

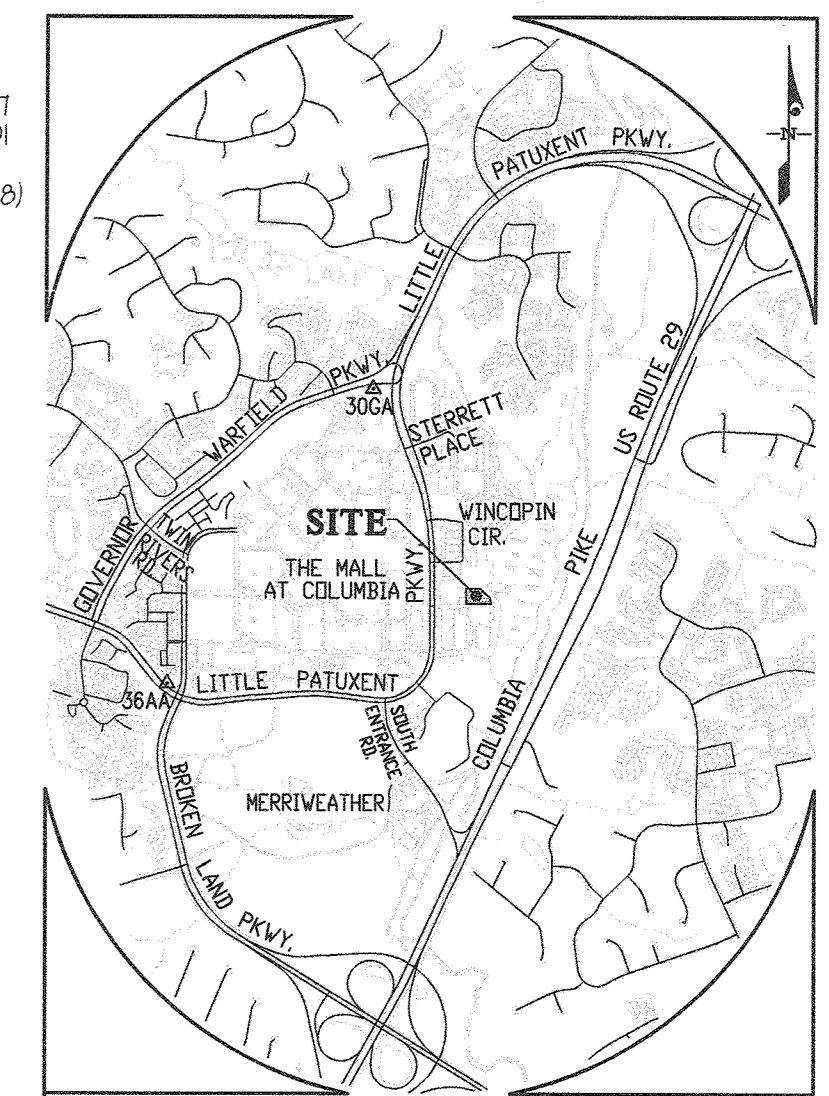
- NOTES:**
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(1)(V). A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN APPROVED BEFORE 12/31/92.
 - THIS PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE LAND SHOWN IS IN THE DOWNTOWN MIXED USE AREA AND WILL BE ESTABLISHED AS A DOWNTOWN COMMUNITY COMMONS/DOWNTOWN NEIGHBORHOOD SQUARE IN ACCORDANCE WITH THE DOWNTOWN COLUMBIA PLAN.
 - 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.
 - WATER AND SEWER SERVICE WILL BE PUBLIC, IF NEEDED. WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - THE FLOODPLAIN SHOWN WAS TAKEN FROM FEMA INFORMATION AND ADJUSTED FOR THE AIR FLOWN TOPOGRAPHY SHOWN.
 - THIS SITE WAS PREVIOUSLY DEVELOPED AS A PASSIVE PARK AREA AND THERE ARE NO NATURAL OCCURRING STEEP SLOPES REMAINING.
 - THERE ARE NO REMAINING NATURAL DRAINAGE AREA(S). MOST/ALL EXISTING DRAINAGE DIVIDES WILL BE ADJUSTED TO SUIT THE PROPOSED DEVELOPMENT.
 - 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.

ENVIRONMENTAL CONCEPT PLAN DOWNTOWN COLUMBIA LAKEFRONT CORE NEIGHBORHOOD

PARCEL D
PUBLIC DOWNTOWN NEIGHBORHOOD SQUARE

HC CONTROL STATIONS

30GA	36AA
NORTHING: 566,053.5414	NORTHING: 562,804.8531
EASTING: 1,352,171.5307	EASTING: 1,344,406.1101
ELEVATION: 334.818	ELEVATION: 354.151
(LATEST ADJ. NOV. 2008)	(LATEST ADJ. NOV. 2008)



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP PAGE 33, GRID AI

I. SITE ANALYSIS DATA SHEET

AREA OF THE SITE	0.60± AC.
WETLANDS	0.00± AC.
FLOODPLAINS	0.00± AC.
FORESTS	0.0 ± AC.
STEEP SLOPES 15% AND GREATER	0.01 AC.
ERODIBLE SOILS PROJECT AREA	0.01 AC.
LIMIT OF DISTURBANCE AREA	0.61 AC.
PROPOSED SITE USES	PUBLIC SQUARE, PLAYGROUND, VETERAN'S MONUMENT AREA
GREEN OPEN AREA	0.42± AC.
PROPOSED IMPERVIOUS AREA	0.18± AC.

2. APPLICABLE DPZ FILE REFERENCE: FDP-DC-L-1.

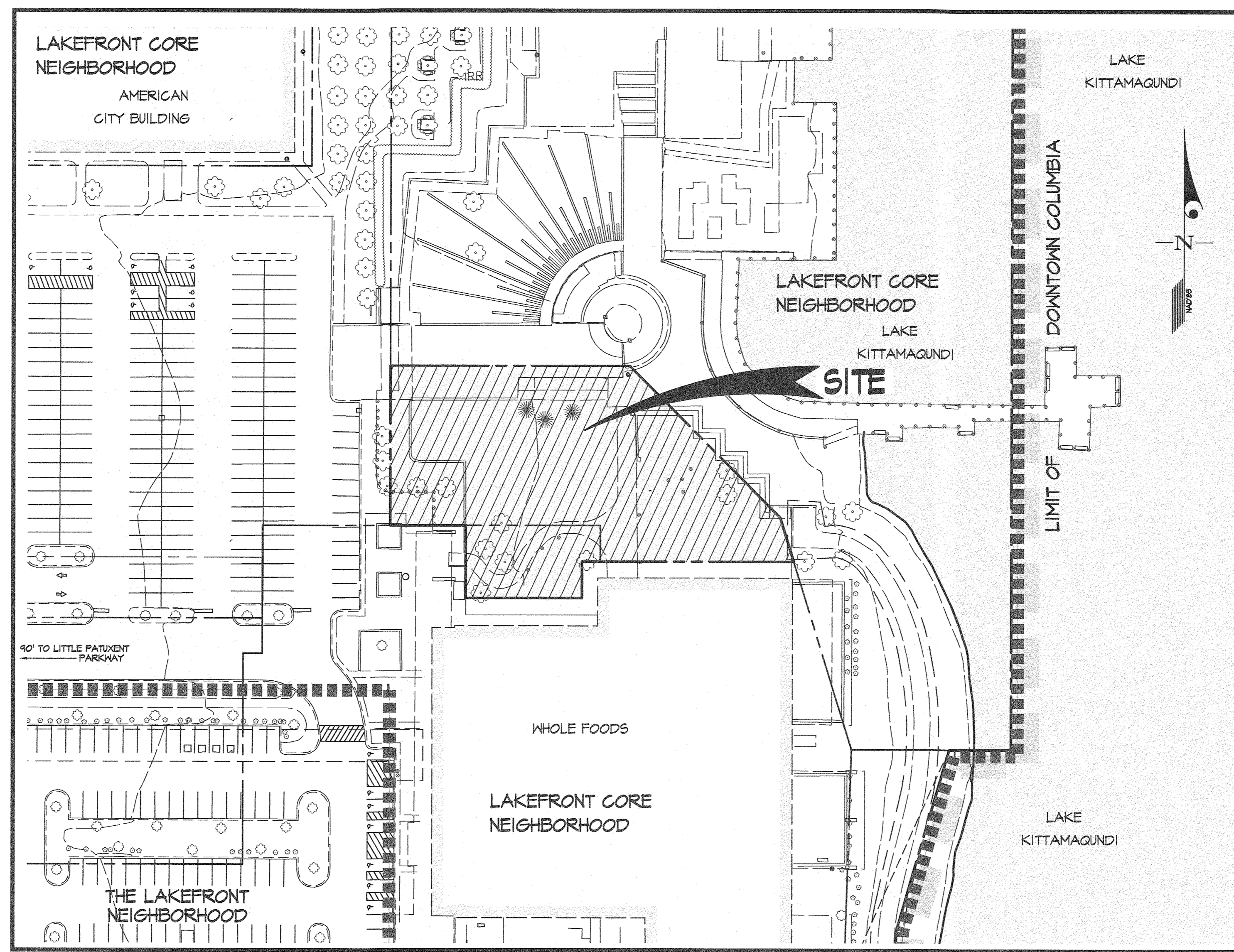
SOILS (on site)

Map Unit	Map Unit Name	Type	K Factor
WB	Urban land-Udorthents complex, 0 to 8 percent slopes	D	0.28

HOWARD COUNTY SOIL MAP NUMBER: 18 - SAVAGE NM

ESD DESIGN NARRATIVE:
As part of Downtown Columbia, this site qualifies for redevelopment under section 5.5 of the MDE 2000 Stormwater Design Manual. The area of the stormwater study is 0.51 acres. The existing impervious area within the study is approximately 0.07 acres. The proposed impervious area is 0.18 acres. All of the required stormwater management will be provided by surface micro bio-retention (M-6). The site drains to Lake Kittamaquundi, which drains to a tributary of the Little Patuxent River, and to the Little Patuxent River, a use IV-P stream.

Since this site has already been developed, there are no environmental features on the site. All of the natural flow patterns will remain the same. The sediment controls proposed (super silt fence) will not increase the limit of disturbance.



KEY MAP
SCALE: 1" = 50'

LEGEND

---	EXISTING CONTOUR
○	EXISTING LANDSCAPE TREES
FP	100 YEAR FLOODPLAIN
▭	EXISTING BUILDING
---	EXISTING STORM DRAIN
---	PROP. STORM DRAIN
○ EX. S.S.	EXISTING SEWER MAIN
□ EX. S.W.	EXISTING PUBLIC WATER
---	EASEMENTS
---	PROPERTY LINE
---	EX. CURB AND GUTTER
---	EX. EDGE OF PAVEMENT
---	ESD DRAINAGE DIVIDE
---	LIMIT OF DISTURBANCE
---	PROPOSED IMPERVIOUS HARDSCAPE
---	PROPOSED IMPERVIOUS HARDSCAPE
---	PROPOSED M-6 (MICRO BIO-RETENTION FACILITY)
---	PROPOSED SUPER SILT FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED INLET PROTECTION
SIP/ASIP	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 12/11/18

Chief, Division of Land Development: *[Signature]* Date: 12-13-18

Chief, Development Engineering Division: *[Signature]* Date:

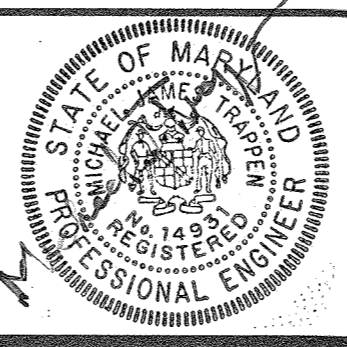
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY	DATE	REVISION	BY	APP'R.

PREPARED FOR:
ACB PARKING BUSINESS TRUST
c/o THE HOWARD RESEARCH
AND DEVELOPMENT CORP.
10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
CONTACT: ANTONY JUSTIN
PHONE: 410-964-4870

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. 14931
EXPIRATION DATE: MAY 21, 2020



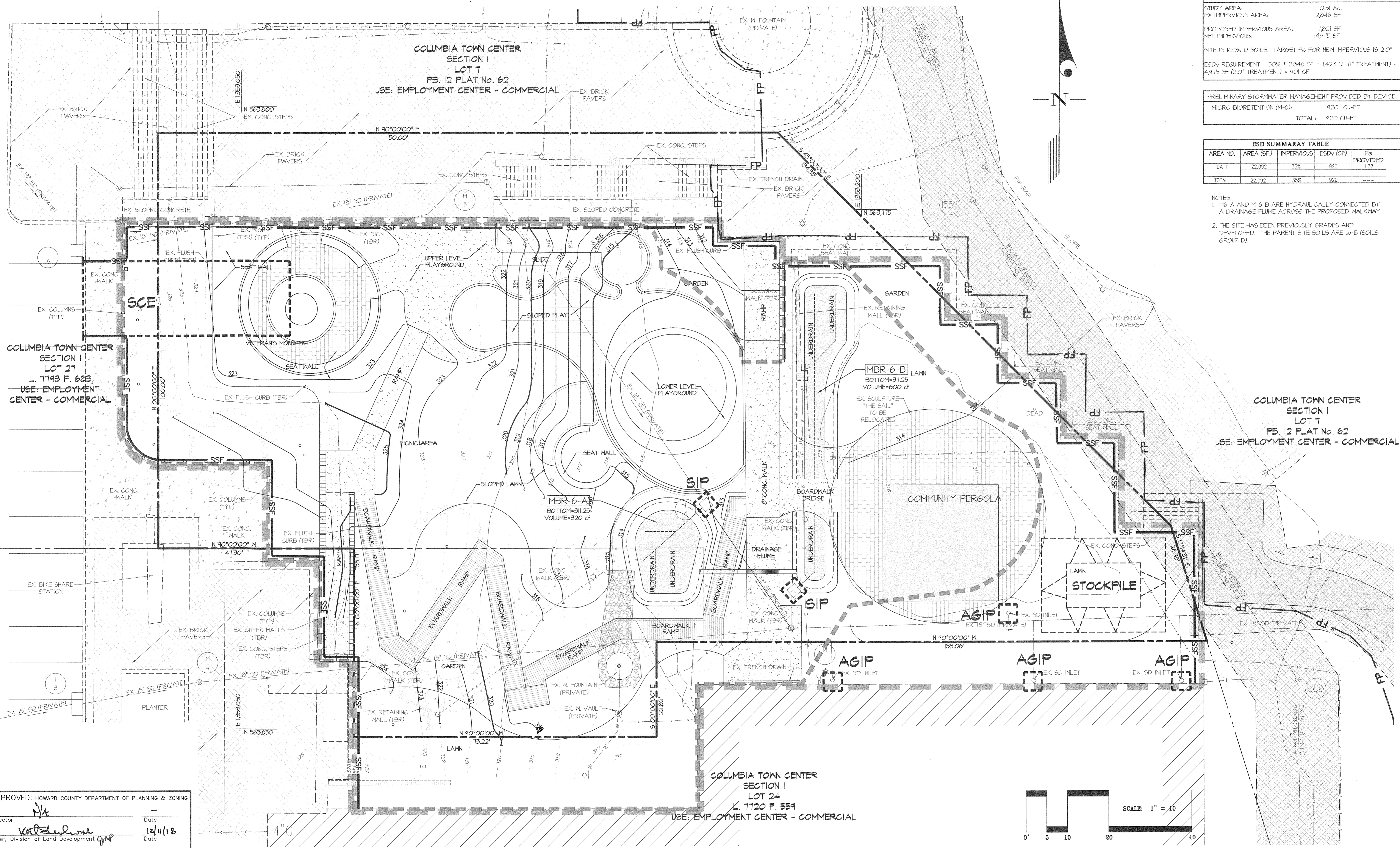
COVER SHEET

**PUBLIC DOWNTOWN NEIGHBORHOOD SQUARE
DOWNTOWN COLUMBIA
LAKEFRONT CORE
PARCEL D**

A RESUBDIVISION OF NON-BUILDABLE PARCELS A & B, PLAT No. 24707
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	18050
DATE	TAX MAP - GRID	SHEET
DEC., 2018	36 - 2	1 OF 2

SHEET INDEX
1 COVER SHEET
2 ENVIRONMENTAL CONCEPT PLAN



STORMWATER MANAGEMENT REQUIREMENTS

STUDY AREA:	0.51 AC.
EX IMPERVIOUS AREA:	2,846 SF
PROPOSED IMPERVIOUS AREA:	7,821 SF
NET IMPERVIOUS:	4,975 SF

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

ESDV REQUIREMENT = 50% * 2,846 SF = 1,423 SF (1" TREATMENT) + 4,975 SF (2.0" TREATMENT) = 901 CF

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE

MICRO-BIORETENTION (M-6):	920 CU-FT
TOTAL:	920 CU-FT

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS %	ESDV (CF)	P ₆ PROVIDED
DA 1	22,092	35%	920	1.37
TOTAL	22,092	35%	920	---

- NOTES:**
- M-6-A AND M-6-B ARE HYDRAULICALLY CONNECTED BY A DRAINAGE FLUME ACROSS THE PROPOSED WALKWAY.
 - THE SITE HAS BEEN PREVIOUSLY GRADES AND DEVELOPED. THE PARENT SITE SOILS ARE U-B (SOILS GROUP D).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 12/11/18

Chief, Division of Land Development: *[Signature]* Date:

Chief, Development Engineering Division: *[Signature]* Date:

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DESIGNED BY:	DATE:		
DRAWN BY:	DATE:		
CHECKED BY:	DATE:		
DATE:	REVISION:	BY:	APPR.:

PREPARED FOR:
ACB PARKING BUSINESS TRUST
c/o THE HOWARD RESEARCH
AND DEVELOPMENT CORP.
10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
CONTACT: ANTONY JUSTIN
PHONE: 410-964-4870

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. 18937, EXPIRATION DATE: MAY 21, 2026.

[Professional Engineer Seal]

ENVIRONMENTAL CONCEPT PLAN

PUBLIC DOWNTOWN NEIGHBORHOOD SQUARE
DOWNTOWN COLUMBIA
LAKEFRONT CORE
PARCEL D
A RESUBDIVISION OF NON-BUILDABLE PARCELS A & B, PLAT No. 24707
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'	NT	18050
DATE	TAX MAP - GRID	SHEET
DEC., 2018	36 - 2	2 OF 2

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 PLOTTED: 12/11/2018 3:32 PM, LAST SAVER: 12/11/2018 11:03 AM, PLOTTED BY: Mike Trappone
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