

SHEET INDEX

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SITE DEVELOPMENT PLAN KERGER POND AGE RESTRICTED ADULT HOUSING UNITS 1 THRU 28 HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PARCEL BACKGROUND:
 - ADDRESS: 5263 KERGER ROAD, ELLICOTT CITY, MD. 21043
 - TAX MAP 31, GRID: 21, PARCEL 497
 - ELECTION DISTRICT: FIRST
 - DEED REFERENCE: 21928/ 418
 - AREA: 8.35 ACRES ±
 - PREVIOUS DPZ FILE NUMBERS: ECP-21-048, BA 21-025C
- PROPOSED USE: AGE-RESTRICTED ADULT HOUSING (SEC. 131.0.N.1.C)
 - PROPOSED STRUCTURE TYPE: AGE RESTRICTED SINGLE FAMILY ATTACHED AND DETACHED UNITS.
 - GROSS AREA: 8.34 AC ±
AREA OF FLOODPLAIN: 1.33 AC
NET AREA: 7.01 ACRES
ALLOWED NUMBER OF UNITS= 7.01X4=28.04
NUMBER OF UNITS PROPOSED: 26 SFA UNITS
2 SFD UNITS
 - MAXIMUM DENSITY: 4 UNITS PER NET ACRE
PROPOSED DENSITY: 3.641 UNITS PER NET ACRE
 - THE DEVELOPMENT CONFORMS TO ALL THE BULK REGULATIONS OF SECTION 131.N.1. OF THE ZONING REGULATION.
 - SETBACK FROM RESIDENTIAL LOTS REQUIRED: 40' BRL PROVIDED: 40' BRL
 - SETBACK FROM PUBLIC ROAD REQUIRED: 50' BRL PROVIDED: 50' BRL
 - REQUIRED OPEN SPACE: 35% = 2.923 ACRES ±.
PROVIDED OPEN SPACE: 50% = 4.175 ACRES ±.
 - NO ACCESSORY BUSINESS USES ARE PROPOSED.
 - REQUIRED AREA OF COMMUNITY CENTER AT 20 S.F. PER UNIT: 560 S.F.(MIN 500 SQ.F.T.)
PROPOSED AREA OF COMMUNITY CENTER: 840 S.F.
 - NO LOADING OR TRASH AREAS ARE PROPOSED. STANDARD HOUSEHOLD CONTAINERS TO BE USED.
 - THE PROPOSED BUILDINGS ARE COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL DEVELOPMENTS IN THE VICINITY. SETBACKS TO EXISTING LOTS MEETS OR EXCEEDS REQUIREMENTS.
 - THE DEVELOPMENT WILL BE ONE (1) PHASE.
 - THE AGE RESTRICTION REQUIREMENT WILL BE ENFORCED THROUGH THE CONDOMINIUM/HOMEOWNER ASSOCIATION COVENANTS AND AS REQUIRED BY HOWARD COUNTY.
 - ALL COMMON AREAS AND RELATED IMPROVEMENTS WILL BE MANAGED BY THE CONDOMINIUM ASSOCIATION.
 - ALL BUILDINGS SHALL CONFORM TO THE UNIVERSAL DESIGN FOR THE AGE-RESTRICTED POPULATION.
 - THE PROJECT SHALL CONFORM TO HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.
 - THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY MILDBERG, BOENDER & ASSOC, INC. ON OR ABOUT OCTOBER 2020.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT 31EA & 31EB. AND WERE USED FOR THIS PROJECT.
 - NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
 - WETLANDS, A STREAM AND FLOODPLAIN EXIST ON SITE. NO STEEP SLOPES EXIST ON SITE.
 - WETLAND AND SIMPLIFIED FOREST STAND DELINEATION WAS PREPARED BY ECO SCIENCE PROFESSIONALS IN MAY 2021.
 - THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY MILDBERG BOENDER & ASSOC. IN DECEMBER 2022 AND WAS APPROVED IN JAN 2023.
 - PARKING REQUIREMENT:
 - PARKING SPACES REQUIRED (2 PER UNIT): 28X2=56
 - PARKING PROVIDED: 56 (2 CAR GARAGE)
 - GUEST PARKING REQUIRED (0.3 PER UNITS-SFA): 26X0.3=8.4
 - GUEST PARKING PROVIDED (0.5 PER UNITS-SFD): 2X0.5=1
 - GUEST PARKING PROVIDED: 56 (2 SPACES ON EACH DRIVEWAY)
 - COMMUNITY BUILDING PARKING REQUIRED: 9
 - COMMUNITY BUILDING PARKING PROVIDED: 11
 - TOTAL SPACES REQUIRED: 75
 - TOTAL SPACES PROVIDED: 123
 - ALL OF THE PROPOSED DWELLINGS SHALL BE APPROPRIATE FOR THE AGE-RESTRICTED POPULATION AND SHALL INCLUDE DESIGN FEATURES THAT INCORPORATE UNIVERSAL DESIGN PRINCIPALS TO BE ACCESSIBLE TO OR ADAPTABLE FOR RESIDENTS WITH LIMITED MOBILITY AND OTHER AGE RELATED FUNCTIONAL LIMITATION. ALL UNITS MUST HAVE THE FOLLOWING FEATURES:
 - ACCESSIBLE PATH BETWEEN PARKING, DWELLING UNITS AND COMMON AREAS THAT MEETS ADA STANDARDS.
 - NO-STEP ENTRANCE TO COMMUNITY AREAS
 - NO-STEP ACCESS TO THE FRONT ENTRANCE WHERE TOPOGRAPHY PERMITS, OTHERWISE NO-STEP SIDE OR GARAGE ENTRY TO THE FIRST FLOOR.
 - 36" WIDE FRONT DOOR WITH EXTERIOR LIGHTING AT THE ENTRANCE.
 - ALL EXTERIOR DOORWAYS AT LEAST 32" WIDE.
 - 32" WIDE INTERIOR DOORS.
 - CLEAR FLOOR SPACE IN KITCHEN.
 - MANEUVERING SPACE IN BATHROOM.
 - HALLWAYS AT LEAST 36" WIDE.
 - HEIGHT OF WALL-MOUNTED SWITCHES/CONTROLS.
 - COMPLETE LIVING AREA INCLUDING MASTER BEDROOM & BATH ON FIRST FLOOR.
 - LEVER HANDLES ON INTERIOR AND EXTERIOR DOORS.
 - BLOCKING FOR GRAB BARS IN BATHROOM WALLS NEAR TOILET AND SHOWER.
 - SLOPES OF RAMPS ON THE EXTERIOR OF UNITS SHALL BE IN ACCORDANCE WITH CURRENT HOWARD COUNTY REGULATION
 - AGE RESTRICTION WILL BE ENFORCED BY THE MANAGEMENT COMPANY OF THE HOMEOWNER/CONDO ASSOCIATION.
 - FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE, INC. IN MAY 2021.
 - SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS PREPARED BY THE TRAFFIC GROUP.
 - DATE OF REPORT: APRIL 11, 2023
 - DATE OF COUNT(S): INTERSECTIONS WERE CONDITIONED ON SEPTEMBER 27, 2022.
 - REPORT SUBMITTED AS PART OF PLAN NUMBER: SDP-24-018
 - HOWARD COUNTY PUBLIC SCHOOLS WERE IN SESSION DURING ALL COUNT DATES.
 - STUDY INTERSECTIONS ARE ALL UNDER STATE JURISDICTION AND 2025 LOS FOR AM (PM) ARE:
 - MD 103 AT BRIGHTFIELD RD/MONTGOMERY RD LOS B & C
 - ALL INTERSECTIONS ARE PROJECTED TO MAINTAIN ACCEPTABLE LEVELS OF SERVICE AND MITIGATION IS NOT REQUIRED.
 - THE EXISTING STRUCTURE AND EXISTING PAVEMENT ONSITE SHALL BE REMOVED.
 - PROJECT IS LOCATED IN THE PLANNED SERVICE AREA. WATER IS PUBLIC AND IS SERVED BY CONTRACT 14-5235-D. SEWER IS PRIVATE AND IS SERVED BY CONTRACT NO. 14-4078-D. EXISTING WATER LOCATION IS BASED ON WATER CONTRACT ASBUILT DWGS. SEWER INFORMATION IS BASED ON A FIELD RUN SURVEY BY MILDBERG BOENDER & ASSOC. IN 2020.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL RE-02 USING A MODIFIED CONNECTION CURB AND GUTTER.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA/CONDO ASSOCIATION. REFER TO STORMWATER MANAGEMENT PRACTICES TABLE ON THIS SHEET FOR A LIST OF PROVIDED FACILITIES.
 - THE FOREST CONSERVATION OBLIGATIONS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PROVIDING ON SITE AFForestation FOR 1.1 ACRES ON EASEMENTS "A" AND "B". A FINANCIAL SURETY IN THE AMOUNT OF \$23,958.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THIS SITE MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
 - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.
 - MISS UTILITY 800-257-7777
 - VERIZON TELEPHONE COMPANY (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS AND ELECTRIC (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533

date	FEB. 2025	approval	SAA
project	23-005	illustration	MMM
engineering		scale	MMM

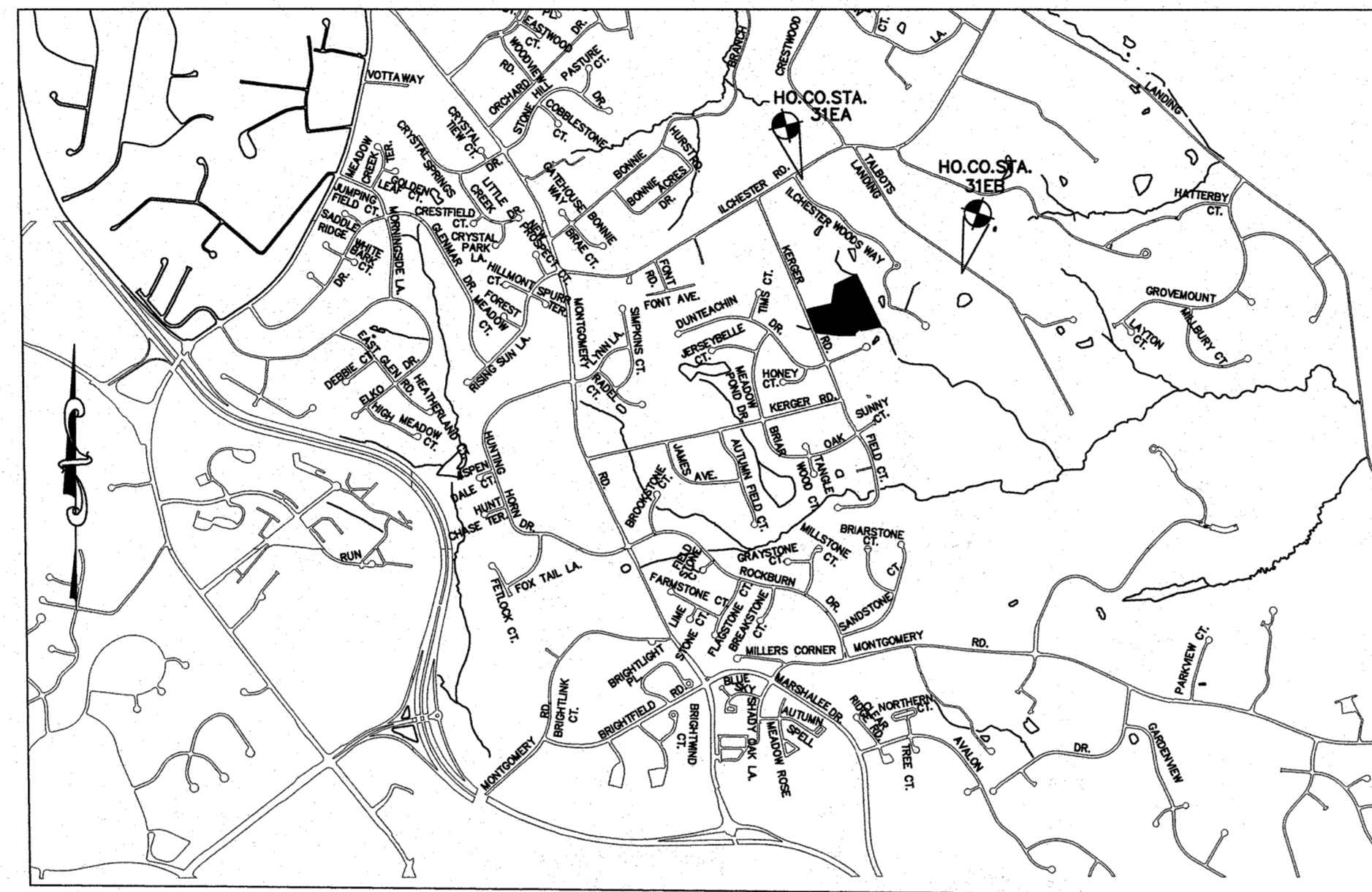
date		description	revisions

KERGER POND
 AGE RESTRICTED ADULT HOUSING
 TAX MAP: 31 - GRID: 21 - PARCEL: 497
 L-21928/F-418
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
COVER SHEET

MILDBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 FORREST ST. ELLICOTT CITY, MD 21043
 (410) 997-0298 Fax
 (410) 997-0298 Tel.

ADDRESS CHART

LOT	ADDRESS
1	5405 PONDVIEW LN
2	5409 PONDVIEW LN
3	5411 PONDVIEW LN
4	5415 PONDVIEW LN
5	5417 PONDVIEW LN
6	5421 PONDVIEW LN
7	5423 PONDVIEW LN
8	5433 PONDVIEW LN
9	5435 PONDVIEW LN
10	5439 PONDVIEW LN
11	5441 PONDVIEW LN
12	5445 PONDVIEW LN
13	5447 PONDVIEW LN
14	5451 PONDVIEW LN
15	5453 PONDVIEW LN
16	5446 PONDVIEW LN
17	5444 PONDVIEW LN
18	5440 PONDVIEW LN
19	5438 PONDVIEW LN
20	5434 PONDVIEW LN
21	5432 PONDVIEW LN
22	5424 PONDVIEW LN
23	5422 PONDVIEW LN
24	5418 PONDVIEW LN
25	5416 PONDVIEW LN
26	5412 PONDVIEW LN
27	5410 PONDVIEW LN
28	5406 PONDVIEW LN
	COMMUNITY BUILDING 5428 PONDVIEW LN



VICINITY MAP
 1" = 1000'
 ADC MAP 28 GRID C/D-7

PERMIT INFORMATION BLOCK

SUBDIVISION NAME: KERGER POND	SECTION AREA: NA	PARCEL: 497	TAX MAP NO.:	ELECTION DISTRICT:	CENSUS TRACT:
PLAT NO.:	BLOCK(S):	ZONING:	31	FIRST	601104
NA	21	R-20			

STORMWATER MANAGEMENT PRACTICES

AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
P/O ROAD "A" PAVEMENT AND SIDEWALK, UNITS 2-4, DRIVEWAYS (LOTS: 1-4 AND 26-28)	MB#1 (M-6)	2,398 c.f.	2,420 c.f.
P/O ROAD "A" PAVEMENT AND SIDEWALK, HALF OF UNITS: 12,13,16-21	MB#2 (M-6)	2,400 C.F.	2,565 C.F.
P/O ROAD "A" PAVEMENT AND SIDEWALK, DRIVEWAYS (LOTS: 5-11,16-25), UNITS: 8-11,22-28), COMMUNITY CENTER	SGW#1 (M-2)	6,990 C.F.	7,078 C.F.
HALF OF UNITS: 12,13,16-21	RAIN BARRELS (M-1) TOTAL 40 BARRELS	968 C.F.	1,068 C.F.
LOTS 1, 5-7	DRYWELLS (M-5)	1,070 C.F.	1,120 C.F.
PEDESTRIAN PATHWAY	PERVIOUS PAVEMENT	923 C.F.	1,944 C.F.
UNIT: 14,15	SHEET FLOW TO BUFFER (N-3)	484 C.F.	269 C.F.
PATHWAY	PERVIOUS PAVEMENT	923 C.F.	1,944 C.F.
TOTAL		15,233 C.F.	16,464 C.F.

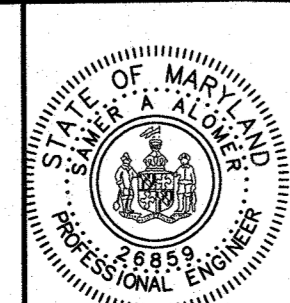
SITE ANALYSIS DATA:

- AREA OF THE SITE = 8.34± AC (GROSS)
- LIMIT OF DISTURBANCE = 221,350 S.F. (6.08 AC±)
- AREA OF ROAD DEDICATION = 3,300 (0.07 AC±)
- AREA OF WETLANDS AND ITS BUFFERS = 110,080 S.F. (2.53 AC±)
- AREA OF 100 YEAR FLOODPLAIN = 57,835 S.F. (1.33 AC±)
- AREA OF STREAM BUFFER = 91,820 S.F. (2.10 AC±)
- AREA OF STEEP SLOPES (25% OR GREATER AT VERTICAL DISTANCE OF 10 FEET OR MORE = 0
- AREA OF 15%-24.99% SLOPES = 0
- AREA OF SLOPES 25% OR GREATER = 0
- AREA OF FOREST = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 363,108 S.F. (3.20 AC±)
- AREA OF HIGHLY ERODIBLE SOILS = 178,980 S.F. (4.11 AC±)
- AREA OF PROPOSED IMPERVIOUS = 98,590 S.F. (2.28 AC±)
- PROPOSED GREEN OPEN SPACE = 264,520 S.F. (6.07 AC±)
- TWENTY SIX (26) NEW SEMI-ATTACHED AND TWO (2) NEW SINGLE FAMILY DETACHED UNITS ARE PROPOSED.

DEVELOPER

ESC KERGER POND LLC
 1355 BEVERLY RD
 SUITE 240
 MCLEAN VA 22101
 443-864-3479

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT



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. 26859, EXP DATE 08/08/25

SAMER A. ALOMER, P.E. DATE:

SITE DEVELOPMENT PLAN IS CONSISTENT WITH CONDITIONAL USE EXHIBIT DATED 02/22/22 APPROVED AS PART OF BA-21-025C THIS APPROVAL IS SUBJECT TO:

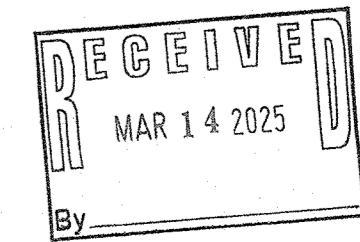
- THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE USES AS DESCRIBED IN THE PETITION AND DEPICED ON THE REVISED CONDITIONAL USE PLAN (2/22/22), AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY.
- PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.
- LOTS 10-15 SHALL BE LIMITED TO DEVELOPMENT OF LOW ROOF PROFILE SINGLE FAMILY DETACHED OR SEMI-DETACHED DWELLING UNITS UNTIL 50% OF THE LOTS ARE SOLD; AFTER THE 50% THRESHOLD IS MET, LOTS 10-15 MAY BE OFFERED FOR SALE WITH ANY OF THE DWELLING UNIT TYPES BEING PROVIDED ONSITE.
- AN ENVIRONMENTAL CONCEPT PLAN FOR THE SITE MUST BE APPROVED PRIOR TO THE SITE DEVELOPMENT PLAN IN ORDER TO IDENTIFY ANY IMPACTS TO STREAMS, WETLANDS AND THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES AND SPECIMEN TREES ON SITE WHICH ARE PROTECTED FROM DISTURBANCE PER THE LAND DEVELOPMENT REGULATIONS.
 - SPECIMEN TREES MUST BE SHOWN WITH THEIR CRITICAL ROOT ZONES IN ORDER TO EVALUATE THE LEVEL OF DISTURBANCE.
 - A REVIEW OF THE CURRENT PLAN SHOWS THAT ALTERNATIVE COMPLIANCE MAY BE NEEDED FOR IMPACTS TO ENVIRONMENTAL AREA AND WILL BE REQUIRED FOR SPECIMEN TREE REMOVAL. THE PROPOSED PLAN WILL REQUIRE SPECIMEN TREES TO BE REMOVED FOR THE DEVELOPMENT TO BE CONSTRUCTED AS DESIGNED. SINCE THE ALTERNATIVE COMPLIANCE FOR THIS HAS NOT BEEN APPROVED, THE PROPOSAL MAY NOT BE PERMITTED TO ADVANCE WITH ITS CURRENT LAYOUT. IF THE CONDITIONAL USE IS APPROVED, THIS DIVISION RECOMMENDS FLEXIBILITY IN THE DECISION AND ORDER TO ALLOW THE DEVELOPMENT TO BE RE-DESIGNED TO ACCOMMODATE THE PROTECTION OF SPECIMEN TREES, IF THE TREES ARE NOT APPROVED FOR REMOVAL SHOULD FLEXIBILITY NOT BE GRANTED. DPZ REQUESTS THAT THE DECISION SPECIFY THAT APPROVAL OF THE CONDITIONAL USE PLAN DOES NOT CONVEY A RIGHT TO REMOVE THOSE SPECIMEN TREES NOR HAVE THE APPROVED PLAN SERVE AS JUSTIFICATION TO MEET THE HARSH REQUIREMENT OF THE ALTERNATIVE COMPLIANCE REVIEW PROCESS.
- AN APPROVED SITE DEVELOPMENT PLAN FOR THE PROPOSED AGE-RESTRICTED ADULT HOUSING DEVELOPMENT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS.
- THE PROPOSED LANDSCAPE SCREENING MUST MEET THE REQUIREMENTS OF THE LANDSCAPE MANUAL TO EFFECTIVELY SCREEN THE PROPOSED DEVELOPMENT FROM THE NEIGHBORING PROPERTIES AND ROADWAYS.
 - THE PERIMETER LANDSCAPE BUFFERS AS SHOWN ON THE CONDITIONAL USE PLAN COMPLY WITH THE LANDSCAPE MANUAL.
 - A MINIMUM OF 15'-FOOT-WIDE LANDSCAPED AREA SHALL BE PROVIDED BETWEEN COMMON PARKING AREAS AND ANY ADJACENT RESIDENTIAL STRUCTURE.
 - STREET TREES MAY NOT BE PLANTED WITHIN 10 FEET OF A DRIVEWAY.
 - IDENTIFY THE LOCATION OF REFUSE/RECYCLE PICK-UP, LOADING AND TRASH STORAGE AREAS SHALL BE ADEQUATELY SCREENED FROM NEIGHBORS.
 - THIS DEVELOPMENT WILL BE SUBJECT TO AND MUST COMPLY WITH THE FOREST CONSERVATION ACT, PER SUBTITLE 120F OF THE COUNTY CODE, PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
 - APPROVAL OF ALTERNATIVE COMPLIANCE IS REQUIRED FOR THE REMOVAL OF ANY SPECIMEN TREES IF THE APPROVAL IS GRANTED, THE REQUIRED MITIGATION WILL BE DETERMINED AS PART OF THE EVALUATION OF THIS APPLICATION.
 - THERE SHALL BE NO ON-STREET PARKING IN THE CUL-DE-SAC.
 - AMEND CONDITIONAL USE PLAN NOTE 6 TO INCLUDE 11 ON STREET PARKING SPACES AND CORRECT THE TOTAL NUMBER OF PARKING SPACES PROVIDED.

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	MIHU TRACKING
NUMBER OF MIHU REQUIRED (10%)	3
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-28

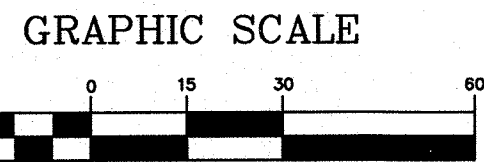
- MIHU CALCULATIONS ARE BASED ON SECTION 131.N.1.g.(16) OF THE ZONING REGULATIONS.
- FEE IN LIEU WILL PAID IN ACCORDANCE WITH SECTION 13.402c.(e)

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, 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.
- PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 22, 2021, VIRTUALLY.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL DEVICES:
 - THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED 104 SHADE TREES, 109 EVERGREEN AND 70 SHRUBS AND AN ADDITIONAL 22 SHADE TREES IN LIEU OF THE REMOVAL OF 9 SPECIMEN TREES IN THE AMOUNT OF \$56,250.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE - (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ARE AS FOLLOWS:
 - ONE (1) LED-150 COBRAHEAD PENDANT FIXTURE (3,000 K) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 6" ARM AT ROAD STA. 0+38, OFFSET 40' RT.
 - ONE (1) LED-100 COLONIAL POST TOP FIXTURE (3,000 K) MOUNTED ON A 14" BLACK FIBERGLASS POLE AT ROAD STA. 4+08, OFFSET 28.8' LT.
- MDE TRACKING NO. 24-N-3074/202406092



LEGEND

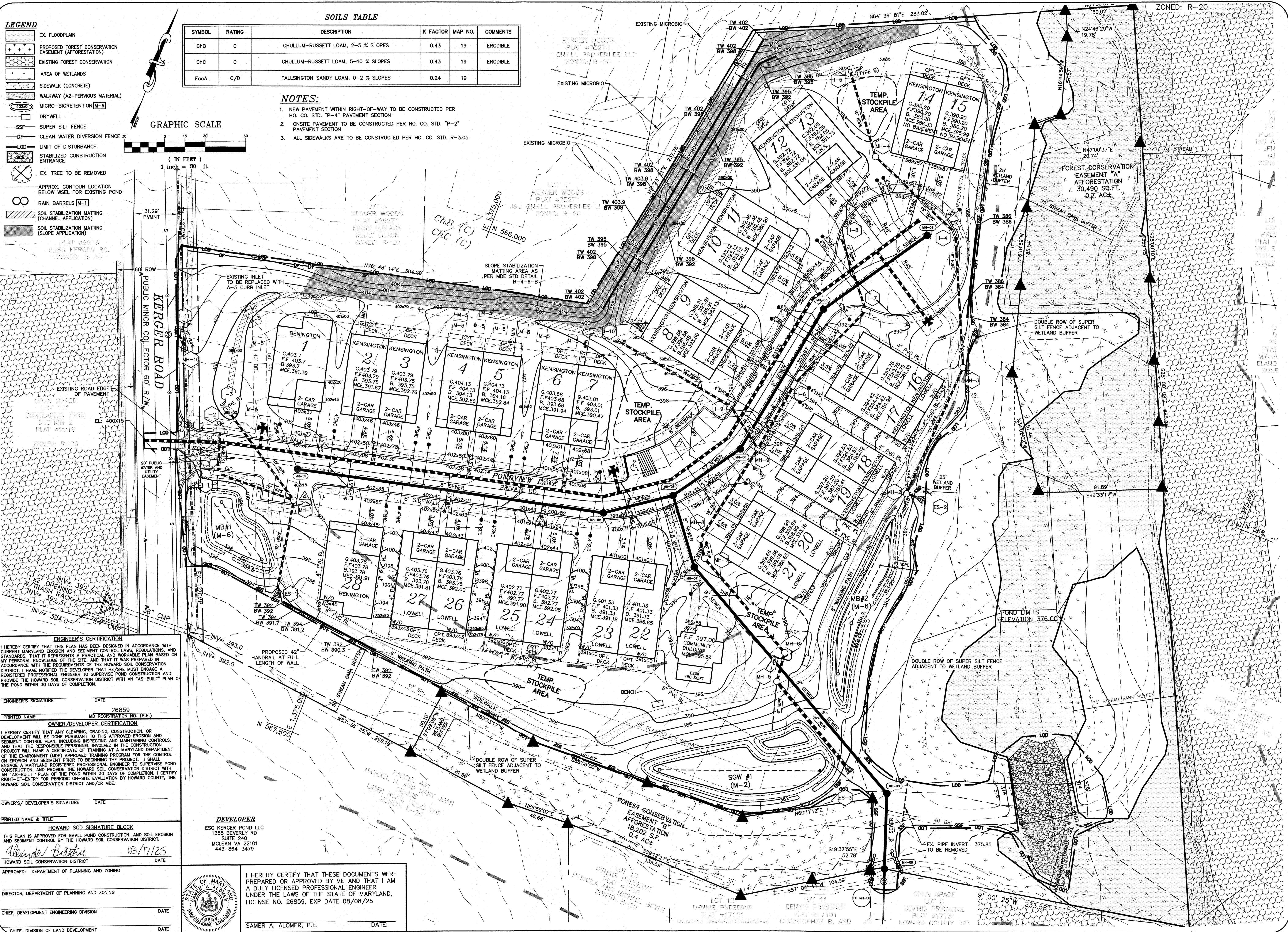
- EX. FLOODPLAIN
- PROPOSED FOREST CONSERVATION EASEMENT (AFFORESTATION)
- EXISTING FOREST CONSERVATION
- AREA OF WETLANDS
- SIDEWALK (CONCRETE)
- WALKWAY (A2-PERVIOUS MATERIAL)
- MICRO-BIORETENTION (M-6)
- DRYWELL
- SSF SUPER SILT FENCE
- DF CLEAN WATER DIVERSION FENCE
- LOD LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. TREE TO BE REMOVED
- APPROX. CONTOUR LOCATION BELOW WSEL FOR EXISTING POND
- RAIN BARRELS (M-1)
- SOIL STABILIZATION MATTING (CHANNEL APPLICATION)
- SOIL STABILIZATION MATTING (SLOPE APPLICATION)



SOILS TABLE

SYMBOL	RATING	DESCRIPTION	K FACTOR	MAP NO.	COMMENTS
ChB	C	CHULLUM-RUSSETT LOAM, 2-5 % SLOPES	0.43	19	ERODIBLE
ChC	C	CHULLUM-RUSSETT LOAM, 5-10 % SLOPES	0.43	19	ERODIBLE
FoaA	C/D	FALLSINGTON SANDY LOAM, 0-2 % SLOPES	0.24	19	

- NOTES:**
- NEW PAVEMENT WITHIN RIGHT-OF-WAY TO BE CONSTRUCTED PER HO. CO. STD. "P-4" PAVEMENT SECTION
 - ONSITE PAVEMENT TO BE CONSTRUCTED PER HO. CO. STD. "P-2" PAVEMENT SECTION
 - ALL SIDEWALKS ARE TO BE CONSTRUCTED PER HO. CO. STD. R-3.05



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. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

ENGINEER'S SIGNATURE _____ DATE _____
 PRINTED NAME _____ MD REGISTRATION NO. (P.E.) 26859

OWNER/DEVELOPER CERTIFICATION

I 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 APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I SHALL ENGAGE A MARYLAND REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDC.

OWNER'S/ DEVELOPER'S SIGNATURE _____ DATE _____
 PRINTED NAME & TITLE _____

HOWARD SCD SIGNATURE BLOCK

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

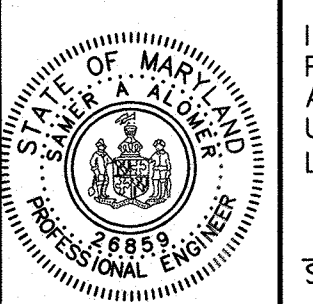
Alexander Barthelemy 03/17/25
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING _____ DATE _____
 CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____
 CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DEVELOPER

ESC KERGER POND LLC
 1355 BEVERLY RD
 SUITE 240
 MCLEAN VA 22101
 443-864-3479



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. 26859, EXP DATE 08/08/25

SAMER A. ALOMER, P.E. DATE: _____

date	FEB. 2025	engineering	approval	SAA
project	23-005	illustration	scale	MMM

date		description	revisions

KERGER POND
 AGE RESTRICTED ADULT HOUSING
 TAX MAP: 31 - GRID: 21 - PARCEL: 497 L21828/F.418
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRADING AND SEDIMENT AND EROSION CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 FORREST ST. ELICOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 397-0298 Fax.

DIVERSION FENCE (A)

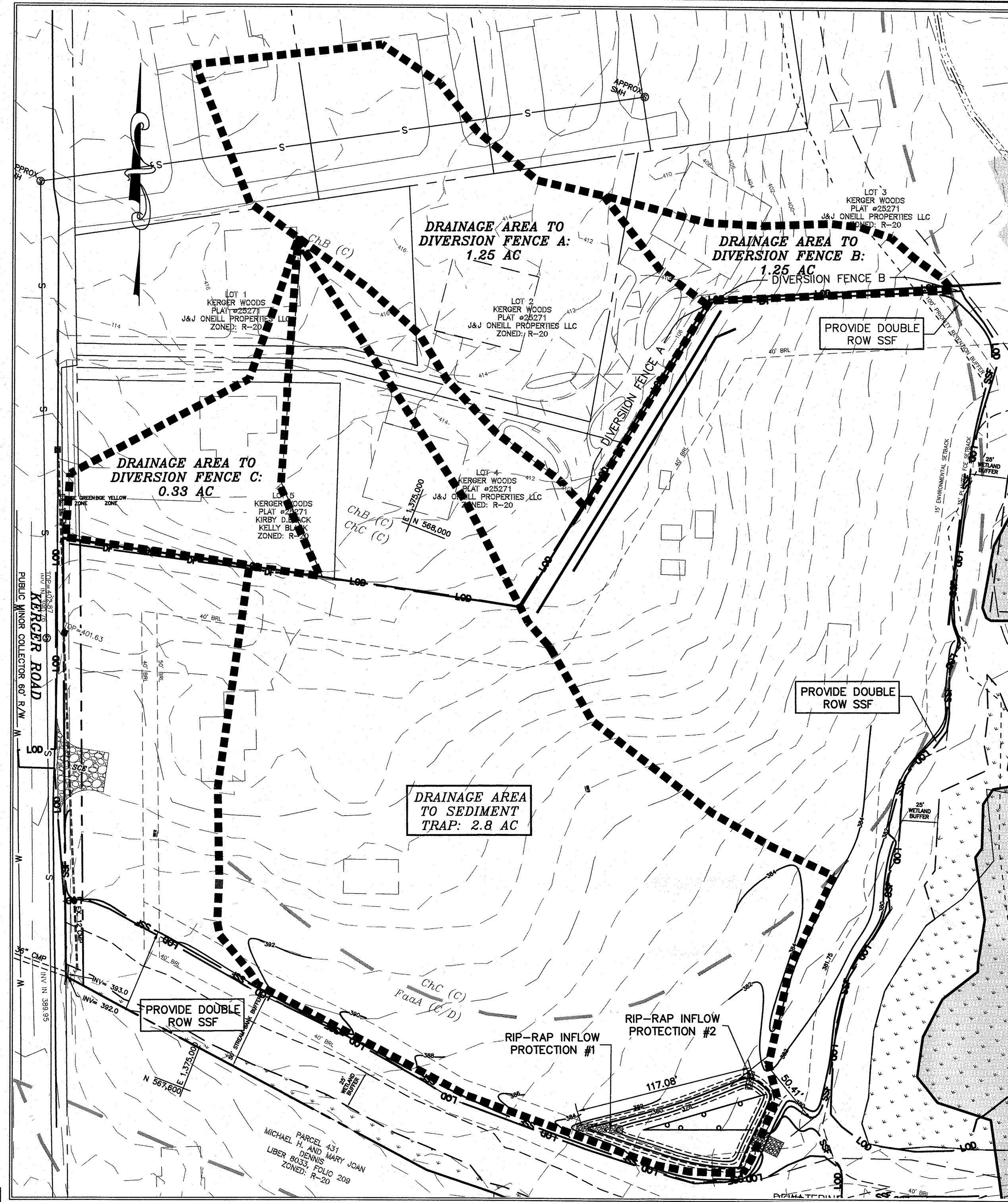
DRAINAGE AREA: 1.25 AC.
 C FACTOR: 0.27
 I_z: 4.5
 Q_z: 1.52 CFS
 DIKE (CHANNEL): TRIANGULAR
 DEPTH: 24"
 SLOPE: 2.6%
 SIDE SLOPES: LEFT 12:1; RIGHT 0:1
 FLOW DEPTH: 0.36'
 VELOCITY (V₂): 1.95 FPS

DIVERSION FENCE (B)

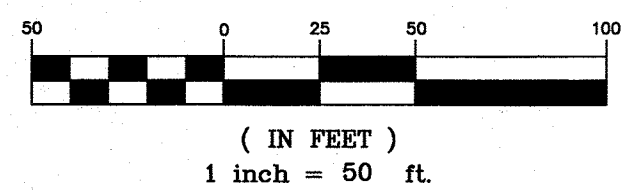
DRAINAGE AREA: 1.25 AC.
 C FACTOR: 0.27
 I_z: 4.5
 Q_z: 1.52 CFS
 DIKE (CHANNEL): TRIANGULAR
 DEPTH: 24"
 SLOPE: 10.0%
 SIDE SLOPES: LEFT 12:1; RIGHT 0:1
 FLOW DEPTH: 0.28'
 VELOCITY (V₂): 3.23 FPS

DIVERSION FENCE (C)

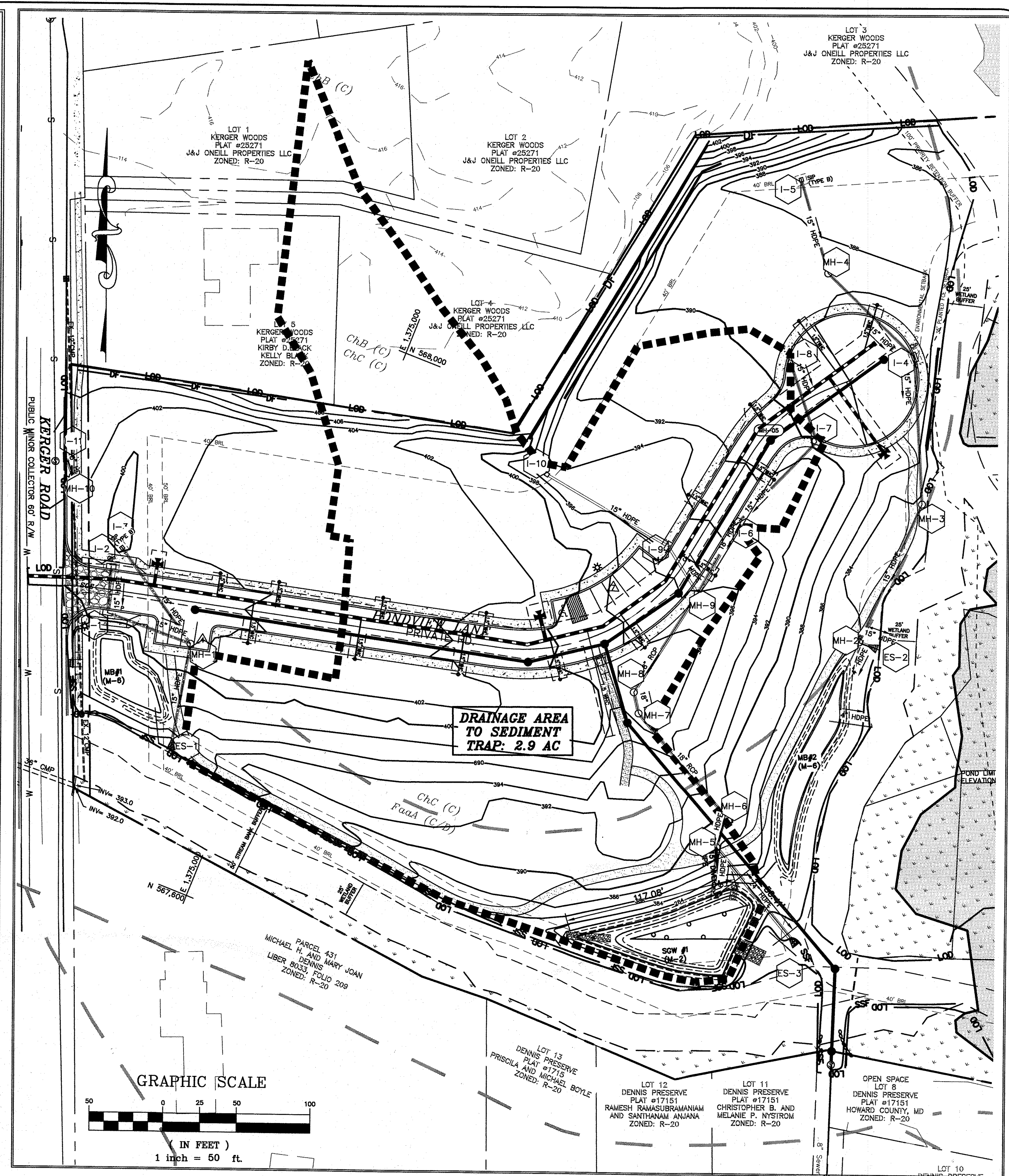
DRAINAGE AREA: 0.33 AC.
 C FACTOR: 0.27
 I_z: 4.5
 Q_z: 0.40 CFS
 DIKE (CHANNEL): TRIANGULAR
 DEPTH: 24"
 SLOPE: 5.0%
 SIDE SLOPES: LEFT 12:1; RIGHT 0:1
 FLOW DEPTH: 0.45'
 VELOCITY (V₂): 0.33 FPS



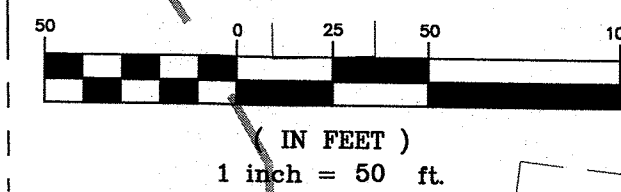
GRAPHIC SCALE



INITIAL SEDIMENT CONTROL PLAN AND DRAINAGE AREA (PHASE 1)



GRAPHIC SCALE



INITIAL GRADING AND SEDIMENT CONTROL PLAN (PHASE 2)

SEQUENCE OF CONSTRUCTION

PHASE 1:

1. REQUEST PRE-CONSTRUCTION MEETING AND OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
3. INSTALL SUPER SILT FENCE, SILT FENCES AND DIVERSION FENCE PER INITIAL SEDIMENT CONTROL PLAN. (1 DAY)
4. CONSTRUCT SEDIMENT TRAP (5 DAYS)
5. CLEAR AND GRUB SITE (3 DAYS)
6. RETROFIT EXISTING POND:
7. INSTALL DIVERSION PUMP AT LOCATION SHOWN.
8. REMOVE EXISTING 8" PIPE.
9. INSTALL RIP-RAP AT SPILLWAY.
10. STABILIZE DISTURBED AREAS.
11. AS-BUILT RETROFITTED POND AND SUBMIT REDLINED AS-BUILT PLANS IN ADDITION TO PICTURES OF THE WORK TO HSCD.

PHASE 2:

7. CONSTRUCT NORTHERN RETAINING WALL BY PROVIDING SHORING, BACKFILLING BEHIND WALL TO TAKE PLACE AT 2' STAGES. REMOVE SHORING FOR WALL AFTER EACH STAGE.
8. MASS GRADE SITE PER INITIAL GRADING AND SEDIMENT CONTROL PLAN, AND CONSTRUCT RETAINING WALLS (15 DAYS).
9. CONSTRUCT WATER AND SEWER MAINS (15 DAYS).
10. CONSTRUCT STORM DRAIN SYSTEM. BLOCK ALL 4" HDPE PIPES (DISCHARGING TO BIORETENTION FACILITIES), BLOCK 6" HDPE (DISCHARGING TO SGW), BLOCK 24" HDPE FROM MH-5 TO ES-3, INSTALL TEMPORARY 18" DIVERSION PIPE FROM MH-5 TO SEDIMENT TRAP, INSTALL INLET PROTECTION FOR 1-1, 1-2, 1-3, 1-4 AND 1-5 (15 DAYS)
11. CONSTRUCT ROAD, CURB AND GUTTER AND SIDEWALKS. (20 DAYS)
12. STABILIZE ALL DISTURBED AREAS (1 DAY)
13. WITH THE PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE INLET PROTECTION (1 DAY)
14. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (3 DAYS)

FINAL PHASE:

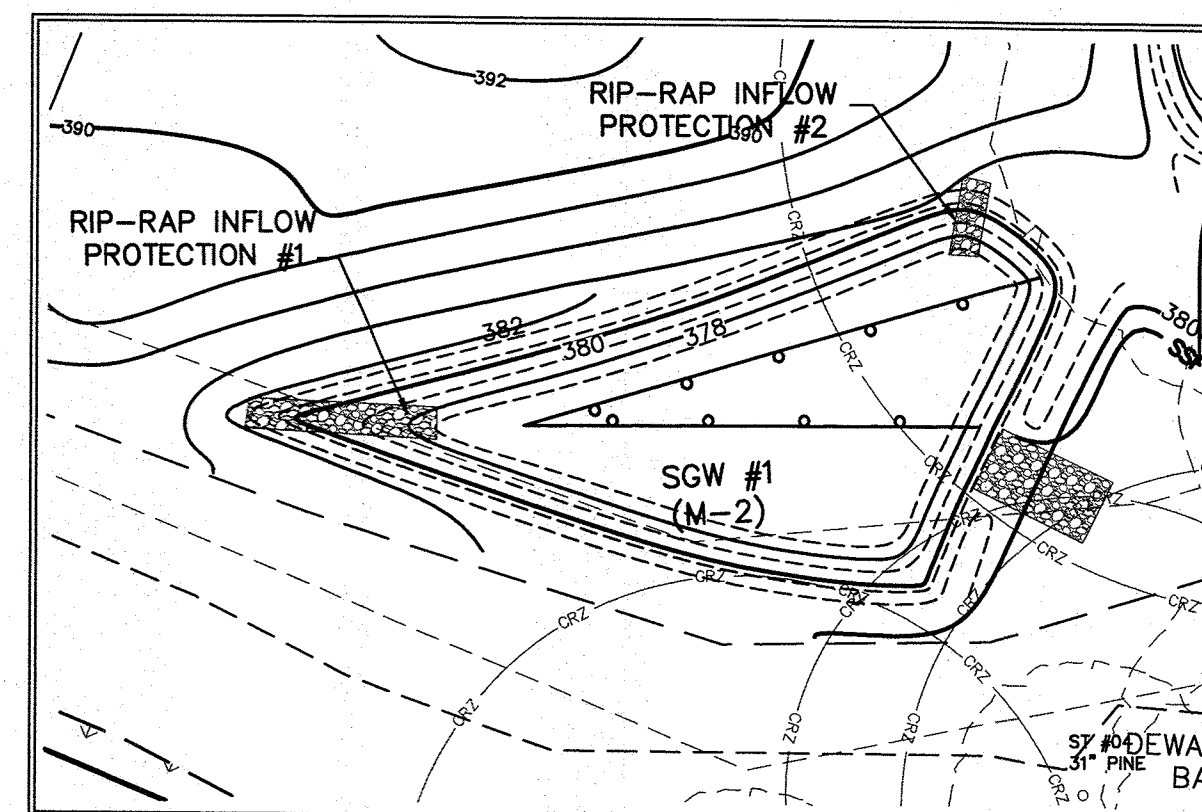
15. CONSTRUCT HOUSES.
16. SEED AND MULCH ALL DISTURBED AREAS (1 DAY)
17. WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE TEMPORARY DIVERSION PIPE FROM MH-5, AND REPLACE IT WITH 6" HDPE DISCHARGING TO SGW. UNBLOCK 24" HDPE FROM MH-5 TO ES-3, CONVERT SEDIMENT TRAP INTO SUBMERGED GRAVEL WETLAND, AND CONSTRUCT STORMWATER MANAGEMENT FACILITIES (MB #1 AND MB#2) (15 DAYS)
18. CONSTRUCT ROAD IMPROVEMENTS OF OLD KERGER ROAD (15 DAYS)
19. WITH THE PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE ALL PERIMETER SEDIMENT CONTROL DEVICES (SSF AND DP) (2 DAYS)

SEDIMENT TRAP (ST-II) DATA

DRAINAGE AREA: 2.9 AC.
 TOTAL STORAGE REQUIRED: 10,440 C.F.
 TOTAL STORAGE PROVIDED: 10,560 C.F.
 WET STORAGE REQUIRED: 5,220 C.F.
 WET STORAGE PROVIDED: 5,240 C.F.
 DRY STORAGE REQUIRED: 5,220 C.F.
 DRY STORAGE PROVIDED: 5,320 C.F.
 EX. GROUND ELEV. @ OUTLET: 379.5
 BOTTOM ELEVATION: 377.0
 BOTTOM DIMENSIONS: 40'x90'
 WEIR LENGTH: 12'
 WEIR CREST ELEV.: 380.5
 TOP OF EMBANKMENT ELEV.: 379.0
 TOP OF EMBANKMENT WIDTH: 4'
 SIDE SLOPE: 2:1
 OUTLET PROTECTION LENGTH: 10'
 OUTLET PROTECTION DEPTH: 9"

BAFFLES DESIGN

A-WET STORAGE EL. AREA: 3,120 S.F.
IN-FLOW #1
 D-DISTANCE BETWEEN IN-FLOW & OUT-FLOW: 97'
 We-EFFECTIVE WIDTH: (A/D): 32.2'
 TOTAL DISTANCE REQUIRED: Le=(We)(2)
 Le: (32.2)(2)=64.4'
 64.4<97
 NO BAFFLES REQUIRED
IN-FLOW #2
 D-DISTANCE BETWEEN IN-FLOW & OUT-FLOW: 40'
 We-EFFECTIVE WIDTH: (A/D): 78'
 TOTAL DISTANCE REQUIRED: Le=(We)(2)
 Le: (78)(2)=156'
 Le PROVIDED: L-1 = 84'
 L-2 = 71'



SEDIMENT TRAP

SCALE: 1"=30'

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. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

ENGINEER'S SIGNATURE _____ DATE _____

PRINTED NAME: 26859 MO REGISTRATION NO. (P.E.)

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OWNER'S/DEVELOPER'S SIGNATURE _____ DATE _____

PRINTED NAME & TITLE _____

HOWARD SCD SIGNATURE BLOCK

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

Alexander Butcher 03/17/25

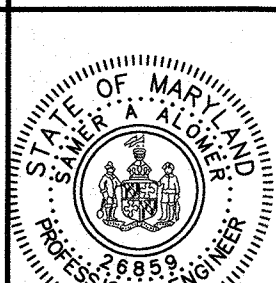
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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DEVELOPER

ESC KERGER POND LLC
 1355 BEVERLY RD
 SUITE 240
 MCLEAN VA 22101
 443-864-3479

SAMER A. ALOMER, P.E. DATE:

date	FEB. 2025
project	23-005
illustration	MMM
scale	MMM
description	MMM
revisions	SA

no.	date	description	revisions

KERGER POND
 AGE RESTRICTED ADULT HOUSING
 TAX MAP: 31 - GRID: 21 - PARCEL: 497 L21928/F.418
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
INITIAL SEDIMENT CONTROL PLAN AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 FOREST ST. ELLICOTT CITY, MD 21043
 (410) 997-0286 Tel. (410) 997-0288 Fax.

STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-315-1855...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)...

Table with 2 columns: SITE ANALYSIS, AREA DISTURBED, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVE STABILIZED, TOTAL CUT, TOTAL FILL, OFFSITE WASTE/BORROW AREA LOCATION.

- 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY, BY THE CD, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR...
9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...

- 10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HCD PRIOR TO PROCEEDING WITH CONSTRUCTION...
11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGINS ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME...
12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE...

STANDARD STABILIZATION NOTE

- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND
B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

ENGINEER'S CERTIFICATION
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ENGINEER'S SIGNATURE DATE
NO REGISTRATION NO. (P.E.)

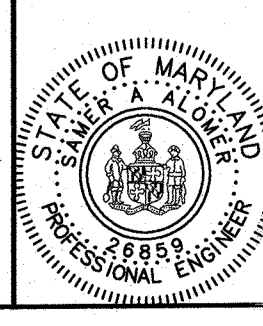
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OWNER'S/DEVELOPER'S SIGNATURE DATE
PRINTED NAME & TITLE

HOWARD SCD SIGNATURE BLOCK

THIS PLAN IS APPROVED FOR SMALL POND CONSTRUCTION, AND SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



(B-4-2) STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

- DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.
CRITERIA: A. SOIL PREPARATION
1. TEMPORARY STABILIZATION
a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF A SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

- B. TOPSOILING
1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS.
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
a. TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS...

(B-4-3) STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

- DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.
PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.
CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.
CRITERIA: THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN...

(B-4-4) STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

- DEFINITION: TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS.
PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURB SOIL.
CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.
CRITERIA: 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY...

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
3. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH.
4. EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN 1 WORKING DAY...

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. 26859, EXP DATE 08/08/25
DEVELOPER
ESC KERGER POND LLC
1355 BEVERLY RD
SUITE 240
MCLEAN VA 22101
443-864-3479

(B-4-3) STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

- DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.
CRITERIA: A. SEEDING
1. SPECIFICATIONS
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY...

- B. MULCHING
1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...
2. APPLICATION
a. APPLY MULCH TO ALL SEEDS AREAS IMMEDIATELY AFTER SEEDING...

- 3. ANCHORING
a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE ANCHORING HAZARD...
b. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

(B-4-4) STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

- DEFINITION: TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS.
PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURB SOIL.
CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.
CRITERIA: 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY...

(B-4-5) STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

- DEFINITION: TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION.
PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
CRITERIA: A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED IN THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2...

(B-4-5) STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

- DEFINITION: TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION.
PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
CRITERIA: A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED IN THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2...

PERMANENT SEEDING SUMMARY table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, N, P2O5, K2O, LIME RATE.

TEMPORARY SEEDING FOR SITE STABILIZATION table with columns: PLANT SPECIES, SEEDING RATE (LB/AC), SEEDING DEPTH (INCHES), RECOMMENDED SEEDING DATED BY PLANT HARDNESS ZONE.

(B-4-5) STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

- DEFINITION: TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION.
PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
CRITERIA: A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED IN THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2...

PERMANENT SEEDING SUMMARY table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, N, P2O5, K2O, LIME RATE.

TEMPORARY SEEDING FOR SITE STABILIZATION table with columns: PLANT SPECIES, SEEDING RATE (LB/AC), SEEDING DEPTH (INCHES), RECOMMENDED SEEDING DATED BY PLANT HARDNESS ZONE.

- OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIOTENTATION (M-6)
A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.1, 1 AND 2.
B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR, DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DECEASED STAKES AND WIRES...

Project information table: project 23-005, date FEB. 2025, illustration, scale, approval, SNA.

Project information table: project 23-005, date MAR. 2024, illustration, scale, approval, SNA.

Project information table: project 23-005, date MAR. 2024, illustration, scale, approval, SNA.

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KERGER POND
AGE RESTRICTED ADULT HOUSING
TAX MAP: 31 - GRID: 21 - PARCEL: 497
L21928/F-418

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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