

VICINITY MAP
SCALE 1" = 2000'

HOWARD COUNTY CONTROL

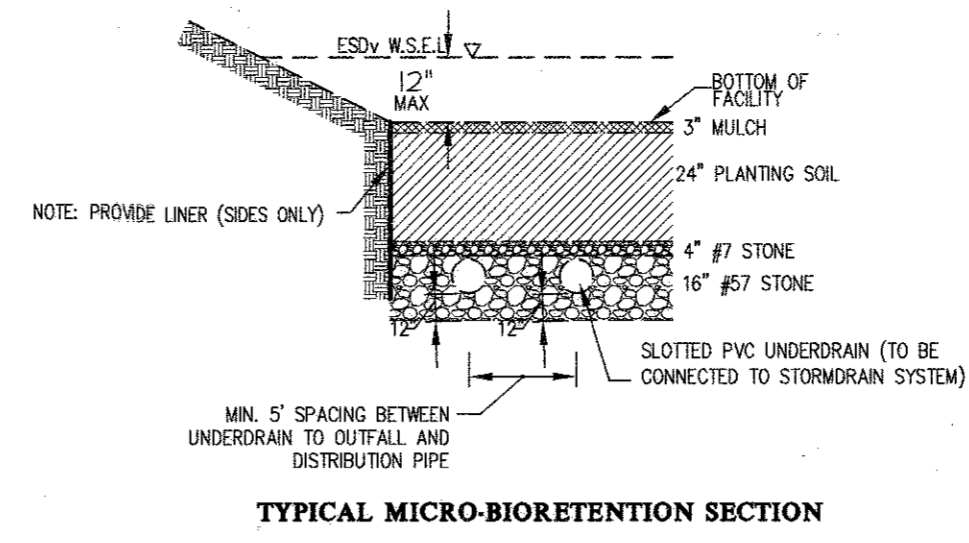
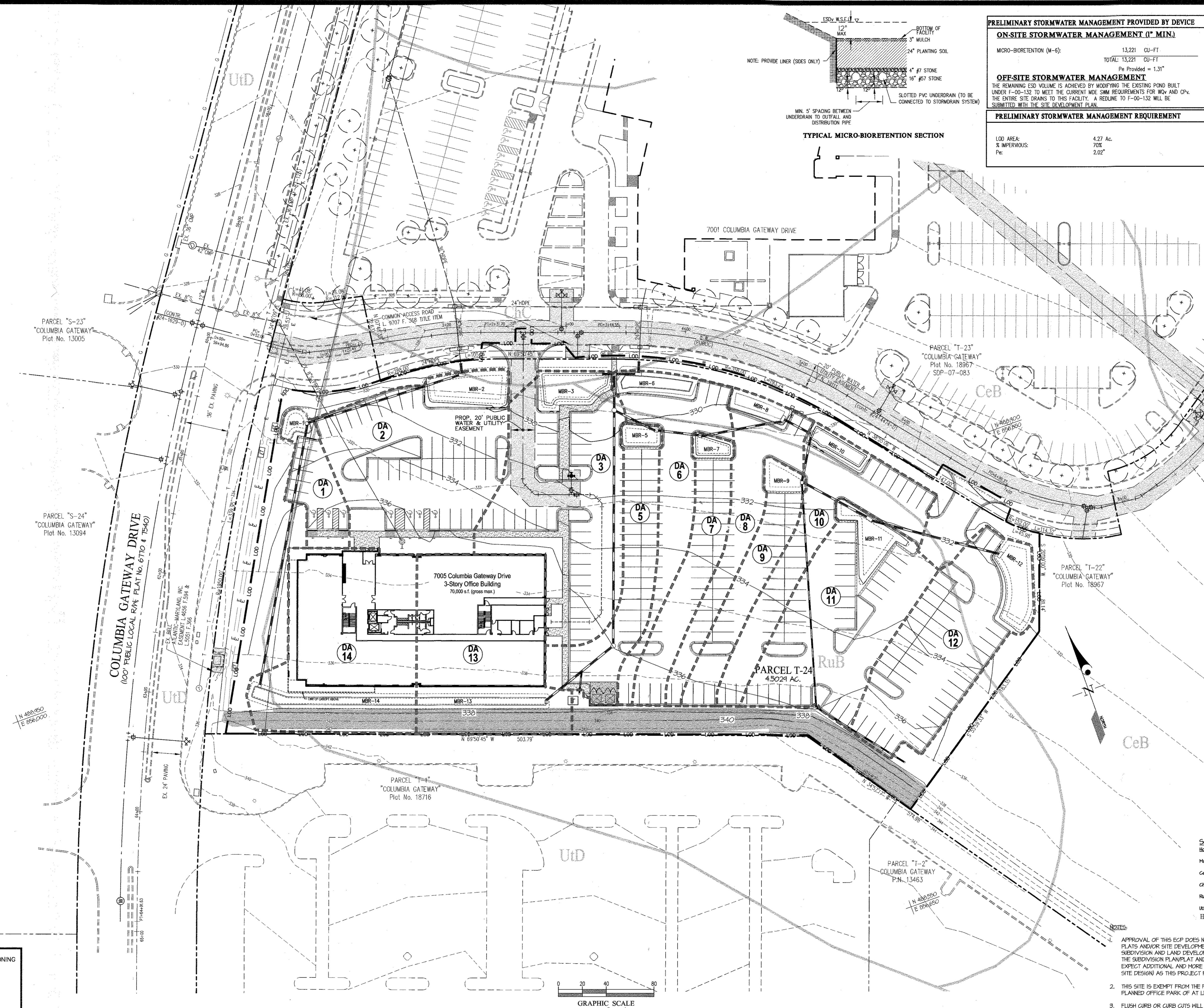
NAD27 HORIZONTAL DATA & NGVD29 VERTICAL DATA		NAD83 HORIZONTAL DATA	
42CB	N 489,571.4 E 853,908.9 ELV.=336.196	N 549,320.9174 E 1,396,327.2652 ELV.=335.484	
42CC	N 489,127.3 E 852,454.6 ELV.=346.707	N 549,876.1555 E 1,364,873.0106 ELV.=345.999	

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPERTY LINE
	PROPOSED BUILDING
	STEEP SLOPES 15%-25%
	STEEP SLOPES 25+%
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PRIVATE SEWER LINE
	EXISTING PUBLIC SEWER MAIN
	EXISTING PUBLIC WATER
	PROPOSED WATER LINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	PROPOSED CONCRETE WALK
	EASEMENT
	SOIL BOUNDARY
	SOIL TYPE
	ESD DRAINAGE DIVIDE

SHEET INDEX

1. ENVIRONMENTAL CONCEPT PLAN
2. SEDIMENT CONTROL CONCEPT PLAN



PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE

ON-SITE STORMWATER MANAGEMENT (1" MIN.)	
MICRO-BIORETENTION (M-6):	13,221 CU-FT
TOTAL:	13,221 CU-FT
P _o Provided = 1.31"	

OFF-SITE STORMWATER MANAGEMENT

THE REMAINING ESD VOLUME IS ACHIEVED BY MODIFYING THE EXISTING POND BUILT UNDER F-00-132 TO MEET THE CURRENT MDE SWM REQUIREMENTS FOR WQV AND CPV. THE ENTIRE SITE DRAINS TO THIS FACILITY. A REDLINE TO F-00-132 WILL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN.

PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT

LOD AREA:	4.27 Ac.
% IMPERVIOUS:	70%
P _o :	2.02"

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P _o PROVIDED
DA 1	3,863	75%	379	1.82
DA 2	19,036	75%	1,544	1.34
DA 3	19,865	80%	1,440	1.13
DA 5	8,250	85%	560	1.00
DA 6	8,791	85%	927	1.55
DA 7	6,701	90%	497	1.04
DA 8	7,821	85%	692	1.34
DA 9	5,807	85%	658	1.67
DA 10	10,084	90%	809	1.12
DA 11	15,698	85%	1,331	1.25
DA 12	14,820	85%	1,624	1.61
DA 13	16,938	75%	1,380	1.35
DA 14	17,950	75%	1,380	1.27
TOTAL	155,242	81%	13,221	1.31

ESD DESIGN NARRATIVE:

THE STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A COMBINATION OF MICRO-SCALE PRACTICES ESD PER CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL AND OFFSITE POND MODIFICATIONS. THE DEVELOPMENT AREA OF THE SITE IS ASSUMED TO BE 10% IMPERVIOUS WHICH WILL REQUIRE A P_o OF 2.02". THE PARKING LOT AND ROOFTOP AREAS WILL BE TREATED TO A MINIMUM OF 1A BY MICRO-BIORETENTION FACILITIES (M-6). THE MICRO-BIO RETENTION FACILITIES (M-6) WILL OUTLET TO A STORM DRAIN SYSTEM. THERE ARE TWO STORM DRAIN STUBS THAT WERE CONSTRUCTED FOR THIS SITE. THE EAST SIDE OF THE SITE WILL DRAIN TO 51-41 AND THE WEST SIDE WILL DRAIN TO 51-40. THE MICRO-BIO RETENTION FACILITIES (M-6) WILL BE PRIVATELY OWNED AND MAINTAINED. THE REMAINING ESD VOLUME WILL BE PROVIDED BY MODIFYING THE STORMWATER MANAGEMENT POND BUILT BY F-00-132 IN THE WITHIN THE COLUMBIA GATEWAY DEVELOPMENT TO PROVIDE CHANNEL PROTECTION VOLUME FOR THE ENTIRE DRAINAGE AREA TO THESE FACILITIES. THESE MODIFICATIONS WILL BE SHOWN ON A REDLINE TO THE ORIGINAL DESIGN PLANS AND WILL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN. THE ENTIRE SITE WAS ANTICIPATED TO DRAIN TO THIS FACILITY. THE PROPOSED ESD DEVICES WILL HAVE NO IMPACT ON EXISTING UTILITIES. THERE ARE NO EXISTING UTILITIES IN THE VICINITY OF THE ESD DEVICES. ALL OF THE PROPOSED UTILITIES HAVE BEEN DESIGNED TO TAKE INTO ACCOUNT THE LOCATION AND ELEVATIONS OF THE PROPOSED STORMWATER DEVICES.

THE SITE IS A PREVIOUSLY MASS GRADED PARCEL WITH NO ENVIRONMENTAL FEATURES ON THE SITE. THE EXISTING FLOW PATTERNS ON SITE WILL REMAIN THE SAME. THE DRAINAGE AREA DOES NOT CHANGE WHAT WAS ANTICIPATED WITH EITHER F-00-132 OR SDP-07-083. ALTERNATIVE SURFACES ARE NOT FEASIBLE ON THIS SITE BECAUSE OF THE SOIL TYPE. THE IMPERVIOUS AREA SHOWN IS THE MINIMUM POSSIBLE TO PROVIDE THE REQUIRED PARKING WITH TYPICAL DIMENSIONS. THE SEDIMENT CONTROLS PROPOSED AND SUPER SILT FENCE, WILL NOT INCREASE THE LIMIT OF DISTURBANCE.

GENERAL NOTES

1. SITE ANALYSIS DATA SHEET

AREA OF THE SITE	45024 ± AC.
WETLANDS AND THEIR BUFFER	0.004 AC.
FLOODPLAINS AND THEIR BUFFER	0.004 AC.
FORESTS	0.004 AC.
STEEP SLOPES 15% AND GREATER	0.001 AC.
STEEP SLOPES 25% AND GREATER	0.271 AC.
ERODIBLE SOILS PROJECT AREA	0.321 AC.
LIMIT OF DISTURBANCE AREA	4.271 AC.
PROPOSED SITE USES	COMMERCIAL (GENERAL OFFICE)
GREEN OPEN AREA	185 ± AC.
PROPOSED IMPERVIOUS AREA	2.85 ± AC.

2. APPLICABLE DPZ FILE REFERENCES: S-04-44, P-86-061, F-00-132, SDP-07-083, SDP-44-054, F-00-136, F-44-041, F-07-108, F-07-114 & SDP-40-205

SOILS
Howard County, Maryland (MDOZ02)

Map Unit Symbol	Map Unit Name	Type	Km
CeB	Chillum loam, 2 to 5 percent slopes	B	0.31
ChC	Chillum-Roseett loams, 5 to 10 percent slopes	B	0.31
RuB	Roseett and Deltaville soils, 2 to 5 percent slopes	C	0.24
UD	Urban land-urbanic complex, 0 to 15 percent slopes	D	0.26

HOWARD COUNTY SOIL MAP NUMBER: 25 - SAVAGE SE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
Chief, Development Engineering Division 3/27/18

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:

OWNER/DEVELOPER
7/6 COPT DEVELOPMENT & CONSTRUCTION SERVICES, LLC
A DIVISION OF CORPORATE OFFICE PROPERTIES TRUST
6711 COLUMBIA GATEWAY DRIVE, SUITE 300
COLUMBIA, MD 21046
PHONE: 443-263-5647
Attn: THOMAS FAHS

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: MAY 28, 2018

[Signature]
4/20/18

ENVIRONMENTAL CONCEPT PLAN

7005 COLUMBIA GATEWAY 3-STORY OFFICE BUILDING
PARCEL T-24
Plat No. 18967 and 19111

SCALE: 1" = 40'

ZONING: M-1

G. L. W. FILE No. 14015

DATE: DEC., 2017

TAX MAP - GRID: 43-1,7

SHEET: 1 OF 2

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 40'	M-1	14015
DATE	TAX MAP - GRID	SHEET
DEC., 2017	43-1,7	1 OF 2

NOTES:

- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. 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 PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN 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.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(1)(V), A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN APPROVED BEFORE 12/31/92.

LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- LOD --- LIMIT OF DISTURBANCE
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- PROPERTY LINE
- GnA --- SOIL BOUNDARY
- --- SOIL TYPE
- SCE --- STABILIZED CONSTRUCTION ENTRANCE
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPER SILT FENCE
- --- HIGHLY ERODIBLE SOIL
- IP --- INLET PROTECTION
- --- PROPOSED TEMPORARY STOCKPILE AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John H. Jones 3/2/17
 Chief, Division of Land Development
 Date

J.R. 3-29-18
 Chief, Development Engineering Division
 Date

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SEDIMENT CONTROL CONCEPT PLAN

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 3-STORY OFFICE BUILDING
 PARCEL T-24
 Plat No. 18967 and 19111**

SCALE 1"=40'	ZONING M-1	C. L. W. FILE NO. 14015
DATE DEC., 2017	TAX MAP - GRID 43-1,7	SHEET 2 OF 2

HOWARD COUNTY, MARYLAND

E:\CAD\DRAWINGS\14015\PLANS BY GUTSCHICK\14015_ECP_SHE.DWG