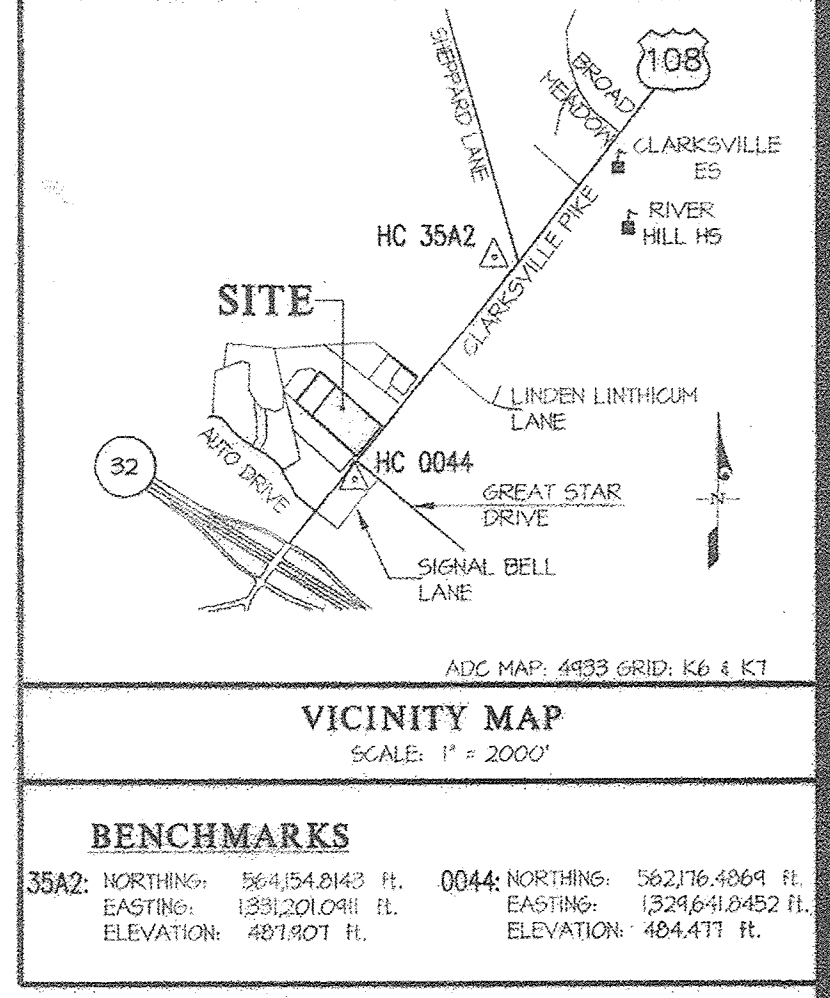


# SITE DEVELOPMENT PLAN

## CLARKSVILLE COMMONS

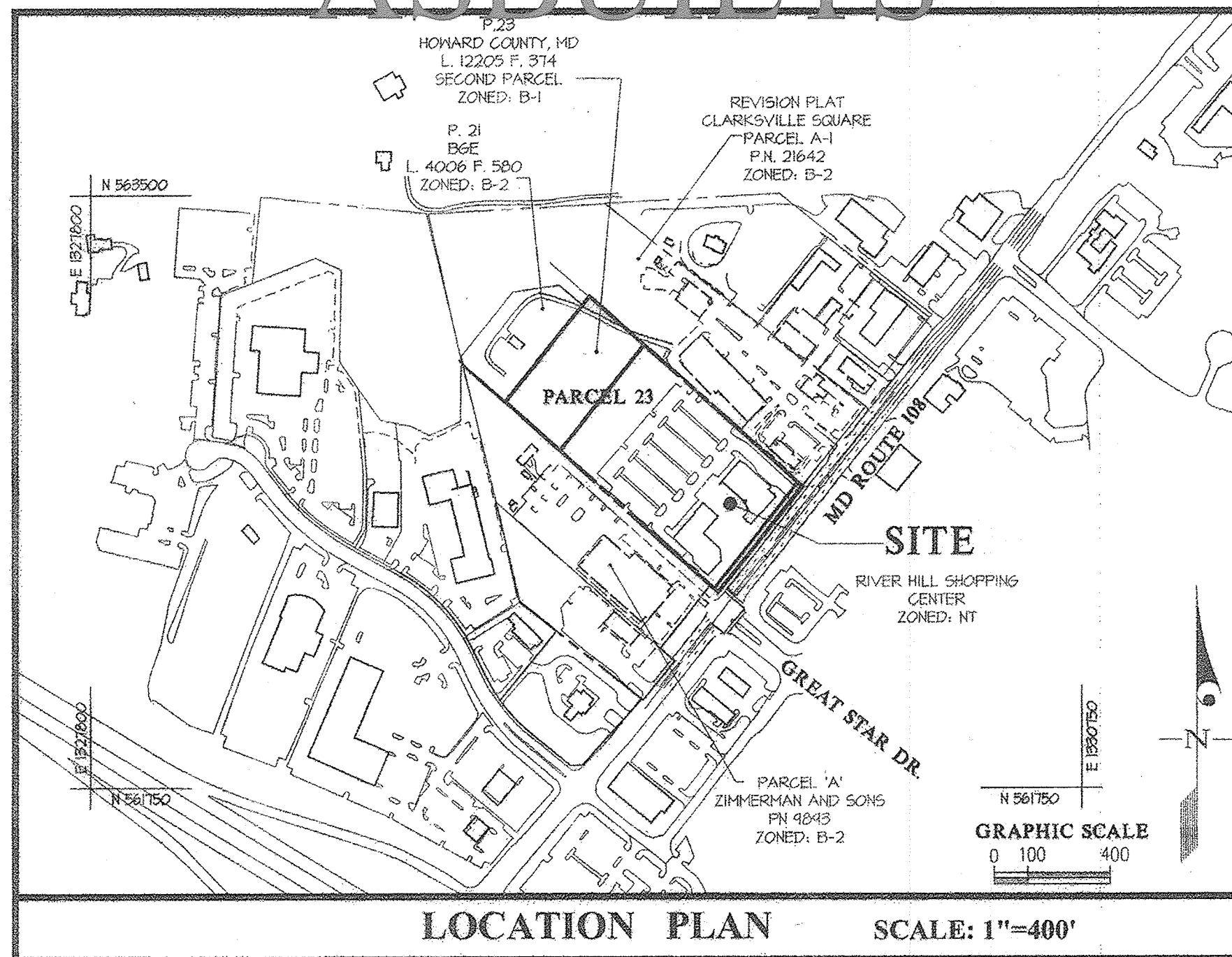
### PARCEL 23



## FIFTH ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

# ASBUILTS



**SITE ANALYSIS DATA**

- GROSS AREA OF PARCEL 23 (FIRST PARCEL) = 5.80 AC.
- LIMIT OF SUBMISSION = 5.8 AC.
- LIMIT OF DISTURBED AREA = 5.5 AC.
- ZONING: B-1
- PROPOSED USE: SHOPPING CENTER (RETAIL, RESTAURANTS, OFFICES)
- BUILDING COVERAGE (% OF GROSS SITE AREA):  
BUILDING 1: 13,580 SF. or 0.31 AC. = 5.3% OF PARCEL 23 (5.81 AC.)  
BUILDING 2: 15,108 SF. or 0.35 AC. = 6.0% OF PARCEL 23 (5.81 AC.)  
TOTAL: 28,688 SF. or 0.66 AC. = 11.4% OF PARCEL 23 (5.81 AC.)
- FLOOR AREA:  
BUILDING 1: BASEMENT: 1,147 sq. ft. (1.27%)  
FIRST FLOOR: 12,433 sq. ft. (13.50%)  
BUILDING 2: FIRST FLOOR: 15,079 sq. ft. (25.82%)  
SECOND FLOOR: 7,029 sq. ft. (12.10%)  
GREEN HOUSE: 870 sq. ft. (1.50%)  
Outdoor Dining: 494 sq. ft. (0.85%)  
TOTAL: 37,579 sq. ft. or 0.87 AC.
- FLOOR AREA RATIO (F.A.R.) = 0.12

**PARKING TABULATION**

USE	SPACES
USEABLE AREA	1,147 sq. ft.
BUILDING 1: BASEMENT	1,147 sq. ft.
FIRST FLOOR	12,433 sq. ft.
BUILDING 2: FIRST FLOOR	15,079 sq. ft.
SECOND FLOOR	7,029 sq. ft.
GREEN HOUSE	870 sq. ft.
Outdoor Dining	494 sq. ft.
TOTAL	50,777 sq. ft.

USEABLE BUILDING AREA TO BE USED FOR PARKING = 50,777 sq. ft.

TOTAL NUMBER OF SPACES REQUIRED = 164 SPACES (6.5 SPACES PER 1,000 SF.)  
PARKING PROVIDED = 268 SPACES

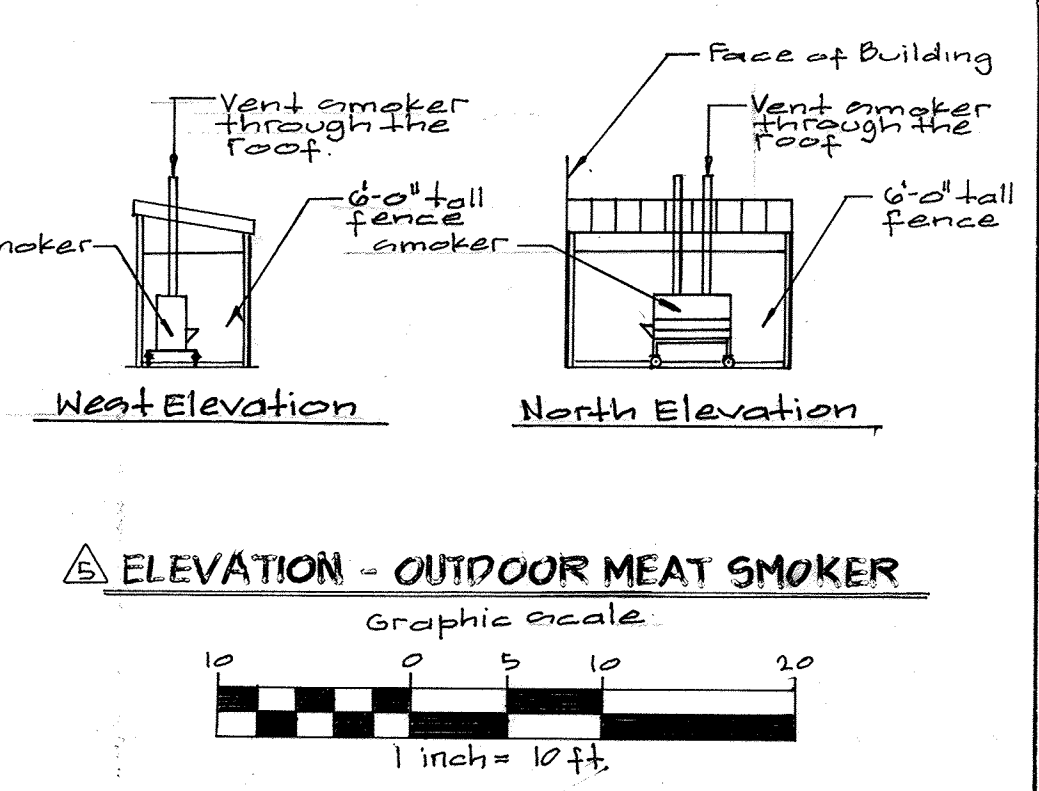
**HANDICAP PARKING**

REQUIRED	PROVIDED
1	1
2	2

**STATE HIGHWAY ADMINISTRATION NOTES**

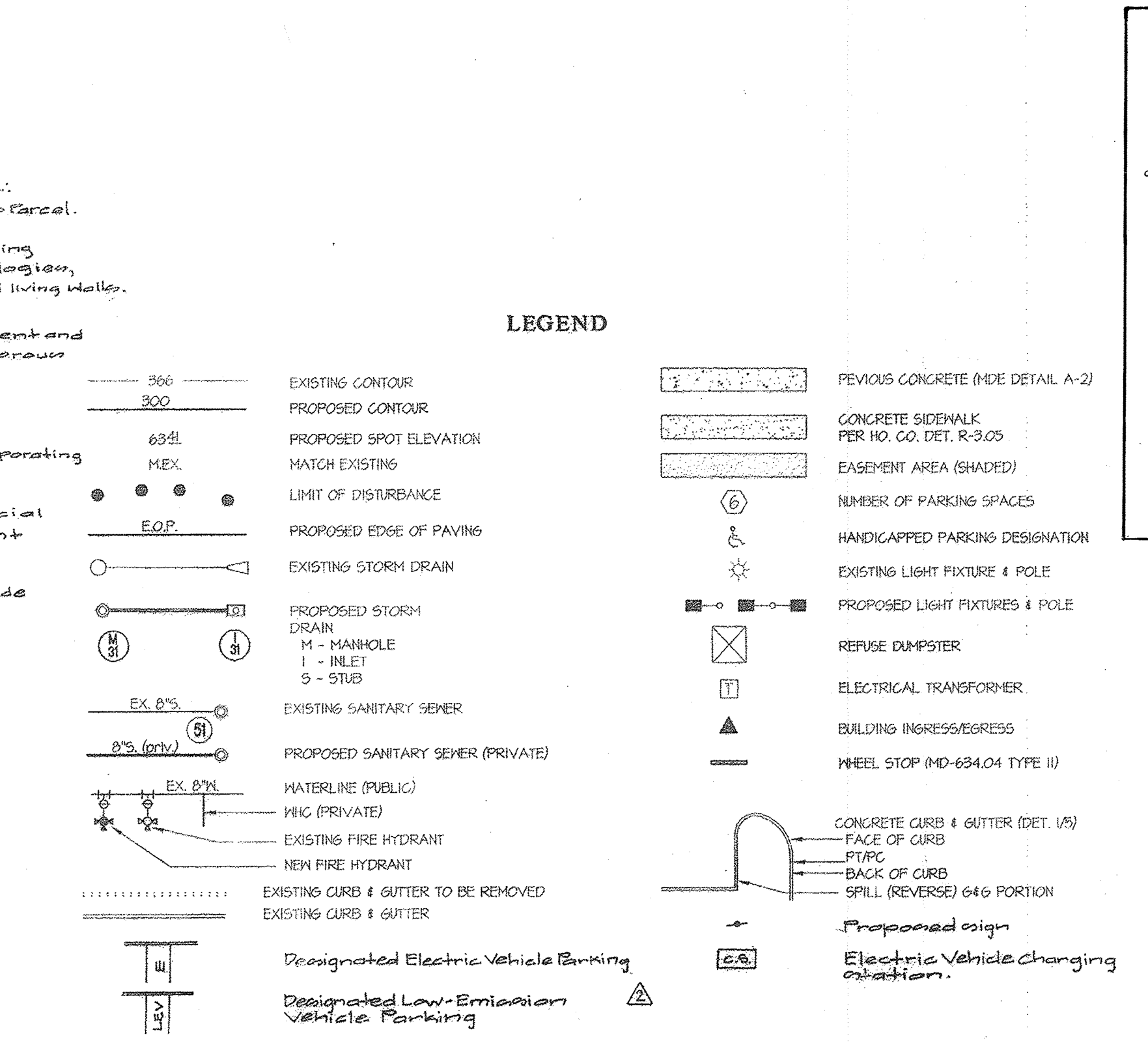
- THE PROPOSED ENTRANCE PROVIDES FULL MOVEMENT ACCESS FOR PHASE I DEVELOPMENT ONLY. THEREFORE, DEVELOPMENT BEYOND PHASE I IS RESTRICTED.
- SEE SHEET 6 FOR SHA SEDIMENT CONTROL NOTES.
- SEE SHEET 16 FOR SHA LANDSCAPE NOTES.
- THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:  
a) MD 665.1 SIDEWALK RAMPS - PERPENDICULAR  
b) MD 555.40 DETECTABLE WARNING STRIPS  
c) MD 620.02 STANDARD TYPES A AND B CONCRETE CURB & GUTTER AND COMBINATION CONCRETE CURB & GUTTER  
d) MD 104.03-06 RIGHT LANE CLOSURE / MULTILANE UNDIVIDED - EQUAL / LESS THAN 40 MPH.  
e) MD 104.01-30A CHANNELIZATION DEVICE USAGE - EQUAL / LESS THAN 40 MPH - OVER 12 HOURS NIGHT TIME USE  
f) MD 211.01 ACCESSIBLE PEDESTRIAN SIGNAL (APS) PREPOSITION LOCATION ON POLE  
g) MD 510.01 REPAIRING PAVEMENT CRACKS FOR UTILITY TRENCHES  
HEAVY DUTY HMA PAVING SECTIONS

ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.



**SITE INDEX**

- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- PAVING & HANDICAP ACCESSIBILITY PLAN AND SITE DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL & SWM NOTES AND DETAILS
- STORM DRAIN DRAINAGE AREA MAP
- UTILITY PROFILES
- UTILITY PROFILES
- UTILITY PROFILES
- STORMWATER MANAGEMENT DRAINAGE AREA MAP
- MICRO BIODIVERSITY FACILITY DETAILS
- UNDERDRAIN DETAILS
- LANDSCAPE PLAN (BY OTHERS)
- LANDSCAPE PLAN DETAILS (BY OTHERS)
- FOREST CONSERVATION PLAN
- MAINTENANCE OF TRAFFIC



**PROFESSIONAL CERTIFICATION**

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 129175, Expiration Date: May 26 2018.

Date: 12/7/17  
Carl K. Gutschick  
Professional Engineer  
Maryland Reg. No. 129175

**ADDRESS CHART**

BUILDING No.	ADDRESS
BUILDING No. 1	12250 CLARKSVILLE PIKE
BUILDING No. 2	12250 CLARKSVILLE PIKE

ASBUILT SHEET 1 OF 5

**PERMIT INFORMATION CHART**

SUBDIVISION NAME:	SECTION/AREA	PARCEL
CLARKSVILLE COMMONS	WA	23
RECORDING REF.:	TAX MAP	BLOCK
L 13314 F, 1985	B-1	54
	ELEC. DIST.	5
	CENSUS TRACT	6031-02
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B-1	10004
DATE	TAX MAP - GRID	SHEET
MAR, 2017 JUNE, 2014	34-06	1 OF 18

**ASBUILTS**  
COVER SHEET  
**CLARKSVILLE COMMONS**  
PARCEL 23 (2 LEED Certified Green Buildings)  
(Prop. Shopping Center, Retail, Restaurants & Offices)  
Liber 13314 Folio 199  
12240 Clarksville Pike, Clarksville MD 21029  
HOWARD COUNTY, MARYLAND

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEGINS.
  - PROJECT BACKGROUND:**  
SUBDIVISION NAME: CLARKSVILLE COMMONS  
TAX MAP: 34, GRID 6  
ZONING: B-1  
ELECTION DISTRICT: FIFTH  
PARCEL AREA: 5.9 ACRES (AREA OF FIRST PARCEL)  
RECORDING REFERENCE: LIBER 13314 FOLIO 199  
PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: 44-3586-D, 30-375H-D, EGP-13-082, AA-13-001, HP-13-180.
  - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-515-0800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
  - PROPOSED USE: SHOPPING CENTER (RETAIL, RESTAURANTS, OFFICES)
  - ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
  - EXISTING TOPOGRAPHY IS SHOWN PER AERIAL TOPOGRAPHY PREPARED BY MCKENZIE/SNYDER ON MARCH 27, 2010. FIELD RUN INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. AND BY INFORMATION TAKEN FROM THE BEST AVAILABLE RECORDS.
  - COORDINATES AND BEARINGS ARE BASED UPON THE '05 MD STATE COORDINATE SYSTEM (MAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 35A2 AND 0044.
  - PUBLIC WATER AND SEWER BEING BUILT WITH THIS SITE PLAN IS BEING DONE SO UNDER CONT. #24-480B-D.
  - ALL EXISTING SEWER IS PER CONT. #30-375H-D.
  - ALL EXISTING WATER IS PER CONT. #44-3636-D.
  - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP IN A REPORT DATED MARCH 21, 2015. IN A LETTER DATED JULY 10, 2018 MARYLAND STATE HIGHWAY ADMINISTRATION CONCURRED WITH THE FINDINGS OF THE ABOVE CHAPTER FOUR ANALYSIS.
  - STORMWATER MANAGEMENT IS BEING PROVIDED ON SITE WITH THE USE OF MICRO BIO-RETENTION FACILITIES (M-6), RAIN BARRELS (M-4), AND PERVIOUS CONCRETE AND PERMEABLE PAVEMENT (A-2). ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMERCIAL OWNERS ASSOCIATION. NO CREDITS ARE BEING TAKEN IN THE STORMWATER MANAGEMENT DESIGN.
  - EXISTING UTILITIES SHOWN ARE BASED UPON BEST AVAILABLE RECORDS AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
  - THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
  - THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
  - THERE IS NO FLOODPLAIN ON THE SITE.
  - THERE ARE NO WETLANDS ON THE SITE.
  - THE SITE IS WITHIN THE METROPOLITAN DISTRICT.
  - BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS. AN ADMINISTRATIVE ADJUSTMENT WAS APPLIED FOR TO REDUCE THE SETBACK FROM THE PUBLIC RIGHT OF WAY FROM 30' TO 24'. AA-13-007 WAS GRANTED ON SEPTEMBER 10, 2015 AND THE FOLLOWING CONDITIONS APPLY:  
i) THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.  
ii) THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED BUILDINGS AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING, OR USE.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF THE amount FOR THE REQUIRED LANDSCAPING (41 SHADE TREES AND 16 EVERGREEN TREES) TO SATISFY SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY CALCULATIONS, SEE SHEETS 15 AND 16).
  - DELIVERIES TO BOTH BUILDINGS WILL BE MADE FROM THE PARKING LOT SIDE OF THE PLAZA. THE DELIVERIES WILL TYPICALLY OCCUR DURING OFF HOURS.
  - PARKING LOT LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1985). A MINIMUM SPACING OF 30' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE. THE EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM THE ADJOINING PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
  - FOREST CONSERVATION REQUIREMENTS PER SECTION 16.022 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAVE BEEN SATISFIED BY THE PURCHASE OF AT LEAST 138 ACRES OF FOREST CONSERVATION EASEMENT AT MAPLEWOOD FARMS (HOWARD COUNTY FILE NUMBER P-13-060 AND SDP 13-040), RECORDED UNDER PLAT NUMBERS 22666 AND 22667 TO FULFILL THE OBLIGATION OF AFFORESTATION & REFORESTATION WHICH TOTALS 138 ACRES.
  - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (4 GAUGE) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE), 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
  - IF FUTURE ZONING REGULATION CHANGES MAKE CONTINGENT USES INCLUDED IN THE "CLARKSVILLE COMMONS/GATEWAY SCHOOL SITE RFP RESPONSE", DATED AUGUST 19, 2004, (THE "PROPOSAL") PERMITTED ON THE PARCELS, THEN GOOD FAITH EFFORTS WILL BE USED TO INCORPORATE SAID USES CONSISTENT WITH THE PROPOSAL, AND THE DESIGN CRITERIA AS CONTINGENT UNDER THE 2010 AGREEMENT (DEFINED IN THE 2010 AGREEMENT).
  - IF GREENSTONE VENTURES II LLC, OR ANY RELATED ENTITY OR AFFILIATE THEREOF, PURCHASES THE KENDALL PROPERTY (ON OR BEFORE THE SETTLEMENT FOR EITHER PARCEL, OR WITHIN A REASONABLE TIME AFTER THE LAST SETTLEMENT, WHICH REASONABLE TIME SHALL BE DETERMINED TO BE THREE (3) YEARS AFTER THE LAST SETTLEMENT TO OCCUR, THEN PHASE I PARCEL, THE PHASE II PARCEL, AND THE KENDALL PROPERTY SHALL BE SHOWN ON AN AMENDED SDP THAT INCORPORATES THE PROPOSAL AND THE DESIGN CRITERIA AS CONTINGENT UNDER THE 2010 AGREEMENT.
  - UPON RECEIVING FROM DPT THE TECHNICALLY COMPLETE LETTER FOR THE RESPECTIVE SDP FOR EACH PARCEL, A DEVELOPER AGREEMENT FOR THE PHASE ONE PARCEL AND THE PHASE TWO PARCEL AS APPLICABLE, INCORPORATING THE DEVELOPMENT CRITERIA NOTED HEREIN AND SET FORTH IN THE AGREEMENT SHALL BE EXECUTED, ALONG WITH POSTING THE APPROPRIATE FINANCIAL SECURITY.
  - ON JULY 22, 2013 HP 13-80 WAS GRANTED, ALLOWING THE FOLLOWING: TO REMOVE A SPECIMEN TREE FROM THE CONSERVATIONS FOR FOREST RETENTION PRIORITIES. THE FOLLOWING CONDITIONS APPLY:  
i) REPLACE EACH REMOVED SPECIMEN TREE WITH TWO SHADE TREES OF AT LEAST 3" CALIBER, PREFERABLY OF THE SAME SPECIES. THE SIX REPLACEMENT TREES ARE TO BE IN ADDITION TO THE REQUIRED PER-METER LANDSCAPING, BUT SHALL BE INCLUDED IN THE REQUIRED LANDSCAPE BONDING.  
ii) THE WAIVER PETITION NUMBER, THE SECTIONS BEING WAIVED, AND THE DATE AND CONDITIONS OF APPROVAL SHALL BE ADDED TO THE PLAT AND SUPPLEMENTAL PLANS AS A GENERAL NOTE.  
(THIS IS A WAIVER FROM SECTION 16.025 OF THE SUBDIVISION REGULATIONS)
  - PER THE AMENDED AGREEMENT OF SALE, GREENSTONE VENTURES, SHOWN AS THE DEVELOPER, WILL EXECUTE A DEVELOPER'S AGREEMENT WITH THE COUNTY, SHOWN AS THE OWNER, IF THERE IS THE NEED. THE AGREEMENT WILL BE FOR THE PERFORMANCE/DEVELOPMENT REQUIREMENTS FOR LANDSCAPING, PUBLIC WATER, AND STORMWATER MANAGEMENT.
  - THE 17' WIDE STRIP SHOWN ON SHEET 3 AS "AREA RESERVED FOR FUTURE MD ROUTE 108 R/W" WILL BE DECEDED BY GREENSTONE VENTURES TO THE MARYLAND STATE HIGHWAY ADMINISTRATION PER THE AMENDED AGREEMENT OF SALE DATED 10/21/2013.
  - DEVELOPMENT BEYOND PHASE I IS RESTRICTED UNTIL SUCH TIME THAT A LONG TERM ACCESS STRATEGY IS REVIEWED AND APPROVED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE STATE HIGHWAY ADMINISTRATION FOR PERMIT.
  - AS ADVISED IN A LETTER DATED AUGUST 16, 2012 TO MR. CHARLES DAMMERS OF HOWARD COUNTY, DEPARTMENT OF DEVELOPMENT RECORDS, THE FULL MOVEMENT ACCESS IS TEMPORARY UNDER PHASE I ONLY. PHASE 2 WILL INCORPORATE A PERMANENT RIGHT IN / RIGHT OUT ACCESS ONTO MD ROUTE 108.
  - A DESIGN MANUAL WAIVER HAS APPROVED TO ALLOW 16' LONG PARKING SPACES BECAUSE THE 2' OVERHANG CAN BE ACHIEVED WITH THE GRASS SMALES.
  - NO ACCESS IS PROVIDED TO THE REAR PARCEL SINCE BOTH PARCELS ARE TO BE OWNED BY THE SAME DEVELOPER PER THE AMENDED AGREEMENT OF SALE DATED 10/21/2013.
  - THE FOLLOWING ARE THE DEVELOPMENT CRITERIA AND EXPECTATIONS FOR PHASE I (See part of the agreement of sale dated July 10, 2011):  
a. A well-maintained garden to be located on the Phase Two parcel.  
b. Use and application of various green technologies including, without limitation, photovoltaic panels, geothermal technologies, low flow water fixtures, rain barrels and green roofs, and living walls.  
c. Pervious pavement of the parking areas. Phase II development and redevelopment of the existing parking area should include pervious pavement wherever possible.  
d. LEED certification.  
e. Pedestrian connection to the River Hill Village Center incorporating a pedestrian signal phase.  
f. Pedestrian and vehicular connection to other commercial properties will be incorporated as part of the development plan for Phase II.
  - On July 9, 2014 an application was filed and payment was made with the U.S. Green Building Council. The receipt number is 20129707 and the project ID is 1000244744.

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**

County Health Officer  
Howard County Health Department  
Date: 8/14/14

**APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

Director  
Date: 8/14/14

Chief, Division of Land Development  
Date: 8/14/14

Chief, Development Engineering Division  
Date: 8/14/14

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

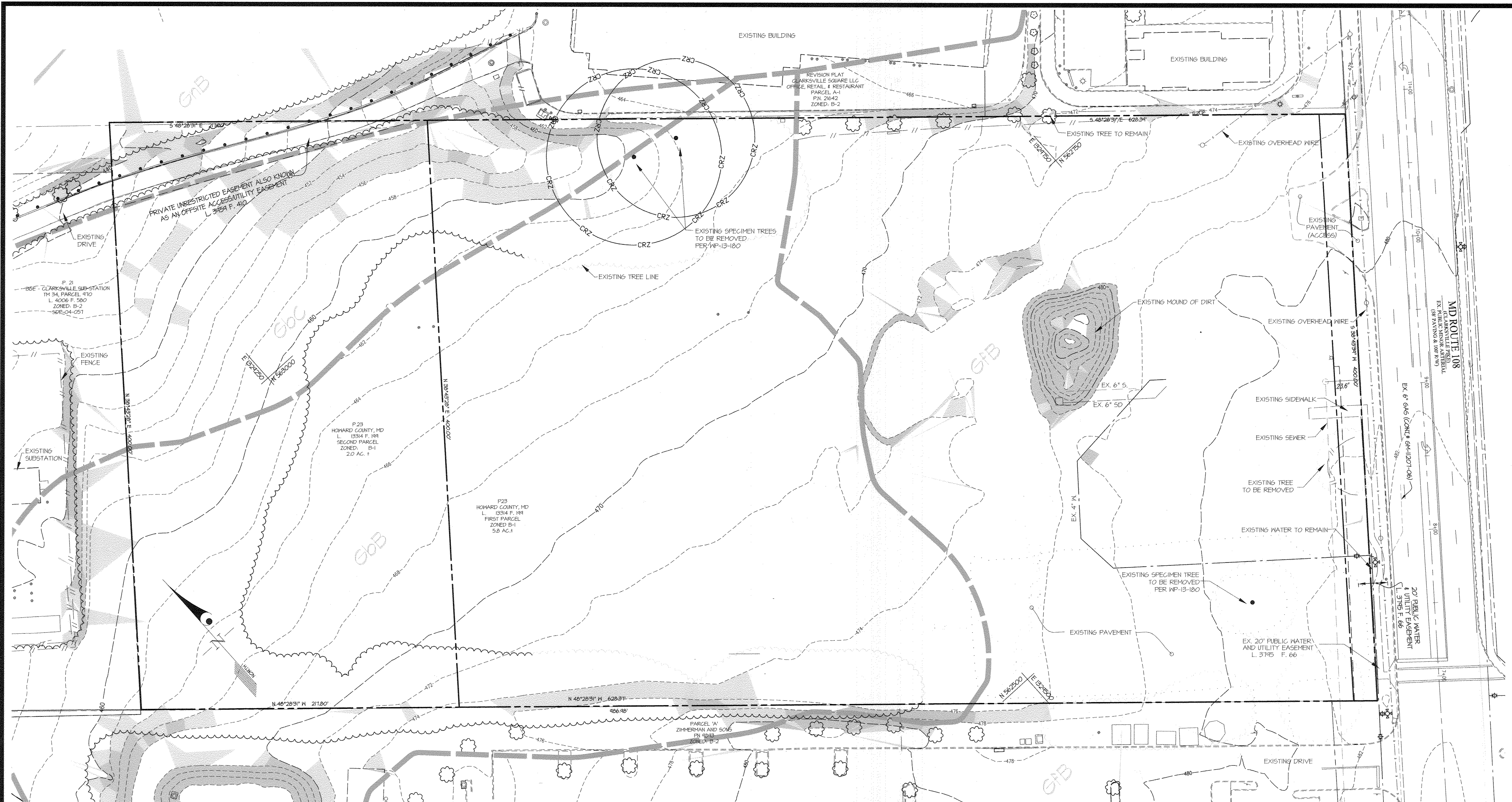
**PREPARED FOR:**  
OWNER: Howard County, MD  
4340 Courthouse Drive  
Ellicott City, MD 21043  
410-313-2022

**DEVELOPER:**  
GreenStone Ventures II LLC  
13220 Westmeath Lane  
Clarksville, MD 21029  
Attn: George & Holly Stone  
301-854-2090

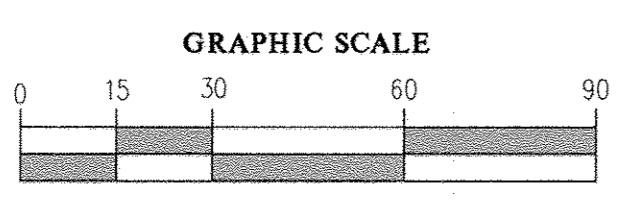
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129175, EXPIRATION DATE: MAY 26 2018.

Date: 7-31-14  
Carl K. Gutschick

ELECTION DISTRICT No. 5



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* Date: 8-4-14  
 Director  
*[Signature]* Date: 8/4/14  
 Chief, Division of Land Development  
*[Signature]* Date: 8/4/14  
 Chief, Development Engineering Division



NOTE:  
 EVERYTHING ON SITE TO BE REMOVED  
 UNLESS OTHERWISE INDICATED.

**EXISTING VEGETATION**  
 THE NORTHWESTERN PART OF THE SITE CONTAINS A SMALL FORESTED AREA (F1) THAT IS APPROXIMATELY 0.511 ACRES. THIS FOREST CONTINUES PAST THE WEST PROPERTY LINE. F-1 IS A YOUNG SUCCESSIONAL FOREST, COMPRISING OF LOGS, BLACK CHERRY AND MULBERRY WITH AN AVERAGE DBH OF RANGING FROM 8"-14". MOST OF THE TREES ARE IN POOR CONDITION WITH MANY BROKEN BRANCHES AND IN COMPETITION WITH VINE GROWTH. GROUND LEVEL HAS A LOT OF GREENBRIAR, BRANBLE AND HONEYSUCKLE WHICH INDICATES THAT THE AREA IS NOT FULLY SHADED DURING THE GROWING SEASONS.  
 THE FOREST IS NOT LOCATED WITHIN ENVIRONMENTAL AREAS. IT WOULD NOT BE A HIGH PRIORITY FOREST FOR RETENTION GIVEN ITS CONDITION AND PROXIMITY TO AN ADJACENT RETAIL AREA.

**SOIL TYPES**

G1B	Gladstone Loam, 3 to 8 percent slopes	B
G1C	Gladstone Loam, 8 to 15 percent slopes	D
G1B	Gladstone - Urban Land Complex, 0 to 8 percent slopes	D
G1B	Glenville - Balte silt loam, 3 to 8 percent slopes	C

**STEEP SLOPES LEGEND**

[Symbol]	SLOPES 15% TO 25%
[Symbol]	SLOPES GREATER THAN 25%

**LEGEND**

[Symbol]	EXISTING CONTOUR	[Symbol]	EXISTING TREE
[Symbol]	EXISTING TREELINE	[Symbol]	EXISTING POST
[Symbol]	PROPOSED TREELINE	[Symbol]	EXISTING POLE
[Symbol]	EXISTING GUARDRAIL	[Symbol]	EXISTING FLAG
[Symbol]	EXISTING WATER	[Symbol]	EXISTING MISC.
[Symbol]	EXISTING SEWER	[Symbol]	EXISTING MANNHOLE
[Symbol]	EXISTING STORM DRAIN	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WALK	[Symbol]	EXISTING SIGN
[Symbol]	EXISTING PAVEMENT - TO BE REMOVED		
[Symbol]	EXISTING PAVEMENT - TO REMAIN		
[Symbol]	EXISTING PAVEMENT (ACCESS) - TO BE REMOVED		

**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 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

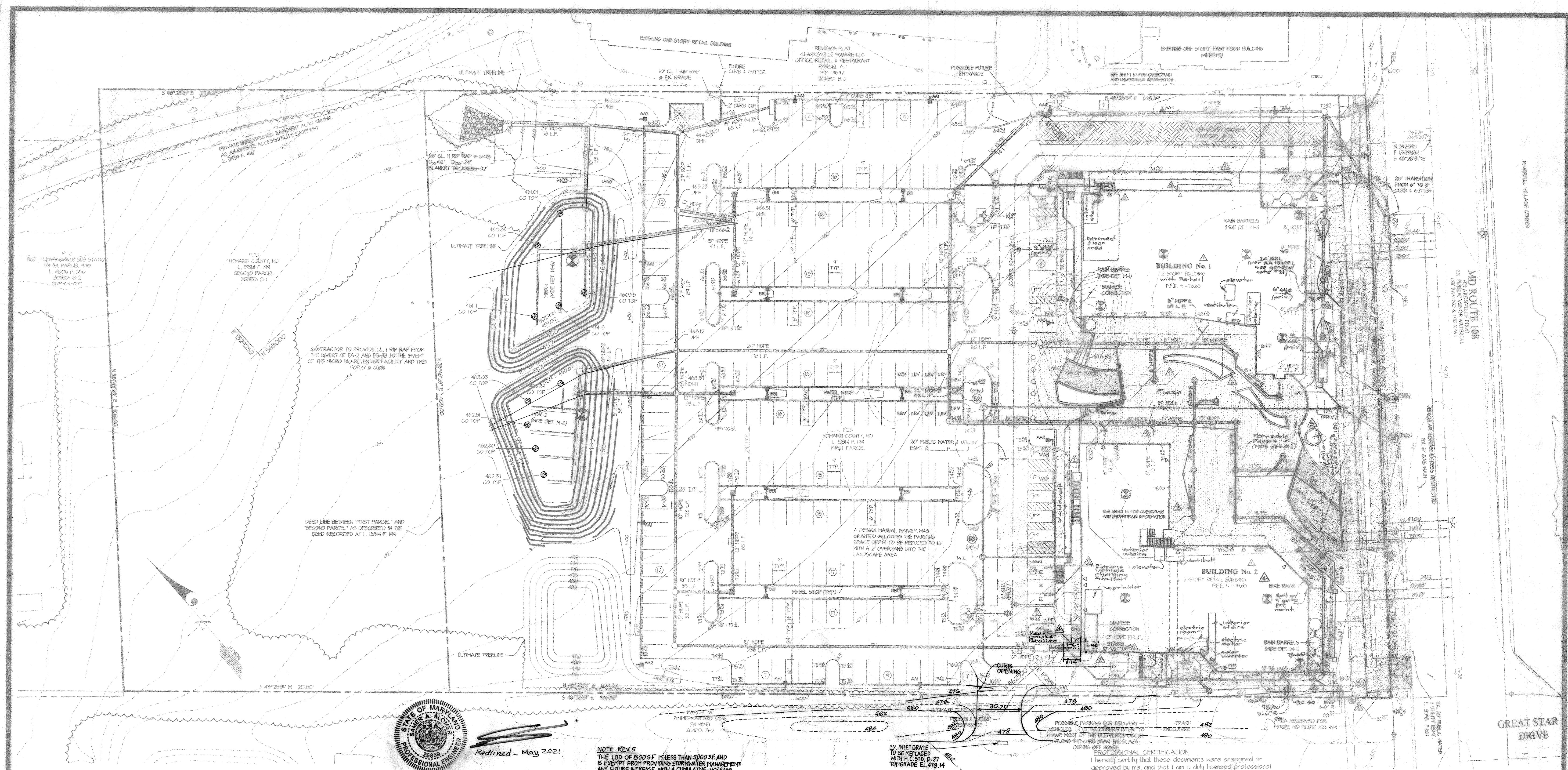
PREPARED FOR:  
 OWNER: Howard County, MD  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022  
 DEVELOPER: GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 20129  
 Attn: George & Holly Stone  
 301-854-2090

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 7-31-14

**EXISTING CONDITIONS PLAN**  
**CLARKSVILLE COMMONS**  
**PARCEL 23 (2 LEED Certified Green Buildings)**  
 (Prop. Shopping Center- Retail, Restaurants & Offices)  
 Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 21029  
 HOWARD COUNTY, MARYLAND

*NO ASBUILT INFORMATION 03/24/2017*

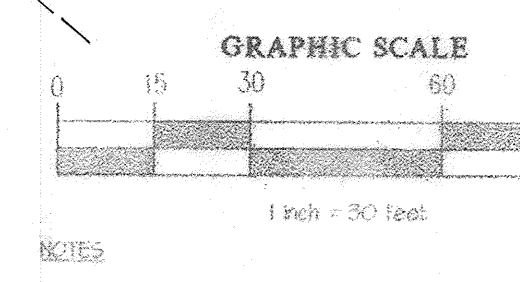
SCALE	ZONING	G. L. W. FILE No.
1"=30'	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	2 OF 18



**PARKING LOT LIGHT SCHEDULE**

TYPE	QUANTITY	MANUFACTURER	CATALOG NUMBER (FIXTURE)	CATALOG NUMBER (POLE)	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
AA1	7	PHILIPS GARDCO	P21-A1-1-BLQ-90LA-NX-UNIV-NP-LF-EHHS-SPR	RA4-CB-12-DI-NP	90 W	LED	TYPE 1	FULL CUT OFF AREA LIGHT - SINGLE HEAD - BACKLIGHT CONTROL DISTRIBUTION	⊙ AA1
AA2	2	PHILIPS GARDCO	P21-A1-1-CL-LCR-TOLA-NX-UNIV-NP-LF-EHHS-SPR	RA4-CB-12-DI-NP	90 W	LED	TYPE 1	FULL CUT OFF AREA LIGHT - SINGLE HEAD - CORNER DISTRIBUTION (LEFT OR RIGHT CORNER)	⊙ AA2
AA3	4	PHILIPS GARDCO	P21-A1-1-4-90LA-NX-UNIV-NP-LF-EHHS-SPR	RA4-CB-12-DI-NP	90 W	LED	TYPE 1	FULL CUT OFF AREA LIGHT - SINGLE HEAD - TYPE 4 DISTRIBUTION	⊙ AA3
AA4	3	PHILIPS GARDCO	P21-A1-1-2-TOLA-NX-UNIV-NP-LF-EHHS-SPR	RA4-CB-12-DI-NP	90 W	LED	TYPE 1	FULL CUT OFF AREA LIGHT - SINGLE HEAD - TYPE 2 DISTRIBUTION	⊙ AA4
BB1	10	PHILIPS GARDCO	P21-A1-2-3-40LA-NX-UNIV-NP-LF-EHHS-SPR	RA4-CB-12-D26180-NP	90 W	LED	TYPE 2	FULL CUT OFF AREA LIGHT - DOUBLE HEAD W/ 180 DEGREE SEPARATION - TYPE 3 DISTRIBUTION	⊙ BB1

**NOTE REV.5**  
 THE LOD OF 800SF IS LESS THAN 5000SF AND IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT ANY FUTURE INCREASE WITH A QUANTITATIVE INCREASE EXCEEDING 5000 SF SHALL ADDRESS STORMWATER MANAGEMENT.



**PROFESSIONAL CERTIFICATION**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26 2018.

*[Signature]*  
 Carl K. Buschick  
 Professional Engineer

12. Signs and sign structures are not considered "structures" for accessibility requirements. The sign and sign structures shall meet all sign ordinance requirements as administered by DLP.

13. The meat smoker pavilion will only be accessible to restaurant staff.

14. The location of the meat smoker pavilion shall not impede pedestrian circulation.

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

*[Signature]*  
 Director

*[Signature]*  
 Chief, Development Engineering Division

**EXTERIOR LIGHT NOTES:**

- A PARTIALLY SHIELDED FIXTURE MUST BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
- LIGHT TRESPASSE ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MDD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.1 FOOT CANDLES.

TYPE 1 MOUNTING: NOMINAL 12" POLE MOUNT SINGLE HEAD - NOMINAL 9'-12" ARMATURE POLE - TAPELDED.

TYPE 2 MOUNTING: NOMINAL 12" POLE MOUNT DOUBLE HEAD - 2 @ 180 DEGREES - NOMINAL 9'-12" ARMATURE POLE - TAPELDED.

**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 FAX: 301-421-4022

DATE	REVISION	BY	APP'R.
MAY 2021	ADDED DRIVEWAY ENTRANCE & SHOW AS-BUILT CONDITION ON ADJACENT PARCEL 'A'	MM	SA
12-14-18	Added Meat Smoker Pavilion	PEV	PEV
11-24-2016	Removed square footage label from Building 2.	PEV	PEV
12-19-2016	Added notes to site plan regarding sign structure and site sig.	PEV	PEV
8-16-2016	Added notes regarding site plan, site plan, site plan, site plan.	PEV	PEV
8-16-2016	Added notes regarding site plan, site plan, site plan, site plan.	PEV	PEV

**PREPARED FOR:**  
 HOWARD COUNTY, MD  
 3430 COURTHOUSE DRIVE  
 GILBERT CITY, MD 21043  
 410-313-2022

**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. 22878.

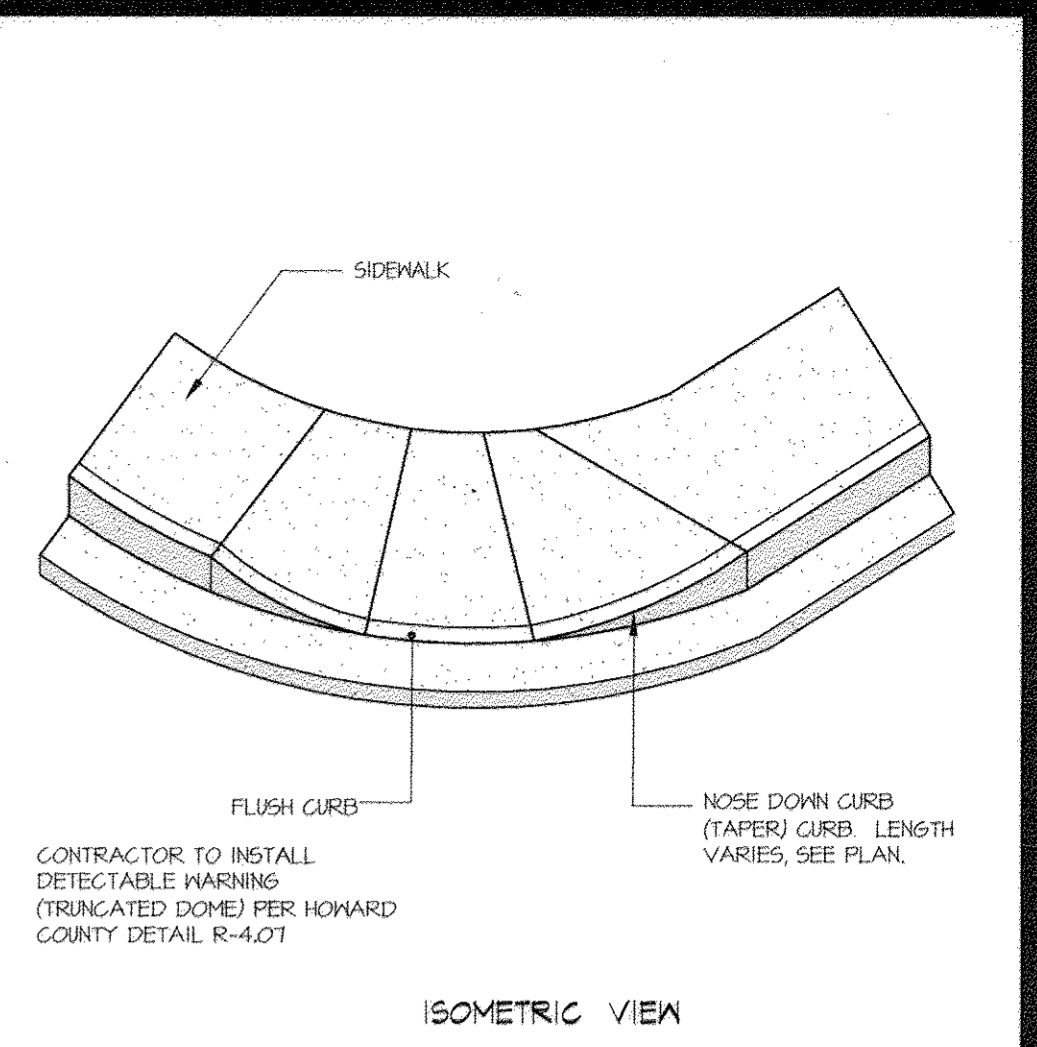
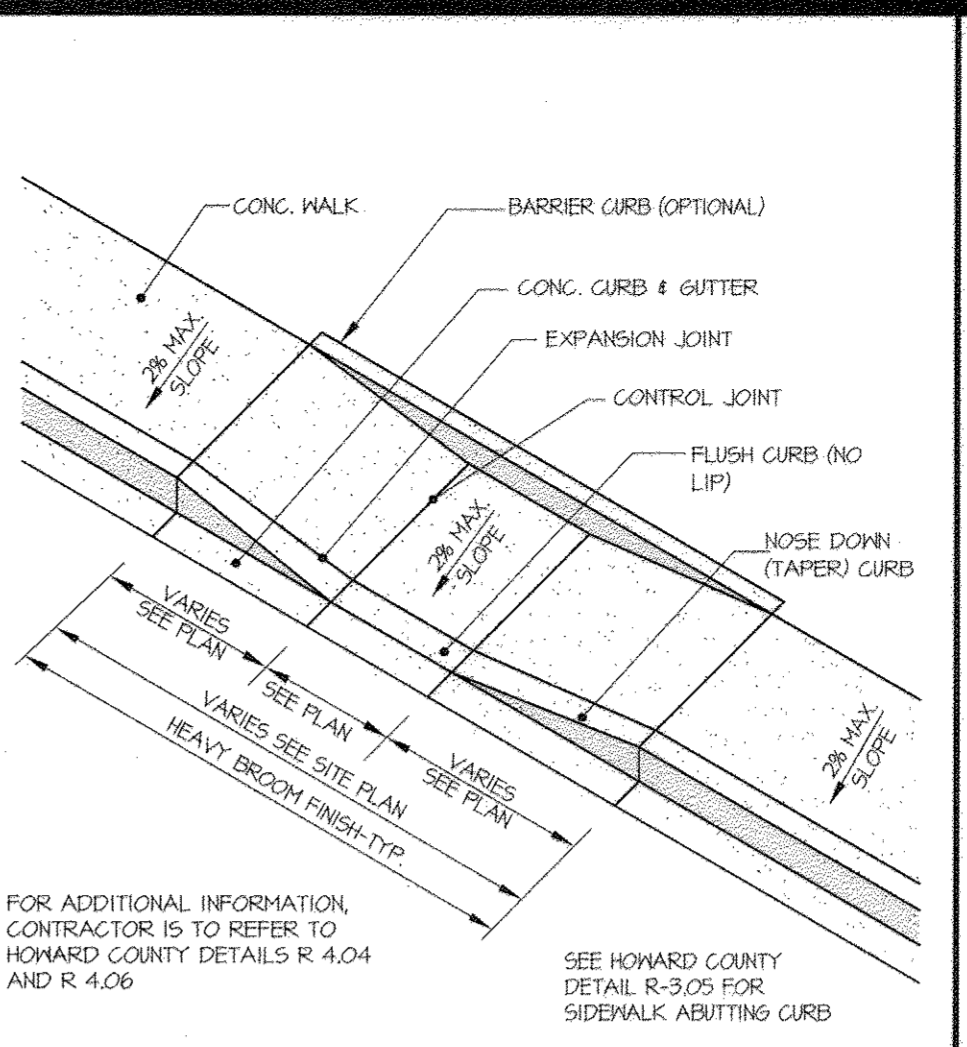
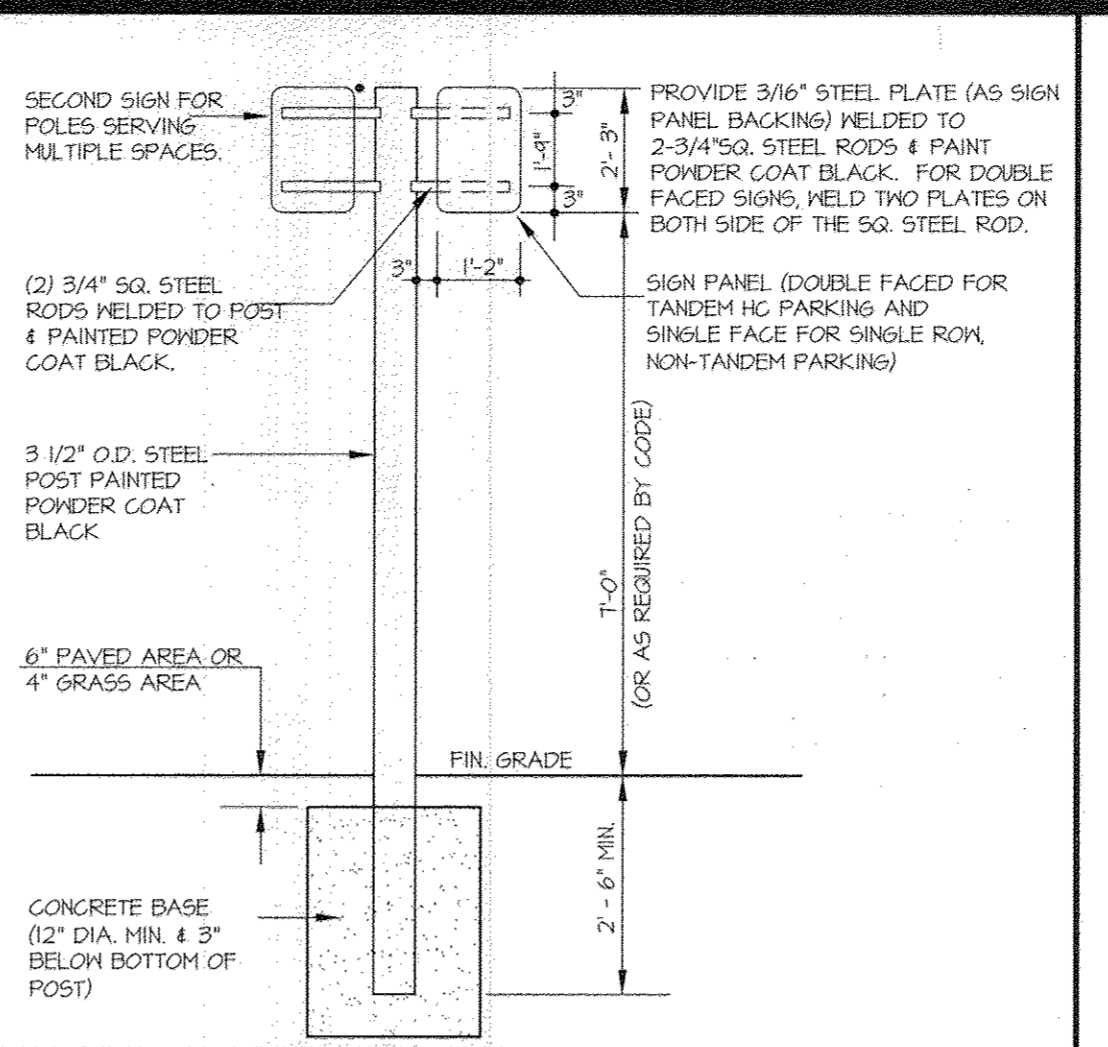
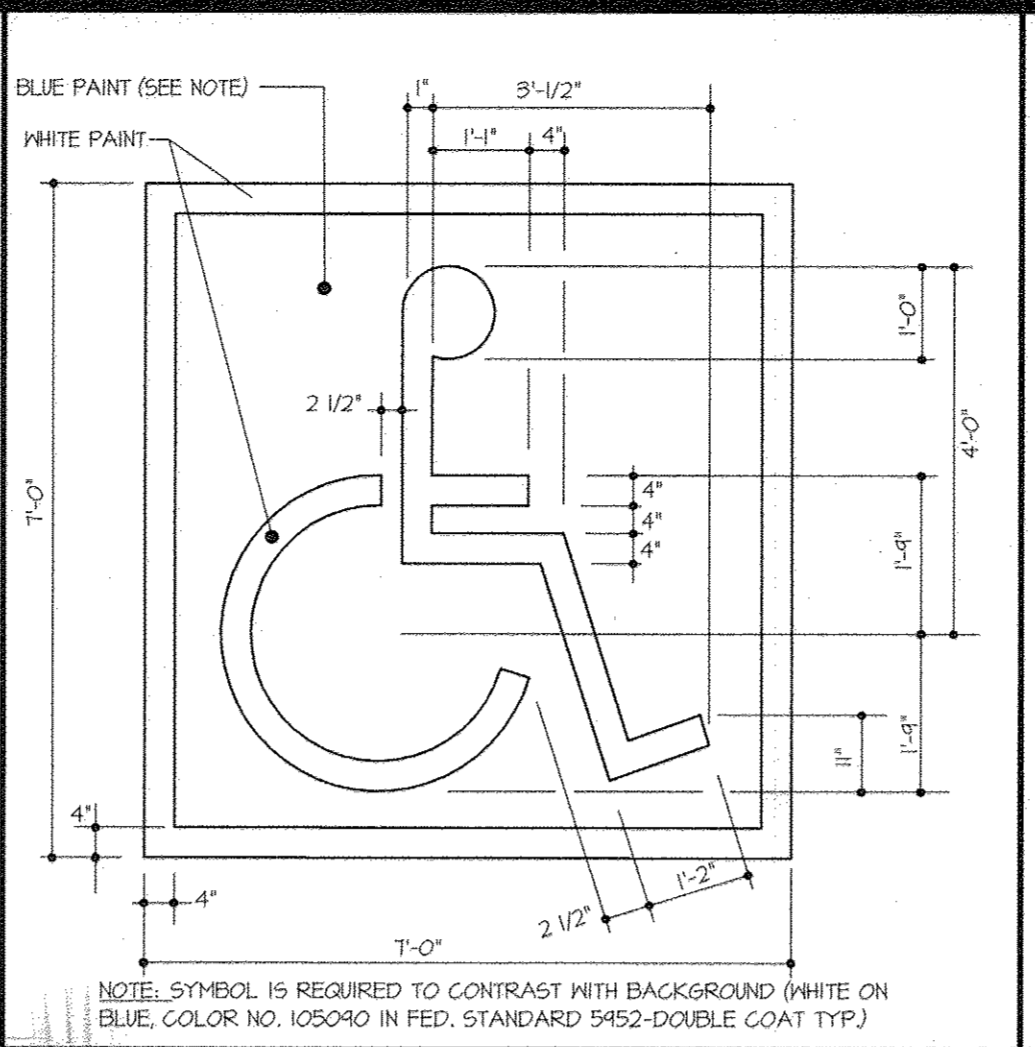
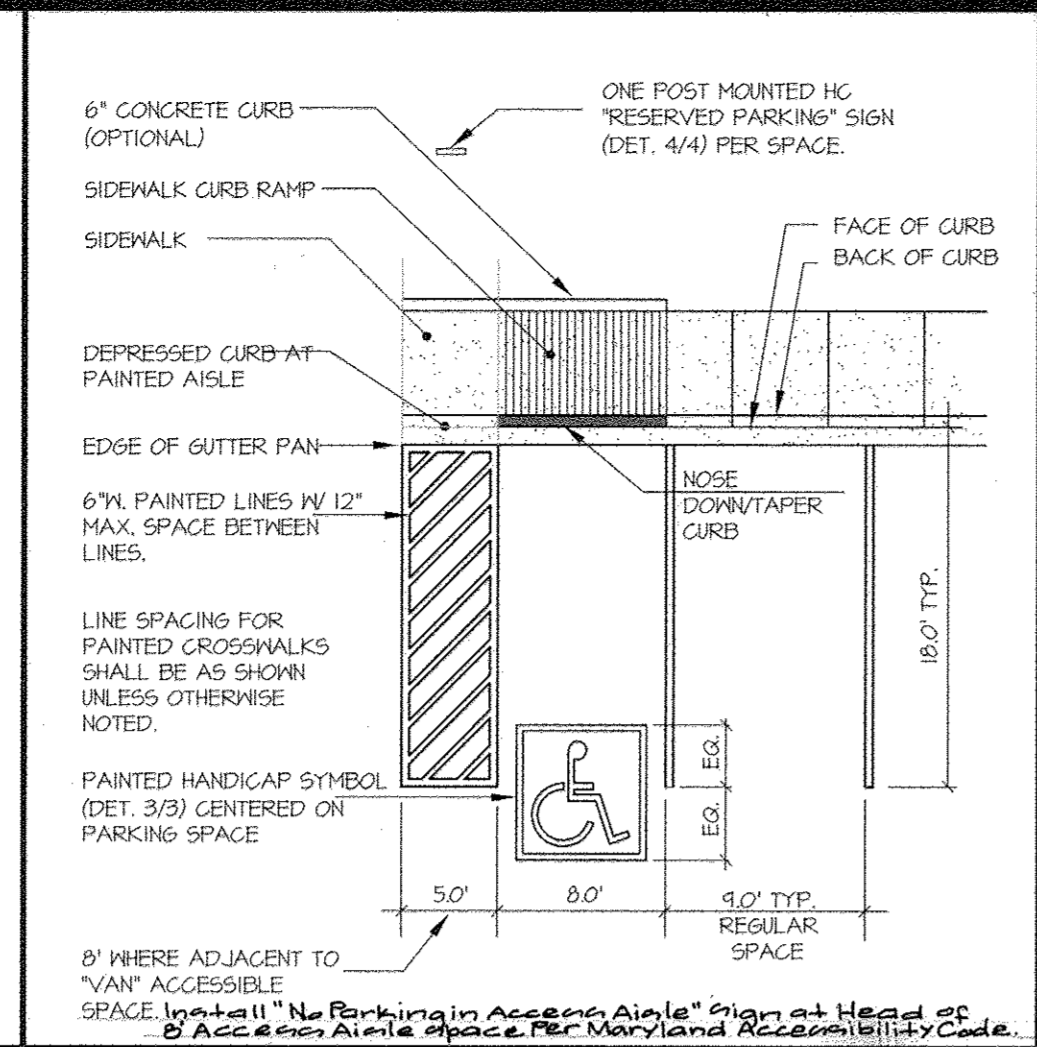
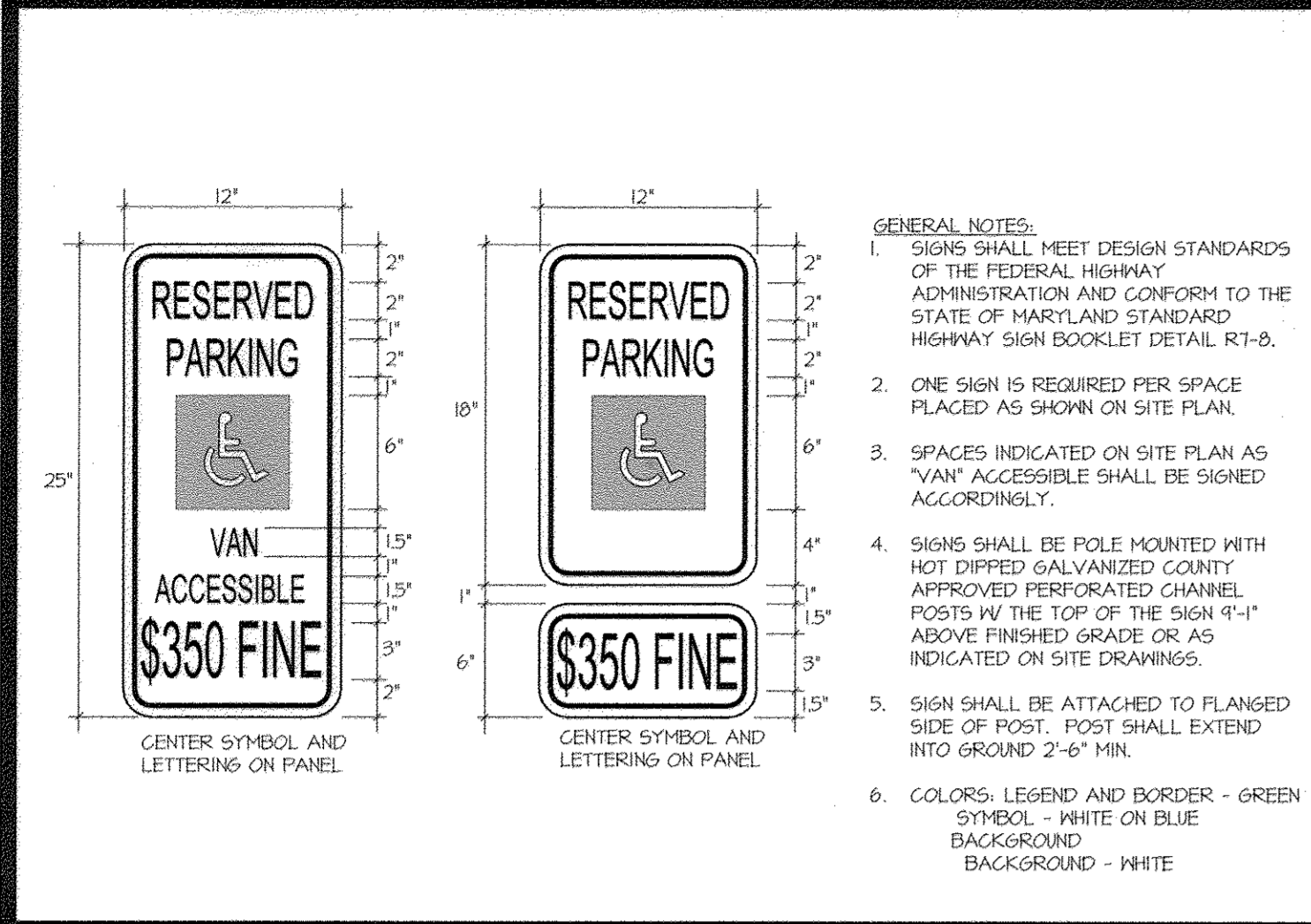
*[Signature]*  
 EXPIRATION DATE: MAY 26 2018

**ASBUILTS**  
 SITE DEVELOPMENT PLAN  
 CLARKSVILLE COMMONS  
 PARCEL 23 (2 LEED CERTIFIED GREEN BUILDINGS)  
 (PROP. SHOPPING CENTER - RETAIL, RESTAURANTS/OFFICES)  
 Liber 13314 Folio 199  
 12240 CLARKSVILLE PIKE, CLARKSVILLE MD 21029

DATE: MAR. 2017, JUN. 2014  
 TAX MAP: 34-06  
 SHEET: 3 OF 18

SCALE	ZONING	G.L.W. FILE NO.
1"=30'	B-1	10004

ASBUILT SHEET 2 OF 5



1 HANDICAP PARKING SIGNS DETAIL NO SCALE

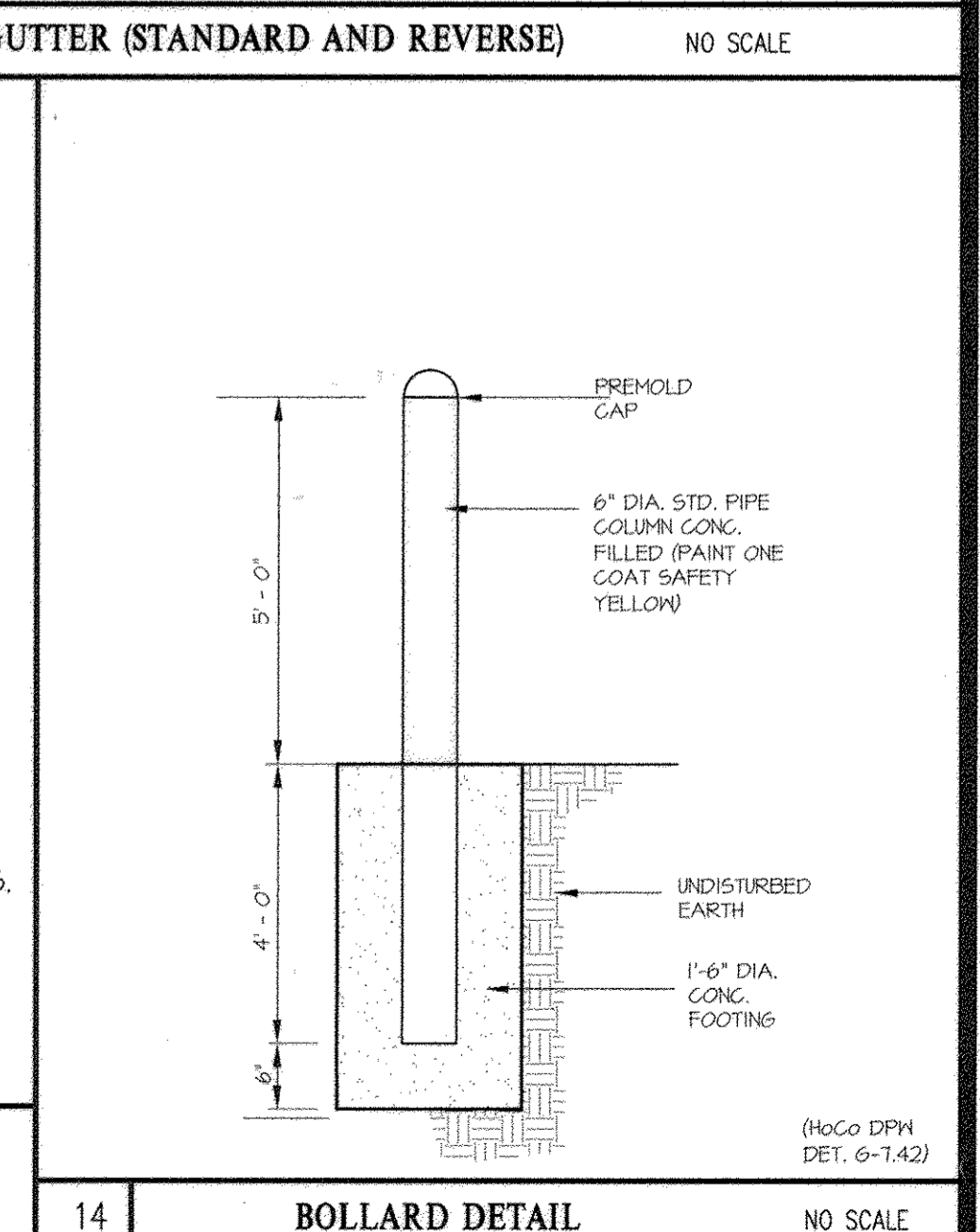
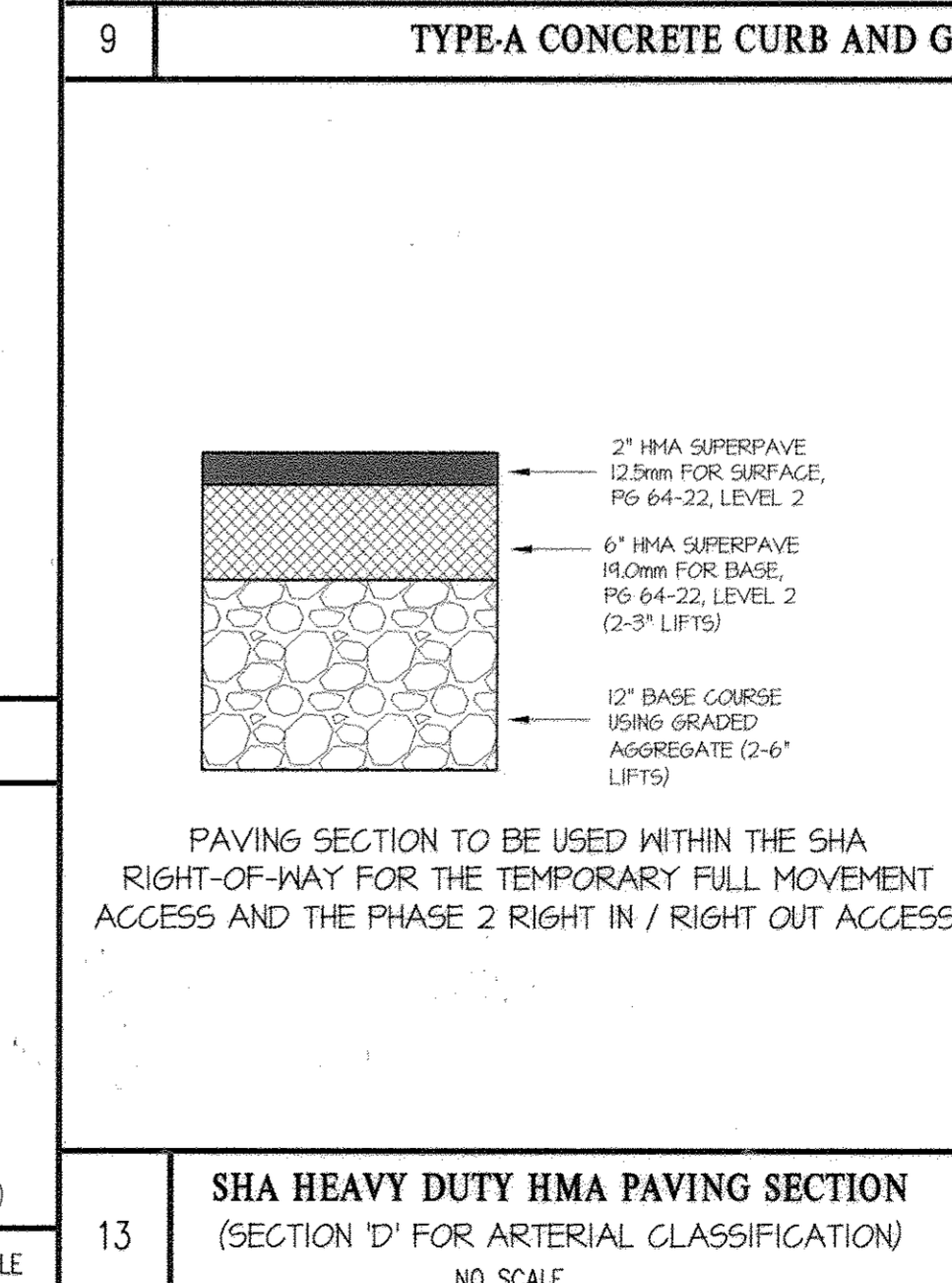
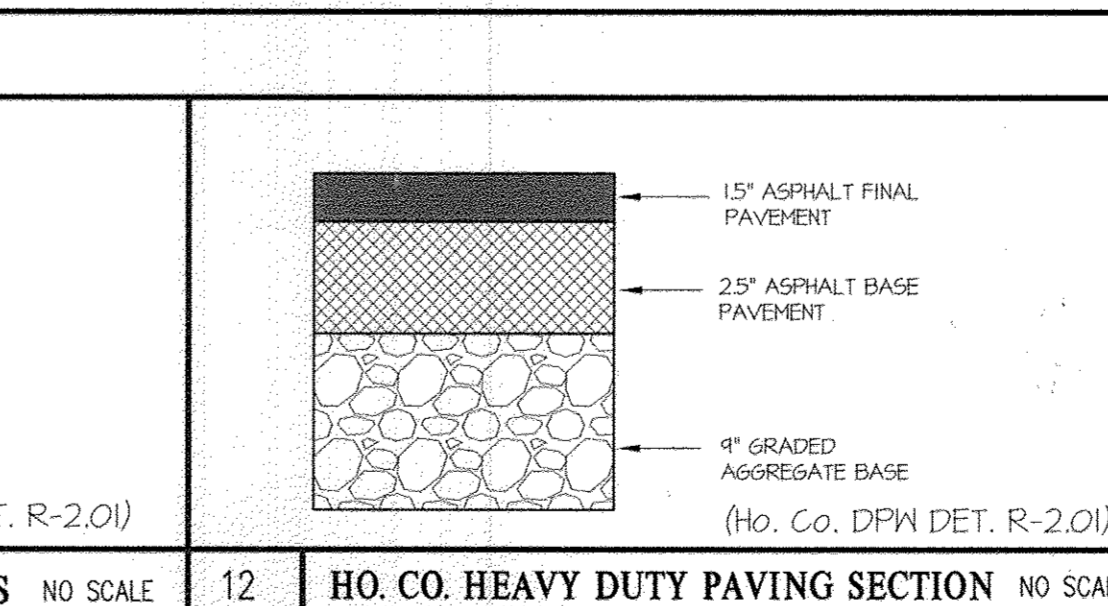
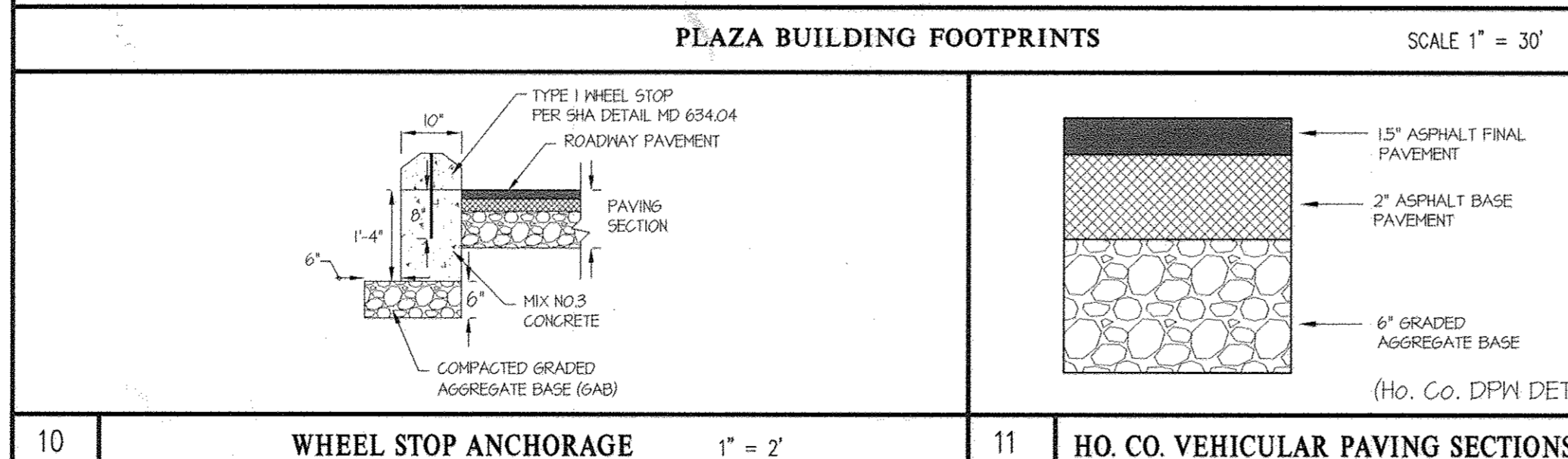
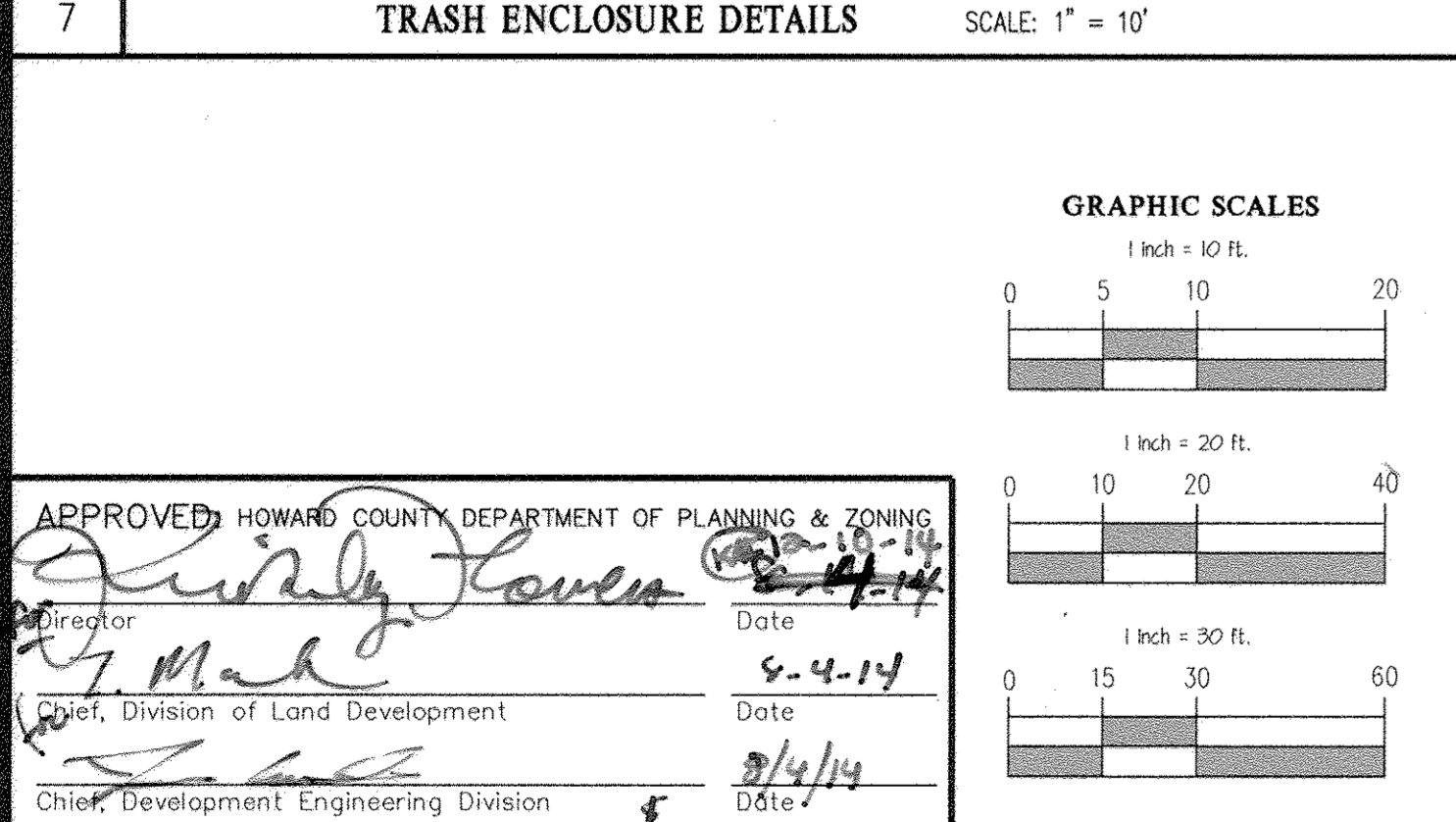
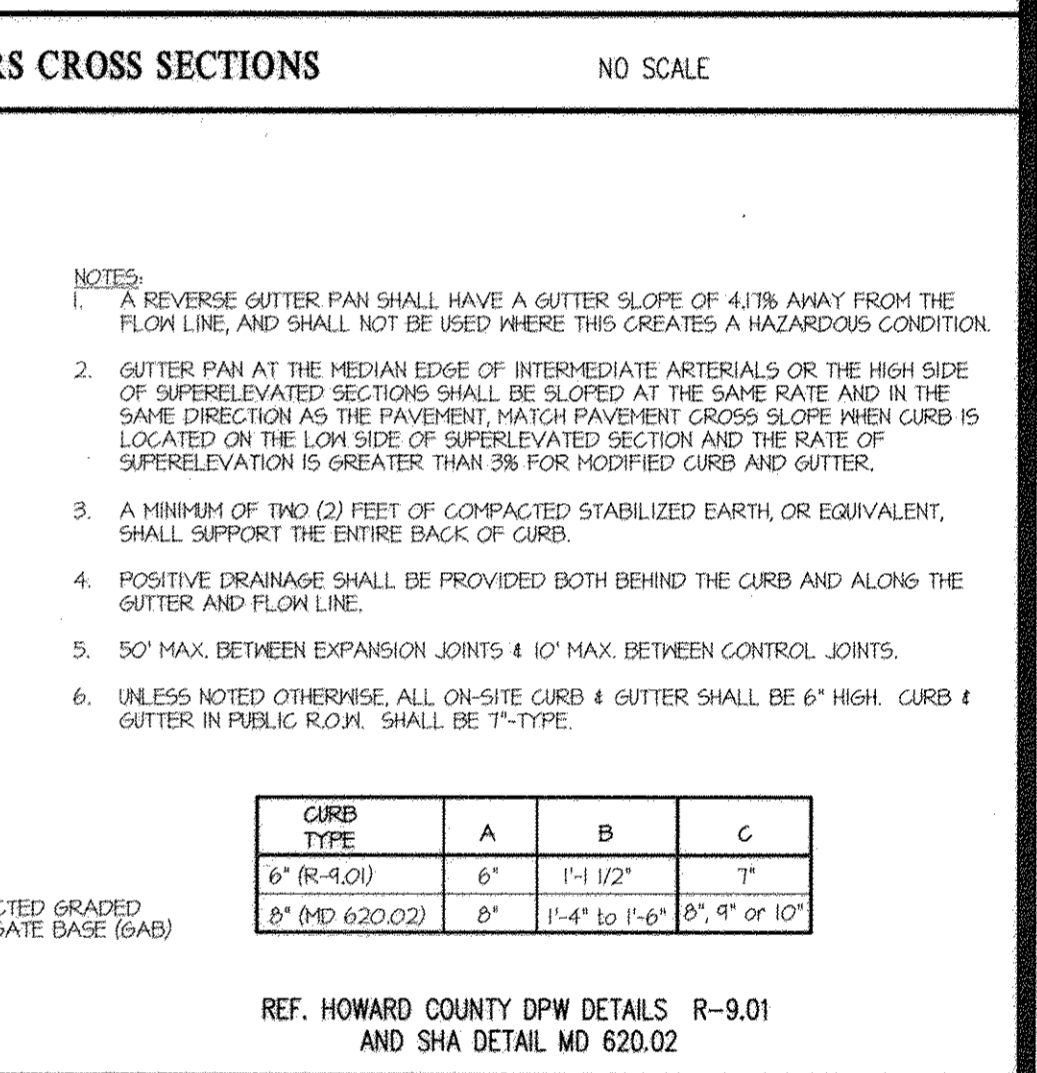
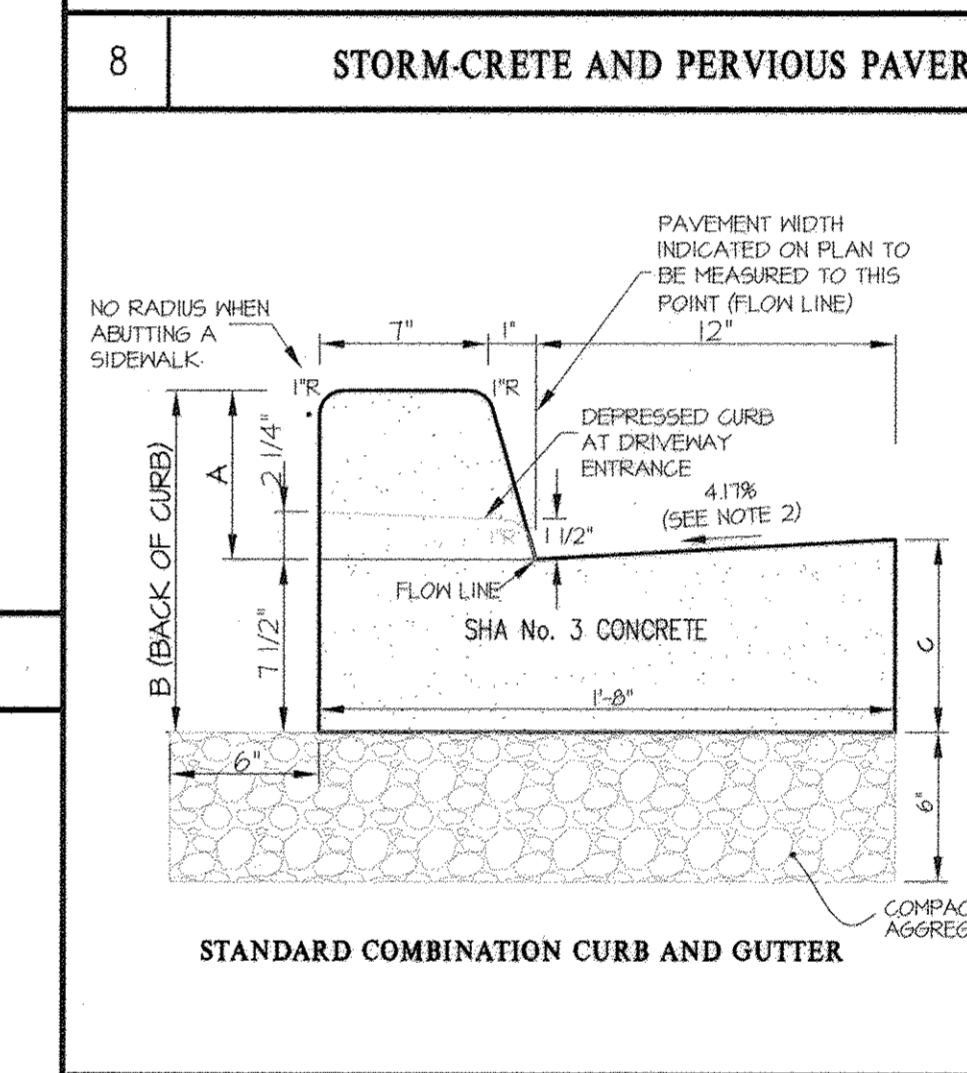
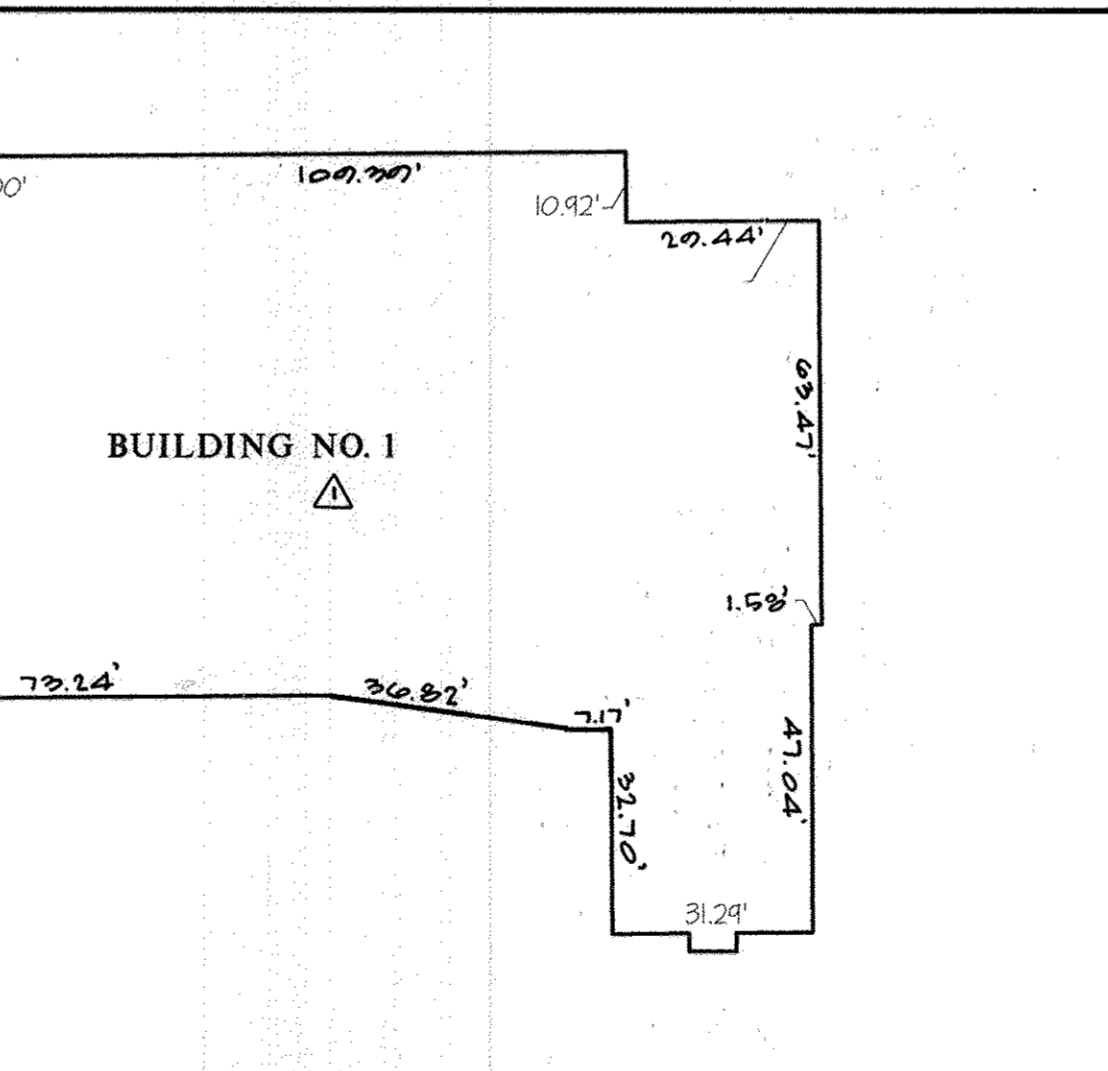
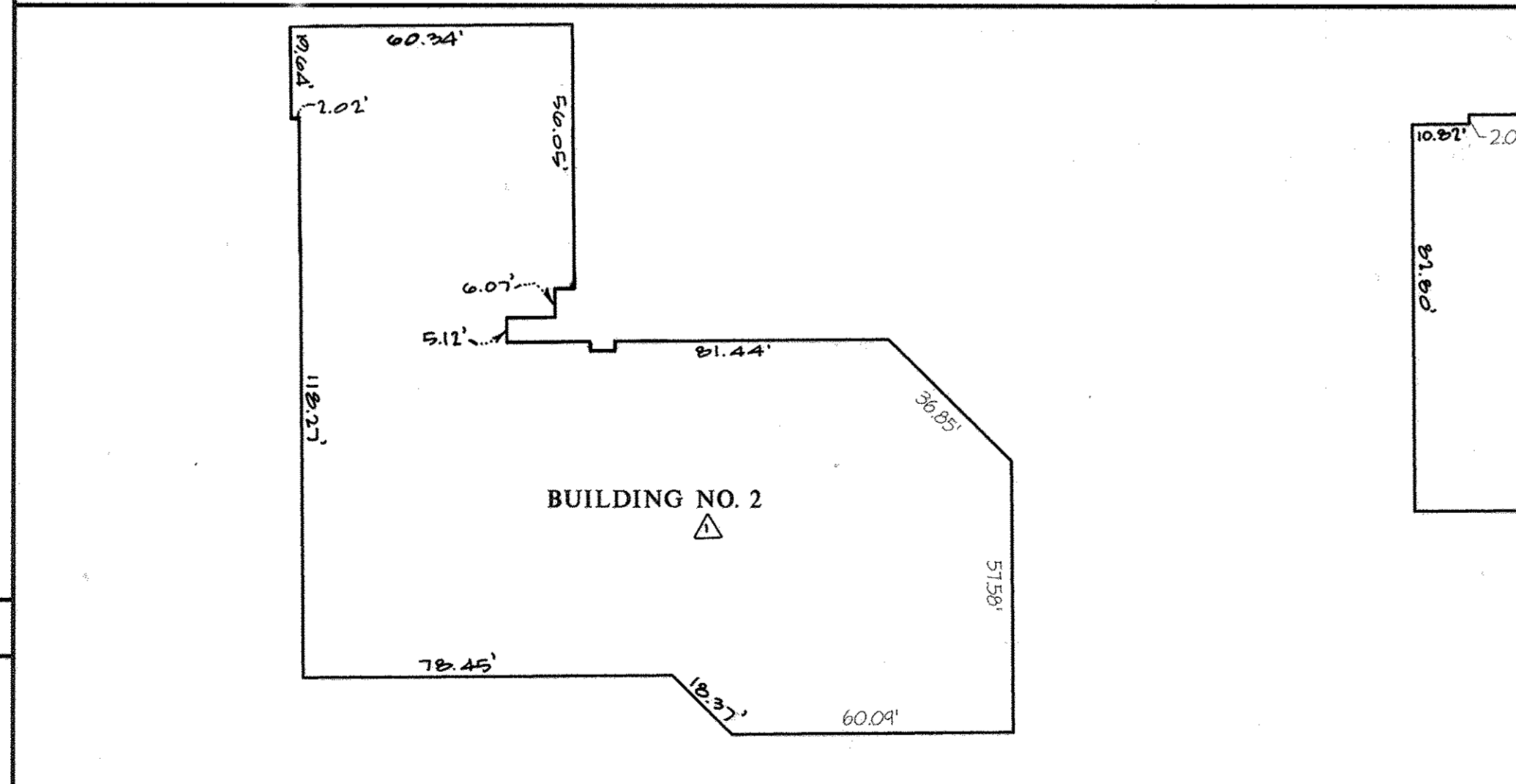
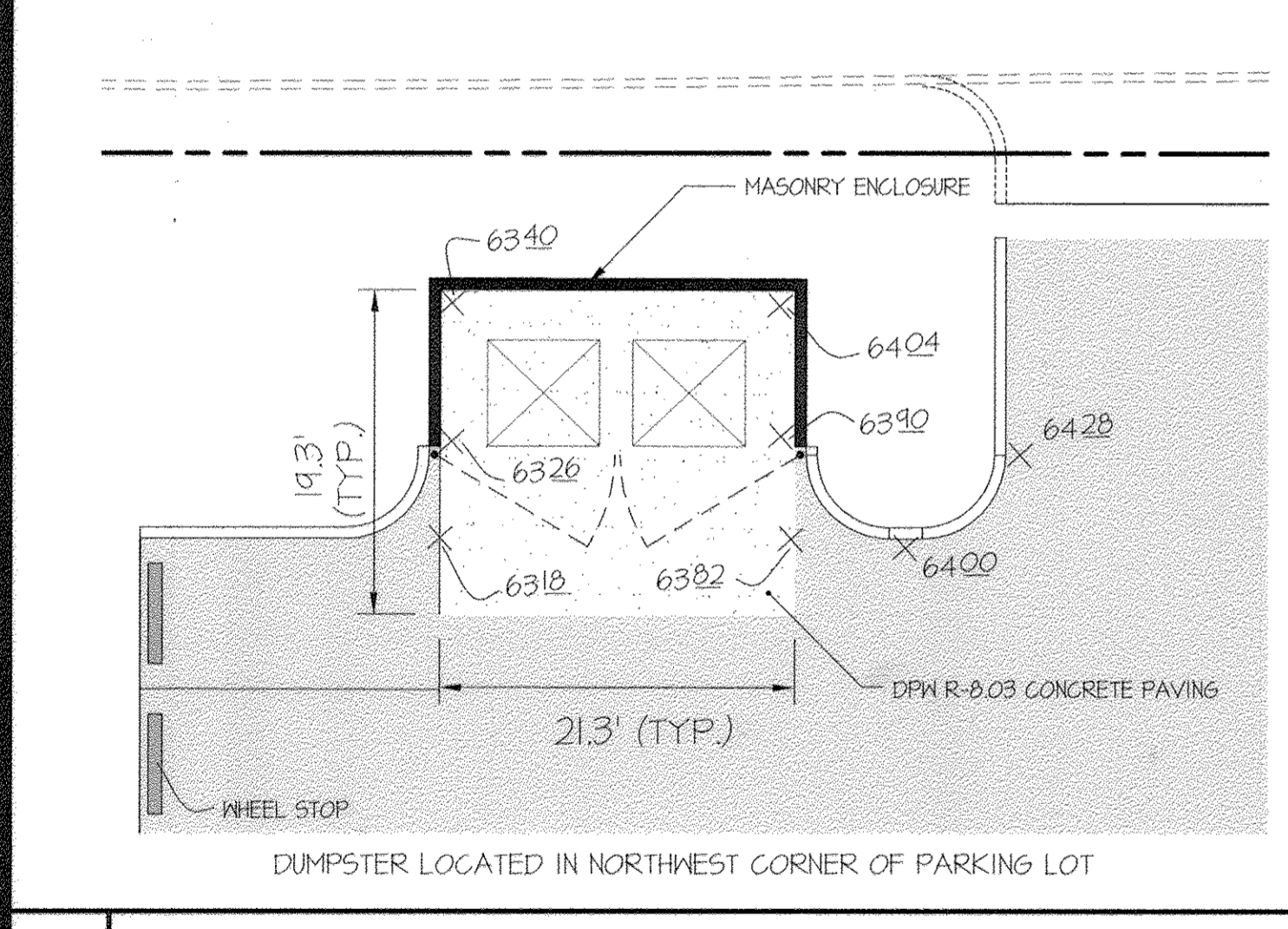
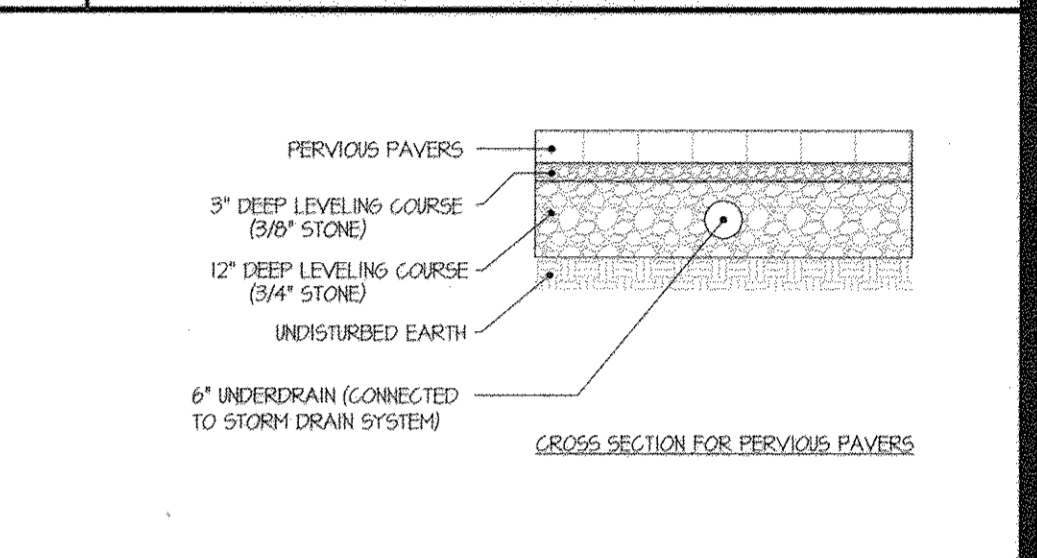
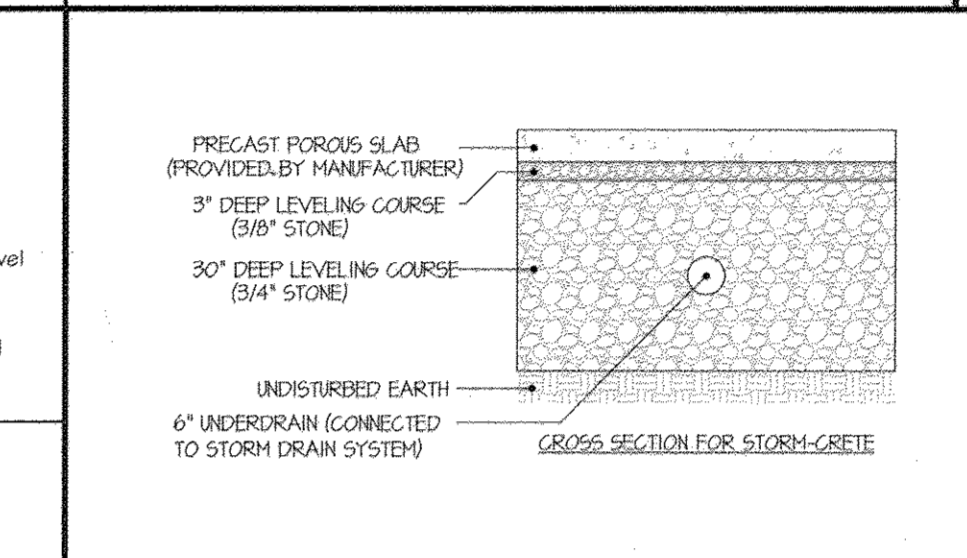
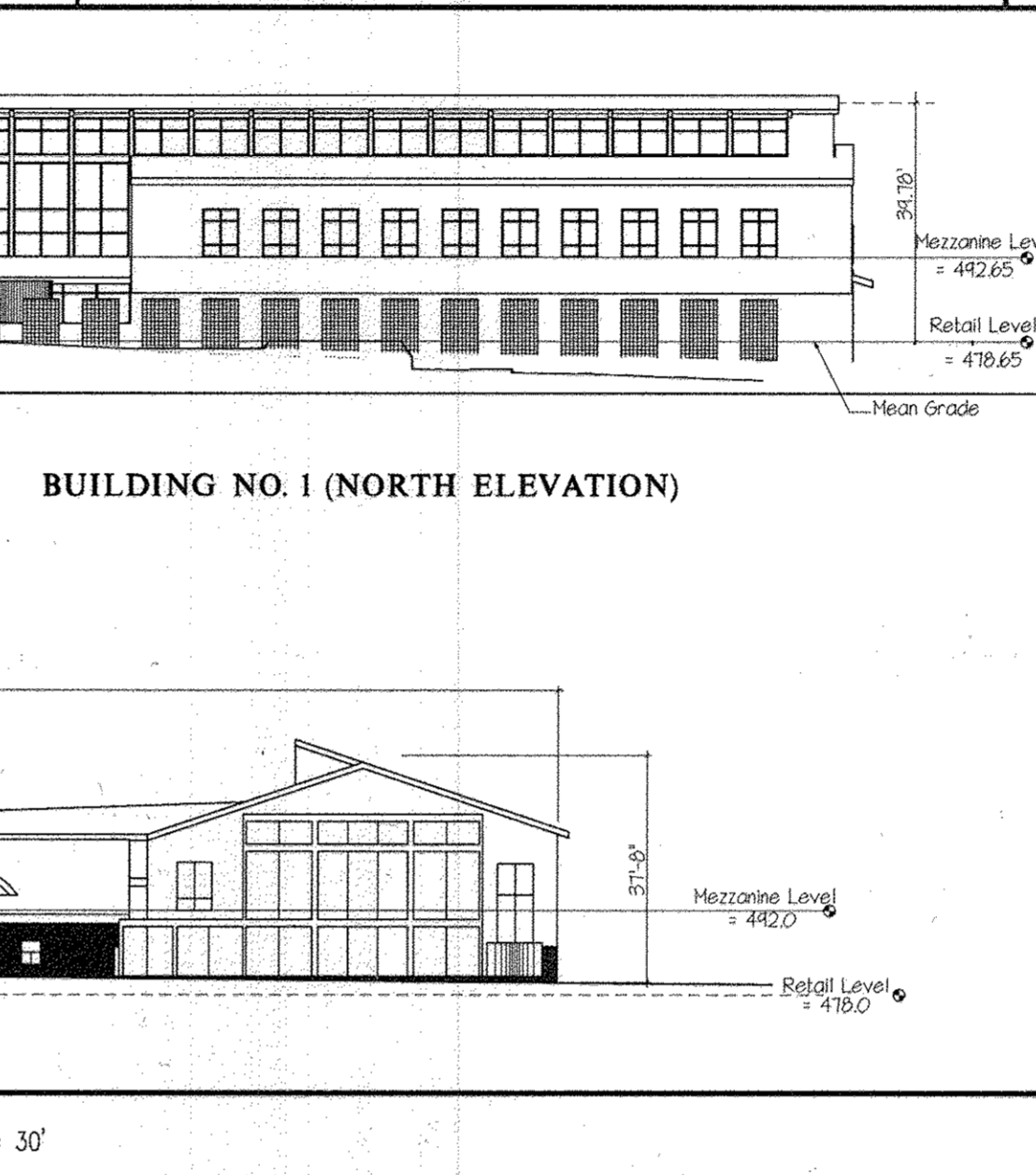
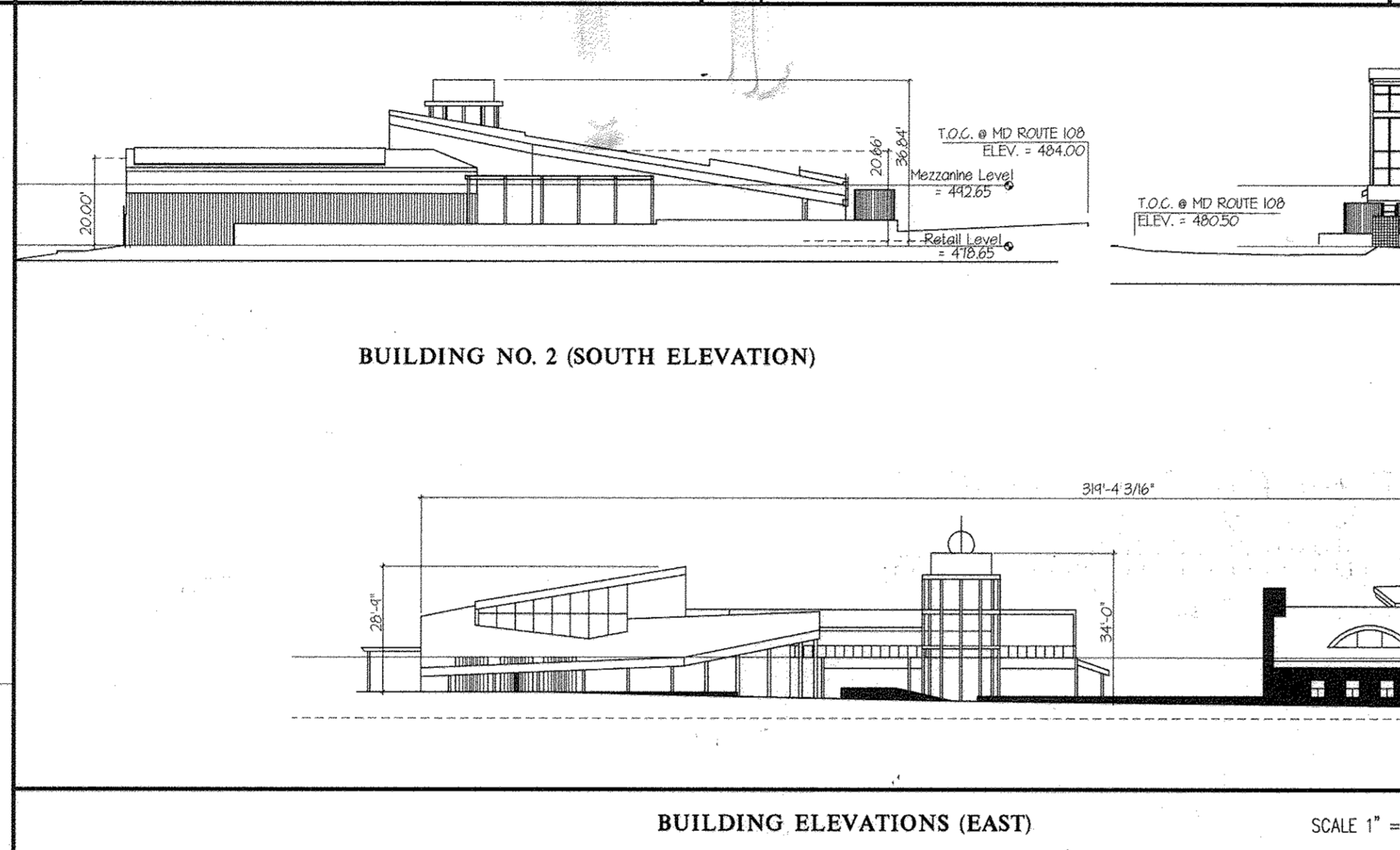
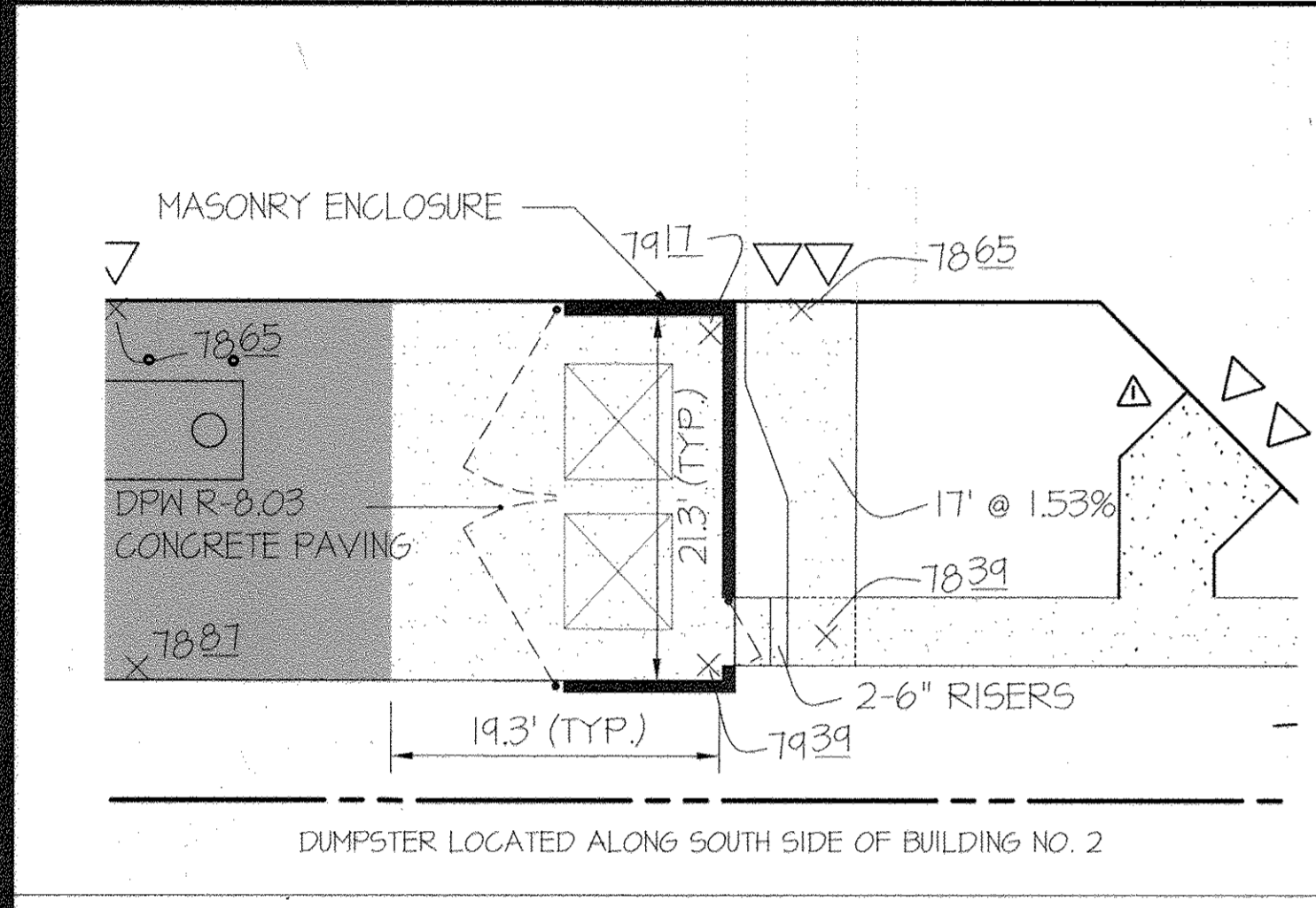
2 PARKING SPACE LAYOUT NO SCALE

3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

4 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

5 TYPE-C HANDICAP RAMP DETAIL NO SCALE

6 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE



APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 5-4-14  
Chief, Division of Land Development: *[Signature]* Date: 3/4/14  
Chief, Development Engineering Division: *[Signature]* Date: *[Signature]*

GRAPHIC SCALES

1 inch = 10 ft.  
0 5 10 20

1 inch = 20 ft.  
0 10 20 40

1 inch = 30 ft.  
0 15 30 60

REVISION

10	Rev. Parking Space Note	gt	DEV
11	Rev. Plaza Building Footprints	klp	APP'R

PREPARED FOR:

OWNER: Howard County, MD  
3430 Courthouse Drive  
Ellicott City, MD 21043  
410-313-2022

DEVELOPER: GreenStone Ventures II LLC  
13220 Westmeath Lane  
Clarksville, MD 21029  
Attn: George & Holly Stone  
301-854-2090

PROFESSIONAL CERTIFICATION

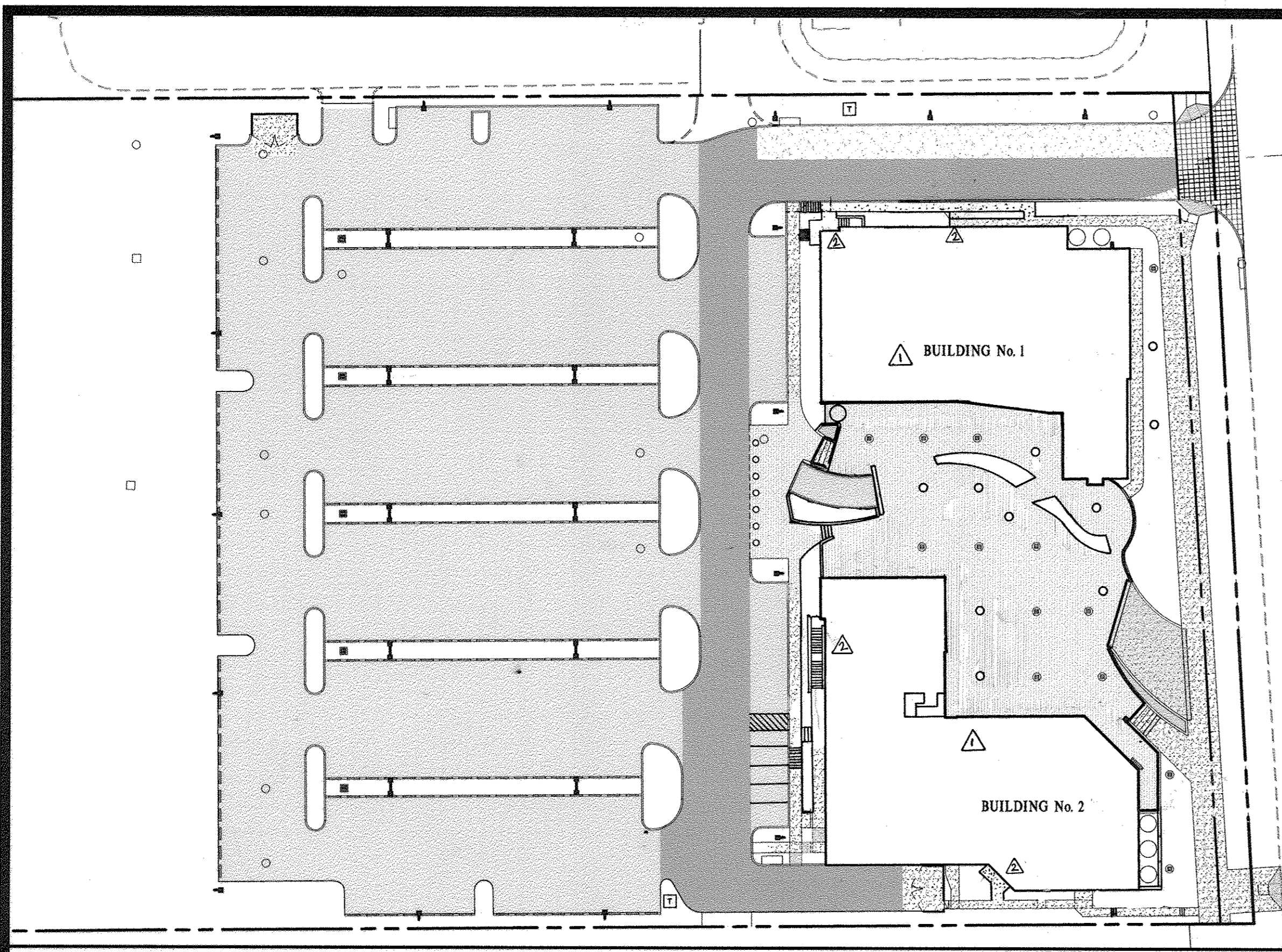
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2016

7-31-14 *[Signature]*

SITE DETAILS

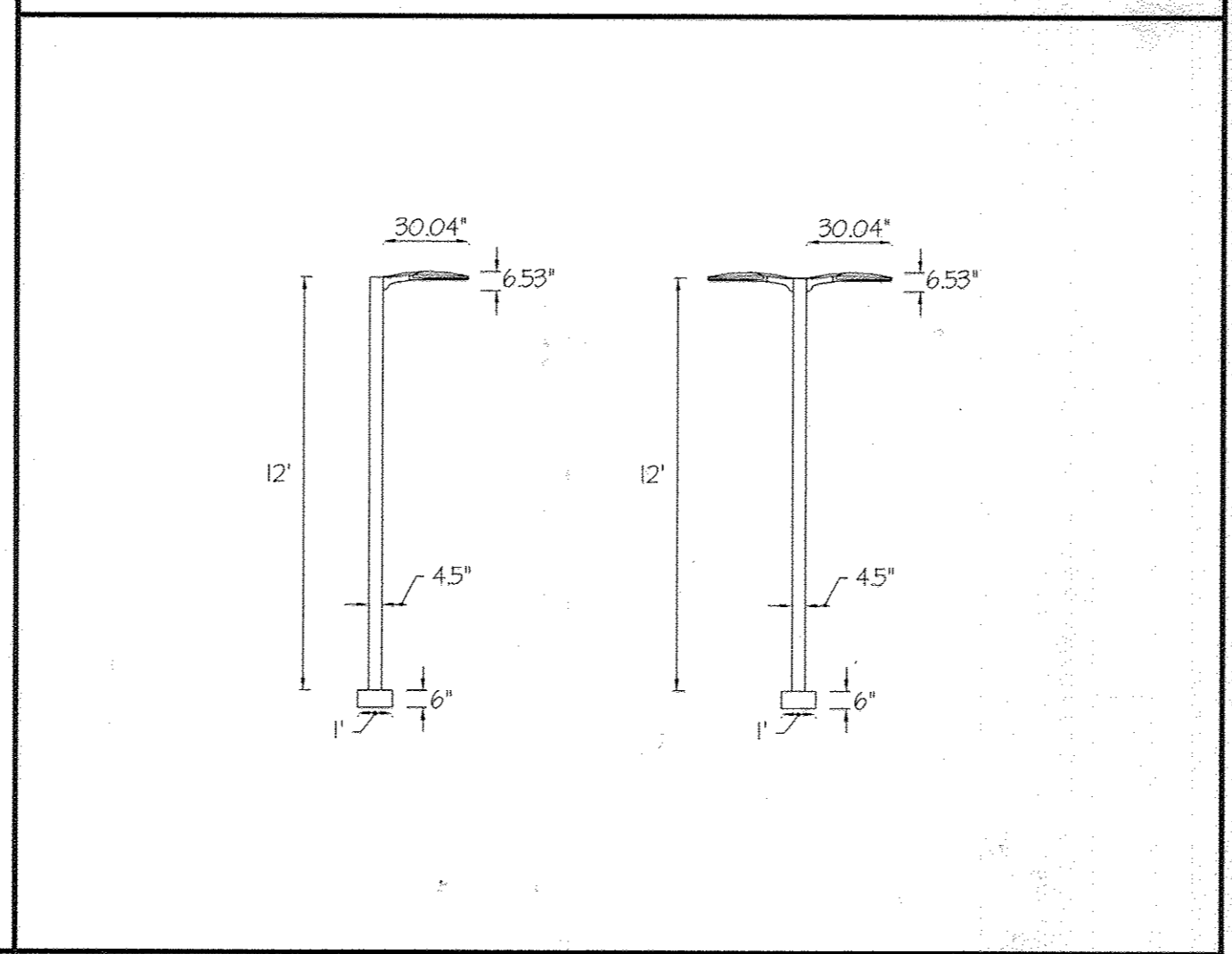
CLARKSVILLE COMMONS  
PARCEL 23 (2 LEED Certified Green Buildings)  
(Prop. Shopping Center- Retail, Restaurants/Offices)  
Liber 13314 Folio 199  
12240 Clarksville Pike, Clarksville MD 21029  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	4 OF 18

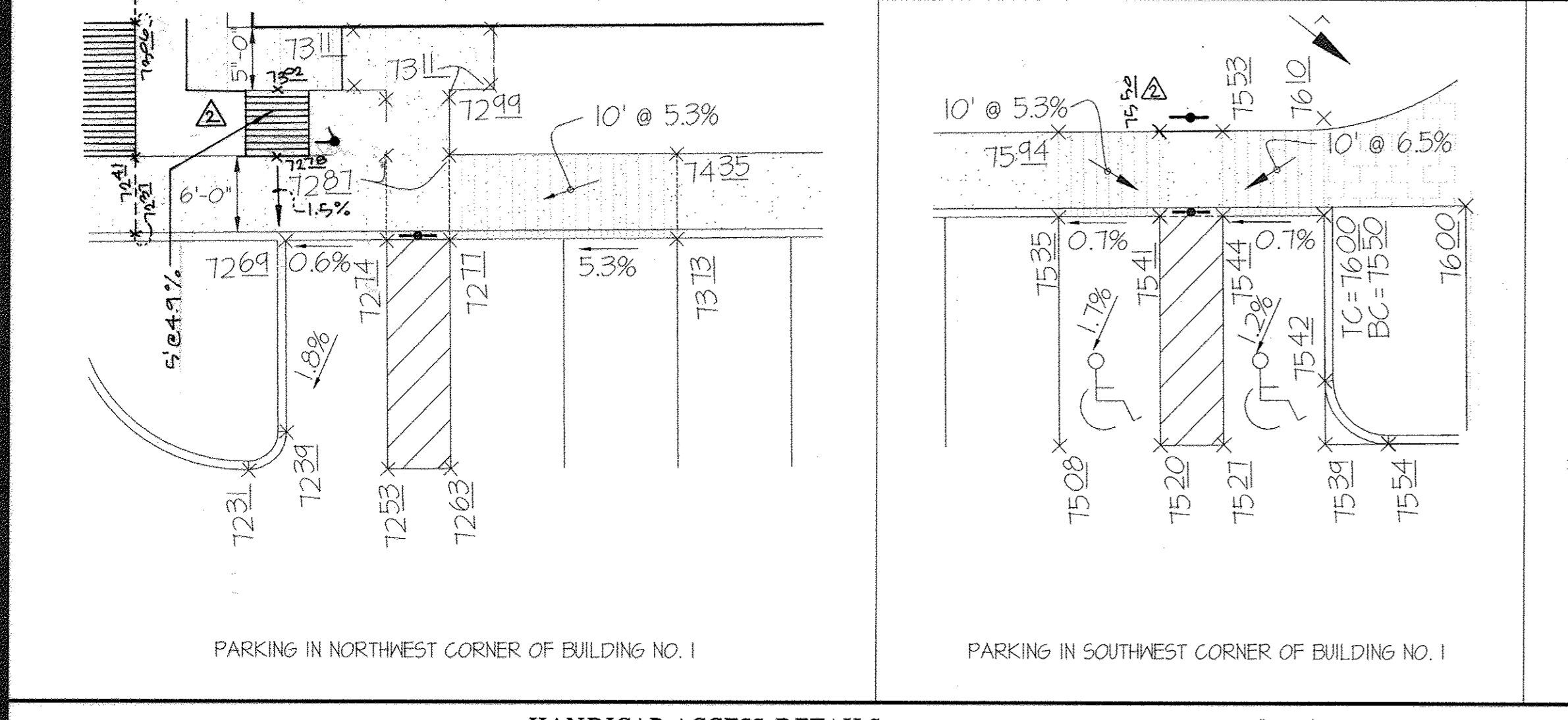


PAVING DELINEATION / DEMOLITION PLAN SCALE: 1" = 50'

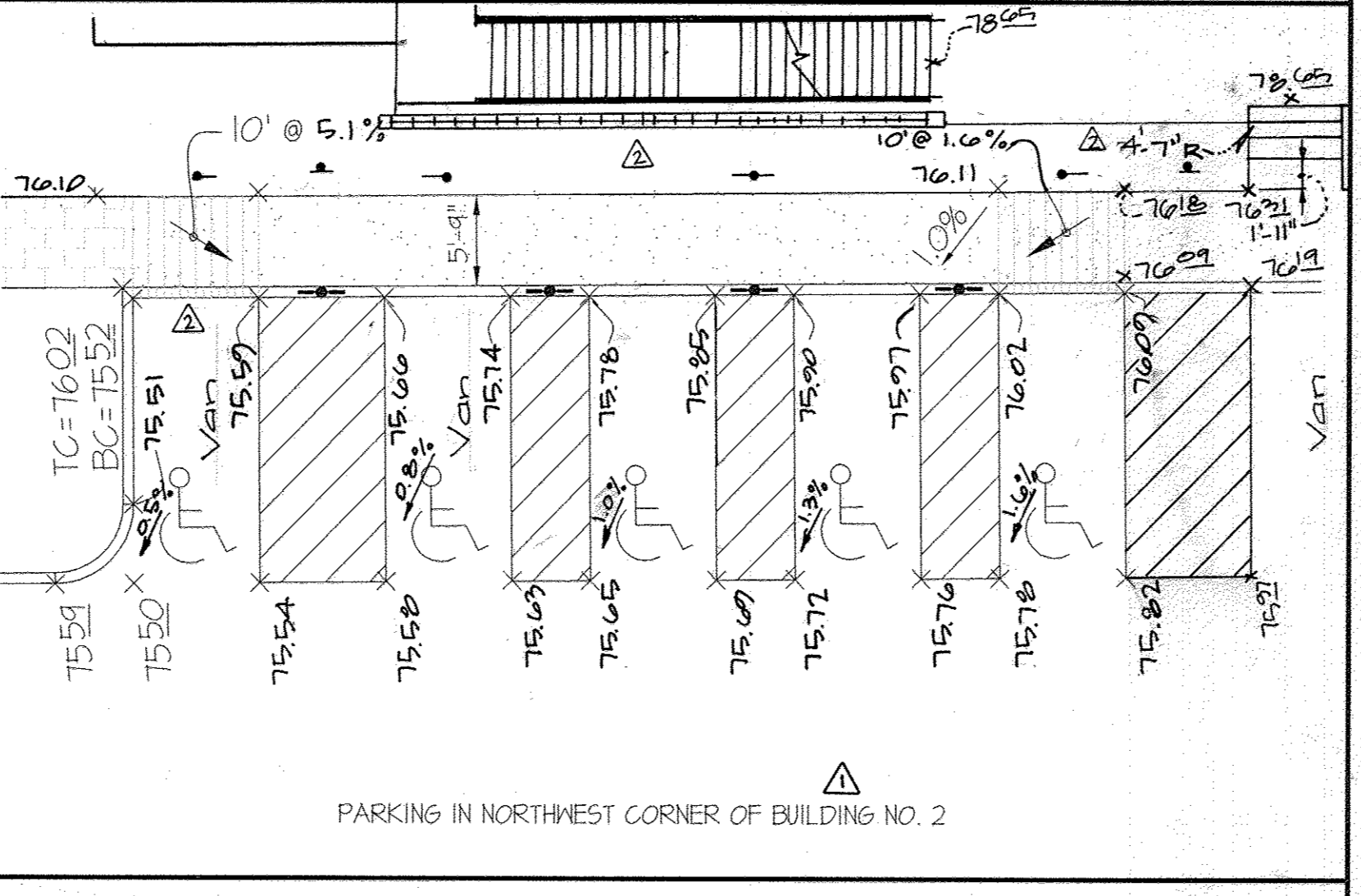
- PAVING LEGEND**
- VEHICULAR PAVING (DPN R-2.0) (1830 SF)
  - HEAVY DUTY PAVING (DPN R-2.0) (1848 SF)
  - CONCRETE PAVING (DPN R-6.03) (42 SF)
  - HEAVY DUTY PAVING (PER SHA, SEE DETAIL II, SHEET 4 OF THIS PLAN SET) (30 SF)
  - PERVIOUS CONCRETE PAVING (380 SF)
  - BRICK PAVERS
  - CONCRETE SIDEWALK PER HO. CO. DET. R-3.05 (22550 SF)
  - TYPE-A CURB & GUTTER (DPN R-4.0) AND SHA MD 620.02 (221 LF)
  - CURB & GUTTER TO BE REMOVED



LIGHT DETAILS SCALE: 1" = 5'



HANDICAP ACCESS DETAILS SCALE: 1" = 10'



HANDICAP ACCESS DETAILS SCALE: 1" = 10'

**GRAPHIC SCALES**

1 inch = 50 ft.

1 inch = 20 ft.

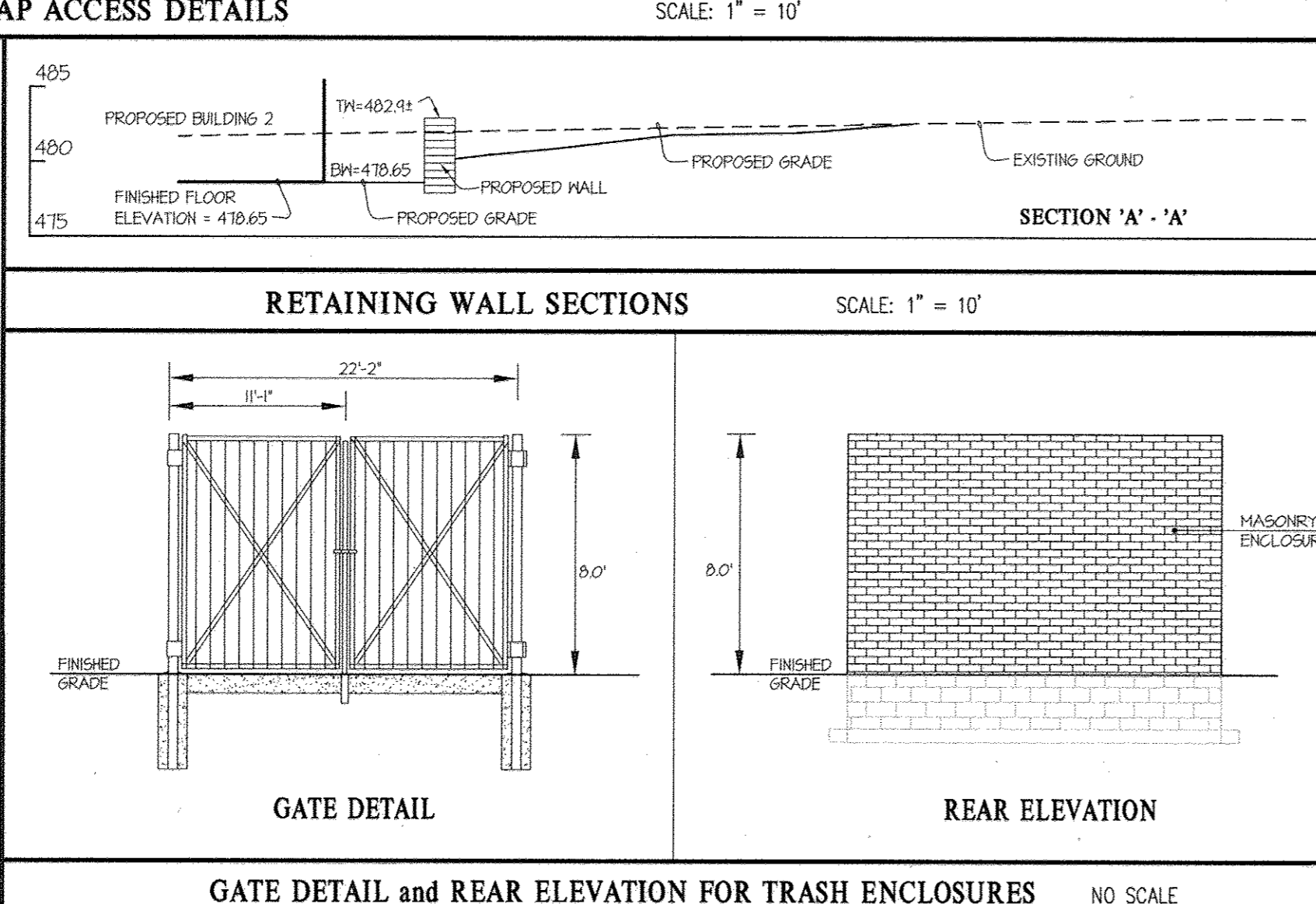
1 inch = 10 ft.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Julie Severn* Director

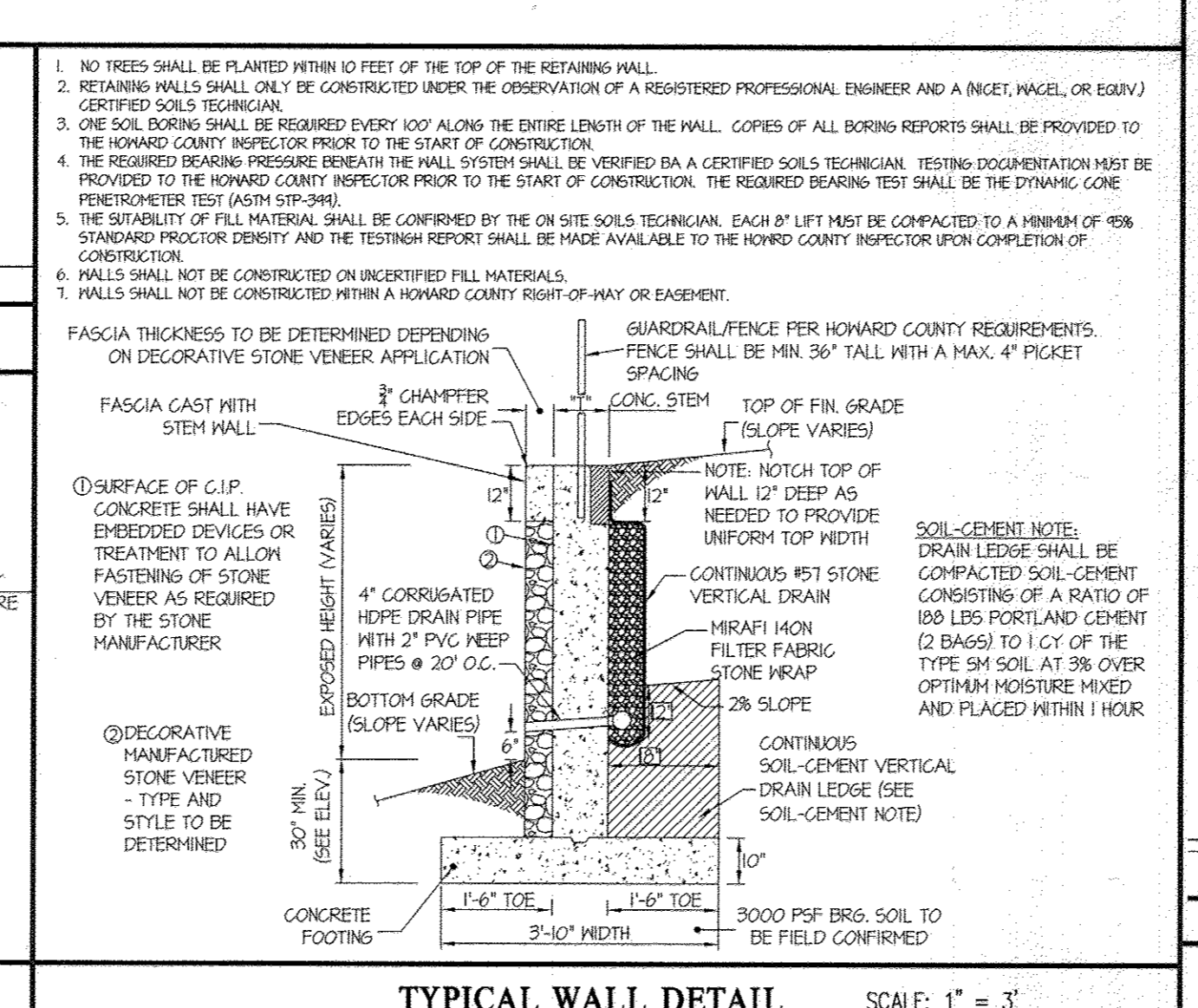
*J. M. Hill* Chief, Division of Land Development

DATE: 5/4/14

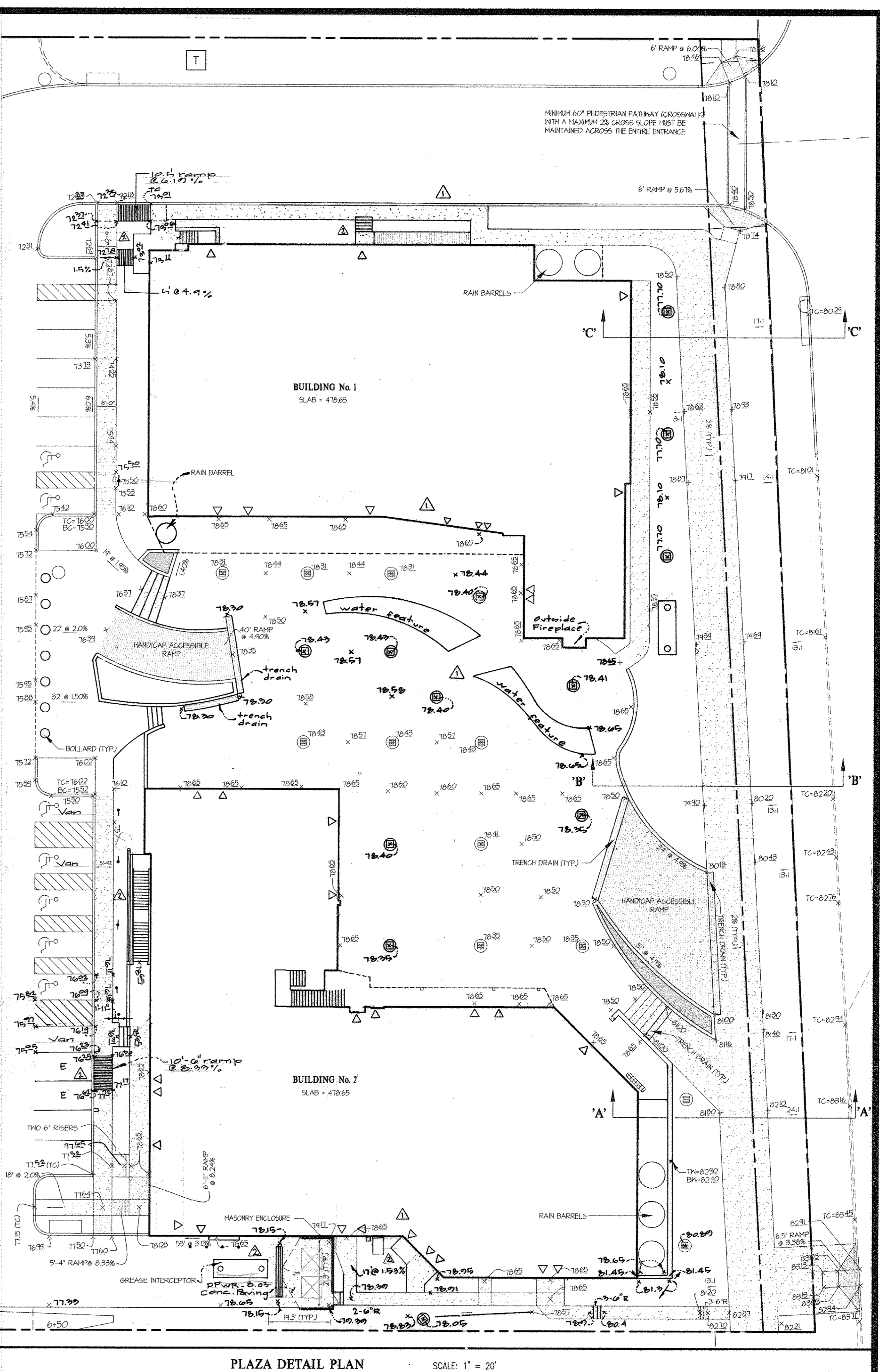


RETAINING WALL SECTIONS SCALE: 1" = 10'

GATE DETAIL and REAR ELEVATION FOR TRASH ENCLOSURES NO SCALE



TYPICAL WALL DETAIL SCALE: 1" = 3'



PLAZA DETAIL PLAN SCALE: 1" = 20'

**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: 410-880-1020 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12.10.2010	Rev. steps, walkway, Driv. (Hill, Greenhill), Entrance, ADA Signs, Parking Designations	gt	Dev.
10.02.2010	Rev. inlets, grading, planters in Plaza Detail, rev. paving plan & handicap det.	klp	

PREPARED FOR:

OWNER: Howard County, MD  
3430 Courthouse Drive  
Ellicott City, MD 21043  
410-313-2022

DEVELOPER: GreenStone Ventures II LLC  
13220 Westmeath Lane  
Clarksville, MD 20129  
Attn: George & Holly Stone  
301-854-2090

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. 15978

EXPIRATION DATE: MAY 26, 2016

7-31-14 *CKH*

**PAVING AND HANDICAP ACCESSIBILITY PLAN and SITE DETAILS**

**CLARKSVILLE COMMONS**

PARCEL 23 (2 LEED Certified Green Buildings)

(Prop. Shopping Center - Retail, Restaurants & Offices)

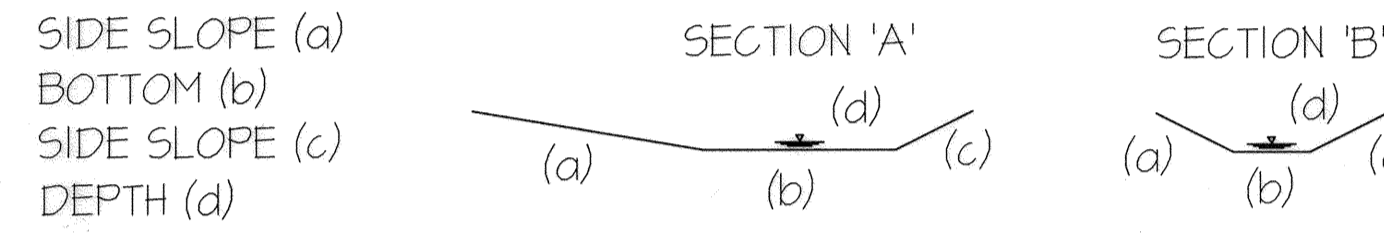
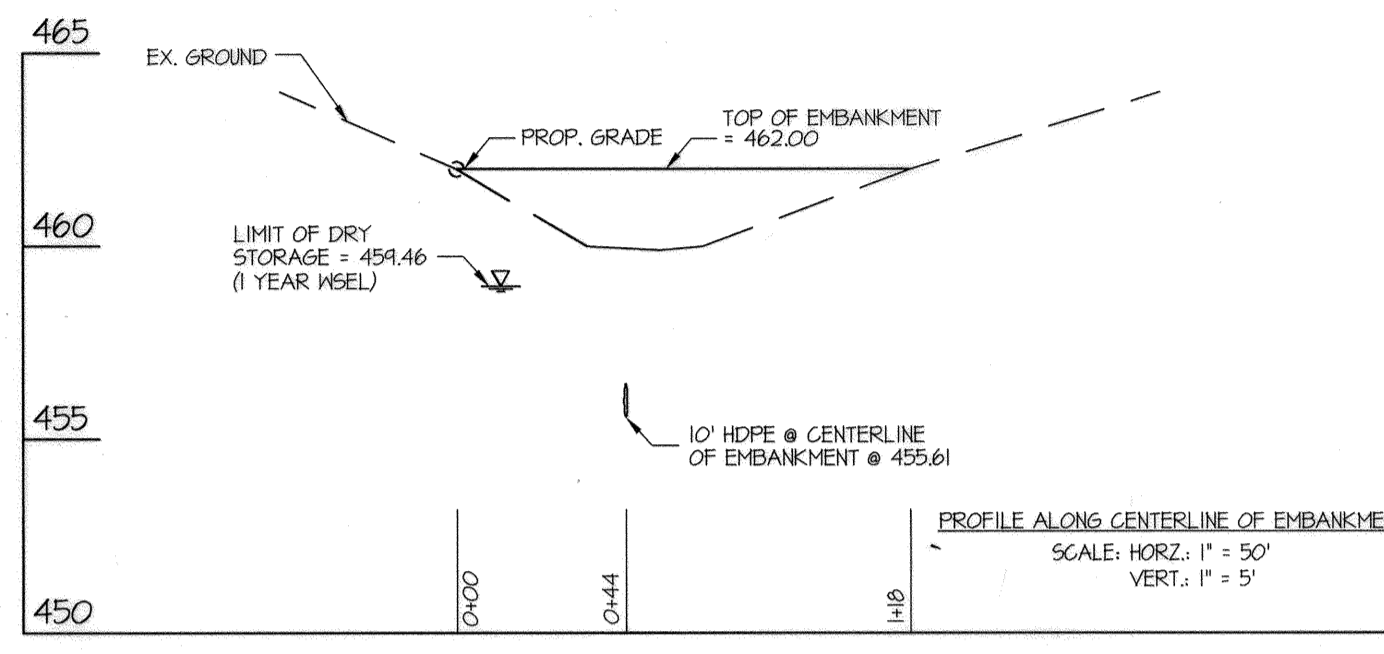
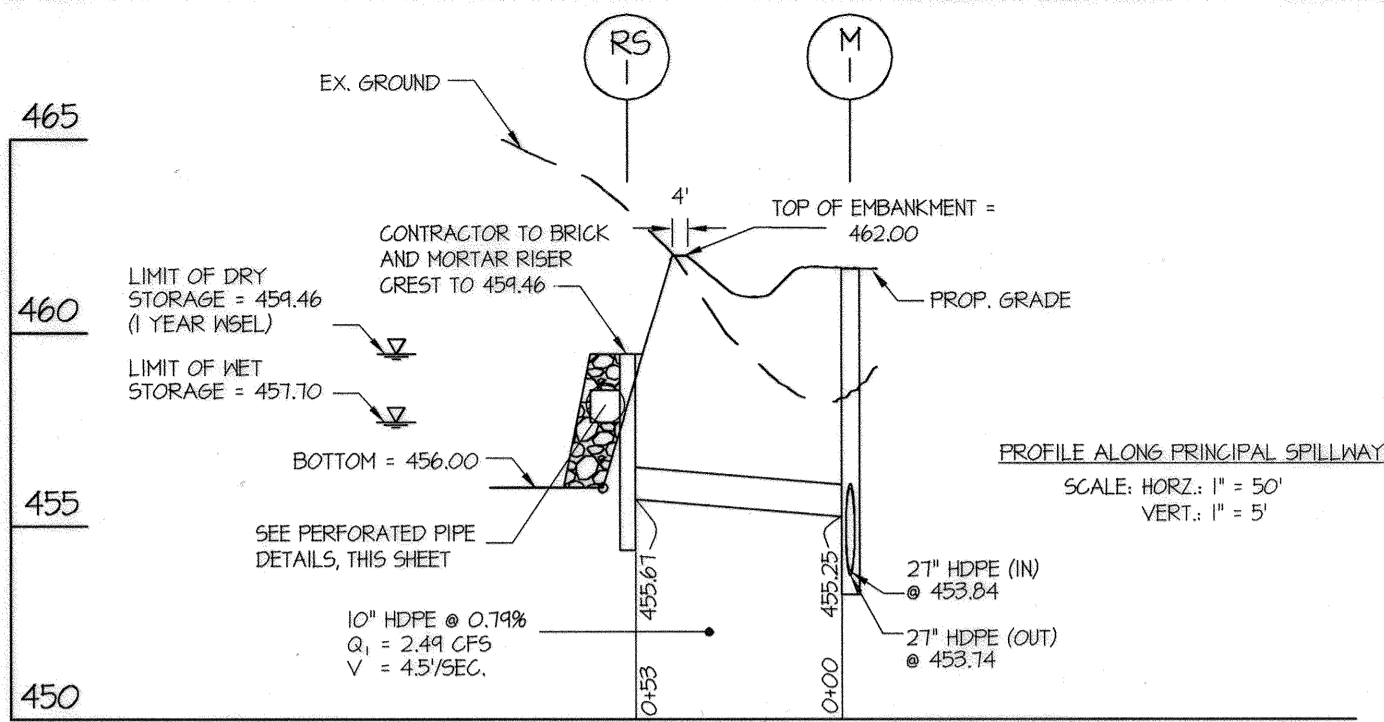
Liber 13314 Folio 199

12240 Clarksville Pike, Clarksville MD 20129

HOWARD COUNTY, MARYLAND

NO ASBUILT INFORMATION 03/24/2017

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	5 OF 18



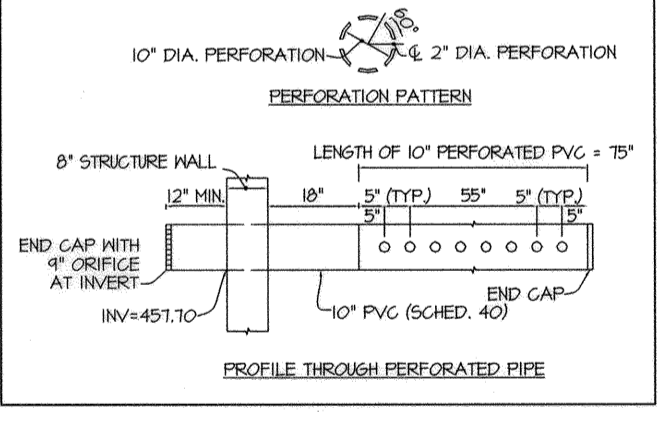
SECTIONS DRAWN LOOKING DOWNSTREAM

CHANNEL SECTION	Q	(a)	(b)	(c)	(d)
0+00 TO 2+20	4.9 C.F.S.	6:1	5'	2:1	0.25'
2+20 TO 4+24	2.8 C.F.S.	6:1	5'	2:1	0.18'
4+24 TO 6+57	1.0 C.F.S.	2:1	2'	2:1	0.24'

- NOTES TO CONTRACTOR:
- FOR NOTES, SPECIFICATIONS, AND DETAILS, SEE SHEET 1.
  - FOR ADDITIONAL STORM DRAIN INFORMATION, SEE SHEETS 3 AND 8.
  - EARTH DIKS AND ANY OTHER PERIMETER DEVICES INTERRUPTED BY UTILITY CONSTRUCTION MUST BE REPAIRED IMMEDIATELY.
  - NO DISTURBED AREA WITHIN AND/OR DRAINING TOWARDS THE SHA RIGHT-OF-WAY SHALL BE LEFT UNSTABILIZED OVERNIGHT, UNLESS RUNOFF IS DIRECTED TO AN APPROVED SEDIMENT CONTROL DEVICE.

SEDIMENT CONTROL DESIGN INFORMATION

PRE-DEVELOPMENT DRAINAGE AREA	5.5 AC.
POST DEVELOPMENT DRAINAGE AREA	5.5 AC.
TOTAL STORAGE REQUIRED (NET AND DRY VOLUME)	19,800 C.F.
TOTAL STORAGE REQUIRED (NET VOLUME AND 1 YR TSM)	21,525 C.F.
TOTAL STORAGE PROVIDED	28,989 C.F.
RISER DIMENSIONS	24" X 24"
BARREL SIZE	12"
WEIR CREST ELEVATION	454.46
WEIR LENGTH	10.52'
OUTLET ELEVATION (LIMIT OF WET VOLUME)	451.70
CLEANOUT ELEVATION	456.85
BOTTOM ELEVATION	456.00
BOTTOM DIMENSIONS	50' X 40'
PRE-DEVELOPMENT 1 YR DISCHARGE	2.12 CFS
POST DEVELOPMENT 1 YR DISCHARGE (UNMANAGED)	15.39 CFS
POST DEVELOPMENT 1 YR DISCHARGE (MANAGED)	2.44 CFS
NET VOLUME REQUIRED	9,900 C.F.
NET VOLUME PROVIDED	11,019 C.F.
DRY VOLUME REQUIRED	17,685 C.F.
DRY VOLUME PROVIDED	17,685 C.F. @ 454.46

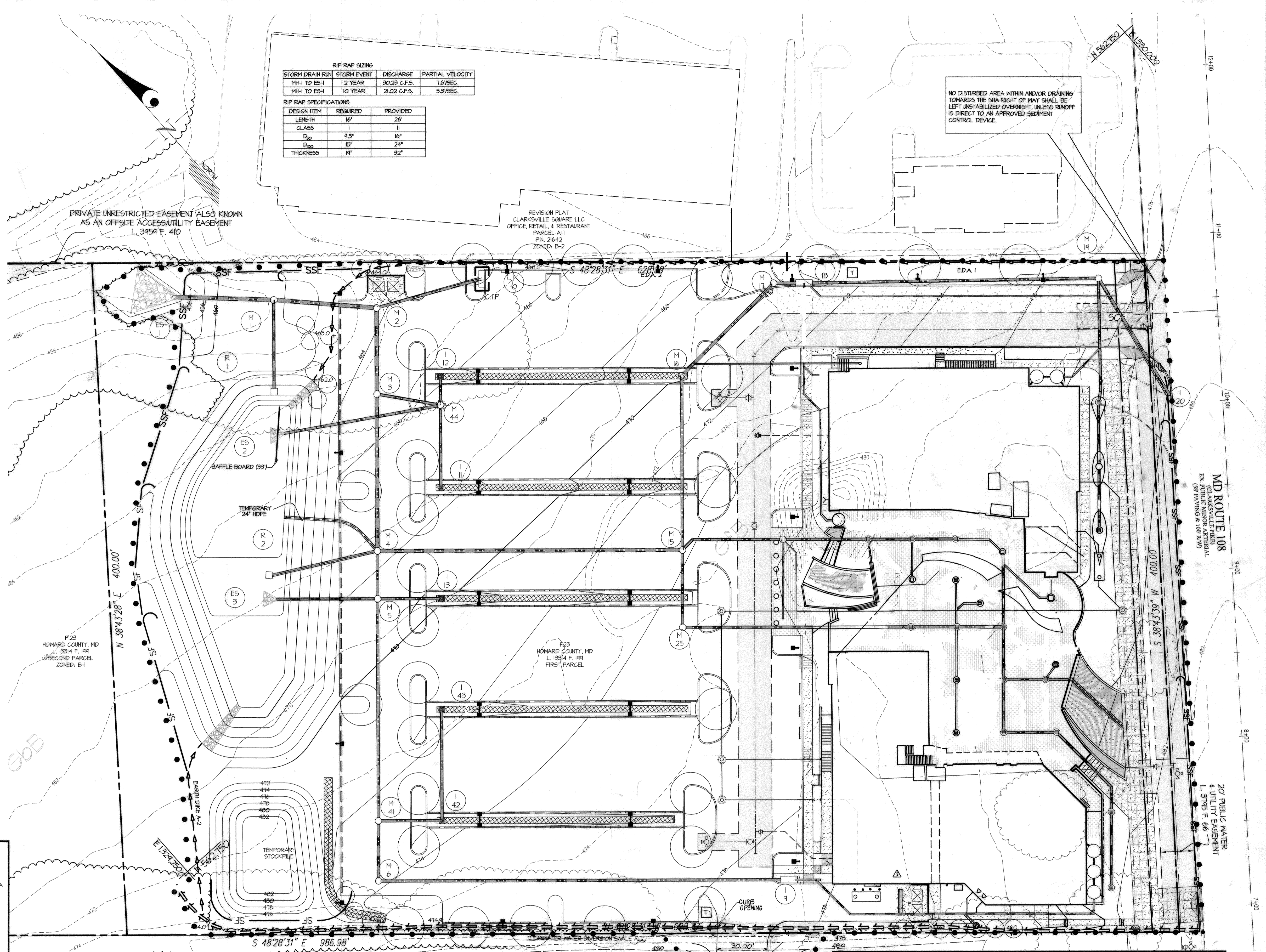


RIP RAP SIZING

STORM DRAIN RUN	STORM EVENT	DISCHARGE	PARTIAL VELOCITY
MH TO ES-1	2 YEAR	30.23 C.F.S.	1.67/SEC.
MH TO ES-1	10 YEAR	21.02 C.F.S.	5.37/SEC.

RIP RAP SPECIFICATIONS

DESIGN ITEM	REQUIRED	PROVIDED
LENGTH	16'	26'
CLASS	I	II
D <sub>10</sub>	4.5"	16"
D <sub>50</sub>	15"	24"
THICKNESS	M"	32"

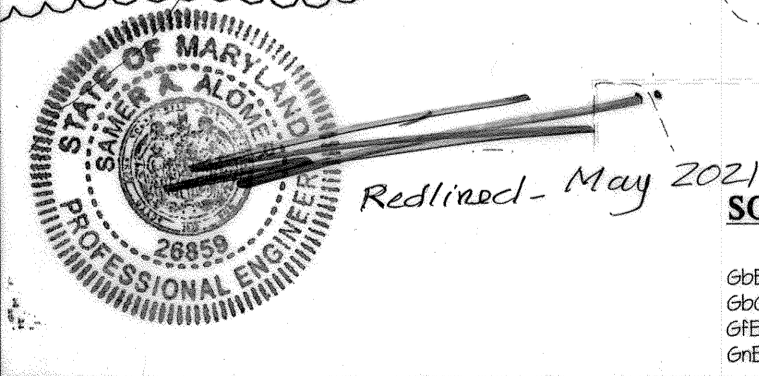


**BUILDER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.  
 Signature: George Stone  
 Date: 7/30/14

**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: [Redacted]  
 Date: 7-31-14

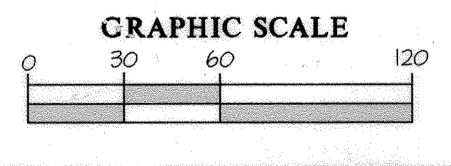
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature]  
 Date: 8/4/14  
 Chief, Division of Land Development: [Signature]  
 Date: 8/4/14  
 Chief, Development Engineering Division: [Signature]

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: [Redacted]  
 Date: 8/4/14



**SOIL TYPES**

6Bb	Gladstone Loam 3 to 8 percent slopes	B
6Bc	Gladstone Loam 8 to 15 percent slopes	B
6Bd	Gladstone - Urban Land Complex, 0 to 8 percent slopes	D
6Bf	Glennville - Balle silt loam, 3 to 8 percent slopes	C



**LEGEND**

[Symbol]	STONE CONSTRUCTION ENTRANCE	[Symbol]	PROPOSED CONTOUR
[Symbol]	SILT FENCE	[Symbol]	EXISTING CONTOUR
[Symbol]	EARTH DIKE	[Symbol]	LIMIT OF SOILS GROUP
[Symbol]	EXISTING TREELINE	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	PROPOSED/ULTIMATE TREELINE	[Symbol]	EROSION CONTROL MATTING
[Symbol]		[Symbol]	C.I.P.
[Symbol]		[Symbol]	CURB INLET PROTECTION

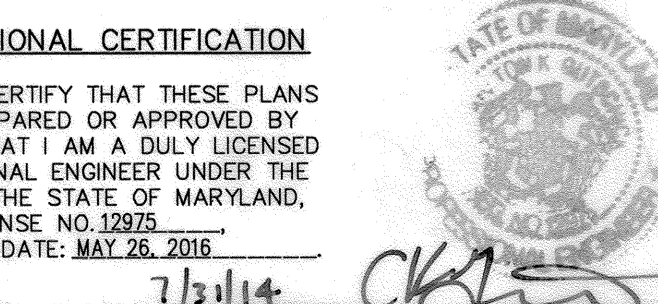
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20888  
 TEL: 301-421-4024 FAX: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REVISION

NO.	DATE	DESCRIPTION	BY	APPR.
1	MAY 2021	ADDED DRIVEWAY ENTRANCE & SHOW AS-BUILT CONDITION ON ADJACENT PARCEL 'A'	MMY	SA
2	10.8.15	REVISOR WITH SHEET, INLET LOCATIONS AND TITLE BLOCK	MMY	SA

PREPARED FOR:  
 OWNER: Howard County, MD  
 DEVELOPER: GreenStone Ventures II LLC  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022  
 Attn: George & Holly Stone  
 301-854-2090

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. 12972, 2016.  
 EXPIRATION DATE: MAY 28, 2016  
 Signature: [Redacted]  
 Date: 7/31/14



**SEDIMENT CONTROL PLAN**  
**CLARKSVILLE COMMONS**  
**PARCEL 23 (2 LEED Certified Green Buildings)**  
 (Prop. Shopping Center - Retail, Restaurants, and Offices)  
 Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 21029  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	C. L. W. FILE NO.
1" = 30'	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	6 OF 18

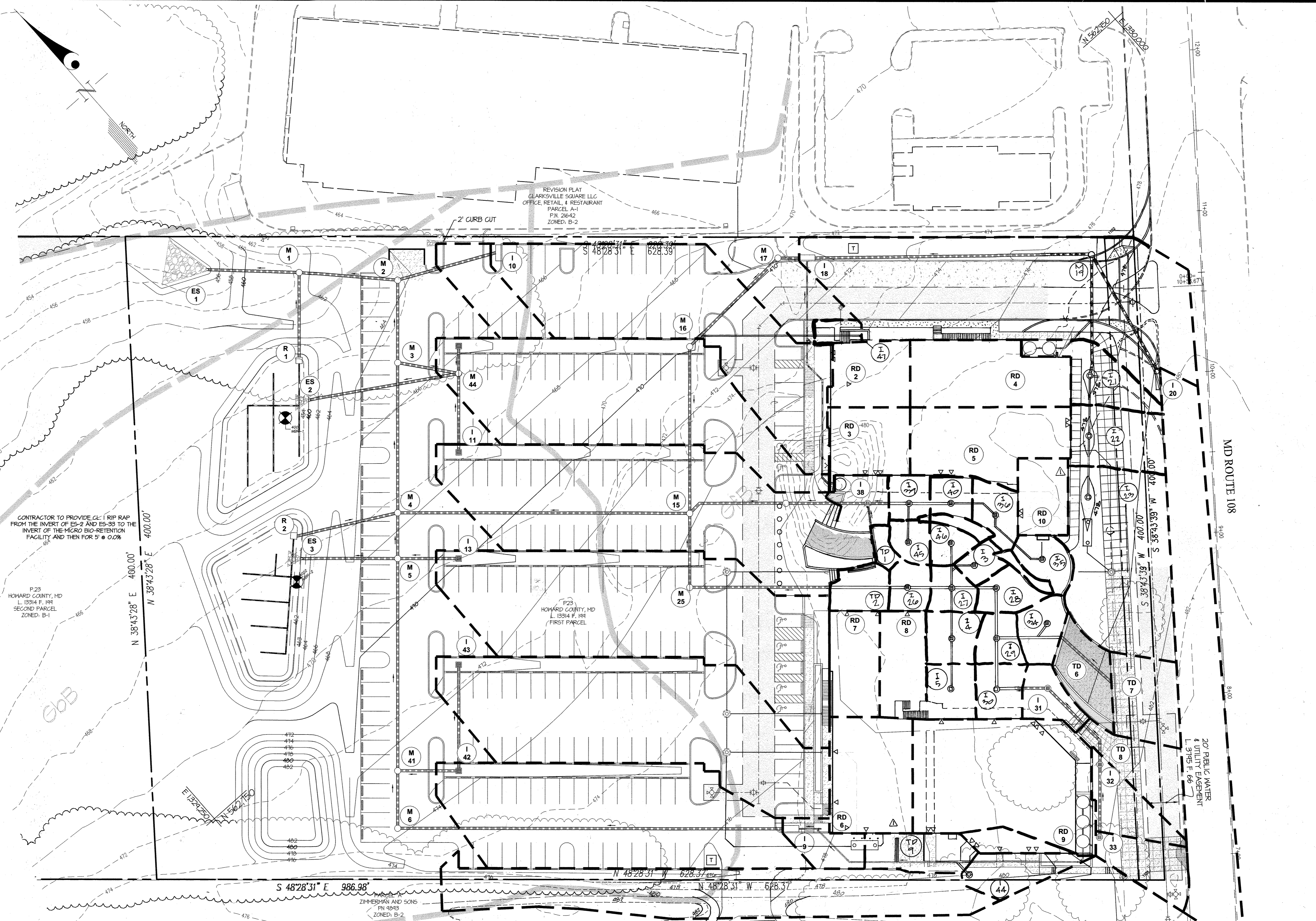


DRAINAGE AREA INFORMATION

DRAINAGE AREA	AREA (AC)	C VALUE	% IMPERVIOUS	DRAINAGE AREA	AREA (AC)	C VALUE	% IMPERVIOUS
I-1	0.07	0.86	100%	I-36	0.02	0.86	100%
I-10	0.42	0.86	100%	I-39	0.02	0.86	100%
I-11	0.36	0.86	100%	I-40	0.01	0.86	100%
I-12	0.34	0.86	100%	I-42	0.51	0.86	100%
I-13	0.43	0.86	100%	I-43	0.34	0.86	100%
I-18	0.36	0.86	100%	TD-1	0.01	0.86	100%
I-20	0.22	0.86	100%	TD-2	0.02	0.86	100%
I-21	0.04	0.86	100%	I-7	0.01	0.86	100%
I-22	0.09	0.86	100%	I-4	0.02	0.86	100%
I-23	0.17	0.86	100%	I-5	0.03	0.86	100%
I-26	0.02	0.86	100%	TD-6	0.04	0.86	100%
I-27	0.02	0.86	100%	TD-7	0.05	0.86	100%
I-28	0.02	0.86	100%	TD-8	0.05	0.86	100%
I-29	0.02	0.86	100%	RD-3	0.05	0.86	100%
I-30	0.02	0.86	100%	RD-4	0.04	0.86	100%
I-31	0.02	0.86	100%	RD-5	0.04	0.86	100%
I-32	0.04	0.86	100%	RD-6	0.04	0.86	100%
I-33	0.04	0.86	100%	RD-7	0.05	0.86	100%
I-34	0.02	0.86	100%	RD-8	0.04	0.86	100%
I-35	0.02	0.86	100%	RD-9	0.04	0.86	100%
I-36	0.02	0.86	100%	RD-10	0.05	0.86	100%
I-44	0.04	0.86	100%	TD-9	0.03	0.86	100%
I-45	0.01	0.86	100%	I-46	0.01	0.86	100%
I-47	0.01	0.86	100%	I-47	0.01	0.86	100%

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)
I-23	I-22	8" HDPE	75
I-22	I-21	8" HDPE	25
I-21	MTE-1	12" HDPE	31
RD-4	MTE-1	8" HDPE	24
MTE-1	M-14	12" HDPE	40
I-20	M-14	15" HDPE	74
M-14	I-18	15" HDPE	164
RD-3	MTE-5	8" HDPE	10
RD-2	MTE-5	8" HDPE	12
MTE-5	I-18	8" HDPE	50
I-18	M-17	15" HDPE	11
M-17	M-16	18" HDPE	74
M-16	M-15	18" HDPE	104
RD-5	I-40	8" HDPE	14
I-40	I-34	8" HDPE	24
I-34	I-38	8" HDPE	24
TD-2	TD-1	8" HDPE	14
TD-1	I-38	8" HDPE	24
I-38	M-37	12" HDPE	48
M-37	M-15	12" HDPE	54
I-38	I-32	8" HDPE	43
I-32	TD-8	8" HDPE	34
TD-8	I-31	8" HDPE	20
I-31	I-30	8" HDPE	24
I-30	I-4	8" HDPE	24
I-4	I-17	8" HDPE	24
TD-7	TD-6	8" HDPE	40
TD-6	I-29	8" HDPE	37
I-34	WYE-8	8" HDPE	8
I-24	I-28	12" HDPE	24
RD-10	I-35	8" HDPE	11
I-35	I-36	8" HDPE	41
I-36	WYE-7	8" HDPE	14
I-36	I-40	8" HDPE	24
I-40	I-27	8" HDPE	24
I-27	I-26	15" HDPE	3
I-26	MTE-2	15" HDPE	3
RD-8	MTE-2	8" HDPE	12
MTE-2	MTE-3	15" HDPE	33
RD-7	MTE-3	8" HDPE	12
MTE-3	M-25	15" HDPE	47
M-25	M-15	15" HDPE	42
M-15	M-4	24" HDPE	178
RD-6	MTE-4	12" HDPE	3
MTE-4	I-4	12" HDPE	12
I-4	M-6	15" HDPE	238
M-6	M-41	15" HDPE	32
I-43	I-42	12" HDPE	63
I-42	M-41	15" HDPE	35
M-41	M-5	18" HDPE	128
I-13	M-5	12" HDPE	35
M-5	M-4	18" HDPE	24
M-4	M-3	27" RCP	84
I-12	M-44	12" HDPE	14
I-11	M-44	12" HDPE	46
M-44	M-3	12" HDPE	35
M-3	M-2	27" RCP	47
I-10	M-2	15" HDPE	63
M-2	M-1	27" RCP	58
M-1	ES-1	27" RCP	58
RD-9	WYE-6	12" HDPE	89
I-44	WYE-6	12" HDPE	7
MTE-6	TD-9	12" HDPE	37
TD-9	WYE-4	12" HDPE	57
I-45	I-7	8" HDPE	20
I-47	WYE-9	8" HDPE	34

Note: 1. Due to mass grading, 'c' soil was assumed for storm drain design.



CONTRACTOR TO PROVIDE GL-1 RIP RAP FROM THE INVERT OF ES-2 AND ES-3 TO THE INVERT OF THE MICRO BIO-RETENTION FACILITY AND THEN FOR 5' @ 0.0%

P-23 HOWARD COUNTY, MD L. 1834 F. 194 SECOND PARCEL ZONED: B-1

REVISION PLAT CLARKSVILLE SQUARE LLC OFFICE, RETAIL & RESTAURANT PARCEL A-1 P.N. 266-42 ZONED: B-2

**LEGEND**

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED/ULTIMATE TREELINE
- STORM DRAIN DRAINAGE AREA

**SOIL TYPES**

- 6bB Gladstone Loom, 3 to 8 percent slopes
- 6bC Gladstone Loom, 8 to 15 percent slopes
- 6bD Gladstone - Urban Land Complex, 0 to 8 percent slopes
- 6bE Glenville - Bette silt loam, 3 to 8 percent slopes

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]*  
Director  
Date: 5-14-14

*[Signature]*  
Chief, Division of Land Development  
Date: 5/14/14

*[Signature]*  
Chief, Development Engineering Division  
Date: 5/14/14



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

NO.	DATE	DESCRIPTION	BY	APP'R.
MAY 2021		ADDED DRIVEWAY ENTRANCE & SHOW AS-BUILT CONDITION ON ADJACENT PARCEL 'A' (EOP-9C-022)	NMM	SA
JUN 2015		Revised drainage carbon for modified inlet and added storm drains, revised title block	34	DE
		REVISION		

PREPARED FOR:

OWNER:  
Howard County, MD  
3430 Courthouse Drive  
Ellicott City, MD 21043  
410-313-2022

DEVELOPER:  
GreenStone Ventures II LLC  
13220 Westmeath Lane  
Clarksville, MD 20129  
Attn: George & Holly Stone  
301-854-2090

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 28, 2016.

*[Signature]*  
7/21/14

**STORM DRAIN DRAINAGE AREA MAP**

**CLARKSVILLE COMMONS**

**PARCEL 23 (2 LEED Certified Green Buildings)**

(Prop. Shopping Center- Retail, Restaurants and Offices)

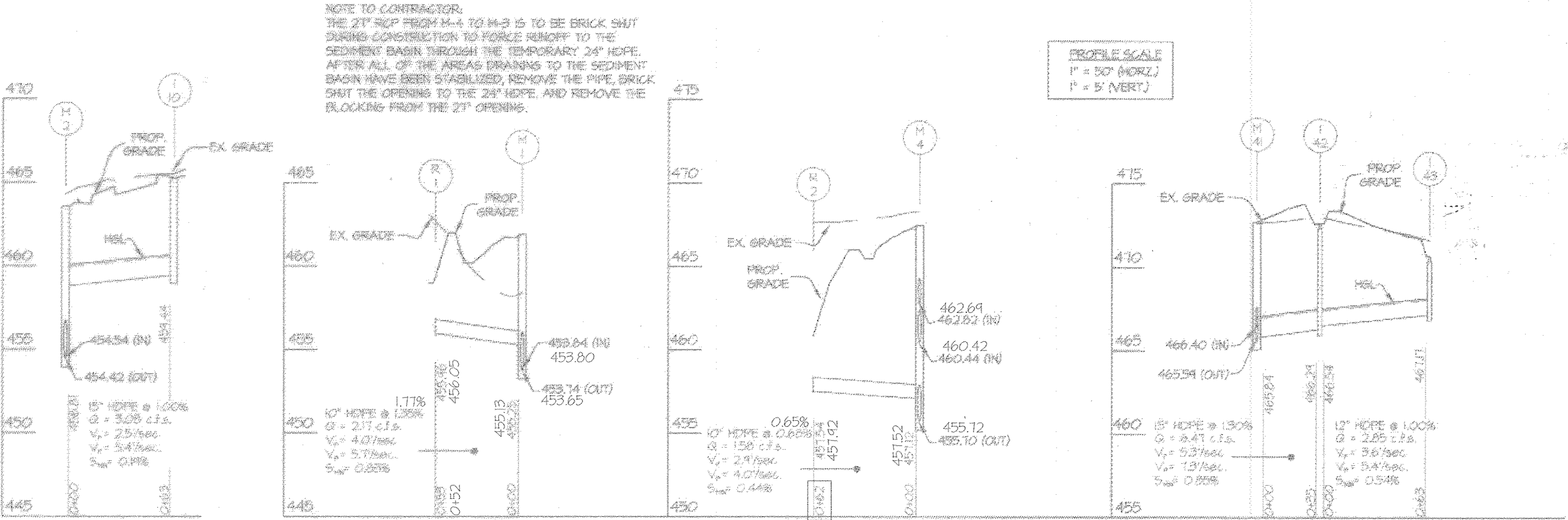
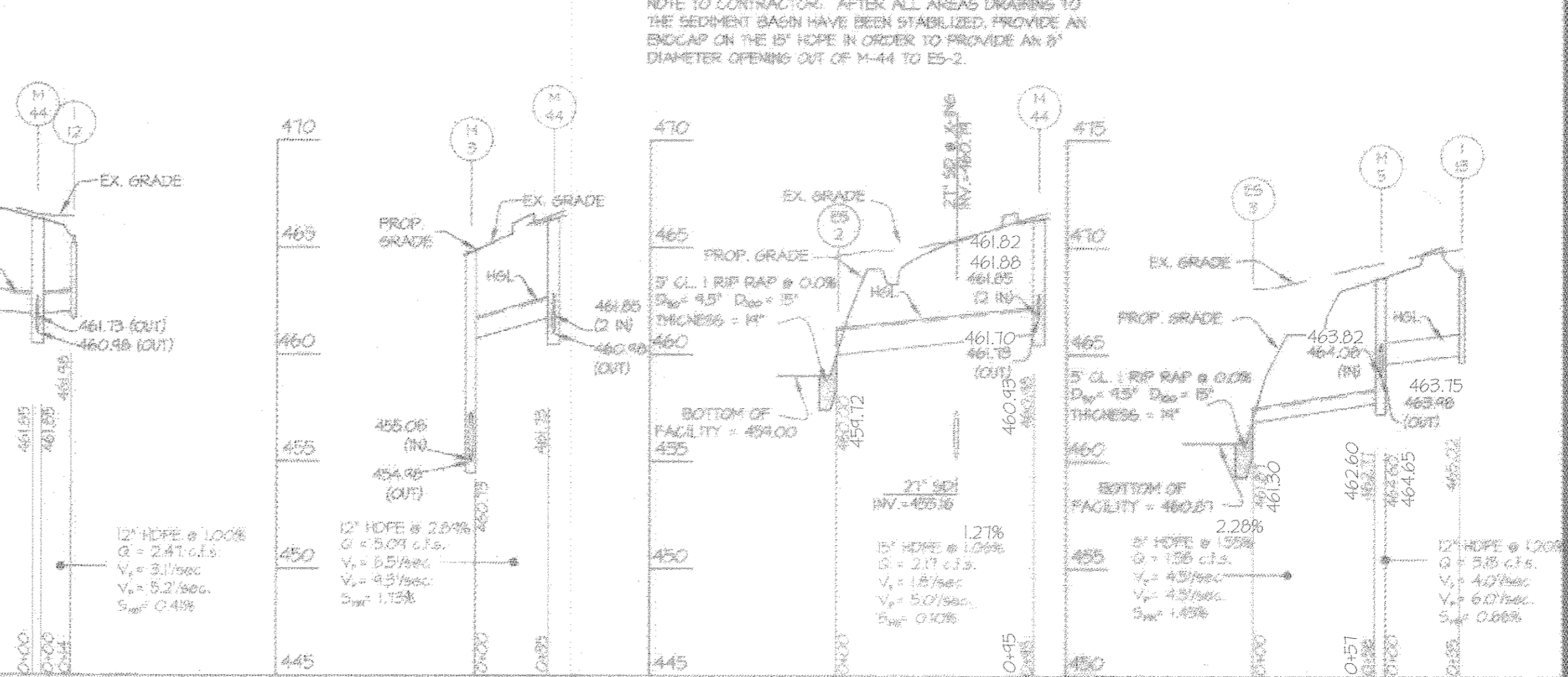
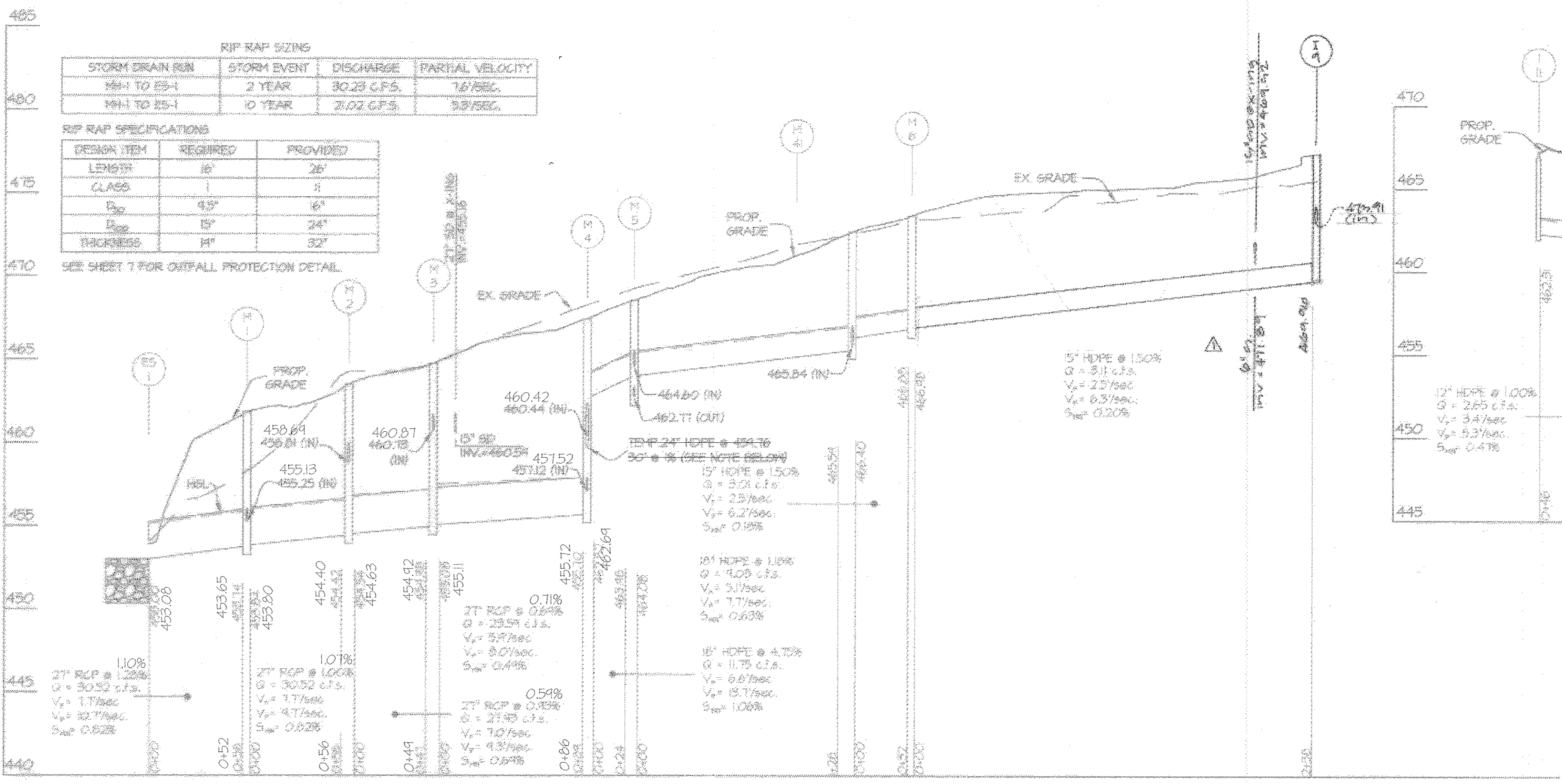
Liber 13314 Folio 199

12240 Clarksville Pike, Clarksville MD 20129

HOWARD COUNTY, MARYLAND

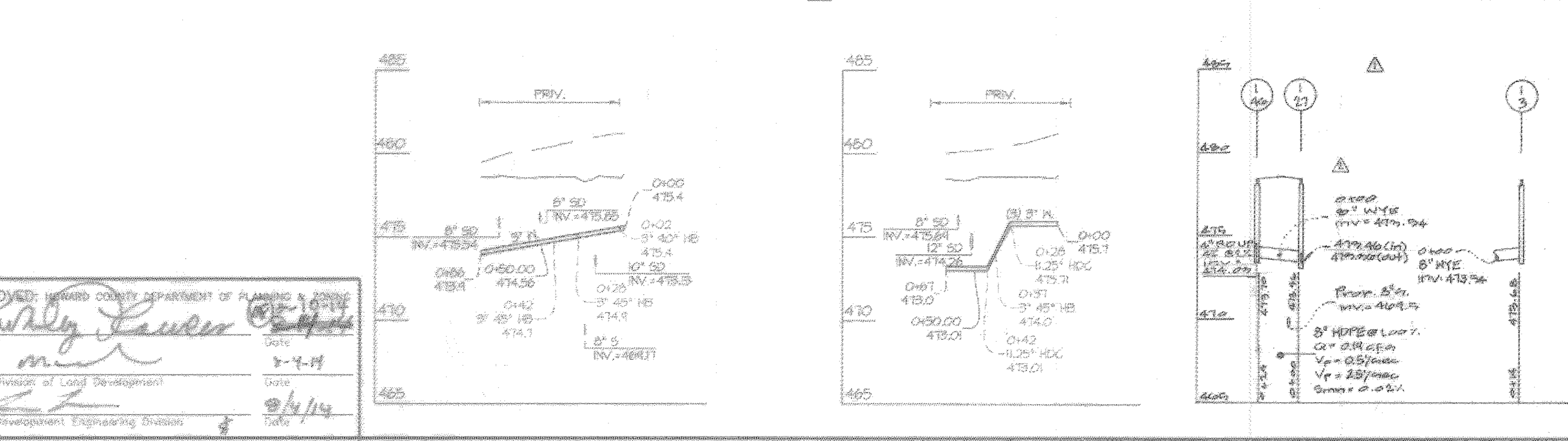
SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	8 OF 18





**STRUCTURE SCHEDULE**

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS	
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT					
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER				
1-4	A-10 INLET	2'-6"	471.00	471.49	---	---	470.91	469.96	---	---	NO. CO. D-403	N 562307 E 132435		
1-10	A-10 INLET	2'-6"	465.36	465.06	---	---	459.44	---	---	---	NO. CO. D-403	N 562306 E 132435		
1-11	S INLET	2'-1.5"	461.25	---	---	---	462.31	---	---	---	NO. CO. D-422	N 562303 E 132435		
1-12	S INLET	2'-1.5"	465.51	---	---	---	461.98	---	---	---	NO. CO. D-422	N 562304 E 132434		
1-13	S INLET	2'-1.5"	464.05	---	---	---	465.02	---	---	---	NO. CO. D-422	N 562310 E 132441		
1-42	S INLET	2'-1.5"	472.61	---	---	---	466.54	466.24	---	---	NO. CO. D-422	N 562307 E 132434		
1-43	S INLET	2'-1.5"	470.70	---	---	---	461.11	---	---	---	NO. CO. D-422	N 562321 E 132442		
1-46	12" GRATE	12"	478.49	---	---	---	---	478.70	---	---	NYLOPLAST 2812AG	N 562314 E 132438		
M-1	STANDARD MANHOLE	5'-0"	461.91	---	---	---	462.02	455.25	455.74	453.60	NO. CO. 6-518	N 562304 E 132435		
M-2	STANDARD MANHOLE	5'-0"	463.54	---	---	---	463.81	459.42	458.64	454.40	NO. CO. 6-518	N 562305 E 132435		
M-3	STANDARD MANHOLE	4'-0"	464.74	---	---	---	465.23	464.78	464.88	460.81	454.92	NO. CO. 6-512	N 562301 E 132435	
M-4	STANDARD MANHOLE	5'-0"	467.51	---	---	---	468.12	462.82	455.70	462.64	455.12	NO. CO. 6-518	N 562306 E 132442	
M-5	STANDARD MANHOLE	4'-0"	468.80	---	---	---	468.81	464.60	462.71	464.65	463.15	NO. CO. 6-512	N 562305 E 132443	
M-6	STANDARD MANHOLE	4'-0"	473.73	---	---	---	466.88	466.88	---	---	NO. CO. 6-512	N 562310 E 132433		
M-44	STANDARD MANHOLE	4'-0"	472.74	---	---	---	466.40	465.91	---	---	NO. CO. 6-512	N 562301 E 132433		
M-44	STANDARD MANHOLE	4'-0"	466.52	---	---	---	466.51	461.85	460.98	461.88	460.93	NO. CO. 6-512	N 562306 E 132434	
ES-1	END SECTION	2'-3"	455.25	---	---	---	453.00	---	---	---	NO. CO. D-531	N 562303 E 132441		
ES-2	END SECTION	8"	461.25	---	---	---	460.00	---	---	---	END OF PIPE	N 562306 E 132446		
ES-5	END SECTION	8"	462.54	---	---	---	461.81	---	---	---	END OF PIPE	N 562305 E 132438		
R-1	RISER	2'-1.5"	460.00	---	---	---	460.00	455.98	---	---	NO. CO. D-422	N 562330 E 132440		
R-2	RISER	2'-1.5"	461.81	---	---	---	461.78	451.54	---	---	NO. CO. D-422	N 562304 E 132440		
1-9	12" GRATE	12"	478.49	---	---	---	---	475.68	---	---	NYLOPLAST 2812AG	N 562304 E 132470		



**DETAIL FOR LOW FLOW TRASH RACK PROTECTION**

**PROFESSIONAL CERTIFICATION**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26 2018.

Date: 3/24/17  
Signature: Carl K. Gutschick  
Professional Engineer  
Maryland Reg. No. 12475

**PIPE SCHEDULE**

SIZE	TYPE	QUANTITY (#)	REMARKS
8"	HOPE	96	
10"	HOPE	15	
12"	HOPE	43	
24"	HOPE	48	
18"	HOPE	152	
24"	HOPE	20	
24"	RCP	250	

**WATER MAIN QUANTITIES**

ITEMS	QUANTITIES ESTIMATED	AS-BUILT		MANUFACTURER/SUPPLIER
		QUANTITIES	TYPE	
3" M	267 LF			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Dorothy Lander*  
 Date: 3-7-17  
 Chief, Development Engineering Division

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 300 NATIONAL DRIVE - SUITE 100 - BETHESDA, MARYLAND 20814  
 TEL: 301-471-1000 FAX: 301-471-1000

PREPARED FOR:  
 HOWARD COUNTY, MD  
 3430 Courthouse Drive  
 District City, MD 21043  
 410-275-2022

DESIGNED BY:  
 GreenStone Ventures LLC  
 13220 Westwood Lane  
 Columbia, MD 21046  
 Attn: George & Holly Stone  
 301-834-2090

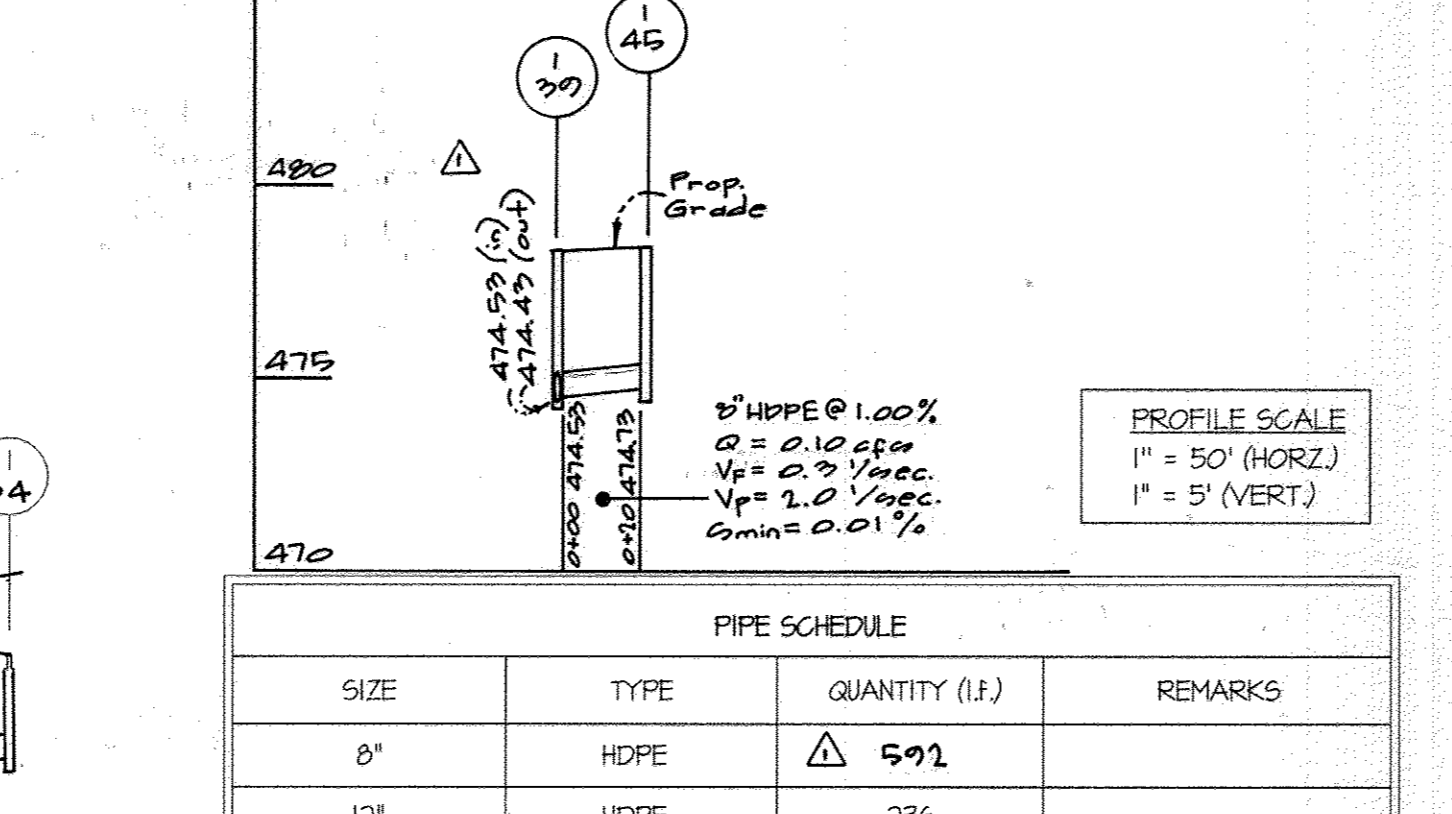
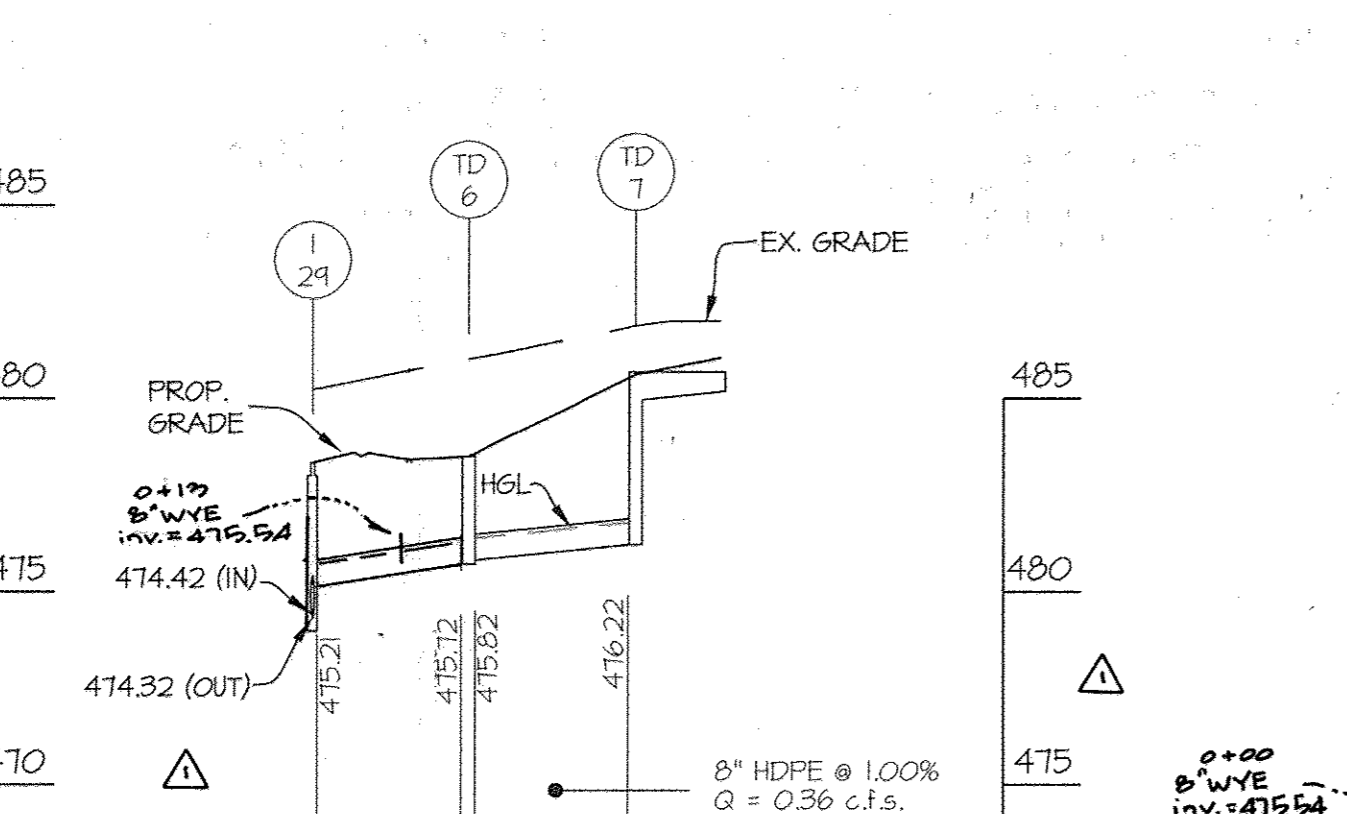
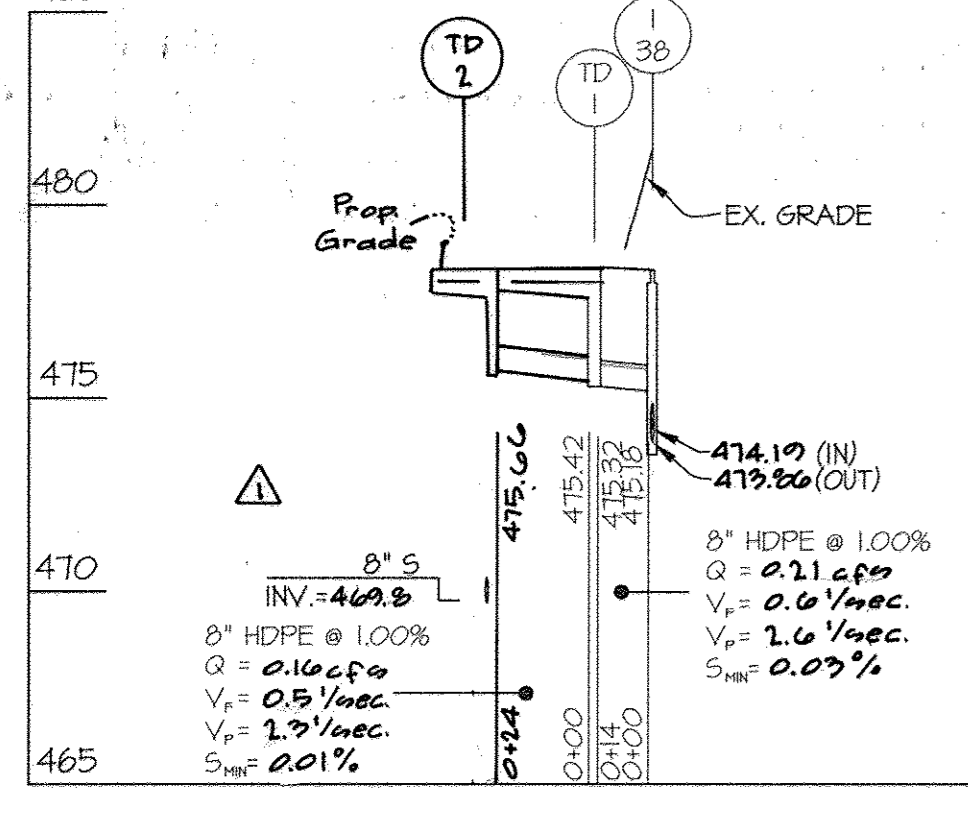
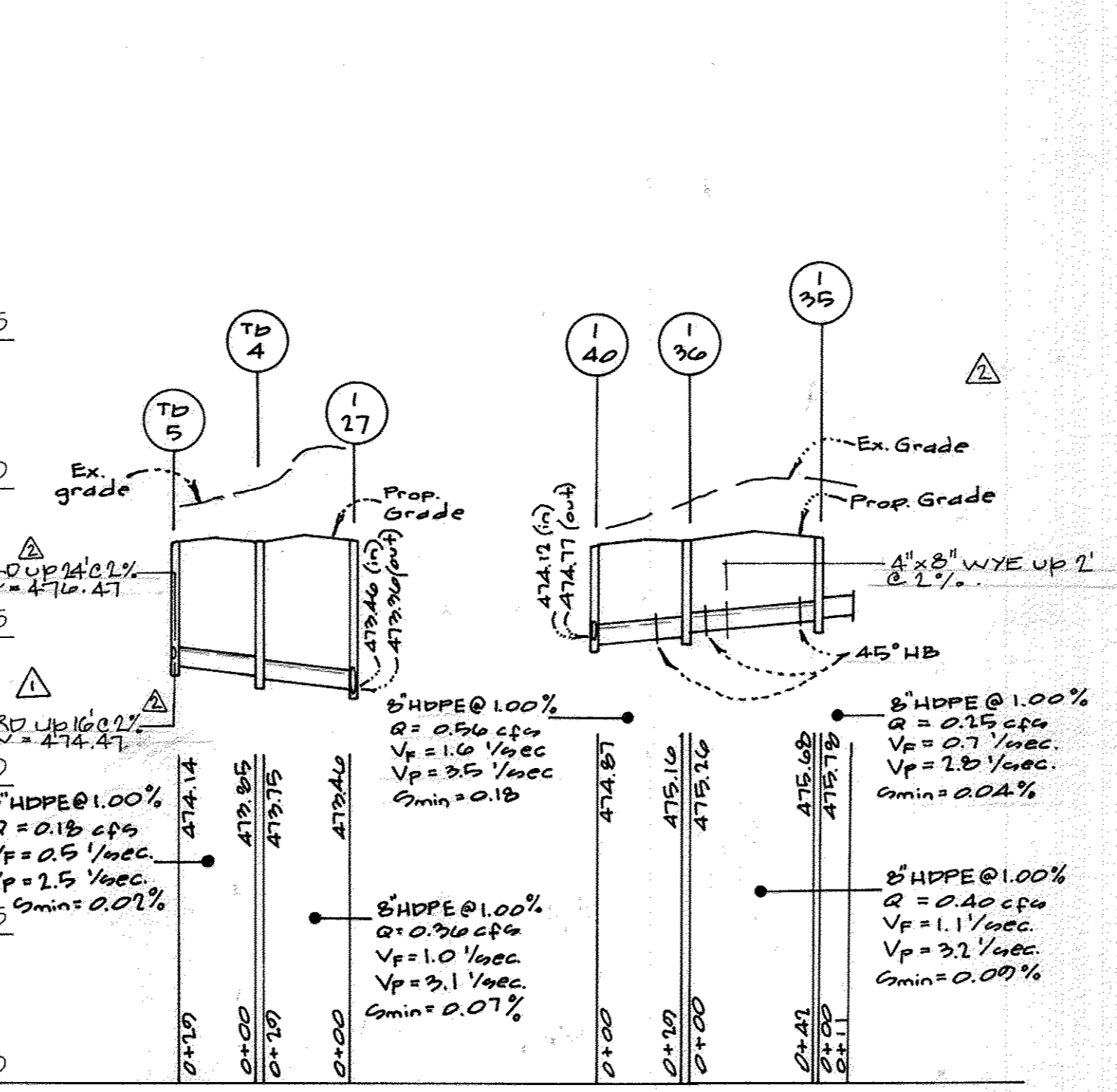
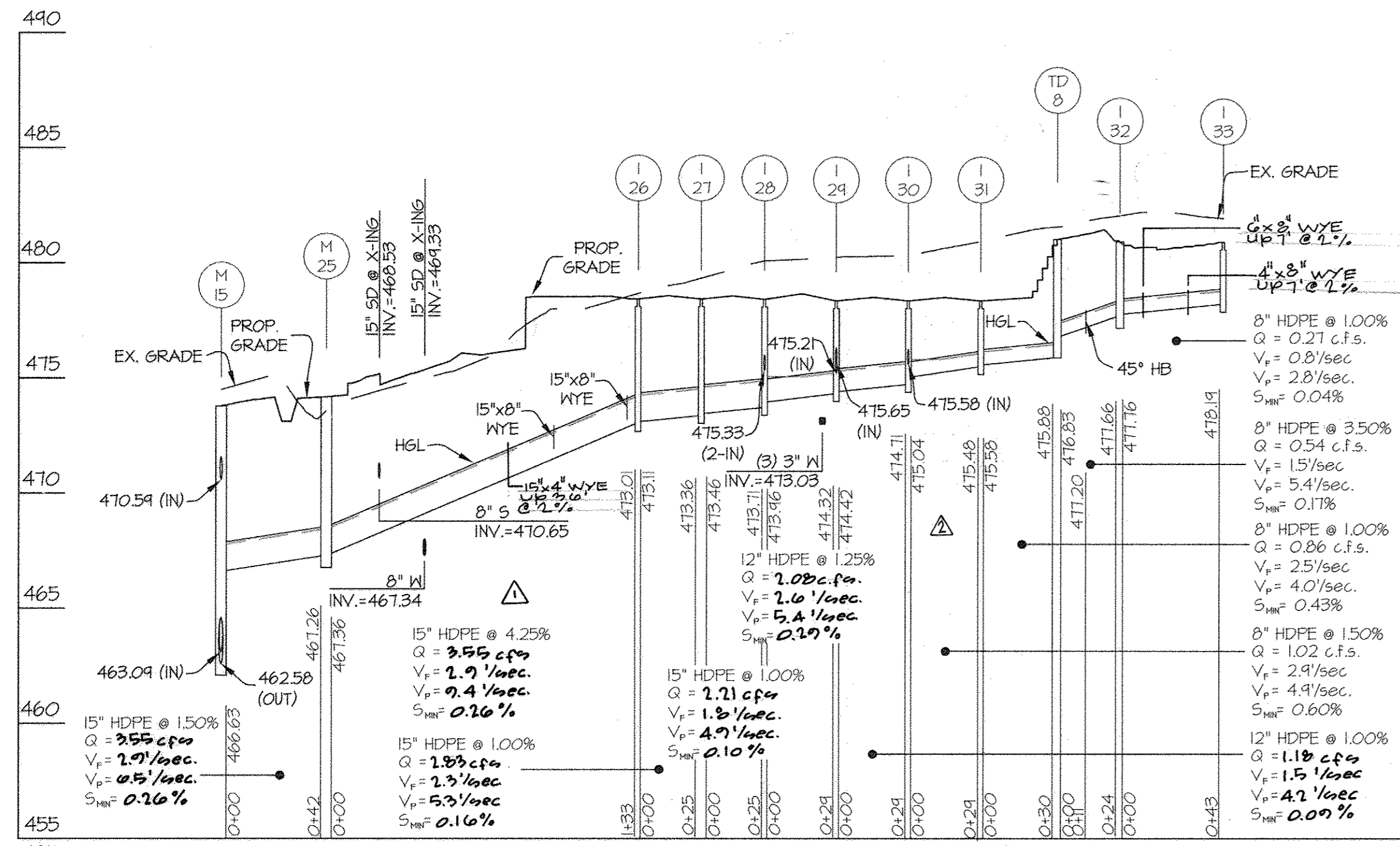
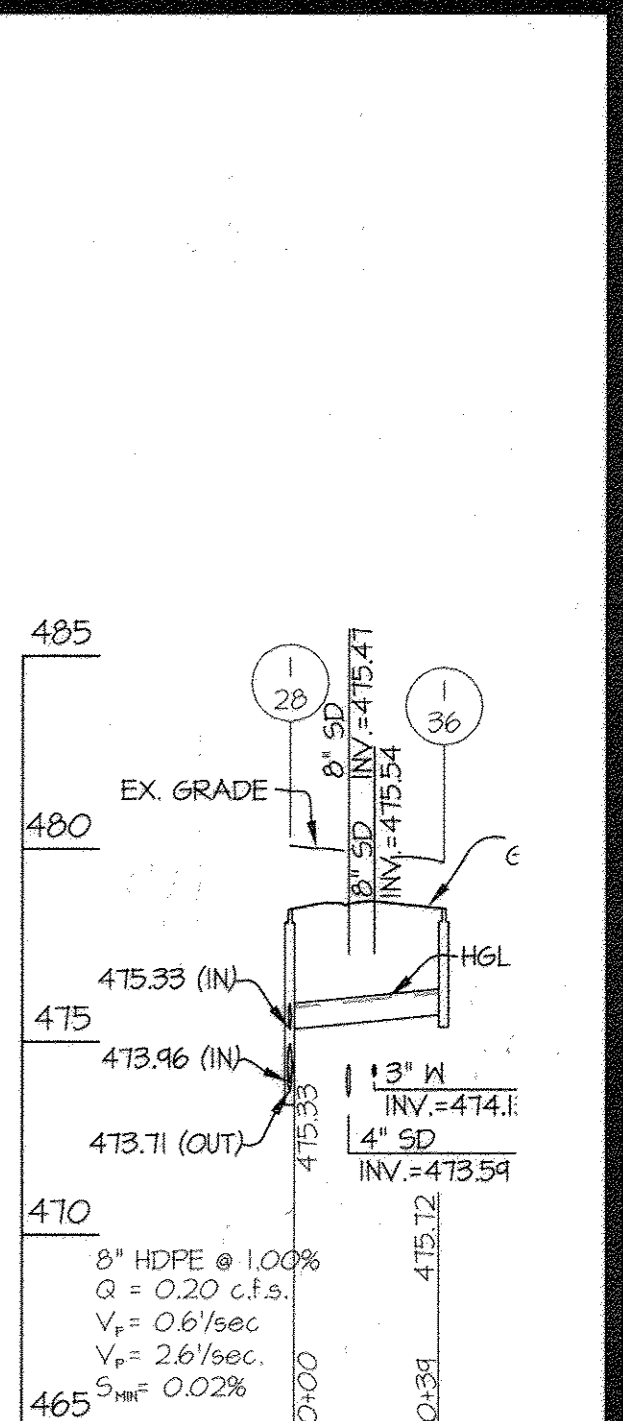
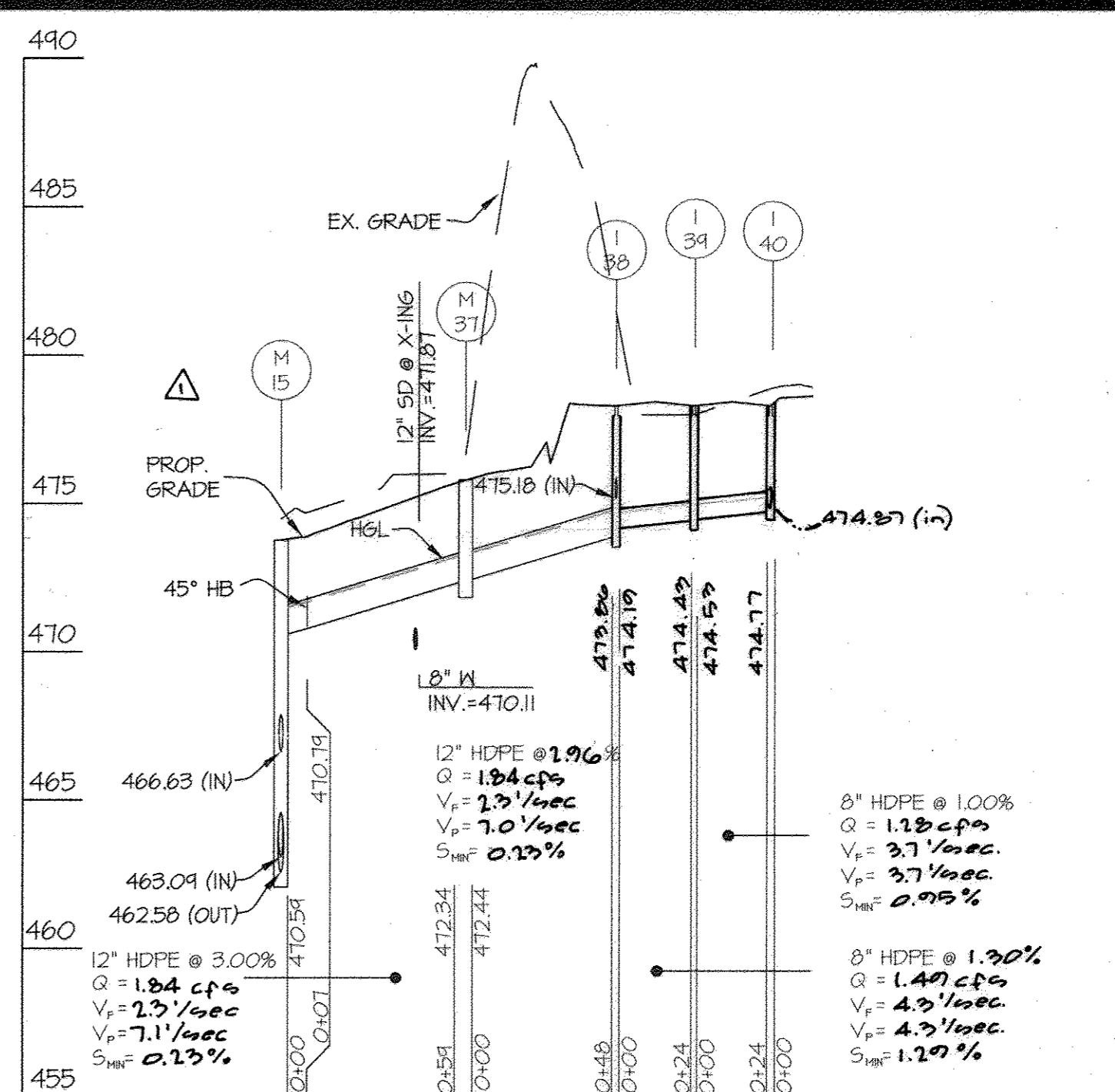
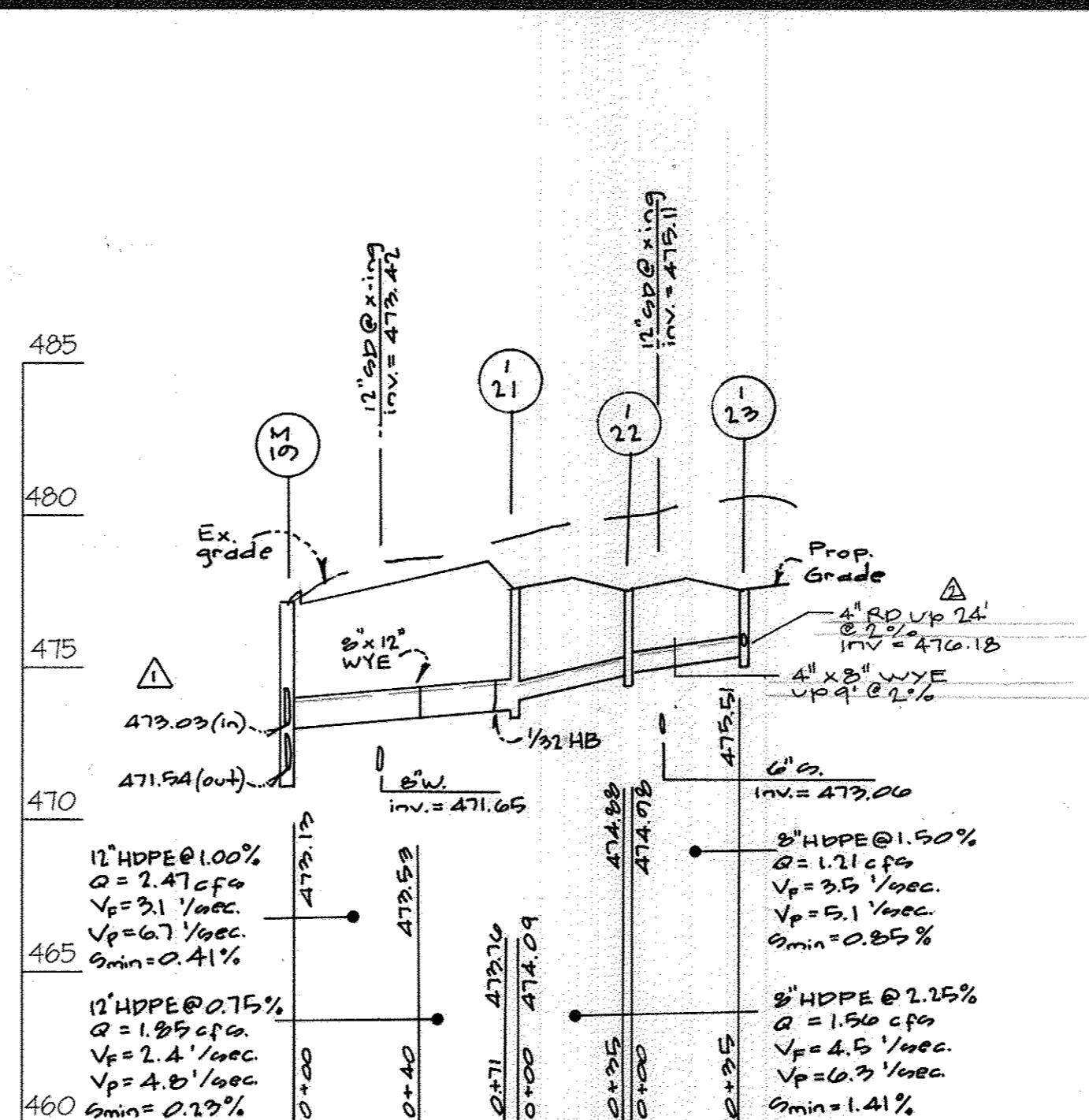
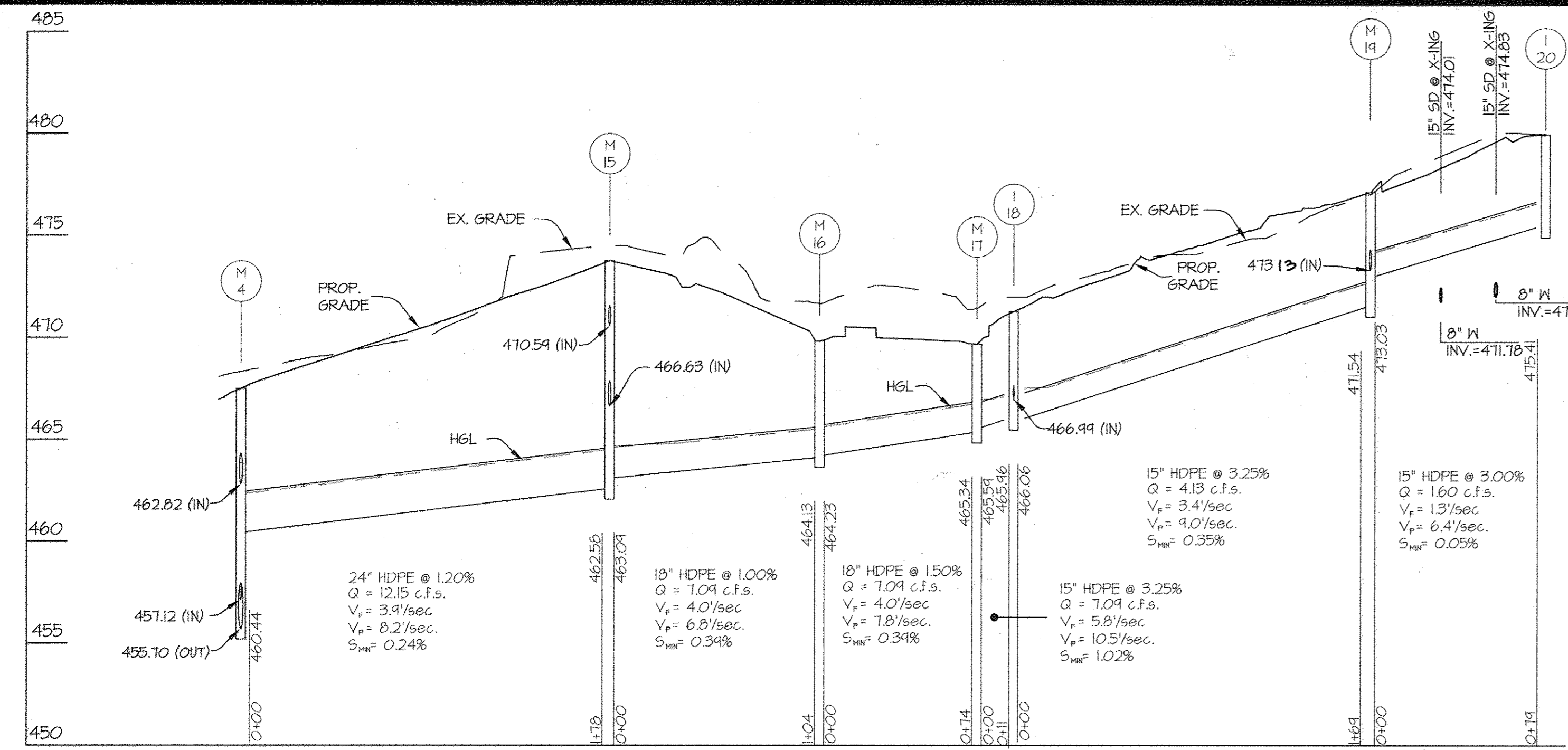
DATE: 3/24/17

**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 2018.

7/31/14

**ASBUILTS**  
 UTILITY PROFILES  
**CLARKSVILLE COMMONS**  
 PARCEL 23 (2 LEED Certified Green Buildings)  
 (Prop. Shopping Center- Retail, Restaurants and Offices)  
 Libes 1334 Pkto 199  
 12240 Clarksville Pike, Clarksville MD 21029

SCALE: 20' HORIZ, 1" VERT  
 AS SHOWN: B-1  
 SHEET: 10004  
 DATE: MAR 2017  
 TAX MAP: 08D  
 SHEET: 9 OF 18



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-18	A-10 INLET	2'-6"	411.36	410.88			466.99	465.96			HO. CO. D-4.03	N 562766 E 1329758	
I-20	COG-15	2'-6"	480.44	480.17				475.41			MD 314.31	N 562566 E 1329872	
I-21	YARD INLET	2'-6"	477.70				474.07	473.76			HO. CO. D-4.14	N 562596 E 1329842	
I-22	YARD INLET	2'-6"	477.70				474.98	474.88			HO. CO. D-4.14	N 562596 E 1329842	
I-23	YARD INLET	2'-6"	477.70					475.51			HO. CO. D-4.14	N 562596 E 1329792	
I-26	12" GRATE	12"	478.43				473.11	473.01			NYLOPLAST 2812AG	N 562571 E 1329669	
I-27	12" GRATE	12"	478.43				473.46	473.36			NYLOPLAST 2812AG	N 562553 E 1329640	
I-28	12" GRATE	12"	478.43				475.33	473.71			NYLOPLAST 2812AG	N 562535 E 1329711	
I-24	12" GRATE	12"	478.41				475.65	474.32			NYLOPLAST 2812AG	N 562511 E 1329690	
I-30	12" GRATE	12"	478.35				475.58	474.71			NYLOPLAST 2812AG	N 562488 E 1329669	
I-31	12" GRATE	12"	478.35				475.58	475.48			NYLOPLAST 2812AG	N 562467 E 1329693	
I-32	YARD INLET	2'-6"	480.92				477.76	477.66			HO. CO. D-4.14	N 562410 E 1329686	
I-33	YARD INLET	2'-6"	480.84					478.19			HO. CO. D-4.14	N 562376 E 1329656	
I-34	12" GRATE	12"	478.35					475.62			NYLOPLAST 2812AG	N 562197 E 1329712	
I-35	YARD INLET	2'-6"	478.41				475.78	475.68			HO. CO. D-4.14	N 562197 E 1329744	
I-36	12" GRATE	12"	478.40				475.26	475.16			NYLOPLAST 2812AG	N 562167 E 1329740	
I-38	12" GRATE	12"	478.31				474.17	473.80			NYLOPLAST 2812AG	N 562621 E 1329685	
I-34	12" GRATE	12"	478.31				474.53	474.43			NYLOPLAST 2812AG	N 562610 E 1329705	
I-40	12" GRATE	12"	478.31				474.87	474.77			NYLOPLAST 2812AG	N 562592 E 1329724	
TD-1	TRENCH DRAIN	6"	478.30				475.42	475.32			ACO K-200	N 562604 E 1329670	
TD-2	TRENCH DRAIN	6"	478.30					475.66			ACO K-200	N 562599 E 1329656	
I-4	12" grate	12"	478.40				473.85	473.75			Nyloplast 1812AG	N 562530 E 1329609	
I-5	12" grate	12"	478.35					474.14			Nyloplast 1812AG	N 562500 E 1329648	
TD-6	TRENCH DRAIN	6"	478.50				475.82	475.72			ACO K-200	N 562483 E 1329719	
TD-7	TRENCH DRAIN	6"	480.10	480.13				476.22			ACO K-200	N 562440 E 1329724	
TD-8	TRENCH DRAIN	6"	480.00				476.83	475.88			ACO K-200	N 562433 E 1329645	
I-45	12" grate	12"	478.43					474.73			Nyloplast 1812AG	N 562592 E 1329688	
M-4	STANDARD MANHOLE	5'-0"	467.51				462.82	455.70			HO. CO. G-5.13	N 562811 E 1329462	
M-15	STANDARD MANHOLE	5'-0"	473.77				470.59	462.58			HO. CO. G-5.13	N 562646 E 1329598	
M-16	STANDARD MANHOLE	5'-0"	469.83				464.23	464.13			HO. CO. G-5.13	N 562774 E 1329666	
M-17	STANDARD MANHOLE	4'-0"	470.20				465.54	465.34			HO. CO. G-5.12	N 562778 E 1329744	
M-19	STANDARD MANHOLE	4'-0"	471.47				473.13	471.54			HO. CO. G-5.12	N 562852 E 1329891	
M-25	STANDARD MANHOLE	4'-0"	474.18				467.36	467.26			HO. CO. G-5.12	N 562662 E 1329567	
M-37	STANDARD MANHOLE	4'-0"	474.80				472.44	472.34			HO. CO. G-5.12	N 562661 E 1329647	

SIZE	TYPE	QUANTITY (L)	REMARKS
8"	HDPE	592	
12"	HDPE	236	
15"	HDPE	484	
18"	HDPE	178	
24"	HDPE	178	

HDPE indicates High Density Polyethylene pipe, such as N-12 by AD5, or H-10 by Hancor or an approved equal.  
Trench bedding to be provided per Howard County Detail 6.2.01, "Trench for P.V.C. pipe and HDPE".

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.  
SEE SHEET II FOR DETAIL OF NYLOPLAST DRAIN AND ACO TRENCH DRAIN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 J. Mah  
 Chief, Division of Land Development  
 Date: 8/4/14

**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 FAX: 301-889-2524

NO.	DATE	REVISION
1	10-20-14	Rev. storm drain profiles
2	10-20-14	Rev. inlet locations & storm drain system

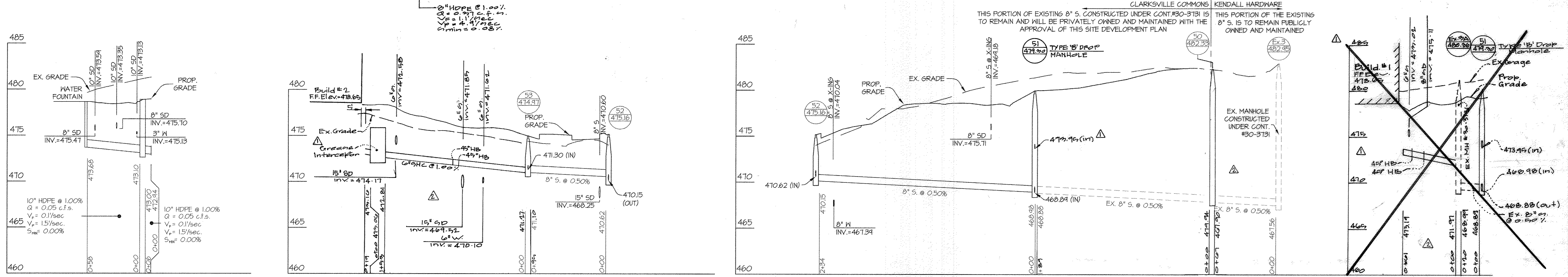
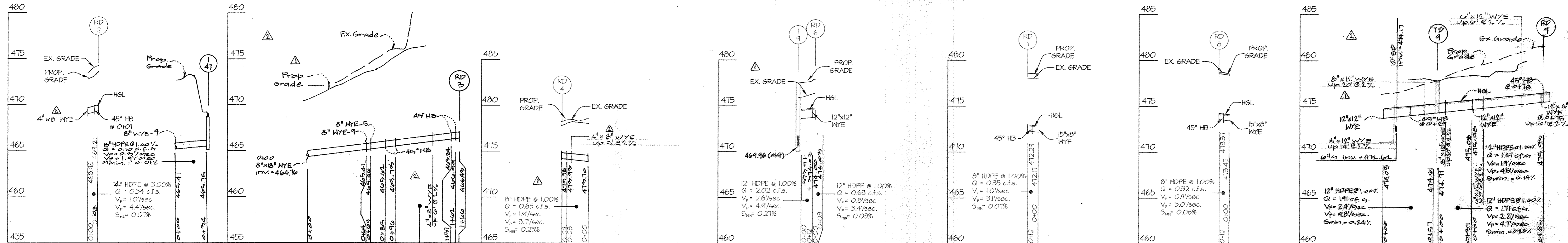
PREPARED FOR:  
 OWNER: Howard County, MD  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022

DEVELOPER: GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 21029  
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 EXPIRATION DATE: MAY 28, 2016  
 7/31/14

**UTILITY PROFILES**  
**CLARKSVILLE COMMONS**  
 PARCEL 23 (2 LEED Certified Green Buildings)  
 (Prop. Shopping Center- Retail, Restaurants/Offices)  
 Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 21029  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	10 OF 18



PROFILE SCALE  
1" = 50' (HORZ.)  
1" = 5' (VERT.)

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
1-9	A-10 INLET	2'-6"	477.80	477.44			473.91	469.96			HO. CO. D-4.03	N 562507 E 1324515	
1-10	A-10 INLET	2'-6"	471.36	470.88			466.94	465.96			HO. CO. D-4.03	N 562166 E 1324758	
1-44	Sink	2'-6"	478.05	---			---	475.17			HO. CO. D-4.22	N 562413 E 1329580	
TD-9	Trench Drain	6"	478.15	---			474.71	474.61			ACO K-200	N 562453 E 1324556	

Coordinate point given is to the centerline of str. at the face of curb for inlets and to centerline of str. for manholes and end sections.

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
8"	HDPE	265	
10"	HDPE	64	
12"	HDPE	203	

SEWER MAIN QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" SEWER MAIN	265 LF.			
6" SHC MANHOLES	212 LF.			
	4 EA.			

WATER MAIN QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
6" MHC	67 LF.			

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or HI-Q by Hancor or an approved equal.  
Trench bedding to be provided per Howard County Detail 6.2.01, "Trench for P.V.C. pipe and HDPE."

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Judy Carter*  
Date: 8-4-14  
Chief, Division of Land Development

*J. M. ...*  
Date: 5/4/14  
Chief, Development Engineering Division

**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 FAX: 301-421-4186

PREPARED FOR:  
OWNER: Howard County, MD  
3430 Courthouse Drive  
Elliott City, MD 21043  
410-313-2022

DEVELOPER: GreenStone Ventures II LLC  
13220 Westmeath Lane  
Clarksville, MD 20129  
Attn: George & Holly Stone  
301-854-2090

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2016  
7/31/14

UTILITY PROFILES  
**CLARKSVILLE COMMONS**  
PARCEL 23 (2 LEED Certified Green Buildings)  
(Prop. Shopping Center- Retail, Restaurants and Offices)  
Liber 1314 Folio 199  
12240 Clarksville Pike, Clarksville MD 20129

NO AS-BUILT INFORMATION 03/24/2017

SCALE: 1"=50'  
ZONING: B-1  
G. L. W. FILE NO.: 10004

DATE: JUNE, 2014  
TAX MAP - GRID: 34-06  
SHEET: 11 OF 18

DATE: 6/11/14  
REVISION: Rev. storm drain, SHC, Grease Interceptors, etc. - Title block

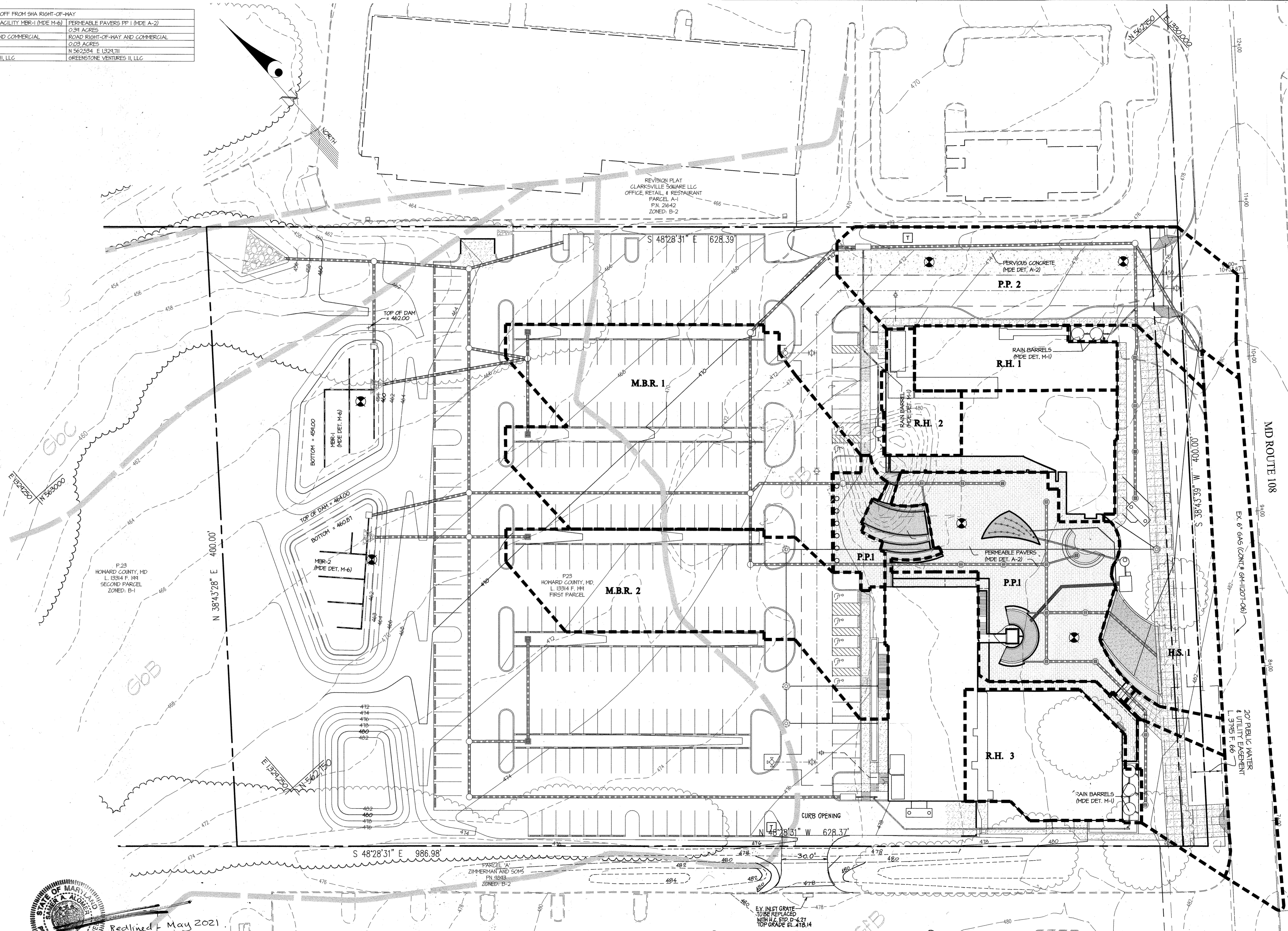
BMP INFORMATION FOR FACILITIES TREATING RUNOFF FROM SHA RIGHT-OF-WAY		
TYPE OF BMP	MICRO BIO-RETENTION FACILITY MER-1 (MDE M-6)	PERMEABLE PAVERS PP-1 (MDE A-2)
TOTAL AREA (ACRES) BEING TREATED BY BMP	0.94 ACRES	0.94 ACRES
LAND USES FOR AREA BEING TREATED BY BMP	ROAD RIGHT-OF-WAY AND COMMERCIAL	ROAD RIGHT-OF-WAY AND COMMERCIAL
AMOUNT OF SHA IMPERVIOUS AREA (ACRES) TO BE TREATED BY BMP	0.04 ACRES	0.03 ACRES
CENTER LOCATION (COORDINATES) OF THE BMP	N 562.907 E 1329.448	N 562.584 E 1329.711
OWNER AND PARTY RESPONSIBLE FOR MAINTENANCE OF THE BMP	GREENSTONE VENTURES II, LLC	GREENSTONE VENTURES II, LLC

**LEGEND**

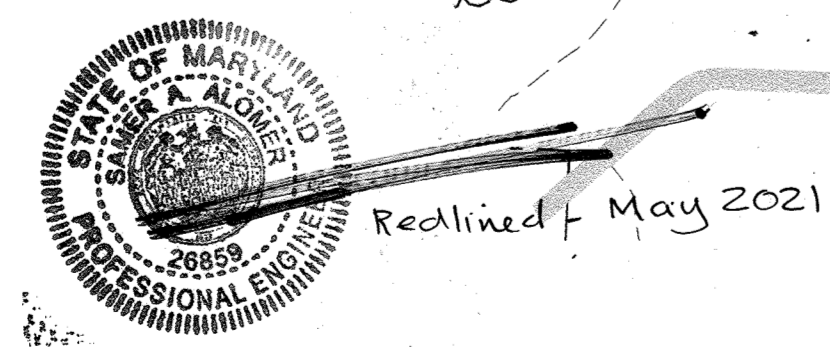
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - STORMWATER MANAGEMENT DRAINAGE DIVIDE

Drainage Area	Area (ac.)	% Impervious	Treatment Device
R.H. 1	0.12	100%	Rainwater Barrel (MDE M-1)
R.H. 2	0.01	100%	Rainwater Barrel (MDE M-1)
R.H. 3	0.14	100%	Rainwater Barrel (MDE M-1)
M.B.R. 1	0.14	100%	Micro Bio-Retention (MDE M-6)
M.B.R. 2	0.31	100%	Micro Bio-Retention (MDE M-6)
P.P. 1	0.31	100%	Permeable Pavers (MDE A-2)
P.P. 2	0.34	95%	Permeable Concrete (MDE A-2)

SEE SHEETS 5 AND 14 FOR THE PLAN VIEW OF THE UNDERDRAIN AND OVERDRAIN SYSTEMS WITHIN THE PERMEABLE PAVERS IN THE PLAZA (P.P. 1) AND THE PERVIOUS CONCRETE WITHIN THE ENTRANCE ROAD (P.P. 2). SEE SHEET 14 FOR THE INVERTS AND PROFILE FOR THE TWO DEVICES.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]*  
 Director  
 Date: 8-4-14  
*[Signature]*  
 Chief, Division of Land Development  
 Date: 8/4/14  
*[Signature]*  
 Chief, Development Engineering Division



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

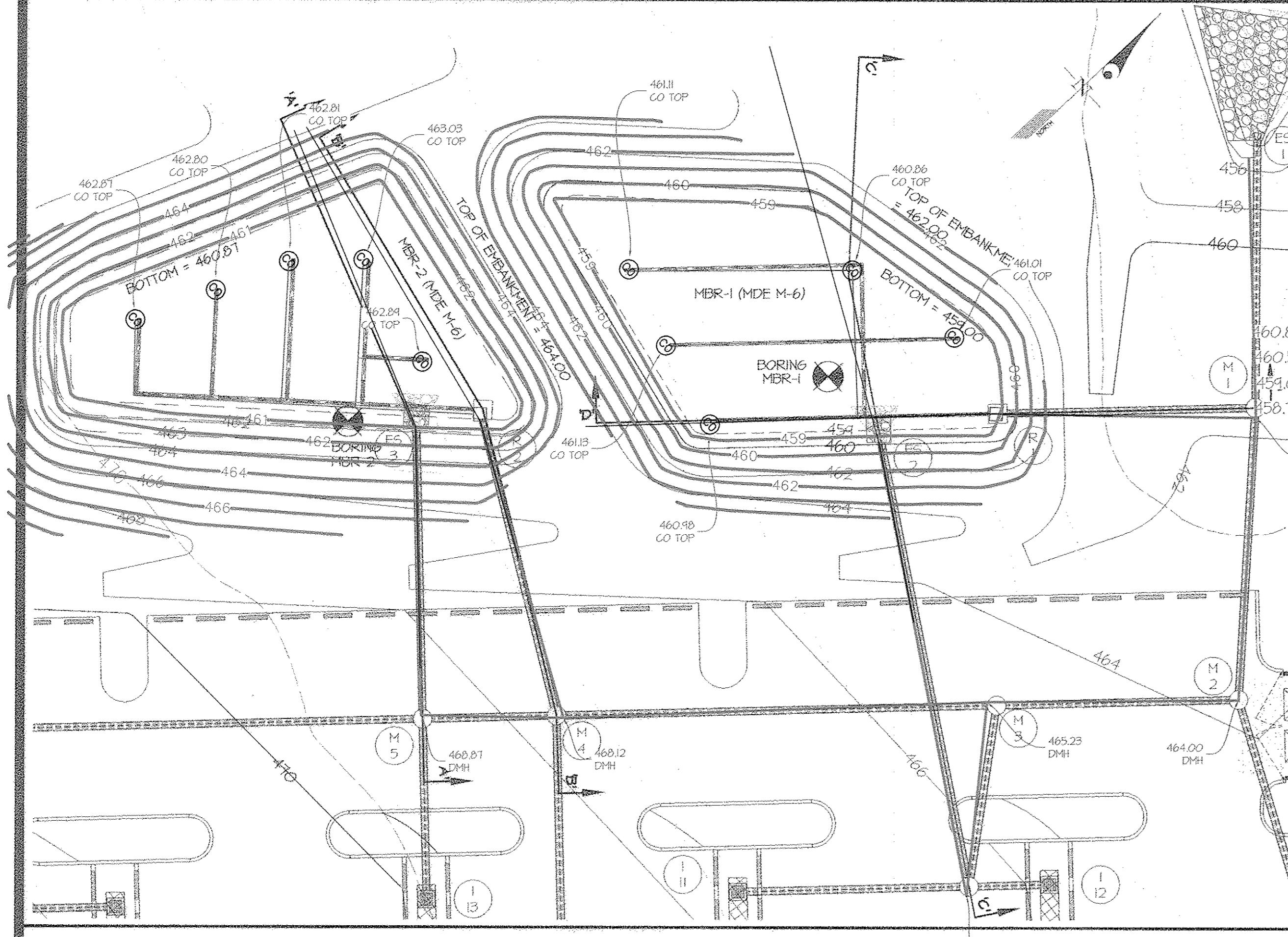
DATE	DESCRIPTION	BY	APP'R.
MAY 2021	ADDED DRIVEWAY ENTRANCE & SHOW AS-BUILT CONDITION ADJACENT PARCEL 'A' (SDP-90-022)	MM	SA
	REVISION		

PREPARED FOR:  
 OWNER: Howard County, MD  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022  
 DEVELOPER: GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 20129  
 Attn: George & Holly Stone  
 301-854-2090

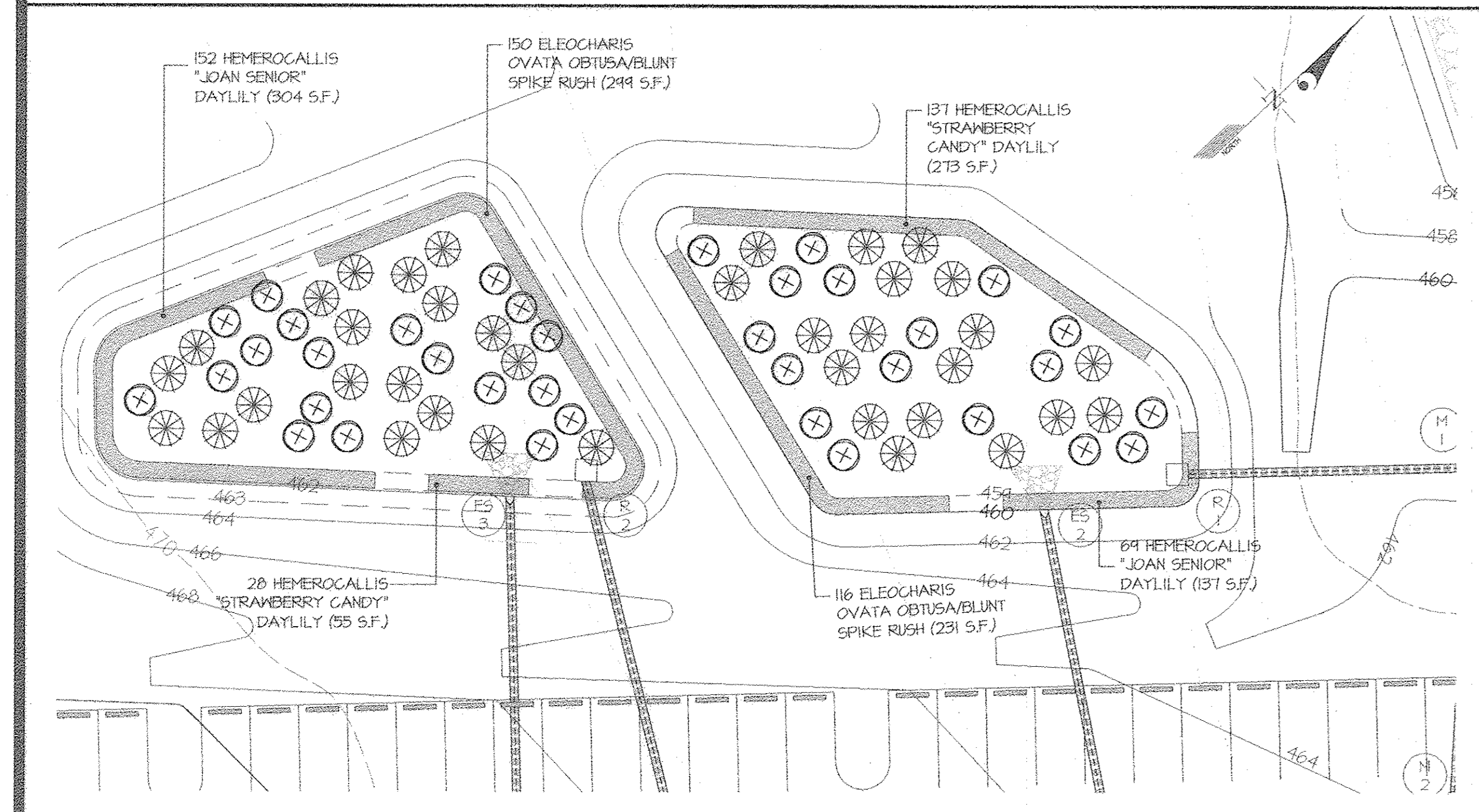
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 28, 2016.  
 7/21/14 *[Signature]*

STORMWATER MANAGEMENT DRAINAGE AREA MAP  
**CLARKSVILLE COMMONS**  
 PARCEL 23 (2 LEED Certified Green Buildings)  
 (Prop. Shopping Center - Retail, Restaurants, Offices)  
 Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 20129  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	12 OF 18



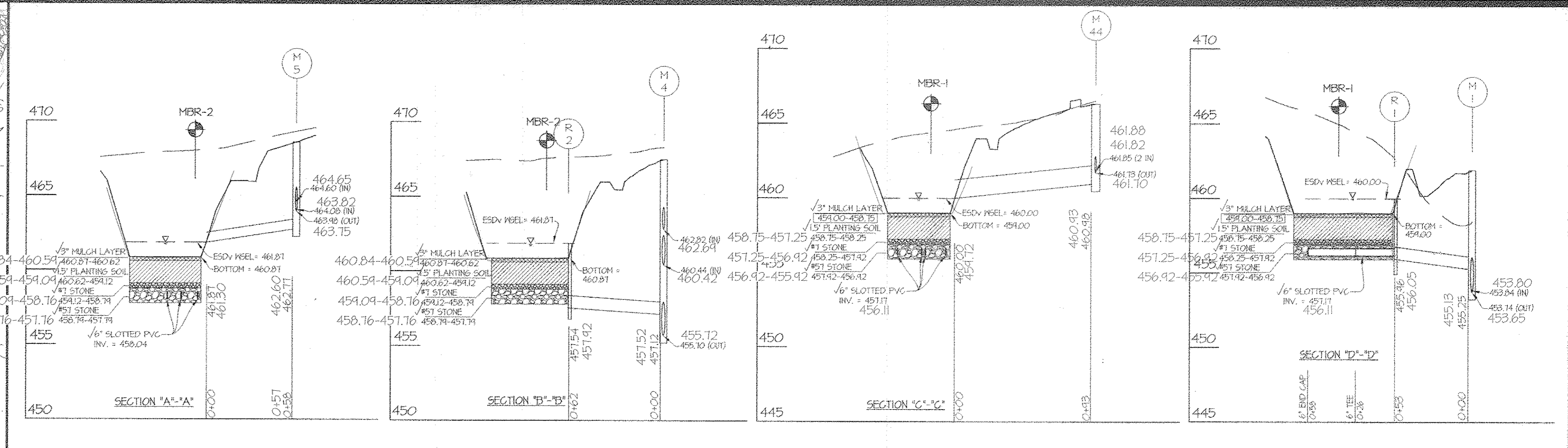
STORMWATER MANAGEMENT PLAN VIEW SCALE: 1" = 20'



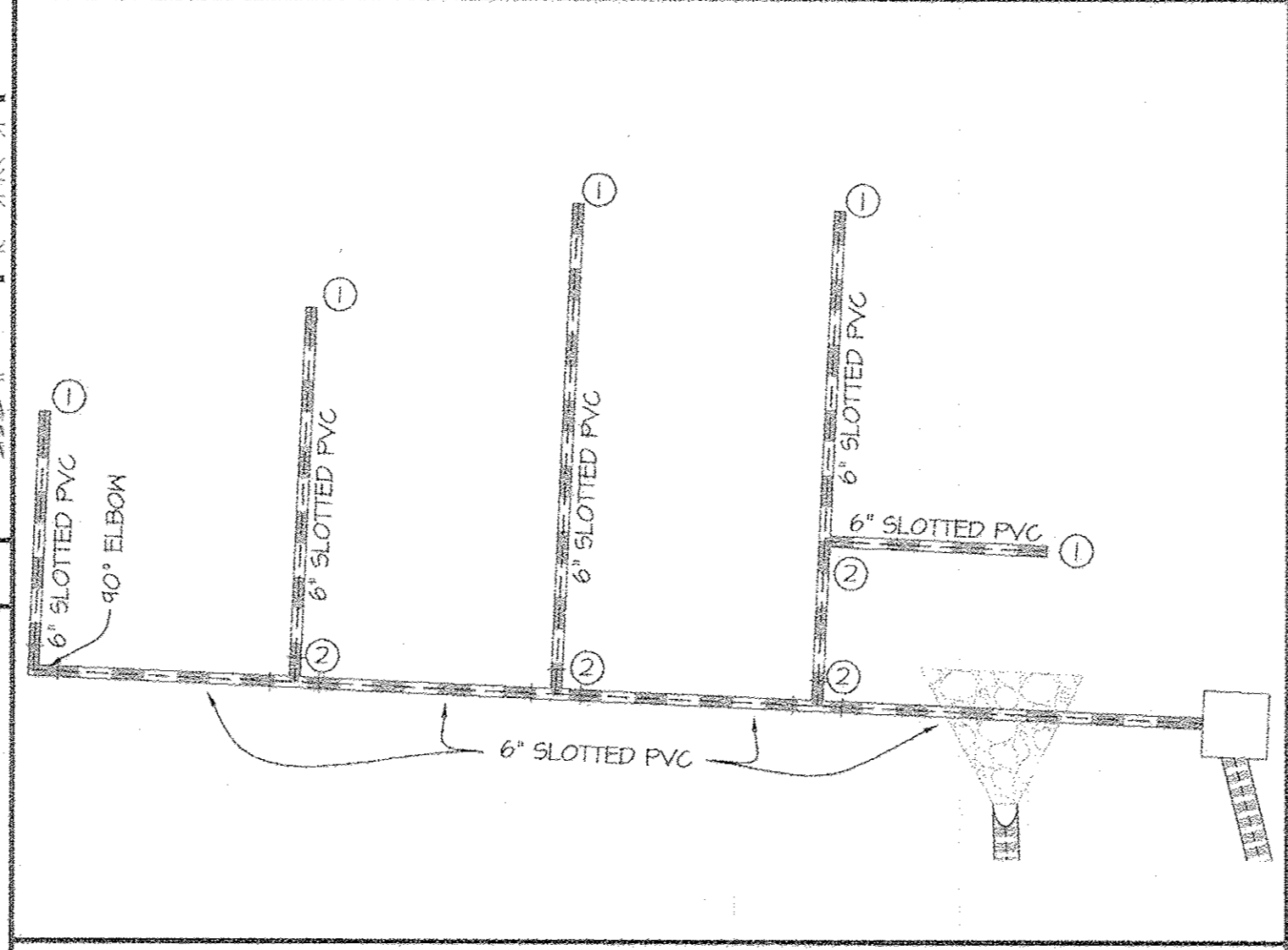
STORMWATER MANAGEMENT PLANTING PLAN SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature]  
 Date: 5-4-14  
 Chief, Division of Land Development  
 Date: 5/4/14  
 Chief, Development Engineering Division

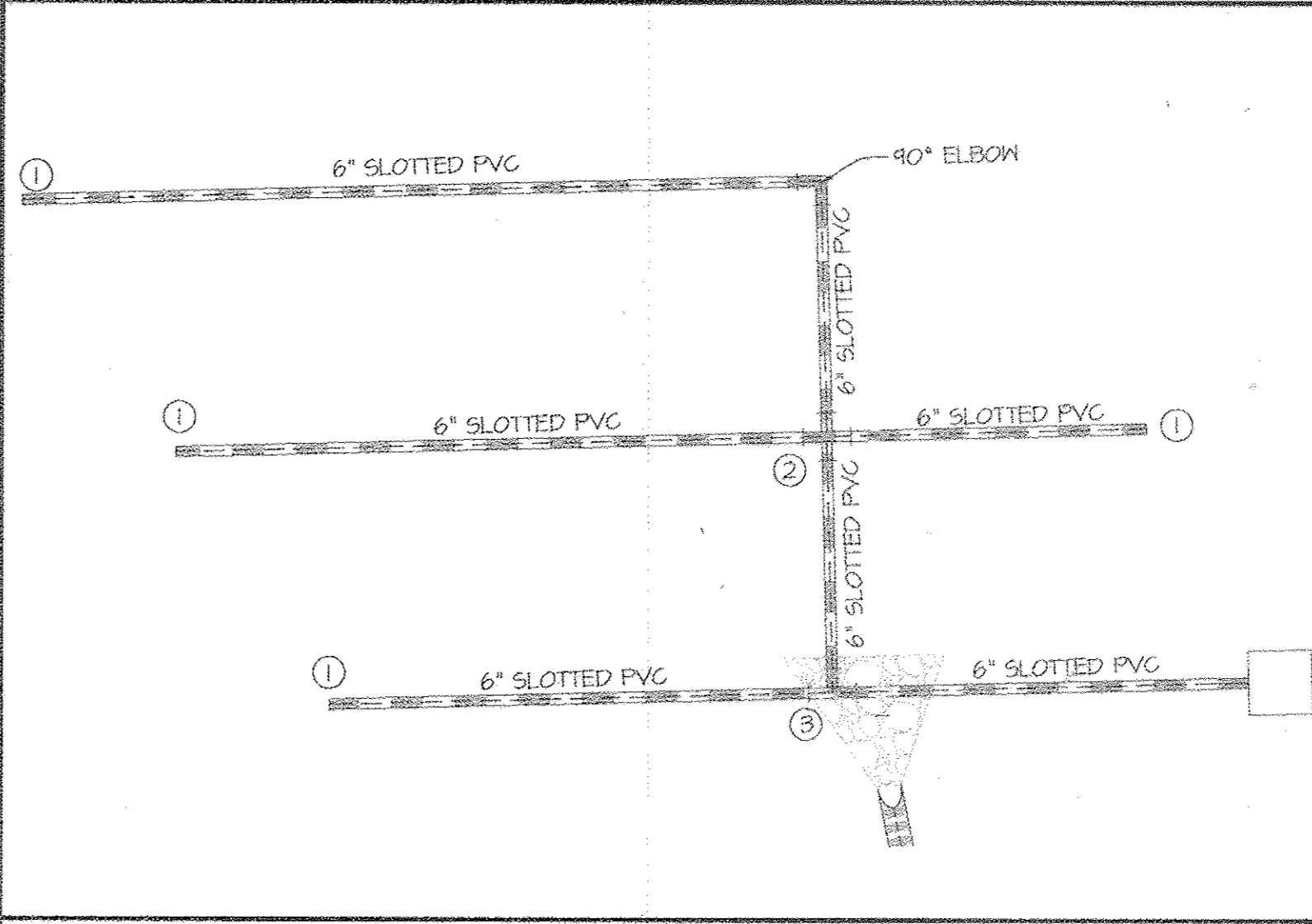
PLANT LIST					
SYMBOL	TYPE	QUANTITY (MBR-1)	QUANTITY (MBR-2)	COST PER PLANT	TOTAL COST
⊙	CORNUS SERICEA "RUBY" RUBY RED OSIER DOGWOOD	18	11	\$50	\$1,100
⊙	ITEA VIRGINICA "HENRY'S GARNET" VIRGINIA SWEETSPICE	17	11	\$30	\$1,080
⊙	HEMEROCALLIS "STRAWBERRY CANDY" DAYLILY	137	26	\$3	\$447
⊙	ELEOCHARIS OVATA OBTUSA/BLUNT SPIKE RUSH	116	150	\$3	\$798
⊙	HEMEROCALLIS "JOAN SENIOR" DAYLILY	64	152	\$3	\$663
				TOTAL SURETY	\$4,146



STORMWATER MANAGEMENT PROFILES SCALE: 1" = 50' (HORZ) 1" = 5' (VERT)



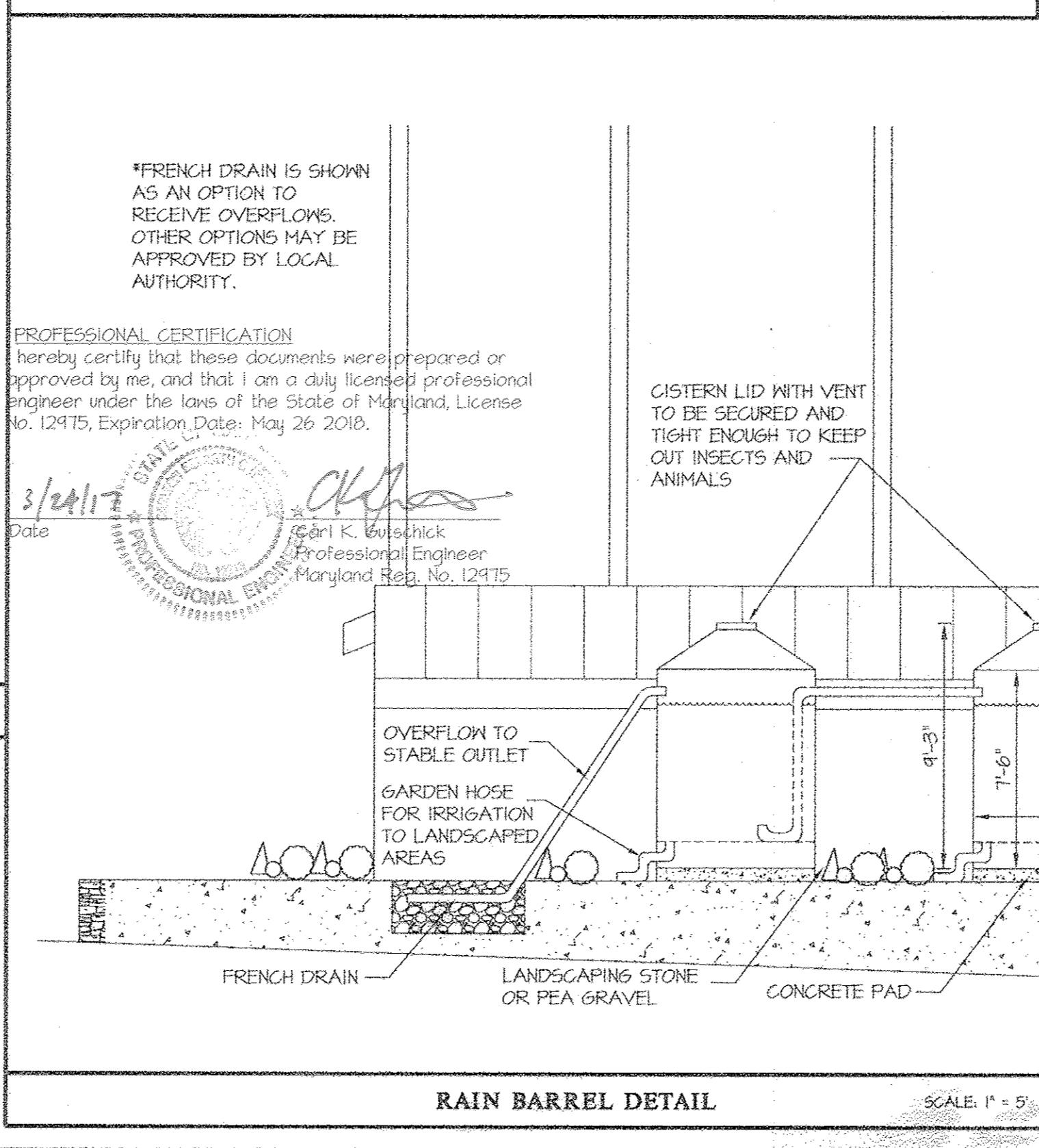
MICRO-BIORETENTION FACILITY 2 FITTING DETAIL SCALE: 1" = 10'



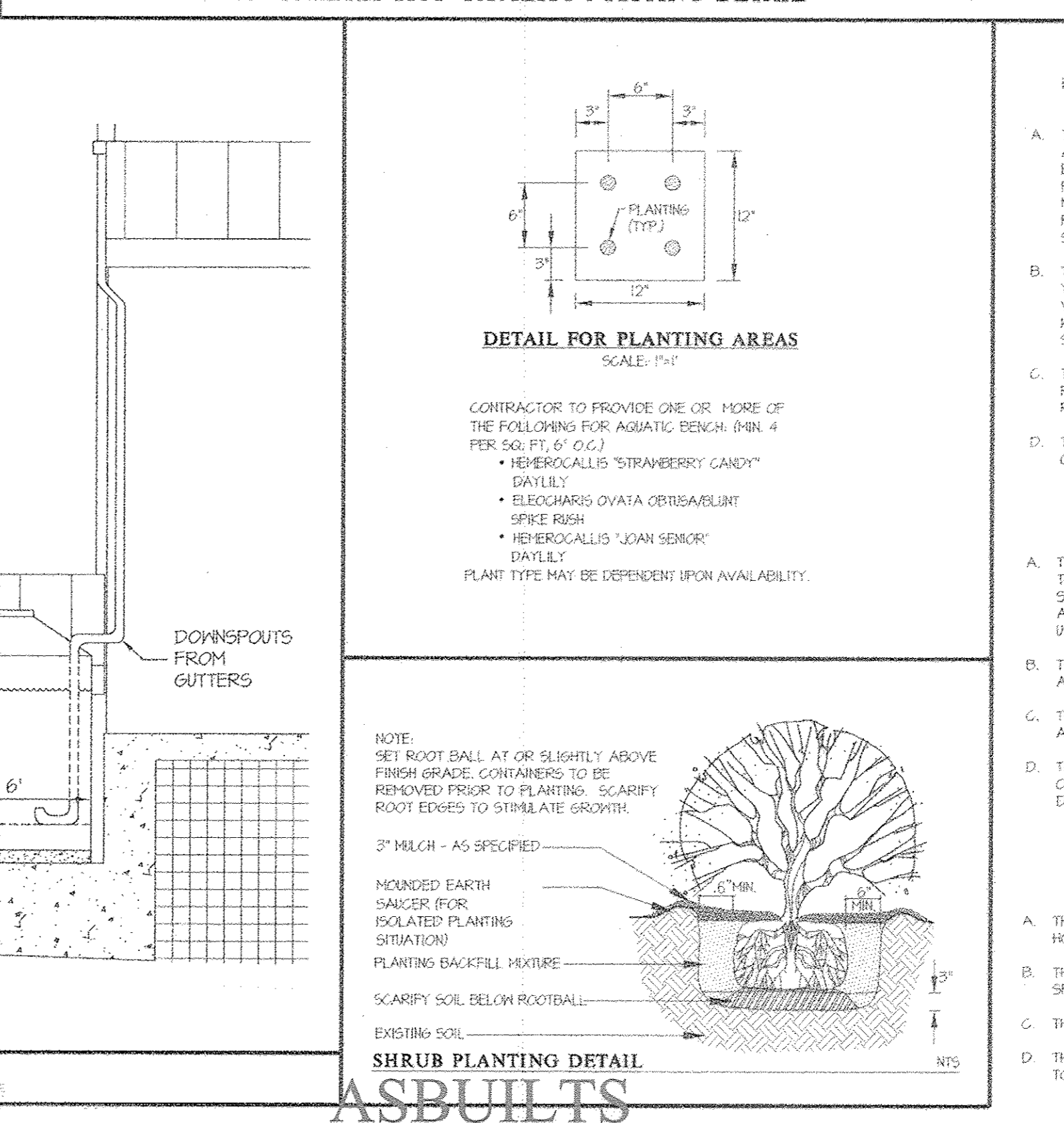
MICRO-BIORETENTION FACILITY 1 FITTING DETAIL SCALE: 1" = 10'

PARTS LIST FOR FACILITY #1			
TYPE	QUANTITY	HANCOR PART #	REMARKS
6" ENDCAP	4		
6" X 6" CROSS	1	FC-TDB-06	
6" X 6" TEE	1	FC-TDB-06	
90° ELBOW	1	FC-TDB-06	
6" SLOTTED PVC	201 L.F.		

PARTS LIST FOR FACILITY #2			
TYPE	QUANTITY	HANCOR PART #	REMARKS
6" ENDCAP	5		
6" X 6" TEE	3	FC-TDB-06	
90° ELBOW	1	FC-TDB-06	
6" SLOTTED PVC	185 L.F.		



RAIN BARREL DETAIL SCALE: 1" = 5'



DETAIL FOR PLANTING AREAS SCALE: 1" = 1'

**OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE (BETWEEN MICRO-BIORETENTION (M-1), BIOTRETENTION SWALE (M-2), ENHANCED FILTERS (M-3))**

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND REPLACEMENT SHALL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A-41 AND 2.

B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRDS.

C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.

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

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)**

A. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR INTAKE SHOULD NOT BE USED TO PERFORM.

B. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUB-BASE.

C. THE OWNER SHALL USE DE-ICERS IN MODERATION. DE-ICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRE-TREATED SALT.

D. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. FLOVED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED RAINFALL HARVESTING (M-4)**

A. THE OWNER SHALL EMPTY BARRELS ON A MONTHLY BASIS AND CLEAN BARREL WITH A HOSE.

B. THE OWNER SHALL VERIFY THE INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND HOSSBOTO SCREENS, AND CLEAN AND REMOVE DEBRIS.

C. THE OWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED.

D. THE OWNER SHALL DISCONNECT THE BARREL PRIOR TO HINTER, OR ALLOW THE BARREL TO DRAIN BY BOTTOM SPIGOT DURING THE WINTER SEASON.

GLWGUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20888  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: REVISION: BY: APPR:

NO.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 HOWARD COUNTY, MD  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022

DEVELOPER:  
 GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 20719  
 Attn: George & Holly Stone  
 301-854-2096

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2018  
 7/31/14 [Signature]

MICRO BIORETENTION FACILITY DETAILS  
**CLARKSVILLE COMMONS**  
 PARCEL 23 (2 LEED Certified Green Buildings)  
 (Prop. Shopping Center- Retail, Restaurants, Offices)  
 Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 20729  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	B-1	10004
DATE: MAR. 2017 JUNE, 2014	TAX MAP - GRID: 34-06	SHEET: 13 OF 18

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Clarksville Commons - Preliminary, Location: Howard County, Maryland

Sampler No.	Date	Hour	Wind	Temp	Humidity	Barometer	Inspector
1	5/20/13	10:00	SE	64.4	65	30.1	J. Hillis

Depth	Description	Soils and Sampling Notes	Moisture	Specific Gravity	SPT Blows	SPT Blows per Foot
0-10"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.	No groundwater encountered while drilling.	18.2	2.65	10	2.3-3
10-15"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	3.4-5
15-20"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	4.0-10
20-30"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	10.0-8
30-40"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	10.0-55"

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Clarksville Commons - Preliminary, Location: Howard County, Maryland

Sampler No.	Date	Hour	Wind	Temp	Humidity	Barometer	Inspector
2	5/20/13	10:00	SE	64.4	65	30.1	J. Hillis

Depth	Description	Soils and Sampling Notes	Moisture	Specific Gravity	SPT Blows	SPT Blows per Foot
0-10"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.	No groundwater encountered while drilling.	18.2	2.65	10	2.3-4
10-15"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	4.0-7
15-20"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	3.7-5
20-30"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	6.0-24"
30-40"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	50"

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Clarksville Commons - Preliminary, Location: Howard County, Maryland

Sampler No.	Date	Hour	Wind	Temp	Humidity	Barometer	Inspector
3	5/21/13	10:00	SE	67.2	62	30.1	J. Hillis

Depth	Description	Soils and Sampling Notes	Moisture	Specific Gravity	SPT Blows	SPT Blows per Foot
0-10"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.	No groundwater encountered while drilling.	18.2	2.65	10	2.3-9
10-15"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	3.0-4
15-20"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	3.4-3
20-30"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	5.6-4
30-40"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	4.0-4
40-50"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	4.4-3

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Clarksville Commons - Preliminary, Location: Howard County, Maryland

Sampler No.	Date	Hour	Wind	Temp	Humidity	Barometer	Inspector
4	5/21/13	10:00	SE	68.5	60	30.1	J. Hillis

Depth	Description	Soils and Sampling Notes	Moisture	Specific Gravity	SPT Blows	SPT Blows per Foot
0-10"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.	No groundwater encountered while drilling.	18.2	2.65	10	2.4-4
10-15"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	3.0-3
15-20"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	2.5-6
20-30"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	5.0-5
30-40"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	2.3-3

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Clarksville Commons - Preliminary, Location: Howard County, Maryland

Sampler No.	Date	Hour	Wind	Temp	Humidity	Barometer	Inspector
5	5/21/13	10:00	SE	67.4	62	30.1	J. Hillis

Depth	Description	Soils and Sampling Notes	Moisture	Specific Gravity	SPT Blows	SPT Blows per Foot
0-10"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.	No groundwater encountered while drilling.	18.2	2.65	10	2.4-4
10-15"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	2.0-3
15-20"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	2.0-2
20-30"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	2.0-3
30-40"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	2.0-3

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Clarksville Commons - Preliminary, Location: Howard County, Maryland

Sampler No.	Date	Hour	Wind	Temp	Humidity	Barometer	Inspector
6	5/21/13	10:00	SE	67.7	62	30.1	J. Hillis

Depth	Description	Soils and Sampling Notes	Moisture	Specific Gravity	SPT Blows	SPT Blows per Foot
0-10"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.	No groundwater encountered while drilling.	18.2	2.65	10	6.0-6
10-15"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	6.5-4
15-20"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	5.3-3
20-30"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	3.9-5
30-40"	Dark brown, moist, loamy sandy silt, trace mica (M). Possible silt.		18.2	2.65	10	5.0-3

OPERATION AND MAINTENANCE SCHEDULE FOR STORM-CRETE

REGULAR INSPECTION OF THE STORM-CRETE SYSTEM IS CRITICAL TO DEVELOPING A SITE SPECIFIC MAINTENANCE PROGRAM. INSPECTION SHOULD BE PERFORMED SEVERAL TIMES IN THE FIRST SIX MONTHS AND THEN 2-4 TIMES PER YEAR DEPENDING UPON THE INTENSITY OF USE.

CONFIRM 'GOOD HOUSEKEEPING' PRACTICES ARE IN PLACE DO NOT STORE MATERIALS SUCH AS SAND/SALT, MULCH, SOIL, YARD WASTE, AND OTHER STOCK PILES ON STORM-CRETE SURFACES OR IN SUCH A WAY THAT THE MATERIAL CAN BE WASHED OR BLOWN ON TO STORM-CRETE.

DURING INSPECTION NOTE THE ACCUMULATION OF SEDIMENT AND DEBRIS. VOIDS SHOULD BE CHECKED FOR ACCUMULATION OF FINE MATERIAL. THIS WILL AID IN DETERMINING PROPER VACUUM SWEEPING FREQUENCY AND THE ABILITY TO TARGET AREAS WITH HIGHER ACCUMULATION RATES.

INSPECT FOR SURFACE DEFICIENCIES (I.E. RAVELING, SPALLING, CRACKING, ETC.)  
 INSPECT FOR EVIDENCE OF PONDSING (I.E. STAINING OR UNUSUAL LIGHT SEDIMENT OR DEPOSITS)  
 INSPECT FOR EVIDENCE OF RUN-ON FROM PERIMETER UNPAVED AREAS OR NEARBY EROSION.  
 INSPECT FOR EVIDENCE OF ACCIDENTAL OR ILLICIT SPILLAGE.  
 MAINTAIN A LOG DETAILING ALL INSPECTION AND MAINTENANCE ACTIVITIES.

VACUUM SWEEPING:  
 VACUUM A MINIMUM OF 2 TIMES PER YEAR IS RECOMMENDED FOR MOST INSTALLATIONS. SITE SPECIFICS (LAND USE, CLIMATE, TREE COVER, SITE CONDITIONS, PAVEMENT PRACTICES, CONSTRUCTION ACTIVITIES, ETC.) ALONG WITH DATA FROM REGULAR INSPECTIONS WILL ULTIMATELY DETERMINE HOW FREQUENTLY THE SURFACE SHOULD BE VACUUMED. SOME LARGE COMMERCIAL FRANCHISE STORES REQUIRE ROUTINE (I.E. NIGHTLY) CLEANING OF ALL PAVEMENTS WHICH CAN BE IDEAL FOR POROUS PAVEMENTS. MINIMUM VACUUM CLEANING SHOULD OCCUR IN SPRING (AFTER SNOW MELT), SPRING CLEAN-UP AND FALL (AFTER LEAF DROP). ADDITIONAL CLEANING SHOULD BE SCHEDULED ANY TIME ACCUMULATED SEDIMENT / DEBRIS IS VISIBLE ON SURFACE.

FOCUSED VACUUM AND WATER PRESSURE:  
 POWER-WASHING CAN BE AN EFFECTIVE TOOL FOR UNBLOCKING PLUGGED AREAS. SHOULD BE USED IN CONJUNCTION WITH A FOCUSED, HIGH VELOCITY VACUUM HEAD SO THAT DEBRIS IS REMOVED AND NOT JUST DISPLACED. POWER-WASHING SHOULD OCCUR AT MID PRESSURE TYPICALLY LESS THAN 500 PSI AND AT LOW ANGLE (45 DEGREES) TO DRIVE MATERIALS OUT OF VOID SPACE, INSTEAD OF DEEPER CLOGGING. (IN THE EVENT THAT A STORM-CRETE UNIT BECOMES DAMAGED OR PLUGGED BEYOND THE LIMITS OF IN-SITE REHABILITATION, THE PANEL CAN BE LIFTED FOR REPLACEMENT OR ADDITIONAL REHAB PROCEDURES.)

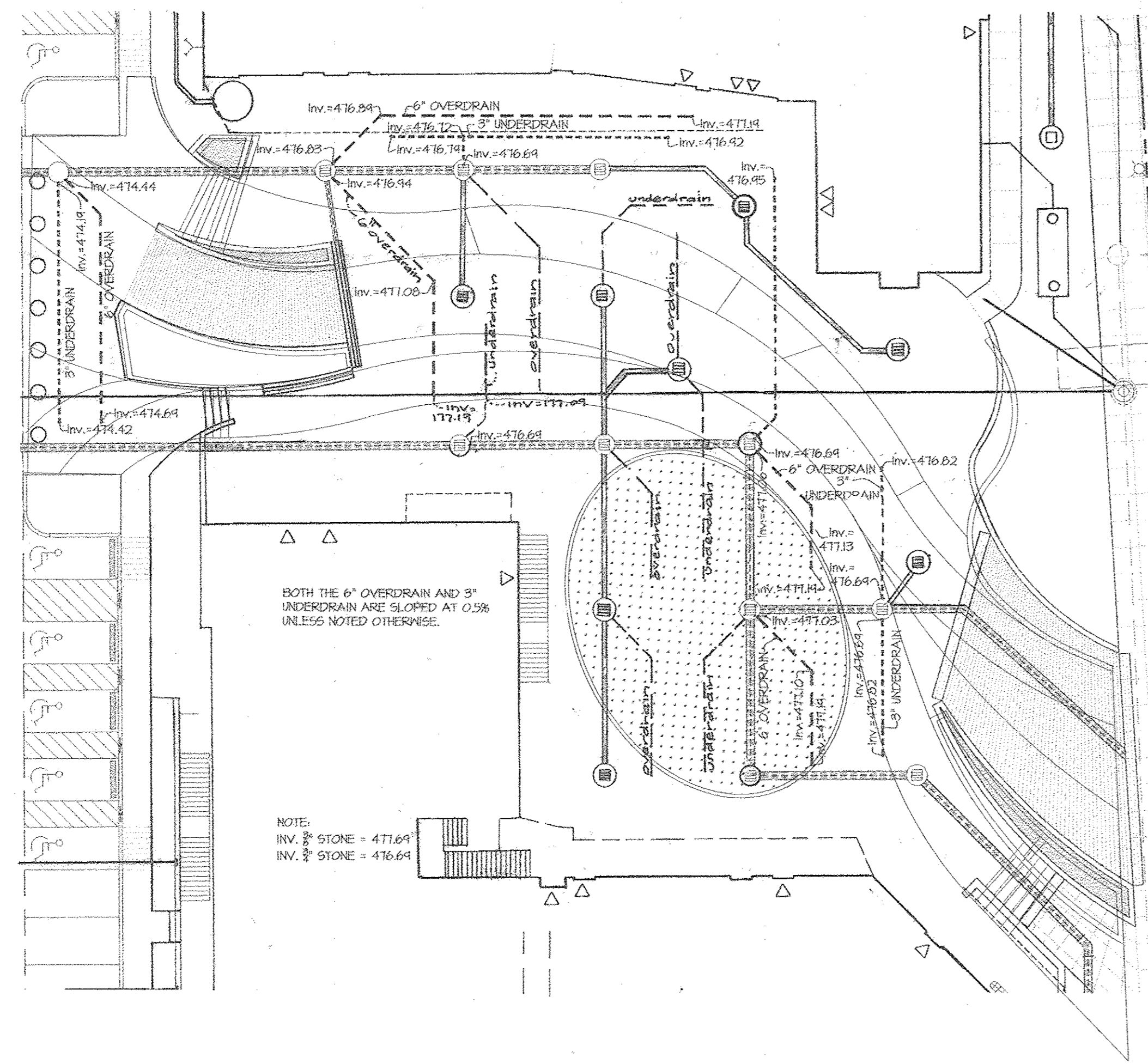
REMOVAL AND REPLACEMENT SHOULD BE COMPLETED USING STORM-CRETE LIFTING SANDWICHES. REFERENCE THE STORM-CRETE INSTALLATION MANUAL FOR PROPER HANDLING INSTRUCTIONS. (ADDITIONAL REHABILITATION PROCEDURES COULD INCLUDE SOAKING, AIR OR WATER PRESSURE APPLIED FROM THE UNDERSIDE OF UNIT, LIGHT VIBRATION / PERCUSSION, ETC.)

BLOWER & WATER WATER PRESSURE:  
 A HIGH-POWERED BACKPACK BLOWER (SIMILAR TO A SNOW BLOWER) CAN BE USED WITH A SHIRL PATTERN TO LOOSEN SEDIMENT AND DEBRIS LOGGED INTO THE STORM-CRETE SYSTEM. A VACUUM CAN BE USED TO REMOVE THE MATERIAL DISLODGED BY THE BLOWER. IN ADDITION, HIGH PRESSURE WATER CAN BE USED IN CONJUNCTION WITH THE BLOWER.

WINTER MAINTENANCE / SNOW REMOVAL:  
 DE-IKING & CHEMICALS:  
 IF AT ALL POSSIBLE AVOID APPLYING SAND TO STORM-CRETE SURFACES.  
 THE MINIMUM AMOUNT OF DEIKING CHEMICALS SHOULD BE USED.

FLOWING & SNOW REMOVAL:  
 SNOW CAN BE REMOVED USING CONVENTIONAL FLOW BLADES EQUIPPED WITH SHOES. WELL MAINTAINED FLOW BLADES CAN PREVENT DAMAGE TO POROUS SURFACE. BACK DRAINING IS NOT RECOMMENDED. WHERE POSSIBLE, FLOW PASSES SHOULD BE MADE AT A 45-DEGREE ANGLE TO THE SLAB JOINTS.

OFFICER TRAINING: SNOW REMOVAL OPERATORS SHOULD BE AWARE OF THE PRESENCE OF THE STORM-CRETE SYSTEM AND ITS IMPORTANCE TO THE PROPERTY AND ENVIRONMENT.  
 SNOW WITHIN PORES OF POROUS PAVEMENT CAN MAKE THEM APPEAR MORE SNOW COVERED THAN STANDARD IMPERVIOUS PAVEMENTS. POROUS SURFACE SHOULD NOT BE 'OVER WORKED' OR SCRAPED.



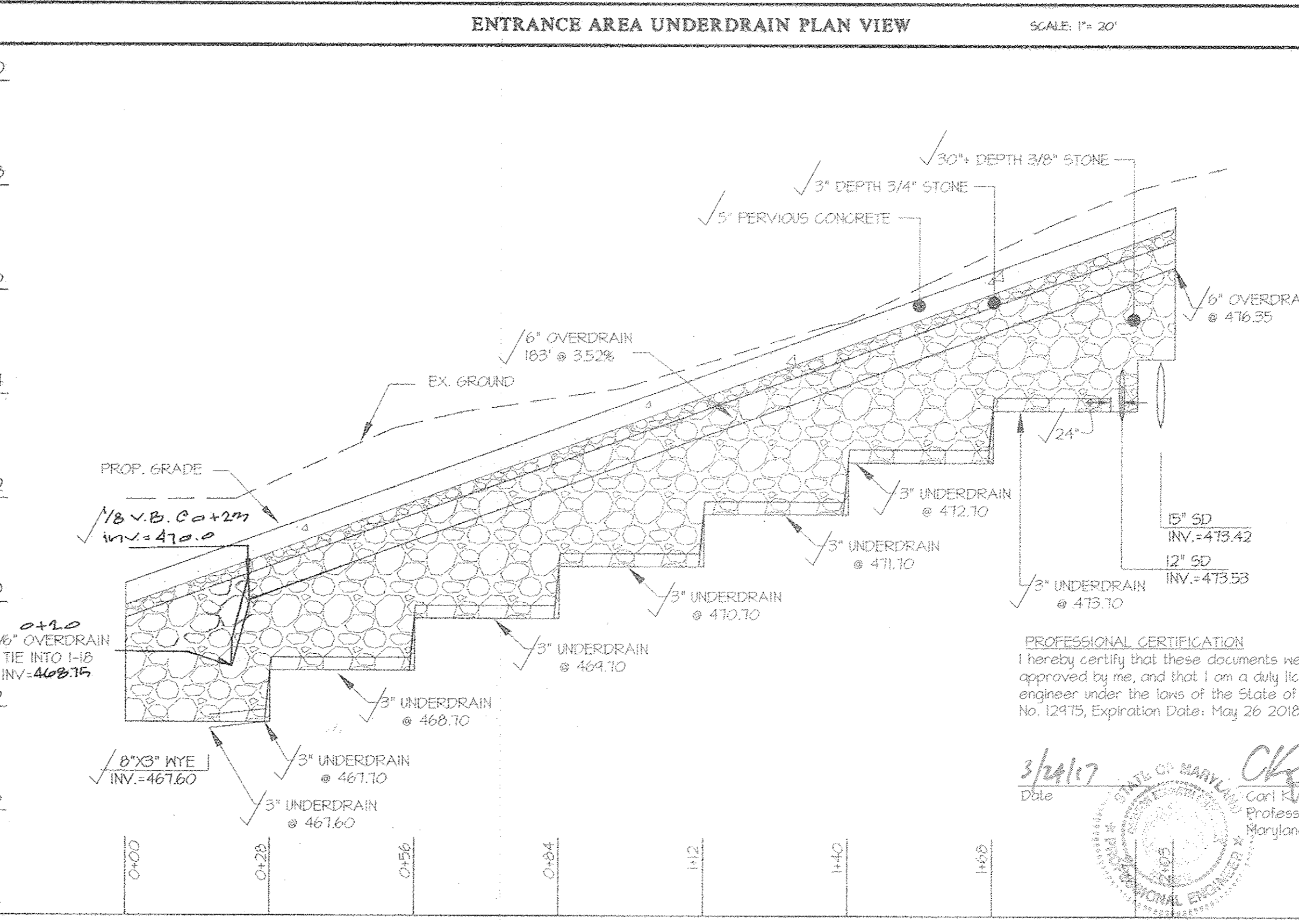
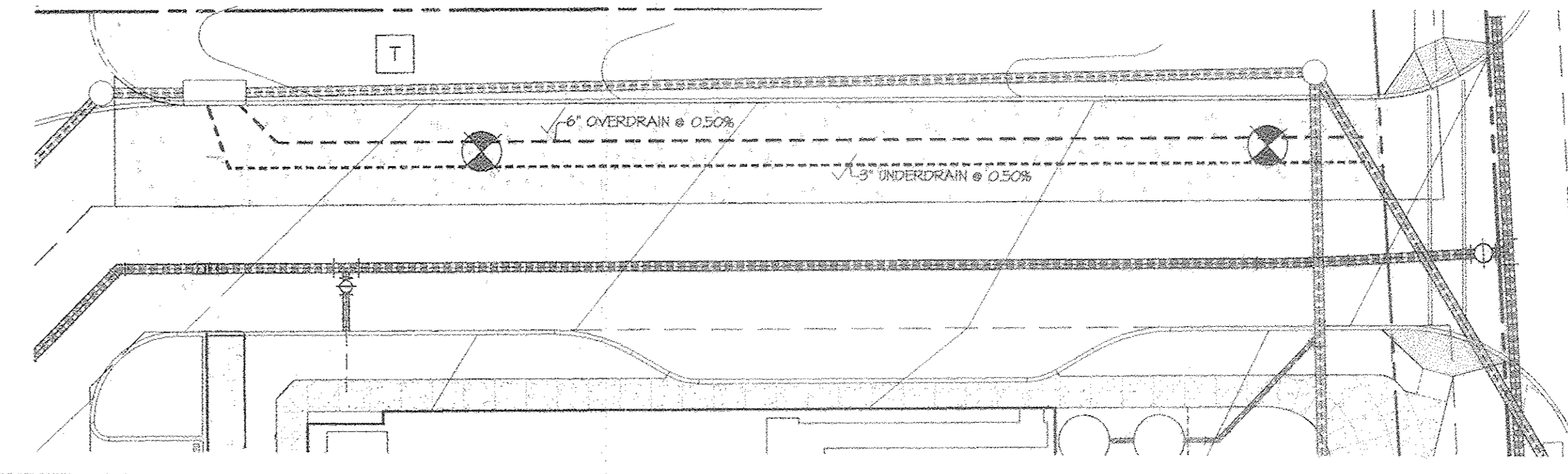
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 4-9-14  
 Chief Development Engineering Division: *[Signature]* Date: 8/1/14

GLWGUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 200 - BIRTONVILLE OFFICE PARK  
 BIRTONVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-588-2524 FAX: 301-421-4186

NOTE:  
 FOR CROSS SECTION OF STORM-CRETE AND PERVIOUS PAVERS, SEE SHEET 4.

NO.	DATE	REVISION
1	10/19/14	Revised underdrain system and title block
2		
3		

PLAZA UNDERDRAIN PLAN VIEW SCALE: 1" = 20'



ASBULTS ENTRANCE AREA UNDERDRAIN PROFILE SCALE: 1" = 20'

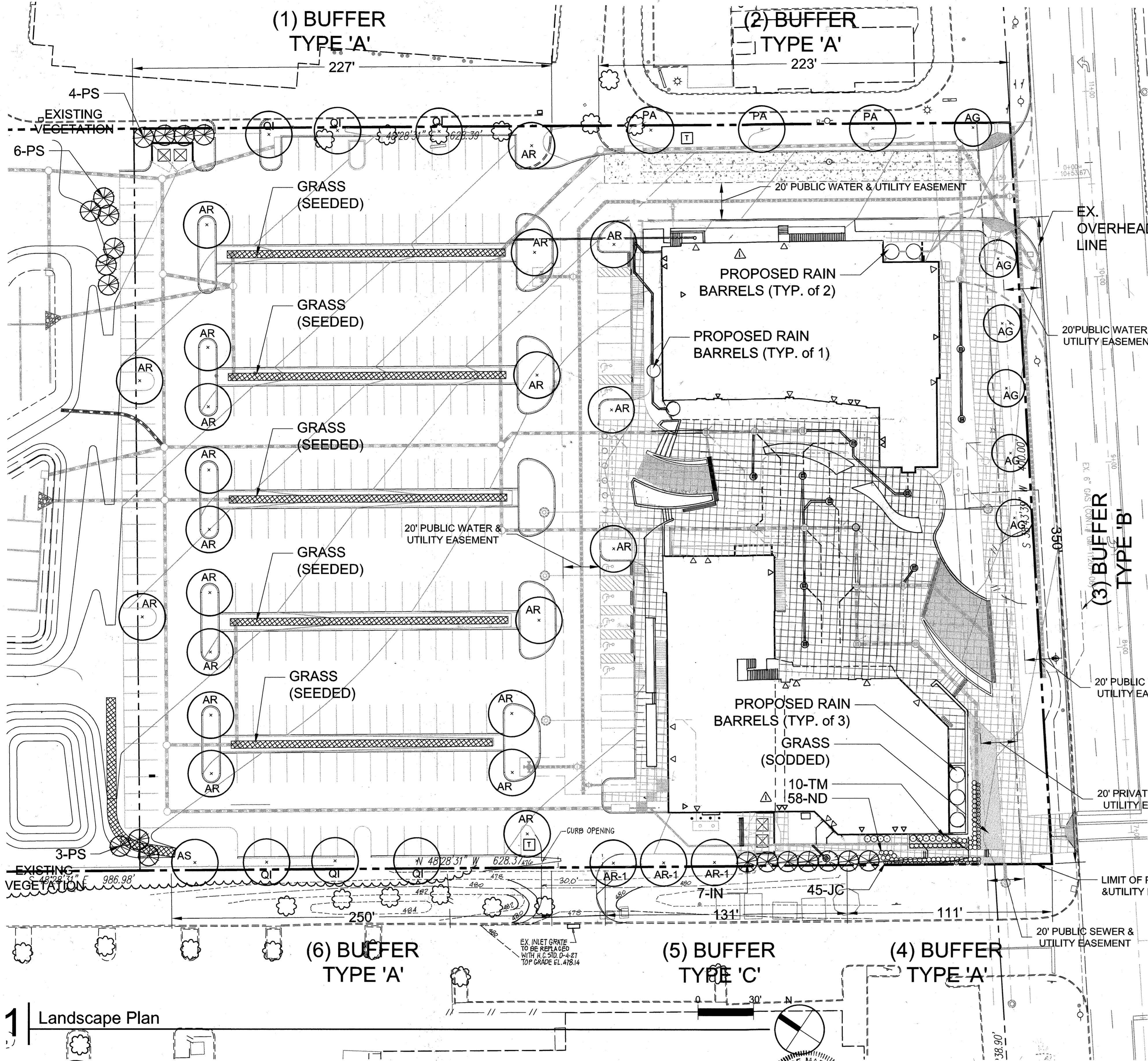
PROFESSIONAL CERTIFICATION  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2018.  
 Date: 3/24/14  
 Carl R. Gutschick  
 Professional Engineer  
 Maryland Reg. No. 12475

PREPARED FOR:  
 OWNER: Howard County, MD  
 DEVELOPER: GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 20129  
 Attn: George & Holly Stone  
 391-304-2090

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. 72975, EXPIRATION DATE: MAY 26, 2018.  
 Date: 7/21/14

UNDERDRAIN DETAILS  
 CLARKSVILLE COMMONS  
 PARCEL 23 (2 LEED Certified Green Buildings)  
 (Prop. Shopping Center- Retail, Restaurants and Offices)  
 Liber 13314 Fofo 199  
 12240 Clarksville Pike, Clarksville MD 20129  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	B-1	10004
DATE	TAX MAP - GRID	SHEET
MAY 2014	34-06	14 OF 18



**SCHEDULE A + B**

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES						TOTAL REQUIRED
		BUFFER #3 (TYPE B)	BUFFER #1 (TYPE A)	BUFFER #2 (TYPE A)	BUFFER #4 (TYPE A)	BUFFER #5 (TYPE C)	BUFFER #6 (TYPE A)	
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	350'	183'	223'	111'	131'	250'	44'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED								
SHADE TREES	7	3	4	2	3	4	1	24
EVERGREEN TREES	9	0	0	0	7	0	2	18
SHRUBS	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED								
SHADE TREES	7 (1)	3	4	0	3	4	0	21
EVERGREEN TREES	9 (2)	0	0	0	7	0	4 (4)	20
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	85	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	(3)	0	0	0	85
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	(1) 5 OF THE REQUIRED SHADE TREES WILL BE PROVIDED ALONG THE FRONTAGE AND 2 WILL BE PROVIDED WITHIN THE PARKING LOT. (2) THE 9 EVERGREEN TREES WILL BE PROVIDED ALONG THE WEST EDGE OF THE PARKING LOT. (3) 85 SHRUBS WILL BE SUBSTITUTED FOR THE 2 SHADE TREES IN A BED ADJACENT TO THE BUILDING. THE SHADE TREES WOULD NOT HAVE SURVIVED IN THE SPACE AVAILABLE. (4) 2 OF THE EVERGREEN TREES ARE SUBSTITUTIONS FOR THE 1 REQUIRED SHADE TREE.							

SCHEDULE B	
PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	263
NUMBER OF TREES REQUIRED	13
NUMBER OF TREES PROVIDED	19 (1)

(1) OF THE 19 SHADE TREES BEING PROVIDED, 2 ARE FOR SATISFYING BUFFER #3 AND 6 ARE TO MEET THE CONDITIONS IMPOSED AS PART OF THE APPROVAL OF WP 13-180.

SURETY CALCULATIONS  
 43 SHADE TREES @ \$300 PER TREE = \$12,900  
 6 EVERGREEN TREES @ \$150 PER TREE = \$900  
 TOTAL SURETY = \$13,800

43 SHADE TREES ARE BEING BONDED TO SATISFY THE FOLLOWING OBLIGATIONS: 24 FOR PERIMETER PLANTING, 13 FOR PARKING LOT LANDSCAPING, AND 6 FOR THE REMOVAL OF 3 SPECIMEN TREES UNDER WP 13-180.

**PLANT SCHEDULE**

TREES					
6	AG	Acer ginnala / Amur Maple	2.5" Cal.	B&B	Straight Central Leader
21	AR	Acer rubrum 'October Glory' / October Glory Red Maple	2.5" Cal.	B&B	Straight Central Leader
3	AR-1	Acer rubrum 'Armstrong' / Armstrong Red Maple	2.5" Cal.	B&B	Straight Central Leader
1	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B	Straight Central Leader
7	IN	Ilex 'Nellie R. Stevens' / Nellie Stevens Holly	6' HT.	B&B	Straight Central Leader
3	PA	Platanus x acerifolia 'Bloodgood' / London Planetree	2.5" Cal.	B&B	Straight Central Leader
13	PS	Pinus Strobus / Eastern White Pine	10' HT.	B&B	Straight Central Leader
6	QI	Quercus imbricaria / Shingle Oak	2.5" Cal.	B&B	Straight Central Leader
SHRUBS					
45	JC	Juniperus conferta / Shore Juniper	#3	Cont.	24" Spd.
58	ND	Nandina d. 'Harbor Dwarf' / Harbor Dwarf Nandina	#3	Cont.	18" Spd.
10	TM	Taxus media 'Hicksii' / Hicks Yew	3 gal.	Cont.	36" O.C.

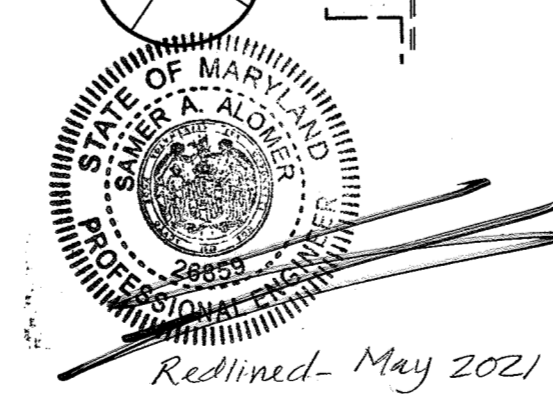
On June 24, 2014, OPZ approved alternative compliance to the following Landscape Manual requirements:  
 1. Reduce the minimum parking island width from 12 feet to 10 feet measured from face of curb to face of curb; and  
 2. The alternative placement of required front perimeter landscaping along the right-of-way of Clarksville Pike/Route 10B; and  
 3. The number of required street trees along the right-of-way Clarksville Pike/Route 10B.  
 Alternative landscaping proposals include:  
 • Larger islands in the portion of the parking lot closer to the buildings, which will allow additional growing area for trees within these islands;  
 • Two (2) shade trees required for front perimeter landscaping have been provided as additional landscape trees within the parking lot;  
 • Nine (9) evergreen trees required for front perimeter moved to the northwest corner of parking area  
 • 25 additional shrubs planted on the south elevation of the building and  
 • Hardscape plaza with water features and seasonally changing planters with cast walls.

THIS PLAN IS FOR PLANTING PURPOSES ONLY.

**1 Landscape Plan**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 5-4-14  
 Chief, Division of Land Development: *[Signature]* Date: 5/4/14  
 Chief, Development Engineering Division: *[Signature]* Date: 5/4/14

DEVELOPER'S / OWNER'S LANDSCAPE CERTIFICATE  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 Developer's Name: *George Stone* DATE: *7/30/14*



**MAHAN RYKIEL**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN & PLANNING

DES. WT DRN. XXX CHK. SR

DATE	REVISION	BY	APPR.
10.14.15	Revised inlets, Planter beds, walks for means of access	MM	SA
MAY 2021	ADDED DRIVEWAY ENTRANCE & SHOW AS-BUILT CONDITION ON ADJACENT PARCEL 'A' (SDP-90-022)	MM	SA

PREPARED FOR:  
 OWNER: HOWARD COUNTY, MD  
 DEVELOPER: GREENSTONE VENTURES  
 3430 COURTHOUSE DRIVE  
 ELLICOTT CITY, MD 21043  
 ATTN: GEORGE & HOLLY STONE  
 301-854-2090



LANDSCAPE PLAN  
**CLARKSVILLE COMMONS**  
 PARCEL 23  
 LIBER 12205 FOLIO 374  
 12204 CLARKSVILLE PIKE, CLARKSVILLE, MD 21029

NO ASBUILT INFORMATION 03/24/2017

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	B-1	10-004
DATE	TAX MAP - GRID	SHEET
MAY 2014	34-06	15 of 18

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the Architectural Review Committee.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3"	3.5'4"-16'	6"-8"	32" diameter
3.5"	4'14"-16'	8"-10"	36" diameter
4"	4.5'16"-18'	8"-10"	40" diameter
4.5"	5'16"-17'	10"-12"	44" diameter
5"	5.5'16"-20'	10"-12"	48" diameter
5.5"	6'18"-20'	12"-14"	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The Architectural Review Committee may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3.5" cal.	32"	64"	28"
3.5" - 4" cal.	36"	72"	32"
4" - 4.5" cal.	40"	80"	36"
4.5" - 5" cal.	44"	88"	40"
5" - 5.5" cal.	48"	96"	44"
5.5" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in

diameter shall be painted with an approved antiseptic tree wound dressing.

All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The Architectural Review Committee shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

SHA LANDSCAPE NOTES

SHA Landscape Note 7.0

To ensure the use of approved materials and conformance with SHA construction methods during construction, landscape plans shall include certain standard notes.

Chapter 7 describes the conditions and provides the exact text of the notes that shall be included on landscape plans when landscaped areas of the SHA right of way are impacted by construction.

When SHA Landscape Notes are required for a project, the text of each required note shall be shown on the landscape plan under a single prominent heading as part of a single list or within a single text box. Notes that do not apply to a project shall not be included.

The title provided for the SHA Landscape Notes, and the text of all required notes, shall reproduce the italicized text shown in Chapter 7.

SHA Landscape Note 7.1

Title for SHA Landscape Notes

When SHA Landscape Notes are required, the following title shall be shown on the plans, and all required notes shall be included underneath it: "SHA LANDSCAPE NOTES"

SHA Landscape Note 7.2

SHA Standard Specifications

SHA Standard Specifications. Landscape construction and materials installed within the Maryland State Highway Administration right of way shall conform to SHA 2008 Standard Specifications for Construction and Materials, which shall supersede all other specifications approved for the project within the SHA right of way. Landscape construction shall conform to Sections 701 thru 716, and landscape materials shall conform to Section 920.

SHA Landscape Note 7.3

Erosion and Sediment Control Manager

Soil Restoration. Areas of excavation or drilling in landscaped areas of the SHA right of way shall remove excavated materials and debris, and restore the subgrade with approved subsoil. A layer of approved topsoil at least 4 inch depth shall be placed on all disturbed areas prior to seeding, sodding or other landscaping. Subsoil and topsoil shall be placed in conformance with Section 701 of the SHA Standard Specifications.

SHA Landscape Note 7.7

Soil Restoration

Soil Restoration. Areas of excavation or drilling in landscaped areas of the SHA right of way shall remove excavated materials and debris, and restore the subgrade with approved subsoil. A layer of approved topsoil at least 4 inch depth shall be placed on all disturbed areas prior to seeding, sodding or other landscaping. Subsoil and topsoil shall be placed in conformance with Section 701 of the SHA Standard Specifications.

SHA Landscape Note 7.10

Turfgrass Sod Establishment

"Turfgrass Sod Establishment shall be performed in all disturbed areas of the SHA right of way, or within the areas indicated in the plans, in conformance with Section 708 of the SHA Standard Specifications"

LANDSCAPE NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.

2. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.

3. PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.

4. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.

5. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.

6. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDING IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.

7. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.

8. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.

9. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER, AND UTILITY EASEMENT.

10. "SCHEDULE-A", "SCHEDULE-D" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$14,700.00 FOR THE FOLLOWING PLANTS:

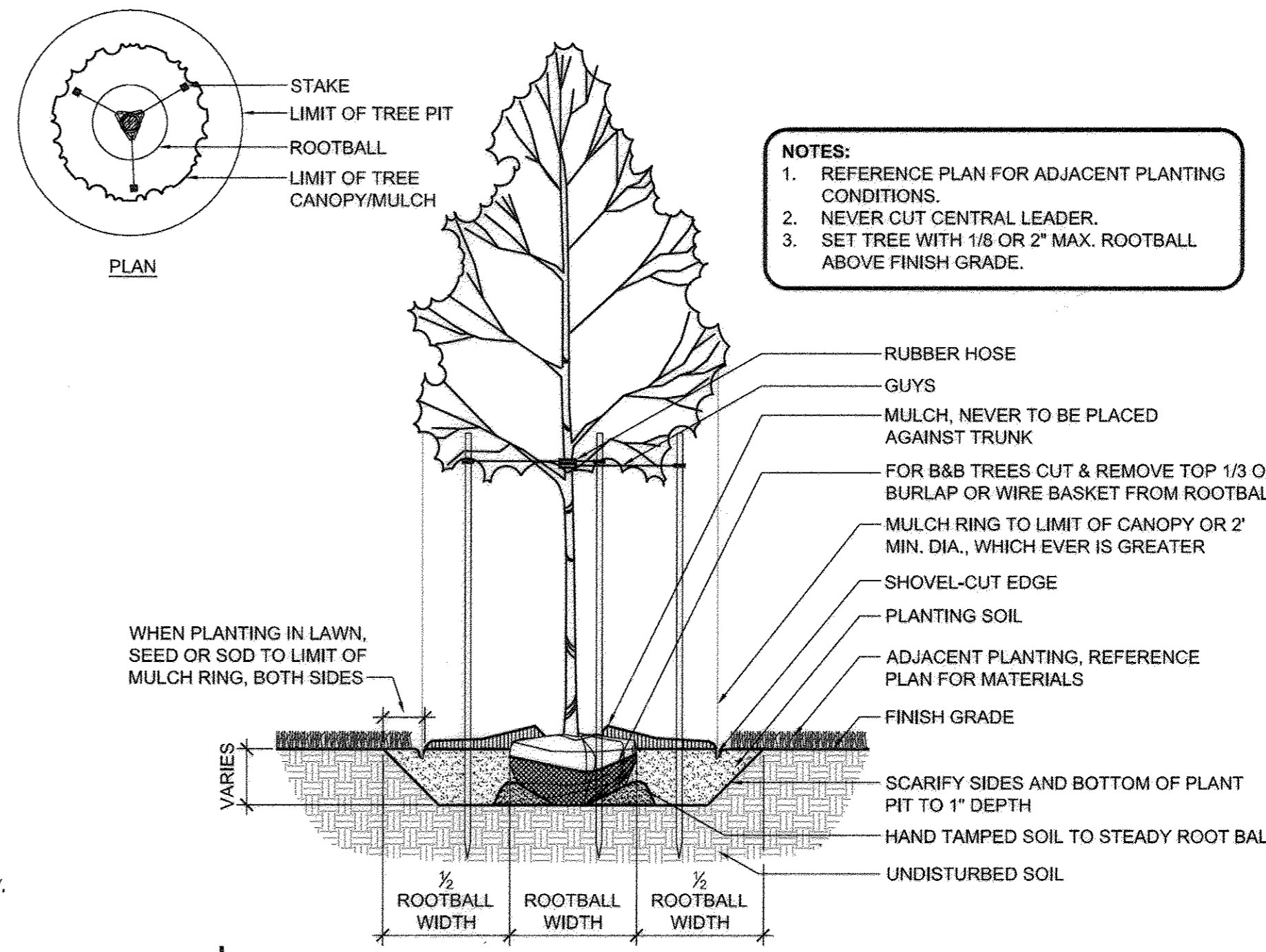
43 SHADE TREES AT \$300/TREE = \$12,900.00  
16 EVERGREEN TREES AT \$150/TREE = \$2,400.00

11. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN WILL RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

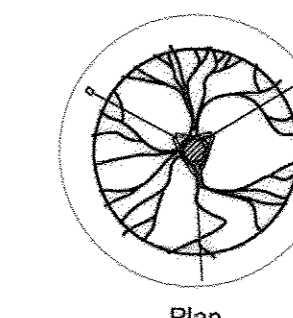
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

THE OWNER, TENANTS, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH (41) SHADE TREES, (0) ORNAMENTAL TREES, (16) EVERGREEN TREES, AND (0) SHRUBS PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$14,700 WITH THE DPW, DEVELOPER'S AGREEMENT.

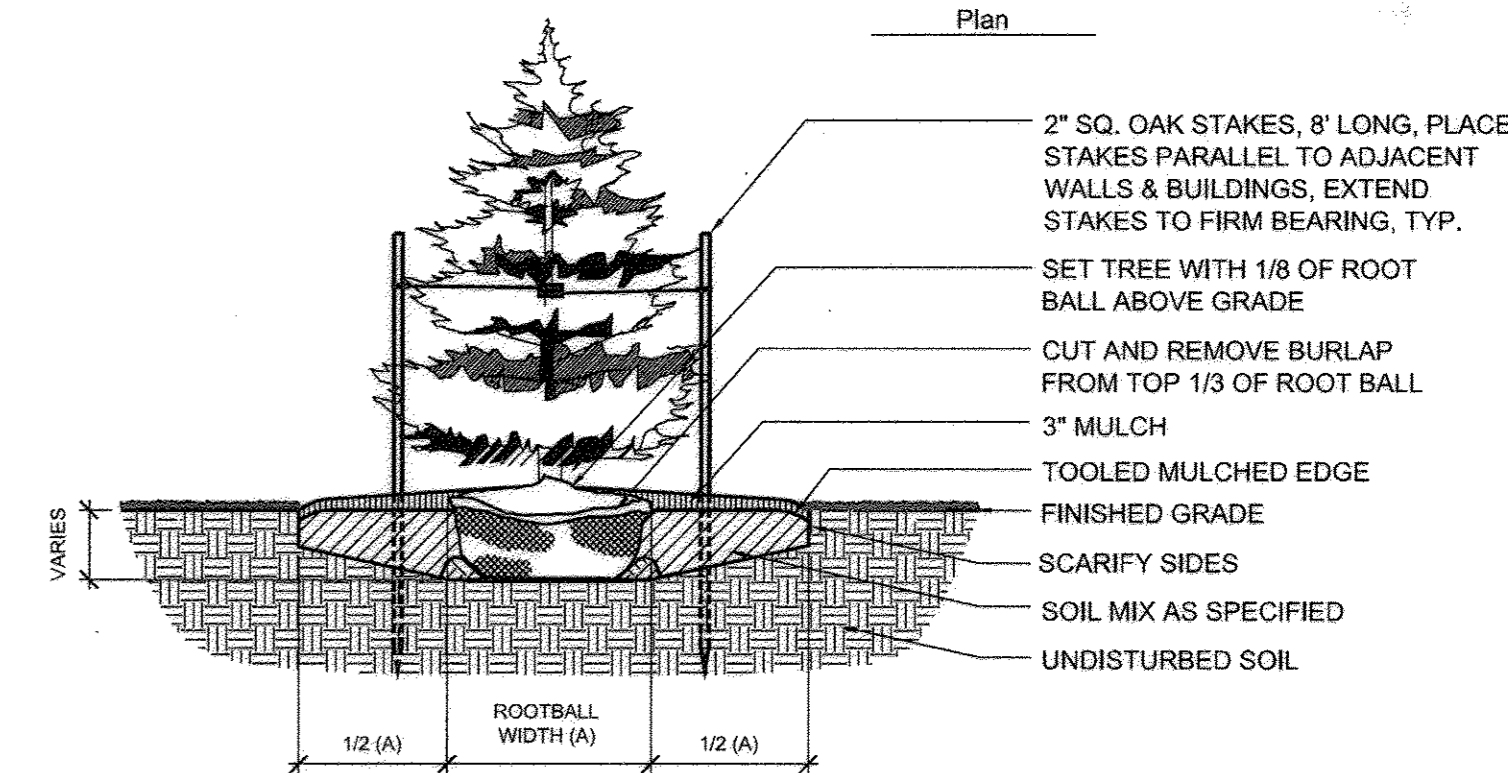


1 | Deciduous Tree Planting (Typ.)



Notes:

- NEVER CUT CENTRAL LEADER.
- FOR PLANTS IN WIRE BASKETS, REFER TO SPECIFICATIONS.
- TREES TO HAVE SINGLE LEADER.
- CUT AND REMOVE TOP HALF OF WIRE BASKETS.
- DO NOT PLACE MULCH AGAINST TRUNK.



2 | Evergreen Tree Planting (Typ.)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 8-4-14

Chief, Division of Land Development: *[Signature]* Date: 8/4/14

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

DEVELOPER'S / OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S / NAME: *[Signature]* DATE: 7/30/14

MAHAN RYKIEL  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN & PLANNING

DES. WT DRN. XXX CHK. SR

PREPARED FOR:

OWNER	DEVELOPER
HOWARD COUNTY, MD 3430 COURTHOUSE DRIVE ELLICOTT CITY, MD 21043 301-313-2022	GREENSTONE VENTURES 13220 WESTMEATH LANE CLARKSVILLE, MD 21029 ATTN: GEORGE & HOLLY STONE 301-684-2000

STATE OF MARYLAND  
REGISTERED LANDSCAPE ARCHITECT  
Mahan Rykiel

LANDSCAPE PLAN  
CLARKSVILLE COMMONS  
PARCEL 23  
LIBER 12205 FOLIO 374  
12204 CLARKSVILLE PIKE, CLARKSVILLE, MD 21029

NO AS-BUILT INFORMATION 03/24/2017

SCALE: no scale  
ZONING: B-1  
DATE: MAY 2014  
TAX MAP - GRID: 34-06  
SHEET: 16 of 18

G. L. W. FILE NO. 10-004

THIS PLAN IS FOR PLANTING PURPOSES ONLY.



**FOREST CONSERVATION WORKSHEET**

Project Name: **CLARKSVILLE COMMONS** DPZ File No. **SDP-13-079**

1 Site Data		Acreage
A.	Gross Site Area	5.76
B.	Area within 100-yr floodplain, if any	0.00
C.	Area of existing easement for major utility transmission lines, if any	0.00
D.	Area of external public road (frontage) dedication, if any	0.00
E.	Net Tract Area	5.76
F.	Land Use Category	Commercial

2 Input Data		
A.	Net Tract Area	5.76
B.	Reforestation Threshold (percent of net tract = 15%)	0.86
C.	Afforestation Threshold (percent of net tract = 15%)	0.86
D.	Existing Forest on Net Tract Area	0.52
E.	Forest Clearing on Net Tract Area	0.52
F.	Forest Retention on Net Tract Area	0.00

3 Reforestation and/or Afforestation Calculations		
A.	Net tract forest clearing above reforestation threshold, if applicable	0.00
B.	Net tract forest clearing below reforestation threshold, if applicable	0.52
C.	Planting up to afforestation threshold, if applicable	0.35
D.	Reforestation planting required for clearing above threshold (3A x 0.25)	0.00
E.	Reforestation planting required for clearing below threshold (3B x 2.0)	1.03
F.	Net tract forest retention above reforestation threshold (2F-2B, available credit)	0.00
G.	Total reforestation planting required (3C+3D+3E - 3F)	1.38

**FCP NOTES:**

- NO FOREST CONSERVATION EASEMENT ARE RECORDED ON THIS SITE.
- AT LEAST 130 ACRES OF OFF-SITE FOREST CONSERVATION EASEMENT HAS BEEN PURCHASED FROM MAPLEWOOD FARMS, HOWARD COUNTY FILE NUMBER F 13-060 (AN APPROVED FOREST CONSERVATION BANK) AS RECORDED UNDER PLAT NUMBERS 22666 AND 22667 TO FULFILL THE AFFORESTATION AND REFORESTATION OBLIGATION FOR THIS PROJECT.
- THE DNR WATERSHED DESIGNATION FOR THIS SITE IS O2-B-II (PATUXENT RIVER AREA)

**FOREST CONSERVATION NARRATIVE**

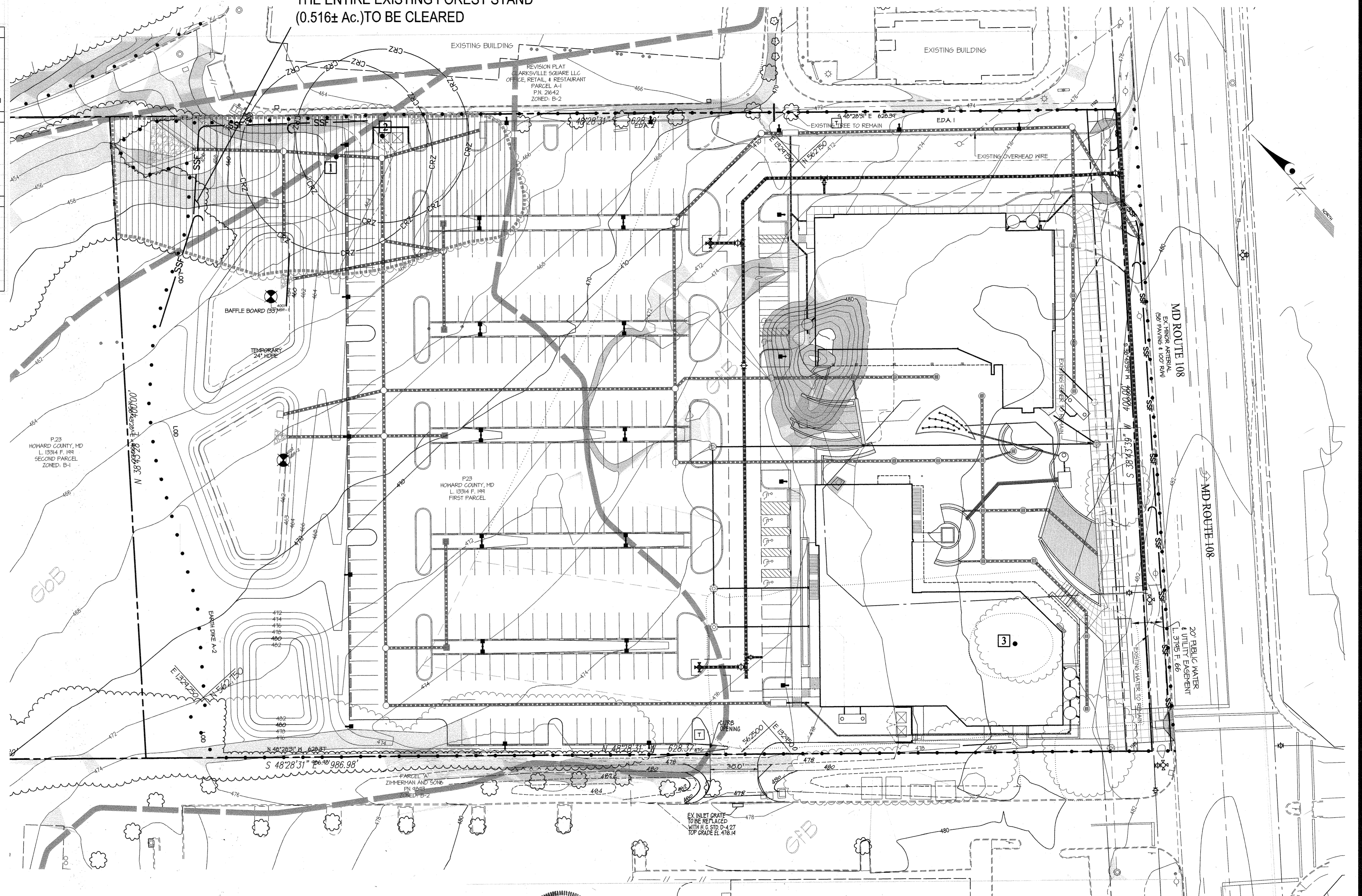
THE NORTHWESTERN PART OF THE SITE CONTAINS A SMALL FORESTED AREA (F1) THAT IS APPROXIMATELY 0.521 ACRES. THIS FOREST CONTAINS PAST THE WEST PROPERTY LINE. F-1 IS A YOUNG SUCCESSIONAL FOREST, COMPRISING OF LOGS, BLACK CHERRY AND HILBERRY WITH AN AVERAGE DBH OF RANGING FROM 8"-14". MOST OF THE TREES ARE IN POOR CONDITION WITH MANY BROKEN BRANCHES AND IN COMPETITION WITH VINE GROWTH. GROUND LEVEL HAS A LOT OF GREENBRIAR, BRANBLE AND HONEYSUCKLE WHICH INDICATES THAT THE AREA IS NOT FULLY SHADED DURING THE GROWING SEASONS.

THE FOREST IS NOT LOCATED WITHIN ENVIRONMENTAL AREAS. IT WOULD NOT BE A HIGH PRIORITY FOREST FOR RETENTION GIVEN ITS CONDITION AND PROXIMITY TO AN ADJACENT RETAIL AREA.

**FCP LEGEND**

- 306 EXISTING CONTOUR
- 366 PROPOSED CONTOUR
- EXISTING TREELINE
- EX. FOREST STAND
- SOIL BOUNDARY
- G6B SOIL TYPE
- TFF TREE PROTECTIO FENCE
- LOD LIMIT OF DISTURBANCE (INITIAL)
- FOREST CLEARINGS (22500 SF)

**THE ENTIRE EXISTING FOREST STAND (0.516± Ac.) TO BE CLEARED**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Deborah Sawyer* Director, Division of Land Development  
 Date: 4/9/14

*Michael B. Tran* Chief, Development Engineering Division  
 Date: 2/4/14

**SIGNIFICANT/SPECIMEN TREE LIST**

NO.	COMMON NAME	BOTANICAL NAME	DBH	CONDITION
1	BOYDELLER MAPLE	ACER NEGUNDO	21/36" (2 TRUNKS)	POOR
2	BLACK CHERRY	PRUNUS SEROTINA	15/30" (2 TRUNKS)	POOR
3	ZELKOVA	ZELKOVA SERRATA	30"	Good

**SOIL TYPES**

G6B	Gladstone Loom, 3 to 8 percent slopes
G6C	Gladstone Loom, 8 to 15 percent slopes
G6B	Gladstone - Urban Land Complex, 0 to 8 percent slopes
G6B	Gladstone - Balle silt loam, 3 to 8 percent slopes



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

PREPARED FOR:  
 OWNER: Howard County, MD  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022

DEVELOPER: GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 20129  
 Attn: George & Holly Stone  
 301-854-2090

**PROFESSIONAL CERTIFICATION**

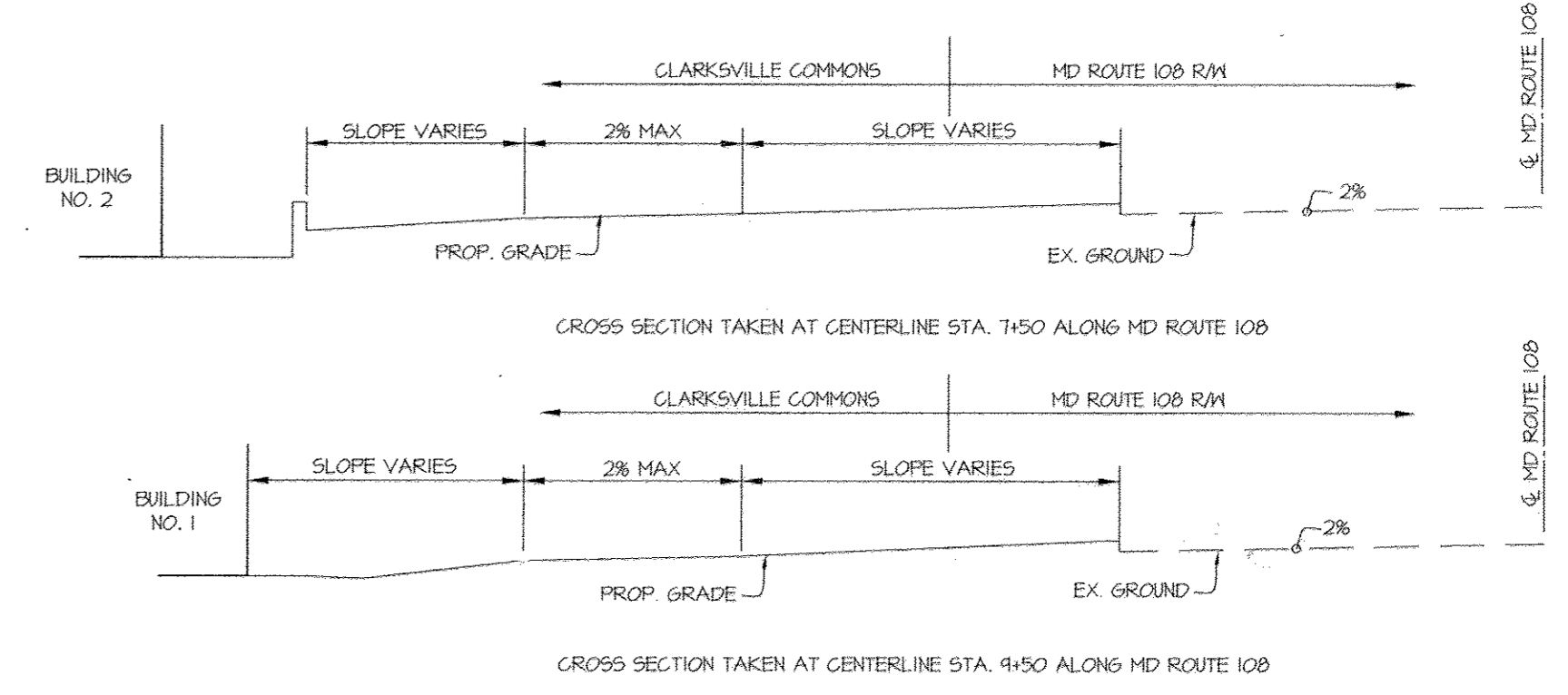
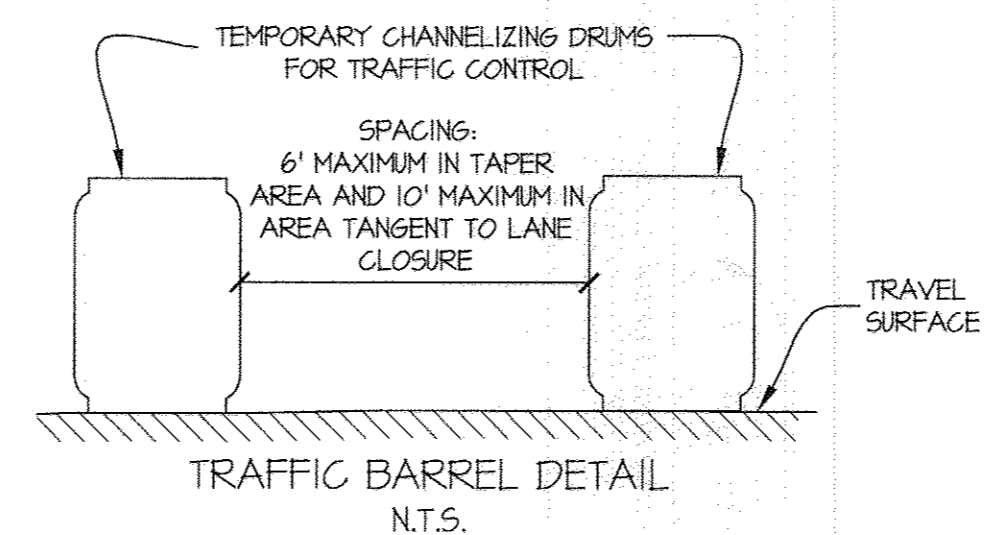
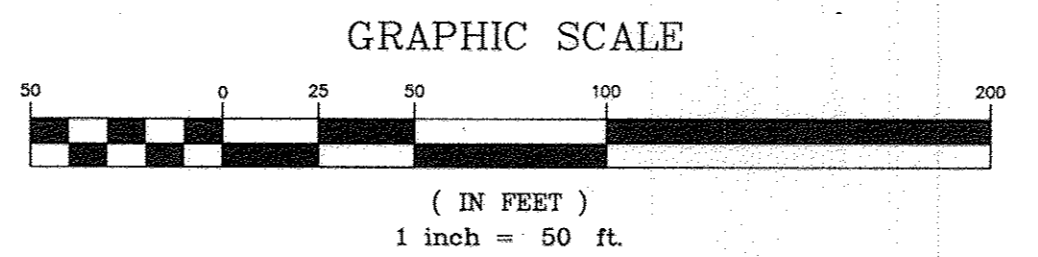
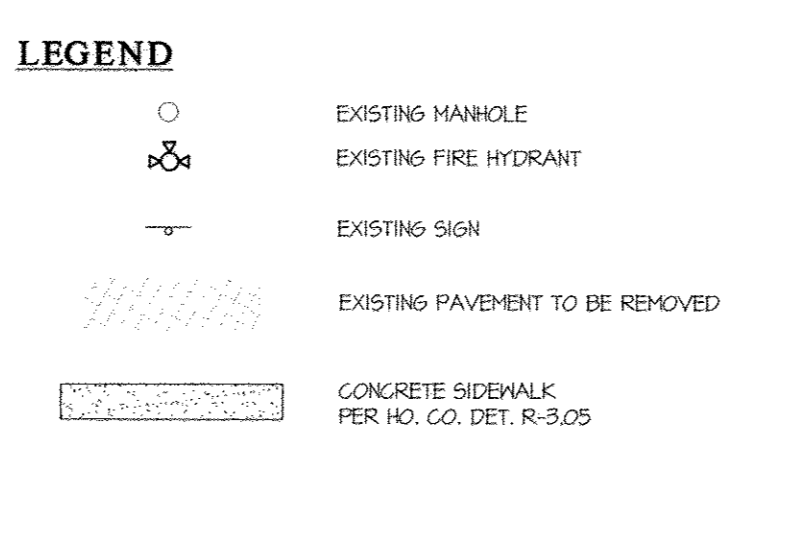
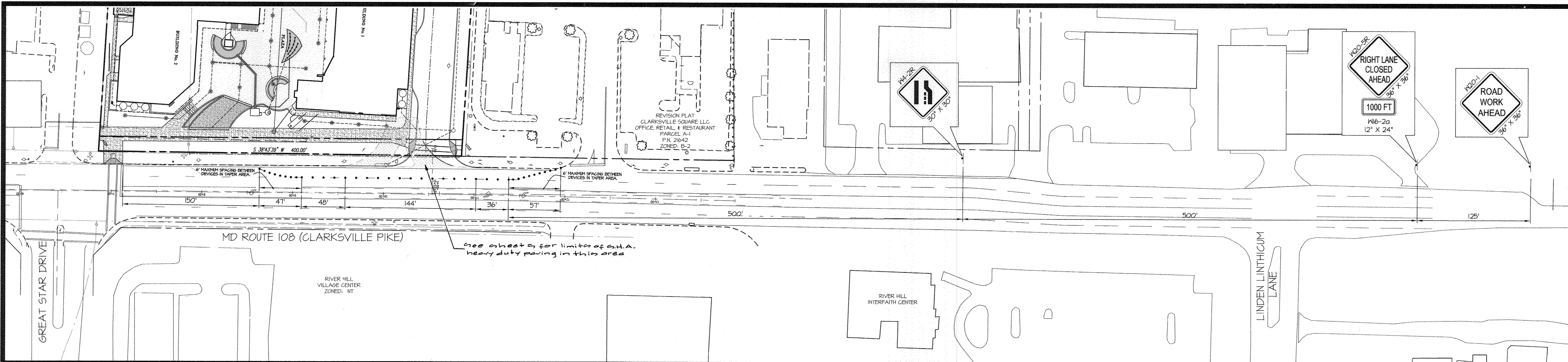
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016

*Michael B. Tran*  
 7/31/14

**FOREST CONSERVATION PLAN**  
**CLARKSVILLE COMMONS**  
**PARCEL 23 (2 LEED Certified Green Buildings)**  
 (Prop. Shopping Center- Retail, Restaurants, Offices)  
 Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 20129  
 HOWARD COUNTY, MARYLAND

NO AS-BUILT INFORMATION 03/24/2017

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	17 OF 18



TYPICAL CROSS SECTION ALONG MD ROUTE 108 NO SCALE

- NOTES:**
- EXISTING PAVEMENT MARKINGS THAT ARE NOT APPROPRIATE FOR TEMPORARY TRAFFIC MOVEMENT SHOULD BE BLACKED OUT WITH BLACK TAPE.
  - ALL PROPOSED LANE CLOSURES SHALL OCCUR BETWEEN THE HOURS OF 9AM AND 3PM.
  - THE ROADWAY MUST BE FULLY RESTORED AT THE END OF EACH WORKDAY.
  - WHEN PAVEMENT DROP-OFFS ARE PRESENT, THE PLACEMENT OF TEMPORARY TRAFFIC CONTROL DEVICES, INCLUDING SIGNS, CHANNELIZING DEVICES, BARRIERS, AS WELL AS SLOPE FILLET WEDGES, SHALL FOLLOW SHA STANDARD Nos. MD 104.06-01, MD 104.06-12, MD 104.06-13, MD 104.06-14, MD 104.06-15 AND MD 104.01-28. THE ENGINEER MAY RECOMMEND ALTERNATIVE METHODS TO PROTECT THE PAVEMENT DROP-OFF AS NEEDED, CONSIDERING FACTORS SUCH AS: PEDESTRIANS, BICYCLE AND TRAFFIC VOLUMES, VEHICLES SPEED, SIZE OF WORK ZONE, DURATION OF WORK, ETC.
  - LIMIT LENGTH OF LANE CLOSURE AND DAILY WORK ZONE TO LENGTH OF PIPE THAT CAN BE INSTALLED IN ONE WORKING DAY, APPROXIMATELY 150 FEET MAXIMUM.
  - ANY ROAD WORK OR TRAFFIC CONTROL ALONG MD SHA MAINTAINED ROADWAYS MUST BE REVIEWED AND APPROVED BY MD SHA.
  - A MINIMUM OF 10' LANES MUST BE MAINTAINED THROUGH THE WORK ZONE.

**TRAFFIC CONTROL SEQUENCE OF CONSTRUCTION**

- INSTALL TEMPORARY TRAFFIC CONTROL DEVICES, I.E. SIGNS, TRAFFIC CONES AND/OR TRAFFIC DRUMS.
- CONSTRUCT PAVEMENT AND UTILITY INSTALLATION AT SITE ENTRANCE.
- UPON COMPLETION OF UTILITY AND PAVING OPERATIONS, SHIFT DRUMS TO EDGE OF EXISTING TRAVEL WAY.
- REMOVE ALL TEMPORARY TRAFFIC CONTROL DEVICES AS APPLICABLE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Judy Gowers* Director Date: 5-4-14

*J. Malin* Chief, Division of Land Development Date: 8/4/14

*[Signature]* Chief, Development Engineering Division Date: [Blank]

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DATE	REVISION	BY	APP'R.

PREPARED FOR:

**OWNER:** Howard County, MD  
 3430 Courthouse Drive  
 Ellicott City, MD 21043  
 410-313-2022

**DEVELOPER:** GreenStone Ventures II LLC  
 13220 Westmeath Lane  
 Clarksville, MD 21029  
 Attn.: George & Holly Stone  
 301-854-2090

**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. 2672

EXPIRATION DATE: MAY 25, 2016

7/31/14

**MAINTENANCE OF TRAFFIC**  
**CLARKSVILLE COMMONS**  
**PARCEL 23 (2 LEED Certified Green Buildings)**  
 (Prop. Shopping Center- Retail, Restaurants, Offices)

Liber 13314 Folio 199  
 12240 Clarksville Pike, Clarksville MD 21029

NO ASBUILT INFORMATION 03/24/2017

SCALE	ZONING	G. L. W. FILE No.
1"=50'	B-1	10004
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	34-06	18 OF 18