

VICINITY MAP
1" = 2000'

HOWARD COUNTY CONTROL

NAD27 HORIZONTAL DATA & NGVD29 VERTICAL DATA	NAD83 HORIZONTAL DATA
42CB N 488,571.4 E 853,908.9 ELV.=336.196	N 549,320.8174 E 1,366,327.2652 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

600	EXISTING CONTOUR
600	PROPOSED CONTOUR
.....	LIMIT OF DISTURBANCE
.....	EXISTING TREELINE
.....	PROPOSED TREELINE
---	PROPERTY LINE
---	100 YEAR FLOODPLAIN
▭	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
---	PROPOSED ASPHALT WALK
---	EASEMENT
---	SOIL BOUNDARY
---	SOIL TYPE
---	ESD DRAINAGE DIVIDE
○	TYPE
○	M-6
○	MICRO-BIORETENTION

SHEET INDEX

1.	ENVIRONMENTAL CONCEPT PLAN
2.	SEDIMENT CONTROL CONCEPT PLAN

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME	TYPEK Factor
FA	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D .02
UFA	URBAN LAND-FALLSINGTON COMPLEX, 0 TO 2 PERCENT SLOPES	D .02
UTA	URBAN LAND-UDORMENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D .28

HOWARD COUNTY SOIL MAP NUMBER: 25 - SAVAGE SE

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 26, 2018.

1/26/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

2/2/18
Date

3-2-18
Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND
TEL: 301-421-4024 FAX: 410-880-1820

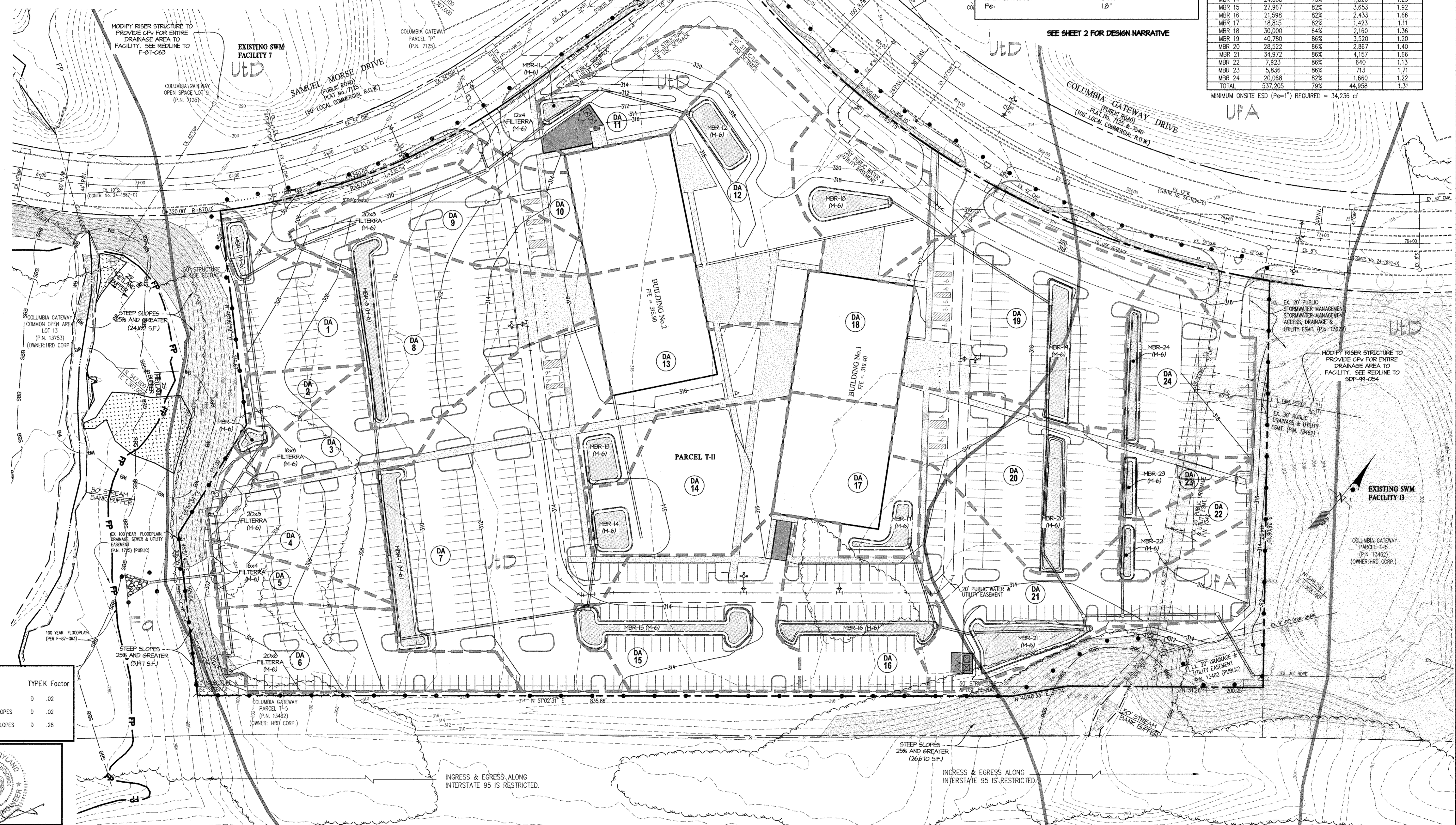
GENERAL NOTES

- SITE ANALYSIS DATA SHEET
AREA OF THE SITE 14.04 AC.
WETLANDS AND THEIR BUFFER FLOODPLAINS AND THEIR BUFFER FORESTS 0.00 AC.
STEEP SLOPES 15% AND GREATER 0.60 AC.
STEEP SLOPES 25% AND GREATER 0.60 AC.
ERODIBLE SOILS PROJECT AREA 0.60 AC.
LIMIT OF DISTURBANCE AREA 14.32 AC.
PROPOSED SITE USES COMMERCIAL (GENERAL OFFICE)
GREEN OPEN AREA 5.57 AC.
PROPOSED IMPERVIOUS AREA 8.47 AC.

2. APPLICABLE DPZ FILE REFERENCE:
F-86-22, S-84-44, S-85-28, WP-88-47, WP-84-150, WP-85-34, WP-85-35, VP-86-61, VP-86-73, VP-86-119, F-86-127, F-86-182, F-87-63, F-87-125, F-99-81, F-99-164 (PLAT 13753), SDP-99-54, SDP-06-047, AND F-06-194 (PLAT 18257)

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.
- A WETLAND REPORT WAS PREPARED BY ECS MID-ATLANTIC, LLC DATED OCTOBER 2, 2015.



PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE

ON-SITE STORMWATER MANAGEMENT (1" MIN.)	
MICRO-BIORETENTION (M-6):	34,488 CU-FT
FILTERRAS (M-6):	5,470 CU-FT
TOTAL:	44,958 CU-FT
Fe Provided = 1.31"	

OFF-SITE STORMWATER MANAGEMENT

THE REMAINING ESD VOLUME IS ACHIEVED BY MODIFYING TWO OFF-SITE PONDS TO PROVIDE C/PV.

PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT

SITE AREA:	14.04 AC.
% IMPERVIOUS:	80%
Fe:	1.8"

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	PROVIDED
MBR 1	14,380	82%	977	1.00
MBR 2	5,292	77%	404	1.19
DA 3	10,130	90%	726	1.00
DA 4	17,505	90%	1,255	1.00
DA 5	6,900	90%	495	1.00
DA 6	19,185	90%	1,375	1.00
MBR 7	62,447	82%	4,520	1.07
MBR 8	29,525	82%	2,147	1.82
DA 9	18,900	85%	1,284	1.00
DA 10	4,950	85%	336	1.00
MBR 11	15,281	50%	733	1.15
MBR 12	44,678	64%	2,367	1.00
MBR 13	27,483	77%	1,793	1.02
MBR 14	24,068	73%	1,820	1.25
MBR 15	27,967	82%	2,043	1.92
MBR 16	21,598	82%	1,543	1.66
MBR 17	18,815	82%	1,423	1.11
MBR 18	30,000	64%	2,160	1.36
MBR 19	40,780	86%	2,520	1.20
MBR 20	28,522	86%	2,867	1.40
MBR 21	34,972	86%	4,157	1.86
MBR 22	7,923	86%	640	1.13
MBR 23	5,836	86%	713	1.71
MBR 24	20,068	82%	1,660	1.22
TOTAL	537,205	79%	44,958	1.31

MINIMUM ON-SITE ESD (Pe=1") REQUIRED = 34,236 CF

INTERSTATE ROUTE 95
(PUBLIC ROAD) M.S.R.C. PLAT Nos. 34758 & 34760
(VARIABLE WIDTH PRINCIPLE ARTERIAL R.O.W.)

ENVIRONMENTAL CONCEPT PLAN

COLUMBIA GATEWAY PARCEL 'T-II'
(SOUTHRISE OFFICE BUILDINGS)
PLAT Nos. 13753 & 18257

SCALE: 1" = 50'
ZONING: M-1
DATE: JAN., 2018
TAX MAP - GRID: 43 7
SHEET: 1 OF 2

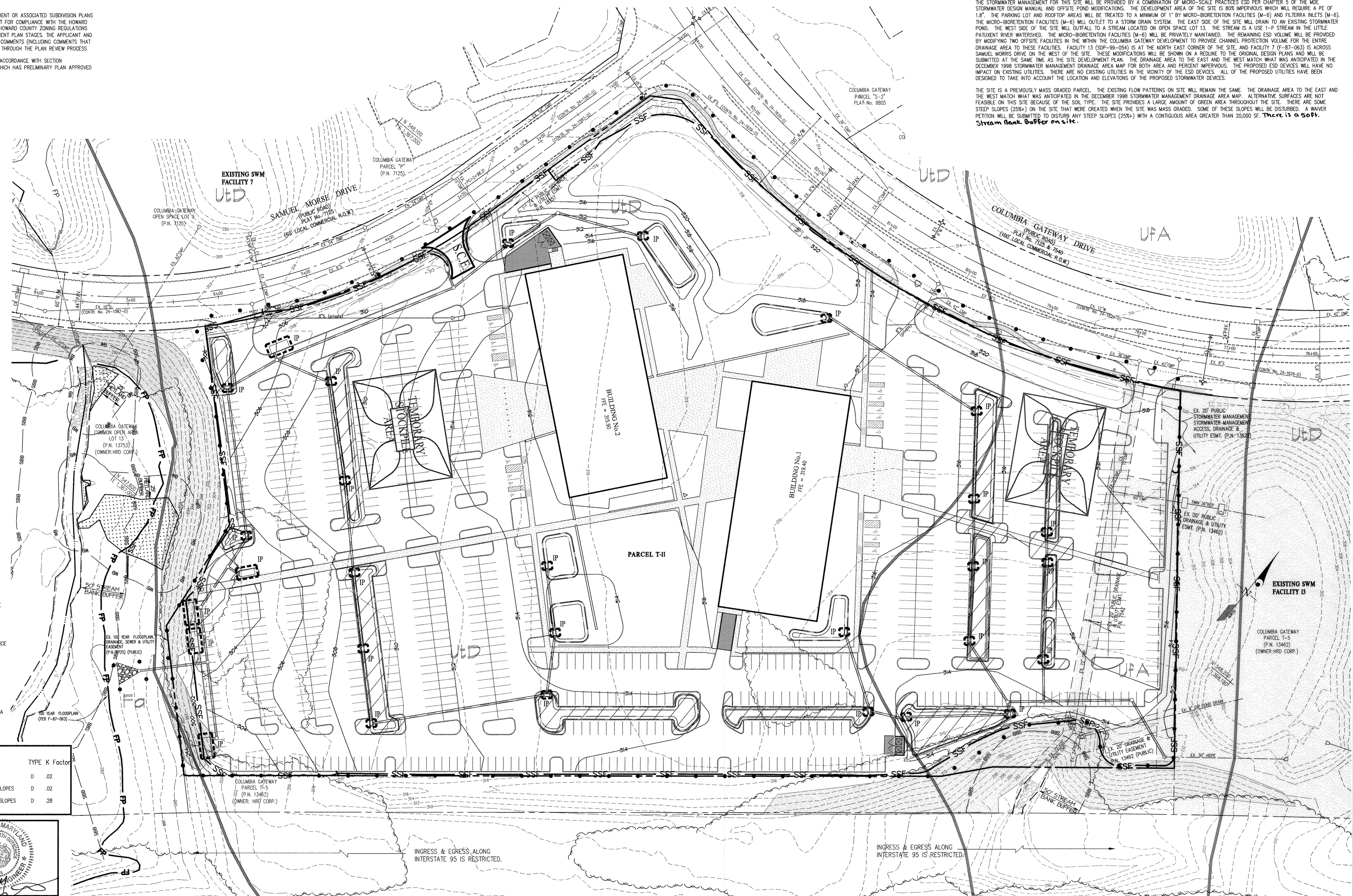
PREPARED FOR: OWNER/DEVELOPER COPT T-11 LLC
c/o CORPORATE DEVELOPMENT SERVICES, LLC
6711 COLUMBIA GATEWAY DRIVE, SUITE 300
COLUMBIA, MD 21046
Phone: 443-285-5400
Attn: CARL NELSON

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND
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- 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.

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 80% IMPERVIOUS WHICH WILL REQUIRE A PE OF 1.8". THE PARKING LOT AND ROOFTOP AREAS WILL BE TREATED TO A MINIMUM OF 1" BY MICRO-BIoretention FACILITIES (M-6) AND FILTERA INLETS (M-6). THE MICRO-BIoretention FACILITIES (M-6) WILL OUTLET TO A STORM DRAIN SYSTEM. THE EAST SIDE OF THE SITE WILL DRAIN TO AN EXISTING STORMWATER POND. THE WEST SIDE OF THE SITE WILL OUTFALL TO A STREAM LOCATED ON OPEN SPACE LOT 13. THE STREAM IS A USE 1-P STREAM IN THE LITTLE PATUXENT RIVER WATERSHED. THE MICRO-BIoretention FACILITIES (M-6) WILL BE PRIVATELY MAINTAINED. THE REMAINING ESD VOLUME WILL BE PROVIDED BY MODIFYING TWO OFFSITE FACILITIES IN THE WITHIN THE COLUMBIA GATEWAY DEVELOPMENT TO PROVIDE CHANNEL PROTECTION VOLUME FOR THE ENTIRE DRAINAGE AREA TO THESE FACILITIES. FACILITY 13 (SDP-99-054) IS AT THE NORTH EAST CORNER OF THE SITE, AND FACILITY 7 (F-87-063) IS ACROSS SAMUEL MORRIS DRIVE ON THE WEST OF THE SITE. THESE MODIFICATIONS WILL BE SHOWN ON A REDLINE TO THE ORIGINAL DESIGN PLANS AND WILL BE SUBMITTED AT THE SAME TIME AS THE SITE DEVELOPMENT PLAN. THE DRAINAGE AREA TO THE EAST AND THE WEST MATCH WHAT WAS ANTICIPATED IN THE DECEMBER 1998 STORMWATER MANAGEMENT DRAINAGE AREA MAP FOR BOTH AREA AND PERCENT IMPERVIOUS. 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. THE EXISTING FLOW PATTERNS ON SITE WILL REMAIN THE SAME. THE DRAINAGE AREA TO THE EAST AND THE WEST MATCH WHAT WAS ANTICIPATED IN THE DECEMBER 1998 STORMWATER MANAGEMENT DRAINAGE AREA MAP. ALTERNATIVE SURFACES ARE NOT FEASIBLE ON THIS SITE BECAUSE OF THE SOIL TYPE. THE SITE PROVIDES A LARGE AMOUNT OF GREEN AREA THROUGHOUT THE SITE. THERE ARE SOME STEEP SLOPES (25%) ON THE SITE THAT WERE CREATED WHEN THE SITE WAS MASS GRADED. SOME OF THESE SLOPES WILL BE DISTURBED. A WAIVER PETITION WILL BE SUBMITTED TO DISTURB ANY STEEP SLOPES (25%+) WITH A CONTIGUOUS AREA GREATER THAN 20,000 SF. **There is a soft Stream Bank Buffer on site.**



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - LIMIT OF DISTURBANCE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPERTY LINE
 - 100 YEAR FLOODPLAIN
 - SOIL BOUNDARY
 - SOIL TYPE
 - SCE - STABILIZED CONSTRUCTION ENTRANCE
 - SSF - PROPOSED SUPER SILT FENCE
 - HIGHLY ERODIBLE SOIL
 - IP - INLET PROTECTION
 - PROPOSED TEMPORARY STOCKPILE AREA

SOIL TYPES

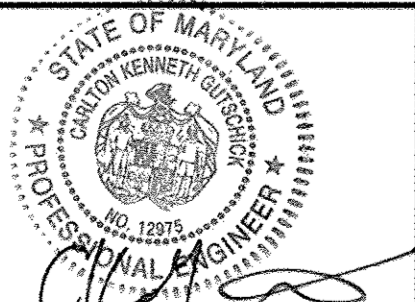
MAP UNIT SYMBOL	MAP UNIT NAME	TYPE	K Factor
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UTA	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	.28

HOWARD COUNTY SOIL MAP NUMBER: 25 - SAVAGE SE

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 Date

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SEDIMENT CONTROL CONCEPT PLAN

COLUMBIA GATEWAY
PARCEL T-11
(SOUTHRIDGE OFFICE BUILDINGS)
 PLAT Nos. 13753 & 18257

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	M-1	04-113
DATE	TAX MAP - GRID	SHEET
JAN., 2018	43 7	2 OF 2