250 WATTS MERCURY VAPOR LUMINARE

12'-0"

SHOWN IN PLAN

LIGHT STANDARD
NO SCALE

4'-0"
2'x6"
DEXT POWER TREATED
6'-0"
2'-0"
2'x6"

"6' HIGH SOLID VINYL FENCE DETAIL
SCALE: 1" = 3'

LOT 11 PLAT BOOK 15 FOLIO 8

S74°58'00"E 362.00'

8'x12' RIP-RAP PAD - SEE DETAIL SHEET 2

8' CURB OPENING

CONC. C & G

32 SPACES 32'

PAVING TYPE D-8 (PRIVATE) LOADING AREA

MEET EX. CURB

REMOVE EXIST. CURB

340' LOT 101 2.456 AC

8940 OLD ANNAPOLIS RD.

MH INV. 421.73

BUILDING 'A'
PROPOSED OFFICE & WAREHOUSE
OFFICE 10,138 SF
WAREHOUSE 30,412 SF

423.67

431.00

431.00 METER & 8" DETECTOR CHECK

EXISTING 1 STORY BRICK & BLOCK OFFICE & WAREHOUSE

S15°02'00"W 377.99'

PAVING TYPE D-13 (PRIVATE)

15 SPACES 130'

PROP. 8" W (O.I.P.)

382.00

PROP. 8" VCP

PROP. 8" WHC

PROP. 20' EASEMENT FOR WATER

METER

BUILDING 'B'
PROPOSED OFFICES
16,250 S.F.

432.50 @ 1.00%

12" RCCP @ 1.00%

8940 OLD ANNAPOLIS RD.

250' REMOVE EX. CURB

13 SPACES 130'

11 SPACES 110'

TO BE REMOVED

26 SP. 260'

(EXIST. PAVING)

45' 45' 3 SP. 50' 40' 40' 11 SP. 110'

PLANTER

TO BE REMOVED

S74°58'00"E 252.00'

EX. 24" RCCP (MACADAM)

EX. LIGHT

EX. 18" RCCP

REMOVE EX. INLET & BLOCK EX. 18" RCCP

MEET EX. CURB

REMOVE EXIST. CURB

LOT 73 OAKLAND RIDGE INDUSTRIAL PARK PB 22 F 26 (EXIST. PAVING)

LOT 103 0.368 AC

PROP. 20' EASEMENT FOR WATER MAIN

EXISTING 1 STORY BRICK OFFICE BUILDING

GORMAN PLAZA
EXISTING
2 STORY BRICK
OFFICE BUILDING

MEET EX. CURB

REMOVE EXIST. CURB

LOT 99 OAKLAND RIDGE INDUSTRIAL PARK SECT II

EXIST. ELECTRIC CONDUIT

EXIST. TRANSF.

EXIST. GAS MAIN

EX. FH

EXISTING MACADAM

PAVING

S74°58'00"E

S15°02'00"W 122.00'

EX. 27" ASSP

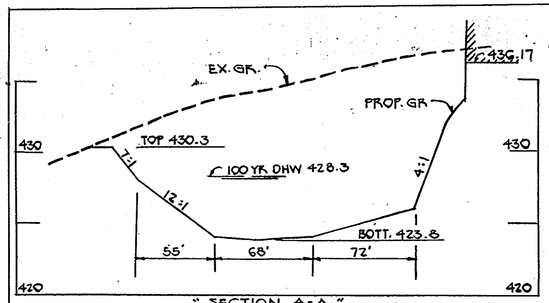
EX. 24" RCCP (MACADAM)

EX. 18" RCCP

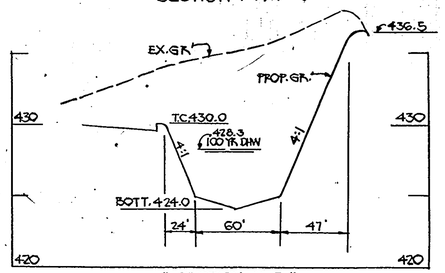
EX. 8" SAN. MH

EX. 8" SAN. MH

EX. 8" SAN. MH

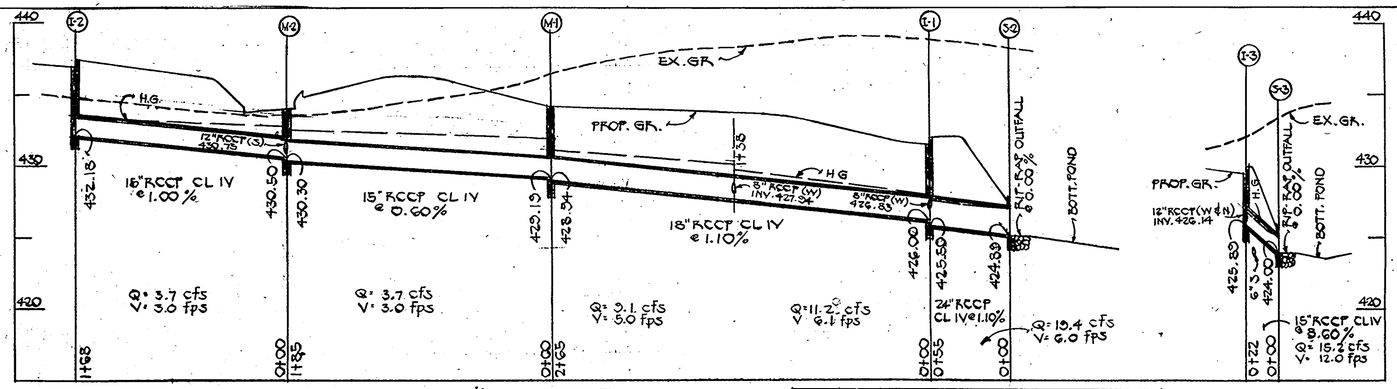


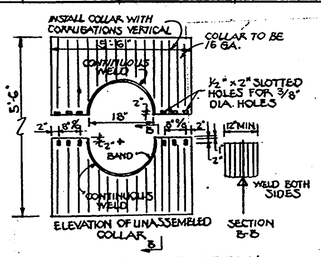
"SECTION A-A"



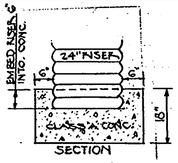
"SECTION B-B"

SECTIONS THROUGH POND



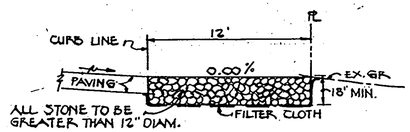


SEEP COLLAR DETAIL
NO SCALE

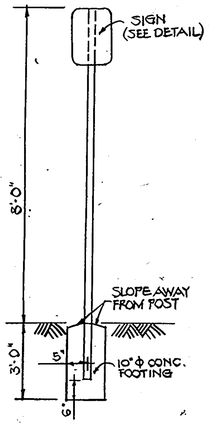


CONCRETE BASE
NO SCALE

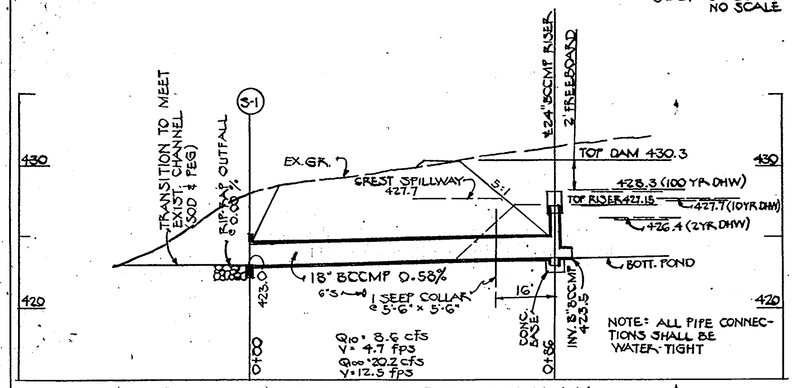
STRUCTURE SCHEDULE					
NO	TYPE	INV. IN	INV OUT	TOP	REMARKS
I-1	'3' COMB'	426.00	425.50	432.00	D-30 P154
I-2	'3' COMB	-	432.18	436.50	D-30 P154
I-3	'3' COMB.	-	425.83	429.40	D-30 P-154
M-1	STD. MH	429.19	428.34	434.70	D-103 P158
M-2	STD. MH	430.50	430.30	433.90	D-103 P-158
S-1	'C' ENDWALL	-	423.00	425.25	D-52 P107
S-2	'C' ENDWALL	-	424.89	427.64	D-52 P 107
S-3	'C' ENDWALL	-	424.00	426.00	D-52 P 107



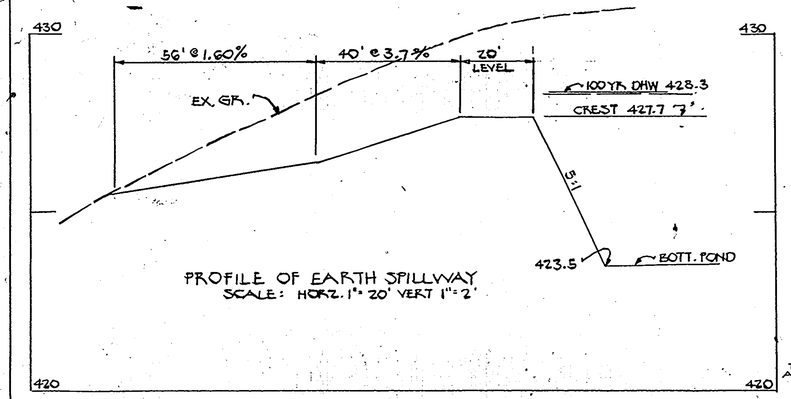
SECTION THROUGH 8'x12' R.I.P. RAP PAD



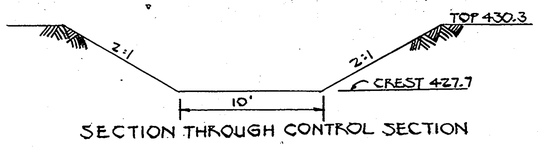
HANDICAPPED SIGN DETAIL
NO SCALE



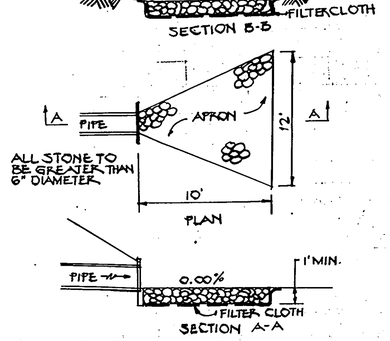
PROFILE OF PRINCIPAL SPILLWAY
SCALE HORZ: 1"=20', VERT 1"=5'



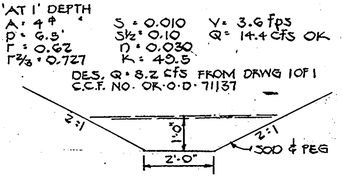
PROFILE OF EARTH SPILLWAY
SCALE: HORZ. 1"=20' VERT 1"=2'



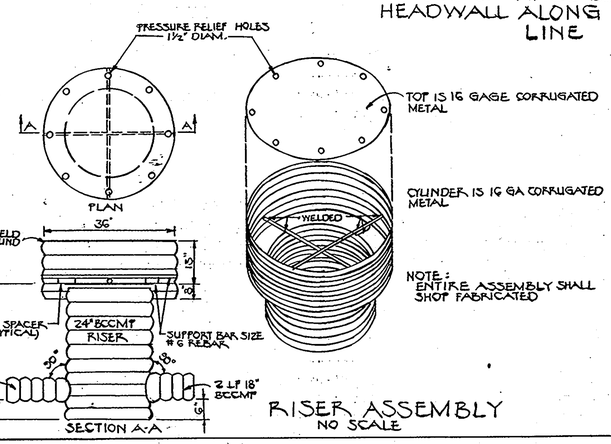
SECTION THROUGH CONTROL SECTION



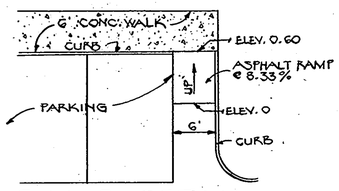
RIP-RAP OUTFALL ALL PIPES



SOD CHANNEL BELOW EXISTING HEADWALL ALONG EAST PROPERTY LINE



RISER ASSEMBLY
NO SCALE



RAMP DETAIL
SCALE: 1"=10'

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3-5-81
PLANNING DIRECTOR — DATE 3-5-81

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER — DATE 3-3-81

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER, STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD CO. DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 2-27-81
CHIEF, BUREAU OF ENGINEERING — DATE 2-27-81

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL & THAT ALL 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 & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

William H. Winstead III — SIGNATURE — 9-4-80 DATE

ENGINEERS CERTIFICATE

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.

Howard W. Hume 12/15/80

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 1-14-81

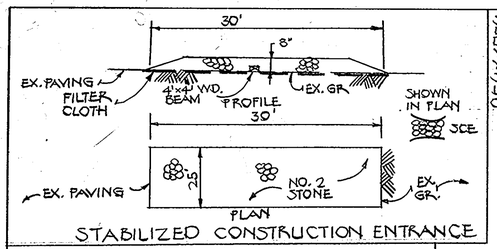
SITE DEVELOPMENT PLAN
COLUMBIA
LOTS 99, 100, 101, 102 & 103

SECTION II
OAKLAND RIDGE INDUSTRIAL PARK
PLAT NO
ELECT. DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

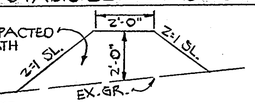
2 OF 5

SEE VP 81-43

SDP-81-69Z 5912



STABILIZED CONSTRUCTION ENTRANCE



STABILIZE ACCORDING TO TEMP. SEEDING PROCEDURE

DIVERSION DIKE
SHOWN IN PLAN D.D.

VEGATIVE COVER OPTIONS

FEB. 1 TO MAY 1	1. SOD 2. SEED & MULCH
MAY 1 TO AUG. 15	1. SOD 2. MULCH, ANCHOR, TOOL, THEN SEED DURING NEXT SEED PERIOD.
AUG. 15 TO NOV. 1	1. SOD 2. SEED & MULCH
NOV. 1 TO FEB. 1	1. SOD - DELAY UNTIL NEXT PERIOD IF GROUND IS FROZEN 2. MULCH, ANCHOR, TOOL, THEN SEED DURING NEXT SEED PERIOD

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3-5-81

PLANNING DIRECTOR — DATE 3-5-81

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

COUNTY HEALTH OFFICER — DATE 3-3-81

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

DIRECTOR — DATE 2-27-81

CHIEF, BUREAU OF ENGINEERING — DATE 2-27-81

HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHINICAL REQUIREMENTS.

SIGNATURE — DATE 2-23-81

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 2-20-81

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION & SEDIMENT CONTROL & THAT ALL 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 & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

SIGNATURE — DATE 9-4-80

ENGINEERS CERTIFICATE

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.

Howard A. Hinz PE#1745 — 9/4/80

SEDIMENT TRAP #1
DRAINAGE AREA 1.8 AC
DISTURBED AREA 1.8 AC
VOL. REQ. 1.8×67=121 CY
VOL PROVIDED 136 CY
SIZE 40×40×2.3'
LENGTH S.O.S: 1.8×6=11'
CLEANOUT @ 1.2'

8"x12" RIP-RAP PAD. SEE DETAIL SHEET 2

LOT 11 PLAT BOOK 15 FOLIO 8

S74°58'00"E 362.00'

8' CURB OPENING

MEET EX. CURB

REMOVE EXIST. CURB

PAVING TYPE D-8 (PRIVATE) LOADING AREA

SEDIMENT TRAP #2
DRAIN. AREA=0.3 AC
DIST. AREA = 0.3 AC
VOL. REQ'D 0.3×67=20 CY
VOL PROV. = 22 CY
SIZE: 20'×20'×1.5'
LENGTH S.O.S: 6'
CLEANOUT @ 0.7'

340'

EXISTING 1 STORY BRICK & BLOCK OFFICE & WAREHOUSE

BUILDING 'A' PROPOSED OFFICE & WAREHOUSE
OFFICE 10,138 SF
WAREHOUSE 30,412 SF
431.00
429.67
431.00 METER & 8" DETECTOR CHECK
C.O. INV 422.00

S15°02'00"W 377.09'

PAVING TYPE D-8 (PRIVATE)

PROP. 8' W (O.I.F.)

REMOVE EXIST. CURB

EX FH

LOT 2G SECT II OAKLAND RIDGE INDUSTRIAL PARK

EXIST. PAVING

EXIST. TRANSF.

EXISTING MACADAM

EXIST. ELECTRIC CONDUIT

S14°58'00"E 122.00'

BUILDING 'B' PROPOSED OFFICES 16,250 S.F.
7.50 REMOVE EX. CURB

METER

METER

S14°58'00"E

TO BE REMOVED

EXIST. PAVING

PLANTER

PLANTER

S74°58'00"E 202.00'

TO BE REMOVED

EX. 24" RCCP (NCADAM)

EXIST. 8" SAN. MAIN

EXISTING 1 STORY BRICK OFFICE BUILDING

LOT 7G OAKLAND RIDGE INDUSTRIAL PARK PB 22 F 26 (EXIST. PAVING)

L 1268 F 317

PROP. 15' EASEMENT FOR WATER MAIN

EX. LIGHT

EX. 18" RCCP

MEET EX. CURB

REMOVE EXIST. CURB

GORMAN PLAZA
EXISTING 2 STORY BRICK OFFICE BUILDING

SEDIMENT TRAP #3
DRAIN. AREA = 1.1 AC
DIST. AREA = 1.1 AC
VOL. REQ = 1.1×67 = 73.7 CY
VOL. PROVIDED = 75 CY
SIZE 60'×15'×1.7'
CLEANOUT @ 0.8'
BOTT TRAP = 430.3
TOP EX. INLET = 432.0

MEET EX. CURB

S15°02'00"W 430.01'

INV. 410.97

S74°58'00"E 436.17'

EX. 8" SEWER (GRAV.)

36" DIA. RCP

INV. 423.51

LOT 11 RIDGE INDUSTRIAL PARK PLAT BOOK 15 FOLIO 11

EX. 8"S (GRAV.)

INV. 430.78

EX. 8"S

BUILDING 'C' PROPOSED OFFICE 6,114 SF WAREHOUSE 16,341 SF

457.50

METER & DETECTOR CHECK

PROPOSED BILLBOARD (TYPICAL)

20' EASEMENT FOR SEWER

INV. 431.78

OAKLAND RIDGE INDUSTRIAL PARK SECT 2 LOT 49 PLAT BOOK 15 FOLIO 11

6 SOD SWALE SEE DETAIL

PROPOSED FENCE IN AREA OF SLOW GRADE ASPHALT & CURB TO BE REPLACED BY MULCH.

OAKLAND RIDGE INDUSTRIAL PARK SECT 2 LOT 48 PLAT BOOK 15 FOLIO 11

OAKLAND RIDGE INDUSTRIAL PARK SECT 2 LOT 47 PLAT BOOK 15 FOLIO 11

168 LF 15" RCCP CL IV

PROPOSED HANDICAPPED ACCESS RAMP (SEE DETAIL)

BUILDING 'D' PROPOSED OFFICES 35,804 S.F.

440.50

262'

PROP. 8" SAN. SEWER

PROP. 8" W

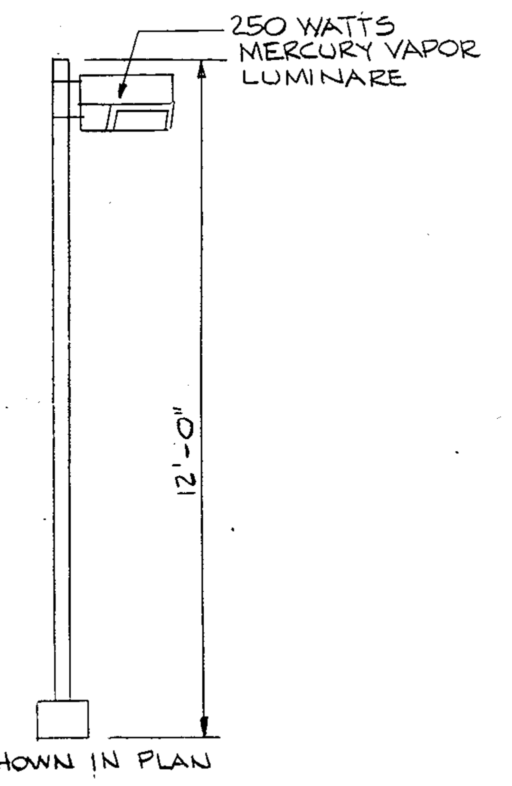
PROP. 4" GAS

PROP. 6" W

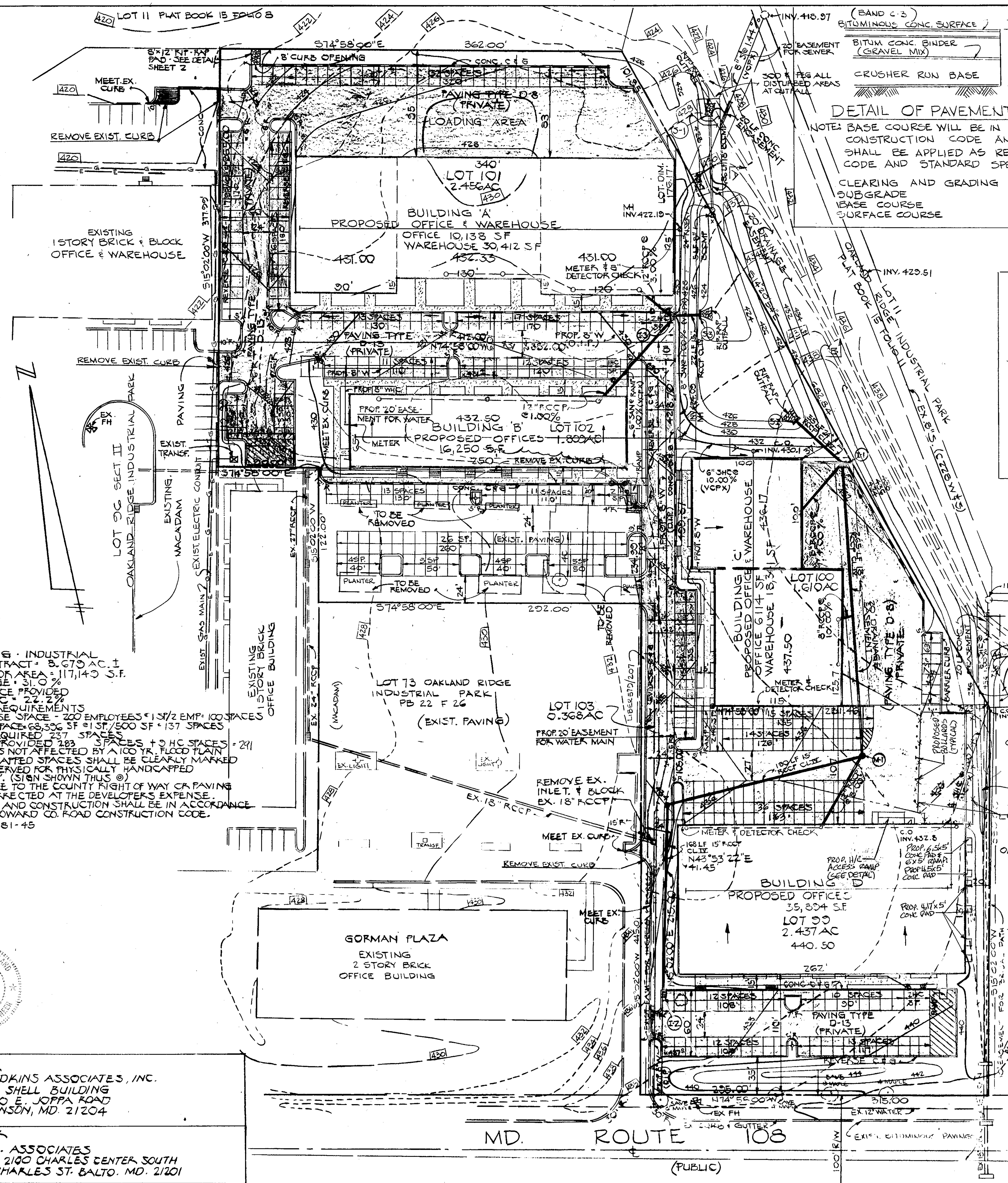
PROP. 4" GAS

PROP. 8" W

PROP. 8" SAN. SEWER

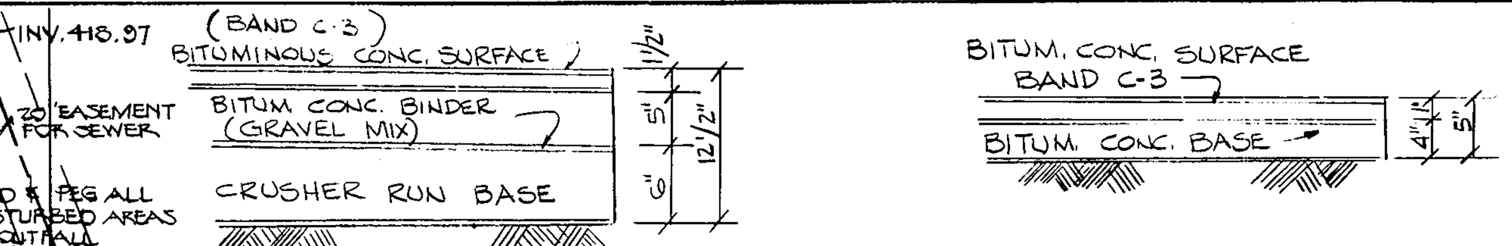


LIGHT STANDARD
NO SCALE



NOTES:
1. EX. ZONING - INDUSTRIAL
2. AREA OF TRACT = 8.679 AC. ±
3. TOTAL FLOOR AREA = 117,149 S.F.
   COVERAGE = 31.0 %
4. GREEN SPACE PROVIDED
   1.93 AC = 22.2%
5. PARKING REQUIREMENTS
   WAREHOUSE SPACE - 200 EMPLOYEES @ 1 SP/2 EMP = 100 SPACES
   OFFICE SPACE = 68,396 SF @ 1 SP./500 SF = 137 SPACES
   TOTAL REQUIRED 237 SPACES
   TOTAL PROVIDED 283 SPACES + 9 HC SPACES = 291
6. THIS SITE IS NOT AFFECTED BY A 100 YR. FLOOD PLAIN
7. ALL HANDICAPPED SPACES SHALL BE CLEARLY MARKED THUS " RESERVED FOR PHYSICALLY HANDICAPPED PERSONS ". (SIGN SHOWN THUS ◎)
8. ANY DAMAGE TO THE COUNTY RIGHT OF WAY OR PAVING WILL BE CORRECTED AT THE DEVELOPERS EXPENSE.
9. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD CO. ROAD CONSTRUCTION CODE.
10. SEE V.P 81-45

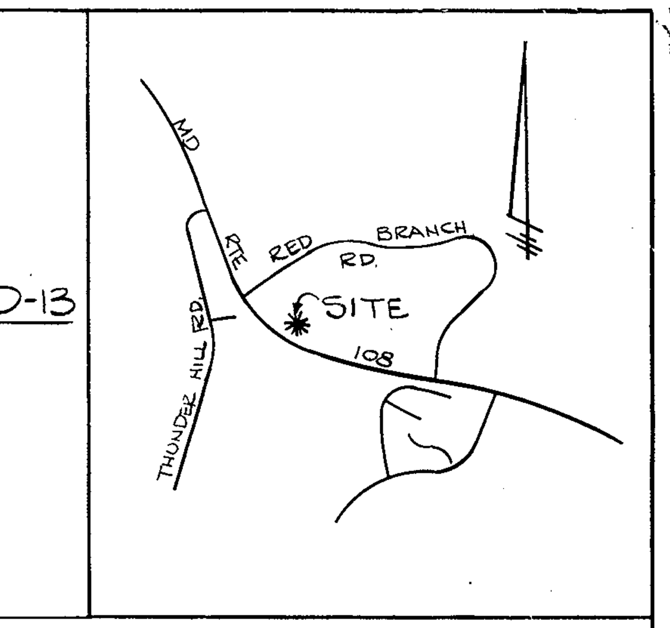
NOTE: ALONG ROUTE 108, VEHICULAR INGRESS AND EGRESS IS RESTRICTED EXCEPT AT POINTS APPROVED BY HOWARD CO. OFFICE OF PLANNING & ZONING.



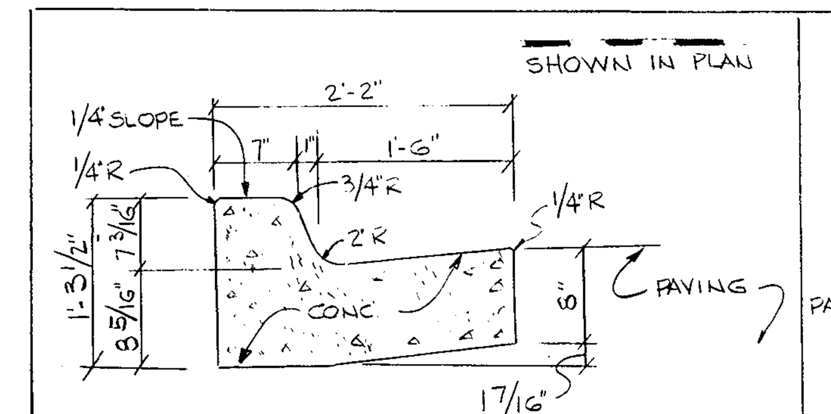
DETAIL OF PAVEMENT TYPE D-8 DETAIL OF PAVEMENT TYPE D-13

NOTE: BASE COURSE WILL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECS. SEE C-30-3 TACK COAT SHALL BE APPLIED AS REQUIRED BY THE HO. CO. ROAD CONSTRUCTION CODE AND STANDARD SPECS. C-31-4 ROAD CODE 1 & 4

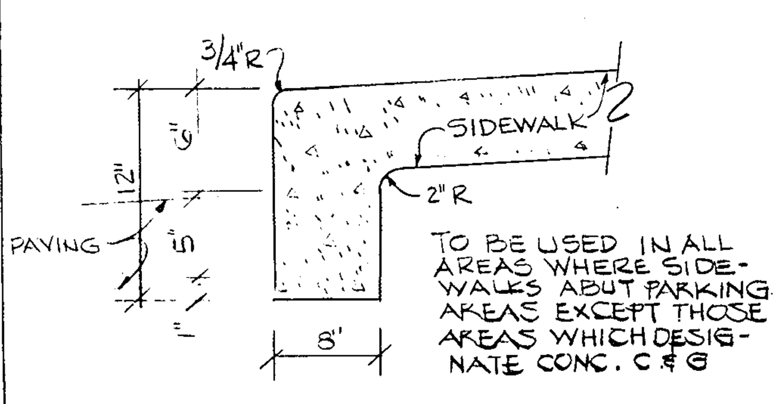
CLEARING AND GRADING	REFER TO ARTICLE C-1
SUBGRADE	REFER TO ARTICLE C-2
BASE COURSE	REFER TO ARTICLE C31 OR C-33
SURFACE COURSE	REFER TO ARTICLE C-31



LOCATION PLAN
SCALE: 1"=2000

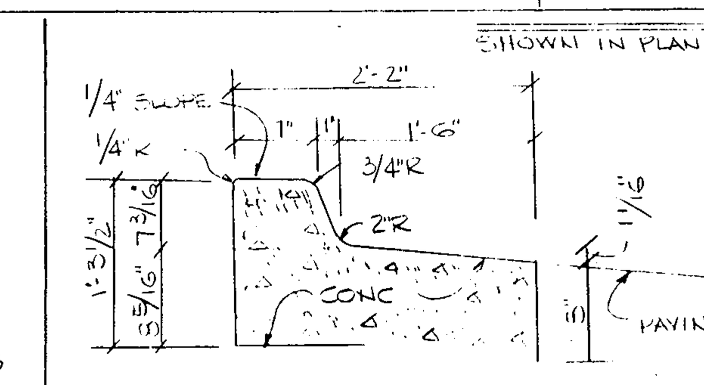


STANDARD CURB & GUTTER
NO SCALE

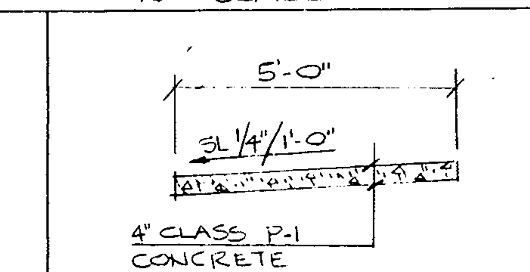


TO BE USED IN ALL AREAS WHERE SIDEWALKS ABUT PARKING AREAS EXCEPT THOSE AREAS WHICH DESIGNATE CONC. C & G

TURNED DOWN SIDEWALK
NO SCALE

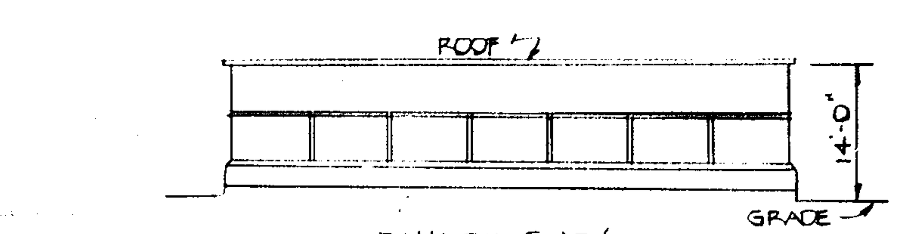


STANDARD CURB & GUTTER
REVERSE CROWN
NO SCALE

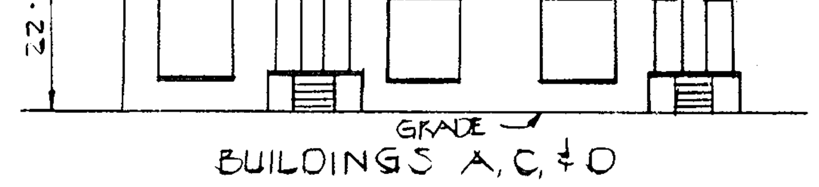


1/2" PREFORMED BITUM. EXPANSION JOINT FILLER TO BE PLACED @ INTERVALS OF 20' (TRANSVERSE)

SIDEWALK DETAIL
NO SCALE



BUILDING 'B'



BUILDINGS A, C, & D
BUILDING ELEVATIONS
NO SCALE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
John W. Musselman 3-5-81
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Thomas G. Harris Jr. 3-5-81
PLANNING DIRECTOR DATE

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

[signature] M.D. 3-3-81
COUNTY HEALTH OFFICER DATE

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

George F. Nemeyer 2-27-81
DIRECTOR DATE

William E. Riley 2-27-81
CHIEF, BUREAU OF ENGINEERING DATE
[signature] 2-20-09

HOWARD SOIL CONSERVATION DISTRICT
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

[signature] 2-26-81
SIGNATURE DATE

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

William [signature] 2-20-81
HOWARD SOIL CONSERVATION DISTRICT DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT & PLAN FOR EROSION & SEDIMENT CONTROL & THAT ALL 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 & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

William H. Winstead III 9-4-80
SIGNATURE DATE

ENGINEERS CERTIFICATE
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.

Howard H. Hine PE#1345 9/4/80
DATE

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 1345

ENGINEER
HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MD. 21204

DEVELOPER
M.O.R. ASSOCIATES
SUITE 2100 CHARLES CENTER SOUTH
36 S. CHARLES ST. BALTO. MD. 21201

ARCHITECT
NICHOLS/GOULD ARCHITECTS
700 CATHEDRAL STREET
BALTIMORE MD 21201

OWNER
OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.
ROUSE BUILDING
COLUMBIA, MD. 21044

02-06-09	H/C ACCESS RAMP & PLAY AREA	CND
DATE:	REVISION	BY

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 1-14-81

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
4/2/09 FOR REVISIONS ONLY

DRAINAGE AREA MAP
COLUMBIA
LOTS 99, 100, 101, 102 & 103
SECTION II
OAKLAND RIDGE INDUSTRIAL PARK
PLAT NO.
ELECT DISTRICT No 2 HOWARD COUNTY, MARYLAND
SCALE: 1"=50' JULY 31, 1980
4 OF 5

5912
SDP-81-69c

PLANT LIST

SYMBOL	PLANT NAME	SIZE	QUANT.
⊕	ACER RUBRUM AMERICAN RED MAPLE	2½-3" CAL. 12-14' HGT.	17
⊕	ACER SACCHARUM SUGAR MAPLE	"	7
⊗	LIQUIDAMBER STYRACIFLUA SWEET GUM	"	14
⊕	TILIA CORDATA LITTLE LEAF LINDEN	"	23
⊕	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	8-10' HGT.	12
⊕	MALUS 'RADIANT' RED FLOWERING CRABAPPLE	"	19
⊕	PYRUS C. 'BRADFORDI' WHITE FLOWERING PEAR	"	12
❁	PINUS STROBUS EASTERN WHITE PINE	6-8' HGT.	59

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3-5-81

PLANNING DIRECTOR — DATE 3-5-81

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

COUNTY HEALTH OFFICER — DATE 3-3-81

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

DIRECTOR — DATE 3-27-81

CHIEF, BUREAU OF ENGINEERING — DATE 2-23-81

HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE — DATE 2-23-81

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 2-20-81

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL & THAT ALL 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 & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE, INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

SIGNATURE — DATE 2/19/81

ENGINEER'S CERTIFICATE

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.

2/16/81
DATE

NOTES:
1. EX. ZONING - INDUSTRIAL
2. AREA OF TRACT = 8.679 AC. ±
3. TOTAL FLOOR AREA = 117,140 S.F. COVERAGE = 31.0%
4. GREEN SPACE PROVIDED 1.93 AC. = 22.2%
5. PARKING REQUIREMENTS
   WAREHOUSE SPACES = 200 EMPLOYEES ÷ 1 1/2 EMP. = 100 SPACES
   OFFICE SPACES 63,320 S.F. ÷ 1 ST/500 SF = 127 SPACES
   TOTAL REQUIRED = 227 SPACES
   TOTAL PROVIDED = 288 SPACES + 2 H.C. SPACES = 291
6. THIS SITE IS NOT AFFECTED BY A 100 YR. FLOOD PLAIN
7. ALL HANDICAPPED SPACES SHALL BE CLEARLY MARKED "THUS" RESERVED FOR PHYSICALLY HANDICAPPED PERSONS" (SIGN SHOWN THUS ⊛)
8. ANY DAMAGE TO THE COUNTY RIGHT OF WAY OR PAVING WILL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
9. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD CO. ROAD CONSTRUCTION CODE.

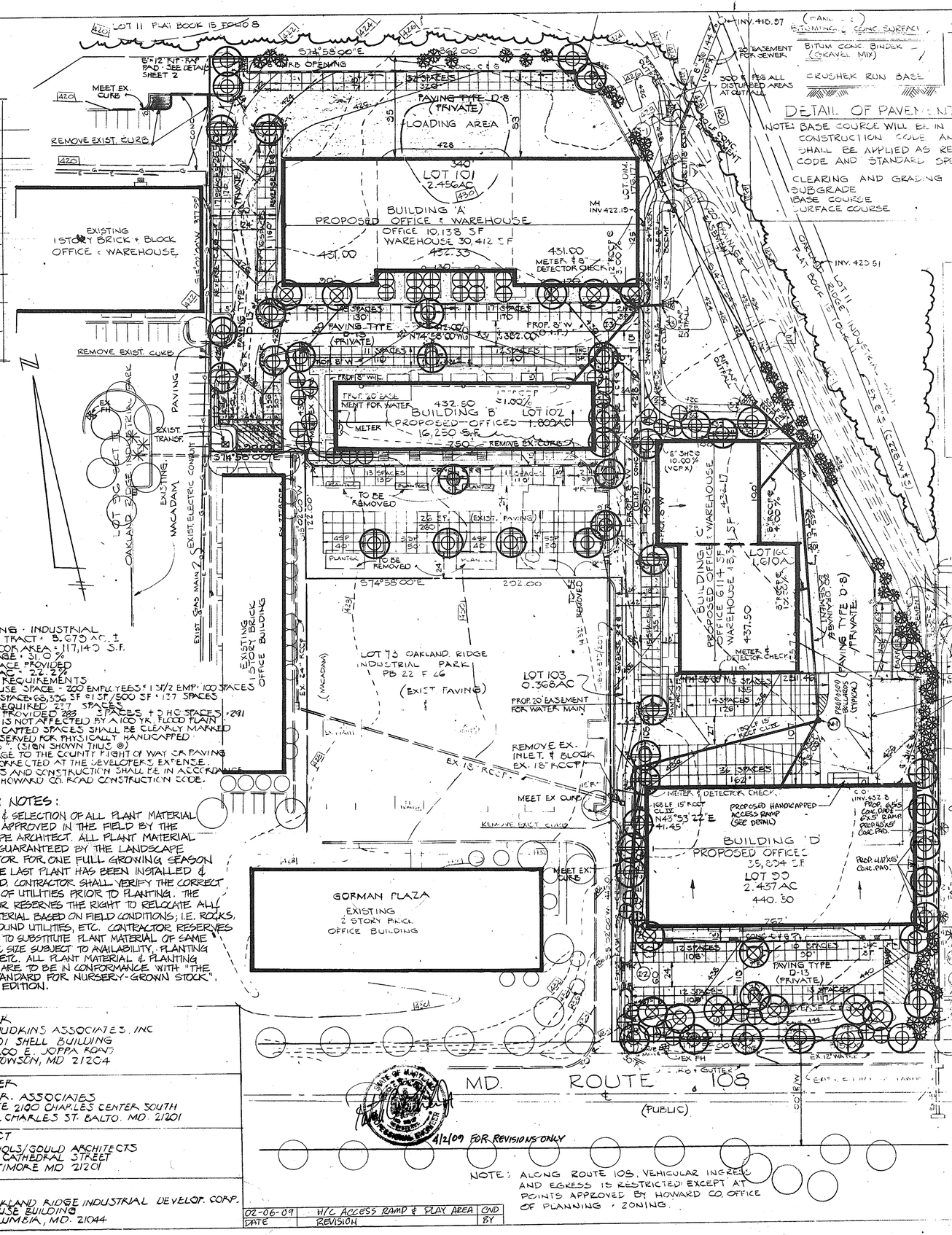
PLANTING NOTES:
LOCATION & SELECTION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL IS TO BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR ONE FULL GROWING SEASON AFTER THE LAST PLANT HAS BEEN INSTALLED & APPROVED. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF UTILITIES PRIOR TO PLANTING. THE CONTRACTOR RESERVES THE RIGHT TO RELOCATE ALL PLANT MATERIAL BASED ON FIELD CONDITIONS; I.E. ROCKS, UNDERGROUND UTILITIES, ETC. CONTRACTOR RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL OF SAME QUALITY & SIZE SUBJECT TO AVAILABILITY, PLANTING SEASON, ETC. ALL PLANT MATERIAL & PLANTING METHODS ARE TO BE IN CONFORMANCE WITH "THE U.S.A. STANDARD FOR NURSERY-GROWN STOCK", LATEST EDITION.

ENGINEER
HUDKINS ASSOCIATES, INC
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MD 21204

DEVELOPER
M.O.R. ASSOCIATES
SUITE 2100 CHARLES CENTER SOUTH
36 S. CHARLES ST. BALTO. MD. 21201

ARCHITECT
NICHOLS/GOULD ARCHITECTS
700 CATHEDRAL STREET
BALTIMORE MD 21201

OWNER
OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.
ROUSE BUILDING
COLUMBIA, MD. 21044


LOT 11 PLAT BOOK 15 FOLIO 8
S74°58'00"E 362.00'
8'x12' RIP-RAP PAD - SEE DETAIL SHEET 2
MEET EX. CURB
REMOVE EXIST. CURB
PAVING TYPE D-8 (PRIVATE) LOADING AREA
LOT 101 2.456 AC
BUILDING 'A' PROPOSED OFFICE & WAREHOUSE OFFICE 10,138 S.F. WAREHOUSE 30,412 S.F.
EXISTING 1 STORY BRICK & BLOCK OFFICE & WAREHOUSE
LOT 102 1.809 AC
BUILDING 'B' PROPOSED OFFICES 16,250 S.F.
REMOVE EX. CURB
EXIST. TRANSF.
EXIST. PAVING
EXIST. MACADAM
OAKLAND RIDGE INDUSTRIAL PARK
EXIST. ELECTRIC CONDUIT
EXIST. SAN. MAIN
EXISTING 1 STORY BRICK OFFICE BUILDING
LOT 73 OAKLAND RIDGE INDUSTRIAL PARK PB 22 F 46
(EXIST PAVING)
LOT 103 0.368 AC
PROP. 20' EASEMENT FOR WATER MAIN
REMOVE EX. INLET & BLOCK EX. 18" RCCP
EX. 18" RCCP
MEET EX CURB
REMOVE EXIST. CURB
GORMAN PLAZA
EXISTING 2 STORY BRICK OFFICE BUILDING
BUILDING 'C' PROPOSED OFFICE & WAREHOUSE OFFICE 6114 S.F. WAREHOUSE 18,314 S.F.
LOT 100
LOT 99
PROPOSED FENCED IN OUTDOOR PLAY AREA ASPHALT & CURB TO BE REPLACED BY MACH.
PROPOSED BILLBOARDS (TYPICAL)
BUILDING 'D' PROPOSED OFFICES 35,834 S.F.
LOT 99 2.437 AC
PROPOSED HANDICAPPED ACCESS RAMP (SEE DETAIL)
PAVING TYPE D-15 (PRIVATE)
MD. ROUTE 108 (PUBLIC)
EX. 12" WATER
EX. 8" SAN.
EX. FH
INV. 418.97
INV. 420.51
INV. 430.78
INV. 431.73
20' EASEMENT FOR SEWER
PROP. 8" W
PROP. 8" SAN.
PROP. 6" SAN. 10.00% (VCFX)
PROP. 8" SAN. 4.00%
PROP. 8" SAN. 2.00%
PROP. 8" SAN. 1.00%
PROP. 8" SAN. 0.50%
PROP. 8" SAN. 0.40%
PROP. 8" SAN. 0.30%
PROP. 8" SAN. 0.25%
PROP. 8" SAN. 0.20%
PROP. 8" SAN. 0.15%
PROP. 8" SAN. 0.10%
PROP. 8" SAN. 0.05%
PROP. 8" SAN. 0.04%
PROP. 8" SAN. 0.03%
PROP. 8" SAN. 0.02%
PROP. 8" SAN. 0.01%
PROP. 8" SAN. 0.00%
PROP. 8" SAN. 0.00%
PROP. 8" SAN. 0.00