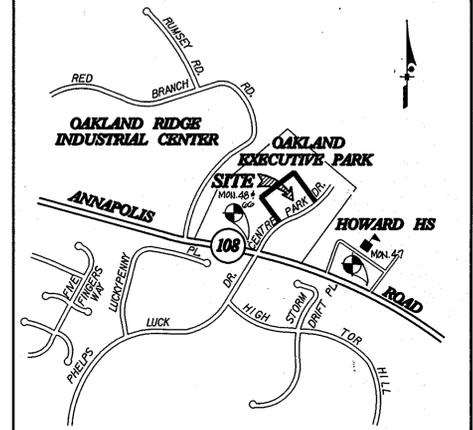


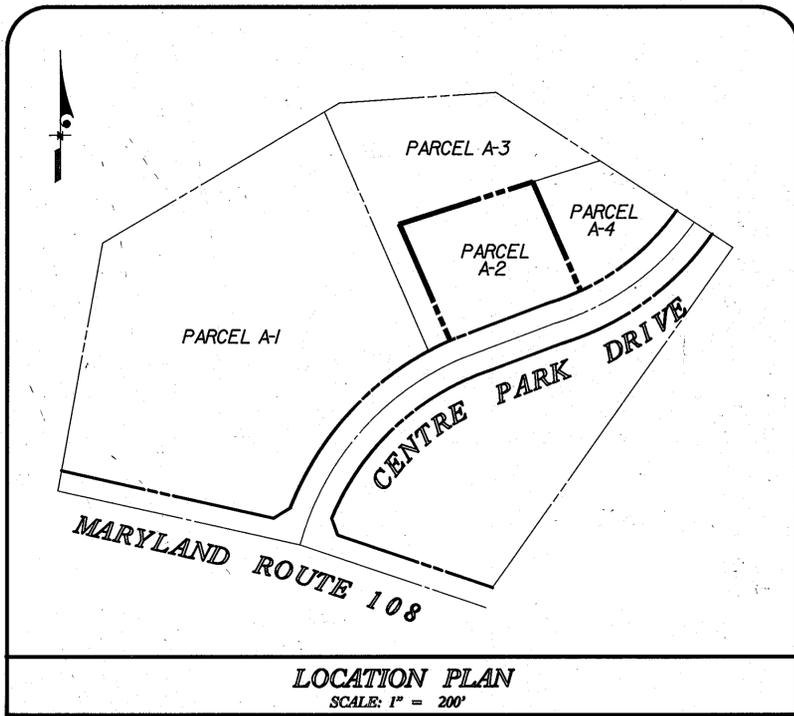
REVISION TO SITE DEVELOPMENT PLAN CABINART BUILDING HOWARD COUNTY, MARYLAND



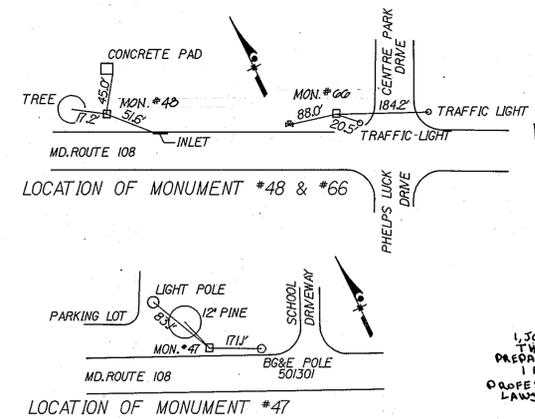
VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

SITE DATA	
SITE ZONING	0-1
GROSS SITE ACERAGE	2.1 ACRES 91,475 S.F.
GROSS AREA OF ONE STORY BUILDING	10,533 S.F.
BLDG. COVERAGE PERCENT OF SITE	11.5%
BUILDING USE	
BANK OF AMERICA	3,723 S.F. (SPECIAL EXCEPTION GRANTED 1/12/93)
GORMET PIZZA RESTAURANT	2,680 S.F.
EX. BANGKOK RESTAURANT	4,130 S.F.
PARKING REQUIRED	
BANK OF AMERICA	13 REQ. - 40 PROVIDED - (3723SF X 3.55 SPACES/1000SF)
GORMET PIZZA	28 REQ. - 28 PROVIDED - (100 SEATS * 6 EMPLOYEES)
BANGKOK RESTAURANT	24 REQ. - 24 PROVIDED - (84 SEATS * 6 EMPLOYEES)
TOTAL PARKING REQUIRED	65
PARKING PROVIDED	92
HANDICAPPED PARKING REQUIRED	4
HANDICAPPED PARKING PROVIDED	4
LANDSCAPED ISLANDS REQUIRED	5% OF 32,949 = 1,648 S.F.
LANDSCAPED ISLANDS PROVIDED	2,772 S.F. * 8.4%
TOTAL AREA OF PARKING LOT	32,949 S.F.



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DETAILS
4	DRAINAGE AREA MAP
5	SEDIMENT CONTROL PLAN
6	SEDIMENT CONTROL DETAILS
7	LANDSCAPE PLAN



PERMIT INFORMATION BLOCK					
SUBDIVISION NAME	SECT./AREA	LOT	PARCEL #		
OAKLAND EXECUTIVE PARK	NA	A-2	P.104		
PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TR.
6558	18	M-1	30	2	6023.02
WATER CODE	SEWER CODE				
607	5657400				

ADDRESS CHART	
PARCEL	STREET ADDRESS
A-2	8825 CENTRE PARK DRIVE

2ND REVISION
PREPARED BY:
BOHLER ENGINEERING
901 DULANEY VALLEY RD
SUITE 208
TOWSON, MD. 21284
Phone: (410) 821-7900
Fax: (410) 821-7997
www.bohler-engineering.com



PROFESSIONAL CERTIFICATION
I, JOSEPH J. BOHLER DO HEREBY CERTIFY
THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT
I AM A FULLY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND
LICENSE NO. 36064
EXPIRATION DATE 6/26/2004

ZONING HEARINGS: CASE NO. BA 92-44E - GRANTED 1/12/93
CONDITIONS OF DECISION & ORDER
1. THE PETITIONERS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
2. THE PETITIONERS SHALL COMPLY WITH TESTIMONY PRESENTED AND ENCLOSE THE TRASH DUMPSTER.
3. THE PETITIONERS SHALL LANDSCAPE THE SITE IN ACCORDANCE WITH THE AMENDED SPECIAL EXCEPTION PLAN, SUBMITTED AS PETITIONER'S EXHIBIT NUMBER FOUR.
REFERENCE APPROVALS:
F - 74 - 184
SDP - 86 - 158

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Jacqueline Goff 4-13-93
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD CO. DEPT. OF PUBLIC WORKS
James P. Shaw 4/19/93
DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPT. OF
PLANNING & ZONING
Joseph J. Bohler 4/21/93
PLANNING DIRECTOR DATE

William J. Hornath 4/19/93
CHIEF, DIV. OF COMMUNITY PLANNING & LAND DEVELOPMENT, DATE

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 313-1000 at least five (5) working days prior to the start of work.
- The contractor shall notify 'Miss Utility' at 1-800-257-7777 at least 48 hours prior to any excavation work.
- A Waiver of Section 10.1.1 of Design Manual Volume I, pertaining to the requirement to provide storm water management, approved November 18, 1991.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be placed prior to the placement of any asphalt.
- All plan dimensions are to face of curb unless otherwise noted.
- Horizontal Datum: Maryland State Plane Coordinate Grid. Based on the North American Adjustment of 1983.
- Vertical Datum: Mean Sea Level of U.S.C. & G. Survey (1929 Adjustment)
- Topography: Survey performed by Greenhorne & O'Mara Inc. - March 1992, 1' contour interval.
- Existing utilities were field surveyed March, 1992. (surface locations only)
- Existing water & sewer are private.
- Stormwater Management is provided under F-74-184.
- Reference is made to the original SDP-86-158 approved 4/25/86 as prepared by The Riemer Group, Inc.
- BUILDING APPLICATION DEADLINE FOR THIS REDLINE REVISION 2 FOR CONSTRUCTION OF BUILDING EXPANSION/CHANGE-OF-USE IS 1-YEAR FROM THE DATE OF REDLINE APPROVAL.

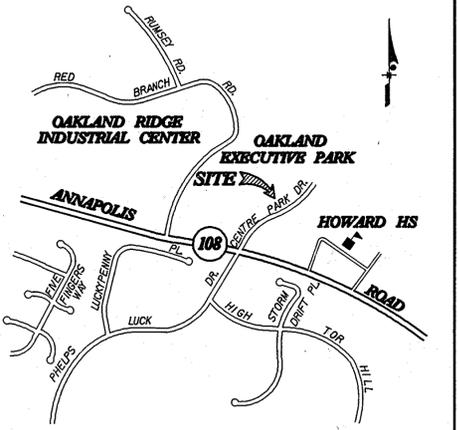
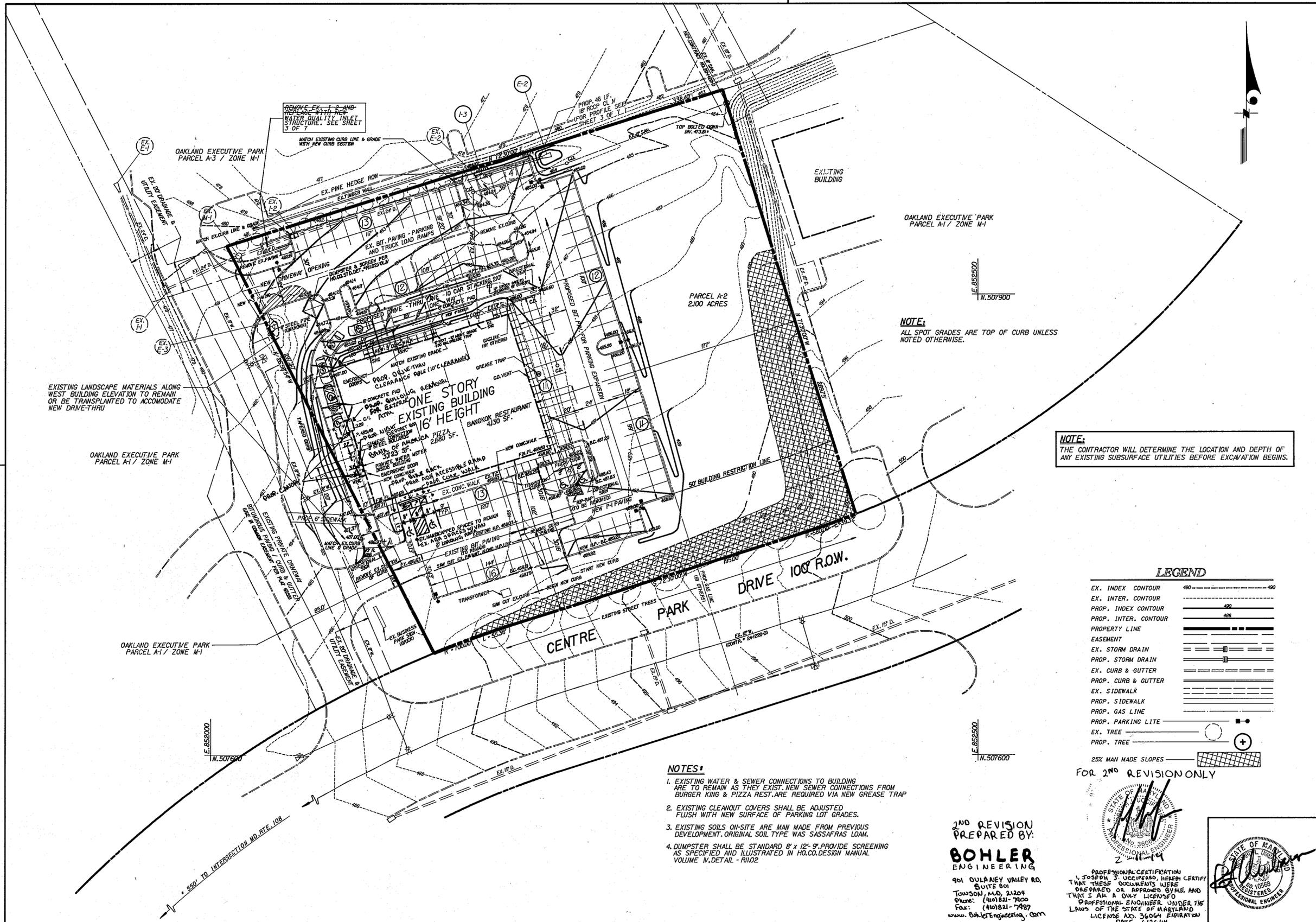
OWNER/DEVELOPER
HAMAMI PARTNERSHIP
OAKLAND EXECUTIVE PARK
8825 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21043

No.	REVISION	DATE	BY
2	CHANGE OF USE FOR BURGER KING TENANT TO BANK	1/10/14	BOHLER

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(410) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
HARRISBURG, PA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • VERO BEACH, FL • WEST PALM BEACH, FL

COVER SHEET
FOR
CABINART BUILDING
OAKLAND EXECUTIVE PARK
PARCEL A-2
HOWARD COUNTY, MARYLAND
TAX/ZONE MAP 30
2 ND ELECTION DISTRICT

DLM DESIGN	SCALE AS SHOWN
KRM DRAWN	1 OF 7
RLU CHECKED	SHEET
DATE	7786
12/7/92	FILE No.



VICINITY MAP
SCALE: 1" = 1000'

NOTE:
ALL SPOT GRADES ARE TOP OF CURB UNLESS NOTED OTHERWISE.

NOTE:
THE CONTRACTOR WILL DETERMINE THE LOCATION AND DEPTH OF ANY EXISTING SUBSURFACE UTILITIES BEFORE EXCAVATION BEGINS.

- NOTES:**
- EXISTING WATER & SEWER CONNECTIONS TO BUILDING ARE TO REMAIN AS THEY EXIST. NEW SEWER CONNECTIONS FROM BURGER KING & PIZZA REST. ARE REQUIRED VIA NEW GREASE TRAP
 - EXISTING CLEANOUT COVERS SHALL BE ADJUSTED FLUSH WITH NEW SURFACE OF PARKING LOT GRADES.
 - EXISTING SOILS ON-SITE ARE MADE FROM PREVIOUS DEVELOPMENT. ORIGINAL SOIL TYPE WAS SASSAFRAS LOAM.
 - DUMPSTER SHALL BE STANDARD 8' x 12'-9". PROVIDE SCREENING AS SPECIFIED AND ILLUSTRATED IN HQ.CO.DESIGN MANUAL VOLUME 1, DETAIL - RI02.

LEGEND

EX. INDEX CONTOUR	490
EX. INTER. CONTOUR	490
PROP. INDEX CONTOUR	490
PROP. INTER. CONTOUR	490
PROPERTY LINE	---
EASEMENT	---
EX. STORM DRAIN	---
PROP. STORM DRAIN	---
EX. CURB & GUTTER	---
PROP. CURB & GUTTER	---
EX. SIDEWALK	---
PROP. SIDEWALK	---
PROP. GAS LINE	---
PROP. PARKING LITE	---
EX. TREE	○
PROP. TREE	⊕

25% MAN MADE SLOPES

FOR 2ND REVISION ONLY

2ND REVISION
PREPARED BY:
BOHLER
ENGINEERING
901 OULANEY VALLEY RD.
SUITE 901
TOWSON, MD, 21284
Phone: (410) 821-7800
Fax: (410) 821-7997
www.bohler-engineering.com



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joselyn Boyd 4-13-93
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD CO. DEPT. OF PUBLIC WORKS

Ramon A. Slom 4/16/93
DIRECTOR DATE
Summa J. Howard 3-31-93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPT. OF
PLANNING & ZONING

Joselyn Boyd 4/21/93
PLANNING DIRECTOR DATE
Summa J. Howard 4/19/93
CHIEF, DIV. OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

BEFORE BEGINNING CONSTRUCTION, CONTACT
MISS UTILITY AT 1-800-257-7777 AT LEAST
48 HOURS PRIOR TO CONSTRUCTION

OWNER/DEVELOPER
HAMAMI PARTNERSHIP
OAKLAND EXECUTIVE PARK
8825 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21043

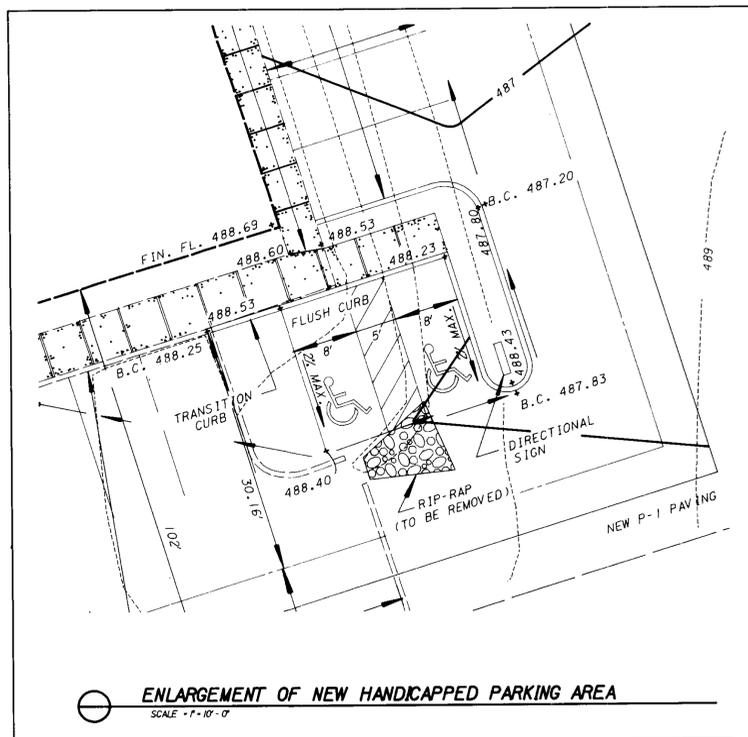
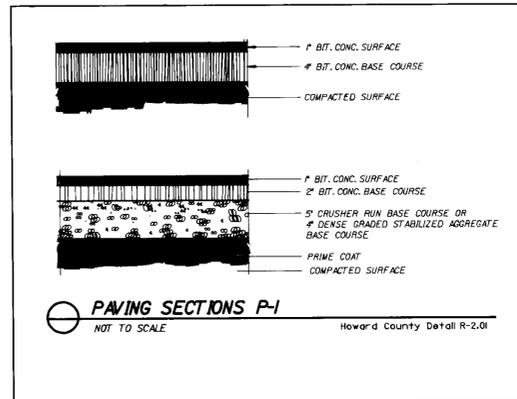
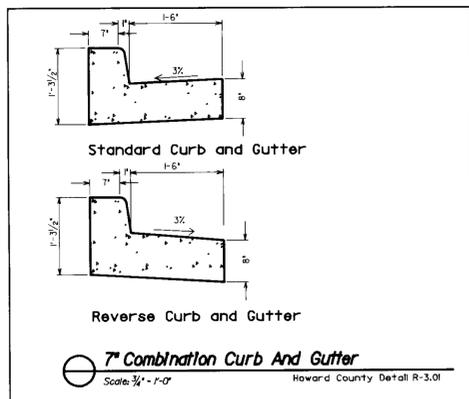
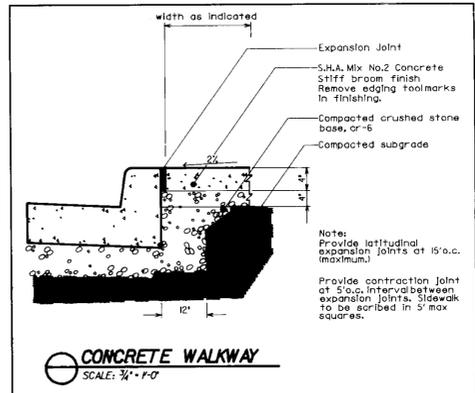
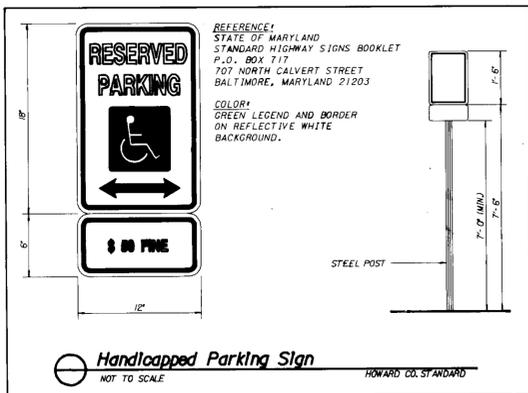
No.	REVISION	DATE	BY
1	RETAIN EX. I-2, RELOCATE WATER QUALITY STRUCTURE	01/7/93	RLU
2	UPDATES TO POA PARKING, ADD CLEARANCE BAR, ATM	11/01/94	BOHLER



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(410) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
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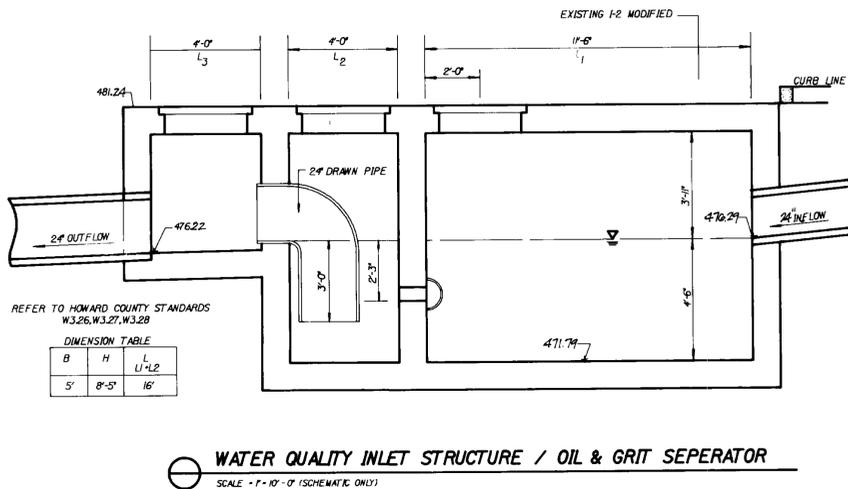
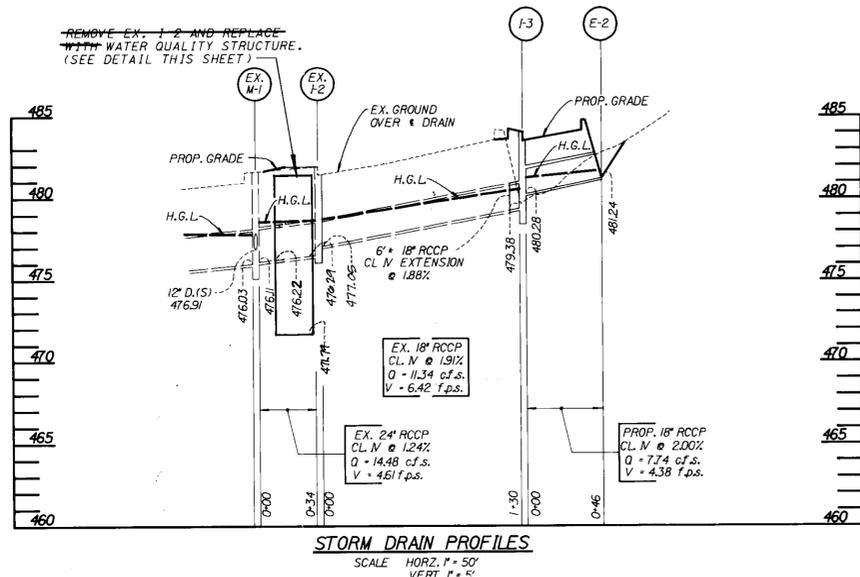
SITE DEVELOPMENT PLAN
FOR
CABINART BUILDING
OAKLAND EXECUTIVE PARK
PARCEL A-2
HOWARD COUNTY, MARYLAND
TAX/ZONE MAP 30
ZONE M-1
2ND ELECTION DISTRICT

DLM DESIGN	SCALE 1" = 30'
KRM DRAWN	2 OF 7
RLU CHECKED	SHEET
1/8/93 DATE	7786 JOB No.
	FILE No.



STRUCTURE SCHEDULE					
NO.	TYPE	TOP ELEV.	INVERT IN	INVERT OUT	REMARKS
I-3	S COMB. INLET	483.40	480.28	479.38	SD-4.32
E-2	END SECTION	481.24	481.24	476.29	SD-5.51
I-2	S COMB. INLET	481.50	477.05	476.29	SD-4.32

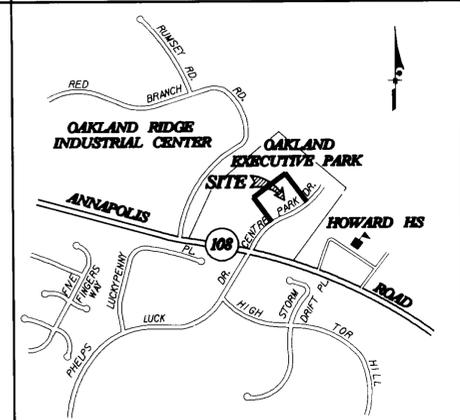
MODIFIED TO FIT WATER QUALITY STRUCTURE
SEE DETAIL THIS SHEET



WATER QUALITY STRUCTURE
Design and General Notes:
1. Use poured-in place concrete for the entire structure.
2. Refer to Maryland State Highway Administration for materials and methods of construction.
3. Wall thickness shall be as follows:
Minimum 8 inches thick for the first 8'-0" and 12'-0" of depth and 16 inch thick walls for depth greater than 12'-0". Depth to be measured from top to top slab to crown of outgoing pipe.
4. 1" x 3,500 psi of 28 days.
5. All reinforcing steel to be ASTM A615, GR60.
6. For details concerning throat openings, refer to MCDOT Standard No.55.
Throat Length Supports No. Of Pipe
5' 0
10' 1
15' 2
20' 3
pipe supports to be spaced at 5'-0" O.C.
7. For details not noted in this standard, refer to MCDOT Standard No.55.
8. The top 4 inches of walls may be brick masonry for leveling. If required, brick masonry shall comply with the latest SHA Specification.
9. When grate opening is used, refer to the appropriate SHA Standard for details. Details shall be shown on the plans.
10. When inside width of structure is greater than 4'-0", reinforcing shall be raised as needed.
11. When structure is subject to traffic loading, reinforcing shall be designed for the appropriate traffic loads. Design loads shall be indicated on the plan.
12. All inlets and incoming pipes shall be checked for possible backwater or tailwater problems.

MAINTENANCE NOTES (WATER QUALITY STRUCTURE WASTE)
1. Water Quality Structures will require periodical cleaning. Owners of these facilities will have to clean them as needed or on a frequency that the County determines is appropriate. Owners of water quality structures will be notified by the County of the frequency of maintenance.
2. Maintenance of these facilities will consist of cleaning out the separator and disposal of the waste and the repair of the facility as needed. Periodic inspections of these facilities will be made by the County Stormwater Management group.
3. The disposal of the liquid and solid matter should be as follows:
A. All liquid material in the separator inlet shall be pumped into a suitable tank truck and disposed of at an approved sanitary district discharge manhole or be taken to an approved sewage treatment plant for discharge.
B. The solid material shall be landfilled in an approved sanitary landfill.
4. The inlet pipes, trash racks, gratings, and structural parts shall be repaired as needed.

CONSTRUCTION NOTES
1. Silt and debris shall not be allowed to enter the structures until contributing drainage area has been permanently stabilized.
2. All openings to structures shall be protected with the appropriate sediment control measures during construction.
INSPECTION NOTES
1. Prior to the start of construction on water quality structures, the Howard County Construction Inspection Division Inspector must be called 48 hours in advance of 792-7272.
A. Approval of subgrade for footing.
B. Footing formed and steel set prior to pouring.
C. Structure sides formed and steel set prior to pouring.
D. Prior to top slab and manholes being set, the Construction Inspection Division Inspector must check structure and all debris and silt in structure removed.
E. When site is permanently stabilized and sediment control



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
James Boyle 4-13-95
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD CO. DEPT. OF PUBLIC WORKS
James Boyle 4-8-95
DIRECTOR DATE
James Boyle 3-21-93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
James Boyle 4-21-95
PLANNING DIRECTOR DATE
James Boyle 4-19-95
CHIEF, BUREAU OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE



BEFORE BEGINNING CONSTRUCTION, CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

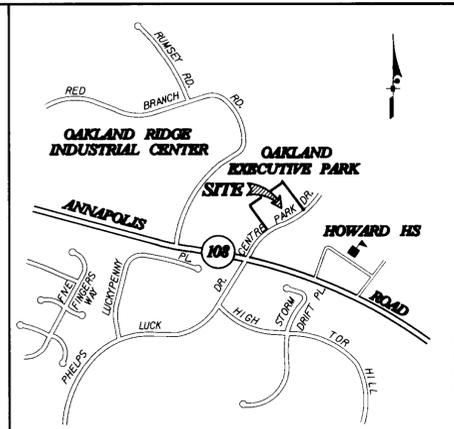
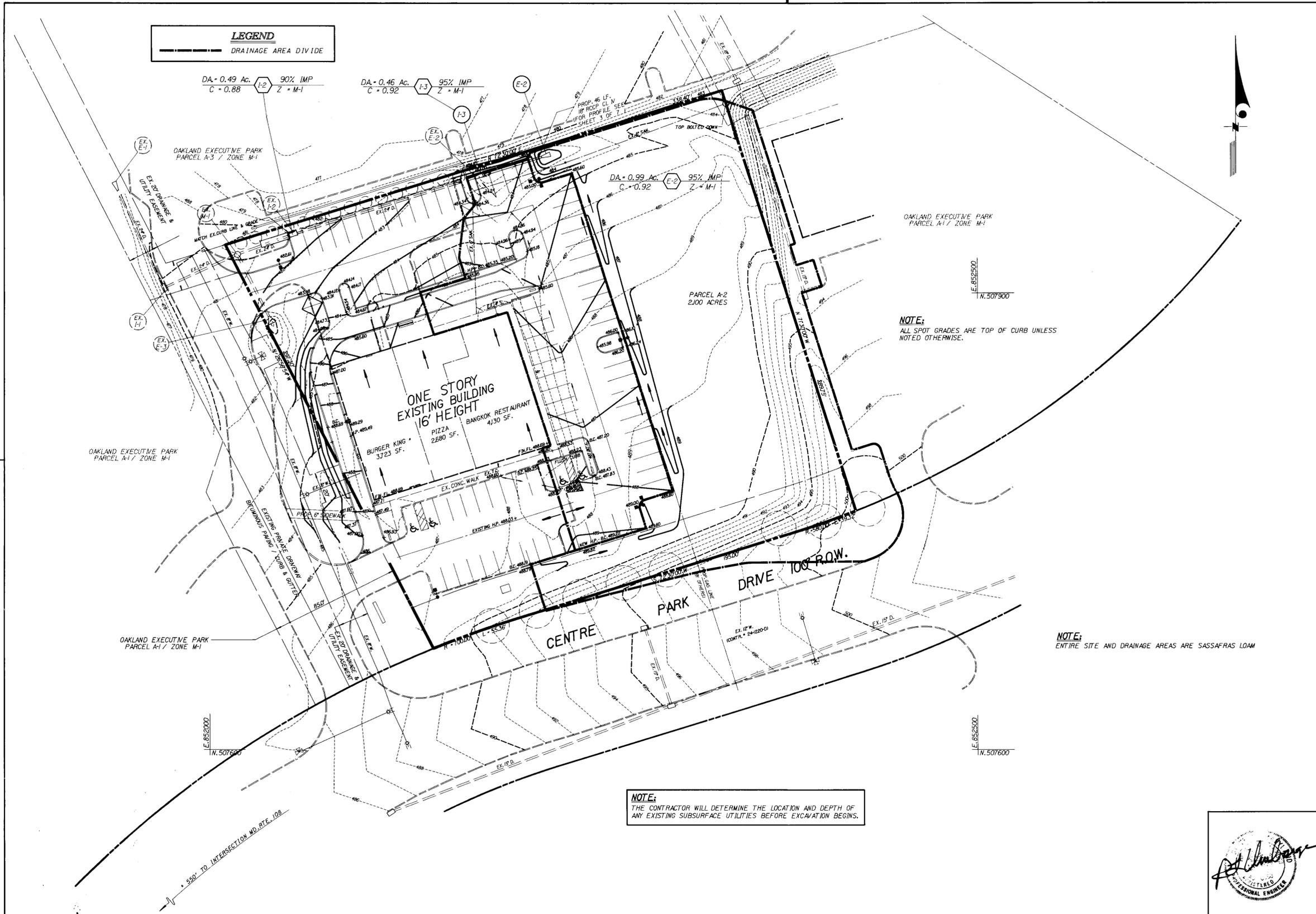
OWNER/DEVELOPER
HAMAMI PARTNERSHIP
OAKLAND EXECUTIVE PARK
8825 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21043

No.	REVISION	DATE	BY
1	RETAIN EX. I-2, RELOCATE WATER QUALITY STRUCTURE	6/1/93	PLU

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(410) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
HARRISBURG, PA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • VERO BEACH, FL • WEST PALM BEACH, FL

SITE DETAILS
FOR
CABINART BUILDING
OAKLAND EXECUTIVE PARK
PARCEL A-2
HOWARD COUNTY, MARYLAND
TAX/ZONE MAP 30
ZONE M-1
2 ND ELECTION DISTRICT

DLM DESIGN	SCALE	1" = 30'
KRM DRAWN		
RLU		
CHECKED	SHEET	3 OF 7
DATE	JOB No.	7786
	FILE No.	



VICINITY MAP
SCALE: 1" = 100'

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 4-13-93
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD CO. DEPT. OF PUBLIC WORKS

[Signature] 4/8/93
DIRECTOR DATE
[Signature] 3-31-93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 4/21/93
PLANNING DIRECTOR DATE
[Signature] 4/16/93
CHIEF, DIV. OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

By the Developer:
"I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certification of Attendance at a Department of Environment 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."

[Signature] 3-17-93
Signature of Developer DATE
DEMIR HAMAMI
Printed Name

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. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District."

[Signature] 1/7/93
Signature of Engineer DATE

Reviewed for Howard Soil Conservation District and meets technical requirements
[Signature] 3/23/93
Soil Conservation Specialist DATE

This development plan is approved for soil erosion and sediment control by the Howard County Soil Conservation District
[Signature] 3/25/93
Howard Soil Conservation Service DATE

BEFORE BEGINNING CONSTRUCTION, CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

NOTE:
THE CONTRACTOR WILL DETERMINE THE LOCATION AND DEPTH OF ANY EXISTING SUBSURFACE UTILITIES BEFORE EXCAVATION BEGINS.

NOTE:
ENTIRE SITE AND DRAINAGE AREAS ARE SASSAFRAS LOAM

OWNER/DEVELOPER
HAMAMI PARTNERSHIP
OAKLAND EXECUTIVE PARK
8825 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21043

No.	REVISION	DATE	BY
1	RETAIN EX. I-2, RELOCATE WATER QUALITY STRUCTURE	02/1/93	PLU

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(410) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
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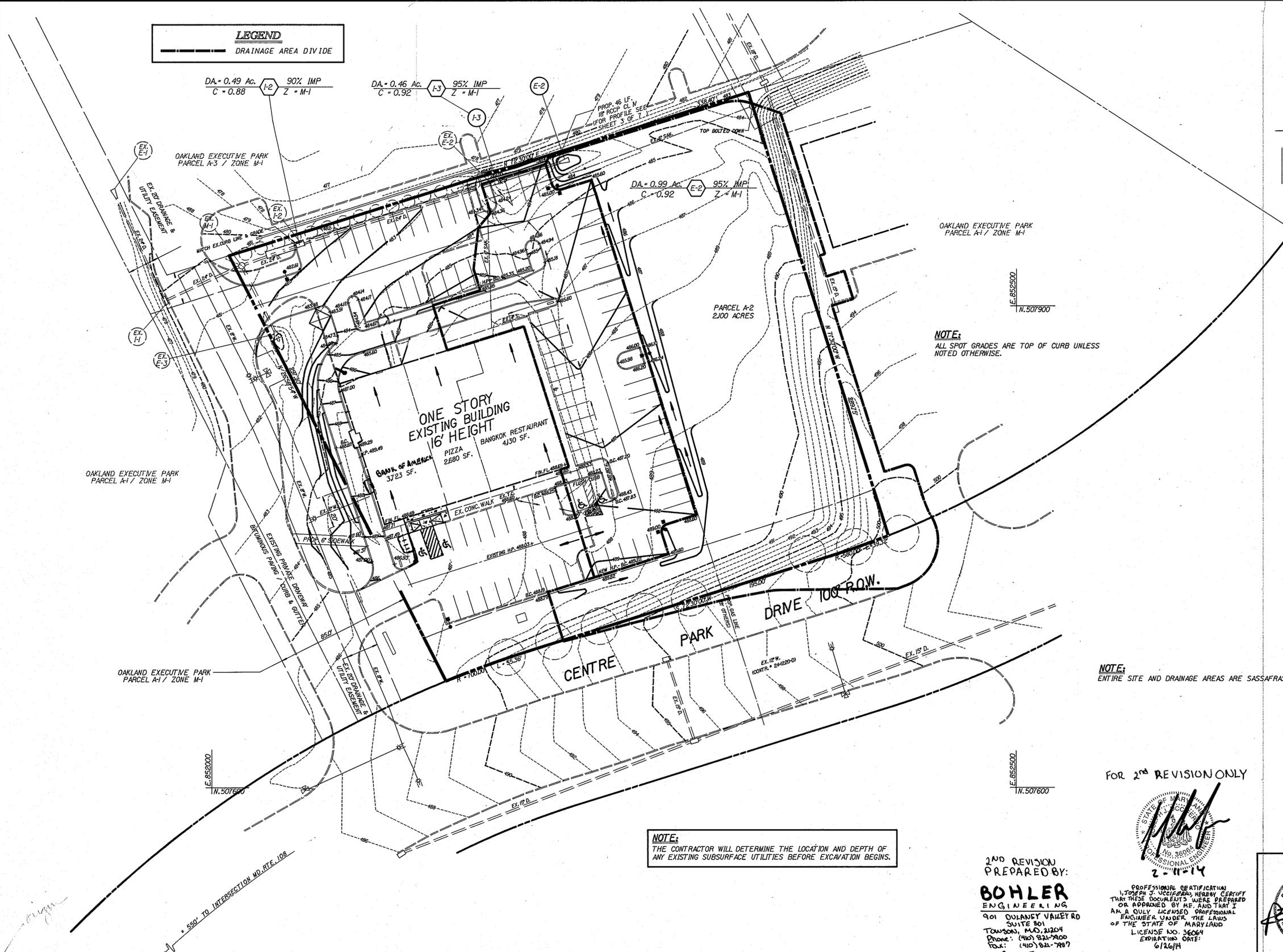
DRAINAGE AREA MAP
FOR
CABINART BUILDING
OAKLAND EXECUTIVE PARK
PARCEL A-2
HOWARD COUNTY, MARYLAND
TAX/ZONE MAP 30

DLM DESIGN	SCALE 1" = 30'
KRM DRAWN	4 OF 7
RLU CHECKED	
DATE 1/6/93	7786
JOB No.	FILE No.

LEGEND
 DRAINAGE AREA DIVIDE

DA = 0.49 Ac. 90% IMP
 C = 0.88 Z = M-1

DA = 0.46 Ac. 95% IMP
 C = 0.92 Z = M-1



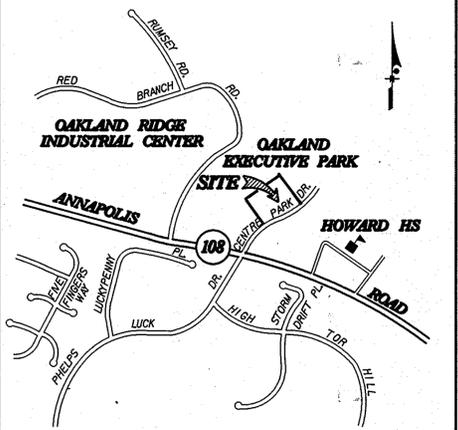
NOTE:
 ALL SPOT GRADES ARE TOP OF CURB UNLESS NOTED OTHERWISE.

NOTE:
 ENTIRE SITE AND DRAINAGE AREAS ARE SASSAFRAS LOAM

NOTE:
 THE CONTRACTOR WILL DETERMINE THE LOCATION AND DEPTH OF ANY EXISTING SUBSURFACE UTILITIES BEFORE EXCAVATION BEGINS.

2ND REVISION
 PREPARED BY:
BOHLER
 ENGINEERING
 901 DULANEY VALLEY RD
 SUITE 801
 TOWSON, MD 21284
 Phone: (410) 821-7800
 Fax: (410) 821-7887
 www.BohlerEngineering.com

FOR 2ND REVISION ONLY



VICINITY MAP
 SCALE: 1" = 1000'

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Blyden 4-13-93
 COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD CO. DEPT. OF PUBLIC WORKS

James P. Lewis 4/16/93
 DIRECTOR DATE
Richard J. Kelly 3-23-93
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPT. OF
 PLANNING & ZONING

James R. Smith 4/21/93
 PLANNING DIRECTOR DATE
Emma J. Holman 1/16/93
 CHIEF, DIV. OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

By the Developer:

"I/We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certification of Attendance at a Department of Environment 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."

Demir Hamami 3-17-93
 Signature of Developer 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. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District."

John R. Ucci 1/2/93
 Signature of Engineer DATE

Reviewed for Howard Soil Conservation District and meets technical requirements

James M. Schell 3/23/93
 Date

This development plan is approved for soil erosion and sediment control by the Howard County Soil Conservation District
John R. Ucci 3/23/93
 Date

BEFORE BEGINNING CONSTRUCTION, CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

OWNER/DEVELOPER
HAMAMI PARTNERSHIP
 OAKLAND EXECUTIVE PARK
 8825 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21043

No.	REVISION	DATE	BY
1	RETAIN EX. I-2, RELOCATE WATER QUALITY STRUCTURE	01/19/93	PLU
2	UPDATE PDA, PARKING, AND CHANGE OF USE	11/19/14	BOHLER



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GREENHORNE & O'MARA, INC.
 113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
 (410) 296-4100
 ANNAPOLIS, MD • ATLANTA, GA • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
 HARRISBURG, PA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • VERO BEACH, FL • WEST PALM BEACH, FL

DRAINAGE AREA MAP
 FOR
CABINART BUILDING
 OAKLAND EXECUTIVE PARK
 PARCEL A-2
 HOWARD COUNTY, MARYLAND
 TAX/ZONE MAP 30

DLM DESIGN	SCALE	1" = 30'
KRM DRAWN		
RLU CHECKED		
DATE	JOB No.	FILE No.
1/6/93	7786	

- SEDIMENT CONTROL NOTES**
- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION.
 - ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A) 7 CALENDAR DAYS FOR ALL PERMANENT SEDIMENT CONTROL STRUCTURES, DIKES, PERMINENT 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 HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMINENT SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDING (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.
 - SITE ANALYSIS:

TOTAL AREA OF SITE	21	ACRES
AREAS DISTURBED	1.0	ACRES
AREA TO BE ROOFED OR PAVED	0.8	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.2	ACRES
TOTAL CUT	300	CU. YDS.
TOTAL FILL	300	CU. YDS.

OFFSITE WASTE/ AREA LOCATION: To be bid and determined by the contractor and previously approved by the Howard Soil Conservation District.
 - 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 CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
 - ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

- PERMANENT SEEDING NOTES**
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. If not previously loosened, Soil Amendments: In lieu of soil test recommendations, 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/100 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/100 sq ft) before seeding. Harrow or disc into upper three inches of soil.
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
- Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1 1/2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (1/2 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February, 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) use sod. Option (3) 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/100 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool of 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq 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 redisturbed where a short-term vegetative cover is needed.
- Seedbed 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)
- Seeding: For period March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tones per acre of well anchored straw mulch and seed as possible in the spring, or use sod.
- Mulching: Apply 1 1/2 to 2 tons per acre & 70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) for anchoring.
- Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rates and methods not covered.

- SEQUENCE OF CONSTRUCTION**
- Obtain necessary permits.
 - Hold pre-construction meeting on site with Howard County Sediment Control Inspector.
 - Clear and grub for sediment control measures only: Install tree protection fence - see sheet T-1.
 - Remove existing curb and gutter as shown at the northwest entrance to construct stabilized construction entrance as shown on the plan.
 - Place silt fence in the locations shown.
 - Construct earth dike along east limit of disturbance line as shown. Construct stone outlet trap as shown.
 - Begin grading operations. Maintain positive grade to sediment trap. The contractor shall inspect and provide necessary maintenance on the sediment and erosion control structures shown on the drawings after each rainfall and on a daily basis. Sediment shall be removed from the sediment trap when the cleanout elevation 480.00 is reached.
 - Construct storm drainage system from existing E-2 to the new E-2, Inlet 1-3 and the conversion of existing Inlet 1-2 to the proposed water quality structure as shown on the plans.
 - Upon completion of all utilities, construct curb and gutter. The grade and stabilize all remaining disturbed areas. Remove sediment trap and fill with compacted material suitable for sub-base.
 - Begin paving operations.
 - With the approval of the Howard County Sediment Control Inspector, remove all remaining sediment control measures.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joseph B. ... 4-13-92
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD CO. DEPT. OF PUBLIC WORKS

James P. ... 4.8.93
DIRECTOR DATE
William E. ... 3.21.93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

James P. ... 4/21/93
Emma ... 4/19/93
PLANNING DIRECTOR DATE
CHIEF, DIV. OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

By the Developer:

I, the Developer, certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certification of Attendance at a Department of Environment 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.

Demir Hamami 3-17-93
Signature of Developer Date
Printed Name

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. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District.

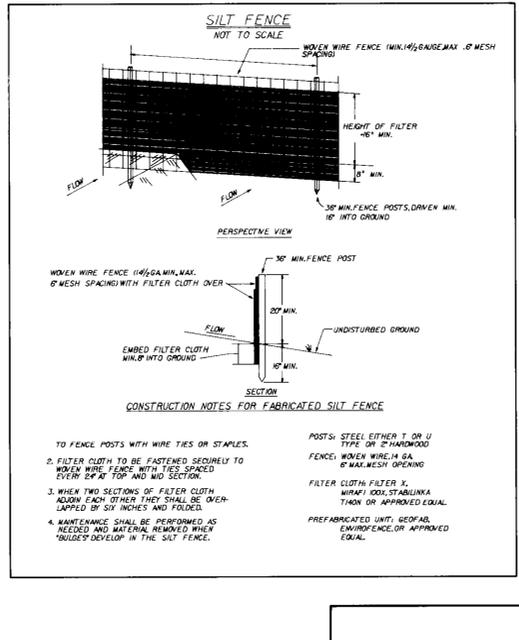
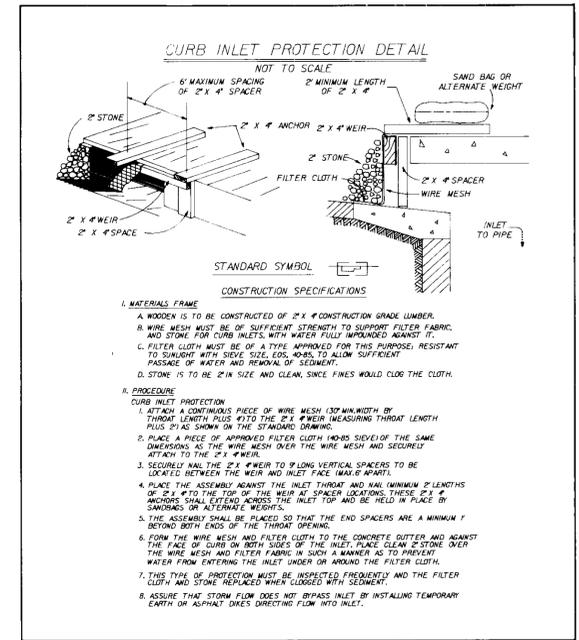
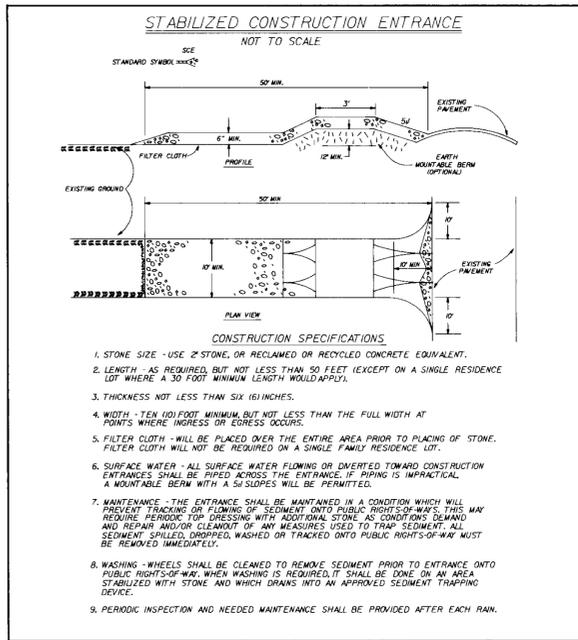
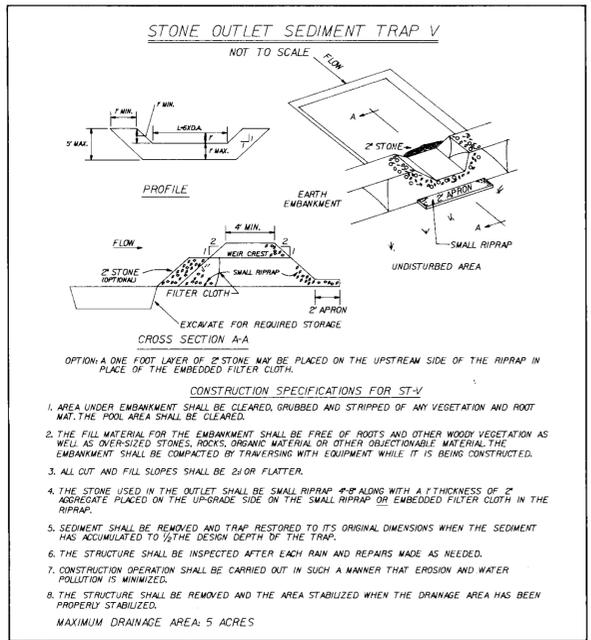
R. L. ... 1/2/93
Signature of Engineer Date

Reviewed for Howard Soil Conservation District and meets technical requirements.

James M. ... 3/25/93
Howard Soil Conservation Service Date

This development plan is approved for soil erosion and sediment control by the Howard County Soil Conservation District
John K. ... 3/25/93
Howard Soil Conservation Service Date

BEFORE BEGINNING CONSTRUCTION, CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION



OWNER/DEVELOPER
HAMAMI PARTNERSHIP
OAKLAND EXECUTIVE PARK
8825 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21043

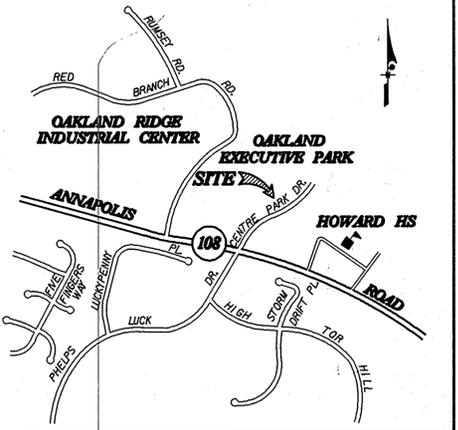
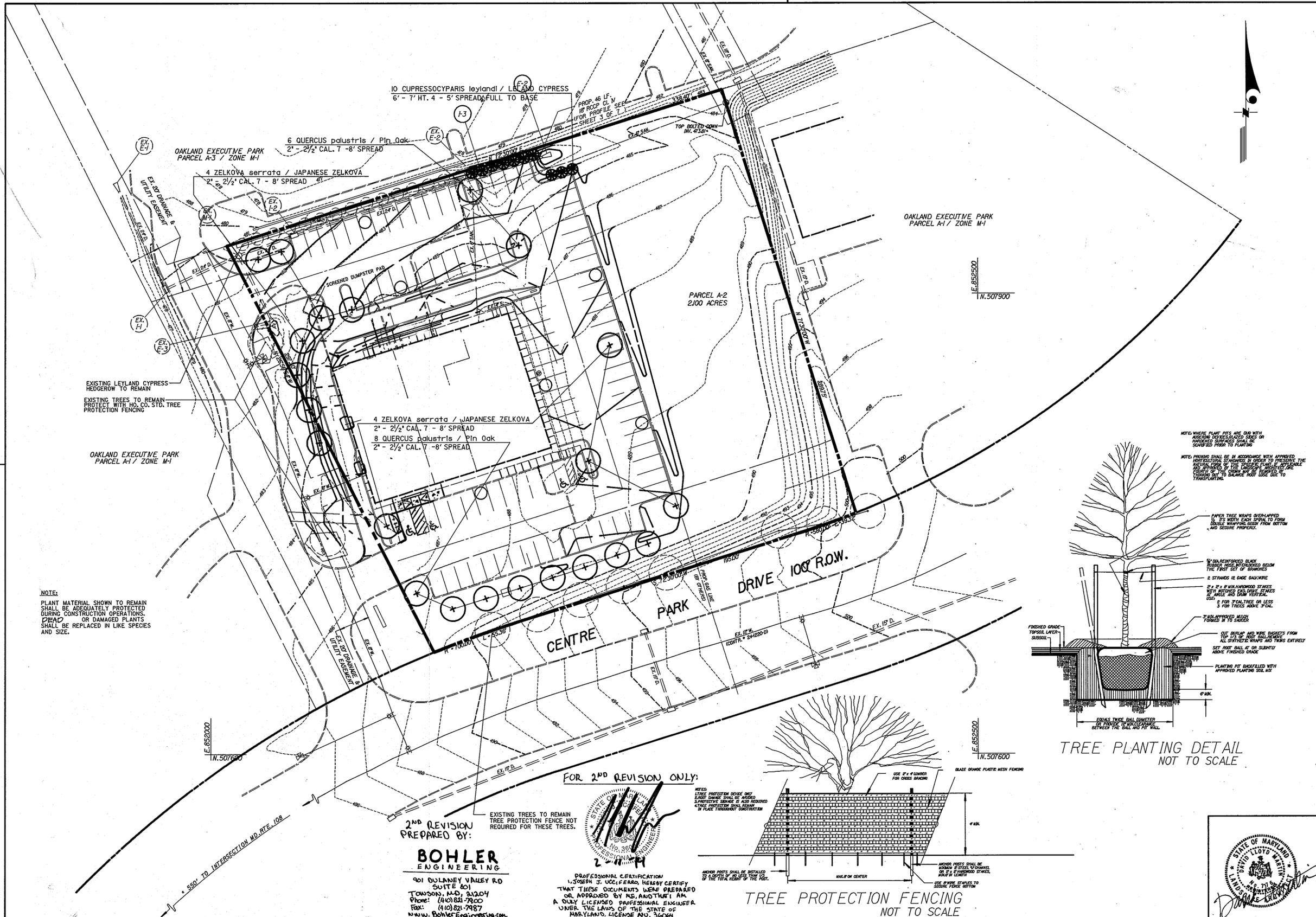
No.	REVISION	DATE	BY

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
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HARRISBURG, PA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • VERO BEACH, FL • WEST PALM BEACH, FL

SEDIMENT AND EROSION CONTROL DETAILS
FOR
CABINART BUILDING
OAKLAND EXECUTIVE PARK
PARCEL A-2
HOWARD COUNTY, MARYLAND
TAX/ZONE MAP 3D

DLM DESIGN	SCALE AS SHOWN
KFM DRAWN	6 OF 7
RLU CHECKED	SHEET
12/7/92 DATE	7786 JOB No.
FILE No.	

ZONE M-1
2 ND ELECTION DISTRICT



VICINITY MAP
SCALE: 1" = 1000'

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joseph B. U... 4-12-93
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD CO. DEPT. OF PUBLIC WORKS

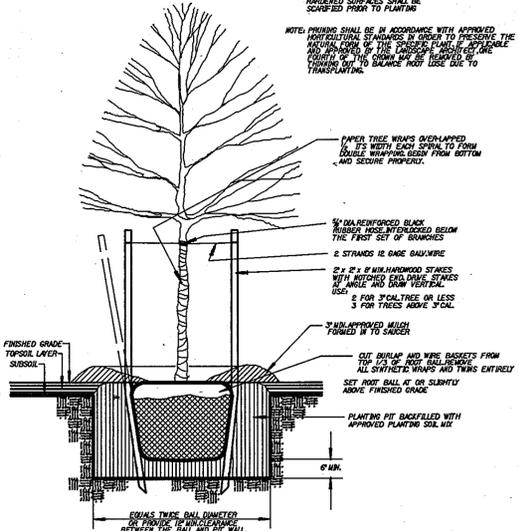
James J. ... 4/8/93
DIRECTOR DATE
... 3-31-93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPT. OF
PLANNING & ZONING

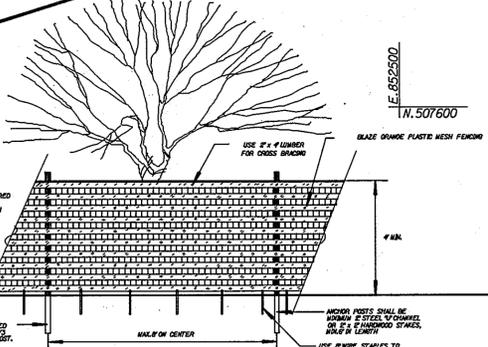
... 4/21/93
PLANNING DIRECTOR DATE
... 4/19/93
CHIEF, DIV. OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

NOTE: WHERE PLANT PITS ARE SHOWN WITH
AREAS TO BE DEVELOPED, SIDES OR
UNDERSIDES SHALL BE
SCARPED PRIOR TO PLANTING.

NOTE: PLANTING SHALL BE IN ACCORDANCE WITH APPROVED
PROFESSIONAL STANDARDS BY ORDER TO SPECIFY THE
NATURAL FORM OF THE TREE'S PLANTING. IT IS THE
PLANTER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY
PERMITS AND TO OBTAIN ALL NECESSARY
PLANTING MATERIALS PRIOR TO PLANTING.



TREE PLANTING DETAIL
NOT TO SCALE



TREE PROTECTION FENCING
NOT TO SCALE

NOTE:
PLANT MATERIAL SHOWN TO REMAIN
SHALL BE ADEQUATELY PROTECTED
DURING CONSTRUCTION OPERATIONS.
DEAD OR DAMAGED PLANTS
SHALL BE REPLACED IN LIKE SPECIES
AND SIZE.

FOR 2ND REVISION ONLY:

EXISTING TREES TO REMAIN
TREE PROTECTION FENCE NOT
REQUIRED FOR THESE TREES.

2ND REVISION
PREPARED BY:
**BOHLER
ENGINEERING**
901 DOLNEY VALLEY RD
SUITE 601
TOWSON, MD, 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.bohlerengineering.com

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIGARO, HEREBY CERTIFY
THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM
A QUALY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 36004
EXPIRATION DATE: 6/26/2004



OWNER/DEVELOPER
HAMAMI PARTNERSHIP
OAKLAND EXECUTIVE PARK
8825 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21043

No.	REVISION	DATE	BY
1	CHANGE OF USE OF BURGER KING TENANT TO BANK OF AMERICA	1/10/14	BOHLER



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LANDSCAPE PLAN
FOR
CABINART BUILDING
OAKLAND EXECUTIVE PARK
PARCEL A-2
HOWARD COUNTY, MARYLAND
TAX/ZONE MAP 30
ZONE M-1
2ND ELECTION DISTRICT

DLM	SCALE
DESIGN	1" = 30'
KRM	
DRAWN	7 OF 7
RLU	
CHECKED	SHEET
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JOB No.	7786
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