

SUMMARY TABLE (SITE 1)													
D.A.	MDE Type	Total DA	Impervious Area	Qe	At				ESDv			REV	
					Required	Provided	2% DA	Depth	Required	Provided	75% ESDv	Required	Provided
1	(M-6)	14,306	10,658	1.30	286	650	PASS	4.0	1546	1170	PASS	650	0
2	(M-6)	9,792	4,992	0.92	196	768	PASS	2.0	747	768	PASS	360	0
3	(M-6)	8,563	7,310	1.47	209	450	PASS	4.0	1051	810	PASS	200	0
4	(M-6)	10,472	3,744	0.67	209	250	PASS	4.0	584	450	PASS	408	0
5	(M-6)	18,942	7,974	0.77	379	510	PASS	4.0	1219	918	PASS	164	0
6	(M-6)	7,964	3,120	0.72	159	205	PASS	4.0	481	369	PASS	0	0
7	(A-2)	9,832	5,190	0.95	NA	2686	NA	2.0	1137	1612	NA	0	0
8	(A-2)	10,629	5,788	0.97	NA	2271	NA	2.0	1168	1363	NA	0	0
9	(M-6)	16,060	11,060	1.21	321	675	PASS	4.0	1614	1215	PASS	540	0
10A & 10B	(M-8)	20,901	11,511	0.98	418	840	PASS	4.0	1711	1512	PASS	0	0
11A & 11B	(M-8)	21,377	12,652	1.05	428	960	PASS	4.0	1868	1728	PASS	0	0
12	(M-6)	11,465	6,804	1.05	229	420	PASS	4.0	1005	756	PASS	336	0
13	(M-8)	7,506	3,408	0.83	150	512	PASS	2.0	516	512	PASS	0	0
14	(M-6)	16,363	5,568	0.64	327	707	PASS	2.0	874	707	PASS	0	0
15	(M-8)	43,221	6,460	0.33	864	550	PASS	2.0	1196	990	PASS	0	0
16	(M-6)	12,842	7,772	1.07	257	500	PASS	4.0	1146	900	PASS	0	0
17	(M-8)	12,940	9,055	1.22	259	550	PASS	4.0	1319	990	PASS	0	0
18	(A-2)	11,383	7,194	1.11	NA	2200	NA	2.0	1354	1320	NA	0	0
19	(M-6)	15,087	7,320	0.88	302	500	PASS	4.0	1101	900	PASS	400	0
20	(M-6)	4,006	1,872	0.85	90	320	PASS	2.0	283	320	PASS	0	0
21	(M-6)	14,265	5,204	0.68	285	450	PASS	4.0	810	810	PASS	360	0
22	(A-2)	12,171	7,079	1.03	NA	3365	NA	3.0	1501	3029	NA	0	0
23	(A-2)	14,645	8,655	1.05	NA	2938	NA	3.0	1675	2644	NA	0	0
24	(M-6)	18,553	11,085	1.06	371	875	PASS	4.0	1636	1575	PASS	700	0
25	(M-6)	7,499	4,992	1.17	150	400	PASS	4.0	730	720	PASS	0	0
26	(A-2)	3,790	2,351	1.09	NA	1301	NA	2.0	521	781	NA	0	0
27	(M-6)	10,166	4,368	0.79	203	400	PASS	4.0	666	720	PASS	0	0
28	(M-6)	17,495	10,732	1.08	350	905	PASS	4.0	1580	1629	PASS	724	0
29	(M-6)	15,554	9,527	1.08	311	700	PASS	4.0	1403	1260	PASS	560	0
30	(M-6)	16,820	13,172	1.36	336	800	PASS	4.0	1904	1440	PASS	640	0
31	(A-2)	3,122	2,123	1.19	NA	1260	NA	2.0	412	454	NA	0	0
32	(A-2)	5,987	3,976	1.17	NA	1260	NA	2.0	752	756	NA	0	0
33A & 33B	(M-8)	10,732	7,974	1.29	215	650	PASS	4.0	1157	1170	PASS	0	0
34	(A-2)	4,220	2,867	1.19	NA	861	NA	2.0	535	517	NA	0	0
35	(M-6)	11,111	8,514	1.33	222	600	PASS	4.0	1233	1080	PASS	480	0
36	(M-6)	18,722	4,488	0.48	374	420	PASS	4.0	746	756	PASS	0	0
37	(M-6)	26,622	4,362	0.36	532	672	PASS	3.0	789	941	PASS	0	0
38	(M-6)	10,600	6,056	1.02	212	500	PASS	4.0	897	900	PASS	400	0
39	(A-2)	11,624	6,163	0.95	NA	2520	NA	2.0	1259	1512	NA	0	0
40A & 40B	(M-6)	19,939	11,385	1.02	399	705	PASS	4.0	1687	1269	PASS	0	0
41	(M-6)	13,074	5,667	0.79	261	472	PASS	3.0	863	661	PASS	378	0
42	(M-6)	14,796	7,698	0.93	296	480	PASS	4.0	1150	864	PASS	0	0
43A & 43B	(M-8)	15,131	7,817	0.93	303	684	PASS	3.0	1169	958	PASS	0	0
44	(M-6)	15,575	6,272	0.74	312	550	PASS	3.0	964	770	PASS	0	0
45	(M-6)	11,163	3,744	0.63	223	325	PASS	3.0	589	455	PASS	0	0
46	(A-2)	1,589	844	0.95	NA	630	NA	1.0	211	189	NA	0	0
47	(A-2)	9,829	5,070	0.93	NA	4432	NA	2.0	1356	2659	NA	0	0
48	(A-2)	8,865	5,221	1.04	NA	1944	NA	2.0	1034	1166	NA	0	0
49	(A-2)	10,750	7,768	1.26	NA	2567	NA	2.0	1476	1540	NA	0	0
50	(A-2)	3,875	1,929	0.90	NA	1771	NA	1.0	529	531	NA	0	0
51	(M-6)	19,733	4,234	0.44	395	400	PASS	3.0	720	560	PASS	0	0
52	(M-6)	8,652	6,819	1.37	173	415	PASS	4.0	985	747	PASS	332	0
53	(M-6)	8,407	6,819	1.40	168	415	PASS	4.0	984	747	PASS	332	0
54	(M-6)	9,158	6,819	1.30	183	415	PASS	4.0	989	747	PASS	332	0
55	(M-6)	18,695	6,819	0.68	374	489	PASS	4.0	1061	880	PASS	0	0
56	(M-8)	12,374	1,982	0.35	247	1100	PASS	2.0	360	1100	PASS	0	0
Totals		718,954	360,047		11,971	54,691			58,251	57,845		8,188	8,296

SUMMARY TABLE (SITE 2)													
D.A.	MDE Type	Total DA	Impervious Area	Qe	At				ESDv			REV	
					Required	Provided	2% DA	Depth	Required	Provided	75% ESDv	Required	Provided
57	(M-8)	9,162	2,469	0.47	183	290	PASS	3.0	402	406	PASS	58	116
Totals		9,162	2,469		183	290			402	406		58	116

DESIGN NARRATIVE:

The area of this submission is approximately 29.32 acres. The site is primarily wooded with the exception of the area immediately surrounding the existing home, existing razed structure associated driveways. There is a small pocket of wetlands located near the southeastern corner of the site. There is a high point at the southwestern corner of the site with the land falling off toward the stream. A small portion falls off to Cedar Lane but eventually enters the same Middle Patuxent River.

The proposed development shall remove the existing structures and driveways. It will consist of 150 townhouse units on fee simple lots with driveways. The proposed roads shall be private closed section roads. It will also consist of a small widening of Cedar Lane for a right turn lane into the subdivision and increased pavement for a turnaround area along Grace Drive.

This project shall be broken down into two (2) sites. Site #1 shall be the main portion of the project while Site #2 shall consist solely of the proposed U-turn improvement within Grace Drive.

All environmentally sensitive areas (i.e. 100yr floodplain, wetlands, streams, their buffers) shall remain undisturbed with the exception of the installation of the sewer line in order to connect to existing sewer.

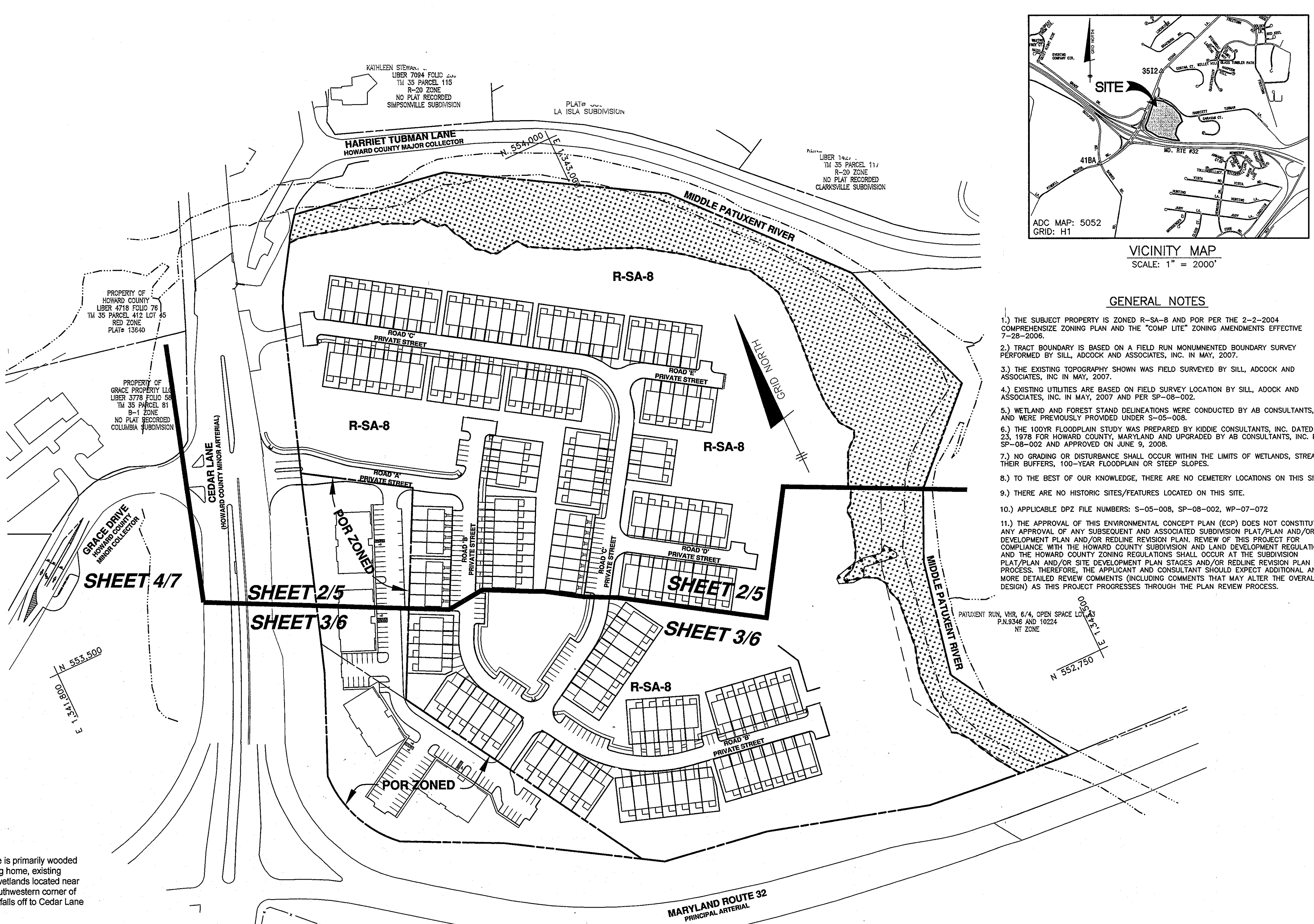
Natural flow patterns shall be preserved in that all proposed practices shall discharge on the side of the aforementioned high point in which they are located. The practices are generally dispersed along the outer edge of the LOD and shall discharge along this outer edge to mimic the layout of the natural ground as it enters the stream treated.

Reduction of impervious areas has been implemented as best possible by using pervious pavement where allowed (parking bays, roadways with no public utilities) and by utilizing the narrowest allowed driveways for single and double car garages.

Sediment and erosion control shall comply with the latest edition of the MDE Standards and Specifications for Sediment Control as shown on the accompanying ECP and subsequent Site Development Plan.

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 Micro-Bioretenation (M-6) facilities, Bio-Swales (M-8) and Permeable Concrete (A-2). Recharge shall be met by stone chambers located below the outflow pipes of the practices.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Roberts 6/21/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Jaya Murchland 6/21/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



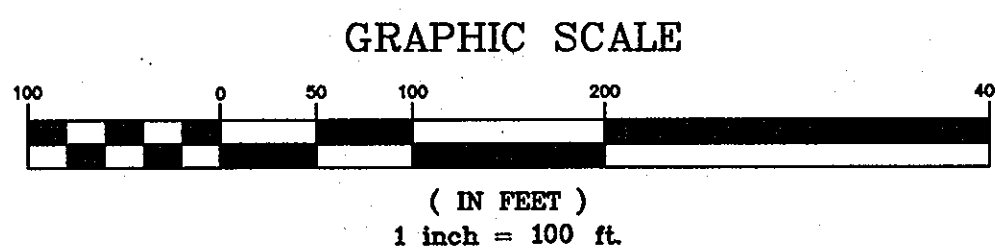
SHEET 4/7

SHEET 2/5

SHEET 3/6

SHEET 2/5

SHEET 3/6



SHEET INDEX	
NO.	TITLE
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	ENVIRONMENTAL CONCEPT PLAN
4	ENVIRONMENTAL CONCEPT PLAN
5	SEDIMENT AND EROSION CONTROL PLAN
6	SEDIMENT AND EROSION CONTROL PLAN
7	SEDIMENT AND EROSION CONTROL PLAN

Site Analysis Data Sheet	
Gross Area	29.32 ac
Floodplain	4.75 ac
Steep Slopes 25% or >(outside floodplain)	1.50 ac
Net Area	23.07 ac
Wetlands Buffer (outside of floodplain)	0.10 ac
Stream Buffer (outside of floodplain)	0.76 ac
Forested Area (per FSD)	23.20 ac
Erodable Soils	0 ac
Limit of Disturbance	19.57 ac
Proposed Impervious Area	8.61 ac
Area of SFA lots	6.80 ac

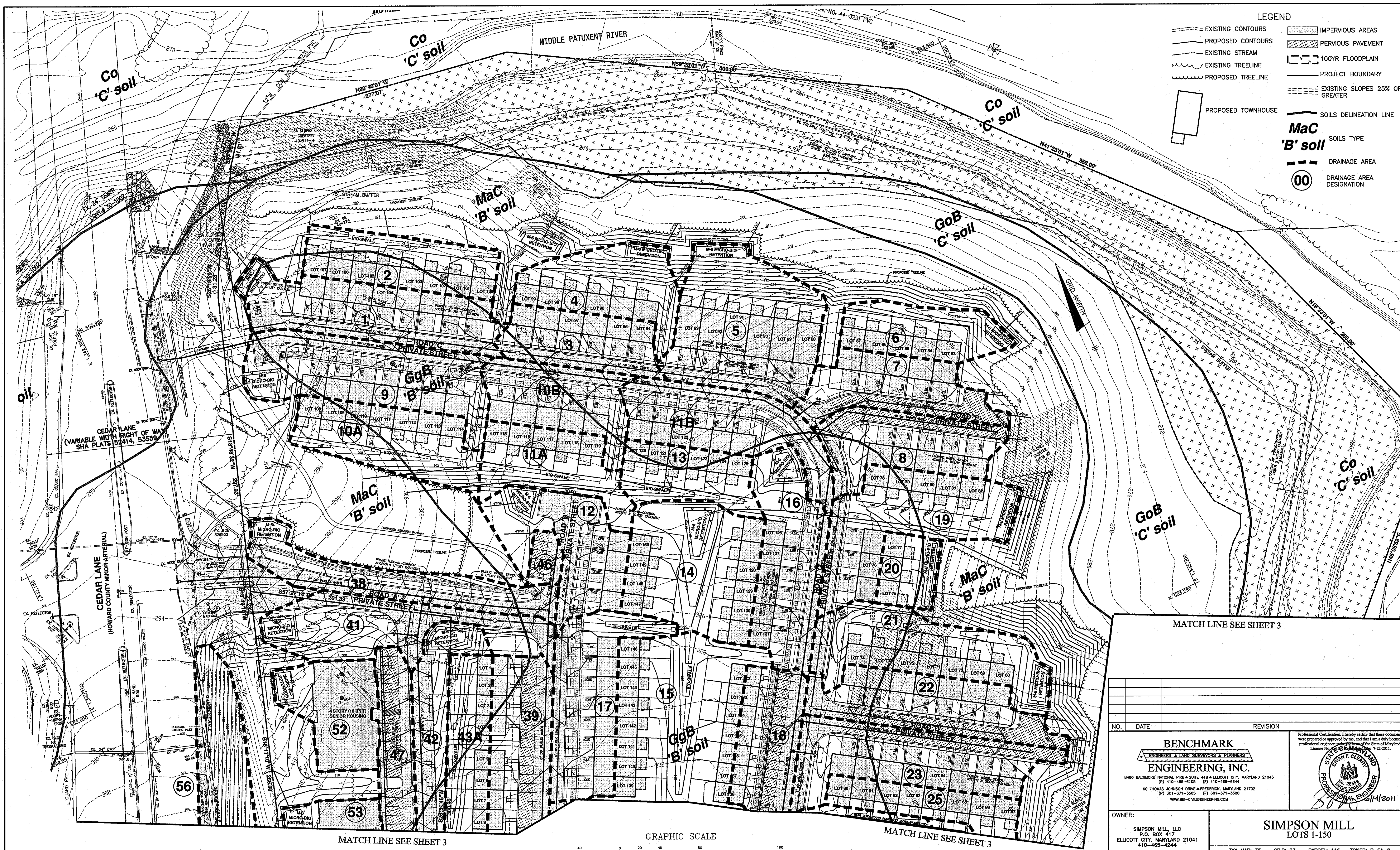
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL AREA SUITE 410 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3508
 WWW.BEI-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. 22682, Issue Date: 7-22-2011.

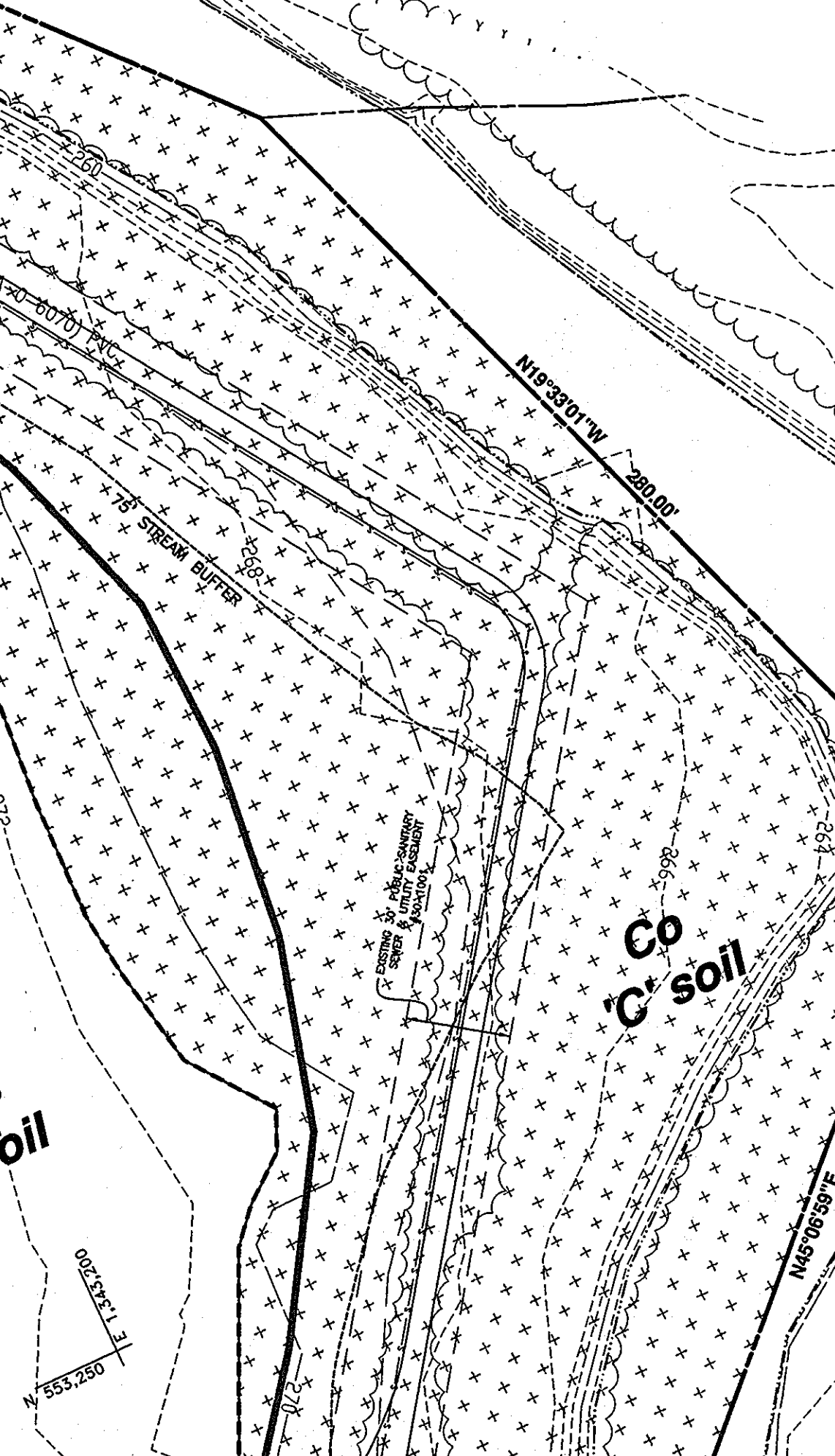
STATE OF MARYLAND
PROFESSIONAL ENGINEER
 6/14/2011

OWNER: SIMPSON MILL, LLC P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 410-465-4244	DEVELOPER: SIMPSON MILL, LLC P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 410-465-4244	DESIGN: DBT	DRAWN: DBT
ENVIRONMENTAL CONCEPT PLAN		DATE: JUNE, 2011	BEI PROJECT NO: 2189
TAX MAP: 35 GRID: 23 PARCEL: 116 ZONED: R-SA-8 TAX MAP: 35 GRID: 23 PARCEL: 258, 476 ZONED: POR ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND		SCALE: AS SHOWN	SHEET 1 OF 7



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STREAM
- EXISTING TREELINE
- PROPOSED TREELINE
- IMPERVIOUS AREAS
- PERVIOUS PAVEMENT
- 100YR FLOODPLAIN
- PROJECT BOUNDARY
- EXISTING SLOPES 25% OR GREATER
- SOILS DELINEATION LINE
- SOILS TYPE
- DRAINAGE AREA
- DRAINAGE AREA DESIGNATION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-21-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-17-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

MATCH LINE SEE SHEET 3

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL FIRE & SUITE 418 A ELICOTT CITY, MARYLAND 21043
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 WWW.BEI-ONLINEENGINEERING.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. 162559 7-22-2011.

[Signature] 6/14/2011

OWNER: SIMPSON MILL, LLC
 P.O. BOX 417
 ELICOTT CITY, MARYLAND 21041
 410-465-4244

DEVELOPER: SIMPSON MILL, LLC
 P.O. BOX 417
 ELICOTT CITY, MARYLAND 21041
 410-465-4244

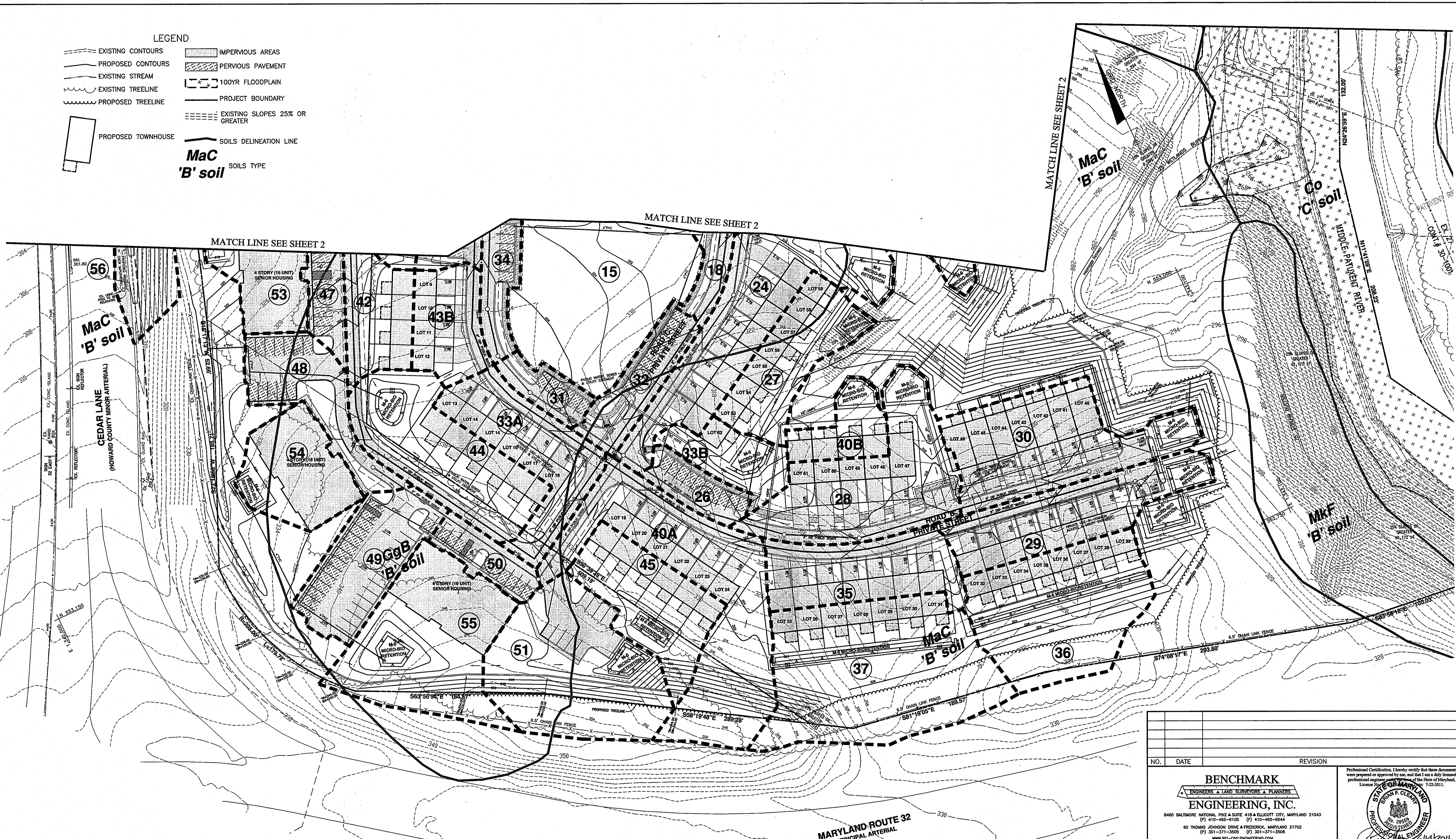
SIMPSON MILL LOTS 1-150

TAX MAP: 35 GRID: 23 PARCEL: 116 ZONED: R-SA-B
 TAX MAP: 35 GRID: 23 PARCEL: 258, 476 ZONED: POR
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

DATE: JUNE, 2011 BEI PROJECT NO: 2189
 SCALE: AS SHOWN SHEET 2 OF 7

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STREAM
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - ▭ PROPOSED TOWNHOUSE
 - ▭ IMPERVIOUS AREAS
 - ▨ PERVIOUS PAVEMENT
 - ▭ 100YR FLOODPLAIN
 - PROJECT BOUNDARY
 - EXISTING SLOPES 25% OR GREATER
 - SOILS DELINEATION LINE
 - MaC** SOILS TYPE
 - 'B' soil**

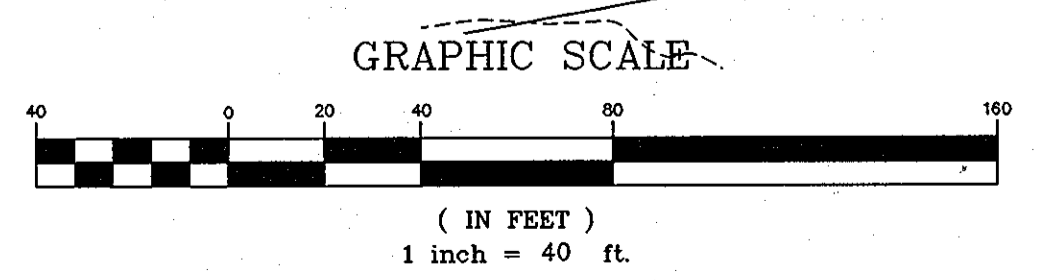


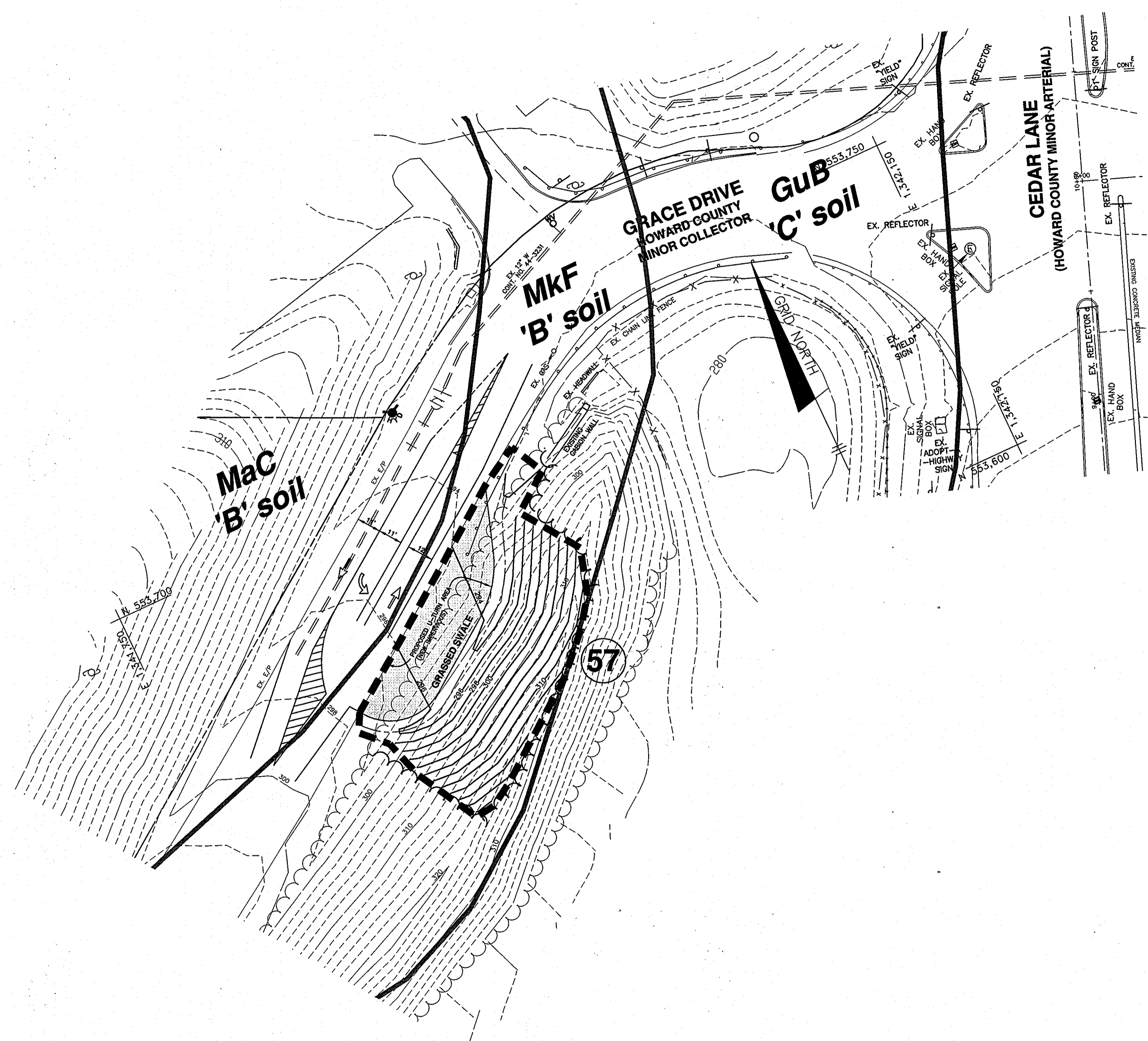
NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702 (P) 301-371-3055 (F) 301-371-3056 WWW.BEI-CIVILENGINEERING.COM		
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. BE-11038, Exp. Date: 7-22-2011.		
OWNER:	SIMPSON MILL LOTS 1-150	
DEVELOPER:	SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	
TAX MAP: 35 GRID: 23 PARCEL: 116 ZONED: R-SA-8 TAX MAP: 35 GRID: 23 PARCEL: 258, 476 ZONED: POR ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND		
ENVIRONMENTAL CONCEPT PLAN		
DESIGN: DBT/JMC	DRAWN: DBT/JMC	DATE: JUNE, 2011
SCALE: AS SHOWN	SHEET	BEI PROJECT NO: 2189
		3 OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

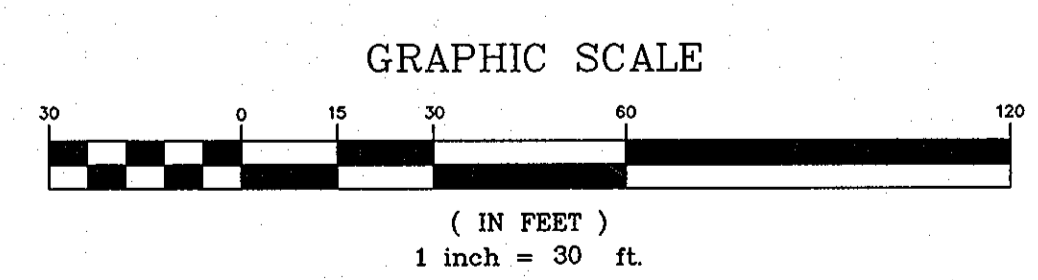
Chief
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6-21-11

To: M... for KS
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6-17-11





- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
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 - SOILS TYPE
 - DRAINAGE AREA
 - DRAINAGE AREA DESIGNATION



NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

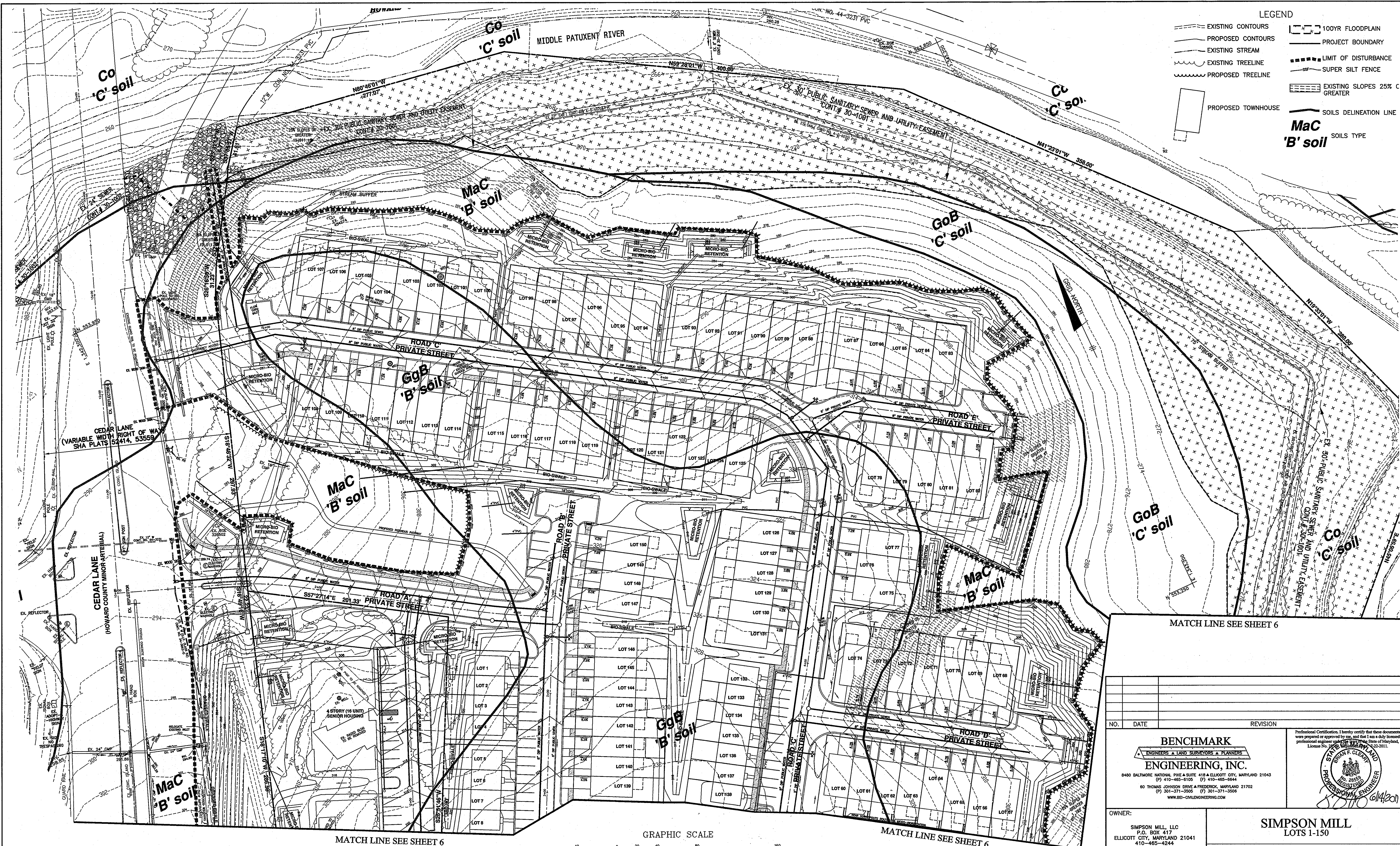
8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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OWNER: SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	SIMPSON MILL LOTS 1-150
DEVELOPER: SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	TAX MAP: 35 GRID: 23 PARCEL: 116 ZONED: R-SA-8 TAX MAP: 35 GRID: 23 PARCEL: 258, 476 ZONED: POR ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN	
DATE: JUNE, 2011 BEI PROJECT NO: 2189 DESIGN: DBT/JMC DRAWN: DBT/JMC SCALE: AS SHOWN SHEET 4 OF 7	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

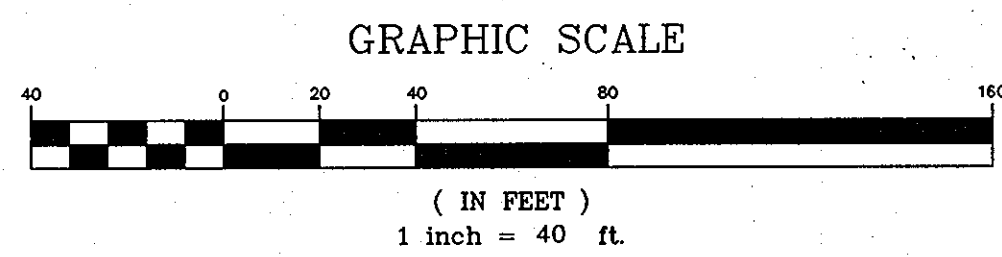
David Clark 6-21-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. M. Mendenhall 6-17-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- 100YR FLOODPLAIN
- PROJECT BOUNDARY
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- EXISTING SLOPES 25% C GREATER
- SOILS DELINEATION LINE
- SOILS TYPE
- PROPOSED TOWNHOUSE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 6-21-11 DATE

J. Manshardt G. KS 6-17-11 DATE

MATCH LINE SEE SHEET 6

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
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PROFESSIONAL ENGINEER
STATE OF MARYLAND
REG. NO. 28589
6/14/2011

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

DEVELOPER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

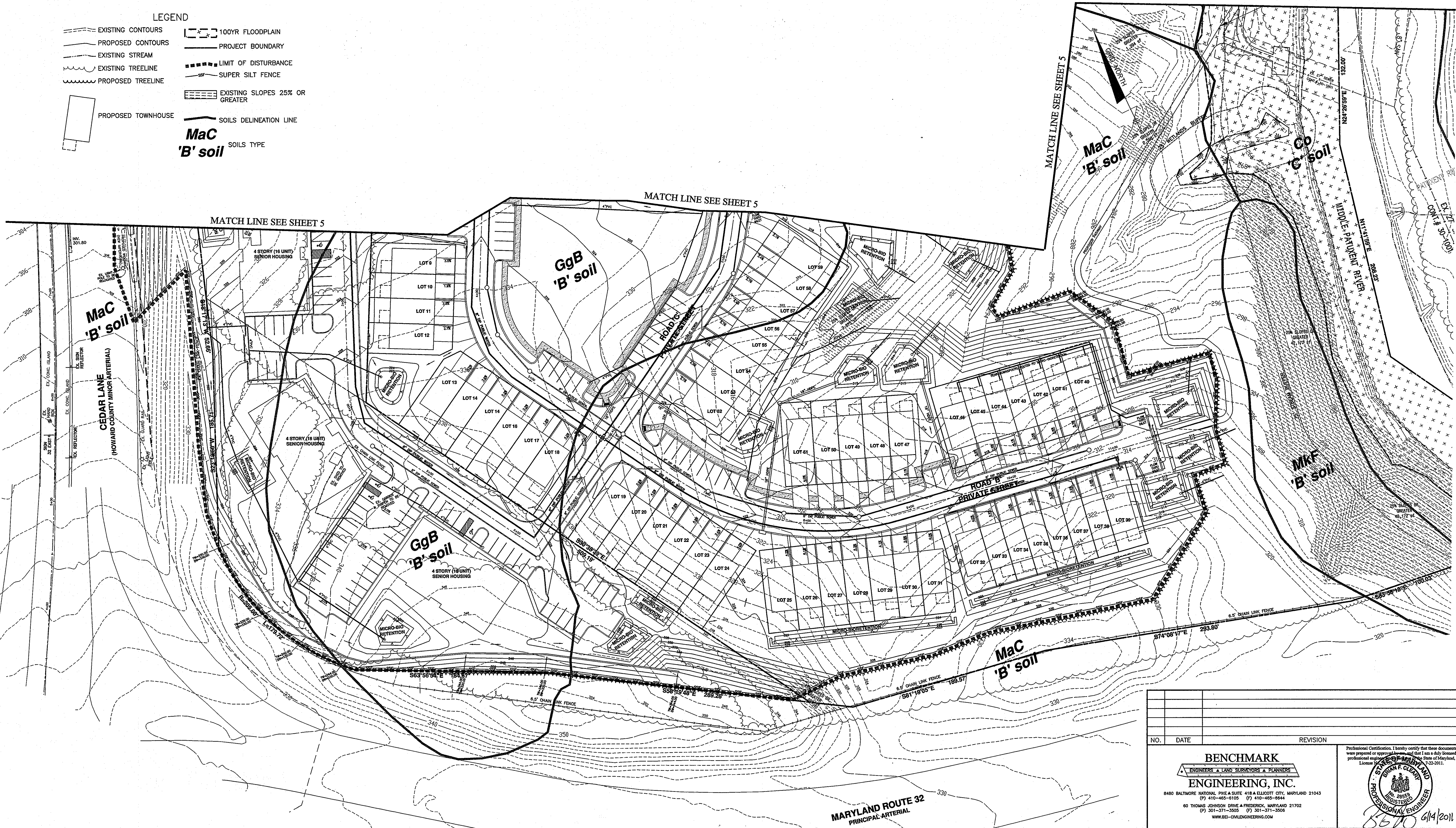
SIMPSON MILL LOTS 1-150

TAX MAP: 35 GRID: 23 PARCEL: 116 ZONED: R-SA-8
TAX MAP: 35 GRID: 23 PARCEL: 258, 476 ZONED: POR
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL CONCEPT PLAN

DATE: JUNE, 2011 BEI PROJECT NO: 2189
DESIGN: DBT/JMC DRAWN: DBT/JMC SCALE: AS SHOWN SHEET 5 OF 7

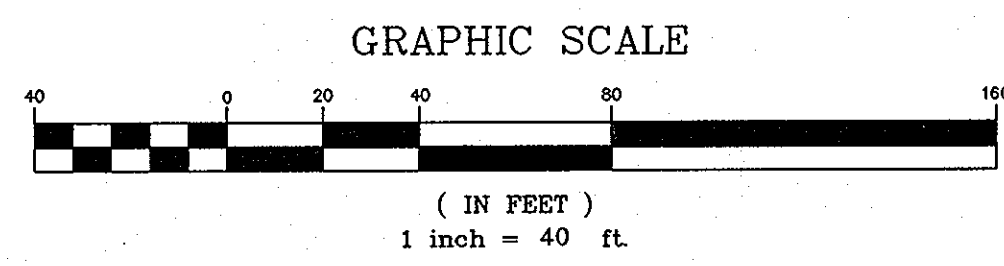
- LEGEND**
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 - EXISTING SLOPES 25% OR GREATER
 - SOILS DELINEATION LINE
 - MaC** SOILS TYPE
 - 'B' soil** SOILS TYPE
 - PROPOSED TOWNHOUSE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-21-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

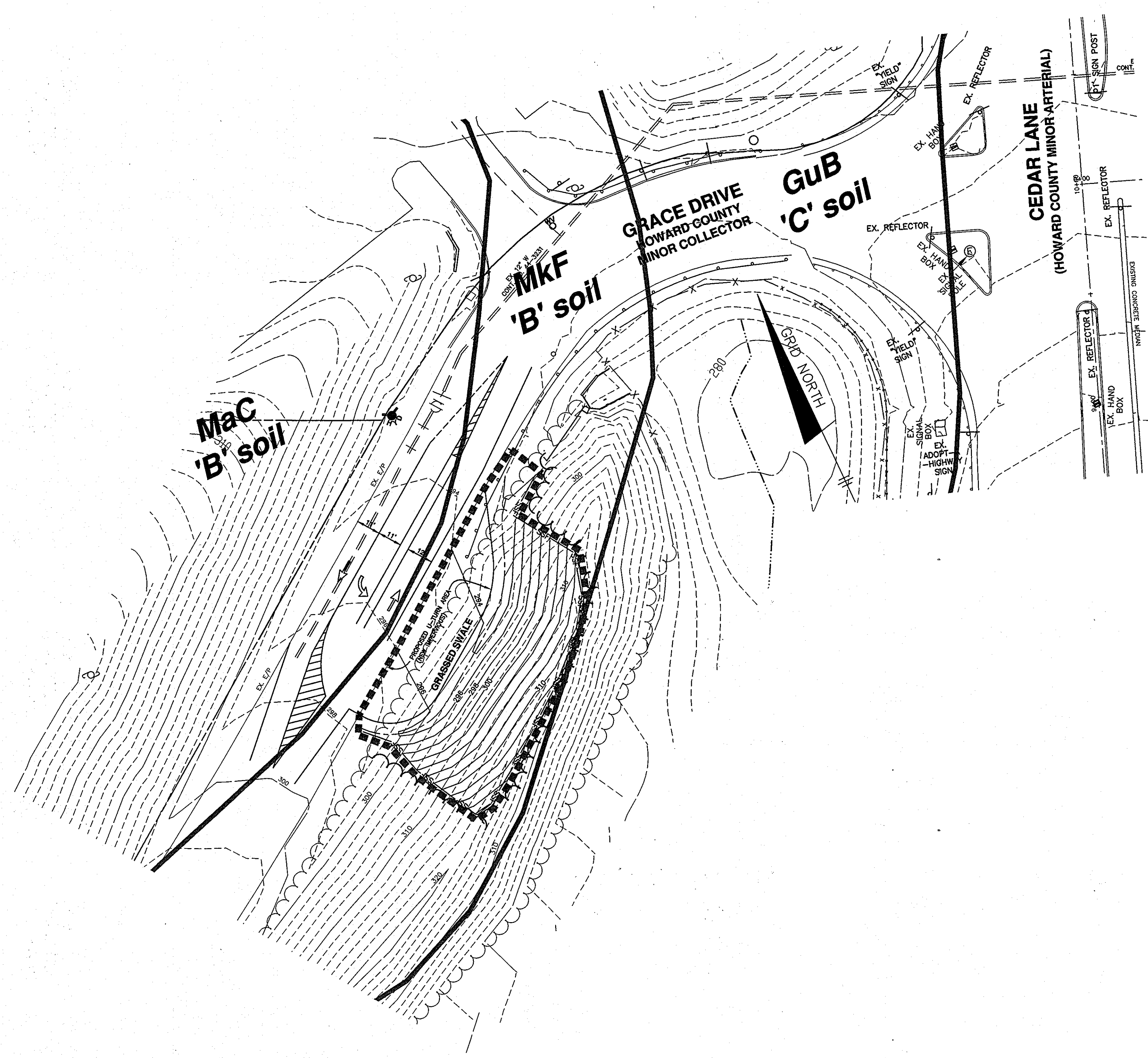
[Signature] 6-17-11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



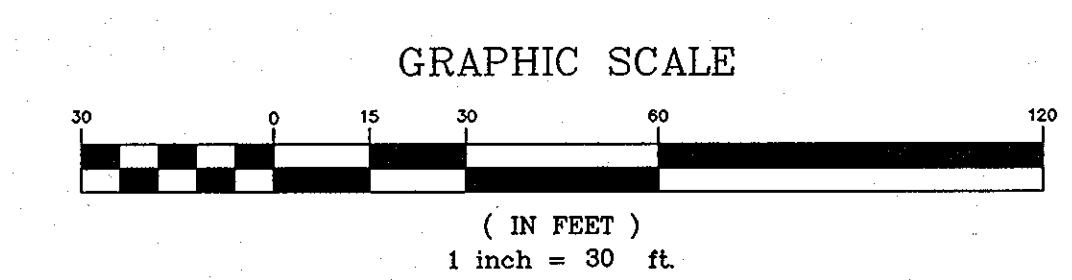
NO.	DATE	REVISION

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
 (P) 301-371-3005 (F) 301-371-3006
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OWNER: SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	SIMPSON MILL LOTS 1-150
DEVELOPER: SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	TAX MAP: 35 GRID: 23 PARCEL: 116 ZONED: R-SA-8 TAX MAP: 35 GRID: 23 PARCEL: 258, 476 ZONED: POR ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
SEDIMENT AND EROSION CONTROL CONCEPT PLAN	
DESIGN: DBT/JMC DRAWN: DBT/JMC	DATE: JUNE, 2011 BEI PROJECT NO: 2189 SCALE: AS SHOWN SHEET 6 OF 7



- LEGEND**
- EXISTING CONTOURS
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 - PROJECT BOUNDARY
 - LIMIT OF DISTURBANCE
 - SUPER SILT FENCE
 - EXISTING SLOPES 25% OR GREATER
 - PROPOSED TOWNHOUSE
 - SOILS DELINEATION: LINE
- MaC 'B' soil** SOILS TYPE



NO.	DATE	REVISION

<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3506 WWW.BE-CMENGINEERING.COM</p>	<p>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. 29655, Date: 7-22-2011.</p>
	<p>OWNER: SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-485-4244</p>
<p>DEVELOPER: SIMPSON MILL LLC P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-485-4244</p>	<p>SEDIMENT AND EROSION CONTROL CONCEPT PLAN</p>
<p>DATE: JUNE, 2011</p>	<p>BEI PROJECT NO: 2189</p>
<p>DESIGN: DBT/JMC DRAWN: DBT/JMC</p>	<p>SCALE: AS SHOWN SHEET 7 OF 7</p>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

6-21-11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

6-17-11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE