

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST 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) 313-1850 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. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON REFLECTS THE TOPOGRAPHIC SURVEY PERFORMED BY DMW, INC.
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UP ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS 36AA, 30GA, 36DB & 30G4.
8. WATER IS PUBLIC. CONTRACT NO. 14-45-76-D
9. SEWER IS PRIVATE. CONTRACT NO. 14-45-76-D
10. PROPOSED STORMWATER MANAGEMENT BY MEANS OF MICRO-BIORETENTION WILL BE PRIVATE AND THE MAINTENANCE RESPONSIBILITY WILL BE THE OWNERS. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME I, STORM DRAINAGE, AND REVISED MAY 3, 2010. THIS REVISION TO THE DESIGN MANUAL (CHAPTER 5 - STORM WATER MANAGEMENT) AMENDS HOWARD COUNTY'S STANDARD FOR DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE STATE'S STORMWATER MANAGEMENT ACT OF 2007.
11. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF A 2.0 FOOT PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
12. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARD AND DOWNWARD AND AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
13. THE SITE HAS BEEN DESIGNED TO BE IN CONFORMANCE WITH ADA REGULATIONS 28 CFR PART 36, REVISED SEPTEMBER 15, 2010. HANDICAP PARKING DETAILS AND SIGNAGE SHALL BE IN ACCORDANCE WITH ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES) AND COMAR (CODE OF MARYLAND REGULATIONS) SECTION 5.02.02.
14. ANY DAMAGE TO THE COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
15. ALL SIDEWALKS SHALL BE CROSB SLOPED AT 1/4 INCH PER FOOT.
16. TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD G2.0.
17. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS OR MSHA STANDARDS AS SPECIFIED ON THE STRUCTURE.
18. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME IV.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE DURING THE EXECUTION OF WORK.
20. ELECTRIC, GAS, CABLE, TELEPHONE AND LIGHTING LINES ARE DESIGNED BY OTHERS.
21. THIS PLAN IS INDICATED BY THIS PLAN ARE SUBJECT TO CHANGE.

ENVIRONMENTAL SITE DESIGN (ESD) CONCEPT & IMPLEMENTATION SUMMARY

THE ESD'S SHOWN ON THE ENVIRONMENTAL CONCEPT PLAN, AS REQUIRED IN CHAPTER 5 OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORMWATER DESIGN MANUAL AND VOLUME I, CHAPTER 5 OF THE HOWARD COUNTY DESIGN MANUAL, HAVE BEEN DESIGNED TO THE (MEP) MAXIMUM EXTENT PRACTICAL FOR THIS PROJECT. THE ESD STRATEGIES INCLUDED:

- NATURAL RESOURCE PROTECTION
• MAINTENANCE OF NATURAL FLOW PATTERNS
• REDUCTION OF IMPERVIOUS AREA
• INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE STORMWATER MANAGEMENT STRATEGY
• PROPOSED STORMWATER MANAGEMENT REQUIREMENTS
• IMPLEMENTATION OF ESD PLANNING AND PRACTICES TO THE MEP
• DESIGN MANUAL AND WAIVER PETITIONS
• QUANTITY STORMWATER MANAGEMENT

SITE ANALYSIS DATA CHART

- 1. GENERAL SITE DATA
a. PRESENT ZONING: M-1
b. APPLICABLE DPZ FILE REFERENCES: SDP-08-082, SDP-17-061, F-10-013
c. PROPOSED USE: MEDICAL - 75,000 SQ. FT.
d. EXISTING USE: VACANT
e. PROPOSED WATER: PUBLIC
f. PROPOSED SEWER: PRIVATE
g. ANY OTHER RELEVANT INFORMATION: NA
h. AREA OF STEEP SLOPES 15% AND GREATER: 0.71 AC.
i. AREA OF ERODIBLE SOILS: 2.42 AC.±
2. AREA TABULATION
a. TOTAL SITE AREA: 10.3 AC.±
b. TOTAL LIMIT OF DISTURBED AREA: 10.3 AC.±
c. ON-SITE LIMIT OF DISTURBED AREA: 0.3 AC.±
d. OFF-SITE LIMIT OF DISTURBED AREA: 0.00 AC.±
e. TOTAL IMPERVIOUS AREA: 6.3 AC.±
f. BUILDING COVERAGE OF SITE: 82,400 SQ. FT.
g. GREEN OPEN AREA: 4.0 AC.±
3. PARKING SPACE DATA
TOTAL NUMBER OF PARKING SPACES REQUIRED: 595
TOTAL NUMBER OF PARKING SPACES PROVIDED: 345
4. NO PORTION OF THE SITE MEETS THE TECHNICAL DEFINITION OF "FOREST" (TREES AND OTHER WOODY PLANTS COVERING A LAND AREA OF 10,000 SF OR GREATER) AND THERE ARE NO SPECIMEN TREES PRESENT ON THIS SITE.
5. DURING CONSTRUCTION THIS PLAN SHALL MEET THE 2011 STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL.
6. APPROVAL OF THIS ECP BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROLS.

SEQUENCE OF CONSTRUCTION FOR (SEC) GRADING UNIT 1 (10.36 ACRES)

- 1. OBTAIN A GRADING PERMIT FOR THE PROPOSED WORK. NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES (DLP) AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. (2 DAYS)
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE (SEC) AND SUPER SILT FENCE (SSF). (5 DAYS)
3. AN ONSITE STOCKPILE AREA, IF APPLICABLE, WILL BE LOCATED WITHIN THE LIMIT OF DISTURBANCE WITH THE COORDINATION AND DISCRETION OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR AND THE GENERAL CONTRACTOR. ALSO REFER TO PLAN VIEW FOR POTENTIAL STOCKPILE FEATURES. (1 DAY)
4. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, BEGIN MASS GRADING OPERATIONS. PROVIDE POSITIVE DRAINAGE TO ALL SEDIMENT CONTROL DEVICES. (35 DAYS)
5. BRING SITE AND BUILDING PAD TO SUBGRADE. (15 DAYS)
6. INSTALL ONSITE UTILITIES AND CURB & GUTTER. (30 TO 45 DAYS)
7. BEGIN CONSTRUCTION OF BUILDING. (180 DAYS)
8. CONCURRENT TO BUILDING CONSTRUCTIONS BEGIN BASE PAVING OPERATIONS. (24 DAYS)
9. INSTALL REMAINING INLETS & PIPES. INSTALL SWM-ESD MEASURES. (30 DAYS)
10. FINE GRADE, INSTALL LANDSCAPING AND STABILIZE WITH VEGETATIVE STABILIZATION. (15 DAYS)
11. BEGIN FINAL PAVING OPERATIONS. (7 DAYS)
12. UPON STABILIZATION OF THE SITE AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS DISTURBED BY THIS PRACTICE. (2 DAYS)

STANDARD SEDIMENT CONTROL NOTE

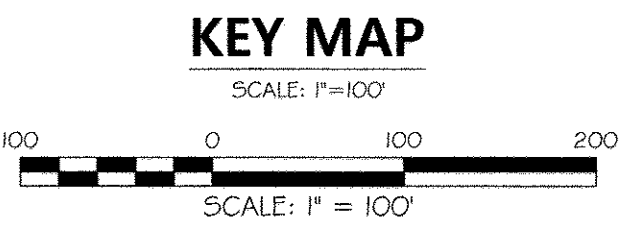
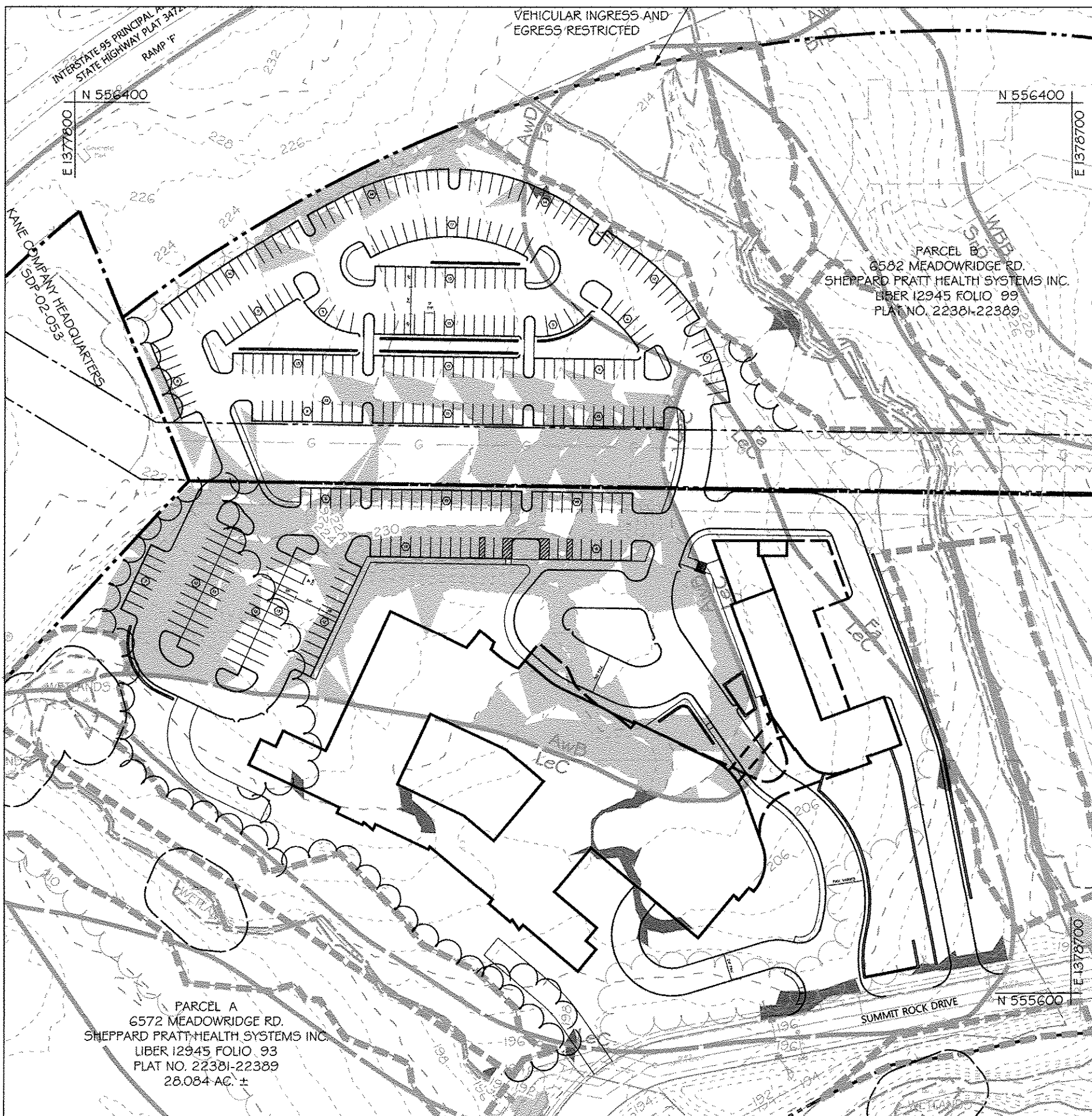
- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE L30 AND PROTECTED AREAS ARE CLEARLY MARKED IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:
a. PRIOR TO THE START OF EARTH DISTURBANCE
b. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, BEGIN MASS GRADING OPERATIONS. PROVIDE POSITIVE DRAINAGE TO ALL SEDIMENT CONTROL DEVICES. (5 DAYS)

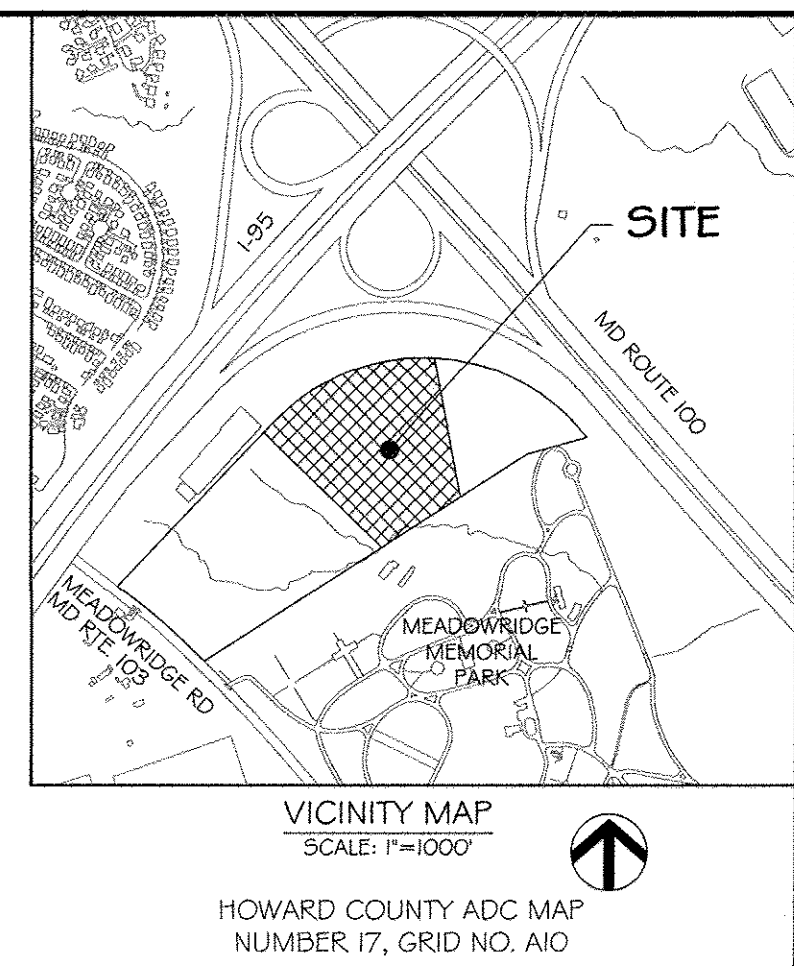
ENVIRONMENTAL CONCEPT PLAN
85 BED REPLACEMENT
BEHAVIORAL HEALTH FACILITY

PARCEL A & B
HOWARD COUNTY

ECP-17-064
MARYLAND



SHEET INDEX table with columns SHEET and DESCRIPTION. Rows include COVER SHEET, SITE PLAN 1 OF 2, SITE PLAN 2 OF 2, EXISTING & PROPOSED DRAINAGE AREAS, and WATER QUALITY DRAINAGE AREA MAP.



BENCHMARKS
BM# J09 ELEVATION - 348.04
NAD 83
THE DISK IS SET IN A CONCRETE MONUMENT PROJECTING 120 CENTIMETERS AND THE DISK IS STAMPED J09 1965 USC AND G5 N 557,526.35 E 1,370,661.99
BM# U25 ELEVATION - 215.39
NAD 83
THE DISK IS SET IN A ROUND CONCRETE POST PROJECTING SIX INCHES AND THE DISK IS STAMPED U25 1967 N 554,701.88 E 1,377,647.62
NOTE: HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD 83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY NATIONAL GEODETIC SURVEY MONUMENT CONTROL STATIONS.

DPZ FILE REFERENCES:
SDP-08-082
F-10-013

LEGEND table defining symbols for PROPERTY LINE, EX. CONTOURS, EX. EDGE OF ROAD, EX. BUILDING, EX. TREELINE, EX. EASEMENT, SOILS, PROP. EASEMENT, PROP. CONTOURS, PROP. WATER, PROP. SEWER, PROP. STORM DRAIN, PROP. BUILDING, PROP. CURB, PROP. SIDEWALK, and soil types (HIGHLY ERODIBLE SOILS - K FACTOR GREATER THAN 0.35 WITH 15% OR > SLOPE).

ENVIRONMENTAL DATA SOURCES

- 1. FLOODPLAIN, WETLAND AND ASSOCIATED ENVIRONMENTAL INFORMATION SHOWN HEREON REFLECTS FLOODPLAINS SHOWN PLAT SET REF. 22384

PROPERTY BOUNDARIES

- 1. EXISTING TOPOGRAPHIC INFORMATION HEREON REFLECTS THE RESULT OF A TOPOGRAPHIC SURVEY PREPARED BY DMW INC. ON APRIL 2017, SUPPLEMENTED WITH DMW MASS GRADINGS DATED JUNE, 2017 AND HOWARD COUNTY GIS.
2. PROPERTY BOUNDARIES EASEMENTS AND FLOODPLAINS ARE TAKEN FROM PLAT SET 22384.
3. SOIL SURVEY INFORMATION SHOWN HEREON REFLECTS USDA NRCS WEB SOIL SURVEY.

DATA SOURCES

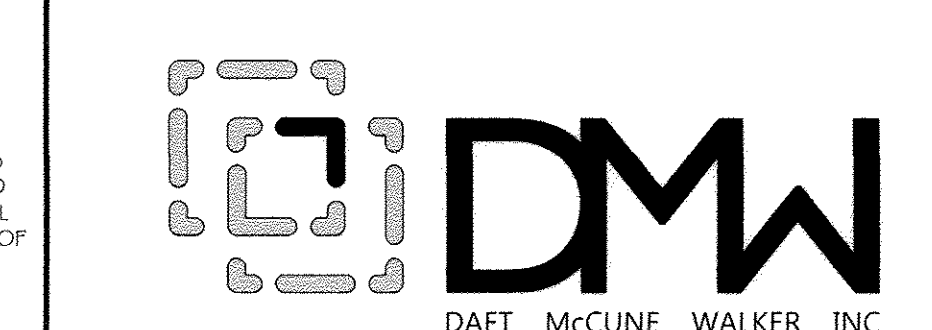
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APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Chief, Development Engineering Division
Chief, Division of Land Development

Revision table with columns Date, No., and Revision Description.

85 BED REPLACEMENT BEHAVIORAL HEALTH FACILITY ELKCRIDGE, MD

OWNER / DEVELOPER: SHEPPARD PRATT HEALTH SYSTEM INC, 6501 N. CHARLES ST, BALTIMORE, MD 21285-6815, 410-938-3242

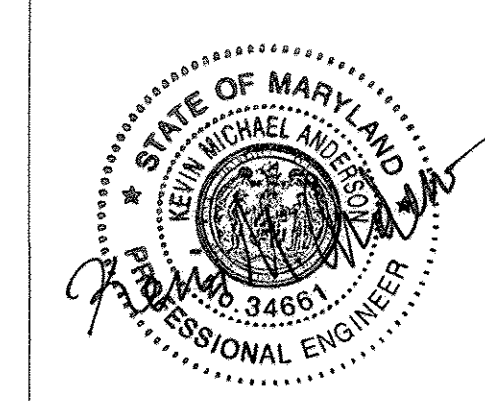


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
SUBDIVISION NAME: CORRIDOR 85 BUSINESS PARK
SECTION/AREA: 134/179
WATER CODE: 22381 M-1
SEWER CODE: 37 I
CENSUS TRACT: 6012.03

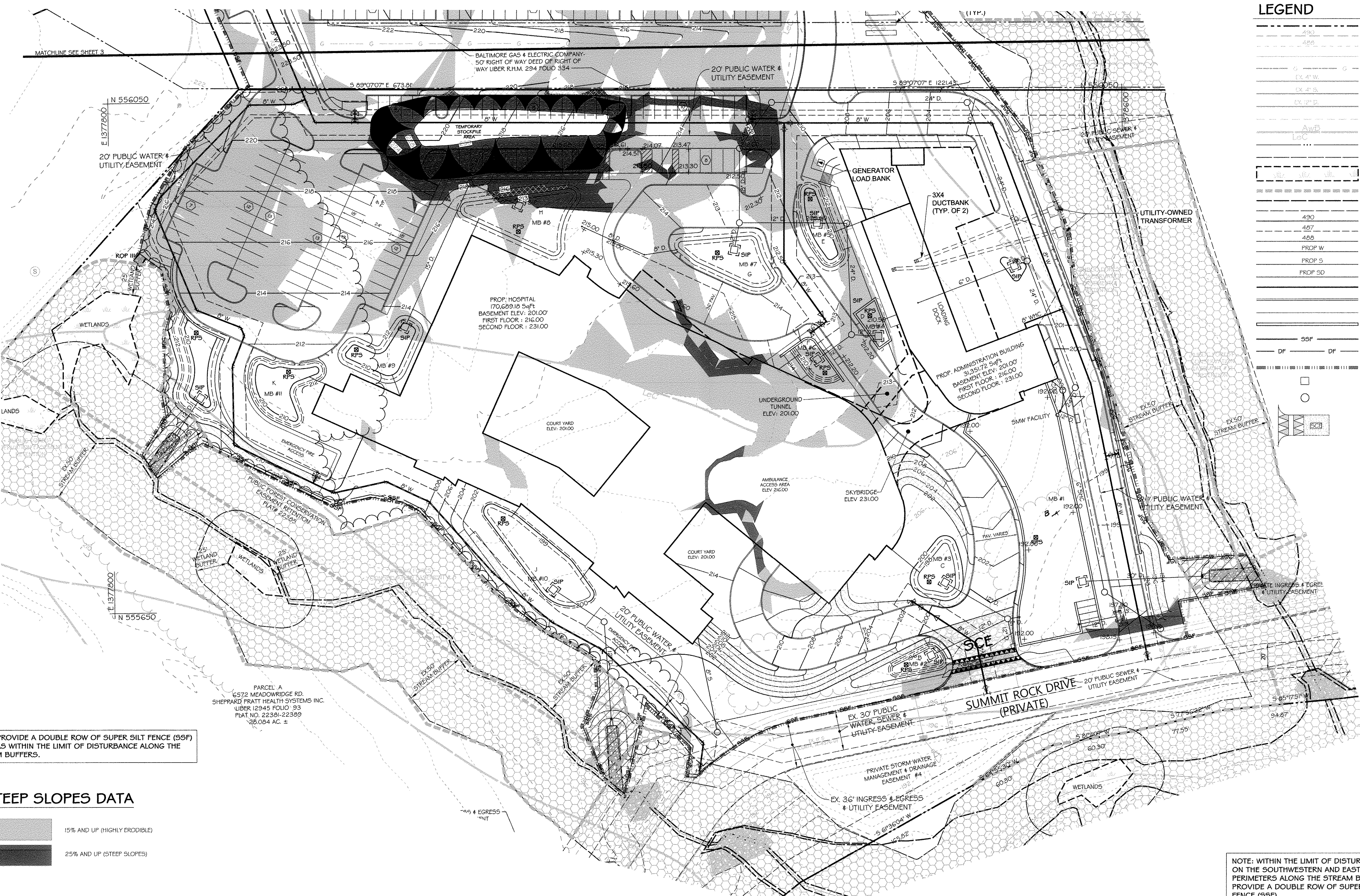
TITLE COVER SHEET

Table with columns Des. By, SCALE, Proj. No., Dwn. By, Date, Chk. By, and Approved.

PROFESSIONAL CERTIFICATION
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, LICENSE NO. 34661, EXPIRATION DATE: 7/10/19.



NOTES:
APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT IMPLY APPROVAL OF ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS THEREOF. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY ZONING REGULATIONS AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR DURING THE SUBDIVISION AND SITE DEVELOPMENT PLAN STAGES AND RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.



LEGEND

	PROPERTY LINE
	EX. CONTOURS
	EX. EDGE OF ROAD
	EX. GAS
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. EASEMENT
	SOILS
	EX. STREAM
	EX. WETLANDS BUFFER
	EX. WETLANDS
	EX. FOREST CONSERVATION
	EX. STREAM BUFFER
	PROP. EASEMENT
	PROP. CONTOURS
	PROP. WATER
	PROP. SEWER
	PROP. STORM DRAIN
	PROP. BUILDING
	PROP. CURB
	PROP. SIDEWALK
	PROP. RETAINING WALL
	SUPER SILT FENCE
	DIVISION FENCE
	LIMIT OF DISTURBANCE
	INLET
	MANHOLE
	STABILIZED CONSTRUCTION ENTRANCE

ENVIRONMENTAL DATA SOURCES

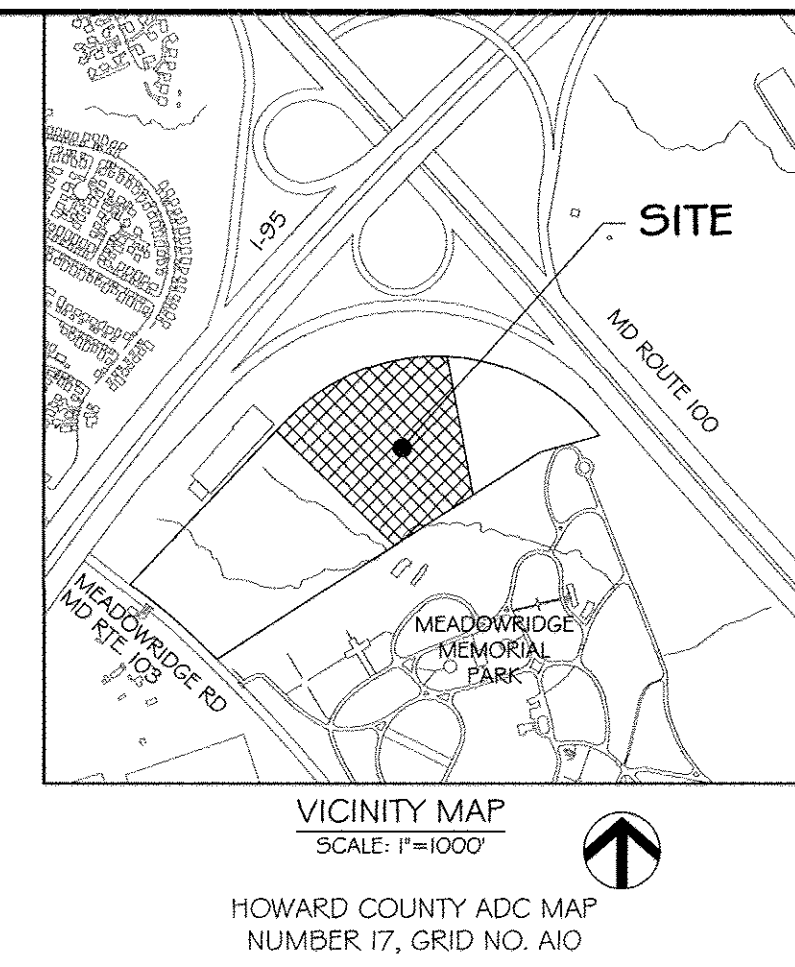
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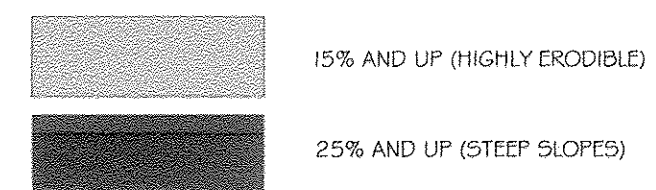
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NOTE: PROVIDE A DOUBLE ROW OF SUPER SILT FENCE (SSF) IN AREAS WITHIN THE LIMIT OF DISTURBANCE ALONG THE STREAM BUFFERS.

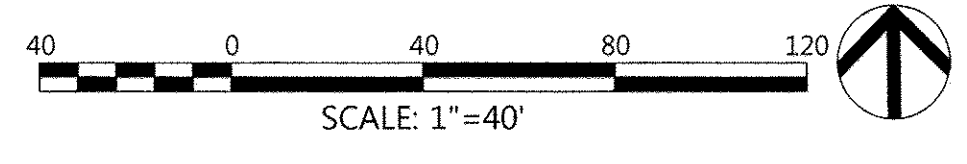
STEEP SLOPES DATA



HYDROLOGIC SOIL GROUP - SUMMARY BY MAP UNIT - HOWARD COUNTY MARYLAND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC GROUP	K VALUE (Kw)
AwB	ALLOWAY SILT LOAM, 2 TO 5% SLOPES	D	0.43
Fa	FALLSINGTON SANDY LOAM, 0 TO 2% SLOPES	D	0.02
LcC	LEGORE SILT LOAM, 5 TO 15% SLOPES	C	0.28

USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY 2.0 11/26/2007
 NATIONAL COOPERATIVE SOIL SURVEY HOWARD COUNTY SOIL MAP #8



NOTE: WITHIN THE LIMIT OF DISTURBANCE ON THE SOUTHWESTERN AND EASTERN PERIMETERS ALONG THE STREAM BUFFERS PROVIDE A DOUBLE ROW OF SUPER SILT FENCE (SSF).

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APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 12-4-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12-4-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Date	No.	Revision Description
85 BED REPLACEMENT BEHAVIORAL HEALTH FACILITY ELKRIDGE, MD		
OWNER / DEVELOPER: SHEPPARD PRATT HEALTH SYSTEMS INC 6501 N. CHARLES ST BALTIMORE, MD 21285-6815 410-938-3242		

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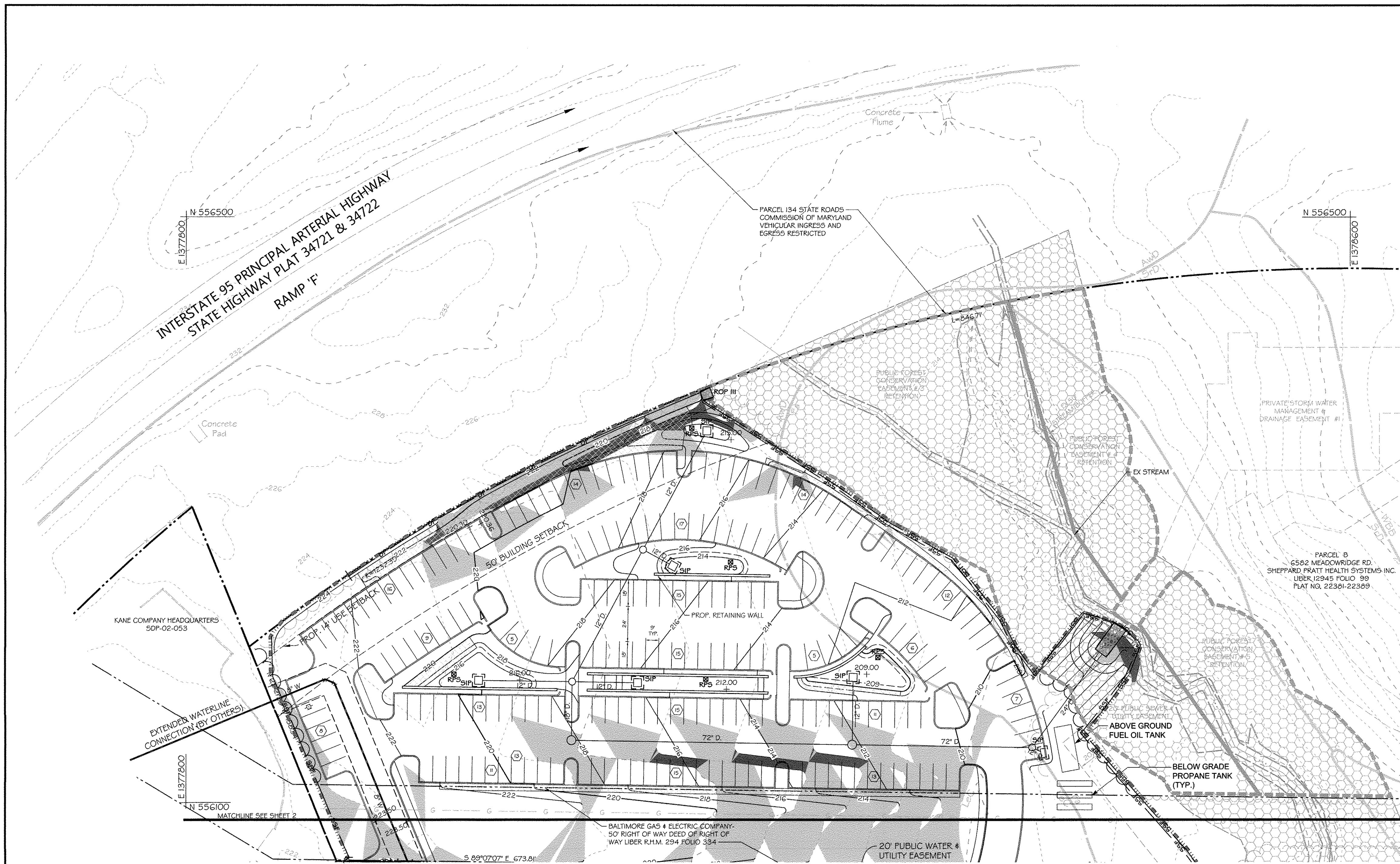


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
CORRIDOR #5 BUSINESS PARK		134/179
PLAT OR DEED BLOCK #/ZONE	TAX ZONE/MAP	ELECT. DISTRICT
22381	M-1	37
WATER CODE	SEWER CODE	CENSUS TRACT
B-02	4020000	6012.03

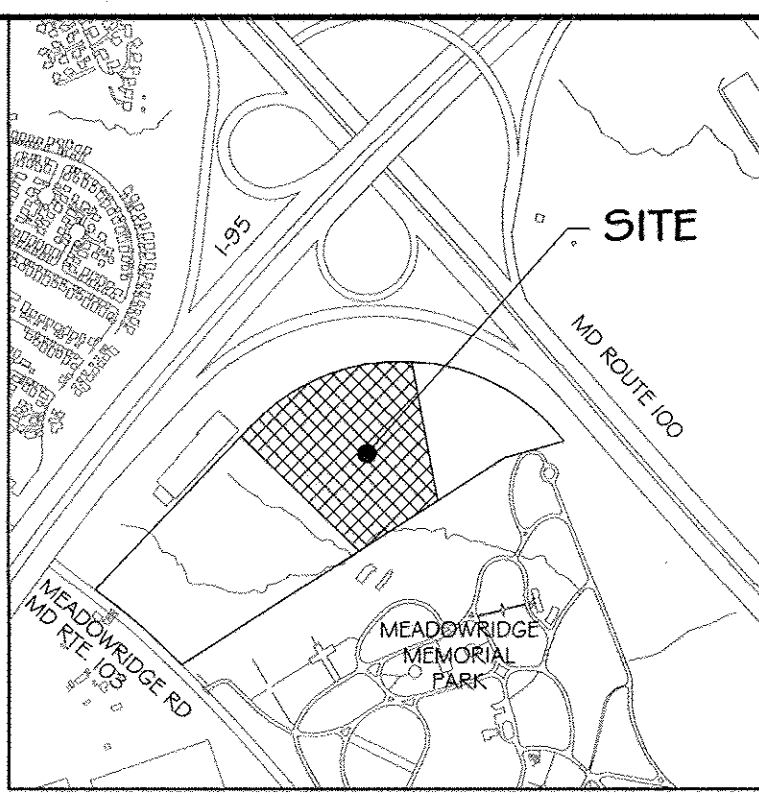
TITLE: **SITE PLAN 1 OF 2**

Des. By	SLAJ/JPM	SCALE	AS SHOWN	Proj. No.	10015.00
Dwn. By	SLAJ/JPM	Date	11/02/17	2 of 5	
Chk. By	KMA	Approved	KMA		



LEGEND

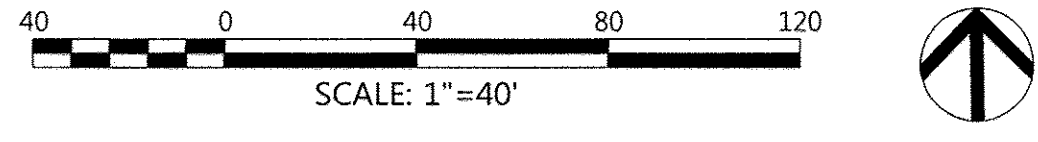
- PROPERTY LINE
- - - EX. CONTOURS
- - - EX. EDGE OF ROAD
- - - EX. GAS
- - - EX. 4" W. WATER
- - - EX. 4" S. SEWER
- - - EX. 12" D. STORM DRAIN
- - - EX. EASEMENT
- - - SOILS
- - - EX. STREAM
- - - EX. WETLANDS BUFFER
- - - EX. WETLANDS
- - - EX. FOREST CONSERVATION
- - - EX. STREAM BUFFER
- - - PROP. EASEMENT
- - - PROP. CONTOURS
- - - PROP. W. WATER
- - - PROP. S. SEWER
- - - PROP. SD. STORM DRAIN
- - - PROP. BUILDING
- - - PROP. CURB
- - - PROP. SIDEWALK
- - - PROP. RETAINING WALL
- - - SUPER SILT FENCE
- - - DIVERSION FENCE
- - - LIMIT OF DISTURBANCE
- INLET
- MANHOLE
- ⊠ RPS REMOVABLE PUMPING STATION
- ⊞ SIP STANDARD INLET PROTECTION
- ⊞ ROP III ROCK OUTLET PROTECTION
- ⊞ SOIL STABILIZATION MATTING



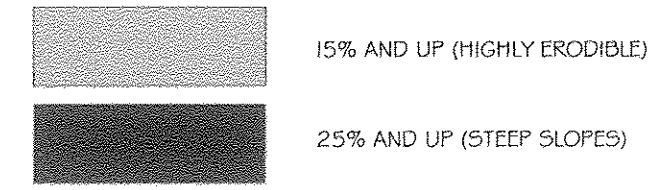
VICINITY MAP
SCALE: 1"=1000'
HOWARD COUNTY ADC MAP
NUMBER 17, GRID NO. A10

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NOTE: PROVIDE A DOUBLE ROW OF SUPER SILT FENCE (SSF) IN AREAS WITHIN THE LIMIT OF DISTURBANCE ALONG THE STREAM BUFFERS.



STEEP SLOPES DATA



HYDROLOGIC SOIL GROUP - SUMMARY BY MAP UNIT - HOWARD COUNTY MARYLAND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC GROUP	K VALUE (Kw)
AwB	ALLOWAY SILT LOAM, 2 TO 5% SLOPES	D	0.43
Fa	FALLSINGTON SANDY LOAM, 0 TO 2% SLOPES	D	0.02
LeC	LEGORE SILT LOAM, 0 TO 15% SLOPES	C	0.2B

USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY 2.0 11/26/2007
NATIONAL COOPERATIVE SOIL SURVEY HOWARD COUNTY SOIL MAP #2

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 12-4-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11-7-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

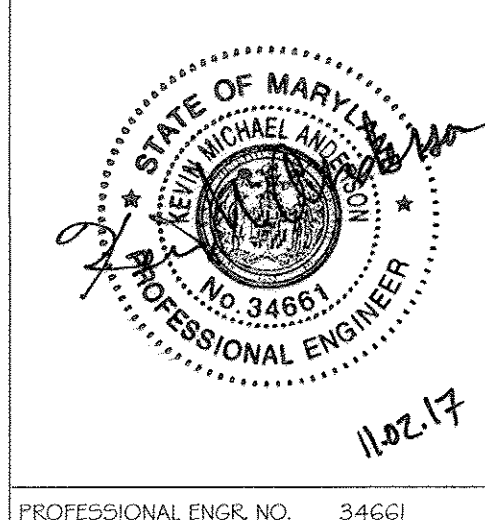
Date No. Revision Description

**85 BED REPLACEMENT
BEHAVIORAL HEALTH FACILITY
ELKRIDGE, MD**

OWNER / DEVELOPER:
SHEPPARD PRATT HEALTH SYSTEM INC
6501 N. CHARLES ST
BALTIMORE, MD 21285-6815
410-938-3242

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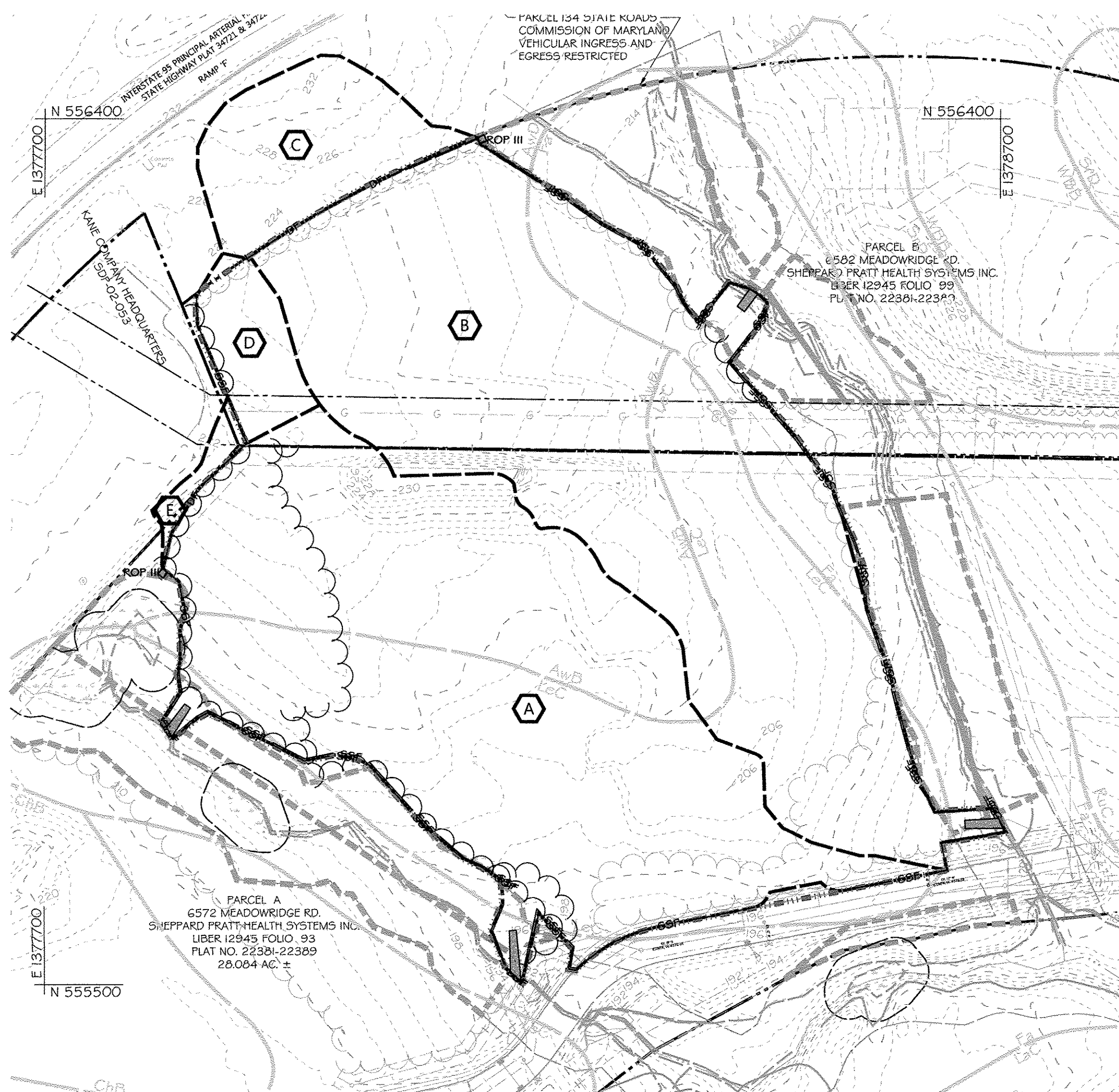


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
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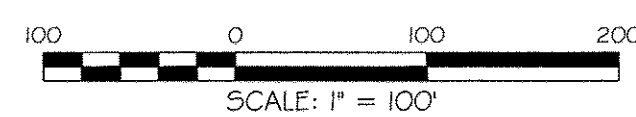
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
CORRIDOR 95 BUSINESS PARK		134179
PLAT/PROJECT/BLK/ZONE	TAX ZONE/MAP	ELECT. DISTRICT
22381	37	
WATER CODE	SEWER CODE	CENSUS TRACT
B-02	4020000	6012.03

TITLE
SITE PLAN
2 OF 2

Des. By	SLAJJPM	SCALE	A5 SHOWN	Proj. No.	10015.D0
Drn. By	SLAJJPM	Date	11/02/17		
Chk. By	KMA	Approved	KMA		



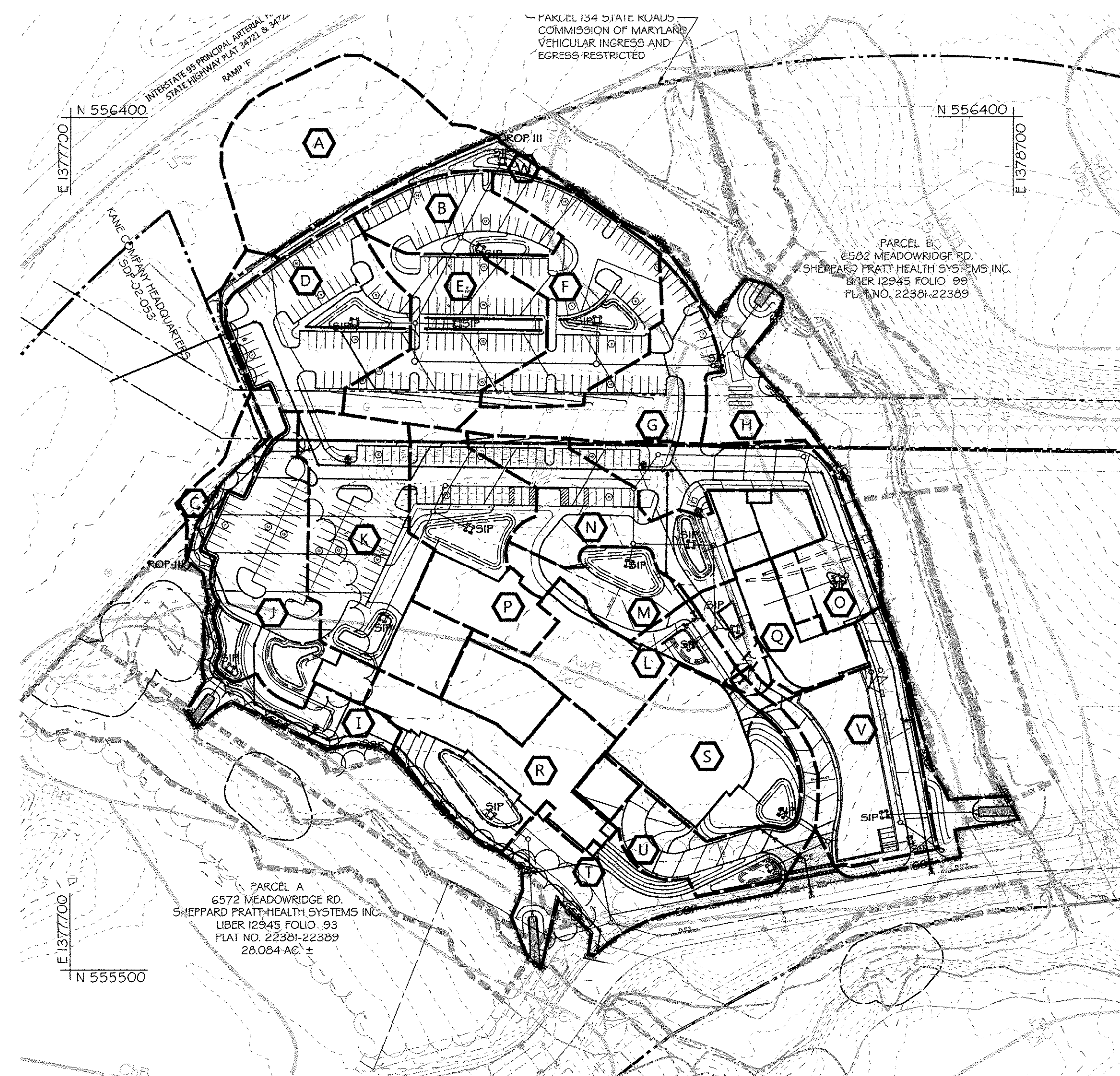
SEDIMENT & EROSION CONTROL EXISTING CONDITIONS - DA MAP



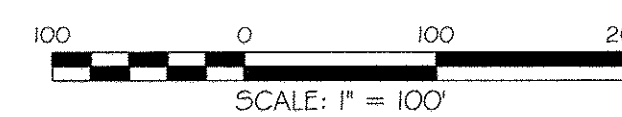
EXISTING	
4.89 AC / 212,957.43 SF	(A) SSF
5.10 AC / 222,137.47 SF	(B) SSF
0.75 AC / 32,759.92 SF	(C) DF
0.33 AC / 14,481.74 SF	(D) SSF
0.08 AC / 3,657.88 SF	(E) DF

LEGEND

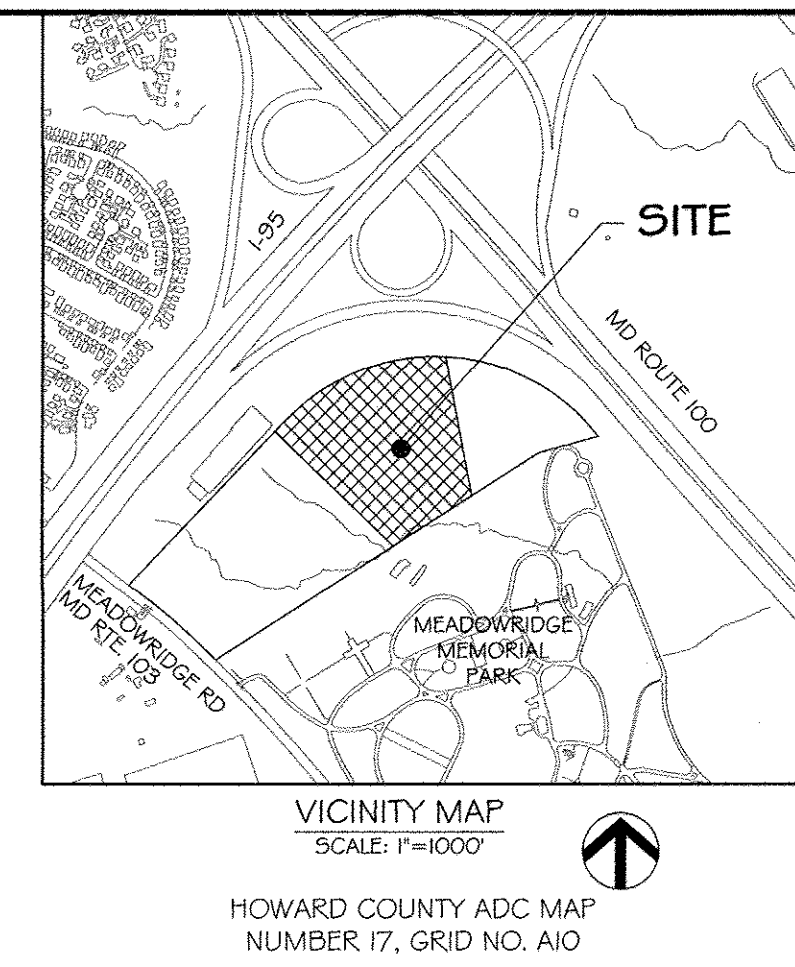
	PROPERTY LINE
	EX. CONTOURS
	EX. EDGE OF ROAD
	EX. GAS
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. EASEMENT
	SOILS
	EX. STREAM
	EX. WETLANDS BUFFER
	EX. WETLANDS
	EX. FOREST CONSERVATION
	EX. STREAM BUFFER
	PROP. EASEMENT
	PROP. CONTOURS
	PROP. WATER
	PROP. SEWER
	PROP. STORM DRAIN
	PROP. BUILDING
	PROP. CURB
	PROP. SIDEWALK
	PROP. RETAINING WALL
	DIVERSION FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EXISTING DRAINAGE DIVIDE
	PROPOSED DRAINAGE DIVIDE
	INLET
	INLET PROTECTION
	MANHOLE
	STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM



SEDIMENT AND EROSION CONTROL PROPOSED CONDITIONS - DA MAP



PROPOSED		PROPOSED	
0.75 AC / 32,770.02 SF	(A) DF	0.64 AC / 27,736.72 SF	(N) SIP
0.30 AC / 13,127.21 SF	(B) SIP	0.55 AC / 23,779.97 SF	(O) SIP
0.08 AC / 3,657.88 SF	(C) DF	0.53 AC / 23,296.11 SF	(P) SIP
0.61 AC / 26,497.66 SF	(D) SIP	0.31 AC / 13,528.49 SF	(Q) SIP
0.58 AC / 25,451.63 SF	(E) SIP	0.78 AC / 33,997.01 SF	(R) SIP
0.62 AC / 27,018.98 SF	(F) SIP	0.55 AC / 24,043.52 SF	(S) SIP
0.43 AC / 18,936.42 SF	(G) SIP	0.40 AC / 17,380.40 SF	(T) SSF
0.49 AC / 21,250.92 SF	(H) SSF	0.36 AC / 15,554.51 SF	(U) SIP
0.36 AC / 15,688.52 SF	(I) SSF	0.60 AC / 25,974.62 SF	(V) SIP
0.63 AC / 27,310.38 SF	(J) SIP	0.11 AC / 4,616.13 SF	(W) SIP
0.76 AC / 33,026.53 SF	(K) SIP		
0.41 AC / 17,924.04 SF	(L) SIP		
0.23 AC / 10,099.40 SF	(M) SIP		



- ENVIRONMENTAL DATA SOURCES**
- FLOODPLAIN, WETLAND AND ASSOCIATED ENVIRONMENTAL INFORMATION SHOWN HEREON REFLECTS FLOODPLAINS SHOWN PLAT SET REF. 22384
- PROPERTY BOUNDARIES**
- EXISTING TOPOGRAPHIC INFORMATION HEREON REFLECTS THE RESULT OF A TOPOGRAPHIC SURVEY PREPARED BY DMW INC. ON APRIL 2017. SUPPLEMENTED WITH DMW MASS GRADING DATED JUNE, 2017 AND HOWARD COUNTY GIS.
 - PROPERTY BOUNDARIES EASEMENTS AND FLOODPLAINS ARE TAKEN FROM PLAT SET 22384.
 - SOIL SURVEY INFORMATION SHOWN HEREON REFLECTS USDA NRCS WEB SOIL SURVEY.
- DATA SOURCES**
- EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON REFLECTS THE RESULT A TOPOGRAPHIC SURVEY PERFORMED BY DMW, HOWARD COUNTY DIGITAL GIS.

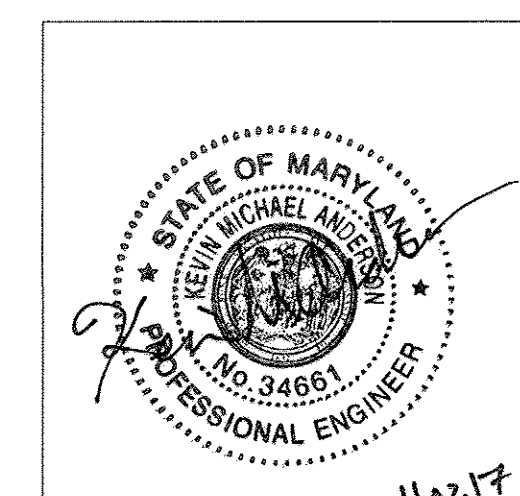
APPROVED:	HOWARD COUNTY DEPT. OF PLANNING & ZONING
	12.4.17
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
	11-7-17
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

Date	No.	Revision Description

**85 BED REPLACEMENT
BEHAVIORAL HEALTH FACILITY
ELKRIDGE, MD**

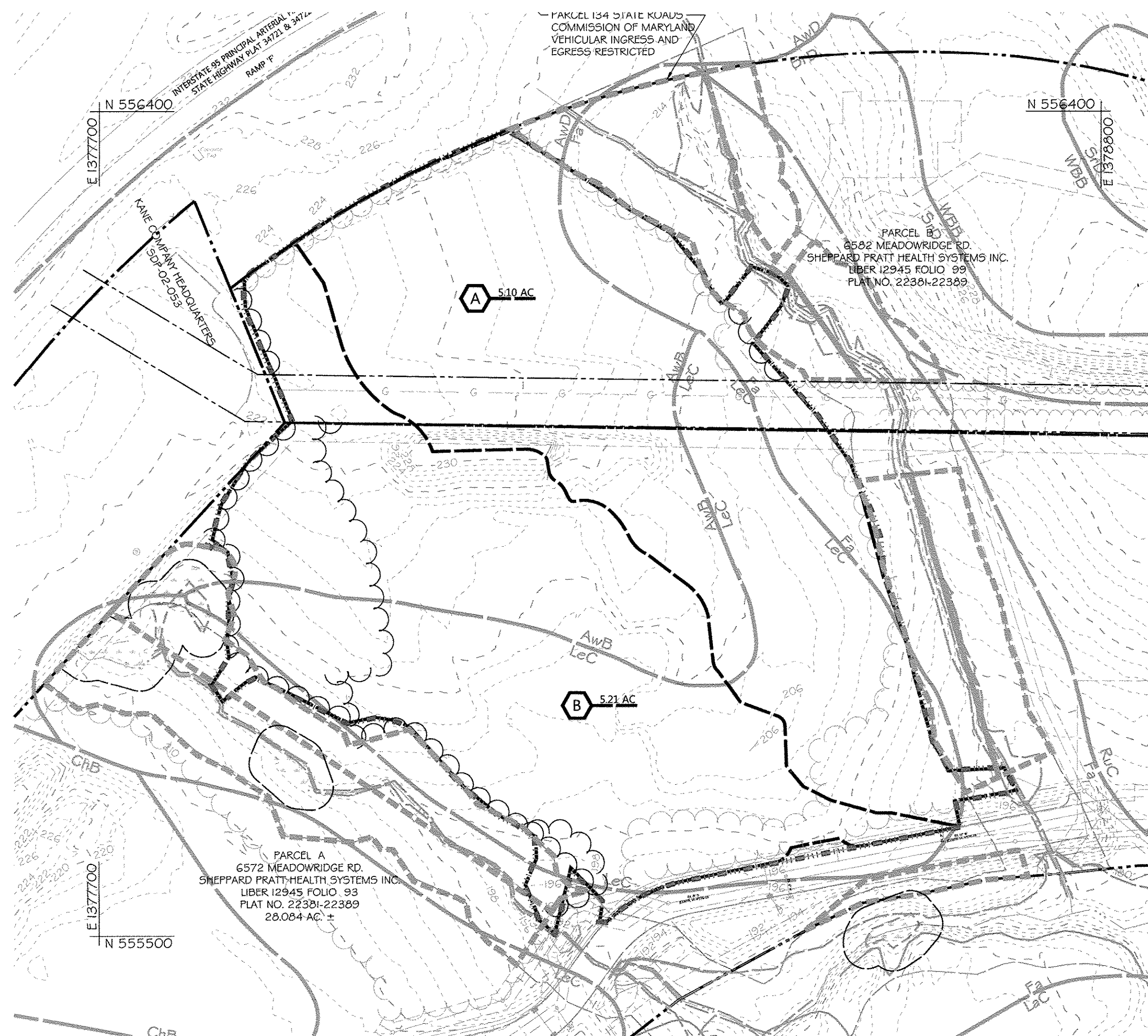
OWNER / DEVELOPER:
SHEPPARD PRATT HEALTH SYSTEM INC
6501 N. CHARLES ST
BALTIMORE, MD 21285-6815
410-938-3242

PROFESSIONAL CERTIFICATION
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, LICENSE NO. 34661, EXPIRATION DATE: 7/30/19.

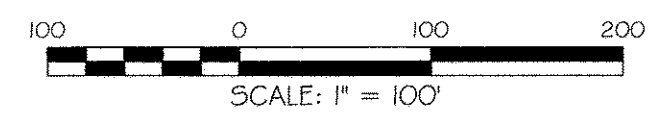


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286		P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM	
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	
ELKRIDGE 85 BUSINESS PARK		134/179	
PLAT OR L.P. BLOCK #/ZONE	TAX ZONE/MAP	ELECT. DISTRICT	CENSUS TRACT
22381 M-1	37	1	6012.03
WATER CODE	SEWER CODE		
B-02	4020000		

TITLE EXISTING & PROPOSED SEC DRAINAGE AREAS			
Des. By	SLAJ/JPM	SCALE	AS SHOWN
Drn. By	SLAJ/JPM	Date	11/02/17
Chk. By	KMA	Approved	KMA
			Proj. No. 10015.00
			4 of 5



EXISTING CONDITIONS - WATER QUALITY (ESD) - DA MAP

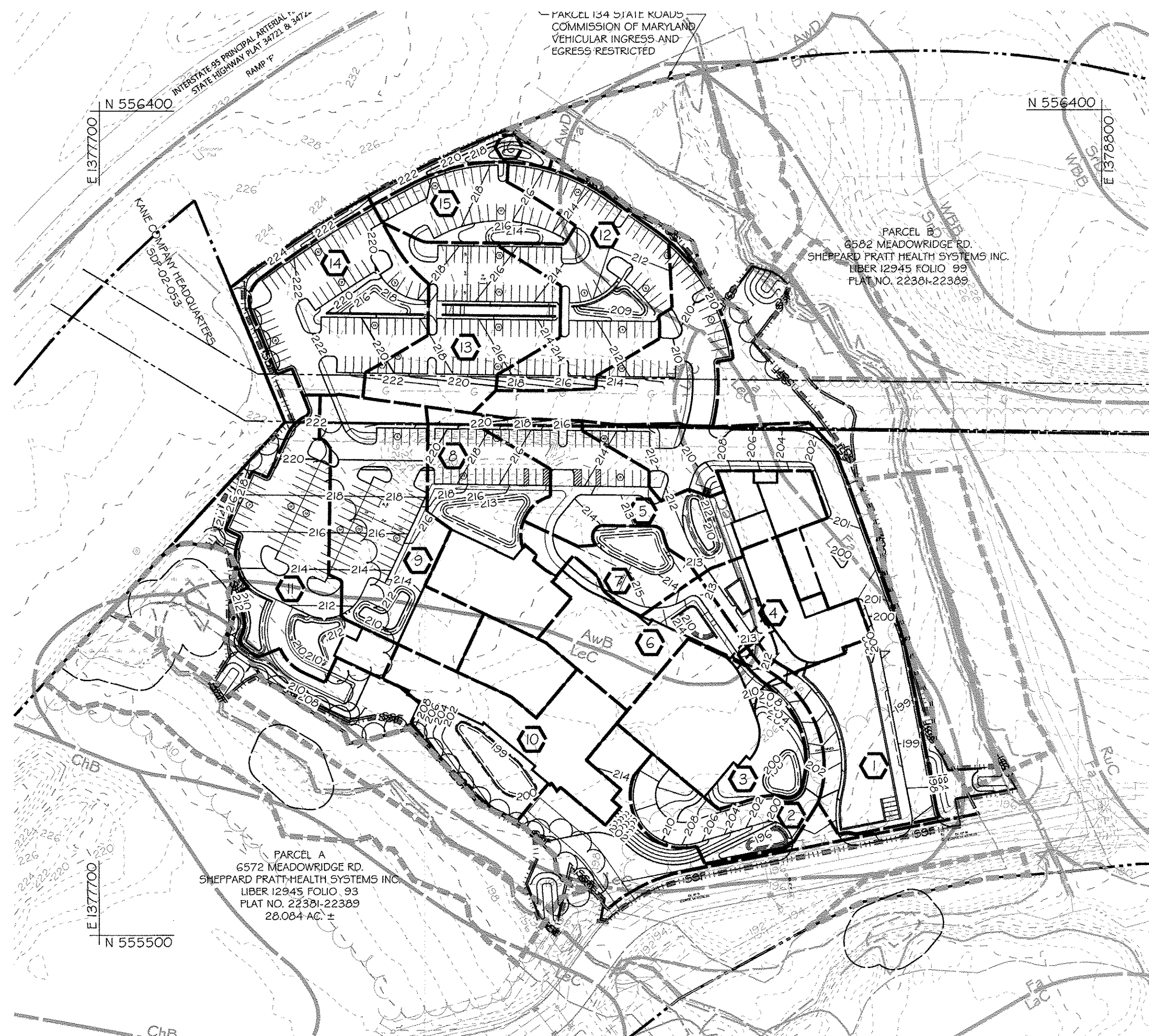


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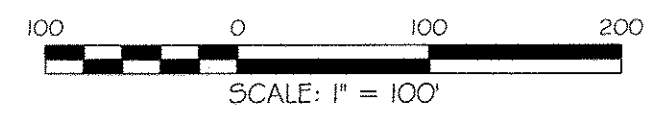
- PROPERTY LINE
- - - EX. CONTOURS
- - - EX. EDGE OF ROAD
- - - EX. GAS
- - - EX. WATER
- - - EX. SEWER
- - - EX. STORM DRAIN
- - - EX. EASEMENT
- - - SOILS
- - - EX. STREAM
- - - EX. WETLANDS BUFFER
- - - EX. WETLANDS
- - - EX. FOREST CONSERVATION
- - - EX. STREAM BUFFER
- - - PROP. EASEMENT
- - - PROP. CONTOURS
- - - PROP. WATER
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- - - PROP. STORM DRAIN
- - - PROP. BUILDING
- - - PROP. CURB
- - - PROP. SIDEWALK
- - - PROP. RETAINING WALL
- - - DIVERSION FENCE
- - - SUPER SILT FENCE
- - - LIMIT OF DISTURBANCE
- - - EXISTING DRAINAGE DIVIDE
- - - PROPOSED DRAINAGE DIVIDE

EXISTING ESDv AREAS	
ESDv	AREA (AC)
A	5.10
B	5.21

PROPOSED ESDv AREAS	
ESDv	AREA (AC)
1	4.00
2	0.36
3	0.55
4	0.31
5	0.64
6	0.39
7	0.27
8	0.53
9	0.76
10	0.60
11	0.63
12	0.62
13	0.58
14	0.61
15	0.30

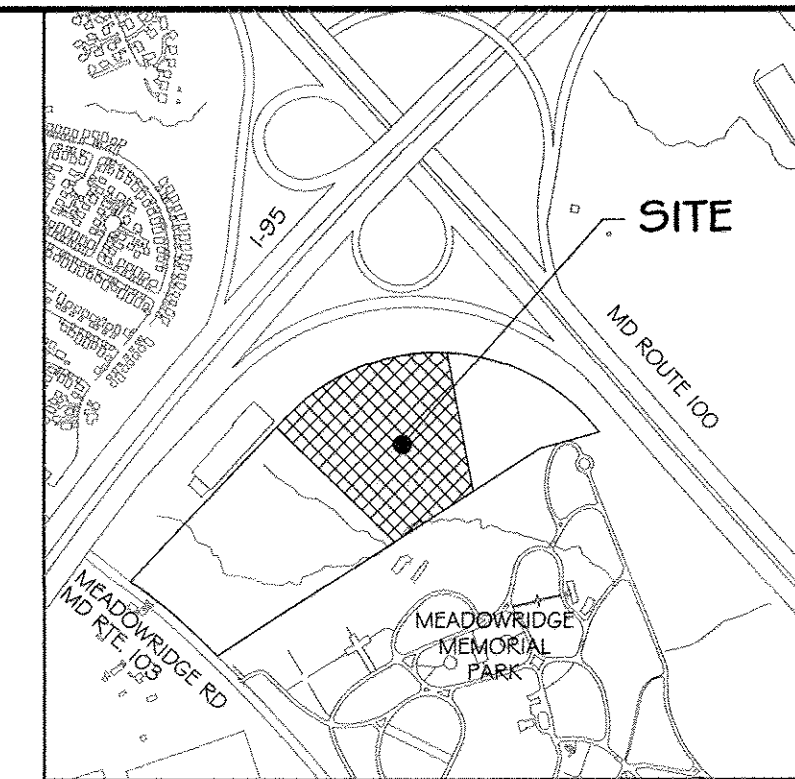


WATER QUALITY (ESD) - DA MAP



ESD Treatment Summary			
Facility: MB #1	Drainage Area 'B' = 174,367 ESDv = 19,145 Impervious Area Treated = 129,027	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #2	Drainage Area 'C' = 15,479 ESDv = 774 Impervious Area Treated = 9,470	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #3	Drainage Area 'D' = 24,043 ESDv = 1,322 Impervious Area Treated = 16,253	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #4	Drainage Area 'E' = 13,603 ESDv = 907 Impervious Area Treated = 11,280	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #5	Drainage Area 'F' = 27,748 ESDv = 1,780 Impervious Area Treated = 22,301	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #6	Drainage Area 'G' = 17,040 ESDv = 1,193 Impervious Area Treated = 15,010	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #7	Drainage Area 'H' = 11,567 ESDv = 2,157 Impervious Area Treated = 7,476	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #8	Drainage Area 'I' = 23,091 ESDv = 2,891 Impervious Area Treated = 15,447	s.f. Provided c.f. Provided s.f. Provided	

ESD Treatment Summary Continued			
Facility: MB #9	Drainage Area 'J' = 33,028 ESDv = 1,872 Impervious Area Treated = 23,155	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #10	Drainage Area 'K' = 25,946 ESDv = 2,813 Impervious Area Treated = 17,276	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #11	Drainage Area 'L' = 27,231 ESDv = 2,878 Impervious Area Treated = 17,934	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #12	Drainage Area 'M' = 27,019 ESDv = 1,644 Impervious Area Treated = 20,489	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #13	Drainage Area 'N' = 25,451 ESDv = 1,400 Impervious Area Treated = 17,325	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #14	Drainage Area 'O' = 26,497 ESDv = 1,590 Impervious Area Treated = 19,633	s.f. Provided c.f. Provided s.f. Provided	
Facility: MB #15	Drainage Area 'A' = 13,127 ESDv = 777 Impervious Area Treated = 9,568	s.f. Provided c.f. Provided s.f. Provided	
	Total Drainage Area = 485,237 Total ESDv = 43,143 Total Impervious Area Treated = 351,644	s.f. Provided c.f. Provided s.f. Provided	



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APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

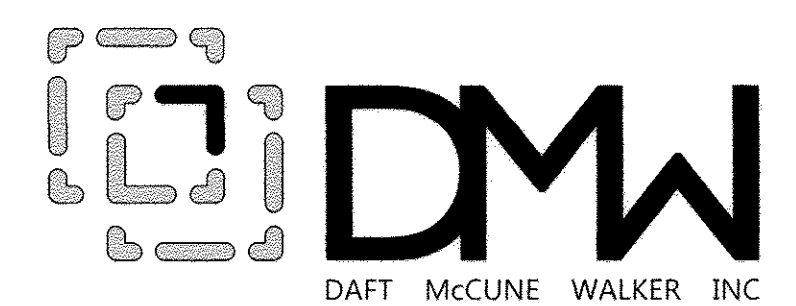
Michael J. Walker 12-4-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter L. D. ... 11-7-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Date No. Revision Description

**85 BED REPLACEMENT
 BEHAVIORAL HEALTH FACILITY
 ELKRIDGE, MD**

OWNER / DEVELOPER:
 SHEPPARD PRATT HEALTH SYSTEM INC
 6501 N. CHARLES ST
 BALTIMORE, MD 21285-6815
 410-938-3242



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
CONTRACTOR'S BUSINESS NAME	TAX ZONE/MAP	RELECT. DISTRICT
PLAT# OR L/P	BLOCK #/ZONE	CENSUS TRACT
22381	M-1	37
WATER CODE	SEWER CODE	
B-02	4020000	

TITLE: **WATER QUALITY (ESD)
 DRAINAGE AREA MAP**

Des. By: SLAJ/JPM SCALE: AS SHOWN Proj. No. 10015.D0
 Dwn. By: SLAJ/JPM Date: 11/02/17
 Chk. By: KMA Approved: KMA

5 of 5

PROFESSIONAL CERTIFICATION

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Michael J. Walker
 PROFESSIONAL ENGR. NO. 34661