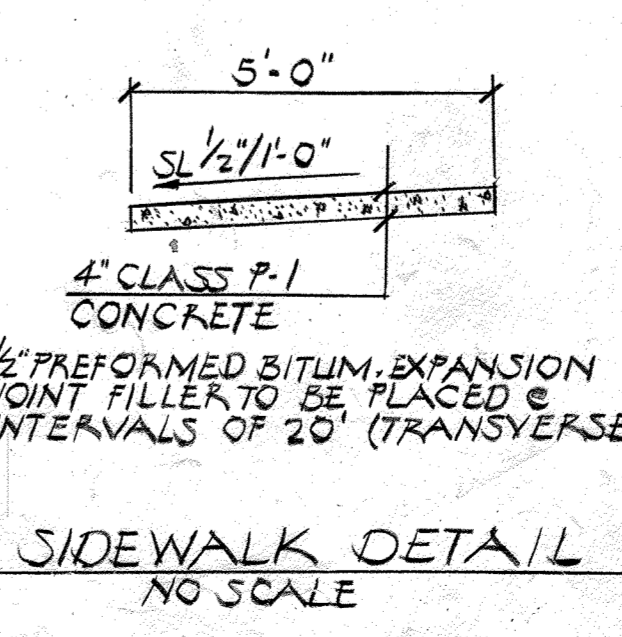
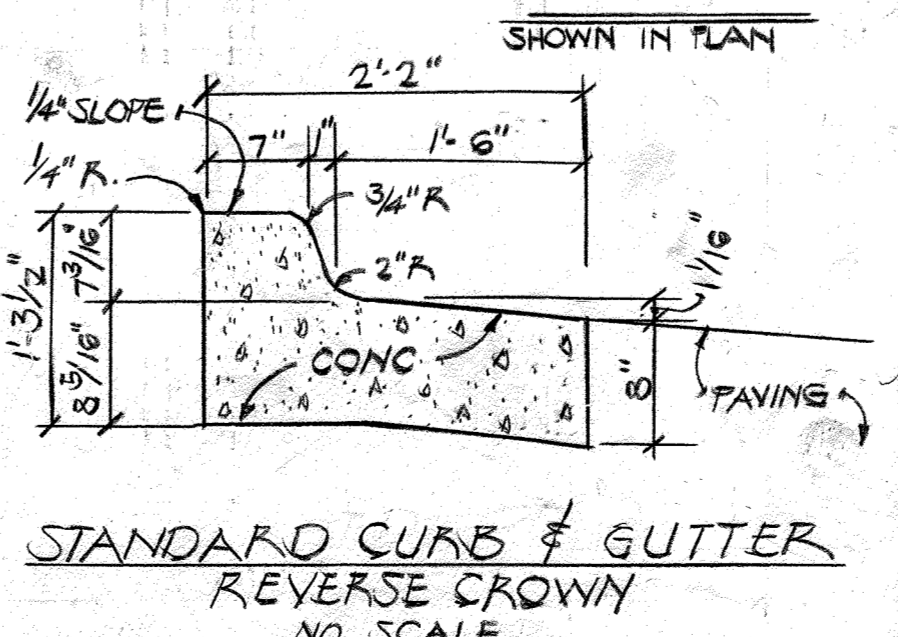
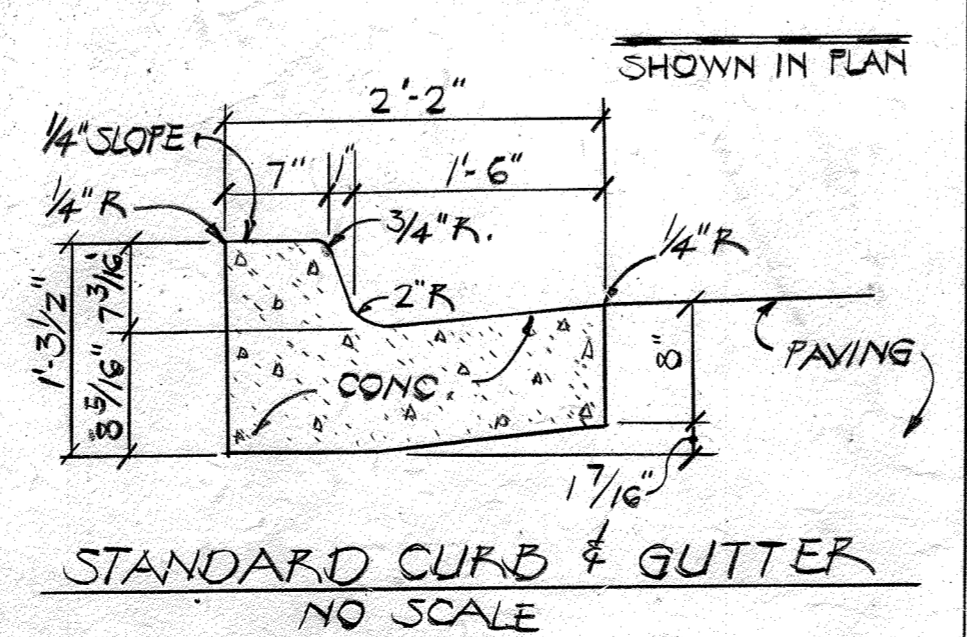
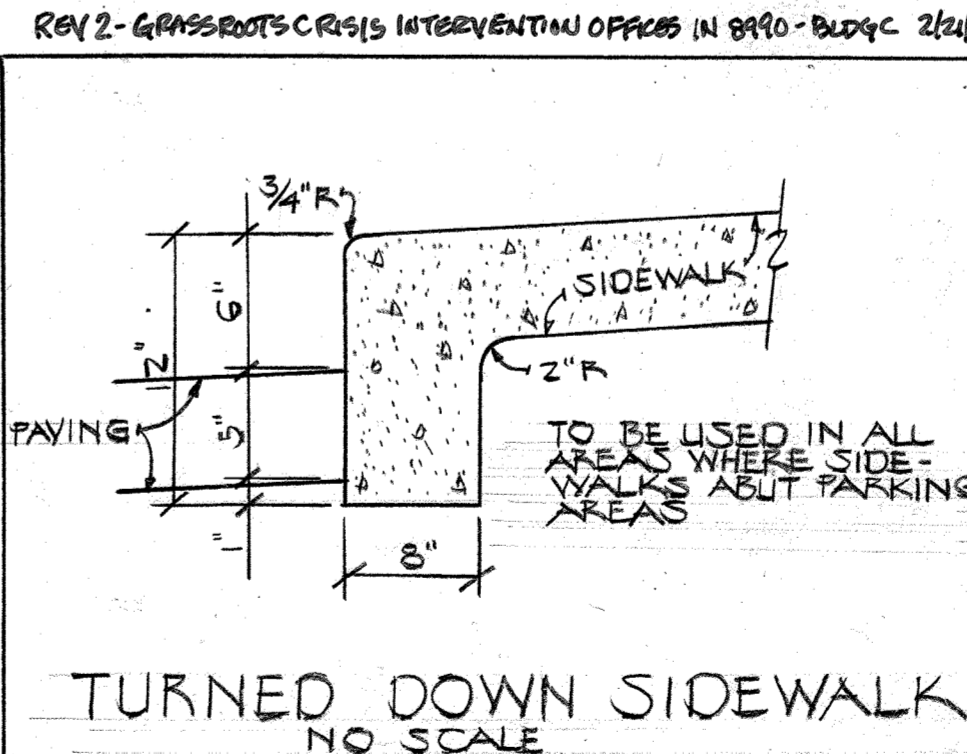


SITE ANALYSIS
 1. AREA OF TRACT = 8.281 AC ±
 2. ZONING - INDUSTRIAL PDP 25-A-1
 3. TOTAL FLOOR AREA = 111,350 SF COVERAGE = 30.0%
 4. GREEN SPACE PROVIDED = 1.666 AC = 20.1%
 5. PARKING REQUIREMENTS:
 WAREHOUSE SPACE = 113,865 SF @ 0.75/1000 SF = 85 SPACES
 OFFICE SPACE = 87,088 SF @ 1.00/1000 SF = 87 SPACES
 TOTAL REQUIRED = 286 SPACES
 TOTAL PROVIDED = 292 SPACES (INCLUDES 8 HANDICAPPED SPACES)
 EDUCATION: 40 STUDENTS @ 116 STUDENTS = 7 SPACES
 BREWERY TAP ROOM: 3,000 SF @ 141,000 SF = 42 SPACES
 BREWERY PRODUCTION: 4800 SF @ 21,000 SF = 9 SPACES
 OUTDOOR SEATING: 990 SF @ 71,000 SF = 7 SPACES
 6. NO RETAIL SALES AREAS
 7. BREWERY OUTDOOR PATIO WILL GENERATE 3 EVENING PEAK HOUR TRIPS AND THEREFORE SATISFIES ADEQUATE ROAD FACILITIES TEST EVALUATION REQUIREMENTS. REFER TO THE TRAFFIC GROUP REPORT DATED FEBRUARY 17, 2023.
 8. THE LOD OF 200 SF TO CONSTRUCT PATIO ACCESS IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE DISTURBANCE EXCEEDING 5000 SF WILL REQUIRE THAT STORMWATER MANAGEMENT BE ADEQUATE.

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. 16927, Expiration Date: 8/15/19



ENGINEER: HUDKINS ASSOC., INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MARYLAND 21204
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS-HOWARD CO. HEALTH DEPT.
 COUNTY HEALTH OFFICER: [Signature] DATE: 8-22-79

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Wm. V. Rowe DATE: 7-7-79
 HOWARD S.C.D.
 REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 Wm. Benditt DATE: 7-9-79
 U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 [Signature] DATE: 9-23-79
 DIRECTOR OF PLANNING
 [Signature] DATE: 8/23/79
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] DATE: 8-21-79
 DIRECTOR
 [Signature] DATE: 8-28-79
 CHIEF, BUREAU OF ENGINEERING

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 ON 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. Winstead III DATE: 3-28-79
 SIGNATURE WILLIAM H. WINSTEAD III DATE

ENGINEER
 I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Howard W. Kolscher DATE: 8-23-79
 SIGNATURE HOWARD W. KOLSCHER DATE

DEVELOPER
 M.O.R. ASSOCIATES SIX SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST. BALTO. MD. 21201
ARCHITECT
 THOMAS M. NICHOLS 700 CATHEDRAL STREET BALTIMORE MD. 21201

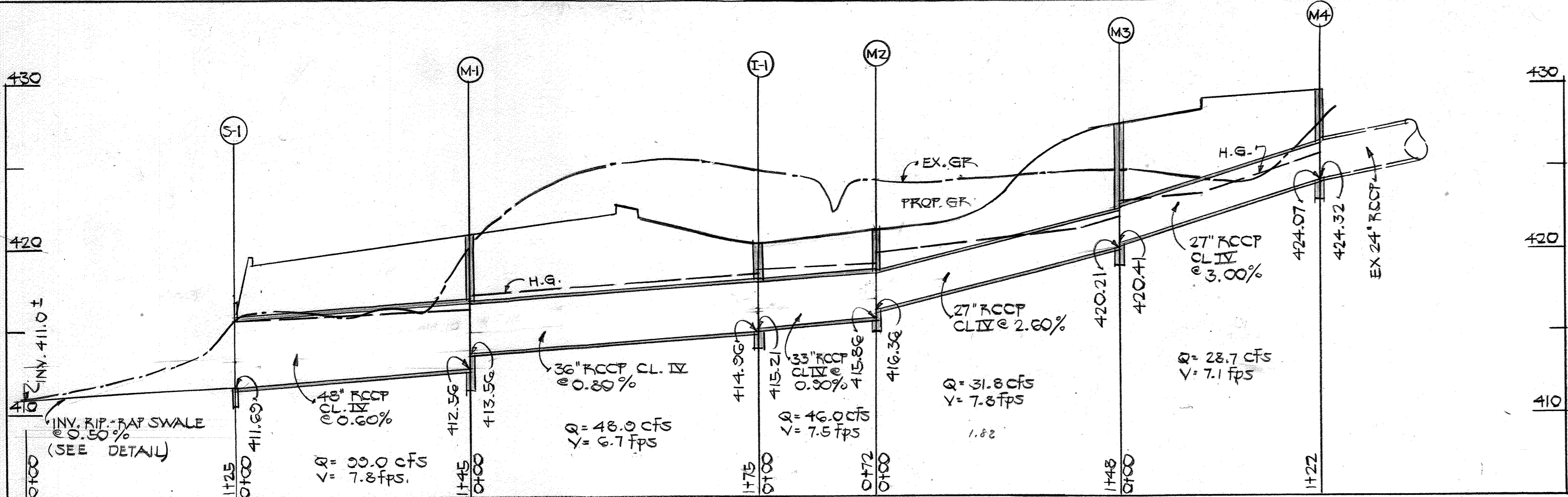
OWNER
 OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP. ROUSE BUILDING COLUMBIA, MD.

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 5-23-79
 LOTS 96 & 97 SECTION 2 OAKLAND RIDGE INDUSTRIAL PARK RECORDED AS PLAT NO. 4311 SHEET 1 OF 1
 DEED REF 575-183 & 575-197 ELECTION DISTRICT 2 HOWARD CO., MARYLAND TAX MAP 30 PARCEL 297

SITE DEVELOPMENT PLAN SCALE 1" = 50' 1 OF 7

MD. ROUTE 108
 "INSERT" SCALE: 1" = 20'
 NOTE: ALONG RTE. 108, VEHICULAR INGRESS AND EGRESS IS RESTRICTED EXCEPT AT POINTS APPROVED BY HOWARD CO. OFFICE OF PLANNING & ZONING.
 FOR REVISIONS ONLY
 PROFESSIONAL ENGINEER

DATE
 REVISIONS
 THOMAS M. NICHOLS, P.A. ARCHITECT
 700 CATHEDRAL STREET BALTIMORE, MD. 21201 TELE. 301-547-0016
 PREPARED FOR: MANEKIN CORPORATION
 REASON FOR PED-LINED PLAN: PROPOSED AWNING TO BE LOCATED ON EXISTING BLDG. ON LOT 97.
 PED-LINE PLAN PREPARED BY: SITE FITE SURVEYING & INC. 200 E. JOPPA ROAD ROOM 101 TOWSON, MD. 21286 (410)828-1060
 SDP-79-119C



STRUCTURE SCHEDULE					
NO.	TYPE	INV. IN	INV. OUT	TOP	HO. CO. STD.
M-1	STD. MH	413.56	412.56	420.9	D.103 P.158
M-2	"	416.36	415.86	421.2	"
M-3	"	420.41	420.21	427.4	"
M-4	"	424.32	424.07	423.4	"
M-5	"	420.10	418.79	423.0	"
M-6	"	415.80	415.55	422.0	"
M-7	"	417.87	417.62	424.3	"
M-8	STD. MH	419.02	418.77	426.1	D.103 P.158
I-1	3\"/>				

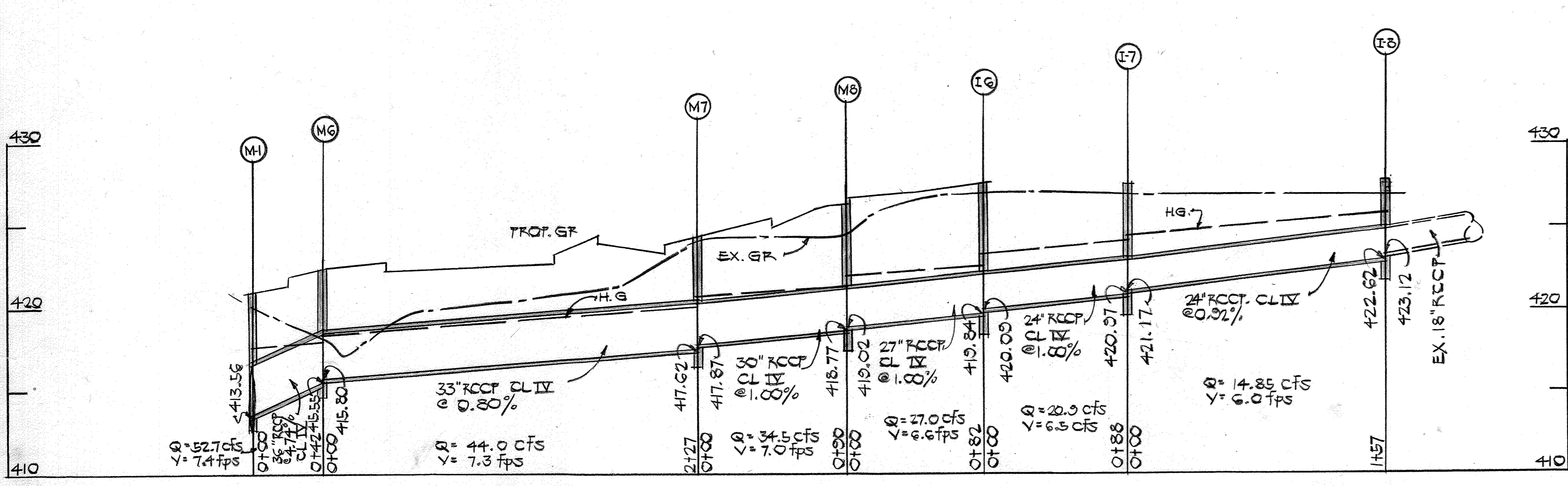
ENGINEER: HUDKINS ASSOC., INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS-HOWARD CO. HEALTH DEPT.
James J. Fox 8-22-79
COUNTY HEALTH OFFICER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.
Wm. T. Rame 7-9-79
HOWARD S.C.D. DATE

REVIEWED FOR Howard S.C.D.
AND MEETS TECHNICAL REQUIREMENTS

Wm. T. Rame 7-9-79
SIGNATURE DATE
U.S. SOIL CONSERVATION SERVICE



TENANT LIST

LEASE AREA	USE
8970 OLD ANNAPOLIS ROAD	
A	SPECIAL OLYMPICS
B	LEARN-IT SYSTEMS
C-D	VILLAGE LOCK & KEY
E	MECHANICAL SALES, INC.
F	CHARNO SOLUTIONS
G	HERL'S BATH SOLUTIONS
H-K	MURRY MAIDS
8980 OLD ANNAPOLIS ROAD	
A-C	CCS PRESENTATION SYSTEMS
D	GEOTECHNICAL LABS
E-F	IDEA KIDS
G-J	HOWARD COUNTY
K	ALVID ASSOCIATES
L	GBL SALES
M-O	SAPWOOD CELLARS OUTDOOR SEATING
8990 OLD ANNAPOLIS ROAD	
ALL	GRASSROOTS CRISIS INTERVENTION BON SECOURS / OFFICE BON SECOURS / WAREHOUSE
9030 OLD ANNAPOLIS ROAD*	
	AXIS SPORT PERFORMANCE TOTAL ATHLETIC NUTRITION SUBMITTED PRATT - HOWARD COUNTY

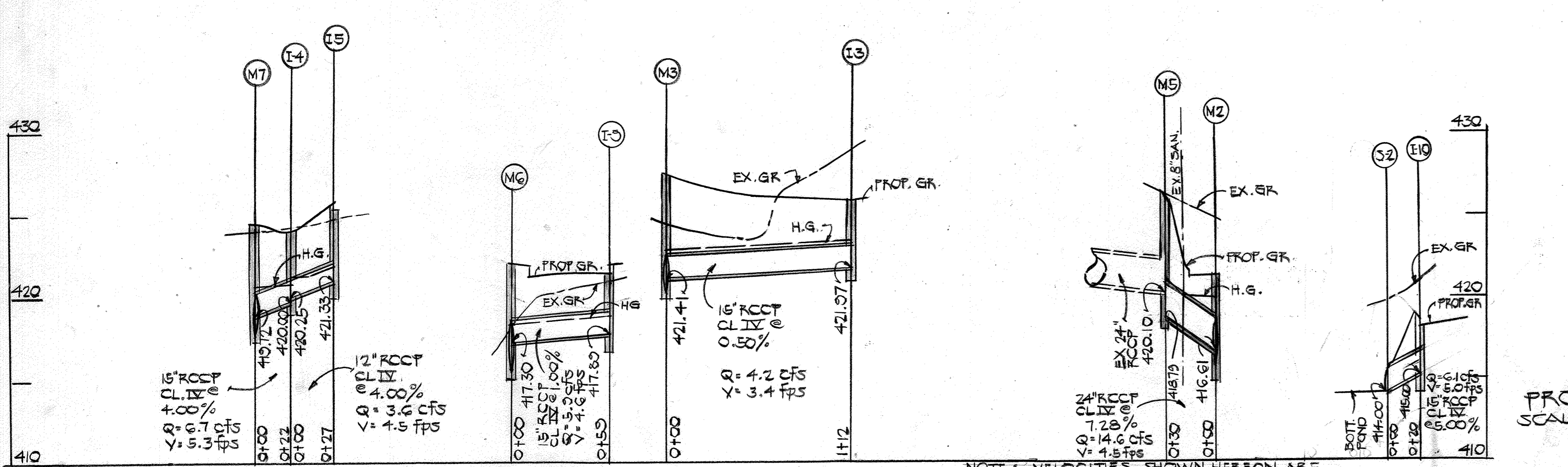
* UNDER SEPARATE OWNERSHIP, DETAIL SPACE AREA NOT KNOWN
+ O - OFFICE
W - WAREHOUSE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
John W. Muehlen 9-23-79
DIRECTOR OF PLANNING DATE
J. J. Ripley 8/23/79
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Nimmer 8-21-79
DIRECTOR DATE
W. J. Lohr 8-20-79
CHIEF, BUREAU OF ENGINEERING 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 ON 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 S.C.D.

William H. Winstead III 3-23-79
SIGNATURE WILLIAM H. WINSTEAD III DATE

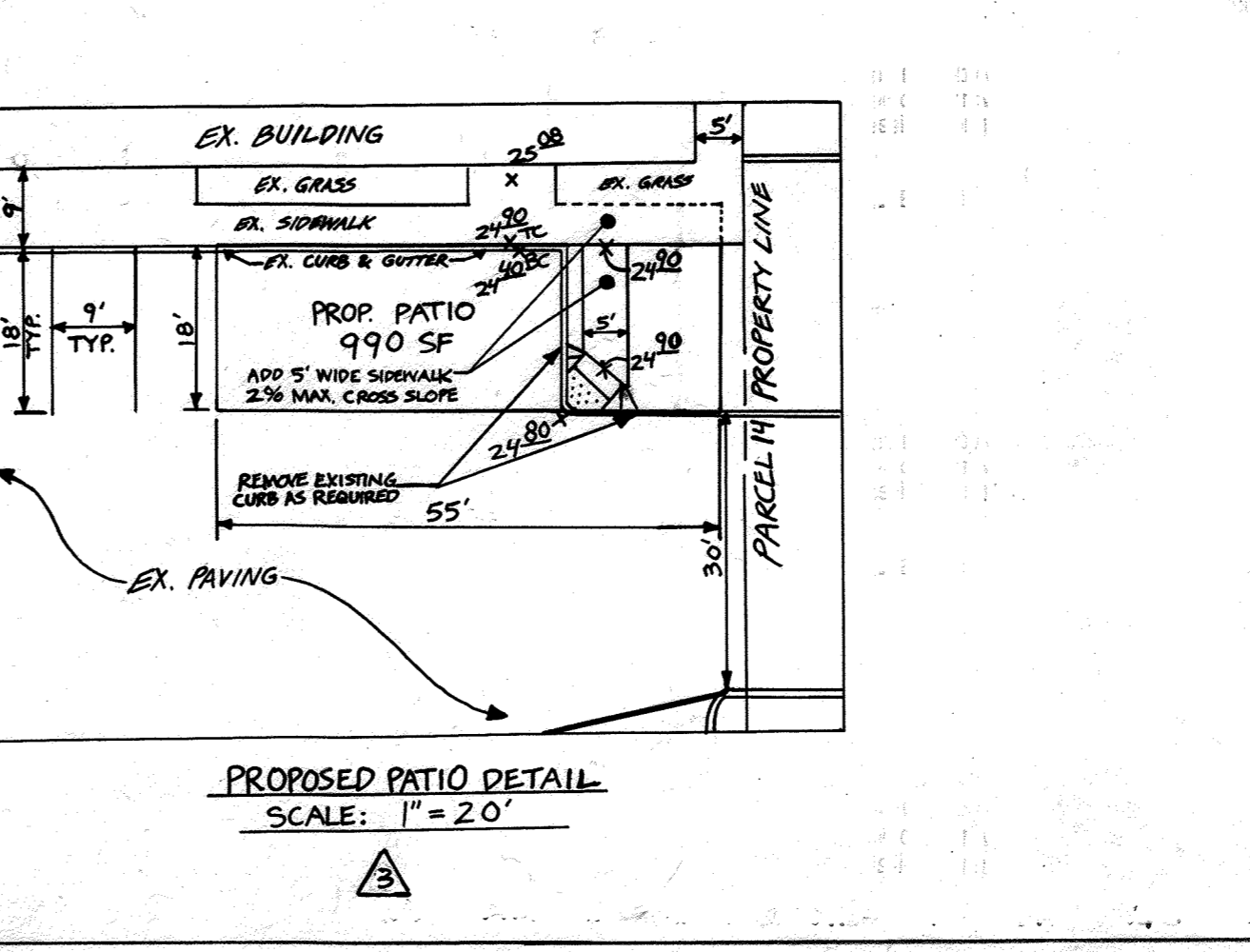
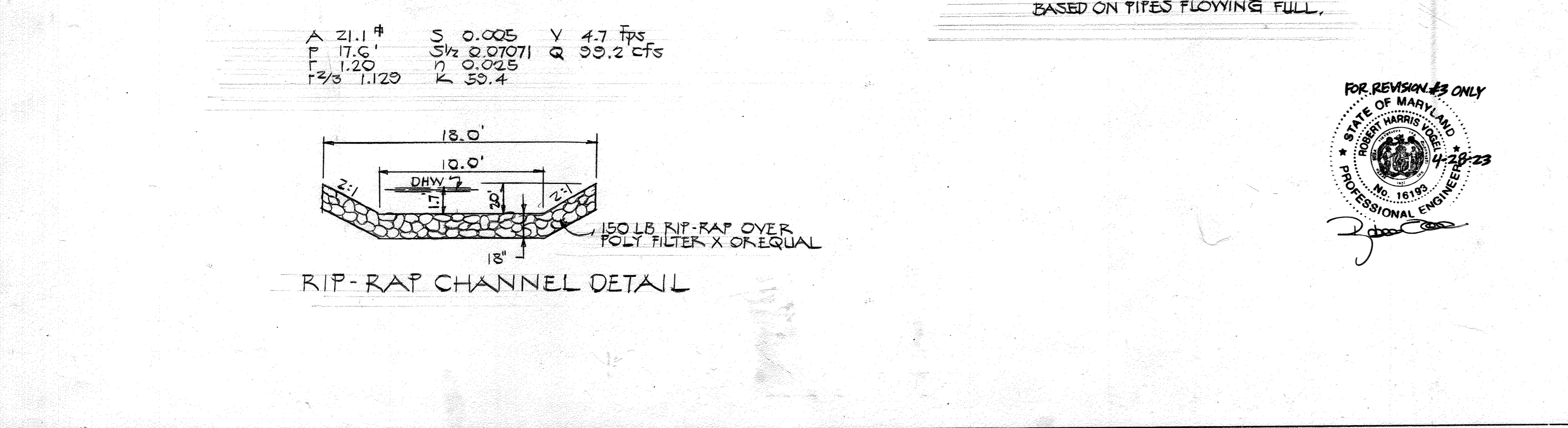


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 16577, Expiration Date: 01/31/79
10/4/18
FOR REV #1 ONLY
FOR REV #2 ONLY 2/21/23

PROFILES
SCALE: VERT. 1"=15'
HORIZ. 1"=50'

ENGINEER
I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.
Howard W. Kolscher 8/23/79
SIGNATURE HOWARD W. KOLSCHER DATE

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



ARCHITECT
THOMAS M. NICHOLS
700 CATHEDRAL STREET
BALTIMORE MD, 21201

OWNER
OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.
HOUSE BUILDING
COLUMBIA, MD.

LOTS 96 & 97
SECTION 2
OAKLAND RIDGE INDUSTRIAL PARK
RECORDED AS PLAT NO. 43 11 SHEET 1 OF 1

DEED REF 570-189 & 570-197
ELECTION DISTRICT 2 HOWARD CO, MARYLAND
TAX MAP 30 PARCEL 237

SITE DEVELOPMENT PLAN
SCALE 1"=50'

2 OF 7

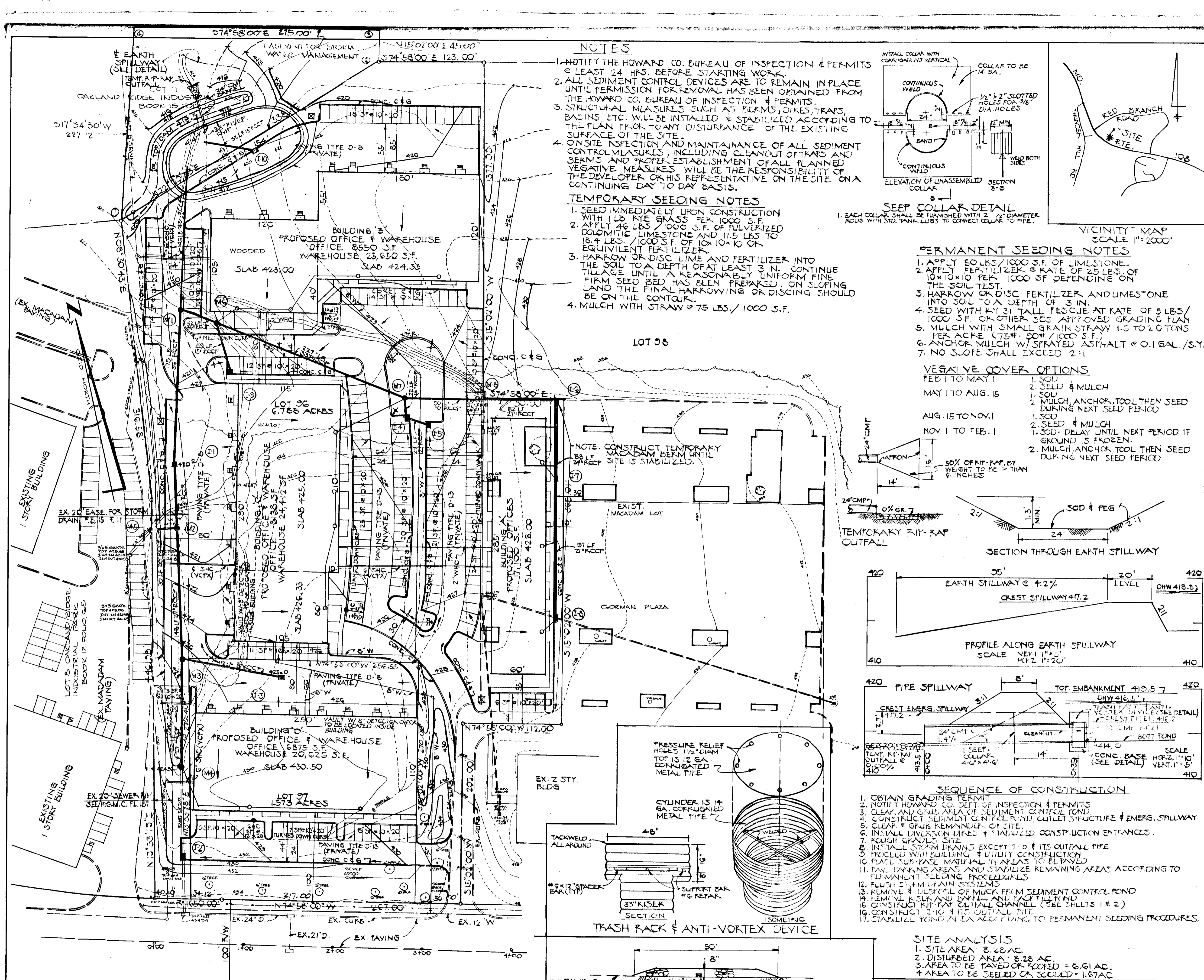
REVISIONS
DATE
1. INITIAL EDUCATION & REVISIONS
2. ADDRESS CHANGES
3. APPROVATION DATE
4. REVISIONS DATE
5. REVISIONS DATE

THOMAS M. NICHOLS, P.A.
ARCHITECT
700 CATHEDRAL STREET
BALTIMORE, MD. 21201
TELE. 301-547-0016

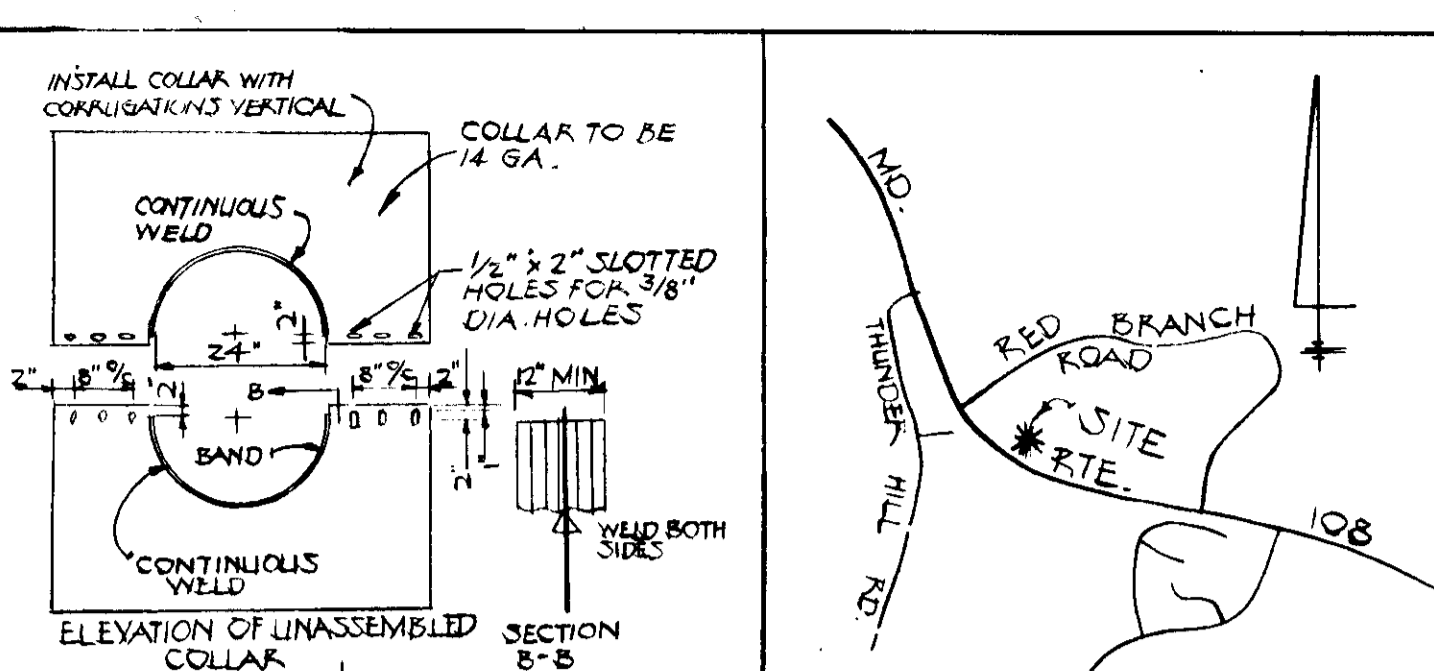
PREPARED FOR:
MANEKIN CORPORATION

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 5-23-79
fmm

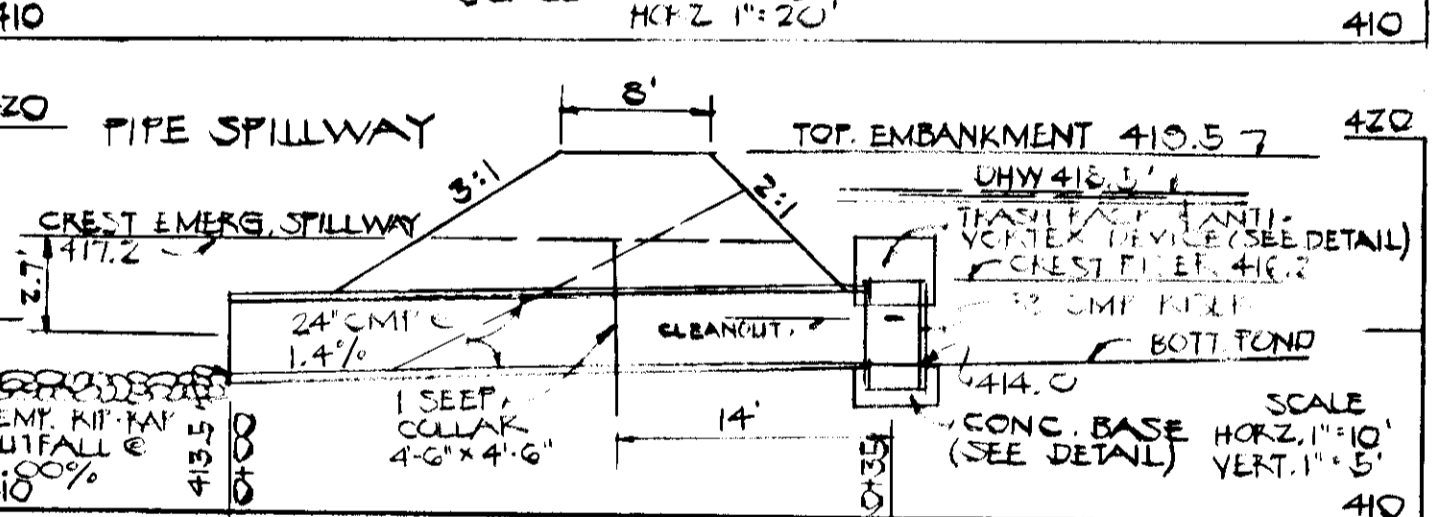
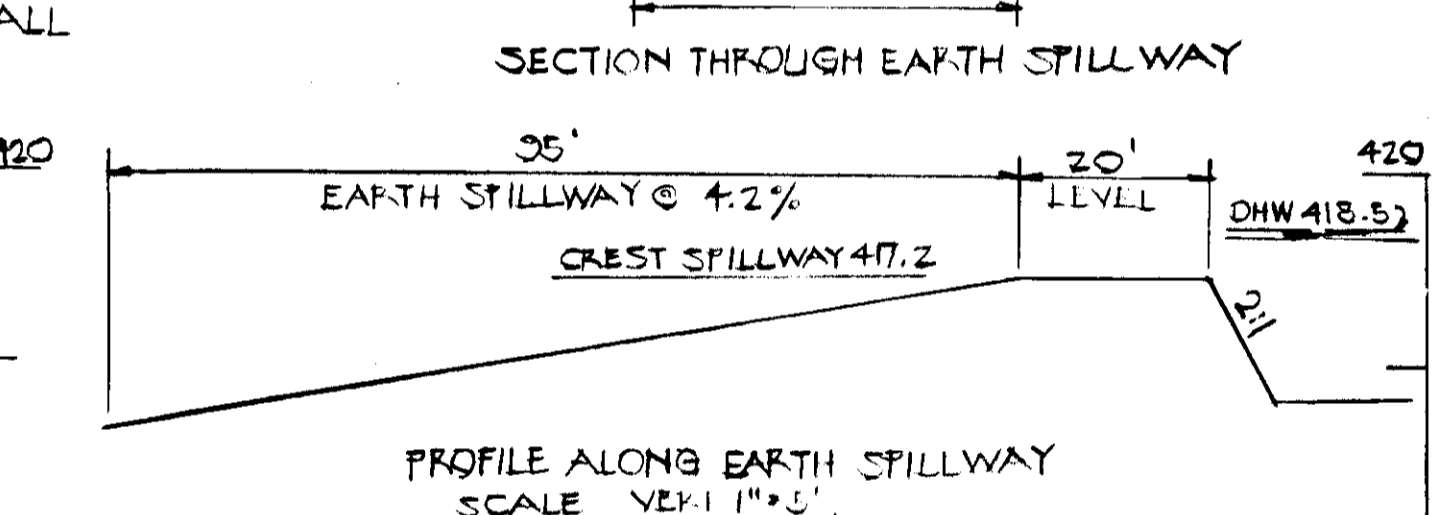
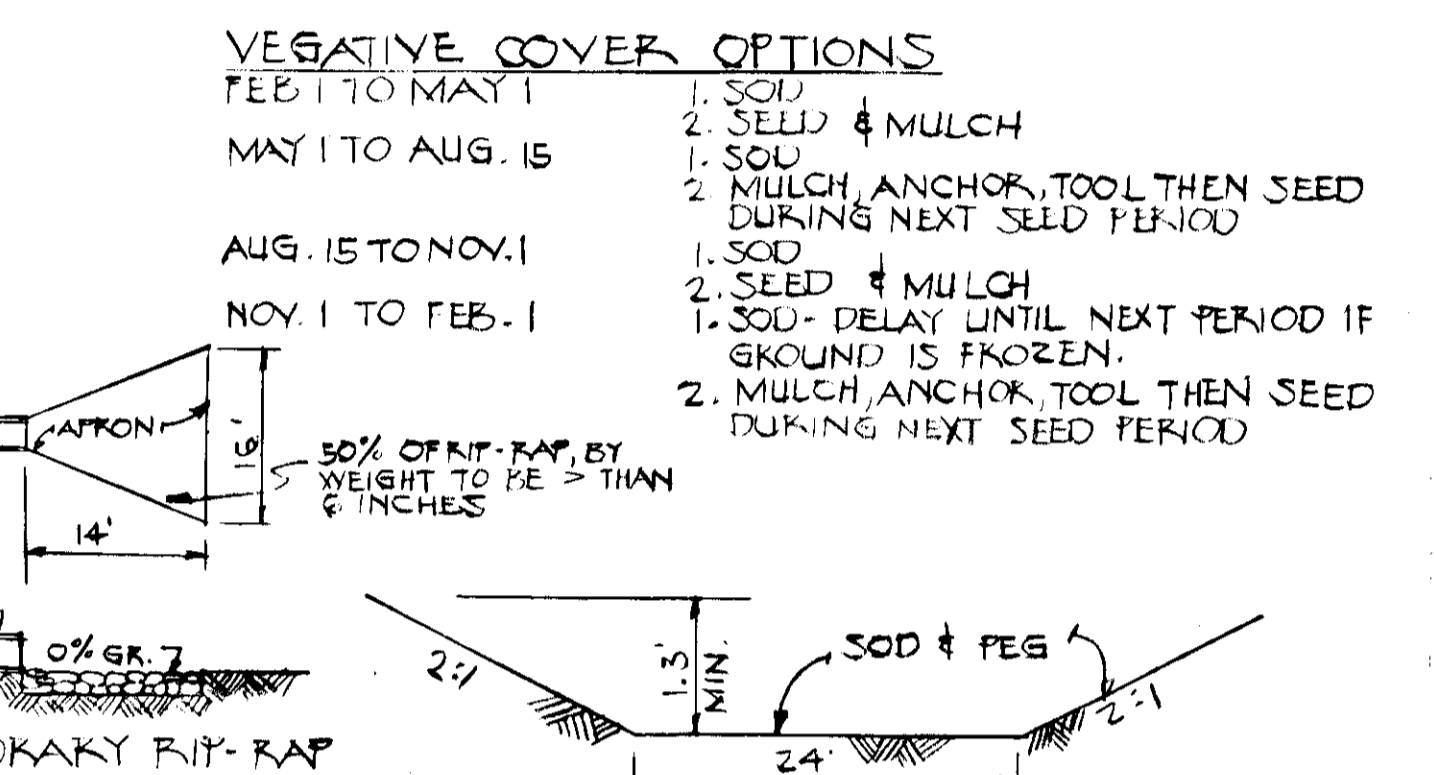
SDP-79-119C



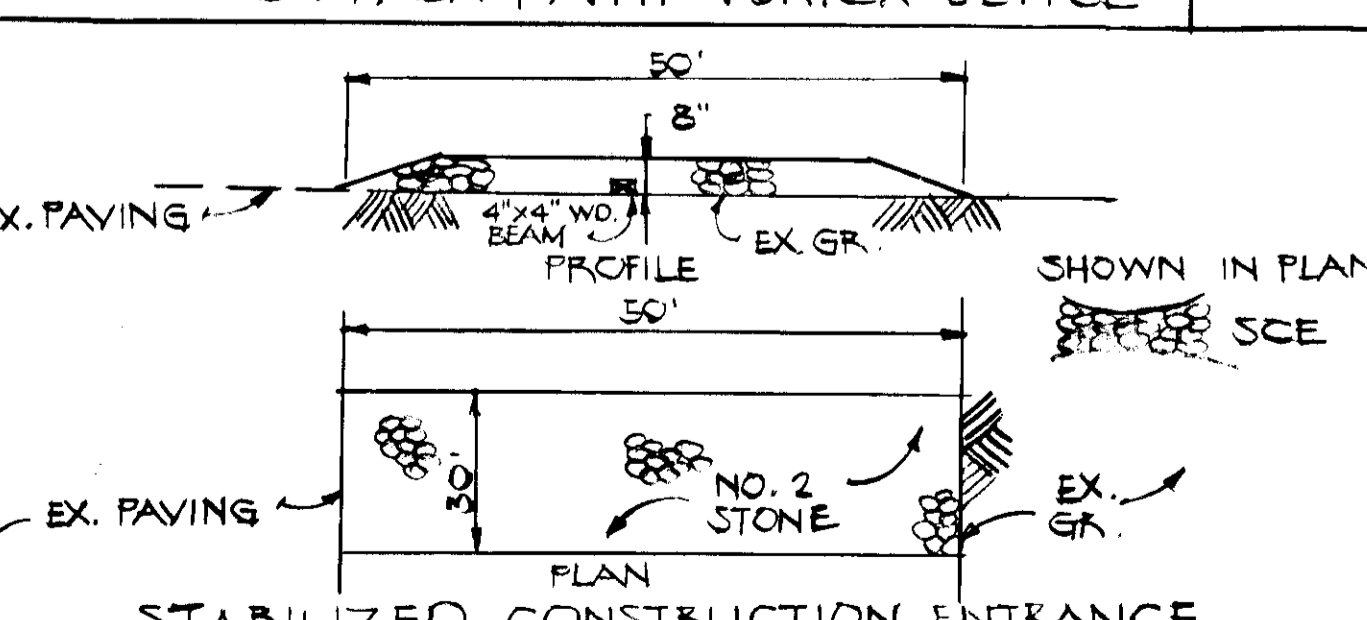
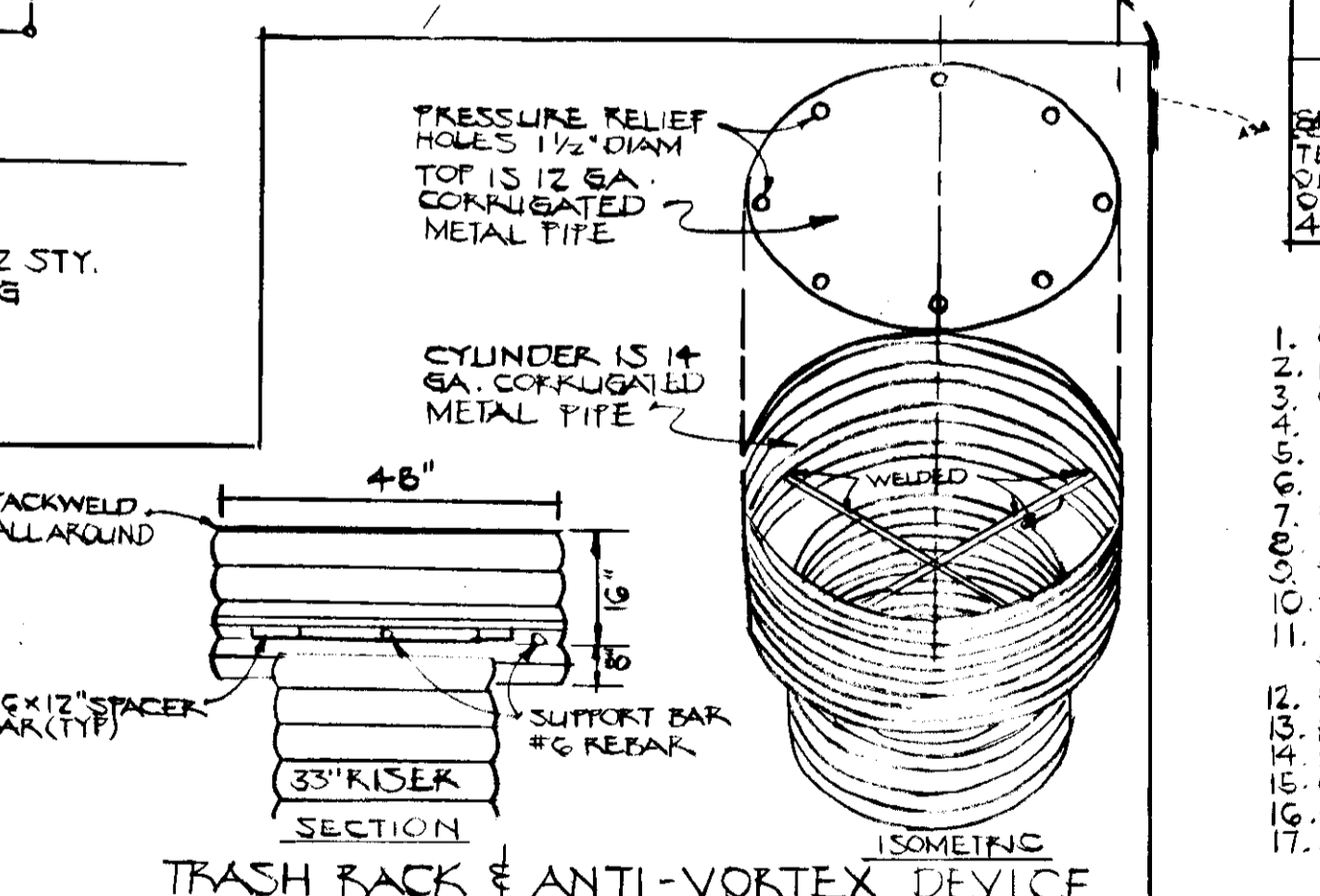
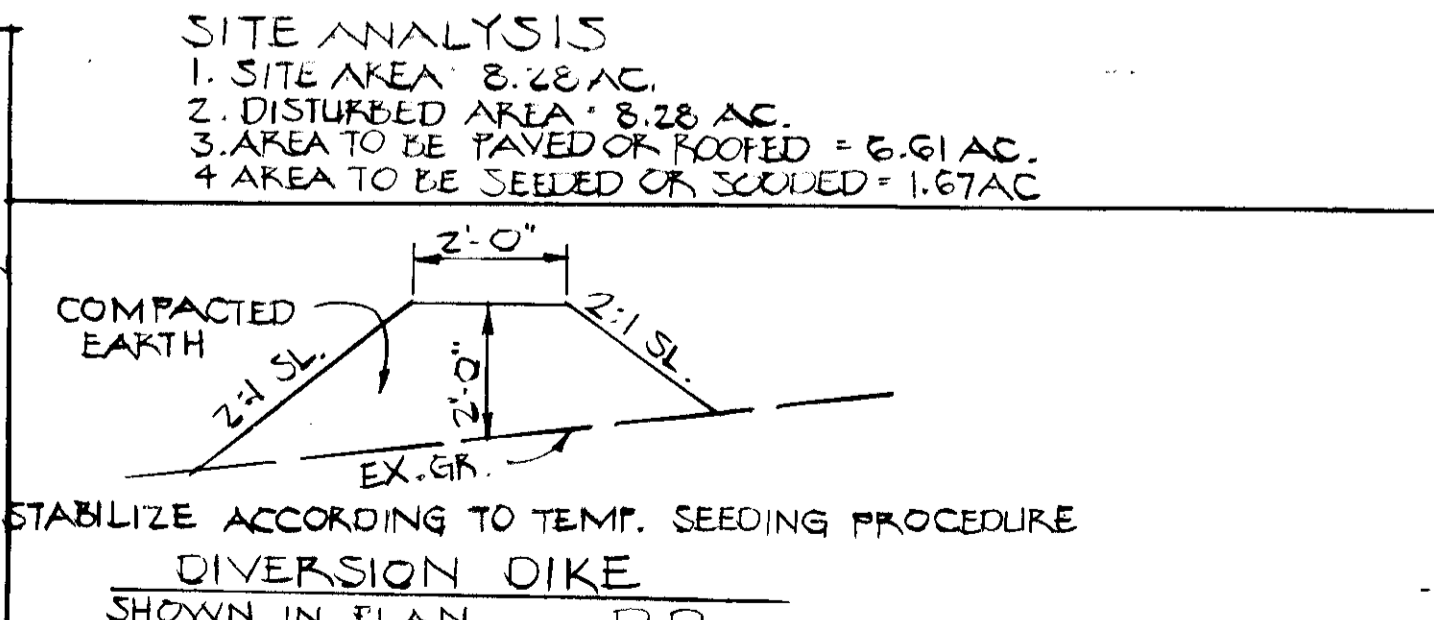
- ### NOTES
- NOTIFY THE HOWARD CO. BUREAU OF INSPECTION & PERMITS @ LEAST 24 HRS. BEFORE STARTING WORK.
 - ALL SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL PERMISSION FOR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD CO. BUREAU OF INSPECTION & PERMITS.
 - STRUCTURAL MEASURES SUCH AS BERMS, DIKES, TRAPS, BASINS, ETC. WILL BE INSTALLED & STABILIZED ACCORDING TO THE PLAN PRIOR TO ANY DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
 - ON-SITE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES, INCLUDING CLEANOUT OF TRAPS AND BERMS AND PROPER ESTABLISHMENT OF ALL PLANNED VEGETATIVE MEASURES WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR HIS REPRESENTATIVE ON THE SITE ON A CONTINUING DAY TO DAY BASIS.
- ### TEMPORARY SEEDING NOTES
- SEED IMMEDIATELY UPON CONSTRUCTION WITH 1 LB RYE GRASS PER 1000 S.F.
 - APPLY 46 LBS / 1000 S.F. OF PULVERIZED DOLOMITIC LIMESTONE AND 11.5 LBS TO 18.4 LBS / 1000 S.F. OF 10-10-10 OR EQUIVALENT FERTILIZER.
 - HARROW OR DISC LIMB AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 IN. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE FIRM SEED BED HAS BEEN PREPARED. ON SLOPE LAND THE FINAL HARROWING OR DISCING SHOULD BE ON THE CONTOUR.
 - MULCH WITH STRAW @ 75 LBS / 1000 S.F.



- ### PERMANENT SEEDING NOTES
- APPLY 50 LBS / 1000 S.F. OF LIMESTONE.
 - APPLY FERTILIZER @ RATE OF 25 LBS. OF 10-10-10 PER 1000 S.F. DEPENDING ON THE SOIL TEST.
 - HARROW OR DISC FERTILIZER AND LIMESTONE INTO SOIL TO A DEPTH OF 3 IN.
 - SEED WITH KY 31 TALL FESCUE AT RATE OF 5 LBS / 1000 S.F. OR OTHER SCS APPROVED GRADING PLAN.
 - MULCH WITH SMALL GRAIN STRAW 1.5 TO 2.0 TONS PER ACRE (75# x 50# / 1000 S.F.).
 - ANCHOR MULCH W/ SPRAYED ASPHALT @ 0.1 GAL. / S.Y.
 - NO SLOPE SHALL EXCEED 2:1.
- ### VEGETATIVE COVER OPTIONS
- FEB 1 TO MAY 1: 1. SOU, 2. SEED & MULCH
- MAY 1 TO AUG. 15: 1. SOU, 2. MULCH, ANCHOR, TOOL THEN SEED DURING NEXT SEED PERIOD
- AUG. 15 TO NOV. 1: 1. SOU, 2. SEED & MULCH
- NOV. 1 TO FEB. 1: 1. SOU - DELAY UNTIL NEXT PERIOD IF GROUND IS FROZEN, 2. MULCH, ANCHOR, TOOL THEN SEED DURING NEXT SEED PERIOD



- ### SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT
 - NOTIFY HOWARD CO. DEPT. OF INSPECTION & PERMITS
 - CLEAR AND GRAD AREA OF SEDIMENT CONTROL POND
 - CONSTRUCT SEDIMENT CONTROL POND, GULCH STRUCTURE & EMERG. SPILLWAY
 - CLEAR & GRAD REMAINDER OF SITE
 - INSTALL DIVERSION DIKES & STABILIZED CONSTRUCTION ENTRANCES
 - ROUGH GRADE SITE
 - INSTALL STORM DRAINAGE & UTILITY CONSTRUCTION
 - PROCEED WITH BUILDING & UTILITY CONSTRUCTION
 - PLACE SURFACE MATERIAL IN AREAS TO BE PAVED
 - PAVE PARKING AREAS AND STABILIZE REMAINING AREAS ACCORDING TO PERMANENT SEEDING PROCEDURES
 - FLUSH STORM DRAIN SYSTEMS
 - REMOVE & DISPOSE OF MULCH FROM SEDIMENT CONTROL POND
 - REMOVE RISK AND EXCESS AND FACILITY FILLING
 - CONSTRUCT RIP-RAP OUTFALL CHANNEL (SEE SHEETS 1 & 2)
 - CONSTRUCT 1-10 & 1-15 OUTFALL PIPE
 - STABILIZE POND AREA ACCORDING TO PERMANENT SEEDING PROCEDURES



ENGINEER: HUDKINS ASSOC., INC.
101 SHELL BUILDING
200 E. JOFFA ROAD
TOWNSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS-HOWARD CO HEALTH DEPT.
John H. Hudkins 8-22-79
COUNTY HEALTH OFFICER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Wm. V. Rowe 7-9-79
HOWARD S.C.D. DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
Wm. V. Rowe 7-9-79
SIGNATURE DATE
U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
John W. Muehlenberg 8-23-79
DIRECTOR DATE

APPROVED FOR PUBLIC WATER PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. O. P. 8/23/79
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE
W. O. P. 8/23/79
CHIEF, BUREAU OF ENGINEERING 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 ON 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. Winstead III 3-23-79
SIGNATURE WILLIAM H. WINSTEAD III DATE

ENGINEER

I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Howard W. Kolscher 3/23/79
SIGNATURE HOWARD W. KOLSCHER DATE

DEVELOPER

M.C.R. ASSOCIATES SIX
SUITE 2100 CHARLES CENTER SOUTH
36 S. CHARLES ST. BALTO. MD. 21201

ARCHITECT

THOMAS M. NICHOLS
700 CATHEDRAL STREET
BALTIMORE MD 21201

OWNER

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

LOT 96 & 97
SECTION 7
OAKLAND RIDGE INDUSTRIAL PARK
RECORDED AS PLAT NO. 43 11 SHEET 1 OF 1

DEED REF 579-183 & 579-197
ELECTION DISTRICT 2 HOWARD CO, MARYLAND
PARCEL 201 TAX MAP 30

SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

3 OF 7

DATE

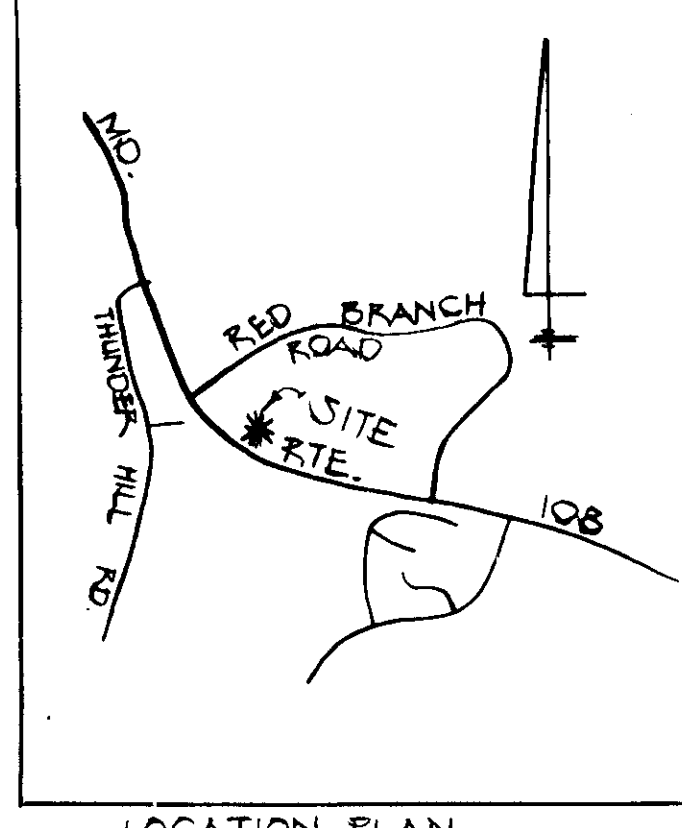
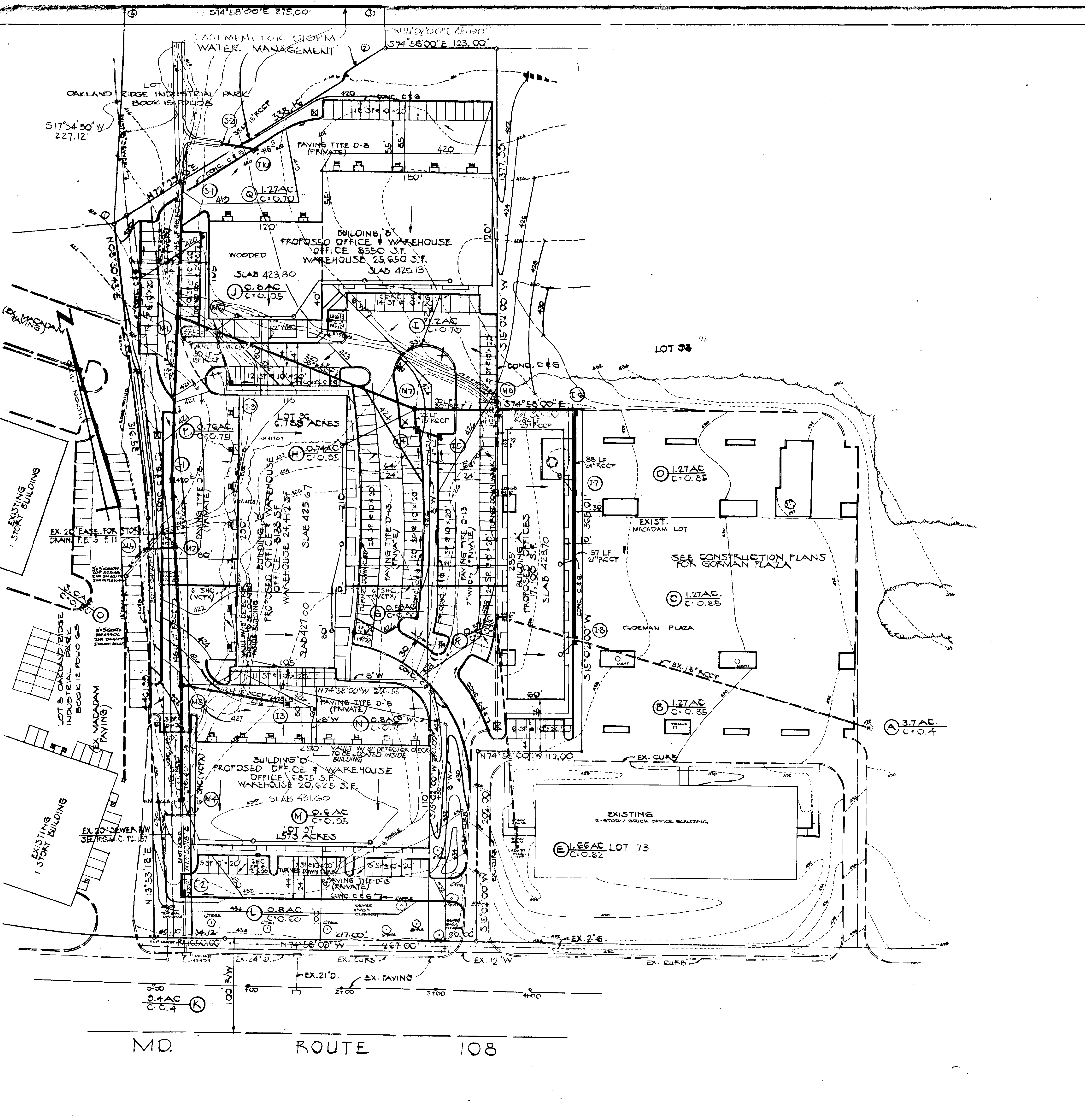
REVISIONS

THOMAS M. NICHOLS, P.A.
ARCHITECT
700 CATHEDRAL STREET
BALTIMORE, MD. 21201
TELE. 301-547-0016

PREPARED FOR:
MANEKIN CORPORATION

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 5-23-79

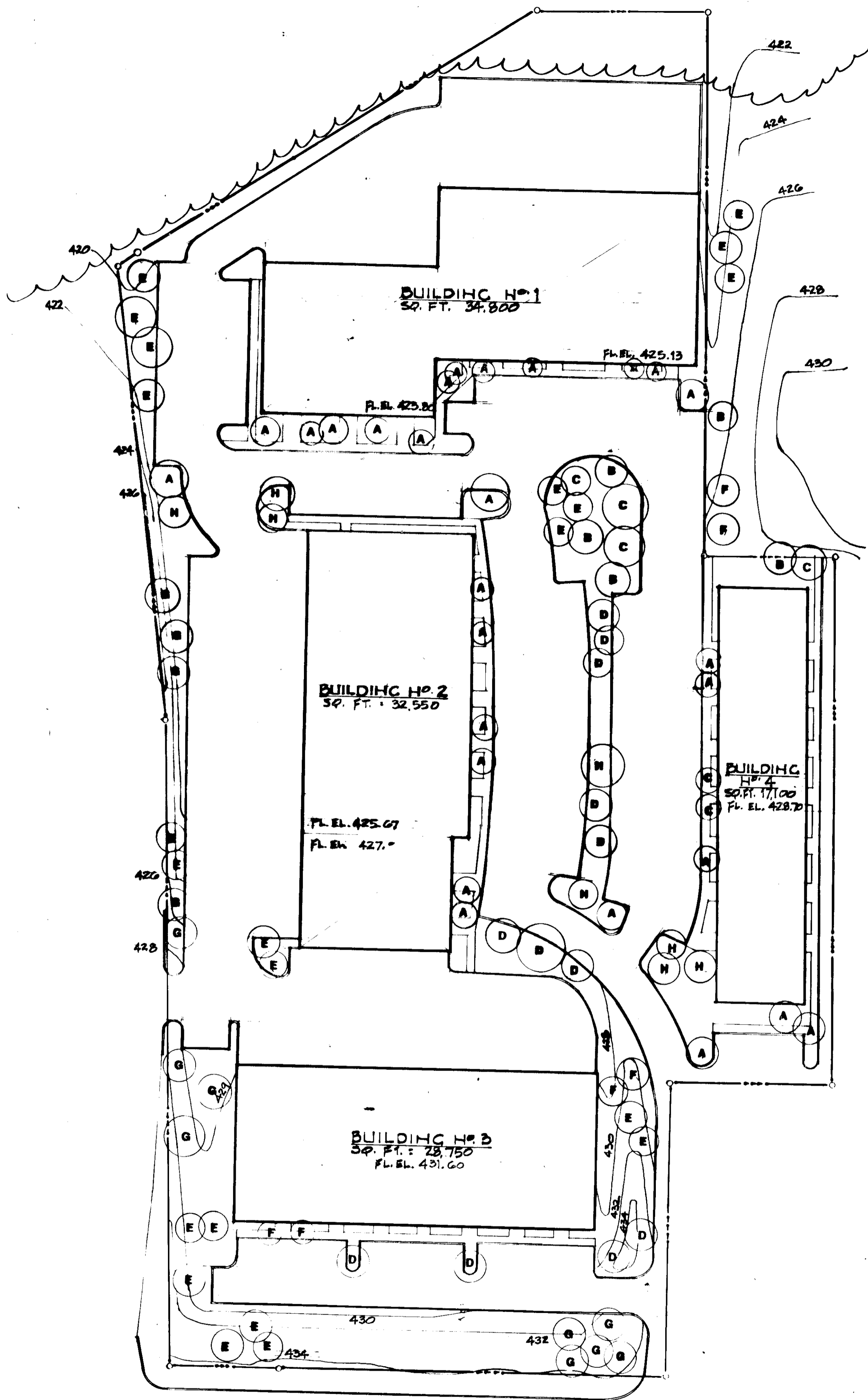
SDP-79-119C



ENGINEER: HUDKINS ASSOC., INC. 101 SHELL BUILDING 200 E. JOPPA ROAD TOWSON, MARYLAND 21204	DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS-HOWARD CO. HEALTH DEPT. <i>John B. ...</i> 8-22-79 COUNTY HEALTH OFFICER DATE	REVISIONS
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. <i>Wm. V. Rowe</i> 7-9-79 HOWARD S.C.D. DATE	
REVIEWED FOR <i>Howard</i> S.C.D. AND MEETS TECHNICAL REQUIREMENTS <i>Wendell ...</i> 7-9-79 SIGNATURE DATE U.S. SOIL CONSERVATION SERVICE	
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING <i>John W. ...</i> 8-23-79 DIRECTOR DATE <i>...</i> 8/23/79 CHIEF, DIVISION OF LAND DEVELOPMENT DATE	
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>...</i> 8-23-79 DIRECTOR DATE <i>...</i> 8-20-79 CHIEF, BUREAU OF ENGINEERING 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 ON 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. <i>William H. Winstead III</i> 3-23-79 SIGNATURE WILLIAM H. WINSTEAD III DATE	
ENGINEER	
I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. <i>Howard W. Kolscher</i> 8-23-79 SIGNATURE HOWARD W. KOLSCHER DATE	
DEVELOPER	
M.O.R. ASSOCIATES SIX SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST. BALTO. MD. 21201	
ARCHITECT	
THOMAS M. NICHOLS 700 CATHEDRAL STREET BALTIMORE MD. 21201	
OWNER	
OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP. ROUSE BUILDING COLUMBIA, MD.	
APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 5-23-79 <i>JWM</i>	
LOT 36 & 57 SECTION OAKLAND RIDGE INDUSTRIAL PARK RECORDED AS PLAT NO. 4311 SHEET 1 OF 1 DEED REF 510-189 & 510-191 ELECTION DISTRICT 2 HOWARD CO., MARYLAND TAX MAP 30 PARCEL 221	
DRAINAGE AREA MAP	SCALE 1"=50' 4 OF 7

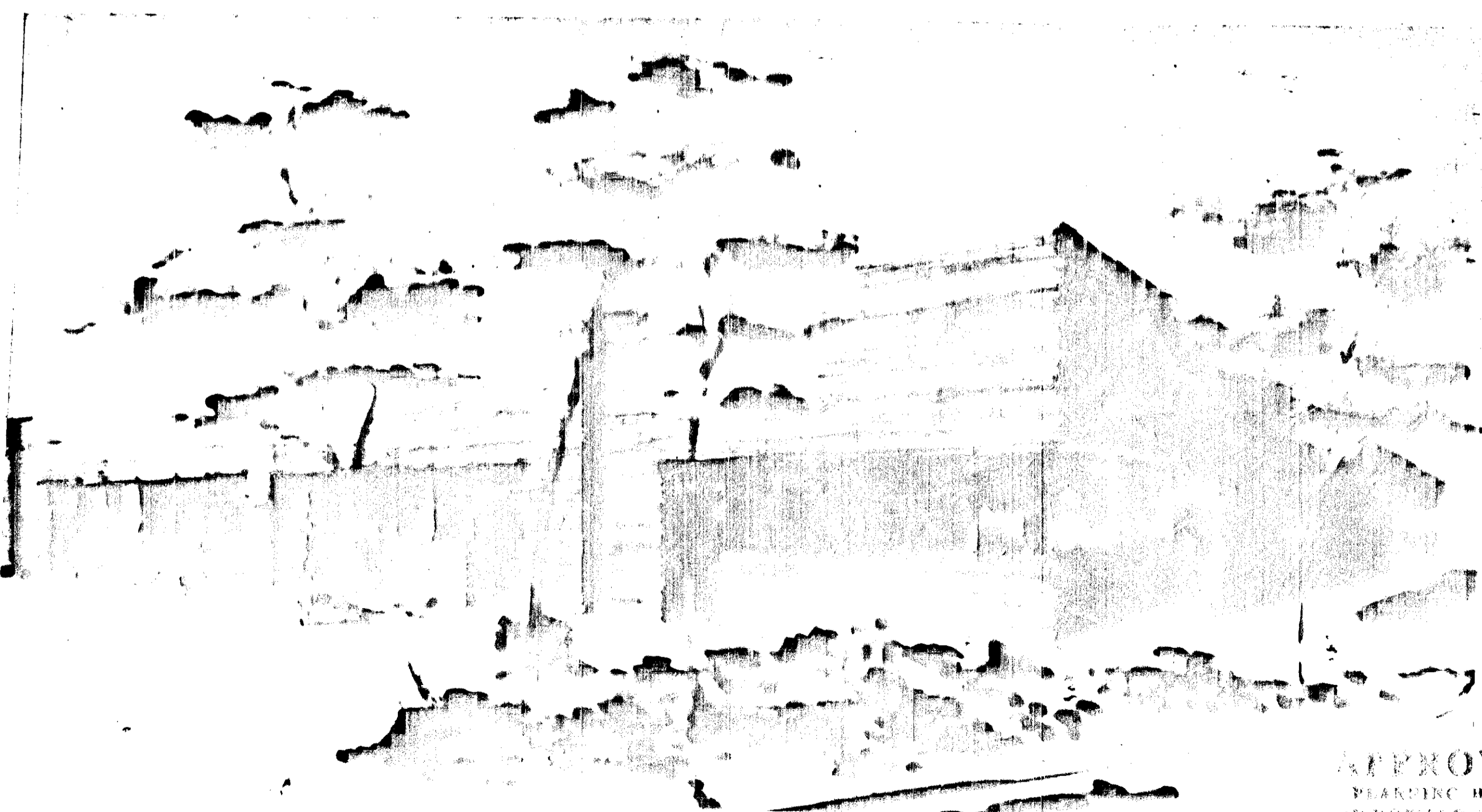
PREPARED FOR:
MANEKIN CORPORATION

THOMAS M. NICHOLS, P.A.
ARCHITECT
700 CATHEDRAL STREET
BALTIMORE, MD. 21201
TELE. 301-547-0016



MARYLAND ROUTE 108

VIEW OF BLDG 4



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 5-23-79
Jum

KEY	PLANT NAME	SIZE	NO.	REMARKS
A	Malus "Redant" Redant Crabapple	8'-10' HT.	B & B	Full Heads
B	Prunus S. Kwanzan Kwanzan Cherry	8'-10' HT.	B & B	Full Heads
C	Platanus Acetifolia London Plane Tree	2 1/2"-3" Cal. 12'-14' HT.	B & B	Full Heads
D	Acer Rubrum Red Maple	2 1/2"-3" Cal. 12'-14' HT.	B & B	Full Heads
E	Pinus Nigra Austrian Pine	6'-8' HT.	B & B	Full Heads
F	Acer Saccharum Sugar Maple	2 1/2"-3" Cal. 12'-14' HT.	B & B	Full Heads
G	Pinus Strobus White Pine	6'-8' HT.	B & B	Full Heads
H	Fraxinus P. Lanconata Seedless Green Ash	2 1/2"-3" Cal. 12'-14' HT.	B & B	Full Heads
✓	Existing Evergreen Trees in Proposed Parking Lot			Relocate on to open space Lot 336 is possible.

NOTE: Location and selection of all proposed plant material is to be approved in the field by the Landscape Architect. All proposed plant material is to be guaranteed by the Landscape Contractor for one full growing season after the first plant has been installed and approved by Landscape Architect. All proposed plant materials and all planting methods are to be in conformance with the "H.R.D. Columbia Architectural Committee's Planting Specifications" latest edition. All proposed plant material is to be nursery grown in accordance with "The U.S.A. Standard Nursery Stock" latest edition.

The Contractor is to verify the correct locations of all underground utilities in the field before proceeding with the installation of any of the proposed plant material.

NOTE: The Contractor reserves the right to relocate all proposed plant material base on field conditions, i.e. underground rocks, utilities, etc. Contractor reserves the right to substitute all proposed plant material based upon availability.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS: HOWARD CO. HEALTH DEPT.
Joyce Boppre 8-22-79
COUNTY HEALTH OFFICER DATE

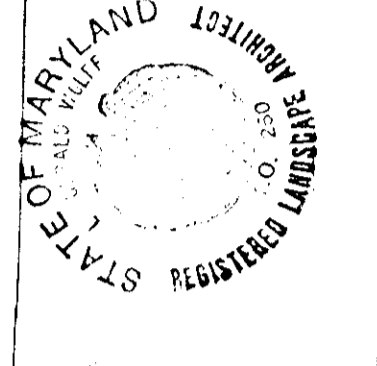
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT
Wm. V. Rowe 7-7-79
HOWARD S.C.D. DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
Wm. V. Rowe 7-7-79
SIGNATURE DATE
U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
John W. Munn 8-23-79
DIRECTOR DATE
J. J. Dwyer 8/23/79
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

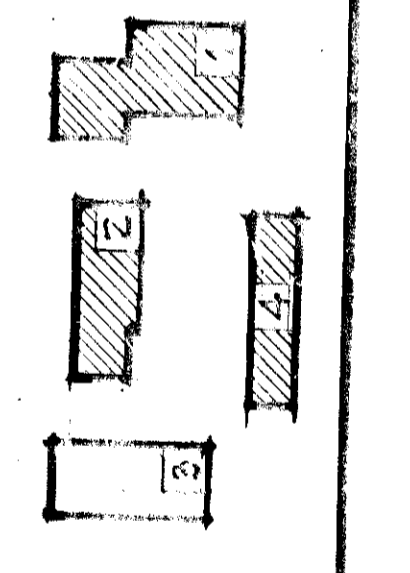
APPROVED FOR PUBLIC WATER PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. Smith 8-21-79
DIRECTOR DATE
W. J. Smith 8-20-79
CHIEF, BUREAU OF ENGINEERING DATE

J. Small Wolf 8/15/79



Revisions
Thomas M. Nichols, P.A.
Architect
700 Cathedral Street
Baltimore, Maryland 21201
Tel. 301-547-0019
Date: MAY 7, 1979

MANEKIN CORP.
Oakland Ridge Industrial Park
drawing LANDSCAPE PLAN

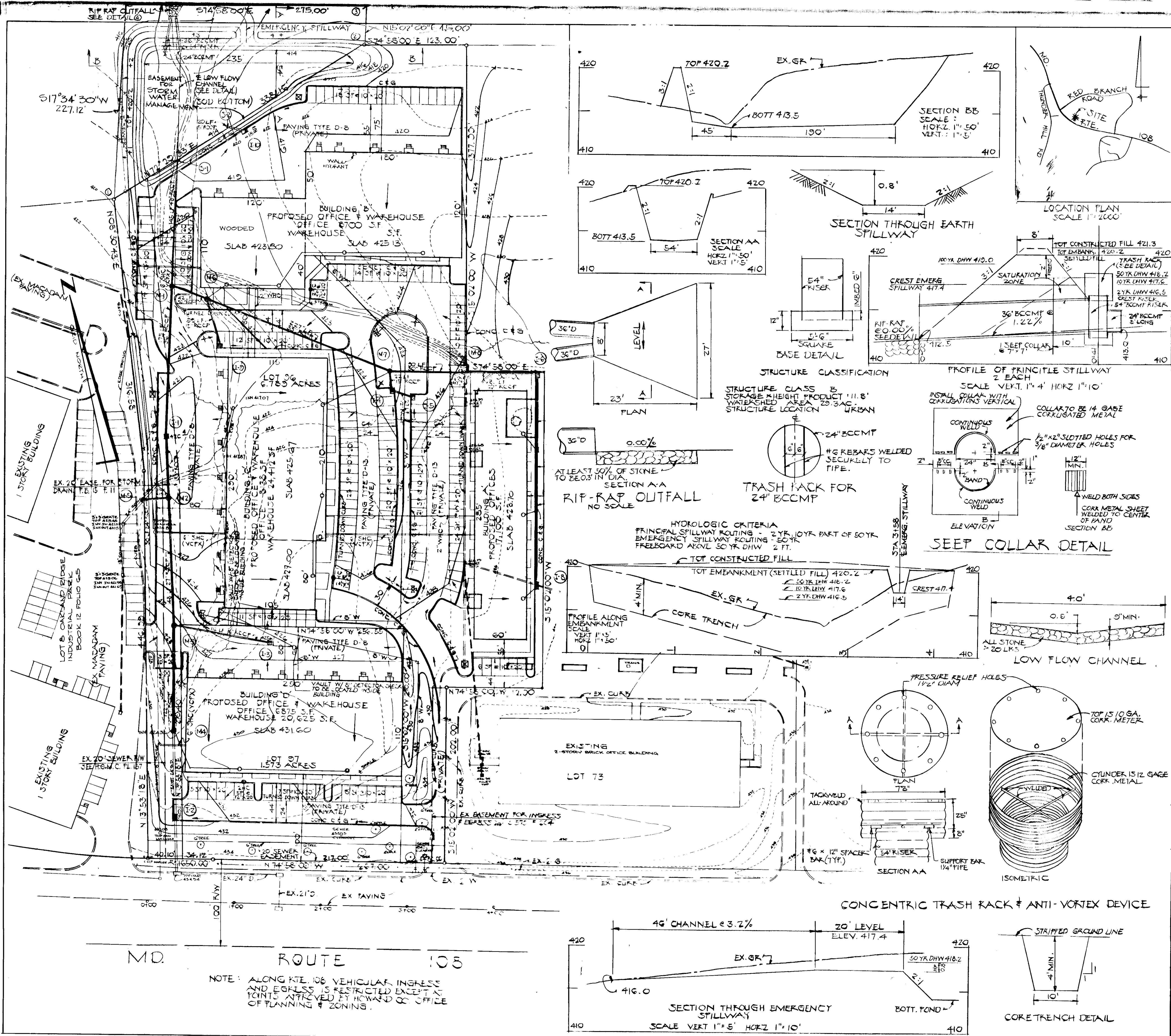


OAKLAND CENTER

LOTS 96 & 97
SECTION 7
OAKLAND RIDGE INDUSTRIAL PARK
RECORDED AS PLAT NO. 43 II SHEET 1 OF 1
DEED REF 579-189 & 579-197
ELECTION DISTRICT 2 HOWARD CO., MARYLAND
TAX MAP 30 PARCEL 297

LANDSCAPE PLAN
SHEET 5 OF 5

5
OF
7
SDP-79-119C



ENGINEER: HUDKINS ASSOC., INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MARYLAND 21284

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS: HOWARD CO HEALTH DEPT.
 COUNTY HEALTH OFFICER: *[Signature]* 8-22-79 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD S.C.D.: *[Signature]* 8-14-79 DATE

REVIEWED FOR: Howard S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS

[Signature] 8-14-79 DATE
 U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 DIRECTOR: *[Signature]* 8/23/79 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 8/23/79 DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS AND PUBLIC ROADS: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* 8-20-79 DATE

DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, POND CONSTRUCTION AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS BUILT" OF THE POND WITHIN 30 DAYS OF COMPLETION.

WILLIAM H. WINSTEAD III 7-26-79
 SIGNATURE WILLIAM H. WINSTEAD III DATE

ENGINEER

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS BUILT" OF THE POND WITHIN 30 DAYS OF COMPLETION.

[Signature] 7/27/79
 SIGNATURE HOWARD W. KOLSSHEK

DEVELOPER

M.C.R. ASSOCIATES SIX
 SUITE 2100 CHARLES CENTER SOUTH
 301 CHARLES ST. BALTO. MD. 21201

ARCHITECT

THOMAS M. NICHOLS
 709 CATHEDRAL STREET
 BALTIMORE MD 21201

OWNER

OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.
 ROUTE BUILDING
 COLUMBIA, MD.

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 5-23-79

RECORDED AS PLAT NO. 4311 SHEET 1 OF 1
 DEED REF 575-103 & 575-157
 ELECTION DISTRICT 2 HOWARD CO, MARYLAND
 TAX MAP 30 PARCEL 207

STORM WATER MANAGEMENT PLAN

SCALE: 1"=50'

6 OF 7

DATE

REVISIONS

THOMAS M. NICHOLS, P.A.
 ARCHITECT
 709 CATHEDRAL STREET
 BALTIMORE, MD 21201
 TELE. 301-547-0016

PREPARED FOR:
 MANEKIN CORPORATION



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 5-23-79

EARTHFILL

Material

The fill material shall be taken from approved designated borrow area or areas. It shall be free of roots, stumps, weed, rubbish, over-size stones, frozen or other objectionable materials.

Placement

Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before completion) layers which are to be continuous over the entire length of the fill.

Compaction (95%)

The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot; rubber tired or vibratory roller.

Cut-off Trench

Where specified, a cutoff trench shall be excavated along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet.

STRUCTURAL BACKFILL

Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other compaction equipment.

STABILIZATION

USE CROWN VETCH (INNOCULATED) CREEPING RED FESCUE

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching (if required) in accordance with the vegetative treatment specification shown on or accompanying the drawings.

A. Corrugated Metal Pipe

- 1. Materials - (Steel Pipe) - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO Specification M-190 Type A with watertight coupling bands.

Materials - (Aluminum Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-196 or M-211 with watertight coupling bands. Coupling bands, anti-seep collars, end sections, etc., must be composed of the same material as the pipe.

Helically corrugated pipe in addition to the requirements above shall have either continuously welded seams or have lock seams which are caulked, during fabrication, with a neoprene bead.

- 2. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Watertight coupling bands shall be used at all joints.
- 3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length.
- 4. Laying pipe - The pipe shall be placed with inside circumferential laps pointing downstream and with the longitudinal laps at the sides.
- 5. Backfilling shall conform to structural backfill as shown above.
- 6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

CONCRETE

1. Materials

- a. Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.
- b. Water - The water used in concrete shall be clean, free from oil, acid, alkali, salts, organic matter or other objectionable substances.
- c. Sand - The sand used in concrete shall be clean, hard, strong and durable, and shall be well graded with 100 percent passing a one-quarter inch sieve. Limestone sand shall not be used.
- d. Coarse Aggregate - The coarse aggregate shall be hard, clean, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches.
- e. Reinforcing Steel - The reinforcing steel shall be deformed bars of intermediate grade billet steel or rail steel conforming to ASTM Specification A-615.

2. Design Mix - The concrete shall be mixed in the following proportions, measured by weight. The water-cement ratio shall be 5-1/4 to 6 U.S. gallons of water per 94 pound bag of cement.

3. Mixing - The concrete ingredients shall be mixed in batch mixers until the mixture is homogeneous and of uniform consistency. The mixing of each batch shall continue for not less than one and one-half minutes after all the ingredients, except the full amount of water, are in the mixer.

4. Forms - The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, tamping, and vibration without deflection from the prescribed lines.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be recessed from the surface of the concrete.

- 5. Reinforcing Steel - All reinforcing material shall be free of dirt, rust, scale, oil, paint or any other coatings. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.
- 6. Consolidating - Concrete shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping as necessary to insure smooth and dense concrete along form surfaces, in corners, and around embedded items.
- 7. Finishing - Defective concrete, honeycombed areas, voids left by the removal of tie rods, ridges on all concrete surfaces permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms.

SITE PREPARATION

Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material.

Areas covered by the pond or reservoir will be cleared of all trees, brush logs, fences, rubbish and other objectionable material unless otherwise designated on the plans.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

DATE REVISIONS THOMAS M. NICHOLS, P.A. ARCHITECT 700 CATHEDRAL STREET BALTIMORE, MD. 21201 TELE. 301-547-0016

PREPARED FOR: MANEKIN CORPORATION

ENGINEER: HUDKINS ASSOC., INC. 101 SHELL BUILDING 200 E. JOPPA ROAD TOWSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS - HOWARD CO. HEALTH DEPT. J. B. BRYAN 8-22-79 COUNTY HEALTH OFFICER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. Robert W. Zielhu 8-14-79 HOWARD C.D. DATE

REVIEWED FOR HOWARD AND MEETS TECHNICAL REQUIREMENTS S.C.D.

W. M. B. B. 8-14-79 SIGNATURE DATE U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING J. W. M. 8-22-79 DIRECTOR DATE CHIEF, DIVISION OF LAND DEVELOPMENT 8/23/79

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

W. F. N. 8-17-79 DIRECTOR DATE CHIEF, BUREAU OF ENGINEERING 8-18-79

DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, POND CONSTRUCTION AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS DEEMED NECESSARY DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION.

W. H. W. 8-8-79 SIGNATURE DATE S. W. W. WILLIAM H. WINSTEAD III DATE

ENGINEER

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION.

H. W. K. 8-8-79 SIGNATURE DATE H. W. K. SCHEER DATE DEVELOPER

M. O. K. ASSOCIATES SIX SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST. BALTO. MD. 21201

ARCHITECT THOMAS M. NICHOLS 700 CATHEDRAL STREET BALTIMORE MD 21201

OWNER OAKLAND RIDGE INDUSTRIAL DEVELOP CORP ROUSE BUILDING COLUMBIA, MD

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 8-23-79

LOTS 26 & 27 SECTION 2 OAKLAND RIDGE INDUSTRIAL PARK RECORDED AS PLAT NO. 4311 SHEET 1 OF 1

DEED REF 579-183 & 579-197 ELECTION DISTRICT 2 HOWARD CO, MARYLAND TAX MAP 30 PARCEL 297

SCALE, 1" = 50' STORM WATER MANAGEMENT 7 OF 7