

GENERAL NOTES CONTINUED:

- FOR PARKING ANALYSIS SEE SHEET THREE

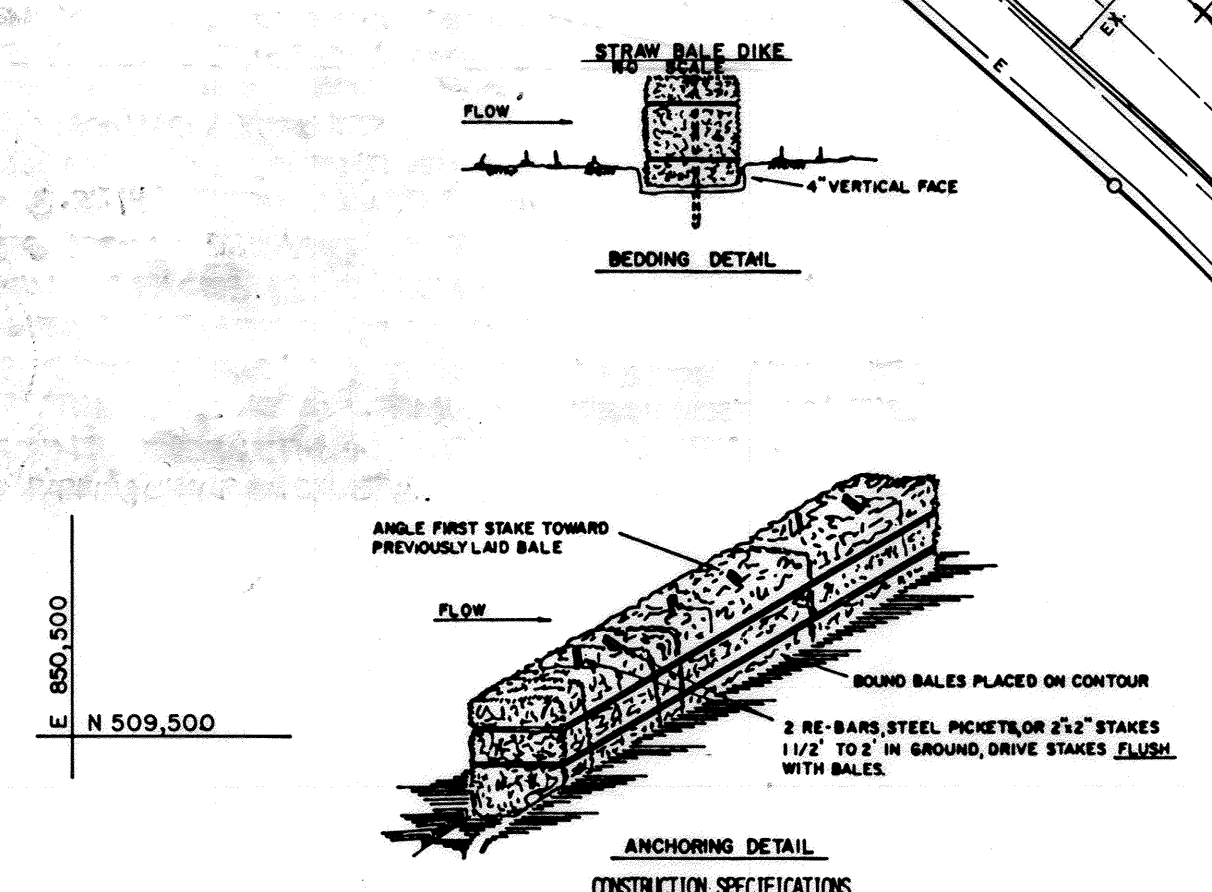
SHEET INDEX

1	SITE DEVELOPMENT PLAN
2	LANDSCAPE PLAN
3	9150-9180 RUMSEY ROAD PARKING TABULATION

ADDRESS CHART

D	9180 RUMSEY ROAD
C	9170 RUMSEY ROAD
B	9160 RUMSEY ROAD
A	9150 RUMSEY ROAD

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1-9-85
[Signature]



REVISION

NO.	DATE	DESCRIPTION
1	8-25-14	REVISE PARKING TABULATIONS AND UPDATE SHARED PARKING ANALYSIS FOR CHANGE IN USE
2	7-8-13	REVISE PARKING SPACE COUNT AND STRIPING AND PREPARE A SHARED PARKING ANALYSIS
3	8-7-12	REVISE PARKING SPACE COUNT & STRIPING
4	4-28-00	ADJUST PARKING STRIPING & UPDATE USES
5	1-1-86	ADDED ATRIUM

OWNER & DEVELOPER
LOT 105-RUMSEY ASSOCIATES AND
LOT 106-RUMSEY LAND COMPANY
402 EQUITABLE TOWSON BUILDING
TOWSON, MARYLAND 21204

DAFT MCCUNE WALKER INC
FOR ADJUSTED PARKING & STRIPING & UPDATE
USBS ONLY
(4-28-00)

OWNER'S CERTIFICATE
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. 21774, EXPIRATION DATE: 11-10-2013

[Signature]
CHARLES U. GROVO, SR. PE #13204
DATE: 11/13/84

CONSTRUCTION SEQUENCE:

- OBTAIN GRADING PERMIT.
- INSTALL STRAW BALE DIKE/SILT FENCE.
- GRUB AREA TO BE DISTURBED.
- BEGIN BUILDING CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON, AFTER EACH RAINFALL AND ON A DAILY BASIS.
- STABILIZE DISTURBED AREA WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.
- AFTER PERMISSION HAS BEEN GIVEN BY THE SEDIMENT CONTROL INSPECTOR, REMOVE STRAW BALE DIKE/SILT FENCE.
- STABILIZE ANY REMAINING DISTURBED AREAS WITH SEED AND MULCH AS SPECIFIED IN STEP 6 OF CONSTRUCTION SEQUENCE.

SITE ANALYSIS:

- TOTAL AREA OF LOTS: 9.151 AC. ±
- TOTAL AREA TO BE DISTURBED: 1600 S.F. ±
- TOTAL IMPERVIOUS AREA: 900 S.F. ±
- TOTAL AREA TO BE REVEGETATED: 700 S.F. ±

CONSTRUCTION SEQUENCE:

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVE.
ELLICOTT CITY, MD. 21043
(301) 461-2855

ENGINEER'S CERTIFICATE
I HEREBY 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.

[Signature]
DATE: 11/13/84
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND 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 AND 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]
DATE: 11-13-84
SIGNATURE OF DEVELOPER

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

[Signature]
DATE: 1/29/85
U.S. SOIL CONSERVATION SERVICE

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

[Signature]
DATE: 1/29/85
DISTRICT HOWARD SOIL CONSERVATION DISTRICT

APPROVED: OFFICE OF PLANNING AND ZONING

[Signature] DATE: 2-4-85
[Signature] DATE: 2-4-85

PLANNING DIRECTOR
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

[Signature] DATE: 2-1-85
HEALTH OFFICER

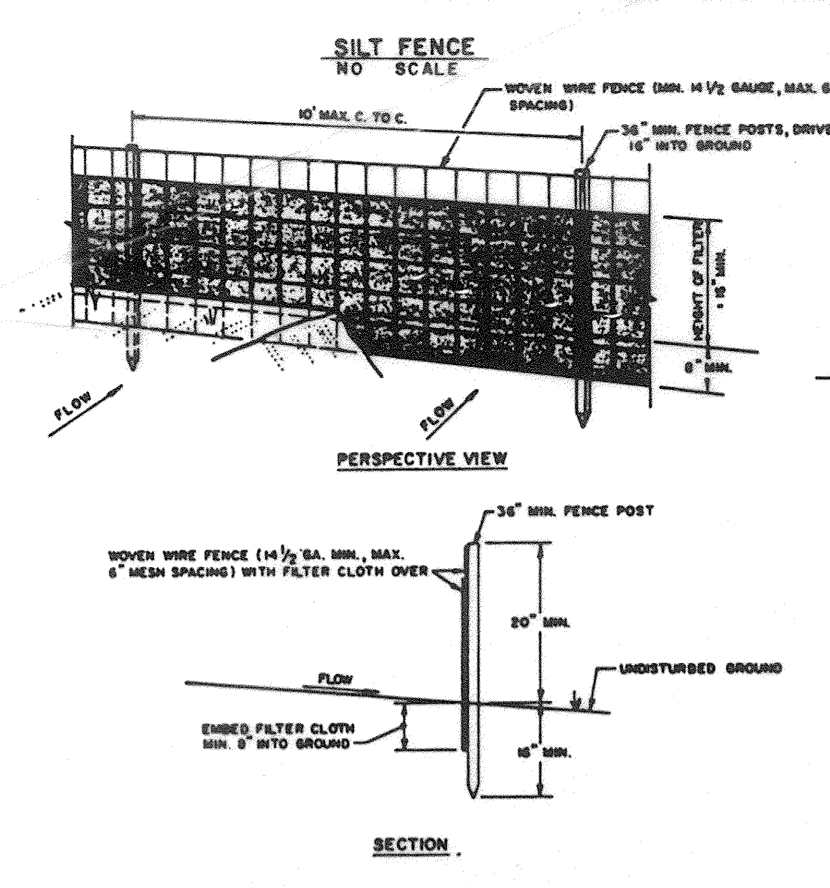
APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

[Signature] DATE: 1-30-85
[Signature] DATE: 1-30-85

DIRECTOR/PUBLIC WORKS
CHIEF, BUREAU OF ENGINEERING

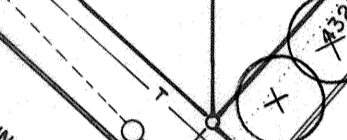
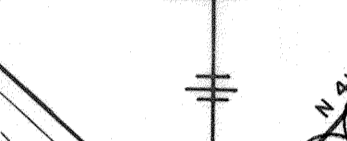
SUBDIVISION NAME: OR I P
PARCEL: 330
SECTION: 2
LOT NOS: 105 & 106
PLAT NO.: 6066
BLOCK NO.: 18
ZONE: NY/ECI
TAX / ZONE MAP: 30
ELEC. DIST.: 2
CENSUS TR.: 6023.02
WATER CODE: 604
SEWER CODE: 5657000

SITE DEVELOPMENT PLAN
COLUMBIA
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2
LOTS 105 & 106 PARCEL 330
A RESUBDIVISION OF LOTS 90 AND 91
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
REVISED JANUARY 2, 1985
TAX MAP 30 NOVEMBER, 1984 SCALE: 1"=50'
SHEET 1 OF 3

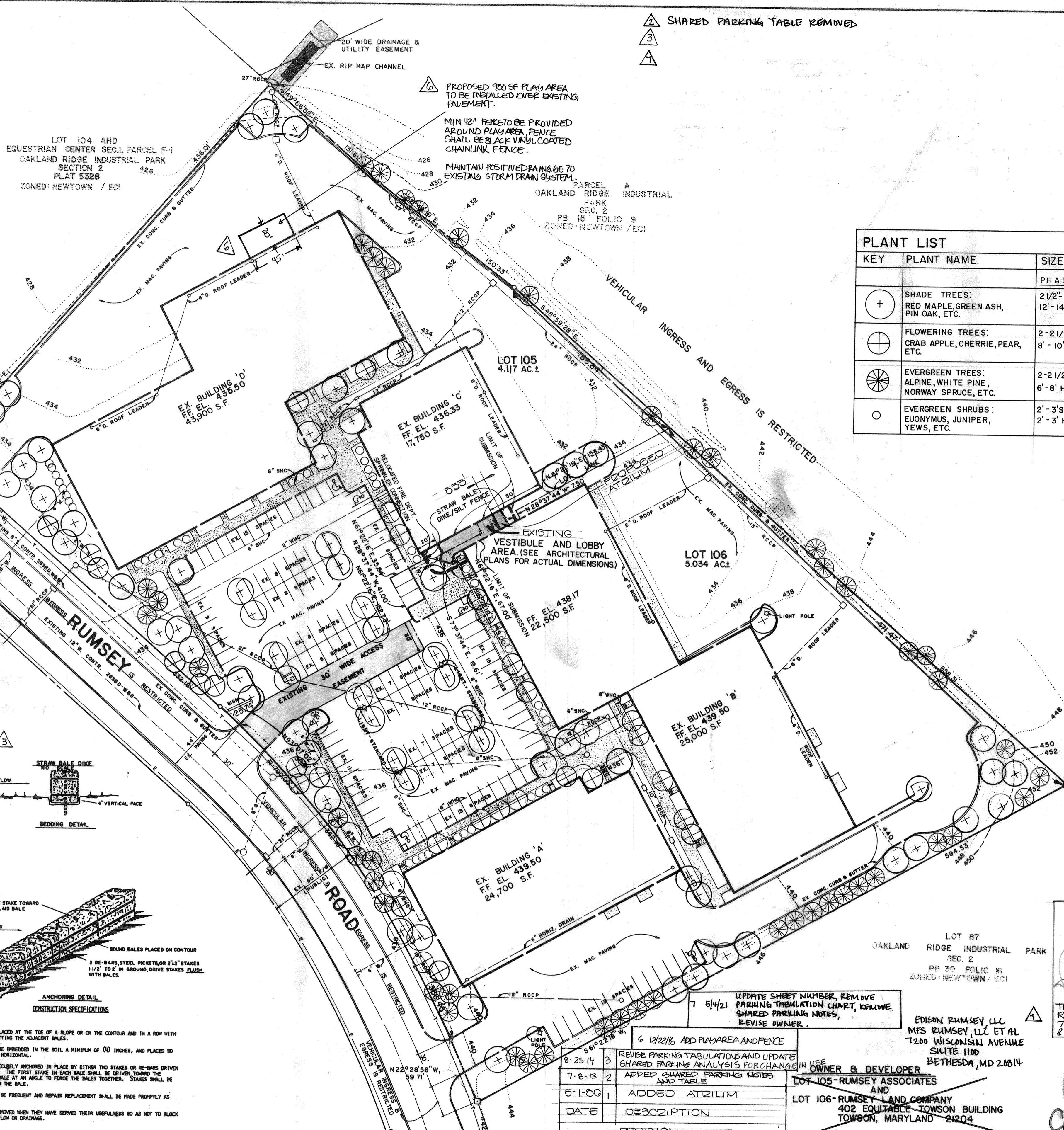


- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. MOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO MOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NECESSARY AND MATERIAL REMOVED WHEN BUILT UP DEVELOP IN THE SILT FENCE.

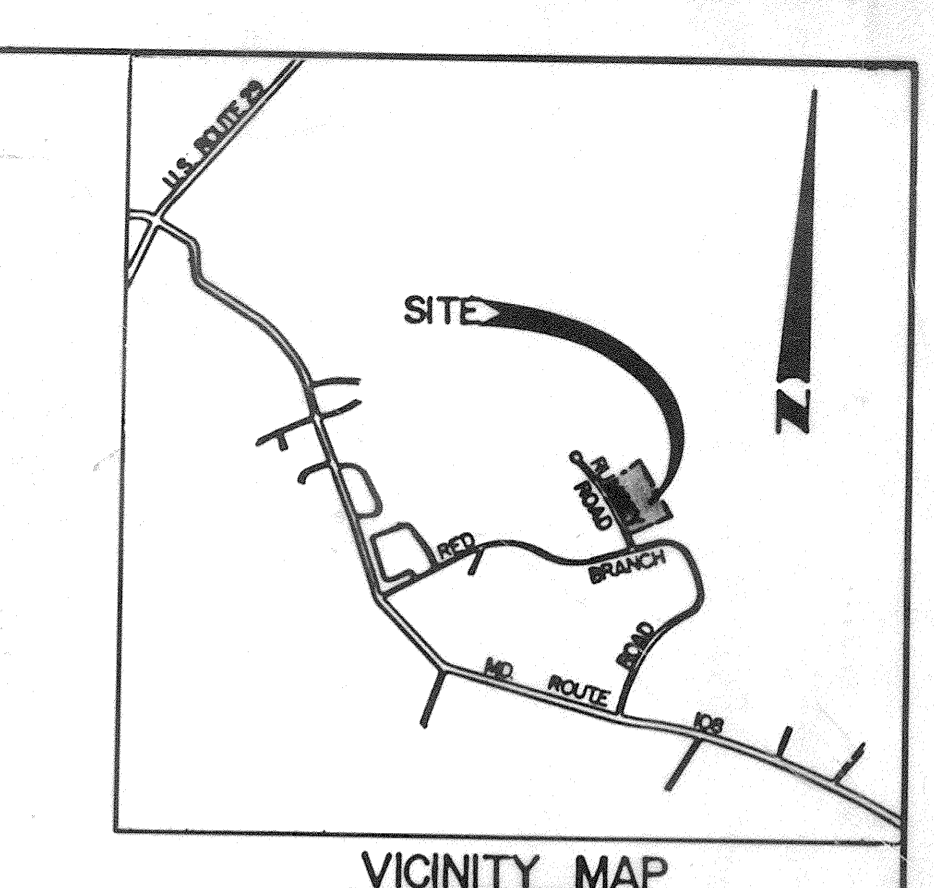
- POSTS:** STEEL EITHER T OR U TYPE OR 4" WOOD
- FENCE:** MOVEN WIRE, 3/16" GA. 6" MAX. TIE SPACING
- FILTER CLOTH:** FILTER X, HURFAL, LUMI, STAB-LINK, LUMI OR APPROVED EQUAL.
- PREFABRICATED UNIT:** GEOPAR, ENVIROPEX, OR APPROVED EQUAL.



1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJOINING THE ADJACENT BALES.
2. EACH BALE SHALL BE SPACED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE ENDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAPLES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAPLE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAPLES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROPERLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.



KEY	PLANT NAME	SIZE	QUANT		REMARKS
			1	2	
+	SHADE TREES: RED MAPLE, GREEN ASH, PIN OAK, ETC.	2 1/2" - 3" CAL. 12' - 14' HT.	40	40	BBB HEAVY HEADS
⊕	FLOWERING TREES: CRAB APPLE, CHERRIE, PEAR, ETC.	2 - 2 1/2" CAL. 8' - 10' HT.	22	16	BBB HEAVY HEADS
⊗	EVERGREEN TREES: ALPINE, WHITE PINE, NORWAY SPRUCE, ETC.	2 - 2 1/2" CAL. 6' - 8' HT.	38	16	BBB HEAVY HEADS
○	EVERGREEN SHRUBS: EUONYMUS, JUNIPER, YEWS, ETC.	2' - 3" SPREAD 2' - 3" HT.	30	30	BBB HEAVY HEADS



- GENERAL NOTES:**
1. TOTAL AREA OF LOTS: 9.151 AC. ±
 2. LIMIT OF SUBMISSION: 1800 S.F. ±
 3. PRESENT ZONING: RT/ECT (NEWTOWN-EMPLOYMENT CENTER INDUSTRIAL)
 4. PROPERTY IS RECORDED AS PLAT NO. 6066
 5. FINAL DEVELOPMENT PLAN 25-A
 6. PROPERTY IS SHOWN ON TAX MAP 30, PART OF PARCEL 330
 7. PARKING DATA:
A. INTENDED USE OF STRUCTURE: EXISTING OFFICES AND WAREHOUSES.
B. SCOPE OF WORK: CONSTRUCT VESTIBULE AND LOBBY BETWEEN BUILDING 'B' AND BUILDING 'C'.
C. TOTAL AREA OF EXISTING BUILDINGS: 133,850 S.F. OR 3.07 AC. (34% COVERAGE)
1) OFFICE: 60,233 S.F.
2) WAREHOUSE: 73,617 S.F.
 8. TOTAL AREA OF PROPOSED ADDITION: 900 S.F.
 9. TOTAL NUMBER OF EXISTING SPACES: 147
1) REGULAR SPACES: 142
2) HANDICAPPED SPACES: 5
 10. F. OPEN SPACES: 2.51 AC. ± (27%)
 11. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 992-2437.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 13. EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
 14. THE CONTRACTOR SHALL NOTIFY MISS UTILITY 559-0100 A MINIMUM OF THREE DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
 15. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

- SEDIMENT CONTROL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE U.S.D.A. SOIL CONSERVATION SERVICE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS"
 2. THE DEVELOPER SHALL NOTIFY THE HOWARD COUNTY OFFICE OF INSPECTION AND SURVEYS AT LEAST 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON 992-2437.
 3. SEDIMENT CONTROL STRUCTURES TO BE CONSTRUCTED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE TO ANY EXISTING SURFACE MATERIAL, AND ARE TO BE STABILIZED AS SOON AS CONSTRUCTED.
 4. ALL SEDIMENT CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL PERMISSION FOR THE REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY OFFICE OF INSPECTION AND SURVEYS 992-2437.
 5. ALL GRADED AREAS NOT TO BE SODED SHALL BE STABILIZED BY SEEDING AND MULCHING IN ACCORDANCE WITH THE FOLLOWING:
A. SITE PREPARATION:
1) HARROW OR DISC IN AREAS PROPOSED TO BE SEEDING THE FOLLOWING MATERIALS AT 2 TONS/ACRE.
2) COMMERCIAL FERTILIZED 10-10-10 AT 3 1/4 TONS/ACRE.
3) SUPER PHOSPHATE AT 600 LBS./ACRE.
B. SEEDING:
1) SEED THE FOLLOWING SEED MIXTURE AT THE RATE OF 500 LBS./ACRE WITH A MECHANICAL SPREADER.
2) TEMPORARY: ITALIAN OR PERENNIAL RYE GRASS.
3) PERMANENT: 40% MARION BLUE GRASS, 40% DAKOTA BLUE GRASS AND 20% PENN LAWN CREEPING RESCUE.
C. THE SEEDING AREA SHALL THEN BE RAKED WITH A YORK RAKE (A MINIMUM OF 2 PASSES) COVERED AND COMPACTED WITH CULTIPACKER OR OTHER APPROVED METHOD.
D. MULCHING:
1. SEEDING AREAS SHALL BE UNIFORMLY MULCHED IMMEDIATELY AFTER SEEDING WITH UNWEATHERED SHALL GRAIN STRAW AT THE RATE OF 1 1/2 - 2 TONS/ACRE.
2. TIE MULCH DOWN WITH LIQUID ASPHALT AT 0.1 GAL./S.Y. OR EMULSIFIED ASPHALT AT 0.04 GAL./S.Y. OR MULCH NETTING.
E. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
1. SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, SMALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
2. FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
3. ALL SEDIMENT TRAPS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOLUME 1 CHAPTER 2 OF HOWARD COUNTY DESIGN MANUAL STORM DRAINAGE.

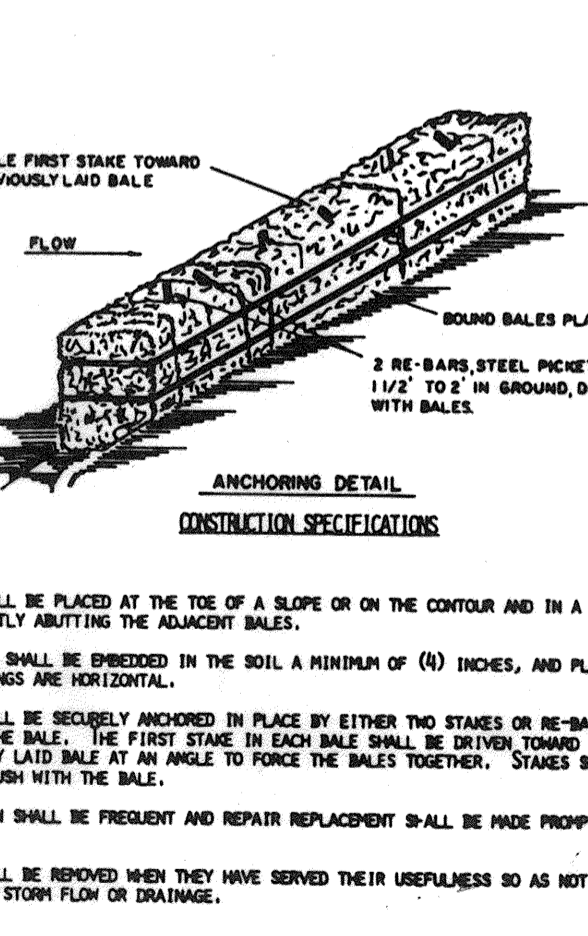
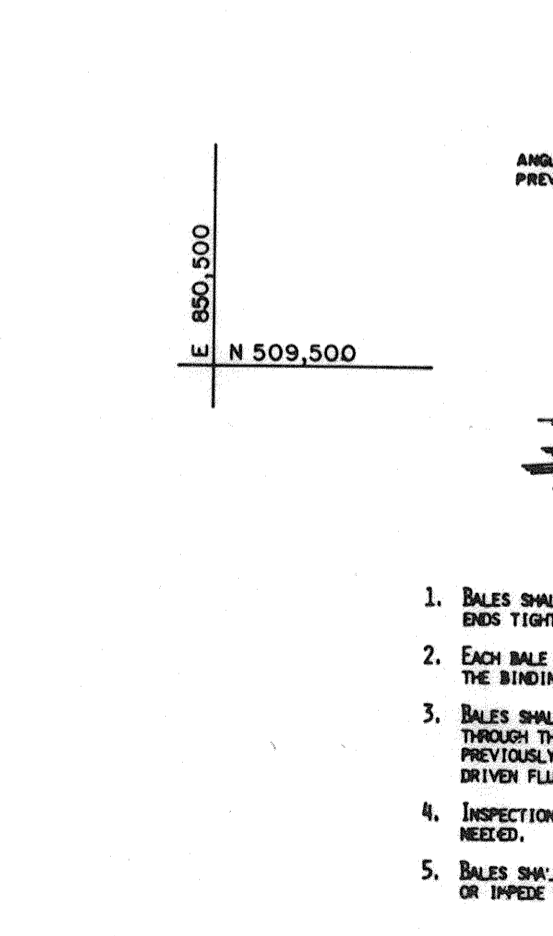
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BLDG. NO.	ADDRESS
D	9180 RUMSEY ROAD
C	9170 RUMSEY ROAD
B	9160 RUMSEY ROAD
A	9150 RUMSEY ROAD

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 1-9-85



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DATE	DESCRIPTION
8-25-14	3 REVIEW PARKING TABULATIONS AND UPDATE SHARED PARKING ANALYSIS FOR CHANGE IN USE
7-6-13	2 ADDED SHARED PARKING NOTES AND TABLE
5-1-08	1 ADDED ATRIUM
	REVISION

UPDATE SHEET NUMBER, REMOVE PREVIOUS TABULATION CHART, REMOVE SHARED PARKING NOTES, REVISE OWNER.

6/12/2016 ADD PLAY AREA AND FENCE

OWNER & DEVELOPER
EDISON RUMSEY LLC
MFS RUMSEY, LLC ET AL
1200 WISCONSIN AVENUE
SUITE 1100
BETHESDA, MD 20814

LOT 105 - RUMSEY ASSOCIATES AND
LOT 106 - RUMSEY AND COMPANY
402 EQUITABLE TOWSON BUILDING
TOWSON, MARYLAND 21204

STATE OF MARYLAND
CHARLES J. CROVO, SR.
PROFESSIONAL ENGINEER
NO. 32025
FOR DESIGN ONLY

STATE OF MARYLAND
CHARLES J. CROVO, SR.
PROFESSIONAL ARCHITECT
NO. 3068
THIS SEAL IS FOR REVISIONS DATED 7-8-13 ONLY. 8-25-14. 8-22-16.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVE.
ELLCOTT CITY, MD. 21043
(301) 461-2855

ENGINEER'S CERTIFICATE

I HEREBY 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.

STATE OF MARYLAND
CHARLES J. CROVO, SR.
PROFESSIONAL ENGINEER
NO. 32025
1/13/84
DATE

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 AND 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 AND 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."

Sidney Selzer 11-13-84
DATE

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

JAMES M. HELMNER 1/29/85
DATE
U.S. SOIL CONSERVATION SERVICE

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

APPROVED:
Stephen L. Fisher 1/29/85
DATE
DISTRICT SOIL CONSERVATION DISTRICT

APPROVED: OFFICE OF PLANNING AND ZONING

Thomas L. Harris 2-4-85
DATE
PLANNING DIRECTOR

Shawn M. Shuckman 2-4-85
DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

John Bay 2-1-85
DATE
HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

Mark F. Newman 1-30-85
DATE
DIRECTOR, PUBLIC WORKS

DATE: 1-30-85
CHIEF, BUREAU OF ENGINEERING

SUBDIVISION NAME: O.R.P.
PARCEL: 330
SECTION: 2
LOT NOS.: 105 & 106

PLAT NO.: 6066
BLOCK: 18
ZONE: NTCY
TAX MAP: 30
ELEC. DIST.: 2nd
CENSUS TR.: 6023.02

WATER CODE: G04
SEWER CODE: 5657000

LANDSCAPE PLAN
COLUMBIA
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2
LOTS 105 & 106 PARCEL 330
A RESUBDIVISION OF LOTS 90 AND 91
2 ND ELECTION DISTRICT
HOWARD COUNTY MARYLAND
REVISED JANUARY 2, 1985
NOVEMBER, 1984
SHEET 2 OF 3
SCALE: 1"=50'

TENANT CHART										
BUILDING/ ADDRESS	UNIT	TENANT	MEDICAL CLINIC/ OFFICE	OFFICE	INDUSTRIAL (WAREHOUSE)	RESEARCH LABORATORY	RELIGIOUS	COMMERCIAL SCHOOLS	ATHLETIC	DAY TREATMENT/ CARE FACILITY
'A/ 9150 RUMSEY ROAD	(2) 1	SUNRAY		3,450 SF						
	2	COLUMBIA YOUTH BALLET, INC.							3,417 SF/ 2,582 SF ASSEMBLY	
	3	THE SENSORY STATION, LLC						3,483 SF		
	4	VACANT		3,450 SF						
	5	ECONOMIC ROOFING COMPANY, INC.		3,450 SF						
	6	PARRY LABS, LLC				3,450 SF				
	7	GIRLS ON THE RUN OF CENTRAL MARYLAND, INC.		1,940 SF						
	8	AMERICAN KITCHEN CONCEPTS		2,000 SF						
'B/ 9160 RUMSEY ROAD	1	SOCIAL HEALTH SERVICES GROUP, LLC	3,761 SF							
	2-3	CHAMPIONSHIP TOURNAMENTS, LLC		7,627 SF						
	4	COREWORKS, INC.							3,750 SF/ 2,663 SF ASSEMBLY	
	5	BOPAT ELECTRIC CO., INC.		3,762 SF						
	6-7	BOPAT ELECTRIC CO., INC.			13 EMPLOYEES					
	8-13	AVI-SPL, INC.		22,727 SF						
'C/ 9170 RUMSEY ROAD	1-2	ARIRANG ADULT MEDICAL DAY CARE, INC.								18,613 SF
'D/ 9180 RUMSEY ROAD	1	CALVARY CHRISTIAN FELLOWSHIP OF ELLICOTT CITY, INC.					15,415 SF 7,708 SF ASSEMBLY			
	2	EMERGE, INC.	13,603 SF							
	5-8	BIN LU DBA BALTIMORE FENCING							15,130 SF/ 9,835 SF ASSEMBLY	
TOTAL AREAS OR EMPLOYEES			17,364 SF	48,406 SF	13	3,450 SF	7,708 SF	3,483 SF	15,080 SF	18,613 SF
PARKING REQUIREMENTS			5.0 SPACES/ 1,000 SF	1 SPACE/ 500 SF	1 SPACE/ 2 EMPLOYEES	3.3 SPACES/ 1,000 SF	10.0 SPACES/ 1,000 SF ASSEMBLY	5.0 SPACES/ 1,000 SF	10.0 SPACES/ 1,000 SF ASSEMBLY	3.0 SPACES/ 1,000 SF ASSEMBLY
REQUIRED PARKING			87	97	7	12	77	18	151	56
TOTAL REQUIRED PARKING			505							
PARKING PROVIDED			461 (1)							

NOTES:

- BASED ON THE PARKING STUDY COMPLETED BY MARS GROUP, INC. IN JANUARY OF 2020, THE EXISTING TENANTS REQUIRE 240 PARKING SPACES, LEAVING 221 PARKING SPACES AVAILABLE FOR THE VACANT UNITS. USES HAVE BEEN ASSIGNED TO THE VACANT UNITS WHICH REQUIRE AN ADDITIONAL 7 PARKING SPACES. THERE ARE 461 PARKING SPACES PROVIDED ON SITE, LEAVING AN EXCESS OF 214 PARKING SPACES.
- AT THE TIME OF THE PARKING STUDY 9150 RUMSEY ROAD UNIT 1 WAS OCCUPIED BY ALLY HOMES, INC. BUT HAS SINCE LEFT. THE NEW TENANT IS SUNRAY AND THE CHANGE IN TENANT HAS BEEN REFLECTED IN THE CHART. THE USE OF THIS UNIT HAS NOT CHANGED THEREFORE, THIS WILL NOT AFFECT THE PARKING REQUIREMENT.
- THE OFFICE AND INDUSTRIAL USE PARKING RATIOS ARE PER FDP-25-A-4.
- THE USES MEDICAL CLINIC, RESEARCH LABORATORY, RELIGIOUS, COMMERCIAL SCHOOLS, ATHLETIC, AND DAY TREATMENT/ CARE FACILITY ARE PER THE OFF-STREET PARKING REQUIREMENTS OF SECTION 133.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE OWNER/MANAGEMENT OF THIS PROPERTY/BUILDING SHALL MONITOR THE PARKING SPACES FOR THIS PROJECT AND RESOLVE ANY PARKING INADEQUACIES SHOULD THEY ARISE.

OWNER

EDISON RUMSEY, LLC
MFS RUMSEY, LLC ETAL
7200 WISCONSIN AVENUE
SUITE 1100
BETHESDA, MD 20814

THE PURPOSE OF THIS SHEET IS TO ADD
THE TENANT CHART AND NOTES

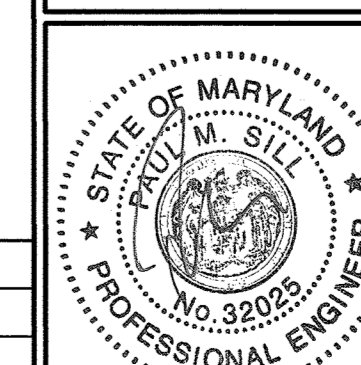
9150-9180 RUMSEY ROAD PARKING TABULATION

OAKLAND RIDGE INDUSTRIAL PARK

SECTION TWO
LOTS 105 & 106

TAX MAP 30 GRID 17
2ND ELECTION DISTRICT

PARCEL 330
HOWARD COUNTY, MARYLAND



**SILL
ENGINEERING
GROUP, LLC**
216005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
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SCALE: AS SHOWN
DATE: MARCH 12, 2021
PROJECT #: 19-070
SHEET #: 3 of 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6.1.21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 6/2/21
DIRECTOR DATE 6/2/21

NO.	DESCRIPTION	DATE
REVISIONS		

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. 32025, EXPIRATION DATE JUNE 20, 2021