

**ANALYSIS**

PARKING REQUIRED & PROVIDED	75
EXISTING PARKING	1016
NEW DECKS	548
NEW SURFACE PARKING	1,639

OPEN SPACE TO REMAIN ON SITE:	
PARCEL A	2.69 ACRES / 25% OF SITE
PARCEL B	1.32 ACRES / 15% OF SITE
PARCEL A-2	4.40 ACRES / 59% OF SITE
PARCEL A-3	1.80 ACRES / 100% OF SITE

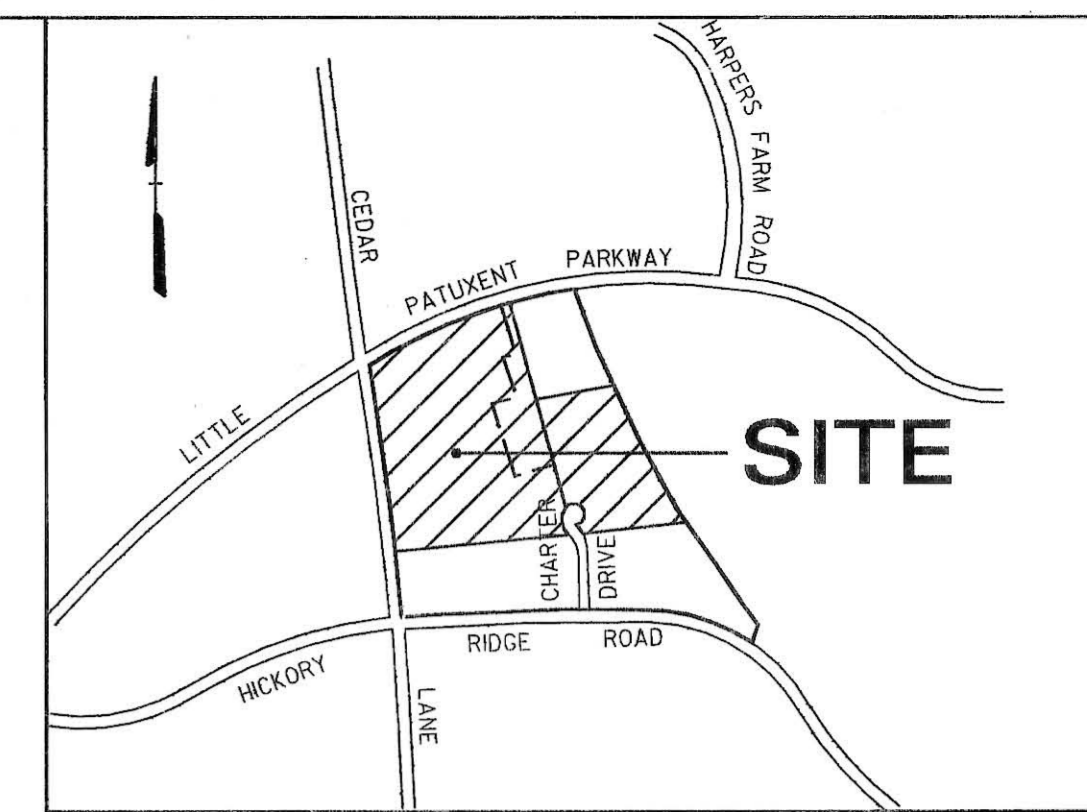
LOT COVERAGE - STRUCTURE	
PARCEL A	EXISTING HOSPITAL MAINTENANCE BUILDING 62,485 SF 6,000 SF 68,485 SF OR 14.6%
PARCEL B	MULTI-USE BUILDING 51,814 SF 9,000 SF 60,814 SF OR 26.2%

PARCEL A-2	TEACHING & NURSING CENTER 26,000 SF HEALTH ED. CENTER 15,000 SF OFFICE 15,000 SF PARKING DECK 45,000 SF TOTAL PARCEL A-2 131,000 SF OR 40.5%
------------	---

BUILDING FLOOR AREA	
PARCEL A	EXISTING HOSPITAL - ALL LEVELS 184,225 SF MAINTENANCE BUILDING 6,000 SF TOTAL PARCEL A 190,225 SF
PARCEL B	MULTI-USE BUILDING - ALL LEVELS 127,200 SF DAYCARE 9,000 SF PARKING DECK - ALL LEVELS 130,320 SF TOTAL PARCEL B 266,520 SF

PARCEL A-2	TEACHING & NURSING CENTER - 2 STORY 52,000 SF HOTEL - 2 STORY 60,000 SF OFFICE - 2 STORY 30,000 SF HEALTH ED. CENTER - 2 STORY 30,000 SF PARKING DECK - ALL LEVELS 130,000 SF TOTAL PARCEL A-2 352,000 SF
------------	--

**Howard County  
Community College**  
496 / 224  
ZONED POR

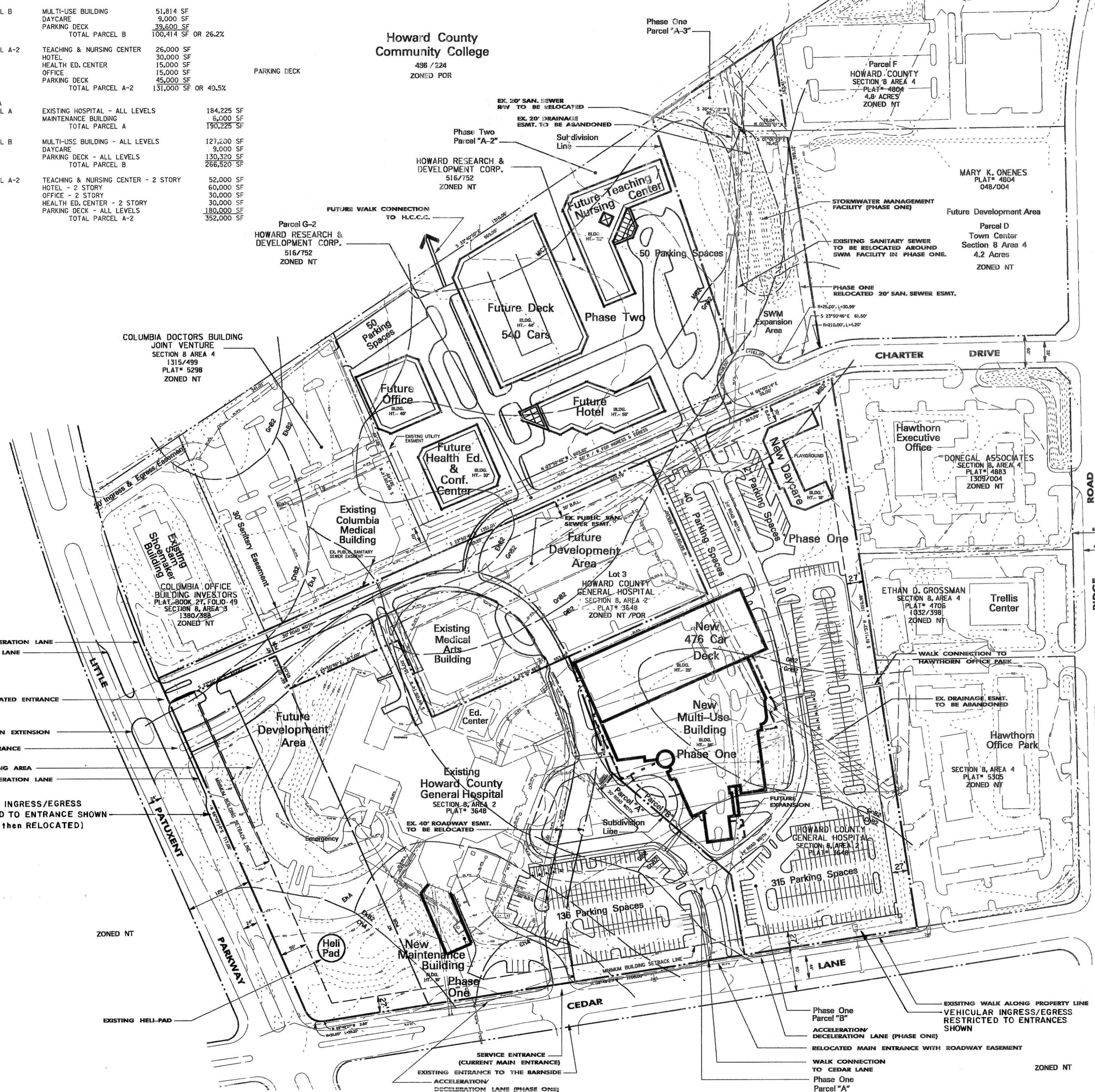


**LOCATION MAP**

SCALE: 1" = 100'

**GENERAL NOTES:**

- OWNER- HOWARD COUNTY GENERAL HOSPITAL, INC.  
10005 OLD COLUMBIA ROAD  
COLUMBIA, MARYLAND 21044
- DEVELOPER- CRYSTAL HILL INVESTMENTS INCORPORATED  
10005 OLD COLUMBIA ROAD  
COLUMBIA, MARYLAND 21046
- ZONING - PLANNED OFFICE RESEARCH / NEW TOWN (POR / NT) LOTS 2 & 3  
NEW TOWN (NT)(PARCEL A-1, PARCEL G-2)
- AREA- EXISTING LOT 2 GROSS & NET- 19.606 ACRES  
PROPOSED SUBDIVIDED PARCEL "A" NET- 10.79 ACRES  
PROPOSED SUBDIVIDED PARCEL "B" NET- 8.81 ACRES  
LOT 3 GROSS & NET- 4.23 ACRES  
PARCEL G-2 GROSS & NET- 0.832 ACRES  
EXISTING PARCEL A-1 GROSS & NET- 9.209 ACRES (EXISTING)  
PROPOSED SUBDIVIDED PARCEL "A-2" NET 7.41 ACRES  
PROPOSED SUBDIVIDED PARCEL "A-3" NET 1.80 ACRES  
TOTAL ACREAGE ALL LOTS & PARCELS - 33.877 ACRES
- ON-SITE UTILITIES FOR WATER SUPPLY AND SANITARY SEWER ARE PROPOSED TO BE PUBLIC SYSTEMS THAT CONNECT TO EXISTING PUBLIC LINES.
- EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION OBTAINED FROM A SURVEY BY FISHER, COLLINS & CARTER, INC., DATED JANUARY 28, 1986, AND AERIAL MAPS PREPARED FOR HOWARD COUNTY.
- THERE ARE NO NATURAL SLOPES IN EXCESS OF 25% ON THIS PROPERTY.
- NO NATURALLY OCCURRING VEGETATION EXISTS ON THE SITE. EXISTING VEGETATION IS THAT PROVIDED IN CONJUNCTION WITH PREVIOUS CONSTRUCTION PROJECTS.
- NO FLOOD PLAIN LIMITS EXIST ON THE SITE.
- STORMWATER MANAGEMENT TO BE PROVIDED ON PARCEL A-3.
- ALL EXISTING BUILDINGS ARE LESS THAN 20 YEARS OF AGE.
- ALL PUBLIC UTILITIES ARE AVAILABLE AT THE SITE.
- NO WETLANDS EXIST ON THE SITE.
- PROJECT SCHEDULE:  
PHASE ONE - START 1990, COMPLETE 1991.  
PHASE TWO - START 1992, COMPLETE 1997.
- DAYCARE:  
A. FACILITY TO BE PRIVATELY OPERATED.  
B. APPROXIMATELY 125 CHILDREN TO BE ACCOMMODATED IN THIS FACILITY.  
C. HOURS OF OPERATION TO BE FROM 6 A.M. UNTIL 6 P.M.
- STREET LIGHTS WILL BE PROVIDED WITH EACH PHASE OF DEVELOPMENT.
- REFERENCE:  
A. WP-90-106 ELECTION DISTRICT 5, HOWARD COUNTY, MARYLAND  
1. WAIVER OF PRELIMINARY PLAN (SECTION 16.120)  
2. WAIVER TO ALLOW THE RELOCATION OF THE EXISTING ACCESS ONTO LITTLE PATUXENT PKWY. AND CREATION OF AN ADDITIONAL ACCESS ONTO CEDAR LANE. (SECTION 16.113.F.8)  
B. AA-90-09  
1. REDUCTION OF PARKING SETBACK ALONG THE WESTERN AND SOUTHERN PROPERTY LINES FROM 30' TO 27'.

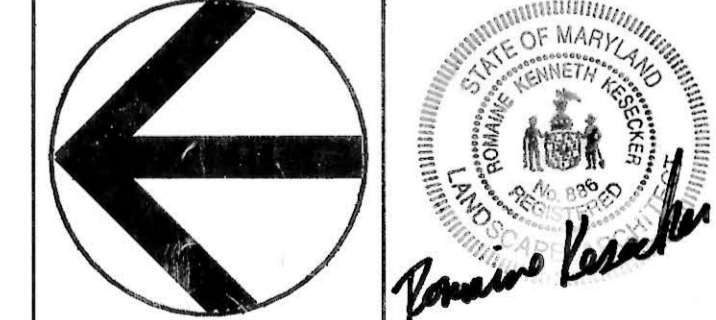


APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 7-5-90  
TENTATIVELY APPROVED  
ON  
OFFICE OF PLANNING AND  
COMMUNITY DEVELOPMENT  
DATE 8.16.90  
PLANNING DIRECTOR

**COMPREHENSIVE SKETCH PLAN**  
WITH SUBDIVISION SKETCH PLAN & SOILS MAP

**DAFT McCUNE WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS SURVEYORS  
200 EAST PENNSYLVANIA AVENUE  
TOWSON, MD. 21284  
TELEPHONE: 301-296-3333

**HOWARD HEALTH CARE CAMPUS**  
COMPREHENSIVE SKETCH PLAN WITH  
SUBDIVISION SKETCH PLAN & SOILS MAP



DATE	REVISIONS
APRIL 6, 1990	REVISE PER COUNTY COMMENTS
MAY 16, 1990	REVISE PER COUNTY COMMENTS

SCALE: 1" = 100'	S - 90 - 32
JOB ORDER NO. 89015F	1
ISSUE DATE FEBRUARY 23, 1990	1 OF 1