



**TECHNICAL STAFF REPORT**

**Planning Board Meeting of May 16, 2019**

**Case No./Petitioner:** SDP-19-048, Howard County and Edgemoor-Star America Judicial Partners

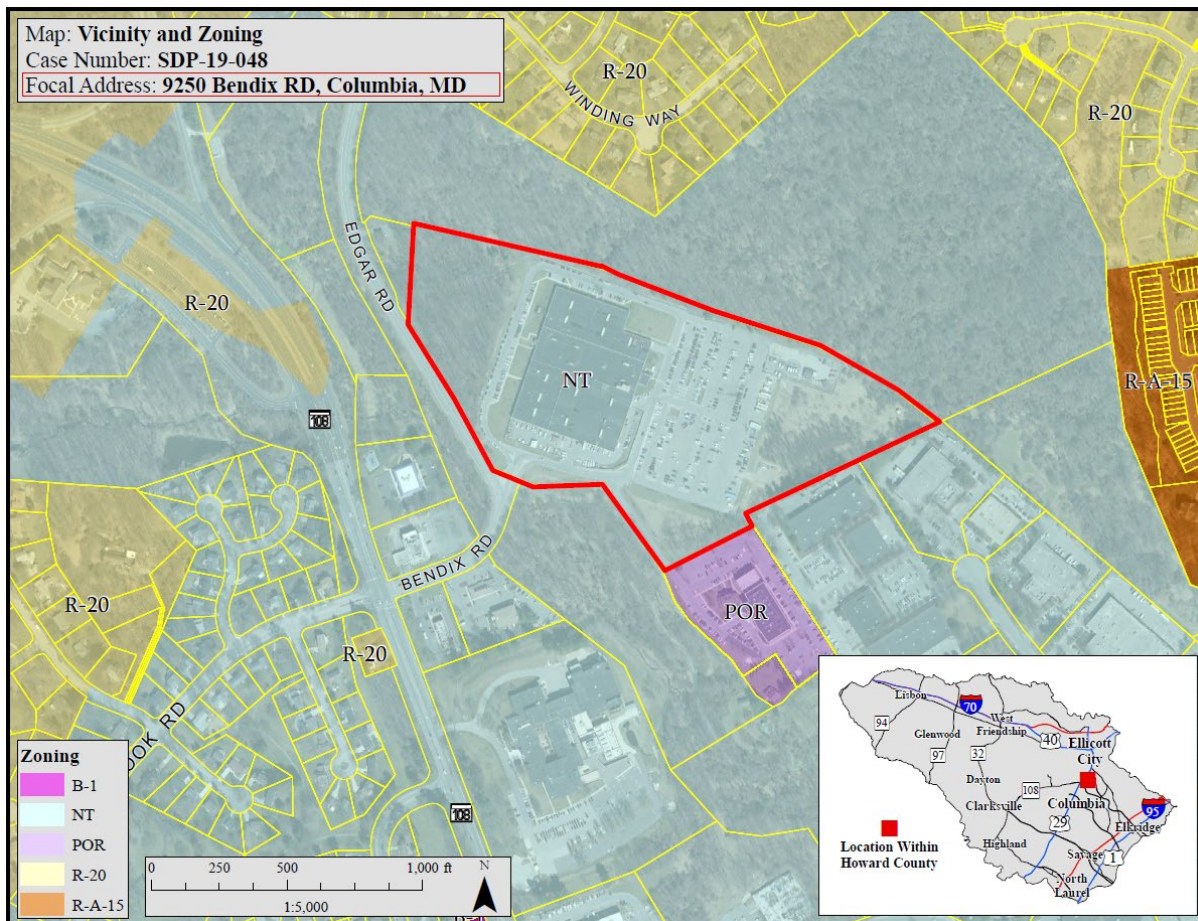
**Project Name:** Howard County Courthouse

**DPZ Planner:** Jill Manion, Planning Supervisor

**Request:** The applicant seeks Site Development Plan approval for a new 213,000 square foot (SF) courthouse. It will also include a café, parking garage for the public, a separate secured judicial parking facility that is attached to the courthouse, and a secured surface lot for sheriff parking.

**Recommendation:** **Approval**, subject to complying with remaining Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

**Location:** The site is located at the intersection of Bendix Road and Edgar Road at 9250 Judicial Way. The property is identified as Tax Map 30, Parcel 267, Lot 61-E. It is zoned NT and designated for industrial uses on FDP-36-A3.



**Vicinal Properties:**

North: 45.63 acres NT- credited open space owned by Howard Research and Development. Beyond the open space is a R-20 zoned residential subdivision located at least 275' from the subject property.

East: Properties zoned NT and POR developed for warehouse, industrial and office uses.

South: NT- credited open space owned by Howard Research and Development.

West: The Edgar Road water pumping station located west of the site.

**Legal Notice:** The property was properly posted and verified by DPZ in accordance with legal requirements.

**I. General Information:**

**Site History:**

- **FDP-36-A-3, Oakland Ridge Industrial Park**, Section 3, and a portion of Parcel "A" and Parcel 61-E. The FDP was amended September 22, 2017, to allow a courthouse and related uses on industrial designated property.
- **SDP-69-013, The Bendix Field Engineering Corporation, Office and Depot Buildings**, later converted to the Howard County Dorsey Building.
- **F-84-120, Columbia, Oakland Ridge Industrial Park**, Section 3, Lot 61-E, a resubdivision of the subject parcel, recorded as plat #5796.
- **ECP-19-024**, Environmental Concept Plan for the proposed courthouse development.

**Regulatory Compliance:** This project must comply with Section 125.0.G) of the Zoning Regulations, the criteria listed in FDP-36-A-3, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Howard County Landscape Manual.

**Existing Site Conditions:** The site contains a large, approximately 50 year old industrial building that has been converted to Howard County offices (i.e. Howard County Thomas B. Dorsey Building) and a large surface parking lot. The western and eastern edges of the property are currently undeveloped.

**Site Analysis:**

SITE ANALYSIS DATA	
PROPOSED SITE USAGE	COUNTY COURTHOUSE
ZONING DESIGNATION	NEW TOWN INDUSTRIAL
TOTAL PROPERTY AREA	28.98 AC
LIMIT OF DISTURBANCE AREA (LOD)	17.57 ± AC
EXISTING WETLANDS/BUFFER	0.03 ± AC
EXISTING FLOODPLAINS/BUFFER	1.53 ± AC
EXISTING STREAMS/BUFFER	1.42 ± AC
EXISTING FORESTS	5.40 ± AC
EXISTING STEEP SLOPES (≥15%)	1.94 ± AC
EXISTING ERODIBLE SOILS	2.77 ± AC
EXISTING IMPERVIOUS AREA	14.34 ± AC
PROPOSED IMPERVIOUS AREA	6.77 ± AC
PROPOSED OPEN GREEN AREA	10.80 ± AC

**II. Description of the Site Development Plan Proposal and Analysis:**

**Proposed Site Improvements:** The courthouse will be a four story, 213,000 SF building and include a café, court offices and supporting services. A series of new entry drives will serve the site and a courtyard and lawn area will be prominently located near the front of the building. A restaurant/café serving the facility will be situated at the southwest corner of the building. To the east will be a multi-level parking garage and secure parking will be

at the rear, with a separate garage for judges and a surface lot for sheriffs. A sallyport, which is a secure entrance, will be on the north side of the building. Room for future courthouse expansion and additional office building(s) has been provided on the site.

Building Height: FDP-63-A-3 states that the courthouse and related uses shall have a maximum building height of 80 feet, measured from the highest ground elevation adjoining the structure(s). However, a taller building may be allowed provided it is in accordance with a site development plan approved by the Howard County Planning Board. The proposed courthouse is 80 feet tall.

Setback Requirements: Setbacks are required per FDP-63-A-3 and structures shall not be located within 25 feet of a right-of-way. A building or structure exceeding 20' in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height exceeding 20 feet. Accordingly, the 80' tall courthouse requires a minimum 85' setback from the right-of-way; however, the proposed setback is at least 211' - far exceeding the requirement.

Lot Coverage: Per FDP-63-A-3, there is no coverage requirement for the courthouse and related uses.

Roads: Judicial Way, a private road that originates at the intersection of Bendix Road and Edgar Road, provides site access and extends to the parking garage. An easement also extends access to 9254-9256 Bendix Road.

Pedestrian and Bicycle Connectivity: ADA accessible sidewalks and ramps are provided between the courthouse and garage, as well as the bus stop. A path to be constructed parallel to Judicial Way will connect to an existing Columbia Association pathway to the south of the site.

Parking: A parking study determined that at least 768 parking spaces are required and 782 spaces are provided, with 100 spaces reserved for judges and sheriffs.

Landscaping: Landscaping exceeds Landscape Manual requirements, as it has been augmented to address site aesthetics.

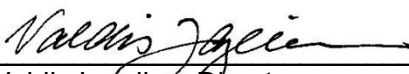
Stormwater Management: The site is a redevelopment site and stormwater management will be fulfilled by reducing impervious areas.

Environmental Considerations: The site currently contains a large impervious surface parking lot and a former industrial building. A perennial stream, floodplain, and isolated wetlands are along the western edge of the site and will not be disturbed. Part of the existing driveway is within the 50' stream buffer and its removal will require limited grading in the buffer; however, no additional disturbance is proposed.

Forest Conservation: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(iv).

SRC Action: The SRC has recommended approval, subject to comments issued in the letter dated April 17, 2019.

Recommendation: **Approval**, subject to complying with remaining SRC comments and any conditions by the Planning Board.

  
Valdis Lazdins, Director  
Department of Planning & Zoning

5/01/2019  
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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

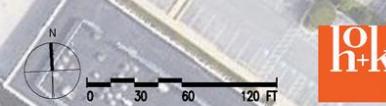


# SITE PLANNING



## LEGEND

- ① PROPERTY LINE
- ② BUILDABLE AREA
- ③ 82' FORCE PROTECTION SETBACK
- ④ SITE ENTRY SIGNAGE
- ⑤ BUILDING MAIN ENTRANCE
- ⑥ VISITOR DINING ENTRANCE
- ⑦ PEDESTRIAN GARAGE ENTRANCE
- ⑧ PARKING GARAGE ENTRANCE
- ⑨ VEHICLE SECURITY ENTRANCE
- ⑩ SHERIFF PARKING ENTRANCE
- ⑪ SHERIFF PARKING SECOND EXIT
- ⑫ SHERIFF PARKING (75)
- ⑬ JUDGE PARKING ENTRANCE
- ⑭ JUDGE PARKING (20)
- ⑮ LOADING AREA
- ⑯ ANTI-RAM WEDGE BARRIER
- ⑰ CONTROLLED GATE
- ⑱ UNAUTHORIZED VEHICLE TRUNAROUND
- ⑲ TRUCK/ DETAINEE ENTRANCE LANE
- ⑳ JUDGE/ SHERIFF ENTRANCE LANE
- ㉑ EXIT LANE
- ㉒ SECURITY FENCE
- ㉓ ANTI-RAM BOULDER
- ㉔ AC CHILLERS
- ㉕ EMERGENCY GENERATOR
- ㉖ MAIN ENTRANCE DROP OFF PLAZA
- ㉗ SAFETY BOLLARDS
- ㉘ BUS DROP OFF AREA
- ㉙ BUS SHELTER
- ㉚ ASPHALT SHARED USE PATHWAY
- ㉛ BIKE RACK
- ㉜ CIVIC GREEN SPACE
- ㉝ FLAG POLES (2)
- ㉞ TREE BOSQUE
- ㉟ OUT DOOR DINING TERRACE
- ㊱ LANDSCAPE HEDGE PLANTING
- ㊲ LANDSCAPE PATH
- ㊳ SIDEWALK CONNECTING TO EXISTING
- ㊴ SALLY PORT - DETAINEE ENTRANCE
- ㊵ FIRE TRUCK LANE / TRUCK TURNING
- ㊶ FUTURE BUILDING EXPANSION





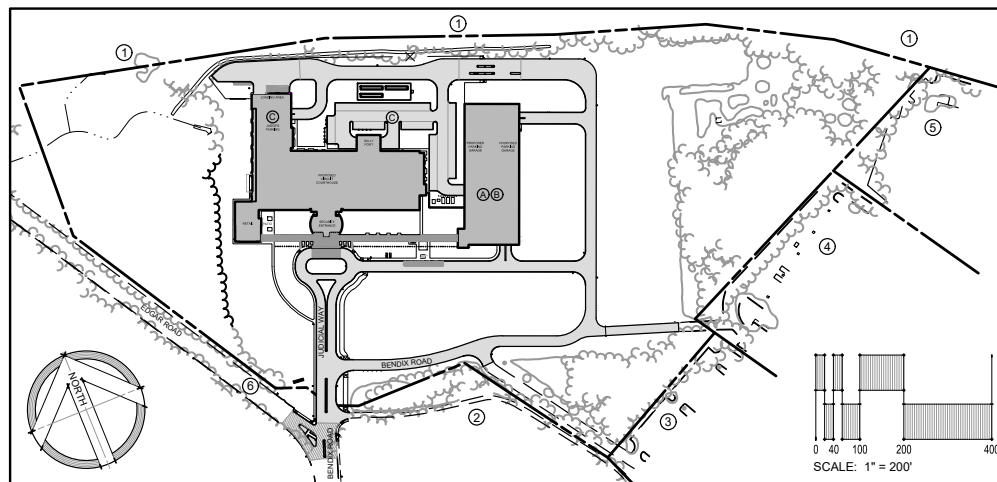
# SITE PLANNING



HOWARD COUNTY GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. 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.
5. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON HOWARD COUNTY GIS, PREVIOUS SITE DEVELOPMENT PLANS AND A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. SEPTEMBER 2016.
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM: GEODETIC BENCHMARK 30EC, GEODETIC STATION BASE B.
8. WATER IS PUBLIC (CONTRACT NO. 24-5086-D)
9. SEWER IS PUBLIC.
10. STORMWATER MANAGEMENT IS ADDRESSED BY REMOVING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA.
11. THERE ARE MAPPED FLOODPLAINS ON THIS SITE. FEMA FLOODPLAIN MAP PANEL #24027C0155D, EFFECTIVE NOVEMBER 6, 2013. THE PROPOSED DEVELOPMENT IS OUTSIDE OF THE FLOODPLAIN.
12. NO STREAMS OR WETLANDS WILL BE DIRECTLY IMPACTED BY THIS DEVELOPMENT. THE PROJECT INCLUDES APPROXIMATELY 1000 SF OF NECESSARY/ESSENTIAL DISTURBANCE TO THE EXISTING 50-FT STREAM BUFFER LOCATED IN THE NORTHWEST AREA OF THE PROJECT SITE. EXISTING PAVING WITHIN THIS STREAM BUFFER WILL BE REMOVED, AND THE AREA WILL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND STABILIZED WITH VEGETATION THIS ESSENTIAL DISTURBANCE REQUEST WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON MARCH 11, 2019.
13. THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC CONCEPTS, INC. ON NOVEMBER, 2017 (REVISED FEBRUARY 2018). THE RECOMMENDED MITIGATION IN THE TRAFFIC REPORT IS SHOWN ON THESE PLANS INCLUDING:
- ON EASTBOUND MD 108 AT COLUMBIA ROAD, CHANGE THE EXISTING RIGHT HAND ONLY LANE TO A THROUGH RIGHT HAND TURN LANE. CHANGES WILL CONSIST OF RE-STRIPING ONLY; NO ADDITIONAL PAVING IS REQUIRED.
14. A PRELIMINARY GEOTECHNICAL EXPLORATION REPORT DATED SEPTEMBER 23, 2016 WAS PREPARED BY PENNONI. AN ADDITIONAL DRAFT GEOTECHNICAL REPORT DATED MARCH 4, 2019 WAS PREPARED BY SCHNABEL ENGINEERING. THIS DRAFT REPORT IS INTENDED TO BE FINALIZED.
15. THE SUBJECT PROPERTY IS ZONED NT - INDUSTRIAL (NEW TOWN INDUSTRIAL) PER THE 2013 COMPREHENSIVE ZONING PLAN.
16. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL (NT COMPLIANCE). NO SURETY IS REQUIRED FOR THIS COUNTY CAPITAL PROJECT.
17. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION BASED ON SECTION 16.1202(b)(ii)(v). A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
18. MAXIMUM BUILDING HEIGHT PERMITTED: 80 FEET
19. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, IF APPLICABLE EXCEPT AS NOTED FOR PAVEMENT REMOVAL AND STABILIZATION.
20. PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON FEBRUARY 21, 2019 AT HOWARD HIGH SCHOOL, 8700 OLD ANNAPOLIS RD, ELLICOTT CITY, MD 21043.
21. THIS PROJECT IS ON TRACK FOR LEED CERTIFICATION - SILVER. LEED REGISTRATION 1000112372 EFFECTIVE OCTOBER 26, 2018.
22. ALTERNATIVE COMPLIANCE WP-19-045 WAS APPROVED ON NOVEMBER 27, 2018 AS RELIEF FROM THE REQUIREMENTS OF SECTION 16.155(a)(1)(i) TO PREPARE AN EARLY MASS GRADING PLAN.
23. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
24. PLANNING BOARD APPROVAL IS REQUIRED FOR THIS PROJECT.

SITE DEVELOPMENT PLAN
CAPITAL PROJECT NO. C-0290
HOWARD COUNTY CIRCUIT COURTHOUSE
COLUMBIA, OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3, LOT 61E
LEED CERTIFIED GREEN BUILDING



OWNER / DEVELOPER

HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLICOTT CITY, MD 21043
THOMAS MEUNIER, 410-313-7450
EDGEMOOR-STAR AMERICA
JUDICIAL PARTNERS, LLC
7500 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
BRIAN DUGAN, 301-272-2998

SITE ANALYSIS DATA CHART

Table with 2 columns: Item (A-H) and Description. Includes total project area (28.98 AC +/-), area of plan submission (17.57 AC +/-), limit of disturbed area (17.57 AC +/-), present zoning (NT - Industrial), proposed use (County Courthouse), number of parking spaces (768), and building coverage (2.26 AC, 7.8% of gross site).

ASSOCIATED PROJECT REVIEW FILE NUMBERS

PLANS ASSOCIATED WITH 9250 BENDIX ROAD:
SDP-69-013, SDP-91-105, PLAT 15-93, F-84-120, FDP-36-A3, WP-19-045, ECP-19-010, 24-5086-D, GP-19-60

PARKING TABULATION

THE FOLLOWING PARKING REQUIREMENTS ARE BASED ON TRAFFIC CONCEPTS, INC. DOCUMENTS (1) PARKING & CIRCULATION ANALYSIS DATED JANUARY, 2015 AND (2) VALIDATION LETTER DATED JANUARY 10, 2019. THESE REPORTS DETAIL THE PARKING REQUIREMENTS BASED ON THE FOLLOWING USES:
(A) STANDARD COURTHOUSE OPERATIONS;
(B) ADDITIONAL PUBLIC SERVICE USES;
(C) RESERVED SPACES FOR SHERIFF, JUDGES AND ELECTED OFFICIALS.

Table with 4 columns: Specific Use, Gross Area, Rate, and Parking Req'd. Lists required parking for STD Courthouse (653 spaces), Public Service (15 spaces), and Reserved Spaces (100 spaces). Also lists provided parking: Garage (682), Secure (21), and Surface (79) totaling 782 spaces, including 30 handicap accessible spaces.

ADJACENT PROPERTY

Table with 2 columns: NO and INFORMATION. Lists adjacent parcels 1 through 6, including Oakland Ridge Industrial Park, Howard Research & Development Corp., and Howard County Public Row.

SITE ANALYSIS DATA

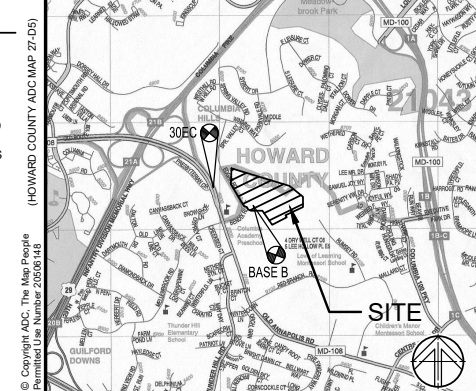
Table with 2 columns: Proposed Site Usage and County Courthouse. Lists zoning (New Town Industrial), total property area (28.98 AC), limit of disturbance area (17.57 +/- AC), and various site analysis metrics like wetlands, floodplains, and erosion control.

DATA SOURCES

EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON HOWARD COUNTY GIS, PREVIOUS SITE DEVELOPMENT PLANS AND A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. SEPTEMBER 2016.

ALL HORIZONTAL SURVEY DATA SHOWN HEREON IS DERIVED FROM STATIC GPS (OPUS) OBSERVATIONS AND ARE REFERENCED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ALL VERTICAL SURVEY CONTROL DATA SHOWN HEREON IS DERIVED BY DIFFERENTIAL LEVELING FROM HOWARD COUNTY SURVEY CONTROL PT. BASE B ELEV. 411.761 NAVD 88

Table with 5 columns: Station, North, East, Elev, and Description. Shows coordinates for station 30EC.



VICINITY MAP

DRAWING INDEX

Table with 2 columns: Sheet # and Drawing Title. Lists 60 drawing sheets from C001 Cover Sheet to L004 Landscape Notes and Details.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 2306, EXPIRES ON DATE: 01/01/2024.

ADDRESS CHART table with columns: MAP/GRID/PARCEL, STREET ADDRESS, MAP 0030/GRID 0017, PARCEL 0267, 9250 JUDICIAL WAY, ELLICOTT CITY, MD 21043

PERMIT INFORMATION CHART table with columns: PROJECT NAME, SECTION/AREA, LOT/PARCEL NO., PLAT # OR L/F, GRID #, ZONING, TAX MAP NO., ELECT DISTRICT, CENSUS TRACT, WATER CODE, SEWER CODE, PROPERTY IMPROVEMENT, NEW COUNTY CIRCUIT COURTHOUSE

COVER SHEET
C001
SHEET 1 OF 60
SDP-19-048

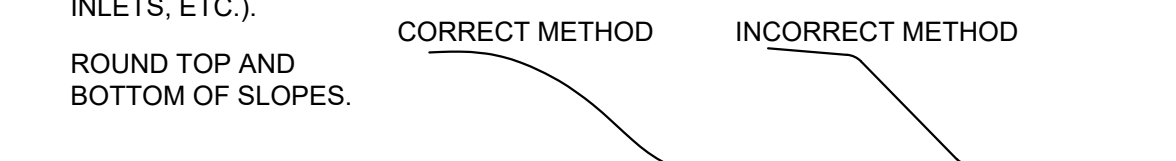
**STANDARD GENERAL NOTES** (THESE NOTES PERTAIN TO ALL CIVIL DRAWINGS)

1. ABBREVIATIONS:
 

PROP PROPOSED*	DIP DUCTILE IRON PIPE	6. UTILITIES TO REMAIN OPERATIONAL; ADJUSTMENT FOR FINAL GRADE: ALL EXISTING UTILITIES SHALL BE RETAINED UNLESS MARKED OTHERWISE. EXISTING UTILITIES NOT TO BE REMOVED ARE TO REMAIN OPERATIONAL AT ALL TIMES. EXISTING UTILITIES TO BE REPLACED OR RELOCATED SHALL REMAIN IN SERVICE UNTIL REPLACED OR RELOCATED UTILITIES ARE OPERATIONAL. ALL EXISTING UTILITY APPURTENANCES SHALL BE ADJUSTED FOR FINAL GRADE.
EX EXISTING	PVC POLYVINYL CHLORIDE PIPE	
BIT BITUMINOUS	HDPE HIGH DENSITY POLYETHYLENE PIPE	20. COMPACTION: REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS SPECIFIC TO SLAB, FOOTINGS, PAVING AND PLANTED AREAS.
CONC CONCRETE	CMP CORRUGATED METAL PIPE	
M OR MH MANHOLE	RCCP REINFORCED CONCRETE PIPE	21. HEADINGS: THE HEADINGS CONTAINED IN THESE GENERAL NOTES ARE FOR THE CONVENIENCE OF THE READER ONLY AND SHALL NOT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING SUCH WORK.
SD STORM DRAIN	C&G CONCRETE CURB & GUTTER	
I INLET	INV INVERT ELEVATION	22. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES); IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL THE PROVISIONS AND REQUIREMENTS OF THE NPDES PERMIT. THE PERMIT HAS BEEN APPLIED FOR BY THE OWNER, BUT NO LAND DISTURBANCE IS PERMITTED UNTIL THE NPDES PERMIT HAS BEEN ISSUED.
SAN SANITARY SEWER	FDC FIRE DEPARTMENT CONNECTION	
FF FINISHED FLOOR ELEV	FH FIRE HYDRANT	23. ALL SIDEWALKS, PATHS AND OTHER PAVED AREAS SHALL BE FINISH GRADED WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:50) UNLESS OTHERWISE NOTED.
BF BASEMENT FLOOR ELEV	TC TOP OF CURB	24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SITE ELEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA 2010 STANDARDS FOR ACCESSIBLE DESIGN AND CURRENT LOCAL REQUIREMENTS.
	BC BOTTOM OF CURB	
TS TOP OF STEP	BS BOTTOM OF STEP	25. TO THE EXTENT THAT QUANTITIES MAY BE LISTED ON THESE PLANS, THEY ARE FOR PERMITTING PURPOSES ONLY AND NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL FORM HIS OWN CONCLUSIONS ABOUT THE QUANTITIES OF ALL MATERIALS AND OPERATIONS NECESSARY TO COMPLETE THE PROJECT.
TW TOP OF WALL	BW BOTTOM OF WALL	
PC POINT OF CURVATURE	PS PARKING SPACE	26. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
PT POINT OF TANGENCY	HC HANDICAPPED PARKING SPACE	
PI POINT OF INTERSECTION	TYP TYPICAL	27. FIELD VERIFICATION: A PLAN OF NATURAL RESOURCES WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC ON OCTOBER 19, 2018.
AGIP AT-GRADE INLET PROTECTION	CIP CURB INLET PROTECTION	28. THE NATURAL RESOURCES INVENTORY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN AND AROUND THE ILLUSTRATED LIMITS OF DISTURBANCE ON THE PLANS. THE PROPOSED DESIGN WITHIN THE PROPOSED LIMITS OF DISTURBANCE DOES NOT IMPACT ANY OF THE ENVIRONMENTALLY SENSITIVE AREAS ON THE PROPERTY. INCREASING THE DEVELOPMENT SIZE AND INCREASING THE LOD BEYOND WHAT IS PROVIDED ON THE PLANS WITH FUTURE SUBMISSIONS MAY REQUIRE ADDITIONAL EXAMINATION AND SUBMISSION OF NEW PLANS FOR REVIEW TO THE DEPARTMENT OF PLANNING AND ZONING.
COIP COMBINATION INLET PROTECTION	ED EARTH DIKE	
FB FILTER BAG	IB INLET BLOCKING	29. STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ARE MET BY REDUCING THE EXISTING IMPERVIOUS AREA BY GREATER THAN 50%. THE PROJECT SITE QUALIFIES AS A REDEVELOPMENT PROJECT WHERE THE EXISTING IMPERVIOUS AREA WITHIN THE DEVELOPMENT AREA IS GREATER THAN 40%.
RPS REMOVABLE PUMPING STATION	SCE STABILIZED CONSTRUCTION ENTRANCE	
SFD SUPER FENCE DIVERSION	SIP STANDARD INLET PROTECTION	
SP SUMP PIT	SSF SUPER SILT FENCE	
TS TEMPORARY SWALE	TSOS TEMPORARY STONE OUTLET STRUCTURE	

\*PROPOSED MEANS WORK INCLUDED IN THE BASE CONTRACT UNLESS ACCOMPANIED BY THE PHRASES "I.C." OR "BY OTHERS."
2. EXISTING INFORMATION AND CONDITIONS NOT GUARANTEED; VERIFY AND TEST PIT EXISTING UTILITIES; THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING EXISTING CONDITIONS IS NOT GUARANTEED. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS:
  - (a) NOTIFY MISS UTILITY AT 1-800-257-7777, AND MAKE SURE THEY COMPLETE THE MARKING OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT LEAST 48 HOURS PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES. MAINTAIN ALL MARKINGS THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ALSO INCLUDE IN HIS BID PRICE MARKING OF ON-SITE UTILITIES THAT MIGHT NOT BE MARKED BY MISS UTILITY; THE CONTRACTOR SHALL EITHER MARK THESE ON-SITE UTILITIES HIMSELF OR BY SUBCONTRACTING WITH A PRIVATE ON-SITE UTILITY LOCATION COMPANY.
  - (b) VERIFY THE GENERAL ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THE SITE DRAWINGS BY VISUAL INSPECTION OF THE SURFACE OF THE SITE AND ALL EXISTING STRUCTURES, PAVING AND UTILITY APPURTENANCES VISIBLE THEREON.
  - (c) WITH REGARD TO THE STRUCTURES & APPURTENANCES OBSERVED AS REQUIRED PER ITEM (b) ABOVE, DETERMINE THE TYPE, SIZE, LOCATION AND ELEVATION OF ALL THOSE EXISTING UTILITIES (INCLUDING BUT NOT LIMITED TO ALL STORM DRAINS, SANITARY LINES, WATER LINES, GAS LINES, STEAM LINES, ELECTRIC LINES, TELEPHONE LINES, AND COMMUNICATION DUCTS, AND ALL MANHOLES, INLETS, CLEAN-OUTS, VALVES, HANDHOLES, ETC. RELATED THERETO) WITHIN THE LIMITS OF CONSTRUCTION IN ORDER TO: (i) AVOID DAMAGING OR DISRUPTING SERVICE, AND (ii) TO COORDINATE AND FACILITATE CONSTRUCTION OF PROPOSED UTILITIES AND OTHER IMPROVEMENTS. IN ADDITION TO THE CONTRACTOR'S VISUAL OBSERVATION AND THE UTILITY MARKING (AS REQUIRED ABOVE), THE CONTRACTOR SHALL SCHEDULE AND COMPLETE TEST PITTING OF ALL EXISTING UTILITIES (FOR THE PURPOSES SET FORTH ABOVE) AND SHALL DO SO IN A TIMELY MANNER IN ORDER TO ALLOW TIME FOR ANALYSIS AND REDESIGN BY SITE RESOURCES AND/OR OTHER CONSULTANTS, WITHOUT DELAYING THE PROJECT SCHEDULE.
  - (d) IMMEDIATELY REPORT TO SITE RESOURCES, INC. THE RESULTS OF STEPS (A), (B) AND (C) WHICH MIGHT INDICATE ANY DISCREPANCY BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE PLAN, AND ANY POTENTIAL CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONDITION.

TEST PITTING DEFINED: FOR THE PURPOSES OF THIS CONTRACT, EXCAVATION OF UTILITY TRENCHES DOES NOT CONSTITUTE TEST PITTING. TEST PITTING IS A SEPARATE OPERATION COMPLETED AT LEAST SEVEN DAYS BEFORE UTILITY INSTALLATION IS SCHEDULED TO BEGIN. TEST PITTING MEANS EXCAVATION TO EXPOSE EXISTING UTILITIES IN TWO SITUATIONS: (I) WHERE PROPOSED IMPROVEMENTS CROSS EXISTING UTILITIES (PIPES, LINES, STRUCTURES, APPURTENANCES) AND; (II) WHERE PROPOSED UTILITIES ARE DESIGNED TO CONNECT TO EXISTING UTILITIES. TEST PITTING INCLUDES RECORDING THE TYPE, SIZE, LOCATION AND ELEVATION OF THE EXPOSED UTILITIES, AND FAXING AND MAILING THE RECORD TO SITE RESOURCES, INC. AND THE OWNER. THE RECORD MAY BE A LEGIBLE HAND-WRITTEN FIELD SKETCH.
3. EXISTING AND PROPOSED GAS LINES, ELECTRIC LINES, TELEPHONE LINES, COMMUNICATION LINES AND OTHER UTILITIES: THESE DRAWINGS INCLUDE INFORMATION AND DEPICTIONS OF BALTIMORE GAS & ELECTRIC COMPANY'S (BGE) ELECTRIC AND/OR GAS UTILITIES LOCATED WITHIN THE GENERAL PROJECT AREA. LOCATIONS, DIMENSIONS, DEPTHS, AND OTHER DETAILS OF ANY SUCH UTILITIES MAY NOT BE AS ACTUALLY CONSTRUCTED, AND THE INFORMATION SHALL NOT BE RELIED UPON WITHOUT FIELD VERIFICATION BY TEST PITTING AS DEFINED ABOVE. EXCAVATORS MUST EMPLOY SAFE DIGGING PRACTICES WHEN APPROACHING BGE ELECTRIC AND/OR GAS UTILITIES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS INCLUDING, BUT NOT LIMITED TO, THE LAW GOVERNING NOTIFICATION OF MISS UTILITY. NO REPRESENTATION, GUARANTEES, OR WARRANTIES EXPRESSED OR IMPLIED ARE MADE BY BGE OR SITE RESOURCES, INC. AS TO THE QUALITY, COMPLETENESS, OR ACCURACY OF THE BGE UTILITY INFORMATION, AND IN ACCEPTING THESE DRAWINGS, THE RECIPIENT EXPRESSLY AGREES THAT IT IS NOT RELYING ON THE ACCURACY OF THE SAME.
4. EXISTING AND PROPOSED GAS LINES, STEAM LINES, ELECTRIC LINES, TELEPHONE LINES, COMMUNICATION DUCTS AND OTHER SUCH UTILITIES ARE NOT PART OF THE SCOPE OF WORK SHOWN ON THESE SITE PLANS AND SITE RESOURCES, INC. HAS NO RESPONSIBILITY FOR DESIGN, SPECIFICATION OR INSTALLATION OF SAID UTILITIES. TO THE EXTENT THAT SOME OR ALL OF SUCH UTILITIES (WHETHER EXISTING OR PROPOSED) APPEAR ON THE SITE DRAWINGS, IT IS PRESENTED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR AND THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING THESE UTILITIES IS NOT GUARANTEED.
5. COORDINATION BETWEEN PROPOSED UTILITIES: THE CONTRACTOR SHALL ADJUST THE LOCATION AND ELEVATION OF PROPOSED GAS LINES, ELECTRIC LINES, TELEPHONE LINES, COMMUNICATION LINES, AND WATER LINES AS NEEDED TO CONSTRUCT THE PROPOSED STORM DRAINS AND SANITARY SEWER WITH MINIMUM CLEARANCES. COORDINATE WITH THE MECHANICAL/ELECTRICAL DRAWINGS AND SPECIFICATIONS AND APPROPRIATE UTILITY COMPANY.
6. RELOCATION OF EXISTING UTILITIES: IN THE EVENT THAT THE LOCATION OR ELEVATION OF EXISTING MINOR UNDERGROUND ELECTRIC LINES AND PHONE LINES CONFLICT WITH PROPOSED STORM DRAINS, SANITARY SEWER LINES OR WATER LINES, THE CONTRACTOR SHALL, WITH THE PERMISSION OF THE OWNER AND WITHOUT AN EXTRA COST TO THE PROJECT, ADJUST THESE LINES TO PERMIT INSTALLATION OF THE NEW UTILITIES. IN THE EVENT THAT ANY OTHER UTILITY IS RELOCATED TO ACCOMMODATE A NEW UTILITY, SAID RELOCATION SHALL BE AN EXTRA COST TO THE PROJECT, SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSTRUCTION CONTRACT.



APPROVED: DEPARTMENT OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE _____
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE _____
DIRECTOR	DATE _____

APPROVED PLANNING BOARD OF HOWARD COUNTY	
DATE _____	DATE _____

EDGEMOOR-STAR AMERICA JUDICIAL PARTNERS

**SITERESOURCES**  
Creative Design. Successfully Engineered.

14315 Jarentsville Pkwy, Poolesville, MD 21131-0249  
410.683.3388 www.siteresourcesinc.com

ADDRESS CHART	
MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY ELLCOTT CITY, MD 21043

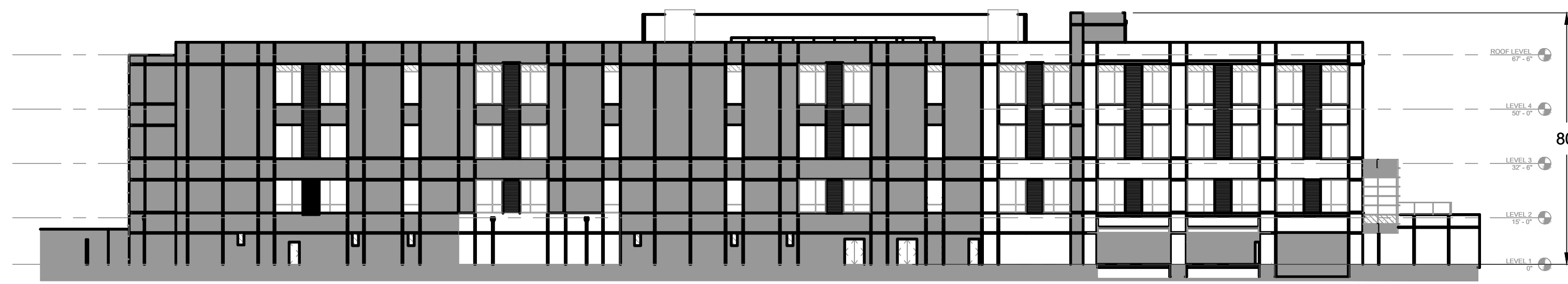
PERMIT INFORMATION CHART			
PROJECT NAME HOWARD COUNTY CIRCUIT COURTHOUSE	SECTION/AREA N/A	LOT/PARCEL NO. 267	
PLAT # OR L/F L4138, F.228 PLAT 5796-97	GRID # ZONING 17 NT	TAX MAP NO. ELECT DISTRICT 0030 6th	CENSUS TRACT 602302
WATER CODE --	SEWER CODE --	PROPERTY IMPROVEMENT NEW COUNTY CIRCUIT COURTHOUSE	

GENERAL NOTES

C010

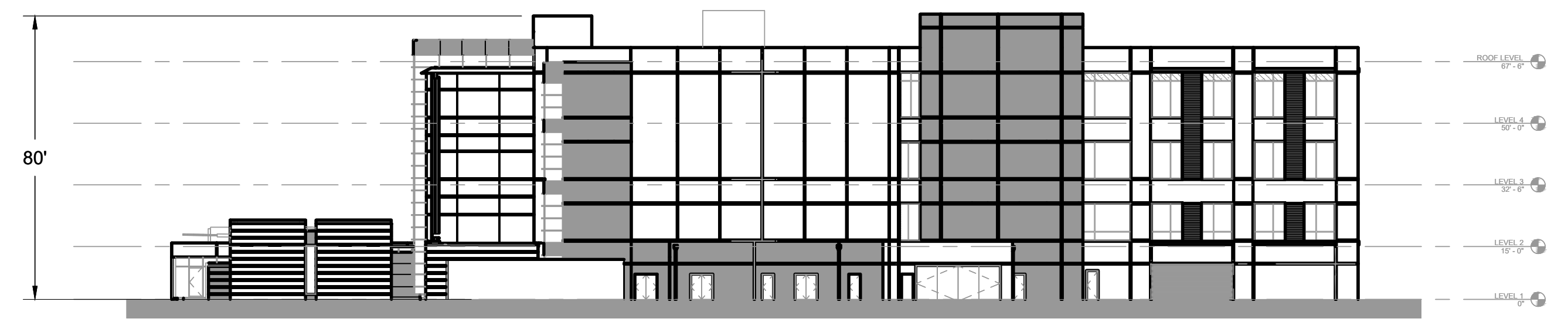
SHEET 2 OF 60

Z:\1816926-HWCO Court\Courthouse04-DWG\C001 - Cover Sheet.dwg-0310\_Apr\_29\_2019 12:26pm .ip



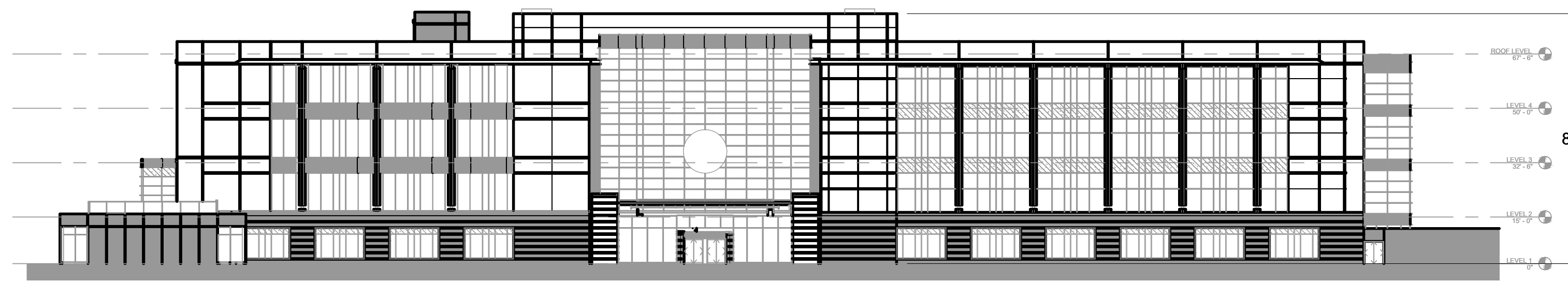
1 NORTH ELEVATION - COURTHOUSE

NOT TO SCALE



2 WEST ELEVATION - COURTHOUSE

NOT TO SCALE



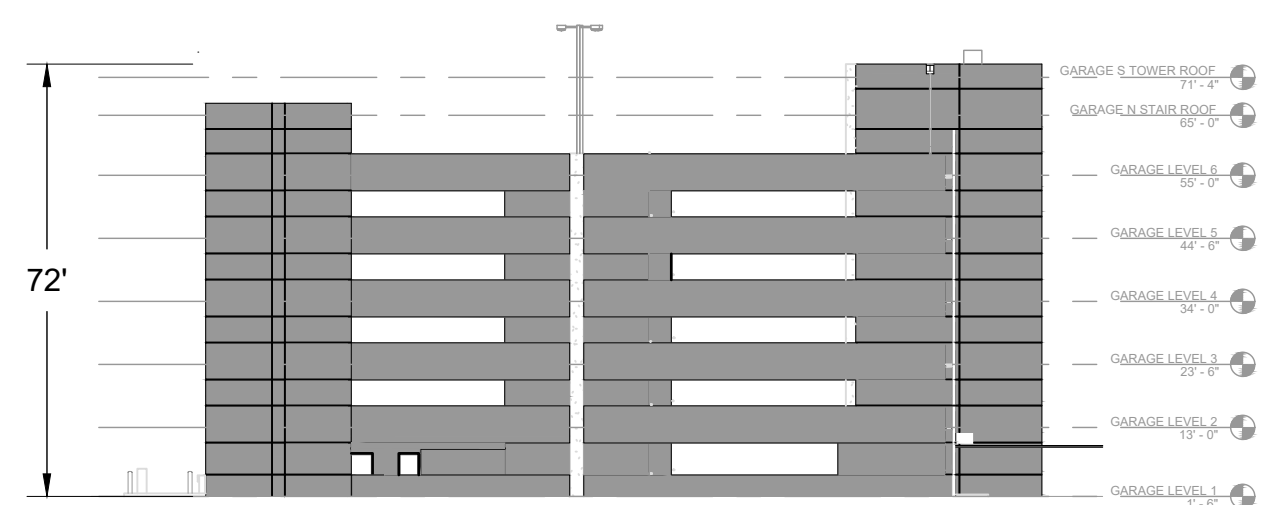
3 SOUTH ELEVATION - COURTHOUSE

NOT TO SCALE



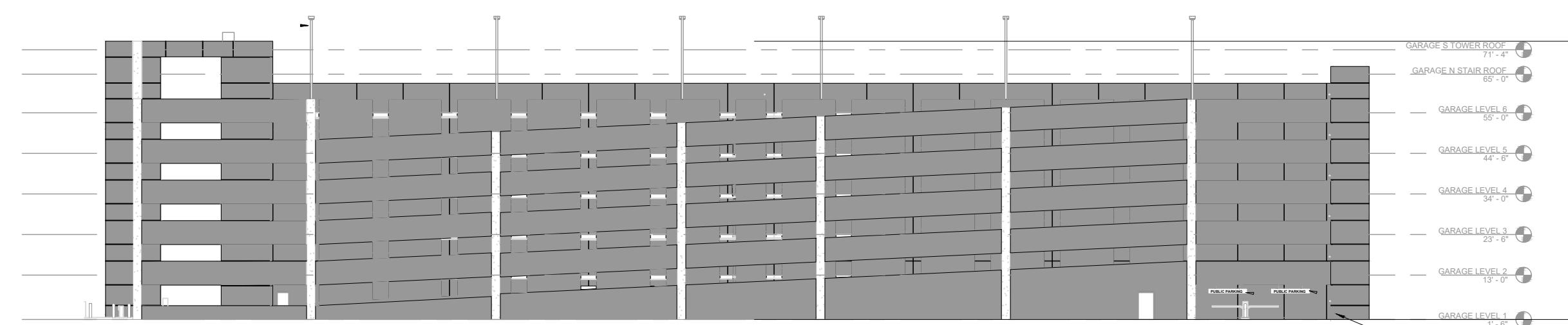
4 EAST ELEVATION - COURTHOUSE

NOT TO SCALE



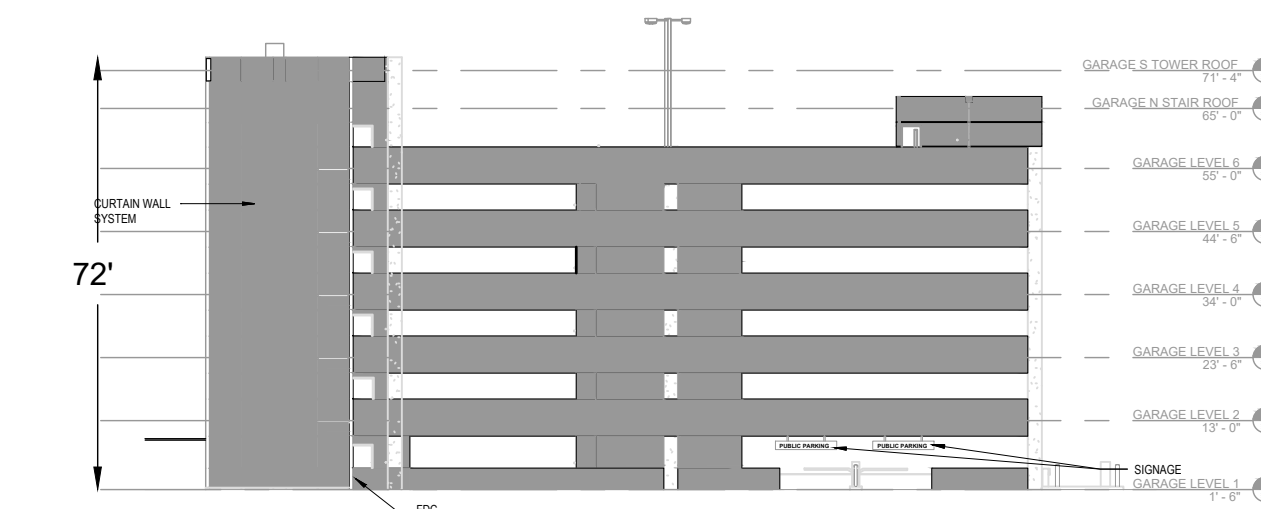
1 NORTH ELEVATION - GARAGE

NOT TO SCALE



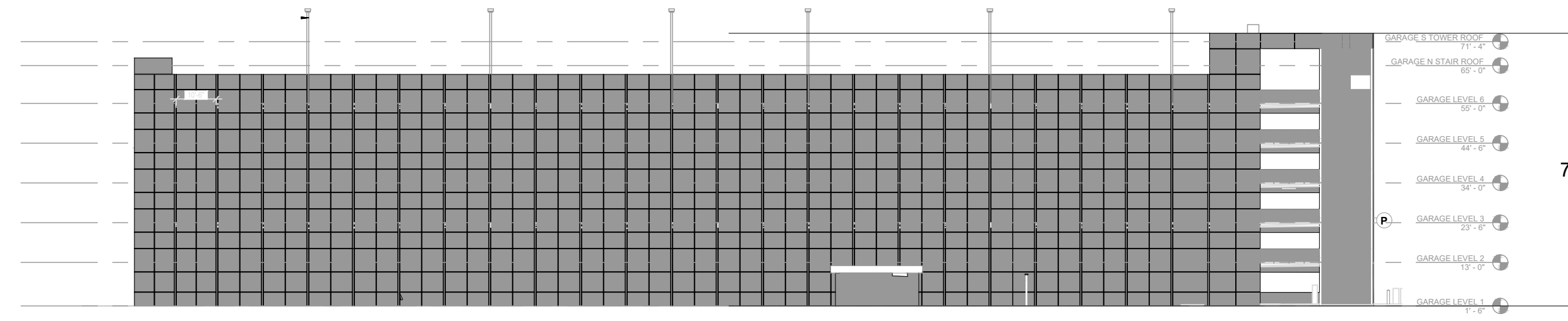
2 WEST ELEVATION - GARAGE

NOT TO SCALE



3 SOUTH ELEVATION - GARAGE

NOT TO SCALE



4 EAST ELEVATION - GARAGE

NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED

PLANNING BOARD OF HOWARD COUNTY  
 DATE \_\_\_\_\_



PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
 PREPARED OR APPROVED BY ME, AND THAT I AM A  
 FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MARYLAND, LICENSE NO.  
 23165, EXPIRATION DATE: 07/30/2019.

ADDRESS CHART

MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY ELLCOTT CITY, MD 21043

PERMIT INFORMATION CHART

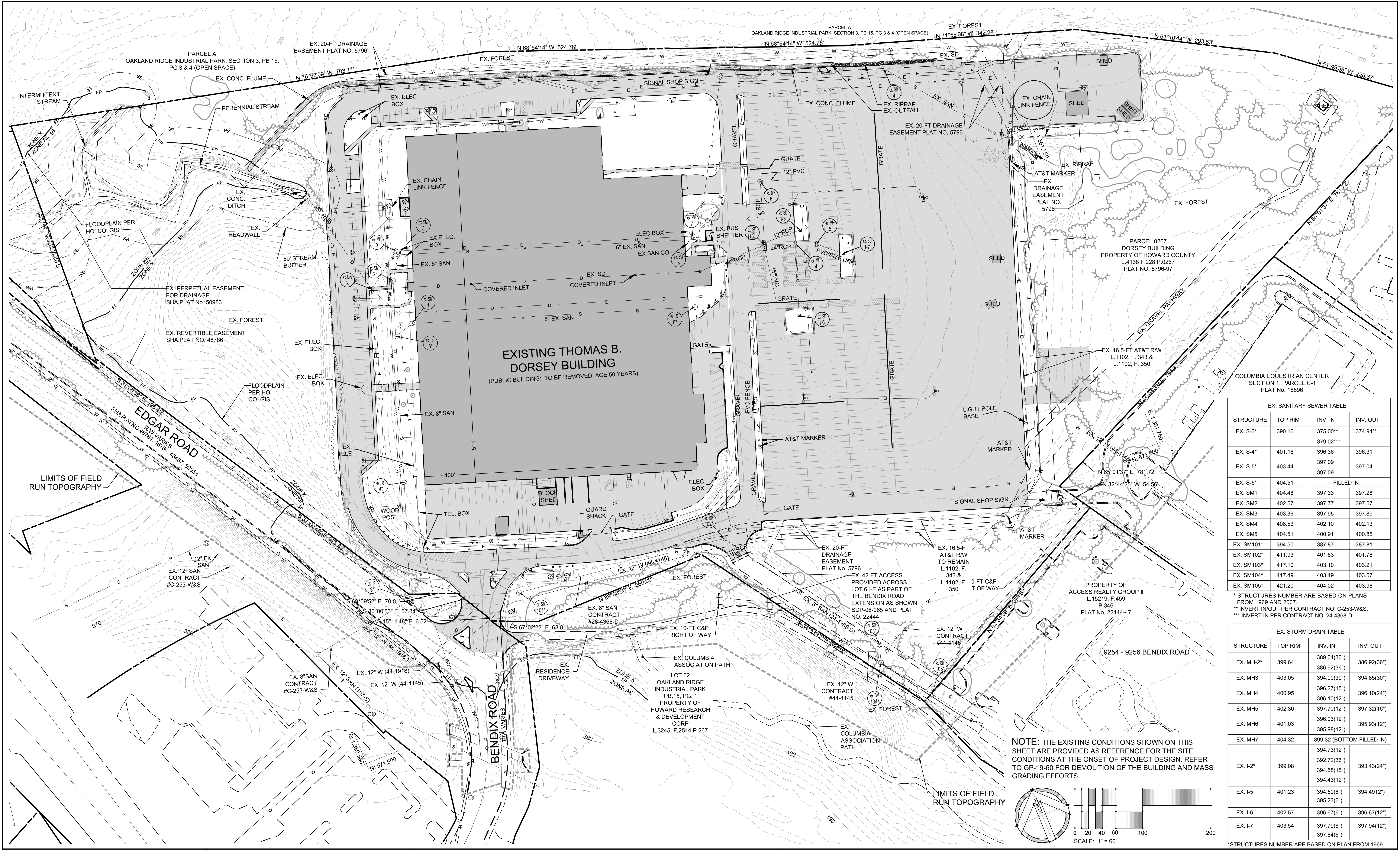
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267
PLAT # OR L/F L4138, F.228 PLAT 5796-97	GRID # 17	ZONING NT
TAX MAP NO. 0030	ELECT DISTRICT 6th	CENSUS TRACT 602302
WATER CODE --	SEWER CODE --	PROPERTY IMPROVEMENT NEW COUNTY CIRCUIT COURTHOUSE

BUILDING ELEVATIONS

C002  
SHEET 3 OF 60

SDP-19-048





**EX. SANITARY SEWER TABLE**

STRUCTURE	TOP RIM	INV. IN	INV. OUT
EX. S-3"	390.16	375.00**	374.94**
EX. S-4"	401.16	396.36	396.31
EX. S-5"	403.44	397.09	397.04
EX. S-6"	404.51	FILLED IN	
EX. SM1	404.48	397.33	397.28
EX. SM2	402.57	397.77	397.57
EX. SM3	403.36	397.95	397.89
EX. SM4	408.53	402.10	402.13
EX. SM5	404.51	400.91	400.85
EX. SM101"	394.50	387.87	387.81
EX. SM102"	411.93	401.83	401.78
EX. SM103"	417.10	403.10	403.21
EX. SM104"	417.49	403.49	403.57
EX. SM105"	421.20	404.02	403.98

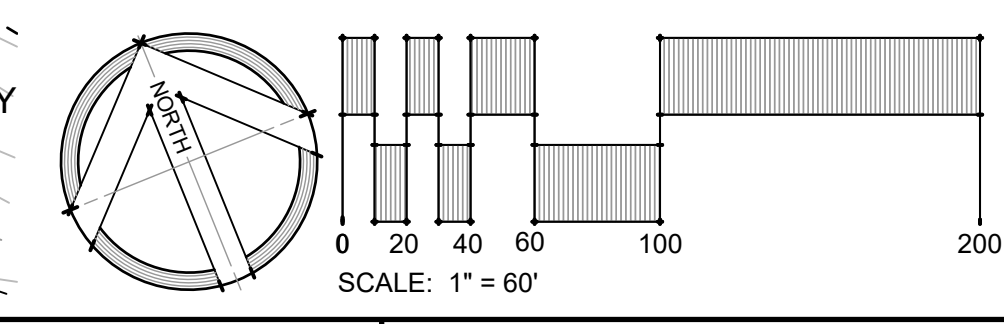
\* STRUCTURES NUMBER ARE BASED ON PLANS FROM 1969 AND 2007.  
 \*\* INVERT IN/OUT PER CONTRACT NO. C-253-W&S.  
 \*\*\* INVERT IN PER CONTRACT NO. 24-4368-D.

**EX. STORM DRAIN TABLE**

STRUCTURE	TOP RIM	INV. IN	INV. OUT
EX. MH-2"	399.64	389.04(30")	386.92(36")
EX. MH3	403.05	394.90(30")	394.85(30")
EX. MH4	400.95	396.27(15")	396.10(24")
EX. MH5	402.30	397.70(12")	397.32(16")
EX. MH6	401.03	396.03(12")	395.93(12")
EX. MH7	404.32	399.32 (BOTTOM FILLED IN)	
EX. I-2"	399.08	394.73(12")	393.43(24")
EX. I-5	401.23	394.50(6")	394.49(12")
EX. I-6	402.57	396.67(6")	396.67(12")
EX. I-7	403.54	397.79(6")	397.94(12")

\* STRUCTURES NUMBER ARE BASED ON PLAN FROM 1969.

**NOTE:** THE EXISTING CONDITIONS SHOWN ON THIS SHEET ARE PROVIDED AS REFERENCE FOR THE SITE CONDITIONS AT THE ONSET OF PROJECT DESIGN. REFER TO GP-19-60 FOR DEMOLITION OF THE BUILDING AND MASS GRADING EFFORTS.



APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

DATE \_\_\_\_\_

EDGEMOOR INFRASTRUCTURE & REAL ESTATE

STAR AMERICA

**h+k** SITERESOURCES  
Creative Design. Successfully Engineered.

14315 Janelville Pkwy, Phoenix, MD 21131-0249  
410.683.3388 www.siteresourcesinc.com

**ADDRESS CHART**

MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY ELLCOTT CITY, MD 21043

**PERMIT INFORMATION CHART**

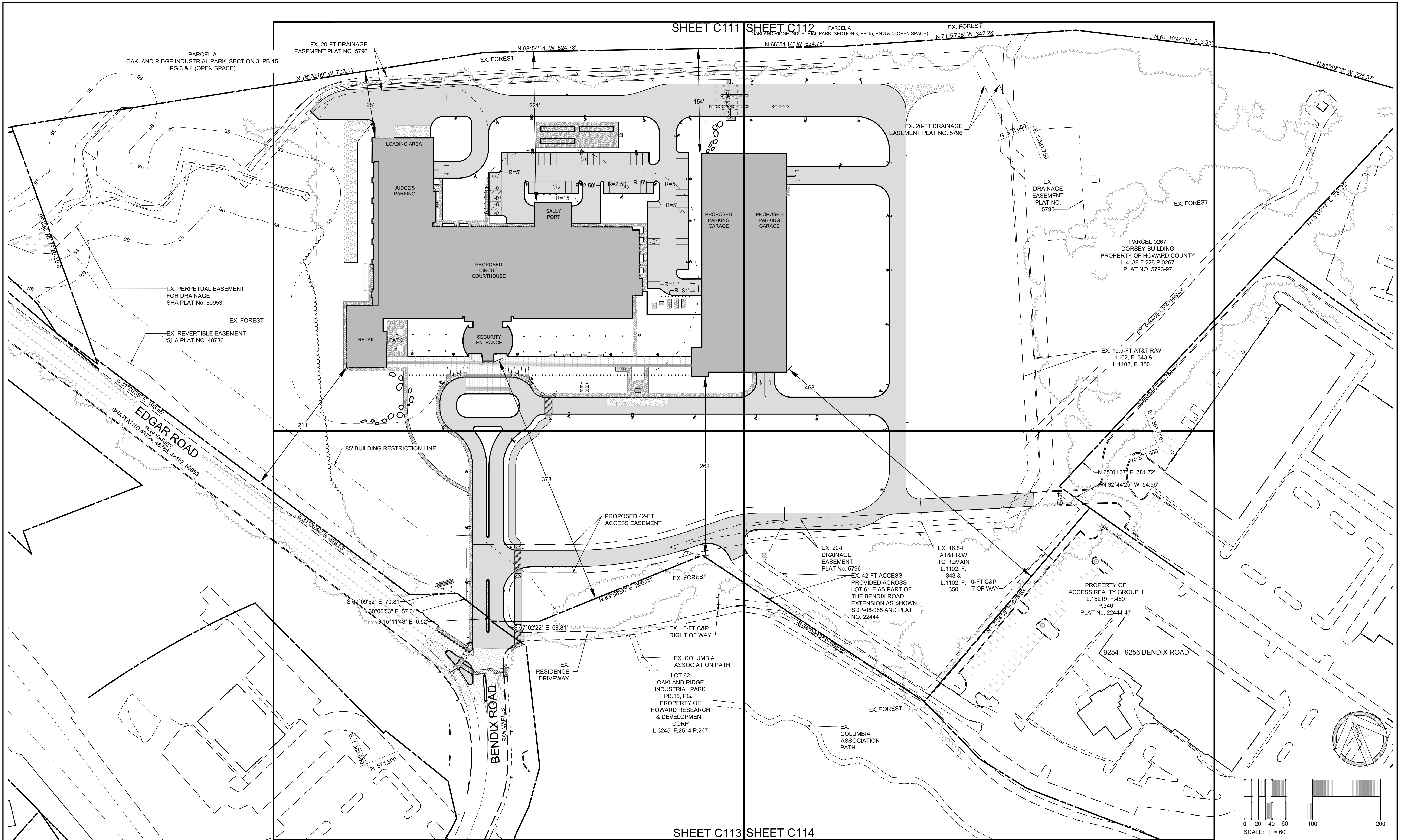
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.			
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267			
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.	ELECT DISTRICT	CENSUS TRACT
L4138, F.228 PLAT 5796-97	17	NT	0030	6th	602302
WATER CODE	SEWER CODE	PROPERTY IMPROVEMENT			
-	-	NEW COUNTY CIRCUIT COURTHOUSE			

**EXISTING CONDITIONS**

**C003**

SHEET 4 OF 60

2118116952-HVCC Court Courthouse04-DWG-C003 - Apr 29, 2019 12:26pm jh



APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND, LICENSE NO.  
2386, EXPIRATION DATE: 07/30/2024

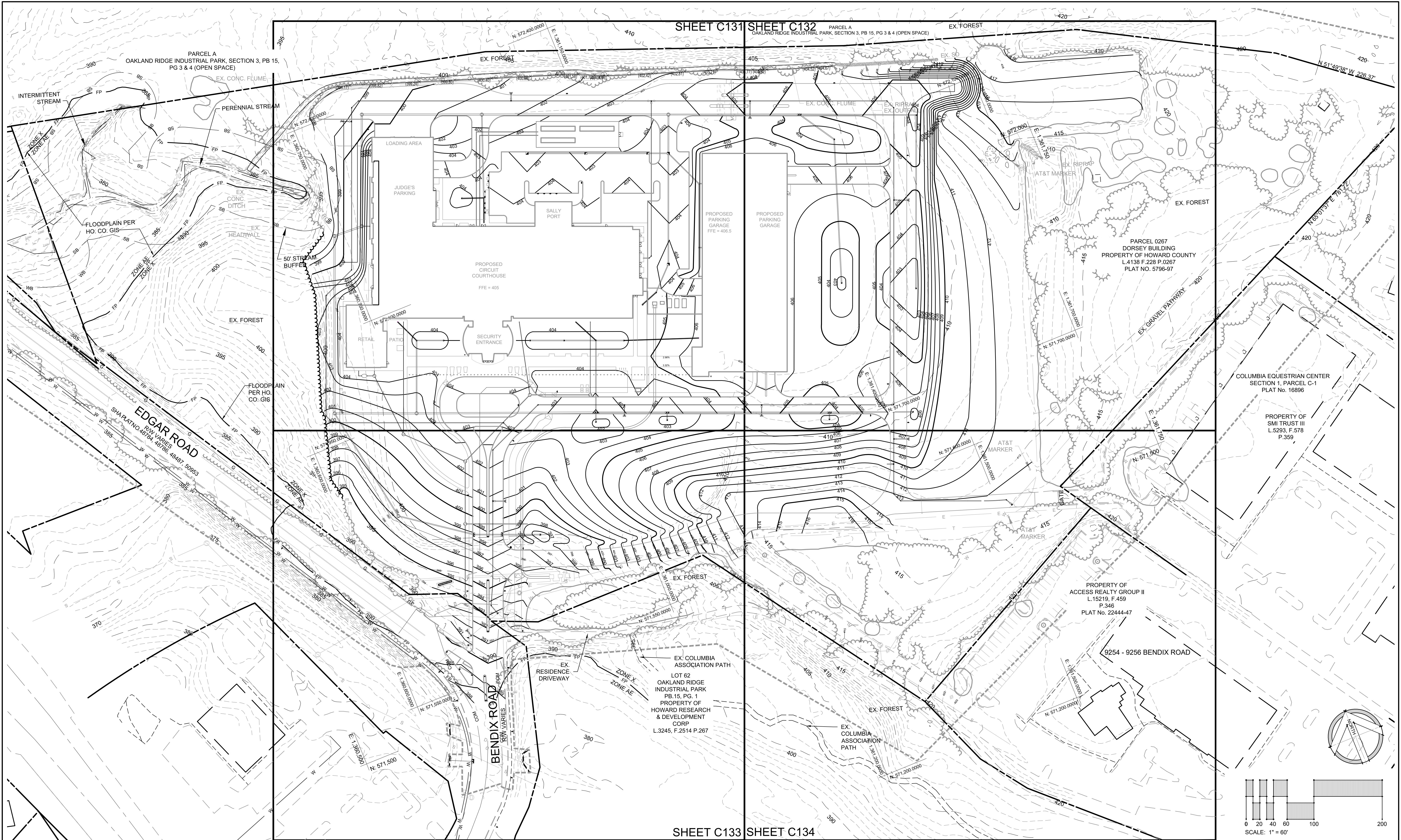
ADDRESS CHART	
MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY ELLCOTT CITY, MD 21043

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.	
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267	
PLAT # OR L/F L4138, F. 228 PLAT 5796-97	GRID # 17	ZONING NT	TAX MAP NO. ELECT DISTRICT 0030 6th
WATER CODE -	SEWER CODE -	CENSUS TRACT 602302	
PROPERTY IMPROVEMENT NEW COUNTY CIRCUIT COURTHOUSE			

LAYOUT &  
DETAIL  
REFERENCE  
PLAN  
**C110**  
SHEET 10 OF 60

Z:\1810026-HWCO Court Courthouse\DWG\C111 - Layout and Detail Reference Plan.dwg\C111 - Apr 29, 2019 12:28pm jlh

SDP-19-048



APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23165, EXPIRES ON DATE 07/01/2026.

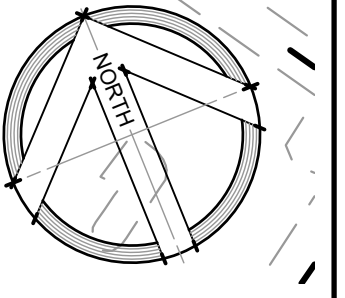
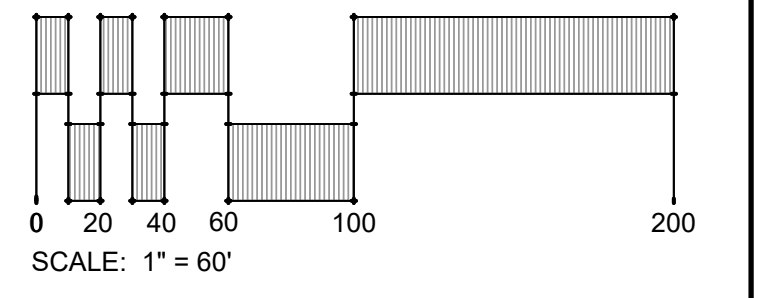
ADDRESS CHART	
MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY ELLCOTT CITY, MD 21043

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.	
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267	
PLAT # OR L/F L.4138, F.228 PLAT 5796-97	GRID # 17	ZONING NT	TAX MAP NO. ELECT DISTRICT CENSUS TRACT 0030 6th 602302
WATER CODE -	SEWER CODE -	PROPERTY IMPROVEMENT NEW COUNTY CIRCUIT COURTHOUSE	

**GRADING PLAN**

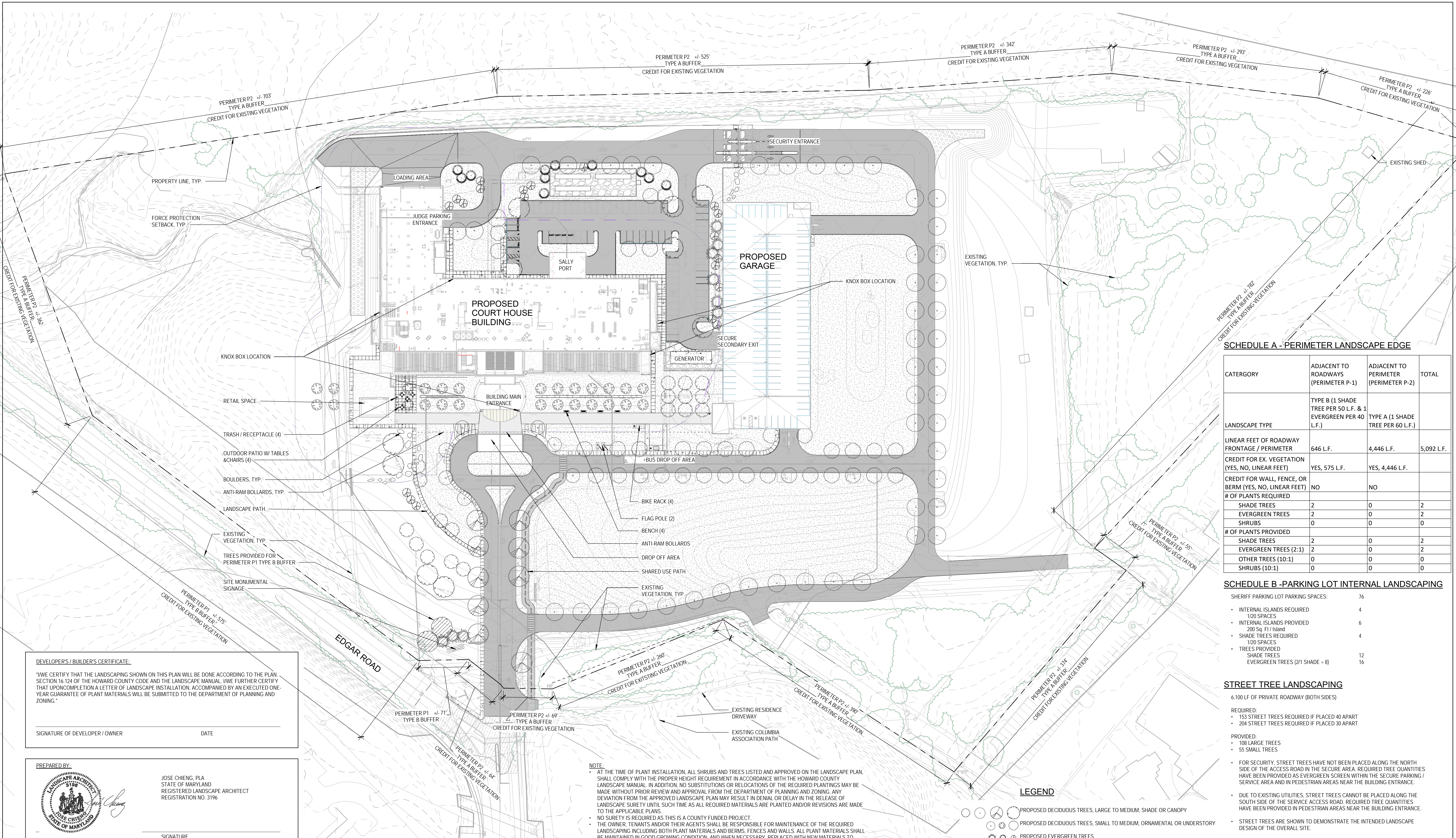
**C130**

SHEET 22 OF 60



Z:\1816952-HVCC Court Courthouse\DWG\C131 - Grading Plan.dwg-C130 Apr 29, 2019 12:34pm jh

SDP-19-048



**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS (PERIMETER P-1)	ADJACENT TO PERIMETER (PERIMETER P-2)	TOTAL
LANDSCAPE TYPE	TYPE B (1 SHADE TREE PER 50 L.F. & 1 EVERGREEN PER 40 L.F.)	TYPE A (1 SHADE TREE PER 60 L.F.)	
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	646 L.F.	4,446 L.F.	5,092 L.F.
CREDIT FOR EX. VEGETATION (YES, NO, LINEAR FEET)	YES, 575 L.F.	YES, 4,446 L.F.	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	
# OF PLANTS REQUIRED			
SHADE TREES	2	0	2
EVERGREEN TREES	2	0	2
SHRUBS	0	0	0
# OF PLANTS PROVIDED			
SHADE TREES	2	0	2
EVERGREEN TREES (2:1)	2	0	2
OTHER TREES (10:1)	0	0	0
SHRUBS (10:1)	0	0	0

**SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING**

SHERIFF PARKING LOT PARKING SPACES: 76

- INTERNAL ISLANDS REQUIRED: 4
- INTERNAL ISLANDS PROVIDED: 6
- 200 Sq. Ft / Island
- SHADE TREES REQUIRED: 4
- 120 SPACES
- TREES PROVIDED: 12
- SHADE TREES: 12
- EVERGREEN TREES (2/1 SHADE = 8): 16

**STREET TREE LANDSCAPING**

- 6,100 LF OF PRIVATE ROADWAY (BOTH SIDES)
- REQUIRED:
- 153 STREET TREES REQUIRED IF PLACED 40 APART
  - 204 STREET TREES REQUIRED IF PLACED 30 APART
- PROVIDED:
- 108 LARGE TREES
  - 55 SMALL TREES
- FOR SECURITY, STREET TREES HAVE NOT BEEN PLACED ALONG THE NORTH SIDE OF THE ACCESS ROAD IN THE SECURE AREA. REQUIRED TREE QUANTITIES HAVE BEEN PROVIDED AS EVERGREEN SCREEN WITHIN THE SECURE PARKING / SERVICE AREA AND IN PEDESTRIAN AREAS NEAR THE BUILDING ENTRANCE.
  - DUE TO EXISTING UTILITIES, STREET TREES CANNOT BE PLACED ALONG THE SOUTH SIDE OF THE SERVICE ACCESS ROAD. REQUIRED TREE QUANTITIES HAVE BEEN PROVIDED IN PEDESTRIAN AREAS NEAR THE BUILDING ENTRANCE.
  - STREET TREES ARE SHOWN TO DEMONSTRATE THE INTENDED LANDSCAPE DESIGN OF THE OVERALL SITE.

**DEVELOPERS / BUILDER'S CERTIFICATE:**

"WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

SIGNATURE OF DEVELOPER / OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**PREPARED BY:**

JOSE CHIENG, P.L.A.  
STATE OF MARYLAND  
REGISTERED LANDSCAPE ARCHITECT  
REGISTRATION NO. 3196

SIGNATURE \_\_\_\_\_

**1 24x36 SDP landscape plan**  
1" = 60'-0"

**NOTE:**

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- NO SURETY IS REQUIRED AS THIS IS A COUNTY FUNDED PROJECT.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS. FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- PLANTING SHOWN BEYOND THE REQUIRED PERIMETER AND PARKING LOT LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE CONCEPT PLANS PRESENTED TO THE COUNTY DURING DESIGN SELECTION.

**LEGEND**

- PROPOSED DECIDUOUS TREES, LARGE TO MEDIUM, SHADE OR CANOPY
- PROPOSED DECIDUOUS TREES, SMALL TO MEDIUM, ORNAMENTAL OR UNDERSTORY
- PROPOSED EVERGREEN TREES

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

EDGEMOOR STAR AMERICA JUDICIAL PARTNERS

h+k SITERESOURCES

14315 Jannetteville Pike, Phoenix, MD 21151-0249  
410.683.3388 www.siteresourcesinc.com

**ADDRESS CHART**

MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY, ELLICOTT CITY, MD 211043

**PERMIT INFORMATION CHART**

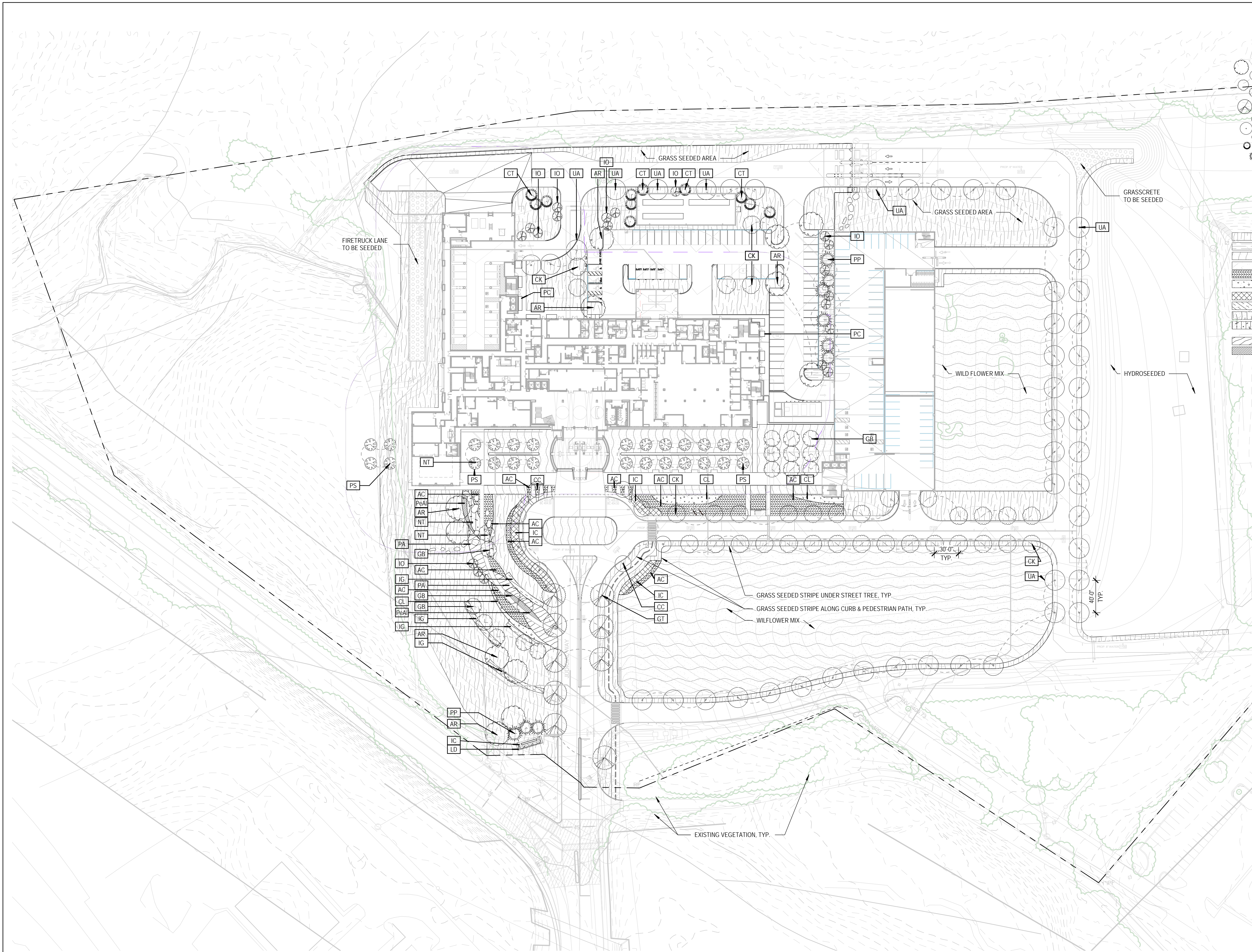
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267
PLAT # OR L/F L4138, F.228 PLAT 5798-07	TAX MAP NO. ELECT DISTRICT/CENSUS TRACT 0030 6th	602302
WATER CODE	SEWER CODE	PROPERTY IMPROVEMENT NEW COUNTY CIRCUIT COURTHOUSE

**LANDSCAPE PLAN**

**L001**  
SHEET 57 OF 60

SDP-19-048

2019-04-22 9:15:11 AM



Trees and Shrub Schedule - SDP						
Type Mark	Plant Scientific Name	Plant Common Name	Count	CAL	Planting Size	Plant Comments
AR	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	12	2.5" CAL.		B & B
CC	Cercis canadensis	Eastern Redbud	8	2.5" CAL.		B & B
CK	Cladrastis kentuckea	Yellowwood	34	2.5" CAL.		B & B
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male only)	18	2.5" CAL.		B & B
GT	Gleditsia triacanthos 'Inermis'	Imperial Thornless Honey Locust	9	2.5" CAL.		B & B
PS	Prunus subhirtella 'Autumnalis'	Higan Cherry	26	2.5" CAL.		B & B
UA	Ulmus americana 'Princeton'	American Elm	48	2.5" CAL.		B & B
IO	Ilex opaca	American Holly	20		6' H.	B & B
CT	Chamaecyparis thyoides	Atlantic Whitecedar	11		8' H x 10' W	15 gal
PP	Picea pungens 'Glauca'	Colorado Blue Spruce	9		8' H x 10' W	15 gal


Groundcover Schedule - SDP					
Type Mark	Plant Scientific Name	Common Name	Plant Size	Plant Spacing	Comments
		Planting area			
		grass seeded			
		Mulch			
		SOD			
		wild flower mix			
AC	Asarum canadense	Canadian Wild Ginger	1 gal	12" o.c.	
CL	Carex laxiculmis 'Hobb'	Bunny Blue Sedge / Carex laxiculmis 'Hobb'	1 gal	12" o.c.	
IC	Iris cristata	Dwarf Crested Iris / Iris cristata	1 gal	12" o.c.	
IG	Ilex glabra	Inkberry Holly	5 gal	36" o.c.	
LD	Liriope densiflora	Lilyturf	1 gal	12" o.c.	
NT	Nassella tenuissima	Nassella tenuissima / Mexican Feather Grass	1 gal	18" o.c.	
PA	Packera aurea	Golden Ragwort / Packera aurea	1 gal	24" o.c.	
PC	Pachysandra procumbens	Pachysandra / Pachysandra	1 gal	12" o.c.	
PeAI	Pennisetum alopecuroides 'Hush Puppy'	Pennisetum alopecuroides 'Hush Puppy' / Hush Puppy Fountain Grass	1 gal	18" o.c.	

DEVELOPER'S / BUILDER'S CERTIFICATE:

"I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

SIGNATURE OF DEVELOPER / OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY:


  
 JOSE CHENG, PLA  
 STATE OF MARYLAND  
 REGISTERED LANDSCAPE ARCHITECT  
 REGISTRATION NO. 3196

SIGNATURE \_\_\_\_\_

**1 PLANTING PLAN - SDP**  
1" = 60'-0"

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_



ADDRESS CHART	
MAP/GRID/PARCEL	STREET ADDRESS
MAP 0030/GRID 0017 PARCEL 0267	9250 JUDICIAL WAY, ELLICOTT CITY, MD 211043

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	LOT/PARCEL NO.	
HOWARD COUNTY CIRCUIT COURTHOUSE	N/A	267	
PLAT # OR L/F L4138, F.228 PLAT 5798-07	GRID # 17	ZONING NT	TAX MAP NO. ELECT DISTRICT CENSUS TRACT 0030 6th 602302
WATER CODE -	SEWER CODE -	PROPERTY IMPROVEMENT NEW COUNTY CIRCUIT COURTHOUSE	

LANDSCAPE PLANTING PLAN  
**L002**  
SHEET 58 OF 60

2019-04-22 9:27:56 AM