



# 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

## TECHNICAL STAFF REPORT

Planning Board Meeting of July 2, 2020

**File No./Petitioner:** SDP-96-018, Howard County Public School System

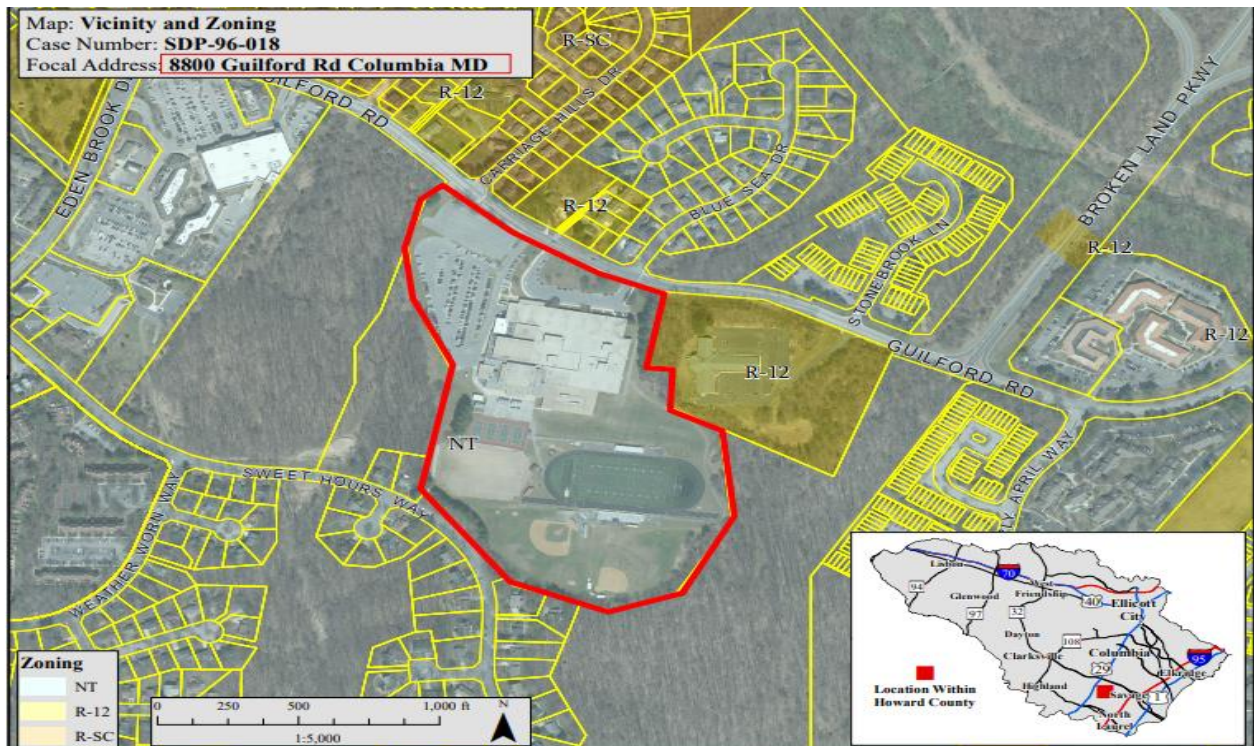
**Project Name:** Hammond High School Building Additions and Site Improvements

**DPZ Planner:** Derrick Jones

**Request:** Approval for a Site Development Plan modification for building additions and site improvements to Hammond High School and an adjustment to the coverage requirements for Open Space Land Use. The scope of work includes demolishing two sections of the school to construct new additions; redesigning the bus parking area; improving the parking lot and student drop-off area; paving a new service entrance; constructing two new patios for outdoor classrooms and dining; improving ADA access to the athletic fields; and upgrading the existing athletic field/stadium with new bleachers, press box, ticket and concession stand and restroom facility.

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

**Location:** The New Town (NT) zoned site is located at 8800 Guilford Road in the Village of Kings Contrivance area of Columbia; identified on Tax Map 42, Grid 14, Parcel 405, Open Space Lot 1. This plan is being reviewed under the School Sites Open Space Land Use Areas in accordance with FDP-158-A, per Section 125.0.G. of the Zoning Regulations.



Vicinity Map

## **Vicinal Properties:**

North: Guilford Road (a public road) and residential lots.

East: South Columbia Baptist Church and Columbia Association open space.

South: Columbia Association open space; two residential lots and Sweet Hours Way (a public road).

West: Columbia Association open space.

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

## **I. General Information**

### **Site History:**

- **FDP-158:** A final development plan for the Village of Kings Contrivance, Section 2, Area 1, 33.1448 acres to establish a school site; recorded on November 20, 1974 as Plat Book 28, Folio 108.
- **SDP-75-013:** a site development plan for Hammond High School; approved on March 7, 1975.
- **SDP-87-147:** a site development plan for Hammond High School to repair tennis court and drainage improvements; approved on April 6, 1987.
- **SDP-96-018:** a site development plan for Hammond High School for building additions; approved on October 13, 1995.
- **FDP-158-A:** An amendment to FDP-158 for the Village of Kings Contrivance, Section 2, Area 1, to change 3.3148 acres of non-credited open space to 5.1500 acres of non-credited open space and dedicate 0.5156 acres to Howard County for public road purposes; recorded on September 13, 2019 as plat nos. 25150-25152.

**Existing Site Conditions:** The site contains a public high school building on a 33.14 acre site known as Open Space Lot 1 in the Village of Kings Contrivance community of Columbia. The building is one-story and contains 197,023 SF of floor space, parking lot surfaces, athletic fields, tennis courts, and a stadium with bleacher seating.

**Regulatory Compliance:** The project must comply with Section 125.0.G of the Zoning Regulations, the criteria listed in FDP-158-A, 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.

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

**Proposed Site Improvements:** The applicant seeks approval to modify the Site Development Plan for building additions and site improvements to Hammond High School. This renovation and addition will address deficiencies of the existing building and improve site circulation. The front of the building will be demolished to construct a two-story addition to include administrative offices, a cafeteria, and a mechanical plant on the ground floor and classrooms on the second floor. The rear of the building will also be demolished to construct an addition to replace an undersized physical education support program with more square footage to meet current curriculum needs. Upon completion, the 238,460 SF school will be designed to a capacity of 1,420 students, which will be a 200-seat capacity increase from the current capacity. In addition, the proposal includes redesigning the student drop-off and pick-up area, improving and enlarging the bus parking area at the front of the school, converting the bus drivers practicing lot (on the westside of school site) into 116 additional parking spaces for students and staff, paving a new service entrance on the eastside of the property, constructing two new outdoor patios for classroom instruction and outdoor dining, upgrading the existing stadium to include new

bleachers, press box, ticket and concession stand and restroom facility, and improve ADA access to the athletic fields.

Existing School Floor Space	197,023 SF
Area of Demolition	63,555 SF
Area of Proposed Additions	104,992 SF
<b>School Floor Space After Improvements</b>	<b>238,460 SF</b>

Setback Requirements: Per the FDP for Open Space Land Use Areas, structures shall not be within 30 feet of the right-of-way of any public street, road, or highway or 25 feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. The proposed building additions and rebuild comply with the setbacks.

Building Height: The FDP does not impose a height limit if buildings are consistent with a site development plan approved by the Howard County Planning Board.

Coverage: No more than 10% of the land shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board. The existing school building and accessory structures exceeds the 10% coverage requirement and the proposed building additions and site improvements will further increase the coverage. Please see the Coverage Adjustment Review Criteria below.

Roads: No new roads are proposed. The site access will remain from Guilford Road.

Parking: Per the FDP for Open Space Land Use Areas, no parking requirements are imposed upon any of the land devoted to open space uses; however, the Planning Board may impose parking requirements for structures on open space at the time a site development plan is submitted for approval. Hammond High School has 330 existing parking spaces. A total of 374 parking spaces will be provided after the improvements are complete. The Howard County Public School System administration determines the number of parking spaces for school properties. The school administration approved 374 spaces as being sufficient for this project and for meeting the criteria for LEED (Leadership in Energy and Environmental Design) certification.

Landscaping: Landscaping is proposed in accordance with the Landscape Manual. A total of 11 shade trees and 153 shrubs shall be provided along the site's frontage at Guilford Road and a 5-foot privacy fence will buffer the new service entrance from the adjoining property to the east.

Stormwater Management: Four Filterra devices with sedimentation chambers and two bioretention systems (F-6 facilities) will be constructed to manage stormwater.

Environmentally Sensitive Areas: The site does not contain any environmentally sensitive areas.

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)(ii).

### **III. Coverage Adjustment Review Criteria**

FDP-158-A stipulates a 10% lot coverage requirement for Open Space Land Use. The existing lot coverage is 14.5% (4.8 acres of the 33.14-acre site) and the proposed lot coverage is 17.4% (5.77 acres of the 33.14-acre site). The buildings and structures that account for the coverage are the main school building, the athletic

field/stadium bleachers, a press box, a restroom facility, and a concession and ticket stand. Per Section 125.0.G.4.d of the Zoning Regulations, the Planning Board may grant a coverage adjustment if:

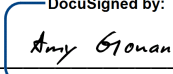
- The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and
- The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria.

The purpose of this project is to increase floor space in response to a growing school enrollment in the area and to address deficiencies in curriculum and operational needs of the school. The existing school building and accessory structures cover 14.5% of the property and this project will increase the coverage to 17.4%. As you face the school from Guilford Road, there is forested area and a stream valley to the right on land owned by Columbia Association. To the left is South Columbia Baptist Church with a treeline that buffers this property from the school. Directly across from the school are two residential lots, one with the side of the house to the road (the garage) and the next house cannot be seen from the road due to the mature trees between it and the road. The increase in coverage will not result in an increased width of the building, thus not impacting the existing side setbacks with adjacent properties. Nor will it impact the existing landscape buffers on/around the site. The proposed plan also includes additional landscaping to the existing trees along Guilford Road that will lessen the visual impact of the school from those properties on the north side of Guilford Road. The proposed building modifications and additional site landscape improvements will therefore not alter the character of the neighborhood, impact the use or development of the adjacent properties, and will not be detrimental to the public welfare.

The front of the school building (facing Guilford Road) shall be demolished and rebuilt to expand outward by approximately 16 feet and the rear of the building will be modified to include demolition of a portion of the rear and rebuilt with an addition. The approval of this adjustment would allow the school system to implement their plans to expand floor space for a growing enrollment and to meet curriculum and operational needs for students and staff. Strict compliance with the 10% lot coverage would require areas of the existing coverage/structure to be removed, not replaced, and for all of the new work to be done as a second level addition. It would be a practical difficulty to construct a second level atop an existing one level building if that building was never intended to have a second floor and, therefore, lacks the proper structural and foundational capacity to accommodate for it. The proposed plan represents a better design because it not only allows for the school system to meet their enrollment needs, but it results in a new front door to the school and community and adds additional outdoor learning spaces to enrich the overall curriculum.

**SRC Action:** The SRC recommends approval, subject to minor review comments.

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

DocuSigned by: 	6/18/2020
_____ Amy Gowen, Director	_____ Date

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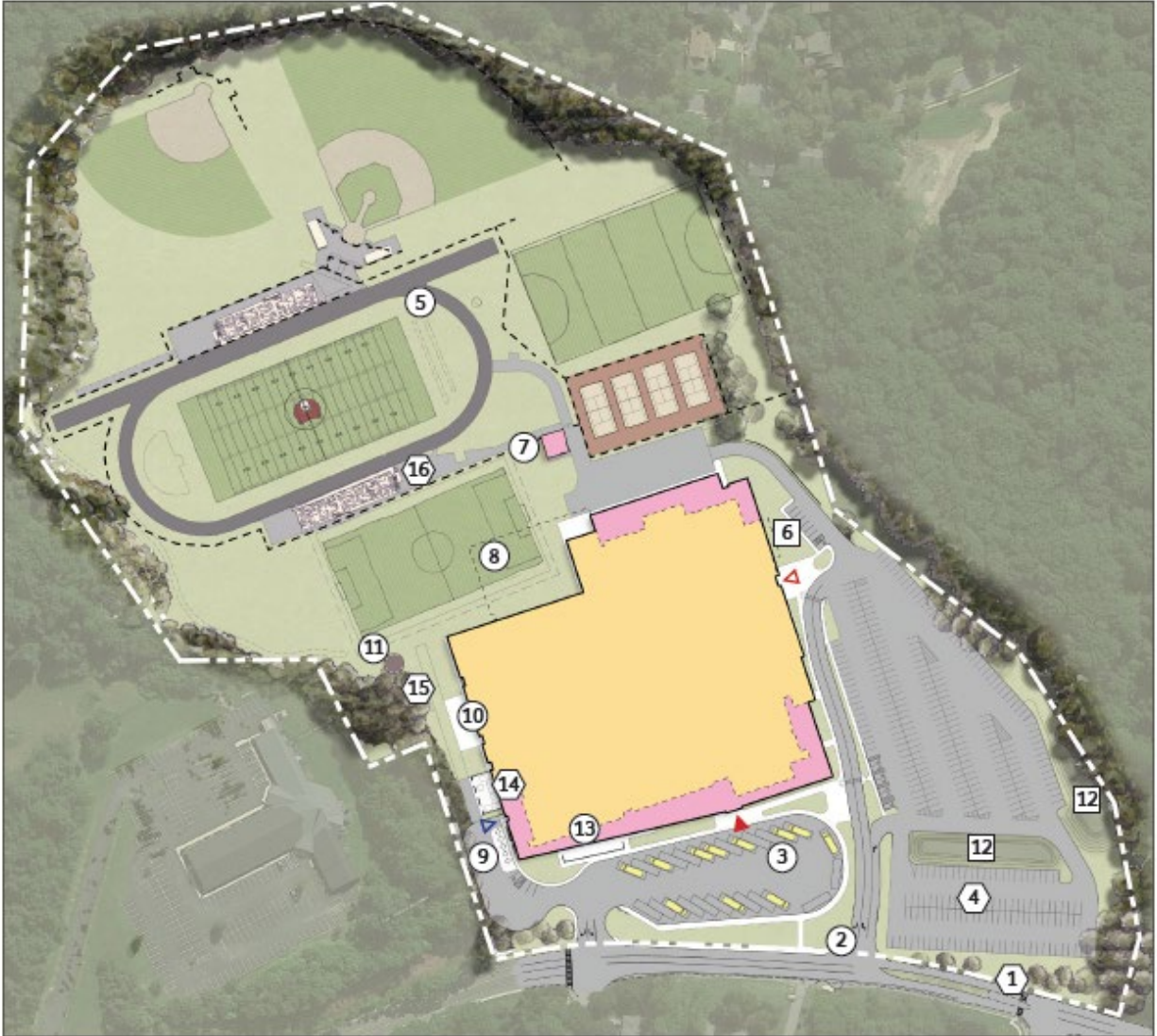


HAMMOND HIGH SCHOOL





# PROPOSED SITE PLAN



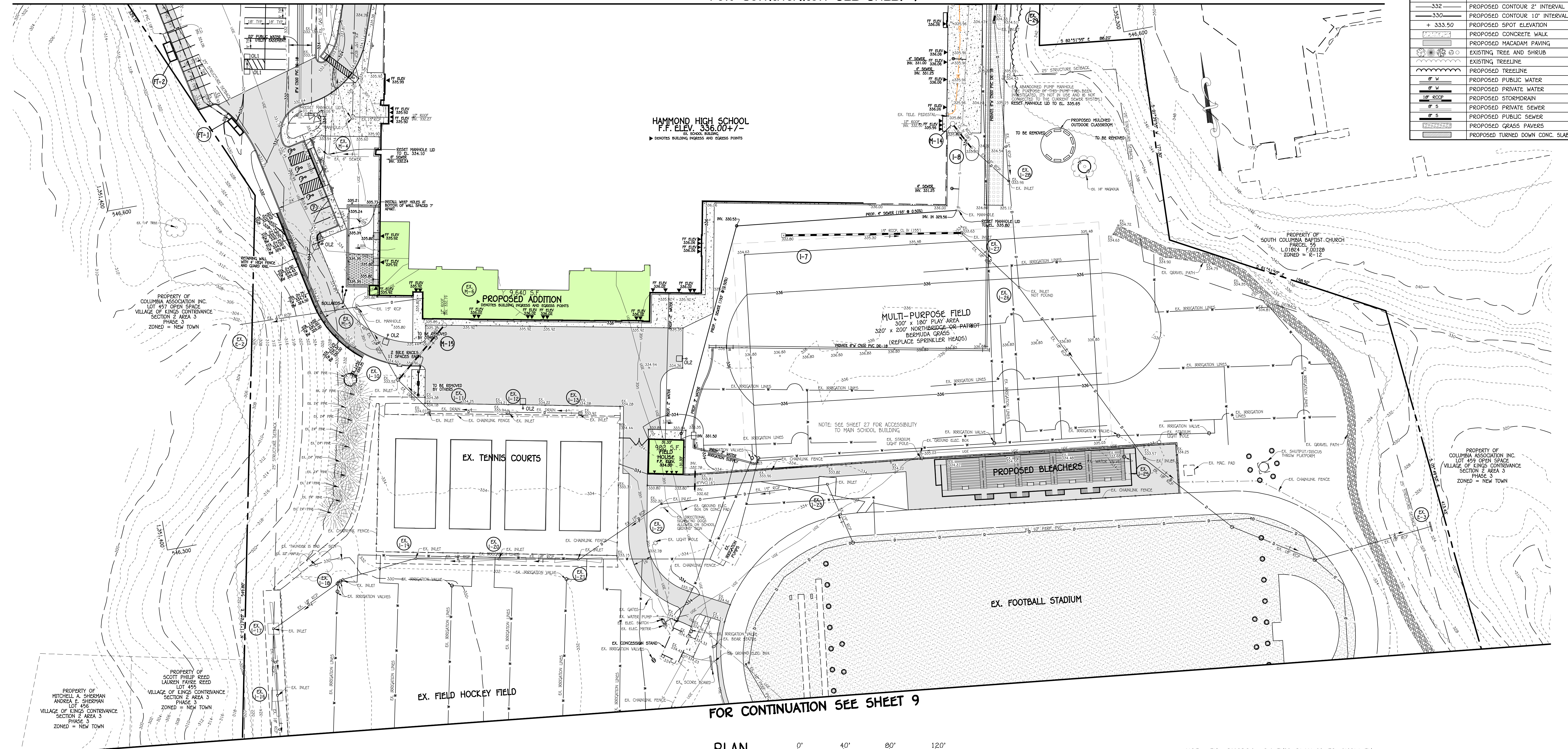
## LEGEND

- |  |   |
|--|---|
|  EXISTING   |  MAIN ENTRANCE         |
|  RENOVATION |  GYM/ THEATER ENTRANCE |
|  ADDITION   |  SERVICE ENTRANCE      |



FOR CONTINUATION SEE SHEET 7

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND CABLE
---	EXISTING UNDERGROUND FIBER OPTIC
---	EXISTING GAS LINE
---	EXISTING FENCE
---	PROPOSED FENCE
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+	PROPOSED SPOT ELEVATION
---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	EXISTING TREE AND SHRUB
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PUBLIC WATER
---	PROPOSED PRIVATE WATER
---	PROPOSED STORMDRAIN
---	PROPOSED PRIVATE SEWER
---	PROPOSED PUBLIC SEWER
---	PROPOSED GRASS PAVERS
---	PROPOSED TURNED DOWN CONC. SLAB



HAMMOND HIGH SCHOOL  
F.F. ELEV. 336.00+/-  
▲ DENOTES BUILDING INGRESS AND EGRESS POINTS

MULTI-PURPOSE FIELD  
300' x 180' PLAY AREA  
320' x 200' NORTHBRIDGE OR PATWOT  
BERMUDA GRASS  
(REPLACE SPRINKLER HEADS)

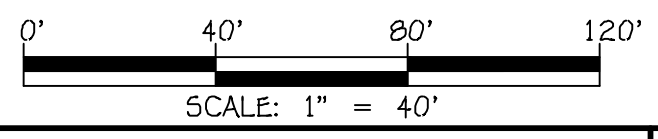
PROPOSED BLEACHERS

EX. FIELD HOCKEY FIELD

EX. FOOTBALL STADIUM

FOR CONTINUATION SEE SHEET 9

PLAN  
SCALE: 1" = 40'



NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE BUILDING ADDITIONS, UTILITIES AND OTHER IMPROVEMENTS.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE: PARL - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2222

"PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2022."

STEPHANIE J. TUIE, P.E. DATE

DATE	DESCRIPTION	REVISION BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

PREPARED FOR  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
9020 MEMORIAL COURT  
SUITE 12  
COLUMBIA, MARYLAND 21045  
Attention: DANIEL LUBELEY  
410-313-8203



ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
405	8800 QUILFORD ROAD COLUMBIA, MARYLAND 21046

PROJECT	SECTION/AREA	PARCEL
HAMMOND HIGH SCHOOL	2/1	405

PLAT NOS.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
25150-25152	8, 14	NEW TOWN (NT)	42	SIXTH	6051.02

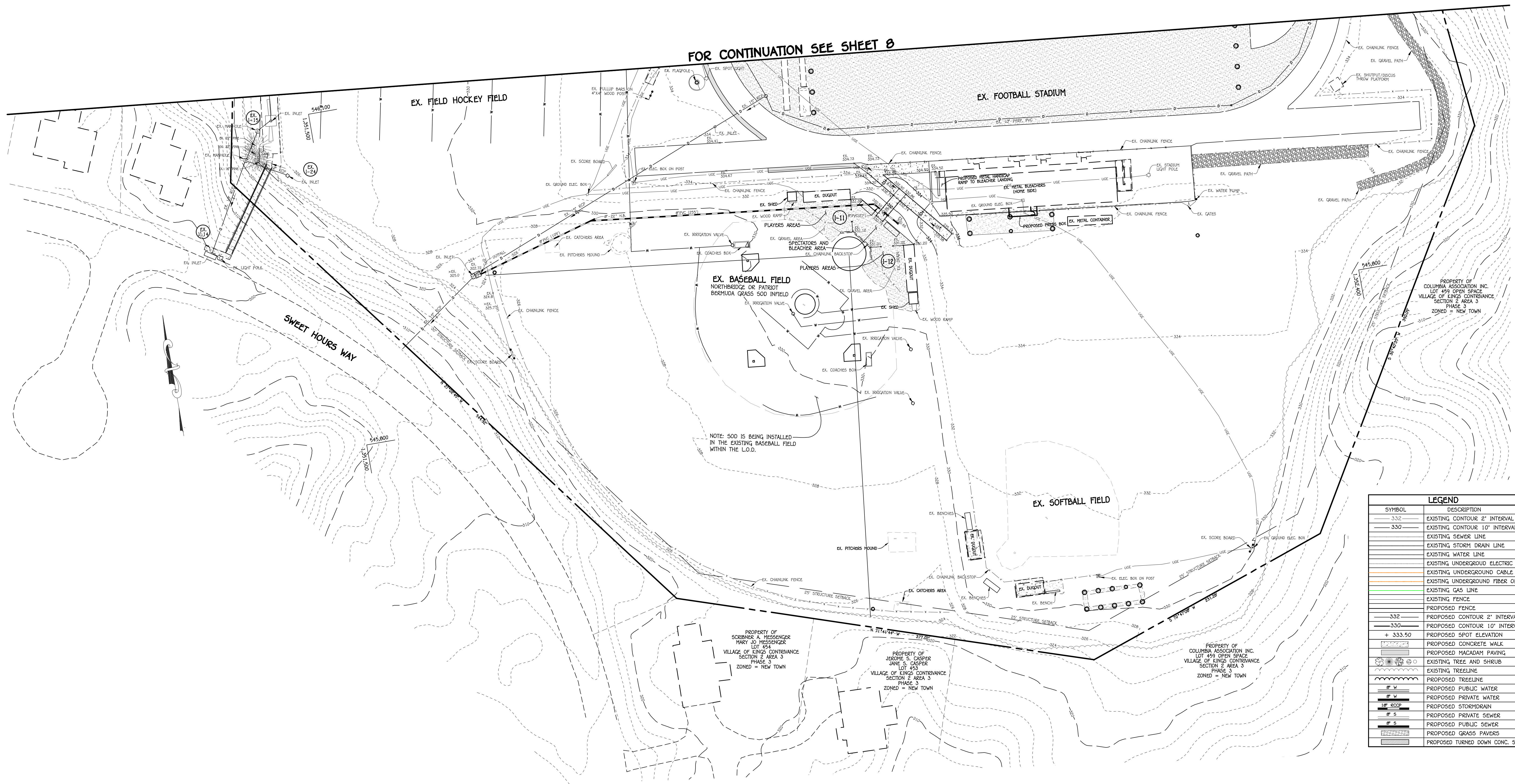
SITE DEVELOPMENT PLAN

"REVISED SITE DEVELOPMENT PLAN"  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 1  
SCHOOL SITE  
HAMMOND HIGH SCHOOL  
BUILDING ADDITIONS  
ZONED: NEW TOWN (NT)

TAX MAP No.: 42 GRID No.: 8 & 14  
SIXTH ELECTION DISTRICT: HOWARD COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: MAY 11, 2020  
SHEET 8 OF 37



FOR CONTINUATION SEE SHEET 8



**PLAN**  
SCALE: 1" = 40'

NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE BUILDING ADDITIONS, UTILITIES AND OTHER IMPROVEMENTS.

LEGEND	
SYMBOL	DESCRIPTION
--- 332	EXISTING CONTOUR 2' INTERVAL
--- 330	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND CABLE
---	EXISTING UNDERGROUND FIBER OPTIC
---	EXISTING GAS LINE
---	EXISTING FENCE
---	PROPOSED FENCE
--- 332	PROPOSED CONTOUR 2' INTERVAL
--- 330	PROPOSED CONTOUR 10' INTERVAL
+ 333.50	PROPOSED SPOT ELEVATION
---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	EXISTING TREE AND SHRUB
---	EXISTING TREELINE
---	PROPOSED TREELINE
8" W	PROPOSED PUBLIC WATER
8" W	PROPOSED PRIVATE WATER
12" S	PROPOSED STORMDRAIN
8" S	PROPOSED PRIVATE SEWER
8" S	PROPOSED PUBLIC SEWER
---	PROPOSED GRASS PAVERS
---	PROPOSED TURNED DOWN CONC. SLAB

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE: PARL - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2292

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STEPHANIE J. TUIE, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

DATE	DESCRIPTION	REVISION BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning	_____	Date
Chief, Division of Land Development	_____	Date
Chief, Development Engineering Division	_____	Date

PREPARED FOR  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
9020 MEMORIAL COURT  
SUITE 101  
COLUMBIA, MARYLAND 21045  
Attention: DANIEL LUBELEY  
410-313-8203



ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
405	2800 QUILFORD ROAD COLUMBIA, MARYLAND 21046

PROJECT	SECTION/AREA	PARCEL
HAMMOND HIGH SCHOOL	2/1	405

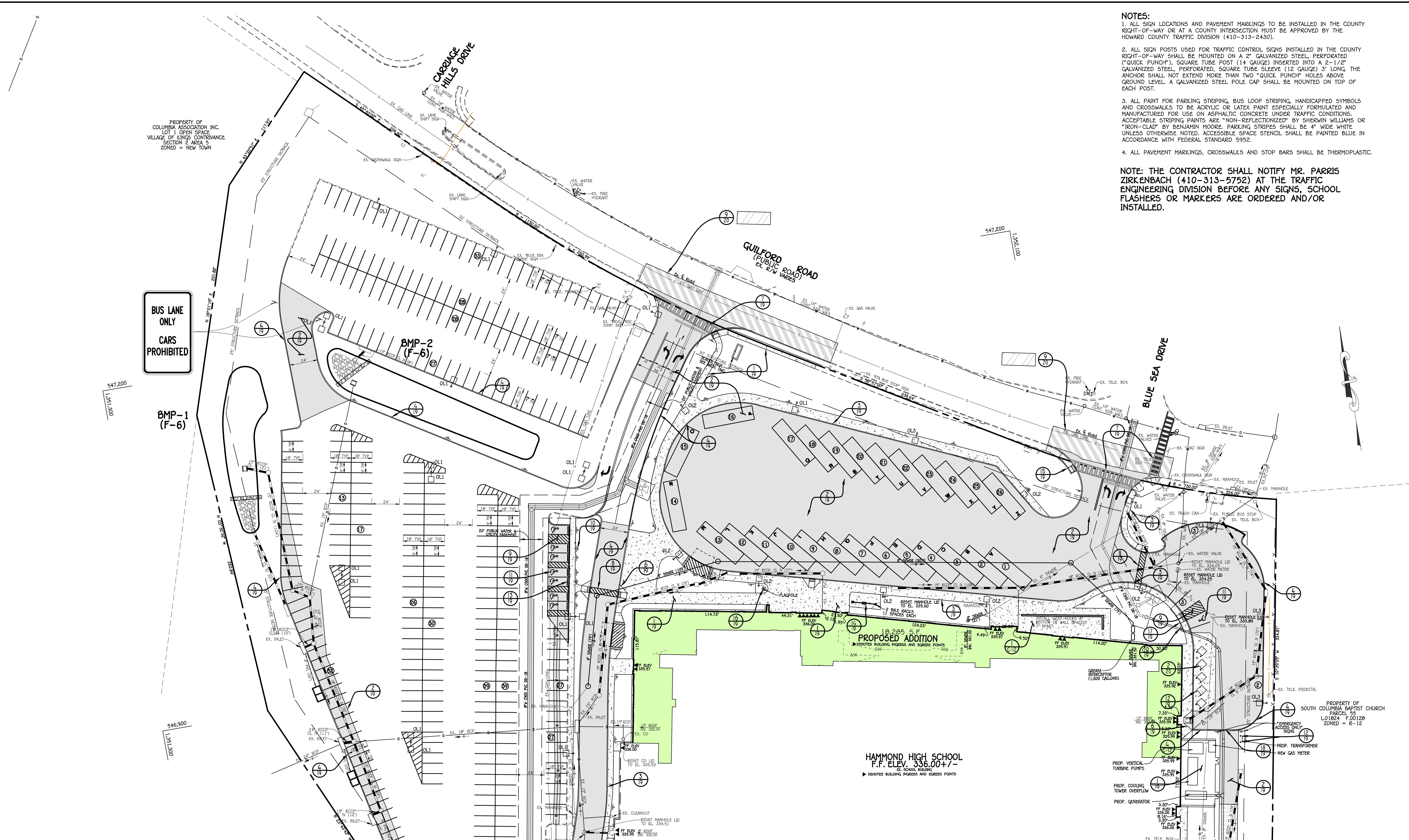
PLAT NOS.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
25150-25152	8, 14	NEW TOWN (NT)	42	SIXTH	6051.02

**SITE DEVELOPMENT PLAN**

**"REVISED SITE DEVELOPMENT PLAN"**  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 1  
SCHOOL SITE  
**HAMMOND HIGH SCHOOL**  
BUILDING ADDITIONS  
ZONED: NEW TOWN (NT)

PARCEL No.: 405  
TAX MAP No.: 42 GRID No.: 8 & 14  
SIXTH ELECTION DISTRICT: HOWARD COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: MAY 11, 2020  
SHEET 9 OF 37





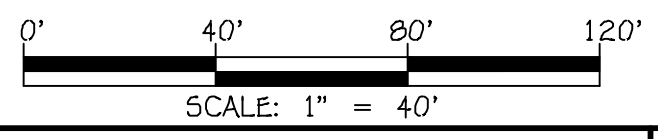
- NOTES:**
1. ALL SIGN LOCATIONS AND PAVEMENT MARKINGS TO BE INSTALLED IN THE COUNTY RIGHT-OF-WAY OR AT A COUNTY INTERSECTION MUST BE APPROVED BY THE HOWARD COUNTY TRAFFIC DIVISION (410-313-2430).
  2. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
  3. ALL PAINT FOR PARKING STRIPING, BUS LOOP STRIPING, HANDICAPPED SYMBOLS AND CROSSWALKS TO BE ACRYLIC OR LATEX PAINT ESPECIALLY FORMULATED AND MANUFACTURED FOR USE ON ASPHALTIC CONCRETE UNDER TRAFFIC CONDITIONS. ACCEPTABLE STRIPING PAINTS ARE "NON-REFLECTIONIZED" BY SHERWIN WILLIAMS OR "IRON-CLAD" BY BENJAMIN MOORE. PARKING STRIPES SHALL BE 4" WIDE WHITE UNLESS OTHERWISE NOTED. ACCESSIBLE SPACE STENCIL SHALL BE PAINTED BLUE IN ACCORDANCE WITH FEDERAL STANDARD 5952.
  4. ALL PAVEMENT MARKINGS, CROSSWALKS AND STOP BARS SHALL BE THERMOPLASTIC.

**NOTE: THE CONTRACTOR SHALL NOTIFY MR. PARRIS ZIRKENBACH (410-313-5752) AT THE TRAFFIC ENGINEERING DIVISION BEFORE ANY SIGNS, SCHOOL FLASHERS OR MARKERS ARE ORDERED AND/OR INSTALLED.**

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND CABLE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING GAS LINE
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED CONCRETE WALK
	PROPOSED MACADAM PAVING
	PROPOSED PUBLIC WATER
	PROPOSED PRIVATE WATER
	PROPOSED STORM DRAIN
	PROPOSED PRIVATE SEWER
	PROPOSED PUBLIC SEWER
	PROPOSED GRASS PAVERS
	PROPOSED TURNED DOWN CONC. SLAB

FOR CONTINUATION SEE SHEET 10

**PLAN**  
SCALE: 1" = 40'



NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE BUILDING ADDITIONS, UTILITIES AND OTHER IMPROVEMENTS.

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STEPHANIE J. TUIE, P.E.	DATE
DATE	DESCRIPTION
	REVISION BLOCK
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

PREPARED FOR HOWARD COUNTY PUBLIC SCHOOL SYSTEM 9020 MEMORIAL COURT SUITE 107 COLUMBIA, MARYLAND 21045 Attention: DANIEL LUBELEY 410-313-8203	

ADDRESS CHART					
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HAMMOND HIGH SCHOOL	2/1				
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25150-25152	8, 14	NEW TOWN (NT)	42	SIXTH	6051.02

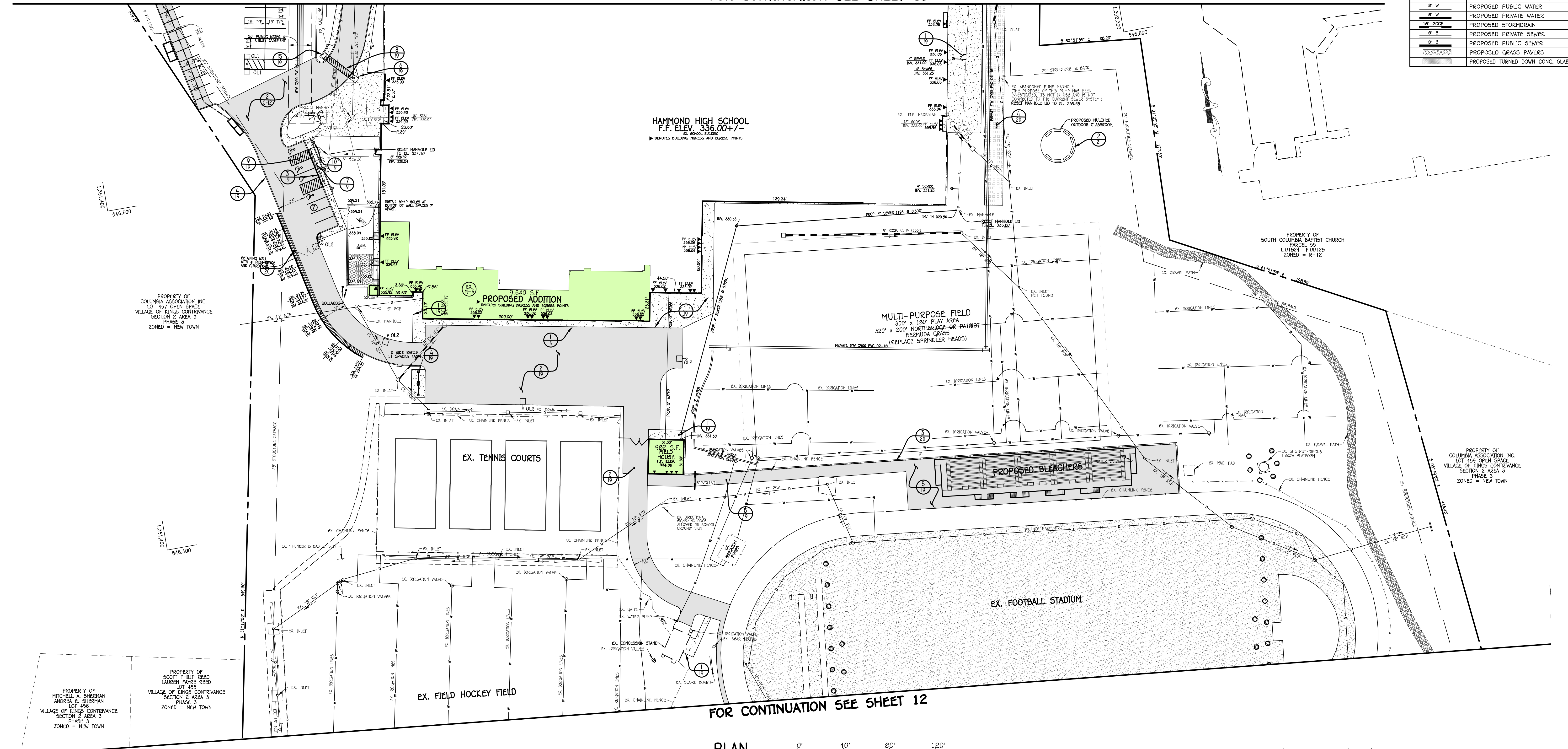
**GEOMETRY PLAN**

"REVISED SITE DEVELOPMENT PLAN"  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 1  
 SCHOOL SITE  
**HAMMOND HIGH SCHOOL  
 BUILDING ADDITIONS**  
 ZONED: NEW TOWN (NT)  
 PARCEL No.: 405  
 TAX MAP No.: 42 GRID No.: 8 & 14  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 40' DATE: MAY 11, 2020  
 SHEET 10 OF 37



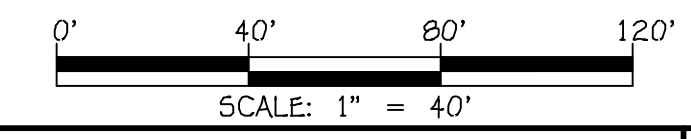
FOR CONTINUATION SEE SHEET 10

LEGEND	
SYMBOL	DESCRIPTION
S	EXISTING SEWER LINE
D	EXISTING STORM DRAIN LINE
W	EXISTING WATER LINE
UOE	EXISTING UNDERGROUND ELECTRIC LINE
UOC	EXISTING UNDERGROUND CABLE
UFO	EXISTING UNDERGROUND FIBER OPTIC
G	EXISTING GAS LINE
X	EXISTING FENCE
X	PROPOSED FENCE
CONC	PROPOSED CONCRETE WALK
MAC	PROPOSED MACADAM PAVING
PW	PROPOSED PUBLIC WATER
PSW	PROPOSED PRIVATE WATER
SDR	PROPOSED STORMDRAIN
PS	PROPOSED PRIVATE SEWER
PS	PROPOSED PUBLIC SEWER
GRS	PROPOSED GRASS PAVERS
TD	PROPOSED TURNED DOWN CONC. SLAB



FOR CONTINUATION SEE SHEET 12

PLAN  
SCALE: 1" = 40'



NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE BUILDING ADDITIONS, UTILITIES AND OTHER IMPROVEMENTS.

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DATE	DESCRIPTION	REVISION BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

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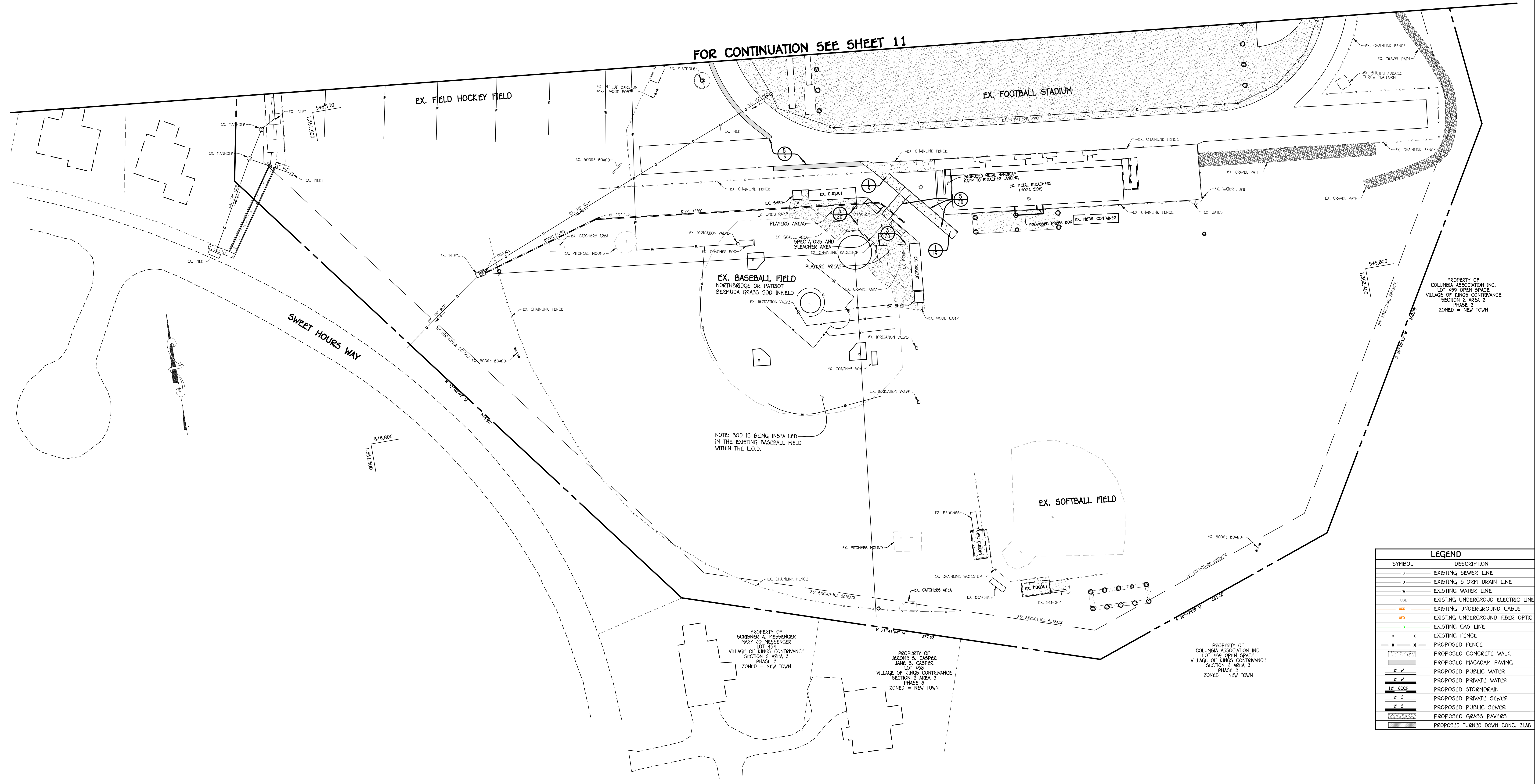
PLAT NOS.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
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**GEOMETRY PLAN**

"REVISED SITE DEVELOPMENT PLAN"  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 1  
 SCHOOL SITE  
**HAMMOND HIGH SCHOOL  
 BUILDING ADDITIONS**  
 ZONED: NEW TOWN (NT)  
 PARCEL No.: 405  
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 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 40' DATE: MAY 11, 2020  
 SHEET 11 OF 37



FOR CONTINUATION SEE SHEET 11



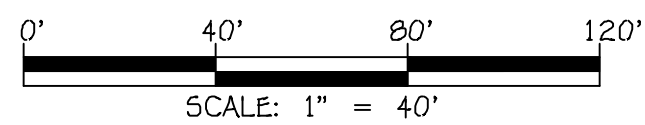
PROPERTY OF COLUMBIA ASSOCIATION INC. LOT 499 OPEN SPACE VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 3 PHASE 3 ZONED = NEW TOWN

NOTE: SOD IS BEING INSTALLED IN THE EXISTING BASEBALL FIELD WITHIN THE L.O.D.

LEGEND	
SYMBOL	DESCRIPTION
S	EXISTING SEWER LINE
D	EXISTING STORM DRAIN LINE
W	EXISTING WATER LINE
UOE	EXISTING UNDERGROUND ELECTRIC LINE
UGC	EXISTING UNDERGROUND CABLE
UFO	EXISTING UNDERGROUND FIBER OPTIC
G	EXISTING GAS LINE
X	EXISTING FENCE
X	PROPOSED FENCE
[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	PROPOSED MACADAM PAVING
[Symbol]	PROPOSED PUBLIC WATER
[Symbol]	PROPOSED PRIVATE WATER
[Symbol]	PROPOSED STORMDRAIN
[Symbol]	PROPOSED PRIVATE SEWER
[Symbol]	PROPOSED PUBLIC SEWER
[Symbol]	PROPOSED GRASS PAVERS
[Symbol]	PROPOSED TURNED DOWN CONC. SLAB

PLAN

SCALE: 1" = 40'



NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE BUILDING ADDITIONS, UTILITIES AND OTHER IMPROVEMENTS.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE: PARL. - 10272 BALTIMORE NATIONAL PLAZA  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2222

"PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2022."

STEPHANIE J. TUIE, P.E.

DATE

DATE	DESCRIPTION	REVISION BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

PREPARED FOR  
 HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
 9020 MEMORIAL COURT  
 SUITE 101  
 COLUMBIA, MARYLAND 21045  
 Attention: DANIEL LUBELEY  
 410-313-8203



ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
405	8800 QUILFORD ROAD COLUMBIA, MARYLAND 21046

PROJECT	SECTION/AREA	PARCEL
HAMMOND HIGH SCHOOL	2/1	405

PLAT NOS.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
25150-25152	8, 14	NEW TOWN (NT)	42	SIXTH	6051.02

GEOMETRY PLAN

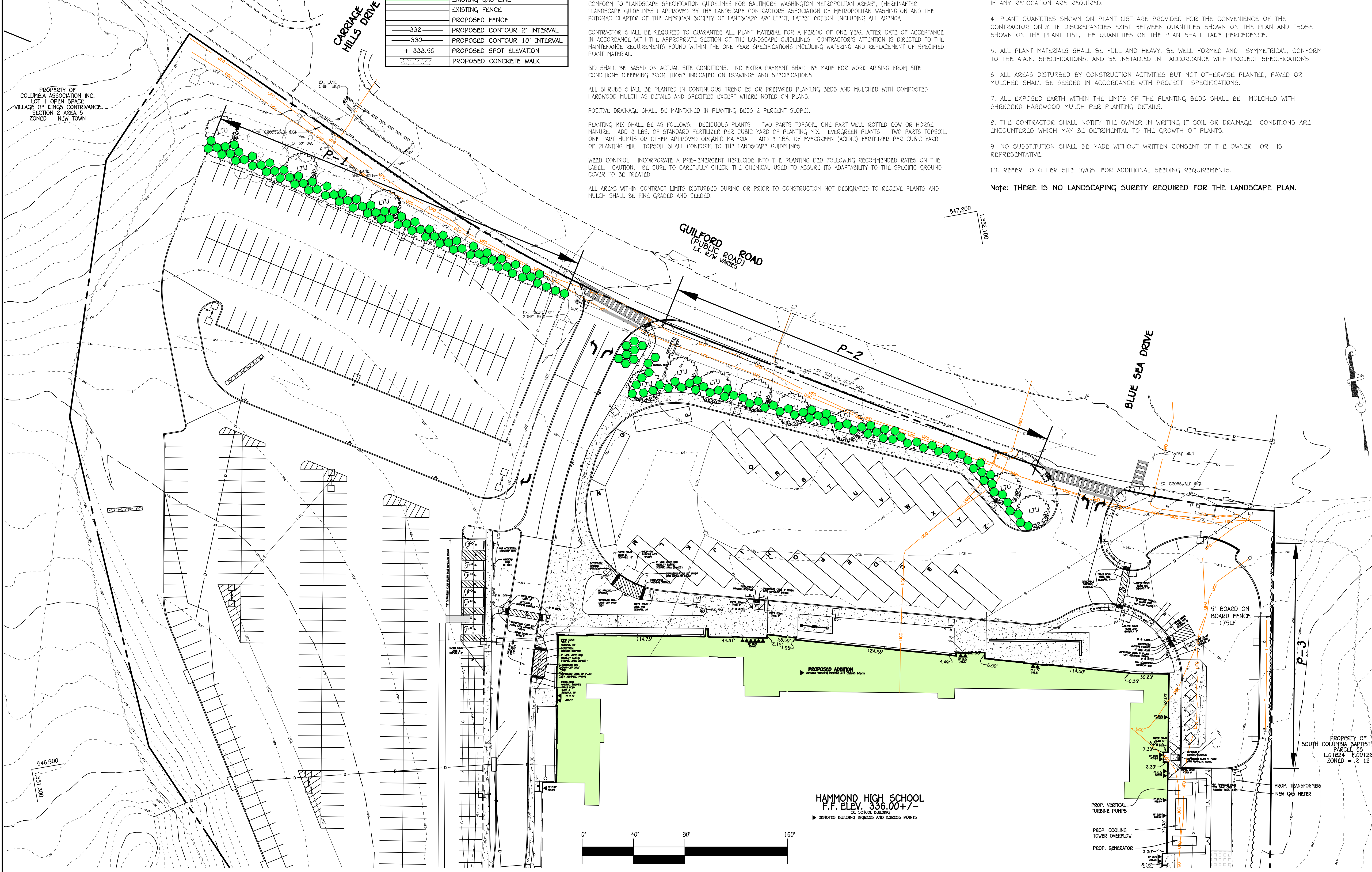
"REVISED SITE DEVELOPMENT PLAN"  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 1  
 SCHOOL SITE  
 HAMMOND HIGH SCHOOL  
 BUILDING ADDITIONS  
 ZONED: NEW TOWN (NT)  
 PARCEL No.: 405  
 TAX MAP No.: 42 GRID No.: 8 & 14  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 40' DATE: MAY 11, 2020  
 SHEET 12 OF 37



"AT THE TIME OF PLANT INSTALLATION, ALL 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 DEVIATIONS 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 ROAD DRAWING PLANS".

"THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED PERIMETER LANDSCAPING. 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 THE OTHERS REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED".

PROPERTY OF COLUMBIA ASSOCIATION INC. LOT 1 OPEN SPACE VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 1 ZONED = NEW TOWN



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND CABLE
---	EXISTING UNDERGROUND FIBER OPTIC
---	EXISTING GAS LINE
---	EXISTING FENCE
---	PROPOSED FENCE
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+	PROPOSED SPOT ELEVATION
---	PROPOSED CONCRETE WALK

### PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISTURBING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORCED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BID SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

### PLANTING NOTES:

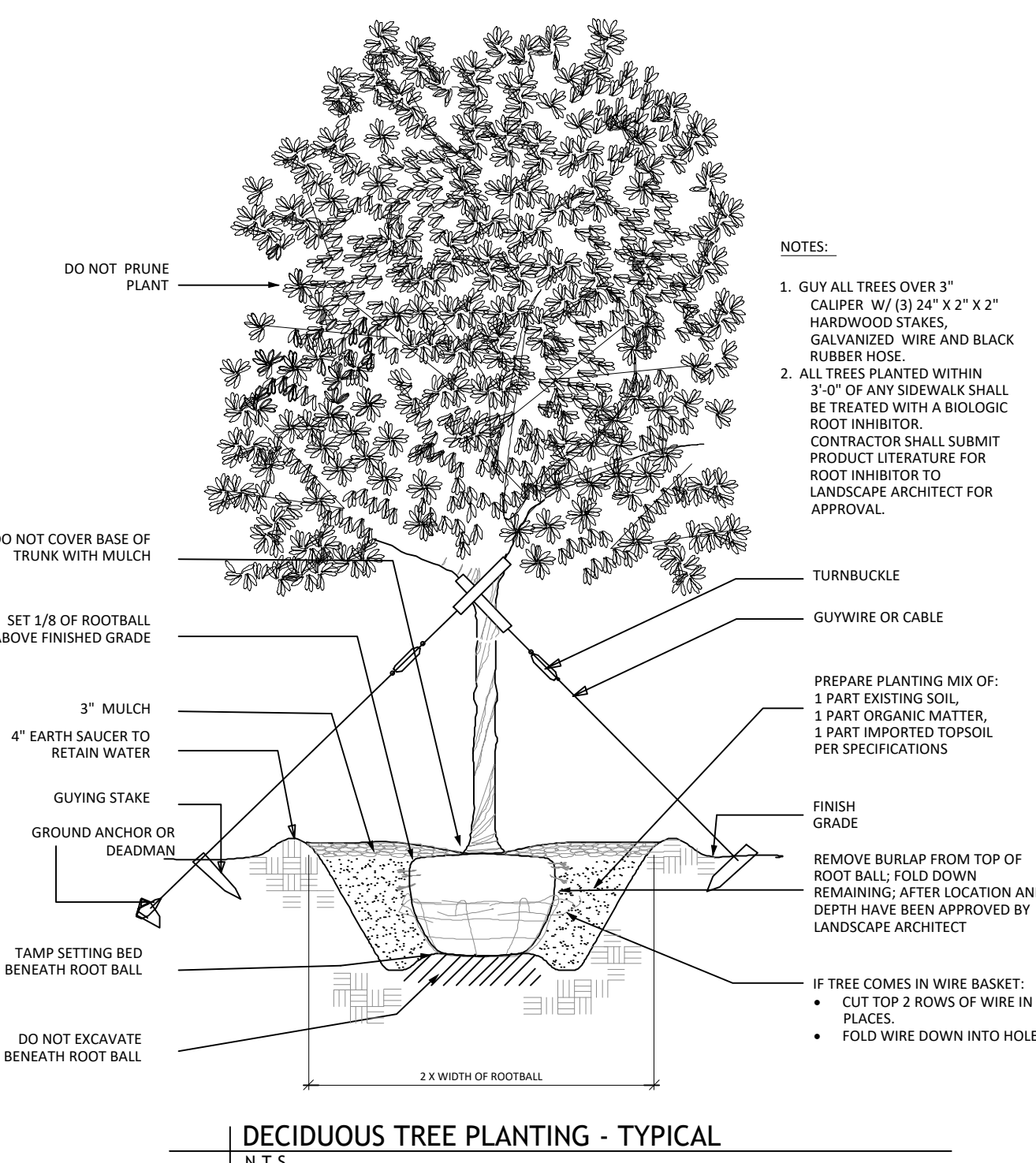
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND IS TO BE USED FOR PLANTING ONLY. LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THIS PLAN SHEET. NO SURETY IS REQUIRED SINCE THIS IS A HOWARD COUNTY BOARD OF EDUCATION PROJECT.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK. ALL GENERAL NOTES FROM SHEET 1, SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. EVEN WHERE PLANT LOCATIONS ARE DIMENSIONED, CONTACT CONSTRUCTION MANAGER IF ANY RELOCATION ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE A.A.N. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED OR MULCHED SHALL BE SEEDED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF THE PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF SOIL OR DRAINAGE CONDITIONS ARE ENCOUNTERED WHICH MAY BE DETRIMENTAL TO THE GROWTH OF PLANTS.
- NO SUBSTITUTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.
- REFER TO OTHER SITE DWGS. FOR ADDITIONAL SEEDED REQUIREMENTS.

Note: THERE IS NO LANDSCAPING SURETY REQUIRED FOR THE LANDSCAPE PLAN.

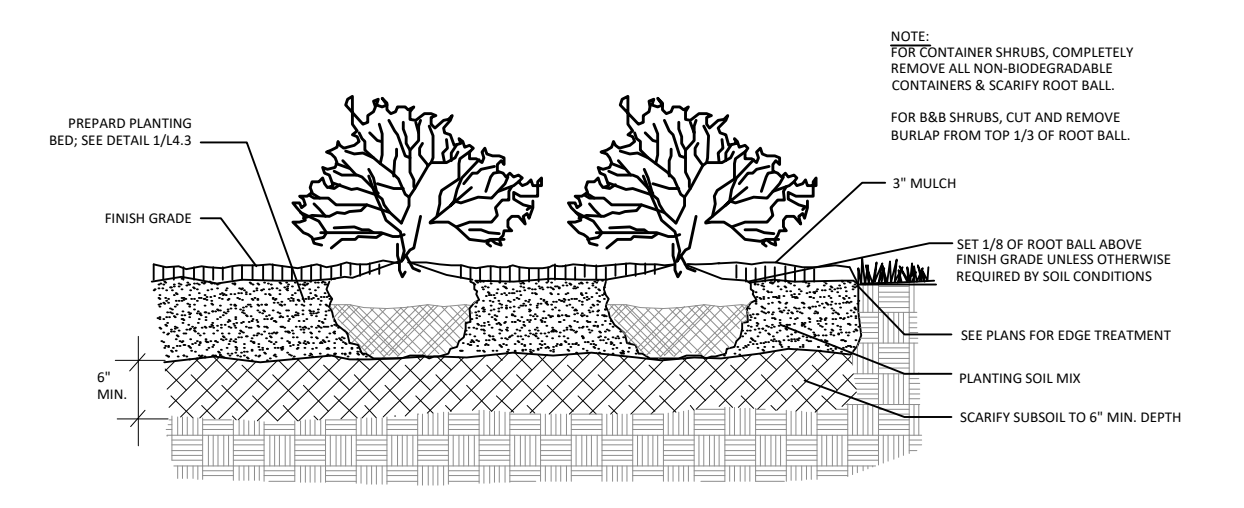
PLANT LIST					
QTY.	KEY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
<b>TREES - DECIDUOUS SHADE</b>					
11	LTU	Liriodendron tulipifera Tulip Poplar	2-1/2" - 3" cal.	B & B	
<b>SHRUBS</b>					
153	PL0	Prunus laurocerasus 'Otto Luyken' Dwarf Cherry Laurel	24"-30" Ht.	Container	36" o/c

SCHEDULE A - PERIMETER LANDSCAPE EDGE			
PERIMETER	P-1	P-2	P-3
CATEGORY	PARKING TO ROADWAY	PARKING TO ROADWAY	ADJ TO PERIMETER PROPERTIES
LANDSCAPE TYPE	E	E	C
LINEAR FEET OF PERIMETER	300 L.F.	310 L.F.	175 L.F.
CREDIT FOR EXISTING TREES (YES/NO)	YES	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	3	8	-
EVERGREENS	75	78	-
CREDIT FOR EXISTING VEGETATION			
SHADE TREES	5	0	0
SMALL/MEDIUM DECIDUOUS TREES/EVERGREENS	0	0	0
SHRUBS	0	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	3	8	0*
SMALL/MEDIUM DECIDUOUS TREES/EVERGREENS	-	-	-
SHRUBS	75	78	0*

\* 5' BOARD ON BOARD FENCE IS PROPOSED IN LIEU OF LANDSCAPING.



DECIDUOUS TREE PLANTING - TYPICAL  
N.T.S.



SHRUB PLANTING - TYPICAL  
N.T.S.

NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW DETAILS OF THE BUILDING ADDITIONS, UTILITIES AND OTHER IMPROVEMENTS.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2899

**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 HOWARD COUNTY 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.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38396, EXPIRATION DATE: JANUARY 12, 2022."

STEPHANIE J. TUITE, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

DATE	DESCRIPTION
	REVISION BLOCK
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

PREPARED FOR  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
9020 MENDENHALL COURT  
SUITE 'C'  
COLUMBIA, MARYLAND 21045  
Attention: DANIEL LUBELEY  
410-313-8203



ADDRESS CHART					
PARCEL NO.	STREET ADDRESS				
405	8800 GUILFORD ROAD COLUMBIA, MARYLAND 21046				
PROJECT	SECTION/AREA				
HAMMOND HIGH SCHOOL	2/1				
PLAT NOS.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
25150-25152	8, 14	NEW TOWN (NT)	42	SIXTH	6051.02

**LANDSCAPING PLAN DETAILS & NOTES**

"REVISED SITE DEVELOPMENT PLAN" VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 1 SCHOOL SITE  
**HAMMOND HIGH SCHOOL BUILDING ADDITIONS**  
ZONED: NEW TOWN (NT)  
PARCEL No.: 405  
TAX MAP No.: 42 GRID No.: 8 & 14  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 20' DATE: MAY 11, 2020  
SHEET 34 OF 37