

ESD Micro-scale Practices Summary Table. A detailed table with columns for Target Practice, MDE Type, No. Units, Total DA, Total Imp. Area, and various performance metrics. It lists practices like DW-1, DW-2, DW-3, MB-1, MB-2, etc., and their associated metrics.

DESIGN NARRATIVE: The site currently is undeveloped, with mostly woods with a few meadow areas. All existing structures are to be removed. The majority of the site drains south to north into an existing stream on the adjoining parcel along the northern/eastern boundary. The site also receives drainage from Pine Orchard Lane which runs parallel with the eastern boundary.

GENERAL NOTES: 1. SUBJECT PROPERTY ZONED R-A-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. 2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS...

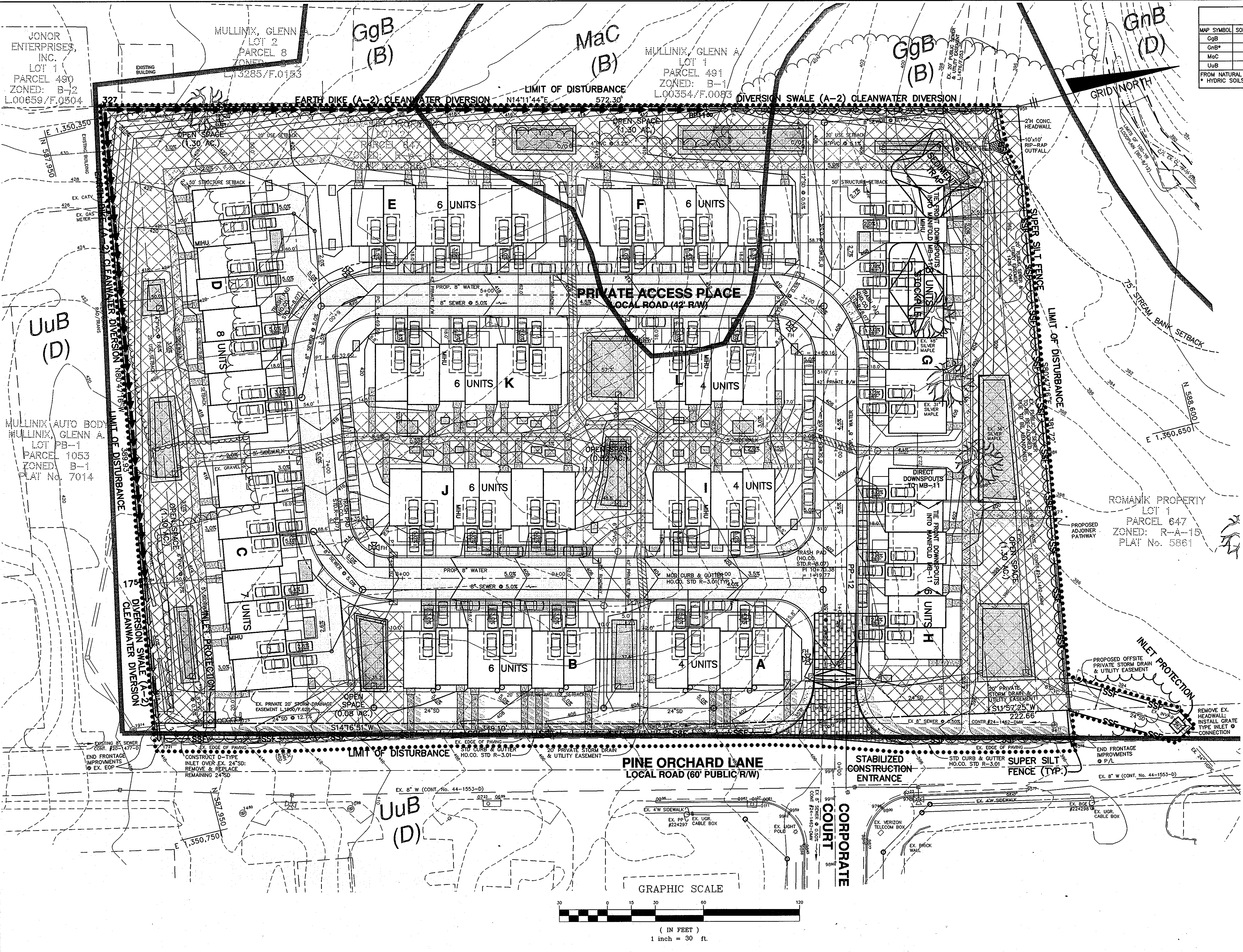
SITE ANALYSIS DATA/TABULATION table with columns for item description and value. It includes sections for area tabulation, open space data, density tabulation, unit/lot tabulation, and parking tabulation.

GRAPHIC SCALE: 1 inch = 30 ft. APPROVED: DEPARTMENT OF PLANNING AND ZONING. Includes signatures and dates for the Chief, Development Engineering Division and the Chief, Division of Land Development.

ESD Practices Summary Table. A smaller version of the ESD table from the design narrative, listing practices, MDE types, and numbers.

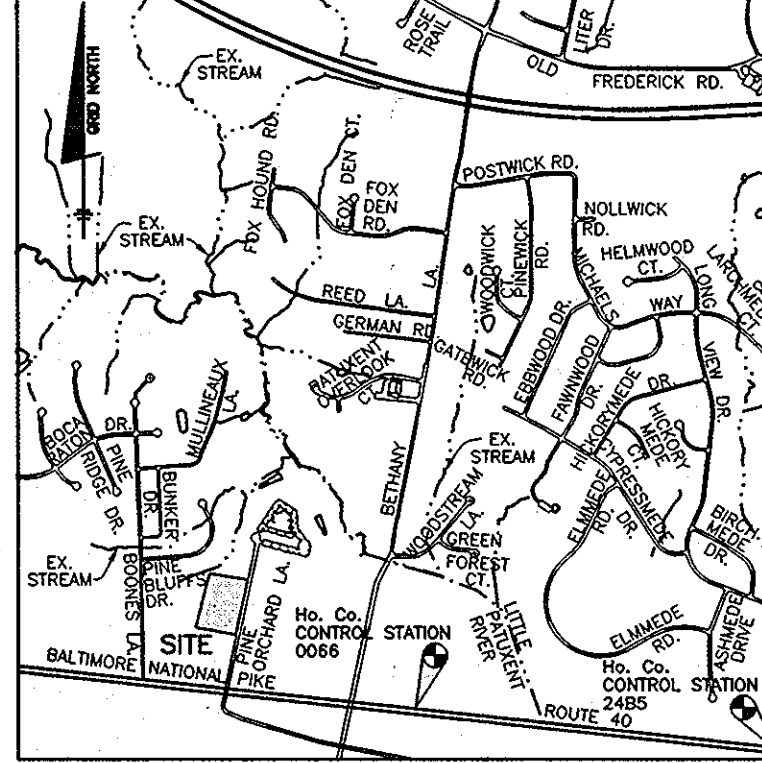
LEGEND: SOILS CLASSIFICATION, SOILS DELINEATION, EXISTING CONTOURS, PROPOSED CONTOURS, EXISTING WOODS LINE, EXISTING WOODS LINE, EXISTING STRUCTURE, PROPOSED STRUCTURE, SPECIMEN TREE, APPROXIMATE LIMITS 100 YEAR FLOODPLAIN, 75' STREAM BUFFER, DRAINAGE AREA, SUB-DRAINAGE AREA, ESD DRAINAGE DIVIDE, ESD STRUCTURAL PRACTICE, ESD NON-STRUCTURAL PRACTICE.

BENCHMARK ENGINEERING, INC. logo and contact information. HOENES PROPERTY LOT 2 (ROMANIK) information including tax map, grid, parcel, and zoning. ENVIRONMENTAL CONCEPT PLAN SITE & GRADING PLAN. DATE: JANUARY 7, 2013. SHEET: 1 OF 3.



MAP SYMBOL	SOIL GROUP	SOIL TYPE
GgB	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GnB*	C	GLENVILLE-BALE SILT LOAM, 0 TO 8 PERCENT SLOPES
MacC	B	MANOR LOAM, 8 TO 5 PERCENT SLOPES
UuB	D	URBAN LAND-UDORMENTS COMPLEX, 0 TO 8 PERCENT SLOPES

FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0
HYDRIC SOILS



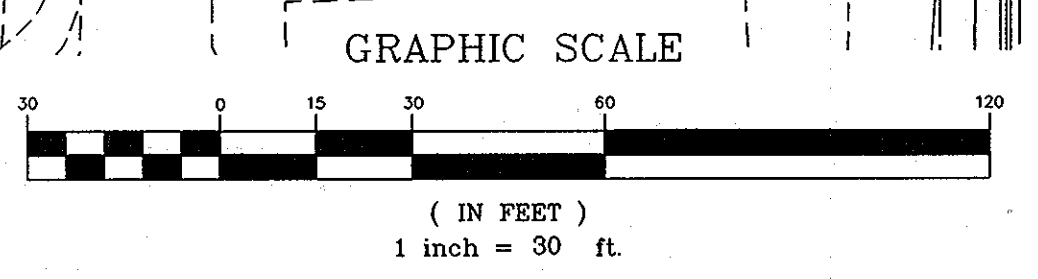
BUILDING SETBACKS

FACE TO FACE: 30'
FACE/REAR TO SIDE: 30'
SIDE TO SIDE: 15'
REAR TO REAR: 60'
FACE TO REAR: 100'

- Sequence of Construction**
1. Obtain grading permit.
 2. Clear and grub site for installation of perimeter sediment control devices established under the approved Site Development Plans.
 3. Stabilize all disturbed areas in accordance with the temporary seedbed notes.
 4. Install/remediate existing culvert under Pine Orchard Lane (in accordance with the MDE Waterway Construction Guidelines if deemed applicable). This work shall be approved by the inspector prior to proceeding with further disturbance/grading.
 5. Install/remediate existing Storm Drain along Pine Orchard Lane (in accordance with the MDE Waterway Construction Guidelines if deemed applicable). This work shall be approved by the inspector prior to proceeding with further disturbance/grading.
 6. Begin installation of proposed sewer line at existing manhole. This process to include daily control measures i.e. trench backfill, installation/removal of silt fence, stabilization, etc. Upon completion, remove and/or abandon existing sewer systems.
 7. Upon approval by the sediment control inspector, begin roadway and mass grading through the remainder of site.
 8. Begin installation of all other utilities as applicable.
 9. Construct retaining walls and remaining utilities as applicable.
 10. Install base course paving for roadway (Private Access Place).
 11. Once the utility and roadway construction is completed, fully stabilize the remaining areas.
 12. Construct proposed dwellings units (utilize applicable single lot SEC practices) including manifolds as applicable.
 13. Final grade remainder of site and stabilize in accordance with permanent seeding notes.
 14. Install final paving and complete ESD construction.
 15. Install required landscaping.
 16. Upon approval by Howard County sediment control inspector, remove remaining sediment control devices and permanently stabilize any remaining disturbed areas.

Please note that all super silt fences should be checked daily to ensure compliance. The areas of ESD implementation shall have limited access from heavy construction equipment to avoid unnecessary compaction when practical.

SOILS CLASSIFICATION	ABC1
SOILS DELINEATION	---
EXISTING CONTOURS	---990---
PROPOSED CONTOURS	---999---
EXISTING WOODS LINE	~~~~~
PROPOSED WOODS LINE	~~~~~
EXISTING STRUCTURE	[]
PROPOSED STRUCTURE	[]
SPECIMEN TREE	()
APPROXIMATE LIMITS 100 YEAR FLOODPLAIN	---
75' STREAM BUFFER	---
DRAINAGE AREA	---
SUB-DRAINAGE AREA	---
ESD DRAINAGE DIVIDE	---
ESD STRUCTURAL PRACTICE	[]
ESD NON-STRUCTURAL PRACTICE	[]
LIMIT OF DISTURBANCE
STABILIZED CONSTRUCTION ENTRANCE	[]
SILT FENCE DIVERSION	---SFD---
SUPER SILT FENCE	---SSF---
EARTH DIKE/BERM	--->>>---
DIVERSION SWALE	--->>>---
INLET PROTECTION	[]



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1/13
CHIEF, DIVISION OF LAND DEVELOPMENT

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

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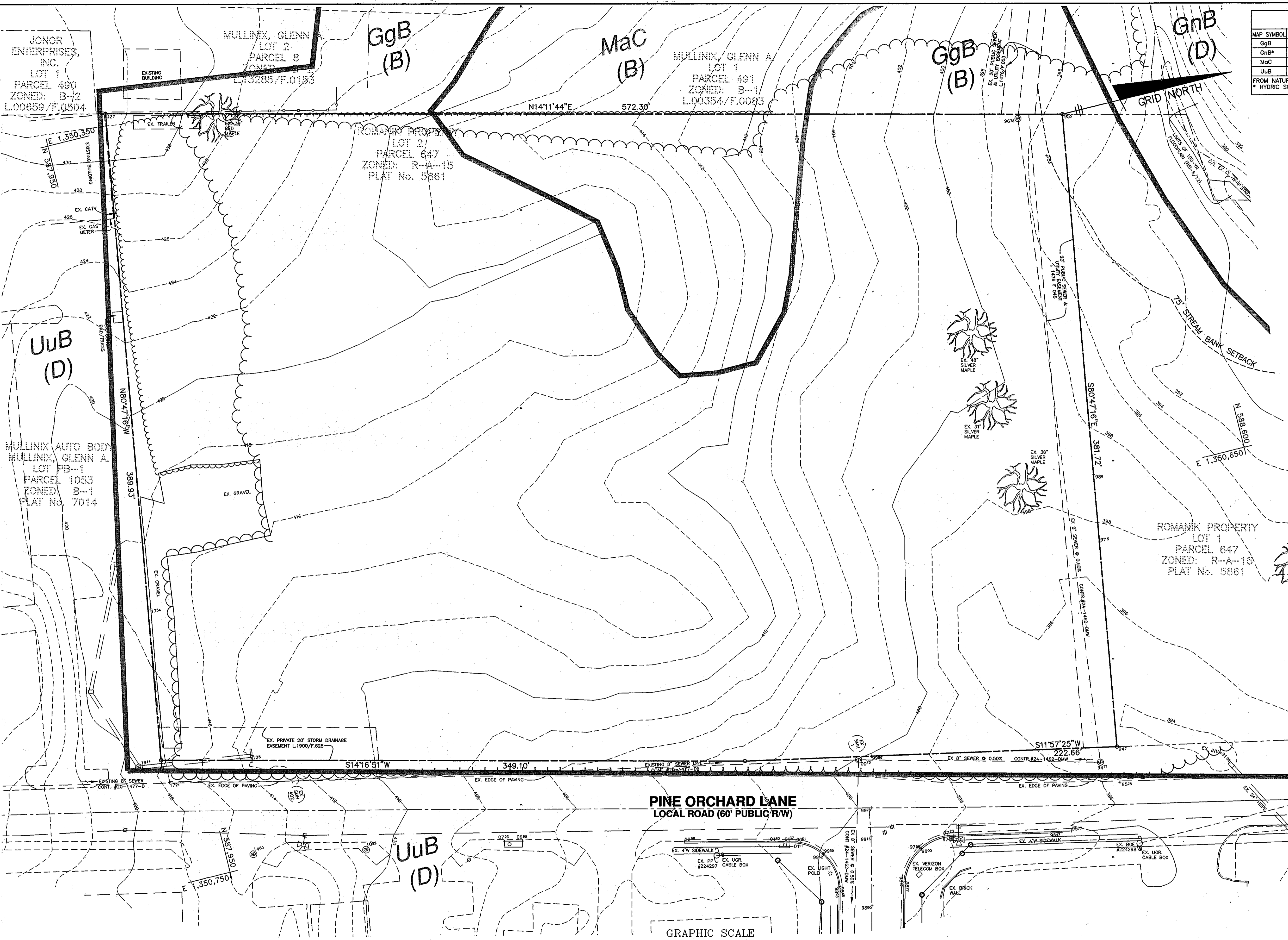
HOENES PROPERTY (ROMANIK - LOT 2)

TAX MAP: 24 GRID: 01 PARCEL: 0647 ZONED: R-A-15
3250 PINE ORCHARD LANE
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND

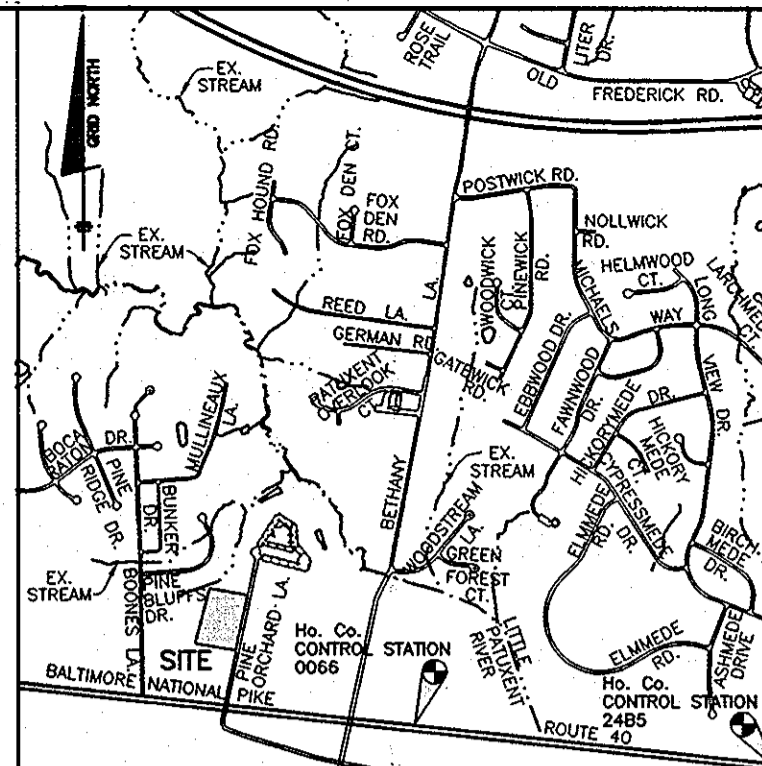
**ENVIRONMENTAL CONCEPT PLAN
SEDIMENT & EROSION CONTROL PLAN**

DATE: JANUARY 7, 2013 BEI PROJECT NO: 2429

DESIGN: MCR DRAWN: MCR/OBT SCALE: 1" = 30' SHEET 2 OF 3



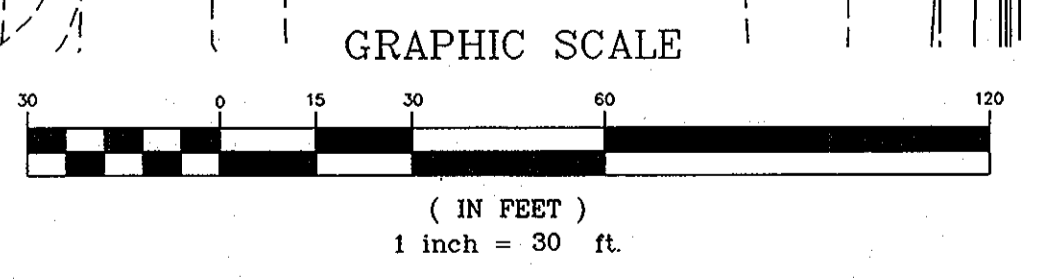
SOILS LEGEND		
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UuB	D	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 8 PERCENT SLOPES
* FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0		
* HYDRIC SOILS		



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4815 GRID B5

LEGEND

SOILS CLASSIFICATION	ABC1
SOILS DELINEATION	---
EXISTING CONTOURS	---999---
PROPOSED CONTOURS	---999---
EXISTING WOODS LINE	~~~~~
PROPOSED WOODS LINE	~~~~~
EXISTING STRUCTURE	[]
PROPOSED STRUCTURE	[]
SPECIMEN TREE	[Tree Symbol]
APPROXIMATE LIMITS 100 YEAR FLOODPLAIN	---
75' STREAM BUFFER	---
DRAINAGE AREA	---
SUB-DRAINAGE AREA	---
ESD STRUCTURAL PRACTICE	[Hatched Box]
ESD NON-STRUCTURAL PRACTICE	[Dotted Box]
LIMIT OF DISTURBANCE
STABILIZED CONSTRUCTION ENTRANCE	[Stippled Box]
SILT FENCE DIVERSION	SFD
SUPER SILT FENCE	SSF
EARTH BOND/BERM	→ → →
DIRECTION SWALE	→ → →



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/9/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION
RY DATE

[Signature] 1/27/13
CHIEF, DIVISION OF LAND DEVELOPMENT
SD DATE

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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. 17222015.

OWNER: KAISER ORCHARD, L.L.C. MARY K HOENES 15115 CARMS MILL ROAD WOODBINE, MARYLAND 21797 410-	HOENES PROPERTY (ROMANIK - LOT 2)
DEVELOPER: RVH DEVELOPMENT 8198 MAIN STREET ELLICOTT CITY, MARYLAND 21043 410-	TAX MAP: 24 GRID: 01 PARCEL: 0647 ZONED: R-A-15 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND
DESIGN: MCR DRAWN: MCR/OBT	ENVIRONMENTAL CONCEPT PLAN EXISTING CONDITIONS PLAN
SCALE: 1" = 30'	DATE: JANUARY 7, 2013 BEI PROJECT NO: 2429 SHEET 3 OF 3