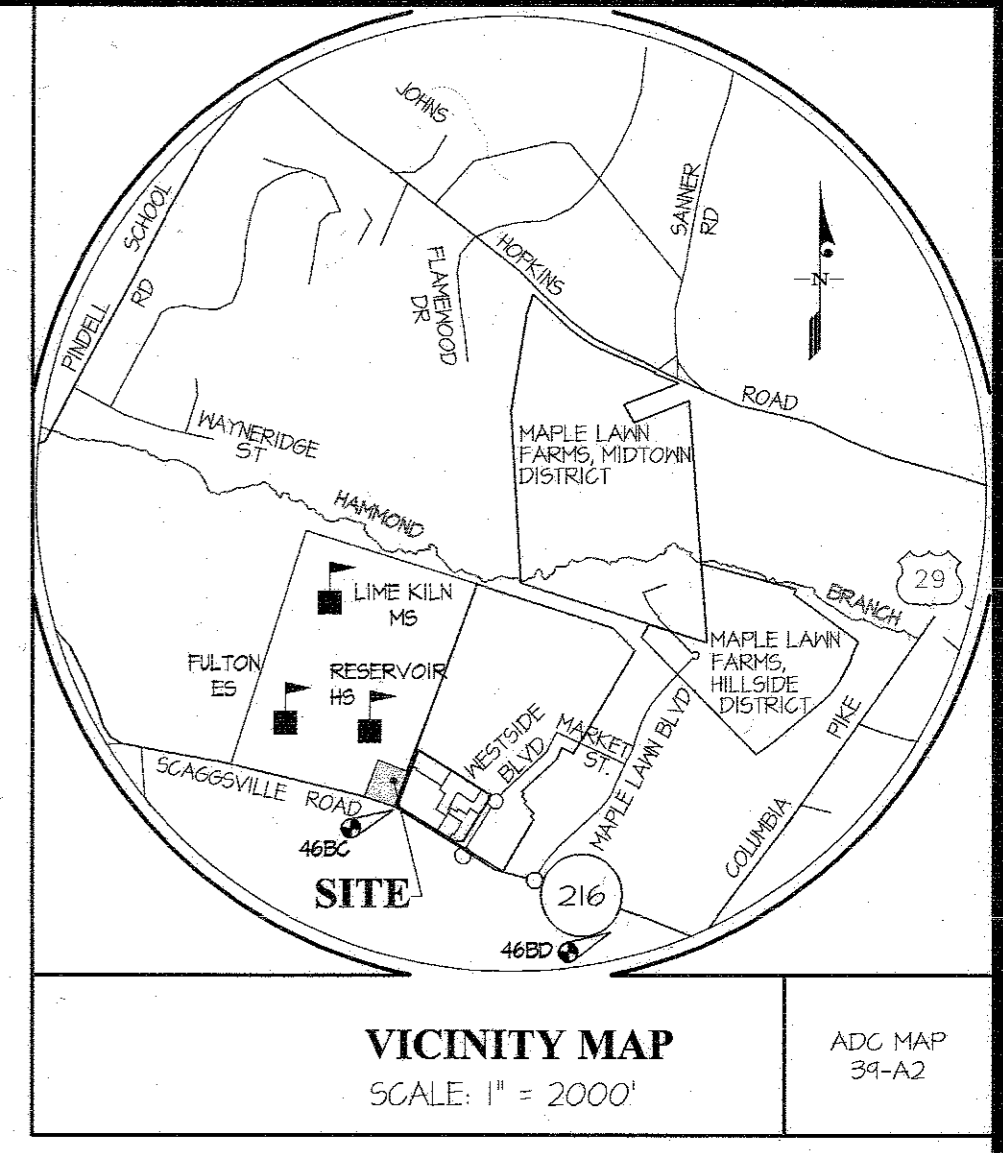


ENVIRONMENTAL CONCEPT PLAN

CSH MAPLE LAWN L.L.C.

MAPLE LAWN FARMS PARCEL 476

LIBER 9293 FOLIO 183



- SITE ANALYSIS**
1. SITE AREA: PARCEL 476: 3.00 AC.
 2. DISTURBANCE AREA: 3.00 AC.
 3. EXISTING FORESTED AREA: 0.12 AC.
 4. THERE ARE NO STREAMS OR WETLANDS ON THE SITE.
 5. THERE IS NOT A FLOOD PLAIN PRESENT ON THE SITE.
 6. THERE ARE NO SLOPES STEEPER THAN 15 PERCENT.
 7. THERE ARE HIGHLY ERODIBLE SOILS, AS DEFINED BY THE HOWARD SOIL SURVEY, ON SITE. MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED. SOIL TABLE PROVIDED ON PAGE 2.
 8. LIMIT OF DISTURBED AREA: 3.00 AC.
 9. PROPOSED USE: ASSISTED LIVING
 10. PROPOSED FERVOUS AREA: 1.50 AC.
 11. PROPOSED IMPERVIOUS AREA: 0.50 AC.
 12. COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN AND SITE DEVELOPMENT PLAN STAGES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
 13. THE ENVIRONMENTAL CONCEPT PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
 14. THIS SITE IS SUBJECT TO HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS.
 15. EXISTING TOPOGRAPHY WAS FIELD OBTAINED BY GUTSCHICK, LITTLE & WEBER, PA (GLW) IN FEBRUARY 2016
 16. BOUNDARY WAS SURVEYED BY GUTSCHICK, LITTLE & WEBER, PA (GLW) IN FEBRUARY 2016
 17. THE SITE AREA FALLS WITHIN HOWARD SCD SOIL MAP #23.
 18. PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: MP-16-150

DESIGN NARRATIVE

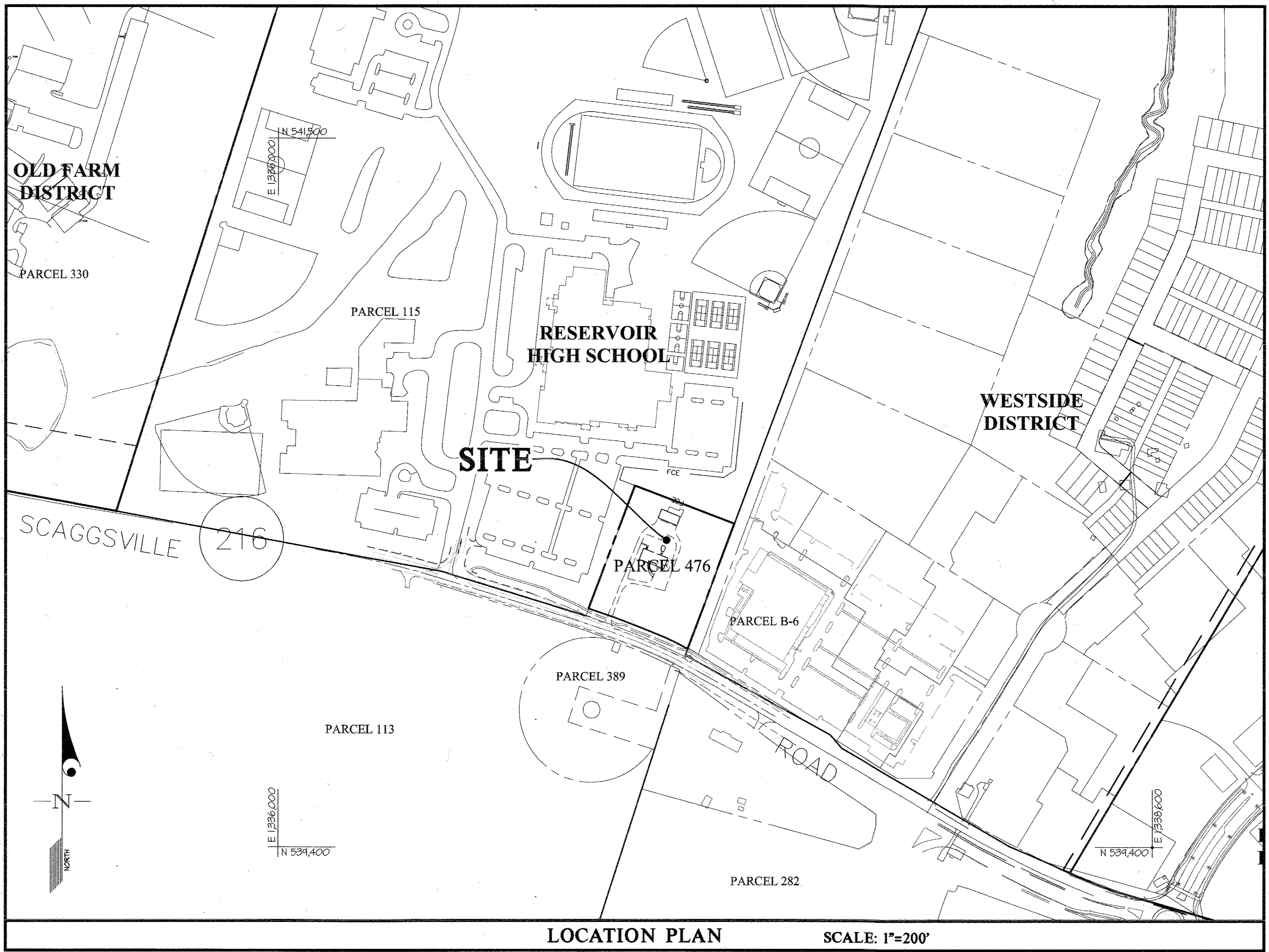
The proposed development on the subject parcels is intended to meet all of the goals of environmental site design (ESD). The existing parcel contains a single family house and detached garage. The proposed sediment controls for construction include: super silt fences, silt fence, and a stone construction entrance. These devices will be used to remove sedimentation during construction and dissipate flow velocity.

Most of the proposed site will drain to ESD measures. The ESD measures that are being employed are 5 micro-bioretenion devices. Each micro-bio device will have an overflow inlet which will allow rainfall from larger storm events, then the ESD design storm, to safely pass discharges to the proposed storm drain system which will be connected to the existing downstream storm drain system. Each micro-bioretenion facility will be provided with an underdrain connected to the storm drain system. These proposed facilities will provide the required ESD volume for the project area.

1. Natural Resource Protection: There are no natural resources such as streams, wetlands, flood plain or similar environmentally sensitive areas to protect. The site contains approximately 0.12 Acres of existing forest. The property is mostly lawn, with pockets of woods and trees scattered throughout the site.
2. Maintenance of Natural Flow Patterns: The site terrain slopes from the high point in the middle of the site and downgrade towards the property lines. Drainage areas that currently drain to the east and drain to the west will be maintained respectively.
3. Reduction of Impervious Area: The impervious area has been clustered into the middle of the site, preserving the perimeter for landscaping and SWM. The number of parking spaces provided is the minimum required per the zoning ordinance, thereby keeping the impervious area to a minimum.
4. Integration of Erosion and Sediment Control into the SWM Strategy: Sediment Control has been integrated into the SWM strategy by implementing Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). These ESD devices may be utilized for some sediment control as well during construction. Silt fence and super silt fence will enhance sediment control during construction.
5. Implementation of ESD to the MEP: As stated in Number 4, ESD is being provided to the MEP. Conceptual computations are provided demonstrating this.

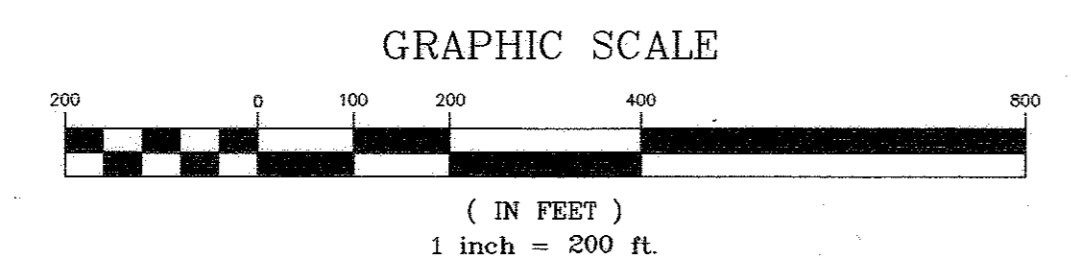
GENERAL NOTE:

1. FOREST CONSERVATION WILL BE PROVIDED OFFSITE IN THE SITE DEVELOPMENT PLAN STAGE.



LEGEND

EX. 8" S	EX. SEWER
EX. 16" W	EX. WATER
EX. 18" RCP	EX. STORM DRAIN
S	PROP. SEWER
W	PROP. WATER
STORM	PROP. STORM DRAIN
410	EX. CONTOURS
410	PROP. CONTOURS
420	PROP. CONTOURS
G	EX. GAS
E	EX. ELECTRIC
E	PROP. ELECTRIC
LD	PROP. LIMIT OF DISTURBANCE
SF	STANDARD SILT FENCE
SSF	SUPER SILT FENCE
	EX. CURB & GUTTER
	PROP. CURB & GUTTER
	EX. TREELINE
	PROP. TREELINE
	PROP. BUILDING
	PARKING LOT LIGHT
	PROP. TRANSFORMER
	PROP. SIDEWALK
	PROP. PAVEMENT
	PROP. CONCRETE
	PROP. FIRE HYDRANT
	ESDV DRAINAGE DIVIDE
	BUILDING RESTRICTION LINE & USE RESTRICTION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kate DeLoach 10-13-16
Chief, Division of Land Development Date

Chad Coleman 10-17-16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

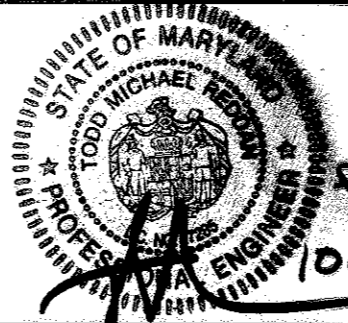
DATE	REVISION	BY	APP'R.

OWNER:
LOIS PETERS
13009 TWELVE TREES CT
CLARKSVILLE MD 21029

PREPARED FOR:
APPLICANT:
CSH MAPLE LAWN LLC
1275 PENNSYLVANIA AVE. NW, 2ND FLOOR
WASHINGTON D.C. 20004
CONTACT: DAVID R. ENNIS
TEL: (202) 469-8400

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12725.
EXPIRATION DATE: MARCH 17, 2017.



ENVIRONMENTAL CONCEPT COVER SHEET

CSH MAPLE LAWN LLC
11584 SCAGGSVILLE ROAD
PARCEL 476
LIBER 9293 FOLIO 183
CLARKSVILLE ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

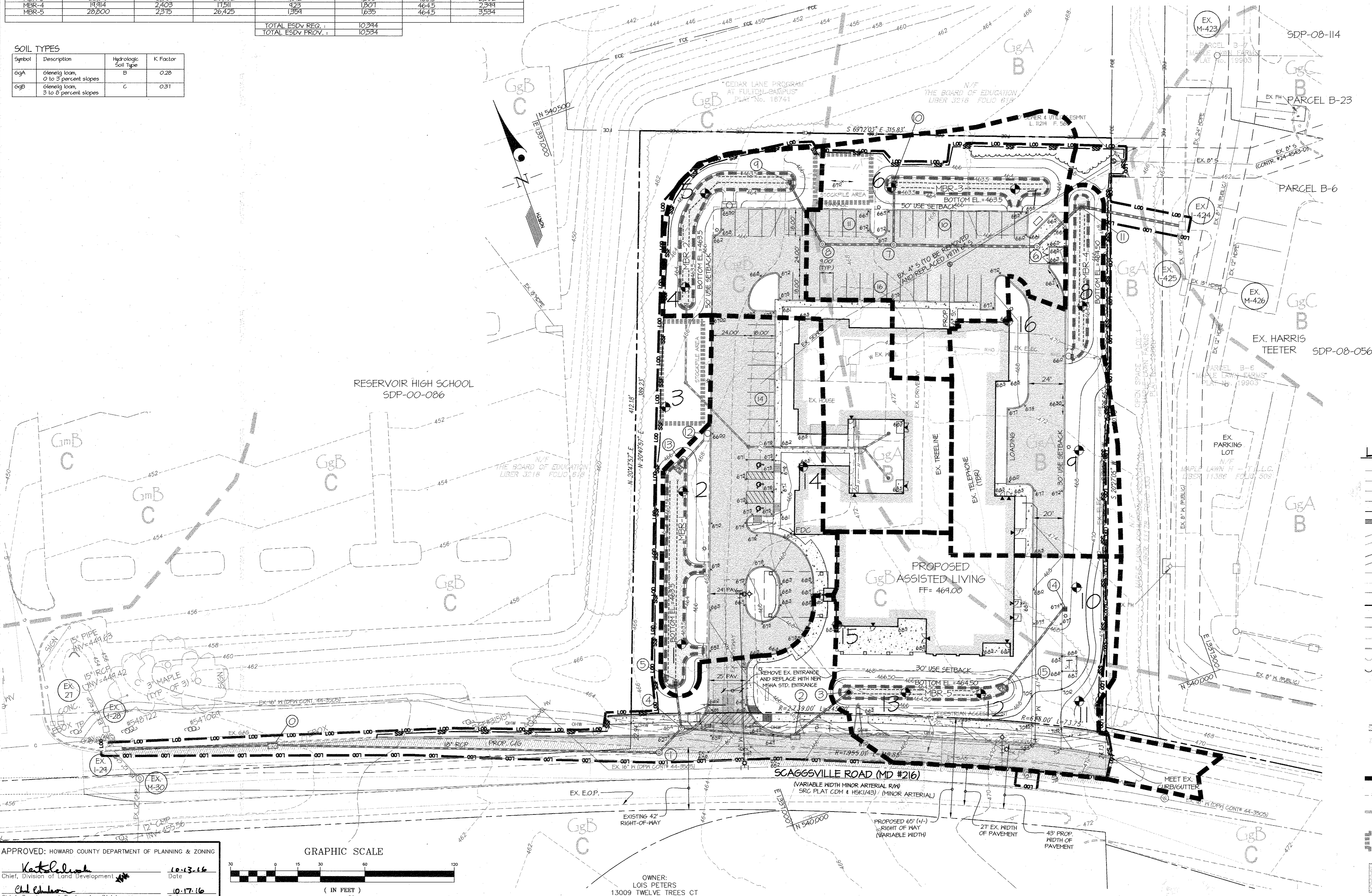
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	CCT	16001
DATE	TAX MAP - GRID	SHEET
JUNE, 2016	41 - 21	1 OF 3

SHEET INDEX

1	COVER SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	FOREST STAND DELINEATION

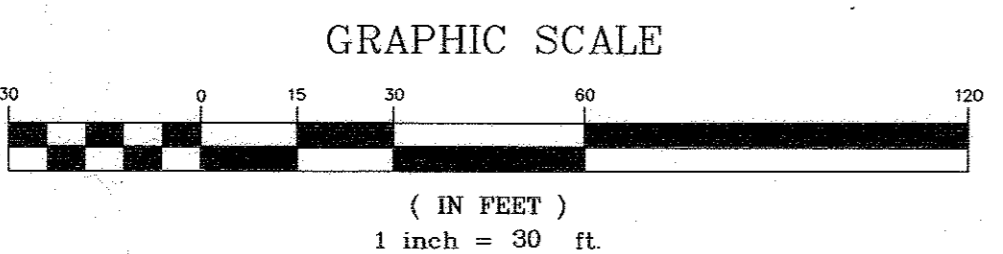
ESD FACILITY	TOTAL DRAINAGE AREA (SF)	ESD SURFACE AREA (SF)	NET DRAINAGE AREA (SF)	MIN. ESDv (Pe=1.00") (CF)	ESDv PROVIDED (CF)	BOTTOM ELEVATION	MAXIMUM VOLUME (CF)
MBR-1	22116	4038	18078	1158	3010	4635	3010
MBR-2	20155	3416	11394	1028	2544	4635	2613
MBR-3	22815	2061	20752	1012	1538	4635	2632
MBR-4	18314	2403	11511	423	1801	4645	2594
MBR-5	28200	2215	26425	1394	1835	4645	3534
TOTAL ESDv REQ. :				10344			
TOTAL ESDv PROV. :				10584			

Symbol	Description	Hydrologic Soil Type	K Factor
GgA	Glennelg loam, 0 to 3 percent slopes	B	0.28
GgB	Glennelg loam, 3 to 8 percent slopes	C	0.31



LEGEND	
EX 8" S	EX SEWER
EX 16" W	EX WATER
EX 18" RCP	EX STORM DRAIN
S	PROP. SEWER
W	PROP. WATER
STORM	PROP. STORM DRAIN
410	EX. CONTOURS
410	PROP. CONTOURS
G	EX. GAS
E	EX. ELECTRIC
E	PROP. ELECTRIC
LOO	PROP. LIMIT OF DISTURBANCE
SF	STANDARD SILT FENCE
SSF	SUPER SILT FENCE
EX CURB & GUTTER	EX. CURB & GUTTER
PROP. CURB & GUTTER	PROP. CURB & GUTTER
EX. TREELINE	EX. TREELINE
PROP. TREELINE	PROP. TREELINE
PROP. BUILDING	PROP. BUILDING
PARKING LOT LIGHT	PARKING LOT LIGHT
PROP. TRANSFORMER	PROP. TRANSFORMER
PROP. SIDEWALK	PROP. SIDEWALK
PROP. PAVEMENT	PROP. PAVEMENT
PROP. CONCRETE	PROP. CONCRETE
PROP. FIRE HYDRANT	PROP. FIRE HYDRANT
ESDv DRAINAGE DIVIDE	ESDv DRAINAGE DIVIDE
BUILDING RESTRICTION LINE & USE RESTRICTION	BUILDING RESTRICTION LINE & USE RESTRICTION
EXISTING SOILS	EXISTING SOILS
STOCKPILE AREA	STOCKPILE AREA
SCF	STABILIZED CONSTRUCTION ENTRANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division



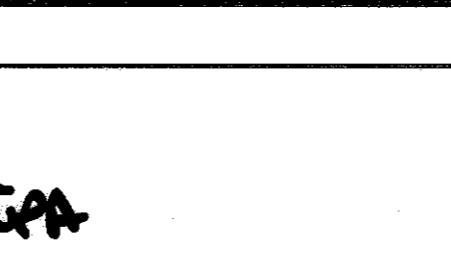
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 1809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

OWNER:
 LOIS PETERS
 13009 TWELVE TREES CT
 CLARKSVILLE MD 21029

PREPARED FOR:
 APPLICANT:
 CSH MAPLE LAWN LLC
 1275 PENNSYLVANIA AVE. NW, 2ND FLOOR
 WASHINGTON D.C. 20004
 CONTACT: DAVID R. ENNIS
 TEL. (202) 469-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12185. EXPIRATION DATE: March 17, 2017.



ENVIRONMENTAL CONCEPT PLAN
CSH MAPLE LAWN LLC
 11584 SCAGGSVILLE ROAD
 PARCEL 476
 LIBER 9293 FOLIO 183
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	CCT	16001
DATE	TAX MAP - GRID	SHEET
JUNE, 2016	41 - 21	2 OF 3

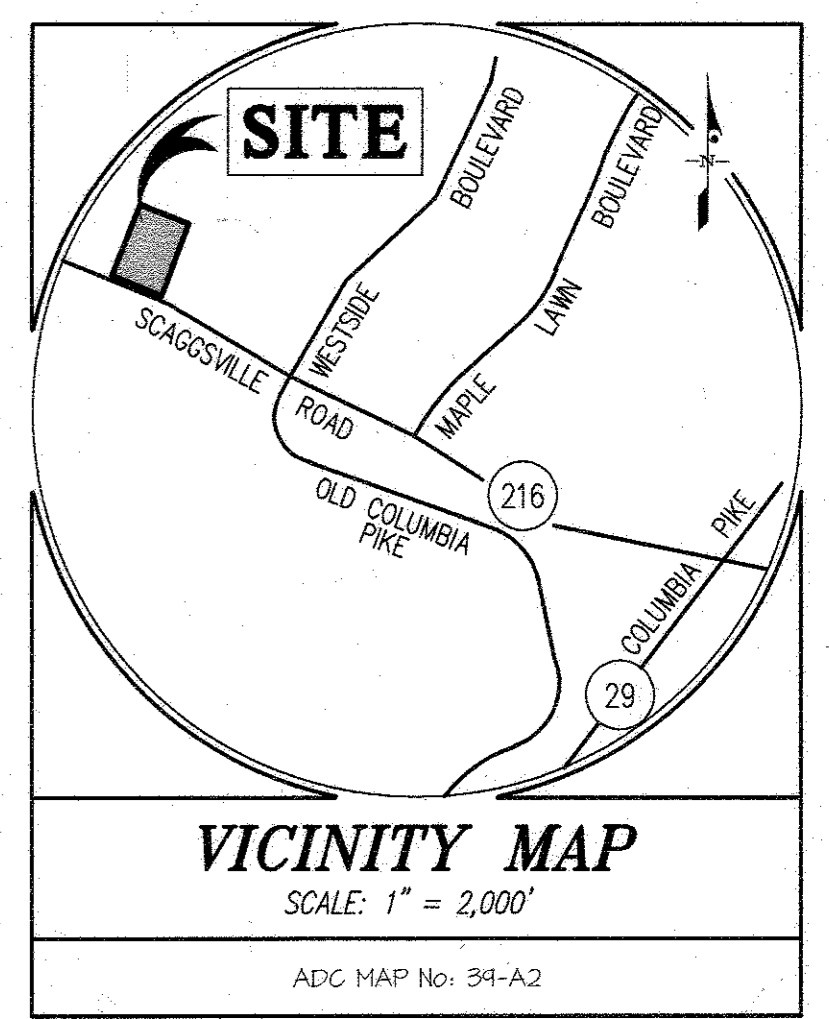


- EXISTING UTILITY NOTES**
- For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
 - Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
 - For field location of gas line services, notify Washington Gas Light Co. 703-750-1000, 48 hours prior to the start of any excavation or construction.
 - Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Gutschick, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
 - Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



SITE ANALYSIS

GROSS AREA OF PROPERTY TRACT.....3.00± AC.
100-YEAR FLOOD PLAIN AREA.....0.00 AC.
WETLANDS.....0.00 AC.
TOTAL FORESTED AREA.....0.72 AC.

FOREST STAND DELINEATION NARRATIVE

The existing parcel contains a single family house and detached garage. There are no streams, wetlands, floodplain or similar environmentally sensitive areas. The property is mostly lawn and the site terrain slopes from the high point in the middle of the site and downgrade towards the property lines. To the north of the site there is an existing forest conservation easement on the adjacent property.

The band of forest (F1) along the North and East property lines is approximately 0.72 Acres. This forest is young and dominated by mostly pioneer species including Honey Locust and White Mulberry with an average DBH of less than 3". The forest is not located within any environmentally sensitive areas. There is one specimen tree located in the central portion of the site.

GENERAL NOTES

- DNR Watershed No: 02-13-11
DNR Watershed Name: Patuxent River
- The Wetland Delineation Report was created on May 5, 2016 by Geo-technology Associates, Inc. and that included vegetation stratum, which was confirmed by Julie Soss of Gutschick Little & Weber, P.A. (GLW) and that information was used to produce the Forest Stand Delineation Analysis Table.
- The Forest Stand Delineation was conducted by Julie Soss of Gutschick Little & Weber, P.A. (GLW) on April 20, 2016.
- Trees were measured with a D-Tape in the field by Julie Soss of Gutschick Little & Weber, P.A. (GLW) on April 20, 2016.

SOIL TYPES

GgA: Gieneg1 loam, 0 to 3 percent slopes
GgB: Gieneg1 loam, 3 to 8 percent slopes

SIGNIFICANT/SPECIMEN TREE LIST

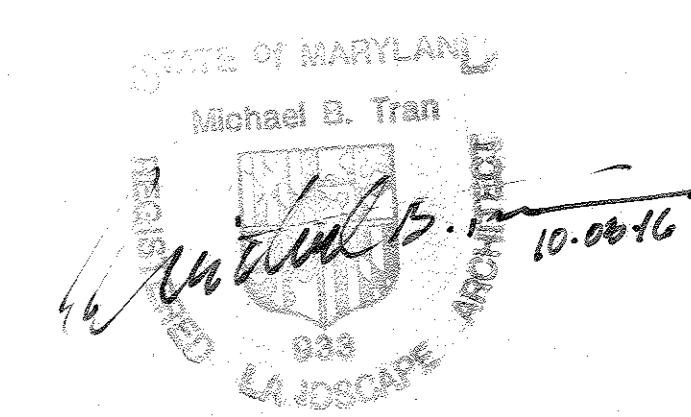
No.	Common Name	Species Name	DBH (in.)	Condition
1	Sawtooth Oak	Quercus acutissima	43	Good

Applicant: CSH MAPLE LAWN LLC

FOREST STAND ANALYSIS TABLE

KEY	(A) TYPE OF FOREST	(B) AREA*	(C) SOIL INFORMATION**				(D) EXISTING VEGETATION (Dominant Species and Approx. %)	(E) STAND CHARACTERISTICS			(F) FOREST AREA IN SENSITIVE ENVIRONMENTS* (Acres)
			1. Soil Types	2. Typical forest cover for soil type	3. Woodland Suitability Index	4. Habitat Value for soil type		1. Size (Dia)	2. Age	3. General Condition	
F1	Young Pioneer Forest	Approximately 0.72 Acres	GgA	Chestnut, Scarlet, Black, and White Oaks; Hickory and Red Maple.	10-21	Good	Honey Locust: 40% White Mulberry: 30% Blackberry: 25% Sawtooth blackberry: 15% Black Cherry: 5% Herbaceous: 5% Purple Loose Needle: 30% Sticknutt: 15% Allam v. racula: 10% Newort Plantain: 10% Mock strawberry: 5% Yucca: 40% Japanese Honeysuckle: 5% Virginia Creeper: 5% Poison Ivy: 5%	Average DBH less than 3"	Prudentiality less than 15 years	Good	0.00 acres of F1 is within sensitive environments (stream & wetland buffers + floodplains).

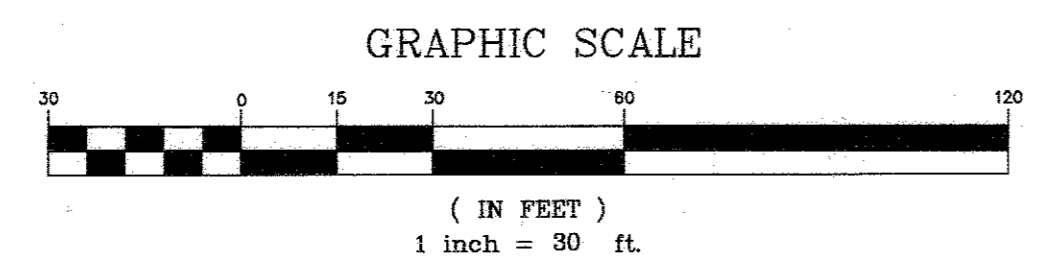
* Area measured to the nearest 1/10 acre
** Source: Howard County Soil Survey, USDA



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kate Schaefer 10-13-16
Chief, Division of Land Development Date

Chad Edelman 10-17-16
Chief, Development Engineering Division Date



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

OWNER:
LOIS PETERS
13009 TWELVE TREES CT
CLARKSVILLE MD 21029

PREPARED FOR:
APPLICANT:
CSH MAPLE LAWN LLC
1275 PENNSYLVANIA AVE. NW, 2nd FLOOR
WASHINGTON D.C. 20004
CONTACT: DAVID R. ENNIS
TEL. (202) 469-8400

FOREST STAND DELINEATION

CSH MAPLE LAWN LLC
11584 SCAGGSVILLE ROAD
PARCEL 476
LIBER 9293 FOLIO 183

CLARKSVILLE ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE 1"=30'	ZONING OCT	G. L. W. FILE No. 16001
DATE JUNE, 2016	TAX MAP - GRID 41 - 21	SHEET 3 OF 3

L:\CAD\DRAWINGS\16001\PLANS BY GLW\NRFS\16001-NRFS01.dwg