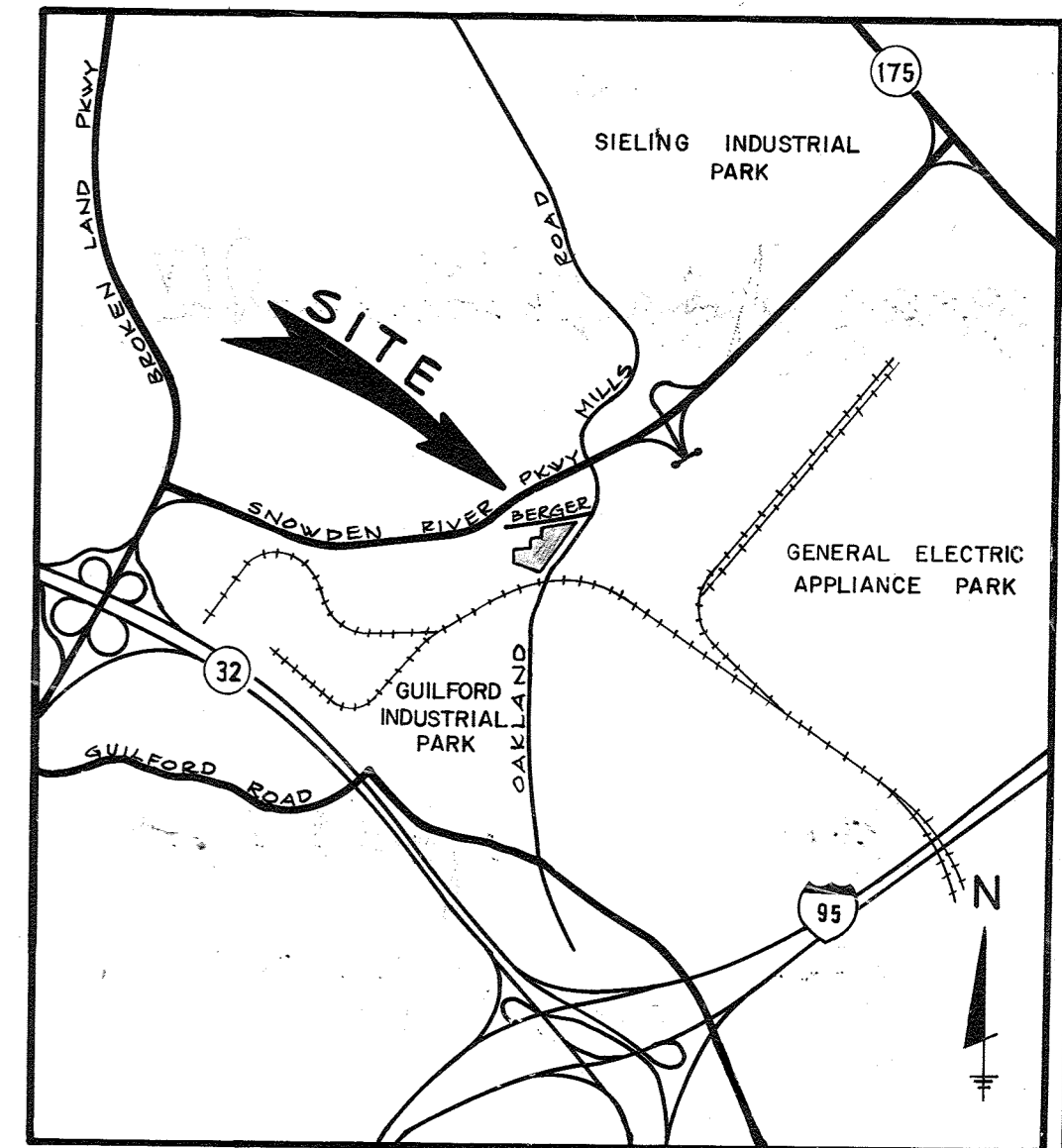


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	BUILDING LAYOUT & SITE GRADING
3	UTILITY PLANS
4	PROFILES & DETAILS
5	SEDIMENT CONTROL
6	SEDIMENT CONTROL & S.W.M. DETAILS
7	PLANTING PLAN

SITE DEVELOPMENT PLAN

OAKWOOD BUSINESS CENTER

TAX MAP 42 - PARCEL 33
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



AMENDED PARKING TABULATION			
BUILDING NO. 3 (SEE NOTE 1)			
CATEGORY	PARKING REQUIREMENT PER SECTION 19.0	FLOOR AREA OF CATEGORY (SF)	PARKING REQUIREMENT
INSTITUTIONAL	10 SPACES/1,000 SF	3,917	39.2
OFFICE	3.5 SPACES/1,000 SF	6,000	19.0
WAREHOUSE	0.75 SPACES/1,000 SF	2,379	1.8
UTILITY	SEE NOTE 2	4,649	0
TOTAL			60.0 (61 SPACES)

NOTES:
1) THE AMENDED PARKING TABULATION IS BEING PROVIDED DUE TO A CHANGE IN USE. UNDER THE EXISTING OFFICE USE 96 SPACES WERE REQUIRED.
2) NO PARKING REQUIREMENT, UTILITY AREA INCLUDES MECHANICAL ROOM, CORRIDORS, PARKING, ETC.

GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	539-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATIONS DIVISION	393-3553
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.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JUNE 7, 1985 BY THE RBA GROUP.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB 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.
- ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE COORDINATES.
- CLEAR ALL UTILITIES BY A MINIMUM OF 6". CLEAR ALL POLES BY 2'-0" MINIMUM OR TUNNEL AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- A WAIVER TO SECTION 16.115 (M)(1) AND 2) TO REACTIVATE SDP-86-217 WAS APPROVED BY THE PLANNING DIRECTOR ON SEPTEMBER 19, 1998.
- ORIGINALS UPDATED MARCH 30, 2000 AS FOLLOWS:

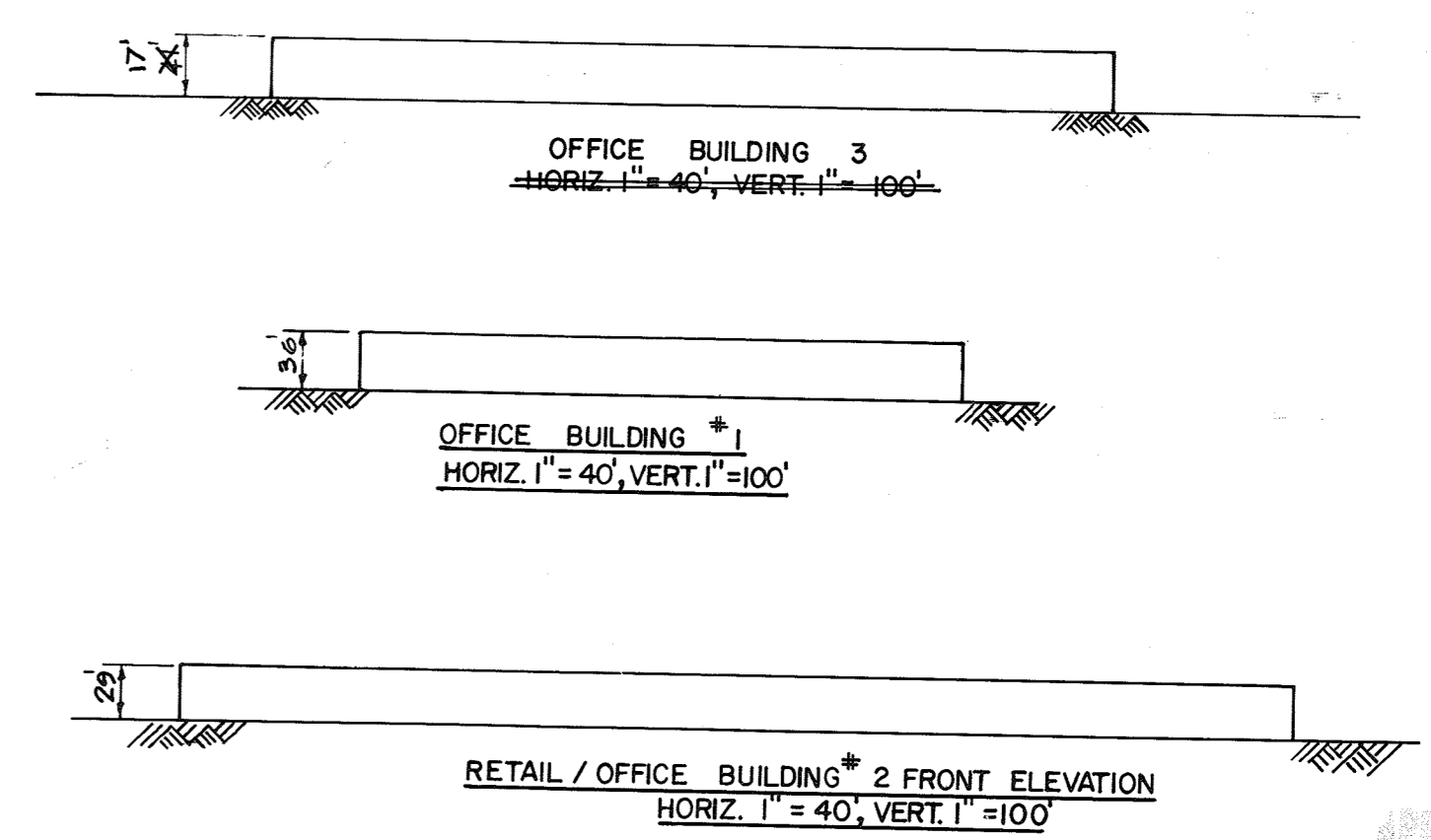
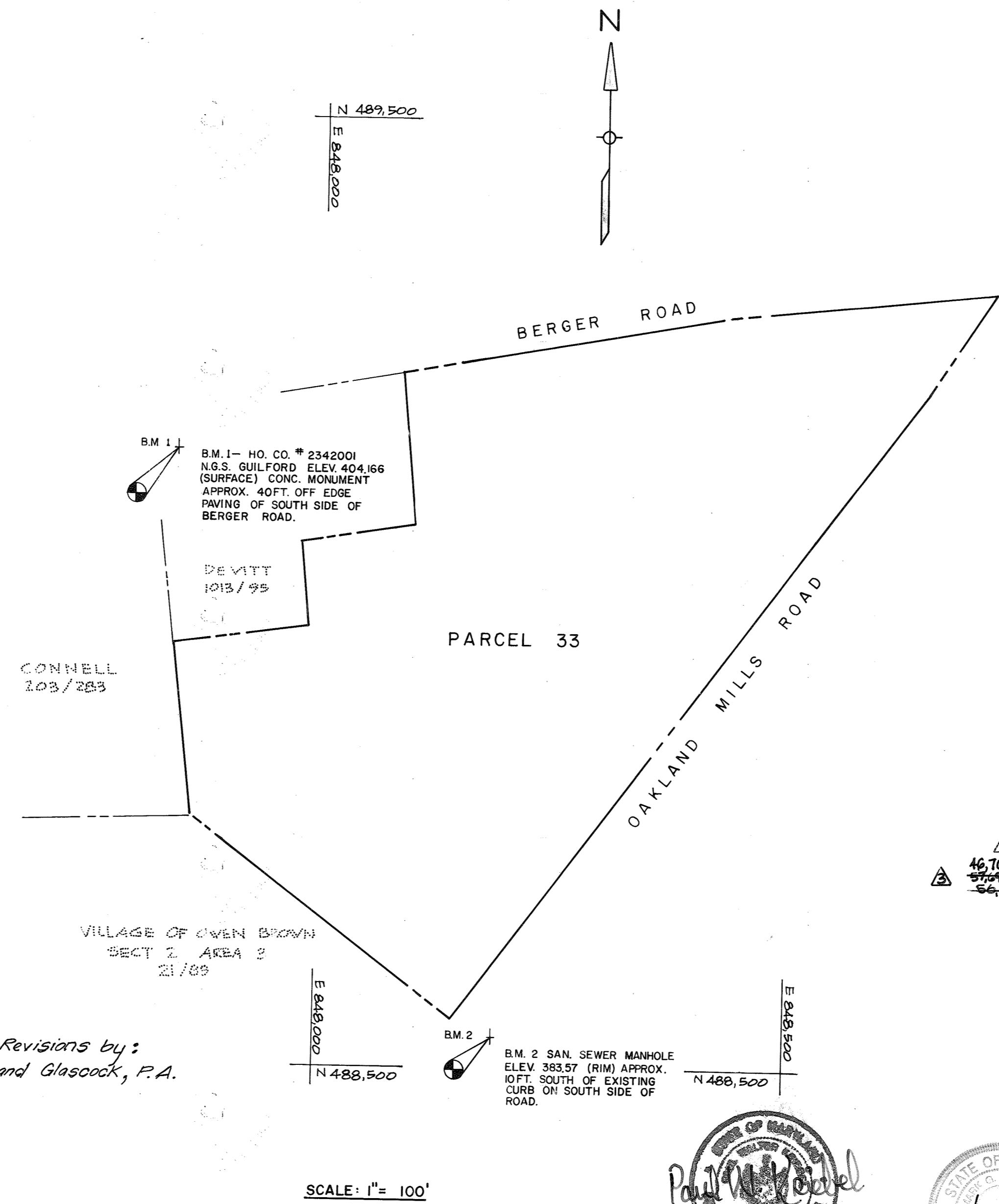
SHEET 1 - REVISION 5	SHEET 5 - REVISION 4
SHEET 2 - REVISION 5	SHEET 6 - REVISION 5
SHEET 3 - REVISION 5	SHEET 7 - REVISION 2
SHEET 4 - REVISION 5	

19. Drawings Updated February 7, 2014 As Follows:
Sheet 1: Revision 4
Sheet 2: Revision 6
Sheet 4: Revision 6

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 116925 Expiration Date: 06/31/2014

02-26-14



SITE TABULATION

GROSS AREA OF PROPERTY	7.253 ACRES
GROSS AREA OF SUBMISSION	7.253 ACRES
PRESENT ZONING	M-1
GROSS BUILDING AREA TOTAL	67,692 SF
TOTAL RETAIL AREA	10,000 SF
TOTAL OFFICE AREA	57,692 SF
BUILDING 1 OFFICE	22,700 SF
BUILDING 2 OFFICE/RETAIL	18,000 SF/10,000 SF
BUILDING 3 OFFICE	16,992 SF
RETAIL BUILDING USES PERMITTED IN M-1	
DRY CLEANING ESTABLISHMENT	1,000 SF
LIGHT PRINT SHOP	1,000 SF
ACCESSORY USE - LIMITED RETAIL/SERVICE	6,400 SF
RESTAURANTS - 180 SEATS/11 EMPLOYEES	3,600 SF (BLDG 2)
OPEN SPACE PROVIDED	20.00 (63,188 SF)
OPEN SPACE PROVIDED (GREEN AREA)	35.72 (112,929 SF)
PARKING REQUIRED	60 SPACES
RETAIL # 1 SPACE/200 SF FOR 6,400 SF	32 SPACES
RESTAURANT # 1 1 SP/2 EMPLOY 6 1 SP/4 SEATS	51 SPACES
OFFICE # 3 PROJECTOR EMPLOY 0 7 X 10 PLOT	9 SPACES
HANDICAPPED	339 SPACES
STANDARD	9 SPACES
HANDICAPPED	9 SPACES
TOTAL PARKING LOT AREA	151,728 SF
LANDSCAPED ISLANDS REQUIRED	52 (5,375.8 SF)
LANDSCAPED ISLANDS PROVIDED	5.72 (8,704 SF)

*NOTE: LIMITED RETAIL USES SHALL BE IN STRICT COMPLIANCE WITH SECTIONS 118.B.17 & 118.C.3 OF THE HOWARD COUNTY COMPREHENSIVE ZONING PLAN AUGUST 2, 1995. FAST FOOD RESTAURANTS ARE NOT PERMITTED IN M-1 ZONING.
**SEE AMENDED PARKING TABULATION THIS SHEET

ADDRESS CHART

BUILDING	STREET ADDRESS
1	7050 OAKLAND MILLS ROAD
2	7060 OAKLAND MILLS ROAD
3	7070 OAKLAND MILLS ROAD

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL
OAKWOOD BUSINESS CENTER			PARCEL 33
PLAT #	BLOCK #	TAX/ZONE MAP	ELEC. DIST. CENSUS TR.
1203/136	5+11	M-1	42
WATER CODE		SEWER CODE	
1-E11		5102000	

no.	description	date	prepared by
1	REVISED DUE TO CHANGES IN BUILDING NUMBER AND LOCATION ON SDP 86-119	4-7-86	RBA
2	REVISED BLDG.#3	10-28-78	TIG#4 COLUMBIA GATEWAY DRIVE, SUITE 205
3	REVISED BLDG.#3	2-72-00	5486 HARRERS FARM ROAD, SUITE 200
4	REPLACED EX. CMP INDICAL WALL HOPE	2-7-14	304-730-7980 -621-6060 410-212-0466 304-621-9223

5-16-86
M. H. H. M.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Green B. L. C. 6-23-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
J. P. ... 6-24-86
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
J. ... 6-24-86
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE
CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER
OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
1 KNOLL NORTH DRIVE STE. 502
COLUMBIA, MARYLAND 21045

AMENDED PARKING REQUIREMENT TABULATION - BUILDING NO. 3

NO.	REVISION	DATE
1		7/30/19

MHG Macris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscape Architects & Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1274
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

TITLE SHEET		SCALE AS SHOWN	
OAKWOOD BUSINESS CENTER	TAX MAP 42, PARCEL 33	DRAWN D.S.	CHECKED J.S.L.
6TH ELECTION DISTRICT HOWARD Co. Md.	BUILDING AND PARKING REVISIONS TO (SDP 86-119)	PROJ. NO. 4777	DATE 3-15-86
	SWM FACILITY REVISIONS TO (SDP 86-217)	1	7
	SDP-86-217	SHEET	OF

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

Joseph P. ... 6-23-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas L. ... 6-24-86
PLANNING DIRECTOR DATE

John W. ... 6-24-86
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

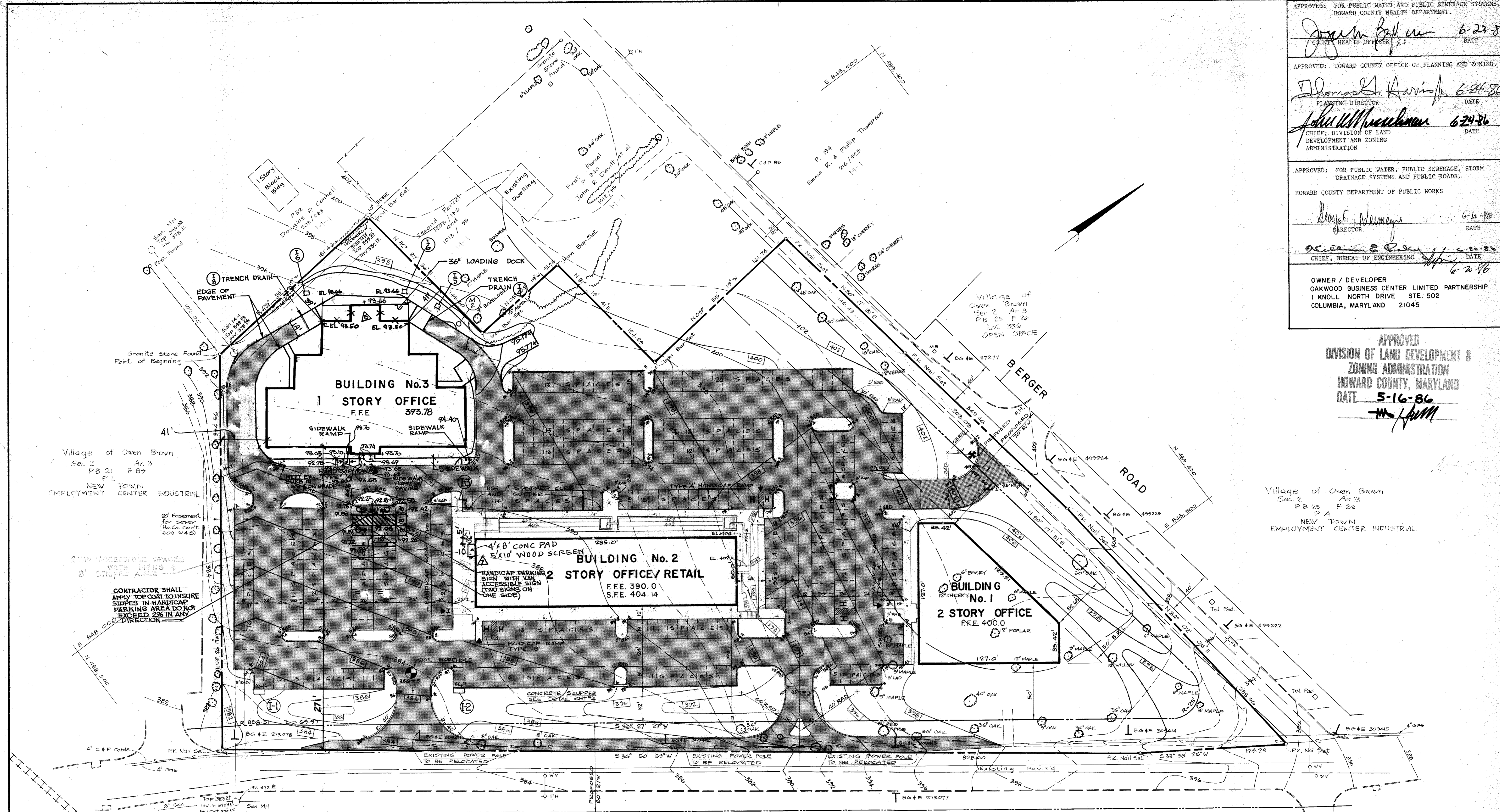
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

David ... 6-18-86
DIRECTOR DATE

Robert ... 6-22-86
CHIEF, BUREAU OF ENGINEERING DATE

OWNER / DEVELOPER
OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
1 KNOLL NORTH DRIVE STE. 502
COLUMBIA, MARYLAND 21045

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-16-86
M. J. ...

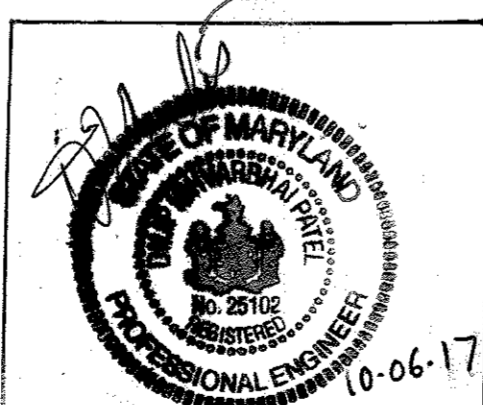


Village of Owen Brown
Sec. 2 Ar. 3
PB 25 F 26
NEW TOWN
EMPLOYMENT CENTER INDUSTRIAL

CONTRACTOR SHALL APPLY TOP COAT TO INSURE SIDES IN HANDICAP PARKING AREA DO NOT EXCEED 2% IN ANY DIRECTION

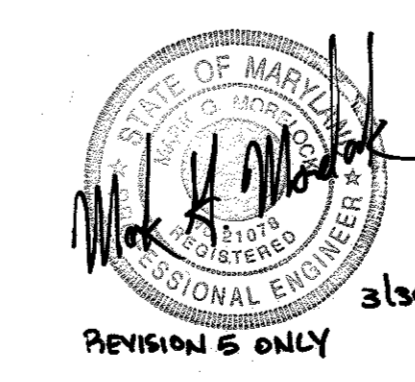
OAKLAND MILLS ROAD

△ CONC PAD & WOOD SCREEN THIS PROJECT IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT SINCE THE LOD IS 50 S.F.T. ONCE THE CUMULATIVE LOD EXCEEDS 5000 S.F.T. STORMWATER MANAGEMENT SHALL BE REQUIRED.



REVISION 7 ONLY
Professional Certification
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 25102
EXP. DATE: 09/23/2018

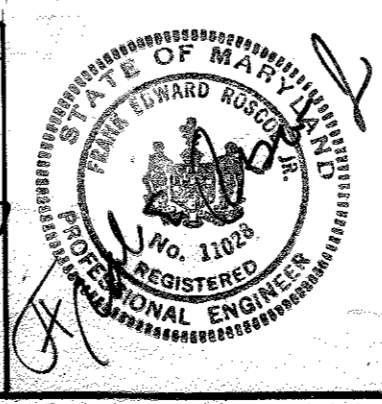
NEW TOWN EMPLOYMENT CENTER INDUSTRIAL



NOTES

1. ALL HANDICAPPED ENTRANCES SHALL HAVE A 5' LEVEL LANDING AREA AT EACH ENTRANCE DOOR AND SHALL BE LEVEL WITH THE ENTRANCE FLOOR ELEVATION.
2. USE STANDARD 7" COMBINATION CURB AND GUTTER, IN ALL AREAS EXCEPT ALONG SIDEWALKS. USE 6" BARRIER CURB AND MONOLITHIC SIDEWALK IN ALL AREAS UNLESS OTHERWISE NOTED.
3. WHERE BARRIER AND STANDARD 7" CURB AND GUTTER MEET MONOLITHIC CURB AND SIDEWALK, CURB ELEVATION SHALL BE TRANSITIONED OVER 5FT. TO MEET TOP OF MONOLITHIC SECTION.
4. ALL DIMENSIONS TO R/W LINES ARE FROM PROPOSED R/W LINES.
5. ALL ELEVATIONS SHOWN ARE TOP OF CURB EXCEPT AT INLETS.

NO.	DESCRIPTION	DATE
1	REPLACED EXCMP W/ DUAL HULL HOPE	2-7-14
2	CONC PAD, WOOD SCREEN	10-06-17



no.	description	date
1	REVISED DUE TO CHANGES IN BUILDING NUMBER AND LOCATION	4-7-86
2	REVISED PARKING ALONG BERGER ROAD FOR 10FT. SETBACK.	5-13-86
3	REVISED BLDG #3	10-28-98
4	ADDED STR. #2	12-16-98
5	REVISED BLDG. #3	2-22-00

prepared by
RBA ENGINEERS • ARCHITECTS • PLANNERS
2045 COLUMBIA GATEWAY DRIVE, SUITE 205
5455 HARBOR FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044 21046
301-730-7850 521-6050
410-312-0966 801-621-8225

BUILDING LAYOUT & SITE GRADING PLAN		SCALE 1" = 40'	
OAKWOOD BUSINESS CENTER		DRAWN	CHECKED
TAX MAP 42, PARCEL 33		D.S.	J.S.L.
6TH ELECTION DISTRICT HOWARD Co. Md.		PROJ. NO.	DATE
BUILDING AND PARKING REVISIONS TO (SDP-86-119)		4777	3-15-86
SIGN FACILITY REVISIONS TO (SDP-86-217)		2	7
		SHEET	OF

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

[Signature] 6-23-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

[Signature] 6-24-86
PLANNING DIRECTOR 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

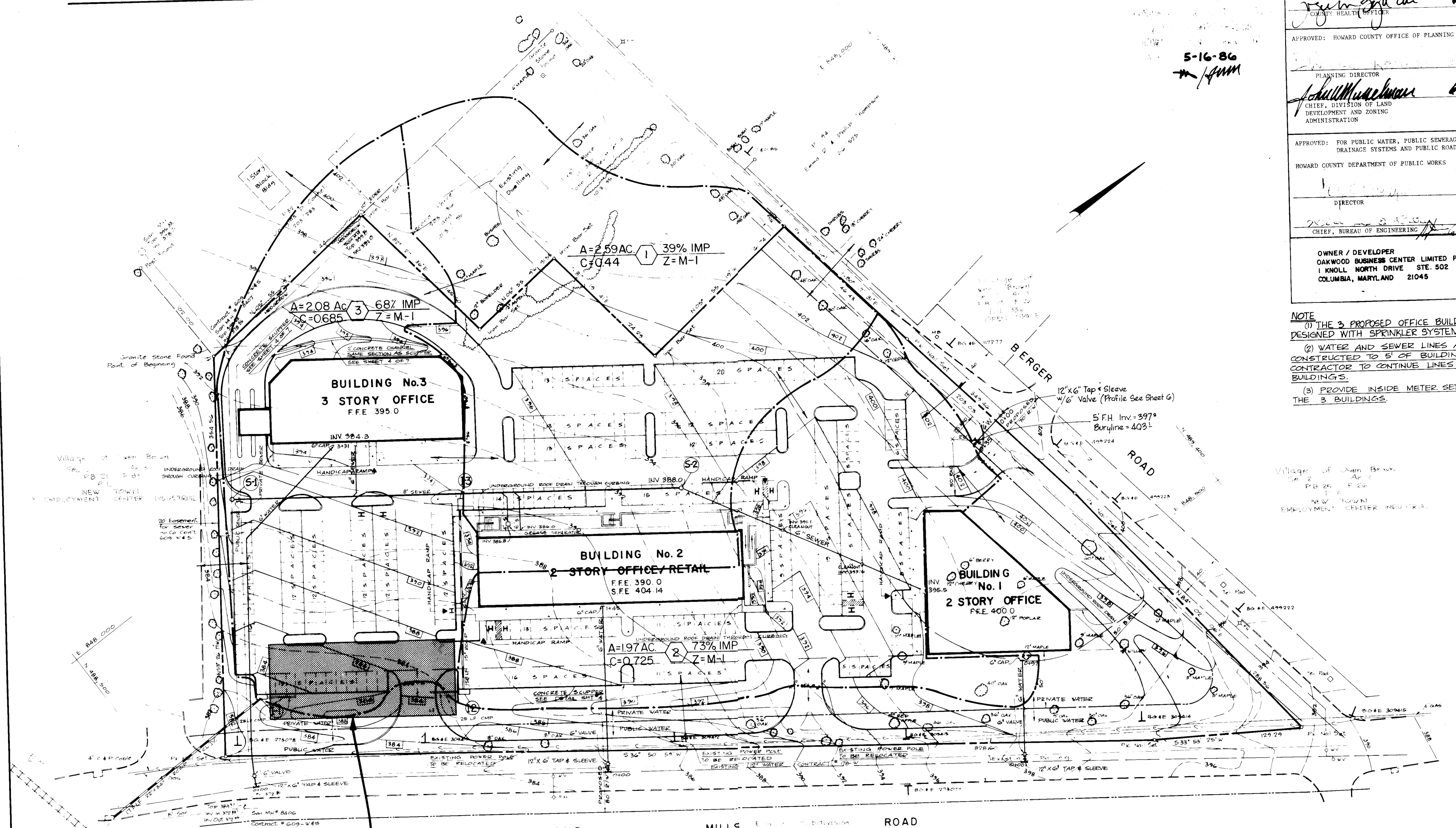
[Signature] DATE
DIRECTOR

[Signature] DATE
CHIEF, BUREAU OF ENGINEERING

OWNER / DEVELOPER
OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
1 KNOLL NORTH DRIVE STE. 502
COLUMBIA, MARYLAND 21045

5-16-86
[Signature]

NOTE
(1) THE 3 PROPOSED OFFICE BUILDINGS ARE DESIGNED WITH SPRINKLER SYSTEMS.
(2) WATER AND SEWER LINES ARE TO BE CONSTRUCTED TO 5' OF BUILDINGS. BUILDING CONTRACTOR TO CONTINUE LINES INTO BUILDINGS.
(3) PROVIDE INSIDE METER SETTING FOR THE 3 BUILDINGS.



STRUCTURE SCHEDULE						
No.	TYPE	LOCATION	INV. IN.	INV. OUT.	TOP ELEV.	REMARKS
I-1	A-10MOD.	SEE PLAN	378.4	378.3	383.7	SEE SHEET 6
I-2	A-10	SEE PLAN	382.0	380.0	386.5	HO. CO. STD. SD4-02
I-3	A-10	SEE PLAN	389.8	394.4	394.4	HO. CO. STD. SD4-02
S-1	4" DIA. MH	SEE PLAN	379.9	376.7	391.5	HO. CO. STD. G5-12
S-2	4" DIA. MH	SEE PLAN	387.9	387.9	397.3	HO. CO. STD. G5-12

165'x 67'x 4.5'
STONE S.W.M.
FACILITY SEE DETAIL
ON SHEET #6



revisions

no.	description	date
1	REVISED DUE TO CHANGES IN BUILDING NUMBER AND LOCATION.	4-7-86
2	ADDED NOTE 3 & REVISED S.W.M. SIZE.	5-15-86

prepared by
RBA ENGINEERS - ARCHITECTS - PLANNERS
5485 HARPER'S FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
301/730-7950 621-6050

DRAINAGE AREA MAP & UTILITY PLANS
OAKWOOD BUSINESS CENTER
TAX MAP 42, PARCEL 33
6TH ELECTION DISTRICT HOWARD Co. Md.
BUILDING AND PARKING REVISIONS TO (SDP-86-119)

SCALE 1"=40'
DRAWN BY JSL
CHECKED JSL
PROJ. NO. 4777
DATE 3-15-86
3 SHEET 7 OF

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

Joseph J. Galla 6-23-86
COUNTY HEALTH OFFICER P.S. DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas H. David 6-24-86
PLANNING DIRECTOR DATE

John W. Muschman 6-24-86
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

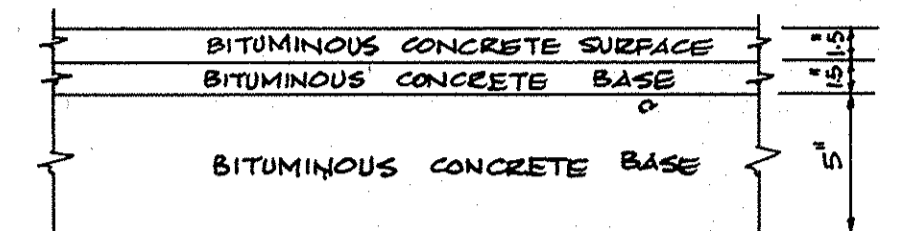
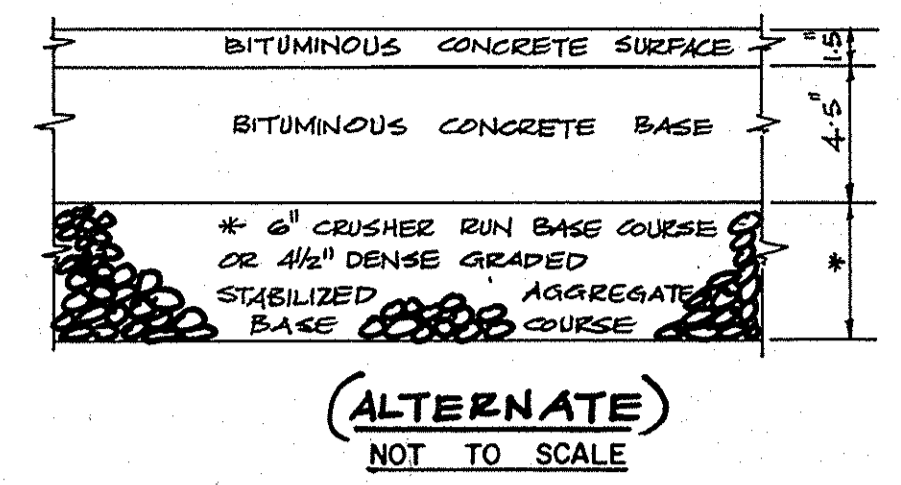
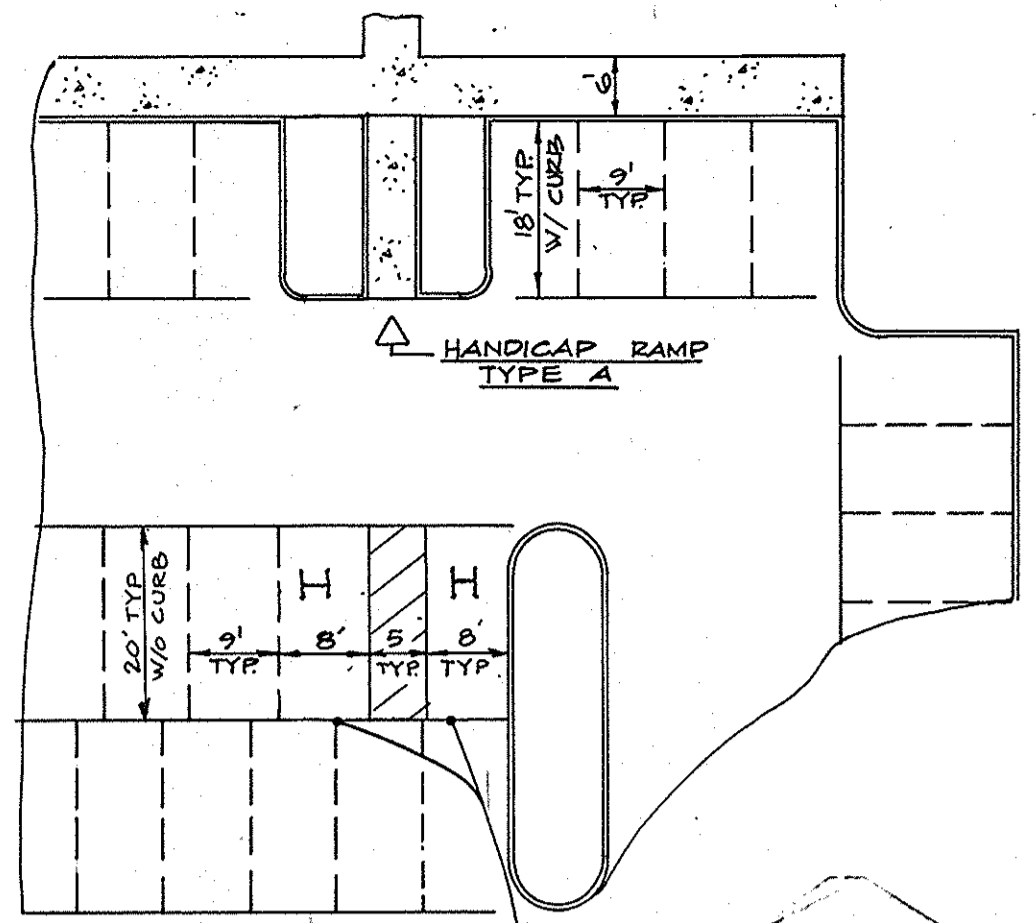
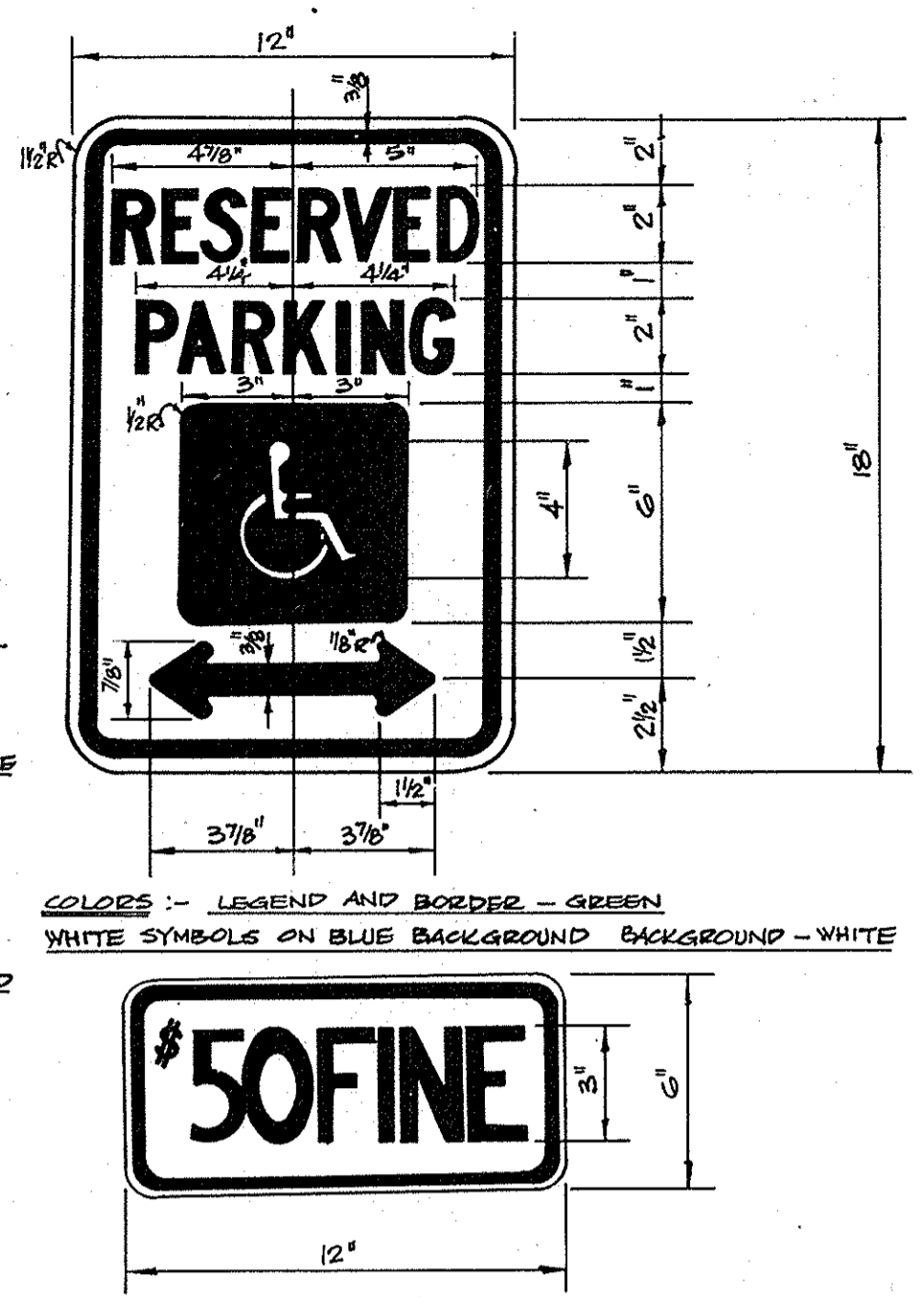
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George W. Nemy 6-20-86
DIRECTOR DATE

Michael S. Ryan 6-20-86
CHIEF, BUREAU OF ENGINEERING DATE

OWNER / DEVELOPER
OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
1 KNOLL NORTH DRIVE STE. 502
COLUMBIA, MARYLAND 21045

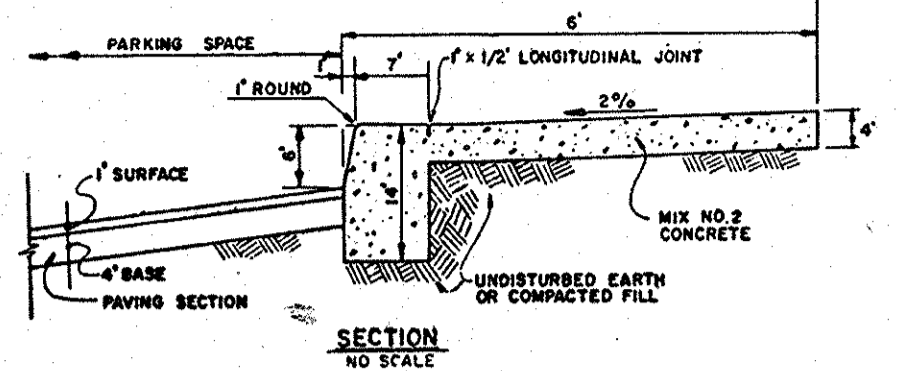


HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-20)

(8' PAVING, P-3)

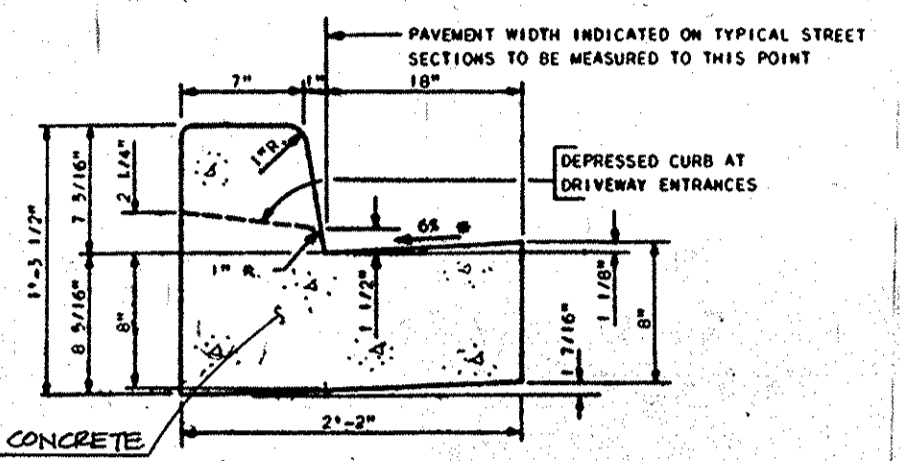
NOT TO SCALE

NOTES:
1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4 THE SIDEWALK THICKNESS OR 1' MAX. LATITUDINAL JOINTS SHALL RUN FROM BACK EDGE OF SIDEWALK, CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4" AND SPACED 5' APART.
2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS. IN LATITUDINAL JOINTS TO FULL CROSS-SECTION.



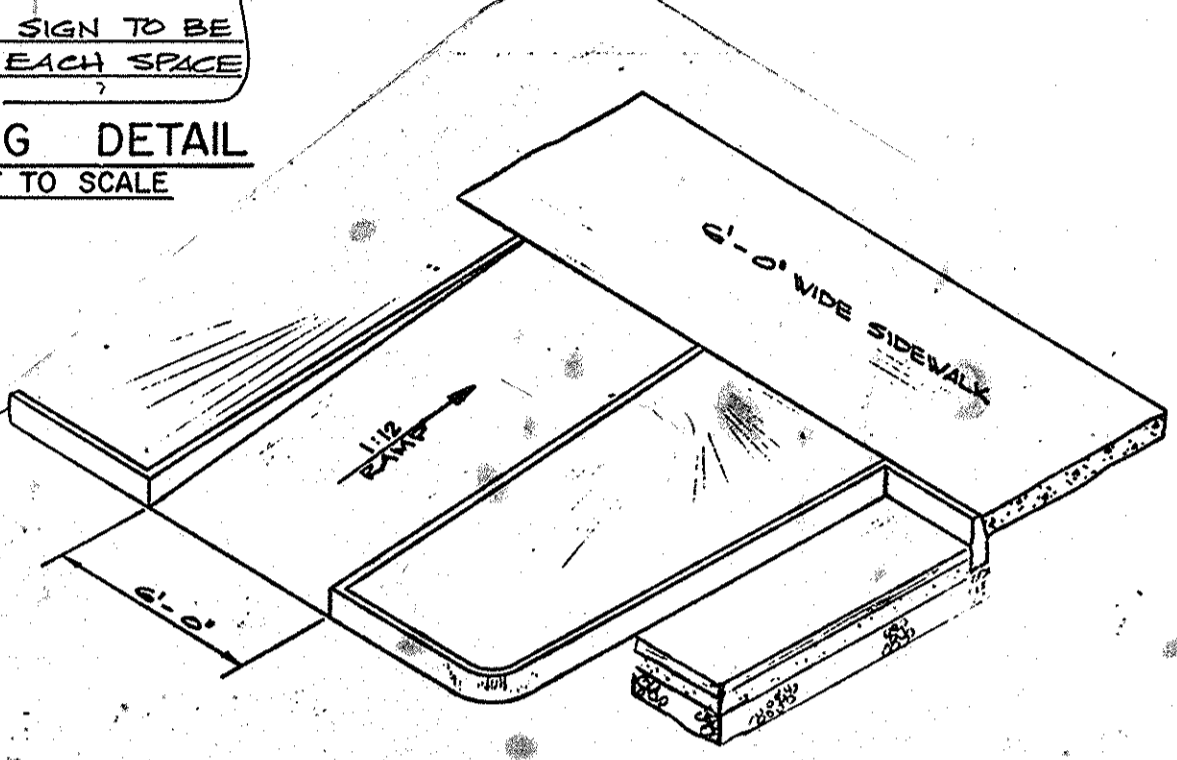
STANDARD 7" CURB AND GUTTER

NOT TO SCALE



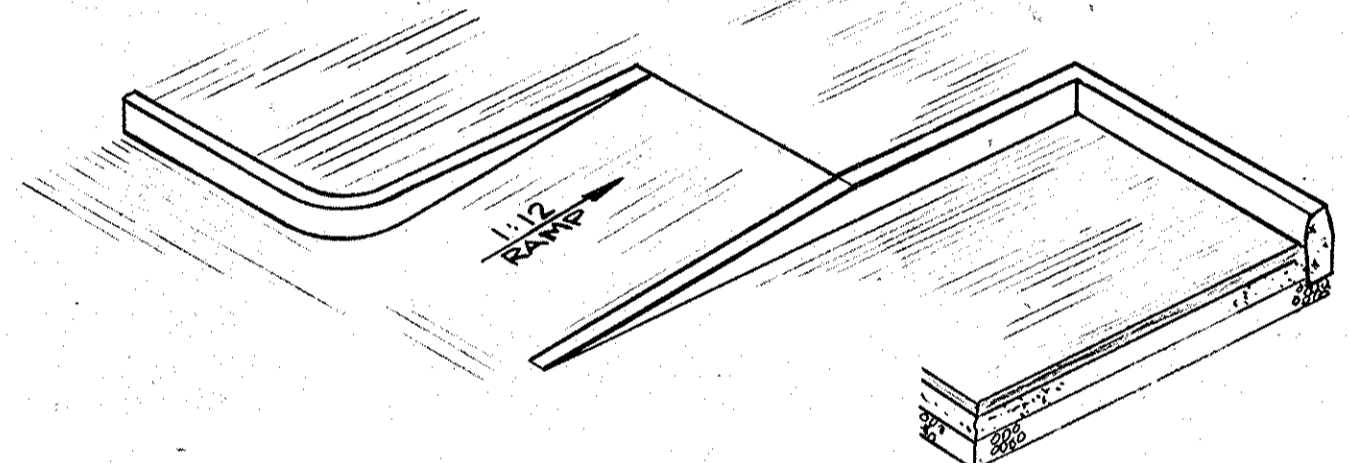
STANDARD 7" CURB AND GUTTER

NOT TO SCALE



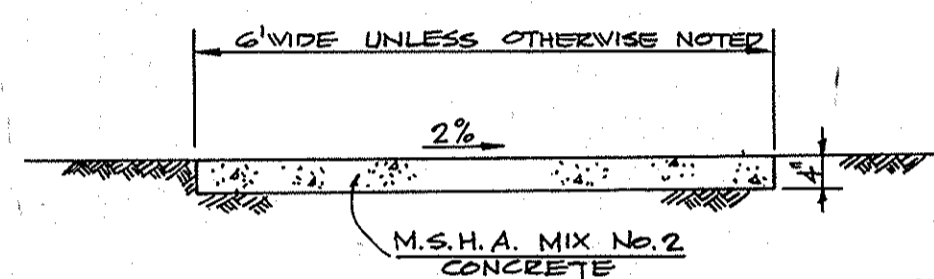
HANDICAP RAMP DETAIL (TYPE A)

NOT TO SCALE



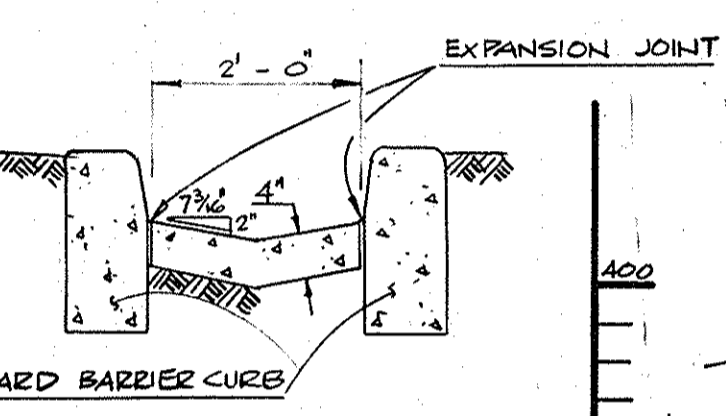
HANDICAP RAMP DETAIL (TYPE B)

NOT TO SCALE



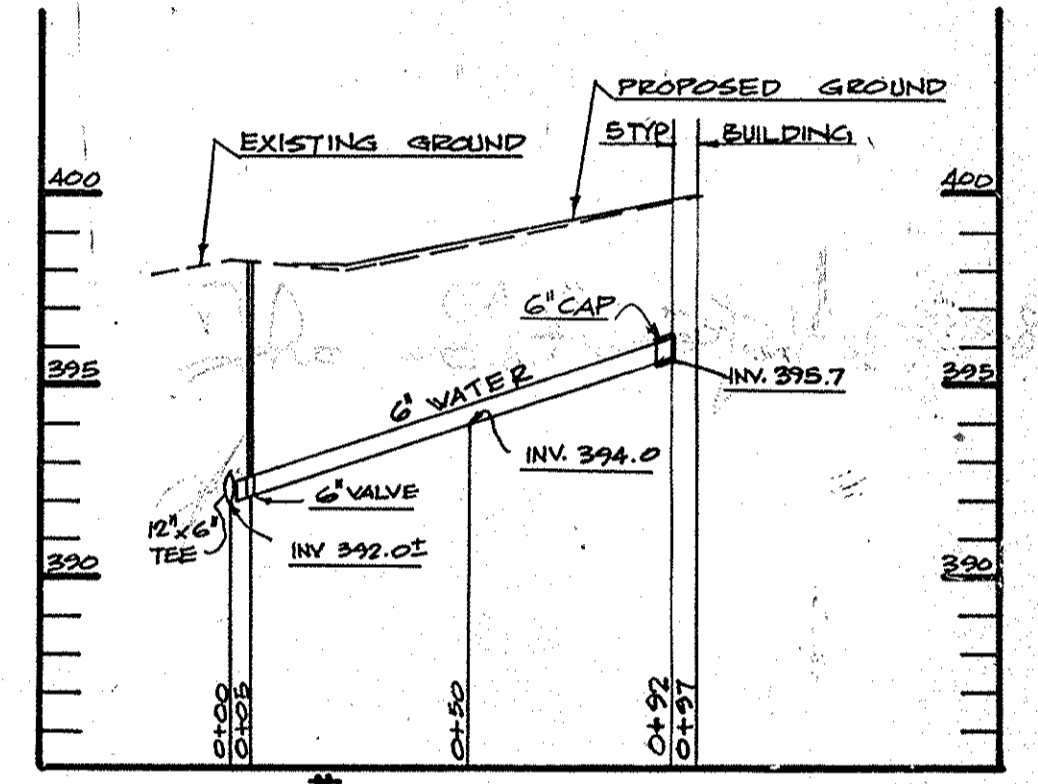
SIDEWALK DETAIL

NOT TO SCALE



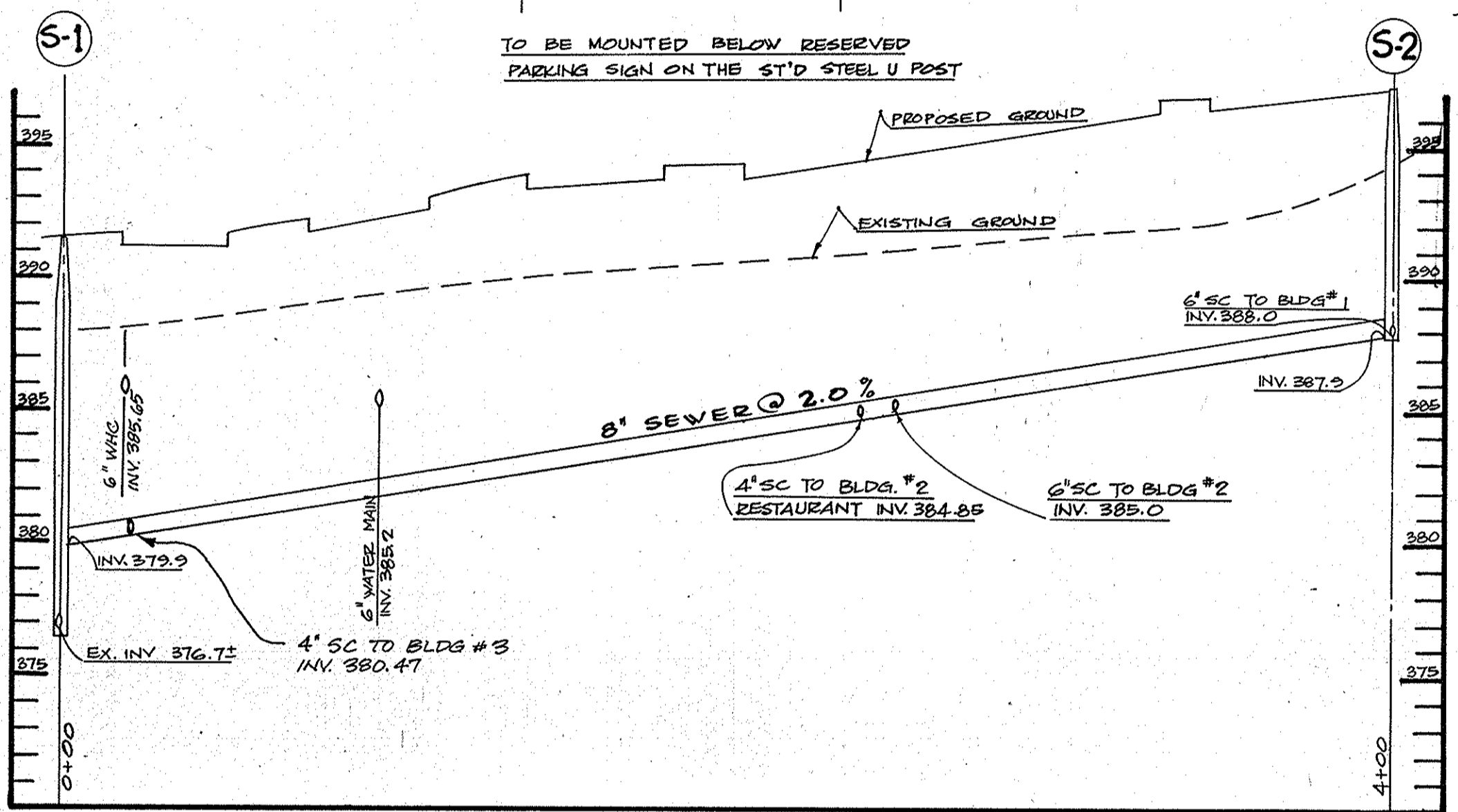
SCUPPER DETAIL

NOT TO SCALE



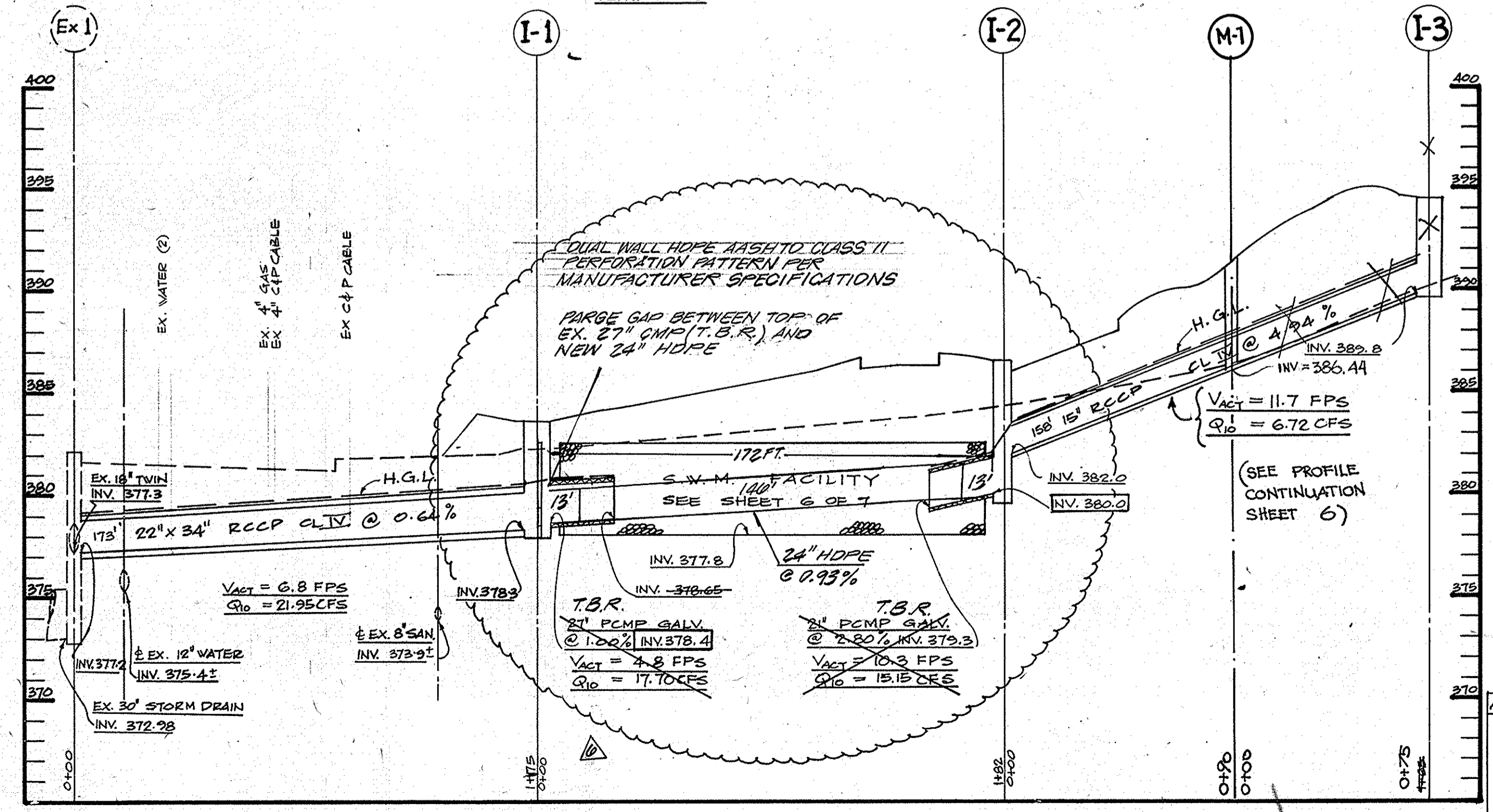
BUILDING #1 WATER PROFILE

HORIZ. 1" = 40'
VERT. 1" = 5'



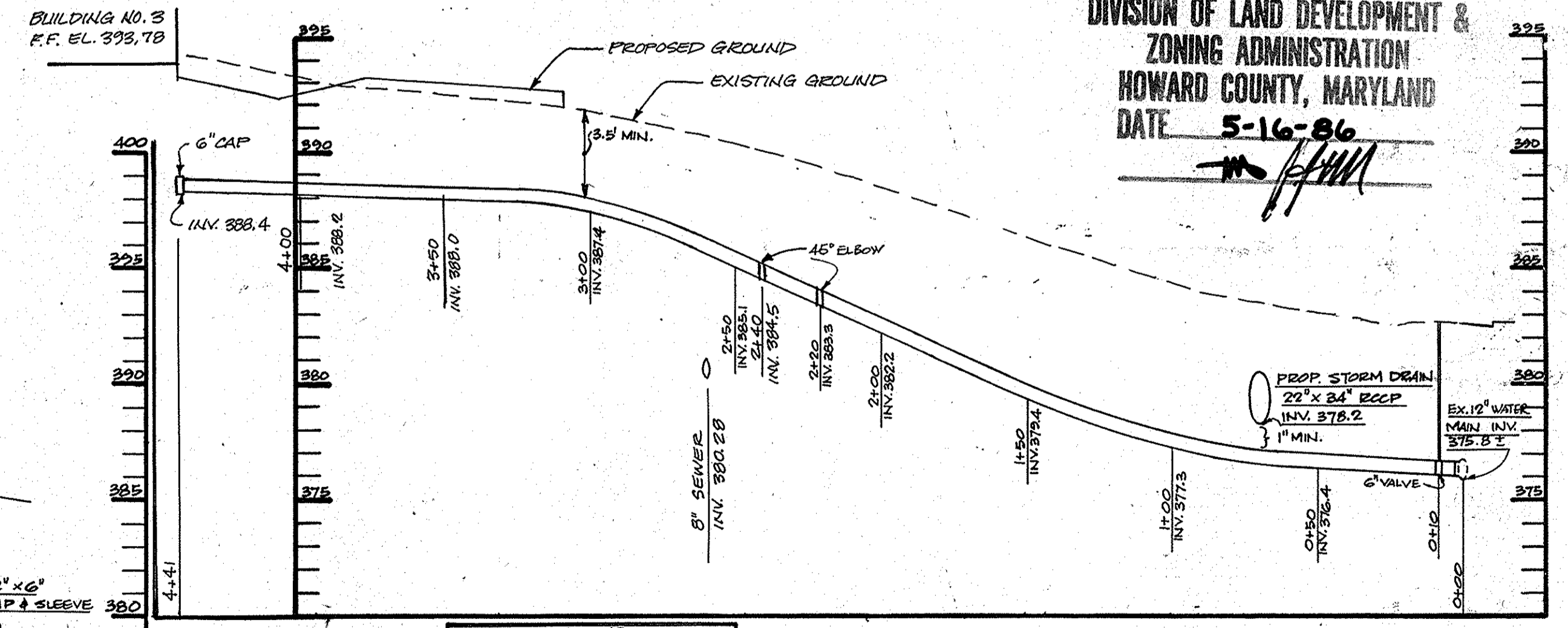
SEWER PROFILE

HORIZ. 1" = 40'
VERT. 1" = 5'



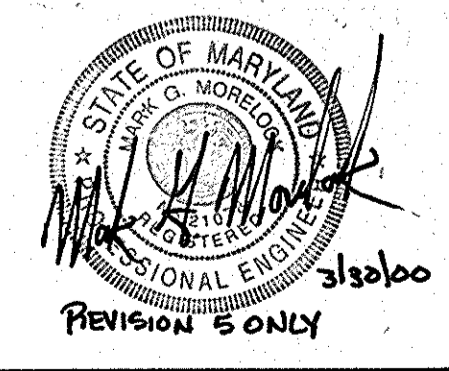
STORM DRAIN PROFILE

HORIZ. 1" = 40'
VERT. 1" = 5'



BUILDING #2 WATER PROFILE

HORIZ. 1" = 40'
VERT. 1" = 5'



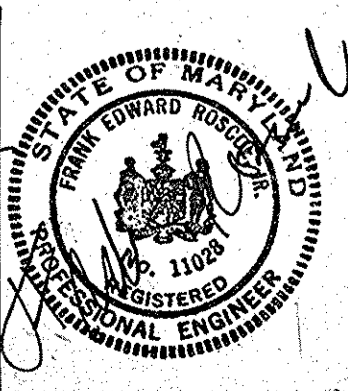
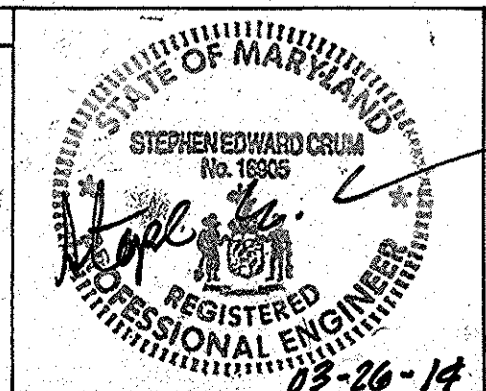
NO.	REVISIONS DESCRIPTION	DATE
1	REPLACED EX. G.P. W/ EQUAL WALL HOPE	6-7-14

BUILDING #3 WATER PROFILE

HORIZ. 1" = 40'
VERT. 1" = 5'

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 5-16-86

Professional Certification
I hereby certify that these documents were prepared or supervised by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland License No. 19305 Expiration Date: 04/21/2014

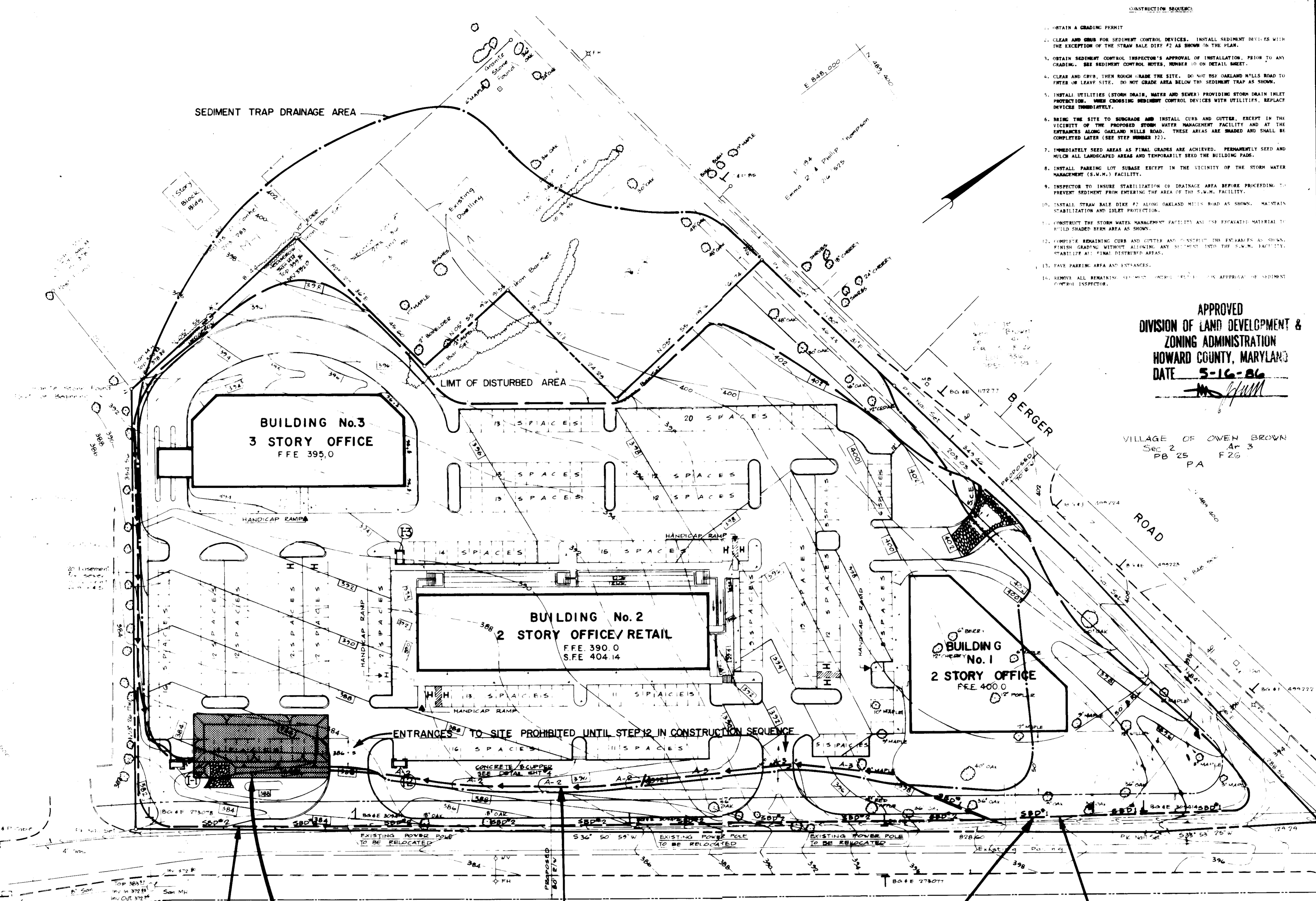


no.	revisions	date
1	REVISION DUE TO CHANGES IN BUILDING LOCATION	4-7-86
2	ADDED VACT & QIO ON STORM DRAIN PROFILE	5-13-86
3	REVISED SLUGS	10-23-78
4	REVISED WATER AND SEWER PROFILES	12-17-78
5	REVISED BLDG #3	2-22-80

prepared by
RBA ENGINEERS • ARCHITECTS • PLANNERS
7164 COLUMBIA GATEWAY DRIVE, SUITE 205
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044-21046
410-730-7880 410-312-0960 301-621-8223

PROFILE & DETAIL SHEET
OAKWOOD BUSINESS CENTER
TAX MAP 42, PARCEL 33
6TH ELECTION DISTRICT HOWARD Co. Md.
SWM FACILITY REVISIONS TO (SDP 80-217)
BUILDING AND PARKING REVISIONS TO (SDP 80-119)

SCALE AS SHOWN	
DRAWN D.S.	CHECKED J.S.L.
PROJ. NO. 4777	DATE 3-15-86
4	17
SHEET	OF



- CONSTRUCTION SEQUENCE:**
- OBTAIN A GRADING PERMIT.
 - CLEAR AND GRUB FOR SEDIMENT CONTROL DEVICES. INSTALL SEDIMENT DEVICES WITH THE EXCEPTION OF THE STRAW BALE DIKE #2 AS SHOWN ON THE PLAN.
 - OBTAIN SEDIMENT CONTROL INSPECTOR'S APPROVAL OF INSTALLATION. PRIOR TO ANY GRADING. SEE SEDIMENT CONTROL NOTES, NUMBER 10 ON DETAIL SHEET.
 - CLEAR AND GRUB, THEN ROUGH GRADE THE SITE. DO NOT USE OAKLAND MILLS ROAD TO FINDER OR LEAVE SITE. DO NOT GRADE AREA BELOW THE SEDIMENT TRAP AS SHOWN.
 - INSTALL UTILITIES (STORM DRAIN, WATER AND SEWER) PROVIDING STORM DRAIN INLET PROTECTION. WHERE CROSSING SEDIMENT CONTROL DEVICES WITH UTILITIES, REPLACE DEVICES IMMEDIATELY.
 - BRING THE SITE TO SURGRADE AND INSTALL CURB AND GUTTER, EXCEPT IN THE VICINITY OF THE PROPOSED STORM WATER MANAGEMENT FACILITY AND AT THE ENTRANCES ALONG OAKLAND MILLS ROAD. THESE AREAS ARE SHADDED AND SHALL BE COMPLETED LATER (SEE STEP NUMBER 12).
 - IMMEDIATELY SEED AREAS AS FINAL GRADES ARE ACHIEVED. PERMANENTLY SEED AND MULCH ALL LANDSCAPED AREAS AND TEMPORARILY SEED THE BUILDING PADS.
 - INSTALL PARKING LOT SUBBASE EXCEPT IN THE VICINITY OF THE STORM WATER MANAGEMENT (S.W.M.) FACILITY.
 - INSPECTOR TO INSURE STABILIZATION OF DRAINAGE AREA BEFORE PROCEEDING TO PREVENT SEDIMENT FROM ENTERING THE AREA OF THE S.W.M. FACILITY.
 - INSTALL STRAW BALE DIKE #2 ALONG OAKLAND MILLS ROAD AS SHOWN. MAINTAIN STABILIZATION AND EROSION PROTECTION.
 - CONSTRUCT THE STORM WATER MANAGEMENT FACILITY AND THE EXHAUSTED MATERIAL TO BE SHADDED BROWN AREA AS SHOWN.
 - COMPLETE REMAINING CURB AND GUTTER AND CONSTRUCT THE ENTRANCES AS SHOWN. FINISH GRADING WITHOUT ALLOWING ANY SEDIMENT INTO THE S.W.M. FACILITY. STABILIZE ALL FINAL DISTURBED AREAS.
 - PAVE PARKING AREA AND ENTRANCES.
 - REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR.

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 5-16-86

BY THE DEVELOPER:
 I 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 this project.
J. Ballinger 5-27-86
 Signature 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.
James M. Hahn PE 5123186
 Signature Date

Reviewed for HOWARD S.C.D. and State Technical Requirements.
James M. Hahn 6-18-86
 U.S. Soil Conservation Service Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Robert W. Johnson e/s/w
 Howard S.C.D. Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce E. Jones 6-23-86
 COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING
Thomas L. Harris 6-24-86
 PLANNING DIRECTOR

APPROVED: HOWARD COUNTY OFFICE OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
John M. Hancher 6-24-86

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE SYSTEMS, AND PUBLIC UTILITIES, HOWARD COUNTY DEPARTMENT OF UTILITIES
James N. Nemy 6-20-86
 DIRECTOR

APPROVED: CHIEF, REAL ESTATE ENGINEER
William S. Row 6-20-86

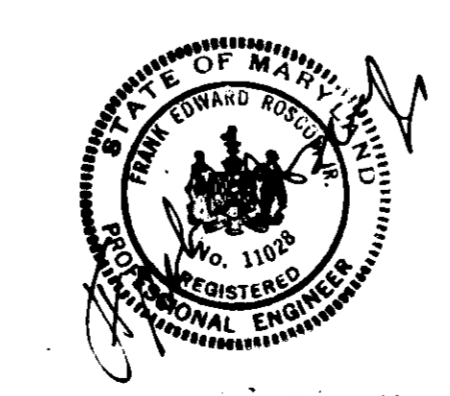
OWNER / DEVELOPER
 OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
 11 KNOLL NORTH DRIVE STE. 502
 COLUMBIA, MARYLAND 21045

INSTALL SBD #2 AS PART OF STEP 10 IN THE CONSTRUCTION SEQUENCE.

RIP-RAP OUTLET SEDIMENT TRAP DATA DESIGN
 SEDIMENT TRAP BOTTOM DIMENSIONS - 92' X 22'
 DRAINAGE AREA - 6.64 AC
 STORAGE REQUIRED - 11,960 FT³
 STORAGE PROVIDED - 12,000 FT³
 BOTTOM ELEV. 378.5 FT
 CLEANOUT ELEV. 380.5 FT
 EMBANKMENT ELEV. 384.0 FT
 OUTLET LENGTH/WIDTH - 200/16.0 FT
 RIP RAP CREST - 382.5 FT
 SEE NOTE #4 OF SEDIMENT CONTROL NOTES SHEET #6

DURING WATERLINE CONSTRUCTION EARTH DIKE & SBD #1 TO BE REPLACED & STABILIZED IMMEDIATELY AFTER CROSSING.

INSTALL SBD #1 AS PART OF STEP 2 IN CONSTRUCTION SEQUENCE



Prepared by
JRBA
 6000 HANCOCK PARK ROAD, SUITE 200
 COLUMBIA, MARYLAND 21046
 410/362-7000 410-362-0000

SEDIMENT CONTROL PLAN
 OAKWOOD BUSINESS CENTER
 TAX MAP 42, PARCEL 35
 6TH ELECTION DISTRICT HOWARD CO. MD.
 BUILDING AND PARKING REVISIONS TO (SOP-86-119)

SCALE 1" = 40'	DATE 4-7-86
DRAWN D.S.	CHECKED J.S.L.
FILE NO. 4777	DATE 3-8-86
5	7

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. (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 1983 MARYLAND 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent 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: 7,253 Acres
 - Area Disturbed: 6.65 Acres
 - Area to be roofed or paved: 4,253 Acres
 - Area to be vegetatively stabilized: 1,997 Acres
 - Total Cut: 13,984 Cu. yds
 - Total Fill: 11,756 Cu. yds
 - Offsite waste/ area location: TO BE DETERMINED BY THE CONTRACTOR
- 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 DFW 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 not be authorized until this initial approval by the inspection agency is made.

PERMANENT SEEDING NOTES

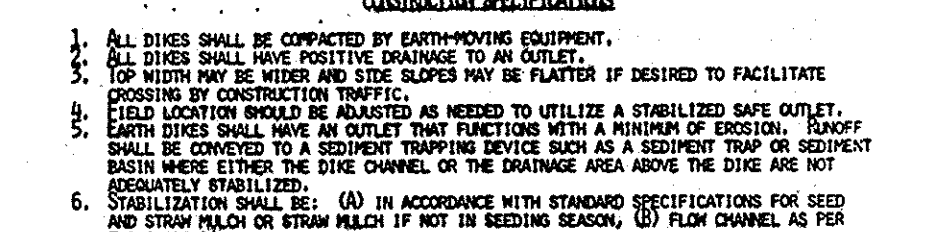
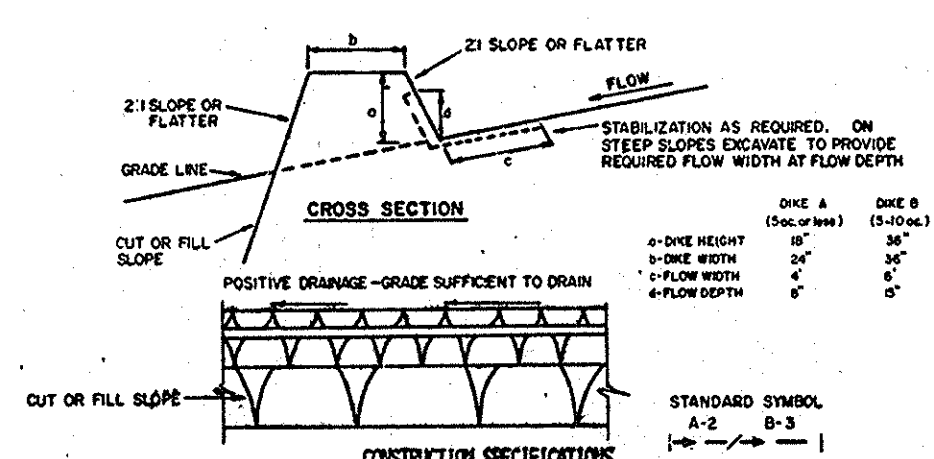
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:
- Preferred -** Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding, apply 400 lbs per acre urea or urea-formosa fertilizer (14 lbs/1000 sq ft) at time of seeding, apply 400 lbs per acre 20-20-20 uniform fertilizer (23 lbs/1000 sq ft) before seeding.
 - Acceptable -** Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs 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 (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru 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) 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/1000 sq 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 sq ft) of mulchified 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

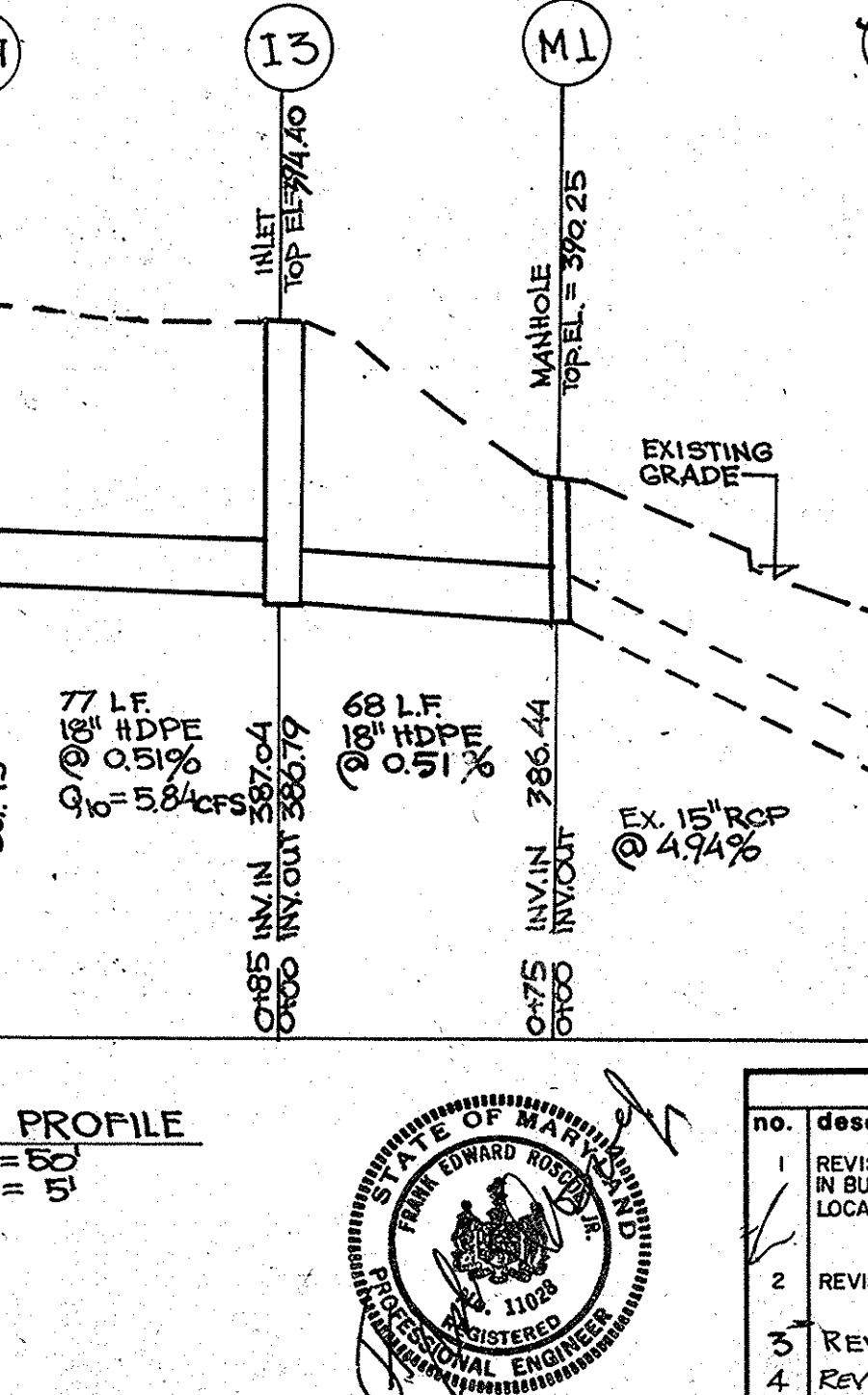
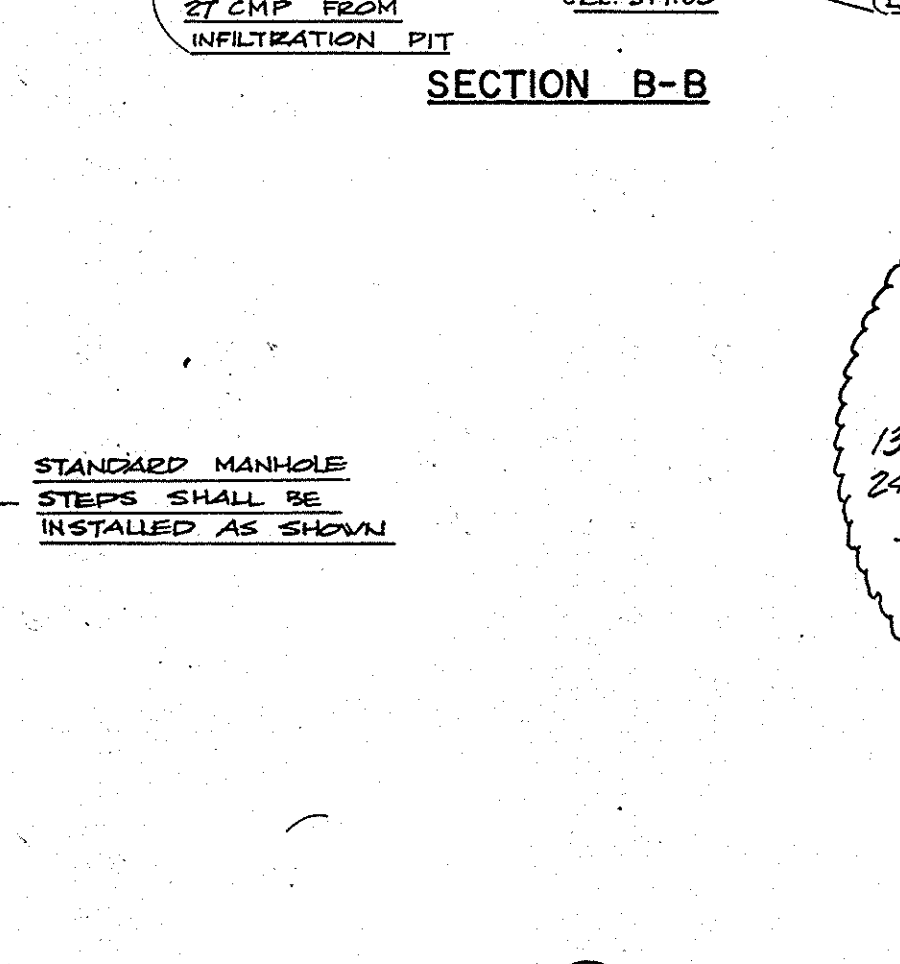
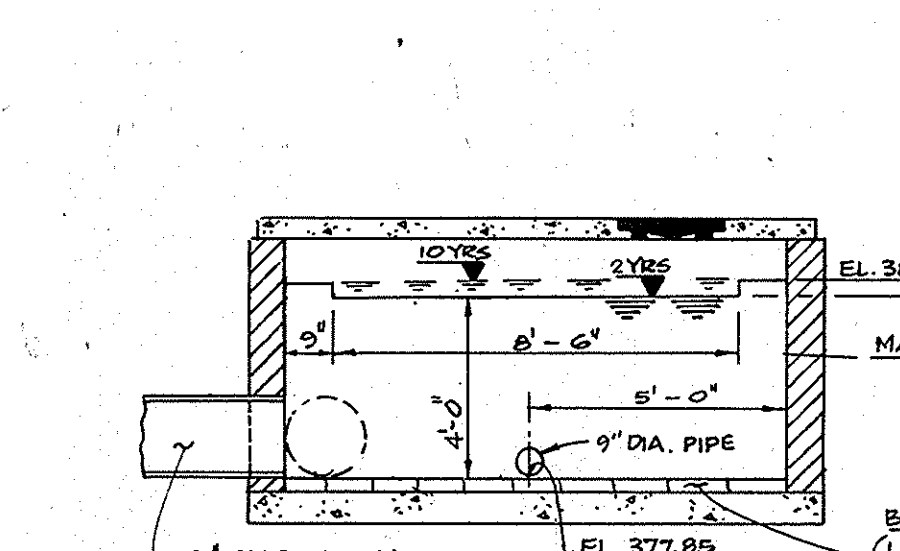
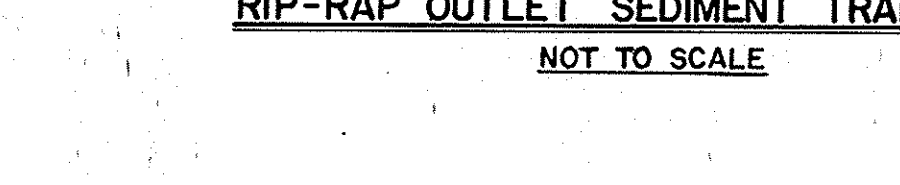
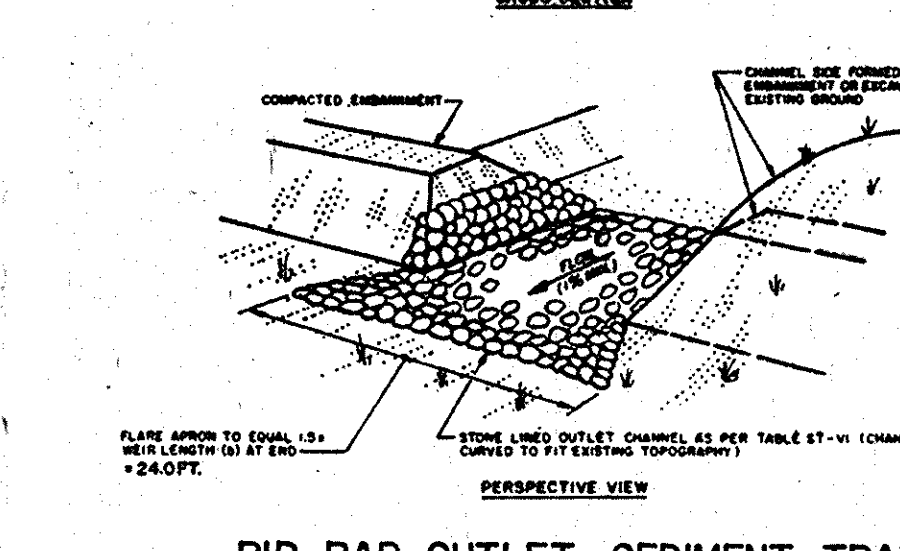
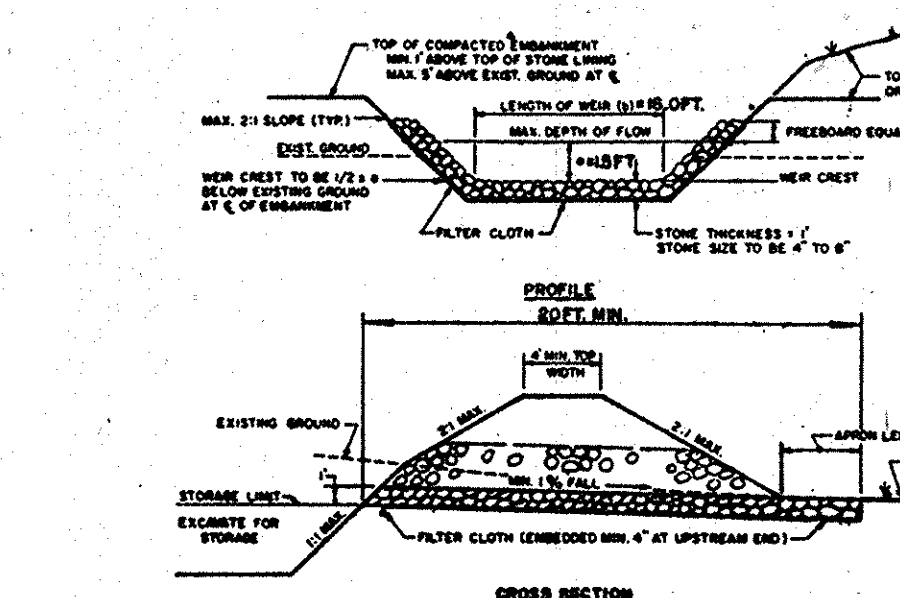
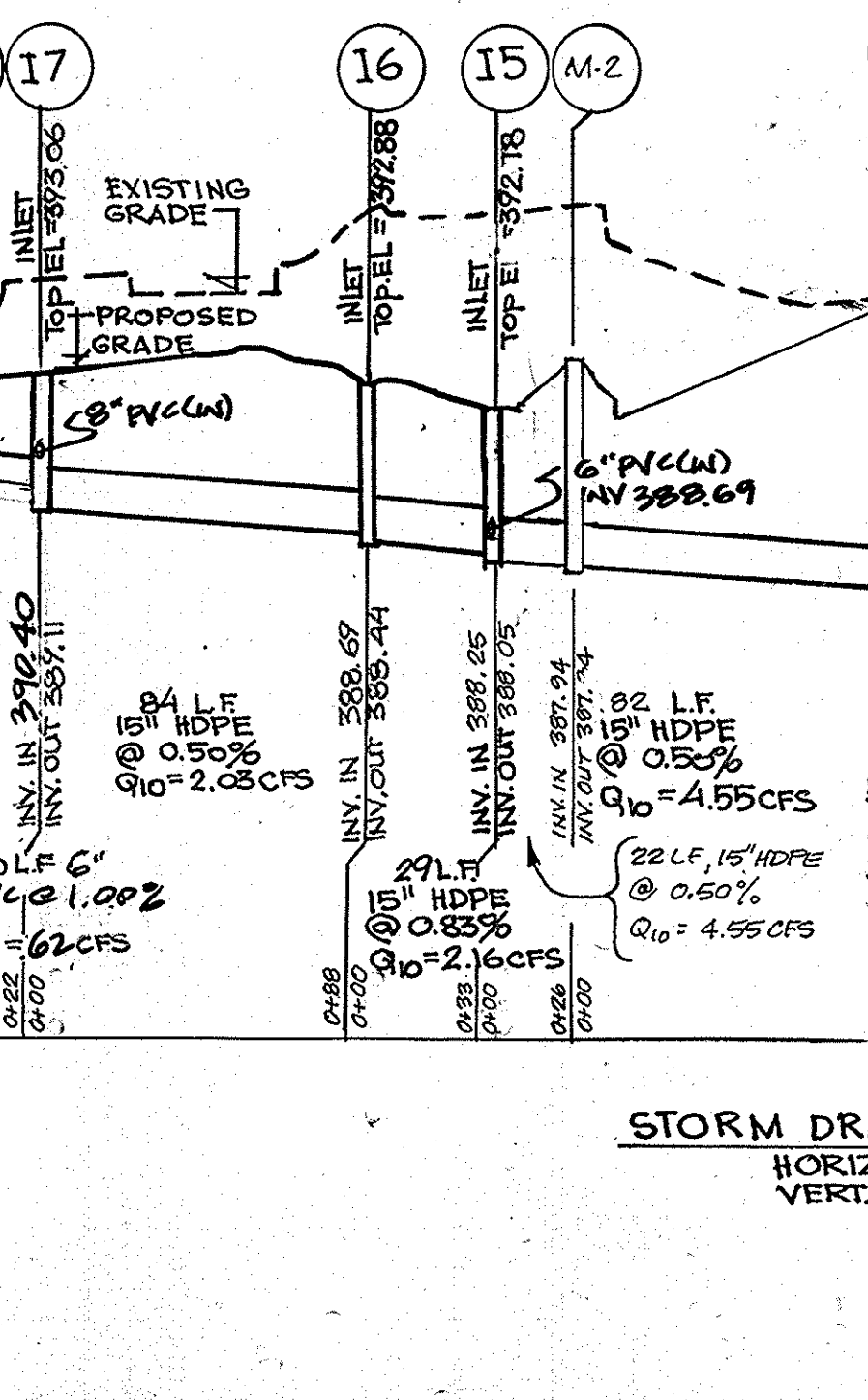
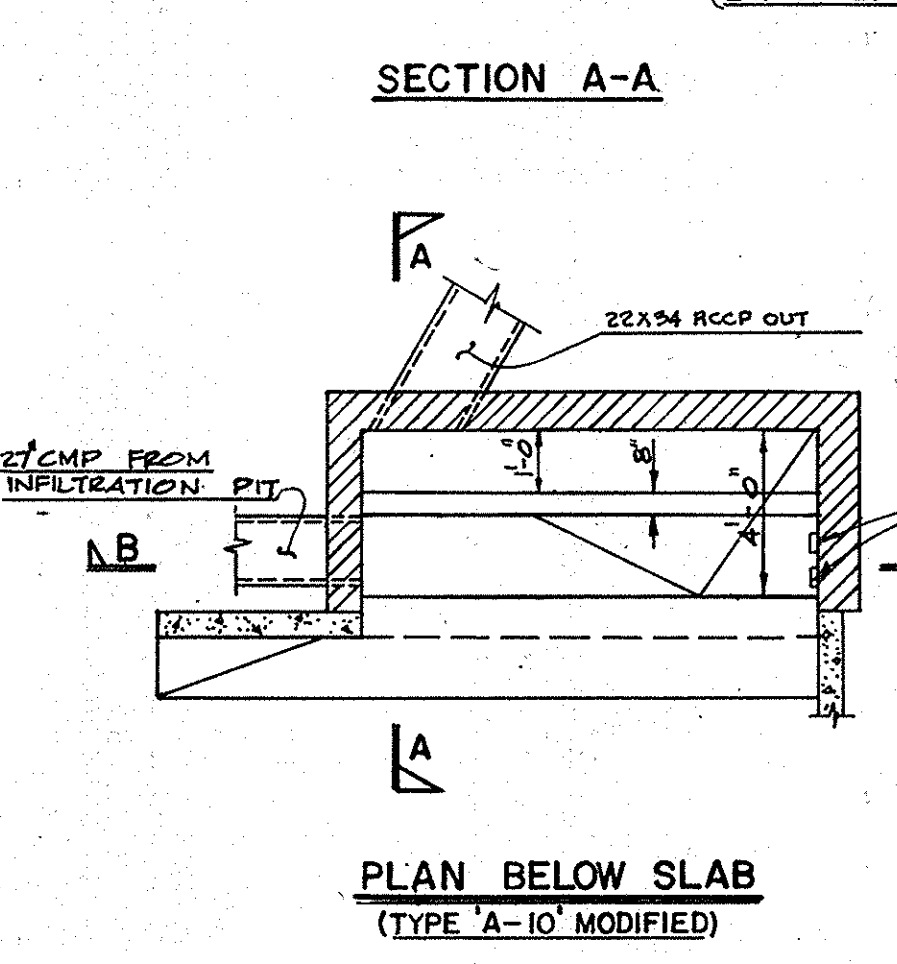
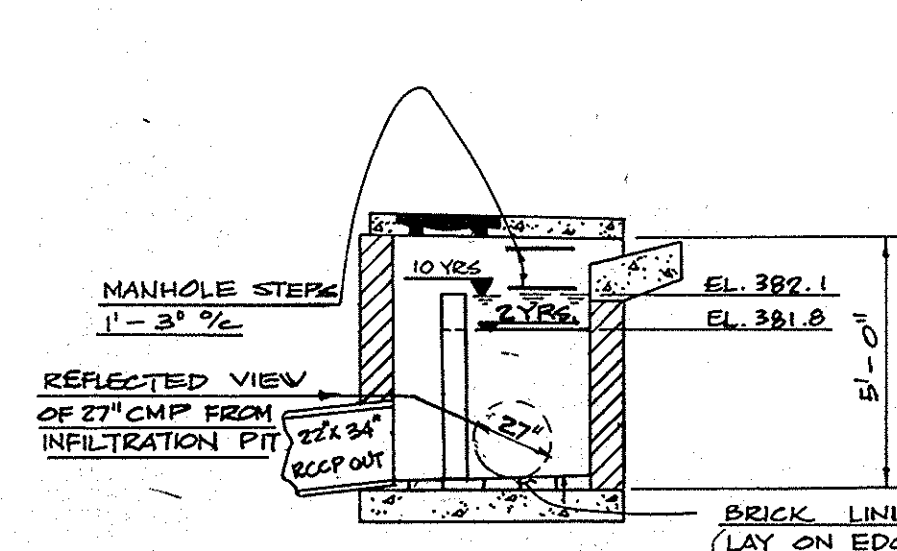
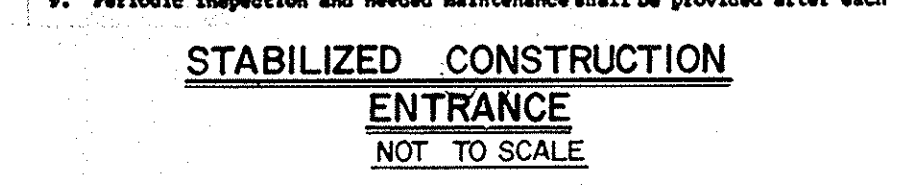
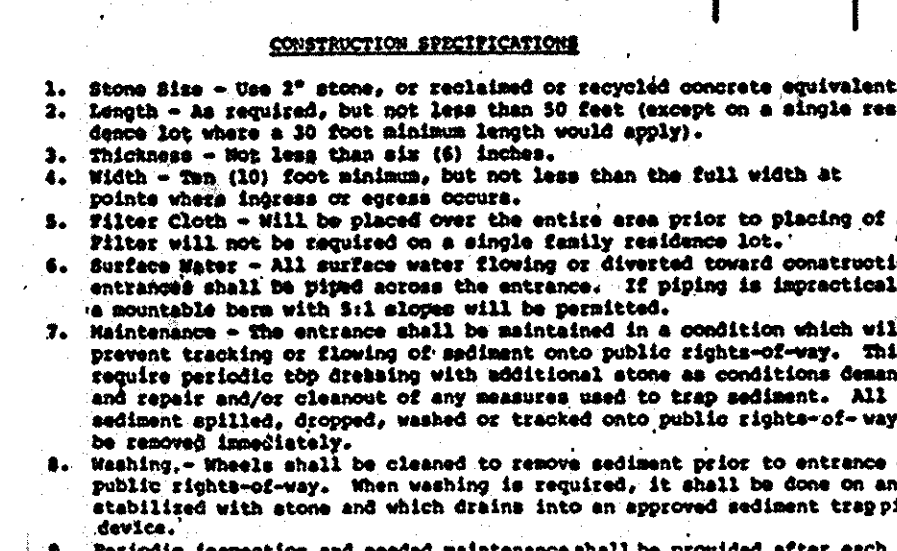
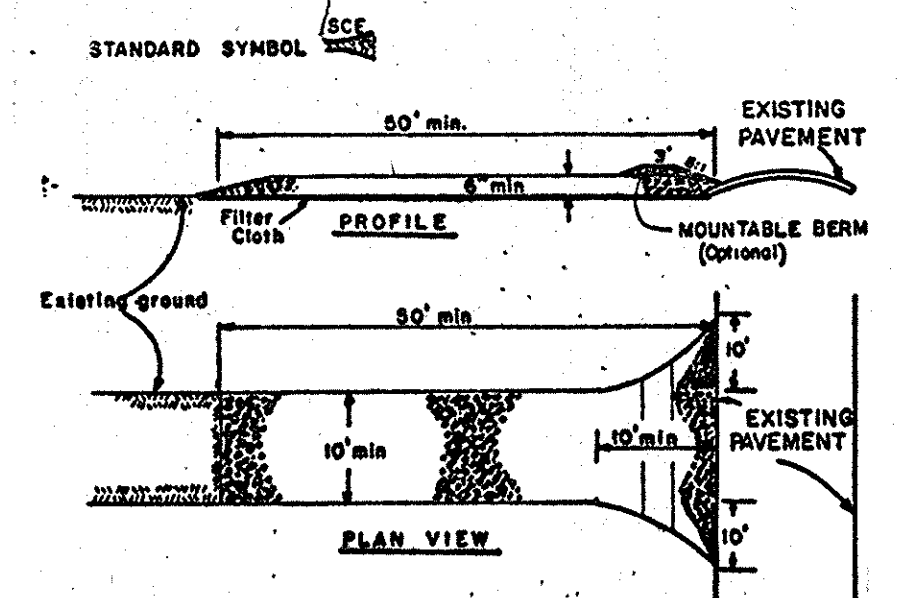
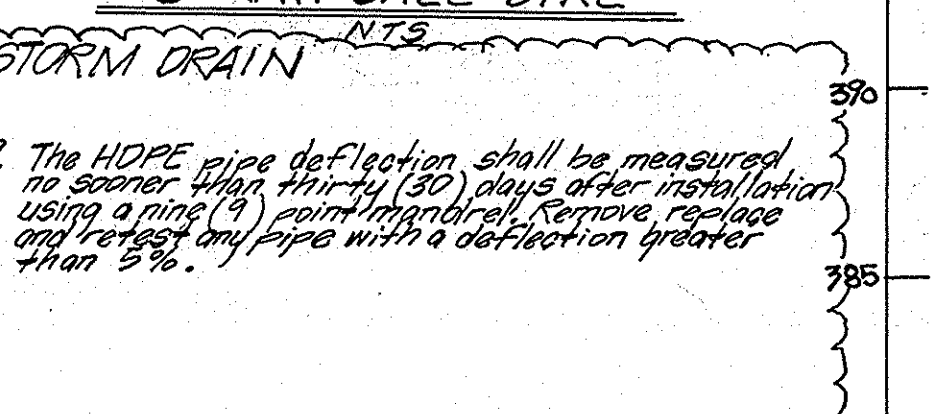
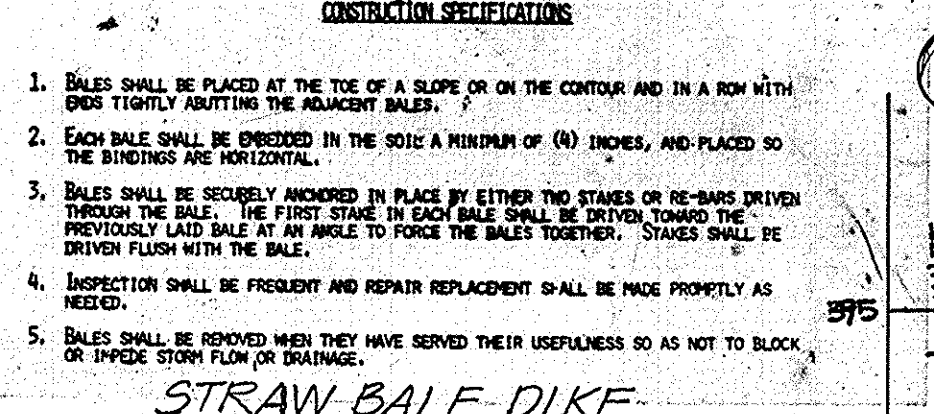
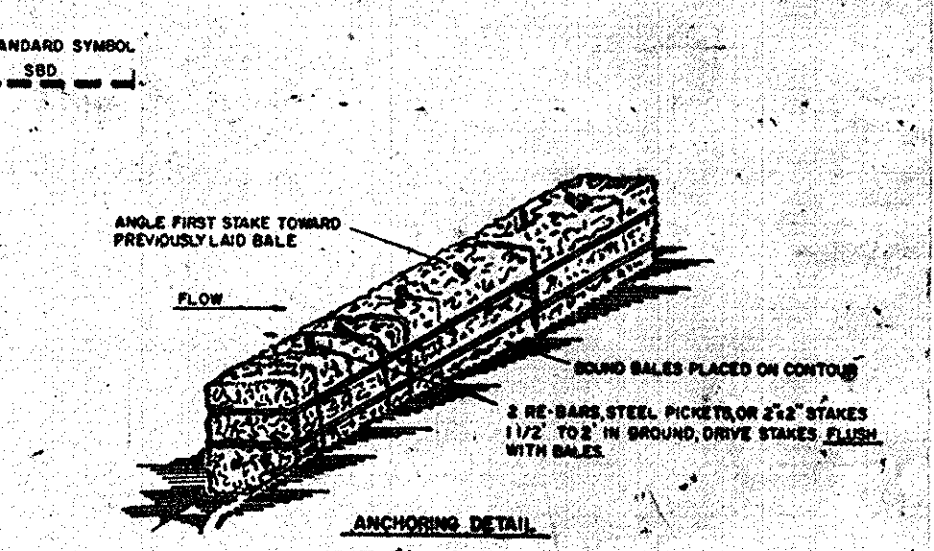
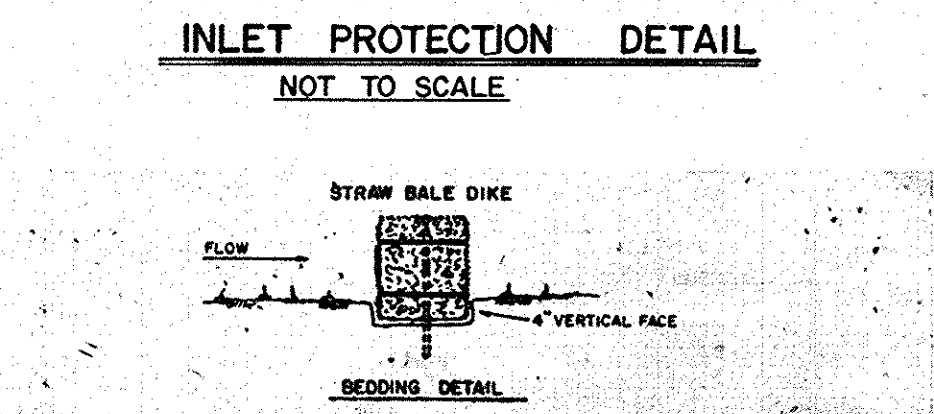
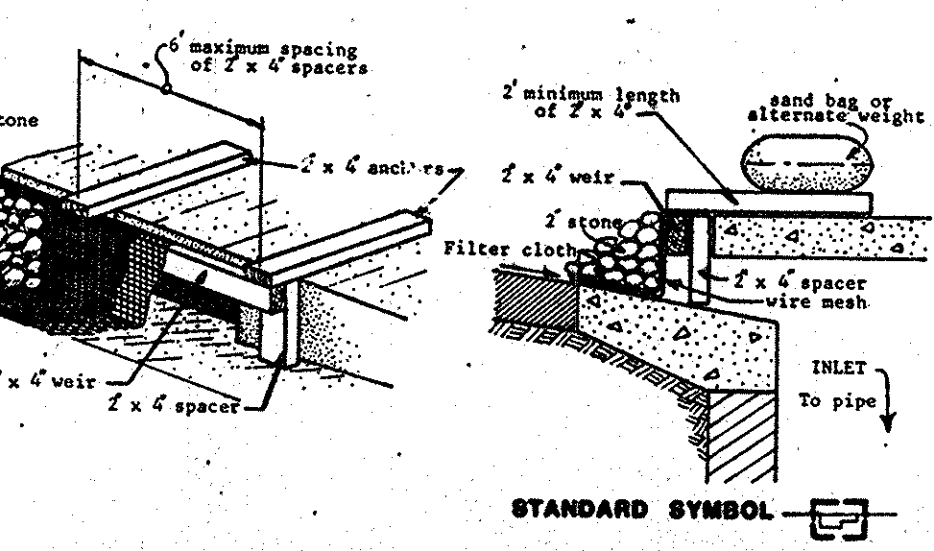
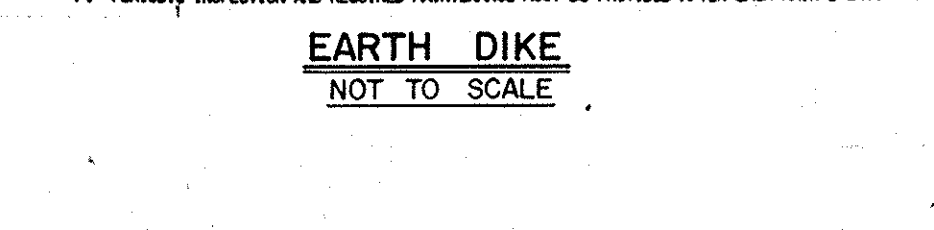
- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.
- Soil Amendments:** Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
- Seeding -** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushels per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (1 lb/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon 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) of mulchified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

GENERAL NOTES FOR SMOOTH WALL HDPE STORM DRAIN

- The pipe shall be Advance Drainage Systems, Inc. N12 pipe or Hardsi pipe or any other pipe meeting the requirements of ASTM D 2321 and 2322. The pipe shall be installed in accordance with ASTM D 2321 and 2322. The pipe shall be installed in accordance with ASTM D 2321 and 2322. The pipe shall be installed in accordance with ASTM D 2321 and 2322.
- The HDPE pipe shall be installed in accordance with ASTM D 2321 and 2322. The pipe shall be installed in accordance with ASTM D 2321 and 2322. The pipe shall be installed in accordance with ASTM D 2321 and 2322.
- The trench bottom receiving HDPE pipe shall be inspected and tested by the Geotechnical Engineer, over a 400' linear feet, but no fewer than once per pipe run for suitable bearing.
- The HDPE pipe shall be bedded on a minimum 4" layer of coarse aggregate meeting the requirements of SHD 5103. See Section 910-301, in accordance with ASTM D 2321 and acceptable to the Geotechnical Engineer. The compaction shall be in accordance with ASTM D 2321 and shall be monitored by the Geotechnical Engineer.
- The trench receiving HDPE pipe shall be backfilled with select borrow soil and aggregate meeting the requirements of SHD 5103. See Section 910-301, in accordance with ASTM D 2321 and acceptable to the Geotechnical Engineer. The backfill shall be compacted in accordance with ASTM D 2321 and shall be monitored by the Geotechnical Engineer.



TYPE OF TREATMENT	CHANNEL SIZE	DIKE A	DIKE B
1	5-5.0 FT	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0 FT	SEED AND STRAW MULCH	SEED USING RATE OF EXCESSIVE SOIL OF STONE
3	5.1-8.0 FT	SEED WITH LIME, OR SOIL	LIME RAY-PAY 4-8"
4	8.1-20 FT	LIME RAY-PAY 4-8"	ENGINEERING DESIGN

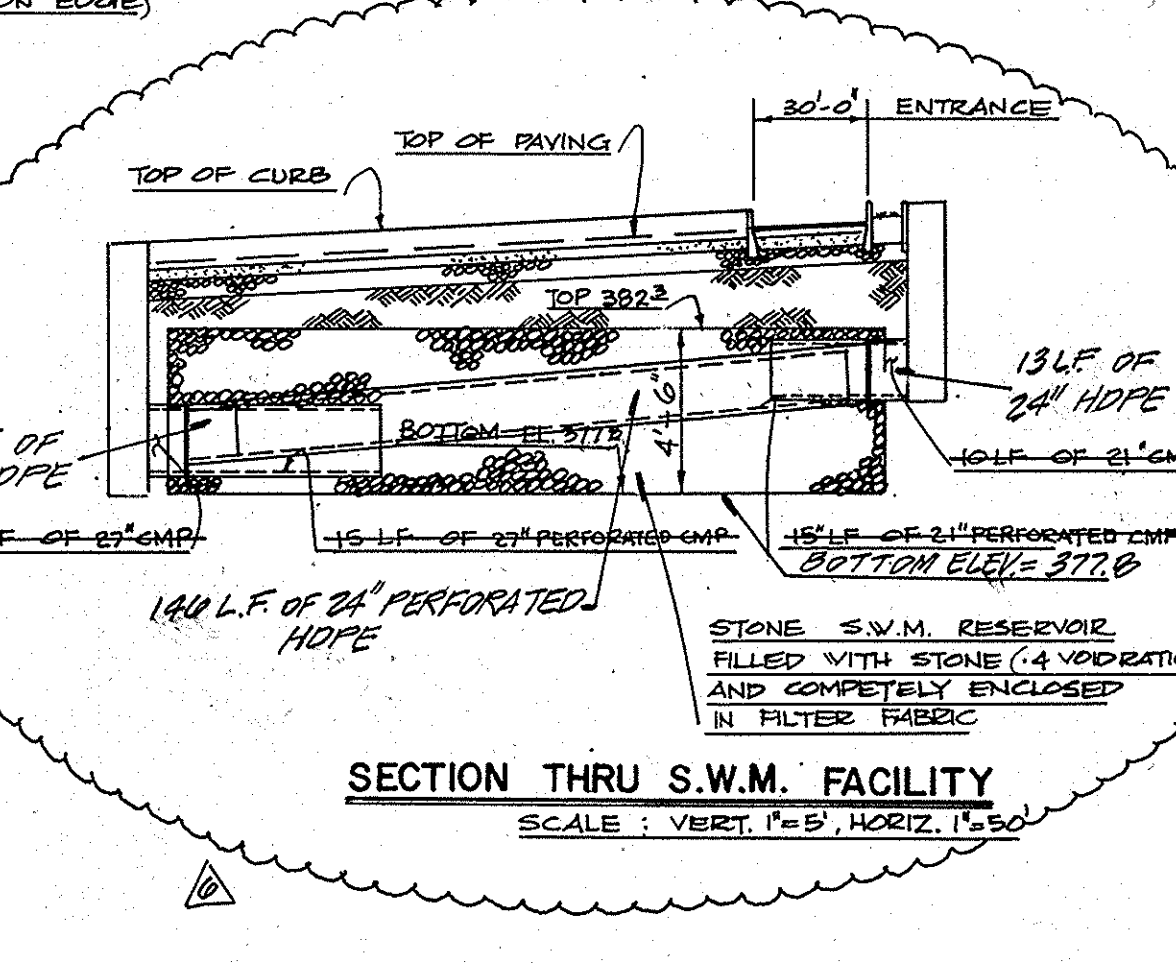


Maryland SCS/WBA
April 1983

CONSTRUCTION SPECIFICATIONS FOR ST-VI

- The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
- The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed. Maximum height of embankment shall be five (5) feet, measured at centerline of embankment.
- All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
- Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
- Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one (1) foot below the level weir crest.
- Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least one (1) foot with section nearest the entrance placed on top. Fabric shall be embedded at least six (6) inches into existing ground at entrance of outlet channel.
- Stone used in the outlet channel shall be four (4) to eight (8) inches (size). To provide a filtering effect, a layer of filter cloth shall be embedded one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure shall be inspected after each rain and repaired as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
- Drainage area for this practice is limited to 15 acres or less.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 5-16-86



no.	revisions	date
1	DESCRIPTION DUE TO CHANGES IN BUILDING NUMBER AND LOCATION.	4-7-86
2	REVISED SWM INLETT-1	5-13-86
3	REVISED BLDG #3	10-28-86
4	REVISED S.D. PROFILE	12-17-86
5	REVISED BLDG #3	2-22-00

prepared by
RBA
ENGINEERS • ARCHITECTS • PLANNERS
1100 COLUMBIA GATEWAY DRIVE, SUITE 205
6485 HAGERMAN FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21046
301-730-7860 621-6060
410-312-0466 301-621-8223

SEDIMENT CONTROL & S.W.M. DETAILS
OAKWOOD BUSINESS CENTER
TAX MAP 42, PARCEL 33
6TH ELECTION DISTRICT HOWARD Co.Md

SCALE AS SHOWN
DRAWN D.S.
CHECKED J.H.
PROJ. NO. 4777
DATE 3-15-86
SHEET 6 OF 7

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph B. Miller 6-27-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas J. Hamel 6-24-86
PLANNING DIRECTOR DATE

Joseph M. Muschman 6-24-86
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
Joseph M. Muschman 6-24-86
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Joseph M. Muschman 6-24-86
DIRECTOR DATE

Joseph M. Muschman 6-24-86
CHIEF, BUREAU OF ENGINEERING DATE

BY THE DEVELOPER:
Joseph M. Muschman 6-24-86
Signature Date

I 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 this project.
Joseph M. Muschman 5-27-86
Signature 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.
Robert W. Johnson 6-18-86
Signature Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements.
Robert W. Johnson 6-18-86
U.S. Soil Conservation Service Date

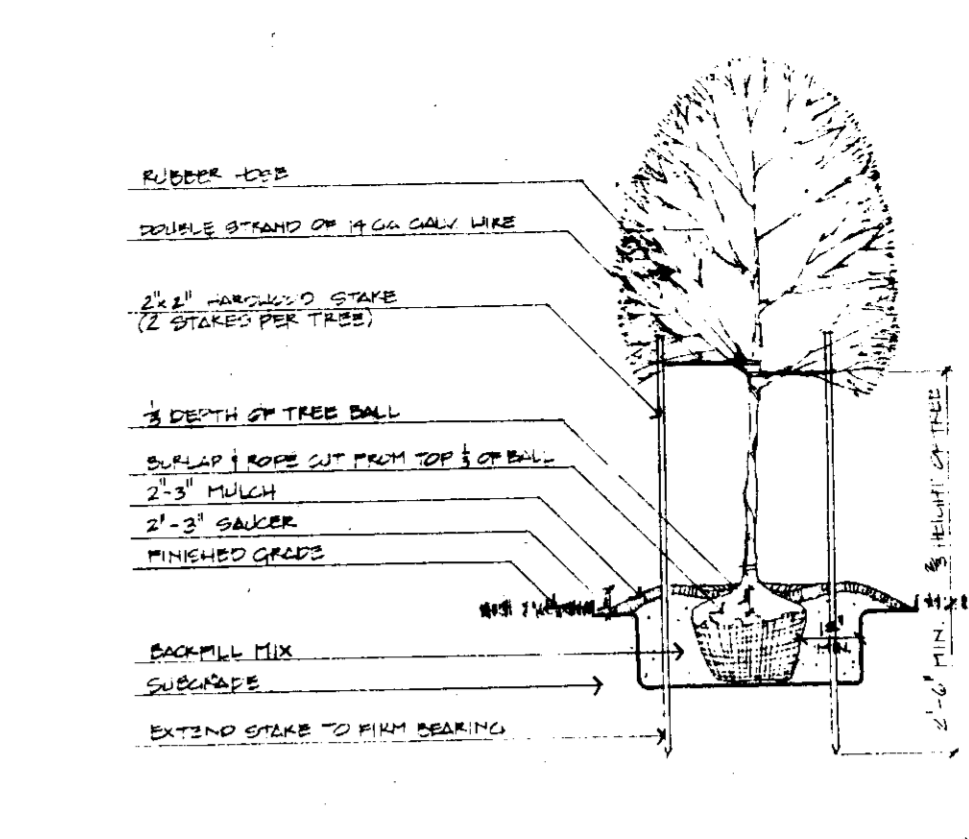
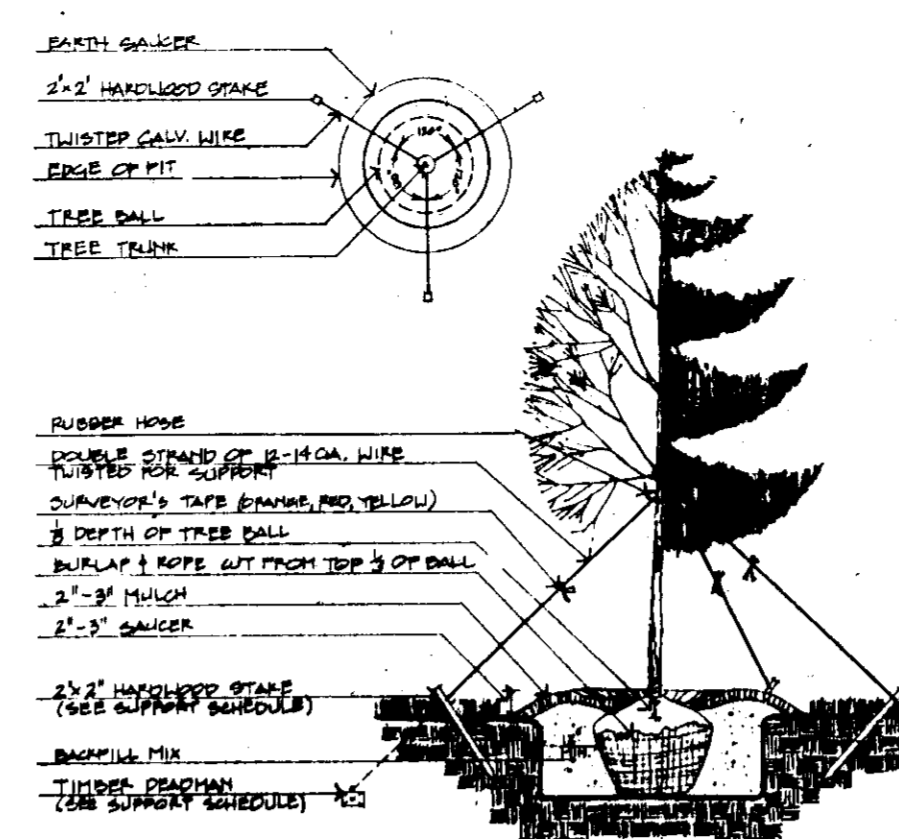
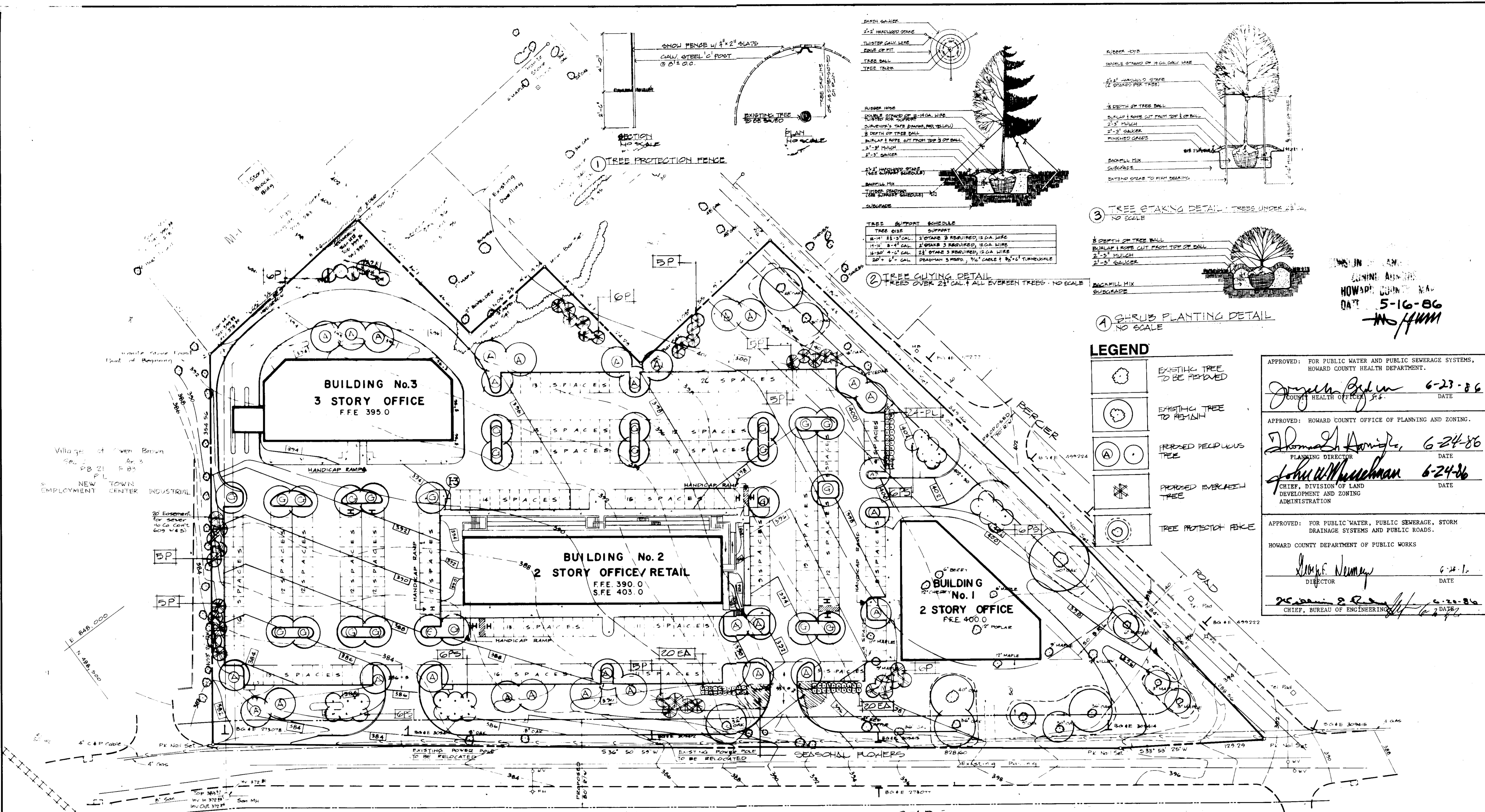
This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Robert W. Johnson 6-18-86
Howard S.C.D. Date

OWNER/ DEVELOPER
OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
1 KNOLL NORTH DRIVE STE. 502
COLUMBIA, MARYLAND 21045

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 1100, Expiration Date: 01/01/2014
Stephen E. Grimes 03-20-14
REGISTERED PROFESSIONAL ENGINEER

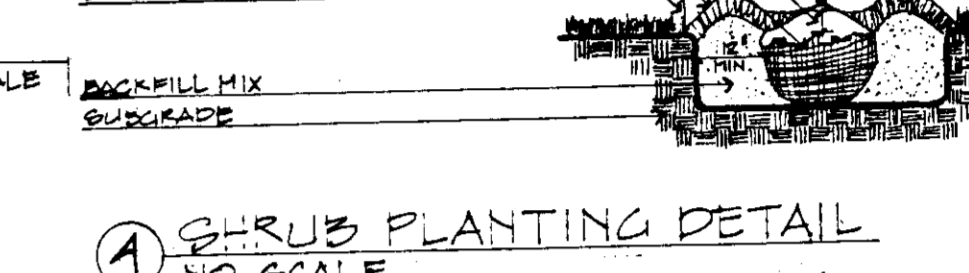
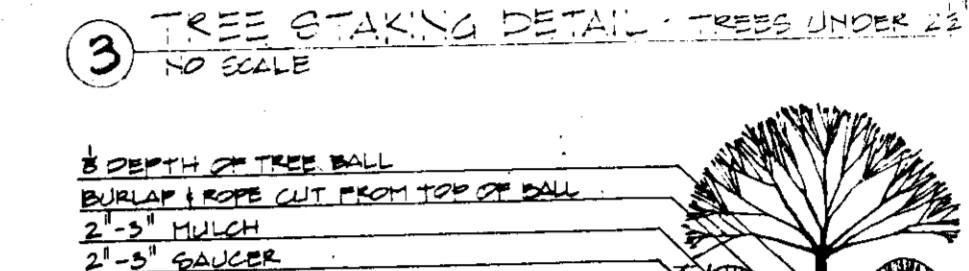
REVISIONS
NO. DESCRIPTION DATE
1 REPLACED EX. CMP 2-7-14
2 DUAL WALL HOPE

REVISION 5 ONLY



TREE SUPPORT SCHEDULE

TREE DIA.	SUPPORT
12" - 18" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
18" - 24" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
24" - 30" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
30" - 36" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
36" - 42" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
42" - 48" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
48" - 54" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
54" - 60" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
60" - 66" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
66" - 72" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
72" - 78" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
78" - 84" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
84" - 90" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
90" - 96" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
96" - 102" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
102" - 108" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
108" - 114" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
114" - 120" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
120" - 126" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
126" - 132" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
132" - 138" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
138" - 144" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
144" - 150" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
150" - 156" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
156" - 162" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
162" - 168" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
168" - 174" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
174" - 180" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
180" - 186" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
186" - 192" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
192" - 198" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
198" - 204" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
204" - 210" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
210" - 216" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
216" - 222" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
222" - 228" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
228" - 234" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
234" - 240" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
240" - 246" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
246" - 252" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
252" - 258" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
258" - 264" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
264" - 270" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
270" - 276" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
276" - 282" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
282" - 288" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
288" - 294" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
294" - 300" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
300" - 306" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
306" - 312" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
312" - 318" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
318" - 324" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
324" - 330" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
330" - 336" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
336" - 342" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
342" - 348" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
348" - 354" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
354" - 360" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
360" - 366" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
366" - 372" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
372" - 378" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
378" - 384" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
384" - 390" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
390" - 396" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
396" - 402" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
402" - 408" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
408" - 414" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
414" - 420" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
420" - 426" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
426" - 432" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
432" - 438" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
438" - 444" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
444" - 450" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
450" - 456" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
456" - 462" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
462" - 468" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
468" - 474" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
474" - 480" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
480" - 486" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
486" - 492" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
492" - 498" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
498" - 504" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
504" - 510" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
510" - 516" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
516" - 522" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
522" - 528" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
528" - 534" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
534" - 540" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
540" - 546" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
546" - 552" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
552" - 558" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
558" - 564" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
564" - 570" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
570" - 576" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
576" - 582" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
582" - 588" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
588" - 594" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
594" - 600" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
600" - 606" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
606" - 612" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
612" - 618" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
618" - 624" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
624" - 630" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
630" - 636" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
636" - 642" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
642" - 648" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
648" - 654" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
654" - 660" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
660" - 666" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
666" - 672" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
672" - 678" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
678" - 684" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
684" - 690" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
690" - 696" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
696" - 702" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
702" - 708" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
708" - 714" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
714" - 720" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
720" - 726" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
726" - 732" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
732" - 738" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
738" - 744" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
744" - 750" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
750" - 756" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
756" - 762" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
762" - 768" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
768" - 774" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
774" - 780" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
780" - 786" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
786" - 792" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
792" - 798" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
798" - 804" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
804" - 810" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
810" - 816" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
816" - 822" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
822" - 828" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
828" - 834" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
834" - 840" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
840" - 846" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
846" - 852" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
852" - 858" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
858" - 864" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
864" - 870" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
870" - 876" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
876" - 882" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
882" - 888" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
888" - 894" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
894" - 900" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
900" - 906" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
906" - 912" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
912" - 918" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
918" - 924" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
924" - 930" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
930" - 936" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
936" - 942" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
942" - 948" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
948" - 954" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
954" - 960" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
960" - 966" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
966" - 972" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
972" - 978" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
978" - 984" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
984" - 990" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
990" - 996" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE
996" - 1002" CAL.	2 STAKES 3 REQUIRED, 12 GA WIRE



LEGEND

(Symbol)	EXISTING TREE TO BE REMOVED
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	PROPOSED DECIDUOUS TREE
(Symbol)	PROPOSED EVERGREEN TREE
(Symbol)	TREE PROTECTION FENCE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 6-23-86
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 [Signature] 6-24-86
 PLANNING DIRECTOR DATE

[Signature] 6-24-86
 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
 [Signature] 6-24-86
 DIRECTOR DATE

[Signature] 6-24-86
 CHIEF, BUREAU OF ENGINEERING DATE

Howard County Planting Requirements

Required: Minimum of 5% of total area of parking to be landscaped.
 115,500 SF parking
 5% = 5,775 SF

Provided: 35 trees in islands (area of islands in excess of 9,000 SF)

Required: Minimum of 1 tree/30 LF of property line abutting public street right-of-way.
 1,597 LF = 53 trees

Provided: 57 trees (including existing trees to remain)

Required: Minimum of 1 tree/30 LF of property line abutting a residential use.
 705 LF = 24 trees

Provided: 24 trees

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT	COMMENT
TREES					
A	24	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3"	B & B	
G	24	Gleditsia Tri. In. 'Shademaster' Shademaster Honeylocust	2 1/2" - 3"	B & B	
P	43	Pinus strobus/White Pine	7' - 8'	B & B	
PS	24	Prunus sargentii/Sargent Cherry	2" - 2 1/2"	B & B	
SHRUBS					
EA	40	Euonymus alatus 'Compacta' Dwarf Winged Euonymus	2' - 2 1/2'	BB/CG	
PL	24	Prunus laurocerasus 'Otto Luyken' Otto Luyken Cherry Laurel	18" - 24"	BB/CG	

NOTES:

- All plants to be nursery grown and furnished in accordance with AAN "American Standards for Nursery Stock" ANSI Z60.1-1973.
- All trees to branch symmetrically around central leader. No forked leader stock will be accepted.
- Plant material types and sizes may vary due to market availability at time of construction. Any substitutions are to be of equivalent type and size, and must be approved in writing by the landscape architect. Containerized shrub stock may be substituted for B & B shrubs if approved in writing by the landscape architect.
- All areas disturbed during construction shall be seeded unless noted otherwise.
- The contractor shall notify all utility companies five (5) days prior to beginning work.
- Any damage to the existing utilities, buildings, paving, curb, walls, and vegetation (not so designated for removal on these plans) shall be repaired to previous condition or replaced by the contractor at his expense.

PLANTING PLAN

CDC THE COLUMBIA DESIGN COLLECTIVE, INC. ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
 5485 HARPERS FARM RD. COLUMBIA, MARYLAND 21044
 301/730-7950 G21-G050

prepared by **RBA** ENGINEERS • ARCHITECTS • PLANNERS
 5485 HARPERS FARM RD. JOSEPH SQUARE, SUITE 200 COLUMBIA, MARYLAND 21044
 301/730-7950 G21-G050

OAKWOOD BUSINESS CENTER
 TAX MAP 42, PARCEL 33
 6TH ELECTION DISTRICT HOWARD Co. Md.

SCALE 1" = 40'

DRAWN	CHECKED
PROJ. NO. 4777	DATE 5/12/86
7 SHEET	7 OF

BLINDING AND PARKING REVISIONS TO (SDP-86-119)

SDP-86-217