

VICINITY MAP
SCALE: 1" = 2,000'

ADC MAP 33 GRID B-1
360A
NORTHING: 566,058.9474
EASTING: 1352,111.5307
ELEVATION: 339.878
(LATEST ADJ. NOV. 2008)

LEGEND

- 600--- EXISTING CONTOUR
- 600--- PROPOSED CONTOUR
- SBB --- STREAM BANK BUFFER
- --- STREAM BANK
- --- STREAM
- LIMIT OF DISTURBANCE
- --- EXISTING TREELINE
- --- PROPOSED/ULTIMATE TREELINE
- FP --- 100 YEAR FLOODPLAIN
- --- EXISTING BUILDING
- --- PROPOSED BUILDING
- --- PROP. STORM DRAIN
- --- EXISTING STORM DRAIN
- --- PROPOSED SEWER LINE
- --- EXISTING SEWER LINE
- --- EX. 8" S
- --- EXISTING PUBLIC WATER
- --- FIRE HYDRANT
- --- PROPOSED WATER LINE
- --- EASEMENTS
- GnA --- SOIL BOUNDARY
- --- SOIL TYPE
- --- WETLAND BUFFER
- --- LIMIT OF WETLAND
- --- WETLAND AREA
- --- ESD DRAINAGE DIVIDE
- --- PROPERTY LINE
- --- EX. CURB AND GUTTER
- --- EX. EDGE OF PAVEMENT
- --- PROPOSED CURB & GUTTER
- --- GREEN ROOF (8" MEDIA)
- --- PROPOSED IMPERVIOUS HARDSCAPE

STORMWATER MANAGEMENT REQUIREMENTS

STUDY AREA: 3.24 AC.
EX IMPERVIOUS AREA: 43,540 SF
(SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)

PROPOSED IMPERVIOUS AREA: 118,621 SF
NET IMPERVIOUS: +25,031 SF

SITE IS 100% D SOILS. TARGET P₆ FOR NEW IMPERVIOUS IS 2.0"

ESDV REQUIREMENT = 50% * 43,540 SF = 46,745 SF (1" TREATMENT)
+ 25,031 SF (2.0" TREATMENT) = 1,667 CF

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVELOPER

MICRO-BIOTRETENTION (M-6): 2573 CU-FT
FILTRERAS (M-6): 428 CU-FT
GREEN ROOF (A-1): 1,335 CU-FT
STORMCEPTOR: 3,104 CU-FT
TOTAL: 8,040 CU-FT

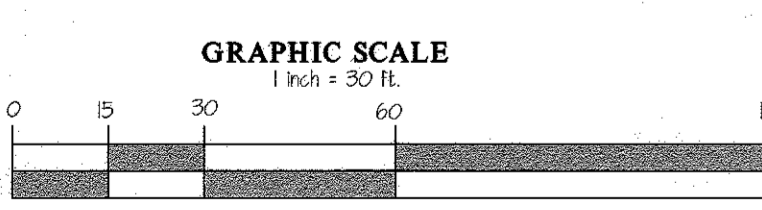
ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P ₆ PROVIDED
DA 1	12,955	85%	1,640	1.86
DA 2	4,240	90%	553	1.82
DA 3	4,347	90%	480	1.54
DA 4	4,463	90%	480	1.50
DA 5	5,875	95%	478	1.00
DA 6	72,056	100%	4,459	0.78
TOTAL	103,736	92%	8,040	

SEE SHEET 2 FOR SWM NARRATIVE

ABBREVIATED ADJACENT PROPERTY INFORMATION CHART

F	PARCEL F DOWNTOWN COLUMBIA MERRINEATHER-SYMPHONY WOODS NEIGHBORHOOD (F-15-106)
P	PARCEL P DOWNTOWN COLUMBIA MERRINEATHER-SYMPHONY WOODS NEIGHBORHOOD (F-15-106)
Q	PARCEL Q DOWNTOWN COLUMBIA MERRINEATHER-SYMPHONY WOODS NEIGHBORHOOD (F-15-106)
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6	OPEN SPACE LOT 6 DOWNTOWN COLUMBIA MERRINEATHER-SYMPHONY WOODS NEIGHBORHOOD (F-15-106)
7	OPEN SPACE LOT 7 DOWNTOWN COLUMBIA MERRINEATHER-SYMPHONY WOODS NEIGHBORHOOD (F-15-106)
1	OPEN SPACE LOT 1 COLUMBIA TOWN CENTER SECTION 5, AREA 4 PN: 14054



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Walter L. ... 2-6-15
Chief, Division of Land Development Date

Chad ... 2-10-17
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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SHEET INDEX

1. ENVIRONMENTAL CONCEPT PLAN
2. SEDIMENT CONTROL CONCEPT PLAN

SOILS (on site)

Map Unit	Map Unit Name	Type	K Factor
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32
Wb	Urban land-udorthents complex, 0 to 8 percent slopes	D	0.28

HOWARD COUNTY SOIL MAP NUMBER: 10 - SAVANNA NN

1. SITE ANALYSIS DATA SHEET

AREA OF THE SITE: 2.894 AC.
WETLANDS: 0.001 AC.
FORESTS: 0.01 AC.
STEEP SLOPES 15% AND GREATER: 0.31 AC.
ERODIBLE SOILS PROJECT AREA: 0.31 AC.
LIMIT OF DISTURBANCE AREA: 3.61 AC.
PROPOSED SITE USES: MIXED USE
GREEN OPEN AREA: 0.251 AC.
PROPOSED IMPERVIOUS AREA: 2.603 AC.

2. APPLICABLE DRP FILE REFERENCE: FOP-DC-CRESCENT-2,
F-15-106, F-16-114

1. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1002B(1)(V). A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN APPROVED BEFORE 12/31/12.

2. THIS PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.

3. NO GRADING, REMOVAL OF VEGETATIVE COVER, OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN WETLANDS STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS NECESSARY DISTURBANCES OR WAIVERS HAVE BEEN APPROVED.

4. WATER AND SEWER SERVICE WILL BE PUBLIC. WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10.022B OF THE HOWARD COUNTY CODE.

5. "STREAM E" FROM THE DNR WETLAND DELINEATION REPORT DATED 11/20/15, RUNS THROUGH THE SITE IN A DITCH ON THE WESTERN EDGE OF THE PROPERTY. "STREAM E" IS AN INTERMITTENT STREAM WITH A 100 YEAR FLOODPLAIN. AS PART OF THE F-16-114 ROAD PLANS, THIS STREAM IS PROPOSED TO BE DIVERTED AROUND THE NEW CULTURAL CENTER SITE. THE DESIGN OF THIS CULVERT WILL ENSURE THAT THE 100 YEAR STORM EVENT IS CONTAINED WITHIN THE PROPOSED CULVERT. ONCE THE STREAM IS DIVERTED, THE 100 YEAR FLOODPLAIN WILL NO LONGER EXIST IN THE DITCH ON THE WESTERN EDGE OF THE SITE. THE FLOODPLAIN SHOWN ON THIS ENVIRONMENTAL CONCEPT PLAN DEPICTS THE FLOODPLAIN AFTER THE STREAM HAS BEEN REALIGNED.

6. THE MDE TRACKING NUMBER TO FILL IN THE FLOODPLAIN IS: 201661494

7. THE SITE DEVELOPMENT PLAN FOR THIS PROJECT CAN NOT BE APPROVED UNTIL THE PLANS TO CONSTRUCT THE CULVERT, F-16-114, ARE APPROVED.

8. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING OR BUILDING PERMIT 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, SITE DEVELOPMENT PLAN, OR GRADING AND BUILDING PERMIT STAGES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS. THE STREAM AND FLOODPLAIN ALONG THE WESTERN PROPERTY BOUNDARY WILL BE IMPACTED BY THE CONSTRUCTION OF ROAD D. PLEASE REFER TO F-16-114 FOR DISTURBANCES AND APPROVALS.

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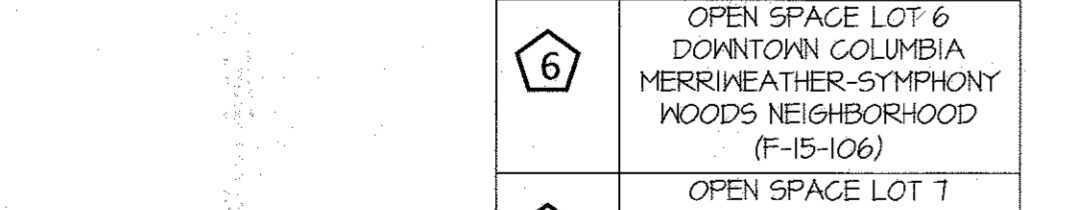
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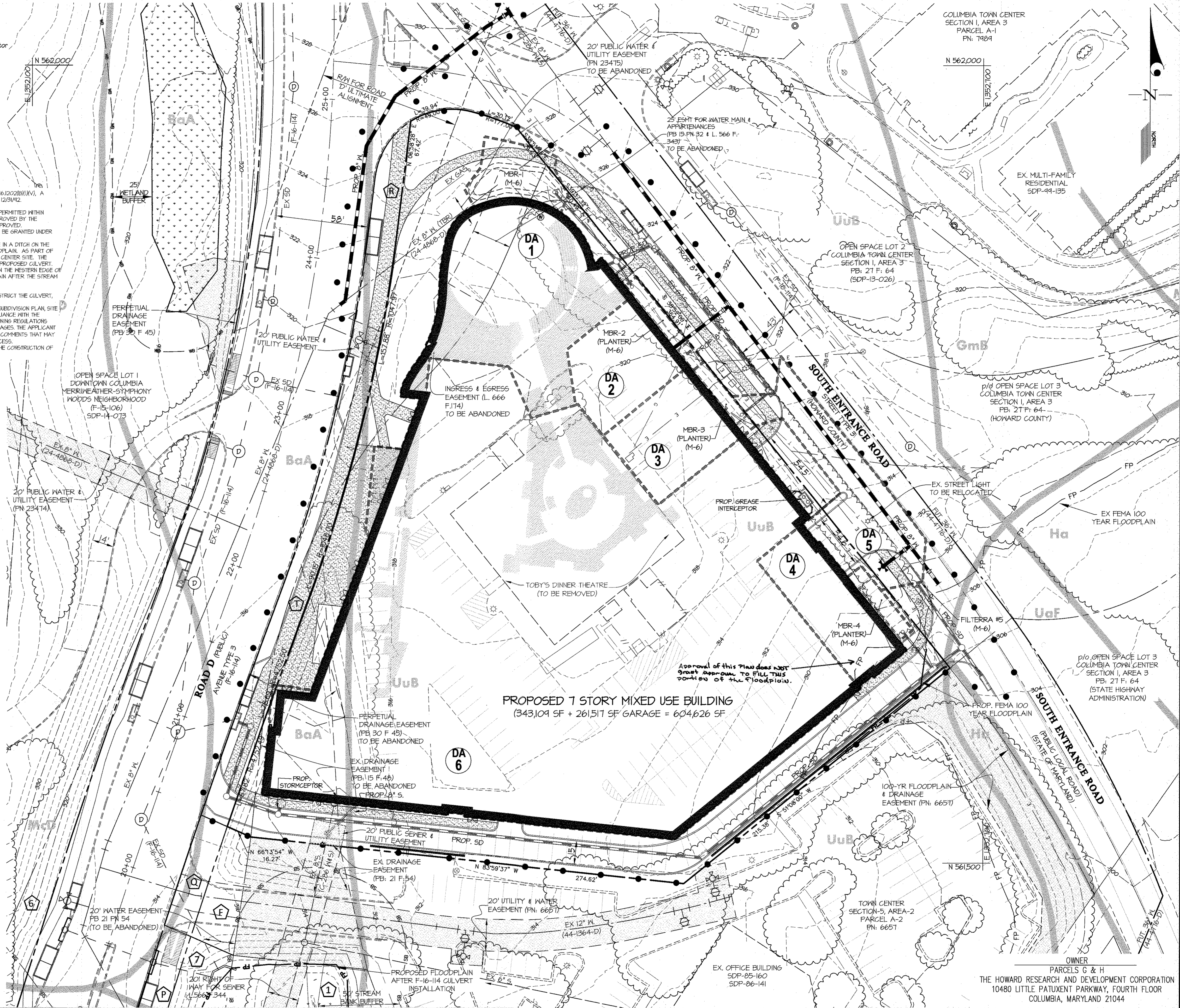


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Walter L. ... 2-6-15
Chief, Division of Land Development Date

Chad ... 2-10-17
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4204 BALTO. 410-880-1820 DC/VA. 301-989-2524 FAX: 301-421-4186



PREPARED FOR & OWNER LOT 1
TOBY'S GENERAL PARTNERSHIP
10709 VISTA ROAD
COLUMBIA, MARYLAND 21044-4223
ATTN: SCOTT ARMIGER
410-964-2334

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAR 28, 2018

Walter L. ... 1/21/17

ENVIRONMENTAL CONCEPT PLAN

THE NEW CULTURAL CENTER
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD, PHASE 2, PARCEL S

ELECTION DISTRICT No. 5 A RESUBDIVISION OF LOT 1 (PLAT No. 15 Pg. 48) AND PARCELS G & H (F-15-106) HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	NT	15107
DATE	TAX MAP - GRID	SHEET
JAN., 2017	36 - 8	1 OF 2

LEGEND

- PROPOSED SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- 100 YEAR FLOODPLAIN
- SOIL BOUNDARY SOIL TYPE
- INLET PROTECTION
- PROPOSED TEMPORARY STOCKPILE AREA
- HIGHLY ERODIBLE SOIL
Highly erodible soils are 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 percent
- EASEMENTS
- 25' WETLAND BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- PROPOSED IMPERVIOUS HARDSCAPE

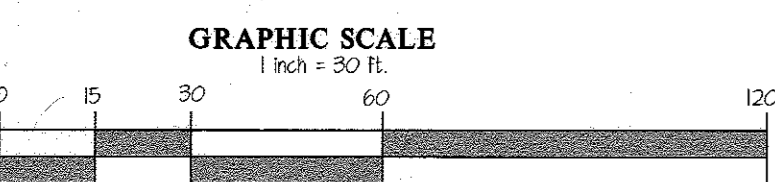
NOTE: INITIALLY STOCKPILING WILL OCCUR WITHIN THE BUILDING FOOTPRINT. STOCKPILE WILL BE RELOCATED AS BUILDING CONSTRUCTION PROGRESSES. ONCE THE BUILDING IS CONSTRUCTED ANY STOCKPILING MUST BE WITHIN THE LIMITS OF THE PERIMETER SEDIMENT CONTROLS.

ESD DESIGN NARRATIVE:
AS PART OF DOWNTOWN COLUMBIA, THIS SITE IS GREATER THAN 40% IMPERVIOUS AND QUALIFIES FOR REDEVELOPMENT UNDER SECTION 5.5 OF THE MDE 2000 STORMWATER DESIGN MANUAL. THE AREA OF THE STORMWATER STUDY IS 3.24 ACRES. THE EXISTING IMPERVIOUS AREA WITHIN THE STUDY IS APPROXIMATELY 2.15 ACRES (66% IMPERVIOUS). THE PROPOSED IMPERVIOUS AREA IS 2.12 ACRES (64% IMPERVIOUS). THIS PHASE HAS A NET INCREASE OF 0.51 ACRES OF IMPERVIOUS AREA. ALL OF THE REQUIRED STORMWATER MANAGEMENT WILL BE PROVIDED BY A COMBINATION OF GREEN ROOF (A-1), SURFACE MICRO BIOTENTION (M-6), FILTERRAS (M-6), AND A STORMCEPTOR. THE SITE DRAINS TO A STREAM (STREAM E), A TRIBUTARY OF THE LITTLE PATUXENT RIVER, AND TO THE LITTLE PATUXENT RIVER, A USE IV-P STREAM.

SINCE THIS SITE HAS ALREADY BEEN FULLY DEVELOPED, THERE ARE FEW ENVIRONMENTAL FEATURES ON THE SITE. THE EXISTING STREAM WILL BE REROUTED AS PART OF THE NORTH SOUTH CONNECTOR ROAD PLANS. THE FLOODPLAIN IS BEING DISTURBED IN AREAS WHERE THERE ARE ALREADY IMPROVEMENT AND EXISTING IMPERVIOUS AREA. ALL OF THE NATURAL FLOW PATTERNS WILL REMAIN THE SAME. GREEN ROOFS ARE BEING USED TO REDUCE THE AMOUNT OF IMPERVIOUS AREA ON THE SITE. THE SEDIMENT CONTROLS PROPOSED AND SUPER SILT FENCE, WILL NOT INCREASE THE LIMIT OF DISTURBANCE.

SOILS (on site)	Map Unit Name	Type	K Factor
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32
WB	Urban land-urbantherms complex, 0 to 8 percent slopes	D	0.28

HOWARD COUNTY SOIL MAP NUMBER: 18 - SAVAGE NN

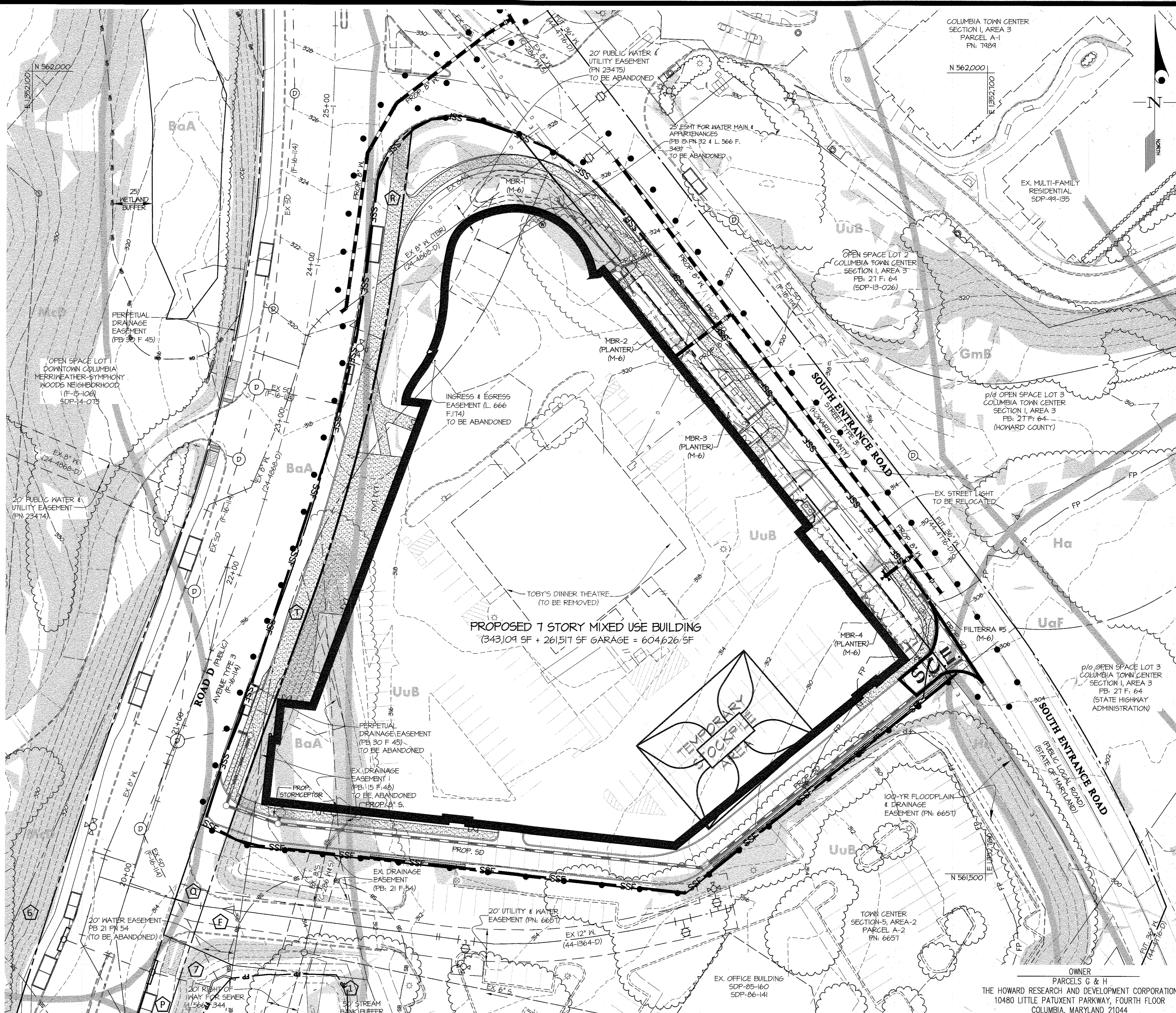


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kent Seidman 2-6-17
Chief, Division of Land Development Date

Ed E. Clark 2-10-17
Chief, Development Engineering Division Date

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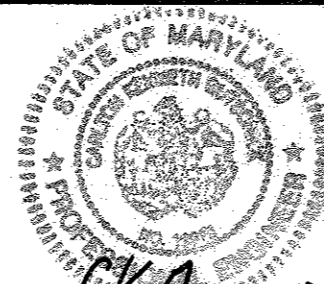


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EXPIRATION DATE: MAY 26, 2018



SEDIMENT CONTROL CONCEPT PLAN

**THE NEW CULTURAL CENTER
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD, PHASE 2, PARCEL S**

SCALE 1"=30'
ZONING NT
G. L. W. FILE NO. 15107

DATE TAX MAP - GRID SHEET
JAN., 2017 36 - 8 2 OF 2

ELECTION DISTRICT No. 5 A RESUBDIVISION OF LOT 1 (PLAT No. 15 Pg. 48) AND PARCELS G & H (F-15-106) HOWARD COUNTY, MARYLAND