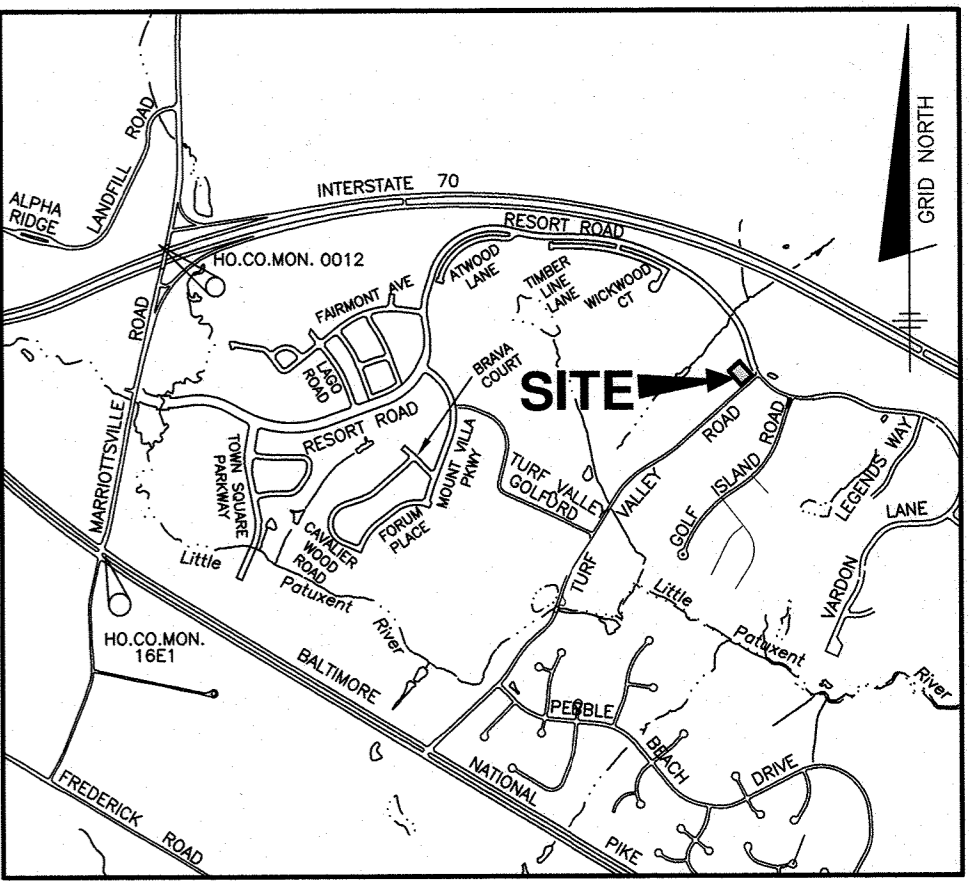


ENVIRONMENTAL CONCEPT PLAN

TURF VALLEY

SECTION ONE - LOT 9

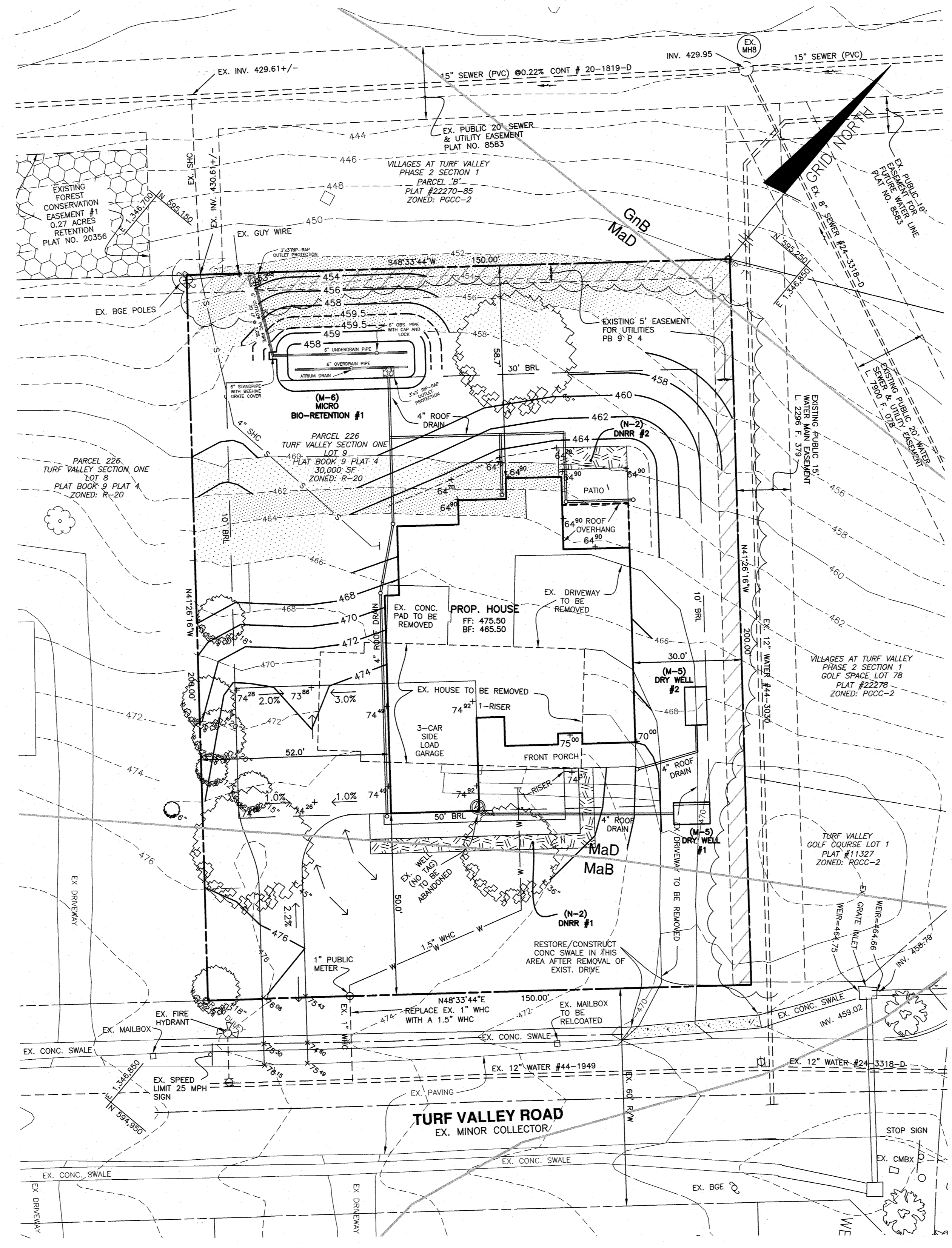
BENCHMARK
NAD 83 HORIZONTAL
 HO. CO. #1851 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3/4" DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3/4" DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 466.298'



VICINITY MAP
 SCALE: 1" = 2000'
ADC MAP: 19
GRID: D4

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON PLAT BOOK 9 PAGE 4 AND CONFIRMED BY BENCHMARK ENGINEERING, INC. IN APRIL, 2022. THE EXISTING TOPOGRAPHY IS BASED ON FILED RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN APRIL, 2022. EXISTING UTILITIES ARE BASED CONTRACT DRAWINGS AND FIELD SURVEY BY BENCHMARK ENGINEERING, INC.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS LOT.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS LOT.
- THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200, THE FOREST CONSERVATION ACT OF HOWARD COUNTY, BASED ON SECTION 16.1202(b)(1)(i) DEVELOPMENT ACTIVITY ON A SINGLE LOT SMALLER THAN 40,000 SF. THEREFORE, A FSD AND FCP ARE NOT REQUIRED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN 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.
- 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.
- 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.
- PREVIOUS DPZ FILE NUMBERS: PB09-004



LEGEND OF SYMBOLS

- EXISTING CONTOURS
- EXISTING TREE
- EXISTING TREELINE
- EXISTING SLOPES 25% OR GREATER
- EXISTING SLOPES 15-24.9%
- NRCS SOILS DELINEATION LINE
- NRCS SOILS TYPE
- LIMIT OF SUBMISSION
- PROPOSED SHC
- PROPOSED WHC
- PROPOSED ROOF LEADER DRAIN
- DISCONNECTION OF NON-ROOFTOP RUNOFF FILTER AREA
- EXISTING EASEMENTS

| SHEET INDEX | |
|-------------|--------------------------------------------|
| SHEET | TITLE |
| 1 | GRADING AND SWM PLAN |
| 2 | DA MAP AND SEDIMENT & EROSION CONTROL PLAN |

| Site Analysis Data Chart | |
|------------------------------|-------------|
| Total Project Area | 0.69 ac |
| Proposed Site Use | RESIDENTIAL |
| 100yr Floodplain | 0.00 ac |
| Slopes 15% or greater | 0.05 ac |
| Slopes 25% or greater | 0.05 ac |
| Wetlands | 0.00 ac |
| Wetlands Buffer | 0.00 ac |
| Forested Area | 0.00 ac |
| Erodible Soils | 0.00 ac |
| Limit of Disturbance | 0.67 ac |
| Impervious Area (within LOD) | 0.17 ac |
| Green Space (within LOD) | 0.50 ac |
| Public Road Right-of-Way | 0 ac |
| Buildable Lots | 0.69 ac |
| Bulk Parcels | 0 ac |
| Open Space | 0 ac |
| Number of Units Proposed | 1 |

| Stormwater Management Summary Chart | | | | | | | |
|-------------------------------------|---------------------------|---------------------------|-------------------------------------------|---------------------|-------------------|--------------------|-----|
| | | Total Project Pe: | 1.6 | Total Project ESDv: | 1,100 | Total Project REV: | 177 |
| MDE Designation | Practice Description | Quantity of Each Practice | ESDv (cf) Required based on individual DA | ESDv (cf) Provided | REV (cf) Provided | Ownership | |
| M-5 | Dry Well | 2 | 247 | 246 | 246 | Private | |
| M-6 | Micro Bio-Retention | 1 | 684 | 687 | 171 | Private | |
| N-2 | Disconnect of Non-Rooftop | 2 | 38 | 38 | NA | Private | |
| Total | | | 968 | 971 | 417 | | |

Note: Total ESDv provided exceeds the total ESDv required based on individual drainage areas.

STORMWATER MANAGEMENT DESIGN NARRATIVE:

THERE ARE MINIMAL NATURAL RESOURCES ON THIS LOT. THE ONLY RESOURCE CONSISTS OF STEEP SLOPES WHICH ONLY AMOUNT TO A TOTAL OF 0.10 ACRES FOR BOTH 25% OR GREATER AND 15 TO 24.9% COMBINED. THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE AREAS ON-SITE.

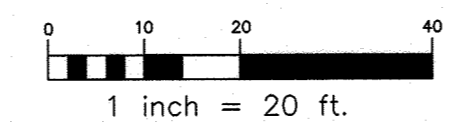
EXISTING FLOW PATTERNS SHALL BE MAINTAINED AS THE 75% OF THE LOT IN ITS EXISTING CONDITIONS FLOWS TO THE REAR AND APPROXIMATELY 25% (THE FIRST 50 FEET) FLOWS TO THE FRONT OF THE LOT. THE PROPOSED GRADES MIMIC THIS DRAINAGE PATTERN.

IMPERVIOUS AREAS ARE BEING MINIMIZED AS BEST POSSIBLE.

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. IT IS ANTICIPATED THAT THE LOT CAN BE TREATED VIA SUPER SILT FENCING. THERE ARE NO IMPACTS TO THE STORMWATER MANAGEMENT DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE PROPOSED (M-5) DRY WELLS, (M-6) MICRO BIO-RETENTION, AND (N-2) AREAS OF DISCONNECTION OF NON-ROOFTOP RUNOFF SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS SURFACES. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES.

AT THIS TIME, THERE ARE NO REQUESTS FOR NECESSARY DISTURBANCES, DESIGN MANUAL WAIVERS, OR ALTERNATIVE COMPLIANCE REQUESTS AND NONE ARE ANTICIPATED.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/13/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

6/30/22
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVLENGINEERING.COM</p> | | <p>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. 33880, expires 6-30-2023.</p> |
| <p>TURF VALLEY SECTION ONE LOT 9 (previously recorded as PB 9 P 4) #2602 Turf Valley Road</p> | | <p>TAX MAP: 16 - GRID: 12 - PARCEL: 226 ZONED: R-20 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND</p> |
| <p>OWNER: 2602 TURF VALLEY LLC 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> | | <p>ENVIRONMENTAL CONCEPT PLAN</p> |
| <p>BUILDER: 2602 TURF VALLEY LLC 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> | | <p>DATE: JUNE 28, 2022 BEI PROJECT NO. 3111 SCALE: AS SHOWN SHEET 1 OF 2</p> |
| DESIGN: DBT | DRAFT: DBT | |

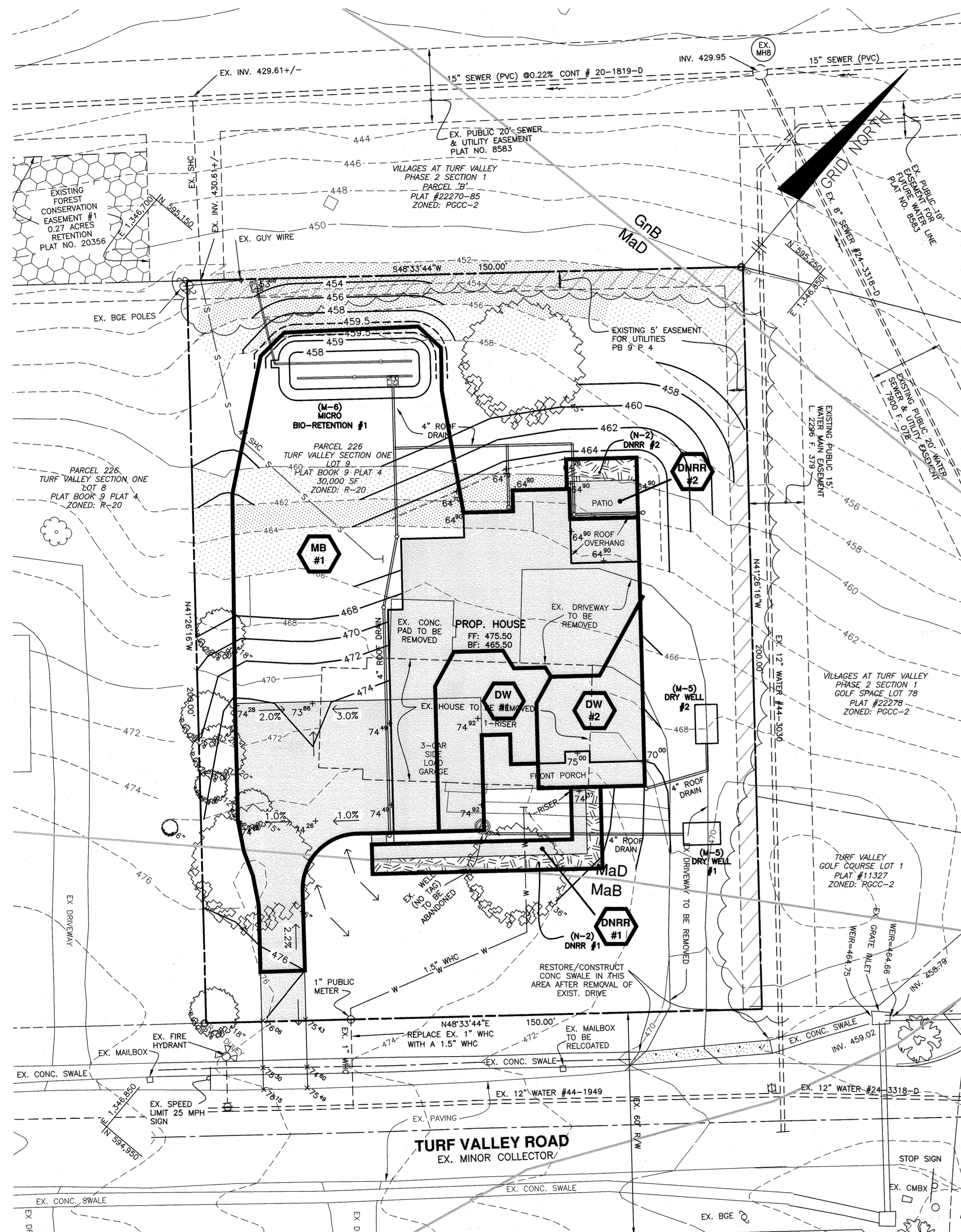
STORMWATER MANAGEMENT SUMMARY CHART - INDIVIDUAL PRACTICES

| Practice | DA (sf) | Imp Area (sf) | % Imp | Rv | Pe Required | Total ESDv (cf) | | 75% ESDv pending | | 25% ESDv (cf) below | | REV (cf) Required | REV (cf) Provided | Ownership | |
|---------------------------|---------|---------------|-------|------|-------------|-----------------|------------|------------------|----------|---------------------|----------|-------------------|-------------------|------------|------------|
| | | | | | | Required | Provided | Required | Provided | Required | Provided | | | | |
| (M-6) Micro Bio-Retention | #1 | 10,126 | 5,136 | 51% | 0.51 | 1.6 | 684 | 513 | 516 | 171 | 171 | 687 | 1.6 | Private | |
| (M-5) Dry Well | #1 | 947 | 947 | 100% | 0.95 | 1.6 | 120 | | | | | 120 | 1.6 | Private | |
| (M-5) Dry Well | #2 | 1,000 | 1,000 | 100% | 0.95 | 1.6 | 127 | | | | | 126 | 1.6 | Private | |
| (N-2) DNRR | #1 | 608 | 304 | | | 1.0 | 25 | | | | | 0 | | Private | |
| (N-2) DNRR | #2 | 300 | 150 | | | 1.0 | 13 | | | | | 0 | | Private | |
| Totals | | | | | | | 968 | | | | | 971 | | 177 | 417 |

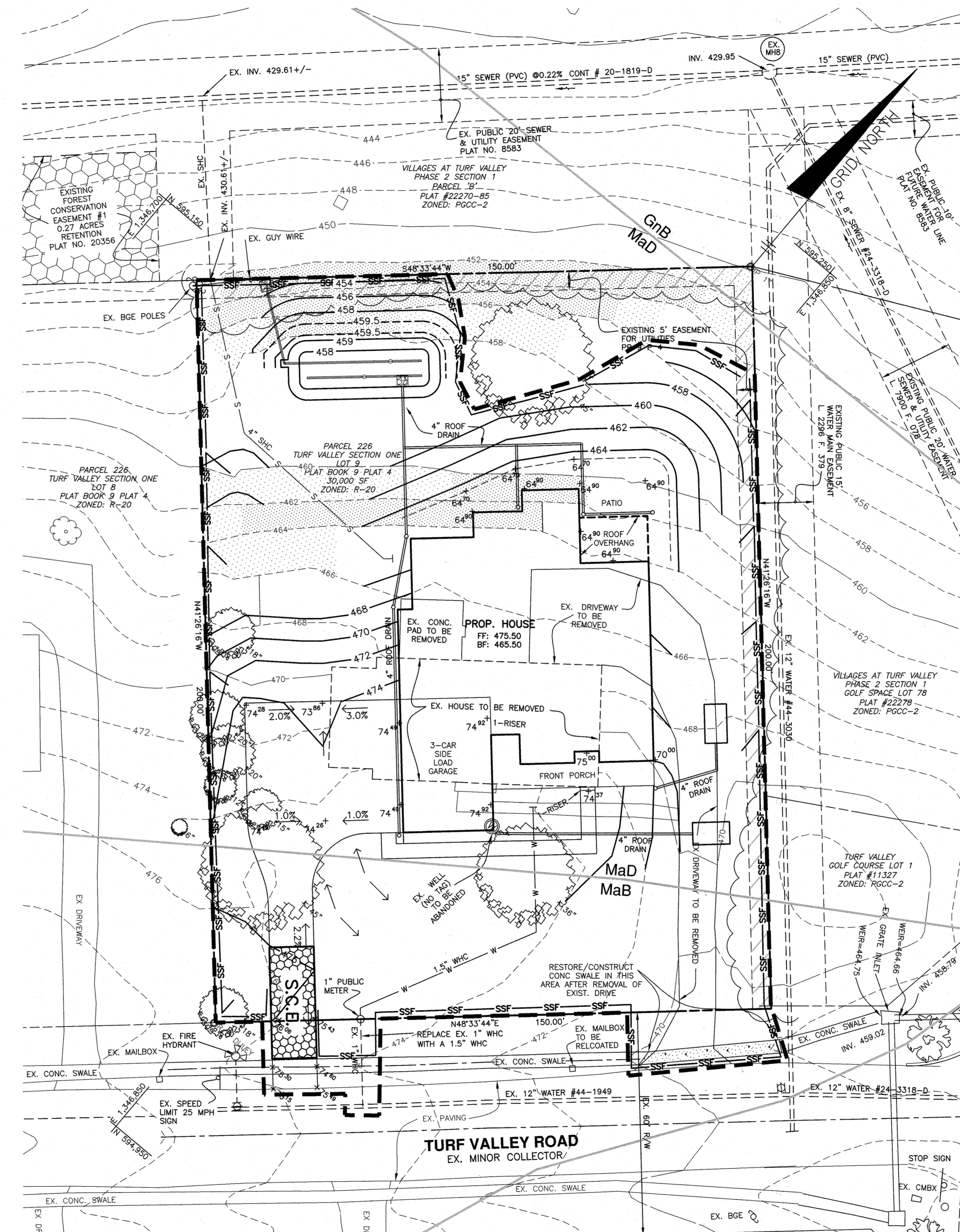
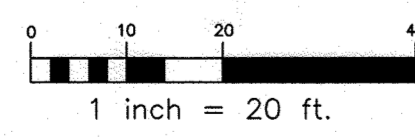
SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

| SYMBOL | HYDRIC | HYDROLOGIC GROUP | NAME | K-VALUE | ERODIBLE |
|--------|--------|------------------|-------------------------------------|---------|----------|
| MaB | | B | MANOR LOAM, 3 TO 8 PERCENT SLOPES | 0.28 | NO |
| MaD | | B | MANOR LOAM, 15 TO 25 PERCENT SLOPES | 0.32 | YES |

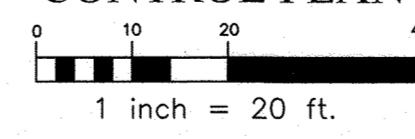
HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those soils with a soil erodibility factor K greater than 0.35 and with a slope greater than 5%.



DRAINAGE AREA MAP



SEDIMENT AND EROSION CONTROL PLAN



LEGEND OF SYMBOLS

- EXISTING CONTOURS
- EXISTING TREE
- EXISTING TREELINE
- EXISTING SLOPES 25% OR GREATER
- EXISTING SLOPES 15-24.9%
- NRCS SOILS DELINEATION LINE
- NRCS SOILS TYPE
- LIMIT OF SUBMISSION
- PROPOSED SHC
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- PROPOSED ROOF LEADER DRAIN
- DISCONNECTION OF NON-ROOF RUNOFF FILTER AREA
- EXISTING EASEMENTS
- PROPOSED IMPERVIOUS AREA
- SWM DRAINAGE AREA LINE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

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 ENGINEERS • LAND SURVEYORS • PLANNERS
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TURF VALLEY SECTION ONE LOT 9
 (previously recorded as PB 9 P 4)
 #2602 Turf Valley Road

BUILDER:
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TAX MAP: 16 - GRID: 12 - PARCEL: 226
 ZONED: R-20
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN
DA MAP AND SEDIMENT CONTROL PLAN

DATE: JUNE 28, 2022 BEI PROJECT NO. 3111
 SCALE: AS SHOWN SHEET 2 OF 2

DESIGN: DBT DRAFT: DBT

ECP-22-070

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7.13.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/30/22
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE