CHASE

CLARKSVILLE

6080 Daybreak Circle,

Clarksville, Maryland 21029

PLANNING BOARD PRESENTATION

JULY 2026

DEVELOPMENT TEAM

Developer / Applicant:

CHASE

Planning / Civil Engineering / Landscape Architecture

BOHLER

Architect:

CORE STATES GROUP

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PROJECT DESCRIPTION

The property located at 6080 Daybreak Circle in Howard County, Maryland, is proposed to be developed into a Chase Bank branch. The development will include an approximately 3,500-square-foot bank building, complete with parking facilities, an ATM drive-through, and associated site amenities.

The site is situated along Clarksville Pike (Route 108) and Daybreak Circle. This parcel is within Howard County's NT (New Town) District, which is designated for a mix of residential, parkland, open spaces, offices, light industrial uses, and commercial developments. Additional permitted uses within this district include shopping centers, schools, libraries, and recreational facilities.

Land use within the NT District is governed by the "Final Development Plan." The Phase 222-Part II Final Development Plan for the Village at River Hill, Section 4, Area 2, explicitly allows for financial institutions such as banks, savings and loan associations, investment companies, credit unions, and brokerage firms.

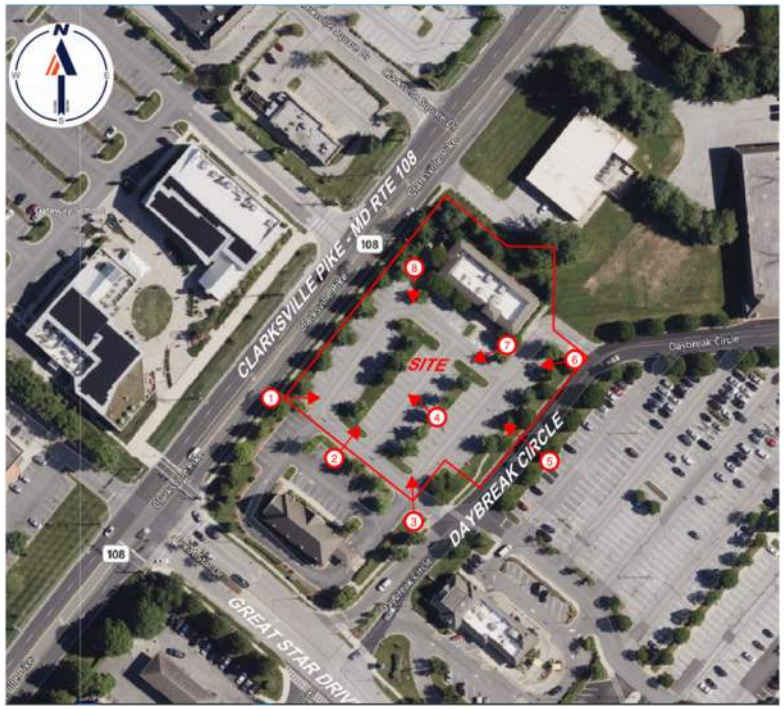
The subject property spans a 1.70-acre parcel identified as Tax Map 0034, Grid 0006, Parcel 0424, Lot W-2, with a property identification number of 15-137045. The property is planned for subdivision, with a Chase Bank slated for development within the existing parking lot. The former Ruby Tuesday building will remain in place, with its future use yet to be determined.

AERIAL MAPS

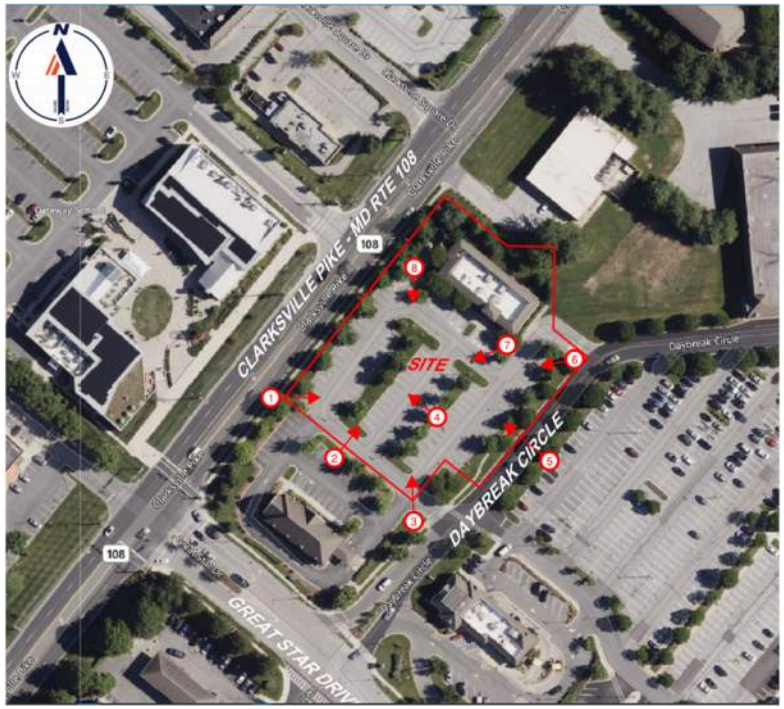
SITE
MDE RTE 108
MDE RTE 32

CLARKSVILLE PIKE - MD RTE 108
108
PROPERTY BOUNDARY LINE
AREA OF APPLICATION
DAYBREAK CIRCLE
GREAT STAR DRIVE

SITE CONTEXT PHOTOS



SITE CONTEXT PHOTOS



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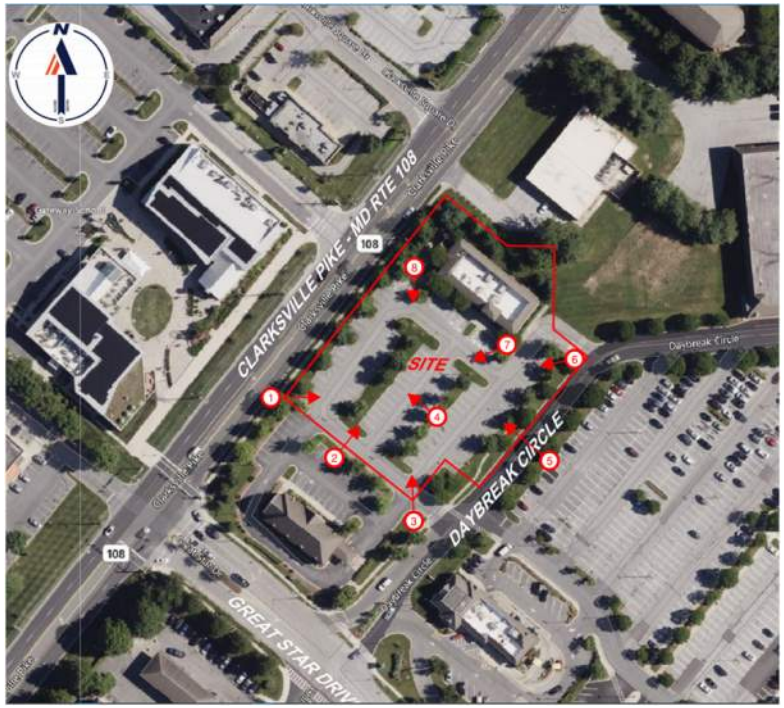


EXHIBIT A

ILLUSTRATIVE PLAN

JP MORGAN CHASE BANK: ILLUSTRATIVE SITE PLAN

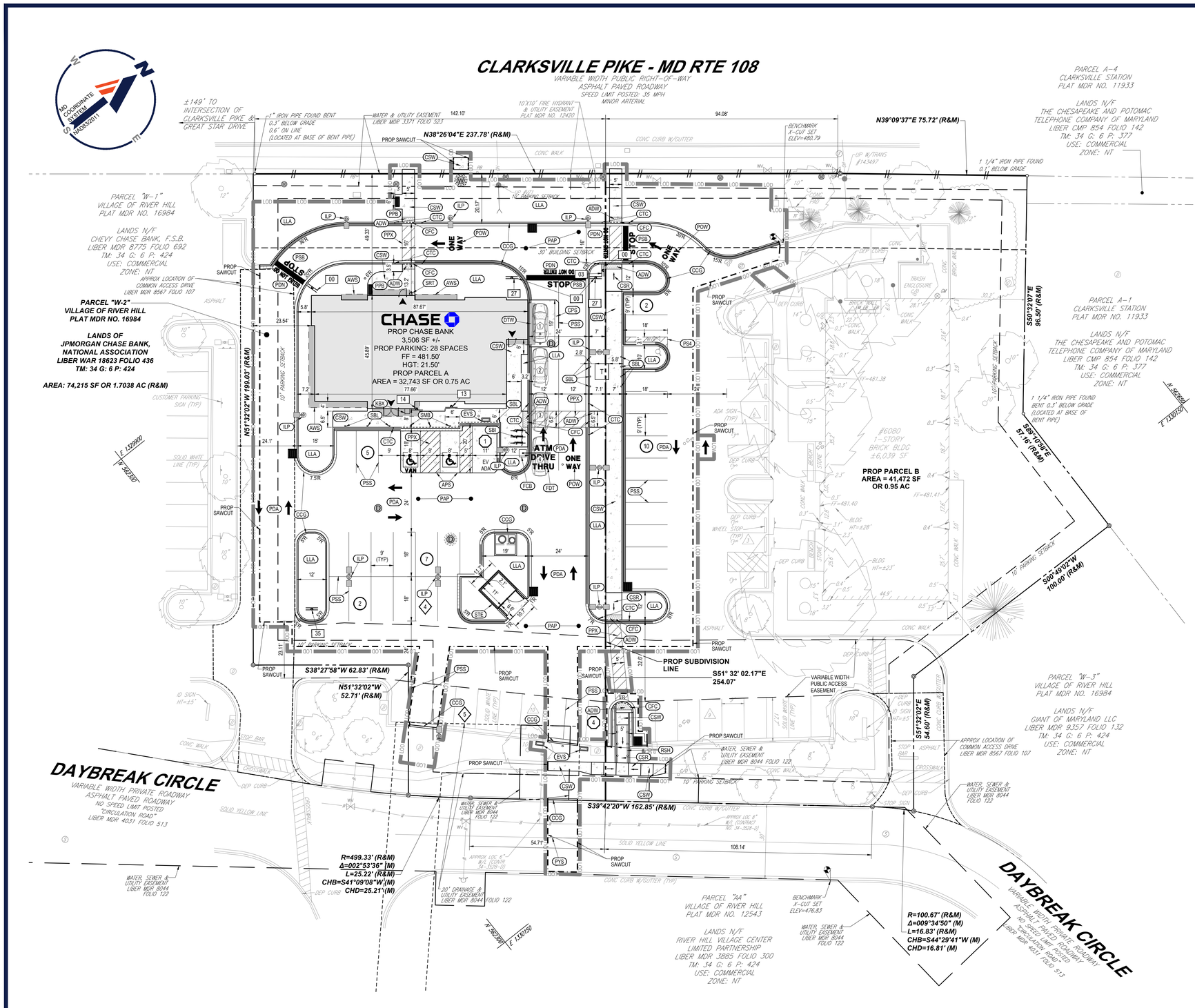
MD212007.00 SCALE: 1"=20'-0" 06/25/2026

6080 DAYBREAK CIRCLE,
CLARKSVILLE, MARYLAND

BOHLER

EXHIBIT B

SITE PLAN



SITE PLAN KEYNOTES:

- ADW — PROP ADA DETECTABLE WARNING SURFACES (REFER TO HOWARD COUNTY DETAIL R-4.07)
- APS — PROP ACCESSIBLE PARKING STALL
- AWS — 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
- CSR — 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
- DTW — PROP DRIVE-THRU WINDOW (REFER TO ARCHITECTURALS)
- EVS — PROP ELECTRIC VEHICLE SUPPLY EQUIPMENT
- FCB — PROP CLEARANCE BAR (REFER TO ARCHITECTURALS)
- FDT — PROP PAINTED ATM DRIVE THRU GRAPHIC
- ILP — PROP LIGHT POLE
- KBX — PROP KNOX BOX
- LLA — PROP LANDSCAPED AREA
- PAP — PROP ASPHALT PAVEMENT
- PDA — PROP DIRECTIONAL ARROW
- PDN — PROP "DO NOT ENTER" STRIPING
- POW — PROP PAINTED ONE WAY GRAPHIC
- PPX — PROP PAINTED PEDESTRIAN CROSSWALK
- PPB — PROP PEDESTRIAN BENCH (REFER TO LANDSCAPE DETAILS)
- PS4 — PROP STRIPING @45 DEGREES OC
- PSB — PROP PAINTED STOP BAR
- PSS — PROP 4" WHITE PAINTED STRIPING
- PYS — PROP 4" YELLOW PAINTED STRIPING
- SBI — PROP BIKE RACK (REFER TO LANDSCAPE DETAILS)
- SBL — PROP BOLLARD
- SMB — PROP BOLLARD MOUNTED SIGN
- STE — PROP TRASH ENCLOSURE (REFER TO ARCHITECTURALS)
- SRT — PROP TRASH CAN
- RSH — 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 R7-8)
- 14 — PROP 'VAN ACCESSIBLE' SIGN (MUTCD R7-8g)
- 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

- (14) REGULAR SPACES
- (9) EV CAPABLE SPACES
- (5) EVSE SPACES

28 TOTAL PARKING SPACES

SCALE: 1" = 20'

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: VALLARIE BHUTHONGKUM
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

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

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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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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 I.D.:	P-SDVP-SITE

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 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.A. BOSSE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 47227
PROFESSIONAL CERTIFICATION
I, BRITTNEY A. BOSSE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 47227, EXPIRATION DATE: 12/21/26

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

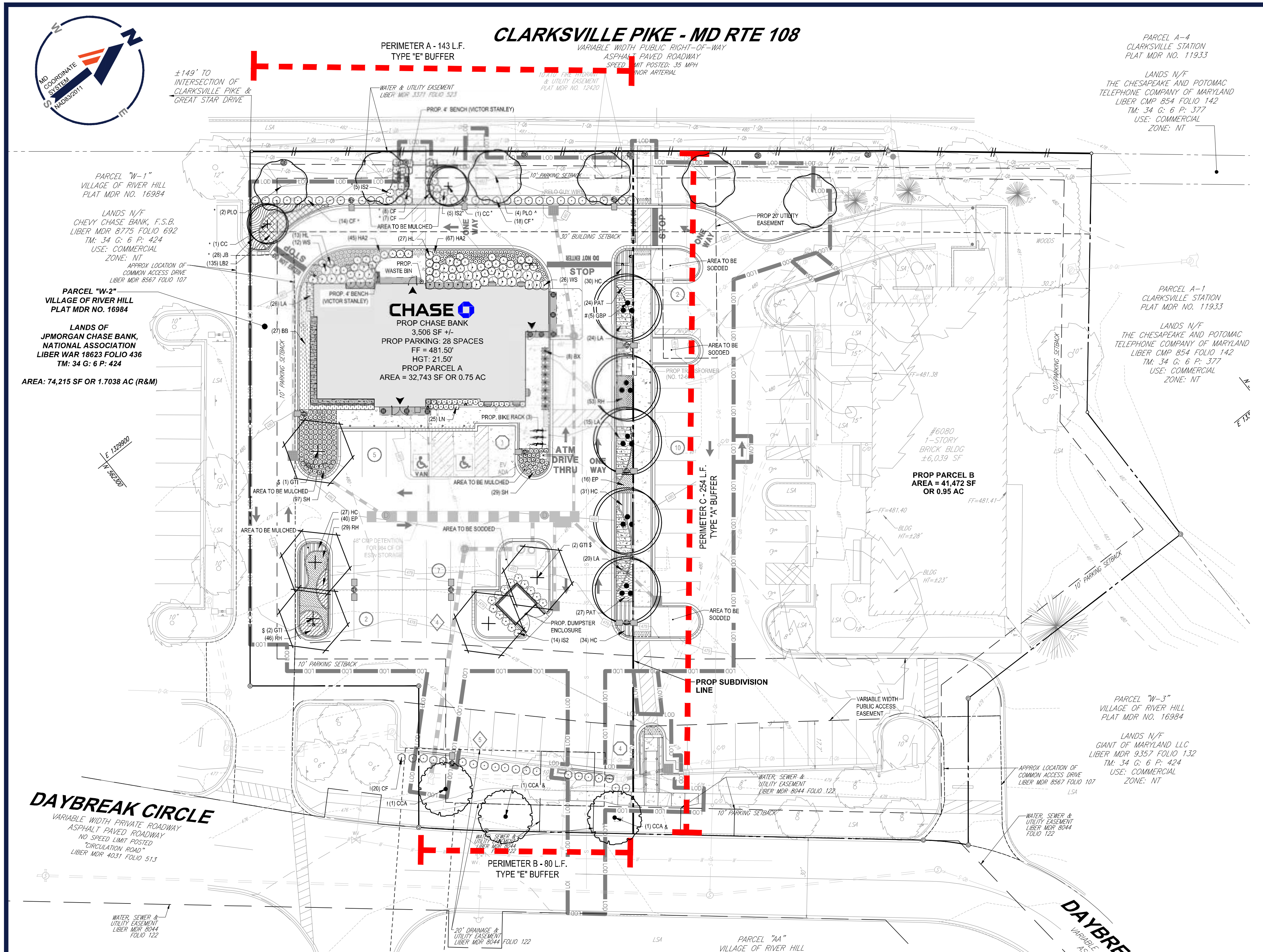
C-301
(4 OF 29)

REVISION 2 - 6/29/2026

Jun 26, 2026
M:\MD21\MD212007\DRAWING\SP\PLAN SETS\SDVP-SITE-MD212007---LAYOUT C-301 - SITE
BN

EXHIBIT C

LANDSCAPE PLAN & LIGHTING PLAN



HOWARD COUNTY LANDSCAPE NOTES

1. 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 .
2. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN A LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THE SITE SHALL BE OF PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVED 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.
4. 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.
5. 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

1. 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.
2. 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.
3. 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.
4. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY STREET TREE.
5. ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE CAN BE PLANTED WITHIN 30' OF THE STOP SIGN.
6. 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	
GTI	5	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5-3" CAL.,12-14` HT.	B&B	
PLO	6	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 PLETTKEI 'GOLDEN TREASURE'	CESKY 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'	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 'PIILC-I'	CRIMSON FIRE™ FRINGE FLOWER	18-24" HT. & SPRD	CONTAINER	
WS	38	WEIGELA FLORIDA 'BOKRASPIWI'	SPILLED 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	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONTAINER	
	238	SUBTOTAL:				
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
GROUND COVERS						
BB	27	BOUTELOUA 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 SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	15-18" SPRD	CONTAINER	24" o.c.
LB2	135	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	1 GAL POT	12" o.c.
	312	SUBTOTAL:				
PERENNIALS						
EP	56	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.	CONTAINER	24" o.c.
LA	85	LAVANDULA ANGUSTIFOLIA	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 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: 4
NUMBER OF SHADE TREES PROVIDED:	NUMBER OF SHADE TREES PROVIDED: 5 "$" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (1 / 10 SPACES)	4 REQUIRED 5 PROVIDED

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	PERIMETER A	PERIMETER B	PERIMETER C
LANDSCAPE TYPE	E	E	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
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED: SHADE TREES OTHER TREES EVERGREEN TREES SHRUBS	NUMBER OF PLANTS REQUIRED: 4 0 0 36	NUMBER OF PLANTS REQUIRED: 2 0 0 20	NUMBER OF PLANTS REQUIRED: 5 0 0 0
NUMBER OF PLANTS PROVIDED: SHADE TREES OTHER TREES EVERGREEN TREES SHRUBS	NUMBER OF PLANTS PROVIDED: 2 2 0 85 "*" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	NUMBER OF PLANTS PROVIDED: 2 (1 EXISTING SHADE TREE) 0 0 20 "!" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	NUMBER OF PLANTS PROVIDED: 5 0 0 0 "#" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

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

DEVELOPER'S\OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT HE 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

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY1-R060
NEW YORK, NY 10017-3140
CONTACT: VALLARIE BHUTHONGKUM
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

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

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

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

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 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
06/23/2026
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/26

SHEET TITLE:
FINAL LANDSCAPE PLAN

SHEET NUMBER:
L-101
OF 29)

REVISION 1 - 5/1/2026

Jun 23, 2026
H:\21\MD212007\DRAWINGS\PLAN SETS\SDP\P-SDVP-LSCP-MD212007——>LAYOUT: L-101 LSCP

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  A) 2 TABLETS PER 1 GALLON PLANT
  B) 3 TABLETS PER 5 GALLON PLANT
  C) 4 TABLETS PER 15 GALLON PLANT
  D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION — DATE

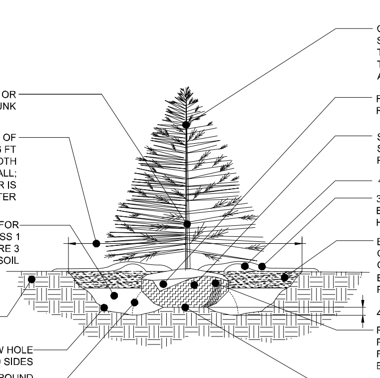
CHIEF, DEPARTMENT OF LAND DEVELOPMENT — DATE

DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE

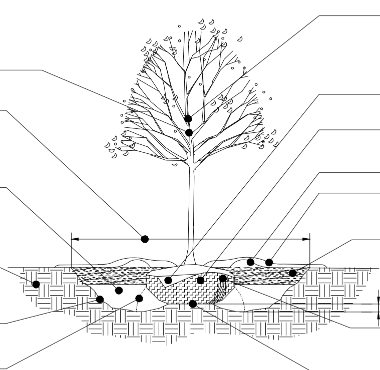
Jun 23, 2026
H:\21\MD212007\DRAWINGS\PLAN SETS\SDP\P-SDVP-LSCP-MD212007——>LAYOUT: L-102 NOTES AND DETAILS



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

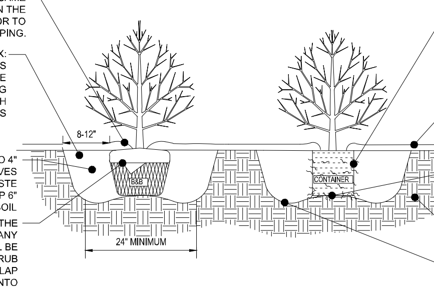
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

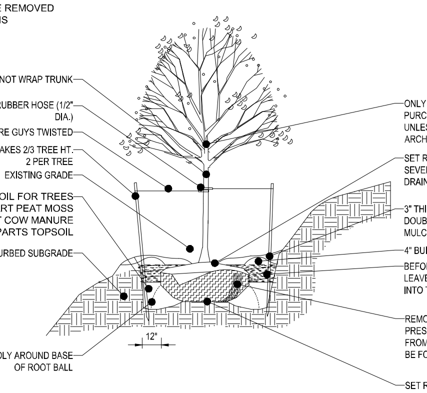


REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NOTE: TREE STAKING TO BE REMOVED AFTER 2 GROWING SEASONS



TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

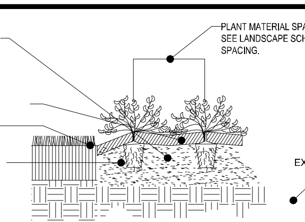
THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

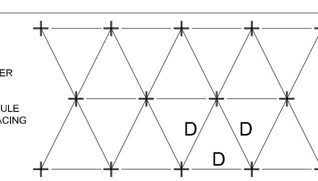
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.



TYPICAL PERENNIAL AND GROUND COVER PLANTING

D= PROPOSED ON CENTER (O.C.) SPACING

SEE LANDSCAPE SCHEDULE FOR FOR REQUIRED SPACING



TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

OWNER/DEVELOPER:
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION
237 PARK AVENUE
12TH FLOOR NY1-R060
NEW YORK, NY 10017-3140
CONTACT: VALLARIE BHUTHONGKUM
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

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SITE CIVIL AND CONSULTING ENGINEERING
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TRANSPORTATION SERVICES

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REVISIONS

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

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

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 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
06/23/2026
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/26

SHEET TITLE:

FINAL LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:

L-102

OF 29)

REVISION 1 - 5/1/2026

VICTOR STANLEY®

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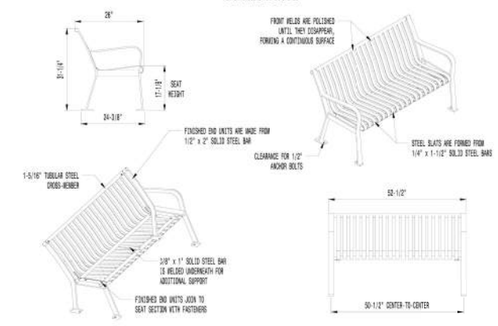
P.O. DRAWER 300 - DUNCKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
INTERMEDIATE & CENTER ARMRESTS (BOLT-ON)
4', 6', & 8' AVAILABLE WITH OPTIONAL SOLID STEEL ARMRESTS

LENGTHS
STANDARD 4' (AS SHOWN)
STANDARD 6'
STANDARD 8'

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

RB-28
STEELSITES™ RB ALL STEEL CONTOURED BENCH
SHOWN: STANDARD 4-FOOT LENGTH

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REV. 2/7/22 DRAWN V.F.T. 2022-54

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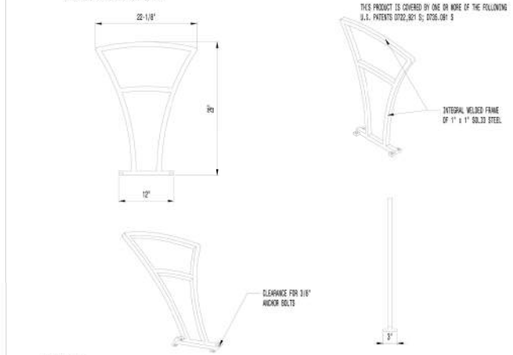
* ALL DIMENSIONS ARE IN INCHES *

THIS PRODUCT IS COVERED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS D732,821 S; D735,591 S



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

MOUNTING
STANDARD SURFACE (AS SHOWN) AND IN-GROUND

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7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BFRE-161
PERENNIE FREEDA BIKE RACK
SHOWN: STANDARD SURFACE MOUNT

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REV. 1/15/16 DRAWN L.D.L. 2015-861

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: VALLARIE BHUTHONGKUM
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

BOHLER™

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

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REVISIONS

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

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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
DRAWN BY:	BN
CHECKED BY:	BAB/RMS
DATE:	12/19/2025
CAD I.D.:	P-SDVP-LSCP

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 21204
Phone: (410) 821-7900
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E.R. McWILLIAMS
06/23/2026
PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MARYLAND LICENSE NO. 3697
PROFESSIONAL CERTIFICATION
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SHEET TITLE:

FINAL LANDSCAPE NOTES AND DETAILS

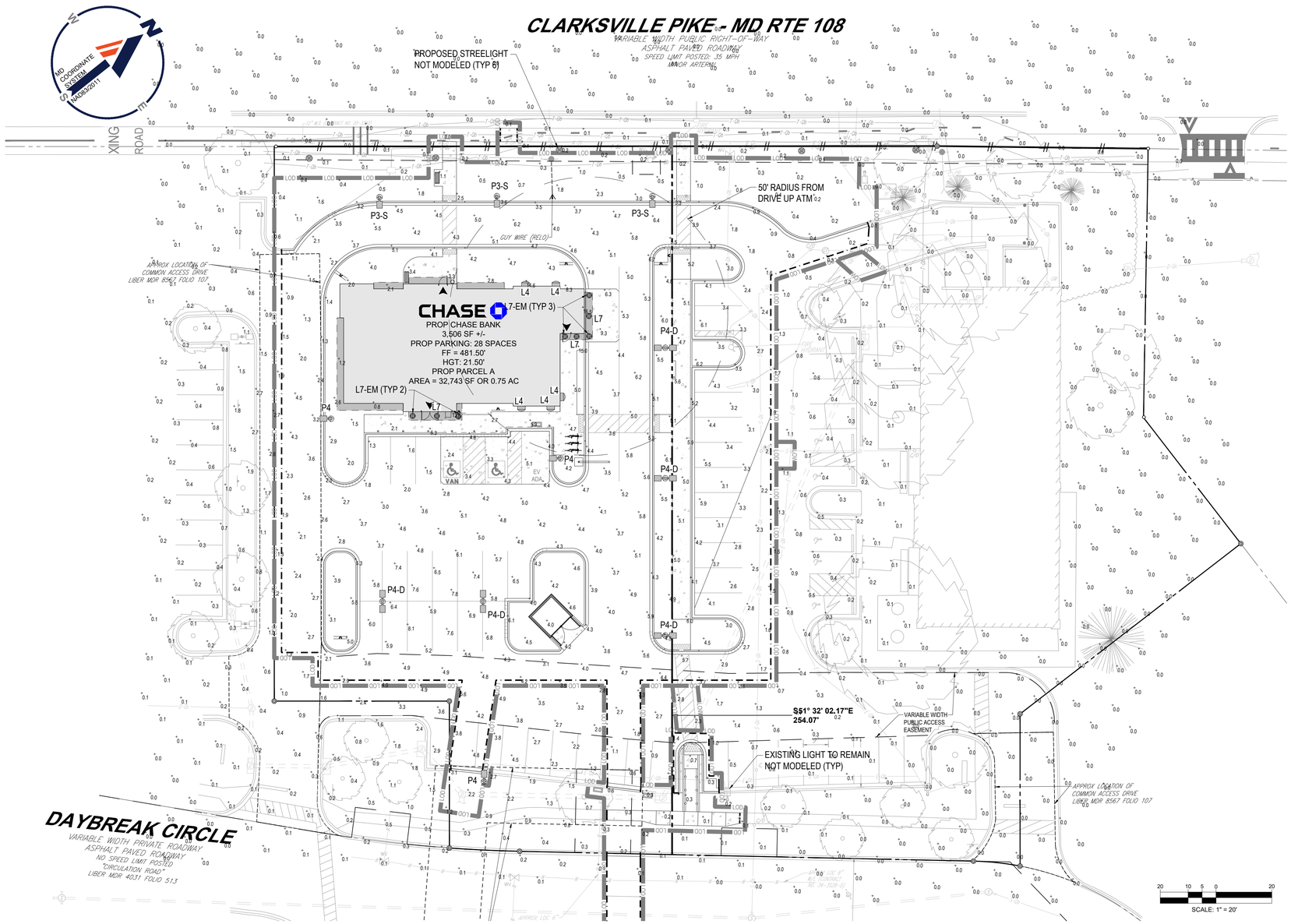
SHEET NUMBER:

L-103

OF 29

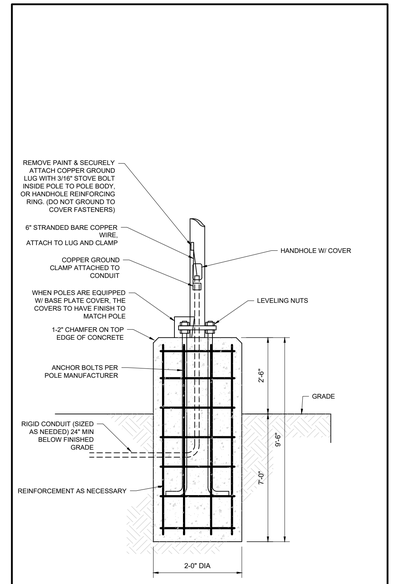
REVISION 1 - 5/1/2026

Jun 23, 2026
H:\PROJECTS\MD212007\DRAWING\SIP\LAN SET\SDP\P-SDVP-LSCP\MD212007——LAYOUT: L-103 NOTES AND DETAILS
BLB



GENERAL LIGHTING NOTES:

1. 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.
2. 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 SITE 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.
3. 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 FOOTCANDLES (FC).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.



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 ASIDE FROM THE LIGHT FIXTURE 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-I010101 - 11/2023)

LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
L4*	5	10'-0" AFF	SINGLE	1086	0.900	LUMIERE BY COOPER LIGHTING, LANTERRA UP/DOWN LED WALL SCONCE (9004-W1-RW-LED 4080-W-W-CS-L1-x-WIS)	-----
L7*	3	10'-0" AFF	SINGLE	1089	0.900	LUMINATION BY CURRENT, DECEAUX SERIES LED DOWNLIGHT, ZERO UP-LIGHT (LDXB-4R-x-10-T-35-V1 + RD4R-W-PT-WT-WT-WR)	-----
L7-EM*	5	10'-0" AFF	SINGLE	1089	0.900	LUMINATION BY CURRENT, DECEAUX SERIES LED DOWNLIGHT, ZERO UP-LIGHT (LDXB-4R-x-10-T-35-V1-EL + RD4R-W-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-D3-AW-7-40-x-x-D1-x) (ELS-EACL-RBL-BLCK)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POLE, 17'-6" LENGTH (DS340-400V175-D1-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-D4-AF-7-40-x-x-D1-x)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POLE, 17'-6" LENGTH (DS340-400V175-D1-FP-x-FBC-AB)
P4-D	5	20'-0" AFG	BACK-BACK	10000	0.900	GE BY CURRENT, EVOLVE EACL SERIES LED AREA LUMINAIRE, TYPE 4, ZERO UP-LIGHT (EACL-01-x-D4-AF-7-40-x-x-D1-x)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POLE, 17'-6" LENGTH (DS340-400V175-D2-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	16.5	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	4.63	10.33
PROPOSED PARKING	ILLUMINANCE	Fc	3.88	8.1	0.9	4.31	9.00

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

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: VALLARIE BHUTHONGKUM
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

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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 I.D.: P-SDVP-LGHT

PROJECT:
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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06/29/2026
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MARYLAND LICENSE No. 3697
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SHEET TITLE:
FINAL LIGHTING PLAN

SHEET NUMBER:
L-201
OF 29)

REVISION 2 - 6/29/2026

Jun 29, 2026
H:\21MD212007\DRAWING\SP\LAN SETS\SDVP-LGHT.MD212007----\LAYOUT: L-201 LGHT
BEK

Lumination

CUSTOMER NAME
Project Name
Date Type
Catalog Number

Decaux Series
New Construction Downlight

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

CONSTRUCTION

Housing:	Galvanized steel
Lens:	Non-conductive Polycarbonate (standard); Glass (wet rated)
Paint:	Powder coat painted reflector options
Weight:	4.5–8.0lbs (2.0–3.6kg), 7.0lb (3.18kg) Standard Option
Optical Assembly:	High efficiency reflector and optical diffuser

OPTICAL SYSTEM

Lumens:	1000–6000lm
Distribution:	Round Reflector: Narrow (42°), Wide (59°), Very Wide (70°), Wall Wash Square Reflector: Medium (47.5°), Wide (59°), Wall Wash
Efficacy:	Up to 118 LPW
CCT:	3000K, 3500K, 4000K
CRI (Min):	TriGain® 90 CRI: 1000–4000lm 90 CRI: 5000–6000lm

ELECTRICAL

Input Voltage:	120–277V, 347V
Input Frequency:	50/60Hz
Standard Dimming Control:	0–10V 1%, Daintree Wireless compatible, Lutron EcoSystem 0.1%
Power Factor (PF)*:	>90%
Total Harmonic Distortion (THD)*:	<20%

* System PF and THD specified at rated watts

CONTROLS

Dimming:	Standard 0–10V, 1%
Sensors:	Daintree® Compatible w/ Controls Kit (see Ordering for additional info) Lutron LDE1 Hi-lume 0.1% Ecosystem w/Soft-on, Fade-to-Black

OPERATING AMBIENT TEMPERATURE

Product ID	Operating Temperature
LDXB	-20° to +35° C

NOTE: EL version is 0° to 30° C

OPERATING AMBIENT TEMPERATURE

Projected Lxx per IES TM-21 at max 25°C

LXX(10K) @ Hours 50,000 HR
L85

MOUNTING

- New Construction, interior applications—Drywall or T-Grid

DESIGN LIFE & WARRANTY

- Damp Location rated, Wet rated lens option (round only)
- **Current's Limited 5-year Warranty:** Please see website.

TriGain technology Daintree WIRELESS CONTROLS 5 YEAR WARRANTY WET RATED RoHS COMPLIANT UL CERTIFIED

Lumination

Decaux Series
New Construction Downlight

CUSTOMER NAME
Project Name
Date Type
Catalog Number

Catalog Logic

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

Configured Housing:

LDXB

FAMILY	FIXTURE TYPE	VOLTAGE	NOMINAL LUMEN	CRI	CCT	CONTROLS	OPTIONS
LDXB = Luxscena® LDX Series Architectural Downlight, 2nd Generation	4R = 4" Round 4S = 4" Square 6R = 6" Round 6S = 6" Square	0 = Universal 120V-277V D = 347V	10[12] = 1000lm 15[12] = 1500lm 20[12] = 2000lm 30[12] = 3000lm 40[12] = 4000lm 50[10,11] = 5000lm 60[10,11] = 6000lm *See Performance Section for delivered lumens	T = TriGain® 90 CRI 9[10] = 90 CRI	30 = 3000K 35 = 3500K 40 = 4000K	V1[5] = 0–10V, 1% dimming TQ[9] = Daintree® Enterprise Wireless Enabled (Up to 4000lm) TS[9] = Daintree® Enterprise Wireless Enabled with Daintree WFA100 (Up to 4000lm) LE = Lutron Hi-lume,Premier 0.1% EcoSystem with Soft-on, Fade-to-Black dimming (Up to 2000lm)	(BLANK) = None EL[5,9] = EMBB (Up to 4000lm) WW = Wall Wash Requires wall wash reflector

Round Reflector:

R DI R

REFLECTOR	HOUSING TYPE	BEAM SPREAD	REFLECTOR FINISH	REFLECTOR COLOR	FLANGE COLOR	OPTIONS
R = Reflector	DI4R[1] = 4" Round DI6R[1] = 6" Round	N = Narrow 42° W[1,4] = Wide 59° V[8] = Very Wide 70° WW[1,7] = Wall Wash	SD[4] = Semi-Diffuse DF = Diffuse SP = Specular PT[2,4] = Painted (white reflector color only)	(BLANK) = None WT[2,4] = White Paint Custom colors available See Ordering Note 6	MR[4] = Match Reflector WT[2] = White Paint XT[3] = Trimless	(BLANK) = None WR[4] = Wet Rated

Square Reflector:

R DI S

REFLECTOR	HOUSING TYPE	BEAM SPREAD	REFLECTOR FINISH	REFLECTOR COLOR	FLANGE COLOR	OPTIONS
R= Reflector	DI4S[1]= 4" Square DI6S[1]= 6" Square	M= Narrow 42° W[1] = Wide 59° WW[1,9]= Wall Wash	SD= Semi-Diffuse DF= Diffuse SP= Specular PT[2]=Painted (white reflector color only)	(BLANK)= None WT[2]= White Paint Custom colors available. See Ordering Note 6	MR=Match Reflector WT[2]= White Paint XT[3]= Trimless	(BLANK) = None

*Refer to next page for additional reflector information

Additional Ordering Notes:

1. RDI4R and RDI4S reflectors only available in W and WW beam spread.
2. White painted (WT) reflectors only available in PT reflector finish and WT or XT flange finish
3. Trimless (XT) only available in selected combinations. Please refer to page 3 for more information.
4. Wet rated (WR) only available in 4in and 6in Wide (W) round reflectors and semi-diffuse (SD) or painted (PT) reflector finishes.
5. Emergency battery (EL) compatible only with 0–10V (V1) and not available for 347V (D).
6. Custom Colors available. Contact factory representative for quote.
7. Wall Wash (WW) reflectors are not Energy Star rated.
8. Very Wide (V) available in 6" reflector only
9. Requires extended frame configuration
10. 5000 & 6000lm packages are 90 CRI only
11. 5000 & 6000lm packages only available in 6R and 6S
12. Up to 4000lm, only 4S or 4R available (if 4S or 4R selected, 1000, 1500, 2000, 3000, 4000 lumens are available)

TRIGAIN® SCALING TABLE

CCT	SCALING FACTOR
3000K	0.97
3500K	1.00
4000K	1.02

PERFORMANCE TABLE

NOMINAL LUMENS	1000	1500	2000	3000	4000	5000	6000
Fixture Delivered Lumens	1100	1650	2150	3100	4000	4970	5905
System Input Power (W)	9.4	14.0	18.5	27.5	37.5	60.4	73.4
System Efficacy (LPW)	117	118	116	113	107	92	80
CRI	90					92	
R9	>50					>60	

Configuration Notes:

1. Table based on 3500K/4000K CCT using semi-diffused finish with 120V Input
2. White painted reflectors are ~30% reduction in performance

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumière

Lanterra 9004

Wall Mount Cylinder
Interior / Exterior
Integrated LED

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Mounting Details page 4
- Lumen Table page 6
- Photometrics page 7
- Integrated Sensor page 8

Product Certification

cULus LISTED, RoHS, IP66, LM79 LM80, BAA, BABA

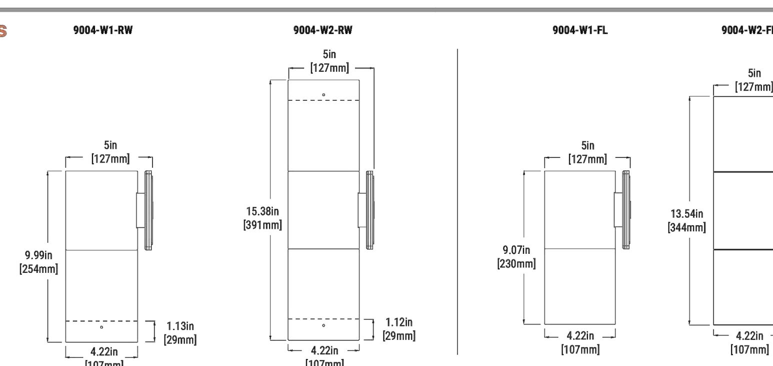
Product Features

wet location

Top Product Features

- Uplight, downlight or combined up and downlight
- 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
WRS model shown



Lumière Lanterra 9004

Order Information

SAMPLE ORDER NUMBER: **9004-W2-RW-LED3090-M-M-CS-L2-UNV-RSM**

Domestic Preferences	Series	Direction	Hood	LED CCT & CRI	Field Replaceable optic 1	Field replaceable optic 2	Finish	Light level	Voltage	Mounting	Options
[Blank]=Standard BAA=Buy American Act BABA=Build America Buy America Act	9004	W1=Up or Down W2[(2)]=Up and Down	RW=Standard-Recessed Lens with weep holes RI=Recessed Lens with no weep holes FL=Flush lens hood	Standard CRI LED2790= 2700K, 90 CRI LED3090= 3000K, 90 CRI LED3590= 3500K, 90 CRI LED4080= 4000K, 80 CRI LED5080= 5000K, 80 CRI Premium CRI LED2797= 2700K, 97 CRI LED3097= 3000K, 97 CRI LED3597= 3500K, 97 CRI LED4097= 4000K, 97 CRI	S=Spot M=Medium F=Flood W=Wide Flood	S=Spot M=Medium F=Flood W=Wide Flood	Painted BK=Black BZ=Bronze CS=City Silver WT=White RALXX =Custom Color	L1=Light Level 1 (10W) L2=Light Level 2 (20W) L3= Light Level 3 (30W)	UNV=120-277V	Surface Mount - Wall, Ceiling, Ground RSM= Round Surface Mount- mounts directly to junction box Remote Driver Housing WRR [(4)]=Remote Driver Housing - Round Wall Plate WRS [(4)]=Remote Driver Housing - Square Wall Plate Integral Driver Mount WIS [(5,6)]=Wall Integral Driver Plate	SVPD2[(7)] =Standalone integral sensor
Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes
(1) Only product configurations with these prefixes are built to be compliant with the Buy America Act of 1933 (BAA) or Buy America Build America Act (BABA). Please see the Compliance section in Product Specifications for more detail.		(2) W2 doubles input wattage listed				(3) Only available for double head option (W2)				(4)Remote Driver distance up to 60', For L3 (30W) remote distance up to 15' (5) 9004-W1 not available in L3 (6) 9004-W2 not available in L2, L3	(7) Only available for Single head, Up or down (W1) with RSM only

Accessories - order separately

Accessories[(8)]	Filters	Lens	Louver	Optics
LCTL1RZRT452L-PK=Light Comissioning Tool (LCT) ISHH01LUM=Programming Remote for sensor ISHH02LUM=Personal Control Remote for sensor	F71-4=Peach Dichroic F72-4= Amber Dichroic F73-4= Green Dichroic F74-4= Medium Blue F75-4= Yellow Dichroic F76-4= Red Dichroic F77-4=Dark Blue Dichroic F78-4= Light Blue Dichroic F79-4= Neutral Density Dichroic F80-4=Magenta Dichroic F22-4= Red Color F33-4= Blue Color F44-4=Green Color F55-4= Yellow Color F66-4= Mercury Color	LSL-4=Linear Spread Lens DIF-4=Diffused Lens OSL-4=Overall Spread Lens	LVR-4=45° Hex Cell Louver	LLR-S-3-4=15° Spot LLR-M-3-4= 25° Medium LLR-F-3-4= 36° Flood LLR-W-3-4= 60° Wide Flood LLR-K-3-4= Spot, Medium, Flood, Wide Flood Optic Kit

Notes
(8) Accessories sold separately will be separately analyzed under domestic preference require

Evolve®

EACL Series Luminaires
Shielding Specification & Ordering Guide

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EACL Series Shielded Fixture Examples*

Front Shield — Left/Right Side Shield — Back Shield

Type IV Shielding

SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Front	1.5	ELS-EACL-RF3-BLCK
	2	ELS-EACL-RF4-BLCK
Side	1	ELS-EACL-RS2-BLCK
Back	Long	ELS-EACL-RBL-BLCK

Type III Shielding

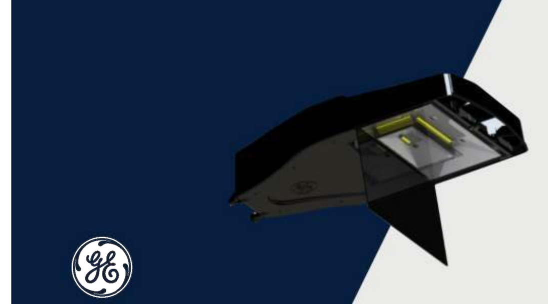
SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Front	1.5	ELS-EACL-RF3-BLCK
Side	1	ELS-EACL-RS2-BLCK
Back	Long	ELS-EACL-RBL-BLCK

Type II Shielding

SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Side	1	ELS-EACL-RS2-BLCK
Back	Long	ELS-EACL-RBL-BLCK

*All shields listed on this page are "BLACK" in color.

Evolve®



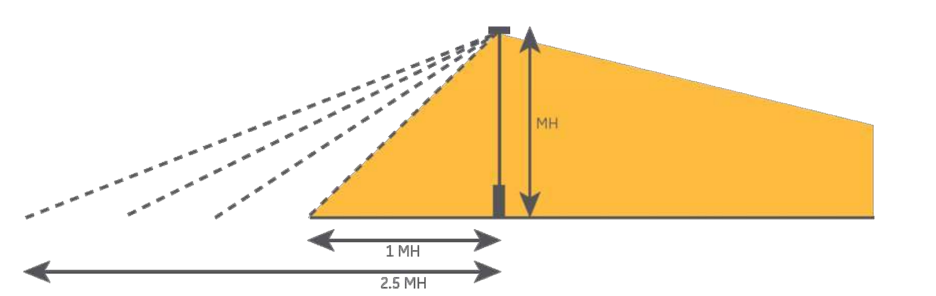
CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EACL Series Luminaires
Shielding Specification & Ordering Guide

The next evolution of the Evolve® LED Area Light delivers even better trespass control. Current's exclusive reflective optical ring design produces superior vertical illuminace and efficiently directs the light without wasteful and unwelcomed light spill into 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.

The shielding options available for the Evolve® Area Light focus on the following applications:

- Left & Right Cutoff
- Front Cutoff
- Backlight Control & B-U-G Improvement



Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 1MH to 2.5 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.

All shields can be installed easily in the field. The next evolution of the Evolve® LED Area Light and shielding options will help you meet any parking lot challenge.

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
237 PARK AVENUE
12TH FLOOR NY1-R060
NEW YORK, NY 10017-3140
CONTACT: VALLARIE BHUTHONGKUM
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

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

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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 I.D.:	P-SDVP-LGHT

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 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
06/29/2026
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/26

SHEET TITLE:
LIGHTING CUT SHEETS

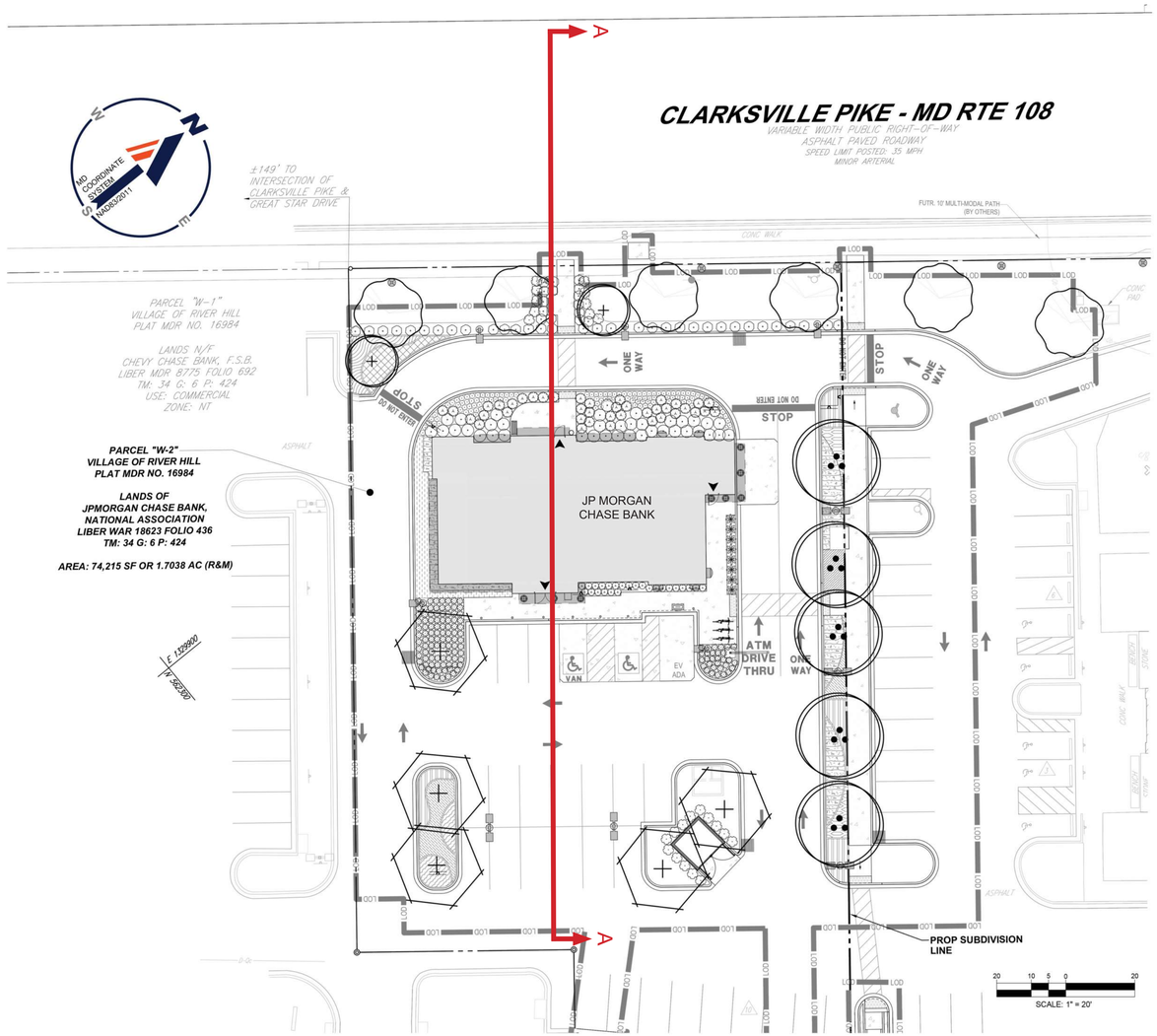
SHEET NUMBER:
L-202
OF 29)

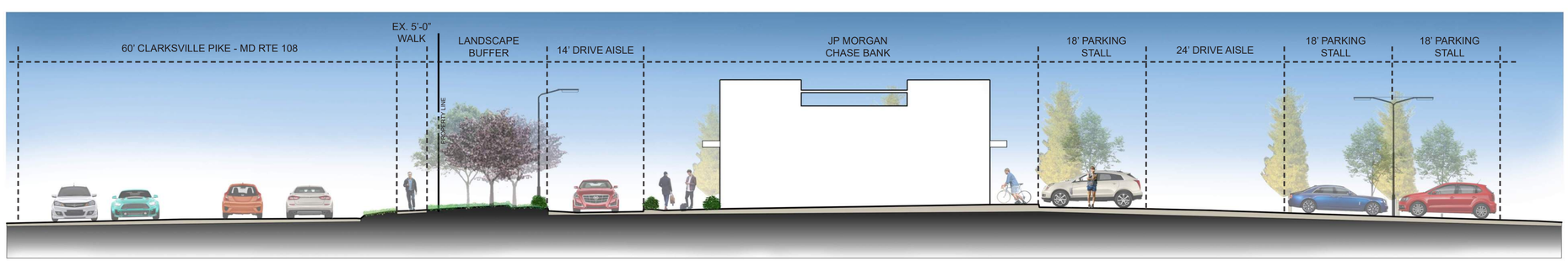
REVISION 2 - 6/29/2026

Jun 29, 2026
H:\21\MD212007\DRAWINGS\PLAN SETS\SDP\P-SDVP-LGHT-MD212007----->LAYOUT: L-202 LGHT CUTSHEETS

EXHIBIT D

CROSS SECTION OF
SUBJECT PROPERTY





SITE SECTION A-A

SCALE: 1" = 10'

JP MORGAN CHASE BANK: SITE SECTION

MD212007.00 SCALE: VARIES 06/26/2026

6080 DAYBREAK CIRCLE,
CLARKSVILLE, MARYLAND

BOHLER

EXHIBIT E

BUILDING & SIGNAGE ELEVATIONS

STOREFRONT	STOREFRONT/CANOPY	BOLLARD	PAINT	CULTURED STONE	ALUMINUM COMPOSITE MATERIAL (ACM)	NICHIHA	NICHIHA	PAC-CLAD COPING	PAINT
APPLICATION: EXTERIOR COLOR: CLEAR ANODIZED	APPLICATION: EXTERIOR COLOR: BLACK ANODIZED	APPLICATION: EXTERIOR COLOR: COLOR TO MATCH BENJAMIN MOORE 2064-30 OL' BLUE EYES	APPLICATION: EXTERIOR COLOR: TO MATCH SHERWIN WILLIAMS SW-7045 INTELLECTUAL GRAY	APPLICATION: EXTERIOR COLOR: FOUNDATION - HEWN STONE	APPLICATION: EXTERIOR COLOR: "CHASE SILVER"	APPLICATION: EXTERIOR COLOR: VINTAGEWOOD - DARK	APPLICATION: EXTERIOR COLOR: VINTAGEWOOD - ASH	APPLICATION: EXTERIOR/COPING COLOR: BLACK	APPLICATION: EXTERIOR COLOR: TO MATCH SHERWIN WILLIAMS SW-7036 ACCESSIBLE BEIGE

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

1 A2.1.0 MAIN ENTRY ELEVATION
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 GROUP
CORESTATES, INC
NEW JERSEY
ARCHITECTURE
CERTIFICATE OF AUTHORIZATION
NO. 21AC00101700

ARCHITECT OF RECORD

STATE OF MARYLAND
JAMES T. LALLI
12-17-25
ARCHITECT

JAMES LALLI, ARCHITECT
MARYLAND
LICENSE NO. 18080

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. 18080
EXPIRATION DATE 12/17/2027

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.RUBIK
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1.0

STOREFRONT	STOREFRONT/CANOPY	BOLLARD	PAINT	CULTURED STONE	ALUMINUM COMPOSITE MATERIAL (ACM)	NICHIHA	NICHIHA	PAC-CLAD COPING	PAINT
APPLICATION: EXTERIOR COLOR: CLEAR ANODIZED	APPLICATION: EXTERIOR COLOR: BLACK ANODIZED	APPLICATION: EXTERIOR COLOR: COLOR TO MATCH BENJAMIN MOORE 2084-30 OL' BLUE EYES	APPLICATION: EXTERIOR COLOR: TO MATCH SHERWIN WILLIAMS SW-7045 INTELLECTUAL GRAY	APPLICATION: EXTERIOR COLOR: FOUNDATION - HEWN STONE	APPLICATION: EXTERIOR COLOR: "CHASE SILVER"	APPLICATION: EXTERIOR COLOR: VINTAGEWOOD - BARK	APPLICATION: EXTERIOR COLOR: VINTAGEWOOD - ASH	APPLICATION: EXTERIOR/COPING COLOR: BLACK	APPLICATION: EXTERIOR COLOR: TO MATCH SHERWIN WILLIAMS SW-7036 ACCESSIBLE BEIGE

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

1 / A2.2.0 REAR ELEVATION
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

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PLANNING BOARD OF HOWARD COUNTY

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

CORE STATES GROUP
CORESTATES, INC
NEW JERSEY
ARCHITECTURE
CERTIFICATE OF AUTHORIZATION
NO. 21AC00001500

ARCHITECT OF RECORD

STATE OF MARYLAND
JAMES T. LALLI
12-17-25
LICENSED
ARCHITECT

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LICENSE NO. 18080
EXPIRATION DATE 12/17/2027

ISSUE	DATE	DESCRIPTION
-	2021.XX.XX	PERMIT SET

PROJECT INFORMATION

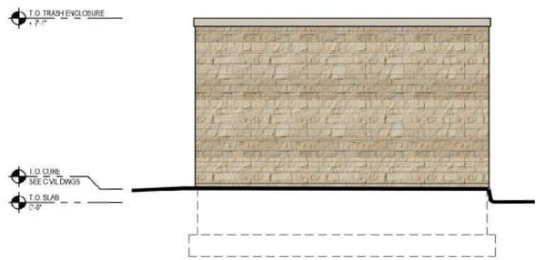
PROJECT NO:	JPM.24.40045.01
DATE:	AS NOTED
PROTOTYPE:	**20.7**
DRAWN BY:	L.ISLIAK
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

SHEET TITLE

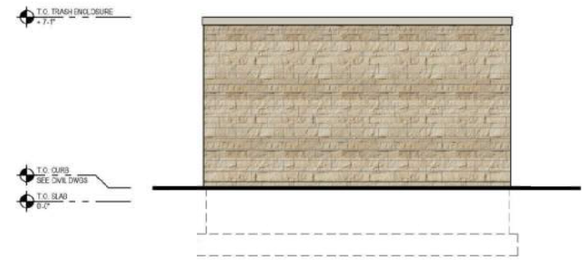
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.2.0



NORTH WEST ELEVATION



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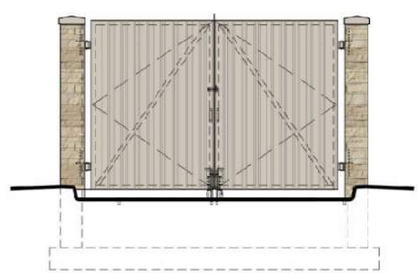
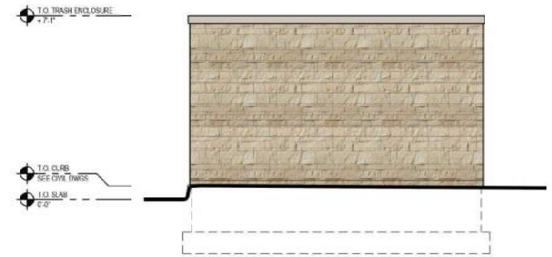


SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

CULTURED STONE
APPLICATION: EXTERIOR
COLOR: FOUNDATION - HEWN STONE

PAINT
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
CORESTATES, INC
NEW JERSEY
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NO. 21AC00909100

ARCHITECT OF RECORD

STATE OF MARYLAND
JAMES T. LALL
ARCHITECT

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: 05/10/2027

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.LASTNAME
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

SHEET TITLE

TRASH ENCLOSURE DETAILS

SHEET NUMBER

A0.6

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Monday, December 15, 2025 2:11:01 PM

THANK YOU