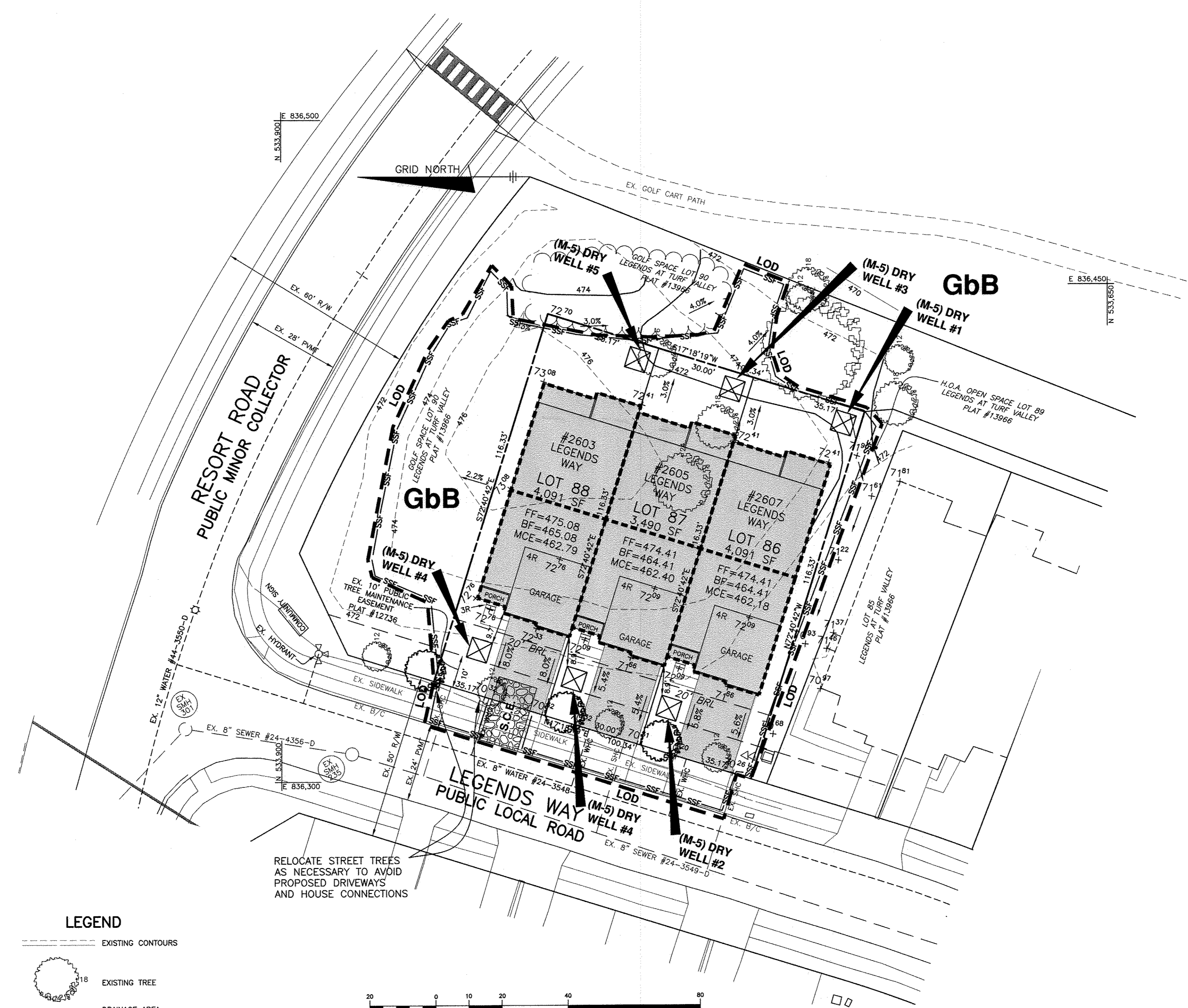


GENERAL NOTES

- SUBJECT PROPERTY ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE TURF VALLEY RESIDENTIAL SUBDISTRICT FDP, SECOND AMENDMENT.
- PROJECT BOUNDARY IS BASED RECORDED PLAT #13965-13967.
- FOREST STAND DELINEATION WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN AUGUST, 2017.
- THERE ARE NO WETLANDS, WETLANDS BUFFER, STREAMS, 100-YR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
- TOPOGRAPHY SHOWN IN BASED ON FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON AUGUST 16, 2017.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE.
- 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 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.
- THE STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE NEXT STAGE AFTER SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
- APPLICABLE DPZ FILE REFERENCES: F-96-150, F-99-107, SDO-95-121, SDP-00-053
- THE SEDIMENT AND EROSION CONTROL SHOWN IS A SCHEMATIC DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES AND DETAILS SHALL BE PROVIDED AT THE NEXT PLAN STAGE.
- THERE ARE NO ERODIBLE SOILS OR SPECIMEN TREES LOCATED ON THESE LOTS.
- THE DRY WELLS LOCATED IN THE FRONT OF THE LOTS SHALL BE LINED WITH A PLASTIC LINER SINCE THEY ARE LOCATED CLOSER THAN 10 FEET TO THE HOUSE FOUNDATION.



DESIGN NARRATIVE:

THERE ARE NO NATURAL RESOURCES LOCATED ON THESE LOTS AS FAR AS ENVIRONMENTALLY SENSITIVE FEATURES ARE CONCERNED.

EXISTING FLOW PATTERNS SHALL BE MAINTAINED. THE REAR HALF OF THESE LOTS SHALL CONTINUE TO DRAIN TO THE REAR (EAST) AND THE FRONT HALF OF THE LOTS SHALL CONTINUE TO FLOW TO THE FRONT (WEST). THIS WILL MIMIC EXISTING CONDITIONS.

IMPERVIOUS AREA CONSISTS SOLELY OF THE 18' WIDE DRIVEWAYS AND THE ROOFTOP OF THE PROPOSED HOMES. THE HOMES ARE SIZED COMPARABLE TO THE EXISTING HOMES WITHIN THE LEGENDS AT TURF VALLEY SUBDIVISION.

SEDIMENT AND EROSION CONTROL SHALL CONSIST OF WRAPPING THE LOTS WITH SUPER SILT FENCE AROUND THE PERIMETER EDGE. SINCE THIS IS A VERY SMALL DRAINAGE AREA, NO TRAPS OR BASINS SHALL BE NEEDED. THERE ARE NO IMPACTS TO SWM DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

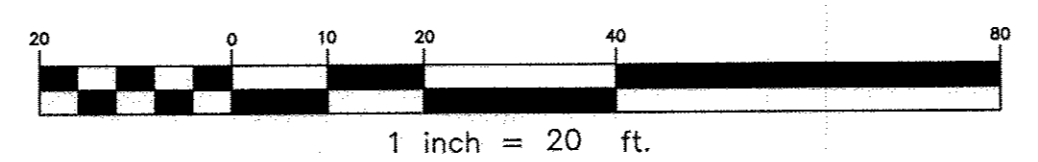
THE PROPOSED (M-5) DRY WELLS SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. SINCE THESE LOTS ARE ALREADY TREATED BY THE REGIONAL FACILITY CONSTRUCTED UNDER SDP-95-101, THE DRY WELLS ARE ONLY BEING SIZED TO HANDLE A P_e OF 1.0". THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES.

THE PROPOSED STORMWATER MANAGEMENT DESIGN IS CONSIDERED TO BE PROVIDED TO THE MAXIMUM EXTENT PRACTICAL GIVEN THE SIZE OF THE LOTS.

Site Analysis Data Sheet	
Gross Area	0.27 ac
100yr Floodplain	0.00 ac
Steep Slopes 15% or greater	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Stream	0.00 ac
Stream Buffer	0.00 ac
Forested Area	0.00 ac
Erodible Soils	0.00 ac
Limit of Disturbance	0.39 ac
Impervious Area	0.18 ac
Green Space	0.21 ac

LEGEND

- EXISTING CONTOURS
- EXISTING TREE
- DRAINAGE AREA
- LIMIT OF DISTURBANCE
- DRY WELL
- SUPER SILT FENCE
- PROPOSED IMPERVIOUS AREA



NRCS SOILS CHART				
SYMBOL	HYDRIC	GROUP	Kw	MAP UNIT NAME
GbB		B	0.28	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES

ESD STORMWATER MANAGEMENT SUMMARY TABLE												
Lot	Street Address	Practice	DA to practice (sf)	Imp Area to practice (sf)	Pe	Size			ESDv		Ownership	
						Length	Width	Depth	Required	Provided		
Lot 86	2607 Legends Way	(M-5) Drywell #1	1,000	1,000	1.0	6.3	6.3	5.0	79	79	1.0	Private
Lot 86	2607 Legends Way	(M-5) Drywell #2	1,000	1,000	1.0	6.3	6.3	5.0	79	79	1.0	Private
Lot 87	2605 Legends Way	(M-5) Drywell #3	1,000	1,000	1.0	6.3	6.3	5.0	79	79	1.0	Private
Lot 87	2605 Legends Way	(M-5) Drywell #4	1,000	1,000	1.0	6.3	6.3	5.0	79	79	1.0	Private
Lot 88	2603 Legends Way	(M-5) Drywell #5	1,000	1,000	1.0	6.3	6.3	5.0	79	79	1.0	Private
Lot 88	2603 Legends Way	(M-5) Drywell #6	1,000	1,000	1.0	6.3	6.3	5.0	79	79	1.0	Private
Total Treated			6,000	6,000					475	476		
Total per LOD			7,743	7,743	1.8				1277			

- ESD is designed based on a P_e of 1.0" since these lots are already treated via regional facility constructed under SDP-95-121.
- The 1,743 sf of new impervious not treated is the area of the driveways.
- These lots can be considered treated to the Maximum Extent Practical.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-25-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11-19-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
6480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-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. 72806, Expiration Date: 6-30-2019.

[Signature] 10/16/17

OWNER: LEGENDS AT TURF VALLEY LOTS 86-88
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
410-825-8400

DEVELOPER: IV HOMES, INC.
9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046
410-825-8400

TAX MAP: 16 - GRID: 17 - PARCEL: P/O 8
ZONED: PGCC (RESIDENTIAL SUBDISTRICT)
ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

DATE: OCTOBER 16, 2017 BEI PROJECT NO. 2853
SCALE: AS SHOWN SHEET 1 OF 1