

ANNAPOLIS JUNCTION TOWN CENTER COMMERCIAL
EXHIBIT 1. SHARED PARKING ANALYSIS - Howard County



Land Use	Office = 101,200 sq.ft. Hotel = 108 Rooms	Restaurant = 12,720 sq.ft. Rest Outdoor Seating = 1,010 sq.ft.
Parameters	Office = 3.3 spaces/1000 sq.ft. Hotel = 1 spaces/room	Restaurant = 14 spaces/1000 sq.ft. Rest Outdoor Seating = 7 spaces/1000 sq.ft.
Parking Spaces:	Total Spaces for Office = 334 spaces Total Spaces for Hotel = 108 spaces	Total Spaces for Restaurant = 179 spaces Total Spcs for Rest. Outdoor Seating = 8 spaces

Time of Day	Office %	Office Needed	Hotel %	Hotel Needed	Restaurant %	Restaurant Needed	Rest Outdoor Seating %	Rest Outdoor Seating Needed	Total
6am - 8am	80%	268	75%	81	50%	90	50%	4	443
8am - 3pm	100%	334	75%	81	50%	90	50%	4	509
3pm - 5pm	100%	334	75%	81	50%	90	50%	4	509
5pm - midnight	10%	34	100%	108	100%	179	100%	8	329

Time of Day	Office %	Office Needed	Hotel %	Hotel Needed	Restaurant %	Restaurant Needed	Rest Outdoor Seating %	Rest Outdoor Seating Needed	Total
6am - 6pm	10%	34	75%	81	100%	179	100%	8	302
6pm - midnight	5%	17	100%	108	100%	179	100%	8	312

Time of Day	Office %	Office Needed	Hotel %	Hotel Needed	Restaurant %	Restaurant Needed	Rest Outdoor Seating %	Rest Outdoor Seating Needed	Total
midnight - 6am	5%	17	100%	108	10%	18	10%	1	144

Maximum Parking Demand = 509 parking spaces
Spaces Needed if Not Shared= 629 parking spaces

SL 060533shared parking 08/2018 2021.xlsx-HowardCounty Shared Parking, F09/23/21

LEGEND

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- PUBLIC SANITARY SEWER
- 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
- 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)
- NOISE LINE
- EX. TREELINE TO BE REMOVED

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

P 45 MERRITT HK LLC L. 04654 F.0044T ZONING: TOD

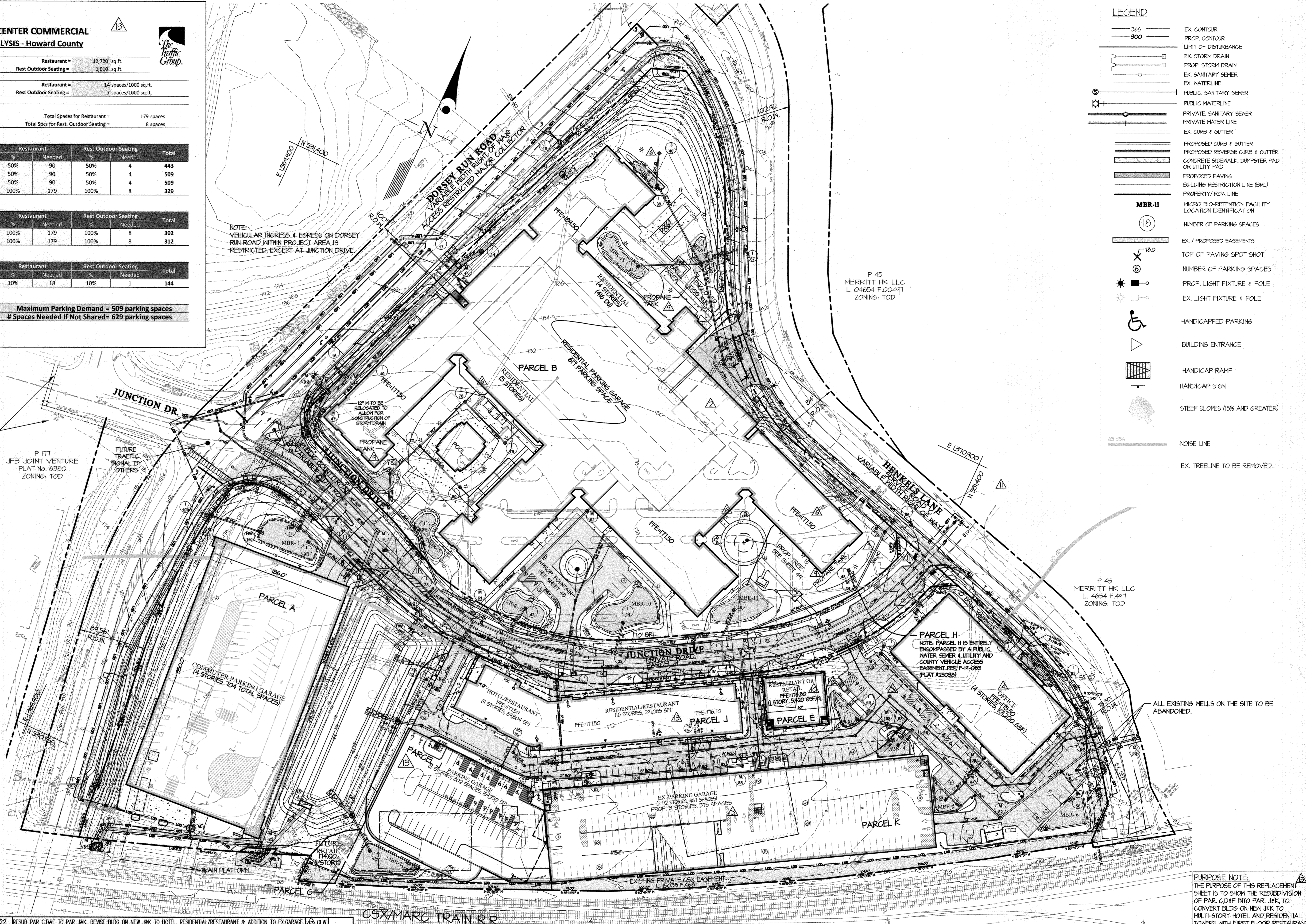
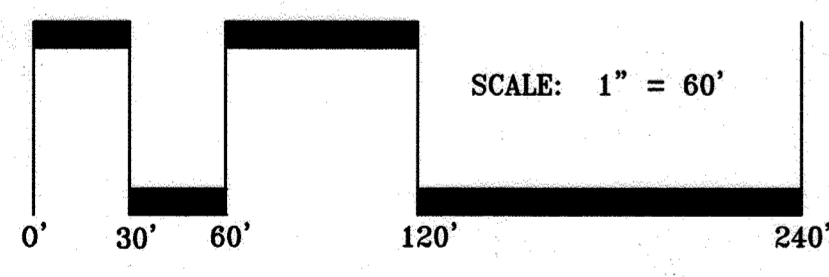
P 45 MERRITT HK LLC L. 4654 F.44T ZONING: TOD

PARCEL H NOTE: PARCEL H IS ENTIRELY EMPLOYED BY A PUBLIC WATER, SEWER & UTILITY AND COUNTY VEHICLE ACCESS EASEMENT PER F-11-085 (PLAT #25030)

ALL EXISTING WELLS ON THE SITE TO BE ABANDONED.

Slopes Table

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Allyson Gonia* Date: 1-11-23
 Chief, Division of Land Development: *Chris L. Johnson* Date: 1/15/23
 Chief, Development Engineering Division: *Chris L. Johnson* Date: 1/17/23

DATE	REVISION	BY	APPR.
4/1/2022	RESUB PAR C,D&F TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX GARAGE.	JRC	GLW
6/19/2019	REVISED JUNCTION DRIVE R/W TO INCLUDE PARCEL H AND REVISED RESTRICTION LINES	LW	LW
8/13/2018	CONVERTED RETAIL TO RESTAURANT & ADDED SHARED PARKING ANALYSIS TABLE	LW	LW
9/27/2017	REVISED PLAN TO SHOW LOCATION OF UNDERGROUND PROPANE TANKS	LW	LW
4/15/2016	CONVERTED BANK TO RETAIL BUILDING	LW	LW
3/17/2016	REVISED PLAN TO SHOW ADDITIONAL EASEMENT AT I-15 & M-35	LW	LW
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LW	LW
9/9/2015	REVISED STORM DRAIN AT OFFICE BUILDING	LW	LW
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING	LW	LW
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED	LW	LW
7/3/2014	REV. MONUMENT SIGNS, SIDEWALK, PROP. DRIVEWAY, STORM DRAIN, & 8" W IN DORSEY RUN ROAD	LW	LW
7/3/2014	REV. STORM DRAIN NEAR MH-10 AND MH-47. REV. 8" W IN DORSEY RUN ROAD	LW	LW

GLWGUTSCHICK 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

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12375
 EXPIRATION DATE: MAY 26, 2024
 10/31/22

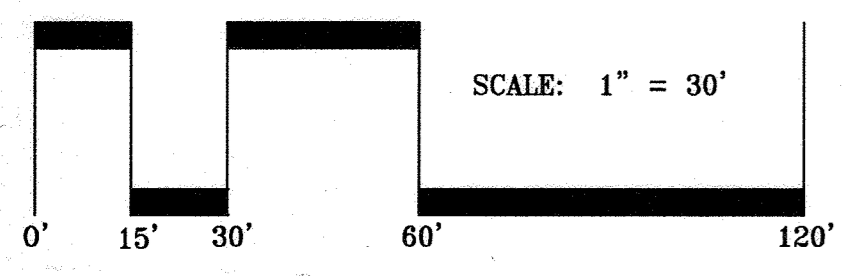
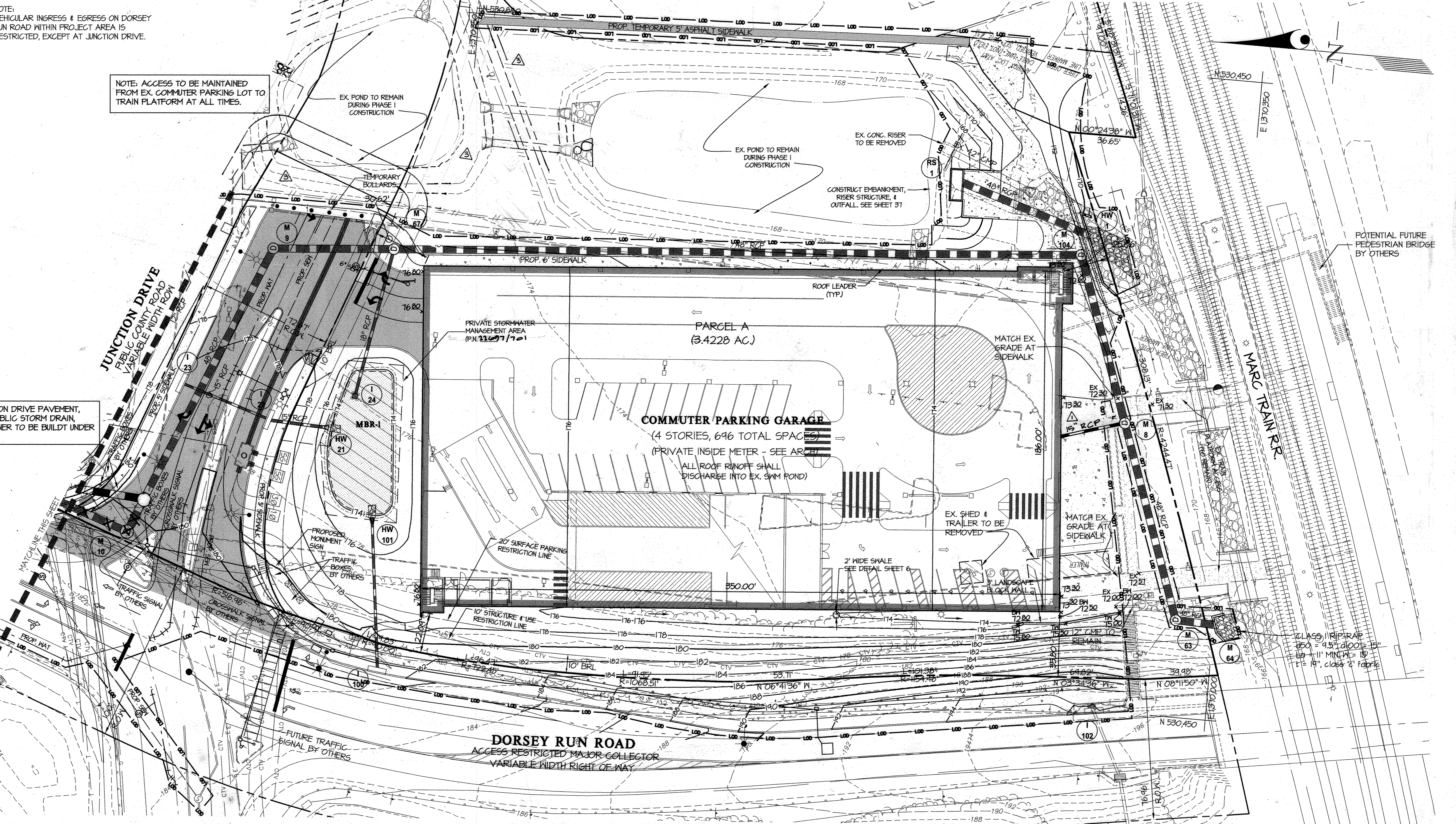
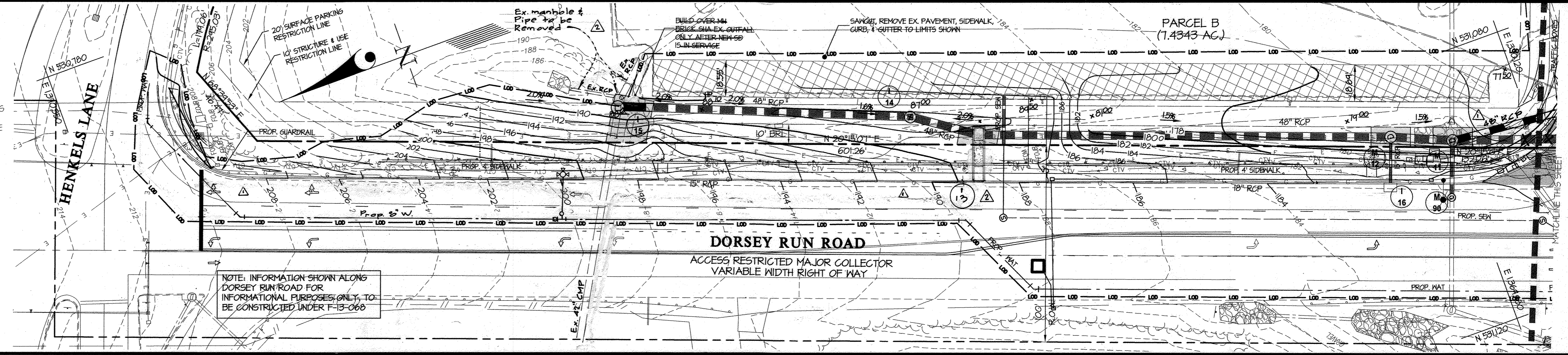
REVISED SITE DEVELOPMENT PLAN
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

SCALE	ZONING	G. L. W. FILE No.
1"=60'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	2 OF 71

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE REVISIONS OF PAR. C,D,F INTO PAR. J,K TO CONVERT BLDG ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

LEGEND

- 366 --- EX. CONTOUR
 - 300 --- PROP. CONTOUR
 - 100 --- LIMIT OF DISTURBANCE
 - 100 --- EX. STORM DRAIN
 - 100 --- PROP. STORM DRAIN
 - 100 --- EX. SANITARY SEWER
 - 100 --- EX. WATERLINE
 - 100 --- PUBLIC SANITARY SEWER
 - 100 --- PRIVATE SANITARY SEWER
 - 100 --- PRIVATE WATER LINE
 - 100 --- EX. CURB & GUTTER
 - 100 --- PROPOSED CURB & GUTTER
 - 100 --- PROPOSED REVERSE CURB & GUTTER
 - 100 --- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
 - 100 --- PROPOSED PAVING
 - 100 --- BUILDING RESTRICTION LINE (BRL)
 - 100 --- PROPERTY / ROW LINE
 - 100 --- MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
 - MBR-II
- (18) 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
 - HANDICAPPED RAMP
 - HANDICAP SIGN
 - ROOF LEADER
 - EX. TREELINE (TO BE REMOVED)



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark McLaughlin 2/3/14
 Director Date
Kurt Ladendorfer 3/27/14
 Chief, Division of Land Development Date
Chris Chumak 7-23-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK 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. 410-580-1820 DC/VA 301-989-2524 FAX: 301-421-4186			
DATE	DES.	MAJ	DRN.
12-9-2014	AW	JGJ	CHK.
1-7-2014	AW	JGJ	CHK.

2-2-2014	Rev. Junction Drive Road and Restriction Lines	3+	JRZ
12-9-2014	Rev. plans to include rev. to 2nd & waterline on Dorsey Run Road		
1-7-2014	Rev. storm drain near M-10 & M-17; Rev. B'v in Dorsey Run Rd	klp	
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. 12478
 EXPIRATION DATE: MAY 26, 2014

2-10-14

PHASE I CONSTRUCTION

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)

RETAIL/OFFICE (FUTURE)/BANK (FUTURE)/COMMUTER GARAGE

PARCELS A, B, E, G, H, J & K

PLAT No. 11-077-12721

ELECTION DISTRICT No. 6 CULFORD

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	3 OF 71

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

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.

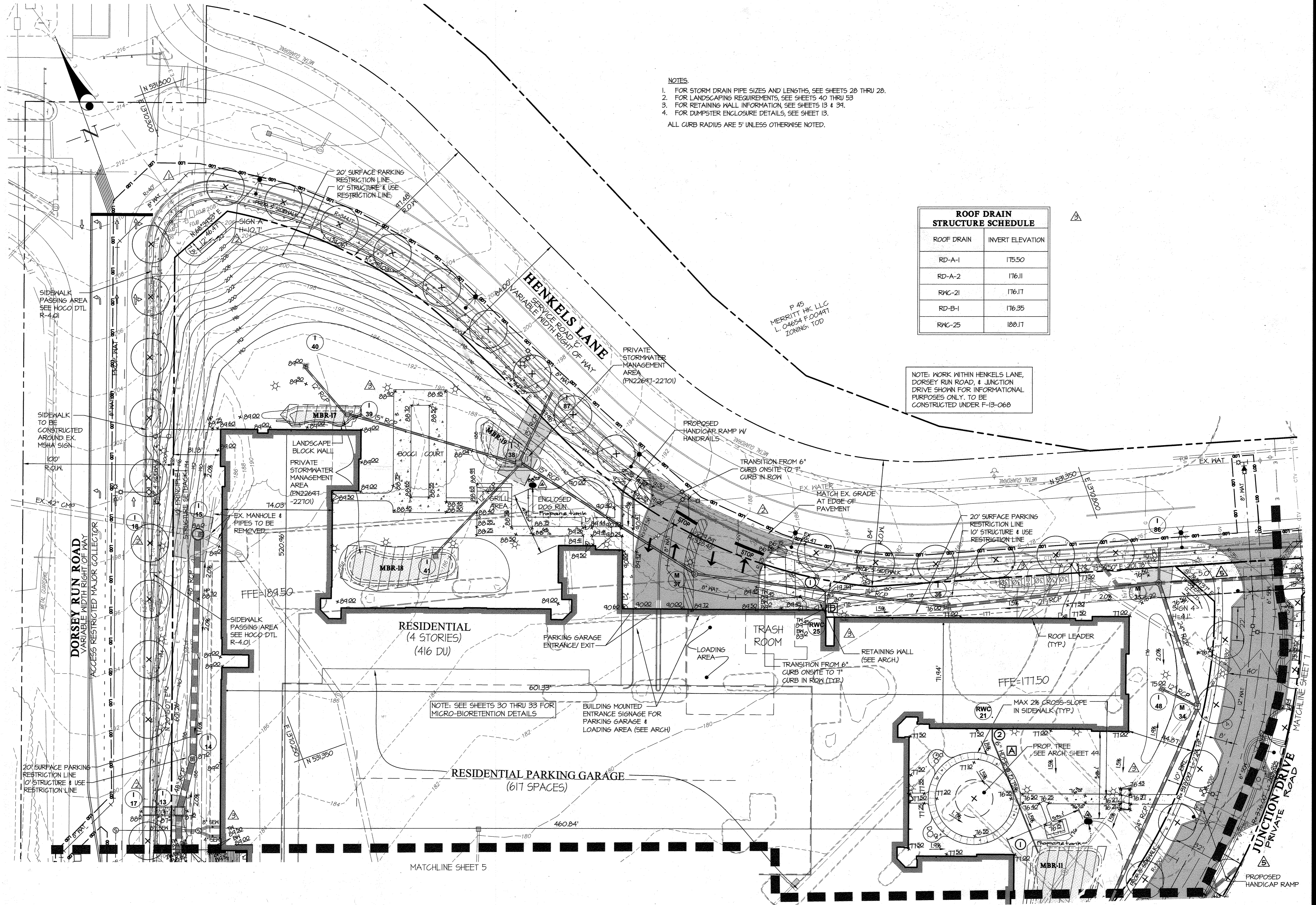
LEGEND

---	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
MBR-11	NUMBER OF PARKING SPACES
(18)	EX. / PROPOSED EASEMENTS
X 18.0	TOP OF PAVING SPOT SHOT
(18)	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

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 3-21-16
 Chief, Division of Land Development: *[Signature]* Date: 3-30-16
 Chief, Development Engineering Division: *[Signature]* Date: 3-23-16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2-1-2019	Rev. Junction Drive as Private & Rev. Restriction Lines	gt	JRC
9-17-2017	Rev. Plans to show location of underground Retention tanks	gt	MAJ
9/17/2016	Rev. plan to show additional easement at I-15 & M-26	kip	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LW	
12/3/2014	REV. MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, SD, & WATERLINE ON DORSEY RUN RD	LW	
7/7/2014	REVISED 8" WATER ALONG DORSEY RUN ROAD	LW	

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. 12715
 EXPIRATION DATE: MAY 26, 2016
[Signature]

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, B, E, G, H, J & K
 PLAT No. 22697-22701
 HOWARD COUNTY, MARYLAND

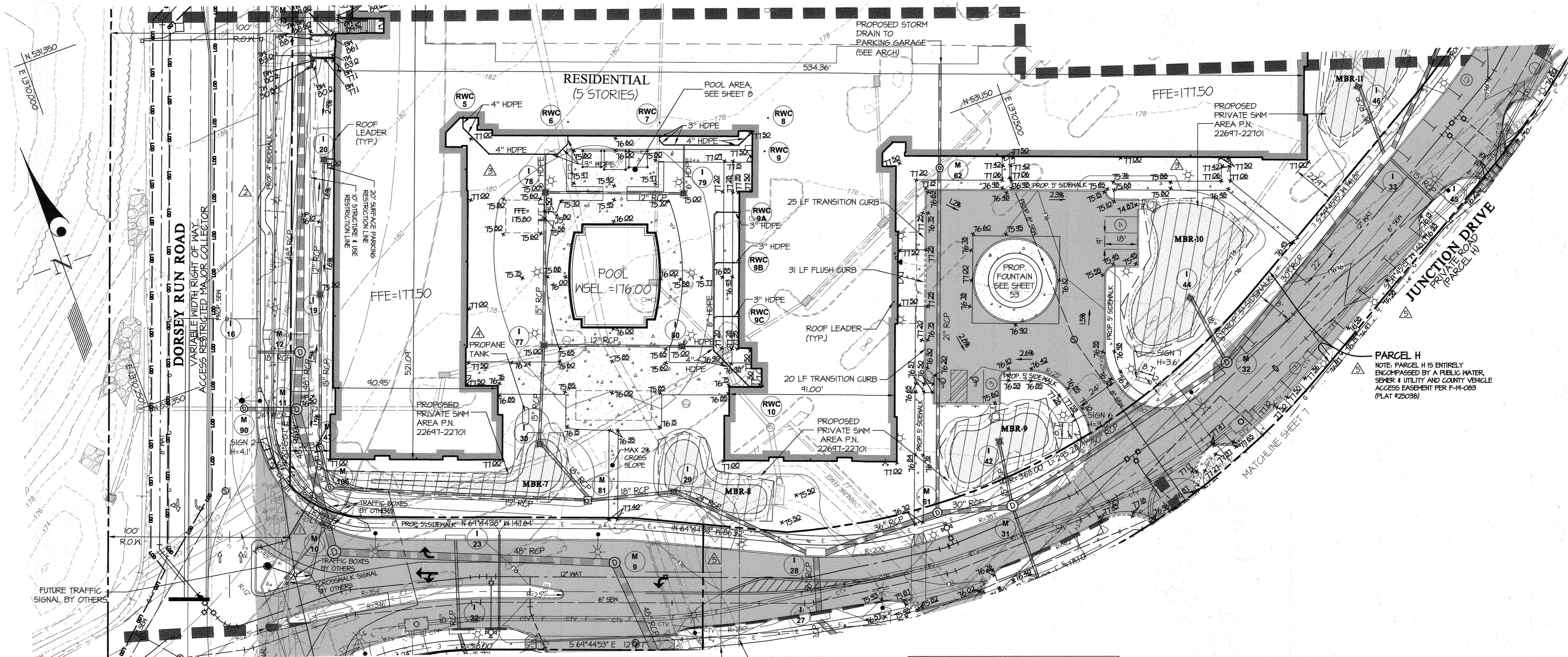
SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	4 OF 11

L:\CAD\DRAWINGS\11107\PLANS BY G.W\SDP\11107-04-SDP-RES-01.dwg DES. MAJ DRN. JGJ CHK. DATE

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

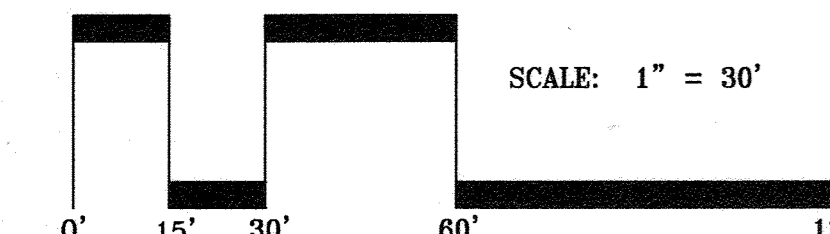
MATCHLINE SHEET 4

- LEGEND**
- 366 --- EX. CONTOUR
 - 300 --- PROP. CONTOUR
 - L00 --- 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
 - (18) --- 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



PARCEL H
NOTE: PARCEL H IS ENTIRELY ENCOMPASSED BY A PUBLIC WATER, SEWER & UTILITY AND COUNTY VEHICLE ACCESS EASEMENT PER F-14-083 (PLAT #25038)

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 1-6-30

Chief, Division of Land Development: *[Signature]* Date: 1/6/20

Chief, Development Engineering Division: *[Signature]* Date: 1/27/19

GLWGUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186			
DATE	MAJ	DRN. JGJ	CHK.

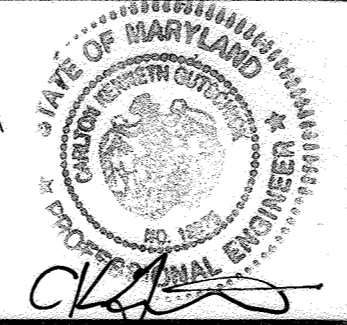
06/19/2019	REV. PUBLIC AND PRIVATE LIMITS OF JUNCTION DRIVE AND REV. RESTRICTION LINES	JRC	
09/27/2017	REV. PLAN TO SHOW LOCATION OF UNDERGROUND PROPANE TANKS	GT MAJ	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LMW	
12/3/2014	REVISED TO INCLUDE MONUMENT SIGNS AND REVISED SIDEWALK	LMW	
7/7/2014	REVISED STORM DRAIN NEAR M-10 AND M-47	LMW	
DATE	REVISION	BY	APPR.

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, 2020

9/19/19 *[Signature]*



SITE DEVELOPMENT PLAN - RESIDENTIAL SOUTH

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)

REST, RETAIL/OFFICE (FUTURE)/BANK (FUTURE)/COMMUTER GARAGE

PARCELS A,B,E,G,H,J,K

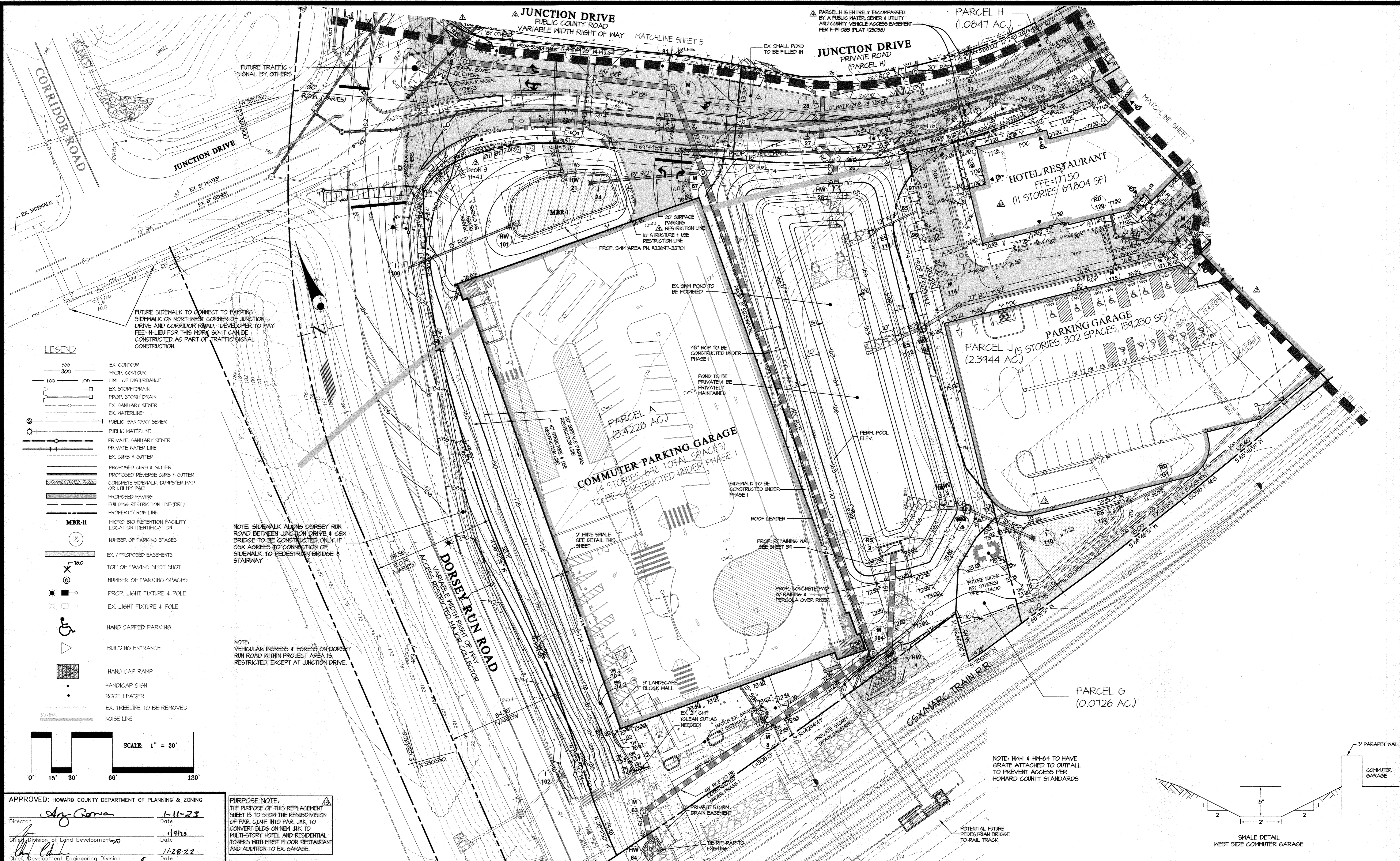
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GULFORD 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 71

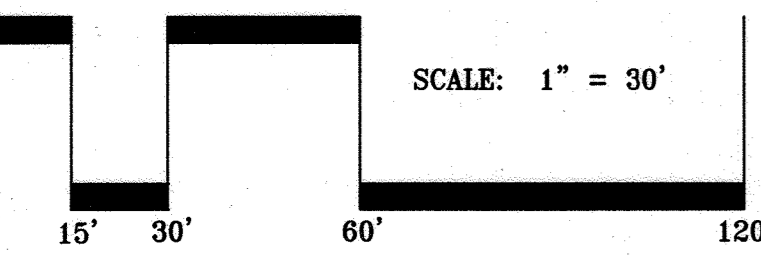
PURPOSE NOTE:
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE NEW PARCEL H. THE PUBLIC/PRIVATE SECTIONS OF JUNCTION DRIVE, AND IDENTIFY PARCEL H AS ENTIRELY ENCOMPASSED BY A PUBLIC WATER, SEWER & UTILITY AND COUNTY VEHICLE ACCESS EASEMENT.

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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-II--- 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
- HANDICAP RAMP
- HANDICAP SIGN
- ROOF LEADER
- EX. TREELINE TO BE REMOVED
- NOISE LINE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Angi Cornea* Date: 1-11-23

Chief, Development Engineering Division: *[Signature]* Date: 11-28-22

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. C, D, E, F INTO PAR. J, K, L TO CONVERT BLDG ON NEW J, K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

GLWGUTSCHICK 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. 410-860-1820 DC/VA 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
04/17/2022	RESUB PAR C,D,E,F TO PAR J,K,L. REVISE BLDG ON NEW J,K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX GARAGE	GLW	
06/19/2019	REV. PUBLIC AND PRIVATE LIMITS OF JUNCTION DRIVE AND REV. RESTRICTION LINES	JRC	
09/20/2015	REV. PARKING SPACES BY HOTEL & PARKING GARAGE	KLP	
12/05/2014	REV. MONUMENT SIGNS, RETAINING WALL ELEVATIONS	KLP	
07/07/2014	REV. STORM DRAIN RUN MH 10-MH 11	KLP	

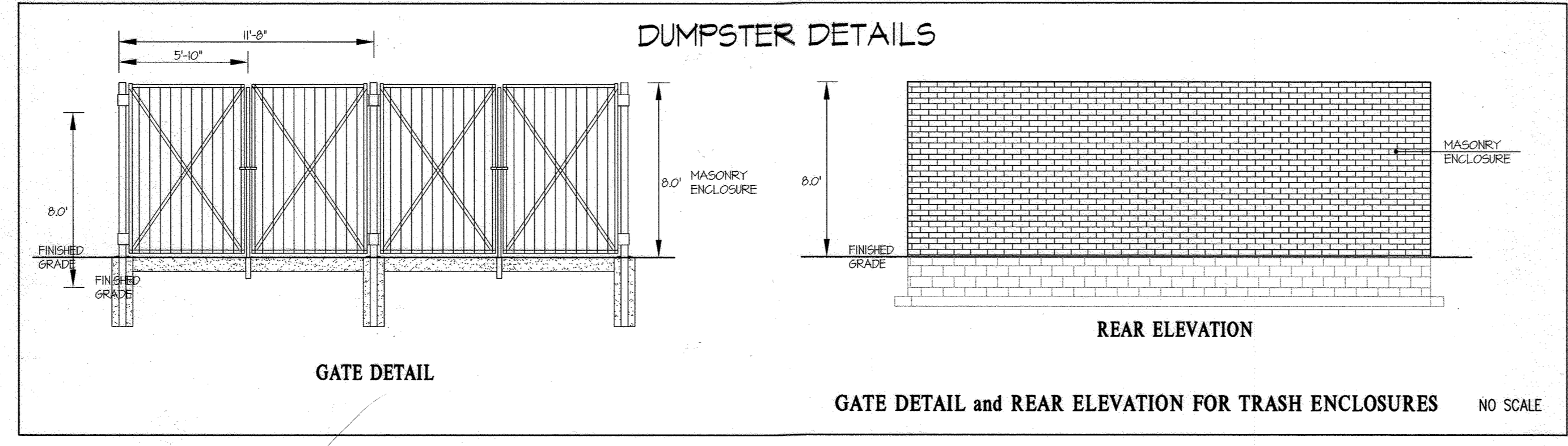
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12878
 EXPIRATION DATE: MAY 26, 2024
 10/21/22

REVISED SITE DEVELOPMENT PLAN - WEST COMMERCIAL
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 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 71

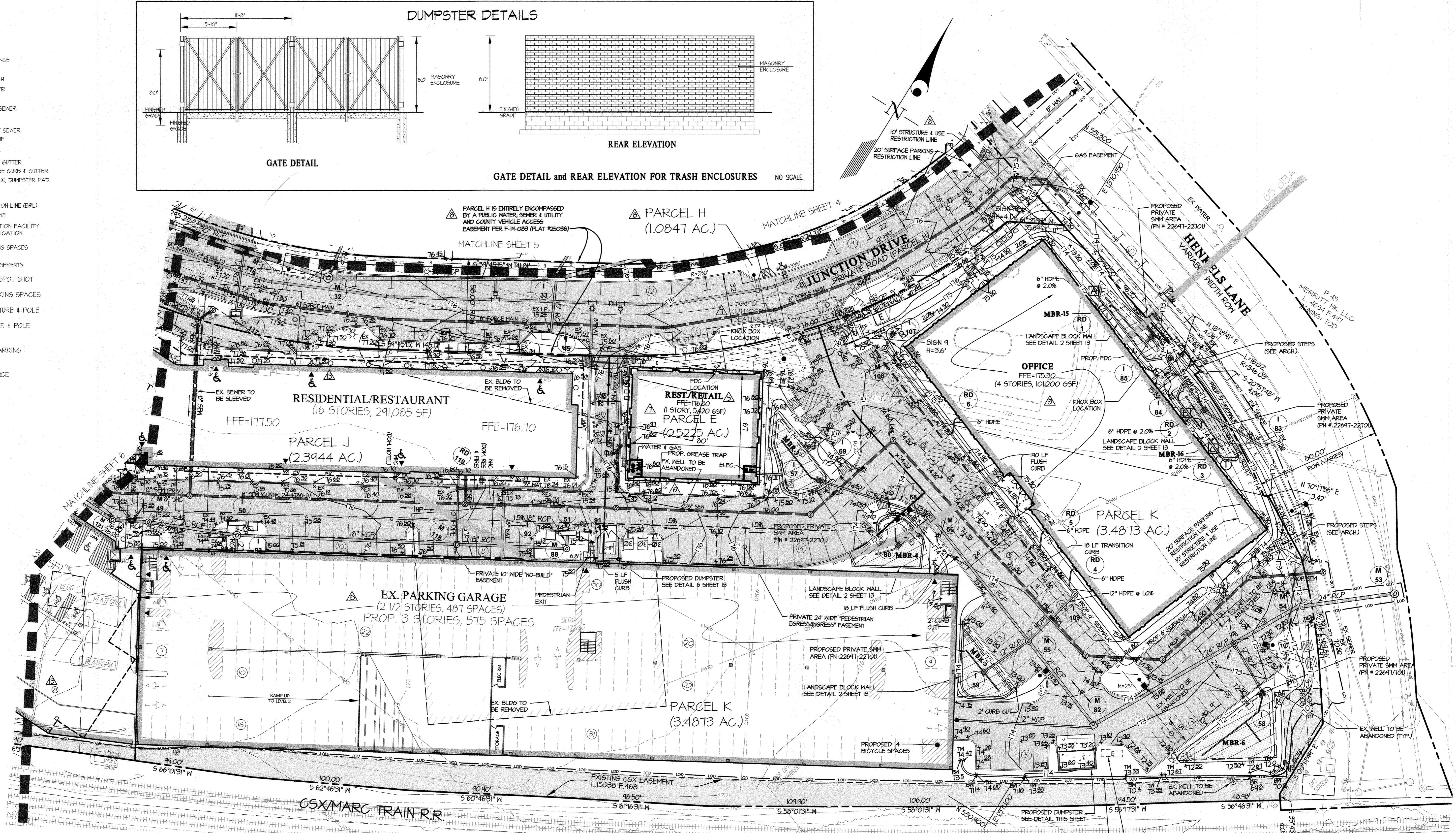
- LEGEND**
- 366 --- EX. CONTOUR
 - 300 --- PROP. CONTOUR
 - 100 --- 100 --- LIMIT OF DISTURBANCE
 - 100 --- 100 --- EX. STORM DRAIN
 - 100 --- 100 --- PROP. STORM DRAIN
 - 100 --- 100 --- EX. SANITARY SEWER
 - 100 --- 100 --- EX. WATERLINE
 - 100 --- 100 --- PUBLIC SANITARY SEWER
 - 100 --- 100 --- PUBLIC WATERLINE
 - 100 --- 100 --- PRIVATE SANITARY SEWER
 - 100 --- 100 --- PRIVATE WATERLINE
 - 100 --- 100 --- EX. CURB & GUTTER
 - 100 --- 100 --- PROPOSED CURB & GUTTER
 - 100 --- 100 --- PROPOSED REVERSE CURB & GUTTER
 - 100 --- 100 --- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
 - 100 --- 100 --- PROPOSED PAVING
 - 100 --- 100 --- BUILDING RESTRICTION LINE (BRL)
 - 100 --- 100 --- PROPERTY ROW LINE
 - MBR-11 MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
 - (18) 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
 - HANDICAP RAMP
 - HANDICAP SIGN
 - ROOF LEADER
 - NOISE LINE



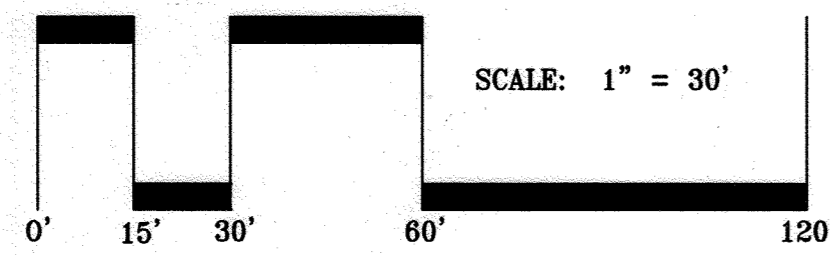
ROOF DRAIN STRUCTURE SCHEDULE

ROOF DRAIN	INVERT ELEVATION
* RD-1	112.30
RD-A-1	112.00
* RD-2	112.51
RD-B-1	112.50
* RD-3	112.63
RD-C-1	112.50
* RD-4	104.74
* RD-5	110.34
* RD-6	112.20

*NOTE: ROOF DRAIN INVERTS ARE 5' FROM BUILDING



NOTE: SEE SHEETS 30 THROUGH 33 FOR SHM DETAILS



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Shay Correa* 1-11-23
Date: 11/23
Chief, Development Engineering Division: *John J. ...* 11-28-22
Date: 11-28-22

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: 301-988-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.
4/1/2022	RESUB PAR CD&E TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL/RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE.	GLW	JRC
06/19/2019	REV. JUNCTION DR. AS PRIVATE IN PARCEL H, LABELED NEW EASEMENT, REV. RESTRICTION LINES.	GLW	HJK
9/10/2018	CONVERTED RETAIL BUILDING TO RESTAURANT & ADDED OUTDOOR SEATING AREA.	GLW	LMW
11/28/2016	ADDED GREASE TRAP.	GLW	LMW
4/15/2016	CONVERTED BANK TO RETAIL BUILDING.	GLW	LMW
9/9/2015	REVISED STORM DRAIN AT OFFICE BUILDING.	GLW	LMW
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING.	GLW	LMW
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED.	GLW	LMW
12/3/2014	REVISED MONUMENT SIGNS AND RETAINING WALL ELEVATIONS.	GLW	LMW

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: NEIL GREENBERG
301-657-4848

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, 2024.
10/31/22

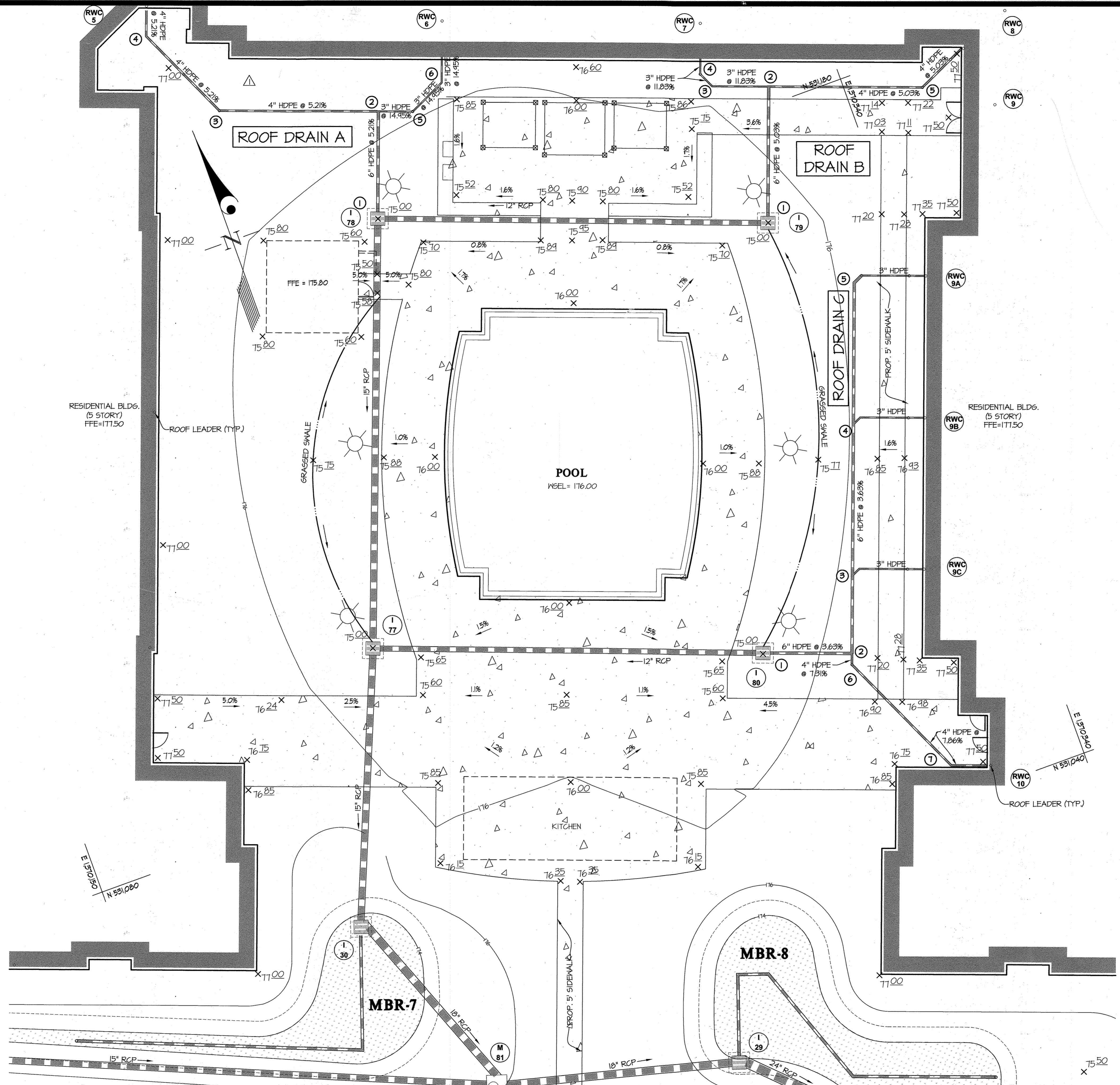
REVISED SITE DEVELOPMENT PLAN - EAST COMMERCIAL
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GULFORD HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	7 OF 71

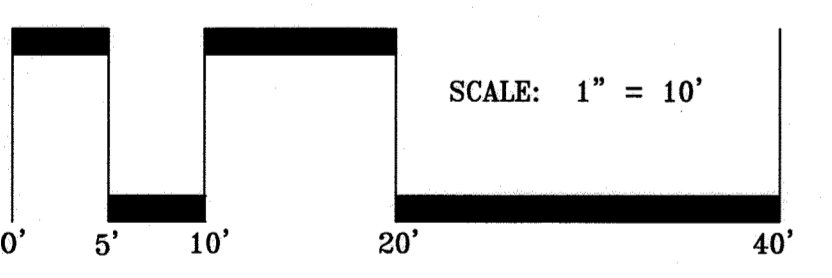
PURPOSE NOTE:
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. CD&E INTO PAR. J&K TO CONVERT BLDG ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

LEGEND

- 366 --- EX. CONTOUR
- 300 --- PROP. CONTOUR
- L.O.D. --- LIMIT OF DISTURBANCE
- EX. STORM DRAIN --- EX. STORM DRAIN
- PROP. STORM DRAIN --- PROP. STORM DRAIN
- EX. SANITARY SEWER --- EX. SANITARY SEWER
- EX. WATERLINE --- EX. WATERLINE
- PUBLIC SANITARY SEWER --- PUBLIC SANITARY SEWER
- PUBLIC WATERLINE --- PUBLIC WATERLINE
- PRIVATE SANITARY SEWER --- PRIVATE SANITARY SEWER
- PRIVATE WATER LINE --- PRIVATE WATER LINE
- EX. CURB & GUTTER --- EX. CURB & GUTTER
- PROPOSED CURB & GUTTER --- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER --- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD --- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- PROPOSED PAVING --- PROPOSED PAVING
- BUILDING RESTRICTION LINE (BRL) --- BUILDING RESTRICTION LINE (BRL)
- PROPERTY/ROW LINE --- PROPERTY/ROW LINE
- MBR-II --- MICRO BIO-RETENTION FACILITY
- (12) --- LOCATION IDENTIFICATION
- (12) --- NUMBER OF PARKING SPACES
- EX. / PROPOSED EASEMENTS --- EX. / PROPOSED EASEMENTS
- TOP OF PAVING SPOT SHOT --- TOP OF PAVING SPOT SHOT
- (12) --- NUMBER OF PARKING SPACES
- * --- PROP. LIGHT FIXTURE 4 POLE
- * --- EX. LIGHT FIXTURE 4 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	173.24
RD-A-3	174.84
RD-A-4	175.91
RD-A-5	176.17
RD-A-6	174.22
RWC-6	175.42
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	172.64
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: *[Signature]* Date: 3-31-16

Chief, Division of Land Development: *[Signature]* Date: 3-30-16

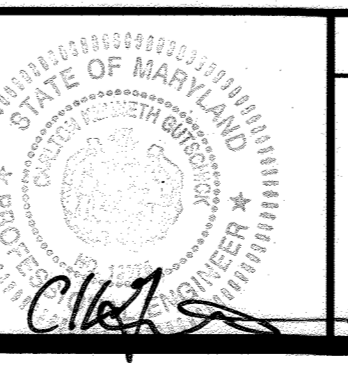
Chief, Development Engineering Division: *[Signature]* Date: 3-23-16

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

DATE	REVISION	BY	APPR.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	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 28, 2016
 2/1/16 *[Signature]*

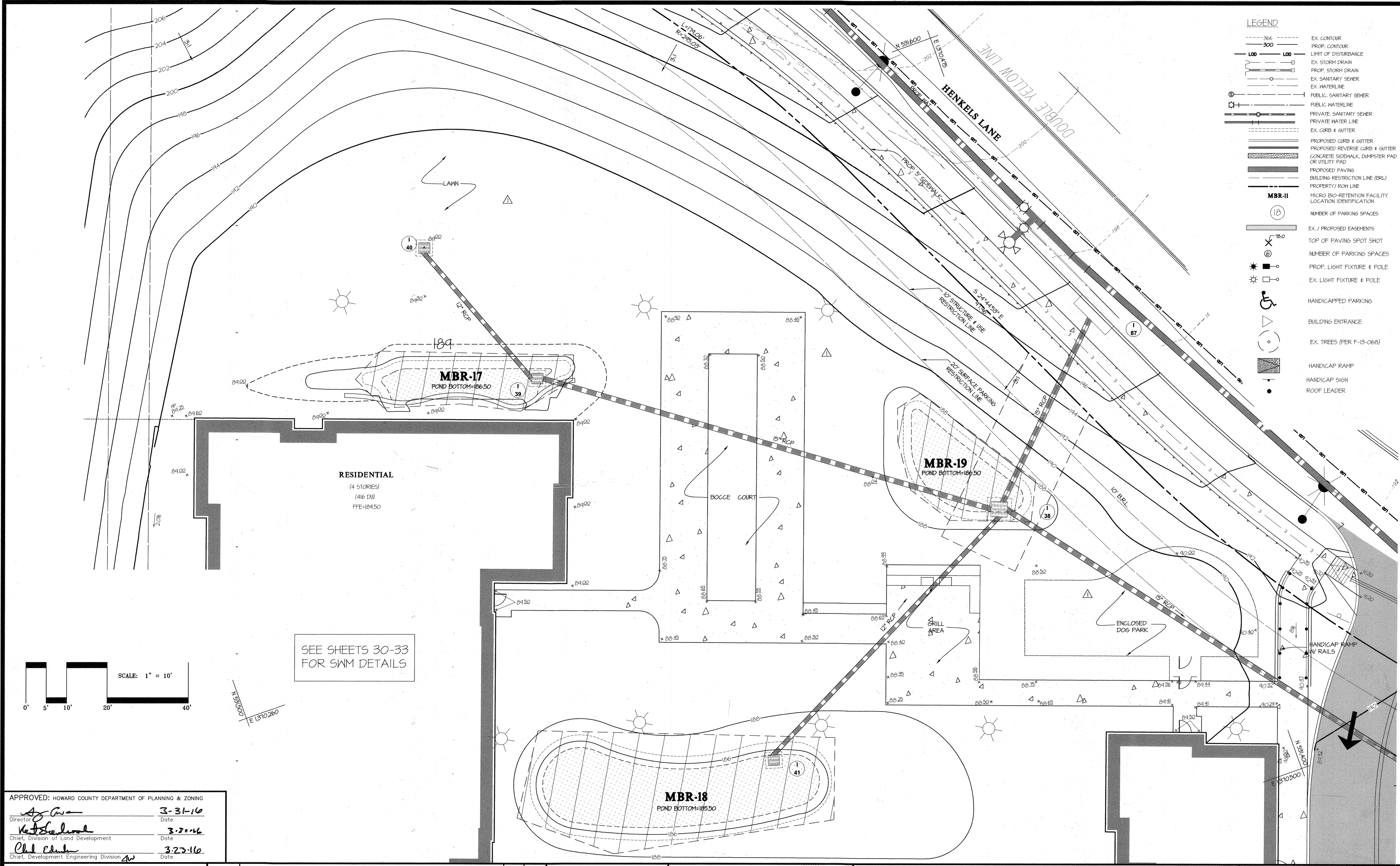


RESIDENTIAL POOL ENLARGEMENT GRADING PLAN
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A,B,E,G,H,I & K
PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GUILFORD
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=10'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	8 OF 71

L:\CAD\DRAWINGS\11107\PLANS BY G.L.W.\SDP\11107-08-SDP-POOL.dwg
 PLOTTED: 1/27/2016 8:38 AM LAST PLOTTED: 1/27/2016 8:38 AM PLOTTED BY: L.W. WILSON
 L:\CAD\DRAWINGS\11107\PLANS BY G.L.W.\SDP\11107-08-SDP-POOL.dwg
 XXX DRN. JGS CHK. XXX
 DATE REVISION
 LMW
 BY APPR.

- LEGEND**
- 366 --- EX. CONTOUR
 - 300 --- PROP. CONTOUR
 - 100 --- 100 --- EX. STORM DRAIN
 - 100 --- 100 --- EX. SANITARY SEWER
 - 100 --- 100 --- EX. WATERLINE
 - 100 --- 100 --- PUBLIC SANITARY SEWER
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 - 100 --- 100 --- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
 - 100 --- 100 --- PROPOSED PAVING
 - 100 --- 100 --- BUILDING RESTRICTION LINE (BRL)
 - 100 --- 100 --- PROPERTY/ROW LINE
 - 100 --- 100 --- MICRO BIO-RETENTION FACILITY
 - 100 --- 100 --- LOCATION IDENTIFICATION
 - 100 --- 100 --- NUMBER OF PARKING SPACES
 - 100 --- 100 --- EX. / PROPOSED EASEMENTS
 - 100 --- 100 --- TOP OF PAVING SPOT SHOT
 - 100 --- 100 --- NUMBER OF PARKING SPACES
 - 100 --- 100 --- PROP. LIGHT FIXTURE & POLE
 - 100 --- 100 --- EX. LIGHT FIXTURE & POLE
 - 100 --- 100 --- HANDICAPPED PARKING
 - 100 --- 100 --- BUILDING ENTRANCE
 - 100 --- 100 --- EX. TREES (PER F-13-060)
 - 100 --- 100 --- HANDICAP RAMP
 - 100 --- 100 --- HANDICAP SIGN
 - 100 --- 100 --- ROOF LEADER



SEE SHEETS 30-33 FOR SWM DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 3-31-16

Chief, Division of Land Development: *[Signature]* Date: 3-30-16

Chief, Development Engineering Division: *[Signature]* 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 20986

TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	DES. MAJ	DRN. JGJ	CHK. MAJ
BY	LMW				
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, 2016

[Signature]

RESIDENTIAL AMENITY ENLARGEMENT GRADING PLAN

ANNAPOLIS JUNCTION TOWN CENTER

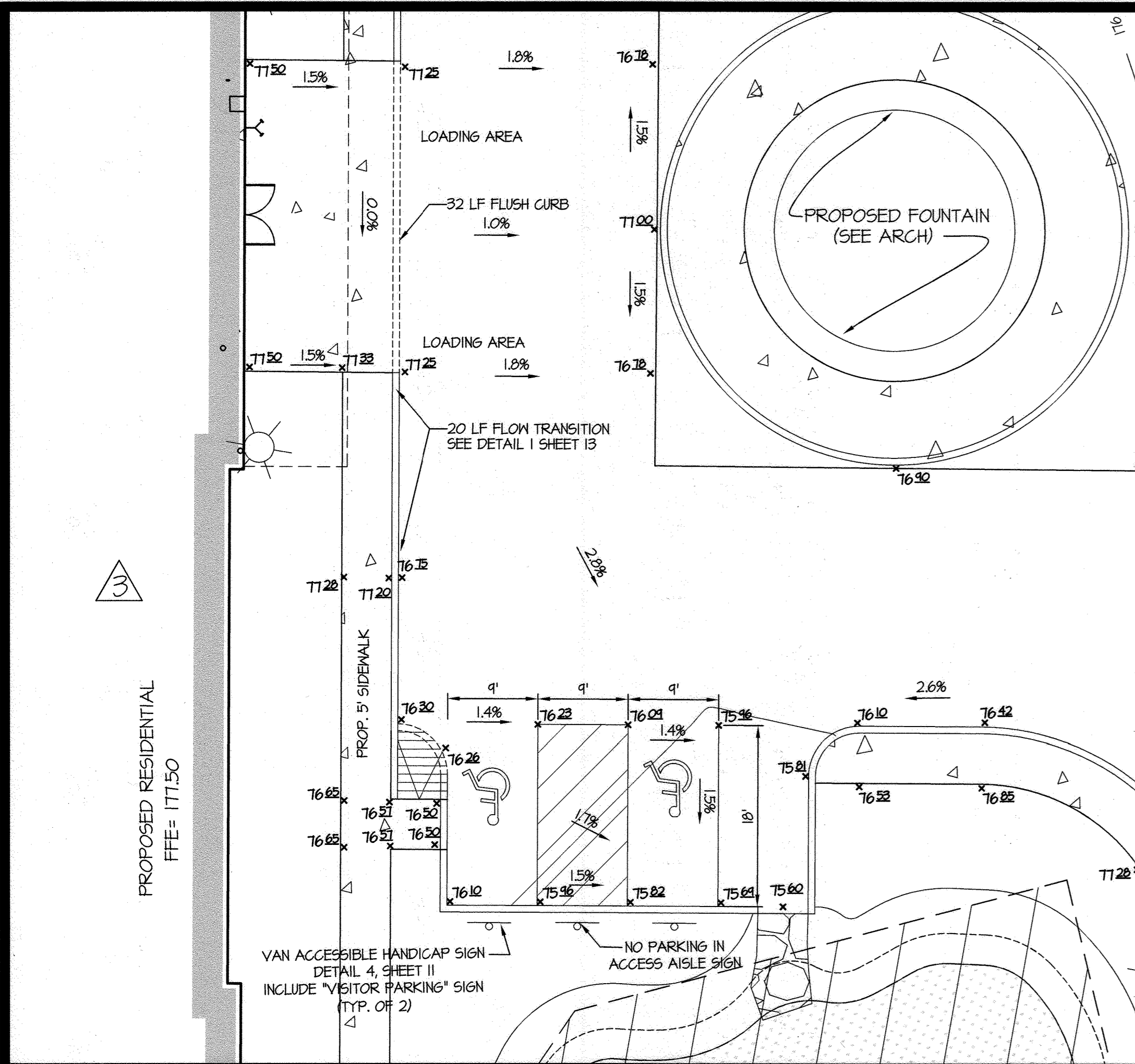
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE

PARCELS A,B,E,G,H,J,K
PLAT No. 22697-22701

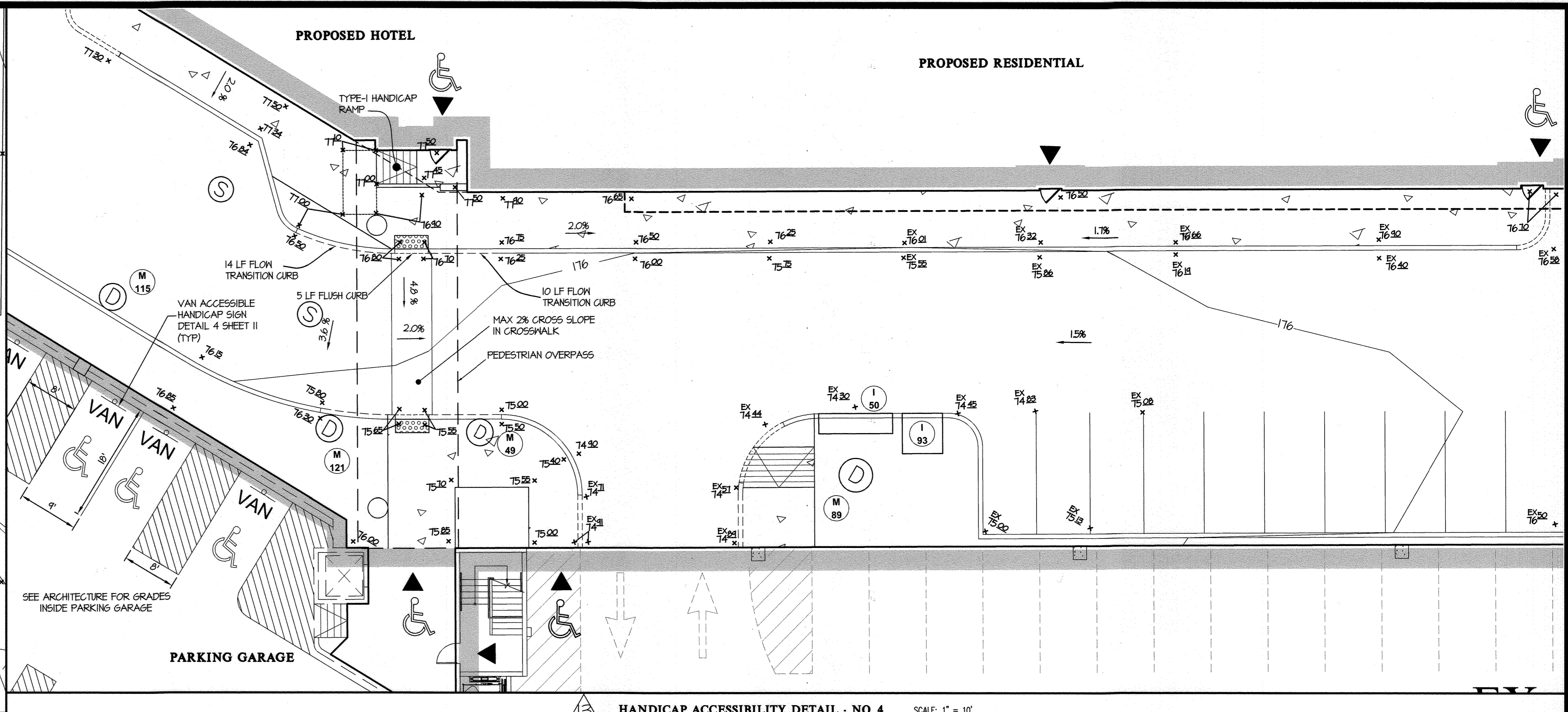
ELECTION DISTRICT No. 6 GUILFORD

SCALE	1"=10'	ZONING	T.O.D.	G. L. W. FILE No.	11107
DATE	MAY, 2013	TAX MAP - GRID	48-20	SHEET	9 OF 71

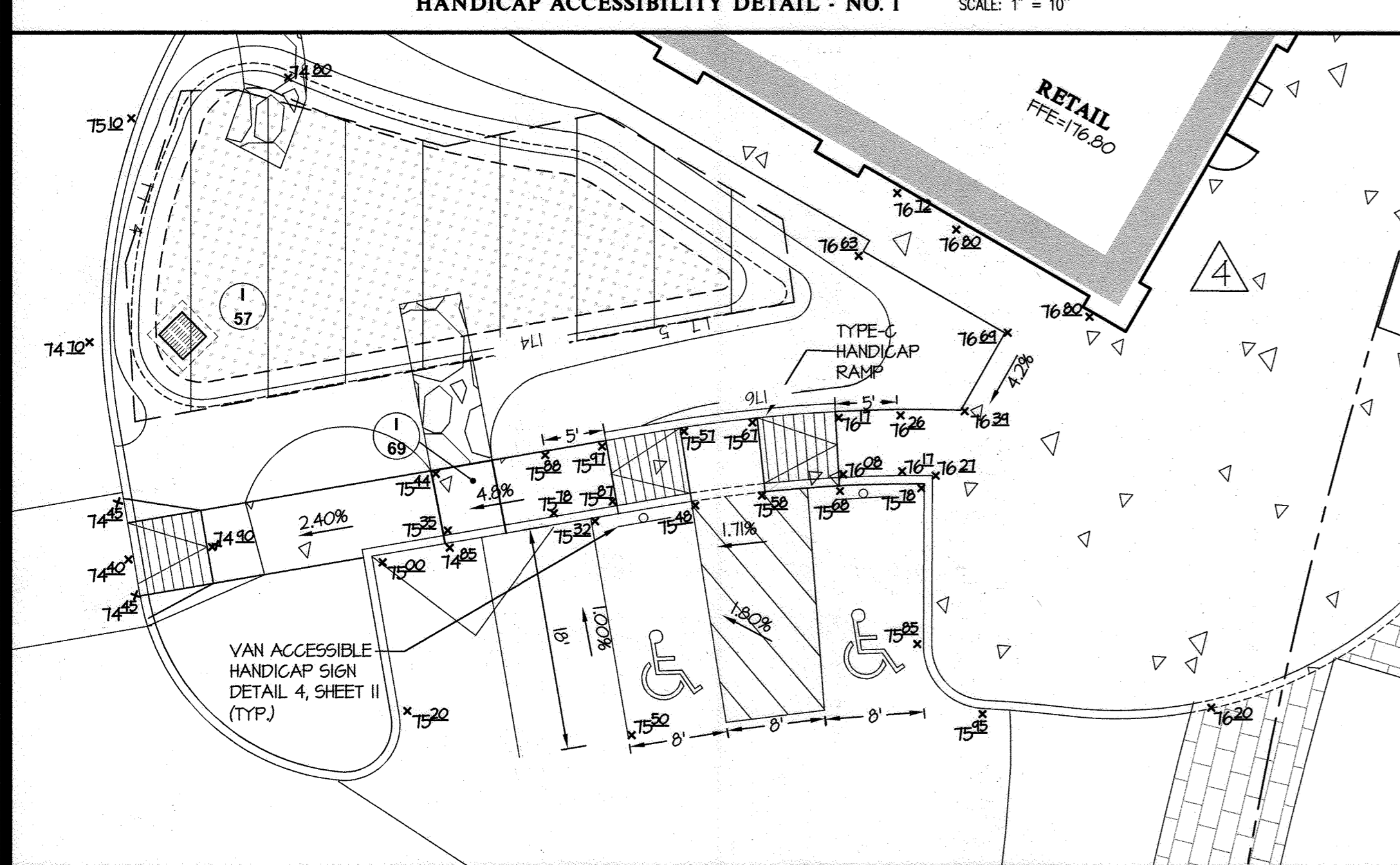
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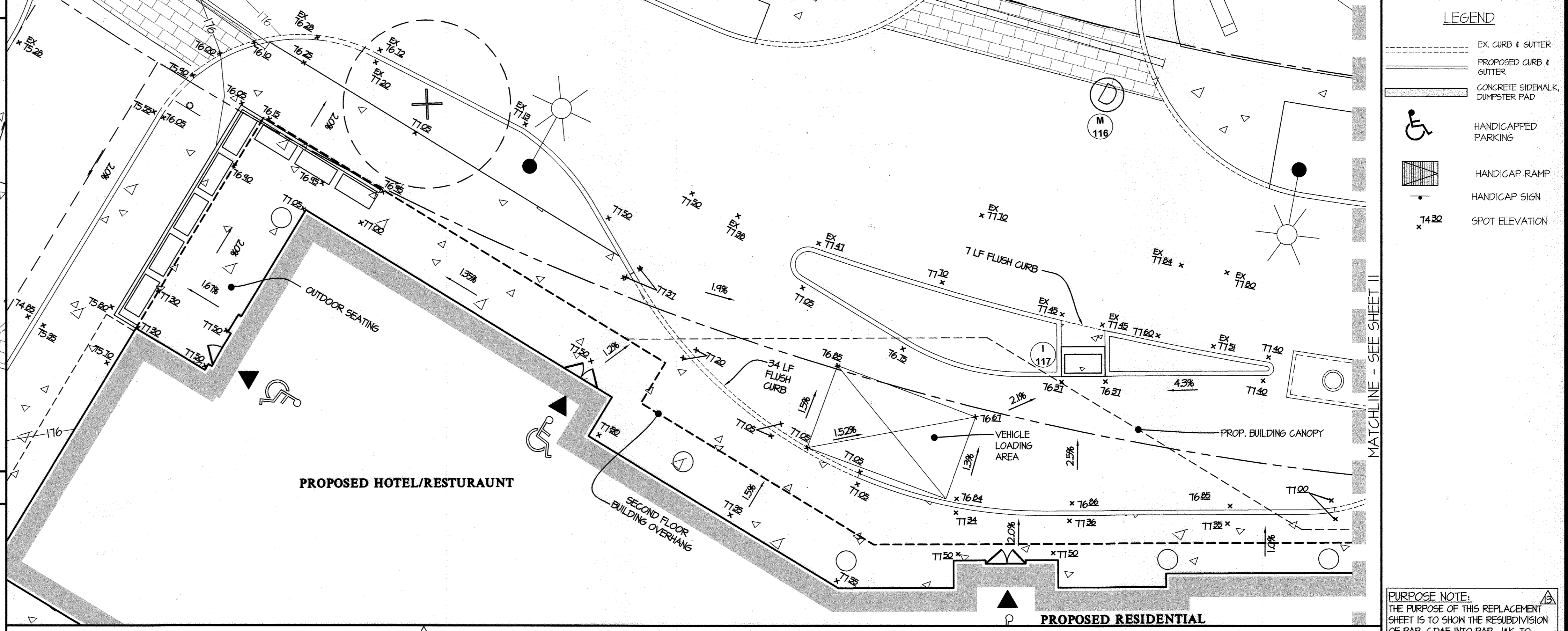
HANDICAP ACCESSIBILITY DETAIL - NO. 1 SCALE: 1" = 10'



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



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



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

LEGEND

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Wayne* Date: 1-11-23

Chief, Division of Land Development: *[Signature]* Date: 1/9/23

Chief, Development Engineering Division: *[Signature]* Date: 11-28-22

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20986
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	DES.	MAJ	DRN.	CHK.	MAJ
4/17/2022	RESUB PAR C,D,F TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE	GLW			
02/23/2017	REVISED PLAN AND DETAILS PER ADA COMMENTS	MAJ			
4/15/2016	CONVERTED BANK TO RETAIL BUILDING	LMW			
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LMW			
6/24/2015	MODIFIED DESIGN OF OFFICE BUILDING	LMW			
12/12/2014	REVISED PARKING GARAGE TO SHOW AS PROPOSED	LMW			

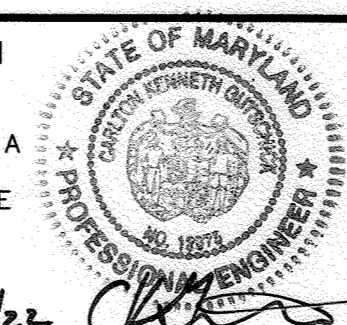
PREPARED FOR:

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

ATTN: NEIL GREENBERG
 301-657-4848

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, 2024

10/31/22 *[Signature]*



REVISED HANDICAP ACCESSIBILITY DETAILS

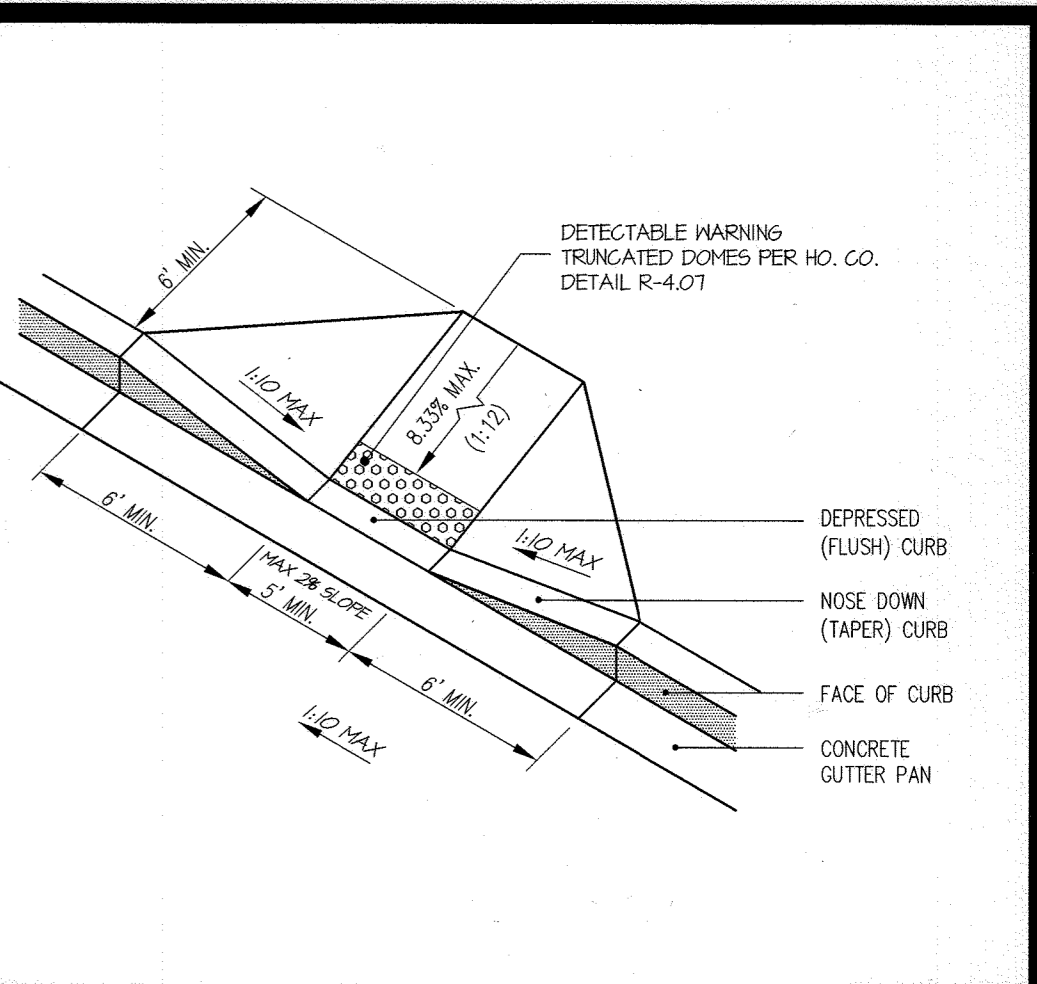
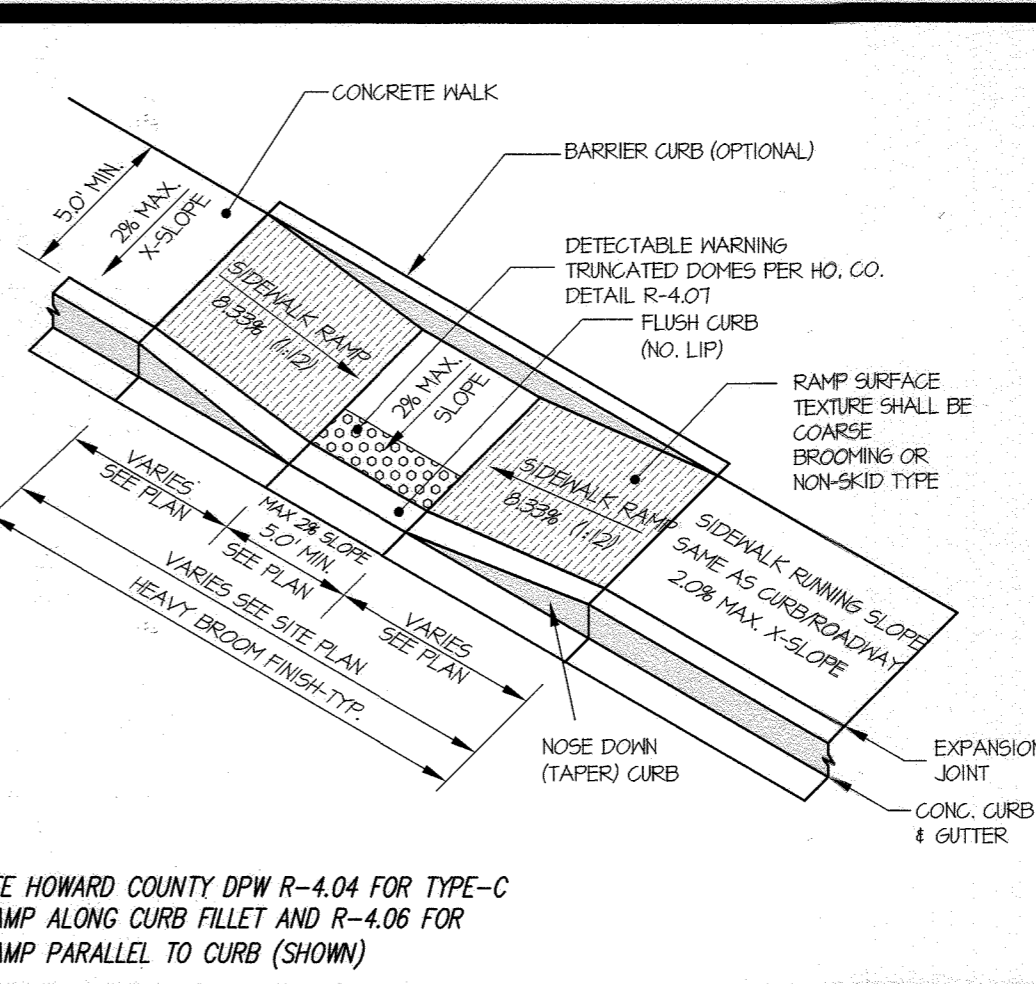
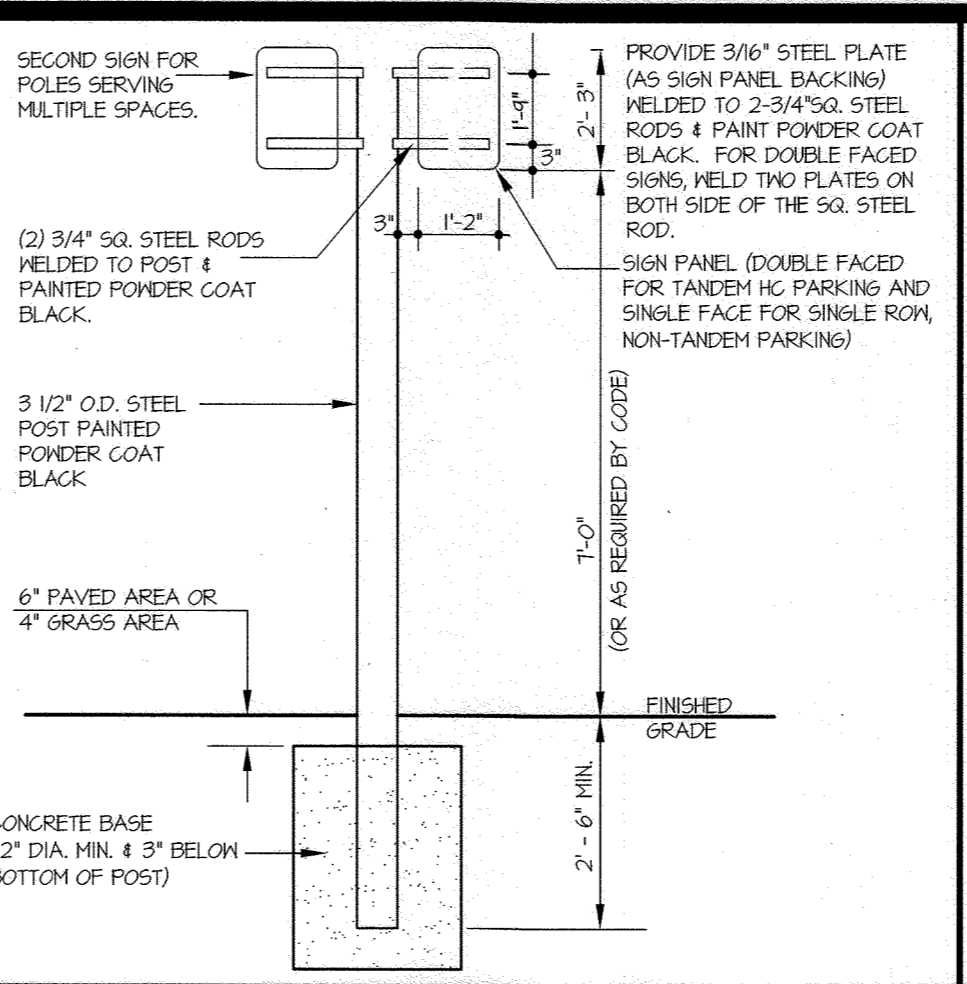
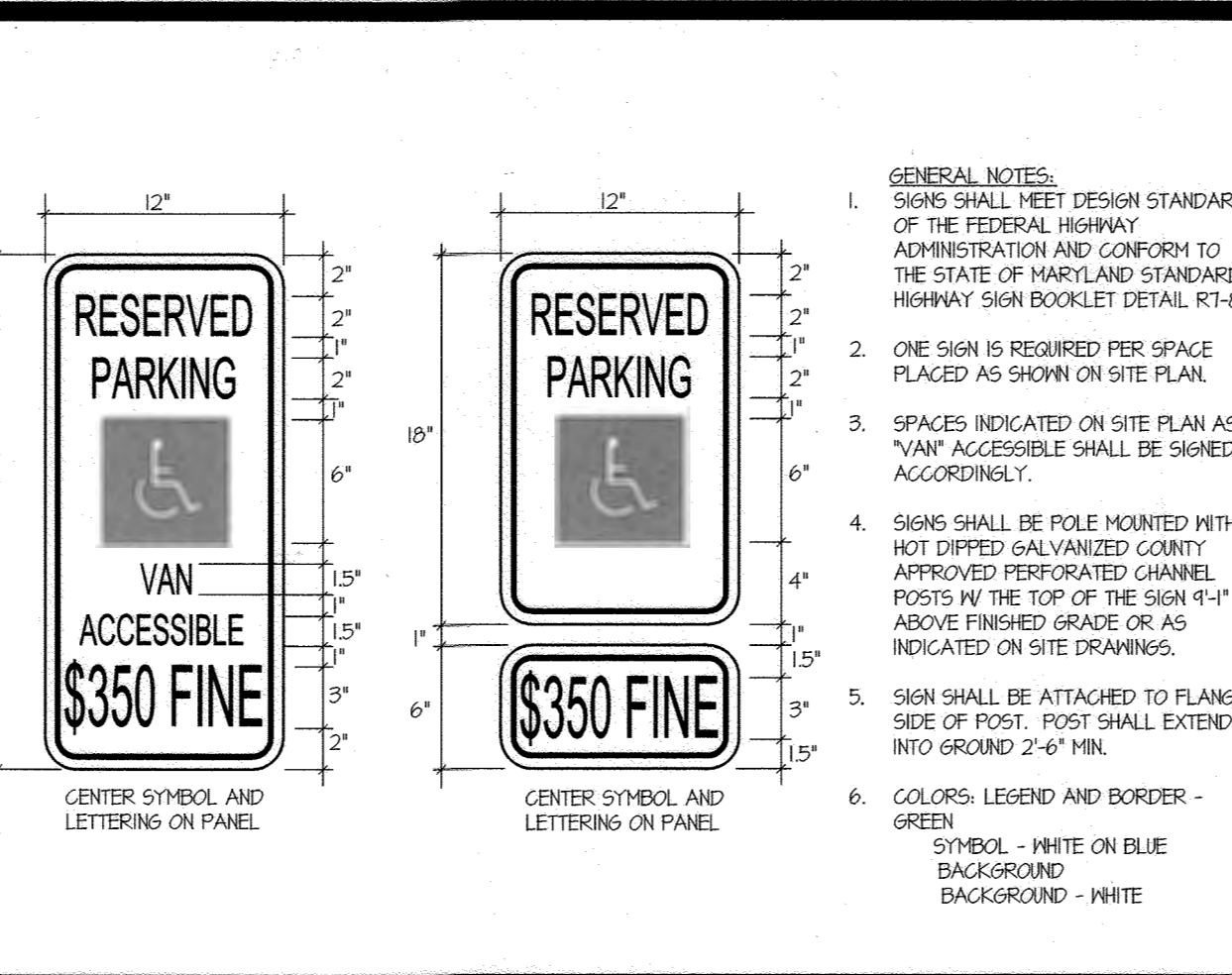
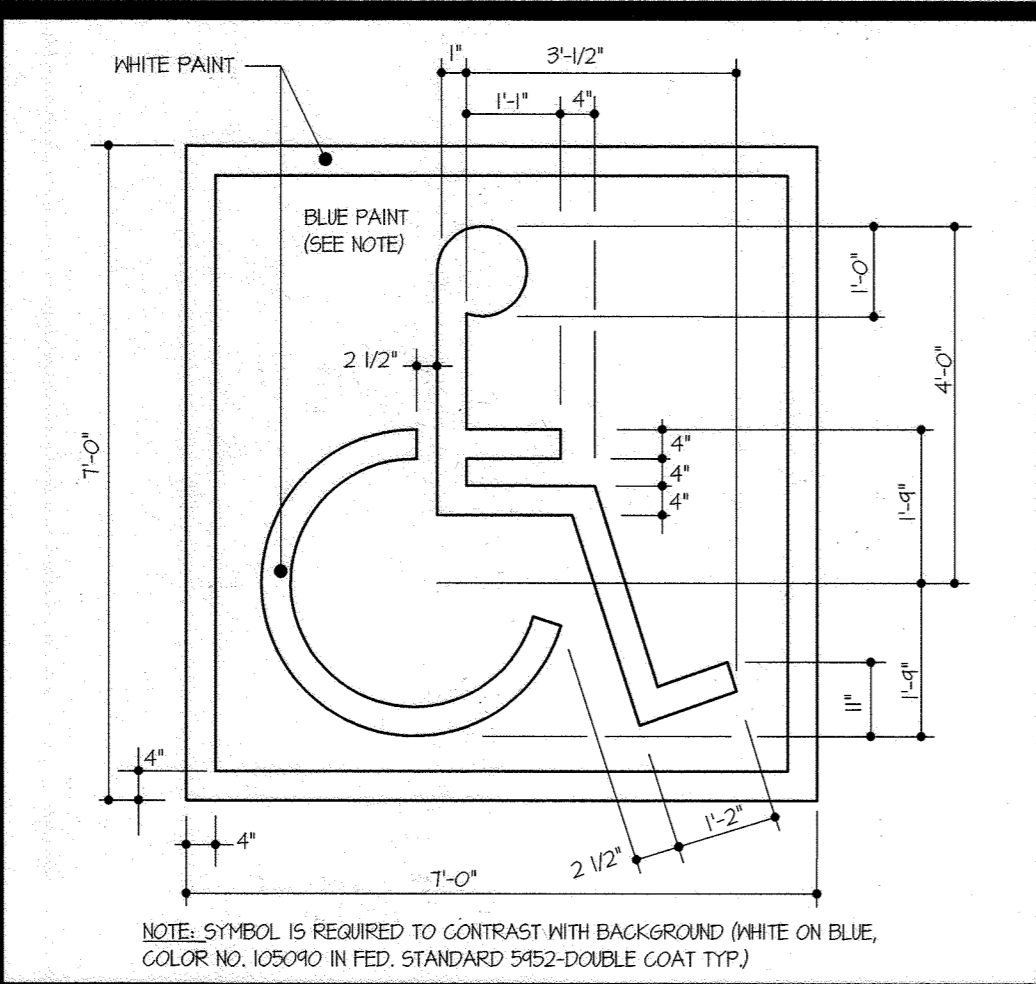
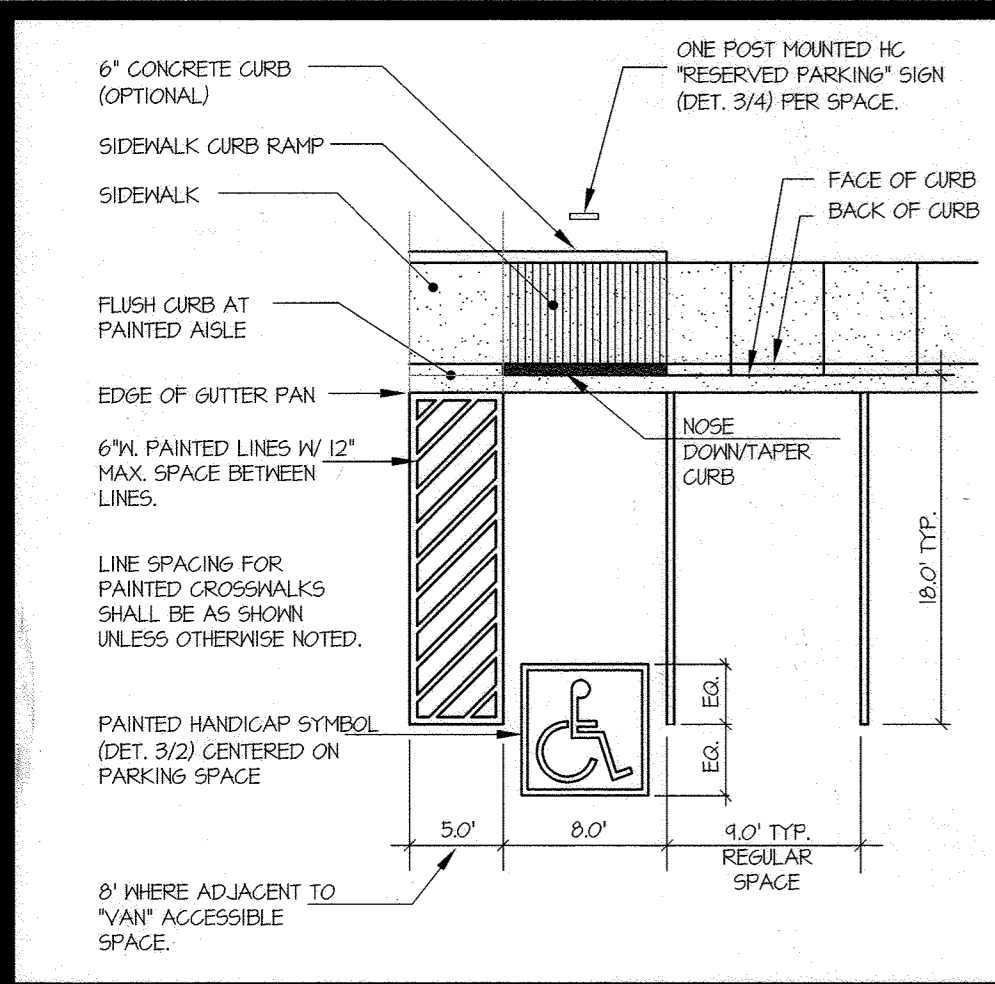
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	10 OF 71

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. C,D,F INTO PAR. J&K, TO CONVERT BLDG ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

L:\VAPOR\DRAWINGS\1107\PLANS BY G&W\SDP\1107-10-11-SDP-HC-02.dwg... DATE: 02/23/2017 11:51 AM LAST SAVED: 02/23/2017 11:51 AM PLOTTED BY: JAY WILSON



1 PARKING SPACE LAYOUT NO SCALE

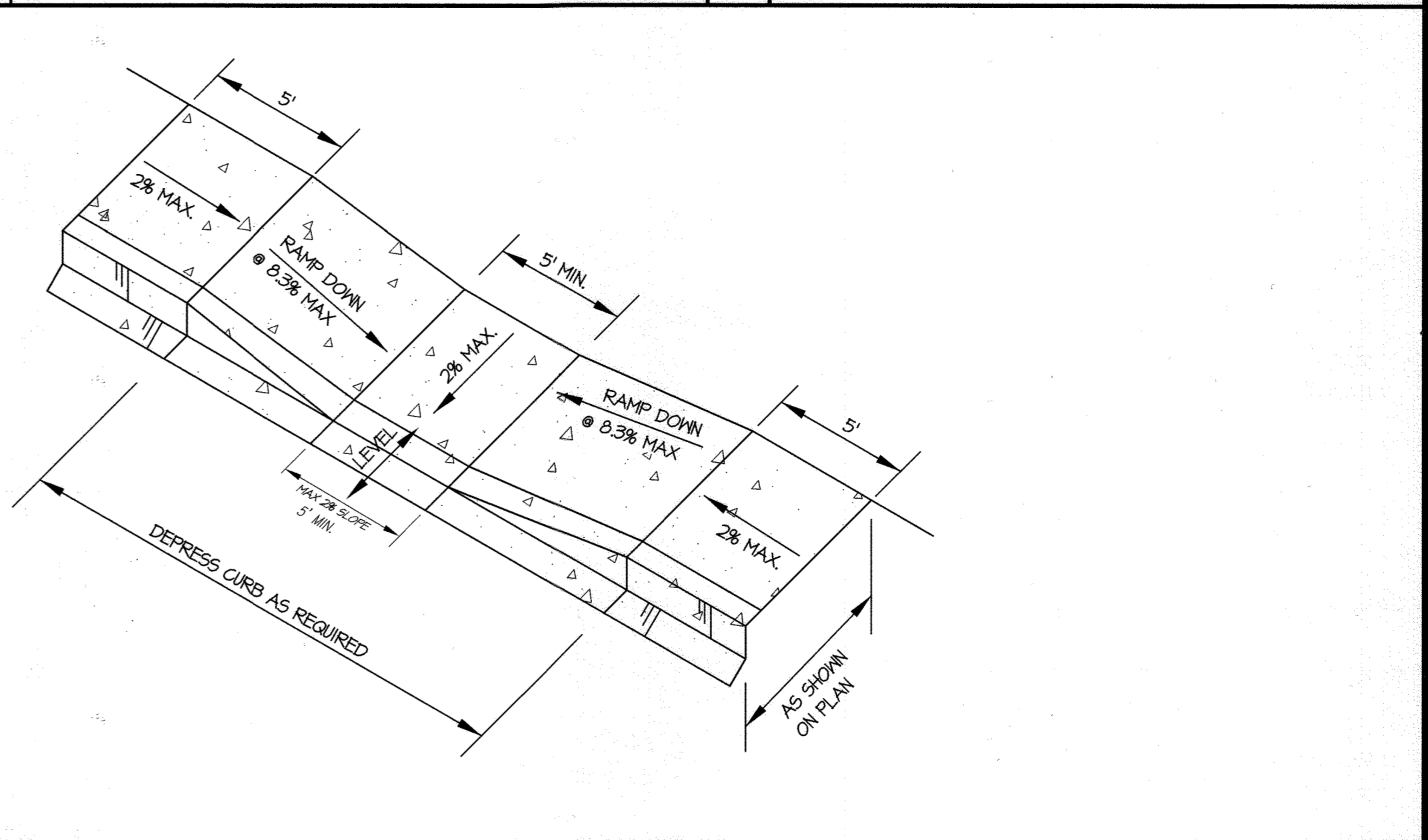
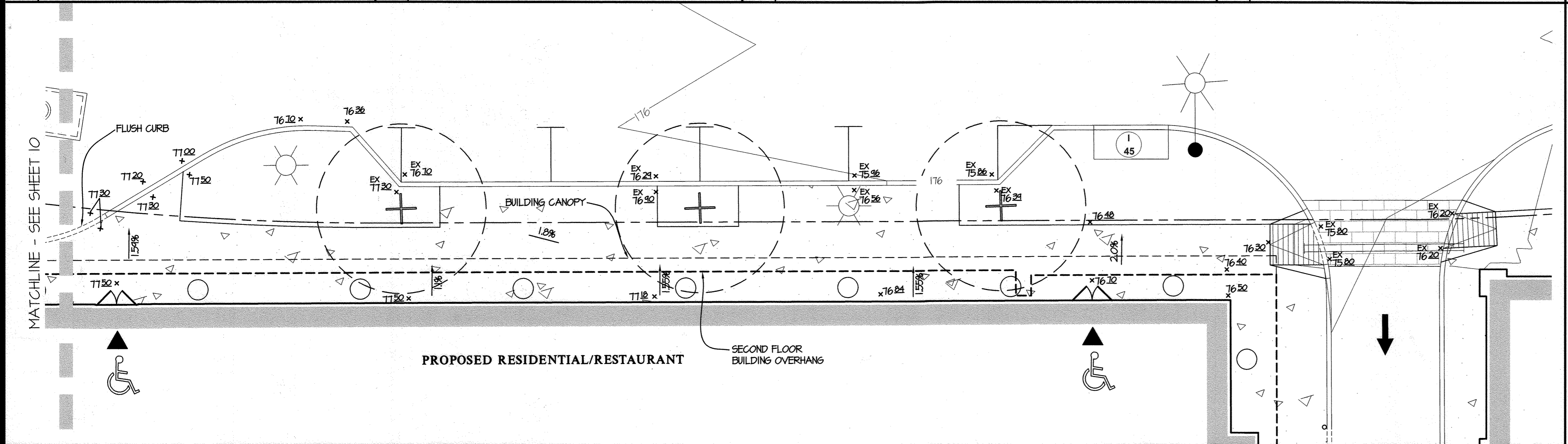
2 HANDICAP SPACE STENCIL LAYOUT NO SCALE

3 HANDICAP PARKING SIGNS DETAIL NO SCALE

4 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

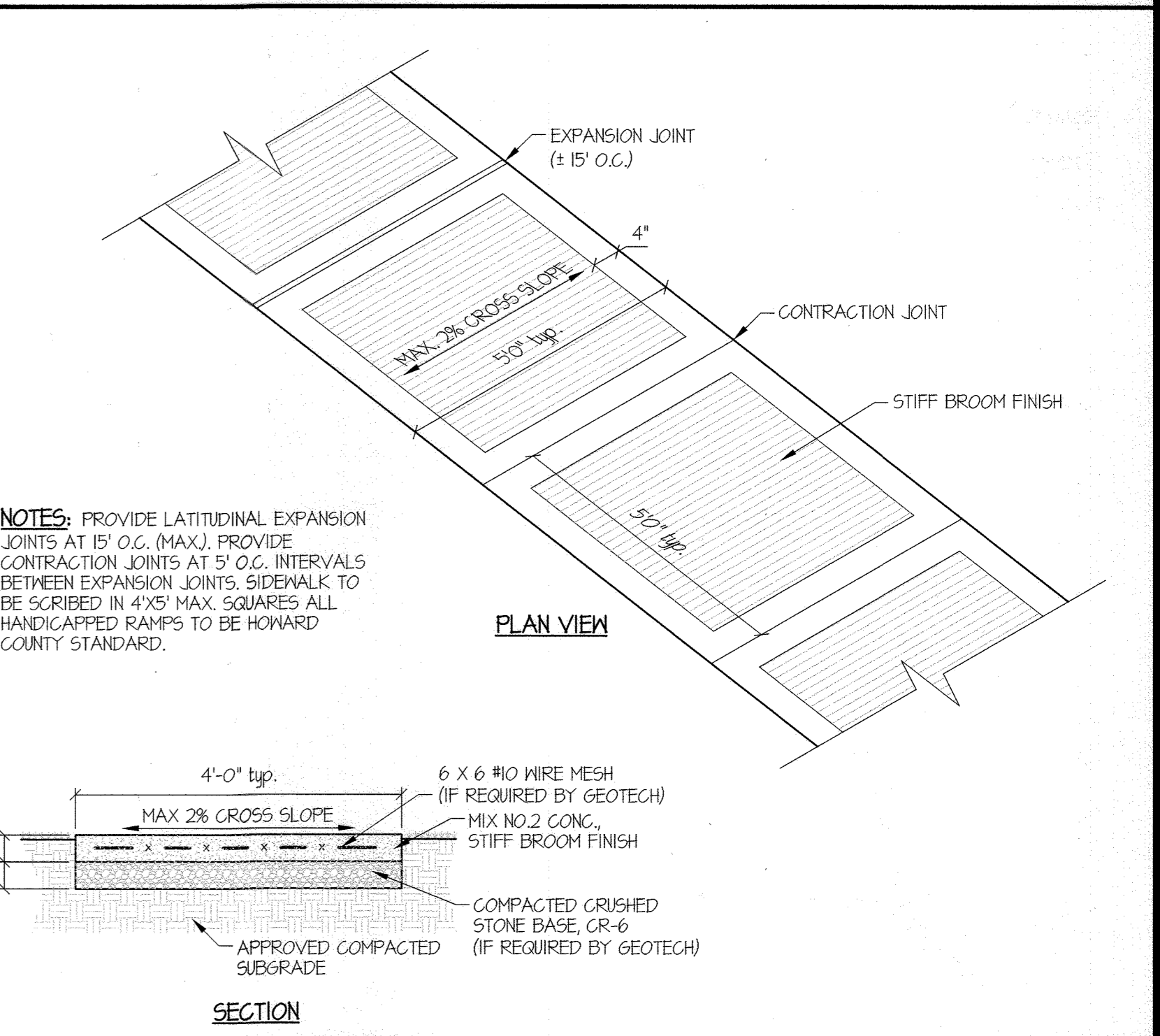
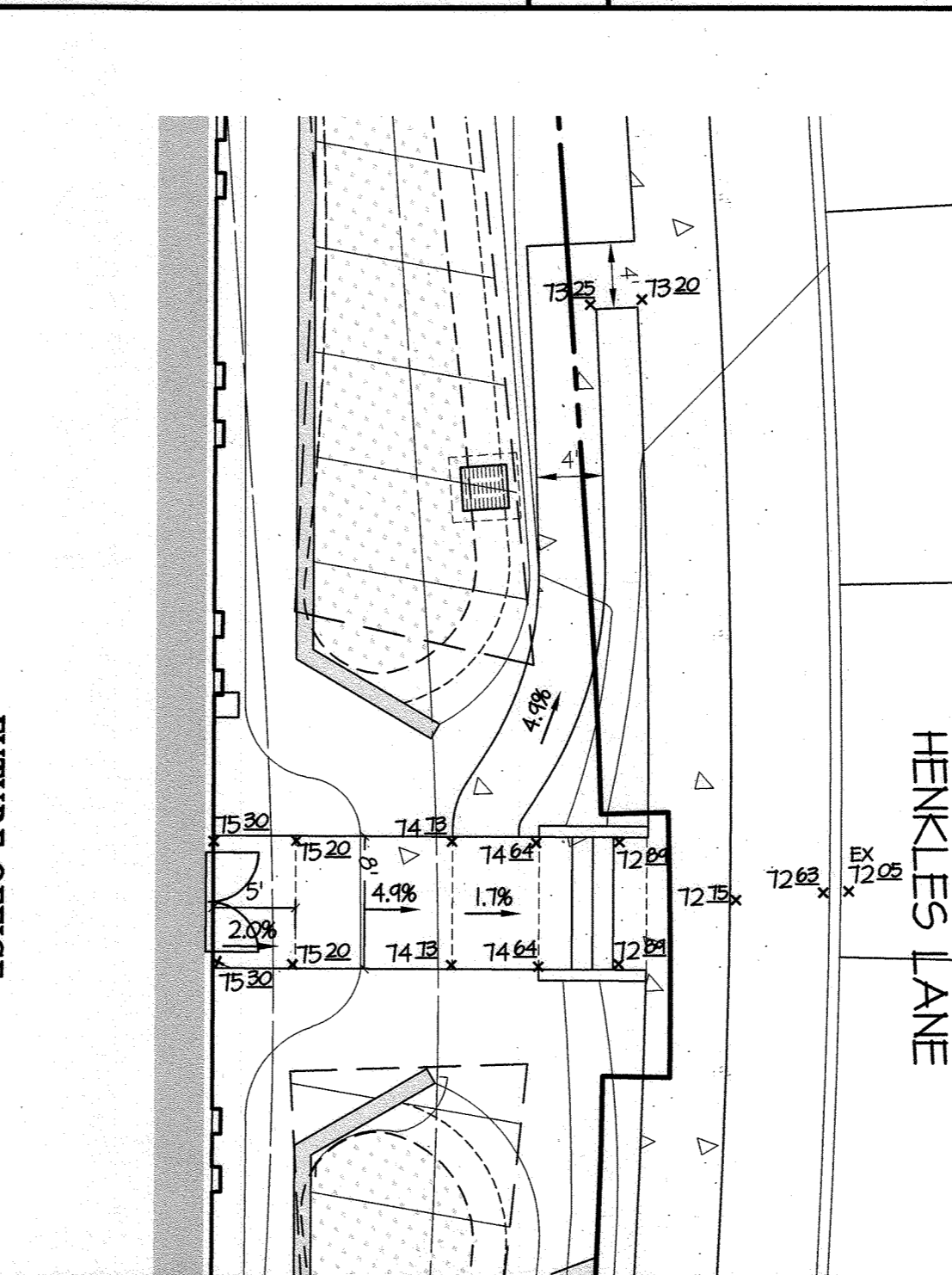
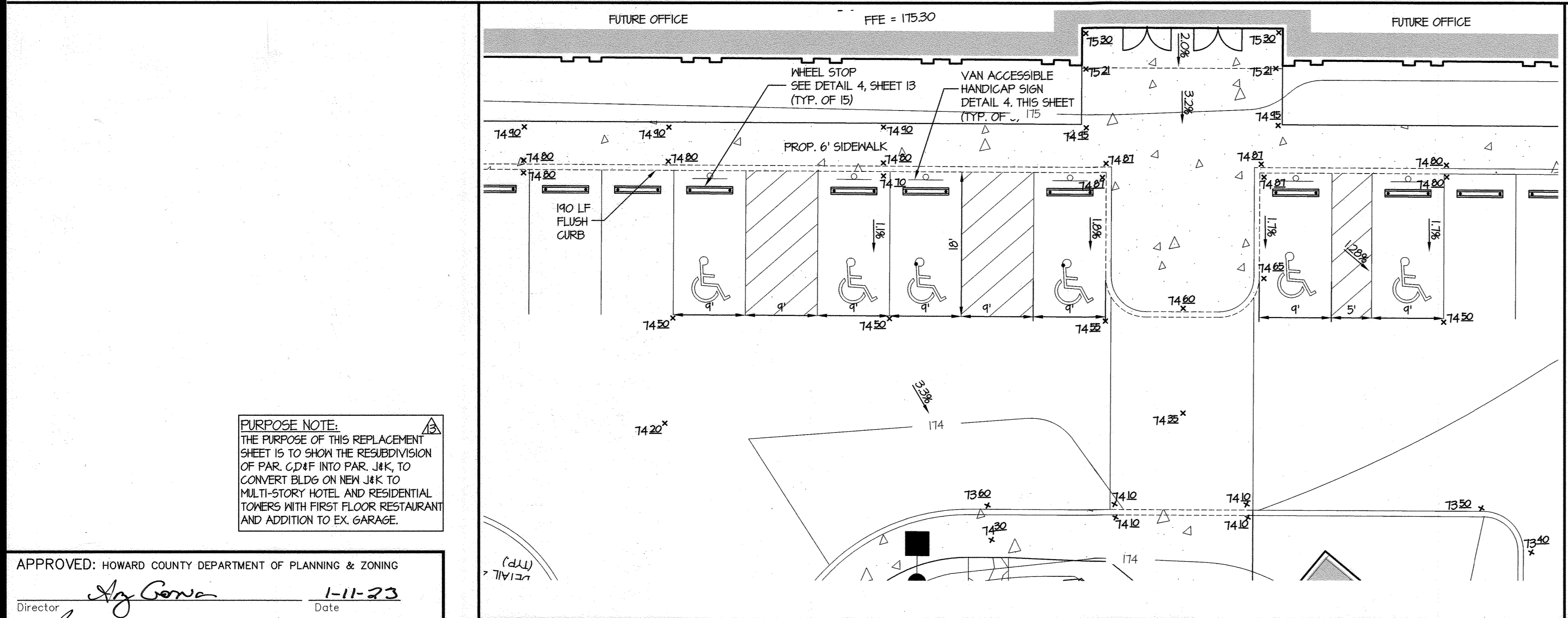
5 TYPE-C SIDEWALK RAMP NO SCALE

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'

8 CONCRETE SIDEWALK (PRIVATE) NO SCALE

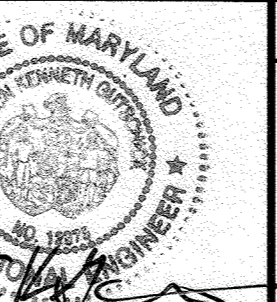
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Ally Gerna* Date: 1-11-23
 Chief, Division of Land Development: *Ally Gerna* Date: 1/9/23
 Chief, Development Engineering Division: *Ally Gerna* Date: 11-28-22

GLWGUTSCHICK 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: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
4/1/2022	RESUB PAR C.D.M.F. TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE.	GLW	
02/23/2017	REVISED PLAN AND DETAILS PER ADA COMMENTS	MAJ	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING	LMW	
2/11/2015	ADDED SIDEWALK DETAIL	LMW	

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12875
 EXPIRATION DATE: MAY 26, 2024
 10/31/22



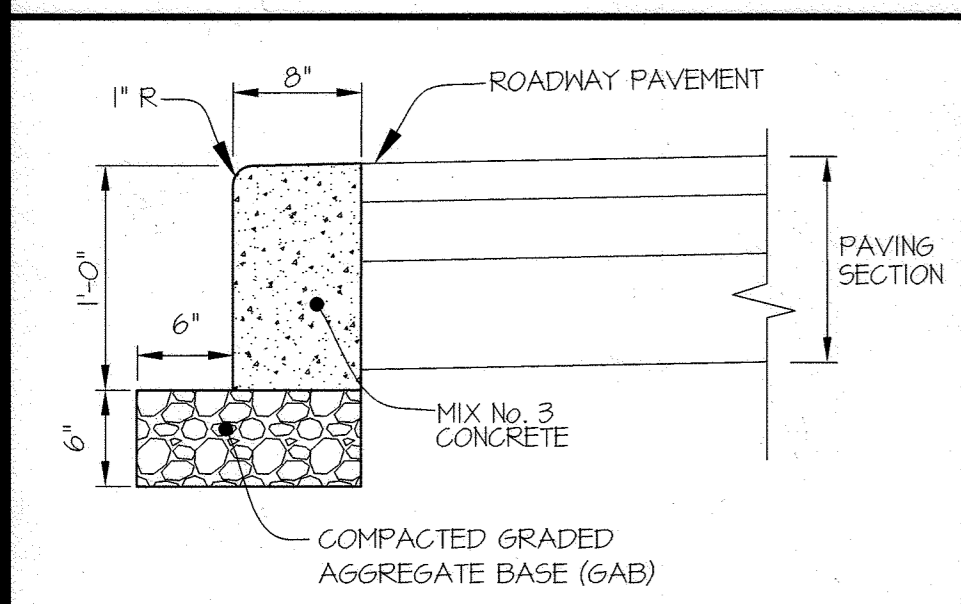
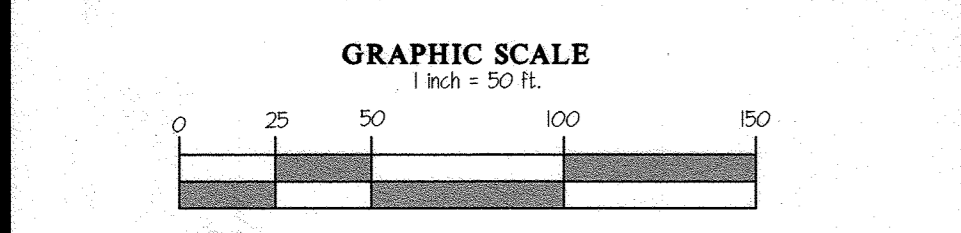
REVISED HANDICAP ACCESSIBILITY DETAILS
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GULFORD
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	11 OF 71

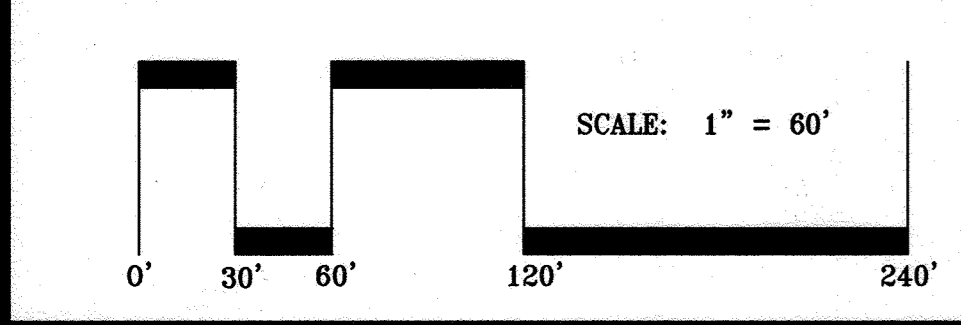
LEGEND

	P-3 PAVING (PER HO. CO. DETAIL - R-2.01) (57,604 SF)
	P-5 PAVING (PER HO. CO. DETAIL - R-2.02) (25,370 SF)
	LOADING DOCK AREA (PER HO. CO. DETAIL - R-6.09) (64,741 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)
	TYPE "B" HANDICAP RAMP - (PER HO. CO. DETAIL - R-4.02)
	TYPE "C" HANDICAP RAMP - (PER HO. CO. DETAIL - R-4.04)
	3" CURB CUT
	FLUSH CURB (R-3.07) TO SEPARATE ASPHALT PAVEMENT FROM POROUS CONCRETE
	DECORATIVE CROSS-WALK

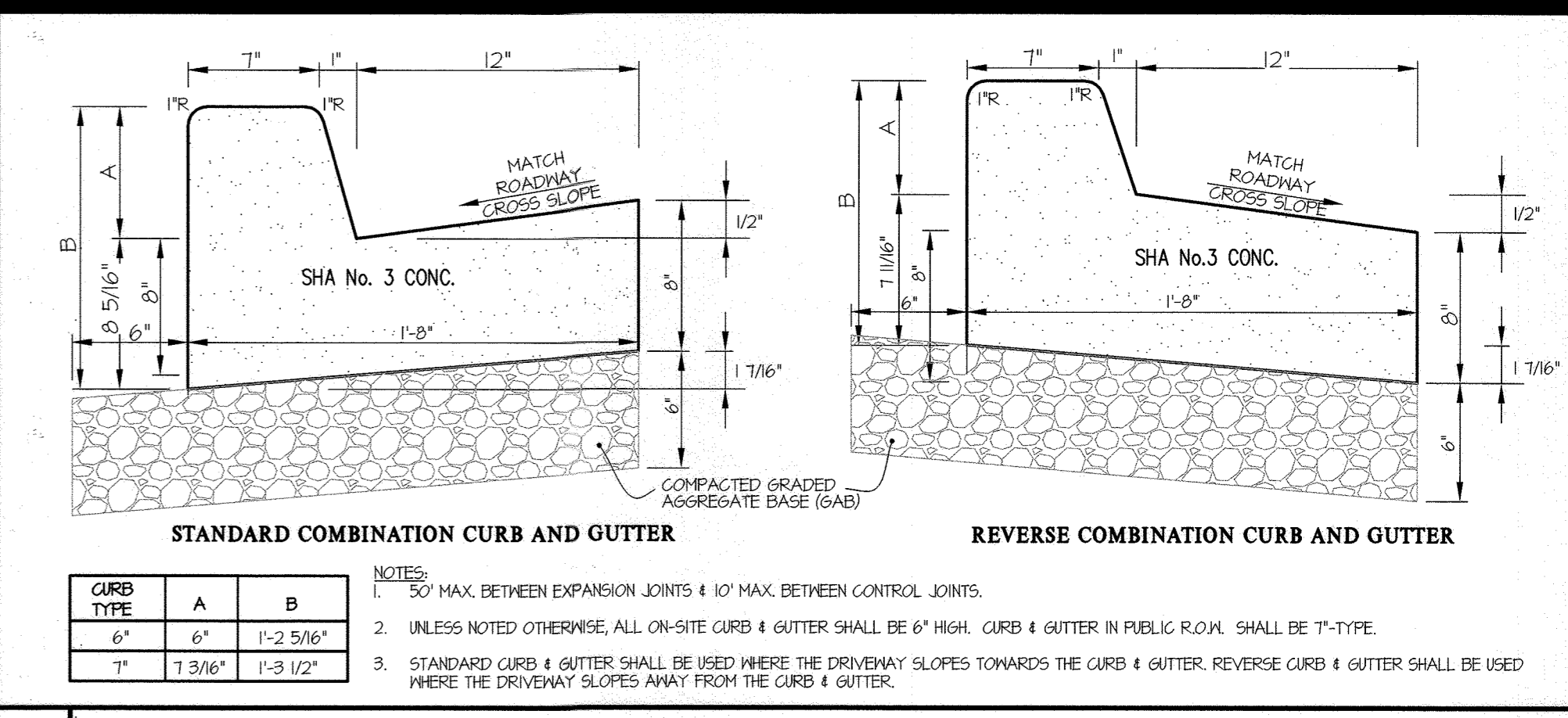
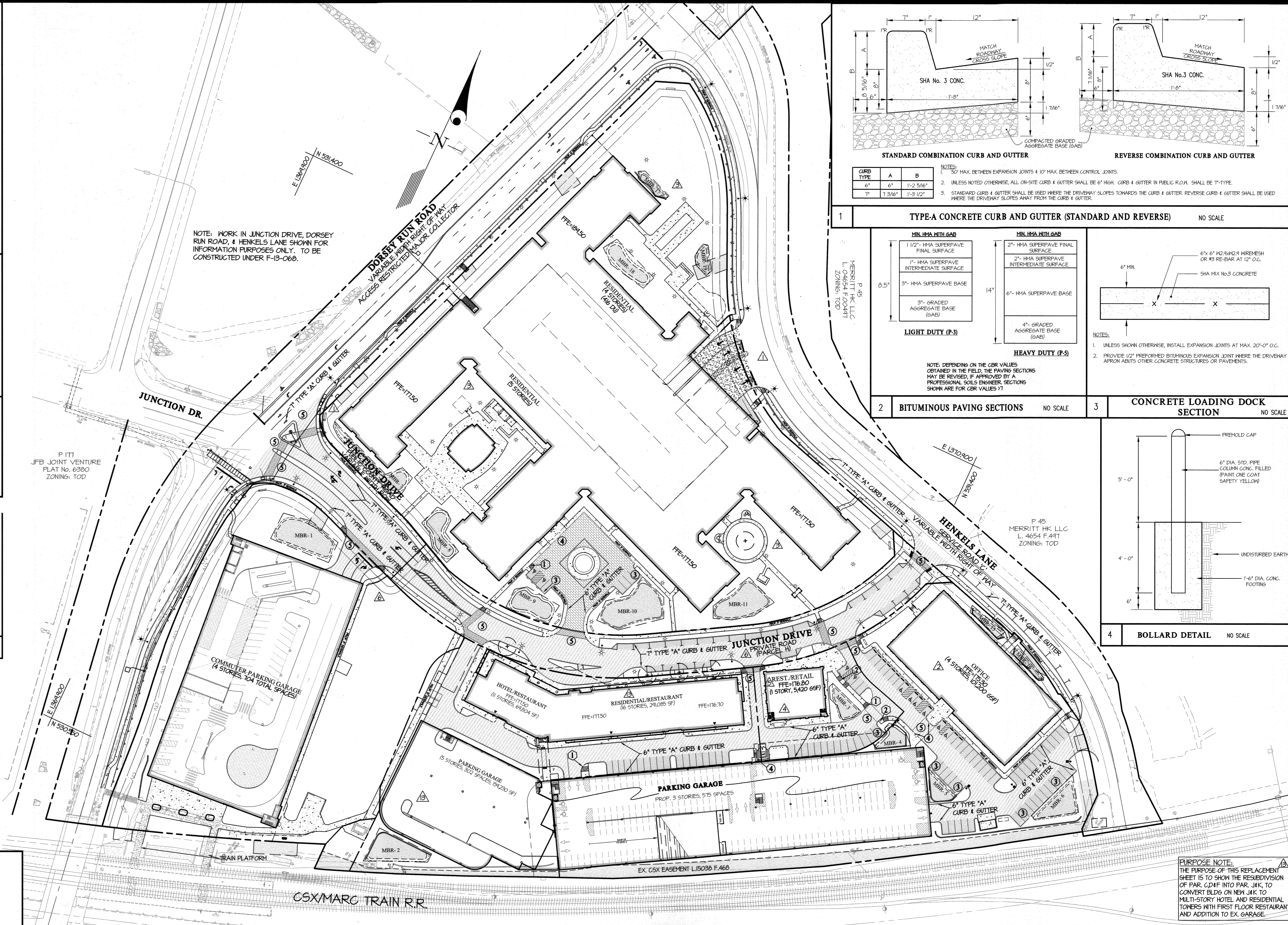
- NOTES:**
- ALL CURB AND GUTTER ARE TYPE-A (PER HO. CO. DETAIL - R-4.01) UNLESS NOTED OTHERWISE ON THIS PLAN.
 - ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
 - ALL SIDEWALKS ARE 5' WIDE (FROM BACK OF CURB) UNLESS NOTED OTHERWISE. MAXIMUM 2% CROSS SLOPE ON ALL SIDEWALKS.
 - ALL PAVEMENT MARKINGS TO BE APPLIED USING "SEITFAST" FREEMARK ALKID 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.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT AND PUTTING THE ROADWAY INTO SERVICE.



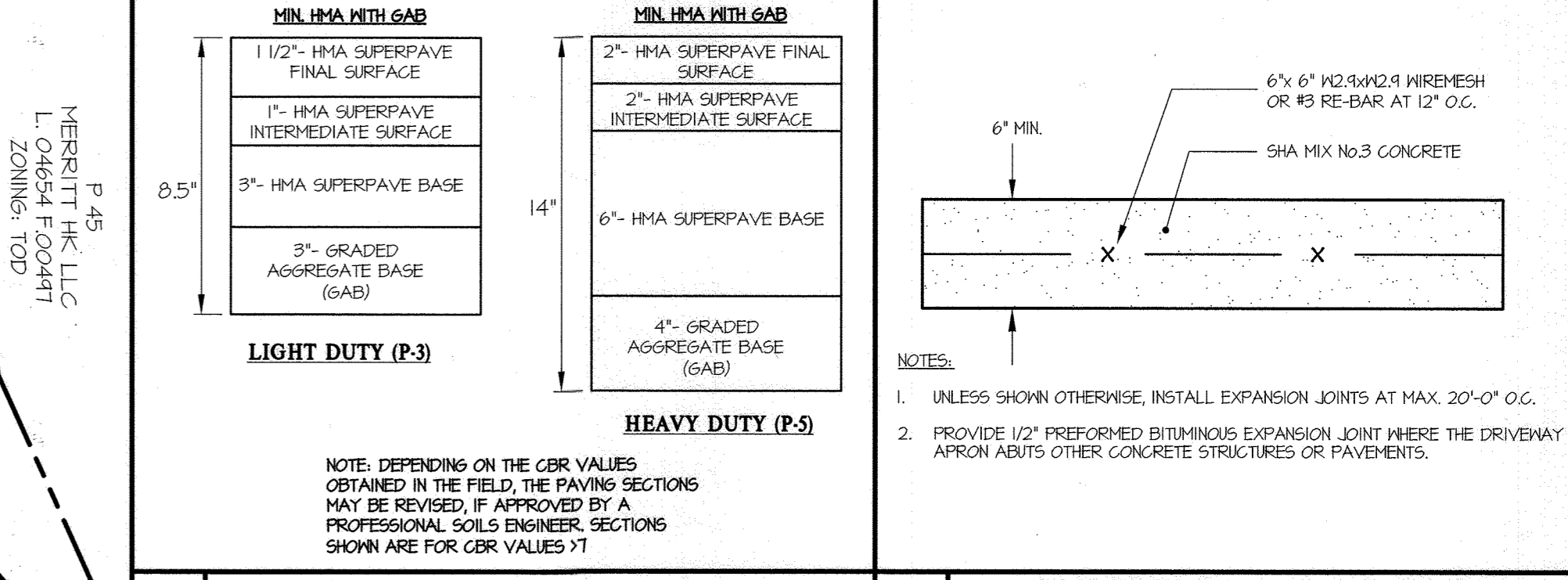
5 CURB FLUSH NO SCALE



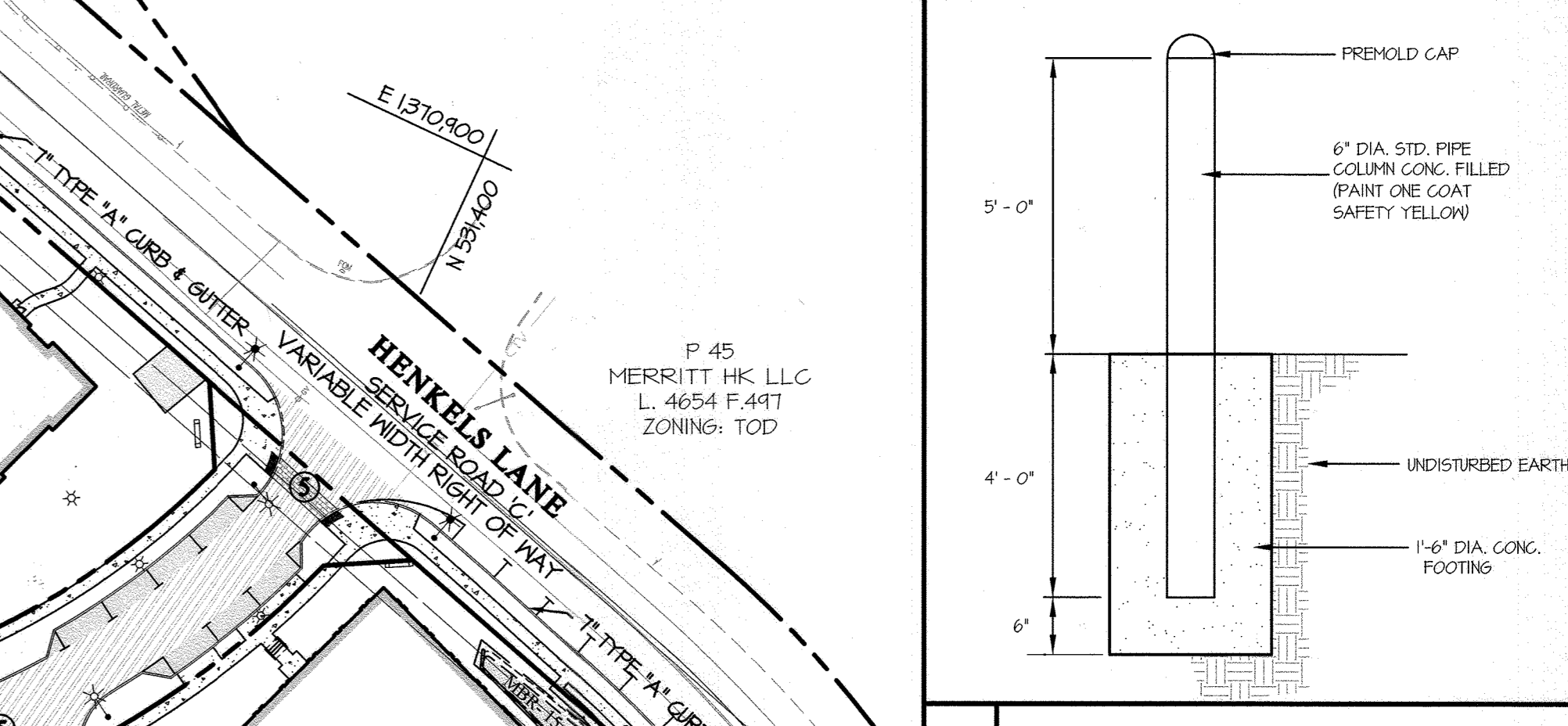
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Howard* Date: 1-11-23
 Chief, Division of Land Development: *David* Date: 1/9/23
 Chief, Development Engineering Division: *John* Date: 11-23-22



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



2 BITUMINOUS PAVING SECTIONS NO SCALE



4 BOLLARD DETAIL NO SCALE

GLWGUTSCHICK 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: 410-600-1820 DC/VA: 301-985-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4/1/2022	RESUB PAR C,D&F TO PAR J&K, REVISE BLDG TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE	GLW	
06/19/2019	REV. JUNCTION DRIVE R/W TO SHOW BOTH PUBLIC AND PRIVATE AND REV. RESTRICTION LINES	JRC	
9/10/2018	CONVERTED RETAIL BUILDING TO RESTAURANT	HKJ	
4/15/2016	CONVERTED BANK TO RETAIL BUILDING	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LMW	
8/5/2015	MODIFIED DESIGN OF OFFICE BUILDING	LMW	
12/3/2014	REV. MONUMENT SIGNS, SIDEWALK, BLDG., DRIVEWAY, & STORM DRAIN ON DORSEY RUN ROAD	LMW	

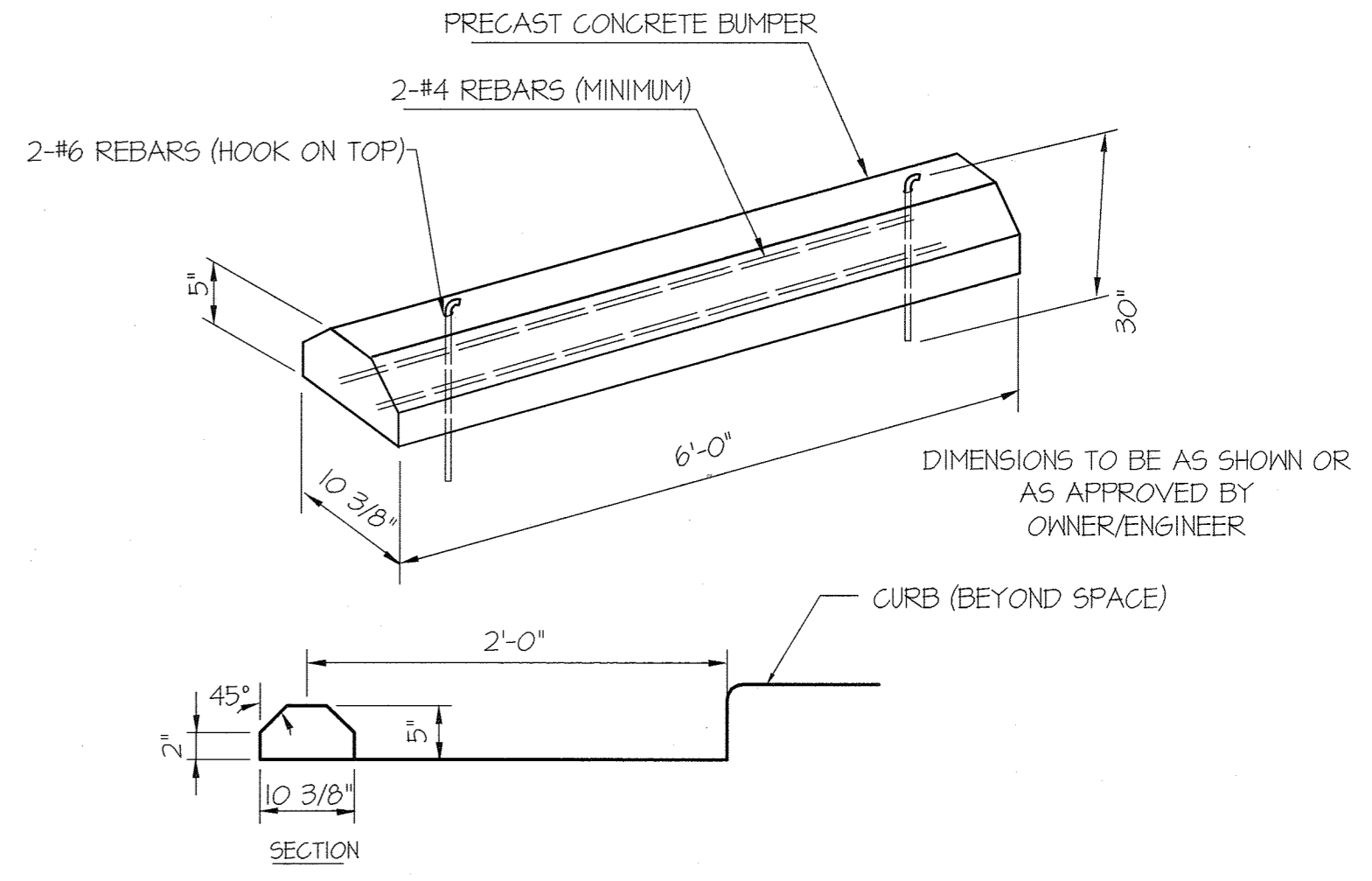
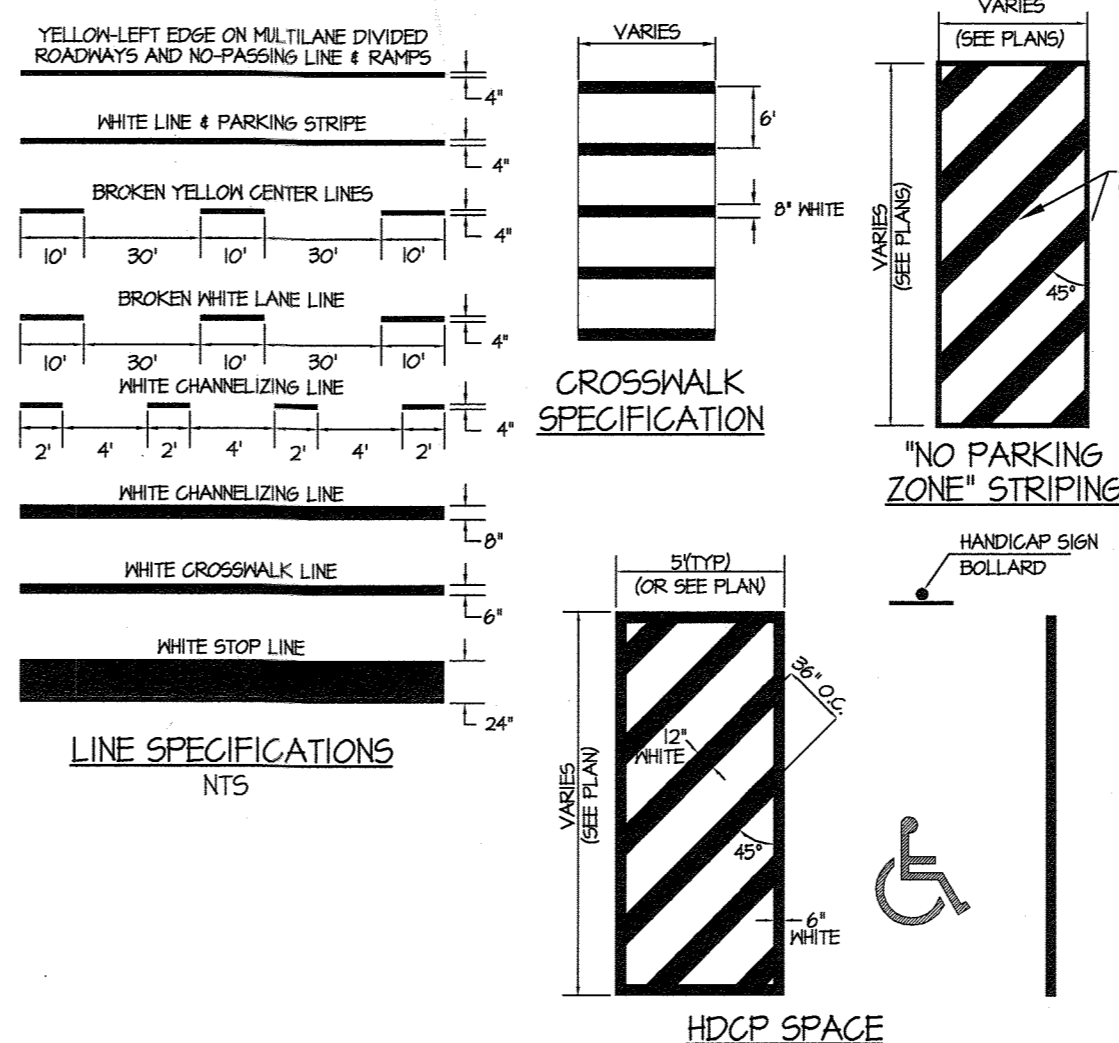
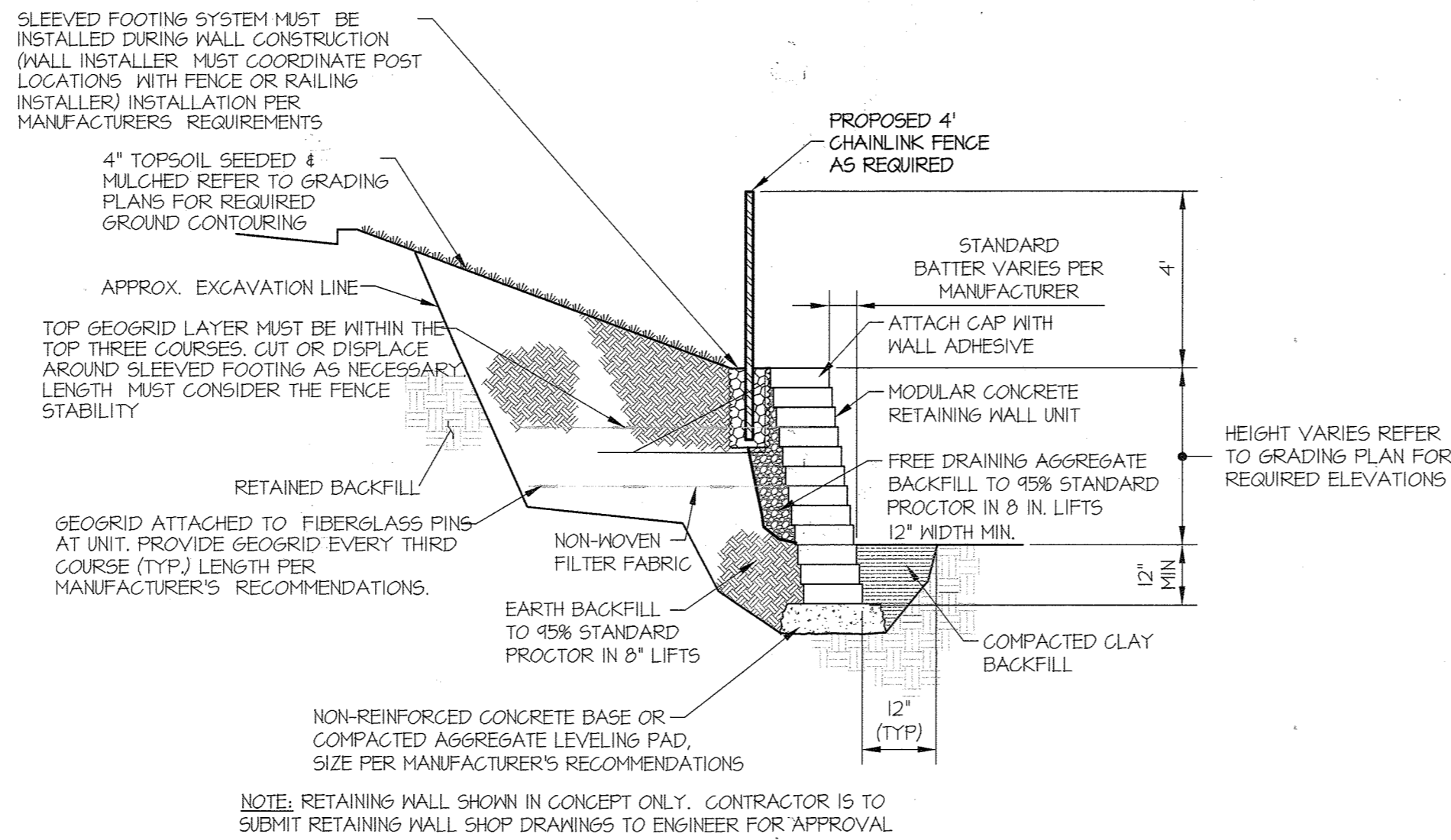
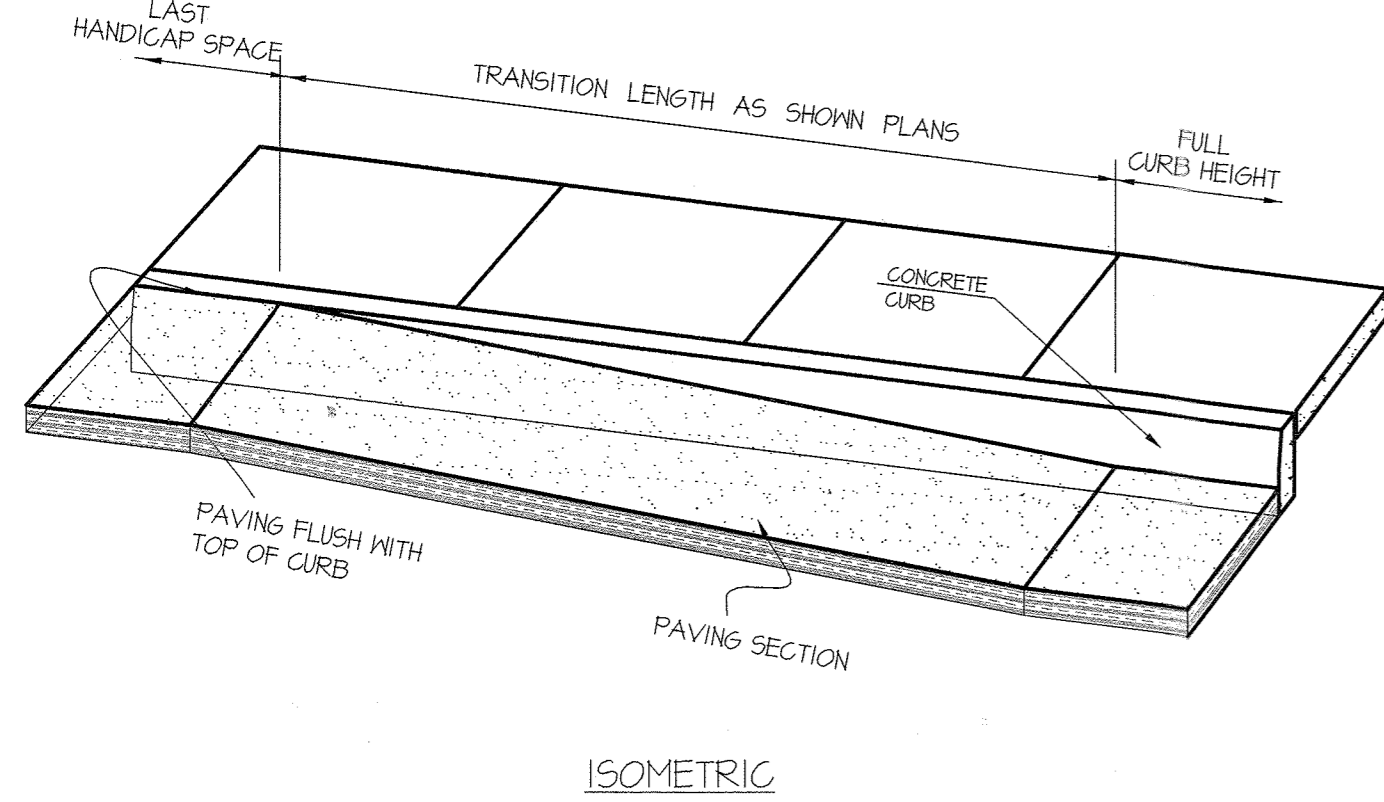
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12478, EXPIRATION DATE: MAY 26, 2024

REVISED PAVING DELINEATION PLAN
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILDFORD
 HOWARD COUNTY, MARYLAND

SCALE 1"=60'	ZONING T.O.D.	G. L. W. FILE No. 11107
DATE MAY, 2013	TAX MAP - GRID 48-20	SHEET 12 OF 71

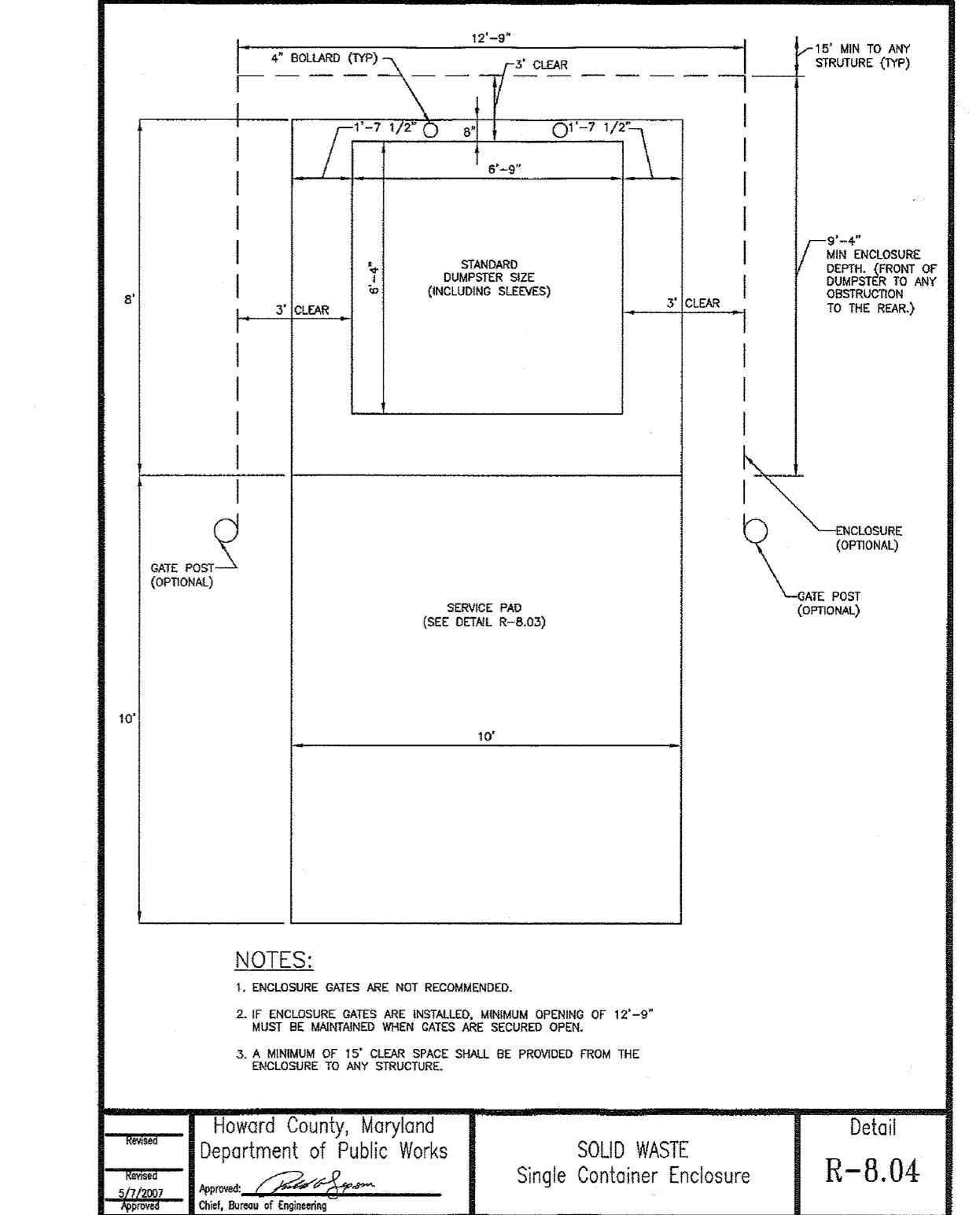
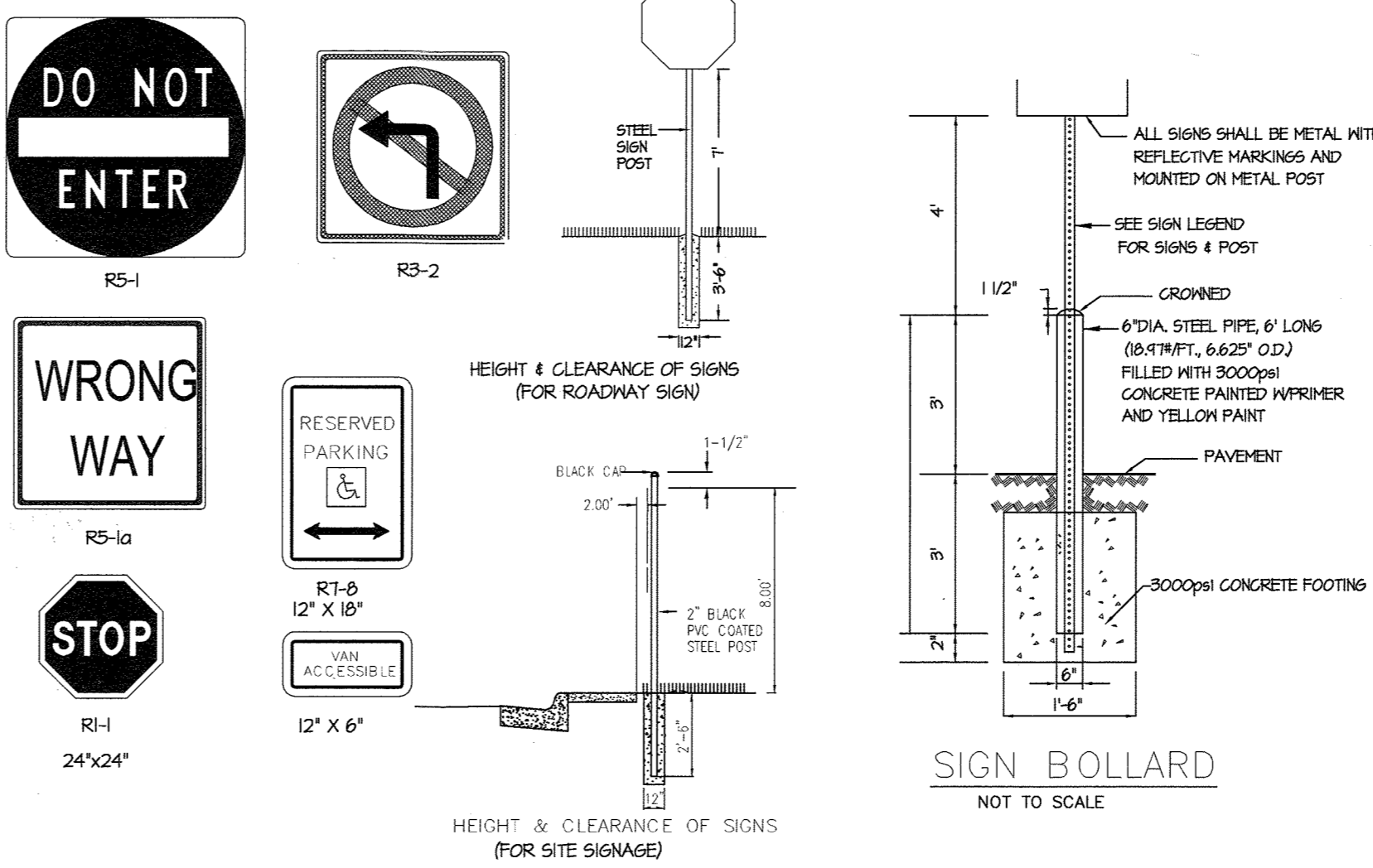
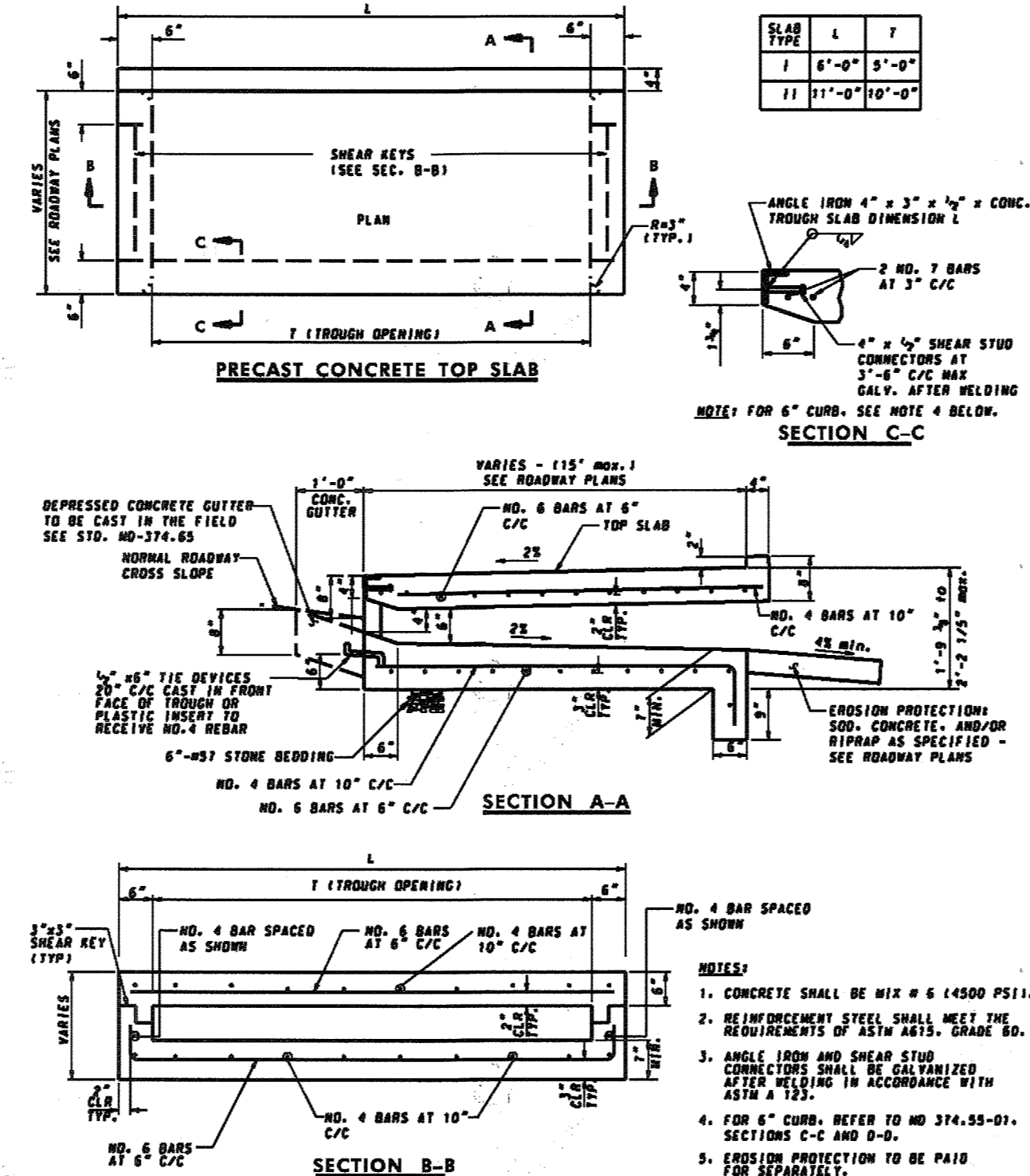
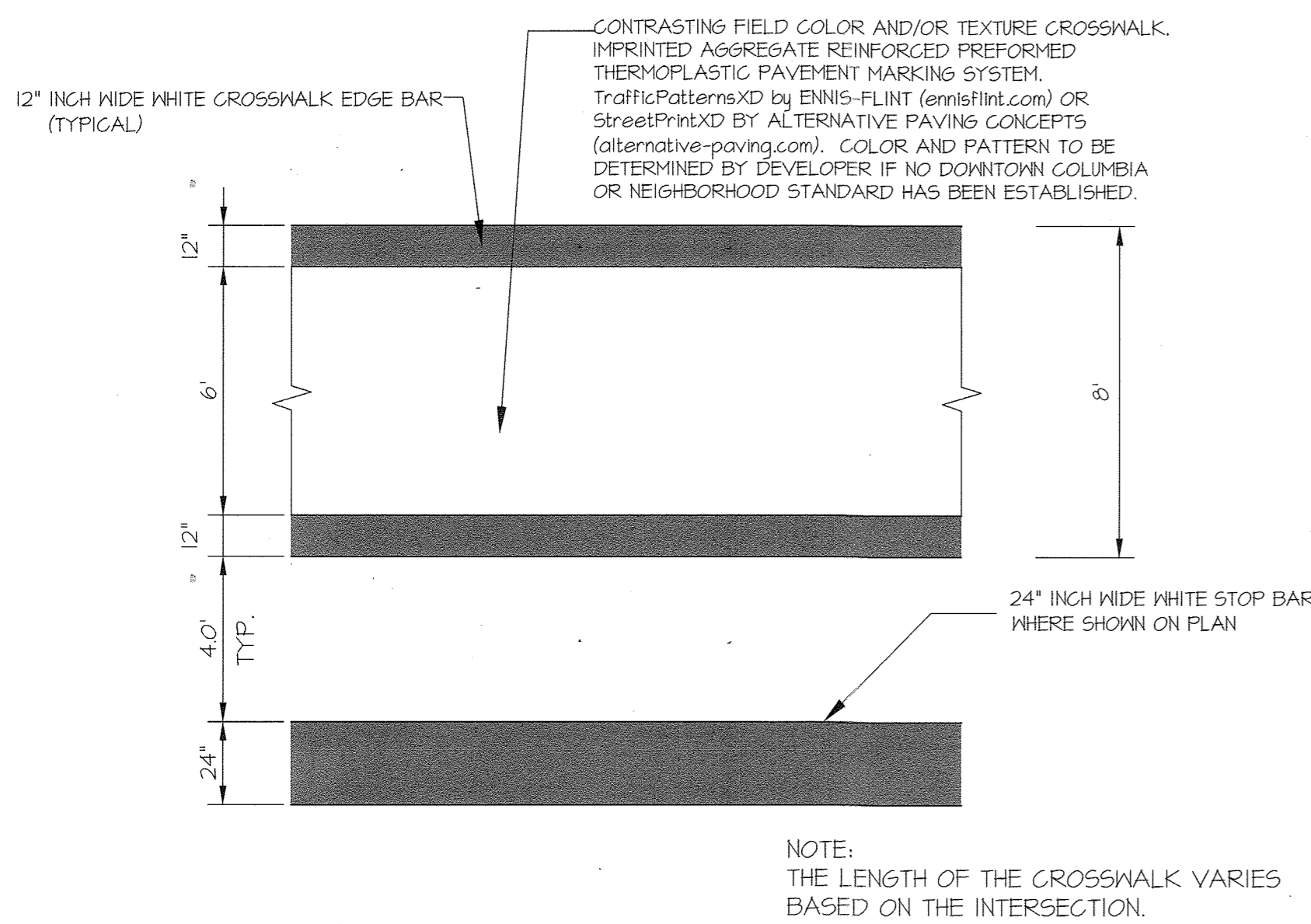


1 FLOW TRANSITION SCALE: N.T.S.

2 MODULAR BLOCK RETAINING WALL SCALE: N.T.S.

3 STRIPING SCALE: N.T.S.

4 WHEEL STOP SCALE: N.T.S.

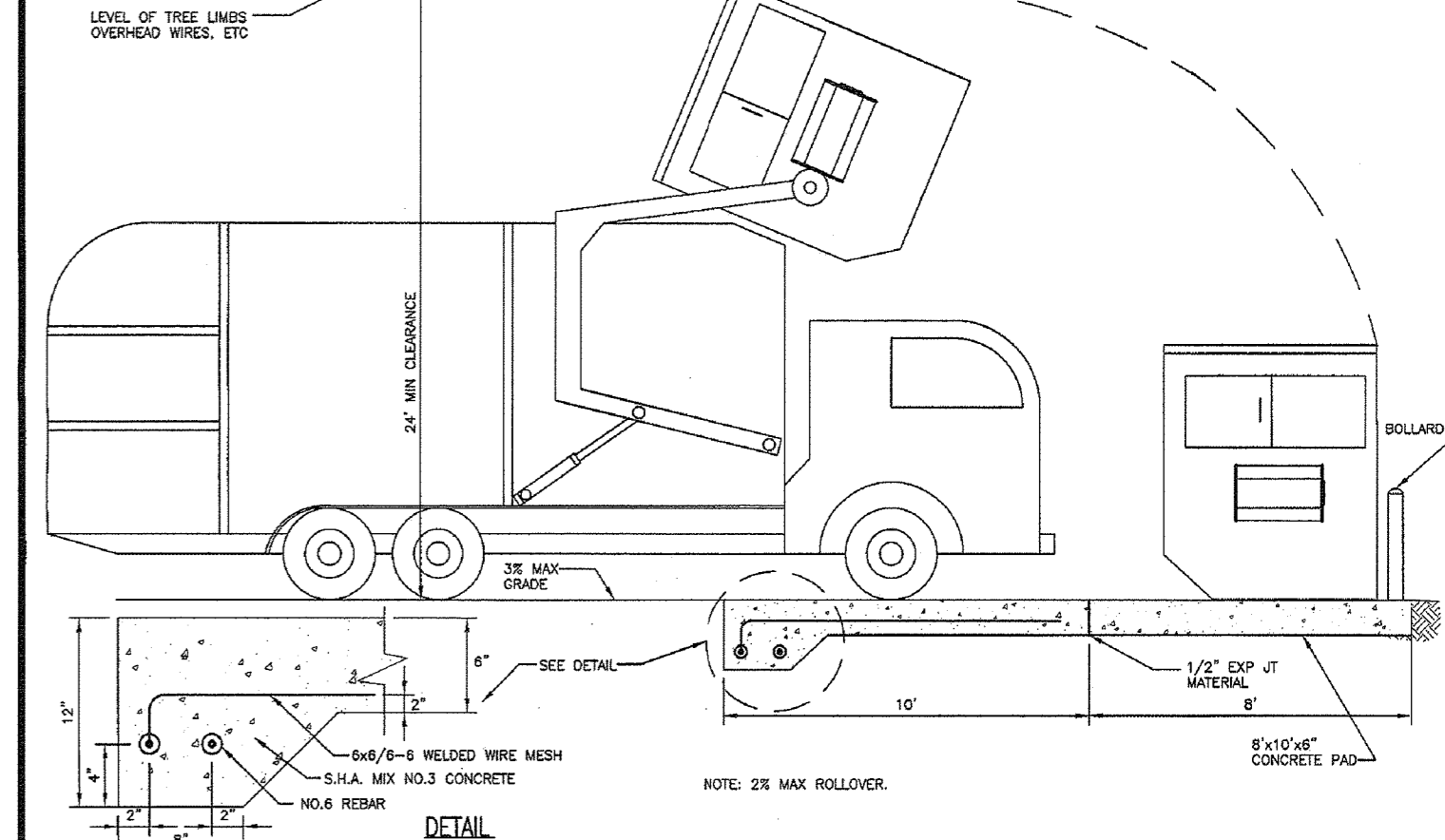
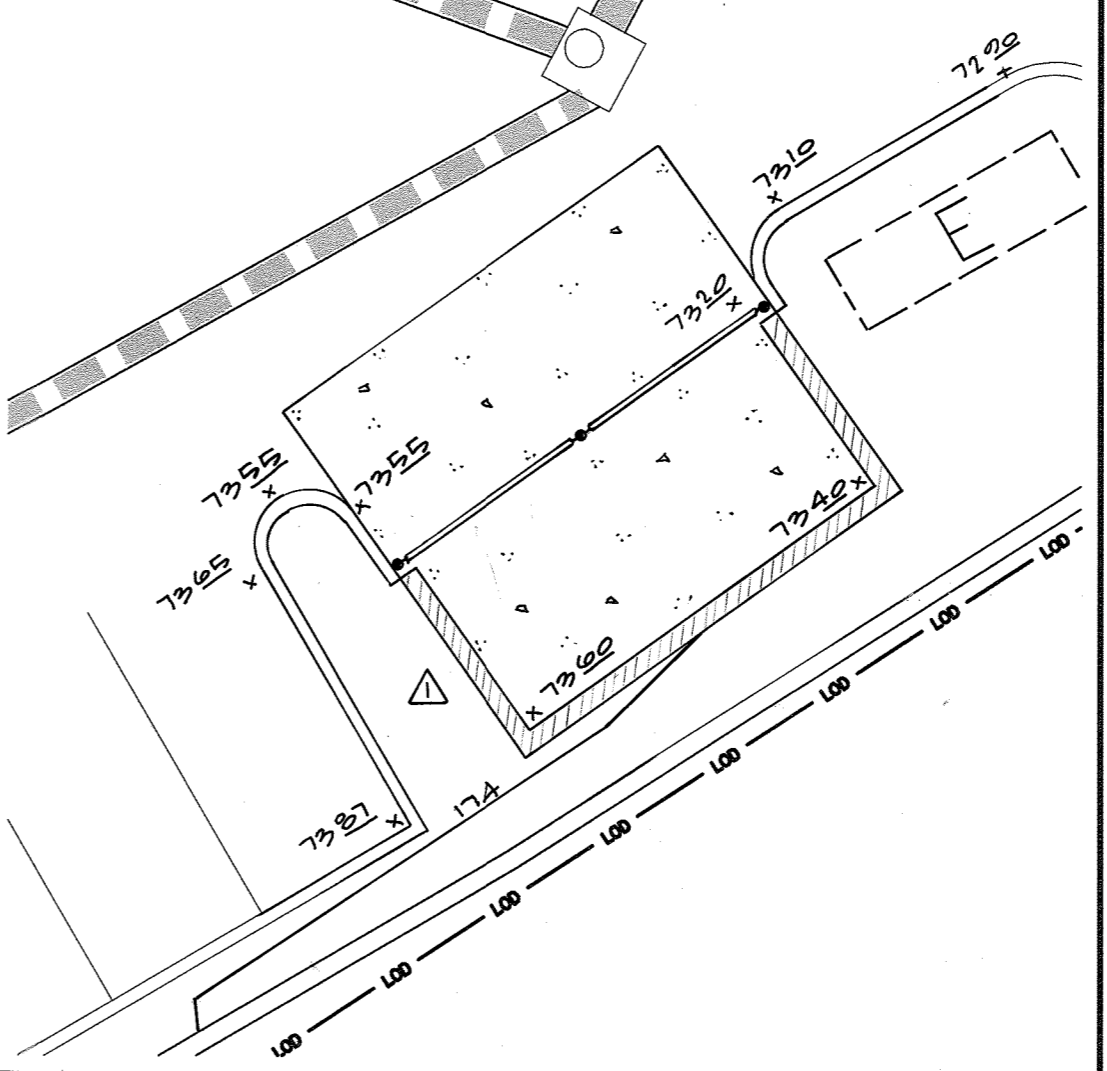
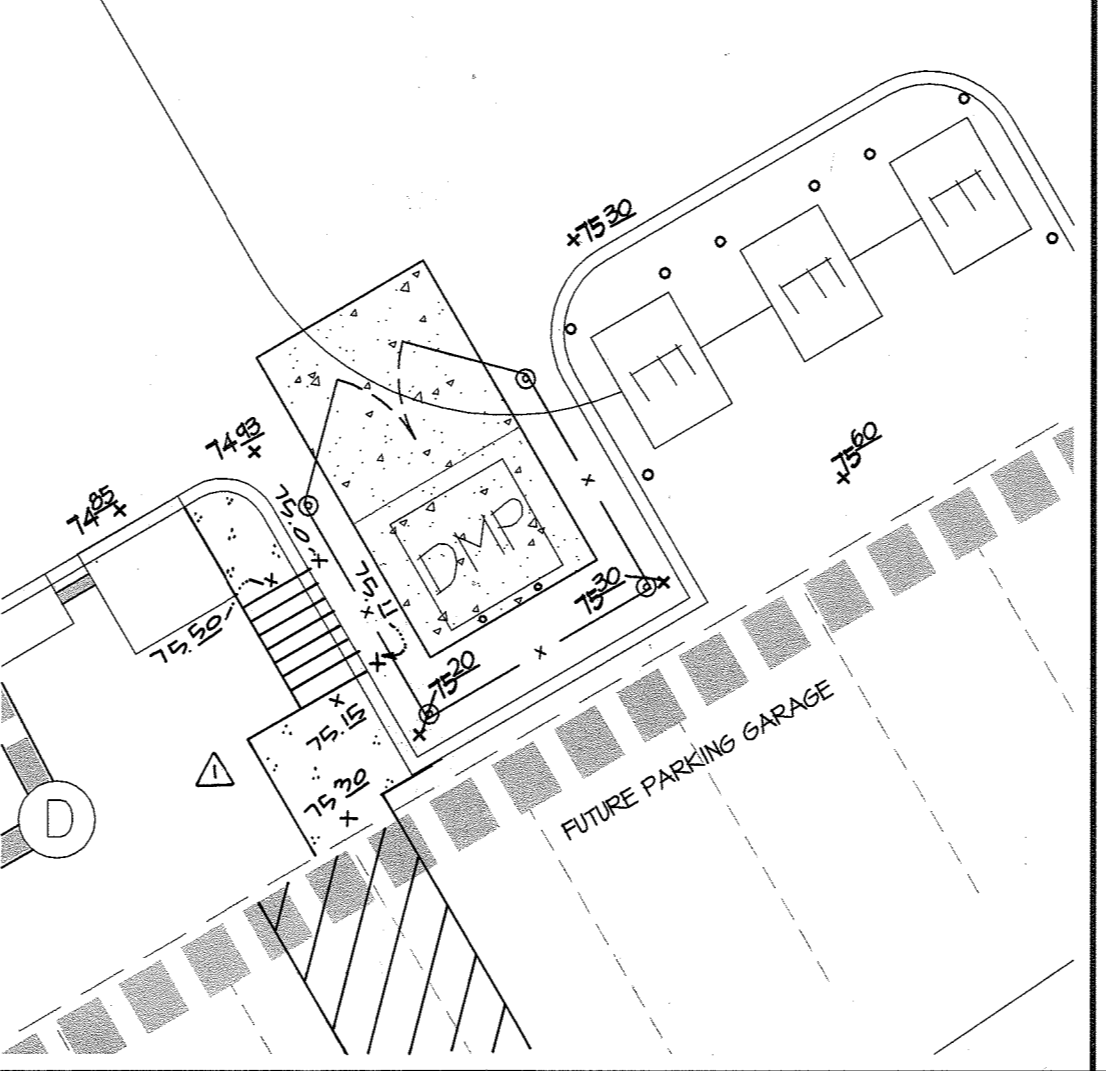
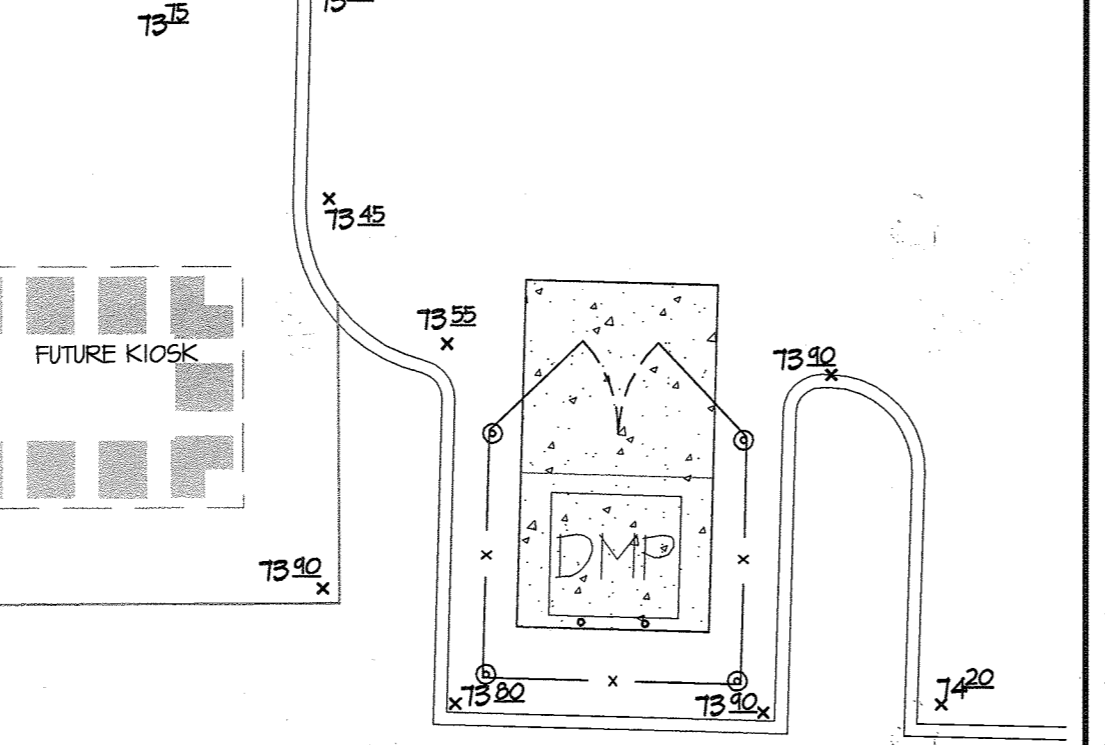
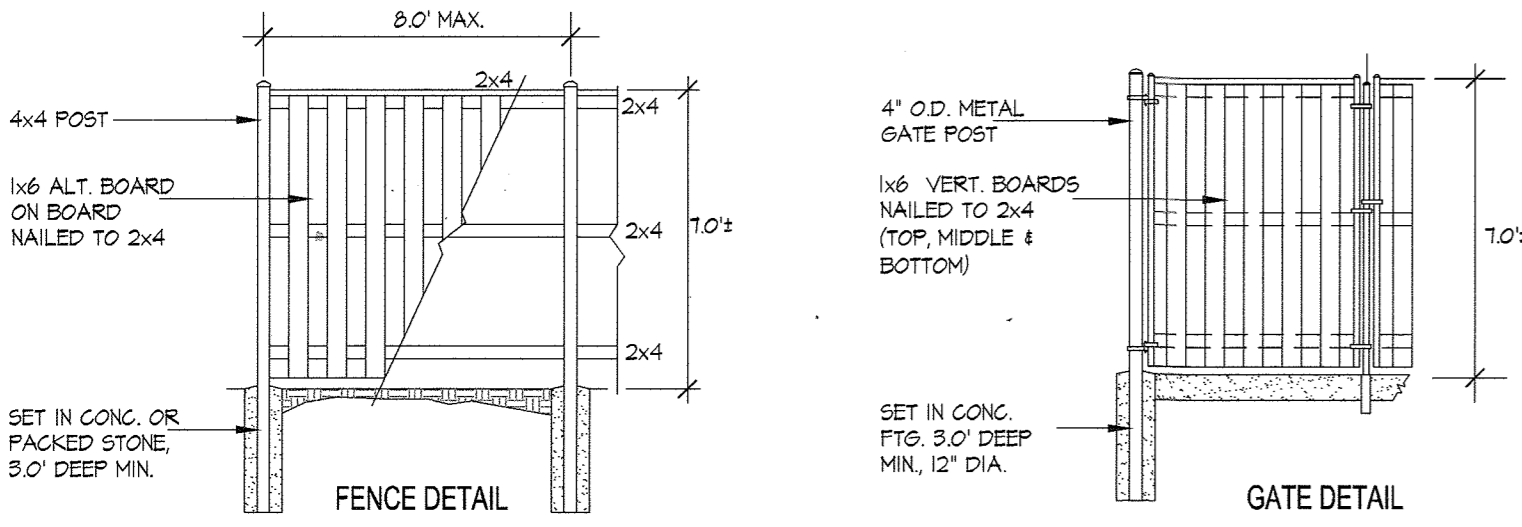


5 CROSSWALK DETAIL SCALE: N.T.S.

6 FLOW THROUGH CURB INLET SCALE: NONE

7 SIGNAGE DETAILS SCALE: N.T.S.

8 SINGLE CONTAINER ENCLOSURE DETAIL SCALE: NONE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Kevin D. Gough* Date: 3/1/14

Chief, Division of Land Development: *Kat Schuch* Date: 3/1/14

Chief, Development Engineering Division: *Chad Edwards* Date: 2-23-14

10 DUMPSTER DETAIL #1 - HOTEL

11 DUMPSTER DETAIL #2 - RETAIL/ BANK

12 DUMPSTER DETAIL #3 - OFFICE

13 SERVICE PAD

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886

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

DATE	2015-09	REVISION	Medified Design of Office Building	BY	k-1	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

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. 12918
EXPIRATION DATE: MAY 26, 2014

2-10-14

SITE DETAILS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A - H
PLAT No. 22077-22101

SCALE	AS SHOWN	ZONING	T.O.D.	G. L. W. FILE NO.	11107
DATE	MAY, 2013	TAX MAP - GRID	48-20	SHEET	13 OF 64

L:\CAD\DRAWINGS\1107\PLANS BY GWS\SP1107-13-SP-SITE DET.dwg

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 Gecki - 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:

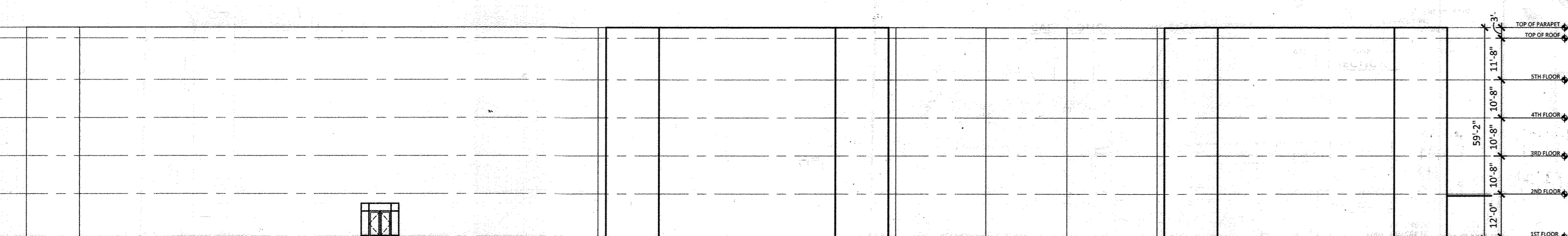
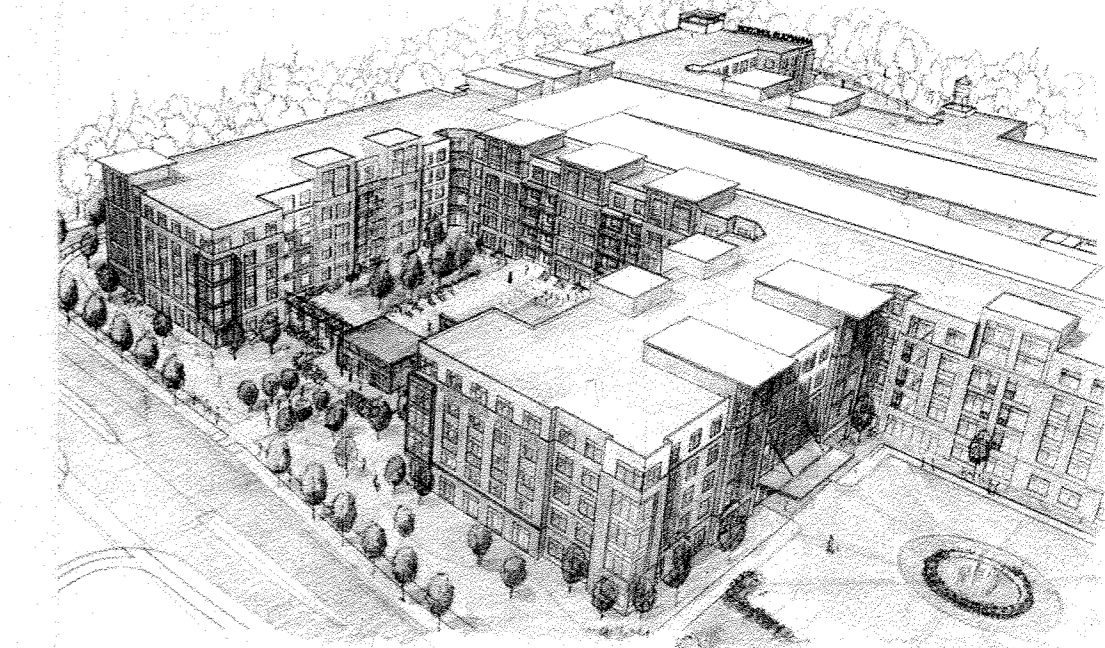
- "That landscape should include some [human] scale vegetation along with the trees." Seconded by H. Alinger.
- "That the architecture of the retail relate with the residential apartment building in terms of detail, especially the cornice or any other details that could be brought in." Seconded by R. Hollis.
- "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:

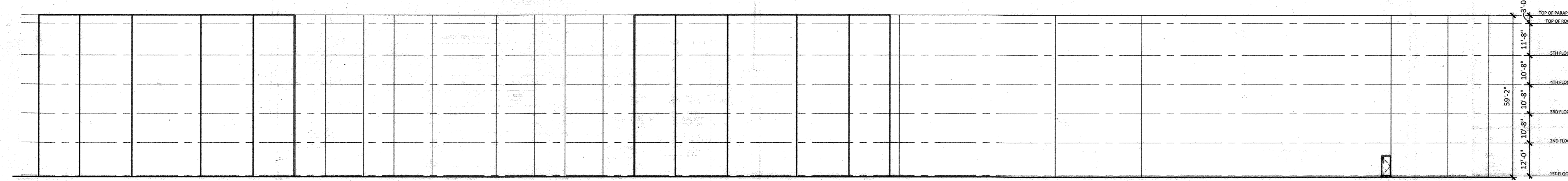
- "That more emphasis be given to the historical significance of the relationship to the railroad and site amenities, and that other elements within the site have some relationship to that." Seconded by H. Alinger.

The Panel adjourned at 8:43 PM.

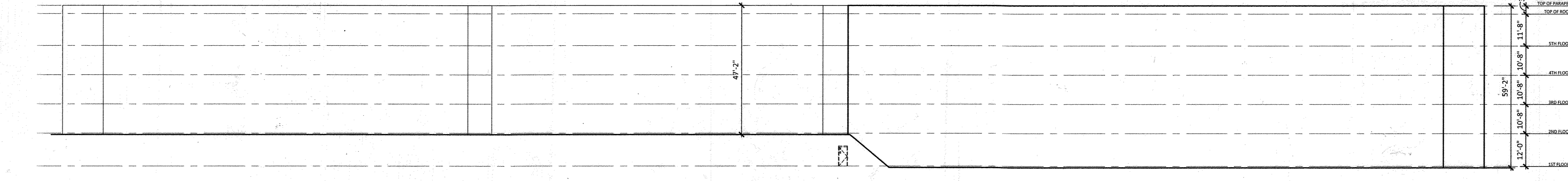
Elevations- Apartment Building



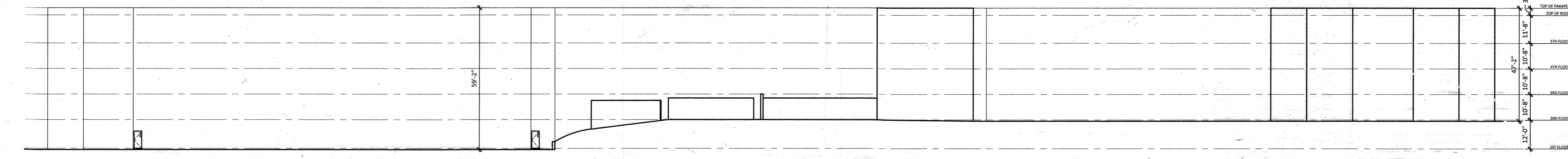
APARTMENTS - EAST ELEVATION



APARTMENTS - SOUTH ELEVATION



APARTMENTS - WEST ELEVATION



APARTMENTS - NORTH ELEVATION

Annapolis Junction Town Center
Howard County, Maryland 20701

March 20, 2013

SOMERSET CONSTRUCTION COMPANY 301-657-8868
 OA PARTNERS, LLC 1st Conduit Street Annapolis, MD 21401 (410) 267-8688 main (410) 268-1332 fax
 Gutschick, Little & Weber, P.A. 700 National Drive, Suite 210, Annapolis, MD 21401 (410) 295-6517
 The Faux Group, Inc. 2208 Sweeney Rd., Ste. 200 Annapolis, MD 21401 (410) 295-6517
 hord | coplan | macht 700 E. Pratt Street, Suite 1100 Baltimore, MD 21202 (410) 528-7311 www.hcm.com © Hord Coplan Macht, Inc. 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David A. Coyle* Date: 5/7/14

Chief, Division of Land Development: *Kevin J. Belcher* Date: 3/07/14

Chief, Development Engineering Division: *Chad Edwards* Date: 2/28/14

GLWGUTSCHICK 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	APPR.

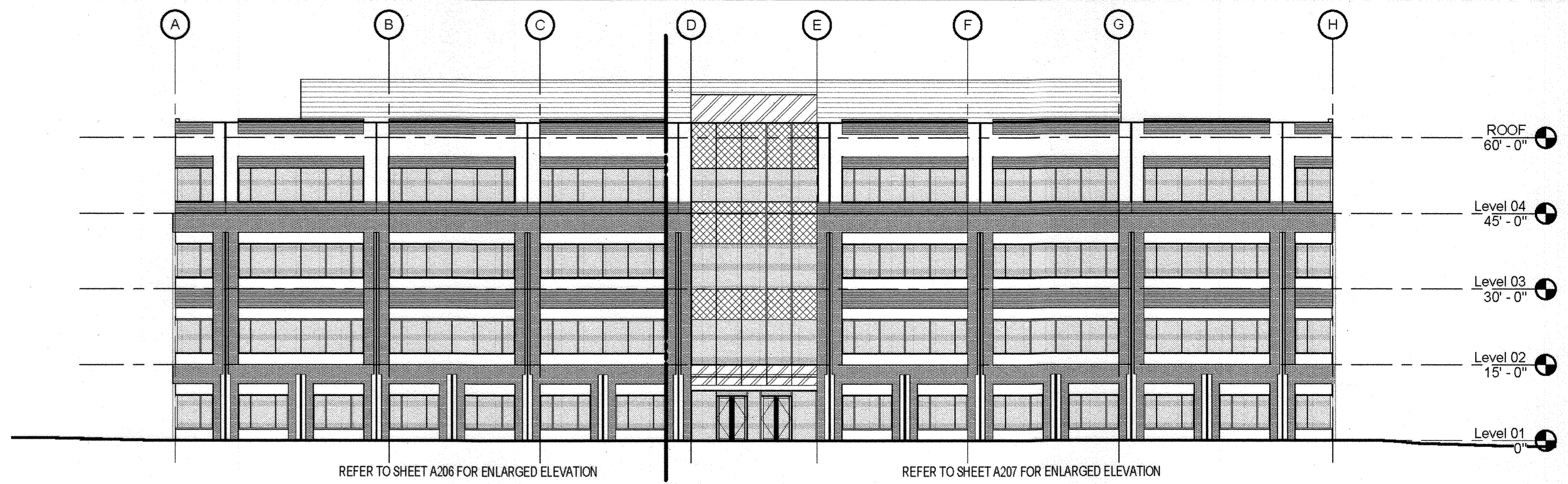
PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADORETZKY
410-267-8688

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LICENSE NO. 12475
EXPIRATION DATE: MAY 26, 2014



APARTMENT BUILDING ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 11007-21701
ELECTION DISTRICT No. 6 GULFORD
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 71



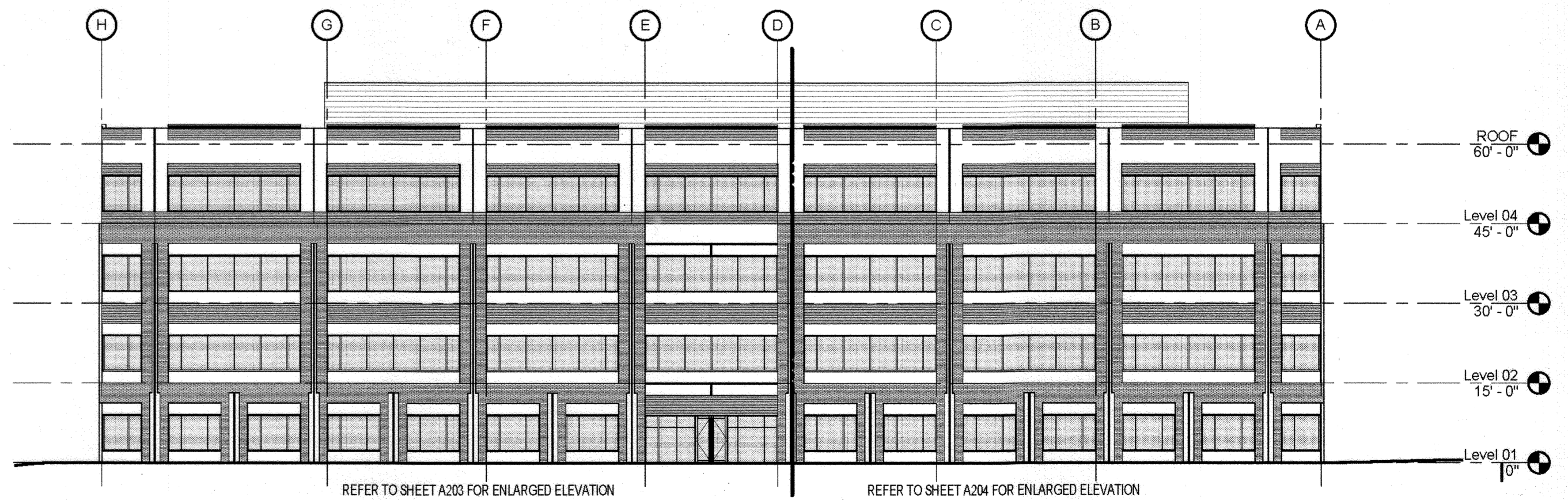
C2 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



B1 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



B3 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



A2 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

powers brown architect
150 S. Washington St., Suite 301
Falls Church, VA 22046
703.962.6643
703.962.6644 fax
www.powersbrown.com

**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.	<input type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Architect's Response

MATERIAL LEGEND

	HORIZONTAL FORMLINER
	FIELD PAINT - TILT WALL
	METAL WALL PANEL
	VISION GLAZING
	SPANDELR GLAZING
	PREFINISHED METAL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Howard* Date: 11-11-23
Chief, Division of Land Development: *John* Date: 11/12/23
Chief, Development Engineering Division: *John* Date: 11-28-23

PURPOSE NOTE:
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RECONFIGURATION OF PAR. CD#1F INTO PAR. JK, TO CONVERT BLDG ON NEW JK TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

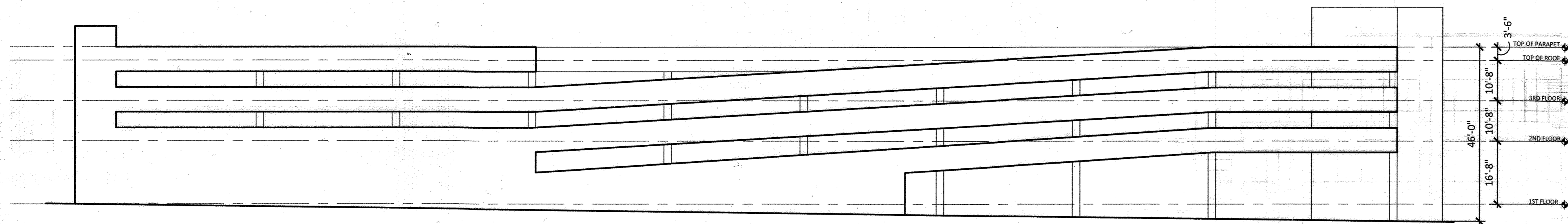
DATE	REVISION	BY	APP'R.
4/1/2022	RESUB PAR CD#1F TO PAR JK, REVISE BLDG ON NEW JK TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX GARAGE	GLW	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: NEIL GREENBERG
301-657-4848

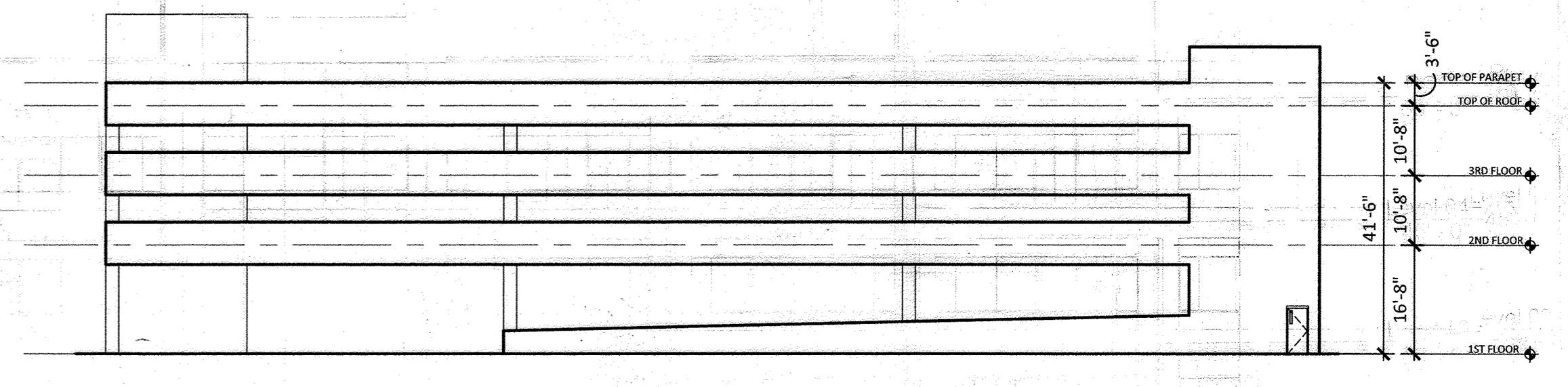
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EXPIRATION DATE: MAY 26, 2024
10/31/22

OFFICE BUILDING ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILFORD
HOWARD COUNTY, MARYLAND

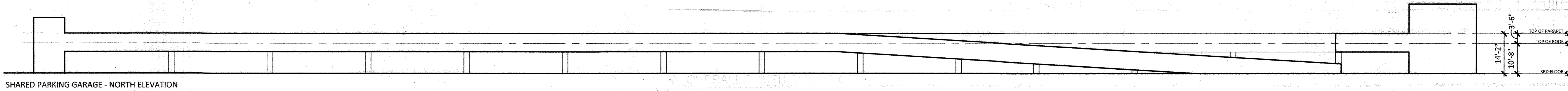
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	15 OF 71



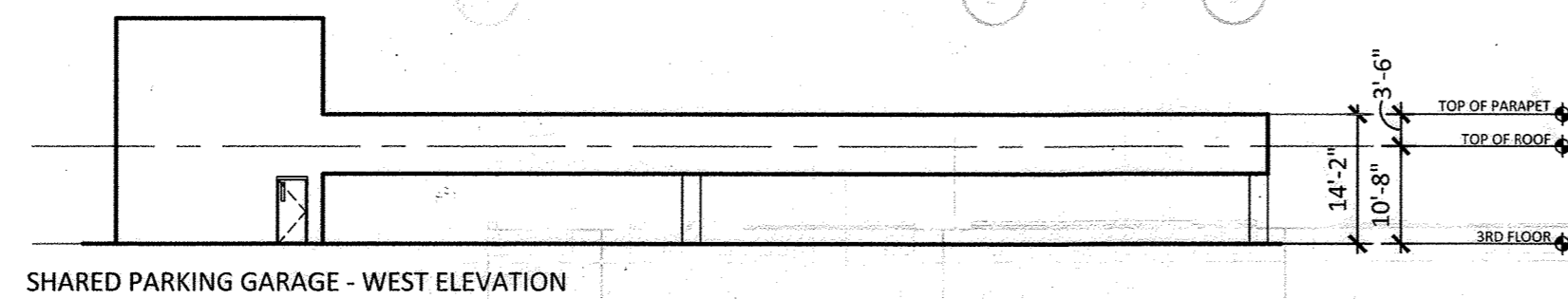
TRANSIT GARAGE - WEST ELEVATION



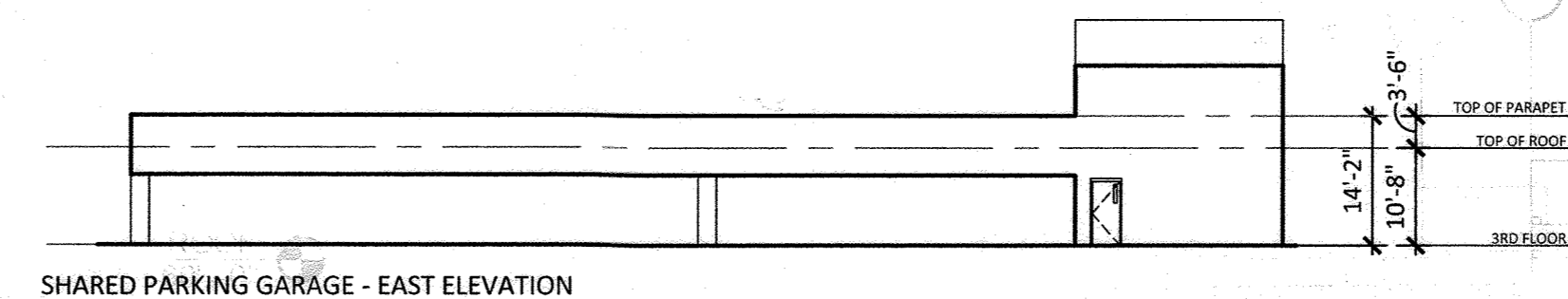
TRANSIT GARAGE - NORTH ELEVATION



SHARED PARKING GARAGE - NORTH ELEVATION

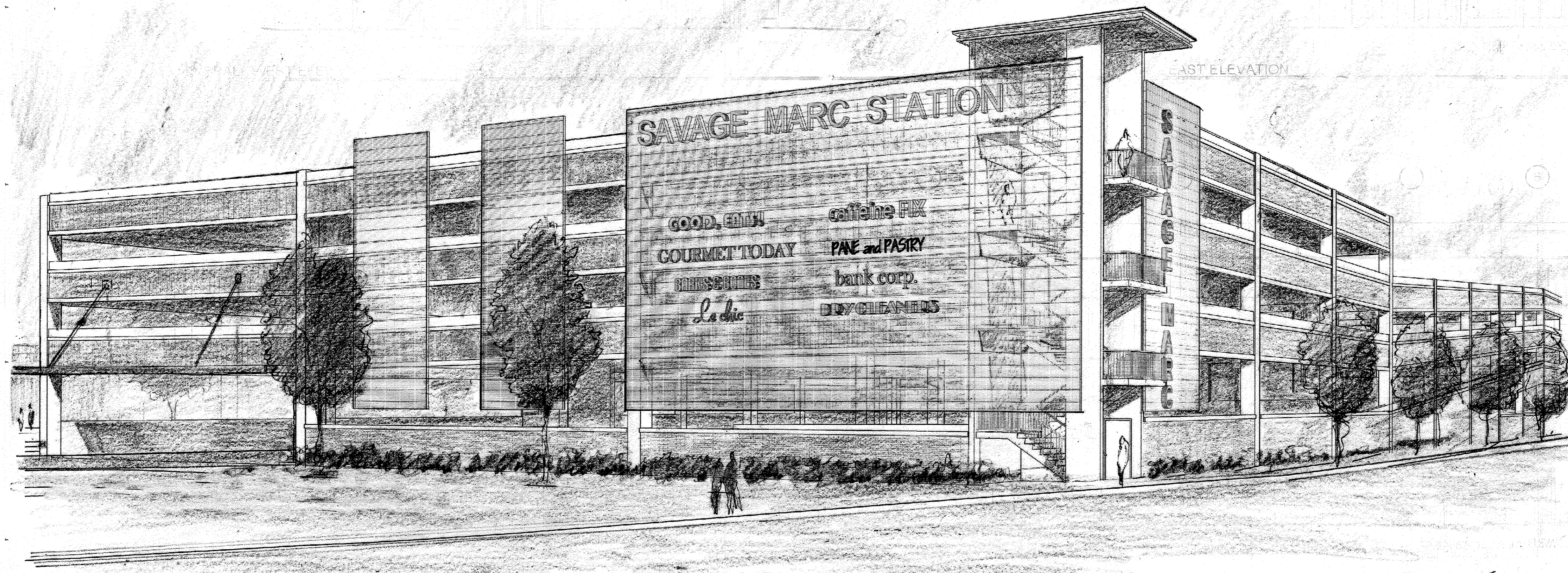


SHARED PARKING GARAGE - WEST ELEVATION



SHARED PARKING GARAGE - EAST ELEVATION

Transit Garage- Elevation



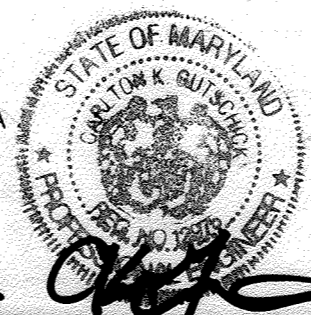
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David H. Lytle* Date: 3/7/14
 Chief, Division of Land Development: *Kathleen Walsh* Date: 3/07/14
 Chief, Development Engineering Division: *Chad Edmond* Date: 2-28-14

GLWGUTSCHICK 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: _____

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



PARKING GARAGE ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A,B,E,G,H,J&K
PLAT No. 11007-11201
 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 71



RETAIL BUILDING EAST ELEVATION

RETAIL BUILDING SOUTH ELEVATION

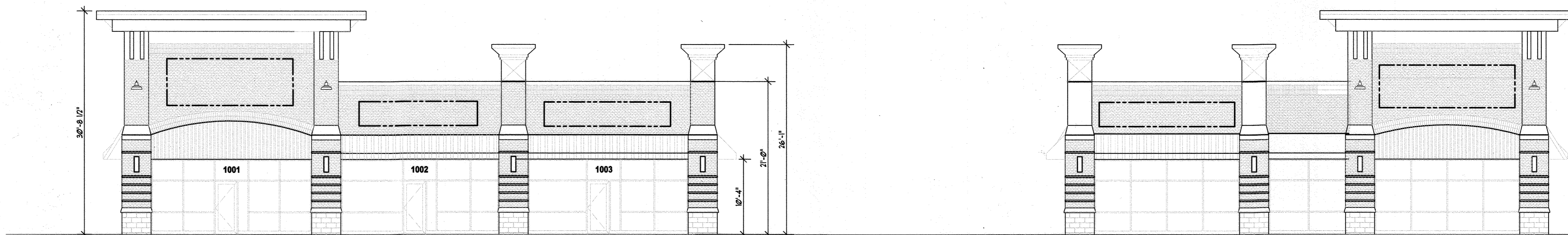
NOTE:
PER DAP MEETING ON APRIL 24, 2013, CORNICE ON RETAIL BUILDING TO BE MODIFIED TO MATCH RESIDENTIAL BUILDING.

13
SEE SHEET 66 FOR REVISED BUILDING ELEVATIONS



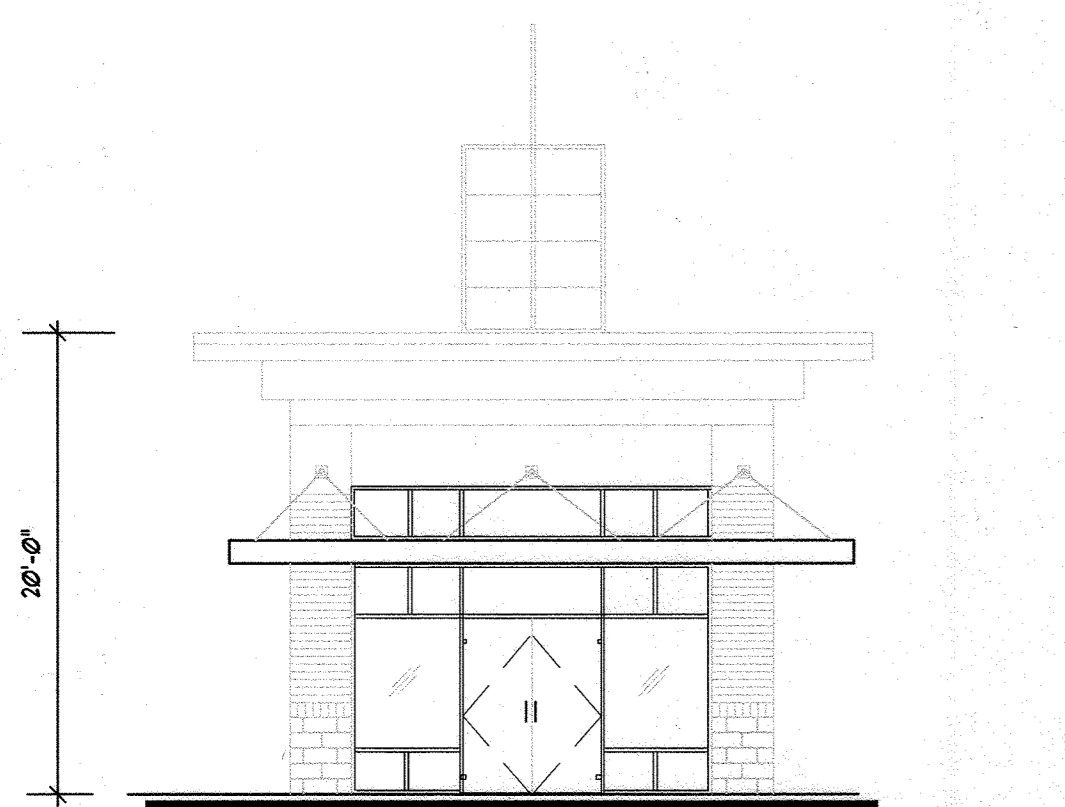
RETAIL BUILDING NORTH ELEVATION

RETAIL BUILDING WEST ELEVATION

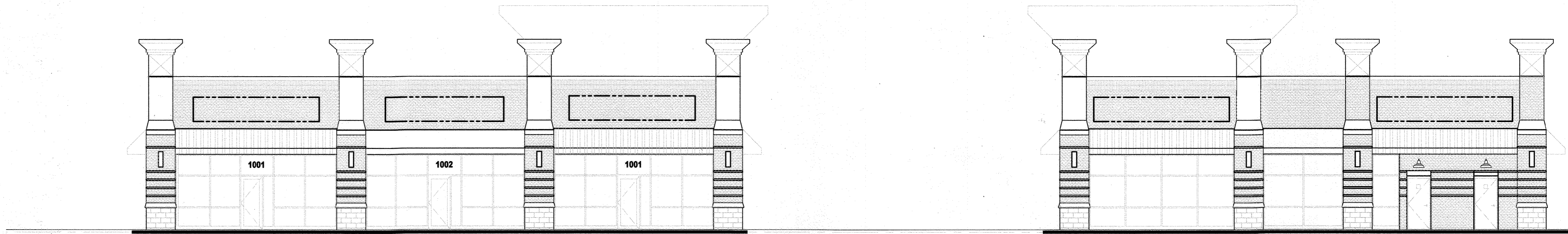


RETAIL BUILDING (PARCEL E) NORTH ELEVATION

RETAIL BUILDING (PARCEL E) EAST ELEVATION



FUTURE KIOSK - NORTH ELEVATION



RETAIL BUILDING (PARCEL E) SOUTH ELEVATION

RETAIL BUILDING (PARCEL E) WEST ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1-11-23
 Chief, Division of Land Development: *[Signature]* Date: 1/19/23
 Chief, Development Engineering Division: *[Signature]* Date: 1/28/22

GLWGUTSCHICK 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 BALY: 410-880-1820 DC/YA: 301-989-2524 FAX: 301-421-4186			
DES. XXXX	DRN. JGJ	CHK. XXXX	
DATE	REVISION	BY	APPR.
10/20/2021	CONVERTED RETAIL BUILDING ON PARCEL D TO A RESIDENTIAL/RESTAURANT BUILDING	LMW	
4/15/2016	CONVERTED BANK TO RETAIL BUILDING	LMW	

PREPARED FOR:	ANNAPOLIS JUNCTION TOWN CENTER, LLC	4816 DEL RAY AVENUE	BETHESDA, MARYLAND 20814
ATTN:	NEIL GREENBERG	301-657-4848	

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, 2024
 10/31/22

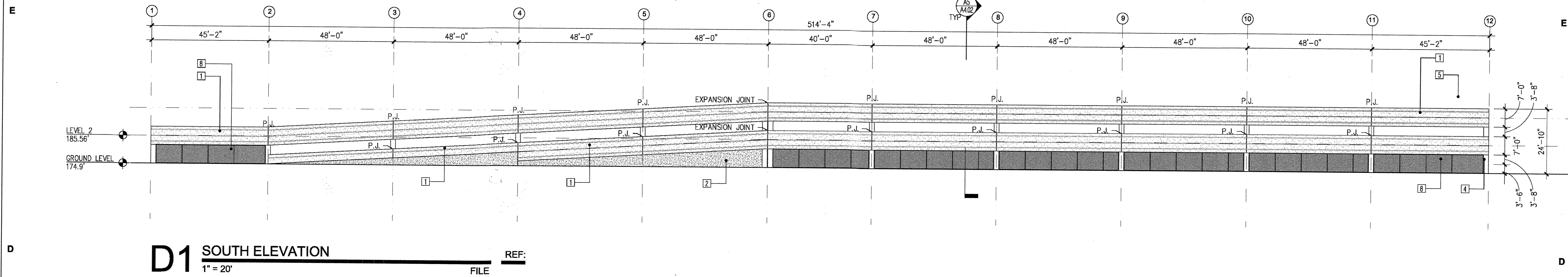
KIOSK / RETAIL BUILDINGS ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	17 OF 71

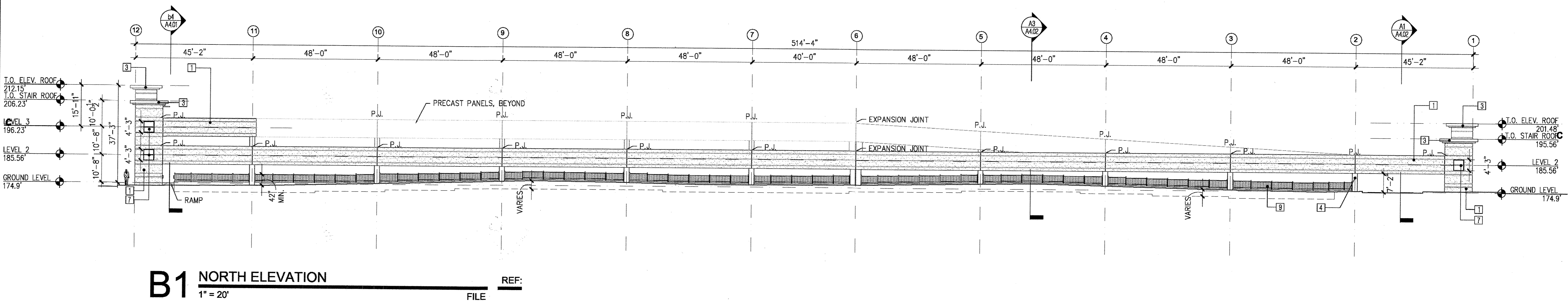
L:\CAD\DRAWINGS\1107\PLANS BY GLW\SDP\1107-14-16 SDP-BLDG-ELEV.dwg PLOTTED: 10/29/2022 9:28 AM, LAST SAVED: 10/27/2022 2:12 PM, PLOTTED BY: User



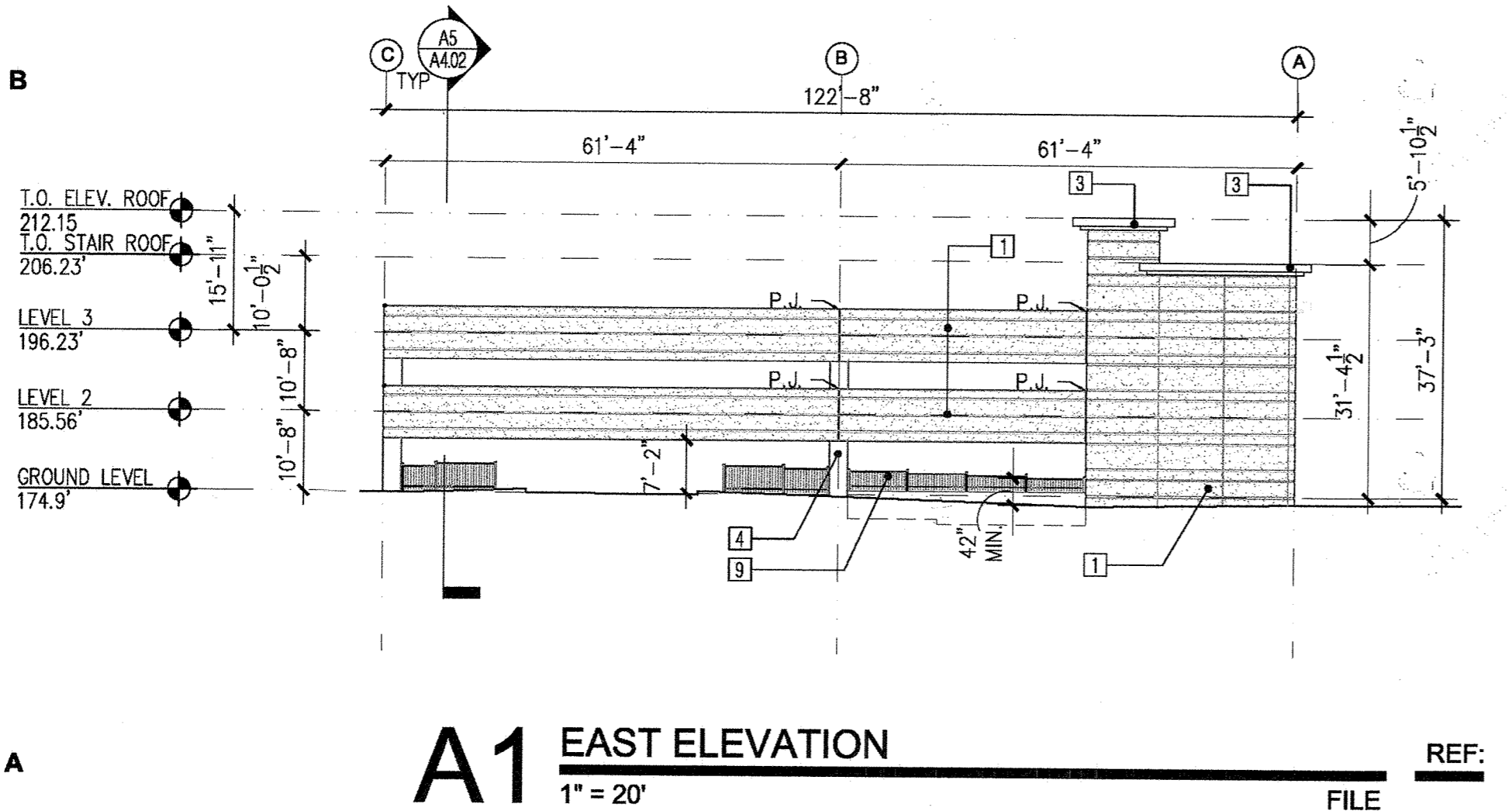
ULTRA
POWDER COATED ALUMINUM GUARD RAIL



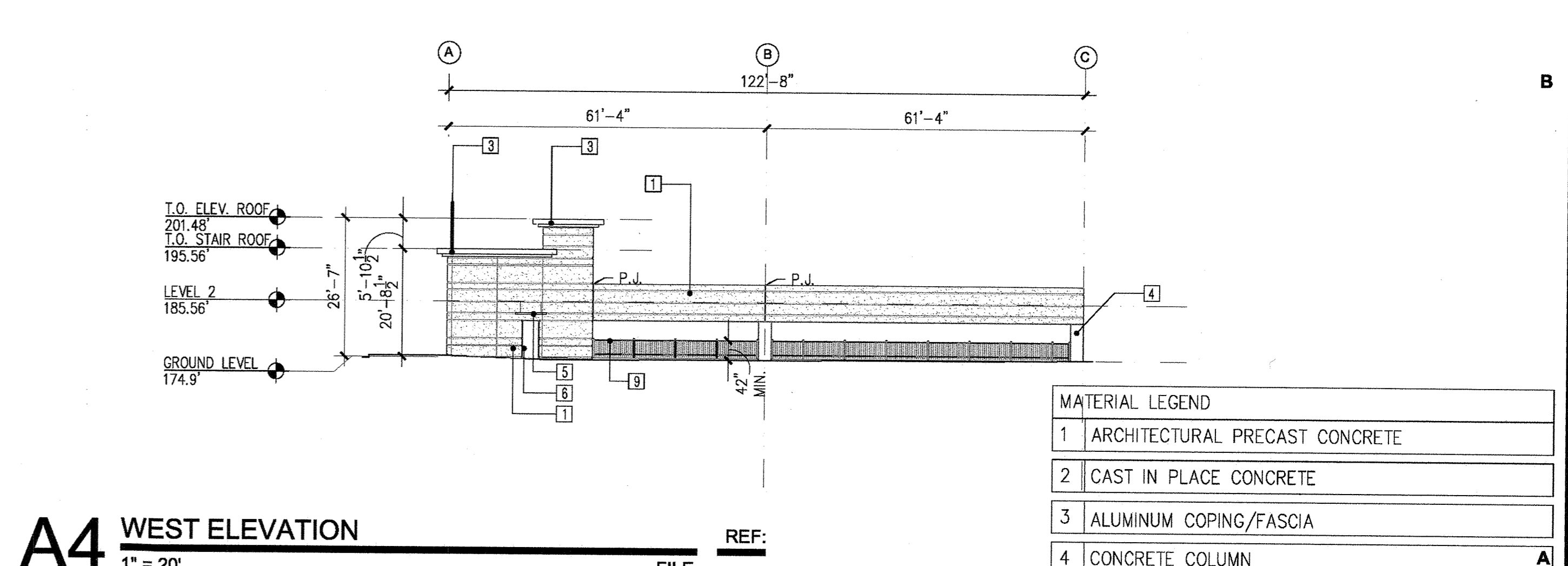
D1 SOUTH ELEVATION
1" = 20'
REF: FILE



B1 NORTH ELEVATION
1" = 20'
REF: FILE



A1 EAST ELEVATION
1" = 20'
REF: FILE



A4 WEST ELEVATION
1" = 20'
REF: FILE

MATERIAL LEGEND	
1	ARCHITECTURAL PRECAST CONCRETE
2	CAST IN PLACE CONCRETE
3	ALUMINUM COPING/FASCIA
4	CONCRETE COLUMN
5	PREFAB METAL CANOPY WITH CABLE SUPPORT
6	METAL DOOR
7	ALUMINUM FRAME WINDOW
8	BLACK VINYL CHAIN LINK FENCE
9	POWDER COATED ALUMINUM GUARD RAIL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Donna DiLuglio 5/11/15
 Director Date
Kate L. Linn 5-11-15
 Chief, Division of Land Development Date
John P. Clark 5-5-15
 Chief, Development Engineering Division Date

GLWGUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186		
DES.	DRN. LMW	CHK.
DATE	REVISION	BY APPR.

1	2	3	4	5

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

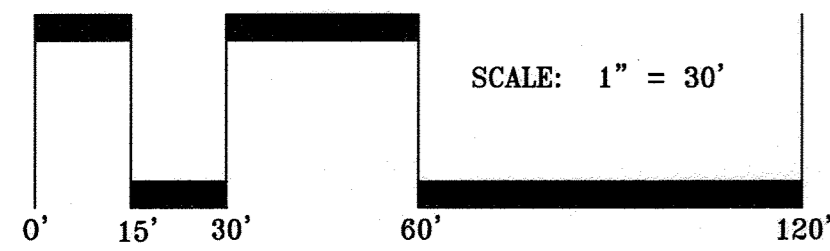
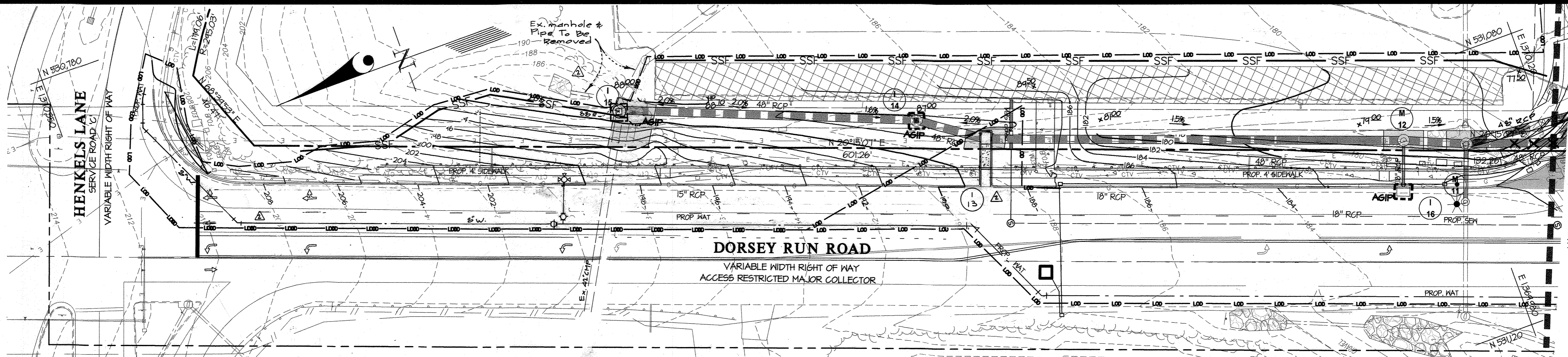
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE
 PLANS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A
 DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE
 STATE OF MARYLAND,
 LICENSE NO. 12475
 EXPIRATION DATE: MAY 26, 2016
 4/11/15

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

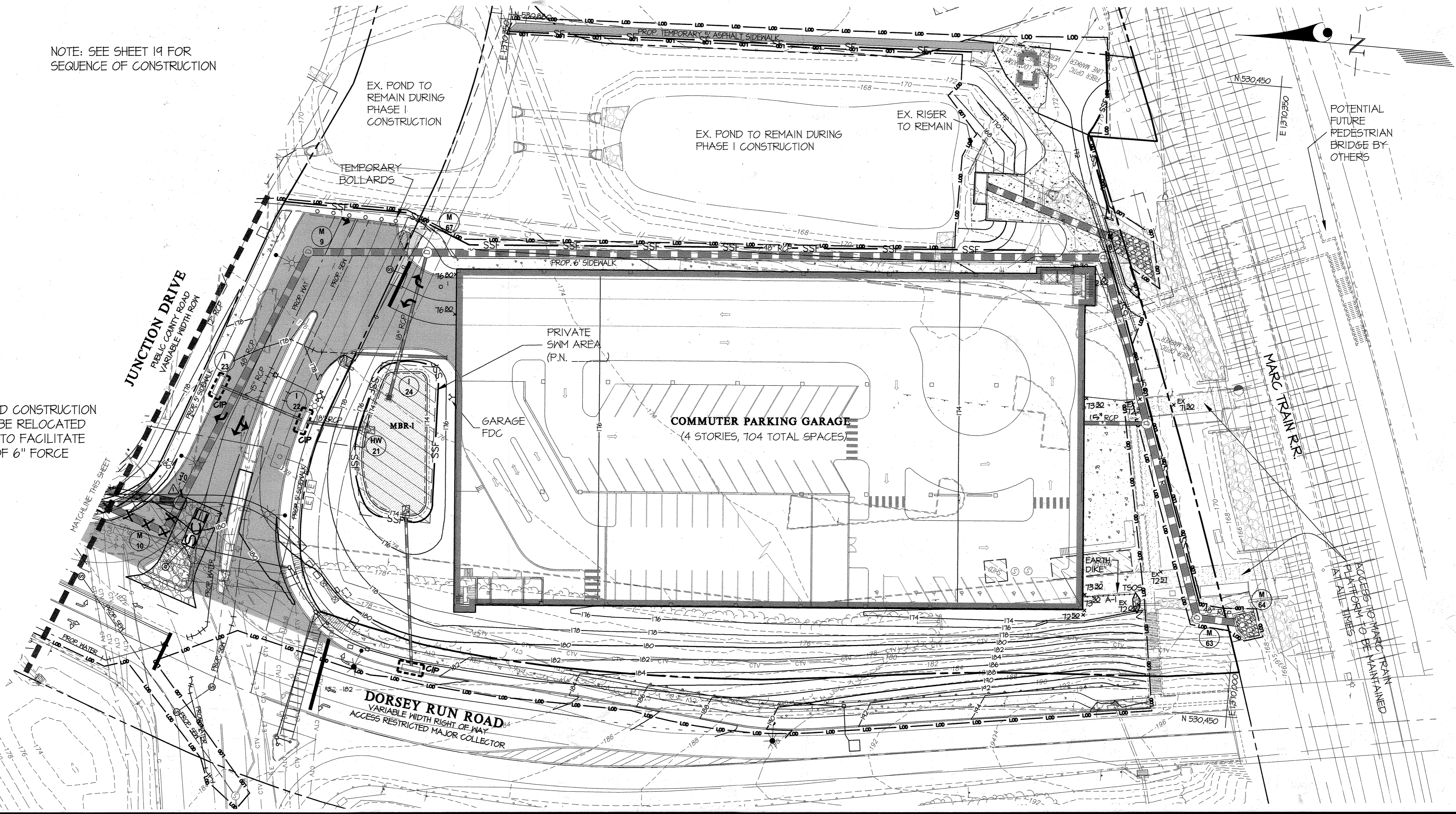
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	17A OF 64

LEGEND

- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SUPER SILT FENCE
- PROPOSED SILT FENCE
- GABION MATTRESS
- PROPOSED TEMPORARY STOCKPILE AREA



NOTE: SEE SHEET 19 FOR SEQUENCE OF CONSTRUCTION



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

John L. Roberts 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."

M.A. Greenberg 10/18/2013
SIGNATURE OF DEVELOPER/BUILDER DATE
M.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."

CKH 2-10-14
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

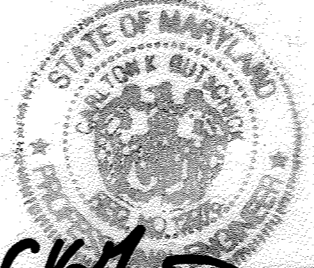
Marsha M. Layton 2/3/14
Director Date
Ketshelwood 3/07/14
Chief, Division of Land Development Date
Chad Edmund 2-28-14
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/15/14	Rev. storm drain & 3" w. in Dorsey Run Road	klp	
2/11/14	Rev. rd run H10 - H11, Rev. 3" w. in 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. 1297
EXPIRATION DATE: MAY 26, 2014
CKH



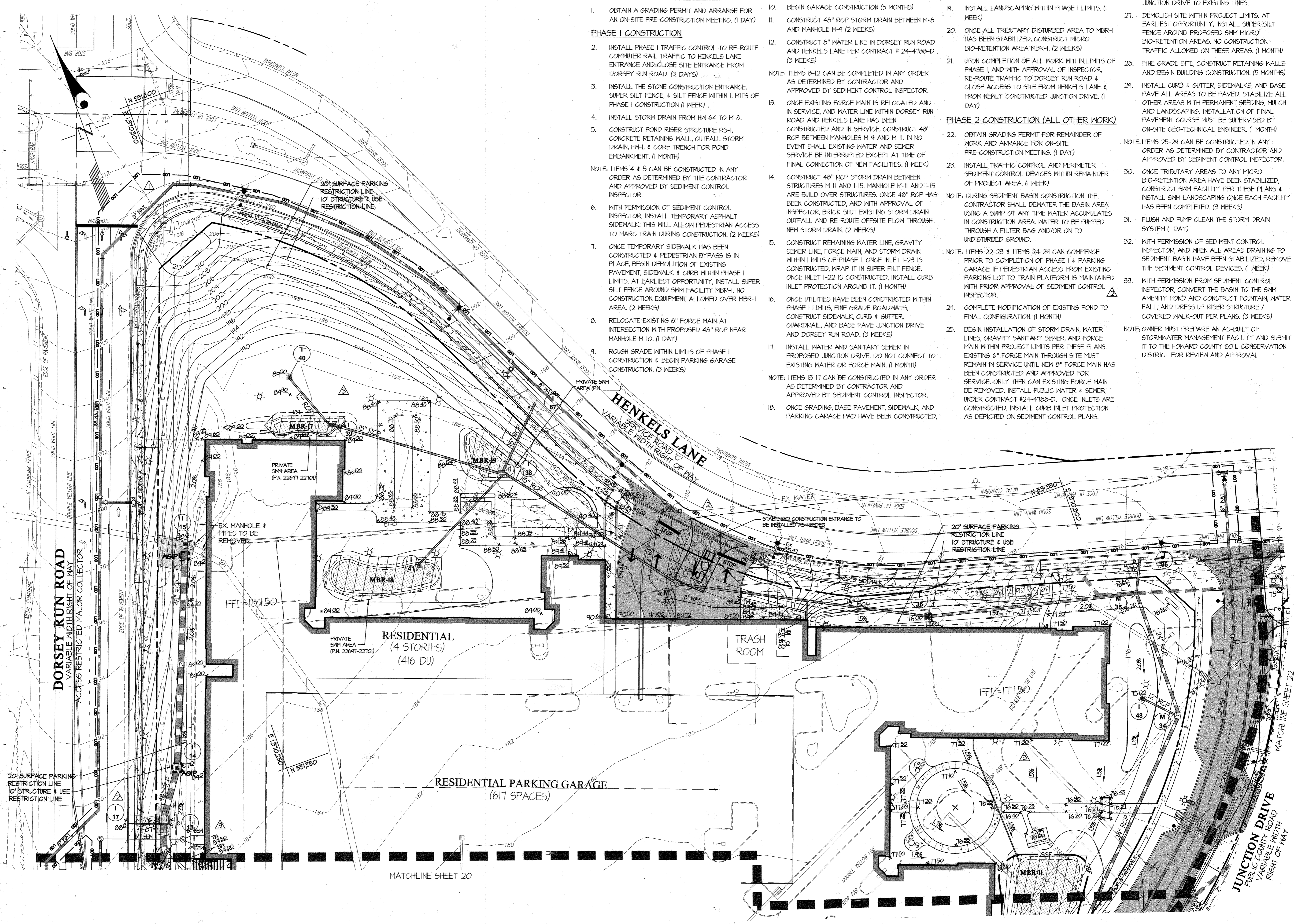
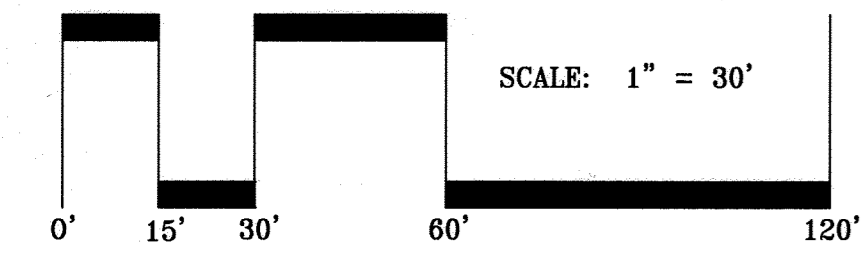
SEDIMENT & EROSION CONTROL PLAN - PHASE I CONSTRUCTION
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A, B, C, H, J, & K
PLAT No. 2207-1271
ELECTION DISTRICT No. 6 GUILFORD
HOWARD COUNTY, MARYLAND

SCALE 1"=30'	ZONING T.O.D.	G. L. W. FILE NO. 11107
DATE MAY, 2013	TAX MAP - GRID 48-20	SHEET 18 OF 71

C:\GWD\WORKING\1107\1107-V1.dwg BY: G.L.W./SP/1107-18-SIP-SEC-PHASE1.dwg DATE: 2/20/14 10:23:31 AM PLOT: 1107-18-SIP-SEC-PHASE1-2013-2-20.dwg PLOTTER: HP DesignJet 2400

LEGEND

- L00 — L00 — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SSF — PROPOSED SUPER SILT FENCE
- SF — PROPOSED SILT FENCE
- PROPOSED TEMPORARY STOCKPILE AREA
- AT GRADE INLET PROTECTION
- CURB INLET PROTECTION



SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT AND ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING. (1 DAY)
2. INSTALL PHASE I 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 I CONSTRUCTION (1 WEEK)
4. INSTALL STORM DRAIN FROM HN-64 TO M-8.
5. CONSTRUCT POND RISER STRUCTURE RS-1, CONCRETE RETAINING WALL, OUTFALL STORM DRAIN, HM-1, & CORE TRENCH FOR POND EMBANKMENT. (1 MONTH)
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 I LIMITS. AT EARLIEST OPPORTUNITY, INSTALL SUPER SILT FENCE AROUND SHM 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 I 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-4 (2 WEEKS)
12. CONSTRUCT 8" WATER LINE IN DORSEY RUN ROAD AND HENKELS LANE PER CONTRACT # 24-4108-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-4 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 BUILT OVER STRUCTURES. ONCE 48" RCP HAS BEEN CONSTRUCTED, AND WITH APPROVAL OF INSPECTOR, BRICK SHUT EXISTING STORM DRAIN OUTFALL AND RE-ROUTE FLOW THROUGH NEW STORM DRAIN. (2 WEEKS)
15. CONSTRUCT REMAINING WATER LINE, GRAVITY SEWER LINE, FORCE MAIN, AND STORM DRAIN WITHIN LIMITS OF PHASE I. 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 I 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 I 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 I, 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)
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 DEMATER THE BASIN AREA USING A SUMP AT ANY TIME WATER ACCUMULATES IN CONSTRUCTION AREA. WATER TO BE PUMPED THROUGH A FILTER BAG AND/OR ON TO UNDISTURBED GROUND.
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 #24-4108-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 SHM 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 SHM FACILITY PER THESE PLANS & INSTALL SHM 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 SHM 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 C. Rhoton 2/17/16
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY 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.

Madeline 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.

CKL 2/9/16
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 2-31-16
Director Date

[Signature] 3-30-16
Chief, Division of Land Development Date

[Signature] 3-23-16
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
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

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

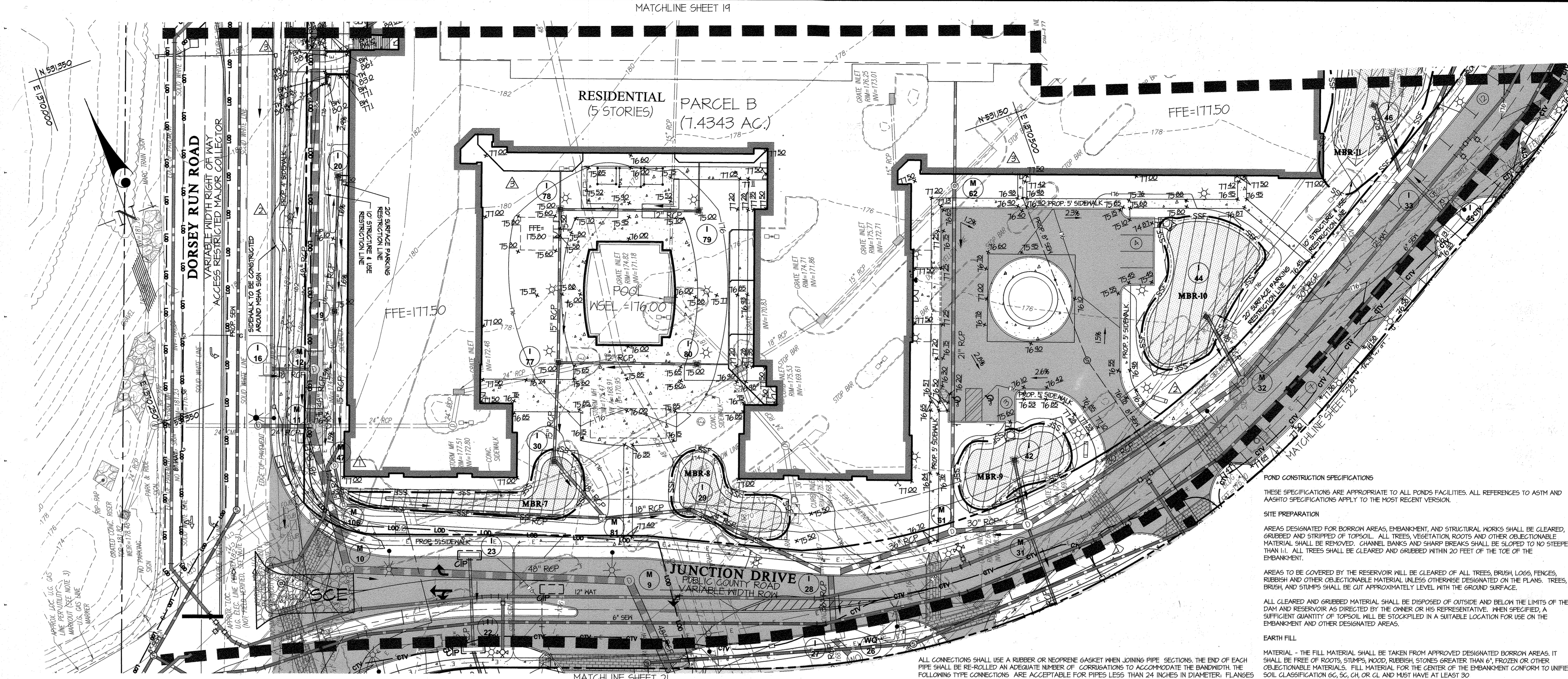
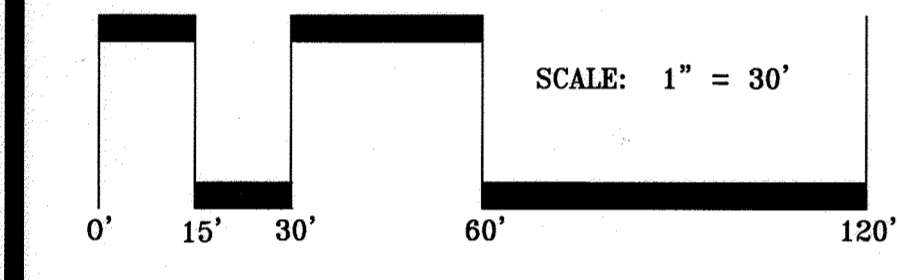
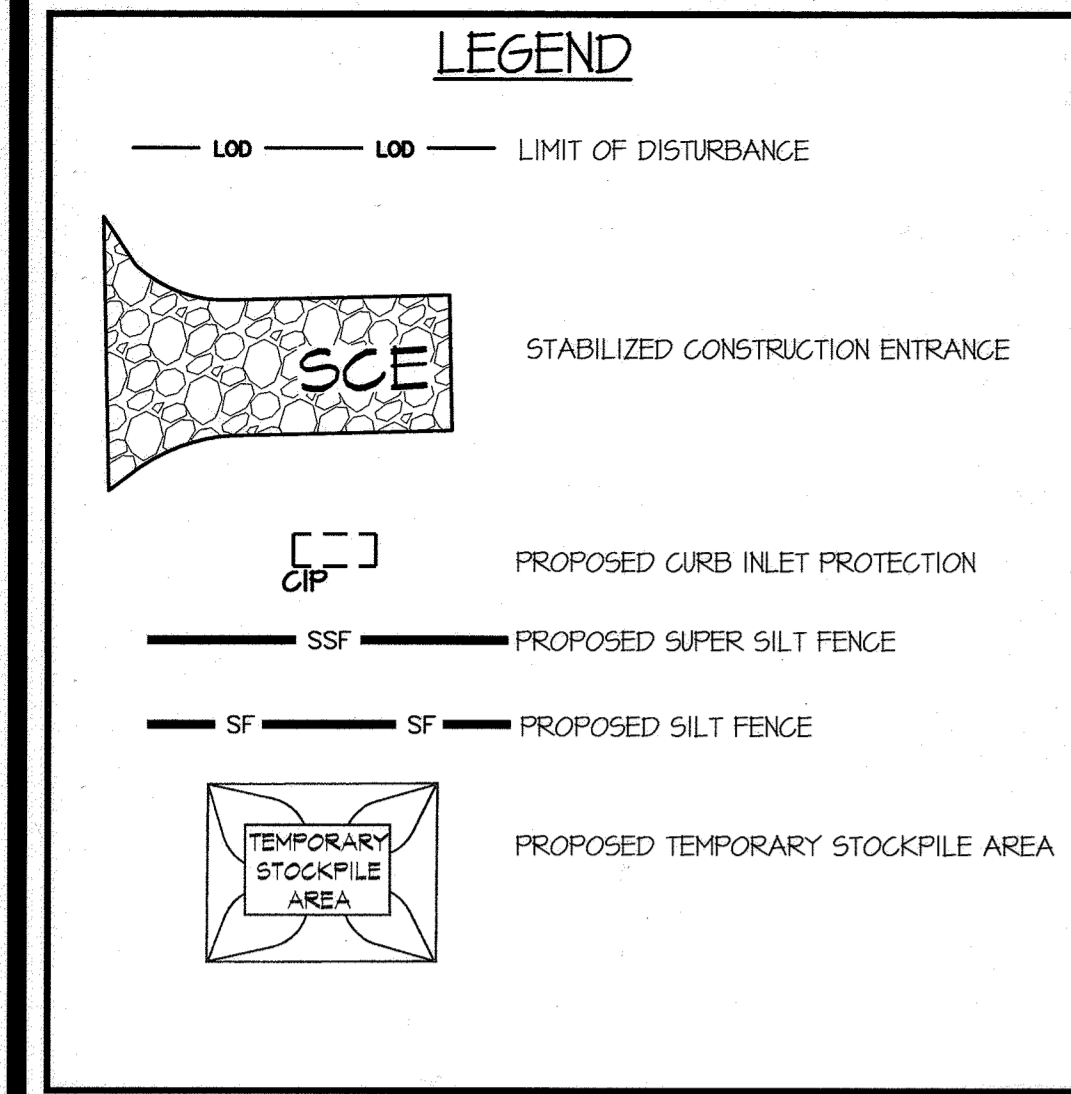
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12715
EXPIRATION DATE: MAY 26, 2016
2/9/16 *CKL*

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, B, E, G, H, J, & K
PLAT No. 22697-22701
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 71

I, the undersigned, certify that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 12715, and that I am the author of the above-entitled plan. I am not providing any services to the client under this plan. I am not providing any services to the client under this plan. I am not providing any services to the client under this plan.



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

John K. Roberts 2/17/16
Date
Howard S.C.D.

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.

Ned Kelly Manager 2/17/16
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.

CKJ 2/17/16
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

J. G. ... 3-31-16
Director Date

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

M. ... 3-23-16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-989-2524 FAX: 301-421-4186

TABLE B.1: TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECIES	SEEDING RATE (1)	SEEDING DEPTH (2)	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	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)	46	2.2	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	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	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	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 ITALICA)	30	0.7	JUN 1 to JUL 31	MAY 16 to JUL 31	MAY 1 to AUG 14	
PEARL MILLET (PENNISETUM GLAUCUM)	20	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 BARLEY, OATS, AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET), DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL 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 (0.25 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 WATER-TIGHT 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 WATER-TIGHT COUPLING BANDS OR FLANGES. ALUMINUM COATED STEEL 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-400 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-416 OR M-211 WITH WATER-TIGHT 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-400 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. HOT DIP 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 COATING 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 WATER-TIGHT. 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 WATER-TIGHT. DIPLE BANDS ARE NOT CONSIDERED TO BE WATER-TIGHT.

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.

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. INLESS OTHERWISE SPECIFIED 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, MOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT CONFORM TO UNIFIED SOIL CLASSIFICATION SC, SC, CL 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 DESIGN 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 MATERIAL 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 SHALL BE ACHIEVED BY A MINIMUM OF FOUR CONSECUTIVE PASSES OF A SHEETPILE OR TIRED 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 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.

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, LEVEES, COFFERDAMS, 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 LEVELLED AND GRADED TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION IN ANY DIRECTION OF THE FLOW OF WATER TO THE SPILLWAY OR OUTLET WORKS AND SO AS NOT TO INTERFERE IN ANY MANNER WITH THE OPERATION OR MAINTENANCE OF THE STRUCTURE. STREAM DIVERSIONS SHALL BE MAINTAINED UNTIL THE FILL FULLY 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 COMPACTION 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 PUMPS FROM WHICH THE WATER SHALL BE PUMPED.

STABILIZATION
 ALL BORROW AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND LEFT IN A SLIGHTLY 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 NEED TO BE RETAINED IN A FILE. THE INDICATION 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.

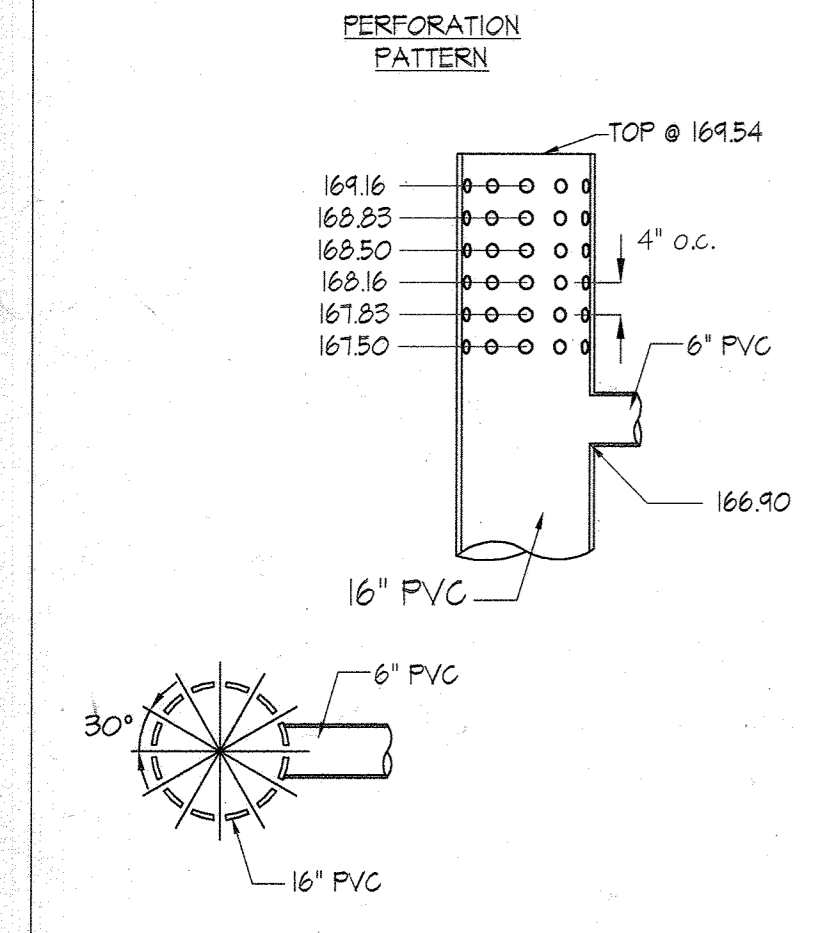
STRUCTURE BACKFILL
 BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO BE PLACED 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 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 318 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 2000 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. IF 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 OF 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. UNDER 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.

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

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, B, E, G, H, J & K
PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GULFORD
 HOWARD COUNTY, MARYLAND

SEDIMENT CONTROL LEGEND

- 400 --- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- SSB --- STREAM BANK BUFFER
- 100 --- LIMIT OF DISTURBANCE/EMISSION
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPERSILT FENCE
- SEDIMENT BASIN BAFFLES
- GABION MATRICES
- RPS --- REMOVABLE PUMPING STATION
- CIP --- CURB INLET PROTECTION
- Perimeter Dike/owale



SEDIMENT CONTROL DESIGN INFORMATION	SEDIMENT BASIN
TYPE OF TRAP / BASIN	---
PRE-DEVELOPMENT DRAINAGE AREA	12.92 ACRES
POST-DEVELOPMENT DRAINAGE AREA	13.98 ACRES
TOTAL STORAGE REQUIRED (NET & DRY VOLUME)	50,328 C.F.
TOTAL STORAGE REQUIRED (NET VOLUME & 1 YR. TSNM)	81,455 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	164.80
OUTLET ELEVATION (LIMIT OF NET VOLUME)	166.90
CLEANOUT ELEVATION	164.95
BOTTOM ELEVATION	163.00
BOTTOM DIMENSIONS	VARIABLES
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
NET VOLUME REQUIRED	25,164 CF
NET VOLUME PROVIDED	43,828 CF @ 166.90
DRY VOLUME REQUIRED	25,164 CF
DRY VOLUME PROVIDED	62,241 CF @ 169.54

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 HEREBY 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.

Mil A. Gumburg 10/18/2013
SIGNATURE OF DEVELOPER/BUILDER DATE
Mil A. Gumburg, 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.

CKL 2/10/14
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David J. Lough 2/7/14
Director Date

Kat Bladwin 3/6/14
Chief, Division of Land Development Date

Chris Edwards 2-28-14
Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APPR.
10/28/2013	Revised Perimeter Dike to Run Along New Dike to Hotel, Restaurant & Addition 2 & 3	KLP	
10/15/2013	Rev. parking spaces by hotel & parking garage	KLP	
11/12/14	Rev. monument signs & storm drain	KLP	
7/7/2014	Rev. storm drain run from M10 to M11	KLP	
4/18/14	Added perimeter dike/owale to existing pond	KLP	

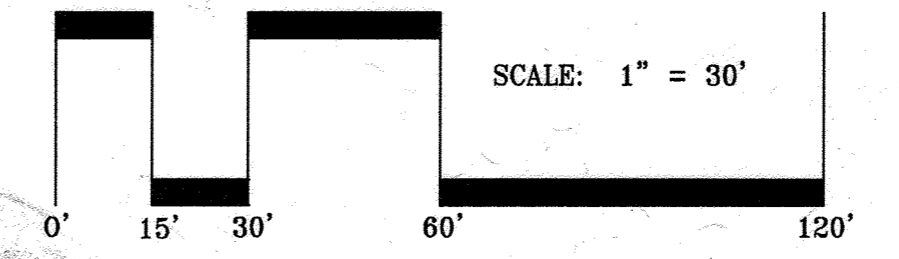
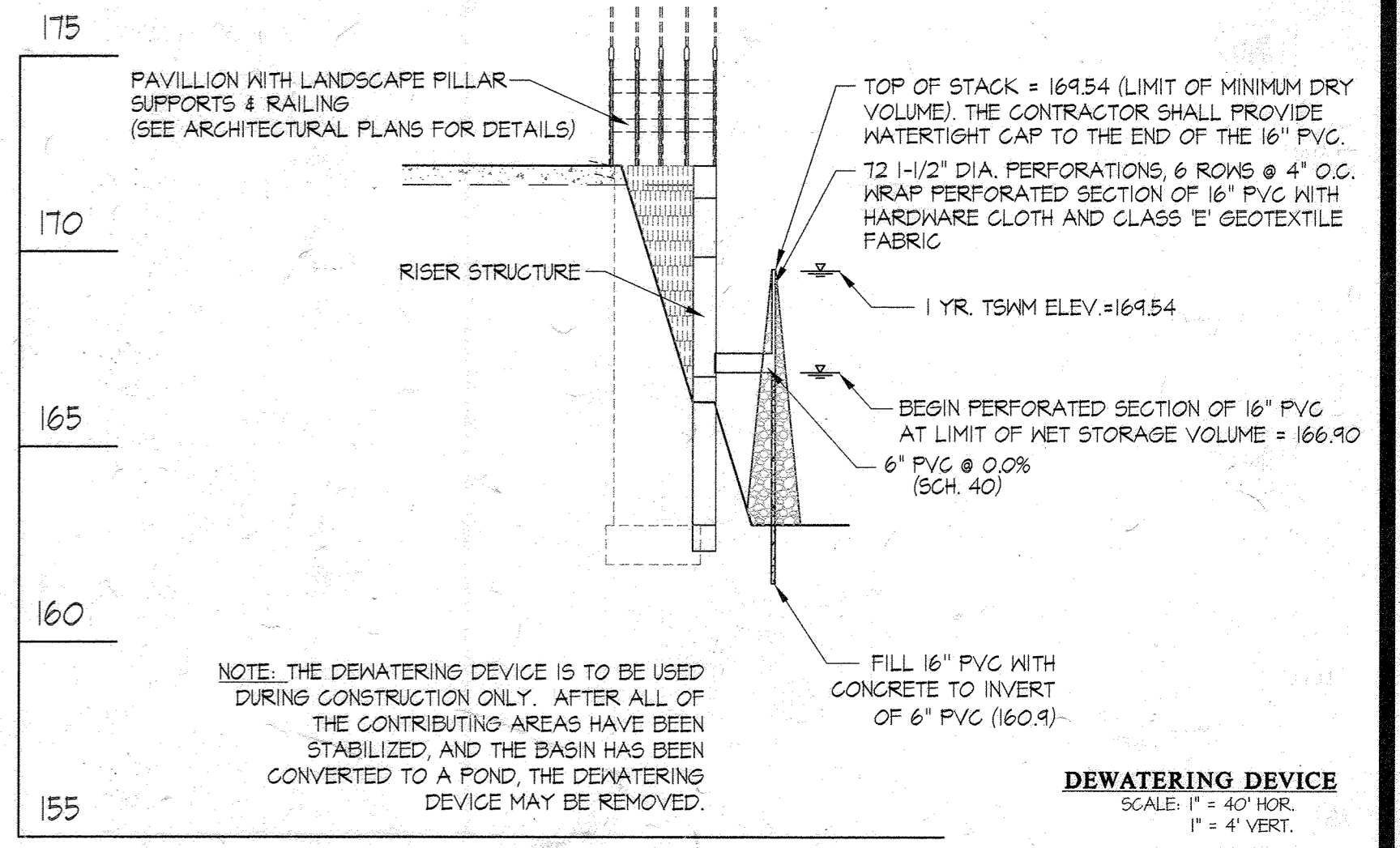


STORMWATER MANAGEMENT SUMMARY



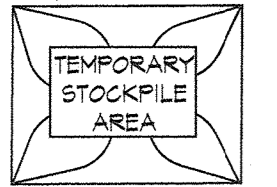
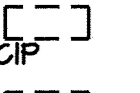

DESIGN CRITERIA ITEM	BEFORE DEV.	AFTER DEV.
DRAINAGE AREA	12.92 ac.	13.98 ac.
CURVE NUMBER	91	94
TIME OF CONCENTRATION	0.10 hr.	0.14 hr.

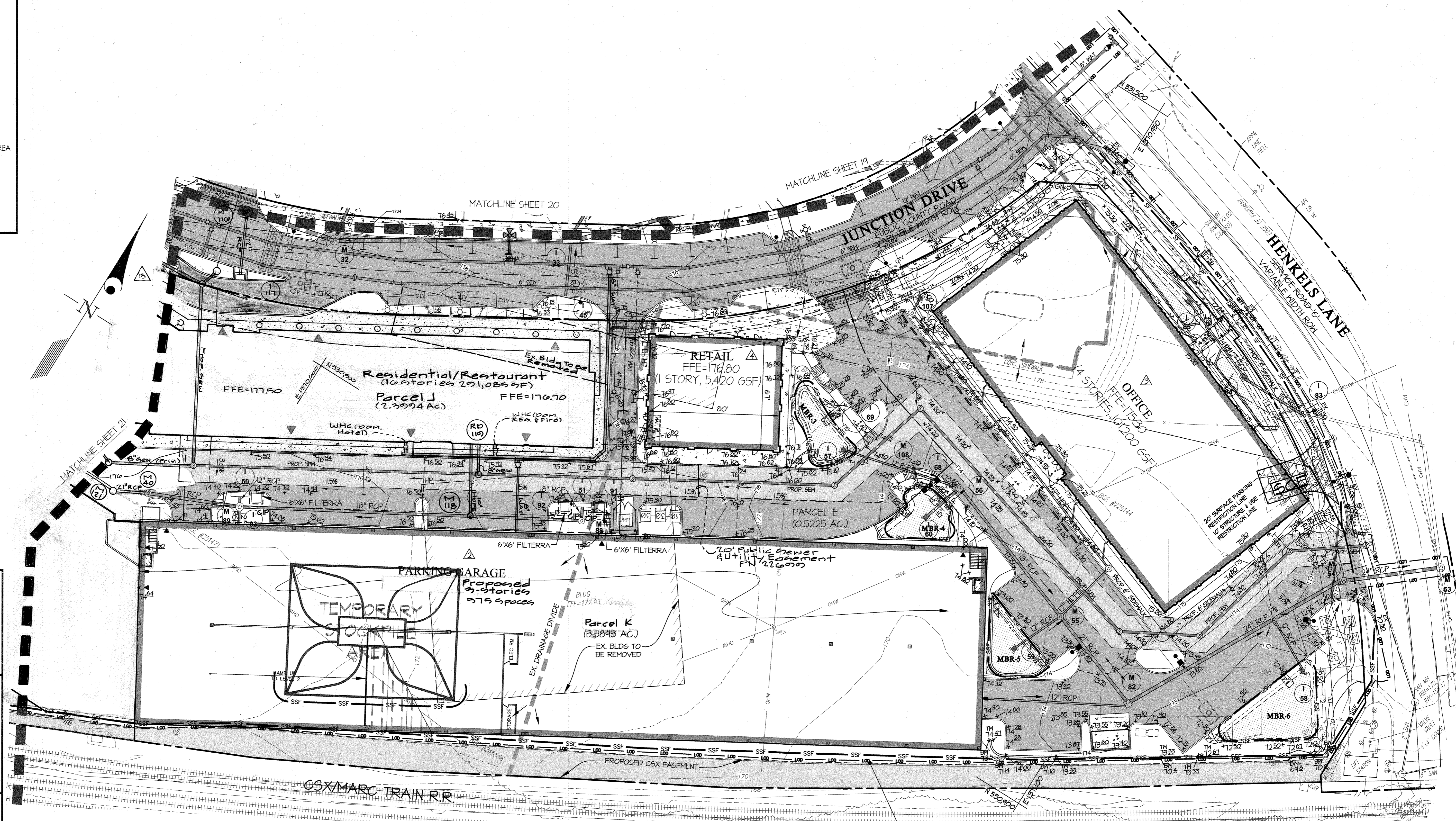
TEMPORARY SWM SUMMARY

	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



LEGEND

- L.O.D. — L.O.D. — LIMIT OF DISTURBANCE
-  STABILIZED CONSTRUCTION ENTRANCE
- SSF — PROPOSED SUPER SILT FENCE
- SF — PROPOSED SILT FENCE
-  GABION MATTRESS
-  PROPOSED TEMPORARY STOCKPILE AREA
-  CURB INLET PROTECTION
-  AT GRADE INLET PROTECTION



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

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

DEVELOPER'S/BUILDER'S CERTIFICATE

"I HEREBY 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."

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

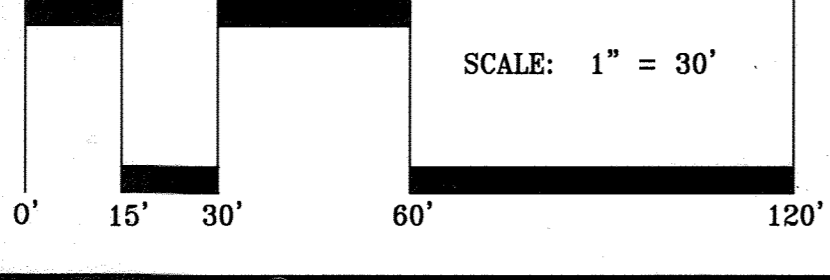
ENGINEER'S CERTIFICATE

"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."

Clifford J. Little 6/16/16
 ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Walter J. Joplin 6-22-16
 Director Date
Vestal 6/14/16
 Chief, Division of Land Development Date
John 6-13-16
 Chief, Development Engineering Division Date



NOTE: LIMITS OF DISTURBANCE & SUPER SILT FENCE TO BE LOCATED ALONG CSX EASEMENT LINE. SHOWN OFFSET FOR VISUAL CLARITY

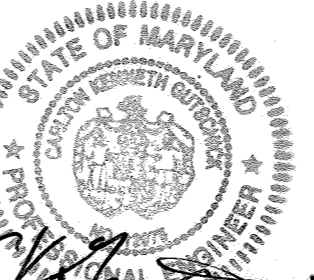
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
07/20/16	REVISED BLDG. TO 15-STORY BLDG. ON NEW J&K HOTEL, RETAIL, RESTAURANT & ADDITION TO EX. GAR.	WLS	
4/15/2016	CONVERTED BANK TO RETAIL 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	REV. MONUMENT SIGNS & RETAINING WALL ELEVATIONS	LMW	

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

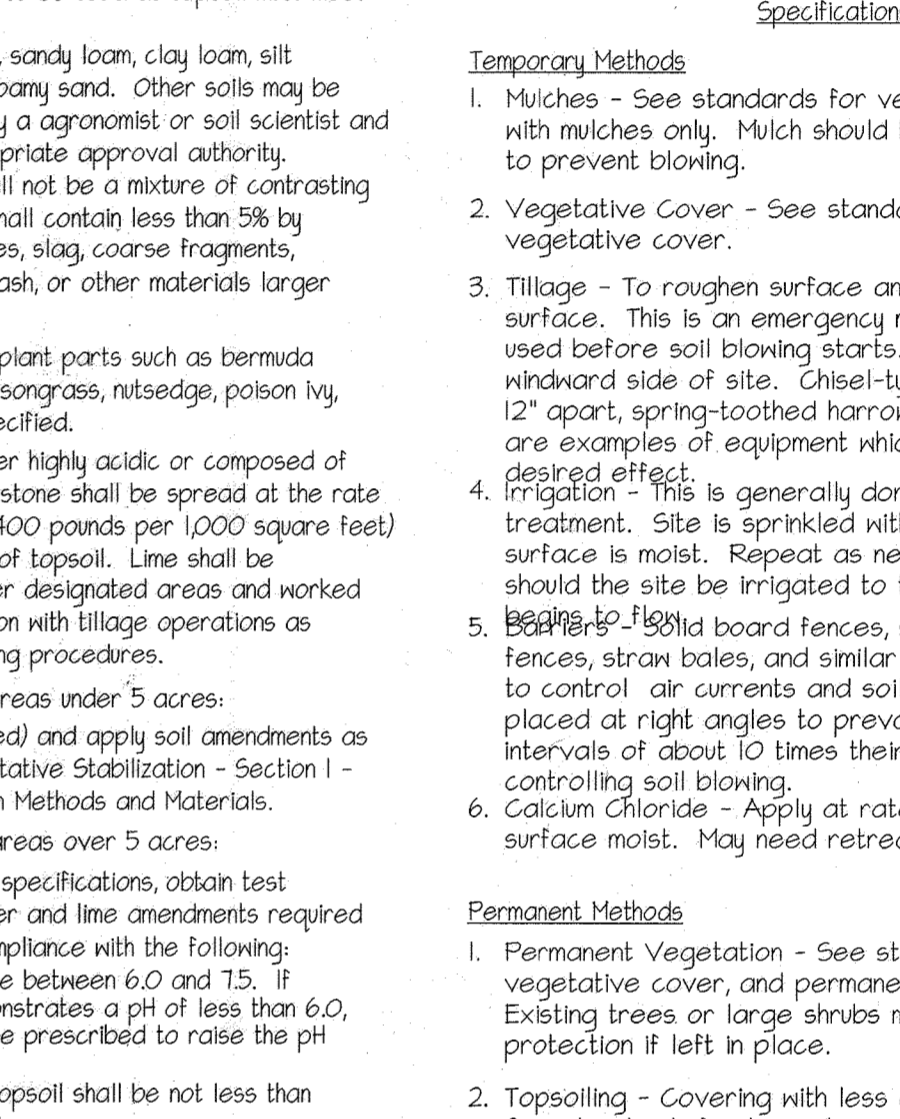
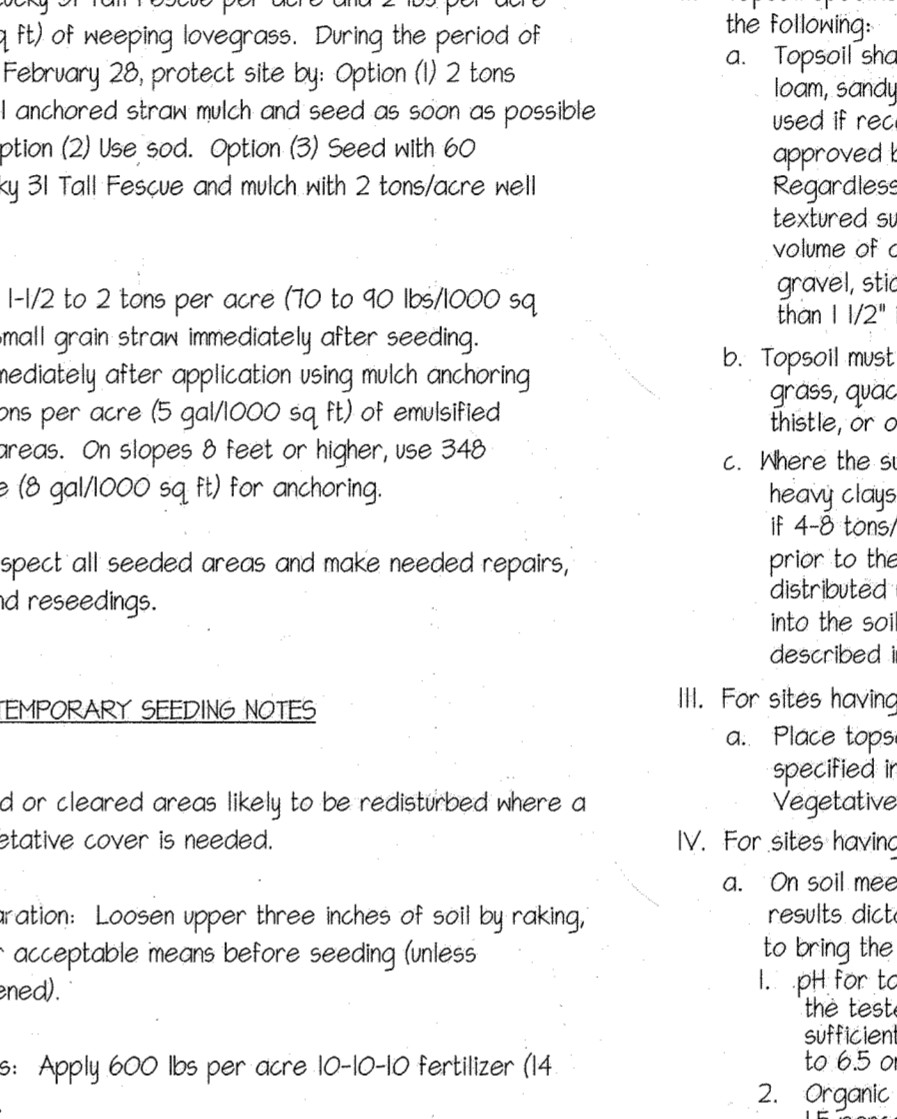
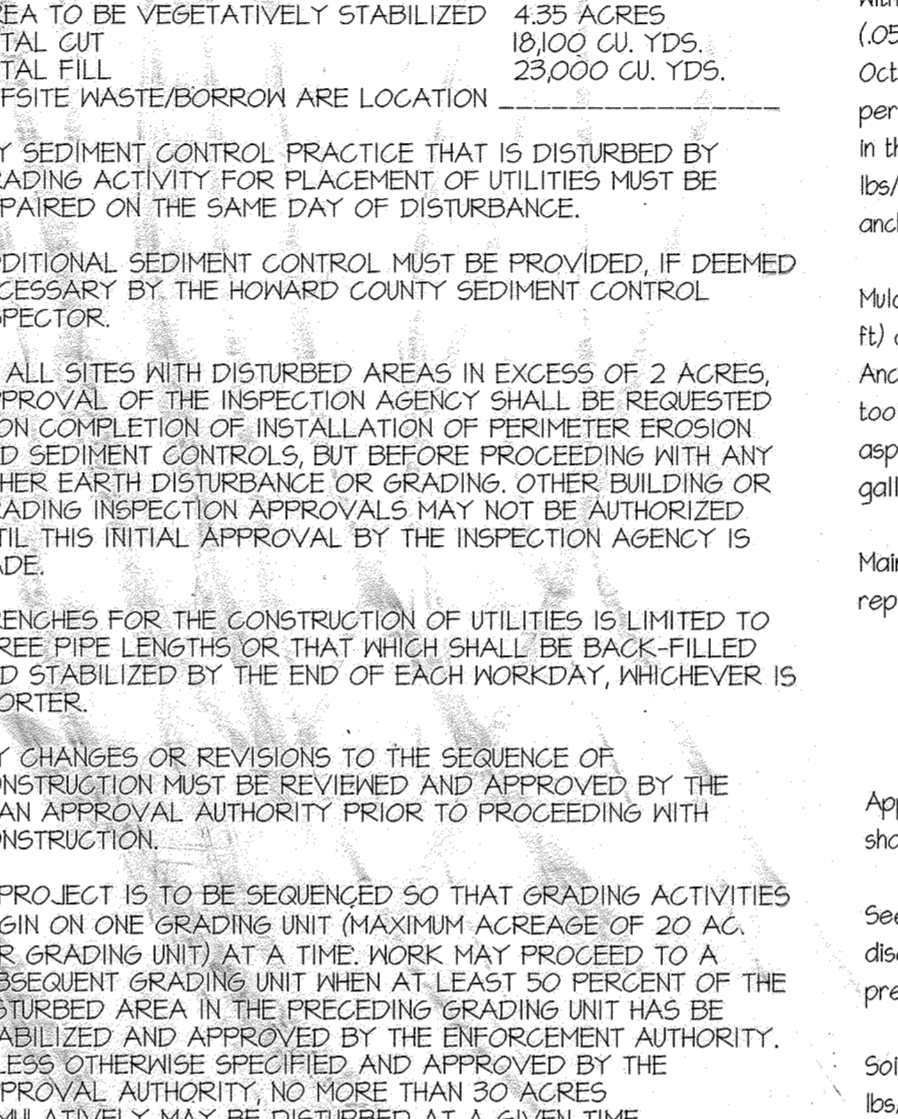
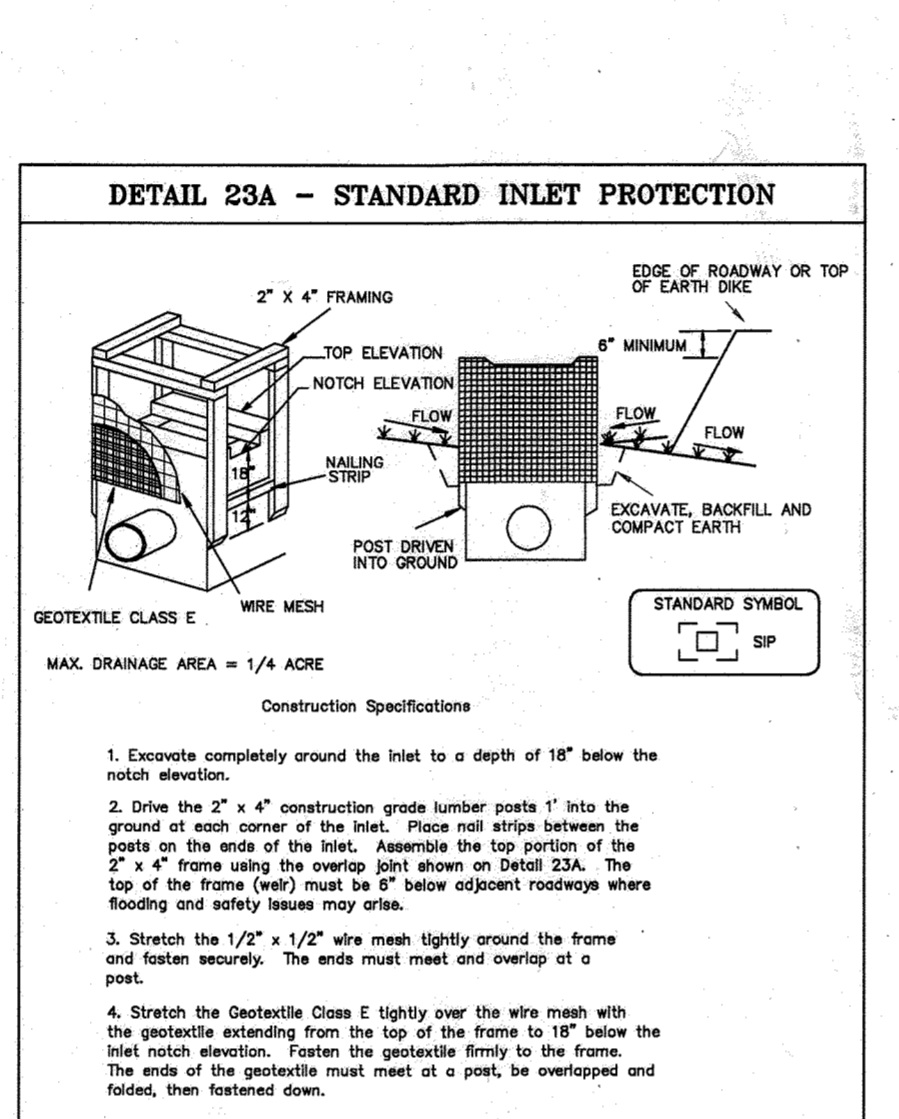
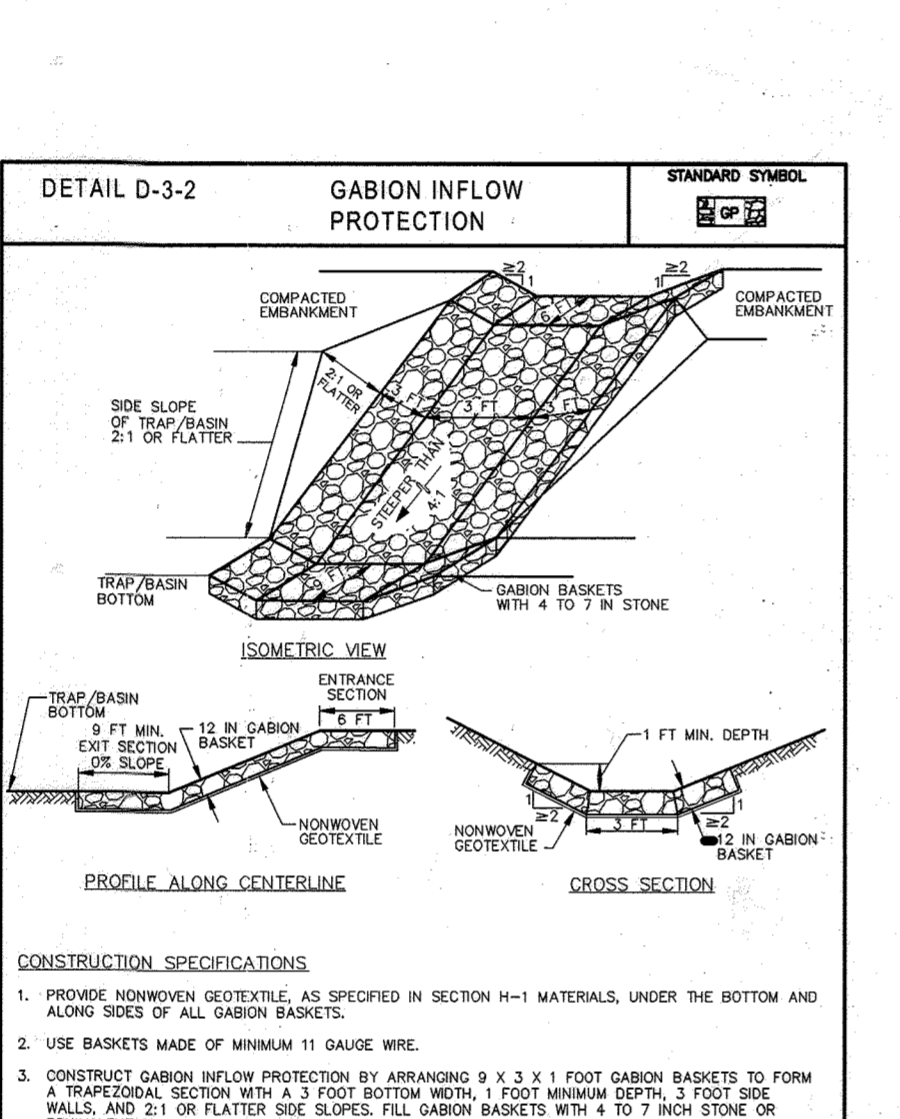
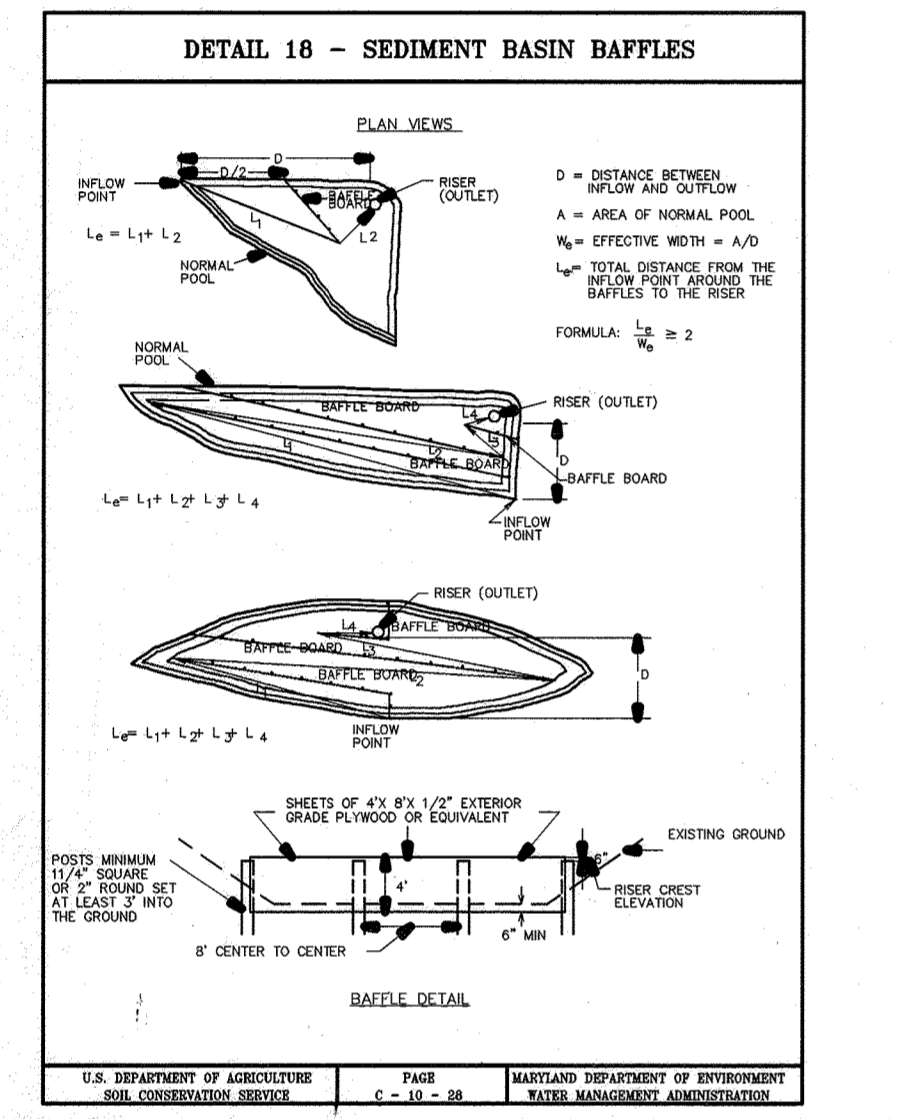
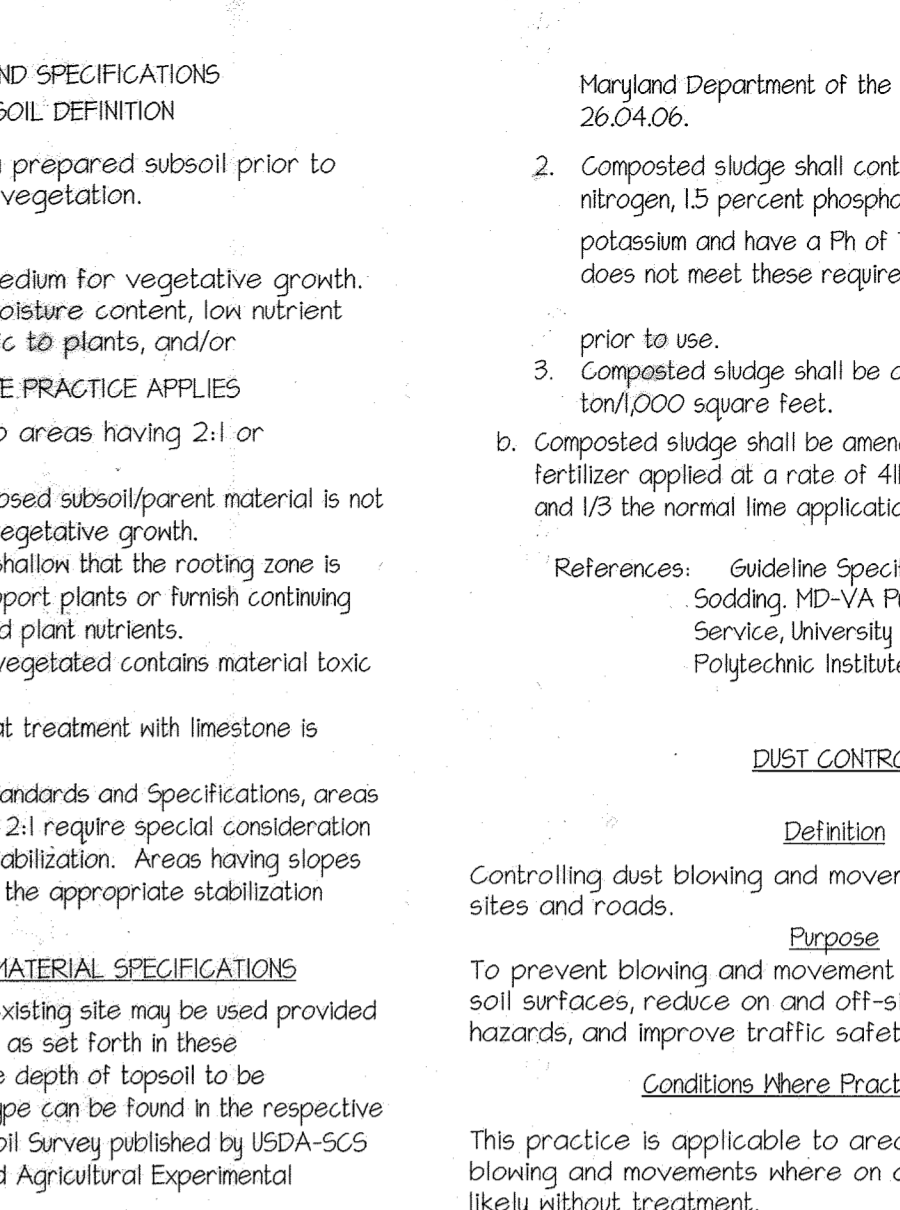
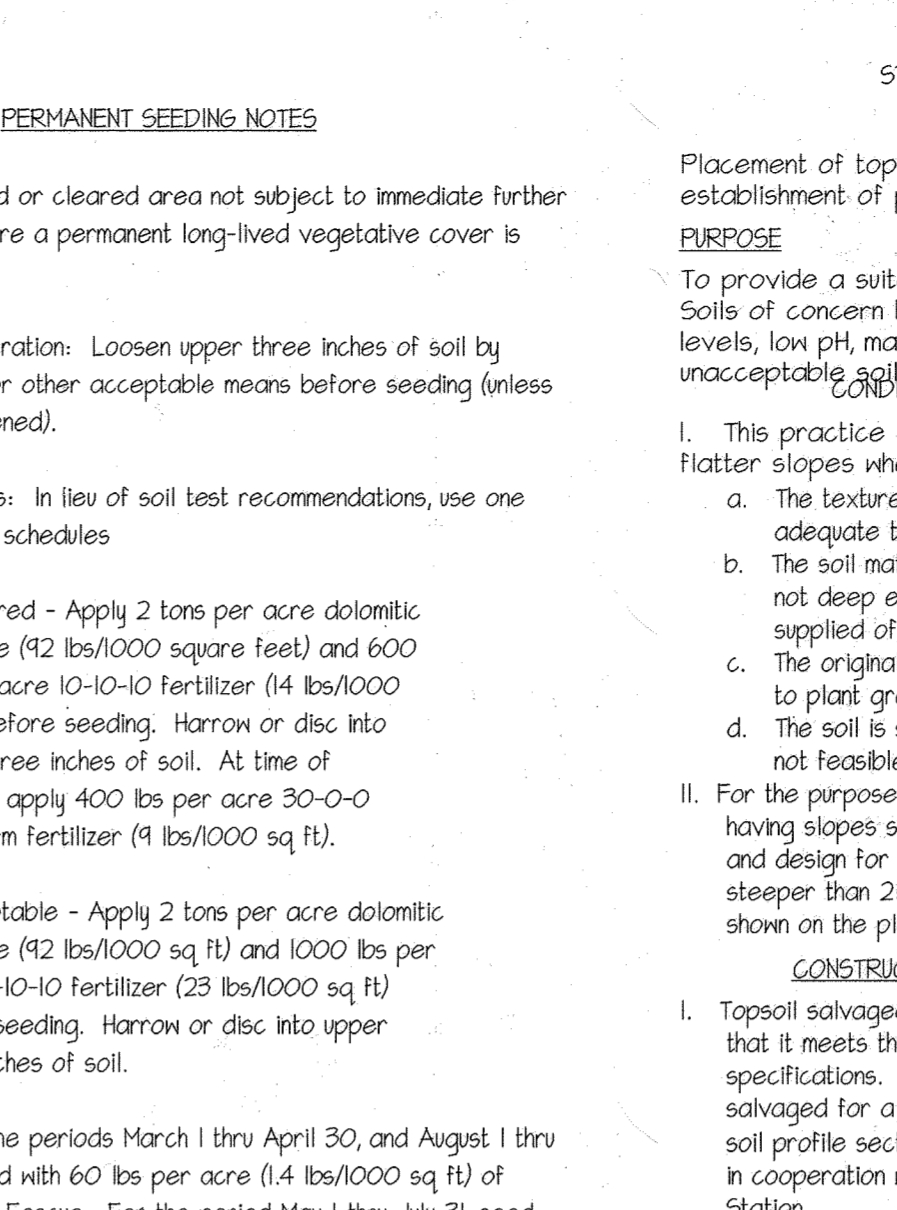
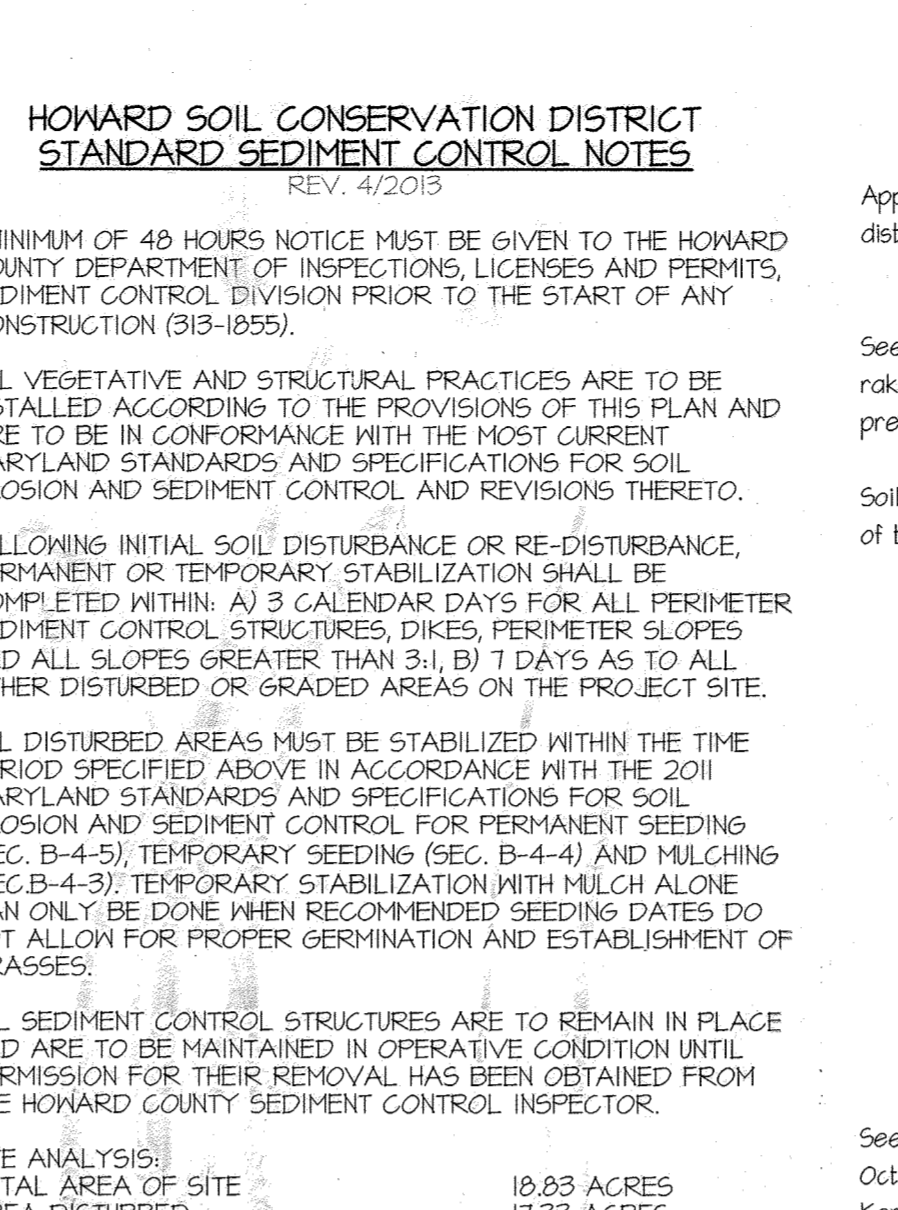
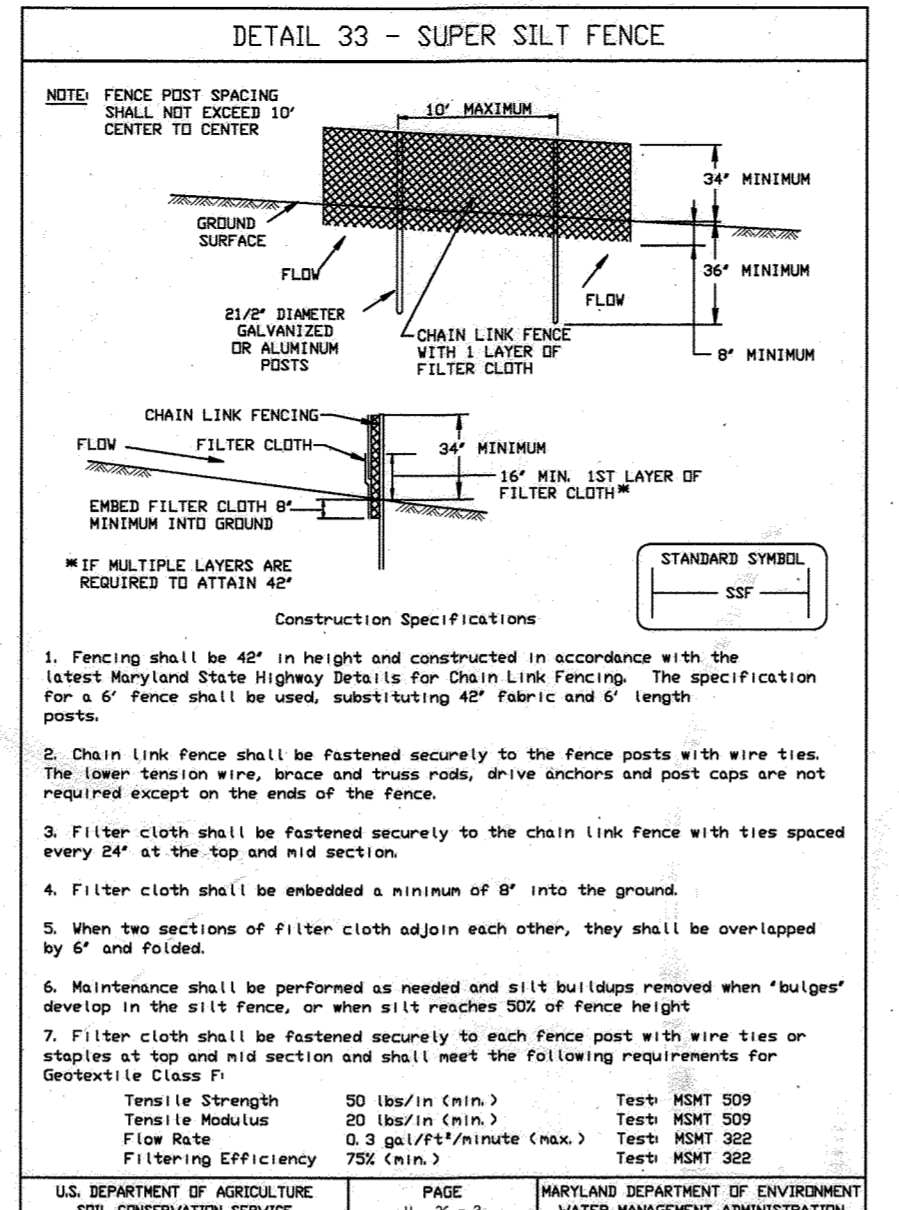
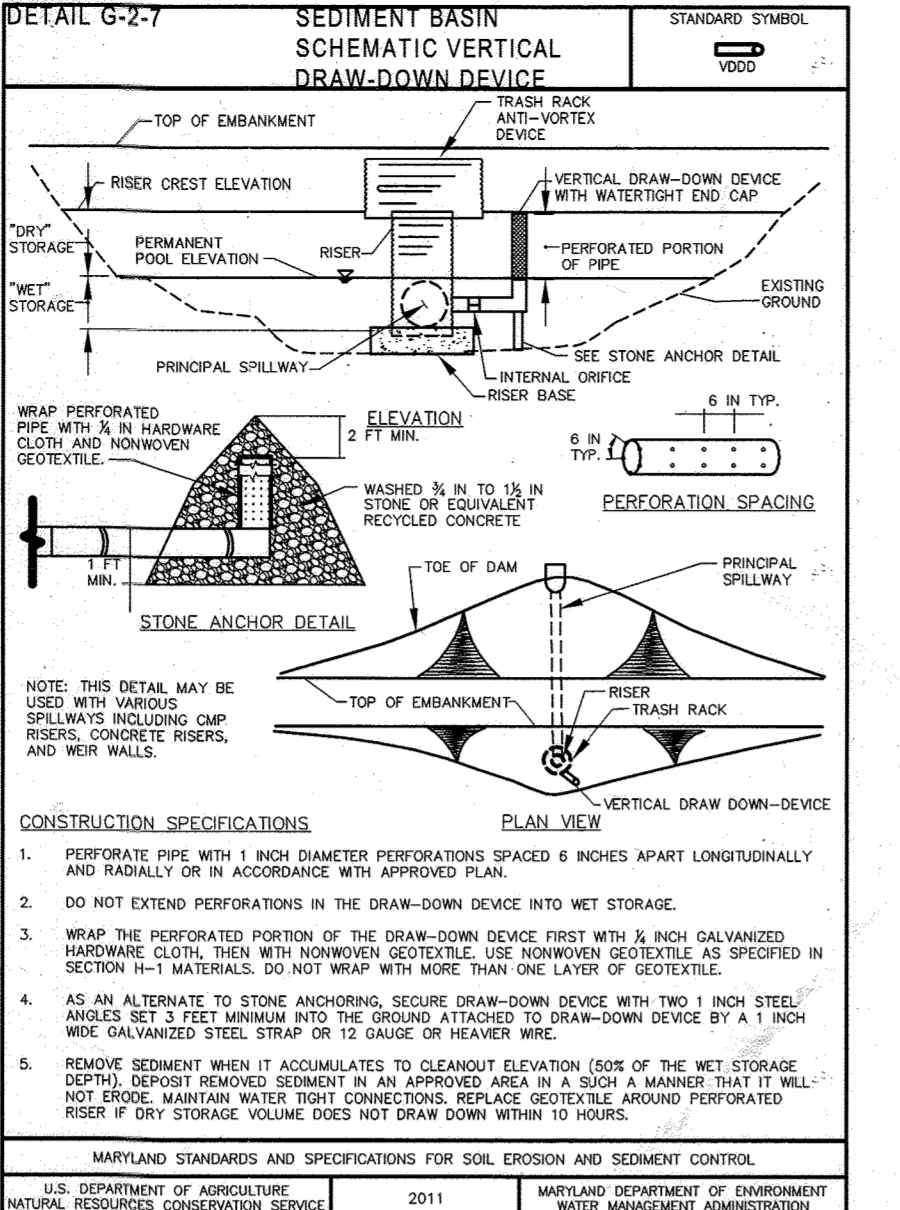
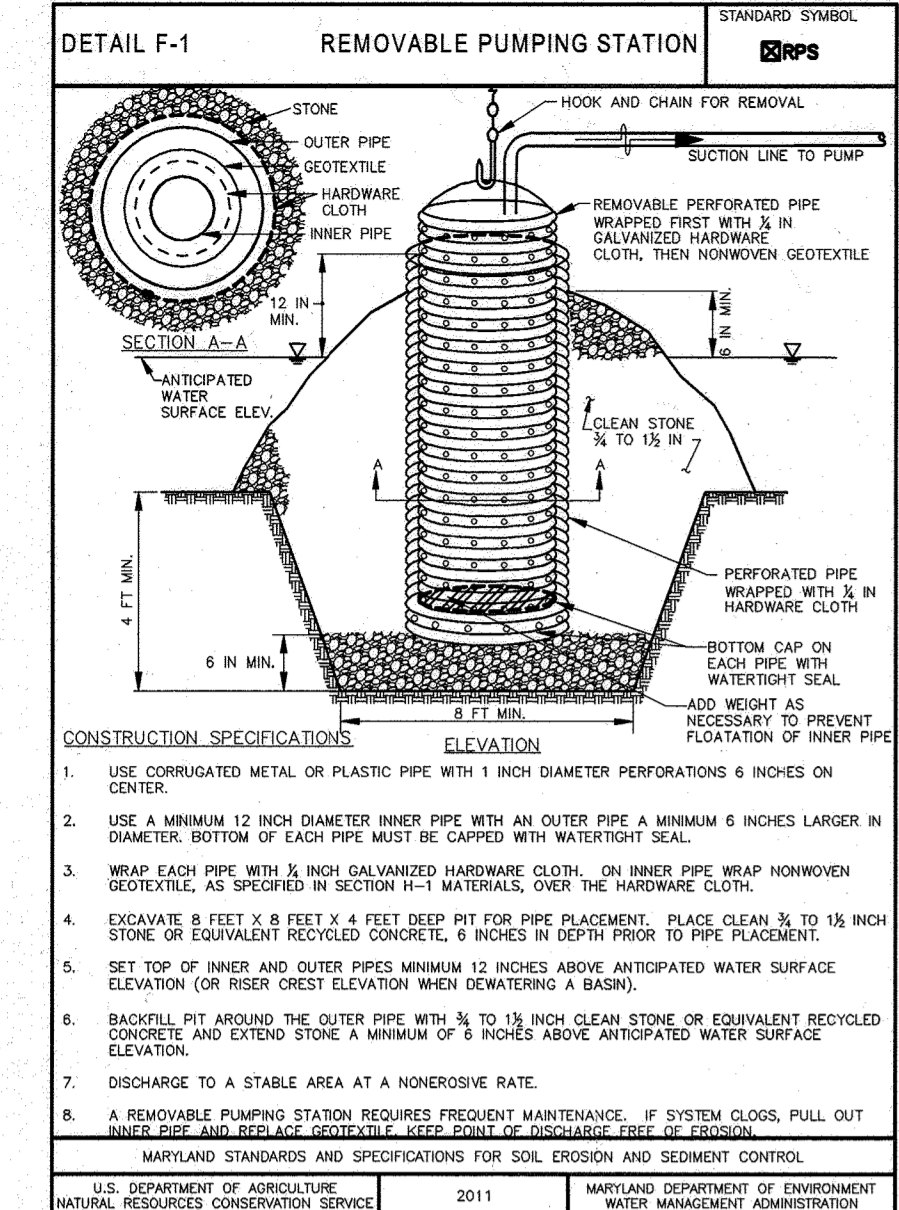
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12375
 EXPIRATION DATE: MAY 26, 2018
 6/16/16 *Clifford J. Little*



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, B, E, G, H, J, K
 PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GULFORD
 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	22 OF 11

L:\CAD\DRAWINGS\1107\PLANS BY GLW\SP\1107-22-SIP-SEC CON 02.dwg, 6/22/16 10:23 AM, LAST SAVE: 6/22/16 10:23 AM, PLOTTED BY: LWA



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

John R. Roberts 2/10/14
Howard S.C.D. Date

DEVELOPER/BUILDER'S CERTIFICATE

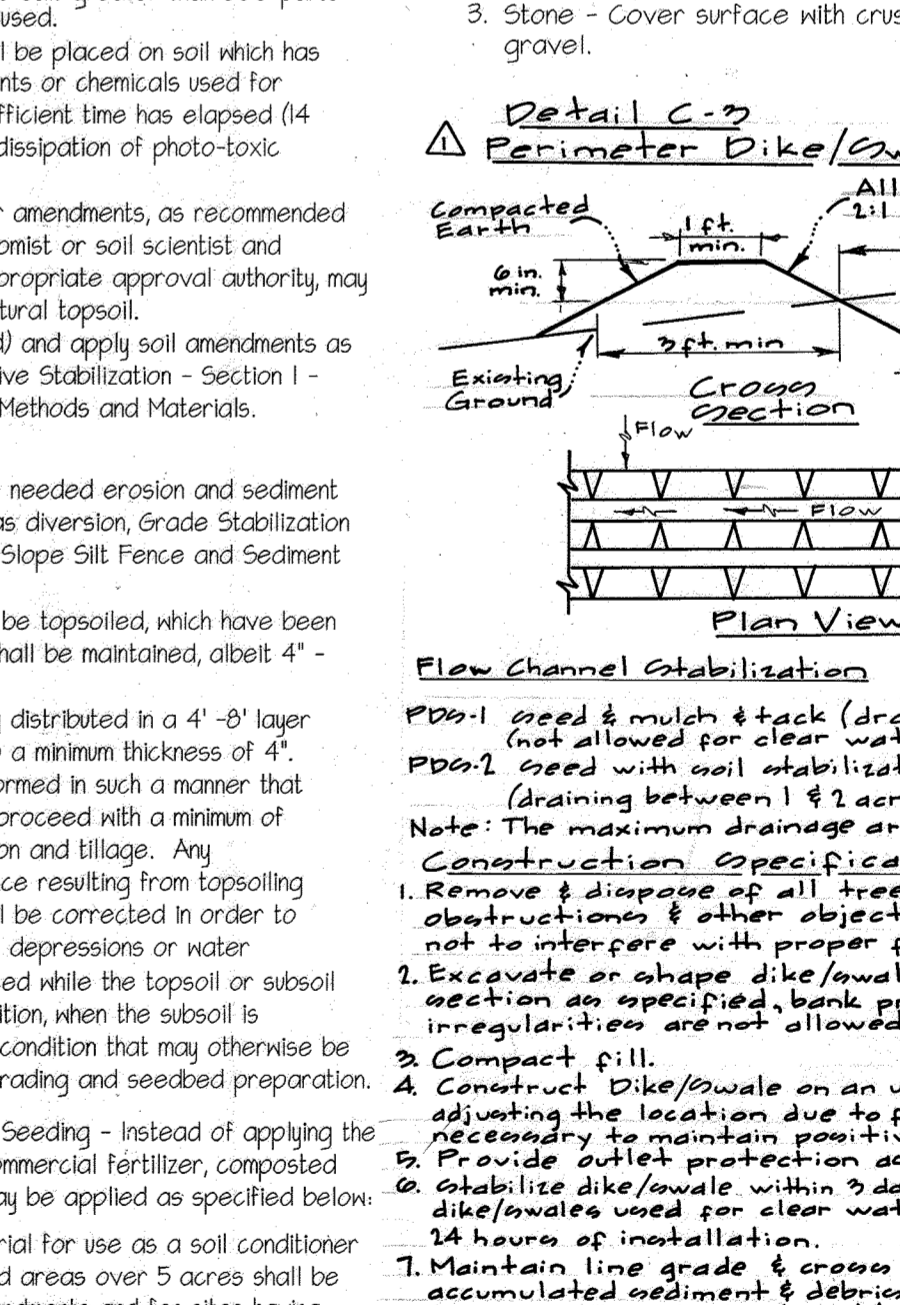
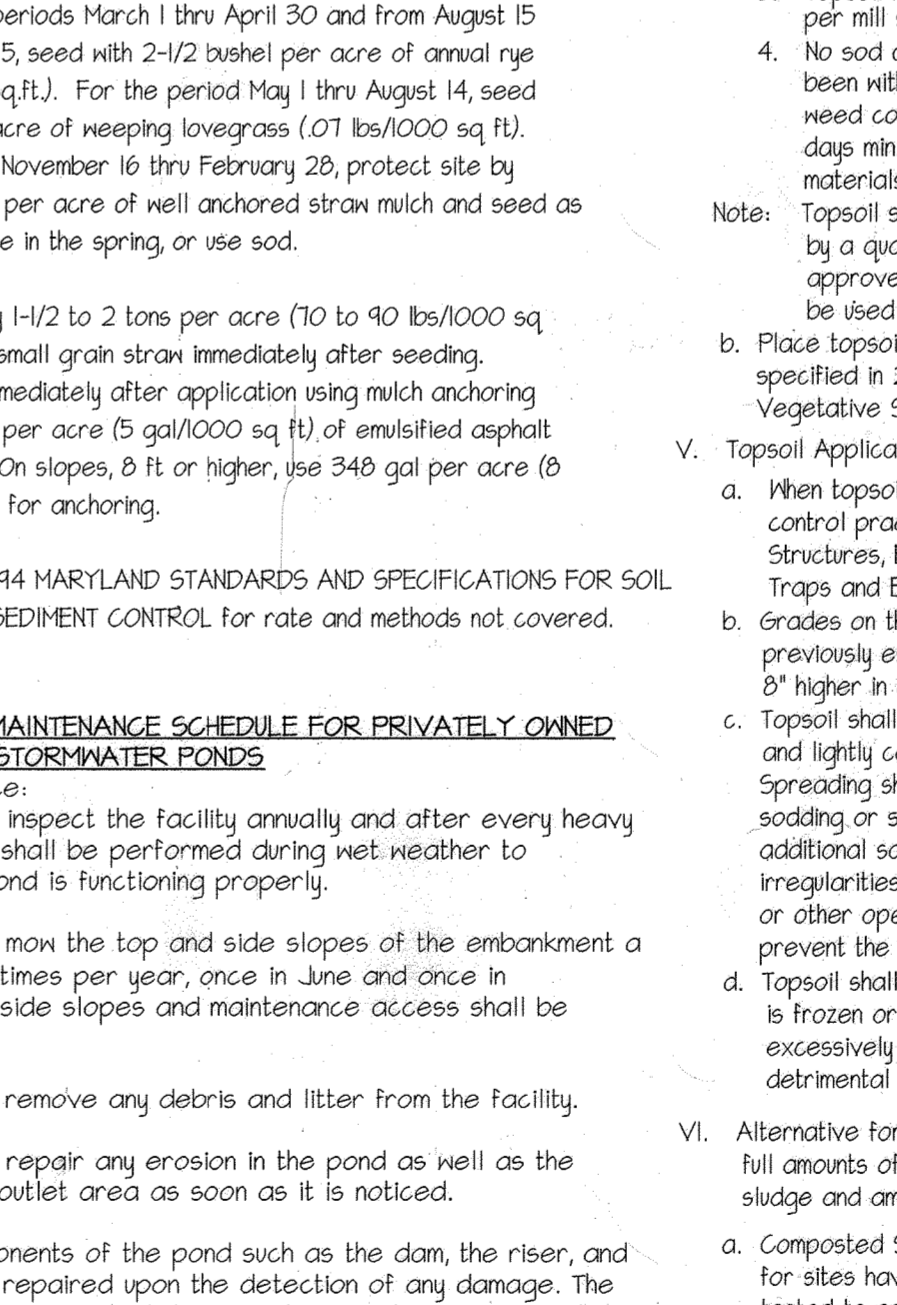
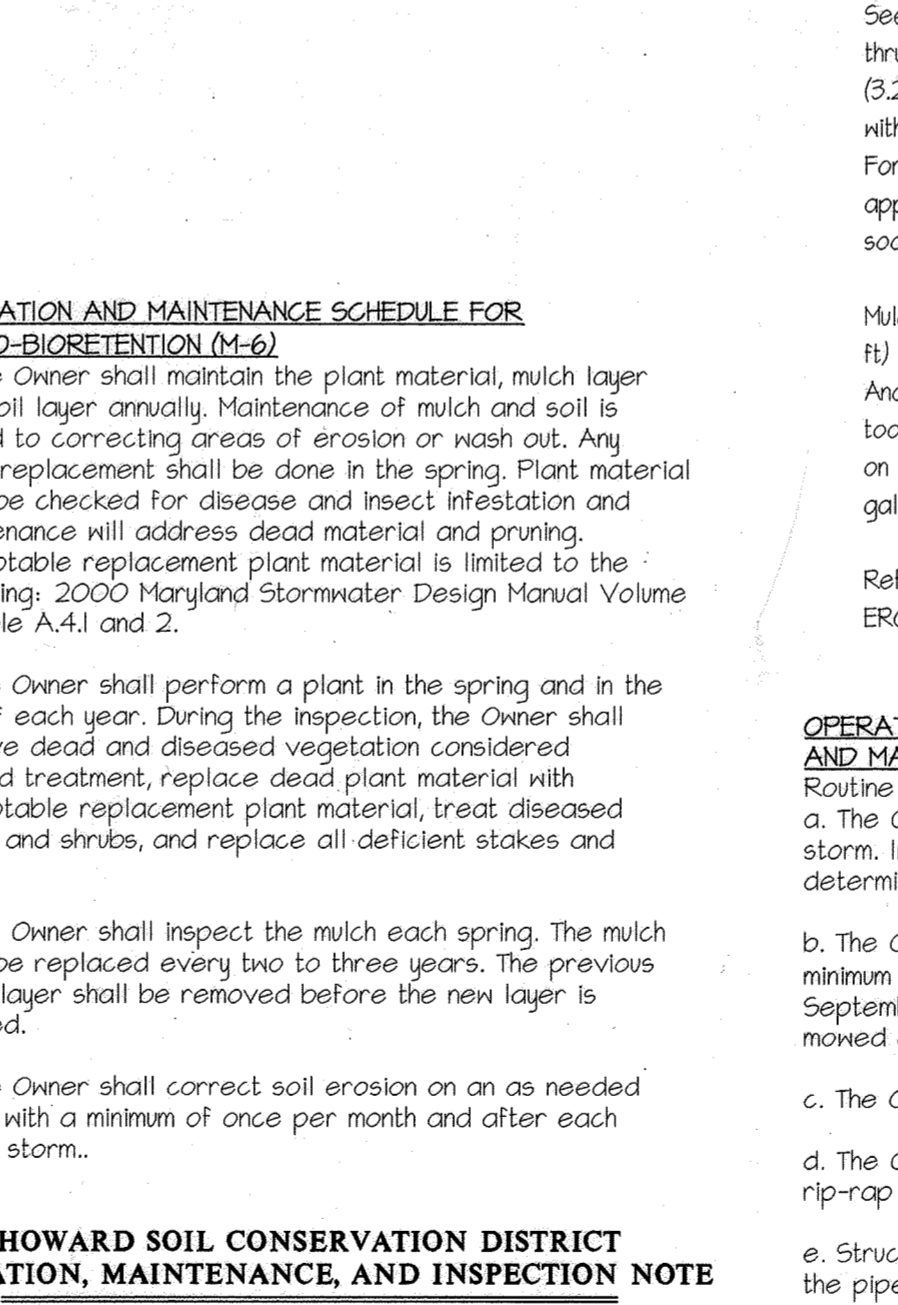
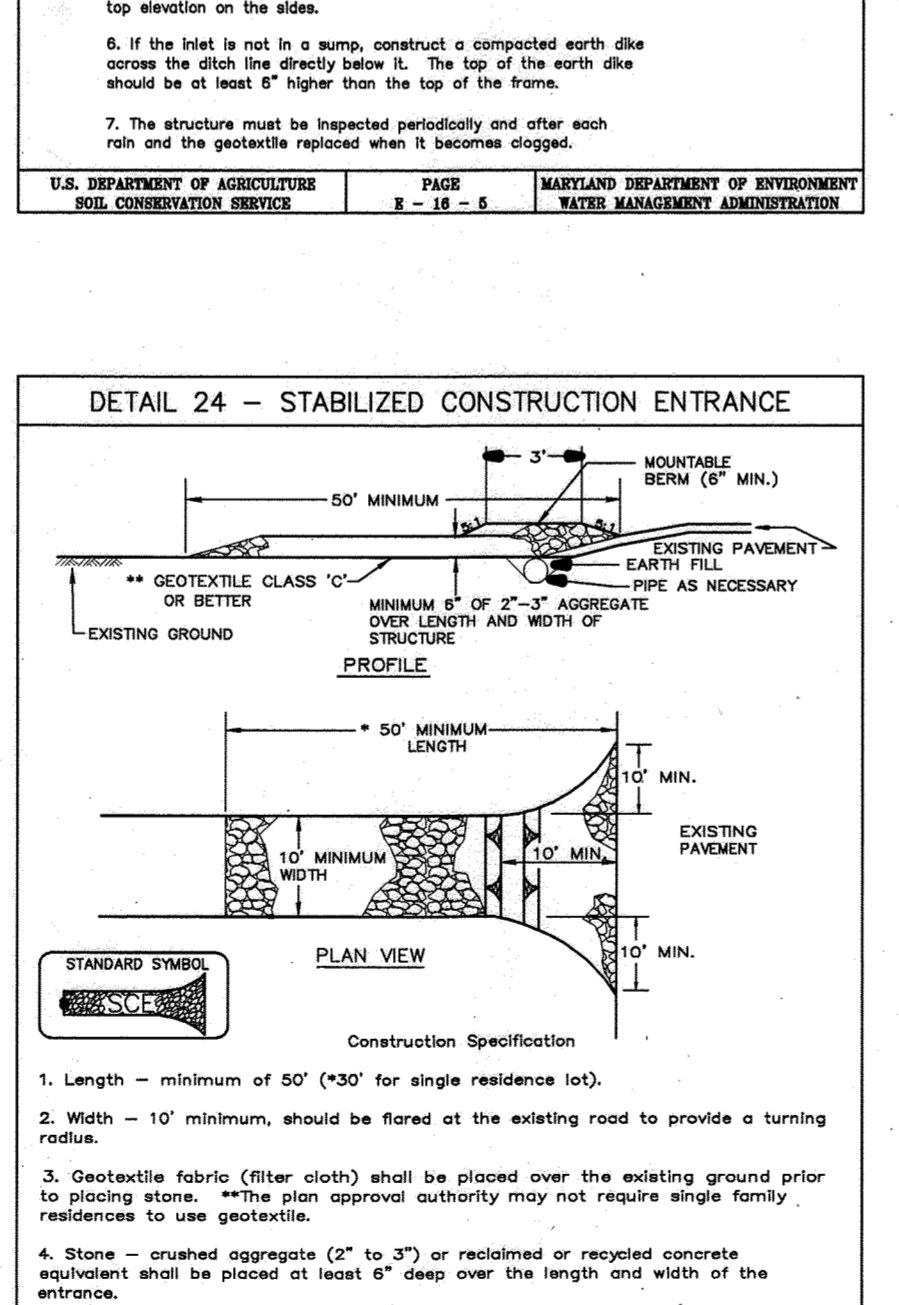
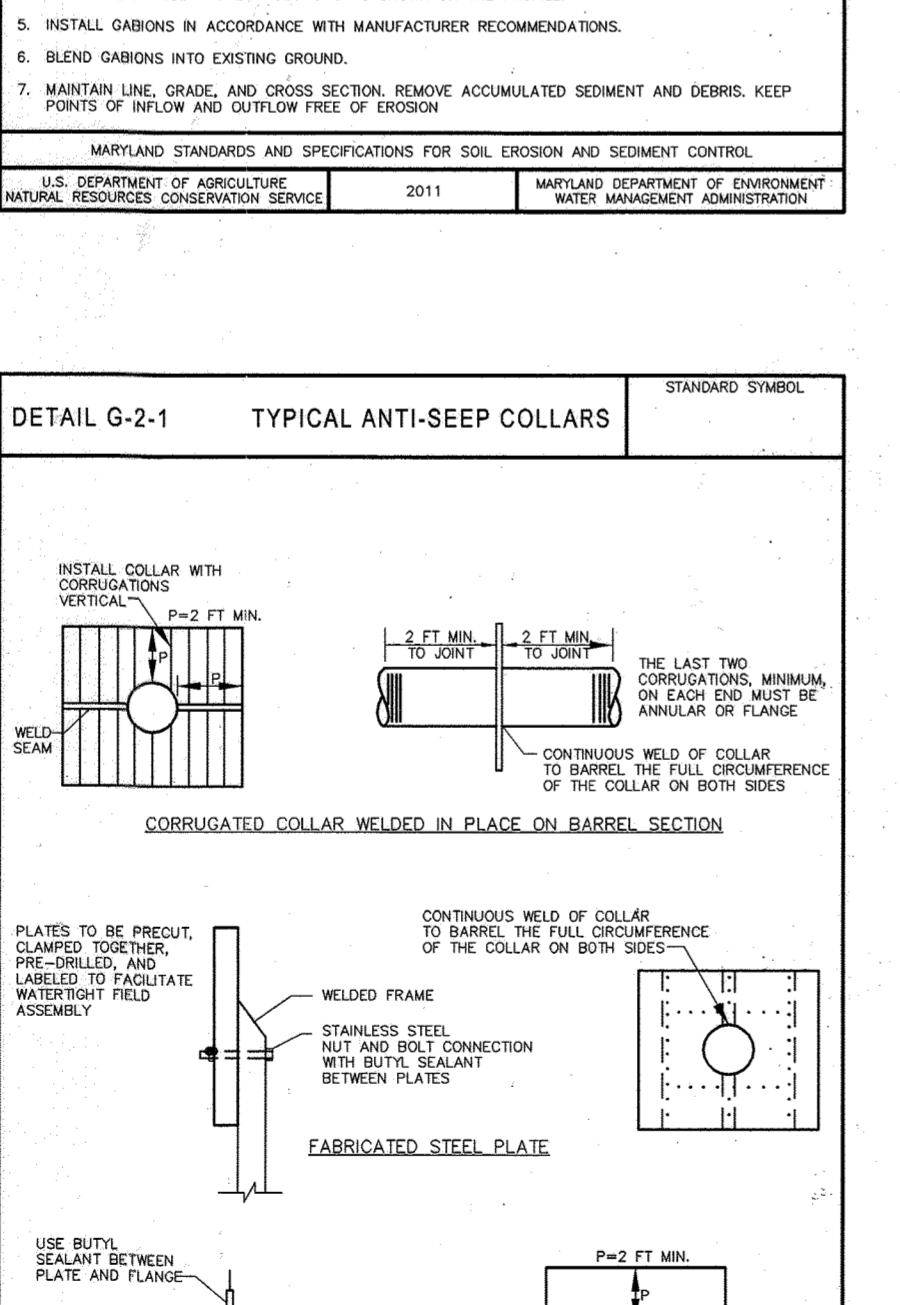
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Neil A. Greubler, Manager 10/18/2013
DATE

ENGINEER'S CERTIFICATE

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Chad E. Edwards 2/10/14
DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Debbie K. Gayle 3/2/14
DATE

Kathleen 3/2/14
DATE

Chad Edwards 2/28/14
DATE

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

MAJ DRN. UGJ CHK. 2/17/2014 DATE

Added perimeter dike/awale detail REVISION

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.
EXPIRATION DATE: MAY 26, 2014

Chad Edwards

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, B, C, G, H, J & K
PLAT No. 11071-11701
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 71

Maryland Department of the Environment under COMAR 26.04.06.

2. Composted sludge shall contain at least 1 percent nitrogen, 15 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.

8. 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 Soddng, MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised HTS.

DUST CONTROL

Controlling dust blowing and movement on construction sites and roads.

Purpose
To prevent blowing and movement of dust from exposed 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

- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Bring 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.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. As no time should the site be irrigated with the water that runoff from the site board fences, silt fences, barlap 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.
- Gravel - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

- 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.
- Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

Perimeter Dike/Awale

Flow Channel Stabilization

POB-1 Seed & mulch & tack (draining < 1 acre)
POB-2 Seed with soil stabilization matting or line with seed (draining between 1 & 2 acres)
Note: The maximum drainage area for this practice is 2 acres.

Construction Specifications

- Remove & dispose of all trees, brush, stumps, obstructions & other objectionable material so as not to interfere with proper function of dike/awale.
- Excavate or shape dike/awale to line, grade & cross section as specified, bank projections or other irregularities are not allowed.
- Compact fill.
- Construct Dike/Awale on an uninterrupted, continuous grade adjusting the location due to field conditions as necessary to maintain positive drainage.
- Provide outlet protection as required on approved plan.
- Stabilize dike/awale within 3 days of installation, stabilize dike/awale with seed, mulch or soil stabilization matting within 14 hours of installation.
- Maintain line grade & cross section. Remove accumulated sediment & debris and maintain positive drainage. Keep perimeter dike/awale at point of discharge free of erosion and continuously meet requirements for adequate vegetative establishment in accordance with approved plan.
- Upon removal of dike/awale, grade area flush with existing ground. Within 24 hours of removal stabilize disturbed area with topsoil, seed, mulch or as specified on approved plan.

Maryland Standards & Specifications For Soil Erosion & Sediment Control 2011

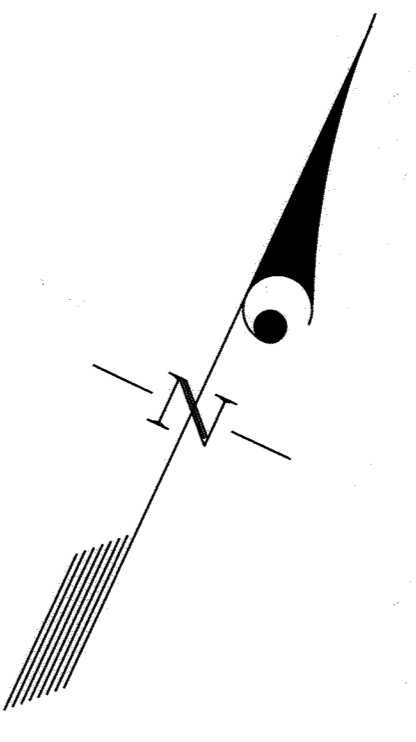
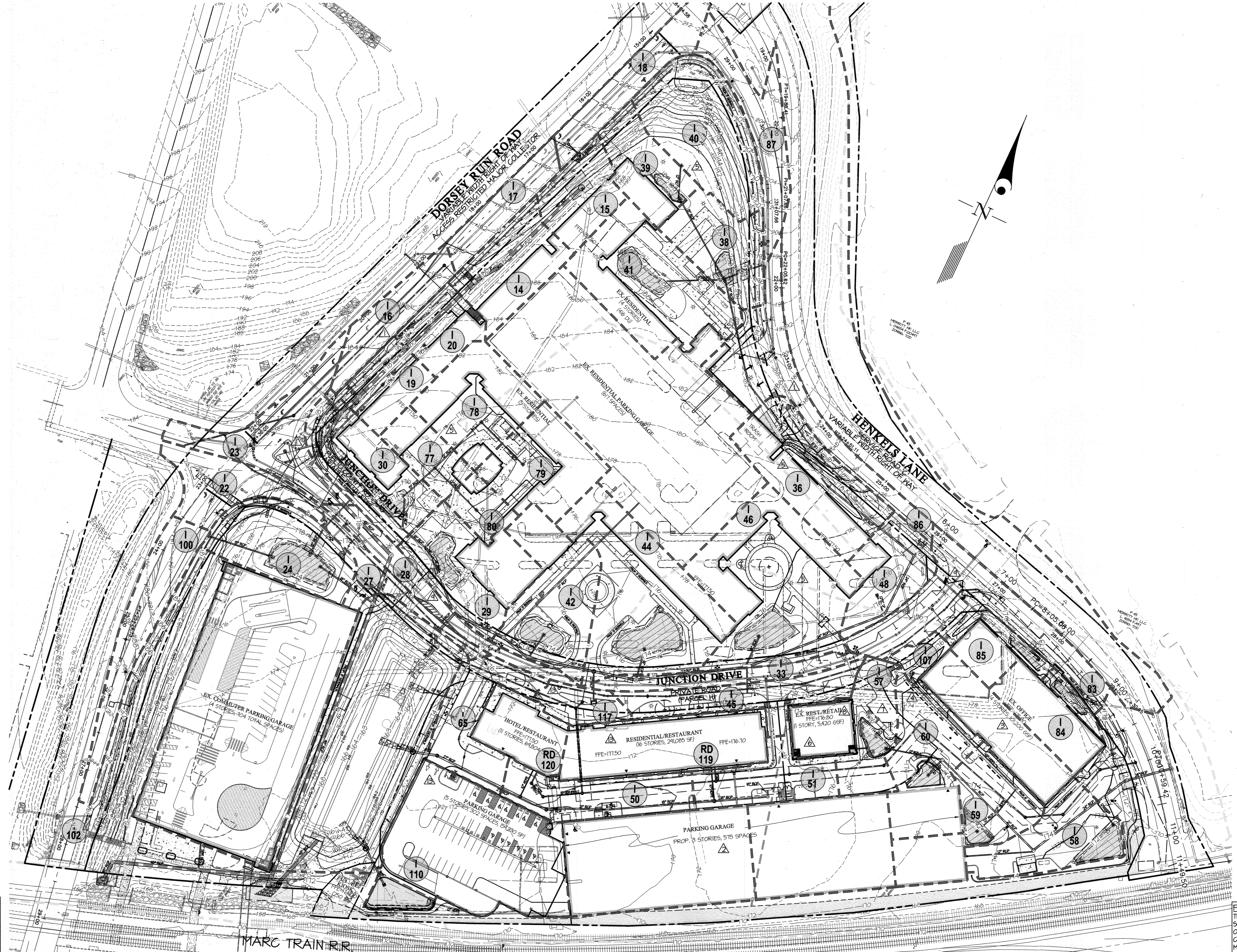
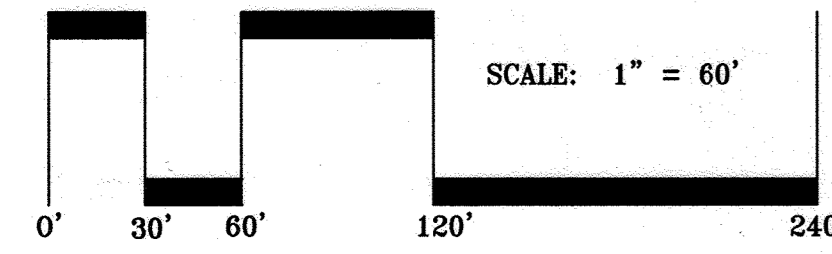
DRAINAGE AREA INFORMATION			
INLET	AREA	C' VALUE	% IMP.
I-14	0.34 Ac.	0.53	42.7%
I-15	0.30 Ac.	0.53	43.1%
I-16	0.20 Ac.	0.90	100%
I-17	0.42 Ac.	0.90	100%
I-19	0.22 Ac.	0.54	44.9%
I-20	0.20 Ac.	0.57	44.0%
I-22	0.21 Ac.	0.87	44.7%
I-23	0.34 Ac.	0.86	43.1%
I-24	0.45 Ac.	0.43	21.5%
I-27	0.14 Ac.	0.85	42.0%
I-28	0.18 Ac.	0.86	43.5%
I-29	0.34 Ac.	0.53	43.4%
I-30	0.36 Ac.	0.41	33.2%
I-33	0.14 Ac.	0.88	46.8%
I-36	0.34 Ac.	0.63	58.1%
I-38	0.26 Ac.	0.60	53.6%
I-39	0.22 Ac.	0.59	52.1%
I-40	0.47 Ac.	0.36	17.7%
I-41	0.55 Ac.	0.64	61.0%
I-42	0.47 Ac.	0.71	71.3%
I-44	0.75 Ac.	0.67	65.0%
I-45	0.28 Ac.	0.82	81.4%
I-46	0.70 Ac.	0.58	50.4%
I-48	0.25 Ac.	0.37	18.0%
I-50	0.29 Ac.	0.80	84.4%
I-51	0.25 Ac.	0.84	90.0%
I-57	0.36 Ac.	0.80	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.	0.74	82.5%
I-65	0.28 Ac.	0.81	86.6%
I-76	0.68 Ac.	0.90	100%
I-77	0.15 Ac.	0.84	67.7%
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	74.1%
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%
I-110	0.81 Ac.	0.84	91.1%
I-117	0.11 Ac.	0.85	92.4%
RD-119	0.44 Ac.	0.90	100%
RD-120	0.20 Ac.	0.90	100%

LEGEND

--- STORM DRAIN DRAINAGE DIVIDE

--- SOIL BOUNDARY

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard* Date: 1-11-23

Chief, Division of Land Development: *1/15/23* Date: 1/15/23

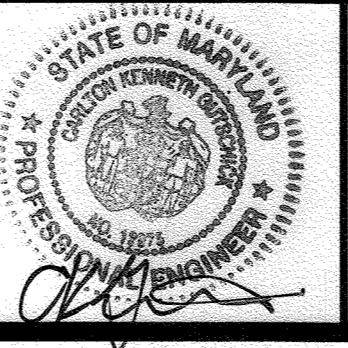
Chief, Development Engineering Division: *1/28/22* Date: 1/28/22

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-989-2524

DATE	REVISION	BY	APPR.
4/1/2022	RESUB PAR C.D.M.F. TO PAR J.M.K. REVISE BLDG ON NEW J.M.K. TO HOTEL, RESIDENTIAL RESTAURANT & ADDITION TO EX. GARAGE	GLW	
6/19/2019	REV. JUNCTION DRIVE R/W TO SHOW BOTH PUBLIC AND PRIVATE AND REV. RESTRICTION LINES	JRC	
9/10/2018	CONVERTED RETAIL BUILDING TO RESTAURANT	HKJ	
11/28/2016	REVISE DRAINAGE AREAS TO I-50, I-51, AND I-57	GT	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	REV. MONUMENT SIGNS, SIDEWALK, BLDG. DRIVEWAY, & STORM DRAIN ON DORSEY RUN ROAD	LMW	

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

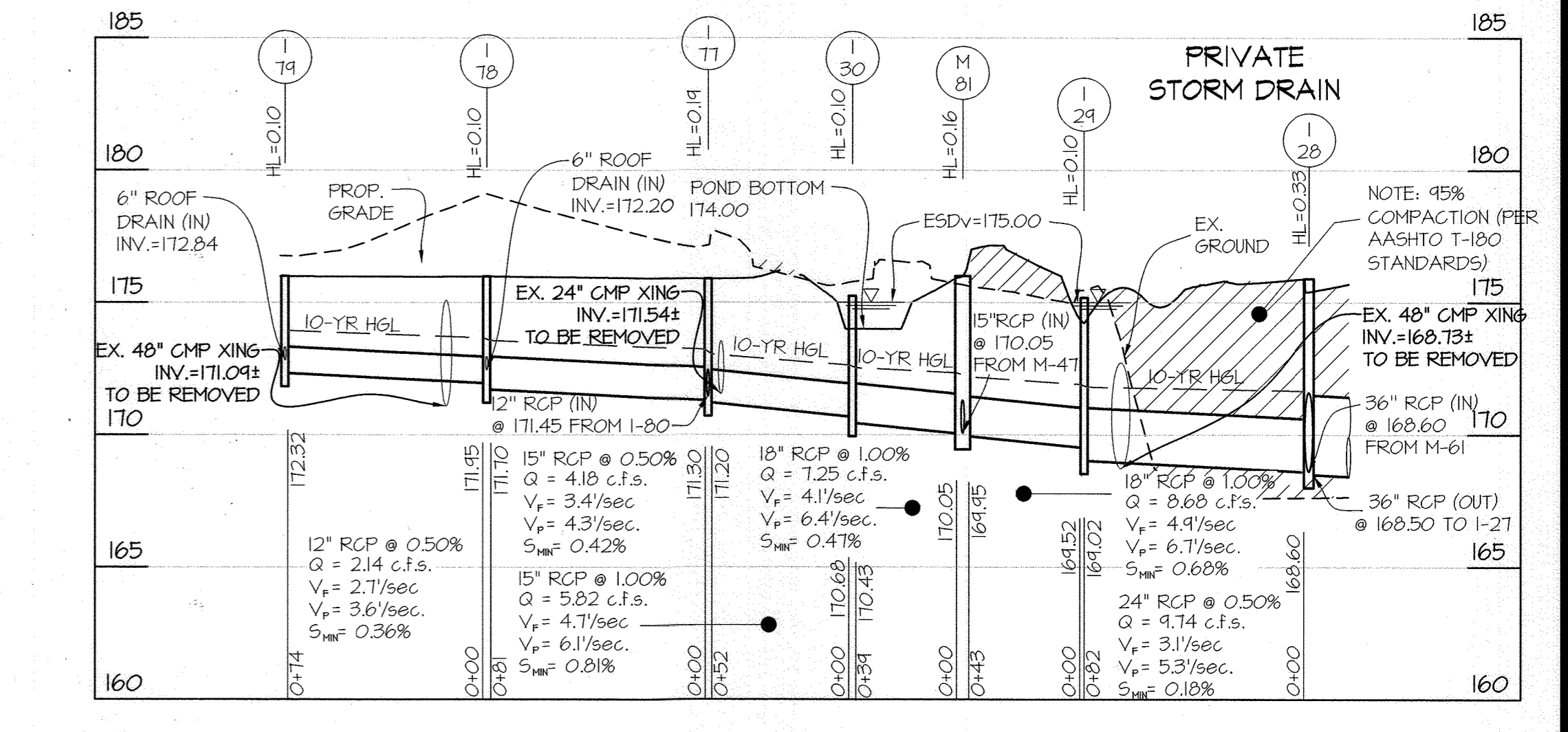
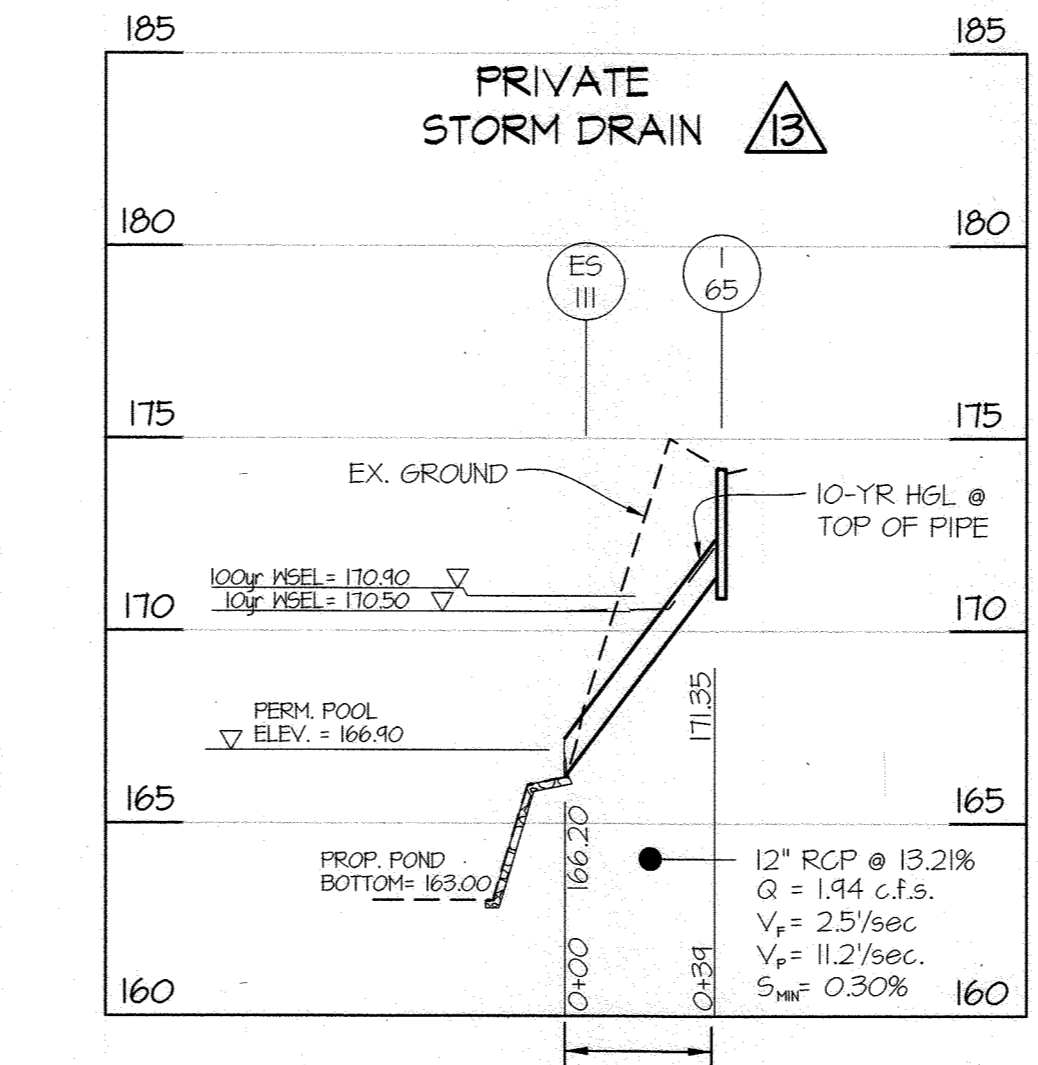
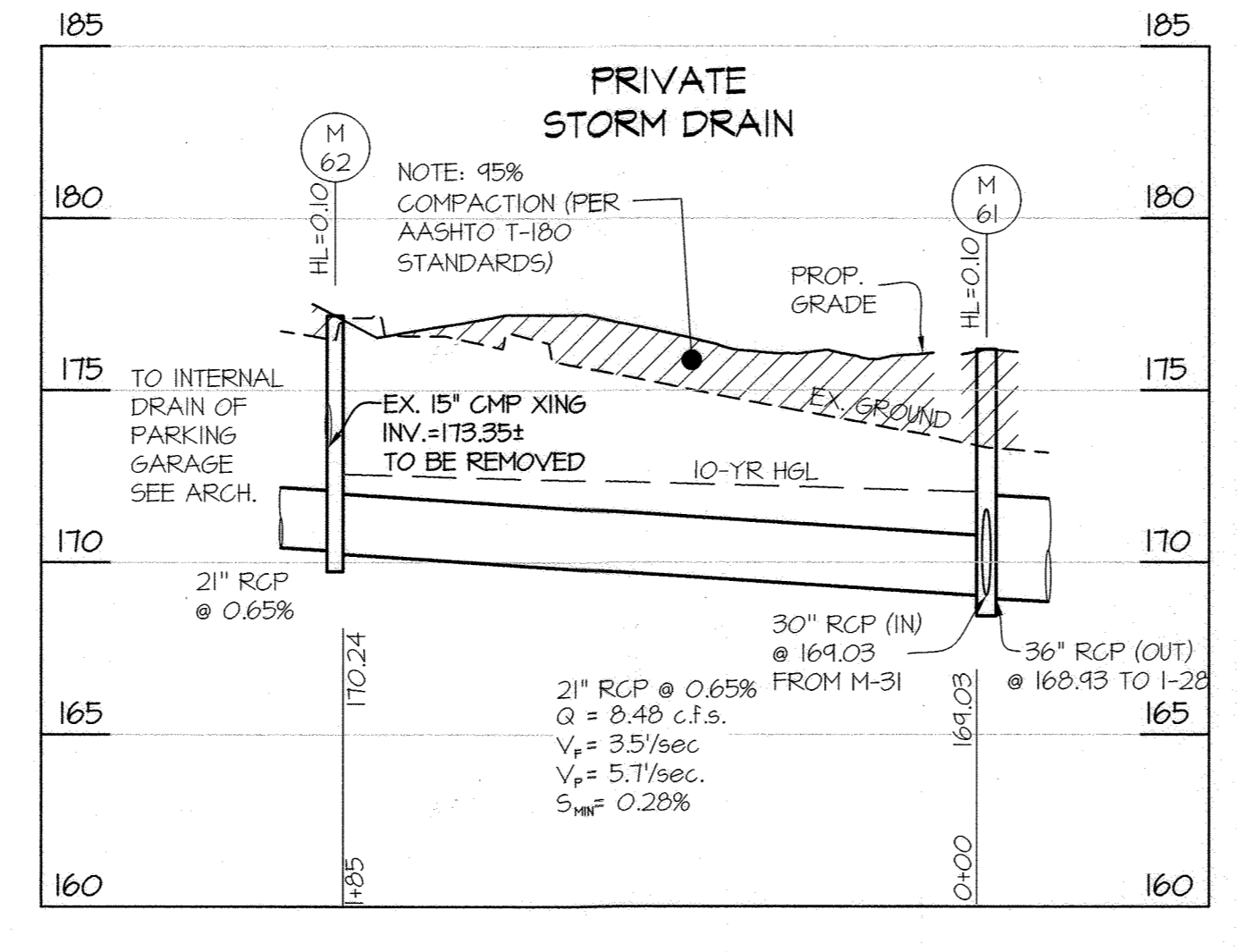
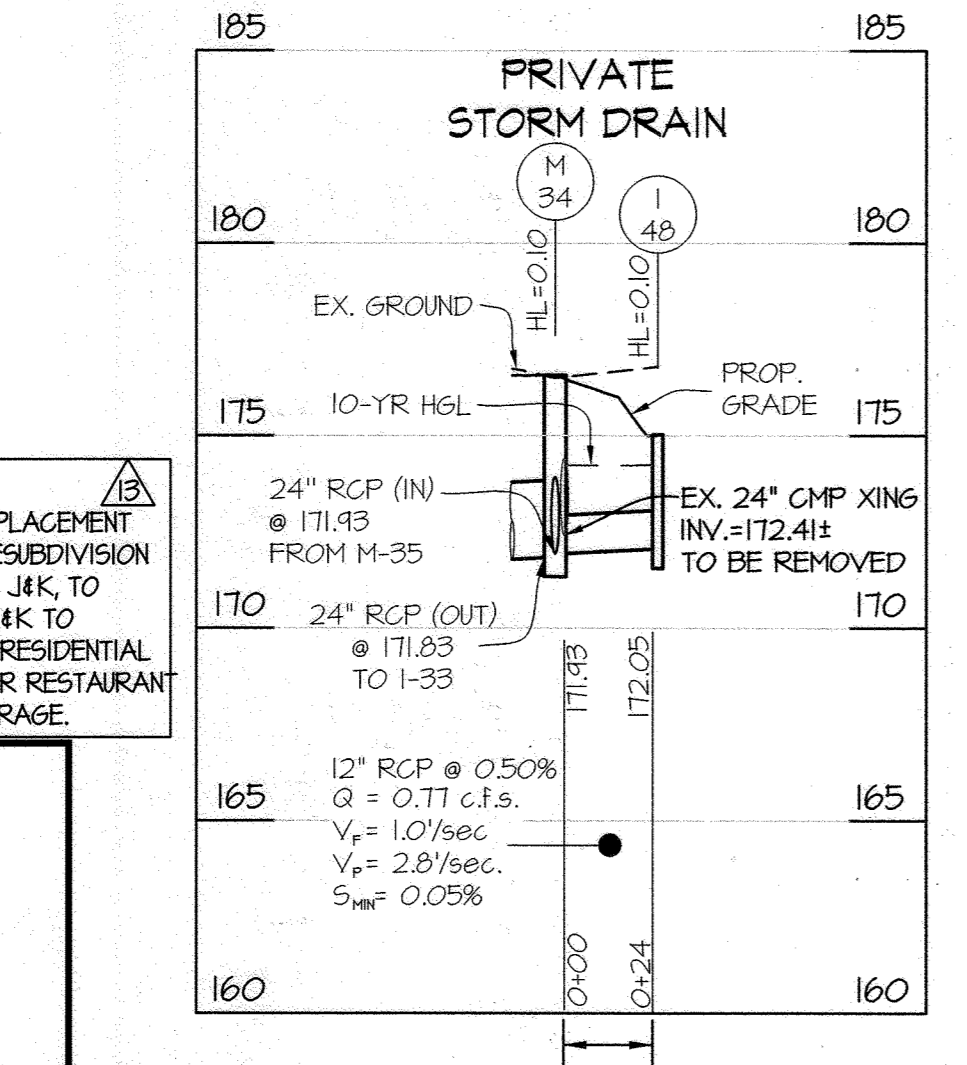
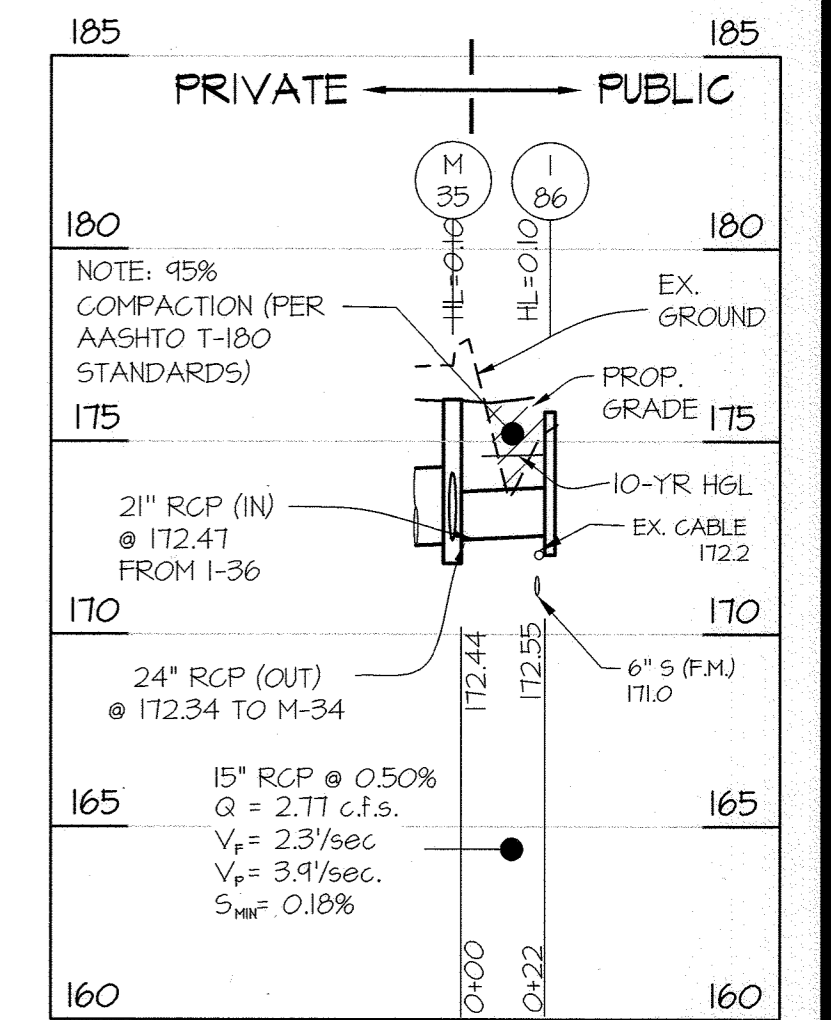
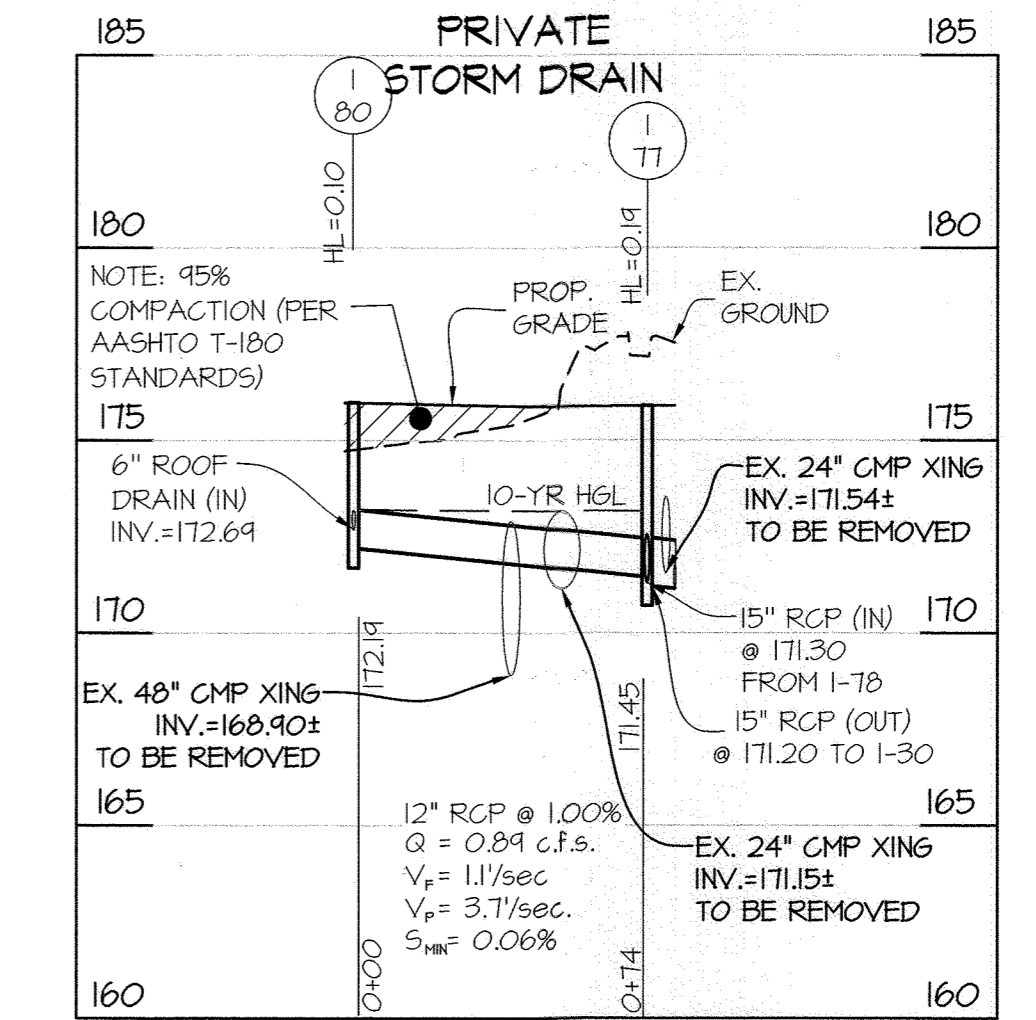
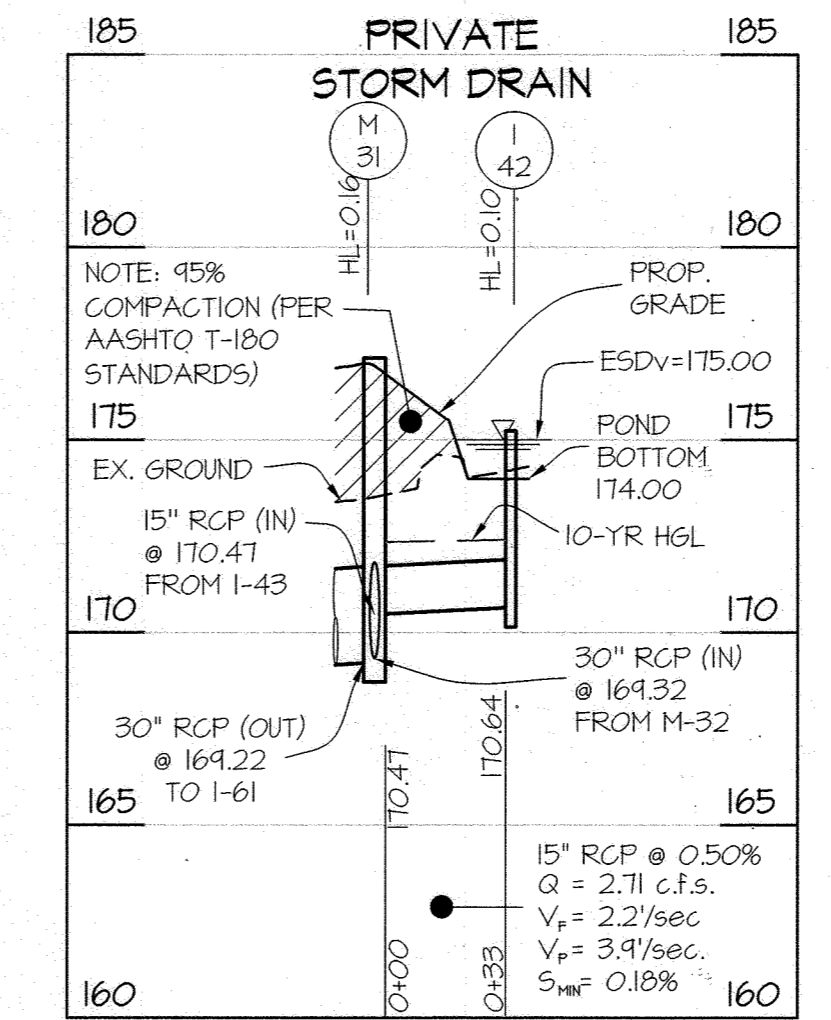
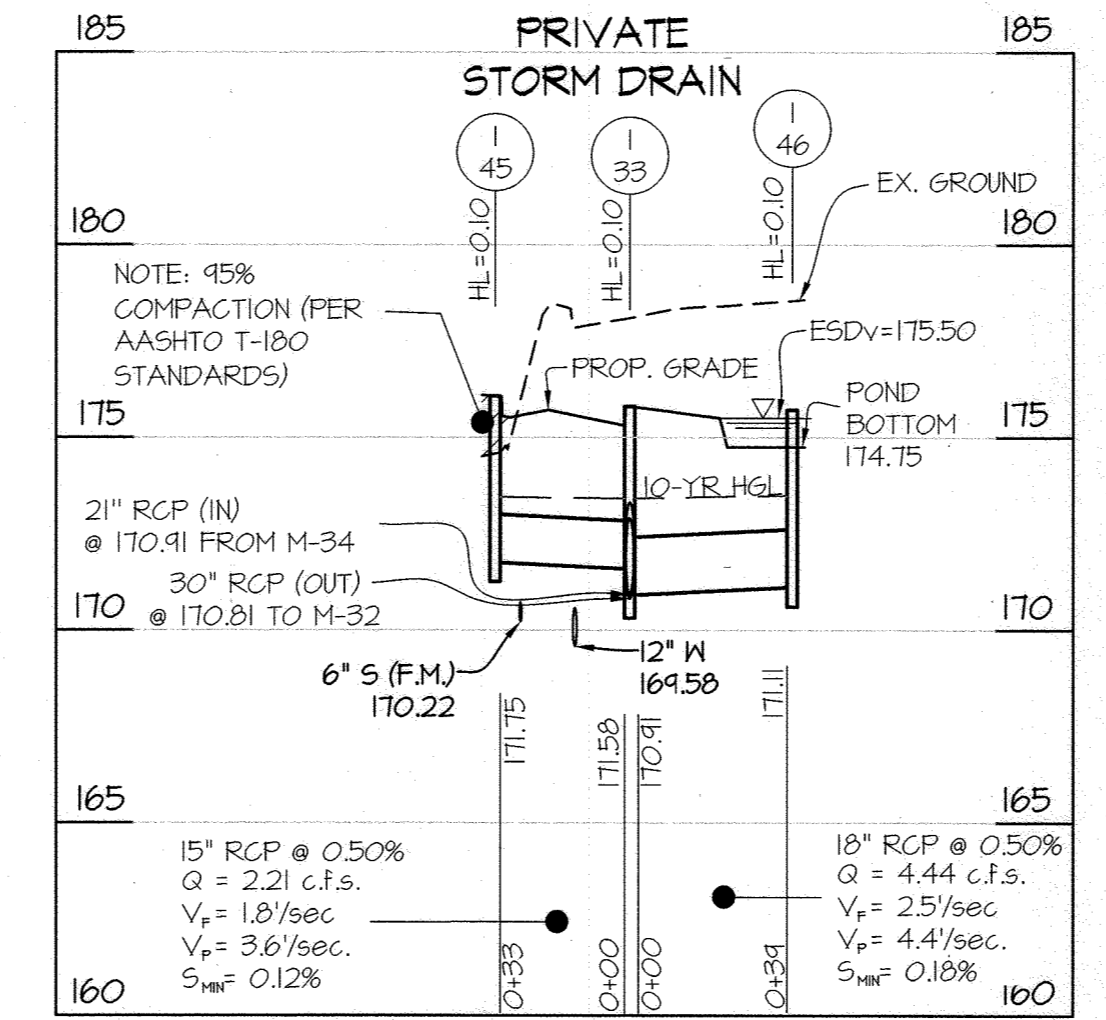
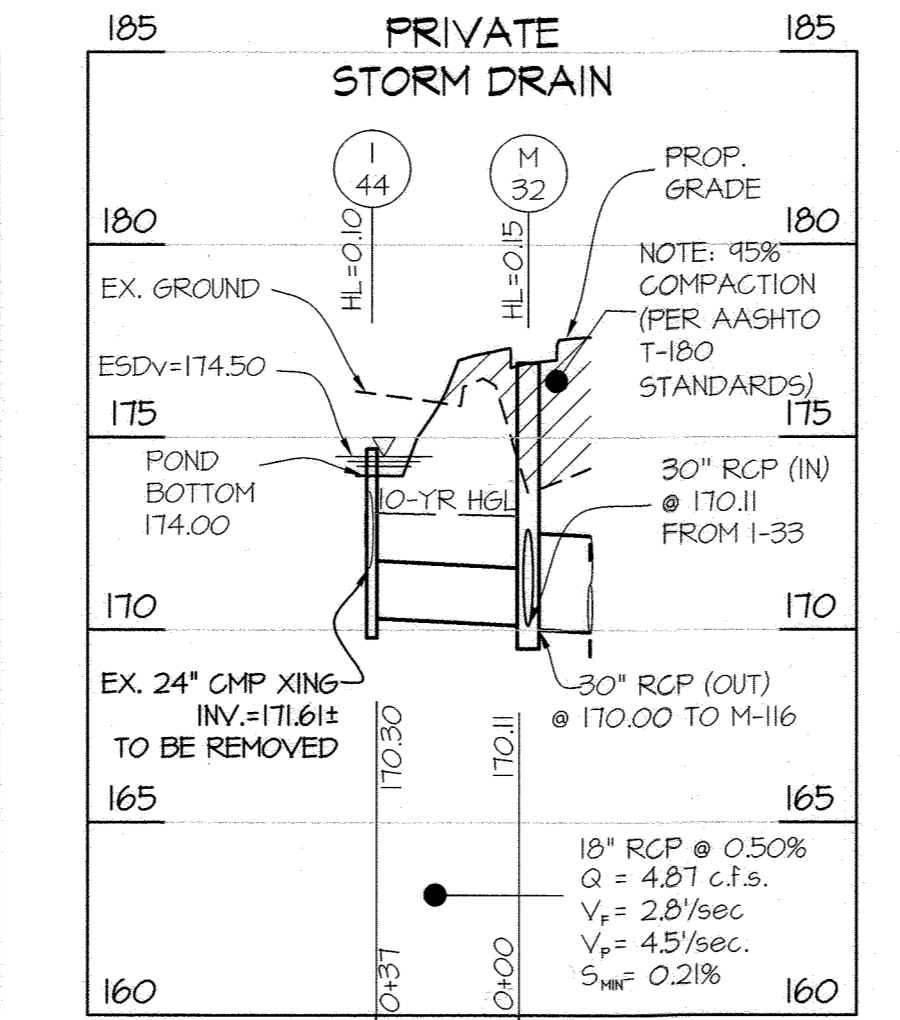
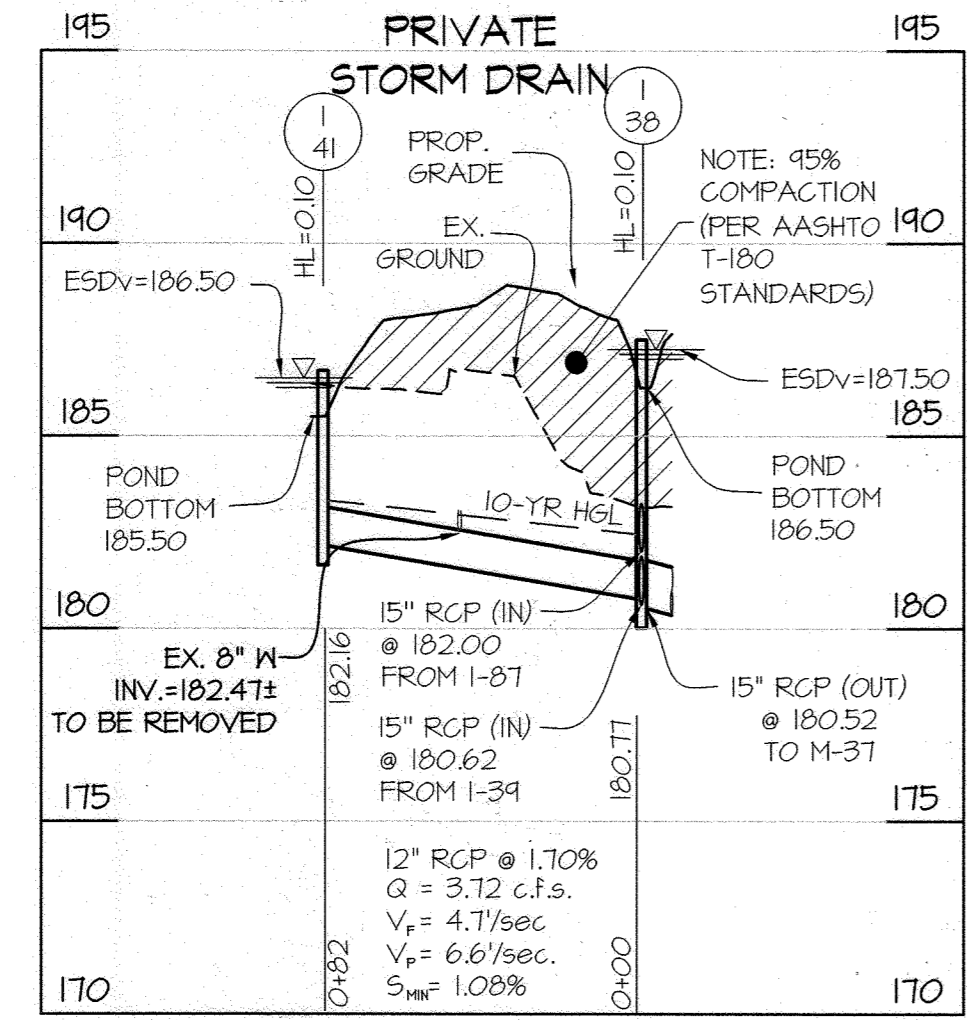
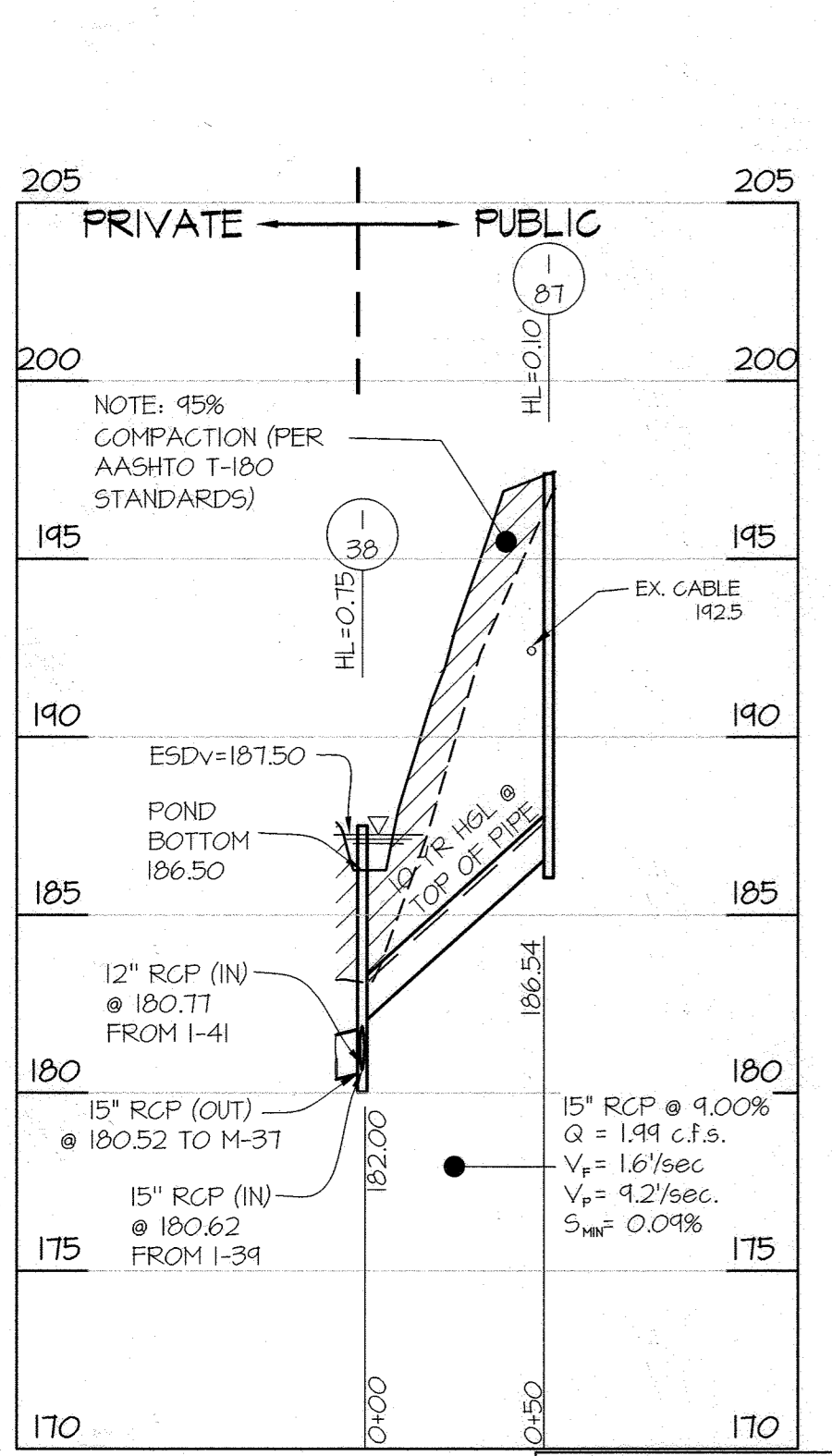
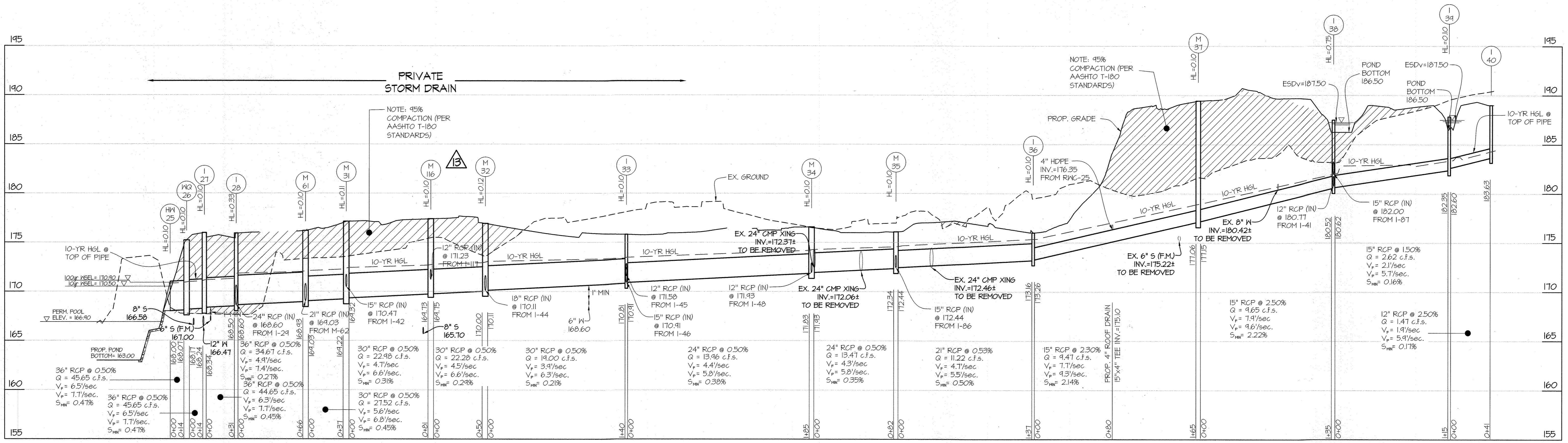
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1278
 EXPIRATION DATE: MAY 26, 2024
 10/12/22



REVISED STORM DRAIN DRAINAGE AREA MAP
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
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 71

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE REVISIONS OF PAR. C.D.M.F. INTO PAR. J.M.K. TO CONVERT BLDG ON NEW J.M.K. TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.



PURPOSE NOTE:
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE REDIVISION OF PAR. CD41F INTO PAR. J4K, TO CONVERT BLDG ON NEW J4K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Ally Gore* Date: 1-11-23
 Chief, Division of Land Development: *John Clark* Date: 1-19-23
 Chief, Development Engineering Division: *[Signature]* Date: 1-28-22

GLWGUTSCHICK 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: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

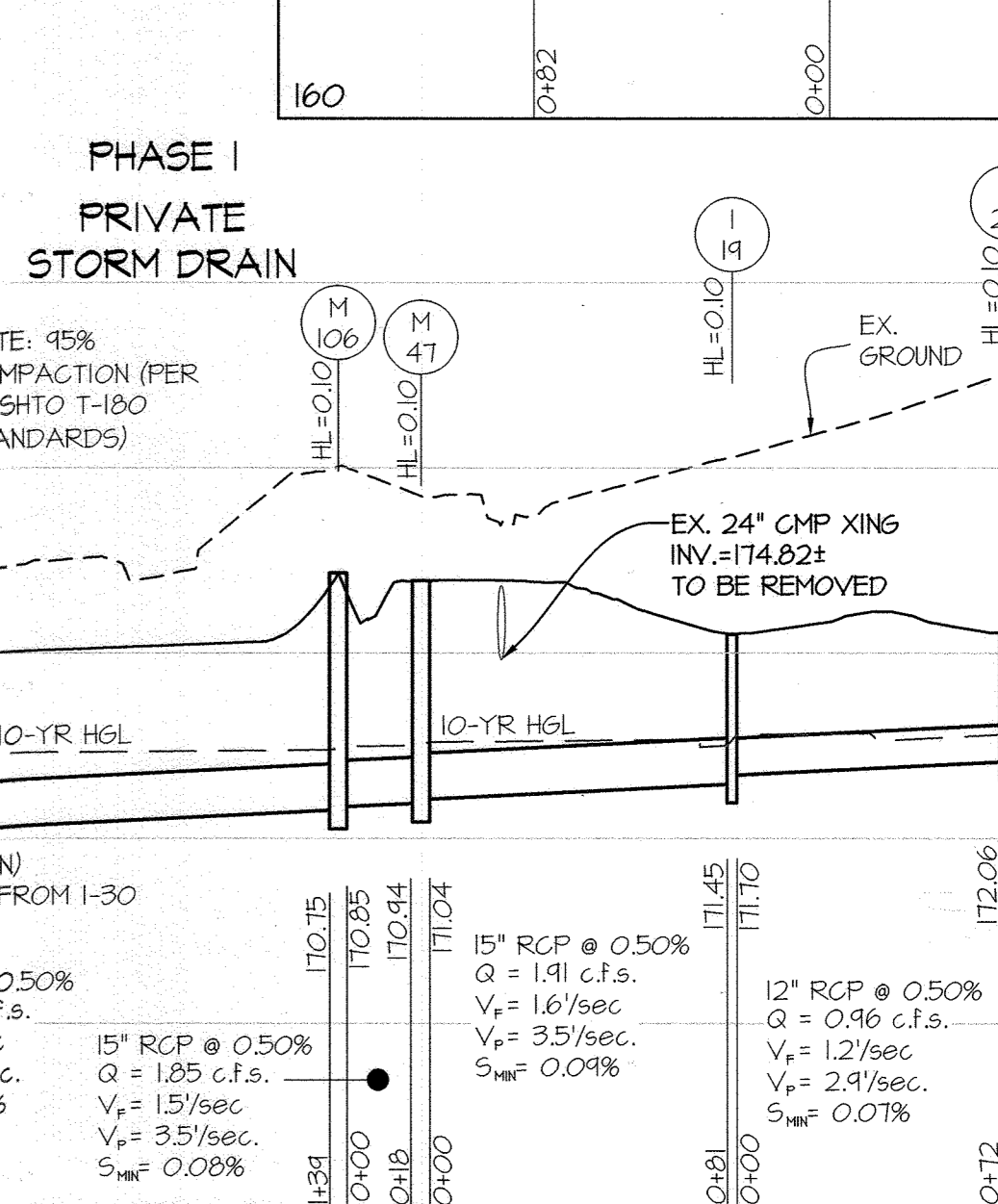
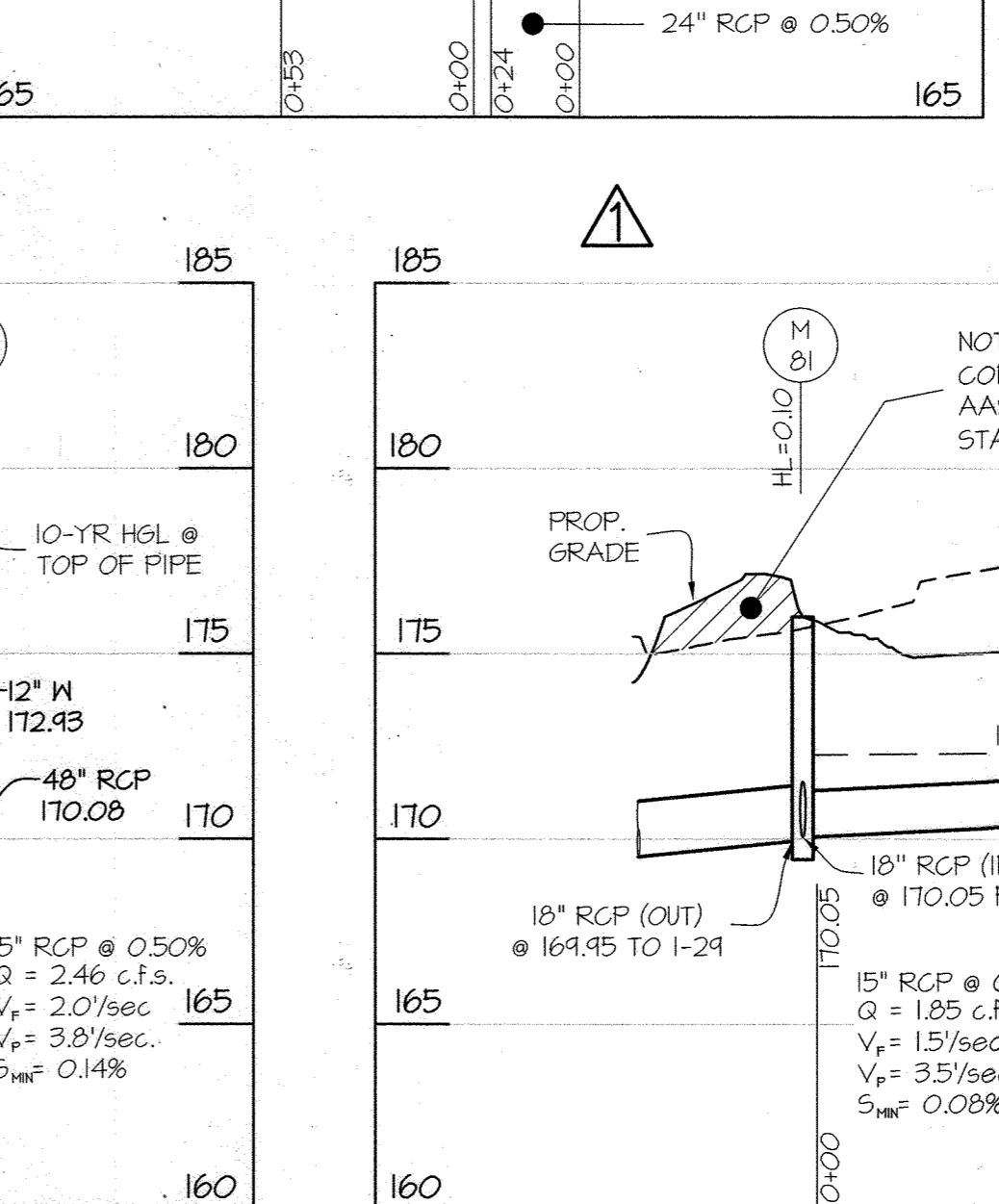
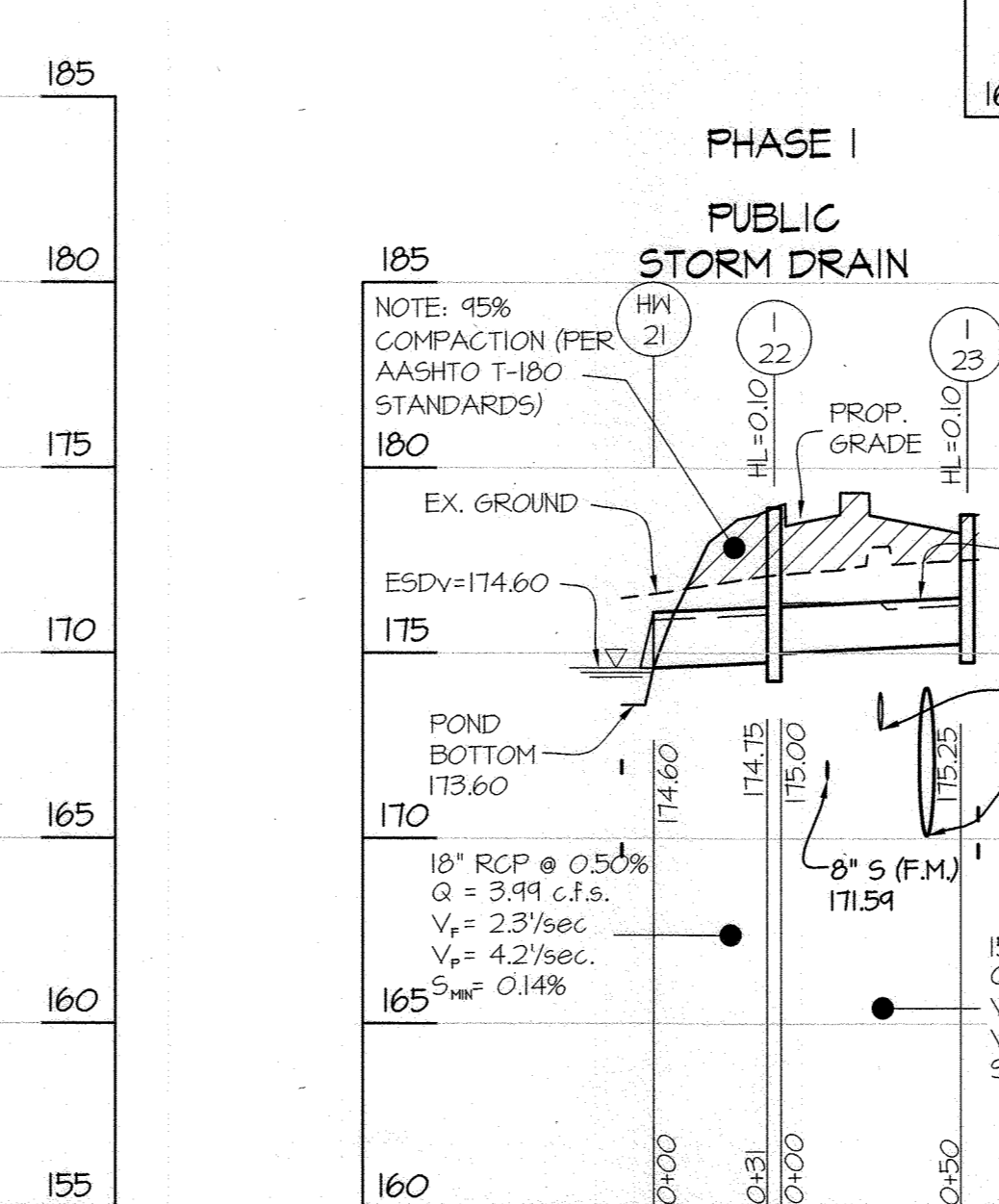
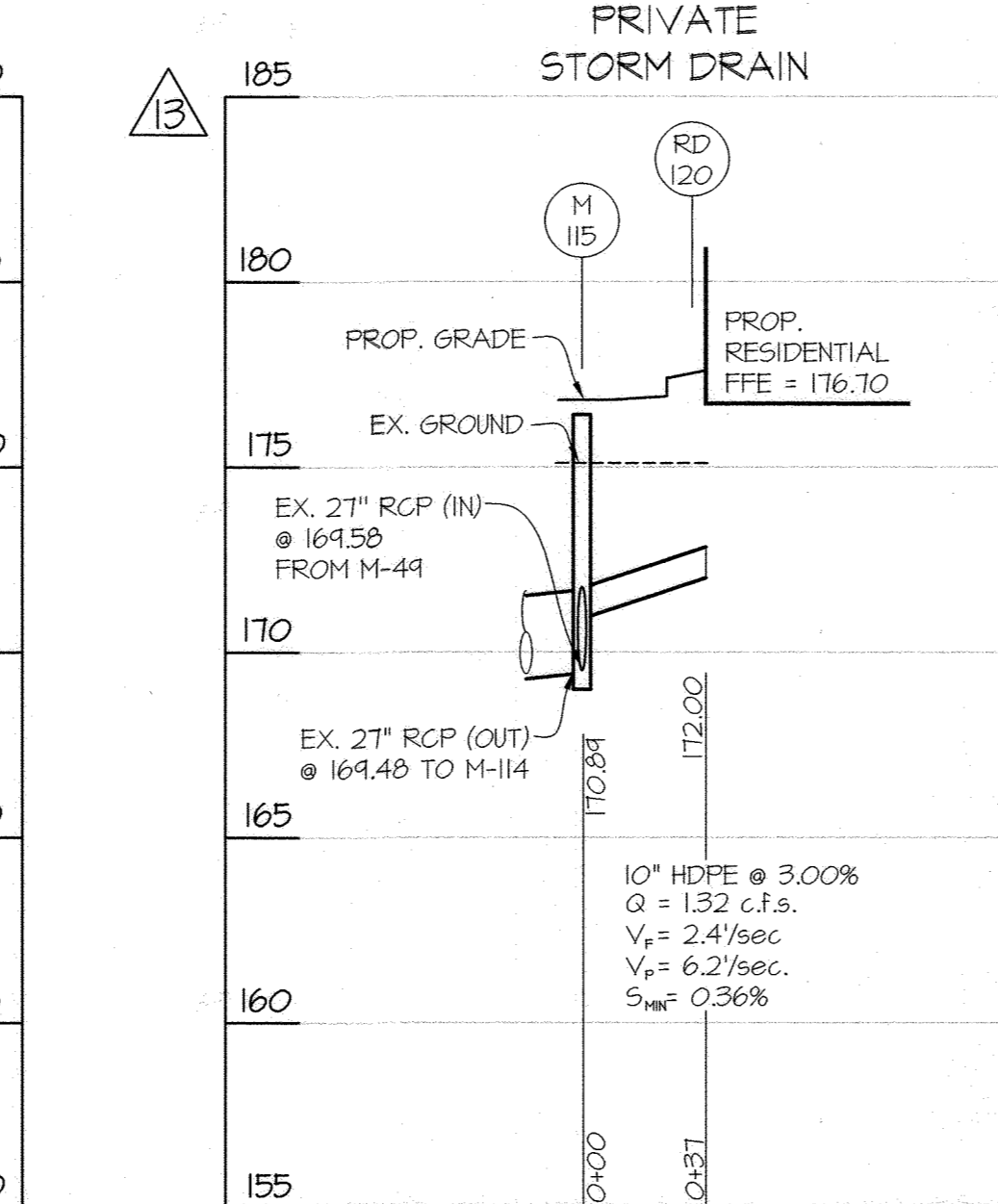
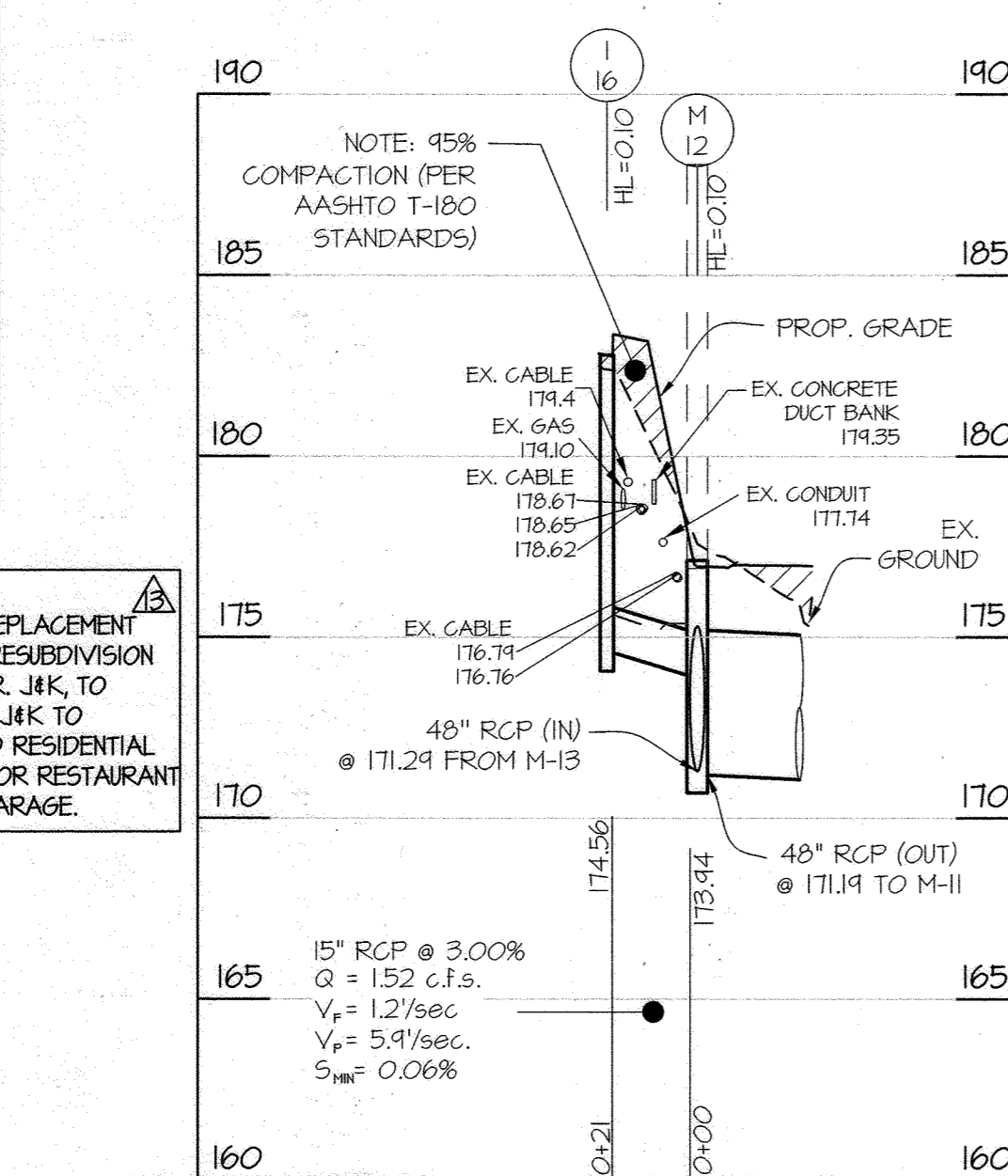
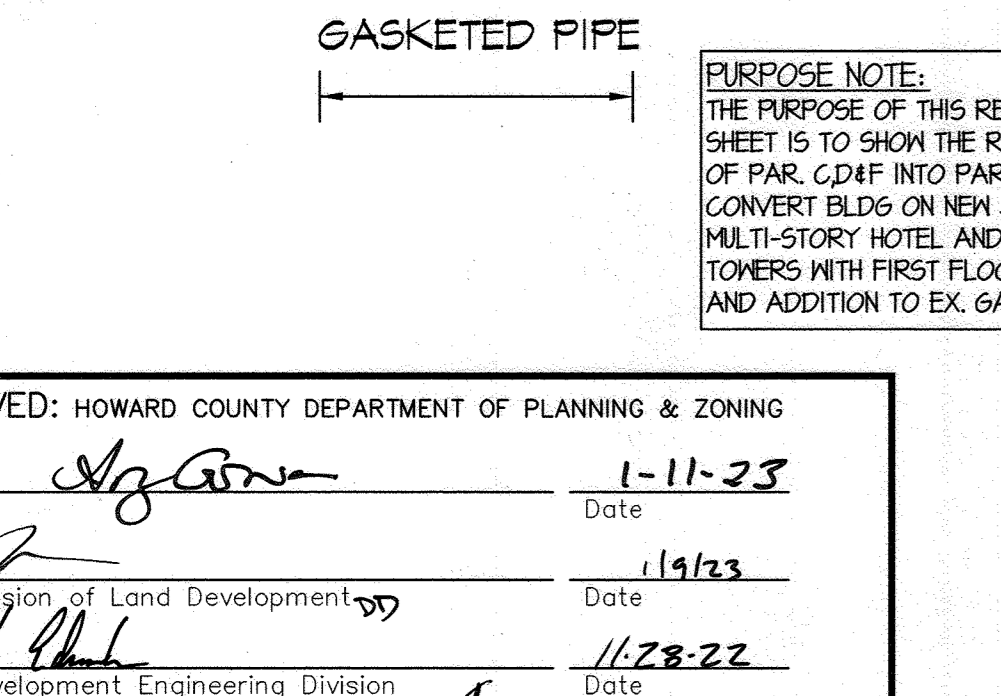
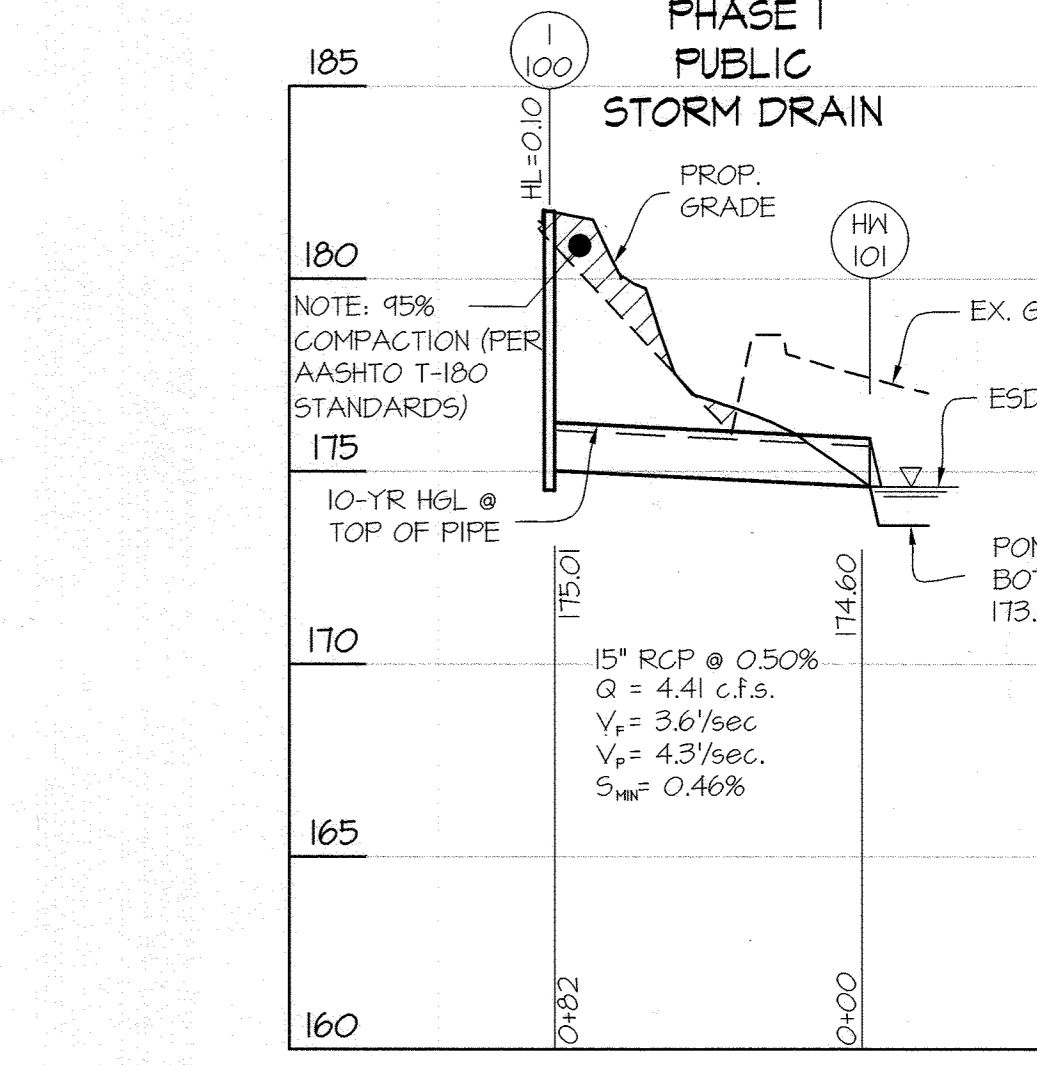
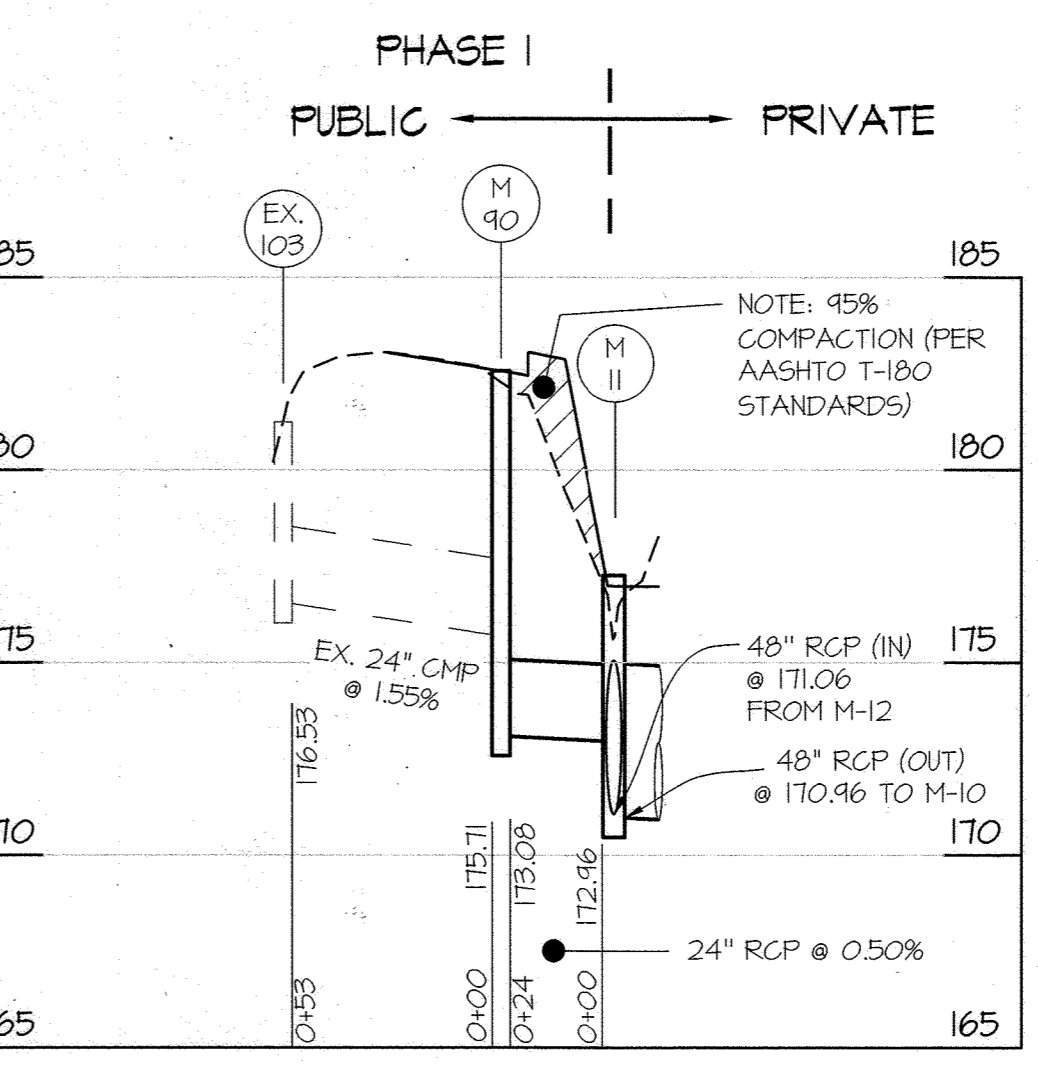
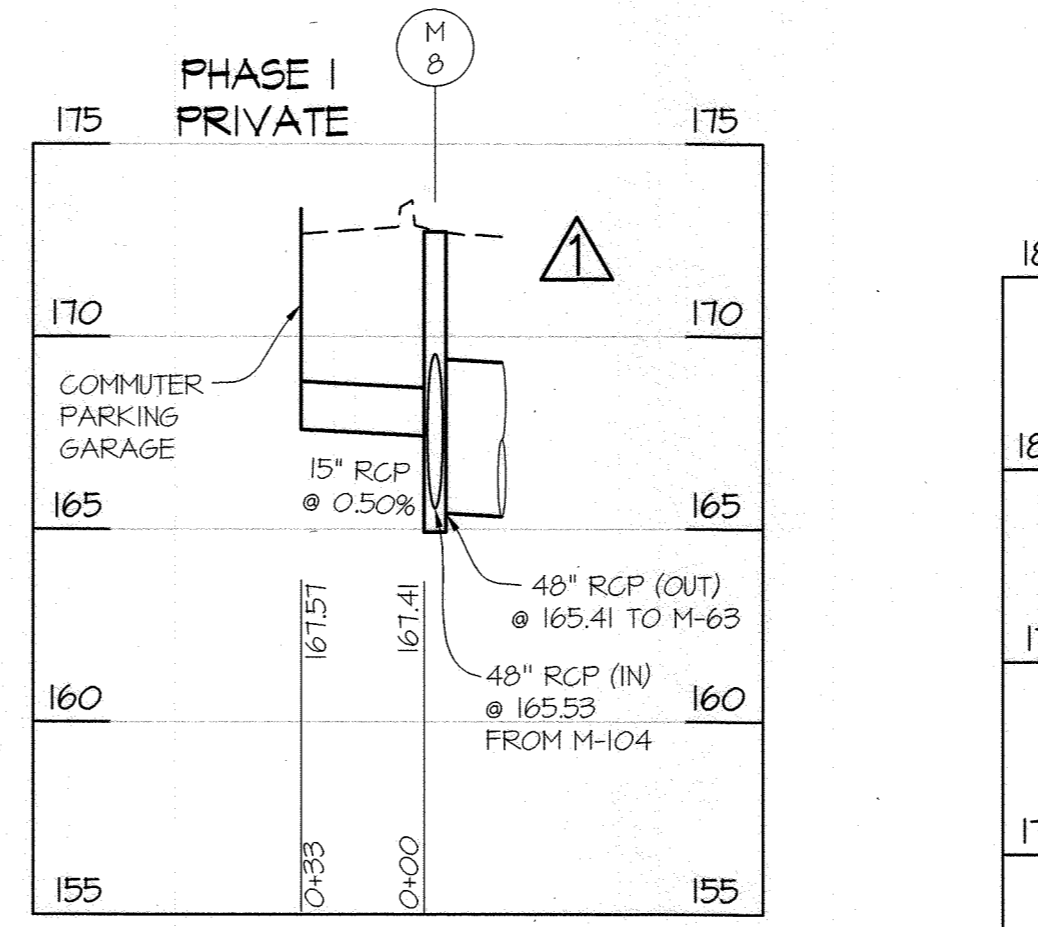
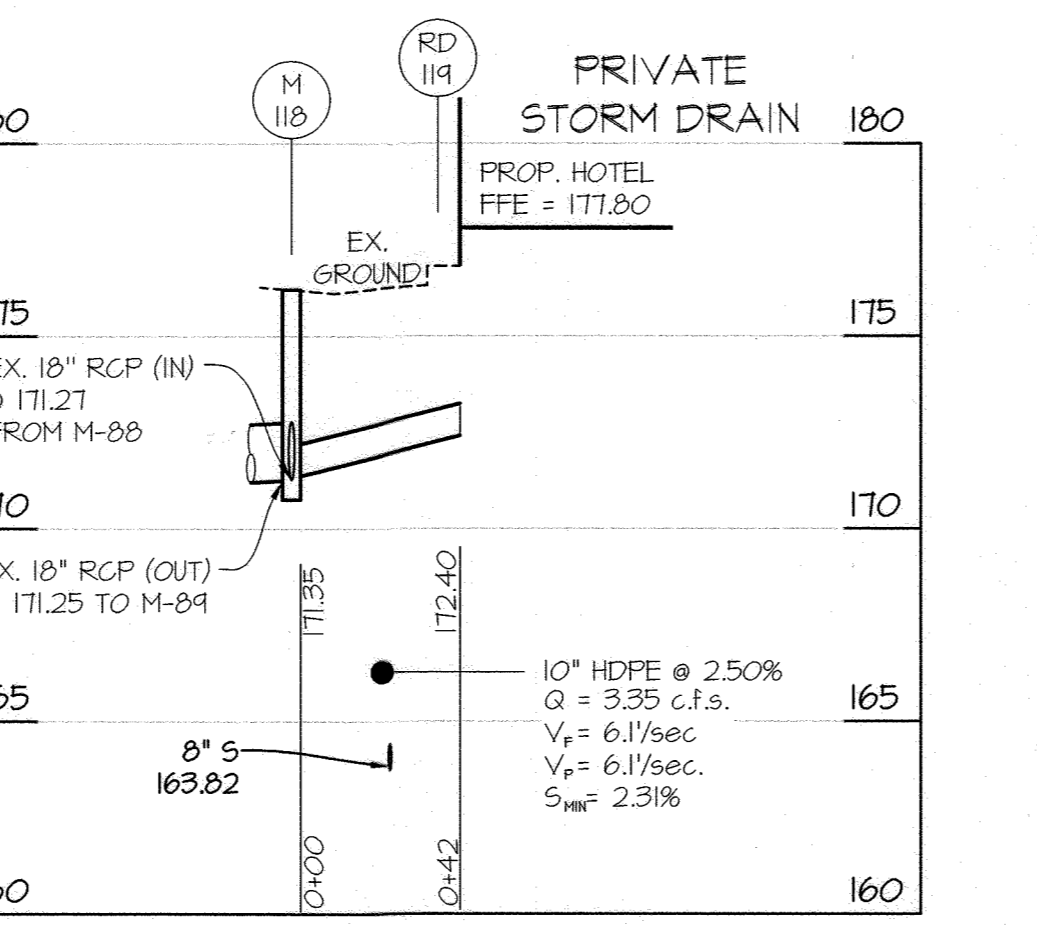
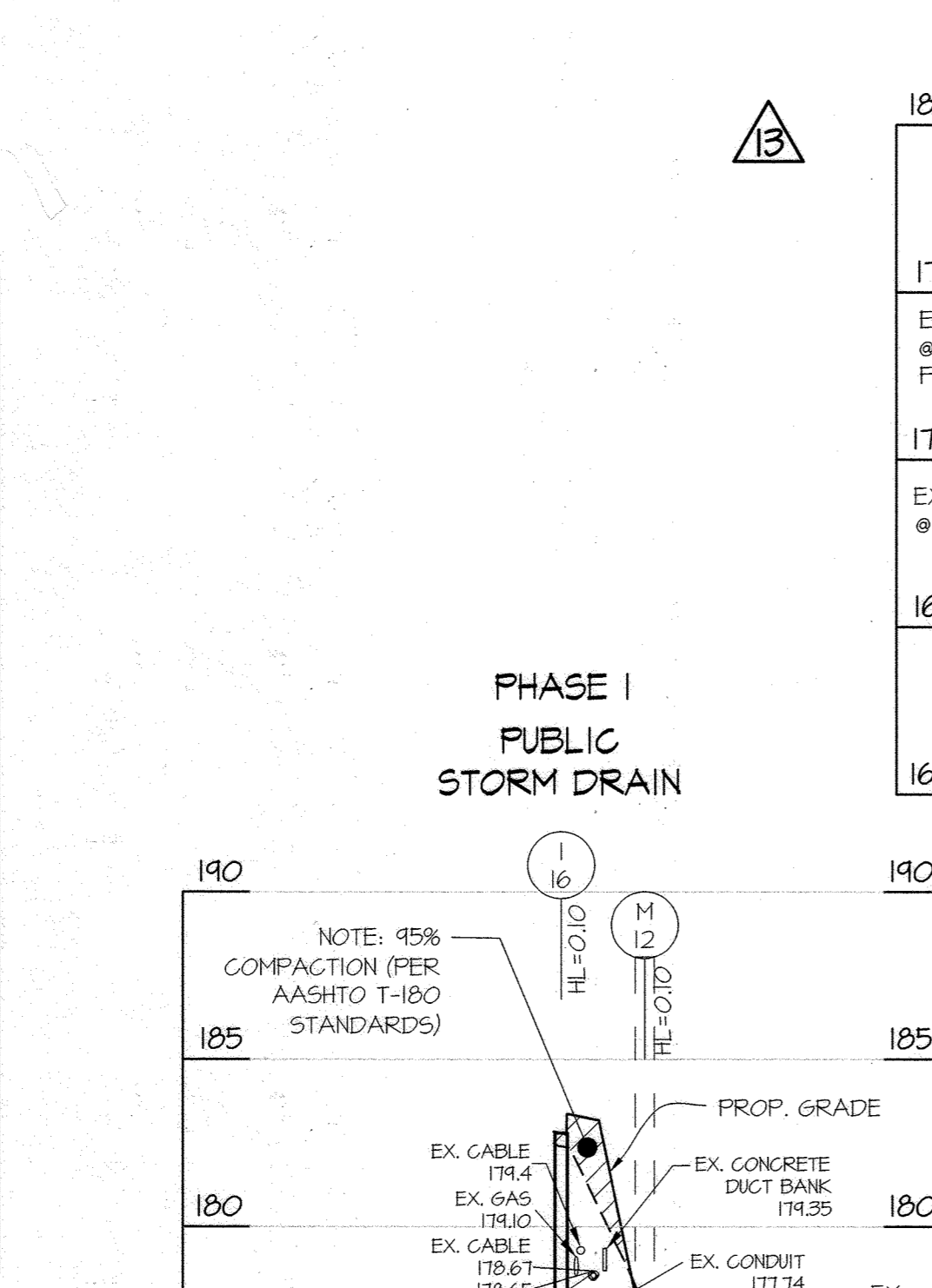
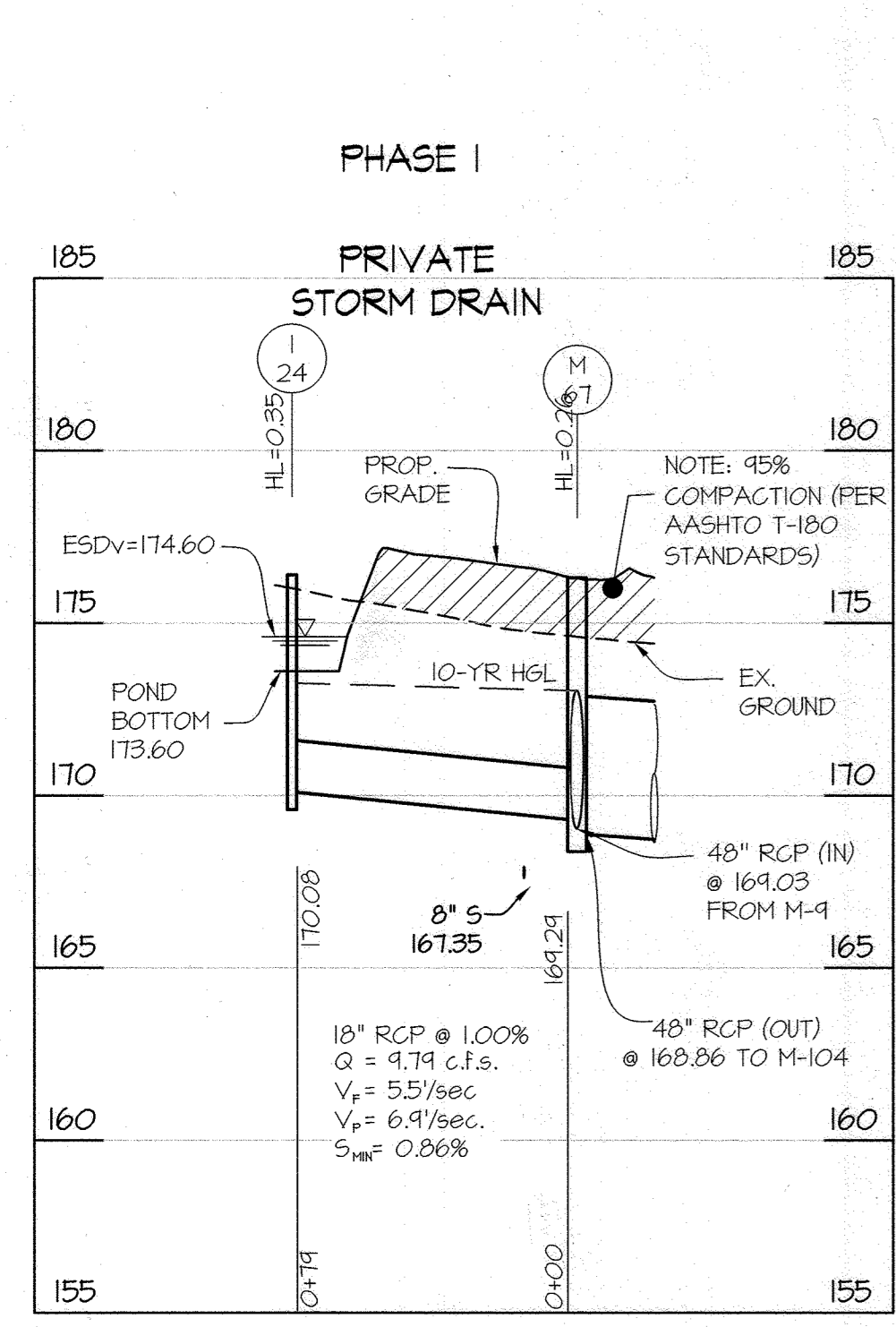
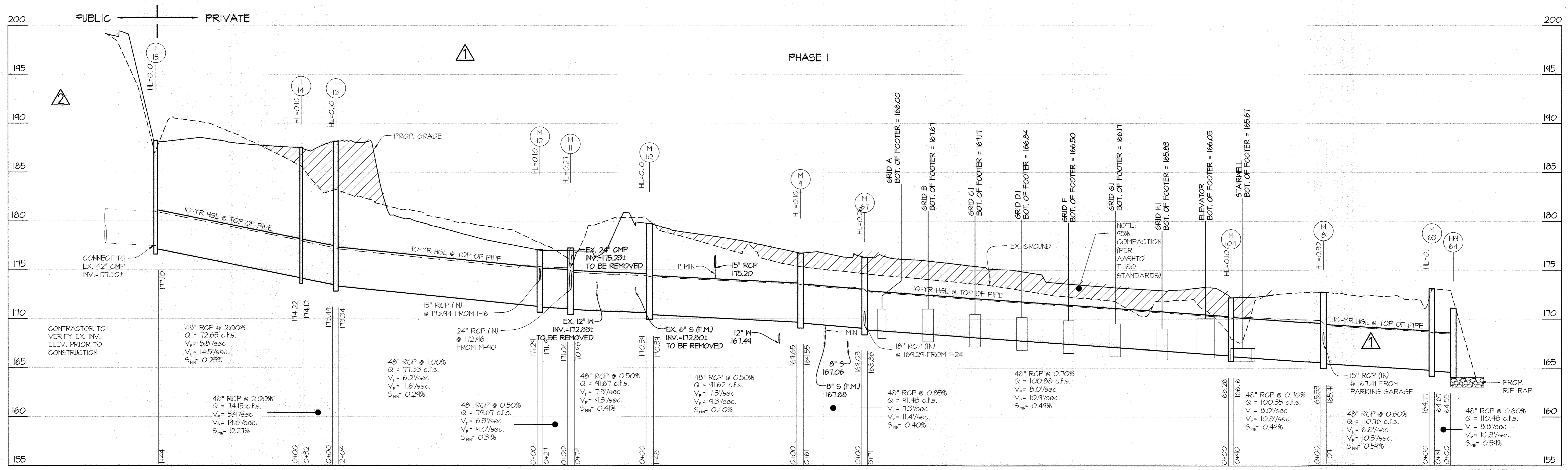
DATE	REVISION	BY	APP'R.
04/01/2022	REVISED STORM DRAIN AROUND BUILDINGS ON PARCELS D AND F	LMW	
8/2/2019	REVISED STORM DRAIN WITHIN PARCEL H AS PRIVATE	JRC	
10/6/2015	MODIFIED STORM DRAIN AROUND POOL AT RESIDENTIAL BUILDING	LMW	

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12787
 EXPIRATION DATE: MAY 26, 2024
 10/31/22

REVISED STORM DRAIN PROFILES
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GULFPORT
 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 71



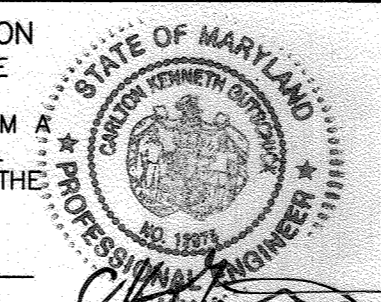
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1-11-23
 Chief, Division of Land Development: *[Signature]* Date: 1/19/23
 Chief, Development Engineering Division: *[Signature]* Date: 1/28/22

DATE	REVISION	BY	APPR.
4/01/2022	REVISED STORM DRAIN AROUND BUILDINGS ON PARCELS D AND F	GLW	
10/22/14	REMOVED STRUCTURE I-18 AND REMOVED I-17 TO M-13 PROFILE	LMW	
5/22/14	REVISED STORM DRAIN NEAR MH-10 AND MH-47	LMW	

DATE	REVISION	BY	APPR.

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

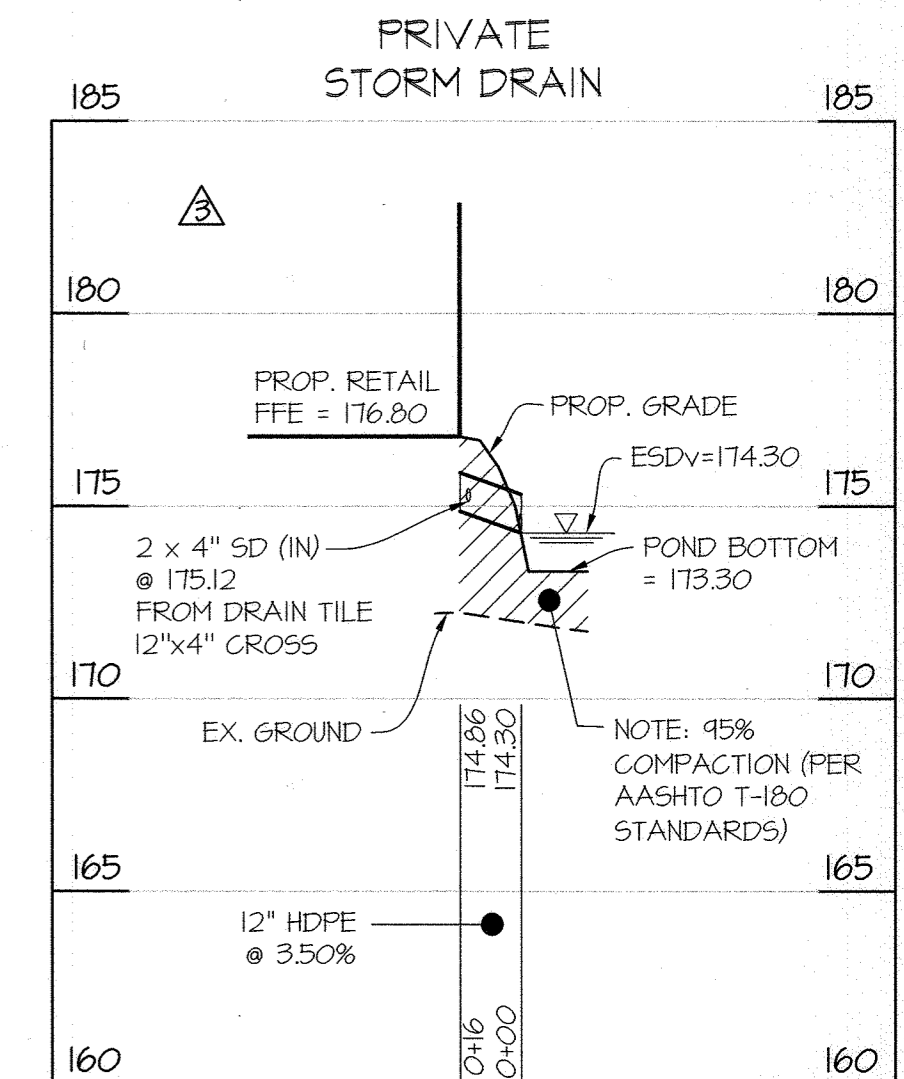
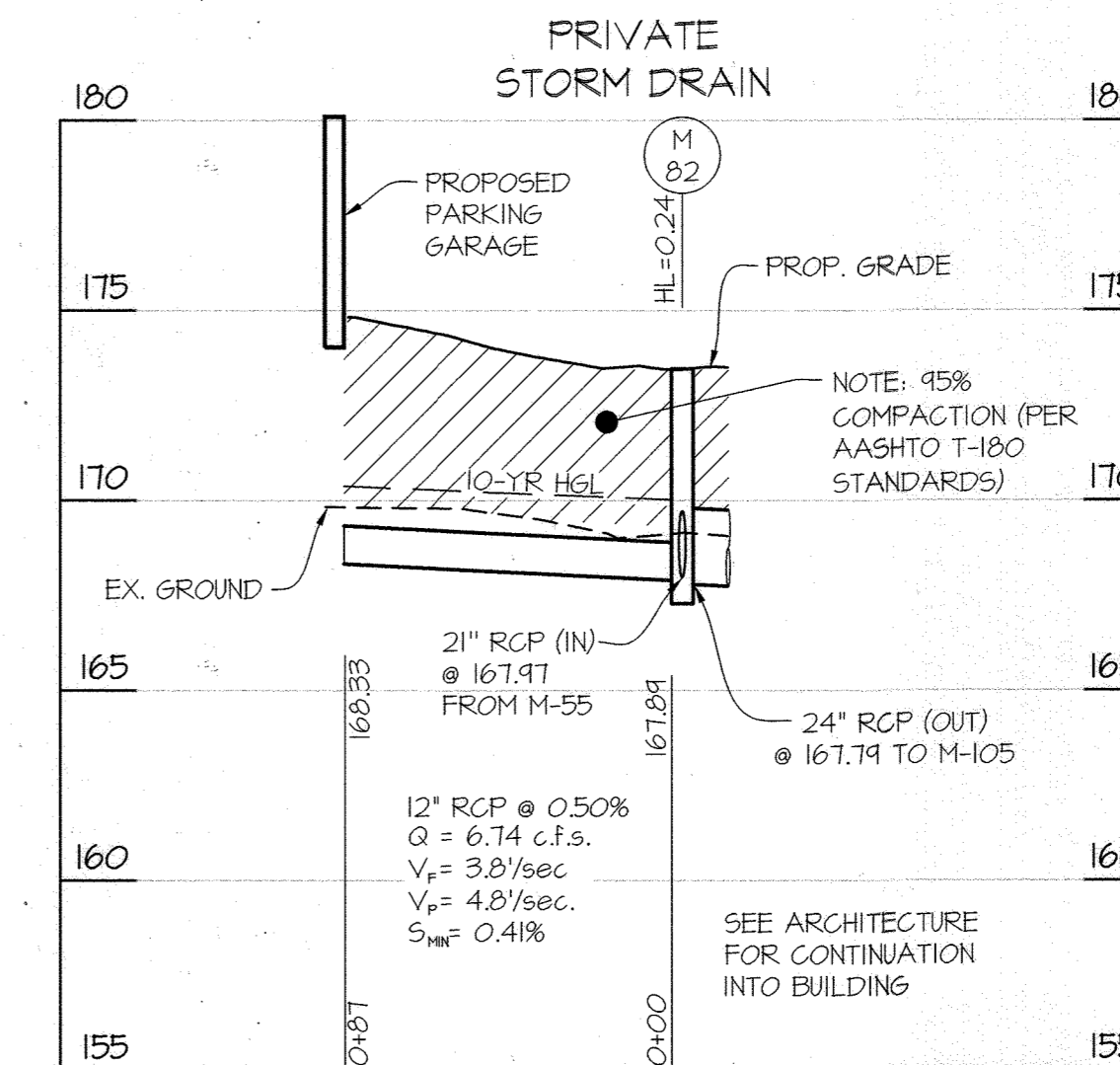
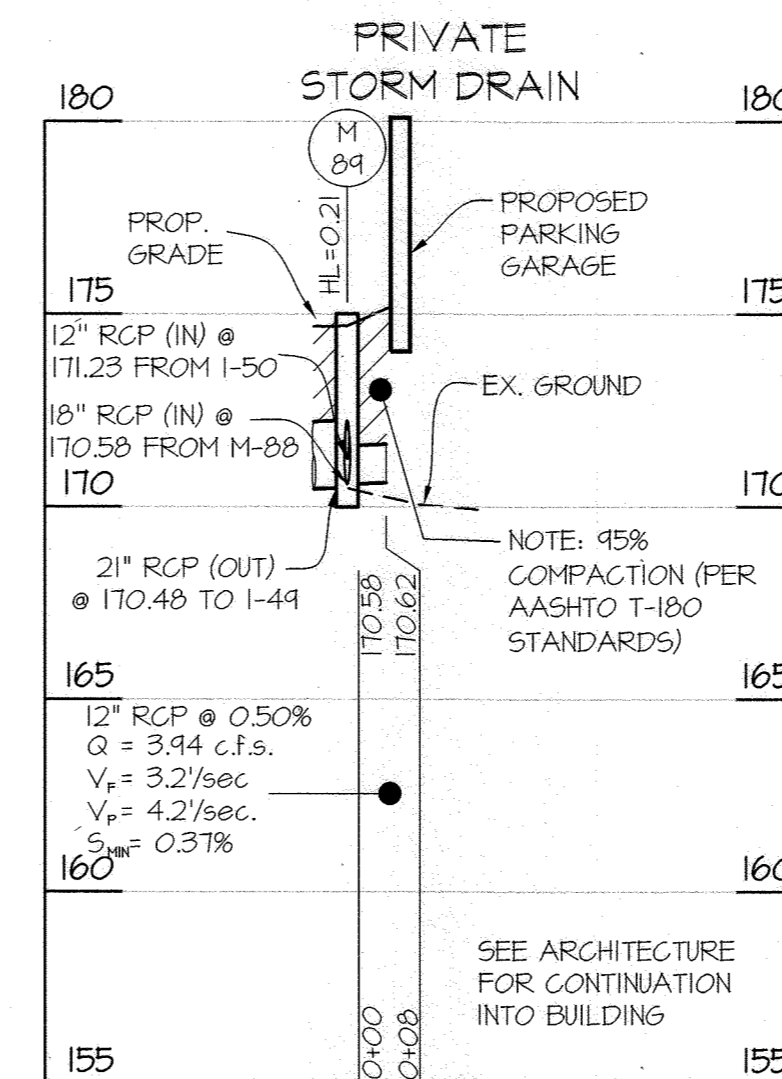
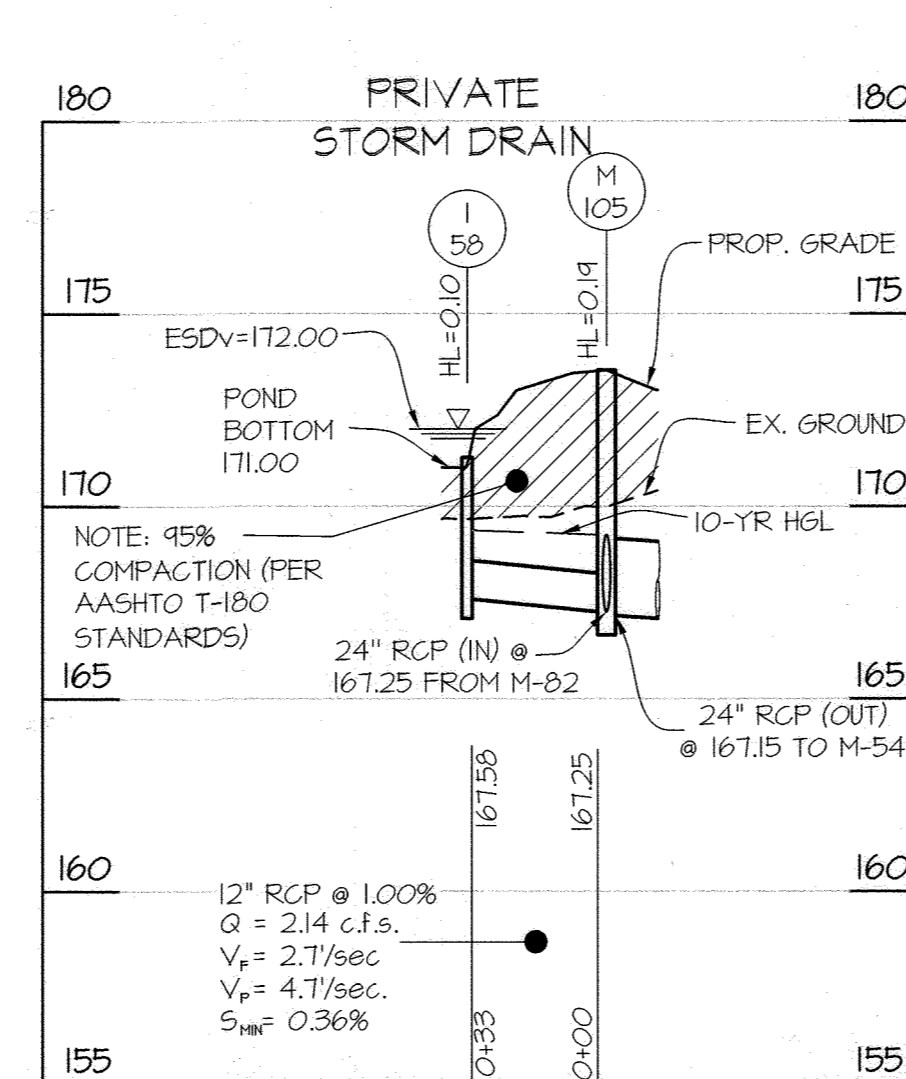
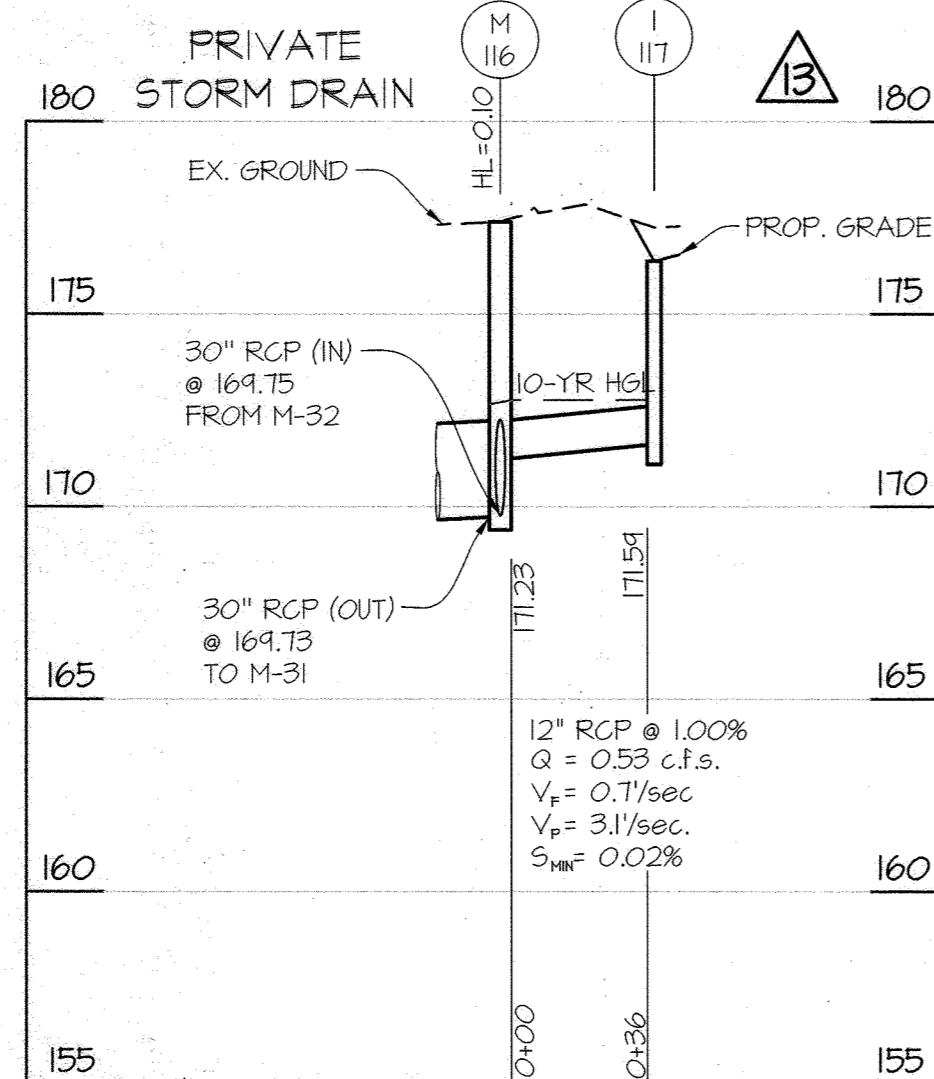
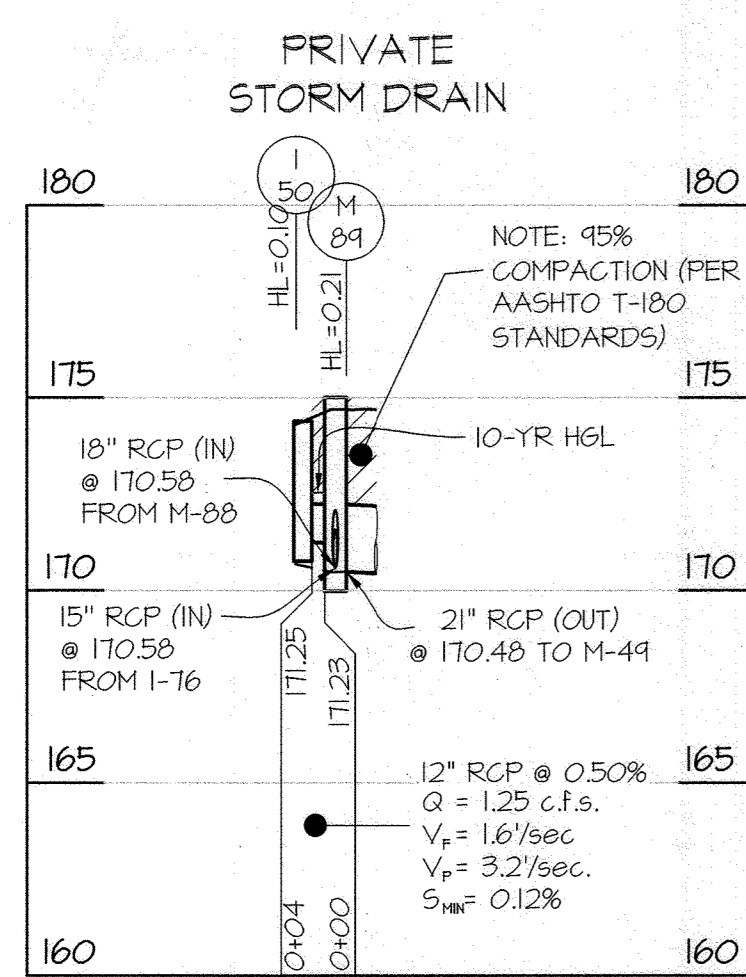
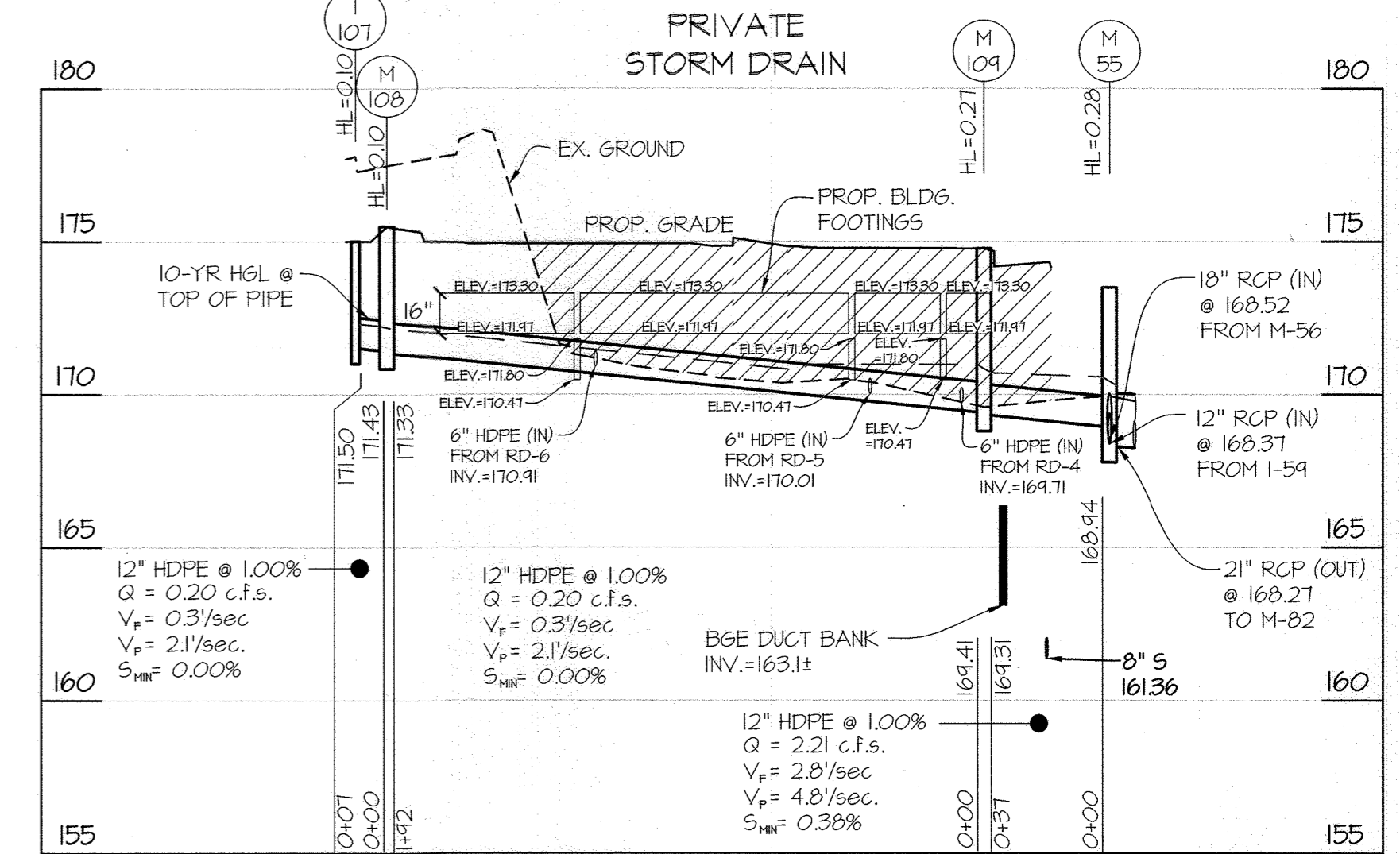
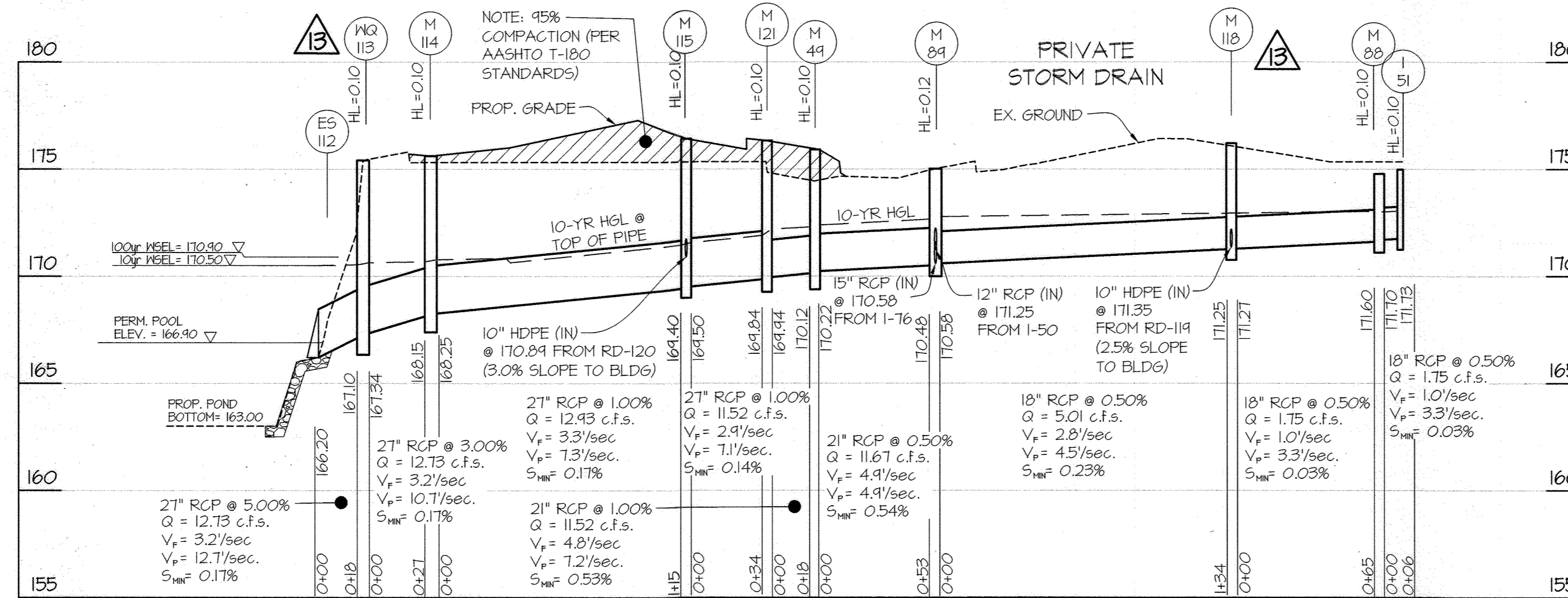
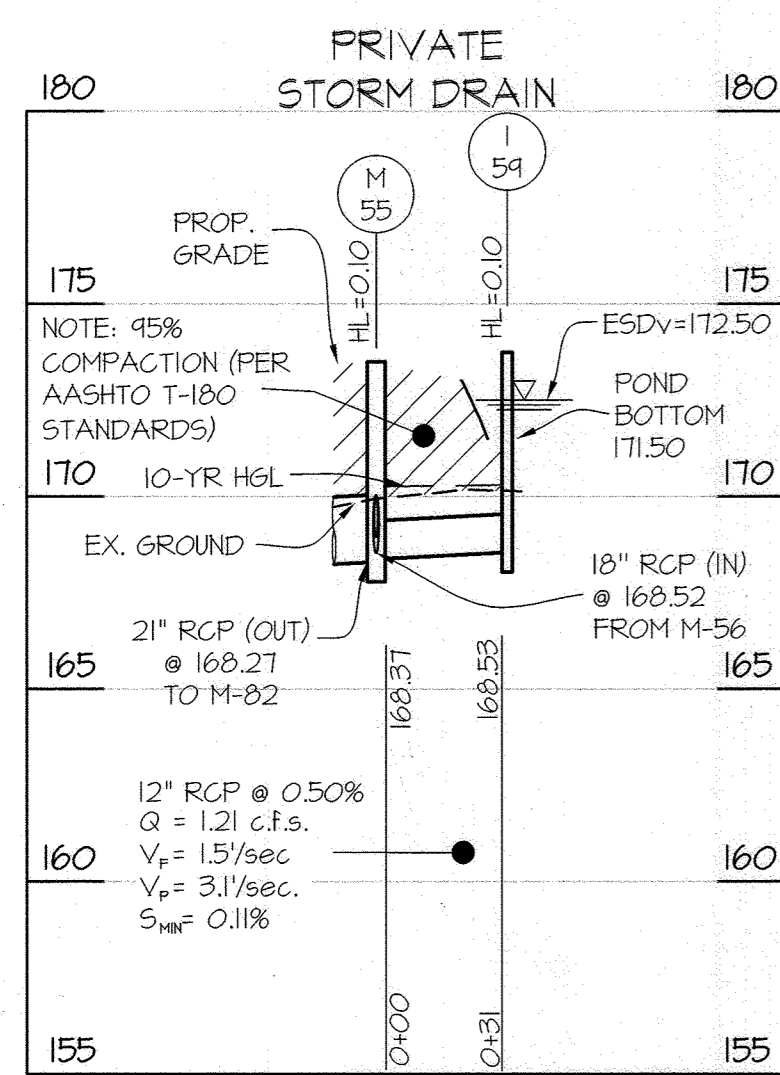
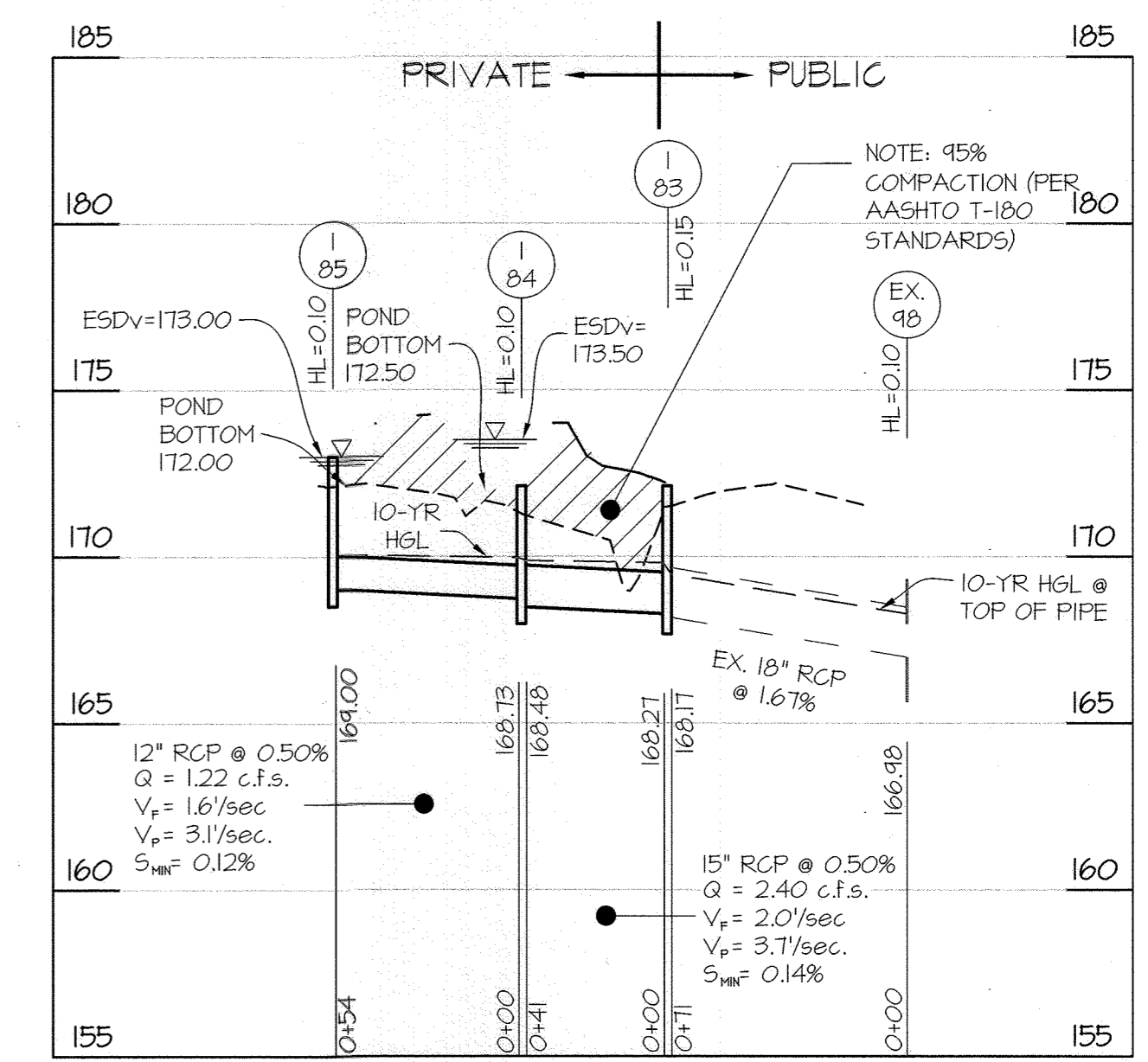
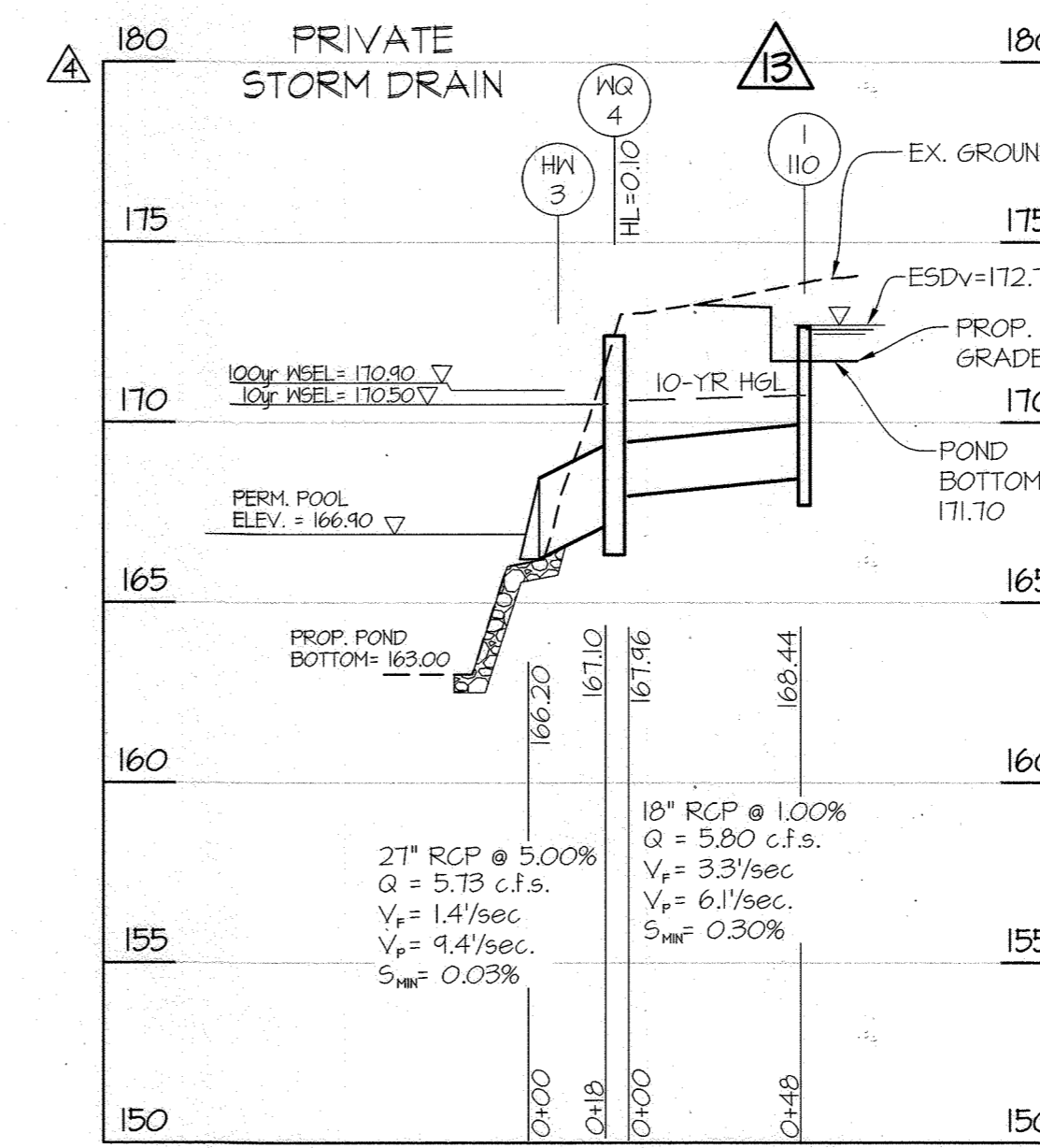
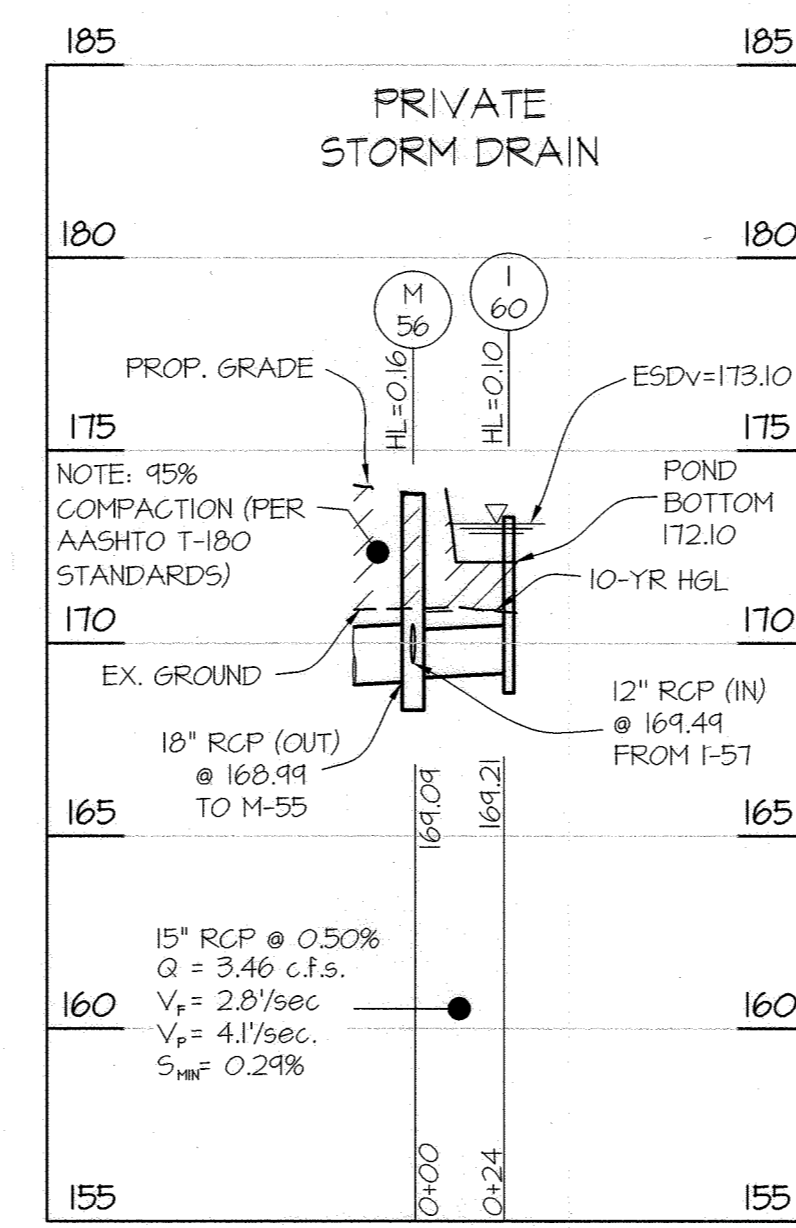
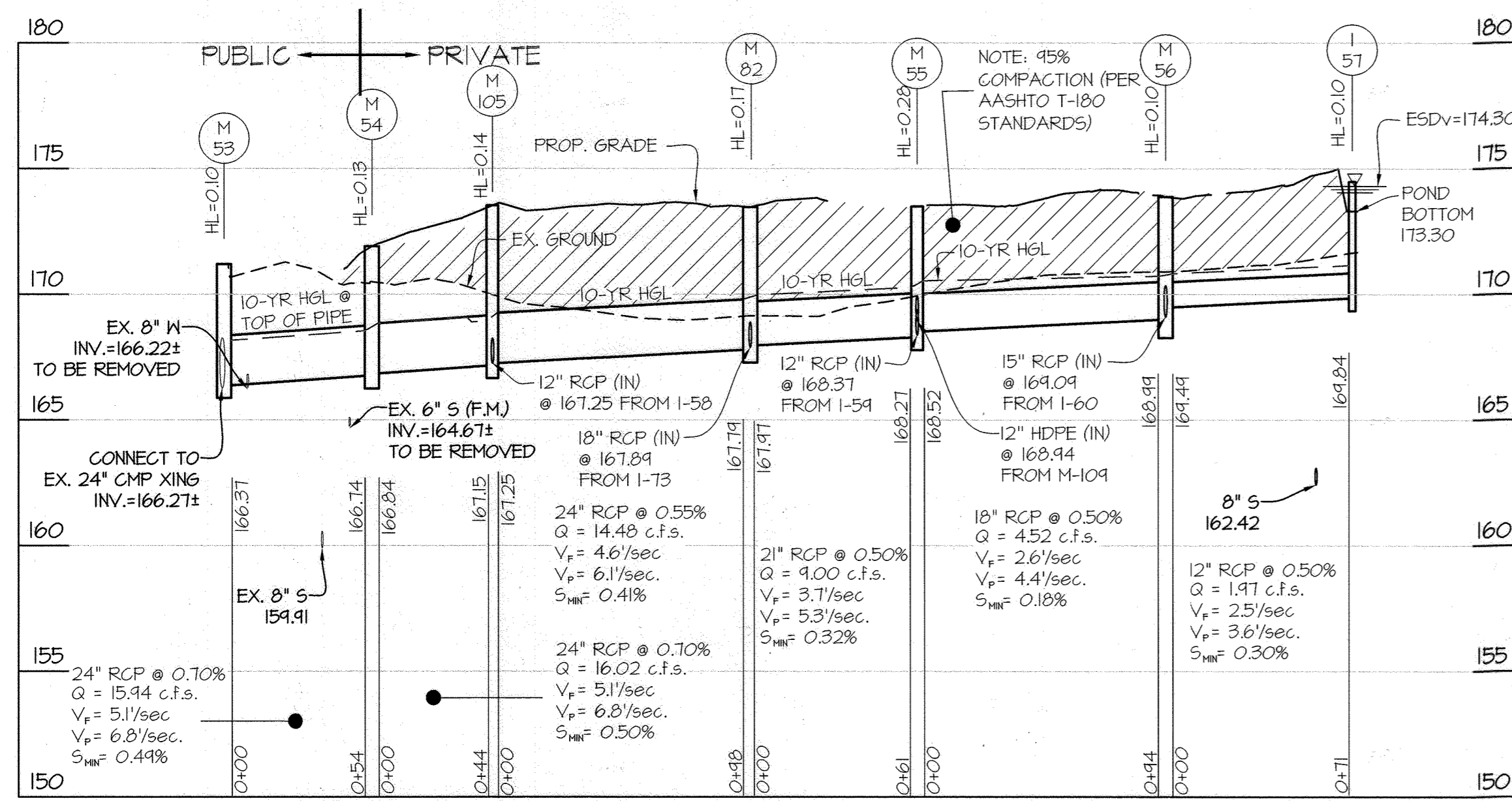
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12716
 EXPIRATION DATE: MAY 26, 2024
 10/31/22



REVISED STORM DRAIN PROFILES
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

SCALE: 1"=50' (H), 1"=5' (V)
 ZONING: T.O.D.
 DATE: MAY, 2013
 TAX MAP - GRID: 48-20
 SHEET: 26 OF 71
 G. L. W. FILE No. 11107

ELECTION DISTRICT No. 6 GUILFORD
 HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1-11-23
 Chief, Division of Land Development: *[Signature]* Date: 1/16/23
 Chief, Development Engineering Division: *[Signature]* Date: 1/18/22

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. CD4F INTO PAR. JK, TO CONVERT BLDGS ON NEW JK TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

GLWGUTSCHICK LITTLE & WEBER, P.A.	
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS	
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK	
BURTONTOWN, MARYLAND 20866	
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	
DATE	REVISION
4/1/2022	REVISED STORM DRAIN AROUND BUILDINGS ON PARCELS D AND F
10/3/2016	ADDED PROFILE FOR RETAIL BUILDING FOOTING
9/9/2015	REVISED PROFILES TO REFLECT THE ADDITION OF STORM DRAIN RUN FROM I-107 TO M-55
12/12/2014	REVISED PROFILES TO REFLECT THE REMOVAL OF STORM DRAIN IN THE PARKING GARAGE

BY	APPR.
GLW	
LMW	
LMW	
LMW	

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12715
 EXPIRATION DATE: MAY 26, 2024
[Signature]
 01/11/22

REVISED STORM DRAIN PROFILES
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GUILFORD

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	27 OF 71

LEGEND

- ESD DRAINAGE DIVIDE
- SOIL TYPE BOUNDARY
- GM — TYPE ESD SHM DEVICE
- TYPE ESD SHM DEVICE
- TYPES OF DEVICES:
 - MBR - MICRO-BIORETENTION
 - GM - GRAVEL WETLAND
 - BS - BIO-SHALE
 - NRD - NON-ROOFTOP DISCONNECT
 - IB - INFILTRATION BERM
 - F - FILTERRA INLET

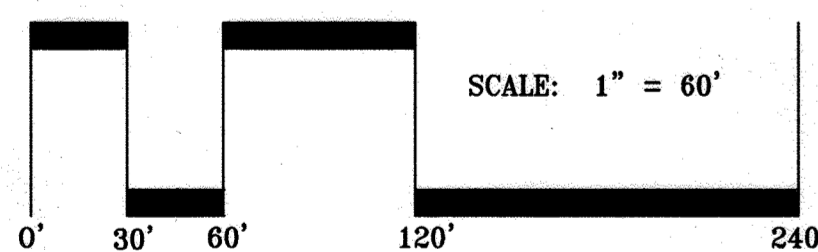
Drainage Area	Area (SF)	Impervious Area (sf)	Target ESDV (cf)	Provided ESDV (cf)
1	54,990	39,360	3,116	3,359
2	35,310	32,168	2,547	2,602
3	15,635	13,160	1,042	1,045
4	17,163	14,129	1,119	1,009
5	15,573	12,643	1,001	948
6	13,677	9,125	2,634	1,909
7	15,680	5,210	412	1,186
8	16,870	7,320	580	1,610
9	20,440	14,570	1,153	1,938
10	32,570	21,170	1,676	2,039
11	30,705	15,460	1,224	2,270
13	4,970	4,640	367	367
14	11,350	10,280	814	814
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	12,987	10,419	825	825
Total	361,061	251,341	21,762	25,845
	8.29 AC	5.77 AC		

Pe = 1.0" REQUIRED FOR ALL AREAS
ESDV REQUIRED PER REDEVELOPMENT COMPUTATIONS: 20,100 CF

SOIL TYPES

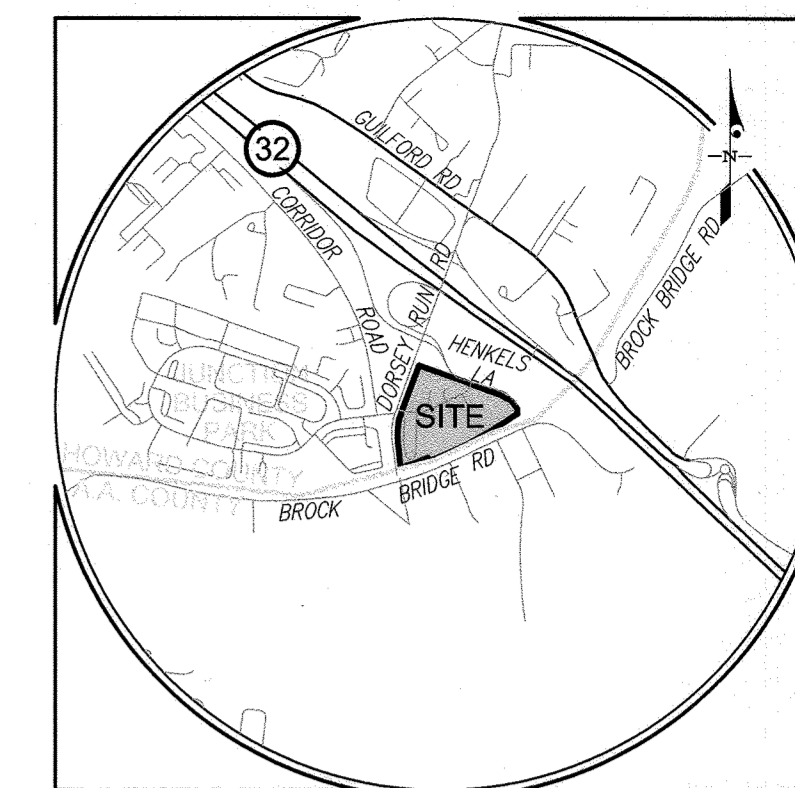
- Fa Fallisington sandy loam, 0 to 2 percent slopes
- RuB Russett fine sandy loam, 2 to 5 percent slopes
- UaF Udorthents Highway, 0 to 65 percent slopes
- UaB Udorthents, 0 to 5 percent slopes
- Ud Urban land-Udorthents complex, 0 to 15 percent slopes

NOTE: ALL ON-SITE SOILS ARE "D"



GENERAL NOTES

1. SITE ANALYSIS DATA SHEET
- | | |
|------------------------------|-------------------------|
| AREA OF THE SITE | 18.91 AC. |
| FLOODPLAINS AND THEIR BUFFER | NA |
| FORESTS | NA |
| STEEP SLOPES 15% AND GREATER | 5.14 AC. |
| ERODIBLE SOILS PROJECT AREA | NA |
| LIMIT OF DISTURBANCE AREA | 18.91 AC. |
| PROPOSED SITE USES | RESIDENTIAL, COMMERCIAL |
| GREEN OPEN AREA | 6.51 AC. |
| PROPOSED IMPERVIOUS AREA | 13.04 AC. |



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP PAGES 5054 GRID C-10 & 5110 GRID C1

PRELIMINARY STORMWATER MANAGEMENT REQUIREMENTS

DISTURBED AREA:
ON SITE AREA: 18.91 AC.
OFF SITE RIGHT OF WAY: 1.01 AC.
TOTAL: 19.92 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

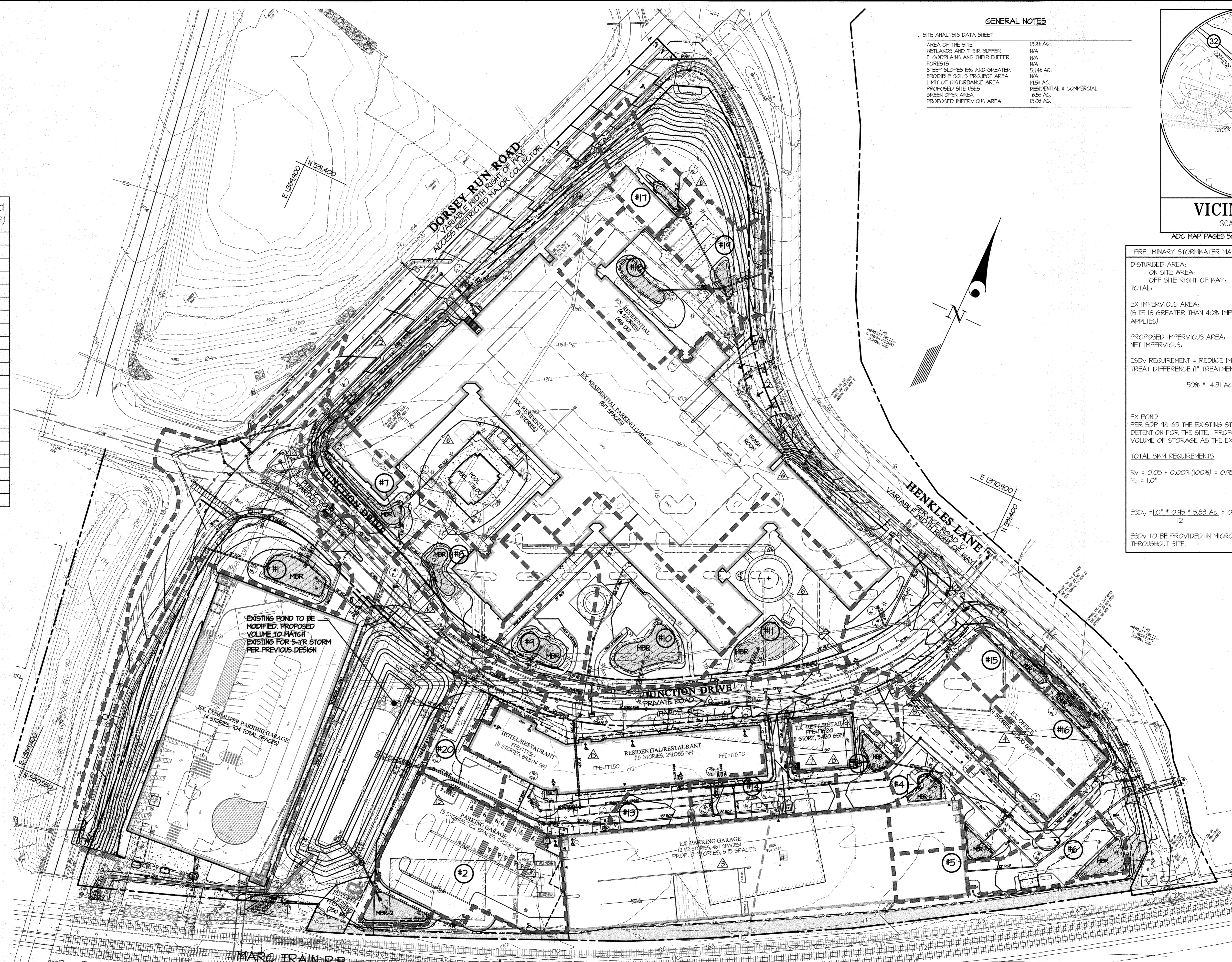
EX POND
PER SDP-98-65 THE EXISTING STORMWATER POND PROVIDES 5-YEAR DETENTION FOR THE SITE. PROPOSED POND WILL PROVIDE THE SAME VOLUME OF STORAGE AS THE EXISTING FACILITY.

TOTAL SHM REQUIREMENTS

Rv = 0.05 + 0.009 (100%) = 0.95
Pe = 1.0"

ESDV = 1.0" * 0.95 * 5.83 AC. = 0.4615 AC-Ft (20100 cf)
12

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



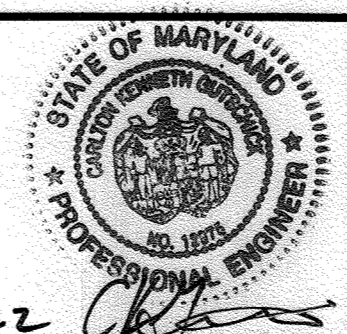
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Howard* Date: 1-11-23
Chief, Division of Land Development: *Chick* Date: 1/9/23
Chief, Development Engineering Division: *f* Date: 1/28/22

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: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4/1/2022	RESUB PAR C D&F TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE	GLW	
6/19/2019	REV. JUNCTION DRIVE R/W TO SHOW BOTH PUBLIC AND PRIVATE AND REV. RESTRICTION LINES	JRC	
9/10/2018	CONVERTED RETAIL BUILDING TO RESTAURANT	HKJ	
11/28/2019	REVISED DRAINAGE AREAS #3 & #14	GT	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	

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
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ATTN: NEIL GREENBERG
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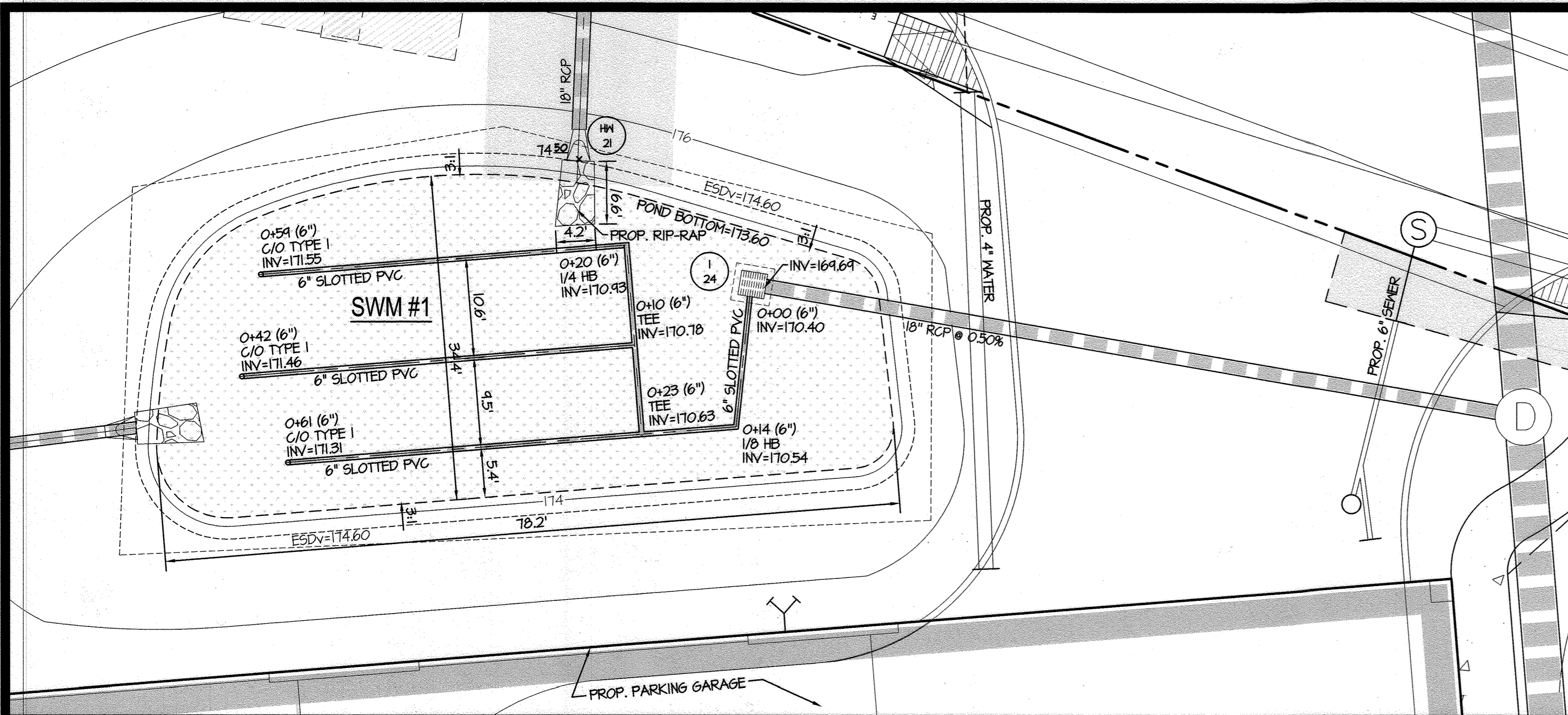
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12978
EXPIRATION DATE: MAY 26, 2024



REVISED ESD DRAINAGE AREA MAP
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILFORD.
HOWARD COUNTY, MARYLAND

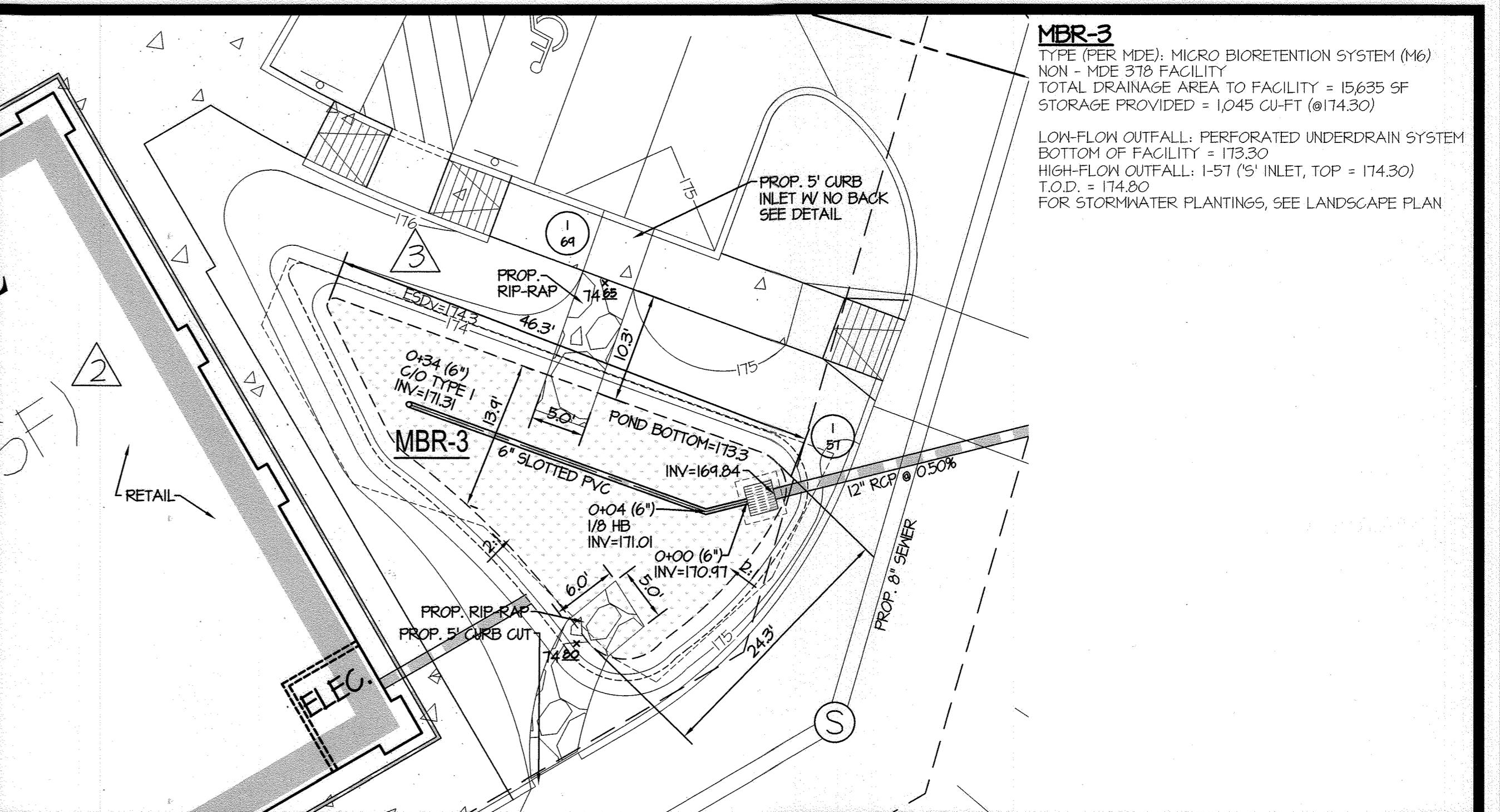
SCALE	ZONING	G. L. W. FILE NO.
1"=60'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	29 OF 71

PURPOSE NOTE:
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. C D&F INTO PAR. J&K; TO CONVERT BLDGS ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.



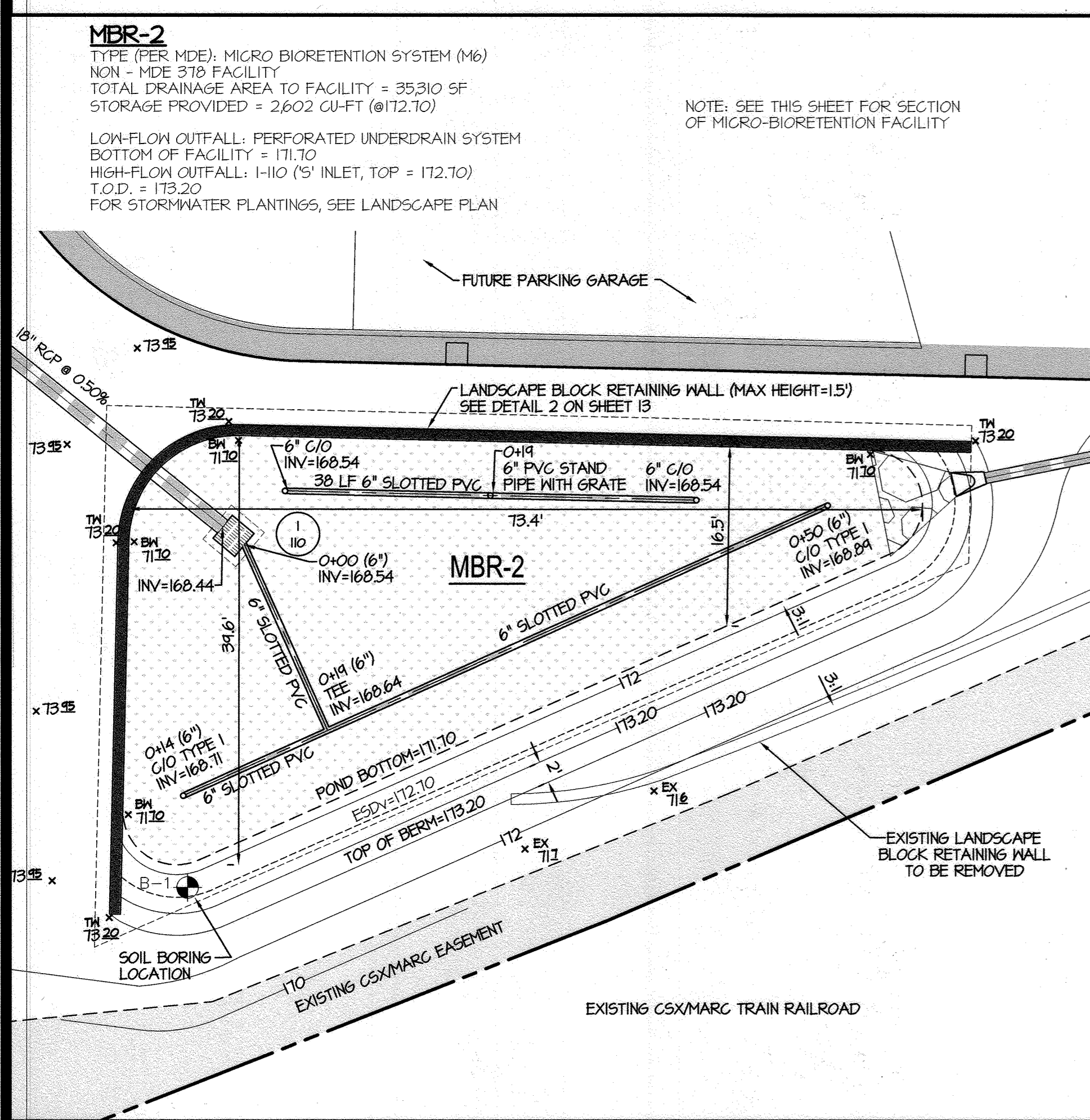
MBR-1
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 54,990 SF
 STORAGE PROVIDED = 3,354 CU-FT (@174.60)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 173.60
 HIGH-FLOW OUTFALL: 1-24 (5" INLET, TOP = 174.60)
 T.O.D. = 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 = 15,635 SF
 STORAGE PROVIDED = 1,045 CU-FT (@174.30)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 173.30
 HIGH-FLOW OUTFALL: 1-57 (5" INLET, TOP = 174.30)
 T.O.D. = 174.80
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

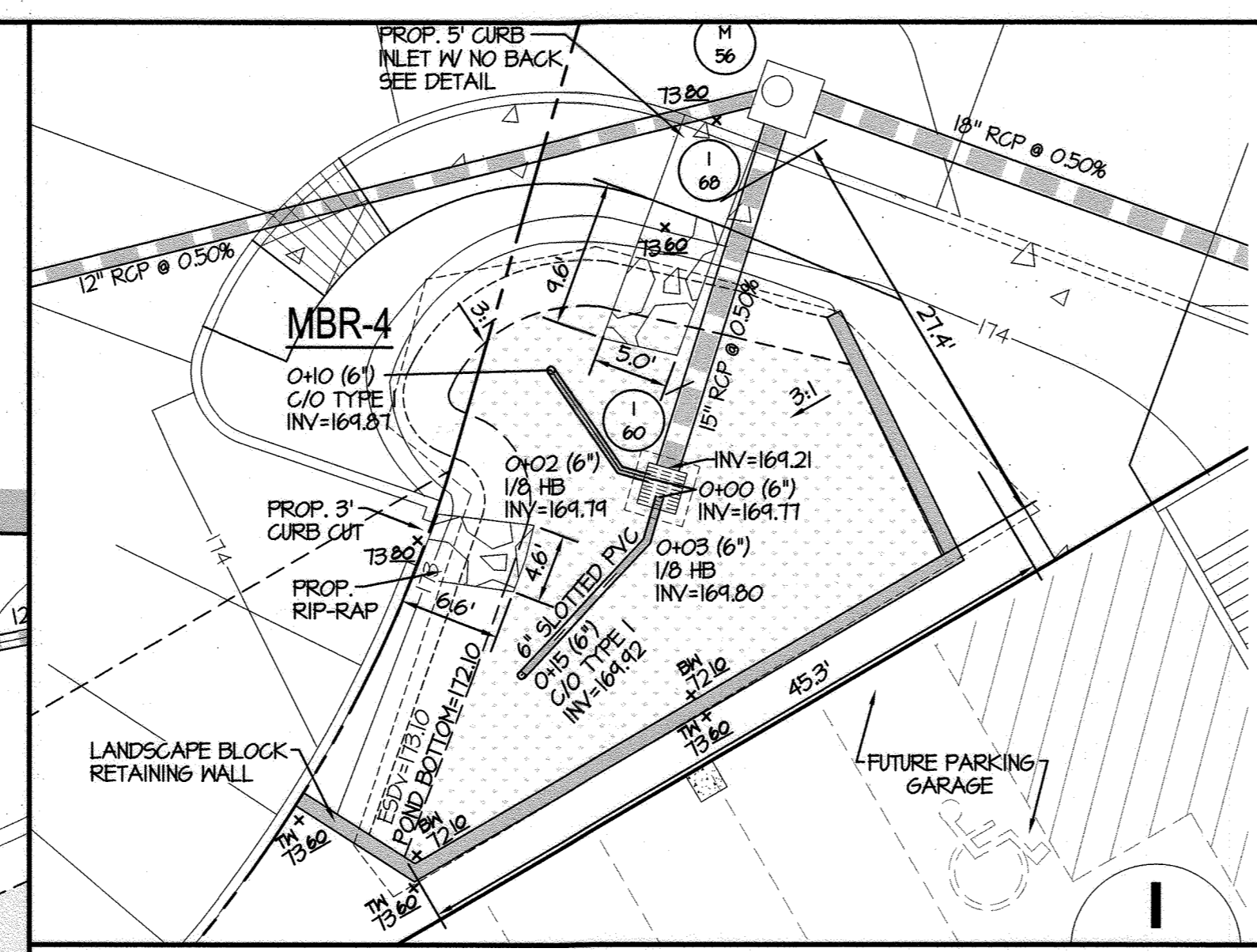
MBR-3
 MICRO-BIORETENTION DETAIL PLAN
 SCALE: 1" = 10'



MBR-2
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 35,310 SF
 STORAGE PROVIDED = 2,602 CU-FT (@172.70)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 172.70
 HIGH-FLOW OUTFALL: 1-110 (5" INLET, TOP = 172.70)
 T.O.D. = 173.20
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

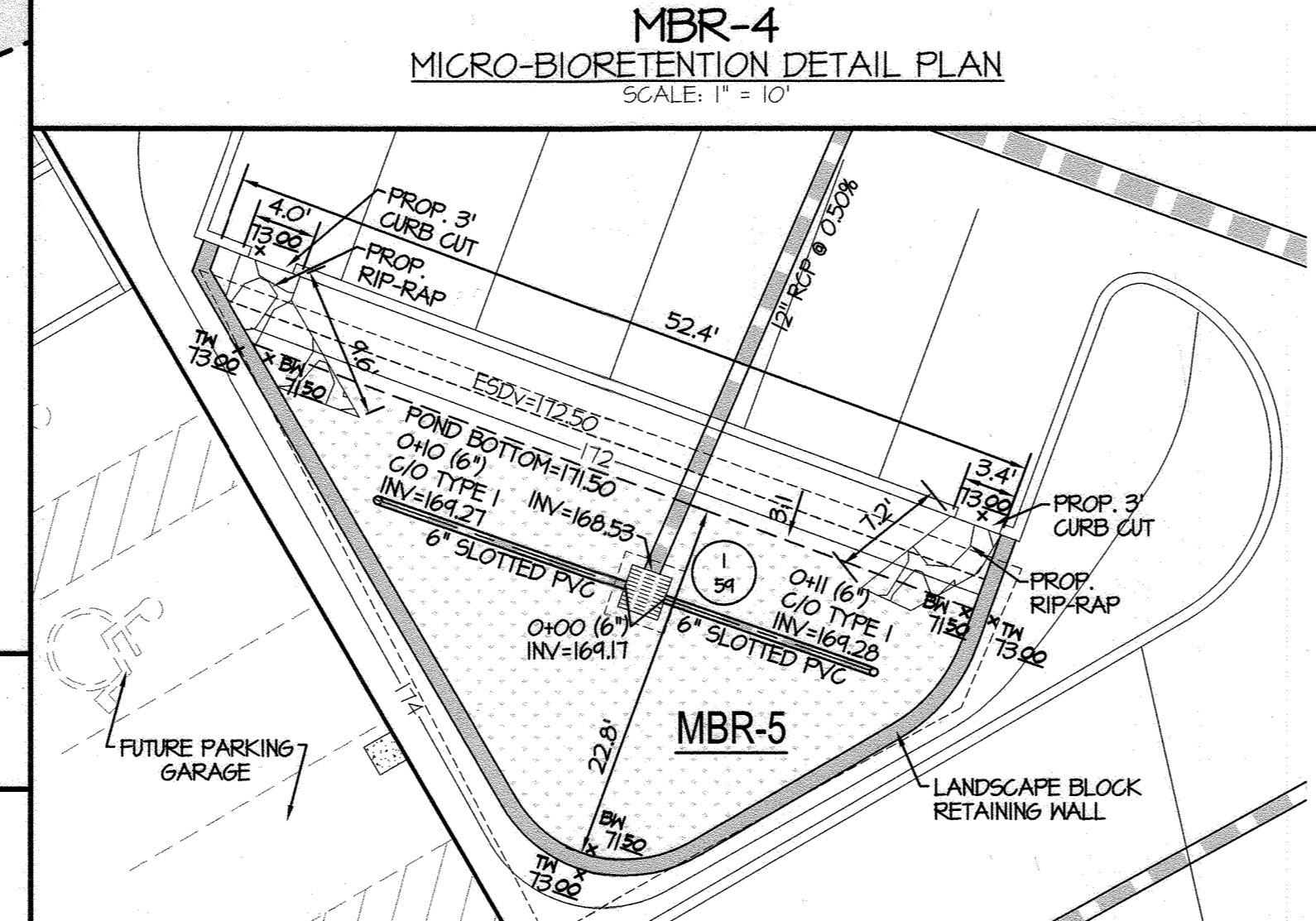
NOTE: SEE THIS SHEET FOR SECTION OF MICRO-BIORETENTION FACILITY

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



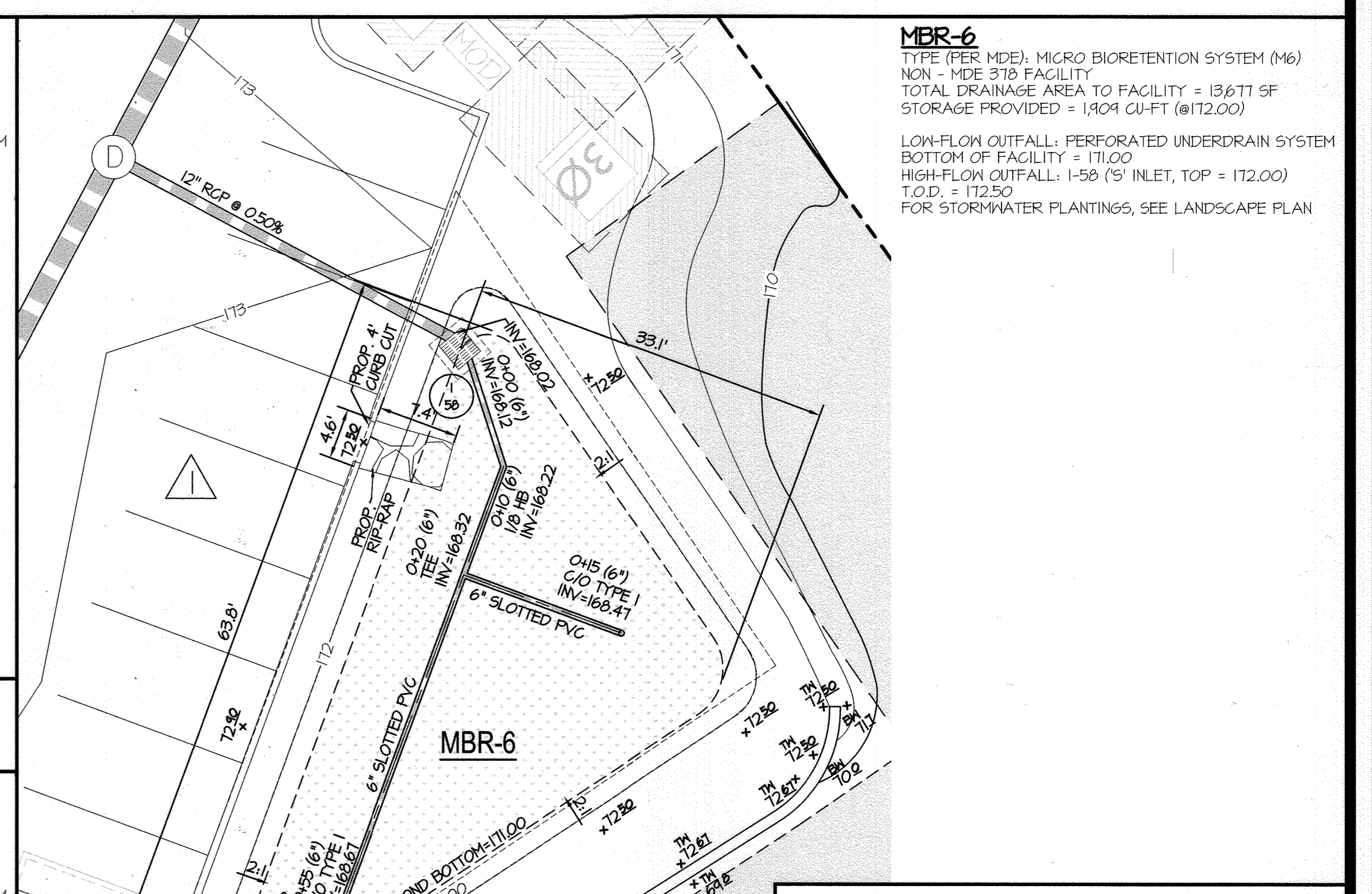
MBR-4
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 17,163 SF
 STORAGE PROVIDED = 1,004 CU-FT (@173.10)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 172.10
 HIGH-FLOW OUTFALL: 1-60 (5" INLET, TOP = 173.10)
 T.O.D. = 175.80
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

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



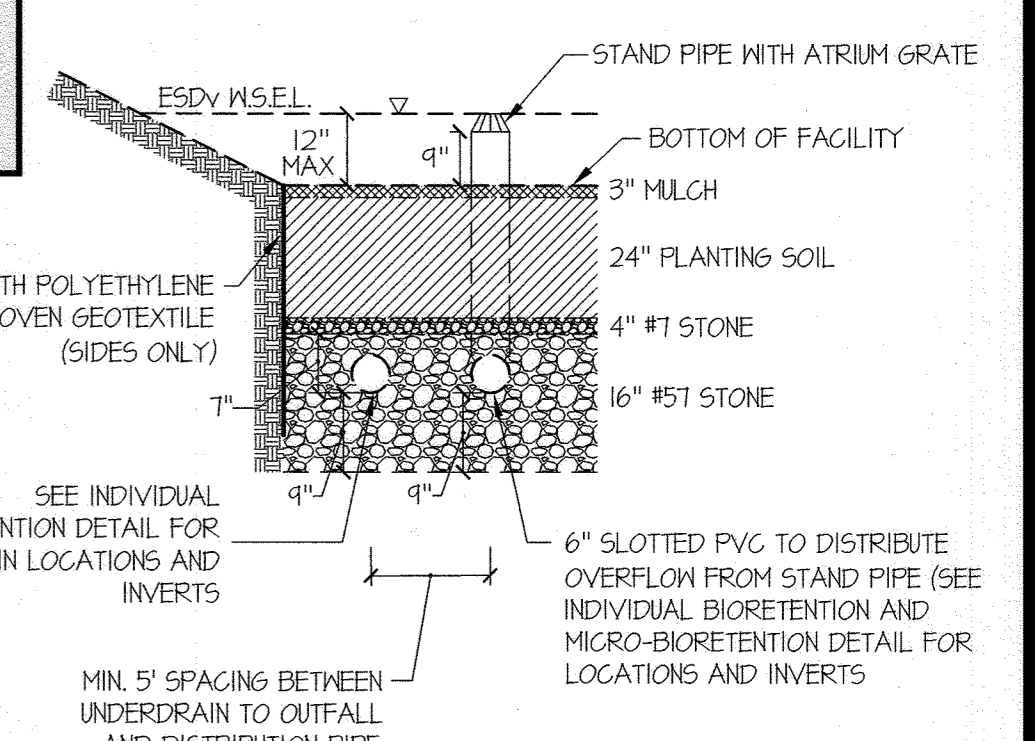
MBR-5
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 15,573 SF
 STORAGE PROVIDED = 948 CU-FT (@172.50)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 171.50
 HIGH-FLOW OUTFALL: 1-59 (5" INLET, TOP = 172.50)
 T.O.D. = 173.00
 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 = 13,677 SF
 STORAGE PROVIDED = 1,104 CU-FT (@172.00)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 171.00
 HIGH-FLOW OUTFALL: 1-58 (5" INLET, TOP = 172.00)
 T.O.D. = 172.50
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

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



SECTION FOR MICRO-BIORETENTION FACILITY #2
 SCALE: N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Hy Gove* Date: 1-11-23
 Chief, Division of Land Development: *John J. ...* Date: 1/14/23
 Chief, Development Engineering Division: *John J. ...* Date: 1/23/22

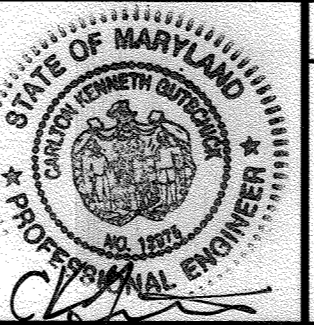
PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. CD4F INTO PAR. JK, TO CONVERT BLDG ON NEW JK TO MULTI-STORY HOTEL AND RESIDENTIAL TOWNERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20986
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4/1/2022	RESUB PAR CD4F TO PAR JK. REVISE BLDG ON NEW JK TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE.	GLW	
3/28/2016	REVISED SWM POND #3 NEAR RETAIL BUILDING	LWV	
4/15/2016	CONVERTED BANK TO RETAIL BUILDING	LWV	
6/24/2015	MODIFIED DESIGN OF OFFICE BUILDING	LWV	

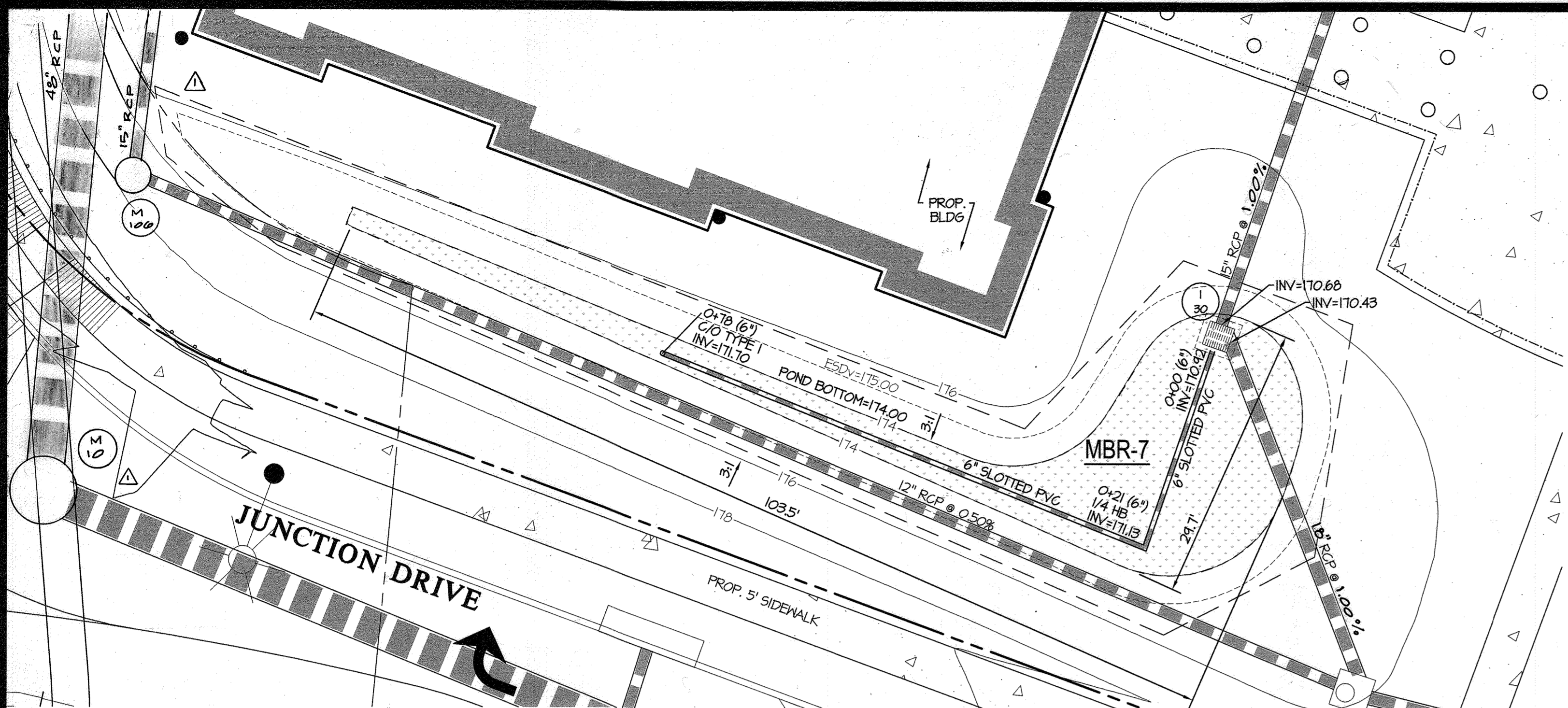
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12918
 EXPIRATION DATE: MAY 26, 2024
 10/31/22



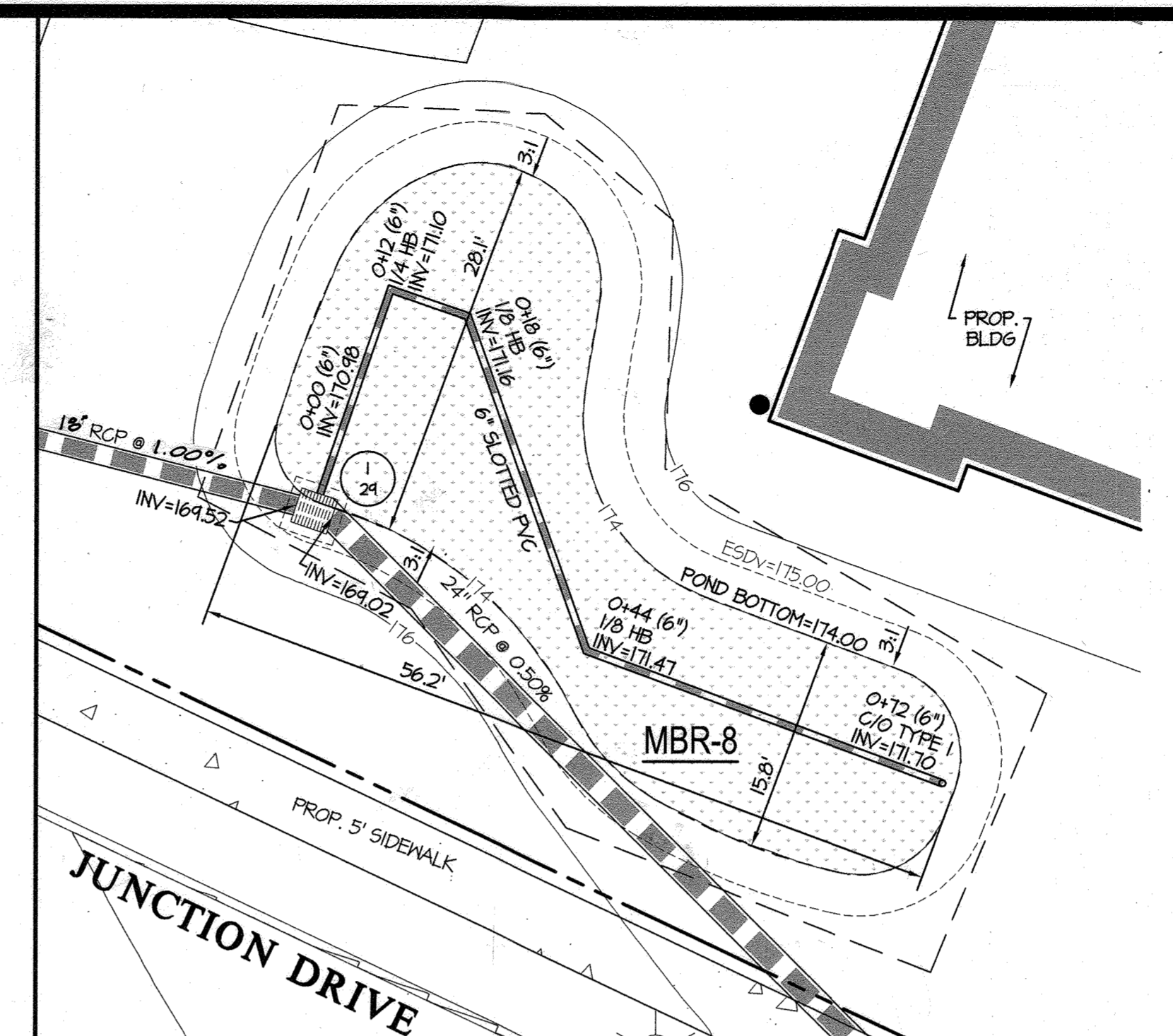
REVISED MICRO-BIORETENTION ENLARGEMENT DETAILS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GUILDFORD HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	30 OF 71



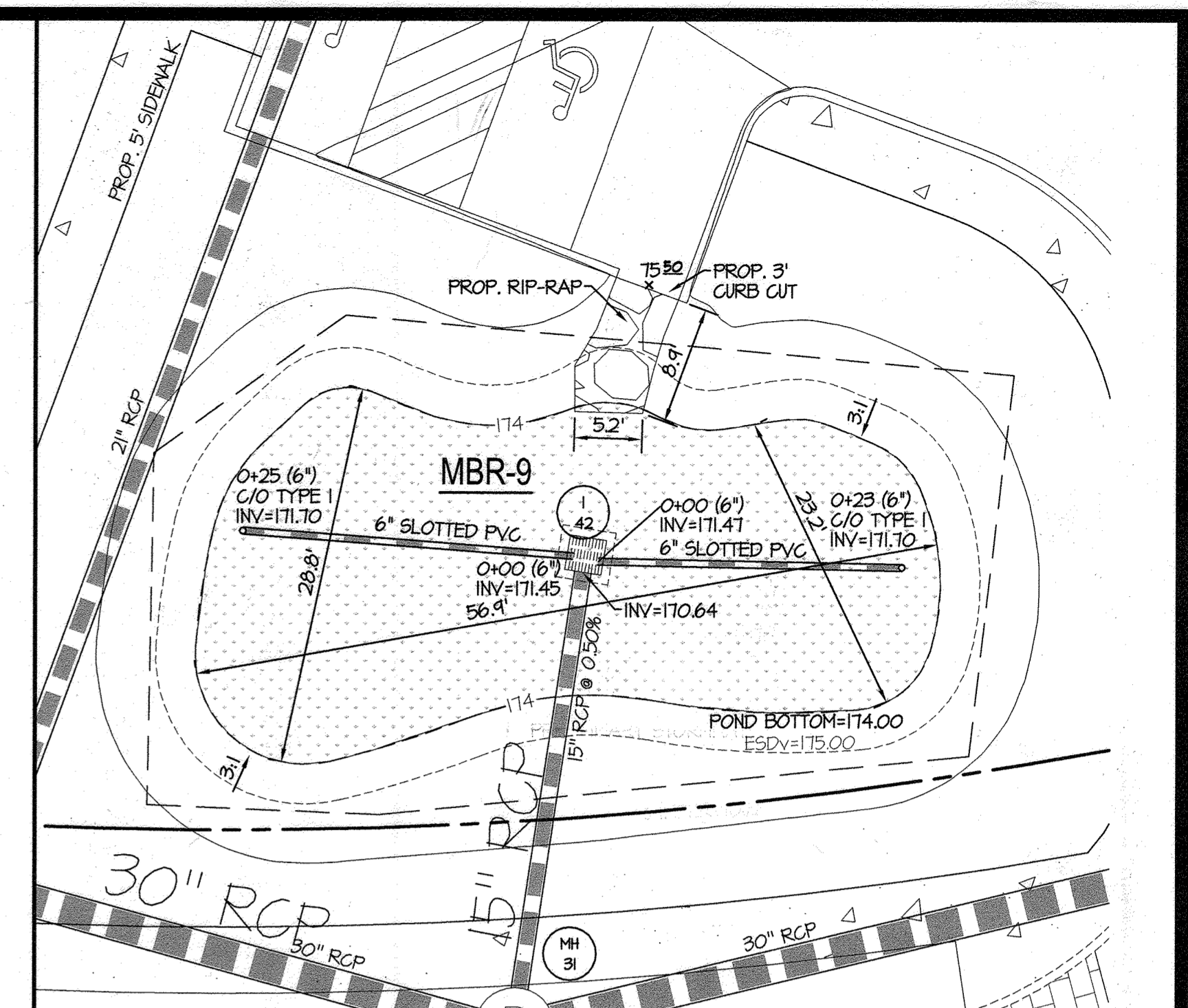
MBR-7
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 16,680 S.F. Δ
 STORAGE PROVIDED = 1,248 CU-FT @175.00)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 114.00
 HIGH-FLOW OUTFALL: 1-30 (5' INLET, TOP = 115.00)
 T.O.D. = 116.00
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

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



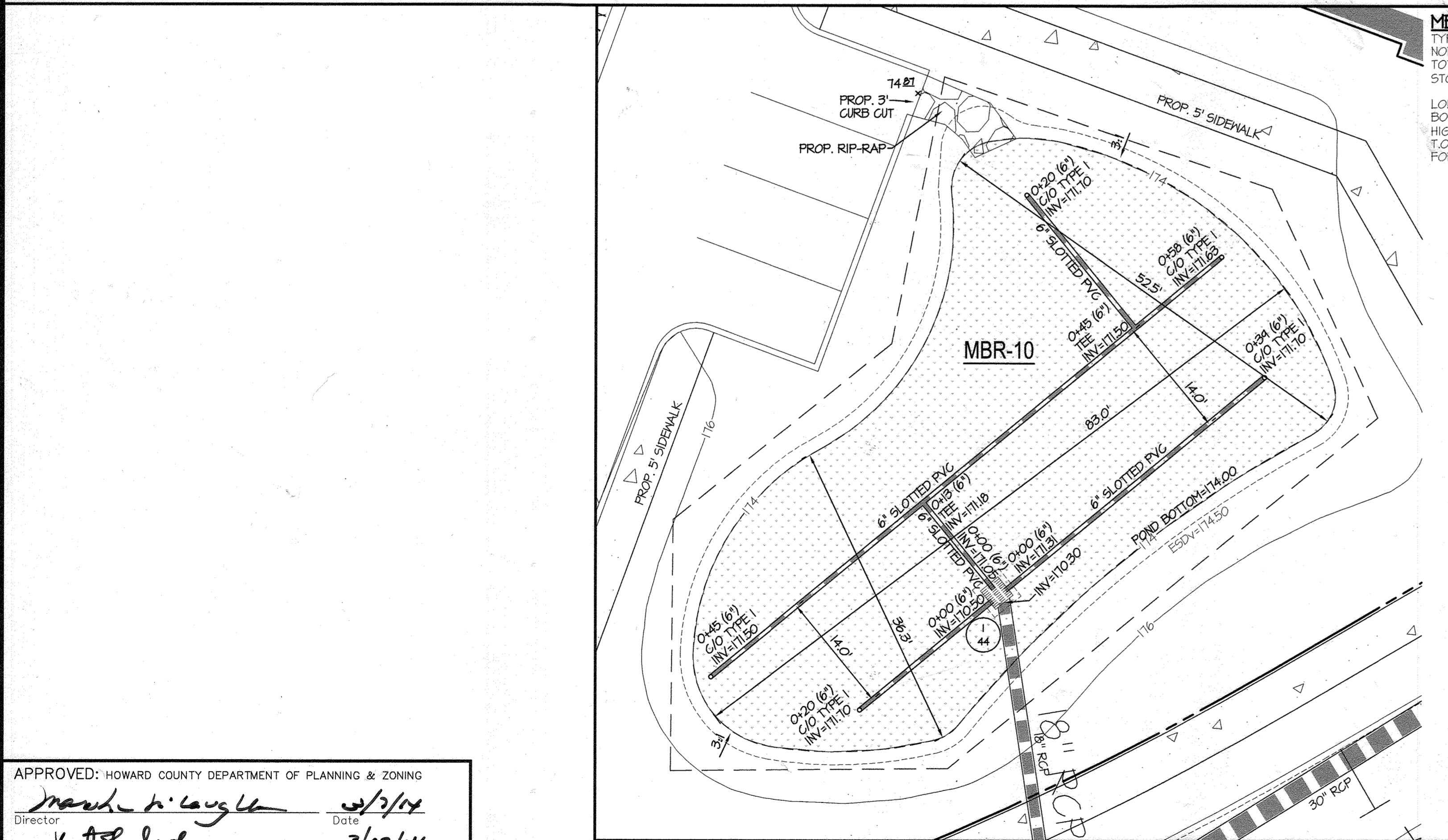
MBR-8
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 16,570 S.F. Δ
 STORAGE PROVIDED = 982 CU-FT @175.00)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 114.00
 HIGH-FLOW OUTFALL: 1-24 (5' INLET, TOP = 115.00)
 T.O.D. = 116.00
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

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



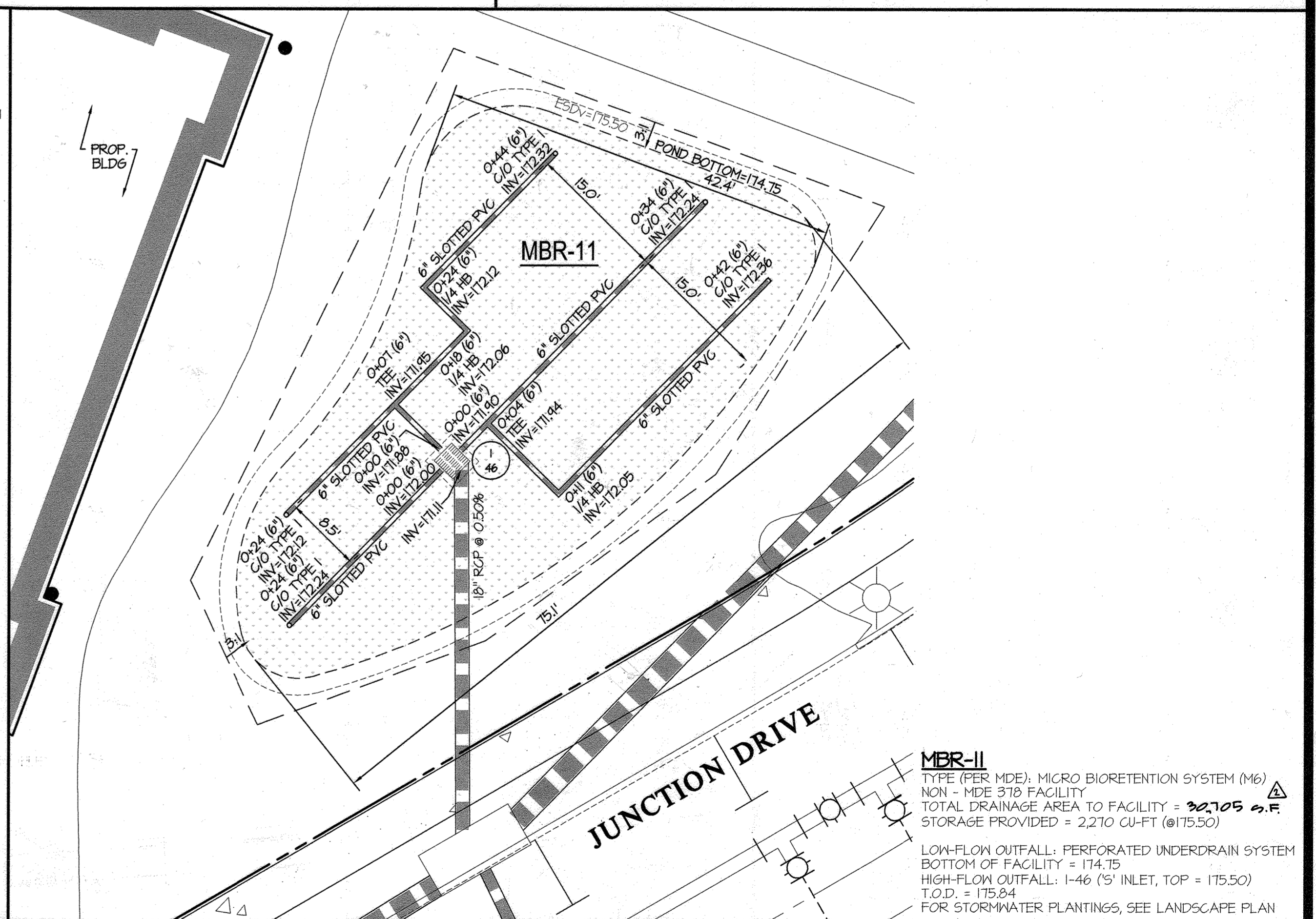
MBR-9
 TYPE (PER MDE): MICRO BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 22,440 S.F. Δ
 STORAGE PROVIDED = 1,438 CU-FT @175.00)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 114.00
 HIGH-FLOW OUTFALL: 1-42 (5' INLET, TOP = 115.00)
 T.O.D. = 115.50
 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. Δ
 STORAGE PROVIDED = 2,034 CU-FT @174.50)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 114.00
 HIGH-FLOW OUTFALL: 1-44 (5' INLET, TOP = 114.50)
 T.O.D. = 114.81
 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 = 30,705 S.F. Δ
 STORAGE PROVIDED = 2,270 CU-FT @175.50)
 LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
 BOTTOM OF FACILITY = 114.75
 HIGH-FLOW OUTFALL: 1-46 (5' INLET, TOP = 115.50)
 T.O.D. = 115.84
 FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Marche H. Layton* 3/7/14
 Chief, Division of Land Development
 Chief, Development Engineering Division: *Chad Edelman* 2.25.14

GLWGUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

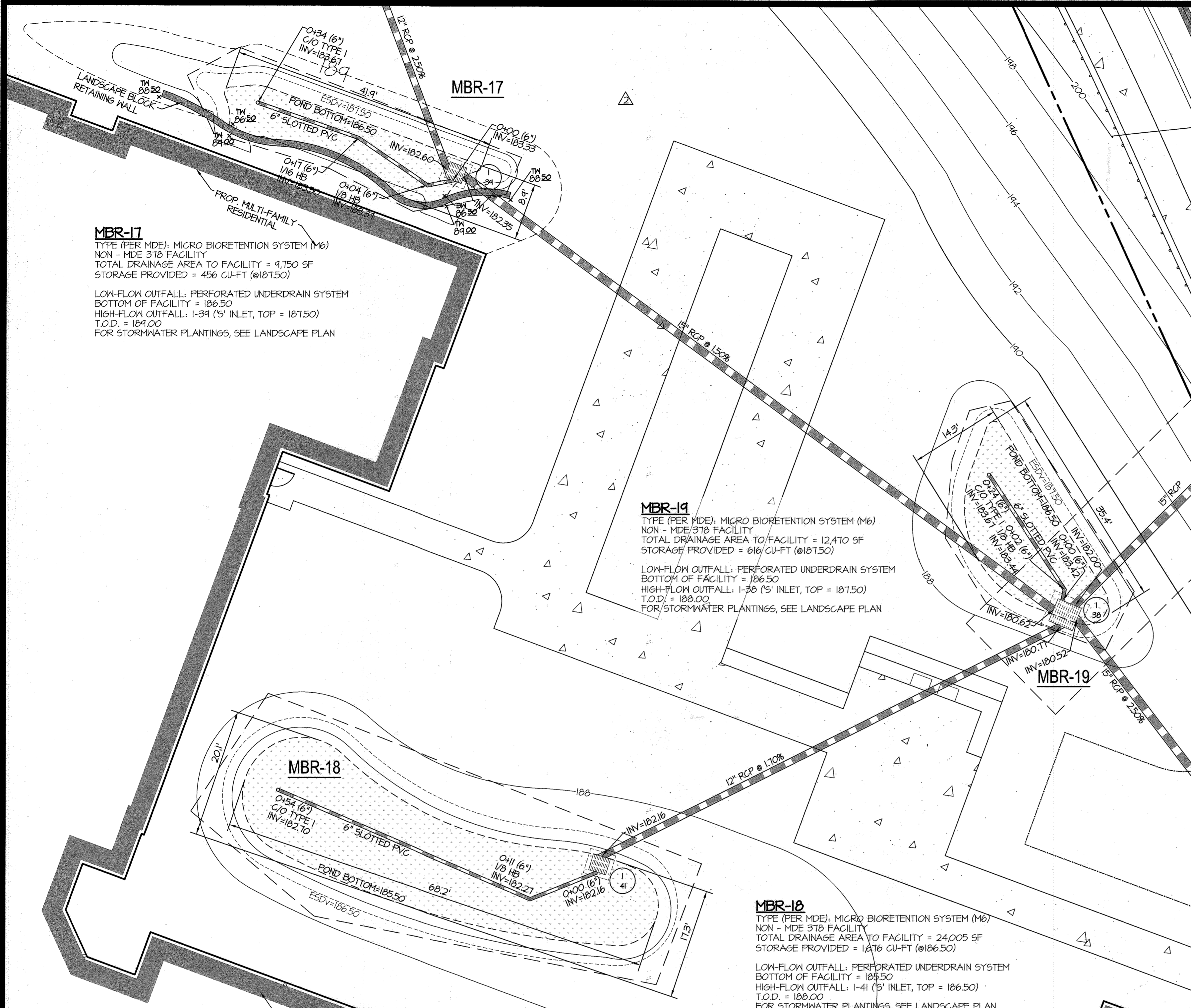
DATE	REVISION	BY	APPR.
1/28/10	Rev. P.A. to Facilities	kjp	
1/7/10	Rev. SD run M10 to M11; add M10 to M11	kjp	

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

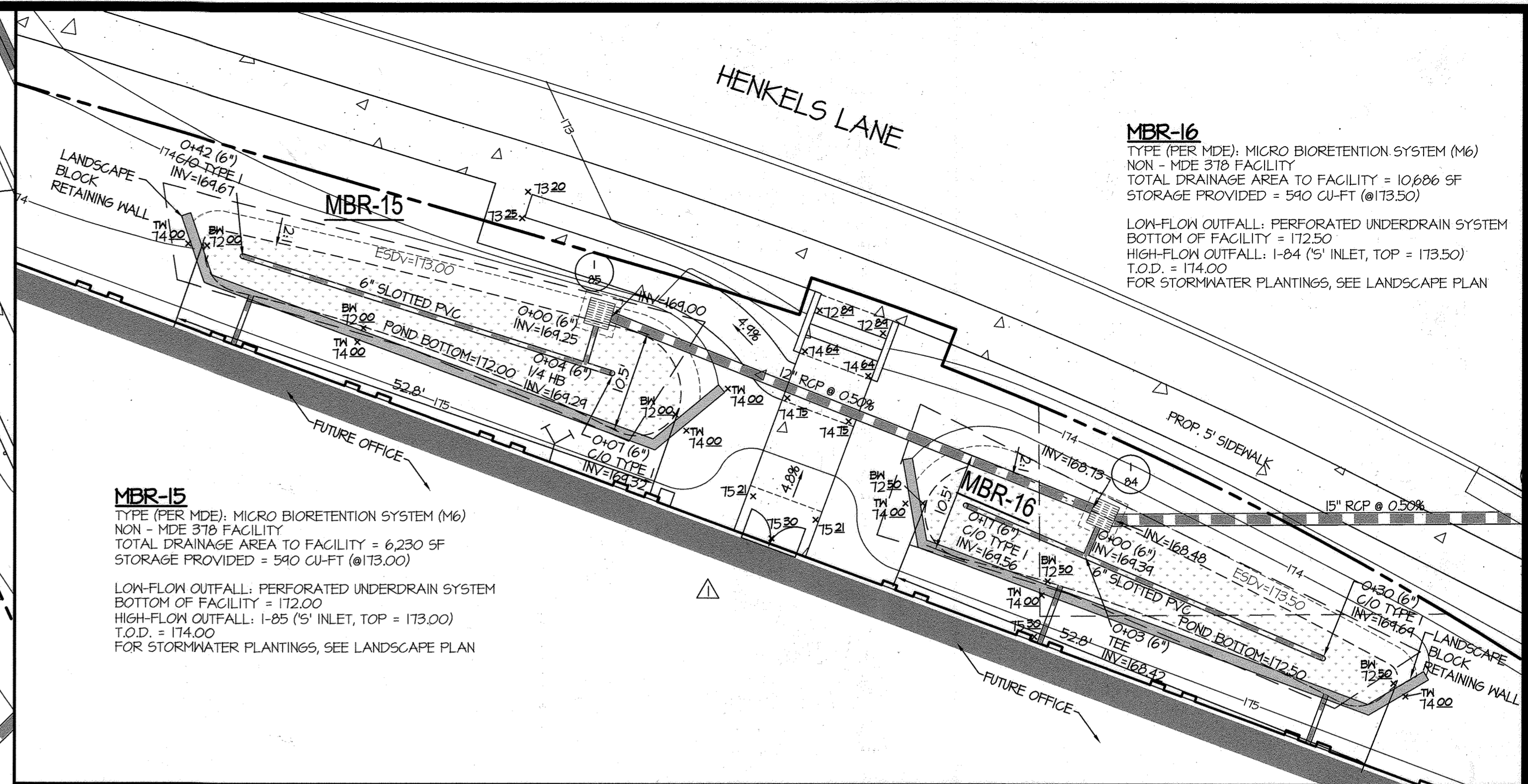
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE
 PLANS WERE PREPARED OR
 APPROVED BY ME AND THAT I AM A
 DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE
 STATE OF MARYLAND,
 LICENSE NO. 2215
 EXPIRATION DATE: MAY 26, 2014
 2-10-14 *CEAS*

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,B,E,G,H,J,K
 PLAT No. 22071-22701
 ELECTION DISTRICT No. 6 GUILDFORD
 HOWARD COUNTY, MARYLAND

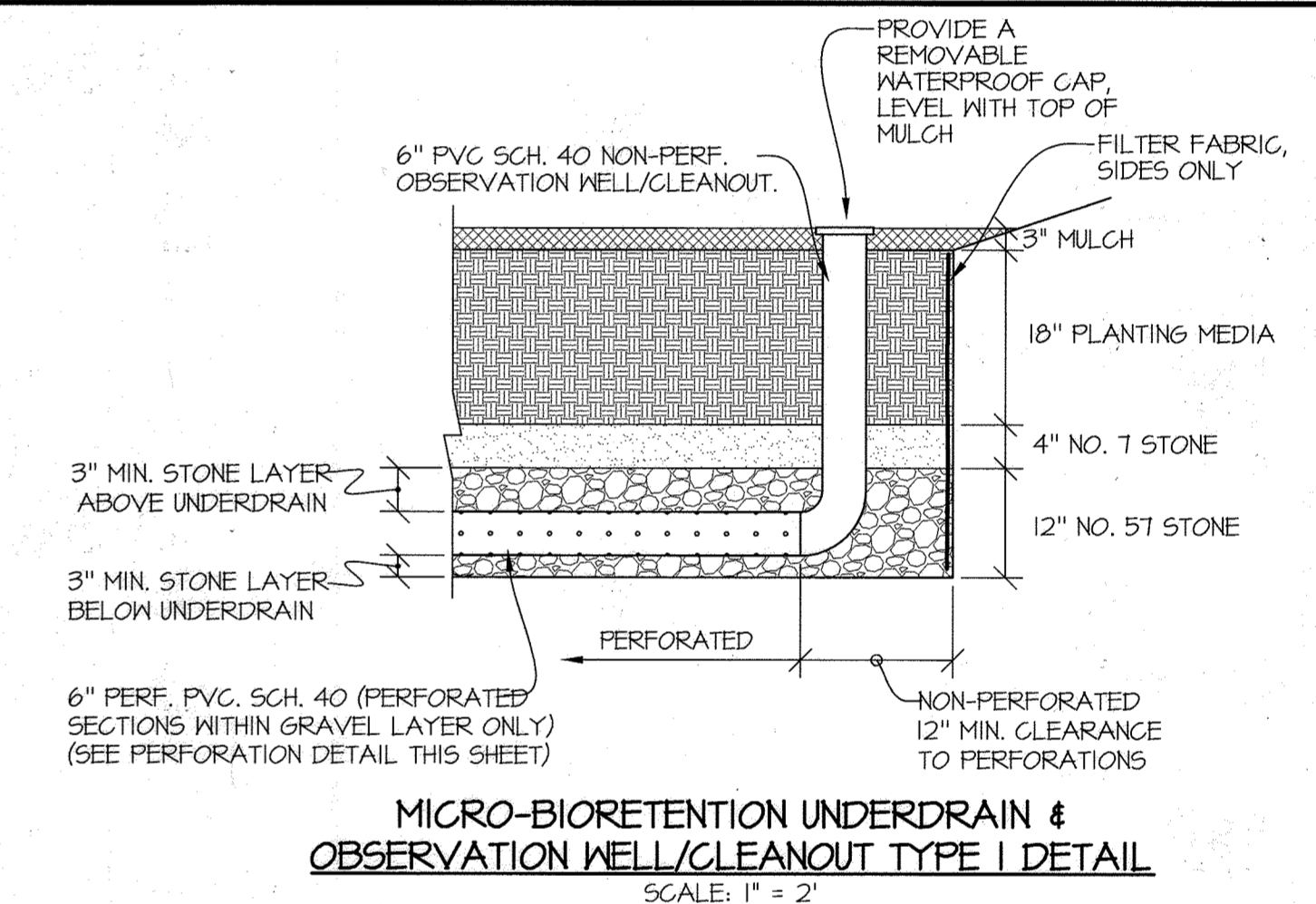
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	31 OF 71



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



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: *[Signature]* Date: 3-31-16

Chief, Division of Land Development: *[Signature]* Date: 3-30-16

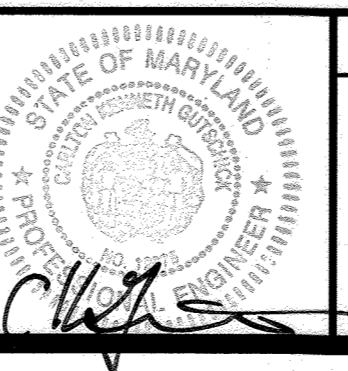
Chief, Development Engineering Division: *[Signature]* Date: 3-23-16

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	DESCRIPTION	BY	APP'R.
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	LMW	
3/5/2015	MODIFIED DESIGN OF OFFICE BUILDING	LMW	
	REVISION		

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

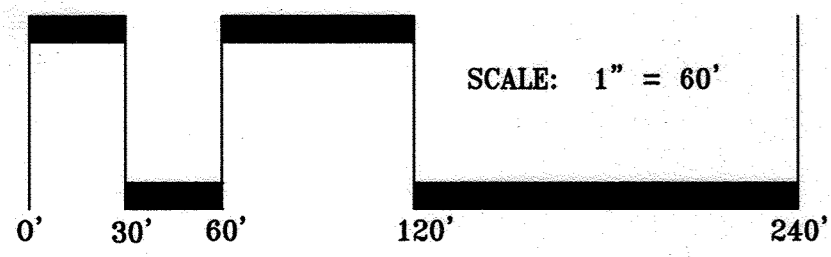
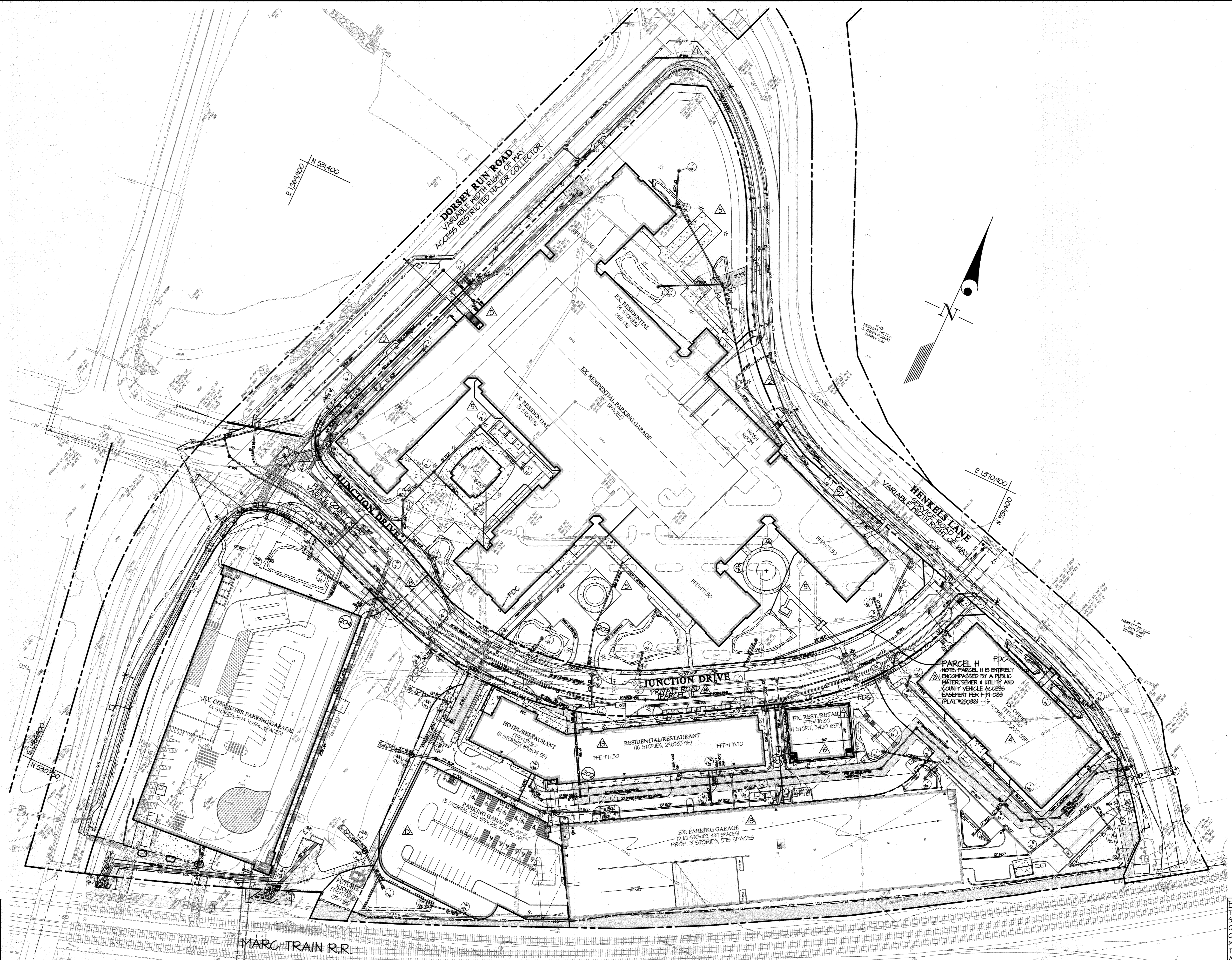
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12478
EXPIRATION DATE: MAY 26, 2016



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, B, E, G, H, J & K
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GUILDFORD
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 71

L: \CAD\DRAWINGS\1107\PLANS BY CLW\SPR\1107-32-SPR-SM-DET.dwg DATE: 3/5/2015 11:01 AM LAST SAVED: 3/5/2015 11:01 AM PLOTTED BY: User Written



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *Angie Conner* 1-11-23
 Date
 Chief, Division of Land Development *Chad Clark* 1/14/23
 Date
 Chief, Development Engineering Division *Chad Clark* 1/12/22
 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
4/1/2022	RESUB PAR C.D&E TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX GARAGE.	JRC	GLW
6/19/2019	REV. JUNCTION DRIVE R/W TO SHOW BOTH PUBLIC AND PRIVATE AND REV. RESTRICTION LINES.	HJK	
9/10/2018	CONVERTED RETAIL BUILDING TO RESTAURANT.	LMW	
4/15/2016	CONVERTED BANK TO RETAIL BUILDING.	LMW	
10/6/2015	MODIFIED DESIGN OF RESIDENTIAL 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, SD, & 8" W ON DORSEY RUN ROAD.	LMW	
7/7/2014	REVISED STORM DRAIN NEAR M-10 & M-47, AND REVISED 8" W IN DORSEY RUN ROAD.	LMW	

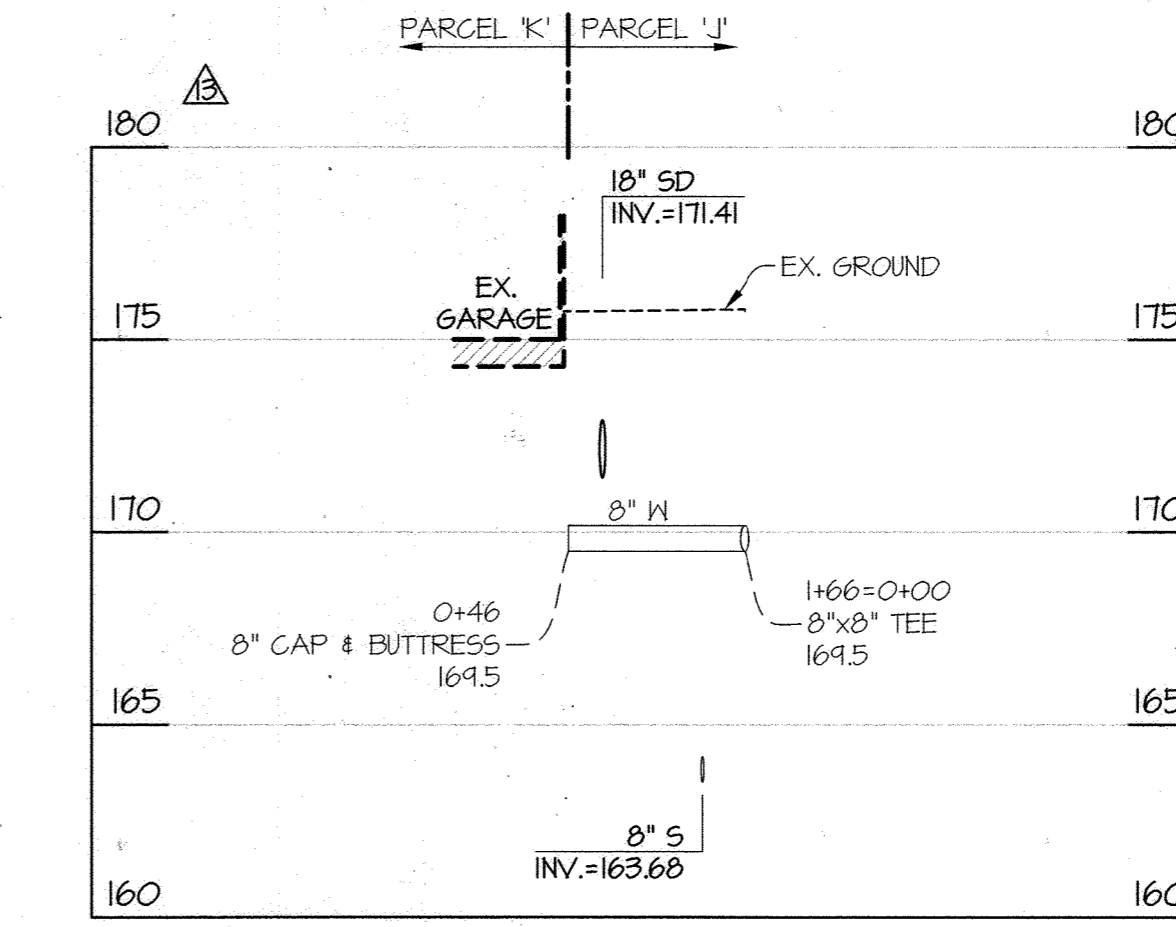
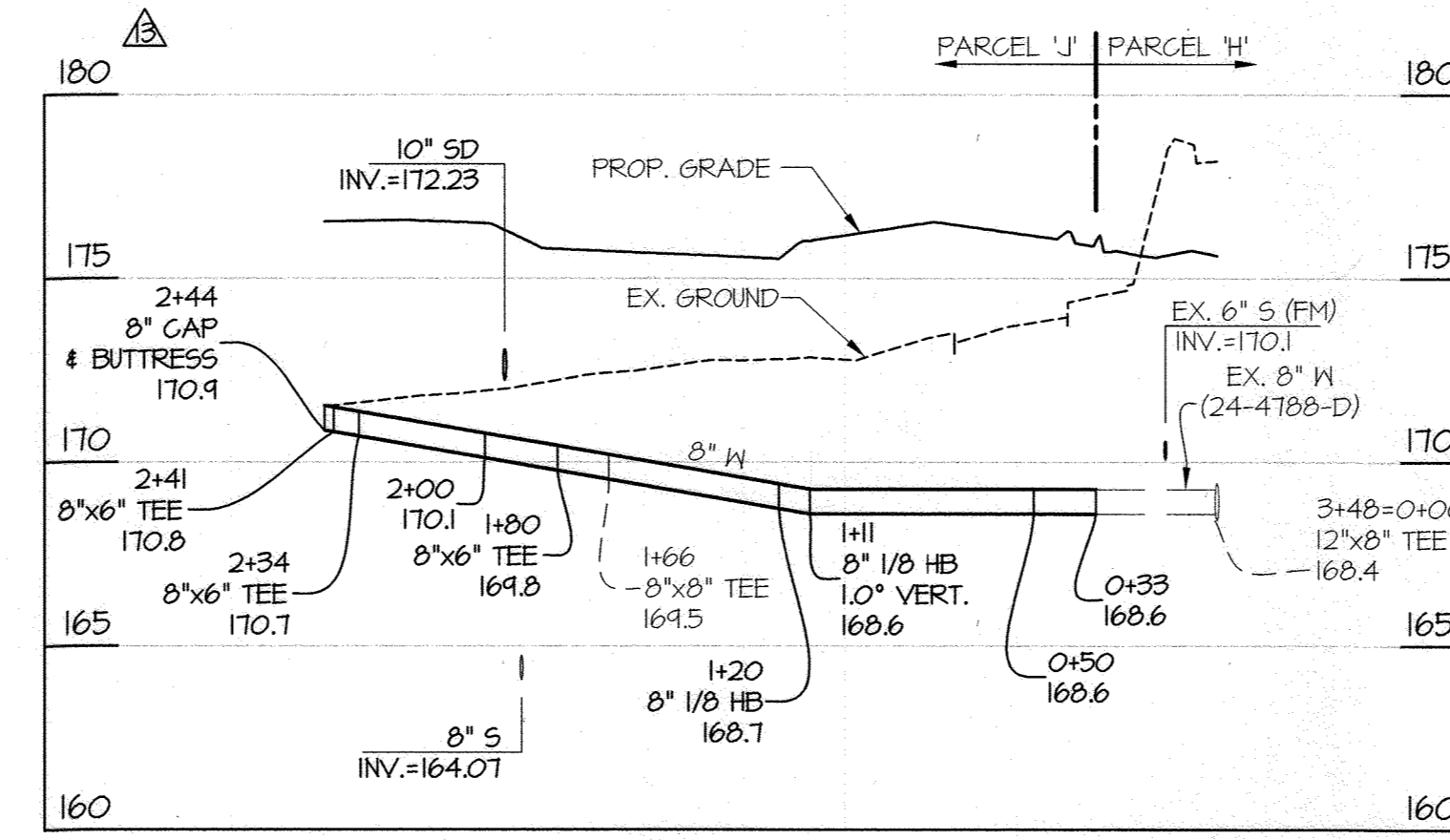
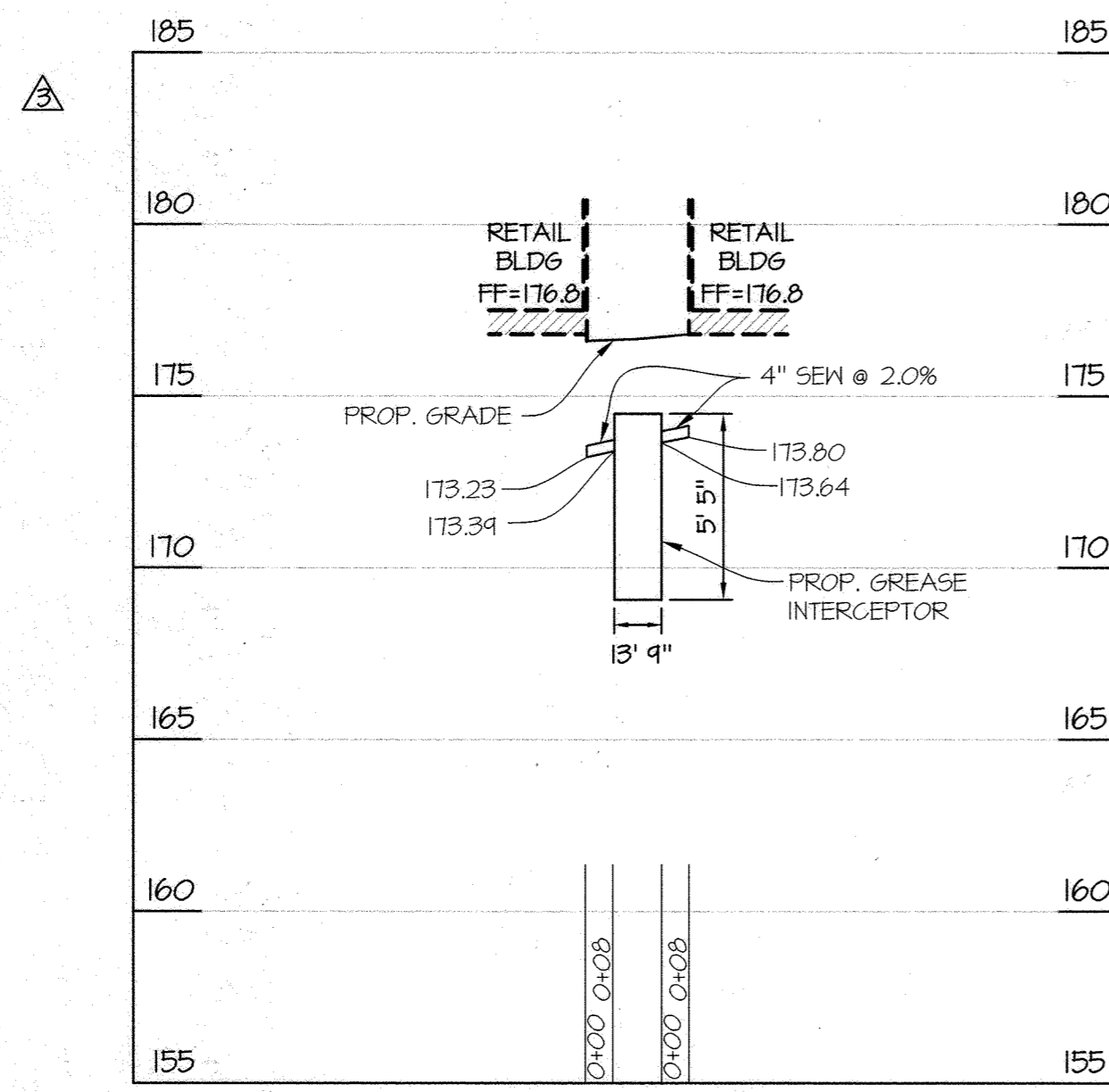
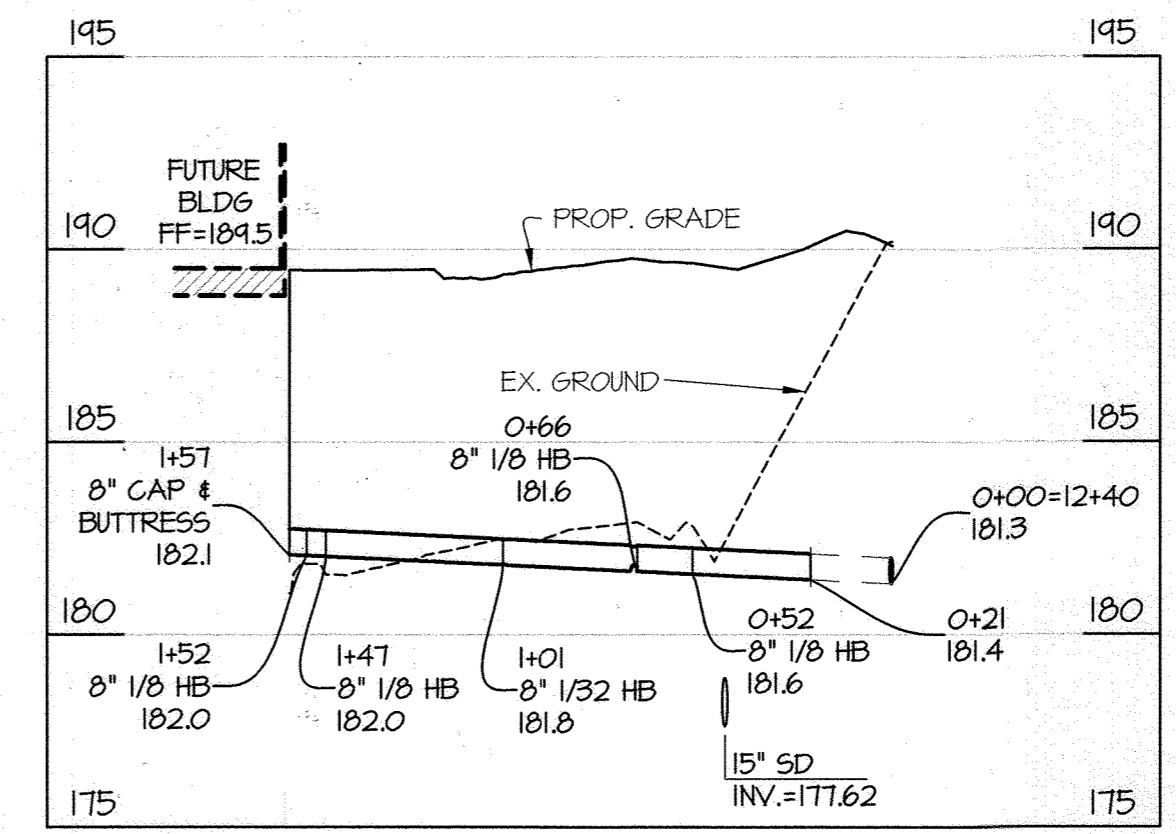
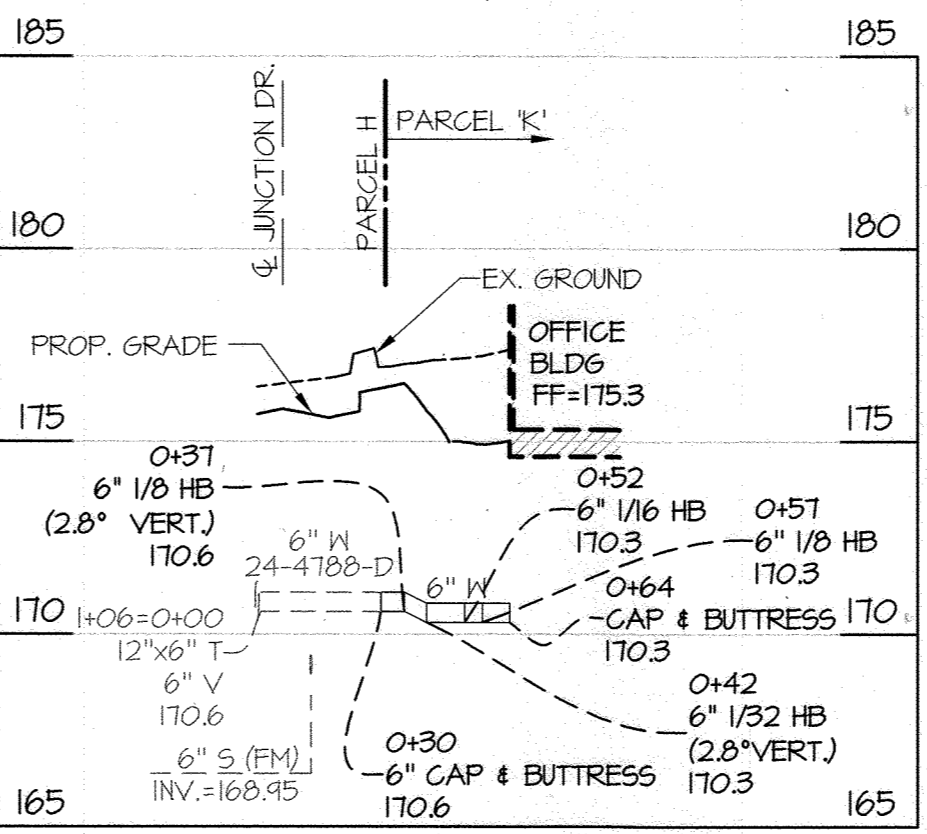
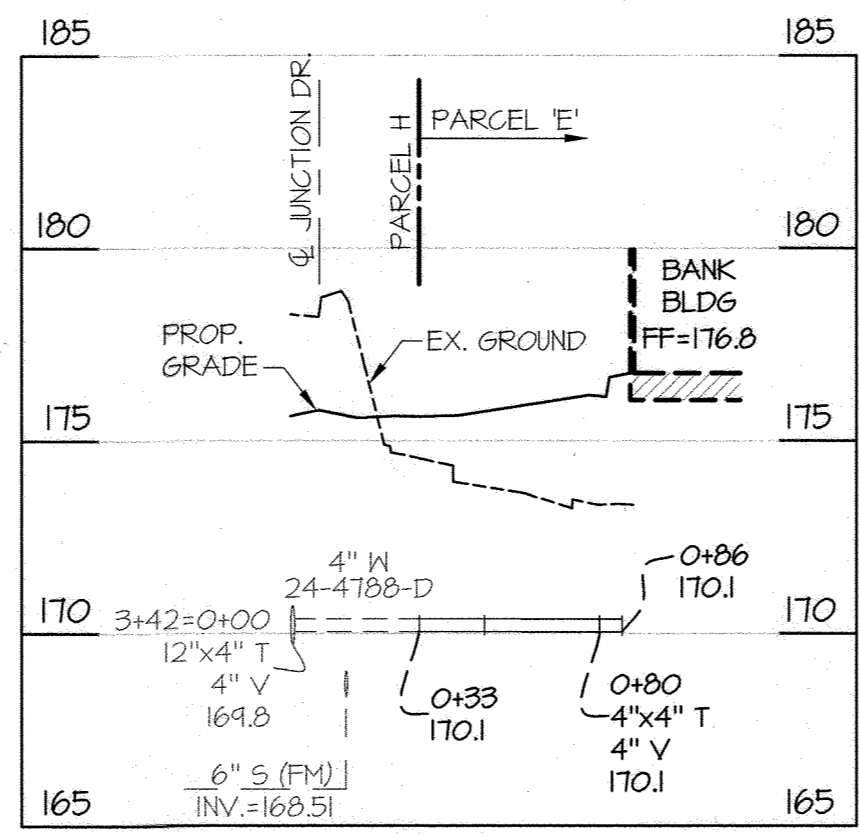
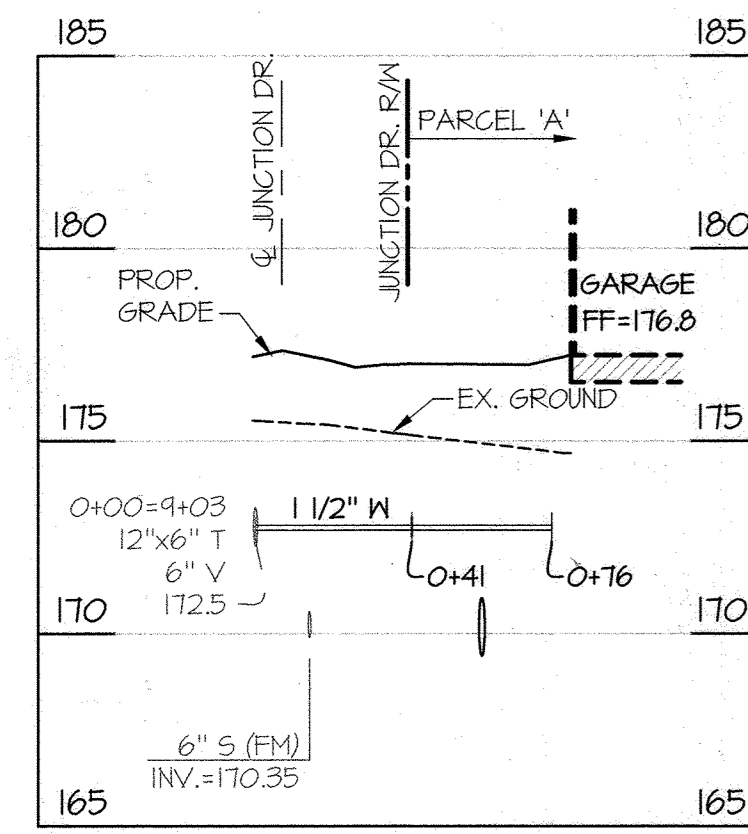
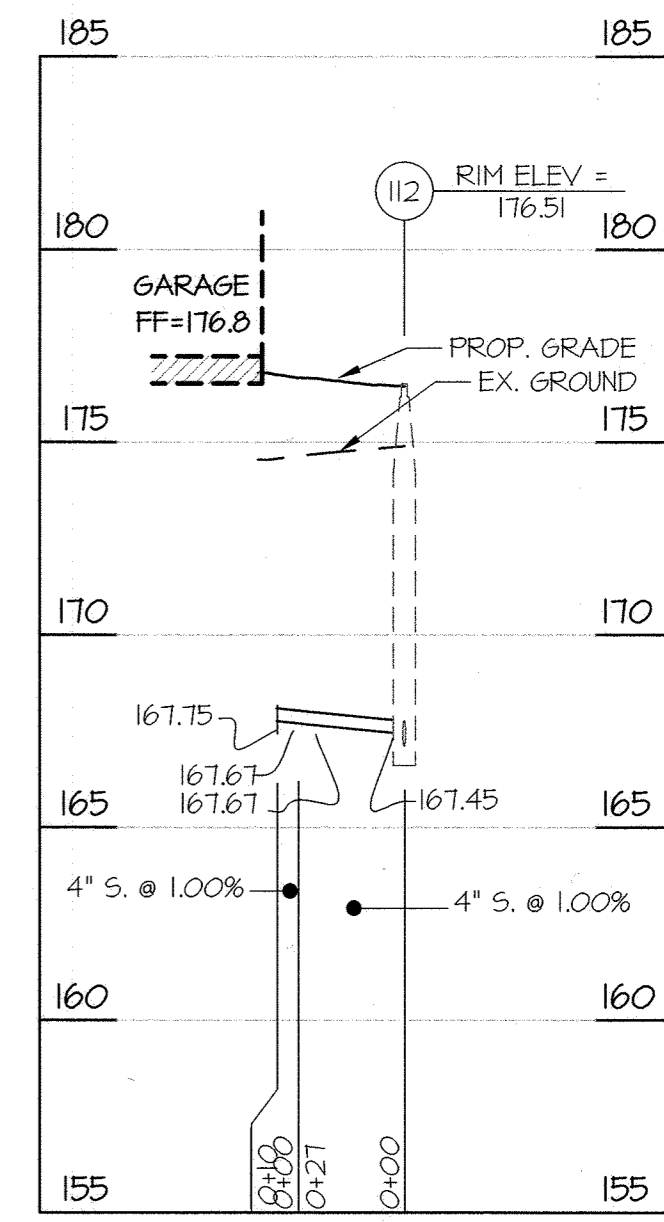
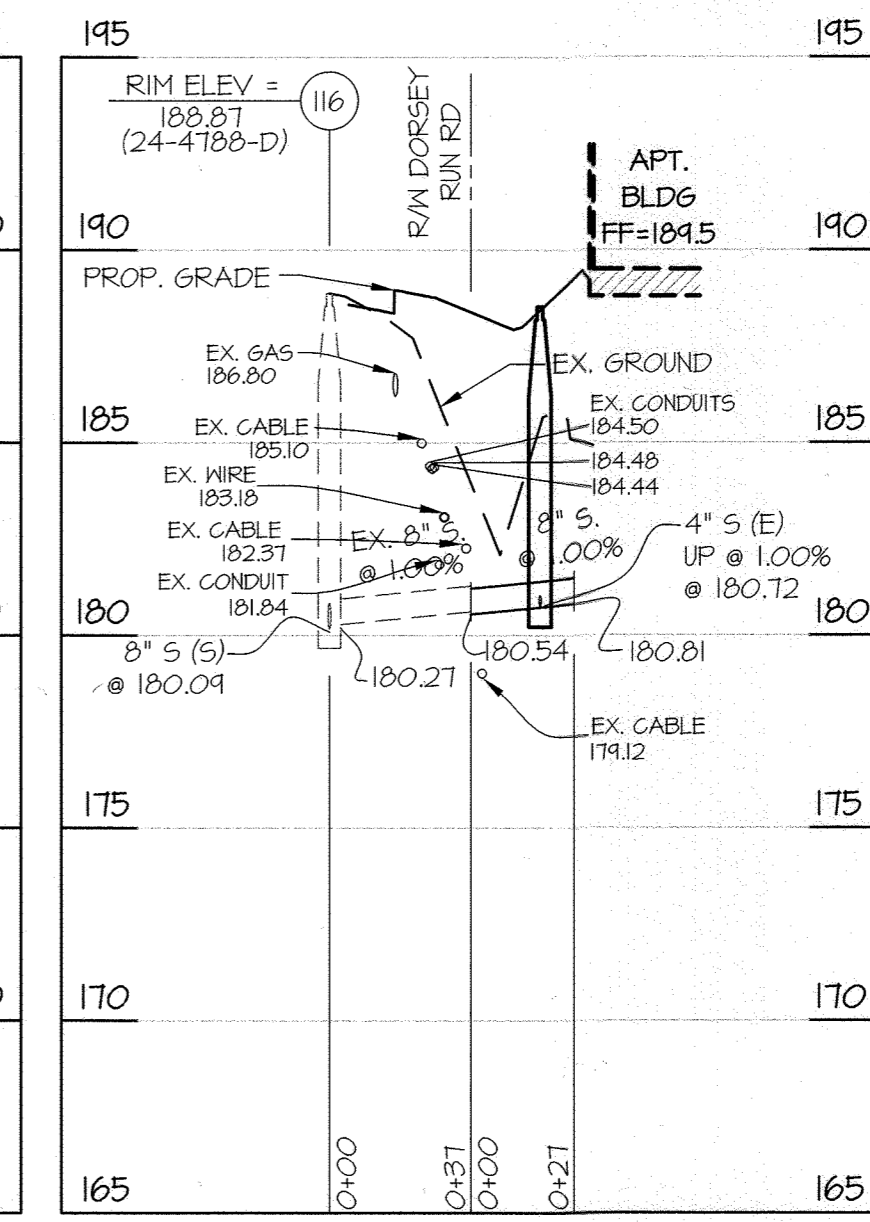
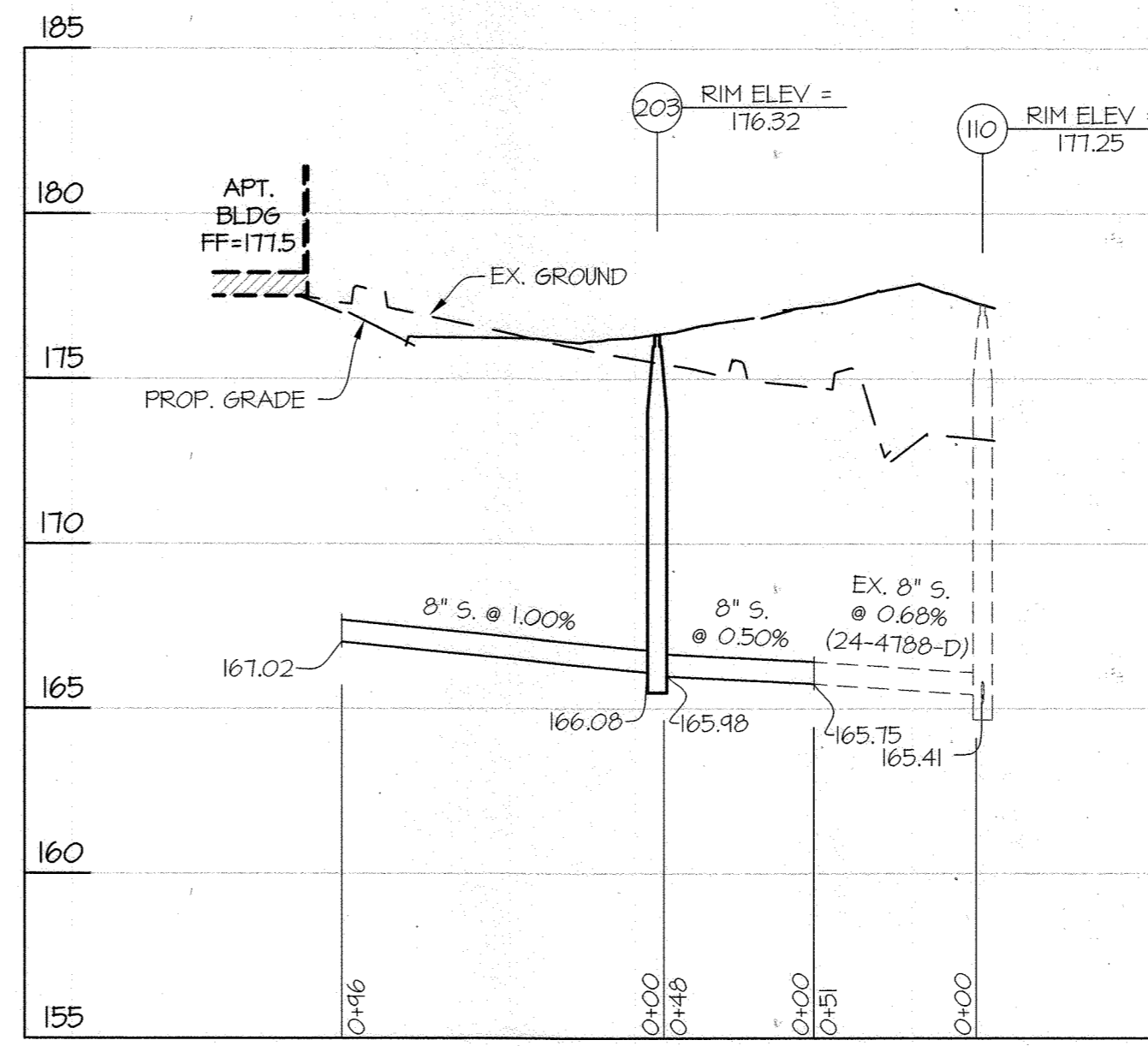
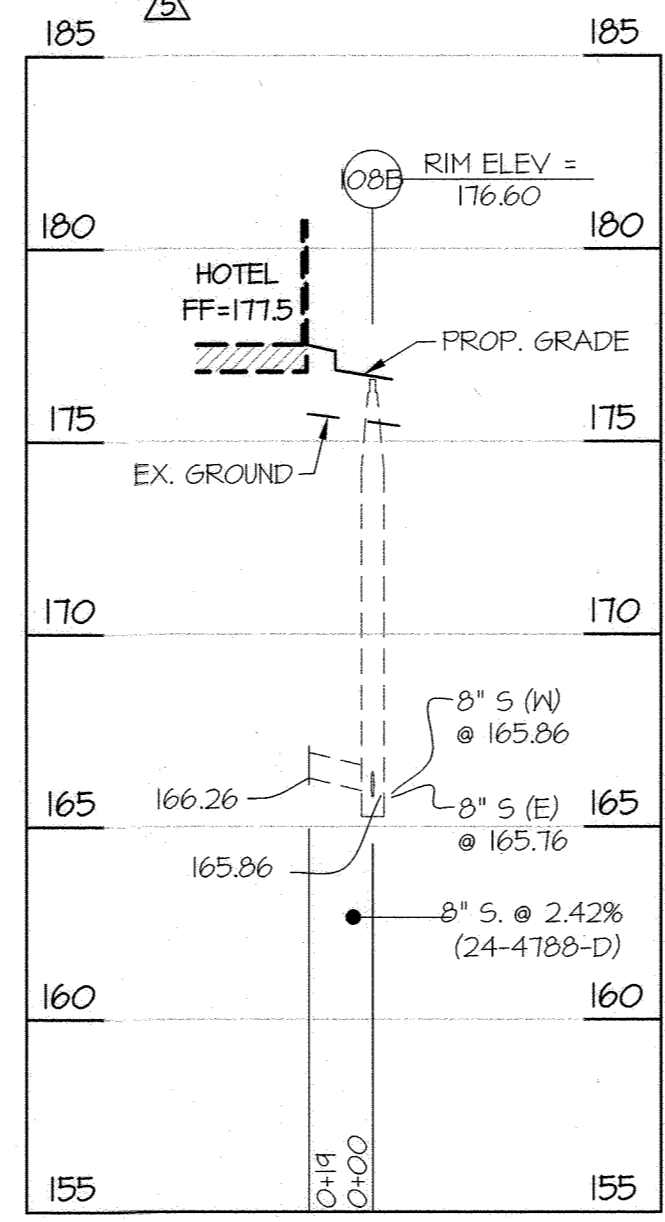
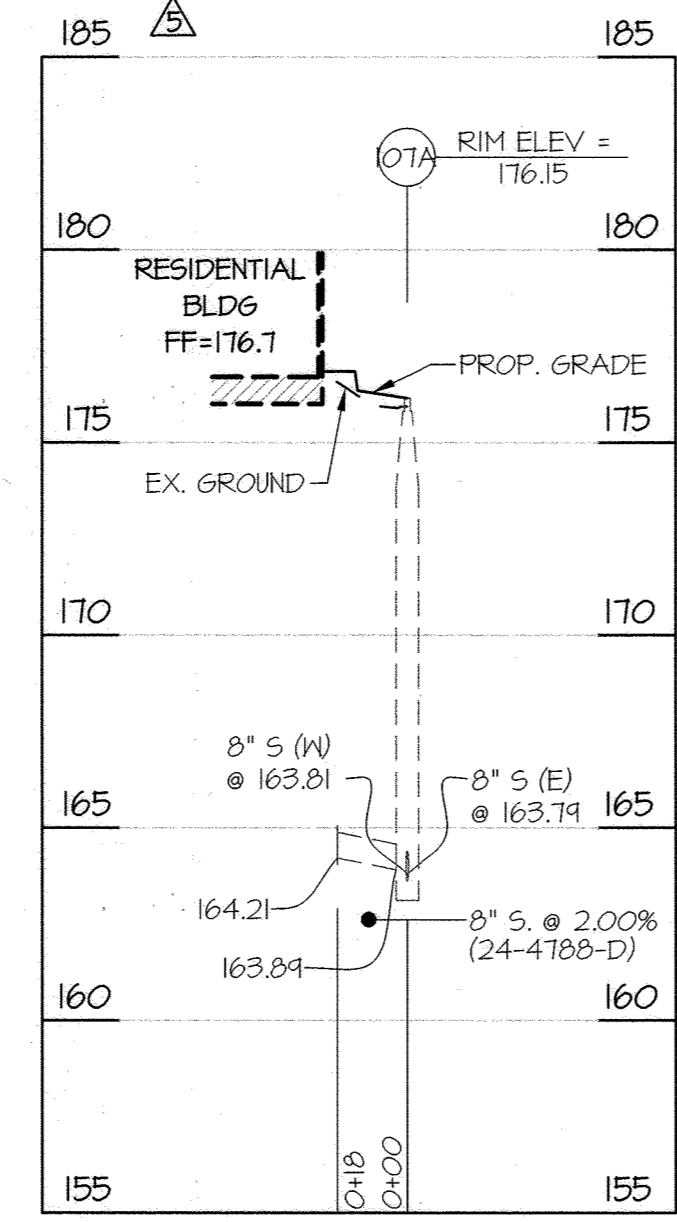
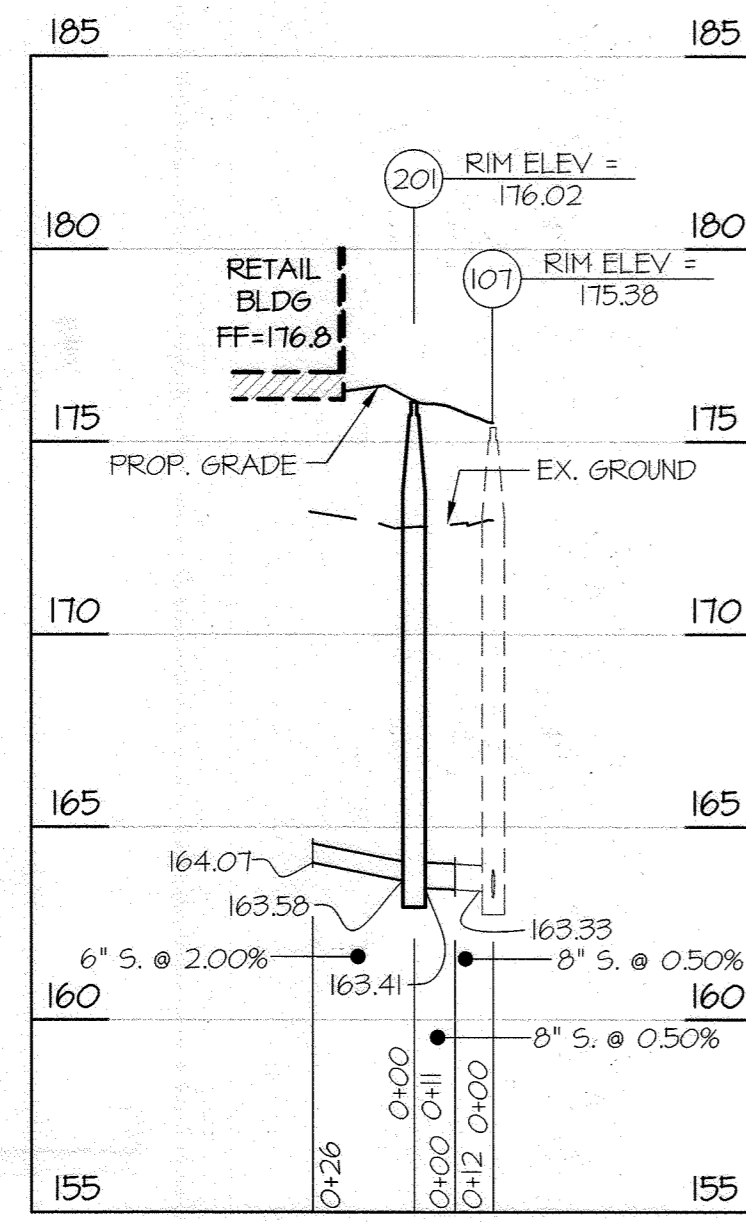
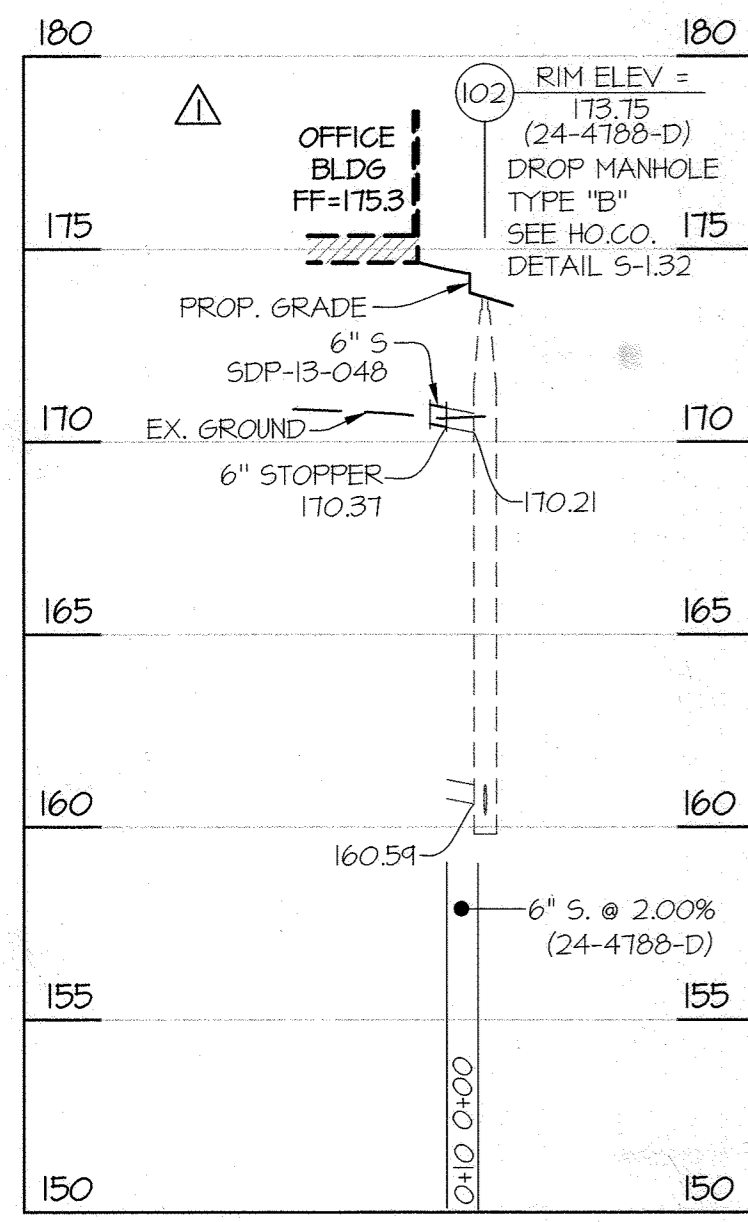
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12478
 EXPIRATION DATE: MAY 26, 2024
 10/31/22

REVISED UTILITY PLAN
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
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 71

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE REVISIONS OF PAR. C,D,E,F INTO PAR. J,K TO CONVERT BLDG ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Howard* Date: 1-11-22
 Chief, Division of Land Development: *John* Date: 1/19/23
 Chief, Development Engineering Division: *John* Date: 1/28/22

GLWGUTSCHICK 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: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
4/1/2022	RESUB PAR C,D&F TO PAR J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE.	JRC	GLW
8/2/2019	ADDED NOTE IDENTIFYING UTILITIES WITHIN PARCEL H	JRC	GLW
10/3/2016	ADDED PROFILE FOR GREASE INTERCEPTOR AT RETAIL BUILDING	LMW	GLW
10/6/2015	MODIFIED WATER & SEWER CONNECTIONS INTO RESIDENTIAL BUILDING	LMW	GLW
8/5/2015	MODIFIED WATER & SEWER CONNECTIONS INTO OFFICE BUILDING	LMW	GLW

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

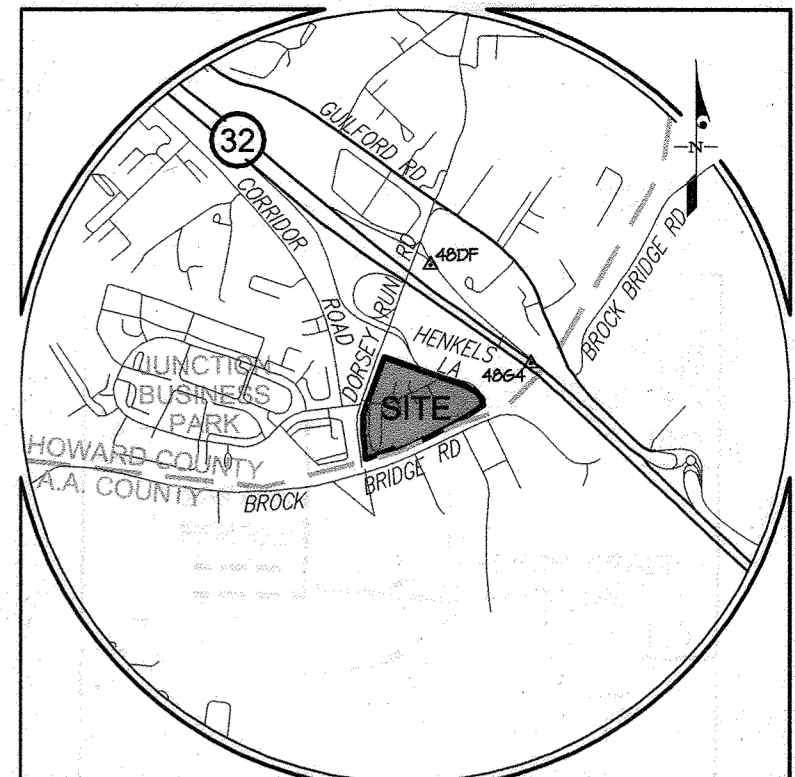
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12378
 EXPIRATION DATE: MAY 26, 2024
 10/21/22

REVISED UTILITY PROFILES
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 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 71

PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. C,D&F INTO PAR. J&K, TO CONVERT BLDGS ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

L:\CAD\DRAWINGS\1107\PLANS BY GLW\SP\1107-35-SDP-UTILITY-PROF.dwg, PLOTTED: 10/28/2022 10:11 AM, LAST SAVED: 9/19/2022 1:55 PM, PLOTTED BY: Lisa Whitten



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP PAGES 5054 GRID C-10 & 5110 GRID G1

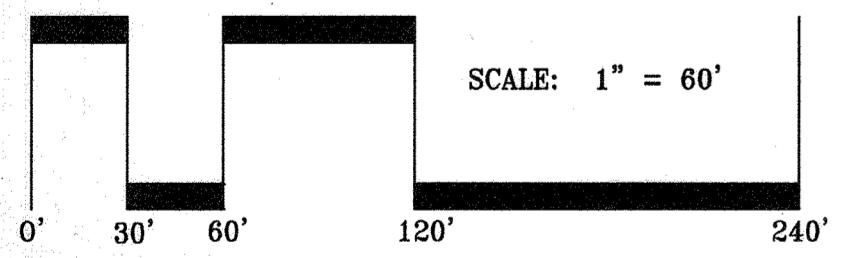
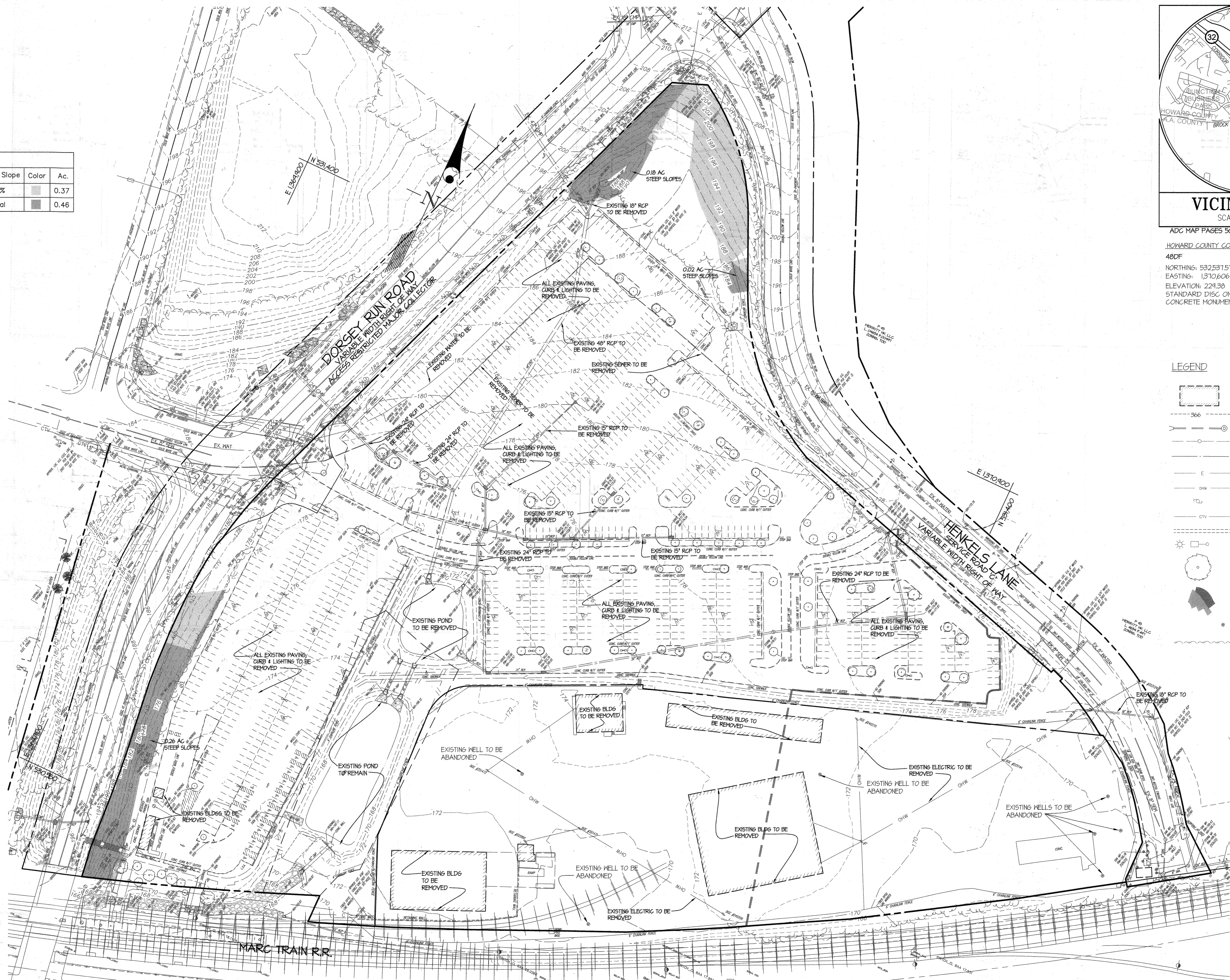
HOWARD COUNTY CONTROL STATIONS

48DF	4864
NORTHING: 53253151	NORTHING: 53151416
EASTING: 137060665	EASTING: 137165311
ELEVATION: 224.38	ELEVATION: 205.90
STANDARD DISC ON CONCRETE MONUMENT	STANDARD DISC ON CONCRETE MONUMENT

LEGEND

- EX. BUILDING
- EX. CONTOUR
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER
- EX. ELECTRIC LINE
- EX. OVERHEAD WIRE
- EX. UTILITY POLE
- EX. CABLE TV LINE
- EX. CURB & GUTTER
- EX. LIGHT FIXTURE & POLE
- EX. TREES (PER F-13-060)
- STEEP SLOPES (25% AND GREATER)
- EXISTING WELL TO BE ABANDONED
- EXISTING TREELINE

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Manshu K. Singh 2/3/14
Director Date

Victor S. ... 3/6/14
Chief, Division of Land Development Date

Chad ... 2-28-14
Chief, Development Engineering Division Date

GLWGUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4185

DES. MAJ DRN. JGJ CHK. []

DATE	REVISION	BY	APPR.

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. 12875, EXPIRATION DATE: MAY 26, 2014

[Signature]
2-10-14

EXISTING CONDITIONS PLAN

ANNAPOLIS JUNCTION TOWN CENTER

HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)

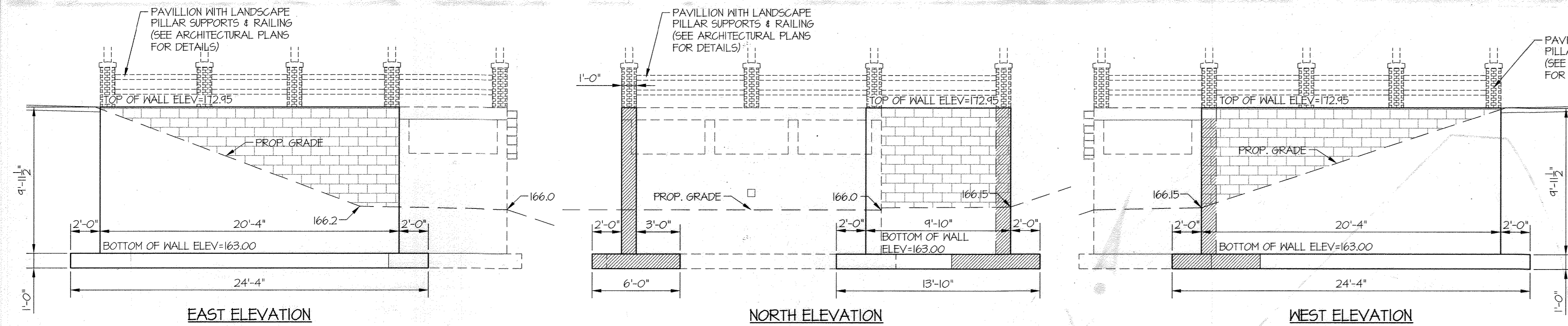
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE

PARCELS A,B,E,G,H,J,K

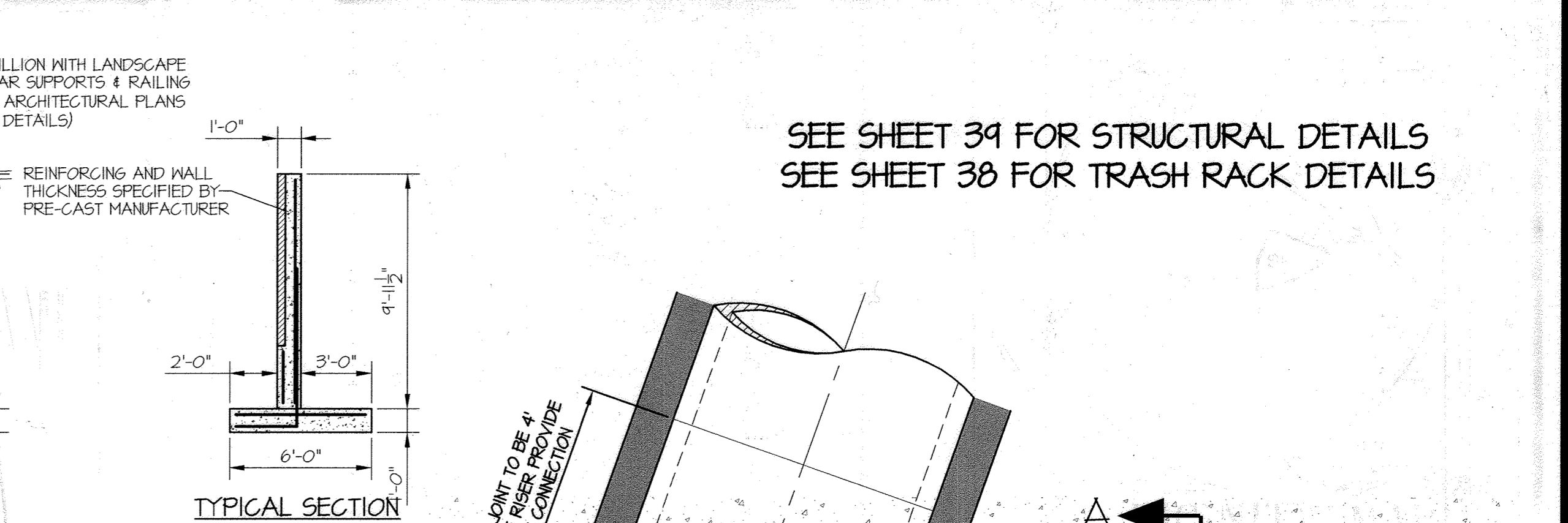
PLAT No. 22077-1121

ELECTION DISTRICT No. 6 GUILFORD HOWARD COUNTY, MARYLAND

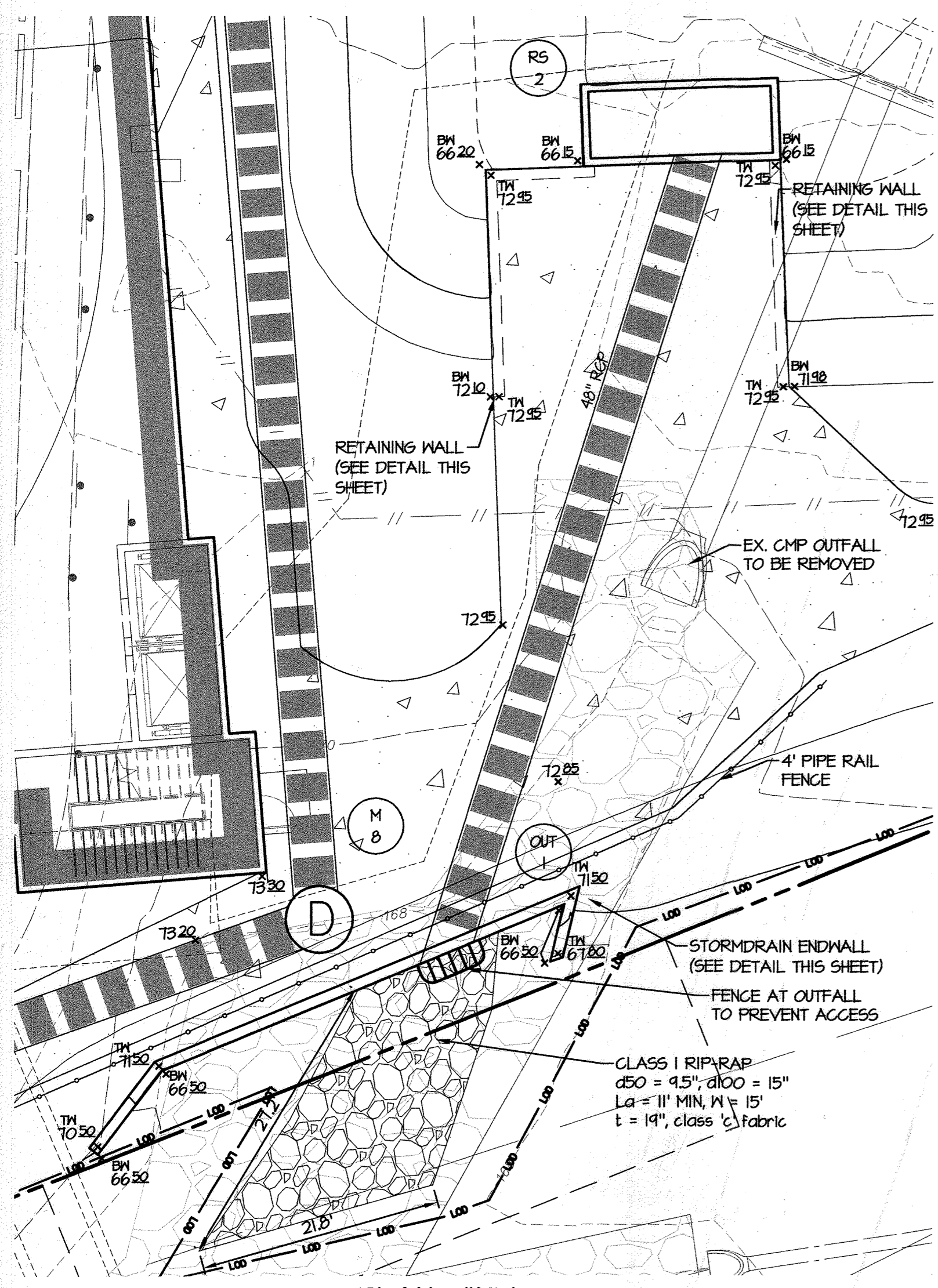
SCALE 1"=60'	ZONING T.O.D.	G. L. W. FILE No. 11107
DATE MAY, 2013	TAX MAP - GRID 48-20	SHEET 36 OF 71



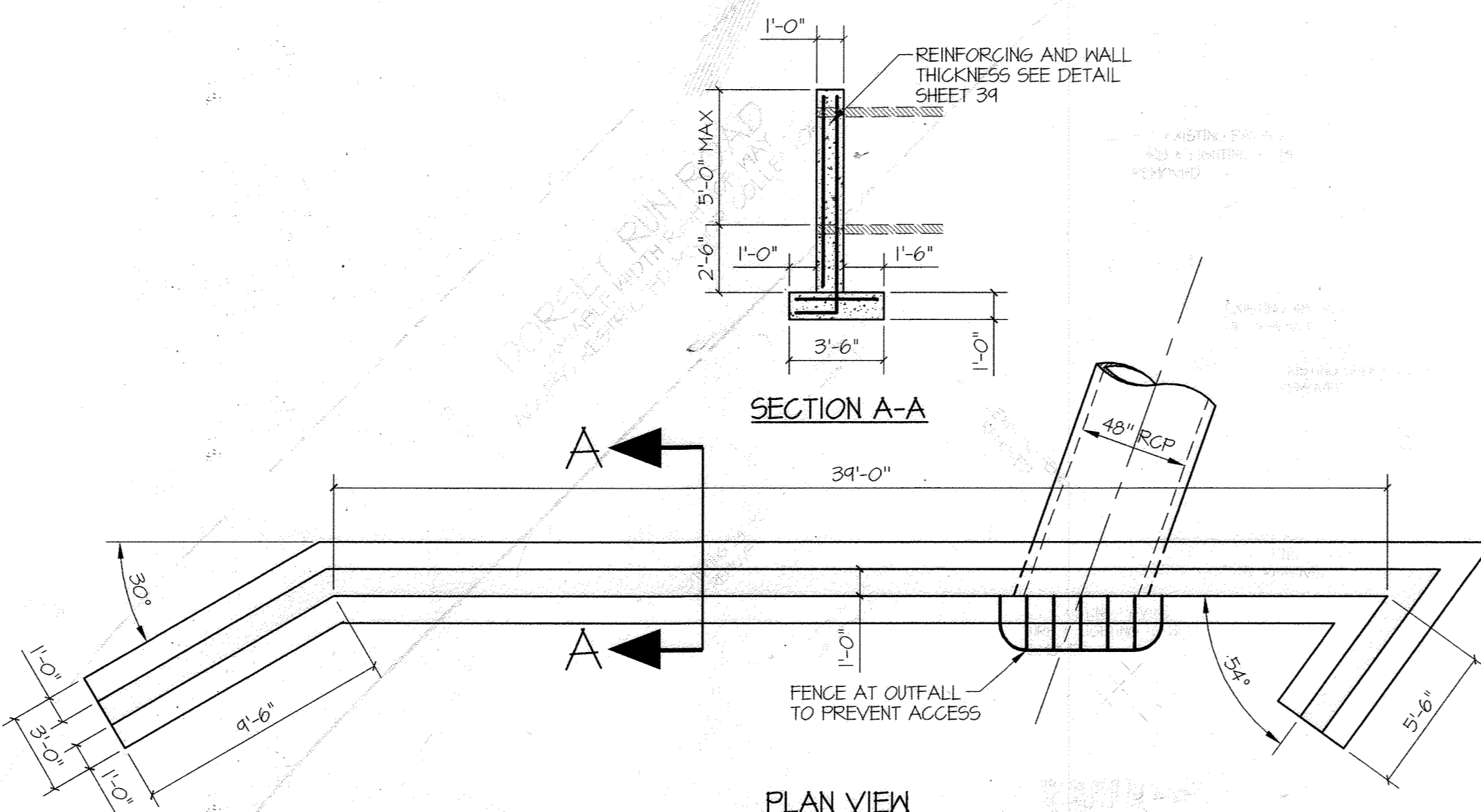
RETAINING WALL DETAILS
SCALE: 1" = 5'



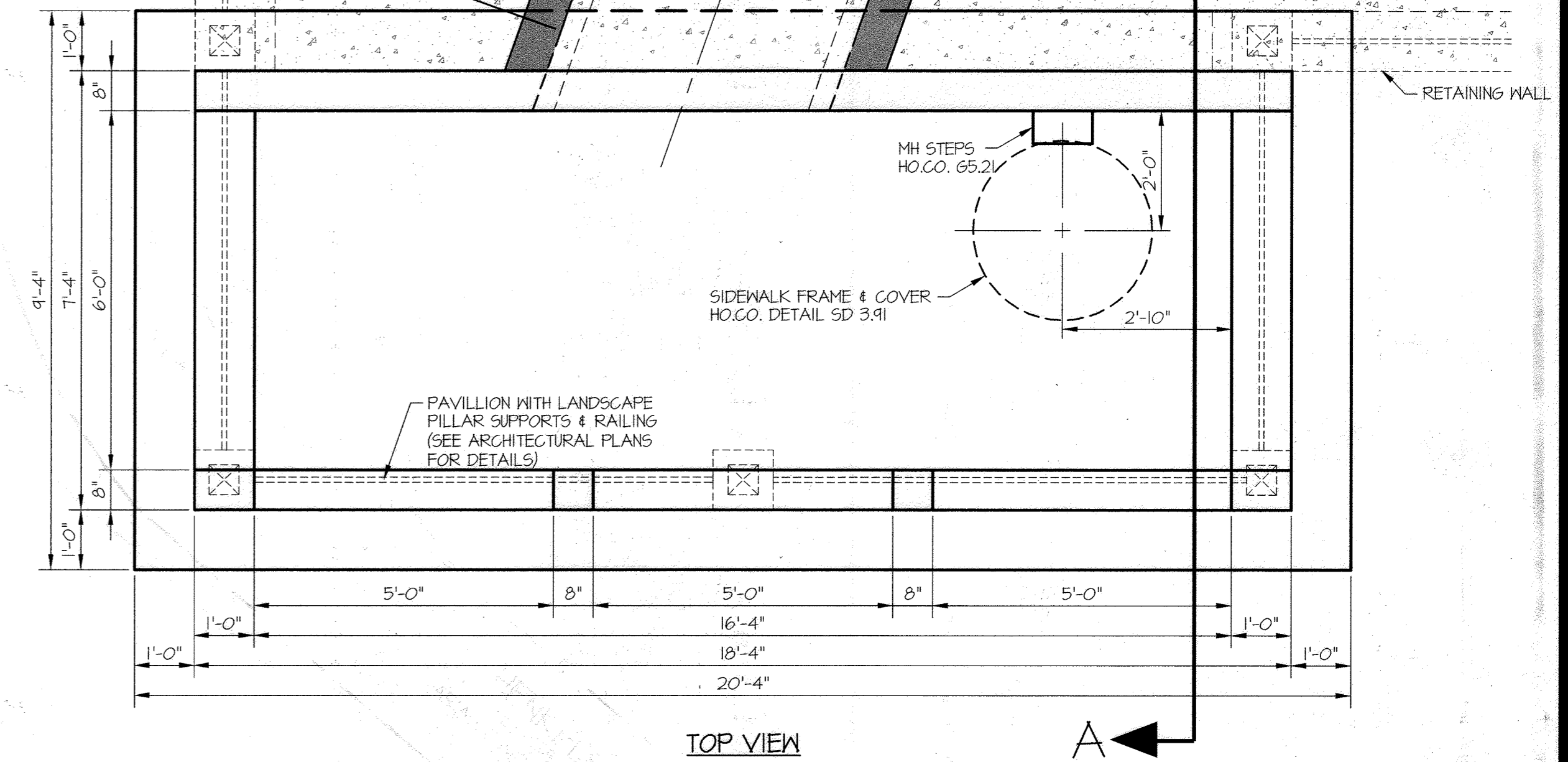
SEE SHEET 39 FOR STRUCTURAL DETAILS
SEE SHEET 38 FOR TRASH RACK DETAILS



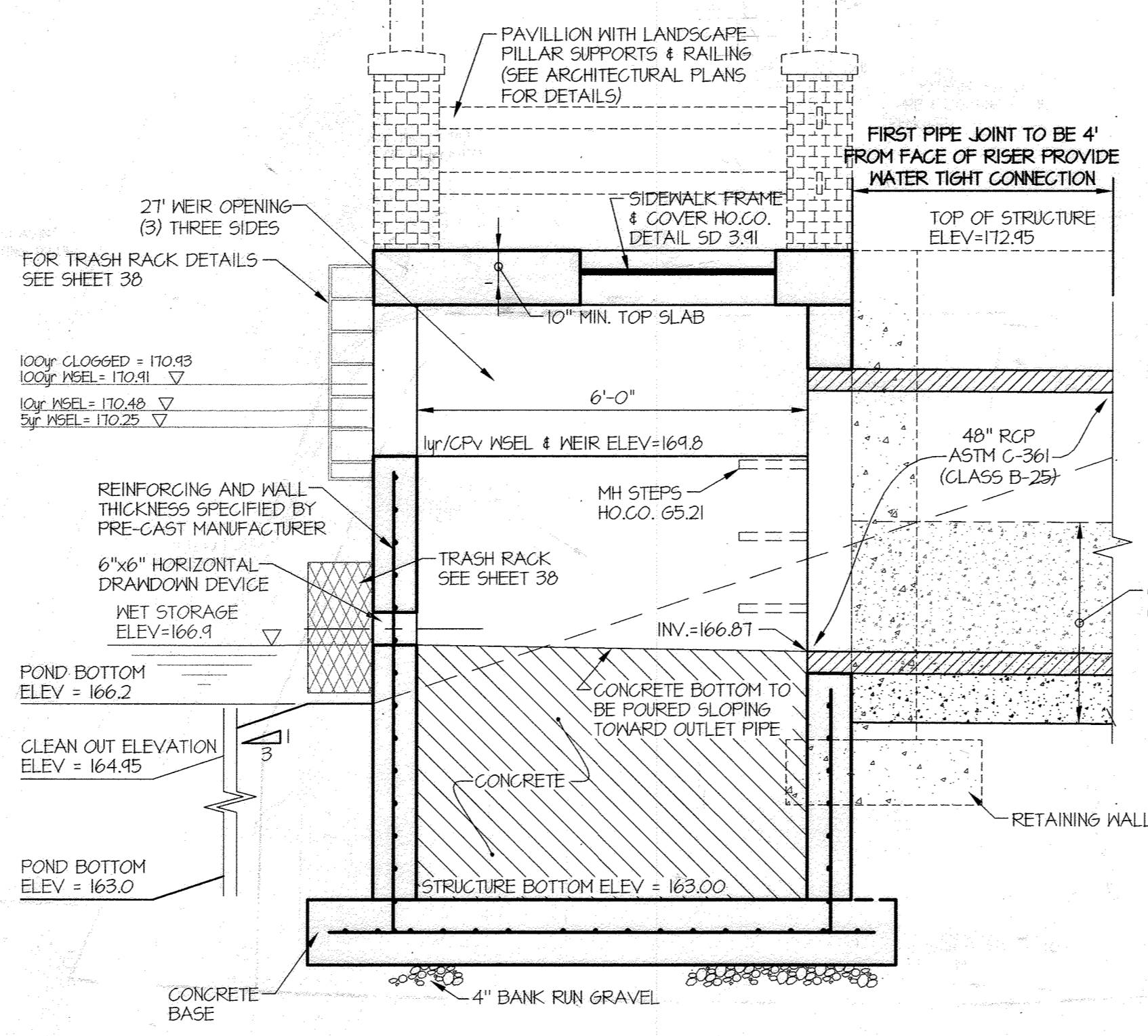
PLAN VIEW
SCALE: 1" = 10'



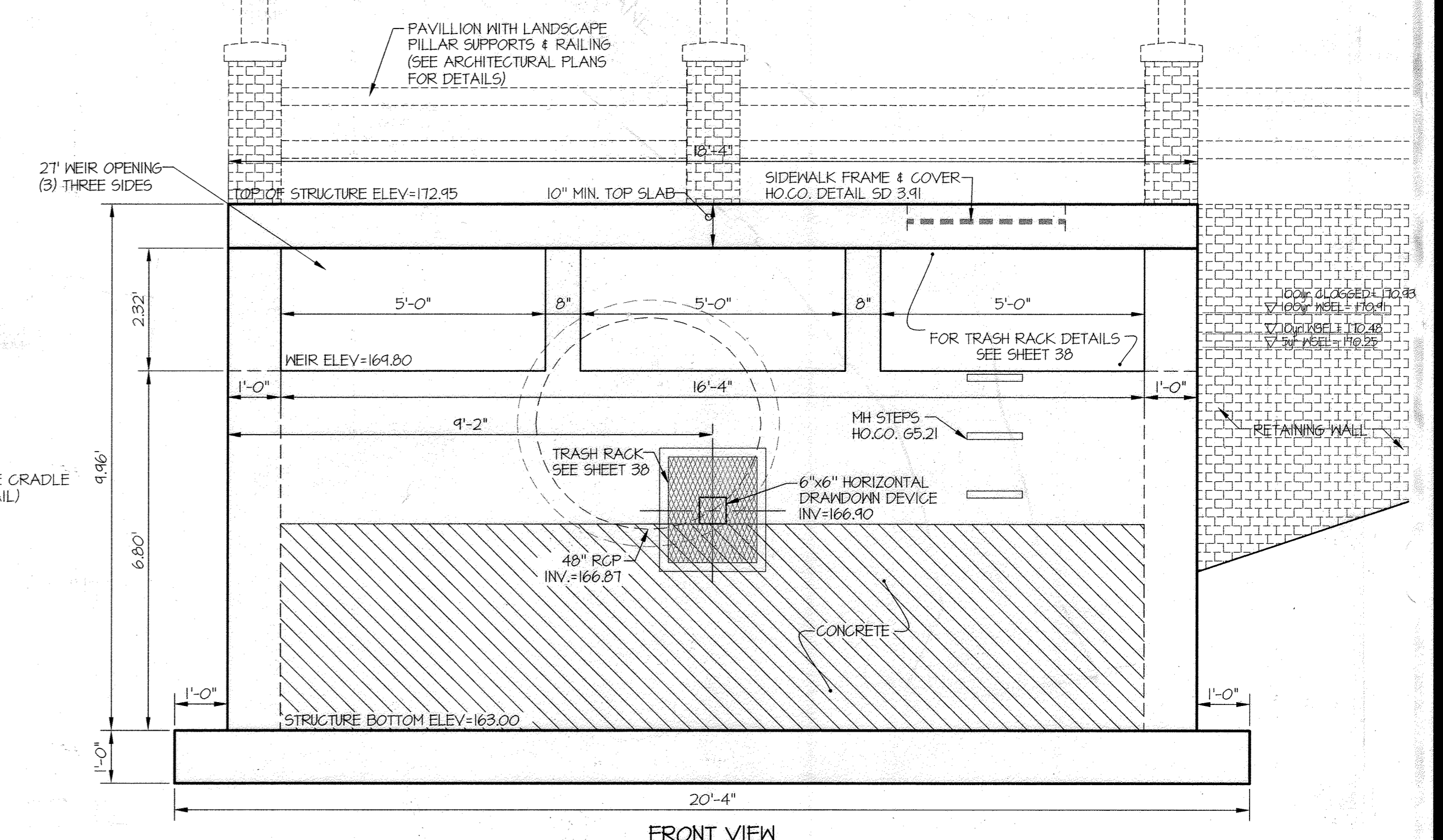
STORMDRAIN ENDWALL DETAILS
SCALE: 1" = 5'



TOP VIEW

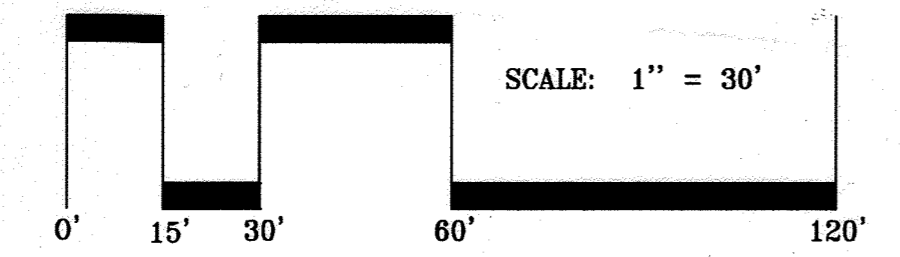


SECTION A-A



STORMDRAIN RISER STRUCTURE DETAILS
SCALE: 1" = 2'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark McLaughlin* Date: 3/2/14
 Chief, Division of Land Development: *Christy Edwards* Date: 2-28-14
 Chief, Development Engineering Division: *AW* 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 20886
 TEL: 301-421-4024 BALT. 410-380-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

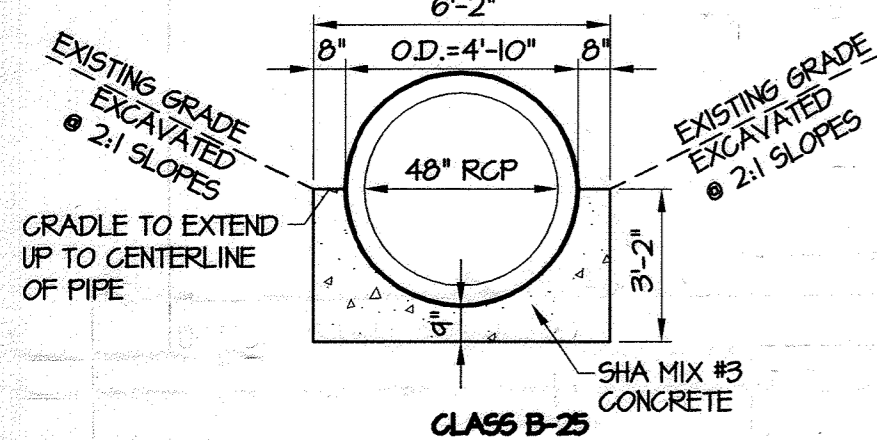


STORMWATER MANAGEMENT POND RISER DETAILS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, C, H, J, K
 PLAT No. 22-007-22121
 ELECTION DISTRICT No. 6 GUILFORD
 HOWARD COUNTY, MARYLAND

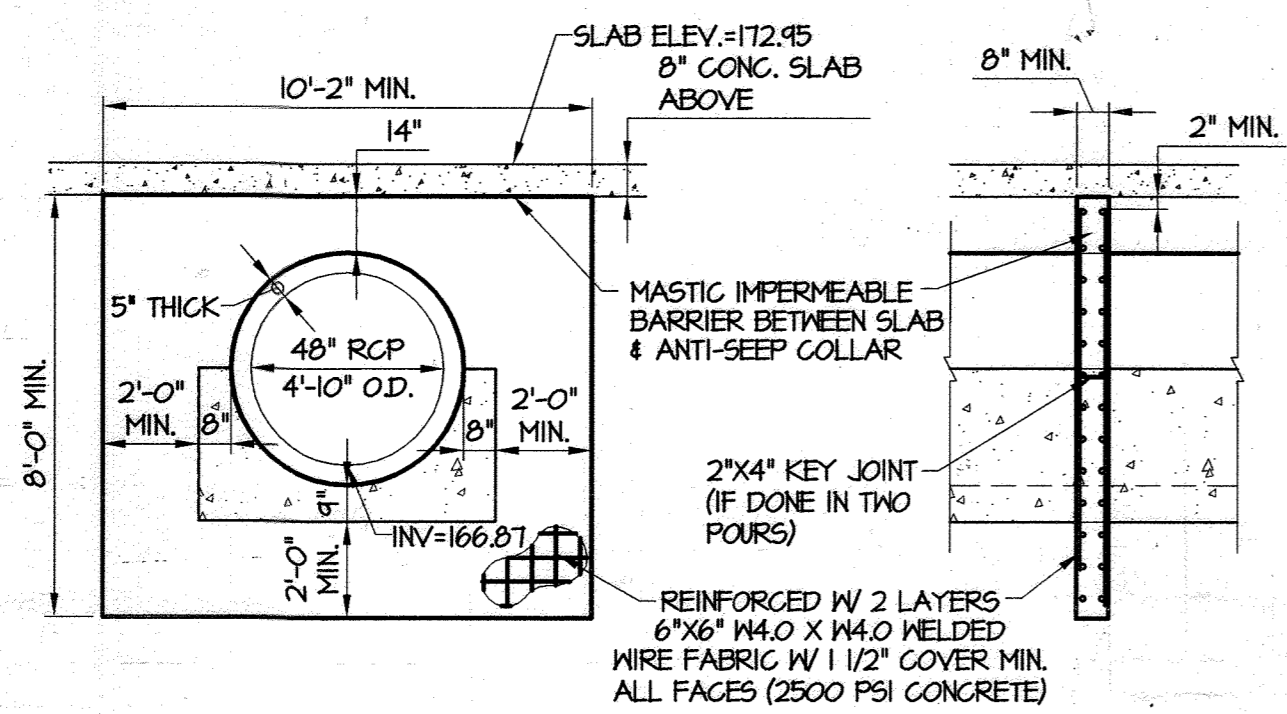
SCALE	ZONING	G. L. W. FILE No.
1" = 30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	37 OF 71

NOTES FOR CONCRETE CRADLE & ANTI-SLEEP COLLAR

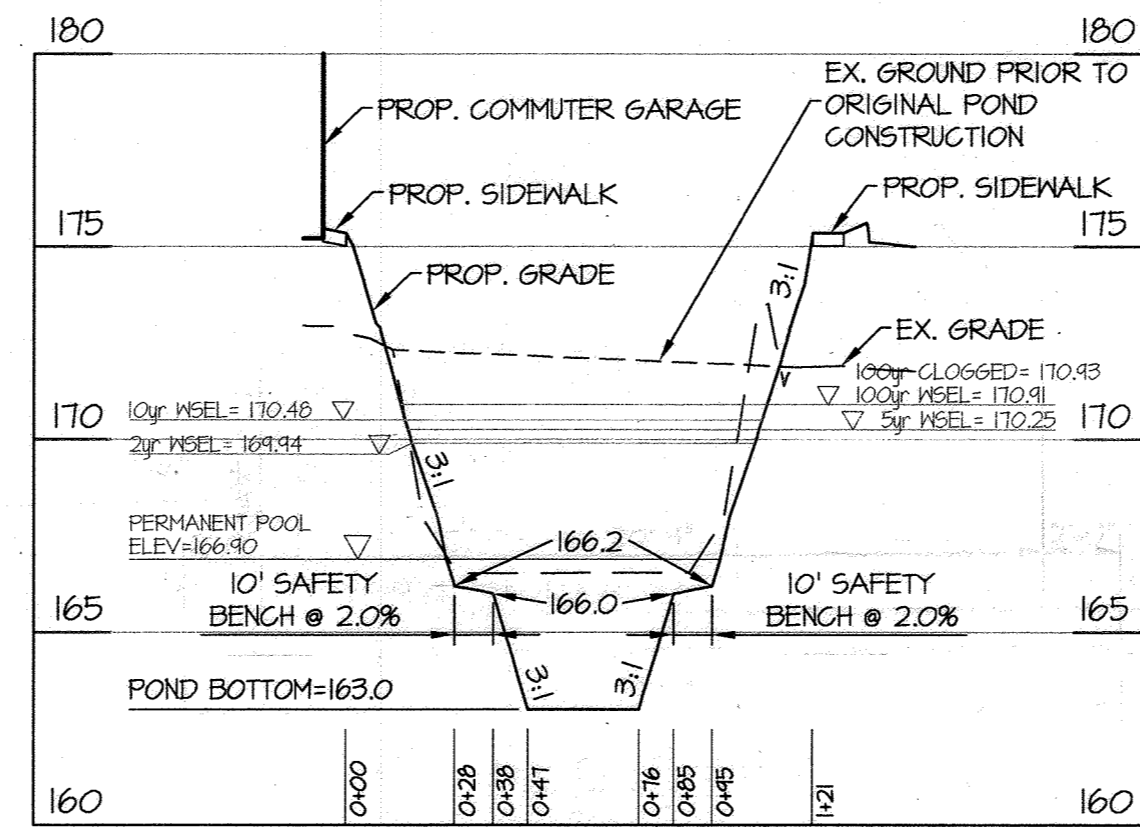
- FOUR COLLAR WITH PIPE IN PLACE
- BACKFILL AND COMPACT EVENLY ON BOTH SIDES. (SEE CORE TRENCH SPECS.)
- MIN. COMPRESSIVE STRENGTH OF CONC. TO BE 2500 PSI.
- REBAR TO BE ASTM A615 GRADE 60.
- 2"x4" KEY WAY IF POURED IN TWO POURS. (SEE LOCATION)
- IF COLLAR IS POURED IN TWO POURS, POUR BOTTOM HALF WITH CONCRETE CRADLE



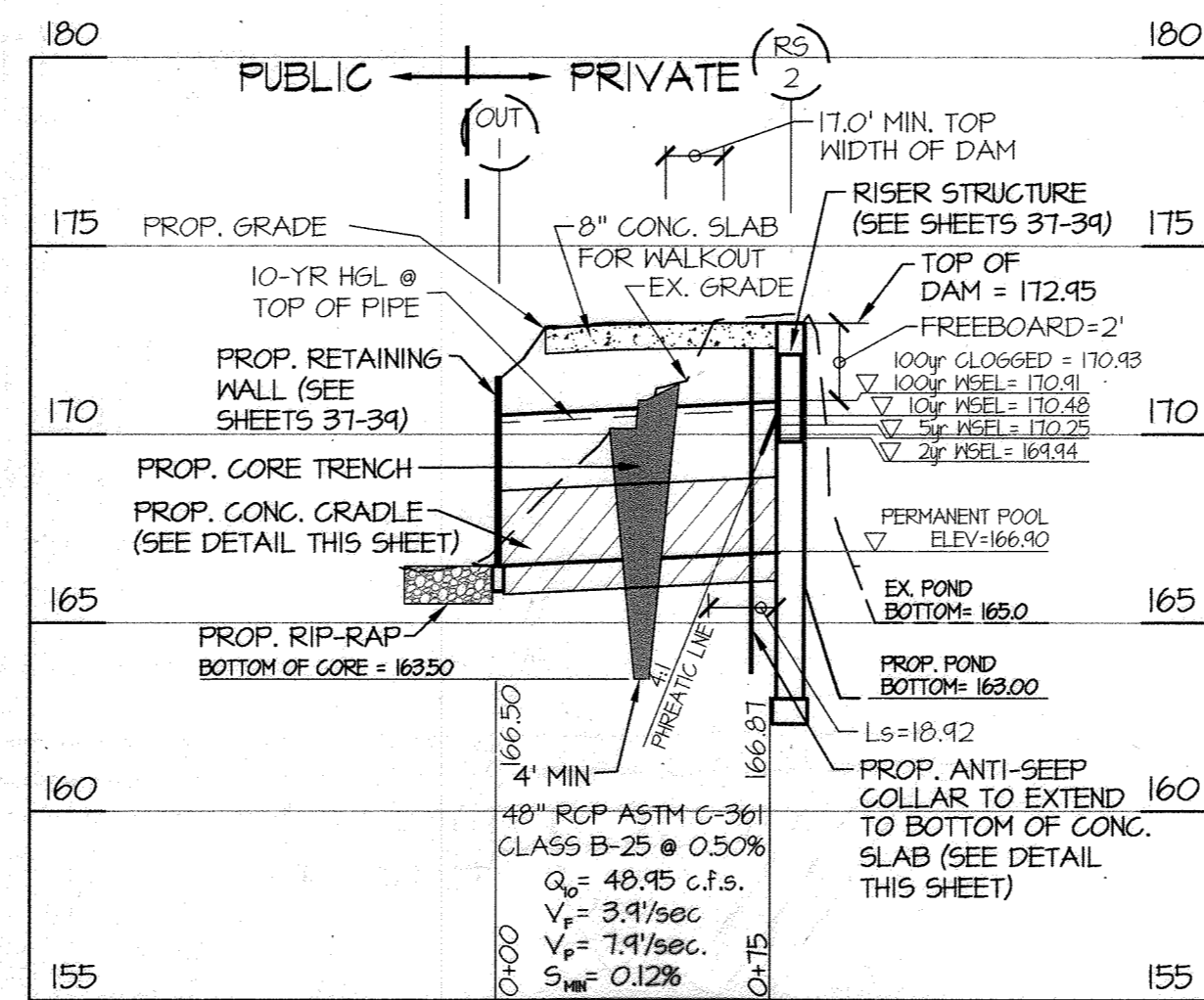
TYPE A2 CONCRETE CRADLE SCALE: 1" = 4'



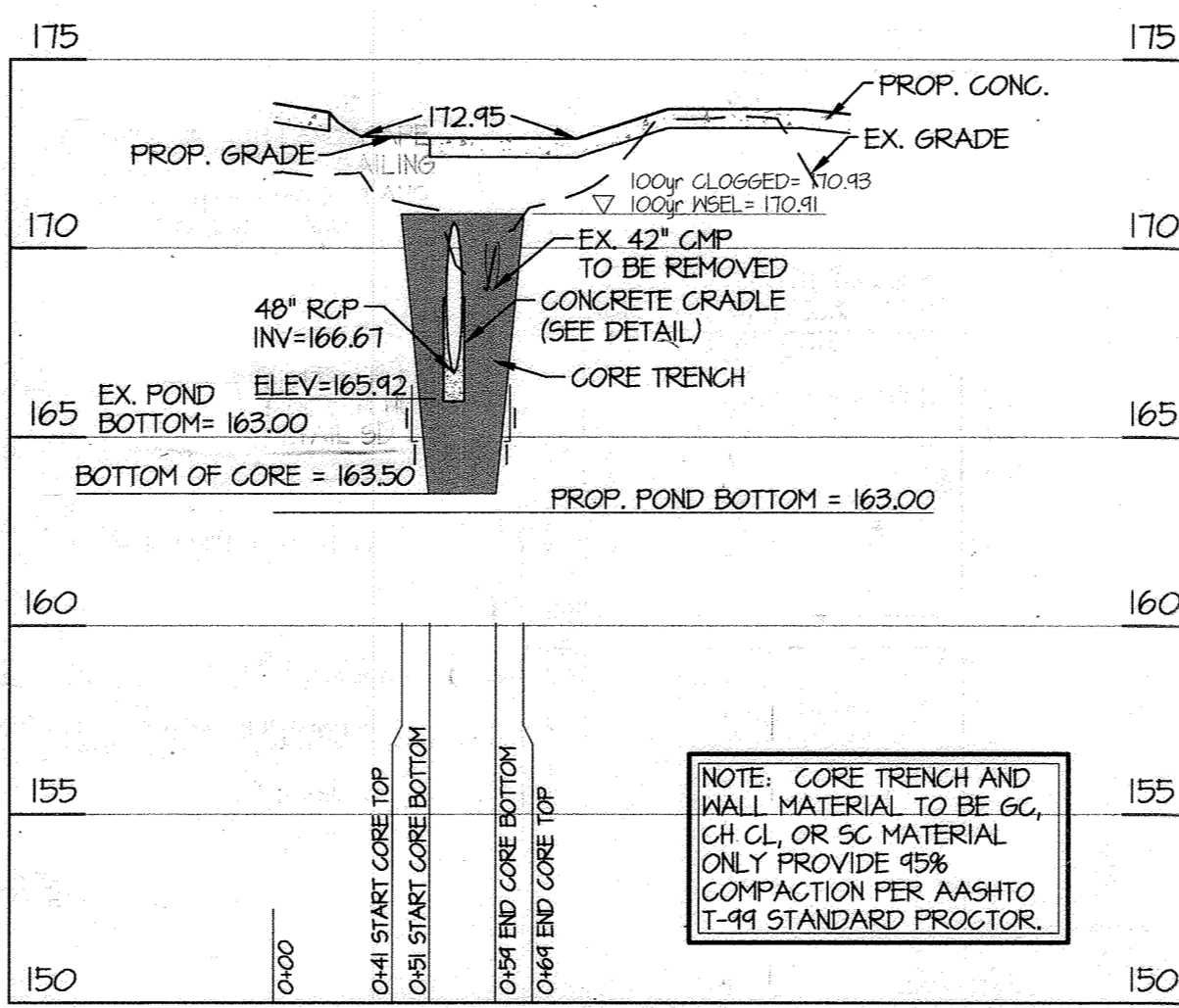
ANTI-SLEEP COLLAR DETAIL SCALE: 1" = 4'



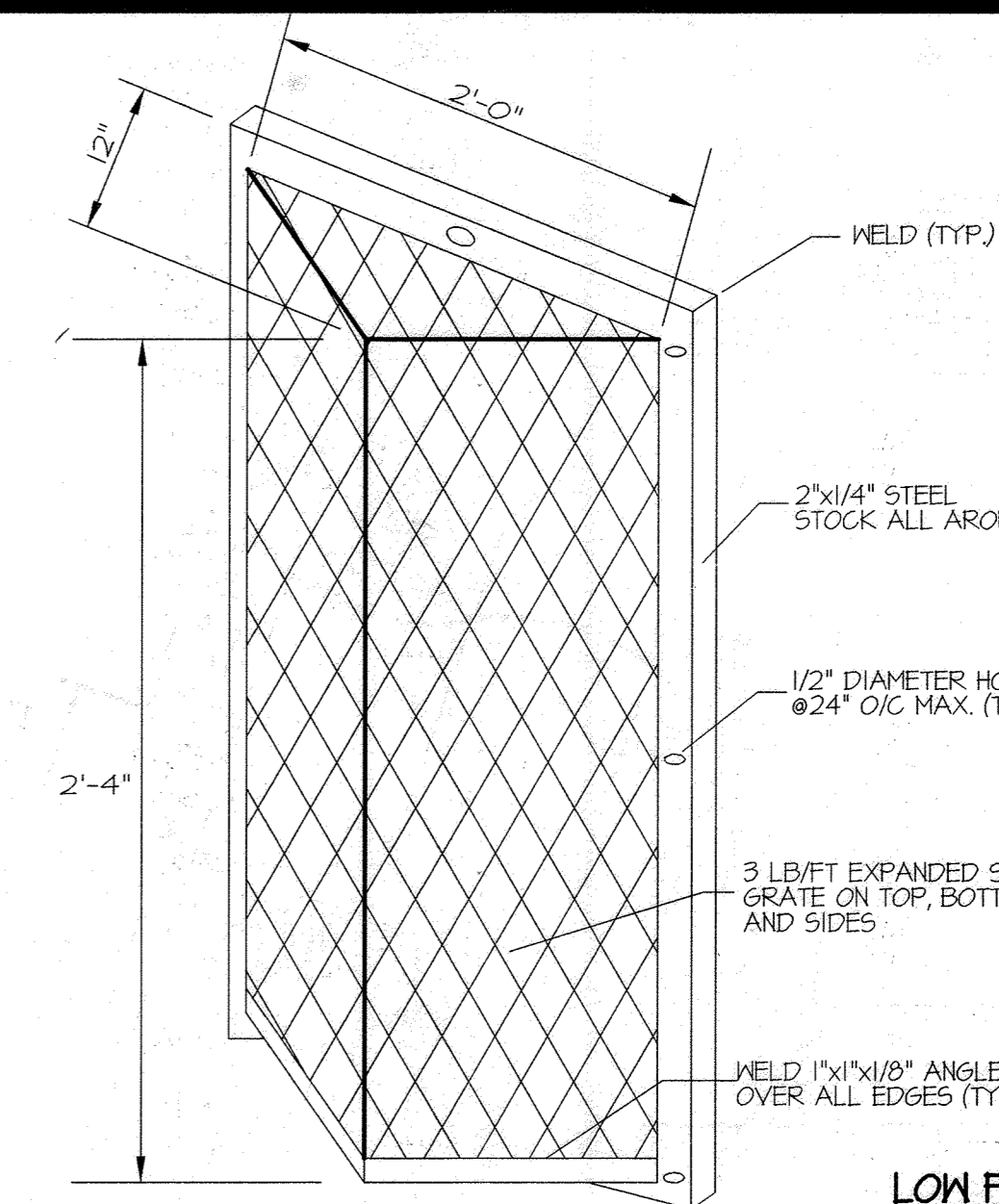
TYPICAL POND SECTION A-A SCALE: HOR. 1" = 50' VER. 1" = 5'



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

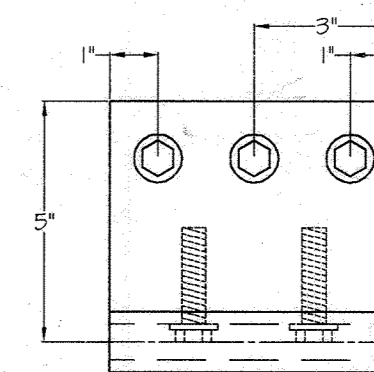


PROFILE ALONG CENTERLINE OF EMBANKMENT SCALE: HOR. 1" = 50' VER. 1" = 5'

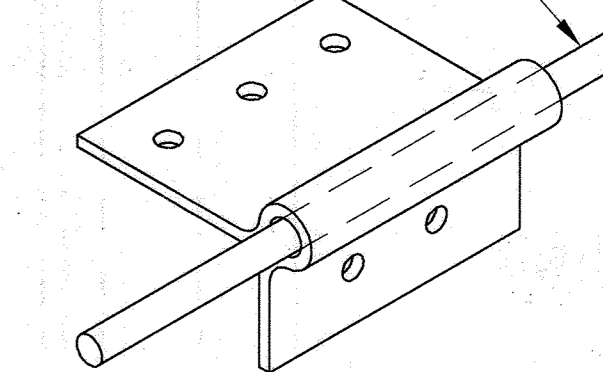


- NOTES FOR TRASH RACK**
- TRASH RACK TO BE CENTERED OVER OPENINGS.
 - STEEL TO CONFORM TO ASTM A-36.
 - ALL SURFACES TO BE COATED WITH ZRC GOLD GALVANIZING COMPOUND AFTER WELDING.
 - TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.
 - BOTTOM OF TRASH RACK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

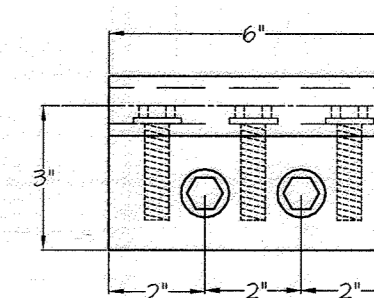
LOW FLOW TRASH RACK DETAIL



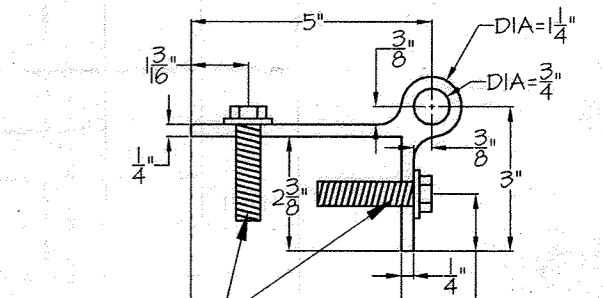
TOP VIEW



ISOMETRIC VIEW



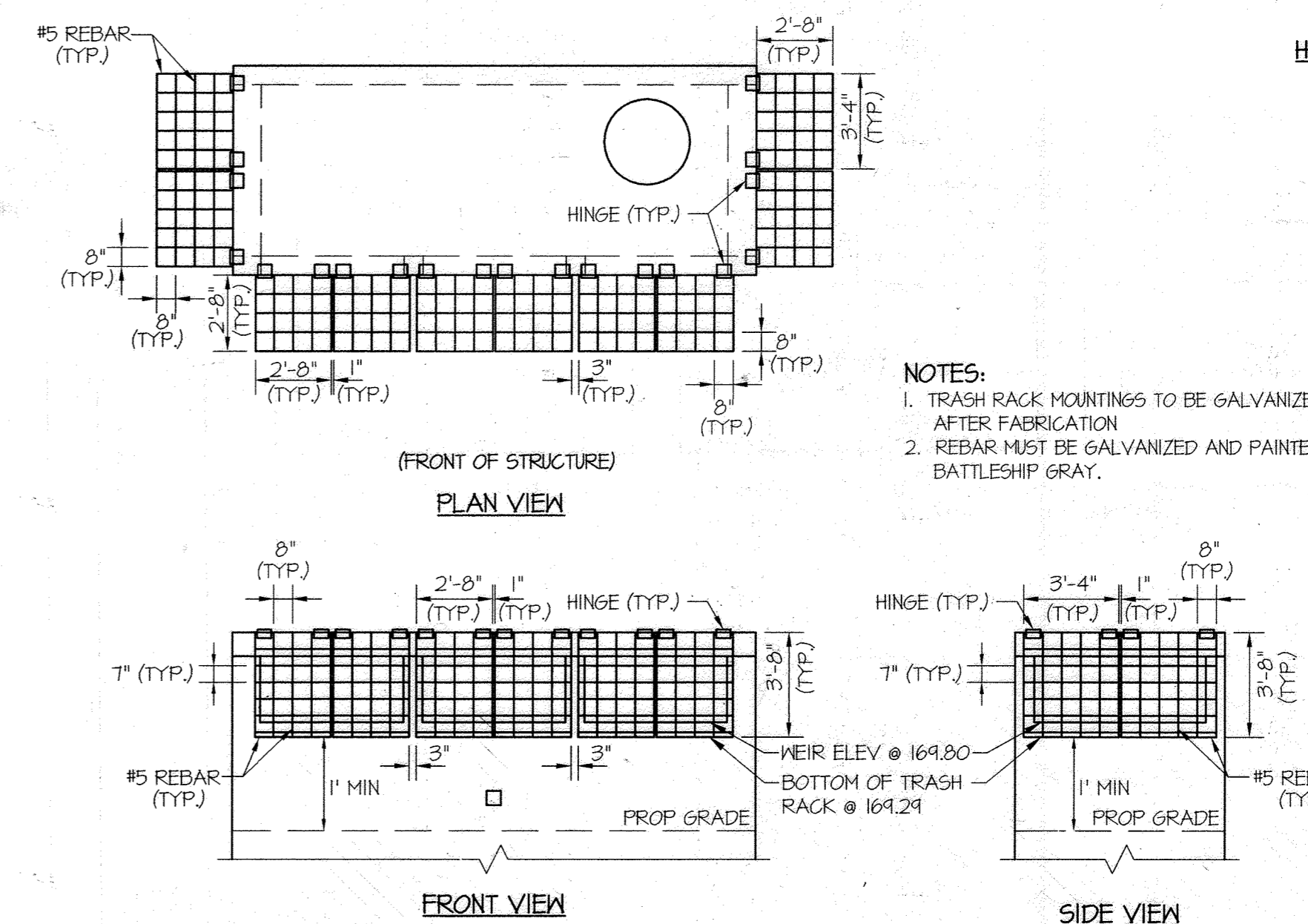
FRONT VIEW



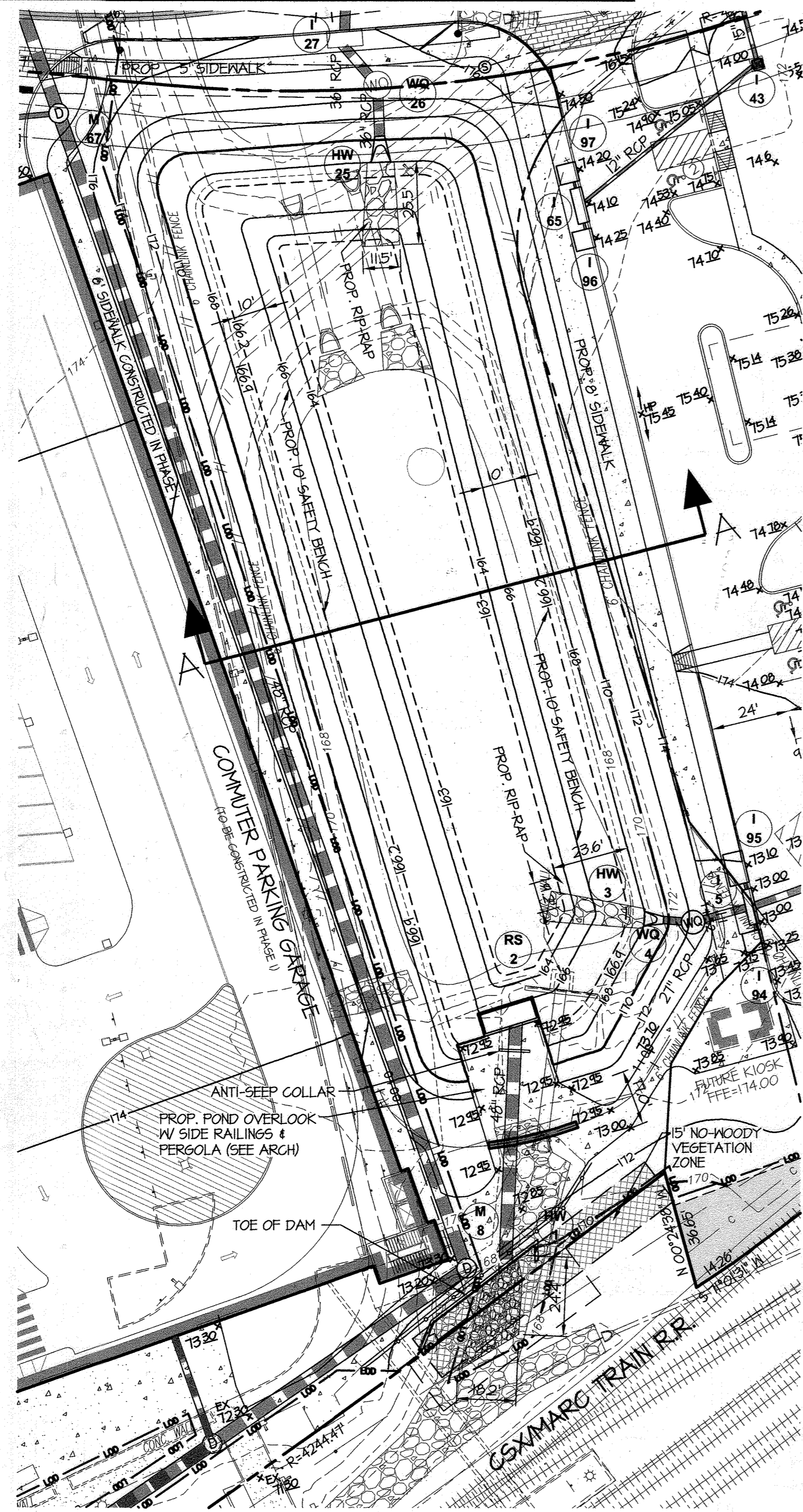
SIDE VIEW

NOTE: TRASH RACK MOUNTINGS TO BE GALVANIZED AFTER FABRICATION.

HINGE DETAIL NOT TO SCALE



RISER TRASH RACK DETAILS SCALE: 1" = 5'



PLAN SCALE: 1" = 30'

NOTE: EX. POND TO BE MODIFIED AS SHOWN. ORIGINAL POND CONSTRUCTED IN 1944 UNDER MARYLAND DEPT. OF TRANSPORTATION, MASS TRANSIT ADMINISTRATION CONTRACT NO. MTA 4344-110

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

Neil A. Greenberg 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."

Neil A. Greenberg 02/19/2014
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."

Chris A. Greenberg 2-10-14
ENGINEER'S SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Frankie McLaughlin 2/17/14
Director Date
Neil A. Greenberg 2/07/14
Chief, Division of Land Development Date
Chad Elwood 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 20886
TEL: 301-421-4024 BALT: 410-386-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

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

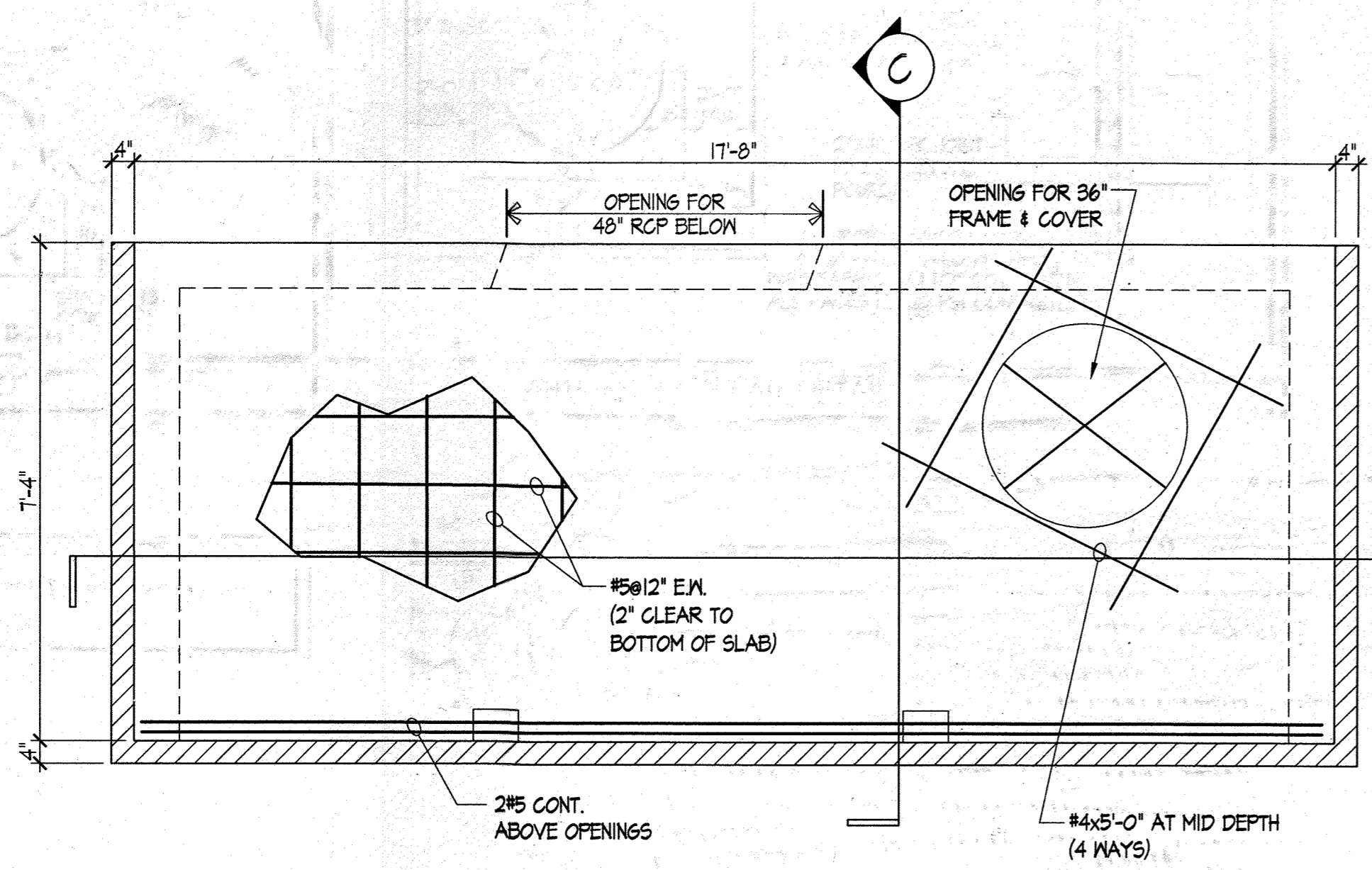
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12875
EXPIRATION DATE: MAY 26, 2014



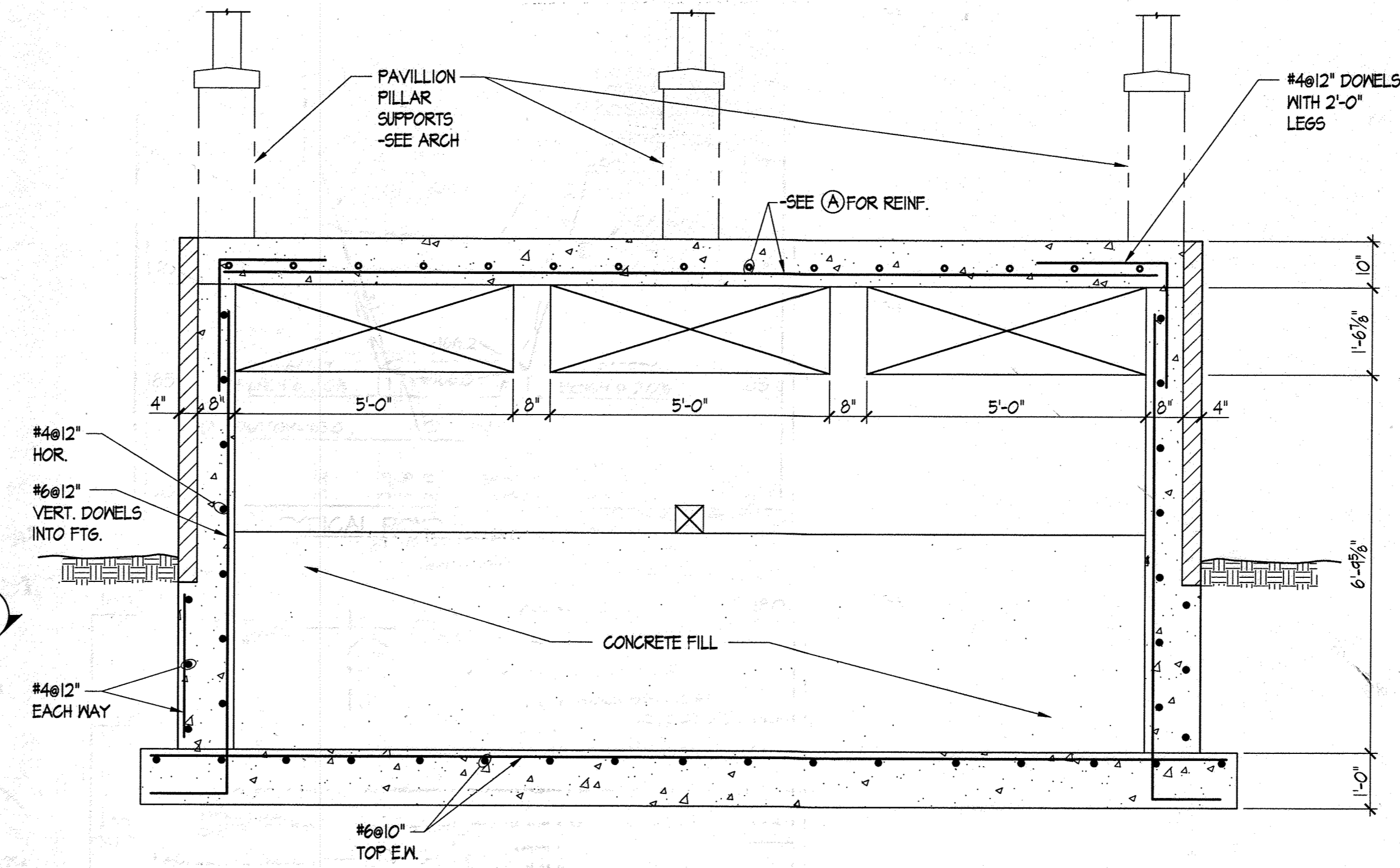
STORMWATER MANAGEMENT POND PLAN & PROFILES
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22077-22701

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	38 OF 71

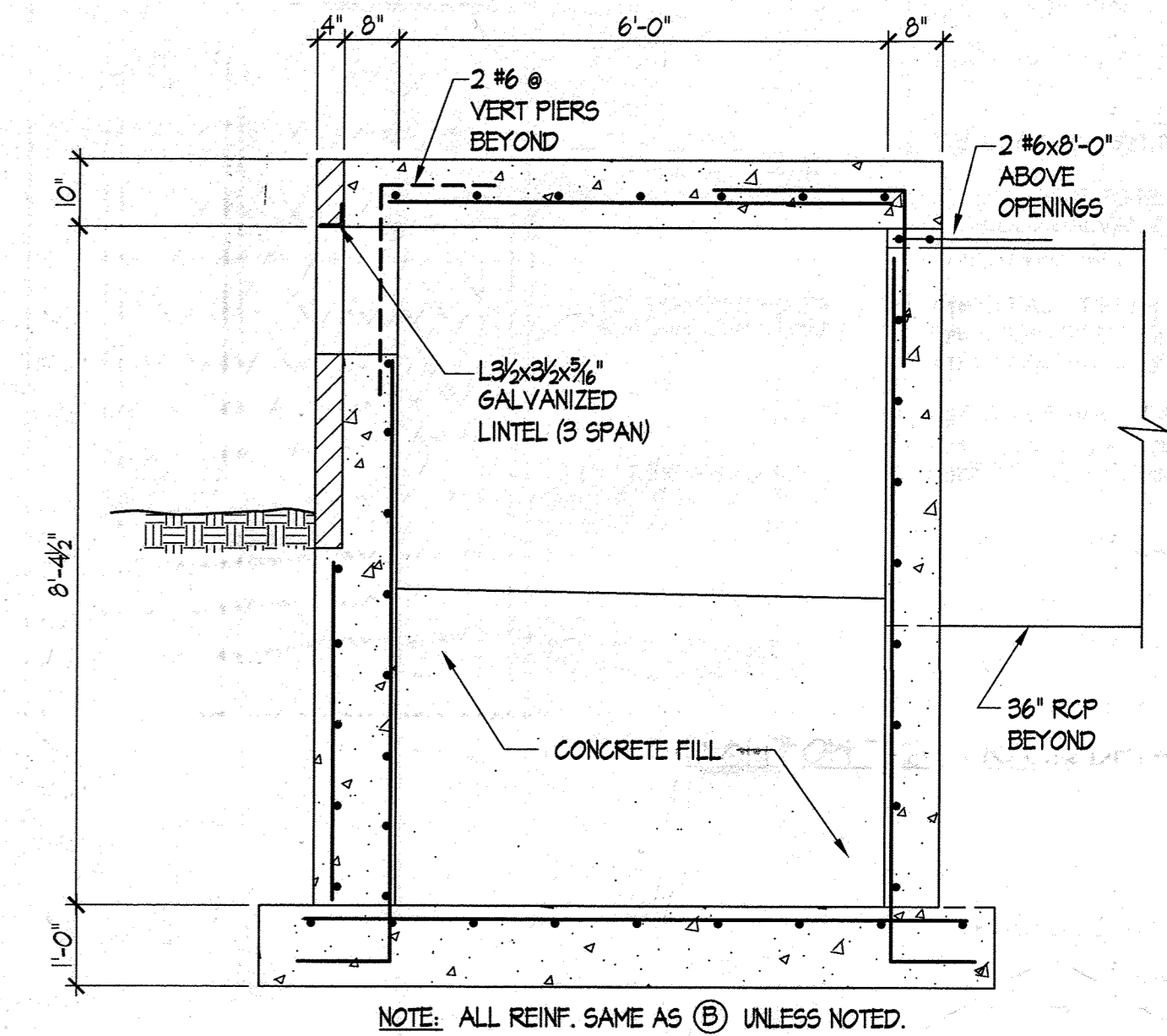
L:\CAD\DRAWINGS\1107\PLANS BY G.L.W.\1107-38-SWP-SMA-RSFR-DTALS.dwg PLOTTED: 2/25/2014 10:12 AM EAST SAVER 2/5/2014 10:05 AM PLOTTED BY: Mark Johnson



A TOP SLAB
SCALE: 1/2"=1'-0"

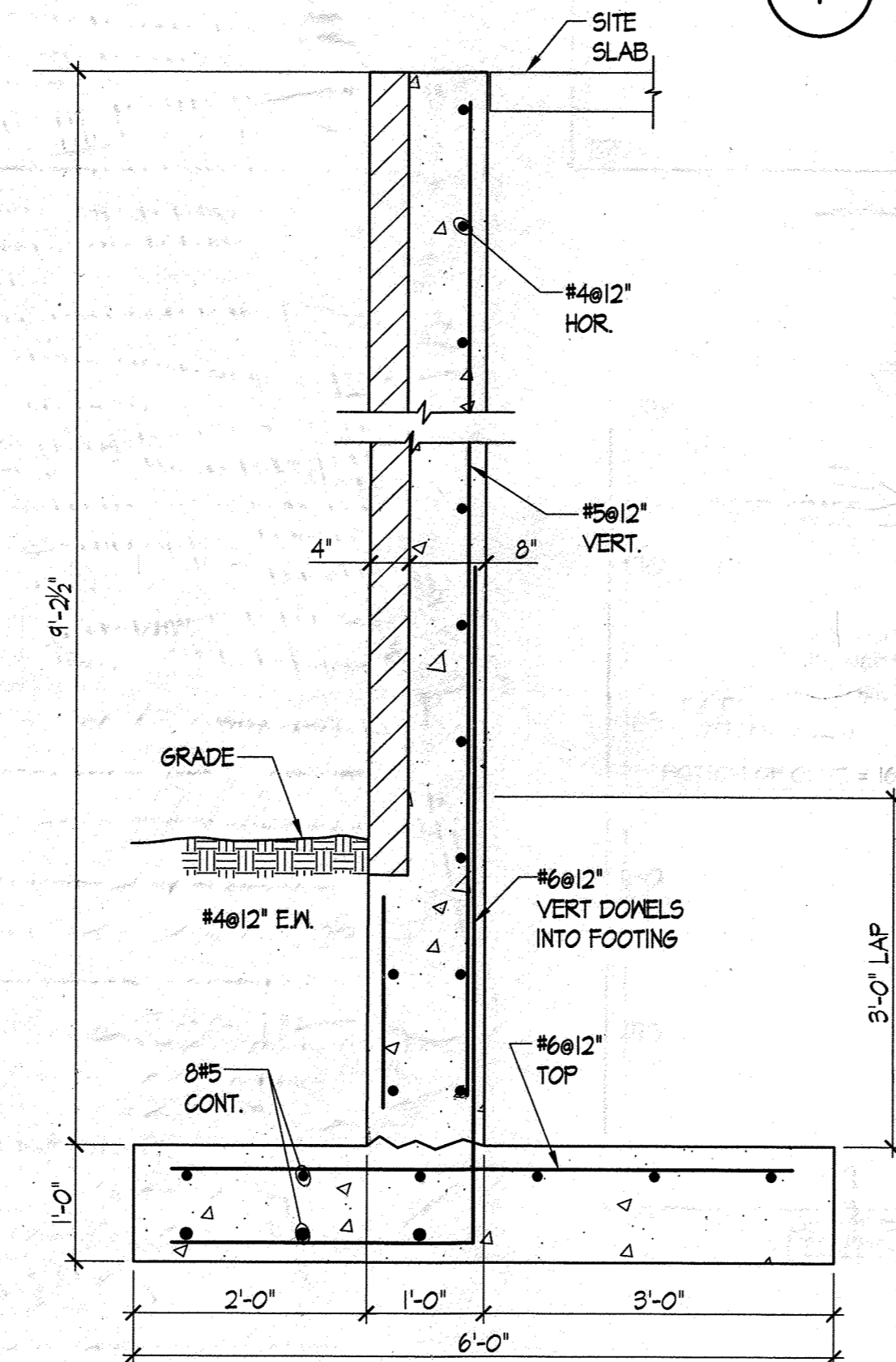


B FRONT SECTION
SCALE: 1/2"=1'-0"

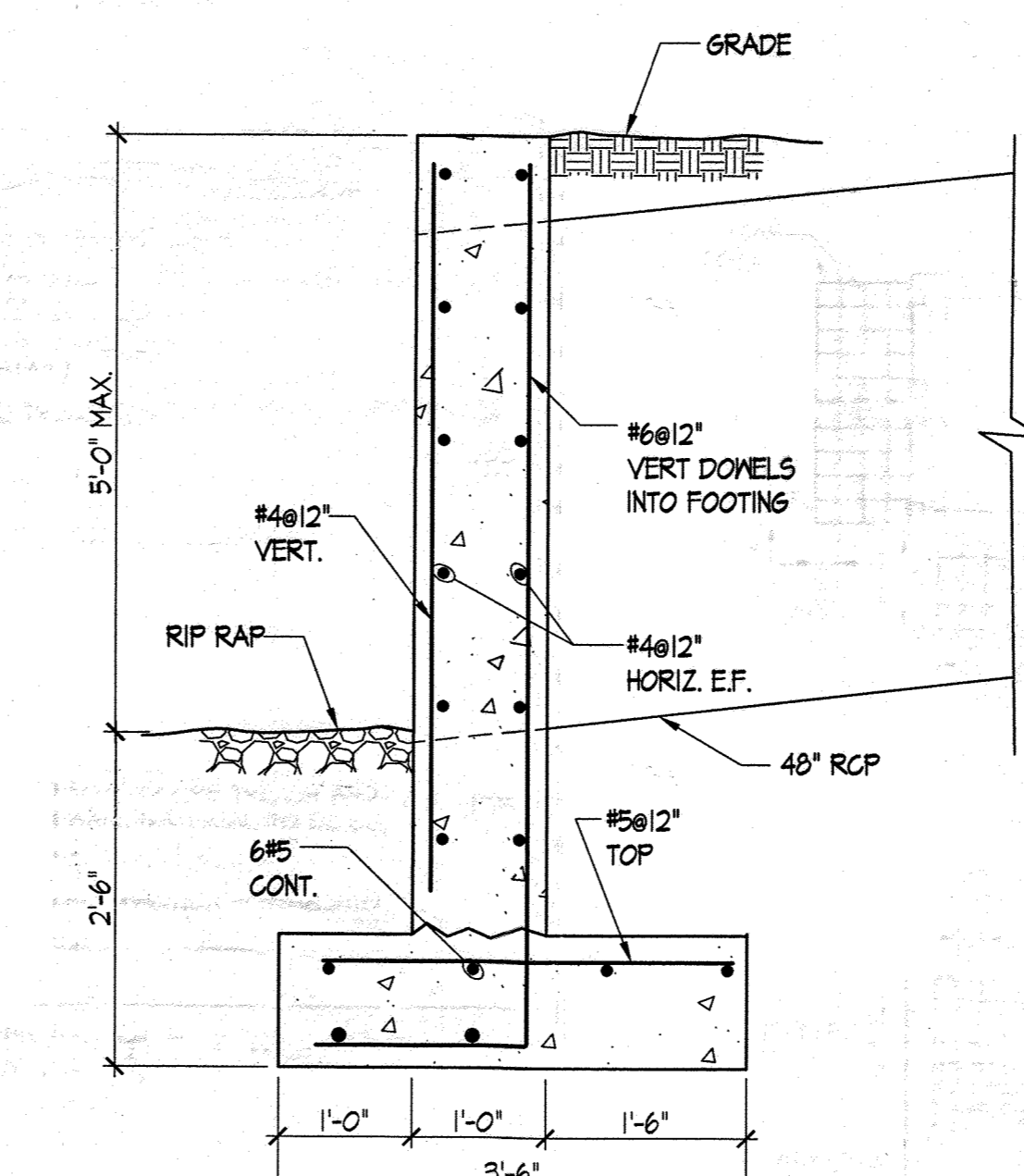


C SIDE SECTION
SCALE: 1/2"=1'-0"

1 STORM DRAIN RISER STRUCTURE REINFORCEMENT



2 RETAINING WALL REINFORCEMENT
SCALE: 3/4"=1'-0"



3 END WALL REINFORCEMENT
SCALE: 3/4"=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 ASTM A615, GRADE 60.
 - D. 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: *Mark A. Lyell* Date: 3/2/14

Chief, Division of Land Development: *Veit Steinhilber* Date: 3/10/14

Chief, Development Engineering Division: *Chad Edwards* Date: 2-28-14

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866

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

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20815

ATTN: PETER ZADORETZKY
410-267-8686

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. 12928

EXPIRATION DATE: 4-5-2014

RATHGEBER/GOSS ASSOCIATES

Consulting Structural Engineers
15871 Crabbs Branch Way
Rockville, Maryland 20850
Phone: (301) 584-0011 Fax: (301) 584-0013
www.rath-goss.com
PROJECT NO. 13014.01

STORM DRAIN 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 CENTER, PLAT NOS. 20130-10235, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5809 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 57272

PLD# No. 216071-217201

ELECTION DISTRICT No. 6 GUILFORD

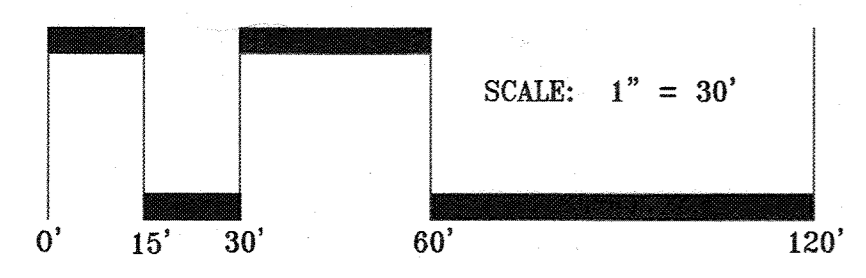
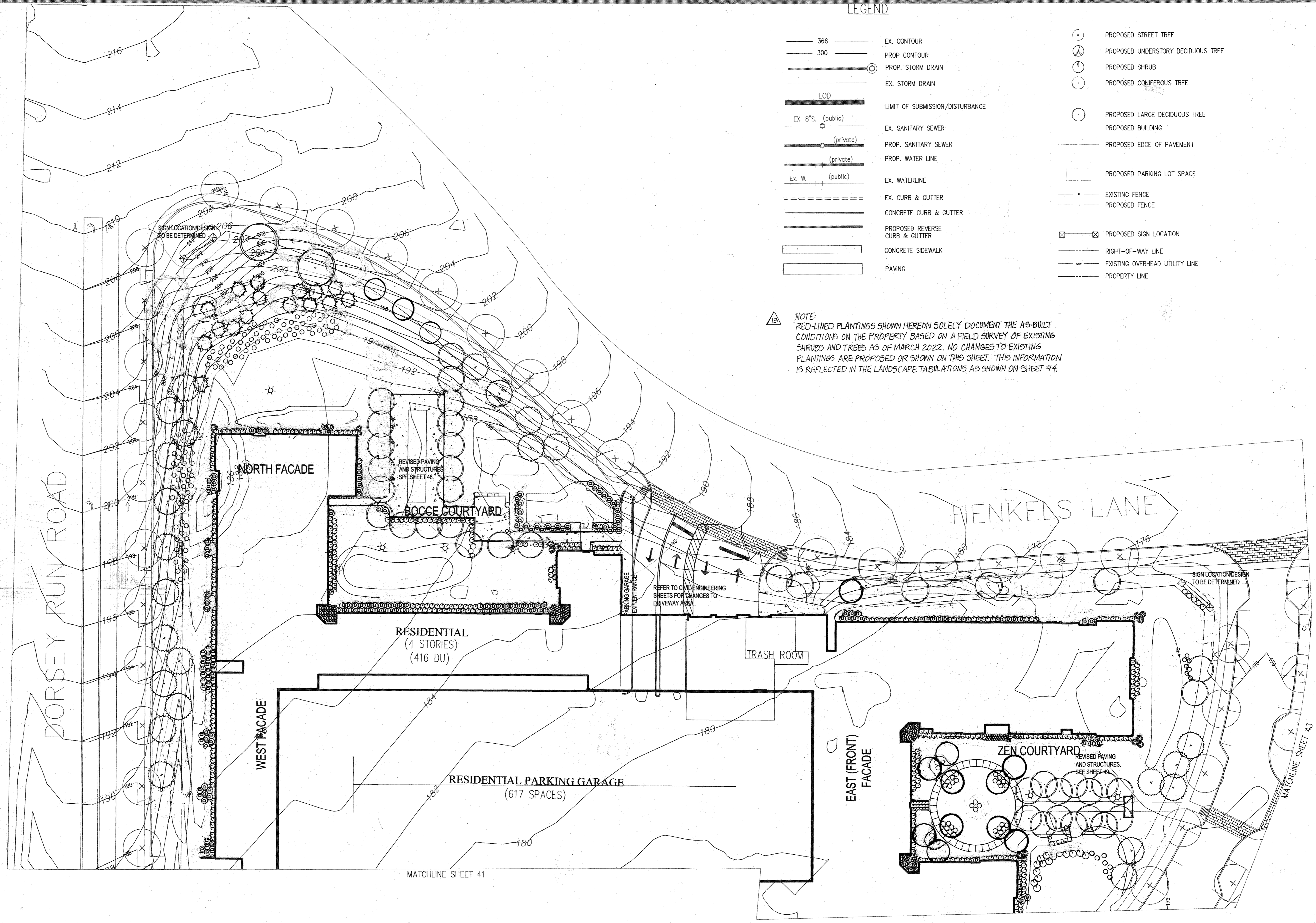
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
JAN., 2013	48-20	39 OF 71

LEGEND

- 366 ——— EX. CONTOUR
- 300 ——— PROP. CONTOUR
- PROP. STORM DRAIN
- EX. STORM DRAIN
- LOD
- Ex. 8" S. (public)
- (private)
- (private)
- Ex. W. (public)
- 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
- x — EXISTING FENCE
- PROPOSED FENCE
- ⊠ PROPOSED SIGN LOCATION
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD UTILITY LINE
- PROPERTY LINE

NOTE:
 RED-LINED PLANTINGS SHOWN HEREON SOLELY DOCUMENT THE AS-BUILT CONDITIONS ON THE PROPERTY BASED ON A FIELD SURVEY OF EXISTING SHRUBS AND TREES AS OF MARCH 2022. NO CHANGES TO EXISTING PLANTINGS ARE PROPOSED OR SHOWN ON THIS SHEET. THIS INFORMATION IS REFLECTED IN THE LANDSCAPE TABULATIONS AS SHOWN ON SHEET 44.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 3-31-16

Chief, Division of Land Development: *[Signature]* Date: 3-30-16

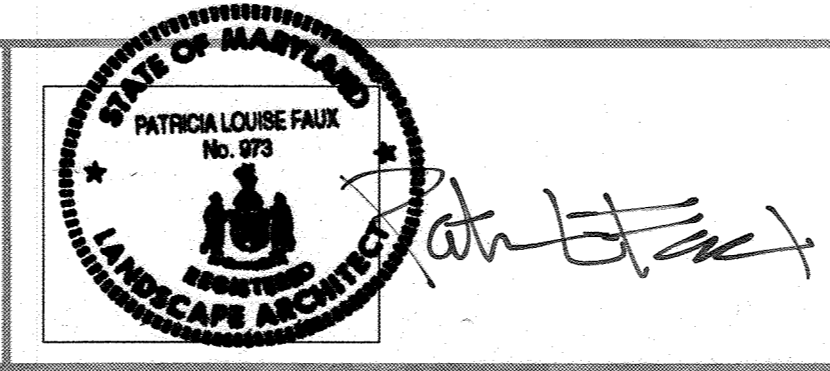
Chief, Development Engineering Division: *[Signature]* Date: 3-23-16

DATE	REVISION	BY	APPR.
10/06/2015	REVISED DESIGN OF RESIDENTIAL BUILDING	GLW	
2/19/2022	REVISED PAR CODE TO PAR J & K. REVISE BLDG ON NEW J & K TO HOTEL, RESIDENTIAL/RESTAURANT 4 ADD TO EX GAR 13.	GLW	

DATE	REVISION	BY	APPR.
10/06/2015	REVISED DESIGN OF RESIDENTIAL BUILDING	GLW	
2/19/2022	REVISED PAR CODE TO PAR J & K. REVISE BLDG ON NEW J & K TO HOTEL, RESIDENTIAL/RESTAURANT 4 ADD TO EX GAR 13.	GLW	

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

ATTN: PETER ZADORETZKY
 410-267-8688



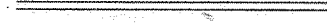



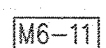
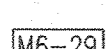









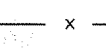
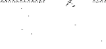

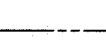
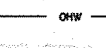

LANDSCAPE PLAN AREA 1
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A,B,E,G,H,J,K
 PLAT No. 12697-12701

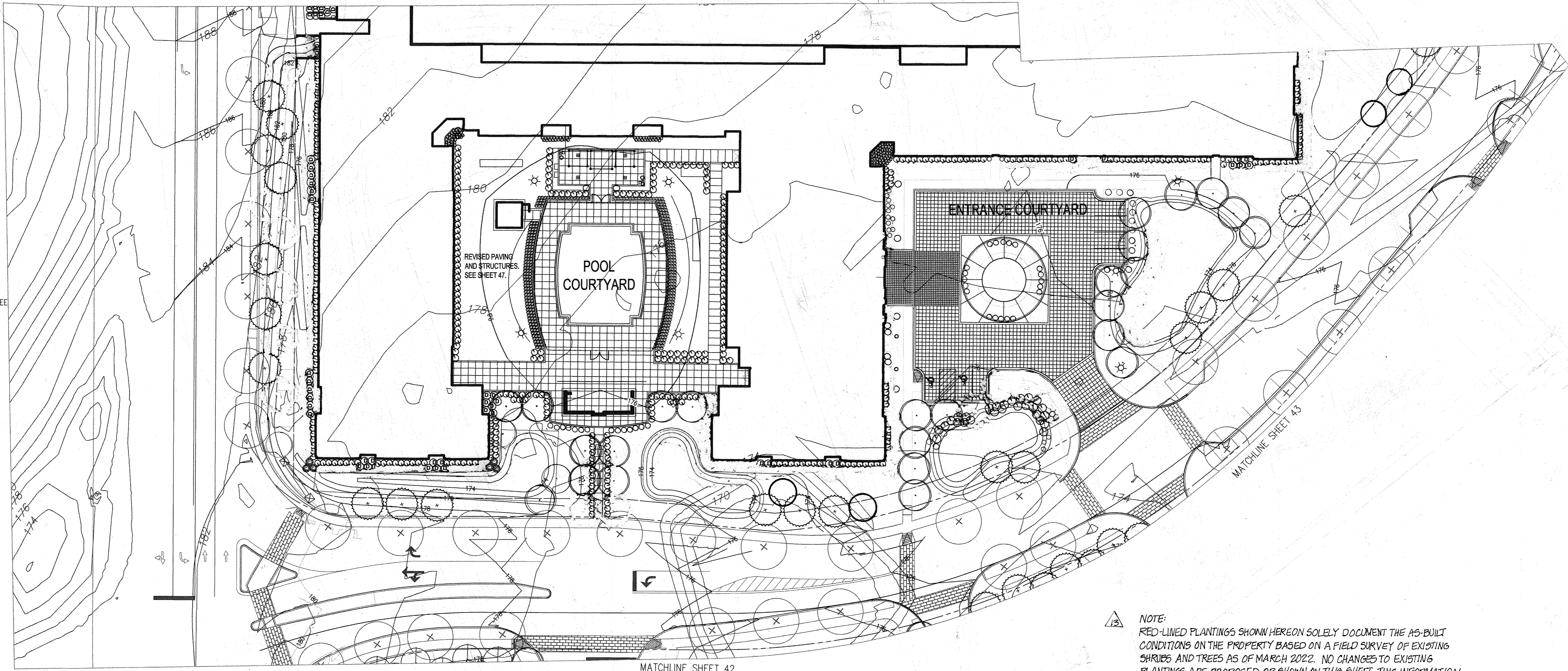
ELECTION DISTRICT No. 6 GUILFORD

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 71

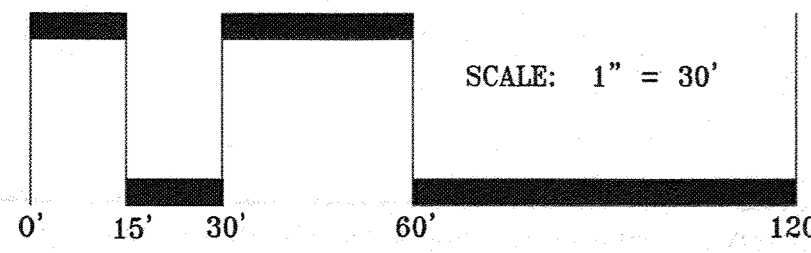
MATCHLINE SHEET 40

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



NOTE:
 RED-LINED PLANTINGS SHOWN HEREON SOLELY DOCUMENT THE AS-BUILT CONDITIONS ON THE PROPERTY BASED ON A FIELD SURVEY OF EXISTING SHRUBS AND TREES AS OF MARCH 2022. NO CHANGES TO EXISTING PLANTINGS ARE PROPOSED OR SHOWN ON THIS SHEET. THIS INFORMATION IS REFLECTED IN THE LANDSCAPE TABULATIONS AS SHOWN ON SHEET 44.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 3-31-16
Date

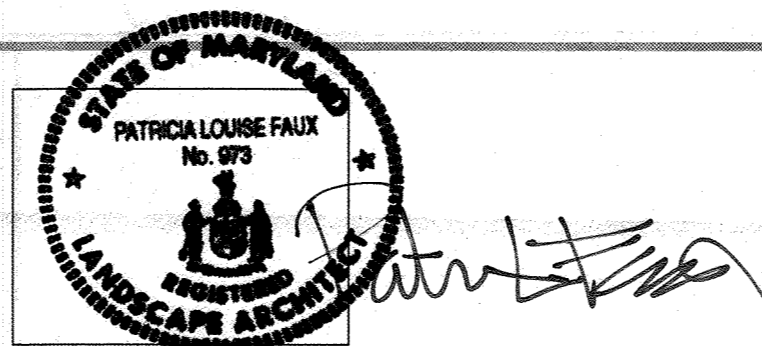
Chief, Division of Land Development: *[Signature]* 3-30-16
Date

Chief, Development Engineering Division: *[Signature]* 3-27-16
Date

	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
			10/06/2015	MODIFIED DESIGN OF RESIDENTIAL BUILDING	GLW	

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

ATTN: PETER ZADORETZKY
 410-267-8688



LANDSCAPE PLAN AREA 2
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL / RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL / OFFICE / COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, K
 PLAT No. 22697-22701

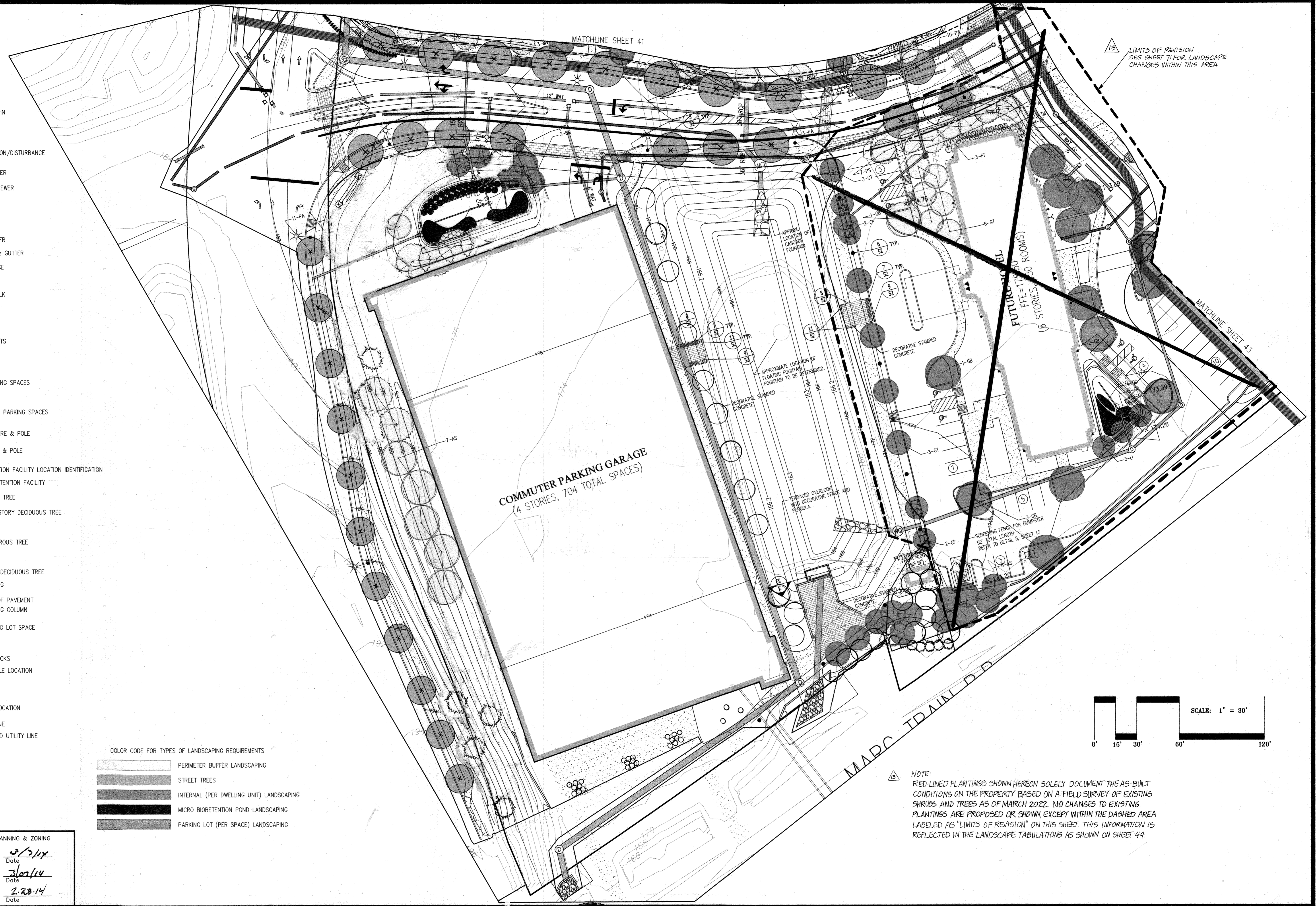
ELECTION DISTRICT No. 6 GUILFORD
 HOWARD COUNTY, MARYLAND

SCALE 1"=30'	ZONING T.O.D.	G. L. W. FILE No. 1110707
DATE DEC. 23, 2014	TAX MAP & GRID 48-20	SHEET 41 OF 71

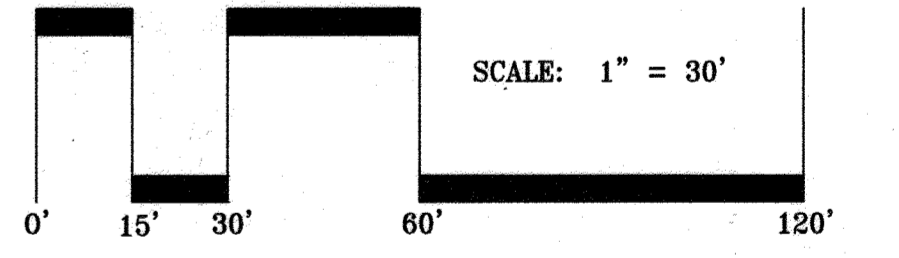
LEGEND

- 366 — EX. CONTOUR
- 300 — PROP. CONTOUR
- (O) — PROP. STORM DRAIN
- (O) — EX. STORM DRAIN
- LOD — LIMIT OF SUBMISSION/DISTURBANCE
- (O) — EX. 8" S. (public) EX. SANITARY SEWER
- (O) — (private) PROP. SANITARY SEWER
- (O) — (private) PROP. WATER LINE
- (O) — 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
- [ME-11] MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- [ME-29] EX. MICRO BIO-RETENTION FACILITY
- (O) PROPOSED STREET TREE
- (O) PROPOSED UNDERSTORY DECIDUOUS TREE
- (O) PROPOSED SHRUB
- (O) PROPOSED CONIFEROUS TREE
- (O) EXISTING TREE
- (O) PROPOSED LARGE DECIDUOUS TREE
- — PROPOSED BUILDING
- — PROPOSED EDGE OF PAVEMENT
- — PROPOSED BUILDING COLUMN
- — PROPOSED PARKING LOT SPACE
- — EXISTING FENCE
- — EXISTING RAIL TRACKS
- — PROPOSED LIGHTPOLE LOCATION
- — PROPOSED SIGN LOCATION
- — RIGHT-OF-WAY LINE
- — EXISTING OVERHEAD UTILITY LINE
- — PROPERTY LINE

- COLOR CODE FOR TYPES OF LANDSCAPING REQUIREMENTS
- [Light Gray Box] PERIMETER BUFFER LANDSCAPING
 - [Dark Gray Box] STREET TREES
 - [Medium Gray Box] INTERNAL (PER DWELLING UNIT) LANDSCAPING
 - [Black Box] MICRO BIORETENTION POND LANDSCAPING
 - [Dark Gray Box] PARKING LOT (PER SPACE) LANDSCAPING



△ LIMITS OF REVISION
SEE SHEET 71 FOR LANDSCAPE
CHANGES WITHIN THIS AREA



NOTE:
RED-LINED PLANTINGS SHOWN HEREON SOLELY DOCUMENT THE AS-BUILT
CONDITIONS ON THE PROPERTY BASED ON A FIELD SURVEY OF EXISTING
SHRUBS AND TREES AS OF MARCH 2022. NO CHANGES TO EXISTING
PLANTINGS ARE PROPOSED OR SHOWN, EXCEPT WITHIN THE DASHED AREA
LABELED AS "LIMITS OF REVISION" ON THIS SHEET. THIS INFORMATION IS
REFLECTED IN THE LANDSCAPE TABULATIONS AS SHOWN ON SHEET 44.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard M. Lytle 3/2/14
Director Date

Kate Schuler 3/2/14
Chief, Division of Land Development Date

Chad Edman 2.28.14
Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APP'R.
03/14/2014	RESUBMIT C.D.P. TO P.M.A. REVISED ON NEW J.M.C. TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE	GLW	

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

ATTN: PETER ZADORETZKY
410-267-8688



LANDSCAPE PLAN AREA 3

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (HOTEL) RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE RETAIL/OFFICE)/COMMUTER GARAGE
PARCELS A,B,E,G,H,K
PLAT No. 22077-2201

ELECTION DISTRICT No. 6 GUILFORD

HOWARD COUNTY, MARYLAND

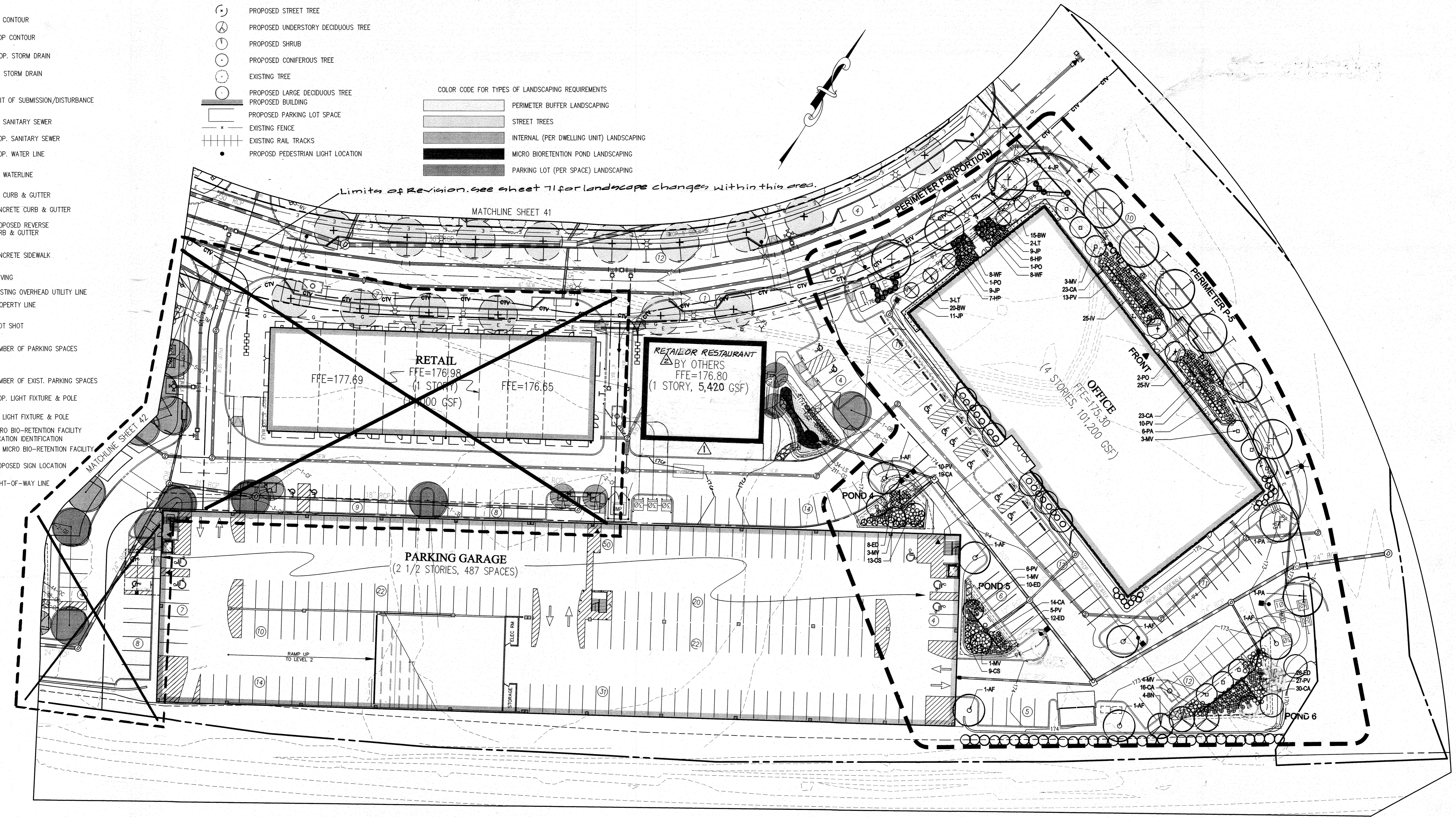
SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	42 OF 71

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 OVERHEAD UTILITY LINE
- PROPERTY LINE
- × 78⁸⁸ 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 SIGN LOCATION
- RIGHT-OF-WAY 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

- 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
- PROPOSED PEDESTRIAN LIGHT LOCATION



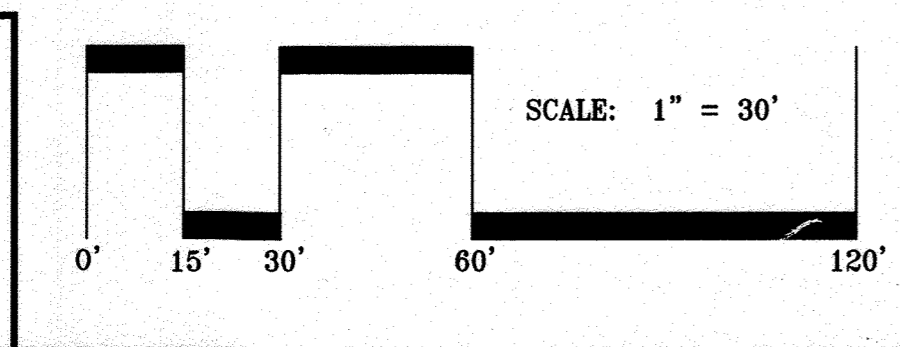
Note:
Redlined Plantings shown hereon solely document the as-built conditions on property based on a field survey of existing shrubs and trees as of March 2022. No changes to existing plantings are proposed or shown, except within the dashed area labeled as "Limits of Revision" on this sheet. This information is reflected in the landscape tabulations as shown on sheet 44.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valmija Jolin 4-29-15
Director Date

Neil Stan Devle 9-28-15
Chief, Division of Land Development Date

Chad Edmund 9-23-15
Chief, Development Engineering Division Date



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

DATE	REVISION	BY	APPR.
9/14/2022	RESUB PAR C.D. & F TO PAR J.H. REV. BLDG ON NEW J.H. TO HOTEL REVD. (REQUIREMENT # ADDITION TO BR CHANGE 1/A)	GWJ	
9/10/2018	CONVERTED RETAIL BUILDING TO RESTAURANT	HJ	
8/21/2011	Converted Bank to Retail Building	gt	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/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, K, A

PLAT No. 22497-22701

SCALE 1"=30'

ZONING T.O.D.

G. L. W. FILE No. 11107

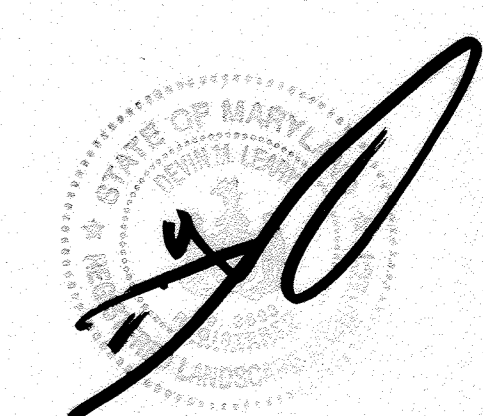
DATE MAY 30, 2013

TAX MAP - GRID 48-20

SHEET 43 OF 71

ELECTION DISTRICT No. 6 GUILFORD

HOWARD COUNTY, MARYLAND



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)	# 26	

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	

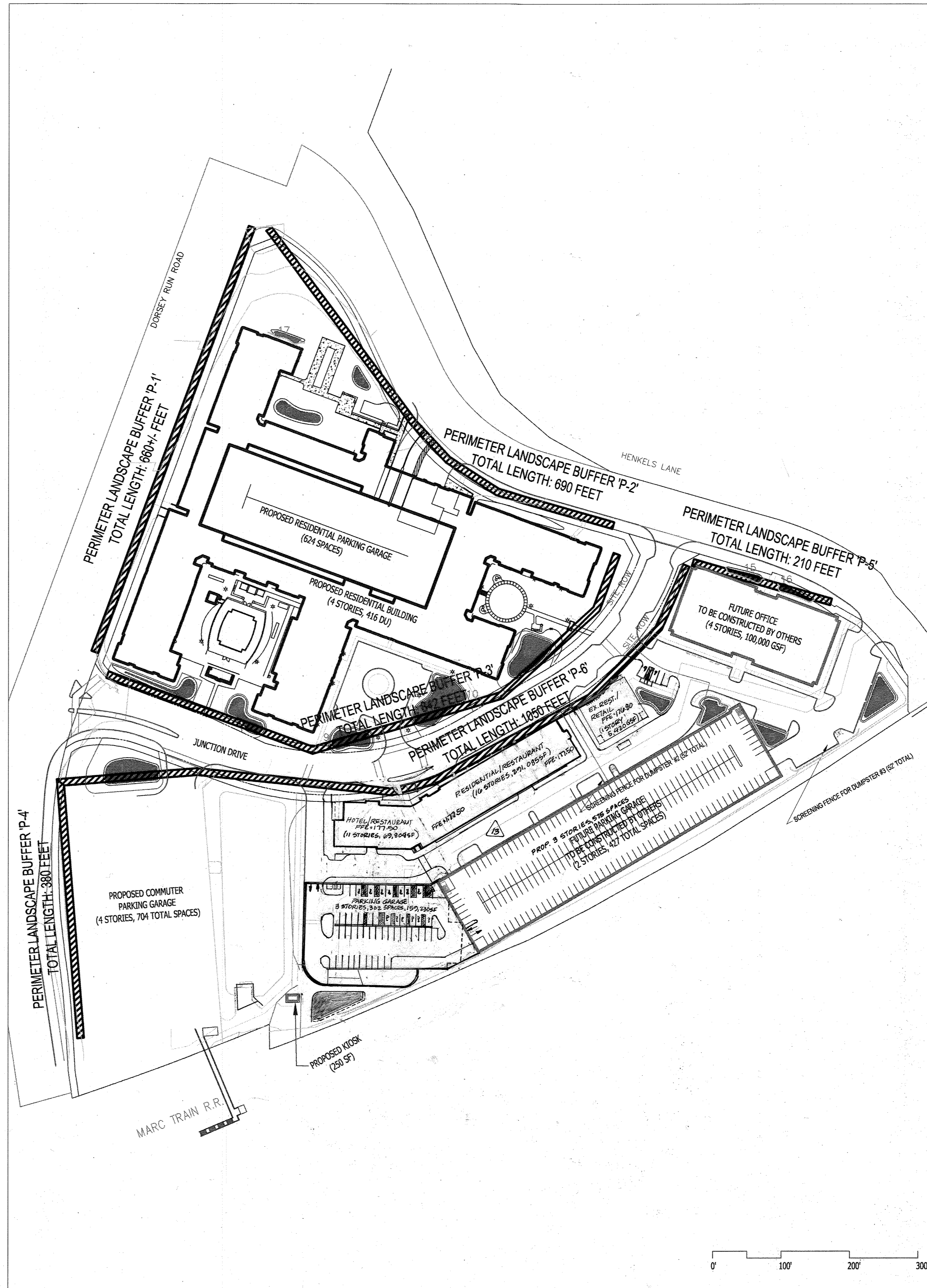
SCHEDULE A FOR PERIMETER BUFFER P-6
(SOUTH SIDE OF JUNCTION DRIVE)

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	

SCHEDULE A PERIMETER BUFFER PLANTING SCHEDULE TOTALS (BUFFERS P-1 THRU P-6)

NUMBER OF PLANTS REQUIRED:
77 SHADE TREES
96 EVERGREEN TREES
47 OTHER TREES (2:1 SUBSTITUTION)
481 SHRUBS (10:1 SUBSTITUTION)

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	87
NUMBER OF TREES REQUIRED (1 TREE PER EVERY 10 SPACES)	9
NUMBER OF TREES PROVIDED	0
SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	18

RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

SCHEDULE C FOR RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING CALCULATIONS OF PROPOSED APARTMENT BUILDING A

NUMBER OF DWELLING UNITS	416
NUMBER OF TREES REQUIRED (1 TREE PER 3 APARTMENT D.U.'S)	139
NUMBER OF TREES PROVIDED	70
SHADE TREES	25
OTHER TREES (2:1 SUBSTITUTION)	565

RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

SCHEDULE C FOR RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING CALCULATIONS OF PROPOSED APARTMENT BUILDING B

NUMBER OF DWELLING UNITS	300
NUMBER OF TREES REQUIRED (1 TREE PER 3 APARTMENT (D.U.'S))	100
NUMBER OF TREES PROVIDED	50
SHADE TREES	25
OTHER TREES (2:1 SUBSTITUTION)	375

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	1:60	0	0
B	MODERATE BUFFER	1:50	1:40	0
C	HEAVY BUFFER	1:40	1:20	0
D	SCREEN	1:60	1:10	0
E	BUFFER - PARKING ADJACENT TO ROADWAY	1:40	0	1:4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 3-21-16
 Chief, Division of Land Development: *[Signature]* 3-30-16
 Chief, Development Engineering Division: *[Signature]* 3-21-16

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

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



LANDSCAPE SCHEDULES

ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A,B,E,G,H,J,K
 PLAT No. 22677-12721

SCALE: 1"=100'
 ZONING: T.O.D.
 G. L. W. FILE No.: 11107
 DATE: DEC. 23, 2014
 TAX MAP - GRID: 48-20
 SHEET: 44 OF 71

ELECTION DISTRICT No. 6 GUILDFORD

HOWARD COUNTY, MARYLAND

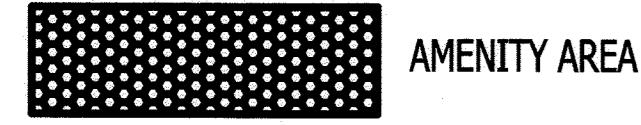
KEY TO DESIGNATED PEDESTRIAN AMENITY AREAS

PEDESTRIAN AMENITY AREA CALCULATIONS

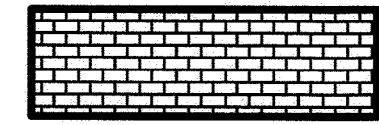
TOTAL SITE AREA: 18.87 ACRES (821,977 SF)

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

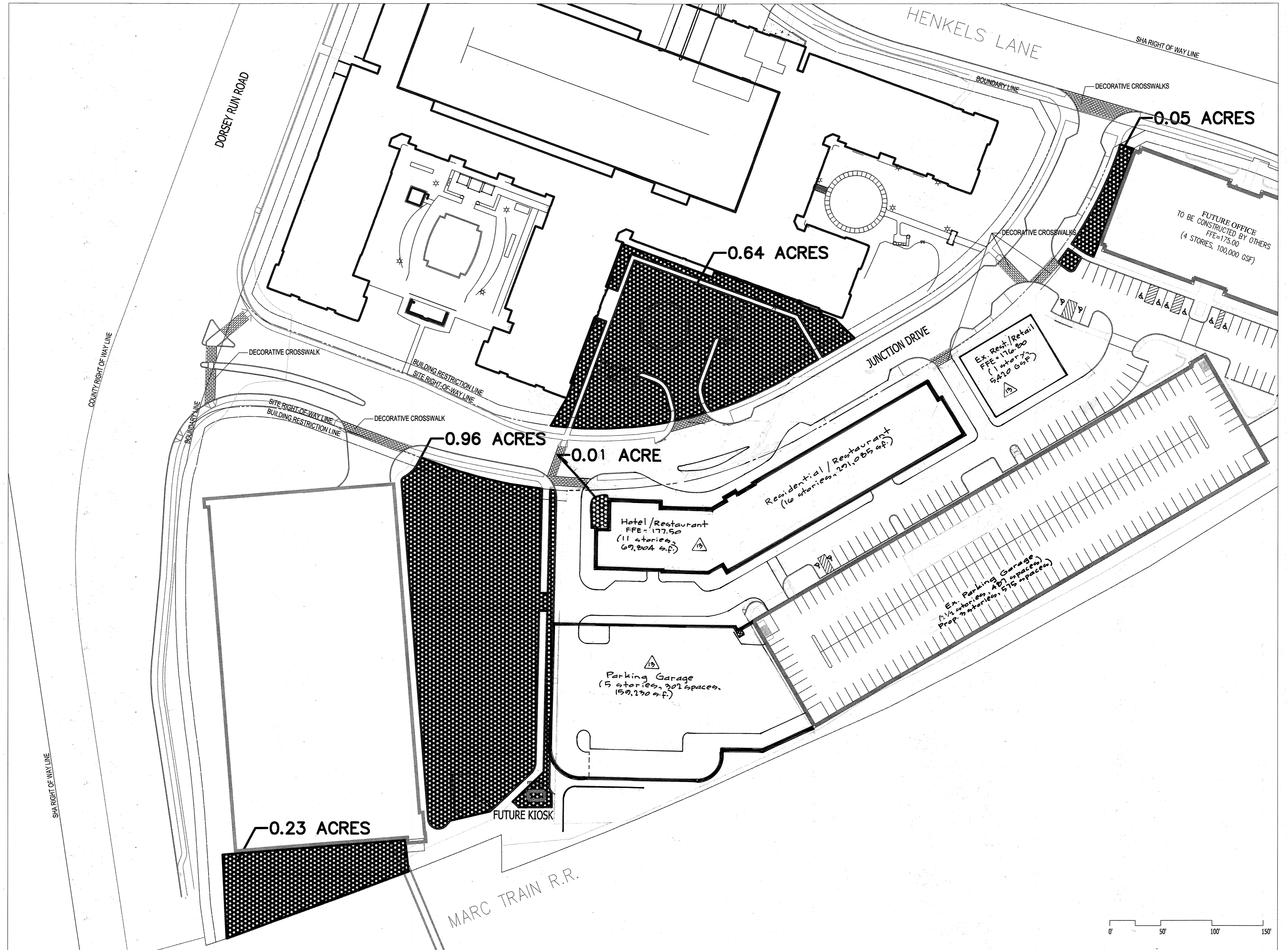
AMENITY AREA PROVIDED: 1.96 ACRES (85,377 SF)
1.89 ~~1.89~~ ^{21.328} ~~82,328~~



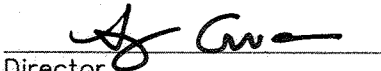

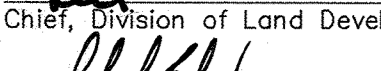
AMENITY AREA



DECORATIVE CROSSWALK



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

DATE	REVISION	BY	APP'R
07/02/11	Update amenity areas due to new bldgs. on J.K	GLW	
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

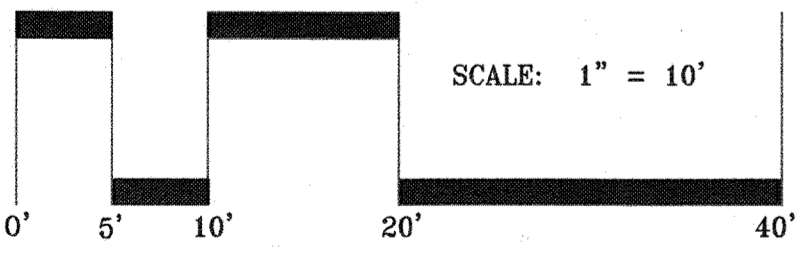
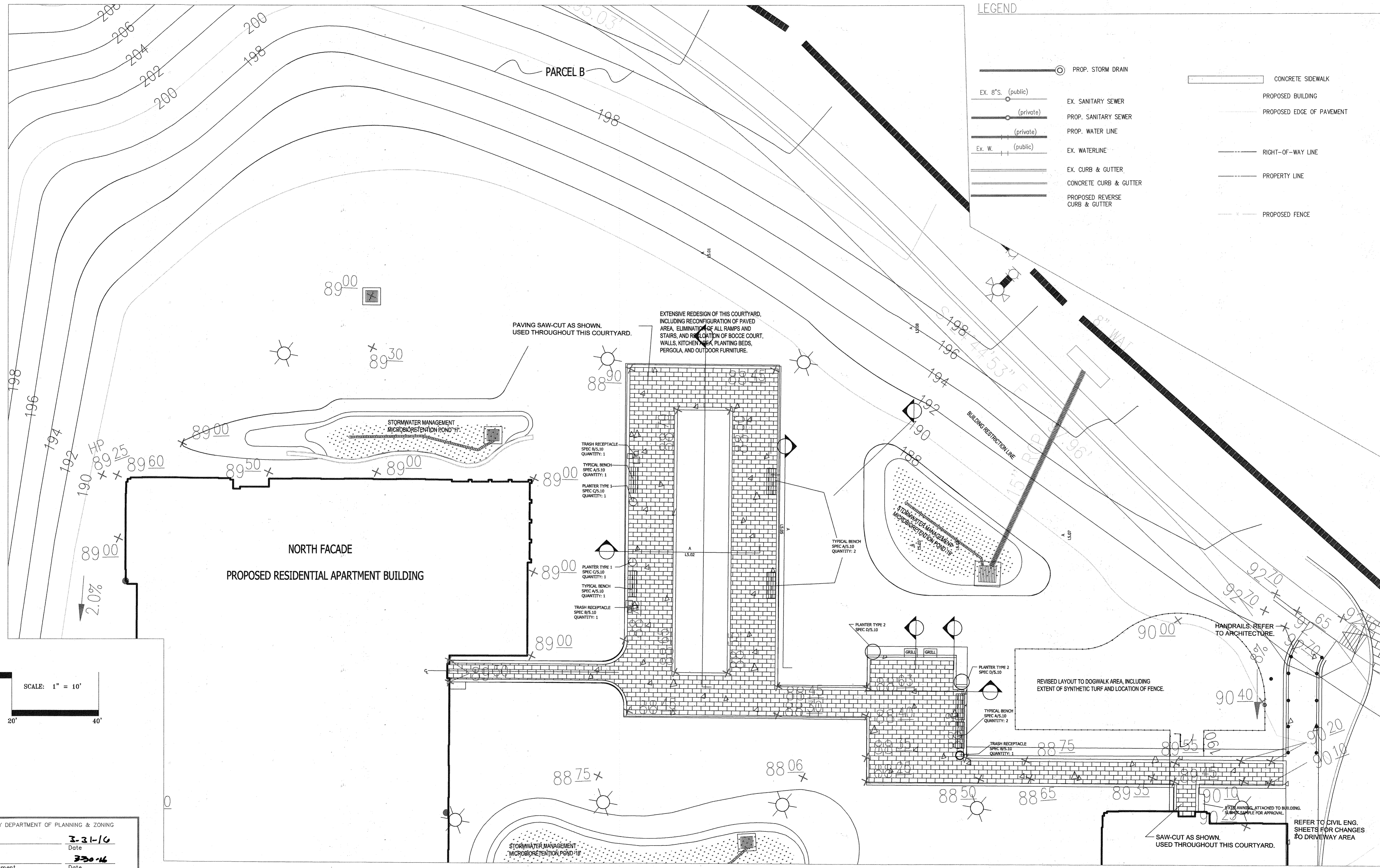


PEDESTRIAN AMENITY AREA CALCULATIONS

ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A,B,E,G,H,J,K

ELECTION DISTRICT No. 6 GUILFORD
 PLAT No. **22607-22701**
 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 71



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard* 3-31-16
 Date: 3-30-16

Chief, Division of Land Development: *John*
 Date: 3-23-16

Chief, Development Engineering Division: *John*
 Date:

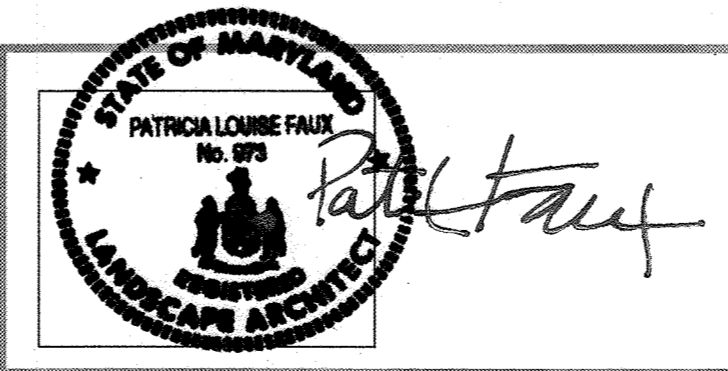
THE FOX GROUP

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

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



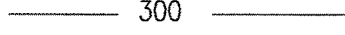


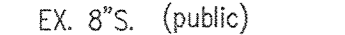








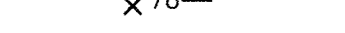
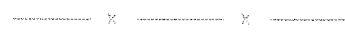
AMENITY AREA LAYOUT PLAN

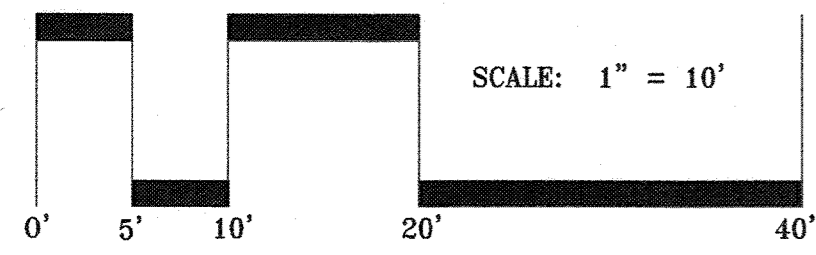
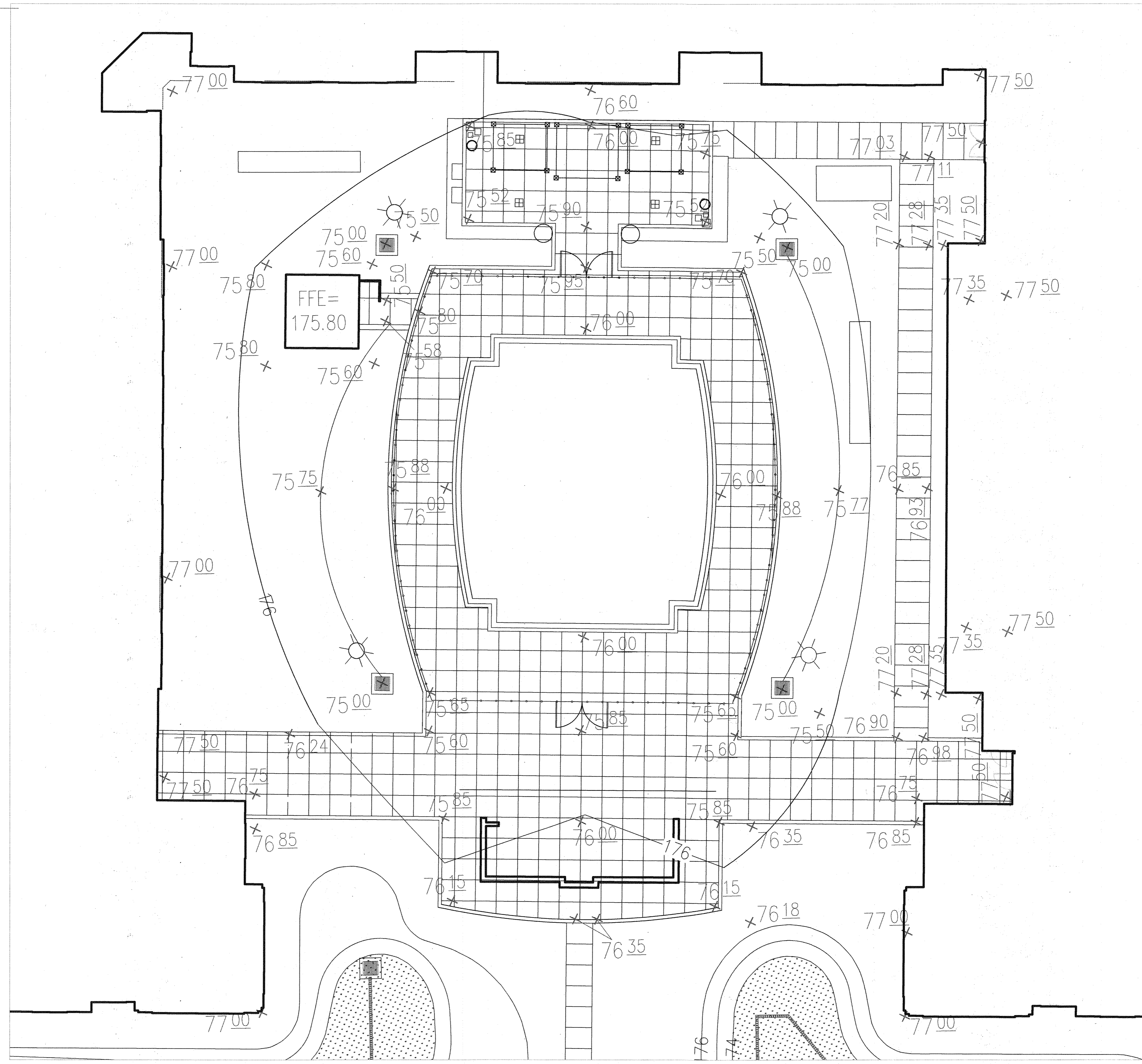
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J & K
 PLAT No. 22077-11701

ELECTION DISTRICT No. 6 GUILFORD

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 71

LEGEND

-  300 PROP CONTOUR
-  PROP. STORM DRAIN
-  EX. STORM DRAIN
-  EX. 8" S. (public)
-  (private) EX. SANITARY SEWER
-  (private) PROP. WATER LINE
-  Ex. W. (public) EX. WATERLINE
-  EX. CURB & GUTTER
-  CONCRETE CURB & GUTTER
-  PROPOSED REVERSE CURB & GUTTER
-  CONCRETE SIDEWALK
-  x 7888 SPOT SHOT
-  PROPOSED FENCE
-  BUILDING ENTRANCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard 3-23-16
 Director Date

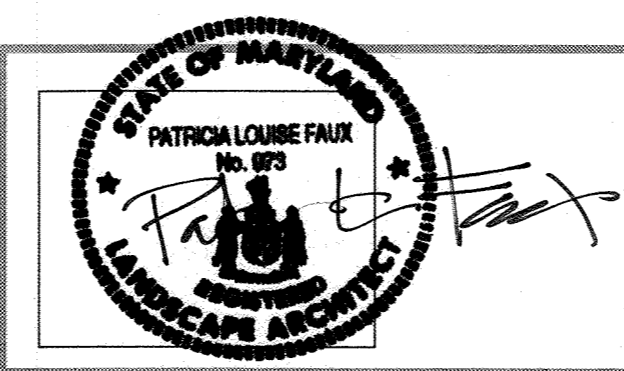
Kat 3-30-16
 Chief, Division of Land Development Date

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

THE FOX GROUP
 The Fox Group, Inc.
 2200 Somerville Road, Suite 200
 Annapolis, MD 21401
 Ph. 410.295.6517 F. 410.295.6512

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



POOL COURTYARD LAYOUT PLAN

ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 2207-22701

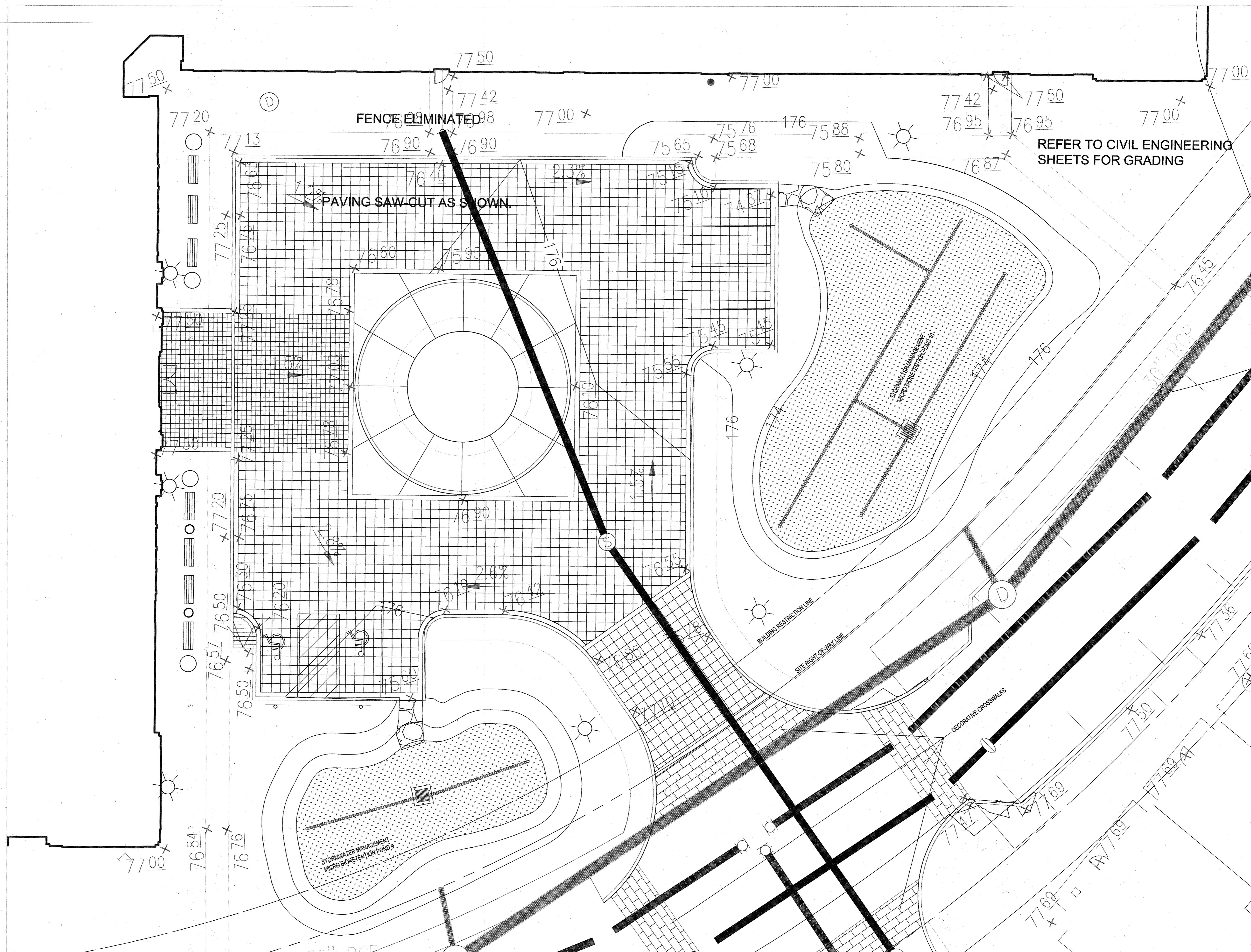
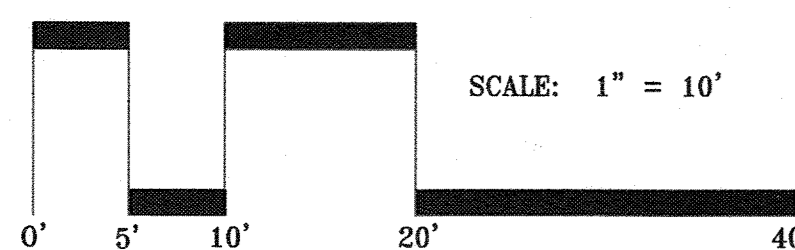
ELECTION DISTRICT No. 6 GUILFORD

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 71

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
- SPOT SHOT
- PROP. LIGHT FIXTURE & POLE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PARKING LOT SPACE
- EXISTING FENCE
- PROPOSED PEDESTRIAN LIGHT
- DETAIL CALLOUT
- SPECIFICATION CALLOUT
- PROPOSED SIGN LOCATION
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING ENTRANCE



REFER TO CIVIL ENGINEERING SHEETS FOR GRADING

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

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

DATE	REVISION	BY	APP.
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



ENTRANCE COURTYARD LAYOUT PLAN
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J & K
 PLAT No. 22607-22701
 ELECTION DISTRICT No. 6 GULFORD
 HOWARD COUNTY, MARYLAND

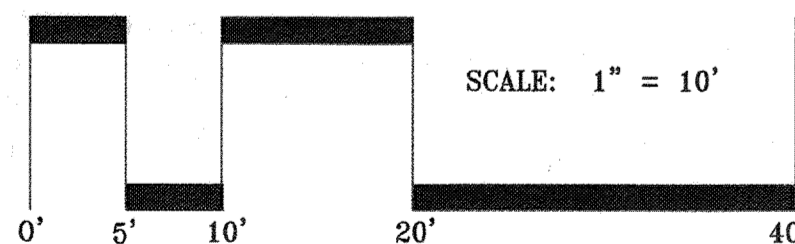
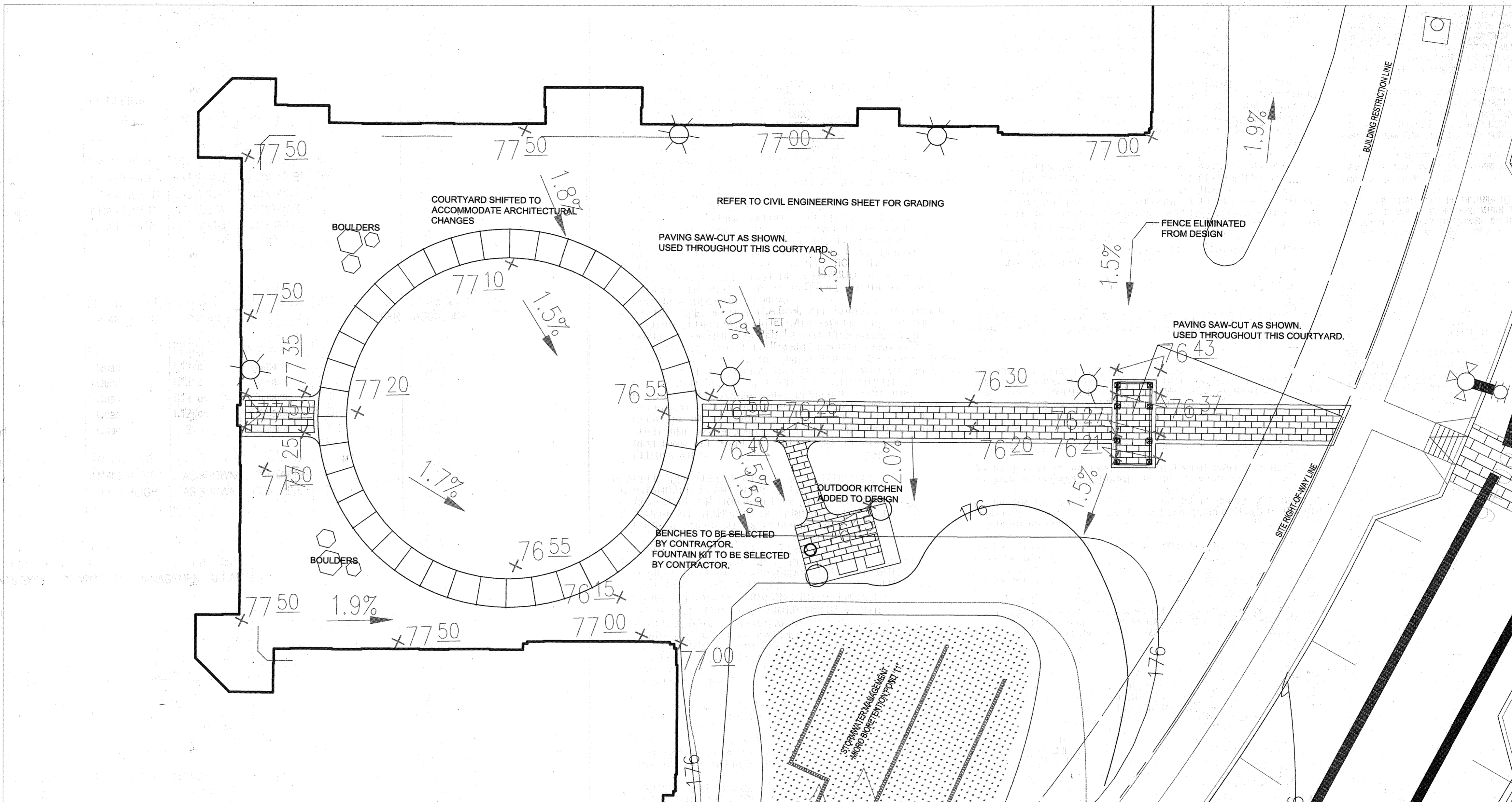
SCALE	ZONING	G. L. W. FILE No.
1"=10'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
DEC, 23, 2014	48-20	48 OF 71

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
- x 7888 SPOT SHOT
- PROPOSED FENCE
- BUILDING ENTRANCE

PLANT SCHEDULE

SYM.	COMMON NAME	SCIENTIFIC NAME
GL	Large Tree	Quercus spicata
ML	Medium Tree	Prunella serotina
SL	Small Tree	Prunella serotina
SH	Shrub	Prunella serotina
GR	Grass	Panicum virgatum
FL	Flower	Prunella serotina



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

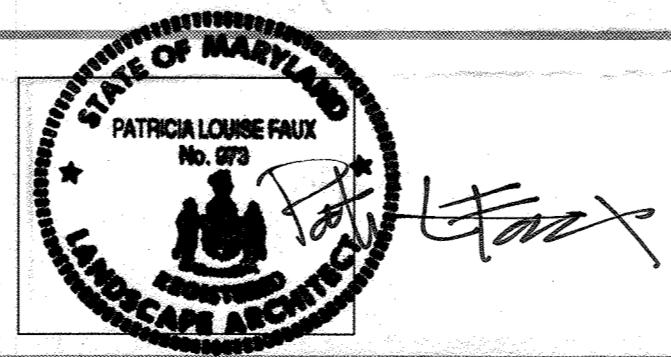
Director: *[Signature]* 3-31-16 Date

Chief, Division of Land Development: *[Signature]* 3-30-16 Date

Chief, Development Engineering Division: *[Signature]* 3-23-16 Date

<p>The Fox Group, Inc. 2200 Somerville Road, Suite 200 Annapolis, MD 21401 Ph. 410.295.6517 F. 410.295.6512</p>	<p>10/06/2015</p> <p>MODIFIED DESIGN OF RESIDENTIAL BUILDING</p>
---	--

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



FIRE COURTYARD LAYOUT PLAN

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
PARCELS A, B, E, G, H, J & K
PLAT No. 11077-11701

SCALE 1"=10'	ZONING T.O.D.	G. L. W. FILE No. 111077
DATE DEC. 23, 2014	TAX MAP = GRID 48-20	SHEET 49 OF 71

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANTING SIZE, SPACING, CONDITION, TOTAL NUMBER, ADDITIONAL NOTES. Rows include Acer saccharum 'Legacy', Betula nigra 'Heritage', Ginkgo biloba 'Autumn Gold', etc.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANTING SIZE, SPACING, CONDITION, TOTAL NUMBER, ADDITIONAL NOTES. Rows include Cornus florida, Cornus kousa, Lagerstromia indica, Magnolia spp.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANTING SIZE, SPACING, CONDITION, TOTAL NUMBER, ADDITIONAL NOTES. Rows include Magnolia grandiflora, Pinus strobus, Cupressus x Leylandii, Thuja occidentalis.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANTING SIZE, SPACING, CONDITION, TOTAL NUMBER, ADDITIONAL NOTES. Rows include Cornus stolonifera, Deutzia gracilis 'Nikki', Juniperus communis var. depressa effusa, etc.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANTING SIZE, SPACING, CONDITION, TOTAL NUMBER, ADDITIONAL NOTES. Rows include Liriope spicata, Chasmanthium latifolium, Osmunda cinnamomea, etc.

Table with columns: CATEGORY, QUANTITY, UNIT PRICE, TOTAL. Rows include SHADE TREES (AT \$300 PER TREE), ORNAMENTAL AND EVERGREEN TREES (AT \$150 PER TREE), SHRUBS (AT \$30 PER SHRUB), etc.

Table with columns: CATEGORY, QUANTITY, UNIT PRICE, TOTAL. Rows include SHADE TREES (AT \$300 PER TREE).

*REFER TO CIVIL ENGINEERING SHEETS FOR SURETY CALCULATIONS OF CONSTRUCTION ASSOCIATED WITH THE MICRO-BIO POND LANDSCAPING

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...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 3/7/14
Chief, Division of Land Development: [Signature] Date: 3/27/14
Chief, Development Engineering Division: [Signature] Date: 3-28-14

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.
B. 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.
C. 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.
D. TREE PRESERVATION
1. SNOW FENCING SHALL BE ERECTED AROUND ALL AREAS WHERE EXISTING VEGETATION IS TO BE PRESERVED.
E. 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.
F. 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.

*Additional Plants - Planting Schedule
Table with columns: Key, Qty, Botanical Name, Common Name, Size, Cond, Remarks. Rows include Acer x Freemanii 'Autumn Blaze', Cercis canadensis 'American Redbud', Magnolia virginiana 'Honeyglow', etc.

Micro Bio Retention Pond Planting
Table with columns: Code, Botanical Name, Common Name, Qty, Cont, Spacing. Rows include Calamagrostis acutiflora 'Kent Foxtail', Festuca reed grass, etc.

F. 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 WEDED PRIOR TO PLANTING OPERATIONS.
G. 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.

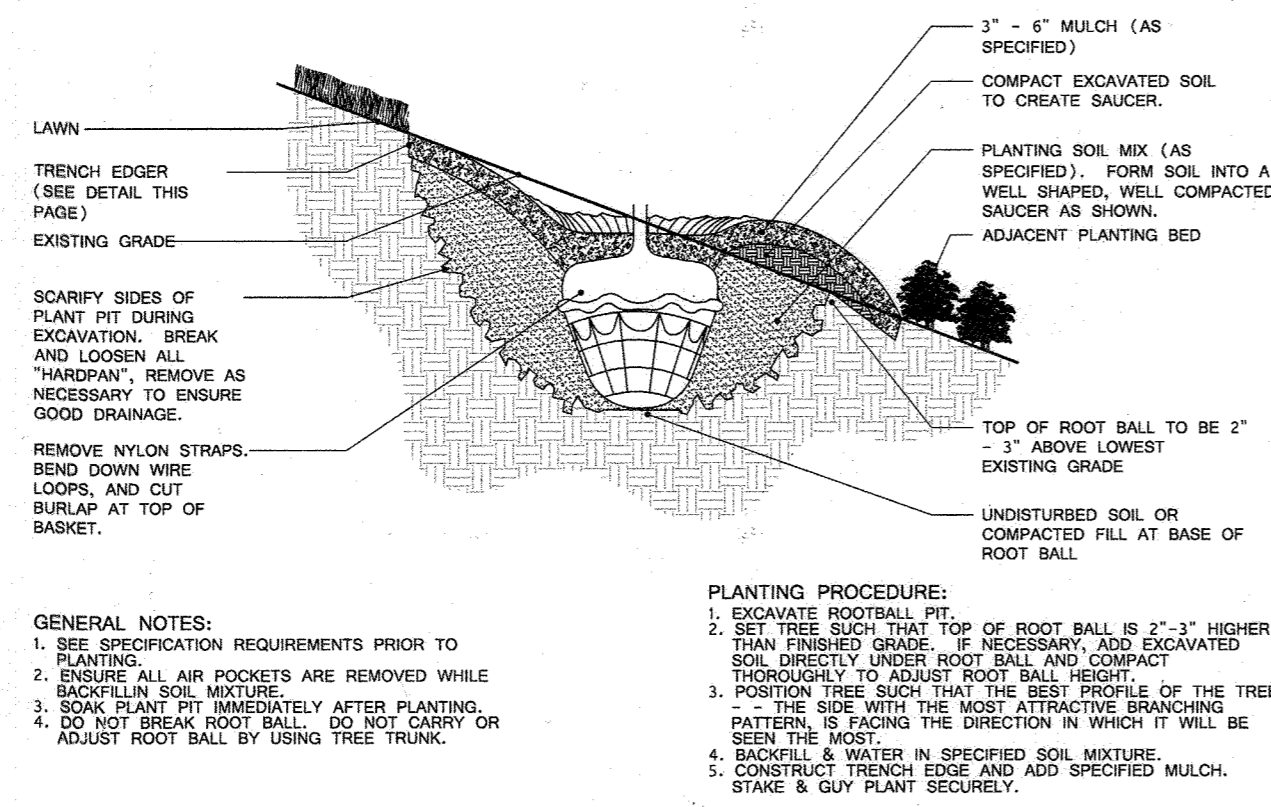
H. CONSTRUCTION AND MATERIALS
1. TOPSOIL SALVAGED FROM THE EXISTING CONDITIONS MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SPECIFIED. THE TYPICAL DEPTH OF TOPSOIL TO BE SALVAGED CAN BE FOUND IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH THE MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
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

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



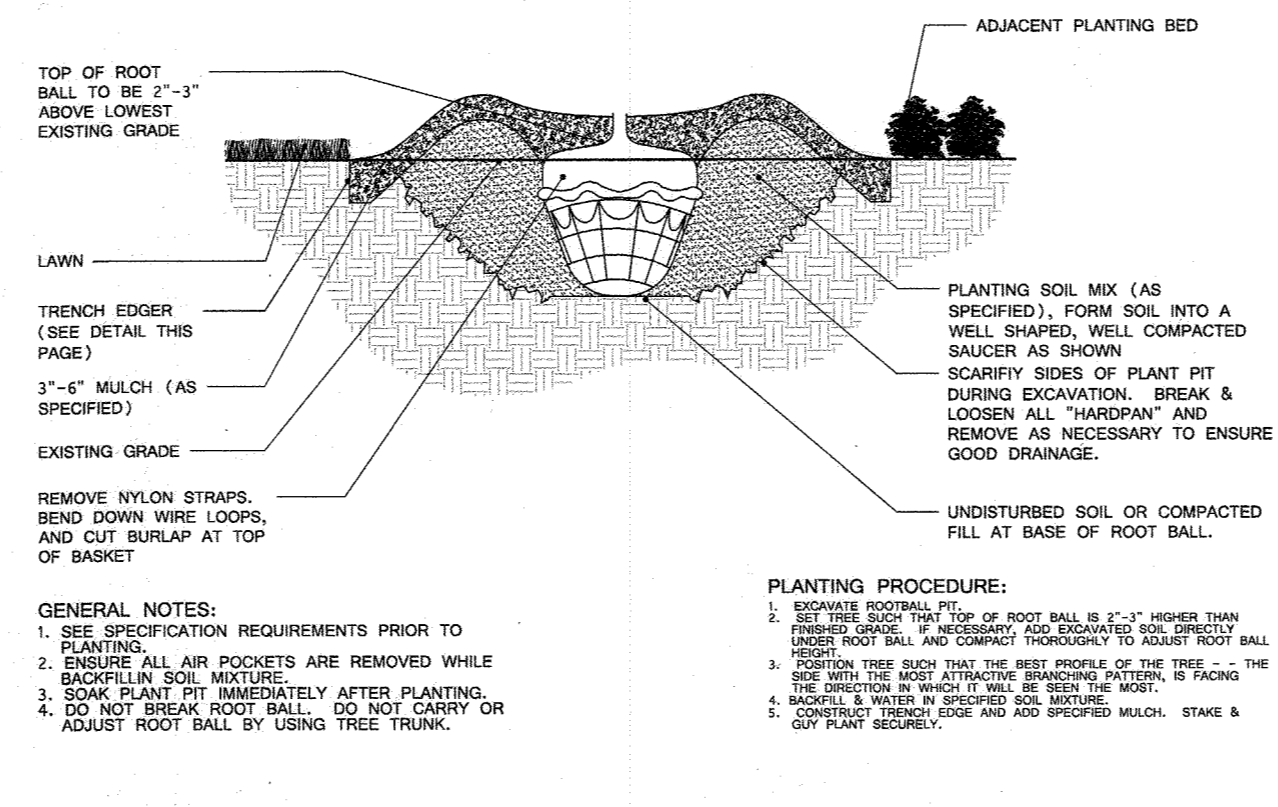
PLANT LIST AND PLANTING NOTES
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RETAIL/OFFICE (FUTURE)/BANK (FUTURE)/COMMUTER GARAGE
PARCELS A,B,E,G,H,I,K
PLAT No. 22097-2201

Table with columns: SCALE, ZONING, G. L. W. FILE No., DATE, TAX MAP - GRID, SHEET. Values: N/A, T.O.D., 11107, MAY 30, 2013, 48-20, 50 OF 71.



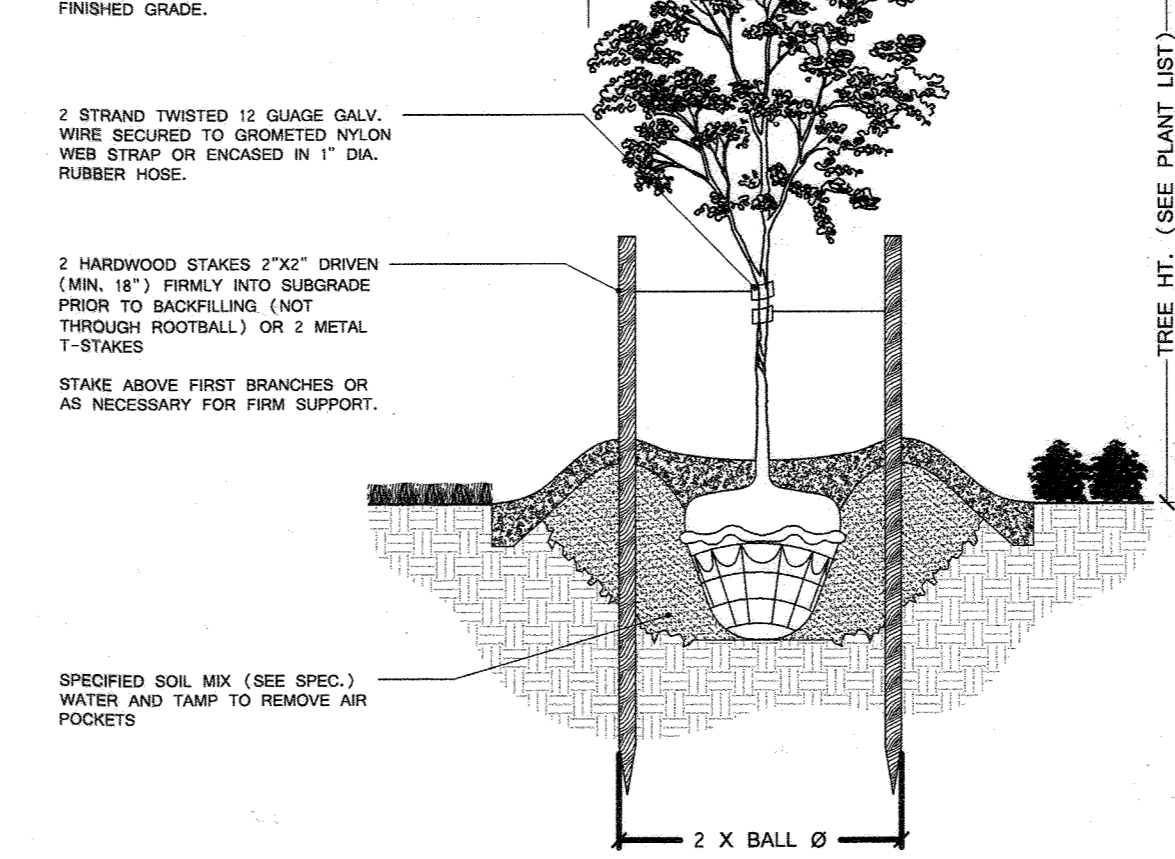
TREE PLANTING DETAIL - ON SLOPE

SECTION SCALE: NTS



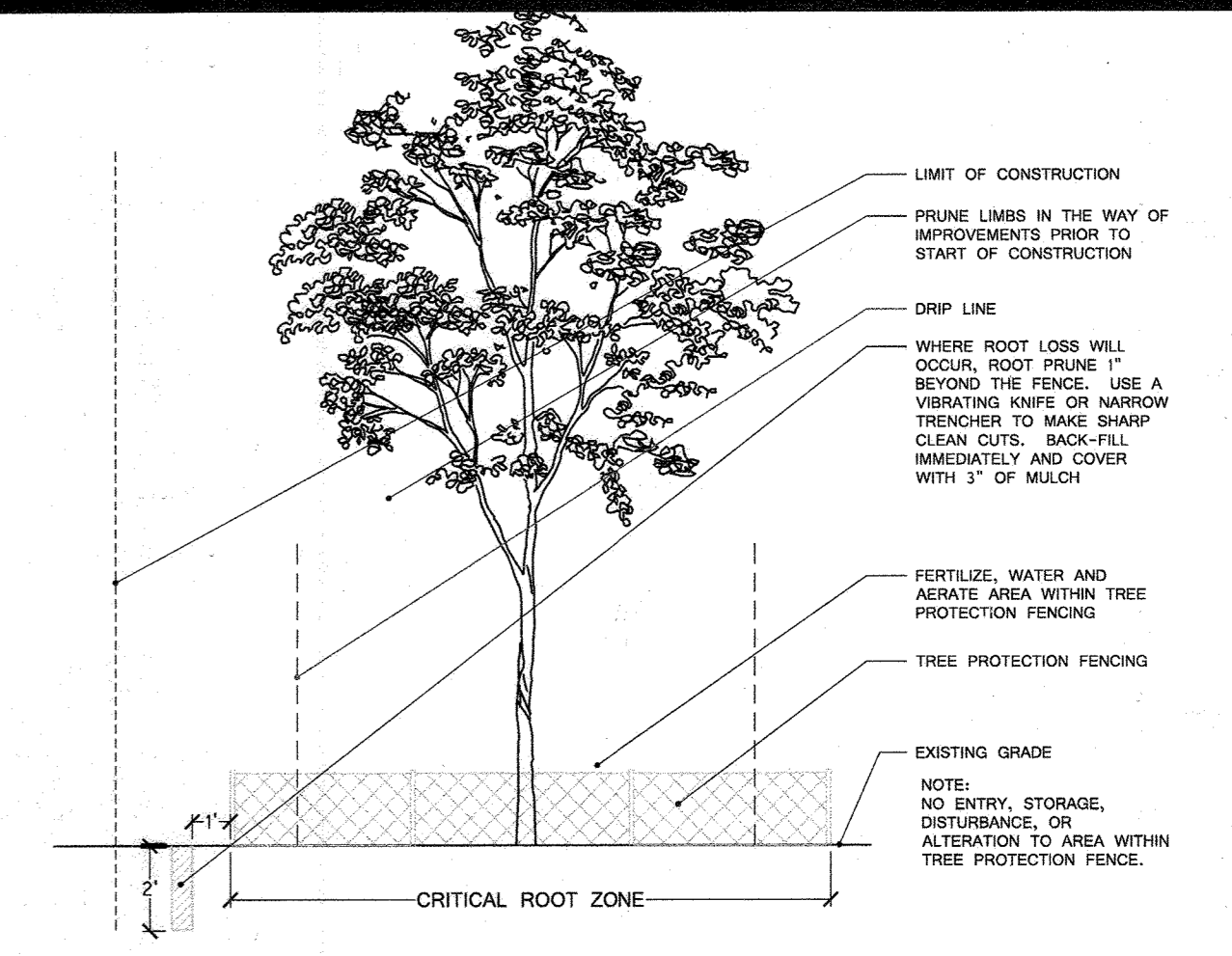
TREE PLANTING DETAIL

SECTION SCALE: NTS



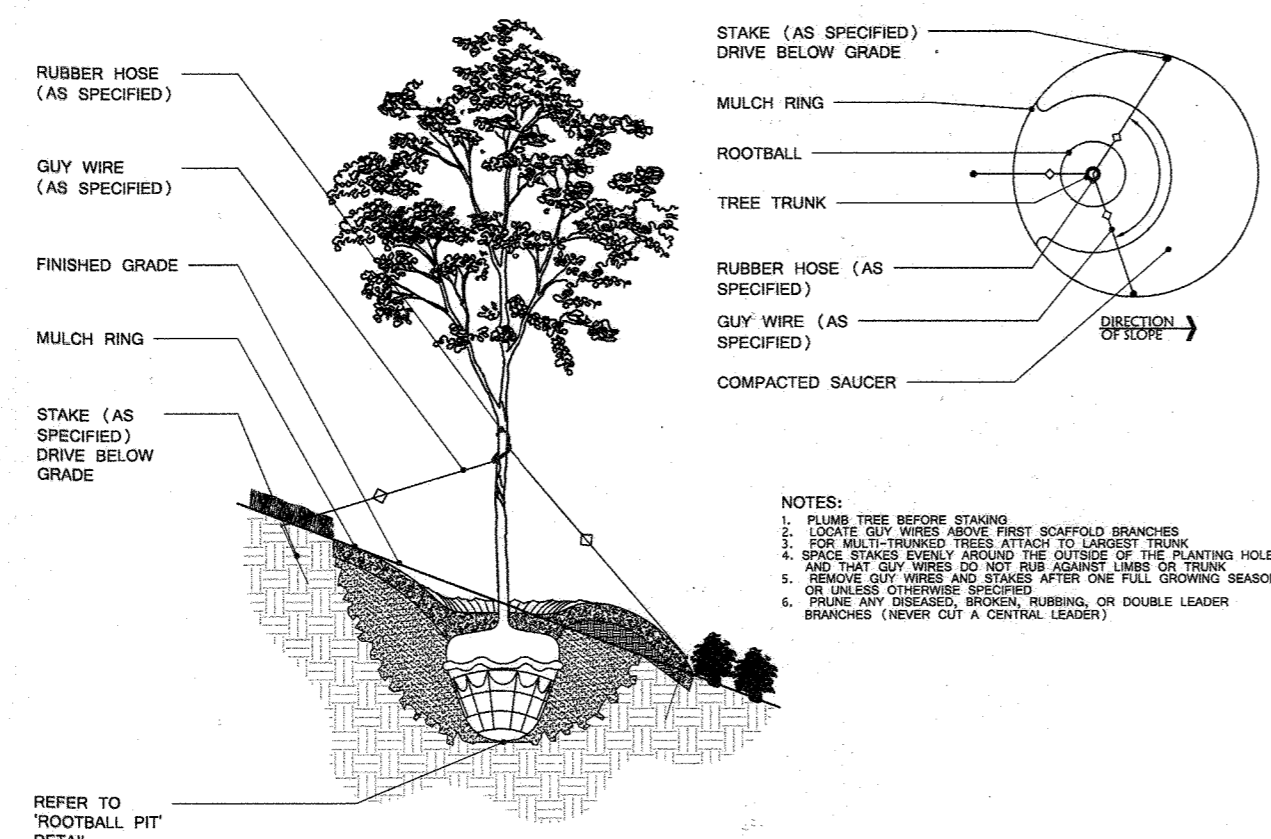
TREE STAKING DETAIL

SECTION SCALE: NTS



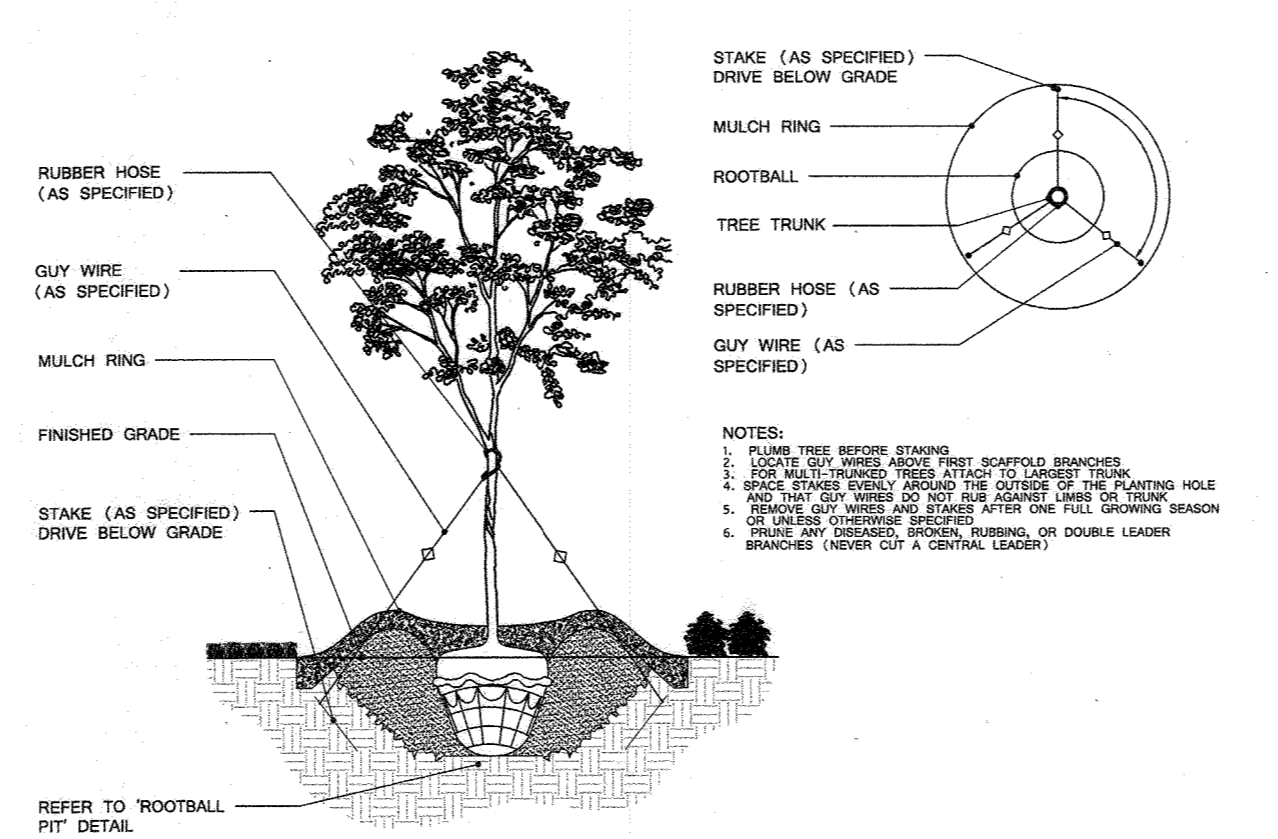
TREE PROTECTION DETAIL

SECTION SCALE: NTS



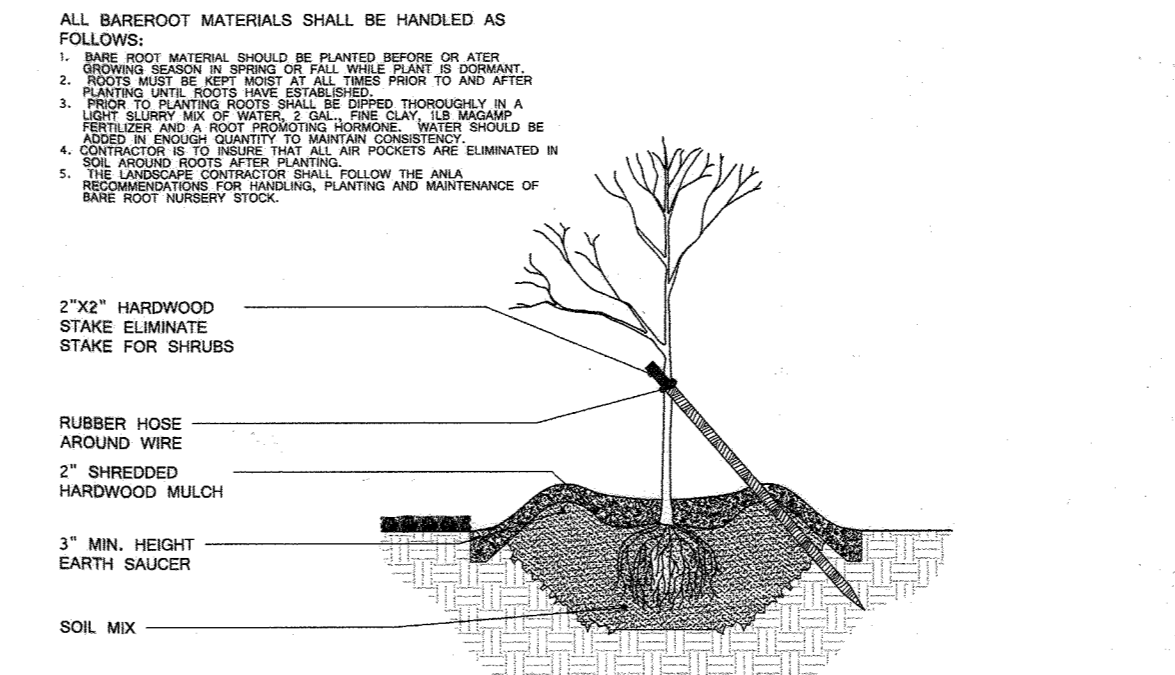
TREE GUYING DETAIL - ON SLOPE

SECTION SCALE: NTS



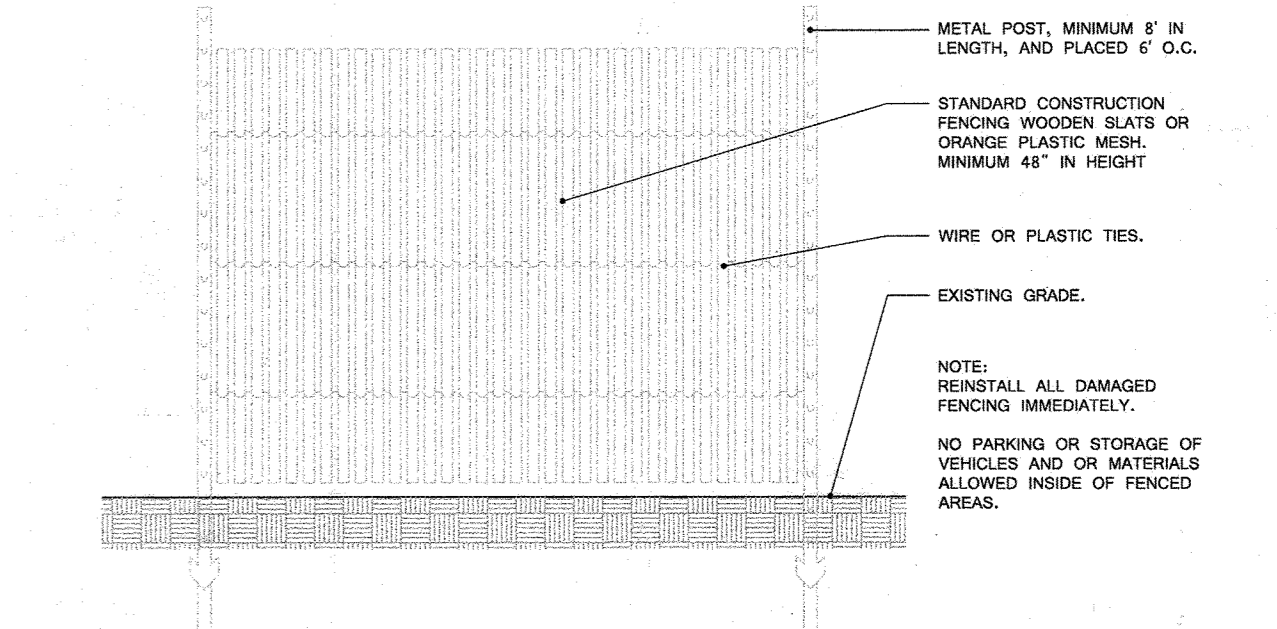
TREE GUYING DETAIL

SECTION SCALE: NTS



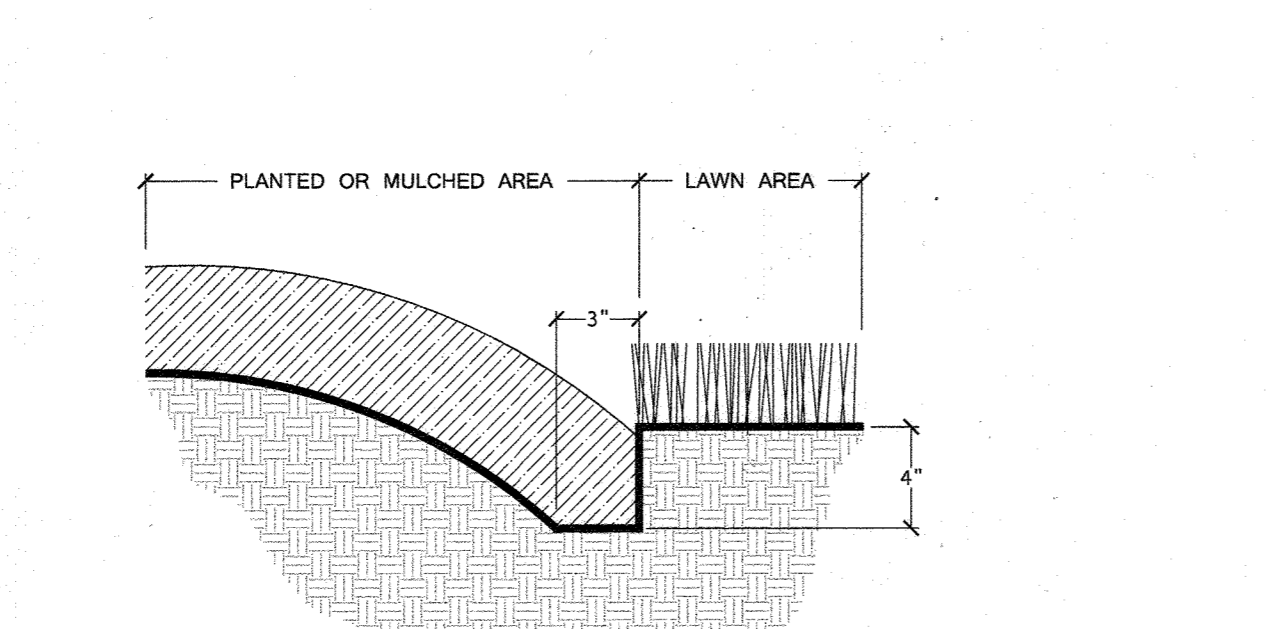
BAREROOT TREE SEEDLING/SHRUB PLANTING

SECTION SCALE: NTS



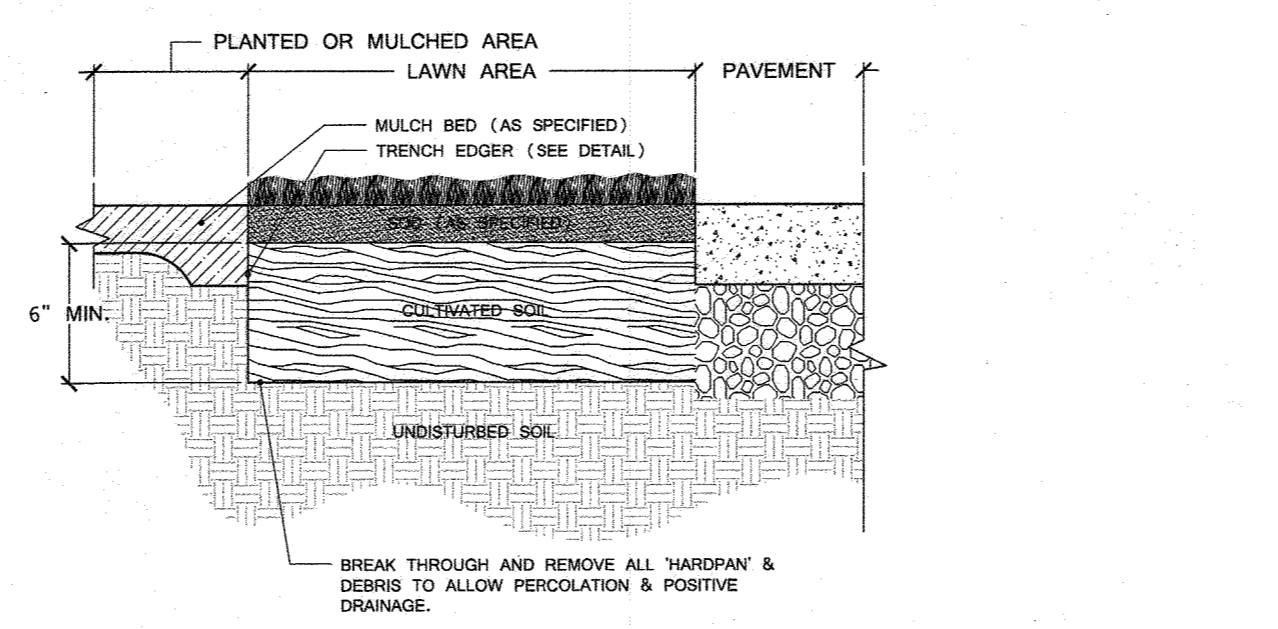
TREE PROTECTION FENCING DETAIL

SECTION SCALE: NTS



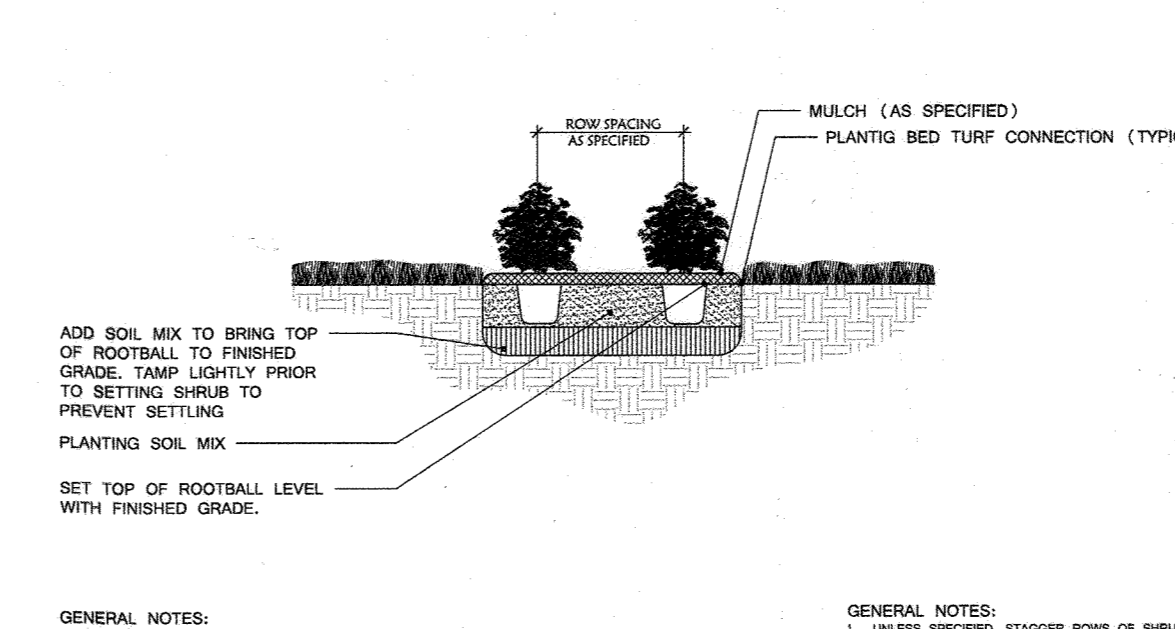
PLANTING BED/TURF CONNECTION

SECTION SCALE: NTS



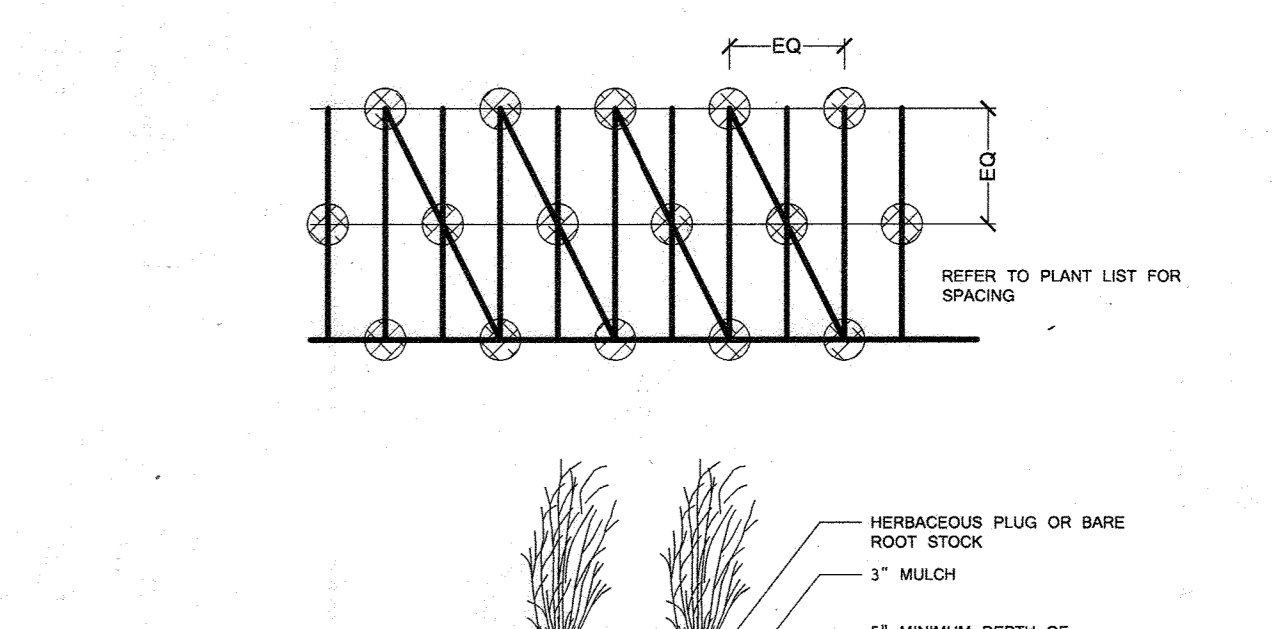
SOD INSTALLATION

SECTION SCALE: NTS



SHRUB PLANTING DETAIL

SECTION SCALE: NTS



PLUG PLANTING DETAIL

SECTION SCALE: NTS

LANDSCAPE DETAILS

SCALE: NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Wright* 3/2/14
 Chief, Division of Land Development: *Chad Edwards* 2/28/14
 Chief, Development Engineering Division: *AW*

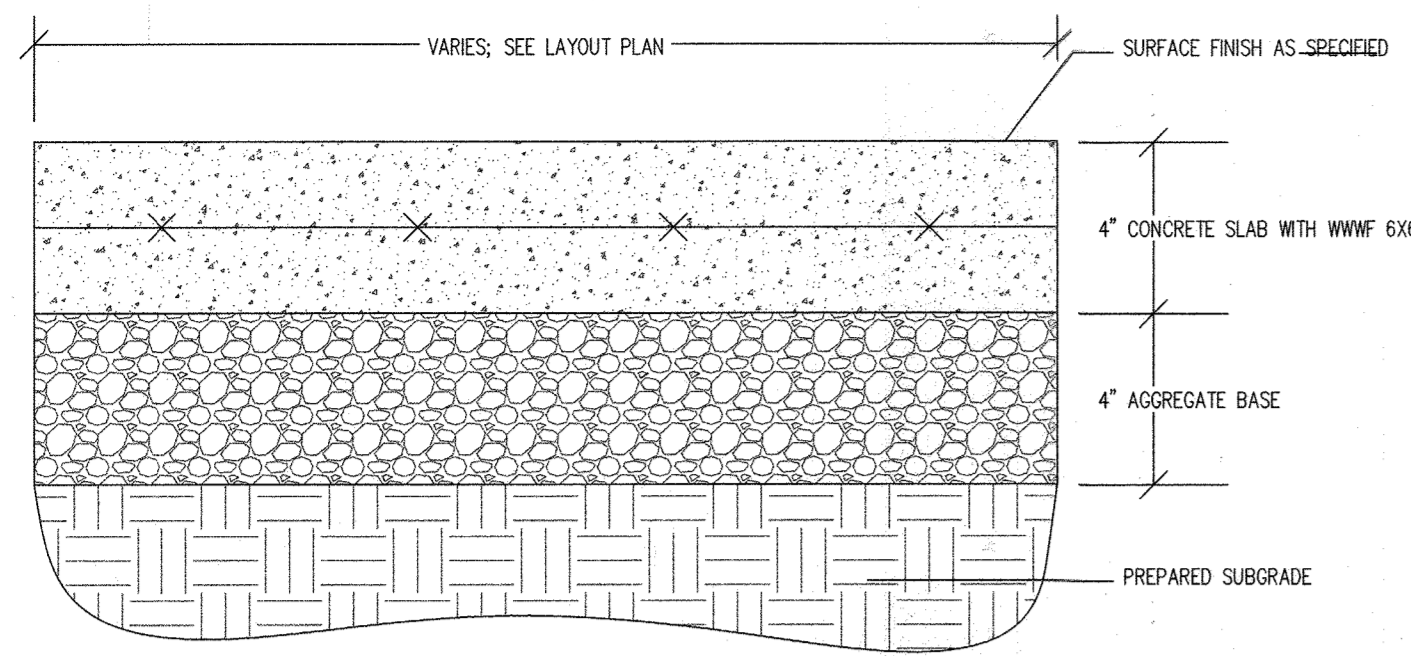
DES.	DRN.	CHK.	PF.	DATE	REVISION	BY	APPR.

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



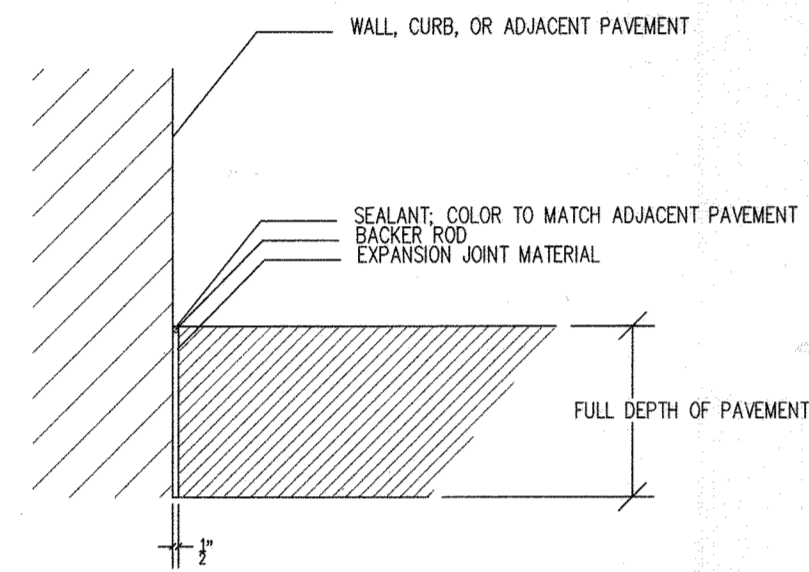
PLANTING DETAILS
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J & K
 PLAT No. 22607-227e1
 ELECTION DISTRICT No. 6 GUILFORD
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	51 OF 71



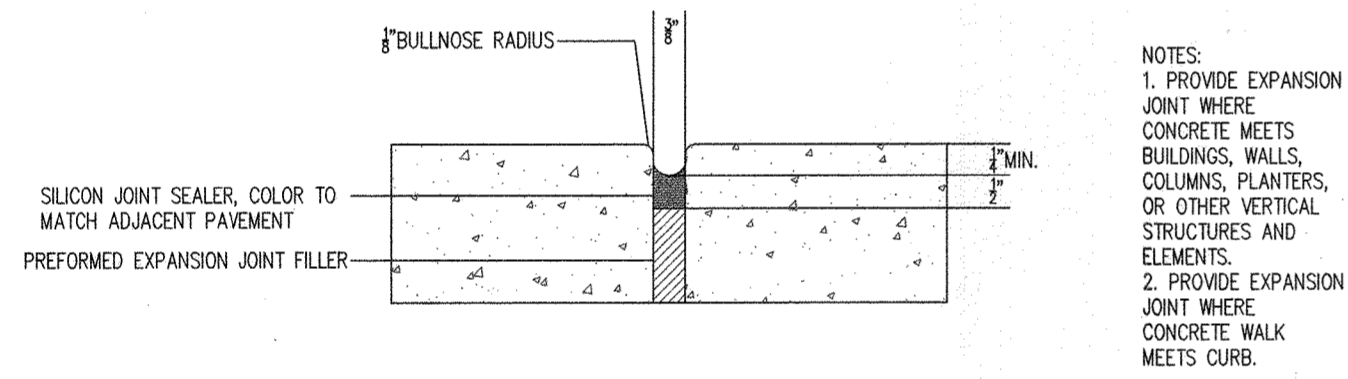
1
52 TYPICAL CONCRETE PAVING SECTION

NTS



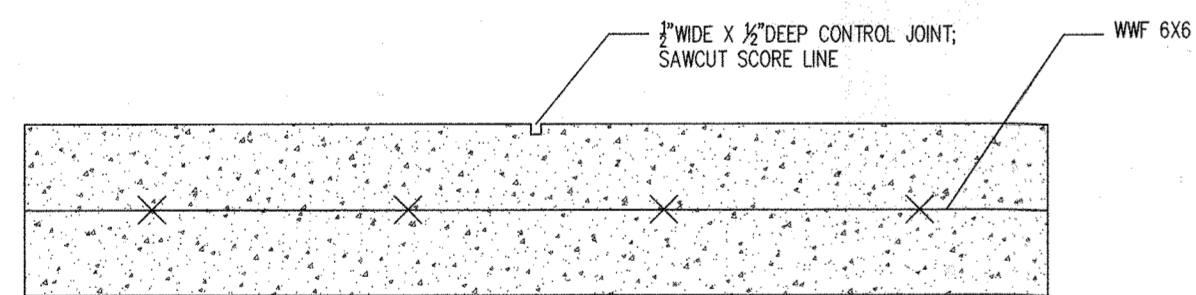
2
52 TYPICAL PAVING EXPANSION JOINT AT VERTICAL ELEMENTS SECTION

NTS



3
52 TYPICAL EXPANSION JOINT IN CONCRETE PAVING SECTION

NTS



4
52 CONTROL JOINT IN CONCRETE PAVING SECTION

NTS

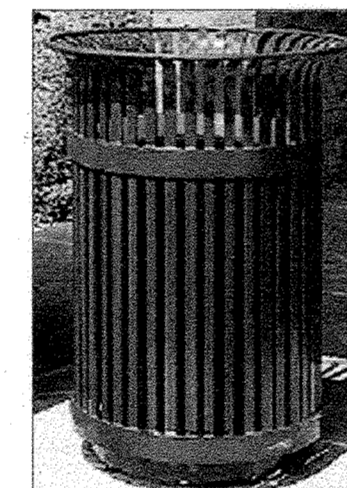
REFER TO CIVIL ENGINEERING SHEETS FOR THE BGE STREETLIGHT THAT IS TO BE USED THROUGHOUT THE PROJECT AREA.

5
52 TYPICAL PROPOSED STREETLIGHT SPECIFICATION



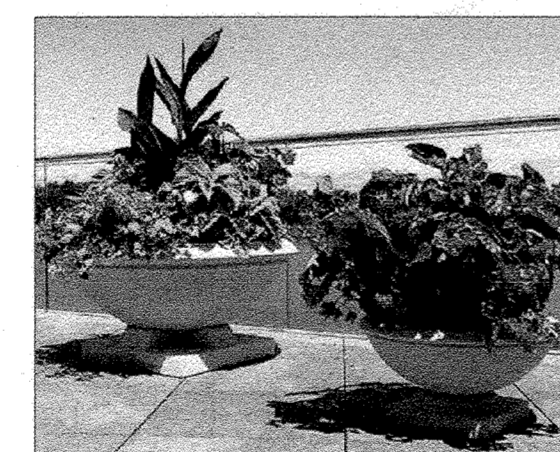
Manufacturer: Victor Stanley, Inc. Classic Series, Model CS-138 6' Length, with center armrests, Color: BLACK

7
52 TYPICAL BENCH SPECIFICATION



Manufacturer: Victor Stanley, Inc. Ironsites Series, Model S-42 36 Gallon; color: BLACK

9
52 TYPICAL TRASH RECEPTACLE 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



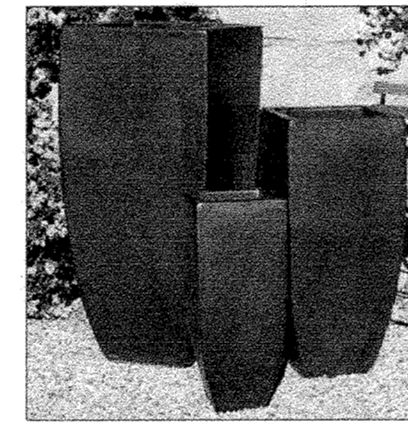
PROPOSED PEDESTRIAN LIGHTPOLE: BGE STANDARD LIGHTPOLE. 12' FIBERGLASS POLE, EMBEDDED, WITH ACORN POST TOP

6
52 TYPICAL STREETLIGHT ALONG PRIVATE SIDEWALKS WITHIN AMENITY AREA SPECIFICATION



Manufacturer: Victor Stanley, Inc. Bollard 35, BKR Permanent Mount; Color: BLACK

8
52 TYPICAL BOLLARD SPECIFICATION



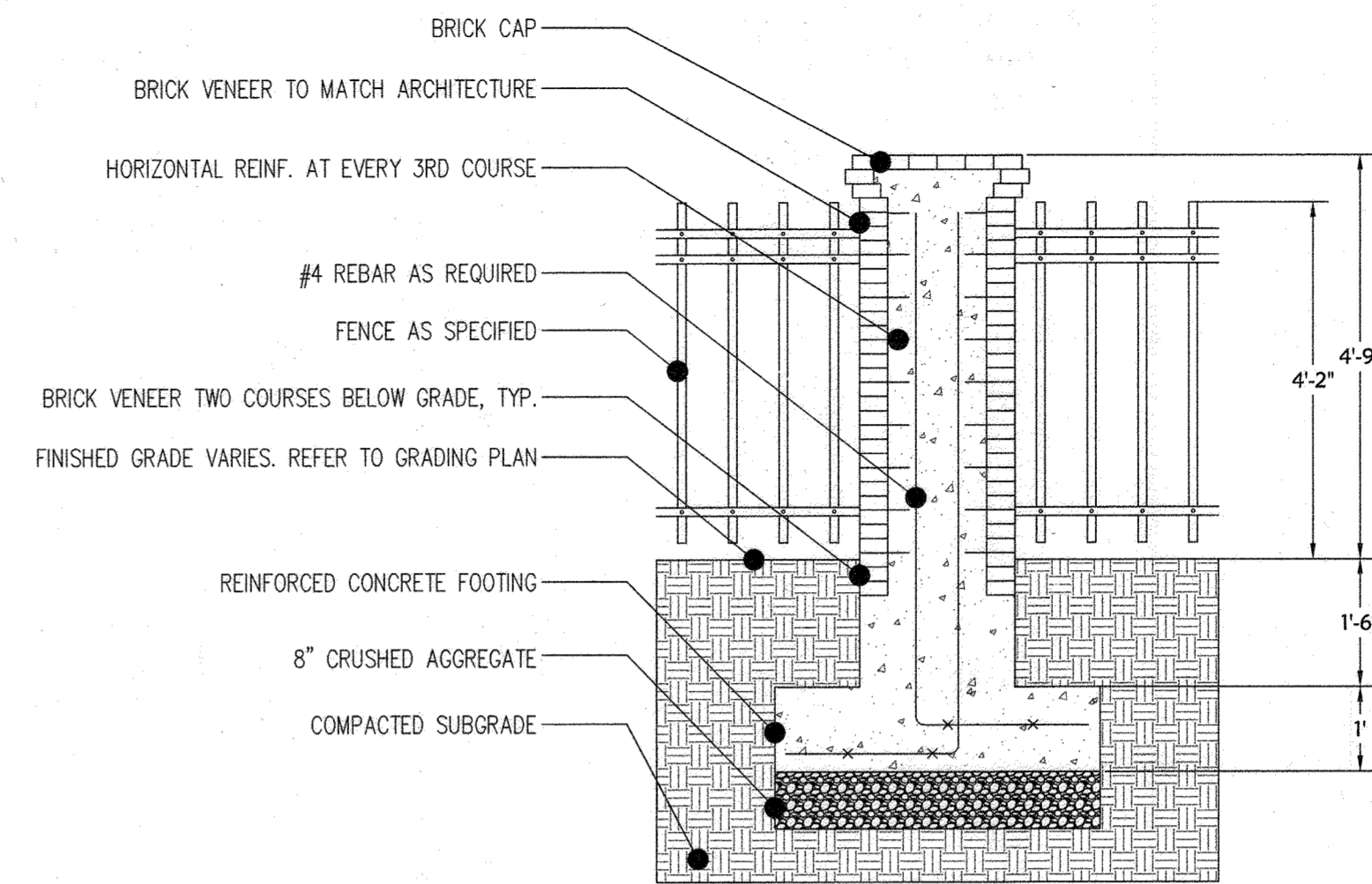
Manufacturer: Asian Ceramics, Inc.; Model Number: 4-60390-GM; Tall Square Tapered Gunmetal Planter; Size: 18"x18"x40"; Weight: 226 Pounds; Planted with annuals.

11
52 PLANTER TYPE 1 SPECIFICATION



Manufacturer: The Park Catalog Item #135-1003; Pet Waste Station with Sign

12
52 PET WASTE STATION SPECIFICATION



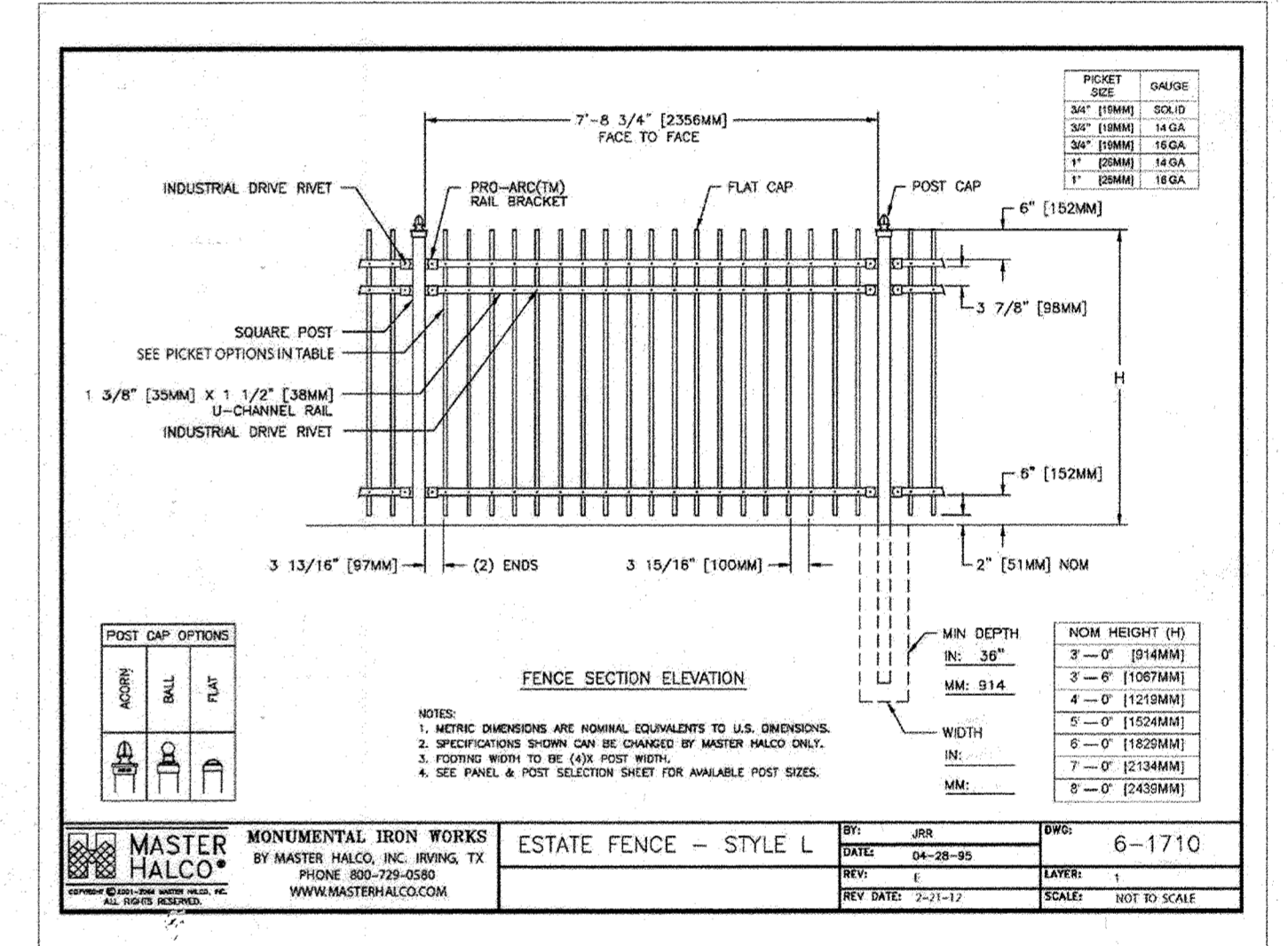
13
52 BRICK FENCE PIER SECTION

NTS



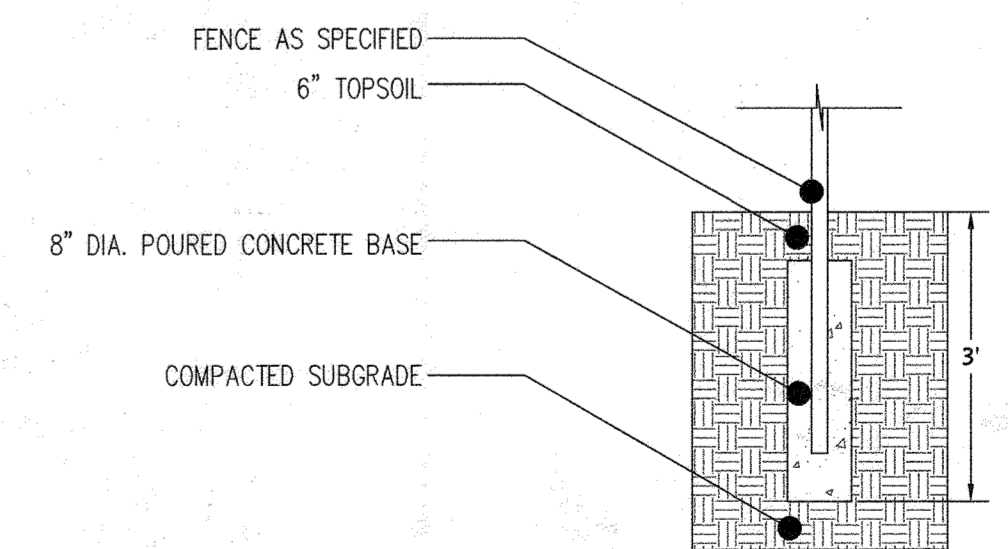
SUPPLIER: Master Halco; STYLE: Universal Spear Colonial Aluminum Fence HEIGHT: 48"; PANEL WIDTH: 6'; GATE WIDTH: 5'; POST CAPS: 2" FLAT CAP OR EQUAL AS APPROVED BY OWNER.

14
52 POOL PERIMETER FENCE SPECIFICATION



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

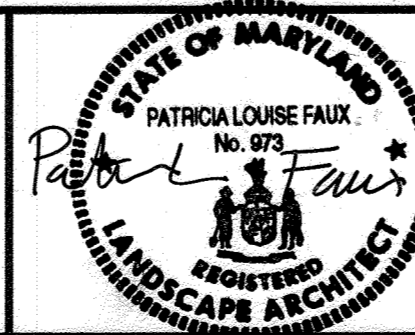
16
52 DOUBLE LEAF GATE SPECIFICATION

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 MANUFACTURER'S INSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 3/2/14
 Chief, Division of Land Development: [Signature] Date: 3/07/14
 Chief, Development Engineering Division: [Signature] Date: 2-28-14

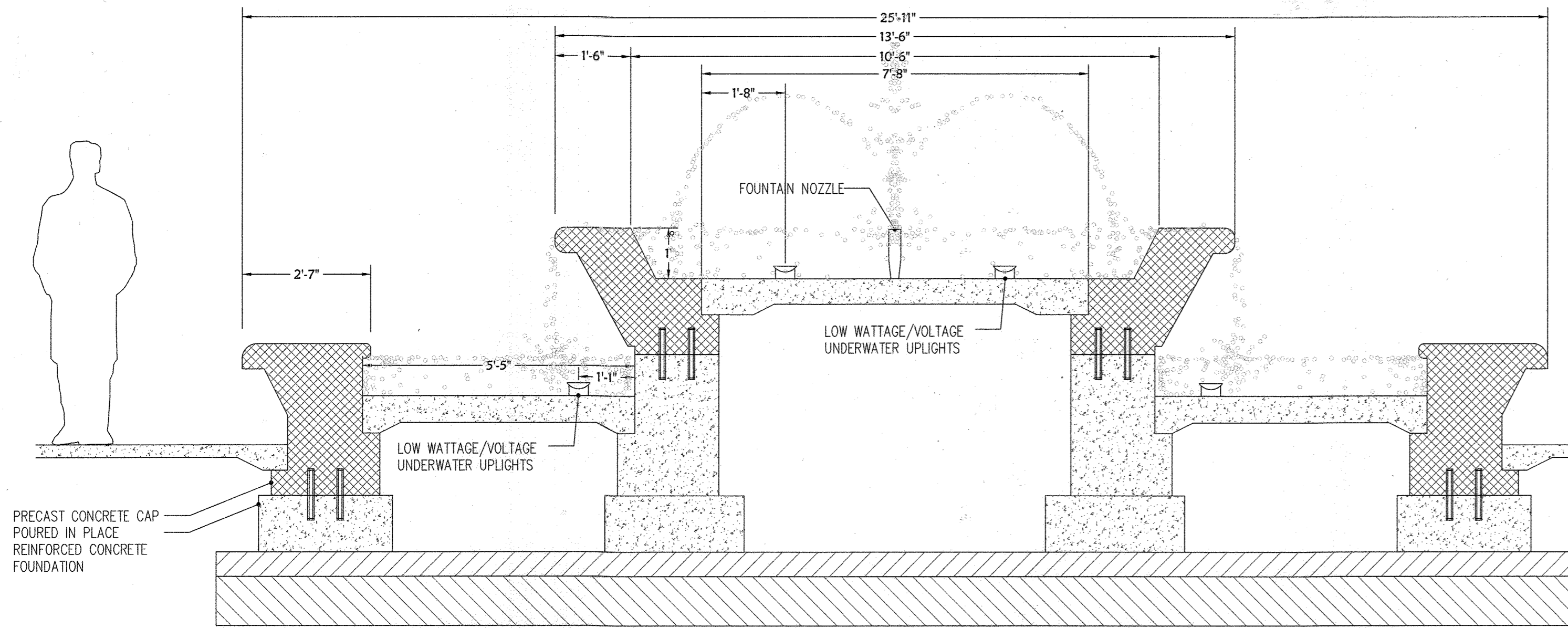
DES. RK	DRN. RK	CHK. PF	DATE	REVISION	BY	APP'R

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: PETER ZADORETZKY
 410-267-8668



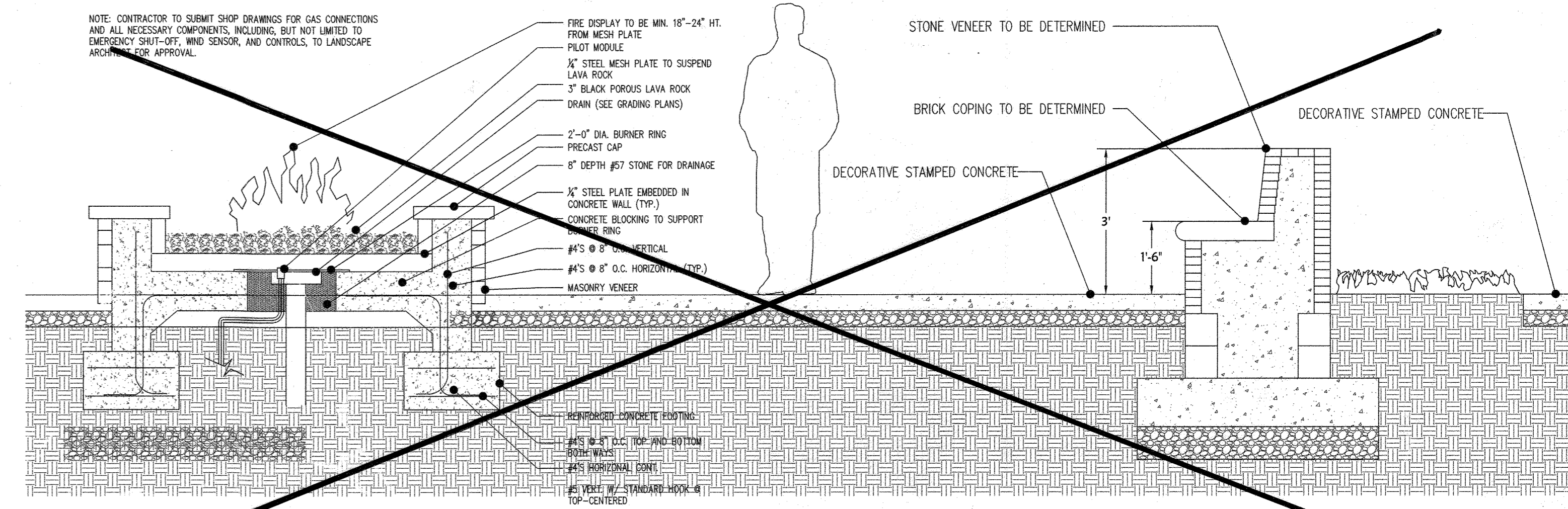
LANDSCAPE ARCHITECTURAL DETAILS
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 22097-22701
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 30, 2013	48-20	52 OF 71



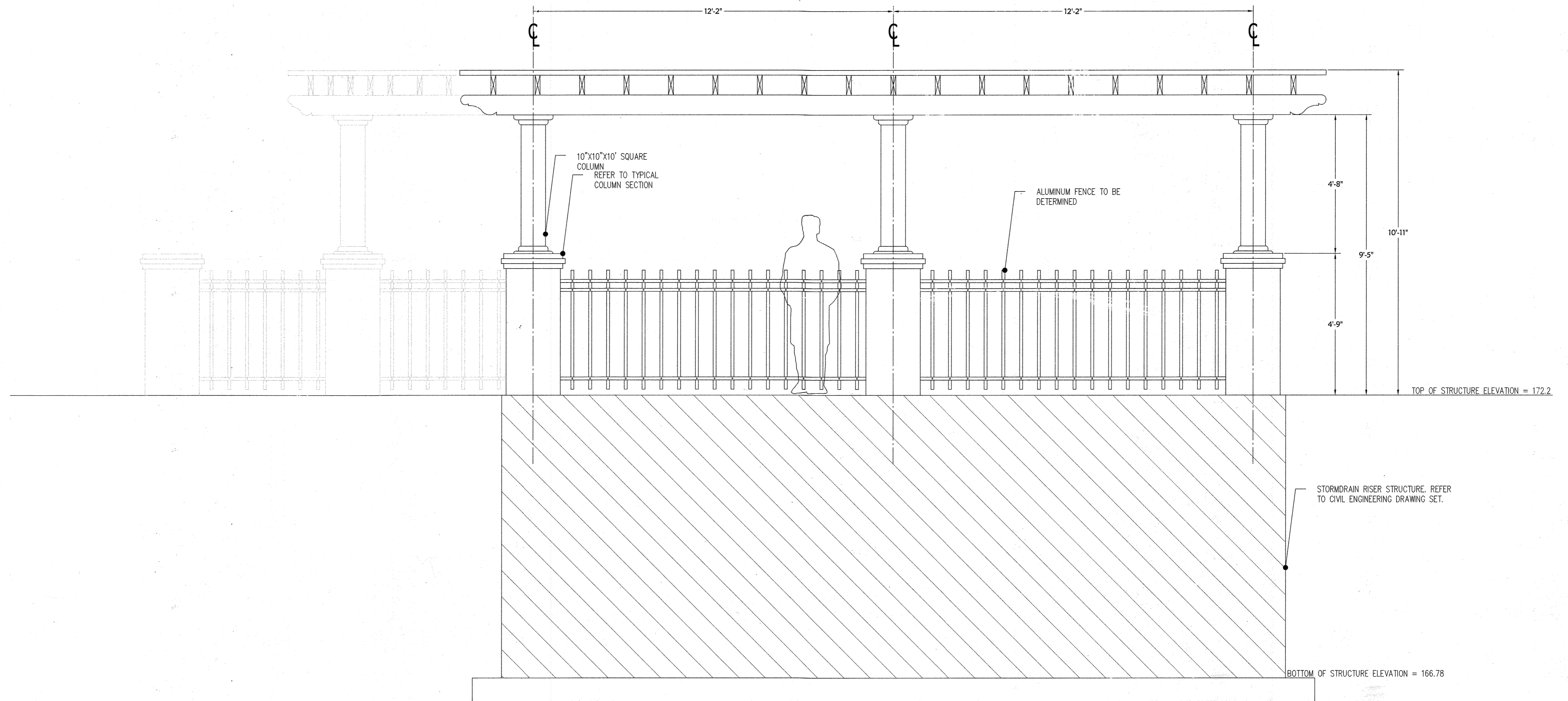
1
53 ENTRANCE COURTYARD FOUNTAIN
CONCEPTUAL SECTION

SCALE: 1/2" = 1'-0"



2
53 FIRE COURTYARD SEAT WALL
CONCEPTUAL SECTION

SCALE: 1/2" = 1'-0"



3
53 PERGOLA 'B'
CONCEPTUAL ELEVATION

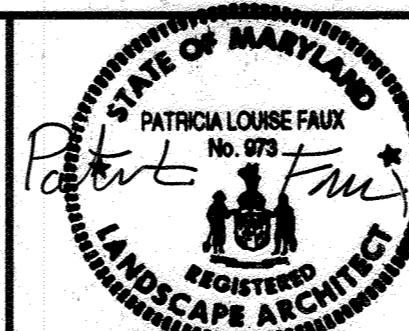
SCALE: 1/2" = 1'-0"

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 *M. Langley* 2/2/14
 Chief, Division of Land Development *V. Sheuvalov* 3/10/14
 Chief, Development Engineering Division *Chad Edman* 2-28-14

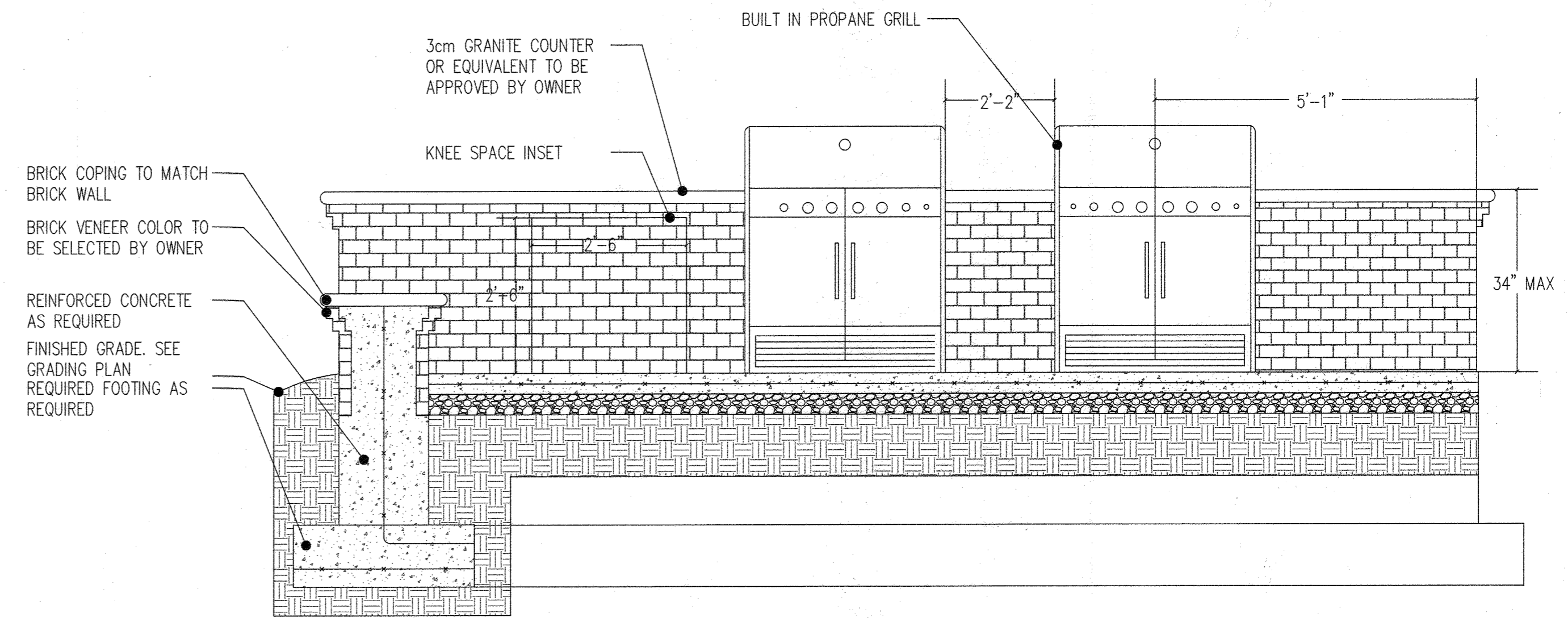
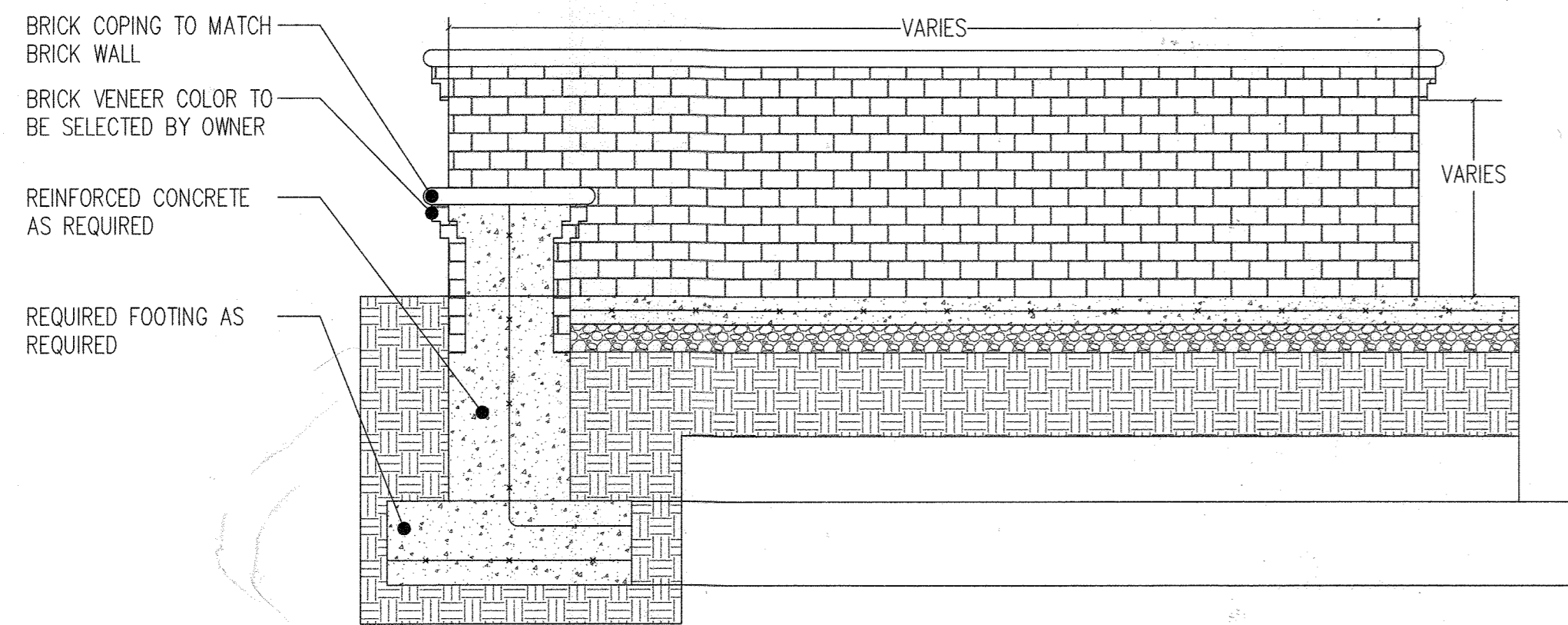
DES. RK DRN. RK CHK. PF
 DATE REVISION BY APPR.
 1-28-2010 Modify design of residential building klp

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



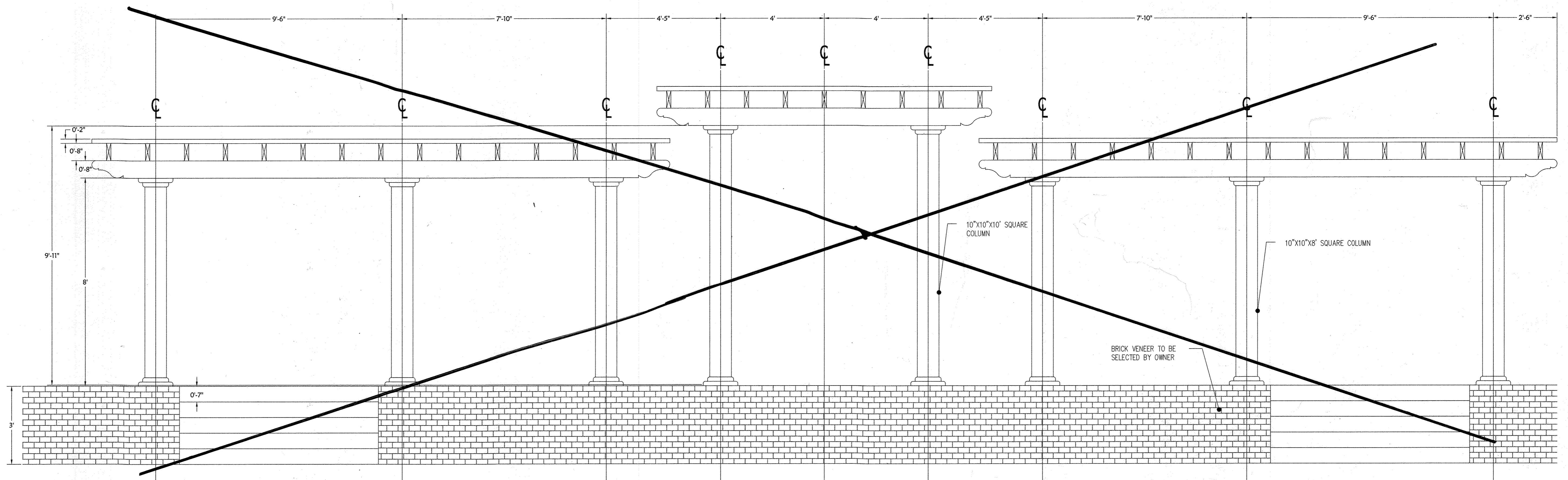
LANDSCAPE ARCHITECTURAL DETAILS
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J & K
 PLAT No. 22027-22721
 ELECTION DISTRICT No. 6 GULFORD

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 71



1
54 TYPICAL WALL DETAIL THROUGHOUT AMENITY AREA
CONCEPTUAL SECTION

2
54 GRILL SECTION
CONCEPTUAL SECTION



3
54 PERGOLA 'A'
CONCEPTUAL ELEVATION

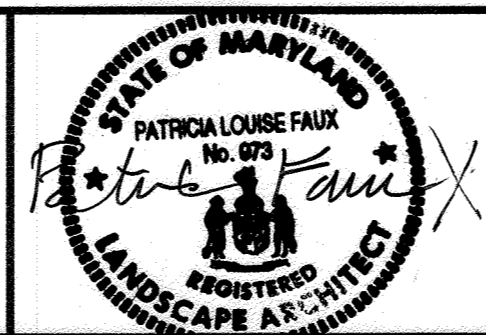
NOTE: DETAILS ARE INTENDED TO DEPICT APPROXIMATE DESIGN AND CONSTRUCTION INTENT ONLY. NOT SUITABLE FOR CONSTRUCTION PURPOSES. DESIGN AND CONSTRUCTION MAY CHANGE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Howard M. Langley 5/2/14
 Director Date
Kat Schuler 3/20/14
 Chief, Division of Land Development Date
Chad Edmonds 2-28-14
 Chief, Development Engineering Division Date

THE FOX GROUP
 The Fox Group, Inc.
 2200 Somerville Road, Suite 200
 Annapolis, MD 21401
 Ph. 410.295.6517 F. 410.295.6512

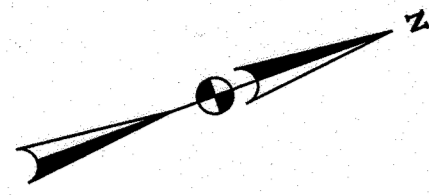
NO.	DATE	REVISION	BY	APP'R.
1	1-28-2016	Modified design of residential building	kfp	

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



LANDSCAPE ARCHITECTURAL DETAILS
 ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL (FUTURE)/RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RETAIL/OFFICE (FUTURE)/BANK(FUTURE)/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J & K
 PLAT No. 22077-2221
 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 71



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.

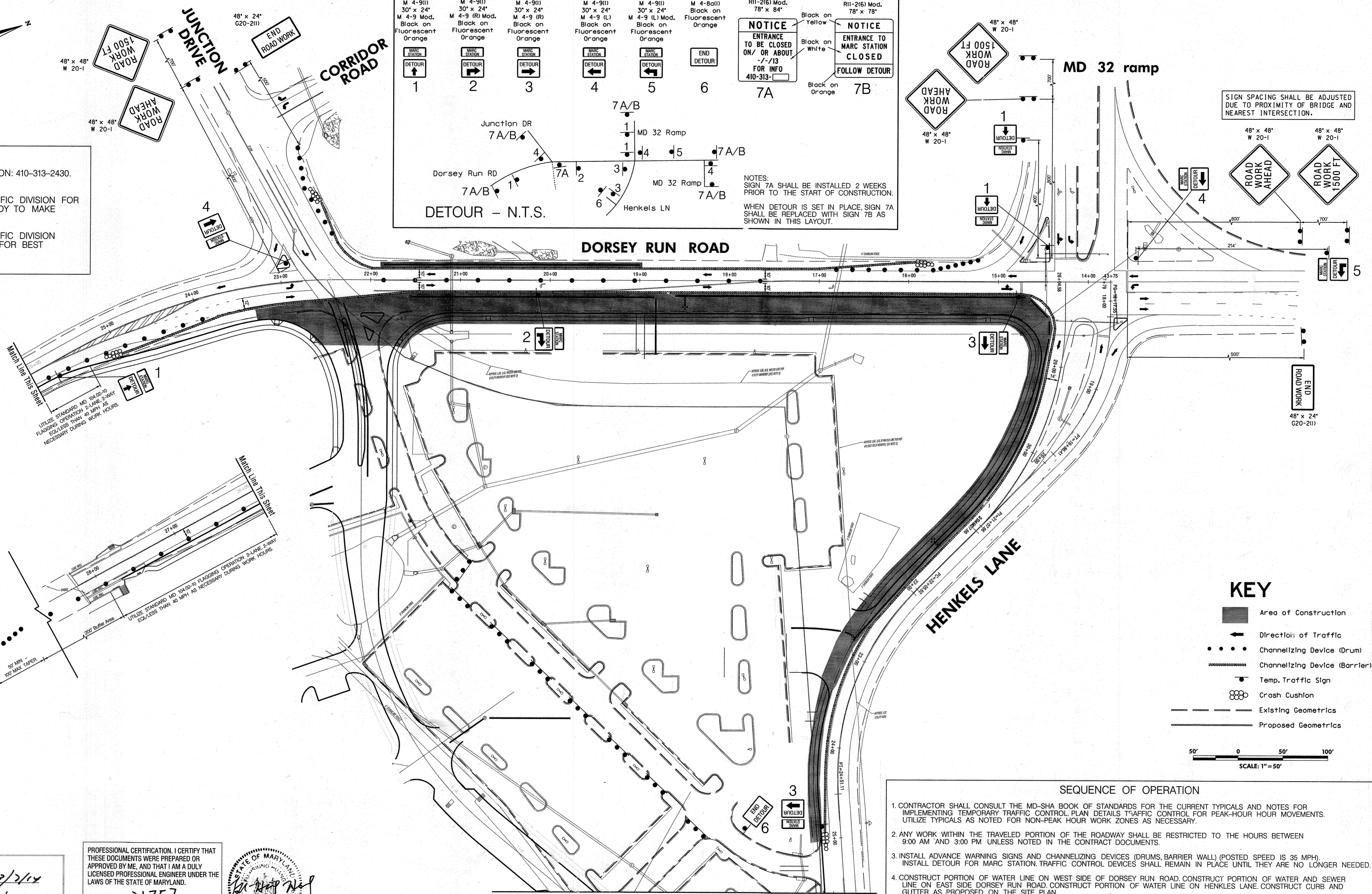
30' x 12' M 4-9(I) 30' x 24' M 4-9 Mod. Black on Fluorescent Orange	30' x 12' M 4-9(I) 30' x 24' M 4-9 (R) Mod. Black on Fluorescent Orange	30' x 12' M 4-9(I) 30' x 24' M 4-9 (R) Black on Fluorescent Orange	30' x 12' M 4-9(I) 30' x 24' M 4-9 (L) Black on Fluorescent Orange	30' x 12' M 4-9(I) 30' x 24' M 4-9 (L) Mod. Black on Fluorescent Orange	36' x 24' M 4-8a(I) Black on Fluorescent Orange	R11-216) Mod. 78' x 84' Black on Yellow	R11-216) Mod. 78' x 78' Black on White
1	2	3	4	5	6	7A	7B

NOTICE ENTRANCE TO BE CLOSED ON/ OR ABOUT - / - / 13 FOR INFO 410-313-2430

NOTICE ENTRANCE TO MARC STATION CLOSED FOLLOW DETOUR

DETOUR - N.T.S.

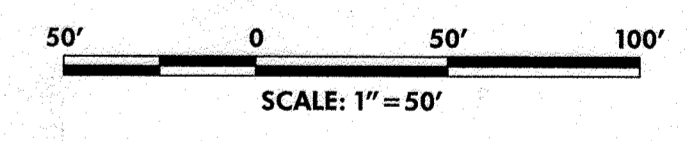
NOTES:
SIGN 7A SHALL BE INSTALLED 2 WEEKS PRIOR TO THE START OF CONSTRUCTION.
WHEN DETOUR IS SET IN PLACE, SIGN 7A SHALL BE REPLACED WITH SIGN 7B AS SHOWN IN THIS LAYOUT.



SIGN SPACING SHALL BE ADJUSTED DUE TO PROXIMITY OF BRIDGE AND NEAREST INTERSECTION.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Channelizing Device (Barrier)
- Temp. Traffic Sign
- Crash Cushion
- Existing Geometrics
- Proposed Geometrics



- SEQUENCE OF OPERATION**
- 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.
 - 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.
 - 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.
 - 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 HENKELS LANE. CONSTRUCT CURB AND GUTTER AS PROPOSED ON THE SITE PLAN.
 - 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

Frank A. Leight 2/2/14
Director

Kat Sladman 2/2/14
Chief, Division of Land Development

Chad Edmonson 2-28-14
Chief, Development Engineering Division

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



The Traffic Group, Inc.
Suite 111
9900 Franklin Square Drive
Baltimore, Maryland 21226
410-831-6600
1-800-583-8411
Fax 410-831-6801
"Merging Innovation and Excellence"

PLOTTED: Friday, January 31, 2014 AT 02:23 PM
FILE: F:\2006\2006-0533\del\TEDDMOT - Utility 1 barrier wall.dgn

PREPARED FOR:
ANNA-OLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814

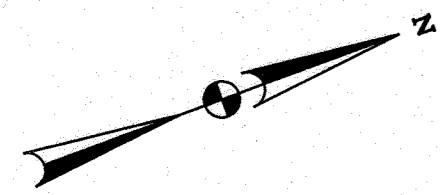
ATTN: PETER ZADORETZKY
410-267-8688

MAINTENANCE OF TRAFFIC PLAN - PHASE 1
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A, B, E, G, H, J & K
Plot No. 22007-22701

SCALE	ZONING	G.L.W. FILE No.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	55 OF 71

ELECTION DISTRICT No. 6 GUILFORD

HOWARD COUNTY, MARYLAND



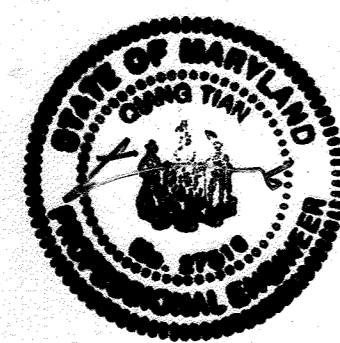
NOTES:
HOWARD COUNTY TRAFFIC DIVISION: 410-313-2430.

"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.

UTILIZE STANDARD MD 104 (20-10) FLAGGING OPERATION 2-LANE 2-WAY FLAGGING LESS THAN 40 MPH AS NECESSARY DURING WORK HOURS.

UTILIZE STANDARD MD 104 (20-10) FLAGGING OPERATION 2-LANE 2-WAY FLAGGING LESS THAN 40 MPH AS NECESSARY DURING WORK HOURS.



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. 27516
EXPIRATION DATE 7/4/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark V. ...* 9/2/14
Chief, Division of Land Development: *...* 9/2/14
Chief, Development Engineering Division: *...* 9.4.14

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-383-8411
Fax: 410-931-6601
"Merging Innovation and Excellence"

NO.	REVISION	DATE	BY	APP.

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADOPETZKY
410-267-2522

MAINTENANCE OF TRAFFIC PLAN - PHASE 1
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A, B, E, G, H, J & K

ELECTION DISTRICT No. 6 JAILFORD
HOWARD COUNTY, MARYLAND

SCALE	DRAWING	G.I. W. FILE NO.
1"=50'	T.O.D.	11107
DATE	1"=1" GRID	SHEET
JUNE 5, 2014	48-211	56 OF 71

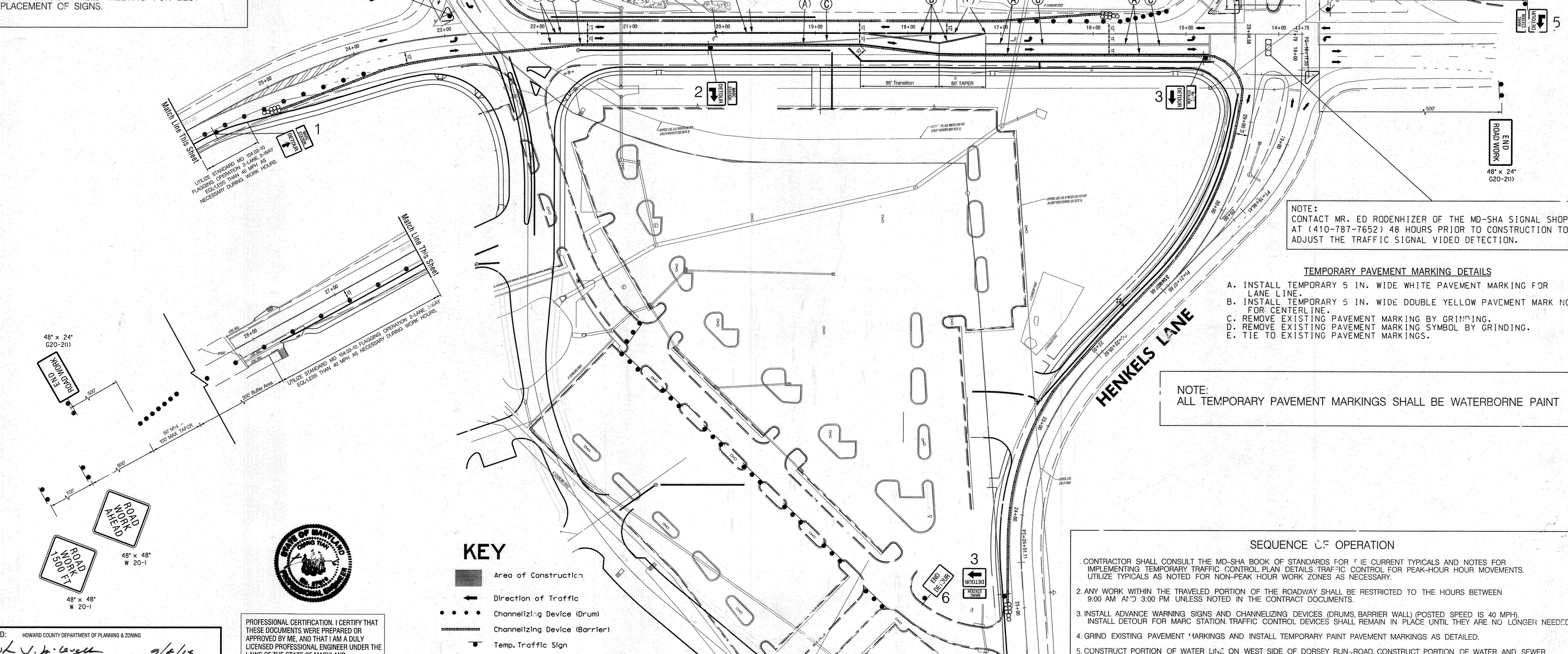
30" x 12" M 4-9(I) 30" x 24" M 4-9 Mod. Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (R) Mod. Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (R) Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (L) Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (L) Mod. Black on Fluorescent Orange	36" x 24" M 4-8a(I) Black on Fluorescent Orange	R11-2(6) Mod. 78" x 84" Black on Yellow	R11-2(6) Mod. 78" x 78" Black on White
1	2	3	4	5	6	7A	7B

NOTICE
ENTRANCE TO BE CLOSED ON/ OR ABOUT 7/13 FOR INFO 410-313-2430

NOTICE
ENTRANCE TO MARC STATION CLOSED FOLLOW DETOUR

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.

DETOUR - N.T.S.



SIGN SPACING SHALL BE ADJUSTED DUE TO PROXIMITY OF BRIDGE AND NEAREST INTERSECTION.

NOTE:
CONTACT MR. ED RODENHIZER OF THE MD-SHA SIGNAL SHOP AT (410-787-7652) 48 HOURS PRIOR TO CONSTRUCTION TO ADJUST THE TRAFFIC SIGNAL VIDEO DETECTION.

- TEMPORARY PAVEMENT MARKING DETAILS
- INSTALL TEMPORARY 5 IN. WIDE WHITE PAVEMENT MARKING FOR LANE LINE.
 - INSTALL TEMPORARY 5 IN. WIDE DOUBLE YELLOW PAVEMENT MARKING FOR CENTERLINE.
 - REMOVE EXISTING PAVEMENT MARKING BY GRINDING.
 - REMOVE EXISTING PAVEMENT MARKING SYMBOL BY GRINDING.
 - TIE TO EXISTING PAVEMENT MARKINGS.

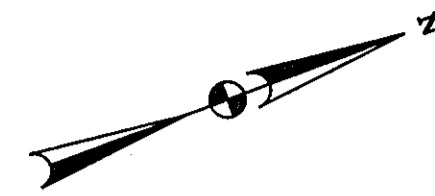
NOTE:
ALL TEMPORARY PAVEMENT MARKINGS SHALL BE WATERBORNE PAINT

- SEQUENCE OF OPERATION
- 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 MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
 - 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.
 - INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS, BARRIER WALL) (POSTED SPEED IS 40 MPH). INSTALL DETOUR FOR MARC STATION. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 - GRIND EXISTING PAVEMENT MARKINGS AND INSTALL TEMPORARY PAINT PAVEMENT MARKINGS AS DETAILED.
 - 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.
 - ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNCONSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Channelizing Device (Barrier)
- Temp. Traffic Sign
- Crash Cushion
- Existing Geometrics
- Proposed Geometrics

Mat: 1 Line Sheet 2
SCALE: 1" = 50'



Match Line Sheet 1

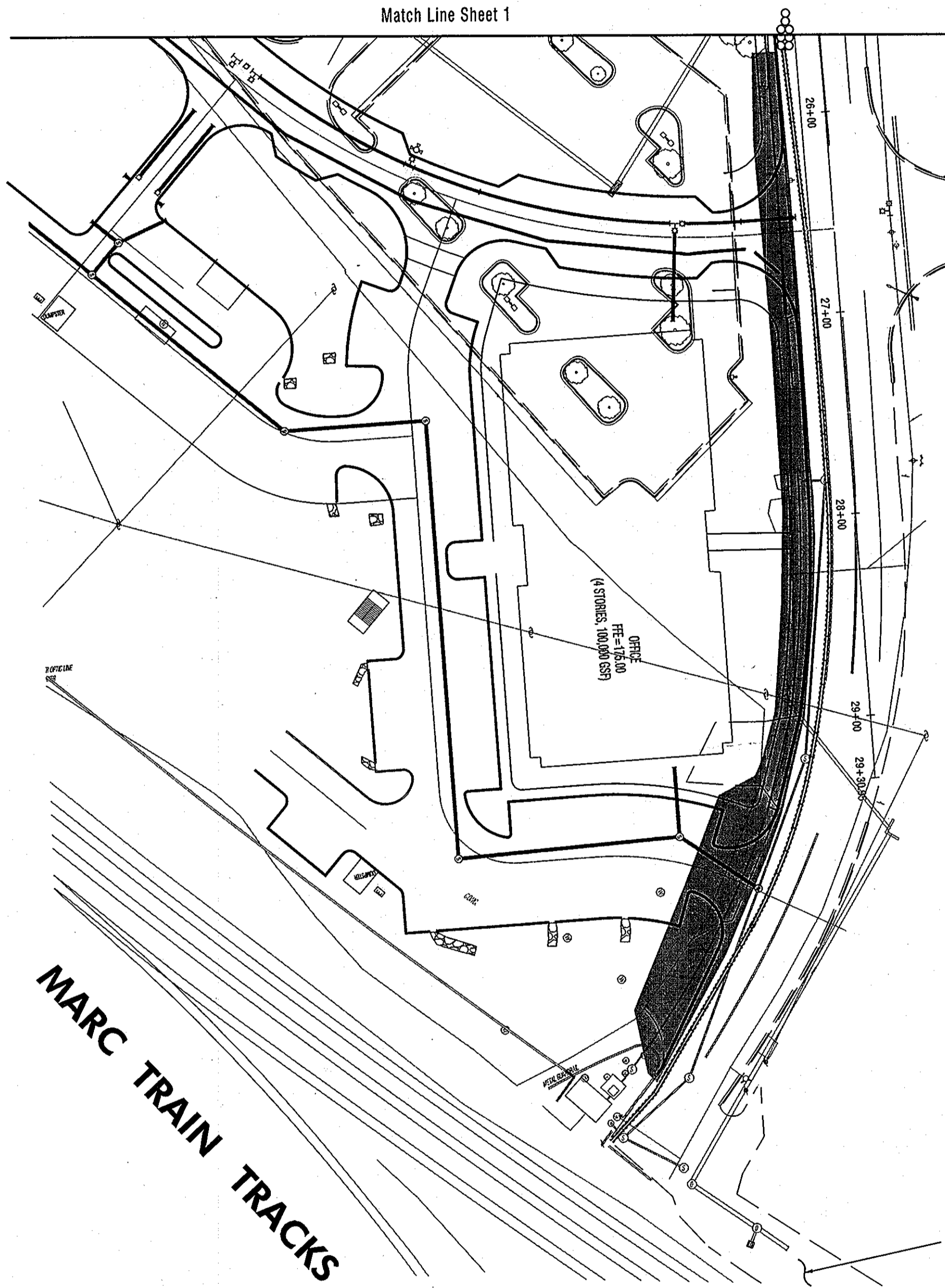
48' x 48'
W 20-1



BUSINESS ENTRANCE

HENKELS LANE

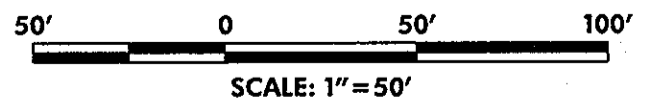
**REAR BUSINESS ACCESS
TO REMAIN OPEN AND
UNOBSTRUCTED BY
CHANNELISING DEVICES**



MARC TRAIN TRACKS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *Frank P. Loyell* Date *3/27/14*
 Chief, Division of Land Development *V. J. Sherkowski* Date *3/27/14*
 Chief, Development Engineering Division *Chad Edwards* 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



The Traffic Group, Inc.
 Suite H
 9900 Franklin Square Drive
 Baltimore, Maryland 21236
 410-931-6800
 1-800-933-6411
 Fax 410-931-6601
 "Merging Innovation and Excellence"

NO.	DATE	BY	APPR.

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

MAINTENANCE OF TRAFFIC PLAN - PHASE 1
 ANNAPOLIS JUNCTION TOWN CENTER
 PARCELS A - G
 Plat No. 220097-22701

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	T.O.D.	11107
DATE	TAX MAP - GRD	SHEET
MAY 23, 2013	48-20	56 OF 64

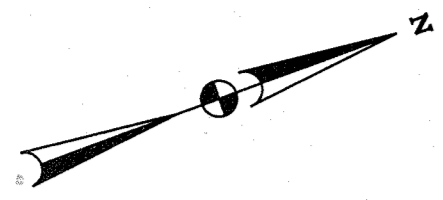
PLOTTED: Friday, January 31, 2014 AT 02:24 PM
 FILE: F:\2008\2008-0533\deat\TDD\MOT - Utility 1 barrier wall.dgn

DRN: JES CHK: JUD DATE: BY: APPR:

ELECTION DISTRICT No. 6 GULFORD

HOWARD COUNTY, MARYLAND

PLOTTED BY: jstork



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.

UTILIZE STANDARD MD 10A (20-10) 2-LANE 2-WAY FLAGGING OPERATION EQUALS OR LESS THAN 40 MPH AS NECESSARY DURING WORK HOURS.

UTILIZE STANDARD MD 10A (20-10) FLAGGING OPERATION 2-LANE 2-WAY EQUALS OR LESS THAN 40 MPH AS NECESSARY DURING WORK HOURS.



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. 27516
EXPIRATION DATE 7/4/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Paul V. J. Geyer 2/2/15
Chief, Division of Land Development: Robert J. ... 8/2/14
Chief, Development Engineering Division: Chad ... 9.4.14

30" x 12" M 4-9(I) 30" x 24" M 4-9 Mod. Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (R) Mod. Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (R) Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (L) Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (L) Mod. Black on Fluorescent Orange	36" x 24" M 4-8a(I) Black on Fluorescent Orange	R11-2(6) Mod. 78" x 84" Black on Yellow	R11-2(6) Mod. 78" x 78" Black on White
MARC STATION	MARC STATION	MARC STATION	MARC STATION	MARC STATION	END DETOUR	NOTICE ENTRANCE TO BE CLOSED ON/ OR ABOUT - / - / 13 FOR INFO 410-313-2430	NOTICE ENTRANCE TO MARC STATION CLOSED FOLLOW DETOUR
1	2	3	4	5	6	7A	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.

DETOUR - N.T.S.

SIGN SPACING SHALL BE ADJUSTED DUE TO PROXIMITY OF BRIDGE AND NEAREST INTERSECTION.

NOTE:
CONTACT MR. ED RODENHIZER OF THE MD-SHA SIGNAL SHOP AT (410-787-7652) 48 HOURS PRIOR TO CONSTRUCTION TO ADJUST THE TRAFFIC SIGNAL VIDEO DETECTION.

TEMPORARY PAVEMENT MARKING DETAILS

- INSTALL TEMPORARY 5 IN. WIDE WHITE PAVEMENT MARKING FOR LANE LINE.
- INSTALL TEMPORARY 5 IN. WIDE DOUBLE YELLOW PAVEMENT MARKING FOR CENTERLINE.
- REMOVE EXISTING PAVEMENT MARKING BY GRINDING.
- REMOVE EXISTING PAVEMENT MARKING SYMBOL BY GRINDING.
- TIE TO EXISTING PAVEMENT MARKINGS.

NOTE:
ALL TEMPORARY PAVEMENT MARKINGS SHALL BE WATERBORNE PAINT.

SEQUENCE OF OPERATION

- 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 MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
- 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.
- INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS, BARRIER WALL) (POSTED SPEED IS 40 MPH). INSTALL DETOUR FOR MARC STATION. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
- GRIND EXISTING PAVEMENT MARKINGS AND INSTALL TEMPORARY PAINT PAVEMENT MARKINGS AS DETAILED.
- 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 HENKELS LANE. CONSTRUCT CURB AND GUTTER AS PROPOSED ON THE SITE PLAN.
- 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)
- Channelizing Device (Barrier)
- Temp. Traffic Sign
- Crash Cushion
- Existing Geometrics
- Proposed Geometrics

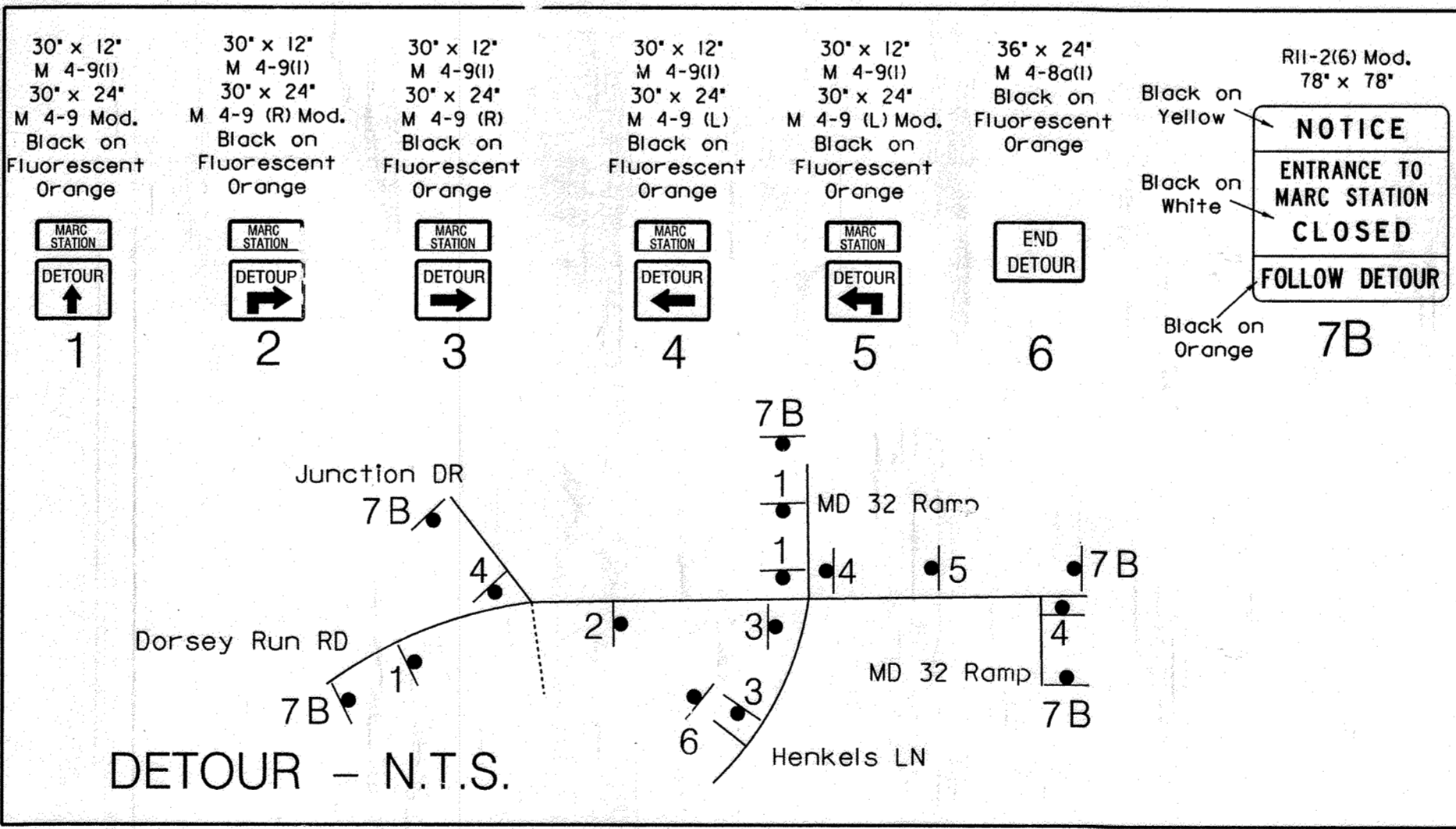
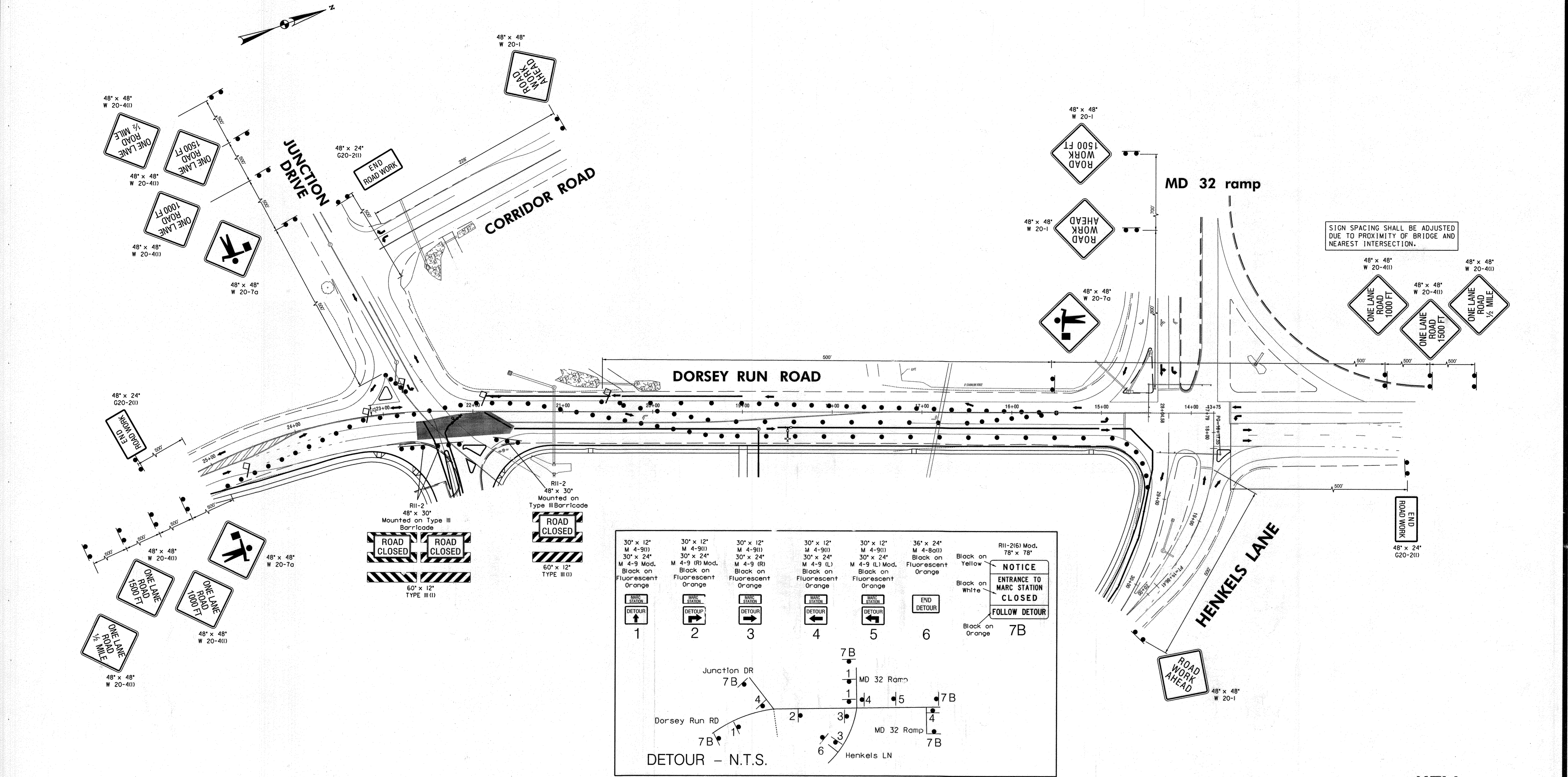
Match Line Sheet 2
SCALE: 1" = 50'

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6900
1-800-583-9411
Fax: 410-931-6601
"Merging Innovation and Excellence"

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: PETER ZADOPETZKY
410-267-2222

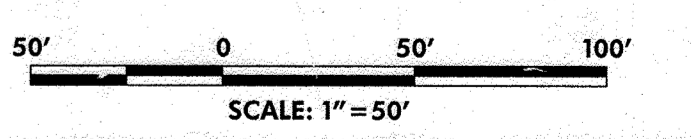
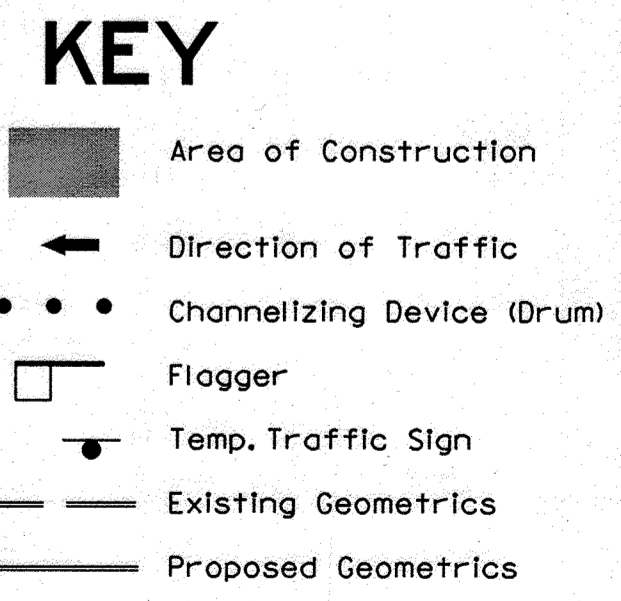
MAINTENANCE OF TRAFFIC PLAN - PHASE 1
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A - H

SCALE	7/11/14	G.I.W. FILE No.
1"=50'	T.O.D.	11107
DATE	1 1/2" GRID	SHEET
JUNE 6, 2014	48-211	OF 6



SEQUENCE OF OPERATION

- 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 MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
- IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
- 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.
- CONSTRUCT PORTIONS OF WATER LINE SEWER LINE AT THIS INTERSECTION OF DORSEY RUN ROAD AND JUNCTION DRIVE.
- 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

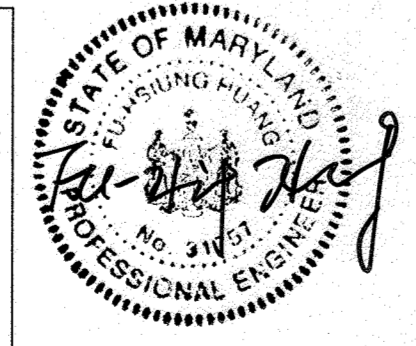
Kevin McLaughlin 3/2/14
Director Date

Kevin Shulworth 3/10/14
Chief, Division of Land Development Date

Chad Edmondson 2/28/14
Chief, Development Engineering Division Date

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



The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21136
410-931-8600
1-800-583-8411
Fax 410-931-8601
"Merging Innovation and Excellence"

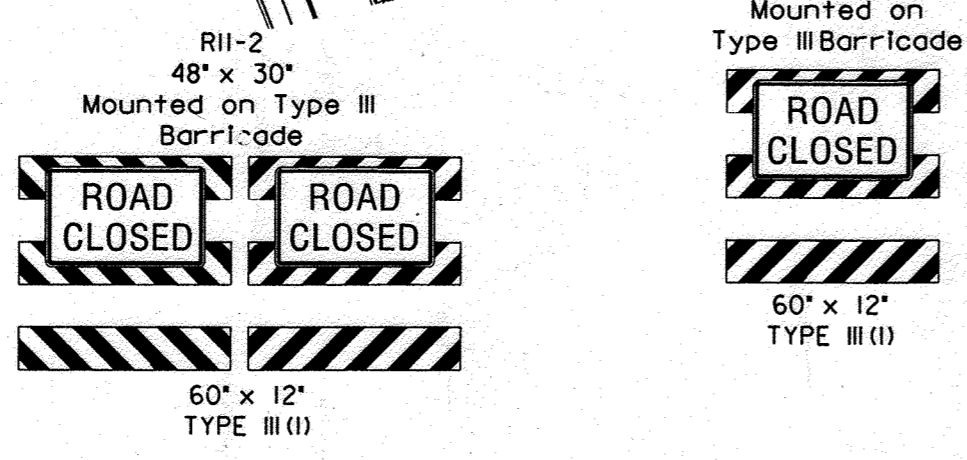
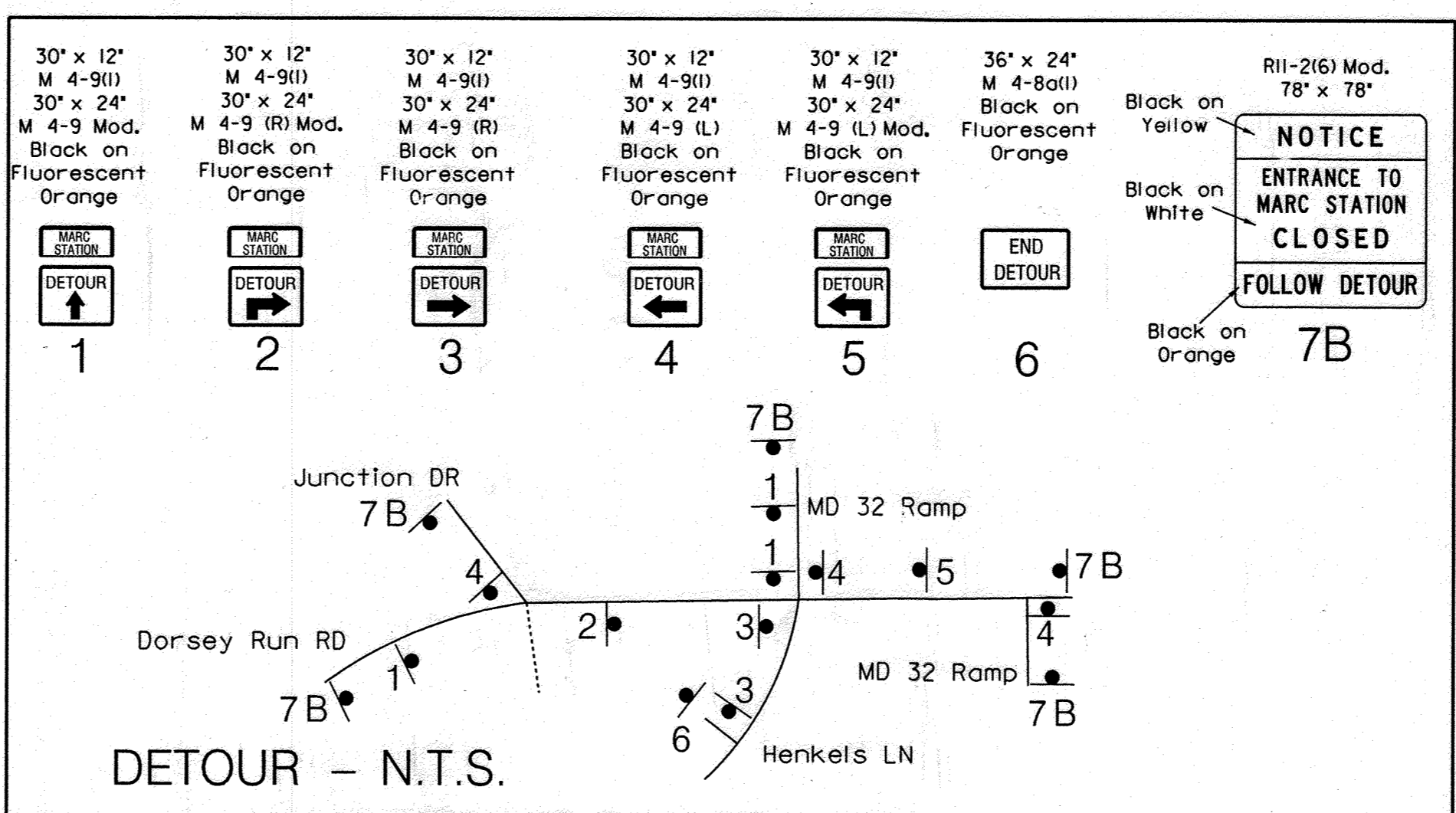
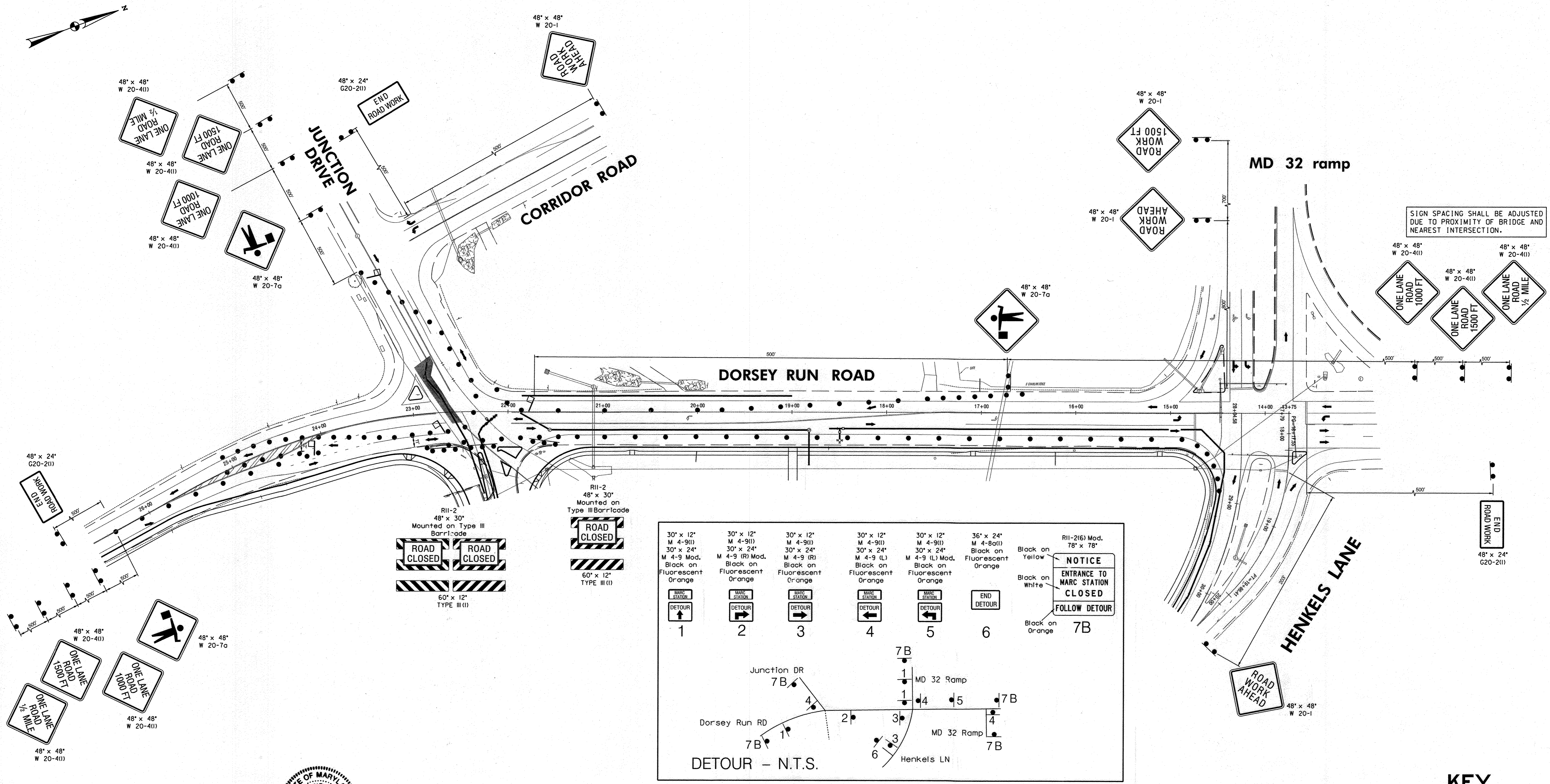
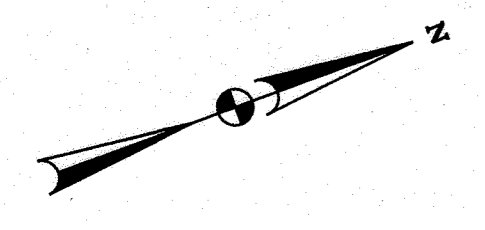
NO.	DATE	BY	APPR.

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

ATTN: PETER ZADORETZKY
410-267-8688

MAINTENANCE OF TRAFFIC PLAN - PHASE 2
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A,B,E,G,H,J,K
Plat No. 22097-22701

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 71



SEQUENCE OF OPERATION

- 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.
- IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
- 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.
- CONSTRUCT PORTIONS OF WATER LINE SEWER LINE AT THIS INTERSECTION OF DORSEY RUN ROAD AND JUNCTION DRIVE.
- ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

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

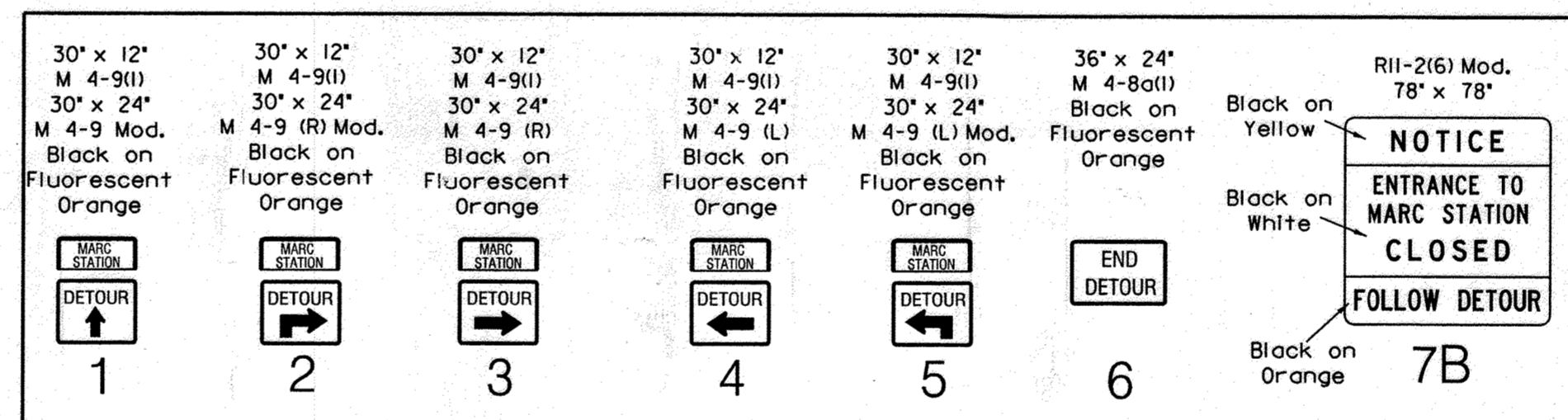
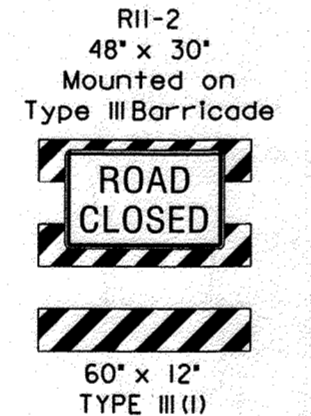
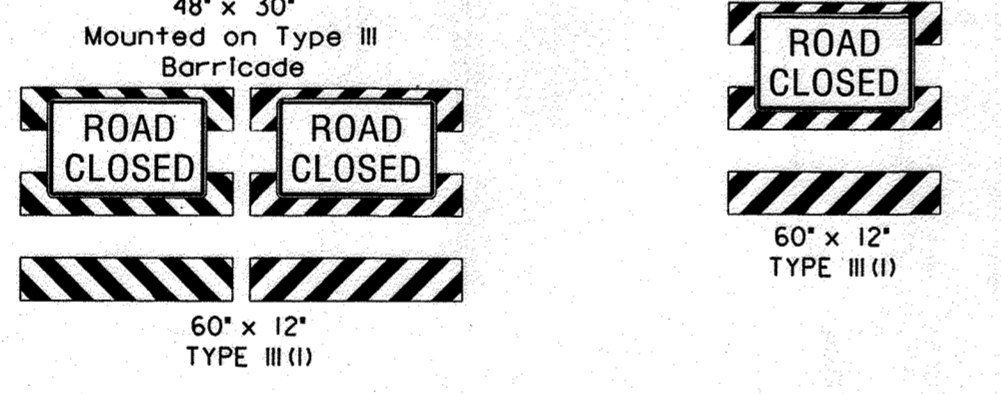
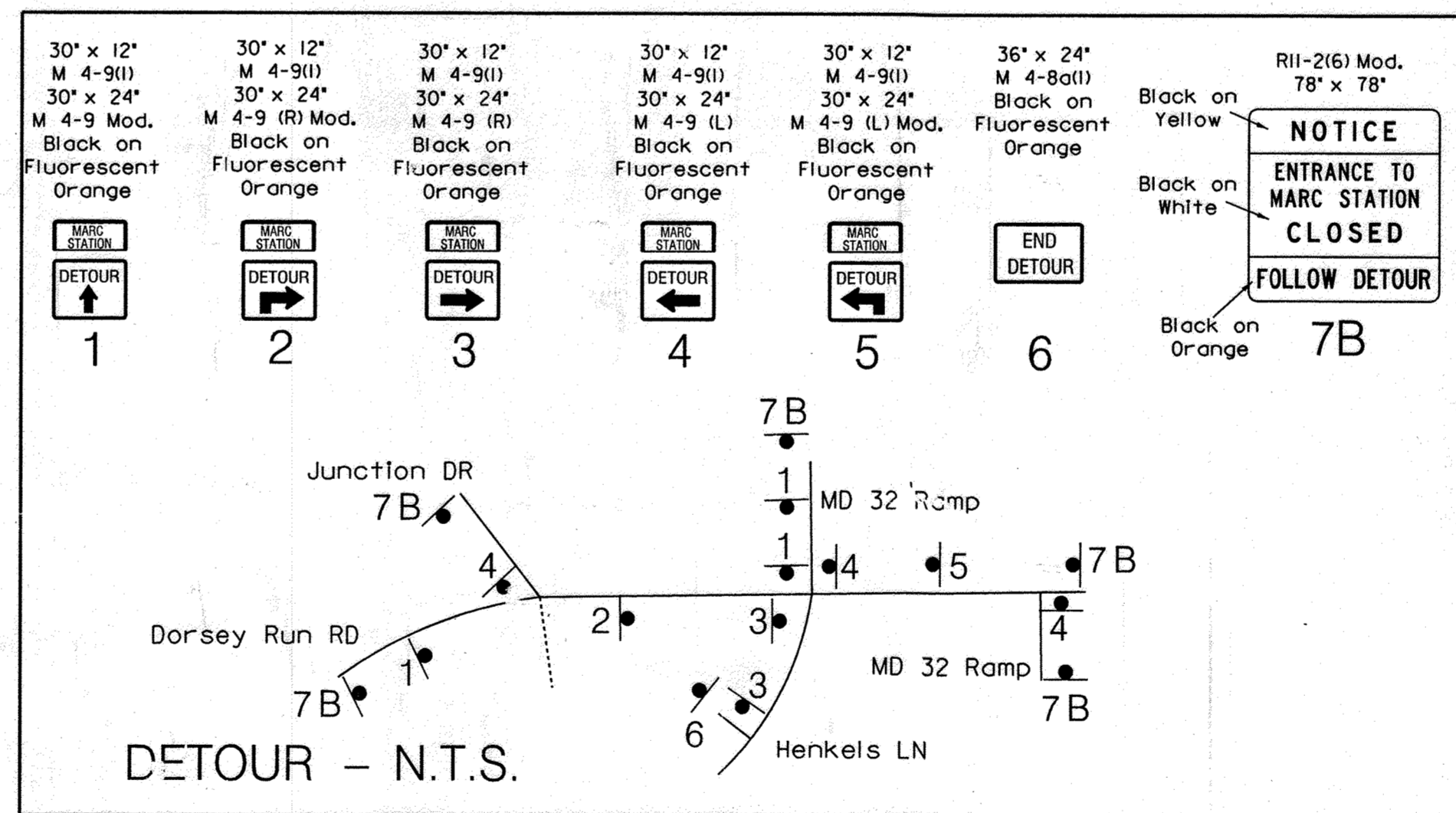
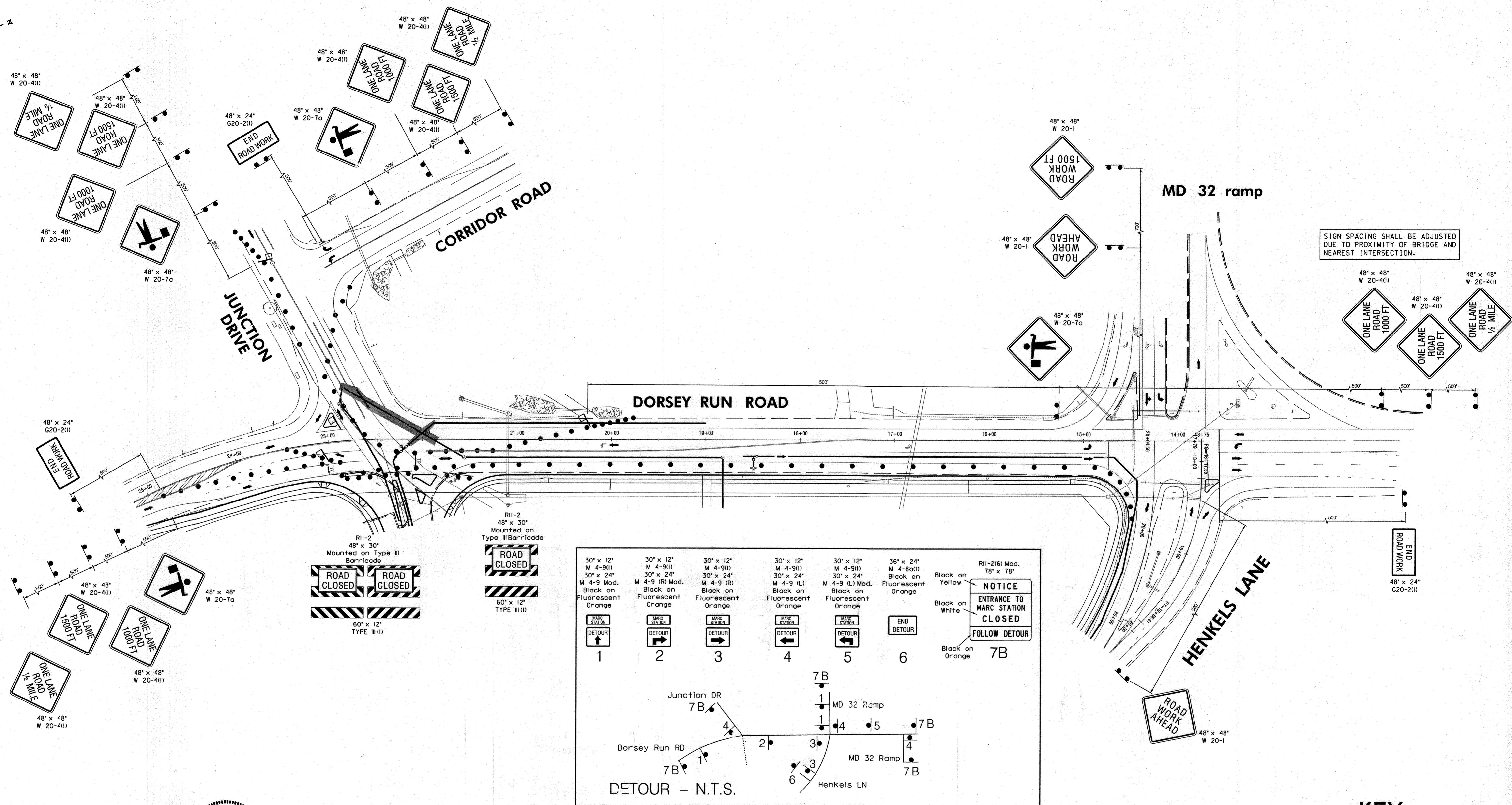
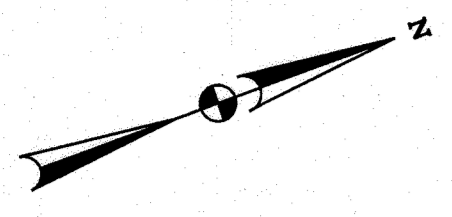
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: Franklin Long Date: 2/17/14
 Chief, Division of Land Development: Vicki Calverton Date: 3/07/14
 Chief, Development Engineering Division: Chad Edwards Date: 1-28-14

The Traffic Group, Inc.
 Suite H
 9900 Franklin Square Drive
 Baltimore, Maryland 21236
 410-931-5900
 1-800-583-8411
 Fax 410-931-6901
 "Merging Innovation and Excellence"

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

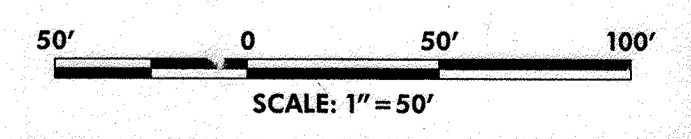
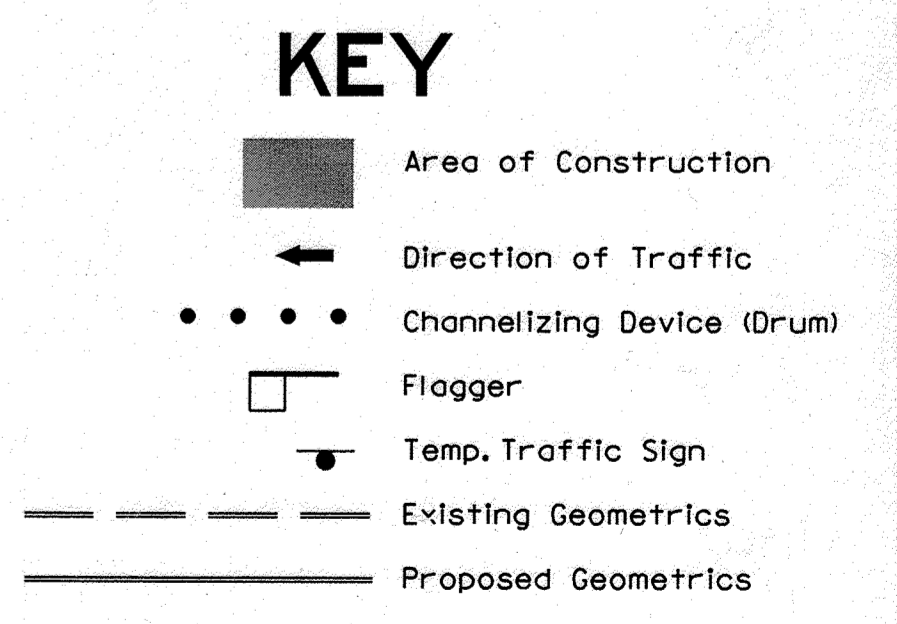
MAINTENANCE OF TRAFFIC PLAN - PHASE 3
 ANNAPOLIS JUNCTION TOWN CENTER
 PARCELS A, B, E, G, H, J & K
 Plat No. 22097-21701

SCALE	ZONING	G.L.W. FILE NO.
1"=50'	T.O.D.	11107
DATE	TAX/MAP-GRD	SHEET
MAY 23, 2013	48-20	58 OF 71



SEQUENCE OF OPERATION

- 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 MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
- IT IS SUGGESTED THAT THE WORK TO BE PERFORMED DURING THIS PHASE BE COMPLETED DURING NIGHT TIME HOURS.
- 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.
- CONSTRUCT PORTIONS OF WATER LINE SEWER LINE AT THIS INTERSECTION OF DORSEY RUN ROAD AND JUNCTION DRIVE.
- 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

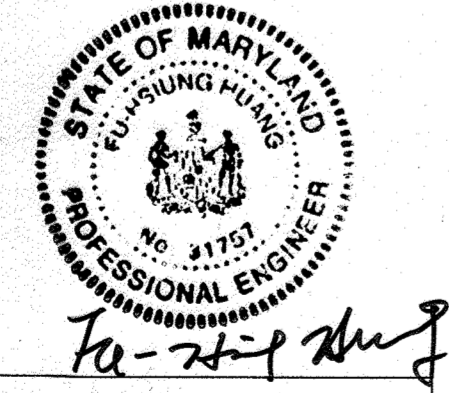
Marc A. Long 03/2/14
Director

Kate Schaefer 3/07/14
Chief, Division of Land Development

Chad R. Brown 2-28-14
Chief, Development Engineering Division

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**



The Traffic Group, Inc.
Suite 1
9900 Frensham Square Drive
Baltimore, Maryland 21226
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"

PLOTTED: Friday, January 31, 2014 AT 02:32 PM
FILE: F:\2009\2009-0533\des\TEDD\MOT - Utility 4.dgn

NO.	DATE	REVISION	BY	APPR.

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

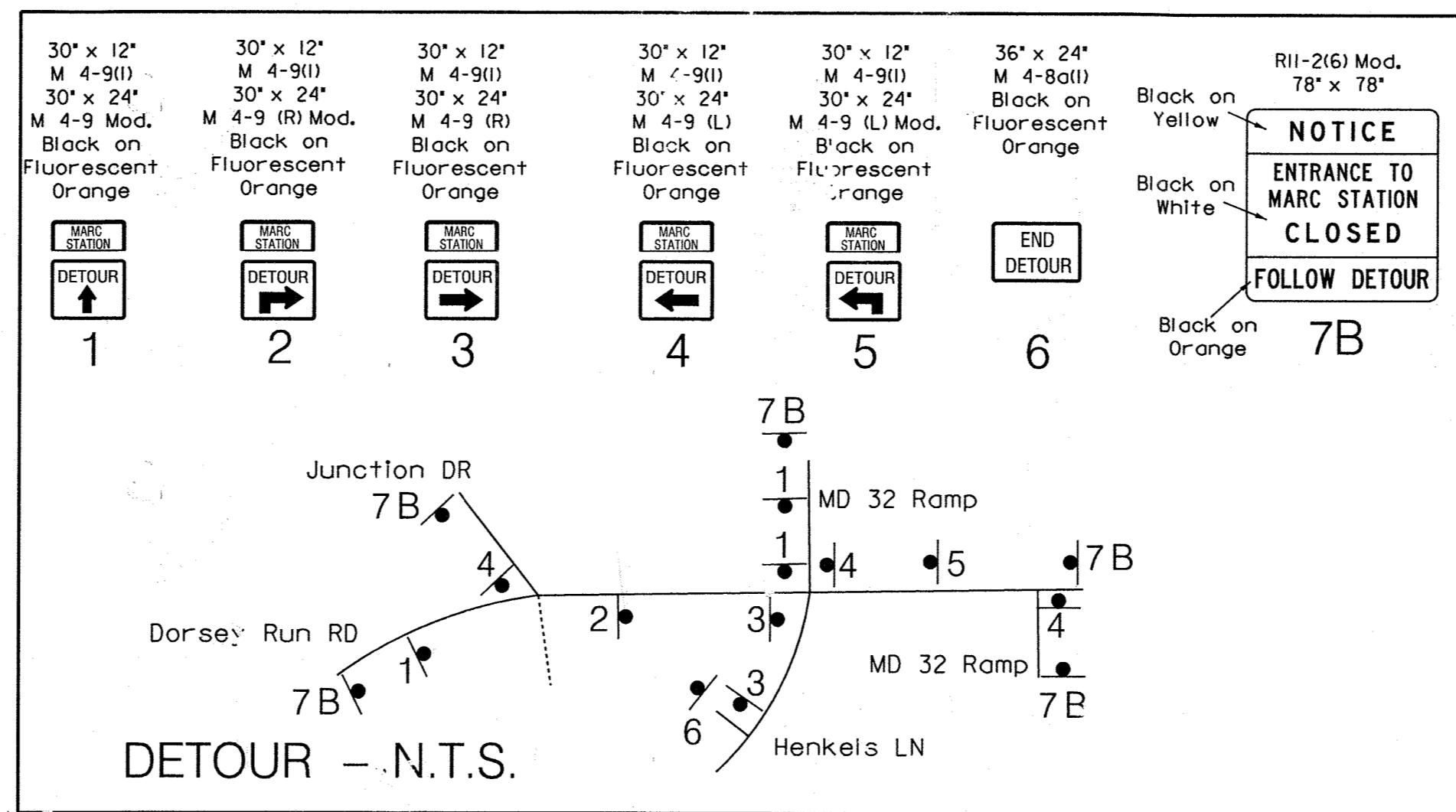
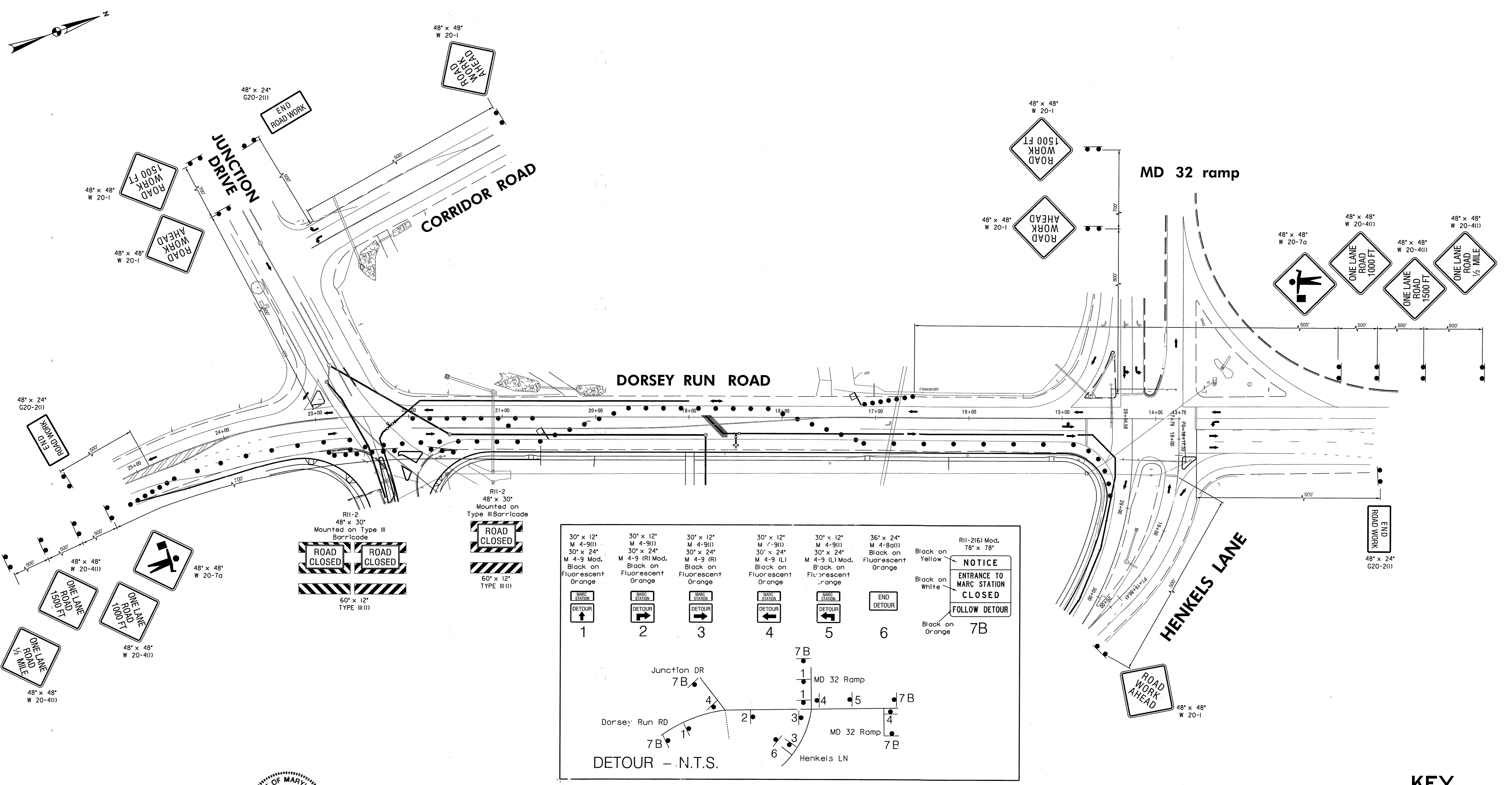
ATTN: PETER ZADORETZKY
410-267-8688

MAINTENANCE OF TRAFFIC PLAN - PHASE 4
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A, B, E, G, H, J & K
Plat No. 21097-21201

ELECTION DISTRICT No. 6 GULFORD

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 71



30" x 12" M 4-9(I) 30" x 24" M 4-9 Mod. Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (R) Mod. Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (R) Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (L) Black on Fluorescent Orange	30" x 12" M 4-9(I) 30" x 24" M 4-9 (L) Mod. Black on Fluorescent Orange	36" x 24" M 4-8a(I) Black on Fluorescent Orange	R11-2(16) Mod. 78" x 78" Black on Yellow Black on White Black on Orange
1	2	3	4	5	6	7B

SEQUENCE OF OPERATION

- 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 MOVEMENTS. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
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- CONSTRUCT PORTIONS OF WATER LINE ALONG DORSEY RUN ROAD.
- 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: *Maude A. Lough* Date: 2/2/14

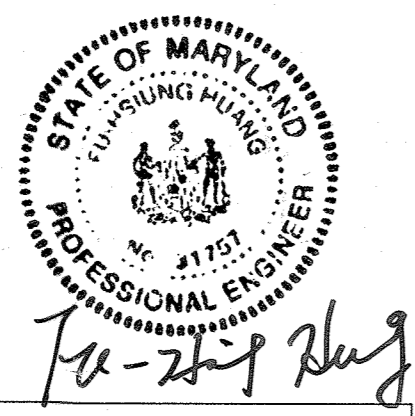
Chief, Division of Land Development: *Kevin L. ...* Date: 2/17/14

Chief, Development Engineering Division: *Chad ...* 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.

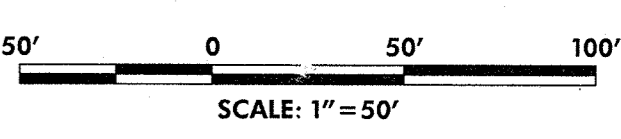
LICENSE NO. 21757

EXPIRATION DATE 6/28/2015



KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics



The Traffic Group, Inc.
 Suite H
 9900 Franklin Square Drive
 Baltimore, Maryland 21236
 410-831-6600
 1-800-583-8411
 Fax 410-931-6601
 "Merging Innovation and Excellence"

DATE	REVISION	BY	APP.

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

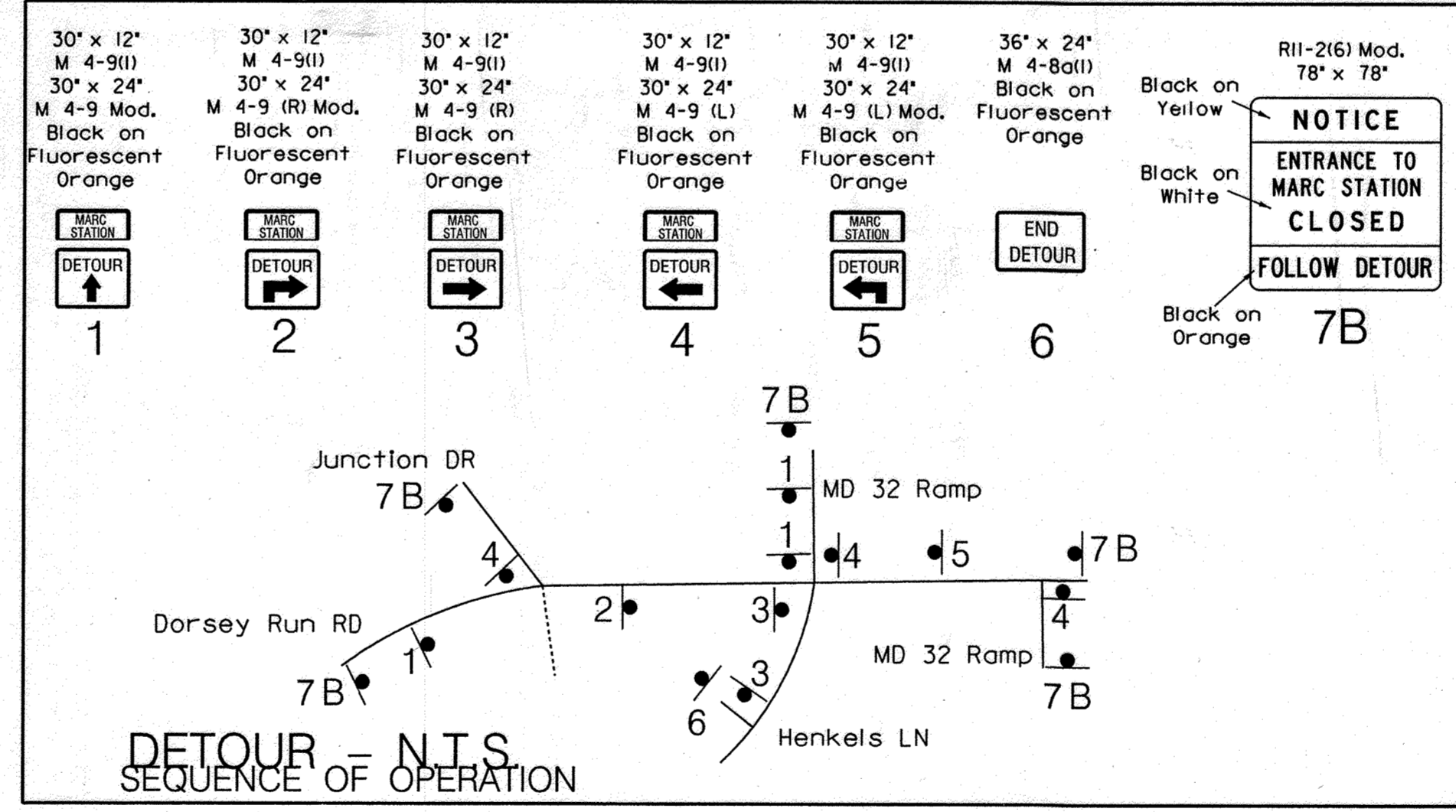
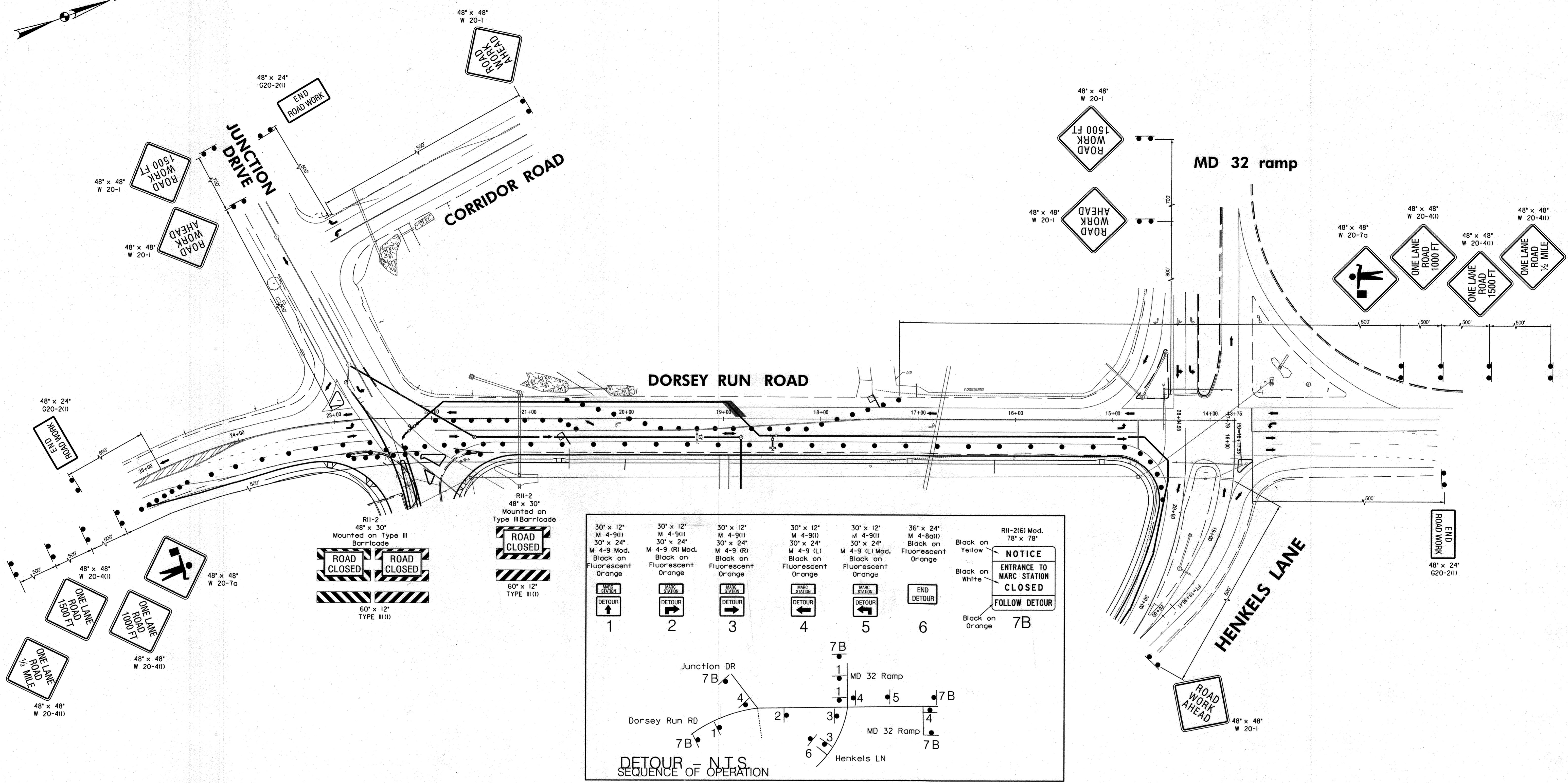
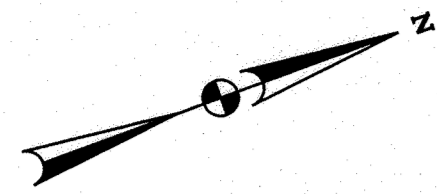
ATTN: PETER ZADORETZKY
 410-267-8688

MAINTENANCE OF TRAFFIC PLAN - PHASE 5A
 ANNAPOLIS JUNCTION TOWN CENTER
 PARCELS A - H
 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	TAXMAP-GRID	SHEET
MAY 22, 2013	48-20	60 OF 64

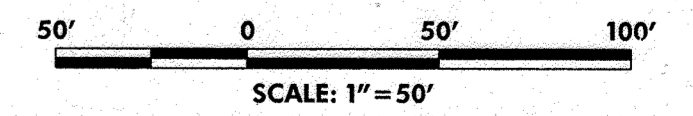


SEQUENCE OF OPERATION

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILED 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 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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Frankie McLaughlin 2/3/14
 Director Date
Kurt Schenk 3/07/14
 Chief, Division of Land Development Date
Chad Edwards 2-23-14
 Chief, Development Engineering Division Date

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

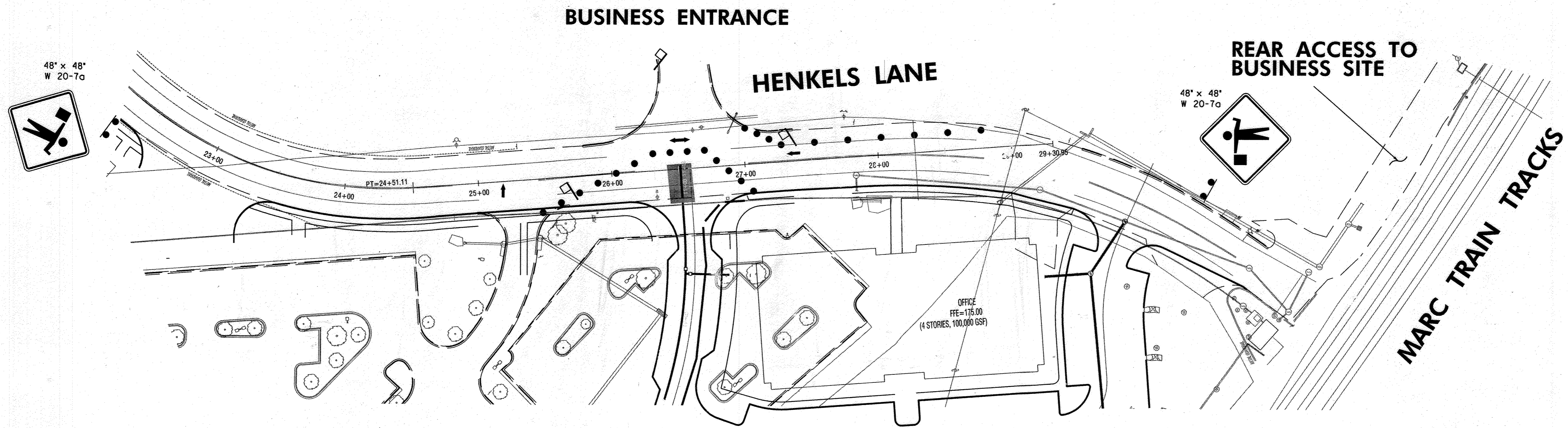
The Traffic Group, Inc.
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 410-831-6500
 1-800-583-8411
 Fax 410-831-6601
 "Merging Innovation and Excellence"

DRN.	JES	CHK.	JD	DATE	REVISION	BY	APPR.

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

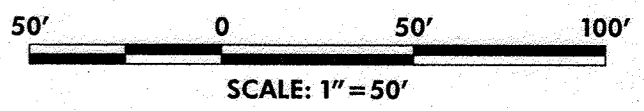
MAINTENANCE OF TRAFFIC PLAN - PHASE 5B
 ANNAPOLIS JUNCTION TOWN CENTER
 PARCELS A, B, E, G, H, J, K
 Plat No. 22677-22701

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 71



KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics



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 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). 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.

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



Fa-Ship Hanj

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Manisha McLaughlin 8/7/14
 Director
Kate Schuchman 3/27/14
 Chief, Division of Land Development
Chad Edwards 2-28-14
 Chief, Development Engineering Division

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"

NO.	DATE	BY	APP'D.	REVISION

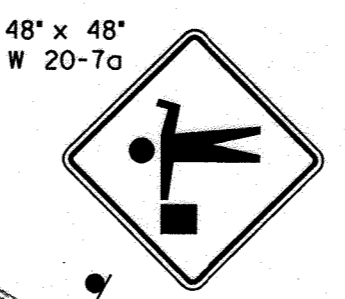
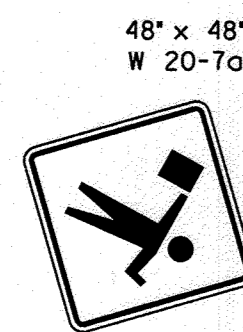
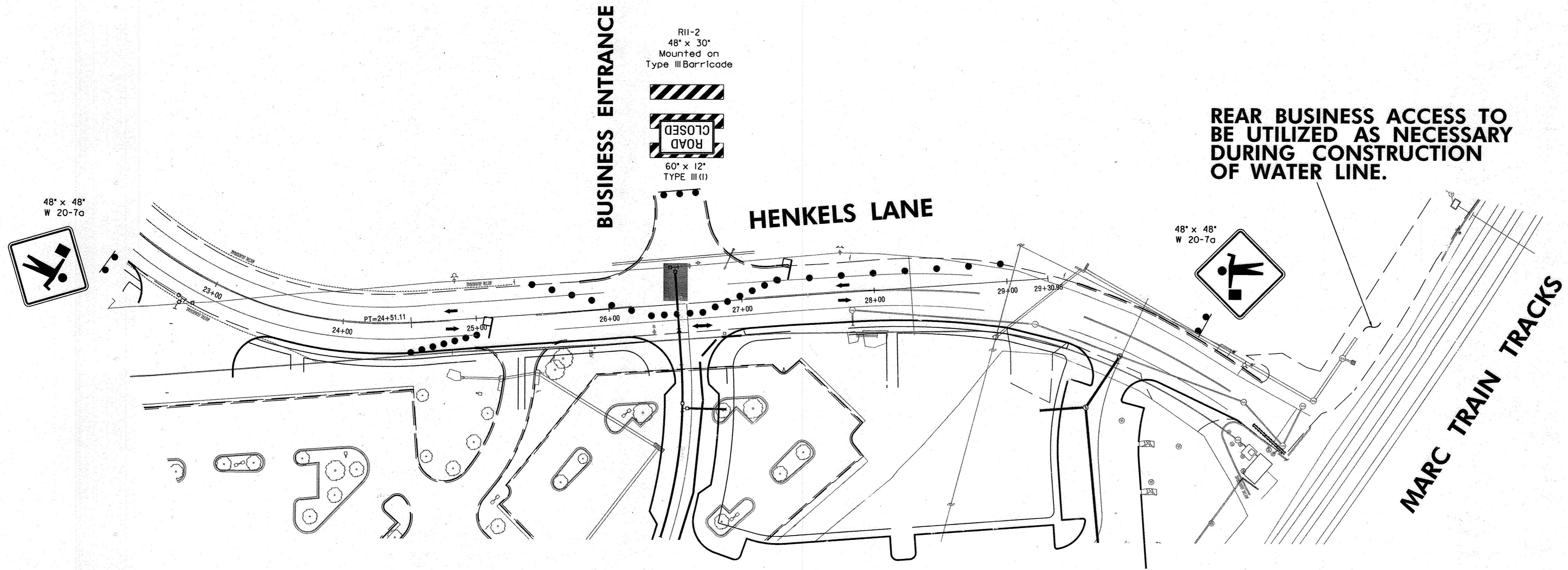
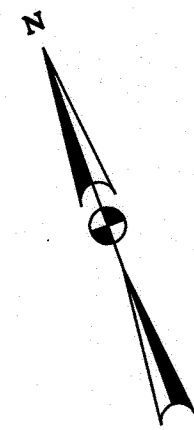
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814

ATTN: PETER ZADORETZKY
 410-267-8688

MAINTENANCE OF TRAFFIC PLAN - PHASE 6A

ANNAPOLIS JUNCTION TOWN CENTER
 PARCELS A, B, C, H, J & K
 Plat No. 22097-22701

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 71



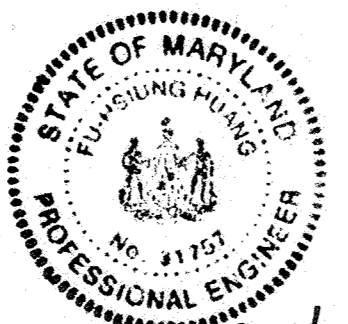
BUSINESS ENTRANCE

R11-2
48" x 30"
Mounted on
Type III Barricade
ROAD CLOSED
60" x 12"
TYPE III (1)

HENKELS LANE

REAR BUSINESS ACCESS TO BE UTILIZED AS NECESSARY DURING CONSTRUCTION OF WATER LINE.

MARC TRAIN TRACKS



Peter Zadoretzky

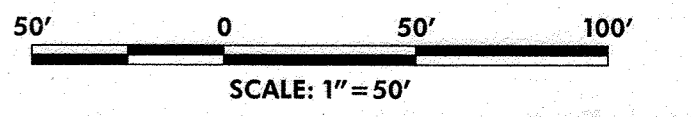
PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 31757
EXPIRATION DATE 6/28/2015

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 (DRLS) (POSTED SPEED IS 35 MPH). TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED. SIGN SPACING SHALL BE ADJUSTED DUE TO LIMITED ROADWAY DISTANCE.
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.

KEY

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Flagger
- Temp. Traffic Sign
- Existing Geometrics
- Proposed Geometrics



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark DeLoe 3/7/14
Director
Chad Edmund 2-28-14
Chief, Development Engineering Division

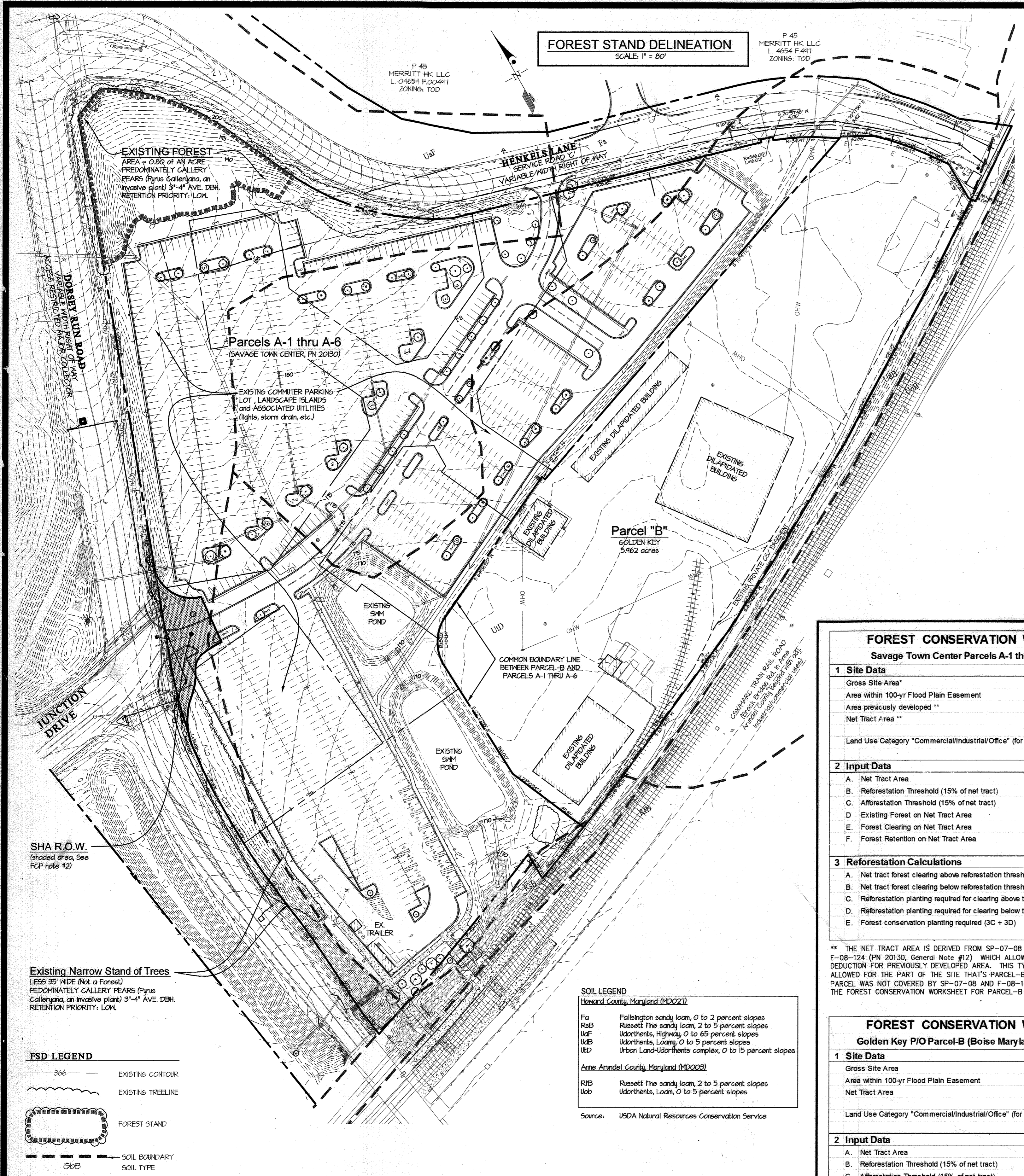
The Traffic Group, Inc.
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"

NO.	DATE	BY	APP.	REVISION

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

MAINTENANCE OF TRAFFIC PLAN - PHASE 6B
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A, B, E, G, H, J & K
Plot No. 22097-22201
ELECTION DISTRICT No. 6 GUJFC-ID
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G.L.W. FILE No.
1"=50'	T.O.D.	1: 07
DATE	TAX MAP - GRID	SHEET
MAY 23, 2013	48-20	63 OF 71



FOREST STAND DELINEATION
SCALE: 1" = 80'

P 45
MERRITT HK LLC
L. 4654 F.491
ZONING: TOD

P 45
MERRITT HK LLC
L. 4654 F.491
ZONING: TOD

EXISTING FOREST
AREA - 0.23 ACRES
PREDOMINATELY GALLERY
FEARS (Ficus Collinsonii, an
invasive plant) 3'-4" AVE. DBH.
RETENTION PRIORITY: LOW

Parcels A-1 thru A-6
(SAVAGE TOWN CENTER, PN 20130)

EXISTING COMMUTER PARKING
LOT, LANDSCAPE ISLANDS
AND ASSOCIATED UTILITIES
(lights, storm drain, etc.)

Parcel "B"
GOLDEN KEY
5.962 acres

COMMON BOUNDARY LINE
BETWEEN PARCEL-B AND
PARCELS A-1 THRU A-6

SHA R.O.W.
(shaded area, see
FCP note #2)

Existing Narrow Stand of Trees
LESS THAN 3" DBH (Not a Forest)
PREDOMINATELY GALLERY FEARS (Ficus
Collinsonii, an invasive plant) 3'-4" AVE. DBH.
RETENTION PRIORITY: LOW

FSD LEGEND

- 366 --- EXISTING CONTOUR
- ~~~~~ EXISTING TREELINE
- ▭ FOREST STAND
- SOIL BOUNDARY ---
- SOIL TYPE

SOIL LEGEND
Howard County, Maryland (M2002)

Fa	Fallsington sandy loam, 0 to 2 percent slopes
RaB	Russell fine sandy loam, 2 to 5 percent slopes
UaF	Udorthents, Highway, 0 to 65 percent slopes
UaB	Udorthents, Loamy, 0 to 5 percent slopes
UaD	Udorthents, Loamy, 0 to 15 percent slopes

Anne Arundel County, Maryland (M2003)

R1B	Russell fine sandy loam, 2 to 5 percent slopes
UaB	Udorthents, Loam, 0 to 5 percent slopes

Source: USDA Natural Resources Conservation Service

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Gault 3/7/14
Director Date

Kat Sheehy 3/27/14
Chief, Division of Land Development Date

Chad Eblen 2-28-14
Chief, Development Engineering Division Date

- FSD NOTES:**
- ALSO SEE SHEET 36, "EXISTING CONDITION PLAN", FOR STEEP SLOPE DELINEATION AND DEMOLITION INFORMATION.
 - 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.
 - THIS SITE IS IN PATUXENT RIVER WATERSHED, DNR WATERSHED DESIGNATION O2-13-11.

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

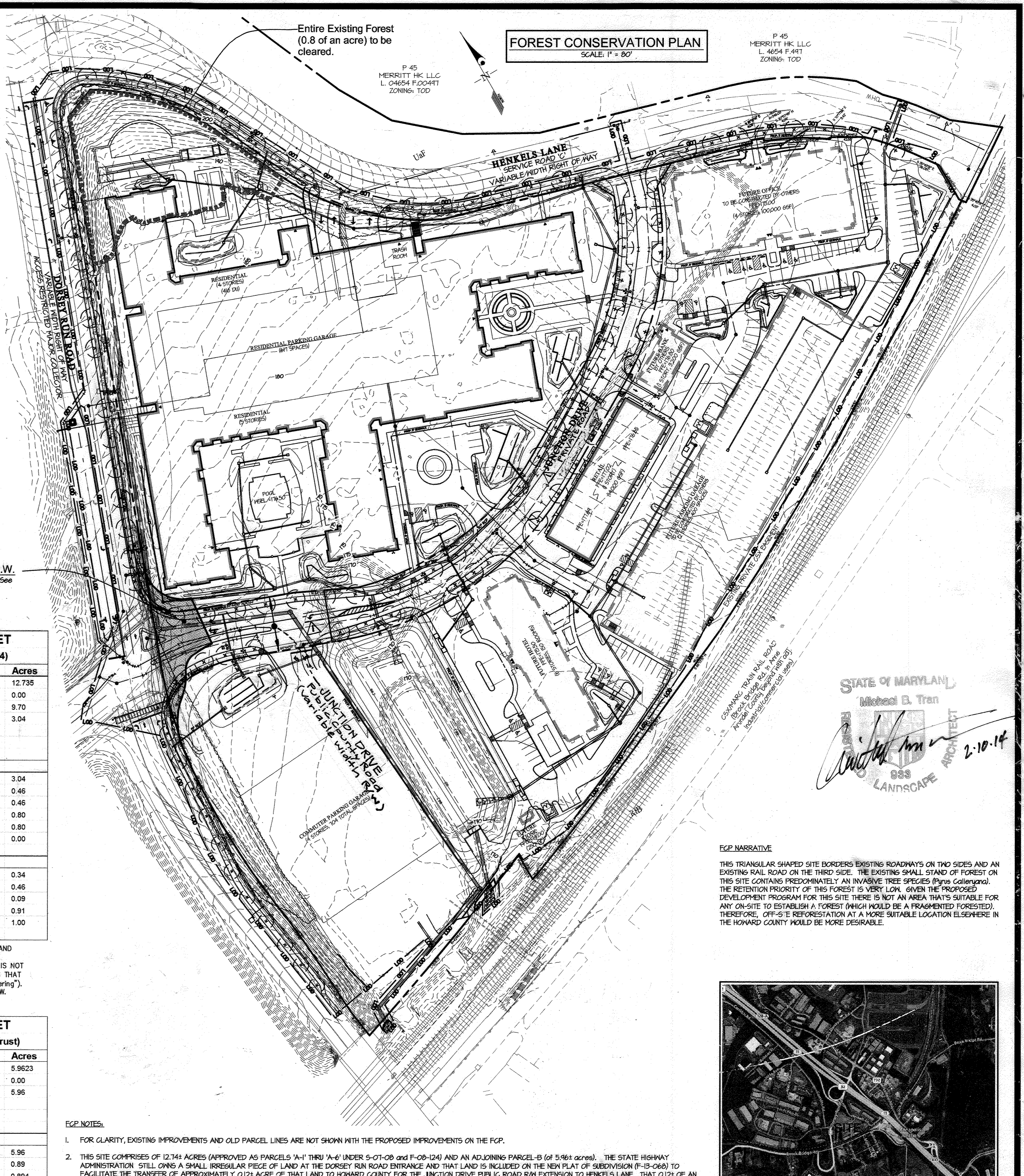
** THE NET TRACT AREA IS DERIVED FROM SP-07-08 (sheet 36 of 41) AND F-08-124 (PN 20130, General Note #12) WHICH ALLOWED A 9.7 ACRES DEDUCTION FOR PREVIOUSLY DEVELOPED AREA. THIS TYPE OF DEDUCTION IS NOT ALLOWED FOR THE PART OF THE SITE THAT'S PARCEL-B (GOLDEN KEY) AS THAT PARCEL WAS NOT COVERED BY SP-07-08 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



FOREST CONSERVATION PLAN
SCALE: 1" = 80'

P 45
MERRITT HK LLC
L. 4654 F.491
ZONING: TOD

P 45
MERRITT HK LLC
L. 4654 F.491
ZONING: TOD

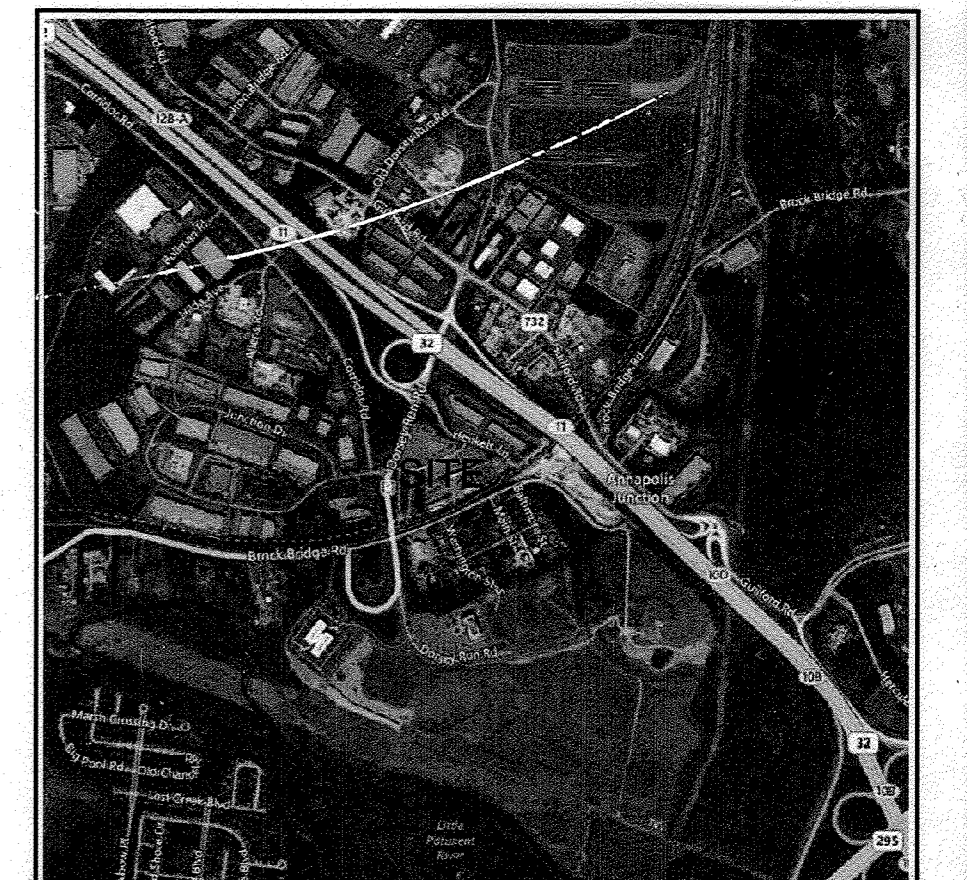
Entire Existing Forest
(0.8 of an acre) to be
cleared.

SHA R.O.W.
(shaded area, see
FCP note #2)

STATE OF MARYLAND
Michael E. Tren
ARCHITECT
2-10-14
883
LANDSCAPE

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 (Ficus Collinsonii). 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 FOREST). THEREFORE, OFF-SITE REFORESTATION AT A MORE SUITABLE LOCATION ELSEWHERE IN THE HOWARD COUNTY WOULD BE MORE DESIRABLE.



VICINITY MAP
SCALE: 1" = 2000'

- FCP NOTES:**
- FOR CLARITY, EXISTING IMPROVEMENTS AND OLD PARCEL LINES ARE NOT SHOWN WITH THE PROPOSED IMPROVEMENTS ON THE FCP.
 - THIS SITE COMPRISES OF 12.743 ACRES (APPROVED AS PARCELS "A-1" THRU "A-6" UNDER 5-07-08 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 0.123 ACRES OF THAT LAND TO HOWARD COUNTY FOR THE JUNCTION DRIVE PUBLIC ROAD R/W EXTENSION TO HENKELS LANE. THAT 0.123 OF AN ACRE ARTIFICIALLY INFLATES THE PROJECT AREA FROM 18.71 TO 18.83.
 - NO FOREST CONSERVATION EASEMENTS ARE PROPOSED ON THIS SITE (F-13-068).
 - 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 1.02 ACRES 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 0.8943 OF AN ACRE OF FOREST CONSERVATION EASEMENT AT BRIGHTON HILL (ON BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "D", TM 44) (PN 2011-2088). ALSO SEE SOP-II-056 (BRIGHTON HILL 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 s/acre = 82516 s.f.
PREVIOUSLY FULFILLED UNDER F-08-124 (PN 20130) = 43,424 s.f.
REMAINING FOREST CONSERVATION OBLIGATION = 39,092 s.f.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1920 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
8-2-2014	Rev. Junction Drive R/W to show both Public & Private	JKR	JKR
8-2-2014		JKR	JKR

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

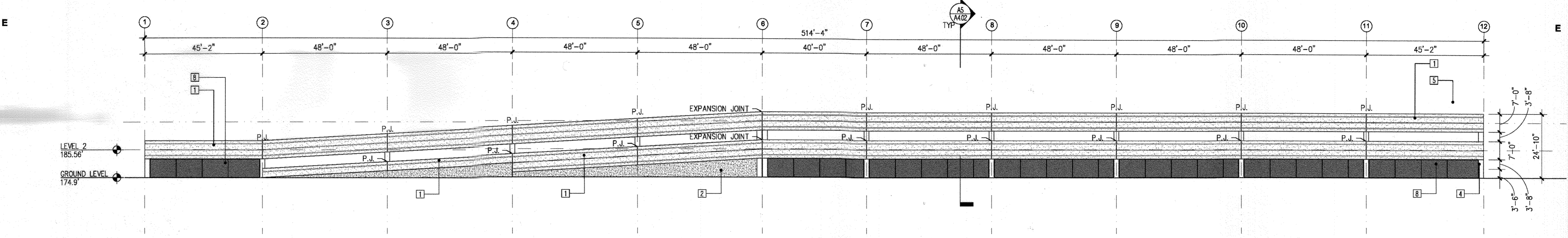
ATTN: PETER ZADORETZKY
410-267-8688

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,B,C,D,H,I,J,K
PLAT No. 11027-112e1
ELECTION DISTRICT No. 6 GULFORD
HOWARD COUNTY, MARYLAND

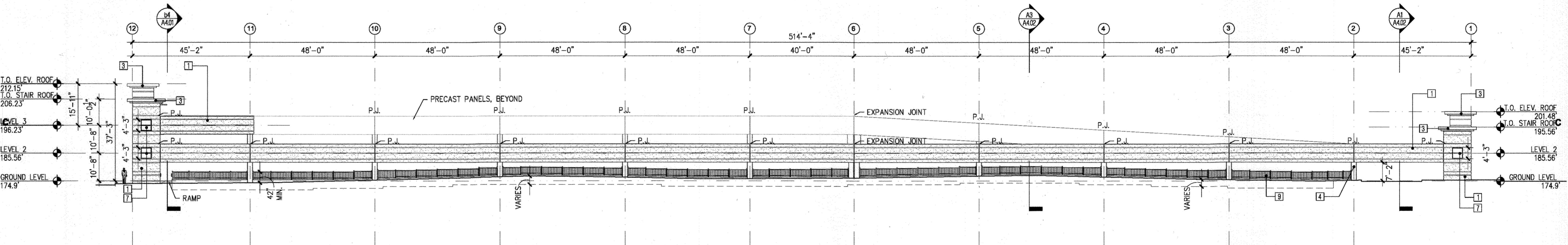
SCALE	ZONING	G. L. W. FILE No.
1" = 80'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	64 OF 71



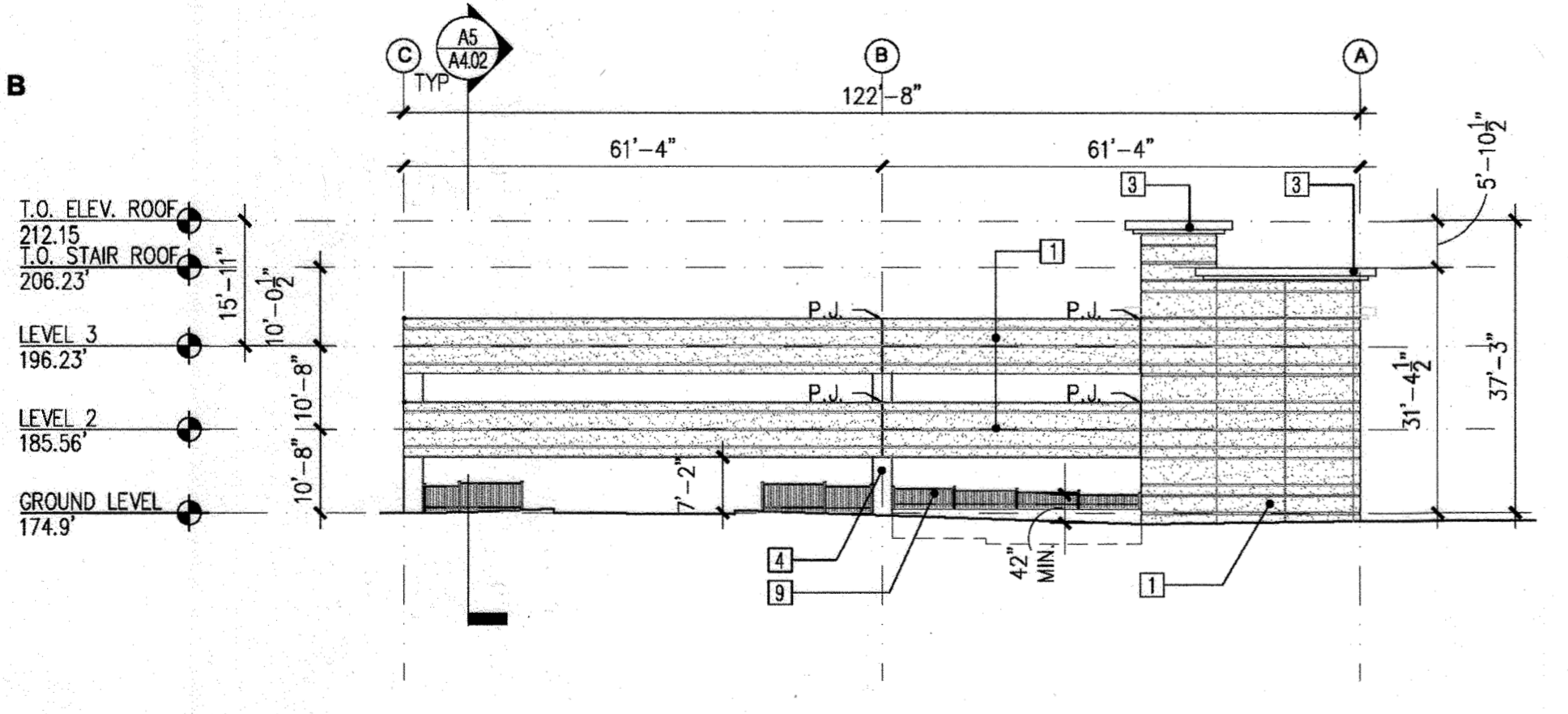
POWDER COATED ALUMINUM GUARD RAIL



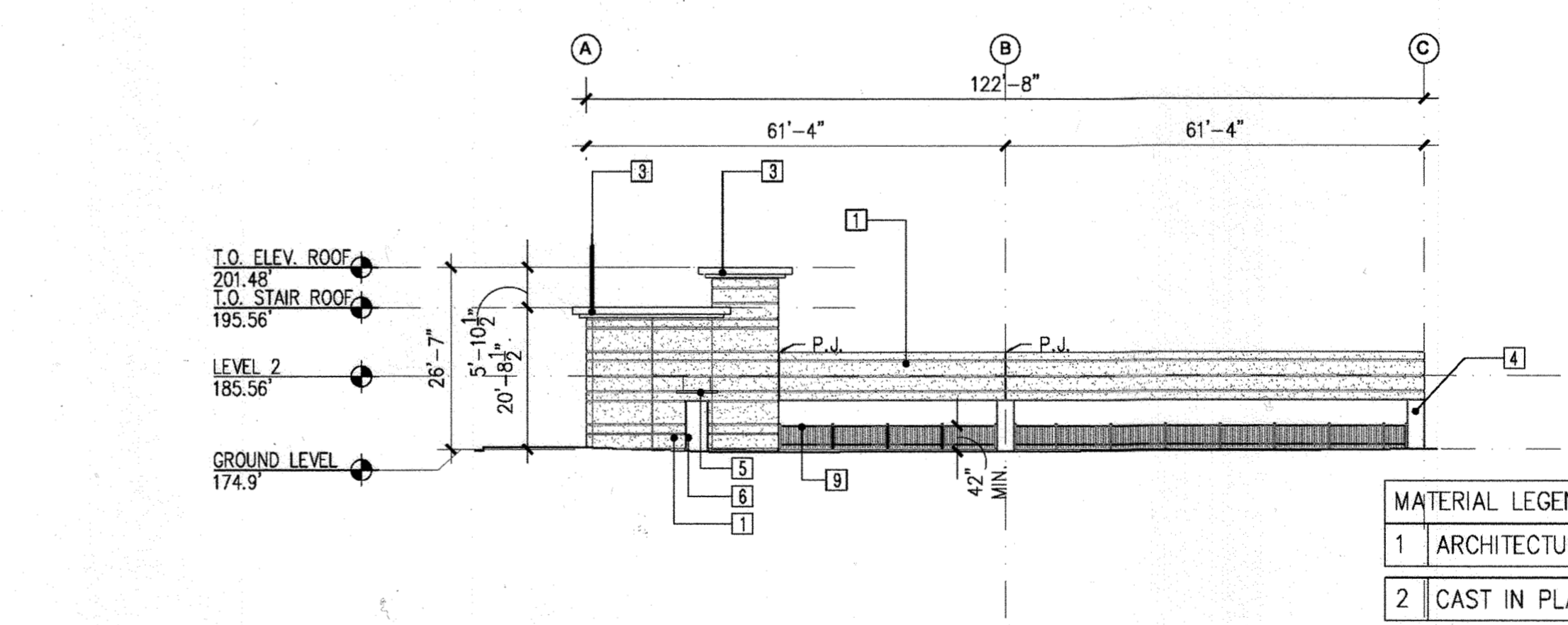
D1 SOUTH ELEVATION
1" = 20' FILE REF:



B1 NORTH ELEVATION
1" = 20' FILE REF:



A1 EAST ELEVATION
1" = 20' FILE REF:



A4 WEST ELEVATION
1" = 20' FILE REF:

MATERIAL LEGEND	
1	ARCHITECTURAL PRECAST CONCRETE
2	CAST IN PLACE CONCRETE
3	ALUMINUM COPING/FASCIA
4	CONCRETE COLUMN
5	PREFAB METAL CANOPY WITH CABLE SUPPORT
6	METAL DOOR
7	ALUMINUM FRAME WINDOW
8	BLACK VINYL CHAIN LINK FENCE
9	POWDER COATED ALUMINUM GUARD RAIL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1-11-23
 Chief, Division of Land Development: *[Signature]* Date: 1/11/23
 Chief, Development Engineering Division: *[Signature]* Date: 1/28/22

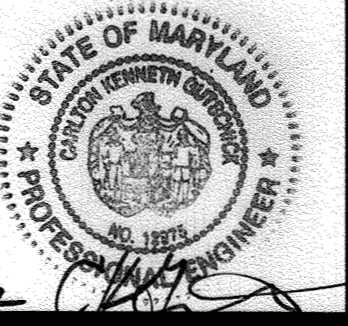
PURPOSE NOTE:
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO SHOW THE RESUBDIVISION OF PAR. C,D&F INTO PAR. J,K, TO CONVERT BLDG ON NEW J&K TO MULTI-STORY HOTEL AND RESIDENTIAL TOWERS WITH FIRST FLOOR RESTAURANT AND ADDITION TO EX. GARAGE.

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	DESCRIPTION	BY	APP'R.
4/1/2022	RESUB PAR. C,D&F TO PAR. J&K. REVISE BLDG ON NEW J&K TO HOTEL, RESIDENTIAL/RESTAURANT & ADDITION TO EX. GARAGE.	GLW	GLW

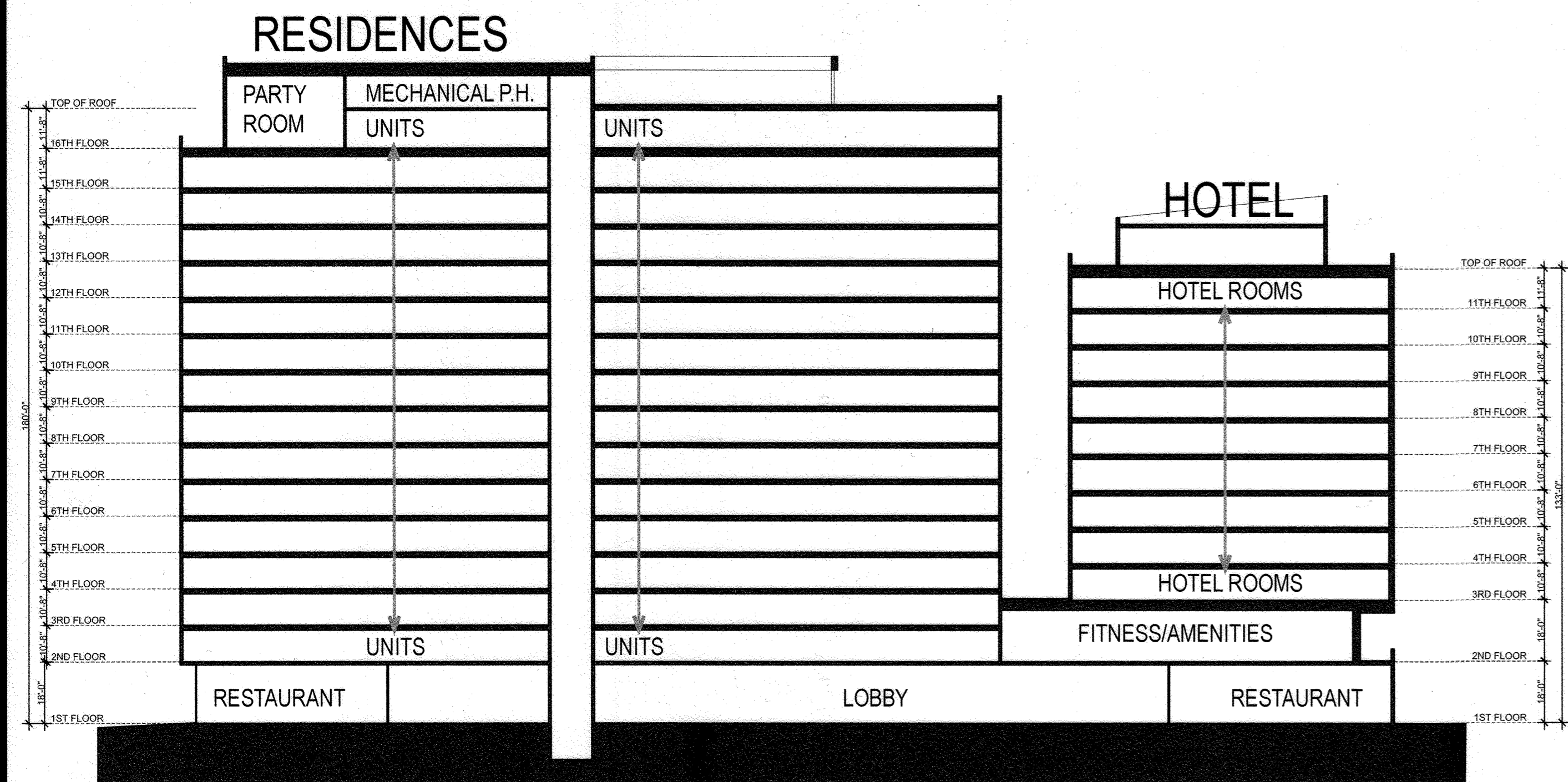
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12285
 EXPIRATION DATE: MAY 26, 2024

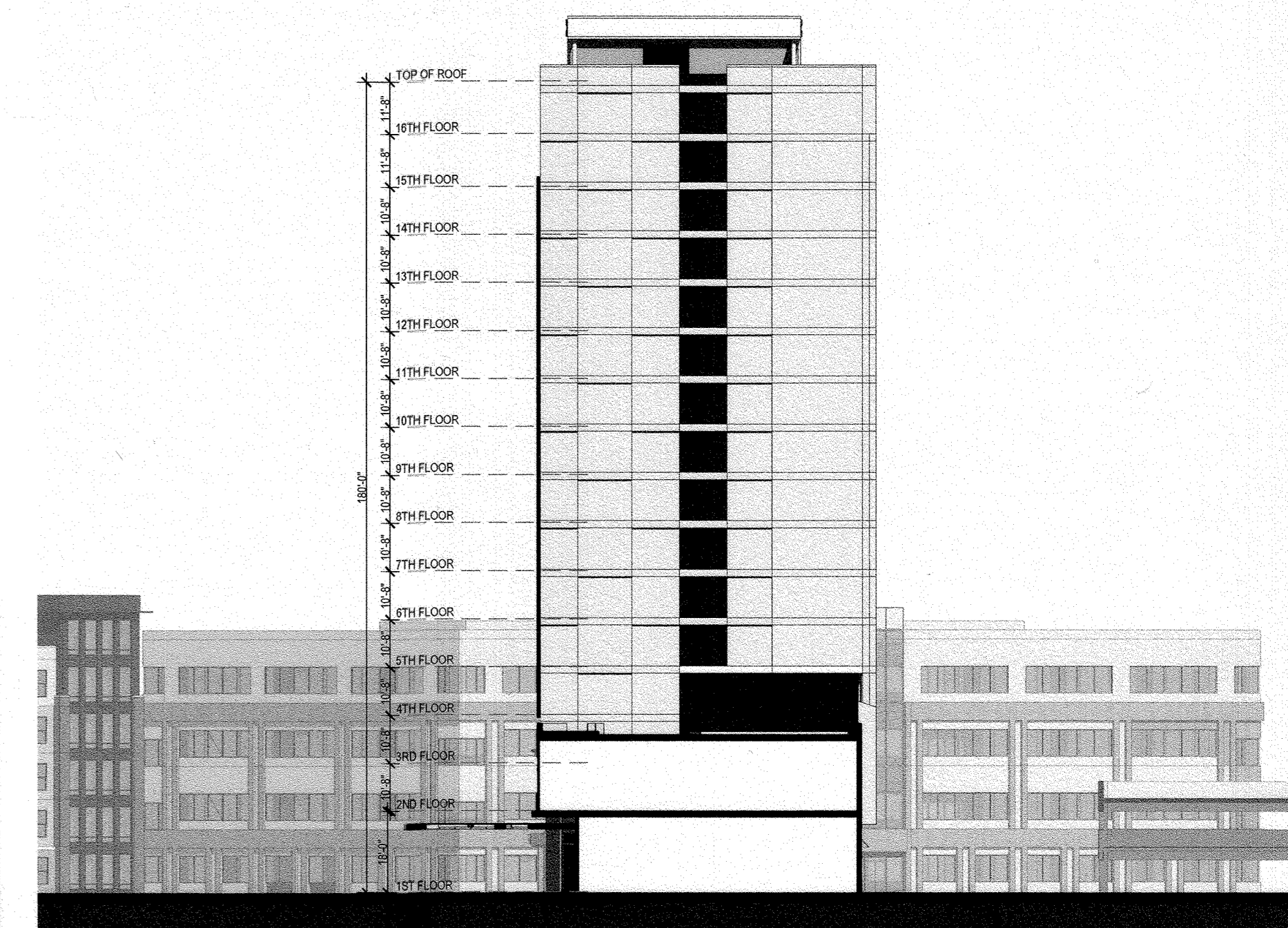


TWO STORY GARAGE ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 22697-22701
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
MAY, 2013	48-20	65 OF 71

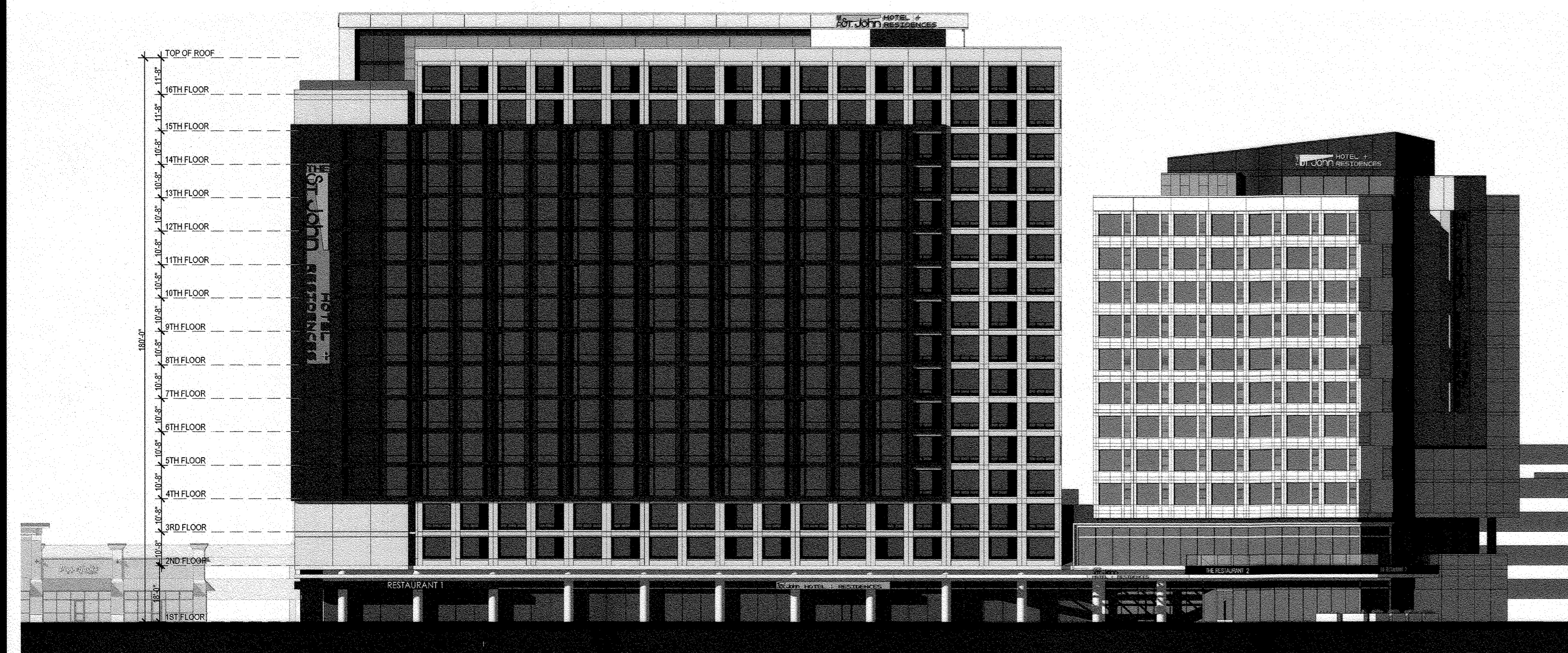


RESIDENTIAL EAST ELEVATION

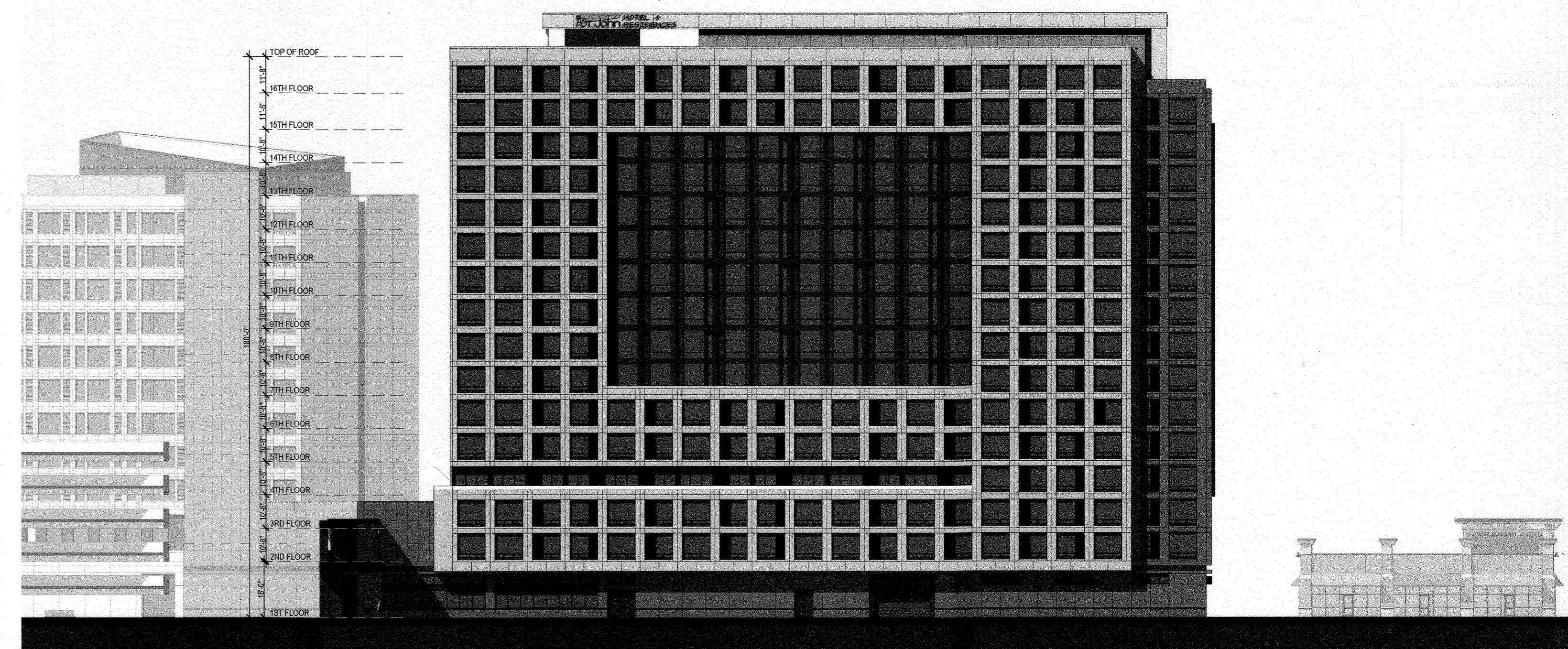


RESIDENTIAL WEST ELEVATION

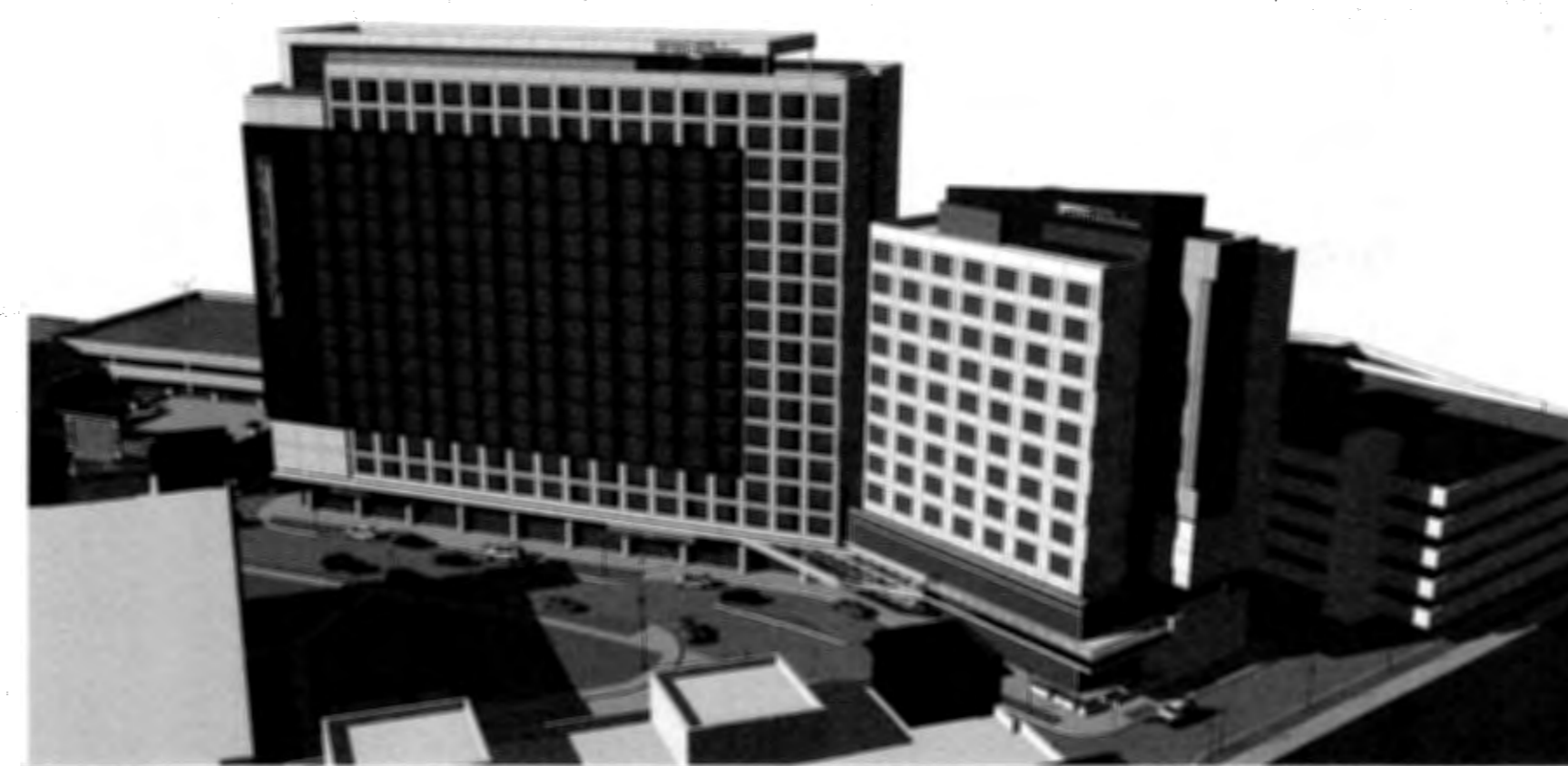
HOTEL & RESIDENCES
(SEE SHEET 15B FOR HOTEL ELEVATIONS)



RESIDENTIAL NORTH ELEVATION



RESIDENTIAL SOUTH ELEVATION



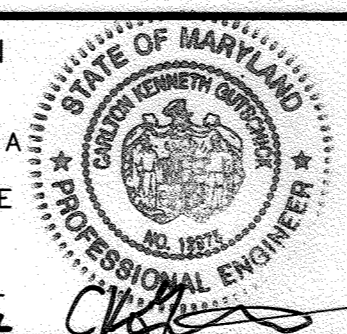
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Angie Gomez* Date: 1-11-23
 Chief, Division of Land Development: *[Signature]* Date: 1/4/23
 Chief, Development Engineering Division: *[Signature]* Date: 11-29-22

GLWGUTSCHICK 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: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12478
 EXPIRATION DATE: MAY 26, 2024
 10/31/22 *[Signature]*



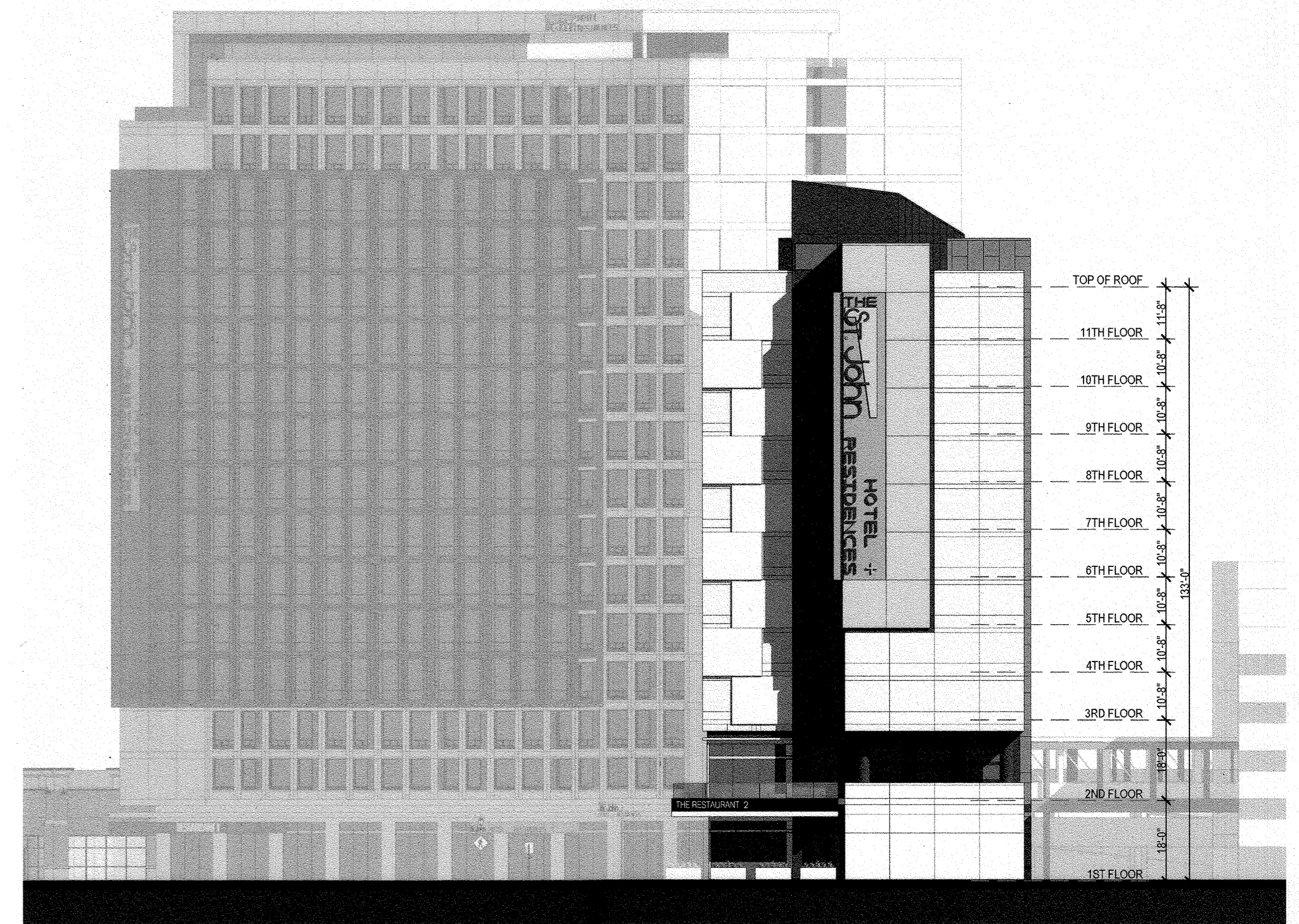
RESIDENTIAL APARTMENT BUILDING ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
 HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
 RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
 PARCELS A, B, E, G, H, J, & K
 PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GUILFORD
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
APRIL 2022	48-20	66 OF 71

L:\CAD\DRAWINGS\1107\PLANS BY GUY\SDP\1107-14-16 SDP-BLDG-ELEV.dwg



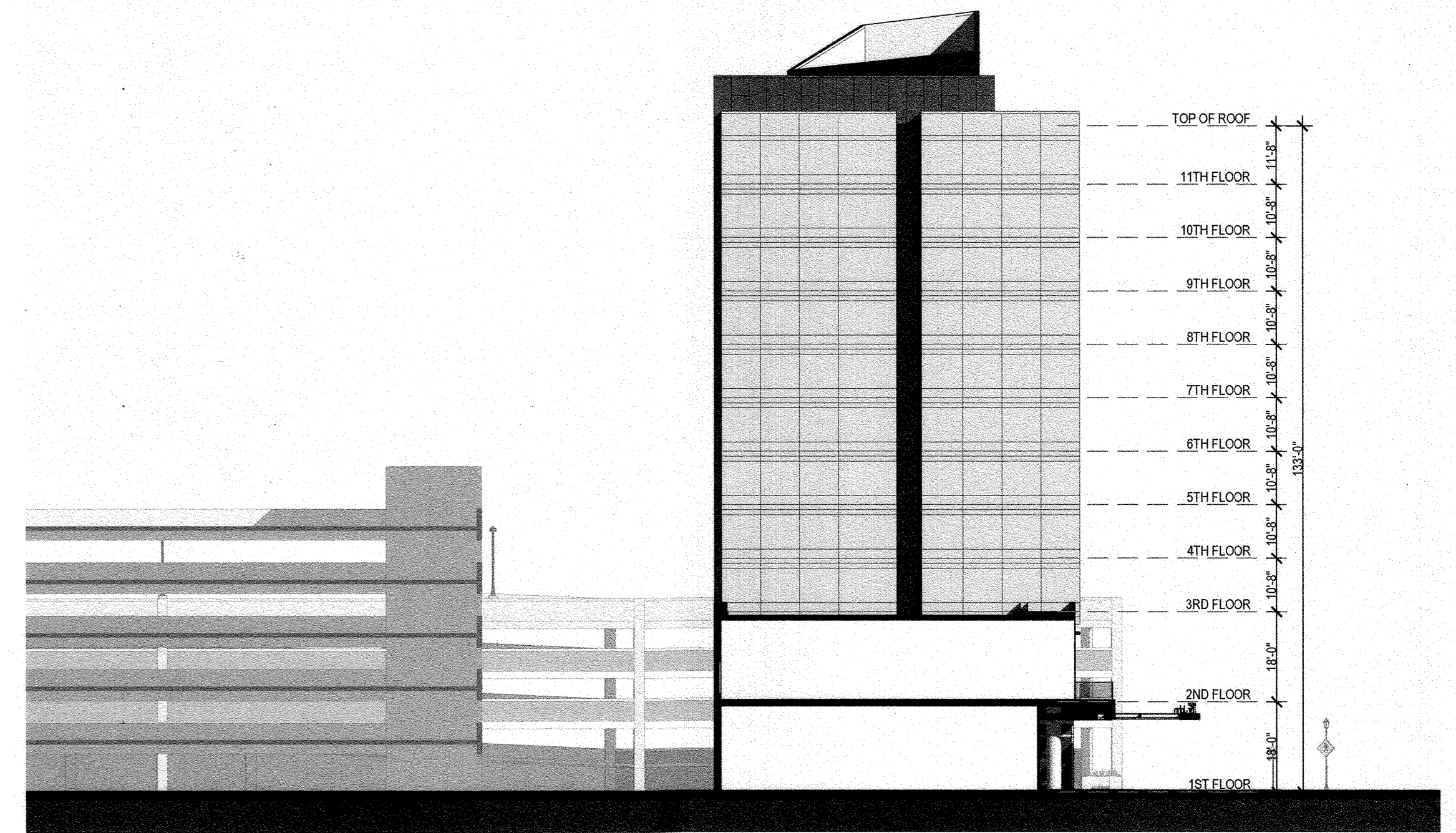
HOTEL SOUTH ELEVATION



HOTEL WEST ELEVATION



HOTEL NORTH ELEVATION



HOTEL EAST ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *Argy Corra* 1-11-23
 Date
 Chief, Division of Land Development 1/9/23
 Date
 Chief, Development Engineering Division 1/28/22
 Date

GLWGUTSCHICK 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.

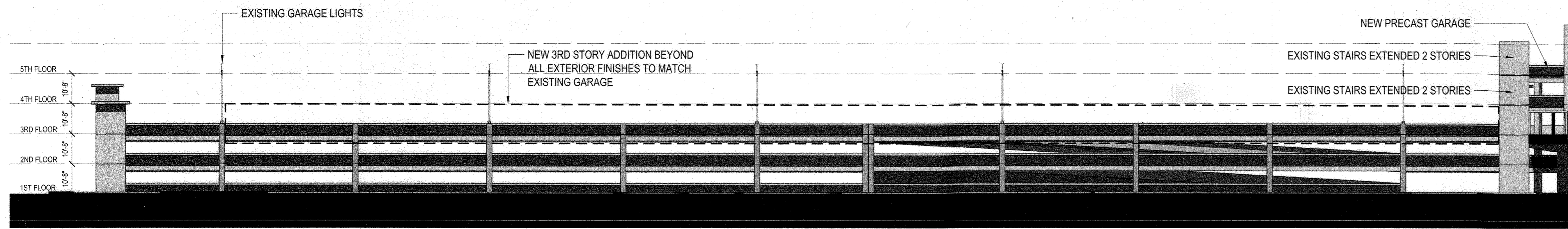
PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12787
 EXPIRATION DATE: MAY 26, 2024
 10/11/22

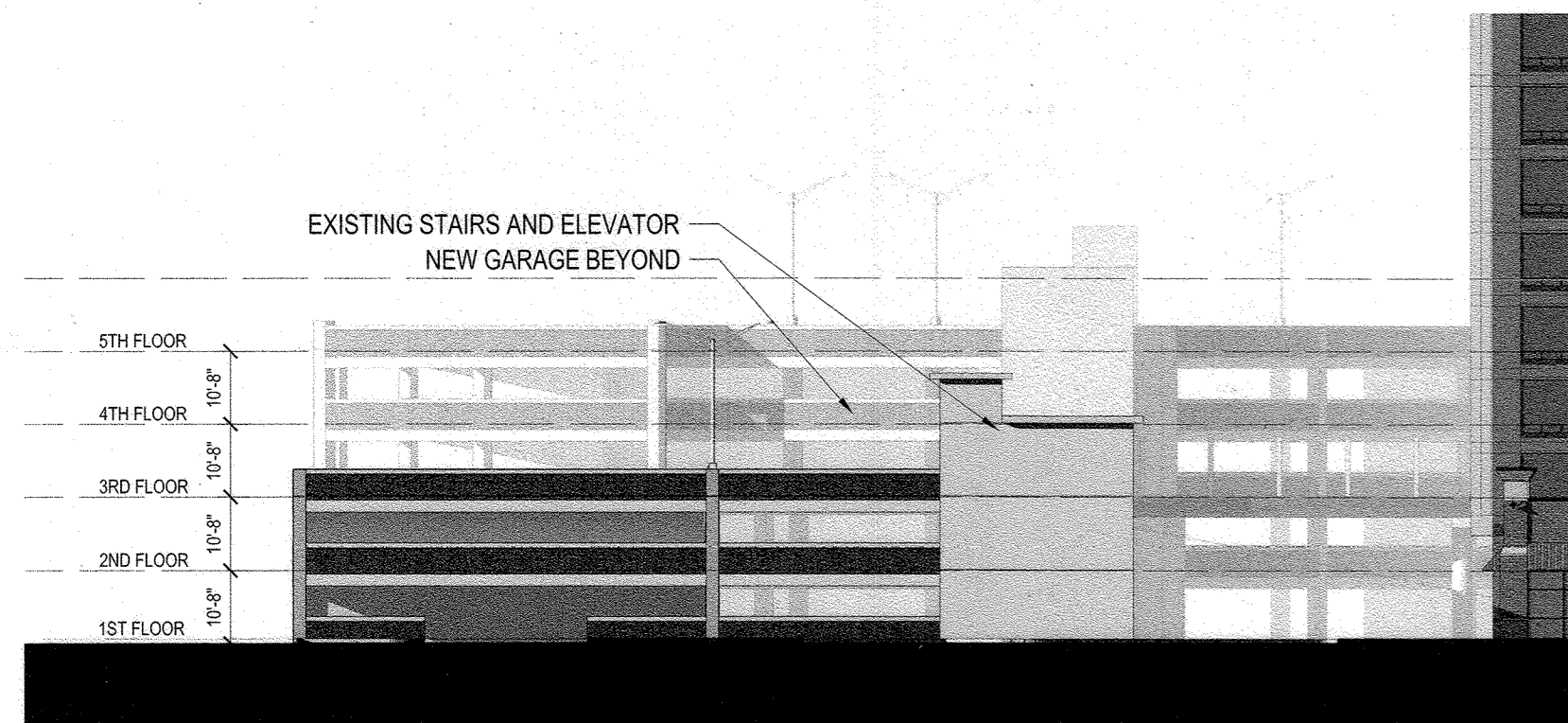
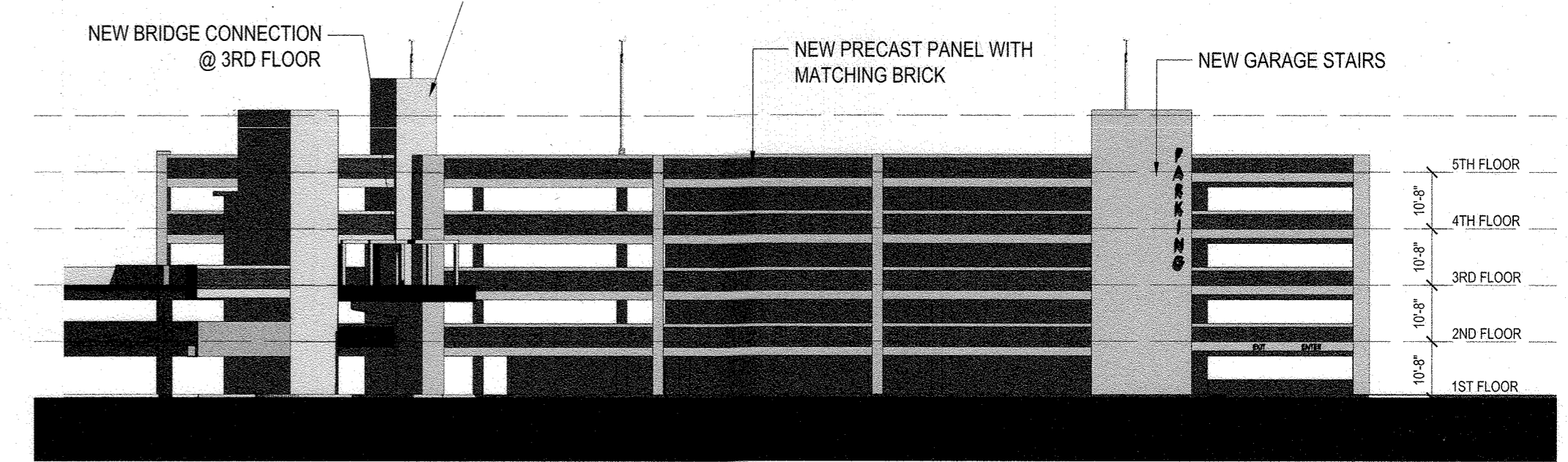


HOTEL BUILDING ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
 ELECTION DISTRICT No. 6 GUILFORD HOWARD COUNTY, MARYLAND

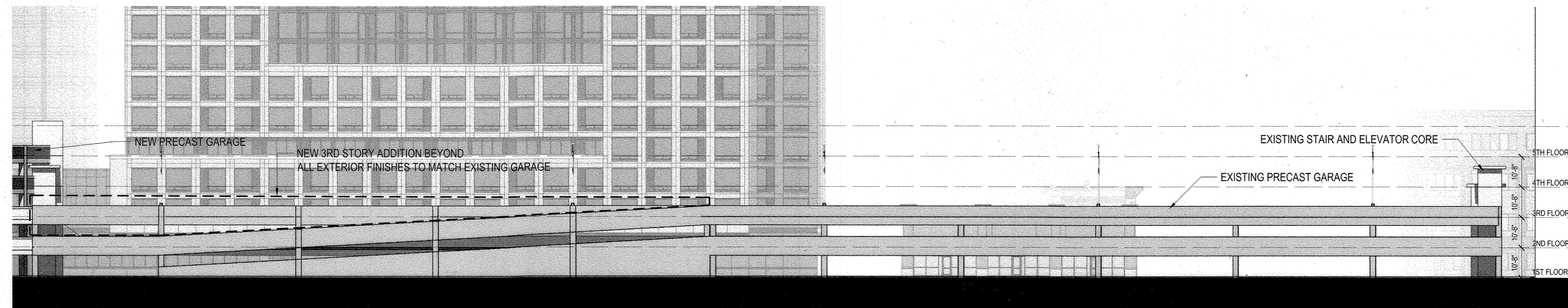
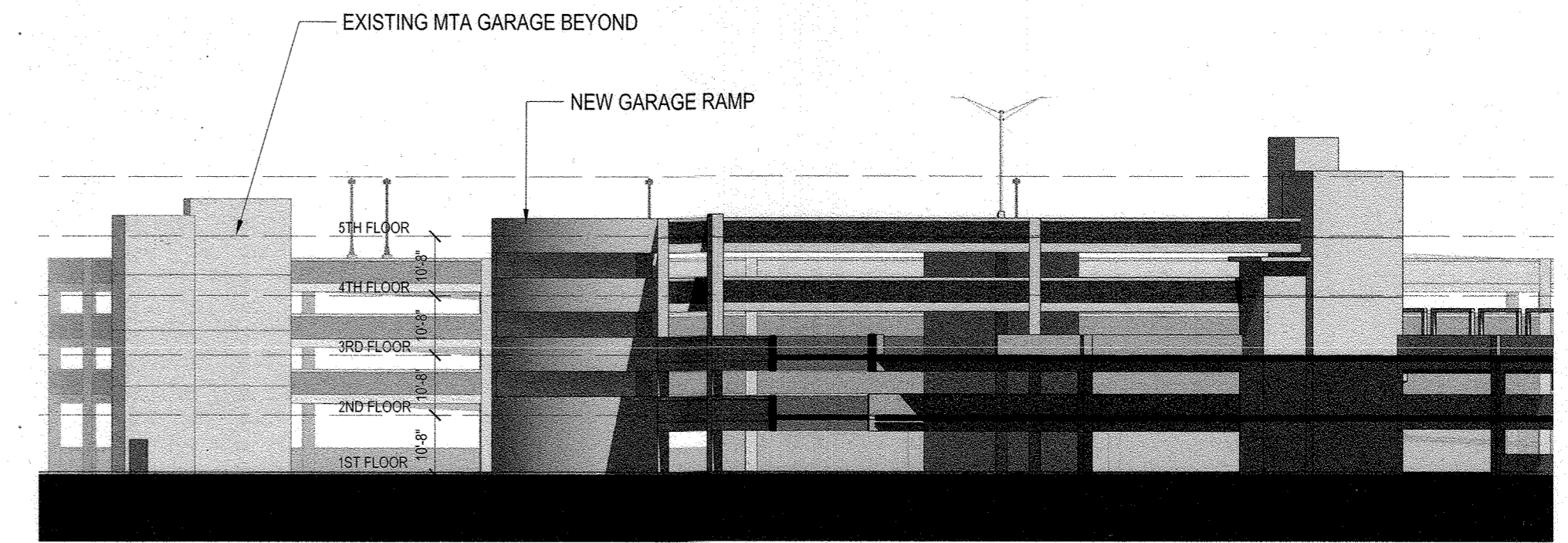
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
APRIL 2022	48-20	67 OF 71



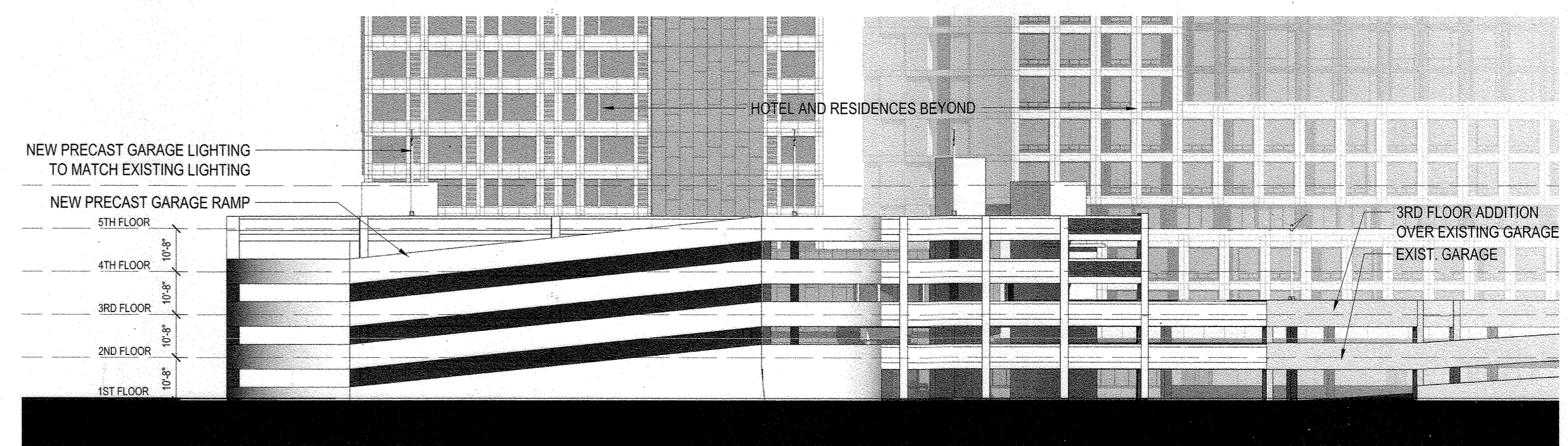
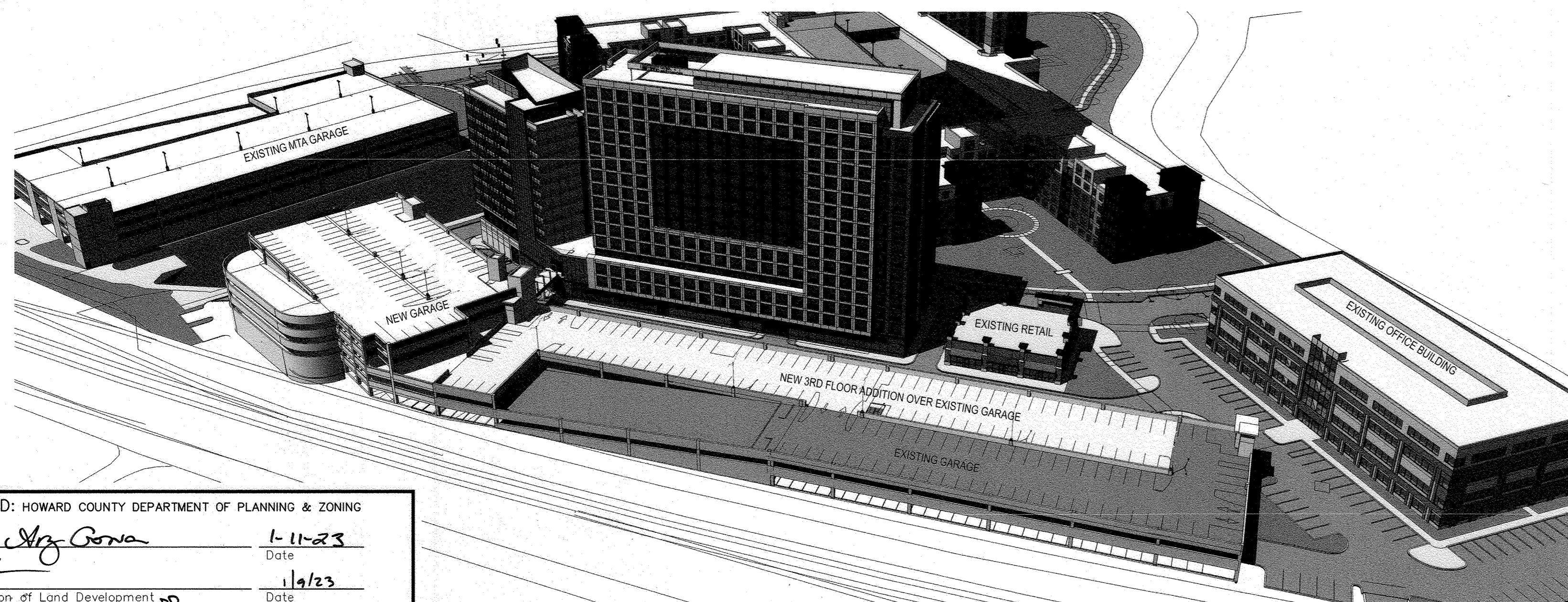
EXISTING GARAGE - NORTH ELEVATION



EXISTING GARAGE - EAST ELEVATION



EXISTING GARAGE - SOUTH ELEVATION

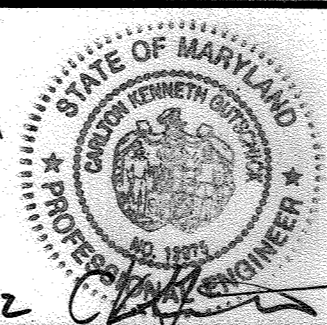


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *Mr. Gona* Date 1-11-23
 Chief, Division of Land Development *DD* Date 1/9/23
 Chief, Development Engineering Division *+* Date 1/28/22

GLWGUTSCHICK 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

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

PROFESSIONAL CERTIFICATION
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 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, 2024
1/21/22



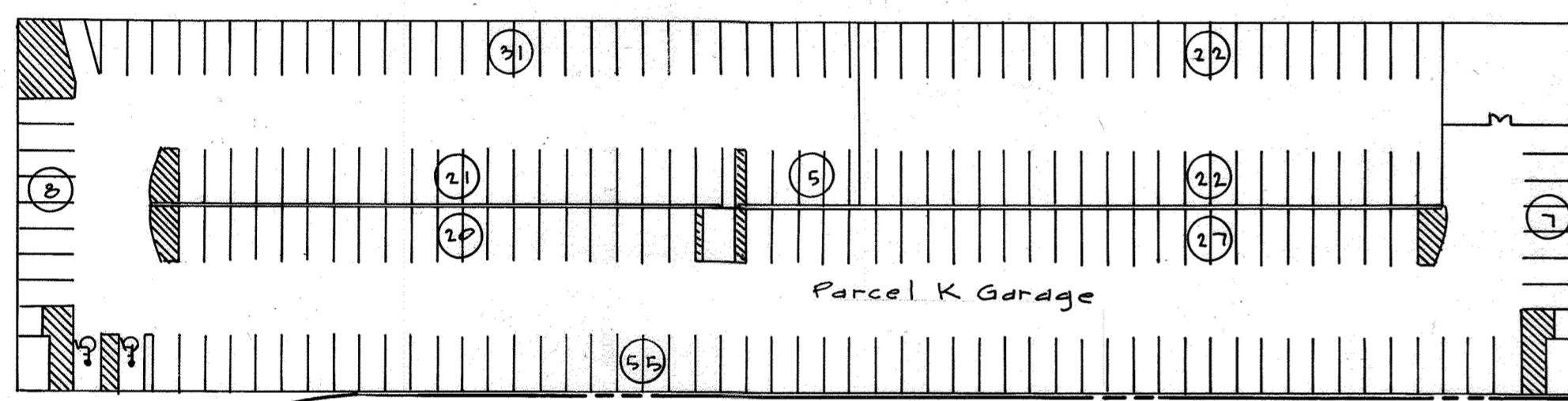
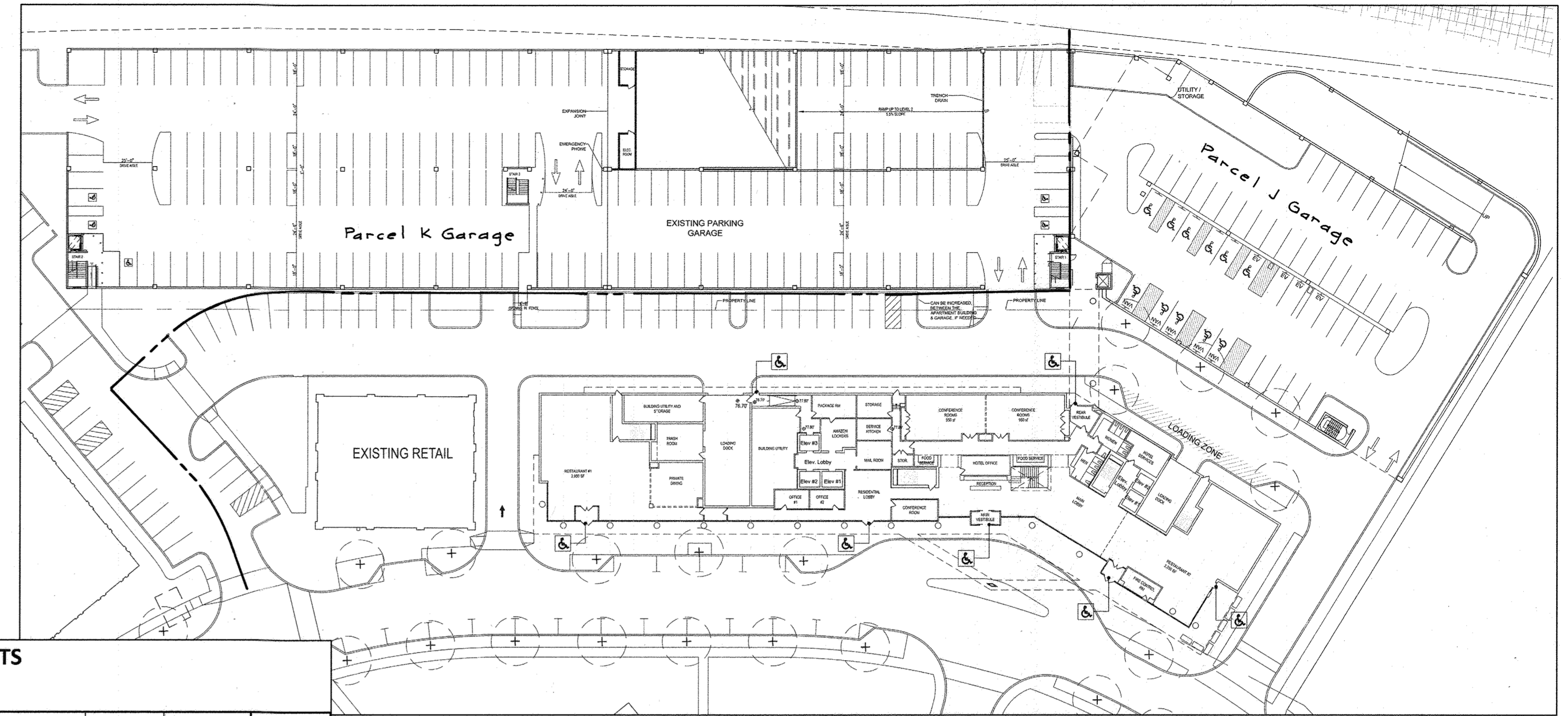
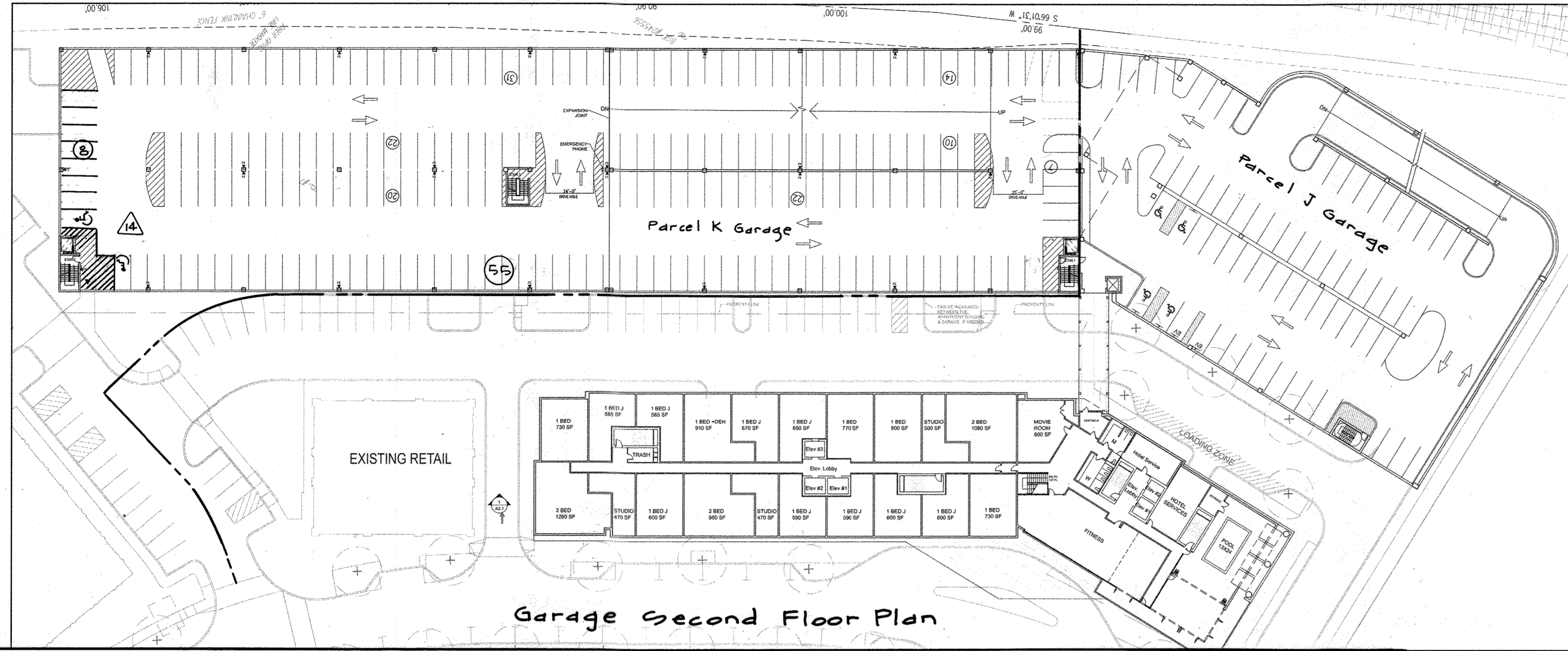
PARKING GARAGE ELEVATIONS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
	48-20	68 OF 71

ELECTION DISTRICT No. 6 GUILFORD

HOWARD COUNTY, MARYLAND

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Garage Third Floor Plan

ANNAPOLIS JUNCTION APARTMENTS

EXISTING GARAGE (PARKING "K")

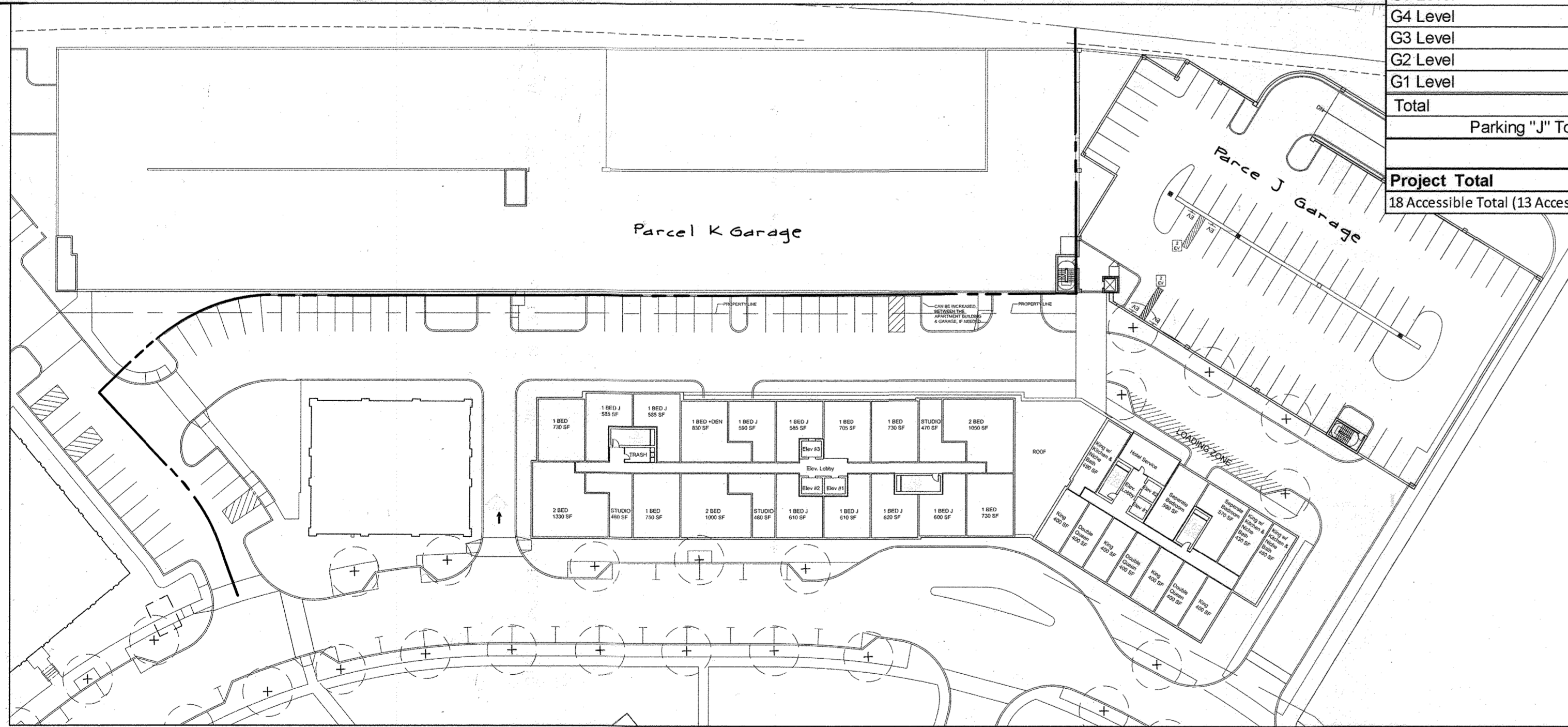
	Standard	Accessible	Van Accessible	EV	EV Accessible	Total Parking
Existing	472	8				480
Addition	105	1				106
Total	577	9				586
Parking "K" Total						

ADDITION GARAGE (PARKING "J")

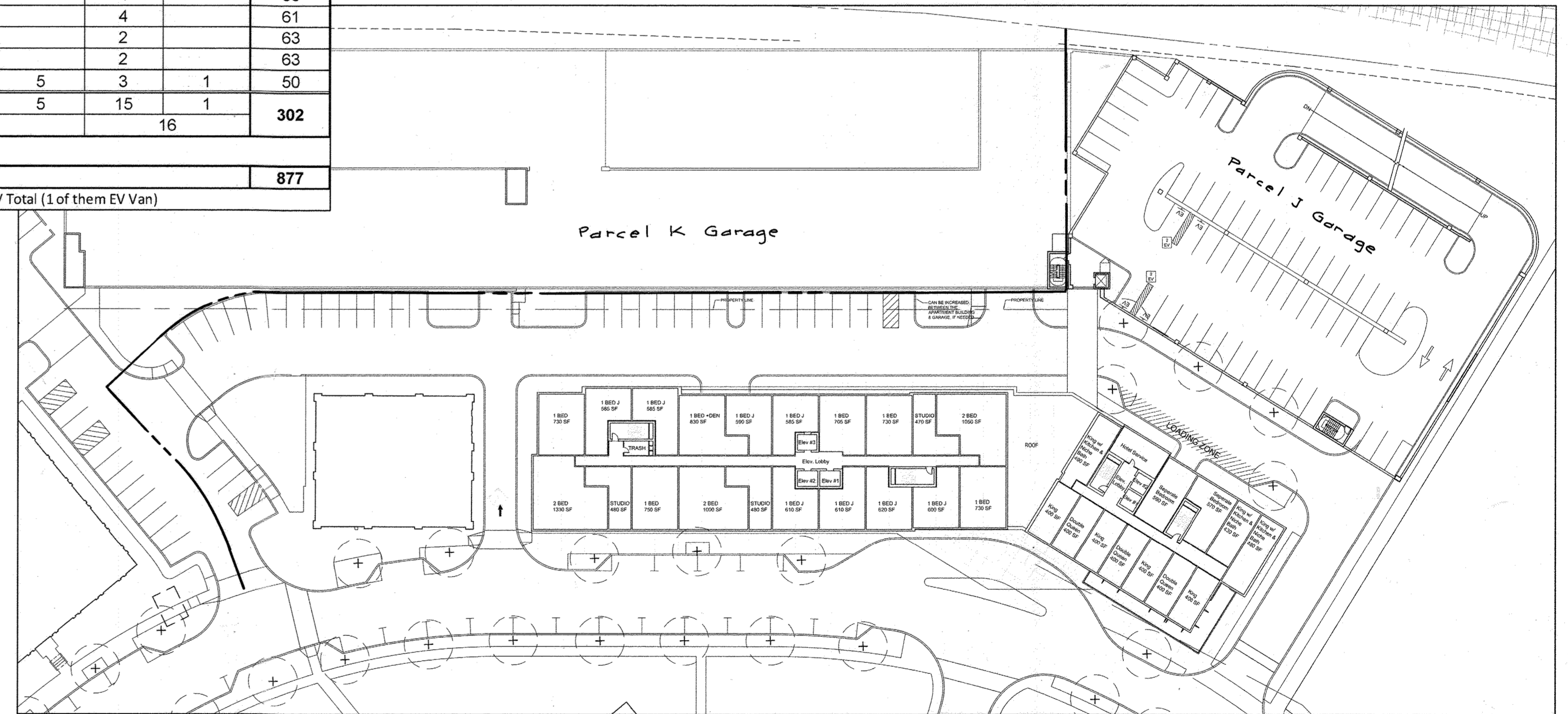
	Standard	Accessible	Van Accessible	EV*	EV Accessible	Total Parking
G5 Level	61			4		65
G4 Level	57			4		61
G3 Level	57	4		2		63
G2 Level	57	4		2		63
G1 Level	36	5	5	3	1	50
Total	268	13	5	15	1	302
Parking "J" Total						

Project Total						877
18 Accessible Total (13 Accessible+5 Van Accessible) 16 EV Total (1 of them EV Van)						

GARAGE FIRST FLOOR PLAN



GARAGE FIFTH FLOOR PLAN



GARAGE FOURTH FLOOR PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard* Date: 1-11-23
 Chief, Development Engineering Division: *John* Date: 11-28-22

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: 6/13/2024 BY: klp APPR: [Signature]

PREPARED FOR:
 ANNAPOLIS JUNCTION TOWN CENTER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MARYLAND 20814
 ATTN: NEIL GREENBERG
 301-657-4848

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. 12878
 EXPIRATION DATE: MAY 26, 2024

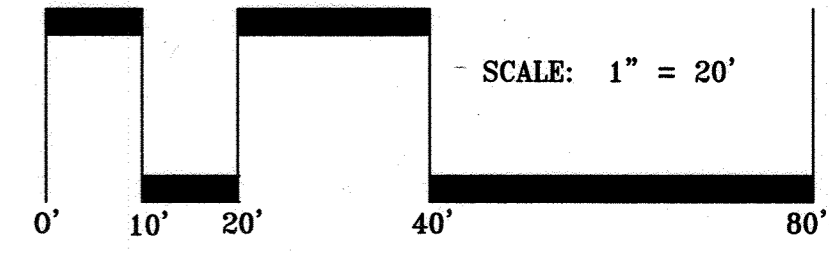
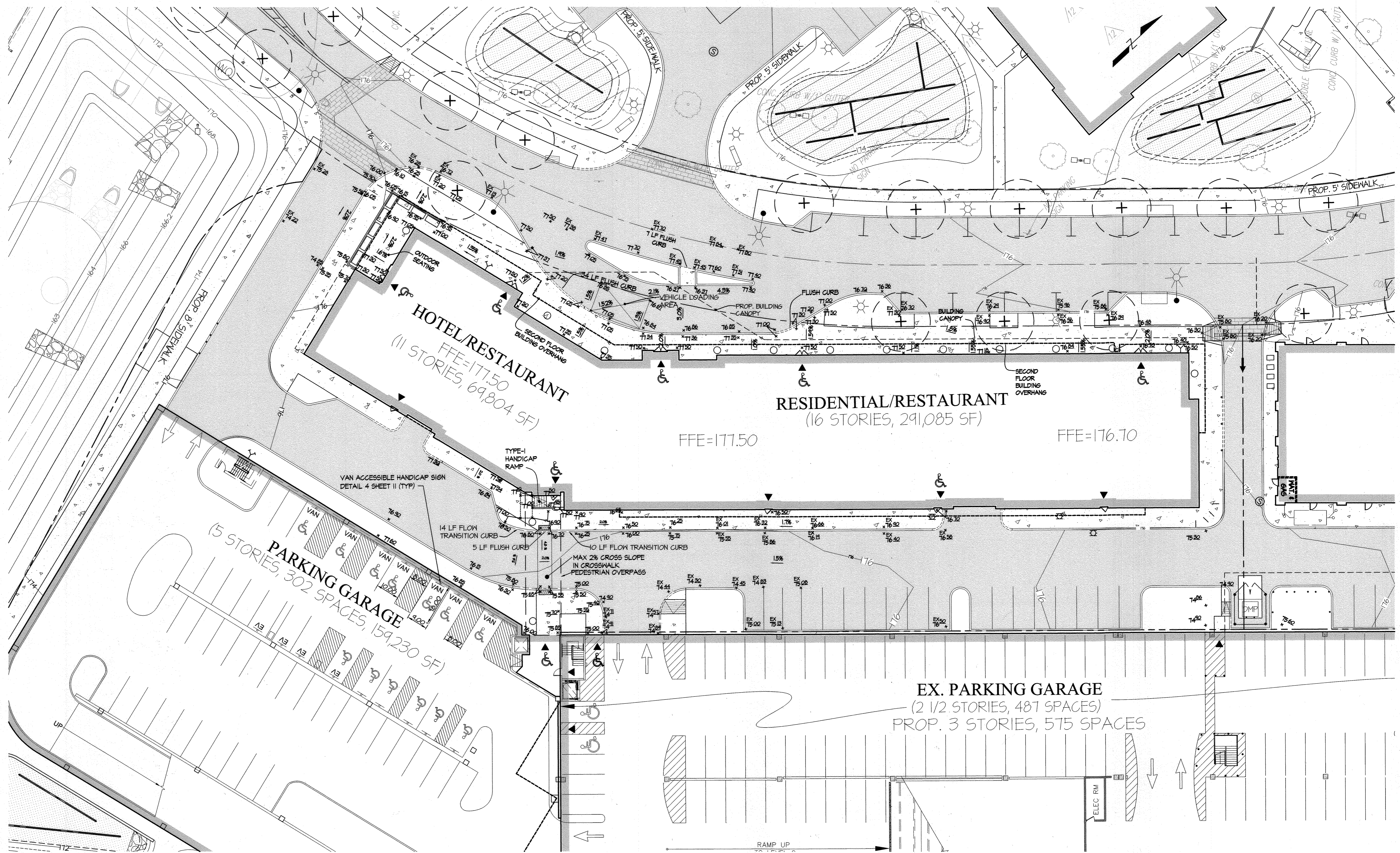


PROP. BUILDING AND GARAGE FLOOR PLANS
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

SCALE	ZONING	G. L. W. FILE No.
N.T.S.	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
APRIL 2022	48-20	69 OF 71

ELECTION DISTRICT No. 6 GUILFORD

HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director *Sign* 1-11-23
Date
Chief, Division of Land Development *SS* 1/14/23
Date
Chief, Development Engineering Division *f* 1/23/22
Date

GLWGUTSCHICK 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. 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
ANNAPOLIS JUNCTION TOWN CENTER, LLC
4816 DEL RAY AVENUE
BETHESDA, MARYLAND 20814
ATTN: NEIL GREENBERG
301-657-4848

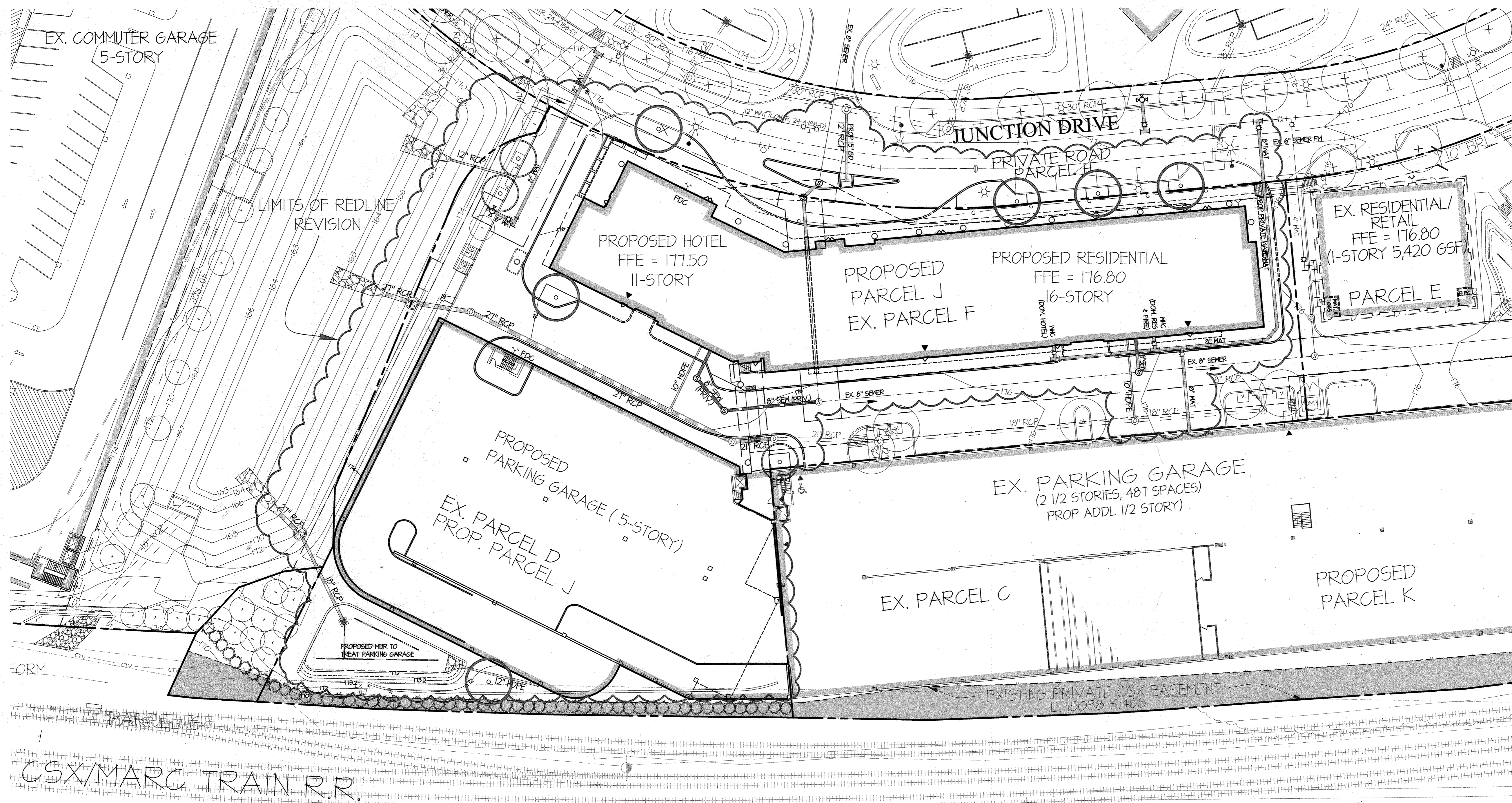
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND,
LICENSE NO. 12478
EXPIRATION DATE: MAY 26, 2024
10/31/22



RESIDENTIAL & HOTEL ADA ACCESSIBLE EXHIBIT
ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701
ELECTION DISTRICT No. 6 GULFORD
HOWARD COUNTY, MARYLAND

SCALE 1" = 20'	ZONING T.O.D.	G. L. W. FILE No. 11107
DATE APRIL 2022	TAX MAP - GRID 48-20	SHEET 70 OF 71

XXXX DRN. LMW CHK. MAJ DATE REVISION BY APPR



LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- PROP. STORM DRAIN
- EX. STORM DRAIN
- LOD
- LIMIT OF SUBMISSION/DISTURBANCE
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *Steph...* Date 1-11-23

Chief, Division of Land Development Date 1/9/23

Chief, Development Engineering Division Date 1-29-22

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

DES.	MAJ	DRN.	NCH.	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:

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

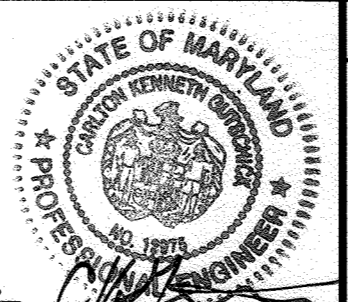
ATTN: NEIL GREENBERG
301-657-4848

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. 12715
EXPIRATION DATE: MAY 26, 2024

10/21/22

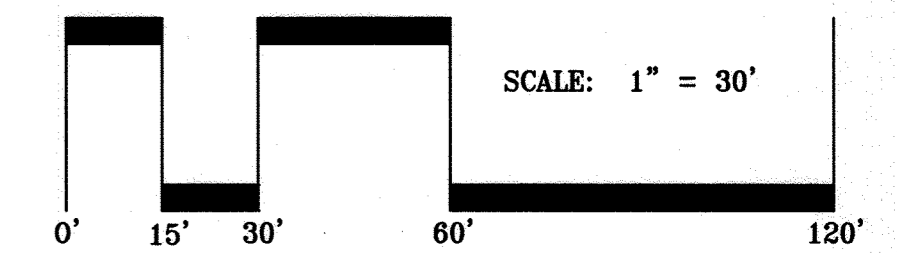


LANDSCAPE PLAN - AREA 3 & 4 REVISIONS

ANNAPOLIS JUNCTION TOWN CENTER
HOTEL, RESIDENTIAL APARTMENT BUILDING (GREEN BUILDING)
RESTAURANT, RETAIL/OFFICE/COMMUTER GARAGE
PARCELS A, B, E, G, H, J, & K
PLAT No. 22697-22701

ELECTION DISTRICT No. 6 GUILFORD

SCALE	ZONING	G. L. W. FILE No.
1"=30'	T.O.D.	11107
DATE	TAX MAP - GRID	SHEET
APR, 2022	48-20	71 OF 71



LANDSCAPE ARCHITECTURE PLANS BY GLWSP/1107-21-SP-3-LANDSCAPE REVISION.dwg