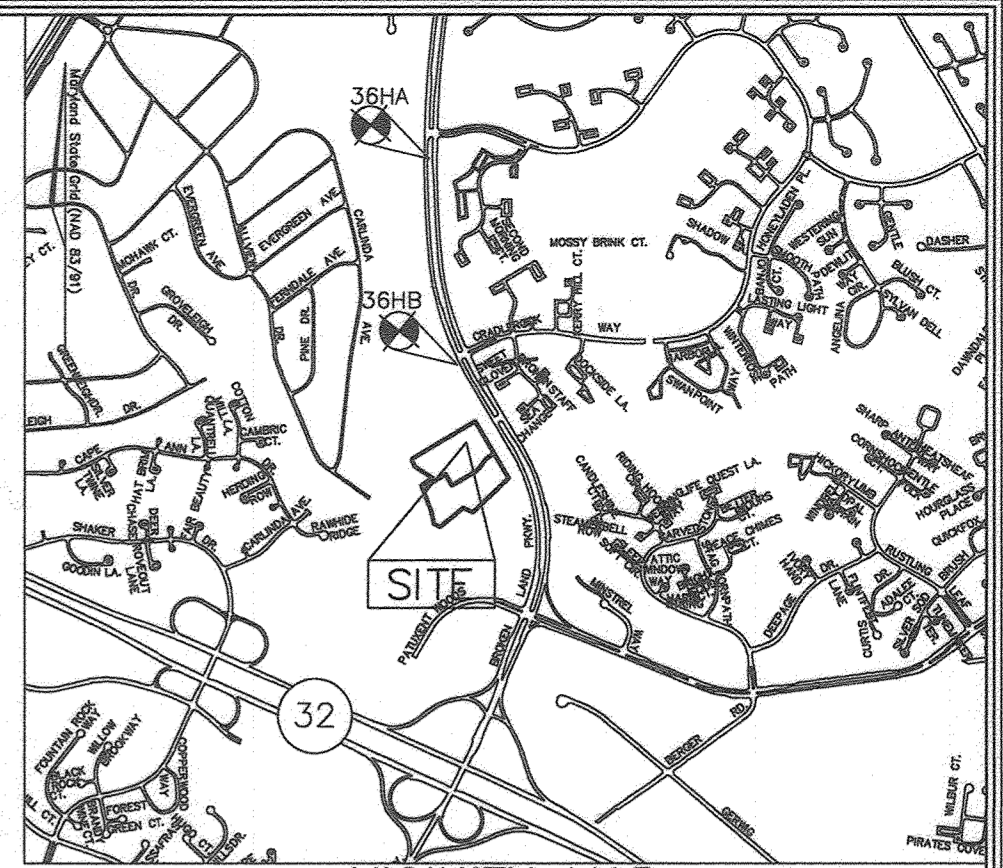


SITE DEVELOPMENT PLAN SDP-20-42

LAKEVIEW RETAIL

HOWARD COUNTY, MARYLAND

A Redevelopment of Village of Owen Brown, Section 3 Area 1, Parcel A-3 & A-4, Plat 5201, F-82-063, SDP-81-115, SDP-84-299, FDP-125-A



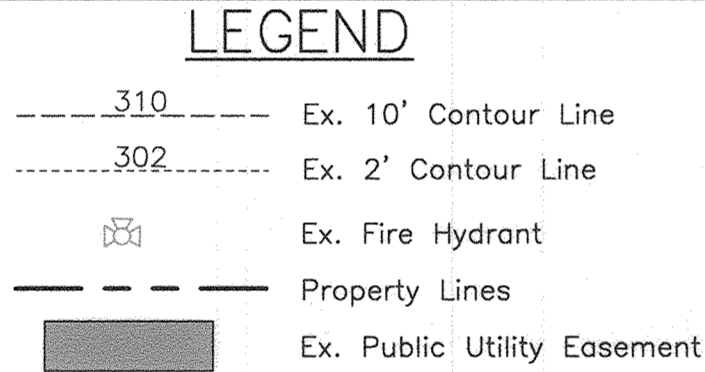
LOT	PARCEL	STREET
A-3	392	9851 Broken Land Parkway

SYMBOL	NAME / DESCRIPTION	"k" FACTOR	SOIL GROUP
UdF	Udorthents, Highway, 0 to 85 percent slopes	-	-
UuB	Urban land-Udorthents complex, 0 to 8 percent slopes	-	D

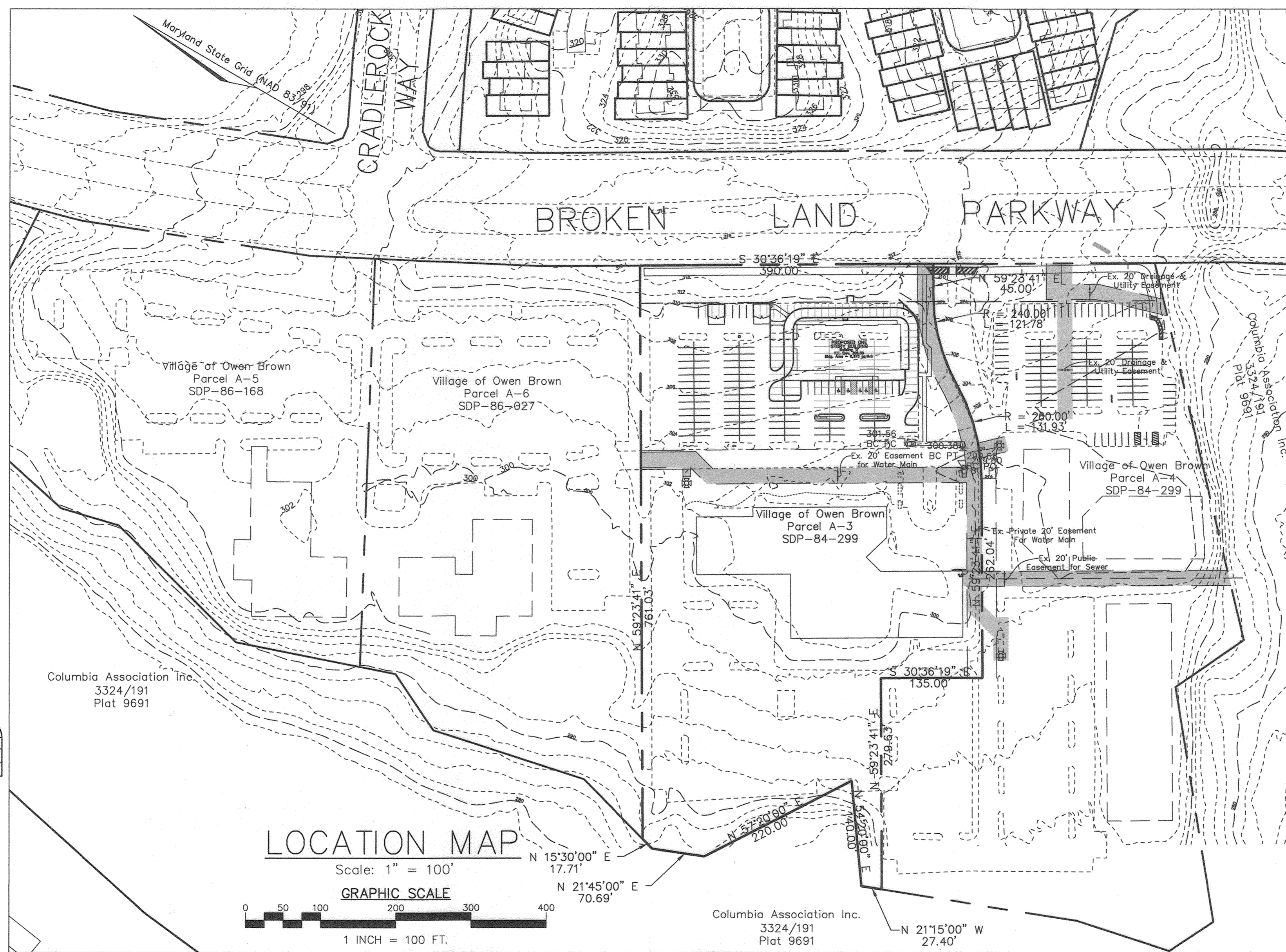
DESCRIPTION	SHEET No.
Title Sheet	1 of 11
Site Development Plan - Grading	2 of 11
Sediment and Erosion Control Plan	3 of 11
Sediment and Erosion Control Notes & Details	4 of 11
SWM & ESD Drainage Area Maps, Notes and Details	5 of 11
Stormwater Management FocalPoint Details and Notes	6 of 11
Stormwater Management FocalPoint Notes	7 of 11
Storm Drain Drainage Area Map & Profile & SHC Profile & Detail	8 of 11
Landscape Plan	9 of 11
Lighting Plan	10 of 11
Proposed Asphalt Pathway Grading, Sediment & Erosion Control Plan	11 of 11

SITE ANALYSIS DATA

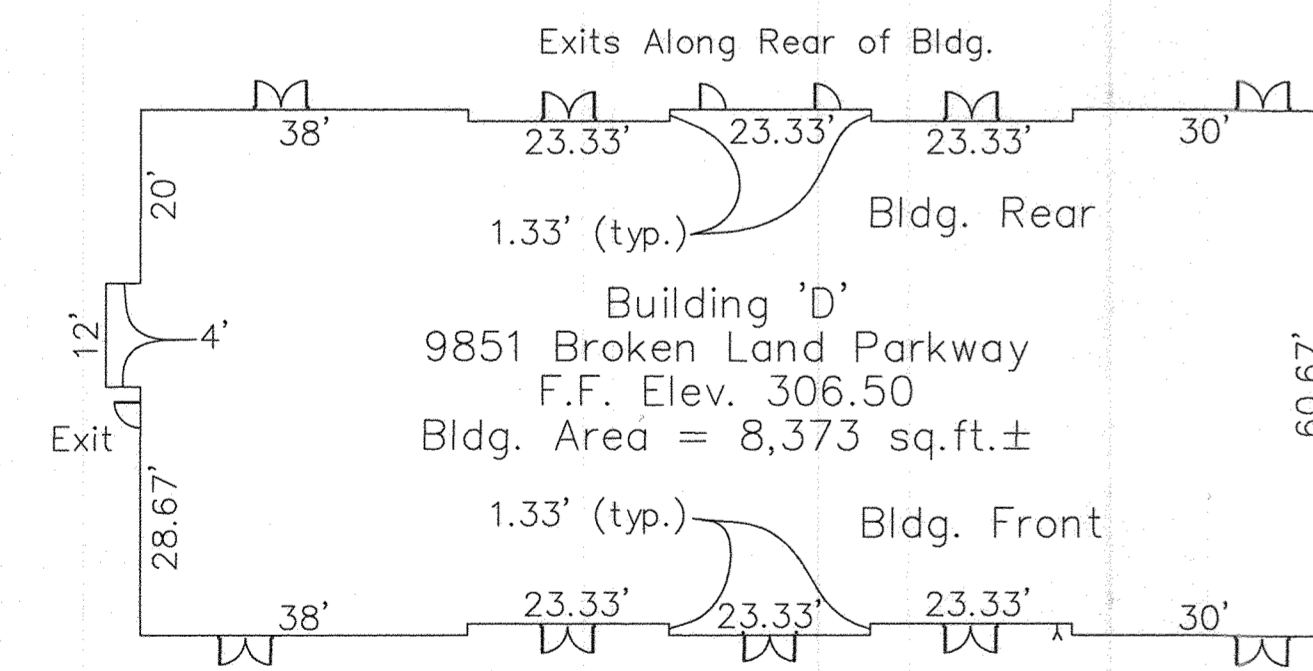
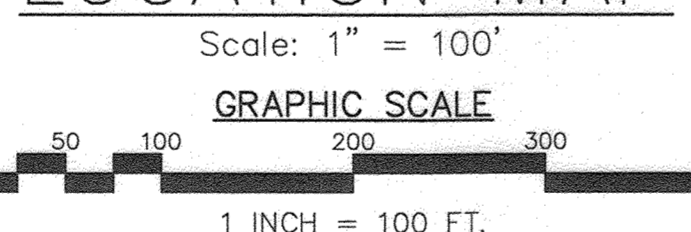
- Total parcel A-3 & A-4 area = 13,933 ac.± (Per SDP-84-299)
Limit of Disturbance Area (LOD) = 1.26 ac.±
- No wetlands, wetland buffers or streams/stream buffers exist on site.
- No 100-year floodplain exists on site.
- No forest area on site.
- No areas of 15-24.9% slopes exist on site.
- No 25% slopes or greater exist on site.
- Proposed impervious area = 0.83 ac.±
- Erodible soils (K ≥ 0.35) = 0
- Proposed site use: Commercial
- Building area = 8,373 sq.ft.±



LOT/PARCEL NUMBER	FACILITY NAME AND NUMBER	PRACTICE TYPE (QUANTITY)	PUBLIC	PRIVATE	H.O.A. MAINTAINS	MISC.
A-3	FP 1 & FP 2	Focal Point - 2 ea.	-	Yes	No	Owner Maintained
A-3 & A-4	Non-Rooftop Disconnect (N-2)	Disconnect - 1 ea.	-	Yes	No	Owner Maintained

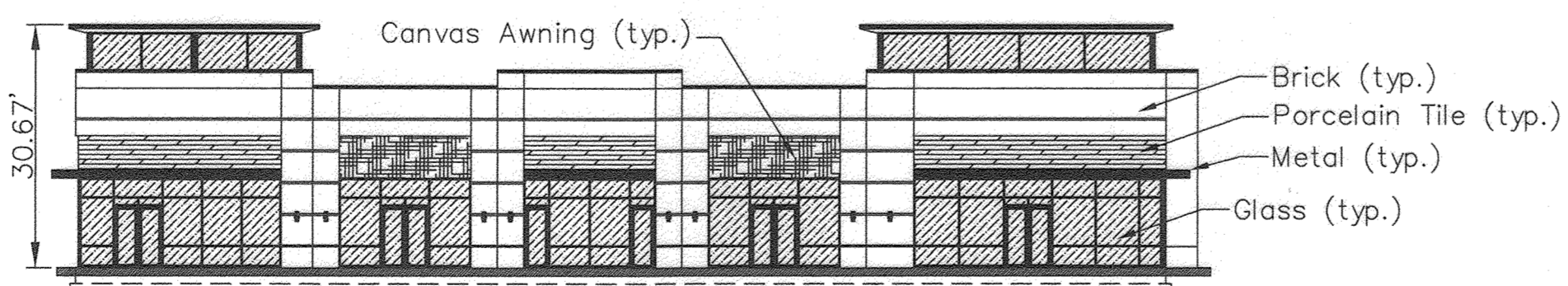


LOCATION MAP

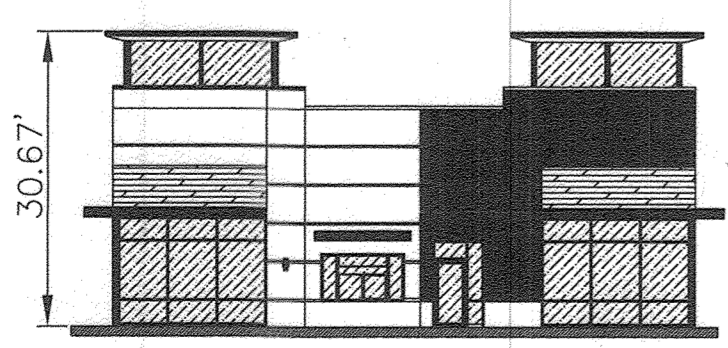


BUILDING FOOTPRINT

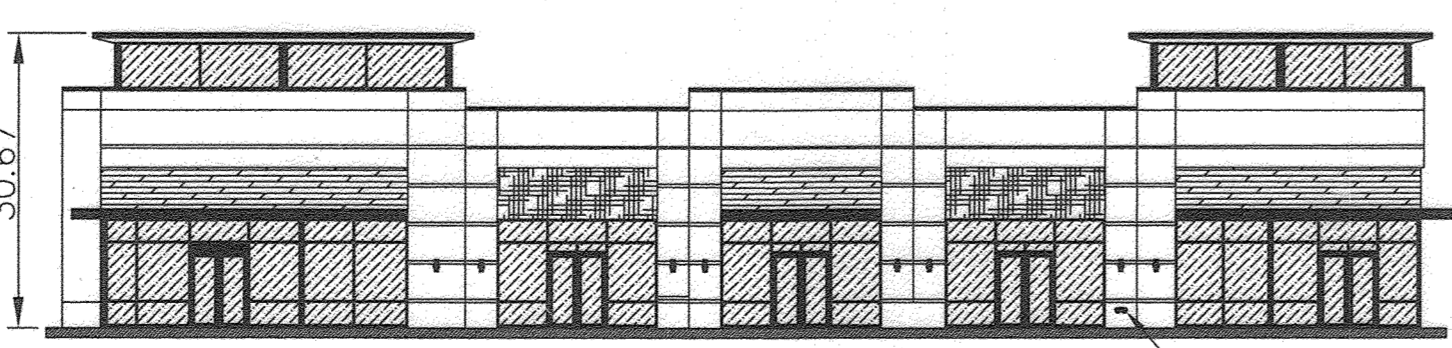
Not to Scale



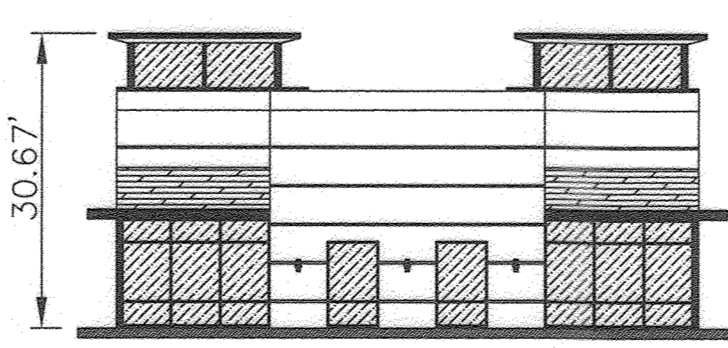
REAR VIEW
Not to Scale



LEFT VIEW
Not to Scale



FRONT VIEW
Not to Scale



RIGHT VIEW
Not to Scale

AS-BUILT CERTIFICATION
THERE IS NO "AS-BUILT" INFORMATION PROVIDED FOR SWM ON THIS SHEET.

Sacharia Y. Fisch
Professional Engineer
DATE: 4/12/22
P.E. #22418

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
10/4/22
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
9-20-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/14/22
CHIEF, DIVISION OF LAND DEVELOPMENT
10/14/22
DIRECTOR

Name:	Section/Area	Lot/Parcel No.
Lakeview Retail	N/A	A-3 & A-4 / 392

Plat #	Deed Ref.	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
5201	L. 17713 F. 102	3	NT	42	6th	6067.01

APPROVED: PLANNING BOARD OF HOWARD COUNTY
July 7, 2022
DATE

OWNER/DEVELOPER
AGS Borrower Lakeview, LLC
7127 Ambassador Road, Suite 100
Baltimore, MD 21244
Attention: Alan C. Grabush, Principal
(443)725-9000

- On 1/21/2021 the Howard County Planning Board considered this SDP for a 1-story 8,373 sq.ft. commercial/retail building and related site improvements on parcel/lot A-3. On 1/25/2021 the Planning Board denied the plan.
- On 5/18/2021 the Hearing Examiner heard BA Case 781-D to appeal the Planning Board's decision to deny the application for the SDP. On 5/27/2021 the hearing examiner denied the appeal. On 10/14/2021, 12/16/2021, 2/17/2022, 3/10/2022 and 5/12/2022 the Board of Appeals heard the appeal to the Planning Board's denial of the SDP and on 5/26/2022 that petition of appeal under BA Case 781-D be granted and the Planning Board's denial of the SDP be reversed and the SDP be remanded to the Planning Board with the specific instruction that the Planning Board approve SDP-20-042.
- Pursuant to the instruction of the Board of Appeals, BA Case 781-D, who reversed the Planning Board's denial of the SDP on 1/21/2021, the Howard County Planning Board at its regularly scheduled meeting held on 7/7/2022 reconsidered this SDP for construction of a 1-story 8,378 sq.ft. commercial/retail building on parcel/lot A-3 and approved the SDP on 7/12/2022.

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. #34689, Expiration Date: 7/08/2023.

BENCHMARKS

- Denotes County Benchmark (Stamped disc set on top of a 3' deep column of concrete)
- 36HA 1354381.451 E 555116.606 (NAD 83/91)
Elev. 292.22 (NGVD 88)
- 36HB 1354677.983 E 552978.353 (NAD 83/91)
Elev. 313.43 (NGVD 88)

GENERAL NOTES

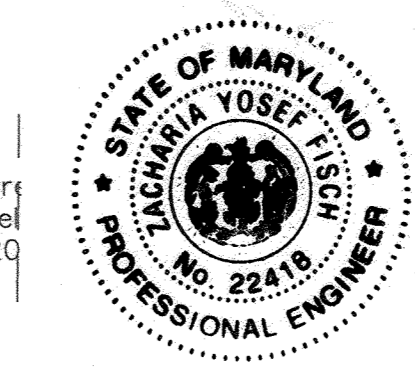
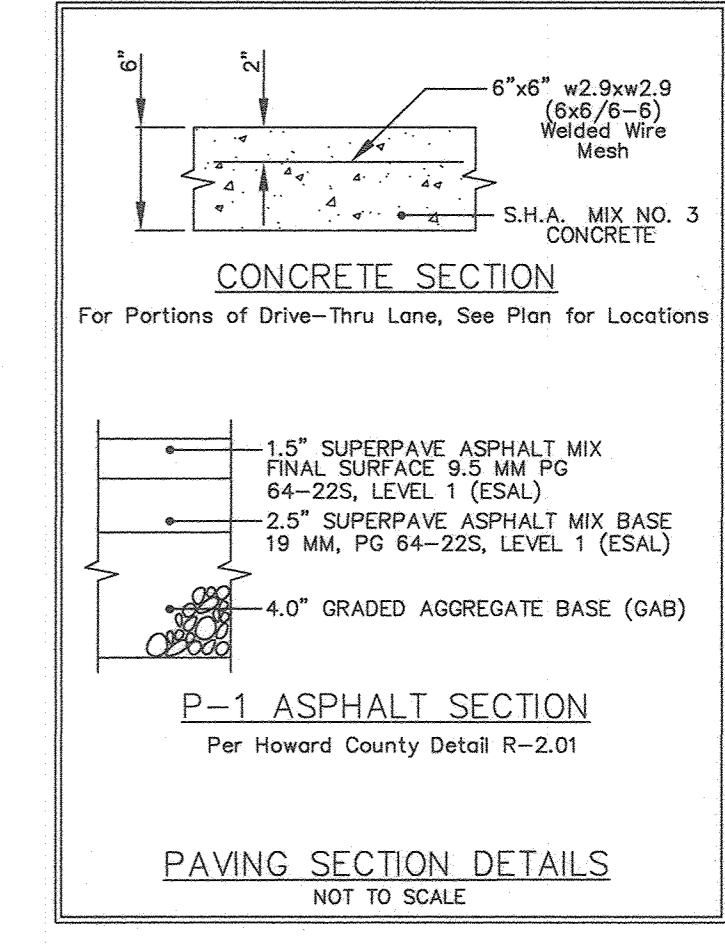
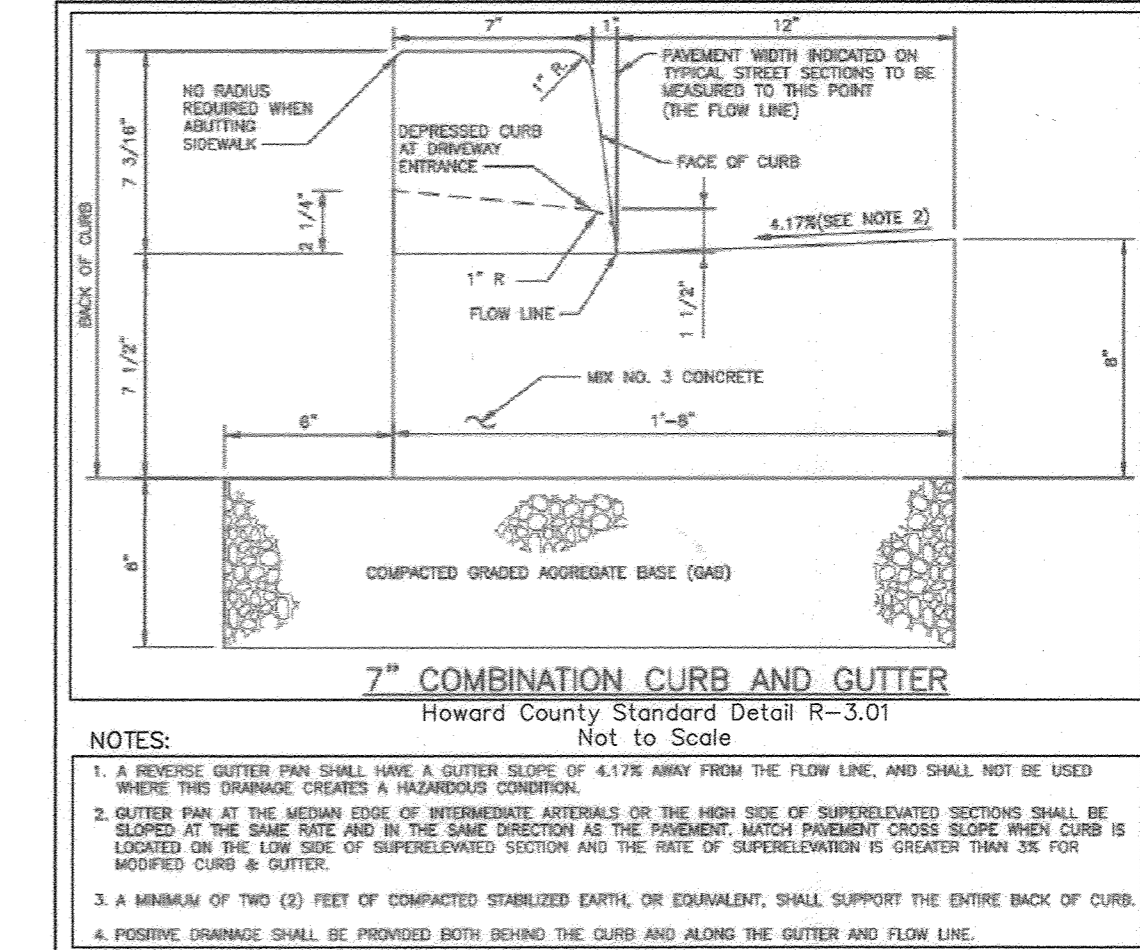
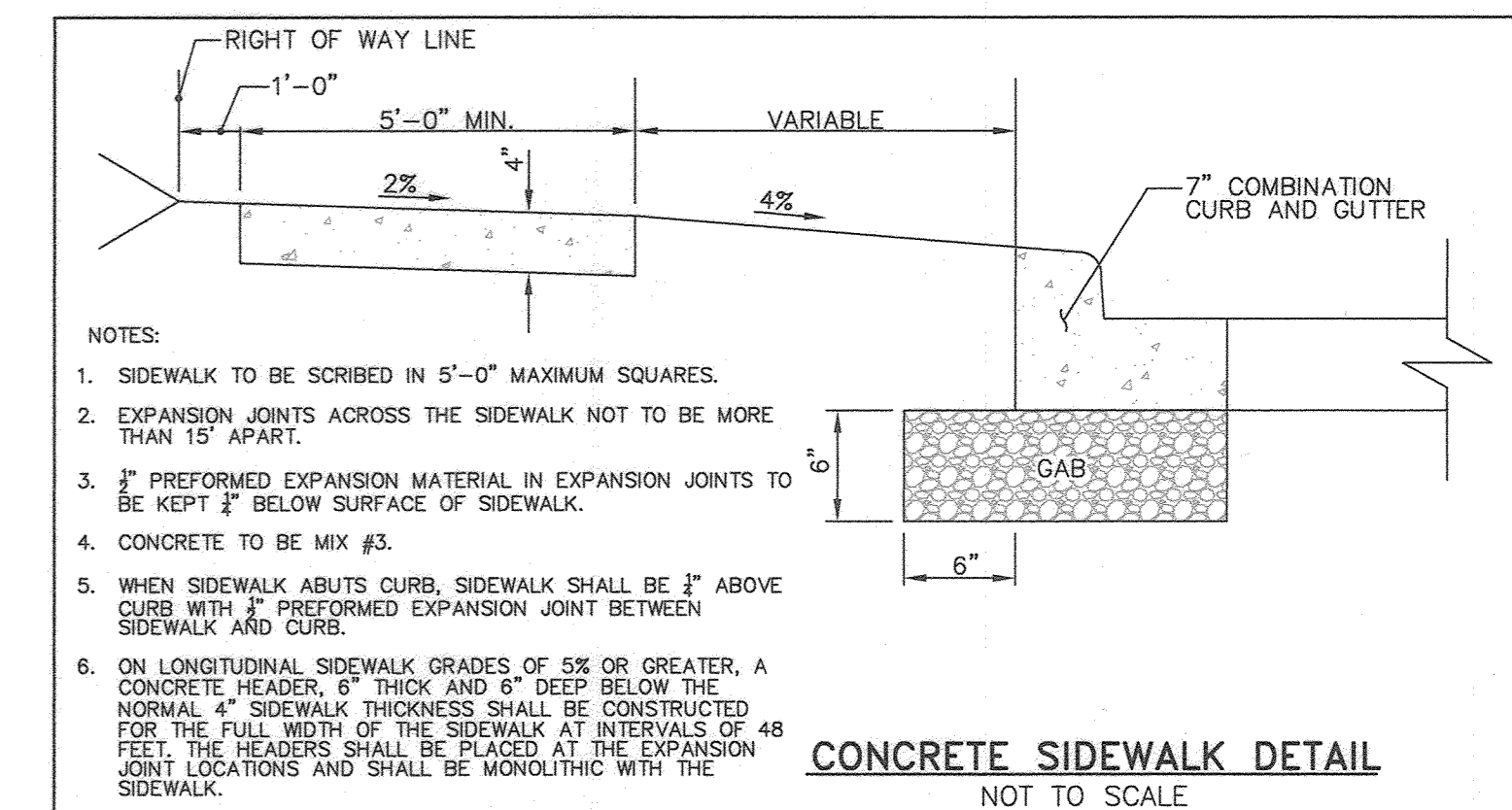
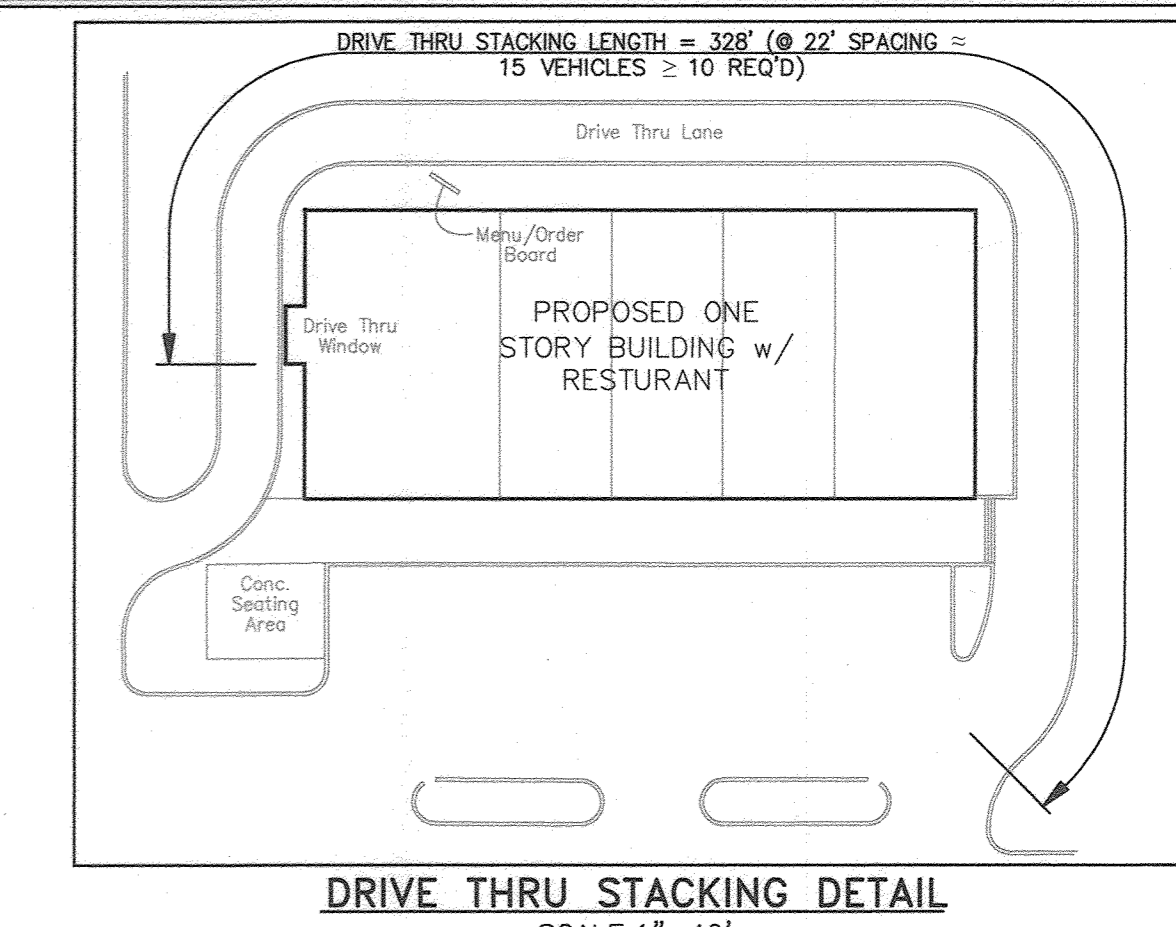
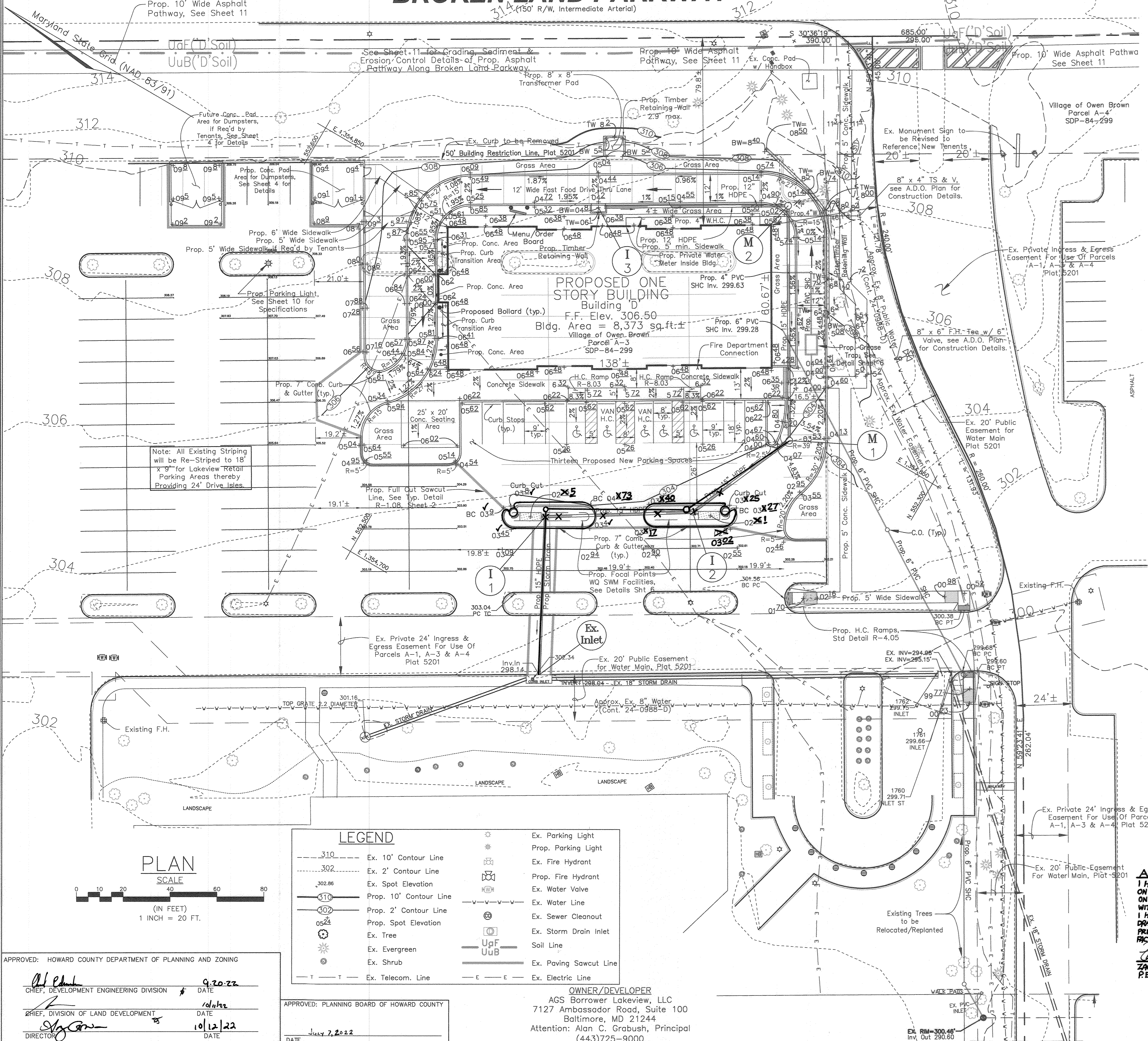
- Site Data: Property Address: 9841 (Parcel A-4) and 9851/9861 (Parcel A-3) Broken Land Parkway, Columbia, Maryland 21045. Tax Map 42, Grid 3, Parcel 392, Lot A-3, 8th Section District, Plat 5201, F-82-063, FDP-125-A, SDP-81-115, SDP-84-299, Liber 17713 Folia 102; Parcels A-3 & A-4 Area = 13.933 ac.± (Per SDP-84-299); Project Area (LOD Area) = 1.26 ac.±
- The subject property is zoned NT per the 10/6/13 Comprehensive Zoning Plan.
- Public water and sewer will be used within this site, contract no. 24-0988-D, water code E13 and sewer code 5330000.
- There are no floodplains, wetlands, streams, wetland/stream buffers, historic structures or cemeteries on-site, per the environmental report/wetland investigation conducted on January 24, 2019 by Exploration Research, Inc.
- This property is subject to the Amended 5th edition of the Howard County Subdivision and Land Development Regulations.
- Field run topographic survey prepared by FSH Associates in March, 2018.
- Per FEMA (FIRM Map) 24027C0165D no FEMA delineated floodplain exists within the project area.
- Boundary based on plat #5201.
- The Environmental Concept Plan, ECP-19-03B, was approved on 6/11/19.
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410)313-1880 at least five (5) working days prior to the start of work and the contractor shall notify "Miss Utility" at 1-800-257-777 at least 48 hours prior to any excavation work being done.
- 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.
- All plan dimensions are to the face of curb unless otherwise noted.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate System, Howard County Monument Nos. 36HA and 36HB were used for this project.
- This project qualifies as a stormwater management project under Section 5.5.2.1.c. of the MD SWM Manual by providing environmental site design (ESD) water quality (WQ) treatment for 50% of the existing impervious area and 100% of the proposed increase in impervious area. The overall impervious area within the project area (LOD) requiring treatment = 15,942 sq.ft. (50% of the existing impervious area) + 4,430 sq.ft. (proposed increase in impervious area from proposed pathway) = 20,372 sq.ft. WQ treatment is provided using SWM ESD practices to the maximum extent practicable through two (2) FocalPoint High Performance Modular Biofiltration Systems, an MDE approved ESD practice, and the Disconnection of Non-Rooftop Runoff credit (N-2).
- All outdoor lighting complies with Section 134.0 of the Zoning Regulations, see lighting plan sheet 10.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$3,150 (5 shade trees @ \$300.00 each and 11 evergreens @ \$150.00 each).
- This SDP is exempt from the requirements of Section 16.1202(b)(1)(ii) of the Howard County Code for Forest Conservation because the subject property is zoned New Town and is part of a planned unit development which has preliminary development plan approval and 50% or more of the land is recorded and substantially developed before December 31, 1992.
- A traffic study, performed by Traffic Concepts, Inc. in January 2020 was approved by Howard County, DED, on June 30, 2020. As concluded and stated within the approved report "The Intersection Capacity Analysis has shown that the key intersections will continue to operate at satisfactory "D" or better levels of service under the total 2023 future build out conditions."
- Inside metering is proposed.
- The proposed building will have an automatic fire protection sprinkler system.
- PARKING TABULATIONS:**
Per SDP-84-299, number of parking spaces required: 436 spaces (Parcels A-3 & A-4)
Per ALTA survey dated April 6, 2017, parking spaces provided: 764 spaces (Ex. Spaces Parcels A-3 & A-4)
Number of parking spaces required for Lakeview Retail: 8,373 s.f. @ 14 spaces pr 1000 s.f. for restaurant use = 118 spaces (Parcel A-3)
Outdoor Seating Area 500 sq.ft. @ 3 spaces / 1,000 sq.ft. = 2 spaces.
Total number of parking spaces required: 436+120 = 556 spaces (Parcels A-3 & A-4)
Number of existing spaces lost due to proposed project = 111 spaces (Parcel A-3)
Number of proposed spaces to be added to project, in front of proposed building = 13 spaces (Parcel A-3)
Total number of parking spaces provided = 764 (Ex. Spaces) - 111 + 13 = 666 spaces > 554 spaces (Parcels A-3 & A-4)
HANDICAP SPACE TABULATIONS:
Total Number of Handicap Spaces Required for Lakeview Retail (based on 118 total parking spaces) = 5 H.C. spaces
Total Handicap Spaces Provided = 5 H.C. spaces
- All sign posts used for traffic control signs installed in the County right-of-way shall be mounted on a 2" galvanized steel, perforated, square tube post (1 1/2" diameter) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (1 1/2" diameter), 3' long. A galvanized steel pole cap shall be mounted on top of each post.
- Health Department approval of this Site Development Plan does not ensure approval of building permit applications associated with this plan. Plans for certain facilities to be constructed within the limits described by this plan will require review and approval by the Health Department. Such facilities may include, but are not limited to, those which will require swimming pools, or that sell prepared or packaged foods, or that may have equipment that emits radiation.
- A fire department connection for fire protection systems shall be located:
1.) on the side of the structure displaying the address clearly visible to the responding units.
2.) within 100 ft. of a fire hydrant.
- The appropriate sign shall be mounted on the building's wall between 8 and 12 feet above the fire department connection.
- A free-standing Fire Department Connection shall have the sign mounted on a pole directly behind the connection approximately 6 feet high.
- Signs shall have a white reflective background with a red reflective border, red reflective letters and a red reflective arrow. The border shall have a 3/8" stroke. The letters shall be 6" high with a 1" stroke. The arrow shall have a stroke note less than 2". The overall sign measurements shall be 12" by 18".
- Any obstruction or condition that deters or hinders access to a FDC is prohibited. A minimum clear space of 15 feet (7.5 feet on all sides) shall be maintained.
- This project was presented before the Design Advisory Panel (DAP) on July 25, 2018 for site design and architectural comments. The DAP by a vote of 4-0 issued five design/architectural recommendations. All five recommendations were endorsed by the Director of DPZ.
- An underground utility marking survey was performed by SoftDig and located by Howard County Bureau of Utilities and FSH on May 7, 2020.
- An Advance Deposit Order (ADO), Contract 24-0988-D, SDP-20-042 was approved by Howard County Bureau of Utilities on August 31, 2020 for the proposed water house connection and fire hydrant.
- A Design Manual Waiver from Design Manual Vol III, Appendix G to reduce the minimum width of a one way drive lane in a parking lot from 16' to 12', was approved on July 2, 2020.
- A Design Manual Waiver from Design Manual Vol IV, standard detail R-1.06 to reduce the required 10-foot distance between the face of curb to the edge of sidewalk or asphalt pathway to 2.5 feet and to reduce the width of the pathway to 4.5 feet was denied on 12/3/2020.

TITLE SHEET
LAKEVIEW RETAIL
A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201
F-82-063, SDP-81-115, SDP-84-299, FDP-125-A
TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	DESIGN BY: MLT
	DRAWN BY: CRH2
	CHECKED BY: ZYF
	SCALE: As Shown
DATE: August 11, 2022	
W.O. No.: 4080	
SHEET No.: 1 OF 11	

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkrige, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshn.com

BROKEN LAND PARKWAY



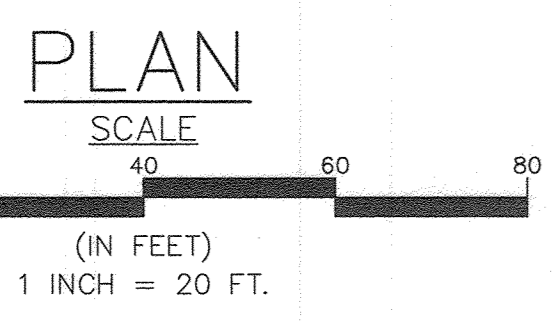
AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLAN AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
ZACHARIA Y. FISH 4/12/24
P.E. #22418

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. #34689, Expiration Date: 7/08/2023.

SITE DEVELOPMENT PLAN - GRADING
AS-BUILT FOR SWM
LAKEVIEW RETAIL
A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201
F-82-063, SDP-81-115, SDP-84-299, FDP-125-A
TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: MLT
DRAWN BY: CRH2
CHECKED BY: ZYF
SCALE: As Shown
DATE: August 11, 2022
W.O. No.: 4060
SHEET No.: 2 OF 11

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.net



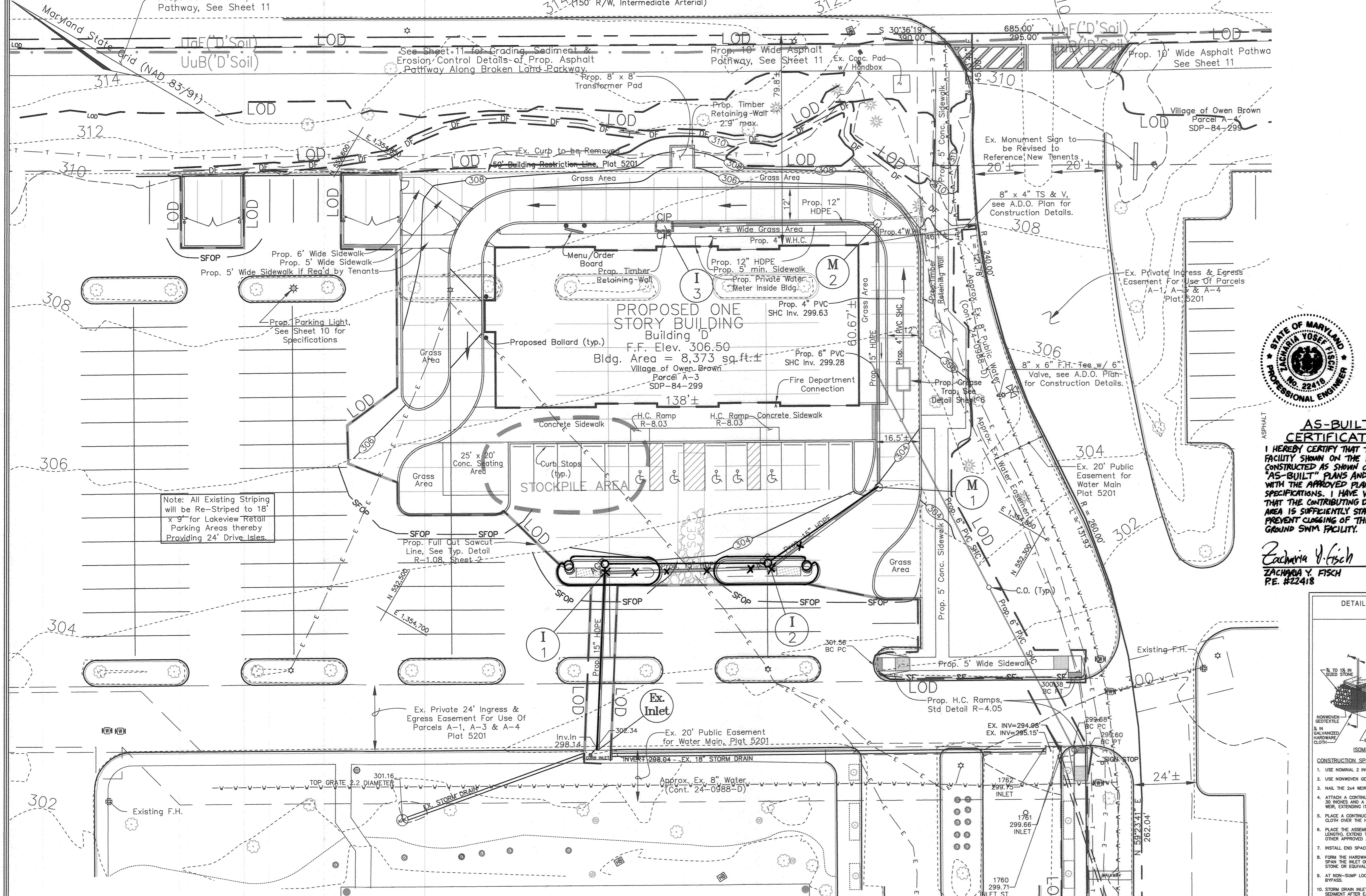
LEGEND			
--- 310 ---	Ex. 10' Contour Line	☉	Ex. Parking Light
--- 302 ---	Ex. 2' Contour Line	☉	Prop. Parking Light
302.86	Ex. Spot Elevation	☉	Ex. Fire Hydrant
--- 310 ---	Prop. 10' Contour Line	☉	Prop. Fire Hydrant
--- 302 ---	Prop. 2' Contour Line	☉	Ex. Water Valve
0524	Prop. Spot Elevation	☉	Ex. Water Line
☉	Ex. Tree	☉	Ex. Sewer Cleanout
☉	Ex. Evergreen	☉	Ex. Storm Drain Inlet
☉	Ex. Shrub	☉	Ex. Soil Line
☉	Ex. Telecom. Line	☉	Ex. Paving Sawcut Line
☉		☉	Ex. Electric Line

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 9/20/22
 Chief, Division of Land Development 10/12/22
 Director 10/12/22

APPROVED: PLANNING BOARD OF HOWARD COUNTY
 OWNER/DEVELOPER
 AGS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000

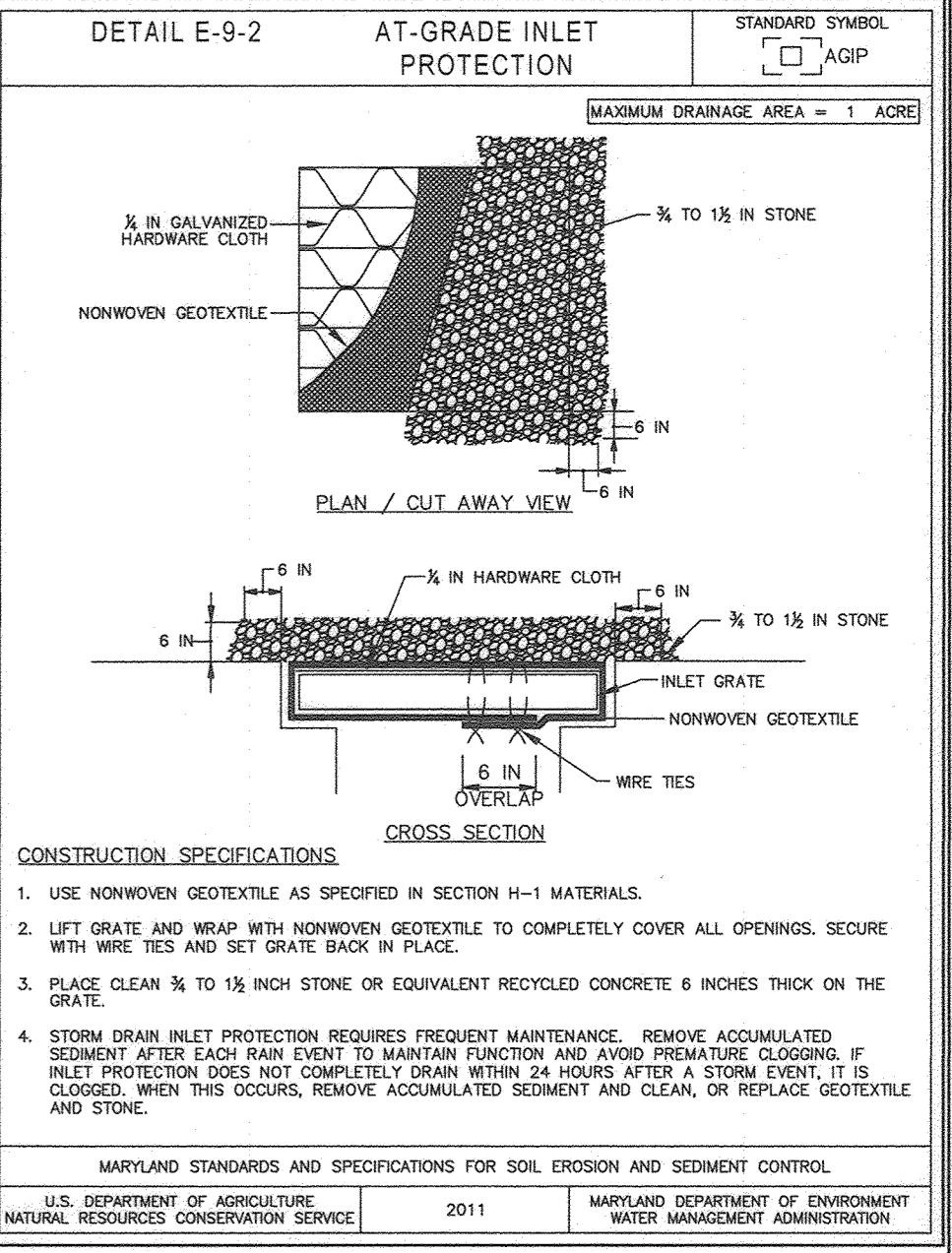
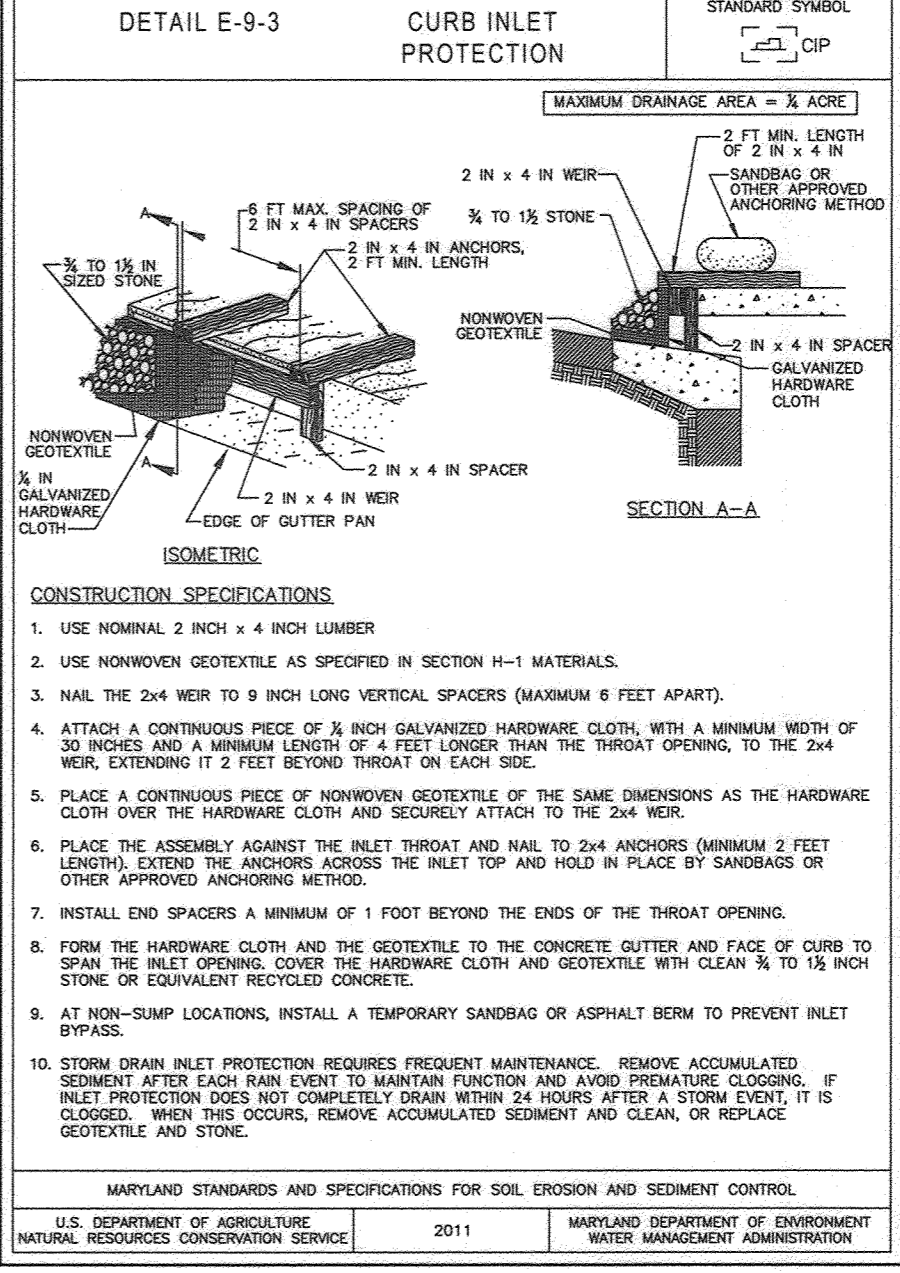
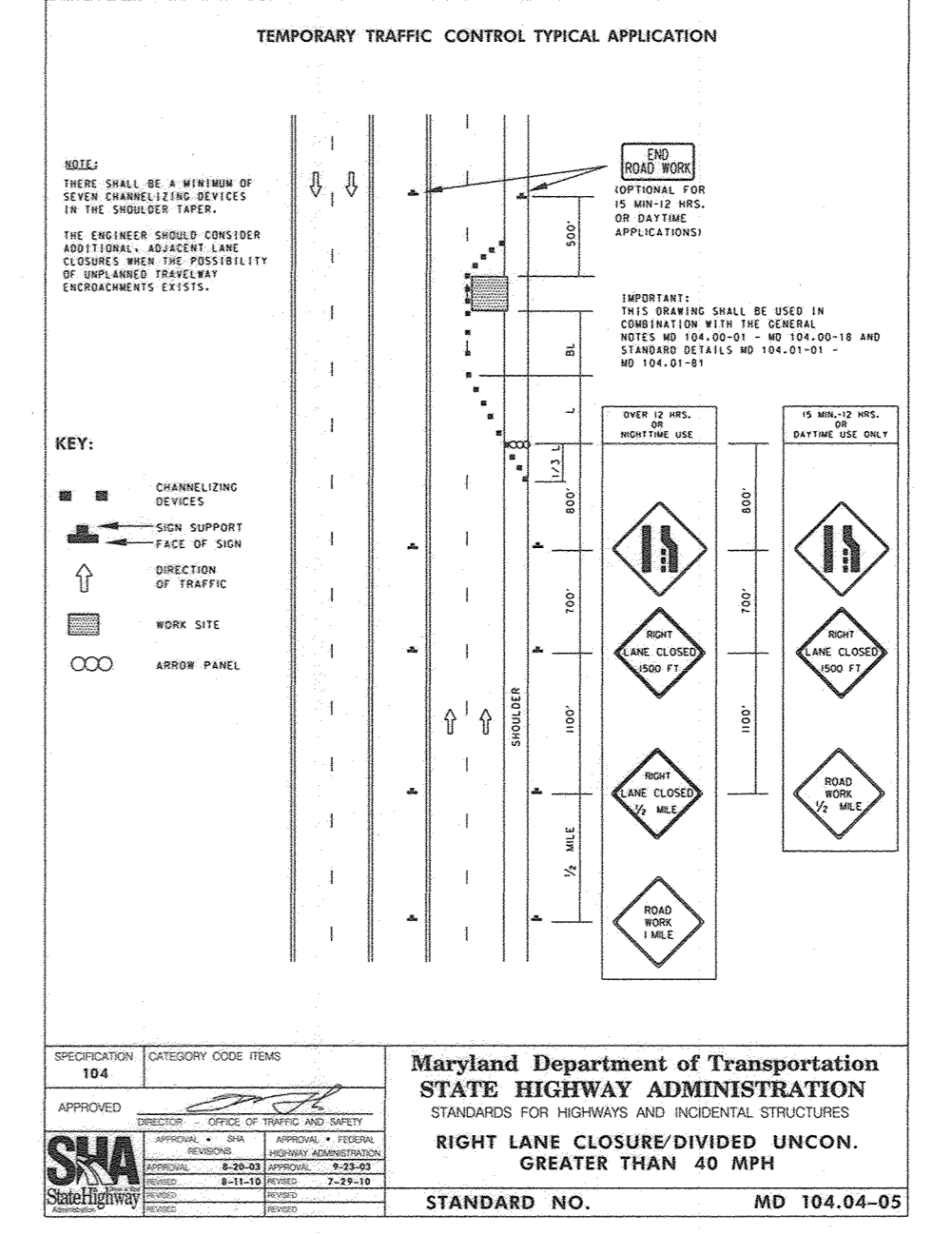
BROKEN LAND PARKWAY

LEGEND			
--- 310 ---	Ex. 10' Contour Line	--- V---V---V---	Ex. Water Line
--- 302 ---	Ex. 2' Contour Line	⊙	Ex. Sewer Cleanout
302.86	Ex. Spot Elevation	⊙	Ex. Storm Drain Inlet
--- 310 ---	Prop. 10' Contour Line	UgF	Soil Line
--- 302 ---	Prop. 2' Contour Line	UuB	DA to SWM FocalPoint
⊙ 302.86	Prop. Spot Elevation	--- LOD ---	Limit of Disturbance
⊙	Ex. Tree	--- SFOP ---	Silt Fence On Pavement
⊙	Ex. Evergreen	--- DF ---	Diversion Fence
⊙	Ex. Shrub	--- SF ---	Silt Fence
⊙	Ex. Parking Light	--- SCE ---	Stone Construction Entrance (SCE)
⊙	Ex. Fire Hydrant	---	Stockpile Line
⊙	Prop. Fire Hydrant	---	Ex. Paving Sawcut Line
⊙	Ex. Water Valve	---	
---	Ex. Telecom. Line	---	
---		---	



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

Zacharia Y. Fisch 4/12/22
 ZACHARIA Y. FISCH DATE
 PE. #22418



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Alexander Bostic 09/12/22
 HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

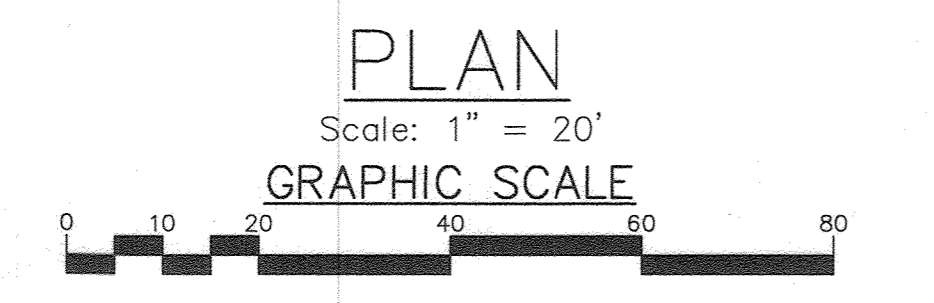
Chad Clark 9/20/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY

July 7, 2022

Michael L. Taylor 8/11/2022
 SIGNATURE OF ENGINEER DATE

Michael L. Taylor
 SIGNATURE OF DEVELOPER DATE



- SEQUENCE OF CONSTRUCTION**
- Obtain grading permit.
 - Notify Howard County Department of Inspections, License and Permits at (410) 313-1880 at least 24 hours before starting any work.
 - Install stabilized construction entrance, diversion fence, silt fence and silt fence on pavement. (1 day)
 - After receiving permission from the sediment control inspector, begin demolition and rough grading of site. (1 weeks)
 - Install utilities (storm drains, sewer house connection, water house connection, fire hydrant and electrical, etc.). Install inlet protections to I-1, I-2 and I-3. The S.D. installation south of I-1 and the sewer installation south of S.F., within the paving, shall be completed and stabilized within the same day. Do not install FocalPoint facilities. (2 weeks)
 - Complete construction of building, sidewalks, paving and dumpster areas. (4 months)
 - Install FocalPoint facilities. (1 week)
 - Install landscaping plantings. (3 days)
 - Upon stabilization of all disturbed areas and with the permission of the Sediment Control Inspector, remove all sediment control measures and stabilize disturbed areas. (3 days)

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. #34688, Expiration Date: 7/08/2023.

OWNER/DEVELOPER
 AGS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000

EROSION AND SEDIMENT CONTROL PLAN
AS-BUILT FOR SWM
LAKEVIEW RETAIL

A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201
 F-82-063, SDP-81-115, SDP-84-299, FDP-125-A

TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
 6TH ELECTION DISTRICT IOWA COUNTY, MARYLAND

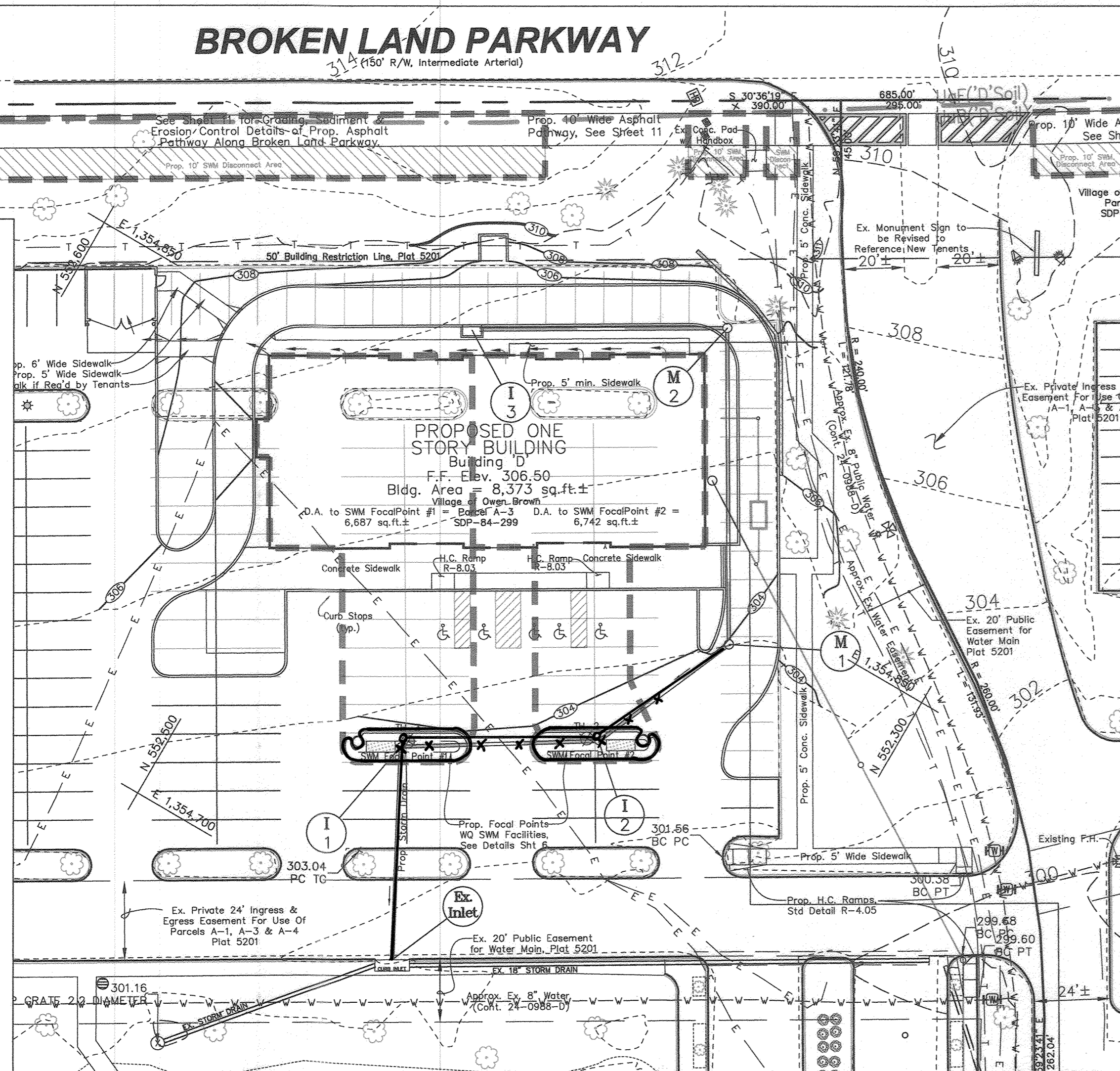
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 DRAWN BY: CRH2
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: August 11, 2022
 W.O. No.: 4060
 SHEET No.: 3 OF 11

FSH Associates
 Engineers Planners Surveyors
 45339 Howard Lane, Elkridge, MD 21075
 Tel: 410-587-5200 Fax: 410-798-1692
 E-mail: info@fsher.com

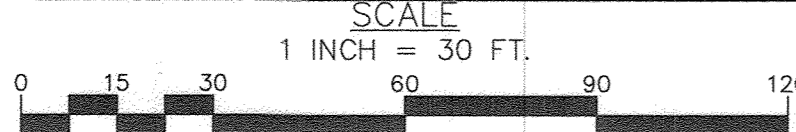
T.H. No.	TOP GROUND ELEV.	TEST HOLE EXCAVATION DEPTH	REMARKS
3	303.57	293.58	No Rock or Water Encountered
2	303.52	291.52	No Rock or Water Encountered

ESD No.	ESD Practice	Drainage Area	Impervious Area	ESDv Prov'd.
ESD No. 1	FocalPoint	6,687 sq.ft.	6,374 sq.ft.	507 cu.ft.
ESD No. 2	FocalPoint	6,742 sq.ft.	6,429 sq.ft.	511 cu.ft.
ESD No. 3	Non-Rooftop Disconnect (N-2)	4,144 sq.ft.	4,144 sq.ft.	328 cu.ft.
Note: All facilities will be privately owned and maintained.				Total ESDv Prov'd. = 1,346 cu.ft.

BROKEN LAND PARKWAY



AS-BUILT FOR SWM SWM ESD D.A. MAP



FOCAL POINT-HIGH PERFORMANCE MODULAR BIOFILTRATION SYSTEM (HPMBS) MAINTENANCE REQUIREMENTS.

- Each correctly installed HPMBS is to be maintained by the supplier for a minimum period of one year. The cost of this service is to be included in the supplier's price of the system.
- Annual maintenance consists of two (2) scheduled visits unless otherwise specified.
- Each maintenance visit consists of the following:
 - Complete system inspection
 - Removal of foreign debris, silt, plant material, trash and mulch (if needed)
 - Evaluation of biofiltration media
 - Evaluation of plant health
 - Inspection of underdrain/storage system via Observation/Maintenance Port
 - Properly dispose of all maintenance refuse items (trash, mulch, etc.)
 - Take photographs documenting plant growth and general system health
 - Update and store maintenance records
 - To ensure long term performance of the HPMBS, continuing annual maintenance should be performed per the supplier's Operations and Maintenance Manual.
- If sediment accumulates beyond an acceptable level in the underdrain/storage system, it will be necessary to flush the underdrain. This can be done by pumping water into the Observation/Maintenance Port or adjacent overflow structure, allowing the turbulent flows through the underdrain to re-suspend the fine sediments. If multiple Observation/Maintenance Ports have been installed, water should be pumped into each port to maximize flushing efficiency. Sediment-laden water can be pumped out and either captured for disposal or filtered through a Dirtbag filter bag, if permitted by the locality, roved environmental site design (ESD) practice to treat water quality (1" maximum Pe).

DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) MAINTENANCE REQUIREMENTS.

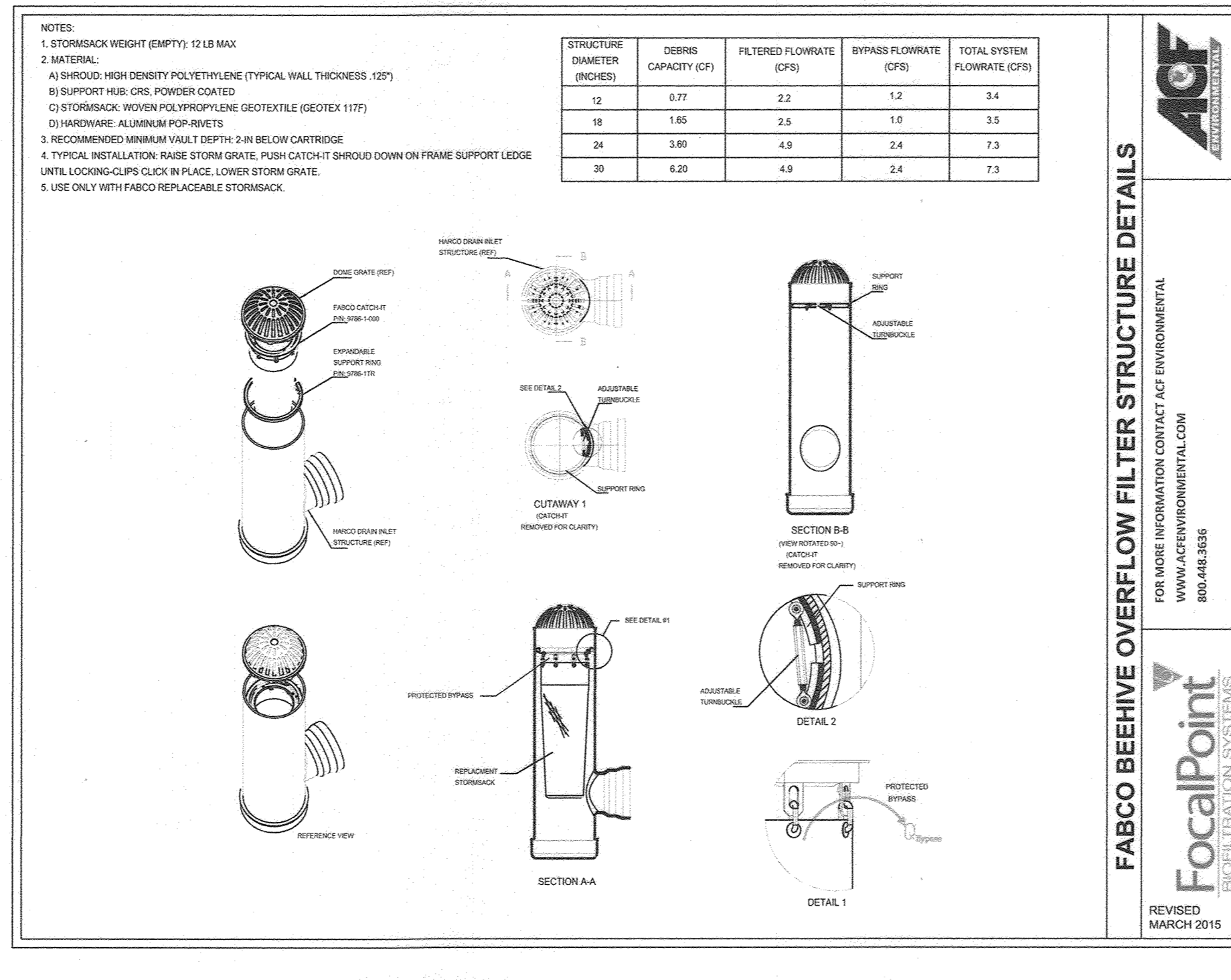
Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The areas receiving runoff should be protected from future compaction (e.g., by planting trees or shrubs along the perimeter). In commercial areas, high foot traffic should be discouraged as well.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 DATE: 9/20/22
 Chief, Division of Land Development
 DATE: 10/12/22
 Director
 DATE: 10/12/22

APPROVED: PLANNING BOARD OF HOWARD COUNTY
 DATE: July 7, 2022

AS-BUILT FOR SWM INLET I-1 AND I-2 DETAIL

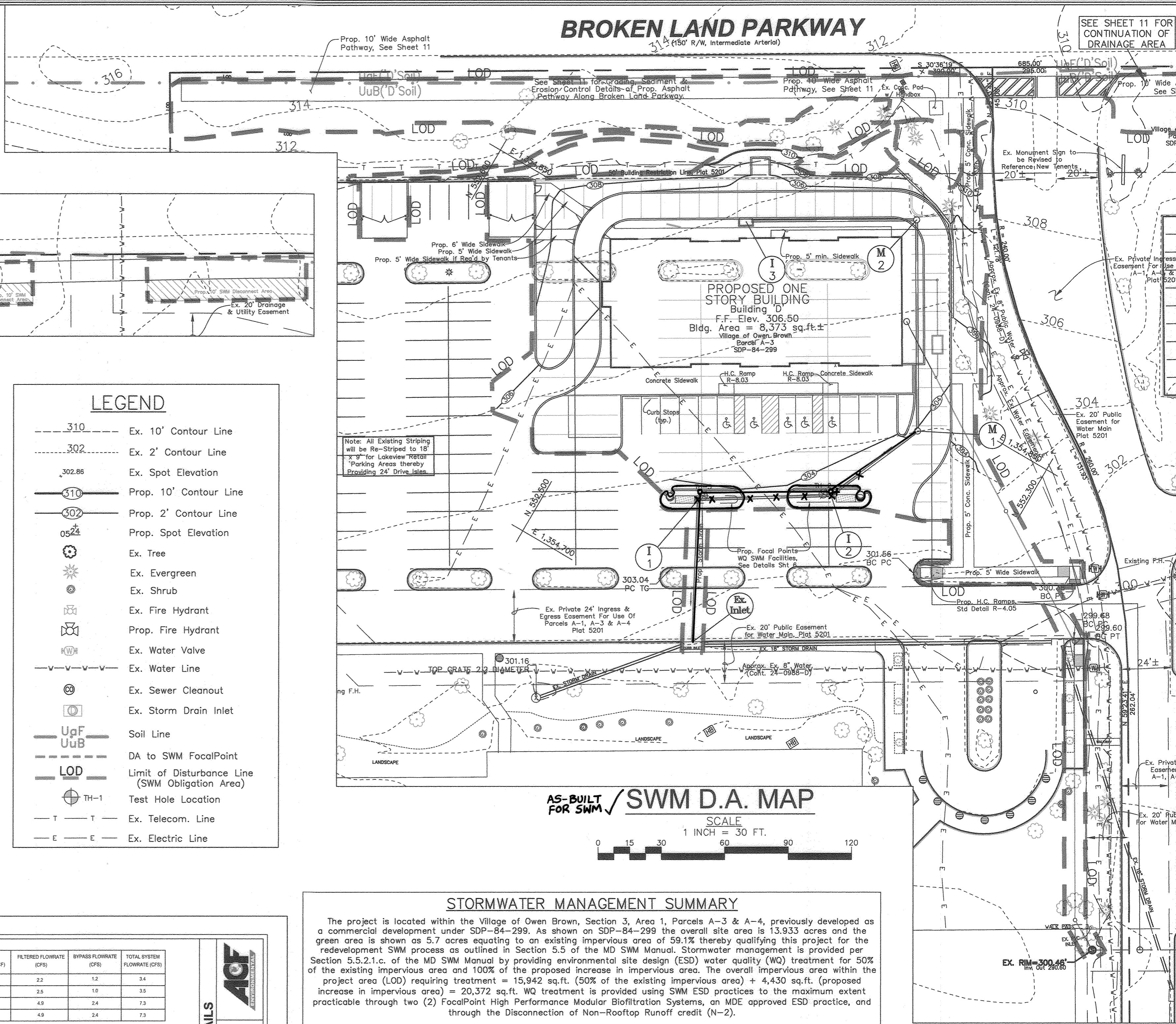
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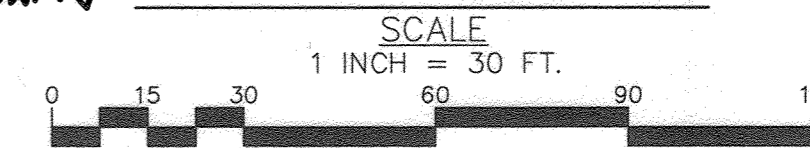
FBCO BEEHIVE OVERFLOW FILTER STRUCTURE DETAILS
 FOR MORE INFORMATION CONTACT ACE ENVIRONMENTAL
 WWW.ACEENVIRONMENTAL.COM
 800-448-8838

LEGEND	
--- 310 ---	Ex. 10' Contour Line
--- 302 ---	Ex. 2' Contour Line
302.85	Ex. Spot Elevation
--- 310 ---	Prop. 10' Contour Line
302	Prop. 2' Contour Line
0524	Prop. Spot Elevation
(Tree Symbol)	Ex. Tree
(Sun Symbol)	Ex. Evergreen
(Shrub Symbol)	Ex. Shrub
(Hydrant Symbol)	Ex. Fire Hydrant
(Prop. Hydrant Symbol)	Prop. Fire Hydrant
(Valve Symbol)	Ex. Water Valve
(Water Line Symbol)	Ex. Water Line
(Sewer Cleanout Symbol)	Ex. Sewer Cleanout
(Storm Drain Inlet Symbol)	Ex. Storm Drain Inlet
UpF	Soil Line
UuB	DA to SWM FocalPoint
LOD	Limit of Disturbance Line (SWM Obligation Area)
TH-1	Test Hole Location
T	Ex. Telecom. Line
E	Ex. Electric Line

BROKEN LAND PARKWAY



AS-BUILT FOR SWM SWM D.A. MAP



STORMWATER MANAGEMENT SUMMARY

The project is located within the Village of Owen Brown, Section 3, Area 1, Parcels A-3 & A-4, previously developed as a commercial development under SDP-84-299. As shown on SDP-84-299 the overall site area is 13,933 acres and the green area is shown as 5.7 acres equating to an existing impervious area of 59.1% thereby qualifying this project for the redevelopment SWM process as outlined in Section 5.5 of the MD SWM Manual. Stormwater management is provided per Section 5.5.2.1.c. of the MD SWM Manual by providing environmental site design (ESD) water quality (WQ) treatment for 50% of the existing impervious area and 100% of the proposed increase in impervious area. The overall impervious area within the project area (LOD) requiring treatment = 15,942 sq.ft. (50% of the existing impervious area) + 4,430 sq.ft. (proposed increase in impervious area) = 20,372 sq.ft. WQ treatment is provided using SWM ESD practices to the maximum extent practicable through two (2) FocalPoint High Performance Modular Biofiltration Systems, an MDE approved ESD practice, and through the Disconnection of Non-Rooftop Runoff credit (N-2).

- Project Area (LOD) = 54,962 sq.ft.±
- Existing Impervious Area within LOD = 31,883 sq.ft.±
- Impervious Area Requiring Treatment (50% of Ex. Imp.) = 15,942 sq.ft.±
- Proposed Impervious Area within LOD = 36,313 sq.ft.±
- Net Impervious Area Increase = 4,430 sq.ft.±
- Impervious Area Requiring Treatment = 15,942 sq.ft.± - 4,430 sq.ft.± = 20,372 sq.ft.±
- Rv = 0.95 Pe = 1"
- Target ESDv = 1,613 cu.ft.±
- Provided ESDv = 1,346 cu.ft.± (Provided by two High Performance FocalPoint Bioretention Systems and the Disconnection of Non-Rooftop credit (N-2)).

DESIGN NARRATIVE:

- The project is a redevelopment project. The project area (LOD) contains no natural resources.
- All existing flow patterns were maintained.
- The proposed project area (LOD) consists of 54,962 sq.ft. The overall proposed impervious area increased by 4,430 sq.ft.
- Minimal erosion and sediment control measures are required for this project. Erosion and sediment control will be achieved through the use of silt fence (SF), silt fence on pavement (SFOP) and diversion fence (DF).
- Stormwater management through environmental site design (ESD) has been provided to the maximum extent practicable using two proprietary High Performance FocalPoint Bioretention Systems, MDE approved practice, and the Disconnection of Non-Rooftop credit (N-2) to treat water quality (Pe = 1").

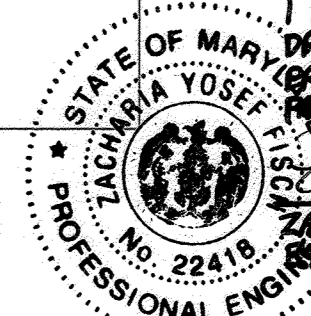
PROFESSIONAL CERTIFICATION

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. #34689, Expiration Date: 7/08/2023.

OWNER/DEVELOPER

AGS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.



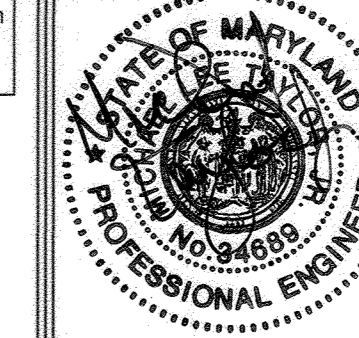
Zacharia Y. Fitch
 License No. 22418
 DATE: 4/12/24

STORMWATER MANAGEMENT AND ESD DRAINAGE AREA MAPS, NOTES AND DETAILS

LAKEVIEW RETAIL AS-BUILT FOR SWM

A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plot 5201
 F-82-063, SDP-81-115, SDP-84-299, FDP-125-A

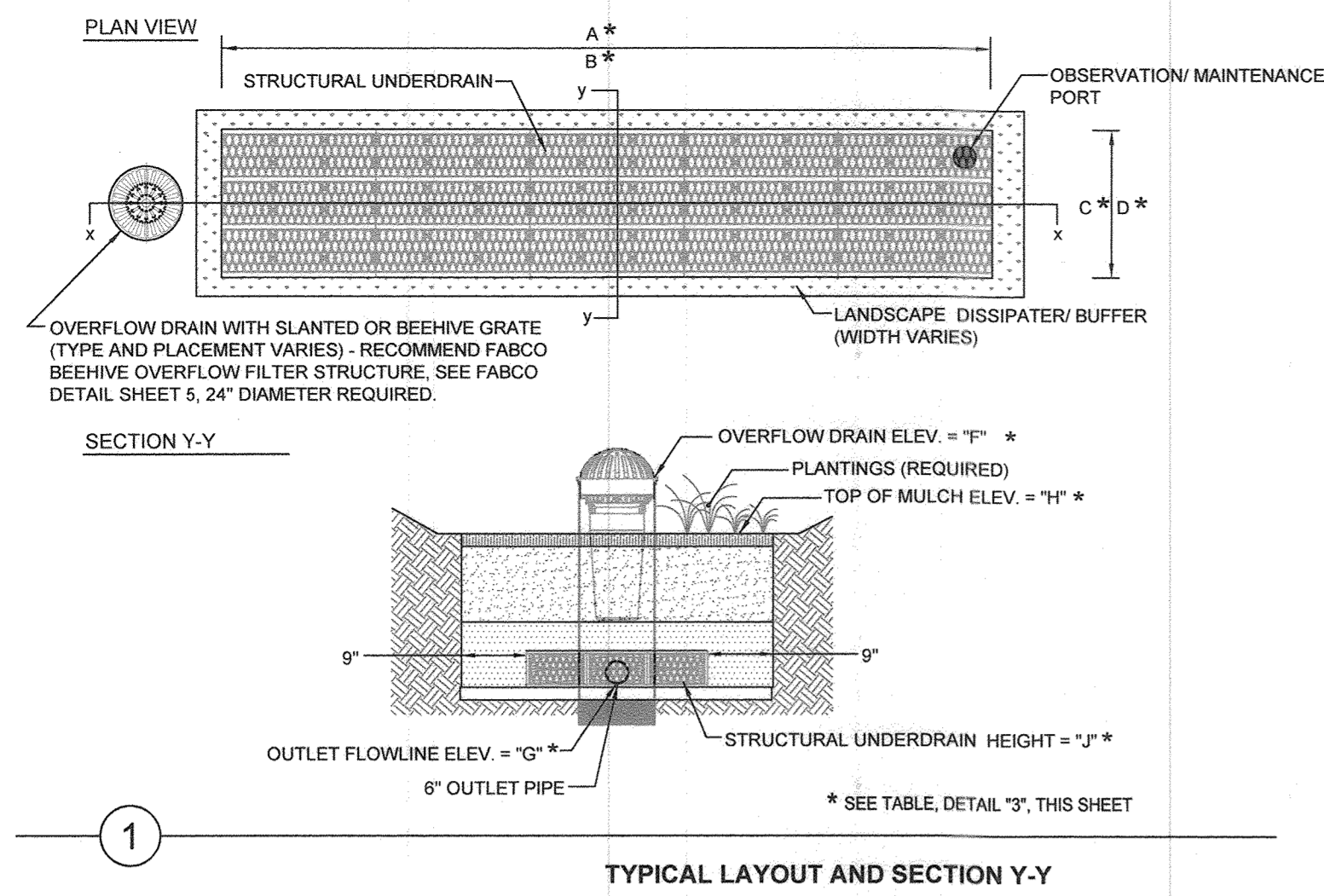
TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



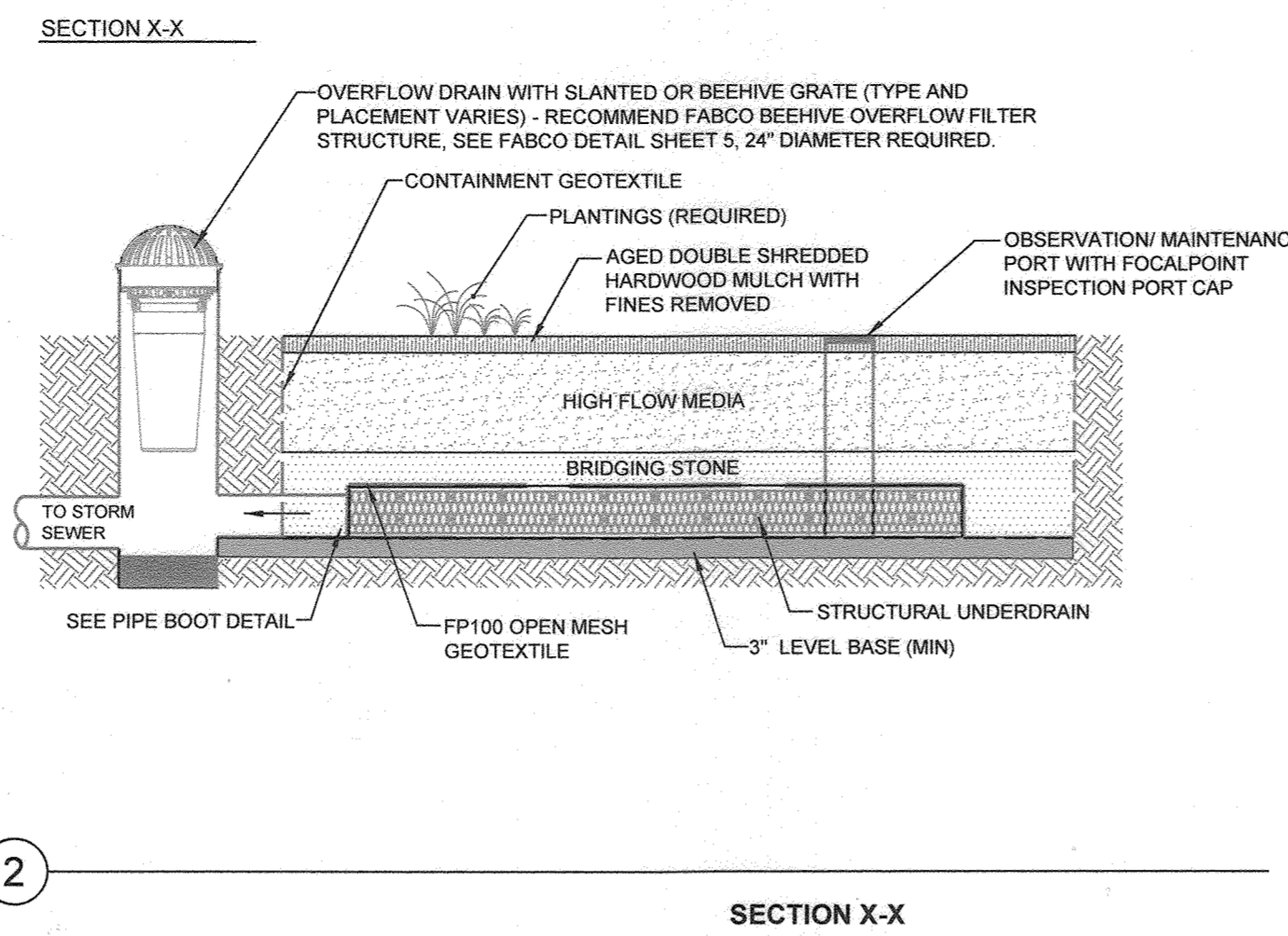
FSH Associates

Engineers Planners Surveyors
 5539 Howard Lane, Elkrige, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsher.com

DESIGN BY: MLT
 DRAWN BY: CRH2
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: August 11, 2022
 W.O. No.: 4060
 SHEET No.: 5 OF 11



TYPICAL LAYOUT AND SECTION Y-Y



SECTION X-X

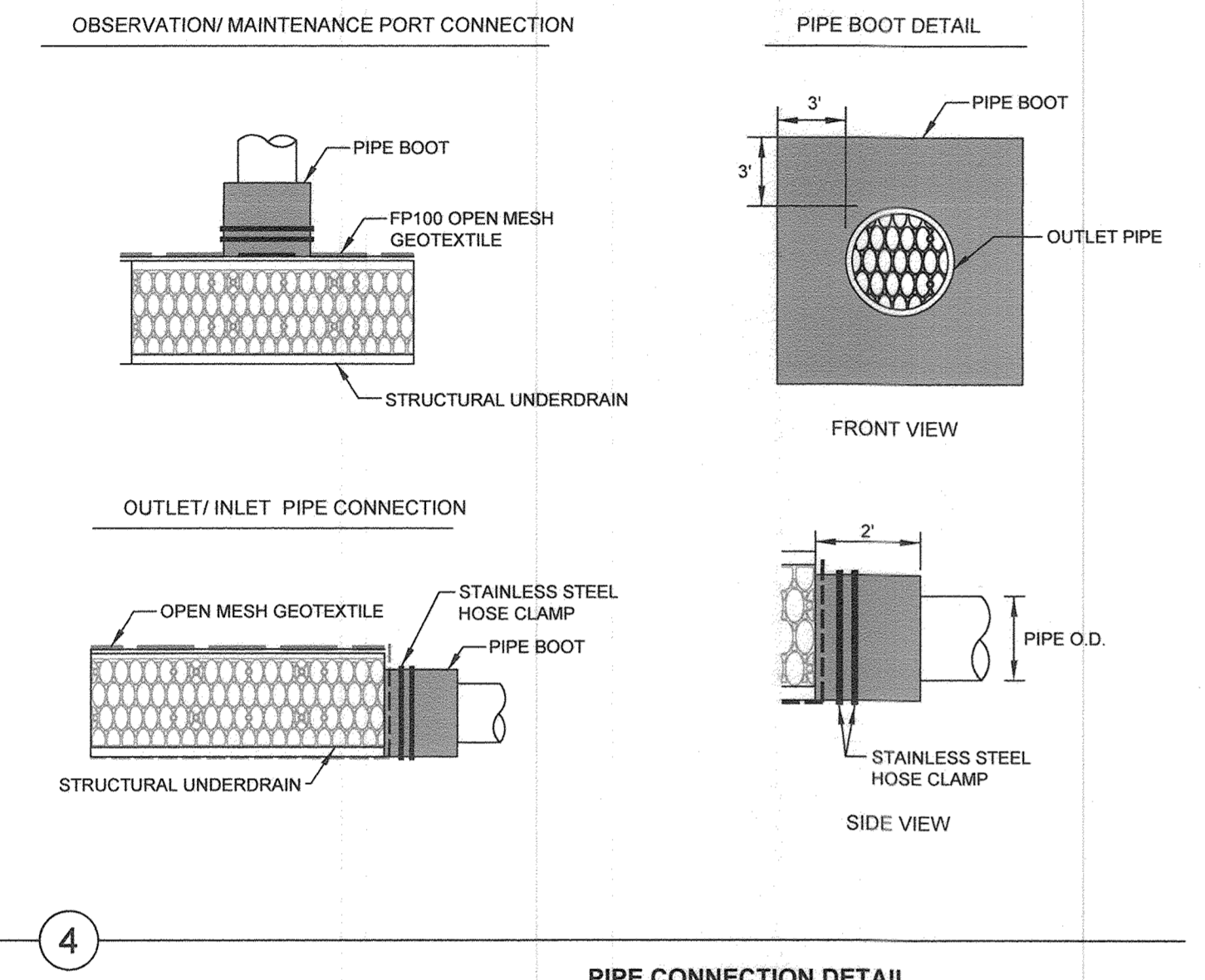
FOCALPOINT HP PERFORMANCE SPECIFICATION:
 HIGH PERFORMANCE MEDIA
 HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100" PER HOUR INFILTRATION RATE. FIELD HYDRAULIC CONDUCTIVITY TESTING MUST BE CONDUCTED WITHIN 30 DAYS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROSCRIBED INFILTROMETER AND SOP (SEE SPECIFICATION). FAILURE TO MEET FIELD TESTING WILL RESULT IN THE REMOVAL OF MEDIA AND REPLACEMENT FROM ALTERNATE BATCH.
 HIGH PERFORMANCE STRUCTURAL UNDERDRAIN
 MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT. MUST MEET H20 LOADING REQUIREMENTS. MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE. MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.
 PLANT COMPONENT
 SUPPLIER SHALL PROVIDE LIST OF ACCEPTABLE PLANTS. IF PLANTS ARE NOT INCLUDED IN THE LANDSCAPE CONTRACT PLANS, SITE CONTRACTOR SHALL PROVIDE PLANTS. PLANTS SHALL BE INSTALLED AT THE TIME THE SYSTEM IS COMMISSIONED FOR USE. PLANTING OUTSIDE THIS TIME REQUIRES APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT OF RECORD. SEE FOCALPOINT INSTALLATION GUIDE FOR PLANT SPACING, PLANTING PROCEDURES ETC.

FOCALPOINT HP CONSTRUCTION GUIDE		
FOCALPOINT I.D.	FP-1	FP-2
A FOCALPOINT LENGTH	9.1 FT	9.1 FT
B # UNDERDRAIN LONG	3	3
C FOCALPOINT WIDTH	3.5 FT	3.5 FT
D # UNDERDRAIN WIDE	2	2
E WATER QUALITY VOLUME	507 CF	507 CF
F OVERFLOW ELEVATION	304.11	303.58
G OUTLET FLOWLINE	299.65	299.31
H TOP OF MULCH	302.50	302.10
I TOP OF GABION (OPTIONAL)	N/A	N/A
J UNDERDRAIN HEIGHT	MINI (0.79 FT)	MINI (0.79 FT)

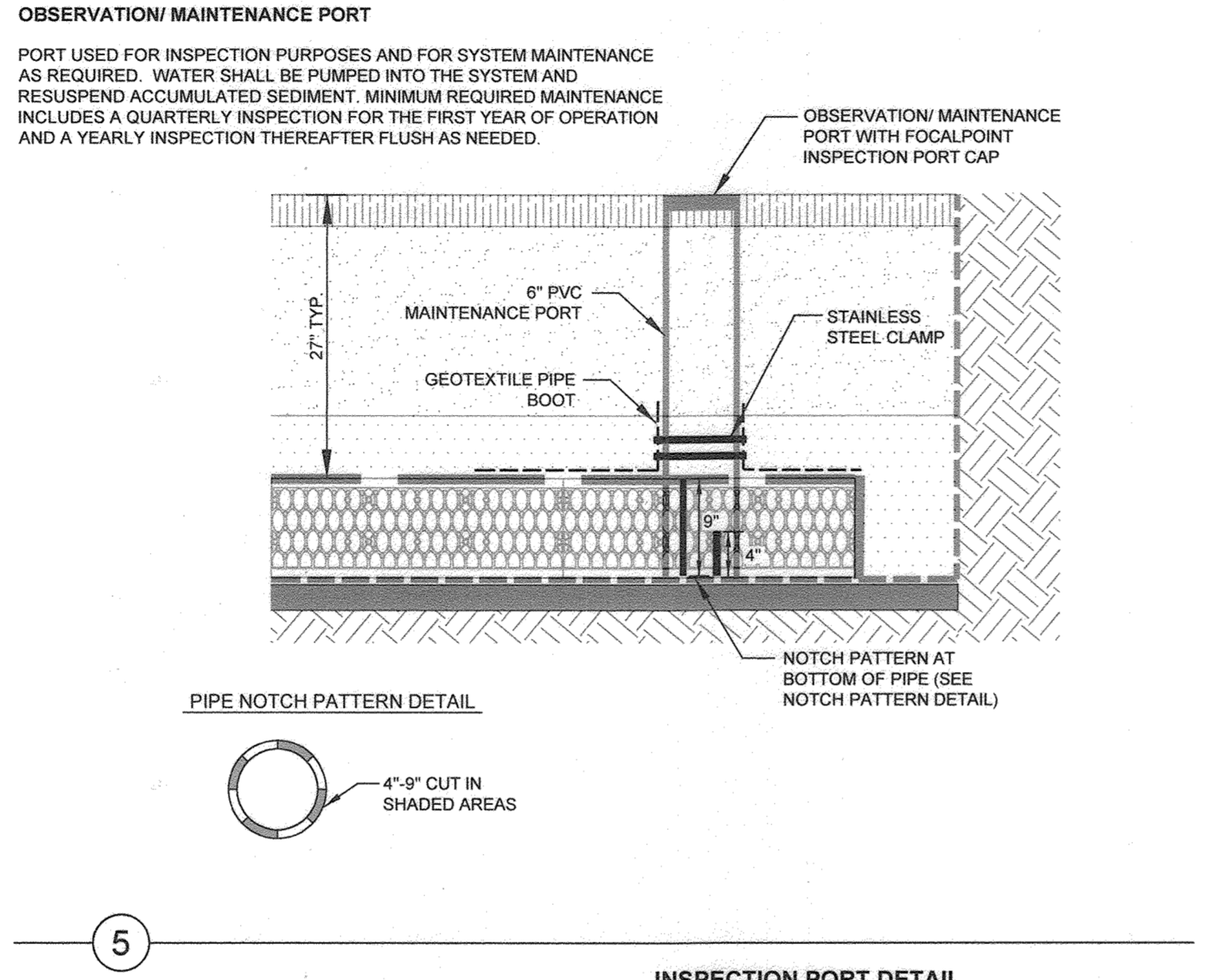
TYPICAL NOTES AND KEY DIMENSIONAL DATA

DATE	REVISION
01/02/20	PERMIT PLANS
01/14/20	REVISED PER ENG

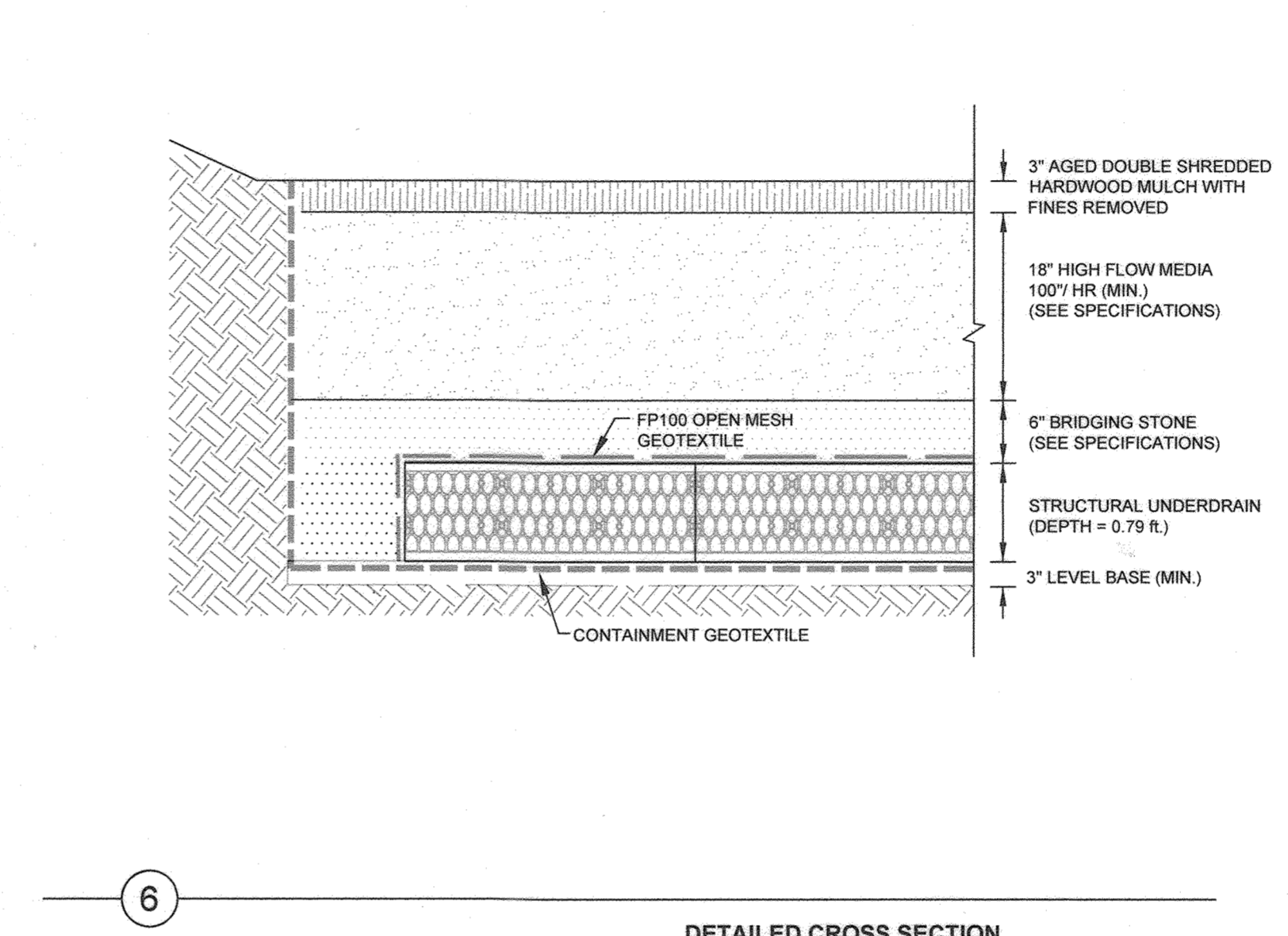
FOR ADDITIONAL INFORMATION PLEASE CONTACT:
 ACF ENVIRONMENTAL 1-800-448-3636
 www.acfenvironmental.com



PIPE CONNECTION DETAIL



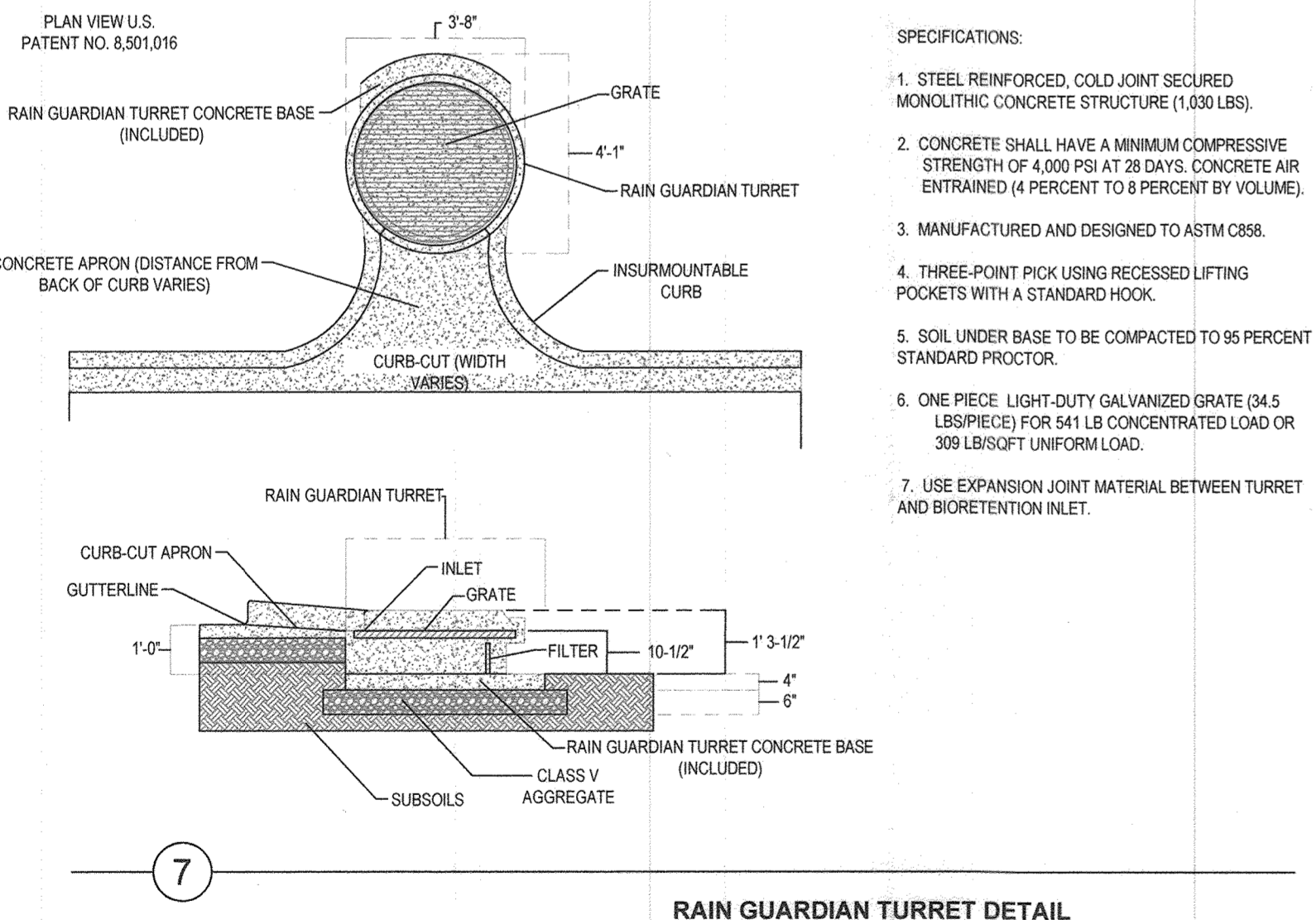
INSPECTION PORT DETAIL



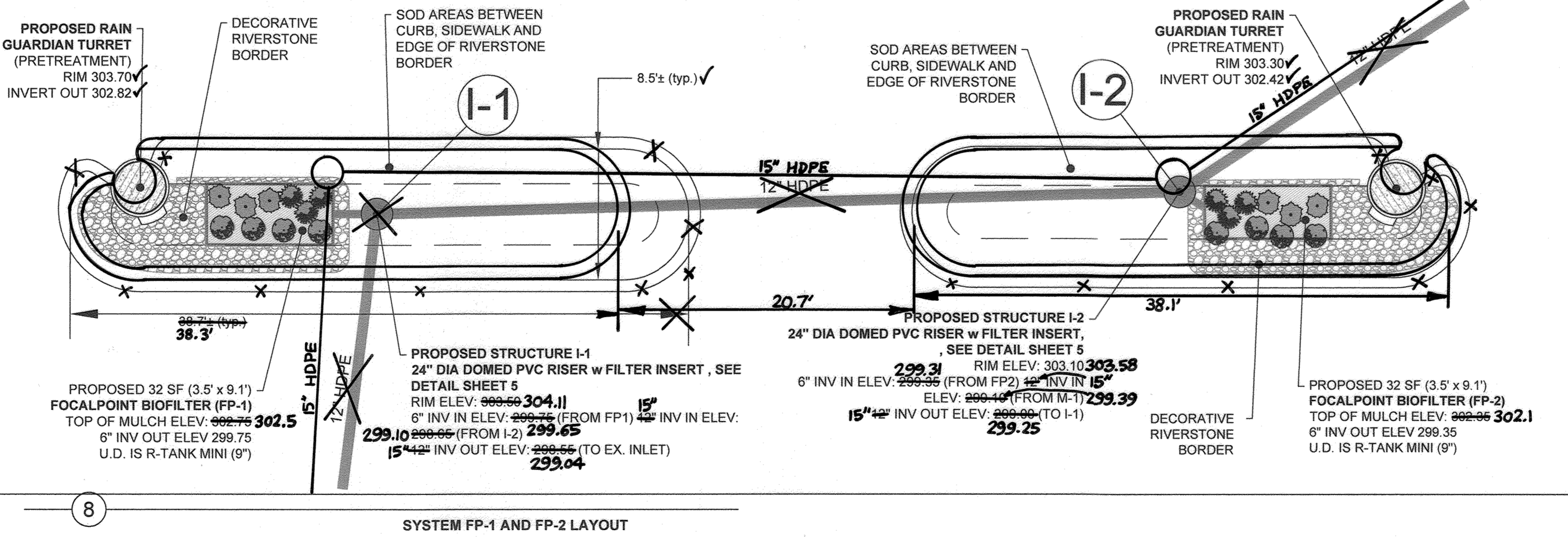
DETAILED CROSS SECTION

FOCALPOINT OVERLAY AND DETAILS
LAKEVIEW RETAIL
 HOWARD COUNTY, MD

PROJECT NO.	52.179
SCALE	NOT TO SCALE
DATE	JAN 2, 2020
SHEET NO.	ACF-1



RAIN GUARDIAN TURRET DETAIL



SYSTEM FP-1 AND FP-2 LAYOUT

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9/20/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 10/11/22
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/12/22
 DIRECTOR

APPROVED: PLANNING BOARD OF HOWARD COUNTY
 [Signature] July 7, 2022

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. #34689, Expiration Date: 7/08/2023.



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
 Zacharia Y. Fisch 4/12/24
 P.E. #22418 DATE

OWNER/DEVELOPER
 ACS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000

STORMWATER MANAGEMENT
FOCALPOINT DETAILS AND NOTES
LAKEVIEW RETAIL
 A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201
 F-82-063, SDP-81-115, SDP-84-299, FDP-125-A
 TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: MLT
 DRAWN BY: CRH2
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: August 11, 2022
 W.O. No.: 4060
 SHEET No.: 6 OF 11

FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fshet.com

I. SUMMARY
THE FOLLOWING GENERAL SPECIFICATIONS DESCRIBE THE COMPONENTS AND INSTALLATION REQUIREMENTS FOR A VOLUME BASED HIGH PERFORMANCE MODULAR BIOFILTRATION SYSTEM (HPMBS) THAT UTILIZES PHYSICAL, CHEMICAL AND BIOLOGICAL MECHANISMS OF A SOIL, PLANT AND MICROBE COMPLEX TO REMOVE POLLUTANTS TYPICALLY FOUND IN URBAN STORM WATER RUNOFF. THE MODULAR TREATMENT SYSTEM IN WHICH THE BIOLOGICALLY ACTIVE BIOFILTRATION MEDIA IS USED SHALL BE A COMPLETE, INTEGRATED SYSTEM DESIGNED TO BE PLACED IN SQUARE FOOT OR LINEAR FOOT INCREMENTS PER THE APPROVED DRAWINGS TO TREAT CONTAMINATED RUNOFF FROM IMPERVIOUS SURFACES. THE HIGH PERFORMANCE MODULAR BIOFILTRATION SYSTEM (HPMBS) IS COMPRISED OF THE FOLLOWING COMPONENTS:

Table with 2 columns: Pollutant and Removal Efficiency. Rows include TSS (91%), Phosphorus (66%), Nitrogen (48%), and various sand compositions (Sand-Fine <5%, Sand-Medium 10%-15%, Sand-Coarse 15%-25%, Sand-Very Coarse 40%-45%, Gravel 10%-20%, Infiltration Rate >100 inches per hour, Peat Moss* 5%-15%). Includes Peat Moss Specification details.

II. QUALITY ASSURANCE AND PERFORMANCE SPECIFICATIONS
THE QUALITY AND COMPOSITION OF ALL SYSTEM COMPONENTS AND ALL OTHER APPURTENANCES AND THEIR ASSEMBLY PROCESS SHALL BE SUBJECT TO INSPECTION UPON DELIVERY OF THE SYSTEM TO THE WORK SITE.
INSTALLATION IS TO BE PERFORMED ONLY BY SKILLED WORK PEOPLE WITH SATISFACTORY RECORD OF PERFORMANCE ON EARTHWORKS, PIPE, CHAMBER, OR POND/LANDFILL CONSTRUCTION PROJECTS OF COMPARABLE SIZE AND QUALITY.

III. DELIVERY, STORAGE AND HANDLING
A. PROTECT ALL MATERIALS FROM DAMAGE DURING DELIVERY AND STORE UV SENSITIVE MATERIALS UNDER TARP TO PROTECT FROM SUNLIGHT INCLUDING ALL PLASTICS. WHEN TIME FROM DELIVERY TO INSTALLATION EXCEEDS ONE WEEK, STORAGE SHOULD OCCUR ON SMOOTH SURFACES, FREE FROM DIRT, MUD AND DEBRIS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: Chad P... 9/20/22
Chief, Division of Land Development: [Signature] 10/12/22
Director: [Signature] 10/12/22

APPROVED: PLANNING BOARD OF HOWARD COUNTY
DATE: July 7, 2022

CONVERGENT WATER TECHNOLOGIES, INC.
(800) 711-5458
WWW.CONVERGENTWATER.COM
ACF ENVIRONMENTAL
(800) 448-3636
WWW.ACFENVIRONMENTAL.COM
VII. PACKAGING
A. HPMBS IS ASSEMBLED ON SITE.
B. MODULAR UNDERDRAIN/STORAGE UNIT IS SHIPPED FLAT AND MODULES ARE ASSEMBLED PRIOR TO INSTALLATION.
C. BIOFILTRATION MEDIA IS DELIVERED IN ONE TON SUPER SACKS EACH LABELED WITH MANUFACTURER'S BATCH NUMBER AND/OR IN BULK WITH ACCOMPANYING MANUFACTURER'S CERTIFICATION.
D. OTHER COMPONENTS ARE DELIVERED IN BULK OR SUPER SACKS.

IX. CLEANUP AND PROTECTION DURING ONGOING CONSTRUCTION ACTIVITY
A. PERFORM CLEANING DURING THE INSTALLATION AND UPON COMPLETION OF THE WORK.
B. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT, REPAIR ANY DAMAGE TO ADJACENT MATERIALS AND SURFACES RESULTING FROM INSTALLATION.

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. #34689, Expiration Date: 7/08/2023.

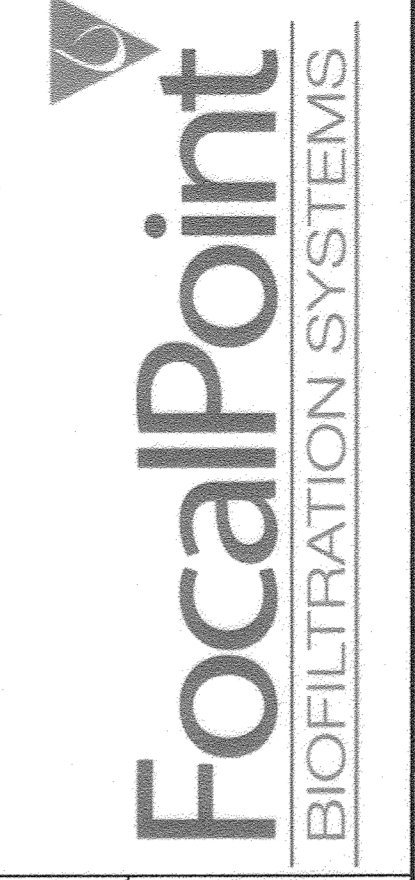


Table with 2 columns: DATE and REVISION. Row 1: 01/02/20 PERMIT PLANS

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
ACF ENVIRONMENTAL 1-800-448-3636
www.acfenvironmental.com



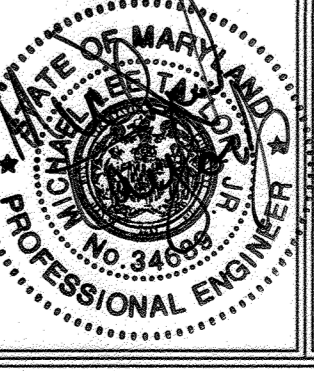
FOCALPOINT SPECIFICATION
LAKEVIEW RETAIL
HOWARD COUNTY MD

PROJECT NO. 52-179
DATE JAN 2, 2020
SHEET NO. ACF-2



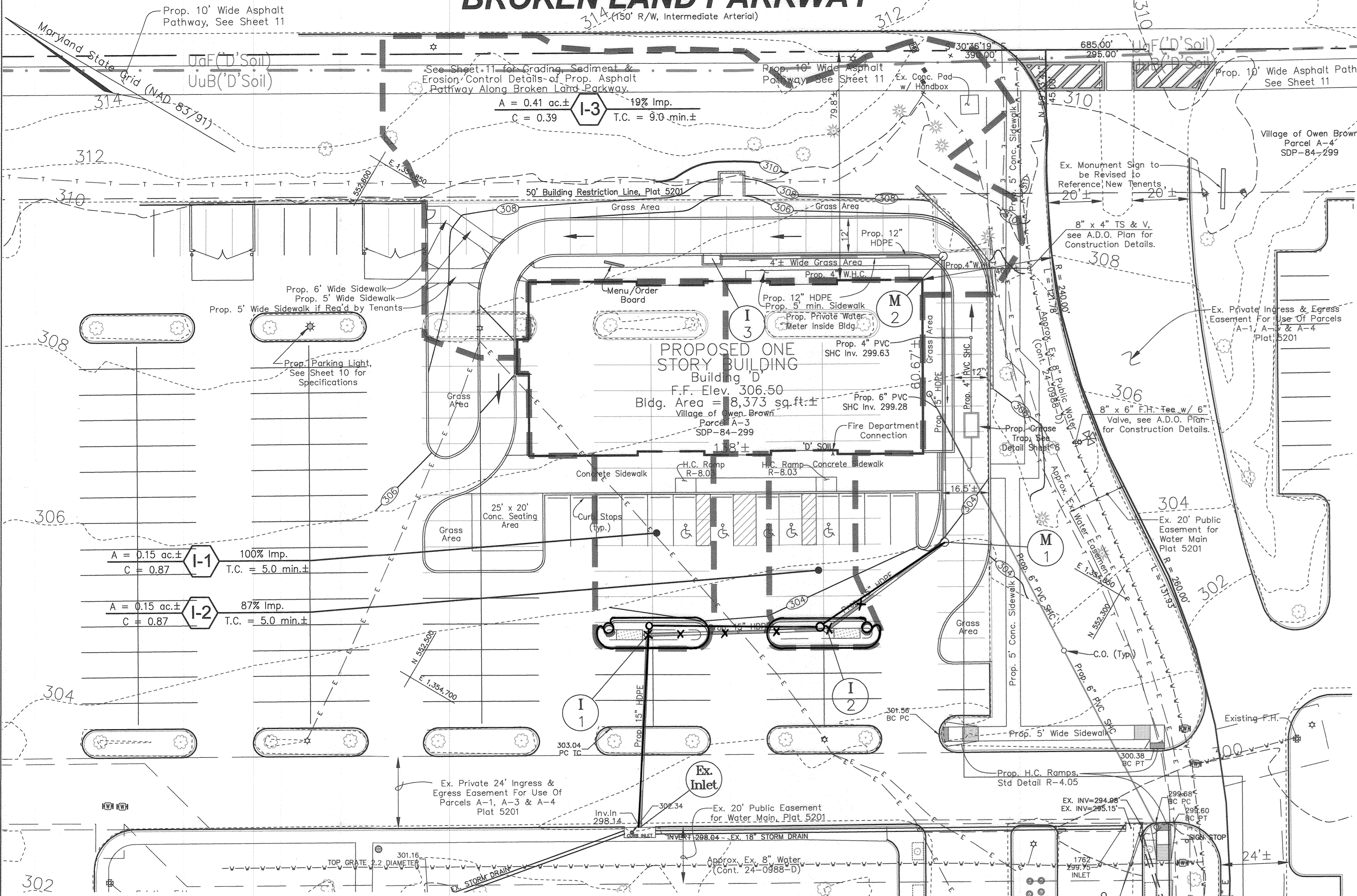
AS-BUILT CERTIFICATION
THERE IS NO "AS-BUILT" INFORMATION PROVIDED FOR SHIM ON THIS SHEET.
Zacharia Y. Fisch 4/12/24
ZACHARIA Y. FISCH P.E. #22418 DATE

STORMWATER MANAGEMENT
FOCALPOINT NOTES
LAKEVIEW RETAIL
A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201 F-82-063, SDP-81-115, SDP-84-299, FDP-125-A
TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.com
DESIGN BY: MLT
DRAWN BY: CRH2
CHECKED BY: ZYF
SCALE: As Shown
DATE: August 11, 2022
W.O. No.: 4060
SHEET No.: 7 OF 11

BROKEN LAND PARKWAY



A = 0.15 ac.± 100% Imp.
C = 0.87 T.C. = 5.0 min.±

A = 0.15 ac.± 87% Imp.
C = 0.87 T.C. = 5.0 min.±

PLAN

Scale: 1" = 20'

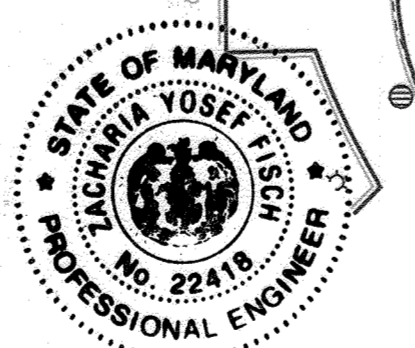


NO.	TYPE	LOCATION	TOP ELEV.	INV. IN.	INV. OUT.	REMARKS
1-1	Fabco Beehive Inlet	N 552,436.56 E 1,354,757.41	304.11	299.65	299.10	CF Environmental
1-2	Fabco Beehive Inlet	N 552,302.27 E 1,354,707.96	303.98	299.02	298.50	CF Environmental
1-3	Type A-5 Inlet	N 552,483.28 E 1,354,881.02	304.83	301.95		Ho. Co. Detail D-4.02
M-1	Shallow 4' Precast MH	N 552,382.03 E 1,354,835.02	303.90	300.80	300.70	Ho. Co. Detail C-5.12
M-2	Shallow 4' Precast MH	N 552,412.83 E 1,354,920.91	305.08	301.55	301.30	Ho. Co. Detail C-5.12

SIZE	TYPE	LENGTH
12"	HDPE	81'
15"	HDPE	283'±

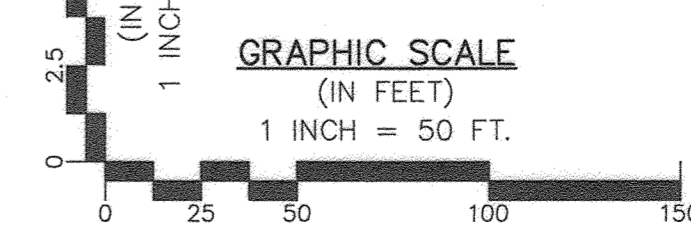
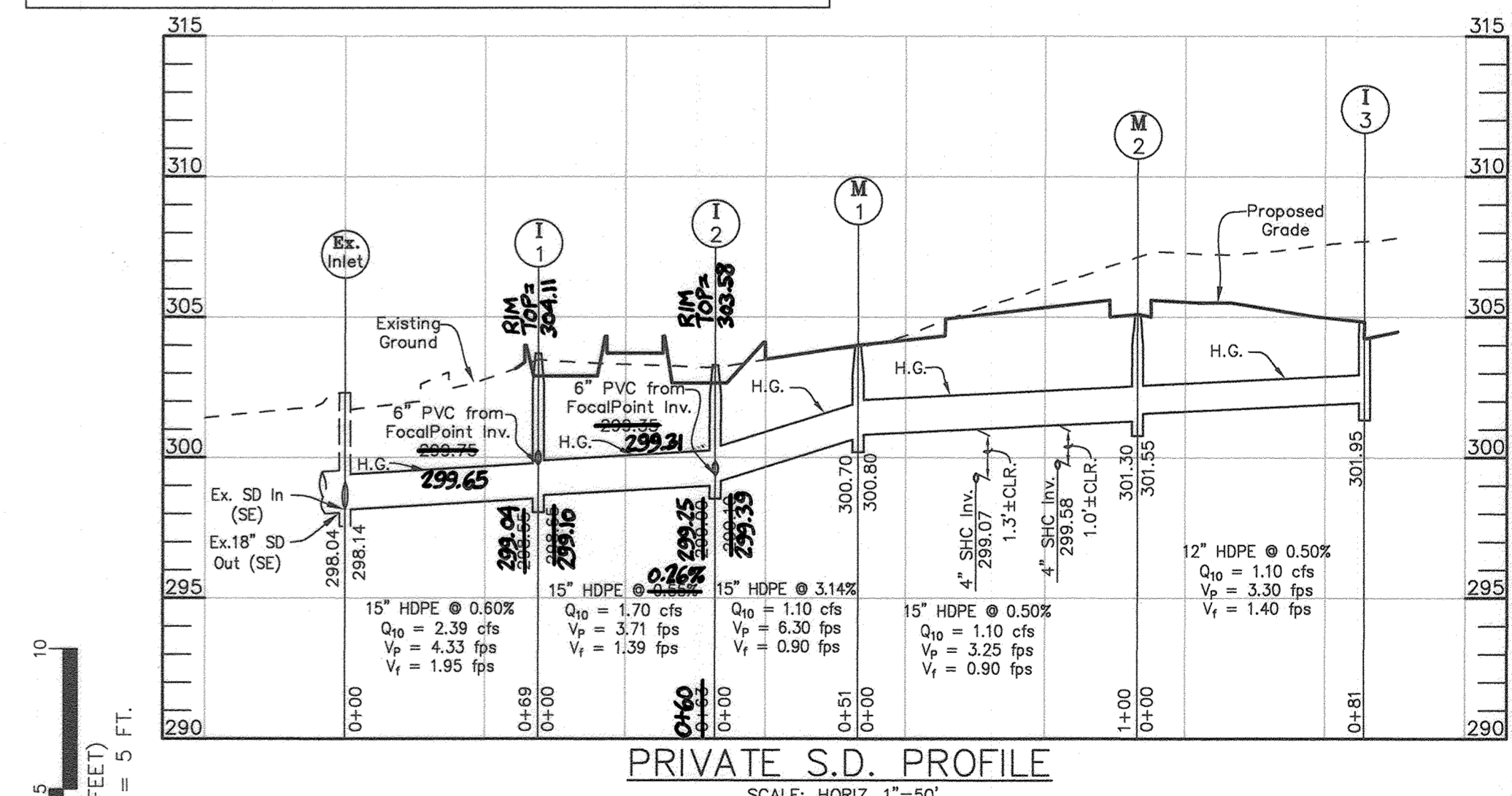
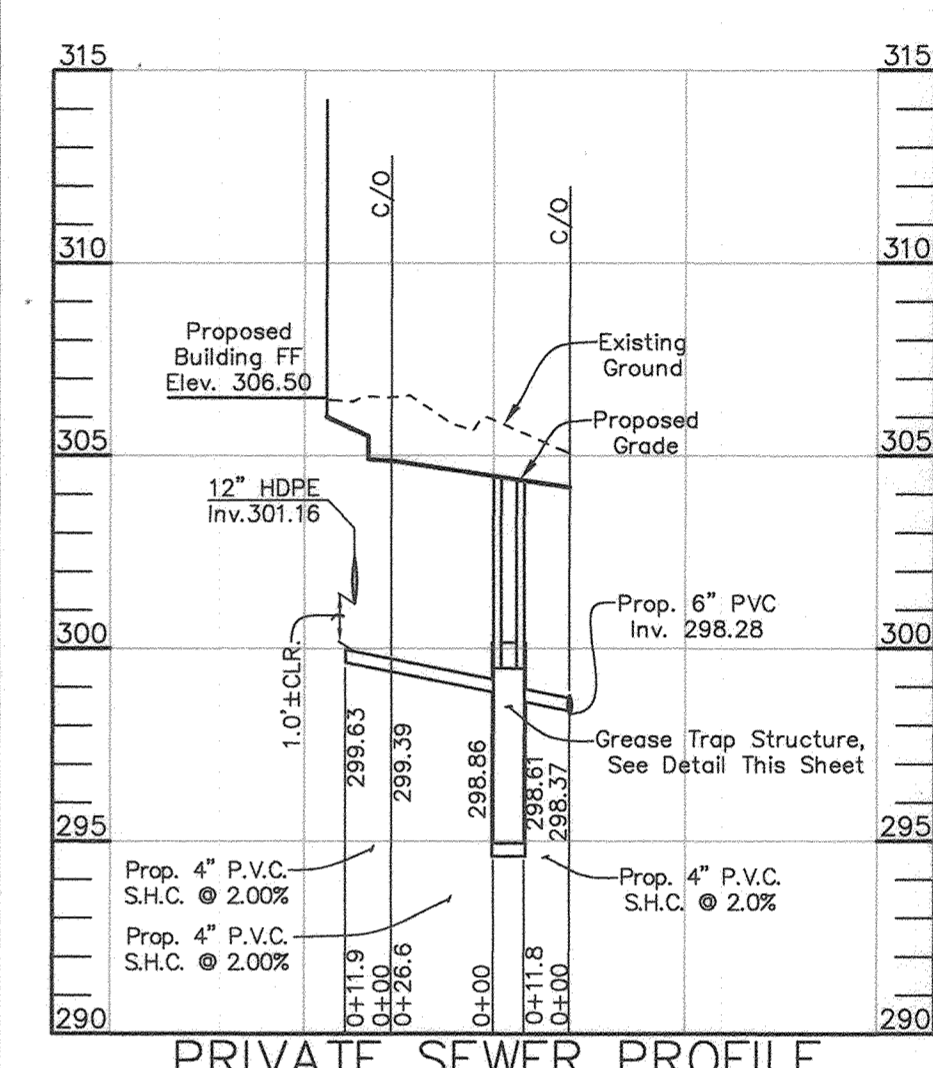
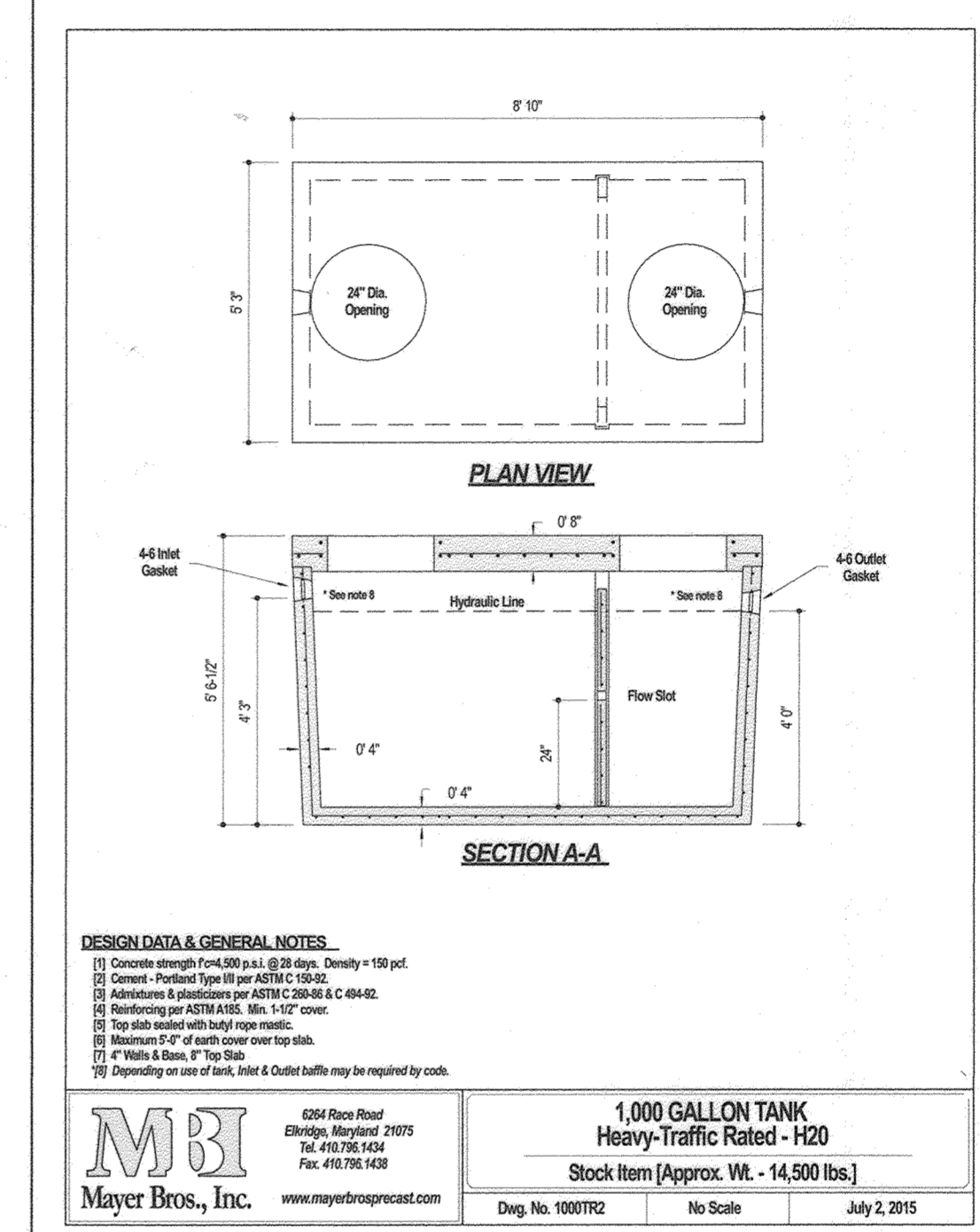
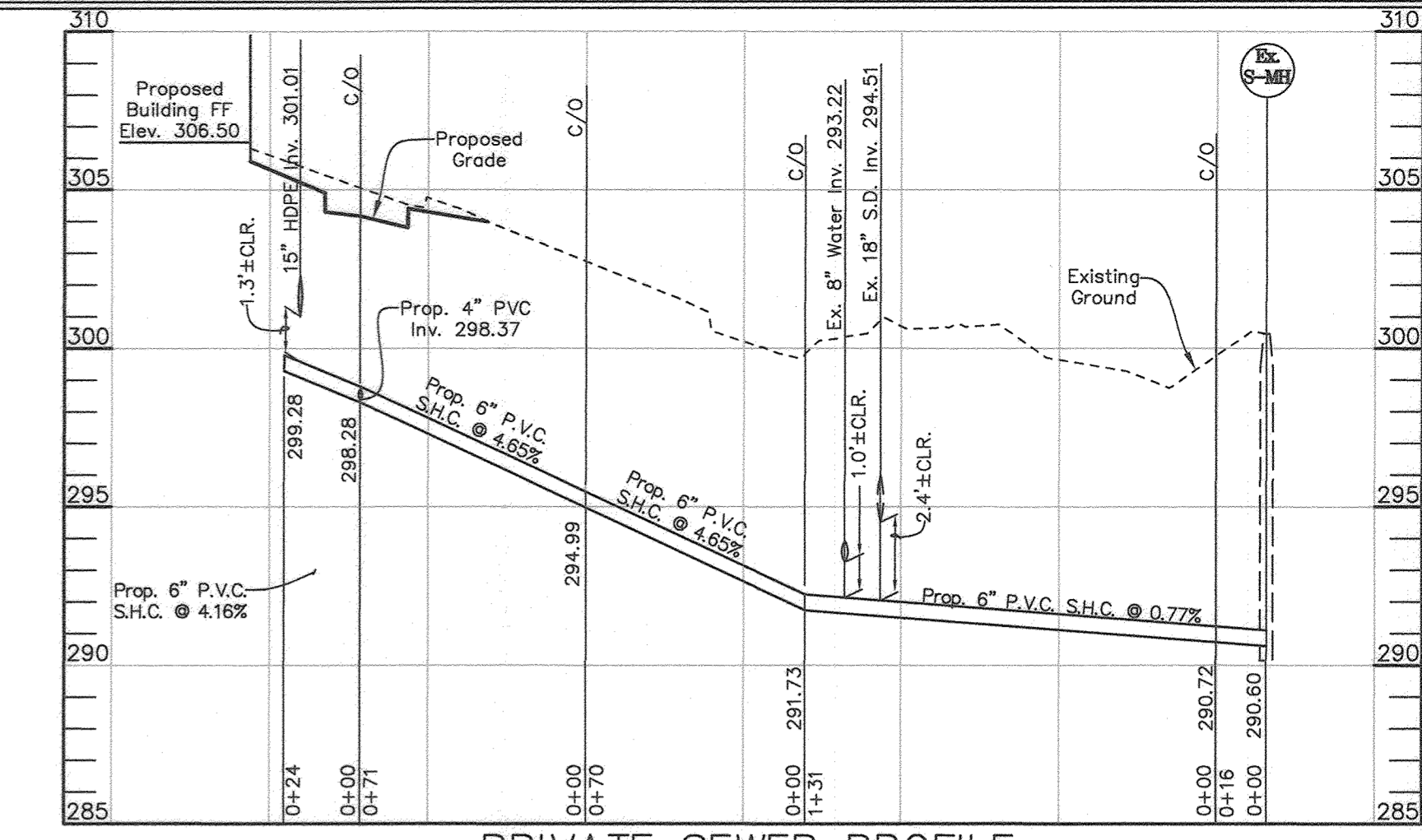
LEGEND

- 310 --- Ex. 10' Contour Line
- 302 --- Ex. 2' Contour Line
- 302.86 --- Ex. Spot Elevation
- 302 --- Prop. 10' Contour Line
- 302 --- Prop. 2' Contour Line
- 0524 --- Prop. Spot Elevation
- ☀ Ex. Tree
- ☘ Ex. Evergreen
- ☙ Ex. Shrub
- ⦿ Ex. Fire Hydrant
- ⦿ Ex. Water Valve
- --- Ex. Water Line
- --- Ex. Sewer Cleanout
- --- Ex. Storm Drain Inlet
- UgF --- Soil Line
- UuB --- Soil Line
- Area C 1% Imp. --- Drainage Area Info
- --- Drainage Area Line
- --- Ex. Telecom. Line
- --- Ex. Electric Line



AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY SPATIALIZED TO PREVENT LOGGING OF THE UNDERGROUND SWMA FACILITY.

ZACHARIA Y. FISCH 4/12/24
ZACHARIA Y. FISCH P.E. #22418

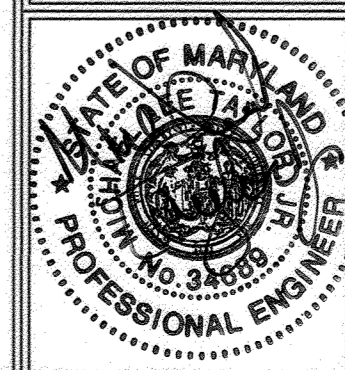


STORM DRAIN DRAINAGE AREA MAP AND PROFILE AND SEWER HOUSE CONNECTION PROFILE AND DETAIL
LAKEVIEW RETAIL AS-BUILT FOR SWM
A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201 F-82-053, SDP-81-115, SDP-84-299, FDP-125-A

TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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7127 Ambassador Road, Suite 100
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Attention: Alan C. Grabush, Principal
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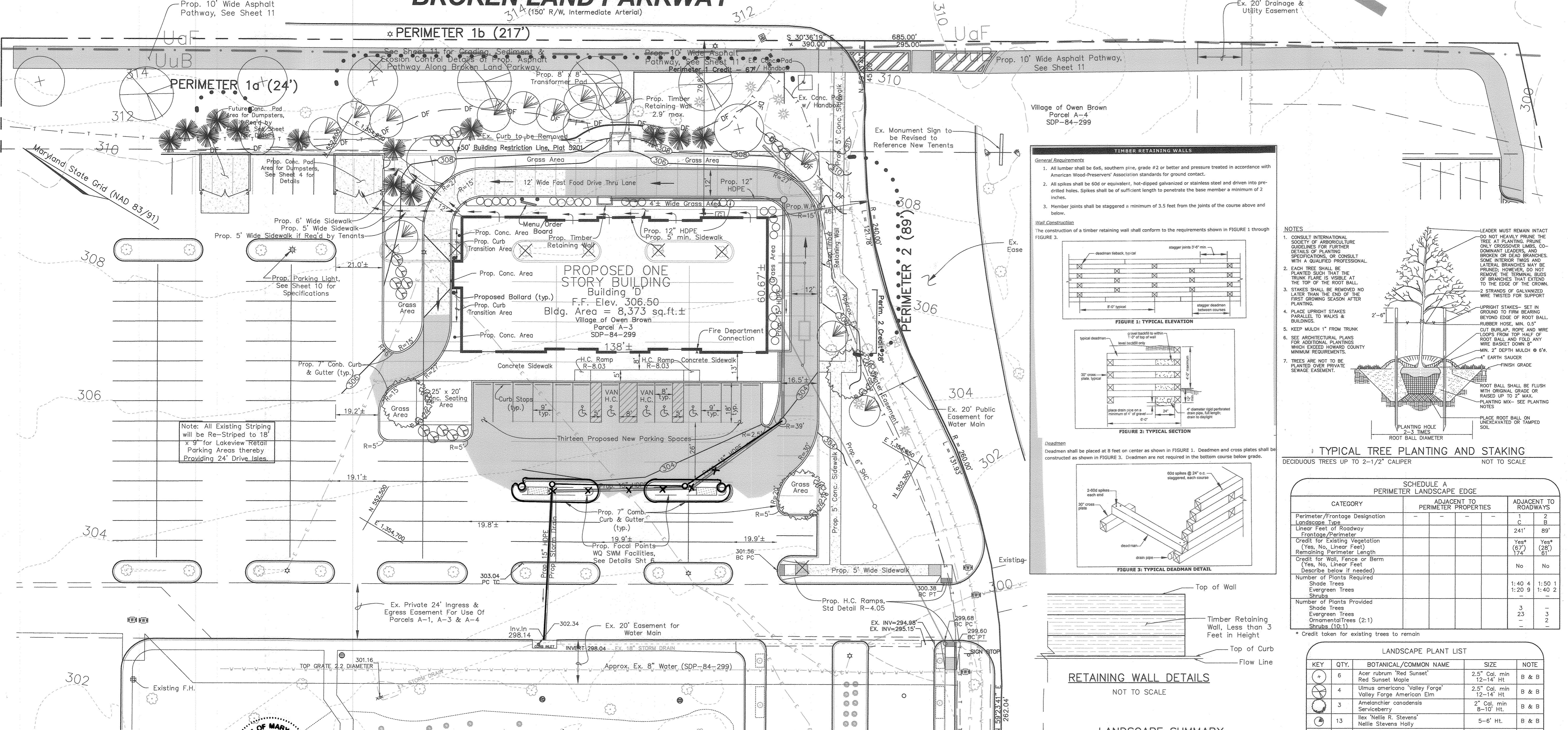
FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: MLT
DRAWN BY: CRH2
CHECKED BY: ZYF
SCALE: As Shown
DATE: August 11, 2022
W.D. No.: 4060
SHEET No.: 8 OF 11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
9-20-22
DATE

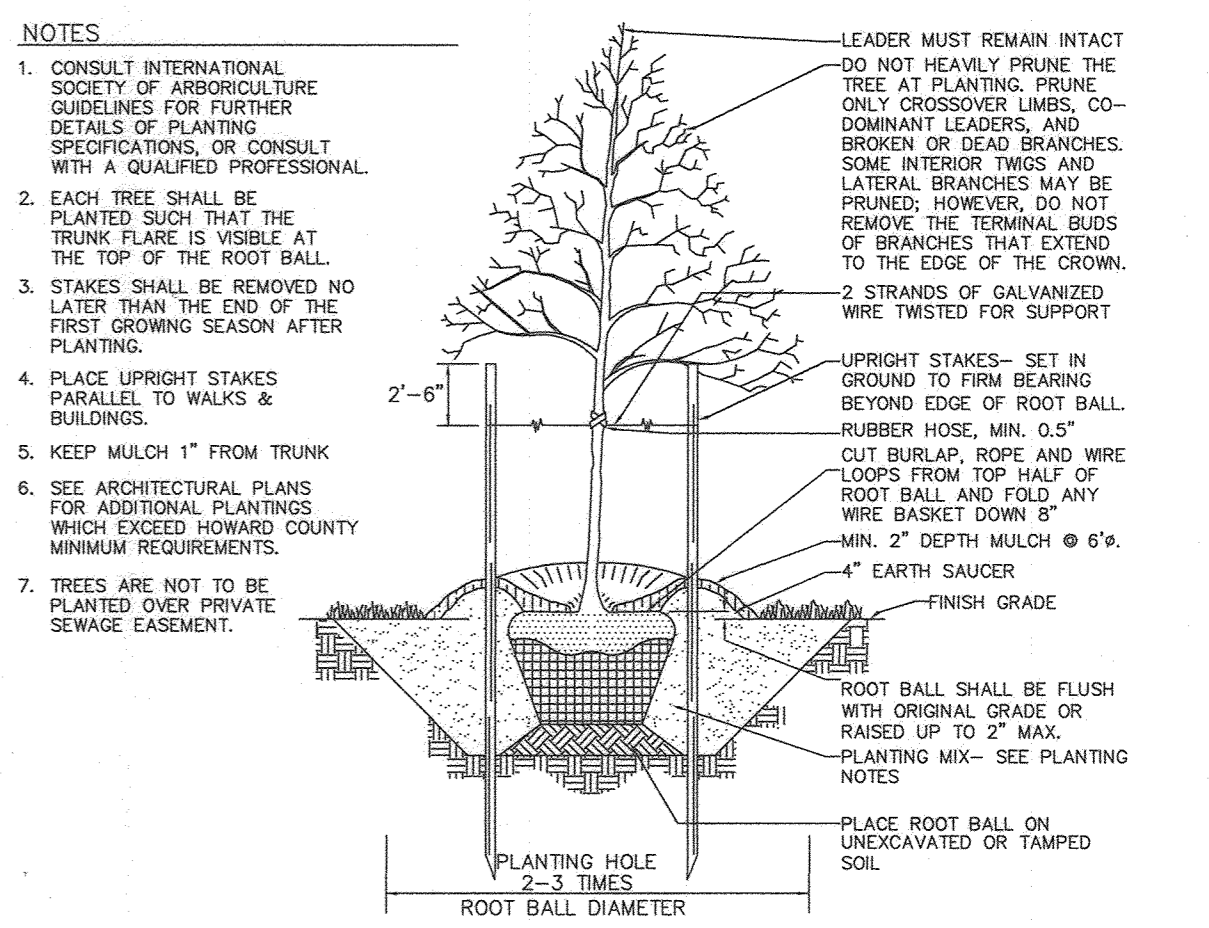
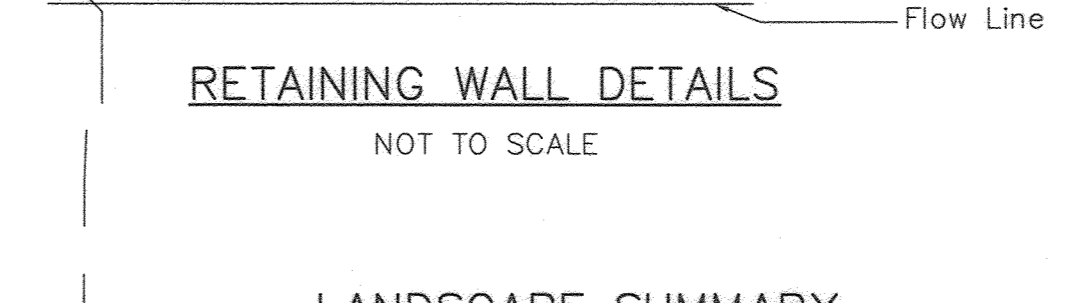
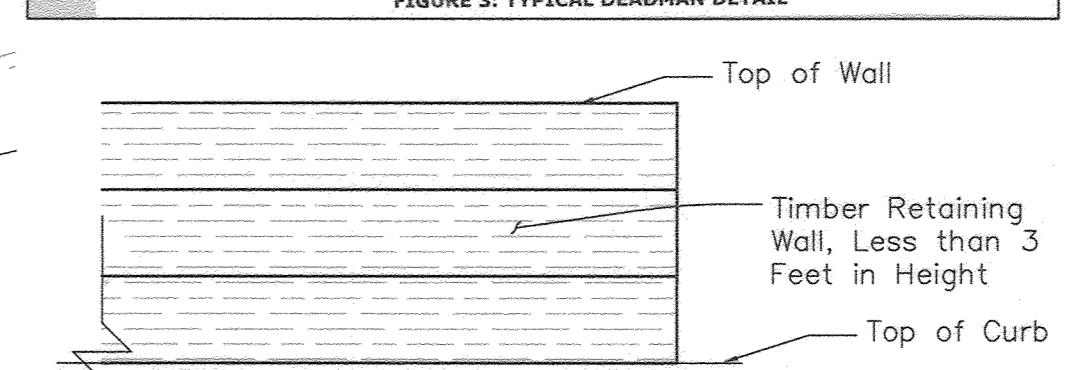
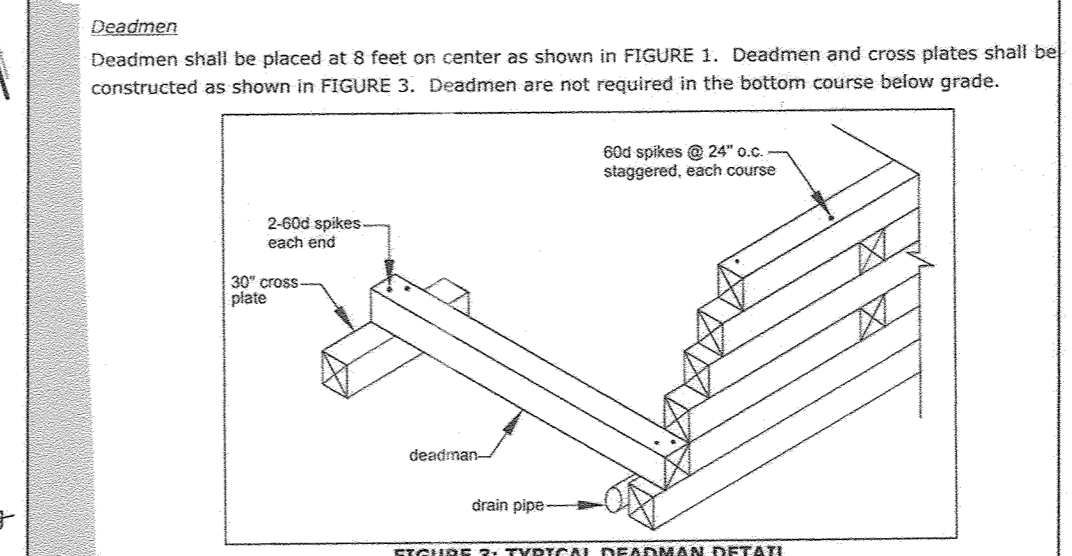
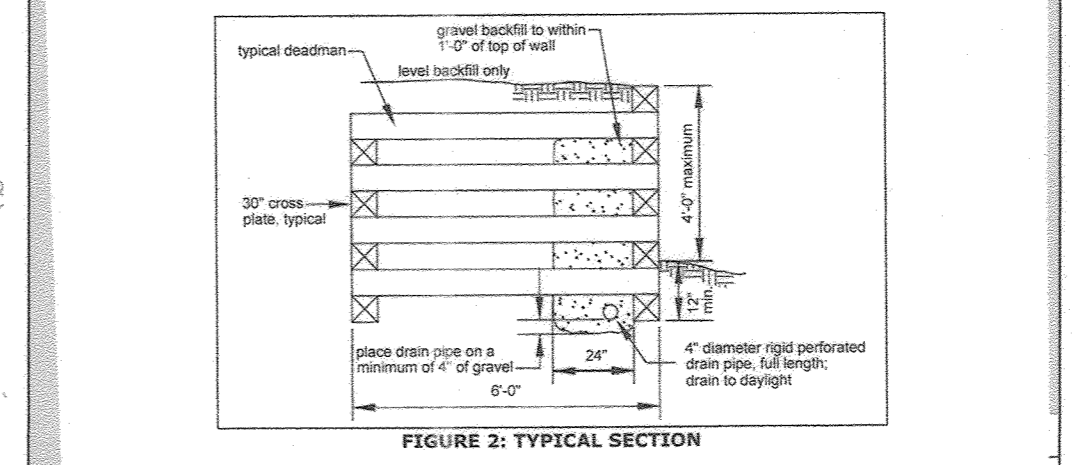
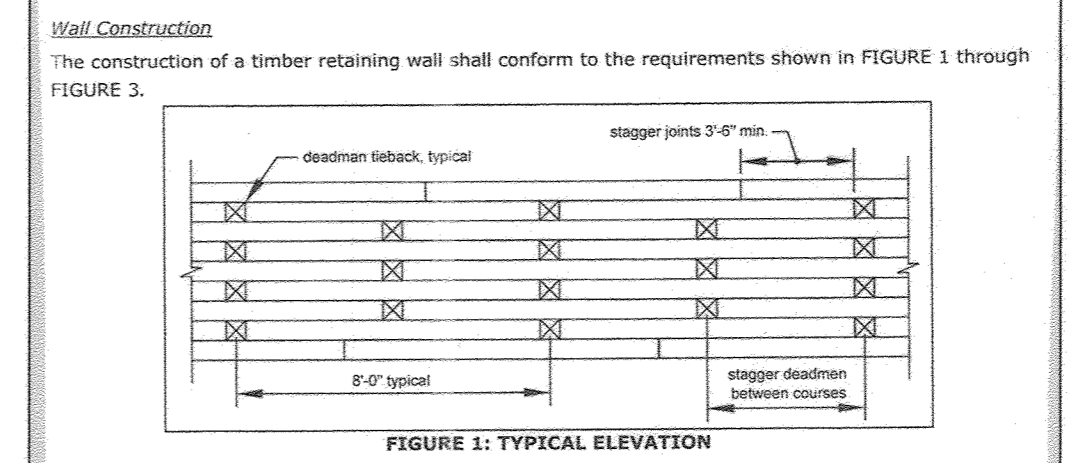
APPROVED: PLANNING BOARD OF HOWARD COUNTY
DATE
July 7, 2022

BROKEN LAND PARKWAY



Note: All Existing Striping will be Re-Striped to 18' x 9' for Lakeview Retail Parking Areas thereby Providing 24' Drive Isles.

TIMBER RETAINING WALLS
General Requirements
 1. All lumber shall be 6x6, southern pine, grade #2 or better and pressure treated in accordance with American Wood-Preservers' Association standards for ground contact.
 2. All spikes shall be 60d or equivalent, hot-dipped galvanized or stainless steel and driven into pre-drilled holes. Spikes shall be of sufficient length to penetrate the base member a minimum of 2 inches.
 3. Member joints shall be staggered a minimum of 3.5 feet from the joints of the course above and below.



TYPICAL TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" CALIPER
 NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS
Perimeter/Frontage Designation	-	1 C 2 B
Linear Feet of Roadway Frontage/Perimeter	-	241' 89'
Credit for Existing Vegetation (Yes, No, Linear Feet)	-	Yes* (67) Yes* (28) 61
Remaining Perimeter Length (Yes, No, Linear Feet)	-	No No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	-	-
Describe below if needed	-	-
Number of Plants Required		
Shade Trees	1:40 4	1:50 1
Evergreen Trees	1:20 9	1:40 2
Shrubs	-	-
Number of Plants Provided		
Shade Trees	3	-
Evergreen Trees	23	3
Ornamental Trees (2:1)	-	2
Shrubs (10:1)	-	-

* Credit taken for existing trees to remain

LANDSCAPE PLANT LIST

KEY	QTY.	BOTANICAL/Common Name	SIZE	NOTE
⊕	6	Acer rubrum 'Red Sunset'	2.5" Cal. min 12-14" Ht.	B & B
⊕	4	Ulmus americana 'Valley Forge'	2.5" Cal. min 12-14" Ht.	B & B
⊕	3	Amelanchier canadensis	2" Cal. min 8-10" Ht.	B & B
⊕	13	Ilex 'Nellie R. Stevens'	5-6" Ht.	B & B
⊕	13	Picea abies	6-8" Ht.	B & B
⊕	16	Abelia x grandiflora	2 1/2"-3" Ht.	B & B
⊕	29	Pennisetum alopecuroides	12-18" Ht.	Cont.

LANDSCAPE NOTES

1. Landscape Plan has been approved by the ARC on 4/29/2020.
2. At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Columbia Landscaping Manual.
3. The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
4. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$3,150 (5 shade trees @ \$300.00 each and 11 evergreens @ \$150.00 each).
5. Should any tree designated for preservation, for which credit is given, be removed or die prior to release of bonds, the owner will be required to replace the tree with equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the landscape manual.

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

Zacharia Y. Fisch
 ZACHARIA Y. FISCH
 P.E. #22418
 4/12/24
 DATE

DEVELOPER'S BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: [Signature]
 DATE: 8/15/22

APPROVED: PLANNING BOARD OF HOWARD COUNTY
 DATE: July 7, 2022

LEGEND

- 310 --- Ex. 10' Contour Line
- 302 --- Ex. 2' Contour Line
- 110 --- Prop. 10' Contour Line
- 302 --- Prop. 2' Contour Line
- ⊕ Ex. Trees (deciduous/evergreen/shrub)
- ⊗ Ex. Trees To Be Removed
- ⊕ Ex. Fire Hydrant
- ⊕ Ex. Water Valve
- --- Ex. Water Line
- --- Ex. Telecom. Line
- --- Ex. Electric Line
- ⊕ Ex. Sewer Cleanout
- ⊕ Ex. Storm Drain Inlet
- --- Prop. Travel Path to Dumpster
- Prop. Concrete
- Prop. Asphalt

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 10/12/22
 DATE: 9-20-22

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. #34689, Expiration Date: 7/08/2023.

OWNER/DEVELOPER
 AGS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000

LANDSCAPE PLAN AS-BUILT FOR SWM LAKEVIEW RETAIL

A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201 F-82-063, SDP-81-115, SDP-84-299, FDP-125-A

TAX MAP 42 GRID 3
 6TH ELECTION DISTRICT

PARCEL 392, LOT A-3 & A-4
 HOWARD COUNTY, MARYLAND

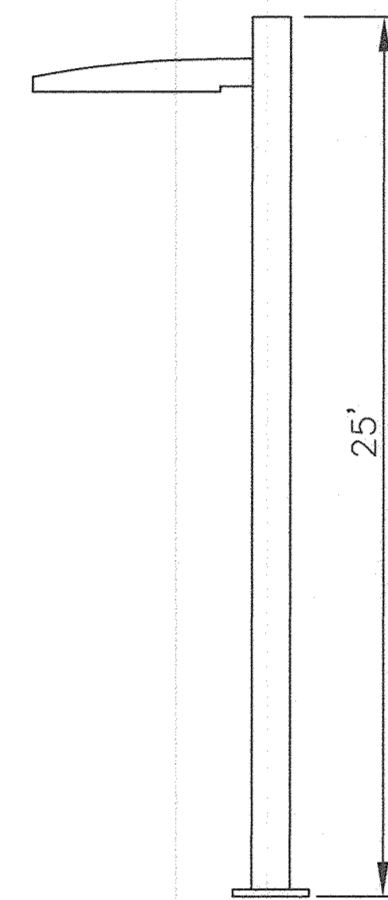
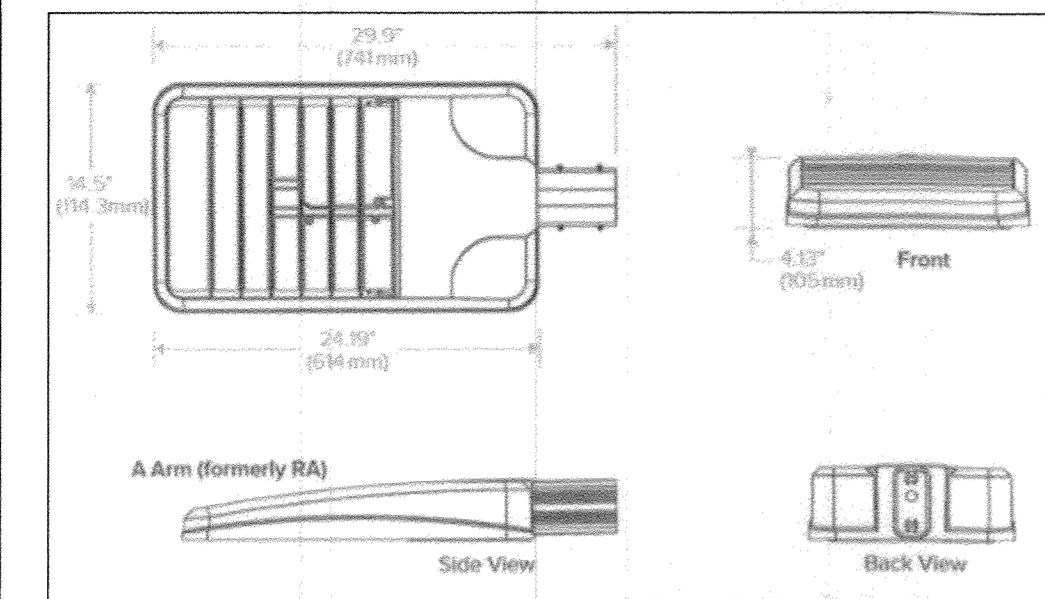
DESIGN BY: SMM
 DRAWN BY: ZMF/SLH
 CHECKED BY: SMM/SLH
 SCALE: 1" = 20'
 DATE: August 11, 2022
 W.O. No.: 4060
 SHEET No.: 9 OF 11

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fisher.com

Low Intensity Lights requirement per Section 134.0.C.3 of the Howard County Code

Light fixtures with the following characteristics are permitted without cutoff shields:

- a. The lamp(s) housed by the fixture do not emit a total of more than 16,000 lumens for freestanding fixtures, or 10,000 lumens for fixtures attached to structures, based on the manufacturer's lumen rating for the initial light output of the lamp(s).
- b. The lamp is no more than 14 feet above ground level for freestanding fixtures, or 8 feet above ground level for fixtures attached to structures.
- c. For fixtures with shields or other design features to direct the light, the light is not directed toward adjacent properties or public streets.
- d. The surface of either the lamp or the fixture enclosing the lamp is frosted or translucent rather than transparent.



OUTDOOR LIGHTING SPECIFICATIONS AND DETAILS

NOT TO SCALE

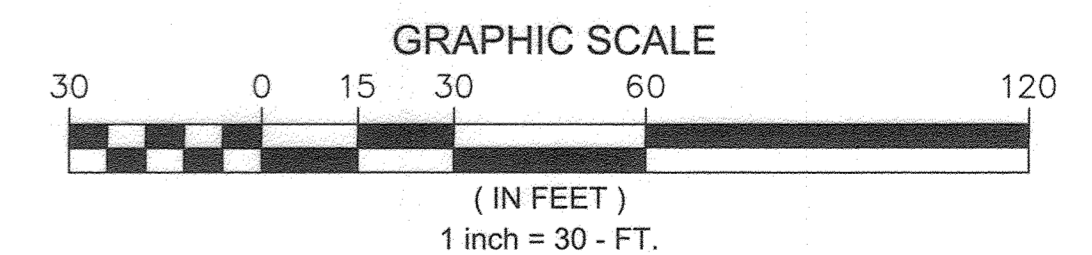
Beacon Square Straight 4" Square Steel Pole Series SSS-B; Height 25'; Black Finish; Single Rectangular Viper "A" Arm and VPL Viper Large Luminaire 96L-395 395W LED Array, 4K7 4000K, 70 CRI (CCT/CRI), 4W Type Wide & 5R Type 5R Rectangular (Distribution), No Rotation, UNV 120-227 V (Voltage)

Luminaire Schedule

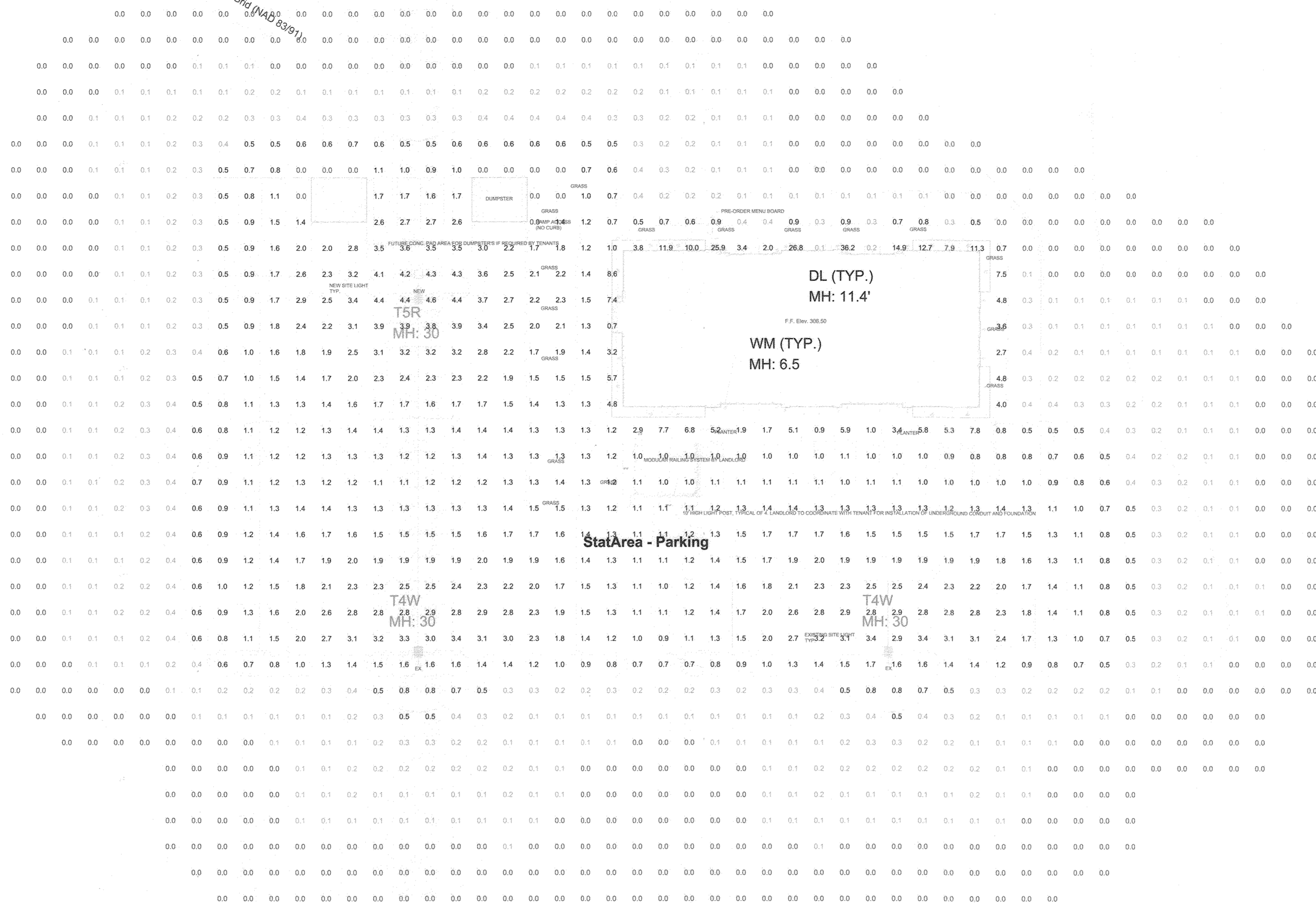
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Total Watts
DL	DL	12	SINGLE	LTR-6RD-H-SL15L-DM1_LTR-6RD-T-SL40K8WDS (35K Source File)	1586	0.864	18.7	18.7	224.4
WM	WM	21	SINGLE	LTC-6RW-W-20L35K8WW-X-S-BL	2211	0.850	22.817	22.817	479.157
T4W	T4W	2	SINGLE	VP-L-96L-395-4K7-4W	35759	0.850	401.8	401.8	803.6
T5R	T5R	1	SINGLE	VP-L-96L-395-4K7-5R	41205	0.850	392.44	392.44	392.44

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCtR	PtSpCtB
All CalcPts Extending Out To Zero Foot-Candles	Illuminance	Fc	0.80	36.2	0.0	N.A.	N.A.	10	10
StatArea - Parking	Illuminance	Fc	1.76	4.6	0.5	3.52	9.20		



BROKEN LAND PARKWAY



LIGHTING PLAN
LAKEVIEW RETAIL
A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201
F-82-063, SDP-81-115, SDP-84-299, FDP-125-A
TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: SMM
DRAWN BY: SMM
CHECKED BY: ZYF/SLH
SCALE: 1" = 20'
DATE: August 11, 2022
W.O. No.: 4060
SHEET No.: 10 OF 11

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fisher.com

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #34689, Expiration Date: 7/08/2023.

AS-BUILT CERTIFICATION
THERE IS NO "AS-BUILT" INFORMATION PROVIDED FOR SWM ON THIS SHEET.

Zacharia Y. Fisch 4/12/24
ZACHARIA Y. FISCH DATE
P.E. #22418

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 10/12/22
DIRECTOR DATE
[Signature] 9.20.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY
DATE July 7, 2022

APPROVED: *[Signature]* 10/12/22
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER/DEVELOPER
AGS Borrower Lakeview, LLC
7127 Ambassador Road, Suite 100
Baltimore, MD 21244
Attention: Alan C. Grabush, Principal
(443)725-9000

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

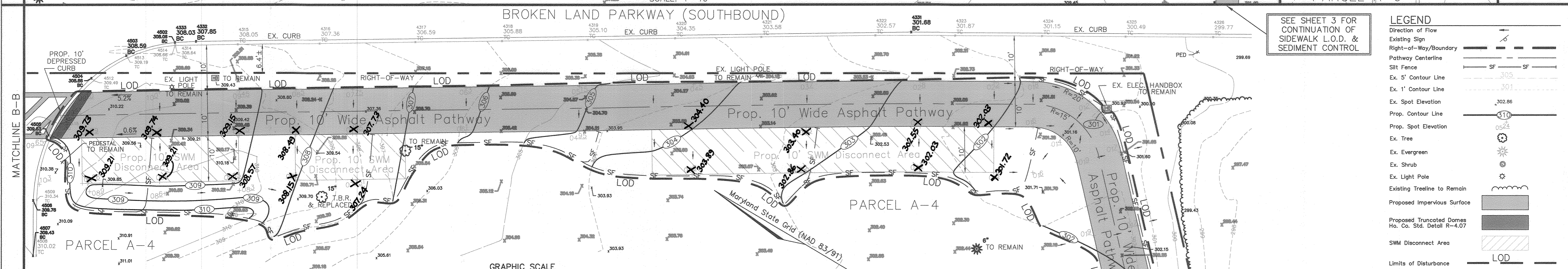
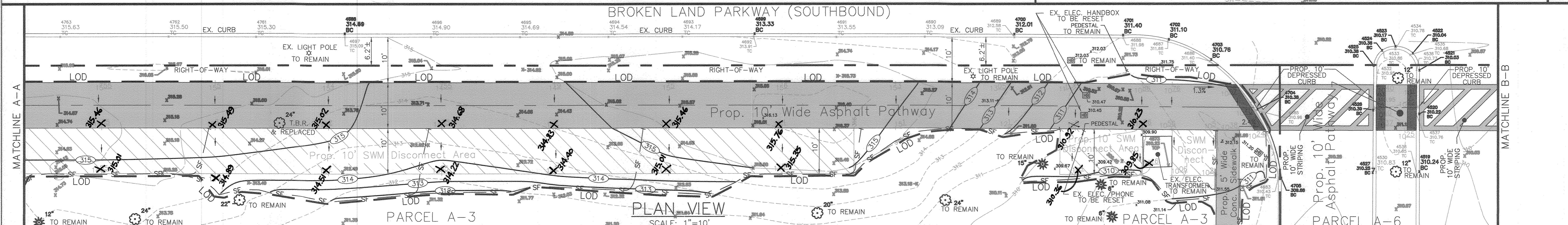
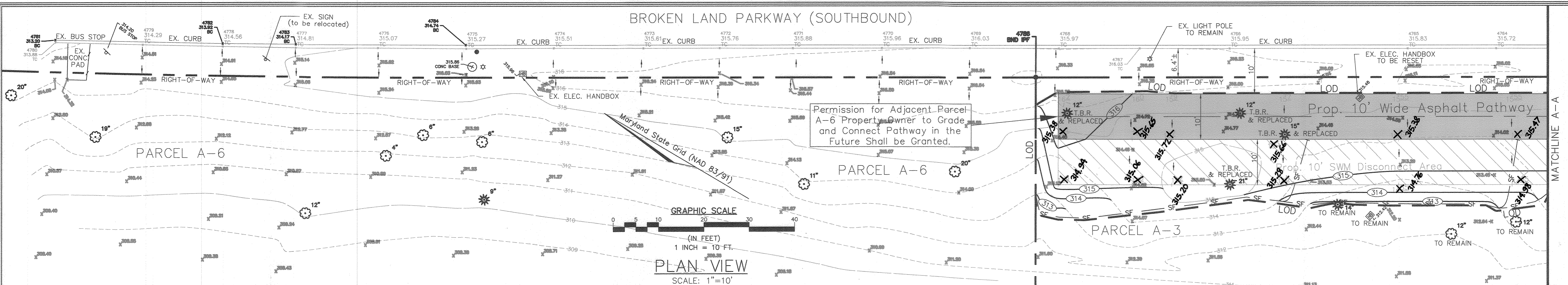
PHOTOMETRIC PLAN
Lakeview

REVISED FROM DRAWING NUMBERS:	19-25435	19-25435-R4	19-25435-R5	19-25435-R2	19-25435-R3
DATE:	12-12-2019	2-19-20	AS NOTED	19-25435-R6	
BY:	Kalyan	YWY	N/A		

HUBBELL Lighting, Inc.
701 MILLBURN BLVD.
GREENVILLE, SC 29607

DATE: 12-12-2019
SCALE: AS NOTED
DRAWING / DESIGN NO.: 19-25435-R6

SDP-20-42



AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THE PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

Zacharia Y. Fisch
 ZACHARIA Y. FISCH
 P.E. #22418

4/12/24
 DATE



NOTES: 1) ALL PROPOSED PATHWAYS ARE ACCESSIBLE TO THE PUBLIC.
 2) SEE RIGHT LANE CLOSURE DETAIL MD 104.04-05, SHOWN ON SHEET 3, TO BE USED ON BROKEN LAND PARKWAY DURING CONSTRUCTION.

SEE SHEET 3 FOR CONTINUATION OF SIDEWALK L.O.D. & SEDIMENT CONTROL

LEGEND	
Direction of Flow	
Existing Sign	
Right-of-Way/Boundary	
Pathway Centerline	
Silt Fence	
Ex. 5' Contour Line	
Ex. 1' Contour Line	
Ex. Spot Elevation	
Prop. Contour Line	
Prop. Spot Elevation	
Ex. Tree	
Ex. Shrub	
Ex. Light Pole	
Existing Tree/Light Pole to Remain	
Proposed Impervious Surface	
Proposed Truncated Domes	
Ho. Co. Std. Detail R-4.07	
SWM Disconnect Area	
Limits of Disturbance	
Ex. Electrical Handbox	
AS-BUILT SPOT ELEVATION	

OWNER/DEVELOPER
 AGS Borrower Lakeview, LLC
 7127 Ambassador Road, Suite 100
 Baltimore, MD 21244
 Attention: Alan C. Grabush, Principal
 (443)725-9000

PROPOSED ASPHALT PATHWAY GRADING, SEDIMENT & EROSION CONTROL PLAN
LAKEVIEW RETAIL AS-BUILT FOR SWM
 A Redevelopment of Village of Owen Brown, Parcel A-3 & A-4, Plat 5201 F-82-063, SDP-81-115, SDP-84-299, FDP-125-A
 TAX MAP 42 GRID 3 PARCEL 392, LOT A-3 & A-4
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: PLANNING BOARD OF HOWARD COUNTY
 DATE: July 7, 2022

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 DATE: 09/12/22

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. #34689, Expiration Date: 7/08/2023.

DATE: 8/15/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 9/20/22

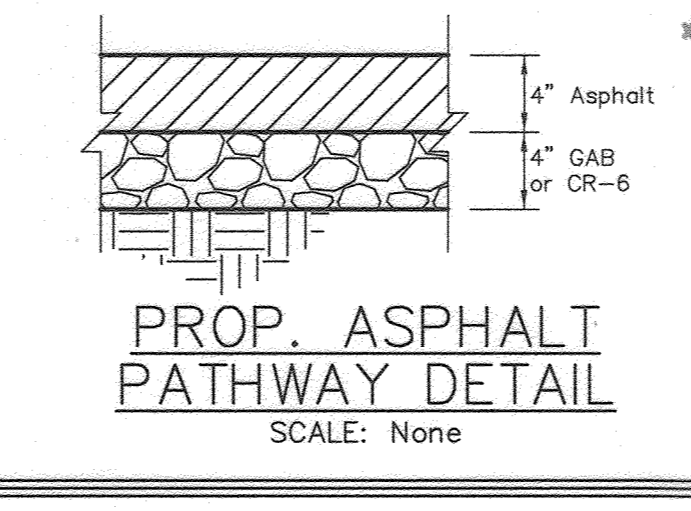
DATE: 10/12/22

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

DATE: 8/15/22

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 8/15/22



DESIGN BY: CRH2
 DRAWN BY: JG&CRH2
 CHECKED BY: ZYF
 SCALE: 1" = 10'
 DATE: August 11, 2022
 W.O. No.: 4060
 SHEET No.: 11 OF 11

FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane, Elkridge, MD 21075
 Tel: 410-967-5200 Fax: 410-796-1562
 E-mail: info@fsh.com