

LOWER FLOOR: 14,719 GSF
UPPER FLOOR: 14,749 GSF
TOTAL: 29,468 GSF

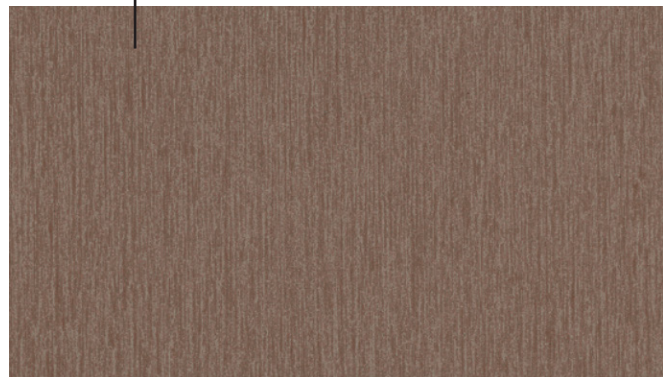






COMMUNITY INTERACTION

NATURE AND ACTIVITY



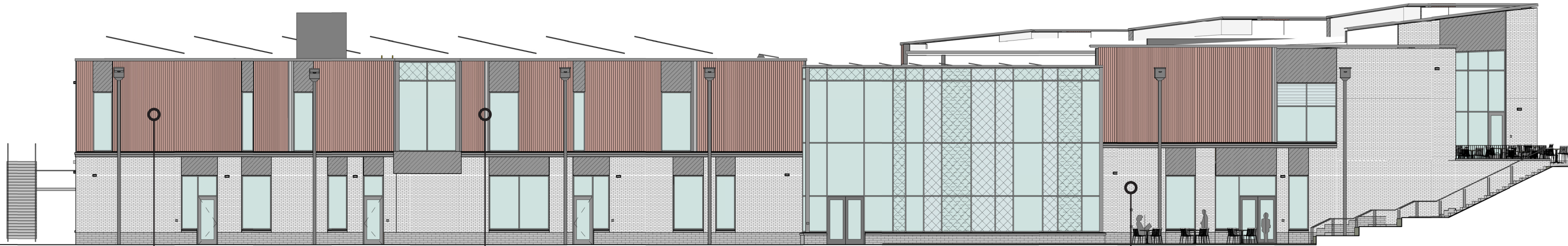
Primary Panel Color



Metal Panel Accent Color



Brick



Primary Panel Color



Metal Panel Accent Color



Brick

GENERAL NOTES – NON-RESIDENTIAL SITE DEVELOPMENT PLAN:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS (IF APPLICABLE) UNLESS WAIVERS OR ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE INFORMATION SHOWN HEREON IS A COMBINATION OF THREE SURVEY TASKS. FIELDWORK FOR THE REAR OF THE LIBRARY BUILDING AND PARKING AREA WAS PERFORMED IN JANUARY, 2018. THE WEST AND NORTH SIDES WERE PERFORMED IN FEBRUARY, 2019. EAST SIDE WAS PERFORMED IN AUGUST, 2019. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 36EA (N:556986.803/E:1354535.280) AND 36HA (N:555116.606/E:1354381.451) WERE USED FOR THIS PROJECT.
- EXISTING WATER IS PUBLIC (CONTRACT NO. 24-3157). PROPOSED WATER IS A COMBINATION OF PUBLIC AND PRIVATE. WATER FOR THIS PROJECT IS TO BE SERVICE CONNECTIONS FROM CONTRACT NO. 486-D.
- EXISTING AND PROPOSED SEWER IS PRIVATE. SEWER FOR THIS PROJECT IS TO BE SERVICE CONNECTIONS FROM CONTRACT NO. 795-15.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET VIA FOUR (4) MICRO-BIORETENTION FACILITIES, WHICH WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY.
- EXISTING UTILITIES ARE BASED ON:
 - THE FIELD LOCATION OF OBSERVED ABOVE GROUND EVIDENCE AND FIELD MEASURED INVERTS FOR SANITARY SEWER AND STORM DRAIN.
 - THE FIELD LOCATION OF PAINT MARKINGS MADE BY AMT (A.MORTON THOMAS & ASSOCIATES) IN FEBRUARY & AUGUST, 2019. (GAS, ELECTRIC, WATER, AND FIBER/COMMS LINES SHOWN HEREON).
 CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- PER FEMA MAP 24027C01550, THE PROJECT AREA IS CLASSIFIED AS "ZONE X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY A. MORTON THOMAS & ASSOCIATES, INC., DATED OCTOBER 2019, THERE ARE NO WETLANDS ON THIS SITE.
- DUE TO CURRENT IRREGULAR TRAFFIC CONDITIONS, A TRAFFIC STUDY HAS NOT YET BEEN CONDUCTED AT THIS TIME.
- THE PROJECT BOUNDARY IS BASED ON PARCEL 0275 – PLAT 10361.
- THE SUBJECT PROPERTY IS ZONED "NT-OPEN SPACE" IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING REGULATIONS AND FDP-212-A.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SLOPES GREATER THAN 15% ARE LOCATED ON SITE. SEE SHEET VF-101 FOR APPROXIMATE LOCATIONS. THERE ARE SLOPES GREATER THAN 15% WITHIN THE LIMIT OF DISTURBANCE.
- THIS PROPERTY IS ZONED NT (NEW TOWN) AND THEREFORE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(5)(1)(IV) FOR A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND IS 50% OR MORE DEVELOPED BEFORE DECEMBER 31, 1992. THE PROJECT IS ALSO EXEMPT VIA 16.1202(5)(1)(V).
- EXISTING FOREST CONSERVATION IS A DEPARTMENT OF RECREATION AND PARKS CREATED EASEMENT USING FEE-IN-LIEU FUNDS AND NOT TO FULFILL AN OBLIGATION FROM DEVELOPMENT ON THE SITE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.
- A FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED: (A) ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS CLEARLY VISIBLE TO THE RESPONDING UNITS; (B) WITHIN 100 FT. OF A FIRE HYDRANT; (C) THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8 AND 12 FEET ABOVE THE FIRE DEPARTMENT CONNECTION; (D) A FREE-STANDING FIRE DEPARTMENT CONNECTION SHALL HAVE THE SIGN MOUNTED ON A POLE DIRECTLY BEHIND THE CONNECTION APPROXIMATELY 6 FEET HIGH; (E) SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOTE LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18"; (F) ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5 FEET ON ALL SIDES) SHALL BE MAINTAINED.
- KNOX BOXES SHALL BE LOCATED WITHIN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT. THE CONTRACTOR SHOULD CONTACT THE OFFICE OF THE FIRE MARSHAL PRIOR TO PURCHASING AND INSTALLING KNOX BOXES TO DETERMINE IF ADDITIONAL KNOX BOXES WILL BE REQUIRED AS WELL AS TO VERIFY THE LOCATION(S) WHERE THEY ARE TO BE MOUNTED.

- NOTE:**
- PROPERTY PREVIOUSLY DESIGNED AND APPROVED UNDER SDP-92-075
 - THE FOREST CONSERVATION EASEMENT IS SHOWN ON COUNTY GIS AS AN EASEMENT WITH RECREATION AND PARKS. THE EASEMENT WAS CREATED WITH FEE-IN-LIEU FUNDS.
 - THERE HAS BEEN COORDINATION WITH RECREATION AND PARKS TO RELOCATE THE PORTION OF THE FOREST CONSERVATION EASEMENT DISTURBED BY THE PROPOSED WORK.
 - PER FDP-212-A, NO STRUCTURES WITHIN OPEN SPACE LAND USE AREAS SHALL BE LOCATED WITHIN 30' OF A PUBLIC RIGHT-OF-WAY OR WITHIN 25' OF ANY PROPERTY LINE UNLESS APPROVED BY HOWARD COUNTY PLANNING BOARD.
 - LEED PROJECT REGISTRATION NUMBER : 1000120063
 - THE OWEN BROWN VILLAGE BOARD REVIEWED AND ACCEPTED THE PROJECT AT THEIR NOVEMBER 4, 2020 MEETING.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT DATE _____

DIRECTOR DATE _____

EAST COLUMBIA 50+ CENTER

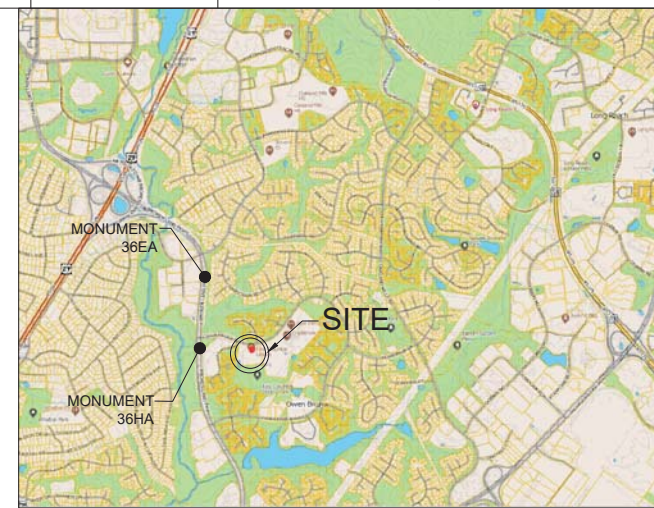
Tax Map 36, Parcel 0275, Lot A-1/B-1
6610 CRADLEROCK WAY
COLUMBIA, MD 21045
CAPITAL PROJECT # C0355

OWNER / APPLICANT
BUREAU OF FACILITIES, DESIGN & CONSTRUCTION DIVISION
9250 BENDIX ROAD
COLUMBIA, MD 21045
ATTN: MRS. SHARON R. WALSH, CHIEF DIVISION
TEL: 410-313-5386 MOBILE: 301-717-8417

DESIGN ENGINEER
A. MORTON THOMAS & ASSOCIATES, INC.
800 KING FARM BLVD, 4TH FLOOR
ROCKVILLE, MD 20850
ATTN: MR. PHILIP RHODES, PE
TEL: 301-881-2545

OWNER-PARCEL A-1
HOWARD COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS
3430 COURT HOUSE DR.
ELLCOTT CITY, MD 21043
(410) 313-4401

OWNER-PARCEL B-1
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
P.O. BOX 833
COLUMBIA, MD 21044
(410) 992-4377



HOWARD COUNTY DEPT. OF PUBLIC WORKS
BUREAU OF FACILITIES, DESIGN &
CONSTRUCTION DIVISION
9200 BERGER ROAD
COLUMBIA, MD 21045
ATTN: MRS. SHARON R. WALSH,
CHIEF DIVISION
TEL: 410-313-5386 / MOBILE: 301-717-8417

ARCHITECTS
QUINN EVANS ARCHITECTS
100 N. CHARLES STREET
14TH FLOOR
BALTIMORE, MD 21201
410 - 576 - 0440

STRUCTURAL ENGINEER
CARROLL ENGINEERING, INC.
215 SCHILLING CIRCLE, SUITE 102
HUNT VALLEY, MD 21031

MEP ENGINEER
JAMES POSEY AND ASSOCIATES, INC.
3112 LORD BALTIMORE DRIVE,
BALTIMORE, MD 21244

CIVIL ENGINEER
A. MORTON THOMAS & ASSOCIATES, INC.
800 KING FARM BOULEVARD, 4TH FLOOR,
ROCKVILLE, MD 20852

LANDSCAPE ARCHITECT
SITE RESOURCES, INC.
14315 JARRETTVILLE PIKE, PO BOX 249
PHOENIX, MD 21131-0249

AV ENGINEER
CONVERGENT TECHNOLOGIES DESIGN
GROUP
6501 YPRK ROAD, BALTIMORE, MD 21212

KITCHEN CONSULTANT
NYIKOS ASSOCIATES INC
18219 A FLOWER HILL WAY
GAITHERSBURG, MD 20879

GEOTECHNICAL ENGINEERING
SCHNABEL ENGINEERING DC, INC
4200 WASHINGTON AVE, NW, SUITE LL9
WASHINGTON, DC 20016



SEAL
PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A LICENSED
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER 37883, EXPIRATION DATE 07/31/2021

REVISION BLOCK

MARK	DATE	DESCRIPTION

PERMIT SUBMISSION
01/25/2021

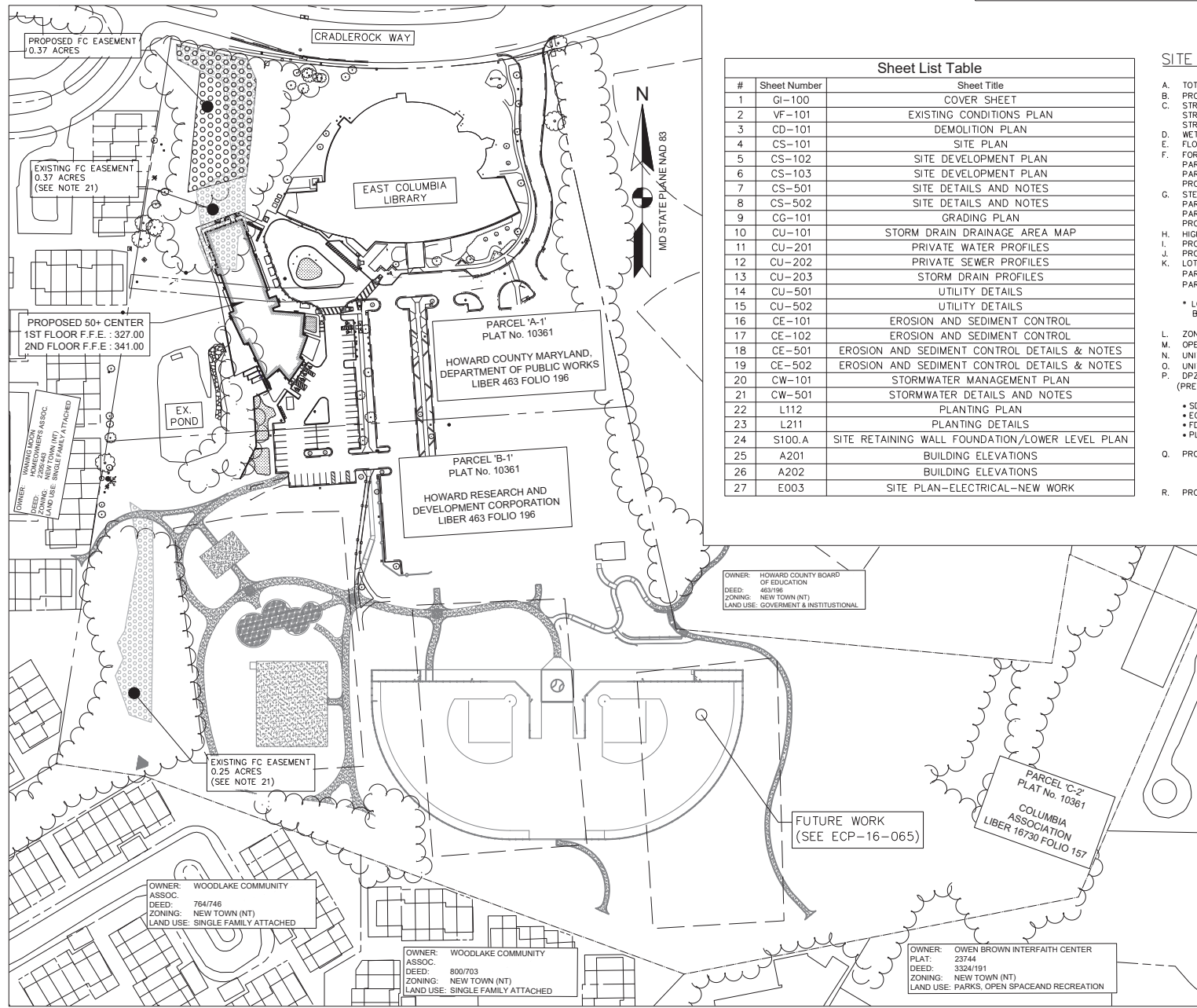
PROJECT NAME:
EAST COLUMBIA 50+ CENTER
ADDRESS: 6610 CRADLEROCK WAY
COLUMBIA, MD 21045
TAX MAP: 36 / GRID: 21 / PARCEL: 275
LOT: A1 & B1
ZONING: NEW TOWN (NT)
ELECTION DISTRICT: 6
GREEN BUILDING

COVER SHEET

GI-100

SHEET 01 OF 27

SDP-20-059



#	Sheet Number	Sheet Title
1	GI-100	COVER SHEET
2	VF-101	EXISTING CONDITIONS PLAN
3	CD-101	DEMOLITION PLAN
4	CS-101	SITE PLAN
5	CS-102	SITE DEVELOPMENT PLAN
6	CS-103	SITE DEVELOPMENT PLAN
7	CS-501	SITE DETAILS AND NOTES
8	CS-502	SITE DETAILS AND NOTES
9	CG-101	GRADING PLAN
10	CU-101	STORM DRAIN DRAINAGE AREA MAP
11	CU-201	PRIVATE WATER PROFILES
12	CU-202	PRIVATE SEWER PROFILES
13	CU-203	STORM DRAIN PROFILES
14	CU-501	UTILITY DETAILS
15	CU-502	UTILITY DETAILS
16	CE-101	EROSION AND SEDIMENT CONTROL
17	CE-102	EROSION AND SEDIMENT CONTROL
18	CE-501	EROSION AND SEDIMENT CONTROL DETAILS & NOTES
19	CE-502	EROSION AND SEDIMENT CONTROL DETAILS & NOTES
20	CW-101	STORMWATER MANAGEMENT PLAN
21	CW-501	STORMWATER DETAILS AND NOTES
22	L112	PLANTING PLAN
23	L211	PLANTING DETAILS
24	S100.A	SITE RETAINING WALL FOUNDATION/LOWER LEVEL PLAN
25	A201	BUILDING ELEVATIONS
26	A202	BUILDING ELEVATIONS
27	E003	SITE PLAN-ELECTRICAL-NEW WORK

SITE ANALYSIS DATA CHART:

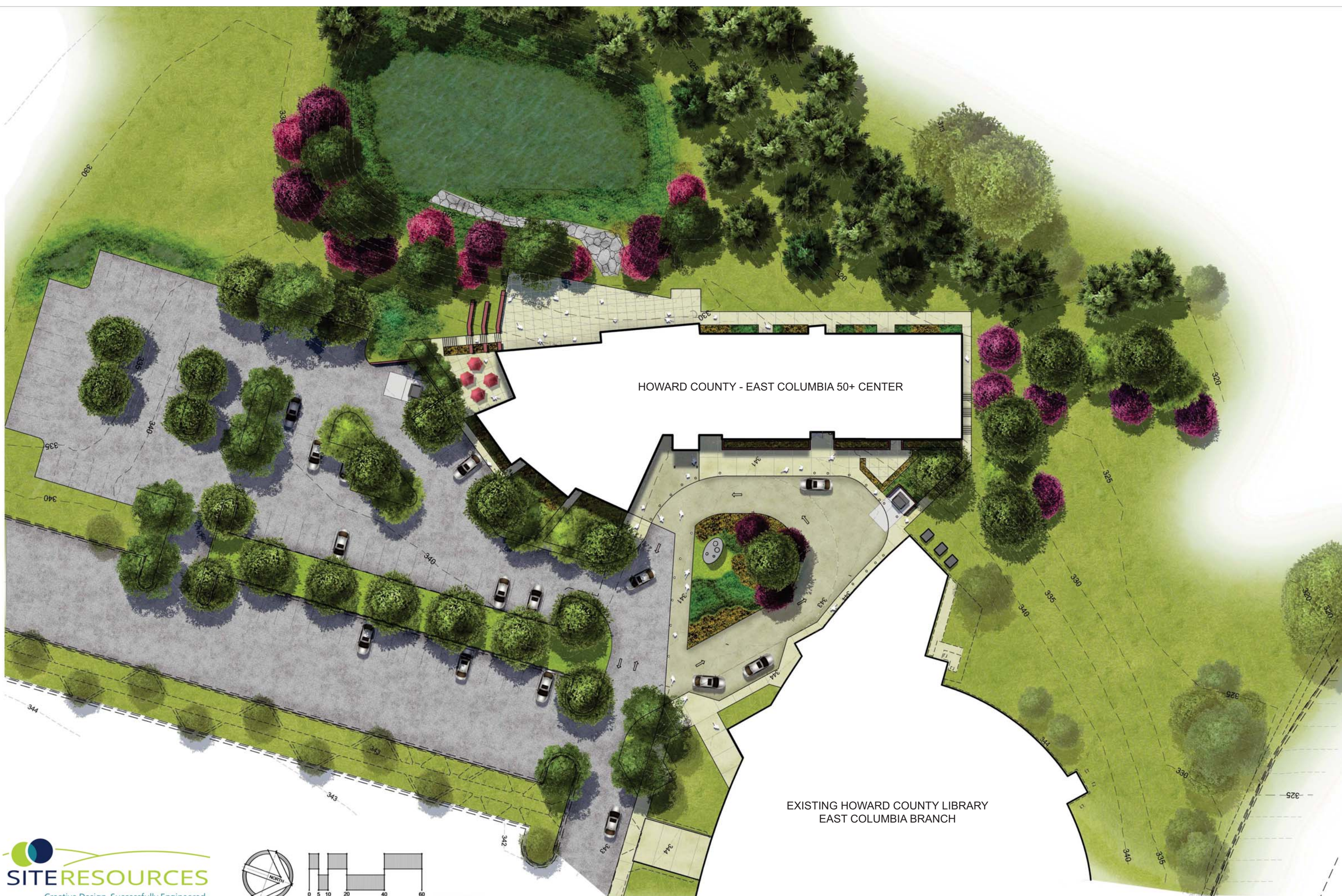
- A. TOTAL PROJECT AREA: 24.46 AC (PARCEL A-1/B-1)
- B. PROJECT AREA (LOO): 2.59 AC
- C. STREAM & BUFFERS: 0.00 AC
- STREAM: 0.00 AC
- STREAM BUFFER: 0.00 AC
- D. WETLAND: 0.00 AC
- E. FLOODPLAIN: 0.00 AC
- F. FOREST CONSERVATION: 0.62 AC (PARCEL A-1/B-1)
- PARCEL A-1: 0.37 AC
- PARCEL B-1: 0.25 AC
- PROJECT AREA: 0.19 AC
- G. STEEP SLOPES (>15%): 3.76 AC (PARCEL A-1/B-1)
- PARCEL A-1: 1.50 AC
- PARCEL B-1: 2.26 AC
- PROJECT AREA: 0.67 AC
- H. HIGHLY ERODIBLE SOILS: 1.33 AC (PROJECT AREA)
- I. PROPOSED PERVIOUS: 0.99 AC
- J. PROPOSED IMPVIOUS: 2.26 AC
- K. LOT COVERAGE *
 - PARCEL A-1: 18% (1.43 AC / 7.87 AC)
 - PARCEL B-1: 0% (0.03 AC / 16.59 AC)
- * LOT COVERAGE OVER 10% REQUIRES PLANNING BOARD APPROVAL
- L. ZONING DESIGNATION: NEW TOWN (NT)
- M. OPEN SPACE REQUIRED: N/A
- N. UNITS ALLOWED: N/A
- O. UNITS PROPOSED: N/A
- P. DPZ REFERENCE FILES: (PREVIOUSLY APPROVED)
 - SDP-92-075 • SDP-20-059
 - ECP-16-065 • ECP-20-003
 - FDP-212-A • 44-5129-D
 - PLAT 10361
- Q. PROPOSED BUILDING SF: 1ST FLOOR: 14,719 SF
2ND FLOOR: 14,749 SF
TOTAL: 29,468 SF
- R. PROPOSED BUILDING USE: SENIOR CENTER

	LIBRARY	ATHLETIC FIELDS	50+ CENTER	TOTAL
EXISTING	-	-	-	410
REQUIRED	165	112	92	369
PROPOSED	-	-	-	366
HOURS OF OPERATOR	M-TH 10AM-9PM, F-SA 10AM-6PM, SU 12PM-6PM	DAWN TO DUSK	M-TH 8:30AM-9PM, F 8:30AM-4:30PM, SA SPECIAL EVENTS ONLY	-
PEAK USE TIMES	M-SA 4PM-6PM	SA-SU 10AM-4PM	M-FR 12PM-CLOSE	-

NOTE: THE COMBINED PEAK USAGE AT ANY ONE TIME FALLS BELOW THE SUM OF THE PARKING SPACES FOR THE SITE. SEE PARKING ANALYSIS STUDY FOR FURTHER INFORMATION.

SUBDIVISION NAME		SECTION / AREA		LOT / PARCEL NO.	
EAST COLUMBIA		VILLAGE OF OWEN BROWN		A1 / 0275	
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELECT DISTRICT	CENSUS TRACT
10361	0021	NT	0036	6	24027606704
WATER CODE			SEWER CODE		

LOT/PARCEL	STREET ADDRESS
A-1	EX. LIBRARY: 6600 CRADLEROCK WAY, COLUMBIA, MD 21045 50+ CENTER: 6610 CRADLEROCK WAY, COLUMBIA, MD 21045
B-1	6600 Cradlerock Way, Columbia, MD 21045



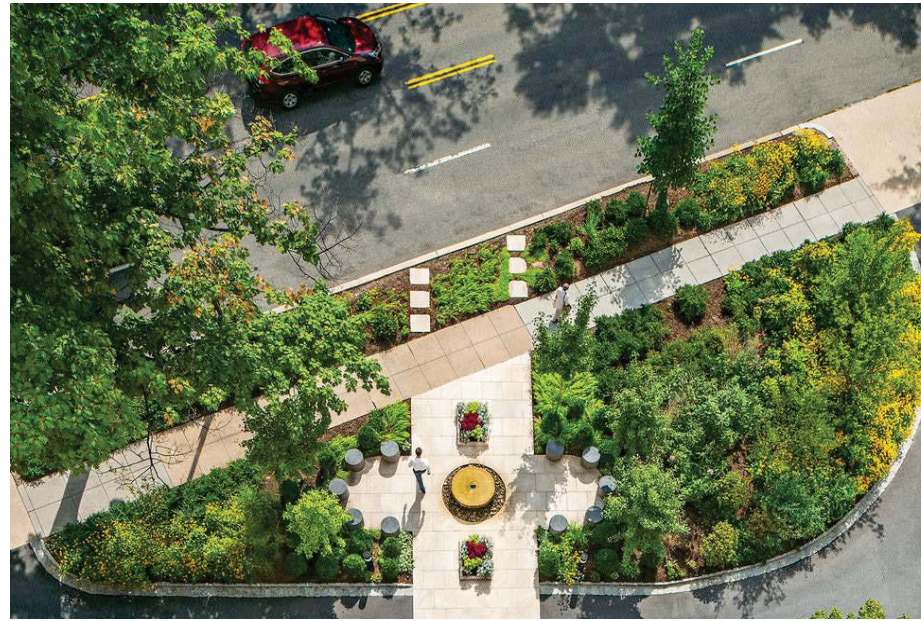
HOWARD COUNTY - EAST COLUMBIA 50+ CENTER

EXISTING HOWARD COUNTY LIBRARY
EAST COLUMBIA BRANCH

CONCEPT PLAN PRECEDENT IMAGES



ENTRANCE



HEALING GARDEN



SEAT WALL



WATER FEATURE & RAIN SPOUT



PAVING



OUTDOOR PROGRAMMING



PLANTING IMAGES





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

March 1, 2021

Mrs. Sharon R. Walsh
Howard County Department of Public Works
9200 Berger Road
Columbia, MD 21046

RE: SDP-20-059, East Columbia 50+ Center

Dear Ms. Walsh:

The Subdivision Review Committee determined the above referenced final development plan to be approvable, subject to the attached comments and Planning Board approval. The plan is scheduled for presentation to the Howard County Planning Board at its meeting on April 1, 2021, beginning at 7:00 p.m. The purpose of this meeting is to request Planning Board approval for the construction of the East Columbia 50+ Center.

While the County Offices (George Howard Building, 3430 Court House Drive, Ellicott City, MD) are closed to the public due to the COVID-19 virus pandemic, the Howard County Planning Board will host a virtual meeting for this plan on the date and time provided above. The meeting will be a Webex meeting that will also be livestreamed. It is required that you and/or your consultant be present to answer any questions that the Board may ask about your plan and that a color copy of the plan be provided for presentation to the Board. To join the meeting to view and hear the presentation, you will need to register at <http://www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Planning-Board>. **The registration will be available two weeks before the meeting.**

The following materials are necessary for preparation of the DPZ staff report and power point presentation for the Planning Board. They must be submitted to Jill Manion by **March 15, 2021**.


- a. A digital reduction of the overall SDP plan sheet at a size of 8½" x 14" or 11" x 17" to serve as an attachment at the end of the staff report and for the power point presentation. The plan attachments can be in a PDF format. The Planning Board wants to be able to read the general notes and tabulation charts on the plan.
- b. A digital reduction of the proposed plan exhibits that you will be presenting to the Planning Board such as a color illustration of the landscape plan and the architectural elevation plan from the builder to serve as an attachment at the end of the staff report and for the power point presentation.
- c. A digital reduction of the 'Site Overview Plan' for use as a vicinity map. The reduction needs to be at a size of approximately 5" x 6" and the streets and other information must be as readable as possible at that scale. The vicinity map needs to be in a JPEG format.
- d. The above digital colored copies can be emailed to JManion@howardcountymd.gov with a copy

to Ms. Lisa Kenny and LKenny@howardcountymd.gov, which will be forwarded to the Planning Board Members.

Per Section 125.0.G of the Howard County Zoning Regulations, this property must be posted two weeks prior to the meeting date (on or before March 18, 2021). Please contact Jill Manion at 410-313-4338, or at email jmanion@howardcountymd.gov, to arrange to pick up the sign(s). Each sign is \$25.00 (this fee is waived for a Capital Project). In addition, you are required to electronically notify all Columbia Village Boards, the Columbia Association, Howard County Council members, and any pre-submission meeting attendees, who provided email addresses, with the meeting date and time. This must also be done two weeks prior to the meeting (on or before March 18, 2021), and proof must be provided that the electronic notification was submitted to all required parties within the required time period.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

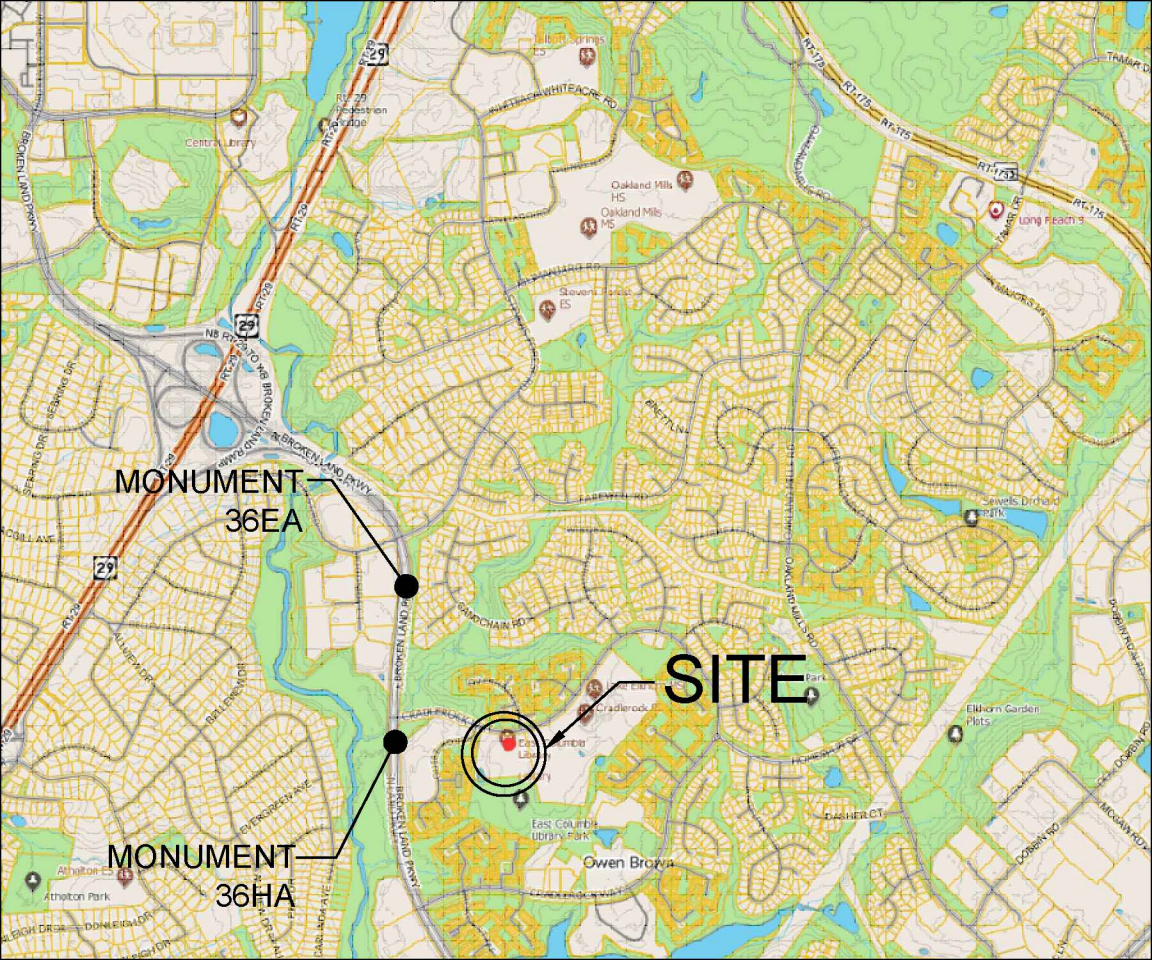
DocuSigned by:


1EB75478A22B49A
Anthony Cataldo, Chief
Division of Land Development

AC/jam

Enclosure:

cc: Research
A. Morton Thomas & Associates



MONUMENT
36EA

SITE

MONUMENT
36HA