## DESIGN NARRATIVE:

The site was analyzed as woods in good condition and a target RCN was determined. A target rainfall depth treatment (Pe) was determined based on the measured impervious areas and HSG soil types. The target Pe for this site is 1.1 inches. The target Pe was treated using Environmental Site Design practices as outlined in Chapter 5 of the 2000 Maryland Stormwater Design Manual, as amended by Maryland's Stormwater Management Act of 2007. The selected methods include Rooftop and Non-Rooftop disconnects, a Grass Swale and Micro-bioretention facilities.

This site is located near the top of a ridge, and is comprised of very moderate slopes. The lot is generally tree covered, but has no streams, wetlands, or steep slopes. A minimum of trees will be removed, a moderately sized house will be constructed, and the minimum size driveway will be provided, to protect as much natural area as

Non-Rooftop disconnect methods will be used to treat the new widening for the common driveway. The receiving area will adequately treat the new impervious and much of the existing driveway. The rooftop of the house will be treated by disconnections of various lengths. The remaining treatment will be provided by a small micro-bioretention facility. Due to the limited elevation changes, the facility will be dewatered by an overdrain or a stone window. The front driveway will be captured and conveyed through a grass swale for treatment. Outfalls generally correspond with the natural drainage patterns for the site.

Sediment and erosion controls have been designed based on the 1994 Maryland Specifications for Soil Erosion and Sediment Control. Erosion control matting and super silt fence will be used to prevent runoff containing unacceptable levels of TSS from leaving the site and entering the adjacent wetlands during the construction. It will be the obligation of the contractor to install, inspect and maintain these practices.

The target Pe for this site is 1.1 inches. By using Environmental Site Design practices as outlined in Chapter 5 of the 2000 Maryland Stormwater Design Manual as amended by Maryland Stormwater Management Act of 2007, full treatment of the target Pe of 1.1 was achieved, fully addressing the stormwater management requirements.

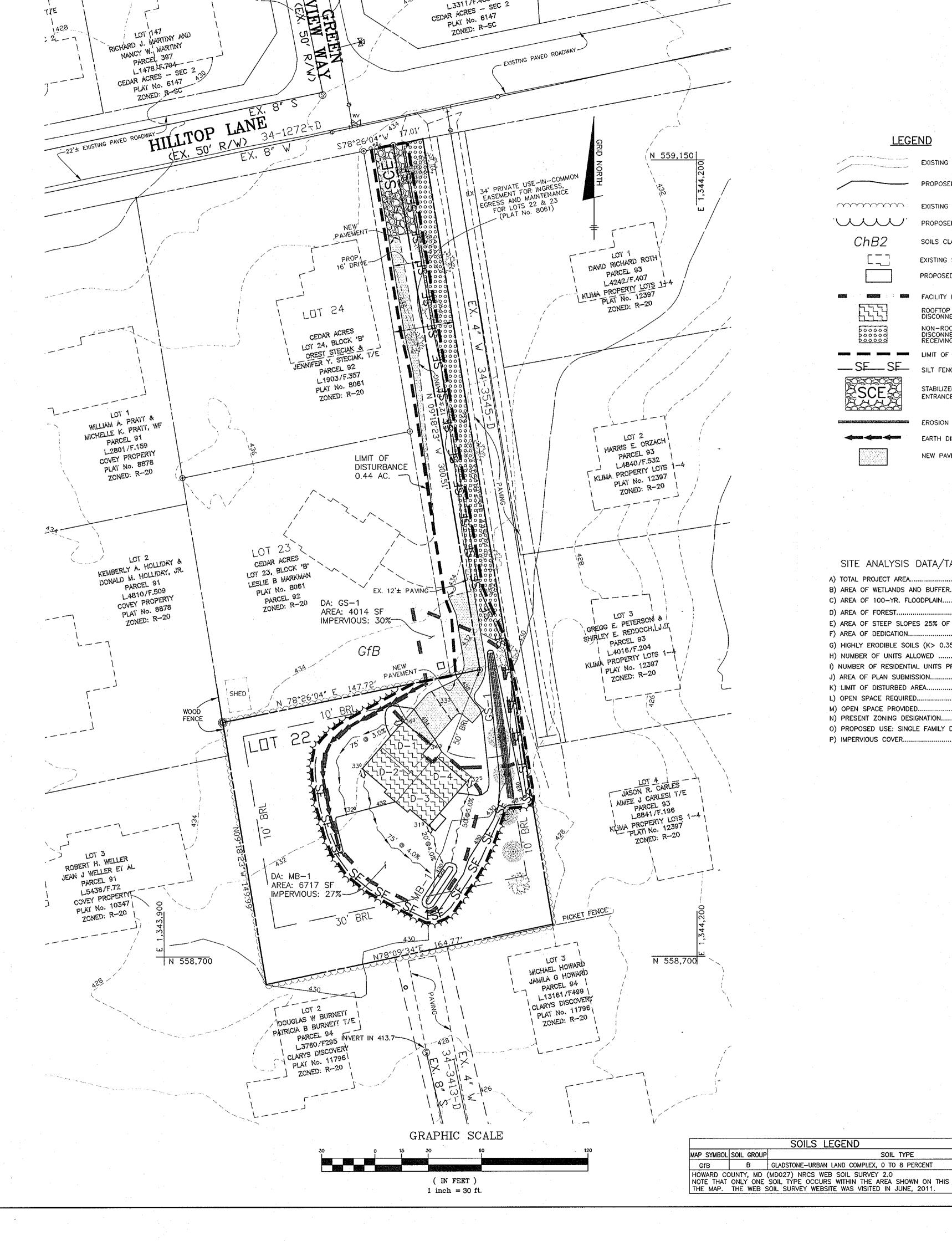
A Design Manual waiver will be requested to modify the type of underdrain provided for the micro-bioretention facility.

Porter Proper	l <b>y</b>	Project Number 23					
Determine ES	nine ESD Implementation Goals						
Soil Conditions	for "Woods	in Good Co	ndition"				
HSG	RCN	Area (ft2)	Percent				
A	38	0	0%				
В	55	25,736	100%				
C	70	- 0	0%				
D	77	0	0%				
Target RCN	55	25736					
Determine Ta	rget Pe Usi	ng Table 5.	3	************			
Soil Conditions	Developed (	Condition	1				
Soil Conditions HSG			Percent	Target Pe			
Soil Conditions HSG A		Condition Impervious 0	Percent	Target Pe			
HSG		Impervious 0	Percent	Target Pe			
HSG A	Area (ft2)	Impervious 0	Percent	Target Pe			
HSG A B	Area (ft2) 0 25736	Impervious 0	Percent	Target Pe			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

C:\Projects\2407 CEDAR ACRES 22\dwg\8029-ECP-11-64 SHEET 1.dwg, 7/11/2011 8:01:55 AM

Practices and Sizing		Pe:		1.1 inches				ļ			
· · · · · · · · · · · · · · · · · · ·					•				***************************************		
Dusing an Auga C	C 4.	Trant	ad by Can	an Cumla		Swale Sizir	a/Stom	an Com	nutation		
Drainage Area G			ed by Gra	ss Swale				, 100		3	
Total Drainage Area:	4014 1209	<del></del>	<u></u>				length:	70)			
Impervious Area:	30%						Slopes:		<u>.</u> :1	**,*******	
Impervious: Rv =	0.321					Side	Depth:		ft. or	5.76	inches
ESDV =	114.4			,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•••	Cross So.				5.76	menes
EODA =	114.4	C.I				Cross Sec. Area: ESDv Provided:					
						LODVI	Tonaca.		7.0		· · · · · · · · · · · · · · · · · · ·
Drainage Area M	B-1:	Treated	bv Micro-	Bioretention			• • • • • • • • • • • • • • • • • • • •				
Total Drainage Area:	6717						·····	İ	••••••		
Impervious Area:	1791					·		1			
Impervious:	. 27%		·		••				***************************************		• • • • • • • • • • • • • • • • • • • •
Rv =	0.290	······································			•••				***************************************	***************************************	
ESDV (before reduct.)=	172.9	c.f									
Pe reductions:									***************************************		
·	Impervious	Distance	Pe	Weighted					***********		
ID and Type	Area	or ratio	Treated	Treatment							
D-1 (rooftop)	464	75	1.0	0.259							
D-2 (rooftop)	447	75	1.0	0.250			,				
D-2 (rooftop)	386	20	0.3	0.057	-						
D-2 (rooftop)	452	50	0.7	0.168							
Remainder	42		0.0	0.000		Storage Co	mputati	on:			
Total:	1791			0.734		⊟evation	Area	Average	Contour	Incremental	Total
Remainder to be treated	in MB-2:							Area	Interval	Volume	Volume
1	inches -	0.73	inches =	0.27 inches	Γ	(ft)	(sf)	(sf)	(ft)	(ft^3)	(ft^3)
						429.3	- 74				0
ESDV (after re	ductions) =	43.1	c.f					142.5	0.8	106.9	
Provided in MB-1			***************************************			430.0	21.1				107



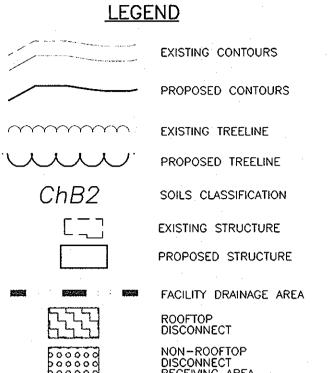
L3311/F.483 CEDAR ACRES - SEC 2

PLAT No. 6147

BENCHMARKS NAD'83 HORIZONTAL HO. CO. #35FA STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.

N 559266.1334' E 1344682.6389' ELEVATION: 410.329

HO. CO. #35F1 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 557787.3788' E 1345217.2645' ELEVATION: 400.439'



LIMIT OF DISTURBANCE SILT FENCE STABILIZED CONSTRUCTION ENTRANCE

> EROSION CONTROL MATTING EARTH DIKE **NEW PAVEMENT**

## SITE ANALYSIS DATA/TABULATION

A) TOTAL PROJECT AREA...... 0.68± AC.

•
B) AREA OF WETLANDS AND BUFFER 0.00 AC.
C) AREA OF 100-YR. FLOODPLAIN 0.00 AC.
D) AREA OF FOREST
E) AREA OF STEEP SLOPES 25% OF GREATER 0.00± AC.
F) AREA OF DEDICATION 0.00 AC.
G) HIGHLY ERODIBLE SOILS (K> 0.35) 0.00± AC.
H) NUMBER OF UNITS ALLOWED 1
I) NUMBER OF RESIDENTIAL UNITS PROPOSED 1
J) AREA OF PLAN SUBMISSION 0.68± AC.
K) LIMIT OF DISTURBED AREA 0.44± AC.
L) OPEN SPACE REQUIREDN/A
M) OPEN SPACE PROVIDEDN/A
N) PRESENT ZONING DESIGNATIONR-20

O) PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

P) IMPERVIOUS COVER.....

STORMWATER MANAGEMENT PRACTICES OF ROOFTOP OF NON-ROOFTOP LOT NUMBER BIORETENTION RUNOFF ADDRESS

(NUMBER)

(NUMBER)

SCALE: 1" = 2000'

10843 HILLTOP LANE 4 \* NON-ROOFTOP DISCONNECT IS FOR THE SHARED ACCESS/MAINTENANCE DRIVEWAY.

(NUMBER)

## GENERAL NOTES

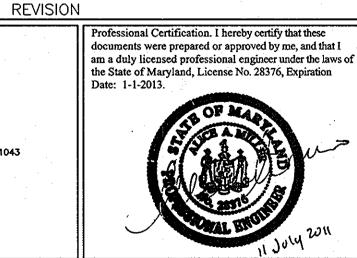
- 1. SUBJECT PROPERTY ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- 2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- 3. PROJECT BOUNDARY AND TOPOGRAPHY WITHIN THE SUBDIVISION AREA ARE BASED ON FIELD RUN BOUNDARY SURVEY AND TOPO PERFORMED BY BENCHMARK ENGINEERING INC. DATED
- 4. EXISTING TOPOGRAPHY OUTSIDE OF THE SUBDIVISION AREA AND OFFSITE SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- 5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. #35FA AND #35F1 WERE USED FOR THIS PROJECT.
- 6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
- 7. NO 100-YEAR FLOOD PLAINS, WETLANDS OR THEIR BUFFERS ARE LOCATED WITHIN THE LIMIT OF DISTURBANCE.
- 8. THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- 9. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- 10. THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE
- 11. THERE IS NO FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT BECAUSE LESS THAN 20,000 SF (13,172 SF) OF FOREST WILL BE DISTURBED. A DECLARATION OF INTENT WILL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN.
- 12. PREVIOUS DPZ FILES FOR THIS SITE: F-88-060.

SHEET INDEX DESCRIPTION ENVIRONMENTAL CONCEPT PLAN SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

**BENCHMARK** ENGINEERS A LAND SURVEYORS A 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.BEI-CIVILENGINEERING.COM



OWNER:

NO. DATE

HITESH AND CHRISTINA PATEL 626 CHAPELGATE DRIVE ODENTON, MARYLAND 21113

BUILDER:

CASTLE ROCK BUILDERS 2159 WHITE STREET, SUITE 3 YORK, PENNSYLVANIA 17404 888-864-4272

DESIGN: AAM | DRAFT: AAM |

CEDAR ACRES LOT 22

LOCATION: TAX MAP: 35, GRID: 11 PARCEL: 92 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

CHECK: CAM | SCALE: AS SHOWN SHEET 1 OF 2

ECP-11-064

BEI PROJ. NO. 2407

