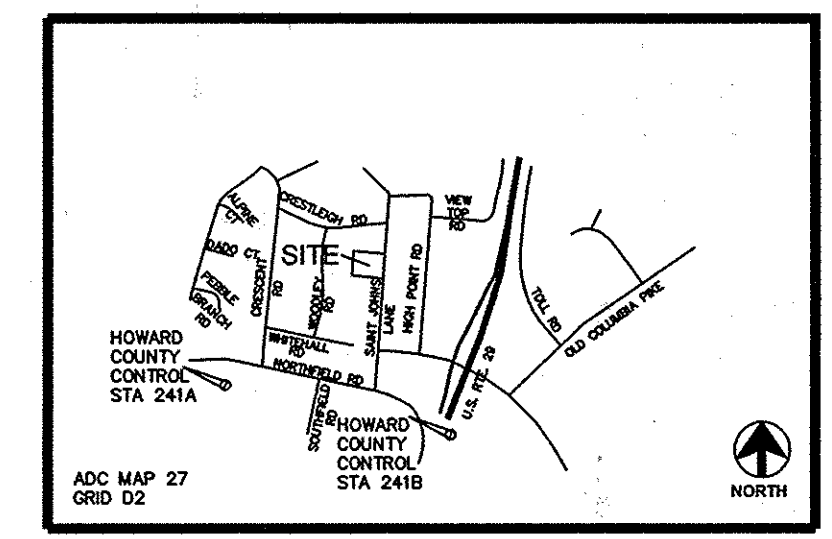


- SITE ANALYSIS DATA CHART:**
- TOTAL PROJECT AREA: 43,599 SF
LOT 1 - 18,872 SF (ROADWAY DEDICATION 1,148 SF)
LOT 2 - 23,579 SF
 - LIMIT OF DISTURBED AREA: 27,757 SF
 - ZONING: R-20
 - PROPOSED USE: RESIDENTIAL
 - TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.0 AC.
 - TOTAL AREA OF MODERATE STEEP SLOPES: 0.0 AC.
 - TOTAL AREA OF STEEP SLOPES: 0.0 AC.
 - TOTAL AREA OF ON SITE WETLANDS (INCL. BUFFER): 0.0 AC.
 - TOTAL AREA / LENGTH OF ON SITE STREAMS: 0.0 AC.
 - TOTAL AREA OF FOREST: 0.0 AC.
 - TOTAL GREEN OPEN AREA:
LOT 1 - 0.35 AC.
LOT 2 - 0.39 AC.
 - TOTAL IMPERVIOUS AREA:
LOT 1 - 0.085 AC.
LOT 2 - 0.15 AC.



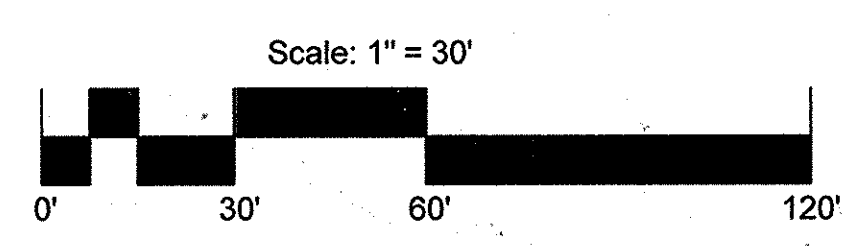
DESCRIPTIVE NARRATIVE
4026 SAINT JOHN'S LANE ELlicOTT CITY, MD 21042

This project involves the minor subdivision of a 1-acre parcel (P953) of land to create a new buildable lot for a single family residence. The property is zoned R-20. The property is recorded in Howard County Land Records at Liber 15786 Folio 29.

The property is rectangular in shape and sits in the center of a larger drainage area that drains to the low point along the rear property line. Approximately 0.75 acres of off-site drainage enters the property from the south and 0.43 acres of off-site drainage enters the property from the north. There is an existing single-family residence (to remain) on the property. The property is entirely open lawn with some tree cover and privacy screening along the rear boundary line. There is no forest on the property. In determining the stormwater requirements for the project, only the 'area of new impervious' is being considered. This area is identified as Lot 2 on the plan and in the accompanying calculations. There is 6,493 sq ft of impervious surface proposed for the development of Lot 2 (new house 2,595 sq ft and new driveway 3,898 sq ft). The physical characteristics of the site allow for all impervious surfaces to be collected and treated through modified Micro Bioretention areas. Soil investigations on the property indicates areas of high ground water. This finding results in the modification of the ESDv treatment areas.

Micro Bioretention #1(M-6) will be utilized to treat the new driveway. The driveway is to be pitched so that water will be collected along the curb on the low side and directed to the Micro Bioretention Area in the front yard. This facility will have a surface area of 225 sq ft and a ponding depth of 9". This ESD measure will provide 225 cf of on-site treatment. An underdrain will be provided to convey the water along the natural hydrologic pattern to the rear of the property. Micro Bioretention #2 (M-6) will be utilized to treat the entire roof area and the driveway parking pad at the garage. Downspouts will be tied together through underground pipes on either side of the house. The pipes will daylight into the Micro Bioretention area. Grading in the rear yard will allow for stormwater runoff from the parking pad to sheet flow into the facility. The facility will have a surface area of 300 sq ft and have a ponding depth of 9". The Micro Bioretention area will be modified with a shallow profile to allow for an underdrain to be daylighted near the rear property line. This ESD measure will provide 300 cf of on-site treatment.

Natural drainage patterns are being maintained and disturbance is limited to the area necessary for the lot development. Landscape requirements will be met with plant material that is specific towards moist / saturated soil conditions. The existing landscape is in moderate to poor condition and will be removed where necessary construction activities are to occur. No environmental waivers are required.



- LEGEND:**
- NEW HOUSE
 - EXISTING HOUSE
 - LIMIT OF DISTURBANCE
 - SOIL TEST SITE
 - EXISTING SHADE TREE
 - EXISTING EVERGREEN TREE
 - PROPERTY LINE
 - LOT LINE
 - SUPER SILT FENCE
 - EARTH DIKE
 - DRAINAGE AREA

NOTE:
SOIL FOR THE ENTIRE PROPERTY IS LoB - LEGORE MONTALTO URBAN LAND COMPLEX. THE K FACTOR IS 0.28

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
LOT 2	4026 SAINT JOHN'S LANE

PERMIT INFORMATION CHART				
Subdivision Name	Section/Area	Lot/Parcel No.	Lot 2	
VAN STONE PROPERTY				
Par # of L.P.	Grid	Zoning	Tax Map No.	Section District
L 15786 F.29	17	R-20	24	02
Water Code			Street Code	Census Tract
				6023.02

REVISIONS	

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

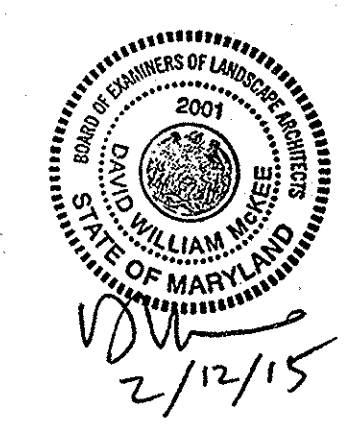
Chief Development Engineering 5-28-15
DATE

Chief Development of Land Development 5-13-15
DATE

SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:
GOODE SURVEYS, LLC,
PO BOX 599
DAMASCUS, MD 20872
301-368-3700

OWNER/APPLICANT:
DIANA VAN STONE
11619 PRINCESS LANE
ELlicOTT CITY, MD 21042
443-535-5595

BUILDER:
LAKESTONE HOMES
11619 PRINCESS LANE
ELlicOTT CITY, MD 21042
443-535-5595



B&A
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

ENVIRONMENTAL CONCEPT PLAN
Lot 2 of the Van Stone Property
L.15786 F.29
Tax Map No. 24 Fifth Election District
Grid 17, Parcel 953
Howard County, Maryland

DESIGN BY: DWM
DRAWN BY: PHS
CHECKED BY: DWM
DATE: FEB. 2015
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2001, EXPIRATION DATE 10/21/2016.

1 SHEET OF 1