

VICINITY MAP
SCALE: 1" = 2000'

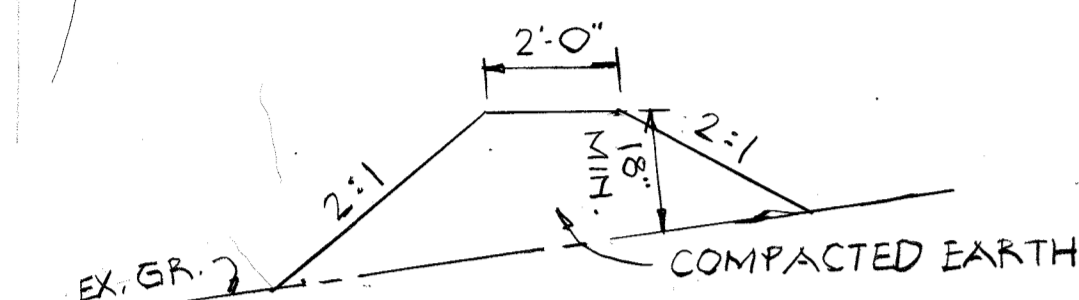
TENANT CHART					
ADDRESS	UNIT	TENANT	MEDICAL CLINIC/OFFICE	GENERAL OFFICE	WAREHOUSE
9151 RUMSEY ROAD	100*	LOVE OF LEARNING POSSESSIONS			
	150*	NATIONAL SPINE AND PAIN CENTER	4,000 SF		
	156	TELEPOINT COMMUNICATIONS GROUP, LLC		750 SF	14,256 SF
	160	VACANT		3,821 SF	
	175	POLY/LC, INC.		3,150 SF	
	190	VACANT		1,589 SF	
	195	VACANT		1,582 SF	
TOTAL AREAS			4,000 SF	10,924 SF	14,256 SF
PARKING REQUIREMENTS			5 SPACES/1,000 SF	2.5 SPACES/1,000 SF	0.75 SPACES/1,000 SF
REQUIRED PARKING **			20	63	11
TOTAL REQUIRED PARKING **			124 SPACES		
PARKING PROVIDED			164 SPACES		

NOTES:
1. BASED ON THE PARKING NEEDS STUDY COMPLETED BY MARS GROUP, INC. IN DECEMBER OF 2019, THE EXISTING TENANTS REQUIRE 165 PARKING SPACES, LEAVING 39 PARKING SPACES AVAILABLE FOR VACANT UNITS. UNITS HAVE BEEN ASSIGNED TO THE VACANT UNITS WHICH REQUIRE AN ADDITIONAL 23 PARKING SPACES. THERE ARE 104 PARKING SPACES PROVIDED ON SITE, LEAVING AN EXCESS OF 16 SPACES (SEE NOTE #2)

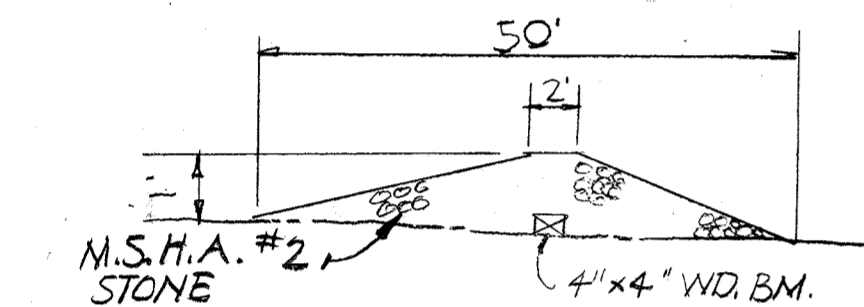
2. BASED ON THE REVISED PARKING NEEDS STUDY COMPLETED BY MARS GROUP, INC. ON OCTOBER 28, 2021, THE SPLIT OF UNIT 100 HAS RESULTED IN AN ADDITIONAL TWO REQUIRED PARKING SPACES, LEAVING AN EXCESS OF 14 SPACES FOR FUTURE TENANTS.

REV.	DATE	REVISION	BY
5-V-21		ADD TENANT CHART	SEG
12/14/2021		UPDATE TENANT CHART, NOTES AND ADD TENANT CHART CONT.	SEG

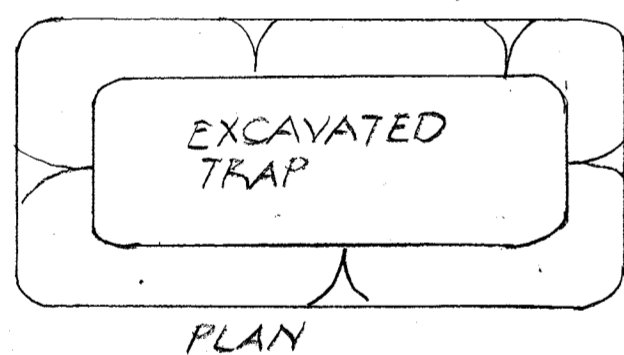
TENANT CHART CONT.			
UNIT	TENANT	DAYCARE	GENERAL OFFICE
100A	CELEBRETT LEARNING CENTER	10,000 SF	
100B	VACANT		8,296 SF
REQUIRED PARKING		20	21



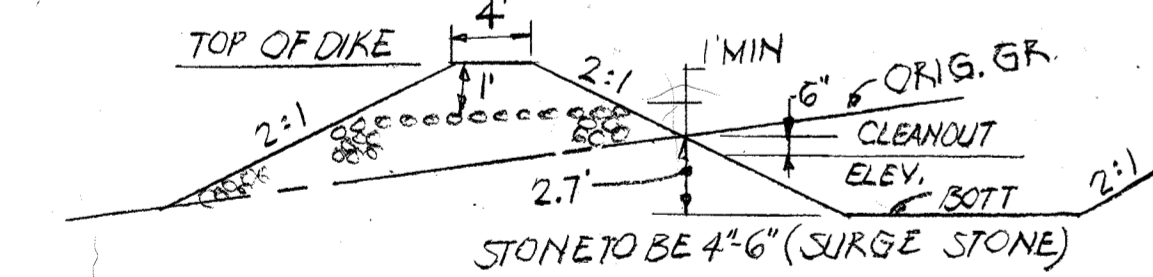
PERIMETER DIKE SHOWN THUS



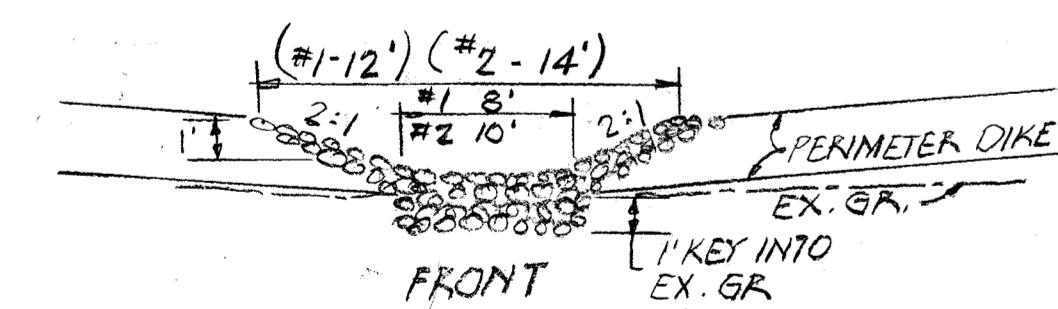
GRAVEL ACCESS BERM SHOWN THUS



PLAN

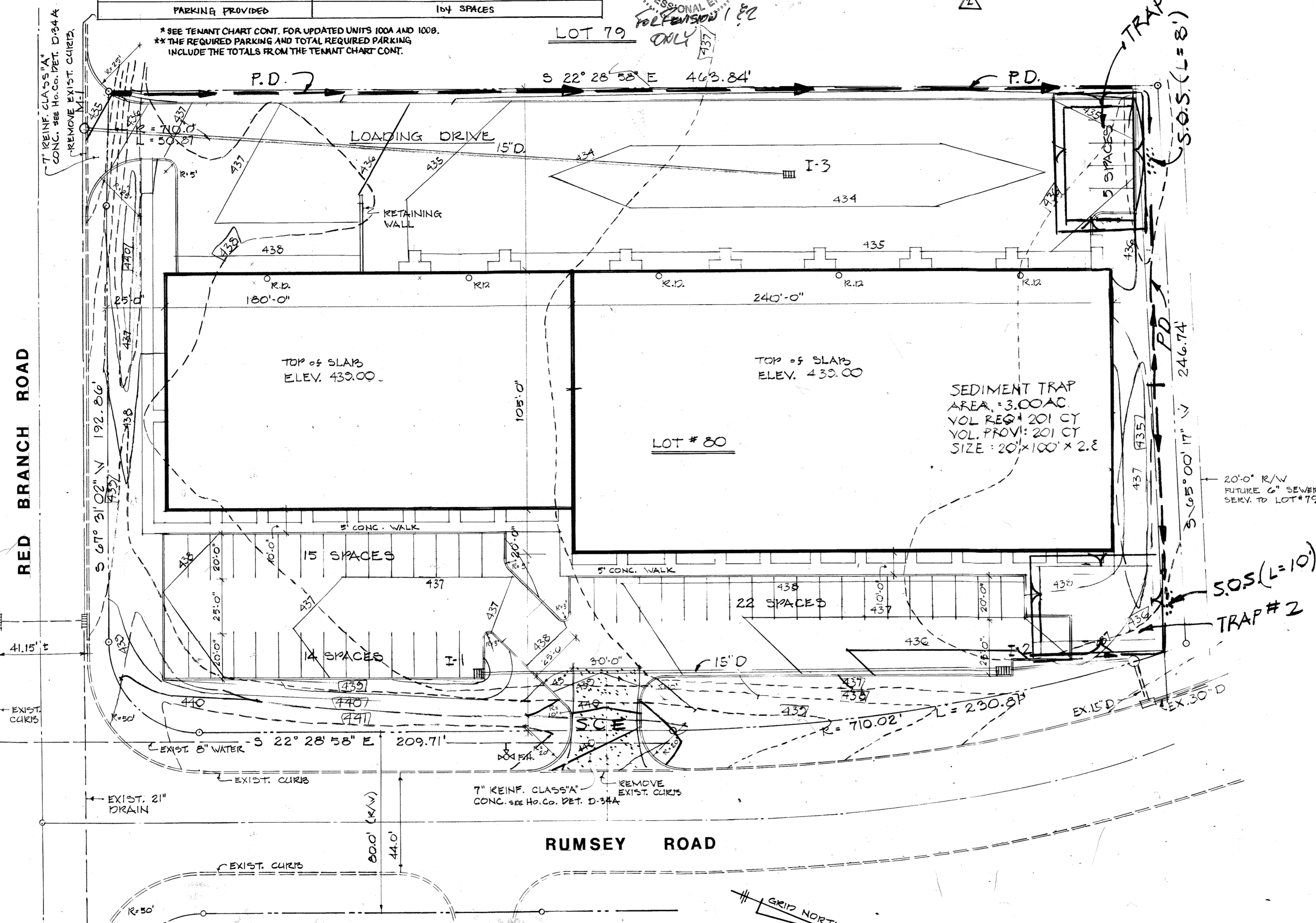


SIDE



FRONT
SEDIMENT TRAP & STONE OUTLET STRUCTURE

TRAP DESIGN DATA	#1	#2
DRAINAGE AREA*	1.4 AC	1.6 AC.
DISTURBED AREA	1.4 AC	1.6 AC.
YOL. REQ.	34 CY	107 CY
YOL. PROV.	34 CY	107 CY
SIZE	30'x50'x1.7'	35'x50'x1.7'
CLEANOUT ELEV.	1.2'	1.2'



SEDIMENT CONTROL NOTES:

- NOTIFY THE HOWARD CO. SOIL CONSERVATION DISTRICT AT LEAST 24 HOURS BEFORE STARTING ANY WORK. PHONE 465-5000 EXT. 323 OR 465-3180.
- ALL SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL PERMISSION FOR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
- STRUCTURAL MEASURES SUCH AS BERMS, DIKES, TRAPS, BASINS, ETC. WILL BE INSTALLED AND STABILIZED ACCORDING TO THE PLAN PRIOR TO ANY GRADING, CLEARING OR DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
- ON SITE INSPECTION & MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES INCLUDING CLEANOUT OF SEDIMENT TRAPS & BERMS AND PROPER ESTABLISHMENT OF ALL PLANTED VEGETATIVE MEASURES WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR HIS REPRESENTATIVE ON THE SITE ON A CONTINUING DAY TO DAY BASIS.

PROCEDURE - PERMANENT SEEDING

- APPLY 50 LBS./1000 S.F. OF LIMESTONE
- APPLY FERTILIZER @ RATE OF 25 LBS. OF 10-10-10 / 1000 SF DEPENDING ON SOIL TEST.
- HARROW OR DISC FERTILIZER & LIMESTONE INTO SOIL TO A DEPTH OF 3 IN.
- SEED WITH KY 31 TALL FESCUE @ RATE OF 5 LBS./1000 SF OR OTHER S.C.S. APPROVED PLAN.
- MULCH WITH SMALL GRAIN STRAW 1.5 TO 2.0 TONS PER ACRE (75#-90#/1000 SF)
- ANCHOR MULCH W/ SPRAKED ASPHALT @ 0.1 GAL./SQ. YD.

TEMPORARY SEEDING & SEEDING FOR BERMS

- SEED IMMEDIATELY UPON CONSTRUCTION WITH 1 LB. RYE GRASS / 1000 SF.
- APPLY 40 LBS./1000 SF OF FULLY FERTILIZED DOLOMITIC LIMESTONE @ 11.5 LBS. TO 18.4 LBS./1000 SF OF 10'x10'x10' OR EQUIVALENT FERTILIZER.
- HARROW OR DISC LIME & FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 IN. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED HAS BEEN PREPARED. ON SLOPING LAND THE FINAL HARROWING OR DISCING SHOULD BE ON THE CONTOUR.
- MULCH WITH STRAW @ 75# / 1000 SQ. FT.

SODDING NOTES

- APPLY 50 LBS./1000 S.F. OF LIMESTONE
- APPLY FERTILIZER @ RATE OF 25 LBS. OF 10-10-10 / 1000 SF DEPENDING ON SOIL TEST.
- HARROW OR DISC FERTILIZER & LIMESTONE INTO SOIL TO A DEPTH OF 3 IN.
- LAY SOD CAREFULLY, INSURING THAT ALL JOINTS ARE BUTTED TIGHT
- SOD TO BE WATERED IMMEDIATELY AFTER INSTALLATION.
- ROLL SOD IMMEDIATELY AS SECTIONS ARE COMPLETED

PHASE OF CONSTRUCTION

- INSTALL SEDIMENT CONTROL DEVICES
- ROUGH GRADE SITE
- UNFINISHED STORM DRAINS - PLACE PLYWOOD OVER OPEN END OF ANY
- PROCEED WITH BUILDING & UTILITY CONSTRUCTION
- REPAIR DEVICES AS REQUIRED
- FINE GRADE SITE & PROCEED WITH PAVING.
- STABILIZE ACCORDING TO SED. CONTROL MAN.
- REMOVE DEVICES AFTER OBTAINING HOWARD CO. APPROVAL

VEGETATIVE COVER OPTIONS

FEB 1 TO MAY 1

- SOD
- SEED & MULCH
- SOD

MAY 1 TO AUG 15

- MULCH ANCHOR, TOOL THEN SEED DURING NEXT PERIOD

AUG 15 TO NOV 1

- SOD
- SEED & MULCH

NOV 1 TO FEB 1

- SOD - DELAY UNTIL NEXT PERIOD IF GROUND IS FROZEN
- MULCH ANCHOR, TOOL THEN SEED DURING NEXT SEED PERIOD

ENGINEER

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD CO. HEALTH DEPT.

Joseph A. Brennan 4-30-76
COUNTY HEALTH OFFICER DATE

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

Robert W. Zichman 11/19/76
HOWARD S.C.D. DATE

REVIEWED FOR HOWARD NAME S.C.D.

AND MEETS TECHNICAL REQUIREMENTS

Eric V. Norman 11/10/76
SIGNATURE DATE
U.S. SOIL CONSERVATION SERVICES

APPROVED HOWARD COUNTY OFFICE OF
PLANNING AND ZONING

Thomas L. Harriott 12-2-76
DIRECTOR DATE

James T. Kelly 11-2-76
CHIEF, DIVISION OF LAND DEVELOP.
& TRANSPORTATION PLANNING DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE
SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC
WORKS.

P.J. Regan Jr. 11-23-76
DIRECTOR DATE

Francine M. Truband 11/23/76
CHIEF, BUREAU OF HIGHWAYS DATE

DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE
DONE ACCORDING TO THE PLAN OF DEVELOPMENT AND PLAN FOR
EROSION AND SEDIMENT CONTROL. AND I AUTHORIZE PERIODIC
ON SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION
DIST. OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.
DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED
BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

William H. Woodard 11/26/76
SIGNATURE DATE

ENGINEER

I CERTIFY THAT THE 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 COUNTY SOIL CONSERVATION DISTRICT.

Howard K. Kelschen 7/3/76
SIGNATURE DATE

DEVELOPER/OWNER

LOT 80 OAKLAND RIDGE INDUSTRIAL PARK SECTION 2 AREA 1
COLUMBIA, MARYLAND
2ND ELECTION DISTRICT HOWARD CO. MD.
TAX MAP NO 30 PARCEL 302
PLAT BOOK 30 FOLIO 16
DEED OFFICE PLANNING & ZONING

INDEX OF SHEETS

SEDIMENT CONTROL

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-27-76
Thomas L. Harriott

TM NICHOLS AIA
Architect/Industrial Designer
700 Cathedral St
Baltimore Md 21201

Oakland Ridge Industrial Park
Lot 80 SECTION 2
Columbia Md

mor3

date 7/3/76
REV: 10/11/76

2 OF 2

SDP-77-12-5602