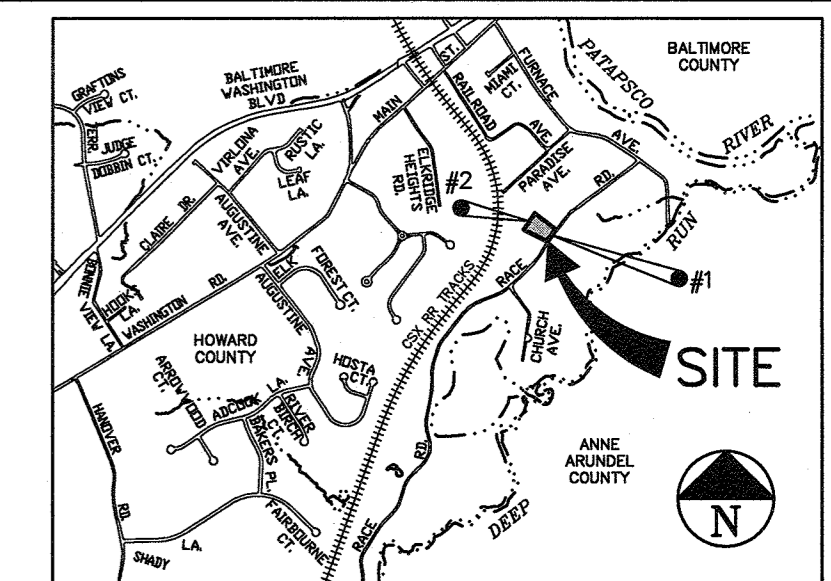


ECP Site Analysis Data Sheet	
Gross Area	1.09 ac
100yr Floodplain (Easement)	0.02 ac
Slopes 15% or Greater	0.00 ac
Net Site Area	1.07 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Stream	0.00 ac
Stream Buffer	0.00 ac
Forested Area(Excluding Floodplain)	0.00 ac
Erodable Soils(D/Soil)	0.00 ac
Right-of-Way Dedication	0.04 ac
Limit of Disturbance	1.00 ac
Impervious Area (Developed)	0.27 ac
Green Space(Within LOD)	0.82 ac

\*All areas are approximate.



VICINITY MAP  
SCALE: 1" = 2000'  
ADC MAP 36, GRID G-7  
BENCH MARKS (NAD83)  
TRAV. No.1 ELEV.=33.392'  
RE-BAR & CAP SET ON-SITE BY B.E.I.  
N 562,621.3620 E 1,395,590.4390  
TRAV. No.2 ELEV.=48.502'  
RE-BAR & CAP SET ON-SITE BY B.E.I.  
N 562,667.6170 E 1,395,445.6910

**GENERAL NOTES**

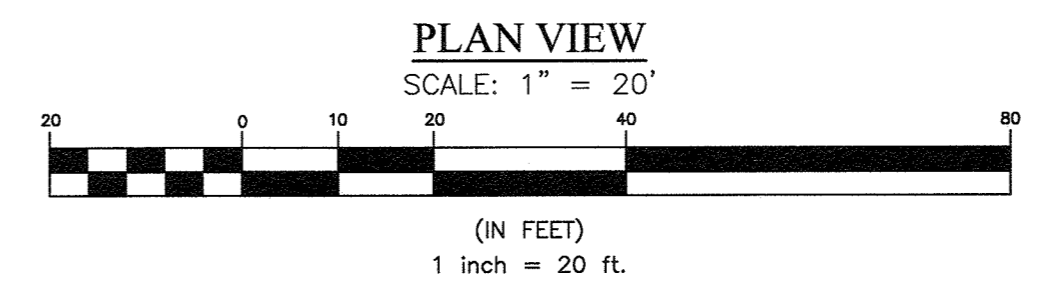
- SUBJECT PROPERTY ZONED R-12 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2017. TOPOGRAPHIC INFORMATION SHOWN HEREON REFLECTS THE RESULTS OF A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2017 AND SUPPLEMENTED WITH HOWARD COUNTY DIGITAL GIS.
- PER THE ACCOMPANYING WETLANDS CERTIFICATION LETTER THERE ARE NO WETLANDS, OR ACCOMPANYING WETLANDS BUFFER WITHIN THE PROPOSED L.O.D. FOR THIS PROJECT. ACCORDING TO ON-SITE OBSERVATION AND AVAILABLE DATA, THERE ARE NO STREAMS, STREAM BUFFERS, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE. THERE IS AN EXISTING PERPETUAL EASEMENT FOR INCREASED 100-YEAR FLOODPLAIN (MSHA PLAT #50682) ALONG THE SITE PERIMETER FRONTING RACE ROAD. THIS IS ASSOCIATED WITH THE OFF-SITE 100-YEAR FLOODPLAIN DIRECTLY ACROSS THE ROADWAY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- PER THE ACCOMPANYING SIMPLIFIED FOREST STAND DELINEATION REPORT & PLAN PREPARED BY BENCHMARK ENGINEERING, INC. DATED DECEMBER 2017, THERE ARE NO SPECIMEN TREES ON THE PROPERTY. THERE WERE NO FORESTS OBSERVED ON THE PROPERTY.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED FEBRUARY 1, 2018 IS SUBMITTED AND APPROVED WITH THIS PLAN.
- APPLICABLE DPZ FILE REFERENCES: ECP-18-021
- THE SEDIMENT AND EROSION CONTROL SHOWN ON SHEET 2 IS A SCHEMATIC CONCEPTUAL DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES AND DETAILS SHALL BE PROVIDED ON THE SITE DEVELOPMENT PLAN.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO BE REMOVED.
- FOREST CONSERVATION SHALL BE ADDRESSED AT THE FINAL PLAN STAGE.

**LEGEND**

SOILS CLASSIFICATION	AbC
SOILS DELINEATION	---
EXISTING CONTOURS	--- 999 ---
PROPOSED CONTOURS	--- 999 ---
EXISTING VEGETATIVE LINE	~ ~ ~
PROPOSED VEGETATIVE LINE	~ ~ ~
EXISTING STRUCTURE	[Symbol]
PROPOSED STRUCTURE	[Symbol]
PRIVATE SWM, DRAINAGE & UTILITY EASEMENT	[Symbol]
EXISTING PERPETUAL EASEMENT FOR INCREASED 100-YR FLOODPLAIN (MSHA)	[Symbol]
PROPOSED ESD-SWM PRACTICE	[Symbol]
PRIVATE DRAINAGE & UTILITY EASEMENT	[Symbol]

SHEET INDEX	
SHEET	TITLE
1	ECP - GRADING PLAN
2	SEDIMENT & EROSION CONTROL PLAN
3	ECP - SWM ESD DEVELOPED D.A. MAP

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	13,556 S.F.	1,233 S.F.	12,323 S.F.
3	16,117 S.F.	2,117 S.F.	16,000 S.F.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 8/20/18 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP  
 [Signature] 8/13/18 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

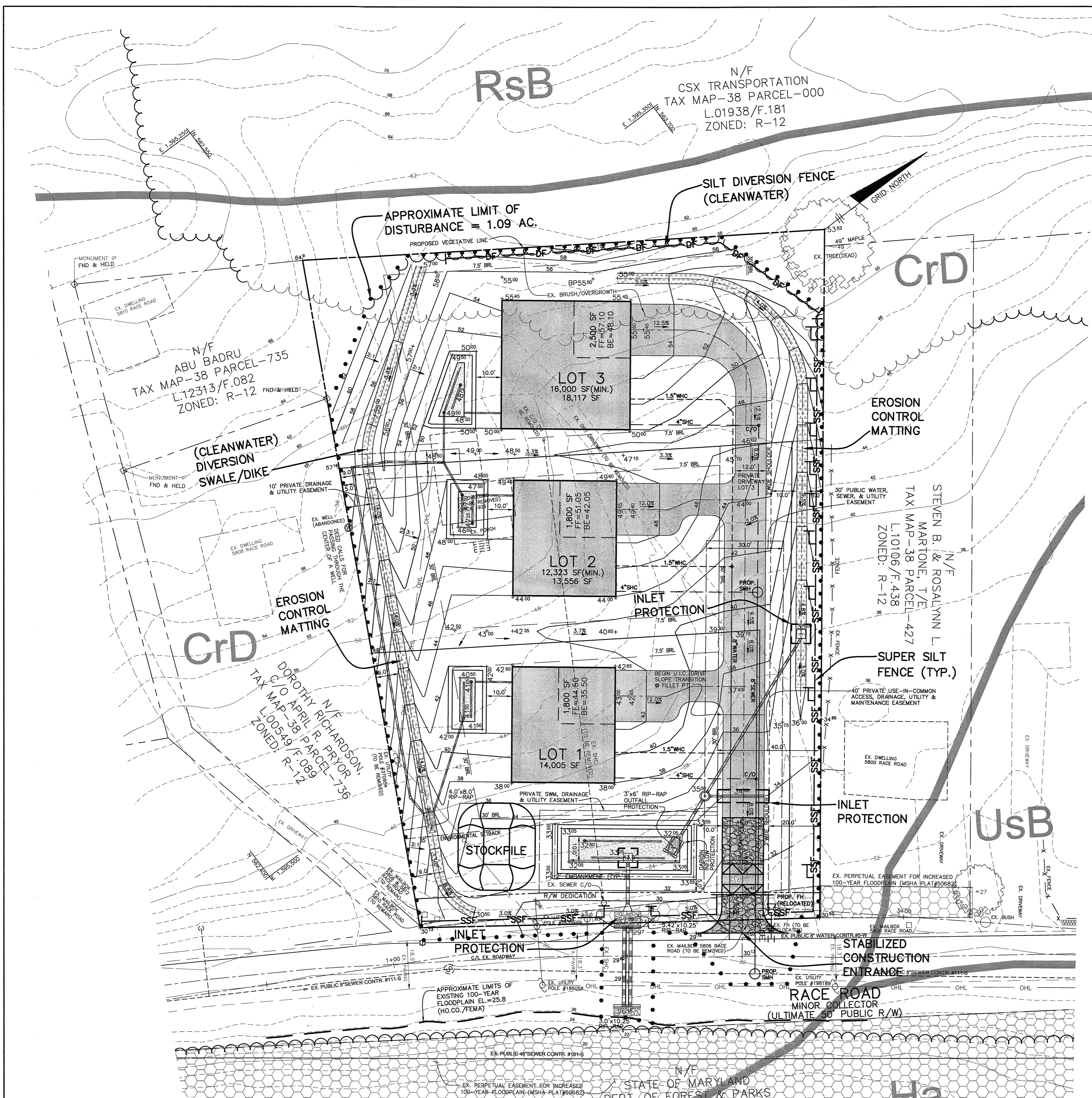
N/F  
 STATE OF MARYLAND  
 DEPT. OF FOREST & PARKS  
 TAX MAP 38 PARCEL 503  
 L.01219/F.221  
 ZONED: R-12

NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS LAND SURVEYORS PLANNERS  
 8480 BALTIMORE NATIONAL PIKE # SUITE 315 • ELlicOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CVLENGINEERING.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. 20000 Expired 06/30/2019.  
  
 8-8-18

OWNER: GT FAMILY HOMES I, LLC 6800 DEERPATH ROAD SUITE 100 ELK RIDGE, MARYLAND 21075 410-592-2442	<p><b>5806 RACE ROAD</b></p> <p>LOTS 1 thru 3; A SUBDIVISION OF THE ALFRED PEELS PROPERTY</p> <p>TAX MAP: 38 - GRID: 04 - PARCEL: 598          ZONED: R-12          ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</p>
DEVELOPER: H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELK RIDGE, MARYLAND 21075 410-592-2442	<p><b>ENVIRONMENTAL CONCEPT PLAN GRADING PLAN</b></p> <p>DATE: AUGUST, 2018 BEI PROJECT NO. 2860          SCALE: AS SHOWN SHEET 1 OF 3</p>



**LEGEND**

SOILS CLASSIFICATION	ABC
SOILS DELINEATION	---
EXISTING CONTOURS	999
PROPOSED CONTOURS	999
EXISTING VEGETATIVE LINE	~
PROPOSED VEGETATIVE LINE	~
EXISTING STRUCTURE	[ ]
PROPOSED STRUCTURE	[ ]
EXISTING PERPETUAL EASEMENT FOR INCREASED 100-YR FLOODPLAIN (MDSA)	[ ]
PROPOSED ESD-SWM PRACTICE	[ ]
PROPOSED IMPERVIOUS AREAS	[ ]
LIMIT OF DISTURBANCE	.....
SILT FENCE DIVERSION	DF
SUPER SILT FENCE	SSF
INLET PROTECTION	[ ]
STABILIZED CONSTRUCTION ENTRANCE	[ ]
EROSION CONTROL MATTING	[ ]

**SEQUENCE OF CONSTRUCTION**

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK
1. Obtain grading permit. (Day 1)
  2. Hold on-site pre-construction meeting. (Day 2)
  3. Clear and Grub as necessary to install stabilized construction entrance and perimeter controls (super silt fences, diversion dikes, etc.) (Day 3-8)
  4. Upon approval from the Howard County sediment control inspector, proceed to clear, raze existing structures, and grade within the perimeter. (Day 7-50)
  5. Mass grade site and begin constructing use-in-common driveway, lay sub-base, stabilize remaining disturbed areas (Day 51-90)
  6. Remove and replace existing roadway Culvert. Work to be limited to that which can be stabilized at the end of the work day (Day 91-150)
  7. Install water & sewer mains and stub house connections, connecting into existing Utility mains within Race Road. Work to be limited to that which can be stabilized at the end of the work day (Day 151-200)
  8. Upon approval from the Howard County sediment control inspector, begin construction of the proposed dwellings. \*Note: utilize single-lot SEC procedures as applicable. (Day 201-380)
  9. Construct proposed ESD-BMP concurrent with the listed construction activities, utilizing Inlet protection as indicated on these plans (Day 201-380 as applicable).
  9. Install base paving. (Day 380-400)
  10. Upon approval from the Howard County sediment control inspector, remove remaining SEC devices and permanently stabilize the site. (Day 400-405)

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY

NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS LAND SURVEYORS PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE A SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

OWNER: GT FAMILY HOMES I, LLC 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MARYLAND 21075 410-592-2442	5806 RACE ROAD LOTS 1 thru 3; A SUBDIVISION OF THE ALFRED PEELS PROPERTY TAX MAP: 38 - GRID: 04 - PARCEL: 598 ZONED: R-12 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND
DEVELOPER: H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MARYLAND 21075 410-592-2442	ENVIRONMENTAL CONCEPT PLAN SEDIMENT & EROSION CONTROL PLAN
DESIGN: MCR DRAFT: MCR	DATE: AUGUST, 2018 BEI PROJECT NO. 2860 SCALE: AS SHOWN SHEET 2 OF 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP 8/20/18 DATE  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT 8/13/18 DATE

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
CrD		C		CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	0.28/0.15

