

GENERAL NOTES:

- EXISTING ZONING: C-2
- TOTAL AREA OF SITE: 3.087 AC
- TOTAL DEVELOPED AREA: 43,916 SF = 1.01 AC
- THE PROPERTY SHOWN HEREON IS OWNED BY NOVA INVESTMENT, LLC BY DEED DATED 12/29/2022, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 10041, FOLIO 72
- TAX MAP: 30, BLOCK: 5, PARCEL: 487
- TOPOGRAPHY SHOWN HEREON IS CARROLL COUNTY AERIAL AND SUPPLEMENTED BY CLSI.
- LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS APPROXIMATELY 2 MILES SOUTH.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND LAND MANAGEMENT.
- ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE 'DESIGN MANUAL-VOLUME 1-ROADS AND STORM DRAINS', THE 'BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES', 'HIGHWAY DRAINAGE MANUAL' OF THE STATE HIGHWAY ADMINISTRATION, '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE AND STATE SOIL CONSERVATION COMMITTEE, AND ALL ADDENDA AND ERRATA TO ALL OF THE ABOVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF CLSI AT (410) 848-1790 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIPS OF FINISHED GRADES TO EXISTING GRADES PRIOR TO THE BEGINNING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRAFFIC ON ANY EXISTING ROADS.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK AS SHOWN ON THESE DRAWINGS:
 ALLEGHENY POWER 30 1-829-7009
 BALTIMORE GAS & ELECTRIC 410-294-6313
 BUREAU OF RESOURCE MANAGEMENT 410-386-2506
 VERISON 410-876-9905
- ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 10'. ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 20' OR TUNNELED IF REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR TUNNELING OR BRACING.
- CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES WITHOUT WRITTEN PERMISSION FROM THE OWNER OF THE UTILITY.
- ALL SAFETY MEASURES TO BE IMPLEMENTED DURING THE CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE HORIZONTAL CONTROL SHOWN HEREON IS BASED ON THE 'MARYLAND COORDINATE SYSTEM' (NAD-83-9 1). THE VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- IN FILL AREAS, THE COMPACTION SHALL BE FULL HEIGHT COMPACTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT (8) INCH (PLUS OR MINUS TWO (2) INCHES), MEASURED LOOSE LIFTS AND EACH LIFT COMPACTED TO NOT LESS THAN NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DRY DENSITY AT PLUS OR MINUS TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST (AASHTO T-180) UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER.
- ALL CUT/FILL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AS REQUIRED BY THE SEDIMENT CONTROL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL VERIFY SUCH CALCULATIONS TO HIS OWN SATISFACTION FOR BID CONTRACT PURPOSES.
- THE PROPOSED SITE DOES NOT RESIDE WITHIN A TIER II WATERSHED.

CONCEPT AMENDED SITE PLAN

for

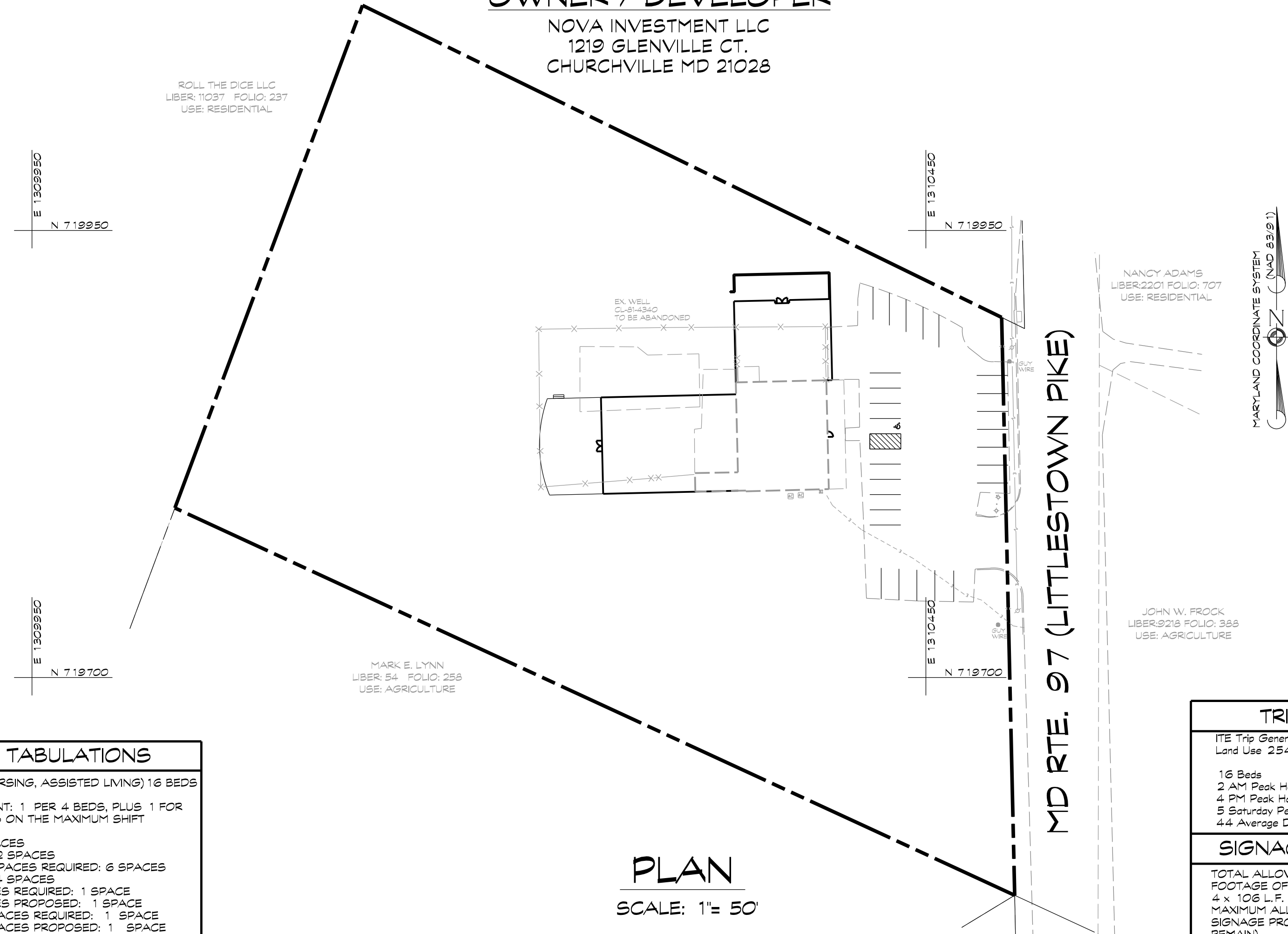
NOVA ASSISTED LIVING

2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158

TAX MAP: 30 * BLOCK: 5 * PARCEL: 487
 6th ELECTION DISTRICT * CARROLL COUNTY, MD.

OWNER / DEVELOPER

NOVA INVESTMENT LLC
 1219 GLENVILLE CT.
 CHURCHVILLE MD 21028



PARKING TABULATIONS

USE: CARE HOME (NURSING, ASSISTED LIVING) 16 BEDS

PARKING REQUIREMENT: 1 PER 4 BEDS, PLUS 1 FOR EVERY 2 EMPLOYEES ON THE MAXIMUM SHIFT SPACES REQUIRED:
 16 BEDS / 4 = 4 SPACES
 4 EMPLOYEES / 2 = 2 SPACES
 TOTAL NUMBER OF SPACES REQUIRED: 6 SPACES
 EXISTING SPACES: 24 SPACES
 HANDICAPPED SPACES REQUIRED: 1 SPACE
 HANDICAPPED SPACES PROPOSED: 1 SPACE
 VAN ACCESSIBLE SPACES REQUIRED: 1 SPACE
 VAN ACCESSIBLE SPACES PROPOSED: 1 SPACE

TRIP GENERATION

ITE Trip Generation Manual (7th edition)
 Land Use 254 (Assisted Living)

16 Beds
 2 AM Peak Hour Trips
 4 PM Peak Hour Trips
 5 Saturday Peak Hour Trips
 4.4 Average Daily Trips

SIGNAGE CALCULATIONS

TOTAL ALLOWED: 4 TIMES THE LINEAR FOOTAGE OF THE BUILDING BEING USED
 4 x 106 L.F. = 424 SQ. FT.
 MAXIMUM ALLOWED PER SIGN = 200 SQ. FT.
 SIGNAGE PROPOSED: 0 (1 EXISTING SIGN TO REMAIN)

PLAN

SCALE: 1" = 50'

PROJECT CERTIFICATIONS

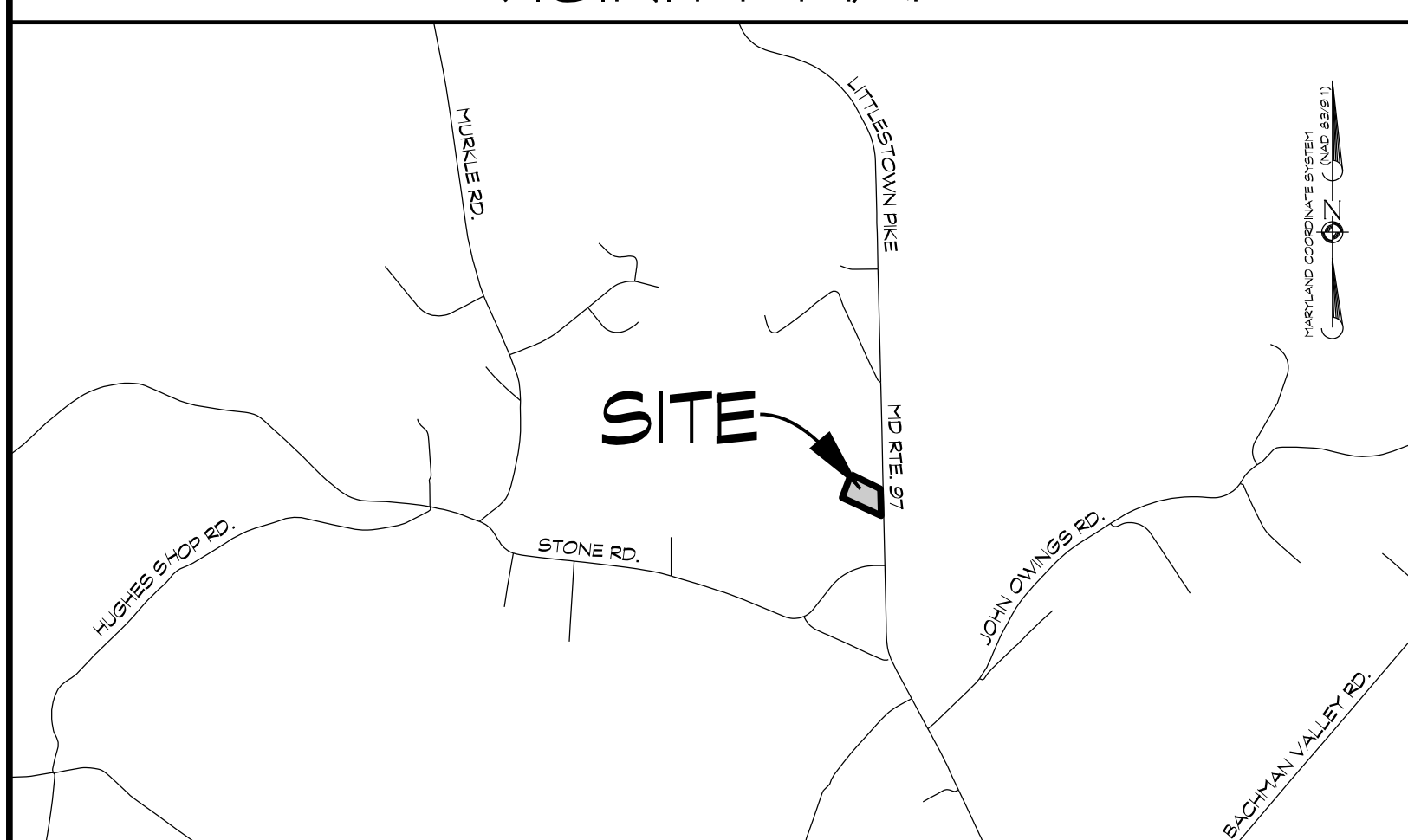
<p>ENGINEER</p> <p>I CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL SOIL CONSERVATION DISTRICT.</p> <p>DAVID E. BOOTH, JR. P.E. PROFESSIONAL ENGINEER REGISTRATION NO. 22732</p>	<p>DEVELOPER</p> <p>I CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SPELLED OUT IN THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION & SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL, AND COOPERATING AGENCIES.</p> <p>DATE: <u>Sept. 12, 2024</u></p> <p>PRINTED NAME OF DEVELOPER: _____</p> <p>DEVELOPER COMPANY NAME: _____ DEVELOPER PHONE NUMBER: _____</p>	<p>OWNER</p> <p>I WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.</p> <p>DATE: _____</p>
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CARROLL SOIL CONSERVATION DISTRICT	APPROVED _____ CARROLL S.C.D./DATE _____
CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES	BY: _____ DATE: _____
CARROLL COUNTY PLANNING AND ZONING COMMISSION	BY: _____ DATE: _____
CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF ENGINEERING	BY: _____ DATE: _____
CARROLL COUNTY HEALTH DEPARTMENT	BY: _____ DATE: _____



439 East Main Street Westminister, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

VICINITY MAP SCALE: 1" = 2000'



LIST OF DRAWINGS

- TITLE SHEET
- GRADING & SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LAYOUT PLAN
- LANDSCAPE PLAN
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- LIGHTING PLAN

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT (410) 386-2674 AT LEAST ONE (1) WORKING DAY PRIOR TO BEGINNING ANY WORK.
- SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
 - PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
 - PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
 - SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL WORK SHOWN ON PLANS.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT (410) 386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT (410) 386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
- FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT (410) 386-2210 BY THE CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST, BUREAU OF RESOURCE MANAGEMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
- THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

BENCHMARKS:

- B.M.# 1: CARROLL COUNTY REBAR AND CAP "MILLER RESET 20 16"
 N: 718335.88 E: 1310524.86 ELEV: 80.1.16
- B.M.# 2: CARROLL COUNTY REBAR AND CAP "MILLER AZI"
 N: 720295.87 E: 1310542.15 ELEV: 739.80

CONCEPT AMENDED SITE PLAN
 for
NOVA ASSISTED LIVING
 2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158

TAX MAP: 30 * BLOCK: 5 * PARCEL: 487
 6th ELECTION DISTRICT * CARROLL COUNTY, MD.

		<p>Owner/Developer NOVA INVESTMENT LLC 1219 GLENVILLE CT. CHURCHVILLE MD 21028</p>
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439 East Main Street Westminister, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

David E. Booth, Jr., P.E.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 22732, EXPIRATION DATE: JUNE 9, 2028.

DATE	REVISIONS	DATE: APRIL, 2024
		C.C. FILE NO.: S-22-0016
		JOB NO.: 2021023
		SHEET: 1 OF 8

E 1309950
N 720.100



E 1310600
N 720.100

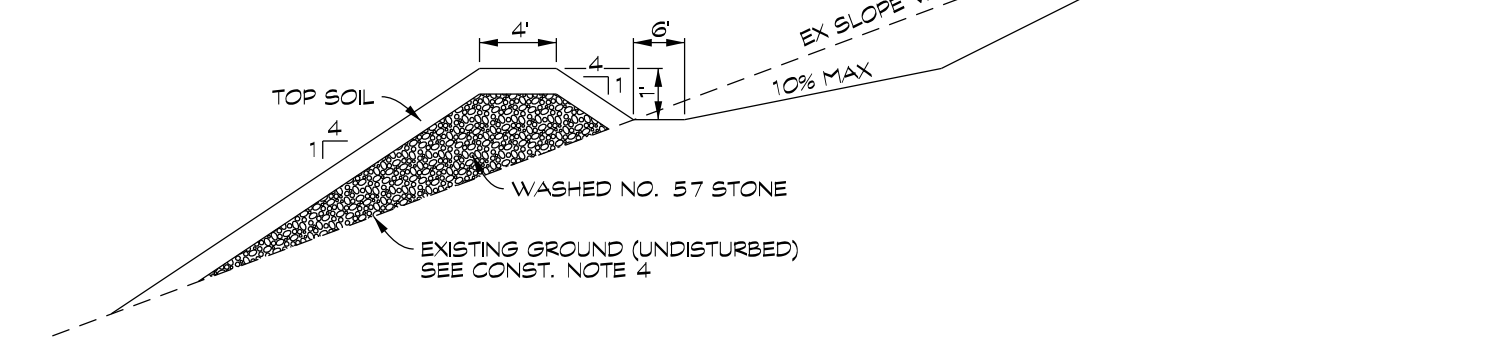
E 1309950
N 712600

E 1310600
N 712600

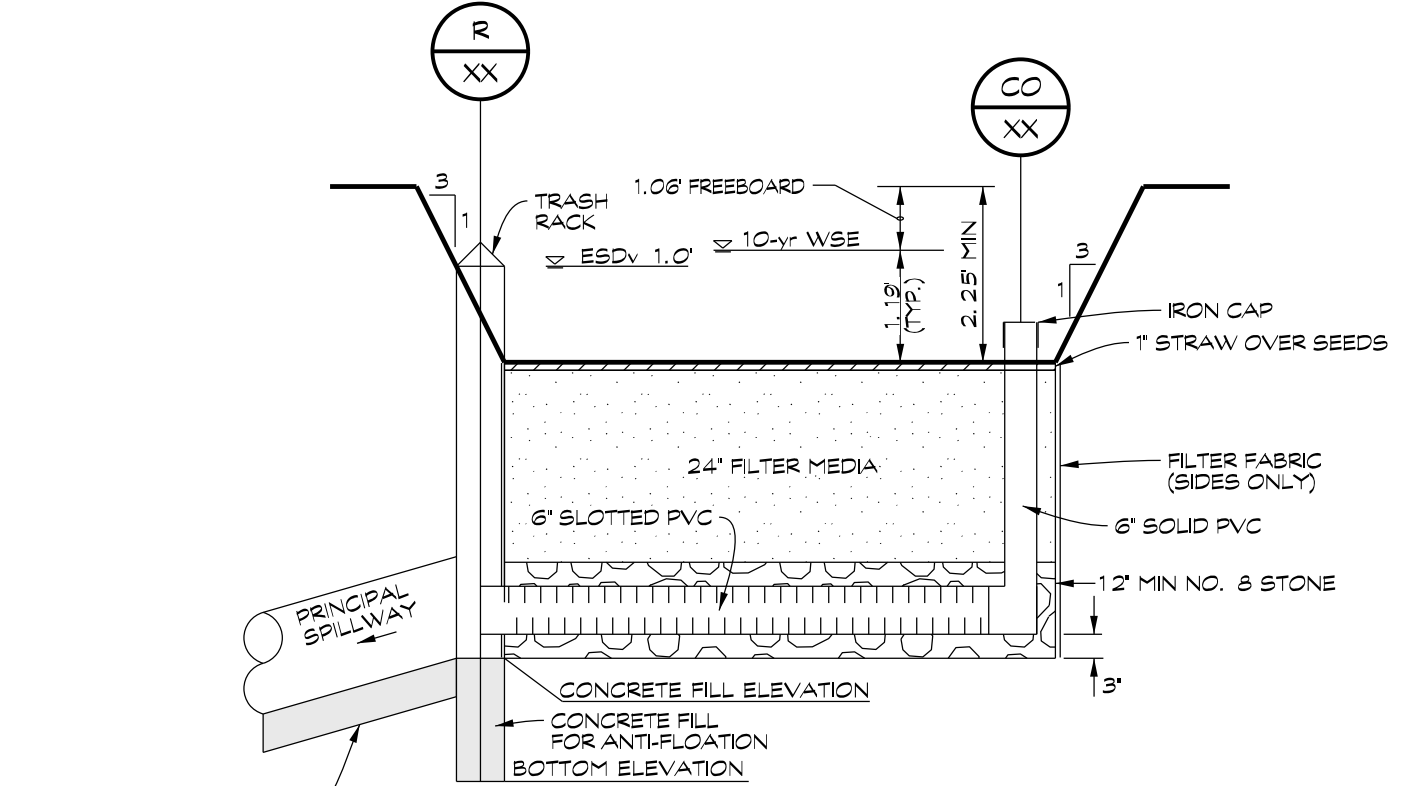
LEGEND

- BOUNDARY
- - - EASEMENT
- MBL - MINIMUM BUILDING LINE
- - - E - EXISTING UNDERGROUND ELECTRIC
- XXX SOIL LINE
- LOD - LIMIT OF DISTURBANCE
- STONE CONSTRUCTION ENTRANCE
- SF - SLT FENCE
- PROPOSED BUILDING ADDITION
- EXISTING BUILDING
- EXISTING PAVING

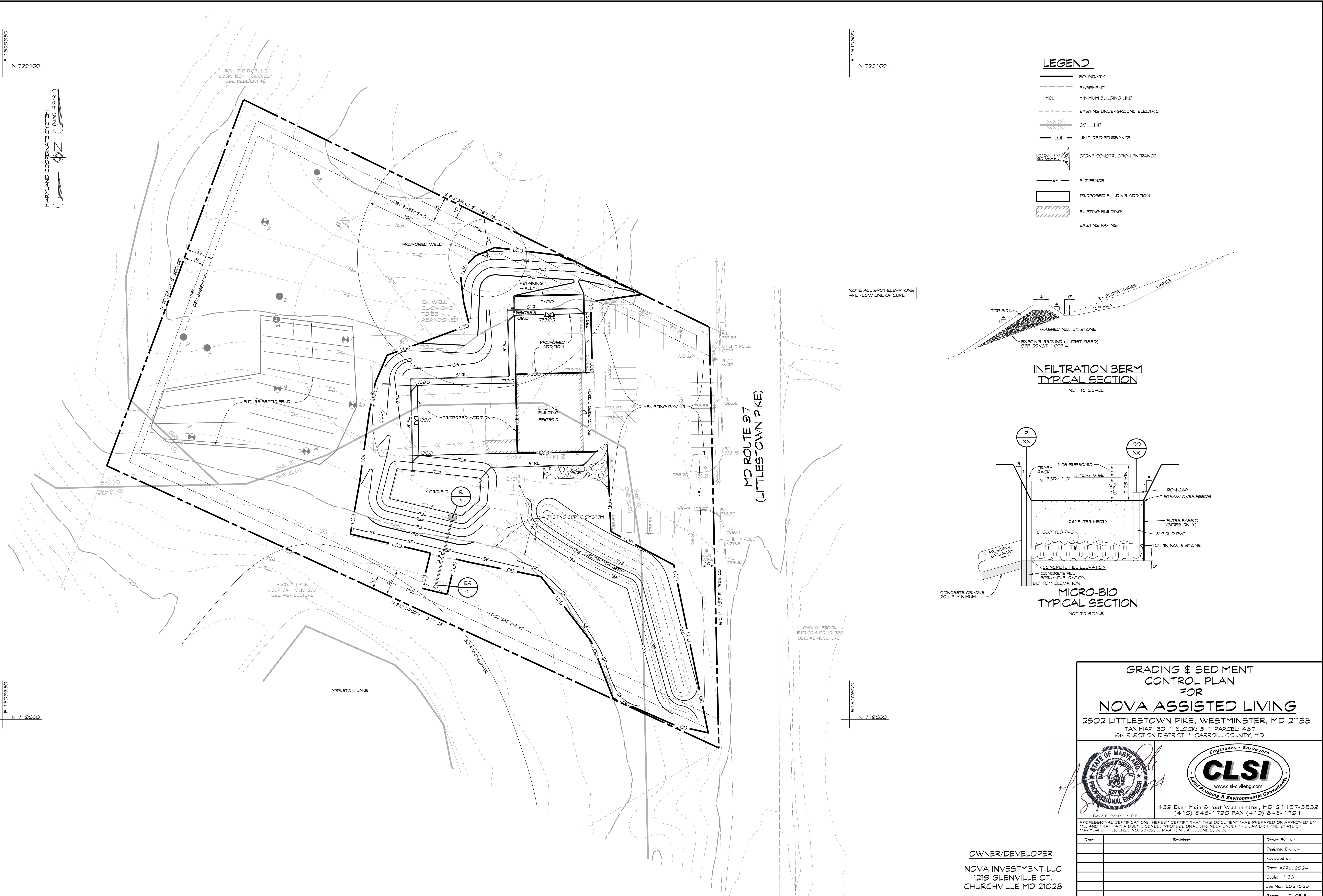
NOTE: ALL SPOT ELEVATIONS ARE FLOW LINE OF CURS



INfiltration BERM TYPICAL SECTION
NOT TO SCALE



MICRO-BIO TYPICAL SECTION
NOT TO SCALE



GRADING & SEDIMENT CONTROL PLAN FOR NOVA ASSISTED LIVING
 2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158
 TAX MAP: 30 · BLOCK: 5 · PARCEL: 487
 6th ELECTION DISTRICT · CARROLL COUNTY, MD.

David E. Bazem, Jr., P.E.

439 East Main Street Westminister, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 22750, EXPIRATION DATE: JUNE 5, 2025

Date	Revisions	Drawn By: KH
		Designed By: KH
		Reviewed By:
		Date: APRIL 2024
		Scale: 1"=30'
		Job No.: 2021023
		Sheet: 2 OF 8

OWNER/DEVELOPER
 NOVA INVESTMENT LLC
 1219 GLENVILLE CT.
 CHURCHVILLE MD 21028

SEDIMENT & EROSION CONTROL NOTES

- All erosion/sediment control measures shall comply with the Maryland Standards and Specifications for Soil Erosion and Sediment Control by the Maryland Department of the Environment, Water Management Administration in association with the National Resources Conservation Service and Maryland Association of Soil Conservation Districts (referenced as the 2011 Standards and Specs).
- Areas that have been cleared and/or graded, but will not be constructed or permanently vegetated for more than 5 days (3 days for temporary control measures (steep slopes)) must be stabilized with mulch or temporary stabilization. Any areas that are in temporary vegetation for over 6 months will need to be permanently vegetated.
- For specifications on permanent or temporary stabilization see B-4-4 and B-4-5.
- Mulching can only be used on disturbed areas as a temporary cover where vegetation is not feasible or where seeding germination cannot be completed because of weather conditions. For specifications see B-4-3, A1.B.
- For specifications on the stabilization of cut and fill slopes greater than 3:1 horizontal to 1 vertical, see Incremental Stabilization B-4-1.
- The existing topsoil from an off site that is used must meet the minimum specifications in B-4-2.
- The required sequence of construction must be followed during site development. Any change in the sequence of construction must be approved by the Soil Conservation District.
- Any revisions to the sediment control plan, not covered under the list of plan modifications that can be approved by the sediment control inspector, need to be submitted to the Soil Conservation District for approval.
- No proposed slope that is seeded and/or mulched shall be greater than 2:1. Slopes greater than 2:1 shall require an engineered design for stabilization.
- All sediment control structures will be inspected once a week and after each rainfall and will be repaired, as needed, so that the structure meets the minimum specifications as shown in the 2011 Standards and Specs.
- The contractor is responsible for maintaining all sediment and erosion control measures until the disturbed areas are permanently stabilized.
- The district approval for this sediment control plan is good for 2 years. At the end of 2 years, if construction of the plan has not started, the plan will need to be re-submitted to the soil conservation district for review and re-approval. Any plans that are currently under construction after 2 years may be required to be re-submitted to the soil conservation district by the sediment control inspector.

DUST CONTROL SCHEDULE

May-October - All graded areas not being immediately stabilized as noted in the "Required Sequence of Construction" shall be watered on a continuing basis as necessary to provide for dust proofing. Contractor shall provide tank truck with spray bar on site or any time the disturbed area exceeds three (3) acres.

SITE ANALYSIS

- TOTAL AREA OF SITE: 3.067 AC.
- AREA DISTURBED: 44,245 S.F. OR 1.02 AC.
- TOTAL CUT: C.Y.
- TOTAL FILL: C.Y.

NOTE: EARTHWORK CUT AND FILL QUANTITIES INDICATED ON THIS PLAN ARE SHOWN FOR PURPOSES OF OBTAINING SEDIMENT CONTROL PLAN APPROVAL AND NOT TO BE USED FOR CONTRACTUAL OBLIGATIONS. CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES.

REQUIRED SEQUENCE OF CONSTRUCTION

- NOTIFY THE CARROLL COUNTY BUREAU OF SEDIMENT CONTROL (410-386-2120) 24 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL PROTECTION FENCING AND PERMANENT SIGNS REQUIRED UNDER THE CARROLL COUNTY CODE OF PUBLIC LAWS AND ORDINANCES, FOREST CONSERVATION (CHAPTER 15C) AND WATER RESOURCE MANAGEMENT (CHAPTER 15A) SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CARROLL COUNTY SEDIMENT INSPECTOR.
- INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE PER PLAN.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, CONSTRUCT BUILDING ADDITIONS, DECK AND PATIO.
- CONSTRUCT STORMWATER MANAGEMENT FACILITY.
- WITH APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES. FINAL STABILIZE ALL DISTURBED AREAS.

STABILIZATION SPECIFICATIONS

TEMPORARY SEEDING NOTES

Scope: Planting short term (no more than 6 Months) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetative or non-vegetative practices.

Standards: The following notes shall conform to Section B-4 of the '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

- The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.
- For temporary stabilization, fertilizer shall consist of a mixture of 10-20-20 and be applied at a rate of 4-8 lb. per acre (1.0 lb. per 1000 sq. ft.) and will meet the requirements in section B-4-2. Lime shall be applied at a rate of 2 tons per acre (80 lb. per sq. ft.) and shall meet the requirements in section B-4-2 and B-4-4.
- Seed type and application shall meet the requirements in section B-4-3. Seed tags shall be made available to the inspector to verify the type and rate of seed used. Mulch type and the application will meet the requirements in section B-4-3 a, b, and c, and will be applied along with the seed or immediately after seeding.
- Seeding mixtures shall be selected from or will be equal to those on Table B. 1 (page B. 20).

Temporary Seeding Summary

The seeding chart below will need to be placed on and filed in on the sediment control plan.

Hardness Zone (from Figure B. 3): _____				Fertilizer Rate (10-20-20)			Lime Rate
Seed Mixture (from Table B. 1): _____				N	P ₂ O ₅	K ₂ O	
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths			
	Annual Ryegrass (Lolium perenne ssp. multiflorum)	40 lb/ac	3/15 - 5/31 8/1 - 9/30	0.5"	4.36 lb/ac (1.0 lb/1000 sq ft)	80 lb/ac (2.0 lb/1000 sq ft)	2 tons/ac (80 lb/1000 sq ft)

PERMANENT SEEDING NOTES

Scope: Planting permanent, long lived vegetative cover on graded and/or cleared areas and areas that have been in temporary vegetation for more than 6 months.

Standards: The following notes shall conform to Section B-4 of the '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

For sites over 5 ac. soil tests will be performed. Soil tests will be conducted by the University of Maryland or a recognized commercial laboratory. Minimum soil conditions shall meet the requirements of section B-4-2-A-2, otherwise soil amendments or topsoil will need to be applied. Topsoiling may occur when soil conditions meet the minimum requirements as stated in section B-4-2-B. Soil amendments must meet the requirements as set forth in section B-4-2-C and must be applied as indicated by the soil tests.

For sites of 5 ac. or less of disturbance, the following fertilizer and lime rates shall apply. Fertilizer shall consist of a mixture of 10-20-20 and be applied at the following rates: N = 4.5 lb. per acre (1.1 lb. per 1000 sq. ft.) P₂O₅ = 80 lb. per acre (2 lb. per 1000 sq. ft.) K₂O = 80 lb. per acre (2 lb. per 1000 sq. ft.) Lime shall be applied at a rate of 2 tons per acre (80 lb. per 1000 sq. ft.)

Seed type, turfgrass or sod application shall meet the requirements in section B-4-5. Seed tags shall be made available to the inspector to verify the type and application rate of seed used. Mulch type and its application will meet the requirements in section B-4-3 a, b, and c, and will be applied along with seed or immediately after seeding.

Seeding mixtures shall be selected from or will be equal to those on Table B-3. The seeding chart below will need to be placed on and filed in on the sediment control plan.

Hardness Zone (from Figure B. 3): _____				Fertilizer Rate (10-20-20)			Lime Rate
Seed Mixture (from Table B. 3): _____				N	P ₂ O ₅	K ₂ O	
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths			
1	Improved Tall Fescue (Lolium arundinaceum)	80 lb/ac	3/15 - 5/31 8/1 - 10/15	1/4 - 1/2 in	4.5 pounds per acre (1.0 lb/1000 sq ft)	80 lb/ac (2.0 lb/1000 sq ft)	2 tons/ac (80 lb/1000 sq ft)
2	Improved Kentucky Bluegrass	10 lb/ac	3/15 - 5/31 8/1 - 10/15	1/4 - 1/2 in			
3	Improved Perennial Ryegrass	10 lb/ac	3/15 - 5/31 8/1 - 10/15	1/4 - 1/2 in			

- use 2-4 varieties on the MD/VA recommended list (TT-77)
- use 1 variety on the MD/VA recommended list (TT-77)
- use 1 variety on the MD/VA recommended list (TT-77)

Trucking notes:

On areas where the slope is 3:1 or steeper and the height is 5' or greater, contractor shall track the slope using cleared dozer prior to placing asphalt binder. Dozer shall run up-and-down so that clear marks are horizontal. Where tracking is required, it shall be done from existing grade level to finished grade level within the limits established by the 5' height criteria.

UTILITY CONSTRUCTION NOTES

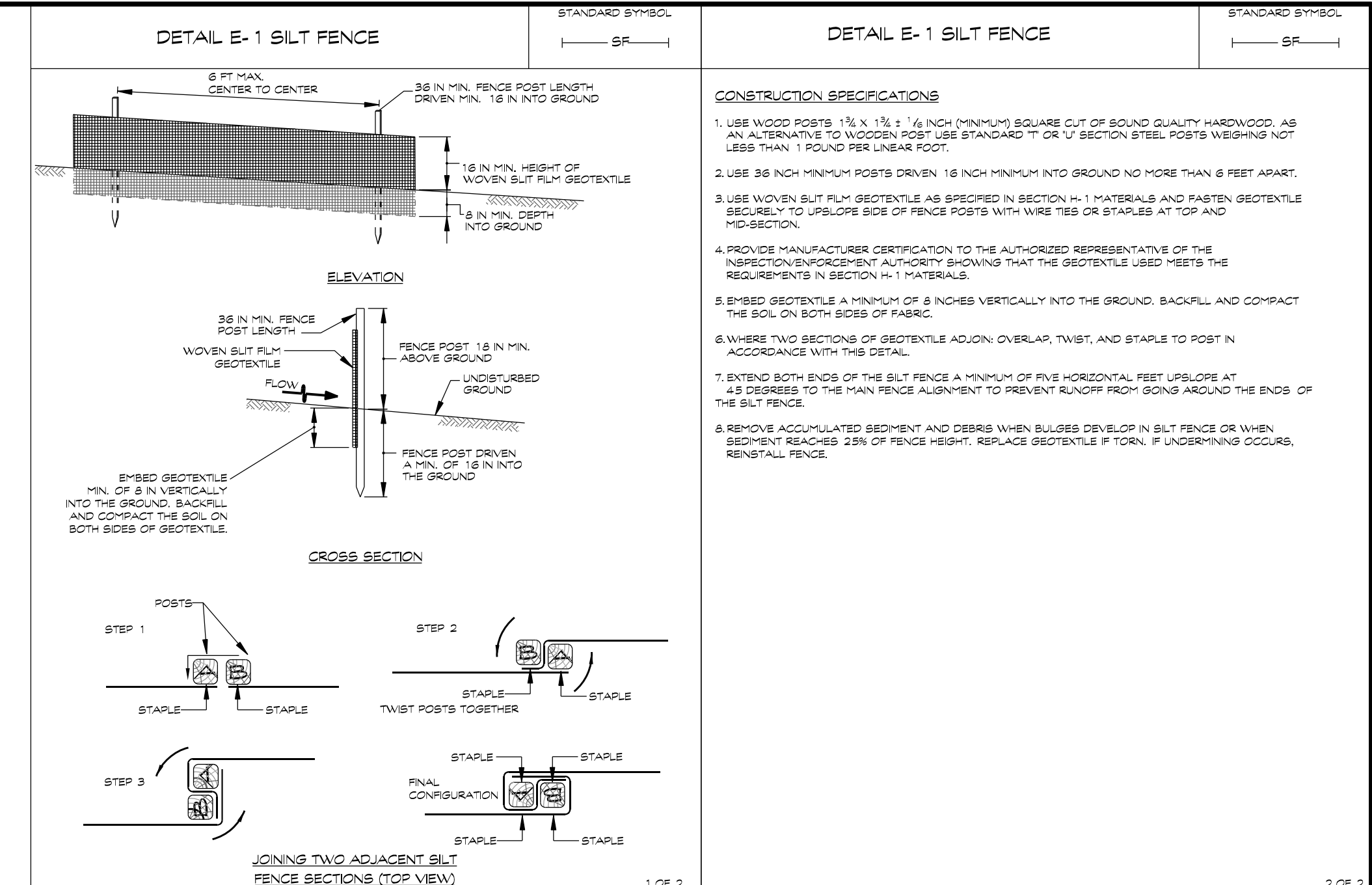
- Place all excavated material on the high side of the trench.
- Only do as much work as can be done in one day so backfilling, final grading, and permanent stabilization can occur.
- Any sediment control measures disturbed by the utility construction will be repaired the same day.

STOCKPILE/TOPSOIL NOTES

- Stockpiling will not be allowed on any impervious area.
- All stockpiles left at the end of the day will need to be temporarily stabilized until they are again disturbed, unless they are within existing perimeter sediment controls.
- All stockpile areas shall be confined within perimeter controls. In the event that stockpile areas must be located outside disturbed areas, the location shall be as directed by the inspector in the field.

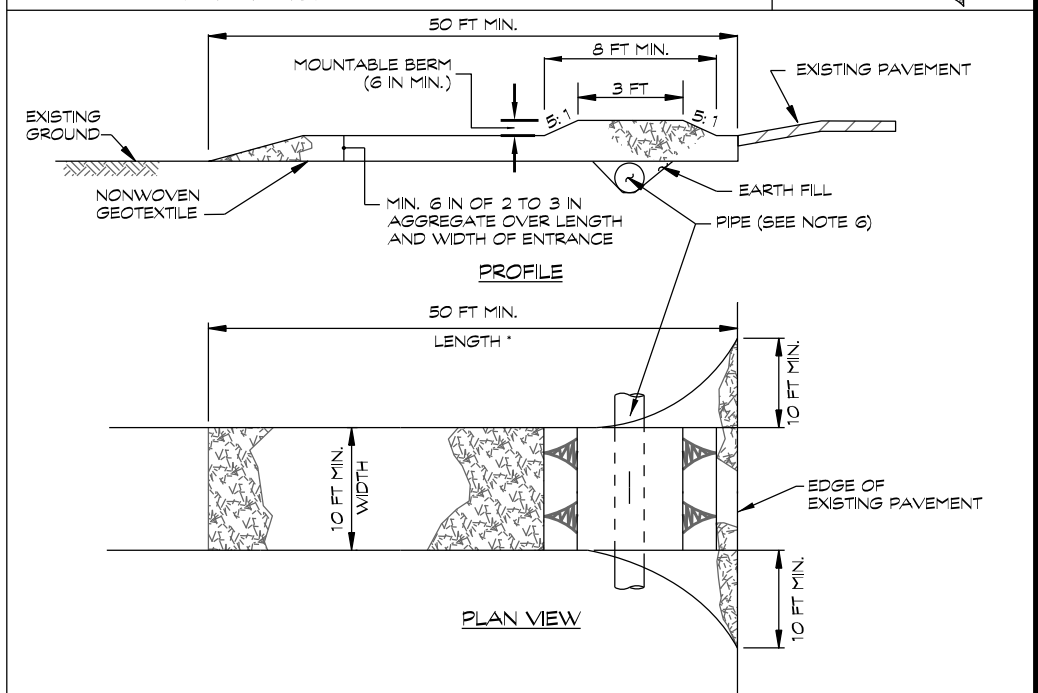
NOTE:
ALL SEDIMENT CONTROL MEASURES SHOWN HEREON ARE TEMPORARY UNLESS OTHERWISE NOTED.

NOTE:
ALL STOCKPILE AREAS SHALL BE CONFINED WITHIN PERIMETER CONTROLS. IN THE EVENT THAT STOCKPILE AREAS MUST BE LOCATED OUTSIDE OF DISTURBED AREAS, THE LOCATION SHALL BE AS DIRECTED BY THE INSPECTOR IN THE FIELD.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SILE. USE MINIMUM LENGTH OF 50 FEET (50 FEET FOR SINGLE RESIDENCE LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SILE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SILE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SILE WITH A MOUNTABLE BERRY WITH 2" SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SILE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERRY IS REQUIRED WHEN SILE IS NOT LOCATED AT A HIGH SPOT.
 - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SILE.
 - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BERRY, AS SPECIFIED IN DIMENSIONS, IMMEDIATELY REMOVE STONE AND/OR SEDIMENT BUILT UP, CRUSHED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAMING, AND/OR INVERTING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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SEDIMENT CONTROL NOTES & DETAILS FOR NOVA ASSISTED LIVING

2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158
TAX MAP: 30 • BLOCK: 5 • PARCEL: 487
6th ELECTION DISTRICT • CARROLL COUNTY, MD.

David E. Bazem, Jr., P.E.

439 East Main Street Westminister, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 2736, EXPIRATION DATE: JUNE 9, 2028.

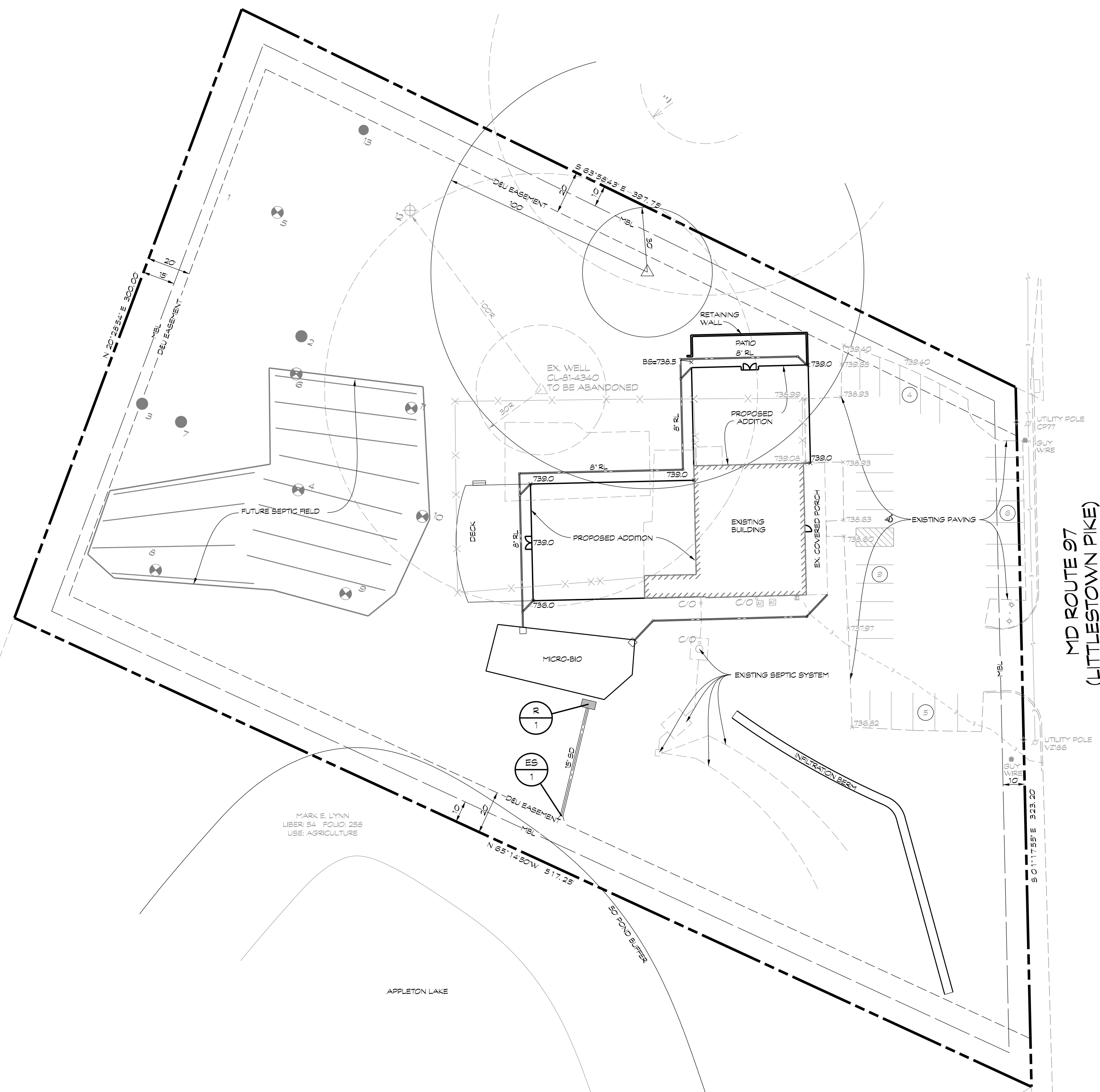
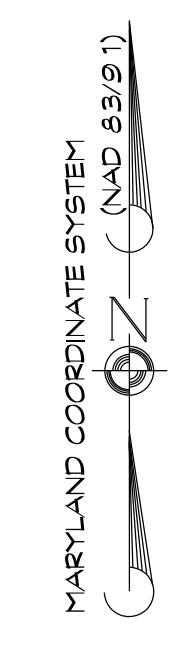
Date	Revisions	Drawn By: KH
		Designed By: KH
		Reviewed By:
		Date: APRIL 2024
		Scale: NTS
		Job No.: 2021023
		Sheet: 3 OF 8

OWNER/DEVELOPER
NOVA INVESTMENT LLC
1219 GLENVILLE CT.
CHURCHVILLE MD 21028

E 1309950
N 720100

E 1310600
N 720100

ROU, THE DICE LLC
LIBER 1037 POLIO 237
USE: RESIDENTIAL



LEGEND

- BOUNDARY
- - - EASEMENT
- MBL MINIMUM BUILDING LINE
- - - EXISTING UNDERGROUND ELECTRIC
- ▭ PROPOSED BUILDING ADDITION
- ▨ EXISTING BUILDING
- - - EXISTING PAVING

MD ROUTE 97
(LITTLESTOWN PIKE)

MARK E. LYNN
LIBER 84 POLIO 258
USE: AGRICULTURE

JOHN W. PROCK
LIBER 2216 POLIO 368
USE: AGRICULTURE

APPLETON LAKE

E 1309950
N 718800

E 1310600
N 718800

LAYOUT PLAN FOR NOVA ASSISTED LIVING
2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158
TAX MAP: 30 · BLOCK: 5 · PARCEL: 487
6th ELECTION DISTRICT · CARROLL COUNTY, MD.

David E. Bazem, Jr., P.E.

www.clsi-civileng.com

439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

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Date	Revisions	Drawn By: KH
		Designed By: KH
		Reviewed By:
		Date: APRIL, 2024
		Scale: 1/8"=1'-0"
		Job No.: 2021023
		Sheet: 4 OF 8

OWNER/DEVELOPER
NOVA INVESTMENT LLC
1219 GLENVILLE CT.
CHURCHVILLE MD 21028

CAD Drawing File Name:

E 1309950
N 720100

E 1310600
N 720100

E 1309950
N 718600

E 1310600
N 718600

MARYLAND COORDINATE SYSTEM
(NAD 83/91)

ROLL THE DIVE LLC
LIBER 1037 POLJ 237
USE: RESIDENTIAL

MARK BLYNN
LIBER 84 POLJ 259
USE: AGRICULTURE

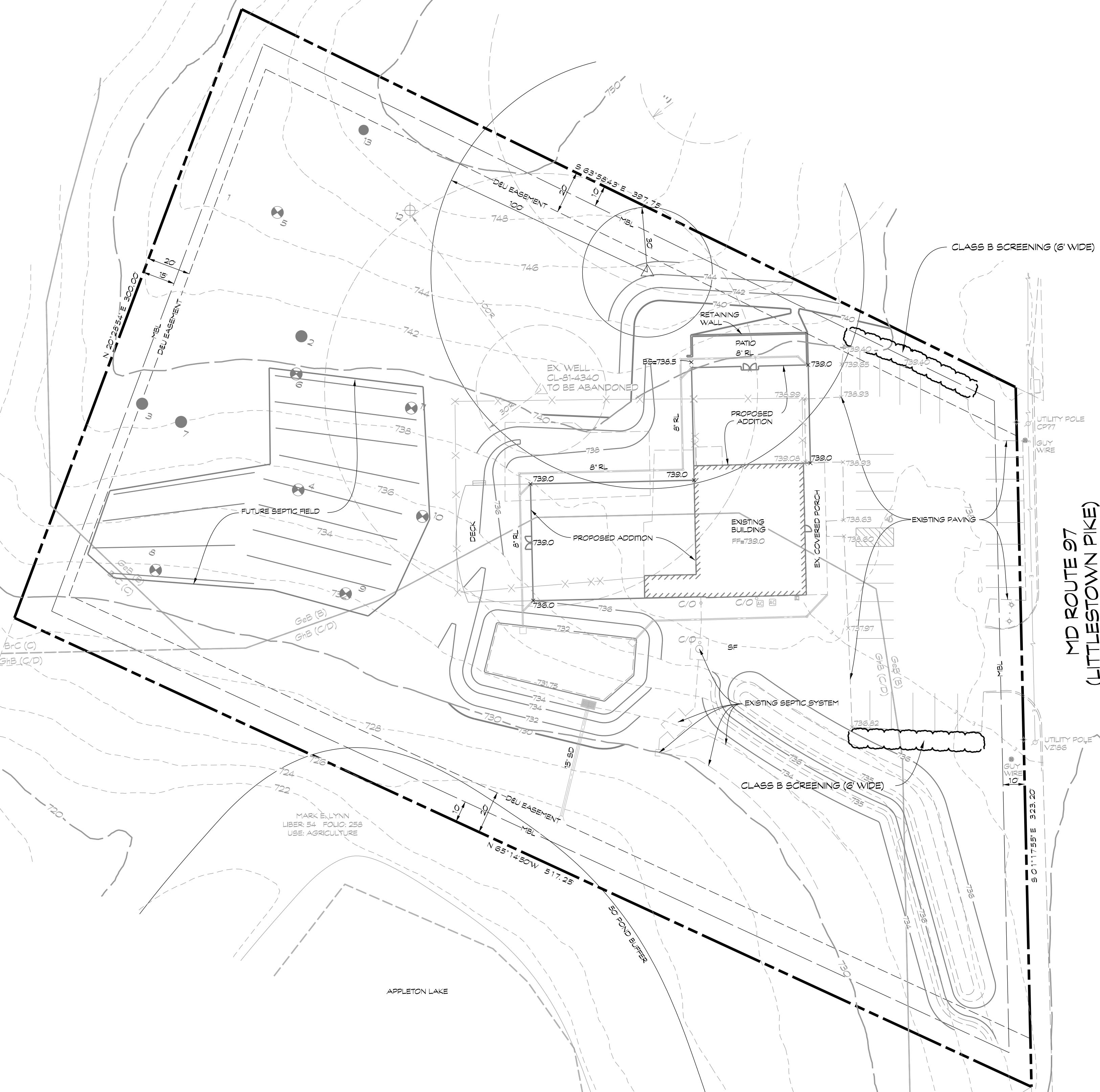
JOHN W. PROCK
LIBER 2216 POLJ 366
USE: AGRICULTURE

APPLETON LAKE

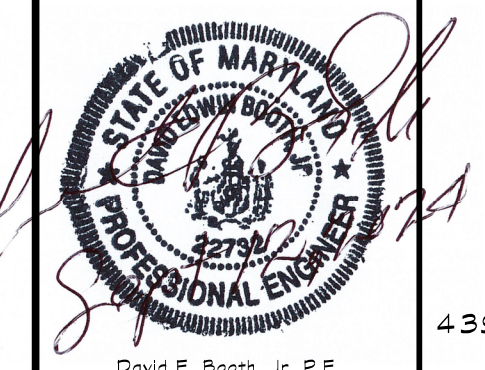
MD ROUTE 97
(LITTLESTOWN PIKE)

LEGEND

- BOUNDARY
- EASEMENT
- MINIMUM BUILDING LINE
- EXISTING UNDERGROUND ELECTRIC
- SOL LINE
- PROPOSED BUILDING ADDITION
- EXISTING BUILDING
- EXISTING PAVING



LANDSCAPE PLAN
FOR
NOVA ASSISTED LIVING
2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158
TAX MAP: 30 • BLOCK: 5 • PARCEL: 487
6th ELECTION DISTRICT • CARROLL COUNTY, MD.

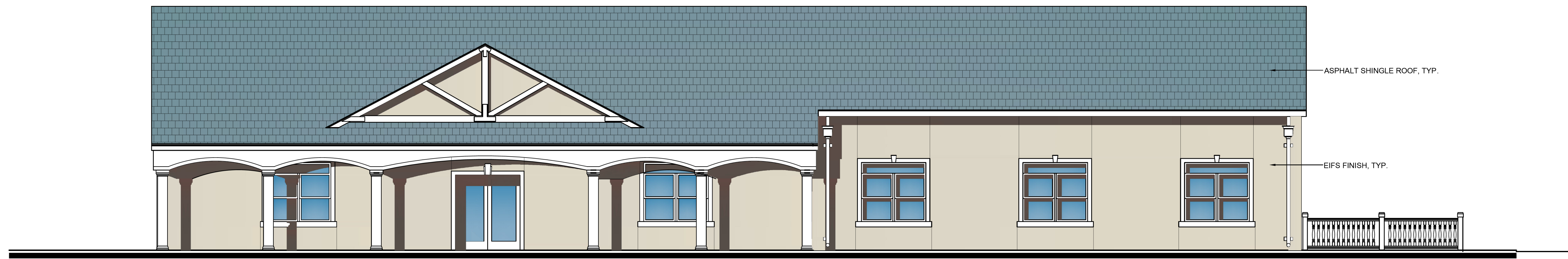


439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

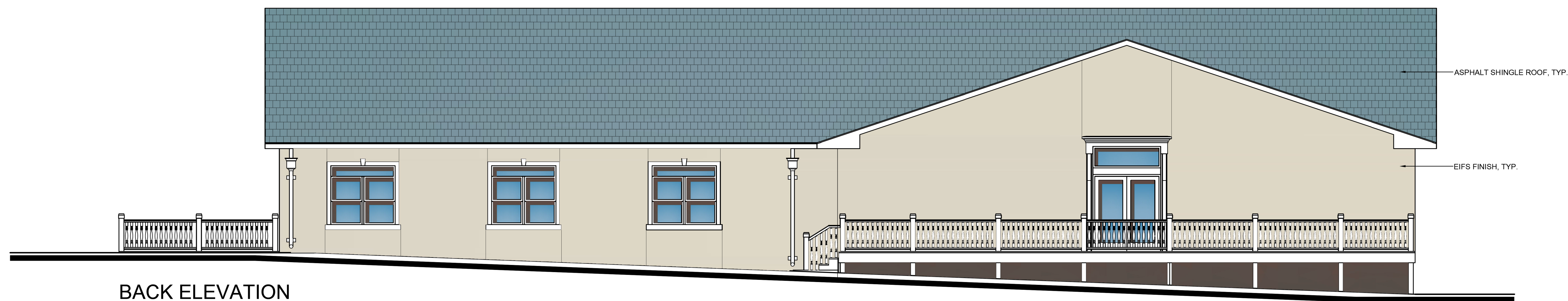
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 22734, EXPIRATION DATE: JUNE 5, 2025

Date	Revisions	Drawn By: KH
		Designed By: KH
		Reviewed By:
		Date: APRIL, 2024
		Scale: 1/8"=1'-0"
		Job No.: 2021023
		Sheet: 5 OF 8

OWNER/DEVELOPER
NOVA INVESTMENT LLC
1219 GLENVILLE CT.
CHURCHVILLE MD 21028

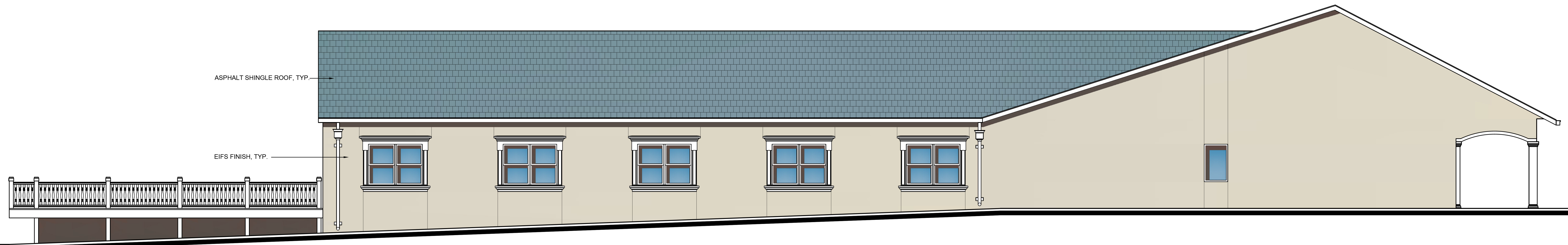


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

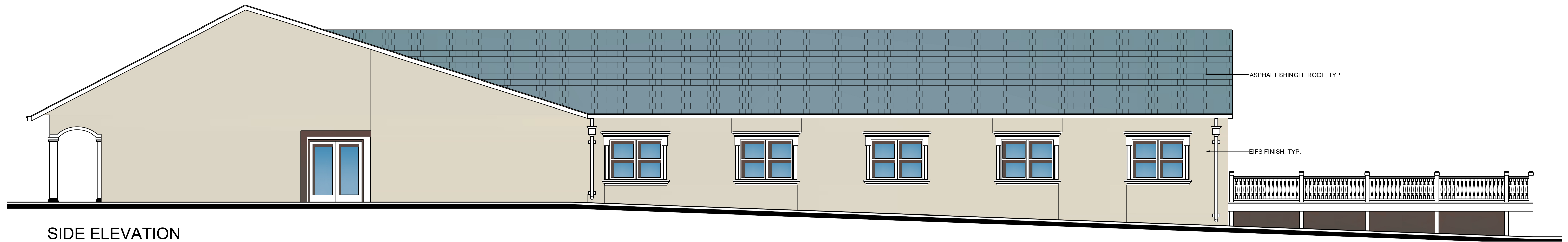


BACK ELEVATION
SCALE: 3/16" = 1'-0"

NOVA ASSISTED LIVING
2502 LITTLESTOWN PIKE, WESTMINISTER, MD 21158



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

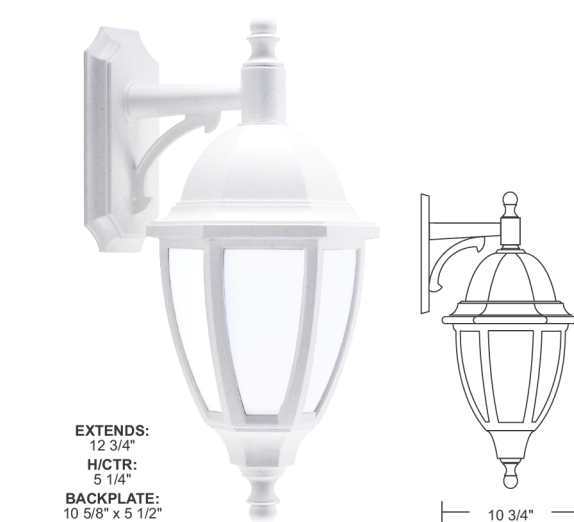


SIDE ELEVATION
SCALE: 3/16" = 1'-0"

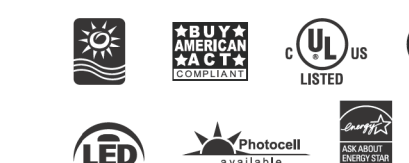
NOVA ASSISTED LIVING

2502 LITTLESTOWN PIKE, WESTMINISTER, MD 21158

OUTDOOR WALL FIXTURE S11V **OUTDOOR DECORATIVE EVERSTONE™**



Wave Lighting's S11V provides a level of beauty to any outdoor space. EverStone™ is a proprietary compression molded composite material that provides a level of non-corrosive durability that is unavailable in traditional metallic lighting fixtures. Wave Lighting's S11V is designed for wall applications and non-corrosive mounting hardware is included.



LED SOURCE OPTIONS

- LIGHTWAVE LED - LR/LT**
- 120V, 50/60 Hz
 - AC Driver-On-Board Array
 - Estimated 50,000 Hrs L₇₀
 - Low Flicker (LT models)
 - Surge Suppression
 - Dimmable (see compatible dimmer list)
 - High Efficacy LED Light Source
 - 3000K or 4000K CCT 80 or 90CRI
 - 5 Year Warranty
 - Energy Star
- E26 MEDIUM BASE - LE26**
- 120V, 50/60Hz
 - "Screw-In" Medium Base A19/E26 LED Lamp
 - Estimated 15,000 Hrs L₇₀
 - Low Flicker (3K models)
 - Dimmable (see compatible dimmer list)
 - 3000K CCT 90CRI or 4000K CCT 80CRI
 - 3 Year Warranty
 - Energy Star

SPECIFICATIONS

- Black, White, & Bronzestone
- Nylon Mounting Hardware Included
- Oceanside Approved
- Clear or Frosted Acrylic Diffuser
- Wall Mount Only
- Minimum Starting Temp -20°F
- UL Listed for Wet Locations
- Composite Construction
- Non-Corrosive



GUIDE CODE: S11V-LR12W-WH-PC **CALL FOR PHOTOMETRIC INFORMATION**

ITEM #	LENS	LIGHT SOURCE	CCT	COLOR	OPTIONS
S11V	ACRYLIC	E26 MEDIUM BASE	C-4K	BK-Blackstone WH-Whitestone BZ-Bronzestone	PC-Photocell
	C-Clear F-Frosted	(1) 100W MAX Medium Base LE26-9.5W 800lm (E26 LED Lamp) *			
		120V LIGHTWAVE LED			
		LR12-13W 1000lm 80CRI *			
		LR15-15W 1400lm 80CRI *			
		LT12-12W 1040lm 90CRI			
		LT15-16W 1400lm 90CRI			

* Lamp included. * Energy Star qualified product.

REFER TO CATALOG FOR OPTION SPECIFICATIONS - Specifications subject to change without notice - FIXTURE SPEC 9/21
WAVE LIGHTING • wavelighting.com • 877-870-9283 1 of 1

LEGEND

- 1.0 FOOT CANDLE LINE
- 0.50 FOOT CANDLE LINE
- 0.20 FOOT CANDLE LINE
- 0.10 FOOT CANDLE LINE

OWNER/DEVELOPER

NOVA INVESTMENT LLC
1219 GLENVILLE CT.
CHURCHVILLE MD 21028

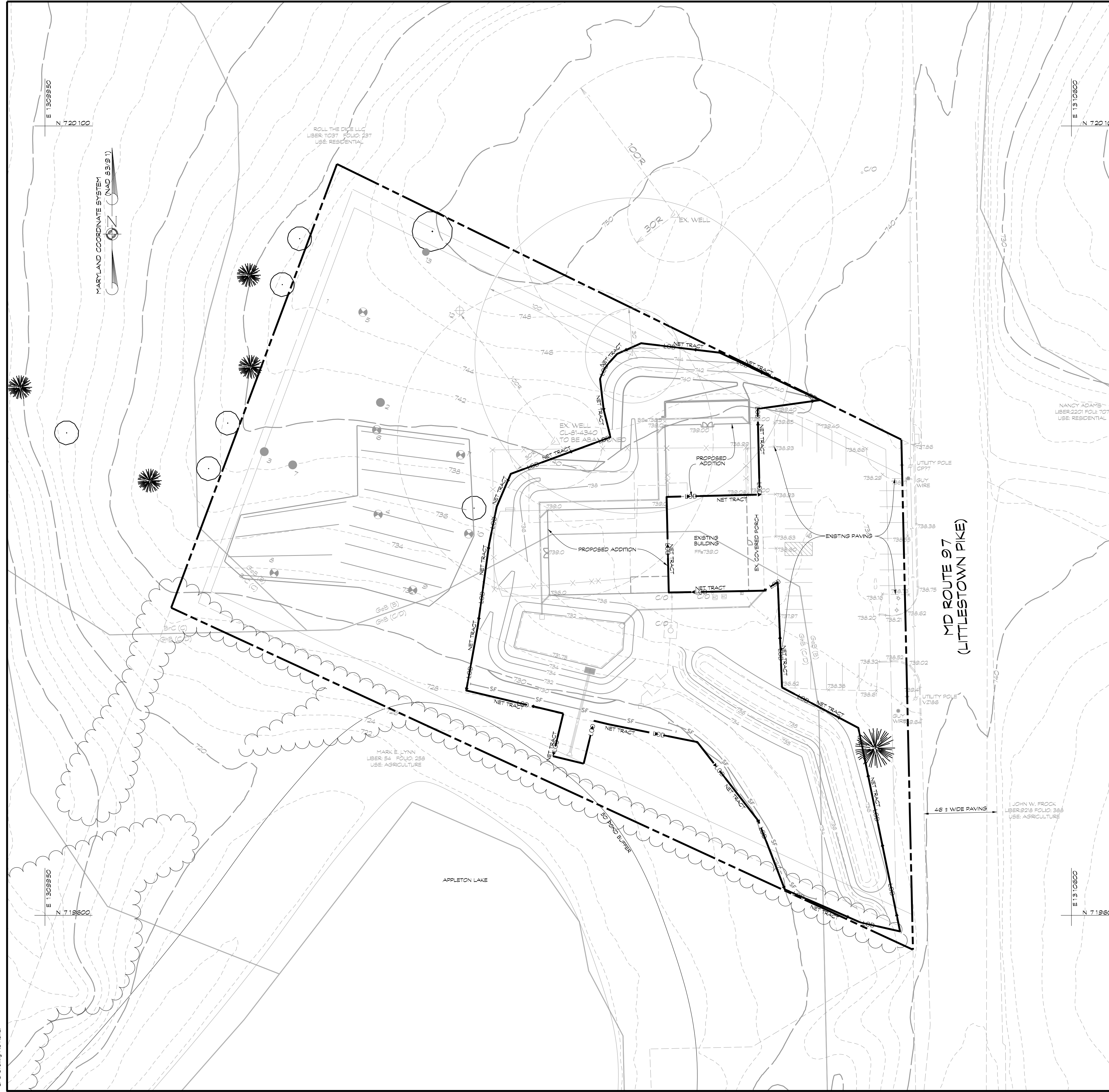
LIGHTING PLAN FOR NOVA ASSISTED LIVING
2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158
TAX MAP: 30 • BLOCK: 5 • PARCEL: 487
6th ELECTION DISTRICT • CARROLL COUNTY, MD.



439 East Main Street Westminister, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
S11V	○	(1) L12-AC120R-3000	1-(44LED)5"DIA 18W LED BOARD w/CLEAR ACRYLIC LED LENS 2" TALL HEXAGON WALL MINT LANTERN LUMINAIRE w/CLEAR ACRYLIC SIDE LENSES	ELECTRONIC	WALL	WAVE LIGHTING INC - SAINT LOUIS, MO S11V-LE1200C-WH	120V 1P 2W	6

Date	Revisions	Drawn By:
		JW
		Designed By: JW
		Reviewed By:
		Date: APRIL, 2024
		Scale: 1" = 10'
		Job No.: 2021023
		Sheet: 8 OF 8



- GENERAL NOTES**
1. OWNER: NOVA INVESTMENT, LLC
DEED REFERENCE: LIBER 10041 FOLIO 72
 2. TAX MAP: 30 BLOCK: 5 PARCEL: 487
 3. THE OUTLINE SHOWN HEREON IS BASED ON DEED INFORMATION ONLY
 4. TOPOGRAPHY SHOWN HEREON IS CARROLL COUNTY AERIAL AND SUPPLEMENTED BY CLEI
 5. SITE IS ZONED AS (C-2) COMMERCIAL MEDIUM DENSITY
 6. TOTAL AREA OF SITE: 3.087 ACS.
- ENVIRONMENTAL SITE NOTES**
1. WATERSHED DRAINAGE BASIN: DOUBLE PIPE CREEK WATERSHED NO. 02140304
 2. SOILS SHOWN ARE FROM USDA NRCS WEB SOIL SURVEY.
 3. NO RARE, THREATENED OR ENDANGERED PLANT, ANIMAL SPECIES OR HABITAT WERE OBSERVED DURING THE FIELD VISIT, AN INQUIRY WITH MNR IS PENDING.
 4. NO FEMA FLOODPLAIN EXISTS WITHIN THE LIMIT OF DISTURBANCE.
 5. NO SPECIMEN TREES ARE LOCATED WITHIN THE LIMIT OF DISTURBANCE.

FOREST CONSERVATION NARRATIVE

THIS FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH THE CARROLL COUNTY FOREST CONSERVATION ORDINANCE, CHAPTER 150 AND IN COMPLIANCE WITH THE SPECIFICATIONS OF THIS ORDINANCE. THIS PROJECT CONSISTS OF A 3.087 ACRE TRACT OF LAND AND IS ZONED C-2 (COMMERCIAL MEDIUM DENSITY). THE FOREST CONSERVATION THRESHOLD FOR THIS PROPERTY IS CALCULATED ACCORDINGLY, BASED UPON A TOTAL NET TRACT AREA (LIMIT OF DISTURBANCE) OF 1.02 ACRES, REQUIRING 0.15 ACRES OF FOREST TO BE PROVIDED. REQUIREMENTS FOR FORESTRY WILL BE PROVIDED THROUGH AN OFF-SITE FOREST BANK TO BE PURCHASED PRIOR TO FINAL APPROVAL. NO FORESTED AREAS OR SPECIMEN TREES EXIST WITHIN THE PROPOSED NET TRACT AREA (LIMIT OF DISTURBANCE) AS SHOWN HEREON.

NET TRACT CALCULATION

DISTURBED AREA:	1.02 AC.
NET TRACT:	1.02 AC.

SITE NARRATIVE

ON SEPTEMBER 5, 2024, A SITE VISIT WAS CONDUCTED AT THE SITE LOCATED AT 2502 LITTLESTOWN PIKE IN WESTMINSTER, MD FORMERLY KNOWN AS SPROUTS CHILD CARE CENTER, A 3.08 ACRE SITE. THIS SITE IS ZONED FOR COMMERCIAL USE IN CARROLL COUNTY, MD, AND IS SURROUNDED BY FARMLAND AND RESIDENTIAL AREAS. THE SITE IS ALSO BORDERED TO THE SOUTH BY A POND. THE SITE CONSISTS OF A PARKING LOT, AND EXISTING BUILDING WITH A FENCED PATIO AREA. NO SAMPLE PLOTS WERE SURVEYED, AS PROPOSED AREAS OF THE NET TRACT AREA DO NOT CONTAIN FOREST OR SPECIMEN TREES. NOTED AREAS CONSIST OF CLEARED, GRASSY AREAS, WITH NO FOREST COVER OR UNDERSTORY. NO RARE OR THREATENED SPECIES WERE OBSERVED DURING THE SITE VISIT AND A LETTER OF INQUIRY HAS BEEN SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES NATURAL HERITAGE PROGRAM.

Forest Conservation Worksheet

A.	Forest to be cleared:	0.00	Ac.	
B.	Reforestation required:	0.00	Ac.	
(Forest which is cut or cleared measured to the nearest one-tenth acre, shall be reforested at a ratio of one acre planted or banked for every one acre of forest removed.)				
C.	Net Tract Area	LOD	1.02	Ac.
D.	Minimum Forest Threshold	15%	0.15	Ac.
(15% for areas zoned commercial or industrial, or institutional development areas; 20% for all other zones)				
E.	Existing Forest within the Net Tract Area:	0.00	Ac.	
F.	Forest to be Retained (E - A):	0.00	Ac.	
G.	Forest Credit (B + F):	0.00	Ac.	
H.	Afforestation Required (D - G):	0.15	Ac.	

Afforestation may be addressed by retaining in an easement forest that is within the net tract areas, planting, or banking. If H < 0, no afforestation is required.)

Reforestation Required	0.00	Ac.
Afforestation Required	0.15	Ac.
Total Forest Conservation Required	0.15	Ac.

0.15 Acres of afforestation will be purchased in an off-site forest bank

SOILS CHART (NRCS WEB SOIL SURVEY)

SOL SERIES	SYMBOL	ERODIBLE (w-factor)	HYDRIC	HYDRIC GROUP
BRNLOW	B/C	.20	-	C
GLENB/S	G/B	.20	-	B
GLENVILE	G/B	.37	-	C/D

OWNER/DEVELOPER

NOVA INVESTMENT LLC
1219 GLENVILLE CT.
CHURCHVILLE MD 21028

SIMPLIFIED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN NOTES AND DETAILS
NOVA ASSISTED LIVING
2502 LITTLESTOWN PIKE, WESTMINSTER, MD 21158
TAX MAP: 30 · BLOCK: 5 · PARCEL: 487
6th ELECTION DISTRICT · CARROLL COUNTY, MD.

NOT FOR CONSTRUCTION

Tracie L. Rippean
MD DNR Qualified Professional

CLSI
Civil Planning & Environmental Consultants
www.clsi-civileng.com

439 East Main Street Westminister, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

LEGEND

B/C (C)	G/B (C/D)	SOL LINE
---	---	BOUNDARY LINE
---	---	EXISTING TREELINE
---	---	LOD
---	---	LIMIT OF DISTURBANCE
---	---	NET TRACT AREA
○	○	EXISTING TREE

Date	Revisions	Drawn By: AW
		Designed By:
		Reviewed By:
		Date: APRIL, 2024
		Scale: 1" = 30'
		Job No.: 2021023
		Sheet: 3 OF 3