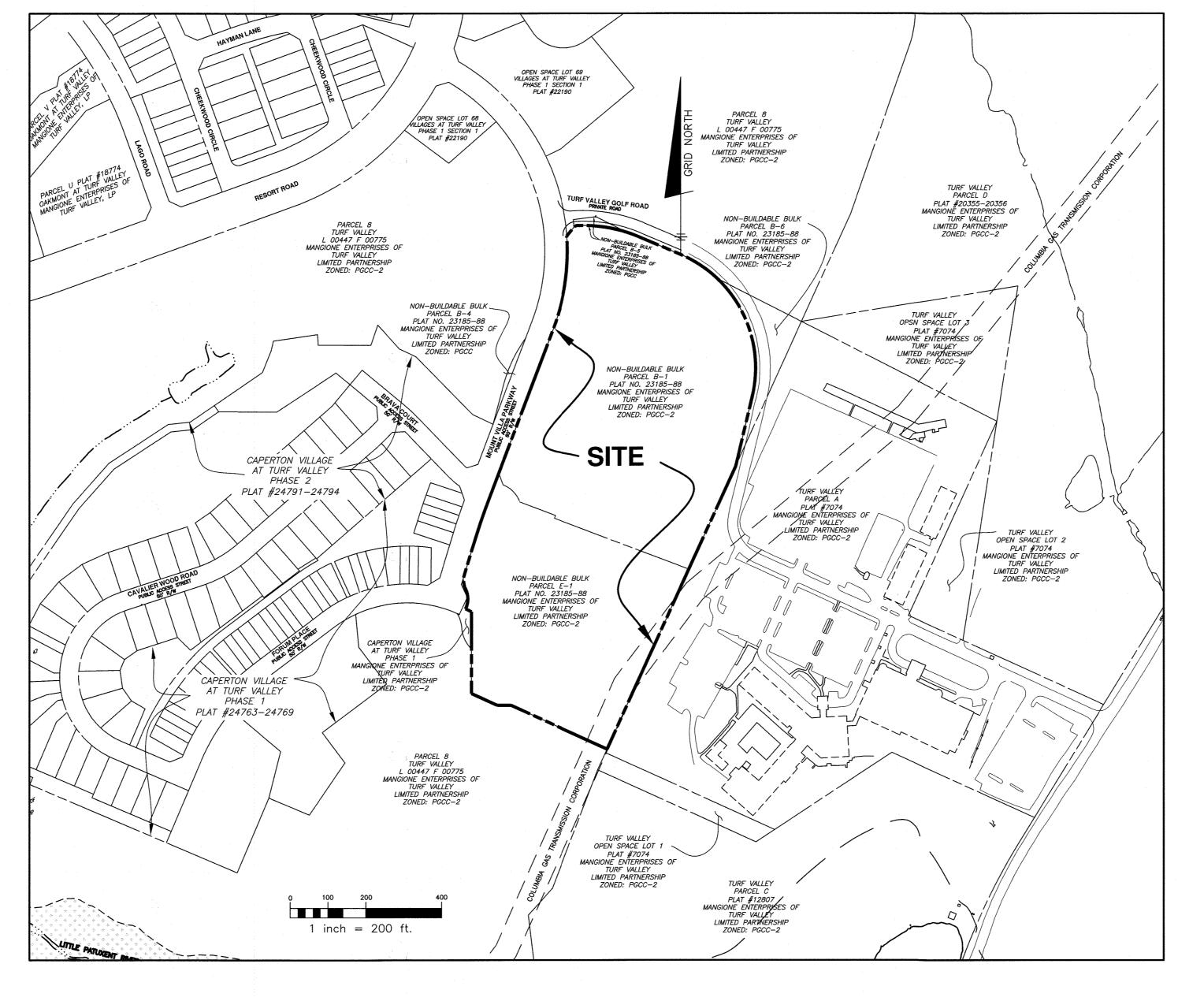
## ENVIRONMENTAL CONCEPT PLAN VILLA APARTMENTS AT TURF VALLEY

BULK PARCELS 'B-1' AND 'E-1'

## **GENERAL NOTES**

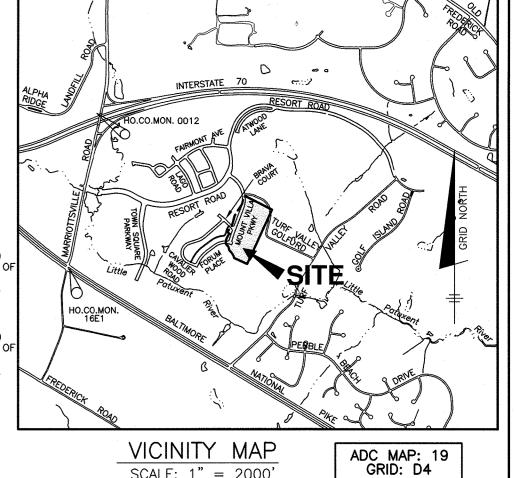
- 1. SUBJECT PROPERTY IS ZONED PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING
- 2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE THIRD AMENDED FINAL DEVELOPMENT PLAN RECORDED AS PLAT #21029-21031.
- 3. THE PROJECT BOUNDARY IS BASED ON RECORD PLAT #23185-23188. THE EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING CO. FLOWN ON OR ABOUT JANUARY, 2006. EXISTING UTILITIES ARE BASED AERIAL SURVEY, CONTRACT DRAWINGS, AND FIELD SURVEY BY BENCHMARK ENGINEERING, INC.
- 4. THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON
- 5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- 6. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- 7. TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 8. THIS PLAN IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE AS IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DÉVÉLOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED PRIOR TO DECEMBER 31, 1992.
- 10. APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- 11. 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.
- 12. STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE SITE DEVELOPMENT PLAN STAGE AFTER SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
- 13. 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 SITE DEVELOPMENT PLAN STAGE.



30949

**BENCHMARKS** NAD'83 HORIZONTAL HO. CO. #16E1 (AKA: 3438001) A 3ft DEEP COLUMN OF CONCRETE. N 593250.960' E 1340192.70' ELEVATION: 463.981'

STAMPED BRASS DISK SET ON TOP ( A 3ft DEEP COLUMN OF CONCRETE. N 596502.760' E 1340864.37' ELEVATION: 486.298'



LEGEND

EXISTING CONTOURS AERIAL JAN. 2006 EXISTING TREELINE



EXISTING SLOPES 25% OR GREATER



NRCS SOILS TYPE

NRCS SOILS DELINEATION LINE

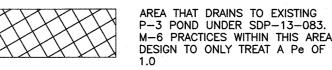
---- G ----- G --- EX. U/G GAS LINE EX. U/G ELECTRIC LINE ---- CATV ---- EX. U/G VERIZON LINE PROPOSED TREELINE

PROPOSED STORM DRAIN



AREA OF SITE NOT INCLUDED IN SITE Pe CALCULATION (EXISTING DEVELOPMENT)

PROPOSED IMPERVIOUS AREA





• • • • • • • • • LIMIT OF DISTURBANCE

SWM DRAINAGE AREA LINE

SWM DRAINAGE AREA DESIGNATION

|     | SHEET INDEX                                  |  |  |  |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|--|--|--|--|
| NO. | DESCRIPTION                                  |  |  |  |  |  |  |  |  |  |
| 1   | COVER SHEET                                  |  |  |  |  |  |  |  |  |  |
| 2   | GRADING AND SWM PLAN                         |  |  |  |  |  |  |  |  |  |
| 3   | CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN |  |  |  |  |  |  |  |  |  |

| Site Analysis Data Chart     |                  |  |  |  |  |  |  |  |  |
|------------------------------|------------------|--|--|--|--|--|--|--|--|
| Total Project Area           | 15.46 ac         |  |  |  |  |  |  |  |  |
| Proposed Site Use            | multi-family res |  |  |  |  |  |  |  |  |
| 100yr Floodplain             | 0.00 ac          |  |  |  |  |  |  |  |  |
| Slopes 15% or greater        | 3.55 ac          |  |  |  |  |  |  |  |  |
| Slopes 25% or greater        | 1.01 ac          |  |  |  |  |  |  |  |  |
| Wetlands                     | 0.00 ac          |  |  |  |  |  |  |  |  |
| Wetlands Buffer              | 0.00 ac          |  |  |  |  |  |  |  |  |
| Forested Area                | 0.00 ac          |  |  |  |  |  |  |  |  |
| Erodible Soils               | 3.55 ac          |  |  |  |  |  |  |  |  |
| Limit of Disturbance         | 9.15 ac          |  |  |  |  |  |  |  |  |
| Impervious Area (within LOD) | 5.02 ac          |  |  |  |  |  |  |  |  |
| Green Space (within LOD)     | 4.13 ac          |  |  |  |  |  |  |  |  |
| Public Road Right-of-Way     | 0 ac             |  |  |  |  |  |  |  |  |
| Buildable Lots               | 0 ac             |  |  |  |  |  |  |  |  |
| Bulk Parcels                 | 15.46 ac         |  |  |  |  |  |  |  |  |
| Open Space                   | 0 ac             |  |  |  |  |  |  |  |  |
| Number of Units Proposed     | 192              |  |  |  |  |  |  |  |  |

| STORMWATER MANAGEMENT SUMMARY TABLE |     |          |          |             |       |          |          |          |            |          |           |          |            |            |    |  |
|-------------------------------------|-----|----------|----------|-------------|-------|----------|----------|----------|------------|----------|-----------|----------|------------|------------|----|--|
| Practice                            |     | DA       | Imp Area | %<br>Imp Rv | I RV: | Τ        | Τ        | Pe       | Total ESDv | 75% ESD  | V ponding | 25% ESDv | (cf) below | Total ESDv | Pe |  |
|                                     |     | (sf) (sf | (sf)     |             |       | Required | Required | Required | Provided   | Required | Provided  | Provided | Provided   | Ownership  |    |  |
| (M-6) Micro Bio-Retention           | #1  | 17,634   | 16,971   | 96%         | 0.92  | 1.0      | 1346     | 1010     | 1929       | 337      | 337       | 2266     | 1.7        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #2  | 19,097   | 18,003   | 94%         | 0.90  | 1.0      | 1430     | 1072     | 2034       | 357      | 357       | 2391     | 1.7        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #3  | 10,087   | 6,452    | 64%         | 0.63  | 1.0      | 526      | 394      | 860        | 131      | 131       | 991      | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #4  | 12,419   | 10,847   | 87%         | 0.84  | 1.8      | 1557     | 1168     | 1274       | 389      | 389       | 1663     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #5  | 14,643   | 12,854   | 88%         | 0.84  | 1.8      | 1845     | 1384     | 1411       | 461      | 461       | 1872     | 1.8        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #6  | 14,643   | 12,854   | 88%         | 0.84  | 1.8      | 1845     | 1384     | 1411       | 461      | 461       | 1872     | 1.8        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #7  | 13,227   | 10,936   | 83%         | 0.79  | 1.8      | 1576     | 1182     | 1285       | 394      | 394       | 1679     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #8  | 14,212   | 14,212   | 100%        | 0.95  | 1.8      | 2025     | 1519     | 1593       | 506      | 506       | 2099     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #9  | 19,988   | 16,340   | 82%         | 0.79  | 1.8      | 2356     | 1767     | 1849       | 589      | 589       | 2437     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #10 | 14,212   | 14,212   | 100%        | 0.95  | 1.8      | 2025     | 1519     | 1593       | 506      | 506       | 2099     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #11 | 18,628   | 15,136   | 81%         | 0.78  | 1.8      | 2183     | 1637     | 1650       | 546      | 546       | 2195     | 1.8        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #12 | 20,000   | 16,132   | 81%         | 0.78  | 1.8      | 2328     | 1746     | 1900       | 582      | 582       | 2482     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #13 | 9,584    | 7,958    | 83%         | 0.80  | 1.8      | 1146     | 860      | 967        | 287      | 287       | 1253     | 2.0        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #14 | 15,554   | 11,854   | 76%         | 0.74  | 1.8      | 1717     | 1288     | 1345       | 429      | 429       | 1774     | 1.9        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #15 | 20,862   | 17,610   | 84%         | 0.81  | 1.8      | 2534     | 1900     | 1903       | 633      | 633       | 2536     | 1.8        | Private    |    |  |
| (M-6) Micro Bio-Retention           | #16 | 9,730    | 9,304    | 96%         | 0.91  | 1.8      | 1329     | 997      | 1005       | 332      | 332       | 1337     | 1.8        | Private    |    |  |
|                                     |     | .,       |          |             |       |          |          |          |            |          |           |          |            |            |    |  |

> 27768 cf

Note: MB #1, #2, and #3 discharge to existing P-3 pond constructed under SDP-13-038. The drainage area to this pond included the drainage area to these MB's. These practices only need to treat a Pe of 1.0 since CPv is provided within the P-3 pond.

STORMWATER MANAGEMENT DESIGN NARRATIVE:

THERE ARE MINIMAL NATURAL RESOURCES ON THESE PARCELS. THERE IS ONLY A MINIMAL AMOUNT OF 25% OR GREATER STEEP SLOPES WHICH WILL NOT BE DISTURBED. THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE AREAS ON-SITE.

EXISTING FLOW PATTERNS SHALL BE MAINTAINED AS THE SITE IN ITS EXISTING CONDITIONS FLOWS FROM WEST TO EAST. THE PROPOSED GRADES MIMIC THIS DRAINAGE PATTERN. THE MAJORITY OF THE STORMWATER MANAGEMENT PRACTICES ARE STRATEGICALLY PLACED ALONG THE OUTER EDGE OF THE DEVELOPMENT. THE PRACTICES ON THE EASTERN EDGE SHALL HAVE OVERFLOW INLETS TO BYPASS HIGHER STORMS AND DISCHARGE INTO EXISTING SWALE DIRECTING RUNOFF BEHIND THE EXISTING HOTEL PARKING LOT AND TENNIS

IMPERVIOUS AREAS ARE BEING MINIMIZED AS THE DRIVE AISLES ARE 24 FEET WIDE WHICH IS THE COUNTY MINIMUM. THE AMOUNT OF SURFACE PARKING SPACES IS JUST ENOUGH TO MEET THE REQUIRED MINIMUM. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. WHERE POSSIBLE, THE SWMF AREA SHALL BE UTILIZED AS A SEDIMENT TRAP DURING CONSTRUCTION. 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 BASÉD ON SEDIMENT AND EROSION CONTROL.

THE PROPOSED (M-6) MICRO BIO-RETENTION PRACTICES SHALL ADEQUATELY TREAT THE PROPOSED

IMPERVIOUS AREAS. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES. INLETS SHALL BE PLACED IN THE PRACTICES INTERNAL TO THE DEVELOPMENT AND ALONG THE EASTERN EDGE OF THE SITE WHERE HIGHER STORMS MIGHT CREATE OVERFLOW ISSUES. AT THIS TIME, THERE ARE NO REQUESTS FOR NECESSARY DISTURBANCES, DESIGN MANUAL WAIVERS, OR ALTERNATIVE COMPLIANCE REQUESTS AS A RESULT OF THIS DEVELOPMENT



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were prepared or approved by me, and that I am a duly licensed

VILLA APARTMENTS AT TURF VALLEY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP Bulk Parcels E-1 and B-1 1205 YORK ROAD, PENTHOUSE (Previously recorded as Plat No. 23185-23188) LUTHERVILLE, MARYLAND 21093 410-825-8400

SCALE:

AS SHOWN

DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLE LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DESIGN: DBT | DRAFT: DBT

TAX MAP: 16 - GRID: 19 - PARCEL: p/o 8 ZONED: PGCC-2 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ENVIRONMENTAL CONCEPT PLAN

**COVER SHEET** BEI PROJECT NO. 2957 MAY 8, 2020

ECP-20-032

1 of 3

CHIEF, DIVISION OF LAND DEVELOPMENT \*\*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

MENT ENGINEERING DIVISION

