Howard County

Internal Memorandum

Subject: **Planning Board Special Subject for Red-Line Revision to SDP-94-008, Longfellow Elementary School, Village of Harpers Choice, Section 1, Area 5, Lot 4**

To: **Planning Board Members**

Thru: **Marsha S. McLaughlin, Director**

From: **Cindy Hamilton, Chief**
Division of Land Development

Date: **March 27, 2008**

A red-line revision to Site Development Plan 94-008 (SDP-94-008), Longfellow Elementary School, Village of Harpers Choice, Section 1, Area 5, Lot 4 is scheduled to be presented as a special subject at the Planning Board meeting of March 27, 2008.

In accordance with Section 125.E.3.c. (New Town District) of the Zoning Regulations, the Planning Board's approval is required for site improvements for additions to parking lots which add more than 25 parking spaces.

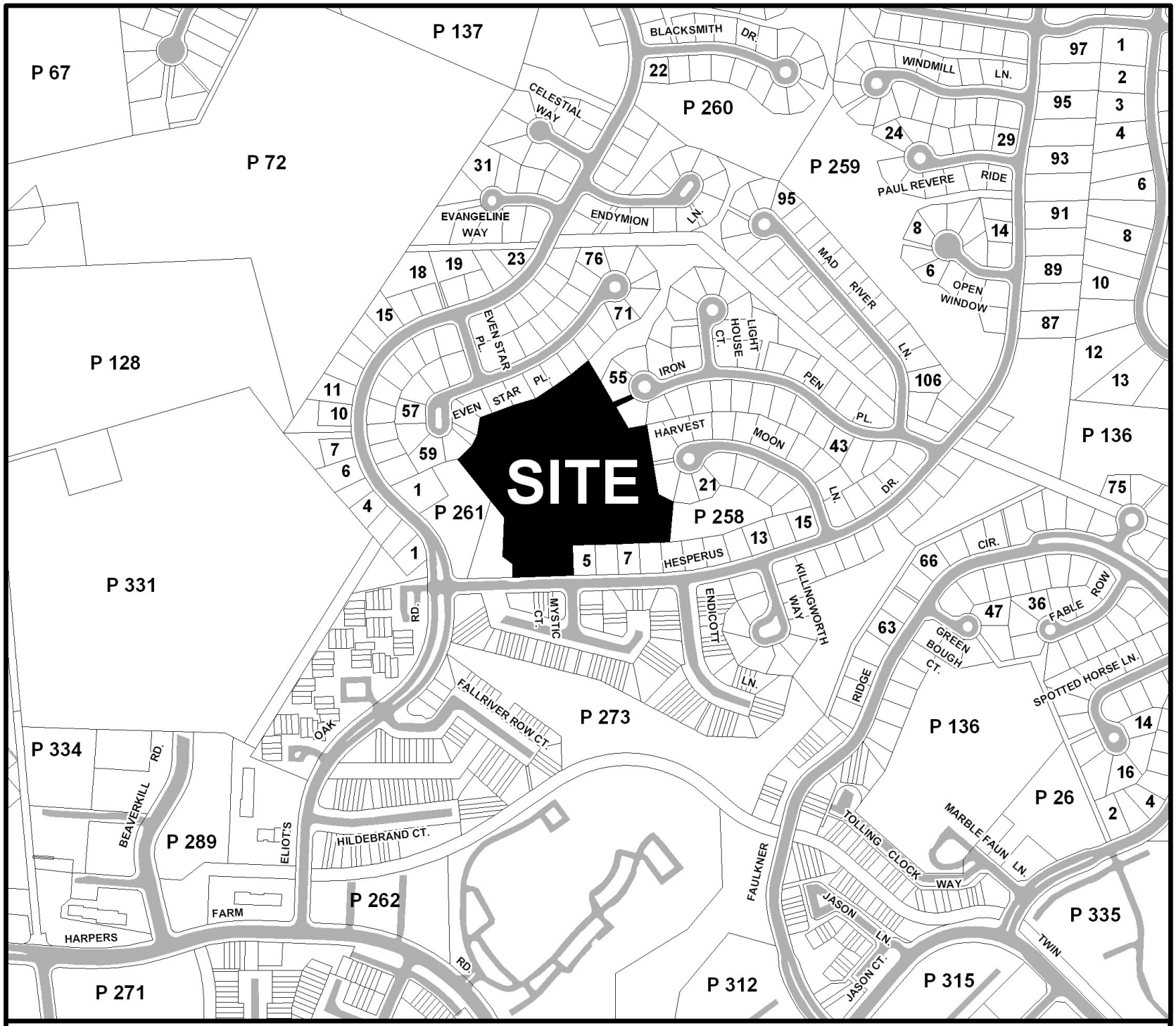
The proposed red-line revision to the Site Development Plan is for the construction of 44 new parking spaces and the associated landscaping. As indicated on the attached revised Site Development Plan, 26 spaces will be added within the school's existing circular drive and 18 spaces will be added in a new parking lot located off the east side of this circular drive. The additional parking spaces will allow for parents and school staff to park on the school site instead of on the public streets.

The proposed red-line complies with all applicable requirements of the New Town Zoning District criteria cited within Final Development Plan 33 for the Village of Harpers Choice, Section 1, Area 5, Open Space Lot 4. There are no proposed changes to the existing school, thus there are no building height or building setback issues. Parking spaces will be added within the loop road currently serving the school. To screen this parking from adjacent Hesperus Drive, a type E landscape buffer (1 shade tree for every 40 feet and 1 shrub for every 4 feet) will be provided. The new parking lot will be located on the northeast side of the property, south of the existing storm water management pond, north of adjacent Lot 5. Landscaping will be provided between adjacent Lot 5 and this proposed parking area. Along this perimeter, 4 evergreen trees, 2 ornamental trees and 42 shrubs will be provided. The Howard County Landscape Manual would require a Type C which equates to 2 shade trees and 4 evergreen trees. The proposed landscaping exceeds the requirements of the Howard County Landscape Manual.

The Department of Planning and Zoning recommends approval of this special subject for the red-line revision of SDP-94-008 to add parking and associated landscaping improvements on site.

If you have any questions, please contact Brenda Luber on 410-313-2350.

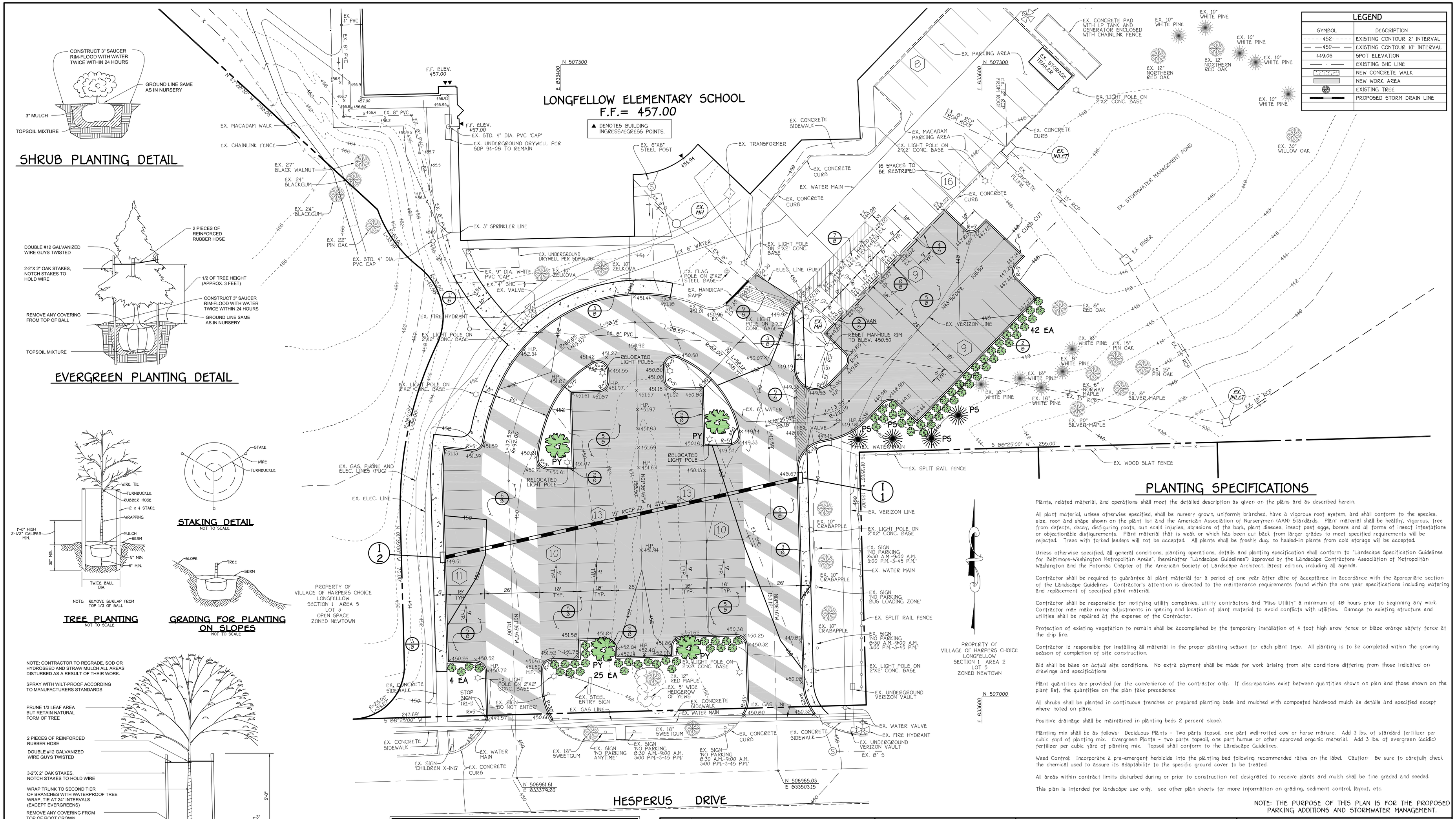
:bsl
Attachments (3)



Vicinity Map: SDP-94-008

NORTH

NOT TO SCALE



SHRUB PLANTING DETAIL

EVERGREEN PLANTING DETAIL

NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING

NOT TO SCALE

STAKING DETAIL

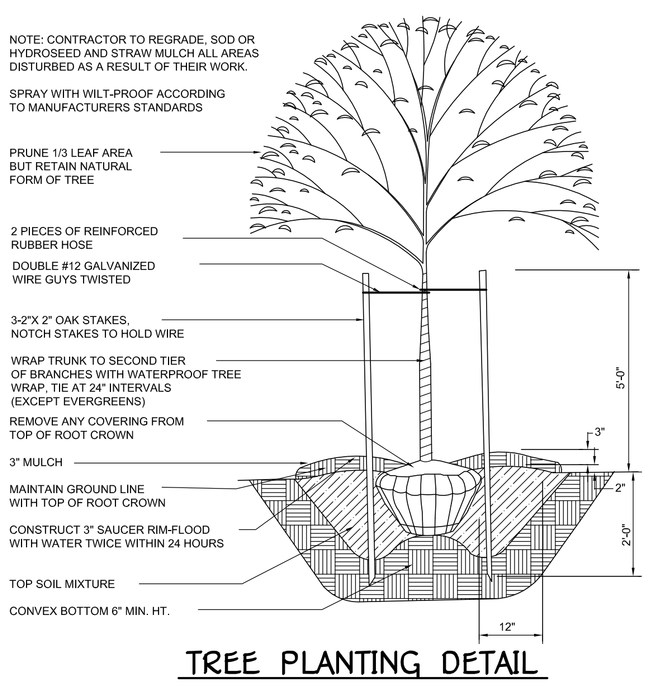
NOT TO SCALE

GRADING FOR PLANTING ON SLOPES

NOT TO SCALE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



TREE PLANTING DETAIL

LEGEND

SYMBOL	DESCRIPTION
452	EXISTING CONTOUR 2' INTERVAL
450	EXISTING CONTOUR 10' INTERVAL
449.06	SPOT ELEVATION
	EXISTING SHC LINE
	NEW CONCRETE WALK
	NEW WORK AREA
	EXISTING TREE
	PROPOSED STORM DRAIN LINE

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor id responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be base on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

NOTE: THE PURPOSE OF THIS PLAN IS FOR THE PROPOSED PARKING ADDITIONS AND STORMWATER MANAGEMENT.

LANDSCAPE LEGEND

SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
PS	4	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HEIGHT	-
PY	4	PRUNUS YEDOENSIS YOSHINO CHERRY	1 1/2-2" CAL.	-
EA	71	EUONYMUS ALATUS 'COMPACTA' DWARF WINGED EUONYMUS	24" - 30" HEIGHT	18" - 24" SPACING

"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. 13204, Expiration Date: November 3, 2008."

DATE	DESCRIPTION
5/4//07	ADDED THIS SHEET FOR PROPOSED PARKING ADDITIONS.

REVISION BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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

PREPARED FOR
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
10910 Maryland Route 108
Ellicott City, Maryland 21042
Attention: Bruce Gist
410-313-6805

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Address Chart

Lot Number	Street Address
4	5470 HESPERUS DRIVE
	COLUMBIA, MARYLAND 21044

PROJECT			SECTION/AREA	PARCEL/LOT
LONGFELLOW ELEMENTARY SCHOOL			S/1 A/5	LOT 4
PLAT NO.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
P.B.13 F.79	18	NT	29	FIFTH	6055
WATER CODE	1 - 02	SEWER CODE	5583000		

SITE DEVELOPMENT PLAN

"REVISED SITE DEVELOPMENT PLAN"

LONGFELLOW ELEMENTARY SCHOOL

VILLAGE OF HARPERS CHOICE
SECTION 1 AREA 5 LOT 4
PARKING ADDITIONS

TAX MAP No.: 29 GRID No.: 18
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 20' DATE: JANUARY 3, 2008

SHEET 6 OF 8

SDP-94-08

C:\Temp\03003 SITE PLAN 24x36.dwg, SITE PLAN, 1:1

20 yds
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40 yds
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