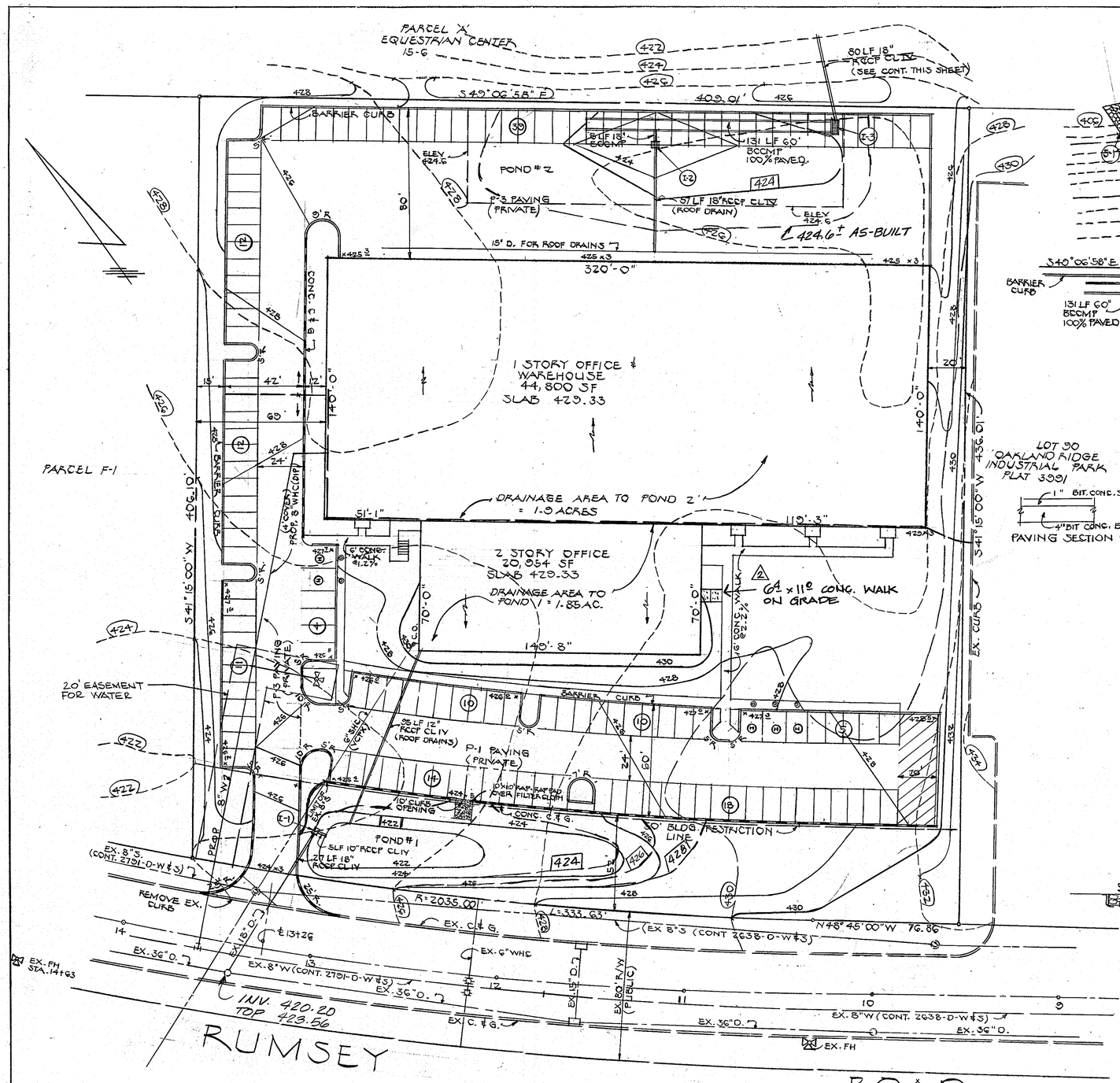
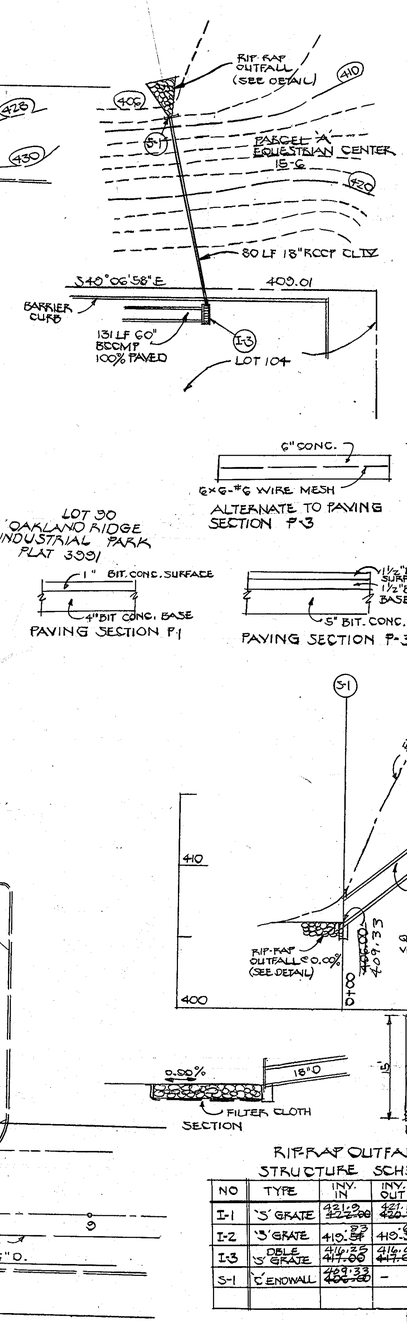
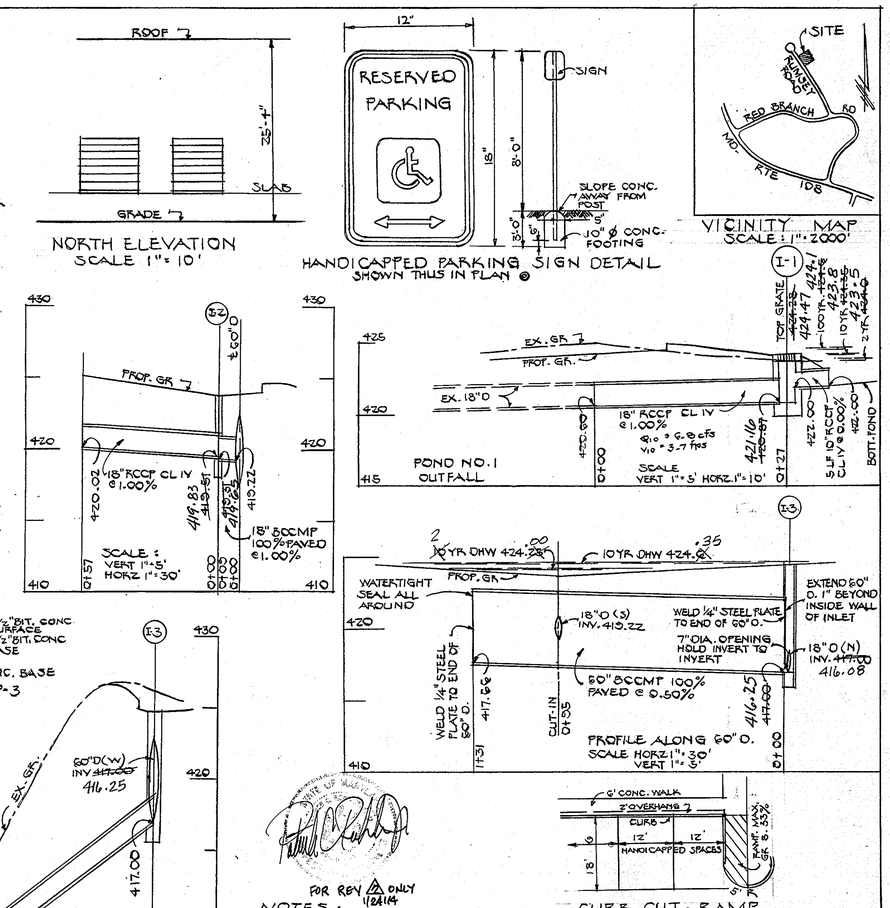






FOR REV △2 ONLY 1/24/14

NOTES:

1. AREA OF PARCEL = 4.012 AC.
2. ZONING - NEW TOWN, EMPLOYMENT CENTER, INDUSTRIAL (FDP 25-A-II)
3. BUILDING AREA = 65,754 SF COVERAGE = 55,777 SF = 32%
4. GREEN SPACE = 1.4 AC = 35%
5. ANY DAMAGE WITHIN THE RIGHT-OF-WAY OF RUMSEY ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
6. THIS SITE IS NOT AFFECTED BY A 100 YR. FLOOD PLAIN.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING WORK.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOL. IV.
9. CONTRACTOR SHALL NOTIFY CONSTRUCTION INSPECTION / SURVEY DIVISION 24 HOURS IN ADVANCE OF STARTING WORK @ 992-2417 OR 2418
10. CONTRACTOR SHALL NOTIFY "MISS UTILITY" @ 1-800-0100 5 DAYS BEFORE STARTING WORK.
11. PARKING DATA
    OFFICE AREA = 20,054 SF @ 2 SP/1000 SF = 42 SP.
    WAREHOUSE AREA = 44,800 SF OR 50 EMP. @ 1 SP/2 EMP. = 25 SP
    TOTAL REQ. = 67 SPACES

TOTAL PROVIDED = 135 PLUS 5 SPACES FOR THE HANDICAPPED = 140 SP.

△2 1/24/14 6'x11' WALK ADDED PCR

Howard A. Kleins 4/6/83

RIPRAP OUTFALL STRUCTURE SCHEDULE

NO	TYPE	INV. IN	INV. OUT	TOP	REMARKS
I-1	'S' GRATE	421.63 ~~422.00~~	421.16 ~~420.87~~	424.47 ~~424.28~~	SD 4.22
I-2	'S' GRATE	419.54	419.07	423.28	SD 4.22
I-3	DBLE 'S' GRATE	416.25 ~~417.00~~	416.08 ~~417.00~~	424.41 ~~424.57~~	SD 4.23
S-1	'C' ENDWALL	409.33 ~~409.50~~	–	411.63 ~~410.25~~	SD 5.21

HOWARD CO. STD'S
1. CONC. C & G — R 3.01
2. BARRIER CURB — R 3.03
3. SIDEWALK — R 3.05
4. PAVING — R 2.01

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2-9-83

SWM AS-BUILT PLAN

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

Gary F. Newman — 4-14-83
DIRECTOR — DATE

Wilbur E. Robey — 4-14-83
CHIEF, BUREAU OF ENGINEERING — DATE

AS-BUILT

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED REPRESENTATIVES AS ARE DEEMED NECESSARY.

Allen E. Rockwell

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR DEVELOPMENT AND 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.

STATE OF MARYLAND — HOWARD A. KLEINS — No. 11705 — PROFESSIONAL ENGINEER

Howard A. Kleins — 4/6/83

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEETS TECHNICAL REQUIREMENTS

U.S. SOIL CONSERVATION DISTRICT — 4-15-83 DATE

HOWARD SOIL CONSERVATION DISTRICT

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

APPROVED: H.S.C.D. — 4-15-83 DATE

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

COUNTY HEALTH OFFICER — 4-20-83 DATE

APPROVED: HOWARD CO. OFFICE OF PLANNING & ZONING

for Amal Rendl — 4-21-83 DATE
PLANNING DIRECTOR

ACTING Lois F. Dunn — 4-21-83 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION

ENGINEER
HUDKINS ASSOCIATES, INC.
200 E. JOPPA ROAD
TOWSON, MD. 21204
828-5060

SEE CERTIFICATION ON RED LINE COPY.

OWNER
OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORP.
THE ROUSE COMPANY
COLUMBIA, MD 21044

DEVELOPER
NORTHERN CHESAPEAKE BUILDERS
7307 YORK ROAD
BALTIMORE, MD. 21204
828-4300

LOT 104 OAKLAND RIDGE INDUSTRIAL PARK SECTION 2

ELECTION DIST. 6 HOWARD CO., MD
PLAT 5328 TAX MAP 30

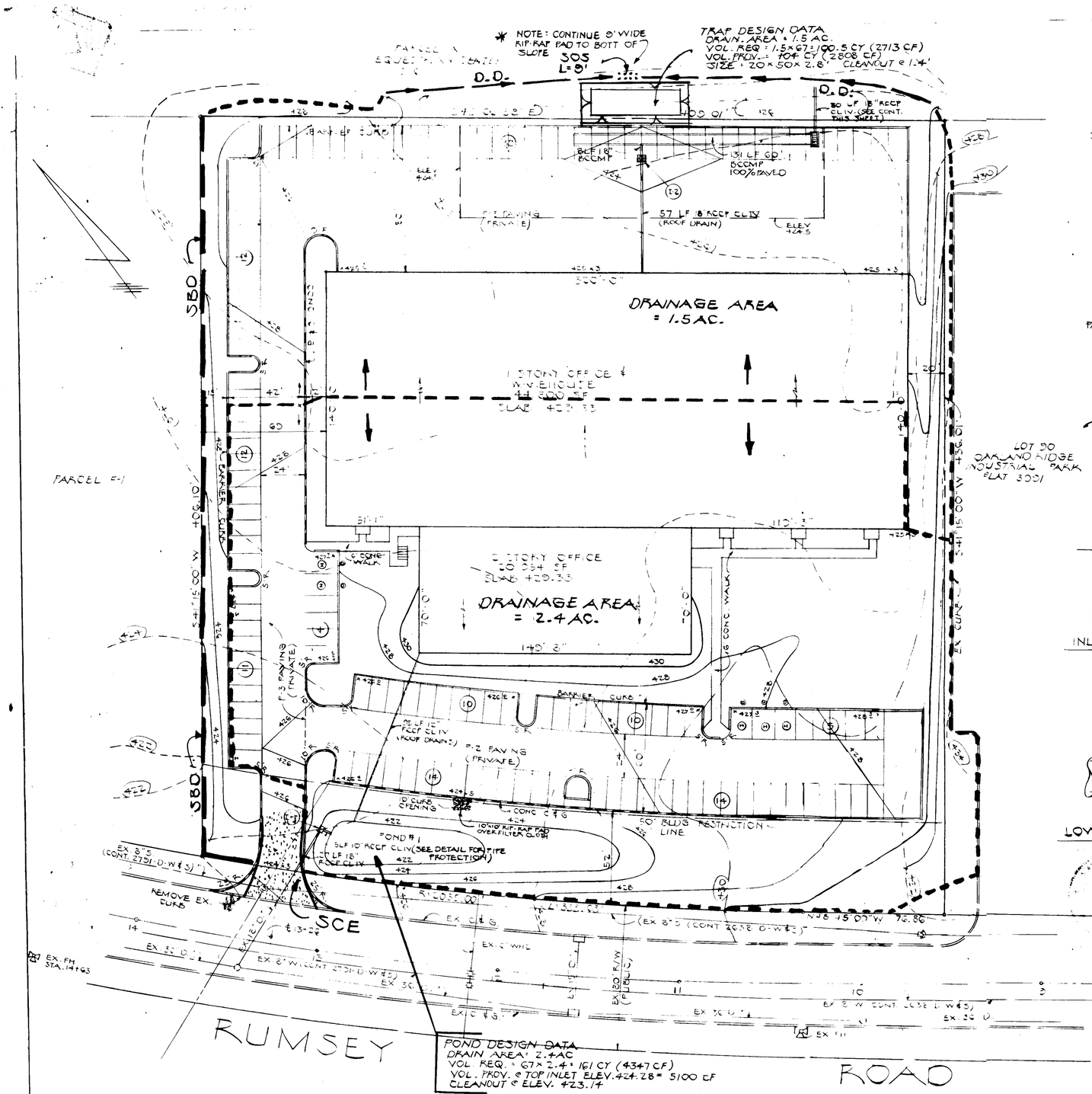
SITE DEVELOPMENT PLAN

DATE	REVISIONS
12-15-82	
1-26-83	
2-22-83	
3-4-83	

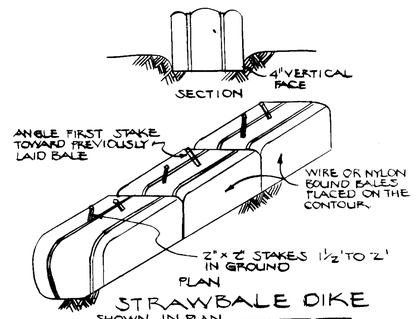
1 OF 3

3-11-81 AS-BUILT

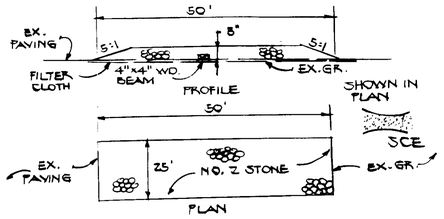
SDP-83-76c 6264



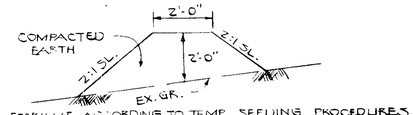
POND DESIGN DATA
DRAIN AREA = 2.4AC
VOL. REQ. = 67×2.4 = 161 CY (4347 CF)
VOL. PROV. @ TOP INLET ELEV. 424.28 = 5100 CF
CLEANOUT @ ELEV. 423.14



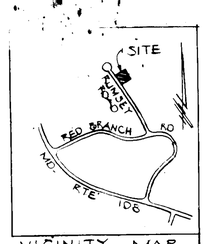
STRAWBALE DIKE
SHOWN IN PLAN — SBD



STABILIZED CONSTRUCTION ENTRANCE



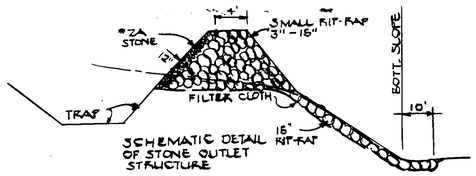
STABILIZE ACCORDING TO TEMP. SEEDING PROCEDURES
DIVERSION DIKE — SHOWN IN PLAN — D.D.



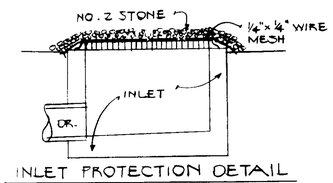
VICINITY MAP
SCALE: 1" = 2,000'

SEQUENCE OF CONSTRUCTION

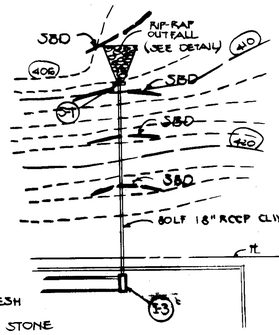
1. OBTAIN GRADING PERMIT
2. NOTIFY THE HOWARD CO. DEPT. OF PERMITS & LICENCES.
3. INSTALL STONE CONSTRUCTION ENT, STRAW BALE DIKE AND DIVERSION DIKE
4. CONSTRUCT POND NO. 1 AND PIPE OUTFALL
5. CONSTRUCT STONE OUTLET SEDIMENT TRAP.
6. ROUGH GRADE SITE
7. PROCEED WITH BUILDING AND UTILITY CONSTRUCTION
8. PLACE SUB BASE MATERIAL ON AREAS TO BE PAVED.
9. PAVE PARKING AREAS & STABILIZE REMAINING AREAS ACCORDING TO PERMANENT SEEDING PROCEDURES.
10. PUMP STANDING WATER IN POND 1 THROUGH TOP OF INLET. REMOVE MUCK AND RESTORE POND TO DESIGN DIMENSIONS.
11. REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS.

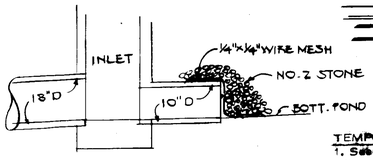


SCHEMATIC DETAIL OF STONE OUTLET STRUCTURE



INLET PROTECTION DETAIL





LOW FLOW PIPE PROTECTION

NOTES

1. Notify the Howard County Bureau of Inspection & Permits @ least 24 hours before starting work.
2. All sediment control devices are to remain in place until permission for removal has been obtained from the Howard County Bureau of Inspection and permits.
3. Structural Measures such as berms, dikes, traps, basins, etc. will be installed & stablized according to the plan prior to any disturbance of the existing surface of the site.
4. On site inspection and maintenance of all sediment control measures including cleanout of traps and berms & proper establishment of all planned vegative measures will be the responsibility of the developer or his representative on the site on a continuing day to day basis.
5. All construction will be done in accordance with the standards and specifications for soil erosion & sediment control in developing areas.

PERMANENT SEEDING PROCEDURES

1. Apply 90 lbs./1000 S.F. of limestone
2. Apply fertilizer @rate of 25 lbs. of 10-10-10 per 1000 S.F. depending on soil tests.
3. Harrow or disc fertilizer & limestone into soil to a depth of 3 inches.
4. Seed with KY 31 tall fescue at rate of 8 lbs./1000 S.F. or other SCS approved plan.
5. Mulch with small grain straw 1.5 to 2.0 tons per acre (70# 90#)/1000 S.F.
6. Anchor mulch with sprayed asphalt @rate of 1 gal./S.Y.
7. No slope shall exceed 2:1.

TEMPORARY SEEDING NOTES:

1. Seed immediately upon construction with 1 lb. rye grass per 1000 s.f.
2. Apply 46 lbs./1000 s.f. of pulverized dolomitic limestone and 115 lbs. to 18.4 lbs./1000 s.f. of 10×10×10 or equivalent fertilizer.
3. Harrow or disc lime and fertilizer into the soil to a depth of at least 3 inch continue tillage until a reasonably uniform fine firm seedbed has been prepared on sloping land the final harrowing or discing should be on the contour.
4. Mulch with straw @75 lbs./1000 s.f.
5. Anchor mulch with sprayed asphalt @ rate of 0.1 gal./ s.y.

VEGATIVE COVER OPTIONS

Feb. 1 to May	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
PLANNING BOARD
OF HOWARD COUNTY
DATE 2-9-83

SITE ANALYSIS
1. TOTAL AREA = 4.0 AC
2. DISTURBED AREA = 4.0 AC
3. AREA TO BE PAVED OR ROOFED = 2.6 AC
4. AREA TO BE SEED OR SODDED = 1.4 AC

HOWARD CO. STD'S

1. CONC. C & G	R 3.01
2. BARRIER CURB	R 3.03
3. SIDEWALK	R 3.05
4. PAVING	R 2.01

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

DIRECTOR — DATE 4-19-83
CHIEF, BUREAU OF ENGINEERING — DATE 4-19-83

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED REPRESENTATIVES AS ARE DEEMED NECESSARY.

ENGINEER'S CERTIFICATE

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REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION DISTRICT — DATE 4-15-83

HOWARD SOIL CONSERVATION DISTRICT

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

APPROVED: H.S.C.D. — DATE 4-15-83

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

COUNTY HEALTH OFFICER — DATE 4-21-83

APPROVED: HOWARD CO. OFFICE OF PLANNING & ZONING

for PLANNING DIRECTOR — DATE 4-21-83

ACTING CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION — DATE 4-21-83

ENGINEER
HUDKINS ASSOCIATES, INC
200 E. JOPPA ROAD
TOWSON, MD. 21204
828-3060

OWNER
OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORP.
THE ROUSE COMPANY
COLUMBIA, MD 21044

DEVELOPER
NORTHERN CHESAPEAKE BUILDERS
7307 YORK ROAD
BALTIMORE, MD. 21204
828-4300

LOT 104
OAKLAND RIDGE
INDUSTRIAL PARK
SECTION 2
ELECTION DIST. 6 HOWARD CO., MD
PLAT 5328 TAX MAP 30

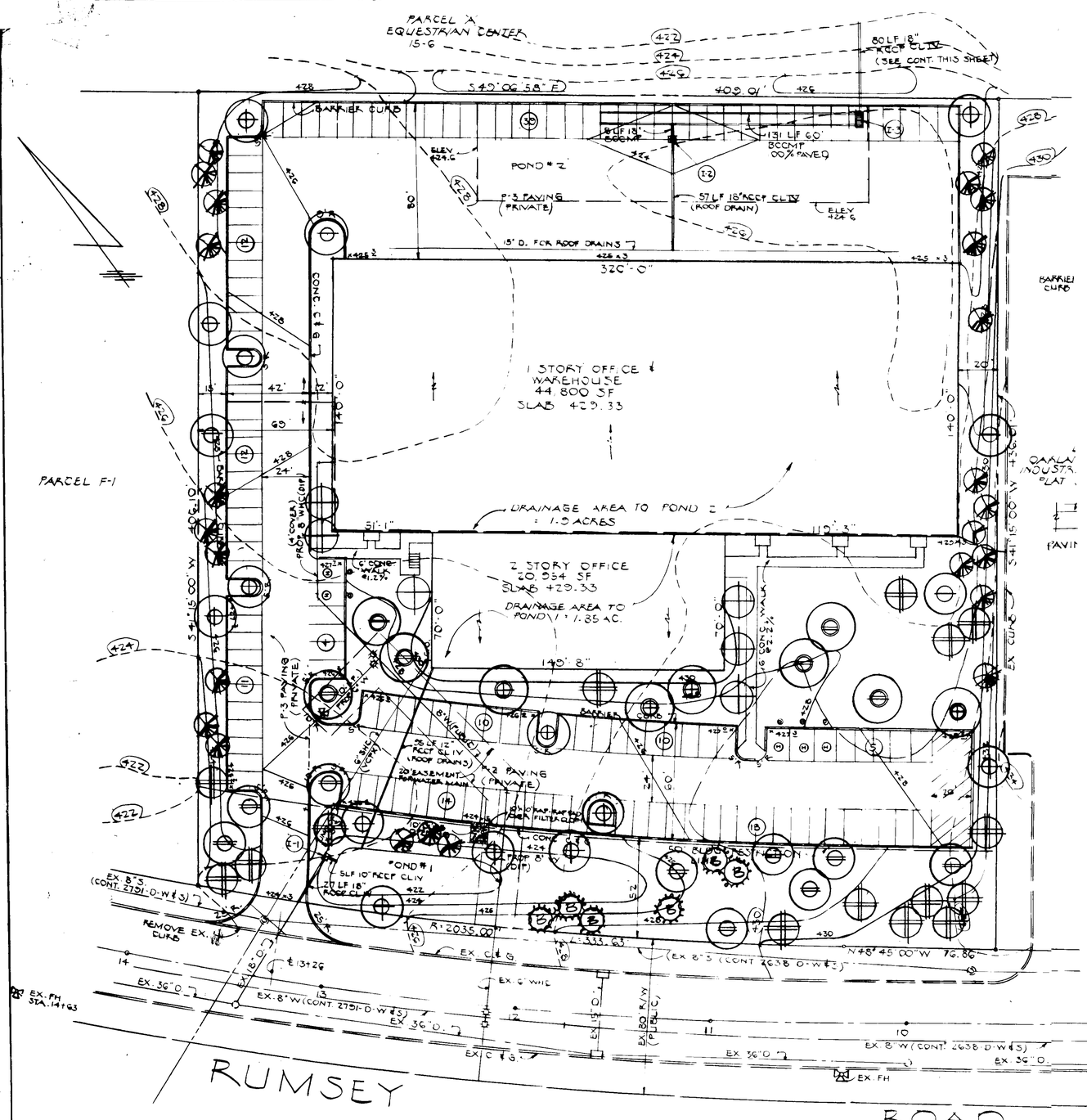
SITE DEVELOPMENT PLAN

DATE 12-15-82
REVISIONS 1-26-83

2 OF 3

SDP-83-76a

6264



PLAN
SCALE 1" = 30'

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT.	REMARKS
	ZELKOVA SERRATA JAPANESE ZELKOVA	3-3½" CAL. 14-16' HT.	6	B&B HEAVY HEADS
	ACER SACCHARUM SUGAR MAPLE	3-3½" CAL 14-14' HT.	4	B&B HEAVY HEADS
	QUERCUS RUBRA RED OAK	2½-3" CAL 12-14' HT	6	B&B HEAVY HEADS
	ACER RUBRUM RED MAPLE	2½-3" CAL 12-14' HT.	11	B&B HEAVY HEADS
	ZELKOVA SERRATA JAPANESE ZELCOVA	2½-3" CAL 12-14' HT.	9	B&B HEAVY HEADS
	PRUNUS SERRULATA KWANZAN KWANZAN CHERRY	8-10' HT.	15	B&B
	MALUS RADIANT RADIANT CRABAPPLE	8-10' HT.	6	B&B
	PINUS STROBUS WHITE PINE	6-8' HT.	25	B&B
	PINUS THUNBERGI JAPANESE BLACK PINE	6-8' HT.	6	B&B

NOTE ALL PLANTING TO COMPLY WITH HRD COLUMBIA PLANTING SPECIFICATIONS.

APPROVED
PLANNING BOARD
OF HOWARD CO.
DATE 2-9-83

STRUCTURE SCHEDULE

NO	TYPE	INV. IN	INV. OUT	TOP	REMARKS
I-1	'S' GRATE	422.00	420.87	424.28	SD 4.22
I-2	'S' GRATE	410.51	410.51	423.60	SD 4.22
I-3	DBLE 'S' GRATE	417.00	417.00	424.57	SD 4.23
S-1	'C' ENDWALL	406.00	-	408.25	SD 5.21

HOWARD CO. STD'S
1. CONC C & G R 3.01
2. BARRIER CURB R 3.03
3. SIDEWALK R 3.05
4. PAVING R 2.01

NEU VALLEY NURSERY

ELKRIDGE, MD. 21227 796-4195

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

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE 4-12-83

ENGINEER
HUDKINS ASSOCIATES, INC
200 E. JOPPA ROAD
TOWSON, MD. 21204
828-5060

OWNER
OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORP.
THE ROUSE COMPANY
COLUMBIA, MD 21044

DEVELOPER
NORTHERN CHESAPEAKE BUILDERS
7307 YORK ROAD
BALTIMORE, MD. 21204
828-4300

LOT 104
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2
ELECTION DIST. 6 HOWARD CO., MD
PLAT 5328 TAX MAP 30

LANDSCAPE PLAN

DATE 12-15-82
REVISIONS 1-26-83, 2-7-83

3 OF 3

SDP-83-76c 6264

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED REPRESENTATIVES AS ARE DEEMED NECESSARY.

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REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEETS TECHNICAL REQUIREMENTS

U.S. SOIL CONSERVATION DISTRICT — DATE 4-15-83

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

APPROVED: H.S.C.D. — DATE

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

COUNTY HEALTH OFFICER — DATE 4-20-83

APPROVED: HOWARD CO. OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION — DATE