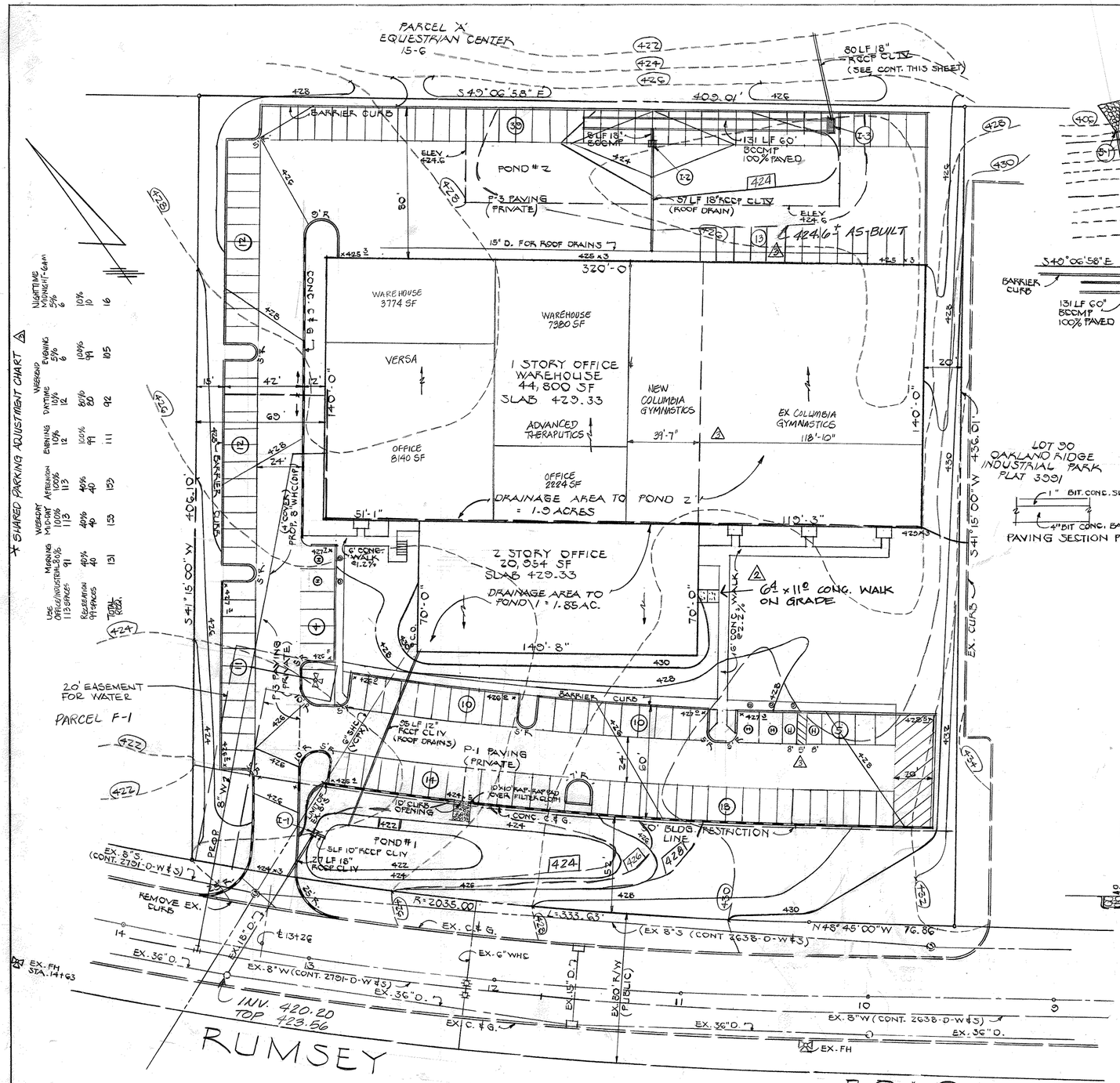
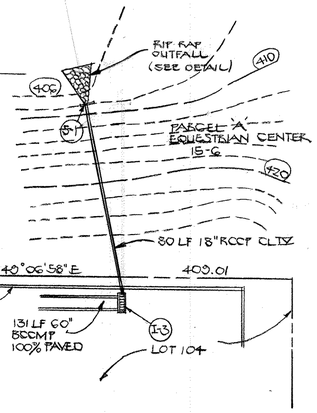
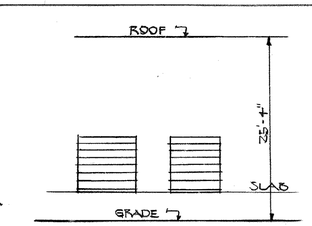
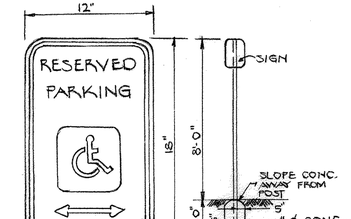


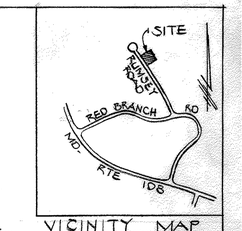




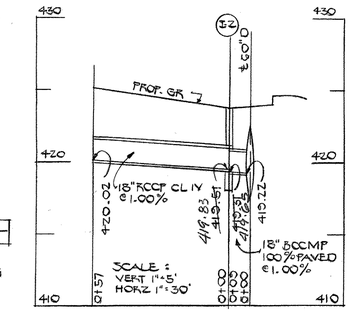
NORTH ELEVATION
SCALE 1" = 10'

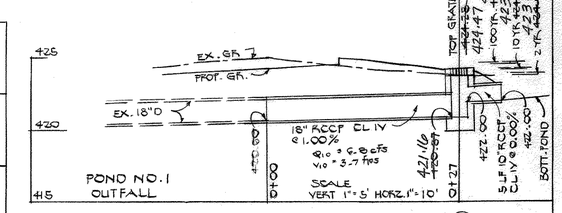


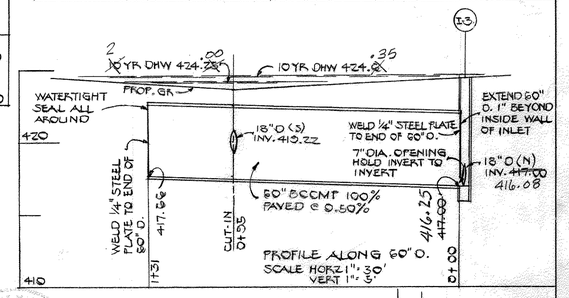
HANDICAPPED PARKING SIGN DETAIL
SHOWN THUS IN PLAN

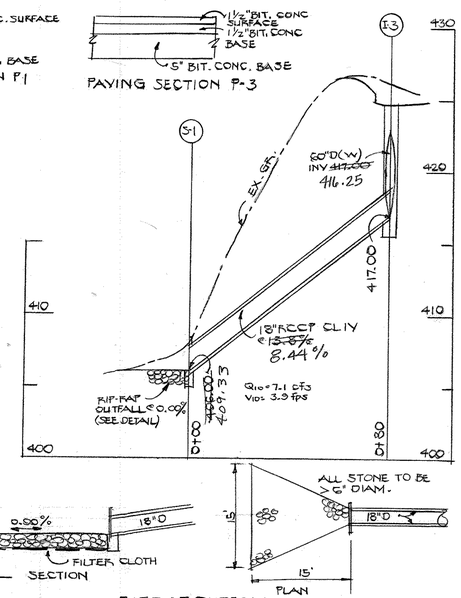


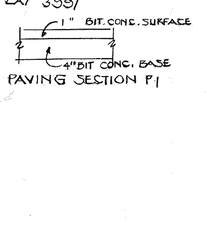
VICINITY MAP
SCALE: 1" = 2000'





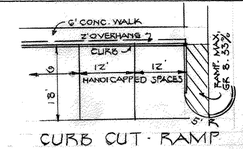






PAVING SECTION P1

PAVING SECTION P-3



CURB CUT · RAMP

LOT 90
OAKLAND RIDGE INDUSTRIAL PARK
PLAT 3991

FOR REV 1 ONLY 1/24/14 FOR REV 2 ONLY 2/21/17

NOTES:
1. AREA OF PARCEL = 4.012 AC.
2. ZONING - NEW TOWN; EMPLOYMENT CENTER INDUSTRIAL (FOP 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 @ 1-800-257-7777" 5 DAYS BEFORE STARTING WORK.
11. PARKING DATA RECREATION USE 19,724 SF @ 5/1000 SF = 99 SP
OFFICE AREA = 31,318 SF @ 3.5 SP/1000 SF = 104 SP.
WAREHOUSE AREA = 11,154 SF @ 0.75 SP/1000 SF = 9 SP
TOTAL REQ. = 153 SPACES*
TOTAL PROVIDED = 147 PLUS 6 SPACES FOR THE HANDICAPPED = 153 SP.
*153 SP PER SHARED PARKING ADJUSTMENT SECTION 130.F
2 1/24/14 6' x 11' WALK ADDED PER

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

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

STATE OF MARYLAND — HOWARD W. HOME — REGISTERED PROFESSIONAL ENGINEER

4/6/83

SWM AS-BUILT PLAN

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

RIP-RAP OUTFALL STRUCTURE SCHEDULE					
NO	TYPE	INV. IN	INV. OUT	TOP	REMARKS
I-1	'S' GRATE	421.3 ~~422.00~~	421.16 ~~420.87~~	424.47 ~~424.28~~	SD 4.22
I-2	'S' GRATE	410.37 ~~410.37~~	410.37 ~~410.37~~	423.83 ~~423.83~~	SD 4.22
I-3	DBLE 'S' GRATE	416.25 ~~417.00~~	416.25 ~~417.00~~	424.41 ~~424.07~~	SD 4.23
S-1	'C' ENDWALL	409.33 ~~406.00~~	—	411.63 ~~409.25~~	SD 5.21

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.

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 W. HOME — REGISTERED PROFESSIONAL ENGINEER

4/6/83

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEETS TECHNICAL REQUIREMENTS

U.S. SOIL CONSERVATION DISTRICT — DATE 11-15-83

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 4-20-83

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

REVISIONS

No	DATE	DESCRIPTION
3	2/21/17	REVISED USES AND PARKING FOR COLUMBIA GYMNASTICS

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 — ZONED NT
ELECTION DIST. 6 — HOWARD CO., MD
PLAT 5328 — GRID 17 — TAX MAP 30 P336

SITE DEVELOPMENT PLAN
9200 RUMSEY ROAD

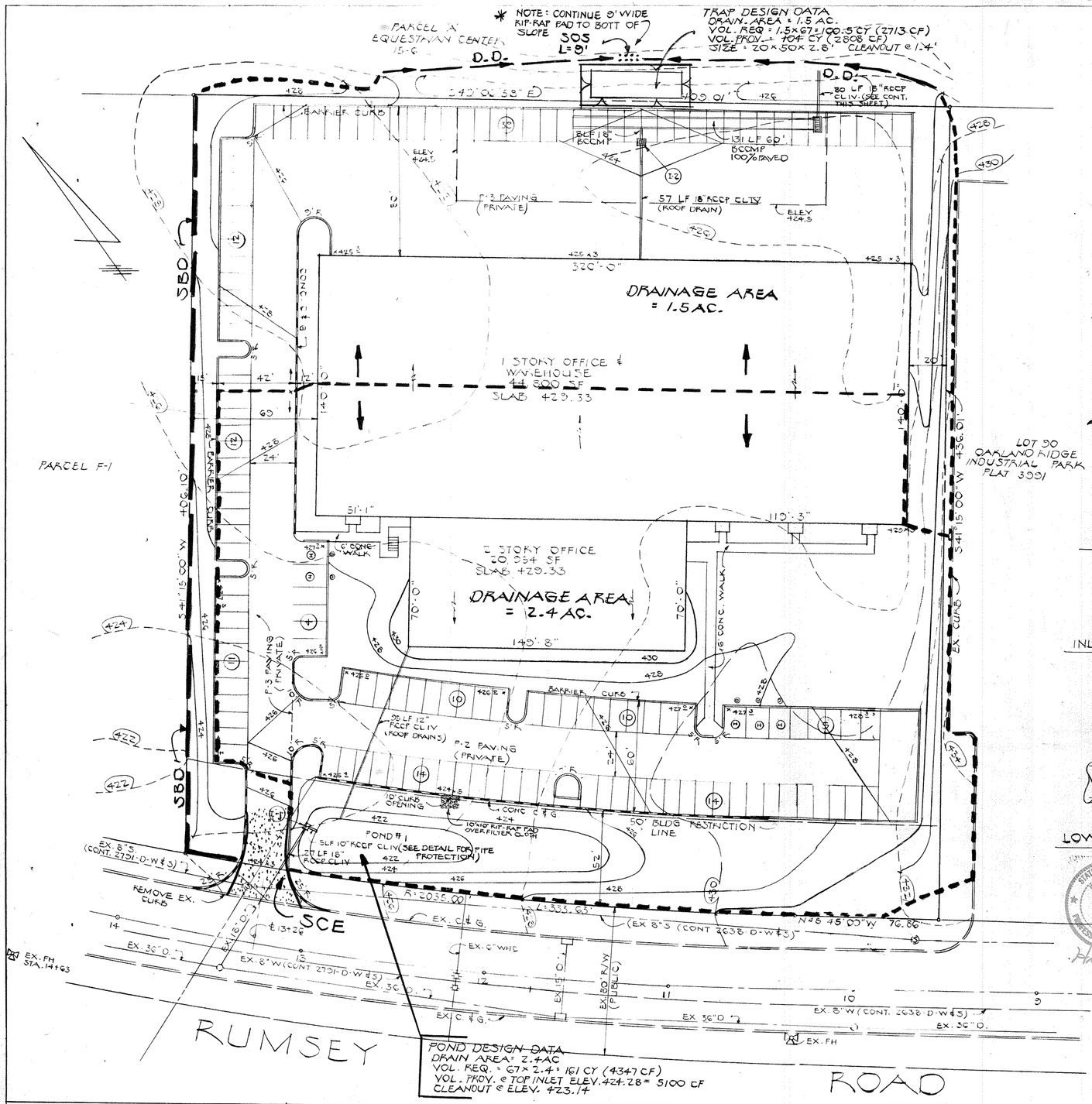
DATE	
12-15-82	
REVISIONS	
1-26-83	
2-22-83	
3-4-83	

1 OF 3

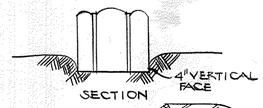
3-11-91 AS-BUILT

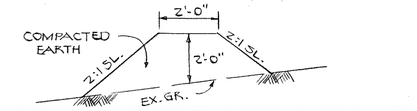
SDP-83-76c

6264

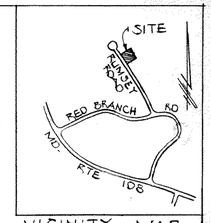


POND DESIGN DATA
DRAIN AREA = 2.4AC
VOL. REQ. = 67 × 2.4 = 161 CY (4347 CF)
VOL. PROV. @ TOP INLET ELEV. 424.28 = 5100 CF
CLEANOUT @ ELEV. 423.14

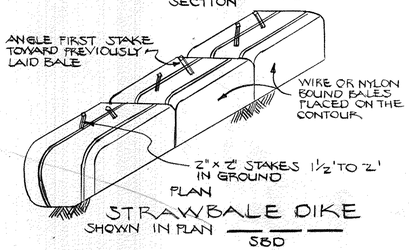




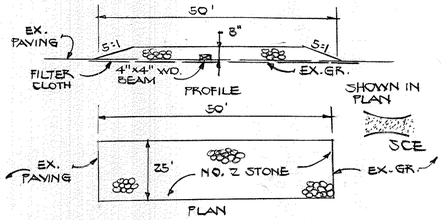
STABILIZE ACCORDING TO TEMP. SEEDING PROCEDURES
DIVERSION DIKE SHOWN IN PLAN
D.D.



VICINITY MAP
SCALE: 1" = 2000'



STRAWBALE DIKE
SHOWN IN PLAN
SBD

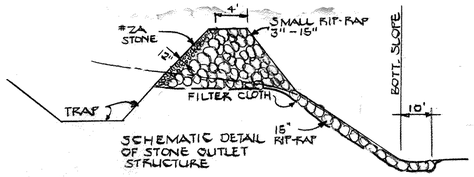


SCE

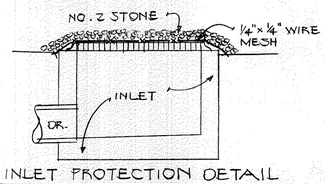
STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

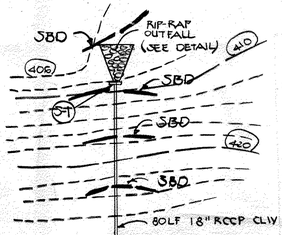
1. OBTAIN GRADING PERMIT
2. NOTIFY THE HOWARD CO. DEPT. OF PERMITS & LICENCES
3. INSTALL STONE CONSTRUCTION ENT, STRAW BALE DIKE AND DIVERSION DIKE
4. CONSTRUCT POND NO. 1 AND PIPE OUTFALL
5. CONSTRUCT STONE OUTLET SEDIMENT TRAP.
6. ROUGH GRADE SITE
7. PROCEED WITH BUILDING AND UTILITY CONSTRUCTION
8. 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.

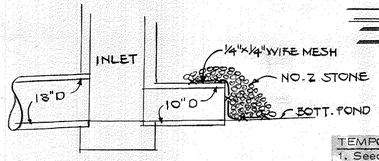


SCHEMATIC DETAIL OF STONE OUTLET STRUCTURE



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 5lbs./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 10x10x10 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

STATE OF MARYLAND — HOWARD W. HOME — No. 7345 — REGISTERED PROFESSIONAL ENGINEER

Howard W. Home 4/6/83

STATE OF MARYLAND — HOWARD W. HOME — No. 7345 — REGISTERED PROFESSIONAL ENGINEER

5/22/17
FOR REV. 1 ONLY

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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STATE OF MARYLAND — HOWARD W. HOME — No. 7345 — REGISTERED PROFESSIONAL ENGINEER

Howard W. Home Reg. No. 7345 4/6/83

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 4-20-83

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

NO	DATE	REVISIONS DESCRIPTION
1	5/22/17	ADDED INFO TO TITLE BLOCK

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 — ZONED NT
ELECTION DIST. 6 — HOWARD CO., MD
PLAT 5328 — GRID 17 — TAX MAP 30 P. 336

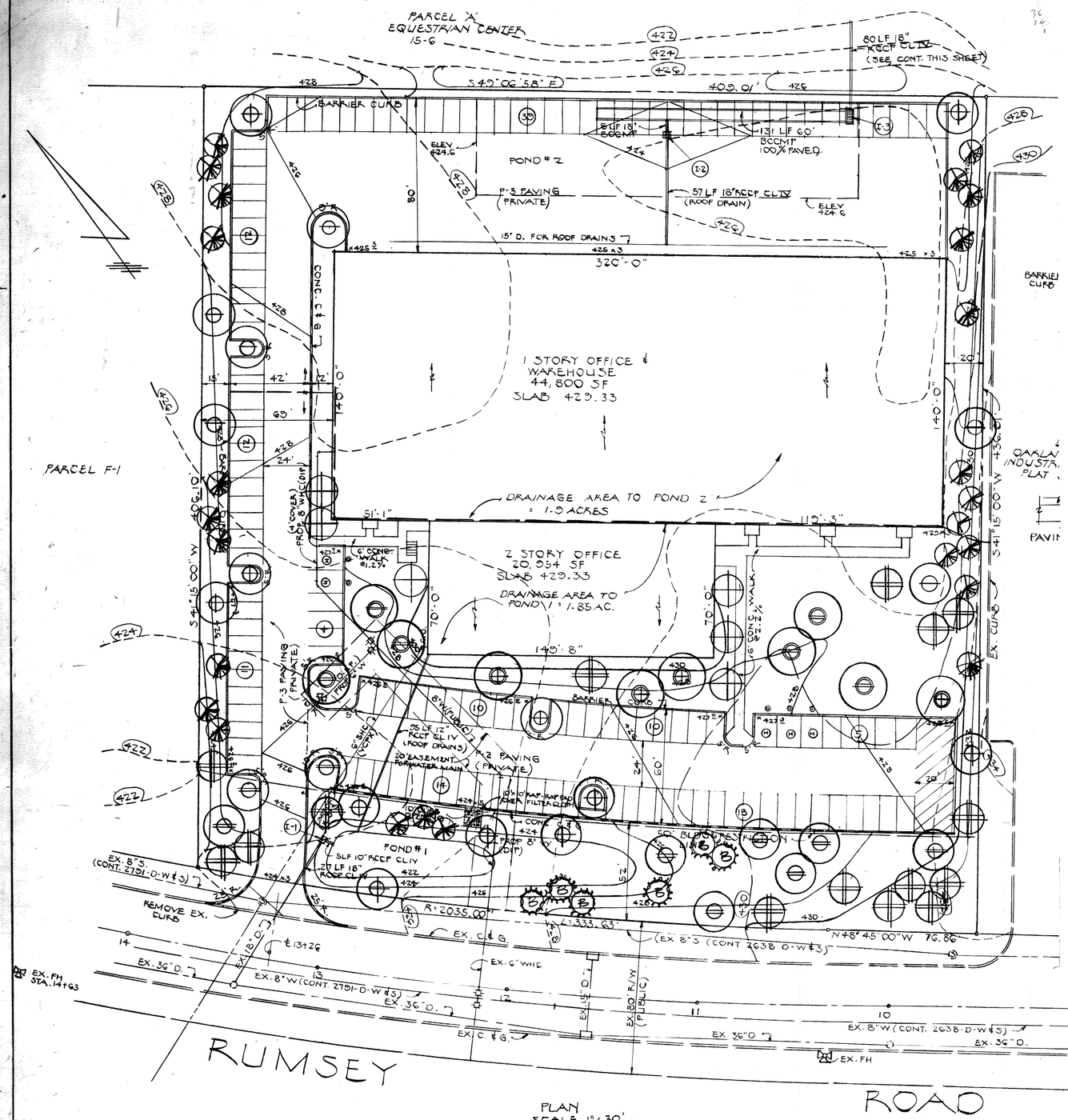
SITE DEVELOPMENT PLAN
9200 RUMSEY ROAD

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 COUNTY
DATE 2-9-83

STATE OF MARYLAND — PETER CHRISTIAN OLSEN — REGISTERED PROFESSIONAL ENGINEER
5/22/17
FOR REV. 1 ONLY

STATE OF MARYLAND — WIGFIELD H. THEISEN — REGISTERED LANDSCAPE ARCHITECT

STATE OF MARYLAND — HOWARD H. HIGGS — REGISTERED PROFESSIONAL ENGINEER

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	419.51	419.51	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 4-19-83

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

DEVELOPER'S CERTIFICATE

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ENGINEER'S CERTIFICATE

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STATE OF MARYLAND — HOWARD H. HIGGS — REGISTERED PROFESSIONAL ENGINEER

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 4-20-83

APPROVED: HOWARD CO. OFFICE OF PLANNING & ZONING

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

REVISIONS

NO	DATE	DESCRIPTION
1	5/22/17	ADDED INFO TO TITLE BLOCK

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
ZONED NT
ELECTION DIST. 6 HOWARD CO., MD
PLAT 5328 GRID 17 TAX MAP 30 #336

LANDSCAPE PLAN
9200 RUMSEY ROAD

DATE	
12-15-82	3
REVISIONS	OF
1-26-83	
2-7-83	3

SDP-83-76c 6264