

FOR REVISION 2 ONLY

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 CHIEF, DESIGN & PLANNING DIVISION

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

By: M. David, M.D., Per: D.F.W. 3-3-81  
 COUNTY HEALTH OFFICER

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 CHIEF, DESIGN & PLANNING DIVISION

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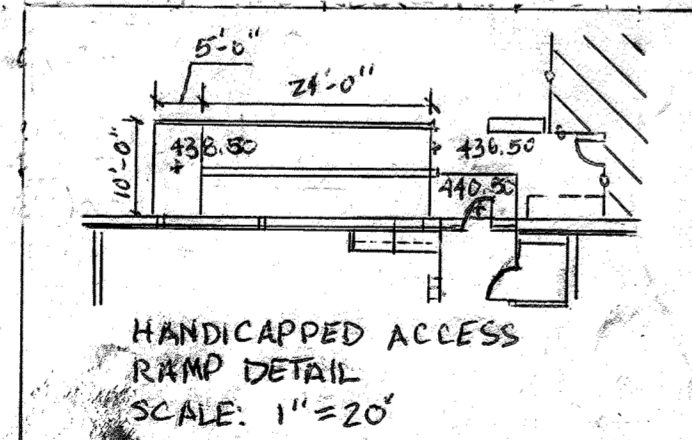
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NOTES:

- EX. ZONING - INDUSTRIAL
- AREA OF TRACT - 5.675 AC. ±
- TOTAL FLOOR AREA - 116,805 SF  
 COVERAGE - 31.0 %
- GREEN SPACE PROVIDED  
 1.93 AC = 22.2 %
- PARKING REQUIREMENTS:  
 SEE SHEET TWO FOR TENANT CHART
- THIS SITE IS NOT AFFECTED BY A 100 YR. FLOOD PLAN
- ALL HANDICAPPED SPACES SHALL BE CLEARLY MARKED  
 THUS, RESERVED FOR PHYSICALLY HANDICAPPED  
 PERSONS (SIGN SHOWN THIS @)
- ANY DAMAGE TO THE COUNTY RIGHT OF WAY OR PAVING  
 WILL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE  
 WITH THE HOWARD CO. ROAD CONSTRUCTION CODE.
- SEE Y.P. 81-45

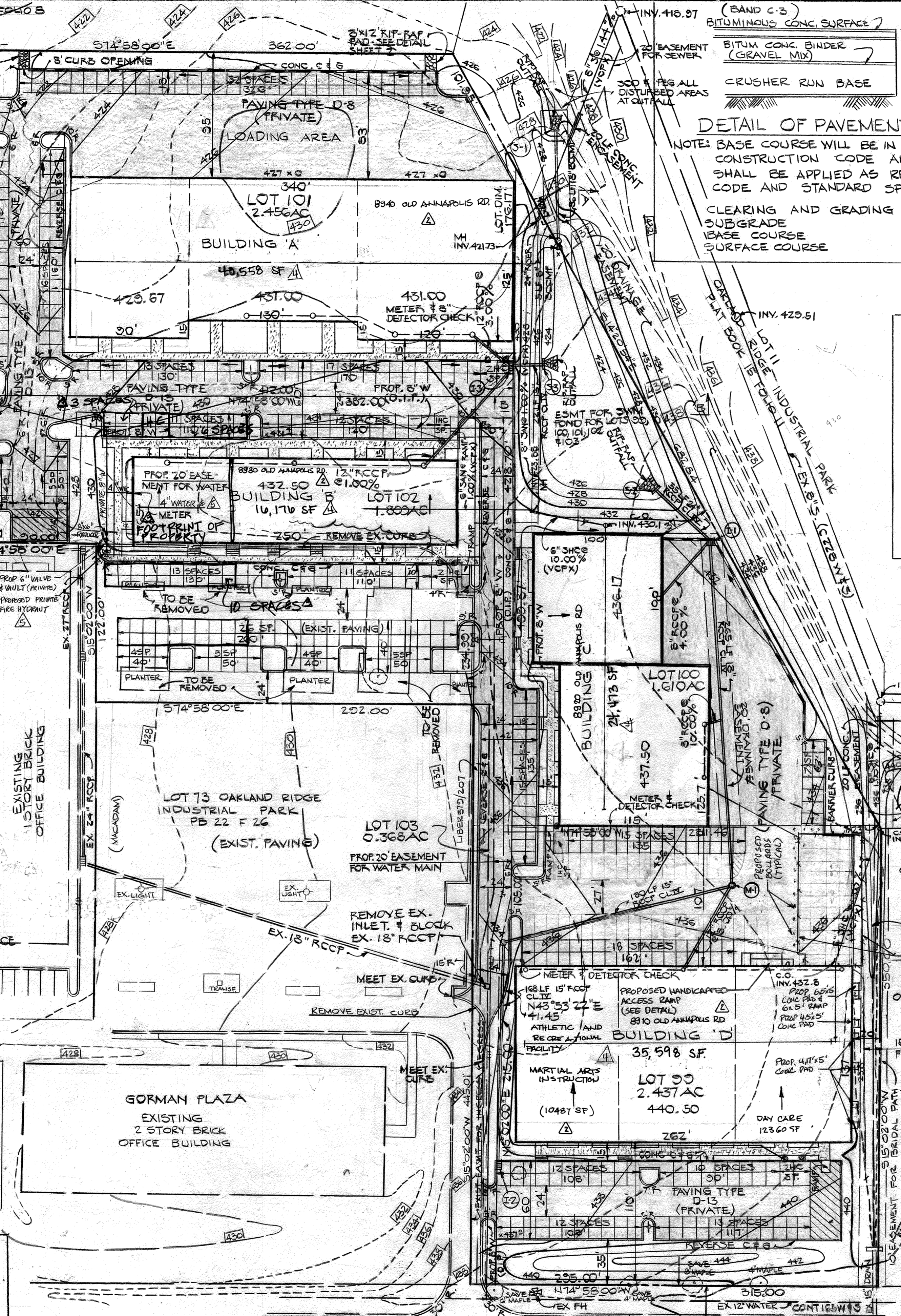


ENGINEER  
 HUDKINS ASSOCIATES, INC.  
 101 SHELL BUILDING  
 200 E. JOPPA ROAD  
 TOWSON, MD. 21204

DEVELOPER  
 MOR. ASSOCIATES  
 SUITE 2100 CHARLES CENTER SOUTH  
 363 CHARLES ST. BALTO. MD. 21201

ARCHITECT  
 NICHOLS/GOULD ARCHITECTS  
 700 CATHEDRAL STREET  
 BALTIMORE MD 21201

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



ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
99	8910, 8920, 8930 & 8940 OLD ANNAPOLIS ROAD (ROUTE 108)

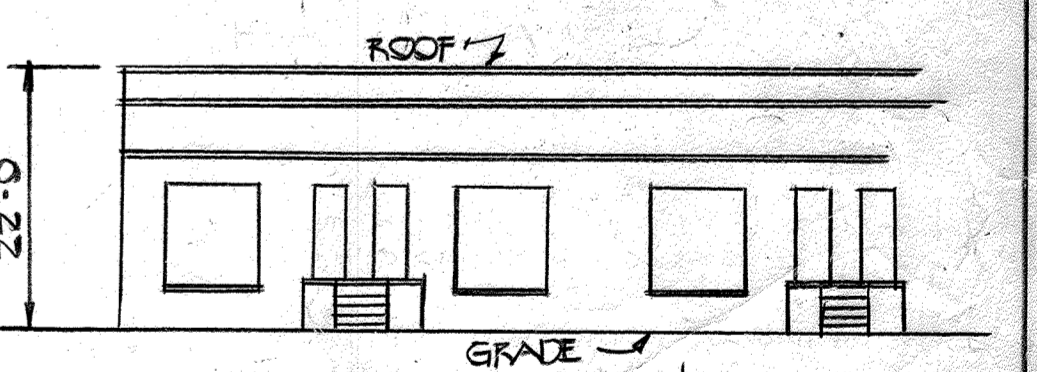
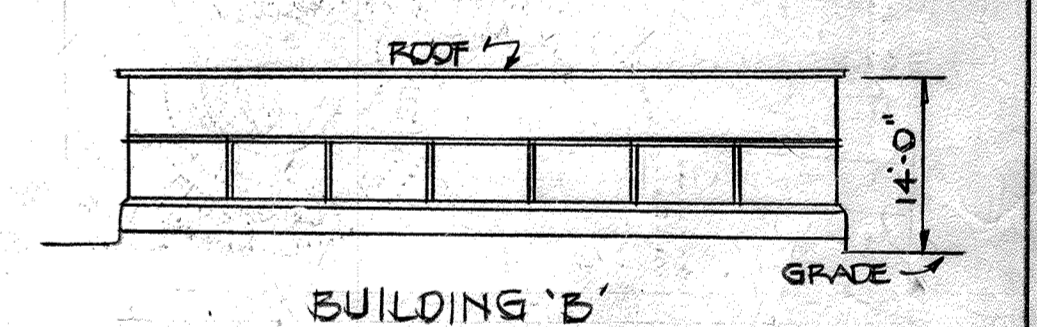
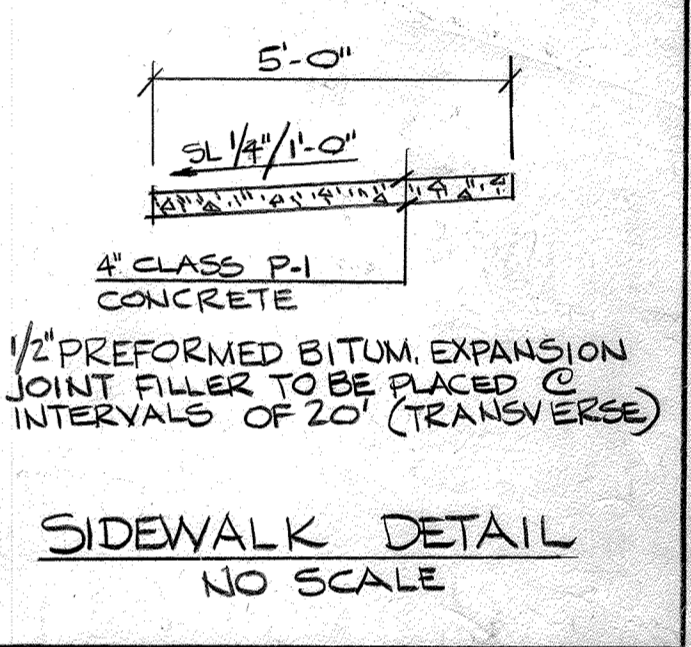
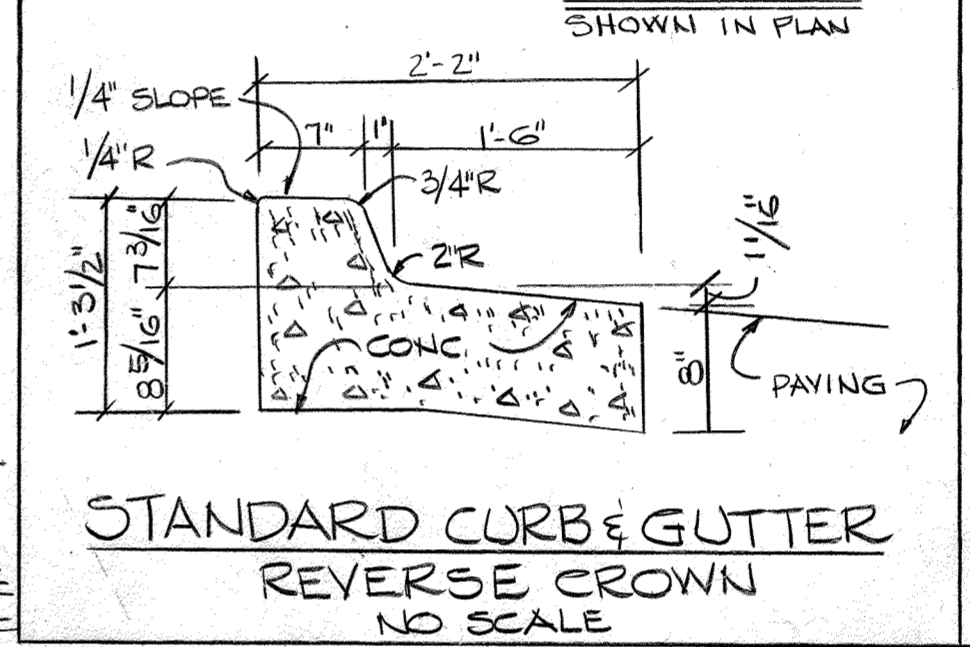
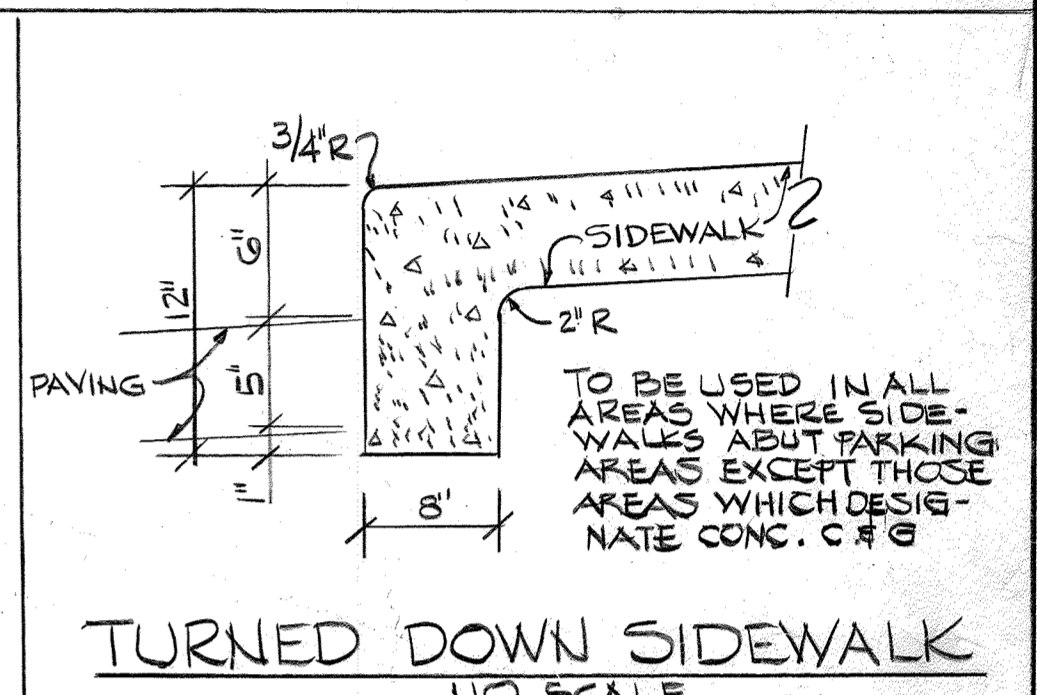
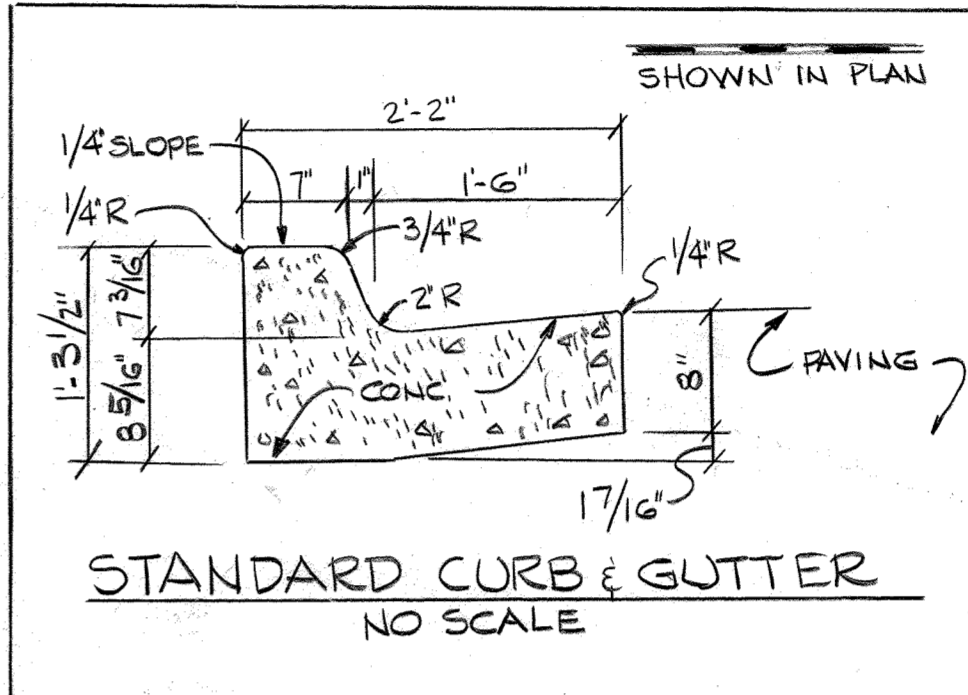
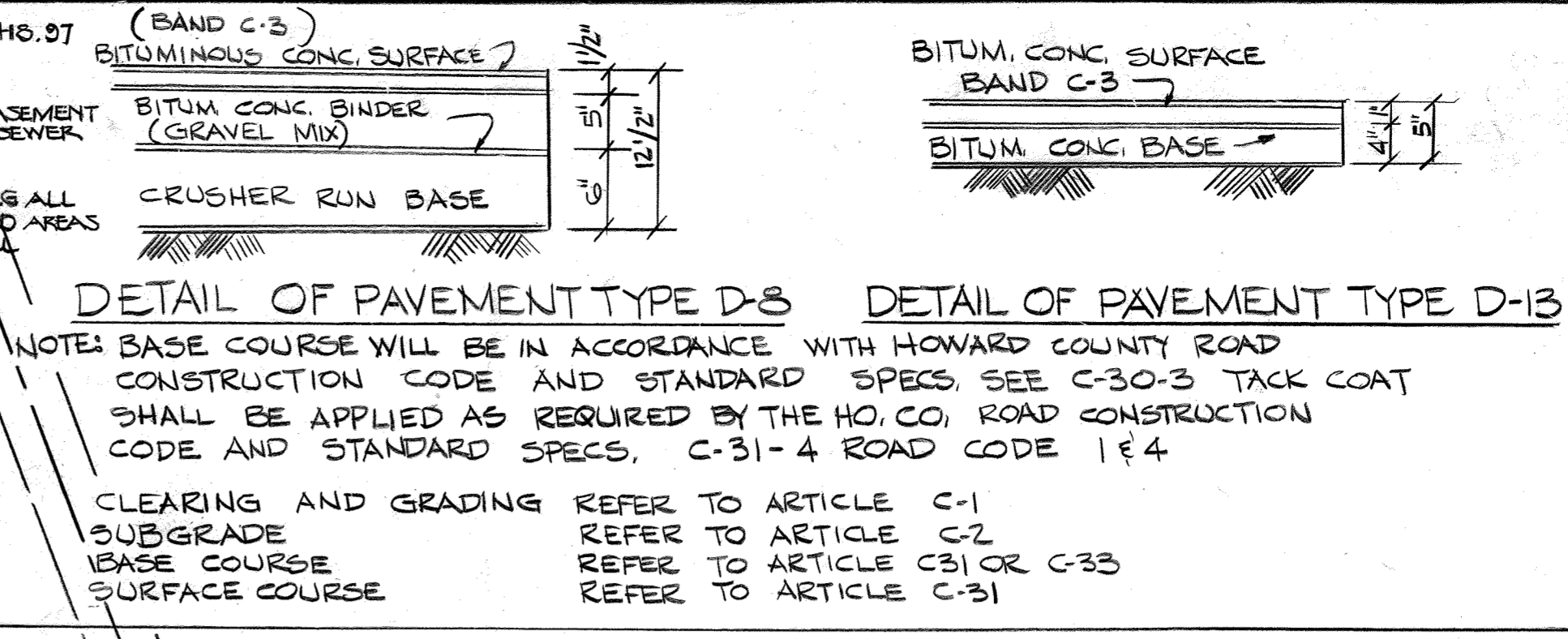
  

PERMIT INFORMATION CHART	
SUBDIVISION NAME	SECTION/AREA
OAKLAND RIDGE INDUSTRIAL PARK	2
LOT/ PARCELS	
99	

PLAN REF #	BOOK NO	ZONE	DATE	BY
4117	0011	N/T	02-06-09	BY

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

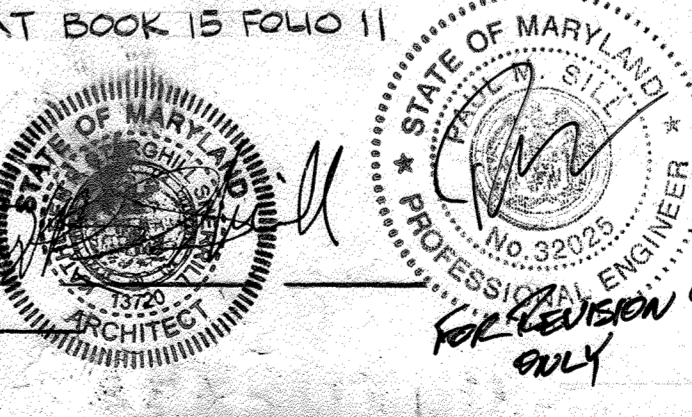


FOR REVISION 2 ONLY

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

SECTION II  
 OAKLAND RIDGE INDUSTRIAL PARK  
 PLAT NO.

DISTRICT NO. 2 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50'  
 JULY 31, 1980  
 1 OF 5



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE: 1-14-81



FOR REVISION 5 ONLY  
 4/2/09 FOR REVISIONS ONLY

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 CHIEF DIVISION OF LAND DEVELOPMENT  
 PLANNING DIRECTOR  
 DATE: 5-8-81  
 3-8-81

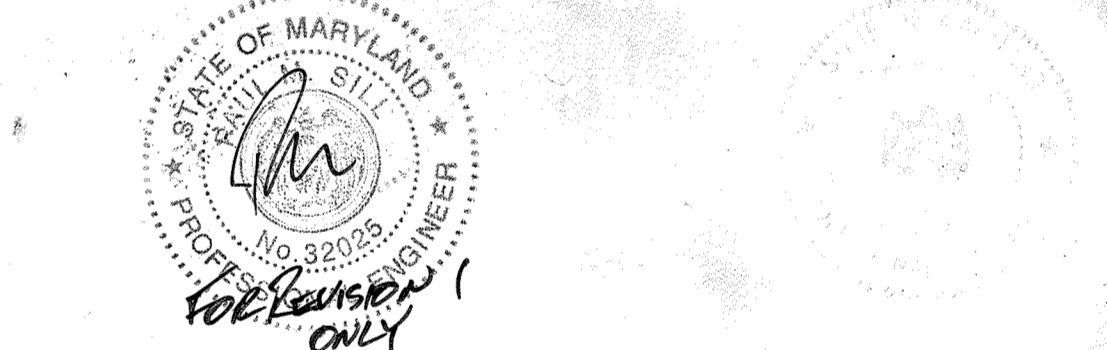
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER  
 DATE: 3-3-81

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/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.  
 SIGNATURE: William H. ... DATE: 9-4-80

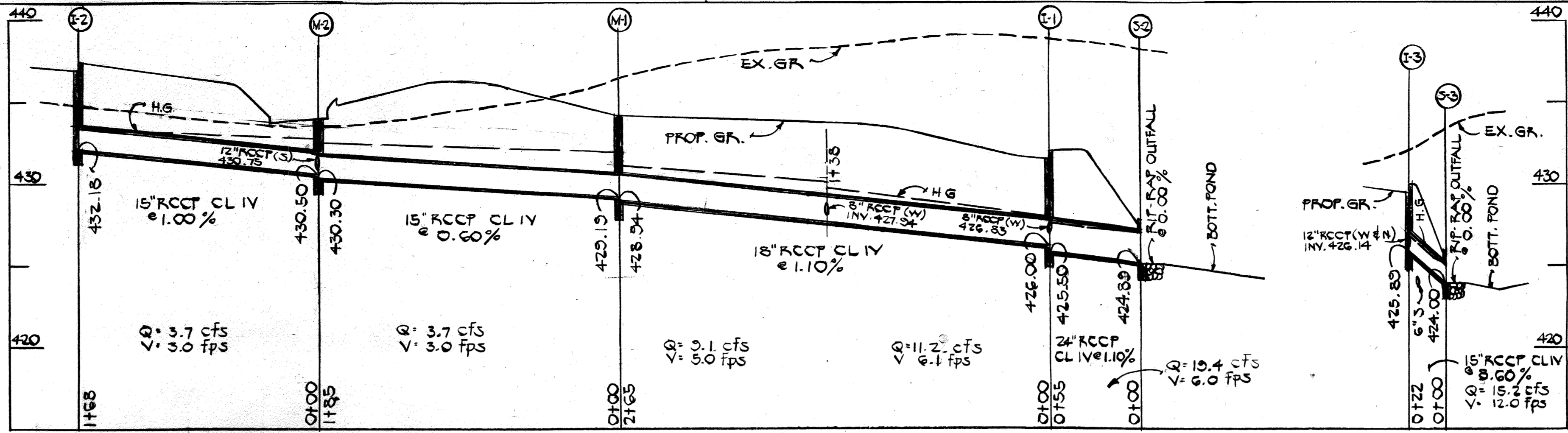
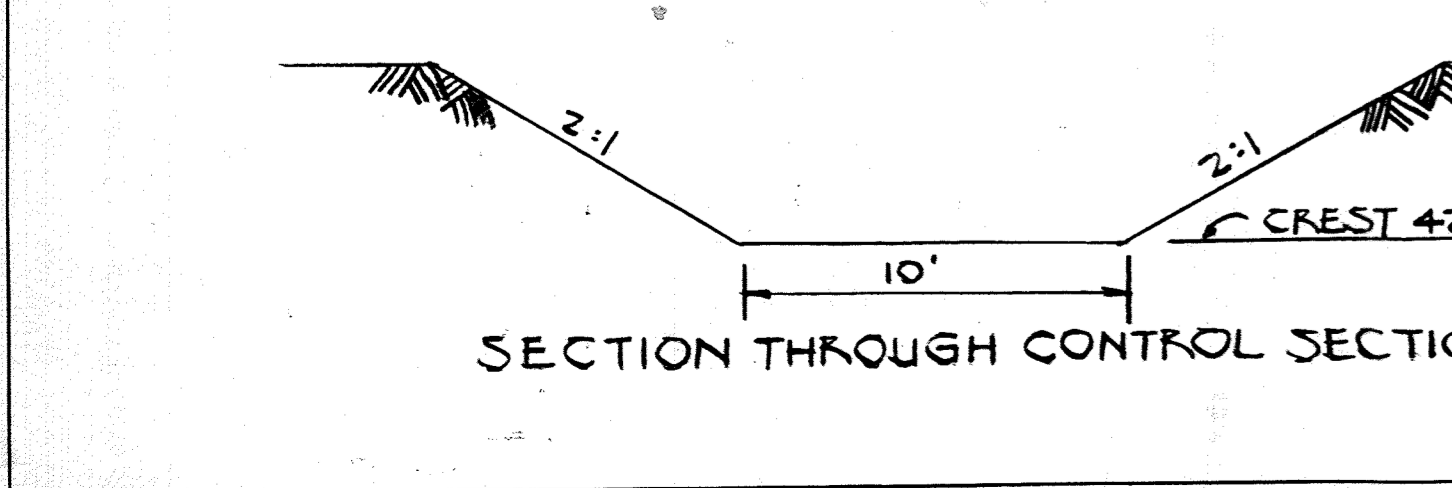
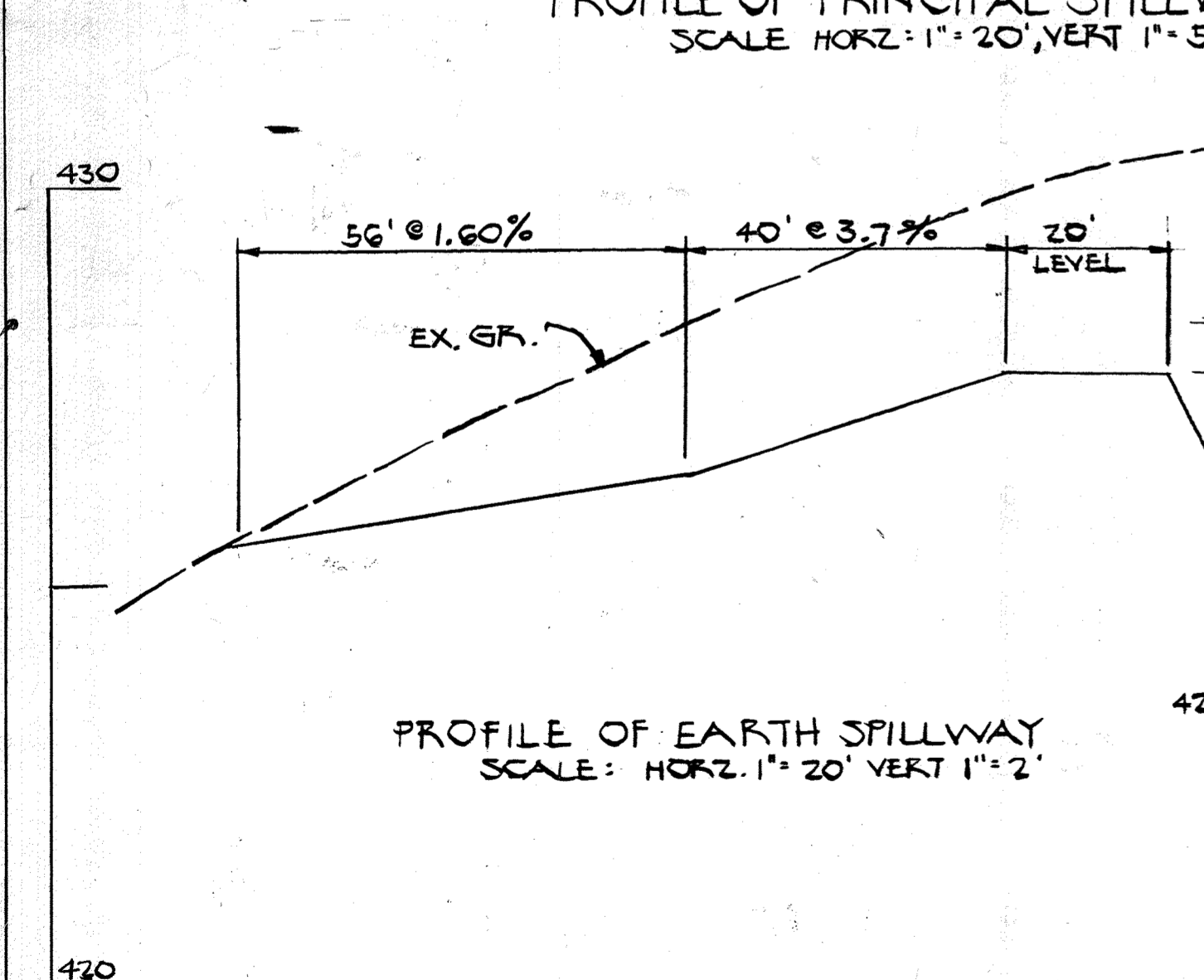
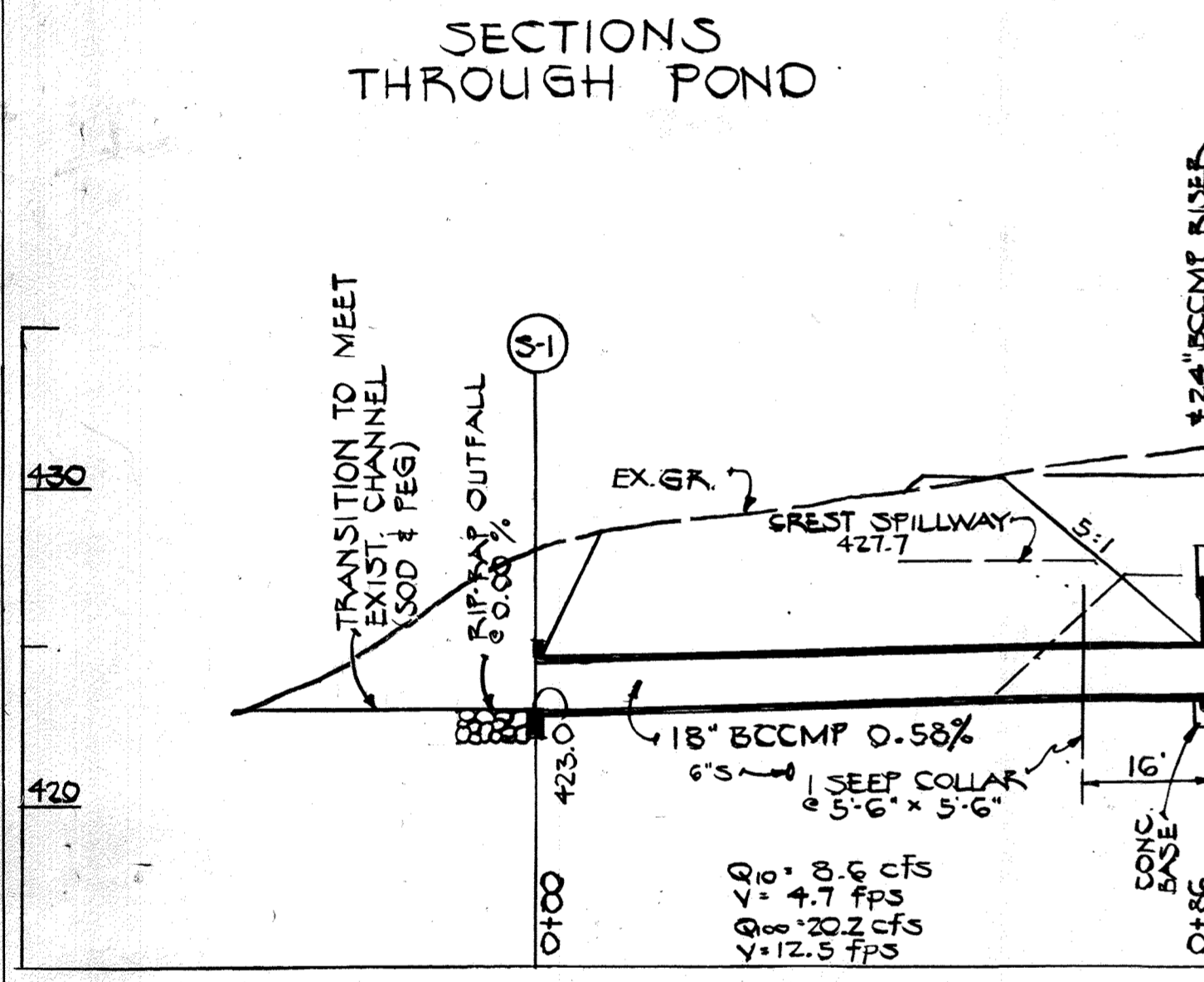
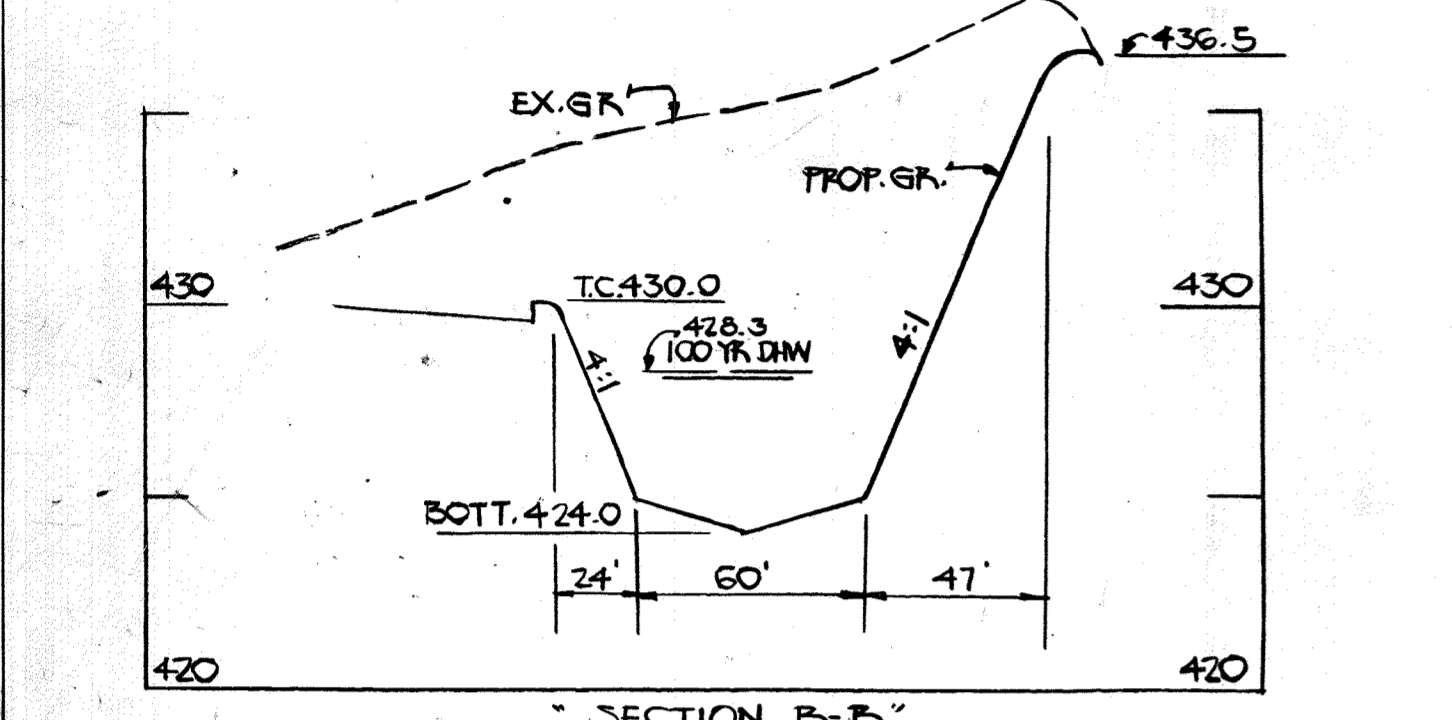
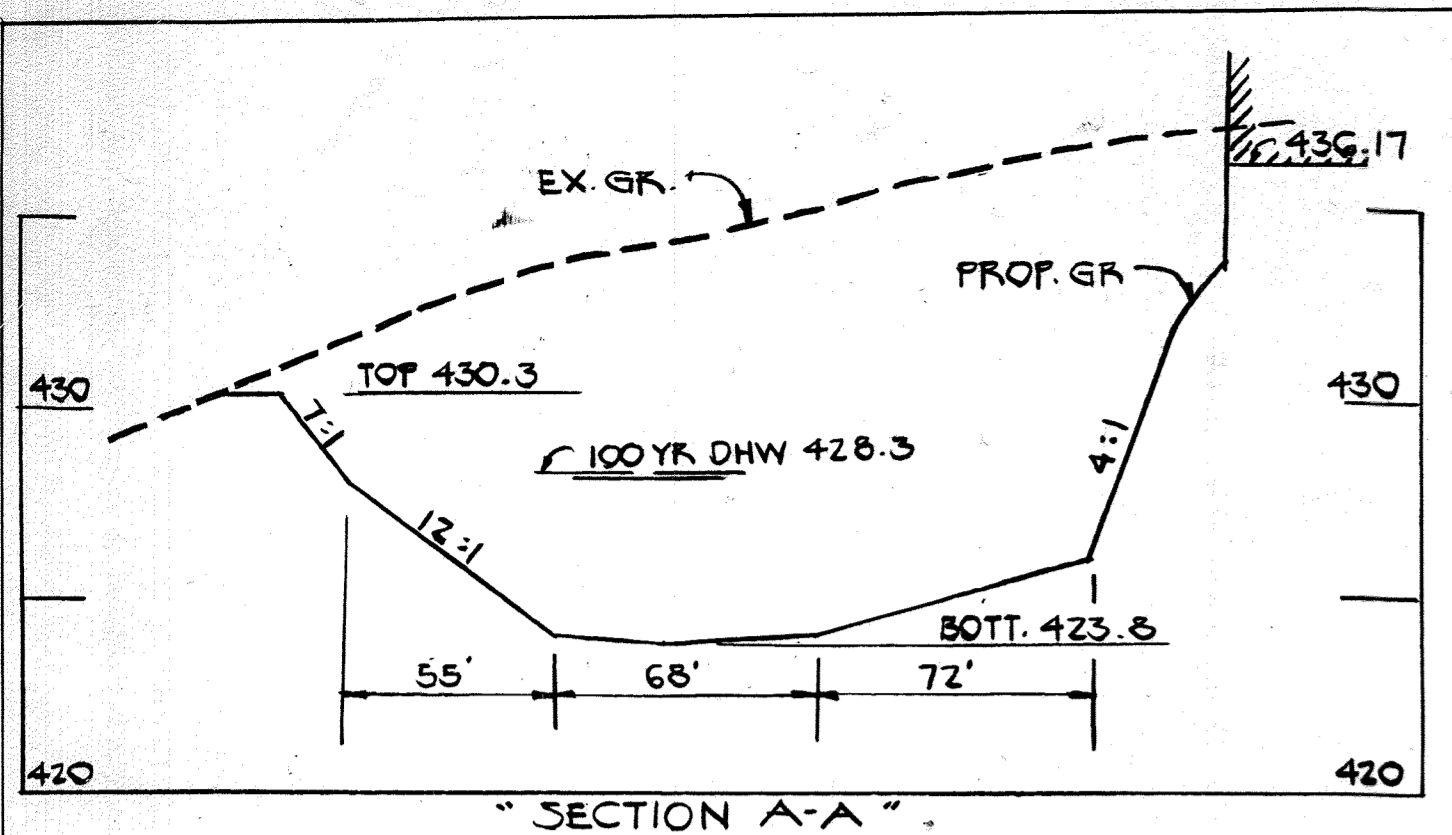
ENGINEERS CERTIFICATE  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 DATE: 12/15/80



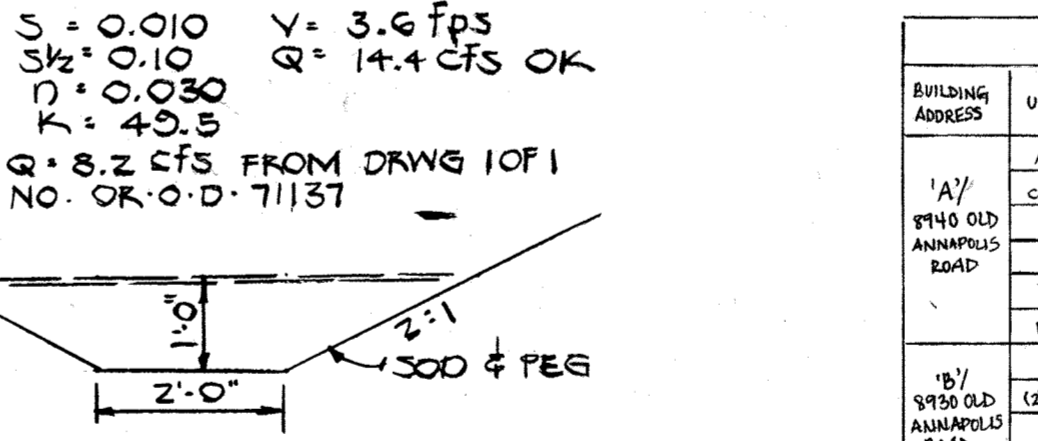
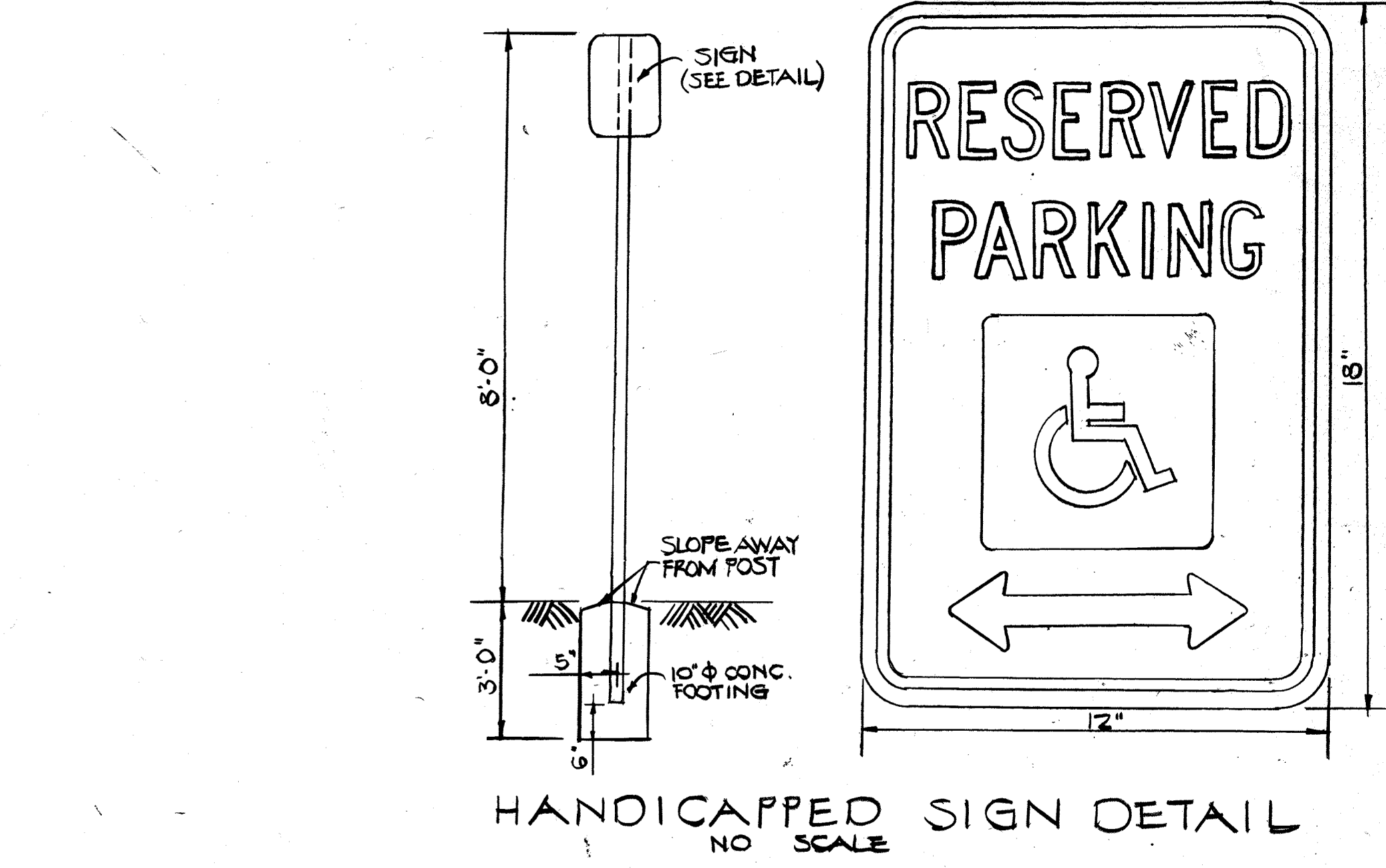
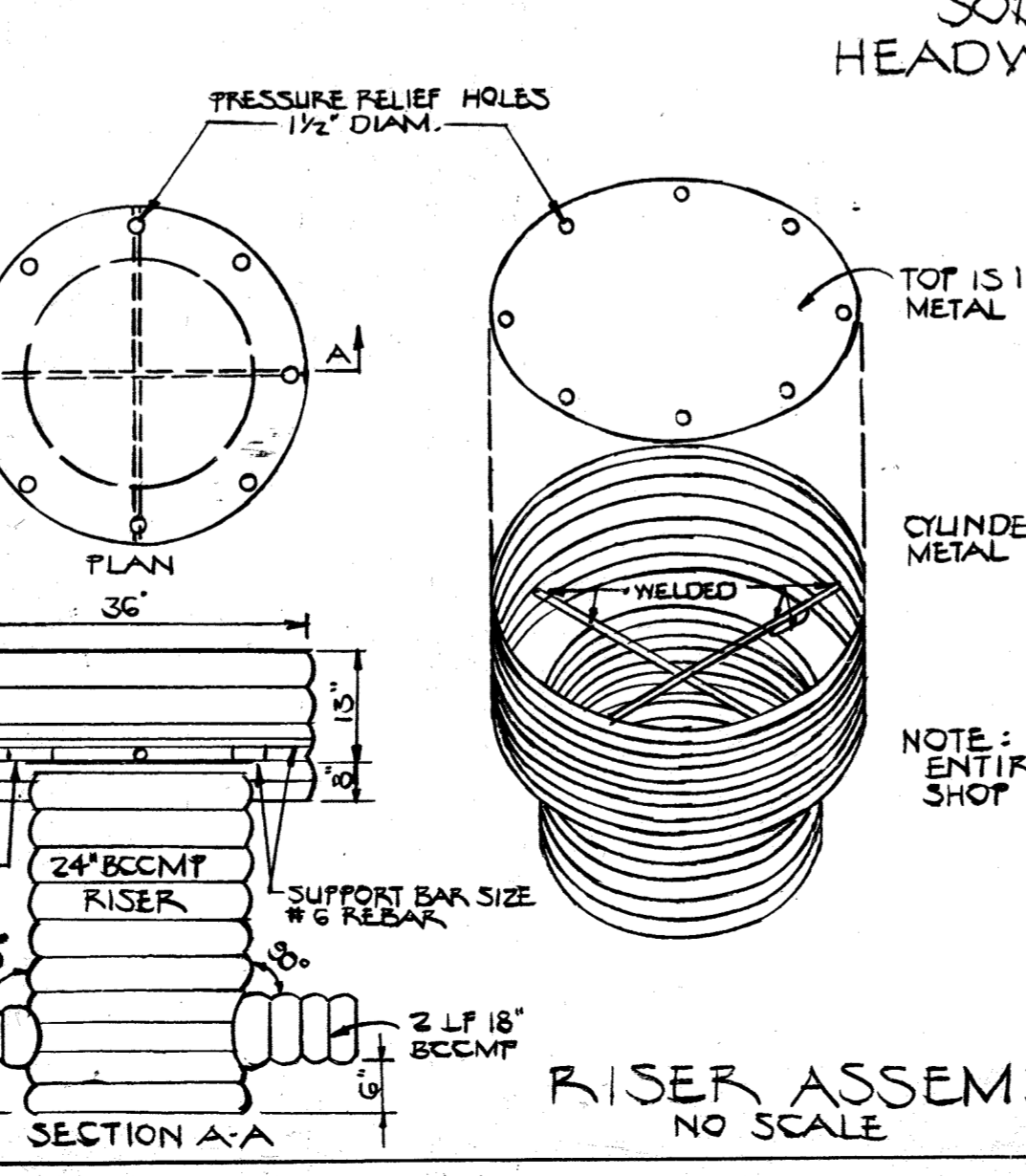
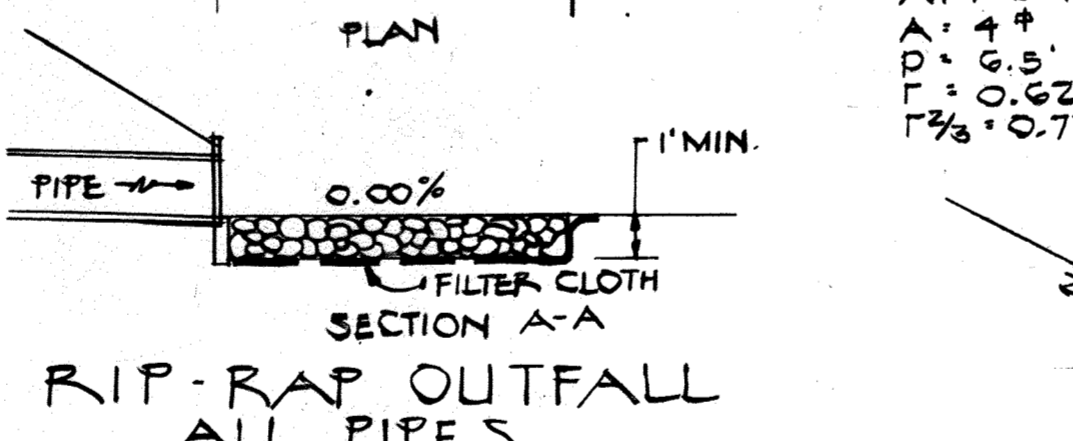
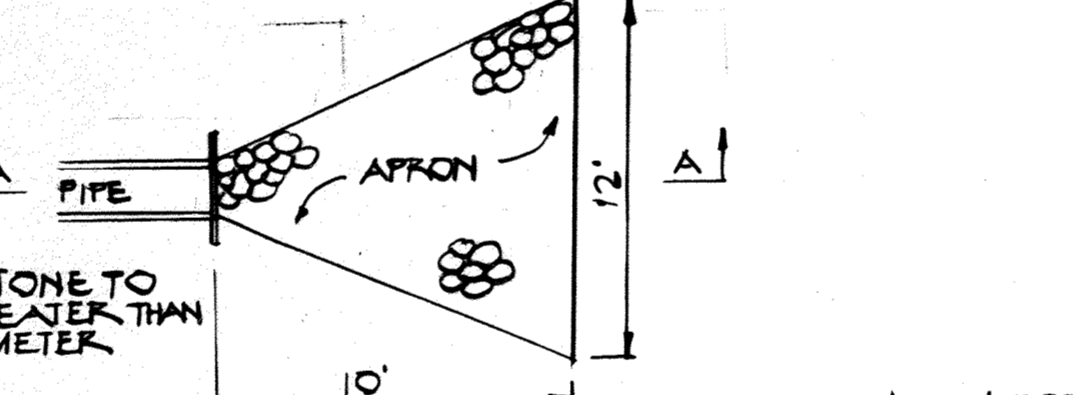
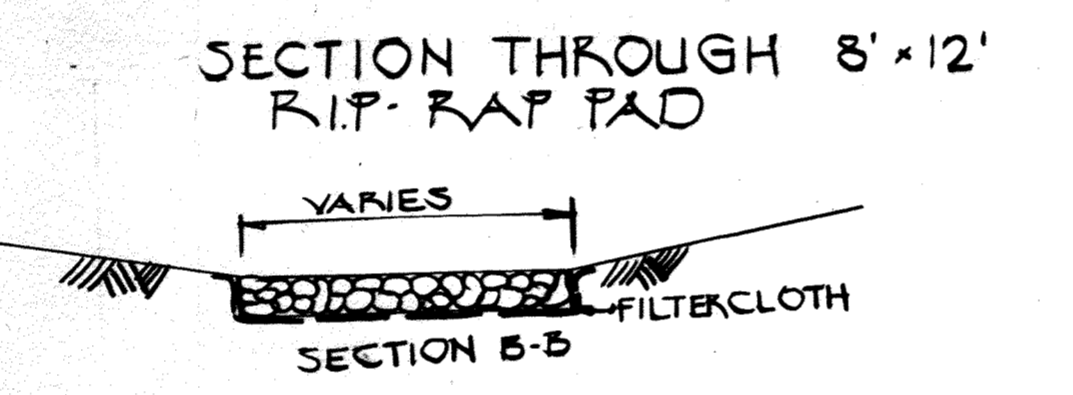
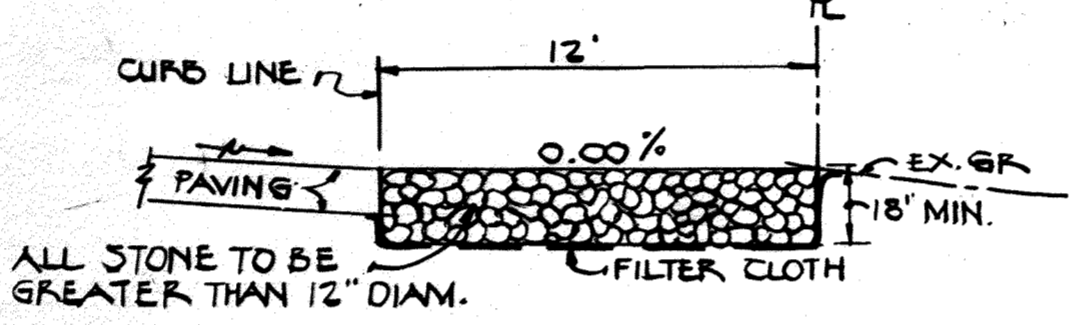
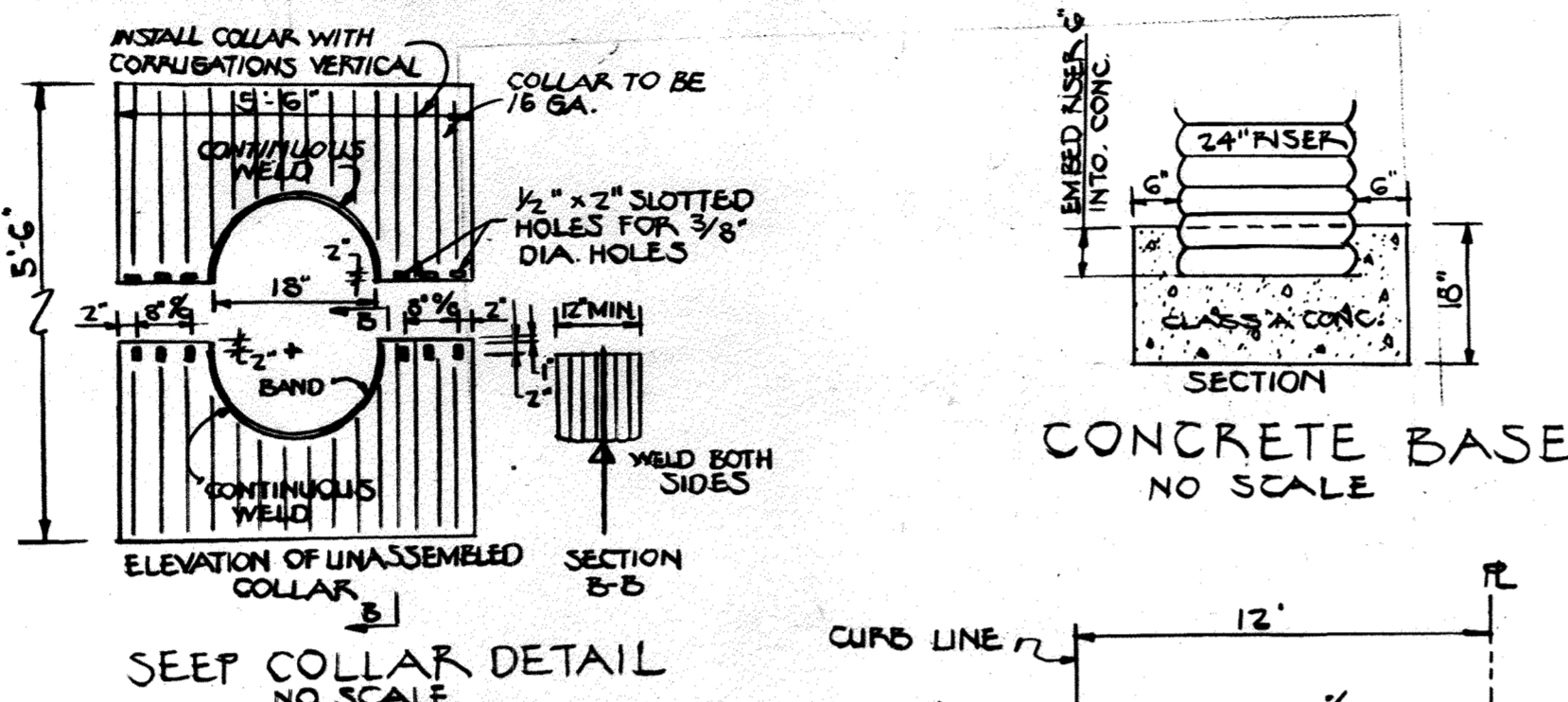
SITE DEVELOPMENT PLAN  
 COLUMBIA  
 LOTS 99, 100, 101, 102 & 103

SECTION II  
 OAKLAND RIDGE INDUSTRIAL PARK  
 PLAT NO.  
 ELECT. DISTRICT NO. 2 HOWARD COUNTY, MARYLAND  
 2 OF 5

1/5/2020	ADD TENANT CHART AND NOTES	SEG
DATE	REVISION	By

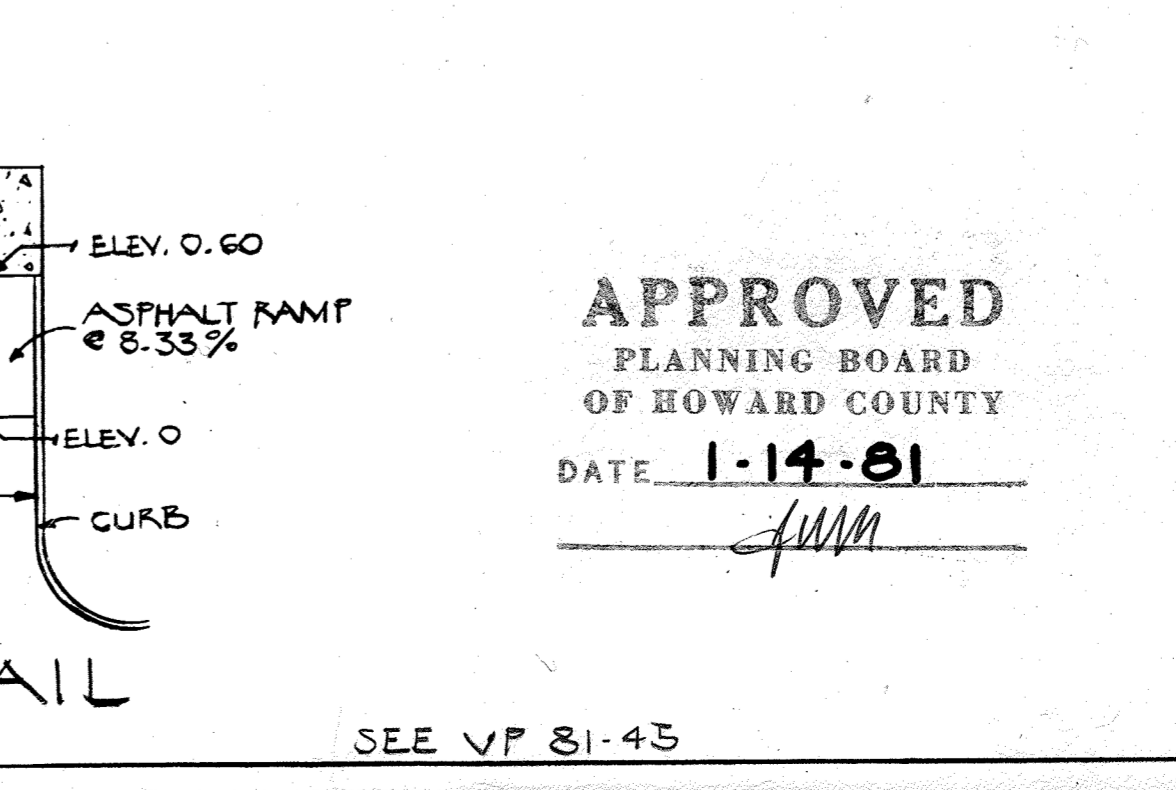


NO	TYPE	INV. IN	INV. OUT	TOP	REMARKS
I-1	'S' COMB	426.00	426.80	432.00	D-30 P154
I-2	'S' COMB	-	432.18	436.50	D-30 P154
I-3	'S' COMB	-	426.80	429.40	D-30 P154
M-1	STD. MH	429.19	428.94	434.70	D-103 P158
M-2	STD. MH	430.50	430.30	433.90	D-103 P158
S-1	'C' ENDWALL	-	423.00	425.25	D-52 P107
S-2	'C' ENDWALL	-	424.89	427.64	D-52 P107
S-3	'C' ENDWALL	-	424.00	426.00	D-52 P107

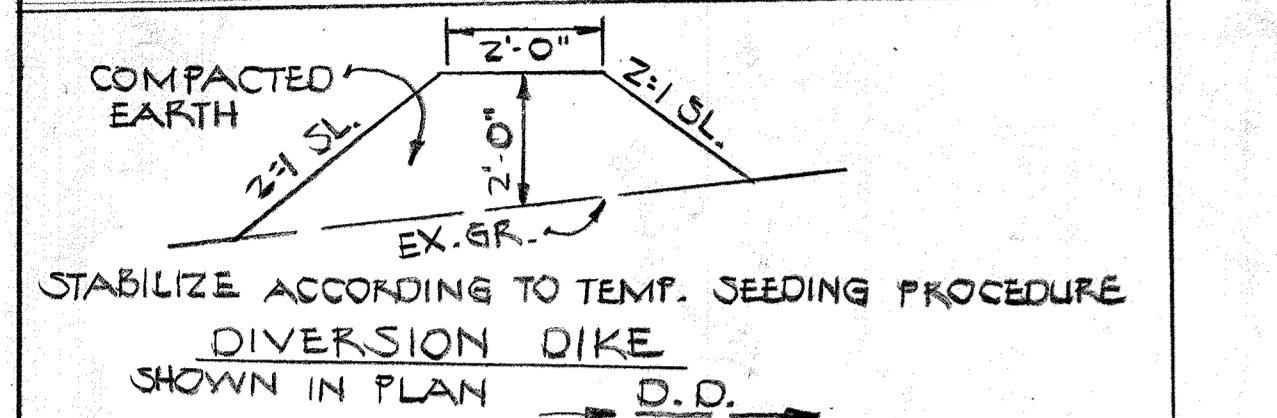
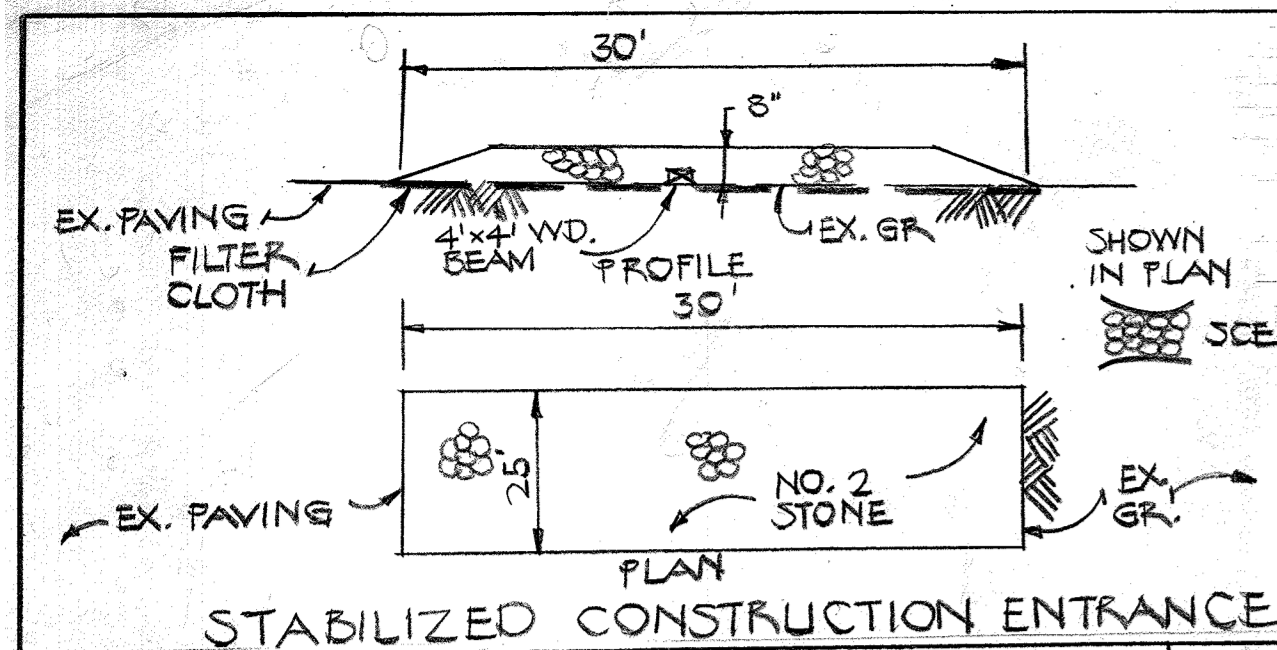


BUILDING ADDRESS	UNIT	TENANT	MEDICAL CLINIC/OFFICE	GENERAL OFFICE	WAREHOUSE	RETAIL	RELIGIOUS	DAYCARE	ATHLETIC
147 8910 OLD ANNAPOLIS ROAD	A/B	ALFA CONSULTING LLC	2500 SF	2500 SF	1200 SF				
	C/D	CROSSWALK LUTHERAN CHURCH					5000 SF		
	E	MILLARDVILLE PRODUCTION SERVICES	2724 SF						
	F	VACANT	3105 SF						
	G	WIA MID ATLANTIC COMBUSTION SCIENCE AND ENGINEERING, INC.	2129 SF		15192 SF	3128 SF			
147 8920 OLD ANNAPOLIS ROAD	A	STABILITY LIGHT ENTERPRISES, INC.	4051 SF						
	B	BET CHAVERIM				2,579 SF			
147 8910 OLD ANNAPOLIS ROAD	A	THE CHURCH OF CHRIST							
	B/D	PURE TECHNOLOGIES		2,711 SF					
	C	CAMA, INC.							1081 SF
147 8910 OLD ANNAPOLIS ROAD	A	N/A		9,770 SF					
	C	PARTNERS PHARMACY SERVICES, INC.							
TOTAL AREAS			13,100 SF	51,080 SF	9,770 SF	2,579 SF	5,744 SF	15,141 SF	9,771 SF
			5 SPACES	5 SPACES	5 SPACES	5 SPACES	10 SPACES	2 SPACES	10 SPACES
TOTAL REQUIRED PARKING			147				46		98
TOTAL PROVIDED PARKING							46		98

NOTES:  
 1) BASED ON THE PARKING NEEDS STUDY COMPLETED BY NILES GROUP, INC. IN 2017, THE EXISTING TENANTS REQUIRE 102 PARKING SPACES, LEAVING 124 PARKING SPACES AVAILABLE FOR THE VACANT UNITS. UNITS HAVE BEEN ASSIGNED TO THE VACANT UNITS WHICH REQUIRE AN ADDITIONAL 64 PARKING SPACES. THERE ARE 291 PARKING SPACES PROVIDED ON SITE LEAVING AN EXCESS OF 75 PARKING SPACES.  
 2) AT THE TIME OF THE PARKING STUDY, 8920 OLD ANNAPOLIS ROAD, UNIT C WAS VACANT. BUT HAS BEEN OCCUPIED BY THE TENANT, BET CHAVERIM. THE PARKING REQUIRED FOR THIS UNIT IS 12 SPACES AND HAS BEEN FACTORED INTO THE AVAILABLE SPACES CALCULATED BY THE PARKING STUDY.  
 3) AT THE TIME OF THE PARKING STUDY, 8920 OLD ANNAPOLIS ROAD, UNIT A, WAS VACANT. BUT SINCE ANNAPOLIS ROAD, UNIT A, HAS BEEN OCCUPIED BY THE TENANT, H21, THE PARKING REQUIRED FOR THIS UNIT IS 15 SPACES AND HAS BEEN FACTORED INTO THE AVAILABLE SPACES CALCULATED BY THE PARKING STUDY.  
 4) AT THE TIME OF THE PARKING STUDY, 8910 OLD ANNAPOLIS ROAD, UNIT B, WAS LEASED BY WILLIAMS THERAPEUTIC GROUP BUT IS NOW SHARED AND LEASED BY UNITS C AND D. BUILDING D AT 8910 OLD ANNAPOLIS ROAD.



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 1-14-81  
 SEE VP 81-43



- VEGETATIVE 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  
 PLANNING DIRECTOR  
 DATE: 3-5-81

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

APPROVED: 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 TECHNICAL REQUIREMENTS.

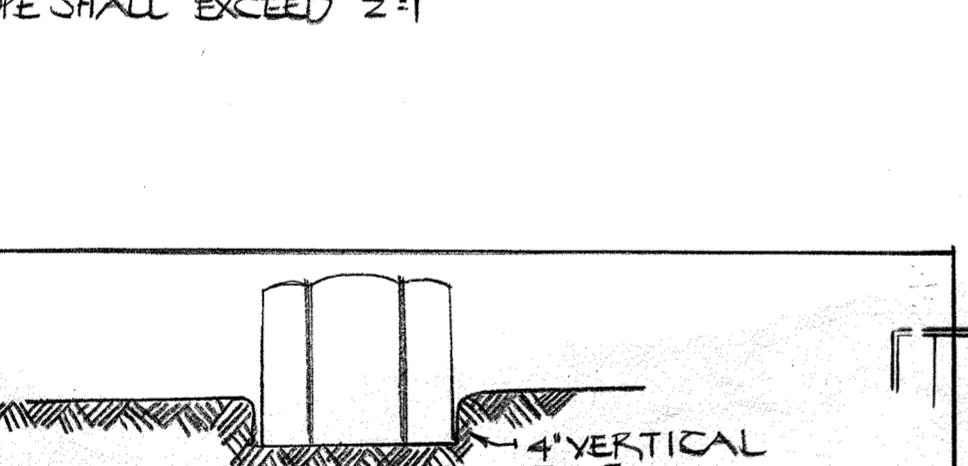
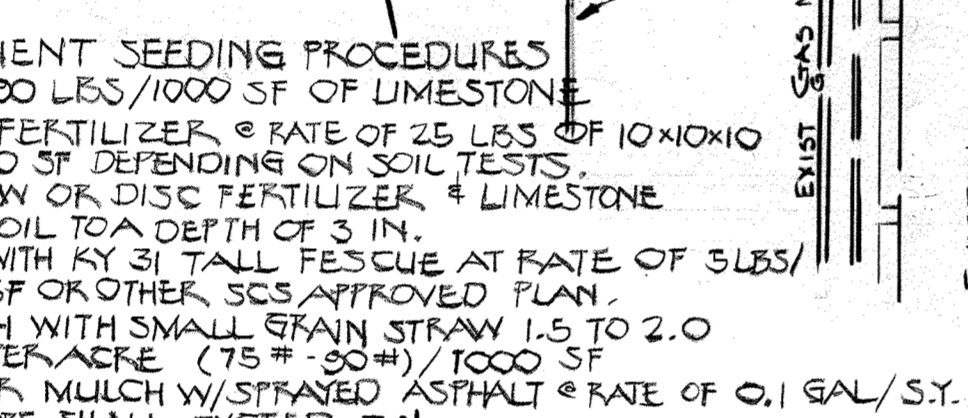
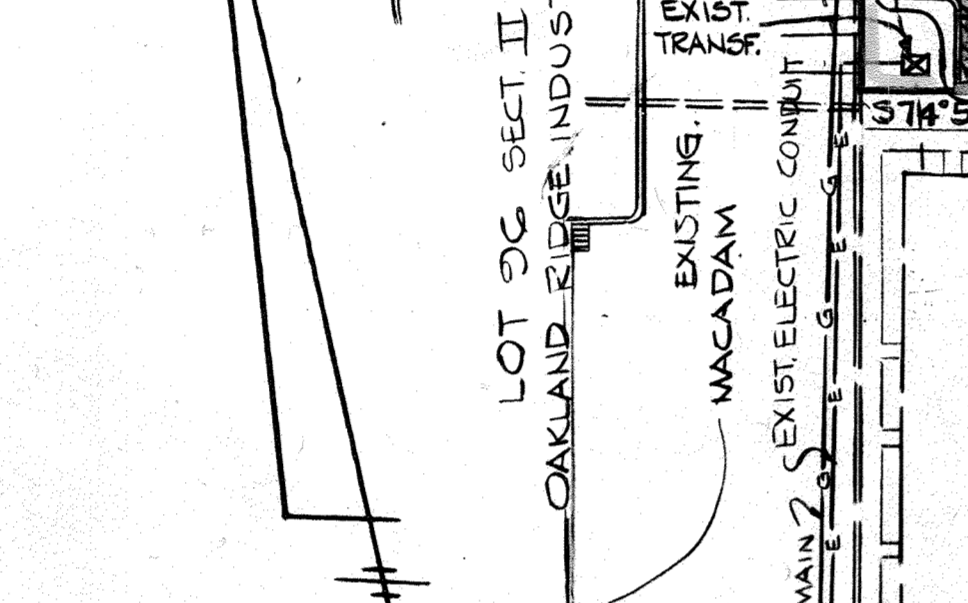
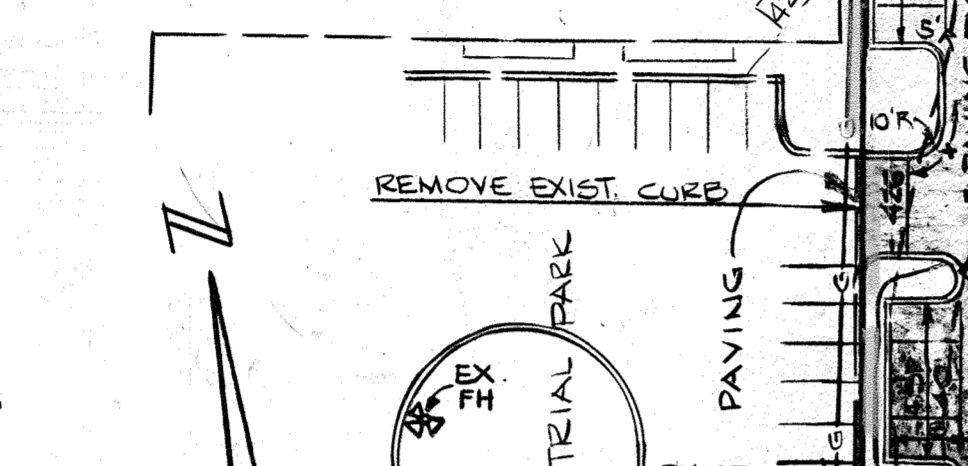
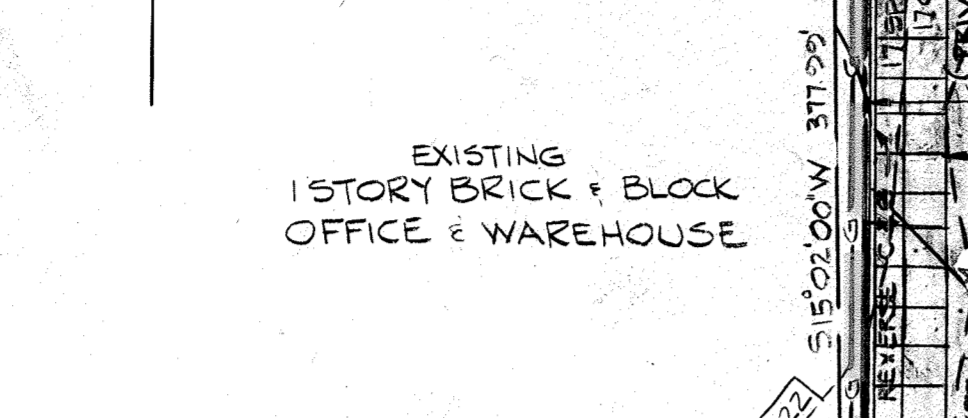
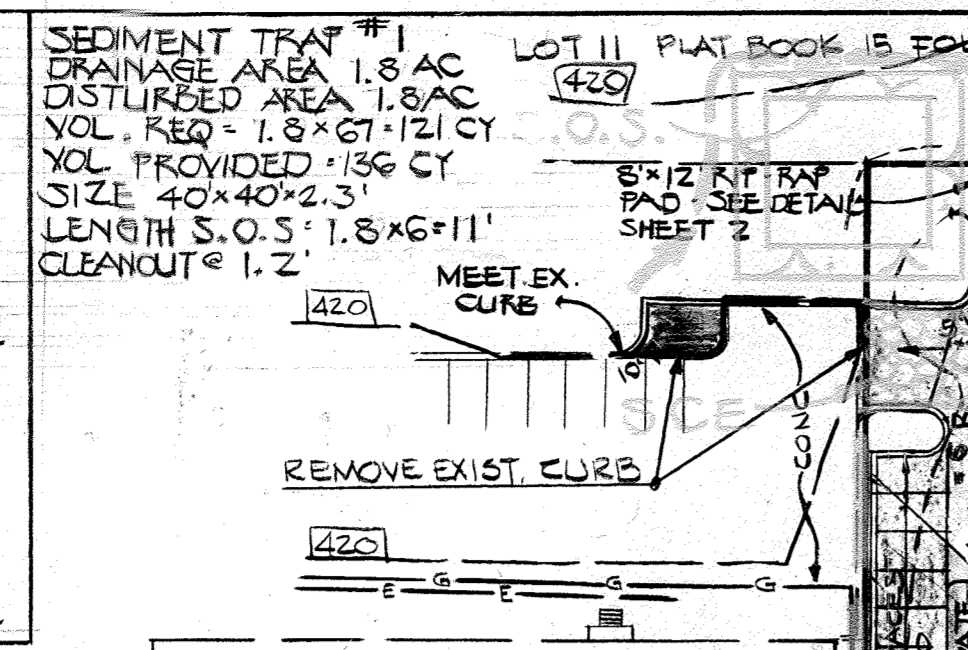
DATE: 2-23-81

DATE: 2-20-81

**DEVELOPER'S CERTIFICATE**  
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DATE: 9/4/80

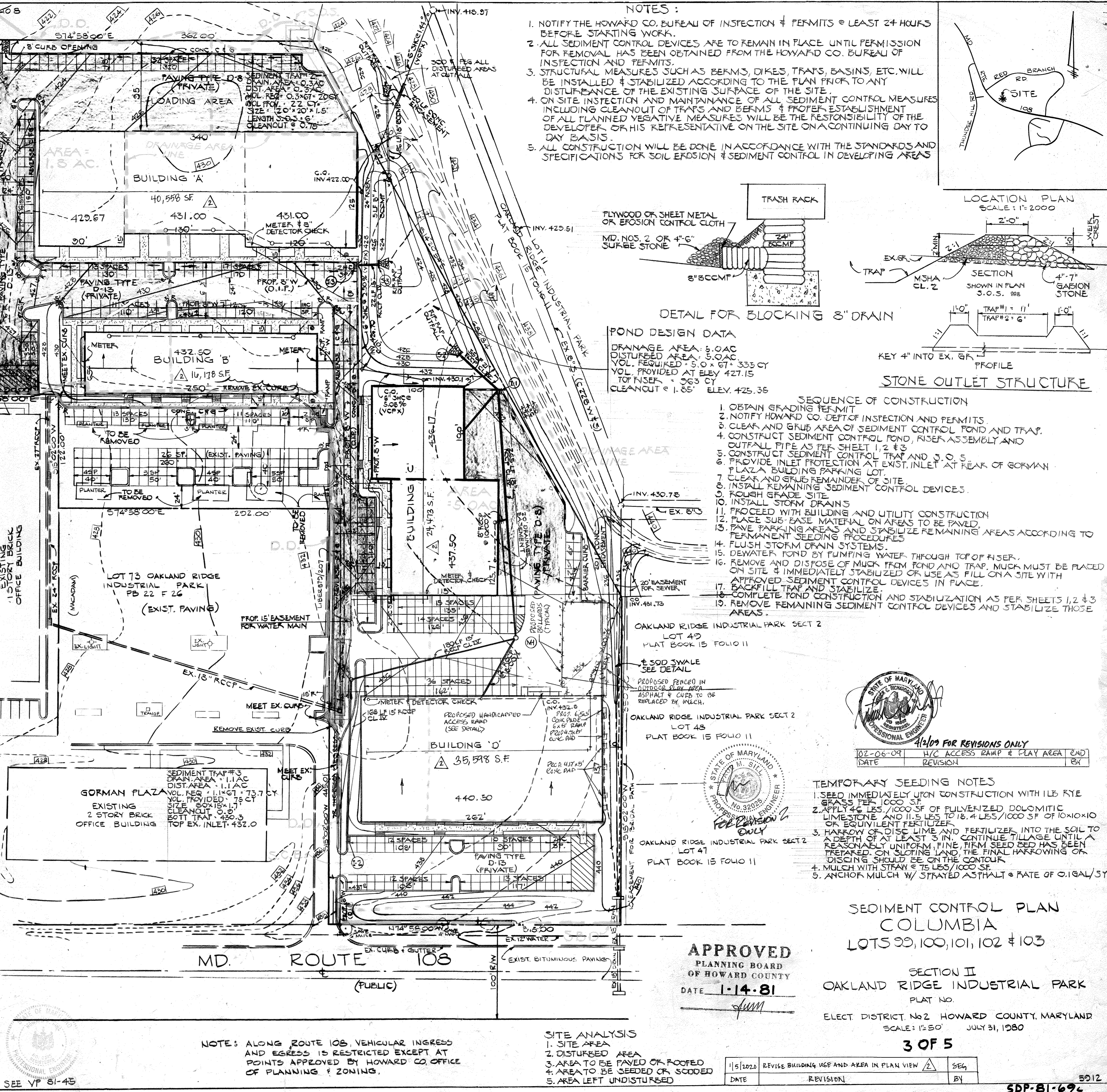


**ENGINEER**  
 HUDKINS ASSOCIATES, INC.  
 101 SHELL BUILDING  
 200 E. JOPPA ROAD  
 TOWSON, MD. 21204

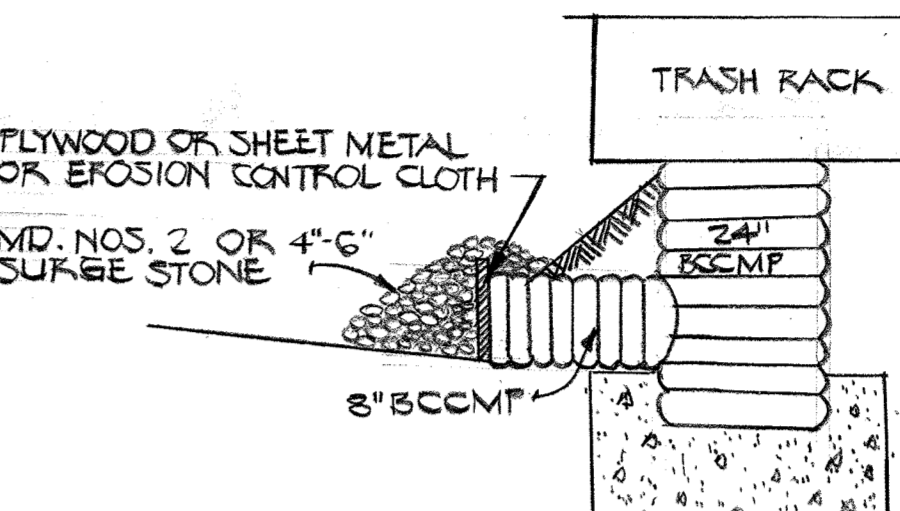
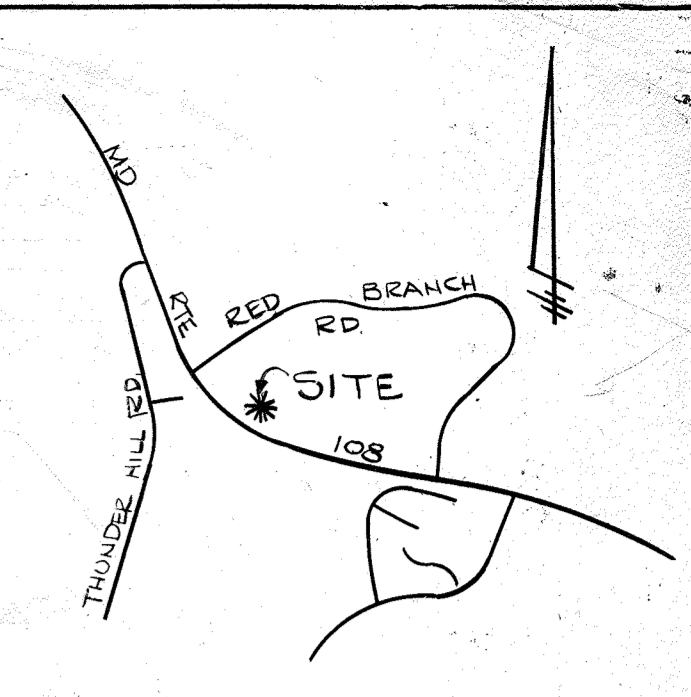
**DEVELOPER**  
 MORA ASSOCIATES  
 SUITE 2100 CHARLES CENTER SOUTH  
 36 S. CHARLES ST. BALTO. MD. 21201

**ARCHITECT**  
 NICHOLS/GOULD ARCHITECTS  
 700 CATHEDRAL STREET  
 BALTIMORE MD 21201

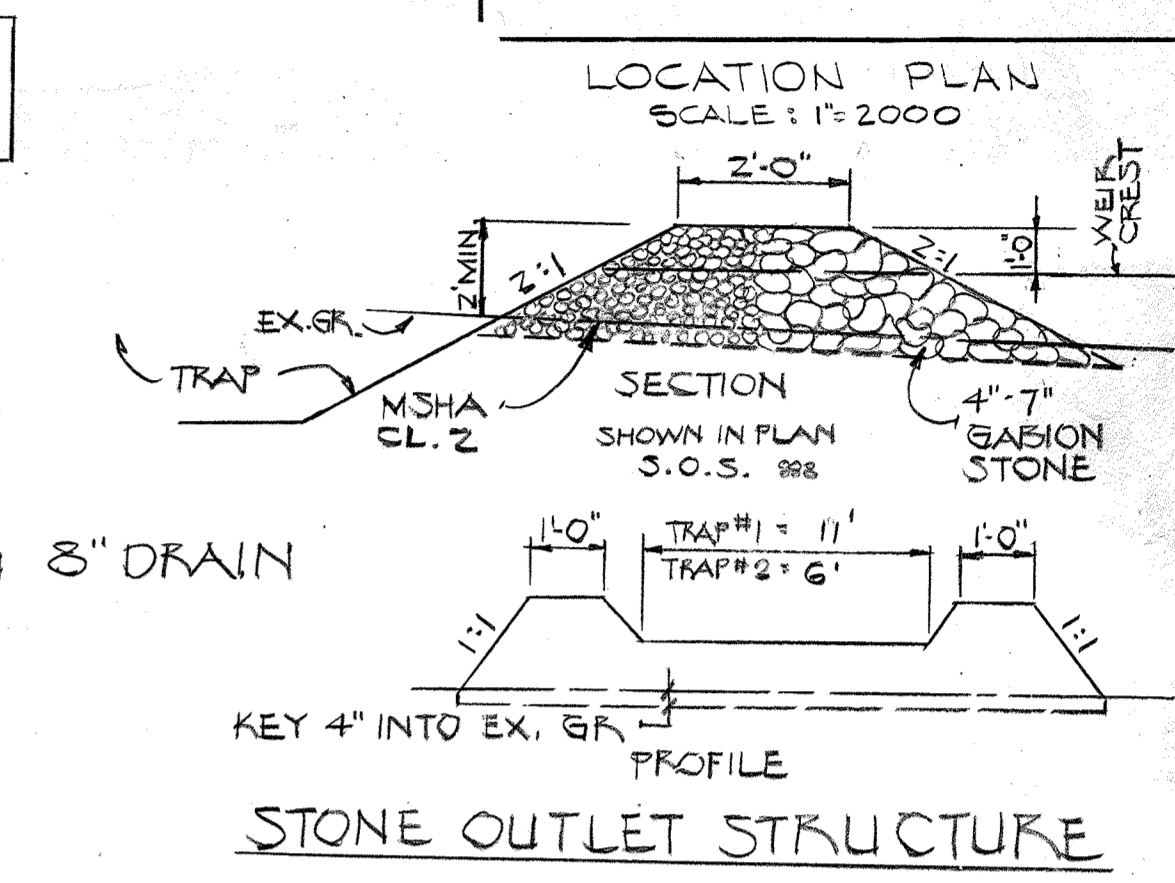
**OWNER**  
 OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.  
 HOUSE BUILDING  
 COLUMBIA, MD. 21044



- NOTES:**
1. NOTIFY THE HOWARD CO. 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 CO. BUREAU OF INSPECTION AND PERMITS.
  3. 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.
  4. ON SITE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES INCLUDING CLEANOUT OF TRAPS AND BERMS & 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.
  5. ALL CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL IN DEVELOPING AREAS



**POND DESIGN DATA**  
 DRAINAGE AREA: 5.0 AC  
 DISTURBED AREA: 5.0 AC  
 VOL. REQUIRED: 5.0 x 67 = 335 CY  
 VOL. PROVIDED AT ELEV 427.15  
 TOP FINDER: .063 CY  
 CLEANOUT @ 1.65' ELEV. 425.35



- SEQUENCE OF CONSTRUCTION**
1. OBTAIN GRADING PERMIT
  2. NOTIFY HOWARD CO. DEPT. OF INSPECTION AND PERMITS
  3. CLEAR AND GRUB AREA OF SEDIMENT CONTROL POND AND TRAP.
  4. CONSTRUCT SEDIMENT CONTROL POND, RISER ASSEMBLY AND OUTFALL PIPE AS PER SHEET 1, 2 & 3
  5. CONSTRUCT SEDIMENT CONTROL TRAP AND S.O.S.
  6. PROVIDE INLET PROTECTION AT EXIST. INLET AT REAR OF GORMAN PLAZA BUILDING PARKING LOT.
  7. CLEAR AND GRUB REMAINDER OF SITE
  8. INSTALL REMAINING SEDIMENT CONTROL DEVICES.
  9. FINISH GRADE SITE
  10. INSTALL STORM DRAINS
  11. PROCEED WITH BUILDING AND UTILITY CONSTRUCTION
  12. PLACE SUB-BASE MATERIAL ON AREAS TO BE PAVED
  13. PAVE PARKING AREAS AND STABILIZE REMAINING AREAS ACCORDING TO PERMANENT SEEDING PROCEDURES
  14. FLUSH STORM DRAIN SYSTEMS
  15. DEWATER POND BY PUMPING WATER THROUGH TOP OF RISER.
  16. REMOVE AND DISPOSE OF MUCK FROM POND AND TRAP. MUCK MUST BE PLACED ON SITE & IMMEDIATELY STABILIZED OR USE AS FILL ON A SITE WITH APPROVED SEDIMENT CONTROL DEVICES IN PLACE.
  17. BACKFILL TRAP AND STABILIZE
  18. COMPLETE POND CONSTRUCTION AND STABILIZATION AS PER SHEETS 1, 2 & 3
  19. REMOVE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS.

OAKLAND RIDGE INDUSTRIAL PARK SECT 2  
 LOT 43  
 PLAT BOOK 15 FOLIO 11

OAKLAND RIDGE INDUSTRIAL PARK SECT 2  
 LOT 41  
 PLAT BOOK 15 FOLIO 11

STATE OF MARYLAND PROFESSIONAL ENGINEER  
 02-06-09  
 H/C ACCESS RAMP & PLAY AREA END REVISION BY

- TEMPORARY SEEDING NOTES**
1. SEED IMMEDIATELY UPON CONSTRUCTION WITH 1 LB RYE GRASS PER 1000 SF
  2. APPLY 40 LBS./1000 SF OF PULVERIZED DOLOMITIC LIMESTONE AND 11.5 LBS. TO 18.4 LBS./1000 SF OF 10-10-10 OR EQUIVALENT FERTILIZER
  3. HARROW OR DISC LIME 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 SLOPING LAND THE FINAL HARROWING OR DISCING SHOULD BE ON THE CONTOUR.
  4. MULCH WITH STRAW @ 75 LBS./1000 SF
  5. ANCHOR MULCH W/ STRAYED ASPHALT @ RATE OF 0.1 GAL/SY

**SEDIMENT CONTROL PLAN**  
 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  
 3 OF 5

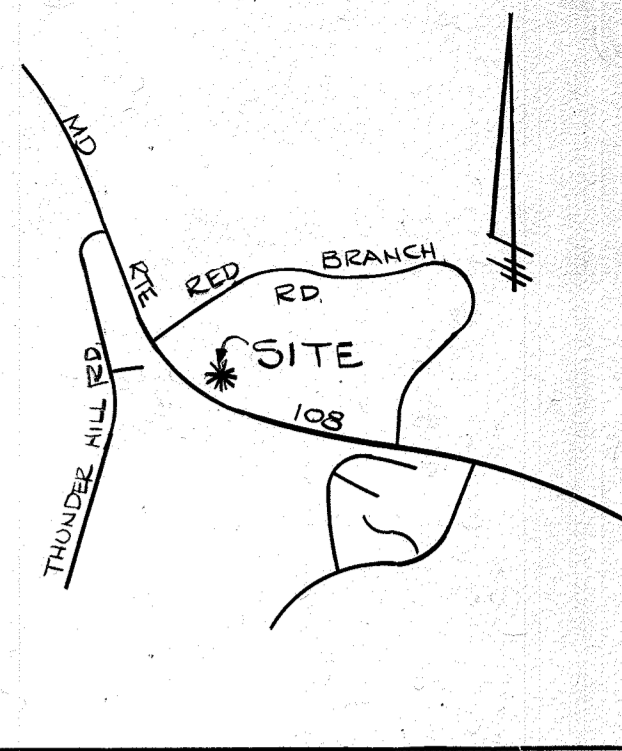
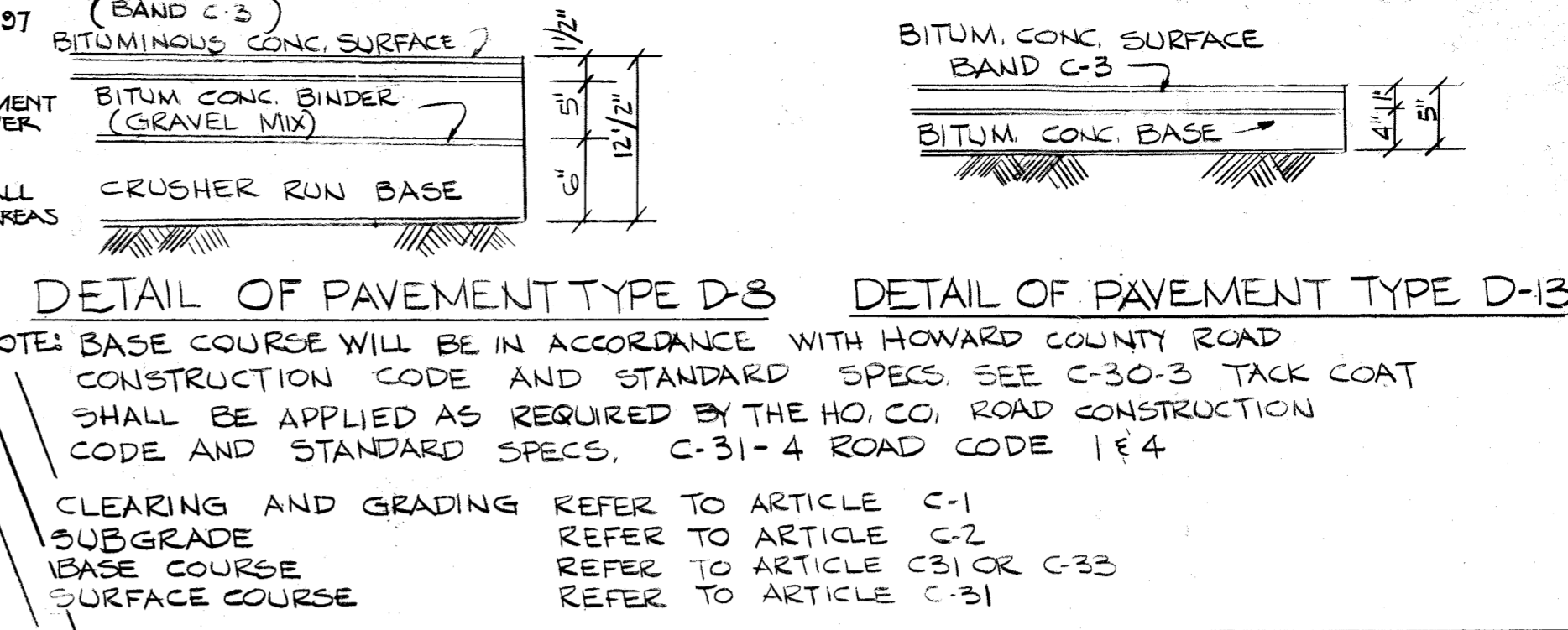
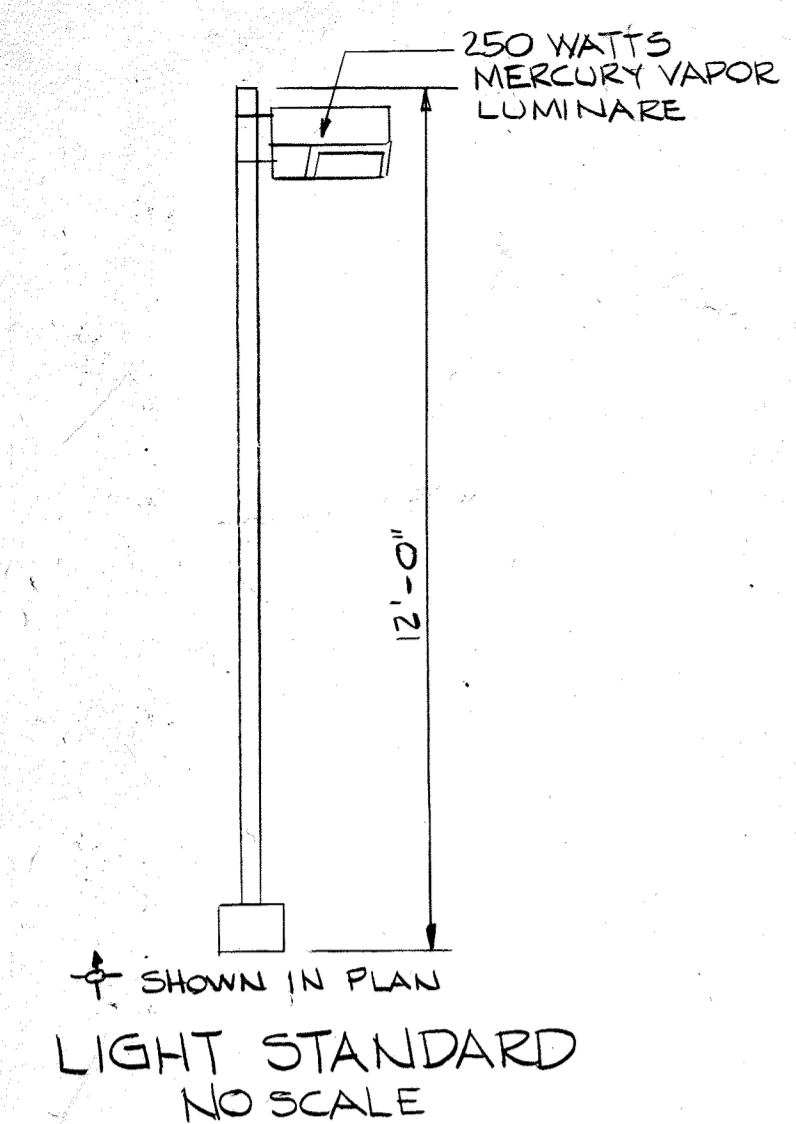
**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 1-14-81

- SITE ANALYSIS**
1. SITE AREA
  2. DISTURBED AREA
  3. AREA TO BE PAVED OR FOOLED
  4. AREA TO BE SEEDED OR SCODDED
  5. AREA LEFT UNDISTURBED

DATE	REVISION	BY
1/5/2020	REVISE BUILDING USE AND AREA IN PLAN VIEW	SEG

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

SEE VP 81-45



APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 DATE: 5-5-81  
 DATE: 3-5-81  
 PLANNING DIRECTOR

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

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

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

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 on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

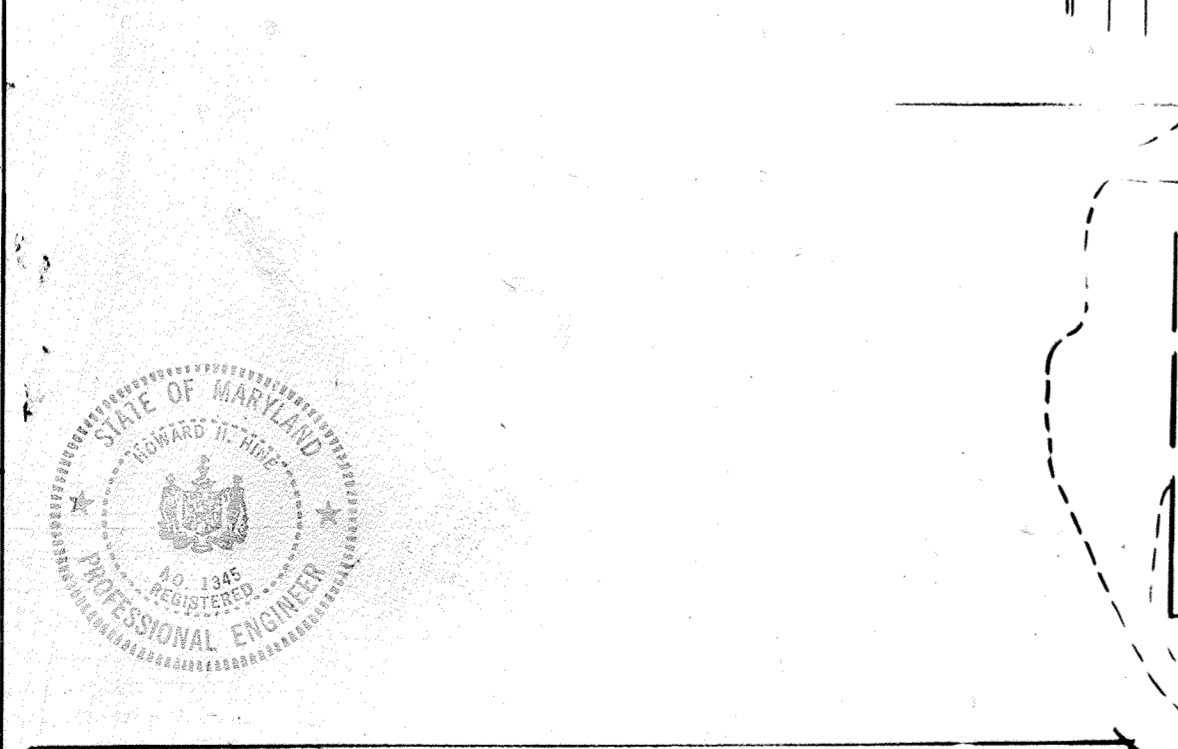
ENGINEER: HUDKINS ASSOCIATES, INC.  
 101 SHELL BUILDING  
 200 E. JOFFA ROAD  
 TOWSON, MD. 21284

DEVELOPER: MQR ASSOCIATES  
 SUITE 2100 CHARLES CENTER SOUTH  
 36 S. CHARLES ST. BALTO. MD. 21201

ARCHITECT: NICHOLS/GOULD ARCHITECTS  
 100 CATHEDRAL STREET  
 BALTIMORE MD 21201

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

- NOTES:
- EX. ZONING - INDUSTRIAL
  - AREA OF TRACT - 3.670 AC. ±
  - TOTAL FLOOR AREA - 116,809 SF. COVERAGE - 31.0%
  - GREEN SPACE PROVIDED - 1.53 AC. ±
  - PARKING REQUIREMENTS: WAREHOUSE SPACE - 200 EMPLOYEES @ 1 SP/2 EMP; 100 SPACES OFFICE SPACE - 68,536 SF @ 1 SP/500 SF = 137 SPACES TOTAL REQUIRED 237 SPACES TOTAL PROVIDED 237 SPACES + 0 HC SPACES = 237
  - THIS SITE IS NOT AFFECTED BY A 100 YR FLOOD PLAIN
  - ALL HANDICAPPED SPACES SHALL BE CLEARLY MARKED THUS "RESERVED FOR PHYSICALLY HANDICAPPED PERSONS" (SIGN SHOWN THUS @)
  - ANY DAMAGE TO THE COUNTY RIGHT OF WAY OR PAVING WILL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD CO. ROAD CONSTRUCTION CODE.
  - SEE V.P. 81-45

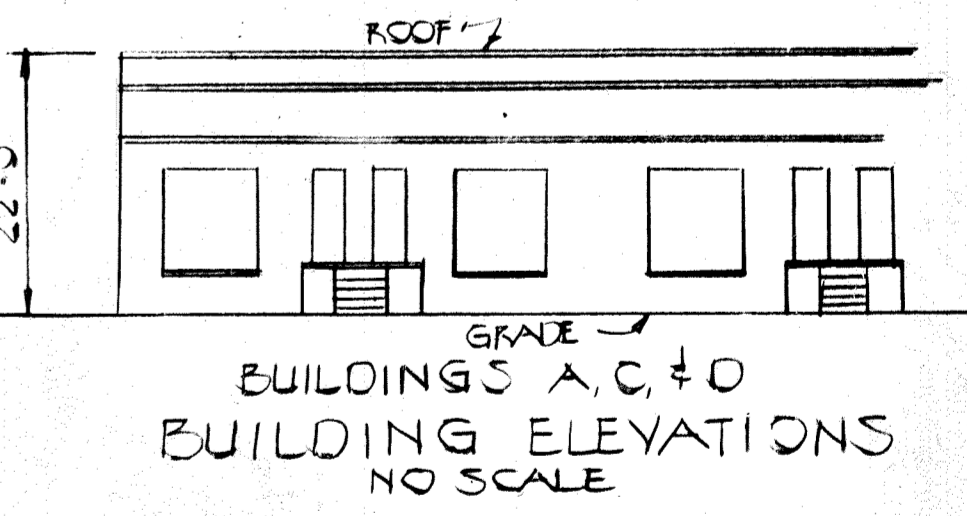
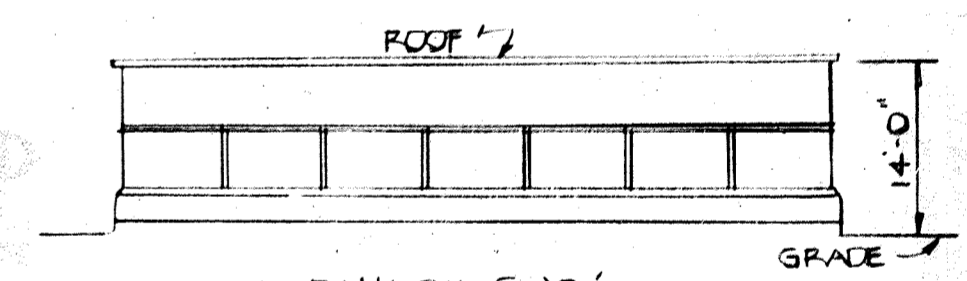
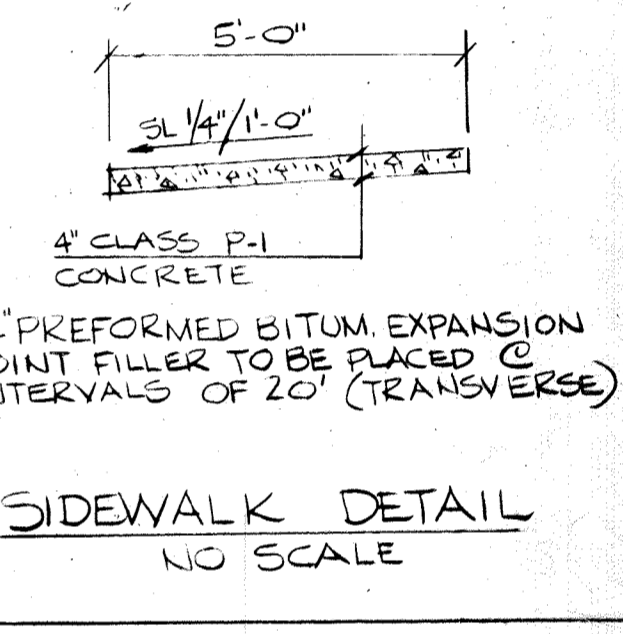
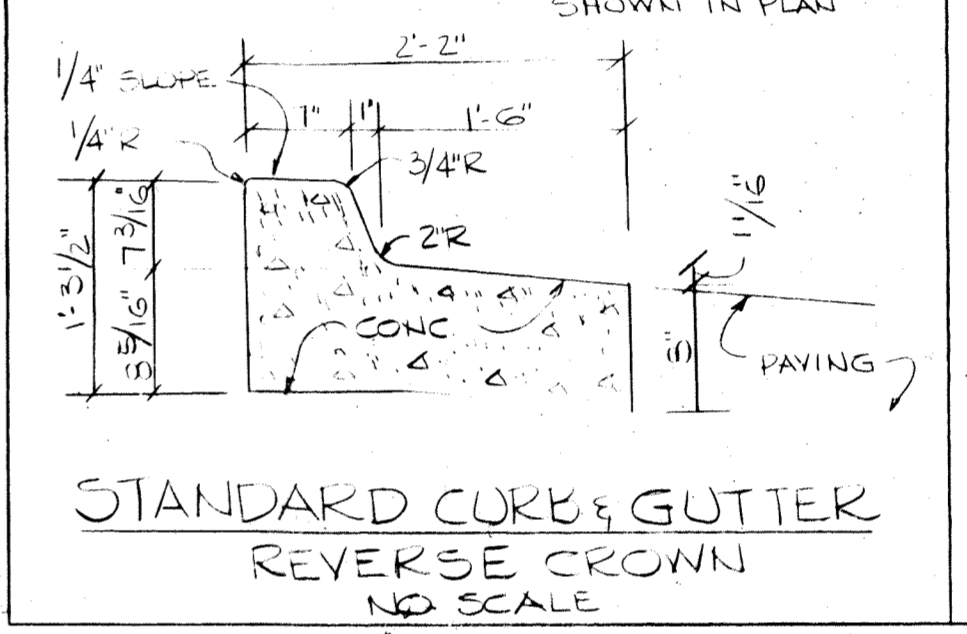
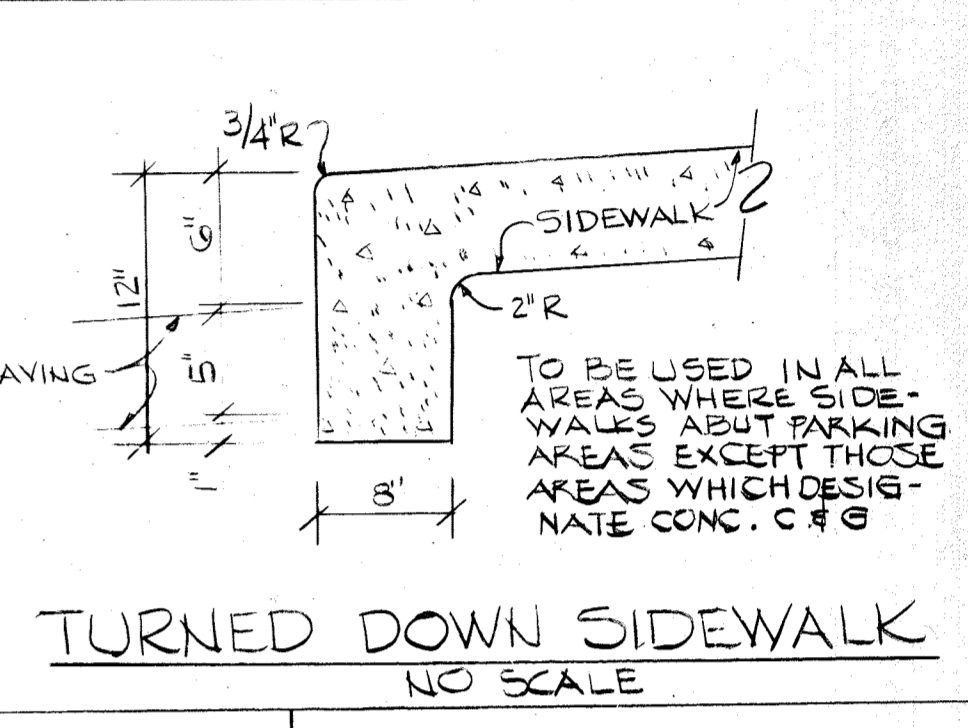
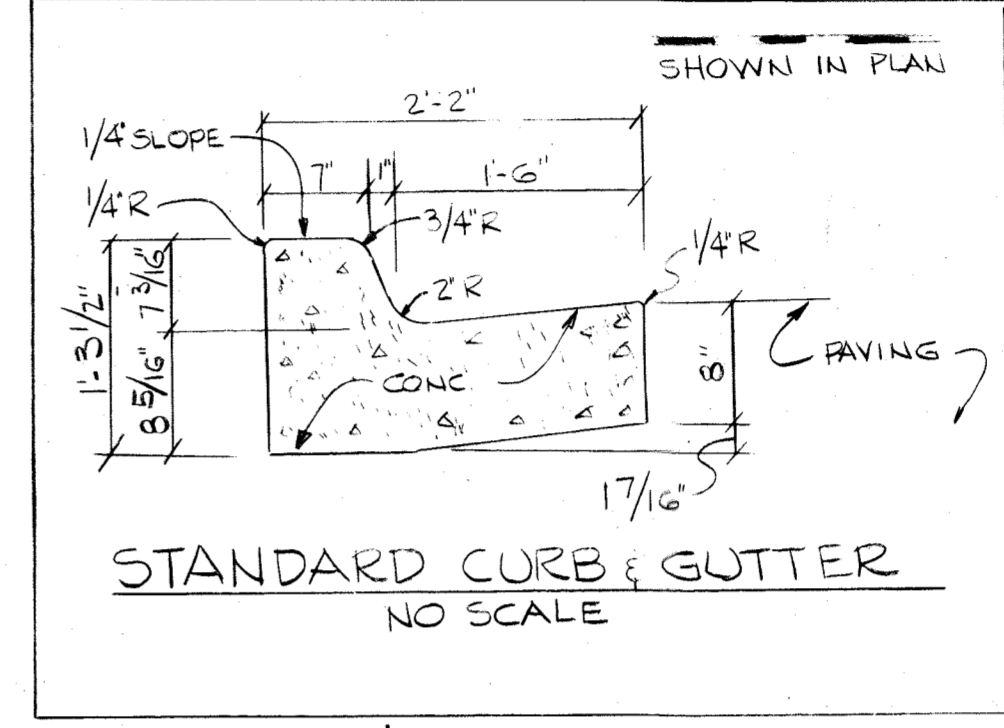


ENGINEER: HUDKINS ASSOCIATES, INC.  
 101 SHELL BUILDING  
 200 E. JOFFA ROAD  
 TOWSON, MD. 21284

DEVELOPER: MQR ASSOCIATES  
 SUITE 2100 CHARLES CENTER SOUTH  
 36 S. CHARLES ST. BALTO. MD. 21201

ARCHITECT: NICHOLS/GOULD ARCHITECTS  
 100 CATHEDRAL STREET  
 BALTIMORE MD 21201

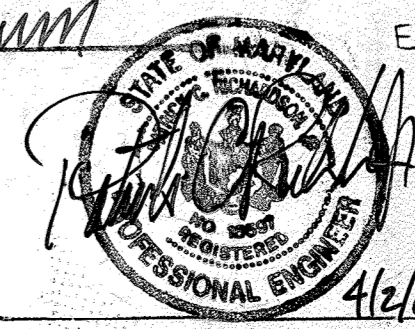
OWNER: OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.  
 ROUSE BUILDING  
 COLUMBIA, MD. 21044



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

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

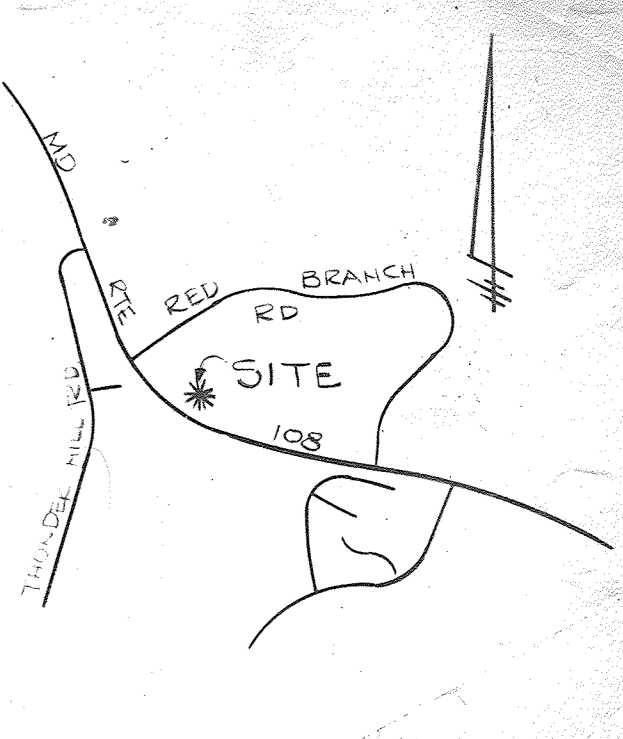
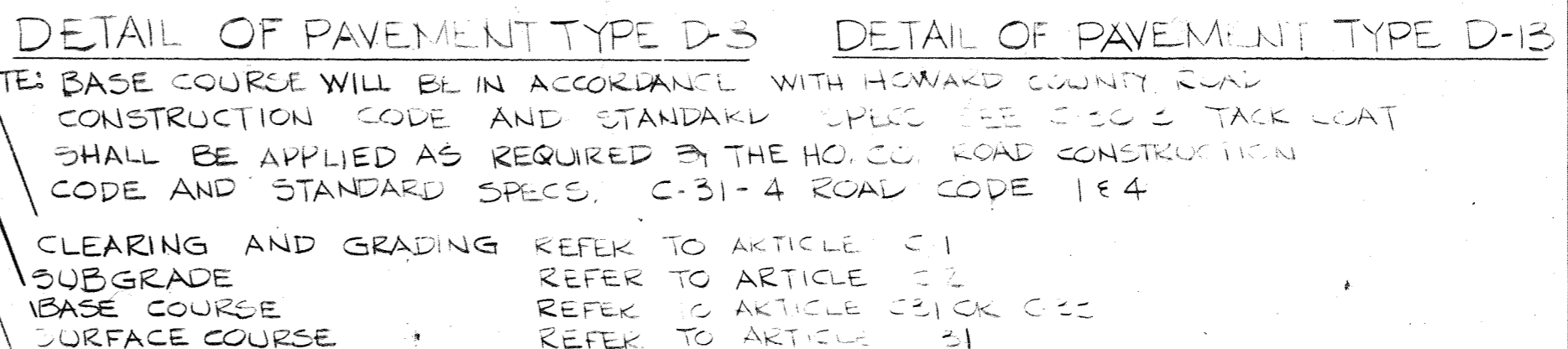
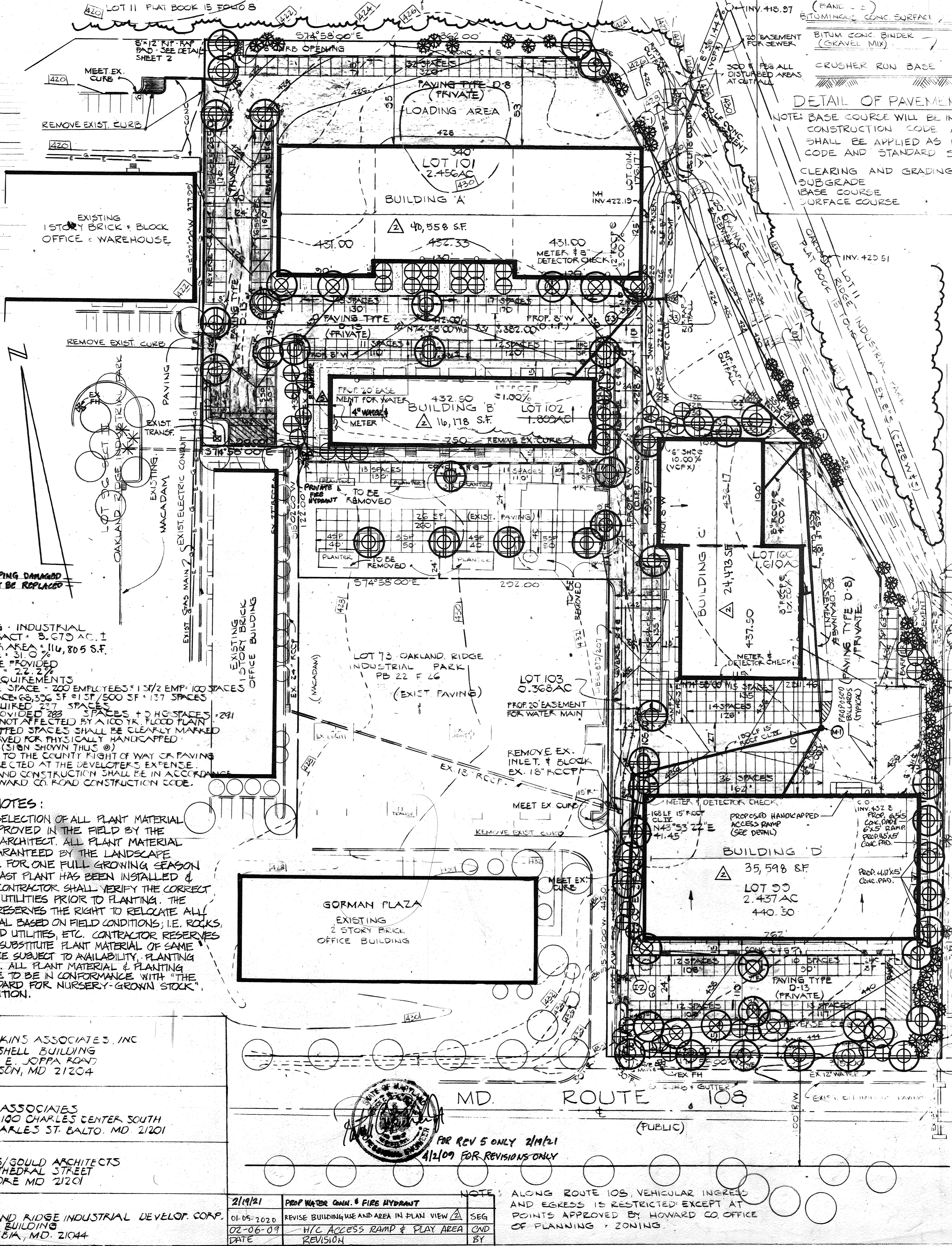


NOTE: ALONG ROUTE 108, VEHICULAR INGRESS AND EGRESS IS RESTRICTED EXCEPT AT POINTS APPROVED BY HOWARD CO. OFFICE OF PLANNING & ZONING.

01-05-2010	REVISE BUILDING USE AND AREA IN PLAN VIEW	886
02-06-09	H/C ACCESS RAMP & PLAY AREA	CND
DATE:	REVISION	BY

**PLANT LIST**

SYMBOL	PLANT NAME	SIZE	QUANT.
⊕	ACER RUBRUM AMERICAN RED MAPLE	2 1/2 - 3" CAL. 12-14" HGT.	17
⊕	ACER SACCHARUM SUGAR MAPLE	"	7
⊕	LIQUIDAMBER SYRACIENSA 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. 'BRADFORD' WHITE FLOWERING PEAR	"	12
⊕	PINUS STROBUS EASTERN WHITE PINE	6-8" HGT.	59



APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*William M. ...* 3-5-81  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Thomas ...* 3-5-81  
 PLANNING DIRECTOR

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

*Joseph M. Boyd, M.D., P.E.* 3-3-81  
 COUNTY HEALTH OFFICER

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

*Mary F. Nemeyer* 3-21-81  
 DIRECTOR  
 CHIEF, BUREAU OF ENGINEERING

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

*Jay ...* 2-23-81  
 SIGNATURE DATE  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*William ...* 2-20-81  
 HOWARD SOIL CONSERVATION DISTRICT

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 ...* 2/19/81  
 SIGNATURE DATE

ENGINEER 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 ...* 2/10/81  
 DATE

- NOTES:**
- EX. ZONING - INDUSTRIAL
  - AREA OF TRACT - 3.670 AC. ±
  - TOTAL FLOOR AREA - 110,805 S.F. COVERAGE - 31.0 %
  - GREEN SPACE PROVIDED - 1.93 AC. ± 22.7 %
  - PARKING REQUIREMENTS  
 WAREHOUSE SPACE - 200 EMPLOYEES \* 1 1/2 EMP. = 100 SPACES  
 OFFICE SPACE - 68,326 SF @ 1 SF / 500 SF = 137 SPACES  
 TOTAL REQUIRED - 237 SPACES + 0 HOV SPACES = 237 SPACES
  - THIS SITE IS NOT AFFECTED BY A 100 YR. FLOOD PLAIN
  - ALL HANDICAPPED SPACES SHALL BE CLEARLY MARKED THUS \* RESERVED FOR PHYSICALLY HANDICAPPED PERSONS \* (SIGN SHOWN THUS ⊕)
  - ANY DAMAGE TO THE COUNTY RIGHT OF WAY OR PAVING WILL BE CORRECTED AT THE DEVELOPER'S EXPENSE
  - 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 21284

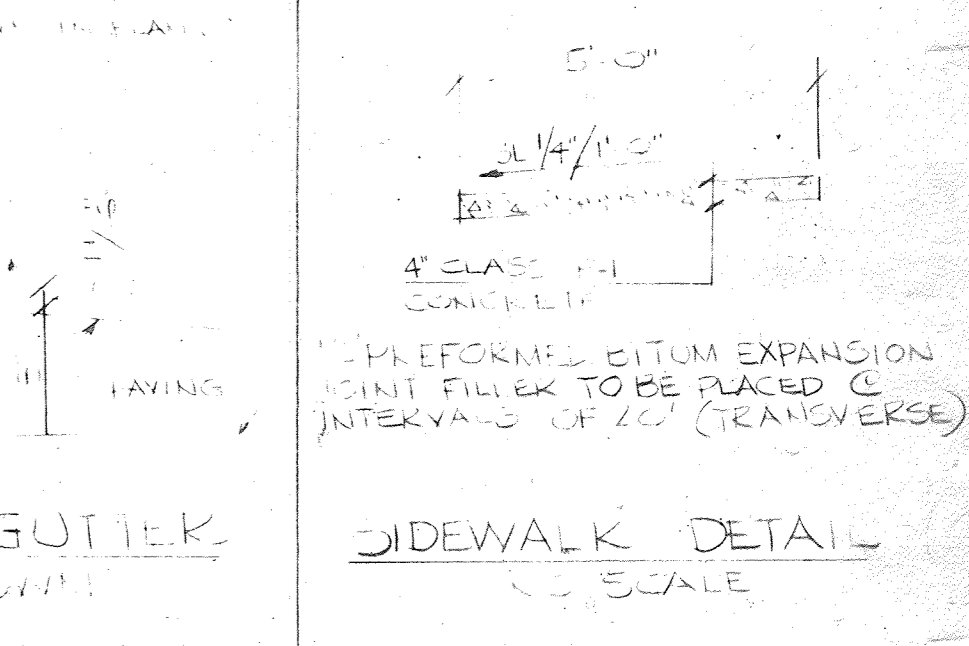
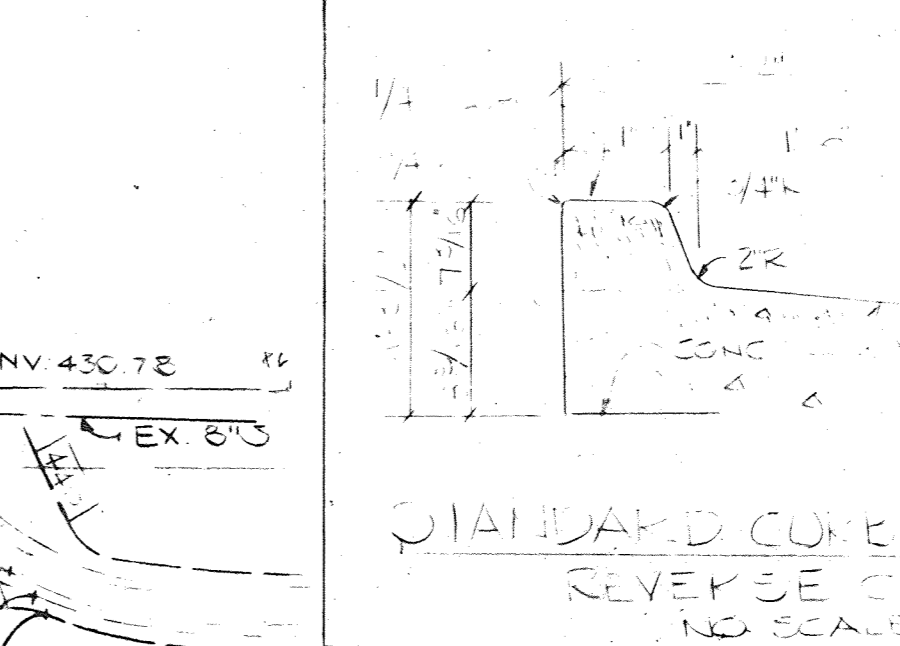
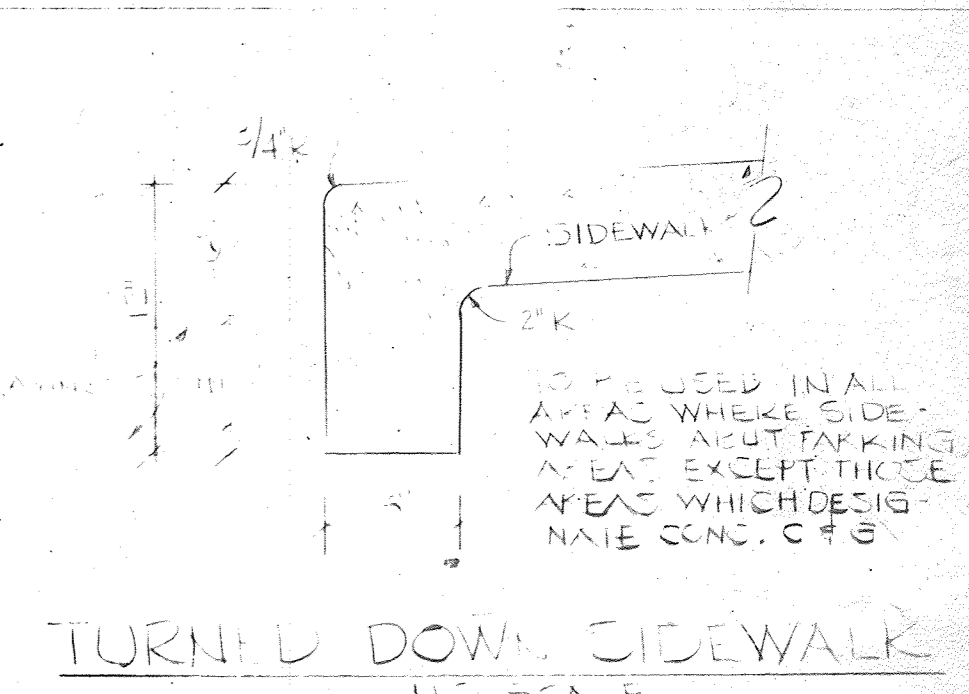
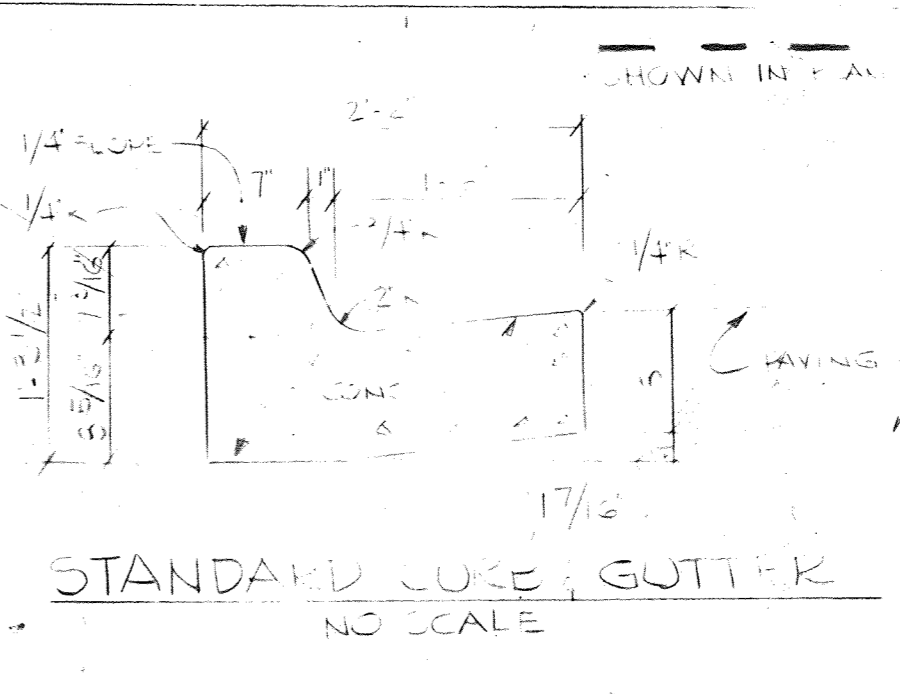
**DEVELOPER**  
 MOR. ASSOCIATES  
 SUITE 2100 CHARLES CENTER SOUTH  
 36 S. CHARLES ST. BALTO. MD 21201

**ARCHITECT**  
 NICHOLS/GOULD ARCHITECTS  
 700 CATHEDRAL STREET  
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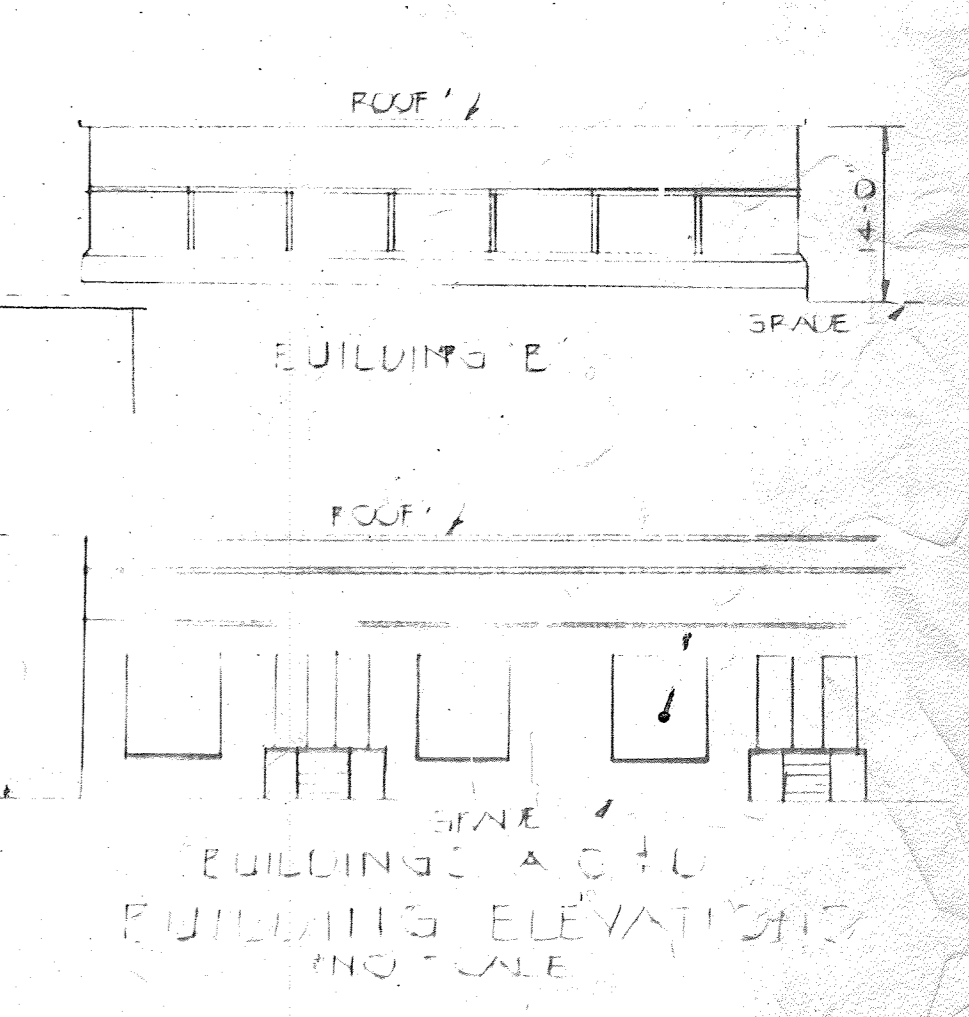
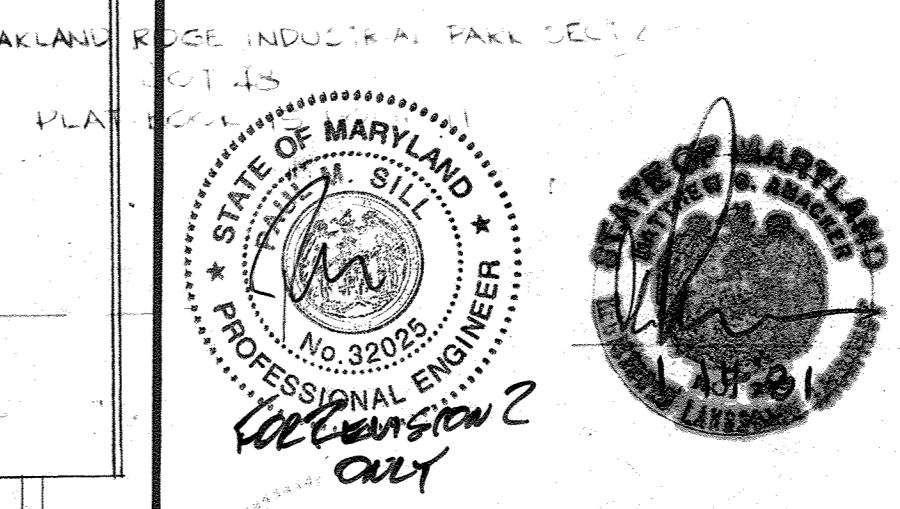
**OWNER**  
 OAKLAND RIDGE INDUSTRIAL DEVELOP. CORP.  
 ROUSE BUILDING  
 COLUMBIA, MD. 21044

DATE	DESCRIPTION	BY
2/19/81	PROP WATER CONN. & FIRE HYDRANT	SEG
01-05-2020	REVISE BUILDING USE AND AREA IN PLAN VIEW	AND
02-06-09	H/C ACCESS RAMP & PLAY AREA	BY
	REVISION	

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



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



**NEU-VALLEY NURSERY** 786-4195

**LANDSCAPE DEVELOPMENT PLAN**

LOTS 99, 100, 101, 102 & 103

SECTION II, OAKLAND RIDGE INDUSTRIAL PARK

PLAT NO. 4311  
 ELECT. DISTRICT NO. 2 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' JULY 31, 1980

5 OF 5

Project: **80-059**  
 SDP-81-692

**M.C. ANACKER & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 PLANNERS  
 P.O. BOX 52  
 COLUMBIA, MARYLAND 21045  
 TELEPHONE  
 336-8440  
 730-4700