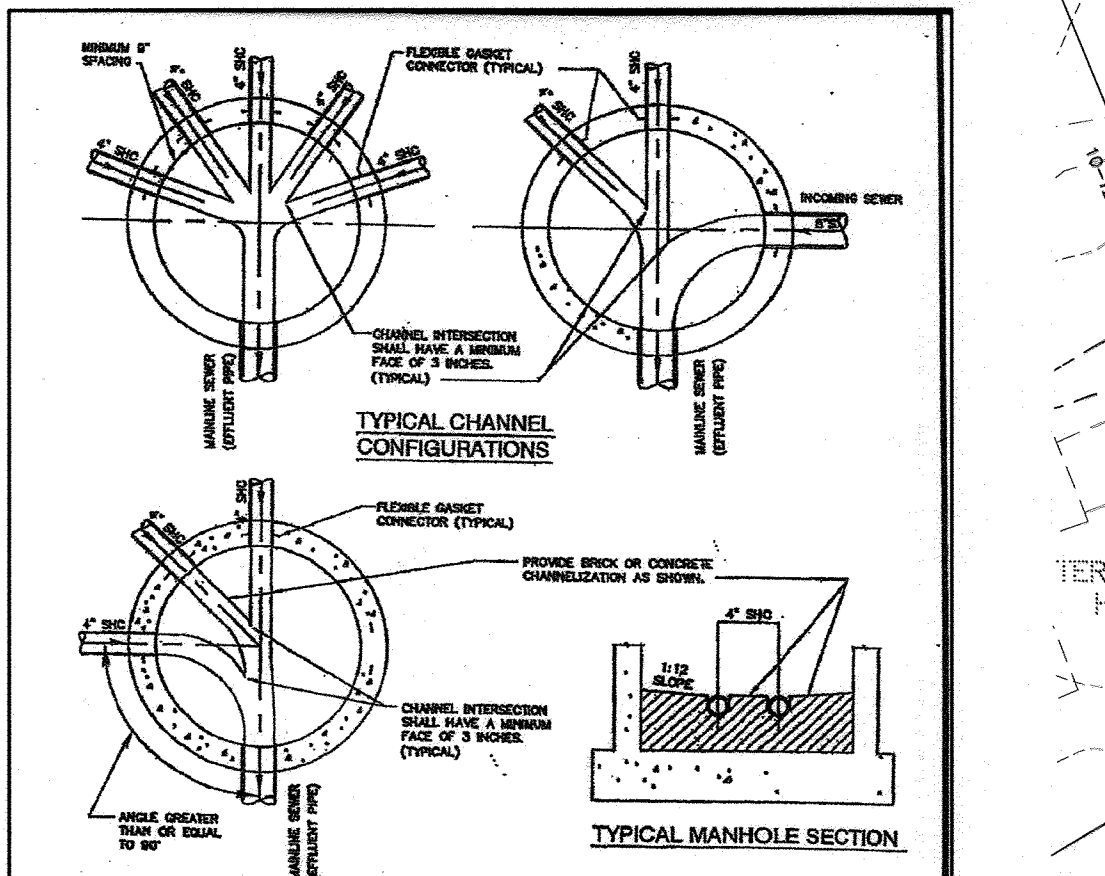
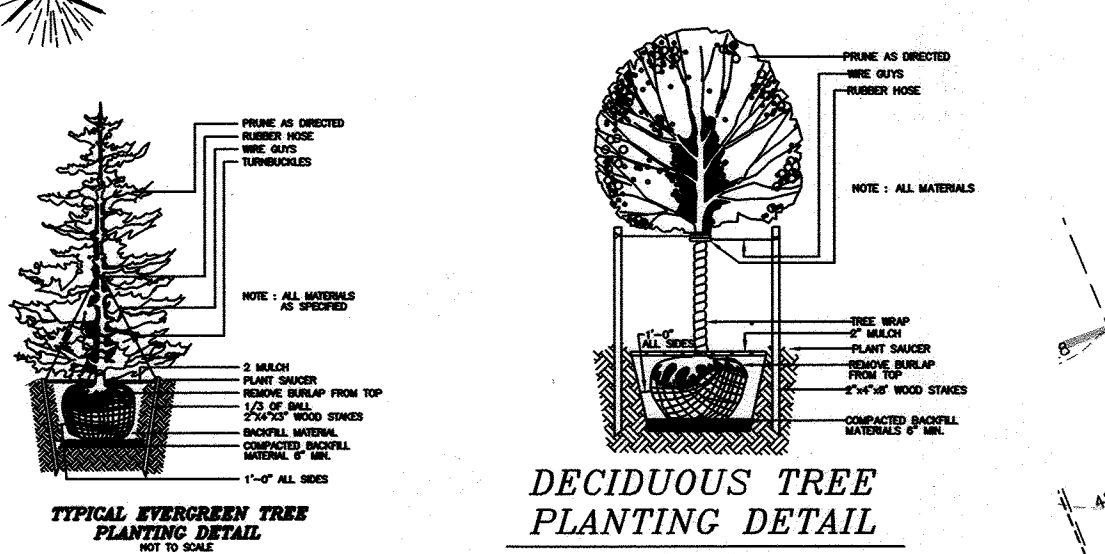
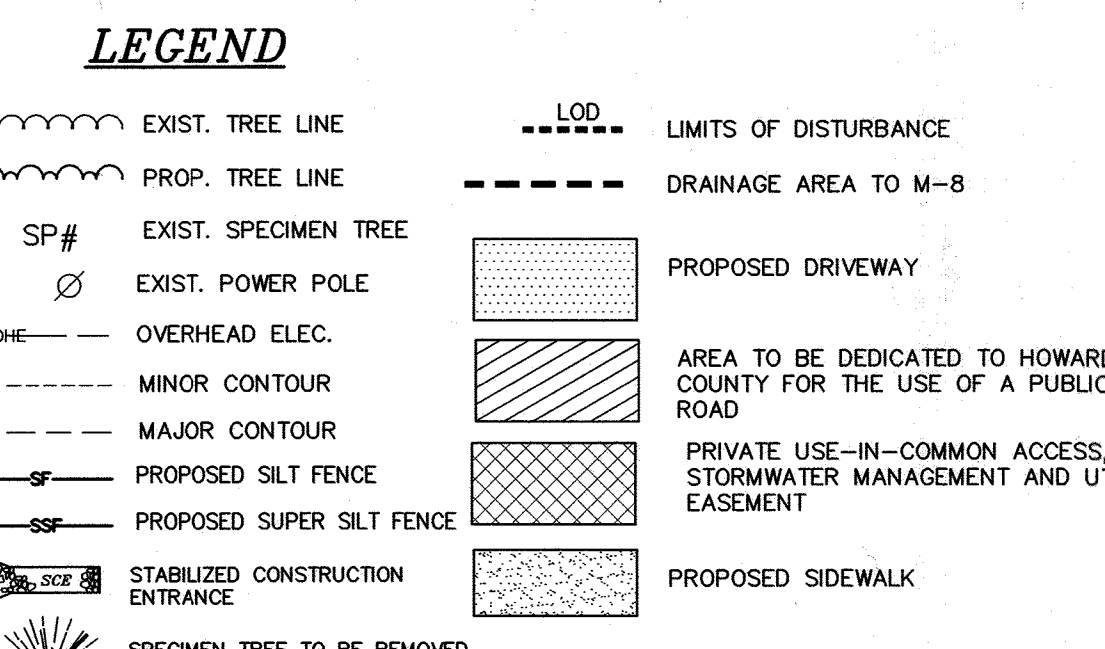


SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP NO.
ChB	(B)	CHILLUM-RUSSETT LOAMS, 2 TO 5 PERCENT SLOPES	.37	19
CnC	(B)	CHILLUM-RUSSETT LOAMS, 5 TO 10 PERCENT SLOPES (HIGHLY ERODIBLE SOIL)	.37	19
Fa	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES	.20	19



NOTES:

- DRAINAGE LINES SHALL BE IN ACCORDANCE WITH NOTES ON DETAIL.
- THE MINIMUM AND MAXIMUM DIAMETER OF MANHOLES SHALL BE 48" AND 60".
- THE MINIMUM SPACING BETWEEN CONNECTIONS SHALL BE 10'.
- SHOTS SHALL NOT EXCEED A MAXIMUM OF 40' TO THE EXISTING FLOOR.
- SHOTS AT PROPERTY LINE SHALL TERMINATE IN ACCORDANCE WITH DETAIL.
- EACH CHANNEL SHALL MAINTAIN A MINIMUM SLOPE OF TWO PERCENT THROUGH THE MANHOLE.

Howard County, Maryland
Department of Public Works
Manhole Channel Configuration
Detail
G-5-31.2

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DESIGN AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *J. O'Neill* Date: 6-15-19

Signature of Developer: *J. O'Neill Properties LLC*

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *R. Jacob Hikmat P.E.* Date: 6/17/19

Signature of Engineer: *R. Jacob Hikmat P.E.*

OWNER/DEVELOPER

THOMAS O'NEIL
GERARD O'NEIL
5239 KERGER ROAD
ELLCOTT CITY, MD 21043
410-292-4831

Signature: *Thomas O'Neill* Date: 6/26/19

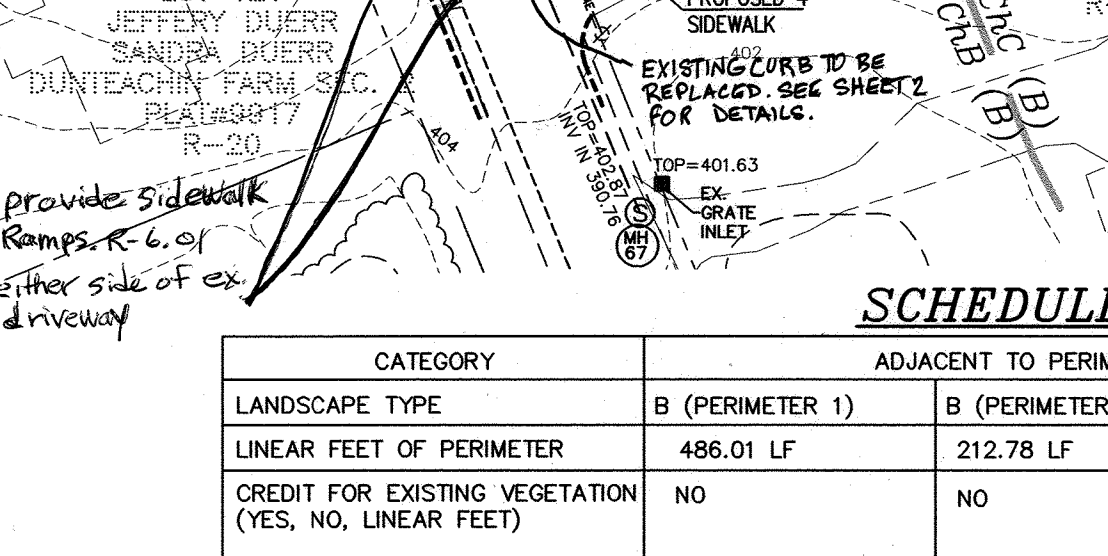
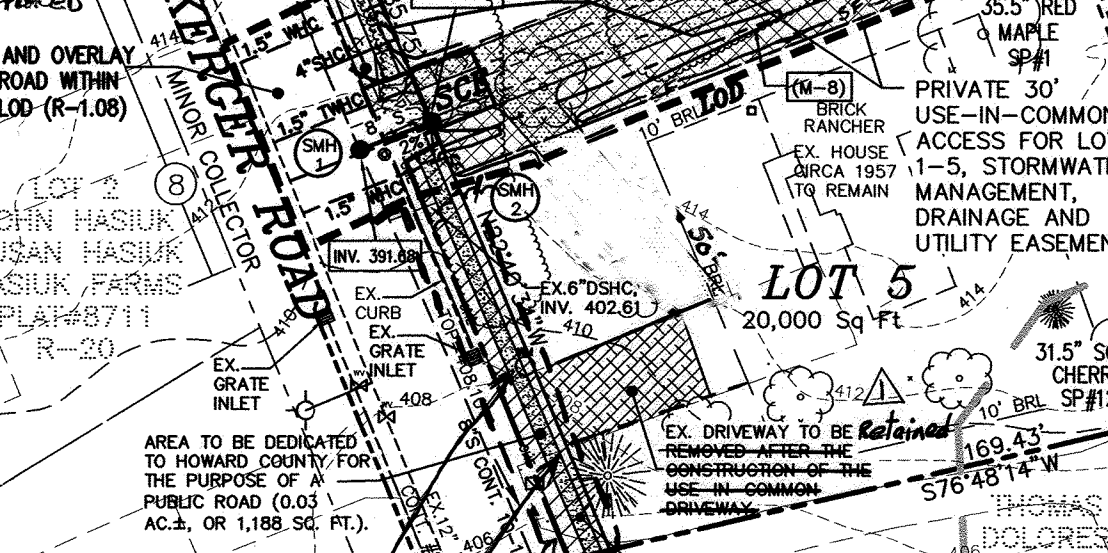
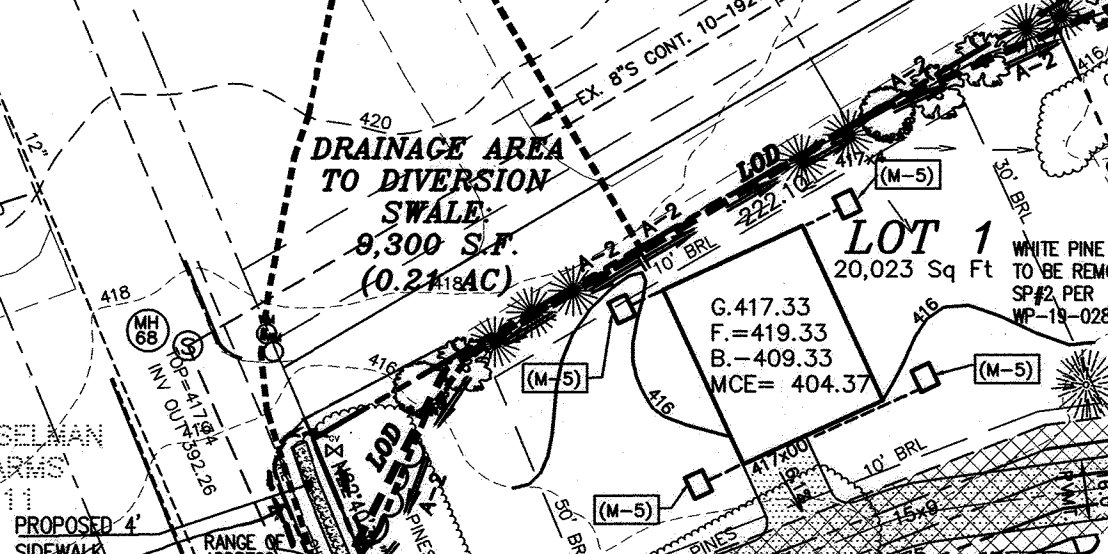
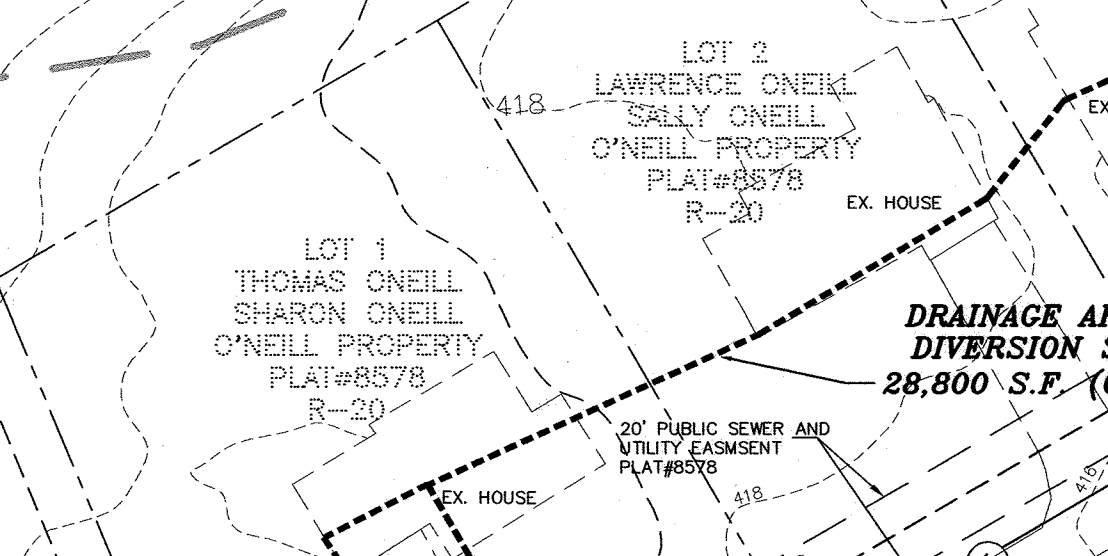
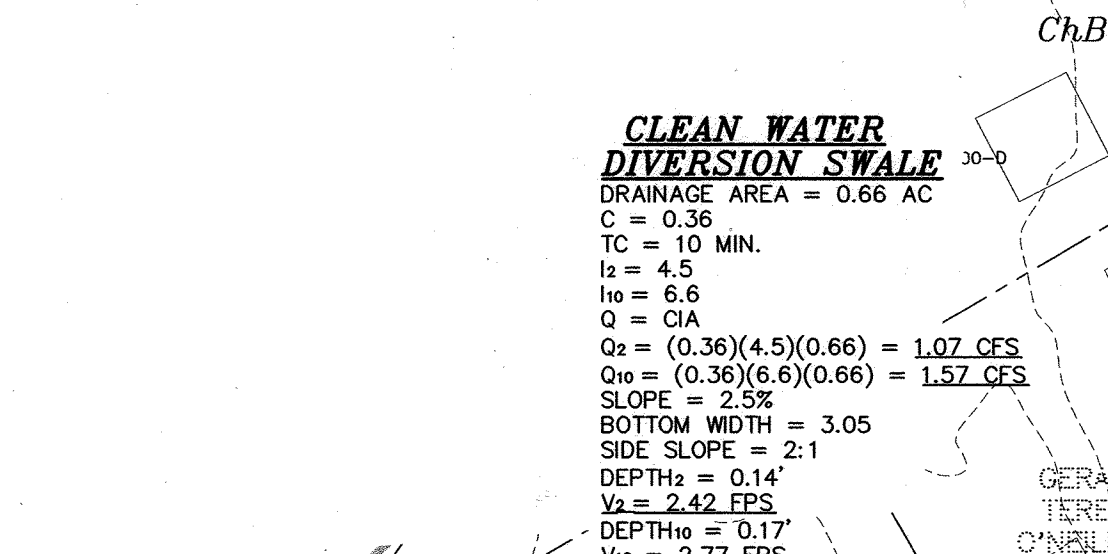
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *[Official Seal]* Date: 7-11-19

Signature: *[Official Seal]* Date: 7-16-19

DIRECTOR: *[Signature]*

- ### FSD NOTES
- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
 - SURROUNDING LAND USE IS PRIMARILY HIGH-DENSITY RESIDENTIAL DEVELOPMENT.
 - THE SITE IS LOCATED WITHIN THE DEEP RUN SECTION OF THE PATAPSCO RIVER WATERSHED (02-13-09). THIS STREAM CHANNEL REQUIRES A 75 FOOT BUFFER.
 - NO HISTORIC ELEMENTS OR CEMETERIES WERE NOTED ON THE PROPERTY.
 - NO STEEP SLOPES (25% AND GREATER) ARE PRESENT ON THE SITE.
 - NO FORESTS IS PRESENT ON THE SITE BUT TWELVE SPECIMEN TREES HAVE BEEN LOCATED.
 - NO 100 YEAR FLOODPLAIN IS PRESENT ON THE SITE.



SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	TOTAL
LANDSCAPE TYPE	B (PERIMETER 1) 486.01 LF	B (PERIMETER 2) 212.78 LF	B (PERIMETER 3)* 244.60 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES 341.99 LF
NUMBER OF PLANTS REQUIRED	10 SHADE TREES 15 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 5 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	10 SHADE TREES 15 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 5 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS

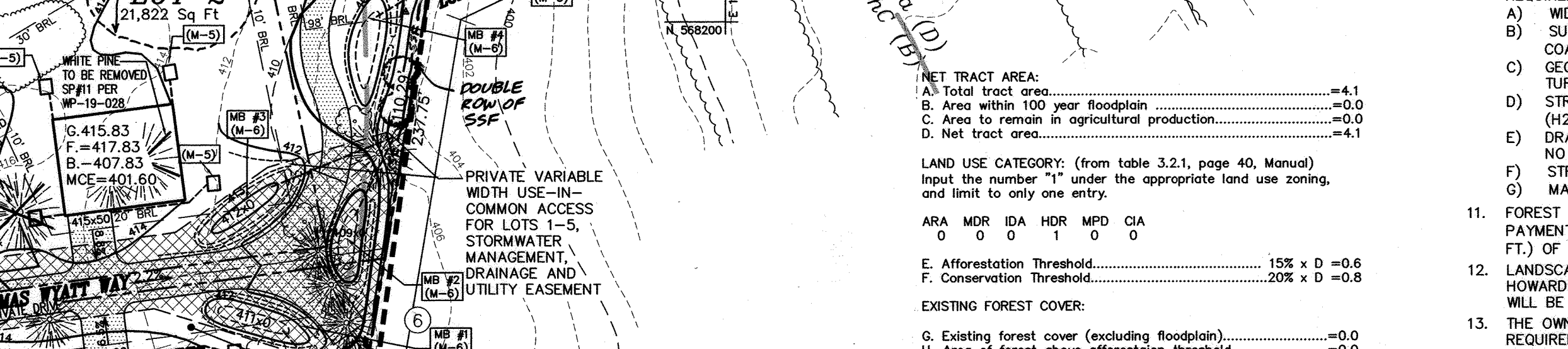
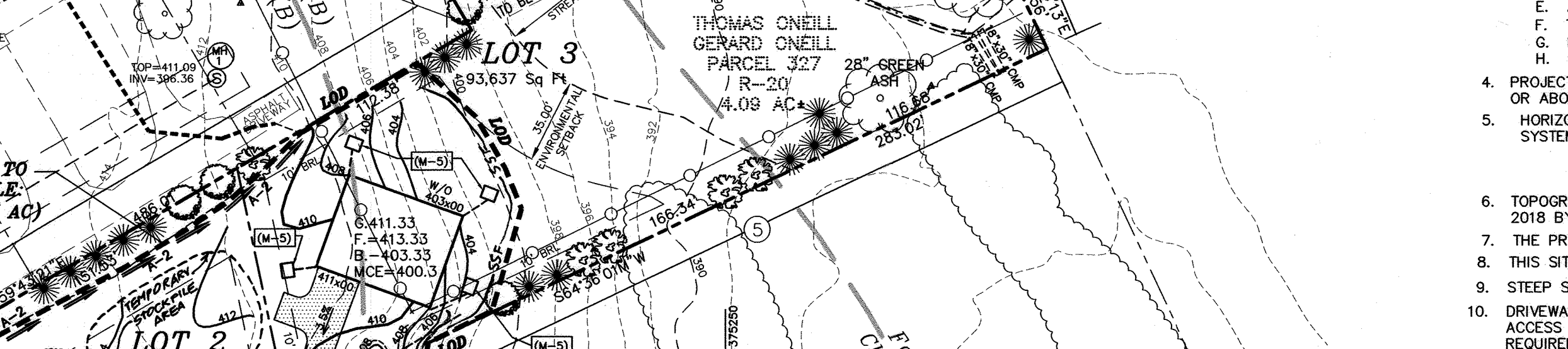
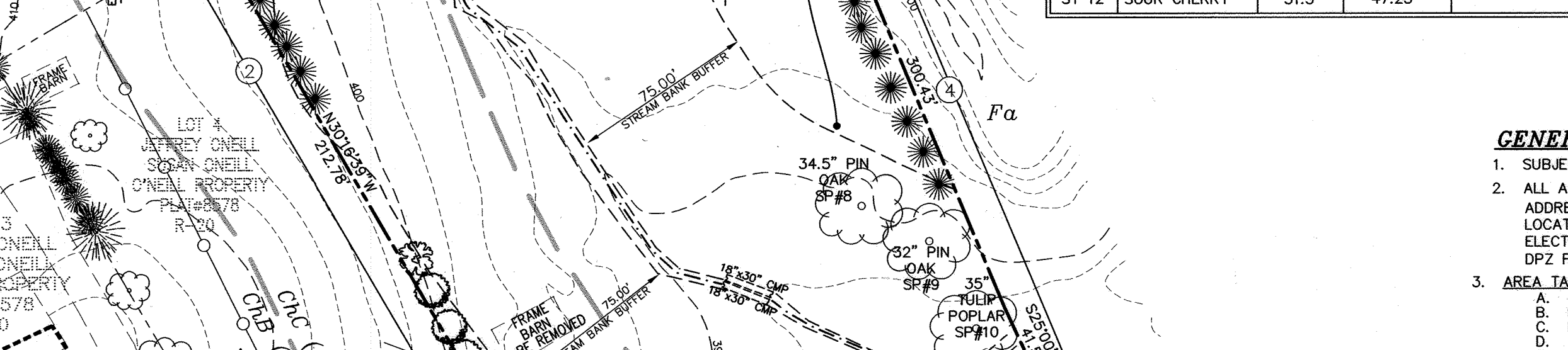
(PERIMETER 3)*-CREDIT TAKEN FOR 3 EXISTING TREES. 4 ADDITIONAL SHADE TREES HAVE BEEN PROVIDED AS PER CONDITION OF WP-19-028 APPROVAL.
(PERIMETER 4)**-CREDIT TAKEN FOR 6 EXISTING TREES.
(PERIMETER 5)***-CREDIT TAKEN FOR 1 EXISTING TREES.
(PERIMETER 7)****-CREDIT TAKEN FOR 2 EXISTING TREES.
NOTE- LANDSCAPING TO BE COMPLETED WITH SDP

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 17924, EXP DATE 09/03/20

Signature: *R. Jacob Hikmat P.E.* Date: 6/17/19

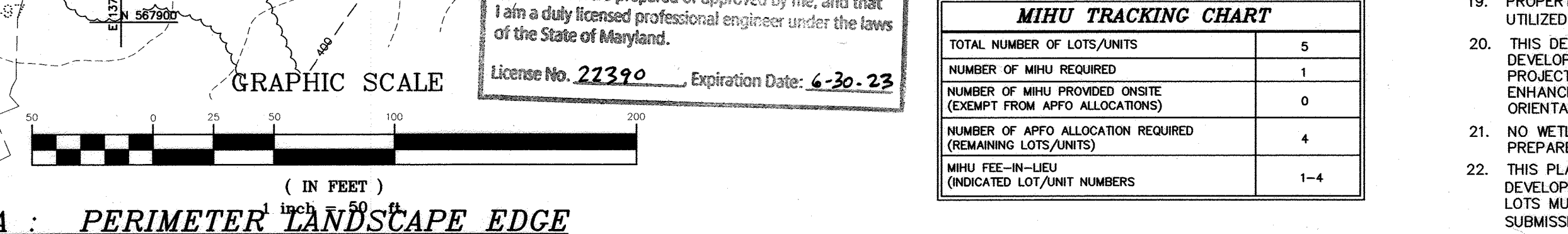
SPECIMEN TREE

KEY	SPECIES	SIZE	CRZ	COMMENTS
ST 1	RED MAPLE	33.5	53.25	FAIR
ST 2	WHITE PINE	31.5	47.25	TO BE REMOVED
ST 3	RED OAK	40	60	
ST 4	WHITE OAK	31	446.5	
ST 5	TULIP POPLAR	30	45	
ST 6	PIN OAK	36.5	54.75	
ST 7	GREEN ASH	35.5	53.25	VERY POOR, BORER INFESTED
ST 8	PIN OAK	34.5	51.75	
ST 9	PIN OAK	32	48	
ST 10	TULIP POPLAR	35	52.5	
ST 11	WHITE PINE	31	46.5	TO BE REMOVED
ST 12	SOUR CHERRY	31.5	47.25	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

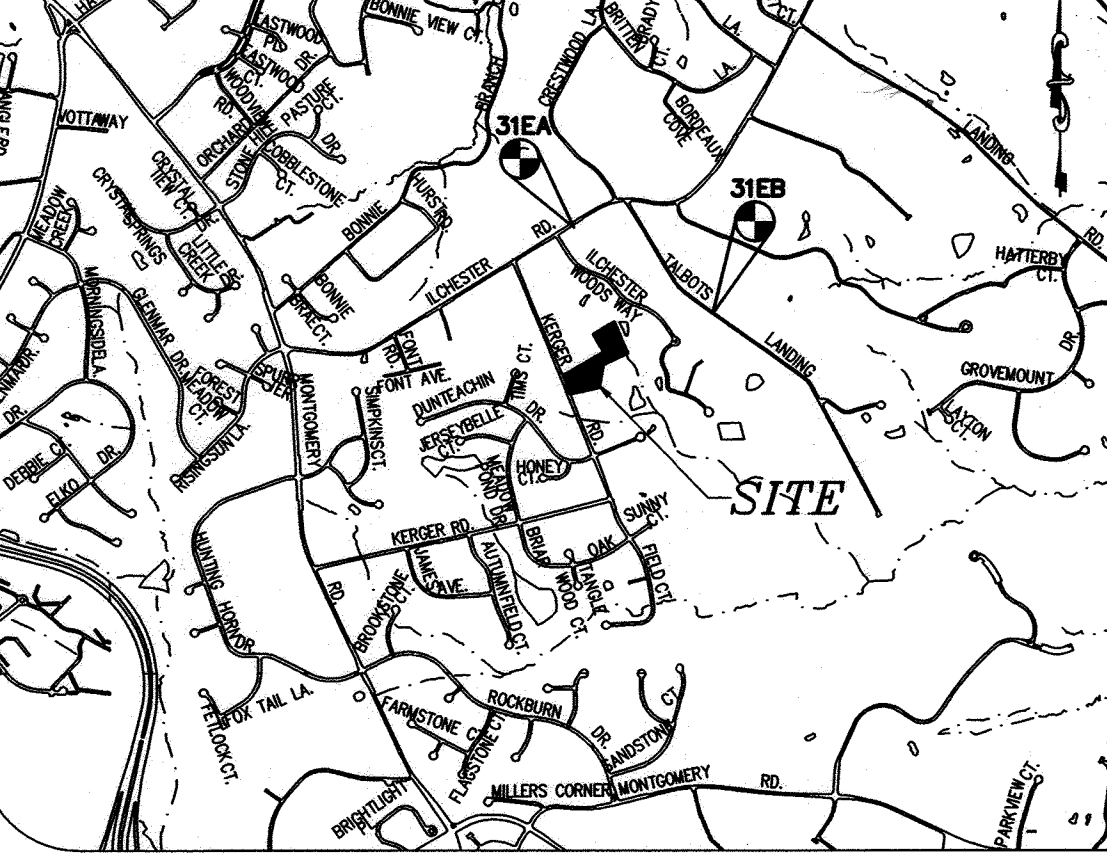
Signature: *[Official Seal]* License No. 22390 Expiration Date: 6-30-23



PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
18		PRUNUS SARGENTI OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	SARGENT CHERRY	2.5"-3" CAL.
16		ACER RUBRUM (R) OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RED MAPLE	2.5"-3" CAL.
51		BIOTOPHYLLON OBLIVIFOLIUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	ELEGANTISSIMA ARBORVITAE	2.5"-3" CAL.
TOTAL				34 SHADE TREES, 51 EVERGREENS

LOTS 1-4 IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.



GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS. ADDRESS: 5249 KERGER ROAD, ELLCOTT CITY, MD 21043 LOCATION: TAX MAP: 31 PARCEL: 327 GRID: 15 ELECTION DISTRICT: FIRST DPZ FILE NUMBERS: ECP-19-001
- AREA TABULATION
 - A. TOTAL TRACT AREA: 4.09 AC ±
 - B. NUMBER OF PROPOSED BUILDABLE LOTS: 5
 - C. NUMBER OF OPEN SPACE LOTS: 0
 - D. AREA OF THE ROAD DEDICATION: 4.5 SPACES (2 IN GARAGE + 2 DRIVEWAY) PER UNIT
 - E. AREA OF BUILDABLE LOTS: 4.06 AC ±
 - F. TYPE OF PROPOSED UNIT: SFD
 - G. NUMBER OF PARKING SPACES REQUIRED: 25 SPACES PER UNIT
 - H. NUMBER OF PARKING SPACES PROVIDED: 4 SPACES (2 IN GARAGE + 2 DRIVEWAY) PER UNIT
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31EA & 31EB STA. NO. 31EA EL. 468.877 N 569,641.138 E 1,374,816.086 STA. NO. 31EB EL. 452.657 N 568,730.995 E 1,376,273.635
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT MAY, 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE PROPOSED SUBDIVISION WILL CONSIST OF 5 SINGLE FAMILY DETACHED DWELLINGS.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- STEEP SLOPES GREATER THAN 25% AND OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO EXHAUST ALL WEATHER SURF.
- FOREST CONSERVATION OBLIGATION REQUIREMENTS FOR THIS SUBDIVISION WILL BE PROVIDED VIA PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$19,602 FOR THE REQUIRED 0.6 ACRES (26,136 SQ. FT.) OF AFFORESTATION.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED LANDSCAPING WILL BE PROVIDED WITH THE GRADING APPLICATION AT SDP STAGE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH MATERIALS OF EQUAL OR BETTER QUALITY TO ENSURE COMPLIANCE WITH REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN WILL RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THERE IS AN EXISTING HISTORIC DWELLING/STRUCTURE(S) (HO-885), THE JOHN S. ROGLEY FARM CA. 1850, LOCATED ON LOT 5 WHICH IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLOOD OR PIPESTEM LOT, ROAD REMOVAL AND ROAD RIGHT-OF-WAY LINE AND ROAD TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-BIORETENTION FACILITIES, SWALES, AND DRY WELLS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$6,000.00.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 266W (WATER) AND # 10-1215-D (SEWER).
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE DEPARTMENT OF PLANNING AND ZONING, INCLUDING BUT NOT LIMITED TO THE DEPARTMENT OF PLANNING AND ZONING, BEFORE COMMENCING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON OCTOBER 25, 2018, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ADD THE ALTERNATIVE COMPLIANCE PETITION WP-19-028, ON ALL PROPOSED PLANS AS SHOWN ON SHEET 1.
 - A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS.
 - SHOW THE 2" X 2" SIGNATURE OF THE PERMIT APPLICANT AND THE DATE OF APPROVAL ON ALL PLANS. THE SPECIMEN TREE REMOVAL WILL BE MITIGATED BY THE PLANTING OF 4 PERIMETER LANDSCAPE TREES OF 2.5" TO 3" CALIPER.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- SIDEWALKS WILL BE PROVIDED FOR THIS SUBDIVISION.

date	JUN 2019	engineering	MM	MM	MM	MM	MM
project	18-011	illustration	MM	MM	MM	MM	MM
scale	1" = 50'	revisions					

Revised to reflect existing driveway on Lot 1

date: 1-14-23

no.:

description:

revisions:

KERGER WOODS

LOTS 1 THRU 5

TAX MAP 31 GRID 15 PARCEL 327

HOWARD COUNTY, MARYLAND

1ST ELECTION DISTRICT

SUPPLEMENTAL PLAN

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

7850-B Grace Drive, Columbia, Maryland 21044

(410) 997-0298 Tel. (410) 997-0298 Fax.

1 OF 3

F-19-053

