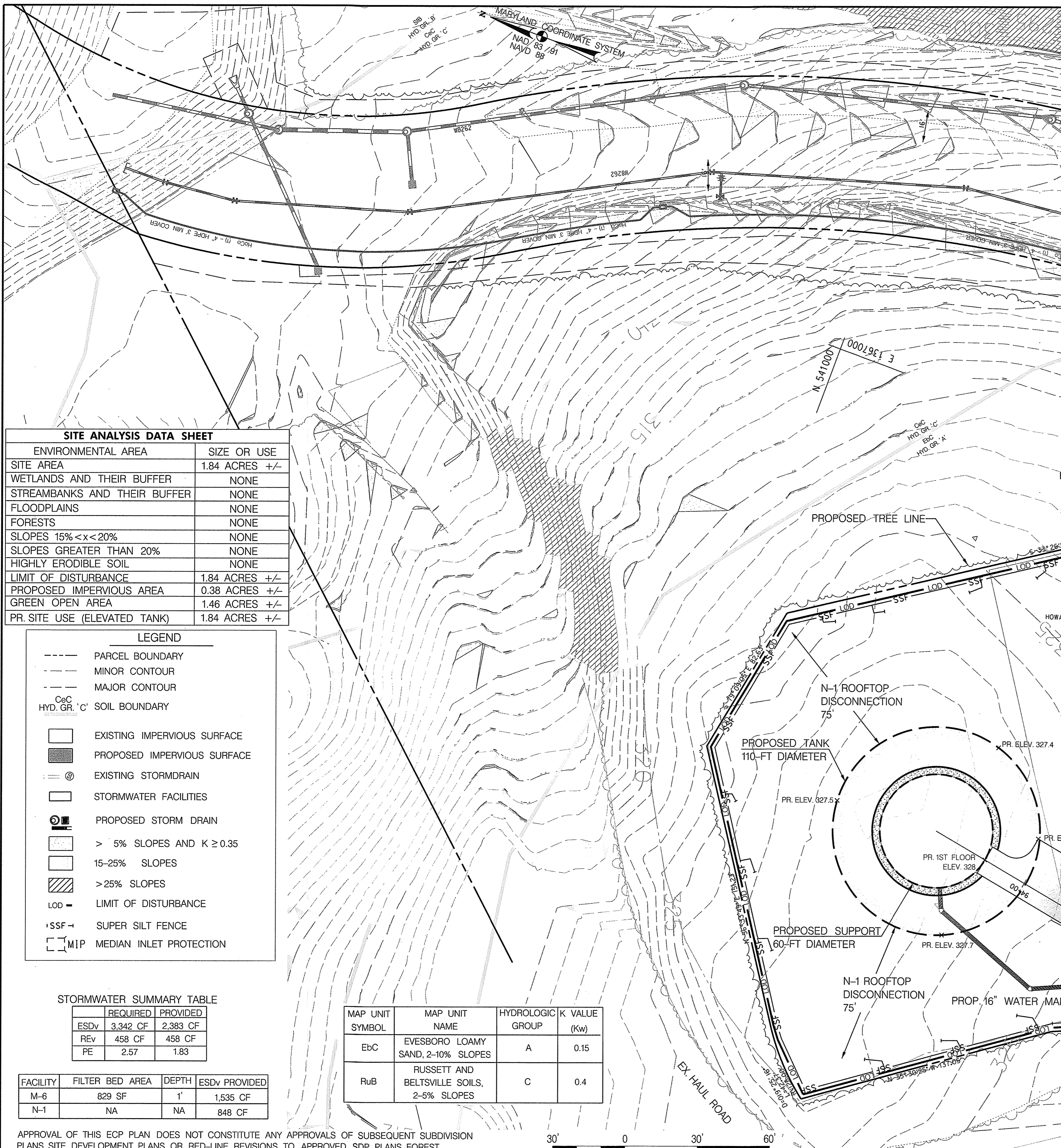
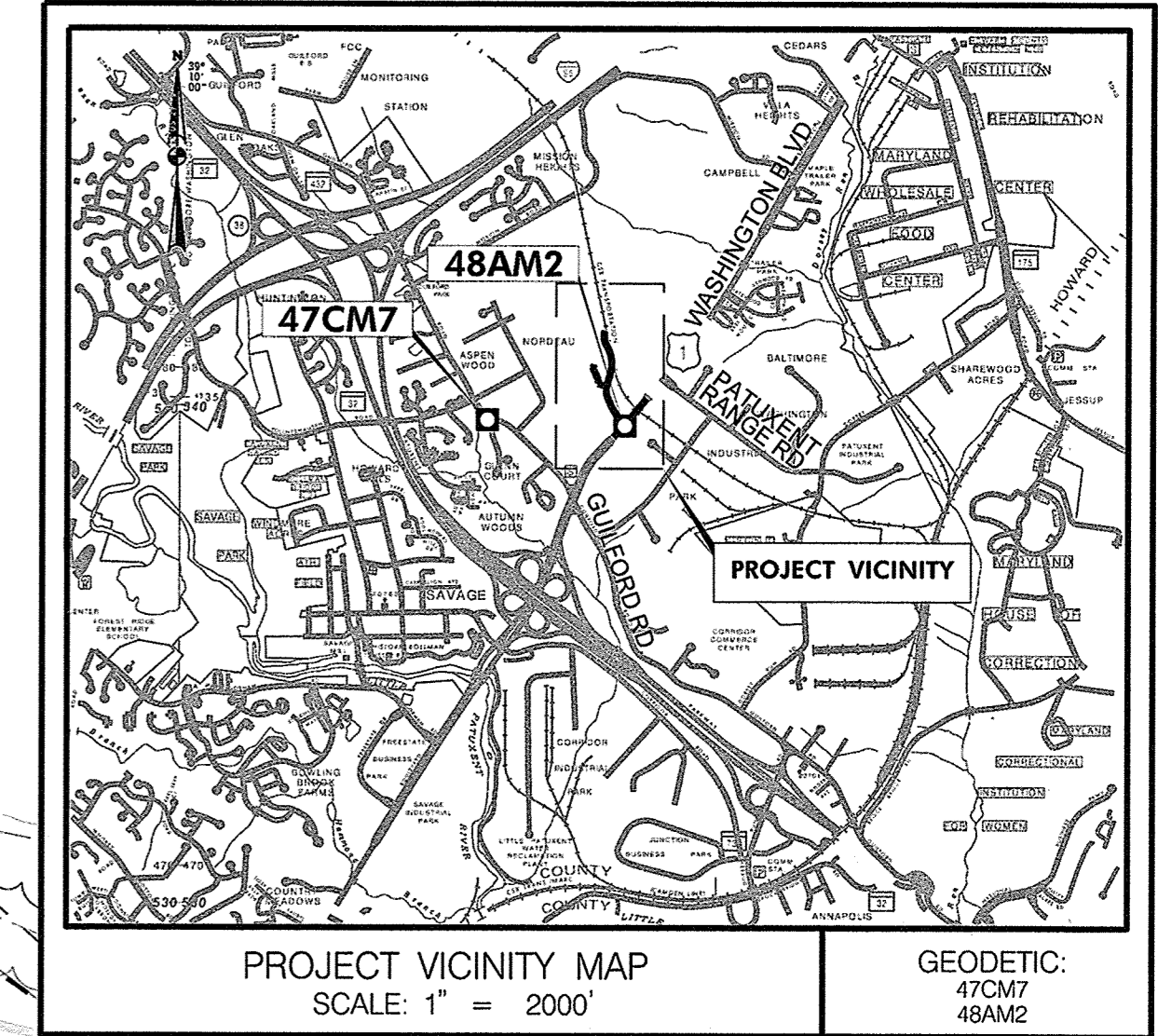


STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

1. THE PURPOSE OF THIS PLAN IS TO PROPOSE AN ELEVATED WATER STORAGE TANK AND ACCESS ROAD. THE PROPERTY IS BEING ANALYZED TO PROVIDE ON-SITE TREATMENT FOR ALL OF THE PROPOSED IMPERVIOUS AREAS.
2. THERE IS FOREST LOCATED WITHIN THE LOD. NO OTHER ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, FLOODPLAIN, STEEP SLOES, ETC.) EXIST WITHIN THE LOD. TPF WILL BE USED TO PROTECT NATURAL RESOURCES LOCATED OUTSIDE THE LOD. THE LOD WAS MINIMIZED TO REDUCE FOREST IMPACT ON-SITE.
3. THE SITE QUALIFIES FOR NEW DEVELOPMENT ESDV TO THE MEP WILL BE PROVIDED ON-SITE.
4. STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY A MICROBIORETENTION AND ROOFTOP DISCONNECTION. SINCE THE FULL ESDV CANNOT BE MET, DUE TO SITE CONSTRAINTS, A SWM WAIVER IS INCLUDED.
5. THE SITE WILL UTILIZE SUPER SILT FENCE AND INLET PROTECTION TO PROVIDE SEDIMENT AND EROSION CONTROL.
6. NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. A FEE-IN-LIEU FOR REFORESTATION WILL BE UTILIZED TO SATISFY THE FOREST CONSERVATION OBLIGATION.
7. IMPERVIOUS SURFACES WERE MINIMIZED TO WHAT IS REQUIRED FOR ACCESS AND MAINTENANCE OF THE ELEVATED WATER TANK.
8. THE PROPOSED TANK WILL BE CONSTRUCTED NEAR THE EXISTING HIGH POINT TO MAINTAIN NATURAL FLOW PATTERNS.



SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
SITE AREA	1.84 ACRES +/-
WETLANDS AND THEIR BUFFER	NONE
STREAMBANKS AND THEIR BUFFER	NONE
FLOODPLAINS	NONE
FORESTS	NONE
SLOPES 15% < x < 20%	NONE
SLOPES GREATER THAN 20%	NONE
HIGHLY ERODIBLE SOIL	NONE
LIMIT OF DISTURBANCE	1.84 ACRES +/-
PROPOSED IMPERVIOUS AREA	0.38 ACRES +/-
GREEN OPEN AREA	1.46 ACRES +/-
PR. SITE USE (ELEVATED TANK)	1.84 ACRES +/-

LEGEND

- PARCEL BOUNDARY
- - - MINOR CONTOUR
- - - MAJOR CONTOUR
- CeC HYD. GR. 'C' SOIL BOUNDARY
- [Symbol] EXISTING IMPERVIOUS SURFACE
- [Symbol] PROPOSED IMPERVIOUS SURFACE
- [Symbol] EXISTING STORMDRAIN
- [Symbol] STORMWATER FACILITIES
- [Symbol] PROPOSED STORM DRAIN
- [Symbol] > 5% SLOPES AND K ≥ 0.35
- [Symbol] 15-25% SLOPES
- [Symbol] > 25% SLOPES
- LOD - LIMIT OF DISTURBANCE
- SSF - SUPER SILT FENCE
- [Symbol] MIP MEDIAN INLET PROTECTION

STORMWATER SUMMARY TABLE

	REQUIRED	PROVIDED
ESDv	3,342 CF	2,383 CF
REv	458 CF	458 CF
PE	2.57	1.83

FACILITY	FILTER BED AREA	DEPTH	ESDv PROVIDED
M-6	829 SF	1'	1,535 CF
N-1	NA	NA	848 CF

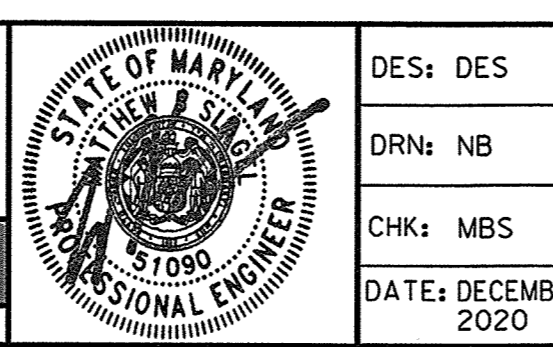
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC GROUP	K VALUE (Kw)
EbC	EVESBORO LOAMY SAND, 2-10% SLOPES	A	0.15
RuB	RUSSETT AND BELTSVILLE SOILS, 2-5% SLOPES	C	0.4

APPROVAL OF THIS ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SDP PLANS, FOREST CONSERVATION PLANS AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.

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. 51090, EXPIRATION DATE: JUNE 13, 2021.

OWNER / DEVELOPER
 HOWARD COUNTY
 MS. KERRI DINSMORE, PE, PROJECT MANAGER
 DEPARTMENT OF PUBLIC WORKS, UTILITY DESIGN DIVISION
 7125 RIVERWOOD ROAD, COLUMBIA, MD 21046
 410-313-5819

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/16/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 2/18/21
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



DES:	BY:	NO.:	REVISION:	DATE:
DES				
DRN:				
CHK:				
DATE:				

ENVIRONMENTAL CONCEPT PLAN
 TAX MAP 48
 6TH ELECTION DISTRICT
 GRID 0001, 0019
 PARCEL 0001, 0235

GUILFORD ELEVATED WATER STORAGE TANK CAPITAL PROJECT W8262
 SCALE: N.T.S.
 SHEET NO. 1 OF 1