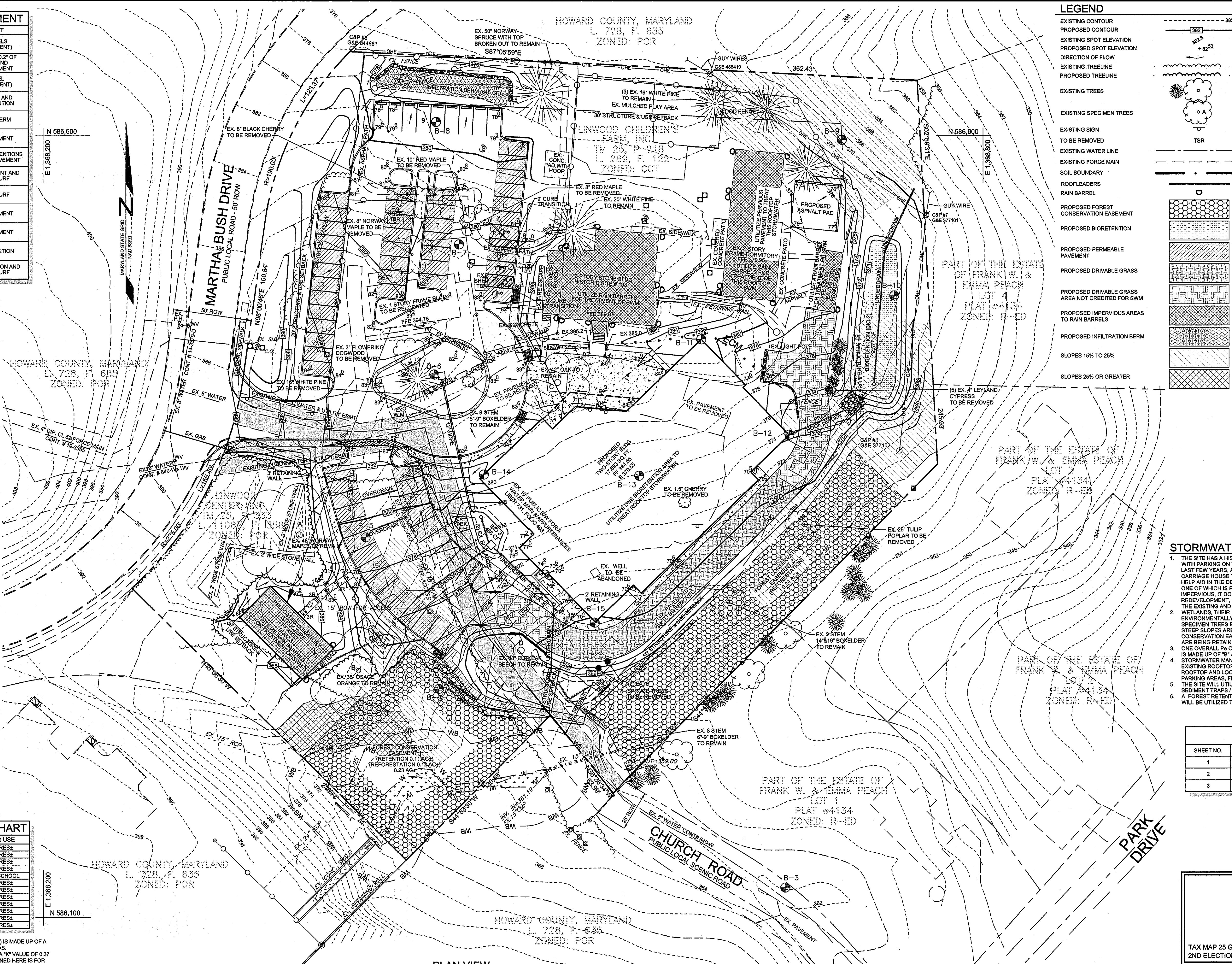


LOTS / PARCELS / AREA	TREATMENT
EXISTING 3-STORY HISTORIC STRUCTURE	12 RAIN BARRELS (0.2' OF TREATMENT)
EXISTING 2-STORY DORMITORY	7 RAIN BARRELS (0.2' OF TREATMENT) AND PERVIOUS PAVEMENT
EXISTING 1-STORY STRUCTURE	1 RAIN BARREL (0.2' OF TREATMENT)
EXISTING DORMITORY AND BEING RELOCATED	2 RAIN BARRELS AND MICRO-BIORETENTION
PARKING AREA NEAR BORING B-8	INFILTRATION BERM
PARKING AREA NEAR BORING B-7	PERVIOUS PAVEMENT
ENTRANCE DRIVE AND DROP-OFF LOOP	TWO MICRO-BIORETENTIONS AND PERVIOUS PAVEMENT
PARKING AREA NEAR BORING B-5	PERVIOUS PAVEMENT AND REINFORCED TURF
FIRE AND DORMITORY ACCESS IN THE REAR OF PROPOSED STRUCTURE	REINFORCED TURF
SIDEWALK CONNECTION TO EXISTING PATH TO CHURCH ROAD	PERVIOUS PAVEMENT
ASPHALT PAD	PERVIOUS PAVEMENT
PROPOSED 2-STORY STRUCTURE	MICRO-BIORETENTION
COURTYARD BETWEEN STRUCTURES	MICRO-BIORETENTION AND REINFORCED TURF

SITE ANALYSIS DATA CHART	
ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	4.19 ACRES±
LIMIT OF DISTURBANCE	2.87 ACRES±
GREEN OPEN AREA (LAWN)	2.42 ACRES±
IMPERVIOUS AREA	1.77 ACRES±
PROPOSED SITE USES	PRIVATE SCHOOL
WETLANDS	0.03 ACRES±
WETLAND BUFFERS	0.13 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.59 ACRES±
SLOPES GREATER THAN 15%	0.72 ACRES±
ERODIBLE SOILS (TYPE C OR D)	0.07 ACRES±

NOTE:
 1) A PORTION OF THE GREEN OPEN AREA (.ACRES) IS MADE UP OF A FOREST RETENTION AND REFORESTATION AREAS.
 2) HIGHLY ERODIBLE SOILS ARE ASSUMED TO BE A "K" VALUE OF 0.37 OR HIGHER. NOTE THAT THE ACREAGE MENTIONED HERE IS FOR SOILS DESCRIBED AS URBAN LAND WHICH WAS NOT RATED WITH A "K" VALUE BUT ASSUMED TO BE ERODIBLE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/31/11 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/1/11 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

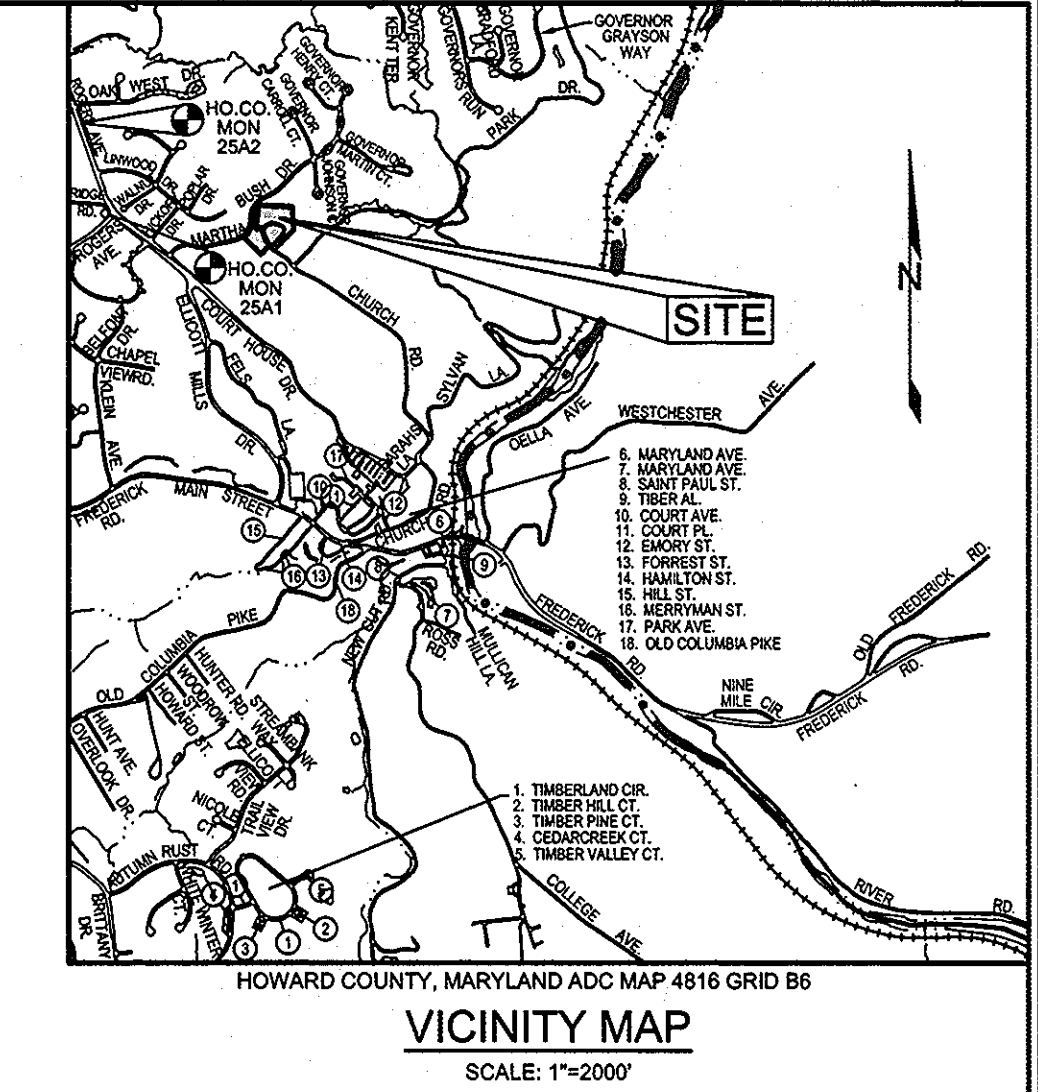


PLAN VIEW
 SCALE: 1"=30'

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
GpB	GLENELOAM LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
MuC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
McD	MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	B	0.24
UsB	URBAN LAND - UDORTMENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREES
- EXISTING SPECIMEN TREES
- TO BE REMOVED
- TO BE RETAINED
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- SOIL BOUNDARY
- ROOFLEADERS
- RAIN BARREL
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED BIORETENTION
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED DRIVABLE GRASS
- PROPOSED IMPERVIOUS AREAS TO RAIN BARRELS
- PROPOSED INFILTRATION BERM
- SLOPES 15% TO 25%
- SLOPES 25% OR GREATER



- ### GENERAL NOTES
- THIS PROPERTY IS ZONED CCT & POR PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
 - GROSS AREA OF PROPERTY IS 4.19 AC±.
 - BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY JOHN E. HARMS, JR. & ASSOCIATES, INC., DATED APRIL 2008.
 - TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY JOHN E. HARMS, JR. & ASSOCIATES, INC., DATED APRIL 2008 AND ADJACENT BUILDING LOCATIONS SUPPLEMENTED BASED ON HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 25A1 AND NO. 25A2. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP). STATION 25A1 N 586,557.508 E 1,366,847.120 ELEV. 398.42 STATION 25A2 N 887,502.889 E 1,366,558.400 ELEV. 348.22
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS, THEIR BUFFERS, OR THE EXISTING FOREST CONSERVATION EASEMENT AREAS.
 - THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ON-SITE.
 - FOREST CONSERVATION WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS.
 - STORMWATER MANAGEMENT FOR THIS PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE 2007 STORMWATER MANAGEMENT REGULATIONS.
 - DEED REFERENCE: LIBER 289, FOLIO 123 AND LIBER 11087, FOLIO 358.
 - ONE OF THE EXISTING ON-SITE STRUCTURES IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-193 AND IS KNOWN AS 3421 MARTHA BUSH DRIVE, ELLICOTT CITY, MARYLAND 21043.
 - WETLAND AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2010.
 - APPROVAL OF THIS EOP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLANS.
 - THE APPLICANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
 - DPZ FILE NUMBERS: HDC-10-10.

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THE SITE HAS A HISTORIC STRUCTURE, TWO DORMITORIES, ONE ACCESSORY STRUCTURE, AND A LOOP DRIVEWAY WITH PARKING ON THE PROPERTY. NO STORMWATER MANAGEMENT CURRENTLY EXISTS ON-SITE. WITHIN THE LAST FEW YEARS, ADDITIONAL LAND WAS OBTAINED FROM HOWARD COUNTY THAT CONTAINED REMAINS OF A CARTRIDGE HOUSE THAT ORIGINALLY WAS PART OF THE LINWOOD PROPERTY. THIS CONVEYANCE WAS ALSO TO HELP AID IN THE DEVELOPMENT OF A NEW SCHOOL FACILITY. ALL EXISTING STRUCTURES ARE TO BE RETAINED, ONE OF WHICH IS PROPOSED TO BE RELOCATED. ALTHOUGH THE PROPERTY IS CURRENTLY DEVELOPED, AT 24% IMPERVIOUS, IT DOES NOT MEET THE MINIMUM IMPERVIOUS AREA IN ORDER TO MEET THE CRITERIA FOR REDEVELOPMENT, THEREFORE THE PROPERTY IS BEING ANALYZED TO PROVIDE ON-SITE TREATMENT FOR ALL OF THE EXISTING AND PROPOSED IMPERVIOUS AREAS.
- WETLANDS, THEIR BUFFERS, AND STEEP SLOPES LESS THAN 20,000 SQ. FT. EXIST ON-SITE. NO OTHER ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, FLOODPLAIN, ETC.) EXIST ON-SITE. FIVE (5) SPECIMEN TREES EXIST ON-SITE, ALL OF WHICH ARE TO REMAIN. EXISTING WETLANDS AND A PORTION OF THE STEEP SLOPES ARE BEING PRESERVED BY REFORESTATION AND PLACEMENT OF A FOREST CONSERVATION EASEMENT. THE REMAINING PORTION OF STEEP SLOPES NOT WITHIN A PROTECTIVE EASEMENT ARE BEING RETAINED OUTSIDE THE LIMITS OF DISTURBANCE.
- ONE OVERALL Pa OF 1.8" HAS BEEN CALCULATED FOR THE SITE BASED ON THE SITE ACREAGE OF 4.19 ACRES THAT IS MADE UP OF "B" AND "D" SOILS AND THE PROPOSED IMPERVIOUS ACREAGE OF 41%.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY RAIN BARRELS FOR THE MAJORITY OF THE EXISTING ROOFTOP RUNOFF AND MICRO-BIORETENTION FACILITIES FOR THE PROPOSED STRUCTURES. ROOFTOP AND LOOP DRIVE RUNOFF, PERVIOUS PAVEMENT, INFILTRATION BERMS, AND REINFORCED TURF FOR THE PARKING AREAS, FIRE ACCESS, SIDEWALKS / PATHS, AND ASPHALT PAD.
- THE SITE WILL UTILIZE SILT FENCE AND SUPER SILT FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL. NO SEDIMENT TRAPS / BASINS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
- A FOREST RETENTION / REFORESTATION AREA IS BEING CREATED ON-SITE AND A FEE-IN-LIEU OF REFORESTATION WILL BE UTILIZED TO SATISFY THE REMAINDER OF THE FOREST CONSERVATION OBLIGATION.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
3	FOREST STAND DELINEATION

OWNER/DEVELOPER
 LINWOOD CENTER, INC.
 C/O WILLIAM MOSS
 3421 MARTHA BUSH DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410.465.1352

ENVIRONMENTAL CONCEPT PLAN
 STORMWATER MANAGEMENT
 LINWOOD CENTER, INC.
 HDC-10-10

TAX MAP 25 GRID 1
 2ND ELECTION DISTRICT

PARCELS 218 & 333
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 2300 North Ridge Road, Suite 160
 Elllicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: MARCH 28, 2011
 PROJECT #: 09-044
 SHEET #: 1 of 3

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. 38386, EXPIRATION DATE: JANUARY 12, 2012.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
McD	MAJOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	B	0.24
UuB	URBAN LAND - UDCORRECTIONS COMPLEX, 0 TO 8 PERCENT SLOPES	D	

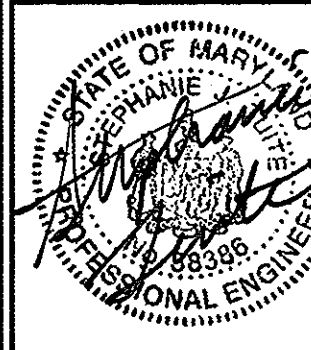
LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING TREES	
EXISTING SPECIMEN TREES	
EXISTING SIGN TO BE REMOVED	
EXISTING WATER LINE	
EXISTING FORCE MAIN	
SOIL BOUNDARY	
ROOFLEADERS	
RAIN BARREL	
PROPOSED FOREST CONSERVATION EASEMENT	
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	
EROSION CONTROL MATTING	



OWNER/DEVELOPER
 LINWOOD CENTER, INC.
 C/O WILLIAM MOSS
 3421 MARTHA BUSH DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410.465.1352

PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
LINWOOD CENTER, INC.
 HDC-10-10

TAX MAP 25 GRID 1
 2ND ELECTION DISTRICT
 PARCELS 218 & 333
 HOWARD COUNTY, MARYLAND



Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: 1"=50'
 DATE: MARCH 28, 2011
 PROJECT #: 09-044
 SHEET #: 2 of 3

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. 38388, EXPIRATION DATE: JANUARY 12, 2013.

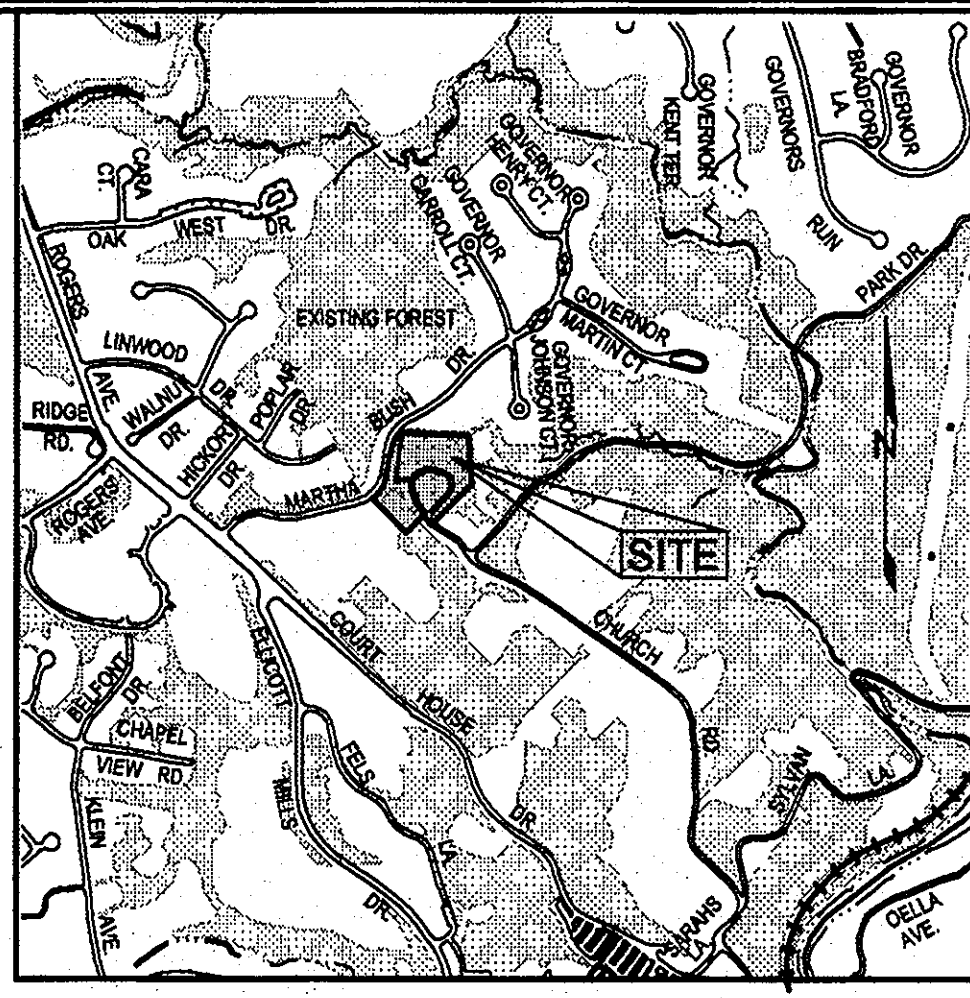
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/5/11

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/1/11

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
GpB	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
MaC	MAJOR LOAM, 8 TO 16 PERCENT SLOPES	B	0.24
McD	MAJOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	B	0.24
UuB	URBAN LAND - UDORMENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	-

LEGEND	
EXISTING CONTOUR	- - - - -
EXISTING SPOT ELEVATION	362.4
EXISTING TREELINE	--- ---
EXISTING TREES	(Tree symbols)
SOIL BOUNDARY	--- ---
15% TO 25% SLOPES	Diagonal hatching
SLOPES 25% AND GREATER (3:1 V 5:1 H)	Cross-hatching



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- THIS PROPERTY IS ZONED CCT & POR PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
- GROSS AREA OF PROPERTY = 4.19 AC ±
- BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY JOHN E. HARMIS, JR. & ASSOCIATES, INC., DATED APRIL 2008.
- TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY JOHN E. HARMIS, JR. & ASSOCIATES, INC., DATED APRIL 2008 AND ADJACENT BUILDING LOCATIONS SUPPLEMENTED BASED ON HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS, THEIR BUFFERS, OR THE REQUIRED FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ONSITE.
- FOREST CONSERVATION WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS.
- DEED REFERENCE: LIBER 268, FOLIO 123 AND LIBER 11087, FOLIO 358.
- ONE OF THE EXISTING ON-SITE STRUCTURES IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-183 AND IS KNOWN AS 3421 MARTHA BUSH DRIVE, ELLICOTT CITY, MARYLAND 21043.
- DPZ FILE NUMBERS: HDC-10-10.

Wetland Data

WETLAND SYSTEM	COWARDIN CLASSIFICATION	DOMINANT VEGETATION
A	PEM1A	Acer negundo, Salix nigra, Scirpus cyperinus, Ranunculus ficaria

Forest Stand Data

Key	Community Type	Acres	Dominant Vegetation	General Condition	Priority Acres
F1	Successional	0.6 (NTA)	Acer negundo, Acer platanoides, Morus rubra, Prunus serotina, Ulmus rubra, Rosa, Multiflora rose	Fair	0.2 +/- buffers/slopes

NOTES:

- No rare, threatened or endangered species were observed on the property.
- Surrounding land use is primarily high density residential and park land, though the property to the south is developed into a County office complex.
- The property includes a historic building.
- There are 0.3 acres of contiguous forest within 100 feet of the subject property. The forest connection is in the southeast corner of the site.
- All forest on the site is within Stand F-1.

OWNER/DEVELOPER

LINWOOD CENTER, INC.
C/O WILLIAM MOSS
3421 MARTHA BUSH DRIVE
ELLICOTT CITY, MARYLAND 21043
410.485.1352

FOREST STAND & WETLAND DELINEATION

LINWOOD CENTER, INC.
HDC-10-10

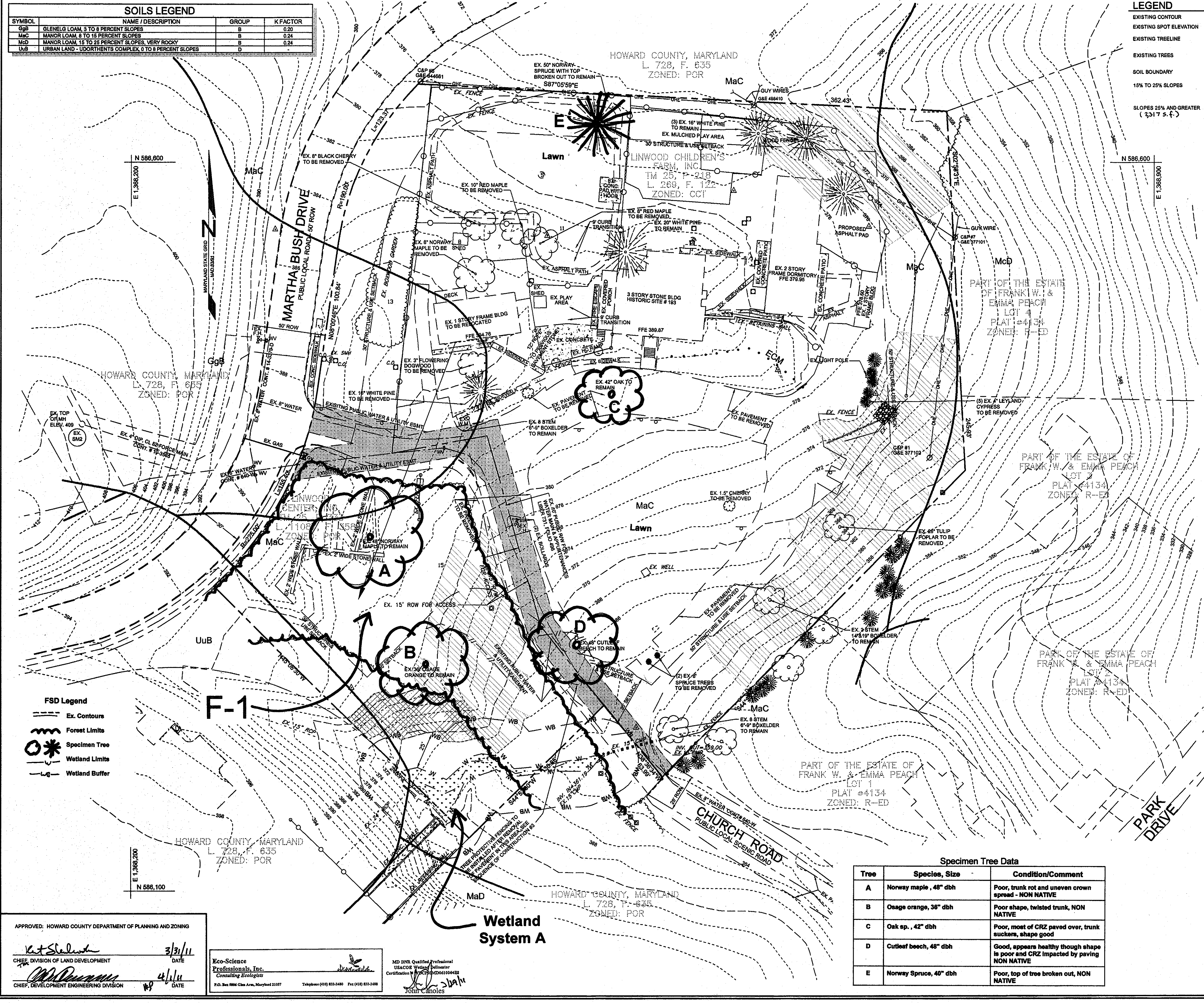
TAX MAP 25 GRID 1 PARCELS 218 & 333
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: MARCH 14, 2011
PROJECT #: 09-044
SHEET #: 3 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3888, EXPIRATION DATE: JANUARY 12, 2012



FSD Legend	
--- ---	Ex. Contours
--- ---	Forest Limits
(Tree symbol)	Specimen Tree
--- ---	Wetland Limits
--- ---	Wetland Buffer

Specimen Tree Data

Tree	Species, Size	Condition/Comment
A	Norway maple, 48" dbh	Poor, trunk rot and uneven crown spread - NON NATIVE
B	Osage orange, 36" dbh	Poor shape, twisted trunk, NON NATIVE
C	Oak sp., 42" dbh	Poor, most of CRZ paved over, trunk suckers, shape good
D	Cutleaf beech, 48" dbh	Good, appears healthy though shape is poor and CRZ impacted by paving NON NATIVE
E	Norway Spruce, 40" dbh	Poor, top of tree broken out, NON NATIVE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3/31/11
DATE
3/31/11
DATE

Eco-Science Professionals, Inc.
Consulting Ecologists
170. Bus 994 Glen Arm, Maryland 21087 Telephone (410) 853-3490 Fax (410) 853-2488

MD DNR Qualified Professional USACOR Wetland delineator
Certification No. 17793 ID#01004432
John Canoles