

**LEGEND**

- LOD - LIMIT OF DISTURBANCE
- SSF - PROPOSED SUPER SILT FENCE
- DF - PROPOSED DIVERSION FENCE
- Proposed Driveway
- WETLANDS
- DRAINAGE AREA
- Proposed Tree Line
- EXISTING TREE LINE
- ELE - EXISTING ELECTRIC
- ② - LANDSCAPE PERIMETER
- STABILIZED CONSTRUCTION ENTRANCE
- 62x7 - SHC ELEVATION AT RIGHT-OF-WAY
- SP - STANDARD INLET PROTECTION

**SOILS TABLE**

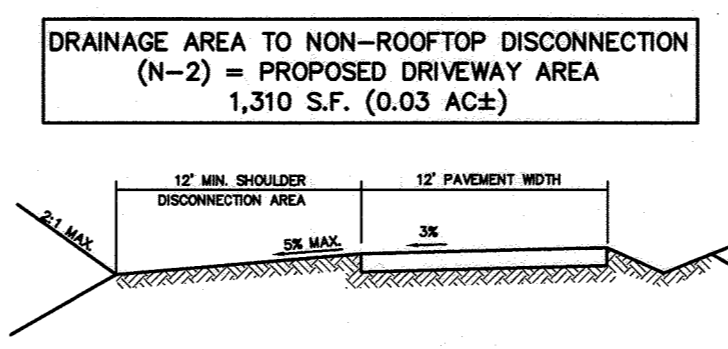
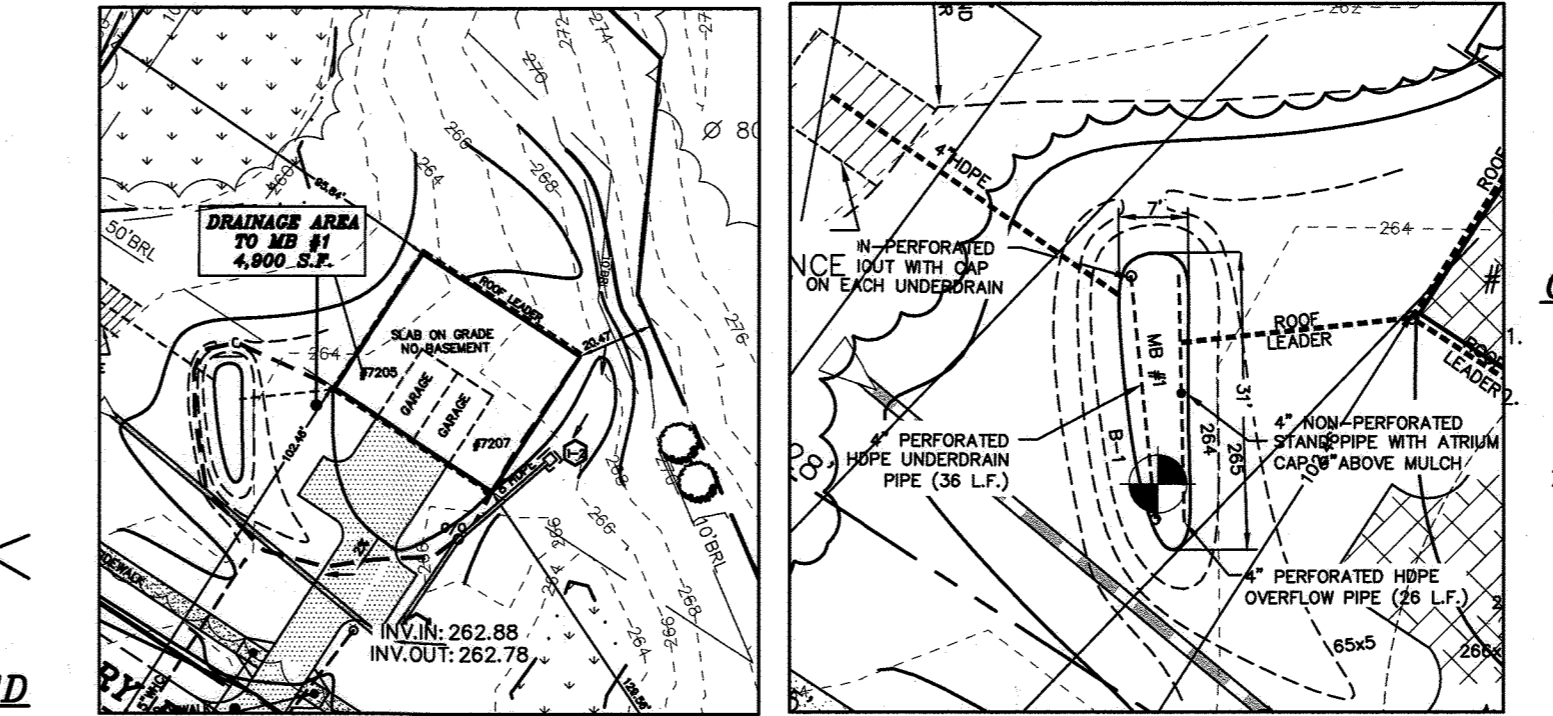
SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
ReC	(C)	RUSSETT FINE SANDY LOAM 5 TO 10% SLOPES	0.43	19	
RsD	(C)	RUSSETT FINE SANDY LOAM 10 TO 15% SLOPES	0.43	19	ERODABLE (SLOPES>5%)
UcB	(C)	URBAN LAND - CHILLUMBELVILLE COMPLEX 0 TO 5% SLOPES	N/A		

**INDEX OF DRAWINGS**

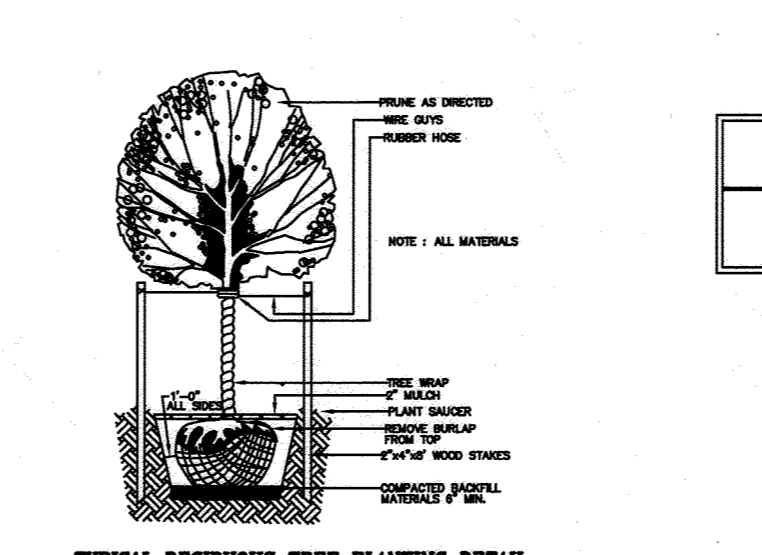
NO.	DESCRIPTION
1	SITE DEVELOPMENT & LANDSCAPING PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

**ADDRESS CHART**

ADDRESS
LEFT UNIT 7205 MONTGOMERY ROAD, ELKRIDGE MD 21075
RIGHT UNIT 7207 MONTGOMERY ROAD, ELKRIDGE MD 21075



**DRIVEWAY TYP. SECTION TREATED BY NON-ROOFTOP DISCONNECTION**

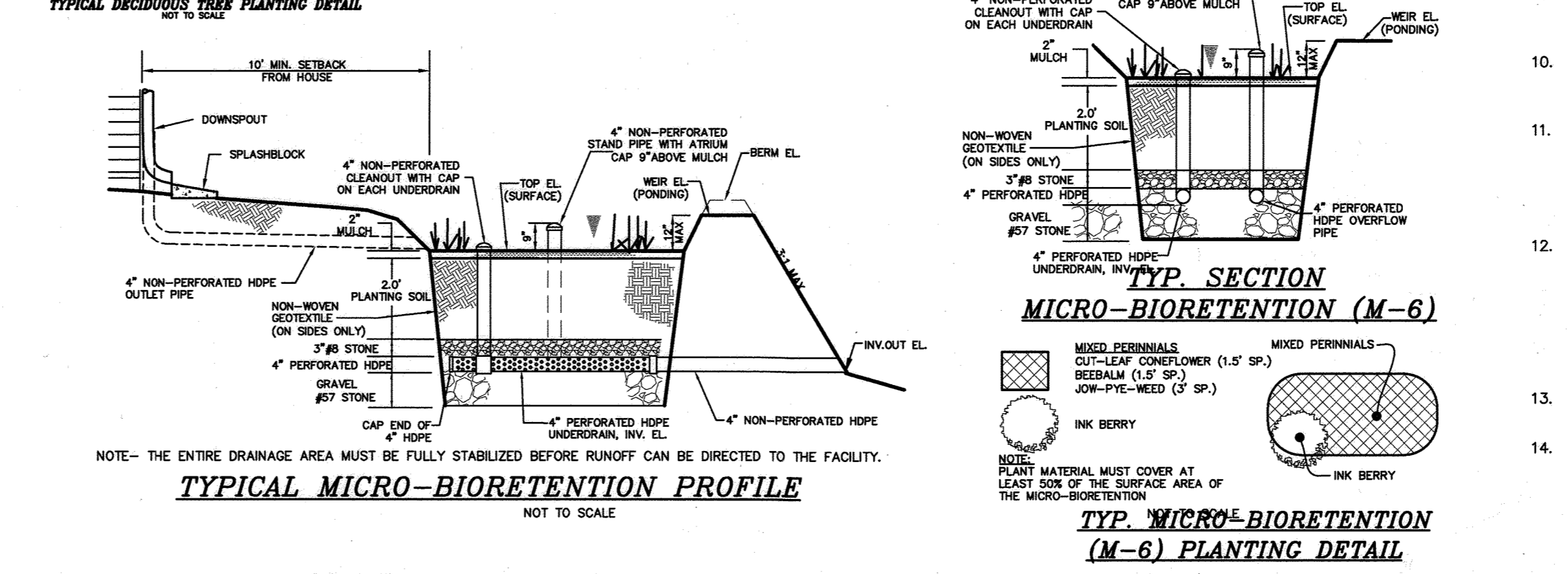


**SWM PRACTICES SCHEDULE**

AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV	REQUIRED P <sub>e</sub>	PROVIDED P <sub>e</sub>
PARCEL 26	MICRO-BIORETENTION (M-6) NON-ROOFTOP DISCONNECTION (N-2)	371 C.F.	399 C.F.	1.2"	1.25"

**MICRO-BIORETENTION DESIGN DATA**

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAN	INV. EL. OVERFLOW PIPE
MB-1	264.00	265.00	265.50	261.22	261.08	180 SF	420 SF	12"	12"	261.08



**PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
6	○	ACER RUBRUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	2.5"-3" CAL.
<b>TOTAL</b>		<b>6 TREES (6 SHADE TREES)</b>		

**SCHEDULE A : PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	298.09 LF	120.45 LF	217.36 LF	33.32 LF	
LINEAR FEET OF PERIMETER					
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 78' LF. OF EXISTING VEGETATION	YES, 111' LF. OF EXISTING VEGETATION	YES, 62' LF. OF EXISTING VEGETATION		
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

**PERMIT INFORMATION BLOCK**

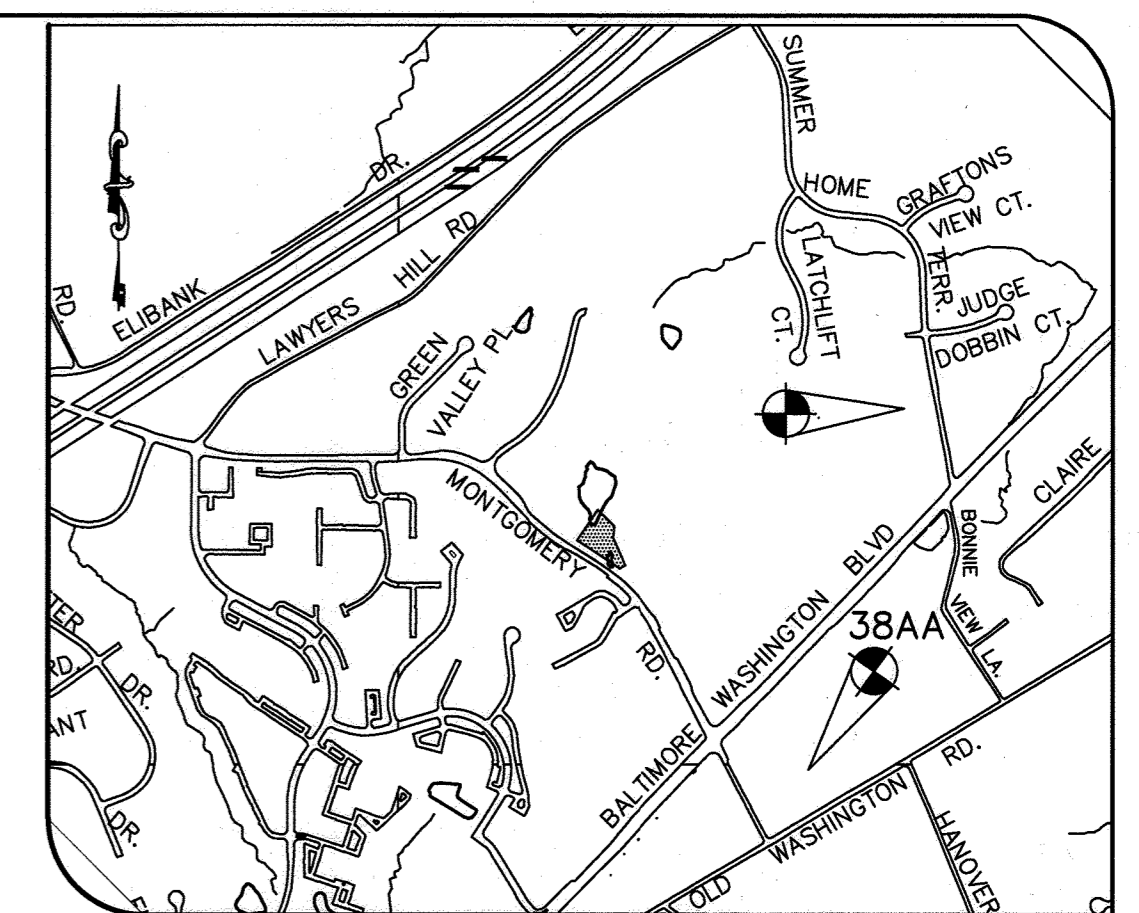
SUBDIVISION NAME:	CAGER PROPERTY	SECTION/AREA:	N/A	PARCEL:	26
PLAT NO.	N/A	GRID(S)	2	ZONING	R-ED
TAX MAP NO.	38	ELECTION DISTRICT	FIRST	CENSUS TRACT	601201

25. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER TO THE REQUIRED ROAD IMPROVEMENTS TO BE PROVIDED ALONG THE FRONTAGE OF MONTGOMERY ROAD WHICH WAS APPROVED ON MARCH 20, 2023. A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$27,100 WILL BE PROVIDED.

26. THIS PROPERTY IS ELIGIBLE FOR SINGLE LOT FAMILY MEMBER EXEMPTION PER SECTION 16-110(b)(1)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

27. A REQUEST FOR ESSENTIAL OR NECESSARY WETLAND BUFFER DISTURBANCE FOR THIS PROJECT WAS APPROVED ON MARCH 24, 2023. APPROVAL OF THIS NECESSARY DISTURBANCE IS SUBJECT TO THE FOLLOWING MITIGATION METHODS:

- THE OUTFALL CONSTRUCTION SHALL ONLY DISTURB THE 150'-SF OF THE WETLAND BUFFER IN THE AREA DELINEATED ON THE SITE DEVELOPMENT PLAN (SDP-22-015). ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REQUEST ARE NOT PERMITTED UNLESS THE APPLICANT SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION 16.116(C).
- THE DISTURBED AREAS SHALL BE STABILIZED AND SEEDED IN ACCORDANCE WITH THE SDP-22-015 EROSION AND SEDIMENT CONTROL PLAN.



**GENERAL NOTES: VICINITY MAP**

- SCALE: 1"=100'
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
  - SITE ANALYSIS DATA:**  
LOCATION: TAX MAP: 38 GRID: 02 PARCEL: 26  
ELECTION DISTRICT: FIRST  
ZONING: R-ED  
TOTAL AREA: 1.0974 AC±  
PROPOSED USE FOR SITE: RESIDENTIAL  
TOTAL NUMBER OF LOTS: 1  
TYPE OF PROPOSED UNIT: TWO-FAMILY DWELLING  
NUMBER OF PARKING SPACES PROVIDED: 5 SPACES (2 IN GARAGE+ 3 DRIVEWAY)  
TOTAL AREA OF FOREST ONSITE: 34,848 SQ.F.T.±, 0.8 AC±  
TOTAL AREA OF FOREST TO BE REMOVED: 14,173 SQ.F.T.±, 0.3 AC±  
COUNTY FILE NUMBERS: ECP-21-057 CU: BA-22-020C
  - TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON FIELD RUN SURVEY BY MILDBERG BOENDER & ASSOCIATES PERFORMED ON OR ABOUT MARCH 2021.
  - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL). MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC COUNTY CONTROL STATIONS NO. 17FB & 18DA.  
STA. NO. 38AA: N 561,158.815; E 1,389,726.426; EL. 220.036 (NAV88)  
STA. NO. 38BA: N 562,553.314; E 1,390,967.956; EL. 166.174 (NAV88)
  - BAY WINDOWS OR CHIMNEYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT MORE THAN 4 FEET INTO ANY DRIVEWAY, PORCHES OR DECKS MAY PROJECT NOT MORE THAN 3 FEET INTO THE FRONT OR REAR YARD SETBACKS. EXTERIOR BASEMENT AREAWAYS/STAIRWAYS MAY NOT ENCROACH INTO ANY BRL.
  - THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2013 COMPREHENSIVE ZONING PLAN.
  - THIS LOT IS BEING DEVELOPED PURSUANT TO THE R-20 DISTRICT REGULATIONS UNDER SECTION 107.0.1.1 OF HOWARD COUNTY ZONING REGULATIONS.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$1,800 FOR 6 SHADE TREES HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT OR GRADING PERMIT.
  - PROJECT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 36.16.1022 OF HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF DECLARATION OF INTENT FOR CLEARING LESS THAN 20,000 S.F. OF FOREST.
  - 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 NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE 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 HEREWIT 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 MAY 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.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC FEATURES/STRUCTURES LOCATED ON THIS SITE.
  - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.  
MISS UTILITY: 800-257-7777 (410) 725-9976  
VERIZON TELEPHONE COMPANY: (410) 313-4900  
HOWARD COUNTY BUREAU OF UTILITIES: (410) 383-3533  
AT&T CABLE LOCATION DIVISION: (410) 685-0123  
BALTIMORE GAS AND ELECTRIC: (410) 531-5533  
STATE HIGHWAY ADMINISTRATION: (410) 531-5533
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - STORMWATER MANAGEMENT FOR THIS PROJECT HAS BEEN PROVIDED VIA MICRO BIO-RETENTION (MB-1), AND NON-ROOFTOP DISCONNECTIONS (N-2). ALL BMPs WILL BE PRIVATELY OWNED AND MAINTAINED.
  - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 2-W (WATER) AND 10-0896 (SEWER).
  - THIS PROJECT IS EXEMPT FROM MHU REQUIREMENTS, IT IS AN EXISTING PARCEL.
  - FOR DRIVEWAY ENTRANCE DETAIL REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
  - FOREST STAND DELINEATION PERFORMED BY MILDBERG BOENDER & ASSOC., INC. AND ECO-SCIENCE PROFESSIONALS, INC. IN APRIL OF 2021.
  - COMMUNITY MEETING WAS HELD VIRTUALLY ON MAY 27, 2021 AT 6PM.
  - THIS PROJECT IS SUBJECT TO CONDITIONAL USE BA CASE NO. 22-020C GRANTED ON OCTOBER 17, 2022 SUBJECT TO FOLLOWING CONDITIONS:
    - YOU MUST COMPLY WITH ANY CONDITIONS OF APPROVAL IMPOSED BY THE HEARING EXAMINER. IN ADDITION, YOU MUST COMPLY WITH THE CONDITIONAL USE PLAN THAT YOU SUBMITTED WITH YOUR PETITION, AND WITH THE ZONING REGULATIONS AND REQUIREMENTS FOR THE CONDITIONAL USE. FAILURE TO COMPLY MAY CONSTITUTE GROUNDS FOR THE HEARING EXAMINER TO REVOKE THE CONDITIONAL USE.
    - PLEASE CONTACT THE DIVISION OF LAND DEVELOPMENT AT (410) 313-2350 TO DETERMINE IF A SITE DEVELOPMENT PLAN OR A REVISION TO THE CURRENT SDP WILL BE REQUIRED FOR THE APPROVED USE.
    - THE CONDITIONAL USE MAY NOT COMMENCE UNTIL:
      - REQUIRED BUILDING PERMITS ARE ISSUED; AND
      - THE SITE CONFORMS SUBSTANTIALLY TO THE CONDITIONAL USE PLAN THAT WAS SUBMITTED WITH YOUR PETITION AND TO ANY CONDITIONS IMPOSED BY THE HEARING EXAMINER.
    - IF A BUILDING PERMIT IS NECESSARY, THE CONDITIONAL USE WILL BECOME VOID UNLESS A BUILDING PERMIT CONFORMING TO THE CONDITIONAL USE PLAN IS OBTAINED WITHIN TWO YEARS, AND SUBSTANTIAL CONSTRUCTION IN ACCORDANCE WITH THE BUILDING PERMIT IS COMPLETED WITHIN THREE YEARS FROM THE DATE OF THE DECISION AND PARTICULAR SITE INDICATED IN THE PETITION. THE CONDITIONAL USE REMAINS VALID IF THE OWNERSHIP OF THE PROPERTY CHANGES, UNLESS THE DECISION AND ORDER SPECIFICALLY STATES OTHERWISE.
    - IF THE CONDITIONAL USE IS DISCONTINUED FOR A CONTINUOUS PERIOD OF AT CONDITIONAL USE APPROVAL WILL BECOME VOID.
    - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
      - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
      - SURFACE - 5 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2");
      - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS;
      - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
      - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
      - STRUCTURE CLEARANCES - MINIMUM 12 FEET
      - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

**ENGINEER'S CERTIFICATION**

I, HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DESIGNER'S SIGNATURE: *Sam A. Alomer P.E.* DATE: 08/02/2023  
 PRINTED NAME: SAMER A. ALOMER P.E. DATE: 26859  
 MD REGISTRATION NO. (P.E.)

**OWNER/DEVELOPER CERTIFICATION**

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

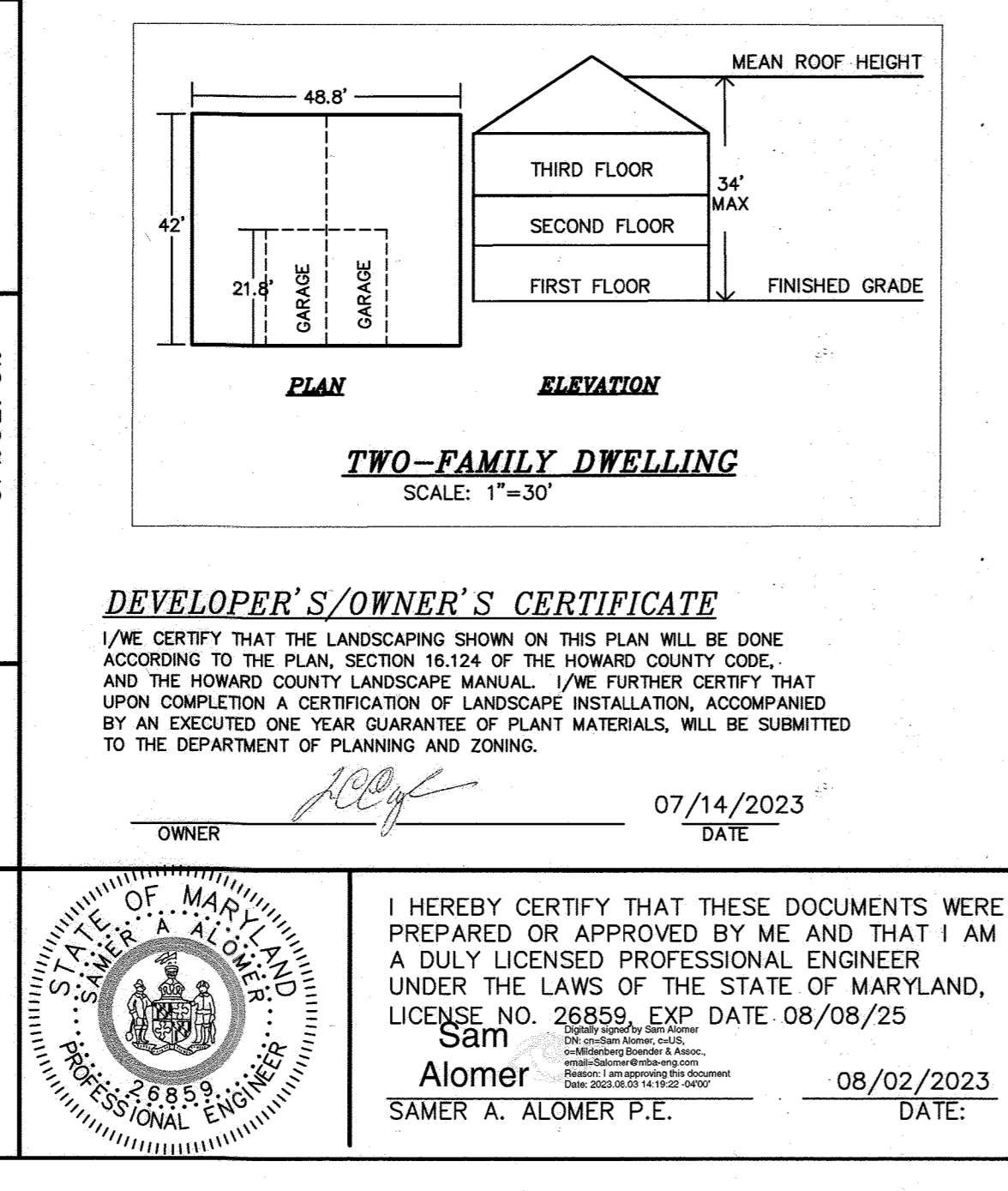
OWNER'S/ DEVELOPER'S SIGNATURE: *Lawrence Cager* DATE: 08/02/2023  
 PRINTED NAME & TITLE: LAWRENCE CAGER

**HOWARD SCD SIGNATURE BLOCK**

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Alexander Bratovich* DATE: 8/17/2023  
 HOWARD SOIL CONSERVATION DISTRICT DATE:

APPROVED: DEPARTMENT OF PLANNING AND ZONING DATE: 8/17/2023  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 8/16/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 8/17/2023  
 DIRECTOR DATE:



**geolab**  
 GEOTECHNICAL LABORATORIES, INC.  
 ENGINEERING/SCIENCE CONSULTANTS

October 25, 2021

Sam Alomer, P.E.  
 Mildbenberg, Boender & Assoc., Inc.  
 7350B Grace Drive  
 Columbia, MD 21044

Re: Subsurface Exploration  
 Cager Property  
 Parcel 26, Montgomery Road  
 Elkridge, Howard County, MD 21075  
 Project No. 121-172

Dear Mr. Alomer:

Geotechnical Laboratories, Inc. (Geolab) has completed the requested exploration related to the above referenced project. As requested by Mildbenberg, Boender & Assoc., Inc. (project Civil Engineer), a soil boring was hand drilled on the above referenced property for a proposed stormwater management (SWM) facility. The purpose of this soil boring was to determine the depth to groundwater and rock.

For this study, one soil test boring (designated as B-1) was drilled using hand-augers. The test boring location was determined and marked by Mildbenberg, Boender & Assoc., Inc. as shown on the attached Boring Location Plan. The boring was checked for water during drilling and after 24-hours.

The results of our study are as follows:

Test Boring No.	Requested Boring Depth (feet)	Depth to Auger Refusal (feet)	Groundwater depth during drilling (feet)	Groundwater depth after 24- hours day (feet)
B-1	8.0	No refusal	No water	7.75

Should you have any questions, please do not hesitate to contact our office at your convenience.

I hereby certify that this report was prepared or approved by me, and that I am a duly licensed, professional engineer under the laws of the State of Maryland, License No. 42003, expiration date 12/09/2022.

Sincerely,  
*David A. Rockwood*  
 David A. Rockwood, P.E.  
 Staff Engineer

**OWNER/DEVELOPER**  
 LAWRENCE C. CAGER  
 PO BOX 1732  
 BALTIMORE MD, 21203  
 202-258-6089

project date: AUG 2023  
 illustration: 21-004  
 scale: 1"=30'

description: UPWARD SLOPE W/IN TO 1/4" 4" x 4" SHC

no. 1

date: FEB 2024

revisions:

MARYLAND  
 HOWARD COUNTY, MARYLAND  
 PARCEL : 26 GRID : 02  
 TAX MAP : 38

ENGINEERS  
**MILDBERG, BOENDER & ASSOC., INC.**  
 Planners Surveyors  
 8318 Forrest Street, Suit 300, Ellicott City, Maryland 21043  
 (410) 997-0296 Tel. (410) 997-0298 Fax.

1 OF 2

SDP-22-015

