

### LEGEND

--- L.O.D. ---	LIMIT OF DISTURBANCE	---	DRAINAGE DIVIDE WITHIN LIMIT OF SUBMISSION
---	LIMIT OF SUBMISSION	---	SETBACK LINE
---	EXISTING CONTOUR	---	PROPOSED BUILDING
---	PROPOSED CONTOUR	---	PROPOSED CONCRETE SIDEWALK
---	EXISTING TREE LINE	---	PROPOSED ENTRANCE
EX. 8" S	EXISTING SANITARY SEWER	---	EXISTING BUILDING
EX. 8" W	EXISTING WATERLINE	---	TO BE REMOVED
EX. SD	EXISTING STORM DRAIN	---	SOIL TYPE
---	PROPOSED STORM DRAIN	---	EXISTING UTILITY POLES
---	STRUCTURE NUMBER	---	EXISTING PAVEMENT TO REMAIN
---	WATER LINE (PRIVATE)	---	PROPOSED PAVEMENT
---	SEWER LINE (PUBLIC)	---	STEEP SLOPES
---	SEWER LINE (PRIVATE)	---	
---	PROPOSED CURB AND GUTTER		
---	EXISTING CURB AND GUTTER		
---	EXISTING EDGE OF PAVEMENT		

### VICINITY MAP

SCALE: 1" = 2,000'

**BENCHMARKS**

42CB ELEV. 335.482 N = 544820.821 E = 1366321.333

42CC ELEV. = 345.984 N = 544816.161 E = 1364873.071

ADC MAP: 34 GRID: A7 & B7

#### GENERAL NOTES

- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: 5-84-044, P-86-061, F-86-127, SDP-99-054, SDP-01-146, SDP-06-258, & ECP-17-003.
- SITE ANALYSIS:
 

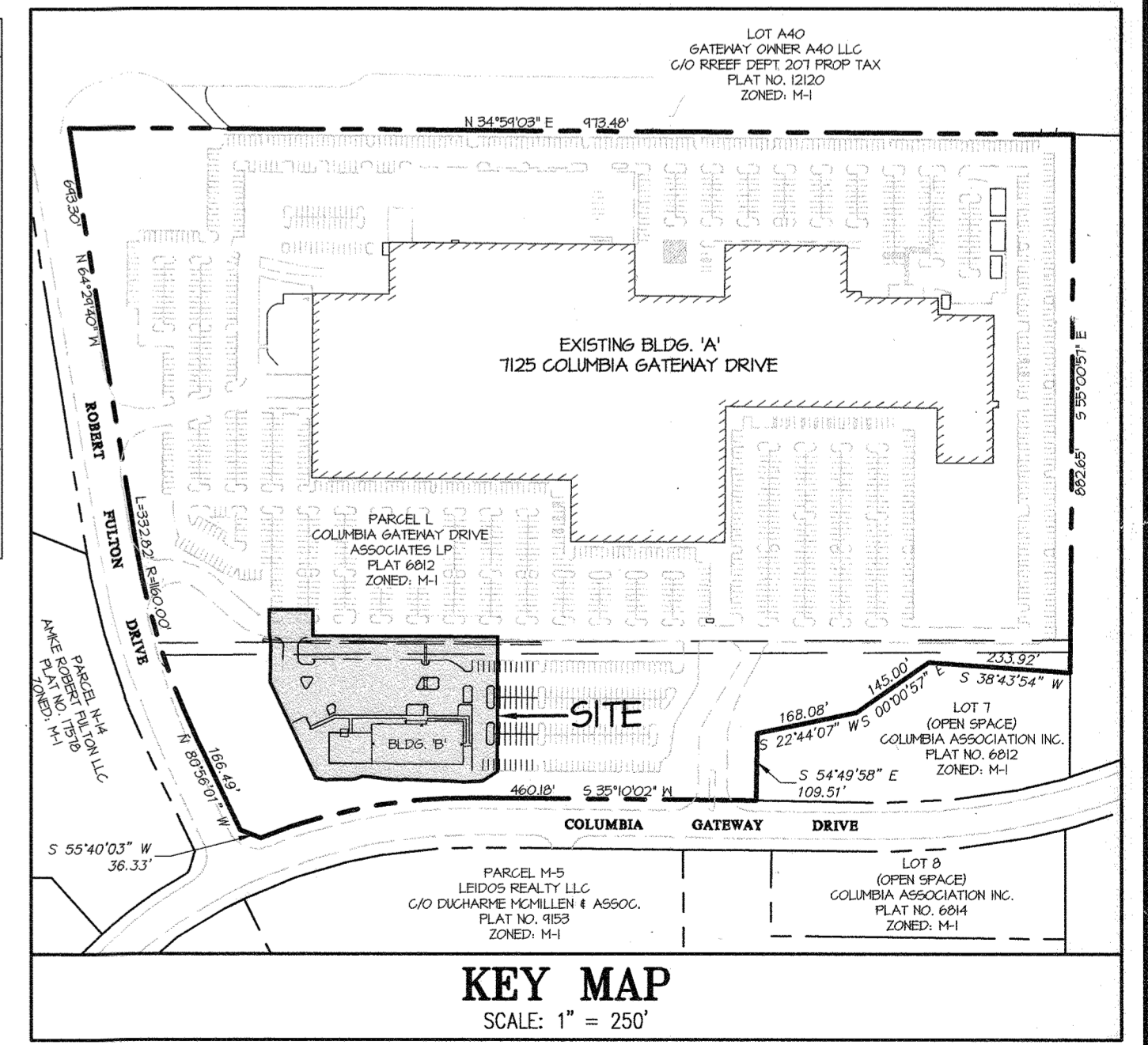
TOTAL AREA OF SITE (PARCEL L)	31.08 ± ACRES
TOTAL AREA OF SUBMISSION	1.40 ± ACRES
WETLANDS AND THEIR BUFFER	0.00 ± ACRES
FLOODPLAINS AND THEIR BUFFER	0.00 ± ACRES
FORESTS	0.00 ± ACRES
STEEP SLOPES 15% AND GREATER	0.01 ± ACRES
ERODIBLE SOILS PROJECT AREA	0.11 ± ACRES
TOTAL APPROXIMATE LIMIT OF DISTURBANCE	1.04 ± ACRES
PROPOSED SITE USE	COMMERCIAL
GREEN OPEN AREA	0.50 ± ACRES
PROPOSED IMPERVIOUS AREA	0.51 ± ACRES
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(III), A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY APPROVED BEFORE 12/31/12.
- EXISTING STORMWATER (SC-2) WILL BE SERVICED AND MAINTAINED PRIOR TO COMPLETION OF CONSTRUCTION.
- 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 ZONING 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.

#### DESIGN NARRATIVE

- THE PROPOSED DEVELOPMENT ON THE SUBJECT LOT L IS INTENDED TO MEET ALL OF THE GOALS OF ENVIRONMENTAL SITE DESIGN (ESD). EXISTING PARCEL L IS FULLY DEVELOPED COMMERCIAL PROPERTY. THE PROPOSED SEDIMENT CONTROLS FOR CONSTRUCTION INCLUDE: SUPER SILT FENCE, INLET PROTECTION AND A STABILIZED CONSTRUCTION ENTRANCE. THESE DEVICES WILL BE USED TO REMOVE SEDIMENTATION DURING CONSTRUCTION AND DISSIPATE FLOW VELOCITIES.
- THE PROPOSED DEVELOPMENT RESULTS IN A 35% REDUCTION IN IMPERVIOUS AREA. ADDITIONALLY, THE EXISTING STORMWATER (SC-2) ON-SITE WILL BE UTILIZED TO PROVIDE STORMWATER MANAGEMENT. NEARLY THE ENTIRETY OF THE SITE, WITHIN THE LIMIT OF DISTURBANCE, WILL DRAIN TO THE STORMWATER. THE ENTIRE SITE WILL ALSO DRAIN TO THE EXISTING STORM DRAIN SYSTEM ON-SITE. SINCE THE STORM DRAIN WAS DESIGNED WITH A DRAINAGE AREA THAT HAD A LARGER IMPERVIOUS PERCENTAGE, THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY NEGATIVE IMPACTS ON THE EXISTING SYSTEM.
- NATURAL RESOURCE PROTECTION: THERE ARE NO WETLANDS ON THE SITE. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(III), A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY APPROVED BEFORE 12/31/12.
  - MAINTENANCE OF NATURAL FLOW PATTERNS: THE SITE, WITHIN THE LIMIT OF SUBMISSION, SLOPES FROM NORTHEAST TO SOUTHWEST EVENTUALLY DRAINING TO EXISTING STORMWATER MANAGEMENT FOND #2 BUILT UNDER SDP-99-054. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
  - REDUCTION OF IMPERVIOUS AREA: THIS SITE FALLS UNDER REDEVELOPMENT AS THE AREA OF THE LIMIT OF SUBMISSION IS 83% IMPERVIOUS. THE IMPERVIOUS AREA WILL BE REDUCED BY APPROXIMATELY 35% UNDER THIS DEVELOPMENT.
  - INTEGRATION OF EROSION AND SEDIMENT CONTROL INTO THE SPM STRATEGY: SEDIMENT CONTROL HAS BEEN INTEGRATED INTO THE SPM STRATEGY BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).
  - IMPLEMENTATION OF ESD TO THE MEP: ESD IS BEING PROVIDED TO THE MEP AND ALL ESD REQUIREMENTS WILL BE MET OR EXCEEDED.

#### STORMWATER MANAGEMENT SUMMARY TABLE

STUDY AREA (LIMIT OF SUBMISSION):	1.09 Ac.
EXISTING IMPERVIOUS AREA:	0.91 Ac.
PROPOSED IMPERVIOUS AREA:	0.59 Ac.
NET IMPERVIOUS AREA:	-0.32 Ac.
ESDv REQUIRED: 50% x 0.91 Ac. = 0.46 Ac.	
0.46 Ac. - 0.32 Ac. = 0.14 Ac.	
ESDv = [(0.14 Ac. x 0.95 x 1")/12] x 43,560 sf	
ESDv REQUIRED = 482.0 cf	
ESDv PROVIDED:	
IMPERVIOUS AREA IN D.A. TO SC-2 = 0.95 Ac.	
ESDv = (0.95 Ac. x 0.95 x 1")/12] x 43,560 sf	
ESDv = 3,276 cf > 482.0 cf (MAX)	
ESDv PROVIDED = 482.0 cf	



#### SHEET INDEX

1	ENVIRONMENTAL CONCEPT PLAN
2	SEDIMENT CONTROL CONCEPT PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development

Chief, Development Engineering Division

Date: 12/23/20

Date: 2-3-21

#### SOILS

SYMBOL	SOIL NAME	HS6	K <sub>f</sub> FACTOR
UID	URBAN LAND-UDORTHERTS COMPLEX (0-15% SLOPES)	D	--

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

PREPARED FOR/OWNER:

COLUMBIA GATEWAY DRIVE ASSOC. LP  
6711 COLUMBIA GATEWAY DRIVE  
SUITE 300  
COLUMBIA, MD 21046  
ATTN: THOMAS FAHS  
TEL: 443-285-5647

#### 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, 2022

12/21/2020

### ENVIRONMENTAL CONCEPT PLAN

## UNITED WAY DAY CARE

### COLUMBIA GATEWAY

#### PARCEL L

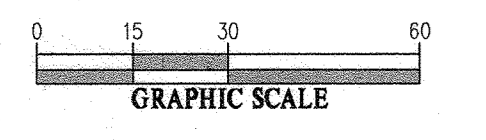
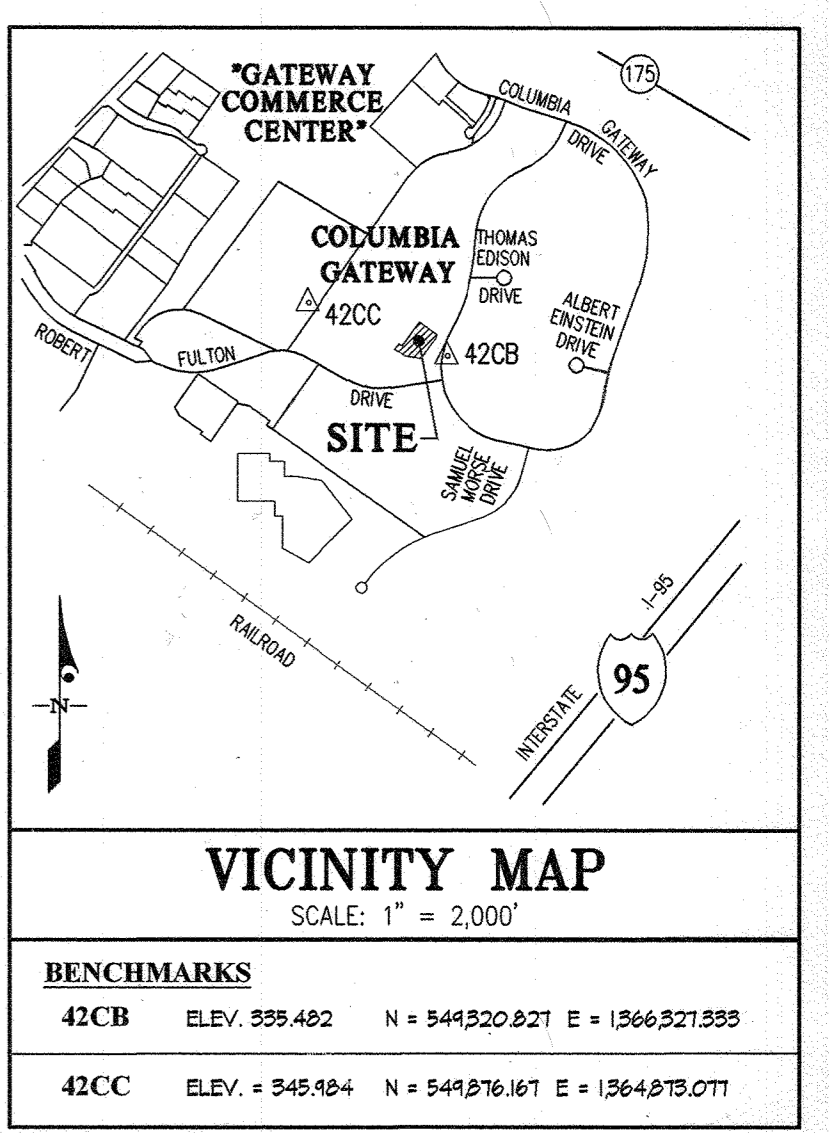
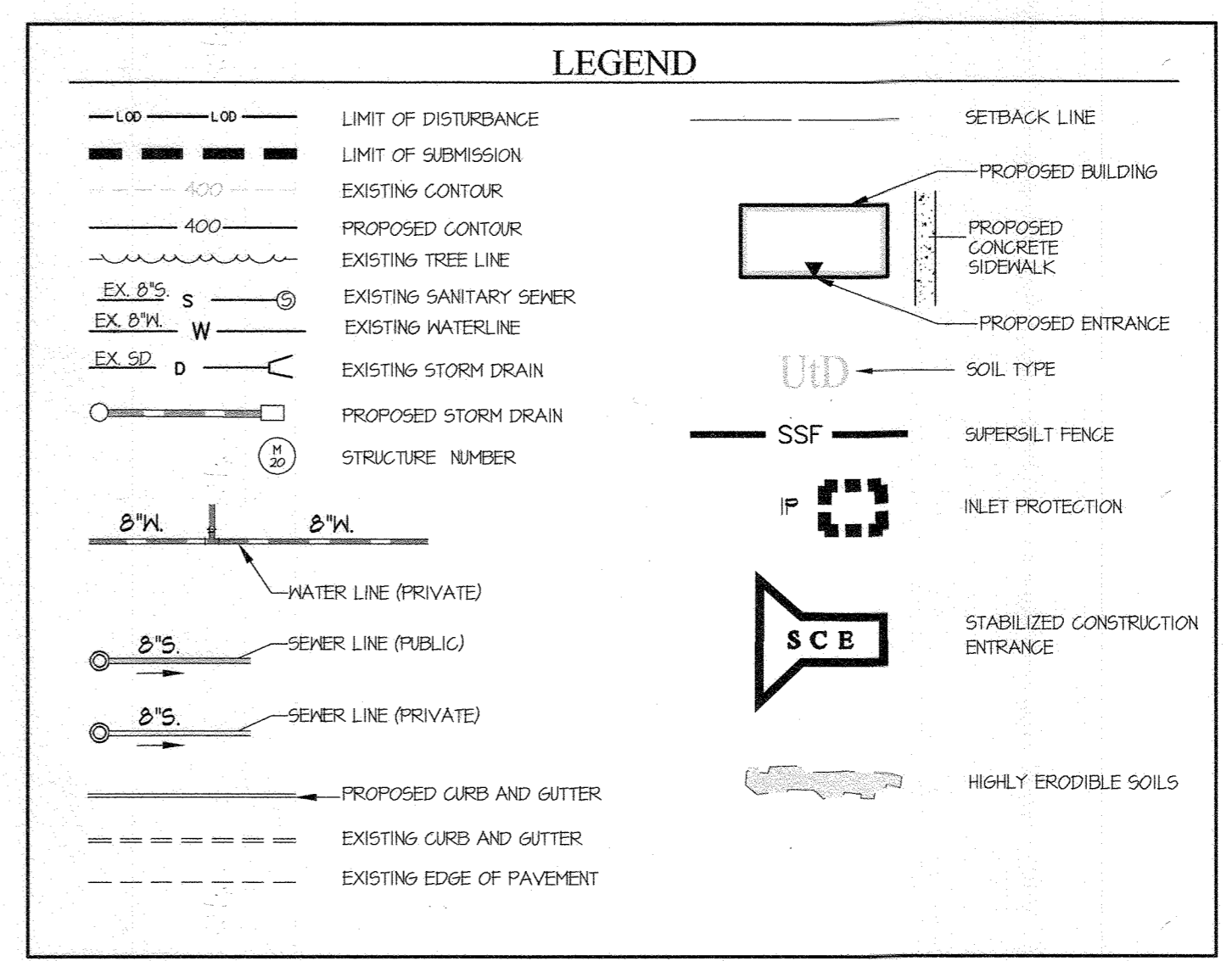
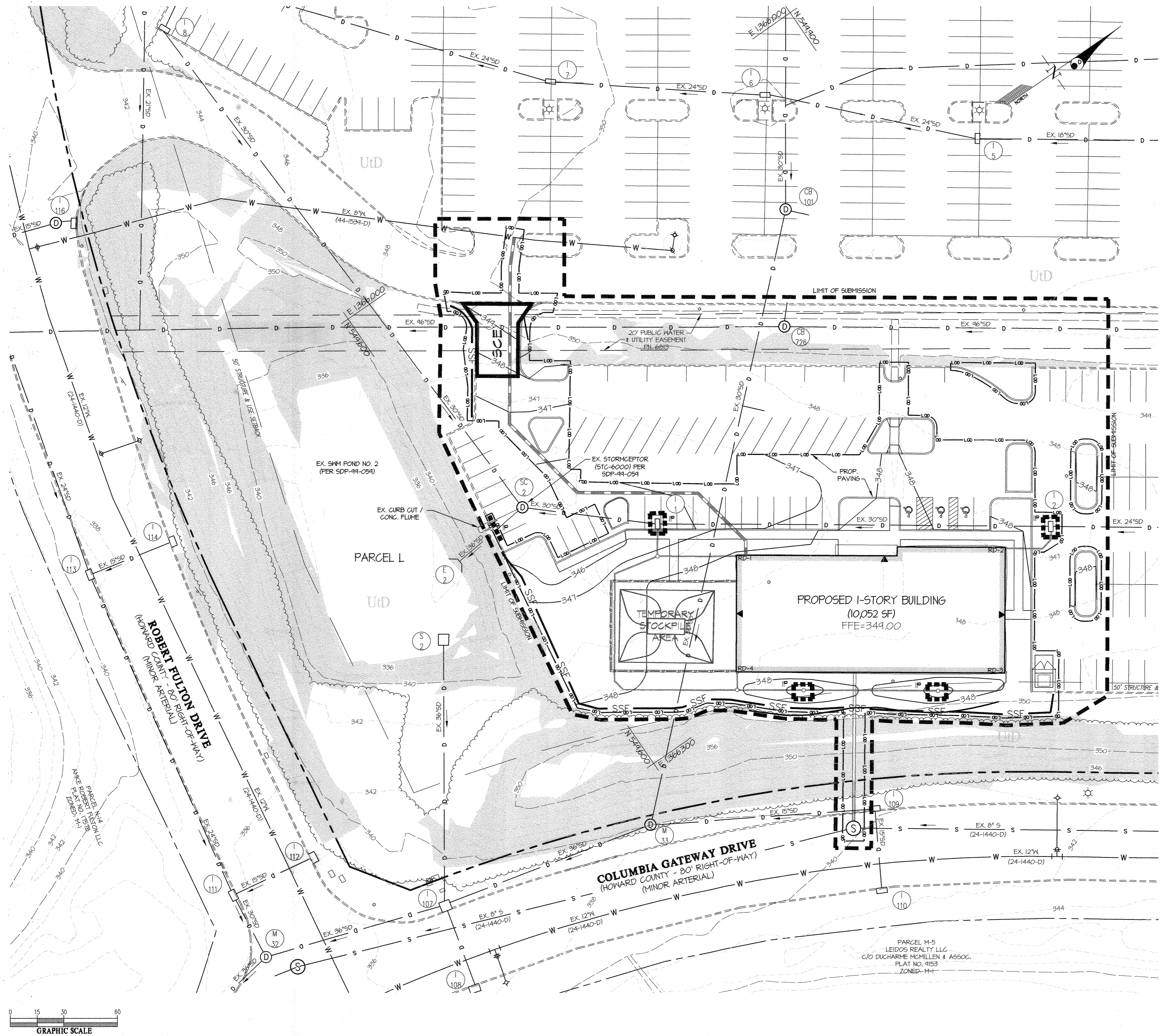
PLAT 6812

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	M-1	20133
DATE	TAX MAP - GRID	SHEET
OCT. 2020	43-01	1 OF 2

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

12/23/20

Chief, Division of Land Development

Chief, Development Engineering Division

**SOILS**

SYMBOL	SOIL NAME	MSG	K' FACTOR
UID	URBAN LAND-UDORTHERENTS COMPLEX (0-15% SLOPES)	D	--

**GLW**

PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE	REVISION	BY	APPR.
EWM				
EWM				
DDS				

PREPARED FOR/OWNER:

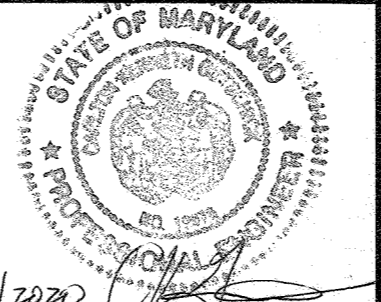
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12/21/2020



**SEDIMENT CONTROL CONCEPT PLAN**

**UNITED WAY DAY CARE**  
**COLUMBIA GATEWAY**  
**PARCEL L**  
 PLAT 6812

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	M-1	20133
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 PLOTTED: 12/21/2020 10:52 AM, LAST SAVED: 12/21/2020 9:58 AM, PLOTTED BY: Dean Mitchell  
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