

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THIS SITE IS ZONED B-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON F-85-162 (PLAT#6378) PREPARED BY BOENDER ASSOCIATES, INC. DATED DECEMBER, 1983.
- THE EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JULY, 2020; SUPPLEMENTED WITH HOWARD COUNTY DIGITAL GIS INFORMATION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 24AC AND 0066 WERE USED FOR THIS PROJECT.
- THE SITE IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER IS PUBLIC UTILIZING EXISTING CONNECTION LOCATIONS UNDER SDP-85-211, CONTR.#411-S FOR SEWER AND CONTR.#71-W FOR WATER. THE DRAINAGE AREA IS "LITTLE PATUXENT".
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL ADJUST ALL UTILITIES AND RIM ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
- PER THE ACCOMPANYING LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., THERE ARE NO WETLANDS, OR ACCOMPANYING WETLANDS BUFFER WITHIN THE PROPOSED L.O.D. FOR THIS PROJECT. ACCORDING TO ON-SITE OBSERVATION AND AVAILABLE DATA, THERE ARE NO STREAMS, STREAM BUFFERS, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT LIMIT OF DISTURBANCE.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THERE ARE EXISTING STRUCTURES LOCATED WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT TO BE REMOVED AND REPLACED AS SHOWN ON THESE PLANS.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED SEPTEMBER 20, 2020.
- A NOISE STUDY IS NOT REQUIRED SINCE THIS IS A COMMERCIAL PROJECT.
- ALTERNATIVE COMPLIANCE, WP-21-026, A REQUEST TO WAIVE SECTION 16.128(c)(1) TO ALLOW THE PETITIONER TO HOST A VIRTUAL PRESUBMISSION COMMUNITY MEETING DURING THE COVID-19 STATE OF EMERGENCY, WAS APPROVED ON SEPTEMBER 15, 2020, SUBJECT TO THE FOLLOWING CONDITIONS:
1.) THE ALTERNATIVE COMPLIANCE PETITION WILL REMAIN VALID AS LONG AS THE HOWARD COUNTY STATE OF EMERGENCY IS IN EFFECT.
2.) THE PETITIONER MUST COMPLY WITH THE DEPARTMENT OF PLANNING AND ZONING'S VIRTUAL PRESUBMISSION MEETING GUIDELINES FOR HOSTING A VIRTUAL PUBLIC MEETING.
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD VIRTUALLY ON OCTOBER 13, 2020, HOSTED BY BENCHMARK ENGINEERING, INC.
- A VIRTUAL DESIGN ADVISORY PANEL MEETING WAS HELD ON NOVEMBER 4, 2020. THE MEETING SUMMARY WITH ADVISORY COMMENTS WAS ISSUED.
- THE SITE MEETS THE REQUIREMENTS FOR A RE-DEVELOPMENT SITE IN THAT 40% OF THE TOTAL SITE IMPERVIOUS AREA UNDER EXISTING CONDITIONS EXCEEDS THE 40% THRESHOLD. THE PROPOSED DEVELOPMENT CONSISTS OF 12,550 SF OF EX IMPERVIOUS SURFACE WITHIN THE LIMIT OF DISTURBANCE. THERE WILL BE 6,258 SF OF NEW PERVIOUS SURFACES. THE ESD-SWM REQUIREMENT IS MET BY TAKING CREDIT FOR THE IMPERVIOUS AREA REDUCTION OF 5,010 SF AND USE OF AN APPROVED BMP TO SATISFY THE REMAINING 50% OF EXISTING IMPERVIOUS AREA PER RE-DEVELOPMENT CRITERIA. THE REMAINING OBLIGATION OF 1,265 SF IS PROVIDED ON-SITE VIA (M-6) MICRO-BIOTRETENTION. THE FACILITY SHALL BE PRIVATELY OWNED & MAINTAINED.
- THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAVE BEEN ADDRESSED BY A CERTIFIED LANDSCAPING PLAN APPROVED WITHIN THIS PROJECT. THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER AGREEMENT IN THE AMOUNT OF \$510,000 FOR 7 SHADE TREES, 15 SMALL/ORNAMENTAL TREES, 142 SHRUBS & 3 INTERNAL SHADE TREES.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE BOUNDARIES OF THE 1998 BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI), AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS. LIGHT FIXTURES SHALL BE SHIELDED LIGHTS PER SECTION 134.0.C.1 OF HOWARD COUNTY ZONING ORDINANCE. SEE SHEET 13 FOR PHOTOMETRIC ANALYSIS.
- KNOX BOX SHALL BE PLACED ON THE FRONT OF THE BUILDING NO MORE THAN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A HEIGHT OF 4'-5". IT SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESS (INTEGRATED WITH THE FIRE SYSTEM).
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ANY DAMAGE TO THE SHA OR COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE. THERE IS NO CONSTRUCTION ACTIVITY ANTICIPATED WITHIN THE SHA R/W. THE CONTRACTOR SHALL OBTAIN A MSHA ACCESS PERMIT PRIOR TO THE PROPOSED SIDEWALK REPAIRS WITHIN THE ROUTE 40 RIGHT-OF-WAY.
- TRASH PICK-UP FOR THE ROUTE 40 ACUTE CARE SHALL BE PRIVATE.
- 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.
- ENVIRONMENTAL CONCEPT PLAN, ECP-21-020, WAS APPROVED ON NOVEMBER 30, 2020.
- THIS SITE DOES NOT ABUT A SCENIC ROAD.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES:
ECP-21-020, SDP-85-211, SDP-84-237, PLAT #22168, PLAT #6378, P.B.15-035
- TRAFFIC CONTROL DEVICES:
a) THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN(S) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
b) THE TRAFFIC CONTROL DEVICES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
c) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
d) 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 POLL CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE PROPOSED COMMERCIAL REDEVELOPMENT WILL REQUIRE COMPLIANCE WITH FOREST CONSERVATION ACT. SINCE THERE ARE NO EXEMPTIONS FOR MINOR REDEVELOPMENT, SECTION 16.1202(b)(1)(ii) ALLOWS FOR THE DEDUCTION OF THE EXISTING IMPERVIOUS SURFACE FROM THE GROSS SITE AREA TO DETERMINE THE NET TRACT AREA OF THE PROJECT. BY DEDUCTING THE PREVIOUSLY DEVELOPED IMPERVIOUS AREA 0.88 ACRES FROM THE GROSS AREA ON THE CURRENT FOREST CONSERVATION WORKSHEET, THE NET TRACT AREA BECOMES 0.22 ACRES. USING THIS AS THE NET TRACT AREA NO REFORESTATION OR AFFORESTATION OBLIGATION IS REQUIRED.
- A NEW 4" WIC SHALL BE INSTALLED UNDER AN A.D.O. THE EXISTING 1" WIC BUILDING SERVICE CONNECTION SHALL BE ABANDONED AS SPECIFIED UNDER SECTION 1015.03 OF THE STANDARD SPECIFICATIONS BY SCHEDULING A SHUTDOWN OF THE WATER MAIN, REMOVING THE EXISTING CORPORATION STOP, AND REPAIRING THE PIPE WITH A COUNTY APPROVED STAINLESS STEEL FULL-CIRCLE REPAIR CLAMP, SUCH AS FORD METER FS2, MUELLER 550, OR ROMAC SS2 SERIES.
- THE FIRE DEPARTMENT CONNECTION (FDC) FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED:
(i) ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS CLEARLY VISIBLE TO THE RESPONDING UNITS
(ii) THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8-12 FEET ABOVE THE FDC.
(iii) A FREE-STANDING FDC SHALL HAVE THE SIGN MOUNTED ON A POLE DIRECTLY BEHIND THE CONNECTION, APPROXIMATELY 6' HIGH.
(iv) SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS, AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOTE LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18".
(v) ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5' ON ALL SIDES) SHALL BE MAINTAINED.

COMMERCIAL SITE DEVELOPMENT PLAN

ROUTE 40 ACUTE CARE

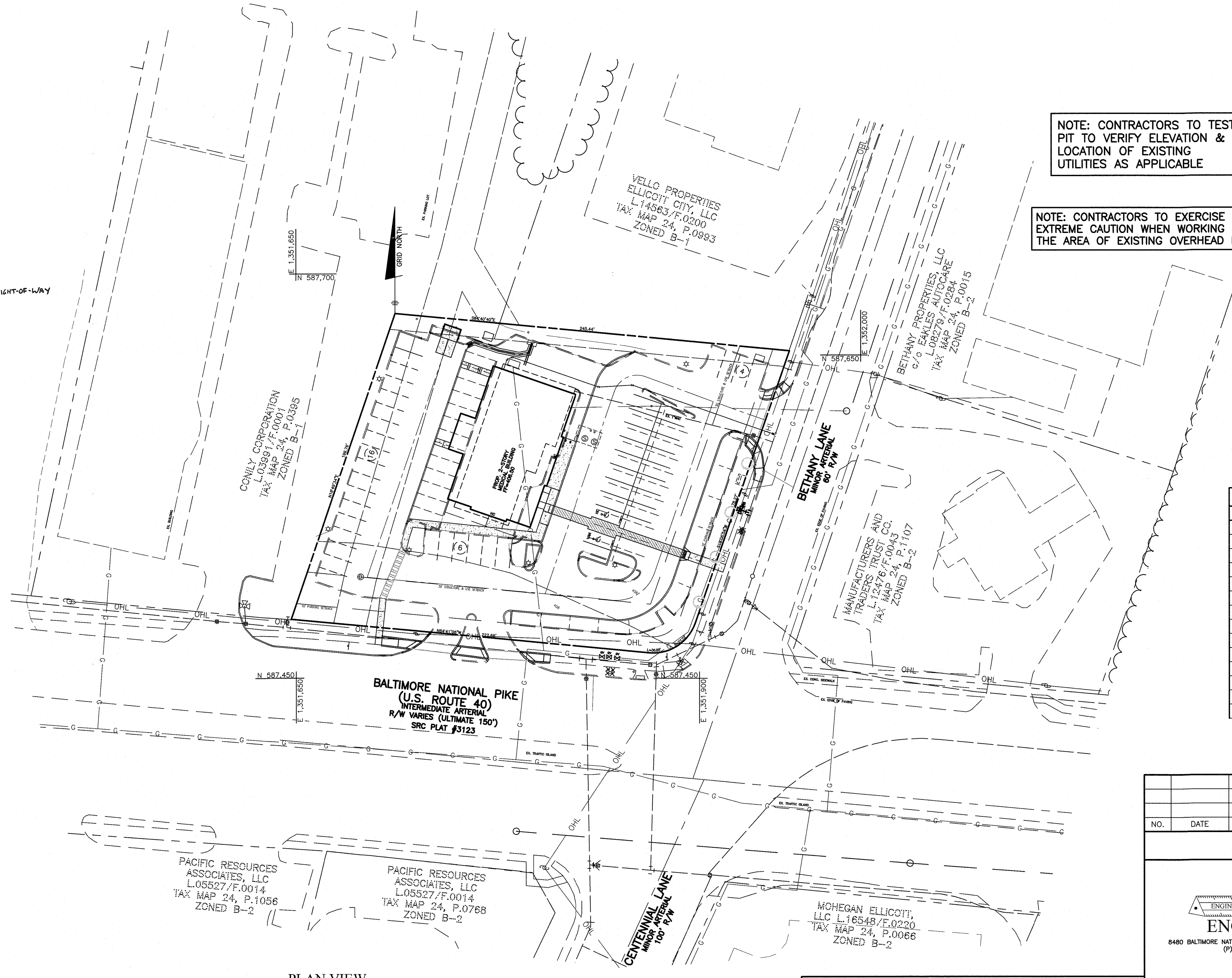
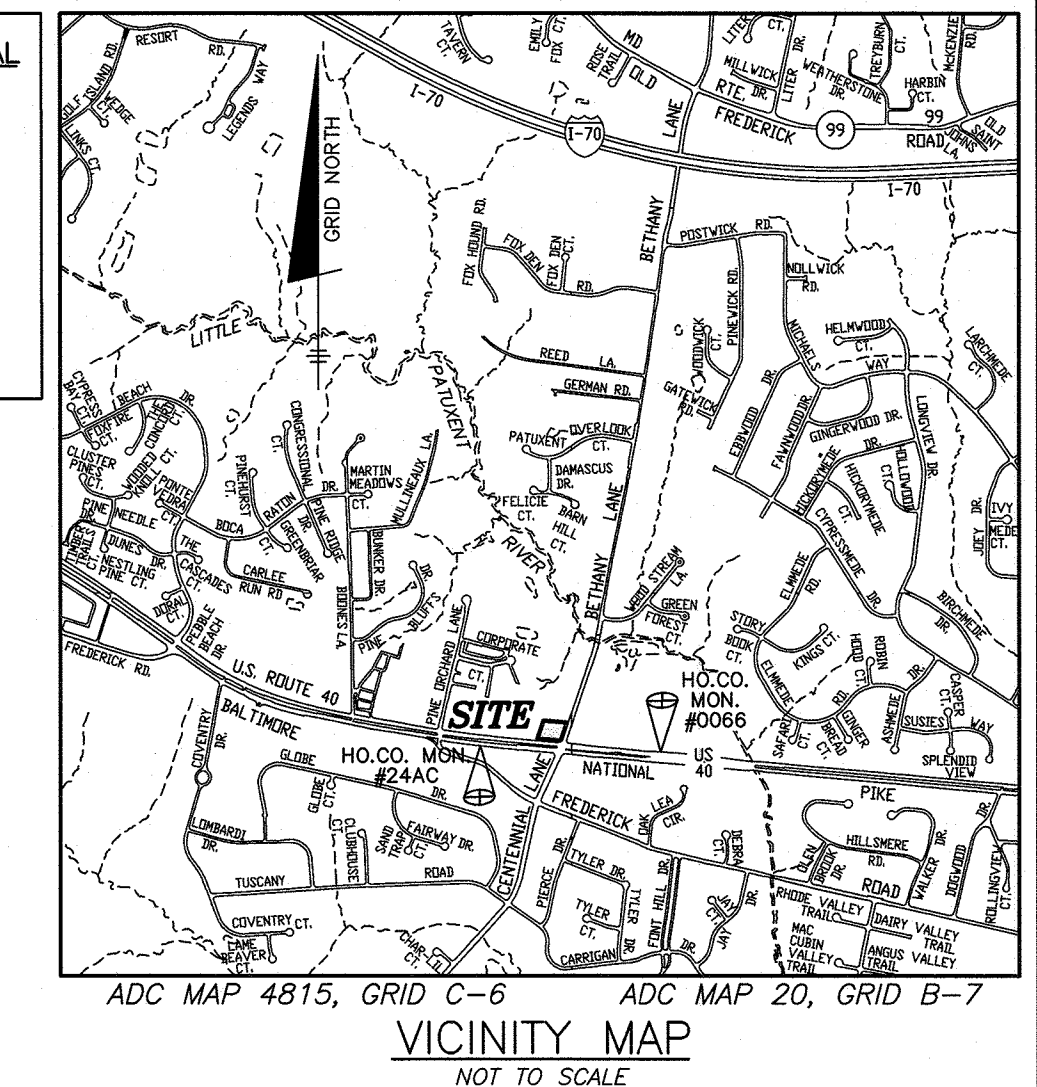
10120 BALTIMORE NATIONAL PIKE

(PARCEL A, ELLICOTT INVESTMENTS, INC., PROPERTY / SDP-85-211)

BENCHMARKS NAD'83 HORIZONTAL

HO.CO. #24AC
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE
N 587,389.550' E 1,351,173.252'
ELEV.=429.369'

HO.CO. #0066
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE
N 587,380.489' E 1,352,603.505'
ELEV.=386.512'



NOTE: CONTRACTORS TO TEST PIT TO VERIFY ELEVATION & LOCATION OF EXISTING UTILITIES AS APPLICABLE

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

LEGEND

SOILS CLASSIFICATION	AbC
SOILS DELINEATION	---
EXISTING CONTOURS	999
PROPOSED CONTOURS	999
EXISTING STRUCTURE	[Symbol]
PROPOSED STRUCTURE	[Symbol]
EX. C&G TO BE REMOVED	---
ESD-SWM DRAINAGE AREA	---
LIMIT OF DISTURBANCE
INLET PROTECTION	[Symbol]
SILT FENCE	SF
STOCKPILE	[Symbol]
TEMPORARY ASPHALT BERM	---
EROSION CONTROL MATTING	[Symbol]
EXISTING PERVIOUS AREA	[Symbol]
PROPOSED PERVIOUS AREA	[Symbol]

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE DEVELOPMENT AND GRADING PLAN
4	SEDIMENT & EROSION CONTROL PLAN AND BUILDING ELEVATIONS
5	SEDIMENT & EROSION CONTROL NOTES, AND DETAILS
6	STORM DRAIN DRAINAGE AREA MAP, NOTES, AND DETAILS
7	ESD-SWM DRAINAGE AREA MAPS, NOTES, AND DETAILS
8	ESD-BMP NOTES, AND DETAILS
9	LANDSCAPE PLAN, NOTES, AND DETAILS
10	LANDSCAPE PLAN, NOTES, AND DETAILS
11	LANDSCAPE PLAN, NOTES, AND DETAILS
12	LANDSCAPE PLAN, NOTES, AND DETAILS
13	PHOTOMETRIC ANALYSIS PLAN
14	FOREST CONSERVATION PLAN, NOTES & DETAILS

PROJECT BACKGROUND INFORMATION
PRESENT ZONING: B-2
LOCATION: TAX MAP 24 - GRID 02 - PARCEL 395
APPLICABLE DPZ FILE REFERENCES: ECP-21-020, SDP-85-211, SDP-84-237, PLAT #22168, PLAT #6378, PB #15-035
DEED REFERENCE: (L.18355 / F.00071)
PROPOSED USE OF SITE: AMBULATORY HEALTH CARE FACILITY
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

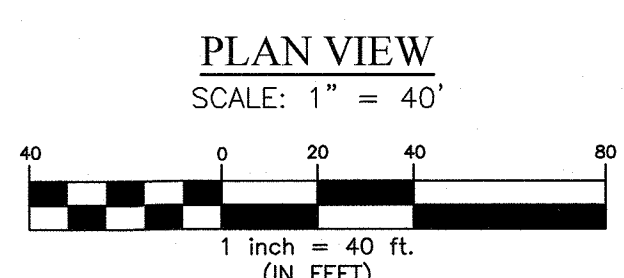
SITE DATA TABULATION

1) TOTAL PROJECT AREA.....	1.09 AC.±
2) AREA OF 100-YR. FLOODPLAIN.....	0.00 AC.
3) AREA OF MODERATE SLOPES (15%-24.99%).....	0.00 AC.±
3b) AREA OF STEEP SLOPES (25% OR GREATER).....	0.00 AC.
4) AREA OF EXISTING FOREST.....	0.00 AC.
5) AREA OF ERODIBLE SOILS.....	0.00 AC.
6) AREA OF WETLANDS (INCLUDING BUFFER).....	0.00 AC.
7) AREA OF STREAM BUFFER (OUTSIDE WETLANDS & BUFFER).....	0.00 AC.
8) NET AREA OF SITE(S).....	1.09 AC.±
9) NUMBER OF UNITS ALLOWED.....	1
10) NUMBER OF RESIDENTIAL UNITS PROPOSED.....	0
11) AREA OF PLAN SUBMISSION.....	1.09 AC.±
12) APPROXIMATE LIMIT OF DISTURBANCE.....	0.32 AC.± (14,072 SF)
13) PRESENT ZONING DESIGNATION.....	B-2
14) PROPOSED USES FOR THE SITE & STRUCTURES.....	COMMERCIAL (Medical)
15) MINIMUM LOT SIZE.....	N/A
16) OPEN SPACE REQUIRED.....	N/A
17) OPEN SPACE PROVIDED (CREDITED).....	0.00 AC.
18) OPEN SPACE PROVIDED (TOTAL).....	0.00 AC.
19) RECREATIONAL OPEN SPACE REQUIRED.....	N/A
20) RECREATIONAL OPEN SPACE PROVIDED.....	N/A
21) FLOOR AREA (MEDICAL).....	10,000 SF (5,000sf 2-Story)
22) MAXIMUM NUMBER OF EMPLOYEES.....	N/A
23) NUMBER OF PARKING SPACES REQUIRED.....	50 (5/1,000sf)
24) TOTAL NUMBER OF PARKING SPACES PROVIDED.....	50
25) BUILDING COVERAGE AREA.....	5,000 SF (0.12 AC.)
26) BUILDING PERCENTAGE OF GROSS AREA.....	11.0%
27) PROPOSED WATER AND SEWER SYSTEMS.....	PUBLIC

RE-DEVELOPMENT / ESD STORMWATER MANAGEMENT SUMMARY TABLE

Practice	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe	Required	Provided	ZIL/DA?	ESDv (sf)	Pe	Required	Provided	Ownership		
(M-6) Micro Bio-Retention	#1	2,512	1,326	53%	0.53	1.0	50	51	PASS	115	128	1.2	38	38	Private
(N-2) Disconnection of Non-Rooftop Runoff	#2	230	115	50%	0.50	1.0	N/A	115	N/A	1.0	1.0	0	0	0	Private
Totals per individual Drainage Area		2,742	1,441	53%	0.52				125		127				
Totals per Overall Site		2,742	1,429	52%	0.52	1.0			115		137				

Notes:
1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED).
2. The ESDv Required for the (M-6) practices is based on 75% of ESDv.



ADDRESS CHART

BUILDING	STREET ADDRESS
ROUTE 40 ACUTE CARE	10120 BALTIMORE NATIONAL PIKE

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	PARCEL:
ROUTE 40 ACUTE CARE	-	395
DEED:	BLOCK:	ZONE:
L.18355	02	B-2
F.00071		
TAX MAP:	ELECTION DISTRICT:	CENSUS TRACT:
24	02	-

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature]
DIRECTOR

7-28-21
DATE

8/2/21
DATE

9-2-21
DATE

THIS SDP REPLACES SDP-85-211

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(7) 410-465-6105 (F) 410-465-6944
WWW.BE-COENGINEERING.COM

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. 22168, 10/27/2016, Date: 6-30-2023.

[Signature]
6-2-21

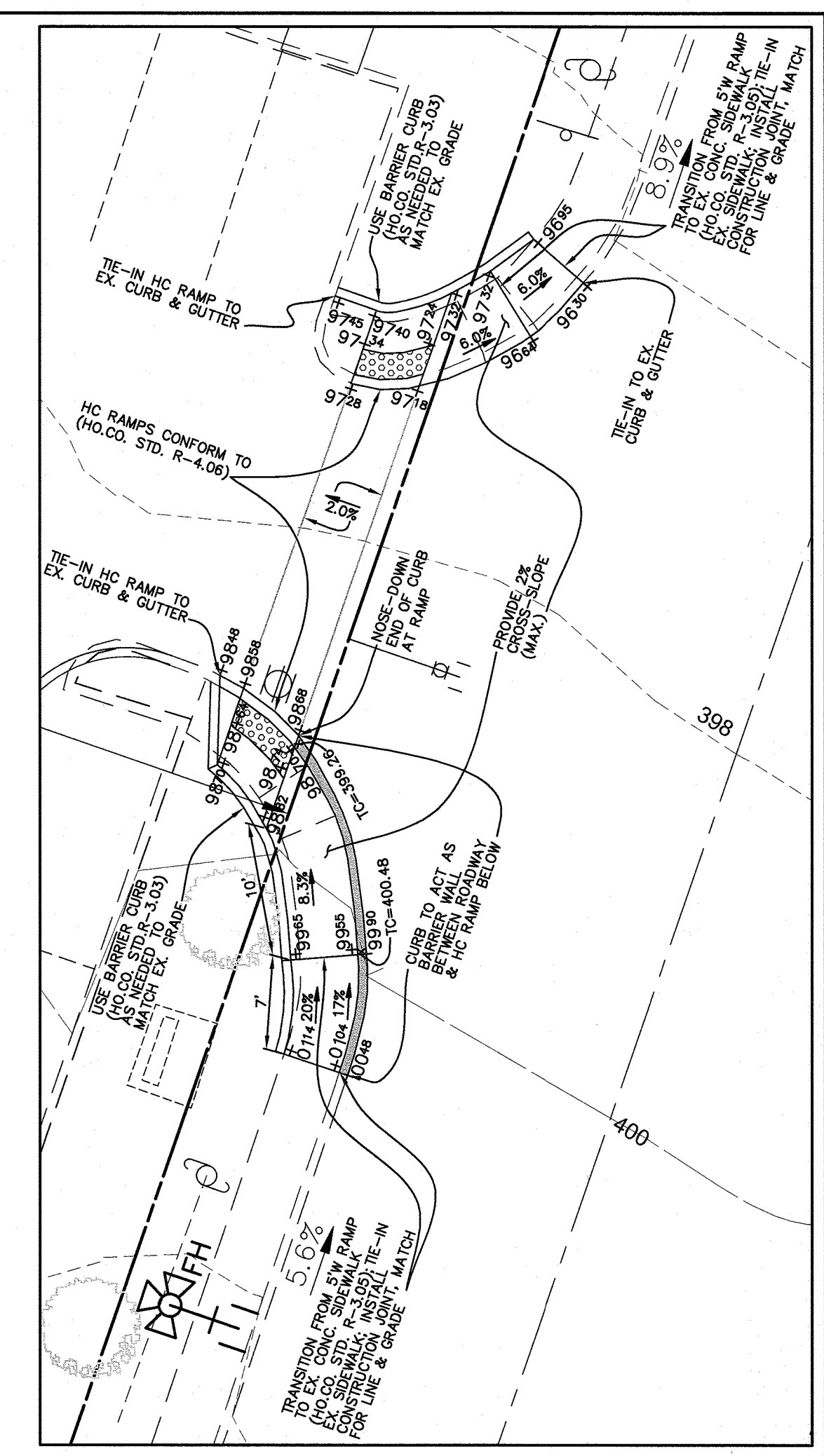
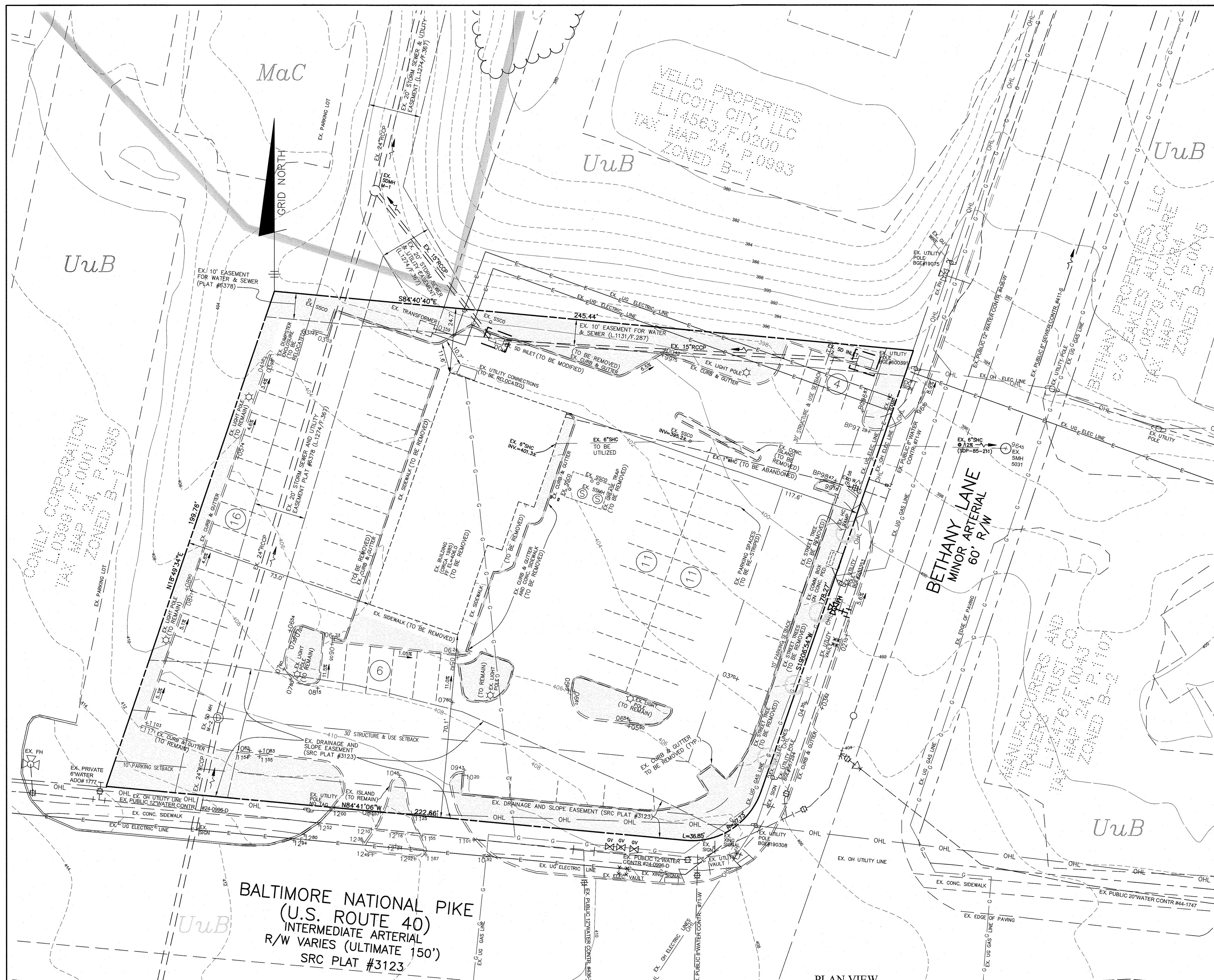
CONTRACT PURCHASER:
FIRST CALL MEDICAL CENTER LLC
5005 SIGNAL BELL LANE
SUITE 200
CLARKSVILLE, MD 21029
443-615-1759

COMMERCIAL SITE DEVELOPMENT PLAN
ROUTE 40 ACUTE CARE
10120 BALTIMORE NATIONAL PIKE
(PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)
TAX MAP: 24 GRID: 02 PARCEL: 395
ZONED: B-2
ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

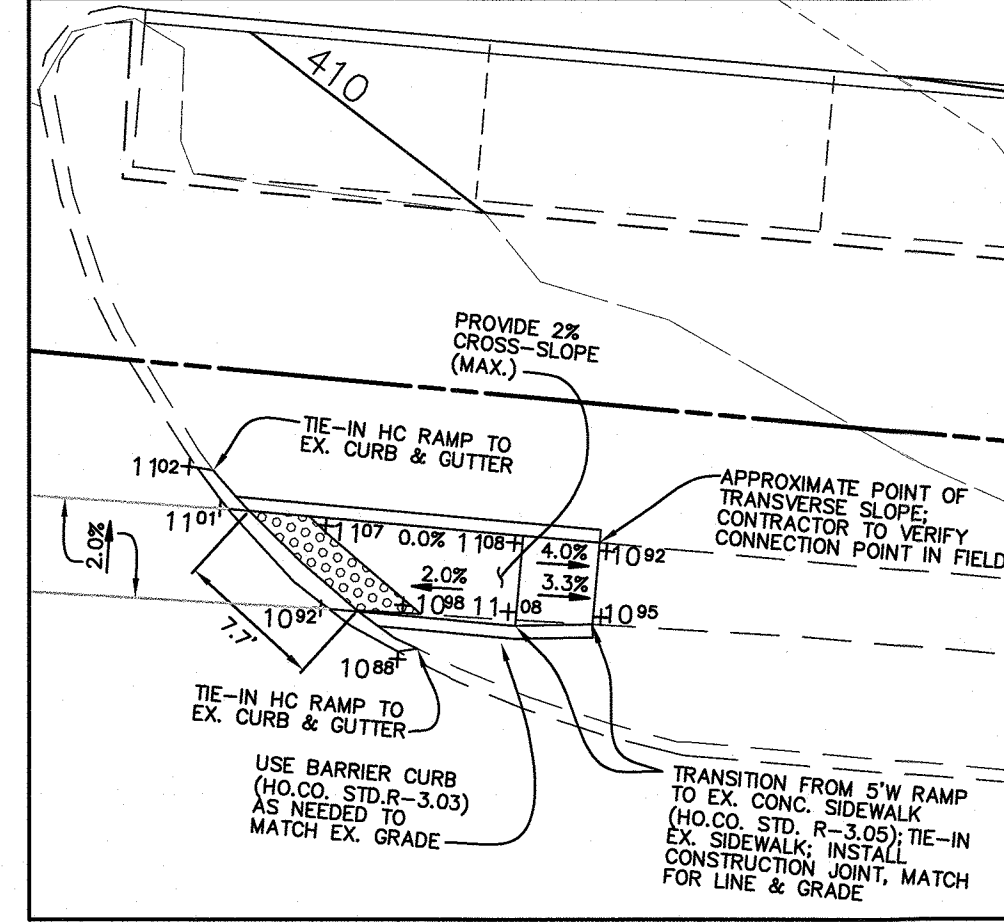
COVER SHEET

DATE: JUNE, 2021 BEI PROJECT NO. 3012
SCALE: AS SHOWN SHEET 1 OF 14

DESIGN: MCR DRAFT: MCR

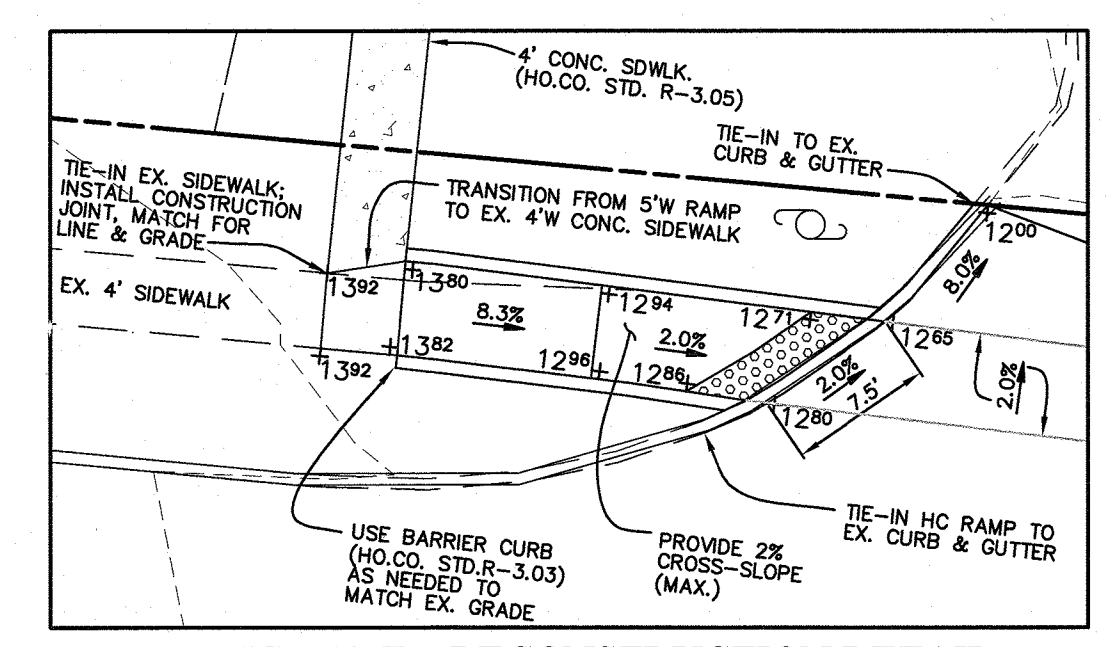


EX. HC RAMP - RECONSTRUCTION DETAIL
BETHANY LANE ENTRANCE
SCALE: 1" = 10'

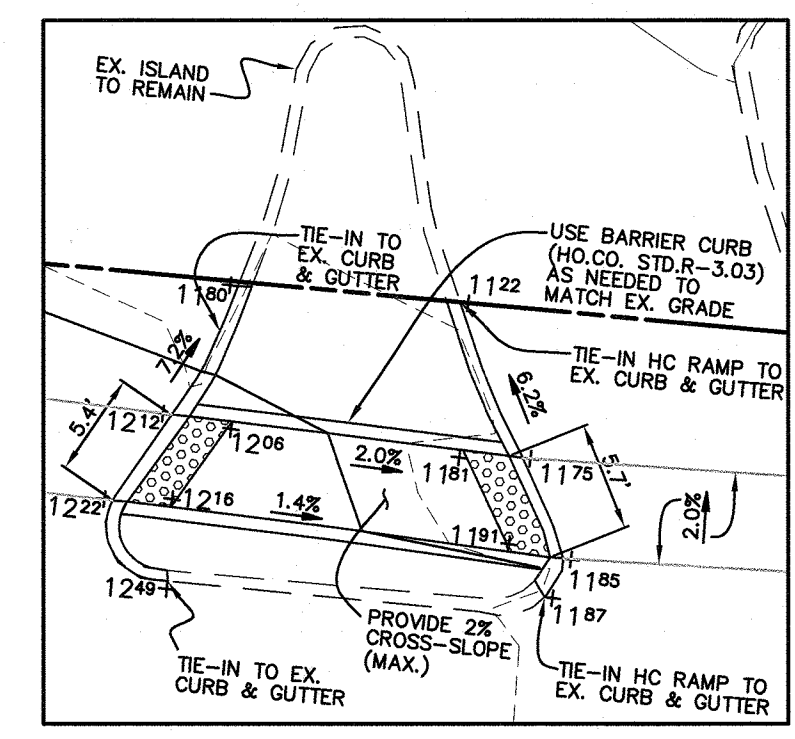


EX. HC RAMP - RECONSTRUCTION DETAIL
US ROUTE 40 ENTRANCE - EAST CORNER
SCALE: 1" = 10'

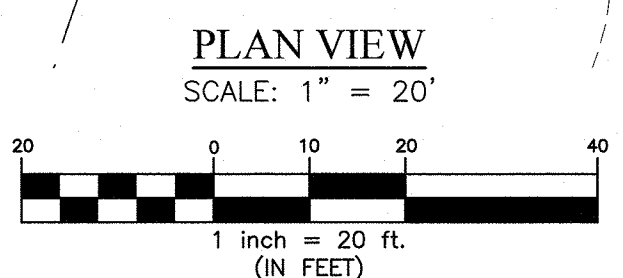
ALL HC RAMPS SHALL BE @
2.0% CROSS SLOPE OR LESS



EX. HC RAMP - RECONSTRUCTION DETAIL
US ROUTE 40 ENTRANCE - WEST CORNER
SCALE: 1" = 10'



EX. HC RAMP - RECONSTRUCTION DETAIL
US ROUTE 40 ENTRANCE -
MEDIAN ISLAND
SCALE: 1" = 10'



NOTE: CONTRACTORS TO TEST
PIT TO VERIFY ELEVATION &
LOCATION OF EXISTING
UTILITIES AS APPLICABLE

NOTE: CONTRACTORS TO EXERCISE
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THE AREA OF EXISTING OVERHEAD LINES

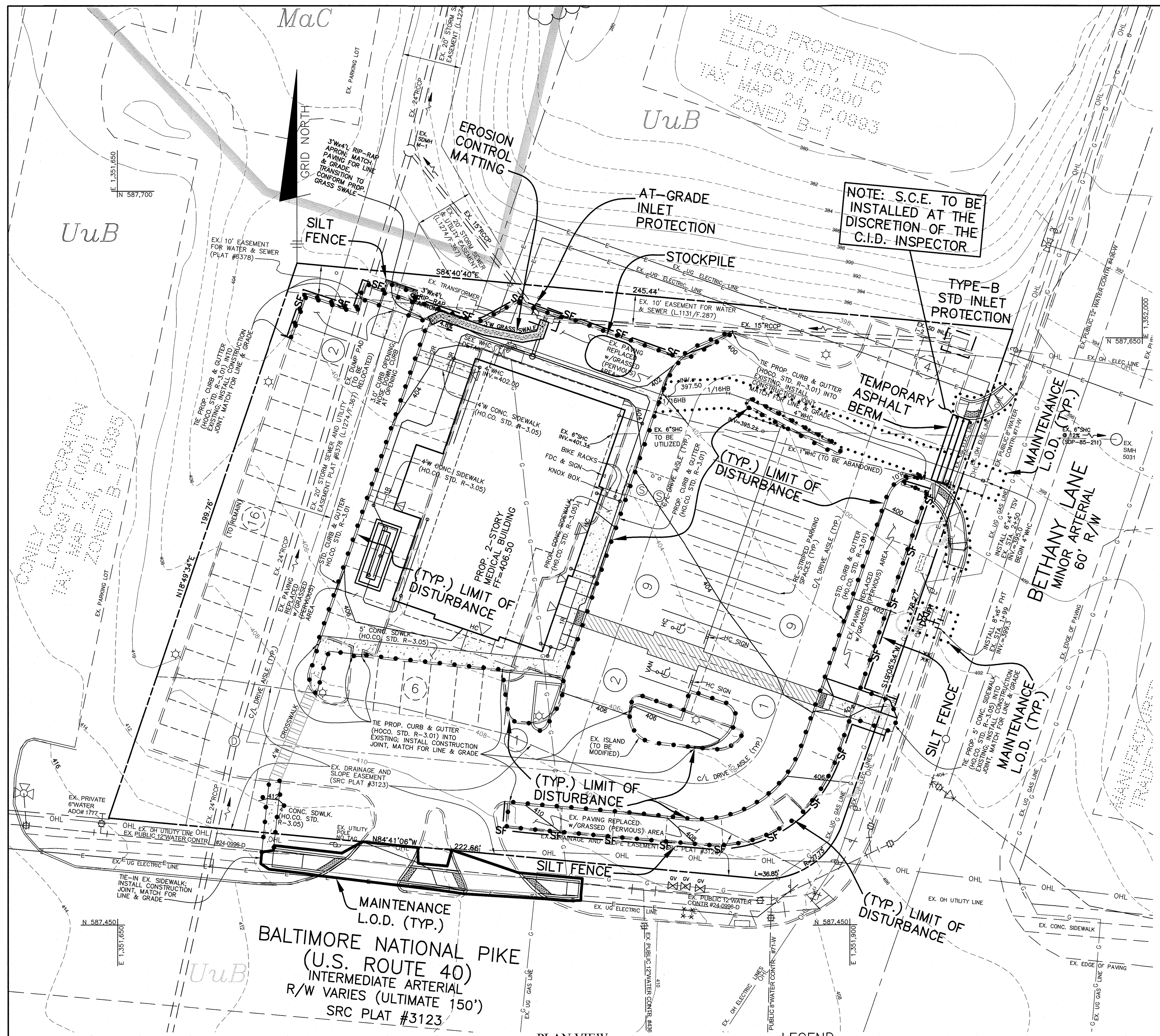
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-28-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA DATE

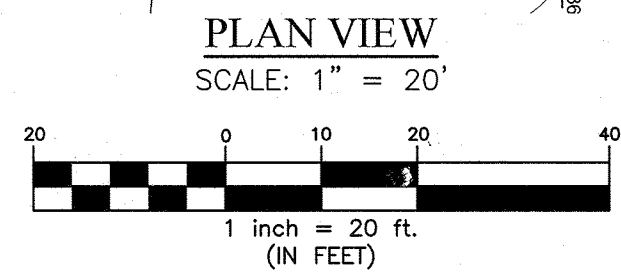
[Signature] 8/3/21
CHIEF, DIVISION OF LAND DEVELOPMENT SD DATE

[Signature] 8-2-21
DIRECTOR DATE

NO.	DATE	REVISION
THIS SDP REPLACES SDP-85-211		
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8644 WWW.BE-CIVLENGINEERING.COM		
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. 23396, Expiration Date: 6-30-2023.		
CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER LLC 5005 SIGNAL BELL LANE SUITE 200 CLARKSVILLE, MD 21029 443-615-1759		COMMERCIAL SITE DEVELOPMENT PLAN ROUTE 40 ACUTE CARE 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211) TAX MAP: 24 - GRID: 02 - PARCEL: 395 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
EXISTING CONDITIONS PLAN		
DATE: JUNE, 2021	BEI PROJECT NO. 3012	
DESIGN: MCR	DRAFT: MCR	SCALE: AS SHOWN SHEET 2 OF 14



THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY

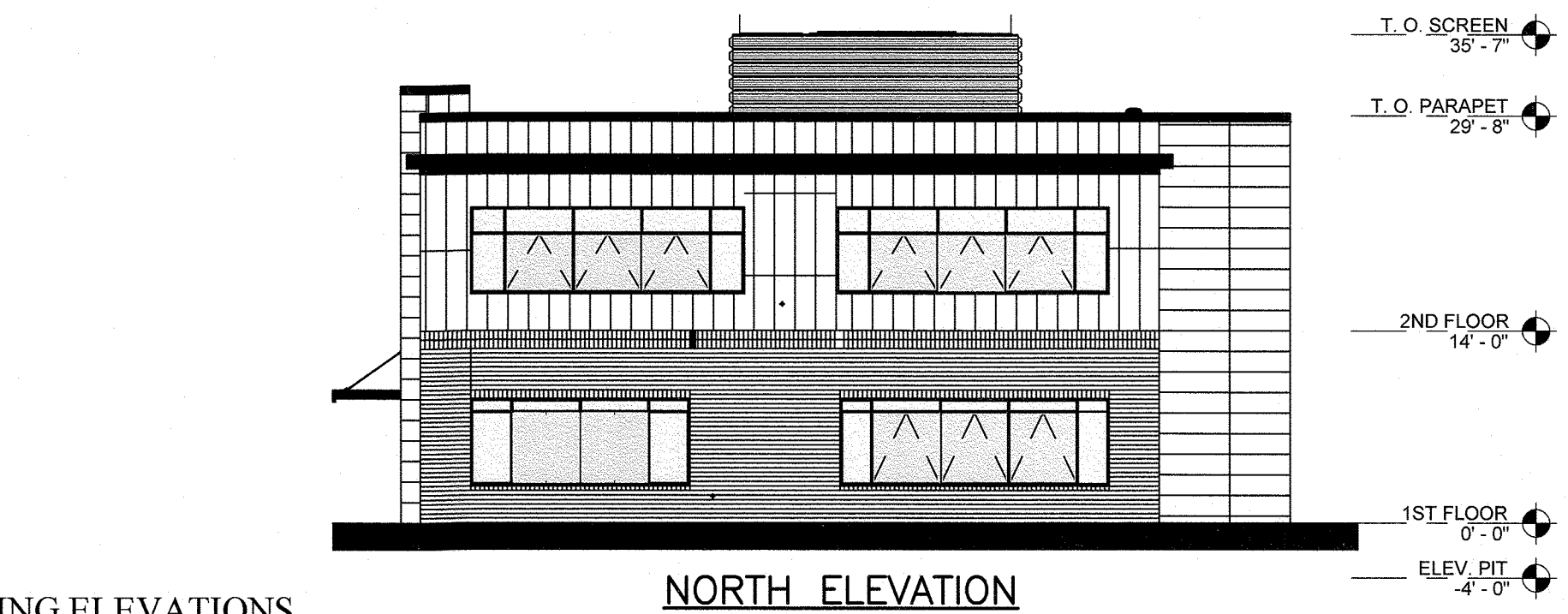
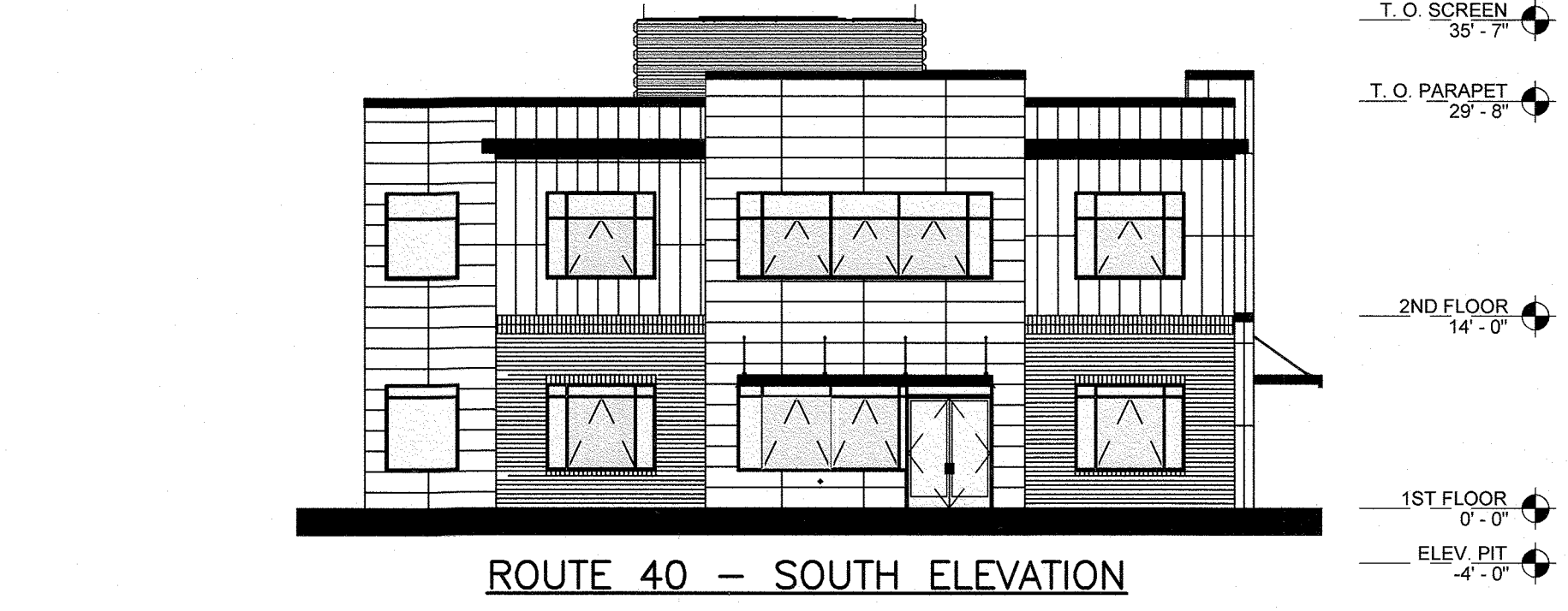
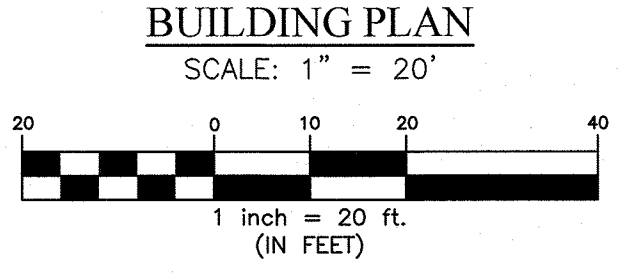
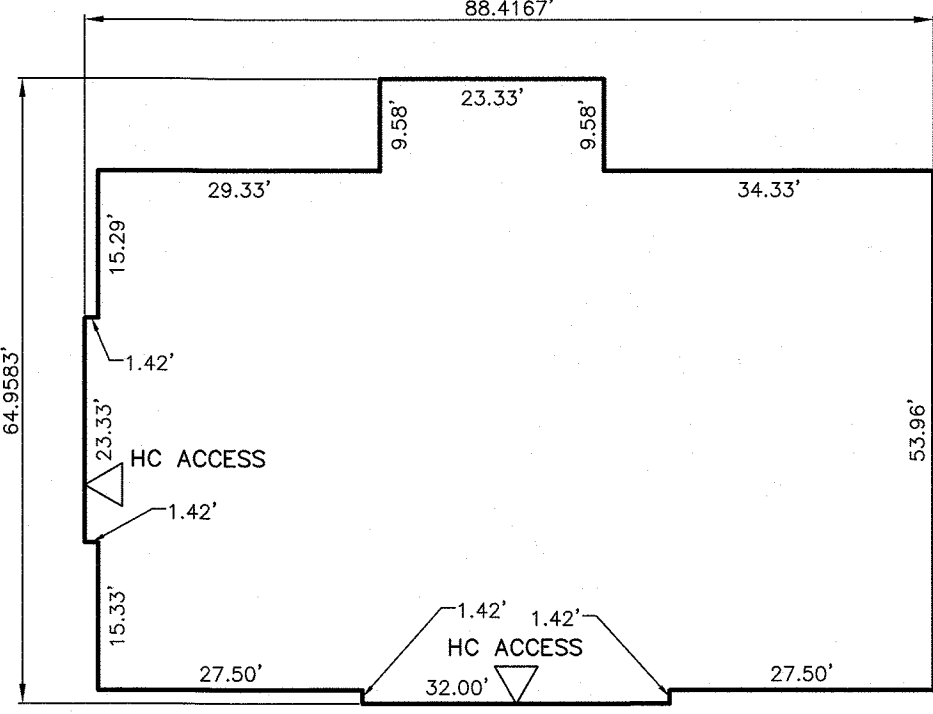


LEGEND

SOILS CLASSIFICATION	A&C
SOILS DELINEATION	---
EXISTING CONTOURS	---999---
PROPOSED CONTOURS	---999---
EXISTING STRUCTURE	[Outline]
PROPOSED STRUCTURE	[Outline]
EX. C&G TO BE REMOVED	---
ESD-SWM DRAINAGE AREA	---
LIMIT OF DISTURBANCE (NON MAINTENANCE AREAS)
LIMIT OF DISTURBANCE (MAINTENANCE AREAS)
INLET PROTECTION	[Symbol]
SILT FENCE	SF
STOCKPILE	[Symbol]
TEMPORARY ASPHALT BERM	[Symbol]

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GUB				GLENNVILLE-URBAN LAND-UDORTMENTS COMPLEX 0 TO 8 PERCENT SLOPES	0.49
MaC		B		MAJOR LOAM, 8 TO 15 PERCENT SLOPES	0.32
UuB		D	C	URBAN LAND-UDORTMENTS COMPLEX 0 TO 8 PERCENT SLOPES	



NOTE: CONTRACTORS TO TEST PIT TO VERIFY ELEVATION & LOCATION OF EXISTING UTILITIES AS APPLICABLE

NOTE: ALL SILT FENCES ARE TO BE CHECKED DAILY TO ENSURE COMPLIANCE AND REPAIRED IMMEDIATELY AS REQUIRED

NOTE: UTILITY WORK WITHIN EXISTING ROADWAYS SHALL BE LIMITED TO THAT WHICH CAN BE BACKFILLED AND/OR STABILIZED BY THE END OF THE DAY'S CONSTRUCTION ACTIVITIES

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Cl. Malagari* 6-22-21
 ENGINEER - CHRISTOPHER A. MALAGARI, P.E. #22390

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Nicole Hammett* 6/22/21
 DEVELOPER - NICOLE HAMMETT
 FIRST CALL MEDICAL CENTER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Abraham Bratchie* 07/06/21
 HOWARD SOIL CONSERVATION DISTRICT
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Al J. Adams* 7-28-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 Signature: *[Signature]* 8/24/21
 CHIEF, DIVISION OF LAND DEVELOPMENT
 Signature: *[Signature]* 8-2-21
 DIRECTOR

NO.	DATE	REVISION

THIS SDP REPLACES SDP-85-211

BENCHMARK ENGINEERS, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8944
 WWW.BE-CVLENGINEERS.COM

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. 22390, Expiration Date: 6-30-2023.

CONTRACT PURCHASER:
 FIRST CALL MEDICAL CENTER LLC
 5005 SIGNAL BELL LANE SUITE 200
 CLARKSVILLE, MD 21029
 443-615-1759

COMMERCIAL SITE DEVELOPMENT PLAN
ROUTE 40 ACUTE CARE
 10120 BALTIMORE NATIONAL PIKE
 (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)
 TAX MAP: 24, GRID: 02, PARCEL: 395
 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

SEDIMENT & EROSION CONTROL PLAN AND BUILDING ELEVATIONS

DATE: JUNE, 2021 BEI PROJECT NO. 3012
 SCALE: AS SHOWN SHEET 4 OF 14

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

Definition: The application of seed and mulch to establish vegetative cover.

Purpose: To protect disturbed soils from erosion during the period of construction.

Conditions Where Practice Applies: To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria:

- Seeding**
 - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 12-month interval before the date of seeding such material on any project. Refer to Table 3.1 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the required dates of seeding only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculants cool as possible until use. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
 - Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min) to permit degradation of phytotoxic materials.
- Application**
 - Dry Seeding: This includes use of conventional drills or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, one after the other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
 - Drill or Outdragger Seeding: Mechanized seeders that apply and cover seed with soil. Cultivator spades are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: Nitrogen, 100 pounds per acre total of soluble Nitrogen; P2O5 (phosphorus), 200 pounds per acre; K2O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally more lime is applied by hydroseeding than by hand seeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately and without interruption. If when hydroseeding do not incorporate seed into the soil.

B-4-4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition: To stabilize disturbed soils with permanent vegetation.

Purpose: To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies: Exposed soils where ground cover is required for 6 months or more.

Criteria:

- General Use**
 - Seed Mixtures**
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.3 plus fertilizer and lime rates will be used on the plan.
 - For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
 - When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3-A.1.b and maintain until the next seeding season.

- Turfgrass Turfgrass**
- For areas receiving low maintenance, apply a uniform fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding, in addition to the soil amendments shown in the Permanent Seeding Summary.
- Turfgrass Turfgrass**
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
 - Additional planning specifications for exceptional sites such as showines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planning.
 - For sites having disturbed areas over 5 acres, use and show the rates recommended by the testing agency.
 - For areas receiving low maintenance, apply a uniform fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding, in addition to the soil amendments shown in the Permanent Seeding Summary.
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 - For sites having disturbed areas over 5 acres, use and show the rates recommended by the testing agency.
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B-4-5 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

Definition: A mound or pile of soil protected by appropriate designed erosion and sediment control measures.

Purpose: To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies: Stockpile areas are utilized when it is necessary to store soil for later use.

Criteria:

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary weevil or diversion fence. Provisions must be made for disposing concentrated flow in a non-erosive manner.
- When concentrates along the line of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be established in accordance with the 3/7 day stabilization requirement as specified in Standard B-4-1 Incremental Stabilization Standards and Section B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleaning. Stockpiles containing contaminated material must be covered with impervious sheeting.

Maintenance:

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

Permanent Seeding Summary

Hardiness Zone (from Figure B.3)	Soil	Temp Seeding Rate (lb/1000 sq ft)	Perennial Rate (100-20/20)	Lime Rate				
No.	Species	Application Rate (lb/1000)	Seeding Dates	Seeding Depths	N	P205	K2O	
9	Fescue, Tall	60	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2" 1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)
	Bluegrass, Kentucky	40	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2" 1/4" - 1/2"				

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate		Soil to be	Seeding Dates	Seeding Depth	N	P205	K2O	Lime Rate
	lb/1000	Depth (inches)							
Annual Ryegrass (Lolium perenne) cv. 60	60	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	
Perennial Ryegrass (Lolium perenne) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	
Orchardgrass (Dactylis glomerata) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	
Redtop (Lolium subulatum) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	
Smooth Stalked Fescue (Lolium subulatum) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	

NOTE: CONTRACTORS TO TEST PIT TO VERIFY ELEVATION & LOCATION OF EXISTING UTILITIES AS APPLICABLE

NOTE: ALL SILT FENCES ARE TO BE CHECKED DAILY TO ENSURE COMPLIANCE AND REPAIRED IMMEDIATELY AS REQUIRED

NOTE: UTILITY WORK WITHIN EXISTING ROADWAYS SHALL BE LIMITED TO THAT WHICH CAN BE BACKFILLED AND/OR STABILIZED BY THE END OF THE DAY'S CONSTRUCTION ACTIVITIES

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Definition: Using vegetation as cover to protect exposed soil from erosion.

Purpose: To promote the establishment of vegetation on exposed soil.

Conditions Where Practice Applies: All disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization practices are required.

Criteria:

- Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.3 plus fertilizer and lime rates will be used on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3-A.1.b and maintain until the next seeding season.

B-4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition: To stabilize disturbed soils with permanent vegetation.

Purpose: To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies: Exposed soils where ground cover is required for 6 months or more.

Criteria:

- General Use**
 - Seed Mixtures**
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
 - Additional planning specifications for exceptional sites such as showines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planning.
 - For sites having disturbed areas over 5 acres, use and show the rates recommended by the testing agency.
 - For areas receiving low maintenance, apply a uniform fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding, in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Turfgrass**
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
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Definition: A mound or pile of soil protected by appropriate designed erosion and sediment control measures.

Purpose: To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies: Stockpile areas are utilized when it is necessary to store soil for later use.

Criteria:

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary weevil or diversion fence. Provisions must be made for disposing concentrated flow in a non-erosive manner.
- When concentrates along the line of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be established in accordance with the 3/7 day stabilization requirement as specified in Standard B-4-1 Incremental Stabilization Standards and Section B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleaning. Stockpiles containing contaminated material must be covered with impervious sheeting.

Maintenance:

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate		Soil to be	Seeding Dates	Seeding Depth	N	P205	K2O	Lime Rate
	lb/1000	Depth (inches)							
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Perennial Ryegrass (Lolium perenne) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	
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Redtop (Lolium subulatum) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	
Smooth Stalked Fescue (Lolium subulatum) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	

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Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate		Soil to be	Seeding Dates	Seeding Depth	N	P205	K2O	Lime Rate
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Smooth Stalked Fescue (Lolium subulatum) cv. 30	30	1/4"	Mar 15 to May 15 Apr 15 to Oct 15	1/4" - 1/2"	45 pounds per acre (2000/1000)	90/100 (3000/1000)	90/100 (3000/1000)	2 tons/2c (1000/1000)	

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NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LDO and protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given at the following stages:
 - Prior to the start of earth disturbance.
 - Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
 - Prior to the start of another phase of construction or opening of another grading activity.
 - Prior to the removal or modification of sediment control practices.
- All vegetative and structural practices are to be installed consistent to the provisions of this plan and are to be in conformance with the 2011 MARLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
 - Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, weevils, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1) and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto. Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Section B-4-1) specifications shall be enforced in areas with >15 of cut and/or fill. Stockpiles (Section B-4-5) in excess of 20 feet must be benched with stable outcrop, concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Section B-4-5).
 - All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.

Site Analysis:

Total Area of Site:	1.09 Acres
Area Disturbed (not including maintenance areas):	0.32 Acres
Area to be roofed or paved (not including maintenance areas):	0.18 Acres
Area to be vegetatively stabilized (not including maintenance areas):	0.14 Acres
Total out:	0 Cu Yds
Total fill:	900 Cu Yds
Off-site waste/borrow area location:	*

Area Disturbed (including maintenance areas): 0.06 Acres

Area to be roofed or paved (including maintenance areas): 0.05 Acres

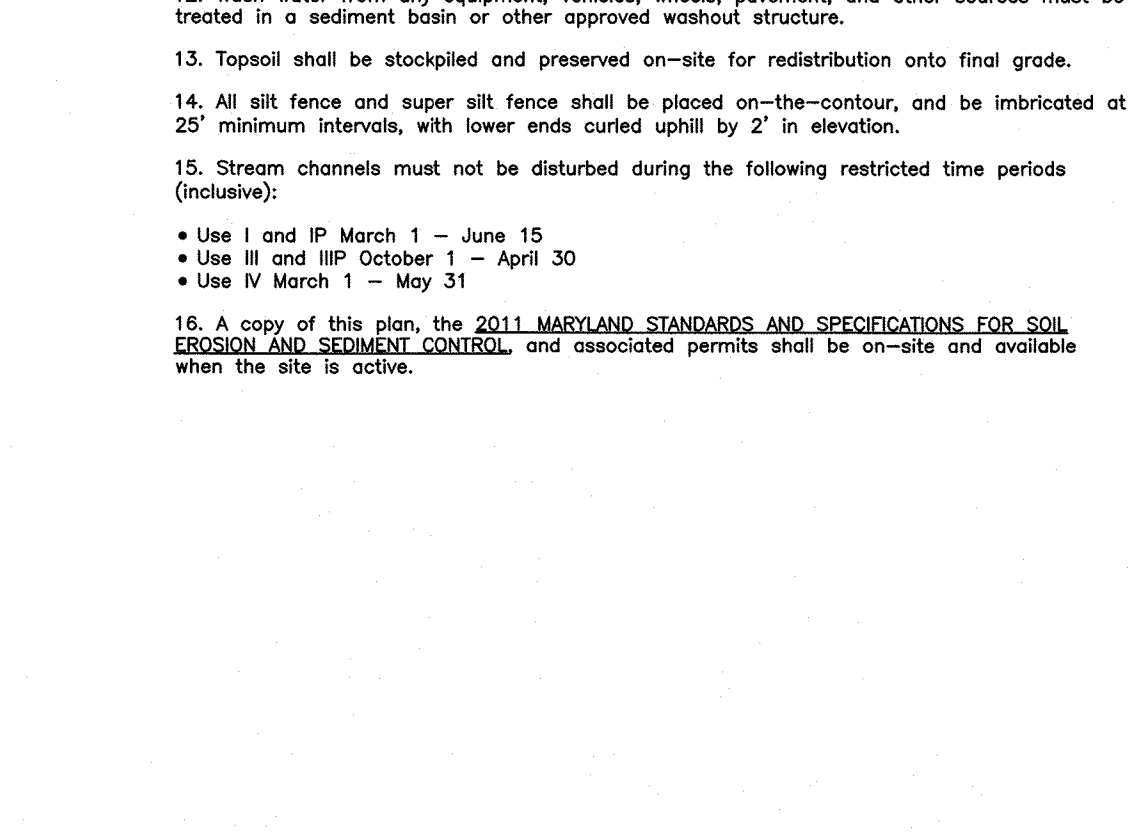
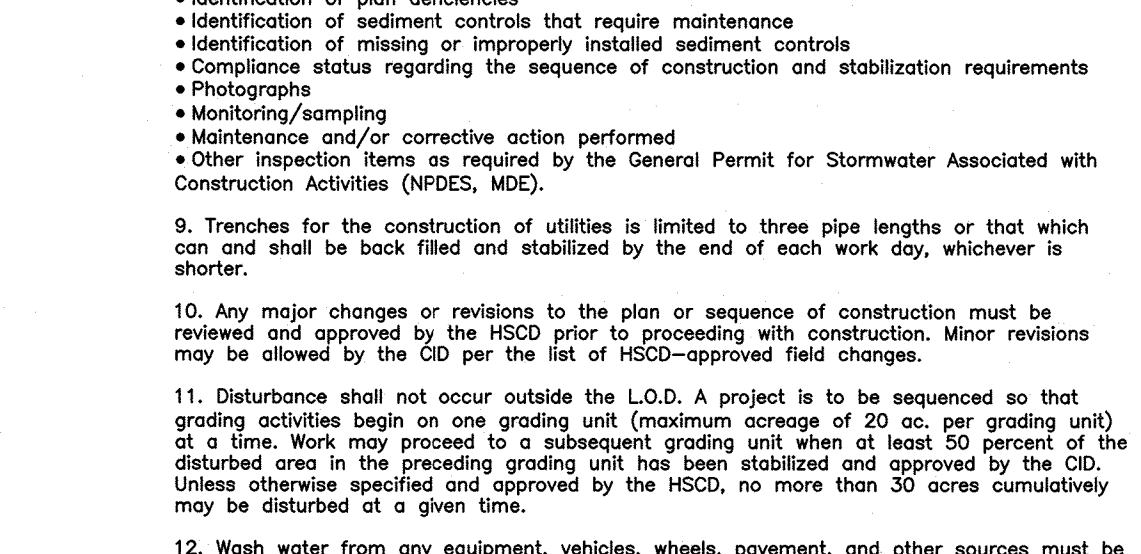
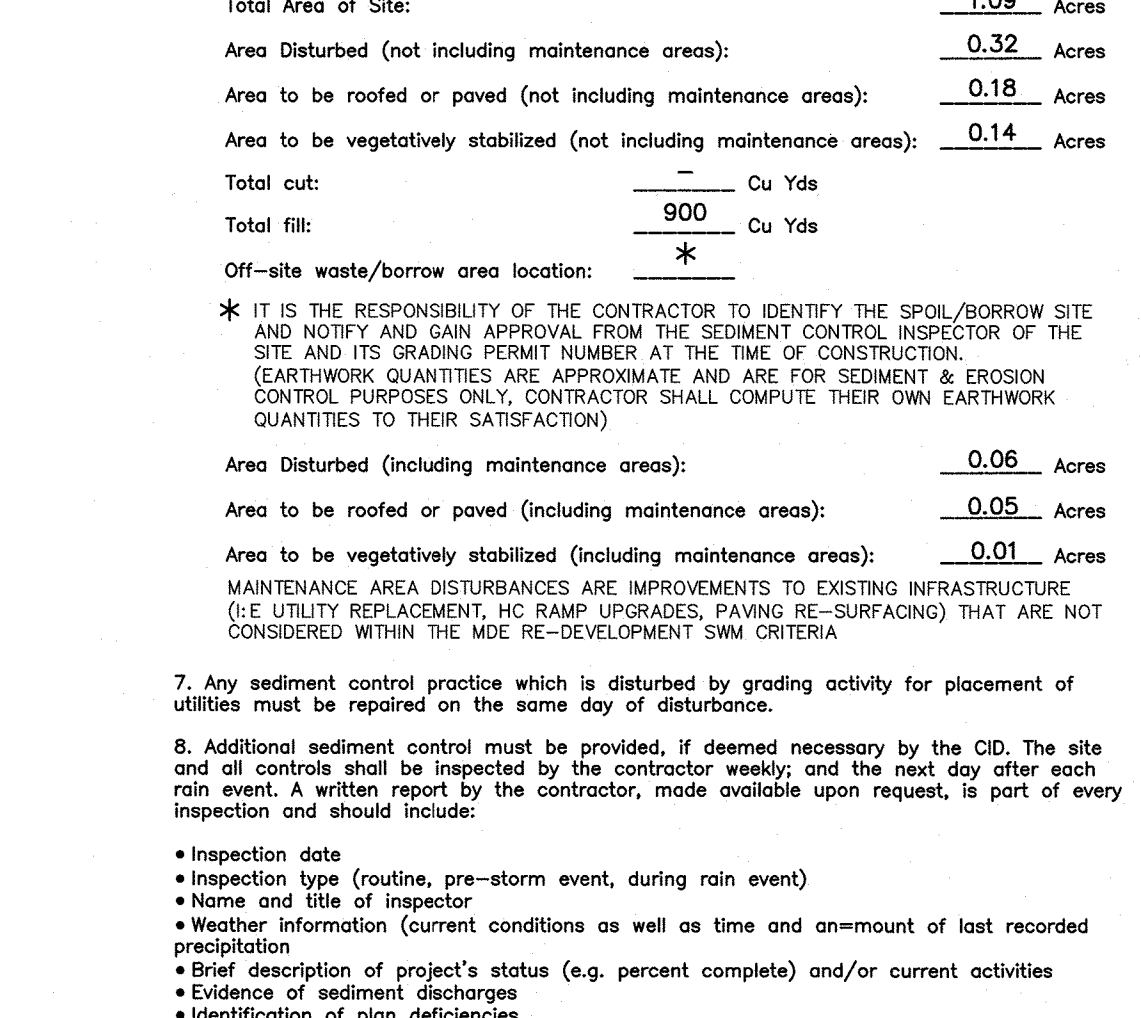
Area to be vegetatively stabilized (including maintenance areas): 0.01 Acres

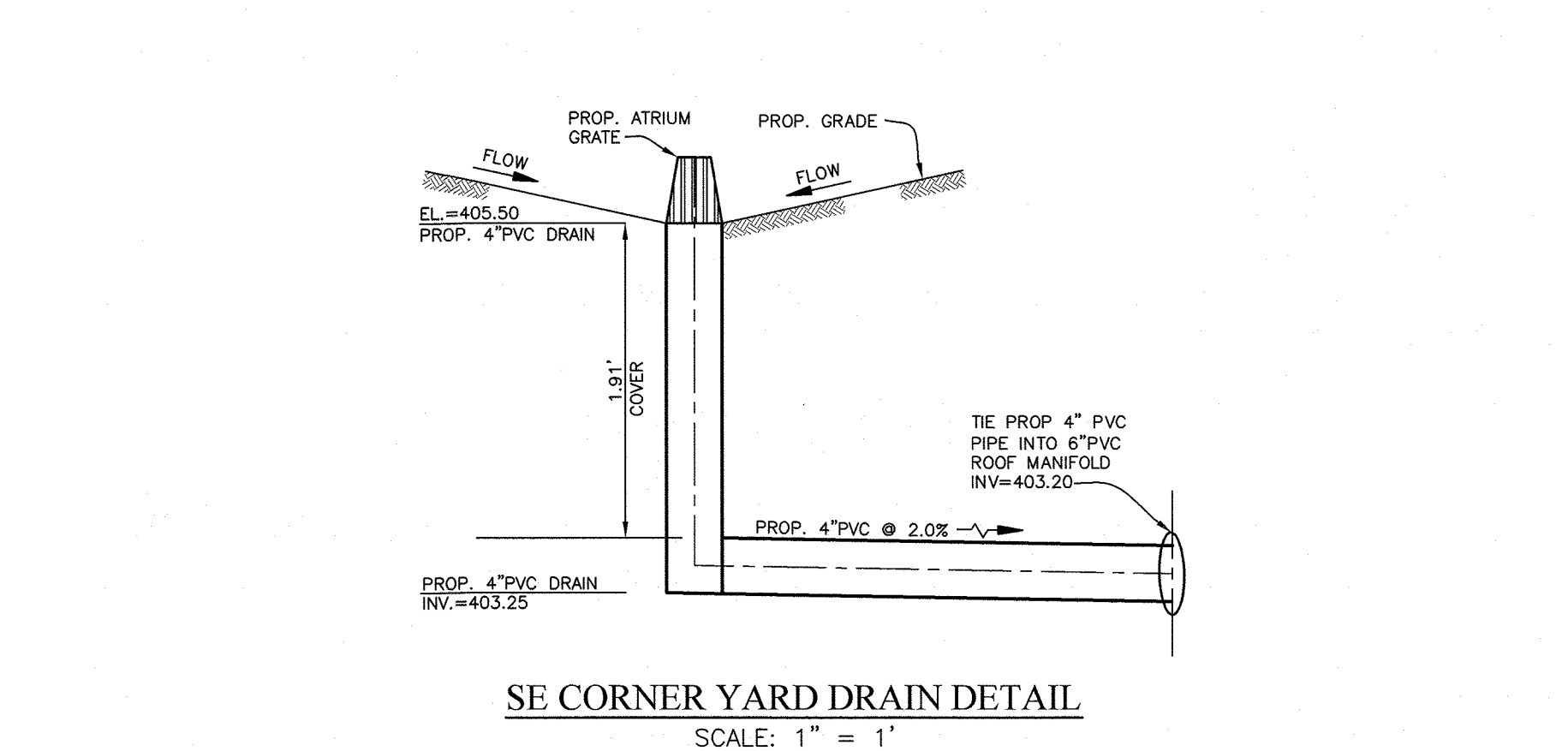
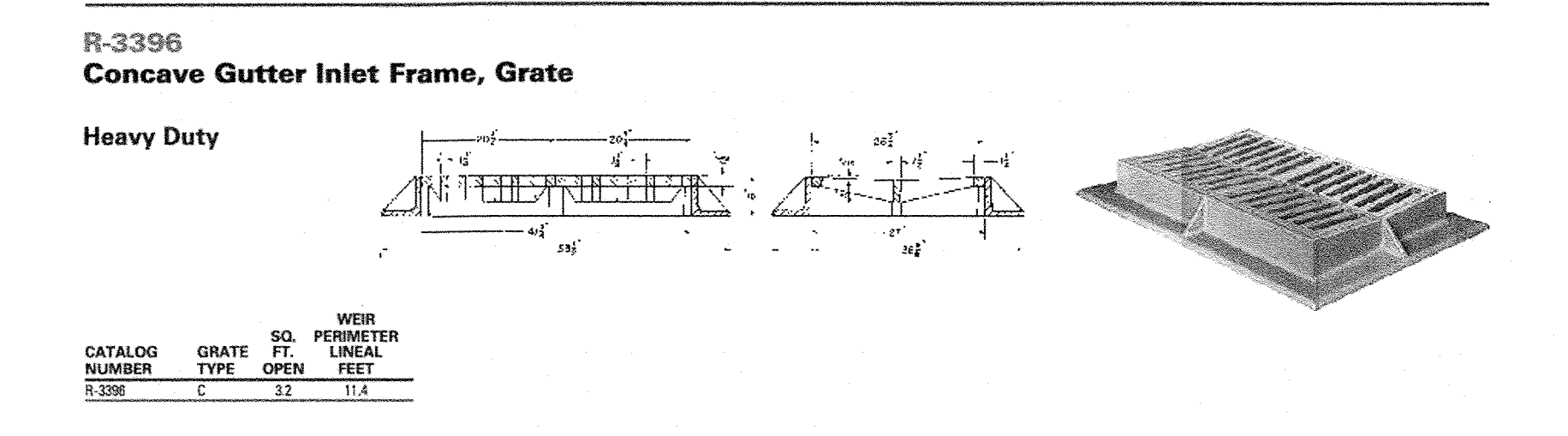
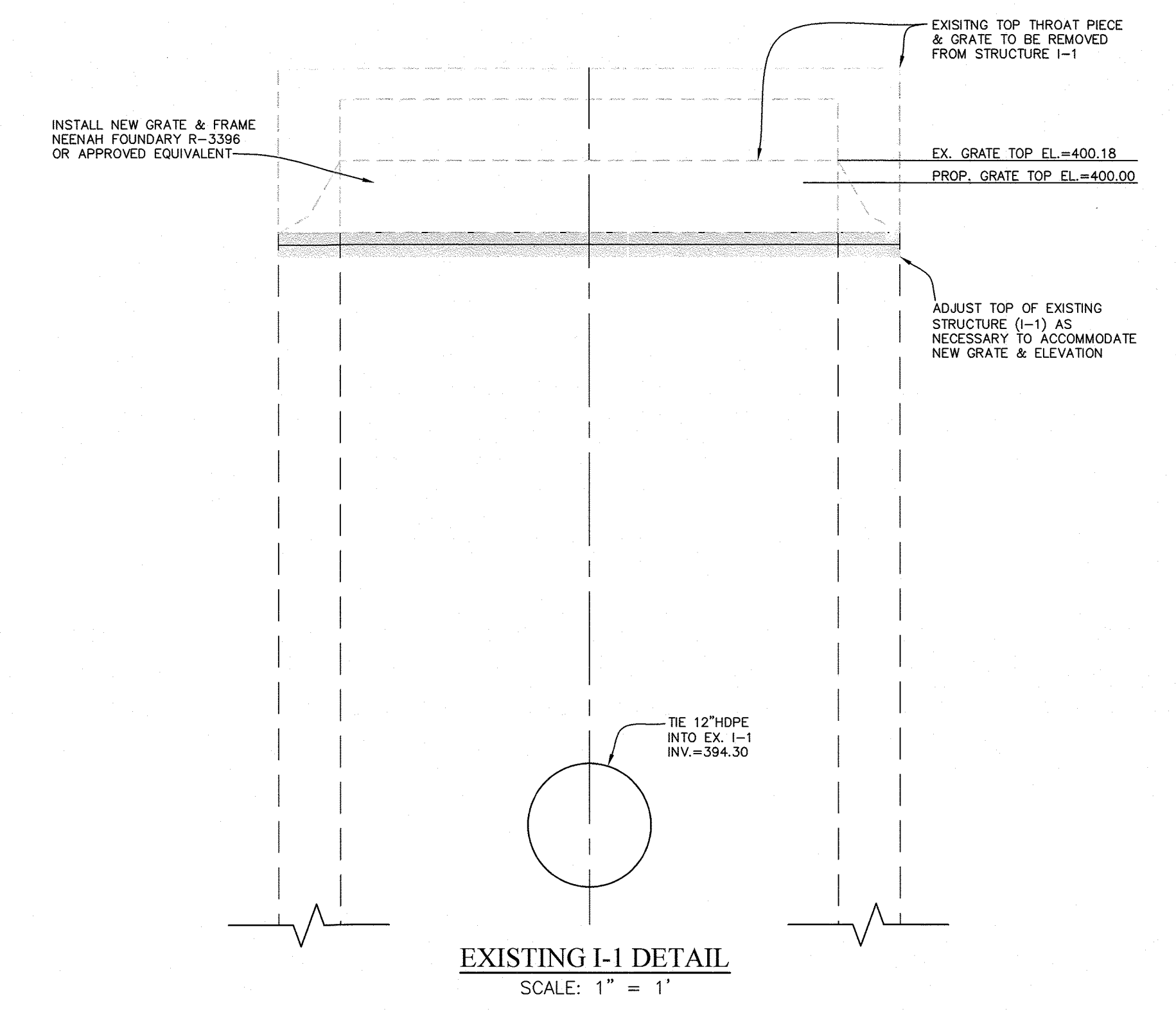
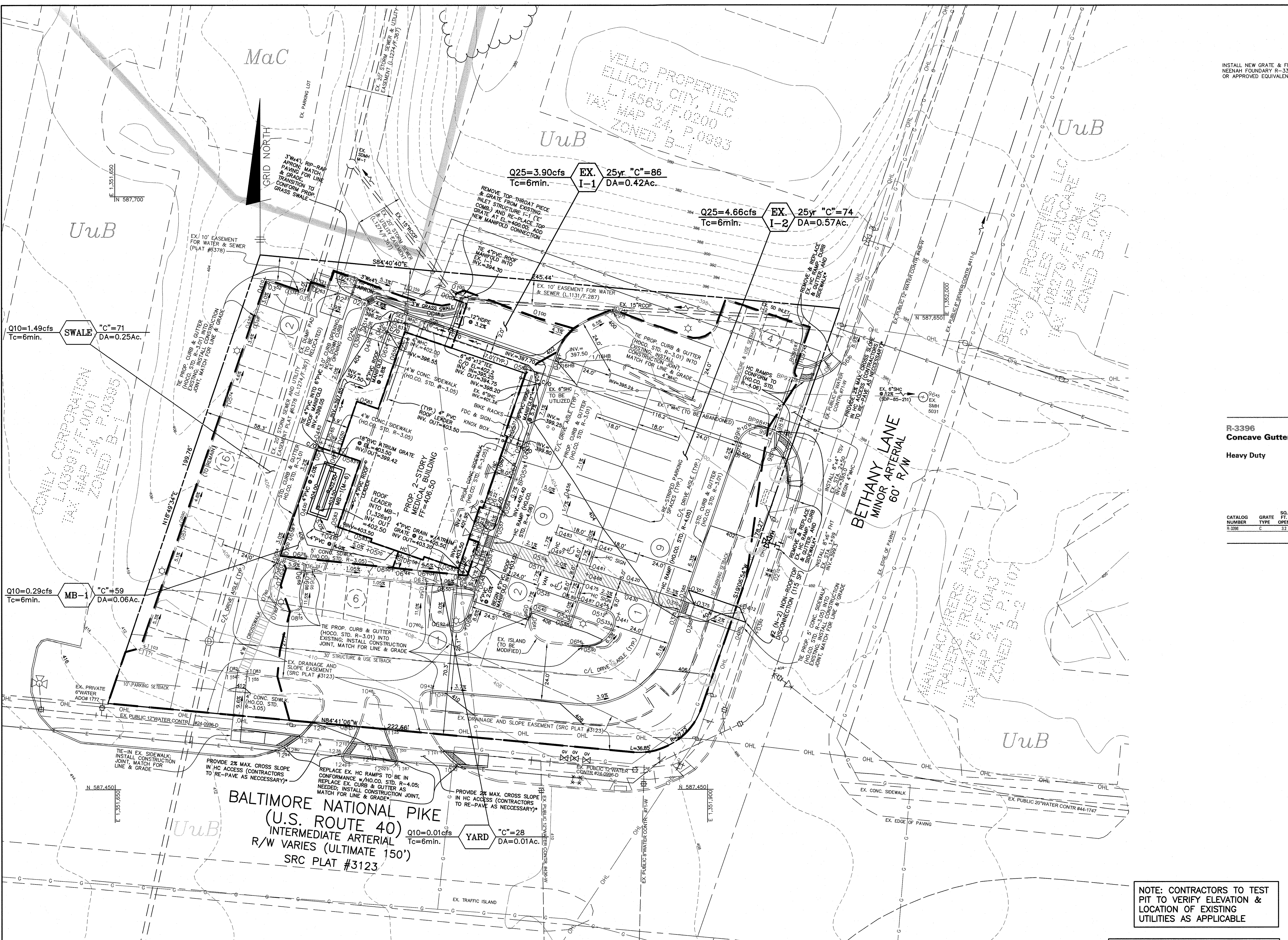
Maintenance Areas: DISTRICT INFRASTRUCTURE (LE UTILITY REPLACEMENT, HILL RAMP UPGRADES, PAVING RE-SURFACING) THAT ARE NOT CONSIDERED UNDER THE MDC RE-DEVELOPMENT SWM CIRCULAR.

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected and approved by the CID the next day after each rain event. A written report by the contractor, made available upon request to part of every inspection and should include:

- Inspection date
- Inspection type (routine, pre-storm event, during rain event)
- Name and title of inspector
- Weather information (current conditions as well as time and amount of last recorded precipitation)
- Brief description of project's status (e.g. percent complete) and/or current activities
- Evidence of sediment discharges
- Identification of plan deviations
- Identification of sediment controls that require maintenance
- Identification of missing or improperly installed sediment controls
- Identification of sediment controls that require repair
- Photographs
- Monitoring/inspecting
- Maintenance and/or corrective action performed
- Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDC).

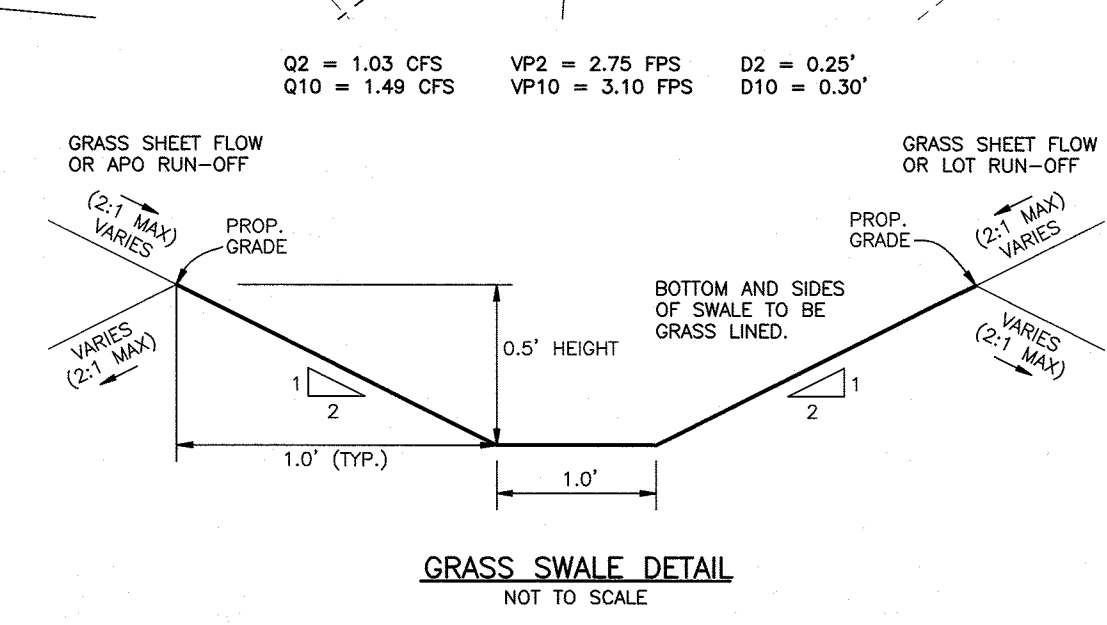
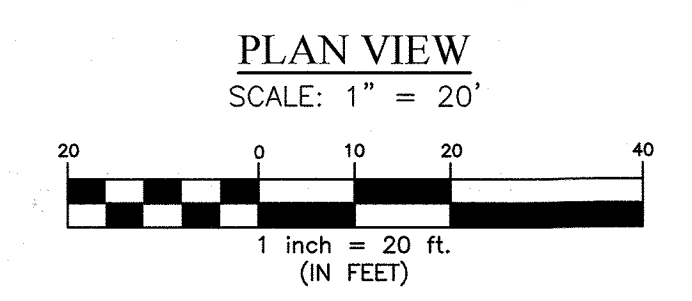




PIPE SCHEDULE			
SIZE	TYPE	LENGTH (L.F.)	MAINTENANCE
12"	HDPE	14.0	PRIVATE
6"(MANIFOLD)	PVC	245.0	PRIVATE
4"(MB-1)	PVC	9.0	PRIVATE

All pipes shall have smooth interior. No interior corrugations.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
MaC		B		GLENNVILLE-URBAN LAND/DRORTHERNS COMPLEX 0 TO 8 PERCENT SLOPES	0.49
UuB		D		MANOR LOAM 8 TO 15 PERCENT SLOPES	0.32
UuB		C		URBAN LAND-UDORTHERNS COMPLEX 0 TO 8 PERCENT SLOPES	-



NOTE: CONTRACTORS TO TEST PIT TO VERIFY ELEVATION & LOCATION OF EXISTING UTILITIES AS APPLICABLE

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

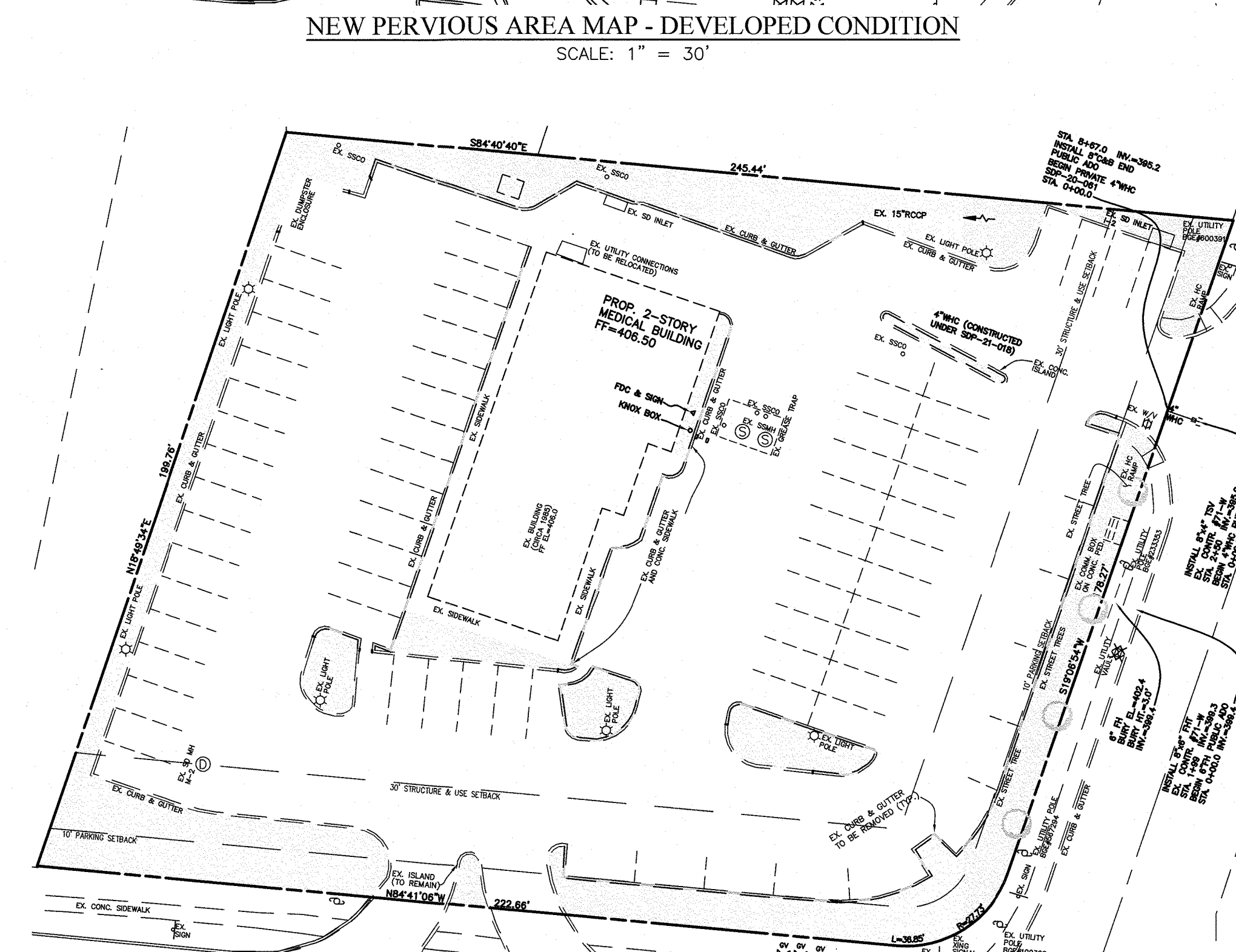
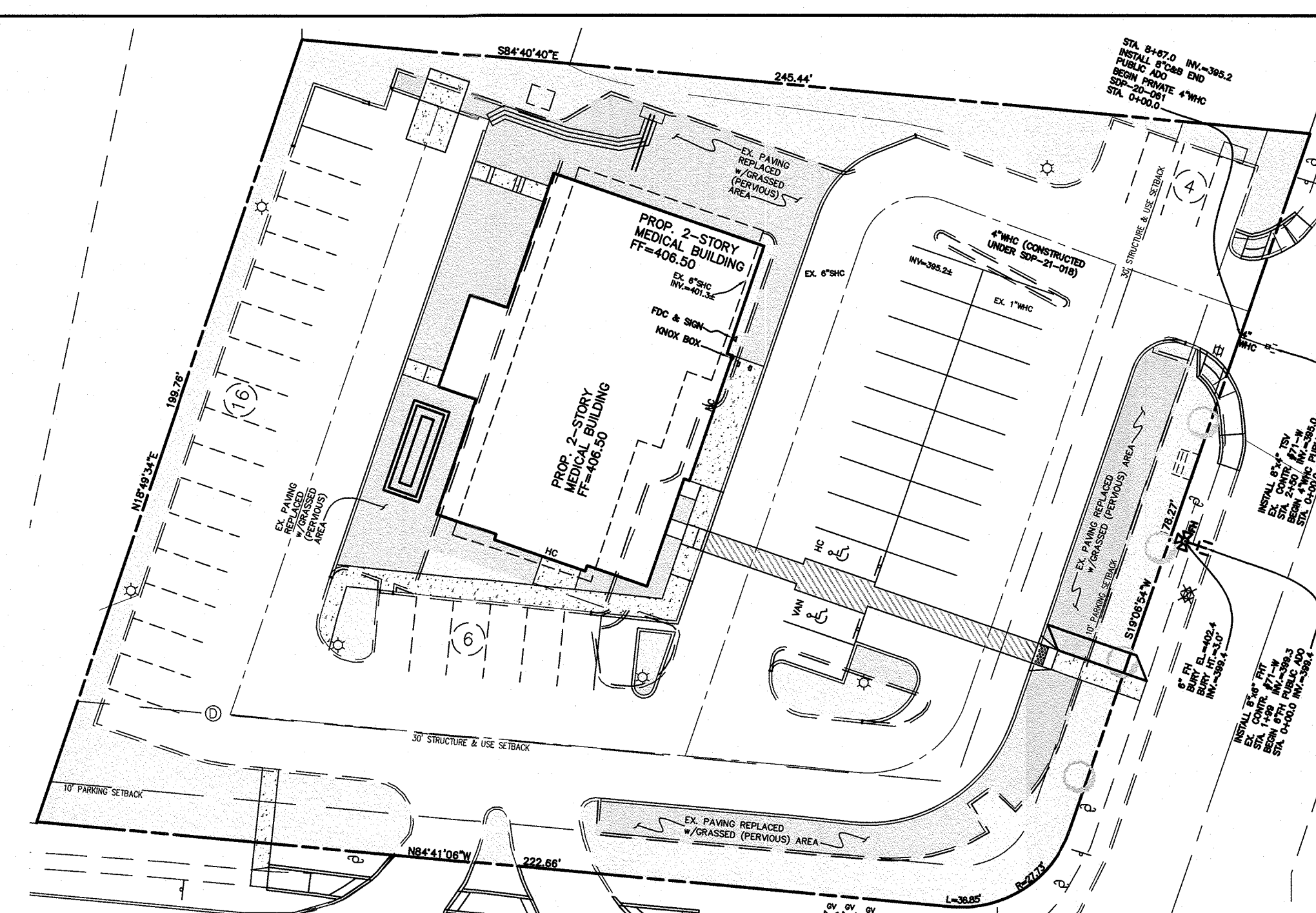
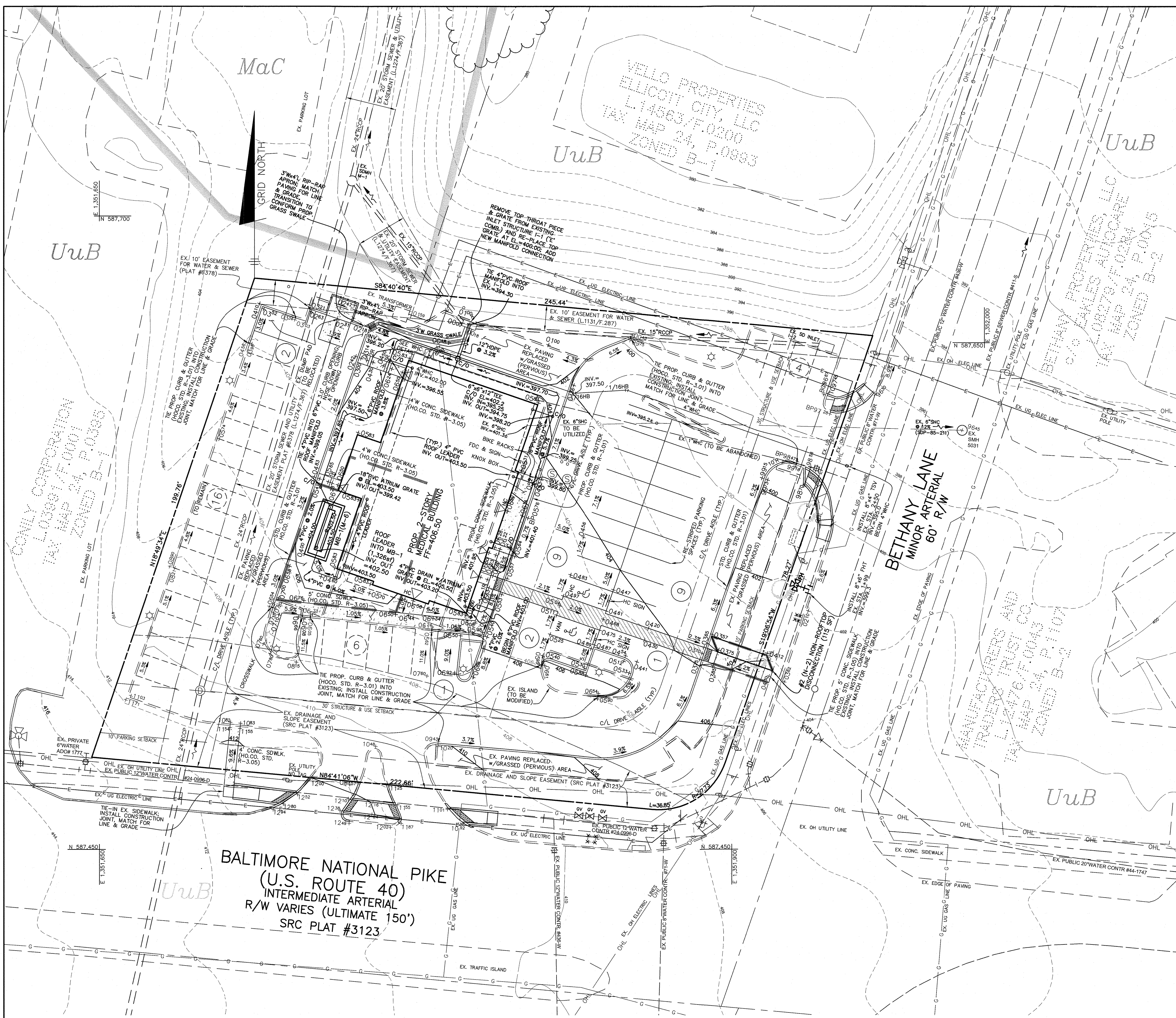
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-28-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA DATE

[Signature] 8-2-21
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature]
 DIRECTOR

NO.	DATE	REVISION
THIS SDP REPLACES SDP-85-211		
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21045 (P) 410-465-6105 (F) 410-465-6844 WWW.BE-CVLENGINEERING.COM		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. 22399, Expiration Date: 6-30-2023.
CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER LLC 5005 SIGNAL BELL LANE SUITE 200 CLARKSVILLE, MD 21029 443-615-1759		COMMERCIAL SITE DEVELOPMENT PLAN ROUTE 40 ACUTE CARE 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211) TAX MAP: 24, GRID: 02, PARCEL: 395 ZONED: B-2 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND
DESIGN: MCR DRAFT: MCR		STORM DRAIN DRAINAGE AREA MAP, NOTES & DETAILS DATE: JUNE, 2021 SCALE: AS SHOWN BEI PROJECT NO. 3012 SHEET 6 OF 14

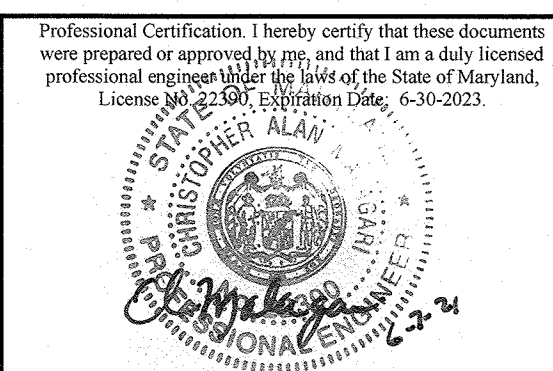


- LEGEND**
- SOILS CLASSIFICATION *ABC*
 - SOILS DELINEATION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - EX. C&G TO BE REMOVED
 - EXISTING PERVIOUS AREA
 - PROPOSED PERVIOUS AREA
 - ESD-SWM DRAINAGE AREA

NO.	DATE	REVISION

THIS SDP REPLACES SDP-85-211

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

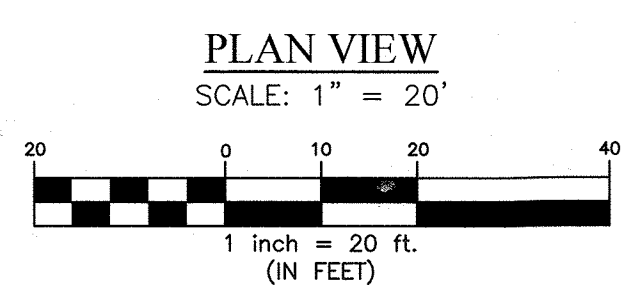


CONTRACT PURCHASER:
FIRST CALL
MEDICAL CENTER LLC
5005 SIGNAL BELL LANE
SUITE 200
CLARKSVILLE, MD 21029
443-615-1759

COMMERCIAL SITE DEVELOPMENT PLAN
ROUTE 40 ACUTE CARE
10120 BALTIMORE NATIONAL PIKE
(PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)
TAX MAP: 24, GRID: 02, PARCEL: 395
ZONED: B-2
ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

DESIGN: MCR
DRAFT: MCR

ESD-SWM DRAINAGE MAP,
NOTES, AND DETAILS
DATE: JUNE, 2021
SCALE: AS SHOWN
BEI PROJECT NO. 3012
SHEET 7 OF 14



THE SITE MEETS THE REQUIREMENTS FOR A RE-DEVELOPMENT SITE IN THAT 40% OF THE TOTAL SITE IMPERVIOUS AREA UNDER EXISTING CONDITIONS EXCEEDS THE 40% THRESHOLD. THE PROPOSED DEVELOPMENT CONSISTS OF 12,550 SF OF EX IMPERVIOUS SURFACE WITHIN THE LIMIT OF DISTURBANCE. THERE WILL BE 6,258 SF OF NEW PERVIOUS SURFACES. THE ESD-SWM REQUIREMENT IS MET BY TAKING CREDIT FOR THE IMPERVIOUS AREA REDUCTION OF 5,010 SF AND USE OF AN APPROVED BMP TO SATISFY THE REMAINING 50% OF EXISTING IMPERVIOUS AREA PER RE-DEVELOPMENT CRITERIA. THE REMAINING OBLIGATION OF 1,265 SF IS PROVIDED ON-SITE VIA (M-6) MICRO-BIOTRETENTION. THE FACILITY SHALL BE PRIVATELY OWNED & MAINTAINED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-28-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/2/21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8-2-21
DIRECTOR DATE

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

NOTE: CONTRACTORS TO TEST PIT TO VERIFY ELEVATION & LOCATION OF EXISTING UTILITIES AS APPLICABLE

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	k-VALUE
SubB		B		GLENNVILLE-URBAN LAND-UDORTHERTS COMPLEX 0 TO 8 PERCENT SLOPES	0.49
MaC		B		MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32
UuB		D		URBAN LAND-UDORTHERTS COMPLEX 0 TO 8 PERCENT SLOPES	

CONSTRUCTION SPECIFICATIONS

B.4.C Specifications for Micro-Bioretenation, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications:

The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Filtering Media or Planting Soil:

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretenation practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy and (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textual analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction:

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material:

Recommended plant material for micro-bioretenation practices can be found in Appendix A, Section A.2.3.

5. Plant Installation:

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers, fertilizers, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains:

Underdrains should meet the following criteria:

- Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be 1/2" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with 1/4" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (1/2" to 3/4" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous:

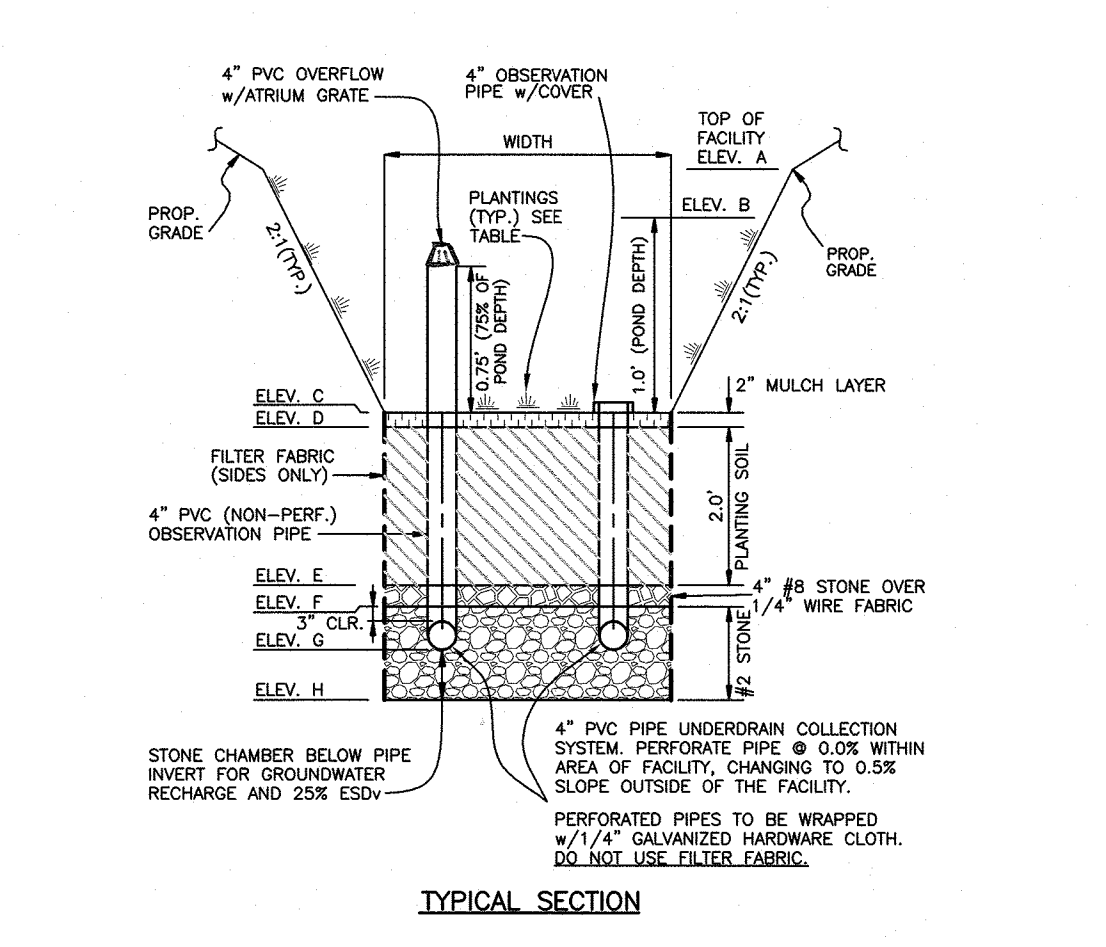
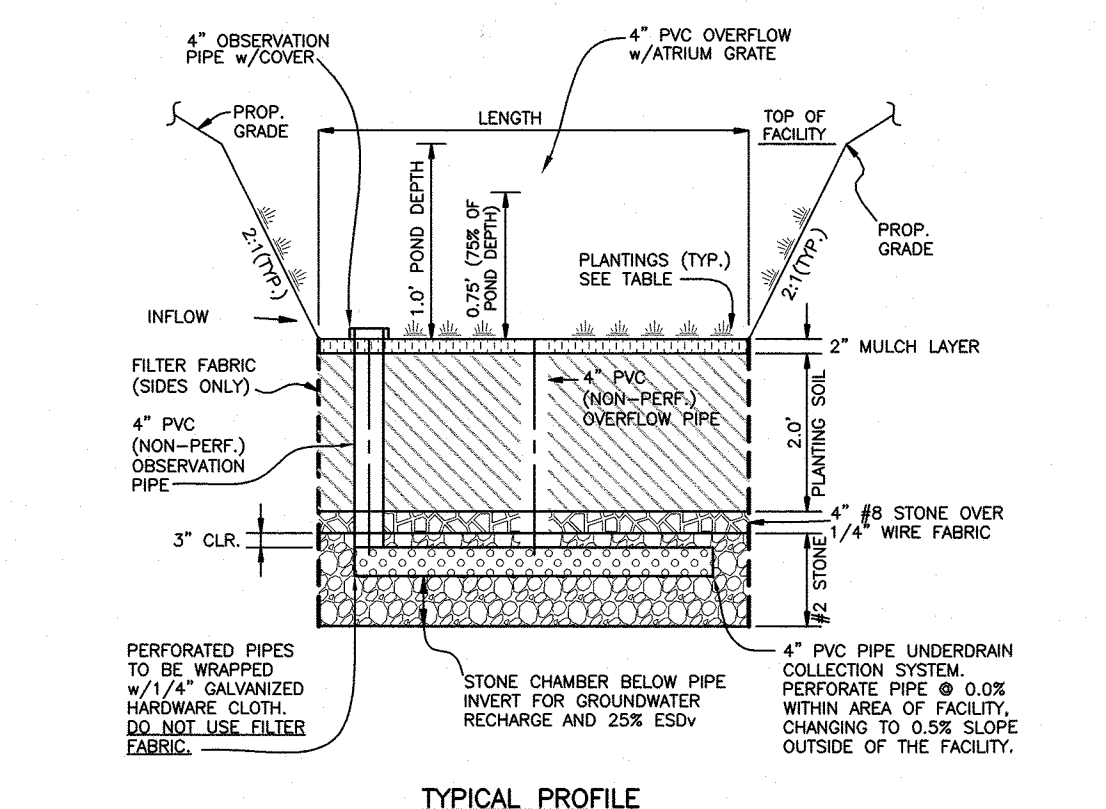
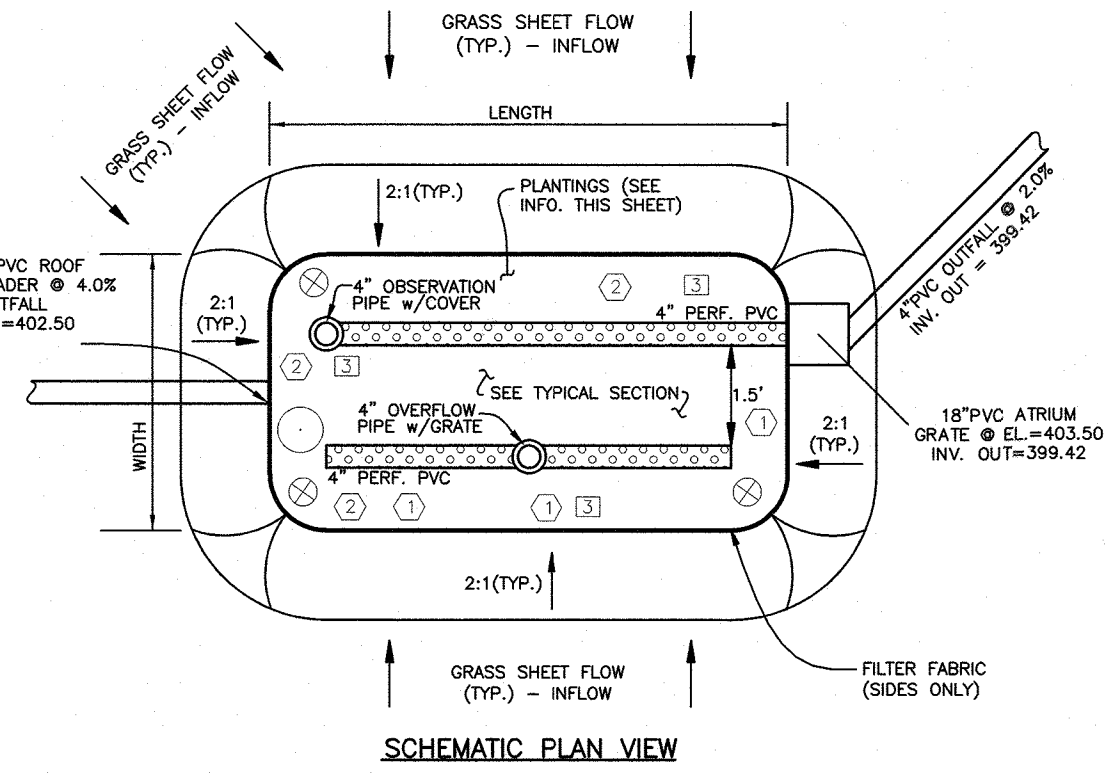
These practices may not be constructed until all contributing drainage area has been stabilized.

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A, TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974	N/A	
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C") (1/4" WIRE MESH)	N/A	1/4" WIRE MESH	PE TYPE 1 NONWOVEN
UNDERDRAIN GRAVEL	AASHTO M-43	N/A	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	NO. 57 OR NO. 6 0.375" TO 0.750"	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW, MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4"-INCH GALVANIZED HARDWARE CLOTH.
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB)		

RE-DEVELOPMENT / ESD STORMWATER MANAGEMENT SUMMARY TABLE															
Practice	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	Required/Provided	2% DA?	ESDv (cf)	Required/Provided	Pe Provided	REV Required/Provided	Ownership			
(M-6) Micro Bio-Retention	#1	2,512	1,326	53%	0.53	1.0	50	51	PASS	115	128	1.2	38	38	Private
(N-2) Disconnection of Non-Rooftop Runoff	#2	230	115	50%	0.50	1.0	10	10	N/A	1.0	0	0	0	0	Private
Totals per individual Drainage Area		2,742	1,441	53%	0.52					125	137				
Totals per Overall Site		2,742	1,429	52%	0.52	1.0				115	137				

- Notes:
 1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED)
 2. The ESDv Required for the (M-6) practices is based on 75% of ESDv.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GUB		B		GLENVILLE-URBAN LAND-UDORTHERNTS COMPLEX, 0 TO 8 PERCENT SLOPES	0.49
M4c		B		MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32
U4b		D	C	URBAN LAND-UDORTHERNTS COMPLEX, 0 TO 8 PERCENT SLOPES	-



MICRO-BIORETENTION DETAILS NOT TO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA IN COMMERCIAL AREAS. FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

(M-6) Micro Bio-Retention Landscaping Chart						
PLANT NAME	COMMON NAME	TYPE	SIZE	Surface Area	MB #1	TOTAL
				51	51	
Lobelia cardinalis	Cardinal flower	perennial herbaceous plant	quart bulb	3	3	3
Lobelia siphilitica	Great Blue Lobelia	perennial herbaceous plant	quart bulb	3	3	3
Irises versicolor	Blue Water Iris	perennial herbaceous plant	quart bulb	3	3	3
Carex stricta	Upright Sedge	grass	quart bulb	3	3	3
Ilex verticillata	Common Winterberry	shrub	2.5'-3' ht	1	1	1

(PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)

MICRO-BIORETENTION (M-6) LANDSCAPE DATA

HYDROLOGIC ZONE 3 - REGULARLY INUNDATED SHORELINE FRINGE (HIGH MARSH)

HYDROLOGIC CONDITION - 0" TO 1"-0" DEEP HARDINESS - TEMPERATE ZONE B6 (-43 TO 7°)

NOTE: REFER TO MDE 2000 MD STORMWATER DESIGN MANUAL VOLUMES 1 & 2 FOR LANDSCAPE CONTRACTOR RESPONSIBILITIES, PRACTICES AND MAINTENANCE DUTIES.

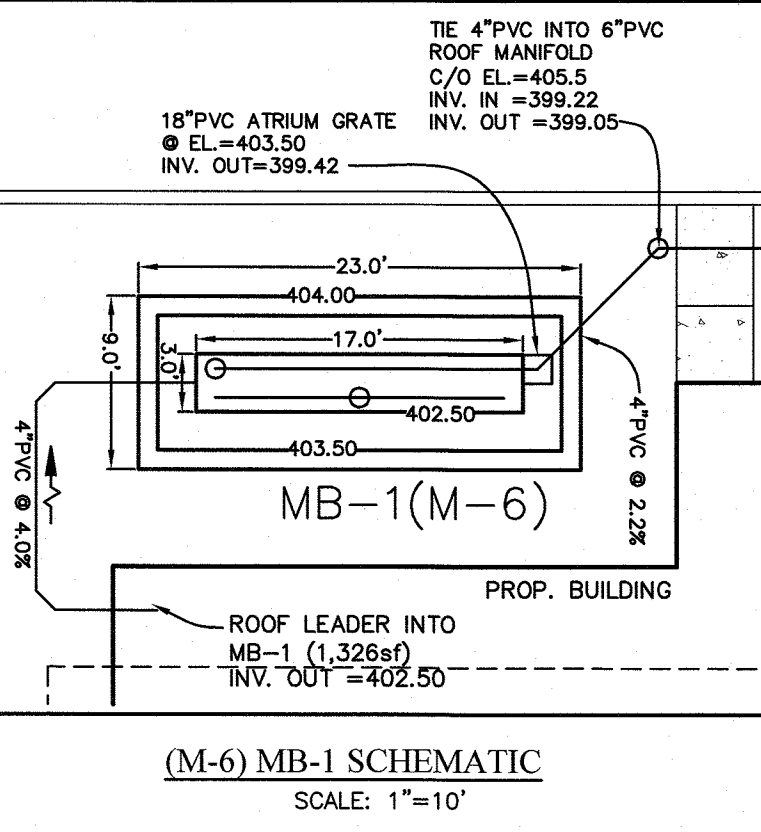
OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

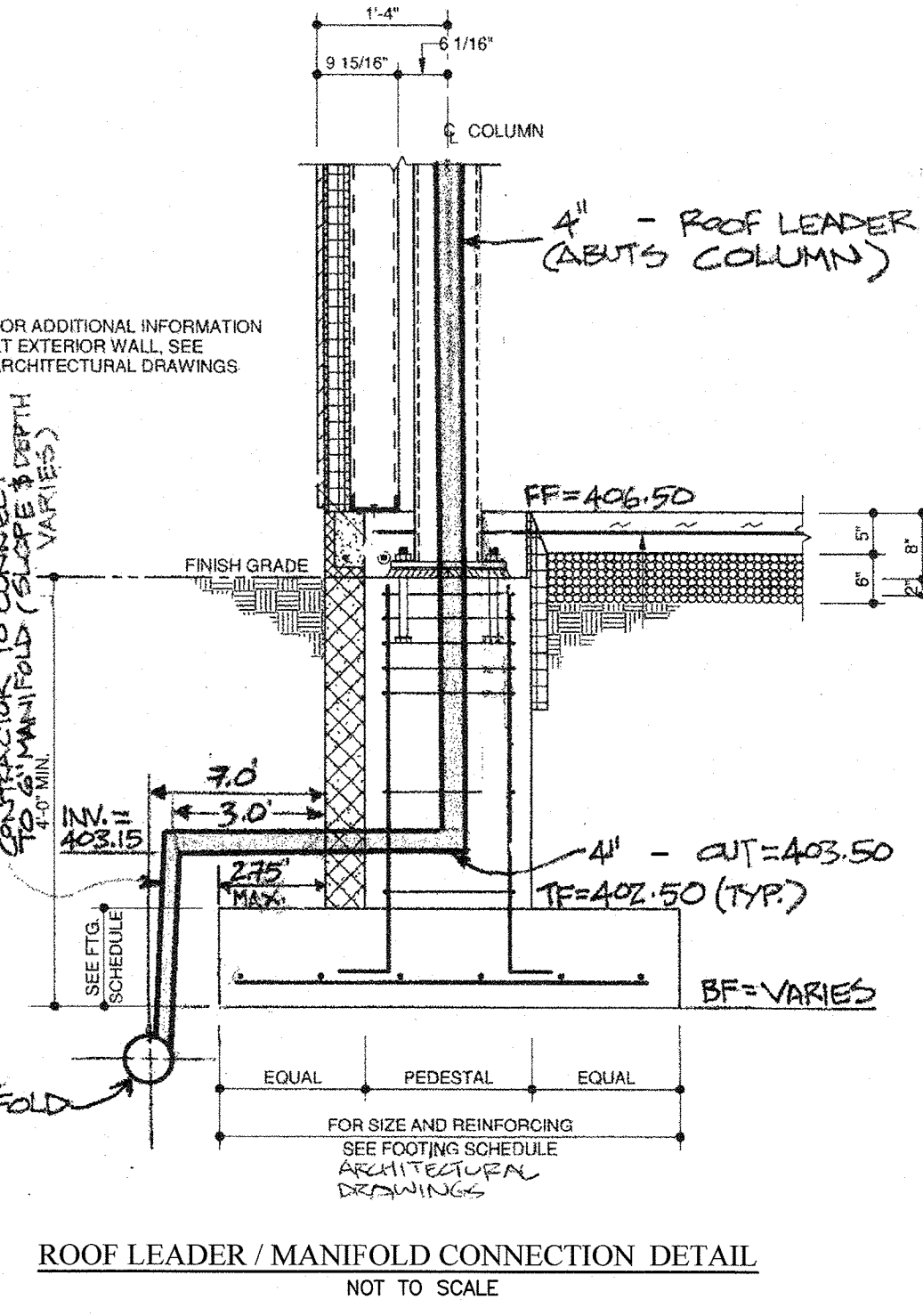
UNDERDRAIN, OVERFLOW AND OUTFALL NOTES

- THE LAST CLEAN-OUT LOCATION WITHIN EACH MICRO-BIORETENTION FACILITY SHALL BE FITTED WITH A NON-CLOGGING SURFACE DRAIN (EXAMPLE: 4" ABS ROOF DRAIN W/CAST ALUMINUM DOME) AT THE POND SURFACE ELEVATION INDICATED IN THE CORRESPONDING TABLE ELEV. 2.
- THE PVC WITHIN THE FACILITY SHALL BE PERFORATED.
- THE UNDER-DRAIN AND PIPE TO OUTFALL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 2' BELOW FINISHED GRADE AND SHALL MAINTAIN A MINIMUM 1% SLOPE AND MAINTAIN A MINIMUM OF 1' OF SEPARATION AT ALL CROSSINGS.

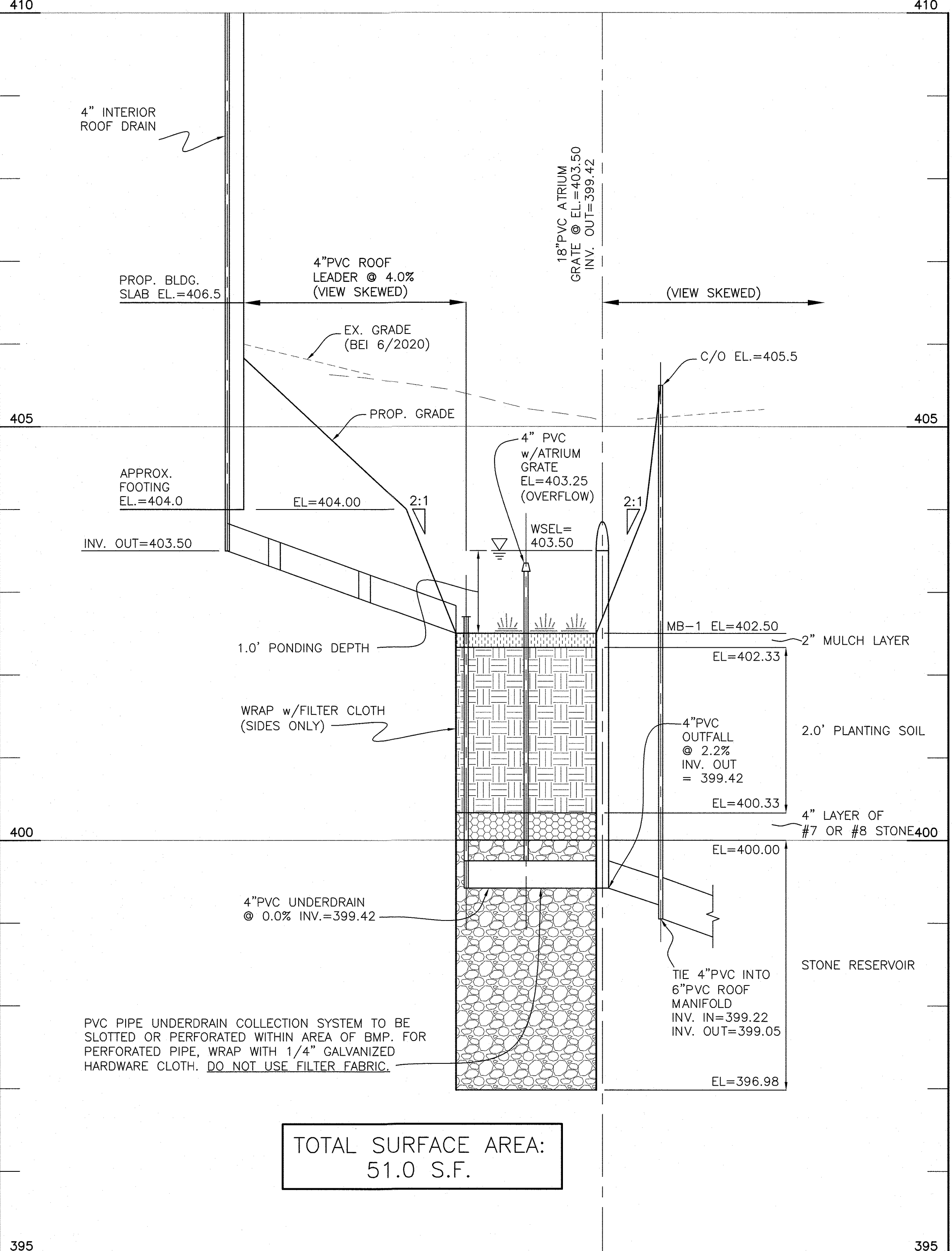
MB-1 (M-6)	
4" PVC	
Elevation A	404.00
Elevation B	403.50
Elevation C	402.50
Elevation D	402.33
Elevation E	400.33
Elevation F	400.00
Elevation G	399.42
Elevation H	396.98



(M-6) MB-1 SCHEMATIC SCALE: 1"=10'



ROOF LEADER / MANIFOLD CONNECTION DETAIL NOT TO SCALE



TOTAL SURFACE AREA: 51.0 S.F.

(M-6) MB-1 PROFILE VERTICAL SCALE: 1"=1' HORIZONTAL SCALE: 1"=10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA
 DATE: 7-28-21

Howard County
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/2/21

Howard County
 DIRECTOR
 DATE: 9-2-21

NO. DATE REVISION

THIS SDP REPLACES SDP-85-211

BENCHMARK ENGINEERS & LAND SURVEYORS PLANNERS ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6100 (F) 410-465-6444
 WWW.BE-CMENGINEERING.COM

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. 23390, Expiration Date: 6-30-2023.

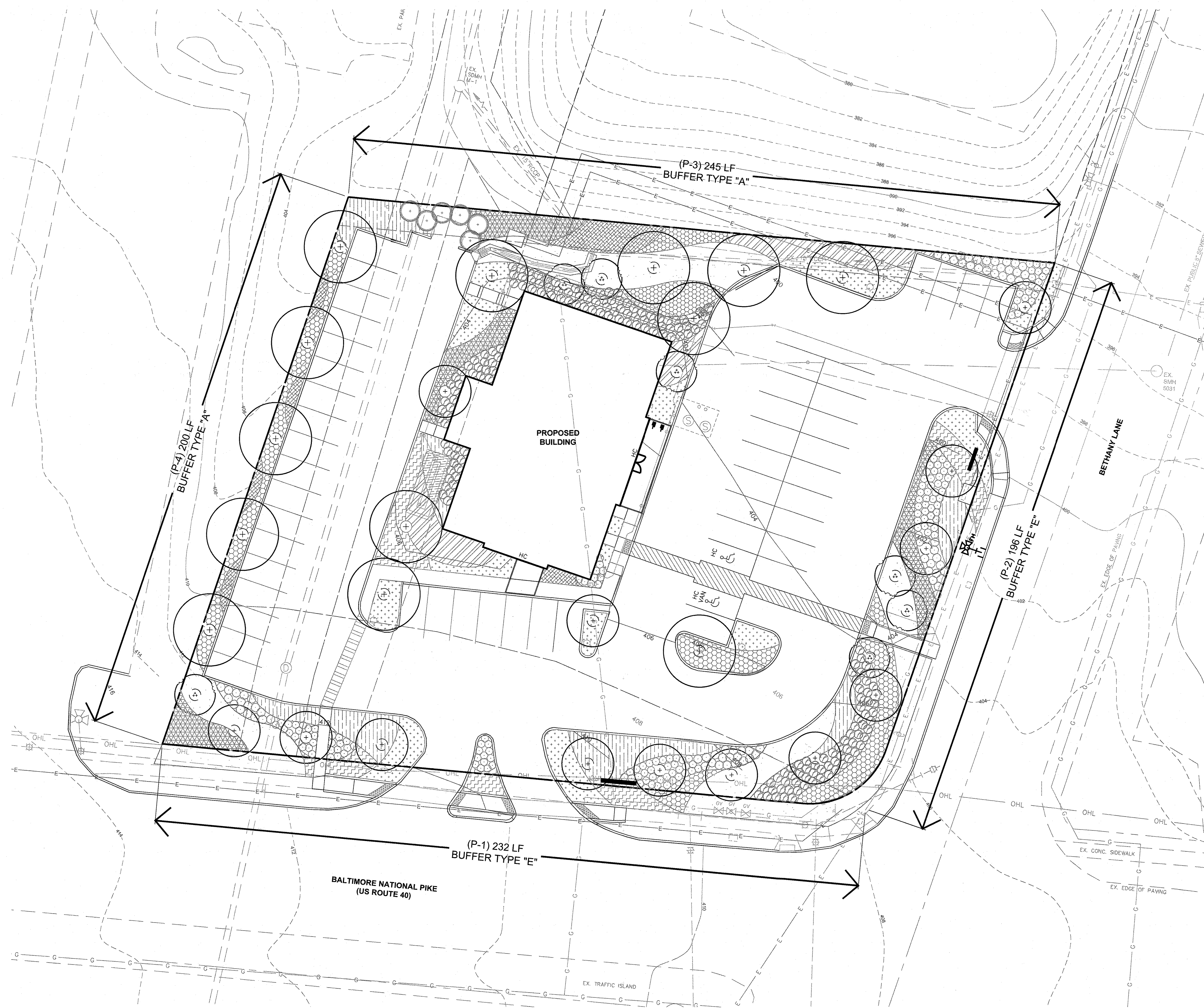
CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER LLC, 5005 SIGNAL BELL LANE SUITE 200, CLARKSVILLE, MD 21029, 443-615-1759

COMMERCIAL SITE DEVELOPMENT PLAN: ROUTE 40 ACUTE CARE, 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)

TAX MAP: 24 GRID: 02 PARCEL: 395 ZONED: B-2 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

SWM-BMP NOTES AND DETAILS

DATE: JUNE, 2021 BEI PROJECT NO. 3012
 SCALE: AS SHOWN SHEET 8 OF 14



SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS			
	P-1	P-2	P-3	P-4
Perimeter/Frontage Designation Landscape Type	E	E	A	A
Linear Feet of Roadway Frontage/Perimeter	232 LF	196 LF	245 LF	200 LF
Credit for Existing Vegetation (Yes, No, Linear Feet - Describe below if needed)	NO	NO	NO	NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet - Describe below if needed)	NO	NO	NO	NO
Subtotal (linear feet of perimeter - credits)	0	0	0	0
Number of Plants Required				
Shade Trees	1:40=6	1:40=5	1:60=4	1:60=3
Evergreen Trees	0	0	0	0
Shrubs	1:4=58	1:4=49	0	0
Number of Plants Provided				
Shade Trees	0	0	4	3
Evergreen Trees	0	0	0	0
Other Trees (2:1 Substitution)	7	8	0	0
Shrubs (10:1 Substitution)	83	59	0	0
Describe Plant Substitution Credits Below if needed				

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of parking spaces	50
Number of trees required (1 TREE: 20 SPACES)	3
Number of trees provided	
Shade Trees	3
Other Trees (2:1 Substitution)	-

PLANT SUBSTITUTION NOTES:

Small shade trees, ornamental trees, and shrubs have been substituted to achieve the shade tree planting requirements along perimeters P-1 & P-2 due to the existing overhead utility lines that run along Route 40 and Bethany Lane. Substitutions are as follows:

Perimeter P-1
6 small shade trees are substituted for 3 required shade trees.
1 Ornamental tree is substituted for 0.5 required shade trees.
25 shrubs are substituted for 2.5 required shade trees.
Additional shrubs are provided along P-1 for screening purposes.

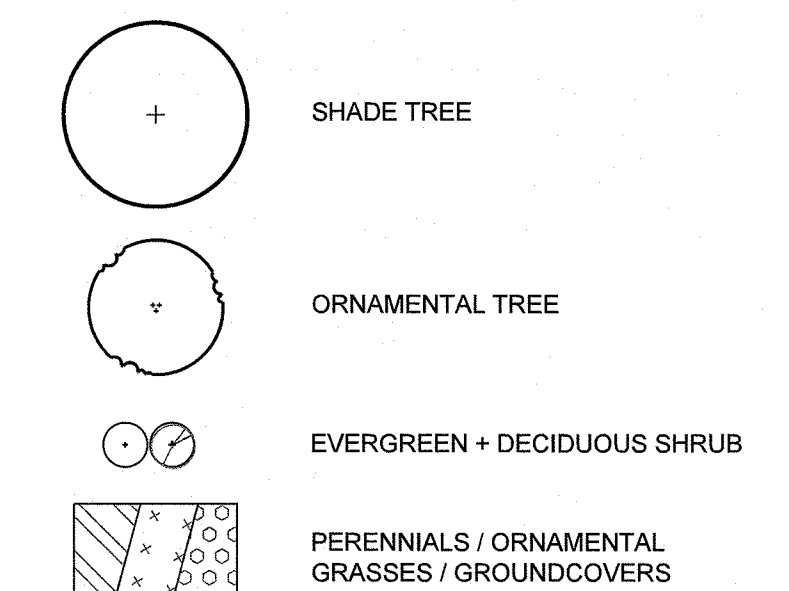
Perimeter P-2
5 small shade trees are substituted for 2.5 required shade trees.
3 ornamental trees are substituted for 1.5 required shade trees.
10 shrubs are substituted for 1 required shade tree.
Additional shrubs are provided along P-2 for screening purposes.

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 final release of the landscape plan until such time as all required materials are planted and/or revisions are made to the applicable plans.

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.

This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Landscape Manual with a minimum of 21 shade trees, 0 evergreen trees and 107 shrubs.

PLANTING LEGEND.



THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAVE BEEN ADDRESSED BY A CERTIFIED LANDSCAPING PLAN APPROVED WITHIN THIS PLAN SET. THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$9,510 FOR 7 SHADE TREES, 15 SMALL/ORNAMENTAL TREES, 142 SHRUBS & 3 INTERNAL SHADE TREES.

THE LANDSCAPING ALONG U.S. ROUTE 40 & BETHANY LANE RECEIVED BGE APPROVAL BY CORRESPONDENCE ON 12/12/2020.

OWNER'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 OF 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] 6/21/21
OWNER: NICHOLE HAMMETT
FIRST CALL MEDICAL CENTER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 7-20-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA DATE
[Signature] 8/2/21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 8-2-21
DIRECTOR DATE

NO.	DATE	REVISION

THIS SDP REPLACES SDP-85-211

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21104
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect in accordance with the laws of the State of Maryland. License No. 11-05-2022. Date: 05.10.21

CONTRACT PURCHASER:
FIRST CALL
MEDICAL CENTER, LLC
5005 SIGNAL BELL LANE
SUITE 200
CLARKSVILLE, MD 21029
443-615-1759

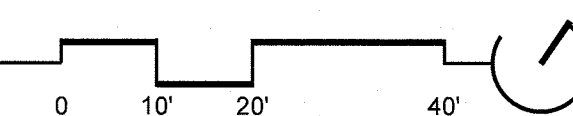
COMMERCIAL SITE DEVELOPMENT PLAN
ROUTE 40 ACUTE CARE
10120 BALTIMORE NATIONAL PIKE
(PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)

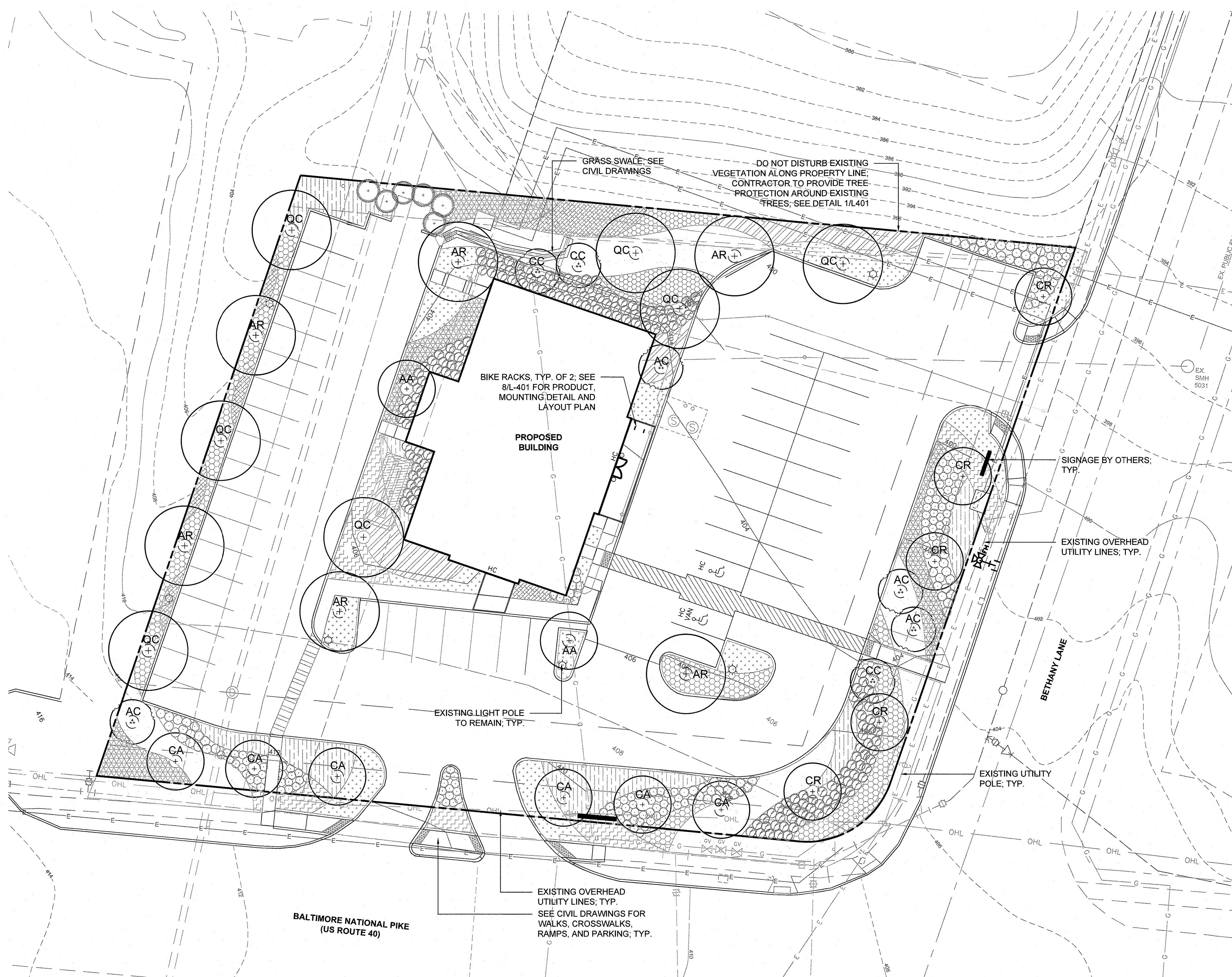
L3000 MINIMUM LANDSCAPE
REQUIREMENTS

DATE: JUNE 2021 BEI PROJECT NO. 3014
SCALE: AS SHOWN SHEET 9 OF 14

1 SITE PLAN

1" = 20'





PLANTING SCHEDULE (THIS SHEET ONLY)

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
6	AR	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" Cal.	B&B	Central Leader Full Crown
2	AA	Acer rubrum 'Armstrong' / Armstrong Red Maple	2 1/2" Cal.	B&B	Strong Central Leader Full Crown
6	CA	Carpinus caroliniana American Hornbeam	2 1/2" Cal.	B&B	Single Stem, Matched Do Not Fall Dig
5	CR	Crataegus crus-galli var. inermis / Thornless Hawthorn	2 1/2" Cal.	B&B	Single Stem, Matched
7	QC	Quercus coccinea/ Scarlet Oak	3" Cal.	B&B	Strong Central Leader Do Not Fall Dig
ORNAMENTAL TREES					
4	AC	Amelanchier canadensis/ Serviceberry	8' Ht.	B&B	Multi-Stem 3 Cane Min.; 5 Cane Max.
3	CC	Cercis canadensis / Eastern Redbud	8' Ht.	B&B	Multi-Stem 3 Cane Min.; 5 Cane Max.

GENERAL PLANTING NOTES:

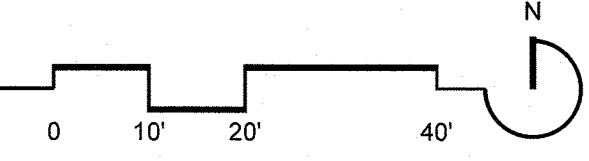
1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION. ANY PLANT MATERIAL EXHIBITING A SPINDLY OR LOP-SIDED HABIT OR ANY OTHER FEATURE THAT DETRACTS FROM ITS HEALTH OR APPEARANCE WILL BE REJECTED.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE LANDSCAPED AREA PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATES SHIFTING OF THE PLANT MATERIAL, THE LANDSCAPE ARCHITECT IS TO BE CONSULTED PRIOR TO RELOCATION.
5. OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
6. ALL PLANT BEDS AND TREE PITS SHALL HAVE A GRANULAR PRE-EMERGENT WEED CONTROL APPLIED PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO MULCHING.
7. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, TURF AND STRUCTURES. ANY DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS. ALL AREAS DISTURBED BY PLANTING OR GRADING OPERATIONS SHALL BE FINE GRADED AND SEEDED OR SODDED. ALL DEBRIS AND WASTE MATERIAL RESULTING FROM PLANTING OPERATIONS SHALL BE REMOVED FROM THE PROJECT AND CLEANED UP.
8. PLACE PLANTS FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT.
9. ALL PLANT BEDS SHALL BE CONTAINED WITH A 4" DEEP SPACED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
10. ALL PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 2" UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS.

SOIL PREPARATION NOTES:

1. THESE NOTES SERVE AS A GENERAL GUIDE ONLY, PER CSI SPECIFICATION SECTION 329113 (SOIL PREPARATION); REFER TO STANDARD CSI SPECIFICATIONS SECTIONS 311000 (SITE CLEARING FOR TOPSOIL STRIPPING AND STOCKPILING) AND 329113 (SOIL PREPARATION) FOR DETAILED INSTRUCTIONS ON SITE CLEARING, EROSION CONTROL, SOIL STORAGE, TESTING, PRODUCTS AND EXECUTION PROCEDURES.
2. THE CONTRACTOR SHALL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM PRECONSTRUCTION SOIL ANALYSIS ON EXISTING, ON-SITE SOIL AND IMPORTED SOIL. SOIL ANALYSIS/REPORT TO PROVIDE RECOMMENDATIONS ON: SOIL AMENDMENT, INCLUDING RECOMMENDATIONS FOR NITROGEN, PHOSPHORUS, AND POTASSIUM FERTILIZATION, AND FOR MICRONUTRIENTS; FERTILIZERS; SOIL-FERTILITY ANALYSIS ACCORDING TO SSSA NAFT SERA-6; AND ORGANIC MATTER CONTENT ACCORDING TO SSSA'S METHOD OF SOIL ANALYSIS PART 3 CHEMICAL METHODS. RECOMMENDATIONS TO BE PROVIDED IN WEIGHT PER 1000 SF FOR 6 INCH DEPTH OF SOIL.
3. SOIL MATERIALS TO BE DELIVERED PACKAGED IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE; APPROPRIATE CERTIFICATES TO ACCOMPANY DELIVERY OF BULK FERTILIZERS AND AMENDMENTS.
4. DO NOT DUMP/STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, PAVEMENT, OR EXISTING TURF OR PLANT AREAS; PROVIDE EROSION CONTROL MEASURES AS NEEDED.
5. BASED ON SOIL AGENCY RECOMMENDATION, PROVIDE EITHER AMENDED ON-SITE SURFACE SOIL, OR IMPORTED MANUFACTURER SOIL CONSISTING OF MANUFACTURER'S BASIC SANDY LOAM ACCORDING TO USDA TEXTURES, BLENDED IN A FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL. SOIL MUST NOT CONTAIN ANY EXTRANEOUS MATERIALS THAT COULD BE HARMFUL TO PLANT GROWTH, NOR ANY STONES, ROOTS, POCKETS OF COURSE SAND, ETC., EXCEEDING 1 1/4 INCHES IN ANY DIMENSION.
6. BLEND EITHER AMENDED ON-SITE SOIL OR IMPORTED SOIL WITH LOOSE COMPACT TO SOIL RATIO OF 1:4 BY VOLUME.
7. APPLY INORGANIC AND ORGANIC SOIL AMENDMENTS AND FERTILIZERS PER RECOMMENDATION OF QUALIFIED SOIL TESTING AGENCY.
8. FOR EITHER PLACING AND MIXING PLANTING SOIL OVER EXPOSED SUBGRADE, OR PLACING MANUFACTURED PLANTING SOIL OVER EXPOSED SUBGRADE, TILL SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES; APPLY HALF OF THICKNESS OF PLANTING SOIL OVER PREPARED, LOOSENED SUBGRADE, MIXING INTO TOP 4 INCHES OF SUBGRADE; SPREAD REMAINDER OF PLANTING SOIL TO TOTAL DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT; COMPACT EACH LIFT OF PLANTING SOIL TO 75 TO 82 PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D698 EXCEPT WHERE DIFFERENT COMPACTION IS INDICATED ON DRAWINGS; GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE, AND ROLL AND RAKE TO REMOVE RIDGES AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. IDENTIFY PROTECTION ZONES ACCORDING TO SECTION 015639 (TEMPORARY TREE AND PLANT PROTECTION), AND PROHIBIT PRACTICES IN THESE AREAS SUCH AS STORAGE OF MATERIALS, PARKING VEHICLES OR EQUIPMENT, VEHICLE OR FOOT TRAFFIC, ERECTION OF STRUCTURES, IMPONDMENT OF WATER, AND EXCAVATION.
10. IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION AND RESTORE SUBGRADE AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
11. PROTECT AREAS ADJACENT TO PLANTING SOIL PREPARATION AND PLACEMENT AREAS FROM CONTAMINATION; KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
12. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE MATERIALS, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY UNLESS OTHERWISE INDICATED.

1 TREE PLANTING PLAN

1" = 20'

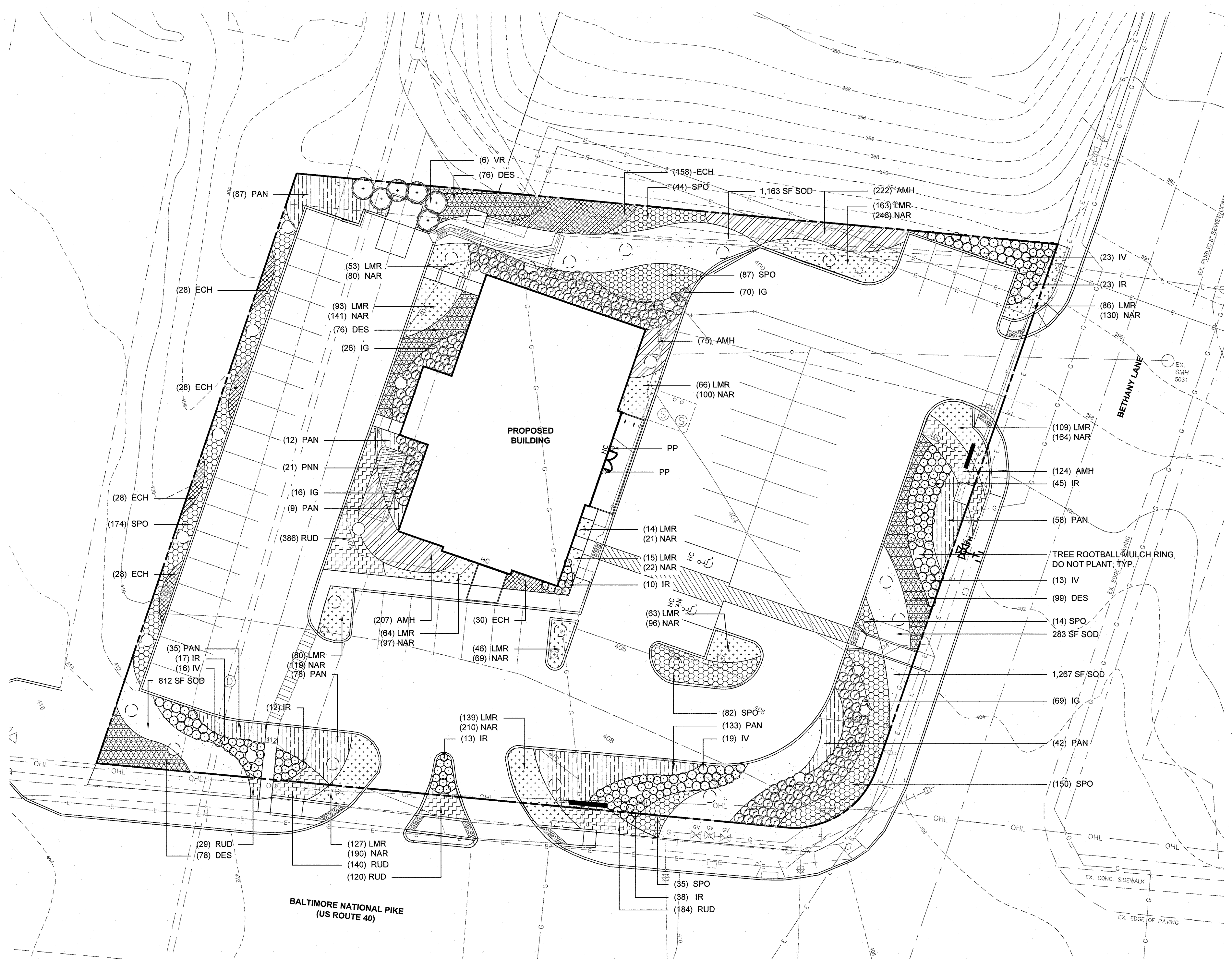


OWNER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 OWNER: NICOLE HAMMETT DATE: 6/21/21
 PROJECT: ROUTE 40 ACUTE CARE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 7-28-21
 CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] DATE: 8/2/21
 DIRECTOR: [Signature] DATE: 8-2-21

NO.		DATE		REVISION	
THIS SDP REPLACES SDP-85-211					
BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM				Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect in accordance with the laws of the State of Maryland. License No. <u>000141</u> Expires: <u>11-05-2022</u> 	
CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER, LLC 5005 SIGNAL BELT LANE SUITE 200 CLARKSVILLE, MD 21031 443-615-1759			COMMERCIAL SITE DEVELOPMENT PLAN ROUTE 40 ACUTE CARE 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211) TAX MAP: 24 GRID: 02 PARCEL: 395 ZONED: B-2 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND		
L301 TREE PLANTING PLAN					
DATE: <u>JUNE</u> 2021		BEI PROJECT NO. 3014		DESIGN: HT/KD	
SCALE: AS SHOWN		SHEET 10 OF 14		DRAFT: KD	

SDP-21-018



PLANTING SCHEDULE (THIS SHEET ONLY)

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHRUBS					
184	IG	Ilex glabra 'Compacta' / Compact Inkberry	#3	Cont.	24" Spd.
74	IV	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	#5	Cont.	30" Spd.
159	IR	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	#3	Cont.	24" Spd.
6	VR	Viburnum x rhytidophyloides 'Alleghany' / Alleghany	#7	Cont.	24"-36"HT.; Matched
GROUNDCOVERS/PERENNIALS/ORNAMENTAL GRASSES					
628	AMH	Amsonia hubrichtii / Threadleaf Bluestar	#1	Cont.	18" O.C.
426	DES	Deschampsia cespitosa 'Goldtau' / Tufted hairgrass	#1	Cont.	24" O.C.
300	ECH	Echinacea x Butterfly 'Orange Skipper' / Coneflower	#1	Cont.	18" O.C.
1,103	LMR	Liriope muscari 'Royal Purple' / Royal Purple Lilyturf	#1	Cont.	15" O.C.
1,700	NAR	Narcissus 'Oh Paris' / Daffodil 'Oh Paris' Blend	Bulb		8" O.C.
454	PAN	Panicum virgatum 'Cape Breeze' / Cape Breeze Switchgrass	#1	Cont.	24" O.C.
21	PNN	Panicum virgatum 'Northwind' / Northwind Switchgrass	#1	Cont.	30" O.C.
859	RUD	Rudbeckia fulgida 'Little Goldstar' / Black-eyed Susan	#1	Cont.	12" O.C.
586	SPO	Sporobolus heterolepis / Prairie Dropseed	#1	Cont.	24" O.C.
GROUNDCOVERS/PERENNIALS/ORNAMENTAL GRASSES					
2	PP	2 Perennials and 1 Annual Per Pot / TBD by Others	4"	Cont.	See Details 71401

1 UNDERSTORY PLANTING PLAN



GENERAL PLANTING NOTES:

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- ALL PLANT MATERIALS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION. ANY PLANT MATERIAL EXHIBITING A SPINDLY OR LOP-SIDED HABIT OR ANY OTHER FEATURE THAT DETRACTS FROM ITS HEALTH OR APPEARANCE WILL BE REJECTED.
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SOIL PREPARATION NOTES:

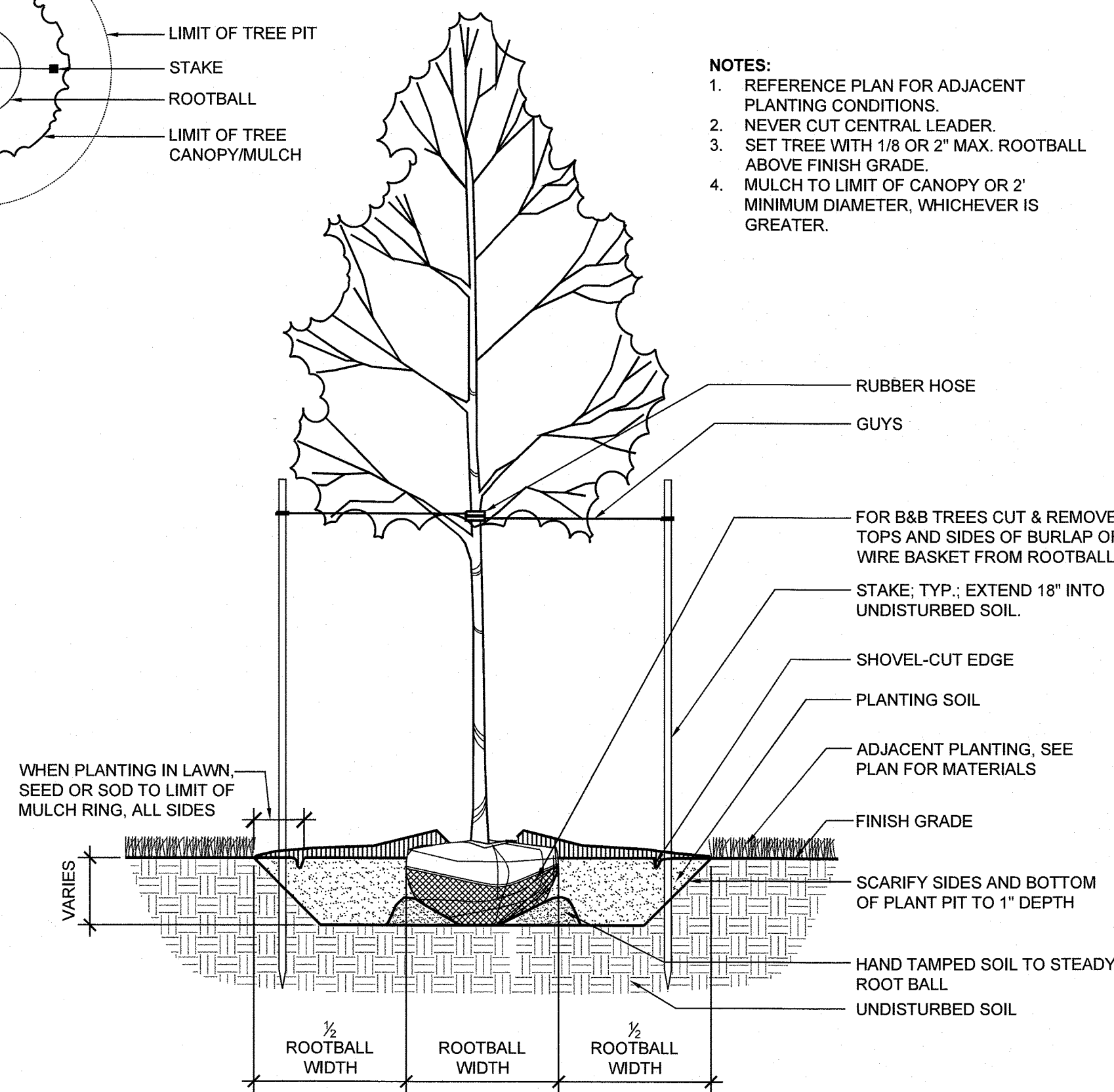
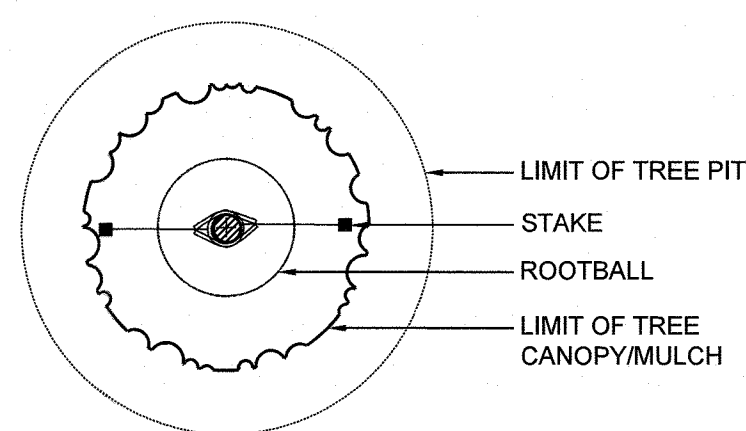
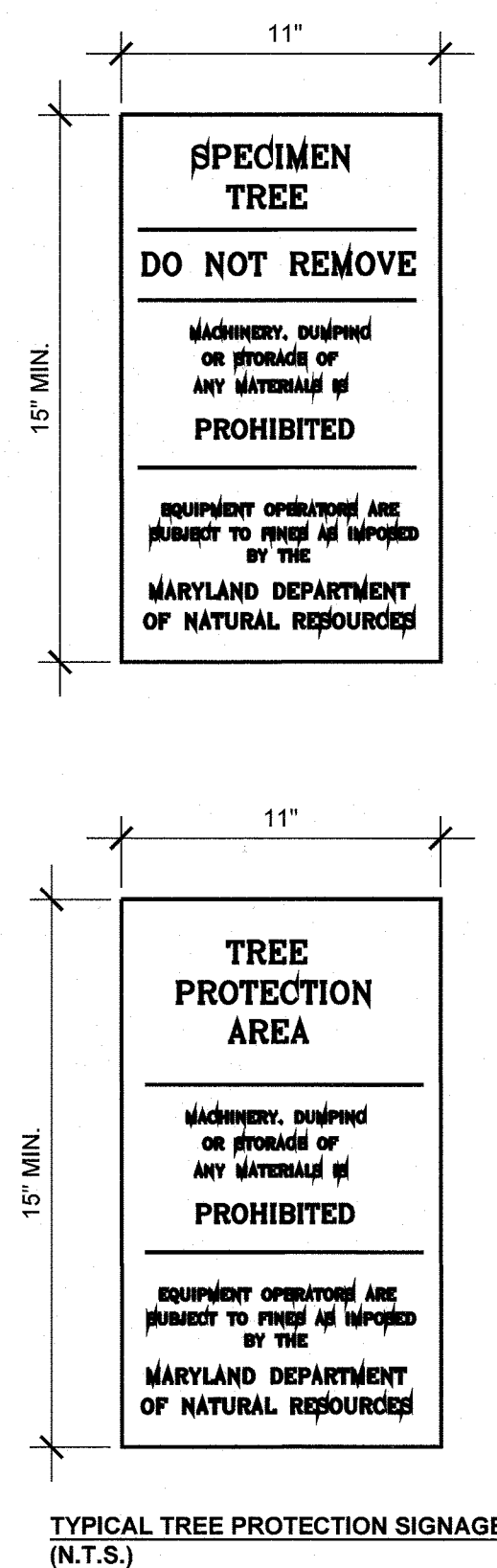
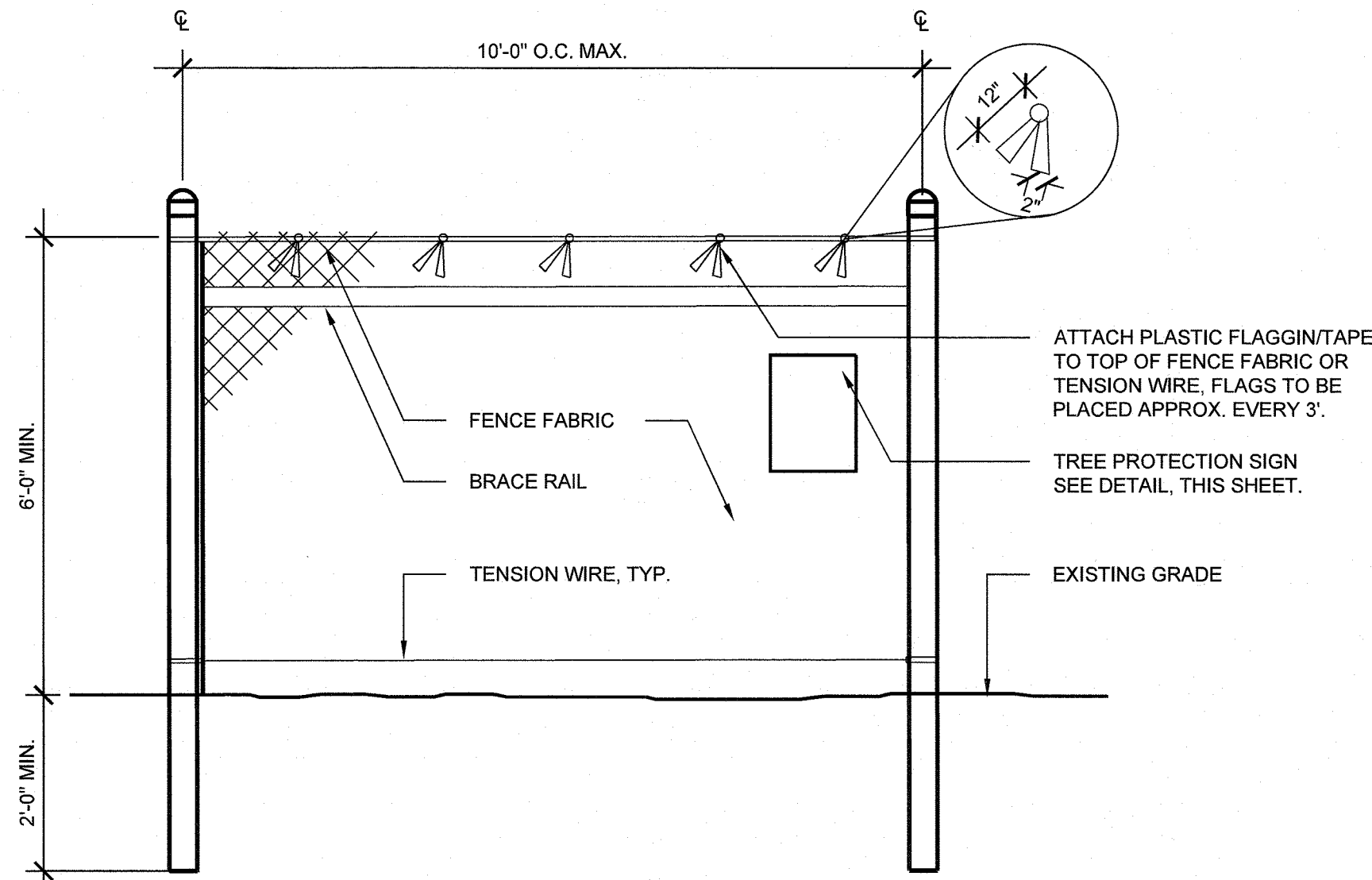
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- BLENDED EITHER AMENDED ON-SITE SOIL OR IMPORTED SOIL WITH LOOSE COMPACT TO SOIL RATIO OF 1:4 BY VOLUME.
- APPLY INORGANIC AND ORGANIC SOIL AMENDMENTS AND FERTILIZERS PER RECOMMENDATION OF QUALIFIED SOIL TESTING AGENCY.
- FOR EITHER PLACING AND MIXING PLANTING SOIL OVER EXPOSED SUBGRADE, OR PLACING MANUFACTURED PLANTING SOIL OVER EXPOSED SUBGRADE: TILL SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES; APPLY HALF OF THICKNESS OF PLANTING SOIL OVER PREPARED, LOOSENEED SUBGRADE, MIXING INTO TOP 4 INCHES OF SUBGRADE; SPREAD REMAINDER OF PLANTING SOIL TO TOTAL DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT; COMPACT EACH LIFT OF PLANTING SOIL TO 75 TO 82 PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D698 EXCEPT WHERE DIFFERENT COMPACTION IS INDICATED ON DRAWINGS; GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE; AND ROLL AND RAKE TO REMOVE RIDGES AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- IDENTIFY PROTECTION ZONES ACCORDING TO SECTION 015639 (TEMPORARY TREE AND PLANT PROTECTION), AND PROHIBIT PRACTICES IN THESE AREAS SUCH AS STORAGE OF MATERIALS, PARKING VEHICLES OR EQUIPMENT, VEHICLE OR FOOT TRAFFIC, ERECTION OF STRUCTURES, IMPOUNDMENT OF WATER, AND EXCAVATION.
- IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION AND RESTORE SUBGRADE AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
- PROTECT AREAS ADJACENT TO PLANTING SOIL PREPARATION AND PLACEMENT AREAS FROM CONTAMINATION. KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE MATERIALS, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY UNLESS OTHERWISE INDICATED.

OWNER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF 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.
 OWNER: NICOLE HAMMETT
 FIRST CALL MEDICAL CENTER
 DATE: 7/28/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR
 DATE: 7-28-21
 DATE: 8-2-21

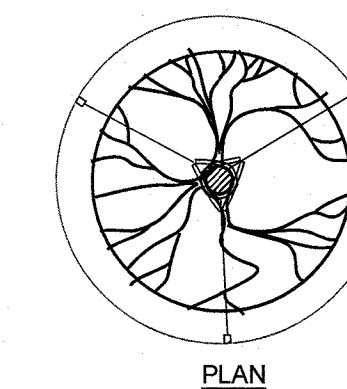
NO.		DATE		REVISION
THIS SDP REPLACES SDP-85-211				
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315-A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM			Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 11-05-2022.	
CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER LLC 5005 SIGNAL BELL LANE SUITE 300 CLARKSVILLE, MD 21029 443-615-1759		COMMERCIAL SITE DEVELOPMENT PLAN ROUTE 40 ACUTE CARE 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211) TAX MAP: 24 GRID: 02 PARCEL: 395 ZONED: B-2 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND		
L302 UNDERSTORY PLANTING PLAN				
DATE: JUNE, 2021		BEI PROJECT NO. 3014		
DESIGN: HT/KD	DRAFT: KD	SCALE: AS SHOWN	SHEET 11 OF 14	

SDP-21-018



- NOTES:**
1. REFERENCE PLAN FOR ADJACENT PLANTING CONDITIONS.
 2. NEVER CUT CENTRAL LEADER.
 3. SET TREE WITH 1/8 OR 2" MAX. ROOTBALL ABOVE FINISH GRADE.
 4. MULCH TO LIMIT OF CANOPY OR 2' MINIMUM DIAMETER, WHICHEVER IS GREATER.

- NOTES:**
1. FOR B&B TREES, REMOVE TOP 2/3 OF BALL WRAP.
 2. CUT WIRE BASKET IN AT LEAST FOUR LOCATIONS CIRCLING ROOTBALL.
 3. DO NOT PLACE MULCH AGAINST TRUNK.



3 MULTI-STEM TREE PLANTING

1/2"=1'-0"

MANUFACTURER
ANOVA FURNISHINGS
NORTH EAST REGIONAL MANAGER:
(312) 405-1773
WWW.ANOVAFURNISHINGS.COM

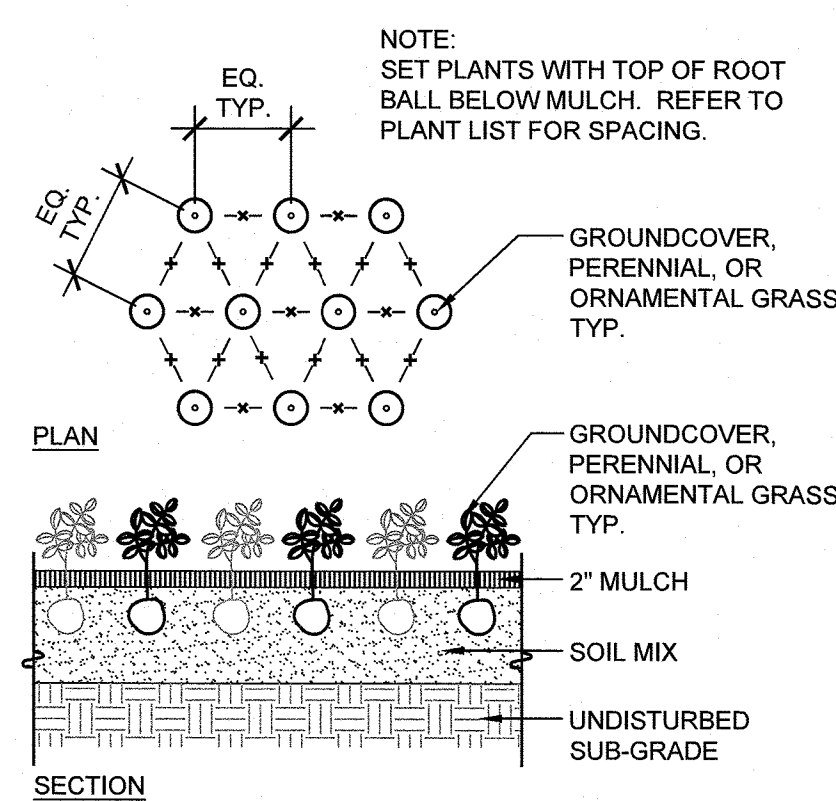
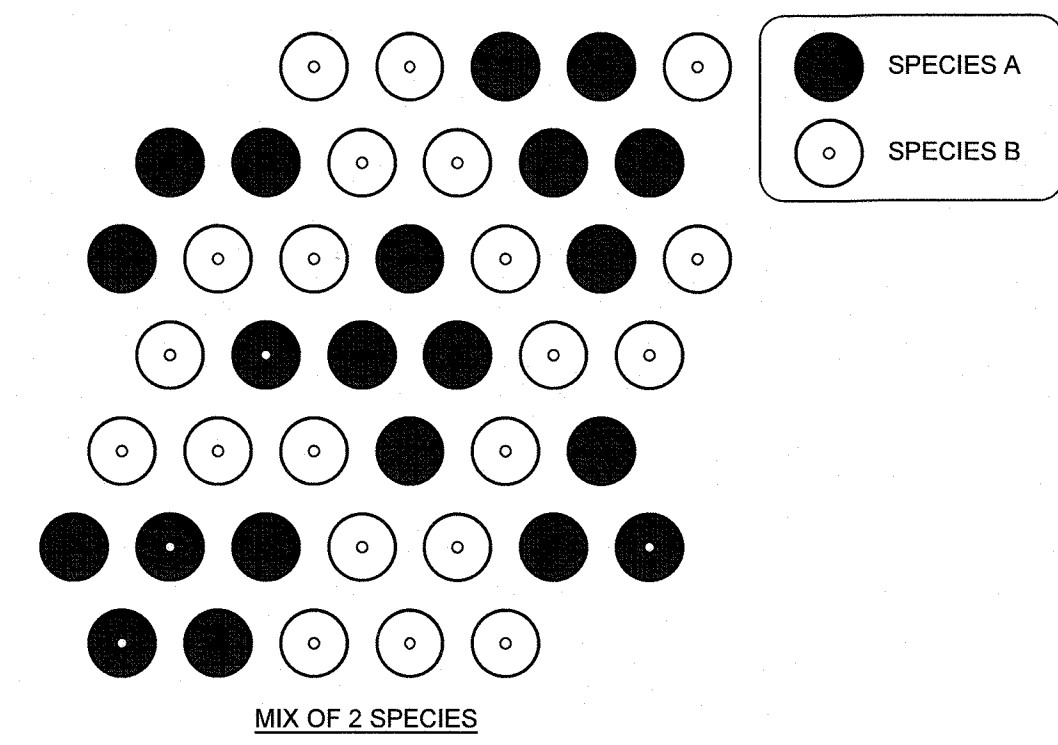
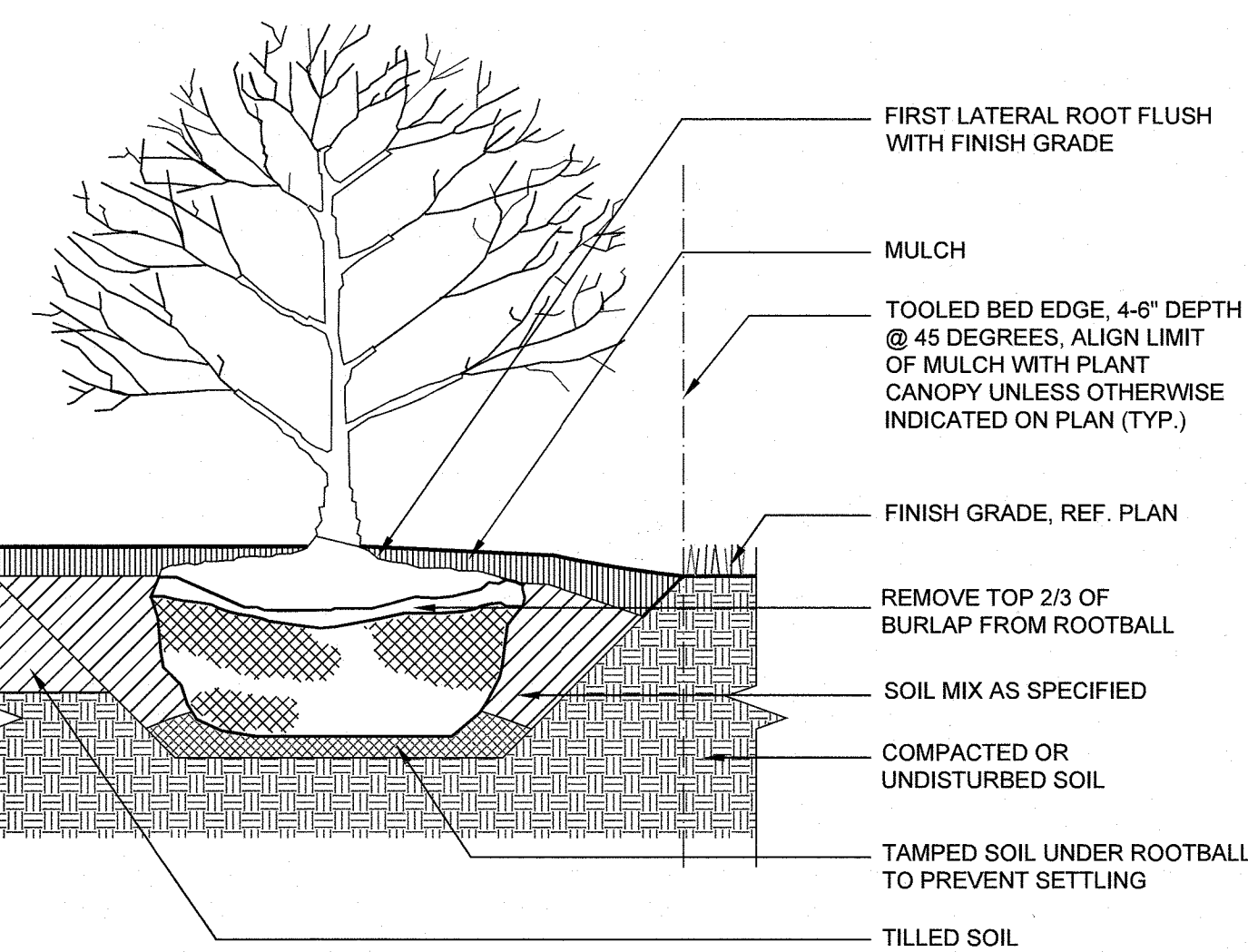
MODEL: ALLURE BIKE RACK (AL19BR2)
FINISH/COLOR: TEXTURED PEWTER
MOUNTING: SURFACE MOUNT
QUANTITY: 2

1 TREE PROTECTION FENCING & SIGNAGE

1/2"=1'-0"

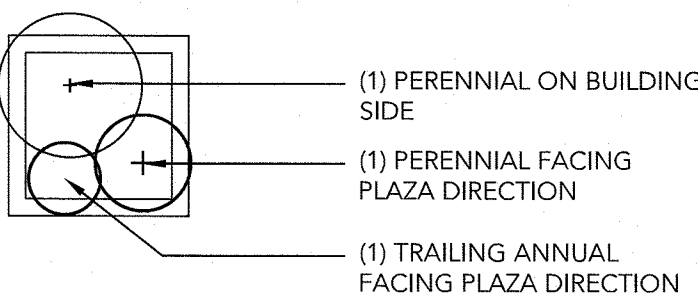
2 SHADE TREE PLANTING

1/2"=1'-0"

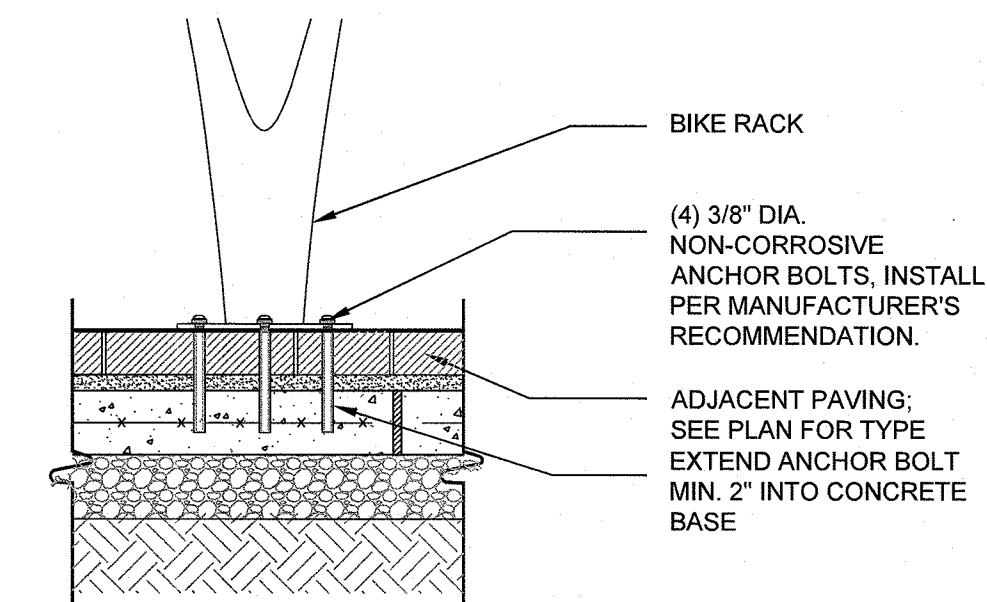
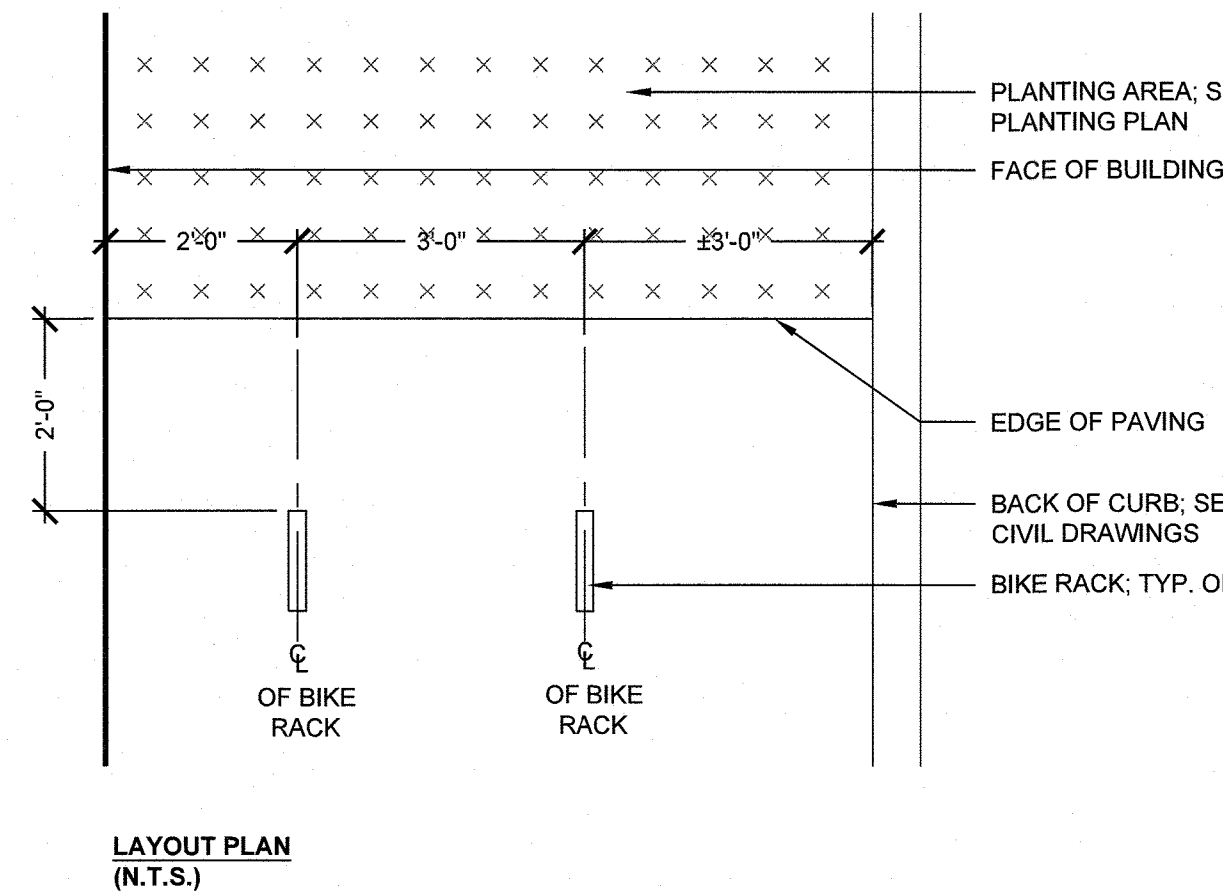


6 GROUNDCOVER PLANTING

1/2"=1'-0"



- NOTES:**
1. 4" POT SIZE FOR ANNUAL AND MIN. QUART SIZE FOR PERENNIALS. CONTRACTOR SHALL PROVIDE INITIAL ROTATION FOR LENGTH OF WARRANTY PERIOD. MINIMUM 3 ROTATIONS PER YEAR.



- NOTES:**
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR TO SUBMIT COLOR SAMPLES, PRODUCT DATA AND TESTING INFORMATION FOR PROPOSED SITE FURNISHINGS.

8 BIKE RACK FOOTING & LAYOUT

SCALE: 3/4"=1'-0"

- SEQUENCE OF CONSTRUCTION (GENERAL). REFER TO SPECIFICATIONS:**
1. STAKE OUT PLANT/BED LOCATIONS.
 2. CUT EDGE OF PLANT BED.
 3. TILL SOIL TO DEPTH SPECIFIED AND APPLY AMENDMENTS TO ENTIRE PLANTING AREA.
 4. APPLY PRE-EMERGENT HERBICIDE (TWO WEEKS PRIOR TO PLANTING).
 5. INSTALL PLANTS.
 6. INSTALL FERTILIZER TABLETS IN EACH PLANT PIT.
 7. PLACE BACKFILL.
 8. WATER EACH INDIVIDUAL PLANT THOROUGHLY.
 9. PLACE MULCH OVER ENTIRE PLANT BED.
 10. WATER ENTIRE PLANT BED THOROUGHLY.

5 MIXED PERENNIAL/GROUNDCOVER PLANTING DESIGN INTENT

1/2"=1'-0"

- NOTE:**
1. ALL SHRUBS, GROUNDCOVERS, PERENNIALS, AND GRASSES TO BE PLANTED IN CONTIGUOUS MULCH BEDS UNLESS OTHERWISE INDICATED.
 2. AREAS INDICATING TWO OR MORE PLANT SPECIES ARE TO BE PLANTED IN GROUPS OF 3 TO 7 PLANTS FROM EACH SPECIES IN A NATURALIZED GROUPING, NOT IN ROWS.

7 PLANTER POT LAYOUTS

SCALE: 3/4"=1'-0"

4 SHRUB PLANTING

1"=1'-0"

OWNER'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 OF 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.

OWNER: NICOLE WALKETT
FIRST CALL MEDICAL CENTER

DATE: 7/28/21

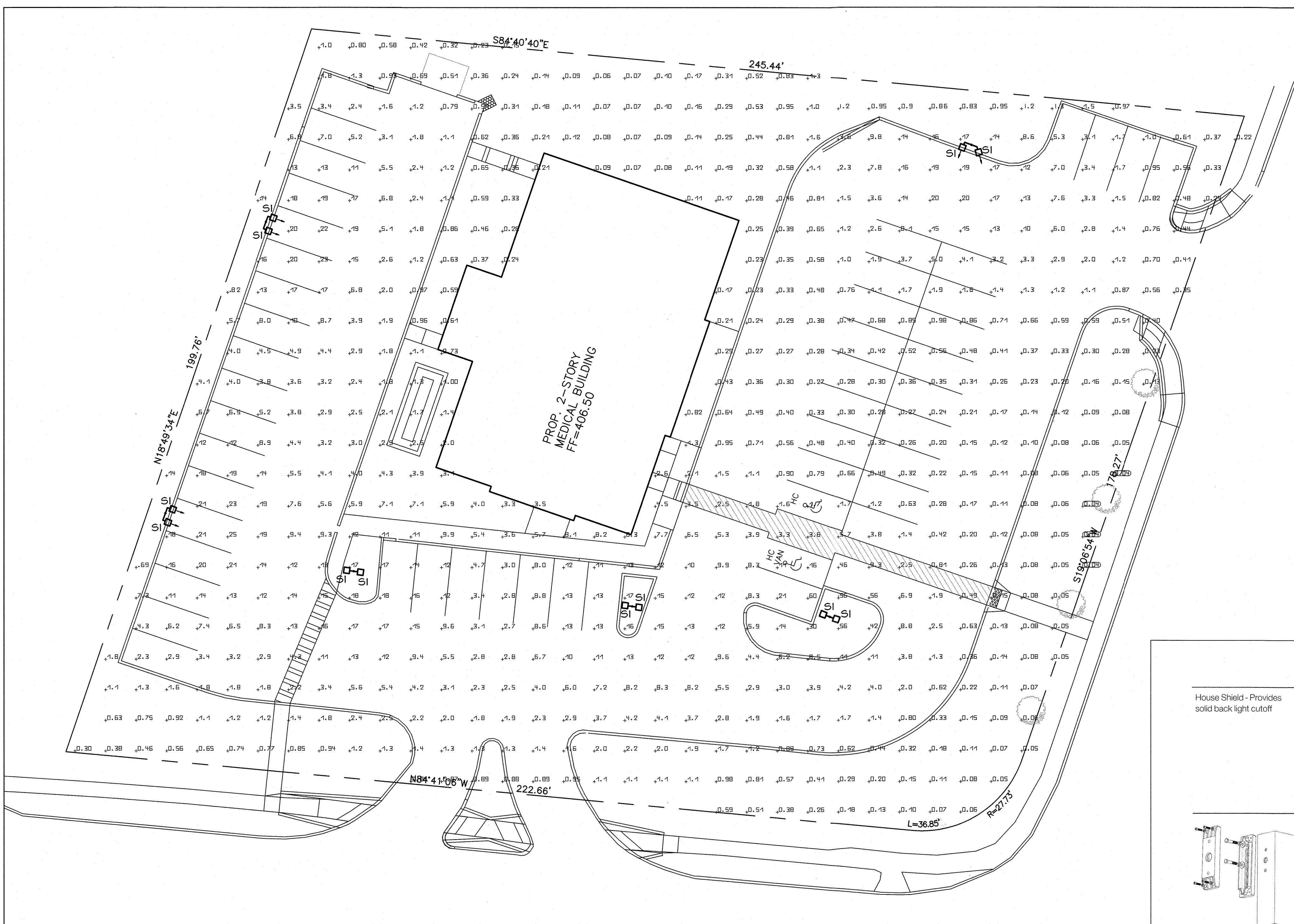
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 7-28-21 DATE

Chief, Division of Land Development: *[Signature]* 8/2/21 DATE

Director: *[Signature]* 8-2-21 DATE

NO.	DATE	REVISION
THIS SDP REPLACES SDP-85-211		
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM		
CONTRACT PURCHASER: FIRST CALL MEDICAL CENTER, LLC 5005 SUGAR BELL LANE SUITE 200 CLARKSVILLE, MD 21029 443-615-1759		
COMMERCIAL SITE DEVELOPMENT PLAN ROUTE 40 ACUTE CARE 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211) TAX MAP: 24 GRID: 02 PARCEL: 395 ZONED: B-2 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND		
L401 PLANTING DETAILS		
DATE: JUNE 7, 2021	BEI PROJECT NO. 3014	
DESIGN: HT/KD	DRAFT: KD	SCALE: AS SHOWN SHEET 12 OF 14

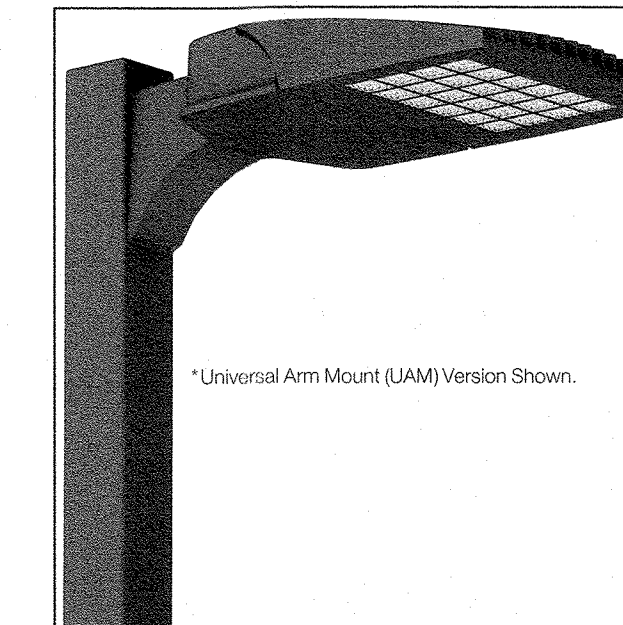


PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

Luminaire parts list								
Index	Manufacturer	DESCRIPTION	Item number	Luminous flux	Light loss factor	Connected load	Quantity	
S1	VISIONAIRE Lighting	4000K, Type 4A LIGHT Distribution, REAR SIDE SHIELD AND PHOTOCELL	VMX-II T4A 25L 4K UNV UAM BK PCR-208 CLS	25241 lm	0.80	189.5 W	12	

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Calculation surface 1	Perpendicular illuminance	0.037 fc	60 fc	4.88 fc	130.7	1621

VMX-II Array LED Specifications



Project Name: _____
 Catalog Number: _____
 Type: _____

The VMX-II Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing. The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. The VMX-II Array LED fixture is offered with lumen packages ranging from 25,000 to 55,000. Ten optical distribution patterns are available. Choose between 3K, 4K or 5K Kelvin temperatures of the LEDs. A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors. The VMX-II Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	T1 Type 1 T2 Type 2 T3 Type 3 T3L Type 3-Long T4 Type 4 T4L Type 4-Long T4A Type 4A Adjustable T4SSR Type 4 Short Round T4SLR Type 4 Long Round T4SL Type 4 Long Square	25L 30L 35L 40L 45L 50L 55L	3K 3000K 4K 4000K 5K 5000K	UNV 120/277V 8 347V 5 480V	AM Arm Mount SAM Straight Arm Mount W/ Terminal Block (Rear Construction) UAM Universal Arm/ Terminal Block Mount (Front) MAF Mast Arm Fitter KM Knockout Mount AWM Adjustable Wall Mount *Round Pole (RPP) are to be ordered separately. *BAWP to be ordered separately.	BZ Black BK Black SBK Smooth Black WH White SWH Smooth White GY Grey	PCR-120 Matrix Sensor 6' Mounting Height PCR-240 PCR-277 PCR-347 PCR-490 Roundback WSC-6 Matrix Sensor 6' Mounting Height WSC-20 WSC-40 Matrix Sensor 21-47' Mounting Height PER 7PINPER 3, 3, or 7 pin receptacle wiring cap (Roundback Dimming Drive) UMAP Universal Mast arm fitter DIM (0-10V Dimming)	UPMA-S Universal Square Pole Mount Adaptor UPMA-R Universal Round Pole Mount Adaptor BAWP Backlight Cutoff Shield ROT-R Rotatable Cutoff Shield CLS Backlight cutoff shield RCLS Right Side Cutoff Louver Shield LCLS Left Side Cutoff Louver Shield RCLS Right Side Cutoff Louver Shield LCLS Left Side Cutoff Louver Shield BD Back Door Shield HS Hoop Shield	SL Silver Metallic RPP-3" Round Pole Plate Adaptor RPP-4" Round Pole Plate Adaptor RPP-5" Round Pole Plate Adaptor VWC Visionaire Wireless Controls Console Factory



LED Specifications VMX-II Array

House Shield - Provides solid back light cutoff

UPMA - The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.

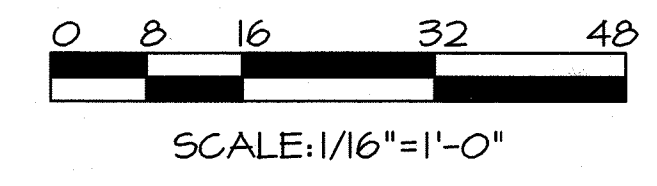
UPMAR - The Universal Pole Mount Adaptor is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.

CLS - The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VMX. *Not to be used with KM.

LCLS - The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VMX. *Not to be used with KM.

RCLS - The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VMX. *Not to be used with KM.

10045 Rancho Way - Rancho Dominguez, CA 90228 - Phone: 310.512.6480 Fax: 310.512.6486 www.visionairelighting.com



NO.	DATE	REVISION

THIS SDP REPLACES SDP-85-211

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-9108 (F) 410-465-8544
 WWW.BEI-CIVILENGINEERING.COM

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. 15454, Expiration Date: 3/31/23.

CONTRACT PURCHASER:
 FIRST CALL MEDICAL CENTER LLC
 5005 SIGNAL BELL LANE SUITE 200
 CLARKSVILLE, MD 21029
 443-615-1759

COMMERCIAL SITE DEVELOPMENT PLAN
ROUTE 40 ACUTE CARE
 10120 BALTIMORE NATIONAL PIKE (PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)
 TAX MAP: 24 GRID: 02 PARCEL: 395
 ZONED: B-2
 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

PHOTOMETRIC PLAN

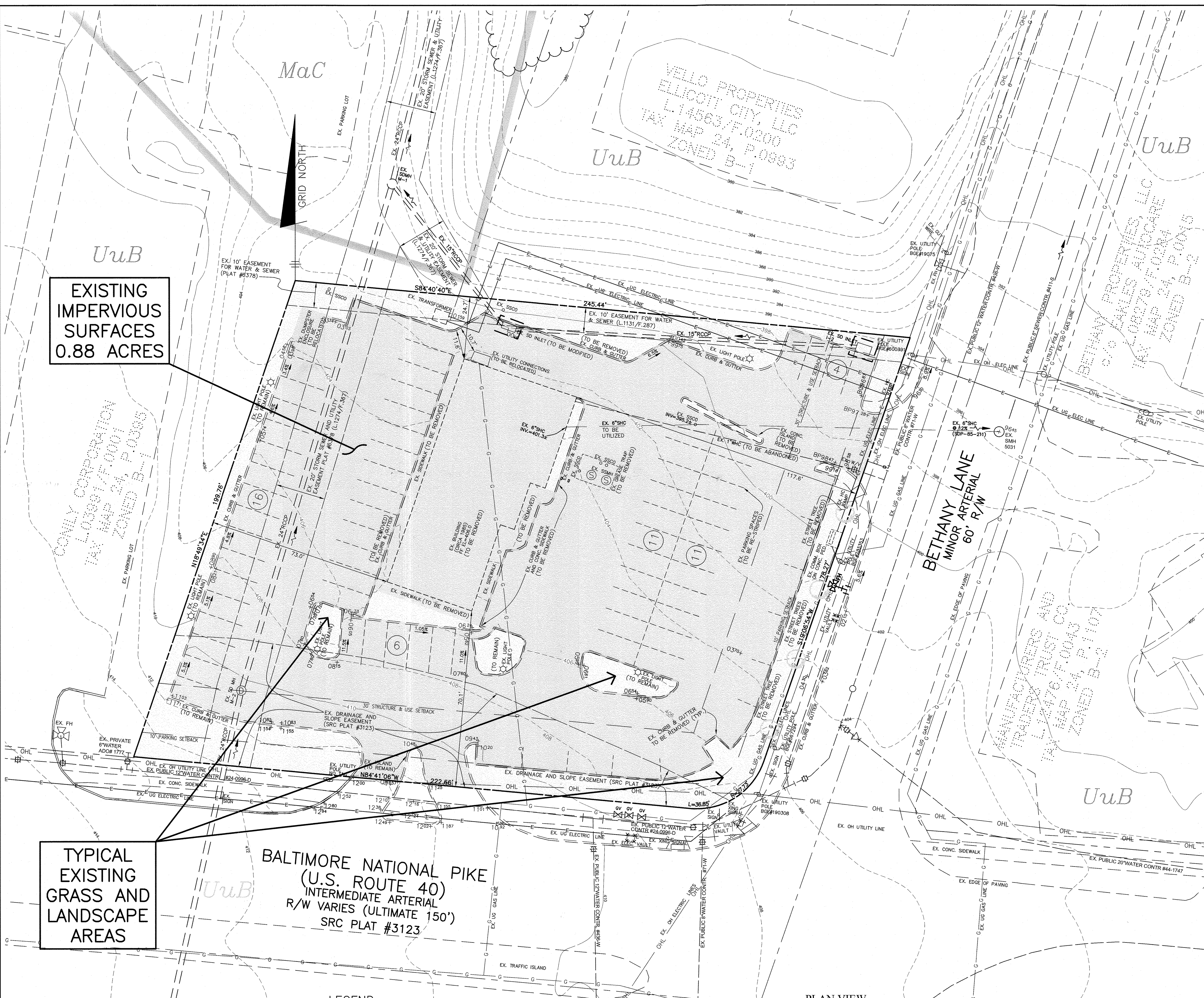
DATE: JUNE 3, 2021 BEI PROJECT NO. 3014
 DESIGN: MCR DRAFT: MCR SCALE: AS SHOWN SHEET 13 OF 14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSK 7-28-21 DATE

Howard County
 CHIEF, DIVISION OF LAND DEVELOPMENT 8/3/21 DATE

Howard County
 DIRECTOR 8-2-21 DATE



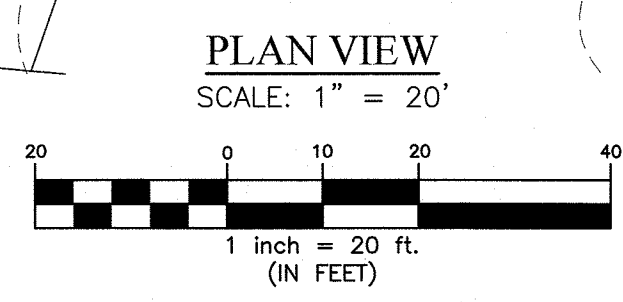
EXISTING IMPERVIOUS SURFACES
0.88 ACRES

TYPICAL EXISTING GRASS AND LANDSCAPE AREAS

BALTIMORE NATIONAL PIKE
(U.S. ROUTE 40)
INTERMEDIATE ARTERIAL
R/W VARIES (ULTIMATE 150')
SRC PLAT #3123

LEGEND

SOILS CLASSIFICATION	ADC
SOILS DELINEATION	---
EXISTING CONTOURS	---999---
PROPOSED CONTOURS	---999---
EXISTING STRUCTURE	[Symbol]
PROPOSED STRUCTURE	[Symbol]
EX. C&G TO BE REMOVED	[Symbol]
EXISTING PERVIOUS AREA	[Symbol]
EXISTING IMPERVIOUS AREA	[Symbol]



FOREST CONSERVATION WORKSHEET FOR

Net Tract Area

A. Total (Gross) Tract Area	A = 1.10
B. Area within 100-year Floodplain	B = 0.00
C. Other Deductions (Identify)	C = 0.88
D. Net Tract Area	D = 0.22

Land Use Category
Insert the number "1" under the appropriate land use (limit to only one entry)

Rural LD	Resid.	Resid. Suburban	Inst./Linear	Retail/Office	Mixed Use/PUD
0	0	0	0	1	0

Existing Forest Cover

E. Afforestation Threshold (Net Tract Area x 15%)	E = 0.00
F. Reforestation Threshold (Net Tract Area x 15%)	F = 0.00
G. Existing Forest Cover within the Net Tract Area	G = 0.00
H. Area of Forest above Afforestation Threshold	H = 0.00
I. Area of Forest above Reforestation Threshold	I = 0.00

Break Even Point

J. Break Even Point	J = 0.00
K. Forest Clearing Permitted without Mitigation	K = 0.00

Proposed Forest Clearing

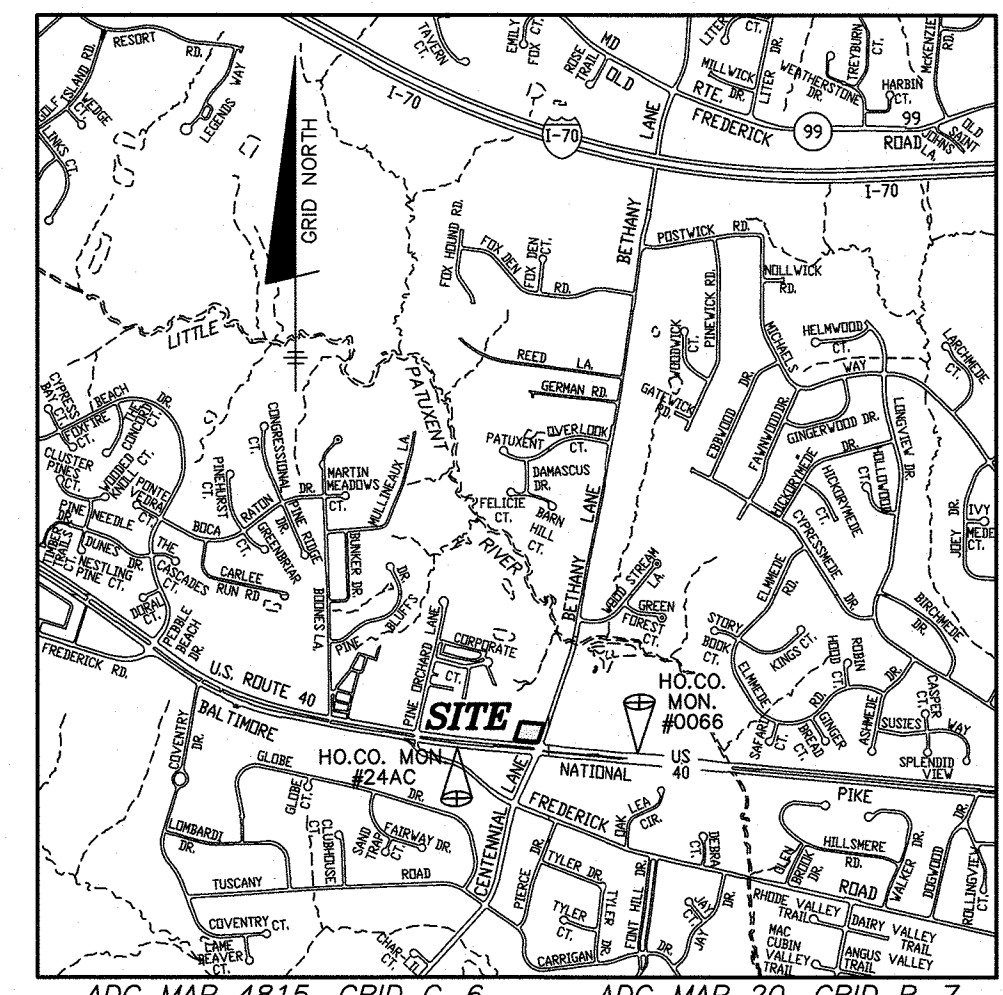
L. Total Area of Forest to be Cleared	L = 0.00
M. Total Area of Forest to be Retained	M = 0.00

Planting Requirements Inside Watershed

N. Reforestation for Clearing above the Reforestation Threshold	N = 0.00
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.00
Q. Credit for Retention above the Reforestation Threshold	Q = 0.00
R. Total Reforestation Required	R = 0.00
S. Total Afforestation Required	S = 0.00
T. Total Reforestation and Afforestation Requirement	T = 0.00
U. 75% of Total Obligation (Retention + Planting)	U = 0.00
V. Planting Required Onsite to meet 75% Obligation	V = 0.00

Planting Requirements Outside Watershed

W. Total Planting within Development Site Watershed	W = 0.00
X. Total Afforestation Required	X = 0.00
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.00
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.00
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.00
BB. Credit for Retention above the Reforestation Threshold	BB = 0.00
CC. Total Afforestation Required	CC = 0.00
DD. Total Afforestation and Reforestation Requirement	DD = 0.00



BENCHMARKS NAD'83 HORIZONTAL

HO.CO. #24AC	DISK SET ON TOP OF CONCRETE BASE	E 1,351,173.252'
N 587,389.550'	ELEV. = 429.369'	
HO. CO. #0066	STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE	E 1,352,603.505'
N 587,380.489'	ELEV. = 386.512'	

SIMPLIFIED FOREST STAND DELINEATION NARRATIVE

The subject property is located at 10120 Baltimore National Pike in the Ellicott City section of Howard County, Maryland. The site is located at the intersection of Baltimore National Pike and Bethany Lane and is 1.1 +/- acres in size.

The site was most recently utilized as a Pizza Hut Restaurant and the building and parking areas remain on the site. No active use is present. The majority of the site is paved as parking. Small grassed and landscaped islands are present in the parking field, in front of the building and along the perimeter of the property. Landscaping on the site is mixed with crape myrtle, flowering dogwood, Abelia, burning bush, ornamental holly and roses being noted. Landscaping along the road frontage and rear property line of the site includes crape myrtle, mixed oaks and Bradford/Callery pear.

No portion of the property is forested and no specimen trees are present on the site.

No wetlands, streams or buffers are present on the property. The site is located within the Use IV-P portion of the Little Patuxent River watershed (02-13-11)

No 100 year floodplain is present on the site.

No steep slopes are present within the project area.

No cemeteries or historic elements are known to occur within the project limits.

No rare, threatened or endangered species are present within the project area.

FOREST CONSERVATION ACT COMPLIANCE

The proposed commercial redevelopment will require compliance with Forest Conservation Act. Since there are no exemptions for minor redevelopment, Section 16.1202(b)(1)(xiii) allows for the deduction of the existing impervious surface from the gross site area to determine the net tract area of the project. By deducting the previously developed impervious area, 0.88 acres, from the gross area on the current Forest Conservation Worksheet, the net tract area becomes 0.22 acres. Using this as the net tract area no reforestation or afforestation obligation is required.

Plan Reviewed and Approved for Submission for County Review by

Myra Brocius
ISA Certified Professional
ISA #1411A
MD DNR FCA Qualified Professional
Myra.brocius@gmail.com

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. BOX 908 GLEN ARDEN, MARYLAND 20827
Tel: 301-271-1388 Fax: 301-271-1389
www.ecosciencemaryland.com

NO.	DATE	REVISION

THIS SDP REPLACES SDP-85-211

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6444
WWW.BEI-ENGINEERING.COM

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. 233001220000, Issue Date: 6-30-2023

CONTRACT PURCHASER:
FIRST CALL MEDICAL CENTER LLC
5005 SIGNAL BELL LANE
SUITE 200
CLARKSVILLE, MD 21029
443-615-1759

COMMERCIAL SITE DEVELOPMENT PLAN
ROUTE 40 ACUTE CARE
10120 BALTIMORE NATIONAL PIKE
(PARCEL A, ELLICOTT INVESTMENTS INC., PROPERTY / SDP-85-211)
TAX MAP: 24 GRID: 02 PARCEL: 395
ZONE: B-2
ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-28-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/2/21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8-2-21
DIRECTOR DATE

FOREST CONSERVATION PLAN

DATE: JUNE, 2021	BEI PROJECT NO. 3012
DESIGN: MCR	DRAFT: MCR
SCALE: AS SHOWN	SHEET 14 OF 14