: IF THIS DRAWING IS A REDUCTION, USE THE GRAPHIC SCALES.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-23-19
 Chief, Development Engineer Division Date

[Signature] 5-29-19
 Chief, Division of Land Development Date

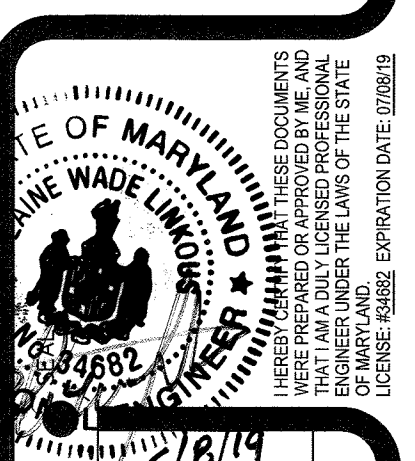
[Signature] 5-29-19
 Director Date

CHECKED BY: _____ DATE: _____
 DRAWN BY: _____
 NO. DATE: 3/29/19
 CONVERT BANK DRIVE-THRU TO RESTAURANT DRIVE-THRU AND PARKING RECONFIGURATION

BURGER KING CORP./FRANCHISEE
 STREET ADDRESS: _____
 CITY, STATE, ZIP: _____
 PHONE: _____

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Baltimore, MD 21286
 410-512-4500 www.wbcm.com

Designing Infrastructure for Tomorrow®



PROJECT #: 2018021400
 ROC-80 20/20 IMAGE: DECEMBER 2017 DESIGN RELEASE
 CENTRE PARK DRIVE BANK AND RETAIL CENTER
 8835 CENTRE PARK DRIVE
 COLUMBIA, MD 21045

SEDIMENT CONTROL PLAN

**HOWARD SOIL CONSERVATION DISTRICT (HSCD)
STANDARD SEDIMENT CONTROL NOTES**

- A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-315-1855 after the future L.O.D. and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:
 - Prior to the start of earth disturbance.
 - Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
 - Prior to the start of another phase of construction or opening of another grading unit.
 - 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 referenced, to ensure coordination and to avoid conflicts with this plan.

- 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, and revisions thereto.
- 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), and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.

- 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), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).

- All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.

6. Site Analysis:

Total Area of Site:	0.83	Acres
Area Disturbed:	0.11	Acres
Area to be roofed or paved:	0.09	Acres
Area to be vegetatively stabilized:	0.02	Acres
Total Cut:	0	Cu. Yds.
Total Fill:	0	Cu. Yds.
Offsite waste/borrow area location:		

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

- Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly; and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:
 - Inspection date
 - Inspection type (routine, pre-storm event, during rain event)
 - Name and title of inspector
 - Weather information (current conditions as well as time and amount of last recorded precipitation)
 - Brief description of project's status (e.g., percent complete) and/or current activities
 - Evidence of sediment discharges
 - Identification of plan deficiencies
 - Identification of sediment controls that require maintenance
 - Identification of missing or improperly installed sediment controls
 - Compliance status regarding the sequence of construction and stabilization requirements
 - Photographs
 - Monitoring/sampling
 - Maintenance and/or corrective action performed
 - Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).

- 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, whichever is shorter.

- 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. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.
- 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. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.
- Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.
- Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.
- All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.
- Stream channels must not be disturbed during the following restricted time periods (inclusive):
 - Use I and IP March 1 - June 15
 - Use III and IIP October 1 - April 30
 - Use IV March 1 - May 31
- A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

FOR

PERMANENT STABILIZATION

Definition

To stabilize 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

- Seed Mixtures
 - General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 341 - Critical Area Planting.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply area from fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Mixtures
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky Bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where

B.31

Howard SCD Signature Block:

This plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard Soil Conservation District Date

rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky Bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

- Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

- Kentucky Bluegrass/Perennial Rye: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

Notes:
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

- Plant 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 1 to May 15, August 15 to October 15 (Hardiness Zones: 6b)
 - Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

- Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.

- If soil moisture is deficient, supply new seedlings with adequate water for plant growth 1/2 to 1 inch every 3 to 4 days depending on soil texture until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

B.22

Permanent Seeding Summary

No.	Species	Application Rate (lb/ae)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)			Lime Rate
					N	P ₂ O ₅	K ₂ O	
				1/2" to 3/4"	45 pounds per acre (1.0 lb/1000 sq ft)	90 lb/ae (2.0 lb/1000 sq ft)	90 lb/ae (2.0 lb/1000 sq ft)	2 tons/ae (600 sf)

- Sod: To provide quick cover on disturbed areas (2-1 grade or flatter):
 - General Specifications
 - Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
 - Sod must be machine cut to a uniform soil thickness of 3/4 inch, plus or minus 1/8 inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
 - Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
 - Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
 - Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.
 - Sod Installation
 - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
 - Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are tamped tight in order to prevent voids which would cause air drying of the roots.
 - Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
 - Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.
 - Sod Maintenance
 - 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. Water sod during the heat of the day to prevent wilting.
 - After the first week, sod watering is required as necessary to maintain adequate moisture content.
 - Do not mow until the sod is firmly rooted. No more than 1/4 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

B.23

B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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.

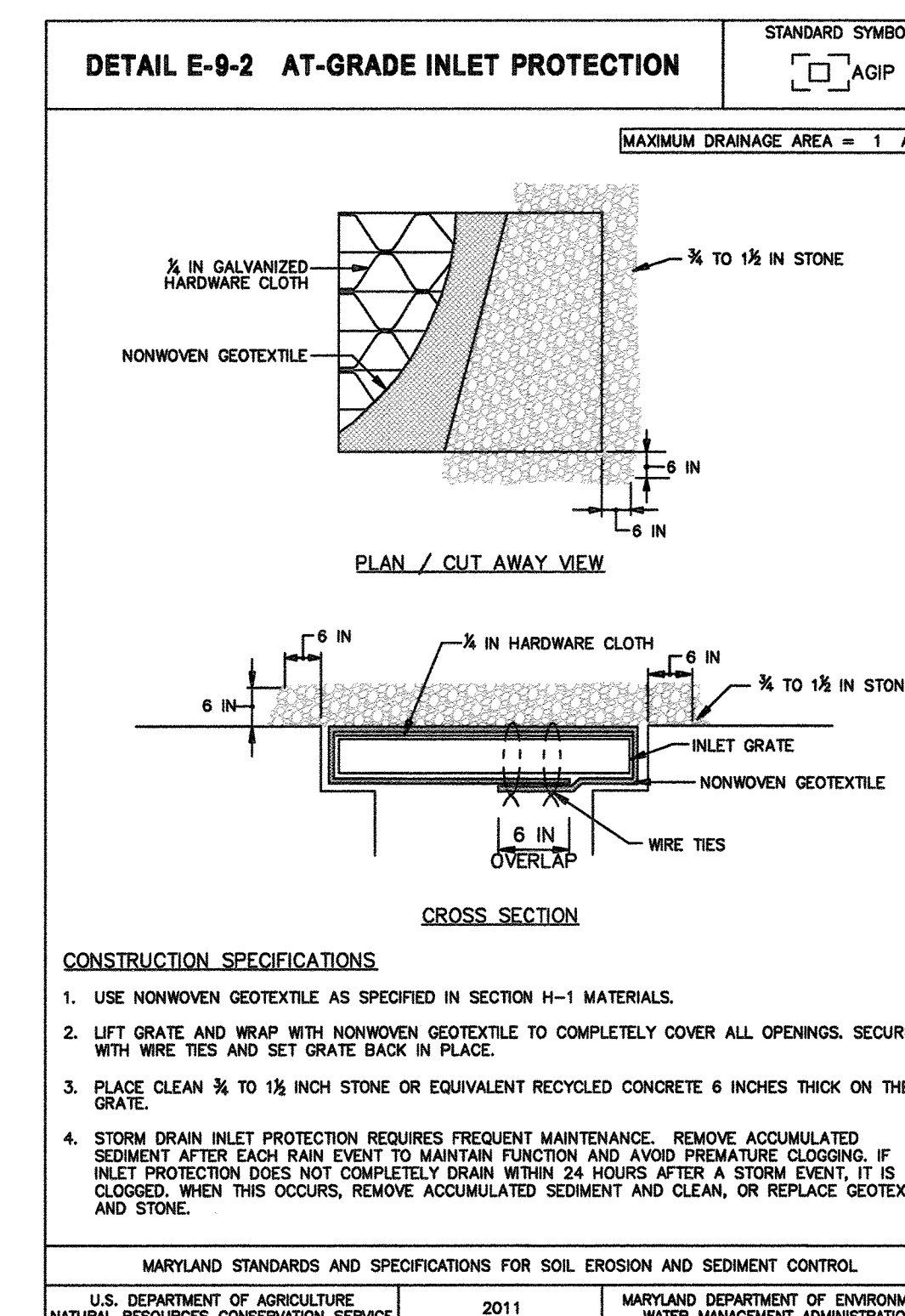
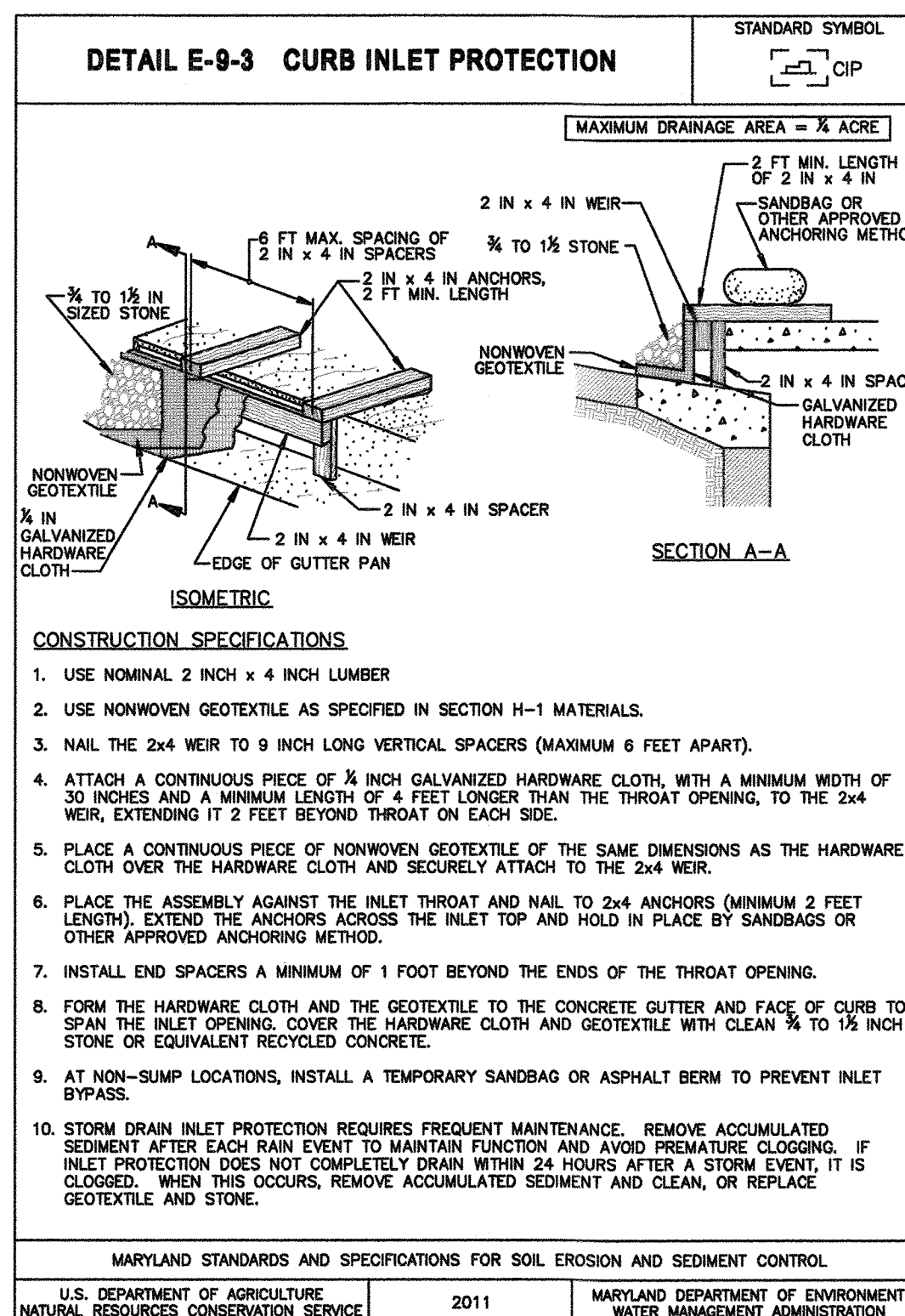
Criteria

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary 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.

Temporary Seeding Summary

No.	Species	Application Rate (lb/ae)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)		Lime Rate
					N	P ₂ O ₅	
					436 lb/ae (10 lb/1000 sq ft)	2 tons/ae (90 lb/1000 sq ft)	

B.16



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-29-19
Chief, Development Engineer Division Date

[Signature] 5-29-19
Chief, Division of Land Development Date

[Signature] 5-29-19
Director Date

WHITNEY BAILEY COX & MORGAN, LLC
300 East Joppa Road, Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

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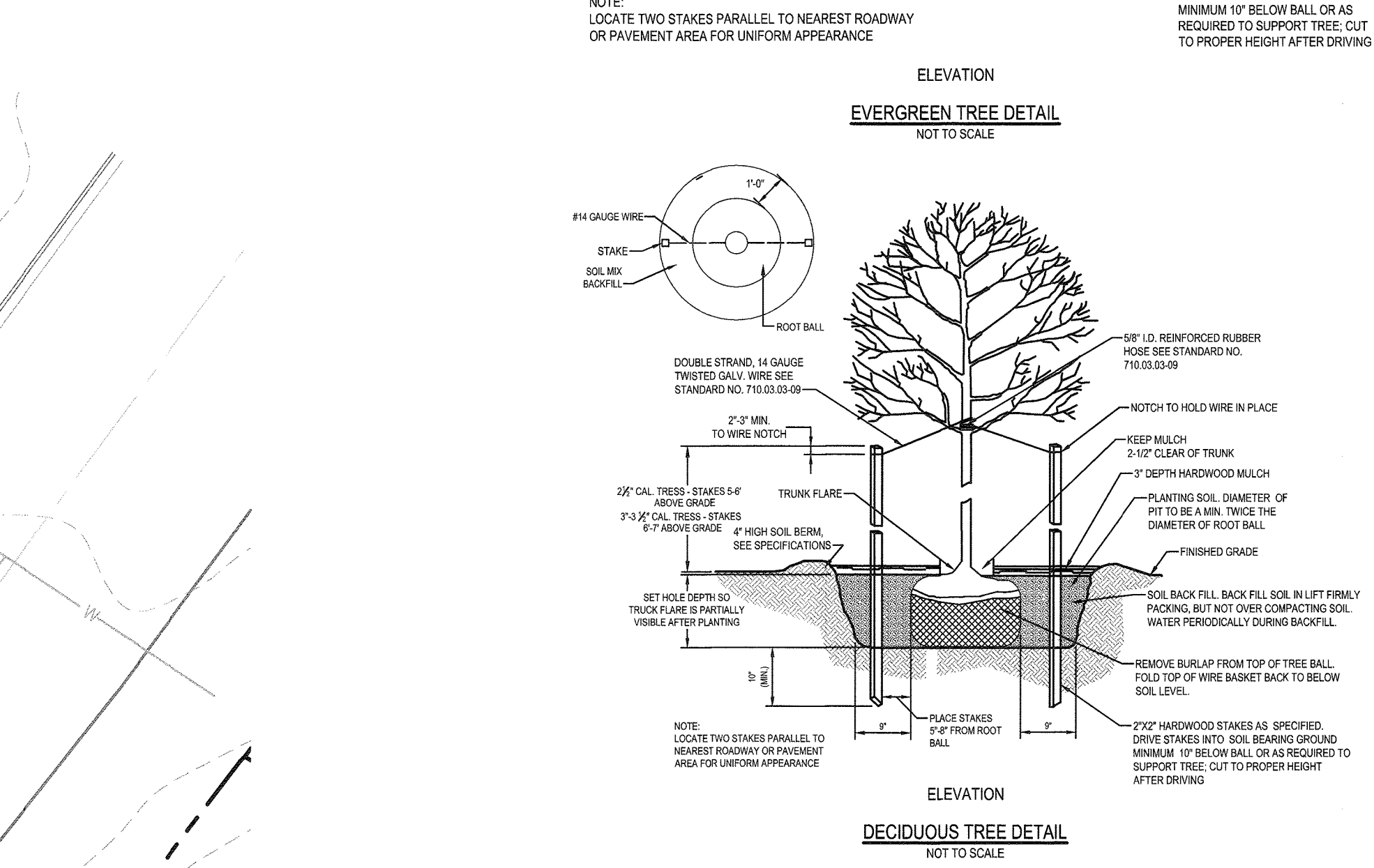
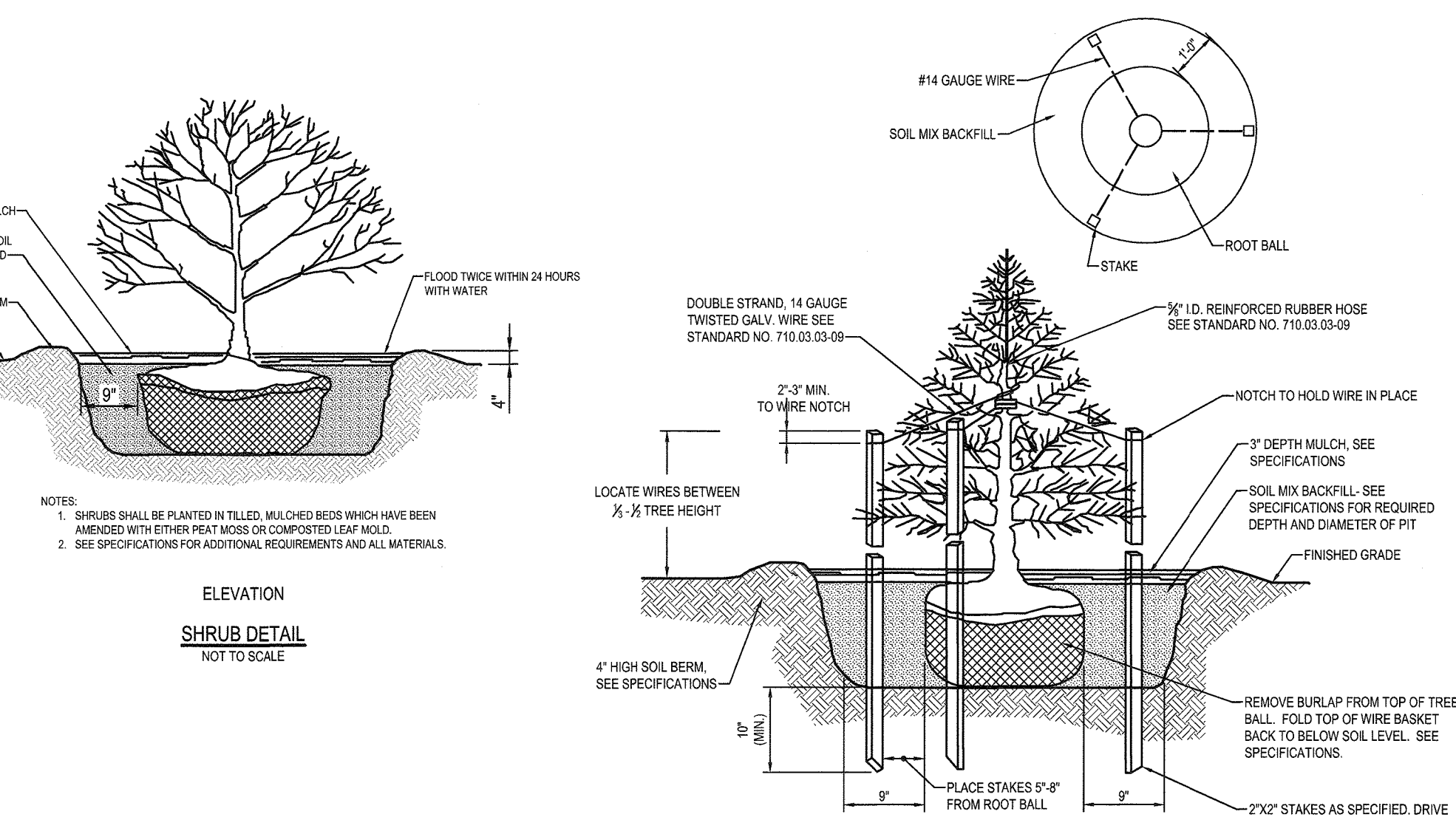
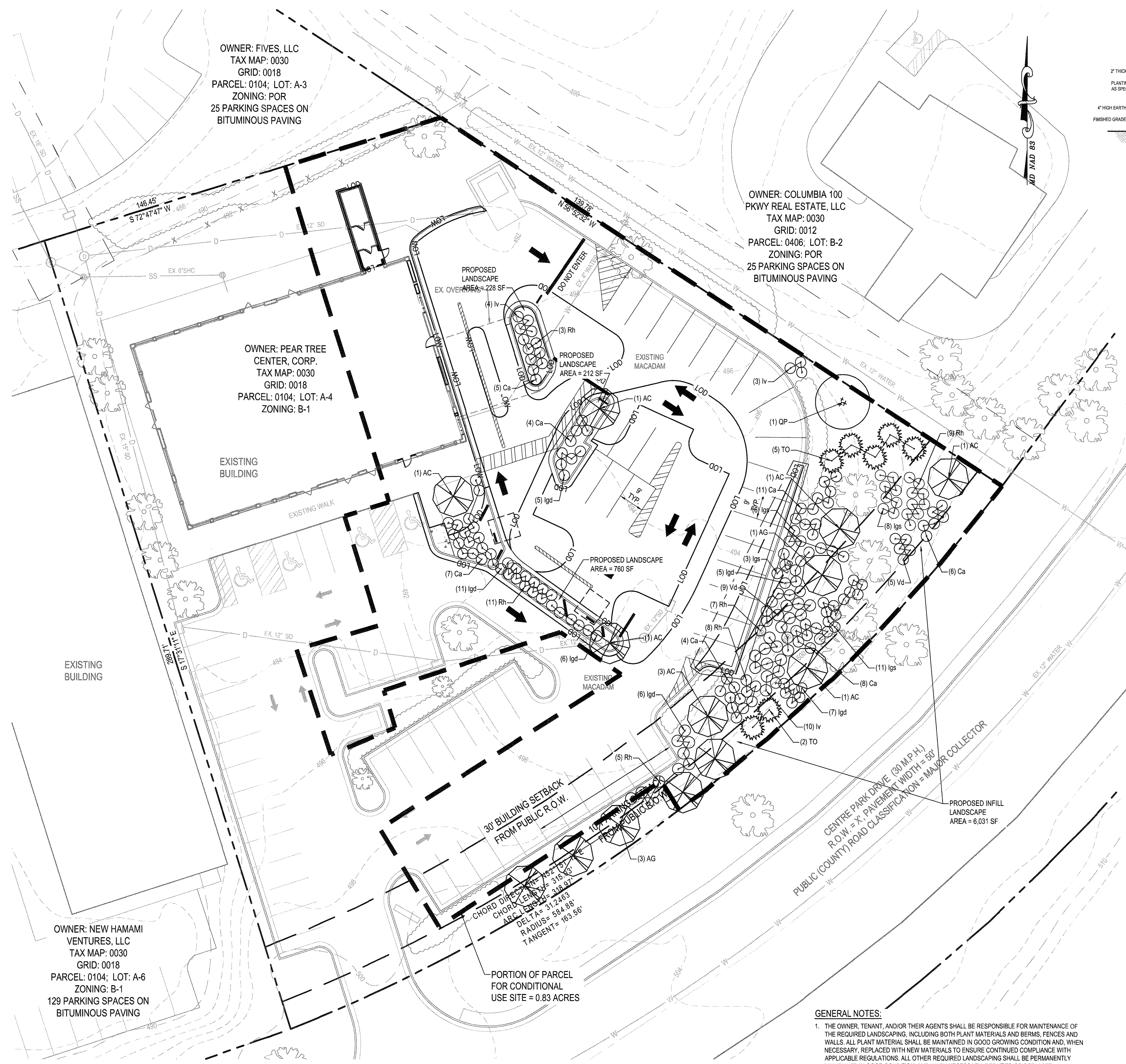
PROJECT #: 2018021400
RCC-60 20/20 IMAGE: DECEMBER 2017 DESIGN RELEASE
CENTRE PARK DRIVE BANK AND RETAIL CENTER
8835 CENTRE PARK DRIVE
COLUMBIA, MD 21045

SEDIMENT CONTROL DETAILS AND NOTES

9 OF 11

DATE: 3/29/19
CHECKED BY: REYSON
DRAWN BY: 3/29/19
NO DATE: 3/29/19
CONVERT BANK DRIVE-THRU TO RESTAURANT DRIVE-THRU AND PARKING RECONFIGURATION

SEAL: I AM A PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. MY LICENSE NO. IS 34869. MY EXPIRATION DATE IS 03/31/2021. I HAVE MAINTAINED THE REQUIREMENTS OF THE STATE ENGINEERING BOARD.



PLANT SCHEDULE						
Key	Qty.	Botanical Name	Common Name	Size (Min.)	Root	Remarks
Shade Trees						
QP	1	Quercus palustris	Pin Oak	2" Cal.	B&B	As Shown
	1	Total				
Small Deciduous Trees						
AG	4	Acer griseum	Paperbark Maple	1-1/2" Cal.	B&B	As Shown
AC	9	Amelanchier canadensis	Serviceberry	8" Hgt.	B&B	As Shown
	13	Total				
Evergreen Trees						
TO	7	Thuja occidentalis 'Green Giant'	Arborvitae	6'-8" Hgt.	B&B	As Shown
	7	Total				
Shrubs						
Ca	45	Clethra alnifolia	Summersweet	18-24" Hgt. Sprd.	Cont.	4' O.C.
Igd	40	Ilex glabra 'Densa'	Densa Inkberry	18-24" Hgt. Sprd.	Cont.	4' O.C.
Igs	28	Ilex glabra 'Shamrock'	Shamrock Inkberry	18-24" Hgt. Sprd.	Cont.	4' O.C.
Iv	17	Ilex verticillata	Winterberry	30"-36" Hgt.	Cont.	8' O.C.
Rh	43	Rhododendron 'PJM'	PJM Rhododendron	18-24" Hgt. Sprd.	Cont.	4' O.C.
Vd	14	Viburnum dentatum	Arrowwood Viburnum	36"-42" Hgt.	Cont.	8' O.C.
	187	Total				

GENERAL NOTES:
 1. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIAL SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND, WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

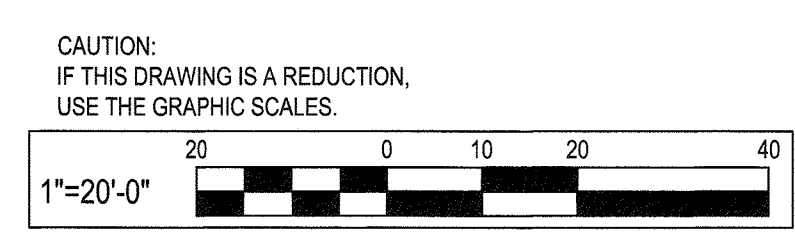
LANDSCAPE REQUIREMENTS:
 NOTE: EXISTING LANDSCAPE PLANTINGS SHOWN BASED UPON AUGUST 2018 SITE INVESTIGATION, AERIAL PHOTOS AND LANDSCAPE PLAN FROM SDP 87-180.
REQUIRED:
 1. LANDSCAPE MANUAL REQUIREMENTS MET FROM ORIGINAL DEVELOPMENT UNDER SDP 87-180, PER LANDSCAPE MANUAL, CHAPTER 2, PARTIAL EXEMPTIONS. PROPOSED PROJECT IS EXPANSION OF BUILDING LESS THAN 50% AND PARKING LESS THAN 50%. THE EXISTING PARKING FOOTPRINT DOES NOT CHANGE. THERE ARE NO APPLICABLE LANDSCAPE MANUAL REQUIREMENTS FOR THE ADDITIONAL DEVELOPMENT PORTION.
 2. SECTION 131.0 CONDITIONAL USES, N. CONDITIONAL USES AND PERMISSIBLE ZONING DISTRICTS, 20. FAST FOOD RESTAURANT
 A. AT LEAST 20% OF THE SITE AREA WILL BE LANDSCAPED. THE PETITIONER SHALL SUBMIT A SPECIFIC LANDSCAPING PLAN, WHICH IF APPROVED BECOMES BINDING ON THE DEVELOPMENT OF THE FACILITY. THE LANDSCAPING PLAN MUST INCLUDE PLANTINGS WHICH ENHANCE THE APPEARANCE OF THE SITE FROM PUBLIC ROADS AND PROVIDE BUFFERING FOR ADJACENT USES.
 SITE AREA FOR CONDITIONAL USE = 0.83 ACRES
 20% OF SITE AREA = 0.166 ACRES / 7,231 SF REQUIRED LANDSCAPE AREA.
PROPOSED:
 NEW LANDSCAPE AREA = 7,231 SF

LANDSCAPE NOTES:
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE PROPOSED SITE LANDSCAPING FOR THIS PROJECT HAS BEEN ENHANCED IN ACCORDANCE WITH CONDITIONAL USE PETITION TO ADD A FAST-FOOD RESTAURANT USE TO THE PROPERTY, PER BA CASE 18-028c. FINANCIAL SURETY FOR THE REQUIRED 7,231 SF FF LANDSCAPE AREA IS BASED ON A TOTAL OF 1 SHADE TREES, 13 DECIDUOUS TREES, 7 EVERGREEN TREES, AND 187 SHRUBS IN THE AMOUNT OF \$8,740.00. LANDSCAPE SURETY IS TO BE PAID WITH A GRADING PERMIT APPLICATION.
 2. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
 3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

PLAN
 SCALE: 1" = 20'

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

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
 I/We certify that the landscape 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



DATE: 3/29/19
 CHECKED BY: [Signature]
 REVISION: [Signature]
 DRAWN BY: [Signature]
 NO. []

BURGER KING CORP. / FRANCHISEE
 STREET ADDRESS: []
 CITY, STATE, ZIP: []
 PHONE: []

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road, Suite 200
 410.512.4500 www.wbcm.com

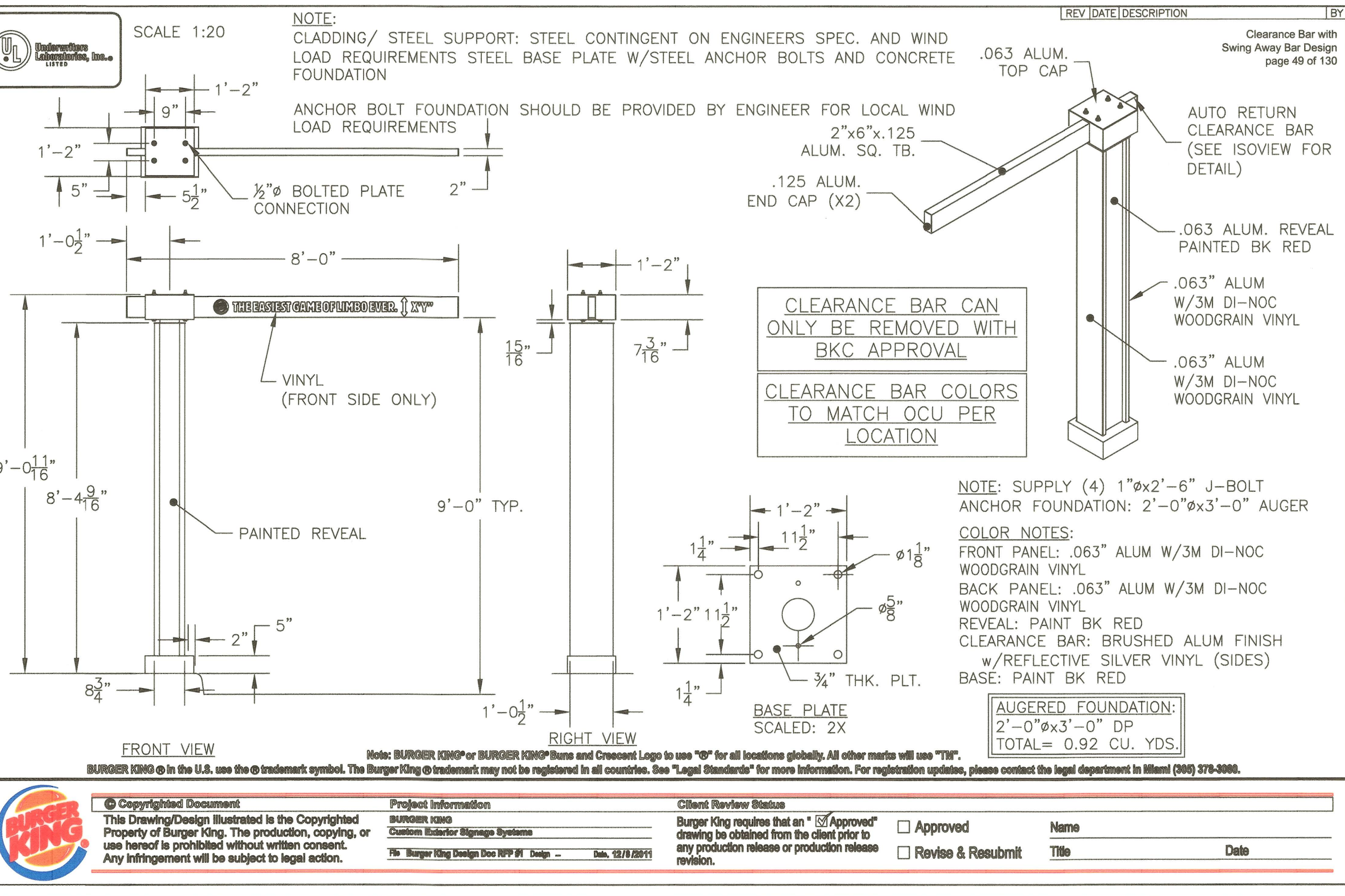
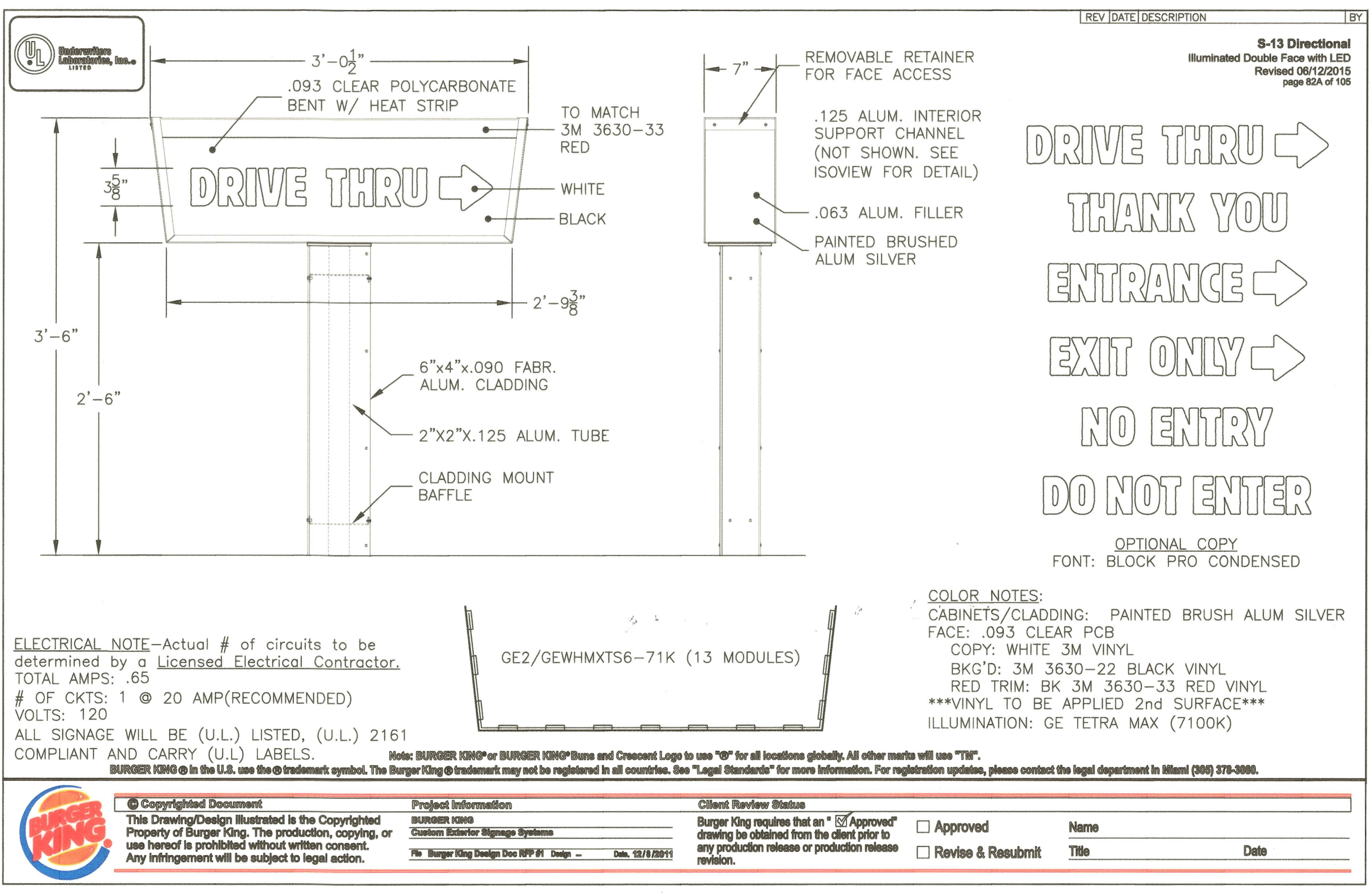
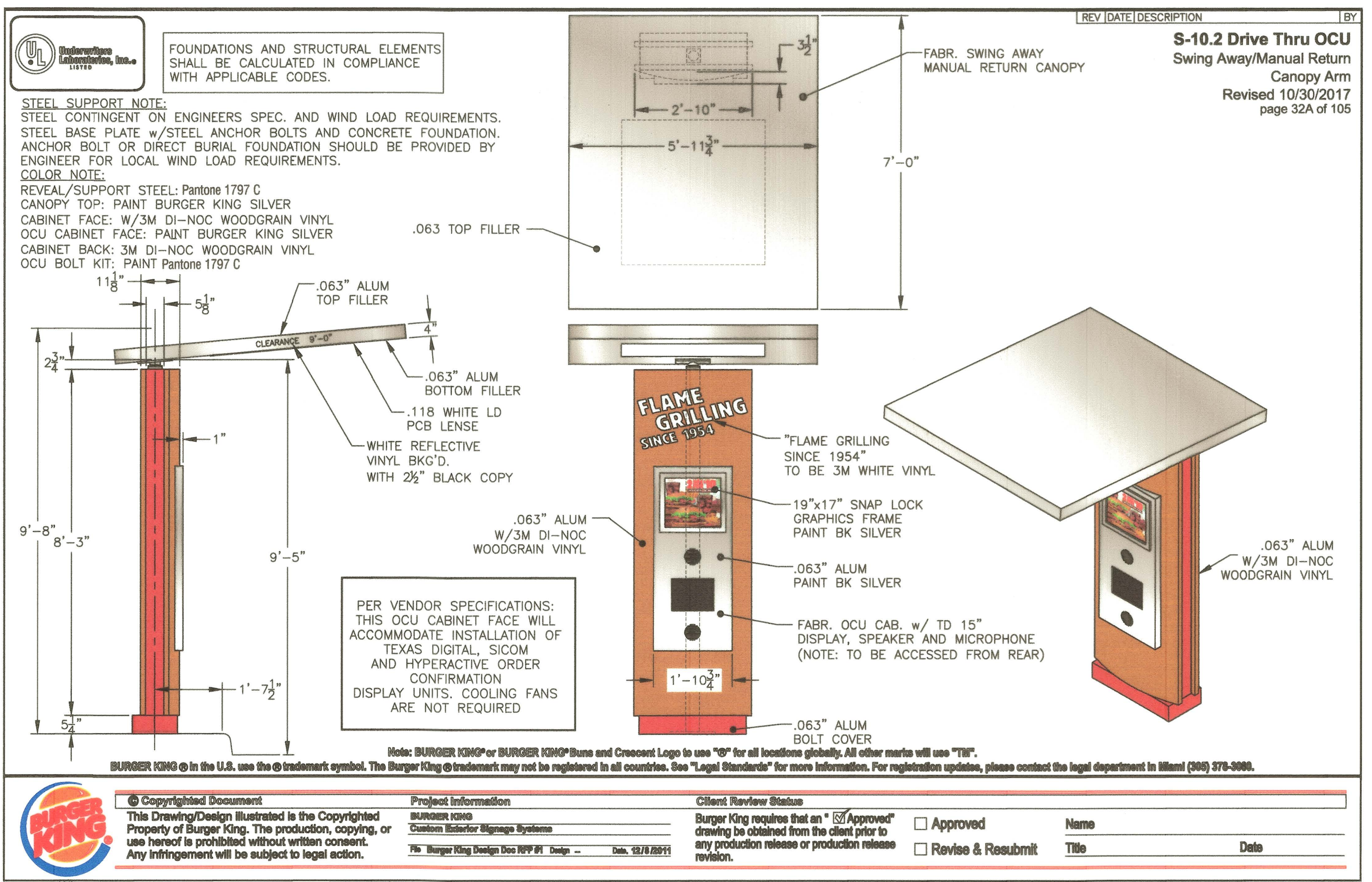
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 Designing Infrastructure for Tomorrow

LANDSCAPE ARCHITECT
 STATE OF MARYLAND
 No. 12143

PROJECT #: 2018021400
 DATE: DECEMBER 2017 DESIGN RELEASE
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 RETAIL CENTER
 8835 CENTRE PARK DRIVE
 COLUMBIA, MD 21045

CONDITIONAL USE - LANDSCAPE PLAN

10 OF 11



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineer Division 5-23-19 Date

Chief, Division of Land Development 5-29-19 Date

Director 5-29-19 Date

DATE: _____

REVISION: _____

CHECKED BY: _____

DRAWN BY: _____

NO. DATE: 3/29/19

PROJECT: 2018021400

DATE: 12/20/20

IMAGE: DECEMBER 2017 DESIGN RELEASE

PROJECT: CENTRE PARK DRIVE BANK AND RETAIL CENTER

8835 CENTRE PARK DRIVE
COLUMBIA, MD 21045

WHITNEY BAILEY COLE & MAGNANI, LLC
300 East Joppa Road, Suite 200
Baltimore, MD 21286
410.512.4600 www.wbcbcm.com

WBCM
Designing Infrastructure for Tomorrow

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
DESIGNED AND PREPARED BY: _____
DATE: 5/18/19
CHECKED BY: _____
DATE: _____

PROJECT # 2018021400

DATE: 12/20/20

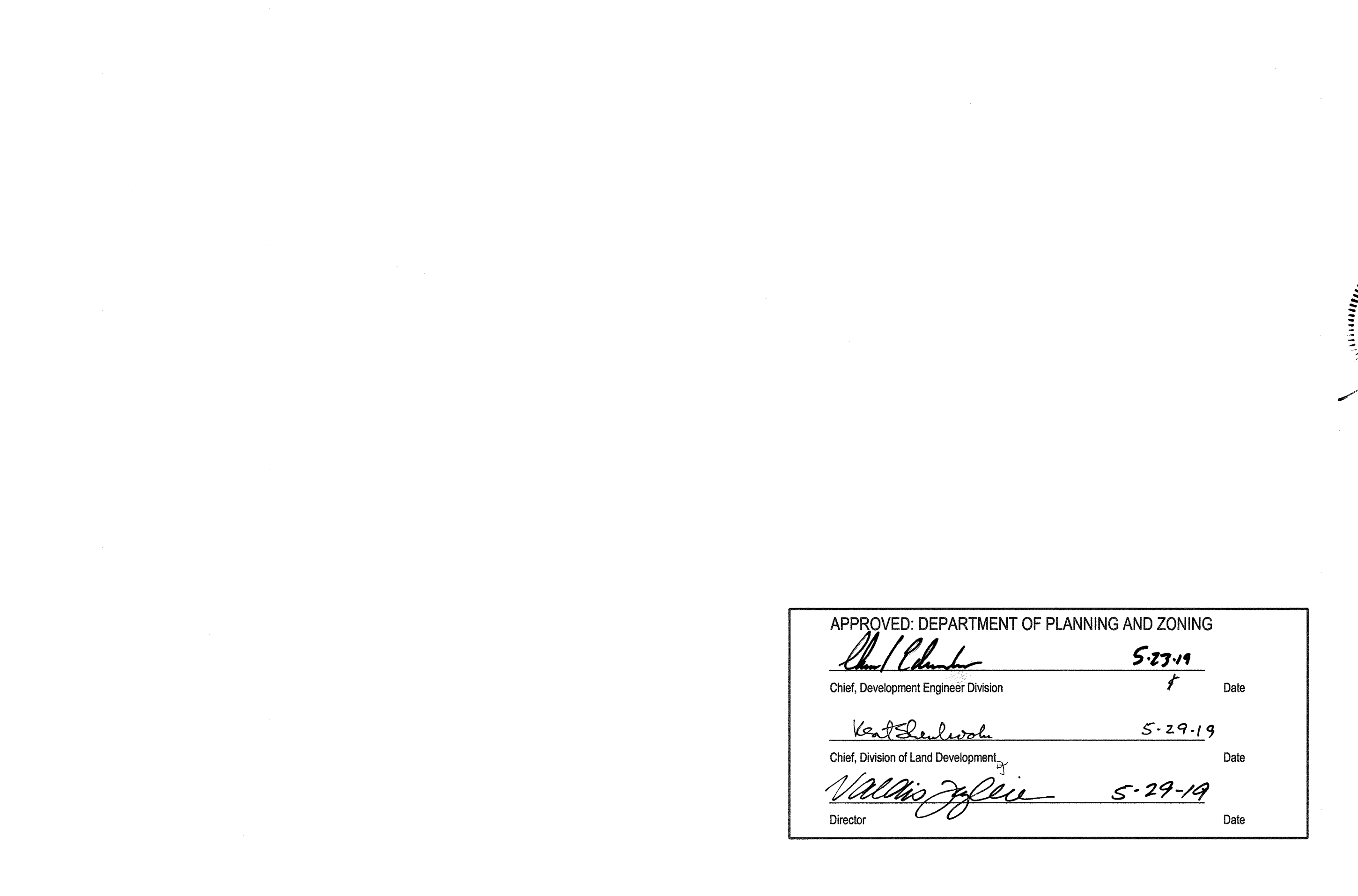
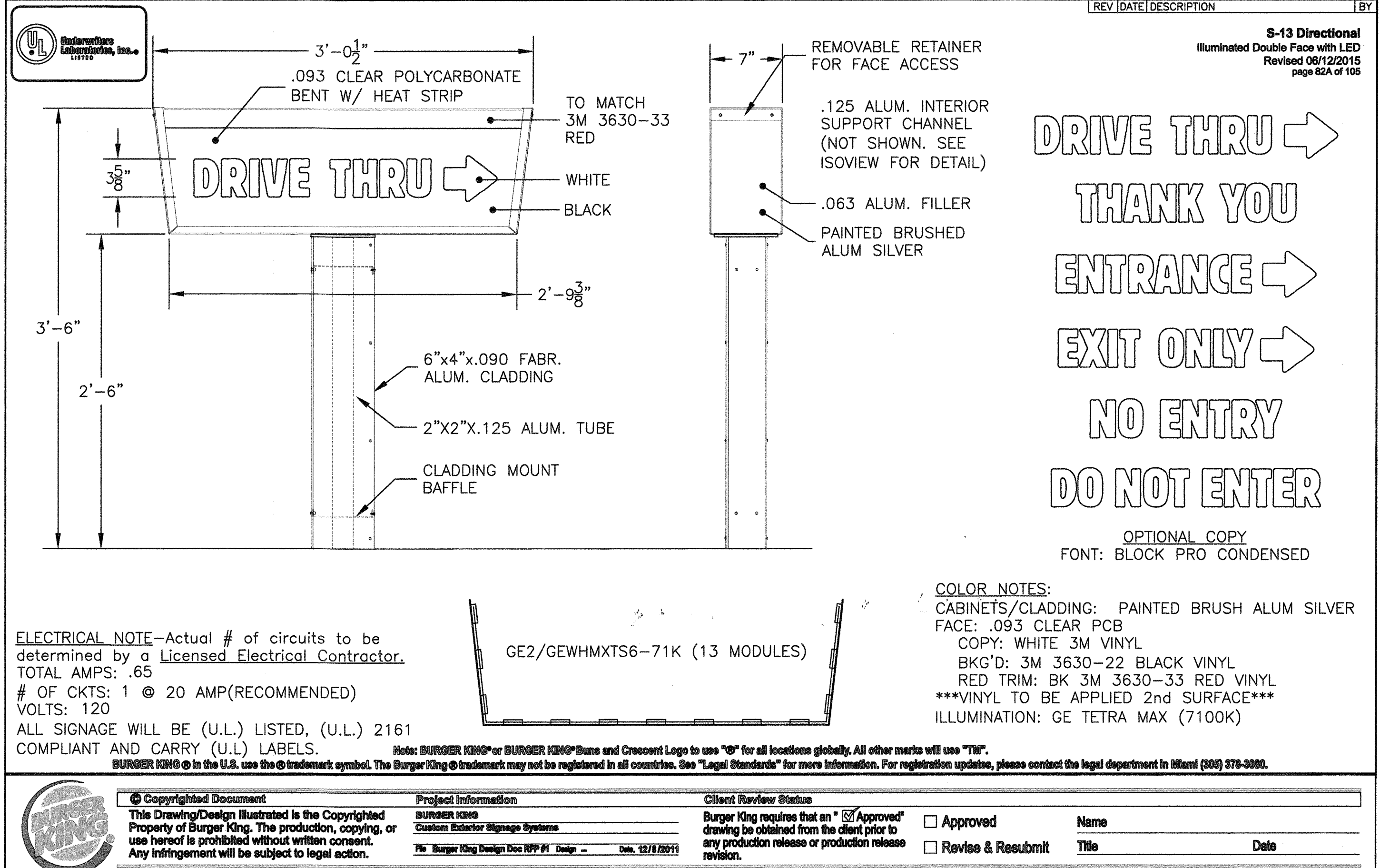
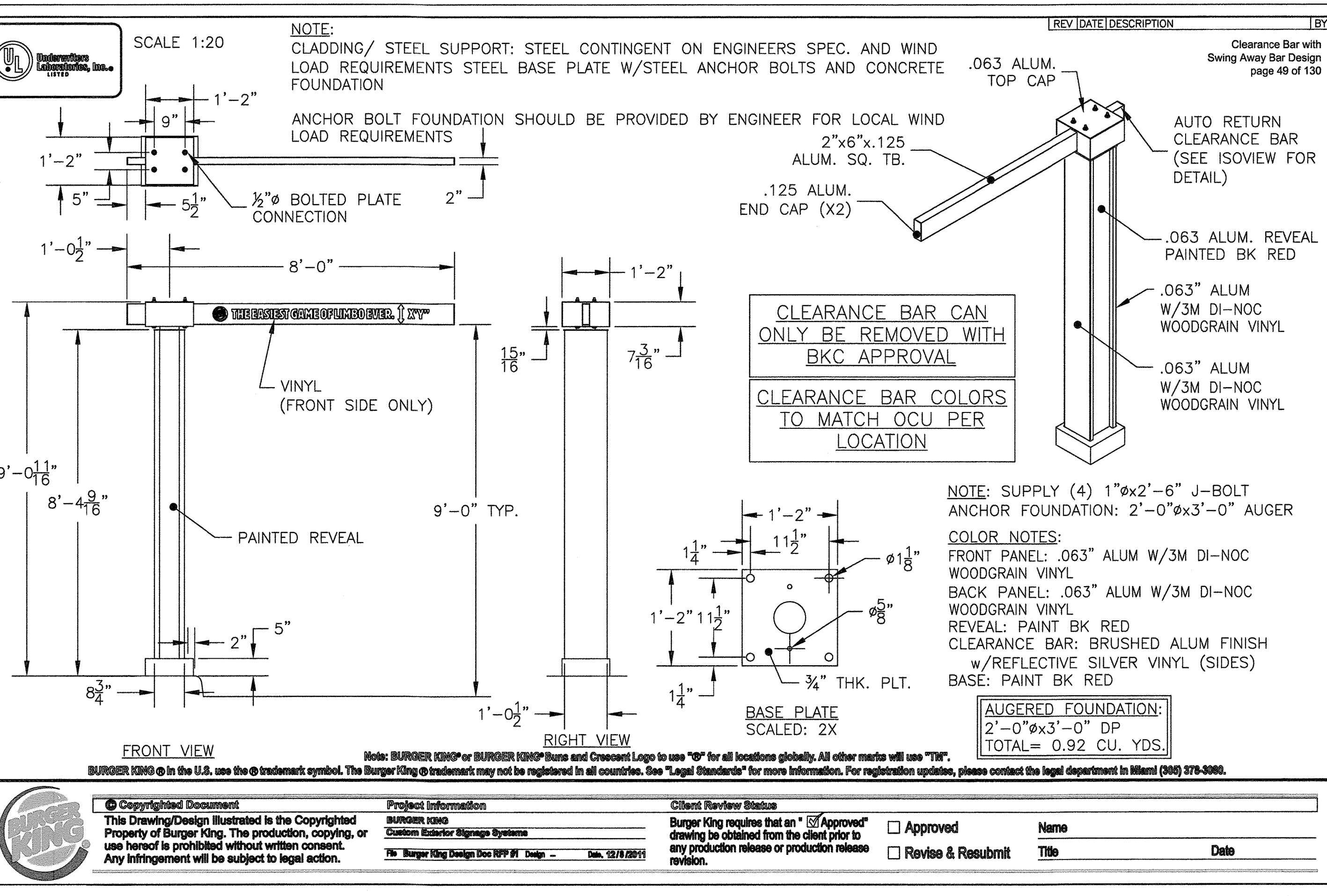
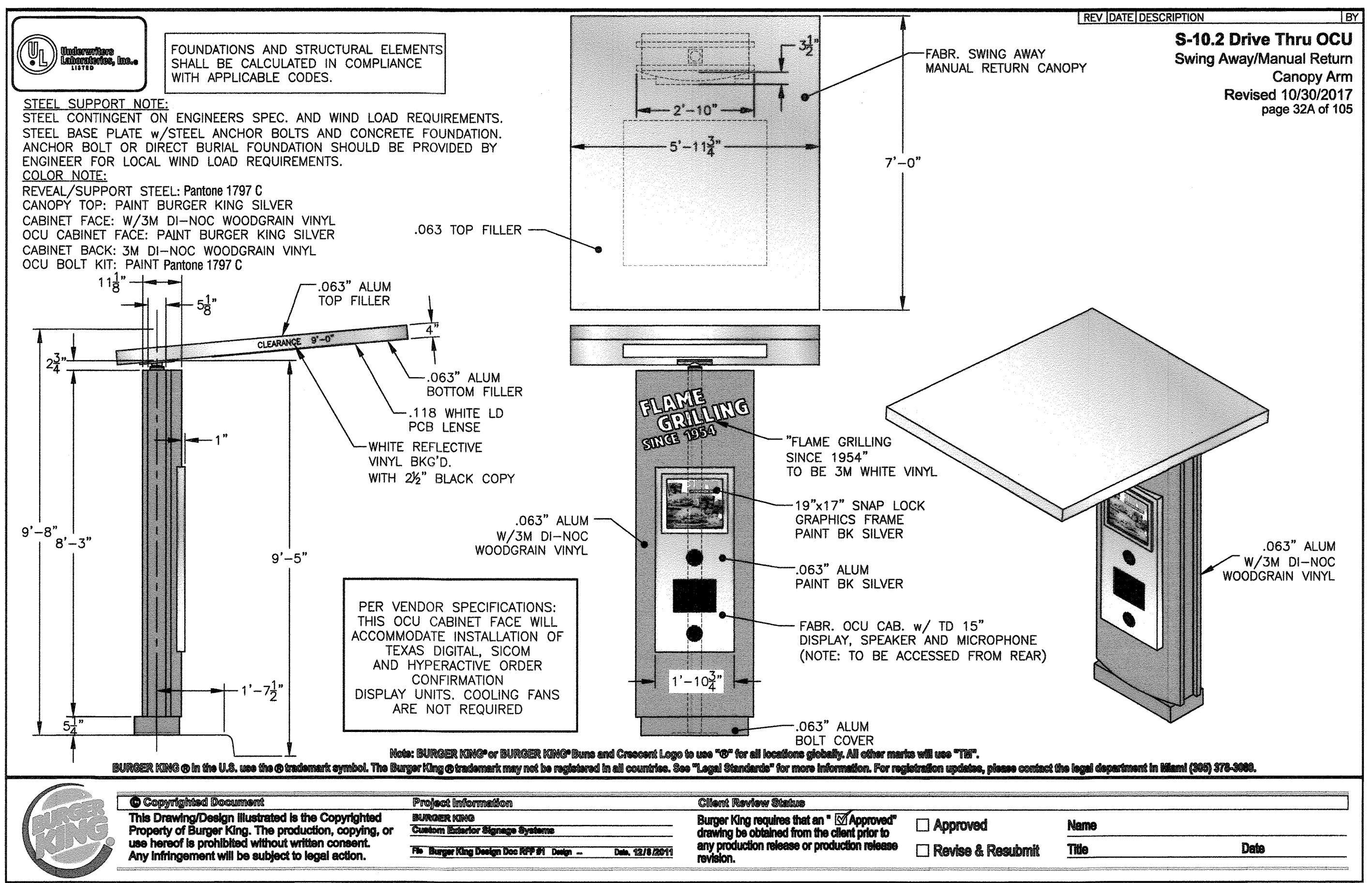
IMAGE: DECEMBER 2017 DESIGN RELEASE

PROJECT: CENTRE PARK DRIVE BANK AND RETAIL CENTER

8835 CENTRE PARK DRIVE
COLUMBIA, MD 21045

11 OF 11

52-87-180



DATE: _____
CHECKED BY: _____
REVISION: _____
NO. DATE 3/29/19
CONVERT BANK DRIVE-THRU TO RESTAURANT DRIVE-THRU AND PARKING RECONFIGURATION

BURGER KING

BURGER KING CORP./FRANCHISEE
STREET ADDRESS _____
CITY, STATE, ZIP _____
PHONE: _____

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ROC-80 20/20 IMAGE: DECEMBER 2017 DESIGN RELEASE
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SIGN DETAILS

11 OF 11