

**SITE ANALYSIS DATA/TABULATION**

A) TOTAL PROJECT AREA.....	11.70±AC.
B) AREA OF 100-YR. FLOODPLAIN.....	5.67±AC.
C) AREA OF WETLANDS.....	4.45±AC.
D) AREA OF FOREST.....	7.87±AC.
E) AREA OF STEEP SLOPES.....	N/A
F) AREA DEDICATED TO US ROUTE 1 ROW.....	0.47±AC.
G) NET AREA OF SITE(S).....	6.03±AC.
H) NUMBER OF UNITS ALLOWED.....	N/A
I) NUMBER OF RESIDENTIAL UNITS PROPOSED.....	N/A
J) AREA OF PLAN SUBMISSION.....	11.70±AC.
K) LIMIT OF DISTURBED AREA.....	4.36±AC.
L) OPEN SPACE REQUIRED (20% OF 11.70±AC.).....	2.34±AC.
M) OPEN SPACE PROVIDED.....	4.91±AC.(±42%)
N) PRESENT ZONING DESIGNATION.....	POR (ZB CASE NO 1075M)
O) PROPOSED USES FOR THE SITE AND STRUCTURES	
P) BUILDING FLOOR SPACE DATA:	
FLOOR SPACE ON EACH LEVEL OF PROP. BUILDING.....	80,913± S.F.(APPROXIMATE)
TOTAL S.F. FOR BUILDING EXTENSION.....	105,100± S.F.(APPROXIMATE)
Q) MINIMUM LOT SIZE REQUIRED.....	NURSING HOME WITH ASSISTED LIVING
R) PARKING COMPUTATION	
PHASE I - PROPOSED NURSING CENTER	14,729± S.F.(44,187±S.F. TOTAL)
NURSING CENTER (1 SPACE PER 2 BEDS) 64 BEDS =	32
PHASE II - BUILDING EXTENSION	
ASSISTED LIVING - 100 BEDS =	50
MEDICAL CLINIC (5 SPACES/1,000 S.F.) 6,400 S.F. =	32
NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA =	114
S) TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE.....	TOTAL=114
TOTAL SPACES = 114 (INCLUDING 10 HANDICAPPED PARKINGS w/4 VAN ACCESS)	

Date: 6/24/2010 Project: Lorien-Elkridge 2071

**Redevelopment Summary of Requirements**

Total Site Area =	11.7 AC	Existing Impervious Surface =	2.0 AC
Effective Development Area =	4.9 AC	Proposed Impervious Surface =	2.0 AC

In accordance with Section 5.5.2 of the existing Impervious must equal 40% or more to qualify for the redevelopment approach to stormwater management

Verification	40%
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**Requirement Determination**

Impervious Credit =	1.0 AC
Water Quality Requirement =	1.0 AC or 43660 SF

Addressed Through ESD Implementation

**Verification of ESD Implementation**

Drainage Area	Impervious Area Addressed	Facility Type
MB-1	4185.0 sf	M-6
MB-2	6137.0 sf	M-6
MB-3	4360.0 sf	M-6
PP-1	8384.0 sf	F-2
PP-4	7975.0 sf	M-6
SGW-1	16456.0 sf	M-2

46091.0 sf or 1.1 AC Requirement Met

**Drainage Area Legend**

- MB - Micro Bio-retention
- PP - Permeable Pavement (concrete, pavers)
- SGW - Submerged Gravel Wetland

**SHEET INDEX**

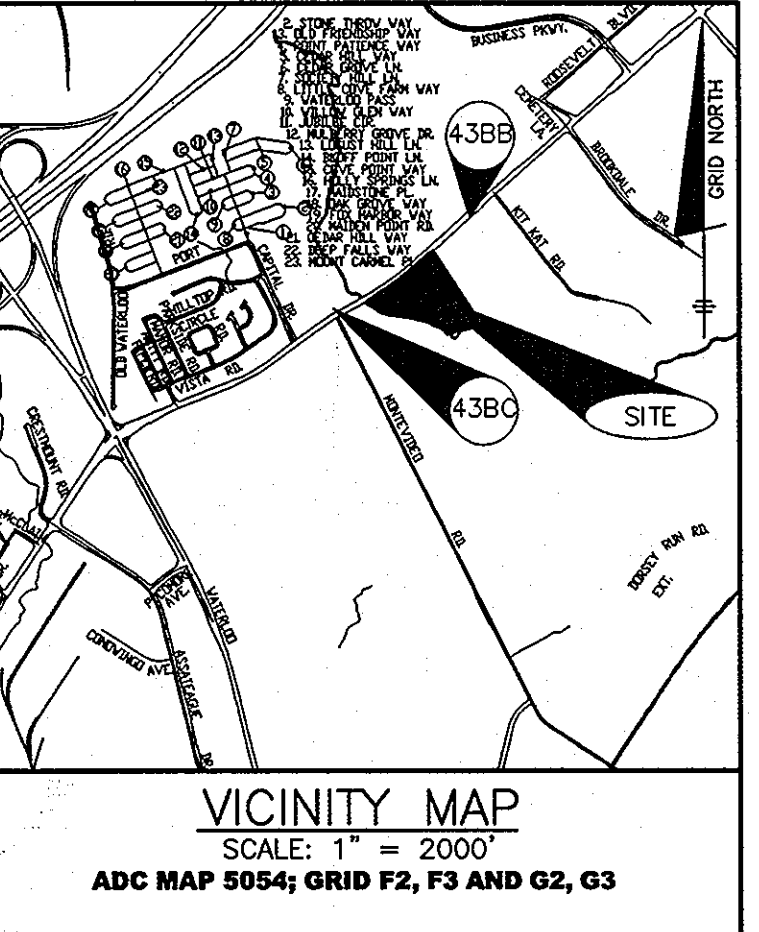
NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2-3	SEDIMENT AND EROSION CONTROL PLANS
4	EXISTING CONDITIONS/FOREST STAND DELINEATION

**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING WETLANDS
- EXISTING STREAM
- PROPOSED RIPRAP
- PROPOSED PUBLIC UTILITY EASEMENT
- RETAINING WALL
- 100-YR FLOODPLAIN LIMIT
- PROPOSED WATER
- PROPOSED SEWER
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- FOREST CONSERVATION EASEMENT (RETENTION/REFORESTATION)
- SLOPES 15-24.99%
- STEEP SLOPES 25%+

**BENCH MARKS NAD'83 HORIZONTAL**

HO.CO. #4388 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 550,534.19' E 1,376,905.25'
HO.CO. #438C STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 549,592.091' E 1,375,466.62'



	Stream Buffer Impacts (SF)	Wetland Buffer Impacts (SF)	Floodplain Impacts (SF)
Existing Conditions	4651	2934	507
Proposed Conditions	3095	977	354

**DESIGN NARRATIVE:**  
THE SITES CURRENT USE IS A MOTEL/RESTAURANT AND IS APPROXIMATELY 11.7 AC. SEVERAL STRUCTURES THROUGHOUT THE SITE ENCR OACH INTO FLOODPLAINS, WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS. AS PART OF THE PROPOSED REDEVELOPMENT ALL OF THE STRUCTURES WITHIN THESE ENVIRONMENTAL FEATURES WILL BE REMOVED AND LESSEMED UNDER THE DEVELOPED CONDITIONS. APPROXIMATELY 5 AC. ARE PROPOSED CURRENTLY FOR THE DEVELOPMENT OF THE PROPERTY

THE PROJECT PROPOSED UNDER THIS ECP QUALIFIES FOR THE REDEVELOPMENT CRITERIA AND THEREFORE, 50% OF THE EXISTING IMPERVIOUS (PROPOSED IMPERVIOUS EQUALS EXISTING) IS BEING ADDRESSED FOR WATER QUALITY (EACH MICRO PRACTICE IS DESIGNED BASED ON THE 1" P6). THE METHODS OF TREATMENT ARE MICRO-BIORETENTION, PERVIOUS CONCRETE, AND SUBMERGED GRAVEL WETLANDS. THE SUBMERGED WETLANDS WILL CLOSELY RESEMBLE THE ALREADY EXISTING WETLAND AREA AT THE BACK OF THE SITE AND THE PROPOSED ESD PRACTICES HAVE SEPARATE DISCHARGE POINTS TO MORE ACCURATELY REPRESENT THE EXISTING SITE CONDITIONS.

NATURAL AREAS WILL BE PRESERVED THROUGH THE PROTECTION AND RECORDATION OF FOREST CONSERVATION EASEMENTS, WETLAND AREAS AND FLOODPLAIN. THE ENVIRONMENTAL SITE DESIGN HAS MET AND EXCEEDED THE REQUIREMENTS FOR REDEVELOPMENT WITH THE USE OF ONLY CHAPTER 5 METHODS.

AS A RESULT OF THE USE OF PERVIOUS CONCRETE AND THE NONSTRUCTURAL PRACTICES BEING PROPOSED ADDRESSING 1.1 ACRES OF IMPERVIOUS THE PROPOSED DEVELOPMENT HAS EFFECTIVELY REDUCED THE IMPERVIOUS BY 55%.

SINCE ALL OF THE SWM REQUIREMENTS HAVE BEEN MET THROUGH THE USE OF NONSTRUCTURAL PRACTICES THE SITE COMPLIES WITH THE ESD TO THE MAXIMUM EXTENT PRACTICABLE.

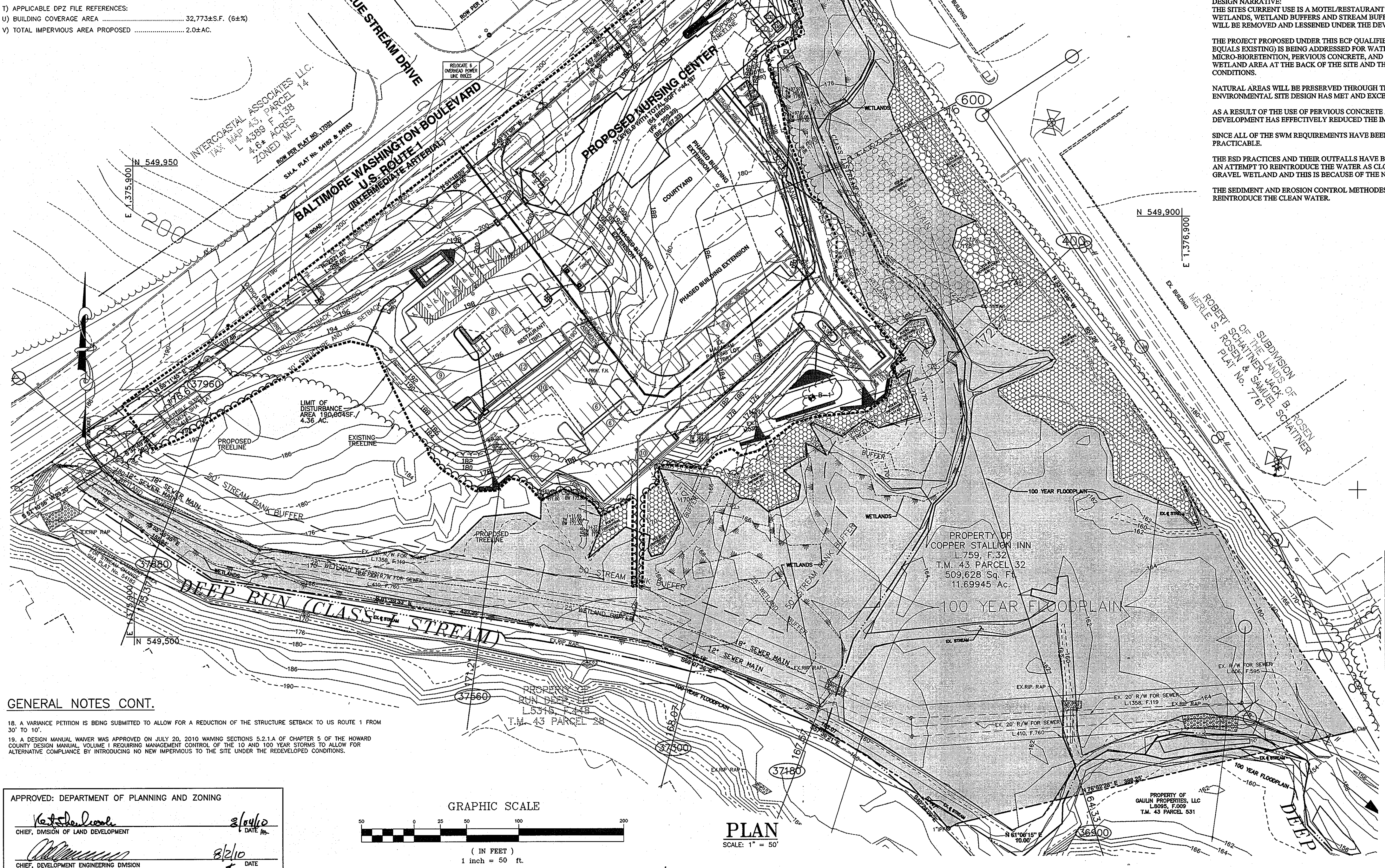
THE ESD PRACTICES AND THEIR OUTFALLS HAVE BEEN DESIGNED TO ENSURE THAT THERE IS NO MORE THAN 20,000 S.F. OF DRAINAGE CONVEYED TO ONE DISCHARGE POINT IN AN ATTEMPT TO REINTRODUCE THE WATER AS CLOSE TO THE TREATMENT AS POSSIBLE. THE ONLY FACILITY THAT EXCEEDS THIS DRAINAGE AREA IS THE SUBMERGED GRAVEL WETLAND AND THIS IS BECAUSE OF THE NECESSARY DRAINAGE AREA TO SUSTAIN THE FACILITIES NATURE.

THE SEDIMENT AND EROSION CONTROL METHODES PROPOSED HAVE ATTEMPTED TO CAPTURE THE ENTIRE LOD AND PROVIDE TWO SEPARATE DISCHARGE POINTS TO SAFELY REINTRODUCE THE CLEAN WATER.

**GENERAL NOTES**

1. THE SUBJECT PROPERTY IS ZONED POR PER ZB 1075M.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
3. BOUNDARY IS BASED ON BOUNDARY SURVEY CONDUCTED BY PATTON HARRIS RUST & ASSOCIATES, PC ON OR ABOUT MARCH 2007.
4. EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD SURVEY CONDUCTED BY PATTON HARRIS RUST & ASSOCIATES, PC ON OR ABOUT MARCH 2007.
5. 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. #438B AND #438C WERE USED FOR THIS PROJECT.
6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #44-3805, 36-WAS AND FIELD SURVEYED LOCATIONS. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH PROPOSED GRADES.
7. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS EXCEPT AS OUTLINED IN THE WAIVER PETITION AND AS APPROVED BY MDE.
8. THERE IS A 100-YEAR FLOODPLAIN LOCATED WITHIN THE BOUNDARIES OF PARCEL 32. THE FLOODPLAIN IS BASED ON FIRM PANEL 2400440040B (REVISED 12/4/1986) AND A FLOODPLAIN STUDY PROVIDED BY KCI TECHNOLOGIES, INC. ON JANUARY 1997.
9. THERE ARE SEVERAL EXISTING STRUCTURES LOCATED ON THIS SITE ALL TO BE REMOVED.
10. THERE ARE NO CEMETERIES LOCATED ON THIS SITE. THE SITE IS LISTED ON THE HISTORIC REGISTRY UNDER HO-833. THE PROJECT WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 15, 2009 AND APPROVED AS INDICATED ON THE LETTER DATED APRIL 20, 2009.
11. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
12. THIS PROJECT IS SUBJECT TO A TRAFFIC STUDY TO BE PREPARED AND SUBMITTED WITH THE INITIAL SDP SUBMISSION.
13. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
14. WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-3805. THE DRAINAGE AREA IS "PATAPSCO RIVER".
15. SEWER IS PUBLIC. THE CONTRACT NUMBER IS 36 WAS. THE DRAINAGE AREA IS "PATAPSCO RIVER".
16. THE FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT WILL BE MET AND EXCEEDED BY THE RETENTION OF 1.49 AC OF FOREST AND THE LIMITED AMOUNT OF CLEARING BEING PROPOSED.
17. A WAIVER PETITION (WP-10-161) HAS BEEN APPROVED ON JUNE 25, 2010 REQUESTING THE WAIVING OF SECTIONS 16.1205(A)(10) FOR SPECIMEN TREE REMOVAL; 16.115 FOR DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN; 16.116(A)(1) FOR DEVELOPMENT WITHIN 25' WETLAND BUFFER; AND 16.116(A)(2)(iv) FOR DEVELOPMENT WITHIN 50' OF A PERENNIAL STREAM BANK. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  1. IN ORDER TO COUNT THE FCE ALONG THE NORTH BOUNDARY THAT IS LESS THAN 35' A REFORESTATION AREA MUST BE ESTABLISHED ADJACENT TO IT.
  2. THE WAIVER PERTAINS ONLY TO THE LOD LOCATED WITHIN THE 100-YEAR FLOODPLAIN, 25' WETLAND BUFFER AND 50' STREAM BUFFER.
  3. ALL GRADING, REMOVAL OF VEGETATIVE COVER, DISTURBANCES AND DEVELOPMENT WITHIN THE 25' WETLAND BUFFER ARE SUBJECT TO OBTAINING HTE NECESSARY MDE PERMITS AND ADDING A NOT TO THE SDP IDENTIFYING THE TRACKING NUMBER.

- T) APPLICABLE DPZ FILE REFERENCES:  
U) BUILDING COVERAGE AREA..... 32,773±S.F. (6±%)  
V) TOTAL IMPERVIOUS AREA PROPOSED..... 2.0±AC.



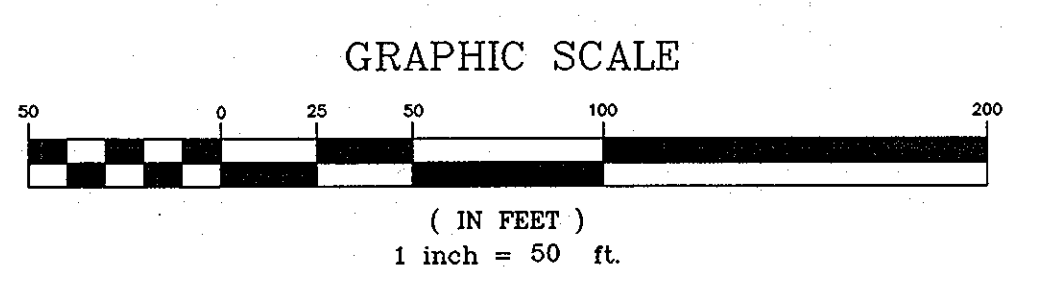
**GENERAL NOTES CONT.**

18. A VARIANCE PETITION IS BEING SUBMITTED TO ALLOW FOR A REDUCTION OF THE STRUCTURE SETBACK TO US ROUTE 1 FROM 30' TO 10'.
19. A DESIGN MANUAL WAIVER WAS APPROVED ON JULY 20, 2010 WAIVING SECTIONS 5.2.1.A OF CHAPTER 5 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME 1 REQUIRING MANAGEMENT CONTROL OF THE 10 AND 100 YEAR STORMS TO ALLOW FOR ALTERNATIVE COMPLIANCE BY INTRODUCING NO NEW IMPERVIOUS TO THE SITE UNDER THE REDEVELOPED CONDITIONS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Veronica DeLoe* 8/14/10  
CHIEF, DIVISION OF LAND DEVELOPMENT

*William M. ...* 8/21/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION



**PLAN**  
SCALE: 1" = 50'

NO.	DATE	REVISION

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STATE OF MARYLAND  
BRYAN F. CLEARY  
PROFESSIONAL ENGINEER  
12/1/2010

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2011

OWNER: MUSIC FAIR ROAD LIMITED PARTNERSHIP  
1205 YORK ROAD FLOOR 4  
LUTHERVILLE, MARYLAND 21093-6210  
410.825.8400

DEVELOPER: COMMERCIAL CONTRACTORS, INC.  
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LUTHERVILLE, MARYLAND 21093  
410.825.8400

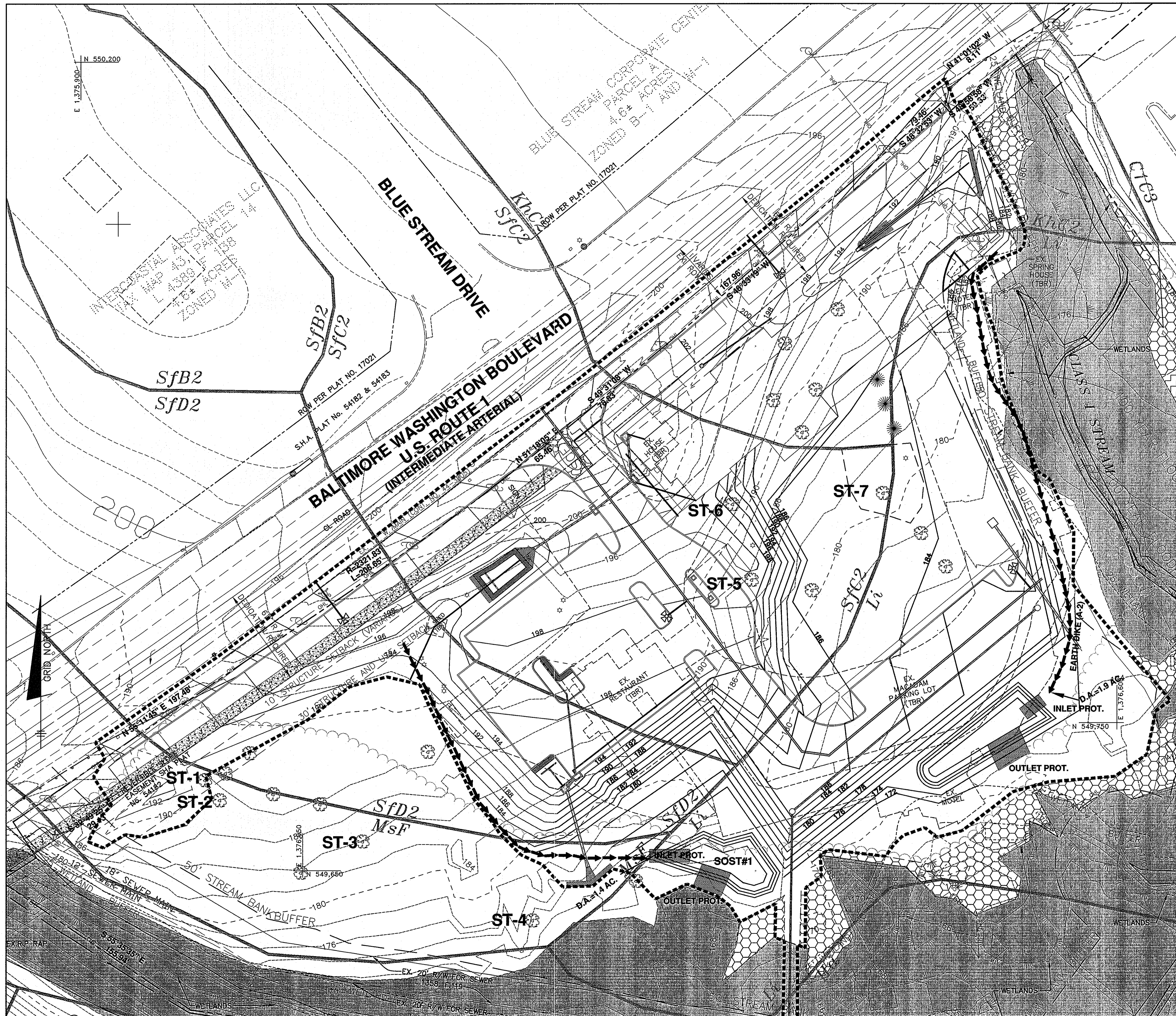
PROJECT: LORIEN-ELKRIDGE NURSING HOME WITH ASSISTED LIVING

LOCATION: TAX MAP 43 - GRID 10  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: ENVIRONMENTAL CONCEPT PLAN

DATE: MAY, 2010 PROJECT NO. 2071  
JULY, 2010

Design: BFC Draft: BFC Check: BFC SCALE: AS SHOWN DRAWING 1 OF 4



**LEGEND**

- EXISTING CONTOURS 202
- EXISTING CONTOURS 200
- PROPOSED CONTOURS 202
- PROPOSED CONTOURS 200
- PROP. TEMP CONTOURS 200
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- SLOPES 15% TO 24.9%
- SLOPES 25% OR GREATER
- LIMIT OF DISTURBANCE PHASE I
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- CL STREAM
- LIMIT OF WETLANDS
- 100 YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT (RETENTION/REFORESTATION)

**SOST #1**

TYPE	ST-II
EXISTING D.A.	1.2 AC.
PROPOSED D.A.	1.4 AC.
STORAGE REQUIRED	dry tbd
STORAGE PROVIDED	dry tbd
WET STORAGE ELEV.	tbd
DRY STORAGE ELEV.	tbd
EMBANKMENT ELEVATION	tbd
EMBANKMENT WIDTH	tbd
WEIR CREST ELEVATION	tbd
WEIR CREST LENGTH	tbd
CLEANOUT ELEVATION	tbd
BOTTOM ELEVATION	tbd

**SOST #2**

TYPE	ST-II
EXISTING D.A.	1.9 AC.
PROPOSED D.A.	1.9 AC.
STORAGE REQUIRED	dry tbd
STORAGE PROVIDED	dry tbd
WET STORAGE ELEV.	tbd
DRY STORAGE ELEV.	tbd
EMBANKMENT ELEVATION	tbd
EMBANKMENT WIDTH	tbd
WEIR CREST ELEVATION	tbd
WEIR CREST LENGTH	tbd
CLEANOUT ELEVATION	tbd
BOTTOM ELEVATION	tbd

**SOILS CHART**

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME
BmB2	YES	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
C2C*	YES	B	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
Hs	YES	D	HARBOR SILT LOAM
KK2	YES	C	KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED
U	YES	D	LEONAPOTOWN SILT LOAM
Msf	NO	C	MONTALTO & RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES
SC2	NO	B	SASSAFRAS GRAVELLY SAND LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
SD2	NO	B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
SB2	NO	B	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED

\* - INDICATES SEVERELY ERODED SOILS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Kevin J. ...* 8/10/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*William ...* 8/12/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**BENCHMARK ENGINEERING, INC.**  
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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 engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2011.

OWNER: MUSIC FAIR ROAD LIMITED PARTNERSHIP, 1205 YORK ROAD FLOOR 4, LUTHERVILLE, MARYLAND 21093-6210, 410.825.8400

DEVELOPER: COMMERCIAL CONTRACTORS, INC., 1205 YORK ROAD, LUTHERVILLE, MARYLAND 21093, 410.825.8400

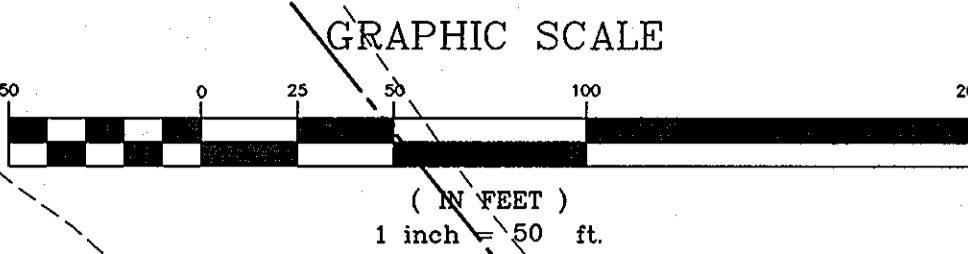
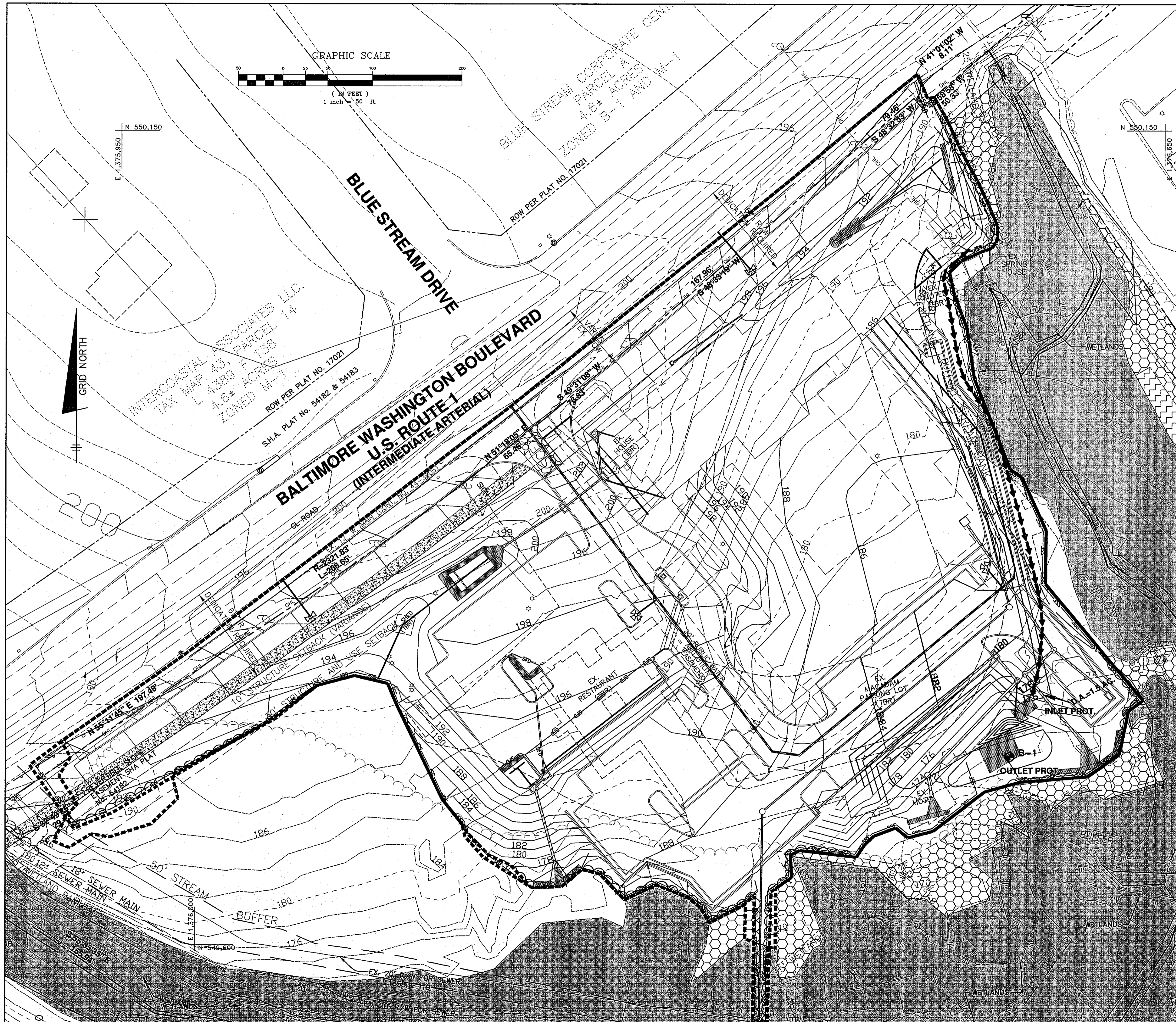
PROJECT: **LORIEN-ELKRIDGE NURSING HOME WITH ASSISTED LIVING**

LOCATION: TAX MAP 43, PARCEL 32 - GRID 10, 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT EROSION CONTROL PLAN PHASE 1 - DEVELOPED CONDITIONS**

DATE: MAY 2010, JULY 2010 PROJECT NO. 2071

Design: BFC Draft: BFC Check: BFC SCALE: 1"=50' DRAWING 2 OF 4



### LEGEND

- EXISTING CONTOURS 202
- EXISTING CONTOURS 200
- PROPOSED CONTOURS 202
- PROPOSED CONTOURS 200
- PROP. TEMP CONTOURS 200
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- SLOPES 15% TO 24.9%
- SLOPES 25% OR GREATER
- LIMIT OF DISTURBANCE PHASE I
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- CL STREAM
- LIMIT OF WETLANDS
- 100 YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT (RETENTION/ REFORESTATION)

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	SOILS CHART
BbB2	YES	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	
CbC3*	YES	B	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	
FbH	YES	D	HATBORO SILT LOAM	
KbK2	YES	C	KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED	
LbL	YES	D	LEONARDTOWN SILT LOAM	
MbM	YES	C	MONTALTO & RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	
SbS2	YES	B	SASSAFRAS GRAVELLY SAND LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	
SbS2	YES	B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	
SbS2	YES	B	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	

\* - INDICATES SEVERELY ERODED SOILS

SOST #2 (PHASE 2)	
TYPE	ST-II
EXISTING D.A.	1.5 AC.
PROPOSED D.A.	1.5 AC.
STORAGE REQUIRED	td
STORAGE PROVIDED	td
WET STORAGE ELEV.	td
DRY STORAGE ELEV.	td
EMBANKMENT ELEVATION	td
EMBANKMENT WIDTH	td
WEIR CREST ELEVATION	td
WEIR CREST LENGTH	td
CLEANOUT ELEVATION	td
BOTTOM ELEVATION	td

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Keith L. ...* 8/6/10 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

*...* 8/2/10 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

**BENCHMARK ENGINEERING, INC.**  
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STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 7/21/2010

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2011.

OWNER: MUSIC FAIR ROAD LIMITED PARTNERSHIP 1205 YORK ROAD FLOOR 4 LUTHERVILLE, MARYLAND 21093-6210 410.825.8400	PROJECT: <b>LORIEN-ELKRIDGE NURSING HOME WITH ASSISTED LIVING</b>
DEVELOPER: COMMERCIAL CONTRACTORS, INC. 1205 YORK ROAD LUTHERVILLE, MARYLAND 21093 410.825.8400	LOCATION: TAX MAP 43 PARCEL 32 - GRID 10 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MAY 2010 JULY 2010	TITLE: <b>SEDIMENT EROSION CONTROL PLAN PHASE 2</b>
Design: BFC Draft: BFC Check: BFC	PROJECT NO. 2071 SCALE: 1"=50' DRAWING 3 OF 4



**Specimen Tree Chart**

Key	Species, Size	Condition
1	White oak, 30' dbh	good
2	White oak, 41' dbh	good
3	White oak, 37' dbh	good
4	White oak, 34' dbh	good
5	White oak, 34' dbh	good
6	White oak, 51.9' dbh	good
7	White oak, 30' dbh	good
8	Red oak, 33.9' dbh	good

**LEGEND**

- EXISTING CONTOURS 999
- LIMIT OF WETLANDS 999
- EXISTING WOODS LINE
- EXISTING STRUCTURE
- FOREST STAND
- 100-YEAR FLOODPLAIN
- STEEP SLOPE 15-25
- STEEP SLOPE 25+
- SOIL INFORMATION

**Forest Stand Data**

Key	Community Type	Acreage (NTA)	Dominant Vegetation	General Condition	Priority Acreage
F1	Mixed Oak - Poplar	1.1	Quercus alba, Quercus velutina, Liriodendron tulipifera, Carya glabra	Good	0.6 buffers
F2	Successional Wetland	0.5	Acer rubrum, Peltandra occidentalis, Juglans nigra, Salix nigra, Ulmus rubra	Fair	0.5 buffers/wetlands

See accompanying report for complete stand descriptions  
 \* Approximately 1.8 acres of offsite forest area is present within 100 feet of the property much of this forest is within the 100 year floodplain of Deep Run

**Wetland Data**

WETLAND SYSTEM	COWARD CLASSIFICATION	DOMINANT VEGETATION	ACREAGE
A	PFO1A/C R3UB1	Acer rubrum, Peltandra occidentalis, Juglans nigra, Salix nigra, Ulmus rubra, Impatiens capensis, Mentha spicata, Boehmeria cylindrica, Liriodendron tulipifera	3.5 +/-

**SOILS CHART**

SYMBOL/HYDRC	HYDROLOGIC GROUP	NAME	
BeB2	YES	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
CIC3		B	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
Ha	YES	D	HATBORO SILT LOAM
KNC2	YES	C	KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED
LI	YES	D	LEONARDTOWN SILT LOAM
M5F		C	MONTALTO & RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES
SK2		B	SASSAFRAS GRAVELLY SAND LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
SD2		B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
SIB2		B	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED

**BENCHMARK**  
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**MUSIC FAIR ROAD LIMITED PARTNERSHIP**  
 1205 YORK ROAD FLOOR 4  
 LUTHERVILLE, MARYLAND 21093-6210  
 410.825.8400

PROJECT:  
**LORIEN-ELKRIDGE NURSING HOME WITH ASSISTED LIVING**

DEVELOPER:  
**COMMERCIAL CONTRACTORS, INC.**  
 1205 YORK ROAD  
 LUTHERVILLE, MARYLAND 21093  
 410.825.8400

LOCATION:  
 TAX MAP 43  
 PARCEL 32 - GRID 10  
 14<sup>th</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE:  
**EXISTING CONDITIONS AND FOREST STAND DELINEATION**

DATE:  
 MAY 2010  
 JULY 2010

Design: BFC Draft: BFC Check: DAM

PROJECT NO. 2071  
 DRAWING 4 OF 4

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 8/2/10

**Eco-Science Professionals, Inc.**  
 Consulting Ecologists  
 710, Box 5005 Glen Arm, Maryland 21097 Telephone (410) 833-3400 Fax (410) 833-3408

**PLAN**  
 SCALE: 1" = 50'

