

ENVIRONMENTAL CONCEPT PLAN

FOR MONARCH COMMUNITIES THE WEXLEY AT 100

LOCATION OF SITE
5865 MEADOWRIDGE ROAD, ELKRIDGE 21075
HOWARD COUNTY, MARYLAND
MAP 37, GRID 9, PARCEL 714, BULK PARCEL 'B'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED P-O-R PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER, TITLED, MONARCH COMMUNITIES, 5865 MEADOWRIDGE ROAD, 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, PROJECT NO. SD212039, DATED, 8/23/21.
- EXISTING OFFSITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- WETLANDS, WETLAND BUFFERS, STREAM BUFFERS AND FOREST CONSERVATION AREAS SHOWN ARE BASED UPON SUBDIVISION AND FLOODPLAIN PER MAP ENTITLED, "FIRM, FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 160 OF 325", MAP NUMBER 24027CO160D, WITH A MAP EFFECTIVE DATE ON NOVEMBER 6, 2013.
- THERE IS NO PROPOSED DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS. THEREFORE NO WAIVERS ARE REQUIRED.
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE.
- PLAN FILE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-14-024, S-14-002, WP-15-083, WP-15-097, F-17-022, P-15-003.
- APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW STAGE. 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.
- ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PROVIDED BY PUBLIC WATER CONT # 14-4929-D & PUBLIC SEWAGE SYSTEM CONT # 14-4929-D.
- RESIDENTIAL LIVING UNITS: 166 UNITS

DESIGN NARRATIVE

THE AREA OF THIS SUBMISSION IS APPROXIMATELY 2.81 ACRES. THE SITE IS COMPRISED OF ONE PARCEL OF LAND THAT IS CURRENTLY UNDEVELOPED. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS LOCATED ONSITE. THE PROPOSED DEVELOPMENT WILL CONSIST OF CONSTRUCTING A SENIOR HOUSING RESIDENCE WITH SURFACE AND STRUCTURED PARKING, ASSOCIATED UTILITIES AND LANDSCAPING.

NATURAL FLOW PATTERNS SHALL BE PRESERVED. THE EXISTING CONDITIONS FLOW OVERLAND TO AN EXISTING DRAINAGE CHANNEL ALONG THE WESTERN PORTION OF THE SITE AND INTO LOCUST THICKET WAY ALONG THE SOUTHERN PORTION OF THE SITE. THE PROPOSED SITE IS LOCATED IN THE DEEP RUN WATERSHED. THE PROPOSED DEVELOPMENT WILL MIMIC THE EXISTING DRAINAGE PATTERN. FILTERRA PLUS INLETS WILL BE UTILIZED TO TREAT ESD TO THE MEP IN ACCORDANCE WITH MDE REGULATIONS AND THE HOWARD COUNTY DESIGN MANUAL VOLUME 1. 10-YEAR AND 100-YEAR QUANTITY MANAGEMENT WILL BE PROVIDED VIA AN UNDERGROUND DETENTION SYSTEM WITH A CONCRETE CONTROL STRUCTURE.

SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL AS SHOWN ON THE ACCOMPANYING ECP AND SUBSEQUENT SITE DEVELOPMENT PLAN.

IT IS CONCLUDED THAT ALL ESD TO THE MEP REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. THE WATER QUALITY TREATMENT AND RECHARGE REQUIREMENTS HAVE BEEN PROVIDED BY THE IMPLEMENTATION OF TWELVE (12) FILTERRA PLUS INLETS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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FOR CONCEPT PURPOSES ONLY

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PROJECT No.: MD212039
DRAWN BY: AVG
CHECKED BY: BRR
DATE: 02-10-22
CAD I.D.: ECP-3

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

MONARCH COMMUNITIES

PROPOSED
DEVELOPMENT

5865 MEADOWRIDGE ROAD,
ELKRIDGE 21075
HOWARD COUNTY, MARYLAND
TAX MAP 37, GRID 9 PARCEL 714,
BULK PARCEL 'B'

BOHLER //

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TOWSON, MARYLAND 21284
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B.R. ROWE

PROFESSIONAL ENGINEER
STATE OF MARYLAND
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40066, EXPIRATION DATE: 10/2023

SHEET TITLE:

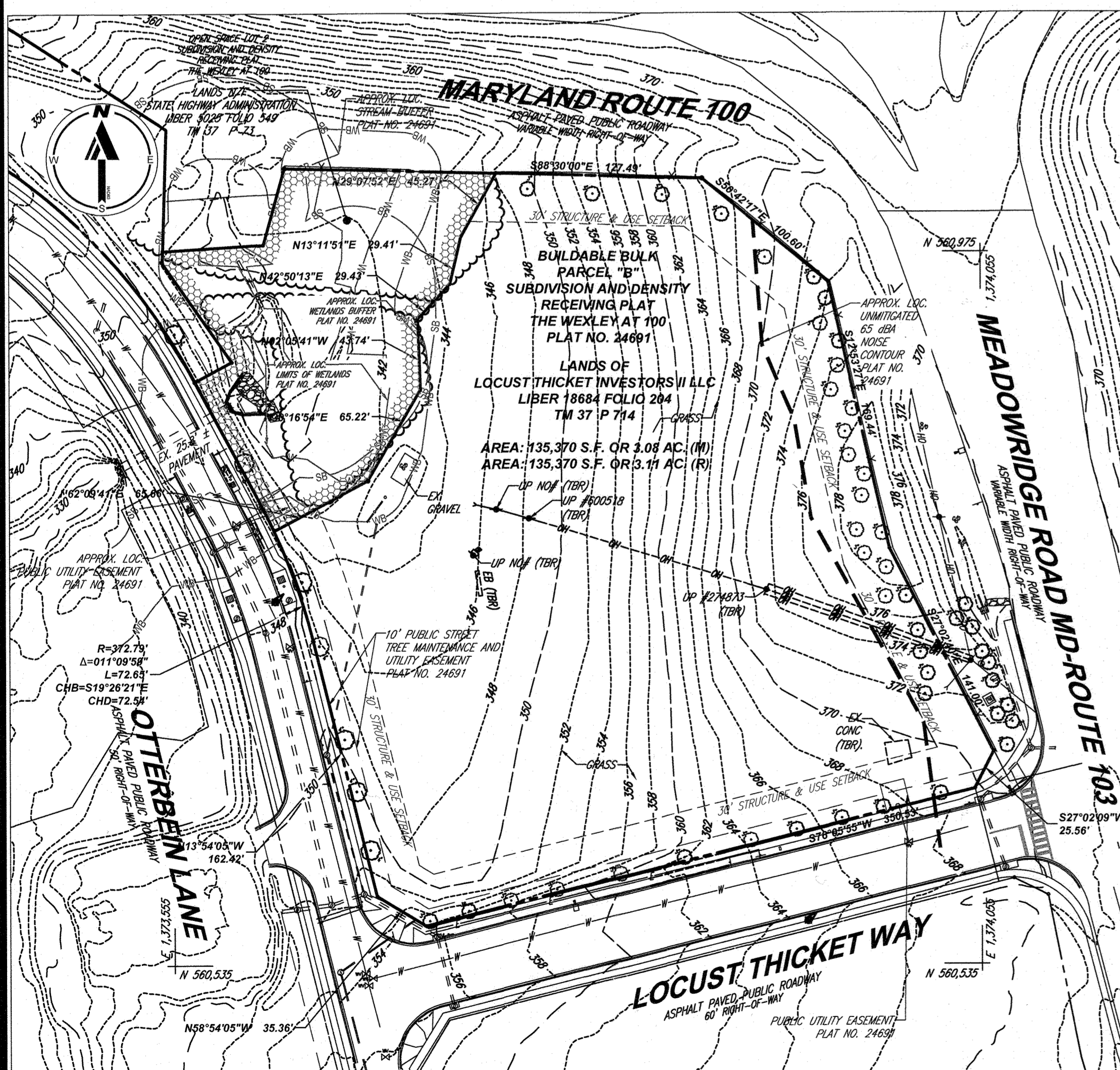
COVER SHEET

SHEET NUMBER:

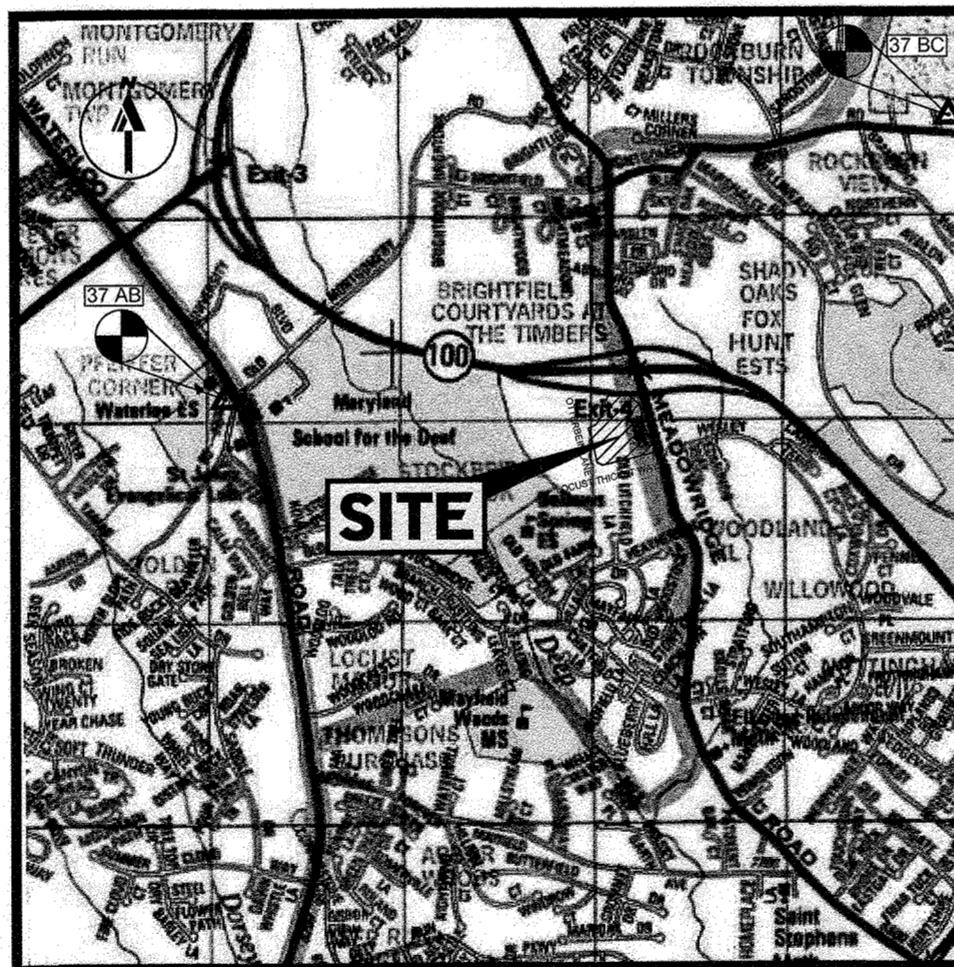
1

ORG. DATE - 02-10-22

LEGEND	
EXISTING NOTE	TYPICAL NOTE TEXT
---	ON-SITE PROPERTY LINE / R.O.W. LINE
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
---	EASEMENT LINE
---	SETBACK LINE
---	CONCRETE CURB & GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
---	UTILITY POLE
---	TYPICAL LIGHT
---	ACORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	CONTOUR LINE
---	SPOT ELEVATIONS
---	SANITARY LABEL
---	STORM LABEL
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	FOREST CONSERVATION EASEMENT
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER METER
---	WATER VALVE
---	GAS VALVE
---	GAS METER
---	TYPICAL END SECTION
---	HEADWALL OR ENDWALL
---	YARD INLET
---	CURB INLET
---	CLEAN OUT
---	ELECTRIC MANHOLE
---	TELEPHONE MANHOLE
---	ELECTRIC BOX
---	ELECTRIC PEDESTAL



EXISTING CONDITIONS PLAN VIEW
SCALE: 1" = 60'



LOCATION MAP

SCALE: 1" = 2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 2000'
ADC MAP COORDINATES: 24/85

BENCHMARK

GEODETTIC SURVEY CONTROL - 37AB
ELEV. 390.452'
N 561°13' 34.6"
E 1.369, 891.932
GEODETTIC SURVEY CONTROL - 37BC
ELEV. 373.107'
N 563, 895.307
E 1, 378, 954.921

PREPARED BY

BOHLER //

CONTACT: BRANDON R. ROWE, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SCHEMATIC GRADING, EROSION & SEDIMENT CONTROL PLAN	2

DETERMINE TARGET P _t USING TABLE 5.3 SOIL CONDITIONS "DEVELOPED CONDITION"				
HSG	"AREA (Ac)"	IMPERVIOUS (Ac)	PERCENT	"TARGET P _t "
A	0.00	0.00		
B	0.47	0.32	11.39 %	0.37
C	2.34	1.61	57.30 %	1.66
D	0.00	0.00		
WEIGHTED P _t	2.81	1.93	68.69 %	2.03

DETERMINE ESD IMPLEMENTATION GOALS SOIL CONDITIONS FOR "WOODS IN GOOD CONDITION"			
HSG	RCN	AREA (Ac)	PERCENT
A	38.00	0.00	0.00%
B	55.00	0.47	16.73%
C	70.00	2.34	83.27%
D	77.00	0.00	0.00%
TARGET RCN	67.49	2.81	100.00%

SITE ANALYSIS DATA / TABULATION

TOTAL PROJECT AREA	3.11 AC.
AREA OF WETLANDS AND BUFFER	0.05 AC.
AREA OF 100-YR FLOODPLAIN	0.00 AC.
AREA OF FOREST	0.00 AC.
AREA OF STEEP SLOPES (15% OR GREATER)	0.00 AC.
AREA OF DEDICATION (ROAD R/W)	0.00 AC.
INTERMITTENT STREAM & 50' BUFFER	0.01 AC.
HIGHLY ERODIBLE SOILS (K > 0.35)	0.00 AC.
LIMIT OF DISTURBED AREA	2.81 AC.
PRESENT ZONING DESIGNATION	P-O-R
PROPOSED USE:	SENIOR HOUSING
IMPERVIOUS COVER	1.93 AC.
PERVIOUS AREA	1.18 AC.

NOTE: THE TOTAL PROPERTY AREA IS 3.11 ACRES. 100-YR FLOODPLAINS, FORESTED AREAS, AREAS OF STEEP SLOPES, AND ERODIBLE SOILS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.

LIMITS OF DISTURBANCE
= 122,235 S.F. OR 2.81 AC.

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 18684 / 0204

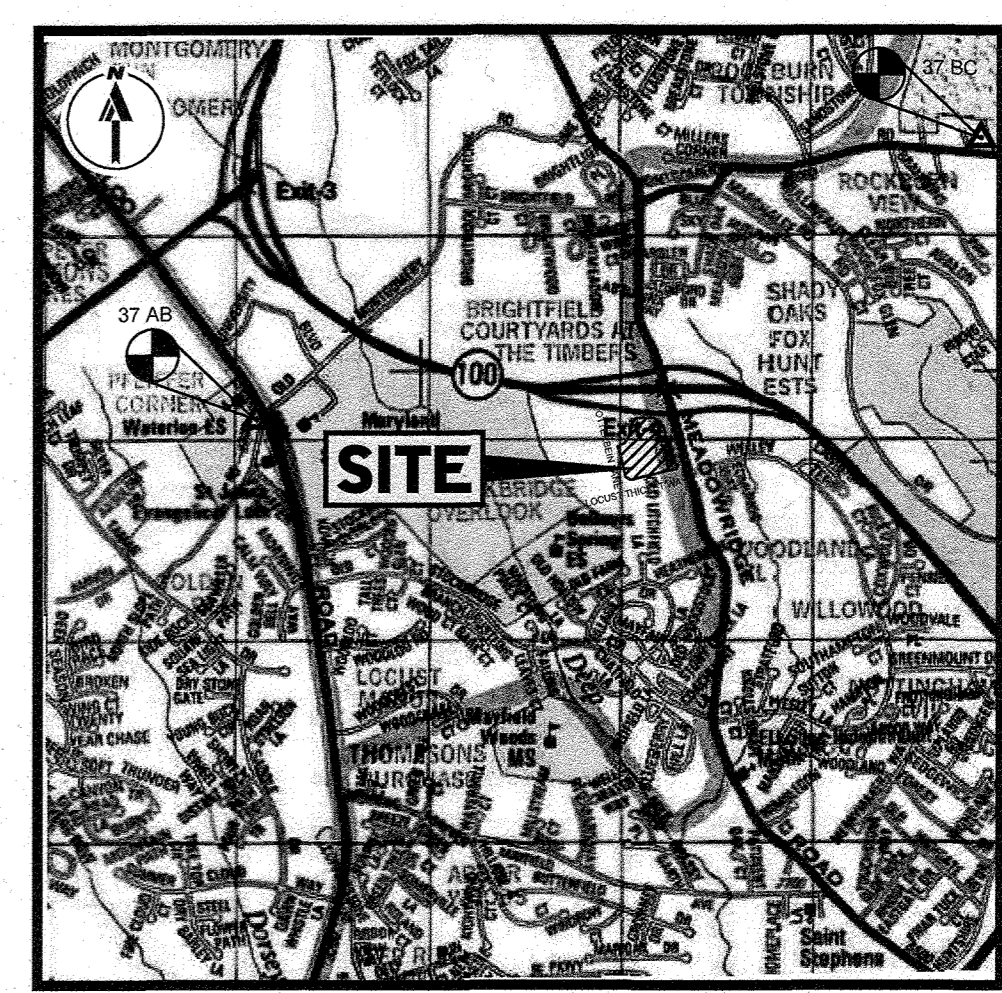
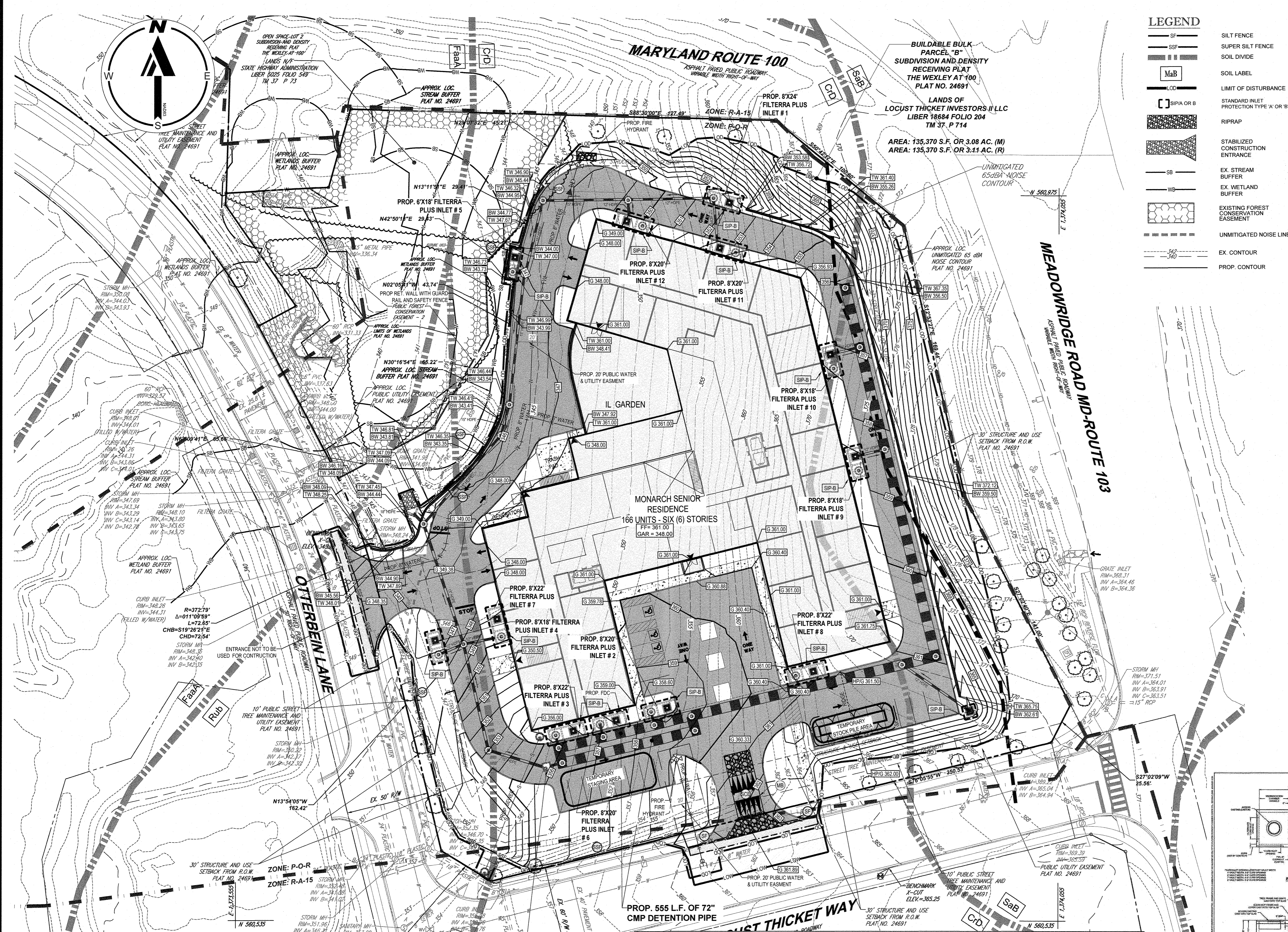
PREVIOUS FILE NO.:
ECP-14-024, S-14-002,
WP-15-083, WP-15-097,
F-17-022, P-15-003

OWNER:
LOCUST THICKET INVESTORS II LLC
8480 BALTIMORE NATIONAL PIKE, STE. 415
ELICOTT CITY, MD 21043
TEL.: 917-750-6024

DEVELOPER:
LOCUST THICKET INVESTORS II LLC
8480 BALTIMORE NATIONAL PIKE, STE. 415
ELICOTT CITY, MD 21043
TEL.: 917-750-6024

TAX MAP: 37 GRID: 9 ZONED: P-O-R
PARCEL: 714, BULK PARCEL "B"
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 2/28/22
DATE: 2/17/22



LOCATION MAP
SCALE: 1" = 2,000'

- NOTES:**
- ALL ROOF LEADERS WILL BE 6" HDPE PIPE (MIN.) AND DRAIN TO MICRO-BIORETENTION PLANTERS.
 - ALL ESD FACILITIES WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 100-YR. STORM EVENT.
 - STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY TWELVE (12) FILTERRA PLUS INLETS.
 - STORMWATER QUANTITY MANAGEMENT WILL BE PROVIDED BY AN UNDERGROUND FACILITY WITH CONTROL STRUCTURE AND INTERNAL ORIFICE.
 - HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

LEGEND

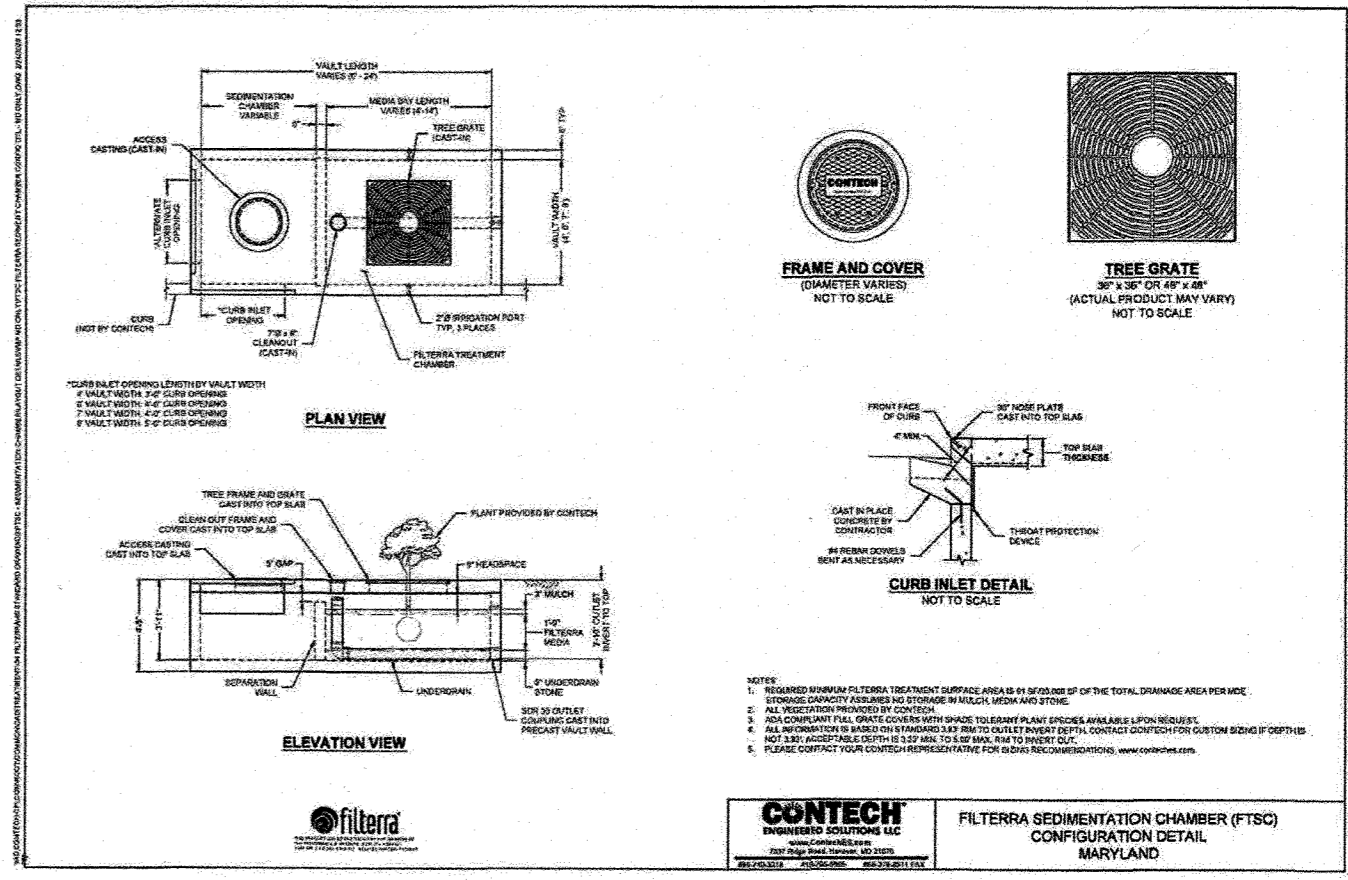
[Symbol]	SILT FENCE
[Symbol]	SUPER SILT FENCE
[Symbol]	SOIL DIVIDE
[Symbol]	SOIL LABEL
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	STANDARD INLET PROTECTION TYPE 'A' OR 'B'
[Symbol]	RIPRAP
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	EX STREAM BUFFER
[Symbol]	EX WETLAND BUFFER
[Symbol]	EXISTING FOREST CONSERVATION EASEMENT
[Symbol]	UNMITIGATED NOISE LINE
[Symbol]	EX CONTOUR
[Symbol]	PROP. CONTOUR

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
C/D	CROOM AND EVERSBORO SOILS, 10 TO 15 PERCENT SLOPES	C	NO	0.28
SaB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B	NO	0.28
RuB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	C	NO	0.28
FaA	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN	C/D	NO	0.28

ESD SUMMARY TABLE

DRAINAGE AREA	FAC. NUM.	TYPE	MEET/TYPE	TOTAL DA S.F.	TOTAL DA AC.	IMPERV. AREA S.F.	IMPERV. AREA AC.	IMPERV. %	Q _e	REQUIRED (S.F.)	PROVIDED (S.F.)	2% DA (S.F.)	PONDING DEPTH (FT.)	REQUIRED (CF)	PROVIDED (CF)	RECHARGE PROVIDED (CF)	
1	Filterra #1	N/A		10,759	0.247	8,804	0.200	82%	0.00	N/A	N/A	N/A	N/A	1,417	1,448	2.03"	N/A
2	Filterra #2	N/A		7,895	0.181	6,908	0.159	87%	0.00	N/A	N/A	N/A	N/A	1,121	1,274	2.03"	N/A
3	Filterra #3	N/A		9,388	0.216	7,297	0.168	78%	0.00	N/A	N/A	N/A	N/A	1,194	1,382	2.03"	N/A
4	Filterra #4	N/A		8,243	0.189	5,449	0.125	66%	0.00	N/A	N/A	N/A	N/A	899	1,028	2.03"	N/A
5	Filterra #5	N/A		5,878	0.130	4,999	0.115	85%	0.00	N/A	N/A	N/A	N/A	911	829	2.03"	N/A
6	Filterra #6	N/A		4,940	0.113	4,940	0.113	100%	0.00	N/A	N/A	N/A	N/A	791	1,013	2.60"	N/A
7	Filterra #7	N/A		6,438	0.148	6,438	0.148	100%	0.00	N/A	N/A	N/A	N/A	1,038	1,327	2.60"	N/A
8	Filterra #8	N/A		6,218	0.143	6,218	0.143	100%	0.00	N/A	N/A	N/A	N/A	1,001	1,282	2.60"	N/A
9	Filterra #9	N/A		6,283	0.144	6,283	0.144	100%	0.00	N/A	N/A	N/A	N/A	1,008	1,008	2.03"	N/A
10	Filterra #10	N/A		6,512	0.150	6,512	0.150	100%	0.00	N/A	N/A	N/A	N/A	1,050	1,050	2.03"	N/A
11	Filterra #11	N/A		5,782	0.133	5,782	0.133	100%	0.00	N/A	N/A	N/A	N/A	931	1,162	2.60"	N/A
12	Filterra #12	N/A		5,887	0.135	5,887	0.135	100%	0.00	N/A	N/A	N/A	N/A	946	1,210	2.60"	N/A
TOTAL PROVIDED				83,897		75,493		1.83						12,204	14,022	2.33	1,024
TOTAL REQUIRED															13,859	2.03	1,034



APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/28/23

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/17/23

NOTE: ESDs over management above the target PE of 2.03" is provided in Facility #6, #7, #8, #11 and #12. These five (5) facilities will provide a maximum treatment PE of 2.60" so the overall ESDs for the site is achieved.

BOHLER//
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.: MD212039
DRAWN BY: AVS
CHECKED BY: BRR
DATE: 02-10-23
CAD I.D.: ECP-3

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FOR
MONARCH COMMUNITIES
PROPOSED DEVELOPMENT
5865 MEADOWRIDGE ROAD, ELK RIDGE 21075
HOWARD COUNTY, MARYLAND
TAX MAP 37, GRID 9 PARCEL 714, BULK PARCEL 'B'

BOHLER//
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B.R. ROWE
PROFESSIONAL ENGINEER
1 BRANDON'S ROWE, WESLEY CENTER, 1000 W. WASHINGTON ST., BALTIMORE, MD 21201
LICENSE NO. 4088, EXPIRATION DATE: 7/31/23

SHEET TITLE:
SCHEMATIC GRADING, EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
2

ORG. DATE - 02-10-22