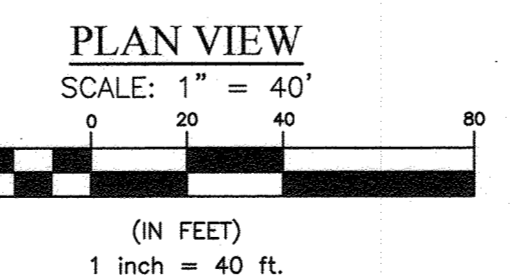


- ### GENERAL NOTES
- SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE PROJECT BOUNDARY IS BASED ON A BOUNDARY DEED PLOT BY BENCHMARK ENGINEERING, INC. IN AUGUST, 2021. THE EXISTING TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS INFORMATION. EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND HOWARD COUNTY GIS.
 - THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000SF OF CONTIGUOUS AREA LOCATED ON THIS PROJECT SITE.
 - THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
 - TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THIS SITE.
 - THE FOREST STAND DELINEATION REPORT AND THE WETLANDS CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 31, 2022. THERE ARE NO SPECIMEN TREES ON-SITE.
 - THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION CHECKLIST AND PLAN SHALL BE PART OF THE FINAL PLAN SUBMITTAL. FOREST CONSERVATION OBLIGATION SHALL BE ADDRESSED OFFSITE OR BY PAYMENT OF FEE-IN-LIEU.
 - APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN 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 SUBDIVISION AND/OR SITE DEVELOPMENT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
 - STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE NEXT PLAN STAGE AFTER SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
 - THE SEDIMENT AND EROSION CONTROL SHOWN IN THIS PLAN SET IS A SCHEMATIC PRELIMINARY DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES, DETAILS AND COMPUTATIONS SHALL BE PROVIDED AT THE PRELIMINARY PLAN STAGE.
 - THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
 - THERE ARE NO STATE CHAMPION TREES, TREES 75% THE SIZE OR GREATER OF STATE CHAMPION TREES OF THE SAME SPECIES, AND TREES 30" IN DIAMETER OR LARGER ON-SITE.
 - THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING PERMIT STAGES. UNDER COUNTY LAW, ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.
 - AT THIS TIME, THERE IS NO ANTICIPATED NEED TO APPLY FOR ANY WAIVERS FOR DISTURBANCE TO ENVIRONMENTAL AREAS.
 - THIS SITE IS NOT WITHIN THE TIBER WATERSHED; IT IS WITHIN THE LOWER NORTH BRANCH-PATAPOSCO RIVER AREA WATERSHED (2-13-09-06) A CLASS IV-P STREAM, AS NOTED WITHIN THE ECP SWM REPORT WHICH ACCOMPANIED THE INITIAL SUBMISSION. THE DESIGN NARRATIVE ON SHEET 1 HAS BEEN REVISED TO INCLUDE DRAINAGE/WATERSHED INFORMATION.

NOTE: OLD FREDERICK ROAD IS A NEIGHBORHOOD STREET-2, NO PARKING. THE LAND USE CONTEXT IS SUBURBAN AND THE TRANSPORTATION CLASSIFICATION IS COLLECTOR. THE DPW APPROVED STREET TYPE IS NEIGHBORHOOD STREET 2. THE EXISTING STREET CURRENTLY HAS NO PARKING AND THE RESIDENTIAL STRUCTURES HAVE ON-LOT PARKING SO THE ROADWAY IS ALSO GIVEN THE "NO PARKING" DESIGNATION. THE ULTIMATE RIGHT-OF-WAY IS 60', THE LANE WIDTH IS APPROXIMATELY 12' AND THERE ARE NO EXISTING SIDEWALKS. SHARED USE PATHWAYS OR ON-STREET PARKING AREAS IN THE VICINITY OF THE PROJECT EXCEPT SUNELL LANE WHICH HAS SIDEWALKS ALONG THE EAST SIDE OF OLD FREDERICK ROAD. THE POSTED SPEED IS 25 MPH AND THERE ARE NUMEROUS DRIVEWAYS. BIKEWAY MASTER PLAN AND HOWARD COUNTY INTERACTIVE MAP DESIGNATES OLD FREDERICK ROAD AS A SHARED ROADWAY WITH SAFETY TREATMENTS. DPW HAS VERIFIED AND APPROVED THE STREET TYPE DETERMINATION.

Significant Tree Chart

Key (X#)	Species	Size (in.dbh)	CRZ 1:1.5 (feet radius)	Condition (good unless otherwise noted)	Diameter of State Champion for Species (inches)
1	Red cedar	28	42	good - not specimen, not specifically regulated	58.3
2	Norway maple	24	36	good - not specimen, not specifically regulated	66.6



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	S-VALUE Whole Soil
Gbb		A		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.32
Gbc		A		GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	0.32
Ggb		B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.37
Gnb*	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.49
Mac		B		MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32

LEGEND

SOILS CLASSIFICATION	AbC
SOILS DELINEATION	999
EXISTING CONTOURS	992
PROPOSED CONTOURS	999
EXISTING STRUCTURE	[Symbol]
PROPOSED STRUCTURE	[Symbol]
EXISTING TREELINE	[Symbol]
TREE w/24"-29" TRUNK	[Symbol]
20' PUBLIC WATER, & UTILITY EASEMENT	[Symbol]
20' PUBLIC SEWER, & UTILITY EASEMENT	[Symbol]
VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS, MAINTENANCE, DRAINAGE, & UTILITY EASEMENT	[Symbol]
DRYWELL DRAINAGE AREA	[Symbol]
MICRO-BIO DRAINAGE AREA	[Symbol]
PAVING/SIDEWALK IMPERVIOUS AREA	[Symbol]
DWELLING IMPERVIOUS AREA	[Symbol]

DESIGN NARRATIVE:

THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS PROPERTY. THERE ARE NO NATURAL RESOURCES TO BE PRESERVED. THE MAJORITY OF THE PROPERTY IS LAWN AND THERE ARE NO SPECIMEN TREES ON THE PROPERTY.

EXISTING FLOW PATTERNS SHALL BE MAINTAINED. THE PROPOSED OVERALL DRAINAGE PATTERNS SHALL MIMIC THE EXISTING CONDITION DRAINAGE PATTERNS. THE SITE TOPOGRAPHY IS DOMINATED BY AN EXISTING HIGH POINT TOWARDS THE FRONT OF THE PROPERTY, WITH RUN-OFF PREDOMINANTLY FLOWING NORTH & SOUTH OFF-SITE. THE NORTH RUN-OFF DRAINS TO AN EXISTING SD STRUCTURE CONSTRUCTED UNDER F-97-042, DIRECTED INTO AN EXISTING SWM. THE SOUTH RUN-OFF FLOWS ACROSS OLD FREDERICK ROAD, ALONG NORTH ROGERS AVENUE, AND THEN SOUTHEASTERLY THRU VARIOUS ADJOINING PROPERTIES. THESE ULTIMATELY FLOW INTO THE LOWER NORTH BRANCH-PATAPOSCO RIVER AREA WATERSHED (2-13-09-06) A CLASS IV-P STREAM.

IMPERVIOUS AREAS ARE BEING MINIMIZED AND WILL ONLY CONSIST OF THE PROPOSED USE-IN-COMMON DRIVE, DRIVEWAYS, AND ROOFTOPS.

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. OFFSITE CLEAN WATER SHALL BE DIVERTED AROUND THE SITE. THE ENTIRE PERIMETER OF THE LIMIT OF DISTURBANCE SHALL INCLUDE CONTROLS SUCH AS SILT FENCE, SUPER SILT FENCE, DIVERSION FENCING AND/OR DIKES BASED ON TOPOGRAPHY. THERE ARE NO IMPACTS TO THE STORMWATER MANAGEMENT DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE 8 PROPOSED (M-5) DRY WELLS, 2 PROPOSED (M-6) MICRO BIO-RETENTION, AND 3 PROPOSED USES OF (N-2) NON-ROOFTOP DISCONNECTION SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES.

AT FUTURE STAGES OF THE PROJECT, ADDITIONAL TREATMENT PRACTICES MAY BE INVESTIGATED AND UTILIZED, IF POSSIBLE.

FULL TREATMENT OF THE ESDV IS BEING PROVIDED THEREFORE THIS PROJECT CAN BE CONSIDERED TO BE TREATED TO THE MAXIMUM EXTENT PRACTICAL.

ESD STORMWATER MANAGEMENT SUMMARY TABLE

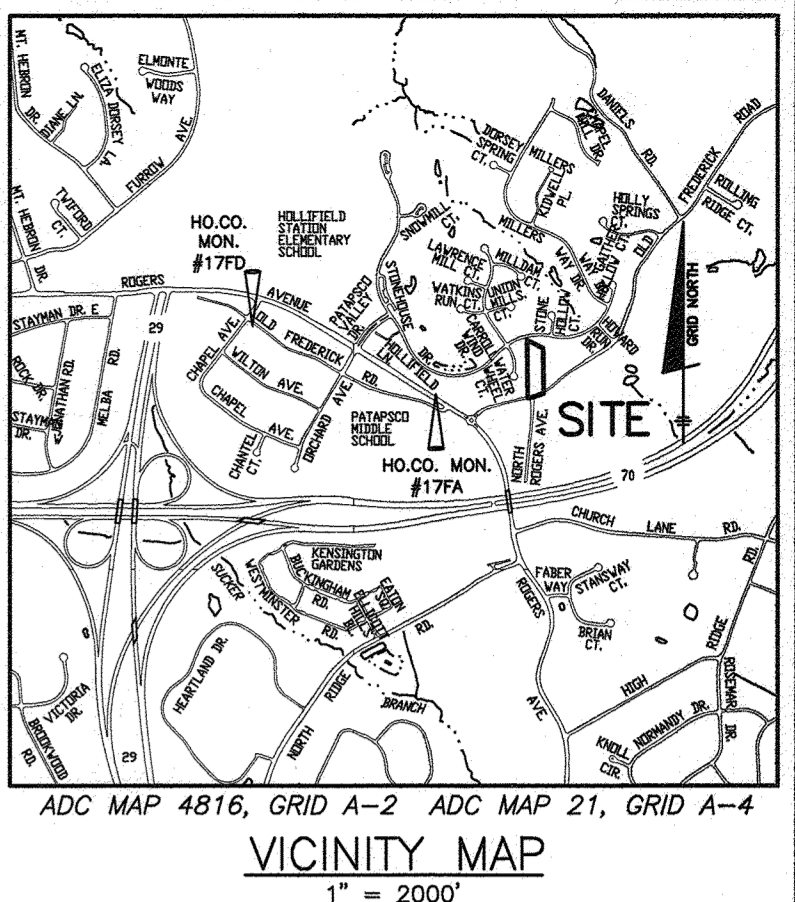
DRAINAGE AREA	Practice	No. Used	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	A _T (sf)		ESDv (cf)		Pe		REV		Ownership	
								Required	Provided	2% DA?	Required	Provided	Required	Provided	Required		Provided
LOT 2	(M-6) Micro-Bioretenion	MB-1	1	9,250	2,830	31%	0.33	1.2	185	240.0	PASS	301	584	2.3	75	224	H.O.A.
	(M-6) Micro-Bioretenion	MB-2	1	23,215	7,728	33%	0.35	1.2	484.3	539.7	PASS	812	927	1.4	203	216	H.O.A.
LOT 3	(M-5) Drywell	DW-1	4	2,400	2,400	100%	0.95	1.2	0	39	N/A	228	313	1.6			Private
LOT 3	(M-5) Drywell	DW-1	4	2,400	2,400	100%	0.95	1.2	0	39	N/A	228	313	1.6			Private
OFFSITE R/W	(N-2) Non-Rooftop Disconnection	NRDC-1	1	366	168	46%	0.46	1.2	0	198	N/A	14	8	0.5			Private
OFFSITE R/W	(N-2) Non-Rooftop Disconnection	NRDC-2	1	1,363	638	47%	0.47	1.2	0	725	N/A	54	28	0.5			Private
Totals per individual Drainage Areas			10	37,265	15,358	41%	0.20					1589	2136	1.4	445	440	
Totals per Overall Site				90,566	17,800	20%	0.23	1.2				2055	2136		440		

- Notes:
- The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED)
 - Total Site Pe and Total Site ESDv numbers are based on the LOD within the Effective Area.
 - Note there is approximately 1,530 sf of impervious area at the UIC entrance that cannot be treated on-site due to existing topography elevation discrepancies. ESDV requirement is compensated within the MB facilities.

BENCH MARKS - NAD '83

HO. CO. #177A ELEV. 476.713
 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED ALONG THE WESTBOUND ROGERS AVENUE, ±425' FROM THE INTERSECTION OF OLD FREDERICK ROAD AND 140' SOUTHWEST FROM EXISTING POST & BOARD WHITE FENCE.
 N 594,948.393' E 1,364,626.834'

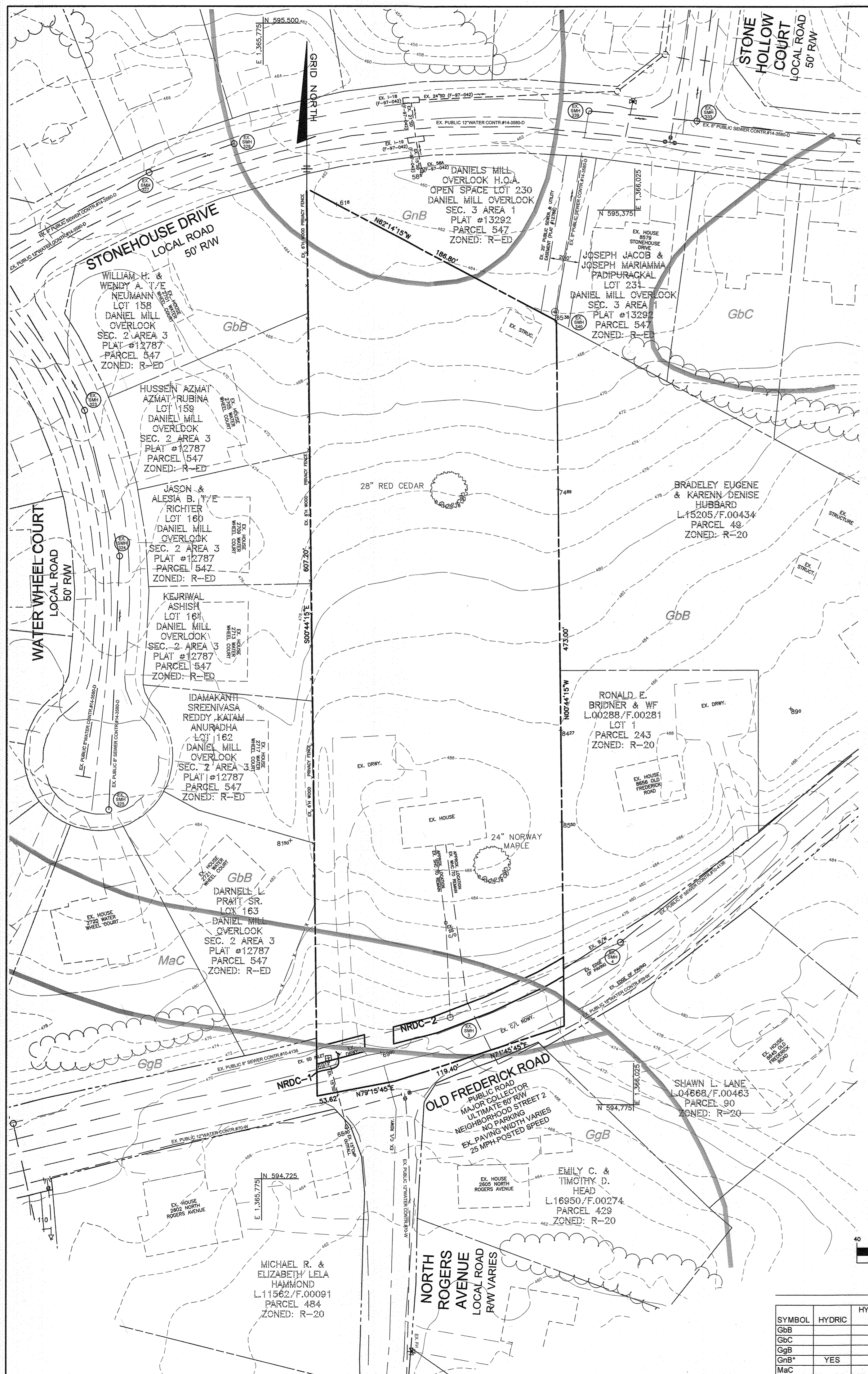
HO. CO. #177D ELEV. 465.613
 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED ALONG THE EASTBOUND OLD FREDERICK ROAD (MD RTE. 99) ±290' FROM THE INTERSECTION OF CHAPEL AVE. AND 61.4' EAST OF EX. 35MPH SIGN
 N 595,700.593' E 1,363,285.351'



SHEET INDEX

SHEET	TITLE
1	ECP - GRADING PLAN & ESD D.A. MAP
2	EXISTING CONDITION PLAN
3	SEDIMENT & EROSION CONTROL PLAN

NO.	DATE	REVISION
3300 NORTH RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6444 WWW.BE-CVLENGINEERING.COM		
OWNER/DEVELOPER:		8672 OLD FREDERICK ROAD SUBDIVISION TAX MAP: 17 - GRID: 12 - PARCEL: 48 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
SHYAMUNDEER RAJ JAGASETTY 8672 OLD FREDERICK ROAD ELLICOTT CITY, MD 21043 201-912-7466		ENVIRONMENTAL CONCEPT PLAN GRADING PLAN & ESD DRAINAGE AREA MAP DATE: MARCH 10, 2023 BEI PROJECT NO. 3108 SCALE: SHEET 1 OF 3
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7/29/23		APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 3/23/23



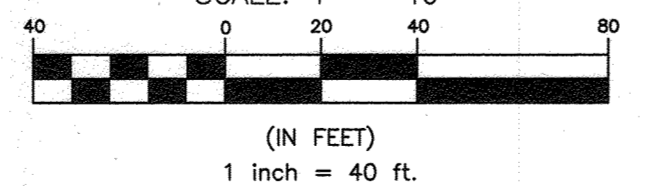
LEGEND

- SOILS CLASSIFICATION AbC
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING TREELINE
- TREE w/24"-29" TRUNK

Significant Tree Chart

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PLAN VIEW
SCALE: 1" = 40'

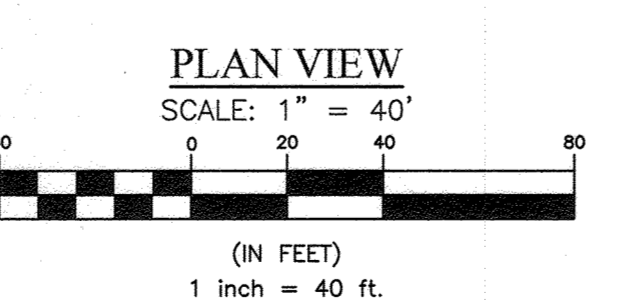
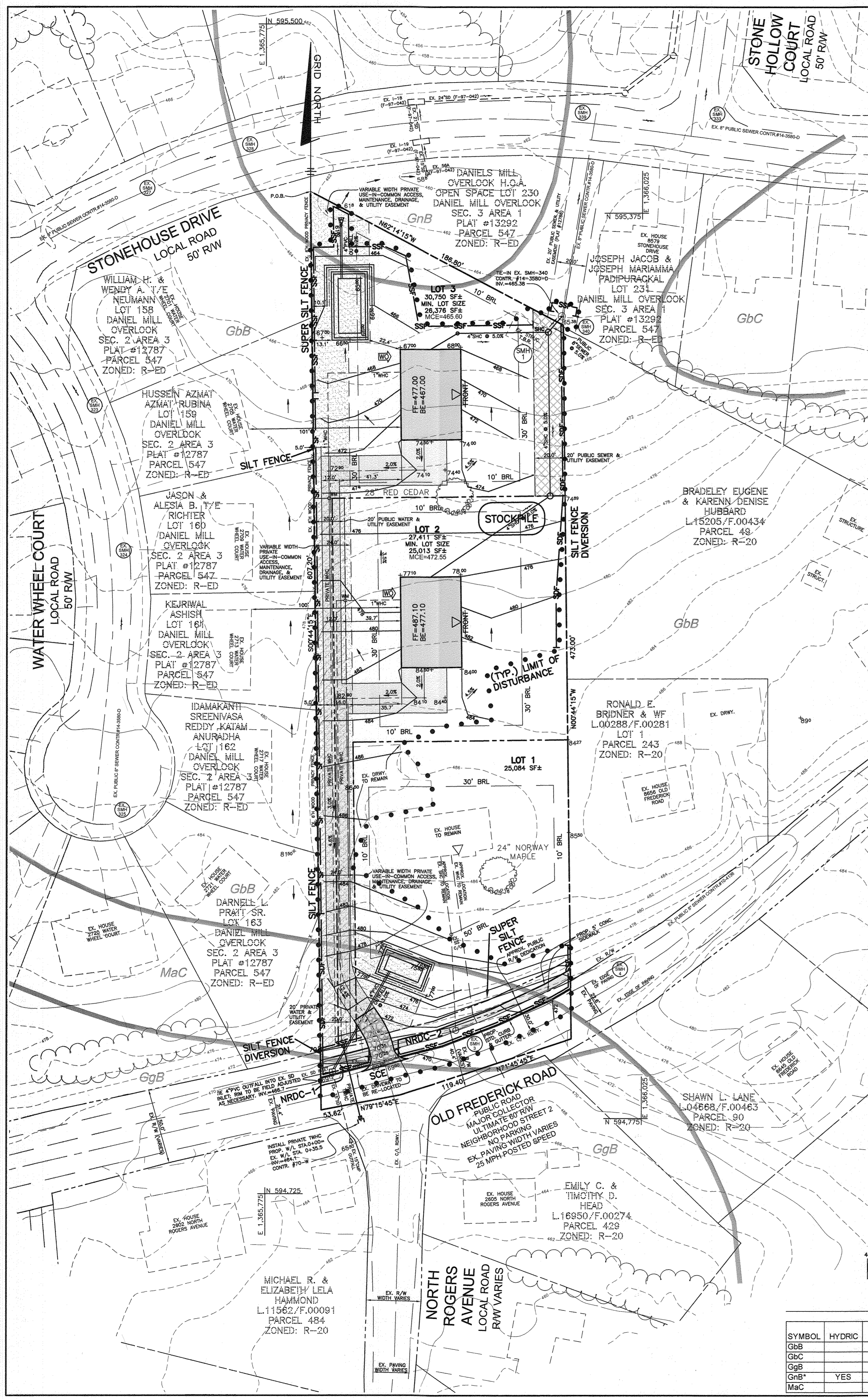


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GnB*	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.49
MaC		B		MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/27/23

<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 3300 NORTH RIDGE ROAD & SUITE 140 A, ELLICOTT CITY, MARYLAND 21043 (P) 410-468-6101 (F) 410-468-0644 WWW.BE-CIVILENGINEERING.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 upon the laws of the State of Maryland. License No. 2007-CP-00000002, 6-30-2023.</p>
<p>OWNER/DEVELOPER:</p> <p>8672 OLD FREDERICK ROAD SUBDIVISION</p>		
<p>SHYAMUNDEER RAJ JAGASETTY 8672 OLD FREDERICK ROAD ELLICOTT CITY, MD 21043 201-912-7466</p>		<p>TAX MAP: 17 - GRID: 12 - PARCEL: 48 ZONED: R-20 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND</p>
<p>ENVIRONMENTAL CONCEPT PLAN EXISTING CONDITION PLAN</p>		
<p>DATE: MARCH 10, 2023</p>		<p>BEI PROJECT NO. 3108</p>
<p>DESIGN: MCR</p>	<p>DRAFT: MCR</p>	<p>SCALE: SHEET 2 OF 3</p>



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/22/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 3/22/23
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY

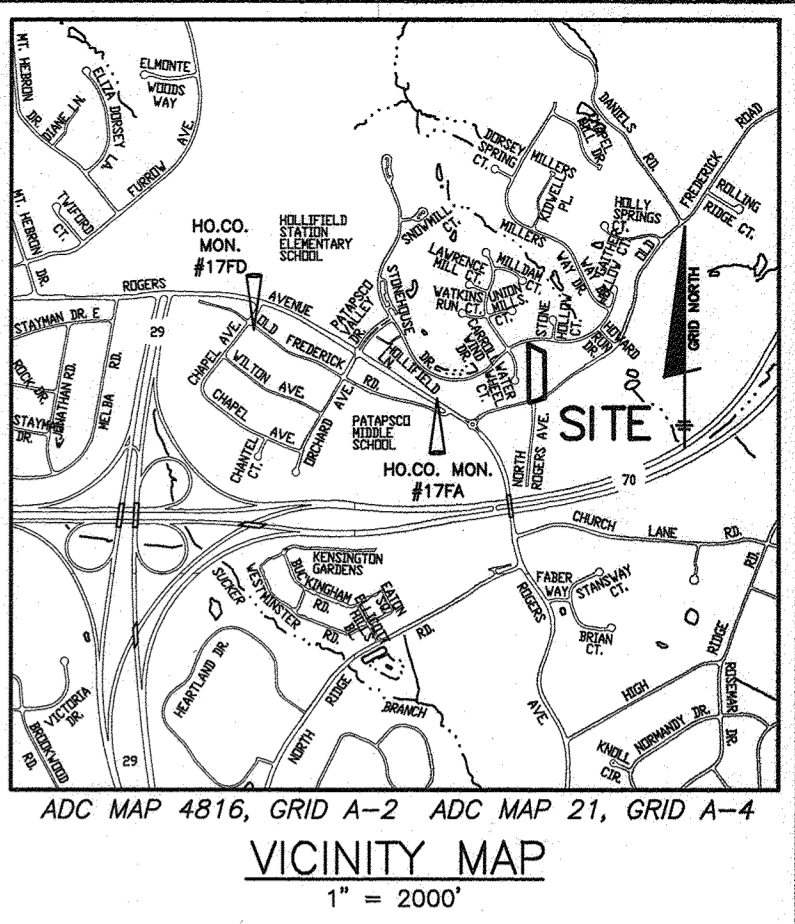
LEGEND

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- PAVING/SIDEWALK IMPERVIOUS AREA
- DWELLING IMPERVIOUS AREA
- LIMIT OF DISTURBANCE
- SILT FENCE SF
- SUPER SILT FENCE SSF
- SILT FENCE DIVERSION SDF
- STABILIZED CONSTRUCTION ENTRANCE SCE
- STOCKPILE

BENCH MARKS - NAD '83

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 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED ALONG THE WESTBOUND ROGERS AVENUE, ±425' FROM THE INTERSECTION OF OLD FREDERICK ROAD AND 140' SOUTHEAST FROM EXISTING POST & BOARD WHITE FENCE.
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 N 595,700.593' E 1,363,285.351'



SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK
- Hold on-site pre-construction meeting. Obtain grading permit. (Day 1)
 - Install stabilized construction entrance and perimeter controls (Day 2-6)
 - Upon approval from the Howard County sediment control inspector, proceed to raze existing ancillary structures, clear and grade within the perimeter. (Day 7-30)
 - Install utility connections; adjust existing SD & install new SD crossing (Day 31-80)
 - Install use-in-common drive base paving (Day 81-100)
 - Construct proposed building and driveways - INDIVIDUAL HOUSE CONSTRUCTION (Day 101-240)
 - Install Construct roadway improvements (Day 241-280)
 - Install proposed ESD-BMP concurrent with the listed construction activities, utilizing SEC as indicated on these plans (Day 281-300 as applicable).
 - Install final paving. (Day 301-320)
 - Upon approval from the Howard County sediment control inspector, remove remaining SEC devices and permanently stabilize the site. (Day 321-330)

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-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 under the laws of the State of Maryland. License No. 22399 M. Eng. Exp. 6-30-2023.

OWNER/DEVELOPER:	8672 OLD FREDERICK ROAD SUBDIVISION
SHYAMSUNDER RAJ JAGASETTY 8672 OLD FREDERICK ROAD ELLICOTT CITY, MD 21043 201-912-7466	TAX MAP: 17 - GRID: 12 - PARCEL: 48 ZONED: R-20 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN SEDIMENT & EROSION CONTROL PLAN	
DATE: MARCH 10, 2023	BEI PROJECT NO. 3108
DESIGN: MCR DRAFT: MCR	SCALE: SHEET 3 OF 3