



JP MORGAN CHASE BANK: ILLUSTRATIVE SITE PLAN

MD212007.00

SCALE: 1"=20'-0"

06/25/2026

6080 DAYBREAK CIRCLE,
 CLARKSVILLE, MARYLAND



SITE DEVELOPMENT PLAN

FOR



LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029

TAX MAP 34, GRID 6, PARCEL 424, LOT W2

HOWARD COUNTY

4TH ELECTION DISTRICT

ZONE: NT

PLAN REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY AND TOPOGRAPHIC ALTANSPS LAND TITLE SURVEY BY: BOHLER ENGINEERING VA, LLC. ENTITLED: "ALTANSPS LAND TITLE SURVEY, CORE STATES GROUP - CHASE BANK, 6080 DAYBREAK CIRCLE, 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND" PROJECT NO. MD212007-0A DATED: 03/03/2025
- ARCHITECTURAL PLANS BY: CORE STATES GROUP ENTITLED: "CHASE, 6080 DAYBREAK CIRCLE, CLARKSVILLE, MD 21029" DATED: 04/17/2025

GOVERNING AGENCIES

- HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DEVELOPMENT ENGINEERING 3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043 PHONE: (410) 313-2350
- HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING LAND DEVELOPMENT 3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043 PHONE: (410) 313-2350
- HOWARD COUNTY DEPT. OF PUBLIC WORKS 7133 RUTHERFORD ROAD BALTIMORE, MD 21244 PHONE: (410) 224-8286
- HOWARD COUNTY DEPT. OF PUBLIC WORKS STORMWATER MANAGEMENT DIVISION 9801 BROKEN LAND PARKWAY COLUMBIA, MD 21046 PHONE: (410) 313-6413
- TELEPHONE VERIZON 7133 RUTHERFORD ROAD BALTIMORE, MD 21244 PHONE: (410) 224-8286
- STORMWATER HOWARD COUNTY DEPT. OF PUBLIC WORKS STORMWATER MANAGEMENT DIVISION 9801 BROKEN LAND PARKWAY COLUMBIA, MD 21046 PHONE: (410) 313-6413
- GAS AND ELECTRIC BALTIMORE GAS & ELECTRIC 1088 N. FRONT ST. ROOM 401 BALTIMORE, MD 21202 PHONE: (410) 850-4620

UTILITY CONTACTS

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 74,215 SF OR 1.70 AC
- AREA OF PLAN SUBMISSION: 32,743 SF OR 0.75 AC
- LIMIT OF DISTURBED AREA: 37,730 SF OR 0.86 AC
- PRESENT ZONING DESIGNATION: NT - NEW TOWN DISTRICT
- PROPOSED USE: DRIVE-THRU BANK
- FLOOR AREA: 3,566 SF
- MAXIMUM BUILDING HEIGHT: UNLIMITED PROPOSED BUILDING HEIGHT: 20'
- MAXIMUM NUMBER OF EMPLOYEES: 9
- PARKING SPACES REQUIRED: (COMMERCIAL RETAIL) 5.0 SPACES PER 1,000 SF X 3,566 SF TOTAL REQUIRED: 18 SPACES
- PARKING SPACES PROVIDED: STANDARD PARKING SPACES (9'X18') = 26 SPACES HANDICAP (8'X18') = 2 SPACES TOTAL = 28 SPACES
- STACKING REQUIREMENTS (NO. CO. DESIGN MANUAL, VOL. III, SECTION 5.2.6, TABLE 5.67) DRIVE-IN BANK = 5 SPACES PER LANE PROVIDED = 4 SPACES (DESIGN MANUAL WAIVER REQUESTED)
- AREA OF STREAM/WETLANDS AND BUFFER: 0.00 AC
- AREA OF 100-YR FLOODPLAIN: 0.00 AC
- AREA OF FOREST: 0.00 AC
- AREA OF STEEP SLOPES (15% - 24.99%): 0.00 AC
- AREA OF STEEP SLOPES (25% OR GREATER): 0.00 AC
- AREA OF GREEN OPEN SPACE: 0.00 AC
- HIGHLY ERODIBLE SOILS (K > 0.35): 0.00 AC
- FDP NUMBER: FDP-222-PART 2



VICINITY MAP

SCALE: 1" = 2.00' SOURCE: BING ADC MAP: D11D - COLUMBIA

BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION, GEODETIC SURVEY CONTROL MONUMENTS 34CC AND 0044.

34CC - N: 561,680.074 E: 1,330,244.505 ELEVATION: 468.437
0044 - N: 562,176.494 E: 1,329,641.911 ELEVATION: 464.477

OWNER/DEVELOPER

JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY-10600
NEW YORK, NY 10017-3140
CONTACT: VALLARIE BHUTHONGKUM
PHONE NUMBER: 443-827-0024
EMAIL: VALLARIE.BHUTHONGKUM@CHASE.COM

PREPARED BY



CONTACT: CRISSIE M. BAUR

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 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 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 FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY BOHLER ENGINEERING VA, LLC. DATED 03-03-2025.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 34CC AND 0044 WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE. PUBLIC CONTRACT NO. 20-3340, NO. 34-3528-D
- SEWER IS PRIVATE. PUBLIC CONTRACT NO. 34-3528-D
- THE MODULAR WETLAND SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE DEVELOPER'S AGREEMENT WILL AUTHORIZE INSPECTION BY THE COUNTY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON JANUARY 24, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE L (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 130 OF 235", MAP NUMBER 24027C01300, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013 AND PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 135 OF 235", MAP NUMBER 24027C0135D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013.
- THERE ARE NO WETLANDS ON THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED NOVEMBER 25, 2025 AND WAS APPROVED ON MAY 18, 2026.
 - DATE OF REPORT: NOVEMBER 25, 2025
 - DATE OF COUNTY: OCTOBER 30, 2025 (HOWARD COUNTY PUBLIC SCHOOLS WERE IN SESSION)
 - SUBMITTED AS PART OF PLAN #: SDP-26-016
 - INTERSECTIONS STUDIED:
 - MD-108 (MDOT SHA - URBAN MINOR ARTERIAL) AT GREAT STAR DRIVE (COUNTY MAINTAINED - MAJOR COLLECTOR)
 - NO MITIGATION IS REQUIRED

INTERSECTION	LOS/CLV		
	2025 EXISTING TRAFFIC	2025 BACK'D TRAFFIC	2025 TOTAL TRAFFIC
AM PEAK HOUR MD 108 AT GREAT STAR DRIVE	A/638	B/794	A/809
PM PEAK HOUR MD 108 AT GREAT STAR DRIVE	A/944	B/1114	B/1144

- A DESIGN MANUAL WAIVER TO REDUCE THE REQUIRED STACKING SPACES FROM 5 SPACES TO 4 SPACES AT THE DRIVE THROUGH ATM (DTM) WAS APPROVED ON JANUARY 30, 2026.
- PER SECTION 6C-1 OF THE FDP-222 PART 2, ALL STRUCTURES WILL BE REQUIRED TO BE APPROVED ON A SITE DEVELOPMENT PLAN BY HOWARD COUNTY PLANNING BOARD.
- THE PREVIOUS DEVELOPMENT OF THE SITE WAS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION REQUIREMENTS IN PLACE AT THAT TIME. THE PROPOSED REDEVELOPMENT OF THE LOT WILL REQUIRE COMPLIANCE WITH FOREST CONSERVATION ACT, BUT THE PREVIOUSLY APPROVED 1.2 ACRES OF IMPERVIOUS ACRES ARE EXEMPT, SINCE NO FOREST IS PRESENT ON THE SITE. THE PROJECT WILL BE REQUIRED TO COMPLY WITH AFFORESTATION REQUIREMENTS, AFFORESTATION OF 0.10 ACRES IN REQUIRED, AND WILL BE ADDRESSED WITH A FEE-IN-LIEU.
- THERE IS A SHARED PARKING AGREEMENT BETWEEN PARCELS "W-4" AND "W-5".

STORMWATER MANAGEMENT INFORMATION (SDP-26-016)				MAINTENANCE			OWNERSHIP			
LOT/PARCEL NUMBER	FACILITY NAME & NUMBER	PRACTICE TYPE (QUALITY)	PUBLIC	PRIVATE	HOA	PRIVATE	PUBLIC	HOA	PRIVATE	PUBLIC
424	A-30	CONTECH MODULAR WETLANDS MWS-L-8-B-V		X		X		X		

ADDRESS CHART

LOT/PARCEL	BUILDING #	STREET ADDRESS
424	1 (BANK)	6084 DAYBREAK CIRCLE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.			
VILLAGE OF RIVER HILL	SECTION 4, AREA 2	424			
PLAT # OR LIF PLAT #	GRID #	ZONING	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
L 18623, F 436	6	NT	34	4	6055.05

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101 (1 OF 29)
GENERAL NOTES AND LEGEND	C-102 (2 OF 29)
EXISTING CONDITIONS AND DEMOLITION PLAN	C-201 (3 OF 29)
SITE PLAN	C-301 (4 OF 29)
GRADING PLAN	C-401 (5 OF 29)
QUALITY COVERAGE MAPS	C-411 (6 OF 29)
ESD DRAINAGE AREA MAP	C-412 (7 OF 29)
STORM DRAIN DRAINAGE AREA MAP	C-413 (8 OF 29)
STORMWATER MANAGEMENT DETAILS	C-414 - C-415 (9-10 OF 29)
UTILITY PLAN	C-501 (11 OF 29)
UTILITY PROFILES	C-601 - C-603 (12-14 OF 29)
EROSION AND SEDIMENT CONTROL PLAN	C-801 (15 OF 29)
EROSION AND SEDIMENT CONTROL DRAINAGE AREA MAPS	C-802 (16 OF 29)
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-803 - C-804 (17-18 OF 29)
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-901 - C-902 (19-20 OF 29)
SITE DETAILS	C-901 (19-20 OF 29)
FINAL LANDSCAPE PLAN	L-101 (21 OF 29)
FINAL LANDSCAPE NOTES AND DETAILS	L-102 - L-103 (22-23 OF 29)
FINAL LIGHTING PLAN	L-201 (24 OF 29)
FINAL LIGHTING SPEC-SHEETS	L-202 (25 OF 29)
PROPOSED EXTERIOR ELEVATIONS	A2.1.0 - A2.2.0 (26-27 OF 29)
PROPOSED TRASH ENCLOSURE DETAILS	A0.6 (28 OF 29)
FOREST CONSERVATION PLAN (BY ECOSCIENCE)	1 (29 OF 29)

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID: P-SDVP-CNDS

SITE DEVELOPMENT PLAN FOR CHASE

LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE
Brittney Bosse
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 97227
I, BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4222 (2/28/2024) EXPIRES DATE: 1/31/28

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

(1 OF 29)

REVISION 2 - 6/29/2026

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY-10600
NEW YORK, NY 10017-3140
CONTACT: VALLARIE BHUTHONGKUM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050

FILE NO. SDP-26-016

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SPECIFIED BY THE DRAWINGS AND ALL CONFORMANCE WITH LOCAL, STATE, FEDERAL AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION DATE

CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE

DIRECTOR DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE



CLARKSVILLE PIKE - MD RTE 108

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT POSTED: 35 MPH
MINOR ARTERIAL

PARCEL A-4
CLARKSVILLE STATION
PLAT MDR NO. 11933

LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT

PARCEL A-1
CLARKSVILLE STATION
PLAT MDR NO. 11933

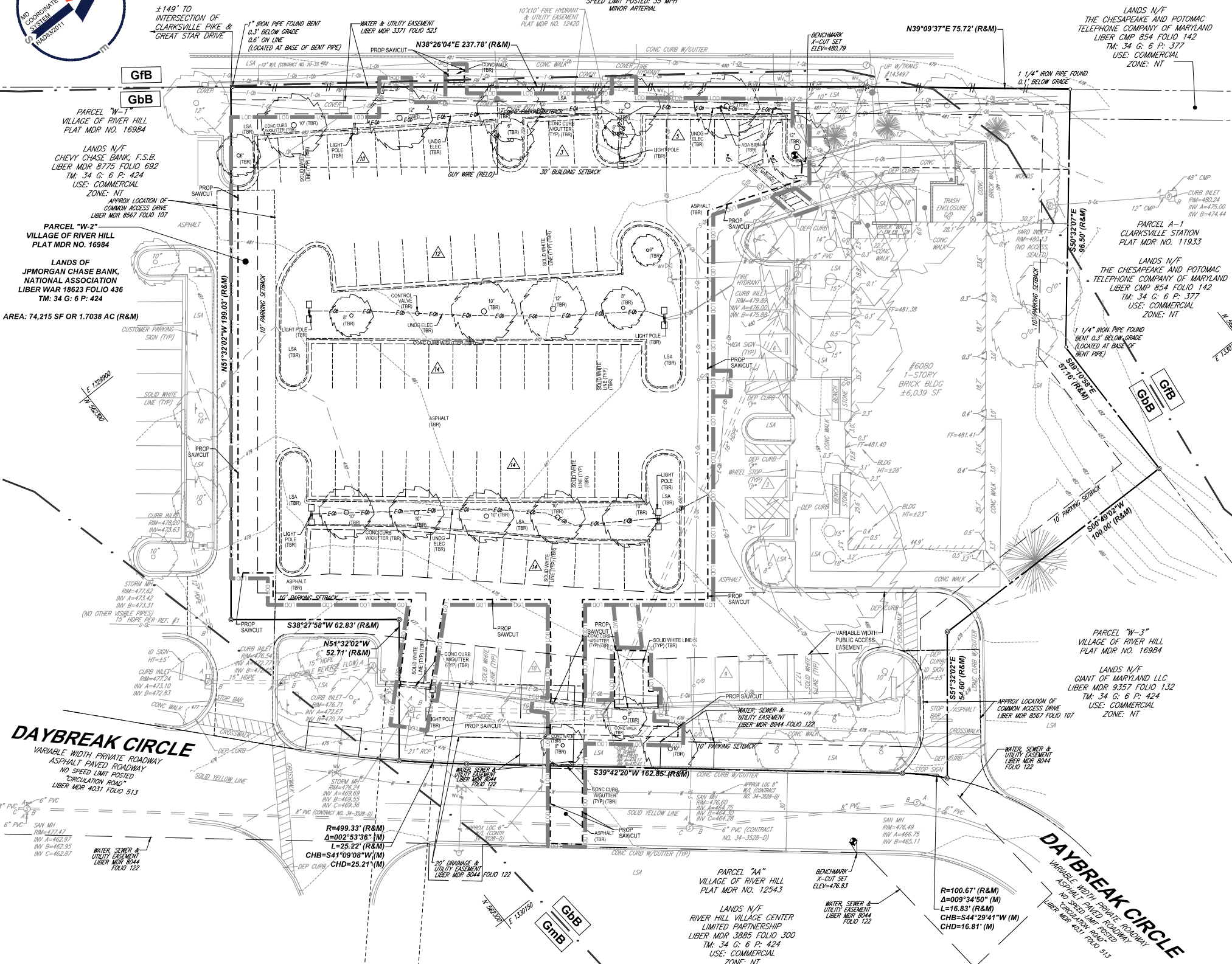
LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT

PARCEL W-3
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS N/F
GIANT OF MARYLAND LLC
LIBER MDR 9357 FOLIO 132
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

PARCEL 3A
VILLAGE OF RIVER HILL
PLAT MDR NO. 12543

LANDS N/F
RIVER HILL VILLAGE CENTER
LIMITED PARTNERSHIP
LIBER MDR 3885 FOLIO 300
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT



SURVEY NOTES:

- THE SUBJECT PROPERTY IS PARCEL "W-2" VILLAGE OF RIVER HILL AS RECORDED IN PLAT MDR PLAT NO. 16984 AND BEING THE LANDS OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS RECORDED IN LIBER WAR 18623 FOLIO 632, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND SHOWN ON TAX MAP 34 AS PARCEL 424 PER THE DEPARTMENT OF ASSESSMENTS.
 - AREA = 74,179 SQUARE FEET OR 1.7029 ACRES (RECORD AND MEASURED).
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSHFIT, LLC ON JANUARY 24, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THE UNDERGROUND UTILITY INFORMATION SHOWN HEREIN IS IDENTIFIED ON A QUALITY LEVEL SYSTEM. DIFFERENT QUALITY LEVELS INDICATE THE ACCURACY OF SAID UNDERGROUND UTILITY INFORMATION. THE DEFINITION OF EACH QUALITY LEVEL IS OUTLINED BELOW (ALL QUALITY LEVELS MAY NOT BE SHOWN HEREIN):
- QUALITY LEVEL D - UTILITY LINES SHOWN PER REFERENCE. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - UTILITY FEATURES (MANHOLES, COVERS, ETC.) LOCATED AT THE SURFACE. SUPPLEMENTED WITH QUALITY LEVEL D.
 - QUALITY LEVEL B - UTILITY LINES MARKED BY OTHERS VIA GROUND PENETRATING TECHNOLOGY AND FIELD LOCATION.
 - QUALITY LEVEL A - UTILITY LINES THAT HAVE BEEN EXPOSED THROUGH NONDESTRUCTIVE EXCAVATION METHODS TO OBTAIN VISUAL EVIDENCE AS WELL AS BOTH HORIZONTAL AND VERTICAL LOCATION.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 20, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREIN AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 - ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, SURVEY DIVISION, GEODETIC SURVEY CONTROL MONUMENTS 34CC AND 0044.
34CC NORTHING: 561,680.074 EASTING: 1,330,244.505 ELEVATION: 468.437
0044 NORTHING: 562,176.494 EASTING: 1,329,641.911 ELEVATION: 484.477
 - THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 130 OF 235" MAP NUMBER 24027C0135D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013 AND PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 135 OF 235" MAP NUMBER 24027C0135D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013.
 - ZONING: NT (NEW TOWN DISTRICT)
- BUILDING SETBACKS**
- FRONT: 30' (EXCEPT AS MAY BE SHOWN ON A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD)
REAR: 30' (EXCEPT AS MAY BE SHOWN ON A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD)
SIDE: 10' (EXCEPT AS MAY BE SHOWN ON A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD)
- BUILDING REQUIREMENTS**
- BUILDING HEIGHT (MAX.): NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN THE VILLAGE CENTER PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT REQUIREMENTS**
- MINIMUM LOT SIZE: NOT SPECIFIED
MAXIMUM COVERAGE: NOT SPECIFIED
- PARKING REQUIREMENTS**
- PARKING SETBACK: 10' (EXCEPT AS MAY BE SHOWN ON A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD)
- ALL ZONING INFORMATION WAS PROVIDED IN AN ENGINEERING MEMORANDUM PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 27, 2025 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME. TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION, SHOULD THERE BE ANY CHANGE IN USE, SETBACKS AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
 - THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS PARTIALLY SNOW COVERED. ONLY VISIBLE UTILITY STRUCTURES AND ON SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED AS DEPICTED ON THIS SURVEY.
 - THERE WAS NO OBSERVED EVIDENCE OF BURIAL GROUNDS, CEMETERIES, GRAVES, OR GRAVEYARDS IN THE PROCESS OF CONDUCTING THE FIELD WORK.

LEGEND:

Gbb	SOIL LABEL
---	LIMIT OF DISTURBANCE
---	EXISTING PROPERTY LINE
---	SUBDIVISION LINE
---	SOIL LINE

SOILS INFORMATION

SYMBOL	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	K FACTOR
Gbb	GLADSTONE LOAM	3% TO 8%	A	0.28
Gbb	GLADSTONE-URBAN LAND COMPLEX	0% TO 8%	A	0.28



OWNER/DEVELOPER: JPMORGAN CHASE BANK NATIONAL ASSOCIATION 237 PARK AVENUE 12TH FLOOR NY1-R060 NEW YORK, NY 10017-3140 CONTACT: VALLARIE BHATHONGKUM PHONE NUMBER: 443-827-0024
TAX MAP: 34 GRID: 6 PARCELS: 424 ZONED: NT 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SUBDIVISION NAME: VILLAGE OF RIVER HILL LOT W 2 DEED #: 18623/00436
PREVIOUS FILE NO.: F-04-189, SDP-05-014, ECP-25-050
FILE NO. SDP-26-016

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET TITLE:

C-201
(3 OF 29)

REVISION 2 - 6/29/2026

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB



ISSUE FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.:	MD121007
DRAWN BY:	BN
CHECKED BY:	BAB/RMS
DATE:	12/19/2025
CAD ID.:	P-SDP-SITE

SITE DEVELOPMENT PLAN FOR



LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
M@BohlerEng.com

B.A. BOSSE
Brittney Bosse
9/29/2026
PROFESSIONAL ENGINEER:
MARYLAND LICENSE NO. 97227
PROFESSIONAL CERTIFICATION:
I, BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4422-53988-010-DATE: 1/20/20

APPROVED: DEPARTMENT OF PLANNING AND ZONING	APPROVED PLANNING BOARD OF HOWARD COUNTY
CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE



CLARKSVILLE PIKE - MD RTE 108

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT POSTED: 35 MPH
MINOR ARTERIAL

PARCEL A-4
CLARKSVILLE STATION
PLAT MDR NO. 11933

LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT

PARCEL A-1
CLARKSVILLE STATION
PLAT MDR NO. 11933

LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT

PARCEL "W-3"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS N/F
GIANT OF MARYLAND LLC
LIBER MDR 9357 FOLIO 132
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

PARCEL "A"
VILLAGE OF RIVER HILL
PLAT MDR NO. 12543

LANDS N/F
RIVER HILL VILLAGE CENTER
LIMITED PARTNERSHIP
LIBER MDR 3885 FOLIO 300
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

PARCEL "W-1"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS N/F
CHEVY CHASE BANK, F.S.B.
LIBER MDR 8775 FOLIO 692
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

PARCEL "W-2"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS OF
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
LIBER WAR 18623 FOLIO 436
TM: 34 G: 6 P: 424

AREA: 74,215 SF OR 1.7038 AC (R&M)

DAYBREAK CIRCLE
VARIABLE WIDTH PRIVATE ROADWAY
ASPHALT PAVED ROADWAY
NO SPEED LIMIT POSTED
"CIRCULATION ROAD"
LIBER MDR 4031 FOLIO 513

DAYBREAK CIRCLE
VARIABLE WIDTH PRIVATE ROADWAY
ASPHALT PAVED ROADWAY
NO SPEED LIMIT POSTED
"CIRCULATION ROAD"
LIBER MDR 4031 FOLIO 513

SITE PLAN KEYNOTES:

- ADW** PROP ADA DETECTABLE WARNING SURFACES (REFER TO HOWARD COUNTY DETAIL R-4.07)
- ABS** PROP ACCESSIBLE PARKING STALL
- AMS** PROP AWNING (REFER TO ARCHITECTURALS)
- CCG** PROP CURB AND GUTTER (REFER TO HOWARD COUNTY DETAIL R-9.01)
- CFC** PROP FLUSH CURB (REFER TO HOWARD COUNTY DETAIL R-3.07)
- CPS** PROP CONCRETE PAD
- CRF** PROP RAMP W/ FLUSH CURB (REFER TO HOWARD COUNTY DETAIL R-4.05)
- CSW** PROP CONCRETE SIDEWALK (REFER TO HOWARD COUNTY DETAIL R-3.05)
- CTC** PROP 3" CURB TAPER
- GTW** PROP DRIVE-THRU WINDOW (REFER TO ARCHITECTURALS)
- EVS** PROP ELECTRIC VEHICLE SUPPLY EQUIPMENT
- CEB** PROP CLEARANCE BAR (REFER TO ARCHITECTURALS)
- FDT** PROP PAINTED ATM DRIVE THRU GRAPHIC
- LP** PROP LIGHT POLE
- KPB** PROP KNOX BOX
- LLA** PROP LANDSCAPED AREA
- PAP** PROP ASPHALT PAVEMENT
- PDA** PROP DIRECTIONAL ARROW
- PDI** PROP "DO NOT ENTER" STRIPING
- PON** PROP PAINTED ONE WAY GRAPHIC
- PXP** PROP PAINTED PEDESTRIAN CROSSWALK
- PPR** PROP PEDESTRIAN BENCH (REFER TO LANDSCAPE DETAILS)
- PST** PROP STRIPING @ 45 DEGREES OC
- PSE** PROP PAINTED STOP BAR
- PSS** PROP 4" WHITE PAINTED STRIPING
- PYS** PROP 4" YELLOW PAINTED STRIPING
- SBR** PROP BKE RACK (REFER TO LANDSCAPE DETAILS)
- SBL** PROP BOLLARD
- SMB** PROP BOLLARD MOUNTED SIGN
- STE** PROP TRASH ENCLOSURE (REFER TO ARCHITECTURALS)
- SRT** PROP TRASH CAN
- SH** PROP HANDRAIL

SITE SIGNS KEYNOTES:

- 00** PROP STOP SIGN (MUTCD R1-1) AND DO NOT ENTER SIGN (MUTCD R5-1)
- 03** PROP NO LEFT TURN SIGN (SYMBOLIC) (MUTCD R3-2)
- 13** PROP RESERVED PARKING ACCESSIBLE PARKING SIGN (MUTCD R7-9)
- 14** PROP VAN ACCESSIBLE SIGN (MUTCD R7-9)
- 27** PROP LEFT TURN ONLY SIGN (MUTCD NYR3-19)
- 35** PROP DOUBLE-FACED DIRECTIONAL ARROW SIGN

HATCH LEGEND

CONCRETE PAVEMENT

PROP CURB LEGEND

CURB AND GUTTER

SPILL CURB AND GUTTER

TRANSITION CURB AND GUTTER

DEPRESSED CURB AND GUTTER

PARKING LEGEND

- 10** REGULAR SPACES
- 11** EV CAPABLE SPACES
- 12** EVSE SPACES
- 28** TOTAL PARKING SPACES

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE _____

DATE _____

DATE _____

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY1-ROB0
NEW YORK, NY 10017-3140
CONTACT: VAL LARIE BHATHONGKUM
PHONE NUMBER: 443-827-3024

TAX MAP: 34 GRID: 6 PARCELS: 424

ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE NO.: F-04-189, SDP-05-014, ECP-25-050

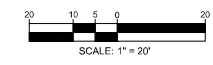
FILE NO. SDP-26-016

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

(4 OF 29)

REVISION 2 - 6/29/2026



Jan 26, 2026
H:\MD\18623\18623\DRIVING\SDP\SDP-26-016\SDP-26-016.LAYOUT.cad - SITE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LAW MAJOR DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

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PROJECT NO.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID.: P-SDP-SITE

SITE DEVELOPMENT PLAN
FOR

CHASE

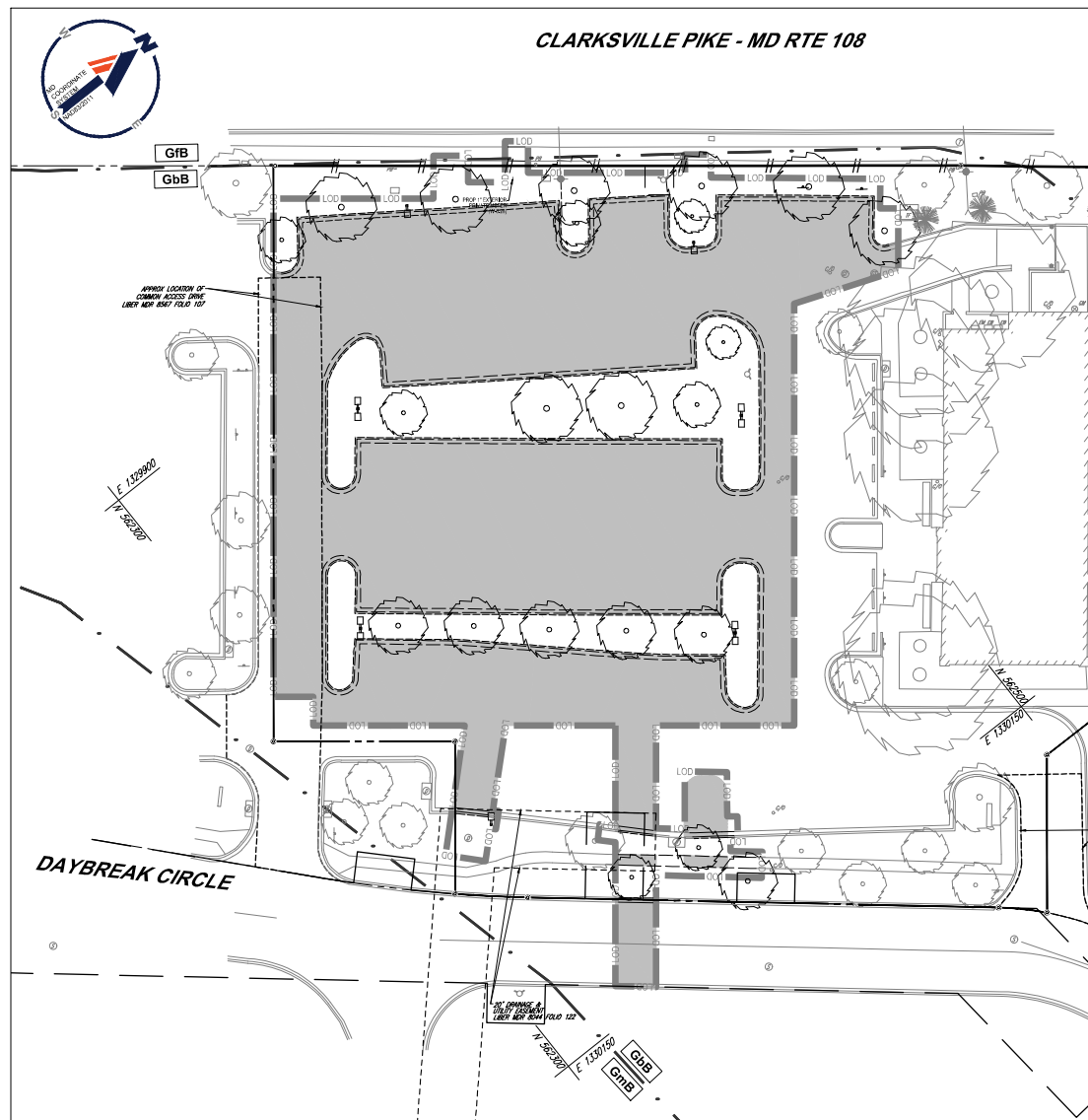
LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE
Brittney Bosse
PROFESSIONAL ENGINEER:
MARYLAND LICENSE NO. 97227
PROFESSIONAL CERTIFICATION
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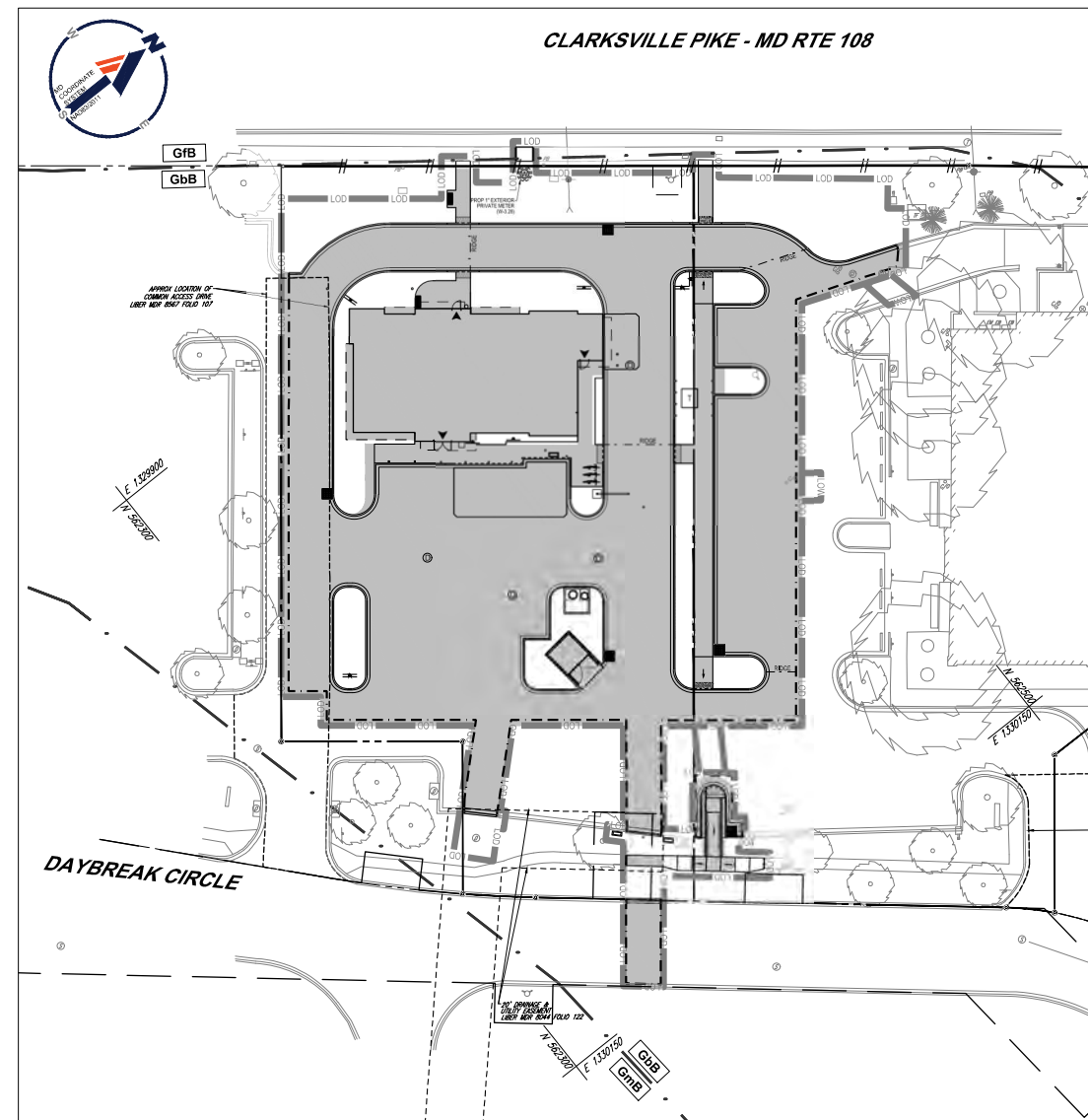
PREDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=30'
 IMPERVIOUS = 28,437 SF OR 0.65 AC
 PERVIOUS = 9,293 SF OR 0.21 AC
 TOTAL = 37,730 SF OR 0.86 AC

SOILS INFORMATION				
SYMBOL	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	K FACTOR
GbB	GLADSTONE LOAM	3% TO 8%	A	0.28
GB	GLADSTONE-URBAN LAND COMPLEX	0% TO 8%	A	0.28

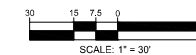
LEGEND

- IMPERVIOUS AREA
- LIMIT OF DISTURBANCE
- SOIL LINE



POSTDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=30'
 IMPERVIOUS = 29,262 SF OR 0.67 AC
 PERVIOUS = 8,468 SF OR 0.19 AC
 TOTAL = 37,730 SF OR 0.86 AC



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEPARTMENT OF ENGINEERING DIVISION DATE _____

 CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE _____

 DIRECTOR DATE _____

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

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OWNER/DEVELOPER:
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 NATIONAL ASSOCIATION
 237 PARK AVENUE
 12TH FLOOR NY1-R060
 NEW YORK, NY 10017-3140
 CONTACT: VAL LARIE BHATHONGKUM
 PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
 ZONED: NT
 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
 LOT 1W 2
 DEED # 18623/00436

PREVIOUS FILE No.: F-04-189, SDP-05-014, ECP-25-050

FILE NO. SDP-26-016

SHEET TITLE:
QUALITY COVERAGE MAPS

SHEET NUMBER:
C-411
 (6 OF 29)

REVISION 2 - 6/29/2026

REVISIONS

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PROJECT No.: MD212007
 DRAWN BY: BN
 CHECKED BY: BAB/RMS
 DATE: 12/19/2025
 CAD ID.: P-SDVP-DRIN

PROJECT:
SITE DEVELOPMENT PLAN
 FOR
CHASE

LOCATION OF SITE
 6084 DAYBREAK CIRCLE,
 CLARKSVILLE, MD 21029
 TM 34, G 6, P 424
 HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7904
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 Britney Bosse
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THE

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SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LAND ACQUISITION
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

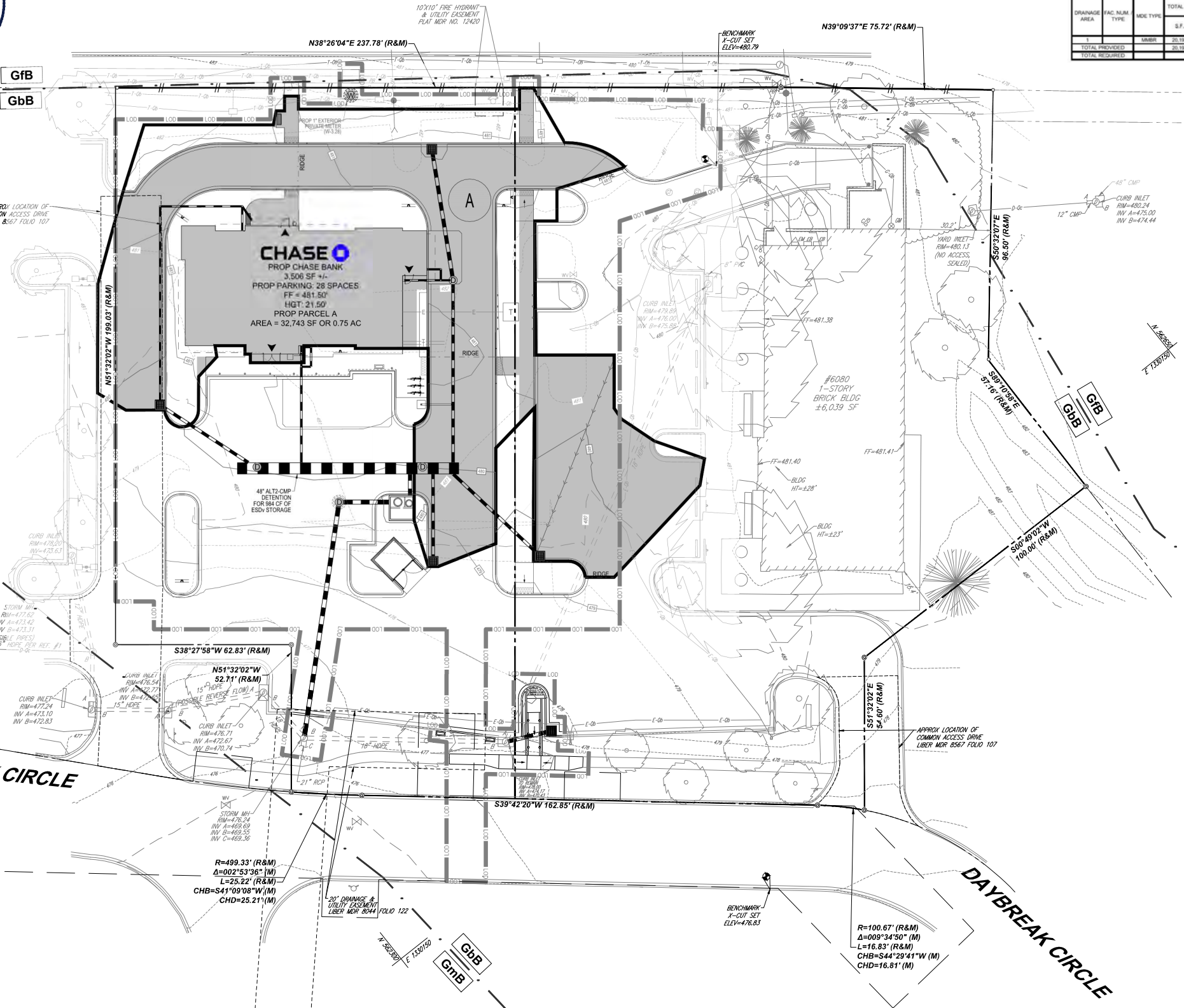


CLARKSVILLE PIKE - MD RTE 108



Project: Chase - Clarksville
Location: 6080 Daybreak Circle
Condition: ESD Volume
Checked By: BAB
Date: 11/10/2025
Job#: MD212007-00

DRAINAGE AREA	PAC. NAME	MODE TYPE	TOTAL DA	TOTAL IA	IMPERV. AREA	IMPERV. AREA	IMPERV. %	Qp	REQUIRED (S.F.)	PROVIDED (S.F.)	2% DA (S.F.)	PONDING DEPTH (FT.)	REQUIRED (CF)	PROVIDED (CF)	% PROVIDED	RECHARGE PROVIDED (CF)
1		IMPERV	20,194	0.46	16,125	0.37	80%	N/A	84.00	148.00	N/A	N/A	82	1,410	1.00*	N/A
TOTAL PROVIDED			20,194		16,125	0.37			84	148	PASS		82	1,410	1.00	N/A
TOTAL REQUIRED																



SWM DRAINAGE AREAS

Area	Value
IMPERVIOUS	148 SF OR 0.00 AC
PERVIOUS	16,125 SF OR 0.37 AC
TOTAL	4,069 SF OR 0.09 AC
ESDv REQUIRED	1,312 CF
ESDv PROVIDED	1,410 CF

LEGEND

- DRAINAGE DIVIDE
- IMPERVIOUS AREA
- - - SOIL LINE

SOILS INFORMATION

SYMBOL	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	K FACTOR
Gbb	GLADSTONE LOAM	3% TO 8%	A	0.28
GB	GLADSTONE-URBAN LAND COMPLEX	0% TO 8%	A	0.28

APPROVED: DEPARTMENT OF PLANNING AND ZONING

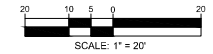
CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE _____



OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY1-R060
NEW YORK, NY 10017-3140
CONTACT: VAL LARIE BRITNEY@BOHLER.COM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050

FILE NO. SDP-26-016

SHEET TITLE:
ESD DRAINAGE AREA MAP

SHEET NUMBER:
C-412
(7 OF 29)

REVISION 2 - 6/29/2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/12/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

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PROJECT No.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID: P-SDVP-DRIN

SITE DEVELOPMENT PLAN

FOR

CHASE

LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER

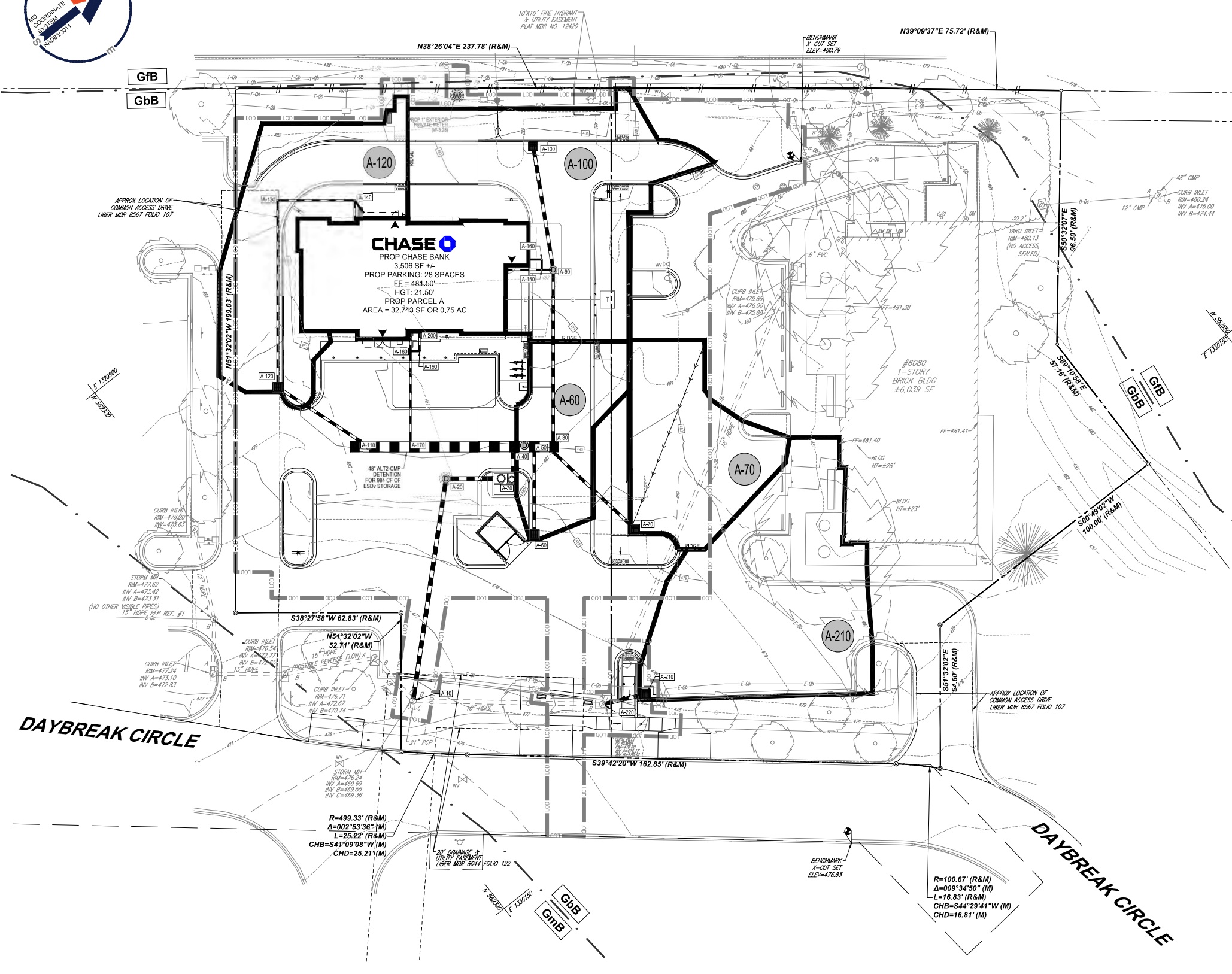
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Jun 26, 2026 10:45 AM MD212007.DWG (P) PLAN SHEET SDP-26-016-001 - LAYOUT - C:\p1 - ESDV



CLARKSVILLE PIKE - MD RTE 108



LEGEND

--- DRAINAGE DIVIDE

STORM DRAIN DRAINAGE AREAS

A-60	IMPERVIOUS AREA = 0.04 PERVIOUS AREA = 0.01 TOTAL AREA = 0.05 C = 0.71
A-70	IMPERVIOUS AREA = 0.05 PERVIOUS AREA = 0.00 TOTAL AREA = 0.05 C = 0.86
A-100	IMPERVIOUS AREA = 0.08 PERVIOUS AREA = 0.06 TOTAL AREA = 0.14 C = 0.54
A-120	IMPERVIOUS AREA = 0.07 PERVIOUS AREA = 0.03 TOTAL AREA = 0.10 C = 0.84
A-210	IMPERVIOUS AREA = 0.10 PERVIOUS AREA = 0.01 TOTAL AREA = 0.11 C = 0.79

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CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE	APPROVED PLANNING BOARD OF HOWARD COUNTY
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE	
DIRECTOR	DATE	



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SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE No.: F-04-189, SDP-06-014, ECP-25-050

FILE NO. SDP-26-016

SHEET TITLE:
**STORM DRAIN
DRAINAGE
AREA MAP**

SHEET NUMBER:
C-413
(8 OF 29)

REVISION 2 - 6/29/2026

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
LAND VALUE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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DATE: 12/19/2025
CAD ID: P-SDVP-DRIN

PROJECT:

SITE DEVELOPMENT PLAN
FOR

CHASE

LOCATION OF SITE

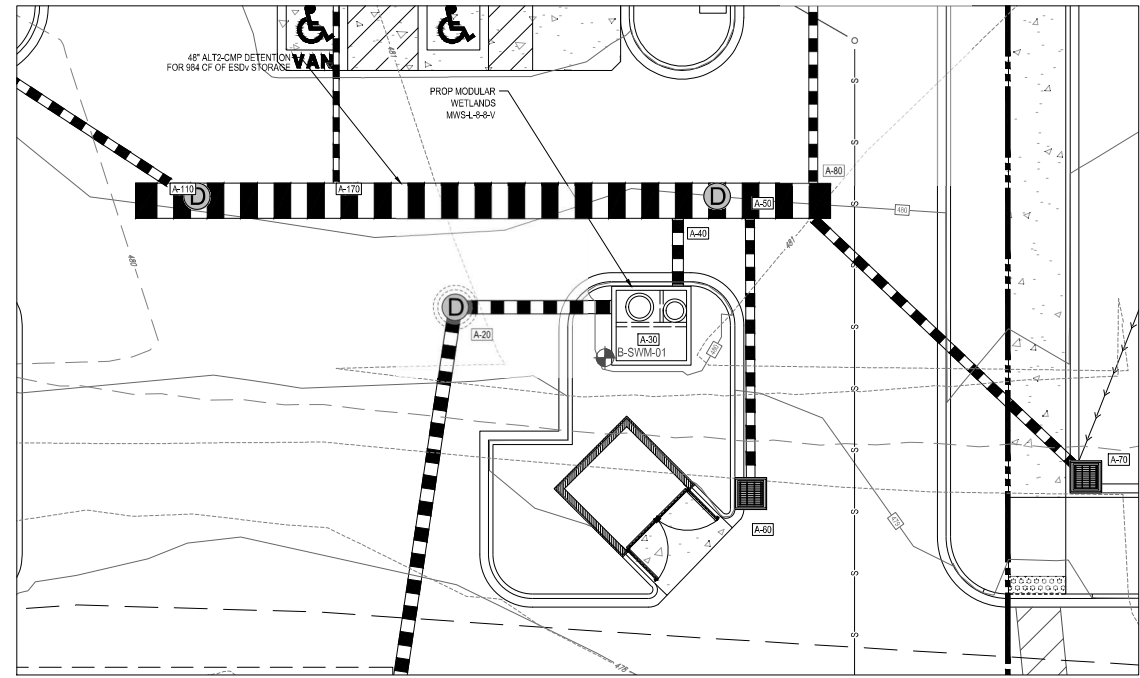
6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
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HOWARD COUNTY

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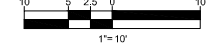
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Jun 26, 2026 10:00 AM MD212007.DWG \P\PLAN\SET\SDVP\SDVP-DRIN\MD212007-CA-413.dwg LAYOUT: C-413 - STD

CLIENT: Bohler Engineering		PROJECT NO.: 02-11151	BORING NO.: SWM-01	SHEET: 1 OF 1
PROJECT NAME: Chase Bank - Clarksville		DRILLER/CONTRACTOR: D And S Drilling, Inc.		
SITE LOCATION: 6880 Daybreak Cir, Clarksville, Maryland, 21029				
LATITUDE: 39.210896		LONGITUDE: -76.937555	STRUCTURE:	LOSS OF CIRCULATION
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DISTANCE (IN)	RECOVERY (%)
5.0	S-1	SS	18	14
	S-2	SS	18	12
	S-3	SS	18	16
	S-4	SS	18	18
	S-5	SS	18	18
	S-6	SS	18	18
END OF BORING AT 25.0 FT				
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU TRANSITION MAY BE GRADUAL. WL (First Encountered): Dry BORING STARTED: 12/03/2025 CAVE IN DEPTH: 16.8 FT WL (Completion): Dry BORING COMPLETED: 12/03/2025 HAMMER TYPE: Automatic WL (Seasonal High Water): EQUIPMENT: CME 750X LOGGED BY: DRILLING METHOD: WL (Stabilized): MTH 3.25 Inch Hollow Stem Auger (I-20)				



BORING LOCATION



DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1 1/2" x 1"
>96"	D18	3" x 1 1/2" x 1"

INSTALLATION NOTES

- WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
- OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY THE ENGINEER.
- BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
- IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION
FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12", D + 8" PIPE = 12", D + 12" PIPE > 12", 1.5D + 12"
FOUNDATION	AASHTO 26.5.2 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
BEDDING	AASHTO M 43: 3, 357, 4, 467, 5, 56, 57 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL, THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE. 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.1.1 AND 12.4.1.3).
CRITICAL BACKFILL	AASHTO M 145: A-1, A-2, A-3 *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. THE BACKFILL SHALL BE SUITABLE WELL GRADED GRANULAR MATERIAL, WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.1.1 AND 12.4.1.3).
COVER MATERIAL	UP TO MIN. COVER - SEE SA AND SB ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS
RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.
OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY 10017-0800
NEW YORK, NY 10017-3140
CONTACT: VALARIE BRILITHONKUM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE NO.: F-04-189, SDP-05-014, ECP-25-050

FILE NO. SDP-26-016

CONTECH ENGINEERED SOLUTIONS LLC
222 Greenwood Dr. Suite 801, Silver Spring, MD 20910
Tel: 301-586-7700 Fax: 301-586-7993

CONTECH CMP DETENTION SYSTEMS
CONTECH DYOIDS

DYO92038 Chase Bank Daybreak Circle
48" Ø ALT2-CMP Detention
Clarksville, MD
DETENTION SYSTEM

PROJECT NO. 02-11151 SHEET NO. SWM-01 DATE 11/20/2025
DESIGNED: [Signature] DRAWN: [Signature] CHECKED: [Signature] APPROVED: [Signature]

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION DATE

CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE

DIRECTOR DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

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PROJECT NO.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID: P-SDVP-DRN

SITE DEVELOPMENT PLAN
FOR

CHASE

LOCATION OF SITE

6884 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE
Brittney Bosse
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 47227
PROFESSIONAL CERTIFICATION
I, BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 47227. EXPIRES: 09/30/2028

SHEET TITLE:
STORMWATER MANAGEMENT DETAILS

SHEET NUMBER:
C-415
(9 OF 29)

REVISION 2 - 6/29/2026

Jun 26, 2026 10:03 AM
 H:\INDIVIDUAL\2025\PROJECTS\SDP-26-016\DWG\SDP-26-016-Detail-C-415.dwg
 LAYOUT: C-415 - SWM.DWG

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

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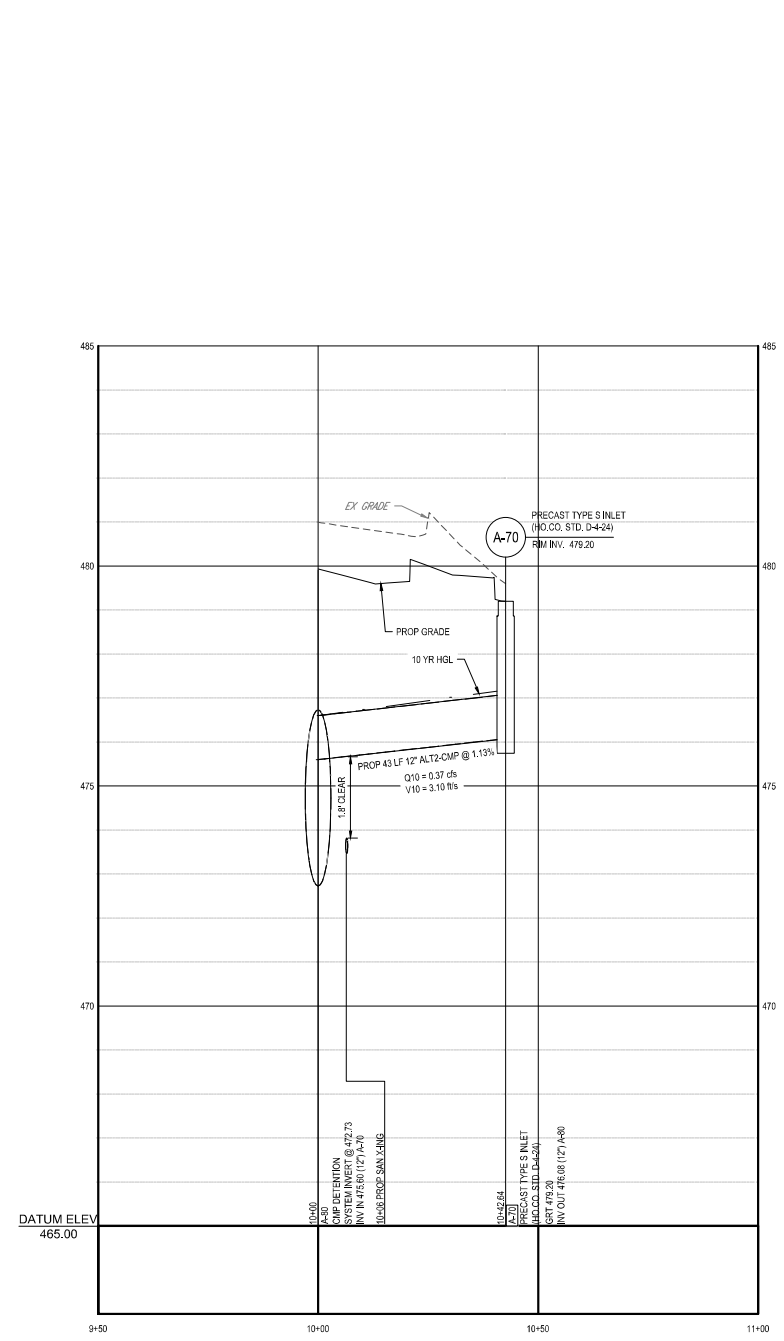
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
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PROJECT: **SITE DEVELOPMENT PLAN FOR**
CHASE
 LOCATION OF SITE
 6084 DAYBREAK CIRCLE,
 CLARKSVILLE, MD 21029
 TM 34, G 6, P 424
 HOWARD COUNTY

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

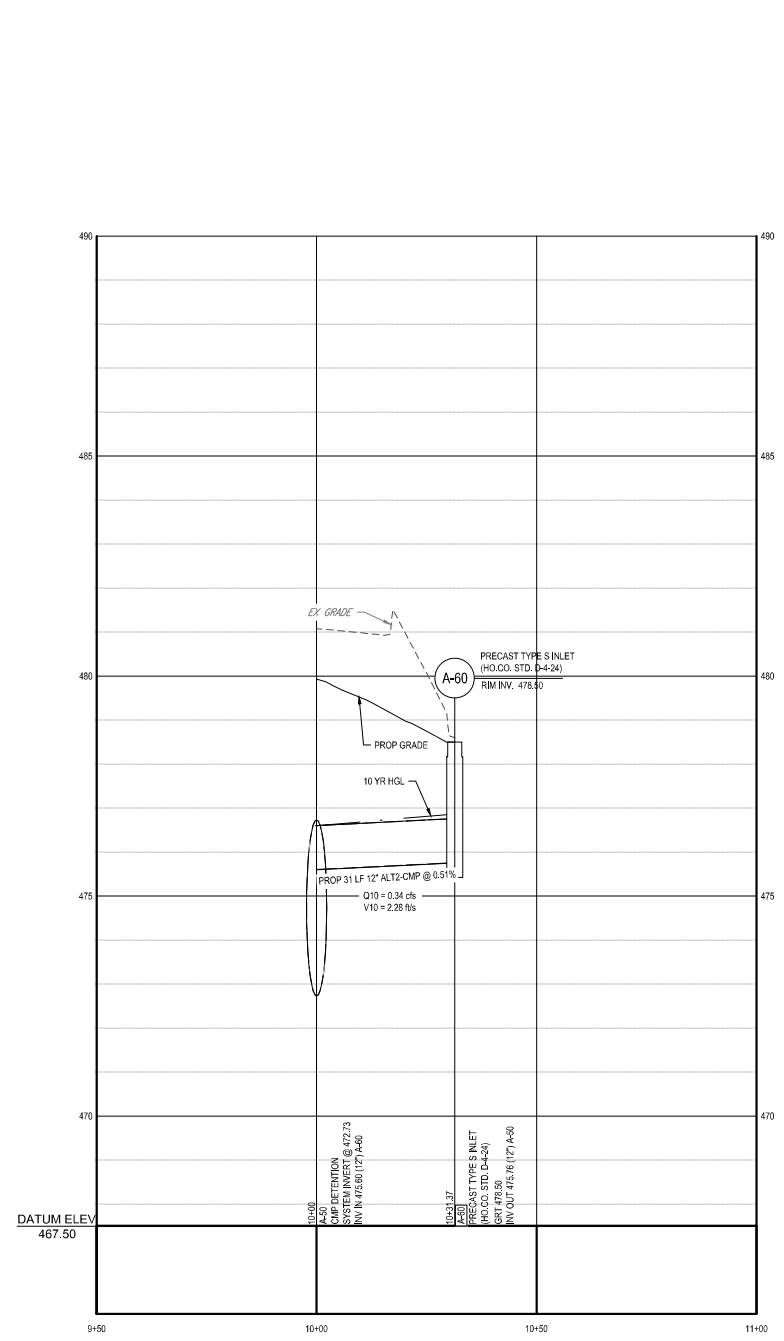
B.A. BOSSE
Brittney Bosse
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 97227
 PROFESSIONAL CERTIFICATION
 I, BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 97227 EXPIRES DATE: 12/31/26

SHEET TITLE:
UTILITY PROFILES
SHEET NUMBER:
C-601
 (11 OF 29)
 REVISION 2 - 6/29/2026



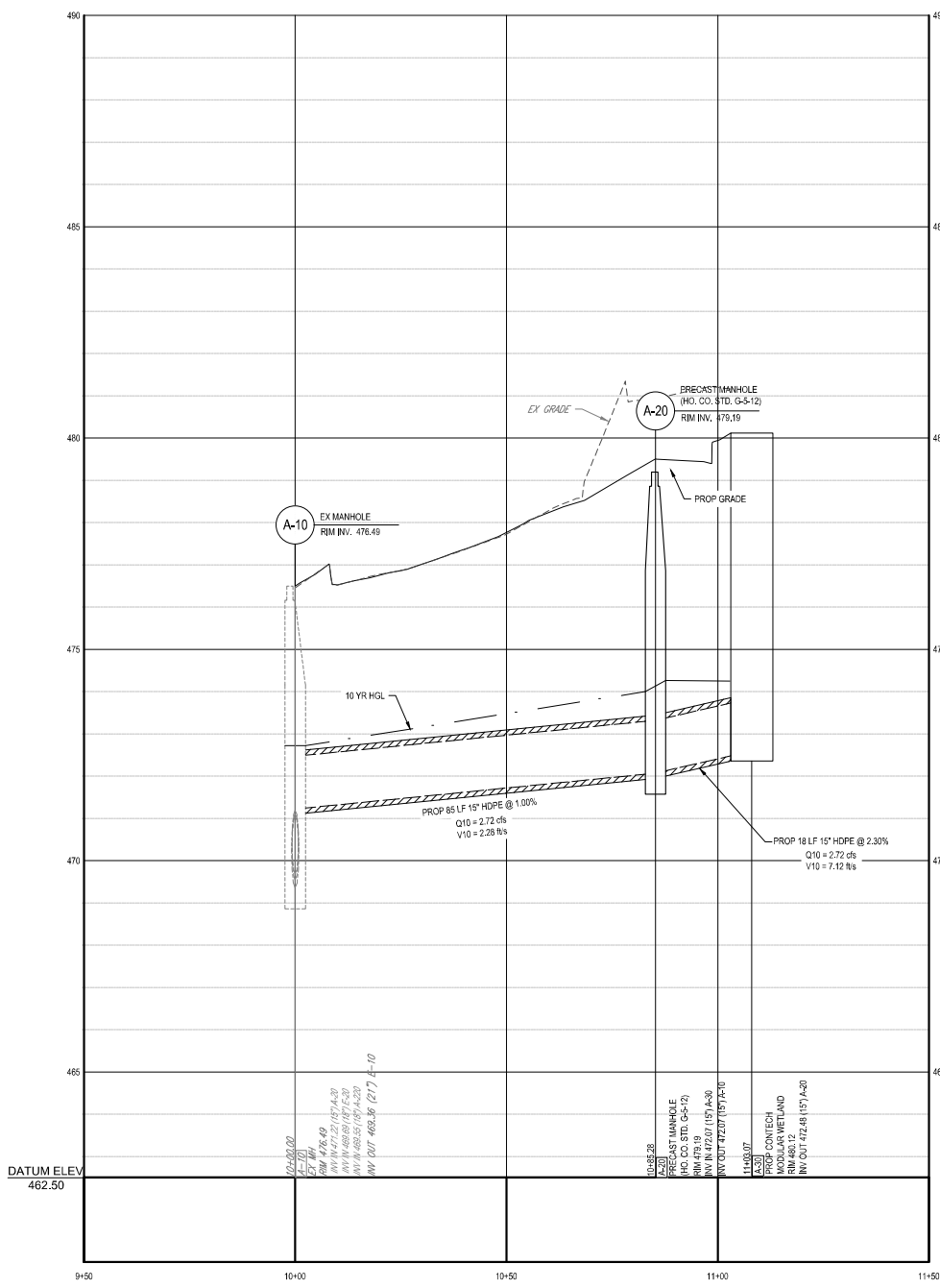
PROPOSED STORM DRAIN PROFILE (A-80 TO A-70)

SCALE: 1"=20' HORIZONTAL
 1"=2' VERTICAL



PROPOSED STORM DRAIN PROFILE (A-50 TO A-60)

SCALE: 1"=20' HORIZONTAL
 1"=2' VERTICAL



PROPOSED STORM DRAIN PROFILE (A-10 TO A-30)

SCALE: 1"=20' HORIZONTAL
 1"=2' VERTICAL

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

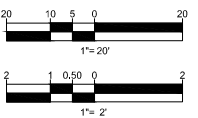
APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE _____

LEGEND	
PROFILE	
EXISTING GRADE	-----
PROPOSED GRADE	-----
HYDRAULIC GRADE LINE	-----

TEST PIT NOTE
 CONTRACTOR TO TEST PIT FOR EXACT LOCATION OF EXISTING UTILITY OR 2' BELOW PROPOSED UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING VA, LLC, IN WRITING.

NOTE:
 MANHOLE/INLET SIZING TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING STRUCTURES.



OWNER/DEVELOPER: JPMORGAN CHASE BANK NATIONAL ASSOCIATION 237 PARK AVENUE 12TH FLOOR NY1-R060 NEW YORK, NY 10017-3140 CONTACT: VALARIE BHATHI-KONKUM PHONE NUMBER: 443-827-0024	
TAX MAP: 34	GRID: 6 PARCELS: 424
ZONED: NT 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
SUBDIVISION NAME: VILLAGE OF RIVER HILL LOT 1W 2 DEED # 18623/00436	
PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050	
FILE NO. SDP-26-016	

Jun 26, 2026 16:18:01 MD212007.DWG (PLAN_SHEET) SDP-26-016-01 (LAYOUT) C-601 - P-UTL

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	5/1/2026	COUNTY COMMENTS	BN
			BAB
2	6/29/2026	COUNTY COMMENTS	BN
			BAB



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT NO.:	MD212007
DRAWN BY:	BN
CHECKED BY:	BAB/RMS
DATE:	12/19/2025
CAD ID.:	P-SDVP-FUTL

PROJECT: SITE DEVELOPMENT PLAN FOR



LOCATION OF SITE
 6084 DAYBREAK CIRCLE,
 CLARKSVILLE, MD 21029
 TM 34, G 6, P 424
 HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE

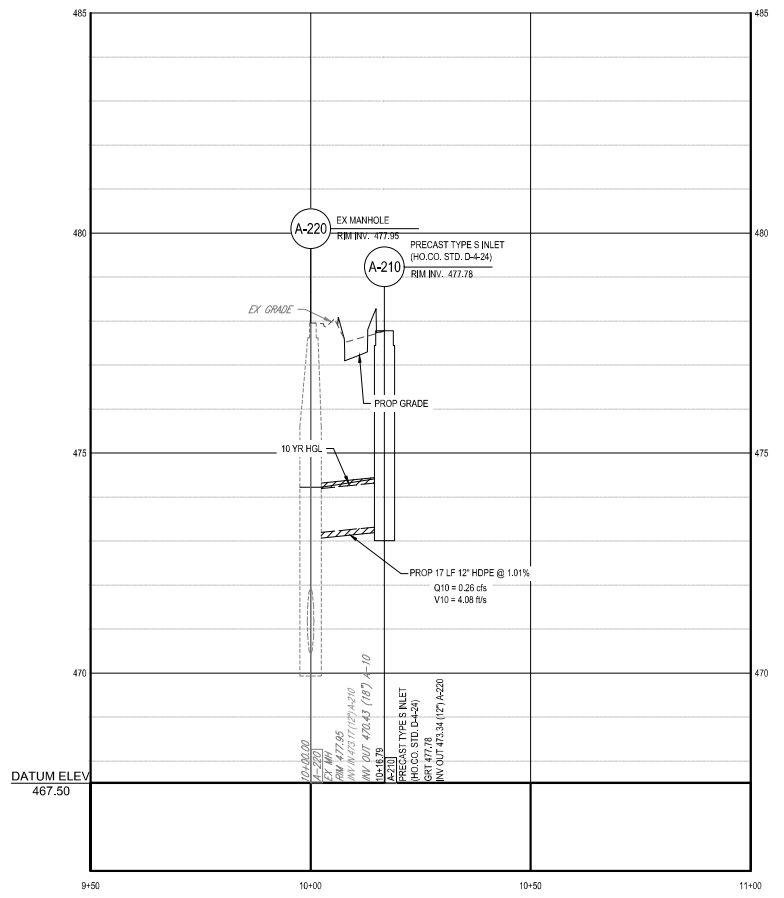
 8/29/2026
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 47227
 PROFESSIONAL CERTIFICATION
 I, BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 47227, EXPIRES DATE: 12/31/26

SHEET TITLE:

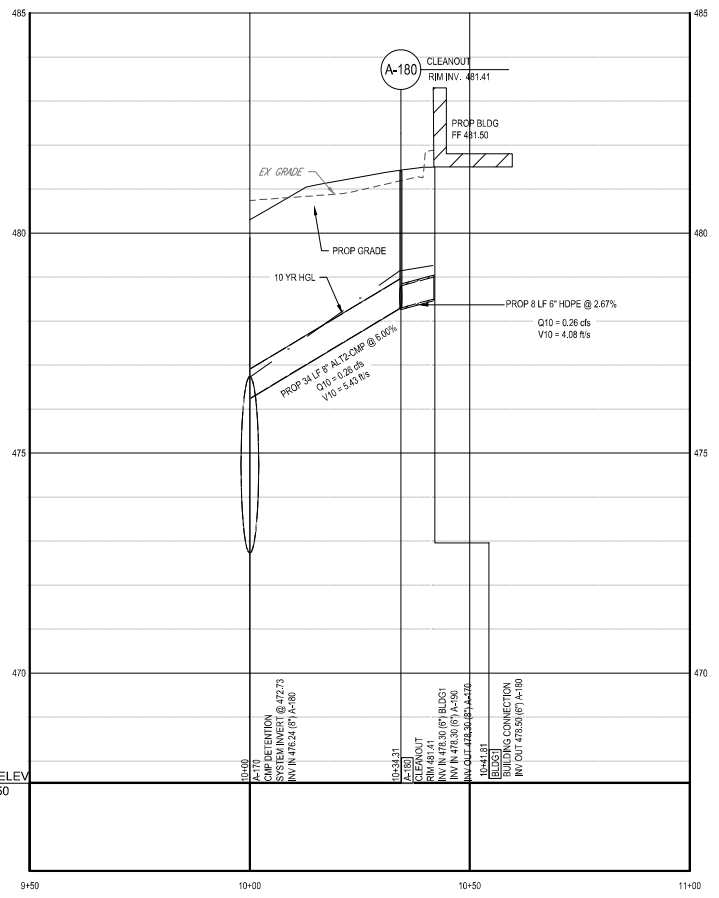
UTILITY PROFILES

SHEET NUMBER:
C-602

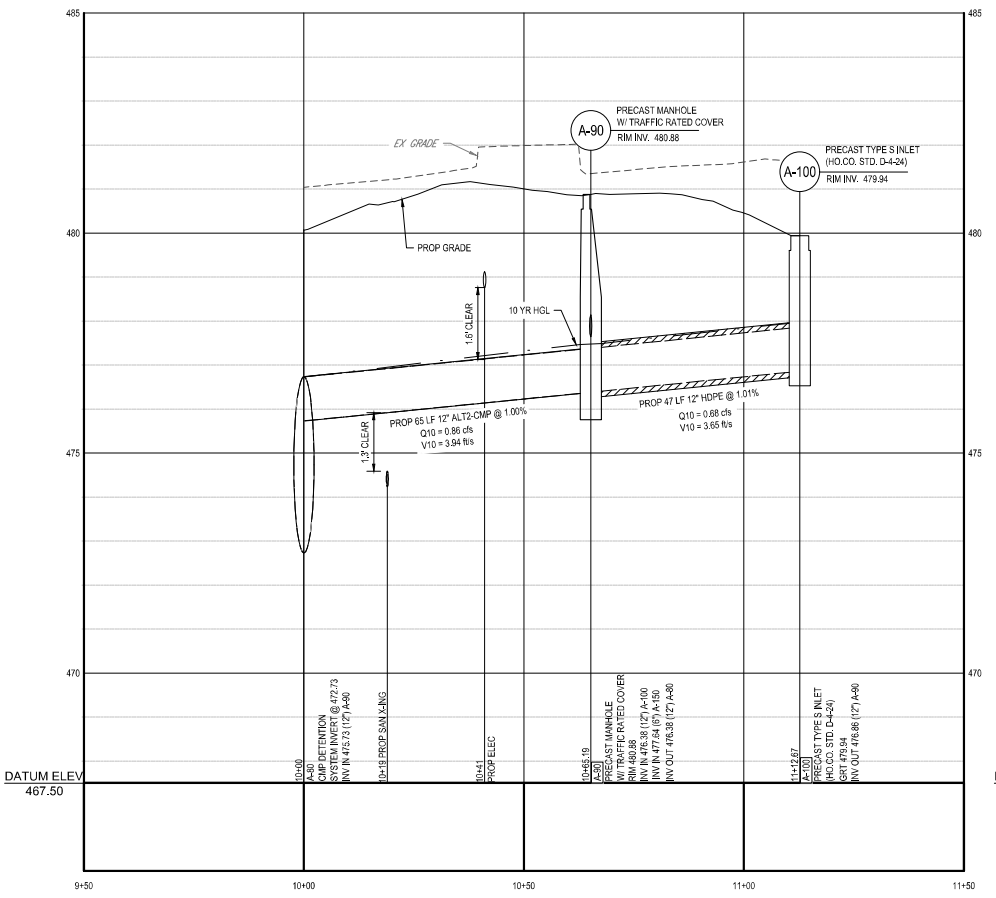
(12 OF 29)
REVISION 2 - 6/29/2026



PROPOSED STORM DRAIN PROFILE (A-220 TO A-210)



PROPOSED STORM DRAIN PROFILE (A-170 TO BLDG)



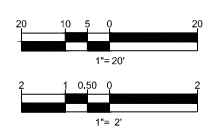
PROPOSED STORM DRAIN PROFILE (A-80 TO A-100)

LEGEND

PROFILE	
EXISTING GRADE	-----
PROPOSED GRADE	-----
HYDRAULIC GRADE LINE	-----

TEST PIT NOTE
 CONTRACTOR TO TEST PIT FOR EXACT LOCATION OF EXISTING UTILITY OR 2' BELOW PROPOSED UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING VA, LLC, IN WRITING.

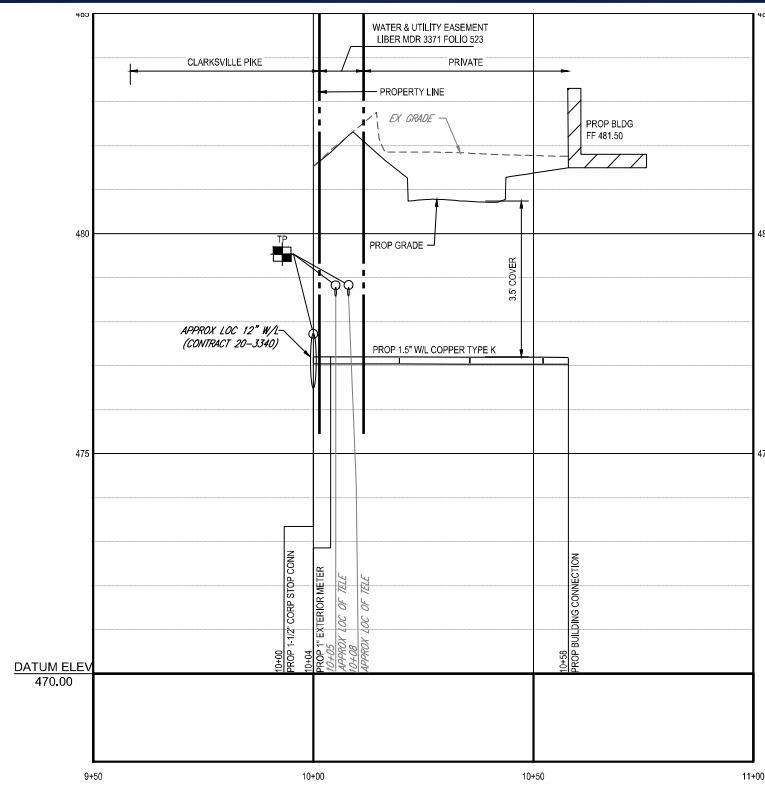
NOTE:
 MANHOLE/INLET SIZING TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING STRUCTURES.



OWNER/DEVELOPER: JPMORGAN CHASE BANK NATIONAL ASSOCIATION 237 PARK AVENUE 12TH FLOOR NY1-R060 NEW YORK, NY 10017-3140 CONTACT: VALARIE BHATHONGKUM PHONE NUMBER: 443-827-0024	TAX MAP: 34 GRID: 6 PARCELS: 424 ZONED: NT 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SUBDIVISION NAME: VILLAGE OF RIVER HILL LOT W 2 DEED # 18623/00436	
PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050	
FILE NO. SDP-26-016	

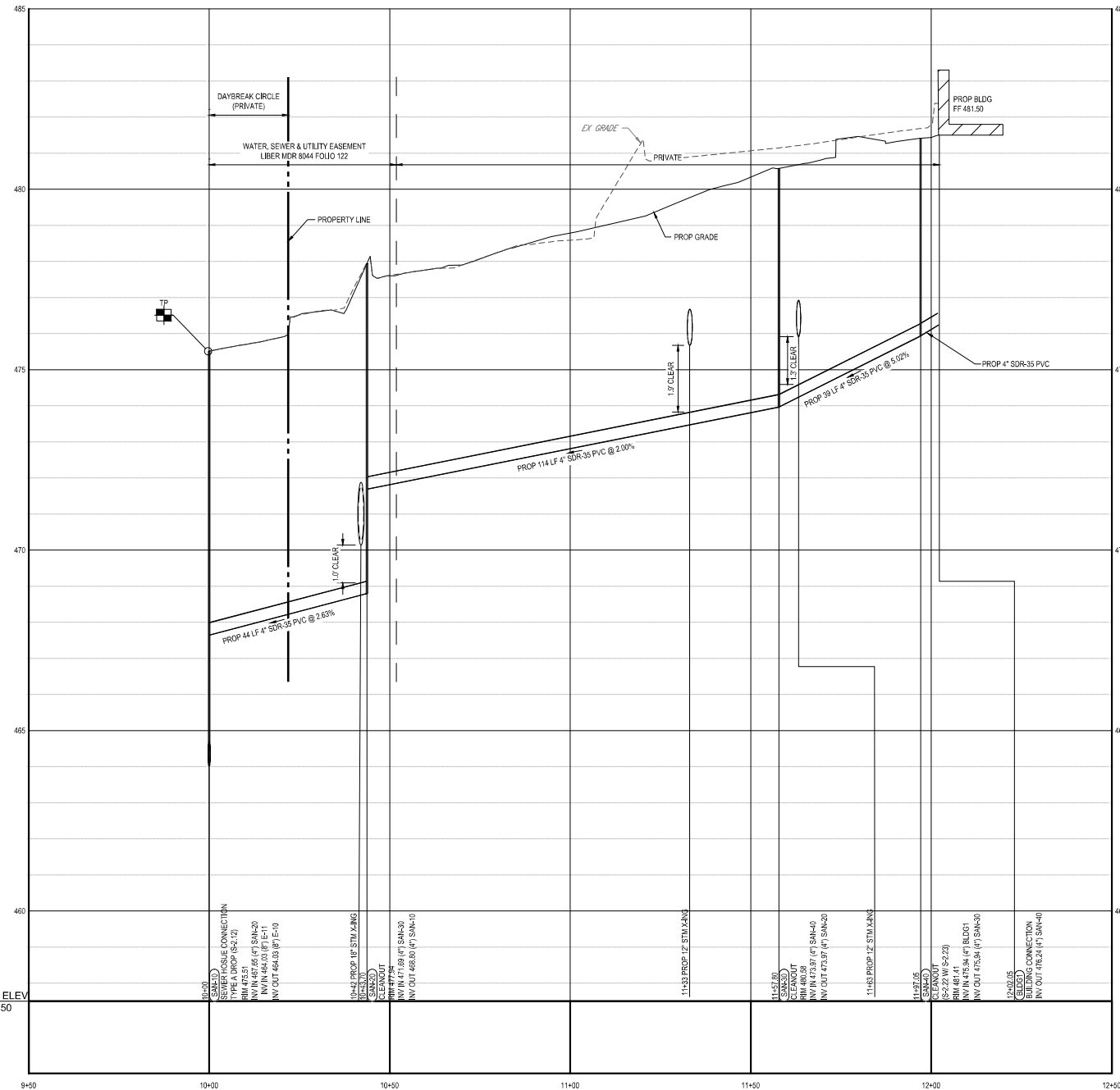
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE _____
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE _____
DIRECTOR	DATE _____

APPROVED PLANNING BOARD OF HOWARD COUNTY	
DATE _____	DATE _____
DATE _____	DATE _____



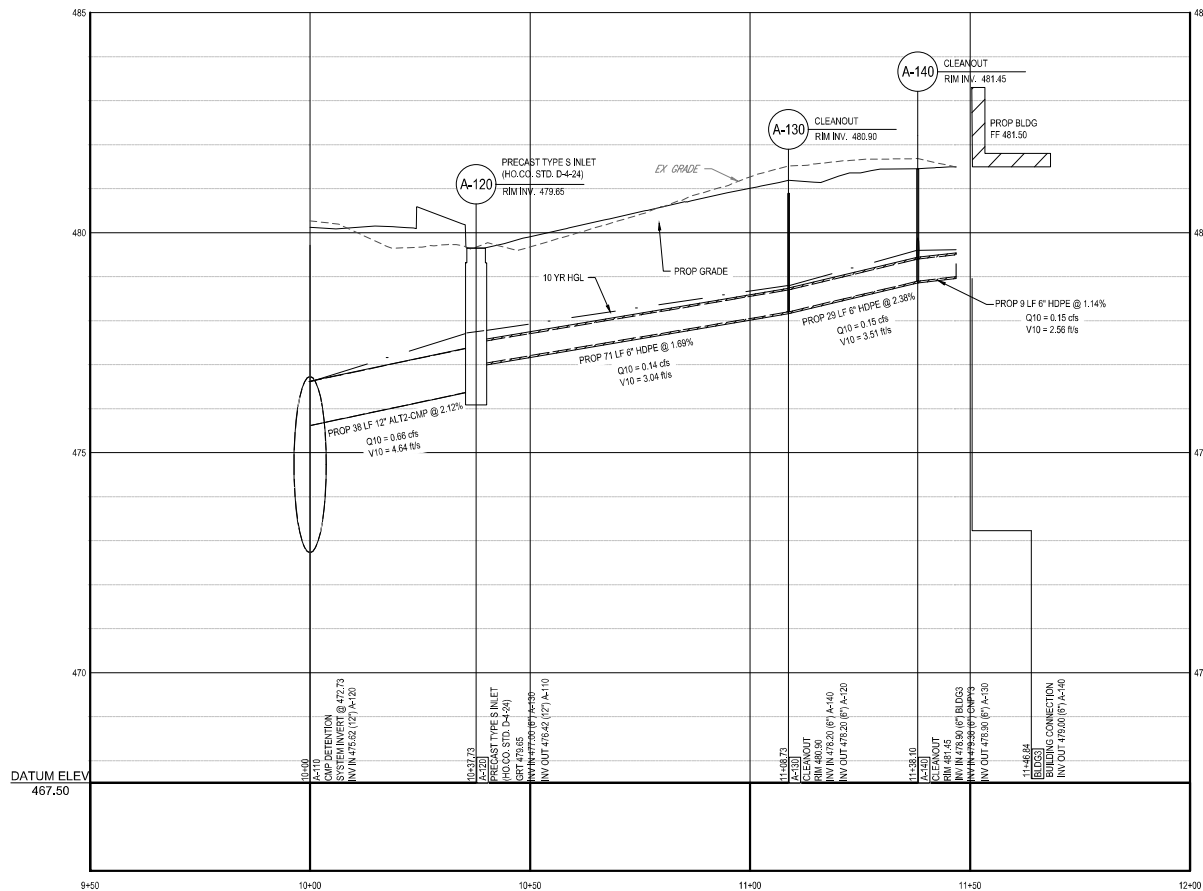
PROPOSED WATERLINE PROFILE

SCALE: 1"= 20' HORIZONTAL
1"= 2' VERTICAL



PROPOSED SANITARY PROFILE (A-10 TO BLDG1)

SCALE: 1"= 20' HORIZONTAL
1"= 2' VERTICAL



PROPOSED STORM DRAIN PROFILE (A-110 TO BLDG3)

SCALE: 1"= 20' HORIZONTAL
1"= 2' VERTICAL

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION DATE
CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE
DATE
DATE

LEGEND

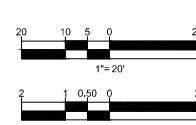
PROFILE	
EXISTING GRADE	-----
PROPOSED GRADE	-----
HYDRAULIC GRADE LINE	-----

TEST PIT NOTE

CONTRACTOR TO TEST PIT FOR EXACT LOCATION OF EXISTING UTILITY OR 2' BELOW PROPOSED UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING VIA, L.L.C. IN WRITING.

NOTE:

MANHOLE INLET SIZING TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING STRUCTURES.



OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY 10017-3140
NEW YORK, NY 10017-3140
CONTACT: VAL LARIE BRITNEY@BOHLER.COM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050

FILE NO. SDP-26-016

SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:

C-603

(13 OF 29)

REVISION 2 - 6/29/2026

REVISIONS

REV	DATE	COMMENTS	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

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ALWAYS CALL 811

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PROJECT No.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID.: P-SDVP-FUTL

SITE DEVELOPMENT PLAN FOR

CHASE

LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE
Brittney Bosse

PROFESSIONAL ENGINEER:
MARYLAND LICENSE NO. 47227
PROFESSIONAL CERTIFICATION
I, BRITNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 47227. EXPIRES 06/30/2026.



CLARKSVILLE PIKE - MD RTE 108

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT POSTED: 35 MPH
MINOR ARTERIAL

PARCEL A-4
CLARKSVILLE STATION
PLAT MDR NO. 11933

LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT



LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: BING

BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, SURVEY DIVISION, GEOMETRIC SURVEY CONTROL MONUMENTS 34CC AND 0044.

34CC - N: 561,660.074 E: 1,330,244.505 ELEVATION: 458.437
0044 - N: 562,176.494 E: 1,329,641.911 ELEVATION: 464.477

EROSION CONTROL

LIMIT OF DISTURBANCE	LOD
MOUNTABLE BERM	MB
STABILIZED CONSTRUCTION ENTRANCE	SCE
SILT FENCE	SF
SILT FENCE ON PAVEMENT	SFOP
AT-GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CCP
TEMPORARY ASPHALT BERM	TAB

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
CONSTRUCTION MANAGEMENT
LAND ACQUISITION DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/11/2025	COUNTY COMMENTS	BN	TAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID.: P-SDVP-EROS

SITE DEVELOPMENT PLAN FOR CHASE

LOCATION OF SITE
6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM: 34, G: 6, P: 424
HOWARD COUNTY

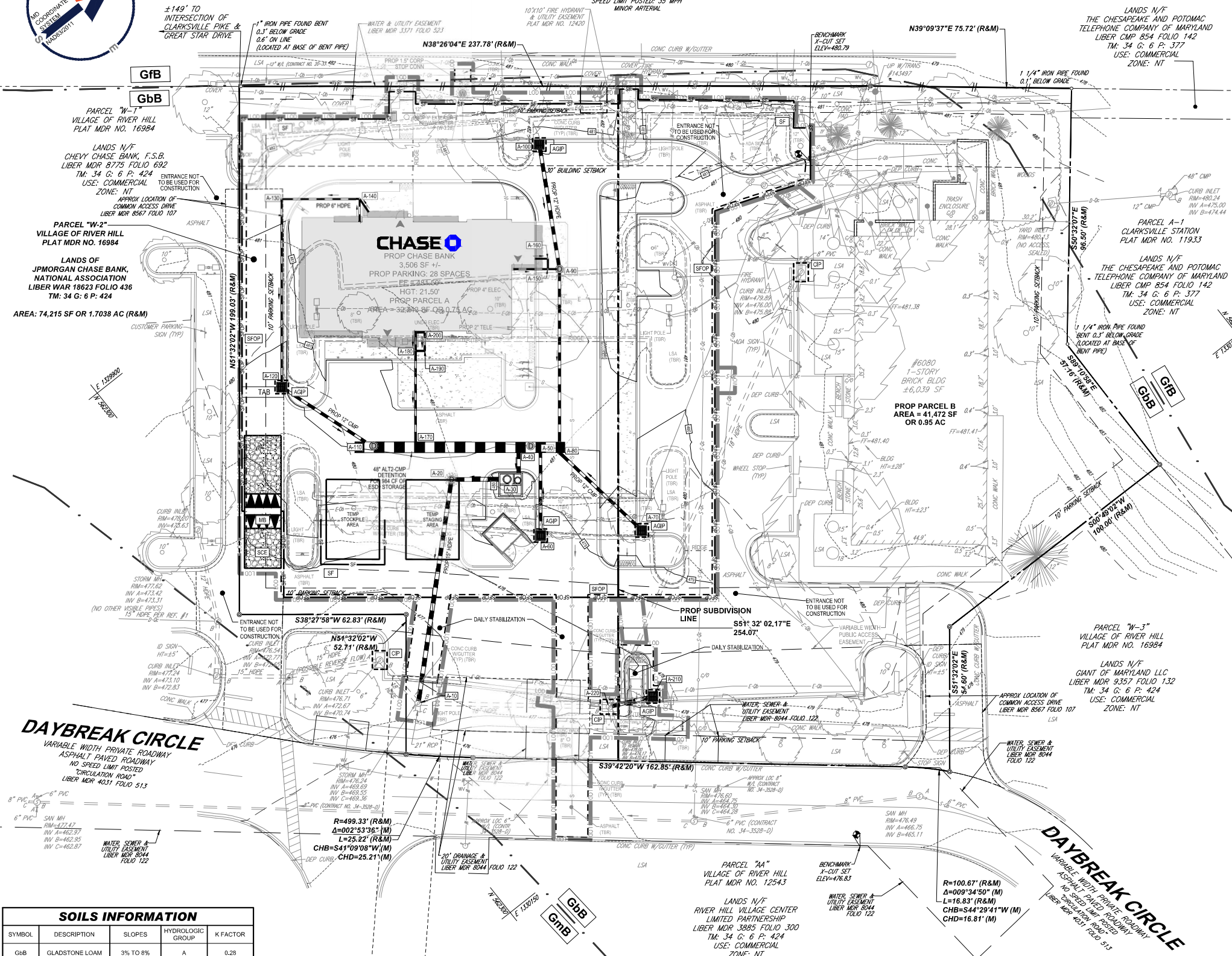
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-801

REVISION 2 - 6/29/2026



SOILS INFORMATION

SYMBOL	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	K FACTOR
GbB	GLADSTONE LOAM	3% TO 8%	A	0.28
GB	GLADSTONE-URBAN LAND COMPLEX	0% TO 8%	A	0.28

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

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

HOWARD SCD

OWNERS/DEVELOPER CERTIFICATION

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

OWNER'S/DEVELOPER'S SIGNATURE	DATE
PRINTED NAME & TITLE	

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DESIGNER'S SIGNATURE	DATE
PRINTED NAME	M.D. REGISTRATION NO. _____ P.E., R.L.S., OR L.A. (CIRCLE ONE)

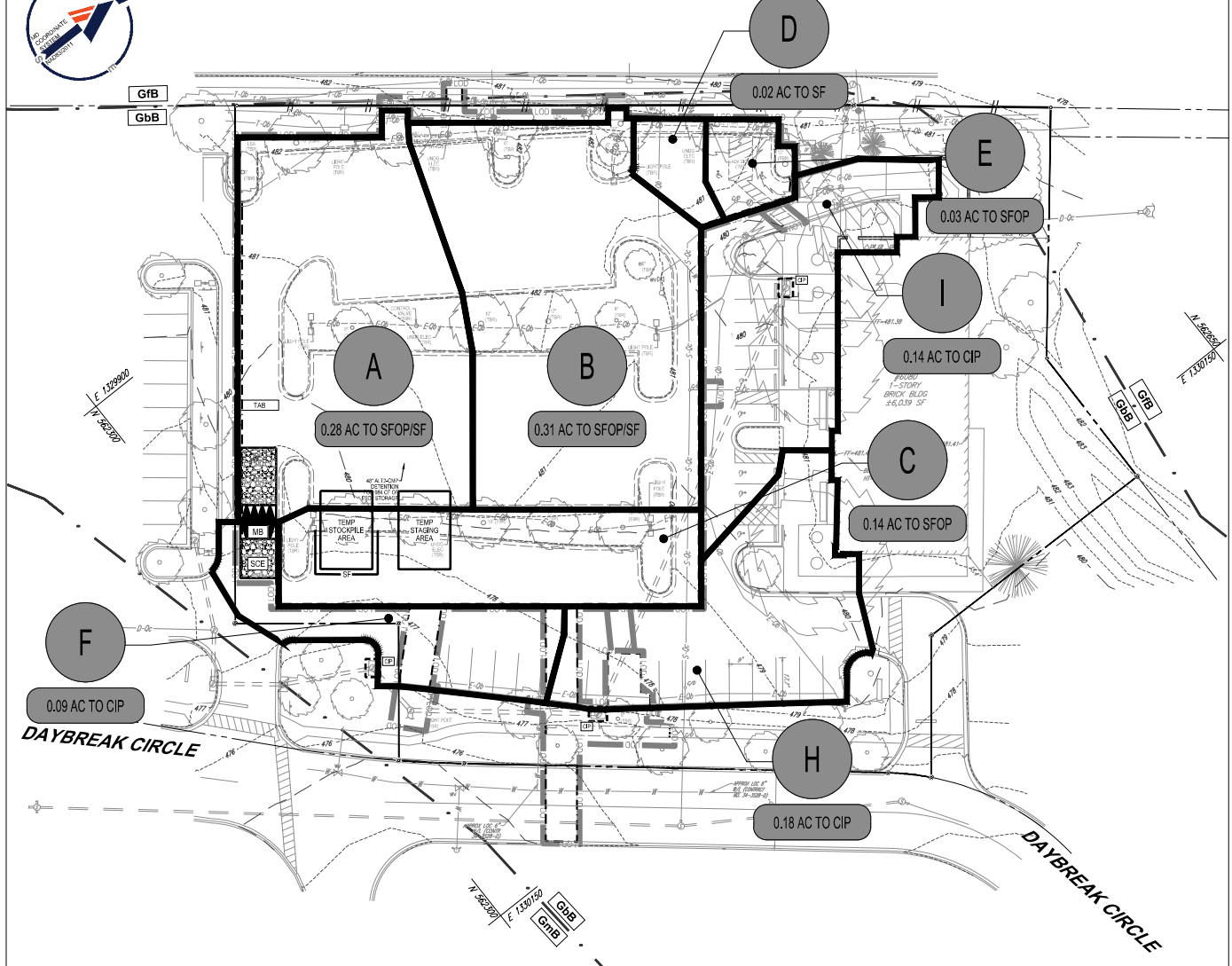
OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY 10080
NEW YORK, NY 10017-3140
CONTACT: VAL LARIE BHETHWONGKUM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE No.: F-04-189, SDP-06-014, ECP-25-050
FILE NO. SDP-26-016



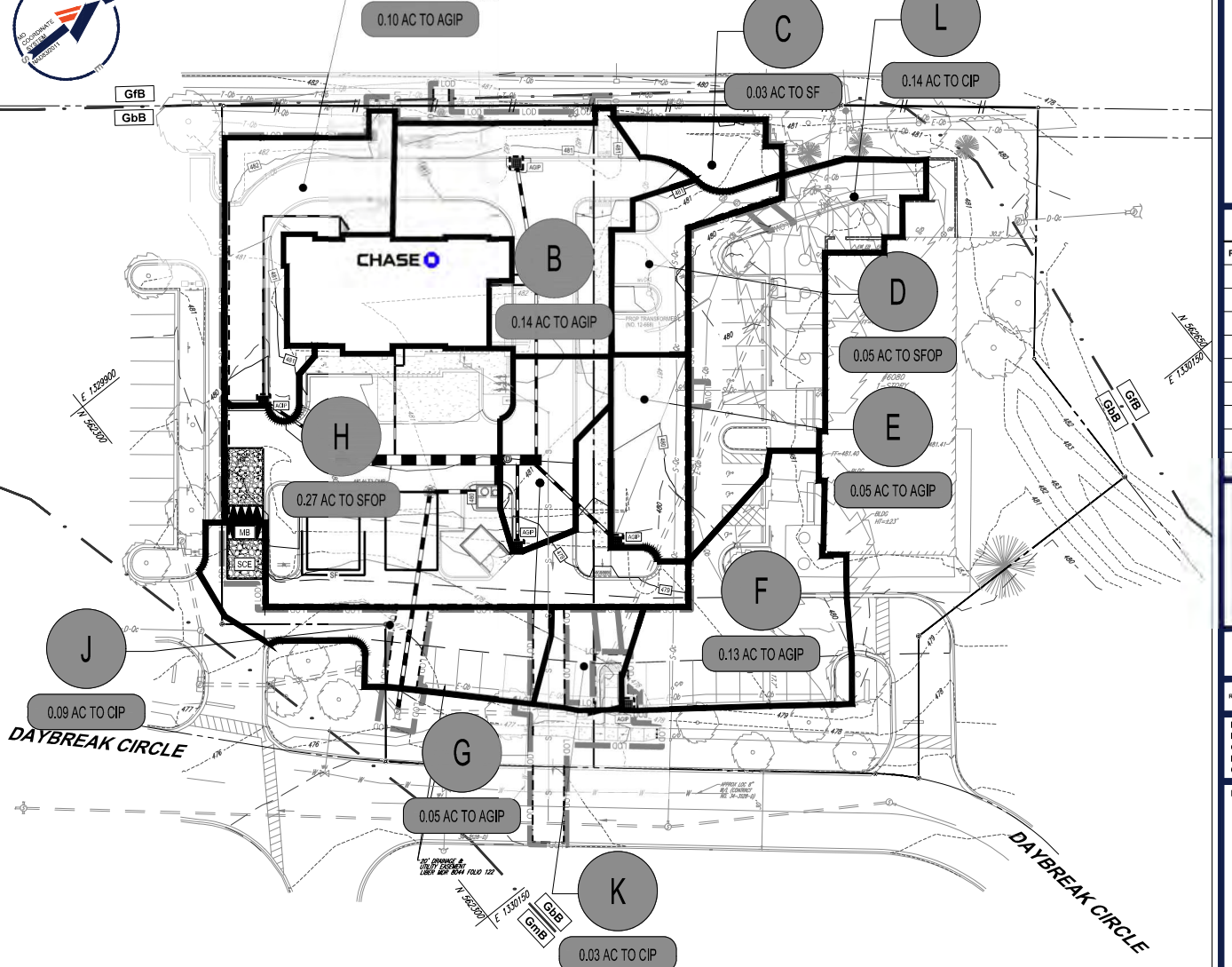
CLARKSVILLE PIKE - MD RTE 108



PRE-DEVELOPMENT DRAINAGE AREA MAP
SCALE: 1"=30'

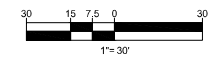


CLARKSVILLE PIKE - MD RTE 108



POST-DEVELOPMENT DRAINAGE AREA MAP
SCALE: 1"=30'

SOILS INFORMATION				
SYMBOL	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	K FACTOR
GfB	GLADSTONE LOAM	3% TO 8%	A	0.28
GfB	GLADSTONE-URBAN LAND COMPLEX	0% TO 8%	A	0.28



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

**APPROVED
PLANNING BOARD OF HOWARD COUNTY**

DATE _____

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

HOWARD SCD _____ DATE _____

OWNERS/DEVELOPER CERTIFICATION

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

OWNER'S/DEVELOPER'S SIGNATURE _____ DATE _____

PRINTED NAME & TITLE _____

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DESIGNER'S SIGNATURE _____ DATE _____

PRINTED NAME _____ MD REGISTRATION NO. _____ P.E., R.L.S., OR R.L.A. (CIRCLE ONE)

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
227 PARK AVENUE
12TH FLOOR NY1-R060
NEW YORK, NY 10017-3140
CONTACT: VALARIE BHATHONGKUM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 18623/00436

PREVIOUS FILE No.: F-04-189, SDP-06-014, ECP-25-050

FILE NO. SDP-26-016

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD212007
 DRAWN BY: BN
 CHECKED BY: BAB/RMS
 DATE: 12/19/2025
 CAD ID: P-SDVP-EROS

SITE DEVELOPMENT PLAN FOR CHASE

LOCATION OF SITE
 6084 DAYBREAK CIRCLE,
 CLARKSVILLE, MD 21029
 TM 34, G 6, P 424
 HOWARD COUNTY

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

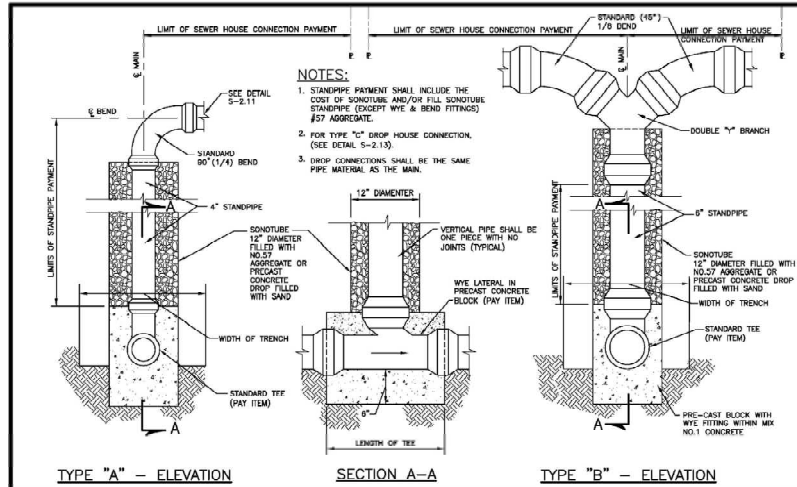


EROSION AND SEDIMENT CONTROL DRAINAGE MAPS

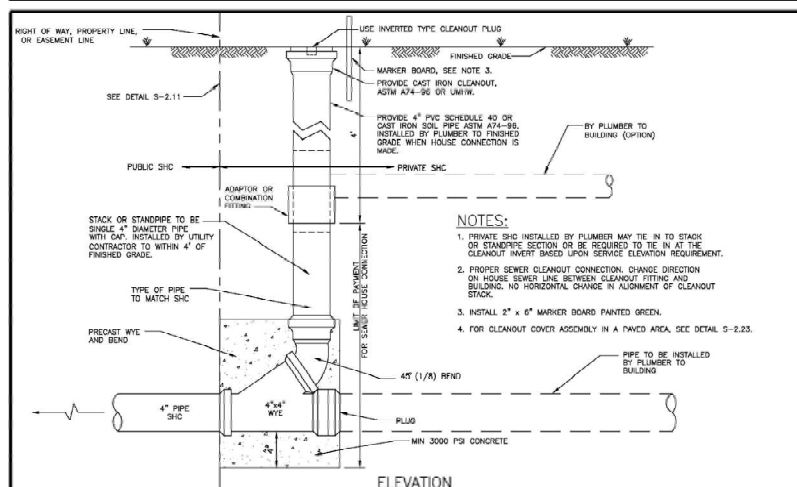
SHEET NUMBER:
C-802
(15 OF 29)

REVISION 2 - 6/29/2026

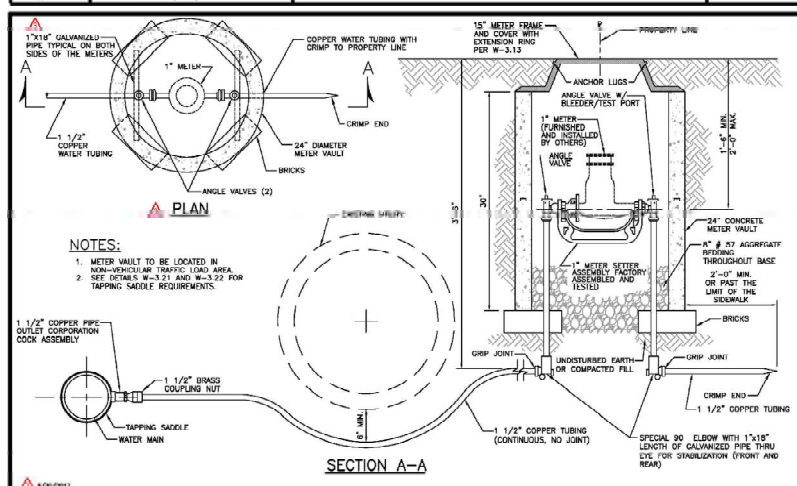
Jun 26, 2026
 H:\MD212007\DRAWINGS\SDP\PLAN SET\SDP-SDVP-SDVP-FIELD\MD212007-LAYOUT_C-802 - EROS



SEWER HOUSE CONNECTION
Types "A" and "B"
Detail S-2.12



SEWER HOUSE CONNECTION
Cleanout
Detail S-2.22

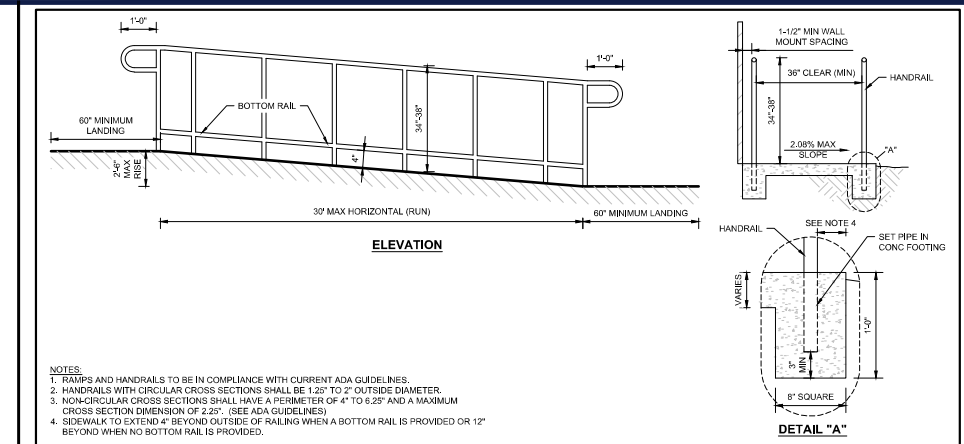


WATER METER
1" Outside Meter Setting
Detail W-3.28

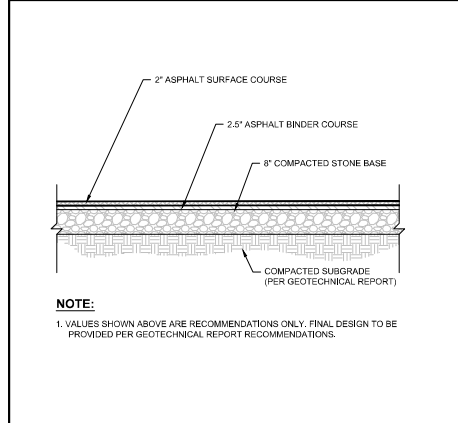
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3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
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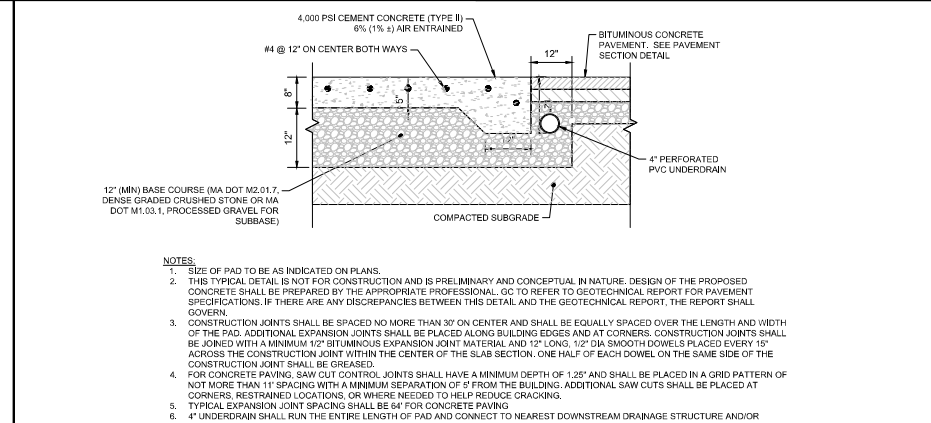
DETAILS BY OTHERS DISCLAIMER



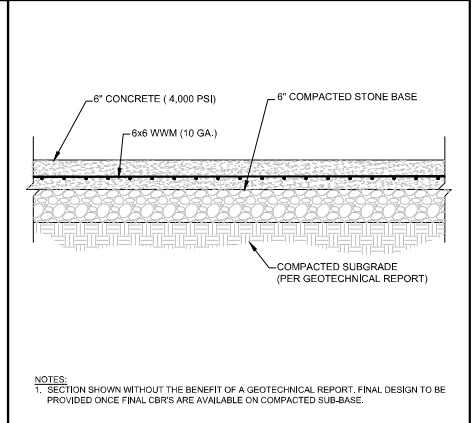
TYPICAL ADA RAMP AND HANDRAIL



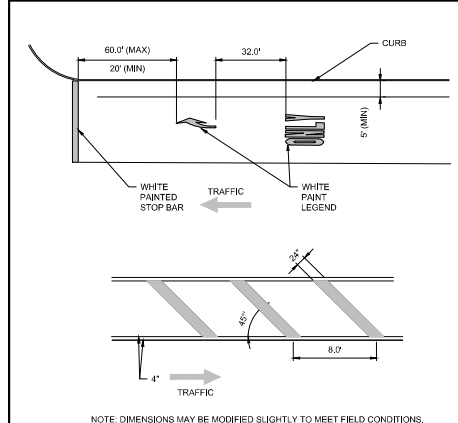
HEAVY DUTY ASPHALT PAVEMENT SECTION



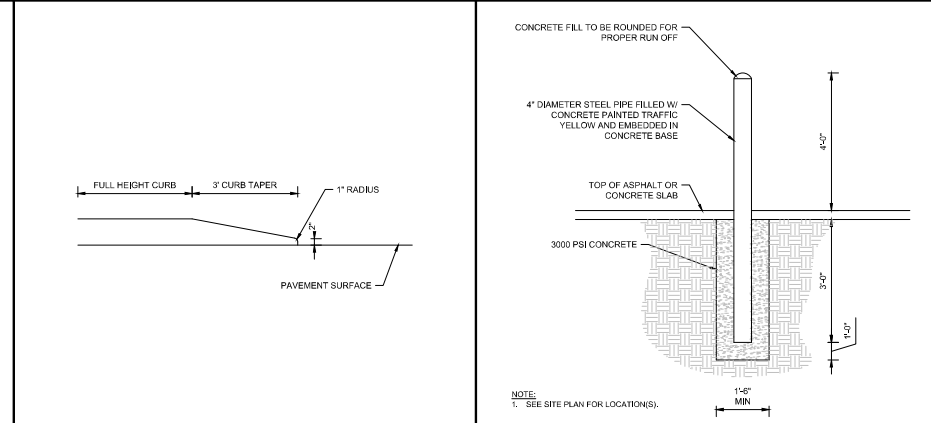
CONCRETE PAVING FOR LOADING DOCK APRON AND COMPACTOR PAD



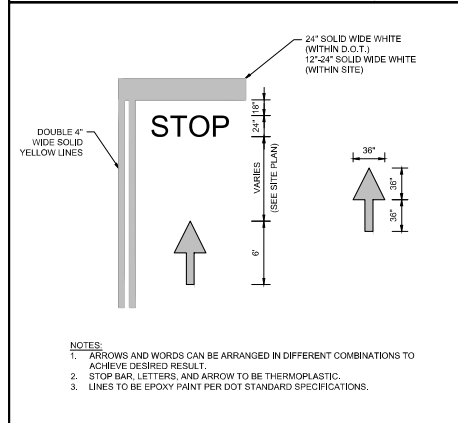
STANDARD DUTY CONCRETE PAVEMENT



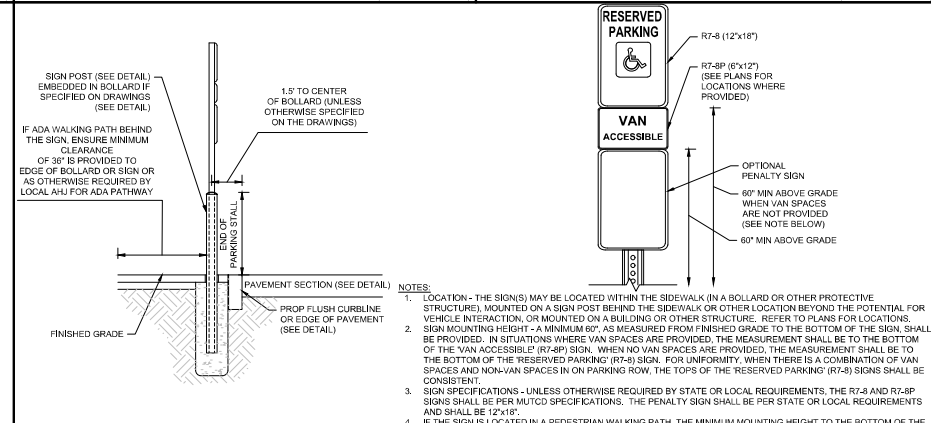
PAVEMENT MARKING



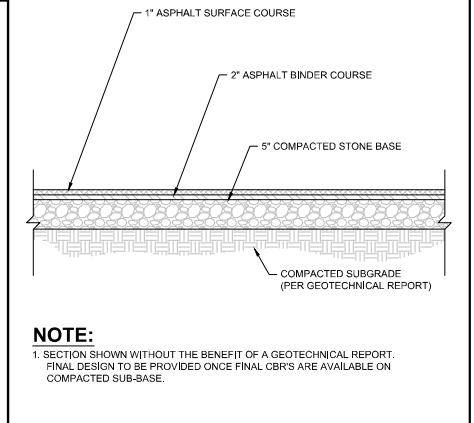
CURB TAPER
PIPE BOLLARD



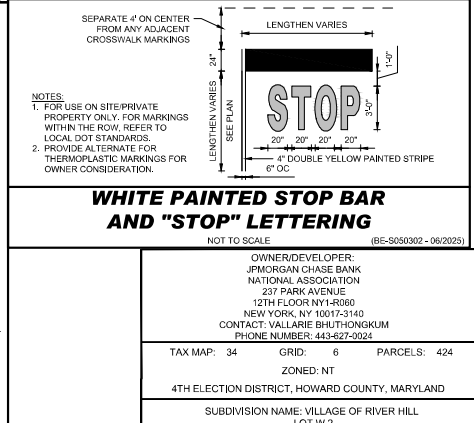
PAINTED MARKING



RESERVED PARKING SIGN



STANDARD DUTY ASPHALT PAVEMENT



WHITE PAINTED STOP BAR AND "STOP" LETTERING

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION
CHIEF, DEPARTMENT OF LAND DEVELOPMENT
DIRECTOR

**APPROVED
PLANNING BOARD OF HOWARD COUNTY**

DATE _____
DATE _____
DATE _____

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSITATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
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811
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

CHASE

LOCATION OF SITE
6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE
Brittney Bosse
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 97227
L. BRITNEY A. BOSSE, HEREBY CERTIFIES THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 97227, EXPIRES DATE: 12/31/26

SITE DETAILS

C-902

REVISION 2 - 6/29/2026



CLARKSVILLE PIKE - MD RTE 108

PERIMETER A - 143 L.F.
TYPE "E" BUFFER

PARCEL A-4
CLARKSVILLE STATION
PLAT MDR NO. 11933

HOWARD COUNTY LANDSCAPE NOTES

- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE SURETY IN THE AMOUNT OF \$7,350.00 FOR THE INSTALLATION OF 13 SHADE TREES (\$300.00 EACH); 2 ORNAMENTAL TREES (\$150.00 EACH); 0 EVERGREEN TREES (\$150.00 EACH) AND 105 SHRUBS (\$30.00 EACH) SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, SDP-26-016.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN A LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THE SITE SHALL BE OF PROPER HEIGHT AND IN SPACES AS INDICATED WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

STREET TREE REQUIREMENTS				
STREET	LINEAR FEET	SPACING	TREES REQUIRED	TREES PROVIDED
CLARKSVILLE PIKE MD RTE 108	143'	1:40 L.F.	4 SHADE TREES	4 SHADE TREES *** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
DAYBREAK CIRCLE	80'	1:40 L.F.	2 SHADE TREES	2 SHADE TREES ** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

STREET TREE NOTES

- FINANCIAL SURETY FOR THE REQUIRED 6 LARGE STREET TREES (\$300 EACH) AND 0 SMALL STREET TREES (\$150 EACH) WILL BE POSTED FOR THE AMOUNT OF \$1,800 WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COST ESTIMATE UNDER THE FINAL PLAN SUBMISSION.
- SHADE TREES MUST BE PLANTED A MINIMUM OF 40 FEET AND ORNAMENTAL TREES MUST BE PLANTED A MINIMUM OF 25 FEET FROM POWER LINES PER B.G.E. PLANTING GUIDE.
- FINAL PLACEMENT OF STREET TREES WILL OCCUR IN THE FIELD AND BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES AND MAINTAIN A MINIMUM OF 5 FEET DISTANCE ON CENTER FROM A DRAIN INLET STRUCTURE, 5 FEET FROM AN OPEN ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY STREET TREE.
- ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE CAN BE PLANTED WITHIN 30' OF THE STOP SIGN.
- WHERE TREES ARE PLANTED CLOSER THAN 3 FEET TO THE SIDEWALK, A BIOLOGIC ROOT INHIBITOR BARRIER IS REQUIRED.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
CCA	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5-3" CAL., 12-14" HT.	B&B
GBP	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5-3" CAL., 12-14" HT.	B&B
GII	5	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5-3" CAL., 12-14" HT.	B&B
PLO	8	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5-3" CAL., 12-14" HT.	B&B
	19	SUBTOTAL:			
ORNAMENTAL TREES					
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL., 8-10" HT.	B&B
	2	SUBTOTAL:			
SHRUBS					
BX	8	BETULA X PLETKEI 'GOLDEN TREASURE'	CESSKY GOLD® DWARF BIRCH	18-24" HT. & SPRD	CONTAINER
CF	68	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	15-18"	CONTAINER
HL	40	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE® PANICLE	LITTLE QUICK FIRE® PANICLE HYDRANGEA	24" MIN.	CONTAINER
IS2	24	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	24-30" HT. & SPRD	CONTAINER
LN	25	LOROPETALUM CHINENSE RUBRUM 'LILCA'	CRIMSON FIRE™ FRINGE FLOWER	18-24" HT. & SPRD	CONTAINER
WS	38	WEIGELA FLORIDA 'BOKRASPIWI'	SPLILLED WINE® WEIGELA	18-24" HT. & SPRD	CONTAINER
	203	SUBTOTAL:			
GRASSES					
HA2	112	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	1 GAL.	CONTAINER
SH	126	SPOROBOLOUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONTAINER
	238	SUBTOTAL:			
GROUND COVERS					
BB	27	BOUTELOUJA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	CONTAINER 36" o.c.
HC	122	HEMEROCALLIS X 'COOL IT'	COOL IT DAYLILY	1 GAL.	CONTAINER 18" o.c.
JB	28	JUNIPERUS SOJAMATA 'BLUE STAR'	BLUE STAR JUNIPER	15-18" SPRD	CONTAINER 24" o.c.
LB2	135	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL POT	12" o.c.
	312	SUBTOTAL:			
PERENNIALS					
EP	56	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.	CONTAINER 24" o.c.
LA	85	LAVANDULA ANGLUSTIFOLIA	ENGLISH LAVENDER	1 GAL.	CONTAINER 30" o.c.
PAT	51	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	CONTAINER 18" o.c.
RH	128	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.	CONTAINER 15" o.c.
	320	SUBTOTAL:			

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY (NORTH - CLARKSVILLE PIKE MD RTE 108)		ADJACENT TO ROADWAY (SOUTH - DAYBREAK CIRCLE)	ADJACENT TO PARKING
	PERIMETER A	PERIMETER B	PERIMETER C	PERIMETER D
LANDSCAPE TYPE	E	E	A	A
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	143'	80'	254'	
CREDIT FOR EXISTING VEGETATION (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:			
SHADE TREES	4	2	5	5
OTHER TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
SHRUBS	36	20	20	0
NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:			
SHADE TREES	2	2 (1 EXISTING SHADE TREE)	5	5
OTHER TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
SHRUBS	85	20	20	0
*** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT		** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT		** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	33 (INCLUDING 2 ADA SPACES)
NUMBER OF SHADE TREES REQUIRED: (1/10 SPACES)	NUMBER OF TREES REQUIRED: 5
NUMBER OF SHADE TREES PROVIDED:	5
	**S* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (1/10 SPACES)	4 REQUIRED 5 PROVIDED

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE	APPROVED PLANNING BOARD OF HOWARD COUNTY	
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE	DATE	
DIRECTOR	DATE		

DAYBREAK CIRCLE

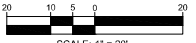
VARIABLE WIDTH PRIVATE ROADWAY
ASPHALT PAVED ROADWAY
NO SPEED LIMIT POSTED
CIRCULATION ROAD
LIBER MDR 4031 FOLIO 51.3

PERIMETER B - 80 L.F.
TYPE "E" BUFFER

PARCEL "AA"
VILLAGE OF RIVER HILL
PLAT MDR NO. 1254.3

DAYBREAK CIRCLE

VARIABLE WIDTH PRIVATE ROADWAY
ASPHALT PAVED ROADWAY
NO SPEED LIMIT POSTED
CIRCULATION ROAD
LIBER MDR 4031 FOLIO 51.3



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/OWNER'S NAME _____ DATE _____

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
PROPERTY MANAGEMENT
LANDSCAPE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB

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NOT APPROVED FOR CONSTRUCTION

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PROJECT NO.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD L.D.: P-SDPV-LSCP

SITE DEVELOPMENT PLAN

FOR

CHASE

LOCATION OF SITE
6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS

06/23/2026
PROFESSIONAL LANDSCAPE ARCHITECT
No. 00019400
1310 W. BELLEVILLE BLVD., SUITE 100
DUMFRIES, MD 21046
P: 410-266-1111

SHEET TITLE:

FINAL LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 1 - 5/1/2026

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY14-0660
NEW YORK, NY 10017-3140
CONTACT: VAL LARIE BHATHONGKUM
PHONE NUMBER: 443-827-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 1862300436

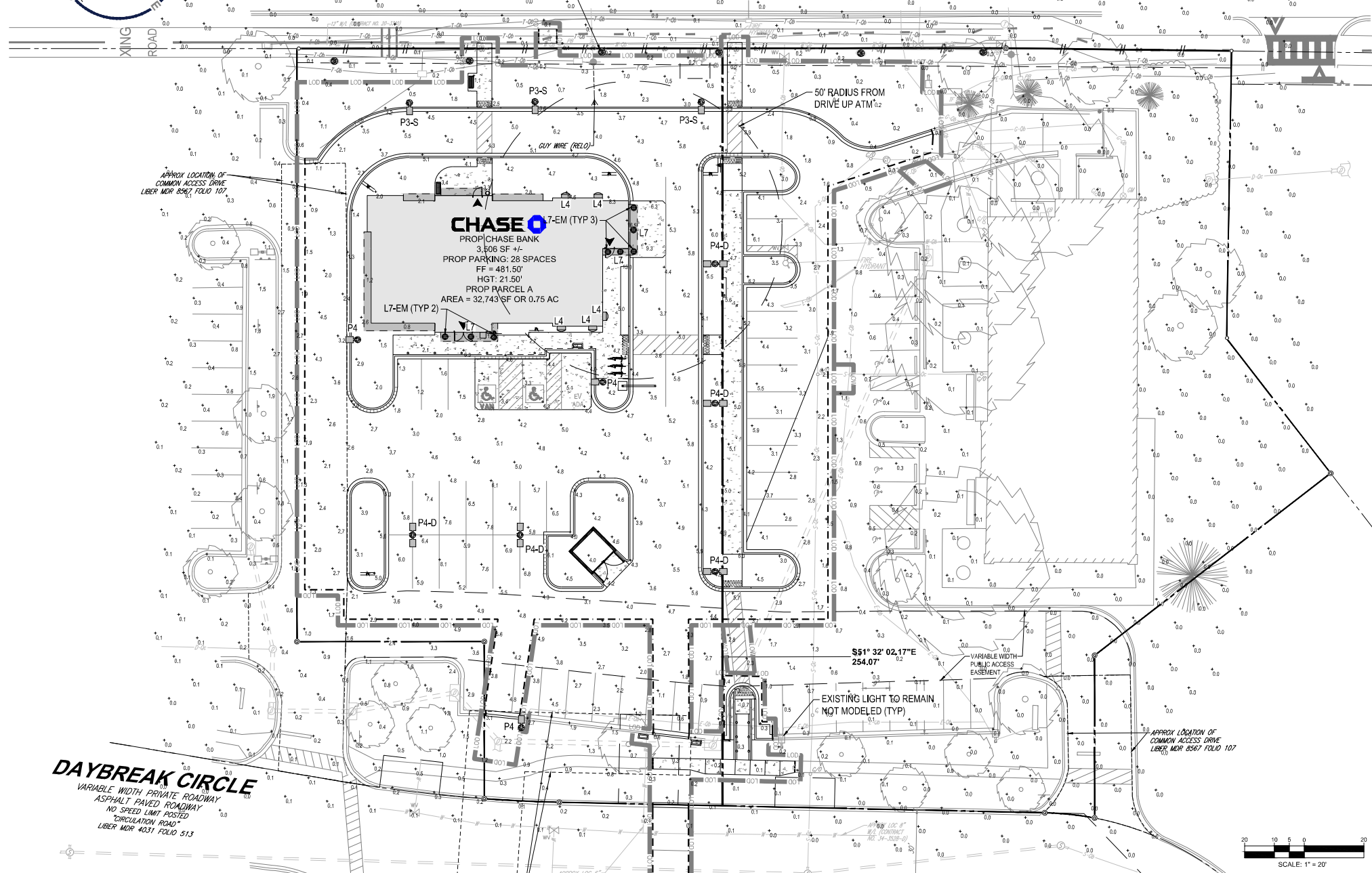
PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050

FILE NO. SDP-26-016



CLARKSVILLE PIKE - MD RTE 108

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT POSTED: 35 MPH
MINOR ARTERIAL



GENERAL LIGHTING NOTES:

- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/12/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB



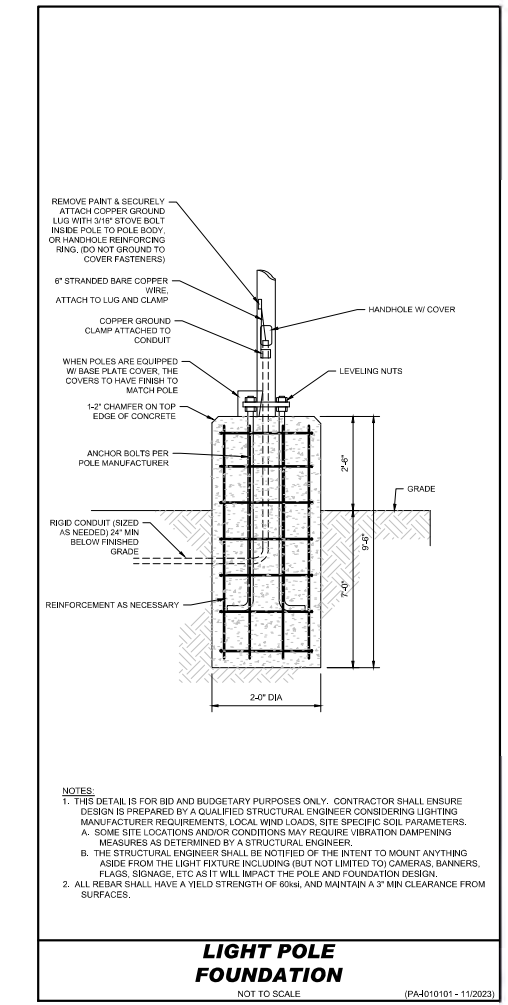
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID: P-SDVP-LGHT

SITE DEVELOPMENT PLAN FOR CHASE

LOCATION OF SITE
6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY



NOTES:
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, SITE SPECIFIC SOIL PARAMETERS, A. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
B. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ABOVE FINISHED GRADE INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
2. ALL REBAR SHALL HAVE A YIELD STRENGTH OF 60ksi, AND MAINTAIN A 3" MIN CLEARANCE FROM SURFACES.

LIGHT POLE FOUNDATION

NOT TO SCALE (PA-201011 - 11/2023)

OWNER/DEVELOPER: JPMORGAN CHASE BANK NATIONAL ASSOCIATION 227 PARK AVENUE 12TH FLOOR NY 10011-3140 CONTACT: VAL LARIE BHILTHOKUM PHONE NUMBER: 443-827-0024	TAX MAP: 34 GRID: 6 PARCELS: 484 ZONED: NT 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SUBDIVISION NAME: VILLAGE OF RIVER HILL LOT W 2 DEED # 18623/00436	PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050 FILE NO. SDP-26-016

LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
L4*	5	10'-0" AFF	SINGLE	1099	0.900	LUMIERE BY COOPER LIGHTING LANTERNA UPDOWN LED WALL SCONCE (9004-W1-RW-LED 408W-WH-CS-1-14-WIS)	---
L7*	3	10'-0" AFF	SINGLE	1099	0.900	LUMINATION BY CURRENT, DECEAUX SERIES LED DOWNLIGHT, ZERO UP-LIGHT (LDBX-4R-X-10-T-35-V1 + RDR4R-WP-PT-WT-WT-WR)	---
L7-EM*	5	10'-0" AFF	SINGLE	1099	0.900	LUMINATION BY CURRENT, DECEAUX SERIES LED DOWNLIGHT, ZERO UP-LIGHT (LDBX-4R-X-10-T-35-V1-EL + RDR4R-WP-PT-WT-WT-WR)	---
P3-S	3	20'-0" AFG	SINGLE	9050	0.900	GE BY CURRENT, EVOLVE EACL SERIES LED AREA LUMINAIRE, TYPE 3 WITH BACK LIGHT SHIELD, ZERO UP-LIGHT (EACL-01-X-03-W-7-40-X-01-X) (ELS-EACL-RBL-CLCK)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POLE, 17'-6" LENGTH (DS340-400V175-01-FP-X-FBC-AB)
P4	3	20'-0" AFG	SINGLE	10000	0.900	GE BY CURRENT, EVOLVE EACL SERIES LED AREA LUMINAIRE, TYPE 4 ZERO UP-LIGHT (EACL-01-X-04-AF-7-40-X-01-X)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POLE, 17'-6" LENGTH (DS340-400V175-01-FP-X-FBC-AB)
P4-D	3	20'-0" AFG	BACK-TO-BACK	10000	0.900	GE BY CURRENT, EVOLVE EACL SERIES LED AREA LUMINAIRE, TYPE 4 ZERO UP-LIGHT (EACL-01-X-04-AF-7-40-X-01-X)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POLE, 17'-6" LENGTH (DS340-400V175-02-FP-X-FBC-AB)

*REFER TO ARCHITECTURAL DRAWINGS FOR FINAL MOUNTING LOCATION AND HEIGHT

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	Avg/MIN	MAX/MIN
ALL POINTS - 3' AFG	ILLUMINANCE	FC	1.37	24.5	0.0	N.A.	N.A.
CLARKSVILLE ROW - VERT. 3' AFG	ILLUMINANCE	FC	0.18	0.5	0.0	N.A.	N.A.
50' RADIUS DRIVE UP ATM	ILLUMINANCE	FC	5.43	18.5	1.8	3.02	9.17
50' RADIUS DRIVE UP ATM - 3' AFG	ILLUMINANCE	FC	5.78	24.5	2.0	2.89	12.25
DRIVE THRU	ILLUMINANCE	FC	4.17	9.3	0.9	4.83	10.33
PROPOSED PARKING	ILLUMINANCE	FC	3.88	8.1	0.9	4.31	9.00

APPROVED: DEPARTMENT OF PLANNING AND ZONING		APPROVED PLANNING BOARD OF HOWARD COUNTY	
CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE	DATE	
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE	DATE	
DIRECTOR	DATE		

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SHEET TITLE: **FINAL LIGHTING PLAN**

SHEET NUMBER: **L-201**

(23 OF 29)

REVISION 2 - 6/29/2026

Lumination Decaux Series
New Construction Downlight

CUSTOMER NAME: _____
PROJECT NAME: _____ TYPE: _____
DATE: _____
CATALOG NUMBER: _____

The Decaux Series leverages an advanced LED optical system and superior color rendering to achieve premium performance and aesthetic. Available in a variety of mechanical, performance and aesthetic configurations to meet any spec.

CONSTRUCTION		CONTROLS	
Housing: Galvanized steel	Dimming: Standard 0-10V, 1%	Optics: Clear or White Lens	Custom: Custom LED Lens, Custom Lens
Lens: Non-conductive Polycarbonate (standard) Glass (view reflect)	Sensors: Quantum LED Lens, Custom Lens	Weight: 4.5-8.8lbs (0-3.4kg) 7.0lb (3.1kg) Standard Option	Optical Assembly: High efficiency reflector and optical diffuser
OPTICAL SYSTEM		OPERATING AMBIENT TEMPERATURE	
Lumens: 1000-6000lm	Operating Temperature: -20° to 35° C	Round Reflector: Medium (4") Wide 40°	Operating Temperature: -20° to 35° C
Very Wide (70") Wide Wash	Operating Temperature: -20° to 35° C	Square Reflector: Medium (4.75") Wide 30°	Operating Temperature: -20° to 35° C
Very Wide (70") Wide Wash	Operating Temperature: -20° to 35° C	Operating Temperature: -20° to 35° C	Operating Temperature: -20° to 35° C
Very Wide (70") Wide Wash	Operating Temperature: -20° to 35° C	Operating Temperature: -20° to 35° C	Operating Temperature: -20° to 35° C
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Current LED.com Page 3 of 4
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Lumination Decaux Series
New Construction Downlight

CUSTOMER NAME: _____
PROJECT NAME: _____ TYPE: _____
DATE: _____
CATALOG NUMBER: _____

Catalog Logic
NOTE: A complete fixture consists of a Configured Housing + Reflector

Configured Housing:
LDXB

MANUF	FIXTURE TYPE	BEARING	NOMINAL LUMENS	CU	CCD	CONTROLS	OPTIONS
LDXB	48" x 4" Square	0"	1500	24" x 1200mm	1" x 1200mm	10V-1, 0-10V, 1% Dimming	BLANK, Dimming, Wireless, Sensor
LDXB	48" x 4" Square	0"	3000	24" x 1200mm	1" x 1200mm	10V-1, 0-10V, 1% Dimming	BLANK, Dimming, Wireless, Sensor
LDXB	48" x 4" Square	0"	4500	24" x 1200mm	1" x 1200mm	10V-1, 0-10V, 1% Dimming	BLANK, Dimming, Wireless, Sensor

Round Reflector:
RDI R

REFLECTOR	FINISH TYPE	BEAM SPREAD	REFLECTOR COEFF.	FLANGE COLOR	OPTIONS
RDI R	0" Beam	0°	0.8	Black	Wireless, Sensor

Square Reflector:
RDI S

REFLECTOR	FINISH TYPE	BEAM SPREAD	REFLECTOR COEFF.	FLANGE COLOR	OPTIONS
RDI S	0" Beam	0°	0.8	Black	Wireless, Sensor

TRIGAIN® SCALING TABLE

BEAM SPREAD	SCALING FACTOR
0°	0.25
15°	1.00
30°	4.00
45°	9.00
60°	16.00
75°	25.00
90°	36.00

PERFORMANCE TABLE

NOMINAL LUMENS	000	500	1000	2000	3000	4000	5000	6000
000	0	500	1000	2000	3000	4000	5000	6000

Current LED.com Page 3 of 4
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Lumière Lanterra 9004

WALL MOUNT CYLINDER
Interior / Exterior
Integrating LED

COOPER Lighting Industries

Interactive Menu

- Order Information
- Product Specifications
- Mounting Details
- Lumen Table
- Photometrics
- Integrated Sensor

Product Certification
UL, ENEC, PSE, LPC, BAA, VDE, CE, ENEC, PSE, LPC, BAA, VDE, CE

Product Features

- Up-light, down-light or combined up and down-light
- Up to 2500 delivered lumens per side and 110 LPW
- Field interchangeable Spot, Medium, Flood and Wide optics
- Integrated LED source with 80, 90, and 97 CRI options available
- Premium machined aluminum construction with stainless steel hardware
- Line voltage input with ELV, Triac and 0-10V dimming standard
- Integral and remote driver mounting options

Dimensions

COOPER Lighting Industries

Lumière Lanterra 9004

Order Information

SAMPLE ORDER NUMBER: 9004-W2-9W-LED2000-M-M-CE-L2-INV-ISM

Part Number	Description	Ordering Unit	Lead Time	Stock Status	Notes
9004-W2-9W-LED2000-M-M-CE-L2-INV-ISM	W2-9W-LED2000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED4000-M-M-CE-L2-INV-ISM	W2-9W-LED4000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED6000-M-M-CE-L2-INV-ISM	W2-9W-LED6000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED8000-M-M-CE-L2-INV-ISM	W2-9W-LED8000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED10000-M-M-CE-L2-INV-ISM	W2-9W-LED10000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	

Accessories - order separately

Part Number	Description	Ordering Unit	Lead Time	Stock Status	Notes
9004-W2-9W-LED2000-M-M-CE-L2-INV-ISM	W2-9W-LED2000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED4000-M-M-CE-L2-INV-ISM	W2-9W-LED4000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED6000-M-M-CE-L2-INV-ISM	W2-9W-LED6000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED8000-M-M-CE-L2-INV-ISM	W2-9W-LED8000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	
9004-W2-9W-LED10000-M-M-CE-L2-INV-ISM	W2-9W-LED10000-M-M-CE-L2-INV-ISM	1	1-2 Weeks	In Stock	

COOPER Lighting Industries

Evolve® EAEL Series Luminares
Shielding Specification & Ordering Guide

CUSTOMER NAME: _____
PROJECT NAME: _____ TYPE: _____
DATE: _____
CATALOG NUMBER: _____

The shielding options available for the Evolve® Area Light fixture are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 16ft to 25 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

EAEL Series Shielded Fixture Examples*

Front Shield, Left/Right Side Shield, Back Shield

Type IV Shielding

SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Front	16	EL1-EAC1-90-BLK
Side	1	EL1-EAC1-90-BLK
Back	Long	EL1-EAC1-90-BLK

Type III Shielding

SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Front	16	EL1-EAC1-90-BLK
Side	1	EL1-EAC1-90-BLK
Back	Long	EL1-EAC1-90-BLK

Type II Shielding

SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Front	16	EL1-EAC1-90-BLK
Side	1	EL1-EAC1-90-BLK
Back	Long	EL1-EAC1-90-BLK

Current LED.com Page 3 of 4
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Evolve® EAEL Series Luminares
Shielding Specification & Ordering Guide

CUSTOMER NAME: _____
PROJECT NAME: _____ TYPE: _____
DATE: _____
CATALOG NUMBER: _____

The shielding options available for the Evolve® Area Light fixture are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 16ft to 25 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

EAEL Series Luminares

The next evolution of the Evolve® LED Area Light fixture is the EAEL Series Luminaire. It features a new reflective optical ring design that produces superior vertical illuminance and efficiency while directing light away from neighboring properties. Due to the extensive variation of parking lot configurations coupled with tightening ordinances, Current now offers a full array of shielding to accommodate challenging sites.

Shielding options available for the Evolve® Area Light fixture are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 16ft to 25 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

• Left & Right Cutoff
• Front Cutoff
• Backlight Control & B-U-G Impairment

Current LED.com Page 3 of 4
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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/1/2026	COUNTY COMMENTS	BN	BAB
2	6/29/2026	COUNTY COMMENTS	BN	BAB

811

Know what's below.
Call before you dig.
ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD212007
DRAWN BY: BN
CHECKED BY: BAB/RMS
DATE: 12/19/2025
CAD ID: P-SDVP-LGHT

SITE DEVELOPMENT PLAN
FOR

CHASE

LOCATION OF SITE

6084 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7500
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS

06/29/2026
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 4897
PROFESSIONAL SEAL NO. 176298

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

**APPROVED
PLANNING BOARD OF HOWARD COUNTY**

DATE _____

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
227 PARK AVENUE
12TH FLOOR NY 10017-1040
NEW YORK, NY 10017-1040
CONTACT: VALARIE SHULTING/KUMAR
PHONE NUMBER: 443-627-0024

TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED #: 18623/00436

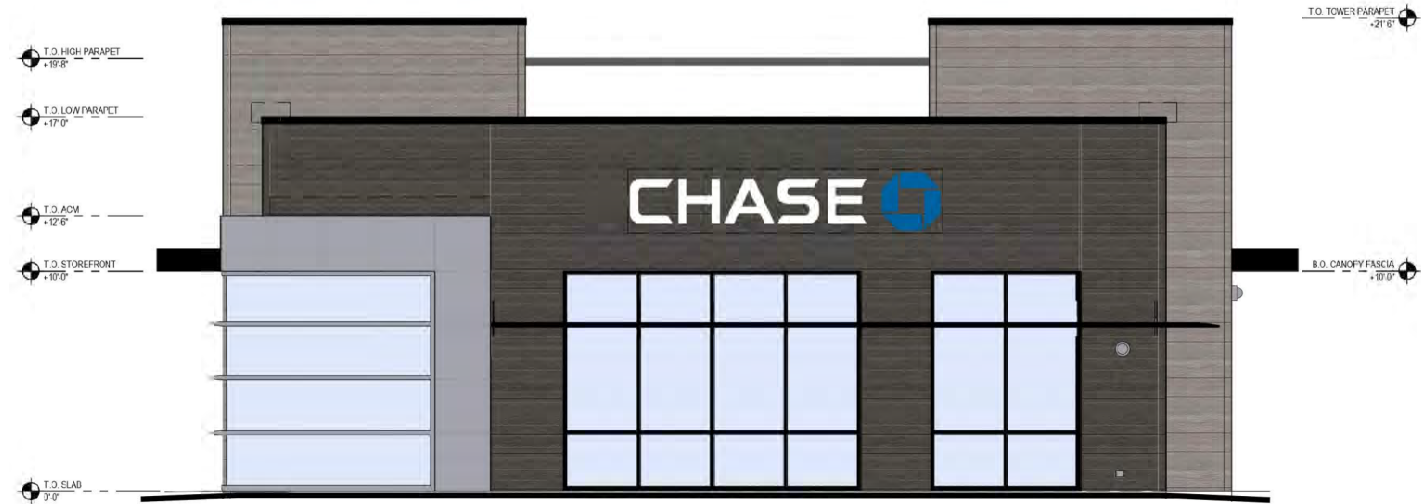
PREVIOUS FILE NO.: F-04-189, SDP-06-014, ECP-25-050
FILE NO. SDP-26-016

SHEET TITLE:
LIGHTING CUT SHEETS

SHEET NUMBER:
L-202
(24 OF 29)

REVISION 2 - 6/29/2026

- STOREFRONT
APPLICATION: EXTERIOR
COLOR: CLEAR ANODIZED
- STOREFRONT/CANOPY
APPLICATION: EXTERIOR
COLOR: BLACK ANODIZED
- BOLLARD
APPLICATION: EXTERIOR
COLOR: COLOR TO MATCH BENJAMIN MOORE 2064-00 OL' BLUE EYES
- PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS SW-7045 INTELLECTUAL GRAY
- CULTURED STONE
APPLICATION: EXTERIOR
COLOR: FOUNDATION - HEWN STONE
- ALUMINUM COMPOSITE MATERIAL (ACM)
APPLICATION: EXTERIOR
COLOR: "CHASE SILVER"
- NICHHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - BARK
- NICHHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - ASH
- PAC-CLAD COPING
APPLICATION: EXTERIOR/COPING
COLOR: BLACK
- PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS SW-7035 ACCESSIBLE BEIGE



2 END ELEVATION
A2.1.0 1/4" = 1'-0"



1 MAIN ENTRY ELEVATION
A2.1.0 1/4" = 1'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE	APPROVED PLANNING BOARD OF HOWARD COUNTY
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE	
DIRECTOR	DATE	
	DATE	

FILE NO. SDP-26-016

CHASE
JP MORGAN CHASE, N.A.
CLARKSVILLE
6068 DAYBREAK CIRCLE
CLARKSVILLE, MD 21029
CHASE OVP#38100P314659

CORE STATES
GROUP
CORE STATES, INC.
ARCHITECTURE
ARCHITECT OF RECORD

STATE OF MARYLAND
JAMES LALL ARCHITECT
MARYLAND
LICENSE NO. 18080

THESE DRAWINGS ARE NOT COMPLETE WITH-OUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
EXPIRATION DATE: 06/15/2027

ISSUE	DATE	DESCRIPTION
	2021.XX.XX	PERMIT SET

PROJECT INFORMATION
PROJECT NO: JPM.24.40045.01
DATE: AS NOTED
PROTOTYPE: 20.7
DRAWN BY: L.JESLER
CHECKED BY: J.SANCHEZ
VERSION: SE_1.0.0

SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NUMBER

A2.1.0
(26 OF 29)



STOREFRONT
APPLICATION: EXTERIOR
COLOR: CLEAR ANODIZED



STOREFRONT/CANOPY
APPLICATION: EXTERIOR
COLOR: BLACK ANODIZED



BOLLARD
APPLICATION: EXTERIOR
COLOR: COLOR TO MATCH BENJAMIN
MOORE 2034-30 DL BLUE EYES



PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7045 INTELLECTUAL GRAY



CULTURED STONE
APPLICATION: EXTERIOR
COLOR: FOUNDATION - HEWN STONE



ALUMINUM COMPOSITE MATERIAL (ACM)
APPLICATION: EXTERIOR
COLOR: "CHASE SILVER"



NICHIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - BARK



NICHIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - ASH



PAC-CLAD COPING
APPLICATION: EXTERIOR COPING
COLOR: BLACK



PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN
WILLIAMS SW-7036
ACCESSIBLE BEIGE



2 B.O.H. END ELEVATION
A2.2.0 1/4" = 1'-0"



1 REAR ELEVATION
A2.2.0 1/4" = 1'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

FILE NO. SDP-26-016

CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE	APPROVED PLANNING BOARD OF HOWARD COUNTY
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE	
DIRECTOR	DATE	

JP MORGAN CHASE, N.A.
CLARKSVILLE
6068 DAYBREAK CIRCLE
CLARKSVILLE, MD 21029
CHASE OVP #38100P314659

CORE STATES

GROUP
CORE STATES, INC.
ARCHITECTURE
ARCHITECT OF RECORD

JAMES LALL, ARCHITECT
MARYLAND
LICENSE NO. 18080

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 18080
EXPIRATION DATE 05/31/2027

ISSUE	DATE	DESCRIPTION
-	2021.XX.XX	PERMIT SET

PROJECT INFORMATION

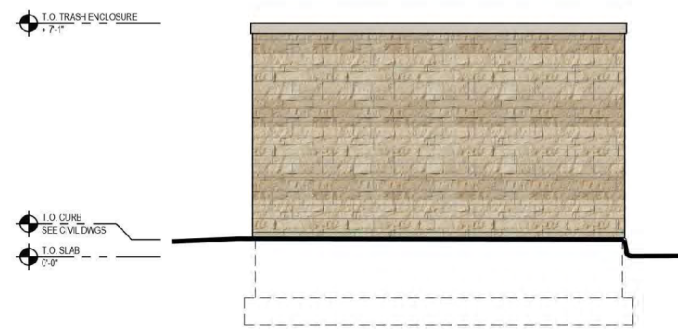
PROJECT NO:	JPM.24.40045.01
DATE:	AS NOTED
PROTOTYPE:	20.7
DRAWN BY:	L.JESLER
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

SHEET TITLE

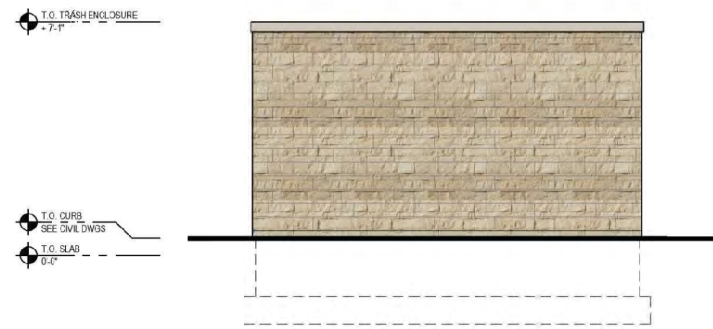
EXTERIOR ELEVATIONS

SHEET NUMBER

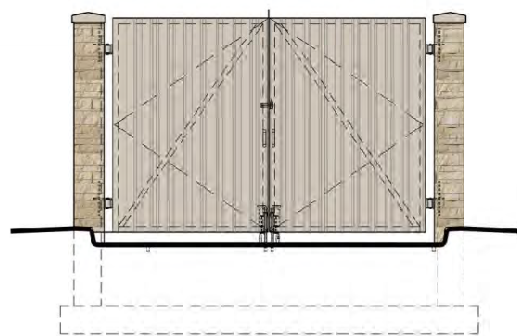
A2.2.0
(27 OF 29)



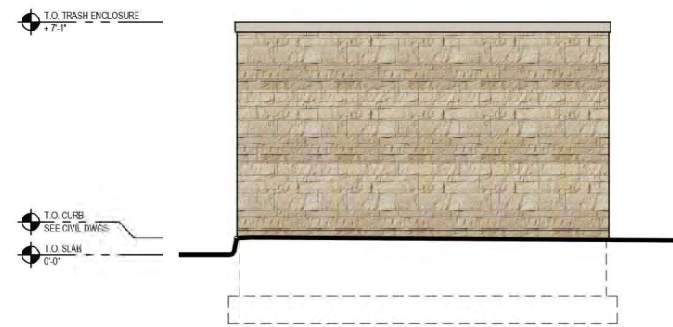
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



CULTURED STONE
APPLICATION: EXTERIOR
COLOR: FOUNDATION - HEWN STONE



PAINT
APPL. APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN
WILLIAMS SW-7036
ACCESSIBLE BEIGE

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
_____ CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE _____
_____ CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE _____
_____ DIRECTOR	DATE _____

FILE NO. SDP-26-016	
APPROVED PLANNING BOARD OF HOWARD COUNTY	
DATE _____	

CHASE
JP MORGAN CHASE, N.A.
CLARKSVILLE
6068 DAYBREAK CIRCLE
CLARKSVILLE, MD 21029
CHASE OVP #38100P314659

CORE STATES

GROUP
CORE STATES, INC.
ARCHITECTURE
ARCHITECT OF RECORD



JAMES LALL, ARCHITECT
MARYLAND
LICENSE NO. 18082

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 18082
EXPIRATION DATE: 06/05/2027

ISSUE	DATE	DESCRIPTION
-	2021.XX.XX	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	JPM.24.40045.01
DATE:	AS NOTED
PROTOTYPE:	20.7
DRAWN BY:	X.LASINAME
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

SHEET TITLE
**TRASH ENCLOSURE
DETAILS**

SHEET NUMBER
A0.6
(28 OF 29)



CLARKSVILLE PIKE - MD RTE 108

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT POSTED: 35 MPH

PARCEL A-4
CLARKSVILLE STATION
PLAT MDR NO. 11933

LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT

PARCEL A-1
CLARKSVILLE STATION
PLAT MDR NO. 11933

LANDS N/F
THE CHESAPEAKE AND POTOMAC
TELEPHONE COMPANY OF MARYLAND
LIBER CMP 854 FOLIO 142
TM: 34 G: 6 P: 377
USE: COMMERCIAL
ZONE: NT

PARCEL "W-1"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS N/F
CHEVY CHASE BANK, F.S.B.
LIBER MDR 8775 FOLIO 692
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

PARCEL "W-2"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS OF
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
LIBER WAR 18623 FOLIO 436
TM: 34 G: 6 P: 424
AREA: 74,179 S.F. OR 1.7029 AC. (R&M)

AREA: 74,179 S.F. OR 1.7029 AC. (R&M)

DAYBREAK CIRCLE
VARIABLE WIDTH PRIVATE ROADWAY
ASPHALT PAVED ROADWAY
NO SPEED LIMIT POSTED
"CIRCULATION ROAD"
LIBER MDR 4031 FOLIO 513

R=499.33' (R&M)
Δ=002°53'36" (M)
L=25.22' (R&M)
CHB=S41°09'08"W (M)
CHD=25.21' (M)

PARCEL "A"
VILLAGE OF RIVER HILL
PLAT MDR NO. 12543

LANDS N/F
RIVER HILL VILLAGE CENTER
LIMITED PARTNERSHIP
LIBER MDR 3885 FOLIO 300
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

LANDS N/F
GANT OF MARYLAND, LLC
LIBER MDR 90357 FOLIO 132
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

SITE OVERVIEW

The property is currently developed with a commercial office building and parking lots. The majority of the property, 1.2 acres, is impervious. Landscaping is present along the perimeter of the property and on grassed parking islands. Typical landscape species noted include crape myrtle, red maple, pin oak, flowering dogwood, Norway spruce and cherry laurel. These pervious areas combine to encompass 0.5 acres of the site.

- No wetlands, streams or butters are present on the lot.
- The property is not in a Tier II watershed.
- The property is within a Use IV portion of the Middle Patuxent River watershed (021311U0960).
- No 100 year floodplain is present on the lot.
- No forest, specimen trees, state champion trees or trees 75% of the state champion are present on the lot.
- No historic elements or cemeteries are known to occur on the lot.
- No steep slopes are present on the lot.
- No rare, threatened, or endangered species are known to occur on the lot.

FCA COMPLIANCE

The previous development of the site was not subject to Forest Conservation Act (FCA) requirements due to exemptions in place at that time. The proposed redevelopment of the lot will require compliance with the FCA. It is noted that the previously approved impervious surfaces, 1.2 acres +/-, are exempt from FCA requirements and can be deducted from the net tract area of the Forest Conservation Worksheet.

Since no forest is present on the site, the project will be required to comply with the afforestation requirements of the Forest Conservation Act. Per the Forest Conservation Worksheet, the afforestation obligation for the 0.5 acres of net tract (pervious) area of the site is 0.1 acres. Because no priority planting area are present on the site, the applicant proposes to address this afforestation obligation with the purchase of credit in an approved Forest Conservation Bank or through the payment of the County fee-in-lieu if no FCA banks are available.

SITE PLAN KEYNOTES:

- (AAR) PROP ACCESSIBLE RAMP
- (APS) PROP ACCESSIBLE PARKING STALL
- (AVS) PROP PARKING
- (CCB) PROP CURB BREAK
- (CCG) PROP CURB AND GUTTER
- (CFC) PROP FLUSH CURB
- (CPS) PROP CONCRETE PAD
- (CSR) PROP CURB RAMP
- (CSW) PROP CONCRETE SIDEWALK
- (CTC) PROP 3' CURB TAPER
- (DTL) PROP DRIVE-TURN LANE
- (FCR) PROP CLEARANCE BAR
- (ILP) PROP LIGHT POLE
- (LLA) PROP LANDSCAPED AREA
- (LLI) PROP LANDSCAPE ISLAND
- (PAP) PROP ASPHALT PAVEMENT
- (PDA) PROP DIRECTIONAL ARROW
- (PUN) PROP "DO NOT ENTER" STRIPING
- (PEX) PROP EXISTING SIDEWALK
- (PPX) PROP PAINTED PEDESTRIAN CROSSWALK
- (PPB) PROP PEDESTRIAN BENCH
- (PSB) PROP PAINTED STOP BAR
- (PSL) PROP SAWCUT LINE
- (PSS) PROP PAINTED STRIPING
- (SBI) PROP BIKE RACK
- (SBL) PROP BOLLARD
- (SMB) PROP BOLLARD MOUNTED SIGN
- (STE) PROP TRASH ENCLOSURE

FOREST CONSERVATION WORKSHEET FOR: 6080 DAYBREAK CIRCLE

Net Tract Area
A. Total (Gross) Tract Area A = 1.7
B. Area within 100-year Floodplain B = 0
C. Other Deductions (Identify previously approved impervious surface) C = 1.2
D. Net Tract Area D = 0.5

Land Use Category
Insert the number "1" under the appropriate land use (limit to only one entry)

Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./Linear	Retail/Off.	Mixed Use/PUD
0	0	0	0	1	0

E. Afforestation Threshold (Net Tract Area x 15%) E = 0.1
F. Reforestation Threshold (Net Tract Area x 15%) F = 0.1

Existing Forest Cover
G. Existing Forest Cover within the Net Tract Area G = 0.0
H. Area of Forest above Afforestation Threshold H = 0.0
I. Area of Forest above Reforestation Threshold I = 0.0

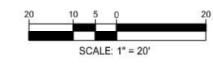
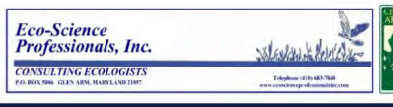
Break Even Point
J. Break Even Point J = 0.0
K. Forest Clearing Permitted without Mitigation K = 0.0

Proposed Forest Clearing
L. Total Area of Forest to be Cleared L = 0.0
M. Total Area of Forest to be Retained M = 0.0

Planting Requirements Inside Watershed
N. Reforestation for Clearing above the Reforestation Threshold N = 0.0
P. Reforestation for Clearing below the Reforestation Threshold P = 0.0
O. Credit for Retention above the Reforestation Threshold O = 0.0
R. Total Reforestation Required R = 0.0
S. Total Afforestation Requirement S = 0.1
T. Total Reforestation and Afforestation Requirement T = 0.1
U. 75% of Total Obligation (Retention + Planting) U = 0.1
V. Planting Required Onsite to meet 75% Obligation V = 0.1

Planting Requirements Outside Watershed
W. Total Planting within Development Site Watershed W = 0.0
X. Total Afforestation Required X = 0.1
Y. Remaining Planting within Watershed for Reforestation Credit Y = 0.0
Z. Reforestation for Clearing above the Reforestation Threshold Z = 0.0
AA. Reforestation for Clearing below the Reforestation Threshold AA = 0.0
BB. Credit for Retention above the Reforestation Threshold BB = 0.0
CC. Total Reforestation Required CC = 0.0
DD. Total Afforestation and Reforestation Requirement DD = 0.1

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEPARTMENT OF ENGINEERING DIVISION
CHIEF, DEPARTMENT OF LAND DEVELOPMENT
DIRECTOR
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE



OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12111 FLOOR 100-1000
NEW YORK, NY 10017-3140
CONTACT: VALARIE BHUTHONGKUM
PHONE NUMBER: 433-827-0324
TAX MAP: 34 GRID: 6 PARCELS: 424
ZONED: NT
15TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SUBDIVISION NAME: VILLAGE OF RIVER HILL
LOT W 2
DEED # 1862300436
PREVIOUS FILE NO.: F-04-185, SDP-06-014, ECP-25-050
FILE NO. SDP-26-016



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD212007.00
DRAWN BY: BMS
CHECKED BY: 11/21/2025
DATE: P-SDVP-SITE
CAD ID:

SITE DEVELOPMENT PLAN
FOR
CHASE
LOCATION OF SITE
6080 DAYBREAK CIRCLE,
CLARKSVILLE, MD 21029
TM 34, G 6, P 424
HOWARD COUNTY



SHEET TITLE:
FOREST CONSERVATION PLAN
SHEET NUMBER:
1
ORG. DATE - 11/21/2025

STOREFRONT
APPLICATION: EXTERIOR
COLOR: CLEAR ANODIZED

STOREFRONT/CANOPY
APPLICATION: EXTERIOR
COLOR: BLACK ANODIZED

BOLLARD
APPLICATION: EXTERIOR
COLOR: COLOR TO MATCH BENJAMIN
MOORE 2064-00 'OL' BLUE EYES

PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7045 INTELLECTUAL GRAY

CULTURED STONE
APPLICATION: EXTERIOR
COLOR: FOUNDATION - HEWN STONE

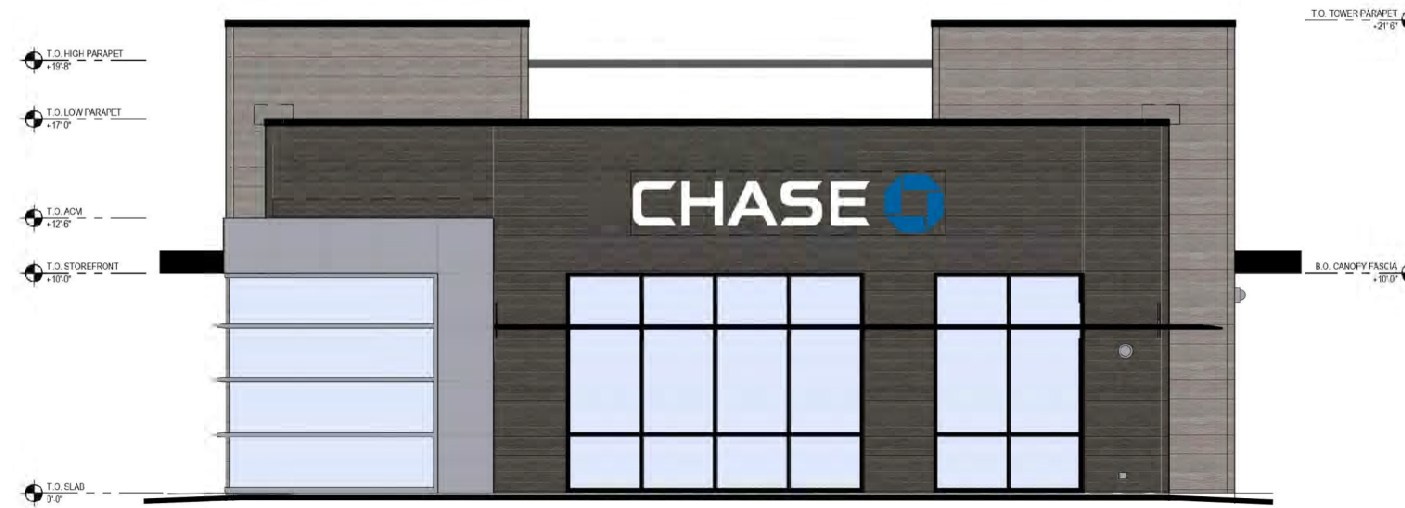
ALUMINUM COMPOSITE MATERIAL (ACM)
APPLICATION: EXTERIOR
COLOR: 'CHASE SILVER'

NICHHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - BARK

NICHHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - ASH

PAC-CLAD COPING
APPLICATION: EXTERIOR/COPING
COLOR: BLACK

PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN
WILLIAMS SW-7035
ACCESSIBLE BEIGE



2 END ELEVATION
A2.1.0 1/4" = 1'-0"



1 MAIN ENTRY ELEVATION
A2.1.0 1/4" = 1'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

FILE NO. SDP-26-016

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

CHASE
JP MORGAN CHASE, N.A.
CLARKSVILLE
6068 DAYBREAK CIRCLE
CLARKSVILLE, MD 21029
CHASE OVP#38100P314659

CORE STATES

ARCHITECT OF RECORD



JAMES LALL, ARCHITECT
MARYLAND
LICENSE NO. 18080

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 18080
EXPIRATION DATE 05/31/2027

ISSUE	DATE	DESCRIPTION
	2021.XX.XX	PERMIT SET

PROJECT INFORMATION

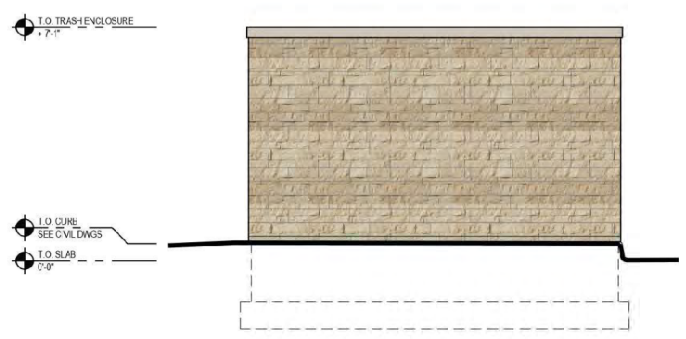
PROJECT NO:	JPM.24.40045.01
DATE:	AS NOTED
PROTOTYPE:	20.7
DRAWN BY:	L.JESHER
CHECKED BY:	J.SANCHEZ
VERSION:	SE 1.00

SHEET TITLE

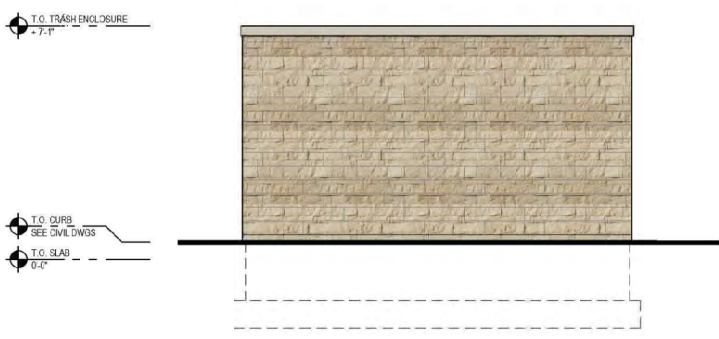
EXTERIOR ELEVATIONS

SHEET NUMBER

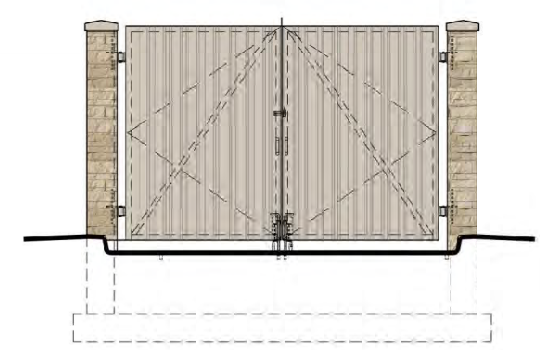
A2.1.0
(26 OF 29)



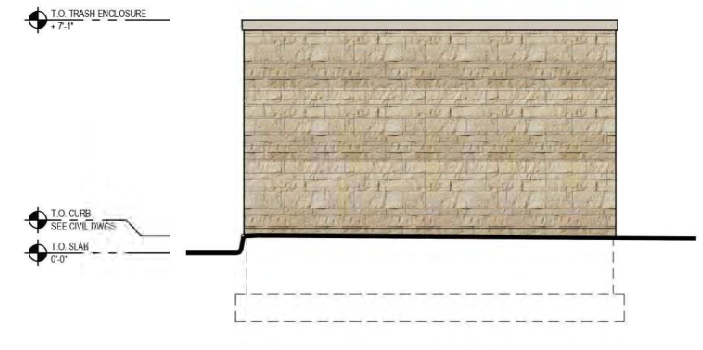
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION	DATE
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

FILE NO. SDP-26-016

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE

CHASE
JP MORGAN CHASE, N.A.
CLARKSVILLE
6068 DAYBREAK CIRCLE
CLARKSVILLE, MD 21029
CHASE OVP #38100P314659

CORE STATES GROUP
CORE STATES, INC.
NEW JERSEY
ARCHITECTURE
194002070
CERTIFICATE OF AUTHORIZATION
NO. 21AC0010192

ARCHITECT OF RECORD



THESE DRAWINGS ARE NOT COMPLETE WITH-CUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 180822
EXPIRATION DATE: 12/31/25

ISSUE	DATE	DESCRIPTION
1	2021.XX.XX	PERMIT SET

PROJECT INFORMATION

PROJECT NO:	JPM.24.40045.01
DATE:	AS NOTED
PROTOTYPE:	207
DRAWN BY:	X.LAS/NAME
CHECKED BY:	J.SANCHEZ
VERSION:	SE.1.00

SHEET TITLE

TRASH ENCLOSURE DETAILS

SHEET NUMBER

A0.6

(28 OF 29)



±149' TO INTERSECTION OF CLARKSVILLE PIKE & GREAT STAR DRIVE

CLARKSVILLE PIKE - MD RTE 108

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT POSTED: 35 MPH
MINOR ARTERIAL

FUTR. 10' MULTIMODAL PATH (BY OTHERS)

PARCEL "W-1"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

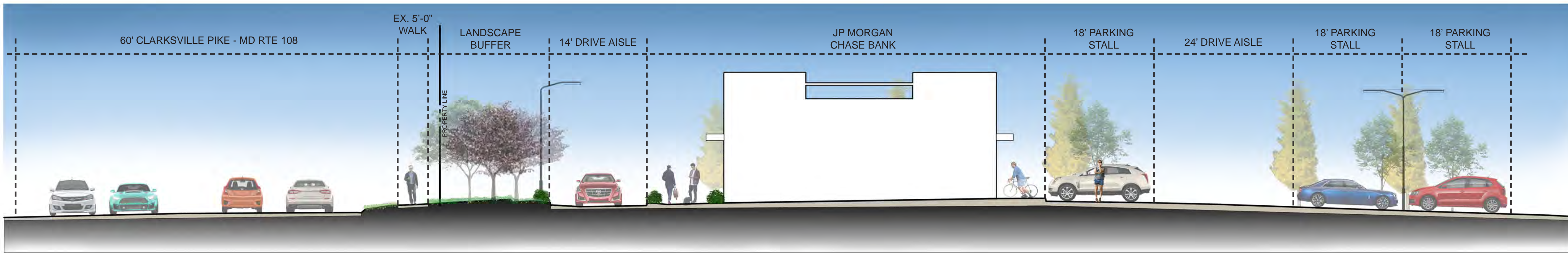
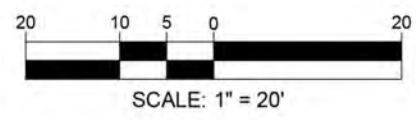
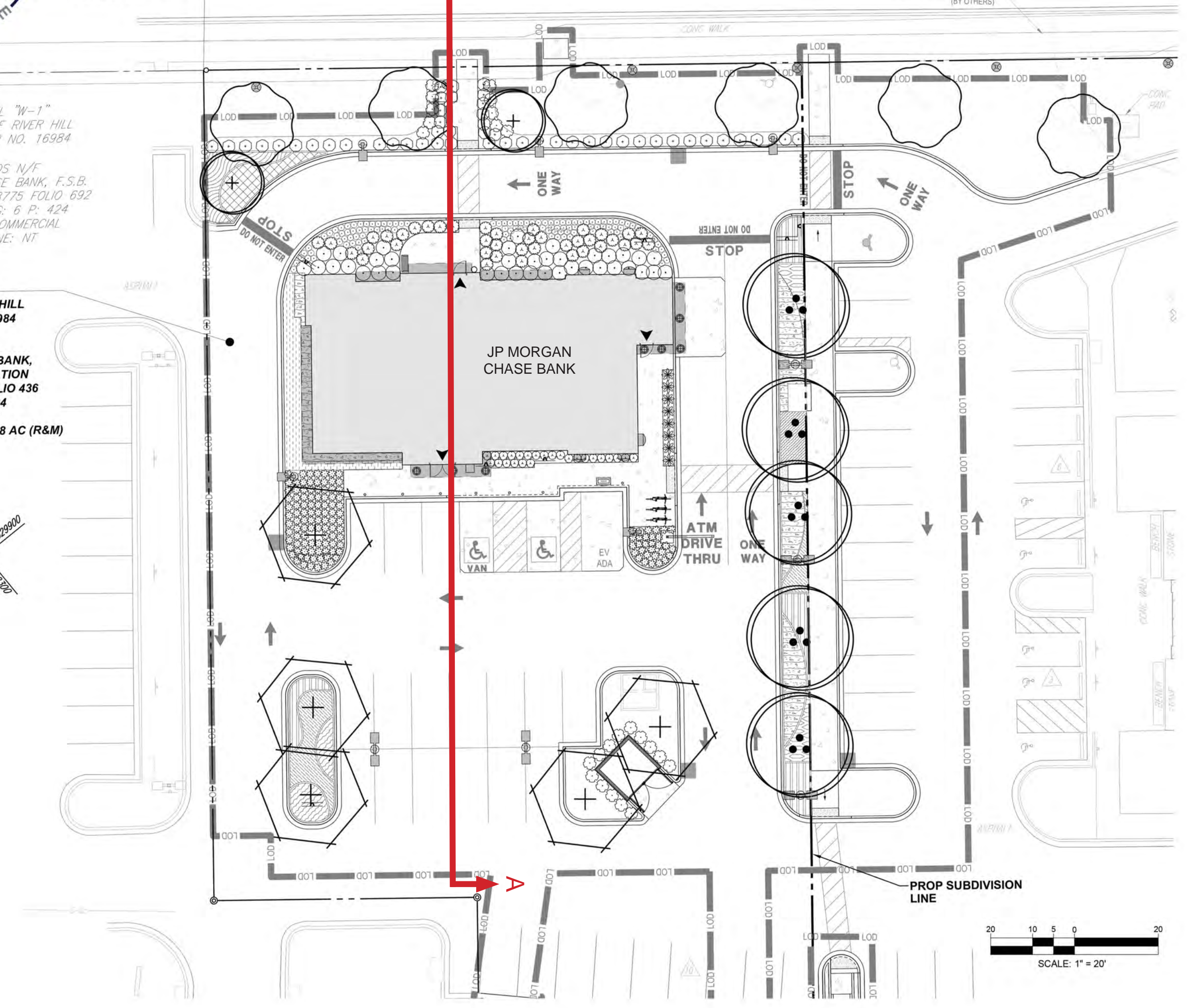
LANDS N/F
CHEVY CHASE BANK, F.S.B.
LIBER MDR 8775 FOLIO 692
TM: 34 G: 6 P: 424
USE: COMMERCIAL
ZONE: NT

PARCEL "W-2"
VILLAGE OF RIVER HILL
PLAT MDR NO. 16984

LANDS OF
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
LIBER WAR 18623 FOLIO 436
TM: 34 G: 6 P: 424

AREA: 74,215 SF OR 1.7038 AC (R&M)

F 1320900
P 853887



SITE SECTION A-A

