

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED PGCC-2 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 RECORD PLAT #22882.
- THE EXISTING TOPOGRAPHY IS BASED ON FIELD RUN SURVEY PERFORMED BY BECHMARK ENGINEERING, INC. IN 2015. EXISTING UTILITIES ARE BASED F-08-08 ROAD CONSTRUCTION PLANS AND CONTRACT #24-4549-D.
- 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR REDLINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR REDLINE REVISION PROCESSES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL OR MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THE PLAN PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN DO NOT REQUIRE SOIL BORINGS SINCE THEY ARE COMPLETELY ENCLOSED DEVICES WITH A CONCRETE BOTTOM AND NO INFILTRATION INTO THE GROUND.
- 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.
- THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200, THE FOREST CONSERVATION ACT OF HOWARD COUNTY, SINCE IT IS PART OF A PLANNED UNIT DEVELOPMENT THAT HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50 PERCENT OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992. THEREFORE, A FOREST STAND DELINEATION IS NOT REQUIRED WITH THIS ENVIRONMENTAL CONCEPT PLAN. THIS PLAN IS IN COMPLIANCE WITH LAWS IN EFFECT ON FEBRUARY 4, 2020 WHICH GRANDFATHERED THE SITE PER P-06-013. PREVIOUS DPZ FILE NUMBERS: S-86-013, P-06-013, F-08-084, F-14-026, FDP #21029-3

STORMWATER MANAGEMENT DESIGN NARRATIVE:

THERE ARE NO NATURAL RESOURCES OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON-SITE.

THE LAND SLOPES FROM THE NORTH (RESORT ROAD) TO THE SOUTH. THIS EXISTING FLOW PATTERN SHALL BE MAINTAINED.

IMPERVIOUS AREAS ARE BEING MINIMIZED AS BEST POSSIBLE. IT SHALL ONLY CONSIST OF THE ROOFTOPS OF THE 2 PROPOSED BUILDINGS AND THE PARKING LOT WHICH SHALL CONTAIN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED AND THE MINIMUM WIDTH ACCESS AISLES AS REQUIRED PER REGULATIONS.

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.

STORMWATER MANAGEMENT FOR THIS LOT WAS PREVIOUSLY PROVIDED UNDER F-08-084. IT WAS ADDRESSED FOR WATER QUALITY AND GROUNDWATER RECHARGE BY SWMF #6 F-1 SURFACE SAND FILTER AND FOR CPV QUANTITY CONTROL BY SWMF #6 EXTENDED DETENTION FACILITY. THESE FACILITIES ARE LOCATED IMMEDIATELY SOUTH OF LOT 203. THIS LOT WAS INCLUDED IN DRAINAGE AREA #5A AS SHOWN ON THE F-08-084 WATER QUALITY DRAINAGE AREA MAP.

SINCE THIS FACILITY DOES NOT MEET THE CURRENT MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007, THE LOT WILL BE SUBJECT TO PROVIDING ADDITIONAL WATER QUALITY. HOWEVER, SINCE IT WILL CONTINUE TO DRAIN TO THE F-1 SURFACE SAND FILTER, IT WILL ONLY NEED TO PROVIDE WATER QUALITY BASED ON A PE OF 1.0.

THE BEST METHOD FOR PROVIDING THE NEEDED WATER QUALITY IS THROUGH THE USE OF FILTERRA SYSTEM AS THE DEVELOPMENT IS VERY TIGHT WITH LIMITED GREEN AREAS FOR OTHER DEVICES.

ALL NEW IMPERVIOUS SURFACES SHALL DISCHARGE INTO THE THREE FILTERRA DEVICES. THE TREATED STORMWATER WILL THEN DISCHARGE BACK INTO THE CLOSED STORM DRAIN SYSTEM THAT WILL DISCHARGE ALL RUNOFF INTO THE EXISTING F-1 SURFACE SAND FILTER AND EXTENDED DETENTION POND #6 AS ORIGINALLY INTENDED/DESIGNED.

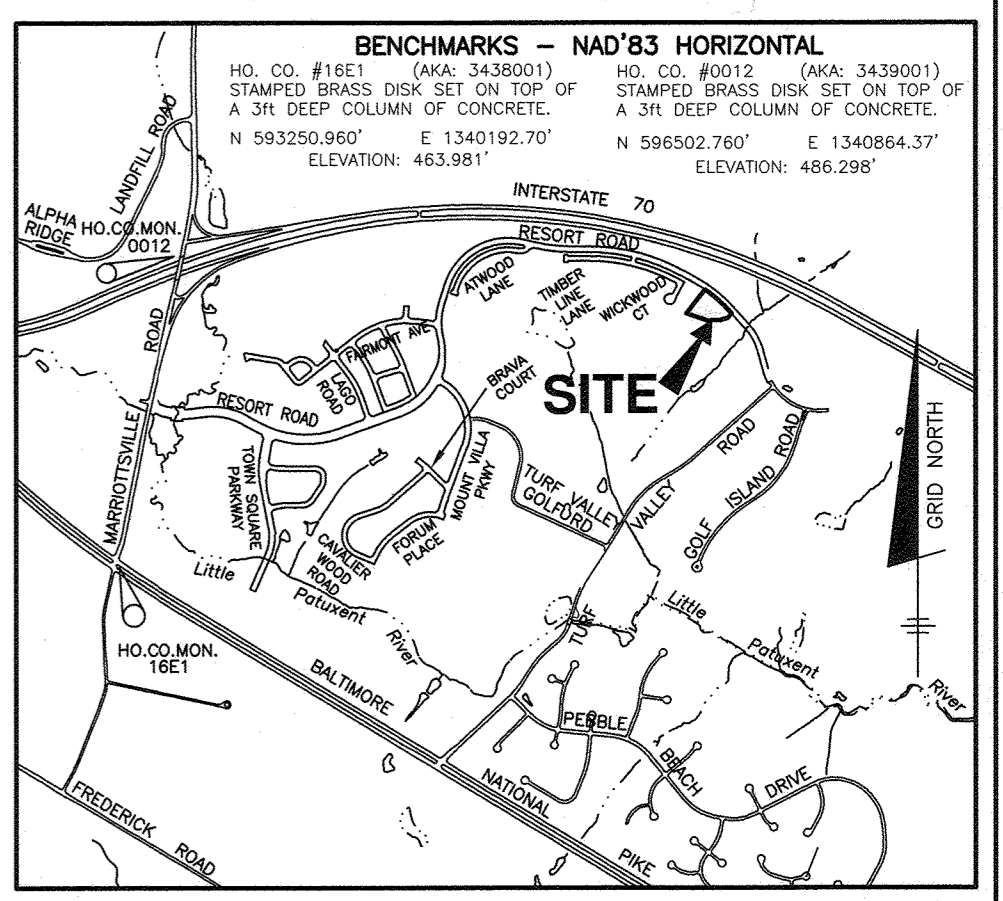
THE PROPOSED FILTERRA DEVICES SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS SURFACES BASED ON A Pe OF 1.0 INCH. ALL 3 FILTERRAS SHALL CONNECT TO THE EXISTING CLOSED STORM DRAIN SYSTEM WHICH OUTFALLS INTO EXISTING SWMF #6 AS INTENDED. THIS MIMICS THE ULTIMATE DESIGN DISCHARGE POINT AND THEREFORE SHALL NOT DETRIMENTAL TO THE ADJACENT PROPERTY.

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

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE	ERODIBLE
GbB	NO	A	GLADSTONE LOAM, 3 TO 8 PERCENT SOLES	0.32	NO
GmA	YES	C	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SOLES	0.49	NO
MaC	NO	B	MANOR LOAM, 8 TO 15 PERCENT SOLES	0.32	NO

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%.



Site Analysis Data Chart

Total Project Area	1.92 ac
Proposed Site Use	RESIDENTIAL
100yr Floodplain	0.00 ac
Slopes 15% or greater	0.00 ac
Slopes 25% or greater	0.44 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Forested Area	0.00 ac
Erodible Soils	0.00 ac
Limit of Disturbance	1.91 ac
Impervious Area (within LOD)	1.09 ac
Green Space (within LOD)	0.82 ac
Public Road Right-of-Way	0.00 ac
Buildable Lots	1.92 ac
Bulk Parcels	0.00 ac
Open Space	0.00 ac
Number of Units Proposed	32

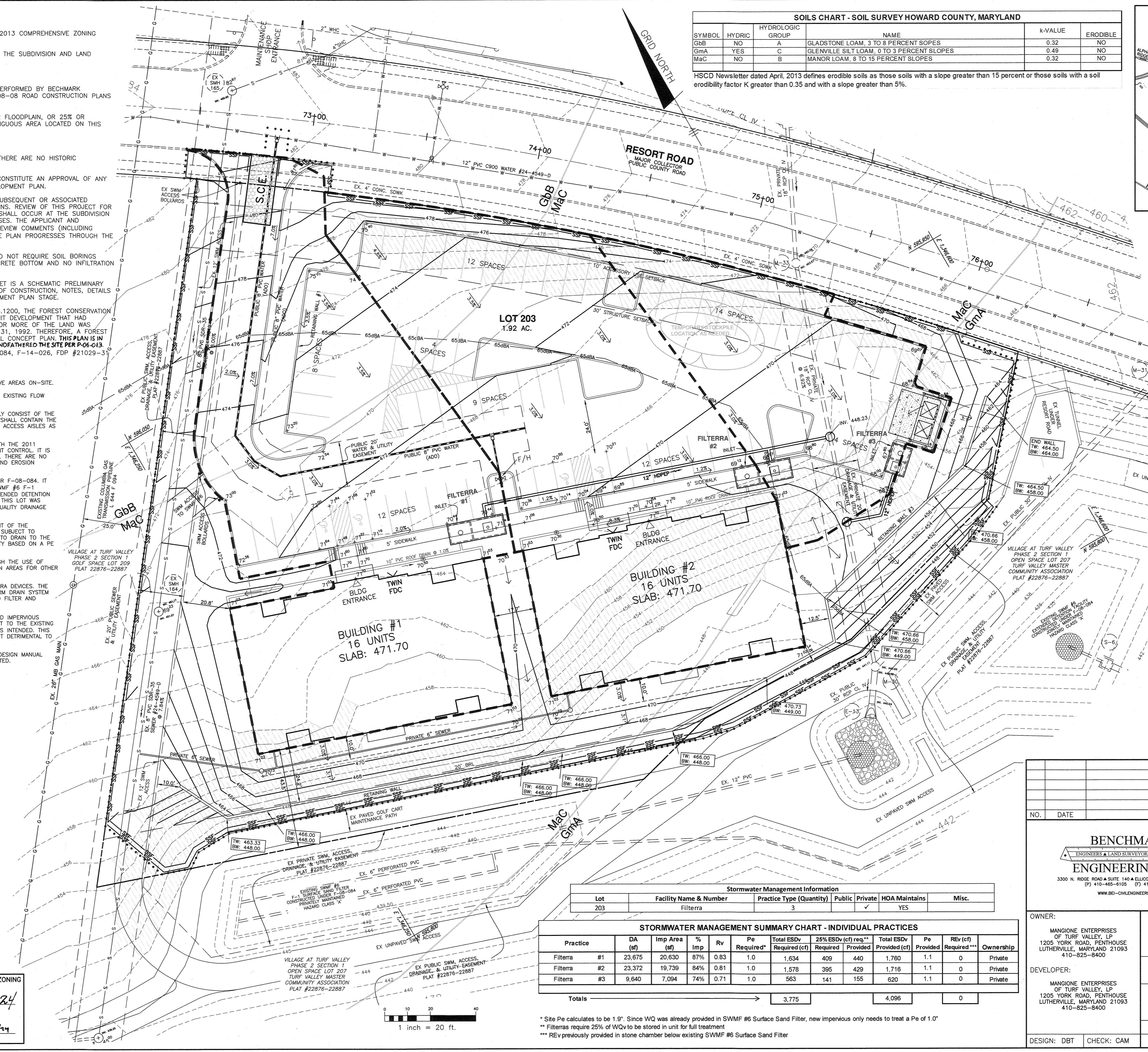
LEGEND OF SYMBOLS

- EXISTING CONTOURS FIELD SURVEY, 2015
- EXISTING SLOPES 25% OR GREATER
- NRCS SOILS DELINEATION LINE
- NRCS SOILS TYPE
- G - G EXISTING GAS LINE
- S - S EXISTING SEWER
- W - W EXISTING WATER
- 65dBA UNMITIGATED 65dBA NOISE CONTOUR
- LOT 203 BOUNDARY
- XX' BRL BUILDING RESTRICTION LINE
- PROPOSED ROOF LEADER DRAIN
- SWM DRAINAGE AREA LINE
- SSF - SSF SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmunds
CHIEF, DEVELOPMENT ENGINEERING DIVISION
3-6-24
DATE

elz/14
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE



Stormwater Management Information

Lot	Facility Name & Number	Practice Type (Quantity)	Public	Private	HOA Maintains	Misc.
203	Filterra	3		✓	YES	

STORMWATER MANAGEMENT SUMMARY CHART - INDIVIDUAL PRACTICES

Practice	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe Required*	Total ESDv Required (cf)	25% ESDv (cf) req.**	Provided	Total ESDv Provided (cf)	Pe Provided	Rev (cf) Required***	Ownership
Filterra #1	23,675	20,630	87%	0.83	1.0	1,634	409	440	1,780	1.1	0	Private
Filterra #2	23,372	19,739	84%	0.81	1.0	1,578	395	429	1,716	1.1	0	Private
Filterra #3	9,640	7,094	74%	0.71	1.0	563	141	155	620	1.1	0	Private
Totals						3,775		4,096	0			

* Site Pe calculates to be 1.9". Since WQ was already provided in SWMF #6 Surface Sand Filter, new impervious only needs to treat a Pe of 1.0"
 ** Filterras require 25% of WQv to be stored in unit for full treatment
 *** Rev previously provided in stone chamber below existing SWMF #6 Surface Sand Filter

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
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WWW.BEI-CVLENGINEERING.COM

VILLAGES AT TURF VALLEY
PHASE 2 SECTION 1
OPEN SPACE LOT 203
(PREVIOUSLY RECORDED AS PLAT #22876-22887)

TAX MAP: 16 GRID: 10 PARCEL: 401
ZONED: PGCC-2
ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DATE: FEBRUARY 8, 2024
SCALE: AS SHOWN

BEI PROJECT NO. 3117
SHEET 1 OF 1