SITE DEVELOPMENT PLAN
ANNAPOLIS JUNCTION TOWN CENTER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE INACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. TRAFFIC CONTROL DEVICES MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5. PROJECT BACKGROUND:

LOCATION:	TAX MAP 48 GRID 20
ZONING:	T.O.D.
ELECTION DISTRICT:	SIXTH ELECTION DISTRICT
PARCEL/ LOT INFO:	PARCELS A, B, C, D, E, F, AND G
RECORD PLAT NO.:	F-13-068, PLAT #22697/01, "PLAT OF RESUBDIVISION & CORRECTION, ANNAPOLIS JUNCTION TOWN CENTER, PARCELS A THRU G"
DPZ REF. FILE NO.:	F-85-17, F-90-85, F-92-39, WP-07-94, AA-07-019, SP-07-008, WP-10-063, WP-11-144 WP-12-118, WP-13-126, F-13-068, WP-13-072

6. TOPOGRAPHIC SURVEY WAS PERFORMED ON SEPTEMBER 5, 2006 BY CONTROL POINTS ASSOCIATES, INC. AND JUNE, 2012 BY GUTSCHICK, LITTLE AND WEBER.
7. COORDINATES ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS: 48DF AND 4864.
8. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY CONTROL POINTS ASSOCIATES, INC. & GUTSCHICK LITTLE & WEBER, P.A. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
9. SPOT ELEVATIONS SHOWN FOR CURB ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
10. ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS NOTED OTHERWISE.
11. THERE ARE NO KNOWN GRAVE SITES, HISTORIC FEATURES, OR CEMETERIES ON SITE.
12. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
13. THIS SITE WILL BE SERVED BY PUBLIC WATER UNDER CONTRACT #24-4788-D TO BE CONSTRUCTED UNDER A DEVELOPER'S AGREEMENT.
14. THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. AN EXISTING WET POND, MICRO-BIORETENTION, FILTERRA UNITS, AND TWO STORMCEPTORS, WILL ALL BE USED TO PROVIDE THE WQv, CPv, & REv REQUIREMENTS FOR REDEVELOPMENT. ALL FACILITIES WILL BE PRIVATE & WILL BE PRIVATELY MAINTAINED.
15. A TRAFFIC ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP FOR SP-07-008 AND VERIFIED AS PART OF THIS SDP SUBMISSION. NEW TRAFFIC COUNTS WERE TAKEN AND THE TRAFFIC ANALYSIS HAS BEEN UPATED.
16. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 1.5%. PROVIDE A MINIMUM OF (5x5) FIVE BY FIVE FOOT LEVEL LANDING (1.5% MAX.) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING INGRESS/EGRESS POINTS.
17. THE CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES AT LEAST (5) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE DRAWINGS AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
19. ALL PRIVATE OUTDOOR LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
20. THE LANDSCAPE PLAN WAS PREPARED TO MEET THE LANDSCAPE MANUAL AND APPLICABLE PARTS OF THE ROUTE 1 MANUAL. POSTING OF SURETY IS REQUIRED FOR LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF $87,060.00 FOR 234 SHADE TREES, 102 EVERGREEN AND 156 LINEAR FEET OF FENCING/WALLS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. THE FINANCIAL SURETY FOR 87 PUBLIC STREET TREES IN THE AMOUNT OF $26,100.00 WILL BE INCLUDED AS PART OF THE COST ESTIMATE GENERATED BY THE HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION.
21. THE MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PUBLIC ROAD RIGHTS OF WAY ARE SHOWN ON THE PLANS.
22. THE PROPOSED BUILDINGS WILL HAVE AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEMS, AS REQUIRED. THE GARAGES ON PARCELS A&C SHALL HAVE DRY STANDPIPE SYSTEMS.
23. TRASH COLLECTION FOR THIS SITE WILL BE PRIVATE.
24. ALL PAVING AND ROADWAYS ON PARCELS B, C, D, E, F& G ARE PRIVATELY OWNED AND MAINTAINED.
25. ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
26. TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD G2.01. CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
27. GUTTER PAN OF CURBS SHALL BE PITCHED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
28. THE BUILDINGS SHALL HAVE INSIDE WATER METER SETTINGS AND SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM AS REQUIRED.
29. THE MAXIMUM HEIGHT OF THE BUILDINGS FOR THIS PROJECT IS 60 FEET.
30. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003, AND THE AMMENDED ZONING REGULATIONS PER COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/ GRADING PERMIT APPLICATIONS.
31. ON OCTOBER 3, 2012, MDE APPROVED THE RESPONSE ACTION PLAN (RAP) FOR PARCEL 137 (BOISE PARCEL), UNDER THE VOLUNTARY CLEAN-UP PROGRAM. BOISE CASCADE COMMENCED THE REMEDIATION WORK IN ACCORDANCE WITH RAP THE WEEK OF JANUARY 21, 2013. WORK HAS BEEN COMPLETED AND BOISE CASCADE IS WAITING ON FINAL MDE CERTIFICATE OF COMPLETION. CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE RAP AND ADHERE TO ITS POST-REMEDIATION CONDITIONS, IF ANY.
32. MIHU ALTERNATIVE COMPLIANCE FOR THIS PROJECT WAS APPROVED BY THE HOWARD COUNTY HOUSING & COMMUNITY DEVELOPMENT BOARD ON DECEMBER 13, 2012. UNDER THE TERMS OF THAT APPROVED ALTERNATIVE COMPLIANCE AGREEMENT, 32 UNITS WILL BE INCLUDED IN THE 416-UNIT APARTMENT BUILDING ONSITE, AND 31 UNITS WILL BE TRANSFERRED TO A NEW DEVELOPMENT SITE TO BE SELECTED BY THE HOWARD COUNTY HOUSING COMMISSION.
33. THE ~~OFFICE BUILDING~~, HOTEL, ~~BANK~~, KIOSK, ~~AND THE TWO-LEVEL PARKING GARAGE~~ ARE SHOWN AS "FUTURE". ALTHOUGH ALL INFRASTRUCTURE, ANALYSES, AND TABULATIONS REFLECT THESE BUILDINGS, THEY ARE PLACEHOLDERS UNTIL THE ACTUAL FOOTPRINTS, ELEVATIONS AND OTHER DETAILS ARE KNOWN. AT THE TIME EACH BUILDING MOVES FORWARD, THE SDP WILL BE REDLINED (AS PERMITTED BY THE PLANNING DIRECTOR) AND THE LEEDS REQUIREMENTS WILL BE ADDRESSED, AS APPLICABLE. THE TWO-LEVEL PARKING GARAGE WILL BE BUILT WITH THE OFFICE BUILDING OR HOTEL, WHICHEVER IS FIRST.
34. THE APARTMENT BUILDING HAS VOLUNTARILY BEEN REGISTERED WITH THE GREEN BUILDING CERTIFICATION INSTITUTE, IN THE LEEDS ONLINE FOR NC - SILVER (PROJECT ID 1000029918)
35. THE PROJECT AREA WAS EXAMINED FOR ENVIRONMENTAL FEATURES BY MCCARTHY & ASSOCIATES. PER THE REPORT FILED WITH THIS SDP, THERE ARE NO JURISDICTIONAL WETLANDS, FOREST CONSERVATION AREAS, STREAMS, OR THEIR BUFFERS WITHIN THE LIMITS OF THIS SUBMISSION. THERE ARE STEEPS SLOPES PRESENT ON THIS SITE AS SHOWN ON SHEET 2 OF 64 AND SHEET 36 OF 64.
36. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 1.89± ACRES, OF WHICH 1.0± ACRES WAS FULFILLED BY A FEE-IN-LIEU PAYMENT UNDER F-08-124 (PN 20130). THE REMAINING FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS FULFILLED BY THE PURCHASE OF AT LEAST 0.89 OF AN ACRE OF FOREST CONSERVATION EASEMENT AT BRIGHTON MILL, (ON BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'D', TM 34), PLAT No. 21877 THRU 21881. FOREST CONSERVATION WAS ADDRESSED WITH F-13-068 & SDP-11-066
37. ALL PRIVATE PARKING, PRIVATE DRAINAGE, PRIVATE UTILITIES, AND PRIVATE SWM FACILITIES ON PARCELS C, D, E, F, & G, AND THE PRIVATE SWM POND ON PARCEL A SHALL BE MAINTAINED BY THE COMMERCIAL OWNERS ASSOCIATION. THE MAINTENANCE AGREEMENT/ CROSS-EASEMENTS AGREEMENT FOR ACCESS/ INGRESS, PARKING, DRAINAGE, ETC. IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AT LIBER 15493 FOLIO 427. PARCEL B MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE APARTMENT COMPLEX OWNER. THE COMMUTER GARAGE ON PARCEL A WILL BE OWNED AND MAINTAINED BY THE STATE OF MARYLAND.
38. THE PARALLEL PARKING SPACES IN THE JUNCTION DRIVE R/W SHALL BE MAINTAINED BY THE COMMERCIAL OWNERS ASSOCIATION.
39. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP 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.
40. ALL WELLS ON THE PROPERTY MUST BE PROPERLY ABANDONED AND NOTIFICATION OF SUCH SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY AND PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE FINAL RECORD PLAT.
41. THE SUBJECT PROPERTY IS ZONED T.O.D. (TRANSIT ORIENTED DEVELOPMENT) PER THE COMPREHENSIVE ZONING PLAN (02/02/04) AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 07/28/06.
42. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
    - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1 1/2" MIN)
    - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
43. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
44. A MEETING WITH THE DESIGN ADVISORY PANEL TOOK PLACE ON FOR APRIL 24, 2013 AT 7:00 PM AT THE HOWARD BUILDING IN HOWARD COUNTY, MD.
45. A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4 -5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE KNOX BOX LOCATION SHALL BE SHOWN ON THE PLAN AS WELL AS, ADDRESSED BY GENERAL NOTE ON THE PLAN. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-1 10.12.1
46. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
47. TRAFFIC CONTROL DEVICES:
    A. THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
    B. THE TRAFFIC CONTROL DEVICE 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 (MDMUTCD).
    D. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGH-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH) SQUARE TUBE POST (14 GUAGE) INSTERED INTO A 2-1/2" GLAVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GUAGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST..
    E. SEE SHEET 5 FOR SIGNING AND STRIPING.
48. A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.B, APPENDIX A, TO ALLOW FOR THE USE OF A MODIFIED PUBLIC RIGHT-OF-WAY WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON MARCH 13, 2013. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
    1. PUBLIC EASEMENTS SHOULD BE PROVIDED FOR THE SIDEWALKS AND STREET TREES THAT ARE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
    2. THE RIGHT-OF-WAY SHALL BE MODIFIED TO ACCOMMODATE ANY ASSOCIATED COMMENTS FROM THE REVIEW OF THE SDP AND FINAL PLANS.
49. A WAIVER TO DESIGN MANUAL, VOLUME I, SECTION 5.2.5.B.1, WHICH REQUIRES AN APPROPRIATE FOREBAY FOR A SWM POND, AND SECTION 5.2.5.B.4, WHICH REQUIRES A POND DRAIN, WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON MARCH 13, 2013. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
    1. IN LIEU OF THE FOREBAY, EACH STORMDRAIN OUTFALL INTO THE POND WILL BE CONSTRUCTED WITH A STORMCEPTOR.
    2. DUE TO THE EXISTING GRADES, A GRAVITY POND DRAIN WILL NOT BE POSSIBLE.
50. A WAIVER TO DESIGN MANUAL, VOLUME I, SECTION 5.2.5.A.1, WHICH REQUIRES A POND OUTFALL TO BE AT LEAST 25-FEET FROM A PROPERTY LINE, AND SECTION 5.2.5.B.2, WHICH REQUIRES A MAINTENANCE BENCH ALONG THE POND EMBANKMENT, WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON APRIL 22, 2013. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
    1. THE PROPOSED DISCHARGE OF THE POND AND BY-PASS WILL BE AT (OR ON) CSX PROPERTY. ALL REQUIRED APPROVALS, EASEMENTS, REVIEWS ETC. SHALL BE COORDINATED THROUGH CSX. PRIOR TO SDP SIGNATURE, PLEASE PROVIDE ALL REQUIRED APPROVAL AND RECORDED EASEMENT DEEDS FOR THE OUTFALL LOCATIONS.
    2. CHANNEL REINFORCEMENT SHALL BE PROVIDED TO ENSURE NO EROSION AT DISCHARGE POINTS.
    3. ALL OUTFALLS ON CSX PROPERTY MUST BE WITHIN PRIVATE EASEMENTS.
    4. THE POND WILL BE PRIVATELY MAINTAINED. PROPER MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER. IF A MAINTENANCE BENCH IS NOT PROVIDED, IT IS STILL THE RESPONSIBILITY OF THE OWNER TO ENSURE IT IS PROPERTY MAINTAINED.
    5. BASED ON THE POND DESIGN, ACCESS TO THE POND CAN BE ACHIEVED WITHOUT CONSTRUCTION OF THE MAINTENANCE BENCH.
51. AFTER REVIEW OF THE PARKING NEEDS STUDY, THE PLANNING DIRECTOR APPROVED THE PROPOSED PARKING MODIFICATIONS ON APRIL 28, 2013.
52. WP-12-118
    ON FEBRUARY 29, 2012, WP-12-112 REQUESTING A WAIVER TO SECTION 16.1106(D) AND SECTION 16.1106(E), ALLOWING EXTENSION OF MILESTONE DATES FOR PHASES 1-5 FOR ANOTHER YEAR, WAS GRANTED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    1. THE APPLICANT SALL SUBMIT SITE DEVELOPMENT PLANS FOR PHASES 1-5 ON OR BEFORE APRIL 1, 2013. IF DEADLINE IS NOT MET, PLAN WILL BECOME NULL AND VOID...
    2. SUBJECT TO THE ATTACHED COMMENT BY DED, THE SDP'S AND THEIR APPROVAL ARE SUBJECT TO MDE SWM REQUIREMENTS OF 2007...
    THIS WAIVER PETITION IS NO LONGER APPLICABLE DUE TO PLAN CHANGES AND SWM NOW MEETING CURRENT STANDARDS.
53. WP-13-072
    ON DECEMBER 3, 2012, WP-13-072 REQUESTING A WAIVER TO SECTION 16.155(a)(1) AND SECTION 16.1202(a) WAS GRANTED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    1. THE WAIVER PETITION PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR DEVELOPMENT. NO DISTURBACE IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE AS SHOWN ON THE WAIVER EXHIBIT.
    2. ONCE REMOVAL OF THE CONTAMINATED SOILS IS COPLETE THE LIMIT OF DISTURBANCE SHALL BE BACKFILLED WITH CLEAN SOIL TO PREVIOUS GRADES.
    3. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS.
    4. FOREST CONSERVATION FOR THE ENTIRE SUBJECT PROPERTY SHALL BE ADDRESSED WITH FUTURE SITE DEVELOPMENT OF THE SITE, WHETHER IS IS WITH THE SAVAGE TOWNE CENTER TOD DEVELOPMENT OR A SEPARATE PLAN SUBMISSION, IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE.
54. WP-13-126
    ON MARCH 13, 2013, WP-13-126 REQUESTING A WAIVER TO SECTION 16.145 AMD SECTION 16.146(c)(11) WAS GRANTED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    1. COMPLIANCE WITH THE SRC AGENCY COMMENTS ISSUED FOR FINAL PLAN F-13-068 AND SITE DEVELOPMENT PLAN SDP-13-048.
55. ANY PROPOSED FUTURE USE (INCLUDING RESTAURANT USE) NOT CONTEMPLATED IN THE ABOVE MENTIONED PARKING STUDY AND MODIFICATION WILL REQUIRE RE-REVIEW OF PARKING NEEDS (AND POSSIBLY A NEW AND UPDATED PARKING NEEDS STUDY) PRIOR TO APPROVAL OF THAT FUTURE USE.
56. TRASH COLLECTION IN THE APARTMENT BUILDING WILL BE COLLECTED INTERNALLY AND TRASH COLLECTION FOR ENTIRE BUILDING WILL TAKE PLACE IN THE LOADING AREA

AREA OVERVIEW

SCALE : 1" = 150'

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OWNERS:

PARCEL A	PARCEL A	PARCELS B THRU G
STATE OF MARYLAND 301-W. PRESTON STREET BALTIMORE, MD. 21202 (410) 767-4107	STATE RAILROAD ADMINISTRATION C/O MASS TRANSIT ADMINISTRATION OFFICE OF REAL ESTATE AND FREIGHT 6 ST. PAUL STREET BALTIMORE, MD. 21202 (410)-539-5000	ANNAPOLIS JUNCTION TOWN CENTER, LLC 4816 DEL RAY AVENUE BETHESDA, MD. 20814 ATTN: PETER ZADORETZKY (410) 267-8688

1. GENERAL SITE DATA
   A. PRESENT ZONING: T.O.D. (TRANSIT ORIENTED DEVELOPMENT)
   B. PROPOSED USE OF SITE OR STRUCTURES: MULTI-FAMILY RESIDENTIAL, OFFICE, RETAIL, BANK, KIOSK, COMMUTER PARKING, HOTEL
   C. SEE GENERAL NOTE # 5 FOR APPLICABLE DPZ FILE NUMBERS
   D. A TOTAL OF 416 APARTMENT UNITS ARE PROPOSED, SEE GENERAL NOTE # 32 FOR MIHU COMPLIANCE.
2. AREA TABULATION:
   A. TOTAL PROJECT AREA: 18.83 AC
   B. AREA OF THIS PLAN SUBMISSION: 18.83 AC
   C. LIMIT OF AREA DISTURBED BY THIS SDP: 17.33 AC
   D. BUILDING DATA

PARCEL A COMMUTER GARAGE	704 SPACES
PARCEL B MULTI-FAMILY RESIDENTIAL	416 UNITS/ 617 GARAGE PARKING SPACES (2)
PARCEL C OFFICE	~~100,000~~ 101,200 GSF FLOOR AREA/ ~~400~~ 487 GARAGE PARKING SPACES
PARCEL D RETAIL	14,000 GSF
PARCEL E RETAIL	5,420 GSF
PARCEL F HOTEL	150 ROOMS
PARCEL G KIOSK	250 GSF

   E. AREA OF RESIDENTIAL = 7.43 AC (39% OF TOTAL/50% PERMITTED) (PARCEL B)
   F. TOTAL FLOOR AREA OF FREESTANDING ONE-STORY COMMERCIAL = 19,670 SF (20,000 SF PERMITTED)
3. AMENITY AREA DATA
   A. AMENITY AREA REQUIRED FOR SITE: 10% OF 18.83AC = 1.88 AC
   B. AMENITY AREA PROVIDED: 1.96 AC
4. PARKING DATA

RESIDENTIAL
REQUIRED:
PER CODE:
416 SPACES X (2 SPACES /D.U. + 0.3) OVERFLOW = 957
PER PARKING STUDY
1.5 SPACES/UNIT* x 416 UNITS = 624 SPACES

PROVIDED: (PER PARKING NEEDS STUDY)

TYPE	GARAGE	SURFACE
VAN ACCESSIBLE	4 SPACES	2 SPACES
STANDARD ACCESSIBLE	10 SPACES	0 SPACES
REGULAR SPACES	603 SPACES	5 SPACES
SUB-TOTAL	617 SPACES	7 SPACES
RESIDENTIAL TOTAL	624 SPACES	

COMMERCIAL (2)
REQUIRED:
OFFICE = 101,200 SF x 3.3 SPACES/ 1,000 SF = 334 SPACES
RETAIL = 14,250 SF x 5.0 SPACES/1,000 SF = 72 SPACES
RETAIL (PARCEL E) = 5,420SF x 5.0 SPACES/1,000 SF = 28 SPACES
HOTEL = 150 ROOMS x 1.0 SPACE/ROOM = 150 SPACES
SUB-TOTAL REQUIRED = 584 SPACES
LESS REDUCTION FOR SHARED PARKING = (135 SPACES)*
TOTAL COMMERCIAL SPACES REQUIRED = 437 SPACES
TOTAL ACCESSIBLE SPACES REQUIRED = 2% OF TOTAL PARKING SPACES PROVIDED
~~524~~ 606 SPACES X 0.02 = ~~11~~ 13 REQUIRED
PROVIDED: (1)

TYPE	GARAGE (PAR. C)	SURFACE
VAN ACCESSIBLE	2 ~~4~~ SPACES	12 SPACES
STANDARD ACCESSIBLE	8 ~~6~~ SPACES	2 SPACES
REGULAR SPACES	477 ~~390~~ SPACES	105 SPACES
SUB-TOTAL **	487 ~~400~~ SPACES	119 SPACES
COMMERCIAL TOTAL	606 ~~524~~ SPACES	

*PER PARKING STUDY & PARKING MODIFICATION SUBMITTED WITH SDP. THE PROPOSED PARKING MODIFICATIONS WERE APPROVED BY THE PLANNING DIRECTOR ON APRIL 28, 2013. ANY FUTURE CHANGE IN USE NOT LISTED IN ABOVE MENTIONED PARKING STUDY AND MODIFICATION WILL REQUIRE ADDITIONAL REVIEW AND APPROVAL OF PARKING NEEDS BY DPZ/DLD STAFF PRIOR TO APPROVAL OF FUTURE USE.

NOTES
EXCLUDES 696 SPACE COMMUTER PARKING GARAGE (PARCEL A). EXCLUDES 37 ON-STREET PARALLEL SPACES IN JUNCTION DRIVE. & Henkels Lane.

ANY FUTURE PARKING NEEDS WILL BE THE SOLE RESPONSIBILITY OF THE CURRENT OWNER/DEVELOPER, AND IT WILL THE PROPERTY OWNER'S RESPONSIBILITY TO MANAGE PARKING USAGE AMONG THE VARIOUS USER GROUPS TO AVOID CONFLICTS.

PARKING PHASING:
1. PHASE 1 WILL DEMOLISH EXISTING STRUCTURES AND PAVEMENT WITHIN THE PHASE 1 AREA, AND WILL CONSTRUCT THE COMMUTER GARAGE AND DORSEY RUN ROAD IMPROVEMENTS. THE REMAINDER OF EXISTING COMMUTER SURFACE PARKING LOT WILL REMAIN IN SERVICE FOR MARC TRAIN PASSENGERS DURING PHASE 1 CONSTRUCTION.
2. ONCE THE COMMUTER GARAGE HAS BEEN CONSTRUCTED AND IS IN SERVICE, PHASE 2 WILL DEMOLISH EXISTING STRUCTURES AND PAVEMENT WITHIN THE PHASE 2 LIMITS (THE REMAINDER OF THE SITE). PHASE 2 WILL CONSTRUCT THE RESIDENTIAL DEVELOPMENT, JUNCTION DRIVE, THE RETAIL BUILDING, ALL REMAINING INFRASTRUCTURE IMPROVEMENTS, AND WILL LEAVE ONLY THE BUILDING PADS FOR THE OFFICE, HOTEL, RETAIL (PARCEL E), & 2-STORY GARAGE TO BE CONSTRUCTED AT A LATER DATE.
3. PHASE 3 WILL CONSTRUCT REMAINING BUILDINGS ON SITE. ADEQUATE SURFACE PARKING FOR THE RETAIL WILL BE MAINTAINED DURING FUTURE BUILDING AND GARAGE CONSTRUCTION. GARAGE ON PARCEL C TO BE BUILT IN FUTURE (WITH HOTEL OR OFFICE CONSTRUCTION, WHICHEVER COMES FIRST)

** Includes 2 van accessible spaces contiguous to garage under roof structure.

VICINITY MAP
SCALE: 1" = 2,000'

ADC MAP PAGE 41 GRID C-6

HOWARD COUNTY CONTROL STATIONS

48DF	4864
NORTHING: 532,537.57	NORTHING: 531,519.16
EASTING: 1,370,606.65	EASTING: 1,371,653.77
ELEVATION: 229.38	ELEVATION: 205.90
STANDARD DISC ON CONCRETE MONUMENT	STANDARD DISC ON CONCRETE MONUMENT

LEGEND

366	EX. CONTOUR
300	PROP. CONTOUR
LOD — LOD	LIMIT OF DISTURBANCE
	EX. STORM DRAIN
	PROP. STORM DRAIN
	EX. SANITARY SEWER
	EX. WATERLINE
S	PUBLIC SANITARY SEWER
	PUBLIC WATERLINE
	PRIVATE SANITARY SEWER
	PRIVATE WATER LINE
	EX. CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
	PROPOSED PAVING
	BUILDING RESTRICTION LINE (BRL)
	PROPERTY/ ROW LINE
MBR-11	MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
(18)	NUMBER OF PARKING SPACES
	EX. / PROPOSED EASEMENTS
78.0	TOP OF PAVING SPOT SHOT
(6)	NUMBER OF PARKING SPACES
	PROP. LIGHT FIXTURE & POLE
	EX. LIGHT FIXTURE & POLE
	HANDICAPPED PARKING
	BUILDING ENTRANCE
	EX. TREES (PER F-13-068)
	HANDICAP RAMP
	HANDICAP SIGN
	STEEP SLOPES (25% AND GREATER)

ADDRESS CHART

PARCEL	BUILDING	STREET ADDRESS
A	COMMUTER GARAGE	10102 JUNCTION DRIVE
B	RESIDENTIAL BLDG	10125 JUNCTION DRIVE
B	RESIDENTIAL GARAGE	8450 HENKELS LANE
C	PARKING GARAGE	10130 JUNCTION DRIVE
C	OFFICE	10170 JUNCTION DRIVE
D	RETAIL	10140 JUNCTION DRIVE
E	RETAIL	10150 JUNCTION DRIVE
F	HOTEL	10120 JUNCTION DRIVE
G	KIOSK	10116 JUNCTION DRIVE

PERMIT INFORMATION CHART

SUBDIVISION NAME: ANNAPOLIS JUNCTION TOWN CENTER			SECTION/AREA N/A		PARCELS A-G
PLAT No. 22697-22701	ZONE T.O.D	TAX MAP 48	BLOCK 20	ELEC. DIST. 6	CENSUS TRACT 606902
WATER ZONE: 400			TEST GRADIENT: 550		

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

BWilson for Maura Rossman 2/24/2014
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Marsha McLaughlin — Director — Date 3/7/14
Kent Sheubrooks — Chief, Division of Land Development — Date 3/07/14
Chad Edmondson — Chief, Development Engineering Division — Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-01-SDPCS.dwg	DES. MAJ	DRN. JGJ	CHK. MAJ

DATE	REVISION	BY	APP'R.
5.31.16	(3) Converted Bank to Retail Building	9t	klp
2015.09	(2) Modified Design of Office Building	klp	
2015.07	(1) Revised to include Parking Garage Elevations	klp	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2014
2-10-14

COVER SHEET
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	1 OF 64

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SDP-13-048

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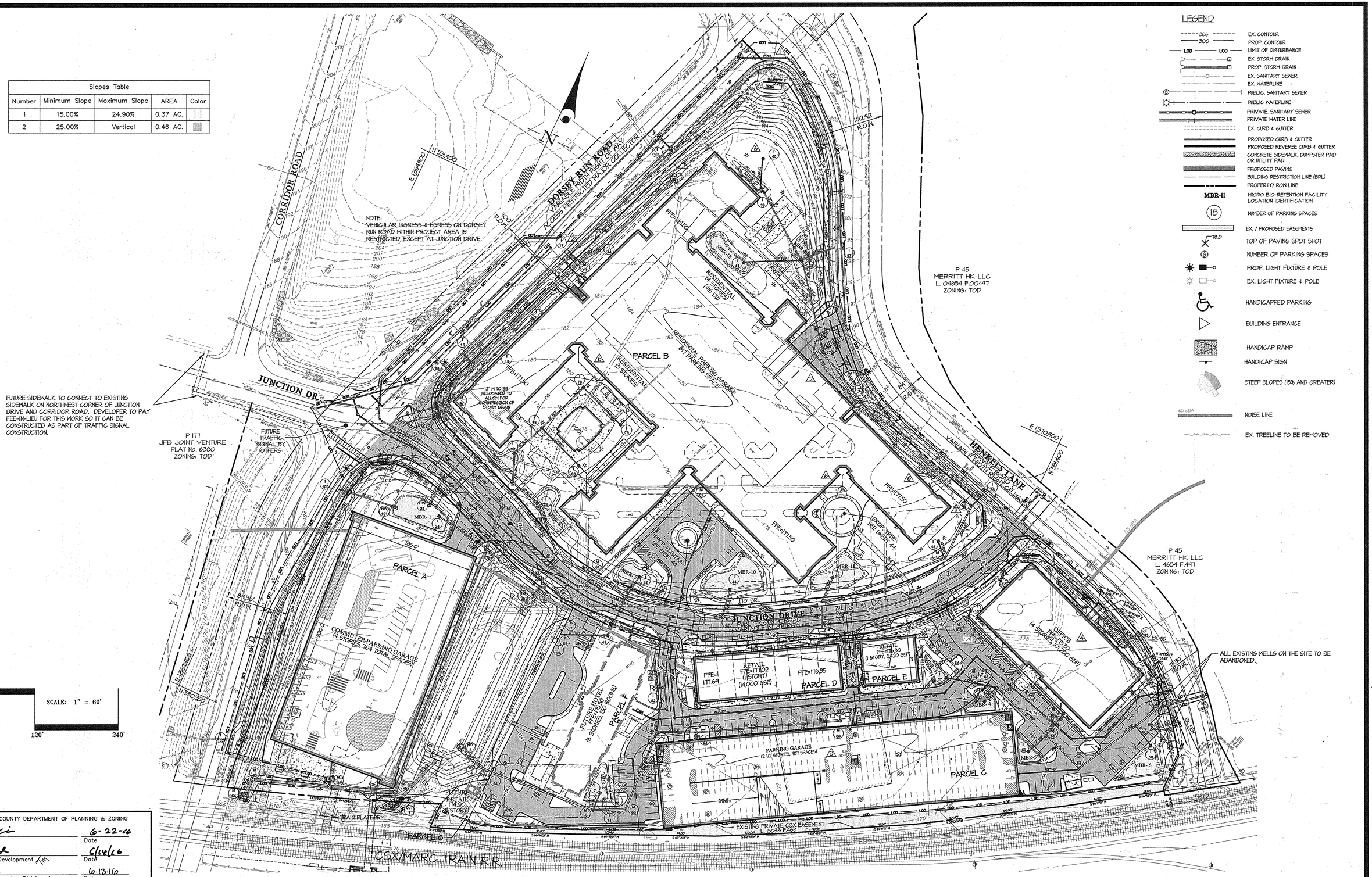
Slopes Table				
Number	Minimum Slope	Maximum Slope	AREA	Color
1	15.00%	24.90%	0.37 AC.	
2	25.00%	Vertical	0.46 AC.	



LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MBR-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- (18) — NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- 78.0 — TOP OF PAVING SPOT SHOT
- (6) — NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- HANDICAP RAMP
- HANDICAP SIGN
- STEEP SLOPES (15% AND GREATER)
- 65 dBA — NOISE LINE
- EX. TREELINE TO BE REMOVED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6-22-16

Chief, Division of Land Development — Date 6/14/16

Chief, Development Engineering Division — Date 6-13-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.
4/15/2016	CONVERTED BANK TO RETAIL BUILDING /6	LMW	
3/17/2016	REVISED PLAN TO SHOW ADDITIONAL EASEMENT AT I-15 & M-35 /5	KLP	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING /4	LMW	
9/9/2015	REVISED STORM DRAIN AT OFFICE BUILDING /3	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING /4	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED /3	LMW	
12/3/2014	REV. MONUMENT SIGNS, SIDEWALK, PROP. DRIVEWAY, STORM DRAIN, & 8" W IN DORSEY RUN ROAD /2		
7/3/2014	REV. STORM DRAIN NEAR MH-10 AND MH-47: REV. 8"W. IN DORSEY RUN ROAD /1		

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2018.
6/6/16

OVERALL SITE DEVELOPMENT PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	2 OF 64

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SDP-13-048

LEGEND

- 366 — EX. CONTOUR
- 300 — PROP. CONTOUR
- LOD — LOD — LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MBR-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION

- (18) — NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- 18.0 — TOP OF PAVING SPOT SHOT
- (6) — NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER
- EX. TREELINE (TO BE REMOVED)

NOTE:
VEHICULAR INGRESS & EGRESS ON DORSEY RUN ROAD WITHIN PROJECT AREA IS RESTRICTED, EXCEPT AT JUNCTION DRIVE.

NOTE: ACCESS TO BE MAINTAINED FROM EX. COMMUTER PARKING LOT TO TRAIN PLATFORM AT ALL TIMES.

NOTE: JUNCTION DRIVE PAVEMENT, SIDEWALK, PUBLIC STORM DRAIN, WATER, & SEWER TO BE BUILDT UNDER F-130-068

NOTE: INFORMATION SHOWN ALONG DORSEY RUN ROAD FOR INFORMATIONAL PURPOSES ONLY. TO BE CONSTRUCTED UNDER F-13-068

HENKELS LANE

DORSEY RUN ROAD
ACCESS RESTRICTED MAJOR COLLECTOR
VARIABLE WIDTH RIGHT OF WAY

JUNCTION DRIVE
PUBLIC COUNTY ROAD
VARIABLE WIDTH ROW

PARCEL A
(3.4228 AC.)

PARCEL B
(1.4343 AC.)

COMMUTER PARKING GARAGE
(4 STORIES, 696 TOTAL SPACES)
(PRIVATE INSIDE METER - SEE ARCH)
ALL ROOF RUNOFF SHALL DISCHARGE INTO EX. SWM POND)

PRIVATE STORMWATER MANAGEMENT AREA (P/N 22697/701)

EX. POND TO REMAIN DURING PHASE I CONSTRUCTION

EX. CONC. RISER TO BE REMOVED

CONSTRUCT EMBANKMENT, RISER STRUCTURE, & OUTFALL. SEE SHEET 37

EX. SHED & TRAILER TO BE REMOVED

POTENTIAL FUTURE PEDESTRIAN BRIDGE BY OTHERS

MARC TRAIN R.R.

FUTURE TRAFFIC SIGNAL BY OTHERS

SCALE: 1" = 30'

0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	3/3/14 Date
Chief, Division of Land Development	3/07/14 Date
Chief, Development Engineering Division	2.28.14 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415 EXPIRATION DATE: MAY 26, 2014
2-10-14

PHASE 1 CONSTRUCTION

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE

PARCELS A - G

PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	3 OF 64

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SDP-13-048

NOTE:
VEHICULAR INGRESS & EGRESS ON DORSEY RUN ROAD WITHIN PROJECT AREA IS RESTRICTED, EXCEPT AT JUNCTION DRIVE.

LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- LOD — LOD — LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC. SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE. SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MBR-II — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- (18) — NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- 78.0 — TOP OF PAVING SPOT SHOT
- (6) — NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER
- EX. TREELINE TO BE REMOVED

NOTES.
1. FOR STORM DRAIN PIPE SIZES AND LENGTHS, SEE SHEETS 28 THRU 28.
2. FOR LANDSCAPING REQUIREMENTS, SEE SHEETS 40 THRU 53
3. FOR RETAINING WALL INFORMATION, SEE SHEETS 13 & 34.
4. FOR DUMPSTER ENCLOSURE DETAILS, SEE SHEET 13.

ALL CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.

ROOF DRAIN STRUCTURE SCHEDULE

ROOF DRAIN	INVERT ELEVATION
RD-A-1	175.50
RD-A-2	176.11
RWC-21	176.17
RD-B-1	176.35
RWC-25	188.17

NOTE: WORK WITHIN HENKELS LANE, DORSEY RUN ROAD, & JUNCTION DRIVE SHOWN FOR INFORMATIONAL PURPOSES ONLY. TO BE CONSTRUCTED UNDER F-13-068

HENKELS LANE
VARIABLE WIDTH RIGHT OF WAY
SERVICE ROAD C

DORSEY RUN ROAD
VARIABLE WIDTH RIGHT OF WAY
ACCESS RESTRICTED MAJOR COLLECTOR

JUNCTION DRIVE
PUBLIC COUNTY ROAD
VARIABLE WIDTH RIGHT OF WAY

P 45
MERRITT HK LLC
L. 04654 F.00447
ZONING: TOD

PRIVATE STORMWATER MANAGEMENT AREA (PN22647-22701)

LANDSCAPE BLOCK WALL

PROPOSED HANDICAP RAMP W/ HANDRAILS

TRANSITION FROM 6" CURB ONSITE TO 7" CURB IN ROW

EX. WATER MATCH EX. GRADE AT EDGE OF PAVEMENT

20' SURFACE PARKING RESTRICTION LINE
10' STRUCTURE & USE RESTRICTION LINE

SIGN A
H=10.7'

SIDEWALK PASSING AREA SEE HOCO DTL R-4.01

SIDEWALK TO BE CONSTRUCTED AROUND EX. MSHA SIGN

100' R.O.W.

EX. 42" CMP

EX. MANHOLE & PIPES TO BE REMOVED

BOCCI COURT

GRILL AREA

ENCLOSED DOG RUN

FFE=189.50

RESIDENTIAL
(4 STORIES)
(416 DU)

PARKING GARAGE ENTRANCE/ EXIT

LOADING AREA

TRASH ROOM

TRANSITION FROM 6" CURB ONSITE TO 7" CURB IN ROW (TYP.)

RETAINING WALL (SEE ARCH.)

ROOF LEADER (TYP.)

FFE=177.50

MAX 2% CROSS-SLOPE IN SIDEWALK (TYP.)

PROP. TREE SEE ARCH. SHEET 44

NOTE: SEE SHEETS 30 THRU 33 FOR MICRO-BIORETENTION DETAILS

BUILDING MOUNTED ENTRANCE SIGNAGE FOR PARKING GARAGE & LOADING AREA (SEE ARCH)

RESIDENTIAL PARKING GARAGE
(617 SPACES)

601.33'

460.84'

20' SURFACE PARKING RESTRICTION LINE
10' STRUCTURE & USE RESTRICTION LINE

MATCHLINE SHEET 5

MATCHLINE SHEET 7

PROPOSED HANDICAP RAMP

SCALE: 1" = 30'
0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	3-21-16 Date
Chief, Division of Land Development	3-30-16 Date
Chief, Development Engineering Division	3-23-16 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
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DATE	REVISION	BY	APP'R.
5/17/2016	Rev. plan to show additional easement at I-15 & M-95	klp	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING 3	LMW	
12/3/2014	REV. MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, SD, & WATERLINE ON DORSEY RUN RD 2	LMW	
7/7/2014	REVISED 8" WATER ALONG DORSEY RUN ROAD 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415 EXPIRATION DATE: MAY 26, 2016
3/17/16

STATE OF MARYLAND — CHRISTOPHER JOSEPH GUTSCHICK — REG. NO. 12415 — PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN - RESIDENTIAL NORTH

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	4 OF 64

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SDP-13-048

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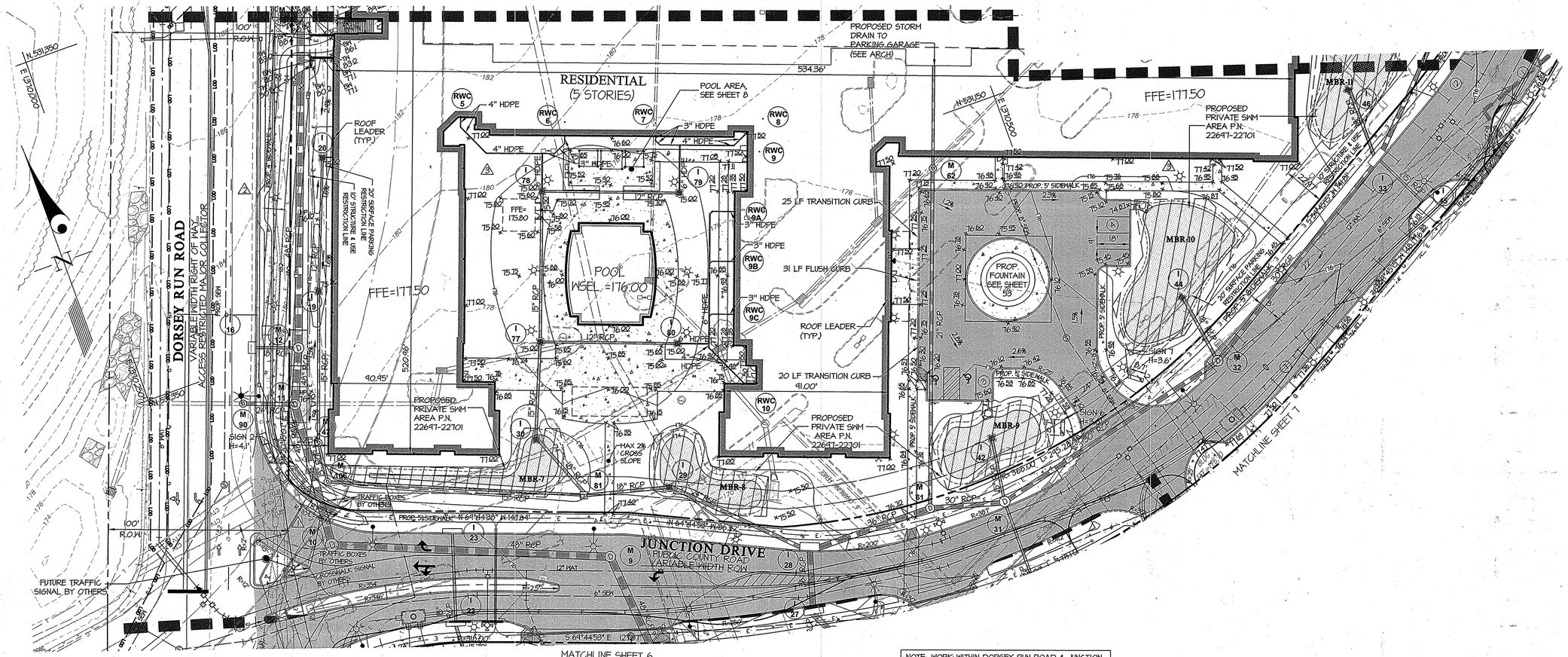
NOTE:
VEHICULAR INGRESS & EGRESS ON DORSEY RUN ROAD WITHIN PROJECT AREA IS RESTRICTED, EXCEPT AT JUNCTION DRIVE.



NOTE: WORK WITHIN DORSEY RUN ROAD & JUNCTION DRIVE SHOWN FOR INFORMATIONAL PURPOSES ONLY. TO BE CONSTRUCTED UNDER F-13-068

LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC. SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE. SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- TOP OF PAVING SPOT SHOT
- NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- EX. TREES (PER F-13-068)
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER
- EX. TREELINE

SCALE: 1" = 30'

0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3-31-16

Chief, Division of Land Development — Date 3-30-16

Chief, Development Engineering Division — Date 3-23-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-05-SDP-RES-02.dwg | MAJ | DRN. JGJ | CHK.

DATE	REVISION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING 4	LMW	
12/3/2014	REVISED TO INCLUDE MONUMENT SIGNS AND REVISED SIDEWALK 3	LMW	
7/7/2014	REVISED STORM DRAIN NEAR M-10 AND M-47 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975 EXPIRATION DATE: MAY 26, 2016
3/9/16

SITE DEVELOPMENT PLAN - RESIDENTIAL SOUTH

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	5 OF 64

SDP-13-048

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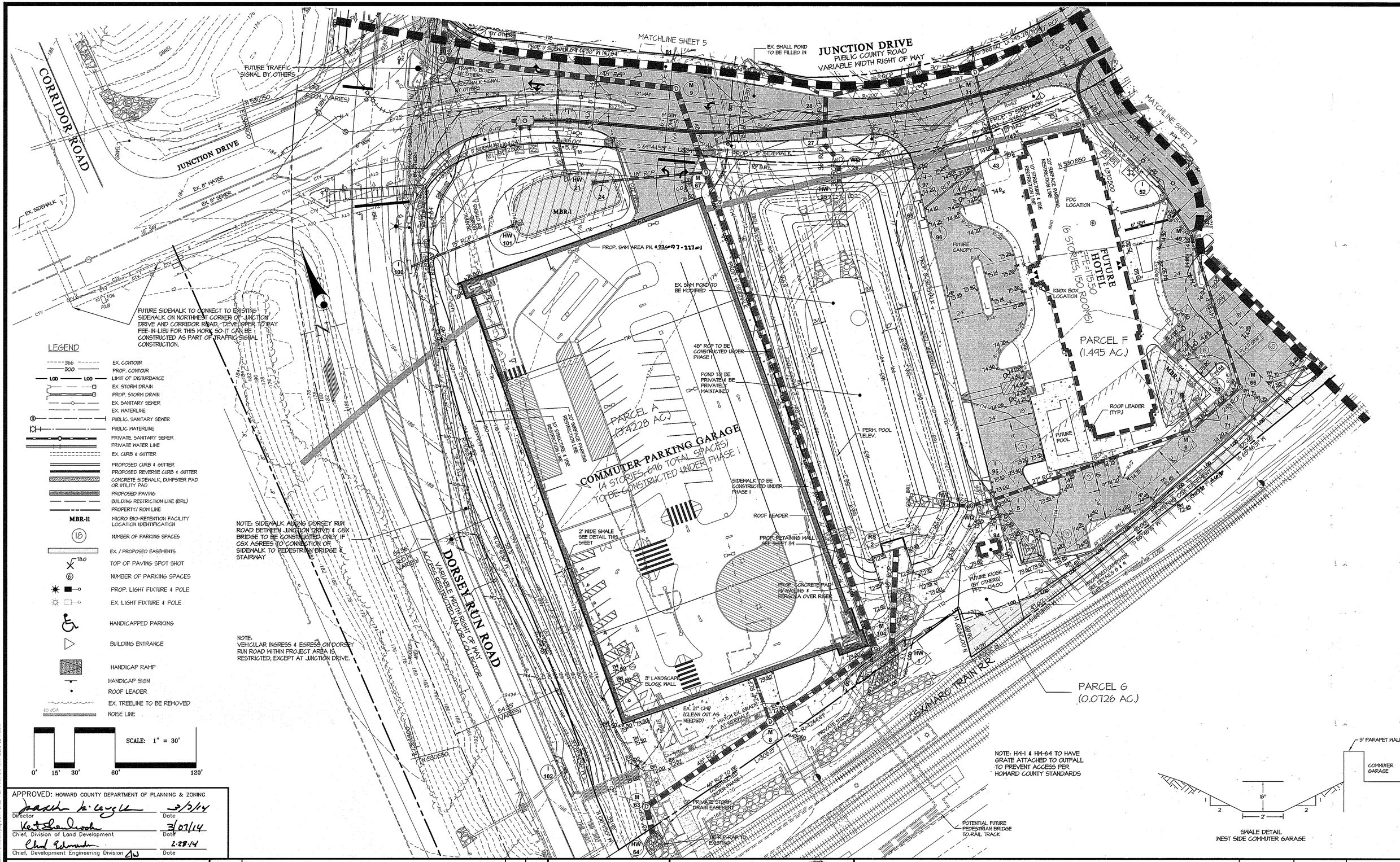

LEGEND

- 366 — EX. CONTOUR
- 300 — PROP. CONTOUR
- LOD — LOD — LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC. SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE. SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MBR-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- (18) — NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- 78.0 — TOP OF PAVING SPOT SHOT
- (6) — NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER
- EX. TREELINE TO BE REMOVED
- NOISE LINE

SCALE: 1" = 30'

0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/3/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415 EXPIRATION DATE: MAY 26, 2014
2-10-14

SITE DEVELOPMENT PLAN - WEST COMMERCIAL

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE

PARCELS A - G

PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	6 OF 64

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SDP-13-048

LEGEND

- 366 — EX. CONTOUR
- 300 — PROP. CONTOUR
- LOD — LOD — LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC. SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE. SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MBR-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- (18) — NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- 18.0 — TOP OF PAVING SPOT SHOT
- (6) — NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER
- 65 dBA — NOISE LINE

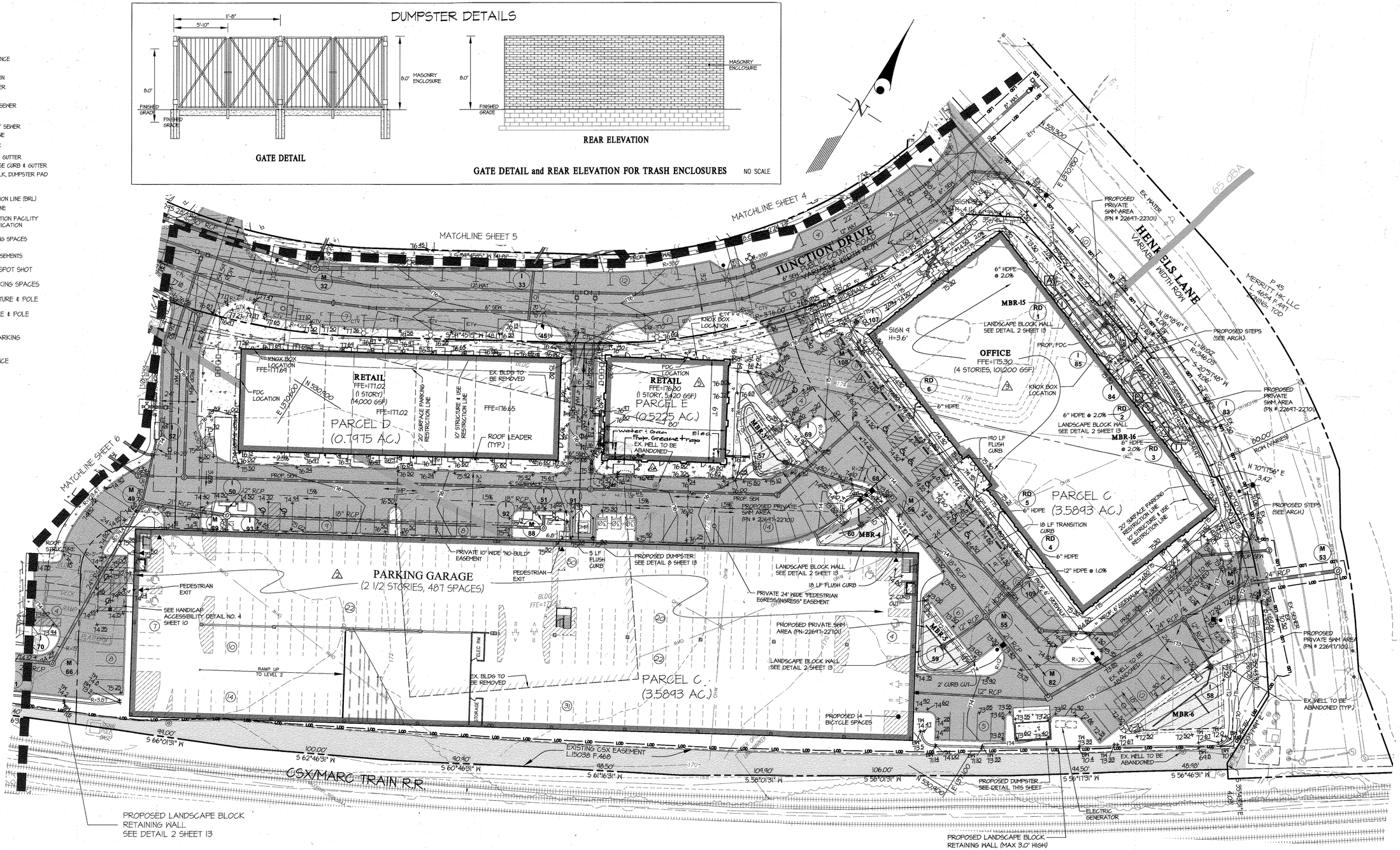
DUMPSTER DETAILS

GATE DETAIL and REAR ELEVATION FOR TRASH ENCLOSURES NO SCALE

ROOF DRAIN STRUCTURE SCHEDULE

ROOF DRAIN	INVERT ELEVATION
* RD-1	172.30
RD-A-1	172.00
* RD-2	172.51
RD-B-1	172.50
* RD-3	172.63
RD-C-1	172.50
* RD-4	169.79
* RD-5	170.39
* RD-6	172.20

*NOTE: ROOF DRAIN INVERTS ARE 5' FROM BUILDING



NOTE: SEE SHEETS 30 THROUGH 33 FOR SWM DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 6-22-16
Chief, Division of Land Development	Date 6/14/16
Chief, Development Engineering Division	Date 6.13.16

SCALE: 1" = 30'

0' 15' 30' 60' 120'

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-07-SDP-COM-02.dwg | DES. MAJ | DRN. JGJ | CHK. MAJ

DATE	REVISION	BY	APP'R.
11.28.2016	Added grease trap 6	JH	LMW
4/15/2016	CONVERTED BANK TO RETAIL BUILDING 5	LMW	
9/9/2015	REVISED STORM DRAIN AT OFFICE BUILDING 4	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING 3	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED 2	LMW	
12/3/2014	REVISED MONUMENT SIGNS AND RETAINING WALL ELEVATIONS 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
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6/6/16

SITE DEVELOPMENT PLAN - EAST COMMERCIAL

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	7 OF 64

SDP-13-048

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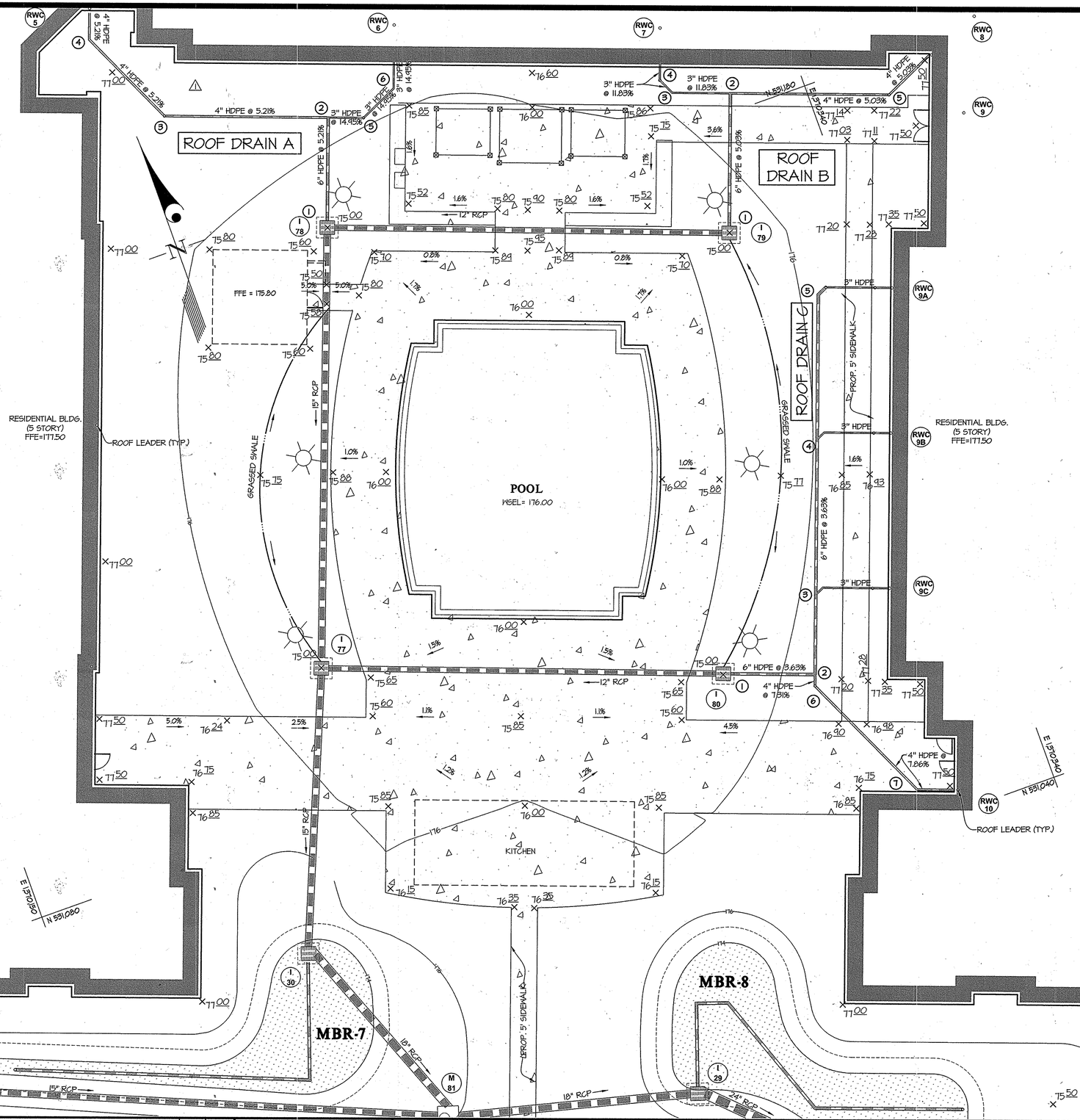
LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- LOD — LOD — LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC. SANITARY SEWER
- PUBLIC WATERLINE
- PRIVATE. SANITARY SEWER
- PRIVATE WATER LINE
- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ ROW LINE
- MBR-II — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- (18) — NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS
- TOP OF PAVING SPOT SHOT
- (6) — NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING
- BUILDING ENTRANCE
- EX. TREES (PER F-13-068)
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER



ROOF DRAIN STRUCTURE SCHEDULE

ROOF DRAIN	INVERT ELEVATION
RD-A-1	172.20
RD-A-2	173.22
RD-A-3	174.84
RD-A-4	175.91
RWC-5	176.17
RD-A-5	174.22
RD-A-6	175.42
RWC-6	176.17
RD-B-1	172.84
RD-B-2	174.11
RD-B-3	175.41
RD-B-4	175.82
RWC-7	176.17
RD-B-5	175.63
RWC-8 / RWC-9	176.17
RD-C-1	172.69
RD-C-2	173.27
RD-C-3	173.83
RD-C-4	174.90
RD-C-5	175.90
RWC-9A	176.42
RWC-9B	176.42
RWC-9C	176.42
RD-C-6	173.44
RD-C-7	175.62
RWC-10	176.17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	3-31-16 Date
Chief, Division of Land Development	3-30-16 Date
Chief, Development Engineering Division	3-23-16 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-08-SDP-POOL.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.
2/3/16

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

RESIDENTIAL POOL ENLARGEMENT GRADING PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

SCALE	ZONING	G. L. W. FILE No.
1"=10'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	8 OF 64

SDP-13-048

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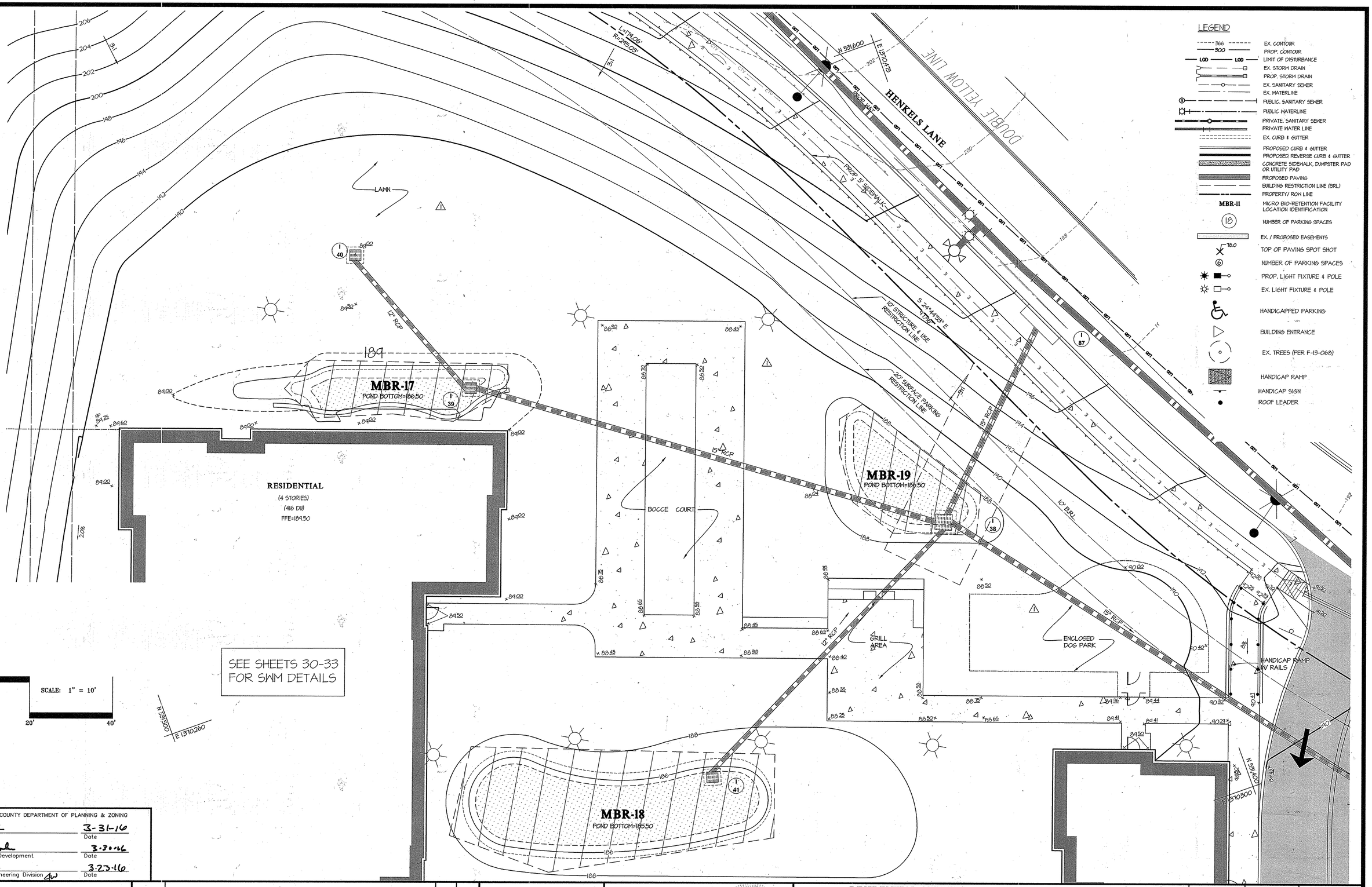

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	3-31-16 Date
Chief, Division of Land Development	3.30.16 Date
Chief, Development Engineering Division	3.23.16 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-09-SDP-AMENITY.dwg | DES. MAJ | DRN. JGJ | CHK. MAJ

DATE	REVISION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING /1\	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

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2/9/16

RESIDENTIAL AMENITY ENLARGEMENT GRADING PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	9 OF 64

SDP-13-048

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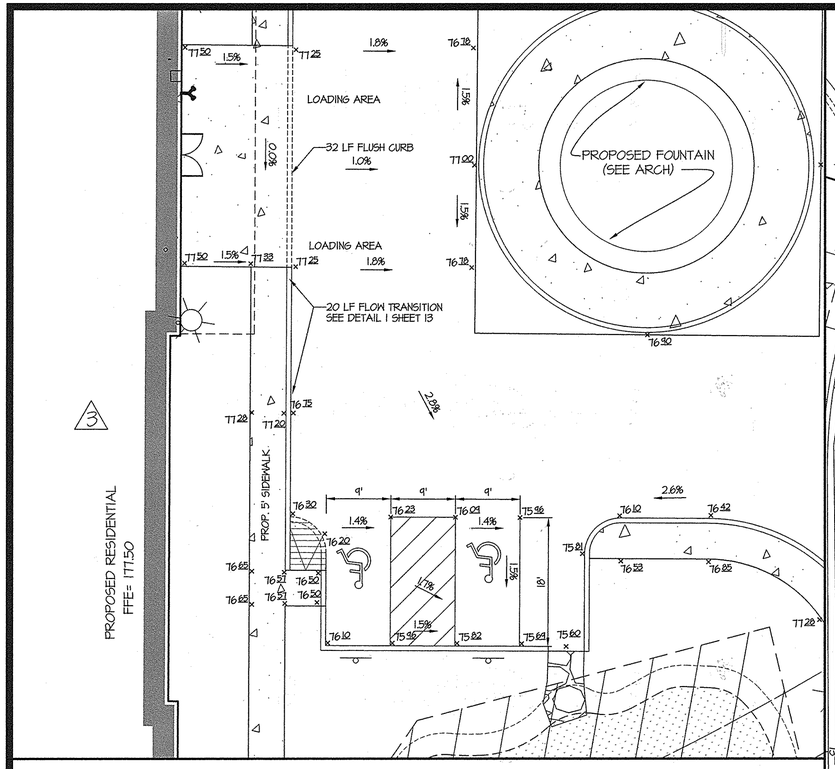
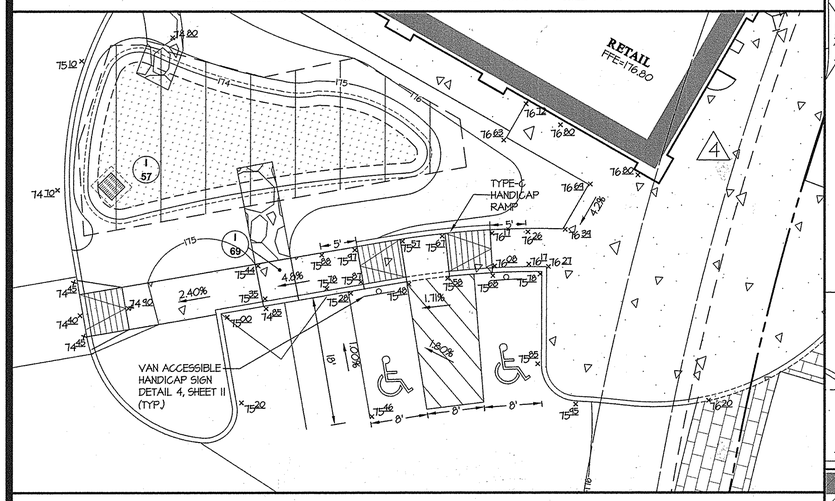
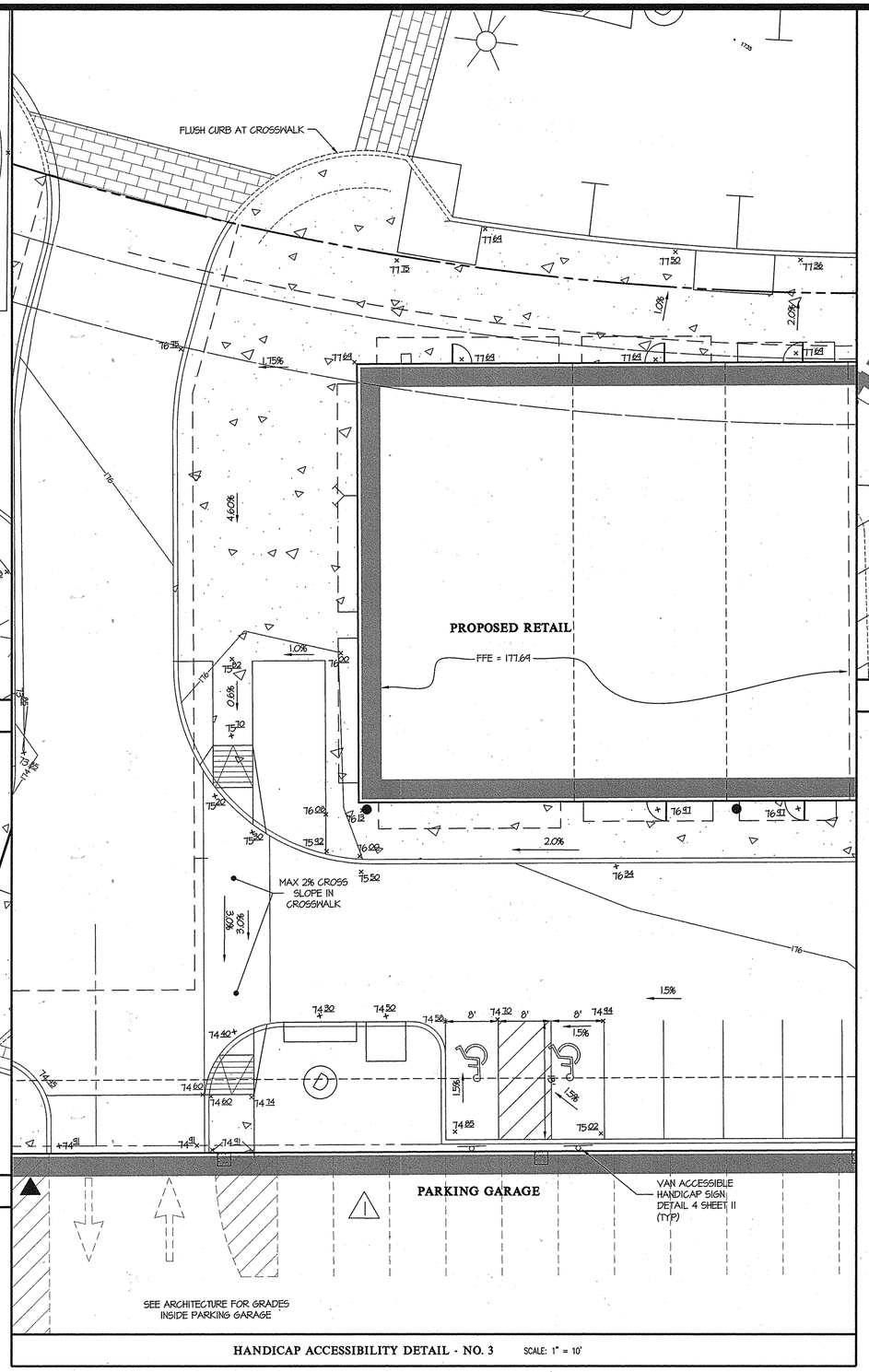


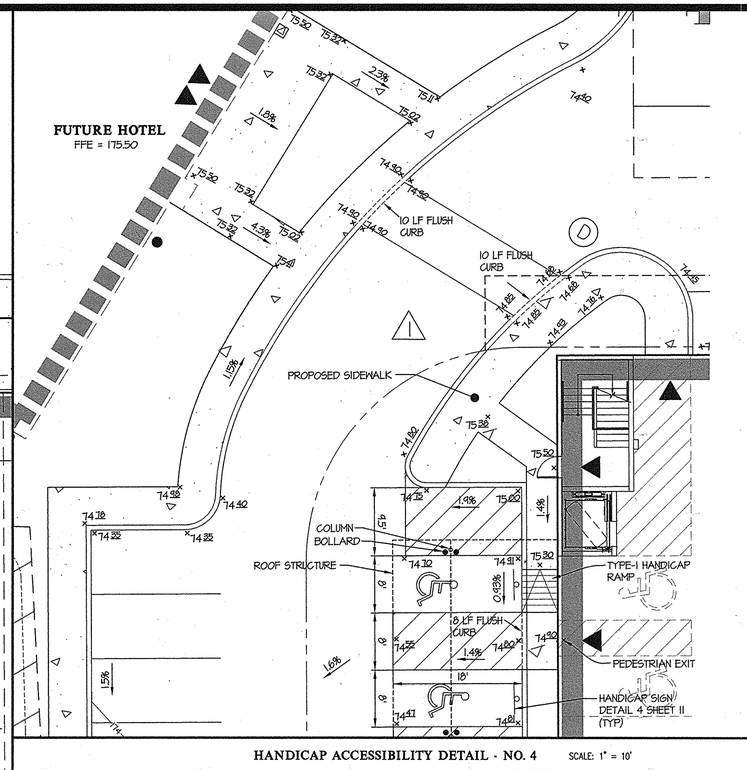
HANDICAP ACCESSIBILITY DETAIL - NO. 1 SCALE: 1" = 10'



HANDICAP ACCESSIBILITY DETAIL - NO. 2 SCALE: 1" = 10'



HANDICAP ACCESSIBILITY DETAIL - NO. 3 SCALE: 1" = 10'



HANDICAP ACCESSIBILITY DETAIL - NO. 4 SCALE: 1" = 10'

LEGEND

- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD
- HANDICAPPED PARKING
- HANDICAP RAMP
- HANDICAP SIGN
- 74.32 SPOT ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 6-22-16
Chief, Division of Land Development	Date 6/14/16
Chief, Development Engineering Division	Date 6-13-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-10-11-SDP-HC-DET.dwg | DES. MAJ | DRN. JGJ | CHK. MAJ

DATE	REVISION	BY	APP'R.
4/15/2016	CONVERTED BANK TO RETAIL BUILDING /4	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING /3	LMW	
6/24/2015	MODIFIED DESIGN OF OFFICE BUILDING /2	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED /1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
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6/6/16

HANDICAP ACCESSIBILITY DETAILS

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	10 OF 64

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SDP-13-048

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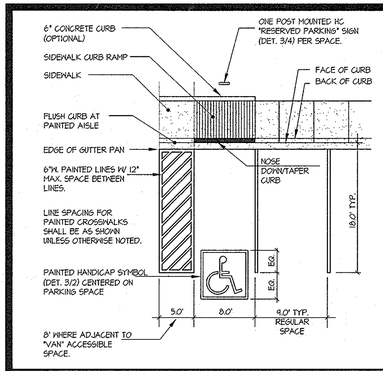
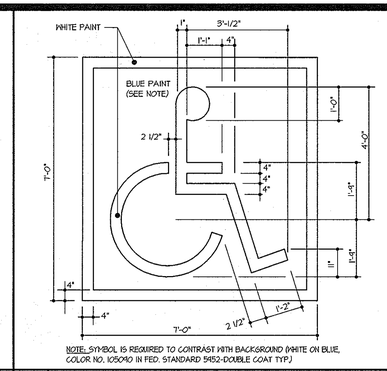
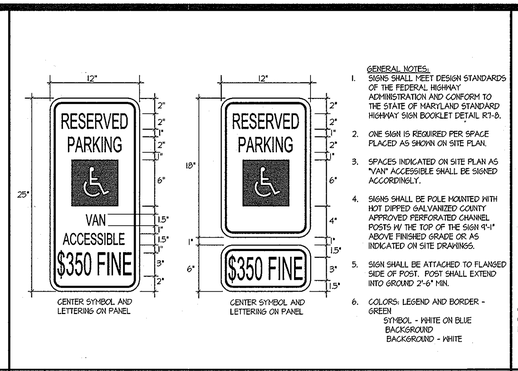


1 PARKING SPACE LAYOUT NO SCALE



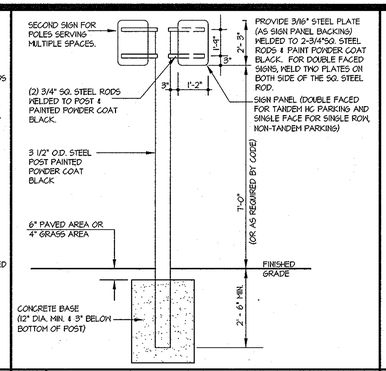
2 HANDICAP SPACE STENCIL LAYOUT NO SCALE



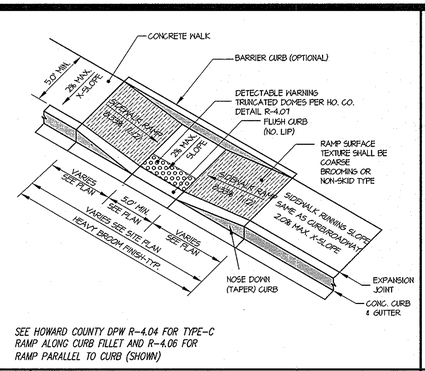
GENERAL NOTES:

1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R1-8.
2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
6. COLORS: LEGEND AND BORDER - GREEN
   SYMBOL - WHITE ON BLUE BACKGROUND
   BACKGROUND - WHITE

3 HANDICAP PARKING SIGNS DETAIL NO SCALE

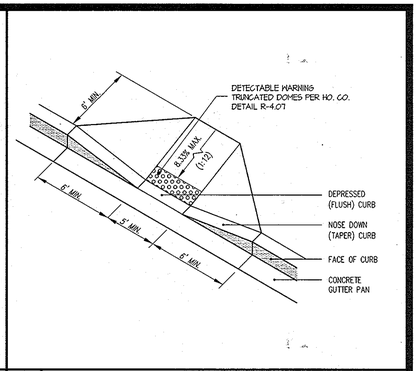


4 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

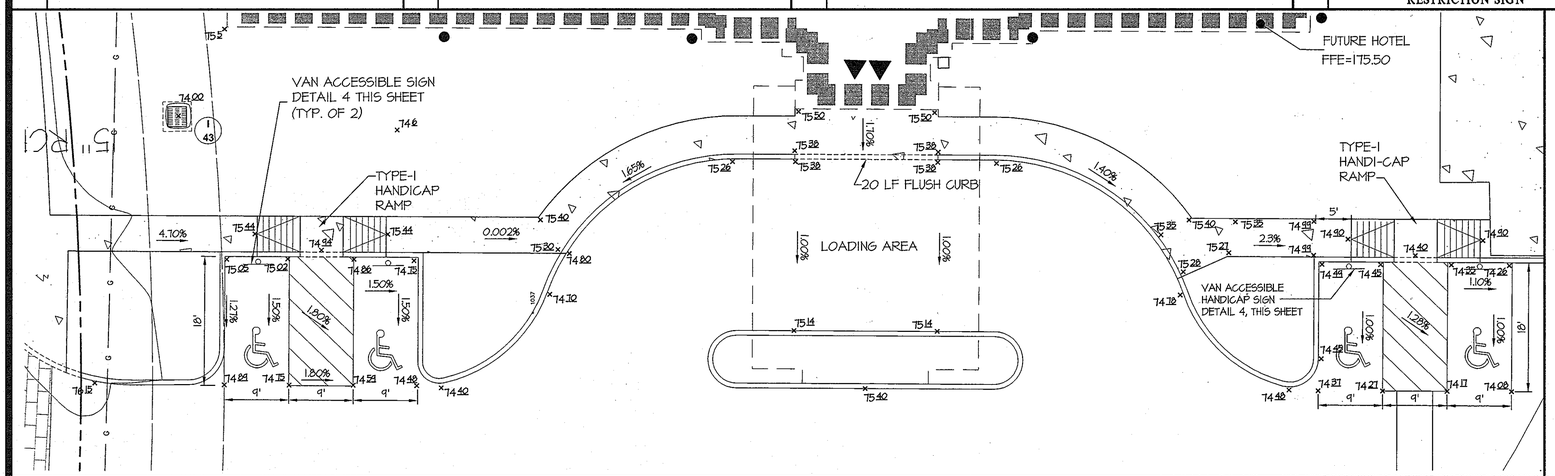


SEE HOWARD COUNTY DPW R-4.04 FOR TYPE-C RAMP ALONG CURB FILLET AND R-4.06 FOR RAMP PARALLEL TO CURB (SHOWN)

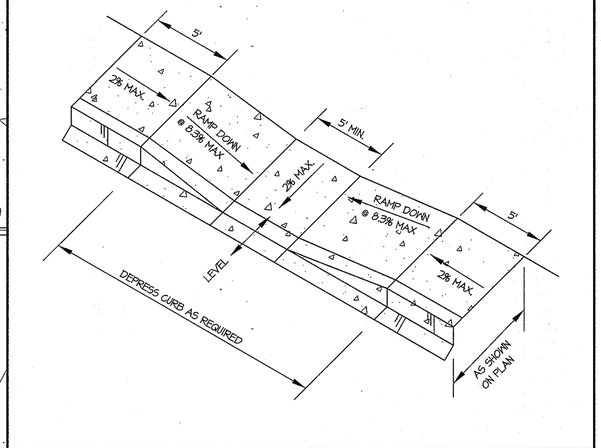
5 TYPE-C SIDEWALK RAMP NO SCALE



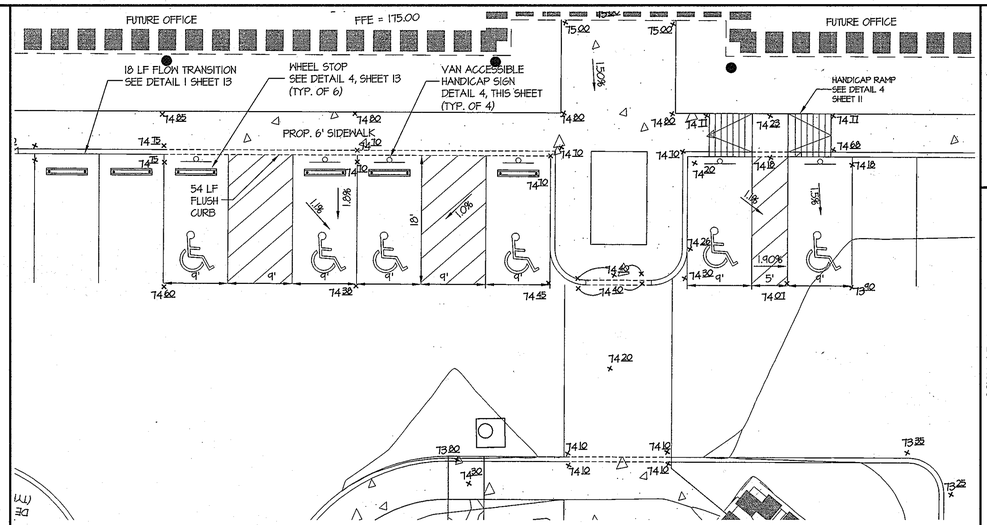
6 TYPE-B HANDICAP RAMP DETAIL NO SCALE



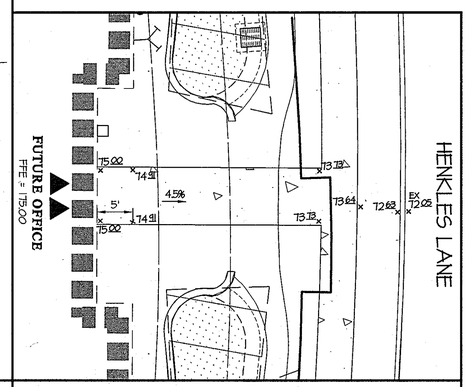
HANDICAP ACCESSIBILITY DETAIL - NO. 5 SCALE: 1"=10'



7 TYPE-I HANDICAP RAMP DETAIL NO SCALE



HANDICAP ACCESSIBILITY DETAIL - NO. 6 SCALE: 1" = 10'



HANDICAP ACCESSIBILITY DETAIL - NO. 7 SCALE: 1" = 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/3/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-10-11-SDP-HC-DET.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12475 EXPIRATION DATE: MAY 26, 2014
2-10-14

HANDICAP ACCESSIBILITY DETAILS

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22077-22781

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	11 OF 64

SDP-13-048

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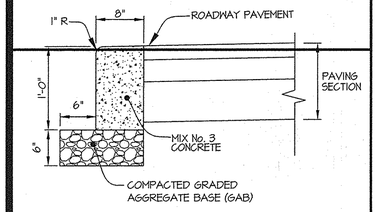
LEGEND

- P-3 PAVING (PER HO. CO. DETAIL - R-2.01) (57,604 SF)
- P-5 PAVING (PER HO. CO. DETAIL - R-2.02) (125,370 SF)
- LOADING DOCK AREA (PER HO. CO. DETAIL - R-8.03) (64,747 SF)
- CONCRETE SIDEWALK (PER HO. CO. DETAIL - R-3.05) (6,078 SF)
- DECORATIVE STAMPED CONCRETE (SEE SHEETS 48 & 52)
- RED PAINTED CURB. NO PARKING (FIRE LANE)
- (1) TYPE "B" HANDICAP RAMP - (PER HO. CO. DETAIL - R-4.02)
- (2) TYPE "C" HANDICAP RAMP - (PER HO. CO. DETAIL - R-4.04)
- (3) 3' CURB CUT
- (4) FLUSH CURB (R-3.07) TO SEPARATE ASPHALT PAVEMENT FROM POROUS CONCRETE
- (5) DECORATIVE CROSS-WALK

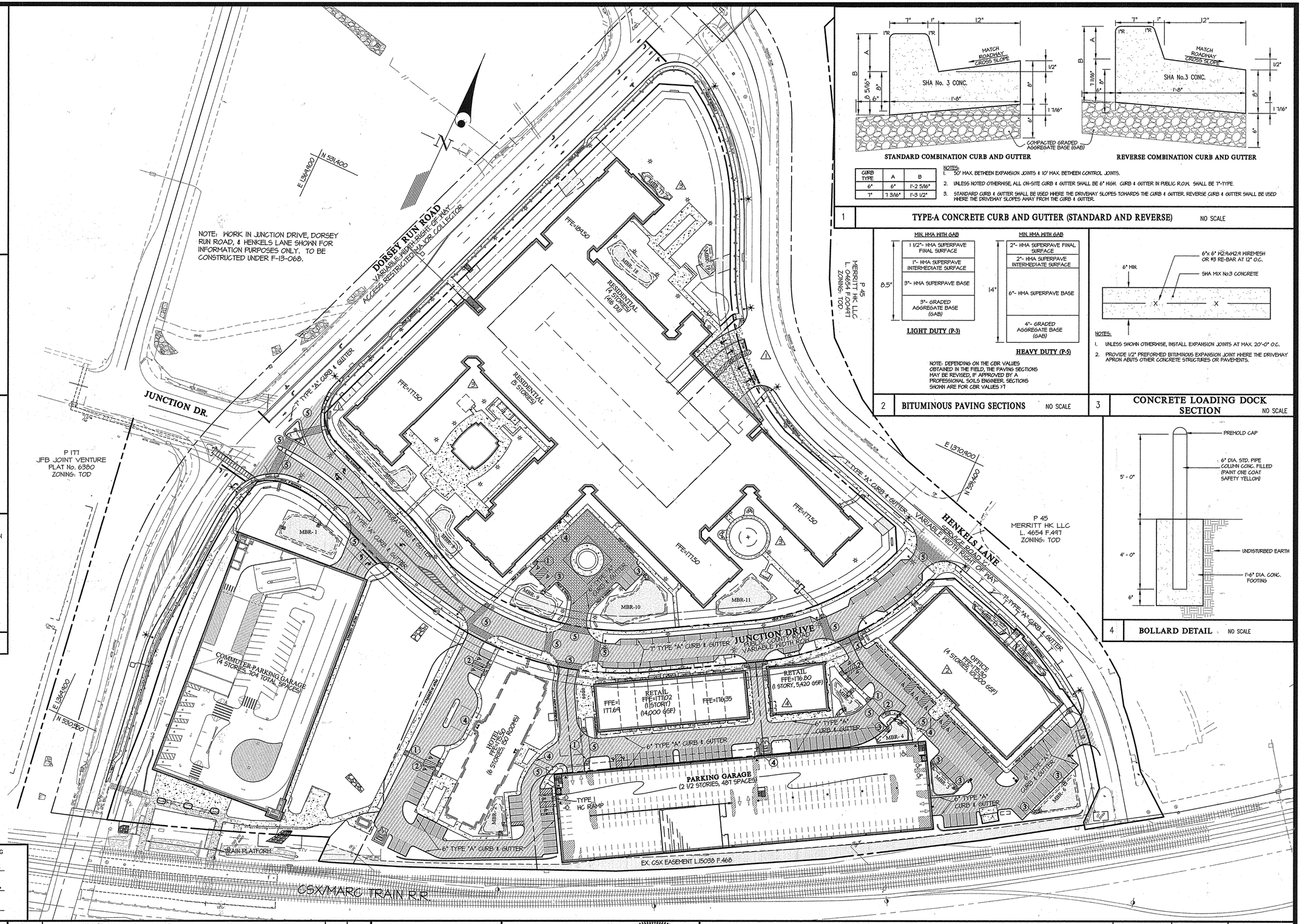
NOTES:

1. ALL CURB AND GUTTER ARE TYPE-A (PER HO. CO. DETAIL - R-4.01) UNLESS NOTED OTHERWISE ON THIS PLAN.
2. ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
3. ALL SIDEWALKS ARE 5' WIDE (FROM BACK OF CURB) UNLESS NOTED OTHERWISE.
4. ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST PREMIUM ALKYD TRAFFIC PAINT" BY SHERWIN WILLIAMS OR APPROVED EQUAL. ALL PAVEMENT ARROWS, "ONLY" MARKINGS, STOP BARS, STOP BAR MARKINGS AND CROSSWALK MARKINGS MUST BE INSTALLED IN THERMOPLASTIC.
5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT AND PUTTING THE ROADWAY INTO SERVICE.

GRAPHIC SCALE
1 inch = 50 ft.
0 25 50 100 150



5 | CURB FLUSH NO SCALE



SCALE: 1" = 60'
0' 30' 60' 120' 240'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 6-22-16
Chief, Division of Land Development	Date 6/14/16
Chief, Development Engineering Division	Date 6.13.16

STANDARD COMBINATION CURB AND GUTTER

REVERSE COMBINATION CURB AND GUTTER

CURB TYPE	A	B
6"	6"	1'-2 5/16"
7"	7 3/16"	1'-3 1/2"

NOTES:
1. 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
2. UNLESS NOTED OTHERWISE, ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH. CURB & GUTTER IN PUBLIC R.O.W. SHALL BE 7"-TYPE.
3. STANDARD CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES TOWARDS THE CURB & GUTTER. REVERSE CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES AWAY FROM THE CURB & GUTTER.

1 | TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE

NOTE: DEPENDING ON THE CBR VALUES OBTAINED IN THE FIELD, THE PAVING SECTIONS MAY BE REVISED, IF APPROVED BY A PROFESSIONAL SOILS ENGINEER, SECTIONS SHOWN ARE FOR CBR VALUES >7

2 | BITUMINOUS PAVING SECTIONS NO SCALE

NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.

3 | CONCRETE LOADING DOCK SECTION NO SCALE

4 | BOLLARD DETAIL NO SCALE

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CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-12-SDP-Paving Delineation Plan.dwg | MAJ | DRN. JGJ | CHK. MAJ

DATE	REVISION	BY	APP'R.
4/15/2016	CONVERTED BANK TO RETAIL BUILDING 4	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING 3	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING 2	LMW	
12/3/2014	REV. MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, & STORM DRAIN ON DORSEY RUN ROAD 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975 EXPIRATION DATE: MAY 26, 2018.
6/6/16
STATE OF MARYLAND — CHRISTOPHER ROBERT CUTKOMP — No. 12975 — PROFESSIONAL ENGINEER

PAVING DELINEATION PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	12 OF 64

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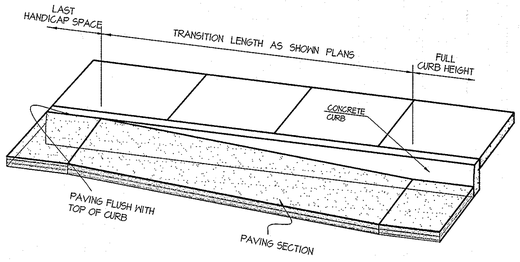
SDP-13-048

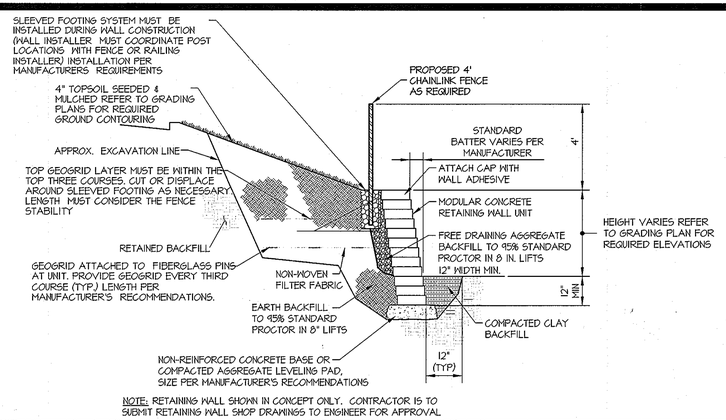
L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-12-SDP-Paving Delineation Plan.dwg, PLOTTED: 6/3/2016 10:24 AM, LAST SAVED: 4/15/2016 10:17 AM, PLOTTED BY: Lisa Whitten



ISOMETRIC

1 FLOW TRANSITION

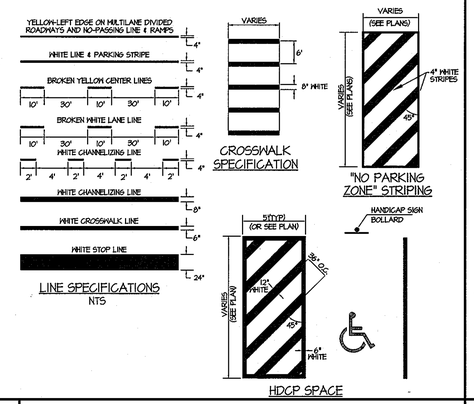
SCALE: N.T.S.



NOTE: RETAINING WALL SHOWN IN CONCEPT ONLY. CONTRACTOR IS TO SUBMIT RETAINING WALL SHOP DRAWINGS TO ENGINEER FOR APPROVAL

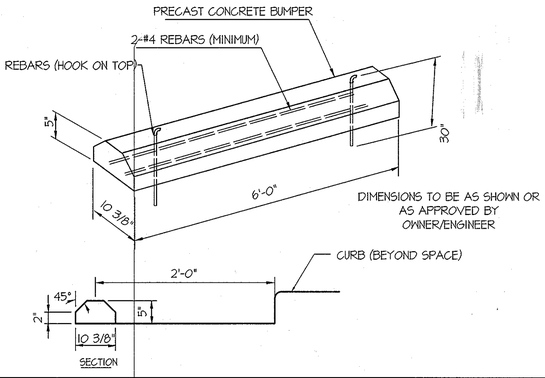
2 MODULAR BLOCK RETAINING WALL

SCALE: N.T.S.



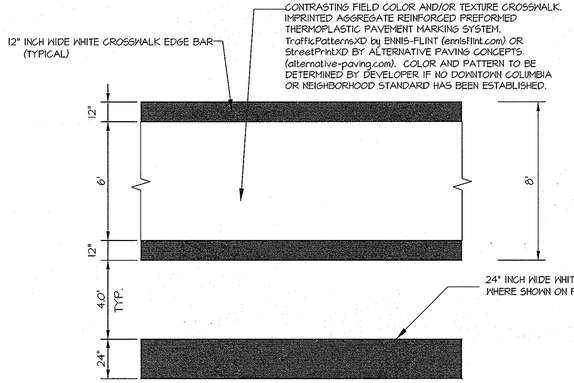
3 STRIPING

SCALE: N.T.S.



4 WHEEL STOP

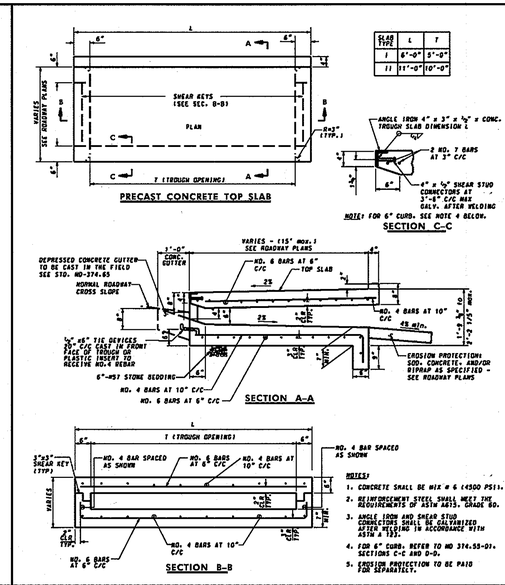
SCALE: N.T.S.



NOTE:
THE LENGTH OF THE CROSSWALK VARIES BASED ON THE INTERSECTION.

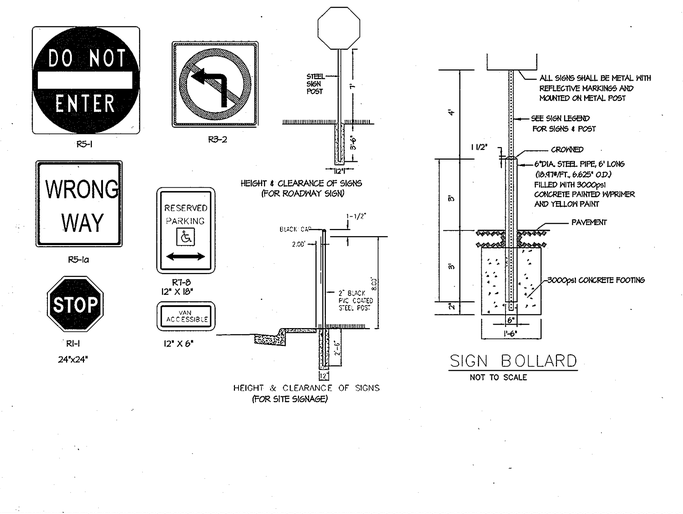
5 CROSSWALK DETAIL

SCALE: N.T.S.



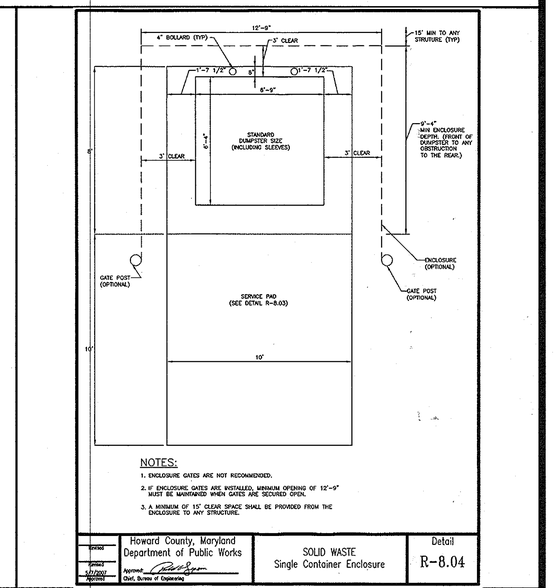
6 FLOW THROUGH CURB INLET

SCALE: NONE



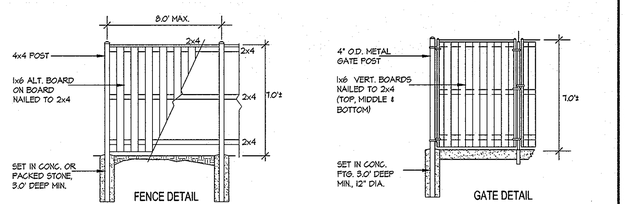
7 SIGNAGE DETAILS

SCALE: N.T.S.



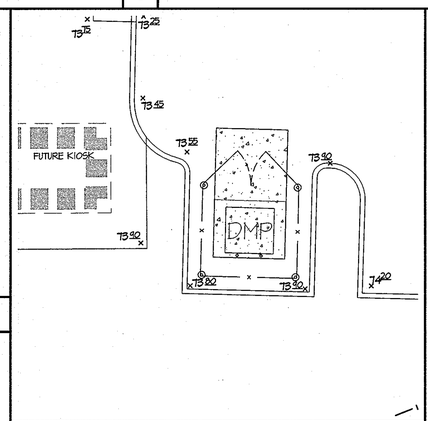
8 SINGLE CONTAINER ENCLOSURE DETAIL

SCALE: NONE

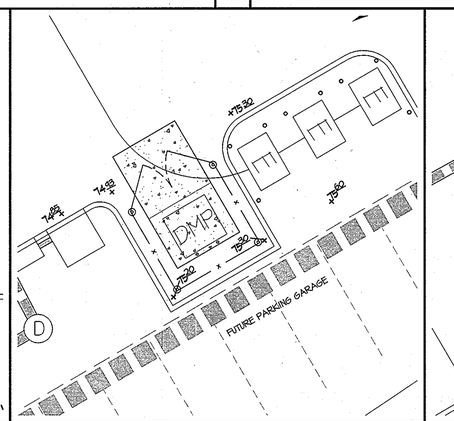


9 DUMPSTER ENCLOSURE DETAILS

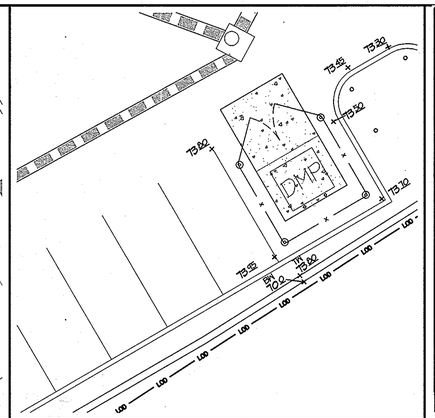
SCALE: N.T.S.



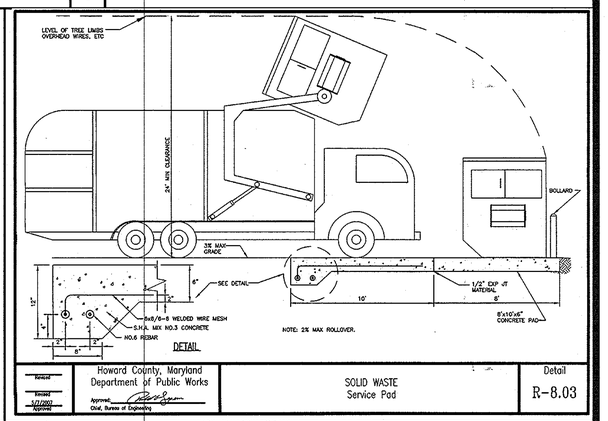
10 DUMPSTER DETAIL #1 - HOTEL



11 DUMPSTER DETAIL #2 - RETAIL/ BANK



12 DUMPSTER DETAIL #3 - OFFICE



13 SERVICE PAD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 5/3/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2-28-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-13-SDP-SITE DET.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

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2-10-14

STATE OF MARYLAND — WILLIAM R. WEBER — REG. NO. 12975 — PROFESSIONAL ENGINEER

SITE DETAILS

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A · G
PLAT No. 22077-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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MAY, 2013	48–20	13 OF 64

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SDP-13-048

Howard County Design Advisory Panel **DAP**

Meeting Summary
April 24, 2013

Attendance

Panel Members: Phyllis Cook, Chair
Mohammad Saleem, Vice Chair
Hank Alinger
Rob Hollis
Don Taylor
Peggy White

DPZ Staff: Bill Mackey, Dace Blaumanis, Kate Bolinger, Mary Smith

Annapolis Junction Town Center – (13-05)

Owner: Peter Zadoretzky - Annapolis Junction Town Center, L.L.C.

Architect: Scott Geczi - Hord Coplan Macht, Inc.

Developer: Neil Greenberg - Somerset Construction Co.

Engineer: Carl Gutschick - Gutschick, Little & Weber, P.A.

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at 7:30 PM, asking for introductions of panel members, staff, and applicants.

2. Review of Plans #13-05, Annapolis Junction Town Center -

Neil Greenberg of Somerset Construction described Annapolis Junction Town Center as a proposed mixed use transit oriented development located in Annapolis Junction, Maryland. Specifically, the project is located in the southeast quadrant of the intersection of Route 32 and Dorsey Run Road, at the Howard and Anne Arundel County boundary line. The project is adjacent to the Savage MARC commuter rail station. The proposed mix of uses includes residential, office, retail and hotel.

Proposed buildings include a 416 unit multifamily building with an integrated 624 space parking garage. The multifamily building will be four to five stories in height due to a grade change, while the integrated parking garage will be four levels. A 100,000 square foot, four story office building is also proposed. Mr. Greenberg noted that the multifamily and office buildings will strive for LEED Silver certification.

The project also includes: a 14,000 square foot, single story retail building; a 3,200 square foot bank with drive through; a 250 square foot coffee and snack kiosk; a hotel building; and a 400 space private, two story parking garage. The private garage will service the bank, office, retail and hotel buildings. An approximately 700 space parking garage for MARC commuters is also part of the project and will be built to be expandable up to 1,000 spaces.

Ms. Pat Faux of The Faux Group pointed out that the site is partially bound by raised roadways, so that the buildings fit within a saddle-like site. This characteristic of the site dictates many of the design treatments.

In terms of the landscape, Ms. Faux noted that the site's landscaping must comply with the Route 1 Manual requirements. There is a 10% public activity space requirement. The project proposes 1.96 acres of such activity space in three areas: 1) the Junction Drive streetscape; 2) a forecourt area at the multifamily complex, which has a decorative fountain along with seating and various amenities; and 3) a pedestrian amenity area with an existing ornamental pond/stormwater facility. The pedestrian amenity area with pond is used as an amenity to connect the transit users into the retail and residential areas. There is an eight foot walkway starting from the transit area, proceeding alongside the pond, and connecting to the streetscape area.

Ms. Faux noted that the project will include black streetlights, benches, bike racks and trash receptacles. The street trees selected for Junction Drive and the walkway will be the London Plane species, a Route 1 signature tree, in order to add continuity with the rest of Route 1. There are six to seven ornamental crosswalks to give the streets additional identification.

By unanimous consent pursuant to each motion duly made and seconded, the DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

Vice Chair Mohammad Saleem offered the following motions:

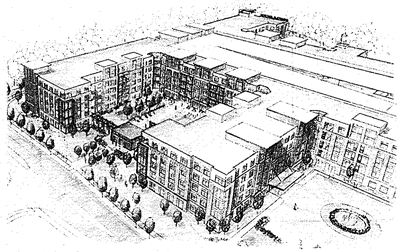
1. "That landscape should include some [human] scale vegetation along with the trees." Seconded by H. Alinger.
2. That "the architecture of the retail relate with the residential apartment building in terms of detail, especially the cornice or any other details that could be brought in." Seconded by R. Hollis.
3. "That as you develop the signage, the architecture, the design of that also should be coherent with the rest of the architectural language of the development." Seconded by P. Cook.

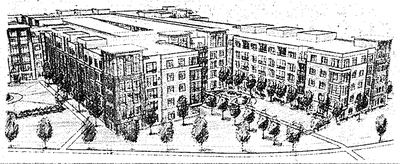
DAP member Donald Taylor offered the following motion:

4. "That more emphasis be given to the historical significance of the relationship to the railroad and site amenities, and that other elements within the site have some relationship to that." Seconded by H. Alinger.

The Panel adjourned at 8:43 PM.

Elevations- Apartment Building





Annapolis Junction Town Center

Howard County, Maryland 20701

March 20, 2013

SOMERSET CONSTRUCTION COMPANY 301-657-4848

OA PARTNERS, LLC
164 Conduit Street
Annapolis, MD 21401
(410) 267-8688 - main
(410) 268-1332 - fax

Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250, Burtonsville, MD 20866
P 301 421 4024 F 301 421 4186

The Faux Group, Inc.
2200 Somervile Rd., Ste. 200
Annapolis, MD 21401
Ph: 410.295.6517
F: 410.295.6512

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750 E. Pratt Street, Suite 1100 Baltimore, MD 21202
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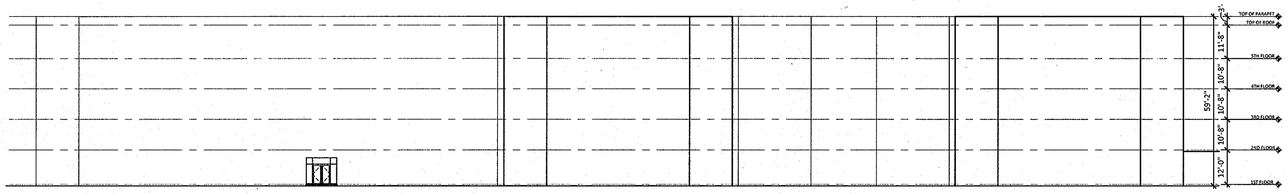
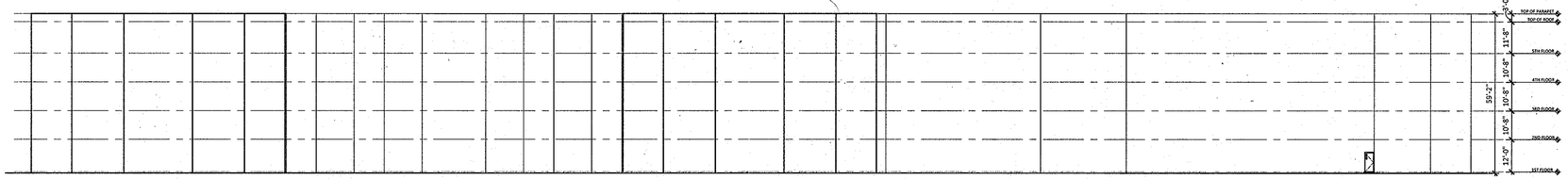
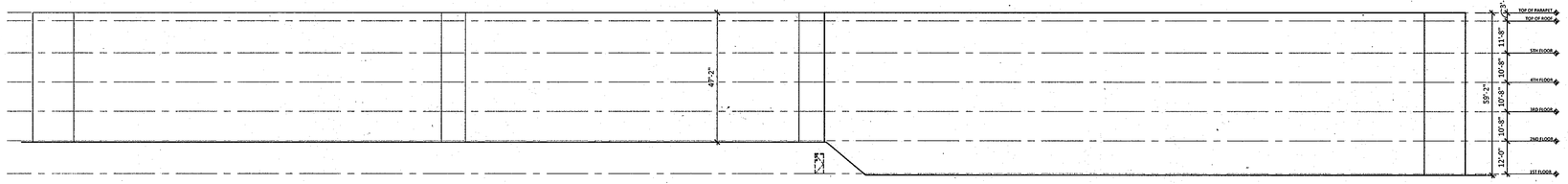


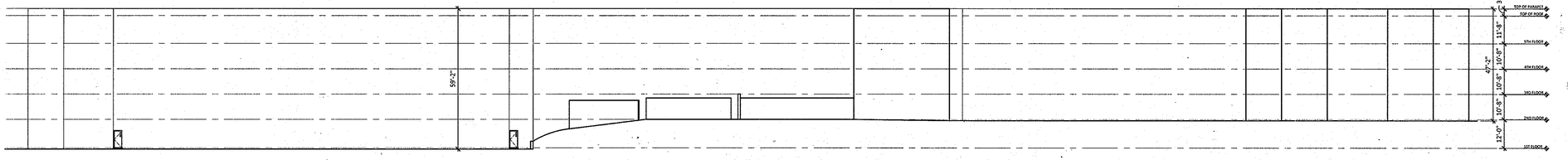
APARTMENTS - EAST ELEVATION



APARTMENTS - SOUTH ELEVATION



APARTMENTS - WEST ELEVATION



APARTMENTS - NORTH ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/3/14

Chief, Division of Land Development — Date 2/07/14

Chief, Development Engineering Division — Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-14-16 SDP-ELDC-ELEV.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12475, EXPIRATION DATE: MAY 26, 2014

2-10-14

APARTMENT BUILDING ELEVATIONS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22607- 22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	14 OF 64

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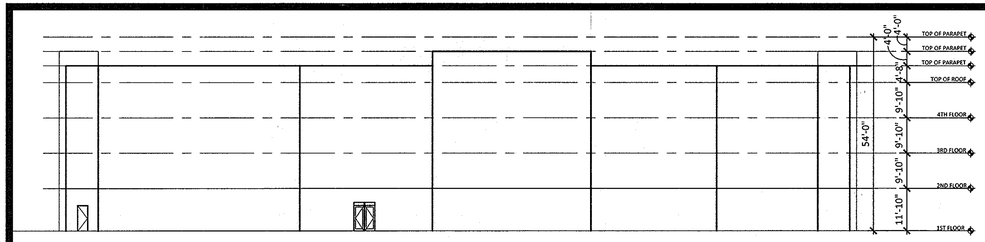
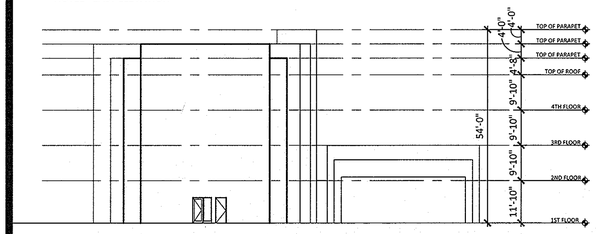
SDP-13-048

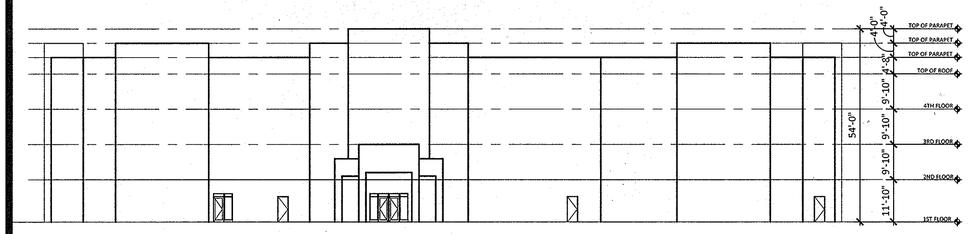
L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-14-16 SDP-ELDC-ELEVATIONS.dwg, 2/27/2014 4:08 PM, LAST SAVED: 2/27/2014 3:58 PM, PLOTTED BY: Mark Johnston



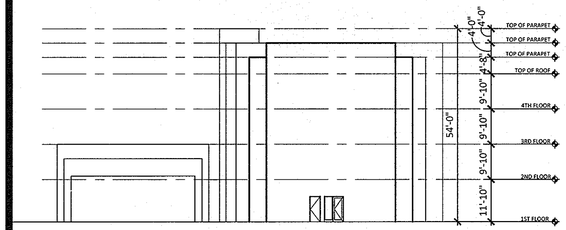
HOTEL - EAST ELEVATION



HOTEL - NORTH ELEVATION

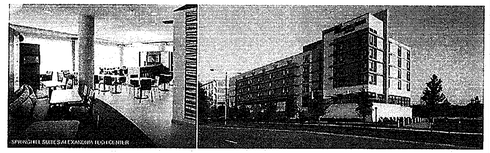


HOTEL - WEST ELEVATION



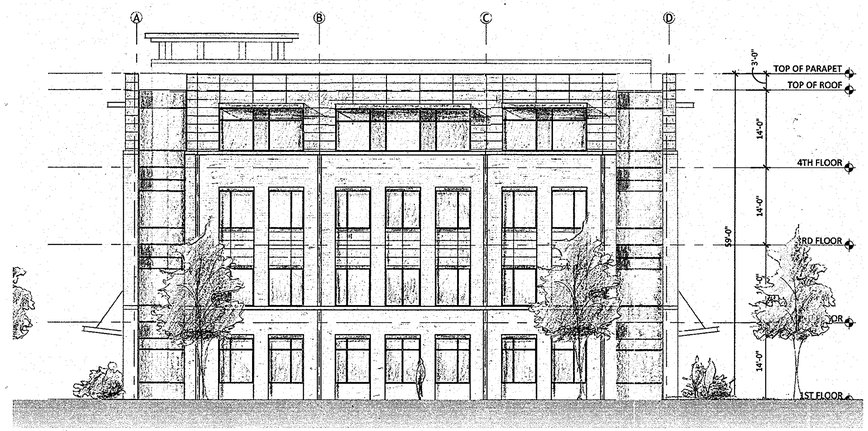
HOTEL - SOUTH ELEVATION

HAMPTON INN & SUITES



MARRIOTT SPRINGHILL SUITES

SPRINGHILL SUITES®
GEN 4.5 Proto-Model Design



OFFICE EAST & WEST ELEVATIONS

OFFICE NORTH & SOUTH ELEVATIONS

Annapolis Junction Town Center (13-05)
Design Advisory Panel
2013-04-24 Review

Ref #	Design Advisory Panel Recommendation – Verbatim Motion	Response by Applicant – 05/02/2013	DPZ Director's Endorsement
1.	"That landscape should include some [human] scale vegetation along with the trees." Vote: 5-0	We have already prepared and submitted our landscape plans. We think we did a 1st class good and that the plans are in accordance with the Route 1 Manual. Since they are already re-submitted, after making revisions to incorporate the County's comments, we do not want to agree to the DAP motion. It is our request that if the County has further comments to the already reviewed and commented upon landscape plans, that they can address them in their final review, which they are currently undertaking.	☐ Accept DAP Recommendation ☑ Accept Architect's Response
2.	That "the architecture of the retail relate with the residential apartment building in terms of detail, especially the cornice or any other details that could be brought in." Vote: 5-0	We agreed with the DAP at the meeting that the cornice detail of the retail should relate better to the cornice detail of the apartment building. That was a good catch on the part of the DAP, which we appreciate, and is the only retail change we would like to make. We are very pleased with the retail building, with the change to the cornice detail.	☑ Accept DAP Recommendation ☑ Accept Architect's Response
3.	"That as you develop the signage, the architecture, the design of that also should be coherent with the rest of the architectural language of the development." Vote: 5-0	Just to clarify, "the design of the signage should be coherent with the rest of the architectural language of the development". We agree with this clarified statement.	☑ Accept DAP Recommendation ☑ Accept Architect's Response
4.	"That more emphasis be given to the historical significance of the relationship to the railroad and site amenities, and that other elements within the site have some relationship to that." Vote: 5-0	Except for the signage issue in #3 above and the retail cornice detail in #2 above, we think our design appropriately incorporates the historical significance of the railroad and are very pleased with the architectural design of the buildings without further modification. At the meeting, the DAP suggested a railroad theme to benches and trash cans. That is something we do not think is a benefit to the project.	☐ Accept DAP Recommendation ☑ Accept Architect's Response

DR 13-05 Annapolis Junction 2013-04-24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 5/5/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2-28-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415 EXPIRATION DATE: MAY 26, 2014
2-10-14

STATE OF MARYLAND · CLIFTON W. GUTSCHICK · REG. NO. 12415 · PROFESSIONAL ENGINEER

OFFICE & HOTEL BUILDING ELEVATIONS

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 21677-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	15 OF 64

SDP-13-048

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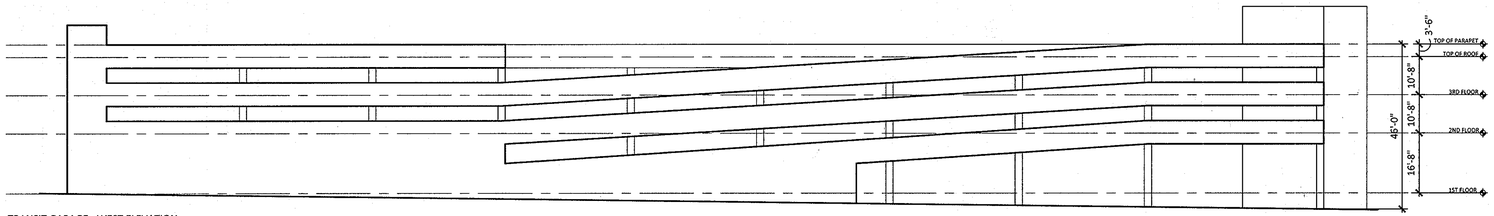
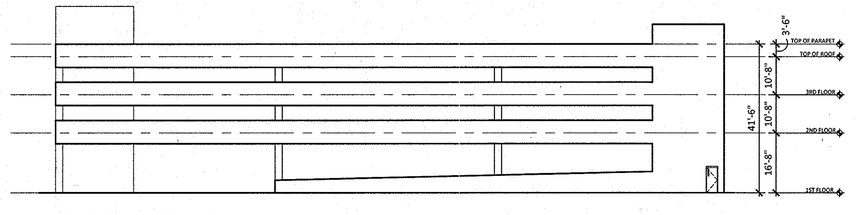
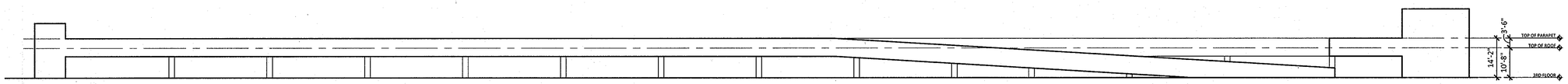


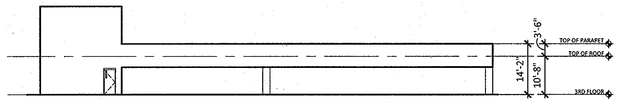
TRANSIT GARAGE - WEST ELEVATION



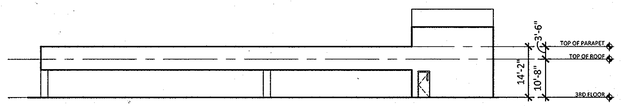
TRANSIT GARAGE - NORTH ELEVATION



SHARED PARKING GARAGE - NORTH ELEVATION

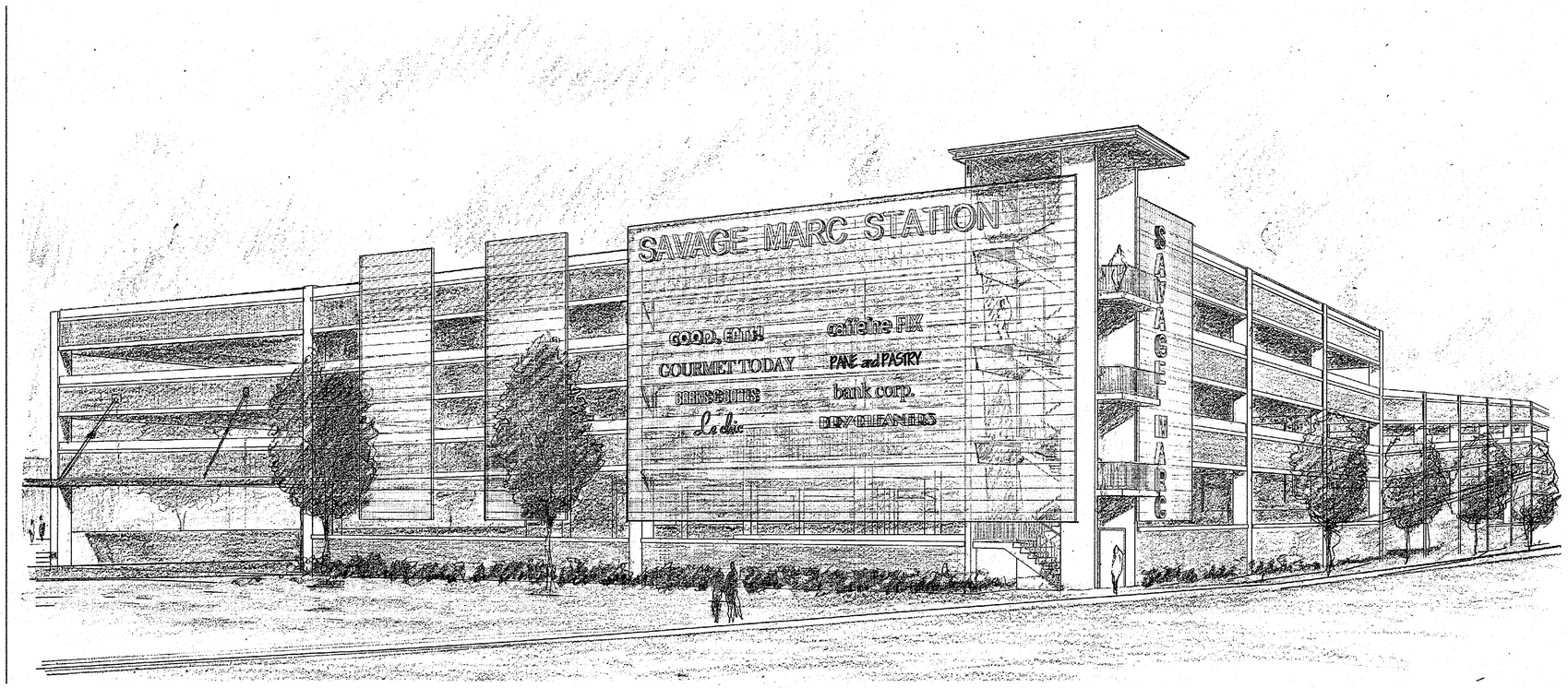


SHARED PARKING GARAGE - WEST ELEVATION



SHARED PARKING GARAGE - EAST ELEVATION

Transit Garage- Elevation



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975 EXPIRATION DATE: MAY 26, 2014
2-10-14

PARKING GARAGE ELEVATIONS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 21677-21701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	16 OF 64

SDP-13-048

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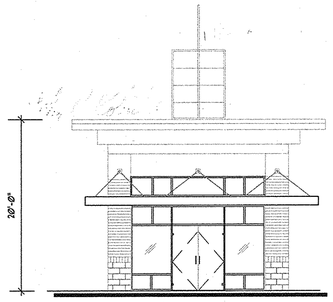
RETAIL BUILDING EAST ELEVATION

RETAIL BUILDING SOUTH ELEVATION

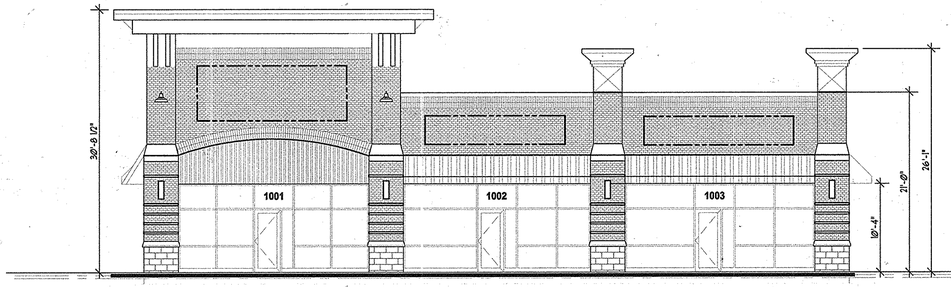
NOTE:
PER DAP MEETING ON APRIL 24, 2013, CORNICE ON RETAIL BUILDING TO BE MODIFIED TO MATCH RESIDENTIAL BUILDING.

RETAIL BUILDING NORTH ELEVATION

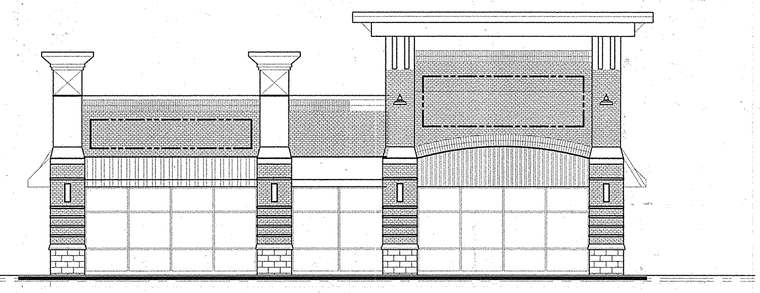
RETAIL BUILDING WEST ELEVATION



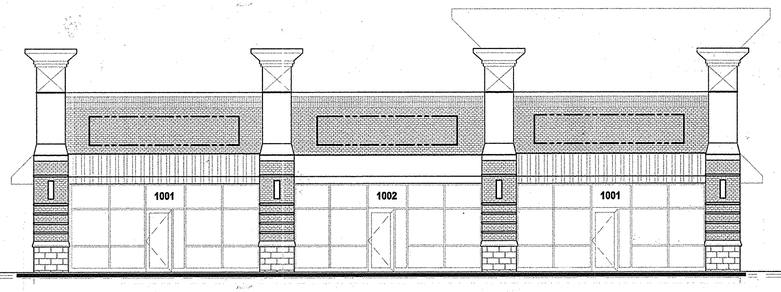
FUTURE KIOSK - NORTH ELEVATION



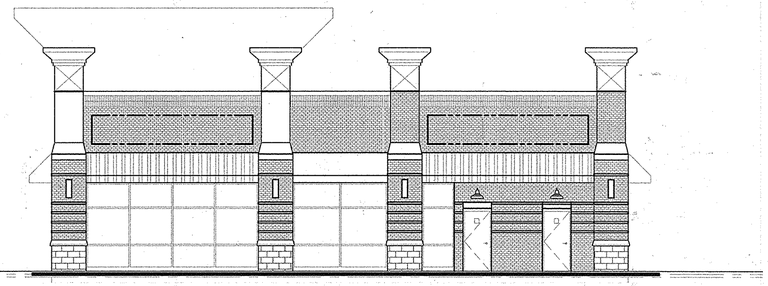
RETAIL BUILDING (PARCEL E) NORTH ELEVATION



RETAIL BUILDING (PARCEL E) EAST ELEVATION



RETAIL BUILDING (PARCEL E) SOUTH ELEVATION



RETAIL BUILDING (PARCEL E) WEST ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 6-22-16
Chief, Division of Land Development	Date 6/14/16
Chief, Development Engineering Division	Date 6-13-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
4/15/2016	CONVERTED BANK TO RETAIL BUILDING 1	LMW	

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-14-16 SDP-BLDG-ELEV.dwg | DES. XXX | DRN. JGJ | CHK. XXX

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2018
6/6/16

STATE OF MARYLAND · CARLTON KENNETH GUTSCHICK · No. 12975 · PROFESSIONAL ENGINEER

KIOSK / RETAIL BUILDINGS ELEVATIONS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	17 OF 64

SDP-13-048

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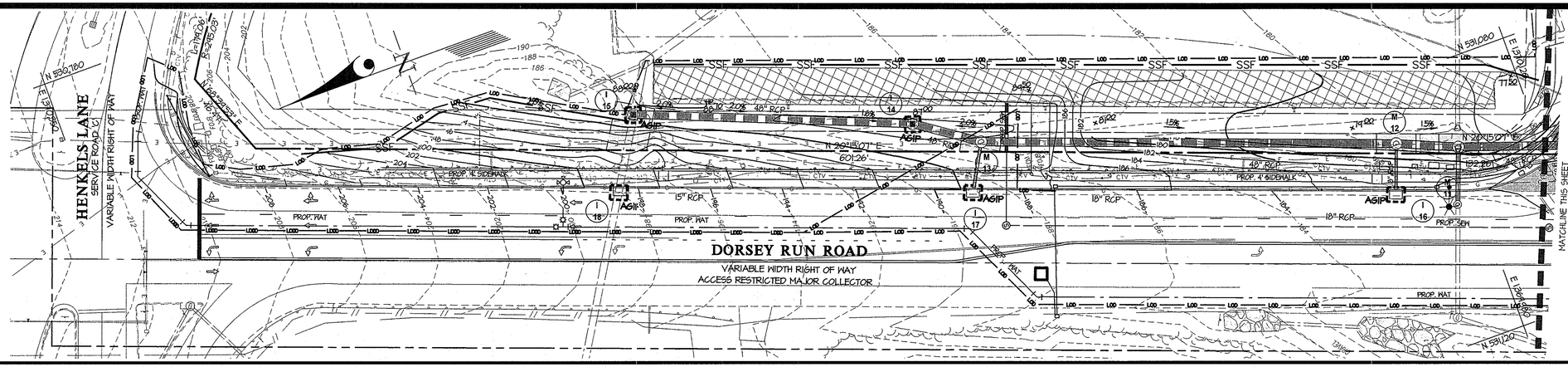
LEGEND

- LOD LOD — LIMIT OF DISTURBANCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SSF SSF — PROPOSED SUPER SILT FENCE
- SF SF — PROPOSED SILT FENCE
- GM — GABION MATTRESS
- TEMPORARY STOCKPILE AREA — PROPOSED TEMPORARY STOCKPILE AREA

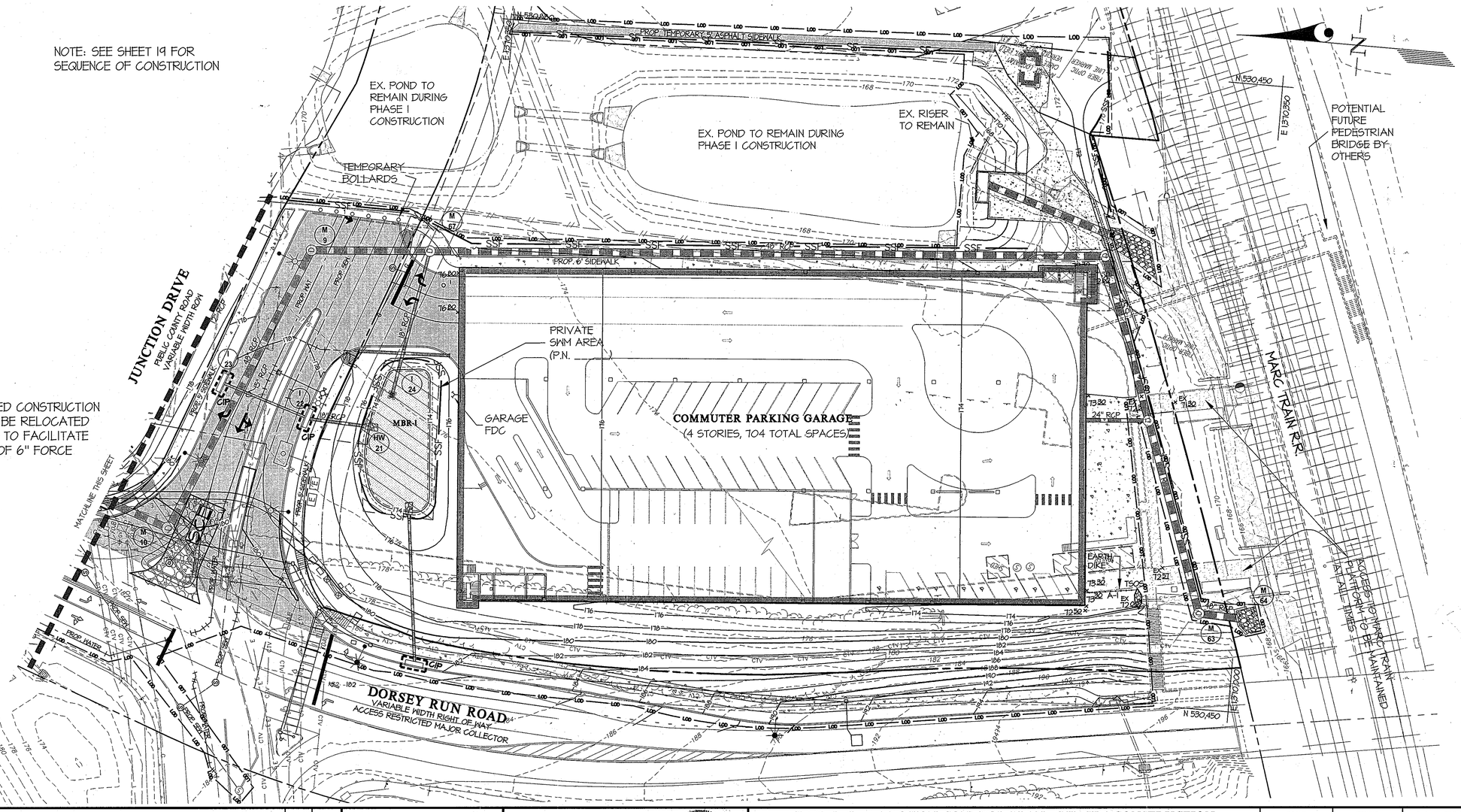


SCALE: 1" = 30'

0' 15' 30' 60' 120'

NOTE: SEE SHEET 19 FOR SEQUENCE OF CONSTRUCTION

NOTE: STABILIZED CONSTRUCTION ENTRANCE MAY BE RELOCATED FARTHER SOUTH TO FACILITATE CONSTRUCTION OF 6" FORCE MAIN.



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John R. Robertson — Howard S.C.D. — 2/20/14 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT 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 OF DEVELOPER/BUILDER — DATE 10/18/2013

Neil A. Grankey, Manager

ENGINEER'S CERTIFICATE

"I HEREBY 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."

ENGINEER'S SIGNATURE — DATE 2-10-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2-28-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-18-SDP-SEC-PHASE1.dwg | MAJ | DRN. JGJ | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

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STATE OF MARYLAND — CHRISTOPHER L. KEARNEY — REG. NO. 12975 — PROFESSIONAL ENGINEER

SEDIMENT & EROSION CONTROL PLAN - PHASE 1 CONSTRUCTION

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22007-22101

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	18 OF 64

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SDP-13-048

LEGEND

- LOD — LOD — LIMIT OF DISTURBANCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- SF — SF — PROPOSED SILT FENCE
- TEMPORARY STOCKPILE AREA — PROPOSED TEMPORARY STOCKPILE AREA
- AGIP — AT GRADE INLET PROTECTION
- CIP — CURB INLET PROTECTION

SCALE: 1" = 30'

0' 15' 30' 60' 120'

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT AND ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING. (1 DAY)

PHASE 1 CONSTRUCTION

2. INSTALL PHASE 1 TRAFFIC CONTROL TO RE-ROUTE COMMUTER RAIL TRAFFIC TO HENKELS LANE ENTRANCE AND CLOSE SITE ENTRANCE FROM DORSEY RUN ROAD. (2 DAYS)
3. INSTALL THE STONE CONSTRUCTION ENTRANCE, SUPER SILT FENCE, & SILT FENCE WITHIN LIMITS OF PHASE 1 CONSTRUCTION (1 WEEK)
4. INSTALL STORM DRAIN FROM MH-64 TO M-8.
5. CONSTRUCT POND RISER STRUCTURE RS-1, CONCRETE RETAINING WALL, OUTFALL STORM DRAIN, MH-1, & CORE TRENCH FOR POND EMBANKMENT. (1 MONTH)

NOTE: ITEMS 4 & 5 CAN BE CONSTRUCTED IN ANY ORDER AS DETERMINED BY THE CONTRACTOR AND APPROVED BY SEDIMENT CONTROL INSPECTOR.

6. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, INSTALL TEMPORARY ASPHALT SIDEWALK. THIS WILL ALLOW PEDESTRIAN ACCESS TO MARC TRAIN DURING CONSTRUCTION. (2 WEEKS)
7. ONCE TEMPORARY SIDEWALK HAS BEEN CONSTRUCTED & PEDESTRIAN BYPASS IS IN PLACE, BEGIN DEMOLITION OF EXISTING PAVEMENT, SIDEWALK & CURB WITHIN PHASE 1 LIMITS. AT EARLIEST OPPORTUNITY, INSTALL SUPER SILT FENCE AROUND SWM FACILITY MBR-1. NO CONSTRUCTION EQUIPMENT ALLOWED OVER MBR-1 AREA. (2 WEEKS)
8. RELOCATE EXISTING 6" FORCE MAIN AT INTERSECTION WITH PROPOSED 48" RCP NEAR MANHOLE M-10. (1 DAY)
9. ROUGH GRADE WITHIN LIMITS OF PHASE 1 CONSTRUCTION & BEGIN PARKING GARAGE CONSTRUCTION. (3 WEEKS)
10. BEGIN GARAGE CONSTRUCTION (5 MONTHS)
11. CONSTRUCT 48" RCP STORM DRAIN BETWEEN M-8 AND MANHOLE M-9 (2 WEEKS)
12. CONSTRUCT 8" WATER LINE IN DORSEY RUN ROAD AND HENKELS LANE PER CONTRACT # 24-4188-D . (3 WEEKS)

NOTE: ITEMS 8-12 CAN BE COMPLETED IN ANY ORDER AS DETERMINED BY CONTRACTOR AND APPROVED BY SEDIMENT CONTROL INSPECTOR.

13. ONCE EXISTING FORCE MAIN IS RELOCATED AND IN SERVICE, AND WATER LINE WITHIN DORSEY RUN ROAD AND HENKELS LANE HAS BEEN CONSTRUCTED AND IN SERVICE, CONSTRUCT 48" RCP BETWEEN MANHOLES M-9 AND M-11. IN NO EVENT SHALL EXISTING WATER AND SEWER SERVICE BE INTERRUPTED EXCEPT AT TIME OF FINAL CONNECTION OF NEW FACILITIES. (1 WEEK)
14. CONSTRUCT 48" RCP STORM DRAIN BETWEEN STRUCTURES M-11 AND I-15. MANHOLE M-11 AND I-15 ARE BUILD OVER STRUCTURES. ONCE 48" RCP HAS BEEN CONSTRUCTED, AND WITH APPROVAL OF INSPECTOR, BRICK SHUT EXISTING STORM DRAIN OUTFALL AND RE-ROUTE OFFSITE FLOW THROUGH NEW STORM DRAIN. (2 WEEKS)
15. CONSTRUCT REMAINING WATER LINE, GRAVITY SEWER LINE, FORCE MAIN, AND STORM DRAIN WITHIN LIMITS OF PHASE 1. ONCE INLET I-23 IS CONSTRUCTED, WRAP IT IN SUPER FILT FENCE. ONCE INLET I-22 IS CONSTRUCTED, INSTALL CURB INLET PROTECTION AROUND IT. (1 MONTH)
16. ONCE UTILITIES HAVE BEEN CONSTRUCTED WITHIN PHASE 1 LIMITS, FINE GRADE ROADWAYS, CONSTRUCT SIDEWALK, CURB & GUTTER, GUARDRAIL, AND BASE PAVE JUNCTION DRIVE AND DORSEY RUN ROAD. (3 WEEKS)
17. INSTALL WATER AND SANITARY SEWER IN PROPOSED JUNCTION DRIVE. DO NOT CONNECT TO EXISTING WATER OR FORCE MAIN. (1 MONTH)

NOTE: ITEMS 13-17 CAN BE CONSTRUCTED IN ANY ORDER AS DETERMINED BY CONTRACTOR AND APPROVED BY SEDIMENT CONTROL INSPECTOR.

18. ONCE GRADING, BASE PAVEMENT, SIDEWALK, AND PARKING GARAGE PAD HAVE BEEN CONSTRUCTED, STABILIZE ALL DISTURBED AREAS. (1 WEEK)
19. INSTALL LANDSCAPING WITHIN PHASE 1 LIMITS. (1 WEEK)
20. ONCE ALL TRIBUTARY DISTURBED AREA TO MBR-1 HAS BEEN STABILIZED, CONSTRUCT MICRO BIO-RETENTION AREA MBR-1. (2 WEEKS)
21. UPON COMPLETION OF ALL WORK WITHIN LIMITS OF PHASE 1, AND WITH APPROVAL OF INSPECTOR, RE-ROUTE TRAFFIC TO DORSEY RUN ROAD & CLOSE ACCESS TO SITE FROM HENKELS LANE & FROM NEWLY CONSTRUCTED JUNCTION DRIVE. (1 DAY)

PHASE 2 CONSTRUCTION (ALL OTHER WORK)

22. OBTAIN GRADING PERMIT FOR REMAINDER OF WORK AND ARRANGE FOR ON-SITE PRE-CONSTRUCTION MEETING. (1 DAY)
23. INSTALL TRAFFIC CONTROL AND PERIMETER SEDIMENT CONTROL DEVICES WITHIN REMAINDER OF PROJECT AREA. (1 WEEK)

NOTE: DURING SEDIMENT BASIN CONSTRUCTION THE CONTRACTOR SHALL DEWATER THE BASIN AREA USING A SUMP OT ANY TIME WATER ACCUMULATES IN CONSTRUCTION AREA. WATER TO BE PUMPED THROUGH A FILTER BAG AND/OR ON TO UNDISTURBED GROUND.

NOTE: ITEMS 22-23 & ITEMS 24-29 CAN COMMENCE PRIOR TO COMPLETION OF PHASE 1 & PARKING GARAGE IF PEDESTRIAN ACCESS FROM EXISTING PARKING LOT TO TRAIN PLATFORM IS MAINTAINED WITH PRIOR APPROVAL OF SEDIMENT CONTROL INSPECTOR. (2)

24. COMPLETE MODIFICATION OF EXISTING POND TO FINAL CONFIGURATION. (1 MONTH)
25. BEGIN INSTALLATION OF STORM DRAIN, WATER LINES, GRAVITY SANITARY SEWER, AND FORCE MAIN WITHIN PROJECT LIMITS PER THESE PLANS. EXISTING 6" FORCE MAIN THROUGH SITE MUST REMAIN IN SERVICE UNTIL NEW 8" FORCE MAIN HAS BEEN CONSTRUCTED AND APPROVED FOR SERVICE. ONLY THEN CAN EXISTING FORCE MAIN BE REMOVED. INSTALL PUBLIC WATER & SEWER UNDER CONTRACT #24-4188-D. ONCE INLETS ARE CONSTRUCTED, INSTALL CURB INLET PROTECTION AS DEPICTED ON SEDIMENT CONTROL PLANS.
26. EXTEND WATER LINE AND SEWER FORCE MAIN IN JUNCTION DRIVE TO EXISTING LINES.
27. DEMOLISH SITE WITHIN PROJECT LIMITS. AT EARLIEST OPPORTUNITY, INSTALL SUPER SILT FENCE AROUND PROPOSED SWM MICRO BIO-RETENTION AREAS. NO CONSTRUCTION TRAFFIC ALLOWED ON THESE AREAS. (1 MONTH)
28. FINE GRADE SITE, CONSTRUCT RETAINING WALLS AND BEGIN BUILDING CONSTRUCTION. (5 MONTHS)
29. INSTALL CURB & GUTTER, SIDEWALKS, AND BASE PAVE ALL AREAS TO BE PAVED. STABILIZE ALL OTHER AREAS WITH PERMANENT SEEDING, MULCH AND LANDSCAPING. INSTALLATION OF FINAL PAVEMENT COURSE MUST BE SUPERVISED BY ON-SITE GEO-TECHNICAL ENGINEER. (1 MONTH)

NOTE: ITEMS 25-29 CAN BE CONSTRUCTED IN ANY ORDER AS DETERMINED BY CONTRACTOR AND APPROVED BY SEDIMENT CONTROL INSPECTOR.

30. ONCE TRIBUTARY AREAS TO ANY MICRO BIO-RETENTION AREA HAVE BEEN STABILIZED, CONSTRUCT SWM FACILITY PER THESE PLANS & INSTALL SWM LANDSCAPING ONCE EACH FACILITY HAS BEEN COMPLETED. (3 WEEKS)
31. FLUSH AND PUMP CLEAN THE STORM DRAIN SYSTEM (1 DAY)
32. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, AND WHEN ALL AREAS DRAINING TO SEDIMENT BASIN HAVE BEEN STABILIZED, REMOVE THE SEDIMENT CONTROL DEVICES. (1 WEEK)
33. WITH PERMISSION FROM SEDIMENT CONTROL INSPECTOR, CONVERT THE BASIN TO THE SWM AMENITY POND AND CONSTRUCT FOUNTAIN, WATER FALL, AND DRESS UP RISER STRUCTURE / COVERED WALK-OUT PER PLANS. (3 WEEKS)

NOTE: OWNER MUST PREPARE AN AS-BUILT OF STORMWATER MANAGEMENT FACILITY AND SUBMIT IT TO THE HOWARD COUNTY SOIL CONSERVATION DISTRICT FOR REVIEW AND APPROVAL.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John R Robertson 2/17/16
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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."

M J Isley Manager 2/9/16
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

"I HEREBY 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."

C K L 2/9/16
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3-31-16
Chief, Division of Land Development — Date 3-30-16
Chief, Development Engineering Division — Date 3-23-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-19-SDP-SEC RES 01.dwg | MAJ | DRN. JCJ | CHK.

DATE	REVISION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING (3)	LMW	
11/13/2014	REVISED MONUMENT SIGNS, SIDEWALK, BLDG DRIVEWAY, SD, 8"W, & SEQ. OF CONSTR. NOTE (2)	LMW	
7/7/2014	REVISED 8" WATERLINE IN DORSEY RUN ROAD (1)	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475 EXPIRATION DATE: MAY 26, 2016
2/9/16

STATE OF MARYLAND — CHRISTOPHER K. LEWIS — PROFESSIONAL ENGINEER

SEDIMENT & EROSION CONTROL PLAN - RESIDENTIAL NORTH

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	19 OF 64

SDP-13-048

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LEGEND

- LOD — LOD — LIMIT OF DISTURBANCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- CIP — PROPOSED CURB INLET PROTECTION
- SSF — SSF — PROPOSED SUPER SILT FENCE
- SF — SF — PROPOSED SILT FENCE
- TEMPORARY STOCKPILE AREA — PROPOSED TEMPORARY STOCKPILE AREA

SCALE: 1" = 30'

0' 15' 30' 60' 120'

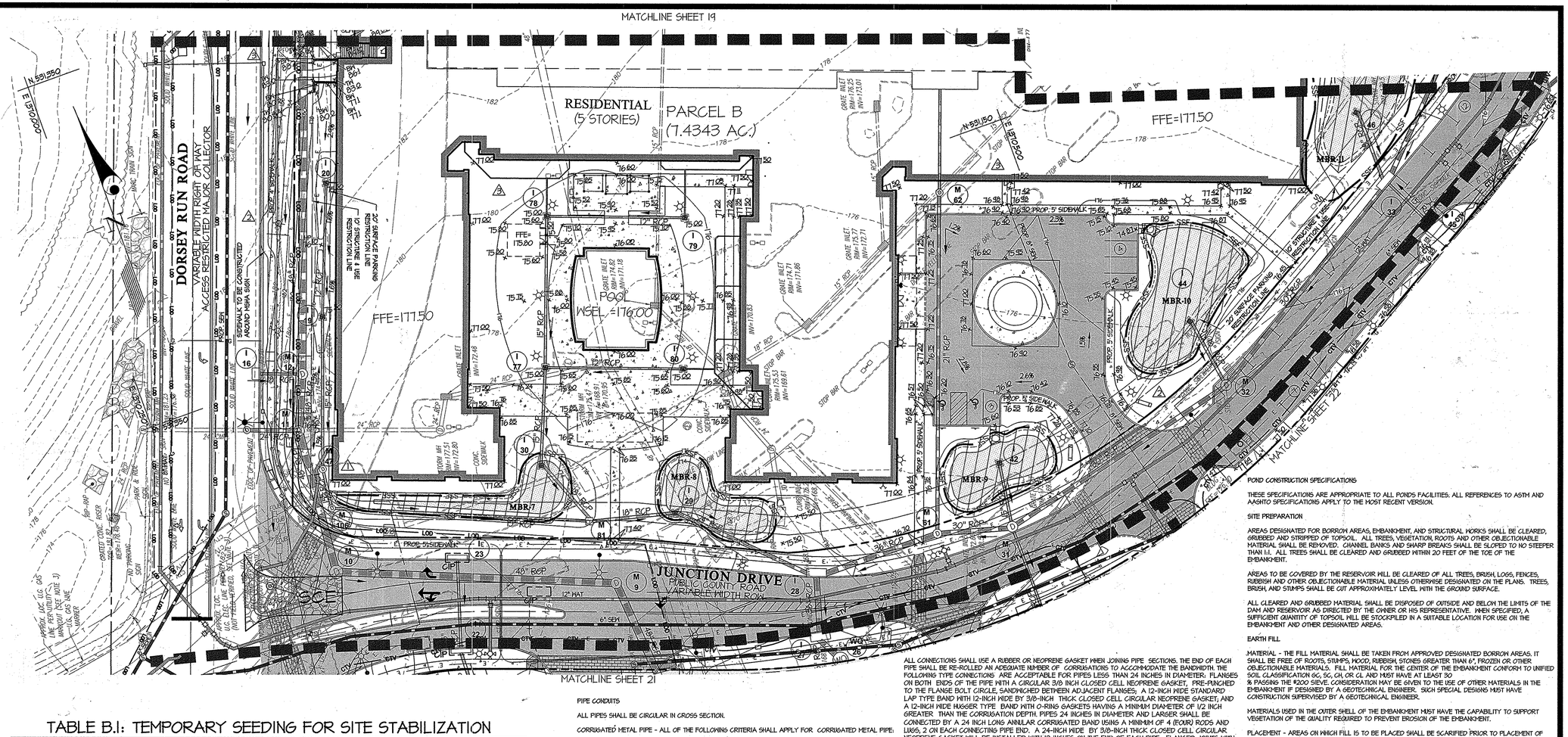

TABLE B.1: TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECIES	SEEDING RATE (1) lb/ac	SEEDING RATE (1) lb/1000ft²	SEEDING DEPTH (2) (Inches)	RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE (3) 5b and 6a	6b	7a and 7b
COOL-SEASON GRASSES						
ANNUAL RYEGRASS (LOLIUM PERENNE SSP. MULTIFLORUM)	40	1.0	0.5	MAR 15 to MAY 31; AUG 1 to SEP 30	MAR 1 to MAY 15; AUG 1 to OCT 15	FEB 15 to APR 30; AUG 15 to NOV 30
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR 15 to MAY 31; AUG 1 to SEP 30	MAR 1 to MAY 15; AUG 1 to OCT 15	FEB 15 to APR 30; AUG 15 to NOV 30
OATS (AVENA SATIVA)	72	1.7	1.0	MAR 15 to MAY 31; AUG 1 to SEP 30	MAR 1 to MAY 15; AUG 1 to OCT 15	FEB 15 to APR 30; AUG 15 to NOV 30
WHEAT (TRITICUM AESTIVUM)	120	2.8	1.0	MAR 15 to MAY 31; AUG 1 to SEP 30	MAR 1 to MAY 15; AUG 1 to OCT 15	FEB 15 to APR 30; AUG 15 to NOV 30
CEREAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR 15 to MAY 31; AUG 1 to OCT 31	MAR 1 to MAY 15; AUG 1 to NOV 15	FEB 15 to APR 30; AUG 15 to DEC 15
WARM-SEASON GRASSES						
FOXTAIL MILLET (SETARIA ITALLA)	30	0.7	0.5	JUN 1 to JUL 31	MAY 16 to JUL 31	MAY 1 to AUG 14
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUN 1 to JUL 31	MAY 16 to JUL 31	MAY 1 to AUG 14

NOTES:

(1) SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.

SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BAREY, OATS, AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET), DO NOT EXCEED MORE THEN 5% (BY WEIGHT) OF THE OVERAL PERMANENT SEED MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE.

(2) FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.

(3) THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

PIPE CONDUITS

ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.

CORRUGATED METAL PIPE - ALL OF THE FOLLOWING CRITERIA SHALL APPLY FOR CORRUGATED METAL PIPE:

1. MATERIALS -POLYMER COATED STEEL PIPE) - STEEL PIPES WITH POLYMERIC COATINGS SHALL HAVE A MINIMUM COATING THICKNESS OF 0.01 INCH (10 MIL) ON BOTH SIDES OF THE PIPE. THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATIONS M-245 & M-246 WITH WATERTIGHT COUPLING BANDS OR FLANGES.

MATERIALS - (ALUMINUM COATED STEEL PIPE) - THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-274 WITH WATERTIGHT COUPLING BANDS OR FLANGES. ALUMINUM COATED STEEL PIPE WHEN USED WITH FLOWABLE FILL OR WHEN SOIL AND/OR WATER CONDITIONS WARRANT THE NEED FOR INCREASED DURABILITY, SHALL BE FULLY BITUMINOUS COATED PER REQUIREMENTS OF AASHTO SPECIFICATION M-190 TYPE A. ANY ALUMINUM COATING DAMAGED OR OTHERWISE REMOVED SHALL BE REPLACED WITH COLD APPLIED BITUMINOUS COATING COMPOUND. ALUMINUM SURFACES THAT ARE TO BE IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE PRIMER OR TWO COATS OF ASPHALT.

MATERIALS - (ALUMINUM PIPE) - THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-196 OR M-211 WITH WATERTIGHT COUPLING BANDS OR FLANGES. ALUMINUM PIPE, WHEN USED WITH FLOWABLE FILL OR WHEN SOIL AND/OR WATER CONDITIONS WARRANT FOR INCREASED DURABILITY, SHALL BE FULLY BITUMINOUS COATED PER REQUIREMENTS OF AASHTO SPECIFICATION M-190 TYPE A. ALUMINUM SURFACES THAT ARE TO BE IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE PRIMER OR TWO COATS OF ASPHALT. NOT FOR GALVANIZED BOLTS MAY BE USED FOR CONNECTIONS. THE PH OF THE SURROUNDING SOILS SHALL BE BETWEEN 4 AND 9.

2. COUPLING BANDS, ANTI-SEEP COLLARS, END SECTIONS, ETC., MUST BE COMPOSED OF THE SAME MATERIAL AND COATINGS AS THE PIPE. METALS MUST BE INSULATED FROM DISSIMILAR MATERIALS WITH USE OF RUBBER OR PLASTIC INSULATING MATERIALS AT LEAST 24 MILS IN THICKNESS.

3. CONNECTIONS - ALL CONNECTIONS WITH PIPES MUST BE COMPLETELY WATERTIGHT. THE DRAIN PIPE OR BARREL CONNECTION TO THE RISER SHALL BE WELDED ALL AROUND WHEN THE PIPE AND RISER ARE METAL. ANTI-SEEP COLLARS SHALL BE CONNECTED TO THE PIPE IN SUCH A MANNER AS TO BE COMPLETELY WATERTIGHT. DIMPLE BANDS ARE NOT CONSIDERED TO BE WATERTIGHT.

ALL CONNECTIONS SHALL USE A RUBBER OR NEOPRENE GASKET WHEN JOINING PIPE SECTIONS. THE END OF EACH PIPE SHALL BE RE-ROLLED AN ADEQUATE NUMBER OF CORRUGATIONS TO ACCOMMODATE THE BANDWIDTH. THE FOLLOWING TYPE CONNECTIONS ARE ACCEPTABLE FOR PIPES LESS THAN 24 INCHES IN DIAMETER: FLANGES ON BOTH ENDS OF THE PIPE WITH A CIRCULAR 3/8 INCH CLOSED CELL NEOPRENE GASKET, PRE-PUNCHED TO THE FLANGE BOLT CIRCLE, SANDWICHED BETWEEN ADJACENT FLANGES; A 12-INCH WIDE STANDARD LAP TYPE BAND WITH 12-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET; AND A 12-INCH WIDE RUGGER TYPE BAND WITH O-RING GASKETS HAVING A MINIMUM DIAMETER OF 1/2 INCH GREATER THAN THE CORRUGATION DEPTH. PIPES 24 INCHES IN DIAMETER AND LARGER SHALL BE CONNECTED BY A 24 INCH LONG ANNULAR CORRUGATED BAND USING A MINIMUM OF 4 (FOUR) RODS AND LUGS, 2 ON EACH CONNECTING PIPE END. A 24-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET WILL BE INSTALLED WITH 12 INCHES ON THE END OF EACH PIPE. FLANGED JOINTS WITH 3/8 INCH CLOSED CELL GASKETS THE FULL WIDTH OF THE FLANGE IS ALSO ACCEPTABLE.

HELICALLY CORRUGATED PIPE SHALL HAVE EITHER CONTINUOUSLY WELDED SEAMS OR HAVE LOCK SEAMS WITH INTERNAL CAULKING OR A NEOPRENE BEAD.

4. BEDDING - THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.

5. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL".

6. OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS.

CARE OF WATER DURING CONSTRUCTION

ALL WORK ON PERMANENT STRUCTURES SHALL BE CARRIED OUT IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL TEMPORARY DIKES, DRAINAGE CHANNELS, AND STREAM DIVERSIONS NECESSARY TO PROTECT THE AREAS TO BE OCCUPIED BY THE PERMANENT WORKS. THE CONTRACTOR SHALL ALSO FURNISH, INSTALL, OPERATE, AND MAINTAIN ALL NECESSARY PUMPING AND OTHER EQUIPMENT REQUIRED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE WORK AND FOR MAINTAINING THE EXCAVATIONS, FOUNDATION, AND OTHER PARTS OF THE WORK FREE FROM WATER AS REQUIRED OR DIRECTED BY THE ENGINEER FOR CONSTRUCTING EACH PART OF THE WORK. AFTER HAVING SERVED THEIR PURPOSE, ALL TEMPORARY PROTECTIVE WORKS SHALL BE REMOVED OR LEVELED AND GRADED TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION IN ANY DEGREE WHATSOEVER OF THE FLOW OF WATER TO THE SPILLWAY OR OUTLET WORKS AND SO AS NOT TO INTERFERE IN ANY WAY WITH THE OPERATION OR MAINTENANCE OF THE STRUCTURE. STREAM DIVERSIONS SHALL BE MAINTAINED UNTIL THE FULL POOL CAN BE PASSED THROUGH THE PERMANENT WORKS. THE REMOVAL OF WATER FROM THE REQUIRED EXCAVATION AND THE FOUNDATION SHALL BE ACCOMPLISHED IN A MANNER AND TO THE EXTENT THAT WILL MAINTAIN STABILITY OF THE EXCAVATED SLOPES AND BOTTOM REQUIRED EXCAVATIONS AND WILL ALLOW SATISFACTORY PERFORMANCE OF ALL CONSTRUCTION OPERATIONS. DURING THE PLACING AND COMPACTING OF MATERIAL IN REQUIRED EXCAVATIONS, THE WATER LEVEL AT THE LOCATIONS BEING REFILLED SHALL BE MAINTAINED BELOW THE BOTTOM OF THE EXCAVATION AT SUCH LOCATIONS WHICH MAY REQUIRE DRAINING THE WATER SUMPS FROM WHICH THE WATER SHALL BE PUMPED.

STABILIZATION

ALL BORROW AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND LEFT IN A SIGHTLY CONDITION. ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, SPOIL AND BORROW AREAS, AND BERMS SHALL BE STABILIZED BY SEEDING, LIMING, FERTILIZING AND MULCHING.

EROSION AND SEDIMENT CONTROL

CONSTRUCTION OPERATIONS WILL BE CARRIED OUT IN SUCH A MANNER THAT EROSION WILL BE CONTROLLED AND WATER AND AIR POLLUTION MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT WILL BE FOLLOWED. CONSTRUCTION PLANS SHALL DETAIL EROSION AND SEDIMENT CONTROL MEASURES.

OPERATION AND MAINTENANCE

AN OPERATION AND MAINTENANCE PLAN IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS WILL BE PREPARED FOR ALL PONDS. AS A MINIMUM, THE DAM INSPECTION CHECKLIST LOCATED IN APPENDIX A SHALL BE INCLUDED AS PART OF THE OPERATION AND MAINTENANCE PLAN AND PERFORMED AT LEAST ANNUALLY. WRITTEN RECORDS OF MAINTENANCE AND MAJOR REPAIRS NEEDS TO BE RETAINED IN A FILE. THE ISSUANCE OF A MAINTENANCE AND REPAIR PERMIT FOR ANY REPAIRS OR MAINTENANCE THAT INVOLVES THE MODIFICATION OF THE DAM OR SPILLWAY FROM ITS ORIGINAL DESIGN AND SPECIFICATIONS IS REQUIRED. A PERMIT IS ALSO REQUIRED FOR ANY REPAIRS OR RECONSTRUCTION THAT INVOLVE A SUBSTANTIAL PORTION OF THE STRUCTURE. ALL INDICATED REPAIRS ARE TO BE MADE AS SOON AS PRACTICAL.

POND CONSTRUCTION SPECIFICATIONS

THESE SPECIFICATIONS ARE APPROPRIATE TO ALL PONDS FACILITIES. ALL REFERENCES TO ASTM AND AASHTO SPECIFICATIONS APPLY TO THE MOST RECENT VERSION.

SITE PREPARATION

AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 20 FEET OF THE TOE OF THE EMBANKMENT.

AREAS TO BE COVERED BY THE RESERVOIR WILL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE.

ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND RESERVOIR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.

EARTH FILL

MATERIAL - THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL AND MUST HAVE AT LEAST 30 % PASSING THE #200 SIEVE. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER.

MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

PLACEMENT - AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8-INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIALS SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

COMPACTION - THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION EQUIPMENT. A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPSFOOT, RUBBER TIRED OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL NOT CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT.

WHEN REQUIRED BY THE REVIEWING AGENCY THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).

EMBANKMENT CORE - THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10-YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

STRUCTURE BACKFILL

BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE PIPE.

STRUCTURE BACKFILL MAY BE FLOWABLE FILL MEETING THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 613 AS MODIFIED. THE MIXTURE SHALL HAVE A 100-200 PSI, 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE-FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER, AND, ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. WHEN USING FLOWABLE FILL, ALL METAL PIPE SHALL BE BITUMINOUS COATED. ANY ADJOINING SOIL FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO OTHER EMBANKMENT MATERIALS.

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

B) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John L. Robertson 2/10/16
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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."

Manager 2/9/16
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

"I HEREBY 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."

2/9/16
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director 3-31-16 Date

Chief, Division of Land Development 3-30-16 Date

Chief, Development Engineering Division 3/23/16 Date

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-20-SDP-SEC RES 02.dwg, 2/9/2016 8:39 AM, LAST SAVED:2/9/2016 8:39 AM, PLOTTED BY: Lisa Whitten

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-20-SDP-SEC RES 02.dwg | DES. MAJ | DRN. JGJ | CHK. MAJ

DATE	REVISION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING 6	LMW	
12/3/2014	REVISED MONUMENT SIGNS AND SIDEWALK 5	LMW	
7/7/2014	REVISED STORM DRAIN RUN FROM M-10 TO M-11, & ADDED SD RUN M-106 TO M-47 4	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12475, EXPIRATION DATE: MAY 26, 2016.
2/9/16

SEDIMENT & EROSION CONTROL PLAN - RESIDENTIAL SOUTH

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE PARCELS A - G PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	20 OF 64

SDP-13-048

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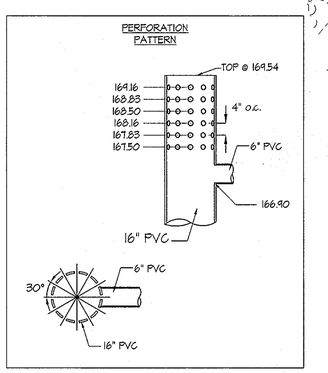
SEDIMENT CONTROL LEGEND

- 400 — EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- SBB — STREAM BANK BUFFER
- LOD — LIMIT OF DISTURBANCE/ SUBMISSION
- SF — PROPOSED SILT FENCE
- SSF — PROPOSED SUPERSILT FENCE
- SEDIMENT BASIN BAFFLES
- GM — GABION MATTRESS
- RPS — REMOVABLE PUMPING STATION
- CIP — CURB INLET PROTECTION

SEDIMENT CONTROL DESIGN INFORMATION	SEDIMENT BASIN
TYPE OF TRAP / BASIN	---
PRE-DEVELOPEMENT DRAINAGE AREA	12.92 ACRES
POST-DEVELOPEMENT DRAINAGE AREA	13.98 ACRES
TOTAL STORAGE REQUIRED (WET & DRY VOLUME)	50,328 C.F.
TOTAL STORAGE REQUIRED (WET VOLUME & 1 YR. TSWM)	87,455 C.F.
TOTAL STORAGE PROVIDED	106,119 C.F.
RISER DIMENSIONS	16'-4" x 6'
BARREL SIZE	48"
TOP OF EMBANKMENT ELEVATION	172.20
WEIR CREST ELEVATION	---
RISER CREST LENGTH	21'
RISER CREST ELEVATION	169.80
OUTLET ELEVATION (LIMIT OF WET VOLUME)	166.90
CLEANOUT ELEVATION	164.95
BOTTOM ELEVATION	163.00
BOTTOM DIMENSIONS	VARIES
PRE-DEVELOPMENT 1 YEAR DISCHARGE	31.60 CFS
POST-DEVELOPMENT 1 YEAR DISCHARGE (UNMANAGED)	35.81 CFS
POST-DEVELOPMENT 1 YEAR DISCHARGE (MANAGED)	1.46 CFS @ 169.54
WET VOLUME REQUIRED	25,164 CF
WET VOLUME PROVIDED	43,828 CF @ 166.90
DRY VOLUME REQUIRED	25,164 CF
DRY VOLUME PROVIDED	62,291 CF @ 169.54

PERFORATION PATTERN



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John C Robertson 2/20/14
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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 OF DEVELOPER/BUILDER — DATE 10/18/2013

Mit A. Greenberg, Manager

ENGINEER'S CERTIFICATE

"I HEREBY 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."

ENGINEER'S SIGNATURE — DATE 2/10/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/3/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2-28-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415, EXPIRATION DATE: MAY 26, 2014

STATE OF MARYLAND — CLINTON W. GUTSCHICK — REG. NO. 12415 — PROFESSIONAL ENGINEER

SEDIMENT & EROSION CONTROL PLAN - COMMERCIAL EAST

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE PARCELS A - G

PLAT No. 22007-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	21 OF 64

SDP-13-048

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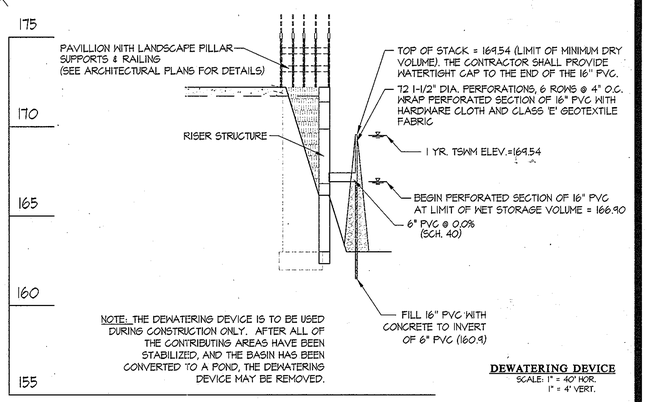
STORMWATER MANAGEMENT SUMMARY

DESIGN CRITERIA ITEM	BEFORE DEV.	AFTER DEV.
DRAINAGE AREA	12.92 ac.	13.98 ac.
CURVE NUMBER	91	94
TIME OF CONCENTRATION	0.10 Hr.	0.14 Hr.

TEMPORARY SWM SUMMARY

	Before	Unmanaged	Managed
1 YR	31.60 c.f.s.	35.81 c.f.s.	1.46 c.f.s. @ 169.54
2 YR	41.24 c.f.s.	45.62 c.f.s.	5.34 c.f.s. @ 169.98



NOTE: THE DEWATERING DEVICE IS TO BE USED DURING CONSTRUCTION ONLY. AFTER ALL OF THE CONTRIBUTING AREAS HAVE BEEN STABILIZED, AND THE BASIN HAS BEEN CONVERTED TO A POND, THE DEWATERING DEVICE MAY BE REMOVED.

DEWATERING DEVICE
SCALE: 1" = 40' HOR.
1" = 4' VERT.

LEGEND

- LOD — LOD — LIMIT OF DISTURBANCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- SF — SF — PROPOSED SILT FENCE
- GM — GABION MATTRESS
- TEMPORARY STOCKPILE AREA — PROPOSED TEMPORARY STOCKPILE AREA
- CIP — CURB INLET PROTECTION
- AGIP — AT GRADE INLET PROTECTION

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John R. Robertson 6/17/16
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

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Neil A. Greenberg 6/7/2016
SIGNATURE OF DEVELOPER/BUILDER DATE
Neil A. Greenberg, Manager

ENGINEER'S CERTIFICATE

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ENGINEER'S SIGNATURE 6/6/16 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director 6-22-16 Date
Chief, Division of Land Development 6/14/16 Date
Chief, Development Engineering Division 6.13.16 Date

SCALE: 1" = 30'
0' 15' 30' 60' 120'

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APP'R.
4/15/2016	CONVERTED BANK TO RETAIL BUILDING 4	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING 3	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED 2	LMW	
12/3/2014	REV. MONUMENT SIGNS & RETAINING WALL ELEVATIONS 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12419 EXPIRATION DATE: MAY 26, 2018.
6/6/16

SEDIMENT & EROSION CONTROL PLAN - COMMERCIAL EAST

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILFORD HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
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SDP-13-048

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DETAIL F-1 REMOVABLE PUMPING STATION

STANDARD SYMBOL: RPS

CONSTRUCTION SPECIFICATIONS

1. USE CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS 6 INCHES ON CENTER.
2. USE A MINIMUM 12 INCH DIAMETER INNER PIPE WITH AN OUTER PIPE A MINIMUM 6 INCHES LARGER IN DIAMETER. BOTTOM OF EACH PIPE MUST BE CAPPED WITH WATERTIGHT SEAL.
3. WRAP EACH PIPE WITH ¼ INCH GALVANIZED HARDWARE CLOTH. ON INNER PIPE WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE HARDWARE CLOTH.
4. EXCAVATE 8 FEET X 8 FEET X 4 FEET DEEP PIT FOR PIPE PLACEMENT. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
5. SET TOP OF INNER AND OUTER PIPES MINIMUM 12 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION (OR RISER CREST ELEVATION WHEN DEWATERING A BASIN).
6. BACKFILL PIT AROUND THE OUTER PIPE WITH ¾ TO 1½ INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
7. DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
8. A REMOVABLE PUMPING STATION REQUIRES FREQUENT MAINTENANCE. IF SYSTEM CLOGS, PULL OUT INNER PIPE AND REPLACE GEOTEXTILE. KEEP POINT OF DISCHARGE FREE OF EROSION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL G-2-7 SEDIMENT BASIN SCHEMATIC VERTICAL DRAW-DOWN DEVICE

STANDARD SYMBOL: VDDD

CONSTRUCTION SPECIFICATIONS

1. PERFORATE PIPE WITH 1 INCH DIAMETER PERFORATIONS SPACED 6 INCHES APART LONGITUDINALLY AND RADIALLY OR IN ACCORDANCE WITH APPROVED PLAN.
2. DO NOT EXTEND PERFORATIONS IN THE DRAW–DOWN DEVICE INTO WET STORAGE.
3. WRAP THE PERFORATED PORTION OF THE DRAW–DOWN DEVICE FIRST WITH ¼ INCH GALVANIZED HARDWARE CLOTH, THEN WITH NONWOVEN GEOTEXTILE. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS. DO NOT WRAP WITH MORE THAN ONE LAYER OF GEOTEXTILE.
4. AS AN ALTERNATE TO STONE ANCHORING, SECURE DRAW–DOWN DEVICE WITH TWO 1 INCH STEEL ANGLES SET 3 FEET MINIMUM INTO THE GROUND ATTACHED TO DRAW–DOWN DEVICE BY A 1 INCH WIDE GALVANIZED STEEL STRAP OR 12 GAUGE OR HEAVIER WIRE.
5. REMOVE SEDIMENT WHEN IT ACCUMULATES TO CLEANOUT ELEVATION (50% OF THE WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA IN A SUCH A MANNER THAT IT WILL NOT ERODE. MAINTAIN WATER TIGHT CONNECTIONS. REPLACE GEOTEXTILE AROUND PERFORATED RISER IF DRY STORAGE VOLUME DOES NOT DRAW DOWN WITHIN 10 HOURS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 18 - SEDIMENT BASIN BAFFLES

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 10 - 28	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL D-3-2 GABION INFLOW PROTECTION

STANDARD SYMBOL: GP

CONSTRUCTION SPECIFICATIONS

1. PROVIDE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, UNDER THE BOTTOM AND ALONG SIDES OF ALL GABION BASKETS.
2. USE BASKETS MADE OF MINIMUM 11 GAUGE WIRE.
3. CONSTRUCT GABION INFLOW PROTECTION BY ARRANGING 9 X 3 X 1 FOOT GABION BASKETS TO FORM A TRAPEZOIDAL SECTION WITH A 3 FOOT BOTTOM WIDTH, 1 FOOT MINIMUM DEPTH, 3 FOOT SIDE WALLS, AND 2:1 OR FLATTER SIDE SLOPES. FILL GABION BASKETS WITH 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE WITHOUT REBAR OR WEIR MESH.
4. INSTALL ENTRANCE AND EXIT SECTIONS AS SHOWN ON THE PROFILE.
5. INSTALL GABIONS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. BLEND GABIONS INTO EXISTING GROUND.
7. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. KEEP POINTS OF INFLOW AND OUTFLOW FREE OF EROSION

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23A - STANDARD INLET PROTECTION

Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.
2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
4. Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John R. Robertson 2/20/14
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION, CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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 OF DEVELOPER/BUILDER — Neil A. Greenberg, Manager — DATE 10/18/2013

ENGINEER'S CERTIFICATE

"I HEREBY 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."

ENGINEER'S SIGNATURE — DATE 2/10/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/7/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2.28.14

DETAIL G-2-1 TYPICAL ANTI-SEEP COLLARS

STANDARD SYMBOL

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

Construction Specification

1. Length — minimum of 50' (*30' for single residence lot).
2. Width — 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone — crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water — all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location — A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

REV. 4/2013

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC.B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
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 HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
6. SITE ANALYSIS:

TOTAL AREA OF SITE	18.83 ACRES
AREA DISTURBED	17.33 ACRES
AREA TO BE ROOFED OR PAVED	12.98 ACRES
AREA TO BE VEGETATIVELY STABILIZED	4.35 ACRES
TOTAL CUT	18,100 CU. YDS.
TOTAL FILL	23,000 CU. YDS.
OFFSITE WASTE/BORROW ARE LOCATION	_______________

7. ANY SEDIMENT CONTROL PRACTICE THAT 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 HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
10. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
11. ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BE STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

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

a. 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.

b. The Owner shall perform a plant 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.

c. 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.

d. The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm..

HOWARD SOIL CONSERVATION DISTRICT OPERATION, MAINTENANCE, AND INSPECTION NOTE

INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN THE USDA,SCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-378). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS,OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION, AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATIONS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID SEEPAGE, SLIDING OR SLUMPING.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 unreaform fertilizer (9 lbs/1000 sq ft).

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER PONDS

Routine Maintenance:

a. The Owner shall inspect the facility annually and after every heavy storm. Inspections shall be performed during wet weather to determine if the pond is functioning properly.

b. The Owner shall mow the top and side slopes of the embankment a minimum of two (2) times per year, once in June and once in September. Other side slopes and maintenance access shall be mowed as needed.

c. The Owner shall remove any debris and litter from the facility.

d. The Owner shall repair any erosion in the pond as well as the rip-rap or gabion outlet area as soon as it is noticed.

e. Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.

f. The Owner shall remove sediment from the pond, and forebay, no later than when the capacity of the pond, or forebay, is half full of sediment, or, when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES

I. This practice is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
   b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplied of moisture and plant nutrients.
   c. The original soil to be vegetated contains material toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil specifications - soil to be used as topsoil must meet the following:
   a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
   b. Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
   c. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate if 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:
   a. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:
   a. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
      1. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
      2. Organic content of topsoil shall be not less than 1.5 percent by weight.
      3. Topsoil having soluble salt greater than 500 parts per mill shall not be used.
      4. No sod or seed shall be placed on soil which has been with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of photo-toxic materials.

   Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

   b. Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application
   a. When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
   b. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
   c. Topsoil shall be uniformly distributed in a 4' -8' layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water
   d. Topsoil shall not be placed while the topsoil or subsoil is frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
   a. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
      1. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
      2. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate prior to use.
      3. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
   b. Composted sludge shall be amended with a potassium fertilizer applied at a rate of 4lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

DUST CONTROL

Definition

Controlling dust blowing and movement on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposes soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movements where on and off-site damage is likely without treatment.

Specifications

Temporary Methods

1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaces about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers - Solid board fences, silt fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
3. Stone - Cover surface with crushed stone or coarse gravel.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-23-SDP-SEC-DET.dwg | MAJ | DRN. JGJ | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2014

SEDIMENT & EROSION CONTROL DETAILS & NOTES

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE PARCELS A - G

PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	23 OF 64

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-23-SDP-SEC-DET.dwg, PLOTTED: 10/8/2013 1:10 PM, LAST SAVED: 7/1/2013 4:49 PM, PLOTTED BY: Andrew Larson

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SDP-13-048

DRAINAGE AREA INFORMATION			
INLET	AREA	'C' VALUE	% IMP.
I-5	0.51 Ac.	0.76	78.1%
I-7	0.41 Ac.	0.76	77.8%
I-14	0.34 Ac.	0.53	42.7%
I-15	0.30 Ac.	0.53	43.1%
I-16	0.20 Ac.	0.90	100%
I-17	0.42 Ac.	0.90	100%
~~I-18~~	~~0.25 Ac.~~	~~0.90~~	~~100%~~
I-19	0.22 Ac.	0.54	44.9%
I-20	0.20 Ac.	0.51	44.0%
I-22	0.21 Ac.	0.81	94.1%
I-23	0.34 Ac.	0.86	93.1%
I-24	0.45 Ac.	0.43	27.5%
I-27	0.19 Ac.	0.86	94.1%
I-28	0.18 Ac.	0.86	93.5%
I-29	0.34 Ac.	0.53	43.4%
I-30	0.36 Ac.	0.47	33.2%
I-33	0.14 Ac.	0.88	96.8%
I-36	0.34 Ac.	0.63	58.1%
I-38	0.26 Ac.	0.60	53.6%
I-39	0.22 Ac.	0.54	52.1%
I-40	0.47 Ac.	0.36	17.1%
I-41	0.55 Ac.	0.69	67.0%
I-42	0.47 Ac.	0.71	71.3%
I-43	0.17 Ac.	0.54	44.3%
I-44	0.75 Ac.	0.67	65.0%
I-45	0.31 Ac.	0.85	92.4%
I-46	0.10 Ac.	0.58	50.4%
I-48	0.25 Ac.	0.31	18.0%
I-50	1.06 Ac.	0.89	97.8 %
I-51	0.41 Ac.	0.86	99.0%
I-52	0.28 Ac.	0.71	80.3%
I-57	0.96 Ac.	0.86	84.2%
I-58	0.31 Ac.	0.71	71.1%
I-59	0.36 Ac.	0.78	81.2%
I-60	0.34 Ac.	0.79	82.3%
I-65	0.15 Ac.	0.85	91.1%
~~I-72~~	~~0.19 Ac.~~	~~0.90~~	~~100%~~
I-73	0.11 Ac.	0.90	100%
~~I-74~~	~~0.28 Ac.~~	~~0.90~~	~~100%~~
~~I-75~~	~~0.28 Ac.~~	~~0.90~~	~~100%~~
I-76	0.68 Ac.	0.90	100%
I-77	0.15 Ac.	0.69	67.1%
I-78	0.35 Ac.	0.71	71.4%
I-79	0.34 Ac.	0.75	76.4%
I-80	0.14 Ac.	0.73	73.4%
I-83	0.48 Ac.	0.76	79.1%
I-84	0.25 Ac.	0.78	81.1%
I-85	0.14 Ac.	0.66	63.8%
I-86	0.36 Ac.	0.90	100%
I-87	0.26 Ac.	0.90	100%
I-107	0.06 Ac.	0.40	23.2%

LEGEND

STORM DRAIN DRAINAGE DIVIDE

SOIL BOUNDARY

NOTE: ALL SOILS ON SITE ARE 'D' TYPE SOILS

SCALE: 1" = 60'

0' 30' 60' 120' 240'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6-22-16

Chief, Division of Land Development — Date 6/14/16

Chief, Development Engineering Division — Date 6.13.16

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.
11/28/2016	Revise drainage areas to I-58, I-51 & I-57 ⚠7	SH	LMW
4/15/2016	CONVERTED BANK TO RETAIL BUILDING ⚠6	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING ⚠5	LMW	
9/9/2015	REVISED STORM DRAIN AT OFFICE BUILDING ⚠4	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING ⚠3	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED ⚠2	LMW	
12/3/2014	REV. MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, & STORM DRAIN ON DORSEY RUN ROAD ⚠1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2018
6/6/16

STORM DRAIN DRAINAGE AREA MAP

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

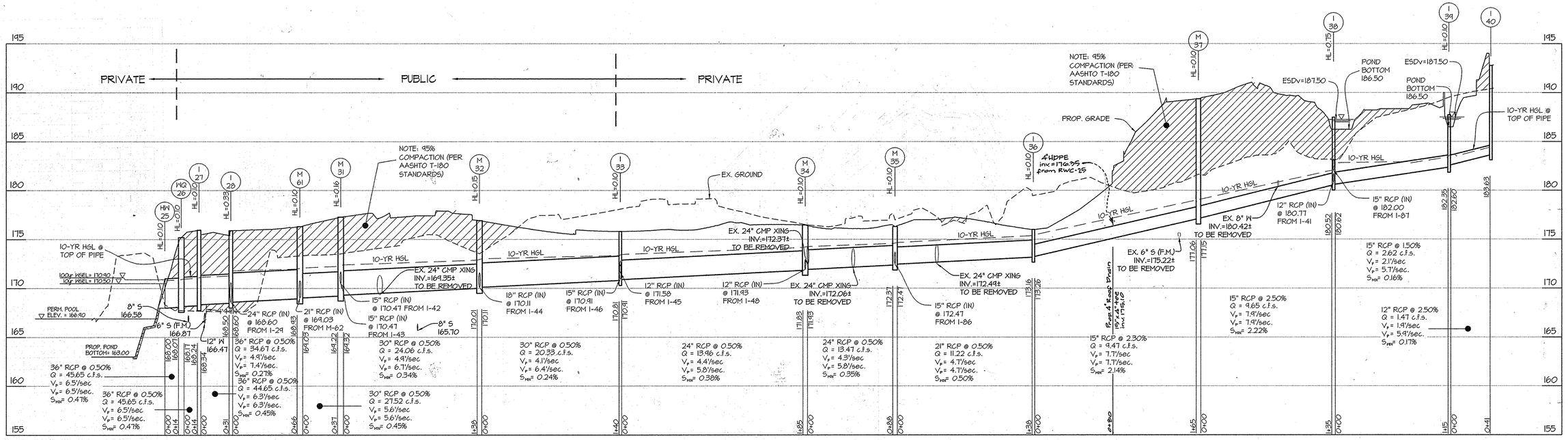
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

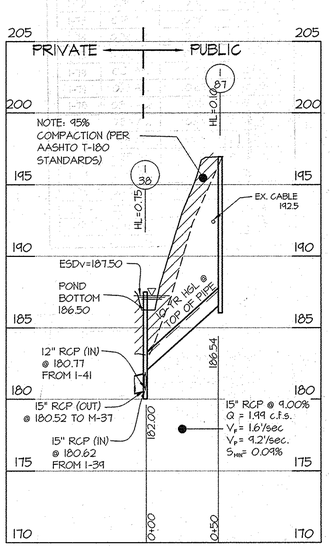
SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	24 OF 64

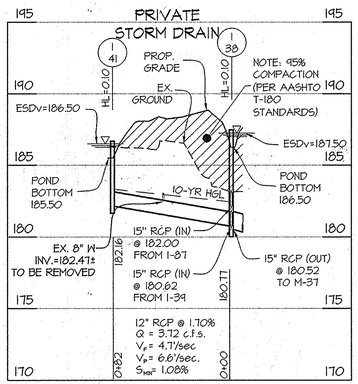
SDP-13-048

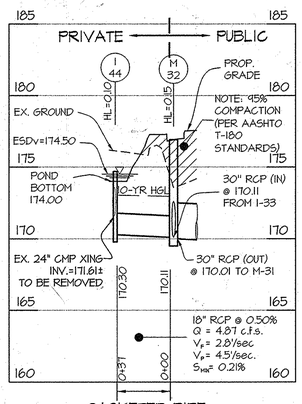
© GLW 2012

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SSP\11107-24-SSP-SDDAM.dwg, PLOTTED: 6/7/2016 - 11:38 PM, LAST SAVED: 6/6/2016 - 10:36 AM, PLOTTED BY: Lisa Whitten









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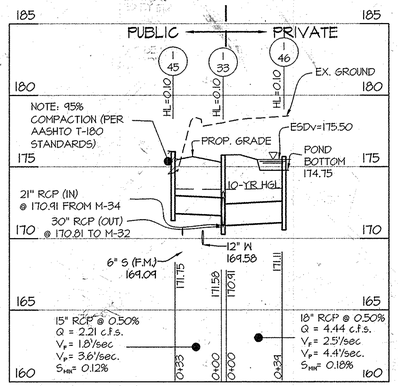
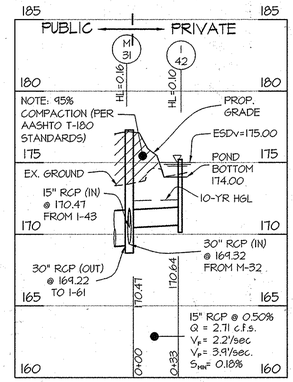
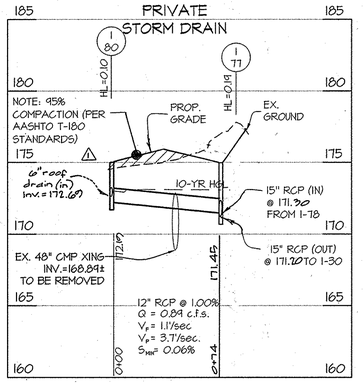
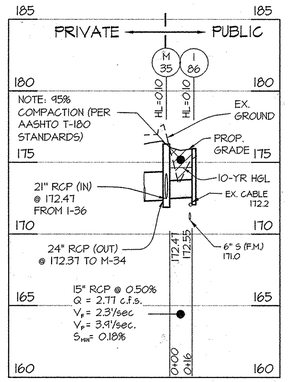
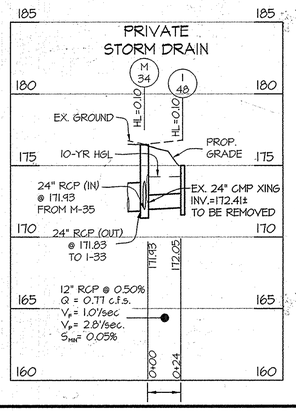
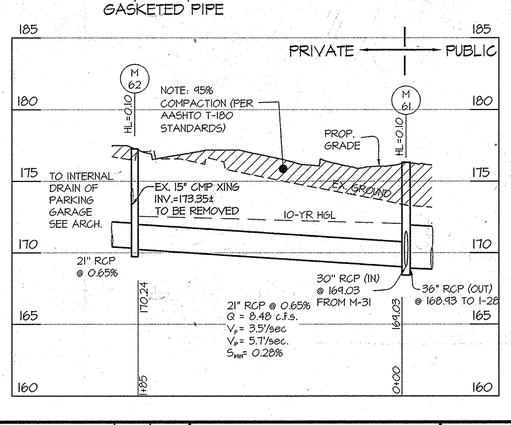


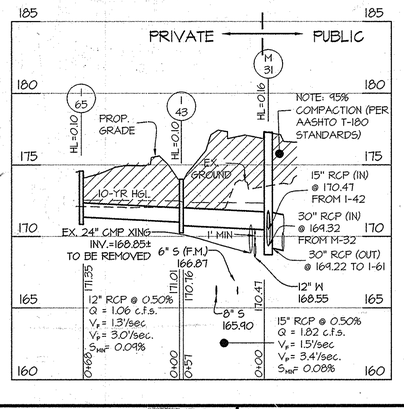


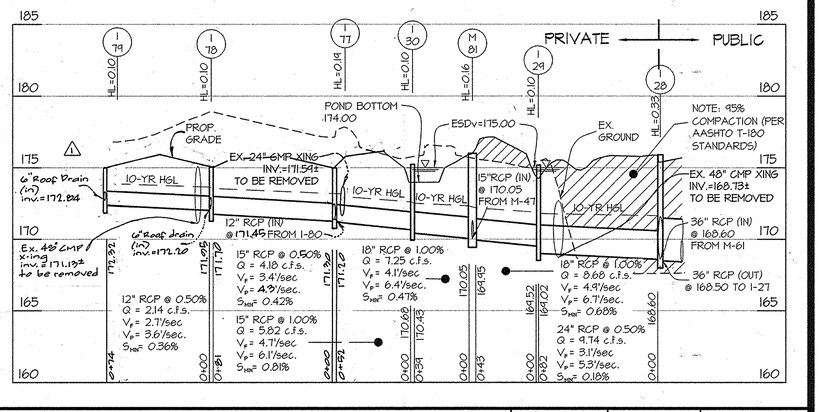












APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
1-28-2016	⚠ Rev. storm drain around pool at residential bldg.	klp	

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-25-28-SDP-SD-PROF.dwg | DES. MAJ | DRN. LMW | CHK. MAJ

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415 EXPIRATION DATE: MAY 26, 2014

STATE OF MARYLAND — CHRISTOPHER G. WEBER — 12415 — REGISTERED PROFESSIONAL ENGINEER

STORM DRAIN PROFILES

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE PARCELS A - G

PLAT No. 22007-22701

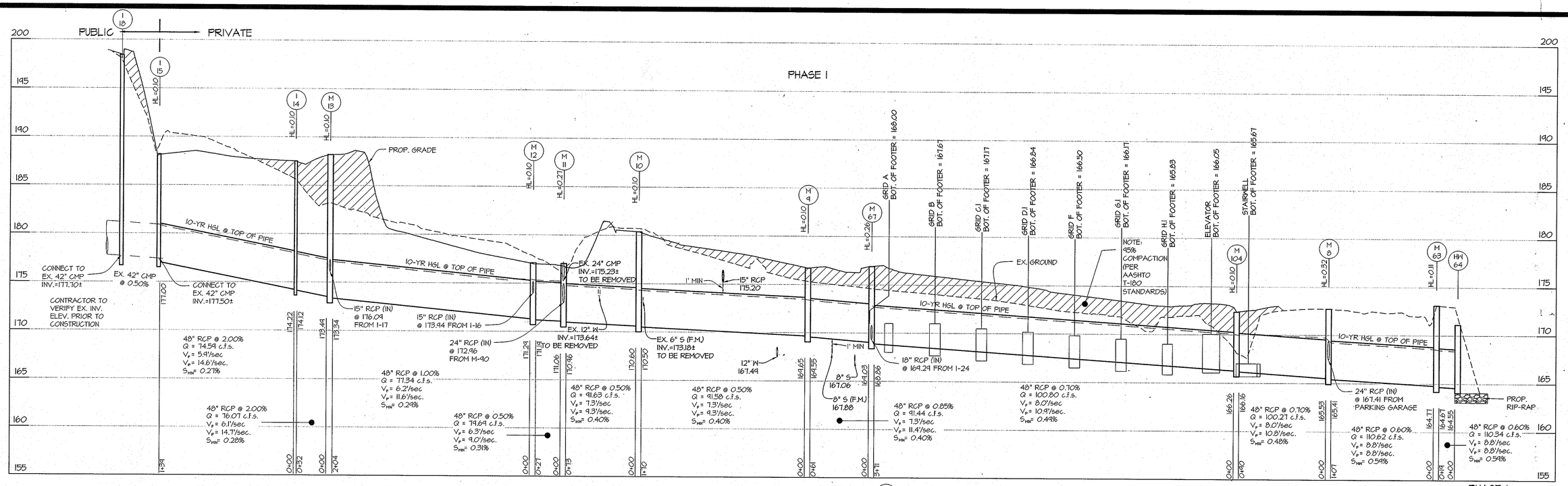
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50' (H) 1"=5' (V)	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	25 OF 64

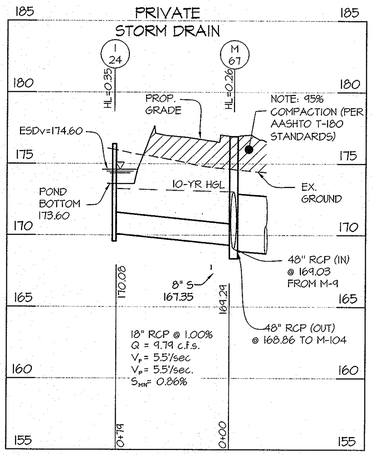
© GLW 2013

SDP-13-048

PHASE I



PHASE I



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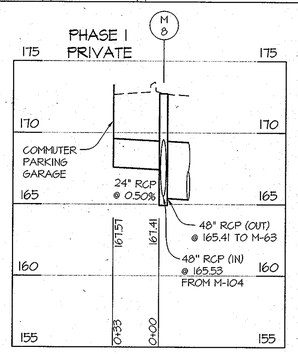
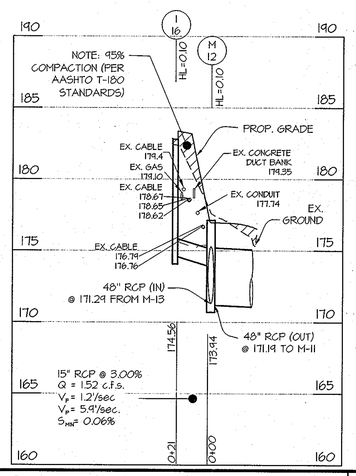


PHASE I

PUBLIC

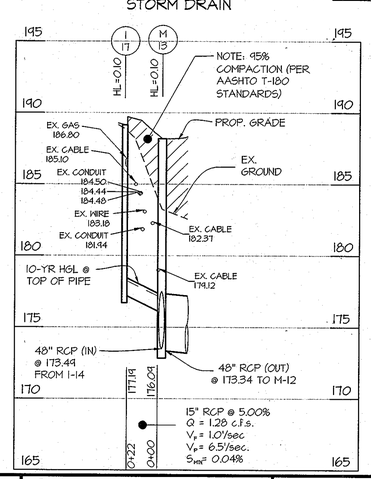
STORM DRAIN



PHASE I

PUBLIC

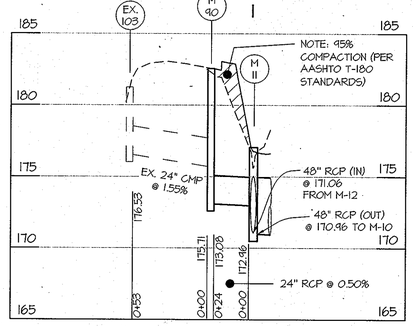
STORM DRAIN



PHASE I

PUBLIC

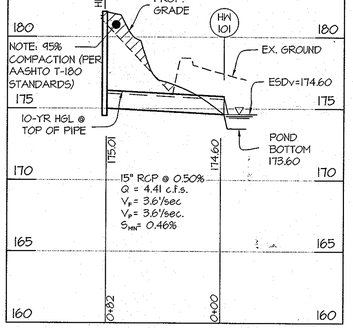
STORM DRAIN



PHASE I

PUBLIC

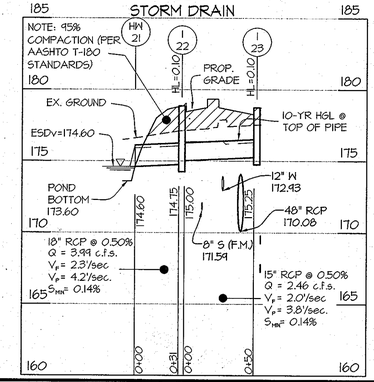
STORM DRAIN



PHASE I

PUBLIC

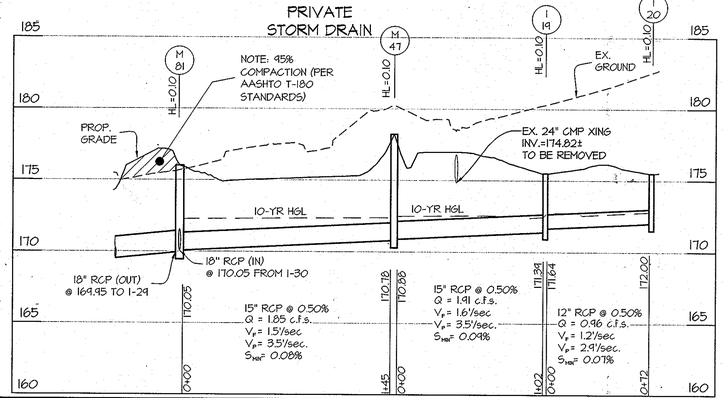
STORM DRAIN



PHASE I

PRIVATE

STORM DRAIN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.

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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2000\DRAWINGS\11107\PLANS BY GLW\SDP\11107-25-28-SDP-30-PROF.dwg | DES. MAJ | DRN. LMW | CHK. MAJ

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

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2-10-14

STORM DRAIN PROFILES

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G

PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50' (H) 1"=5' (V)	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	26 OF 64

SDP-13-048

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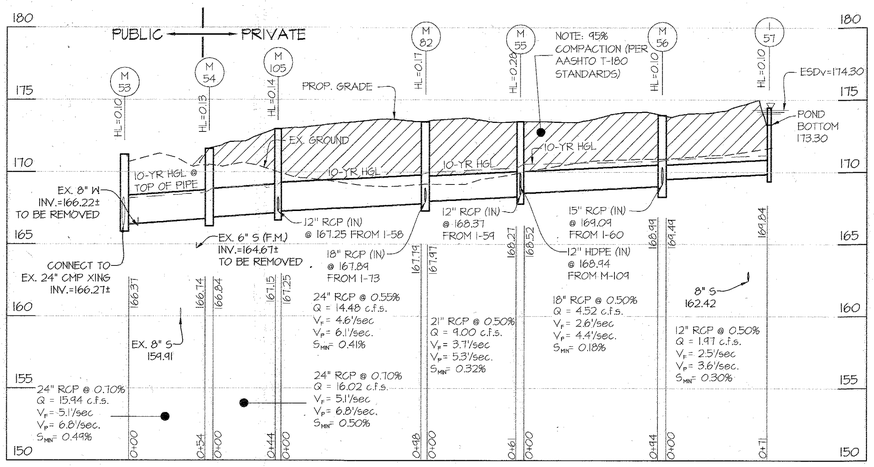

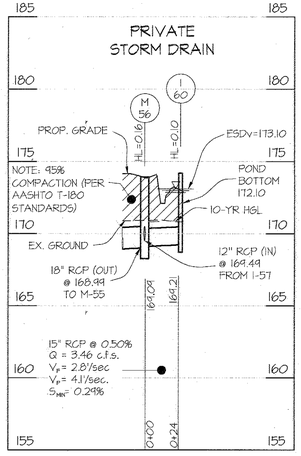

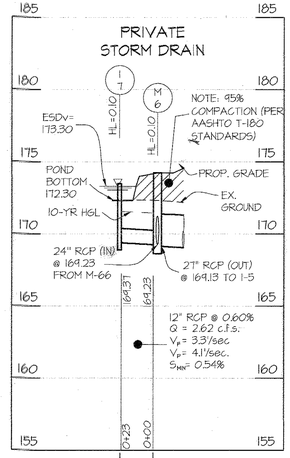

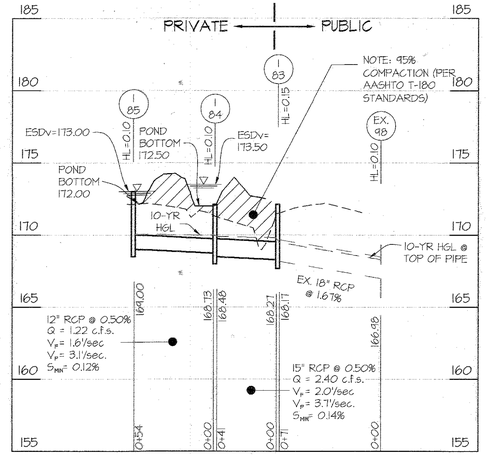

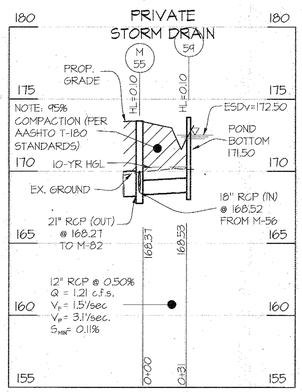

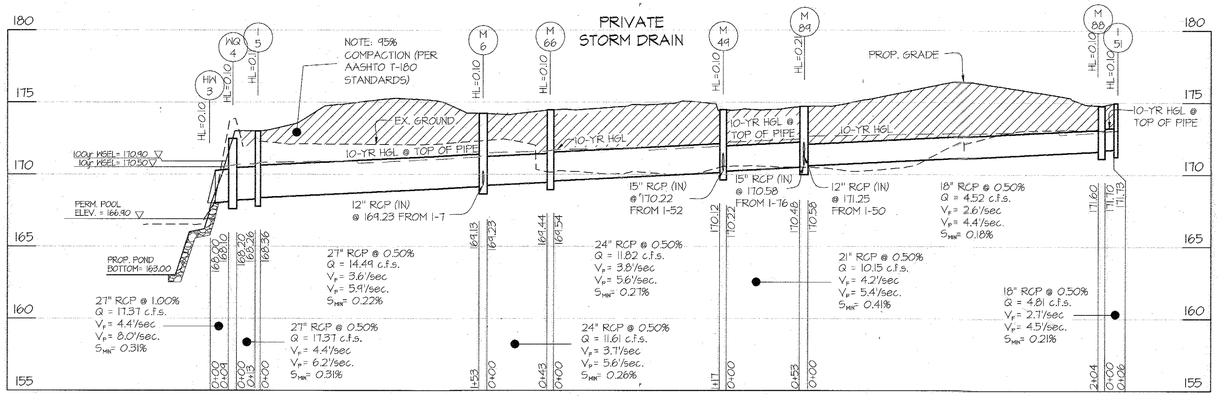

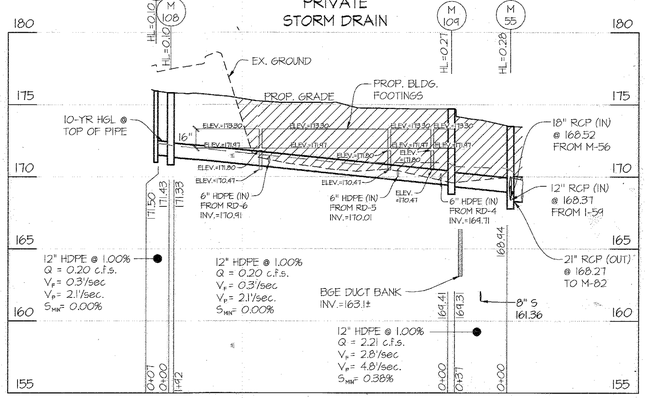

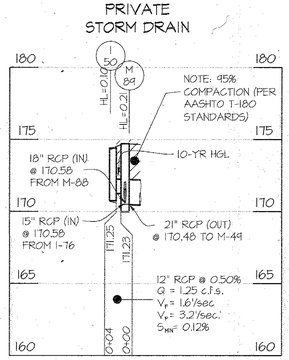

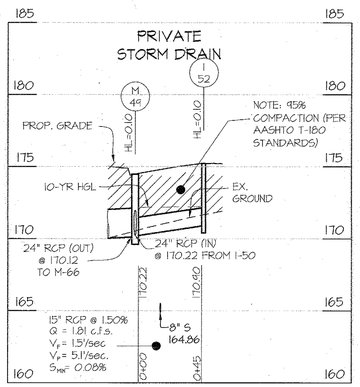

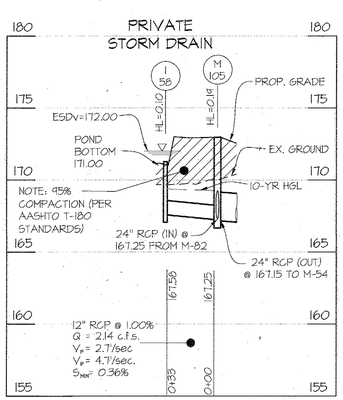

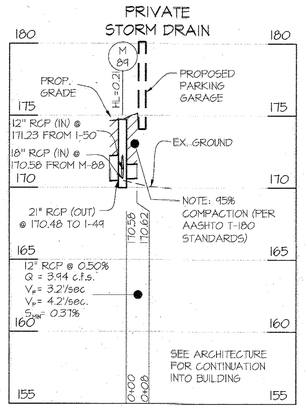

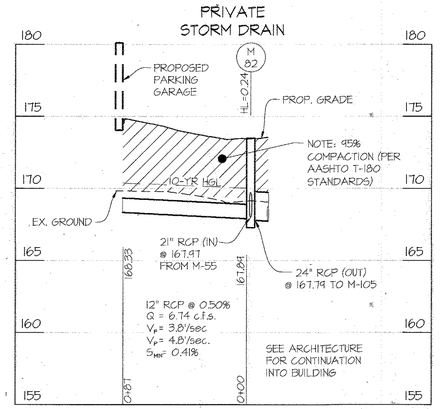

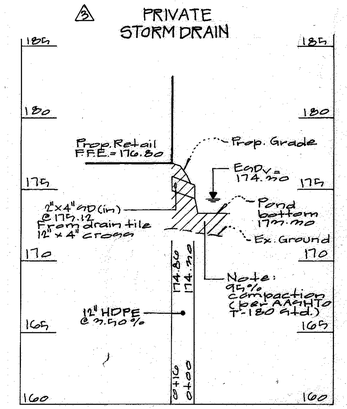

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-29-15

Chief, Division of Land Development — Date 9-28-15

Chief, Development Engineering Division — Date 9-23-15

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-25-28-SDP-SD-PROF.dwg | DES. MAJ | DRN. LMW | CHK. MAJ

DATE	REVISION	BY	APP'R.
11-20-2015	Added Profile for Retail Building roof drain Δ	gt	LMW
8/5/2015	REVISED PROFILES TO REFLECT THE ADDITION OF STRUCTURES I-107, M-108, & M-109	LMW	
12/12/2014	REVISED PROFILES TO REFLECT THE REMOVAL OF STORM DRAIN IN THE PARKING GARAGE	LMW	

PREPARED FOR:
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9-1-15

STORM DRAIN PROFILES

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

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1"=50' (H) 1"=5' (V)	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	27 OF 64

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SDP-13-048

STRUCTURE SCHEDULE CONT.

PUBLIC OR PRIVATE	NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION PROPOSED UPPER	TOP ELEVATION PROPOSED LOWER	TOP ELEVATION AS-BUILT UPPER	TOP ELEVATION AS-BUILT LOWER	INVERT PROPOSED UPPER	INVERT PROPOSED LOWER	INVERT AS-BUILT UPPER	INVERT AS-BUILT LOWER	STD. DETAIL	LOCATIONS ◇1	REMARKS
PRIVATE	M-6	STANDARD MANHOLE	5'-0"	---	174.2			169.23	169.13			HO. CO. G-5.13	N 530,637 E 1,370,516	
	M-8	STANDARD MANHOLE	7'-0"	---	172.7			167.41	165.41			MD 384.07	N 530,508 E 1,370,158	
	M-9	STANDARD MANHOLE	7'-0"	---	176.7			169.65	169.55			MD 384.07	N 530,981 E 1,370,212	
	M-10	STANDARD MANHOLE	7'-0"	---	179.9			170.60	170.50			MD 384.07	N 531,050 E 1,370,043	
	M-11	STANDARD MANHOLE	7'-0"	---	177.0			172.96	170.96			MD 384.07	N 531,125 E 1,370,064	
	M-12	STANDARD MANHOLE	6'-0"	---	177.1			173.94	171.19			MD 384.05	N 531,154 E 1,370,074	
△2	I-13	A-5 inlet	6'-0"	---	188.0			173.49	173.34			Ho. Co. D-4.02	N 531,329 E 1,370,139	
PUBLIC	M-31	STANDARD MANHOLE	6'-0"	---	177.3			170.47	169.22			MD 384.05	N 530,935 E 1,370,429	
	M-32	STANDARD MANHOLE	6'-0"	---	176.9			171.11	171.01			MD 384.05	N 530,969 E 1,370,567	
PRIVATE	M-34	SQUARE MANHOLE	4'-0"	---	176.5			171.93	171.83			MD 383.00	N 531,180 E 1,370,821	
	M-35	STANDARD MANHOLE	4'-0"	---	176.3			172.47	172.37			HO. CO. G-5.12	N 531,272 E 1,370,825	
	M-37	STANDARD MANHOLE	4'-0"	---	189.4			177.15	177.06			HO. CO. G-5.12	N 531,377 E 1,370,537	
	M-47	STANDARD MANHOLE	4'-0"	---	177.9			170.88	170.78			HO. CO. G-5.12	N 531,075 E 1,370,074	
	M-49	STANDARD MANHOLE	4'-0"	---	174.4			170.22	170.12			HO. CO. G-5.12	N 530,779 E 1,370,552	
PUBLIC	M-53	STANDARD MANHOLE	5'-0"	---	171.2			---	166.37			HO. CO. G-5.13	N 531,164 E 1,371,236	
	M-54	SQUARE MANHOLE	4'-0"	---	171.8			167.74	166.74			MD 383.00	N 531,119 E 1,371,183	
PRIVATE	M-55	STANDARD MANHOLE	4'-0"	---	173.5			168.52	168.27			HO. CO. G-5.12	N 531,019 E 1,371,066	
	M-56	SQUARE MANHOLE	4'-0"	---	173.7			169.49	168.99			MD 383.00	N 531,047 E 1,370,970	
PUBLIC	M-61	STANDARD MANHOLE	5'-0"	---	176.3			169.03	168.93			HO. CO. G-5.13	N 530,946 E 1,370,389	
PRIVATE	M-62	STANDARD MANHOLE	4'-0"	---	177.3			170.34	170.24			HO. CO. G-5.12	N 531,124 E 1,370,454	
	M-63	STANDARD MANHOLE	7'-0"	---	173.7			164.75	164.65			MD 384.07	N 530,464 E 1,370,061	
	M-66	STANDARD MANHOLE	4'-0"	---	174.2			169.54	169.44			HO. CO. G-5.12	N 530,658 E 1,370,558	
	M-67	STANDARD MANHOLE	7'-0"	---	176.9			169.29	168.86			MD 384.07	N 530,915 E 1,370,217	
	M-81	SQUARE MANHOLE	4'-0"	---	176.0			170.05	169.95			MD 383.00	N 531,018 E 1,370,211	
	M-82	SQUARE MANHOLE	4'-0"	---	173.5			167.97	167.79			MD 383.00	N 530,986 E 1,371,124	
	M-88	STANDARD MANHOLE	4'-0"	---	175.1			171.70	171.60			HO. CO. G-5.12	N 530,904 E 1,370,784	
	M-89	STANDARD MANHOLE	5'-0"	---	175.0			171.25	170.48			HO. CO. G-5.13	N 530,801 E 1,370,604	
PUBLIC	M-90	STANDARD MANHOLE	4'-0"	---	183.0			175.71	173.08			HO. CO. G-5.12	N 531,130 E 1,370,049	
PRIVATE	M-104	STANDARD MANHOLE	7'-0"	---	172.4			166.26	166.16			MD 384.07	N 530,540 E 1,370,247	
	M-105	STANDARD MANHOLE	4'-0"	---	173.5			167.25	167.15			HO. CO. G-5.12	N 531,077 E 1,371,172	
△4	M-106	standard manhole	4'-0"	---	177.2			170.85	170.75			Ho. Co. G-5.12	N 531,074 E 1,370,078	
PRIVATE	HW-1	CONCRETE HEADWALL	---	---	---			---	166.50			---	N 530,513 E 1,370,251	SEE DETAILS SHEETS 37-39
	RS-2	RISER STRUCTURE	---	---	---			---	166.87			---	N 530,620 E 1,370,285	SEE DETAILS SHEETS 37-39
	HW-3	CONCRETE END SECTION	27"	---	---			---	168.00			HO. CO. D-5.51	N 530,645 E 1,370,330	
	WQ-4	WATER QUALITY STR.	6'-0"	---	---			168.20	168.10			CONTECH CDS 72"	N 530,646 E 1,370,358	SEE DETAIL ON SHEET 26
PUBLIC	HW-21	CONCRETE END SECTION	18"	---	---			---	174.60			HO. CO. D-5.51	N 530,949 E 1,370,117	
PRIVATE	HW-25	CONCRETE END SECTION	36"	---	---			---	168.00			HO. CO. D-5.51	N 530,882 E 1,370,311	
	WQ-26	WATER QUALITY STR.	8'-0"	---	---			168.17	168.07			CONTECH CDS 96"	N 530,898 E 1,370,314	SEE DETAIL ON SHEET 26
	HW-64	CONCRETE HEADWALL	---	---	---			---	164.55			TYPE 'F' PER MD-358.01	N 530,433 E 1,370,050	
PUBLIC	HW-101	CONCRETE END SECTION	15"	---	---			---	174.60			HO. CO. D-5.51	N 530,914 E 1,370,070	
△4 Private	I-107	'S' Inlet	2'-7.5"	---	174.00			---	170.85			Ho. Co. D-4.22	N 531,132 E 1,370,885	
Private	M-108	standard manhole	4'-0"	---	174.20			169.70	169.80			Ho. Co. G-5.12	N 531,032 E 1,370,924	
△5 Private	M-109	shallow manhole	4'-0"	---	174.80			169.41	169.31			Ho. Co. G-5.12	N 531,049 E 1,371,071	

◇1 Coordinate point given is to the centerline of structure for manholes & end sections

PUBLIC PIPE SCHEDULE

SIZE	TYPE	QUANTITY (l.f.)	REMARKS
15"	RCP CL IV	△2 252	
18"	RCP CL IV	31	
24"	RCP CL IV	78	
30"	RCP CL IV	315	
36"	RCP CL IV	111	

PRIVATE PIPE SCHEDULE

SIZE	TYPE	QUANTITY (l.f.)	REMARKS
12"	RCP CL IV	699 △6	
12"	GASKETED RCP	47	USE ASTM C-361 (CLASS C-25)*
15"	RCP CL IV	1,047 △3	
18"	RCP CL IV	425 △3	
18"	GASKETED RCP	116	USE ASTM C-361 (CLASS C-25)*
21"	RCP CL IV	437	
24"	RCP CL IV	661	
27"	RCP CL IV	184	
36"	RCP CL IV	14	
48"	RCP CL IV	△2 1,306	
12"	HDPE	△5 2360	

STRUCTURE SCHEDULE

PUBLIC OR PRIVATE	NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION PROPOSED UPPER	TOP ELEVATION PROPOSED LOWER	TOP ELEVATION AS-BUILT UPPER	TOP ELEVATION AS-BUILT LOWER	INVERT PROPOSED UPPER	INVERT PROPOSED LOWER	INVERT AS-BUILT UPPER	INVERT AS-BUILT LOWER	STD. DETAIL	LOCATIONS ◇1	REMARKS
PRIVATE	I-5	A-10 INLET	2'-6"	---	173.50			168.36	168.26			HO. CO. D-4.03	N 530,625 E 1,370,359	
	I-7	'S' INLET	2'-7.5"	---	173.30			---	169.37			HO. CO. D-4.22	N 530,664 E 1,370,514	
	I-14	'S' INLET	2'-7.5"	---	187.00			174.22	174.12			HO. CO. D-4.22	N 531,375 E 1,370,181	
	I-15	'S' INLET	2'-7.5"	---	188.00			---	177.00			HO. CO. D-4.22	N 531,506 E 1,370,234	
PUBLIC	I-16	DOUBLE WR INLET	3'-0.6"	182.81	182.71			---	174.56			HO. CO. D-4.35	N 531,160 E 1,370,058	
	I-17	5' COG	6'-0"	—	189.00			—	—			MD 374.68	N 531,358 E 1,370,138	
△2	~~I-18~~	~~DOUBLE WR INLET~~	~~3'-0.6"~~	~~198.56~~	~~198.23~~							~~HO. CO. D-4.35~~	~~N 531,541 E 1,370,197~~	
PRIVATE	I-19	'S' INLET	2'-7.5"	---	175.50			171.70	171.45			HO. CO. D-4.22	N 531,175 E 1,370,110	
	I-20	'S' INLET	2'-7.5"	---	175.50			---	172.00			HO. CO. D-4.22	N 531,244 E 1,370,137	
PUBLIC	I-22	A-10 INLET	2'-6"	179.25	178.99			175.00	174.75			HO. CO. D-4.03	N 530,975 E 1,370,119	
	I-23	A-10 INLET	2'-6"	179.05	178.84			---	175.25			HO. CO. D-4.03	N 531,024 E 1,370,134	
PRIVATE	I-24	'S' INLET	2'-7.5"	---	174.60			---	169.69			HO. CO. D-4.22	N 530,926 E 1,370,154	
PUBLIC	I-27	A-10 INLET	2'-6"	---	176.06			168.34	168.24			HO. CO. D-4.03	N 530,916 E 1,370,308	
	I-28	A-10 INLET	2'-6"	---	176.33			168.60	168.50			HO. CO. D-4.03	N 530,948 E 1,370,318	
PRIVATE	I-29	'S' INLET	2'-7.5"	---	175.00			169.52	169.02			HO. CO. D-4.22	N 531,010 E 1,370,257	
	I-30	'S' INLET	2'-7.5"	---	175.00			170.68	170.43			HO. CO. D-4.22	N 531,056 E 1,370,195	
PUBLIC	I-33	A-10 INLET	2'-6"	---	175.89			171.58	170.81			HO. CO. D-4.03	N 531,044 E 1,370,687	
PRIVATE	I-36	'S' INLET	2'-7.5"	---	176.00			173.26	173.16			HO. CO. D-4.22	N 531,299 E 1,370,686	
	I-38	'S' INLET	2'-7.5"	---	187.50			182.00	180.52			HO. CO. D-4.22	N 531,495 E 1,370,455	
	I-39	'S' INLET	2'-7.5"	---	187.50			182.60	182.35			HO. CO. D-4.22	N 531,562 E 1,370,335	
	I-40	'S' INLET	2'-7.5"	---	192.75			---	183.63			HO. CO. D-4.22	N 531,594 E 1,370,340	
	I-41	'S' INLET	2'-7.5"	---	186.50			---	182.16			HO. CO. D-4.22	N 531,447 E 1,370,386	
	I-42	'S' INLET	2'-7.5"	---	175.00			---	170.64			HO. CO. D-4.22	N 530,971 E 1,370,434	
	I-43	'S' INLET	2'-7.5"	---	174.00			171.01	170.76			HO. CO. D-4.22	N 530,875 E 1,370,429	
	I-44	'S' INLET	2'-7.5"	---	174.50			---	170.30			HO. CO. D-4.22	N 531,026 E 1,370,558	
PUBLIC	I-45	A-10 INLET	2'-6"	---	176.07			---	171.75			HO. CO. D-4.03	N 531,013 E 1,370,704	
PRIVATE	I-46	'S' INLET	2'-7.5"	---	175.50			---	171.11			HO. CO. D-4.22	N 531,074 E 1,370,672	
	I-48	'S' INLET	2'-7.5"	---	175.00			---	172.05			HO. CO. D-4.22	N 531,199 E 1,370,802	
	I-50	A-10 INLET	2'-6"	---	174.80			---	171.25			HO. CO. D-4.03	N 530,808 E 1,370,600	
	I-51	A-10 INLET	2'-6"	---	175.20			---	171.73			HO. CO. D-4.03	N 530,912 E 1,370,791	
	I-52	A-10 INLET	2'-6"	---	174.35			---	170.90			HO. CO. D-4.03	N 530,824 E 1,370,535	
	I-57	'S' INLET	2'-7.5"	---	174.30			---	169.84			HO. CO. D-4.22	N 531,022 E 1,370,886	
	I-58	'S' INLET	2'-7.5"	---	172.00			---	168.02			HO. CO. D-4.22	N 531,049 E 1,371,205	
	I-59	'S' INLET	2'-7.5"	---	172.50			---	168.53			HO. CO. D-4.22	N 530,981 E 1,371,049	
	I-60	'S' INLET	2'-7.5"	---	173.10			---	169.21			HO. CO. D-4.22	N 531,017 E 1,370,960	
	I-65	A-10 INLET	2'-6"	---	174.60			---	171.35			HO. CO. D-4.03	N 530,847 E 1,370,365	
	* I-68	A-5 INLET	2'-7.5"	---	174.30			---	---			HO. CO. D-4.02	N 531,037 E 1,370,961	MODIFIED, SEE DETAIL SHEET 13
	* I-69	A-5 INLET	2'-7.5"	---	175.35			---	---			HO. CO. D-4.02	N 531,043 E 1,370,879	MODIFIED, SEE DETAIL SHEET 13
	* I-70	A-5 INLET	2'-7.5"	---	174.25			---	---			HO. CO. D-4.02	N 530,675 E 1,370,529	MODIFIED, SEE DETAIL SHEET 13
	* I-71	A-5 INLET	2'-7.5"	---	174.80			---	---			HO. CO. D-4.02	N 530,651 E 1,370,528	MODIFIED, SEE DETAIL SHEET 13
△3	~~I-72~~	~~'S' INLET~~	~~2'-7.5"~~		~~172.80~~			~~168.95~~	~~168.85~~			~~HO. CO. D-4.22~~	~~N 530,978 E 1,370,991~~	
	~~I-73~~	~~'S' INLET~~	~~2'-7.5"~~		~~172.80~~			~~168.57~~	~~168.47~~			~~HO. CO. D-4.22~~	~~N 530,927 E 1,371,021~~	
	~~I-74~~	~~'S' INLET~~	~~2'-7.5"~~		~~172.80~~			~~---~~	~~169.56~~			~~HO. CO. D-4.22~~	~~N 530,827 E 1,370,848~~	
	~~I-75~~	~~'S' INLET~~	~~2'-7.5"~~		~~172.80~~			~~---~~	~~169.93~~			~~HO. CO. D-4.22~~	~~N 530,878 E 1,370,818~~	
	~~I-76~~	~~'S' INLET~~	~~2'-7.5"~~		~~172.90~~			~~---~~	~~170.77~~			~~HO. CO. D-4.22~~	~~N 530,765 E 1,370,625~~	
△6	I-77	'S' INLET	2'-7.5"	---	175.00			171.45	171.20			HO. CO. D-4.22	N 531,101 E 1,370,210	
	I-78	'S' INLET	2'-7.5"	---	175.00			171.95	171.70			HO. CO. D-4.22	N 531,185 E 1,370,251	
	I-79	'S' INLET	2'-7.5"	---	175.00			---	172.32			HO. CO. D-4.22	N 531,162 E 1,370,313	
	I-80	'S' INLET	2'-7.5"	---	175.00			---	172.19			HO. CO. D-4.22	N 531,073 E 1,370,292	
PUBLIC	I-83	A-10 INLET	2'-6"	---	172.00			168.27	168.17			HO. CO. D-4.03	N 531,192 E 1,371,122	
PRIVATE	I-84	'S' INLET	2'-7.5"	---	173.00			168.73	168.48			HO. CO. D-4.22	N 531,191 E 1,371,079	
	I-85	'S' INLET	2'-7.5"	---	173.50			---	169.00			HO. CO. D-4.22	N 531,212 E 1,371,026	
PUBLIC	I-86	A-10 INLET	2'-6"	176.23	175.93			---	172.55			HO. CO. D-4.03	N 531,289 E 1,370,833	
	I-87	A-10 INLET	2'-6"	197.82	197.15			---	186.54			HO. CO. D-4.03	N 531,522 E 1,370,490	
	I-100	A-10 INLET	2'-6"	181.74	181.70			---	175.01			HO. CO. D-4.03	N 530,904 E 1,369,987	
	I-102	A-10 INLET	2'-6"	196.21	196.08			---	192.36			HO. CO. D-4.03	N 530,511 E 1,370,000	
PRIVATE	I-91	FILTERRA	6'x6'	---	175.35			---	---			---	N 530,917 E 1,370,789	SEE DETAIL ON SHEET 33
	I-92	FILTERRA	6'x6'	---	175.35			---	---			---	N 530,906 E 1,370,771	SEE DETAIL ON SHEET 33
	I-93	FILTERRA	6'x6'	---	175.00			---	---			---	N 530,812 E 1,370,609	SEE DETAIL ON SHEET 33
	I-94	FILTERRA	6'x6'	---	173.75			---	---			---	N 530,614 E 1,370,358	SEE DETAIL ON SHEET 33
	I-95	FILTERRA	10'x6'	---	173.60			---	---			---	N 530,638 E 1,370,359	SEE DETAIL ON SHEET 33
	I-96	FILTERRA	6'x6'	---	174.75			---	---			---	N 530,836 E 1,370,363	SEE DETAIL ON SHEET 33
	I-97	FILTERRA	6'x6'	---	174.70			---	---			---	N 530,857 E 1,370,364	SEE DETAIL ON SHEET 33

◇1 COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS

* INLETS WITH NO BACK. SEE DETAILS ON SHEET 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] 3/7/14
Director Date

[signature] 3/07/14
Chief, Division of Land Development Date

[signature] 2.28.14
Chief, Development Engineering Division 4W Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-25-28-SDP-SD-PROF.dwg | DES. MAJ | DRN. LMW | CHK. MAJ

DATE	REVISION	BY	APP'R.
1-28-2016	△6 Rev. storm drain around pool at residential bldg.	klp	
9-15-2015	△5 Rev. storm drain at residential bldg.	klp	
2015-09	△4 Modified storm drain around office bldg.	klp	
2-17-2015	△3 Rev. schedules to reflect removal of storm drain in Parking Garage	klp	
12-3-2014	△2 Rev. schedules to reflect revisions to storm drain on Dorsey Run Rd.	klp	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975,
EXPIRATION DATE: MAY 26, 2014
2-10-14 [signature]

STATE OF MARYLAND CARLTON K. GUTSCHICK PROFESSIONAL ENGINEER

STORM DRAIN PROFILES

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING) RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE PARCELS A - G

PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	28 OF 64

SDP-13-048

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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-25-28-SDP-SD-PROF.dwg, LAST SAVED: 9/18/2013 9:17 AM, PLOTTED: 10/3/2013 10:40 AM, PLOTTED BY: Andrew Larson

LEGEND

ESD DRAINAGE DIVIDE

SOIL TYPE BOUNDARY

GW — TYPE
ESD SWM DEVICE

TYPES OF DEVICES:
- MBR - MICRO-BIORETENTION
- GW - GRAVEL WETLAND
- BS - BIO-SWALE
- NRD - NON-ROOFTOP DISCONNECT
- IB - INFILTRATION BERM
- F - FILTERRA INLET

Drainage Area	Area (SF)	Impervious Area (sf)	Target ESDV (cf)	Provided ESDV (cf)
1	54,990	39,360	3,116	3,359
2	17,760	13,820	1,094	1,158
3	15,635	13,160	1,040	1,045
4	17,163	14,129	1,119	1,009
5	15,573	12,643	1,001	948
6	13,677	9,725	2,634	1,909
7	15,680	5,210	412	1,186
8	16,870	7,320	580	1,610
9	20,440	14,570	1,153	1,938
10	32,570	21,170	1,676	2,039
11	30,705	15,460	1,224	2,210
12	22,325	17,575	1,391	1,391
13	9,970	9,750	772	772
14	17,800	16,730	1,324	1,524
15	6,230	3,975	315	590
16	10,686	8,667	686	590
17	9,750	5,080	402	456
18	24,005	16,075	1,273	1,676
19	12,470	7,290	577	614
20	6,420	5,885	466	466
Total	370,719	257,591	22,257	26,349
	8.51 AC	5.91 AC		

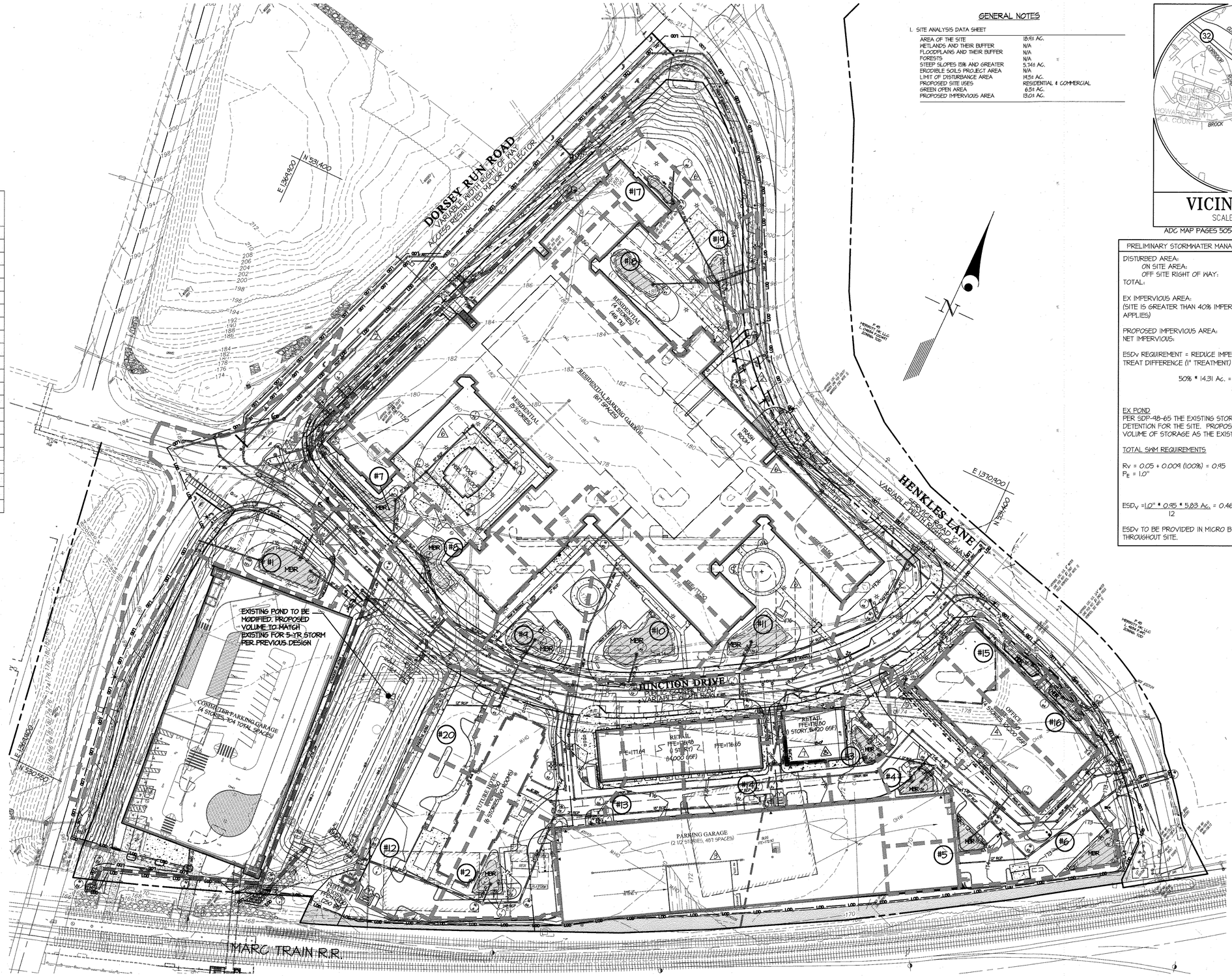
P_E = 1.0" REQUIRED FOR ALL AREAS
ESDv REQUIRED PER REDEVELOPMENT COMPUTATIONS: 20,100 CF

SOIL TYPES

- Fa Fallsington sandy loam, 0 to 2 percent slopes
- RuB Russett fine sandy loam, 2 to 5 percent slopes
- UoF Udorthents Highway, 0 to 65 percent slopes
- UdB Udorthents, 0 to 5 percent slopes
- UtD Urban land-Udorthents complex, 0 to 15 percent slopes

NOTE: ALL ON-SITE SOILS ARE "D"

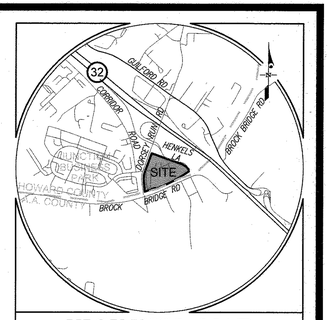
SCALE: 1" = 60'
0' 30' 60' 120' 240'



GENERAL NOTES

1. SITE ANALYSIS DATA SHEET

AREA OF THE SITE	18.93 AC.
WETLANDS AND THEIR BUFFER	N/A
FLOODPLAINS AND THEIR BUFFER	N/A
FORESTS	N/A
STEEP SLOPES 15% AND GREATER	5.74± AC.
ERODIBLE SOILS PROJECT AREA	N/A
LIMIT OF DISTURBANCE AREA	19.59 AC.
PROPOSED SITE USES	RESIDENTIAL & COMMERCIAL
GREEN OPEN AREA	6.51 AC.
PROPOSED IMPERVIOUS AREA	13.01 AC.



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP PAGES 5054 GRID C-10 & 5170 GRID C1

PRELIMINARY STORMWATER MANAGEMENT REQUIREMENTS

DISTURBED AREA:
- ON SITE AREA: 18.87 Ac.
- OFF SITE RIGHT OF WAY: 1.01 Ac.
- TOTAL: 19.88 Ac.

EX IMPERVIOUS AREA: 14.31 AC. (72.0%)
(SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)

PROPOSED IMPERVIOUS AREA: 12.98 Ac.
NET IMPERVIOUS: -1.33 Ac.

ESDV REQUIREMENT = REDUCE IMPERVIOUS SURFACE BY 50% OR TREAT DIFFERENCE (1" TREATMENT)

50% * 14.31 Ac. = 7.16 Ac.
- 1.33 Ac. (IMP. REDUCTION)
5.83 Ac. TO BE TREATED

EX POND
PER SDP-98-65 THE EXISTING STORMWATER POND PROVIDES 5-YEAR DETENTION FOR THE SITE. PROPOSED POND WILL PROVIDE THE SAME VOLUME OF STORAGE AS THE EXISTING FACILITY.

TOTAL SWM REQUIREMENTS

$R_V = 0.05 + 0.009 (100\%) = 0.95$
$P_E = 1.0"$

$ESD_V = \frac{1.0" * 0.95 * 5.83 \text{ Ac.}}{12} = 0.4615 \text{ Ac-Ft}$ (20,100 cf)

ESDV TO BE PROVIDED IN MICRO BIO-RETENTION FACILITES THROUGHOUT SITE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6-22-16

Chief, Division of Land Development — Date 6/24/16

Chief, Development Engineering Division — Date 6.23.16

11.28.2016	Revised drainage areas #3 & #14	AJL	LMW
4/15/2016	CONVERTED BANK TO RETAIL BUILDING	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LMW	
9/9/2015	REVISED STORM DRAIN AT OFFICE BUILDING	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED	LMW	
12/3/2014	REVISED MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, & STORM DRAIN ON DORSEY RUN ROAD	LMW	
7/7/2014	REVISED STORM DRAIN RUNS M-10 TO M-11 & ADDED M-106 TO M-47	LMW	
DATE	REVISION	BY	APP'R.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-29-SDP-ESD-DAM.dwg | MAJ | DRN. JGJ | CHK.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018
6/16/16

ESD DRAINAGE AREA MAP

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	29 OF 64

SDP-13-048

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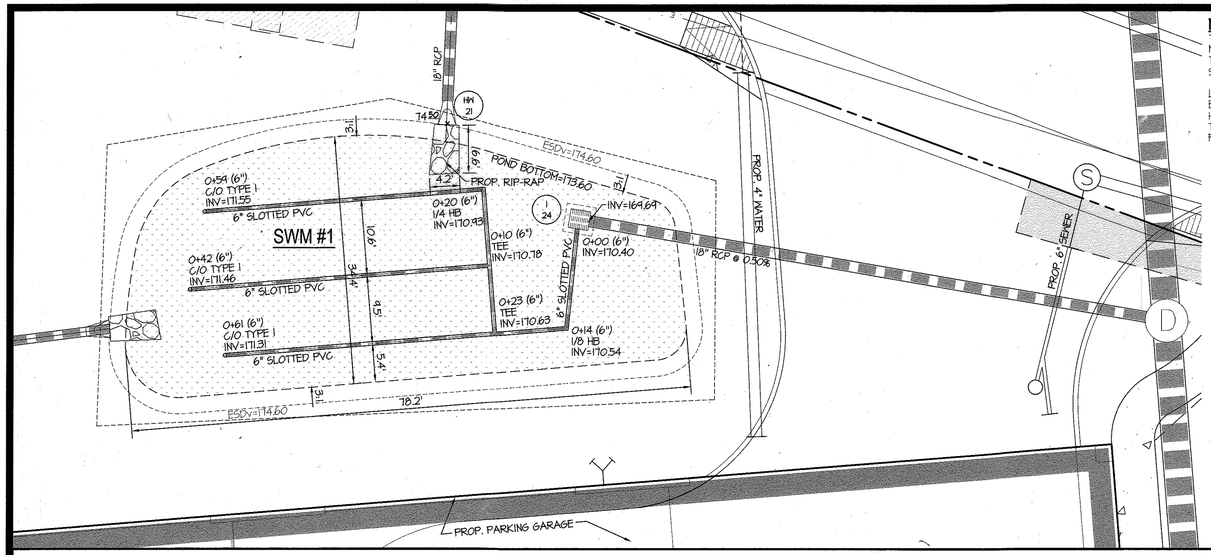
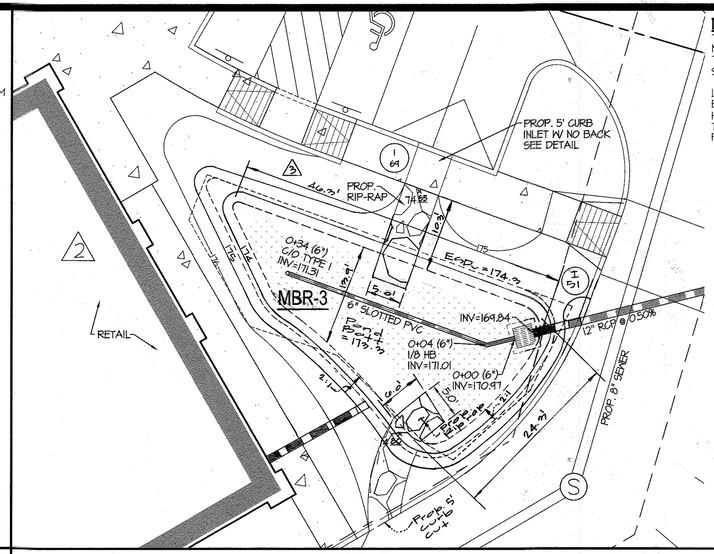
L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-29-SDP-ESD-DAM.dwg, PLOTTED: 6/23/2016 2:40 PM, LAST SAVED: 4/15/2016 10:30 AM, PLOTTED BY: Lisa Whitten



MBR-1
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 43,580 SF
STORAGE PROVIDED = 3,354 CU-FT (@174.60)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 173.60
HIGH-FLOW OUTFALL: I-24 ('S' INLET, TOP = 174.60)
T.O.D. = 176.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

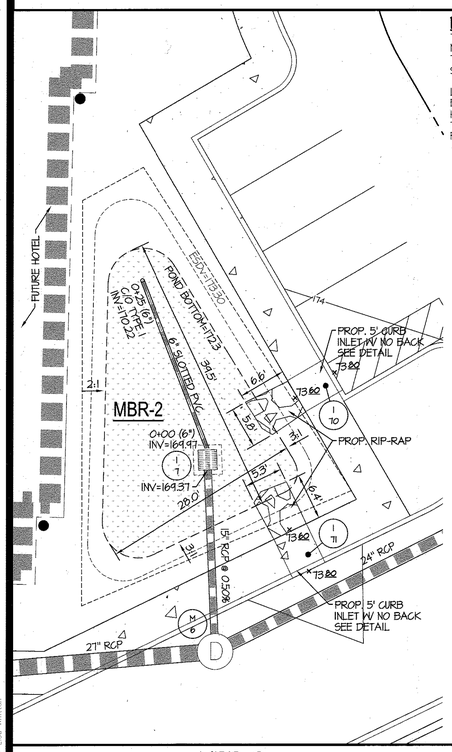
MBR-1
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-3
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 12,923 SF
STORAGE PROVIDED = 846 CU-FT (@174.30)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 173.30
HIGH-FLOW OUTFALL: I-57 ('S' INLET, TOP = 174.30)
T.O.D. = 174.80
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

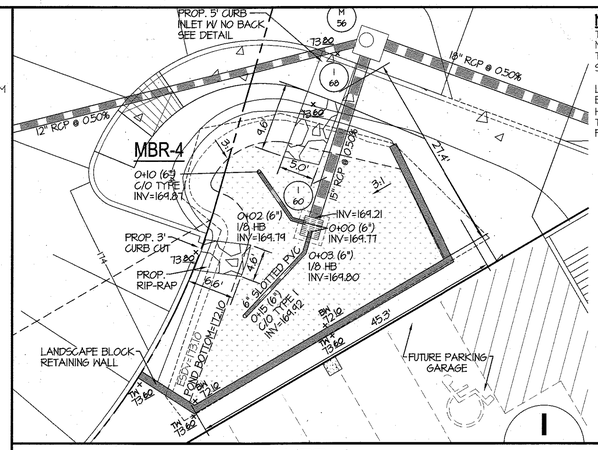
MBR-3
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-2
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 17,160 SF
STORAGE PROVIDED = 1,158 CU-FT (@173.30)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 172.30
HIGH-FLOW OUTFALL: I-7 ('S' INLET, TOP = 173.30)
T.O.D. = 173.80
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

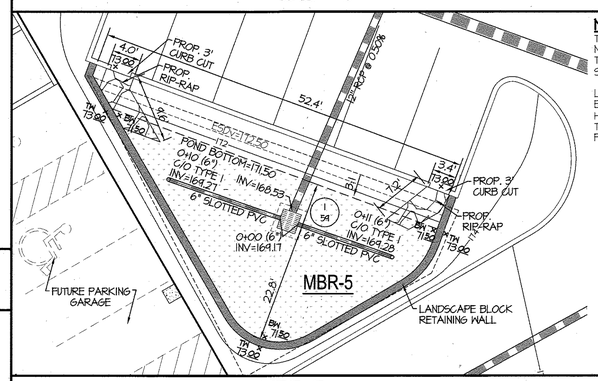
MBR-2
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-4
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 17,163 SF
STORAGE PROVIDED = 1,009 CU-FT (@173.10)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 172.10
HIGH-FLOW OUTFALL: I-60 ('S' INLET, TOP = 173.10)
T.O.D. = 173.80
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

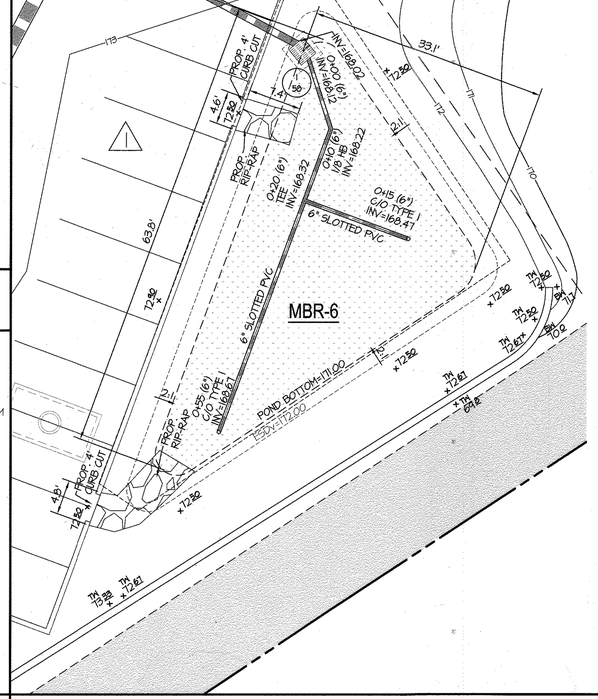
MBR-4
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-5
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 15,573 SF
STORAGE PROVIDED = 948 CU-FT (@172.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 171.50
HIGH-FLOW OUTFALL: I-59 ('S' INLET, TOP = 172.50)
T.O.D. = 173.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-5
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-6
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 13,671 SF
STORAGE PROVIDED = 1,909 CU-FT (@172.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 171.00
HIGH-FLOW OUTFALL: I-58 ('S' INLET, TOP = 172.00)
T.O.D. = 172.50
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-6
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 6-22-16
Chief, Division of Land Development	Date 6/24/16
Chief, Development Engineering Division	Date 6.13.16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-10-SDP-SWM-DET.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.
11.23.16	Revised owner Pond #3 near Retail Building (5)	GJ	LMW
4/15/2016	CONVERTED BANK TO RETAIL BUILDING (2)	LMW	
6/24/2015	MODIFIED DESIGN OF OFFICE BUILDING (1)	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

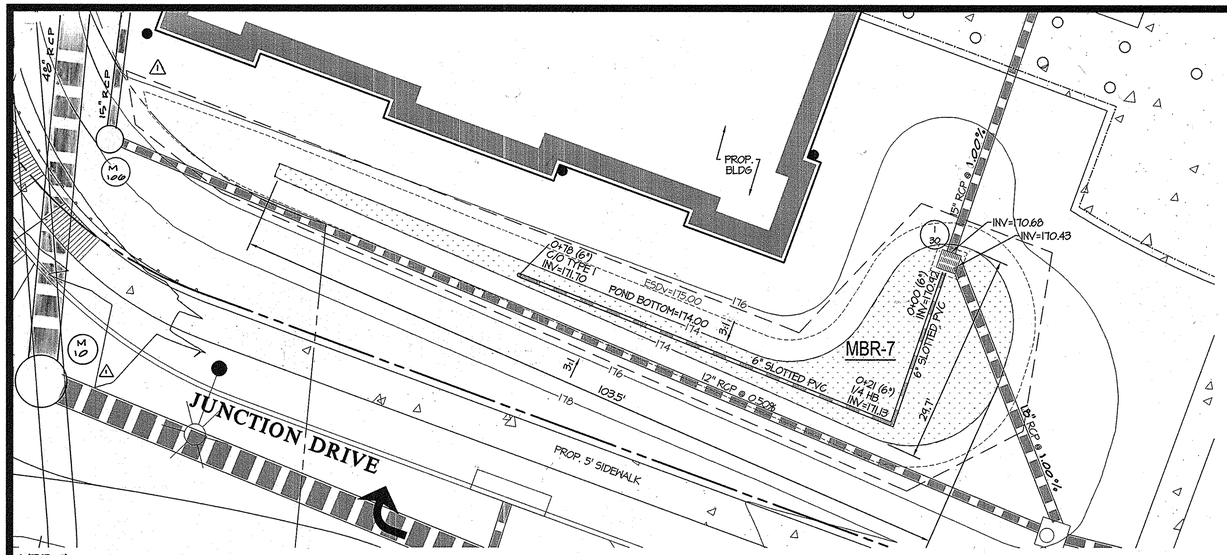
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475
EXPIRATION DATE: MAY 26, 2018
6/6/16

MICRO BIO RETENTION ENLARGEMENT DETAILS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	30 OF 64

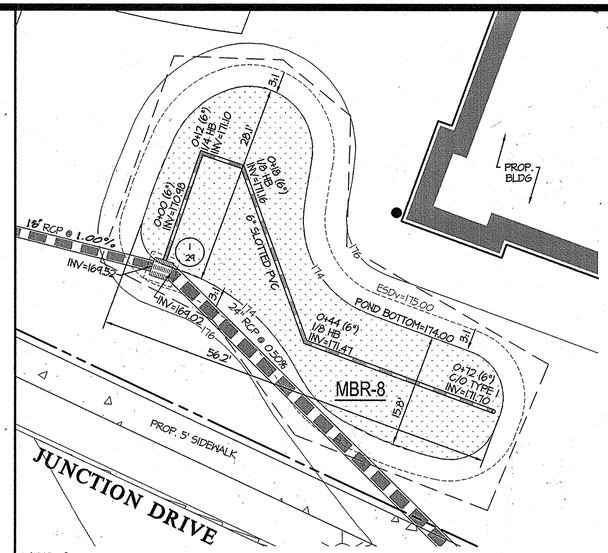
PLOTTED: 6/22/2016 2:50 PM, LAST SAVED: 11/2/2016 8:43 PM, PLOTTED BY: Lisa Whitten



MBR-7
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 15,680 S.F. ⚠
STORAGE PROVIDED = 1,298 CU-FT (@175.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: 1-30 ('S' INLET, TOP = 175.00)
T.O.D. = 176.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

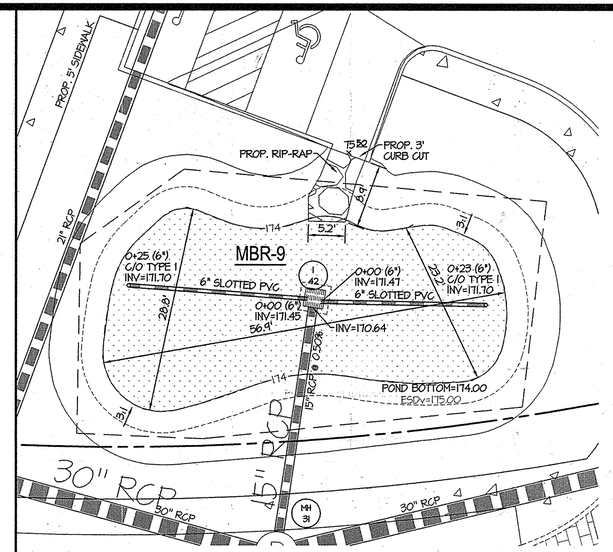
MBR-7
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-8
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 16,870 S.F. ⚠
STORAGE PROVIDED = 982 CU-FT (@175.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: 1-24 ('S' INLET, TOP = 175.00)
T.O.D. = 176.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

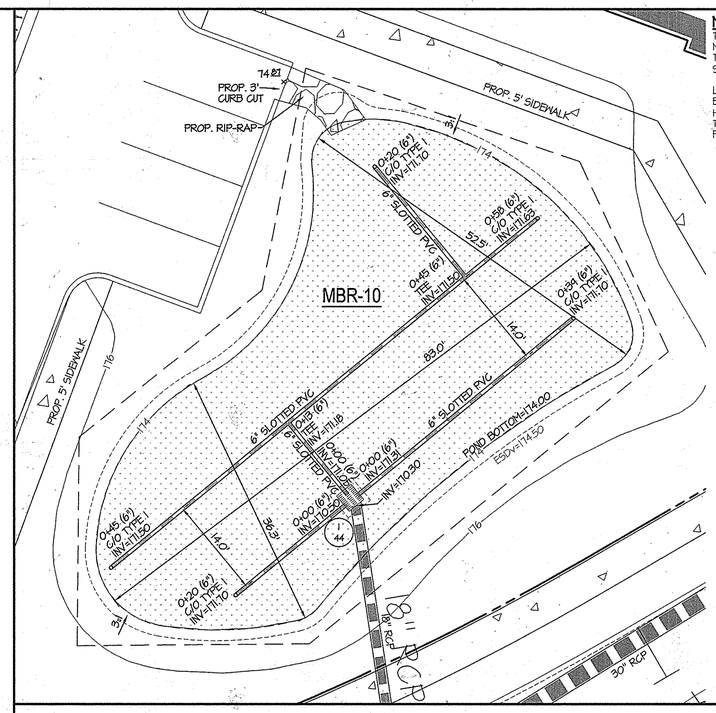
MBR-8
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-9
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 20,440 S.F. ⚠
STORAGE PROVIDED = 1,938 CU-FT (@175.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: 1-42 ('S' INLET, TOP = 175.00)
T.O.D. = 175.50
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

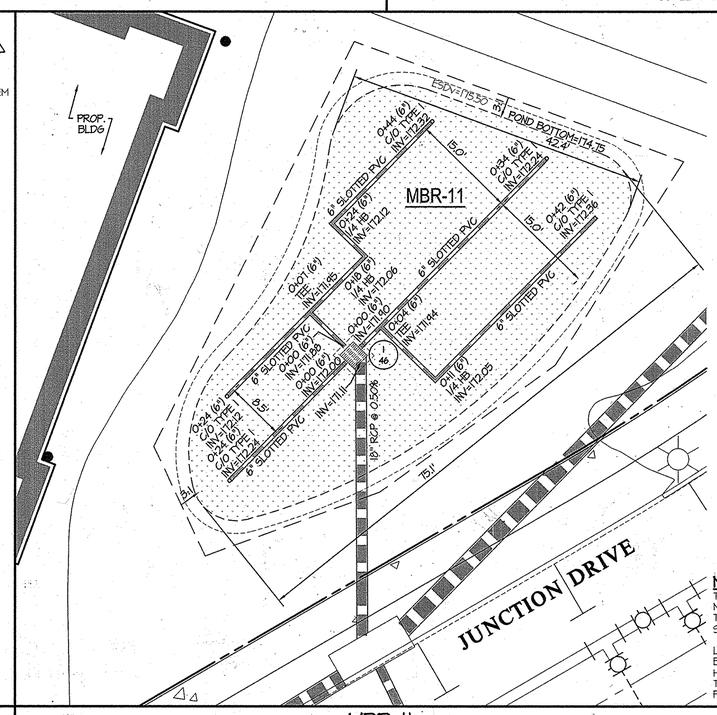
MBR-9
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-10
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 32,570 S.F. ⚠
STORAGE PROVIDED = 2,039 CU-FT (@174.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: 1-44 ('S' INLET, TOP = 174.50)
T.O.D. = 174.87
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-10
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-11
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 32,705 S.F. ⚠
STORAGE PROVIDED = 2,270 CU-FT (@175.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.15
HIGH-FLOW OUTFALL: 1-46 ('S' INLET, TOP = 175.50)
T.O.D. = 175.84
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-11
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/3/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-31-SDP-SWM-DET.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.
11/20/2013	⚠ Rev. D.A. to facilities	klp	
7/7/2014	⚠ Rev. GD run MBR to MBR; add MBR6 to MBR	klp	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4616 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415
EXPIRATION DATE: MAY 26, 2014
2-10-14

STATE OF MARYLAND — GLENN D. GUTSCHICK — REG. NO. 12415 — PROFESSIONAL ENGINEER

MICRO BIO RETENTION ENLARGEMENT DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22077-22701
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	31 OF 64

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SDP-13-048

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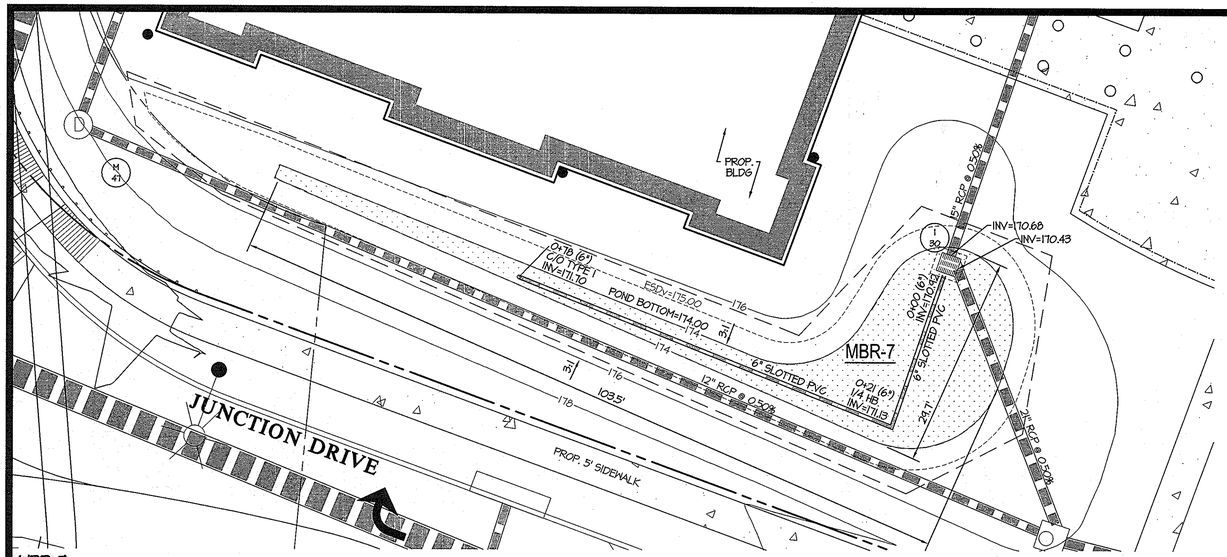
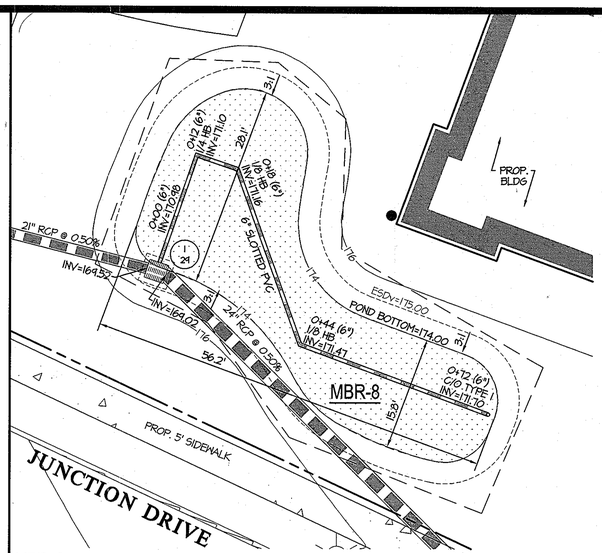


MBR-7
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 16,225 SF
STORAGE PROVIDED = 1,298 CU-FT (@175.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: I-30 ('S' INLET, TOP = 175.00)
T.O.D. = 176.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

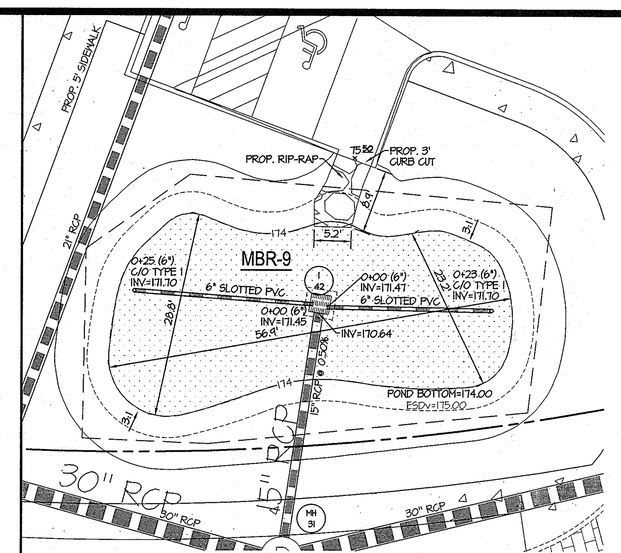
MBR-7
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-8
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 13,820 SF
STORAGE PROVIDED = 982 CU-FT (@175.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: I-24 ('S' INLET, TOP = 175.00)
T.O.D. = 176.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

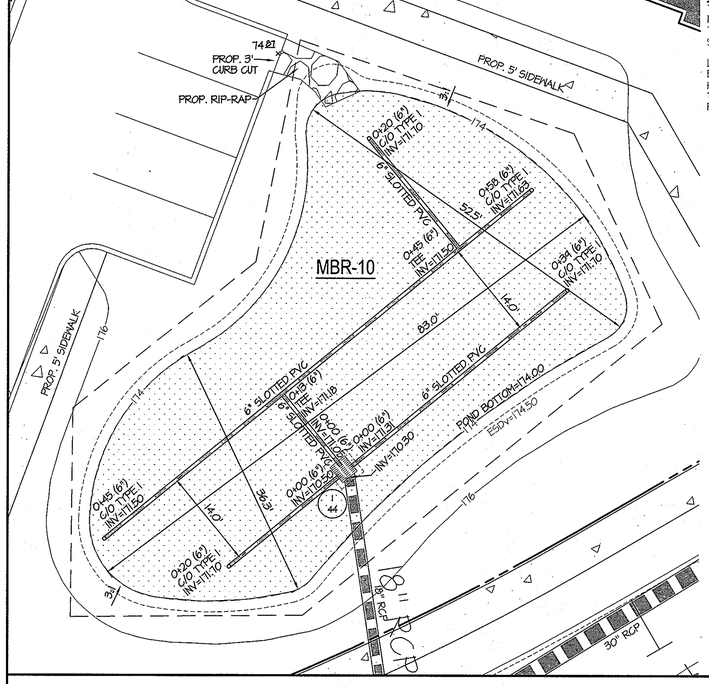
MBR-8
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-9
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 19,665 SF
STORAGE PROVIDED = 1,938 CU-FT (@175.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: I-42 ('S' INLET, TOP = 175.00)
T.O.D. = 175.50
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

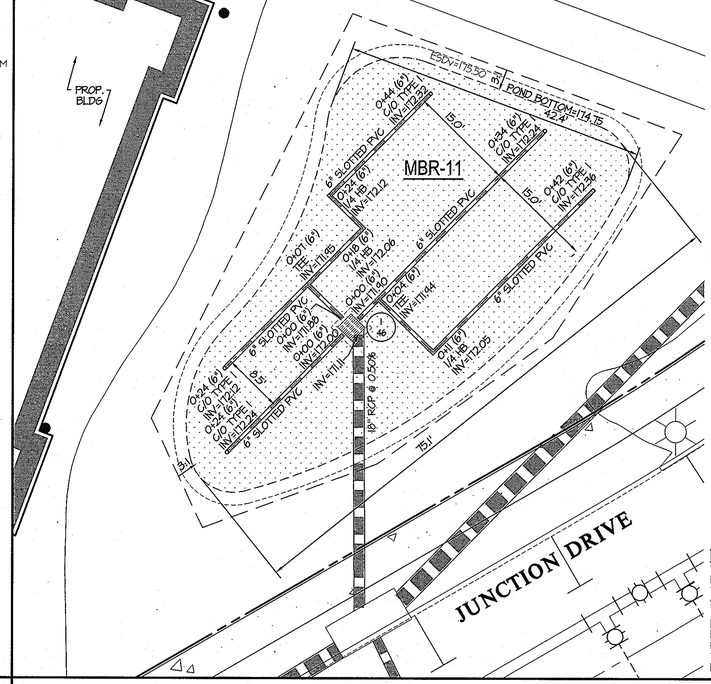
MBR-9
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-10
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 35,940 SF
STORAGE PROVIDED = 2,039 CU-FT (@174.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.00
HIGH-FLOW OUTFALL: I-44 ('S' INLET, TOP = 174.50)
T.O.D. = 174.87
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-10
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MBR-11
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 36,240 SF
STORAGE PROVIDED = 2,210 CU-FT (@175.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 174.75
HIGH-FLOW OUTFALL: I-46 ('S' INLET, TOP = 175.50)
T.O.D. = 175.84
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-11
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-31-SDP-SWM-DET.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12419, EXPIRATION DATE: MAY 26, 2014
2-10-14

MICRO BIO RETENTION ENLARGEMENT DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22077-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	31 OF 64

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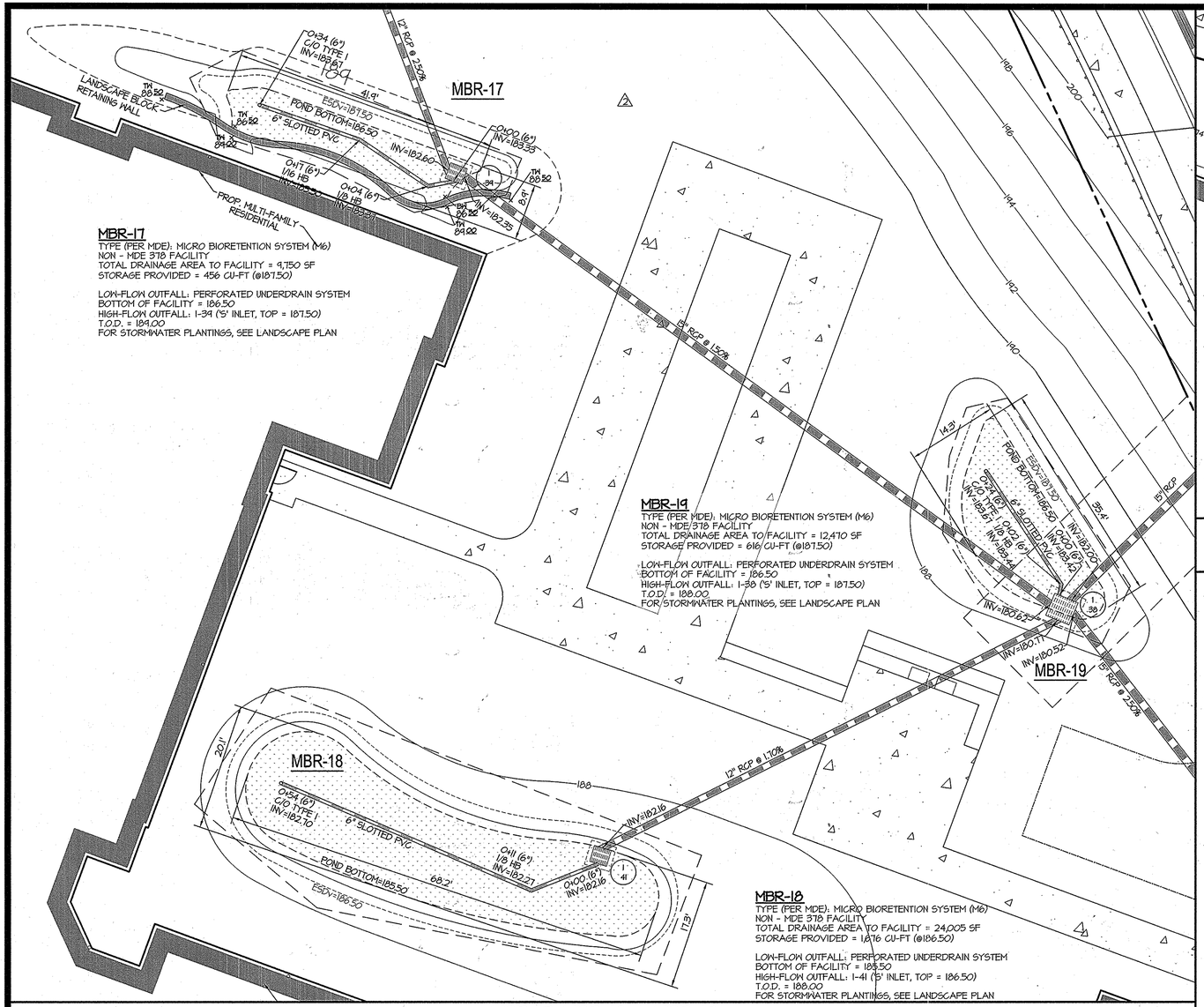
SDP-13-048



MBR-17
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 9,750 SF
STORAGE PROVIDED = 456 CU-FT (@187.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 186.50
HIGH-FLOW OUTFALL: I-39 (5' INLET, TOP = 187.50)
T.O.D. = 189.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

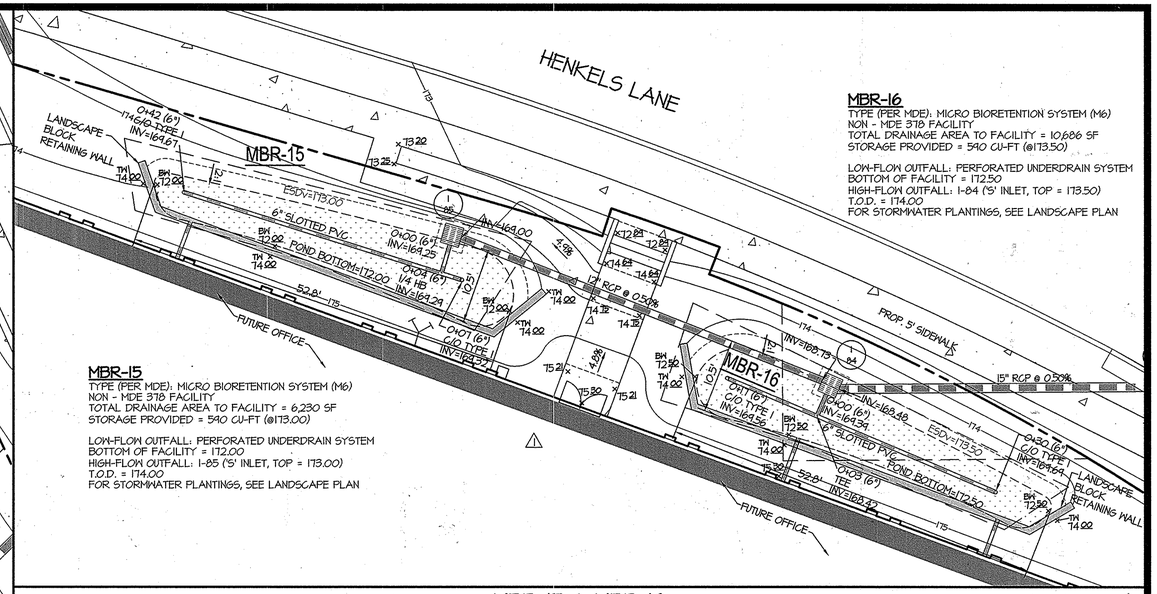
MBR-19
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 12,470 SF
STORAGE PROVIDED = 616 CU-FT (@187.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 186.50
HIGH-FLOW OUTFALL: I-38 (5' INLET, TOP = 187.50)
T.O.D. = 188.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-18
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 24,005 SF
STORAGE PROVIDED = 1,876 CU-FT (@186.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 185.50
HIGH-FLOW OUTFALL: I-41 (5' INLET, TOP = 186.50)
T.O.D. = 188.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-17, MBR-18 & MBR-19
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



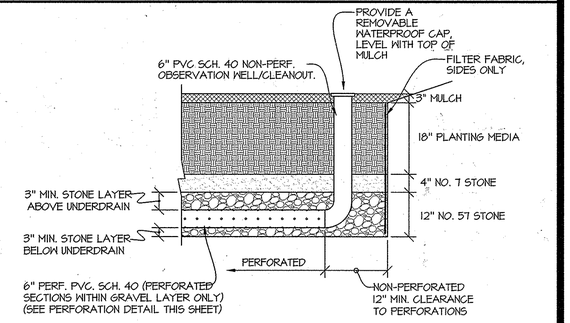
MBR-15
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 6,230 SF
STORAGE PROVIDED = 540 CU-FT (@173.00)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 172.00
HIGH-FLOW OUTFALL: I-85 (5' INLET, TOP = 173.00)
T.O.D. = 174.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-16
TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
NON - MDE 378 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 10,686 SF
STORAGE PROVIDED = 540 CU-FT (@173.50)

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 172.50
HIGH-FLOW OUTFALL: I-84 (5' INLET, TOP = 173.50)
T.O.D. = 174.00
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

MBR-15 & MBR-16
MICRO-BIORETENTION DETAIL PLAN
SCALE: 1" = 10'



MICRO-BIORETENTION UNDERDRAIN & OBSERVATION WELL/CLEANOUT TYPE I DETAIL
SCALE: 1" = 2'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-31-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-23-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-32-SDP-SWM-DET.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING 2	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2016
2/9/16
STATE OF MARYLAND – LARRY M. WEBER – PROFESSIONAL ENGINEER

MICRO BIO RETENTION ENLARGEMENT DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	32 OF 64

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SDP-13-048

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-32-SDP-SWM-DET.dwg, PLOTTED: 2/09/2016 11:01 AM, LAST SAVED: 2/09/2016 11:01 AM, PLOTTED BY: Lori Whitten

SPECIFICATIONS FOR BIORETENTION

1. MATERIAL SPECIFICATIONS
THE ALLOWABLE MATERIALS TO BE USED IN BIORETENTION AREA ARE DETAILED IN TABLE B.3.2.

2. 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 BIORETENTION AREA 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:

pH RANGE	5.2 - 7.0
ORGANIC MATTER	1.5 - 4% (BY WEIGHT)
MAGNESIUM	35 LB./AC
PHOSPHORUS	(PHOSPHATE - P205) 75 LB./AC
POTASSIUM	(POTASH - K20) 85 LB./AC SOLUBLE SALTS NOT TO EXCEED 500 PPM

ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED.

SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY.

SHOULD THE pH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

3. COMPACTION
IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS 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 REFRACTURE 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 12Δ TO 18Δ. 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 BIORETENTION AREAS CAN BE FOUND IN APPENDIX A, SECTION A.2.3.

5. PLANT INSTALLATION
MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2Δ TO 3Δ. SHREDDED 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.

ROOT STOCK 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 DEFEATS, 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 ARE TO BE PLACED ON A 3'-0Δ WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED.

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
THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

OPERATION AND MAINTENANCE SCHEDULE FOR
LANDSCAPE INFILTRATION (M-3) MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), ENHANCED FILTERS (M-9)

A. 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.

B. 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.

C. 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.

D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

S.D. PIPE SUMMARY TABLE (SHEET 29)
PRIVATELY OWNED AND MAINTAINED

SIZE (INCHES)	TYPE	QUANTITY (L.F.)	REMARKS
6	PVC	--	SCHEDULE 40
6	SLOTTED PVC	--	SCHEDULE 40

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] 3/3/14
Director — Date

[signature] 3/07/14
Chief, Division of Land Development — Date

[signature] 2-28-14
Chief, Development Engineering Division AW — Date

SC 2A DETAIL SCALE: N.T.S.

MICRO-BIORETENTION SUMMARY TABLE

MBR #	TOP ELEV.	OVERFLOW ELEV.	ESDv ELEV.	BOTTOM ELEV.	MULCH (3")	PLANTING SOIL (18")	NO. 7 STONE (4")	NO. 57 STONE (12")	UNDERDRAIN SIZE/INVERT
1	176.00	174.60	174.60	173.60	173.60-173.27	173.27-171.77	171.77-171.43	171.43-170.43	6" ELEV. VARIES
2	173.80	173.30	173.30	172.30	172.30-171.97	171.97-170.47	170.47-170.13	170.13-169.13	6" ELEV. VARIES
3	174.80	174.30	174.30	173.30	173.30-172.97	171.97-170.47	170.47-170.13	170.13-169.13	6" ELEV. VARIES
4	173.80	173.10	173.10	172.10	172.10-171.77	171.77-170.27	170.27-169.93	169.93-168.93	6" ELEV. VARIES
5	173.00	172.50	172.50	171.50	171.50-171.17	171.17-169.67	169.67-169.33	169.33-168.33	6" ELEV. VARIES
6	172.50	172.00	172.00	171.00	171.00-170.67	170.67-169.17	169.17-168.83	168.83-167.83	6" ELEV. VARIES
7	176.00	175.00	175.00	174.00	174.00-173.67	173.67-172.17	172.17-171.83	171.83-170.83	6" ELEV. VARIES
8	176.00	175.00	175.00	174.00	174.00-173.67	173.67-172.17	172.17-171.83	171.83-170.83	6" ELEV. VARIES
9	175.50	175.00	175.00	174.00	174.00-173.67	173.67-172.17	172.17-171.83	171.83-170.83	6" ELEV. VARIES
10	174.87	174.50	174.50	174.00	174.00-173.67	173.67-172.17	172.17-171.83	171.83-170.83	6" ELEV. VARIES
11	175.84	175.50	175.50	174.75	174.75-174.42	174.42-172.92	172.92-172.58	172.58-171.58	6" ELEV. VARIES
15	174.00	173.50	173.50	172.50	172.50-172.17	172.17-170.67	170.67-170.33	170.33-169.33	6" ELEV. VARIES
16	174.00	173.50	173.50	172.50	172.50-172.17	172.17-170.67	170.67-170.33	170.33-169.33	6" ELEV. VARIES
17	184.00	187.50	187.50	186.50	186.50-186.17	186.17-184.67	184.67-184.33	184.33-183.33	6" ELEV. VARIES
18	188.00	186.50	186.50	185.50	185.50-185.17	185.17-183.67	183.67-183.33	183.33-182.33	6" ELEV. VARIES
19	188.00	187.50	187.50	186.50	186.50-186.17	186.17-184.67	184.67-184.33	184.33-183.33	6" ELEV. VARIES

TYPICAL MICRO-BIORETENTION SECTION SCALE: N.T.S.

WQ-4 PRE-TREATMENT DEVICE SCALE: N.T.S.

WQ-26 PRE-TREATMENT DEVICE SCALE: N.T.S.

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED STORMCEPTOR WATER QUALITY DEVICE

A. THE OWNER SHALL INSPECT THE STORMCEPTOR WATER QUALITY STRUCTURE PERIODICALLY AND CLEAN IT TO MAINTAIN PROPER OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR UNIT YEARLY AT A MINIMUM, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL, THE STORMCEPTOR UNIT MUST BE CLEANED.

B. THE OWNER SHALL CHECK AND CLEAN IMMEDIATELY THE STORMCEPTOR WATER QUALITY STRUCTURE AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES AND CLEAN THE PETROLEUM SPILLS IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

C. THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN THE STORMCEPTOR UNIT. THE OWNER SHALL FOLLOW ALL REQUIREMENTS FOR THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID.

D. THE OWNER SHALL CHECK THE INLET AND OUTLET PIPES FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX (6) MONTHS. IF OBSTRUCTIONS ARE FOUND, THE OWNER SHALL HAVE THEM REMOVED. THE OWNER SHALL REPAIR THE STRUCTURAL PARTS OF THE STORMCEPTOR UNIT AS NEEDED.

E. THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED FILTERRA DEVICES

Activation
A. Activation of the Filterra Φ unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra Φ inlet protection and subsequent clean out cost. This process cannot commence until the project site is fully stabilized and cleaned (full landscaping, grass cover, final paving and street sweeping completed), negating the chance of construction materials contaminating the Filterra Φ system. Care shall be taken during construction not to damage the protective throat and top plates. B. Activation includes installation of plant(s) and mulch layers as necessary.

Maintenance
A. Each correctly installed FilterraΦ unit is to be maintained by the Supplier, or a Supplier approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each FilterraΦ unit. Extended maintenance contracts are available at extra cost upon request.

B. Annual maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands. The fall visit helps the system by removing excessive leaflitter.

C. Each maintenance visit consists of the following tasks.
1. FilterraΦ unit inspection
2. Foreign debris, silt, mulch & trash removal
3. Filter media evaluation and recharge as necessary
4. Plant health evaluation and pruning or replacement as necessary
5. Replacement of mulch
6. Disposal of all maintenance refuse items
7. Maintenance records updated and stored (reports available upon request)
D. The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology.

Filterra™ Bioretention Treatment System General Criteria and Performance Specifications
May 2003

I. General Description
The following general specifications describe the components and installation requirements for the Americast bioretention filtration system stormwater treatment device, the Filterra™ that utilizes physical, chemical and biological mechanisms of a soil, plant and microbe complex to remove pollutants typically found in urban stormwater runoff. The treatment system is a fully equipped, pre-constructed drop-in place unit designed for applications in the urban landscape to treat contaminated runoff from impervious surfaces.

II. Scope
Americast and/or the authorized dealer or manufacturer, the Supplier, selected by the Contractor and approved by the Engineer, shall furnish Filterra™ related engineering assistance required to properly size and install all components of the treatment device in accordance with the approved drawings and these specifications. The Supplier will also provide field representation and guidance during initial installations of the Filterra™ systems. The Contractor will be responsible for unloading and installation of the delivered product. The Supplier will maintain the Filterra™ system for a period of 2 years. "Engineer" references the site design engineer or a representative thereof. "Inspector" references a representative of the governing jurisdiction or municipality for the installation site.

III. Quality Control
A. The quality of precast concrete components, under drain materials, filter media, landscape materials and all other appurtenances and their assembling process shall be subject to inspection by the Engineer/Inspector at the place of manufacture and upon delivery of the unit at the work site. Both at the place of manufacture or after delivery to the work site, the unit or components there of may be removed, rejected, replaced, or repaired to the satisfaction of the Engineer/Inspector and at the expense of the Supplier or Contractor.

B. The unit and all components shall be inspected by the manufacturer for completeness, consistency with approved drawings, appearance, dimensions, engineered filter media, and type of plant materials.

C. All precast component surfaces shall be free of defects. Imperfections may be repaired to the acceptance of the Engineer/Inspector.

D. All plant materials shall comply with the type and size required by the approve drawings and shall be alive and free of obvious signs of disease.

E. Filter media shall be visually inspected by the Supplier to ensure appropriate volume, texture and consistency with the approved drawings and must be either tested or have been certified using approved procedures to meet or exceed the filter media minimum flow rates, annual volume treatment capacity, pollutant removal efficiency and soil content (sand, silt, clay and organic material) of the Filterra™.

F. All inlet and outlet connections shall be watertight.

IV. Submittals
A. Installation, Operation, and Maintenance Plan (IOM Plan)
The Contractor shall submit the manufacturer's approved Filterra™ installation, operation, and maintenance plan for the system. It will be the responsibility of the unit owner/operator or their contractor to ensure that the unit is installed, operated, and maintained in accordance with the IOM plan.

B. Drawings
The Contractor shall be provided dimensional drawings and, when specified, utilize these drawings to show details for construction, materials, specifications, reinforcing, pipe joints and any appurtenances. A Professional Engineer shall certify design calculations and drawings.

C. Manufacturer's Certification
The manufacturer shall submit documentation sealed by a registered professional engineer, which certifies all components of the unit have been manufactured and assembled to meet the requirements of these specifications and the approved drawings.

D. Manufacturer's Warranty
The manufacturer shall warrant that all components of the units are free of defects in materials and workmanship and that they will perform in accordance with design specifications for a period of 2 years from the date of placing in full operation, provided that the unit is operated and maintained in accordance with the IOM Plan. Improper operation, improper maintenance, or accidental or illegal activities (i.e. dumping of pollutants, vandalism, etc.) will void the warranty.

V. Materials and Design
Each unit shall consist of a precast and fully constructed unit composed of a concrete container with appropriately sized and placed inlet and outlets, an under drain system, filter media, plant materials and an appropriate grate landscape cover where applicable.

A. Concrete for precast unit shall conform to ASTM Designation C 857 and C 858 and meet the following additional requirements:

1. The wall thickness shall not be less than 6 inches or as shown on the dimensional drawings. In all cases the wall thickness shall be no less than the minimum thickness necessary to meet loading requirements of the application as determined by a Licensed Professional Engineer.

2. The precast concrete unit shall be cured by an approved method. The unit shall not be shipped until the concrete has attained 85% of its designed compressive strength.

3. Vault joints to be sealed with an Engineer approved non-shrink grout.

4. Dimensions to meet the requirements of the approved drawings.

B. Pipe connections shall be provided to accept pipes of the specified size(s) and material(s).

C. Frames, covers, and grates to be as recommended by the Supplier and subject to review of the Engineer for compatibility with site specific conditions.

D. Plant type and size shall meet the requirements of the approved drawings and the plant materials will be supplied by a nursery that grows stock materials in conformance with the specifications of American Nursery Association Standards.

E. Filter media shall be as directed by Americast which meets the performance criteria described in Section VI.

F. The under drain system shall be constructed using perforated PVC pipe of sufficient capacity to freely accept the design flows of the unit without clogging or restricting flows. Access must be provided for inspection and cleaning of the under drain pipe.

VI. Performance Criteria
A. The unit shall have a minimum flow rate 250 cubic feet/hour for a container with a surface area of 36 square feet.

B. The unit shall remove 80% total suspended solids.

C. The unit shall remove 70% total phosphorous, 60% total nitrogen, 90% heavy metals (Cu, Pb, Zn) and 50% hydrocarbon for oil/grease.

D. The unit (of 36 square feet surface area) shall filter and treat a minimum of 80% of the annual volume of runoff from a 100% total impervious area of 1/4 acre. Higher efficiency rates can be achieved with larger filters or more filters/unit area.

E. The unit shall be dewatered to 50% soil moisture content within 12 hours through a process of gravity flow and evapotranspiration.

F. The unit shall be designed to ensure that high flow events shall by-pass the filter media preventing erosion and resupension of pollutants.

G. The filtered effluent shall be discharged to an appropriate storm drainage system in accordance with the approved drawings.

H. The unit shall support vigorous plant and microbe growth.

I. In areas were salt (NaCl) is used for deicing the filter shall continue to function to remove pollutants and support vigorous plant growth provided that adequate drainage/filtration rates are maintained to flush residual salt concentrations out of the filter media.

J. Contractor/Owner's strict compliance with the IOM Plan is critical to achieving performance criteria.

VII. Construction
A. Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.

B. The unit shall be placed on a level compacted subbase with a 6-inch gravel base. Compact undisturbed subgrade materials to 95% of maximum density at +/- 2% of optimum moisture. Unsuitable material below subgrade shall be replaced to site engineer's approval.

C. Inlet and outlets connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions.

D. Once the unit is set, backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of filter unit shall conform to ASTM specification C891 "Standard Practice for Installation of Underground Precast Utility Structures".

VIII. Maintenance
A. Each Filterra™ system is to be maintained by Americast, or an Americast approved contractor for a minimum period of 2 years. The cost of this service to be included in the price of each FilterraTM^ system. Annual maintenance consists of a maximum of (2) scheduled visits. Each maintenance visit consists of the following tasks:

1. Foreign debris removal
2. Excess silt removal
3. Plant health evaluation and pruning or replacement as necessary
4. Media evaluation and recharge as necessary
5. Addition of mulch as necessary
6. Disposal of all maintenance refuse items

B. The beginning and ending date of Supplier obligation to maintain the installed system shall be determined by the Supplier at the time the system is placed in operation. Owner must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology. The Supplier shall provide a sign or tag for each unit warning not to cut or damage the plant(s).

IX. Performance Data
The Filterra™ system is based on the principles of bioretention retention technology. The general performance of a bioretention system is shown below.

A. General Data on Bioretention Pollutant Percent Removal

Cu	Pb	Zn	P	TKN	NH4	NO3
>95	>95	>95	70	65	80	23

* Performed by: Dr. Alan Davis, University of Maryland

B. Performance Data of Americast Filterra™ System Percent Removal

Annual Volume Treated - 90%

Pollutant TSS TP TN Heavy Metals (as Cu)
Percent Removal 85 74 68 82

* Performed by: Dr. Shaw Yu, University of Virginia

X. Sizing Chart Flow and Pollutant Removal

A. Filterra™ Sizing Procedure:

1. Select desired percentage of annual rainfall volume to be treated (y axis).
2. From that point on the y-axis draw a horizontal line to the curve and a vertical to line to x-axis to find Filter Surface Area (FSA)/Drainage Area (DA) ratio percent.
3. Calculate Filterra™ surface area by using the following formula:

$\frac{(FSA/DA\%)\ (DA\ in\ acres) \times (43{,}560\ sq.\ ft.)}{100}$ = Surface Area required (as percent the site drainage)

Example: Desired Annual Volume Treated = 95%
Drainage Area to be treated = 0.5 Acres ac
From Chart the FSA / DA% = 0.52

$\frac{(0.5)\ (0.5)\ (43560)}{100}$ = 100 sq. ft. (Note: Could use (3) 6'x6', (1) 6'x12' & (1) 6'x6', or etc., to reach the needed Filterra™ surface area required)

B. Determine Annual Pollutant Removal

Simply multiply the percent annual volume treated by the maximum pollutant removal percentage for each pollutant from UVA performance Data above.

Example: Annual volume treated = 95%
Maximum TSS Removal = 95% (From Performance Data Above)
Annual Pollutant Removal = $\frac{(95)\ (95)}{100}$ = 90.25% Total Suspended Solids

AMERICAST® Copyright © 2003 by Americast	DATE: 06-27-03 DWG: FT6X6-1 PRECAST 6'-0 x 6'-0 FILTERRA™ INLET WITH 6'-0" THROAT	filterra US PAT 6,277,274 AND 6,569,321

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-33-SDP-MBRET-SCHED.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2014
2-10-14 [signature]

MICRO BIO RETENTION ENLARGEMENT NOTES & SCHEDULES
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22677-22701
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	33 OF 64

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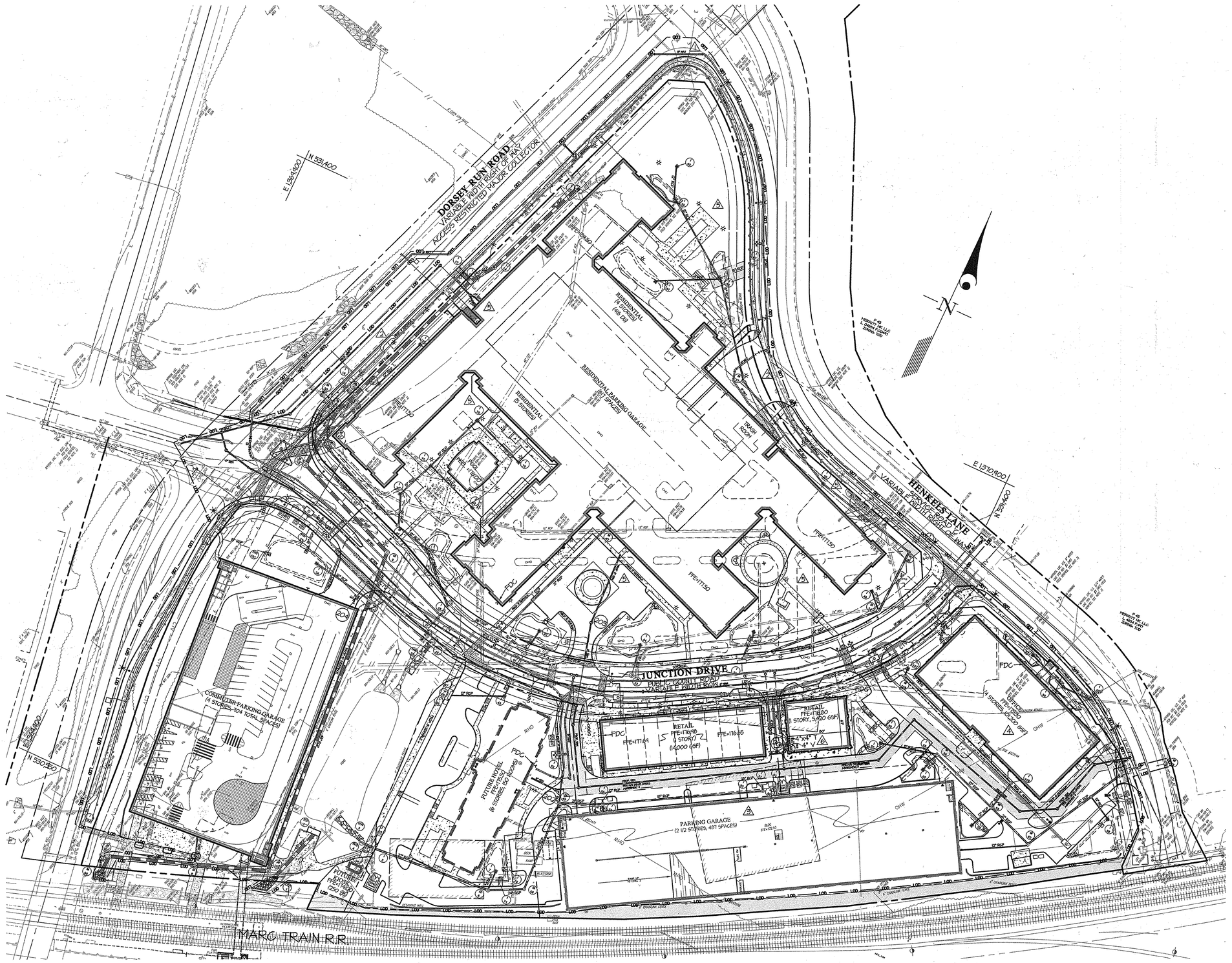
SDP-13-048



SCALE: 1" = 60'

0' 30' 60' 120' 240'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6-22-16

Chief, Division of Land Development — Date 6/14/16

Chief, Development Engineering Division — Date 6-13-16

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-34-SDP-UTILITY.dwg | MAJ | DRN. JGJ | CHK.

DATE	REVISION	BY	APP'R.
4/15/2016	CONVERTED BANK TO RETAIL BUILDING /6	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING /5	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING /4	LMW	
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED /3	LMW	
12/3/2014	REVISED MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, SD, & 8"W ON DORSEY RUN ROAD /2	LMW	
7/7/2014	REVISED STORM DRAIN NEAR M-10 & M-47, AND REVISED 8"W IN DORSEY RUN ROAD /1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975 EXPIRATION DATE: MAY 26, 2018.
6/6/16

STATE OF MARYLAND — CHRISTOPHER KENNETH GUTSCHICK — NO. 12975 — PROFESSIONAL ENGINEER

UTILITY PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	34 OF 64

SDP-13-048

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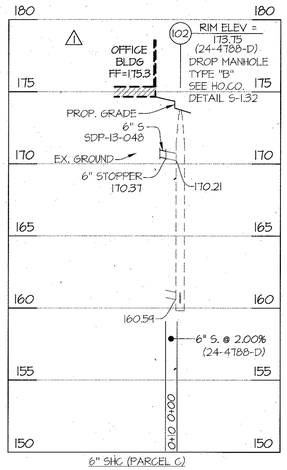
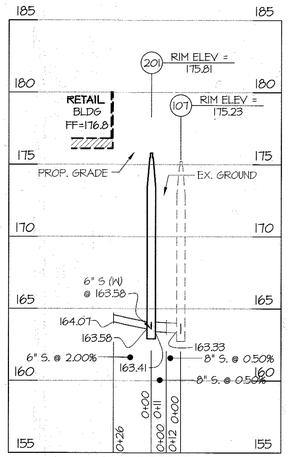
PLOTTED 6/2/2016 2:53 PM, LAST SAVED 4/15/2016 11:26 AM, PLOTTED BY: Lisa Wilton
L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-34-SDP-UTILITY.dwg



6" SHG (PARCEL 'C')



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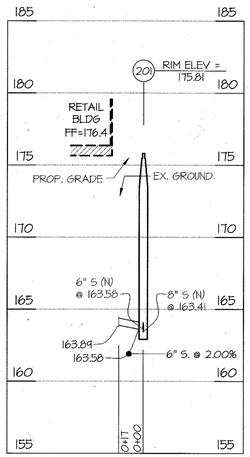

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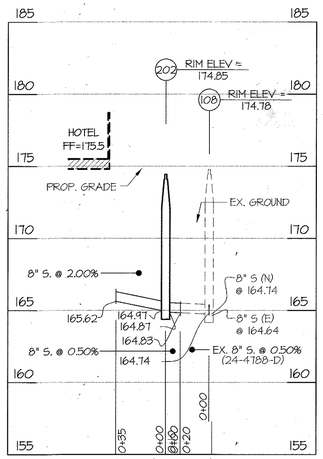

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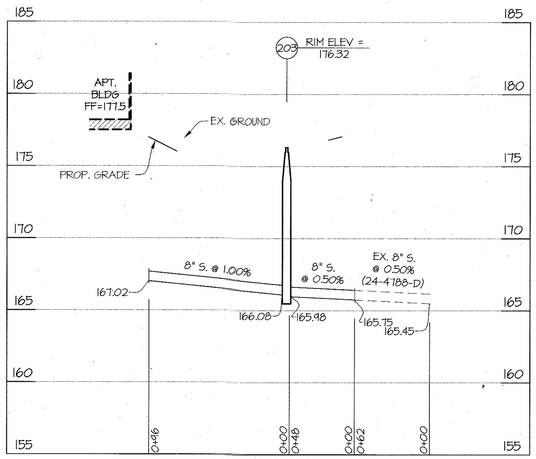

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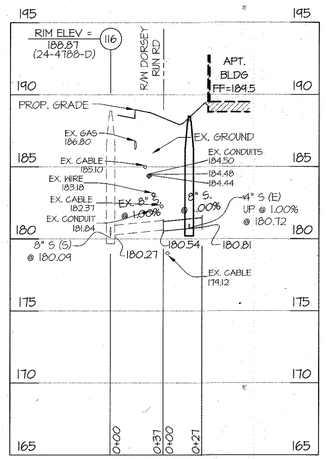

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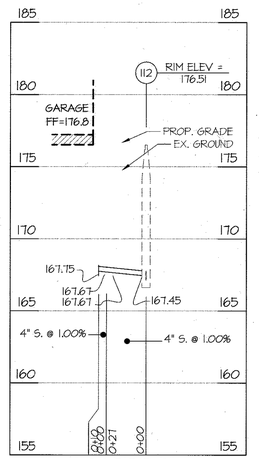

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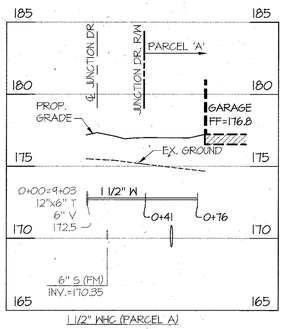
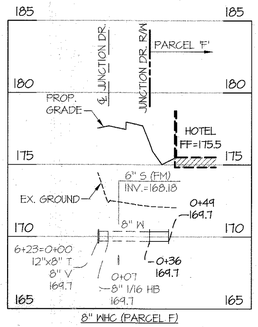
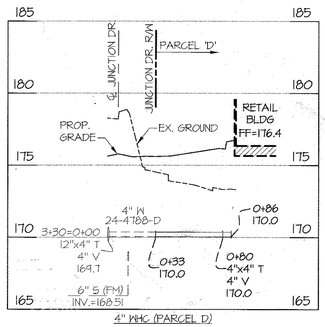


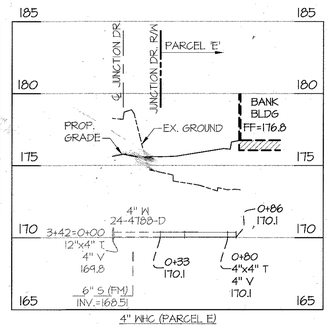
1 1/2" WHG (PARCEL 'A')



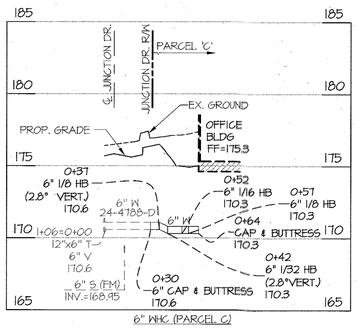
8" WHG (PARCEL 'E')



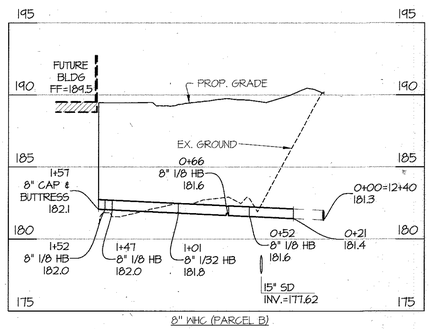
4" WHG (PARCEL 'D')



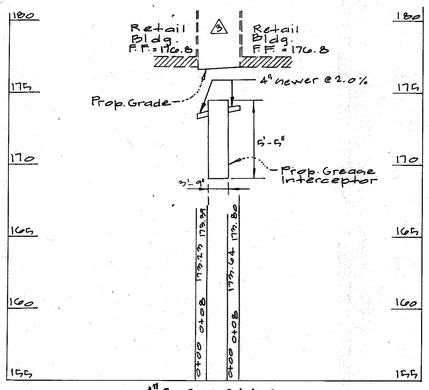
4" WHG (PARCEL 'F')



6" WHG (PARCEL 'C')



8" WHG (PARCEL 'B')



4" Grease Line (Parcel 'E')

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-31-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-23-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-35-SDP-UTILITY-PROF.dwg | AWL | DRN. JCJ | CHK.

DATE	REVISION	BY	APP'R.
11.28.2016	Added Profile for Grease Interceptor at Retail Building 3	gt	LMW
10/6/2015	MODIFIED WATER & SEWER CONNECTIONS INTO RESIDENTIAL BUILDING 2	LMW	
8/5/2015	MODIFIED WATER & SEWER CONNECTIONS INTO OFFICE BUILDING 1	LMW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2016
2/9/16

UTILITY PROFILES

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48–20	35 OF 64

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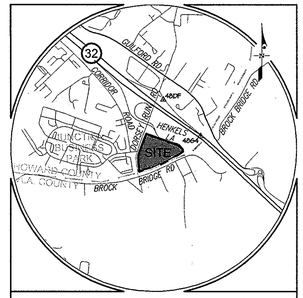
Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Ac.
1	15.00%	24.90%		0.37
2	25.00%	Vertical		0.46



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP PAGES 5054 GRID C-10 & 5170 GRID C1

HOWARD COUNTY CONTROL STATIONS

48DF	48G4
NORTHING: 532,537.51	NORTHING: 531,519.16
EASTING: 1,370,606.65	EASTING: 1,371,653.77
ELEVATION: 224.38	ELEVATION: 205.90
STANDARD DISC ON CONCRETE MONUMENT	STANDARD DISC ON CONCRETE MONUMENT

LEGEND

- EX. BUILDING
- 366 EX. CONTOUR
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER
- E EX. ELECTRIC LINE
- OHW EX. OVERHEAD WIRE
- EX. UTILITY POLE
- CTV EX. CABLE TV LINE
- EX. CURB & GUTTER
- EX. LIGHT FIXTURE & POLE
- EX. TREES (PER F-13-068)
- STEEP SLOPES (25% AND GREATER)
- EXISTING WELL TO BE ABANDONED
- EXISTING TREELINE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/3/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2.28.14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-36-SDP-EX Cond Plan.dwg | DES. MAJ | DRN. JGJ | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2014.
2-10-14

STATE OF MARYLAND – CHRISTOPHER T. PHILLIPS – 12975 – REGISTERED PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

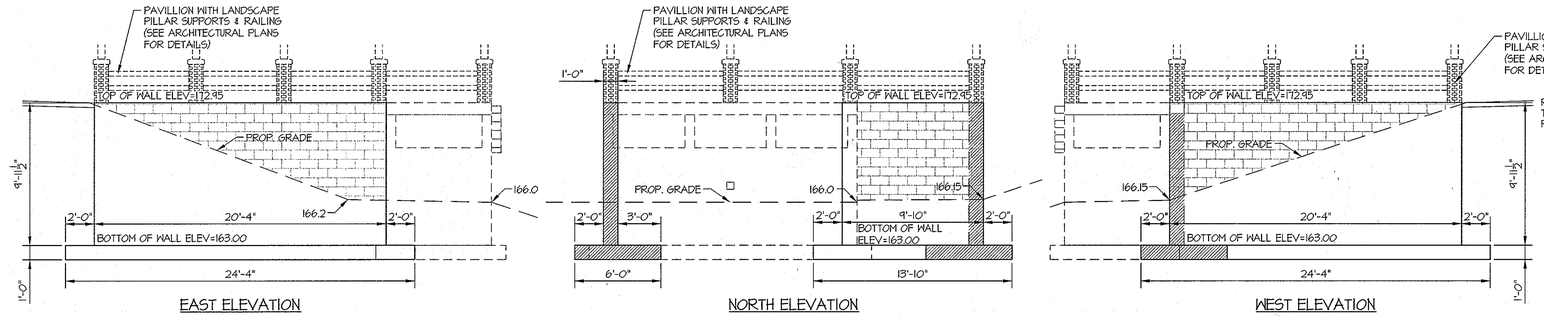
ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22077-22721

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	36 OF 64

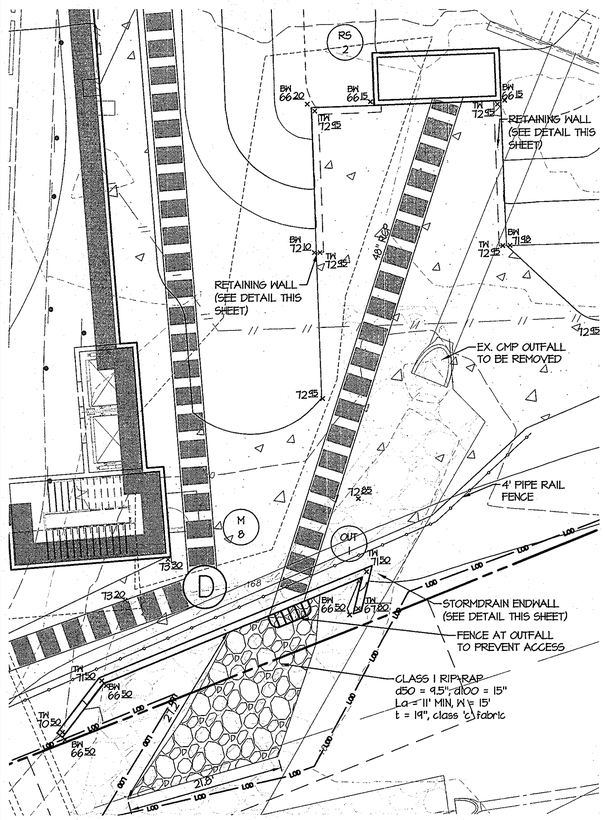
PLOTTED BY: Andrew Larson 2013 9:15 AM, LAST SAVED 5/7/2013 1:29 AM



RETAINING WALL DETAILS

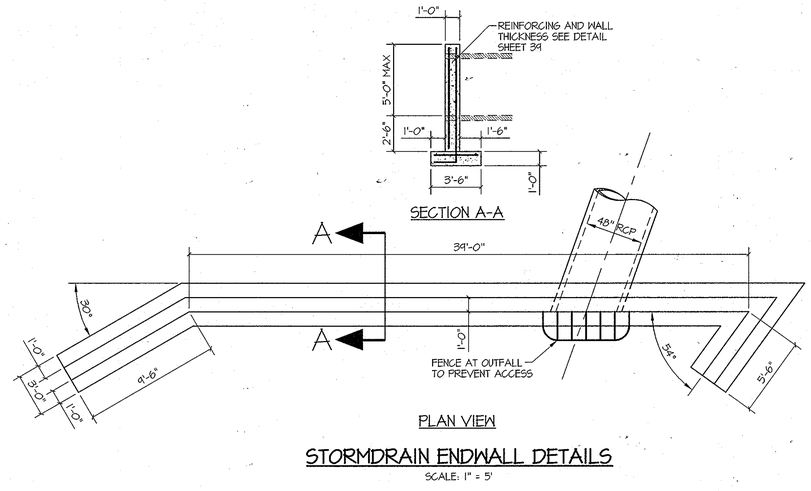
SCALE: 1" = 5'

SEE SHEET 39 FOR STRUCTURAL DETAILS
SEE SHEET 38 FOR TRASH RACK DETAILS



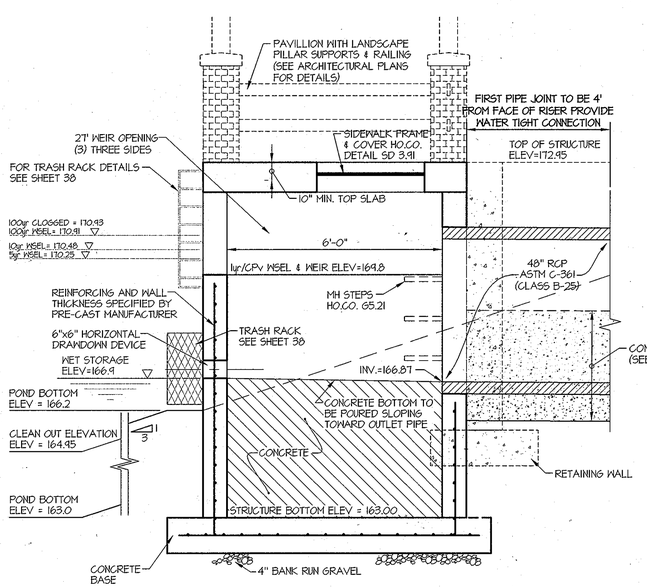
PLAN VIEW

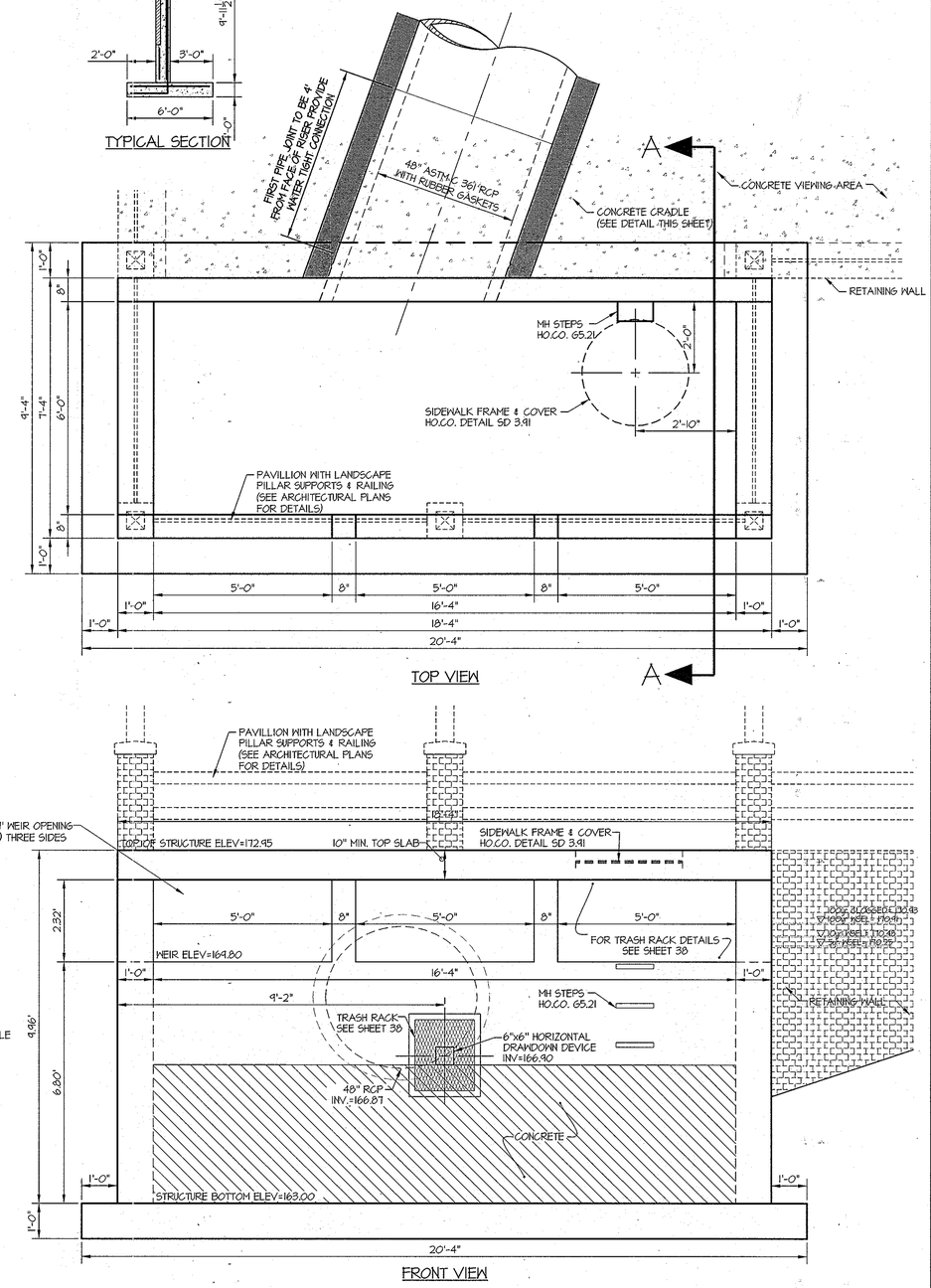
SCALE: 1" = 10'



STORMDRAIN ENDWALL DETAILS

SCALE: 1" = 5'





STORMDRAIN RISER STRUCTURE DETAILS

SCALE: 1" = 2'

SCALE: 1" = 30'

0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2-28-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-37-SDP-SWM-RISER PLAN.dwg | XXX | DRN. JGJ | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 28, 2014
2-10-14

STATE OF MARYLAND — JOHN G. JOHNSTON — PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT POND RISER DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22007-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	37 OF 64

SDP-13-048

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NOTES FOR CONCRETE CRADLE & ANTI-SEEP COLLAR

1. POUR COLLAR WITH PIPE IN PLACE
2. BACKFILL AND COMPACT EVENLY ON BOTH SIDES. (SEE CORE TRENCH SPECS.)
3. MIN. COMPRESSIVE STRENGTH OF CONC. TO BE 2500 psi.
4. REBAR TO BE ASTM A615 GRADE 60.
5. 2"X4" KEY WAY IF POURED IN TWO POURS. (SEE LOCATION)
6. IF COLLAR IS POURED IN TWO POURS, POUR BOTTOM HALF WITH CONCRETE CRADLE

TYPE A2 CONCRETE CRADLE SCALE: 1" = 4'

ANTI-SEEP COLLAR DETAIL SCALE: 1" = 4'

NOTE: EX. POND TO BE MODIFIED AS SHOWN. ORIGINAL POND CONSTRUCTED IN 1994 UNDER MARYLAND DEPT. OF TRANSPORTATION, MASS TRANSIT ADMINISTRATION CONTRACT No. MTA 4344-110

PLAN
SCALE: 1" = 30'

TYPICAL POND SECTION A-A
SCALE: HOR. 1" = 50'
VER. 1" = 5'

SECTION THRU PRINCIPLE SPILLWAY
SCALE: HOR. 1" = 50'
VER. 1" = 5'

PROFILE ALONG CENTERLINE OF EMBANKMENT
SCALE: HOR. 1" = 50'
VER. 1" = 5'

NOTES FOR TRASH RACK

1. TRASH RACK TO BE CENTERED OVER OPENINGS.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.
5. BOTTOM OF TRASH RACK TO BE LEFT OPEN (HOODED) AND SET 8" BELOW INVERT OF 12" OPENING

LOW FLOW TRASH RACK DETAIL

NOTE: TRASH RACK MOUNTINGS TO BE GALVANIZED AFTER FABRICATION.

HINGE DETAIL
NOT TO SCALE

NOTES:
1. TRASH RACK MOUNTINGS TO BE GALVANIZED AFTER FABRICATION
2. REBAR MUST BE GALVANIZED AND PAINTED BATTLESHIP GRAY.

RISER TRASH RACK DETAILS
SCALE: 1" = 5'

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

[signature] 2/20/14
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION, CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT 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] 02/19/2014
SIGNATURE OF DEVELOPER/BUILDER DATE
Neil A. Greenberg, Manager

ENGINEER'S CERTIFICATE

"I HEREBY 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] 2-10-14
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] 3/7/14
Director Date

[signature] 3/07/14
Chief, Division of Land Development Date

[signature] 2.28.14
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-38-SDP-SWM-RISER DETAILS.dwg | MAJ | DRN. JGJ | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2014
2-10-14 [signature]

STATE OF MARYLAND — CARLTON K. GUTSCHICK — REG. NO. 12975 — PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT POND PLAN & PROFILES
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

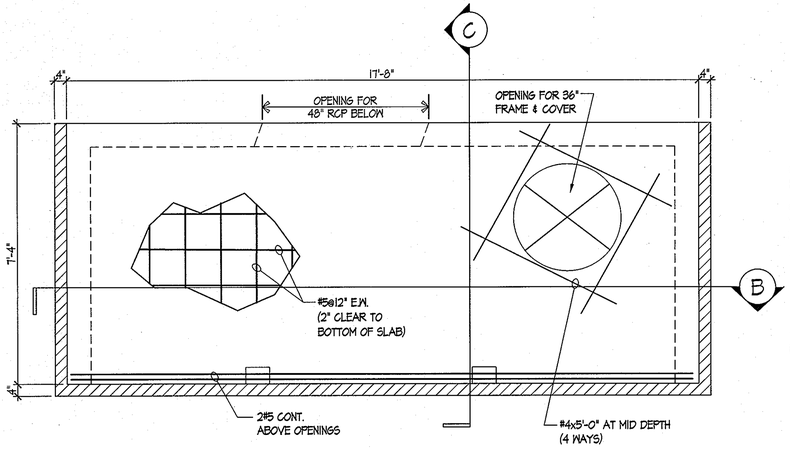
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	38 OF 64

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-38-SDP-SWM-RISER DETAILS.dwg, PLOTTED: 2/5/2014 10:12 AM, LAST SAVED: 2/5/2014 10:05 AM, PLOTTED BY: Mark Johnston

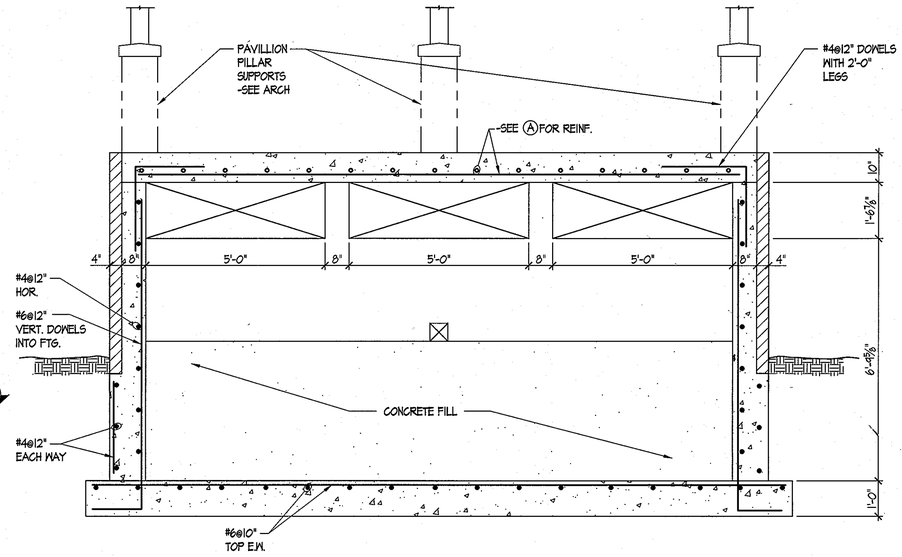
©GLW 2012

SDP-13-048



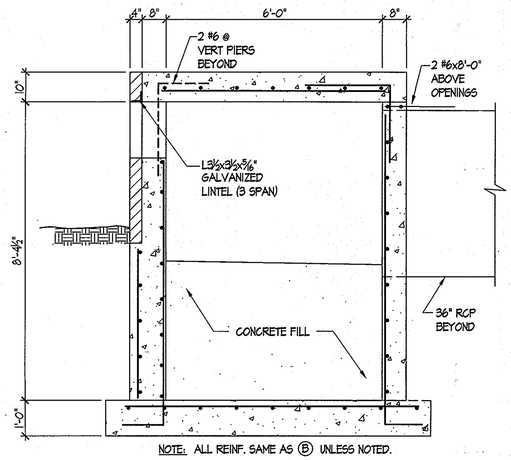
A TOP SLAB

SCALE: ½"=1'-0"



B FRONT SECTION

SCALE: ½"=1'-0"

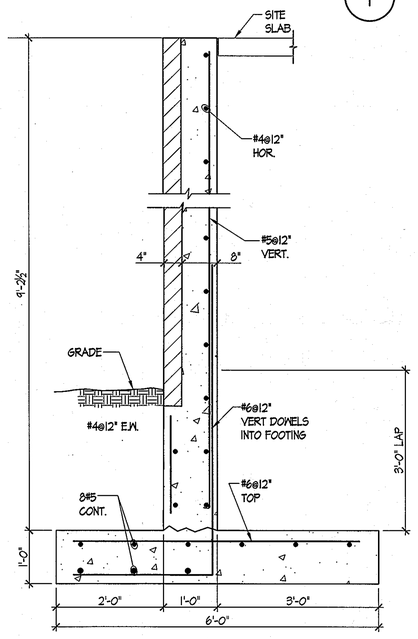


NOTE: ALL REINF. SAME AS (B) UNLESS NOTED.

C SIDE SECTION

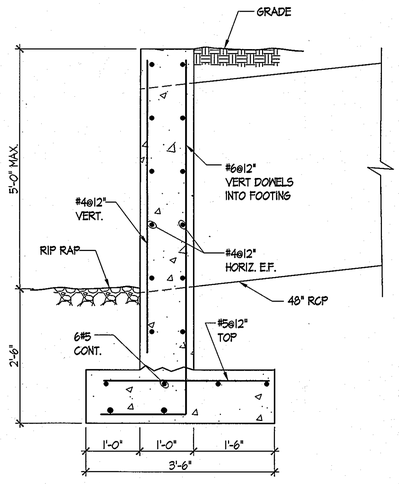
SCALE: ½"=1'-0"

1 STORM DRAIN RISER STRUCTURE REINFORCEMENT



2 RETAINING WALL REINFORCEMENT

SCALE: ¾"=1'-0"



3 END WALL REINFORCEMENT

SCALE: ¾"=1'-0"

GENERAL NOTES

A. COORDINATION
1. VERIFY ALL DIMENSIONS INDICATED ON THIS DRAWING WITH CIVIL ARCHITECTURAL AND LANDSCAPE DRAWINGS.
2. ALL FORMWORK, SHORING, ETC. TO BE DESIGNED BY THE CONTRACTOR'S ENGINEER.

B. REFERENCE STANDARDS
1. INTERNATIONAL BUILDING CODE.
2. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318.
3. SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI-301.

C. MATERIALS
1. CONCRETE TO BE NORMAL WEIGHT (150 PCF) WITH A COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM AT 28 DAYS. ALL CONCRETE TO BE AIR ENTRAINED.
2. DEFORMED REINFORCING BARS TO CONFORM TO ASTIM A615, GRADE 60.

B. CONSTRUCTION
1. ALL FOUNDATIONS TO BE PLACED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
2. ASSUMED MINIMUM BEARING CAPACITY = 3000 PSF. ACTUAL CAPACITY TO BE VERIFIED PRIOR TO PLACING CONCRET.
3. PLACE BACKFILL AGAINST WALLS IN MAXIMUM LIFTS OF EIGHT (8) INCHES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2-28-14

PROFESSIONAL ENGINEER No. 12926 — STATE OF MARYLAND — DANIEL J. GOSS

2-5-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

S:\DWG\2013\13014.01 Annapolis Junction Town Center\13014.01 SDX.dwg | XXX | DRN. XXX | CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20815
ATTN: PETER ZADORETZKY
410-267-8688

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12926, EXPIRATION DATE: 4-5-2014

RATHGEBER/GOSS ASSOCIATES
Consulting Structural Engineers
15871 Crabbs Branch Way
Rockville, Maryland 20855
Phone: (301) 590-0011 Fax: (301) 590-0013
www.rath-goss.com

PROJECT NO. 13014.01

STORMDRAIN RISER AND RETAINING WALLS REINFORCEMENT

ANNAPOLIS JUNCTION TOWN CENTER
AT SAVAGE STATION

PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6, SAVAGE TOWNE CENTRE, PLAT NOS. 20130-10235, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 57272
Plat No. 22607-22721

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
JAN., 2013	48-20	39 OF 64

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LEGEND

- 366 — EX. CONTOUR
- 300 — PROP CONTOUR
- PROP. STORM DRAIN
- EX. STORM DRAIN
- LOD — LIMIT OF SUBMISSION/DISTURBANCE
- EX. 8"S. (public) — EX. SANITARY SEWER
- (private) — PROP. SANITARY SEWER
- (private) — PROP. WATER LINE
- Ex. W. (public) — EX. WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- PAVING

- PROPOSED STREET TREE
- PROPOSED UNDERSTORY DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED CONIFEROUS TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PARKING LOT SPACE
- × — EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SIGN LOCATION
- RIGHT-OF-WAY LINE
- OHW — EXISTING OVERHEAD UTILITY LINE
- PROPERTY LINE

SIGN LOCATION/DESIGN TO BE DETERMINED

NORTH FACADE

REVISED PAVING AND STRUCTURES. SEE SHEET 46.

BOCCE COURTYARD

HENKELS LANE

DORSEY RUN ROAD

RESIDENTIAL
(4 STORIES)
(416 DU)

PARKING GARAGE DIRECTIONAL

REFER TO CIVIL ENGINEERING SHEETS FOR CHANGES TO DRIVEWAY AREA

TRASH ROOM

SIGN LOCATION/DESIGN TO BE DETERMINED

WEST FACADE

RESIDENTIAL PARKING GARAGE
(617 SPACES)

EAST (FRONT) FACADE

ZEN COURTYARD

REVISED PAVING AND STRUCTURES. SEE SHEET 49.

MATCHLINE SHEET 43

MATCHLINE SHEET 41

SCALE: 1" = 30'

0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-31-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-23-16

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. PF

DATE	REVISION	BY	APP'D
10/06/2015	⚠ MODIFIED DESIGN OF RESIDENTIAL BUILDING		

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX No. 973 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN AREA 1

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
DEC. 23, 2014	48–20	40 OF 64

SDP-13-048

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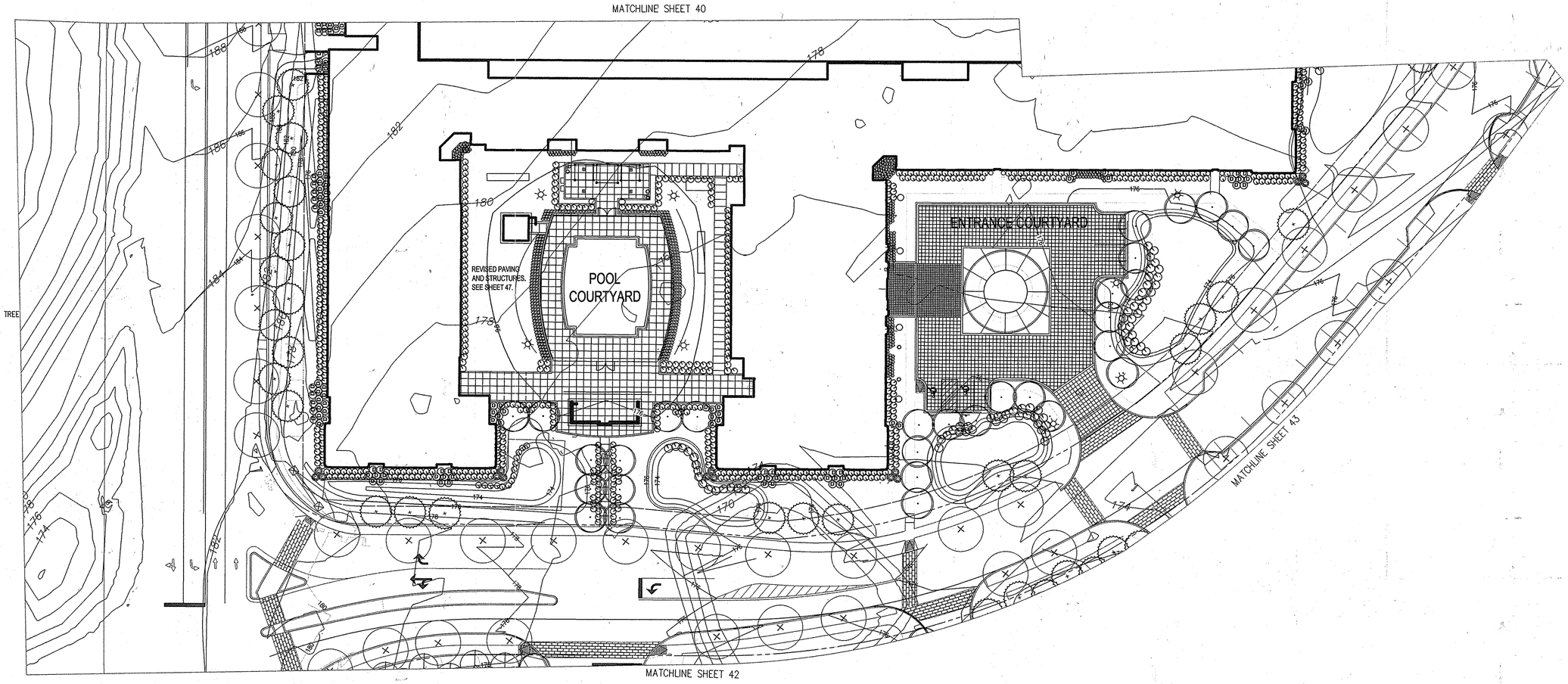
LEGEND

- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- M6-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- M6-29 — EX. MICRO BIO-RETENTION FACILITY
- PROPOSED STREET TREE
- PROPOSED UNDERSTORY DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED CONIFEROUS TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING COLUMN
- PROPOSED PARKING LOT SPACE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SIGN LOCATION
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD UTILITY LINE
- PROPERTY LINE



SCALE: 1" = 30'

0' 15' 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-31-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-27-16

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. PF

DATE	REVISION	BY	APPR.
10/06/2015	⚠ MODIFIED DESIGN OF RESIDENTIAL BUILDING		

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN AREA 2

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
DEC. 23, 2014	48-20	41 OF 64

SDP-13-048

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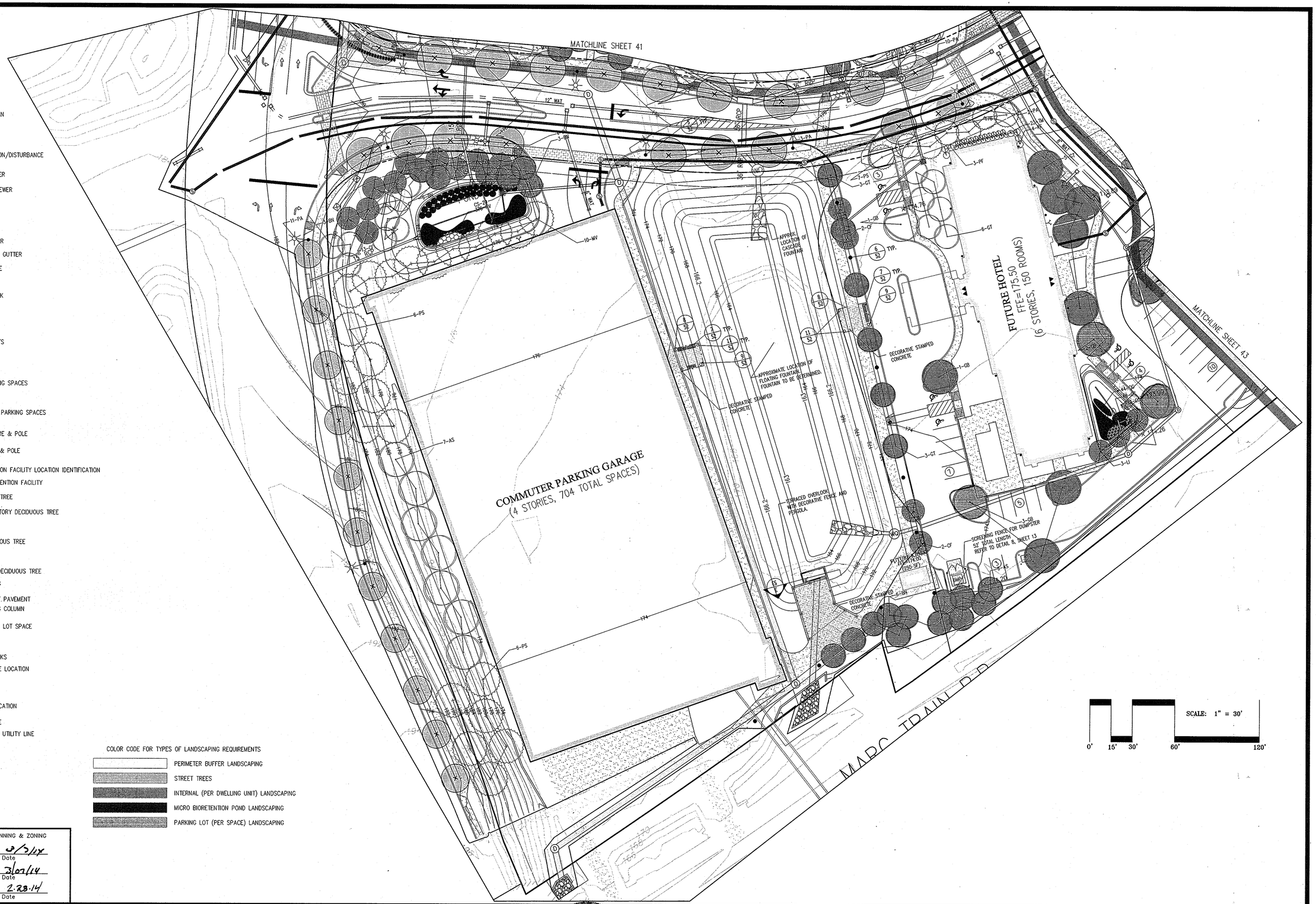
LEGEND

- 366 — EX. CONTOUR
- 300 — PROP CONTOUR
- PROP. STORM DRAIN
- EX. STORM DRAIN
- LOD — LIMIT OF SUBMISSION/DISTURBANCE
- EX. 8"S. (public) — EX. SANITARY SEWER
- (private) — PROP. SANITARY SEWER
- (private) — PROP. WATER LINE
- Ex. W. (public) — EX. WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- PAVING
- EXISTING EASEMENTS
- × 78^88 — SPOT SHOT
- (18) — NUMBER OF PARKING SPACES
- (18) — NUMBER OF EXIST. PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- M6-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- M6-29 — EX. MICRO BIO-RETENTION FACILITY
- PROPOSED STREET TREE
- PROPOSED UNDERSTORY DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED CONIFEROUS TREE
- EXISTING TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING COLUMN
- PROPOSED PARKING LOT SPACE
- EXISTING FENCE
- EXISTING RAIL TRACKS
- PROPOSD LIGHTPOLE LOCATION
- PROPOSED SIGN LOCATION
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD UTILITY LINE
- PROPERTY LINE

COLOR CODE FOR TYPES OF LANDSCAPING REQUIREMENTS

- PERIMETER BUFFER LANDSCAPING
- STREET TREES
- INTERNAL (PER DWELLING UNIT) LANDSCAPING
- MICRO BIORETENTION POND LANDSCAPING
- PARKING LOT (PER SPACE) LANDSCAPING



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/3/14

Chief, Division of Land Development — Date 2/07/14

Chief, Development Engineering Division — Date 2.28.14

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. PF

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN AREA 3

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22097-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	42 OF 64

SDP-13-048

LEGEND

- 366 — EX. CONTOUR
- 300 — PROP CONTOUR
- PROP. STORM DRAIN
- EX. STORM DRAIN
- LOD — LIMIT OF SUBMISSION/DISTURBANCE
- EX. 8"S. (public) — EX. SANITARY SEWER
- (private) — PROP. SANITARY SEWER
- (private) — PROP. WATER LINE
- Ex. W. (public) — EX. WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
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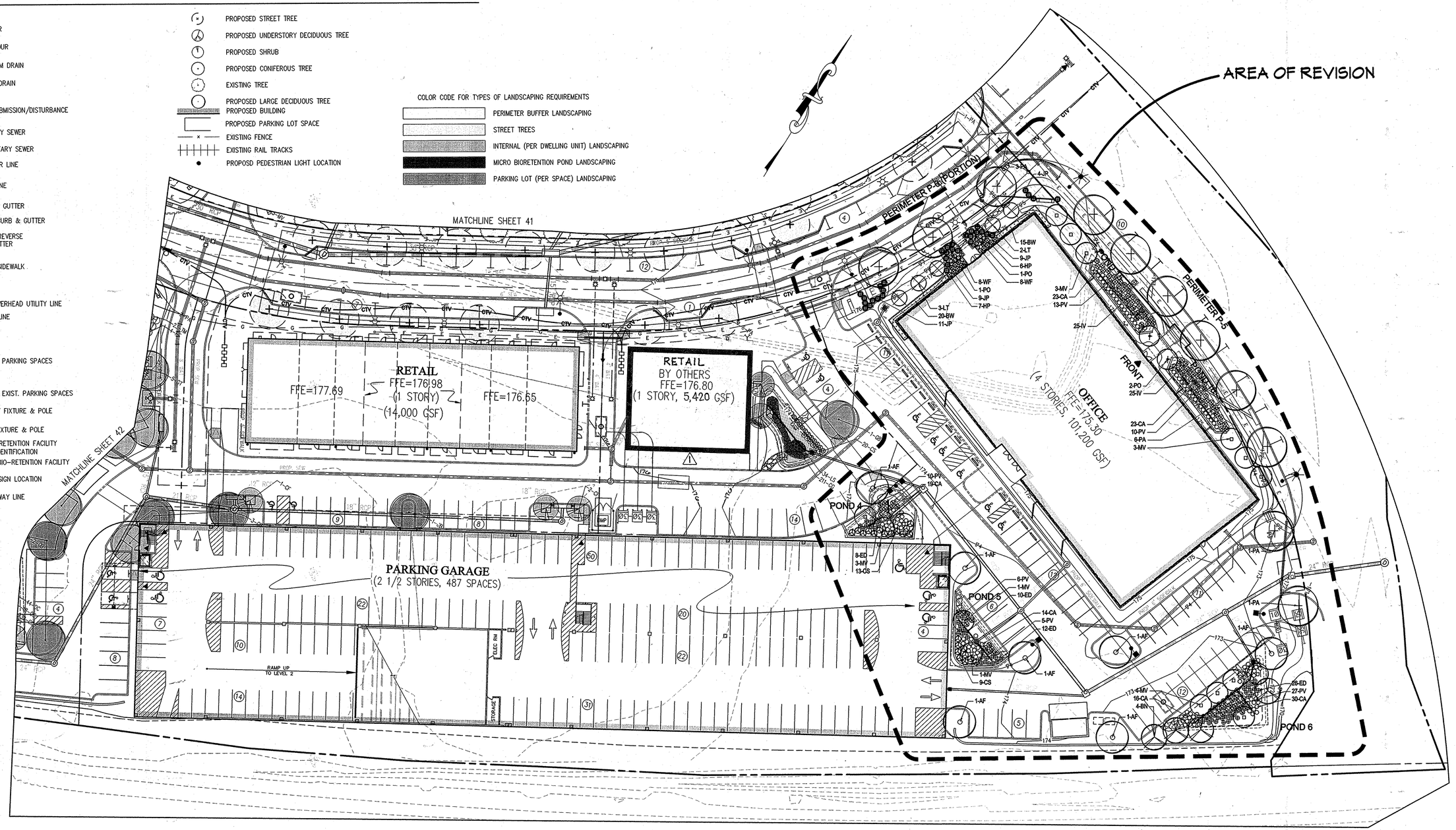
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- M6-11 — MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- M6-29 — EX. MICRO BIO-RETENTION FACILITY
- PROPOSED SIGN LOCATION
- RIGHT-OF-WAY LINE

- PROPOSED STREET TREE
- PROPOSED UNDERSTORY DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED CONIFEROUS TREE
- EXISTING TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED BUILDING
- PROPOSED PARKING LOT SPACE
- EXISTING FENCE
- EXISTING RAIL TRACKS
- PROPOSD PEDESTRIAN LIGHT LOCATION

COLOR CODE FOR TYPES OF LANDSCAPING REQUIREMENTS

- PERIMETER BUFFER LANDSCAPING
- STREET TREES
- INTERNAL (PER DWELLING UNIT) LANDSCAPING
- MICRO BIORETENTION POND LANDSCAPING
- PARKING LOT (PER SPACE) LANDSCAPING



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6-24-15

Chief, Division of Land Development — Date 9-28-15

Chief, Development Engineering Division — Date 9-23-15

SCALE: 1" = 30'

0' 15' 30' 60' 120'

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

L:\2011 PROJECTS\11107 ANNAPOLIS JUNCTION\Plan Group\2D-S-5 Rev File\2013-S-5 Annapolis Junction Title Block.dwg

DES. RK | DRN. RK | CHK. PF

DATE	REVISION	BY	APP'R.
5.31.2016	Converted Bank to Retail Building	gr	Klp
SEPT. 2015	PLANTING REVISIONS, "AREA OF REVISION"	MRV	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

LANDSCAPE PLAN AREA 4

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697 - 22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY 30, 2013	48-20	43 OF 64

SDP-13-048

PLANTING SCHEDULES FOR PERIMETER LANDSCAPE EDGES

'SCHEDULE A' FOR PERIMETER BUFFER 'P-1' (WEST SIDE OF PROPOSED APARTMENT BUILDING ADJACENT TO DORSEY RUN ROAD)		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	EDGE B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	660 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREES: 1:50	13	
EVERGREEN TREES: 1:40	17	
SHRUBS: 0	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREES	# ~~3~~	
EVERGREEN TREES	# ~~32~~	
OTHER TREES (2:1 SUBSTITUTION	# ~~0~~	
SHRUBS (10:1 SUBSTITUTION)	# ~~25~~	

'SCHEDULE A' FOR PERIMETER BUFFER 'P-2' (NORTHEAST SIDE OF PROPOSED APARTMENT BUILDING ADJACENT TO HENKELS LANE)		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	EDGE B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	690 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREES: 1:50	14	
EVERGREEN TREES: 1:40	17	
SHRUBS: 0	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREES	# ~~14~~	
EVERGREEN TREES	# ~~7~~	
OTHER TREES (2:1 SUBSTITUTION	# ~~0~~	
SHRUBS (10:1 SUBSTITUTION)	# ~~100~~	

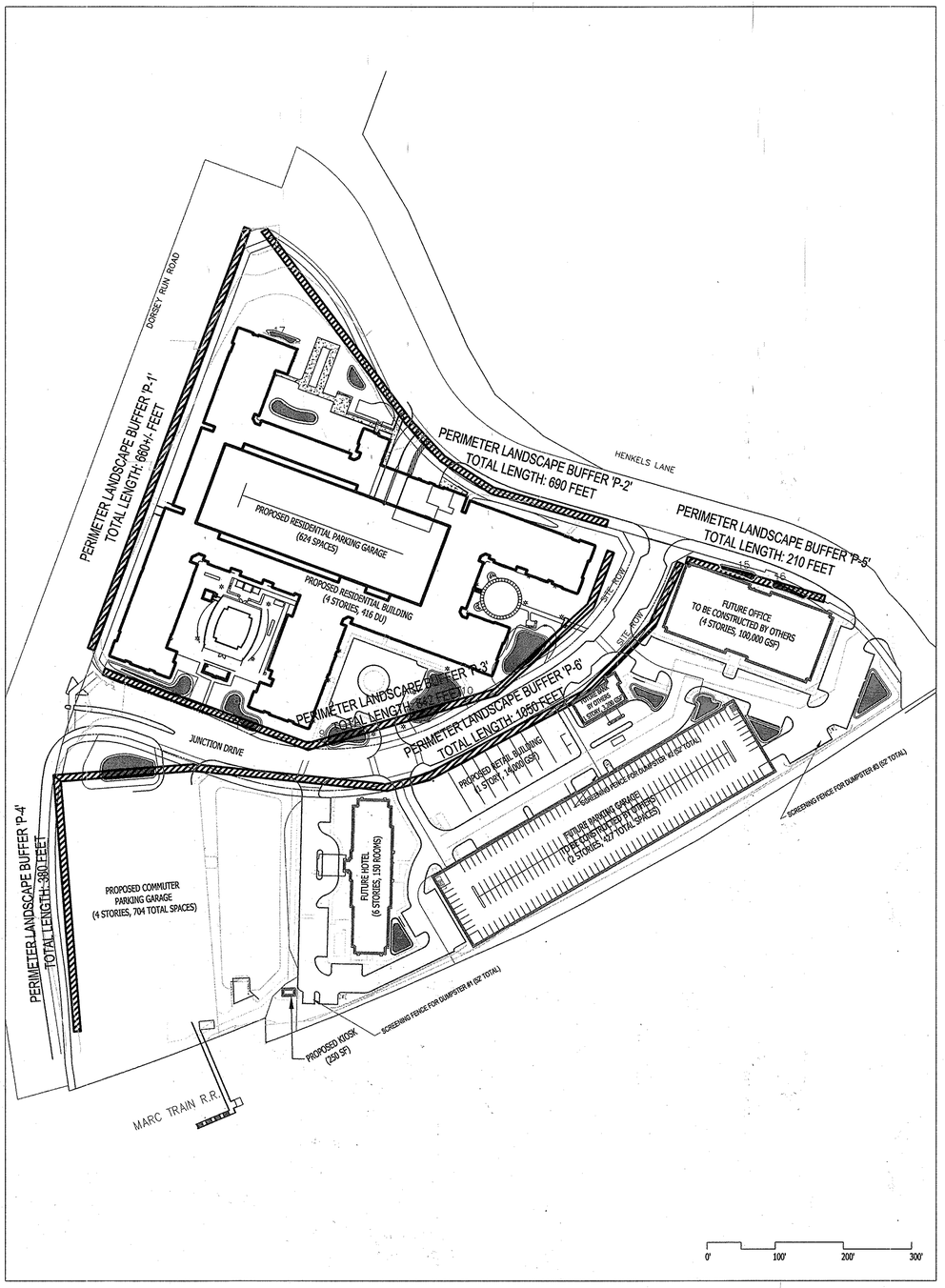
'SCHEDULE A' FOR PERIMETER BUFFER 'P-3' (SOUTH SIDE OF PROPOSED APARTMENT BUILDING ADJACENT TO JUNCTION DRIVE)		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	EDGE B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	842 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREES: 1:50	17	
EVERGREEN TREES: 1:40	21	
SHRUBS: 0	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREES	# ~~0~~	
EVERGREEN TREES	# ~~19~~	
OTHER TREES (2:1 SUBSTITUTION	# ~~0~~	
SHRUBS (10:1 SUBSTITUTION)	# ~~190~~	

'SCHEDULE A' FOR PERIMETER BUFFER 'P-4' (WEST SIDE OF PROPOSED PARKING GARAGE ADJACENT TO DORSEY RUN ROAD AND NORTH SIDE OF PROPOSED PARKING GARAGE ADJACENT TO JUNCTION DRIVE)		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	EDGE B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	380 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREES: 1:50	8	
EVERGREEN TREES: 1:40	10	
SHRUBS: 0	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREES	7	
EVERGREEN TREES	12	
OTHER TREES (2:1 SUBSTITUTION	0	
SHRUBS (10:1 SUBSTITUTION)	0	

'SCHEDULE A' FOR PERIMETER BUFFER 'P-5' (EAST SIDE OF PROPOSED OFFICE BUILDING ADJACENT TO HENKELS LANE)		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	LANDSCAPE B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	210 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREES: 1:50	4	
EVERGREEN TREES: 1:40	5	
SHRUBS: 0	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREES	4	
EVERGREEN TREES	4	
OTHER TREES (2:1 SUBSTITUTION	8	
SHRUBS (10:1 SUBSTITUTION)	50	

'SCHEDULE A' FOR PERIMETER BUFFER 'P-6' (SOUTH SIDE OF JUNCTION DRIVE)		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	LANDSCAPE B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1050 L.F.	
CREDIT FOR EXISTING VEGETATION	NO	
CREDIT FOR WALL, FENCE, OR BERM	NO	
NUMBER OF PLANTS REQUIRED:		
SHADE TREES: 1:50	21	
EVERGREEN TREES: 1:40	26	
SHRUBS: 0	0	
NUMBER OF PLANTS PROVIDED:		
SHADE TREES	14	
EVERGREEN TREES	17	
OTHER TREES (2:1 SUBSTITUTION	9	
SHRUBS (10:1 SUBSTITUTION)	127	

KEY TO PERIMETER LANDSCAPE EDGES AND SWM PONDS



PARKING LOT INTERNAL LANDSCAPING

'SCHEDULE B' FOR PARKING LOT INTERNAL LANDSCAPING FOR ALL SURFACE PARKING LOTS WITHIN PROPERTY BOUNDARY	
NUMBER OF PARKING SPACES	168
NUMBER OF TREES REQUIRED (1 TREE PER EVERY 10 SPACES)	17
NUMBER OF TREES PROVIDED	
SHADE TREES	11
OTHER TREES (2:1 SUBSTITUTION)	12

RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

'SCHEDULE C' FOR RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING CALCULATIONS OF PROPOSED APARTMENT BUILDING	
NUMBER OF DWELLING UNITS	416
NUMBER OF TREES REQUIRED (1 TREE PER 3 APARTMENT D.U.'S)	139
NUMBER OF TREES PROVIDED	
SHADE TREES	87
OTHER TREES (2:1 SUBSTITUTION)	21
SHRUBS (10:1 SUBSTITUTION)	423

MICRO BIO RETENTION PONDS COMPLIANCE CHART

POND NUMBER	FILTER AREA SIZE (+/-)	PLANTING COVERAGE REQUIRED (50% OF TOTAL AREA) (+/-)	PLANTING COVERAGE PROVIDED (+/-)
1	2300	1150	1171
2	750	375	396
3	570	285	291
4	650	325	683
5	665	333	650
6	1250	625	1,151
7	810	405	518
8	1023	512	518
9	1222	611	634
10	2890	1445	1456
11	2100	1050	1054
15	386	193	346
16	386	193	283
17	275	138	138
18	1000	500	520
19	372	186	186

STREET TREE REQUIREMENTS

LINEAR FEET OF CURB ADJACENT TO DORSEY RUN ROAD	1060+/- LF
NUMBER OF SHADE TREES REQUIRED ALONG DORSEY RUN ROAD (1:40)	27
NUMBER OF SHADE TREES PROVIDED ALONG DORSEY RUN ROAD	27
LINEAR FEET OF CURB ADJACENT TO HENKELS LANE	851+/- LF
NUMBER OF SHADE TREES REQUIRED ALONG HENKELS LANE (1:40)	22
NUMBER OF SHADE TREES PROVIDED ALONG HENKELS LANE	22
LINEAR FEET OF CURB ADJACENT TO JUNCTION DRIVE	1,485+/- LF
NUMBER OF SHADE TREES REQUIRED ALONG JUNCTION DRIVE (1:40)	38
NUMBER OF SHADE TREES PROVIDED ALONG JUNCTION DRIVE	38

PERIMETER LANDSCAPE TYPE REFERENCE CHART:

TABLE 1 - PERIMETER LANDSCAPE TYPES - BASED ON ADJACENT LAND USE

LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREE(S) PER LINEAR FEET	EVERGREEN TREE(S) PER L.F.	SHRUB(S) PER LINEAR FEET
A	LIGHT BUFFER	1:80	0	0
B	MODERATE BUFFER	1:50	1:40	0
C	HEAVY BUFFER	1:40	1:20	0
D	SCREEN	1:80	1:10	0
E	BUFFER - PARKING ADJACENT TO ROADWAY	1:40	0	1:4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-21-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-23-16

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

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DES. RK | DRN. RK | CHK. PF

DATE	REVISION	BY	APP'R.
10/06/2015	⚠ MODIFIED DESIGN OF RESIDENTIAL BUILDING		

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410--267--8688

STATE OF MARYLAND · PATRICIA LOUISE FAUX · No. 973 · REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE SCHEDULES

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
DEC. 23, 2014	48–20	44 OF 64

SDP–13–048

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KEY TO DESIGNATED PEDESTRIAN AMENITY AREAS

PEDESTRIAN AMENITY AREA CALCULATIONS

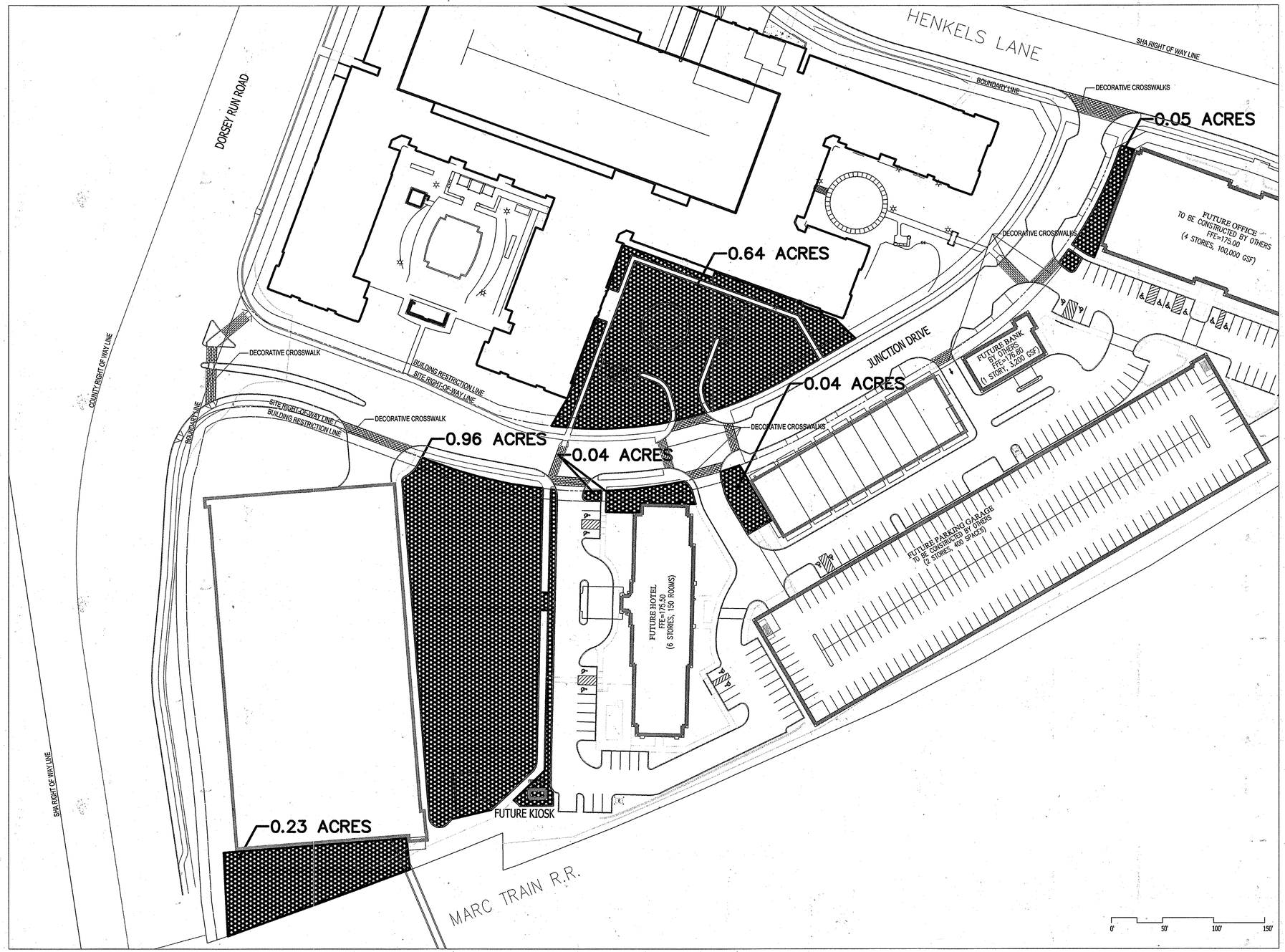
TOTAL SITE AREA: 18.87 ACRES (821,977 SF)

AMENITY AREA REQUIRED: 10% OF TOTAL SITE AREA
18.87 ACRES X 10% = 1.89 ACRES (82,328 SF)

AMENITY AREA PROVIDED: 1.96 ACRES (85,377 SF)

AMENITY AREA

DECORATIVE CROSSWALK



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3-31-16

Chief, Division of Land Development — Date 3-30-16

Chief, Development Engineering Division — Date 3-23-16

The Faux Group, Inc.
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Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. PF

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PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

PEDESTRIAN AMENITY AREA CALCULATIONS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
DEC. 23, 2014	48-20	45 OF 64

SDP-13-048

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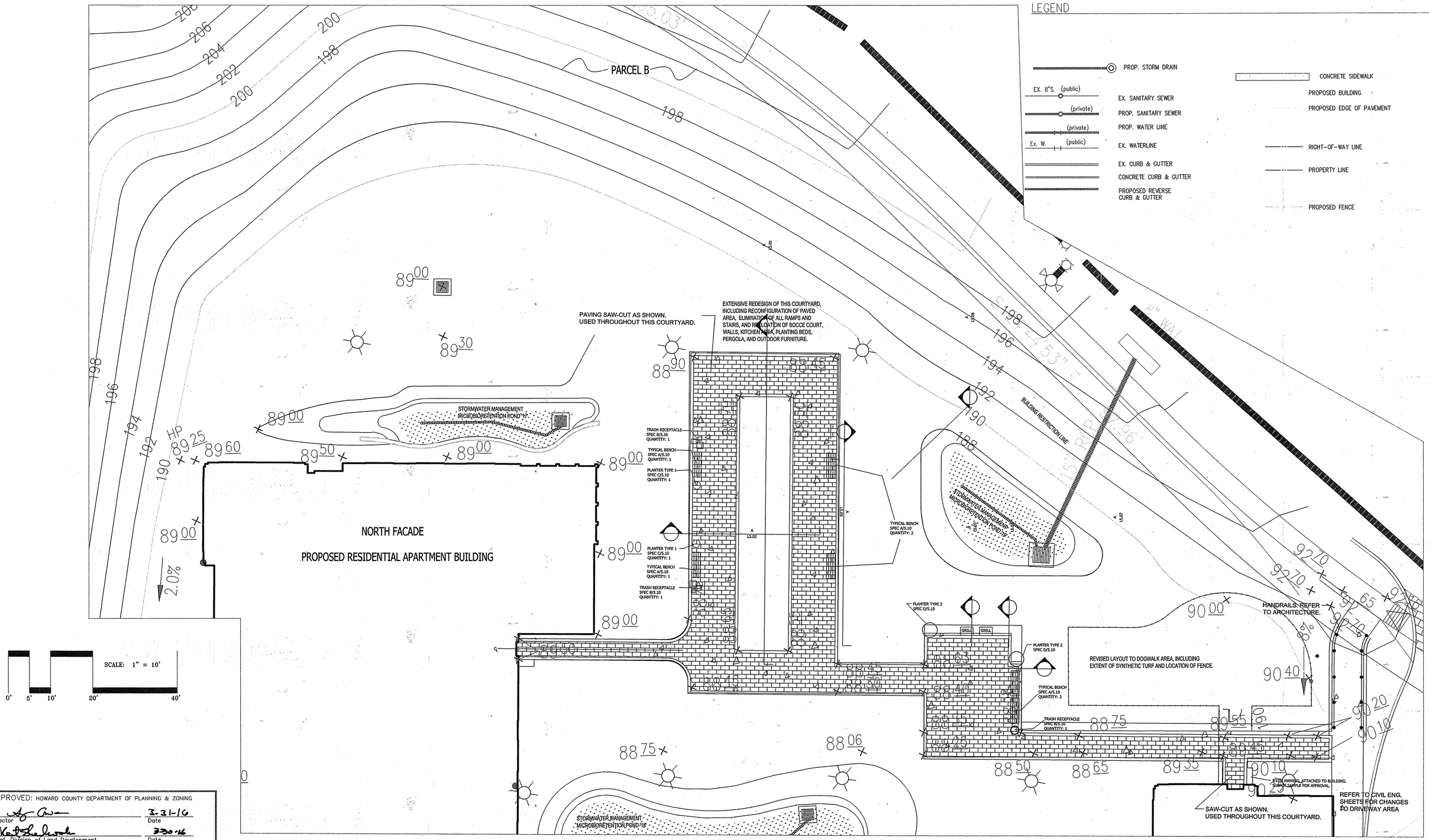

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-31-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-23-16

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Ph. 410.295.6517 F. 410.295.6512

DATE	REVISION	BY	APPR.
10/06/2015	⚠ MODIFIED DESIGN OF RESIDENTIAL BUILDING		

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DES. RK | DRN. RK | CHK. PF

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
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STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

AMENITY AREA LAYOUT PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
DEC. 23, 2014	48-20	46 OF 64

SDP-13-048

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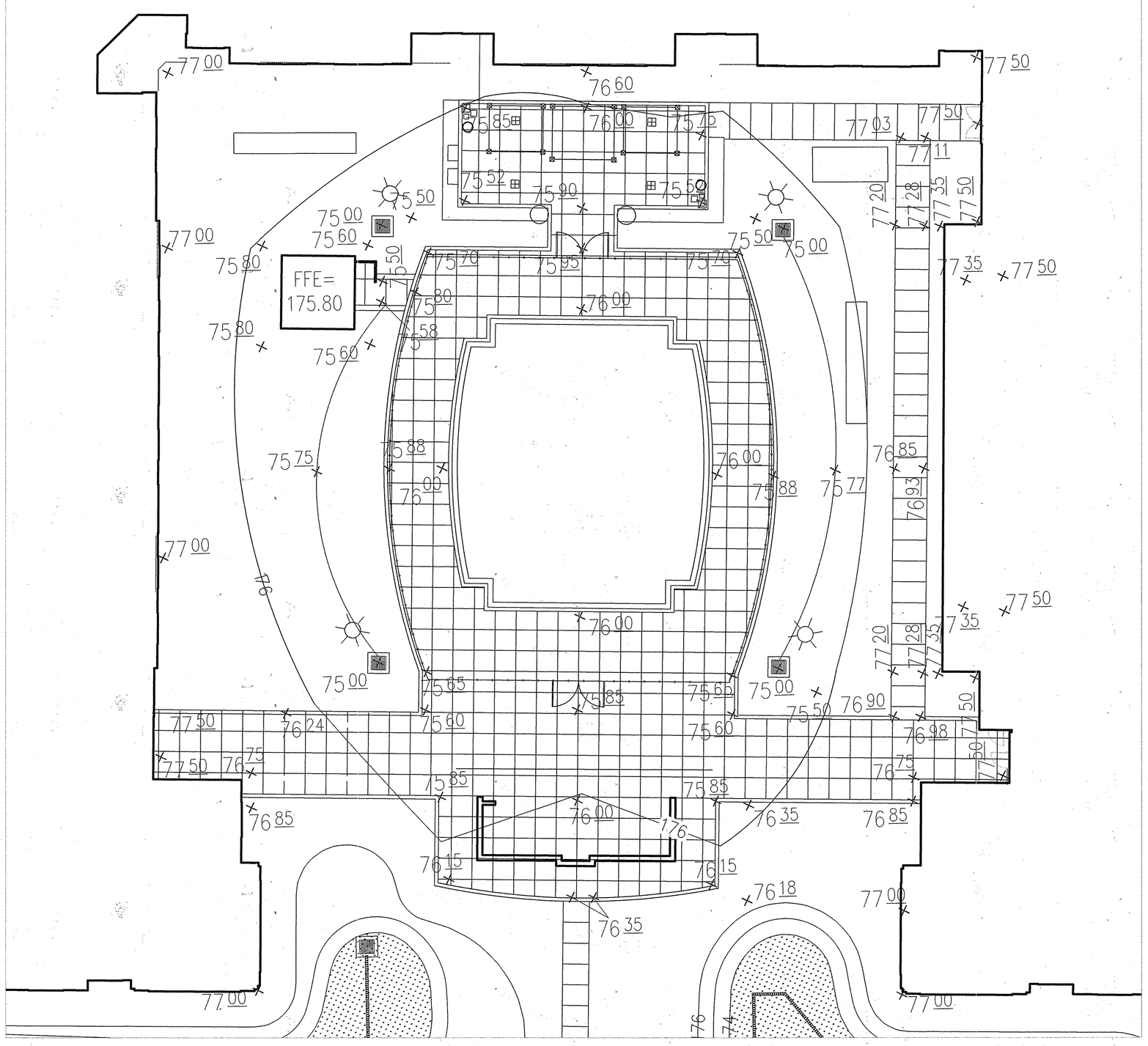
LEGEND

300	PROP CONTOUR
	PROP. STORM DRAIN
	EX. STORM DRAIN
EX. 8"S. (public)	EX. SANITARY SEWER
(private)	PROP. SANITARY SEWER
(private)	PROP. WATER LINE
Ex. W. (public)	EX. WATERLINE
	EX. CURB & GUTTER
	CONCRETE CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	CONCRETE SIDEWALK
×78.88	SPOT SHOT
	PROPOSED FENCE
	BUILDING ENTRANCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-31-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3.23.16

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. PF

DATE	REVISION	BY	APPR.
10/06/2015	⚠ MODIFIED DESIGN OF RESIDENTIAL BUILDING		

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX No. 973 — REGISTERED LANDSCAPE ARCHITECT

POOL COURTYARD LAYOUT PLAN

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22007-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
DEC. 23, 2014	48–20	47 OF 64

SDP-13-048

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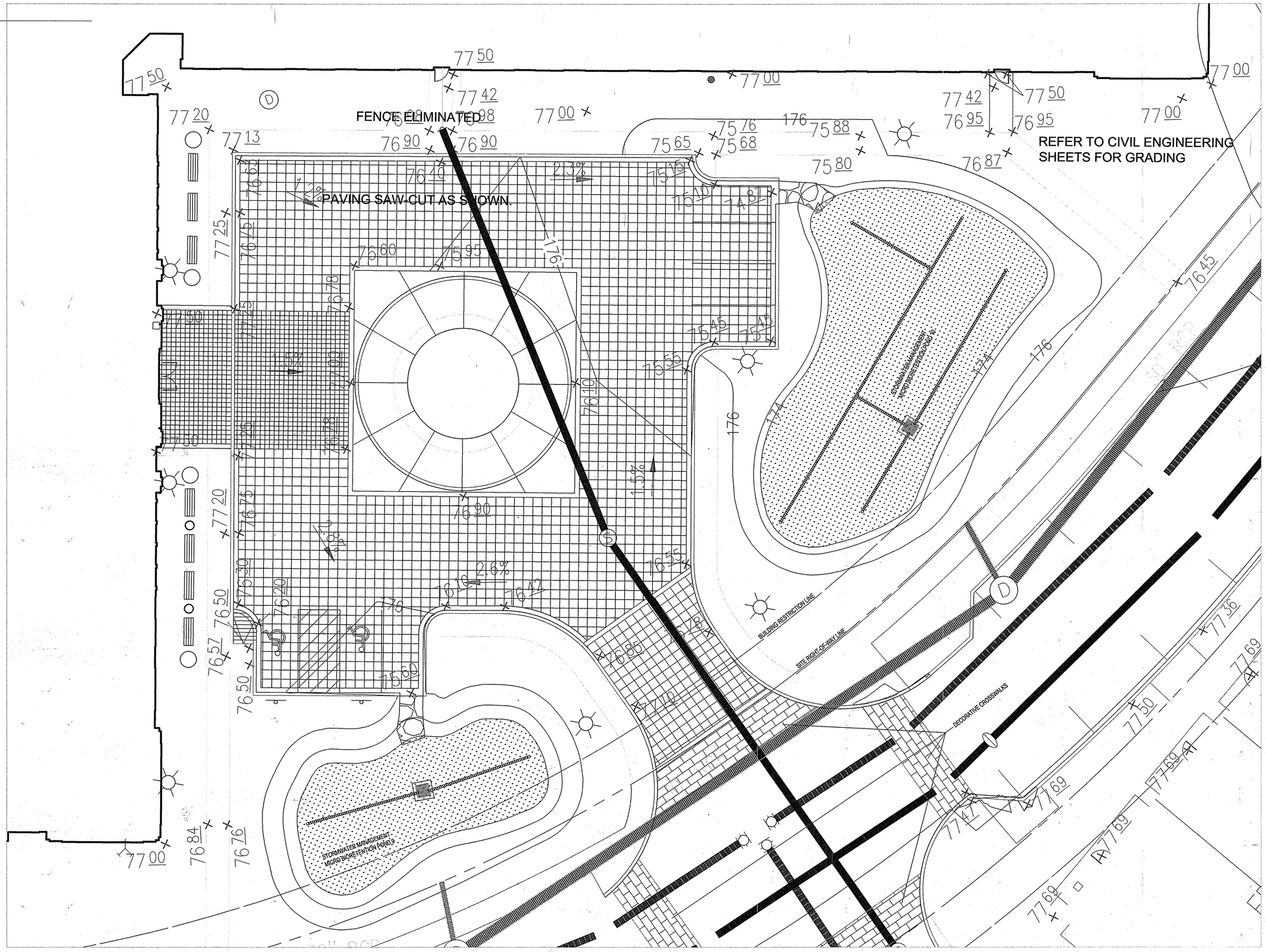
LEGEND

300	PROP CONTOUR
	PROP. STORM DRAIN
	EX. STORM DRAIN
(private)	PROP. SANITARY SEWER
(private)	PROP. WATER LINE
	CONCRETE CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	CONCRETE SIDEWALK
× 78.88	SPOT SHOT
	PROP. LIGHT FIXTURE & POLE
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED PARKING LOT SPACE
	EXISTING FENCE
	PROPOSD PEDESTRIAN LIGHT
	DETAIL CALLOUT
	SPECIFICATION CALLOUT
	PROPOSED SIGN LOCATION
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	BUILDING ENTRANCE

SCALE: 1" = 10'

0' 5' 10' 20' 40'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3-21-16
Chief, Division of Land Development	Date 3-30-16
Chief, Development Engineering Division	Date 3-23-16

The Faux Group, Inc.
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PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND
PATRICIA LOUISE FAUX
No. 973
REGISTERED LANDSCAPE ARCHITECT

ENTRANCE COURTYARD LAYOUT PLAN

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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DEC, 23, 2014	48-20	48 OF 64

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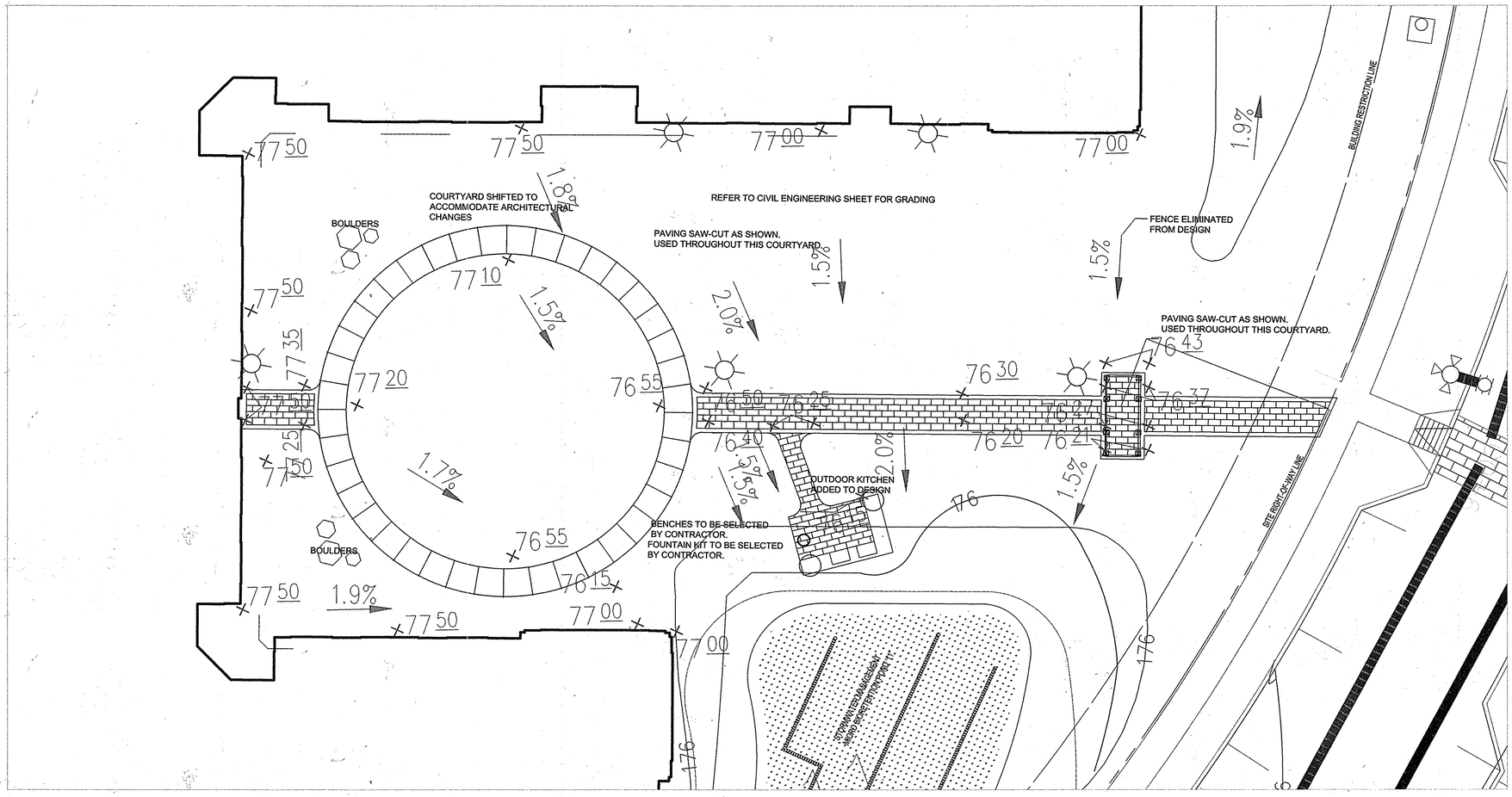
LEGEND

300	PROP CONTOUR
	PROP. STORM DRAIN
	EX. STORM DRAIN
LOD	LIMIT OF SUBMISSION/DISTURBANCE
EX. 8"S. (public)	EX. SANITARY SEWER
(private)	PROP. SANITARY SEWER
(private)	PROP. WATER LINE
Ex. W. (public)	EX. WATERLINE
	EX. CURB & GUTTER
	CONCRETE CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	CONCRETE SIDEWALK
× 78 88	SPOT SHOT
	PROPOSED FENCE
	BUILDING ENTRANCE



SCALE: 1" = 10'

0' 5' 10' 20' 40'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	3-31-16 Date
Chief, Division of Land Development	3-30-16 Date
Chief, Development Engineering Division	3-23-16 Date

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410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX No. 973 — REGISTERED LANDSCAPE ARCHITECT

FIRE COURTYARD LAYOUT PLAN

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

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DATE	TAX MAP – GRID	SHEET
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SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	CONDITION	TOTAL NUMBER	ADDITIONAL NOTES
LARGE DECIDUOUS TREES							
AS	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5"-3" CALIPER	AS SHOWN	B&B	16	
BN	Betula nigra 'Heritage'	Heritage Clump River Birch	10'-12' HEIGHT	AS SHOWN	B&B	63	MULTI-STEMMED WITH 3 LEADERS
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"-3" CALIPER	AS SHOWN	B&B	19	MALE CULTIVARS ONLY
GT	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless honeylocust	2.5"-3" CALIPER	AS SHOWN	B&B	41	THORNLESS SPECIES ONLY
PA	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	2.5" CALIPER	40' O/C	B&B	94	87 OF THESE ARE PUBLIC STREET TREES
						233	
UNDERSTORY DECIDUOUS TREES							
CF	Cornus florida	Flowering Dogwood	8'-10' HEIGHT	AS SHOWN	B&B	21	
CK	Cornus kousa	Kousa Dogwood	8'-10' HEIGHT	AS SHOWN	B&B	4	
LI	Lagerstromia indica	Crapemyrtle	6'-8 HEIGHT	AS SHOWN	B&B	14	
						39	
EVERGREEN TREES							
MV	Magnolia grandiflora	Southern Magnolia	6'-8' HEIGHT	AS SHOWN	B&B	29	
PS	Pinus strobus	Eastern White Pine	6'-8' HEIGHT	AS SHOWN	B&B	62	
						91	
SHRUBS							
CS	Cornus stolonifera	Red-Osier Dogwood	2.5'-3' HEIGHT	AS SHOWN	CONTAINER	20	
DG	Deutzia gracilis 'Nikki'	Slender Deutzia	2.5'-3' HEIGHT	AS SHOWN	CONTAINER	208	
JC	Juniperus communis var. depressia effusa	Common Dwarf Juniper	0.5'-1.5' HEIGHT	AS SHOWN	CONTAINER	179	
PF	Photinia x fraserii	Frasers Photinia	3'-3.5' HEIGHT	AS SHOWN	CONTAINER	83	
TM	Taxus media 'Densiformis'	Densiformis Yew	2.5'-3' HEIGHT	AS SHOWN	CONTAINER	398	
						888	

PLANT SCHEDULE FOR MICRO BIO RETENTION PONDS

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	CONDITION	TOTAL NUMBER	ADDITIONAL NOTES
GROUNDCOVER							
LS	Liriope spicata	Creeping Lilyturf	Quart	12" o/c	Container	610	
CL	Chasmanthium latifolium	Inland Seaoats	Quart	12" o/c	Container	2909	
OC	Osmunda cinnamomea	Cinnamon Fern	Quart	12" o/c	Container	238	
PV	Panicum virgatum	Switchgrass	Quart	12" o/c	Container	739	
CG	Chelon glabra	White Turtlehead	Quart	12" o/c	Container	852	
						5,348	
SHRUBS							
CS	Cornus stolonifera	Red-Osier Dogwood	2.5'-3' HEIGHT	AS SHOWN	CONTAINER	79	
IS	Ilex (serrta x verticillata)	Sparkleberry	2.5'-3' HEIGHT	AS SHOWN	CONTAINER	78	
						157	

COST ESTIMATE FOR SURETY OF LANDSCAPING REQUIREMENTS FOR ALL REQUIREMENTS EXCEPT STORMWATER MANAGEMENT AREAS* AND PUBLIC STREET TREES		
SHADE TREES (AT $300 PER TREE)	234 x $300	$70,200
ORNAMENTAL AND EVERGREEN TREES (AT $150 PER TREE)	102 x $150	$15,300
SHRUBS (AT $30 PER SHRUB)	0 x $30	$0
FENCING (AT $10 PER LINEAR FOOT)	156 x $10	$1,560
WALLS (AT $20 PER LINEAR FOOT)	0 x $20	$0
		$87,060

COST ESTIMATE FOR SURETY OF PUBLIC STREET TREE REQUIREMENTS		
SHADE TREES (AT $300 PER TREE)	87 x $300	$26,100

*REFER TO CIVIL ENGINEERING SHEETS FOR SURETY CALCULATIONS OF CONSTRUCTION ASSOCIATED WITH THE MICRO-BIO POND LANDSCAPING

LANDSCAPE SPECIFICATIONS

A. MATERIALS

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED, PREFERABLY WITHIN THE LAST YEAR.

   THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY DEVELOPED ROOT SYSTEM.

   PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALED, DISFIGURING KNOTS OR FRESH CUTS OVER 1 ½" WILL BE REJECTED.

   NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
2. TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
3. PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE-PARTS TOPSOIL AND ONE-PART WET, LOOSE PEAT MOSS.
4. STAKING MATERIALS: GUYS WIRE SHALL BE PLIABLE #12 GAUGE GALVANIZED TWISTED TWO-STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY RUBBER HOSE ¾ INCH DIAMETER, STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
5. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
6. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

B. APPLICABLE SPECIFICATIONS AND STANDARDS

1. "STANDARD PLANT NAMES," LATEST EDITION JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. "AMERICAN STANDARD OF NURSERY STOCK." LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMAN.

C. DIGGING AND HANDLING OF PLANT MATERIALS

1. IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS AND/OR FOLIAGE.
2. DIG BALLED AND BUR LAPPED (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREA

1. STAKE OUT ON THE GROUND, LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED, AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATION IS BEGUN. LANDSCAPED AREAS SHALL BE THOROUGHLY WEEDED PRIOR TO PLANTING OPERATIONS.

E. PLANTING OPERATIONS

1. SET PLANTS WITH TOP OF ROOT BALL HIGHER WITH PROPOSED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PITS, ELIMINATING ALL AIR POCKETS.
2. SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM THE TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.
3. PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CAN NOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, PEAT MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.
4. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO NOT DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.
5. MULCH PITS AND BEDS WITH A TWO INCH LAYER OF BARK MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3 FOOT EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. ADD 2" OF ADDITIONAL MULCH.

F. STAKING, WRAPPING AND PRUNING

1. STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
2. WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE SOUND BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.
3. PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT TO REMOVE 1/5 TO 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE

1. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE FULL CALENDAR YEAR COMMENCING AT ACCEPTANCE OF PLANTINGS BY LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE IN HEALTHY AND VIGOROUS CONDITION AT THE END OF THE GUARANTEE PERIOD.

H. TREE PRESERVATION

1. SNOW FENCING SHALL BE ERECTED AROUND ALL AREAS WHERE EXISTING VEGETATION IS TO BE PRESERVED.
2. INDIVIDUAL TREES AND GROUPS OF TREES SHALL BE PROTECTED BY FENCING AROUND A PERIMETER OF THEIR BRANCHES USING STANDARD, 48" HIGH SNOW FENCE SECURELY MOUNTED TO STANDARD STEEL POSTS SET NOT MORE THAN 6' APART.
3. FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

STANDARD & SPECIFICATIONS FOR TOPSOIL

DEFINITION

ANY SOILS USED FOR THE PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. THEREBY ALL SOILS USED IN THIS REGARD SHOULD NOT HAVE THE FOLLOWING LIMITATIONS: LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIAL TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS

THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

A.) THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B.) THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

C.) THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIALS TOXIC TO THE PLANT GROWTH.

D.) THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. THE AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

SOIL ANALYSIS TESTING

1. SOIL SAMPLE ANALYSIS TO BE DONE BY THE CONTRACTOR, FOR ALL SOILS TO BE USED AS TOPSOIL AND/OR BACKFILL PURPOSES. SOIL SAMPLES SHALL BE GATHERED FROM THE TOPSOIL STOCKPILES BY THE LANDSCAPE ARCHITECT, TO BE THAN TURNED OVER TO THE CONTRACTOR FOR PROFESSIONAL TESTING BY THE SOILS AND AGGREGATE TECHNOLOGY DIVISION (S.A.T.D.).

2. FOR ACTIVE CONSTRUCTION PROJECTS, THE CONTRACTOR AND/OR THE ENGINEER SHALL CONTACT S.A.T.D. FOR SAMPLING AND TESTING AT LEAST 30 CALENDAR DAYS PRIOR TO THE STRIPPING OF SALVAGED TOPSOIL, PLACING OF FURNISHED TOPSOIL, AND/OR THE SEEDING OF NON-TOPSOIL AREAS.

3. SOIL SAMPLES SHALL BE TAKEN FROM ALL FURNISHED TOPSOIL STOCKPILE LOCATIONS ON SITE. ALL SOIL SAMPLES SHOULD CONFORM TO THE ADMINISTRATION'S REQUIREMENTS FOR TEXTURAL ANALYSIS (FOR PERCENTAGE OF SAND, SILT AND CLAY), PH AND ORGANIC MATTER.

4. ONE POUND TOPSOIL SAMPLES SHALL BE TAKEN OF EQUAL GATHERINGS FROM EACH OF THE DIFFERENT LOCATIONS (CAN BE NO LESS THAN TEN DIFFERENT LOCATIONS). THE SOIL SHALL BE SAMPLES AT VARIOUS DEPTHS THROUGHOUT THE PILE AND NOT THE SURFACE. THE FOLLOWING INFORMATION SHALL BE LABELED ON EACH OF THE SAMPLES: DATE OF SAMPLE, NAME OF SOURCE, AND STOCKPILE IDENTIFICATION.

CONSTRUCTION AND MATERIALS

1. TOPSOIL SALVAGED FROM THE EXISTING CONDITIONS MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SPECIFIED. THE TYPICAL DEPTH OF TOPSOIL TO BE SALVAGED CAN BE FOUND IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH THE MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

2. TOPSOIL MUST BE FREE OF ALL PLANTS AND PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISLE OR ANY OTHERS AS SPECIFIED.

3. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, THE CONTRACTOR SHALL GROUND LIMESTONE AT A RATE OF 4-8 TONS/ACRE (200-400 LBS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF APPROVED TOPSOIL. THE CONTRACTOR SHALL DISTRIBUTE THE LIMESTONE UNIFORMLY OVER DESIGNATED AREAS WITH TILLAGE OPERATIONS. TOPSOIL SUBSTITUTES OR AMENDMENTS (AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE LANDSCAPE ARCHITECT) MAY BE USED IN LIEU OF NATURAL TOPSOIL.

4. THE OWNER, TENANT, 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.

TOPSOIL APPLICATION

1. WHEN APPLYING TOPSOIL, THE CONTRACTOR MUST MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS; DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS. THE CONTRACTOR SHALL REFER TO THE SOIL AND SEDIMENT CONTROL PLANS FOR DETAILS, AND COORDINATE PLACEMENT EFFORTS.
2. PROPOSED FINISHED GRADES, PREVIOUSLY ESTABLISHED SHALL BE MAINTAINED AT A MAXIMUM OF 4-8" HIGHER IN ELEVATION.

3. THE CONTRACTOR SHALL UNIFORMLY DISTRIBUTE THE APPROVED TOPSOIL IN 4-8" LAYERS, AND LIGHTLY COMPACT THE TOPSOIL TO A MINIMUM 4" THICKNESS IN DEPTH. THE APPLICATION OF APPROVED TOPSOIL TO EACH OF THE DESIGNATED AREAS SHOULD REDUCE THE NEED FOR ANY ADDITIONAL SOIL PREPARATION FOR SEEDING AND SODDING, AND TILLAGE.

4. THE CONTRACTOR SHALL MINIMIZE ALL IRREGULARITIES TO THE FINISHED GRADE SURFACE, IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS AND/OR WATER POCKETS.

5. TOPSOIL SHALL NOT BE DISTRIBUTED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDED PREPARATION.

POSTING OF SURETY

POSTING OF SURETY IS REQUIRED FOR LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF $87,060 FOR 234 SHADE TREES, 102 EVERGREEN, AND 156 LINEAR FEET OF FENCING/WALLS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT/GRADING PERMIT.

THE FINANCIAL SURETY FOR 87 PUBLIC STREET TREES IN THE AMOUNT OF $26,100 WILL BE INCLUDED AS PART OF THE COST ESTIMATE GENERATED BY THE HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME Neil A. Greenberg, Manager, Annapolis Junction Town Center, LLC — DATE 02/12/2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

The Faux Group, Inc.
2200 Somerville Road, Suite 200
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DES. RK | DRN. RK | CHK. PF

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

PLANT LIST AND PLANTING NOTES

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
N/A	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY 30, 2013	48–20	50 OF 64

SDP-13-048

GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLIN SOIL MIXTURE.
3. SOAK PLANT PIT IMMEDIATELY AFTER PLANTING.
4. DO NOT BREAK ROOT BALL. DO NOT CARRY OR ADJUST ROOT BALL BY USING TREE TRUNK.

PLANTING PROCEDURE:
1. EXCAVATE ROOTBALL PIT.
2. SET TREE SUCH THAT TOP OF ROOT BALL IS 2"-3" HIGHER THAN FINISHED GRADE. IF NECESSARY, ADD EXCAVATED SOIL DIRECTLY UNDER ROOT BALL AND COMPACT THOROUGHLY TO ADJUST ROOT BALL HEIGHT.
3. POSITION TREE SUCH THAT THE BEST PROFILE OF THE TREE - - THE SIDE WITH THE MOST ATTRACTIVE BRANCHING PATTERN, IS FACING THE DIRECTION IN WHICH IT WILL BE SEEN THE MOST.
4. BACKFILL & WATER IN SPECIFIED SOIL MIXTURE.
5. CONSTRUCT TRENCH EDGE AND ADD SPECIFIED MULCH. STAKE & GUY PLANT SECURELY.

TREE PLANTING DETAIL - ON SLOPE

SECTION SCALE: NTS

GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLIN SOIL MIXTURE.
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4. BACKFILL & WATER IN SPECIFIED SOIL MIXTURE.
5. CONSTRUCT TRENCH EDGE AND ADD SPECIFIED MULCH. STAKE & GUY PLANT SECURELY.

TREE PLANTING DETAIL

SECTION SCALE: NTS

TREES UNDER 3" CAL.

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.

TREE STAKING DETAIL

SECTION SCALE: NTS

TREE PROTECTION DETAIL

SECTION SCALE: NTS

NOTES:
1. PLUMB TREE BEFORE STAKING
2. LOCATE GUY WIRES ABOVE FIRST SCAFFOLD BRANCHES
3. FOR MULTI-TRUNKED TREES ATTACH TO LARGEST TRUNK
4. SPACE STAKES EVENLY AROUND THE OUTSIDE OF THE PLANTING HOLE AND THAT GUY WIRES DO NOT RUB AGAINST LIMBS OR TRUNK
5. REMOVE GUY WIRES AND STAKES AFTER ONE FULL GROWING SEASON OR UNLESS OTHERWISE SPECIFIED
6. PRUNE ANY DISEASED, BROKEN, RUBBING, OR DOUBLE LEADER BRANCHES (NEVER CUT A CENTRAL LEADER)

TREE GUYING DETAIL - ON SLOPE

SECTION SCALE: NTS

NOTES:
1. PLUMB TREE BEFORE STAKING
2. LOCATE GUY WIRES ABOVE FIRST SCAFFOLD BRANCHES
3. FOR MULTI-TRUNKED TREES ATTACH TO LARGEST TRUNK
4. SPACE STAKES EVENLY AROUND THE OUTSIDE OF THE PLANTING HOLE AND THAT GUY WIRES DO NOT RUB AGAINST LIMBS OR TRUNK
5. REMOVE GUY WIRES AND STAKES AFTER ONE FULL GROWING SEASON OR UNLESS OTHERWISE SPECIFIED
6. PRUNE ANY DISEASED, BROKEN, RUBBING, OR DOUBLE LEADER BRANCHES (NEVER CUT A CENTRAL LEADER)

TREE GUYING DETAIL

SECTION SCALE: NTS

ALL BAREROOT MATERIALS SHALL BE HANDLED AS FOLLOWS:
1. BARE ROOT MATERIAL SHOULD BE PLANTED BEFORE OR ATER GROWING SEASON IN SPRING OR FALL WHILE PLANT IS DORMANT.
2. ROOTS MUST BE KEPT MOIST AT ALL TIMES PRIOR TO AND AFTER PLANTING UNTIL ROOTS HAVE ESTABLISHED.
3. PRIOR TO PLANTING ROOTS SHALL BE DIPPED THOROUGHLY IN A LIGHT SLURRY MIX OF WATER, 2 GAL., FINE CLAY, 1LB MAGAMP FERTILIZER AND A ROOT PROMOTING HORMONE. WATER SHOULD BE ADDED IN ENOUGH QUANTITY TO MAINTAIN CONSISTENCY.
4. CONTRACTOR IS TO INSURE THAT ALL AIR POCKETS ARE ELIMINATED IN SOIL AROUND ROOTS AFTER PLANTING.
5. THE LANDSCAPE CONTRACTOR SHALL FOLLOW THE ANLA RECOMMENDATIONS FOR HANDLING, PLANTING AND MAINTENANCE OF BARE ROOT NURSERY STOCK.

BAREROOT TREE SEEDLING/SHRUB PLANTING

SECTION SCALE: NTS

TREE PROTECTION FENCING DETAIL

SECTION SCALE: NTS

GENERAL NOTES:
1. TRENCH EDGE TO BE USED AT ALL LAWN EDGES AND AT EDGES OF MULCHED AREAS.
2. TRENCH EDGE SHALL CREATE A SMOOTH TRANSITION ON BETWEEN AREAS FINISHED GRADE.

PLANTING BED/TURF CONNECTION

SECTION SCALE: NTS

SOD INSTALLATION PROCEDURE:
1. GENERAL CONTRACTOR SHALL PROVIDE A FINISHED GRADE TO ± 0.20 OF A FOOT OF PROPOSED GRADES.
2. THOROUGHLY CULTIVATE ENTIRE AREA TO BE SODDED TO A MINIMUM DEPTH OF SIX INCHES.
3. PROVIDE SOIL AMMENDMENTS (AS SPECIFIED PER SOIL TEST ANALYSIS). ROTOTILL AND HANDRAKE UNTIL SMOOTH, EVEN AND FREE OF DEBRIS.
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. CONSTRUCT TRENCH EDGE (AS SHOWN IN DETAIL ON THIS PAGE), LAY AND ROLL SOD. WATER THOROUGHLY.

SOD INSTALLATION

SECTION SCALE: NTS

GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLING SOIL MIXTURE.
3. SOAK PLANT PIT IMMEDIATELY AFTER PLANTING.
4. DO NOT BREAK ROOT BALL. DO NOT CARRY OR ADJUST ROOT BALL BY USING TREE TRUNK.

GENERAL NOTES:
1. UNLESS SPECIFIED, STAGGER ROWS OF SHRUBS
2. IF B&B, REMOVE BURLAP FROM TOP 1/3 OF BALL

SHRUB PLANTING DETAIL

SECTION SCALE: NTS

PLUG PLANTING DETAIL

SECTION SCALE: NTS

1 LANDSCAPE DETAILS

SCALE: NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] Director	3/7/14 Date
[signature] Chief, Division of Land Development	3/07/14 Date
[signature] Chief, Development Engineering Division	2.28.14 Date

The Faux Group, Inc.
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DATE	REVISION	BY	APP'R.

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4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
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STATE OF MARYLAND PATRICIA LOUISE FAUX No. 973 REGISTERED LANDSCAPE ARCHITECT

PLANTING DETAILS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
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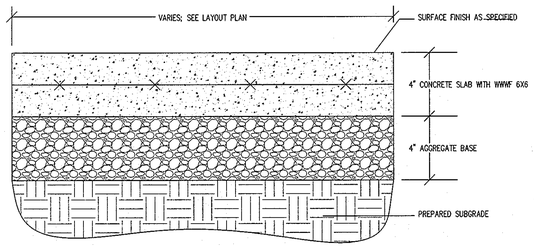
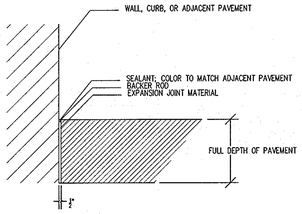
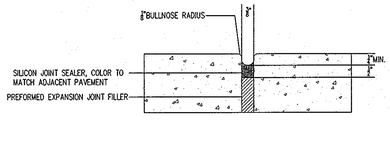
SDP–13–048



1/52 TYPICAL CONCRETE PAVING
SECTION NTS



2/52 TYPICAL PAVING EXPANSION JOINT AT VERTICAL ELEMENTS
SECTION NTS



3/52 TYPICAL EXPANSION JOINT IN CONCRETE PAVING
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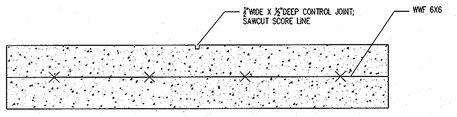
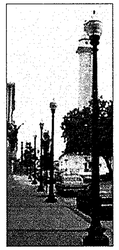


4/52 CONTROL JOINT IN CONCRETE PAVING
SECTION NTS

REFER TO CIVIL ENGINEERING SHEETS FOR THE BGE STREETLIGHT THAT IS TO BE USED THROUGHOUT THE PROJECT AREA.

5/52 TYPICAL PROPOSED STREETLIGHT
SPECIFICATION



PROPOSED PEDESTRIAN LIGHTPOLE:
BGE STANDARD LIGHTPOLE. 12' FIBERGLASS POLE, EMBEDDED, WITH ACORN POST TOP

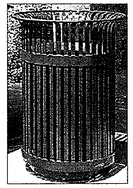
6/52 TYPICAL STREETLIGHT ALONG PRIVATE SIDEWALKS WITHIN AMENITY AREA
SPECIFICATION

Manufacturer: Victor Stanley, Inc.
Classic Series, Model CS-138
6' Length, with center armrests, Color: BLACK

7/52 TYPICAL BENCH
SPECIFICATION

Manufacturer: Victor Stanley, Inc.
Bollard 35, BKR Permanent Mount; Color: BLACK

8/52 TYPICAL BOLLARD
SPECIFICATION

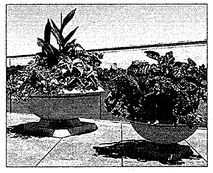


Manufacturer: Victor Stanley, Inc. Ironsites Series, Model S-42
36 Gallon; color: BLACK

9/52 TYPICAL TRASH RECEPTACLE
SPECIFICATION

Manufacturer: Asian Ceramics, Inc.; Model Number: 4-60390-GM; Tall Square Tapered Gunmetal Planter; Size: 18"x18"x40"; Weight: 226 Pounds; Planted with annuals.

11/52 PLANTER TYPE 1
SPECIFICATION

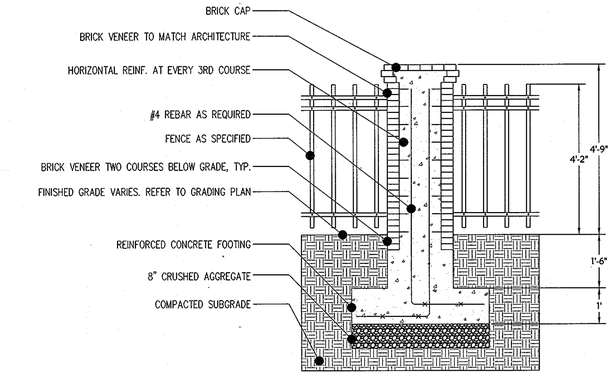


Manufacturer: Longshadow Planters; Glencoe 42 Planter & Square Base 24, LS 9227; 21" high, 42" diameter, 24" square base; 570 pounds; Planted with annuals.

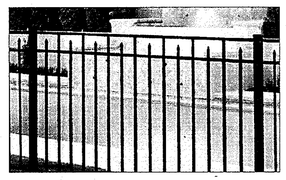
10/52 PLANTER TYPE 2
SPECIFICATION

Manufacturer: The Park Catalog
Item #135-1003; Pet Waste Station with Sign

12/52 PET WASTE STATION
SPECIFICATION



13/52 BRICK FENCE PIER
SECTION NTS



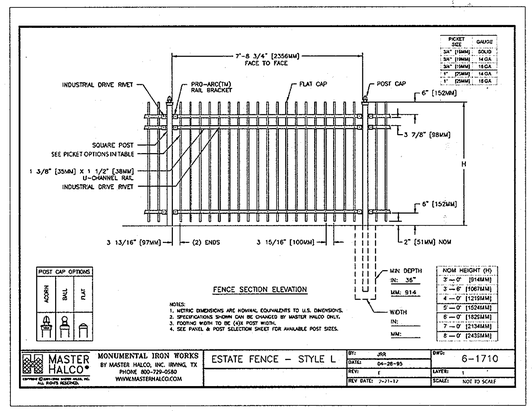
SUPPLIER: Master Halco; STYLE: Universal Spear Colonial Aluminum Fence
HEIGHT: 48"; PANEL WIDTH: 6'; GATE WIDTH: 5'; POST CAPS: 2" FLAT CAP

OR EQUAL AS APPROVED BY OWNER

14/52 POOL PERIMETER FENCE
SPECIFICATION

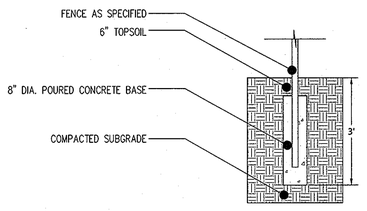
SUPPLIER: MASTER HALCO
STYLE: ALUMINUM FENCE, SINGLE SWING
GATE: 6' HEIGHT WITH 1" PICKETS AND FLAT POST CAP OR EQUAL AS APPROVED BY OWNER. INSTALL PER MANUFACTUER'S INSTRUCTION.

16/52 DOUBLE LEAF GATE
SPECIFICATION



MONUMENTAL IRON WORKS FENCE; ESTATE FENCE; STYLE 'L'; 1" PICKETS AND FLAT POST CAP. OR EQUAL AS APPROVED BY OWNER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. 410.633.6500

15/52 DECORATIVE FENCE AROUND APARTMENT
SPECIFICATION



17/52 POST FOOTING
SECTION NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14
Chief, Division of Land Development — Date 3/07/14
Chief, Development Engineering Division — Date 2.28.14

The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

L:\2013\JOBFILES\11107 JUNCTION\Faux Group\2013-05-15 Rev 1\2013-05-15 Annapolis Junction Title Block.dwg

DES. RK	DRN. RK	CHK. PF

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND
PATRICIA LOUISE FAUX
No. 973
REGISTERED LANDSCAPE ARCHITECT

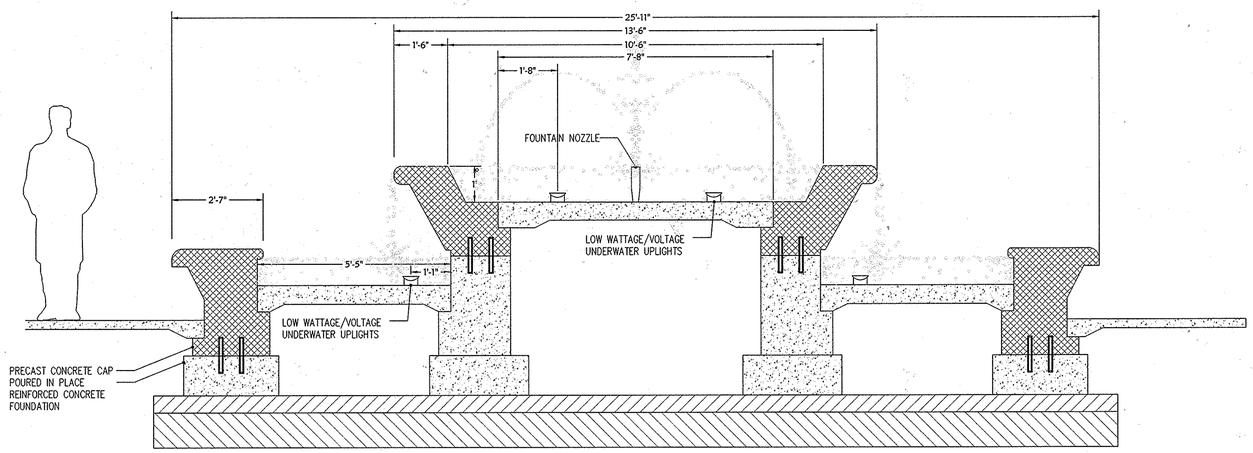
LANDSCAPE ARCHITECTURAL DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22077-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

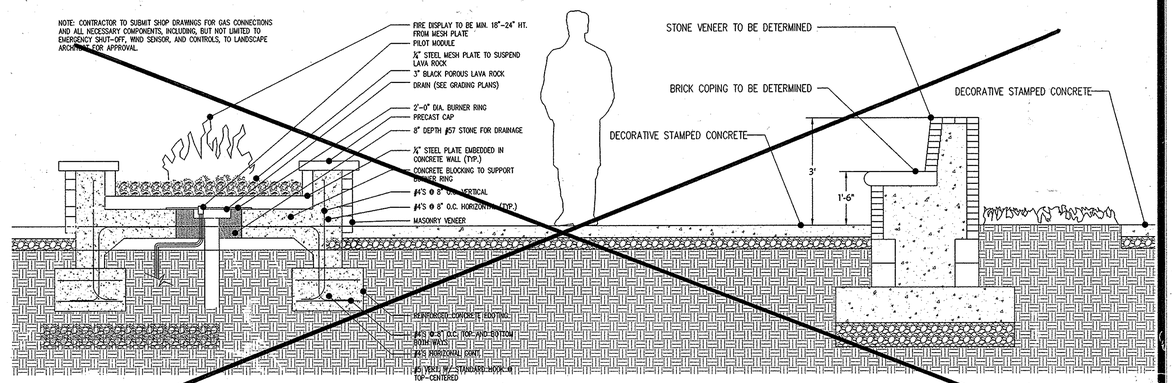
SCALE	ZONING	G. L. W. FILE No.
NTS	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	52 OF 64

SDP-13-048



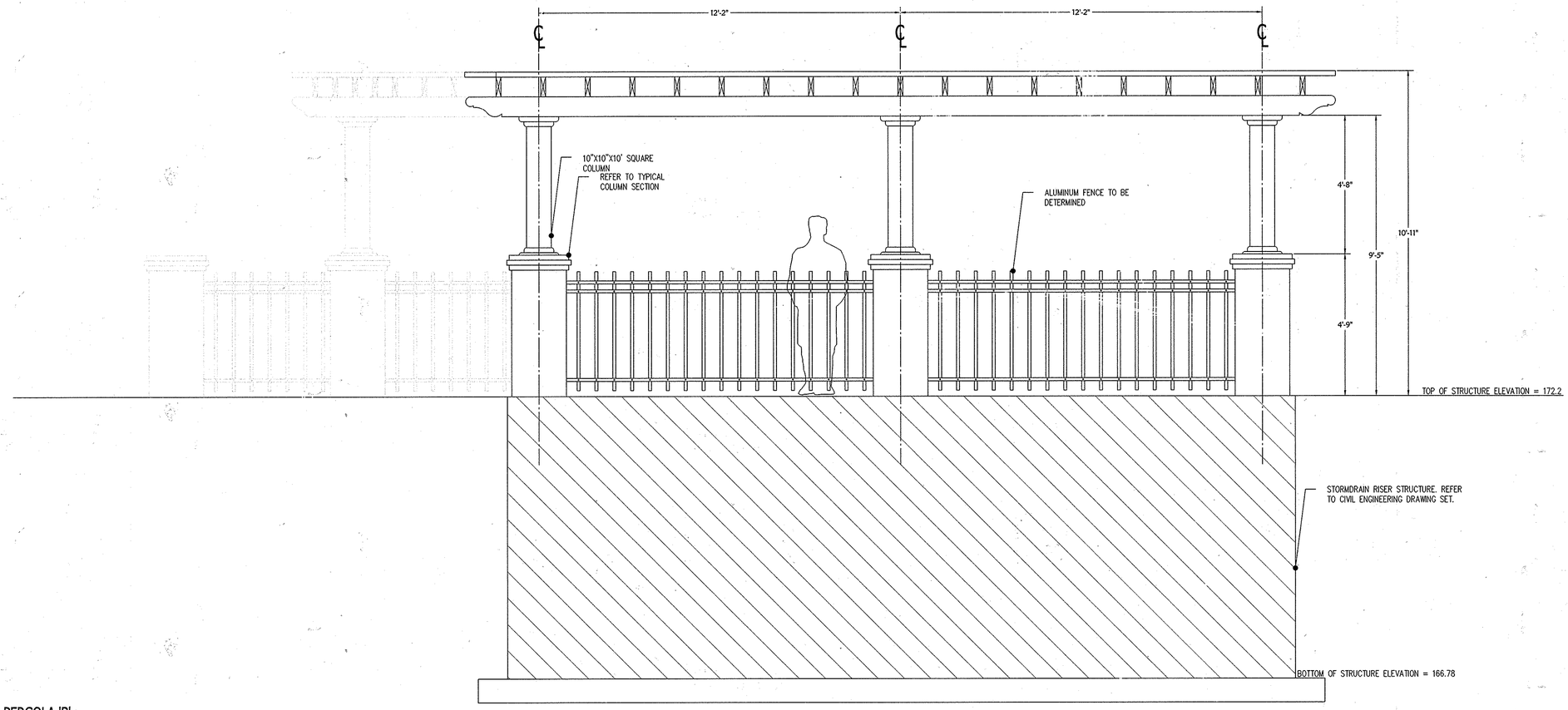
1/53 ENTRANCE COURTYARD FOUNTAIN
CONCEPTUAL SECTION

SCALE: ½" = 1'-0"



2/53 FIRE COURTYARD SEAT WALL
CONCEPTUAL SECTION

SCALE: ½" = 1'-0"



3/53 PERGOLA 'B'
CONCEPTUAL ELEVATION

SCALE: ½" = 1'-0"

NOTE: DETAILS ARE INTENDED TO DEPICT APPROXIMATE DESIGN AND CONSTRUCTION INTENT ONLY. NOT SUITABLE FOR CONSTRUCTION PURPOSES. DESIGN AND CONSTRUCTION MAY CHANGE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division AW — Date 2.28.14

THE FAUX GROUP
The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. PF

DATE	REVISION	BY	APP'R.
1-28-2016	Modify design of residential building	klp	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

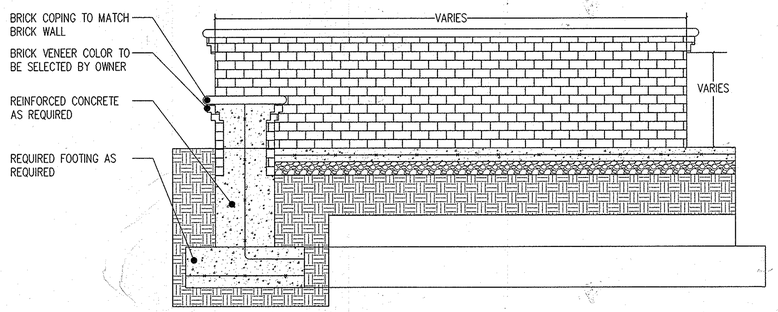
LANDSCAPE ARCHITECTURAL DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A – G
PLAT No. 22697-22701

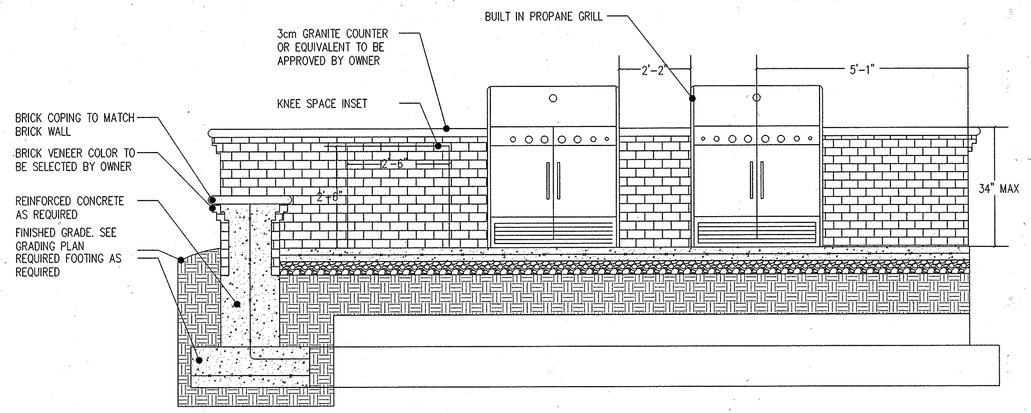
ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1/2"=1'-0"	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	53 OF 64

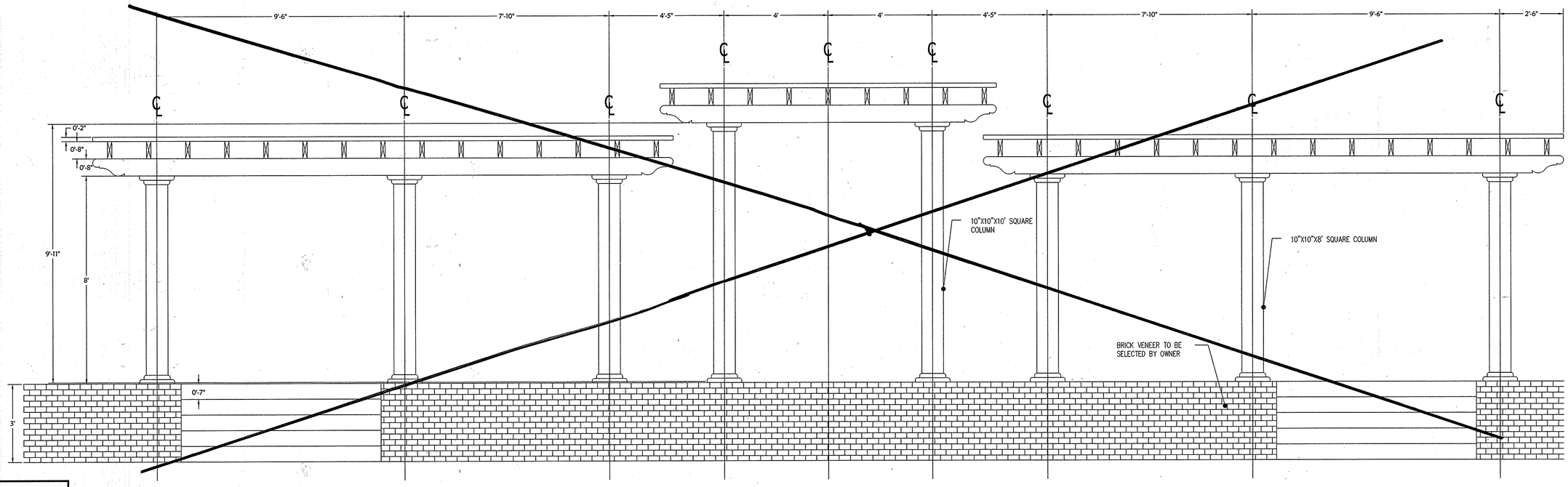
SDP-13-048



1/54 TYPICAL WALL DETAIL THROUGHOUT AMENITY AREA
CONCEPTUAL SECTION



2/54 GRILL SECTION
CONCEPTUAL SECTION



3/54 PERGOLA 'A'
CONCEPTUAL ELEVATION

NOTE: DETAILS ARE INTENDED TO DEPICT APPROXIMATE DESIGN AND CONSTRUCTION INTENT ONLY. NOT SUITABLE FOR CONSTRUCTION PURPOSES. DESIGN AND CONSTRUCTION MAY CHANGE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

THE FAUX GROUP
The Faux Group, Inc.
2200 Somerville Road, Suite 200
Annapolis, MD 21401
Ph. 410.295.6517 F. 410.295.6512

DES. RK	DRN. RK	CHK. RK

DATE	REVISION	BY	APP'R.
1-28-2016	Modified design of residential building	klp	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

STATE OF MARYLAND — PATRICIA LOUISE FAUX — No. 973 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURAL DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22071-22201

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1/2"=1'-0"	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	54 OF 64

SDP-13-048

NOTES:
HOWARD COUNTY TRAFFIC DIVISION: 410-313-2430.

"NOTICE SIGN" INFO NUMBER –
CONTACT HOWARD COUNTY TRAFFIC DIVISION FOR THE PHONE NUMBER WHEN READY TO MAKE THE "NOTICE" SIGN.

CONTACT HOWARD COUNTY TRAFFIC DIVISION TO ARRANGE A FIELD MEETING FOR BEST PLACEMENT OF SIGNS.

DETOUR – N.T.S.

30" x 12" M 4-9(l) 30" x 24" M 4-9 Mod. Black on Fluorescent Orange — MARC STATION / DETOUR ↑ — 1

30" x 12" M 4-9(l) 30" x 24" M 4-9 (R) Mod. Black on Fluorescent Orange — MARC STATION / DETOUR → — 2

30" x 12" M 4-9(l) 30" x 24" M 4-9 (R) Black on Fluorescent Orange — MARC STATION / DETOUR → — 3

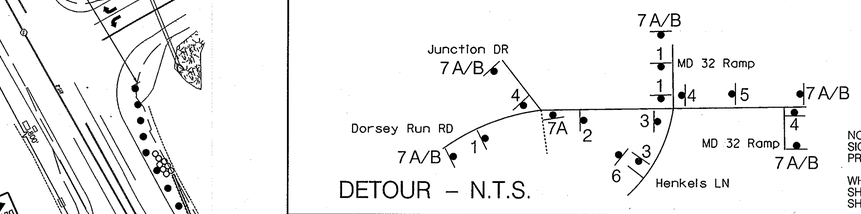
30" x 12" M 4-9(l) 30" x 24" M 4-9 (L) Black on Fluorescent Orange — MARC STATION / DETOUR ← — 4

30" x 12" M 4-9(l) 30" x 24" M 4-9 (L) Mod. Black on Fluorescent Orange — MARC STATION / DETOUR ← — 5

36" x 24" M 4-8(ll) Black on Fluorescent Orange — END DETOUR — 6

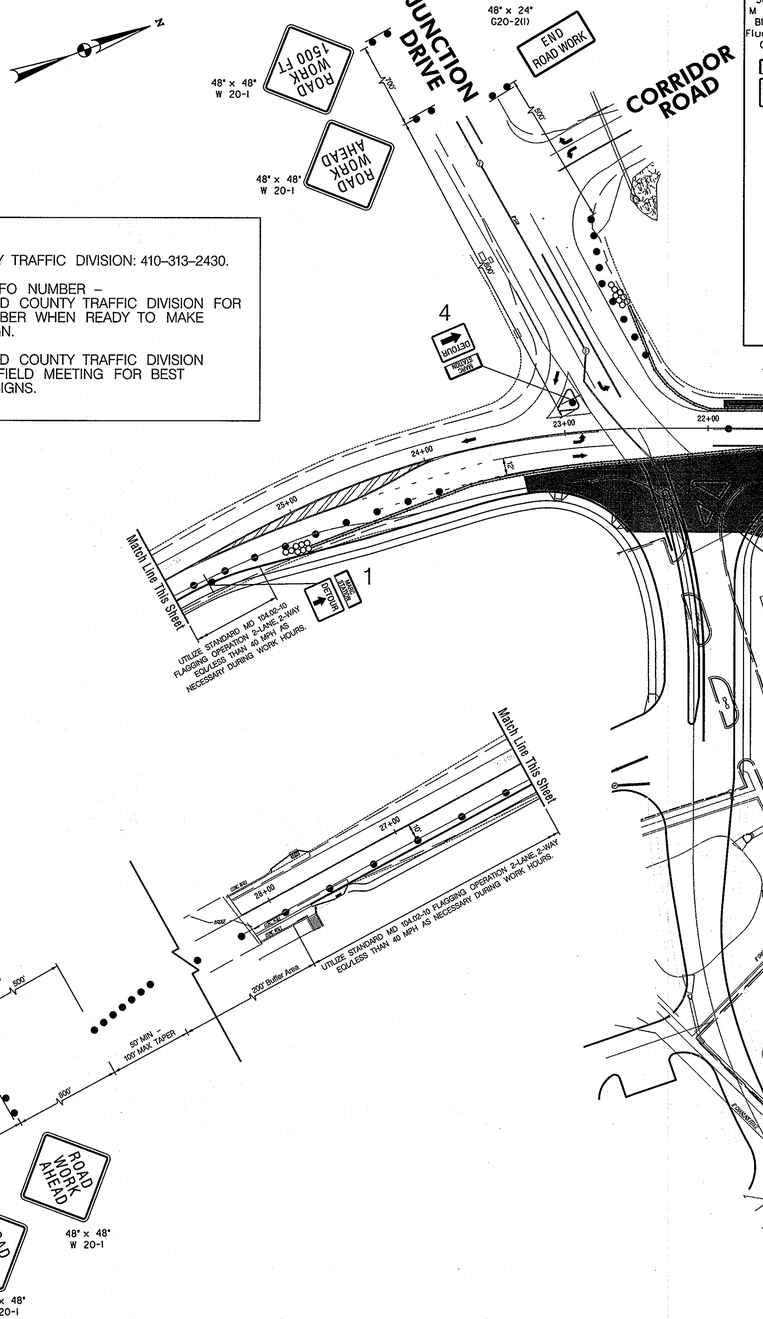
R11-2(6) Mod. 78" x 84" — NOTICE / ENTRANCE TO BE CLOSED ON/ OR ABOUT -/-/13 / FOR INFO 410-313- — Black on Yellow / Black on White — 7A

R11-2(6) Mod. 78" x 78" — NOTICE / ENTRANCE TO MARC STATION CLOSED / FOLLOW DETOUR — Black on Orange — 7B



NOTES:
SIGN 7A SHALL BE INSTALLED 2 WEEKS PRIOR TO THE START OF CONSTRUCTION.

WHEN DETOUR IS SET IN PLACE, SIGN 7A SHALL BE REPLACED WITH SIGN 7B AS SHOWN IN THIS LAYOUT.



KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Channelizing Device (Barrier)
- Temp. Traffic Sign
- Crash Cushion
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'
SCALE: 1" = 50'

SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL. PLAN DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. ANY WORK WITHIN THE TRAVELED PORTION OF THE ROADWAY SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 AM AND 3:00 PM UNLESS NOTED IN THE CONTRACT DOCUMENTS.
3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS, BARRIER WALL) (POSTED SPEED IS 35 MPH). INSTALL DETOUR FOR MARC STATION. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
4. CONSTRUCT PORTION OF WATER LINE ON WEST SIDE OF DORSEY RUN ROAD. CONSTRUCT PORTION OF WATER AND SEWER LINE ON EAST SIDE DORSEY RUN ROAD. CONSTRUCT PORTION OF WATER LINE ON HENKLES LANE. CONSTRUCT CURB AND GUTTER AS PROPOSED ON THE SITE PLAN.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division AW — Date 2.28.14

PROFESSIONAL CERTIFICATION. I 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. 31757

EXPIRATION DATE 6/28/2015

STATE OF MARYLAND — JEFFREY WILLIAM JOCK — No. 31757 — PROFESSIONAL ENGINEER

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"®

PLOTTED: Friday, January 31, 2014 AT 02:23 PM
FILE: F:\2006\2006-0633\dwg\TSDD\MOT - Utility 1 barrier wall.dgn
DRN. JES CHK. JJD

DATE	REVISION	BY	APP'R.

PLOTTED BY: jstorck

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4616 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

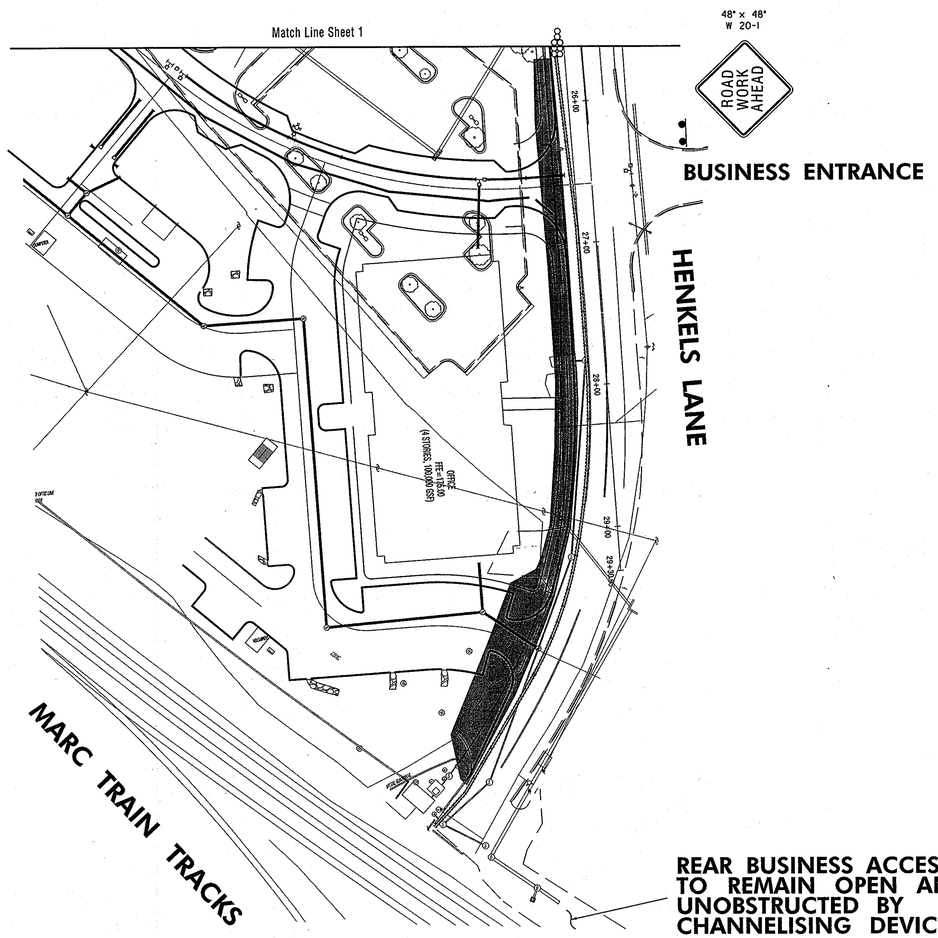
MAINTANENCE OF TRAFFIC PLAN - PHASE 1

ANNAPOLIS JUNCTION TOWN CENTER
- PARCELS A - G
Plat No. 22607 - 22701

ELECTION DISTRICT No. 6 GULFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. I. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	55 OF 64

© SHA 2012



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANN ,G & ZONING

Director — Date 3/25/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2-28-14

PROFESSIONAL CERTIFICATION. I 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. 21757

EXPIRATION DATE 6/28/2015

STATE OF MARYLAND — JAMES DAVID SCHMITT — No. 21757 — PROFESSIONAL ENGINEER

50' 0 50' 100'

SCALE: 1"=50'

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"®

PLOTTED: Friday, January 31, 2014 AT 02:24 PM
FILE: F:\2006\2006-0533\dsk\TEDD\MOT – Utility 1 barrier wall.dgn

DRN. JES | CHK. JJD

DATE	REVISION	BY	APPR.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

MAINTANENCE OF TRAFFIC PLAN - PHASE 1

ANNAPOLIS JUNCTION TOWN CENTER

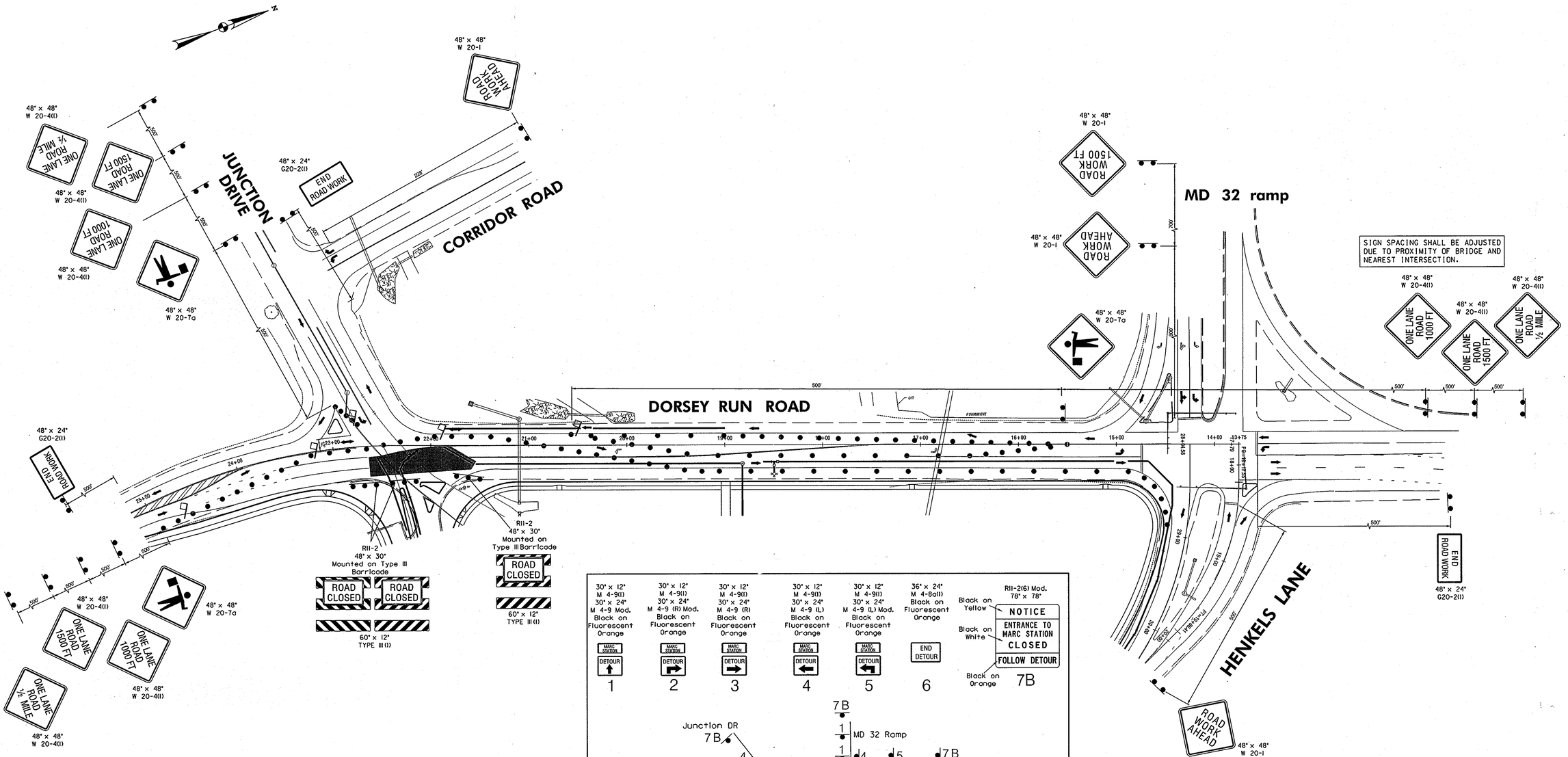
PARCELS A - G

Plat No. 22077-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	56 OF 64

PLOTTED BY: jstorck



30" x 12" M 4-9(1) 30" x 24" M 4-9 Mod. Black on Fluorescent Orange — MARC STATION DETOUR — 1

30" x 12" M 4-9(1) 30" x 24" M 4-9 (R) Mod. Black on Fluorescent Orange — MARC STATION DETOUR — 2

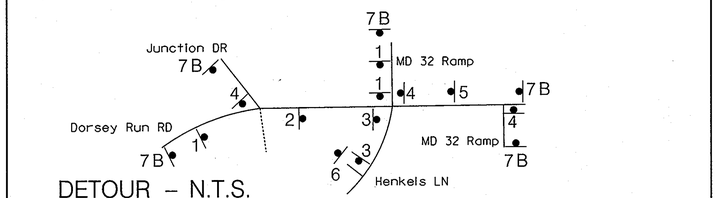
30" x 12" M 4-9(1) 30" x 24" M 4-9 (R) Black on Fluorescent Orange — MARC STATION DETOUR — 3

30" x 12" M 4-9(1) 30" x 24" M 4-9 (L) Black on Fluorescent Orange — MARC STATION DETOUR — 4

30" x 12" M 4-9(1) 30" x 24" M 4-9 (L) Mod. Black on Fluorescent Orange — MARC STATION DETOUR — 5

36" x 24" M 4-8d(1) Black on Fluorescent Orange — END DETOUR — 6

RII-2(6) Mod. 78" x 78" — Black on Yellow — NOTICE — Black on White — ENTRANCE TO MARC STATION CLOSED — FOLLOW DETOUR — Black on Orange — 7B



DETOUR – N.T.S.

SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (POSTED SPEED IS 35 MPH). DETOUR FOR MARC STATION SHALL REMAIN IN PLACE UNTIL IT IS DETERMINED THAT IT IS NO LONGER NEEDED. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
4. CONSTRUCT PORTIONS OF WATER LINE SEWER LINE AT THIS INTERSECTION OF DORSEY RUN ROAD AND JUNCTION DRIVE.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'

SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

PROFESSIONAL CERTIFICATION. I 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. 21757

EXPIRATION DATE 6/28/2015

STATE OF MARYLAND — JESSICA LYNN DAVIS — No. 21757 — PROFESSIONAL ENGINEER

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"

PLOTTED: Friday, January 31, 2014 AT 02:26 PM
FILE: P:\2006\(2006-0633)\dan\TEDD\MOT - Utility 2.dgn

DRN. JES | CHK. JJD

DATE	REVISION	BY	APPR.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

MAINTANENCE OF TRAFFIC PLAN - PHASE 2

ANNAPOLIS JUNCTION TOWN CENTER

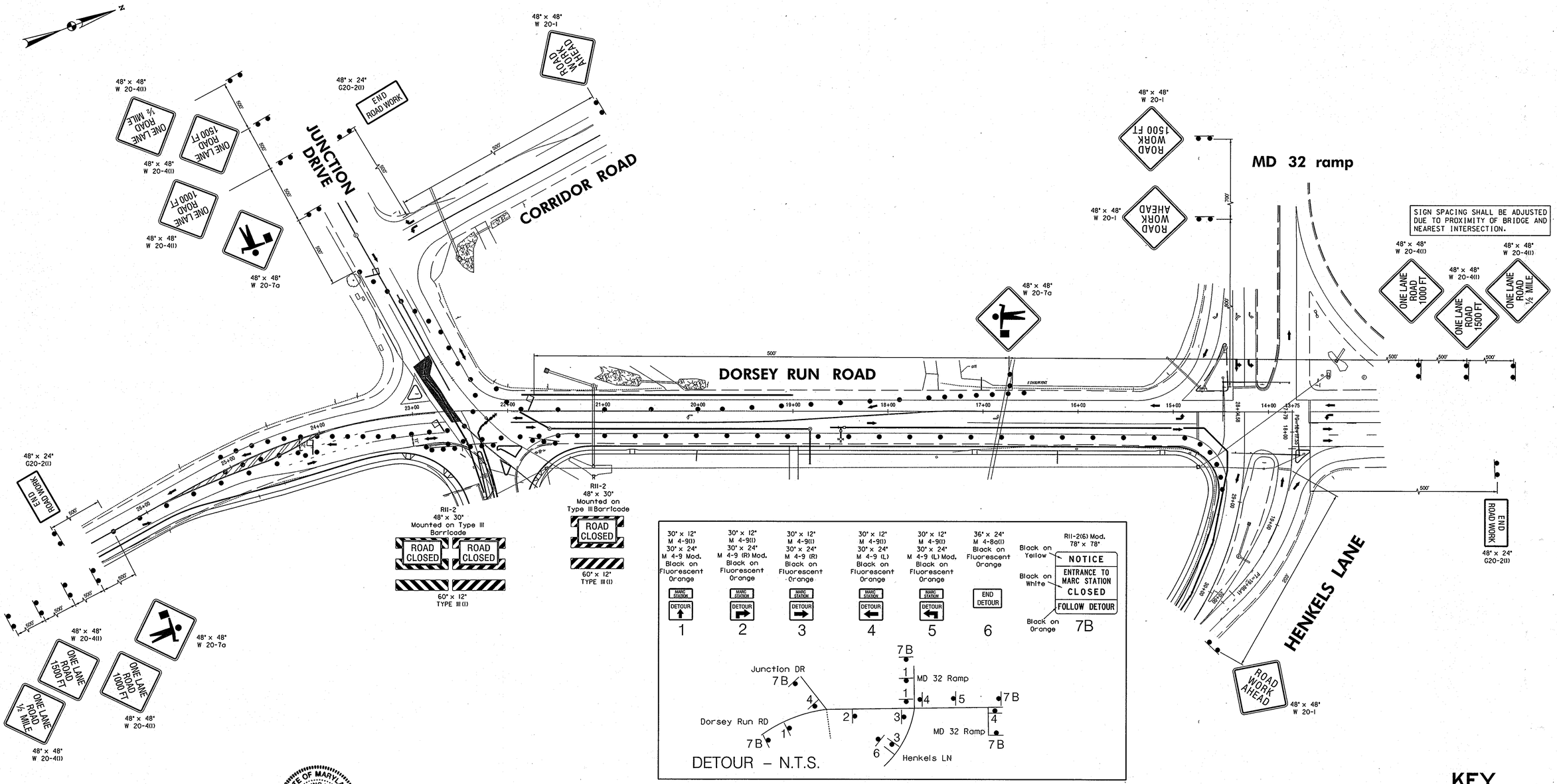
PARCELS A - G

Plat No. 22697 - 22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	57 OF 64

PLOTTED BY: jstarck



SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN. DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (POSTED SPEED IS 35 MPH). DETOUR FOR MARC STATION SHALL REMAIN IN PLACE UNTIL IT IS DETERMINED THAT IT IS NO LONGER NEEDED. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
4. CONSTRUCT PORTIONS OF WATER LINE SEWER LINE AT THIS INTERSECTION OF DORSEY RUN ROAD AND JUNCTION DRIVE.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'
SCALE: 1"=50'

STATE OF MARYLAND — FU-SHING HUANG — No. 31757 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I 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. 31757
EXPIRATION DATE 6/28/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14
Chief, Division of Land Development — Date 3/07/14
Chief, Development Engineering Division — Date 2.28.14

The Traffic Group, Inc.
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DRN. JES | CHK. JJD

DATE	REVISION	BY	APPR.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

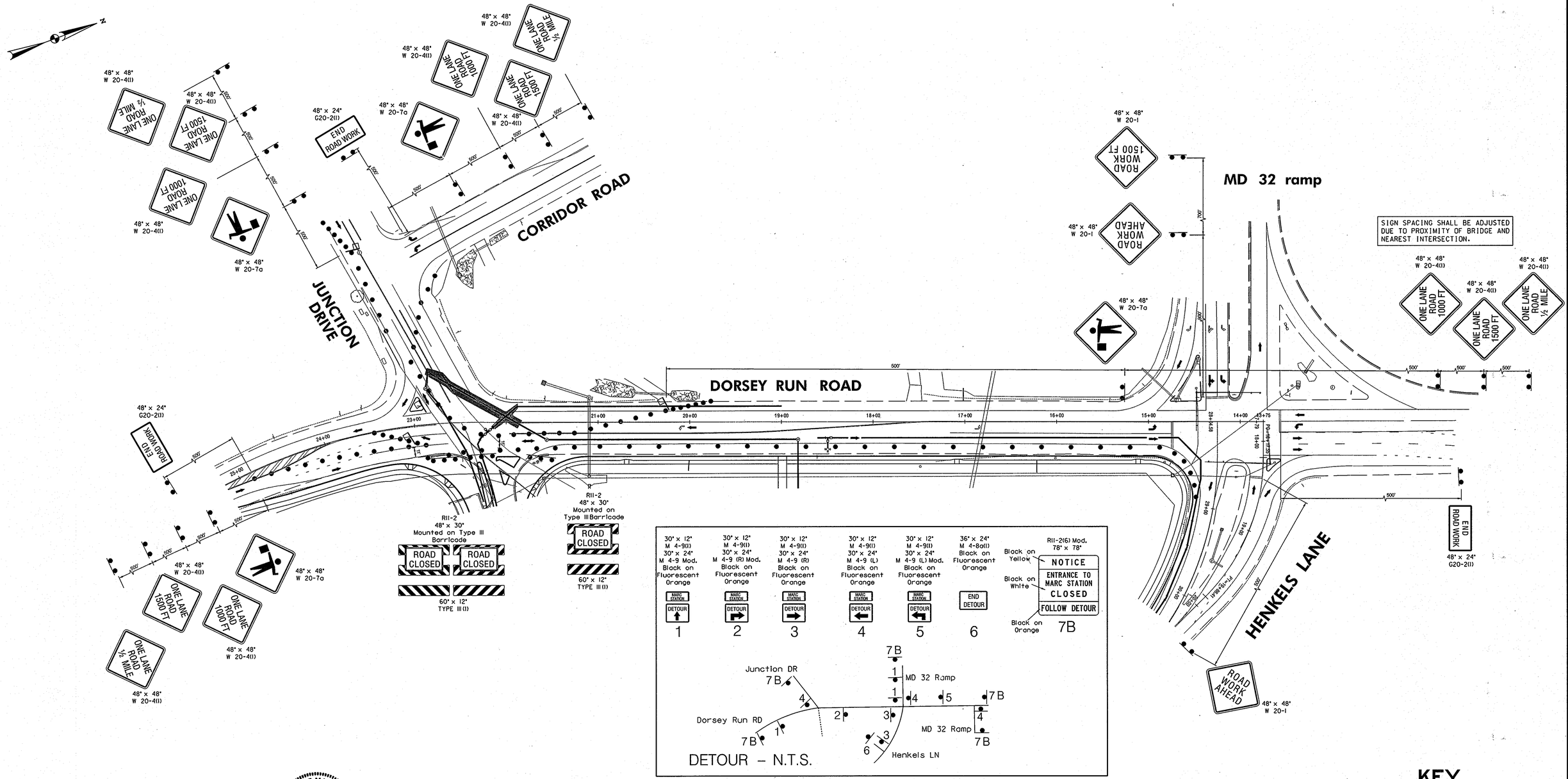
MAINTANENCE OF TRAFFIC PLAN - PHASE 3

ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A - G
Plat No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	58 OF 64

PLOTTED BY: jstorck



SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (POSTED SPEED IS 35 MPH). DETOUR FOR MARC STATION SHALL REMAIN IN PLACE UNTIL IT IS DETERMINED THAT IT IS NO LONGER NEEDED. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
4. CONSTRUCT PORTIONS OF WATER LINE SEWER LINE AT THIS INTERSECTION OF DORSEY RUN ROAD AND JUNCTION DRIVE.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'

SCALE: 1"=50'

STATE OF MARYLAND — CHUNSUNG HUANG — No. 31757 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I 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. 31757

EXPIRATION DATE 6/28/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

MAINTANENCE OF TRAFFIC PLAN - PHASE 4

ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A - G
Plat No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	59 OF 64

PLOTTED BY: jstorck

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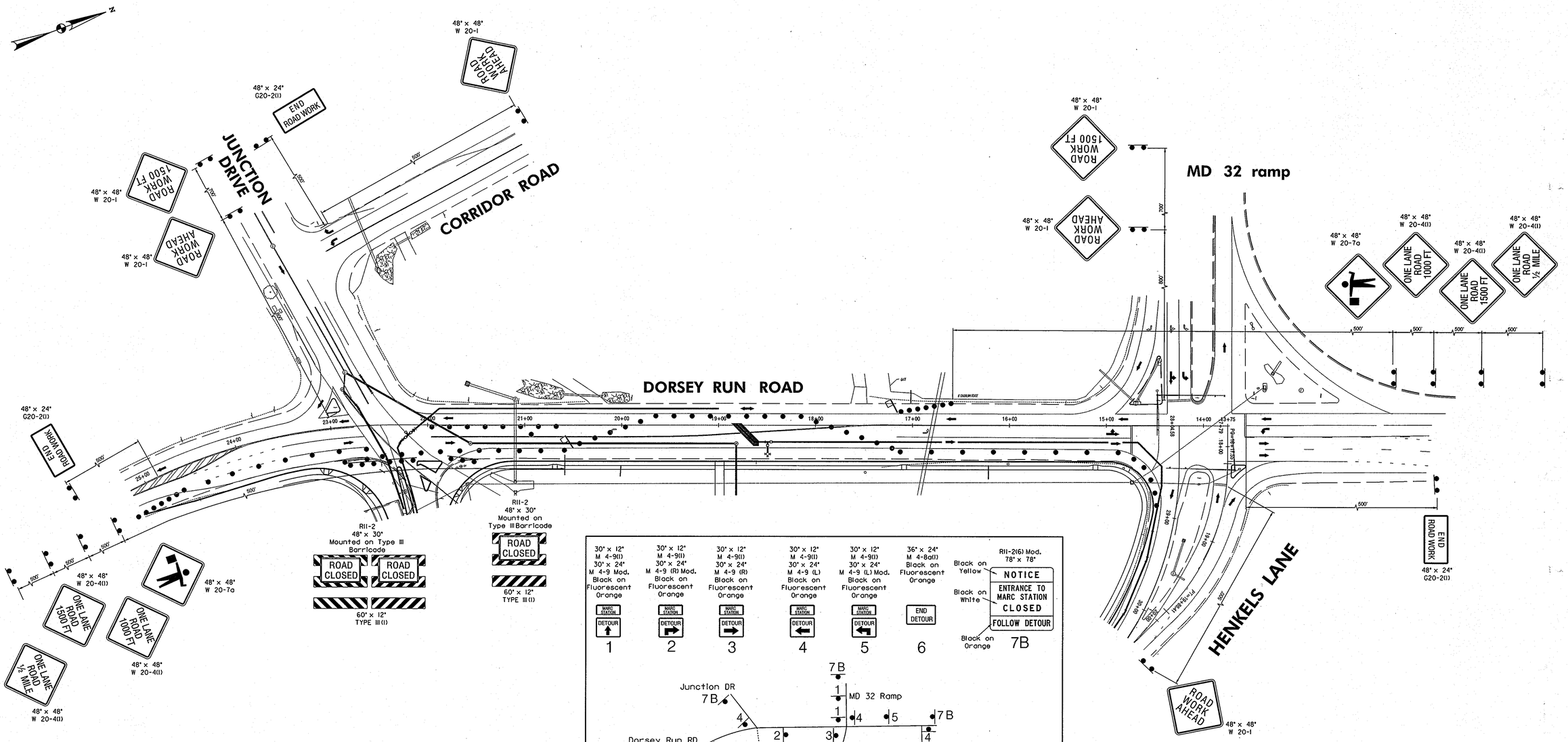

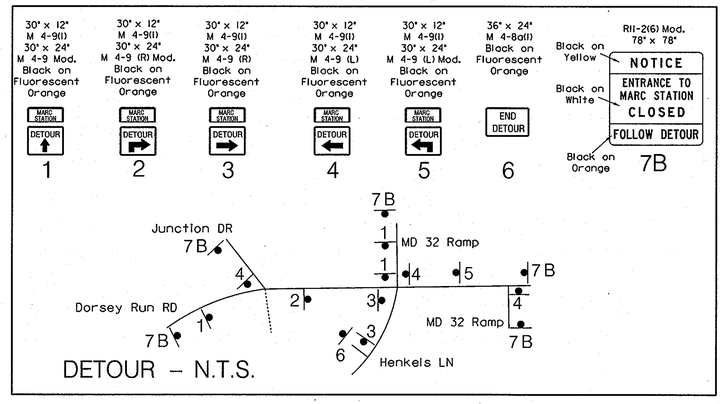

SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (POSTED SPEED ≤ 35 MPH). DETOUR FOR MARC STATION SHALL REMAIN IN PLACE UNTIL IT IS DETERMINED THAT IT IS NO LONGER NEEDED. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
4. CONSTRUCT PORTIONS OF WATER LINE ALONG DORSEY RUN ROAD.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'

SCALE: 1"=50'

STATE OF MARYLAND — TUNHSING HUANG — No. 31757 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I 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. 31757
EXPIRATION DATE 6/30/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date	3/7/14
Chief, Division of Land Development	Date	3/07/14
Chief, Development Engineering Division	Date	2.28.14

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DATE	REVISION	BY	APPR.

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PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

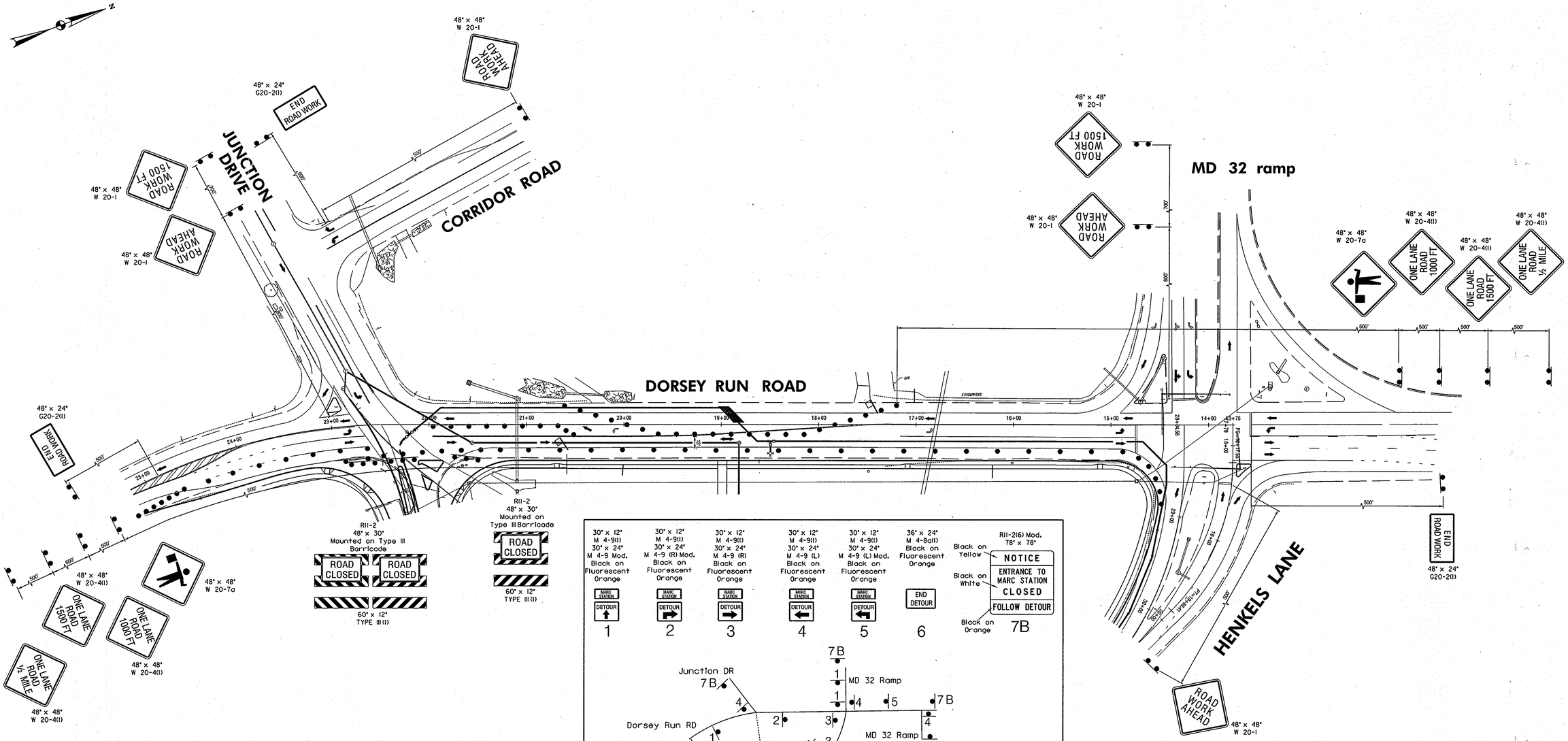
MAINTANENCE OF TRAFFIC PLAN - PHASE 5A

ANNAPOLIS JUNCTION TOWN CENTER

PARCELS A - G
Plat Nos 22697 - 22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 22, 2013	48-20	60 OF 64



SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL. PLAN DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
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KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'
SCALE: 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/3/14
Chief, Division of Land Development — Date 3/07/14
Chief, Development Engineering Division — Date 2.28.14

STATE OF MARYLAND — JAMES DUANE HUNG — No. 31757 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I 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. 31757
EXPIRATION DATE 6/28/2015

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DRN. JES | CHK. JJD

DATE	REVISION	BY	APPR.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

MAINTANENCE OF TRAFFIC PLAN - PHASE 5B

ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A - G
Plat No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	61 OF 64

PLOTTED BY: jstorck

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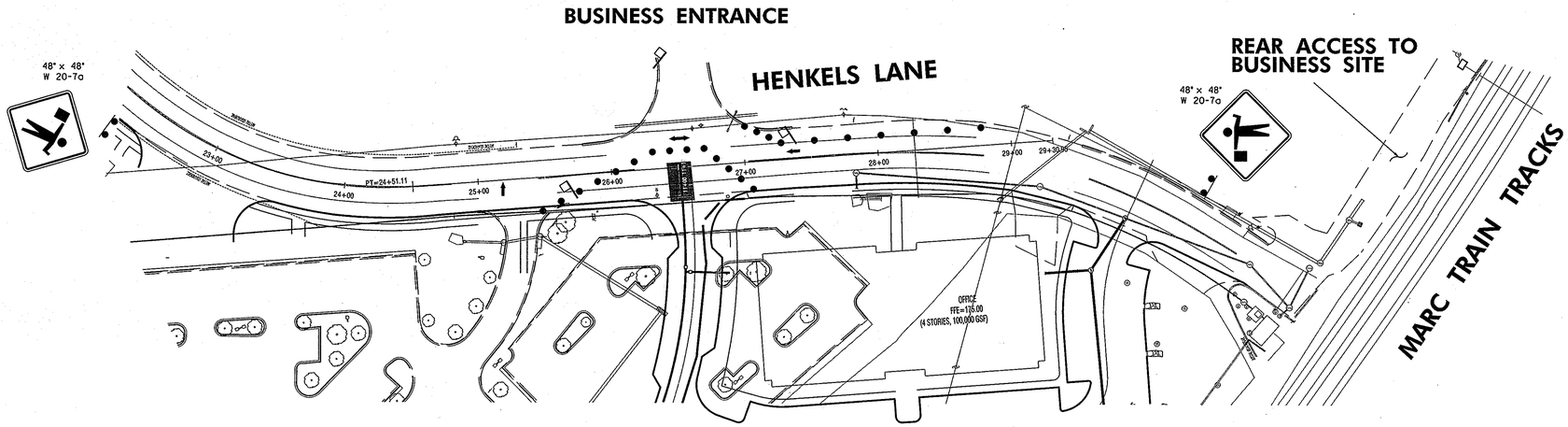

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'

SCALE: 1"=50'

SEQUENCE OF OPERATION

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3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (POSTED SPEED IS 35 MPH). TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED. SPACING FOR ADVANCE WARNING SIGNS SHALL BE ADJUSTED DUE TO LIMITED SPACE ALONG HENKELS LANE.
4. CONSTRUCT PORTIONS OF WATER LINE ALONG HENKELS LANE.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

PROFESSIONAL CERTIFICATION. I 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. 31757

EXPIRATION DATE 6/30/2015

STATE OF MARYLAND — FU-SHUNG HUANG — No. 31757 — PROFESSIONAL ENGINEER

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410-931-6600
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DRN. JES CHK. JJD

DATE	REVISION	BY	APPR.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

MAINTANENCE OF TRAFFIC PLAN - PHASE 6A

ANNAPOLIS JUNCTION TOWN CENTER

PARCELS A - G
Plat No. 22097-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	62 OF 64

PLOTTED BY: jstorck

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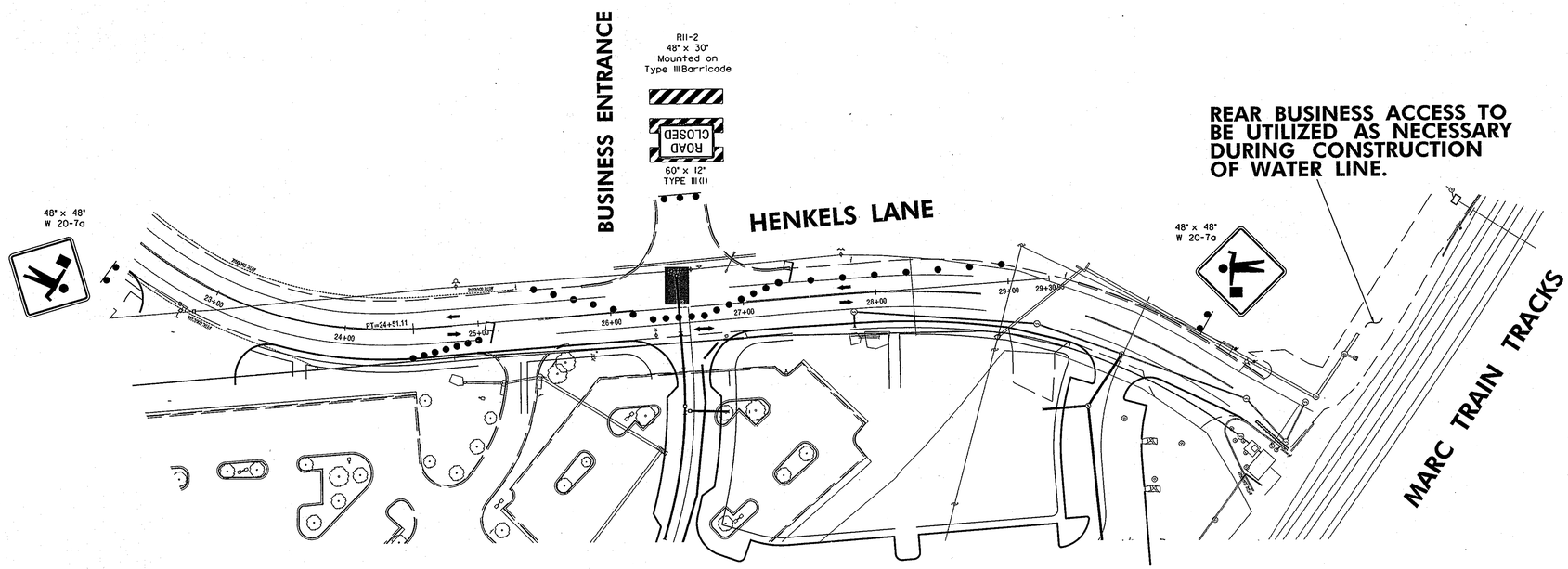

STATE OF MARYLAND
FU-HSING HUANG
No. 31757
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I 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. 31757

EXPIRATION DATE 6/8/2015

SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILS TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
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4. CONSTRUCT PORTIONS OF WATER LINE ALONG HENKELS LANE.
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KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics

50' 0 50' 100'

SCALE: 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 3/7/14

Chief, Division of Land Development — Date 3/07/14

Chief, Development Engineering Division — Date 2.28.14

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DRN. JES | CHK. JJD

DATE	REVISION	BY	APPR.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
410-267-8688

MAINTANENCE OF TRAFFIC PLAN - PHASE 6B

ANNAPOLIS JUNCTION TOWN CENTER

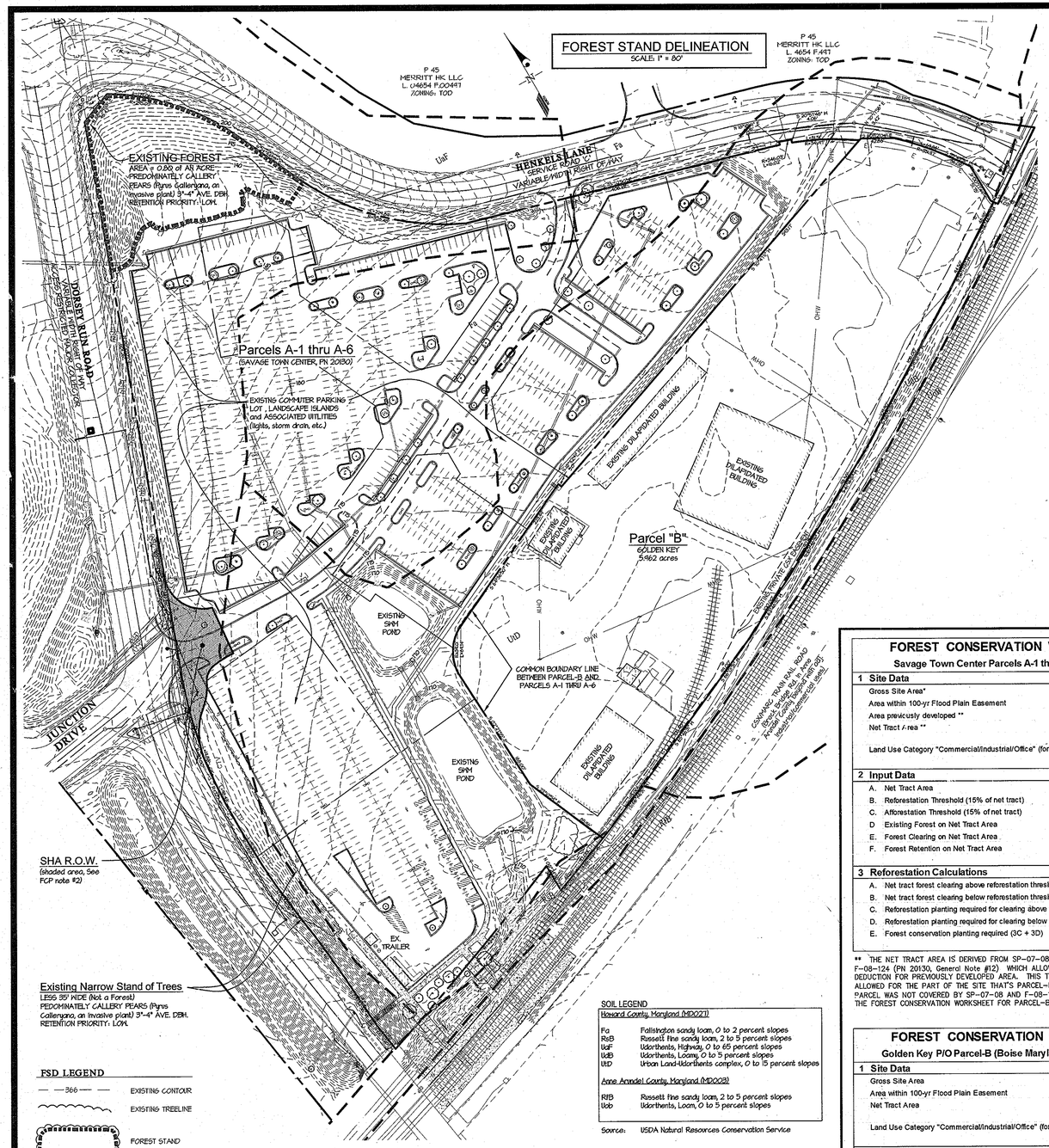
PARCELS A - G
Plat No. 22007-22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	63 OF 64

PLOTTED BY: jstorck

FOREST STAND DELINEATION
SCALE: 1" = 80'



FSD LEGEND

- 366 — EXISTING CONTOUR
- EXISTING TREELINE
- FOREST STAND
- SOIL BOUNDARY
- GoB — SOIL TYPE

SOIL LEGEND

Howard County, Maryland (MD027)

Fa	Fallsington sandy loam, 0 to 2 percent slopes
RsB	Russett fine sandy loam, 2 to 5 percent slopes
UaF	Udorthents, Highway, 0 to 65 percent slopes
UdB	Udorthents, Loamy, 0 to 5 percent slopes
UrD	Urban Land-Udorthents complex, 0 to 15 percent slopes

Anne Arundel County, Maryland (MD002)

RrB	Russett fine sandy loam, 2 to 5 percent slopes
UoB	Udorthents, Loam, 0 to 5 percent slopes

Source: USDA Natural Resources Conservation Service

FOREST CONSERVATION WORKSHEET
Savage Town Center Parcels A-1 thru A-6 (F-08-124)

1 Site Data	Acres
Gross Site Area*	12.735
Area within 100-yr Flood Plain Easement	0.00
Area previously developed **	9.70
Net Tract Area **	3.04
Land Use Category "Commercial/Industrial/Office" (for TOD Zone)	
2 Input Data	
A. Net Tract Area	3.04
B. Reforestation Threshold (15% of net tract)	0.46
C. Afforestation Threshold (15% of net tract)	0.46
D Existing Forest on Net Tract Area	0.80
E. Forest Clearing on Net Tract Area	0.80
F. Forest Retention on Net Tract Area	0.00
3 Reforestation Calculations	
A. Net tract forest clearing above reforestation threshold	0.34
B. Net tract forest clearing below reforestation threshold	0.46
C. Reforestation planting required for clearing above threshold (0.25x3A)	0.09
D. Reforestation planting required for clearing below threshold (2.0x3B)	0.91
E. Forest conservation planting required (3C + 3D)	1.00

** THE NET TRACT AREA IS DERIVED FROM SP-07-08 (sheet 36 of 41) AND F-08-124 (PN 20130, General Note #12) WHICH ALLOWED A 9.7 ACRES DEDUCTION FOR PREVIOUSLY DEVELOPED AREA. THIS TYPE OF DEDUCTION IS NOT ALLOWED FOR THE PART OF THE SITE THAT'S PARCEL-B (GOLDEN KEY) AS THAT PARCEL WAS NOT COVERED BY SP-07-08 AND F-08-124 (for "Grandfathering"). THE FOREST CONSERVATION WORKSHEET FOR PARCEL-B IS PROVIDED BELOW.

FOREST CONSERVATION WORKSHEET
Golden Key P/O Parcel-B (Boise Maryland Business Trust)

1 Site Data	Acres
Gross Site Area	5.9623
Area within 100-yr Flood Plain Easement	0.00
Net Tract Area	5.96
Land Use Category "Commercial/Industrial/Office" (for TOD Zone)	
2 Input Data	
A. Net Tract Area	5.96
B. Reforestation Threshold (15% of net tract)	0.89
C. Afforestation Threshold (15% of net tract)	0.894
D Existing Forest on Net Tract Area	0.00
E. Forest Clearing on Net Tract Area	N/A
F. Forest Retention on Net Tract Area	N/A
3 Afforestation Calculations	
A. Afforestation required	0.8943
B. Forest conservation planting required	0.8943

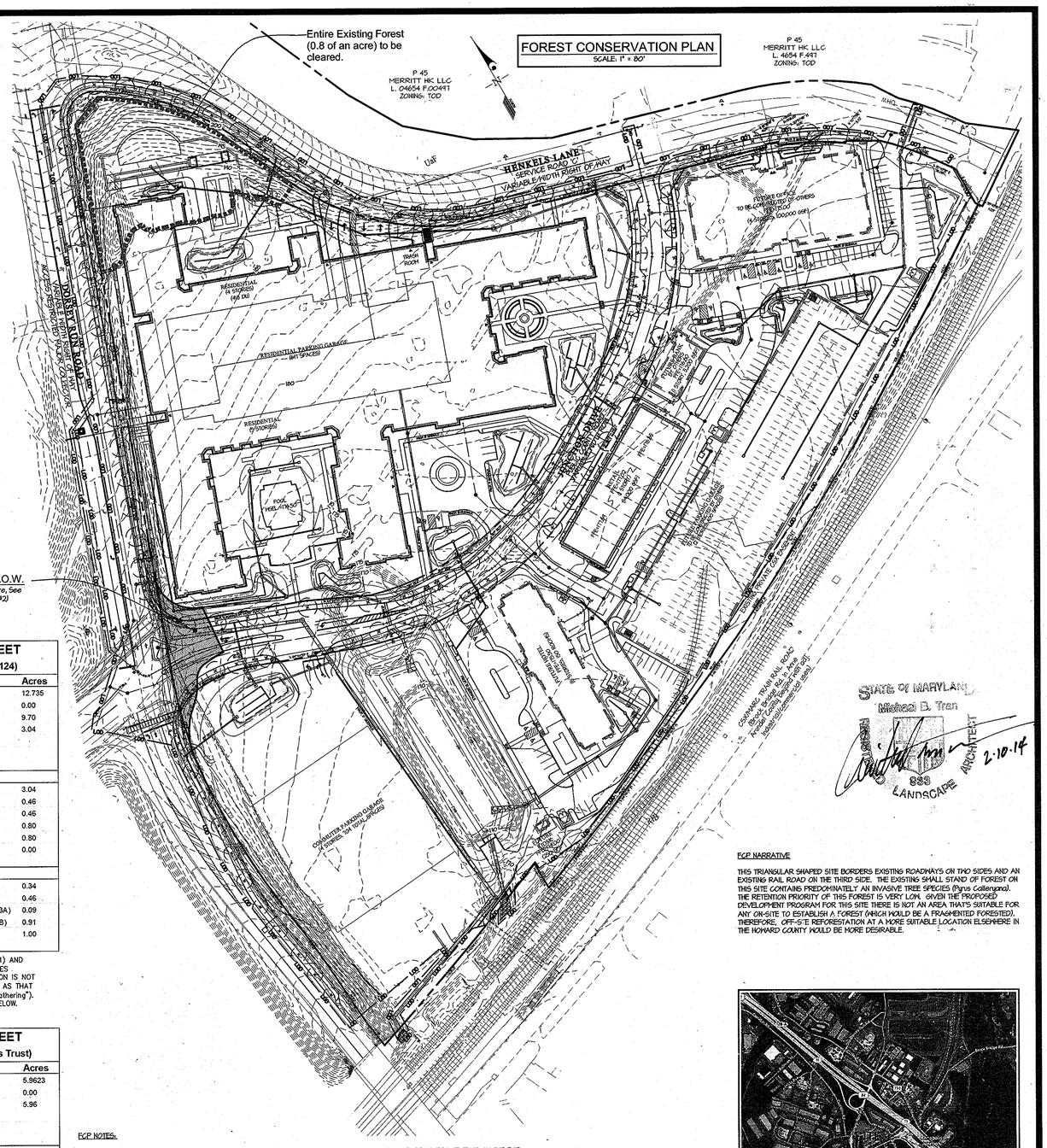
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 3/7/14
Chief, Division of Land Development	Date 3/07/14
Chief, Development Engineering Division	Date 2-28-14

FSD NOTES:

1. ALSO SEE SHEET 36, "EXISTING CONDITION PLAN", FOR STEEP SLOPE DELINEATION AND DEMOLITION INFORMATION.
2. AS INDICATED IN GENERAL NOTE #35 ON SHEET No. 1, NO JURISDICTIONAL WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR FLOODPLAINS ARE ON THIS SITE. NO RARE, THREATENED AND ENDANGERED SPECIES OR THEIR HABITAT AND STATE CHAMPION TREES ARE ON THIS SITE.
3. THIS SITE IS IN PATUXENT RIVER WATERSHED, DNR WATERSHED DESIGNATION 02-13-11.

FOREST CONSERVATION PLAN
SCALE: 1" = 80'



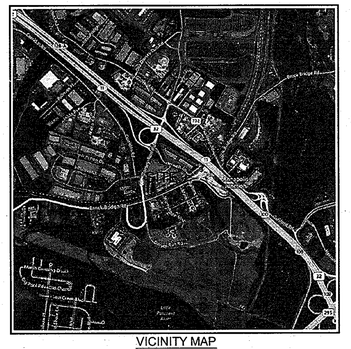
FCP NOTES:

1. FOR CLARITY, EXISTING IMPROVEMENTS AND OLD PARCEL LINES ARE NOT SHOWN WITH THE PROPOSED IMPROVEMENTS ON THE FCP.
2. THIS SITE COMPRISES OF 12.74± ACRES (APPROVED AS PARCELS 'A-1' THRU 'A-6' UNDER S-07-08 and F-08-124) AND AN ADJOINING PARCEL-B (of 5.96± acres). THE STATE HIGHWAY ADMINISTRATION STILL OWNS A SMALL IRREGULAR PIECE OF LAND AT THE DORSEY RUN ROAD ENTRANCE AND THAT LAND IS INCLUDED ON THE NEW PLAT OF SUBDIVISION (F-13-068) TO FACILITATE THE TRANSFER OF APPROXIMATELY 0.12± ACRE OF THAT LAND TO HOWARD COUNTY FOR THE JUNCTION DRIVE PUBLIC ROAD R/W EXTENSION TO HENKELS LANE. THAT 0.12± OF AN ACRE ARTIFICIALLY INFLATES THE PROJECT AREA FROM 18.7± TO 18.8±.
3. NO FOREST CONSERVATION EASEMENTS ARE PROPOSED ON THIS SITE (F-13-068).
4. THE TOTAL REFORESTATION AND AFFORESTATION PLANTING OBLIGATION FOR THIS PROJECT IS 1.8943 ACRES (for BOTH FOREST CONSERVATION WORKSHEETS). PART OF THIS OBLIGATION WAS IS FULFILLED BY A FEE-IN-LIEU PAYMENT FOR 1.01 ACRE WITH THE PREVIOUSLY APPROVED PLAN F-08-124 (PN 20130). THE REMAINING FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS FULFILLED BY THE PURCHASE OF AT LEAST 0.8474 OF AN ACRE OF FOREST CONSERVATION EASEMENT AT BRIGHTON MILL (ON BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCEL 'D', TM 44) PN 21871-21881. ALSO SEE SDP-11-056 (BRIGHTON MILL PROPERTY - FOREST MITIGATION BANK) FOR THE "FOREST UTILIZATION TABLE" IN THE UPPER LEFT CORNER OF SHEET 2. THE REMAINDER OF THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS CALCULATED BELOW.

TOTAL OBLIGATION:	1.8943 ac. x 43560 sf/ac	= 82516 s.f.
PREVIOUSLY FULFILLED UNDER F-08-124 (P.N. 20310)		= 43424 s.f.
REMAINING FOREST CONSERVATION OBLIGATION		= 39092 s.f.

FCP NARRATIVE

THIS TRIANGULAR SHAPED SITE BORDERS EXISTING ROADWAYS ON TWO SIDES AND AN EXISTING RAIL ROAD ON THE THIRD SIDE. THE EXISTING SMALL STAND OF FOREST ON THIS SITE CONTAINS PREDOMINATELY AN INVASIVE TREE SPECIES (Pyrus Callerigna). THE RETENTION PRIORITY OF THIS FOREST IS VERY LOW. GIVEN THE PROPOSED DEVELOPMENT PROGRAM FOR THIS SITE THERE IS NOT AN AREA THAT'S SUITABLE FOR ANY ON-SITE TO ESTABLISH A FOREST (WHICH WOULD BE A FRAGMENTED FORESTED). THEREFORE, OFF-SITE REFORESTATION AT A MORE SUITABLE LOCATION ELSEWHERE IN THE HOWARD COUNTY WOULD BE MORE DESIRABLE.



VICINITY MAP
SCALE: 1" = 2000'

STATE OF MARYLAND
Michael B. Tran
No. 22833
LANDSCAPE ARCHITECT
2-10-14

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/Alt: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

L:\CADD\DRAWINGS\11107\PLANS BY GLW\SDP\11107-64-SDP-FCP.dwg | DES. MAJ | DRN. JCJ | CHK. MAJ

FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - G
PLAT No. 22697 - 22701

ELECTION DISTRICT No. 6 GUILFORD — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 80'	T.O.D.	11107
DATE	TAX MAP – GRID	SHEET
MAY, 2013	48-20	64 OF 64

SDP-13-048

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