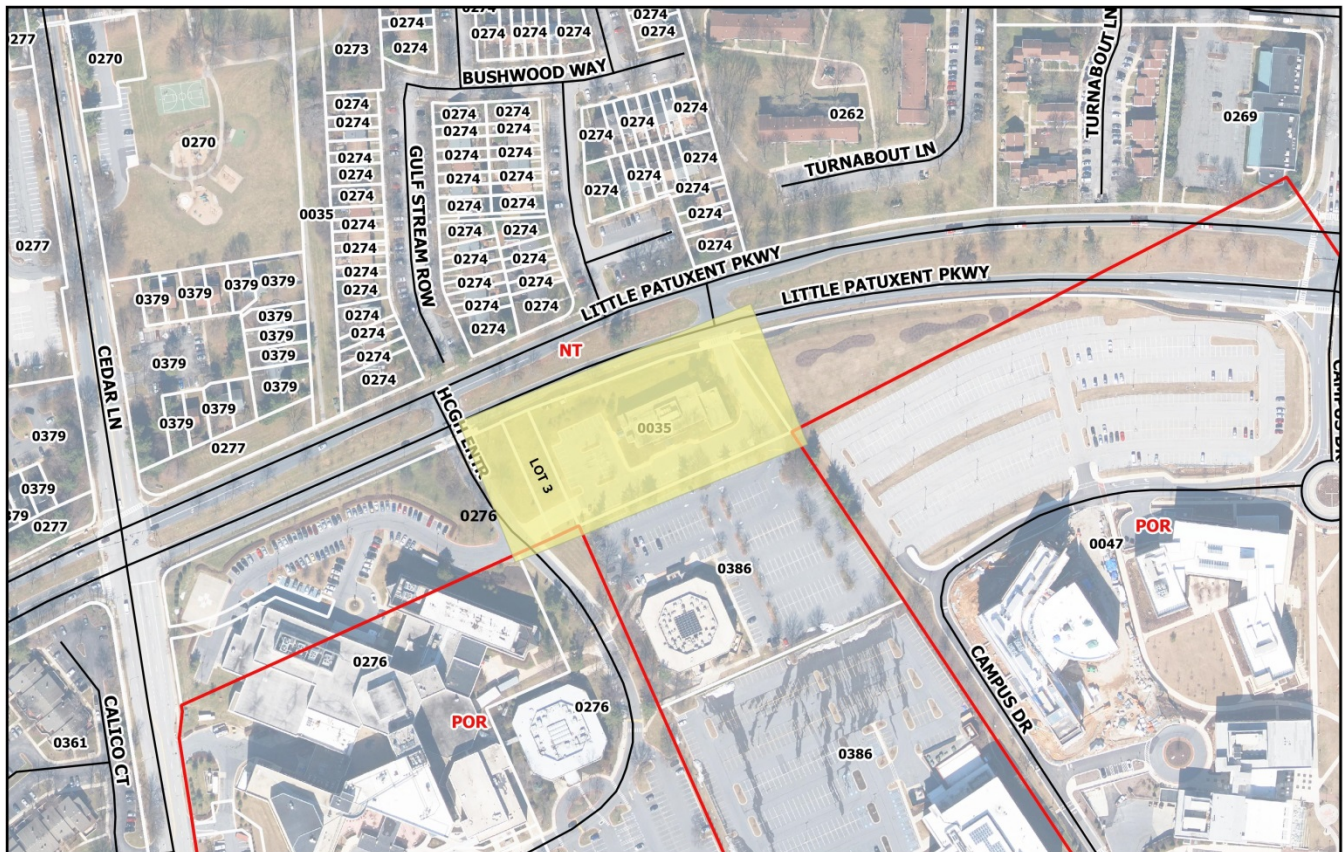




TECHNICAL STAFF REPORT
HOWARD COUNTY GENERAL HOSPITAL

Planning Board Hearing of February 16, 2017

- File No./Petitioner:** SDP-74-108/Howard County General Hospital
- Project Name:** Howard County General Hospital Parking Lot Expansion (formerly "Faith at Work Office Building")
- DPZ Planner:** Dave Boellner, 410-313-3956, dboellner@howardcountymd.gov
- Request:** To approve a revision to Site Development Plan SDP-74-108 for a parking lot expansion.
- DPZ Recommendation:** Approval.
- Location:** The property is located at 11065 Little Patuxent Parkway, Columbia, Maryland 21044, and is accessed via two driveways from Little Patuxent Parkway.



Vicinity-Zoning Map:
SDP-74-108



NOT TO SCALE

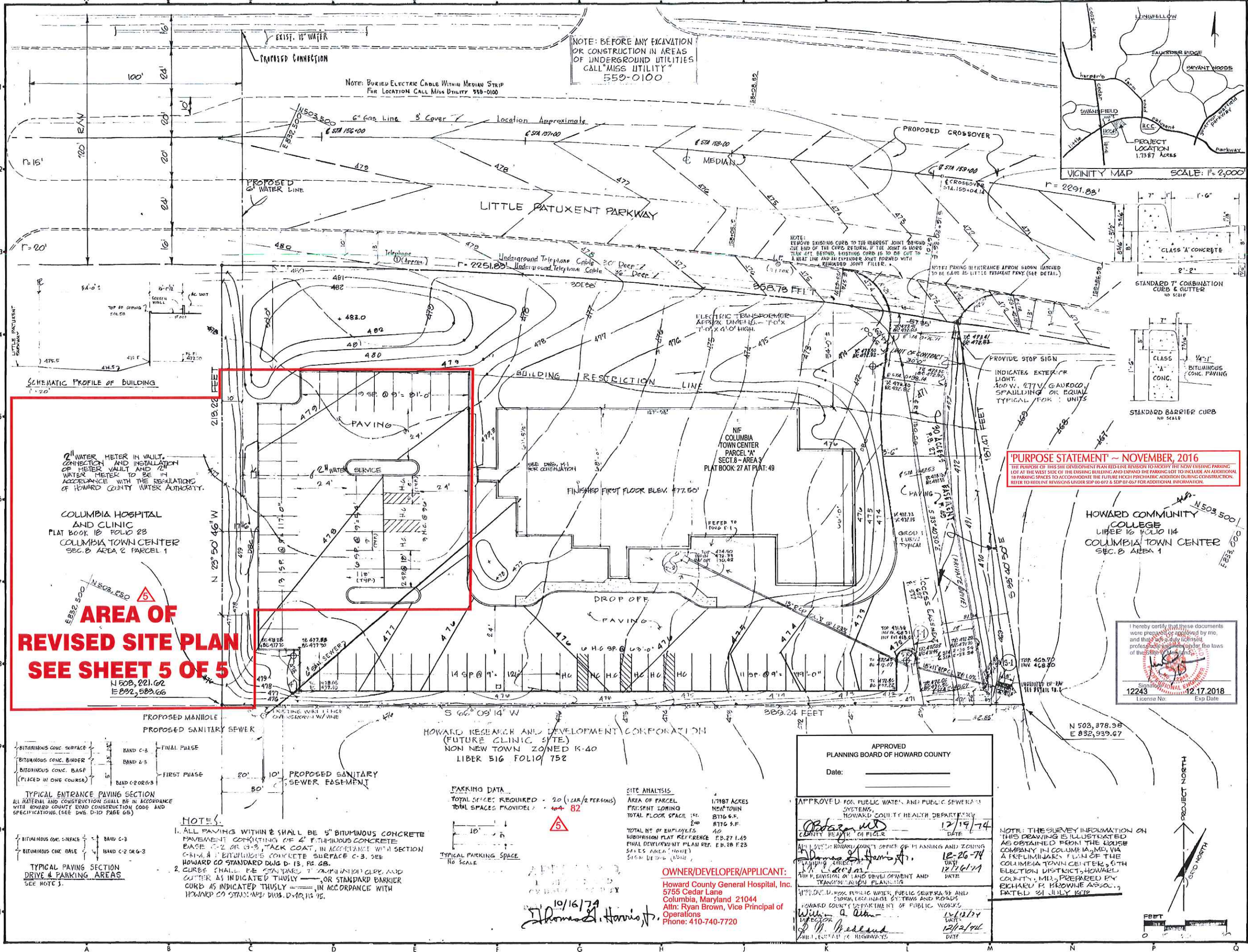
- Vicinal Properties:** Surrounding properties are zoned NT and POR (Planned Office Research). They include:
North: Little Patuxent Parkway, a Howard County minor arterial. Across the street is the existing Strathmore at Columbia single-family attached subdivision.
East: Howard County Community College.
South: 2101 Columbia LLC (Commercial property).
West: Howard County General Hospital and Cedar Lane.
- Legal Notice:** The property was properly posted and verified by DPZ.
- Regulatory Compliance:** The Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, Howard County Zoning Regulations, the Howard County Design Manual and Final Development Plan FDP-152 apply.
- History:** SDP-74-108, Faith at Work Office Building received signature approval from the Department of Planning and Zoning on December 26, 1974.
A proposed revision to SDP-74-108 was received by the Development Engineering Division on December 2, 2016.
- Analysis:**
- Site Improvements:** Proposed modification and expansion of the existing parking lot will provide an additional 18 parking spaces for use by the Howard County General Hospital psychiatric addition during its construction.
 - Setbacks:** The proposed development complies with all setback requirements.
 - Stormwater Management (SWM):** Stormwater management is not required since the net areas of pervious and impervious surfaces were balanced.
 - Environmental Considerations:** The property contains no environmental resources such as streams or wetlands.
 - Landscaping:** Landscaping will be provided with the site development plan submitted for the psychiatric wing expansion.
 - Forest Conservation:** The proposed development is exempt from forest conservation requirements.
 - Adequate Public Facilities:** The proposed development is not subject to the Adequate Public Facilities Ordinance since no residential dwelling units will be created.
 - Adequate Road Facilities:** The proposed development is not subject to Adequate Road Facilities requirements since it generates no traffic.
 - Development Criteria:** The plan complies with the Howard County Subdivision and Land Development Regulations, October 6, 2013 Howard County Zoning Ordinance and Final Development Plan FDP-152.
- Planning Board Criteria:** The proposed revision to Site Development Plan SDP-74-108 complies with Final Development Plan FDP-152 criteria.
- SRC Action:** The SRC determined that the revision to the site development plan may be approved.

Recommendation: The Department of Planning and Zoning recommends approval of the revision of Site Development Plan SDP-74-108.


Valdis Lazdins, Director
Department of Planning and Zoning

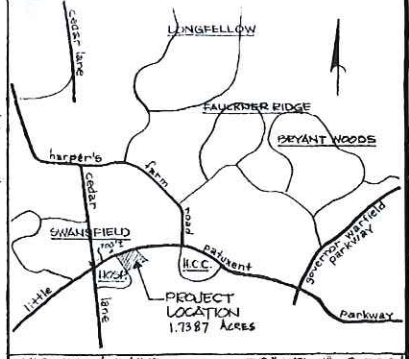
2/1/16
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.



NOTE: BEFORE ANY EXCAVATION OR CONSTRUCTION IN AREAS OF UNDERGROUND UTILITIES CALL "MISS UTILITY" 550-0100

NOTE: BURIED ELECTRIC CABLE WITHIN MEDIAN STRIP FOR LOCATION CALL MISS UTILITY 550-0100



PURPOSE STATEMENT - NOVEMBER, 2016
 THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO MODIFY THE NOW EXISTING PARKING LOT AT THE WEST SIDE OF THE EXISTING BUILDING AND EXPAND THE PARKING LOT TO INCLUDE AN ADDITIONAL 18 PARKING SPACES TO ACCOMMODATE THE FUTURE HIGH PSYCHIATRIC ADDITION DURING CONSTRUCTION. REFER TO REVISIONS UNDER SDP 00-077 & SDP 07-057 FOR ADDITIONAL INFORMATION.

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.
 Signature: [Signature]
 License No. 12243
 Exp. Date 12.17.2018

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 Date: _____

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] DATE 12/19/14

APPROVED FOR THE OFFICE OF PLANNING AND ZONING
 [Signature] DATE 12-26-14

APPROVED FOR THE DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
 [Signature] DATE 12/16/14

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] DATE 11/18/14

OWNER/DEVELOPER/APPLICANT:
 Howard County General Hospital, Inc.
 5755 Cedar Lane
 Columbia, Maryland 21044
 Attn: Ryan Brown, Vice Principal of Operations
 Phone: 410-740-7720

2" WATER METER IN VAULT, CONNECTION AND INSTALLATION OF METER VAULT AND 2" WATER METER TO BE IN ACCORDANCE WITH THE REGULATIONS OF HOWARD COUNTY WATER AUTHORITY.

COLUMBIA HOSPITAL AND CLINIC
 PLAT BOOK 18 FOLIO 23
 COLUMBIA TOWN CENTER
 SEC. B AREA 2 PARCEL 1

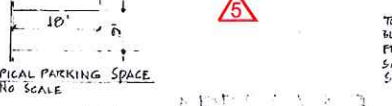
AREA OF REVISED SITE PLAN SEE SHEET 5 OF 5
 N 503, 221.62
 E 832, 583.66

- NOTES:**
- ALL PAVING WITHIN 2' SHALL BE 5" BITUMINOUS CONCRETE PAVEMENT CONSISTING OF 2" BITUMINOUS CONCRETE BASE C-2 OR C-3, TACK COAT, IN ACCORDANCE WITH SECTION C-3.1.1 BITUMINOUS CONCRETE SURFACE C-3. SEE HOWARD CO STANDARD Dwg D-13, PG. 6B.
 - CURBS SHALL BE STANDARD 7" COMBINATION CURB AND GUTTER AS INDICATED THUSLY OR STANDARD BARRIER CURB AS INDICATED THUSLY IN ACCORDANCE WITH HOWARD CO STANDARD Dwg D-10, PG. 12.

TYPICAL ENTRANCE PAVING SECTION
 ALL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS. (SEE Dwg. D-10 PAGE 6B)

TYPICAL PAVING SECTION
 DRIVE & PARKING AREAS
 SEE NOTE 1.

PARKING DATA
 TOTAL SPACES REQUIRED - 20 (1 CAR/2 PERSONS)
 TOTAL SPACES PROVIDED - 44 82



SITE ANALYSIS
 AREA OF PARCEL 1.7387 ACRES
 PRESENT ZONING NENTOWN 8716 G.F.
 TOTAL FLOOR SPACE 1st 8716 S.F.
 2nd 8716 S.F.
 TOTAL NO. OF EMPLOYEES 40
 SUBDIVISION PLAT REFERENCE P.B. 27 149
 FINAL DEVELOPMENT PLAN REF. P.B. 28 F23
 SALES AREA (HOME) 5168 S.F. (HOME)

HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 (FUTURE CLINIC SITE)
 NON NEW TOWN ZONED R-40
 LIBER 516 FOLIO 752

Revisions			
No.	Date	Item	Ref.
1	12/17/16	REVISION TO ADD 18 PARKING SPACES	
2	12/17/16	REVISION TO ADD 18 PARKING SPACES	
3	12/17/16	REVISION TO ADD 18 PARKING SPACES	



OWNER:
 FAITH AT WORK
 SUITE 210
 1000 CENTURY PLAZA BLDG.
 COLUMBIA, MD. 21044

EA
 Ebert & Associates Inc
 Builders & Contractors
 6501 YORK ROAD, BALTIMORE MD
 301-377-5500

Meyers & D'Aleo Inc
 Architects & Planners

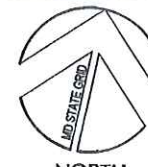
REVISED SITE DEVELOPMENT PLAN
 HOWARD COUNTY GENERAL HOSPITAL
 OFFICE BUILDING
 COLUMBIA TOWN CENTER
 SECTION B - AREA 3
 PLAT BOOK 27 FOLIO 49
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 F.O.P. PHASE 192
 PLAT BOOK 28 FOLIO 23

11/22/16 REVISED PLAN TO MODIFY AND EXPAND EXISTING PARKING LOT AT WEST SIDE OF BUILDING TO CREATE AN ADDITIONAL 18 PARKING SPACES.

Project	12243	Scale	1" = 20'	Sheet	L-1
Date	12/17/16	Author		Drawn	
Last Rev.		Checked		Reviewed	

LITTLE PATUXENT PARKWAY

(120' R/W)
PUBLIC ROAD ~ MINOR ARTERIAL
(WIDTH VARIES)



PLAN SCALE: 1"=20'
GRAPHIC SCALE

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

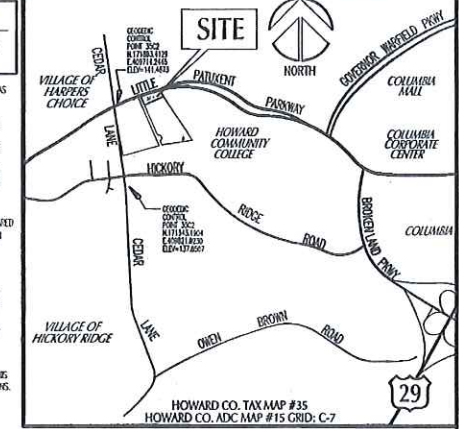
48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center



CALL TOLL FREE
1-800-257-7777
www.missutility.org

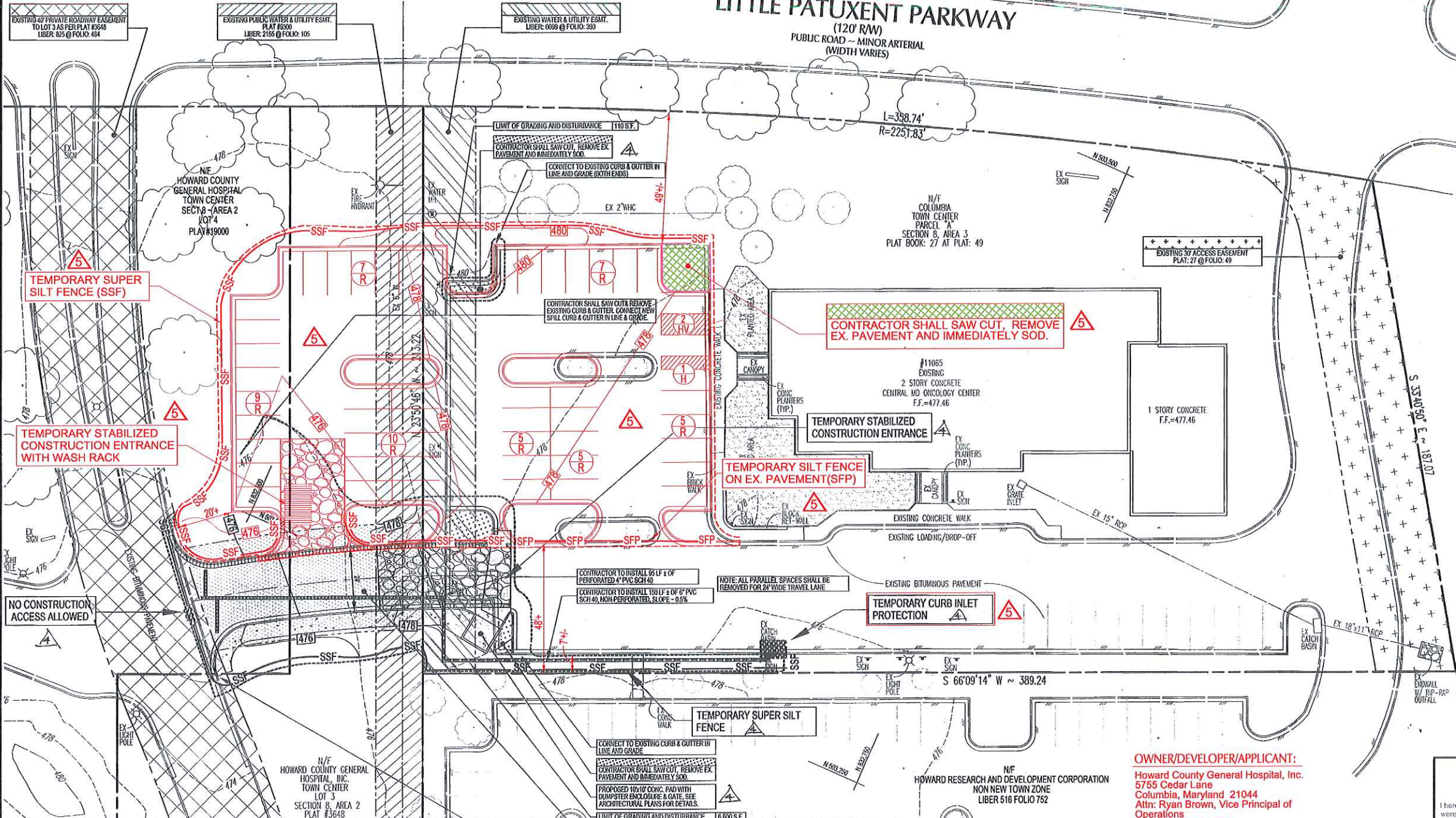
NOTE: EXISTING UTILITY INFORMATION SHOWN HEREIN IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE DATE PLAN PREPARATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES, LINES AND/OR SERVICES THAT MAY BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREIN. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FROM THE STATE OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY LINES, LINES AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS AS REQUIRED.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREIN WAS PREPARED AS AN ELECTRONIC "D" FILE BY JAYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREIN SHALL BE MADE UNLESS THE INFORMATION IS FIRST CONFIRMED TO THE SOURCE ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF REPRODUCTION OF THE INFORMATION CONTAINED HEREIN, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.



SHEET	TITLE
1	SITE DEVELOPMENT PLAN
2	DRAINAGE AREA PLAN, DETAILS & PROFILES
3	SEDIMENT CONTROL PLAN FOR ACCESS DRIVE
4	SEDIMENT CONTROL NOTES & DETAILS
5	SITE DEVELOPMENT PLAN FOR ACCESS DRIVE

'PURPOSE STATEMENT' ~ NOVEMBER, 2016
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO PROVIDE AN ACCESS DRIVE TO THE WEST SIDE OF THE SITE AND, THE ADDITION OF A DUMPSTER PAD, SLIGHT MODIFICATIONS TO CURB & GUTTER AND RESTRICTION OF THE PARKING LOT.



APPROVED PLANNING BOARD OF HOWARD COUNTY	
DATE:	
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	9/16/10
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	9/21/10
<i>[Signature]</i> DIRECTOR	9/21/10

DATE	NO.	REVISION DESCRIPTION
11/22/16	5	REVISED PLAN TO MODIFY AND EXPAND EXISTING PARKING LOT AT WEST SIDE OF BUILDING TO ACCOMMODATE AN ADDITIONAL 18 PARKING SPACES.
08-23-10	4	ADD ACCESS DRIVE ON WEST SIDE OF PROPERTY, ADD DUMPSTER PAD WITH ENCLOSURE AND RE-STRIPE PARKING LOT.

PROJECT
HOWARD COUNTY GENERAL HOSPITAL
OFFICE BUILDING
11065 LITTLE PATUXENT PARKWAY
PARCEL 'A' ~ TAX MAP 35
PLAT BOOK: 27 @ PLAT NO: 49
HOWARD COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
11714 BURNING WOODS DRIVE - BELTSVILLE, MARYLAND 20814
TEL: (301) 595-4333 FAX: (301) 595-8000 WEB: www.joyceeng.com

ADDRESS CHART	
LOT/PARCEL	SHEET ADDRESS
PARCEL A	11065 LITTLE PATUXENT PARKWAY

PERMIT INFORMATION CHART				
SECTION	SECTION/AREA	LOT/PARCEL #	PARCEL 'A'	
SECTION NA	SECTION B, AREA 3	LOT/PARCEL #	PARCEL 'A'	
PLAT OR L/T	BLOCK #	ZONE	ELECT. DISTRICT	CONSERV. TRACT
27 AT 49	17	NT	FIFTH	6056
WATER CODE		SEWER CODE		
000		000		

TITLE	
DES BY	SCALE
DES BY WAJ	SCALE 1"=20'
DRN BY HAL	DATE APR 2010
CHK BY JEC	APPROVED
	PROJ. NO. 01006
	3 OF 5

Reviewed for Howard SCD and meets Technical Requirements
USDA - Natural Resources Conservation Service
This development plan is approved for use for soil erosion and sediment control by the HOWARD COUNTY SOIL CONSERVATION DISTRICT
Date: _____

ENGINEER'S CERTIFICATION
I certify that this plan for sediment and erosion 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: 09.01.2010

DEVELOPER'S CERTIFICATION
I certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at the Department of Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic re-site inspection by the Howard Soil Conservation District.
[Signature]
Date: 9/1/10

OWNER/DEVELOPER/APPLICANT:
Howard County General Hospital, Inc.
5755 Cedar Lane
Columbia, Maryland 21044
Attn: Ryan Brown, Vice Principal of Operations
Phone: 410-740-7720

'PURPOSE STATEMENT'
THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO PROVIDE AN ACCESS DRIVE TO THE WEST SIDE OF THE SITE AND, THE ADDITION OF A DUMPSTER PAD, SLIGHT MODIFICATIONS TO CURB & GUTTER AND RESTRICTION OF THE PARKING LOT.

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.
[Signature]
Date: 12.17.2018
License No. 12243
Exp. Date: _____

MATERIALS SPECIFICATIONS

TABLE 27 GEOTEXTILE FABRICS

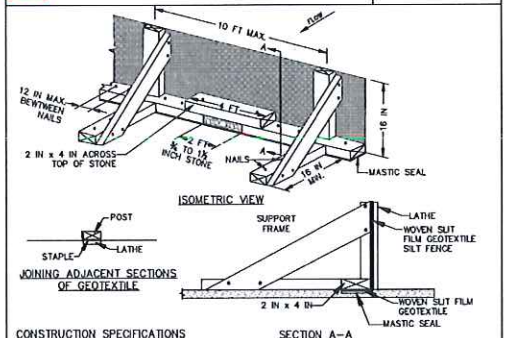
CLASS	APPROXIMATE OPENING SIZE (MIN. MAXIMUM)	GRASS TENSILE STRENGTH (LB. MINIMUM)	BURST STRENGTH (PSI MINIMUM)
A	0.30	250	500
B	0.60	200	320
C	0.30	200	320
D	0.60	90	145
E	0.30	190	145
F	0.40-0.80*		145

TABLE 28 STONE SIZE

	D ₁₀	D ₃₀	A ₈₅	WEIGHT
NUMBER 57*	3/8" - 1 1/2"	1/2"	1 1/2"	M-43
NUMBER 1	2" - 3"	2 1/2"	3"	M-43
RP-141**	4" - 7"	5 1/2"	7"	N/A
CLASS I	N/A	0.5"	15"	N/A
CLASS II	N/A	16"	24"	N/A
CLASS III	N/A	23"	34"	N/A

* THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE OUTLETS AND CHECK DAMS.
 ** THIS CLASSIFICATION IS TO BE USED WHEN EVER SMALL RP-141 IS REQUIRED. THE STATE HIGHWAY ADMINISTRATION DESCRIPTION FOR THIS STONE IS STONE FOR GRADING.

DETAIL E-2 SILT FENCE ON PAVEMENT



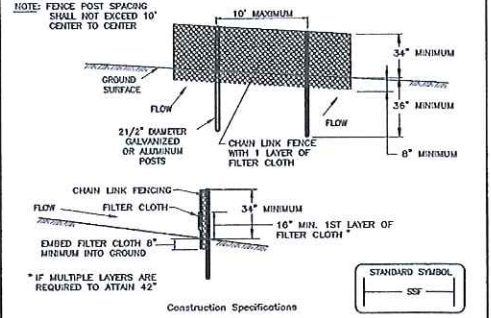
CONSTRUCTION SPECIFICATIONS

- USE NOMINAL 2 INCH X 4 INCH LUMBER.
- USE NOMEN SILT FENCE GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
- PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
- KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE.
- PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
- SECURE BOARDS TO PAVEMENT WITH 400 5 INCH MINIMUM LENGTH NAILS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
--	------	---

DETAIL 33 - SUPER SILT FENCE



CONSTRUCTION SPECIFICATIONS

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Detail for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt bulldips removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F1:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322

SUPER SILT FENCE

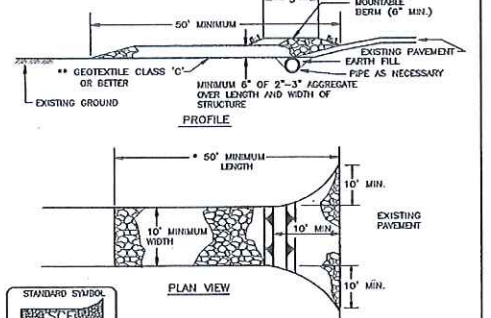
Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
--	------	---

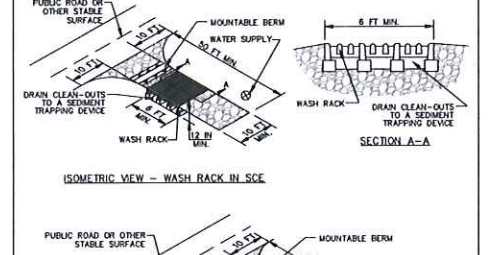
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATION

- Length - minimum of 50' (*30' for single residence lot).
- Width - 10" minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
- Stones - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL B-2 WASH RACK OPTION



CONSTRUCTION SPECIFICATIONS

- USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE-FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE MINIMUM DIMENSION OF 6 FEET X 10 FEET. ORIENT DIRECTION OF FIBER AS SHOWN ON THE DETAIL.
- INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE SCE.
- DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, REPAIR OR REPLACE WASH RACK.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

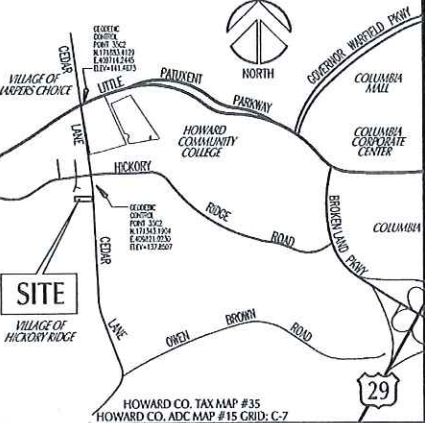
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol 1, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 Total Area of Site: 1.74 Acres
 Area Disturbed: 0.15 Acres
 Area to be seeded or paved: 2500 S.F.
 Area to be vegetatively stabilized: 380 S.F.
 Total Fill: Baldwood
 Offsite waste/borrow area location: Laurel Sand and Gravel, Vana Dusen Road. Note: Must have approved and active Sediment & Erosion Control Grading Plan/Permit.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each work day, whichever is shorter.

HOWARD SOIL CONSERVATION DISTRICT PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
- Preferred - Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 100 lbs/acre 30-0-0 uniform fertilizer (9 lbs/1000 sq. ft.)
 - Acceptable - Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.
- Seeding - For the periods March 1 - April 30, and August 1 - October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 - July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.06 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 - February 28, protect site by:
 Option 1 - Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
 Option 2 - Use sod.
 Option 3 - Seed with 60 lbs/acre Kentucky 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrolled small grain straw immediately after seed lay. Use best mulch material available after topsoil is in place and in anchoring too 1 or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.
- Maintenance - Inspect all seeding areas and make needed repairs, replacements and reseedings.
- TEMPORARY SEEDING NOTES:
 Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.
- Seeded preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments - Apply 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).
- Seeding - For periods March 1 - April 30 and from August 15 - October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 - August 14, seed with 3 lbs/acre of weeping lovegrass (0.7 lbs/1000 sq. ft.). For the period November 16 - February 28, protect site by applying 2 tons/acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrolled weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring too 1 or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 ft. or higher, use 348 gal. per acre (8 gal/1000 sq. ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.



SHEET INDEX

SHEET	TITLE
1	SITE DEVELOPMENT PLAN
2	DRAINAGE AREA PLAN, DETAILS & PROFILES
3	SEDIMENT CONTROL PLAN FOR ACCESS DRIVE
4	SEDIMENT CONTROL NOTES & DETAILS
5	SITE DEVELOPMENT PLAN FOR ACCESS DRIVE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

Date: _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John P. ... 9/16/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Ket ... 9/21/10
 CHIEF, DIVISION OF LAND DEVELOPMENT

Morgan E. Butler 9/21/10
 DIRECTOR

11/22/16

DATE	NO.	REVISION DESCRIPTION
03-23-10	A	REVISED PLAN TO MODIFY AND EXPAND EXISTING PARKING LOT AT WEST SIDE OF BUILDING TO CREATE AN ADDITIONAL 18 PARKING SPACES. ADD ACCESS DRIVE ON WEST SIDE OF PROPERTY, ADD DUMPSTER PAD W/ENCLOSURE AND RE-STRIPE PARKING LOT.

PROJECT: HOWARD COUNTY GENERAL HOSPITAL OFFICE BUILDING

11065 LITTLE PATUXENT PARKWAY
 PARCEL 'A' ~ TAX MAP 35
 PLAT NO: 27 @ PLAT: 49
 HOWARD COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT

1876 BALDWOOD AVENUE, HAGERSTOWN, MARYLAND 20636
 TEL: 410-391-4100 FAX: 410-391-4008 WWW: JOYCECORP.COM

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL 'A'	11065 LITTLE PATUXENT PARKWAY

PERMIT INFORMATION CHART

SUBDIVISION	N/A	SECTION/AREA	SECTION B, AREA 3	LOT/PARCEL	PARCEL 'A'
PLAT OR L/T	27 @ 49	BLOCK	172	TRACT	6056
WATER CODE	000	SEWER CODE	000		

TITLE: REVISED SEDIMENT CONTROL NOTES & DETAILS SHEET

DES BY WJL	SCALE	AS SHOWN	PROJ. NO.	010006
DRN BY HAL	DATE	JAN 2010		
CHK BY JEC	APPROVED			4 OF 5

Reviewed for Howard SCD and meets Technical Requirements

USDA - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

Howard SCD

ENGINEERS' CERTIFICATION

"I certify that this plan for sediment and erosion 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."

William A. Joyce, P.E. 9/16/10
 Signature of Engineer (print name below signature)
 Date

DEVELOPER'S CERTIFICATION

"We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at the Department of Environment 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."

Mr. Jay Blackman, Vice President, COO 9/1/10
 Signature of Developer (print name below signature)
 Date

PURPOSE STATEMENT ~ NOVEMBER, 2016

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO MODIFY THE EXISTING PARKING LOT AT THE WEST SIDE OF THE EXISTING BUILDING AND EXPAND THE PARKING LOT TO INCLUDE AN ADDITIONAL 18 PARKING SPACES TO ACCOMMODATE THE FUTURE HIGH PSYCHOTRIC ADDITION DURING CONSTRUCTION. REFER TO REVISION REVISIONS UNDER SDP 00-017 & SDP 07-057 FOR ADDITIONAL INFORMATION.

PURPOSE STATEMENT

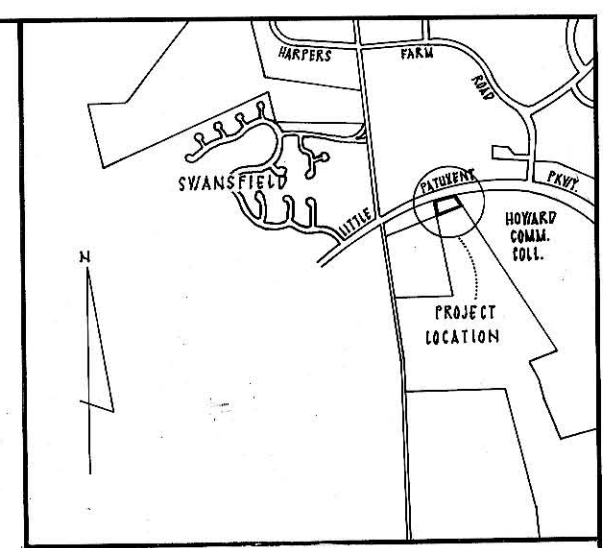
THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO PROVIDE AN ACCESS DRIVE TO THE WEST SIDE OF THE SITE AND, THE ADDITION OF A DUMPSTER PAD, SLIGHT MODIFICATIONS TO CURB & GUTTER AND RESTRICTION OF THE PARKING LOT.

OWNER/DEVELOPER/APPLICANT:

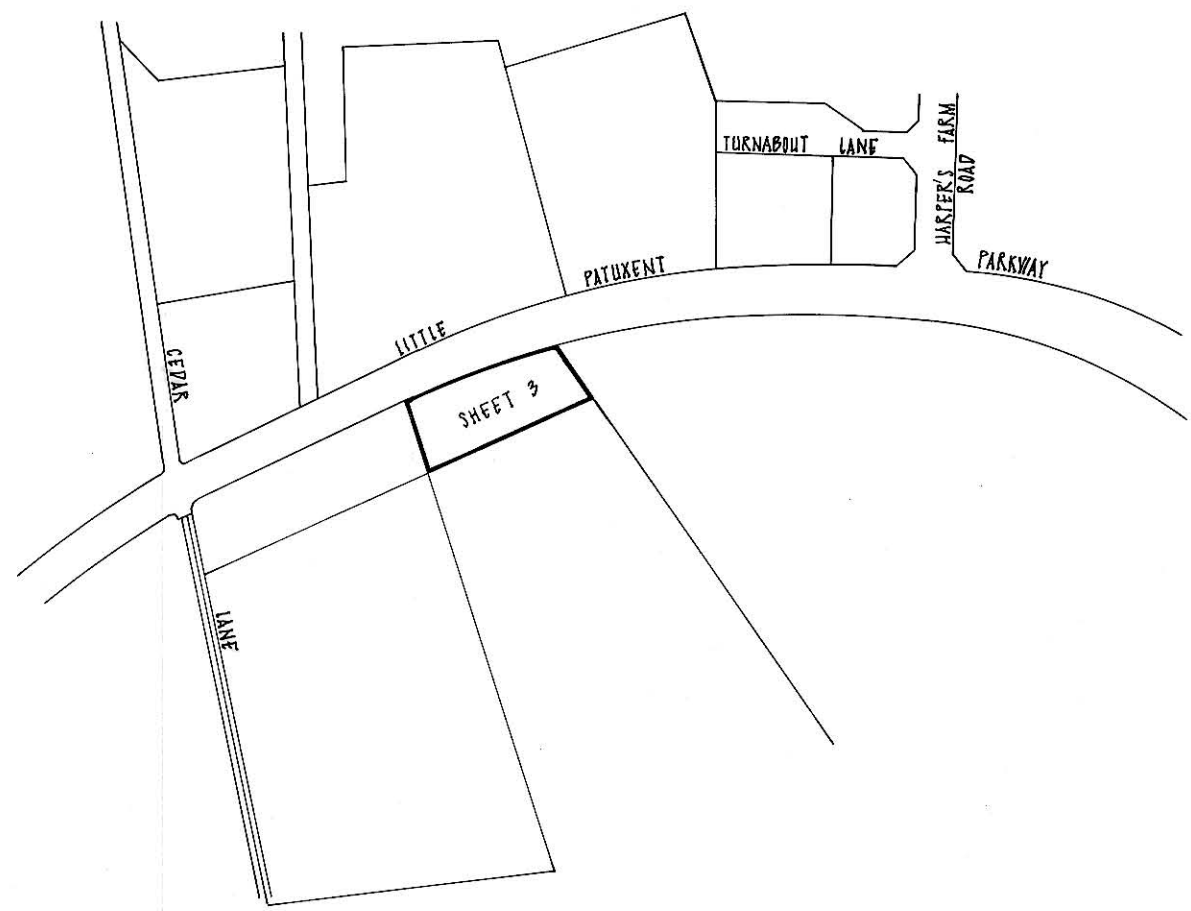
Howard County General Hospital, Inc.
 5755 Cedar Lane
 Columbia, Maryland 21044
 Attn: Ryan Brown, Vice Principal of Operations
 Phone: 410-740-7720

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.

William A. Joyce, P.E.
 Signature
 12243
 License No.
 12.17.2018
 Exp Date



VICINITY MAP
SCALE: 1" = 2000'



RECORDED PLAT BOOK 28 FOLIO 23
ON 5/20 19 74 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.
TOWN CENTER

SECTION 8 AREA 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 152
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

James M. Finkbeiner
LAND SURVEYOR'S SIGNATURE

AMMENDED B.C.C. CASE 644 RESOLUTION APPROVED 1-7-74
BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72

HOWARD COUNTY PLANNING BOARD

James G. Harris 5-15-74
H. C. P. D. EXEC. SEC. DATE

William R. Brundell 5/15/74
H. C. P. D. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 8, Area 3, of the Town Center.

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2B Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 17.031 D:

The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 17.031 D:

EMPLOYMENT CENTER LAND USE - TOWN CENTER COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

Uses permitted in B-1 districts excluding sections 11.012, 11.014, 11.015, 11.017, 11.018 (except as may be required to serve the occupants of the building), 11.019, 11.0110, 11.0111.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

8. HEIGHT LIMITATIONS - Section 17.031 E:

TOWN CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 17.031 E:

COMMERCIAL LAND USE AREAS

Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.

10. SETBACK PROVISIONS - Section 17.031 E:

GENERALLY:

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 17.031 E:

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Commercial	1.739
TOTAL	1.739

RECORDED PLAT BOOK 28 FOLIO 24
ON 5/20 1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 8 AREA 3

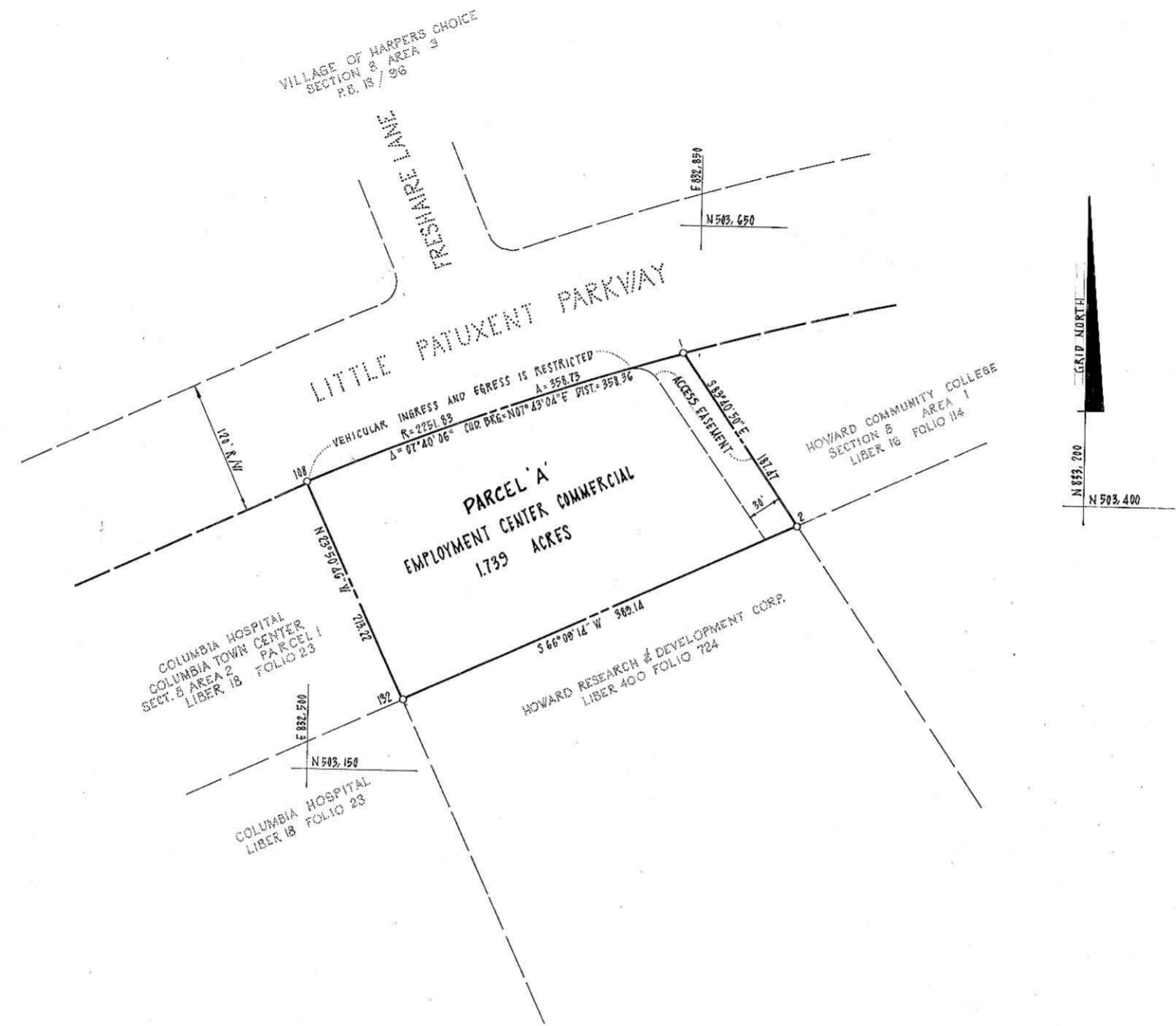
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 152
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

	COORDINATE		SCHEDULE	
	NORTH	EAST		
1	503,594.08	832,835.72		
2	503,378.08	832,099.67		
108	503,416.64	832,497.46		
132	503,221.62	832,583.66		



RECORDED PLAT BOOK 28 FOLIO 25
ON 5/20 19 74 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER

SECTION 8 AREA 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 152
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 3 OF 3