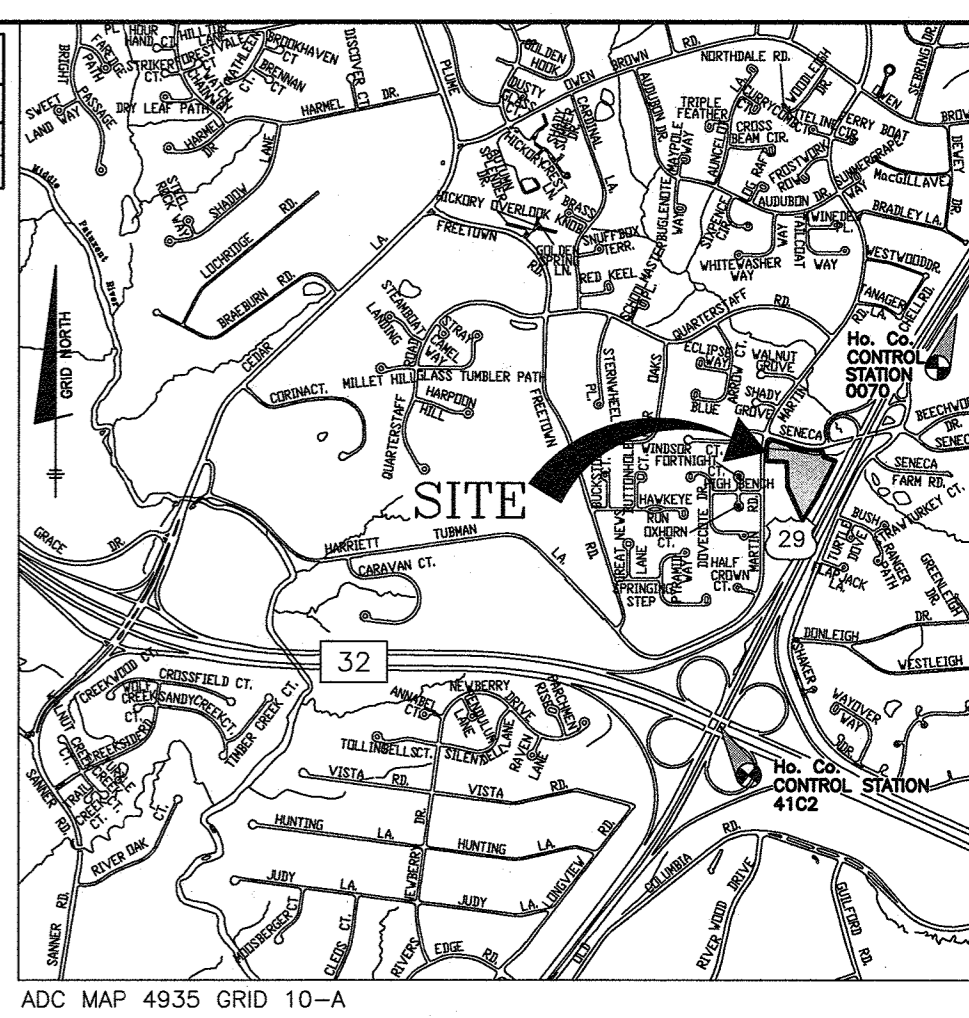


SHEET INDEX	
NO.	DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	GRADING AND SEDIMENT CONTROL PLAN



BENCH MARKS	
HO. CO. #0070 (NAD '83)	ELEV. 406.357
STANDARD DISC ON CONCRETE MONUMENT	
E OF RTE 29, NORTH OF SENECA DRIVE BRIDGE	
N 556041.785	E 1350374.642
HO. CO. #41C2 (NAD '83)	ELEV. 395.193
STANDARD DISC ON CONCRETE MONUMENT	
ISLE RTE 32 100' EAST OF RTE 29 NBL	
N 551616.419	E 1348104.192

- ### GENERAL NOTES
- SUBJECT PROPERTY ZONED CEF-M PER ZONING BOARD CASE NUMBER ZB-1115M. SCALE: 1"=200'
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER 2013 AND HOWARD COUNTY 2008 GIS AND ARE 2' INTERVALS.
 - 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. 0070 AND 41C2 WERE USED FOR THIS PROJECT.
 - WATER IS PUBLIC UNDER CONTRACT NUMBER 24-0553-D, DRAINAGE AREA IS PATAPSCO.
 - SEWER IS PUBLIC UNDER CONTRACT NUMBER 24-0553-D, DRAINAGE AREA IS PATAPSCO.
 - STORMWATER MANAGEMENT FOR THIS SITE WILL BE BY MICRO-BIOTENTION, PERVIOUS PAVING, SURFACE SANDFILTER, NON-ROOFTOP DISCONNECT AND UNDERGROUND SANDFILTER. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - THE EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY, HOWARD COUNTY GIS AND SHA CONTRACT DRAWINGS.
 - FLOODPLAIN IS BASED ON HOWARD COUNTY DFIRM. ELEVATIONS ARE APPROXIMATE.
 - A FOREST STAND DELINEATION AND WETLANDS DELINEATION FOR PARCELS 04, 108 AND 495 WAS PREPARED BY KLEBASKO ENVIRONMENTAL, LLC DATED FEBRUARY 2014 AND APPROVED UNDER SP-15-008. A SIMPLIFIED FOREST STAND DELINEATION FOR THE OFF-SITE LOD WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED MAY 23, 2018.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE STREAMS OR THEIR REQUIRED BUFFERS AND FLOODPLAIN EXCEPT FOR THE PROPOSED ENTRANCE ROAD GRADING CONSIDERED TO BE NECESSARY TO ENTER THE SITE PER SECTION 16.16(C) AS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING. AS A RESULT TO THE LOCATION OF THE EXISTING/PROPOSED ENTRANCE THERE WILL BE MODERATE IMPACTS TO THE 50' STREAM BANK BUFFER. THIS IS A NECESSARY IMPACT TO CONSTRUCT A WIDER ENTRANCE DRIVE TO ACCOMMODATE THE MINIMUM 2-WAY DRIVE ISLE WIDTH OF 24'. ADDITIONALLY, THE DRIVE WILL BE LOCATED IN CLOSE PROXIMITY OF THE SOUTHERN PROPERTY LINE AS ALLOWED TO MINIMIZE THE IMPACTS TO ENVIRONMENTAL FEATURES.
 - THERE ARE NO IMPACTS TO THE ONSITE STEEP SLOPES.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED IN THE DEVELOPMENT AREA. THE HOWARD COUNTY HISTORIC PRESERVATION DOCUMENTS (H5-137) INDICATED THE PRESENCE OF GRAVES WITHIN OR NEAR THE SITE BUT THE LOCATION AND/OR IF THE SITES STILL EXIST ARE NOT CLEAR. BASED ON FIELD SURVEYED TOPOGRAPHY OF THE PROPERTY AND SITE VISIT, NO CEMETERY OR GRAVE STONES WERE OBSERVED. THE HOWARD COUNTY CEMETERY PRESERVATION ADVISORY BOARD HAS REVIEWED THE CASE AND VISITED THE SITE. THE GRAVE SITES SPECIFIC LOCATION WAS UNABLE TO BE DETERMINED. IF GRAVE SITES ARE DISCOVERED DURING CONSTRUCTION PER SECTION 16.1305 OF THE HOWARD COUNTY ZONING ORDINANCE WORK IN THAT AREA SHALL BE SUSPENDED UNTIL A DETERMINATION CAN BE MADE BY DPZ AS TO HOW TO ADDRESS THE SITE.
 - THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE MET BY ON-SITE RETENTION AND OFFSITE FOREST BANK AS REQUIRED.
 - PREVIOUS DPZ FILES: ECP-14-065, SP-15-008, WP-16-046, F-16-007, WP-17-016, WP-18-041
 - THE EXISTING SEWER AND SEPTIC SYSTEM MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE FINAL RECORD PLAT.
 - THE EXISTING STRUCTURE LOCATED ON PARCEL 495 IS TO REMAIN.
 - OFFSITE PATHWAY MODIFICATION ON ADJACENT OPEN SPACE LOT 196 WAS A CONCESSION OFFERED BY THE DEVELOPER AS AN ADDITIONAL AMENITY FOR THE COMMUNITY AND FOR THE BRIGHTVIEW RESIDENCES. THIS PATHWAY MODIFICATION WAS AGREED AS PART OF THE ZONING APPROVAL (SEE SHEET 2).
 - THIS PLAN IS SUBJECT TO WP-16-046 APPROVED NOVEMBER 2, 2016 TO WAIVE SECTION 16.121(G)(4)(ii) RECREATION OPEN SPACE, WHICH STATES THAT AT LEAST 20 FEET OF THE PERIMETER OF THE RECREATIONAL LAND MUST FRONT ON A PUBLIC OR PRIVATE ROAD AND THE RECREATIONAL AREA SHOULD BE LOCATED TO THE LOTS' SERVES THE PLANNING DIRECTOR HAS ALSO APPROVED THE REQUEST TO WAIVE SECTION 16.1205(G)(7) ON-SITE FOREST RETENTION WHICH REQUIRES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF THE STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER ARE CONSIDERED PRIORITY FOR ON-SITE RETENTION IN THE COUNTY. APPROVAL, IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLY WITH ALL SRC AGENCY COMMENTS ON THE SUBMITTED FINAL PLANS, F-16-007.
 - FOUR (4) 2.5"-3" CALIBER, NATIVE SHADE TREES AS MITIGATION FOR THE TWO 32" BLACK CHERRY TREES PROPOSED TO BE REMOVED FROM PROPERTY. THESE TREES IN ADDITION TO ANY STREET TREE AND PERIMETER LANDSCAPING REQUIREMENTS.
 - COMPLIANCE WITH ALL ATTACHED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED OCTOBER 6, 2015.
 - THE APPLICANT SHALL IDENTIFY THE LOCATION OF THE RECREATIONAL OPEN SPACE AND ACCESS WITH BOLLARD AND SIGNAGE AT THE ACCESS ENTRANCE ONTO ATHOL WOODS LANE.
 - THIS PLAN IS SUBJECT TO WP-17-016 APPROVED OCTOBER 26, 2016 TO REQUEST AN ALTERNATE COMPLIANCE OF SECTION 16.144(p), 16.144(q) AND 16.144(r)(1)(i). APPROVAL IS SUBJECT TO THE FOLLOWING:
 - INCLUDE THE ALTERNATIVE COMPLIANCE PETITION NUMBER, DESCRIPTION, AND DECISION ON ALL ASSOCIATED AND FUTURE SUBMITTED PLANS.
 - THE DEVELOPER MUST SUBMIT THE DEVELOPER'S AGREEMENT AND PLAT ORIGINALS WITHIN 1 YEAR OF THE ALTERNATIVE COMPLIANCE APPROVAL (OCTOBER 26, 2017). THE DEVELOPERS AGREEMENT MUST BE SUBMITTED THREE (3) WEEKS PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS.)
 - CONTACT CAROL STRIN (410) 313-4351 TO SET UP AN ORIGINAL PLAN SUBMITTAL APPOINTMENT WITHIN THE ALLOTTED TIME PERIOD. THE APPLICANT IS RESPONSIBLE FOR ANY PROCESSING FEE CHANGES THAT MAY HAVE OCCURRED SINCE THE "TECHNICALLY COMPLETE" LETTER WAS ISSUED FOR F-16-007.
 - BE ADVISED THAT APPROVAL OF CEF ZONING WITH THE NEW DEVELOPMENT PLANS WILL REQUIRE A NEW PLAN SUBMISSION.

LEGEND

EXISTING CONTOURS	352 350
EXISTING TREELINE	---
EXISTING STREAM	---
EXISTING STREAMBANK BUFFER	---
APPROXIMATE 100 YEAR FLOODPLAIN LIMITS	---
EXISTING STRUCTURE	---
100 YEAR FLOODPLAIN	---
LIMIT OF WETLANDS	---
STEEP SLOPES-20% OR GREATER	---
SOIL BOUNDARY	---
SOILS DELINEATION	GnA

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	K VALUE	GROUP
Gub	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.20	B
Gbc	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	0.20	B
Gfb	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.20	B
**Gub	GLEVILLE-URBAN-UDORTHERNS COMPLEX, 0 TO 8 PERCENT SLOPES	0.37	C
Uaf	UDORTHERNS HIGHWAY, 0 TO 65 PERCENT SLOPES	---	D

BASED ON USDA NRCS WEB SOIL NATIONAL COOPERATIVE SOIL SURVEY. SEE HOWARD COUNTY SOIL SURVEY MAP NO. 18
 ** HIGHLY ERODIBLE SOILS: SOILS WITH A K VALUE GREATER THAN 0.35 WITH SLOPES 5% OR GREATER OR SLOPES 15% OR GREATER.

DEVELOPMENT SITE ANALYSIS DATA/TABULATION

A) TOTAL PROJECT AREA.....	6.69± AC.
B) AREA OF WETLANDS AND BUFFER.....	5.07± AC.(P. 04 & 108)
C) AREA OF 100-YR. FLOODPLAIN.....	1.62± AC.(P. 495)
D) AREA OF STEEP SLOPES 25% OF GREATER... 0.27 AC. TOTAL	0.45± AC.
E) NET AREA OF SITE.....	0.16 AC.
F) PUBLIC ROAD DEDICATION.....	6.08 AC.
G) NUMBER OF UNITS PROPOSED.....	0.00± AC.
H) PRESENT ZONING DESIGNATION.....	170
I) PROPOSED USE.....	CEF-M
J) LIMIT OF DISTURBANCE.....	SENIOR HOUSING
	5.20 AC.±

SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	CONDITION RATING	CONDITION/COMMENTS	STATUS
1	YELLOW POPLAR	LIRIODENDRON TULIPIFERA	30		MINOR BROKEN LIMBS	TO REMAIN
2	BLACK CHERRY	PRUNUS SEROTINA	32(TWIN)		BROKEN LIMBS, TRUNK DAMAGE, SPLIT @ 2'	TO BE REMOVED
3	BLACK CHERRY	PRUNUS SEROTINA	32		3'-TRUNK SPLIT @ 5.5', ONE TRUNK DEAD, BROKEN LIMBS	TO BE REMOVED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edson 8/23/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin S. Edwards 8/23/18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

BENCHMARK ENGINEERING, INC.

ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 (F) 410-485-8644
 WWW.BE-ENGINEERING.COM

DEVELOPER/CONTRACT PURCHASER:

BRIGHTVIEW COLUMBIA, LLC
 218 NORTH CHARLES STREET
 SUITE 220
 BALTIMORE, MD 21201
 410-965-0595

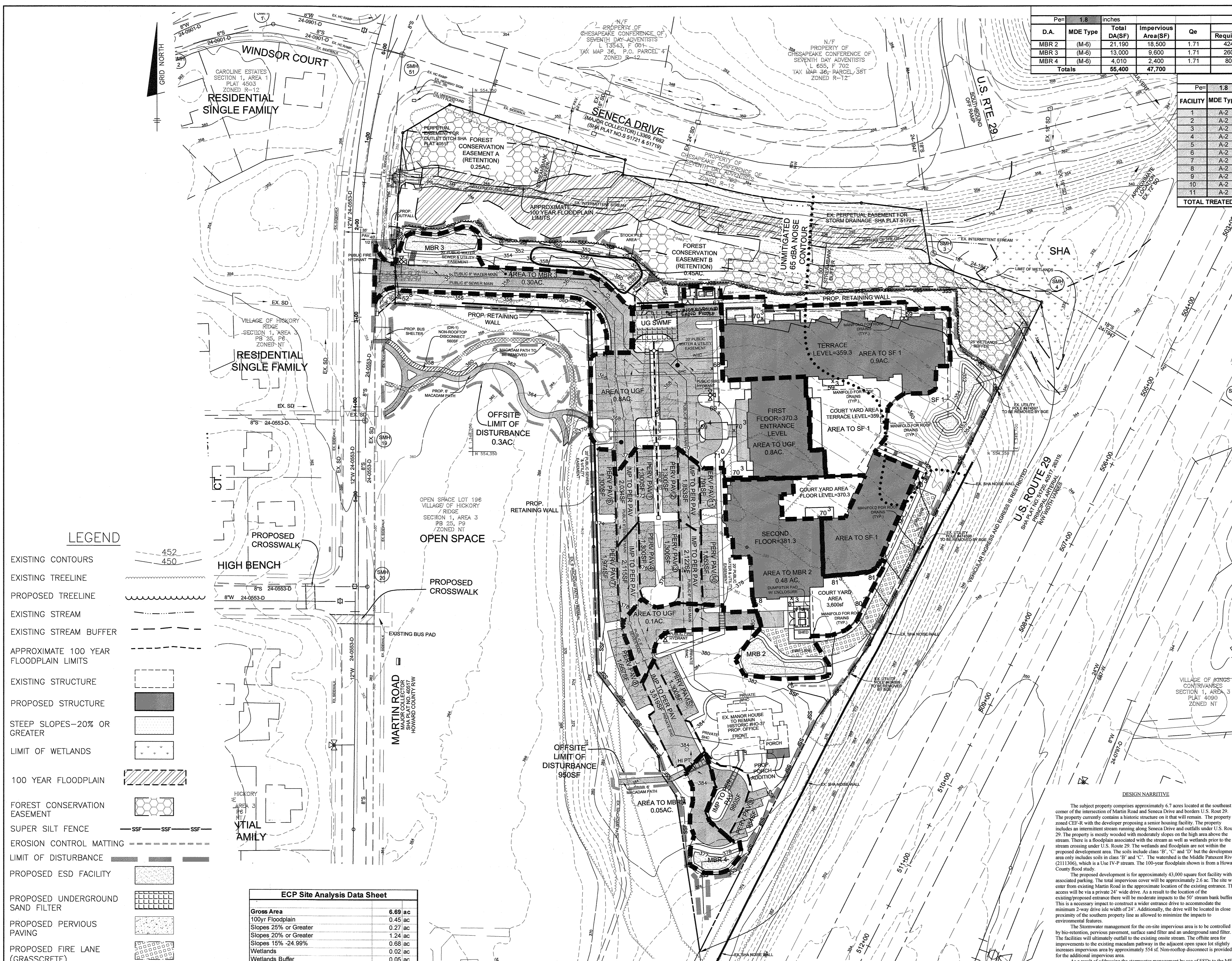
BRIGHTVIEW COLUMBIA SENIOR LIVING COMMUNITY

TAX MAP: 36 - GRID: 19 - PARCEL: 04, 108 & 495
 ZONED: CEF-M
 ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN EXISTING CONDITIONS

DATE: AUGUST, 2018 BEI PROJECT NO. 2567
 SCALE: AS SHOWN SHEET NO. 1 OF 2

DESIGN: HCM/JCO DRAFT: JCO



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING STREAM BUFFER
- APPROXIMATE 100 YEAR FLOODPLAIN LIMITS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- STEEP SLOPES—20% OR GREATER
- LIMIT OF WETLANDS
- 100 YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- SUPER SILT FENCE
- EROSION CONTROL MATTING
- LIMIT OF DISTURBANCE
- PROPOSED ESD FACILITY
- PROPOSED UNDERGROUND SAND FILTER
- PROPOSED PERVIOUS PAVING
- PROPOSED FIRE LANE (GRASSCRETE)

ECP Site Analysis Data Sheet	
Gross Area	6.69 ac
100yr Floodplain	0.45 ac
Slopes 25% or Greater	0.27 ac
Slopes 20% or Greater	1.24 ac
Slopes 15% -24.99%	0.68 ac
Wetlands	0.02 ac
Wetlands Buffer	0.05 ac
Stream	591 lf
Stream Buffer	1.33 ac
Forested Area	3.76 ac
Erodible Soils (GUB)	1.10 ac
Area of Road Dedication	0.00 ac
Limit of Disturbance	5.20 ac
Impervious Area	2.60 ac
Green Space	2.60 ac

*All areas are approximate.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/23/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/23/18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

PLAN VIEW
 SCALE: 1" = 50'

ESD SUMMARY TABLE													
Pe	1.8 inches		Total DA(SF)		Impervious Area(SF)		Qe		AF		ESDv		
D.A.	MDE Type	Total DA(SF)	Impervious Area(SF)	Qe	Required	Provided	2% DA	Depth	Required	Provided	75% ESDv	RV	Pe
MBR 2	(M-6)	21,190	18,500	1.71	424	1910	PASS	1.0	2214	3025	PASS	0.95	1.80
MBR 3	(M-6)	13,000	9,600	1.71	260	1375	PASS	1.0	1161	1957	PASS	0.95	1.90
MBR 4	(M-6)	4,910	2,400	1.71	80	627	PASS	1.0	296	1085	PASS	0.95	3.42
Totals		55,400	47,700						5,718	8,810			

PREVIOUS PAVING SUMMARY TABLE												
Pe	1.8 inches		Total DA		Impervious Area		Rv		AF (SF)		ESDv (CF)	
FACILITY	MDE Type	Total DA	Impervious Area	Rv	Provided	AF Min.	Storage Depth	Stone Depth	Total	Required	Provided	Pe
1	A-2	3,334	2,034	0.80	1300	PASS	NA	1.0	300	300	571.5	2.1
2	A-2	3,153	1,853	0.58	1300	PASS	NA	1.0	274	274	390.0	2.1
3	A-2	3,422	2,122	0.61	1300	PASS	NA	1.0	312	312	390.0	2.1
4	A-2	3,415	2,115	0.61	1300	PASS	NA	1.0	311	311	390.0	2.1
5	A-2	4,819	3,519	0.71	1300	PASS	NA	1.0	511	511	390.0	2.0
6	A-2	1,300	0	0.05	1300	PASS	NA	1.0	10	10	390.0	2.6
7	A-2	1,974	0	0.05	1974	PASS	NA	1.0	15	15	592.2	2.6
8	A-2	1,667	0	0.05	1667	PASS	NA	1.0	13	13	500.1	2.6
9	A-2	1,964	980	0.50	984	PASS	NA	1.0	147	147	295.2	2.2
10	A-2	2,122	0	0.05	2122	PASS	NA	1.0	16	16	636.6	2.6
11	A-2	1,300	0	0.05	1300	PASS	NA	1.0	10	10	390.0	2.6
TOTAL TREATED		28,470	12,623						Total	2765	4,935.6	

(SF-1) Surface Sand Filter

Filtering Pretreatment Criteria

Total WQv = 4800 ft³
 75% WQv = 3600 ft³
 WQv in sand filter = 2400 ft³

WQv in forebay/pre-treatment = Vp = 1200 ft³
 or 50%

Required Filter Bed Area A(f)

A(f) = 632 ft²
 d(f) = 2.5 ft
 k = 3.5 ft/day
 h(f) = 0.75 ft
 t(f) = 1.67 days

Actual Filter Area = 625 ft²
 Filter Media Porosity = 0.4

Volume Check

V(temp) = 1200 ft³
 V(treat) = 1565 ft³
 Total WQv stored in Facility = 2765 ft³ > 3600

Ground Water Recharge

Rev = 667 cf
 Area of Bottom = 625 sf
 void ratio = 0.4
 Required Depth = 2.66 ft use depth of 3.00 ft

treated via stone chamber below facility

Underground Sand Filter Calculations (UG SWM)

Water Quality Facility

A = 0.95	Area in Acres	R(v) = 0.95	Runoff Coefficient
I = 100	Percent Impervious	Q(a) = 1.71	Watershed Inches
P = 1.8	Rainfall in Inches	WQ(v) = 8214 ft ³	0.188579
tc = 0.7	Times of Conc. (hr) from TR-55	Qn = 99.23	
q(u) = 1000	Unit Peak Q (csm/in)	(a)/P = 0.0165	
		(a)/P = 0.0086	
		Q(p) = 2.64 cfs	

Orifice Sizing

C = 0.6	g = 32.2 ft/s
Pipe Dia = 12 inches	a = 0.7854 ft ²
	h = 0.45 ft

Pretreatment

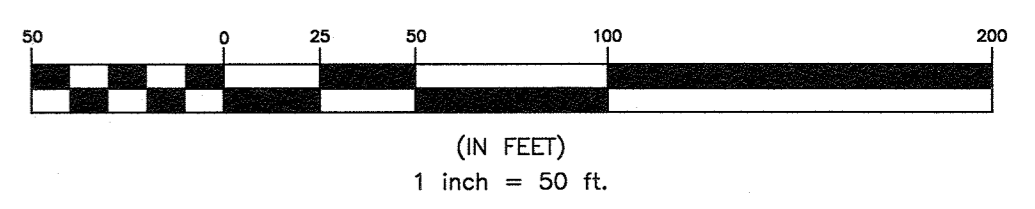
w = 30 ft	V(p) = 2054 ft ³
l = 20 ft	A(s) = 2 ft
d = 5 ft	A(sp) = 67 ft ²
V(p-actual) = 3000 ft ³	Chamber OK

Treatment

d(f) = 18 inches	V(temp) = 6161 ft ³
k = 3.5 ft/day	h(f) = 2 ft
t(f) = 1.67 days	A(f) = 602.3 ft ²
d(p-nd) = 4 ft	w = 30 ft
WQ(v) Provided = 8183 ft ³	l = 20
V(f-actual) = 3300 ft ³	minimum length to provide filter area A(f)

Volume

V(p-actual) = 3000 ft ³	Chamber dimensions are based on the Pretreatment width x length to provide the 75% required volume
V(f-actual) = 3300 ft ³	
V(temp) = 6300 ft ³	VOID RATIO = 40%
Vtemp (target) = 6161 ft ³	Chamber OK



The subject property comprises approximately 6.7 acres located at the southeast corner of the intersection of Martin Road and Seneca Drive and borders U.S. Route 29. The property currently contains a historic structure on it that will remain. The property is zoned CEF-4 with the developer proposing a senior housing facility. The property includes an intermittent stream running along Seneca Drive and outfalls under U.S. Route 29. The property is mostly wooded with moderate slopes on the high area above the stream. There is a floodplain associated with the stream as well as wetlands prior to the stream crossing under U.S. Route 29. The wetlands and floodplain are not within the proposed development area. The soils include class 'B', 'C' and 'D' but the development area only includes soils in class 'B' and 'C'. The watershed is the Middle Patuxent River (211306), which is a Use IV-P stream. The 100-year floodplain shown is from a Howard County flood study.

The proposed development is for approximately 43,000 square foot facility with associated parking. The total impervious cover will be approximately 2.6 ac. The site will enter from existing Martin Road in the approximate location of the existing entrance. The access will be via a private 24' wide drive. As a result to the location of the existing/proposed entrance there will be moderate impacts to the 50' stream bank buffer. This is a necessary impact to construct a wider entrance drive to accommodate the minimum 2-way drive lane width of 24'. Additionally, the drive will be located in close proximity of the southern property line as allowed to minimize the impacts to environmental features.

The stormwater management for the on-site impervious area is to be controlled by bioretention, pervious pavement, surface sand filter and an underground sand filter. The facilities will ultimately outfall to the existing onsite stream. The offsite area for improvements to the existing macadam pathway in the adjacent open space lot slightly increases impervious area by approximately 554 sq ft. Non-roof-top disconnect is provided for the additional impervious area.

As a result of addressing the stormwater management by use of ESDs to the MEP the land conditions have theoretically been returned to woods in good condition and therefore reduced the overall run-off for the 1-year storm. A reduction in impervious area mainly with the use of ESD practices makes for a better site design as well as maintaining the original drainage patterns.

Sediment and erosion control shall comply with the latest edition of the MDE Standards and Specifications for Sediment Control and has been limited to the areas necessary to conduct ESD practices and onsite functionality.

It is concluded that all ESD to the MEP requirements as defined in the Stormwater Management Act of 2007 have been met for the proposed development. The Water Quality has been provided by the implementation of bioretention facilities (M-6), pervious pavement (A-2), surface sand filter, non-roof-top disconnect and underground sand filter to treat all of the proposed impervious surface.

BENCHMARK ENGINEERING, INC.
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 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-9108 (F) 410-485-8844
 WWW.BEG-ENGINEERING.COM

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. 23376, dated 06/13/18, expires 06/13/19.

DEVELOPER/CONTRACT PURCHASER:
 BRIGHTVIEW COLUMBIA, LLC
 218 NORTH CHARLES STREET
 SUITE 220
 BALTIMORE, MD 21201
 410-965-0595

BRIGHTVIEW COLUMBIA SENIOR LIVING COMMUNITY

TAX MAP: 36 - GRID: 19 - PARCEL: 04, 108 & 495
 ZONED: CEF-M
 ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN PLAN GRADING AND SEDIMENT CONTROL PLAN

DATE: AUGUST 2018 BEI PROJECT NO. 2567
 SCALE: AS SHOWN SHEET NO. 2 OF 2