

Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., L.S., Vice President

Ellicott City, MD
410-465-6105 ~ 301-710-5686
410-465-6644 FAX

This site development plan consists of Lots 20 and 21 which were created through the resubdivision of Lot 5 Cascade Ridge, F-24-001, previously recorded as Plat #26923-26926. Since the development is simply a resubdivision that has no public road improvements it is exempt from Sketch and/or Preliminary Plans per Section 16.102(d)(1).

Sec. 16.102. - Applicability

(d) Resubdivisions Exempt from Sketch and Preliminary Plan:

(1) Resubdivision plan approval is required in order to modify a previously recorded plat for residential and nonresidential properties by adding or deleting lots or modifying lot lines. A resubdivision is exempt from the sketch plan and preliminary plan procedures of this subtitle if:

(i) There are no public road improvements required; and

(ii) There is no addition to the area previously recorded, except for the inclusion of deeded acreage which only provides the site with access or public road frontage.

Initial submissions of such resubdivisions may be at the final plan stage.

As a result of not having to provide a sketch or preliminary plan, this plan only consisted of a resubdivision plat and supplemental F-plans. The supplemental F-plans were signed on August 18, 2025, and the resubdivision plat that created Lots 20 and 21 was recorded on November 24, 2025, as Plat Nos. 26996-26997.

The site development plan, which is for the construction of the houses on the recorded lots, received approval from the Subdivision Review Committee in a letter dated March 3, 2026 subject to Planning Board approval per Zoning Regulation Section 107.0.G.1.a. Section 107.0.G.2 states the 3 options for the Planning Board decision.

SECTION 107.0: - R-ED (Residential: Environmental Development) District

G. Approval of the Site Development Plan by the Planning Board

1. Planning Board approval of a Site Development Plan is required if:

a. a sketch plan is not required for the development

2. The planning Board may approve, approve with modifications and/or conditions attached, or disapprove the Site Development Plan, stating the reasons for its action.

The Planning Board's decision shall be based upon the criteria listed in Section 107.0.F.6.

The Planning Board's decision shall be based upon the criteria listed in Section 107.0.F.6. This section, the criteria, and responses are below:

SECTION 107.0: - R-ED (Residential: Environmental Development) District

6. The following criteria shall be used in evaluating preliminary equivalent sketch plans: (or in this case Site Development Plans)

a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.

Response: There is no open space required as a result of this resubdivision and there are no historic resources located within the limits of this resubdivision.

b. Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

Response: The houses are located within the building restriction lines of each lot. There are no parking areas or roads proposed under this site development plan. Parking is provided by the 2-car garages and driveways. Stormwater management for these houses is being provided for by on-lot drywells in the rear of each lot in the low areas.

c. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

Response: There is a recorded forest conservation retention easement between the rear of these subject lots and the nearest existing properties along Royal Coachman Drive. This easement is 82' at its narrowest point (east edge of Lot 21) and 154' at its deepest point (the common lot line of Lots 20/21). This resubdivision is not located on a scenic road or within a historic district.



**CASCADE RIDGE
LOT 20 AND 21
SDP-26-039**
EXHIBIT FOR PLANNING BOARD
MAY 7, 2026
SCALE: 1"=50'

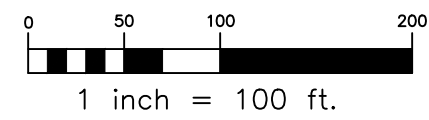
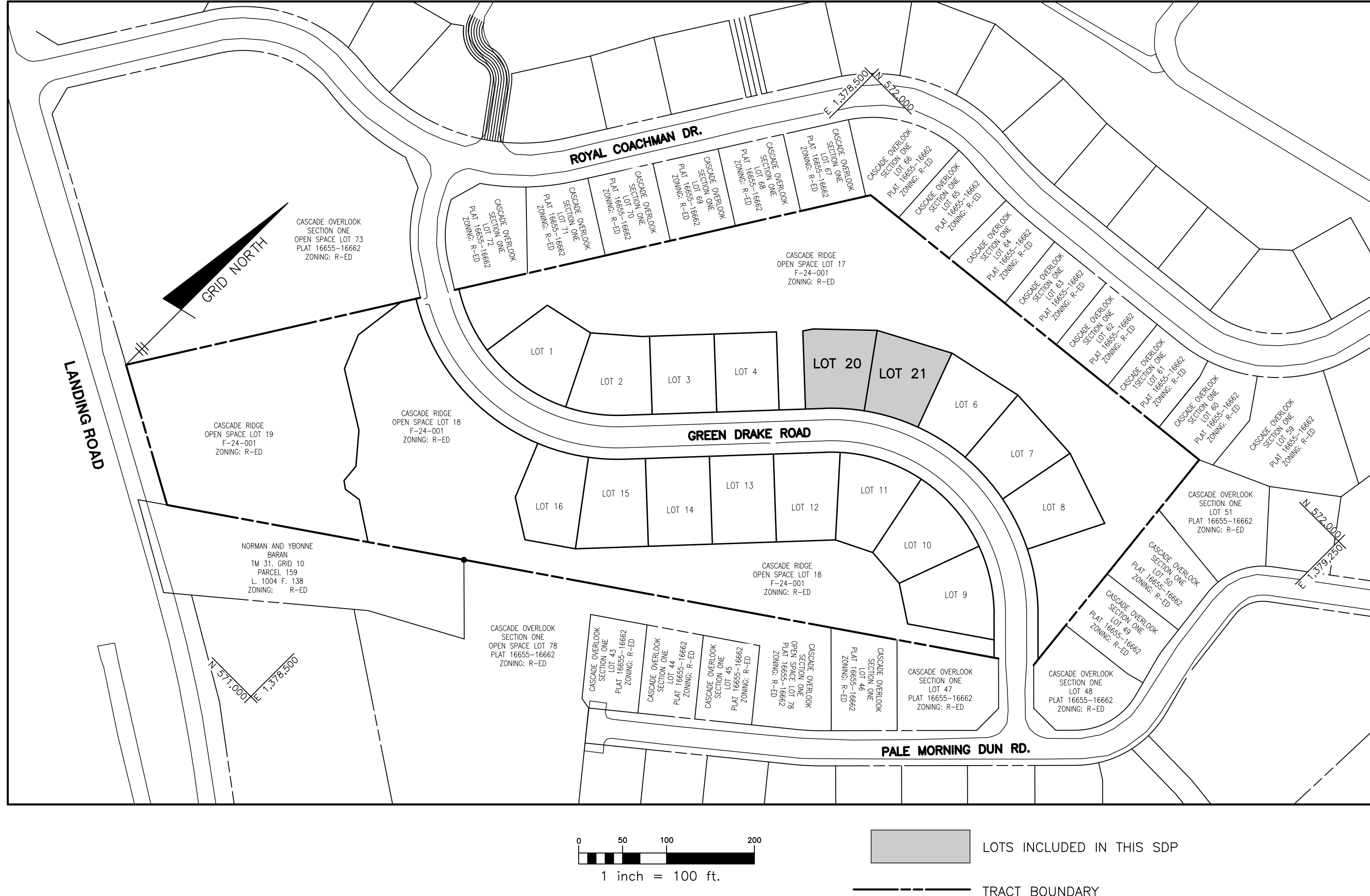
GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES OR DESIGN MANUAL WAIVERS HAVE BEEN APPROVED.
- SUBJECT PROPERTY IS ZONED R-ED PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON RECORD PLAT NO. 26996-26997.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM THE APPROVED F-24-001 PLANS WITH TWO FOOT CONTOUR INTERVALS. THE EXISTING UTILITIES SHOWN ARE TAKEN FROM APPROVED F-24-001 PLANS AND CONTRACT DRAWINGS #14-5105-D.
- THE WETLANDS DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES FROM FEBRUARY, 2019.
- THE FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES IN MARCH, 2019, AND WAS CERTIFIED BY MYRA BROSIUSI CERTIFIED ARBORIST.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON LOTS 20 AND 21.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.
- WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 14-5105-D. WATER AND SEWER SERVICE TO THESE LOTS SHALL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATIONS SHALL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES LOCATED ON THESE LOTS.
- IN ACCORDANCE WITH CB-63-2019, PLANNING BOARD APPROVAL IS REQUIRED FOR ALL SUBDIVISIONS THAT ADJUTS OR ADJOINS A SCENIC ROAD, PER SECTION 16.125(C)(1), ON MARCH 4, 2021 THIS PROJECT WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- ON MARCH 18, 2021 THE HOWARD COUNTY PLANNING BOARD APPROVED SP-19-004 FOR THE SUBDIVISION OF 16 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS ON 9.09 ACRES OF LAND ZONED R-ED PER P.B. CASE #51. THE DECISION AND ORDER WAS SIGNED BY THE PLANNING BOARD ON MAY 6, 2021.
- A NOISE STUDY WAS NOT REQUIRED AS THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 5.2.G.2. OF DESIGN MANUAL VOLUME III.
- A TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR THIS PROJECT AS THERE ARE NO INTERSECTIONS OF A MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROAD WITHIN 1.5 MILE TRAVEL DISTANCE FROM EITHER PROJECT SITE ENTRANCE IN ACCORDANCE WITH SECTION 4.2.C OF DESIGN MANUAL VOLUME III.
- THE FLOODPLAIN STUDY WAS PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP AND APPROVED UNDER SP-19-004.
- THE TEST PIT REPORT WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY, 2019.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED AND APPROVED UNDER F-24-001 AND F-25-035. DUE TO AN INCREASE IN HOUSE SIZE, A SUPPLEMENTAL REPORT HAS BEEN SUBMITTED AND APPROVED WITH THIS SITE DEVELOPMENT PLAN. THE REQUIRED DRY WELLS FOR THE HOUSES/LOTS THAT REQUIRE THEM ARE SHOWN ON THIS SITE DEVELOPMENT PLAN. ALL DRY WELLS ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED BY THE LOT ON WHICH THE DRY WELL RESIDES.
- THESE LOTS ARE LOCATED IN THE PATAPSCO RIVER WATERSHED. 02130906-1016.
- THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-24-001. THE EASEMENTS WERE RECORDED AS PART OF RECORD PLAT NO. 26923-26926.
- PERIMETER LANDSCAPING AND STREET TREES WERE PROVIDED UNDER F-24-001 ROAD CONSTRUCTION PLANS. FINANCIAL SURETY WAS PAID AS PART OF THE DEVELOPERS AGREEMENT UNDER THAT PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12" (16" SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 15% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ENFORCING THE PARKING REQUIREMENTS ON EACH LOT WHICH INCLUDES REQUIRING THAT THE GARAGE SPACES SHALL REMAIN OPEN FOR VEHICLE PARKING USE AND MAY NOT BE CONVERTED TO LIVING SPACE AND SHALL ONLY BE UTILIZED FOR VEHICULAR PARKING SPACE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 13.402(c)(a) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR MODERATE INCOME HOUSING UNITS. THIS REQUIREMENT IS 10% OF TOTAL UNITS WITHIN THE OVERALL SUBDIVISION, OR 2 UNITS. THIS REQUIREMENT SHALL BE MET VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR LOTS 20 AND 21.
- IN ACCORDANCE WITH COUNCIL BILL 76-2018, EFFECTIVE JAN 11, 2019 AND PER SECTION 3.105(C) OF THE COUNTY CODE, ALL NEW RESIDENTIAL CONSTRUCTION THAT HAS A GARAGE, CARPORT, OR DRIVEWAY SHALL FEATURE A DEDICATED ELECTRIC LINE OF SUFFICIENT VOLTAGE SO THAT AN ELECTRIC VEHICLE CHARGING STATION MAY BE ADDED IN THE FUTURE. THIS DEDICATED LINE SHALL BE PROVIDED FOR EACH UNIT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, OREILS, VESTIBLES, BALCONIES AND CHIMNEYS MAY ENCRoACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCRoACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS, OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCRoACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY OR EASEMENT LINE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 31EF AND 0081 WERE USED FOR THIS PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THIS PROJECT IS SUBJECT TO WP-20-036.
 - ON FEBRUARY 12, 2020, THE PLANNING DIRECTOR DETERMINED THAT THIS PROJECT DOES NOT MEET THE GRANDFATHERING REQUIREMENTS ESTABLISHED IN SECTION 16.102(h) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE PETITION MUST BE RESUBMITTED UNDER THE NEW REVIEW AND APPROVAL CRITERIA OUTLINED IN CB-61-2019 AND CB-62-2019.
 - ON NOVEMBER 19, 2020, DIRECTOR OF THE PLANNING AND ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS, AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO THE SECTION 16.1205(a)(7) REMOVAL OF SPECIMEN TREES 30" IN DIAMETER OR GREATER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REMOVAL OF THE 3 SPECIMEN TREES SHALL BE REPLACED AT A MITIGATION RATE OF 2:1, PER SECTION 16.1216(f) OF THE COUNTY CODE. THEREFORE, A TOTAL OF 6 NATIVE TREES WITH A DBH OF AT LEAST 3 INCHES MUST BE PLANTED AS PART OF THE SUBDIVISION'S MITIGATION PLAN FOR SPECIMEN TREE REMOVAL.
 - THE 6 NATIVE TREES MUST BE DEPICTED ON THE CASCADE RIDGE FOREST CONSERVATION PLAN AND LANDSCAPE PLAN, WITH NOTES AND TREE DETAILS INCLUDED ON BOTH PLANS FOR THIS TREE MITIGATION REQUIREMENT. THE 6 NATIVE TREES SHALL BE BONDED AS PART OF THE CASCADE RIDGE LANDSCAPING REQUIREMENTS. THE APPLICANT MUST RECEIVE APPROVAL OF A FINAL SUBDIVISION PLAN AND GRADING PERMIT PRIOR TO REMOVING THE SPECIMEN TREES.
 - ONLY THOSE SPECIMEN TREES REQUESTED FOR REMOVAL IN THIS PETITION ARE PERMITTED FOR REMOVAL. SPECIMEN TREES 1, 12 AND 13. NO OTHER SPECIMEN TREES ARE APPROVED TO BE REMOVED FROM THIS SITE AND SHALL REMAIN UNDISTURBED. THE SPECIMEN TREES TO REMAIN MUST BE PROTECTED WITH TREE PROTECTION DEVICES/METHODS DURING CONSTRUCTION AND THESE PROTECTION PRACTICES MUST BE DETAILED ON THE SUBDIVISION AND SITE DEVELOPMENT PLANS.
 - INCLUDE THIS ALTERNATIVE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE PRELIMINARY EQUIVALENT SKETCH PLAN, THE FINAL PLAN AND SITE DEVELOPMENT PLAN. THIS NOTE SHALL INCLUDE THE ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, THE REGULATORY SECTION, THE DECISION DATE AND THE CONDITIONS OF APPROVAL.
- WP-25-005, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(3) TO ALLOW FOR THE REMOVAL OF 5 SPECIMEN TREES 30" IN DIAMETER OR GREATER WAS APPROVED ON SEPTEMBER 27, 2024 SUBJECT TO THE FOLLOWING CONDITIONS:
 - INCLUDE A NOTE ON THE FINAL PLAN, F-24-01, AND THE FUTURE SITE DEVELOPMENT PLAN REGARDING THIS ALTERNATIVE COMPLIANCE PETITION AS REVIEWED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY, AND THE DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS, DECISION, DECISION DATE, AND LIST OF CONDITIONS OF APPROVAL.
 - APPROVAL IS FOR THE REMOVAL OF ST-6, ST-7, ST-8, ST-10, AND ST-11 ONLY AND SHALL BE MITIGATED WITH THE PLANTING OF 10 NATIVE SHADE TREES ONSITE MEETING 3"dbh. THE MITIGATION TREES SHALL BE CLEARLY SHOWN ON THE FINAL FOREST CONSERVATION AND LANDSCAPE PLANS. THESE TREES SHALL BE BONDED AS PART OF THE LANDSCAPE SURETY WITH THE FINAL PLAN. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE DEVELOPMENT PLAN IS NOT PERMITTED UNDER THIS APPROVAL.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 4/23/2025 ID# D26037259.

SITE DEVELOPMENT PLAN

CASCADE RIDGE

LOTS 20 and 21



LOTS INCLUDED IN THIS SDP

TRACT BOUNDARY

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.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	DRY WELLS M-5 (NUMBER)
20	7327 Green Drake Rd	1
21	7323 Green Drake Rd	2

SHEET INDEX

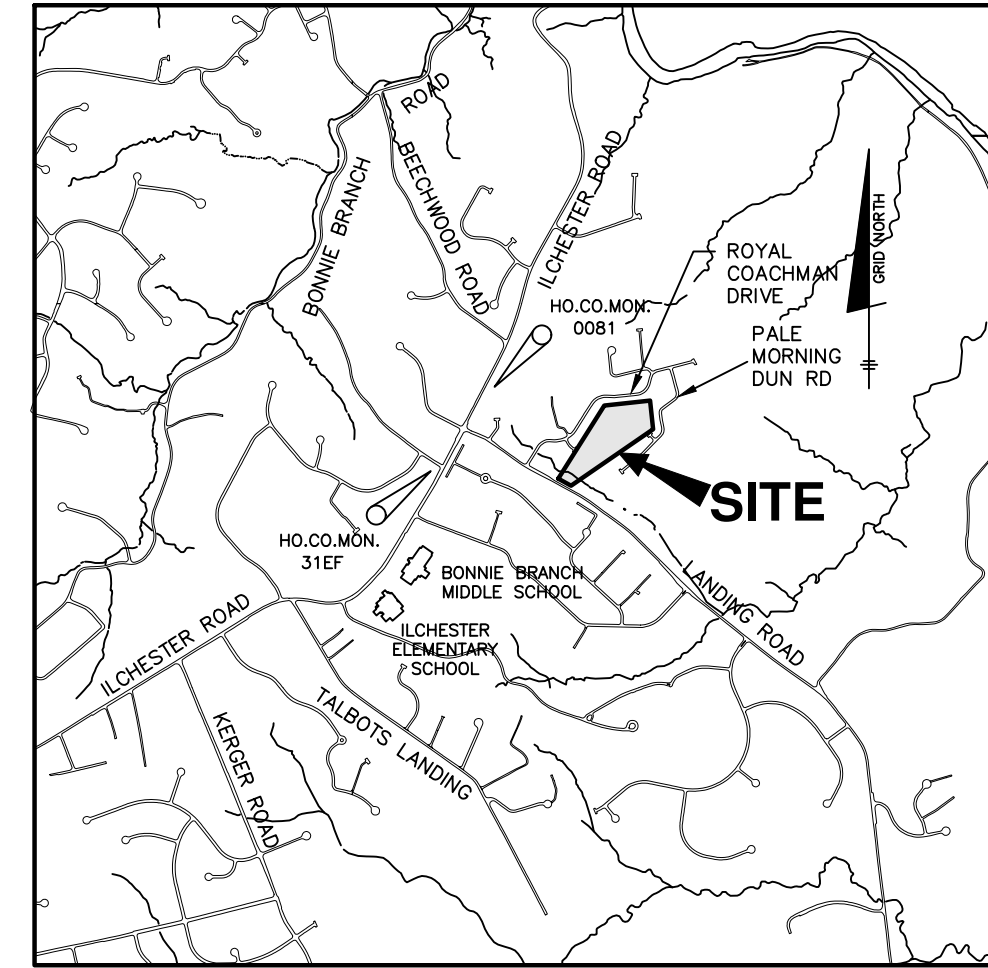
SHEET	TITLE
1	COVER SHEET
2	HOUSE AND GENERIC BOX FOOTPRINTS
3	SITE DEVELOPMENT AND GRADING PLAN AND SWM DETAILS
4	SEDIMENT AND EROSION CONTROL PLAN AND DETAILS
5	SEDIMENT AND EROSION CONTROL NOTES

ADDRESS CHART	
LOT	ADDRESS
20	7327 GREEN DRAKE RD
21	7323 GREEN DRAKE RD

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	2
Total Number of MIHU's Required	0
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	2
MIHU Fee-in-Lieu	Lots 20 & 21

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	LOTS/PARCEL #			
CASCADE RIDGE	N/A	LOTS 20 and 21			
PLAT No.	GRID No.	ZONE	TAX MAP No.	ELECTION DISTRICT No.	CENSUS TRACT
26996-26997	11	R-ED	31	1	601104

BENCHMARKS
 HORIZONTAL: MARYLAND NAD83
 VERTICAL: NAVD83
 HO. CO. #31EF
 STAMPED BRASS DISK SET ON TOP OF A 3/8" DEEP COLUMN OF CONCRETE.
 N 571267.917' E 1376907.417' ELEVATION: 469.471'
 HO. CO. #0081
 STAMPED BRASS DISK SET ON TOP OF A 3/8" DEEP COLUMN OF CONCRETE.
 N 572335.338' E 1377504.092' ELEVATION: 477.92'



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 28
GRID: 5E

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA (F-24-001)	9.09 ACRES
B.) AREA OF THIS PLAN SUBMISSION (F-25-035)	0.32 ACRES
C.) LIMIT OF DISTURBED AREA	0.33 ACRES
D.) PRESENT ZONING DESIGNATION:	R-ED
E.) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE-FAMILY DETACHED
F.) N/A	
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	2
H.) TOTAL NUMBER OF UNITS PROPOSED	2
I.) N/A	
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS	2 HOUSES x 2.5 = 5
K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES)	2 SPACES PER DRIVEWAY + 2 SPACES PER GARAGE X 2 HOUSES = 8
L.) OPEN SPACE ON-SITE	OPEN SPACE WAS PROVIDED UNDER F-24-001 AT TIME OF SUBDIVISION
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A (PROVIDED UNDER F-24-001) SECTION 121(a)(4)(v): 300 SF PER UNIT
AREA OF RECREATIONAL OPEN SPACE PROVIDED	N/A (PROVIDED UNDER F-24-001)
N.) N/A	
O.) APPLICABLE DPZ FILE REFERENCES:	ECP-19-051, HPC-19-035, WP-20-036, PB CASE #451, SP-19-004, WP-25-005, F-24-001, F-25-035, SDP-25-052
P.) N/A	
Q.) N/A	
R.) NUMBER OF REQUIRED MIHU	0
NUMBER OF PROVIDED MIHU	0 (FEE IN LIEU)
S.) N/A	

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BEI-CIVILENGINEERING.COM

OWNER: CASCADE FALLS, LLC 8480 BALTIMORE NATIONAL PIKE, SUITE 415 ELLICOTT CITY, MARYLAND 21043 410-465-4244	CASCADE RIDGE Lots 20 and 21		
BUILDER: WILLIAMSBURG GROUP L.L.C. 5485 HARPERS FARM ROAD SUITE 200 COLUMBIA, MARYLAND 21044 410-997-8800	TAX MAP: 31 GRID: 11 PARCEL: 474 ZONED: R-ED ELECTION DISTRICT NO. 1 HOWARD COUNTY, MARYLAND		
SITE DEVELOPMENT PLAN COVER SHEET			
DATE: FEBRUARY 23, 2026 BEI PROJECT NO. 3127-W			
DESIGN: DBT	CHECK: CAM	SCALE: AS SHOWN	SHEET 1 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

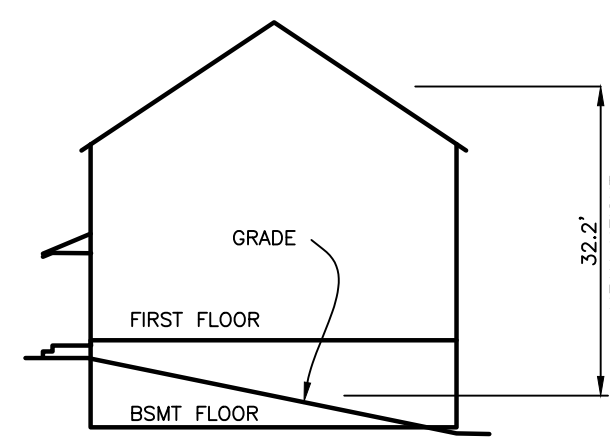
CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

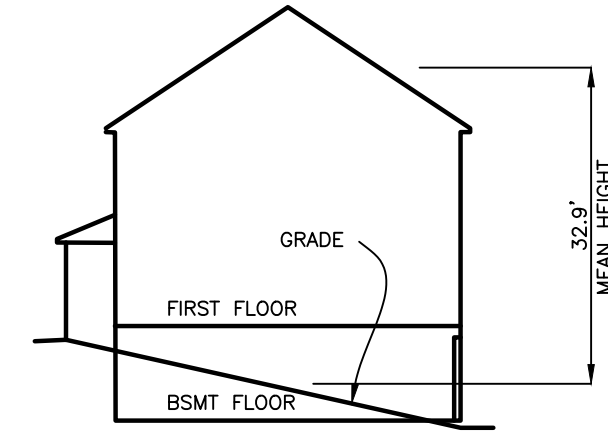
DIRECTOR _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

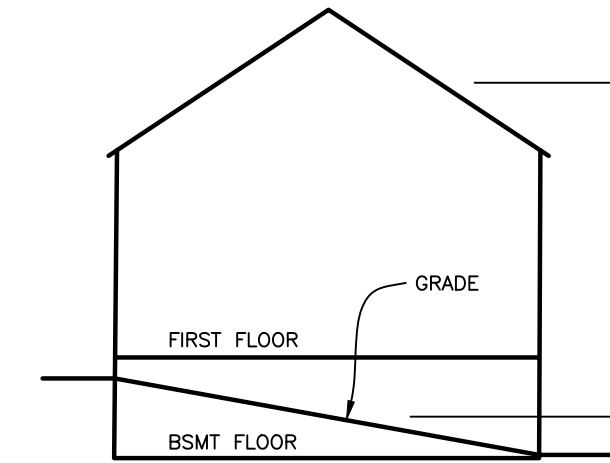
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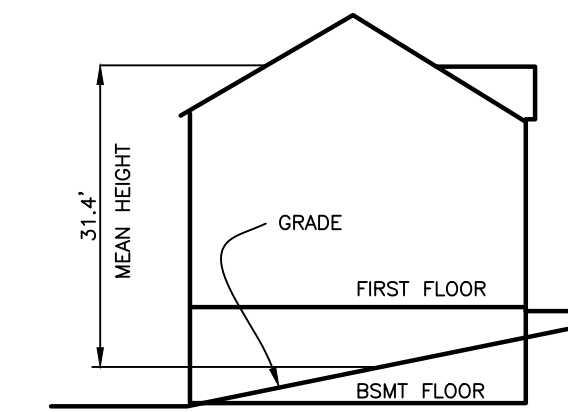
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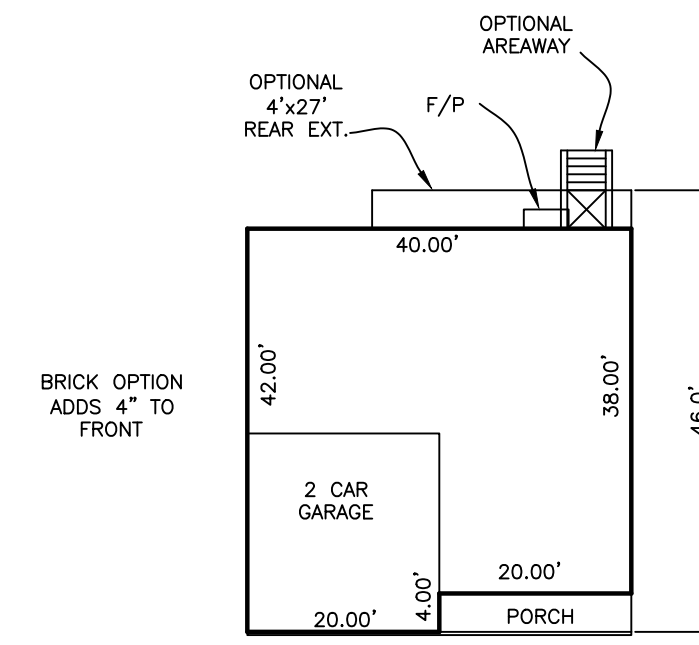
ELEVATION SECTION



ELEVATION SECTION

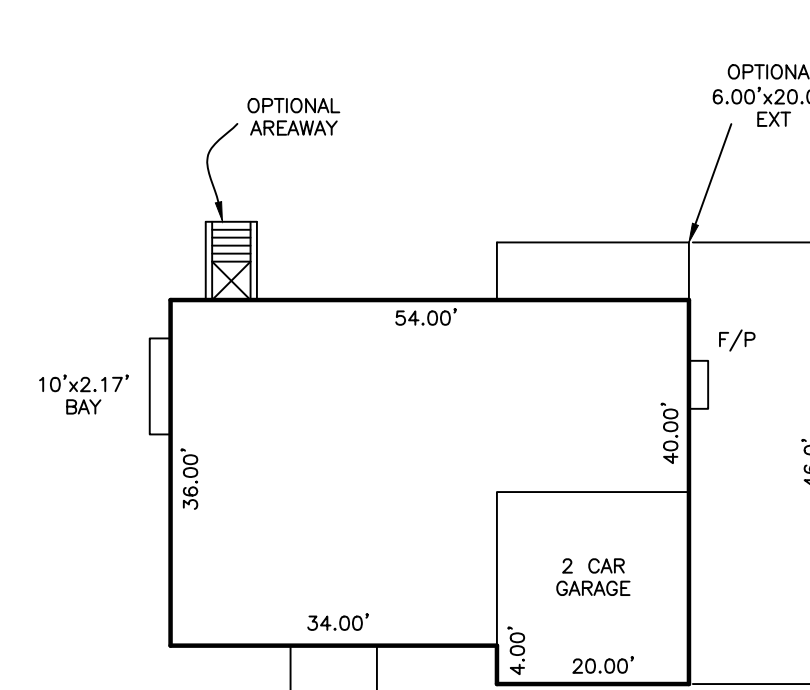
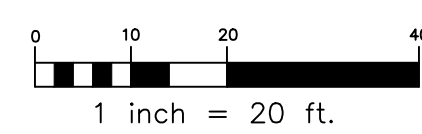


ELEVATION SECTION



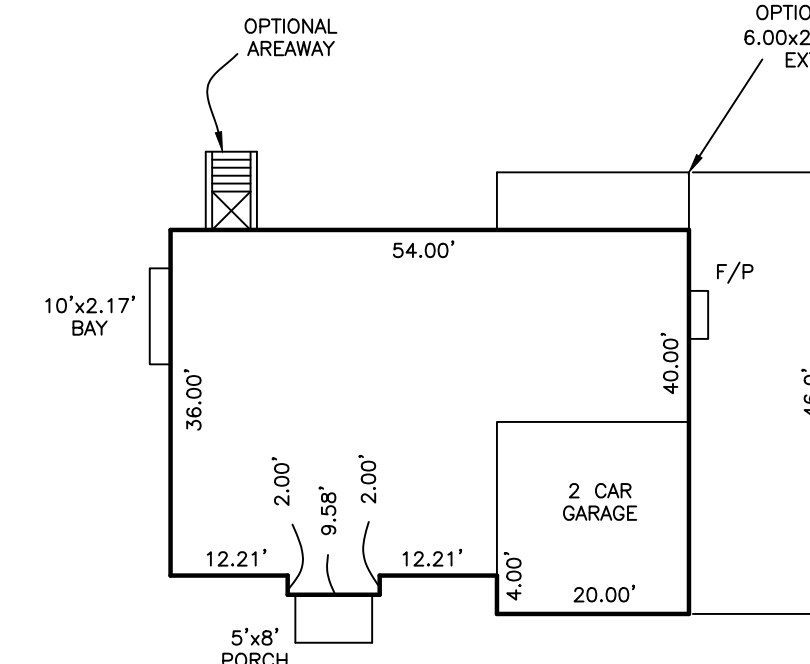
MAX SQUARE FOOTAGE: 1,788

TIDEWATER



ELEV-1

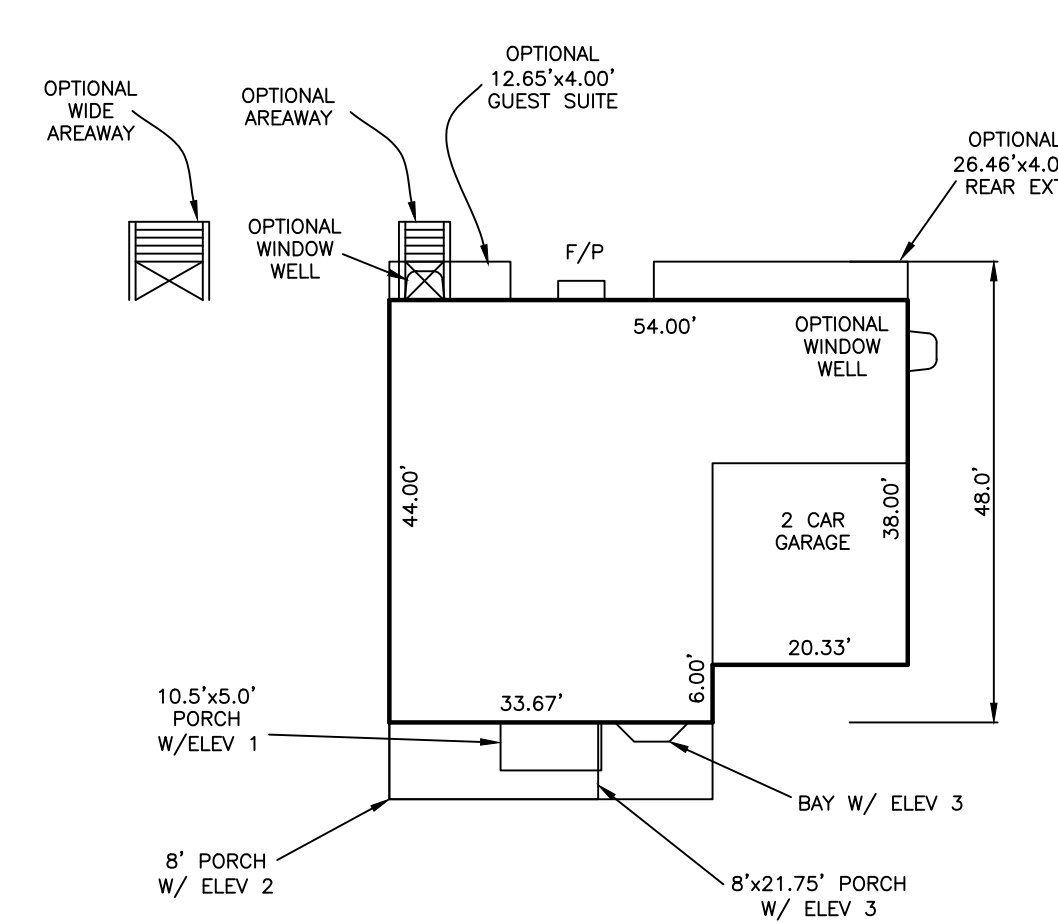
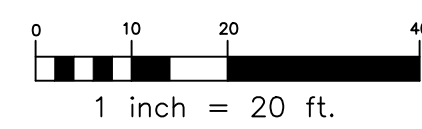
ELEV-2



ELEV-3

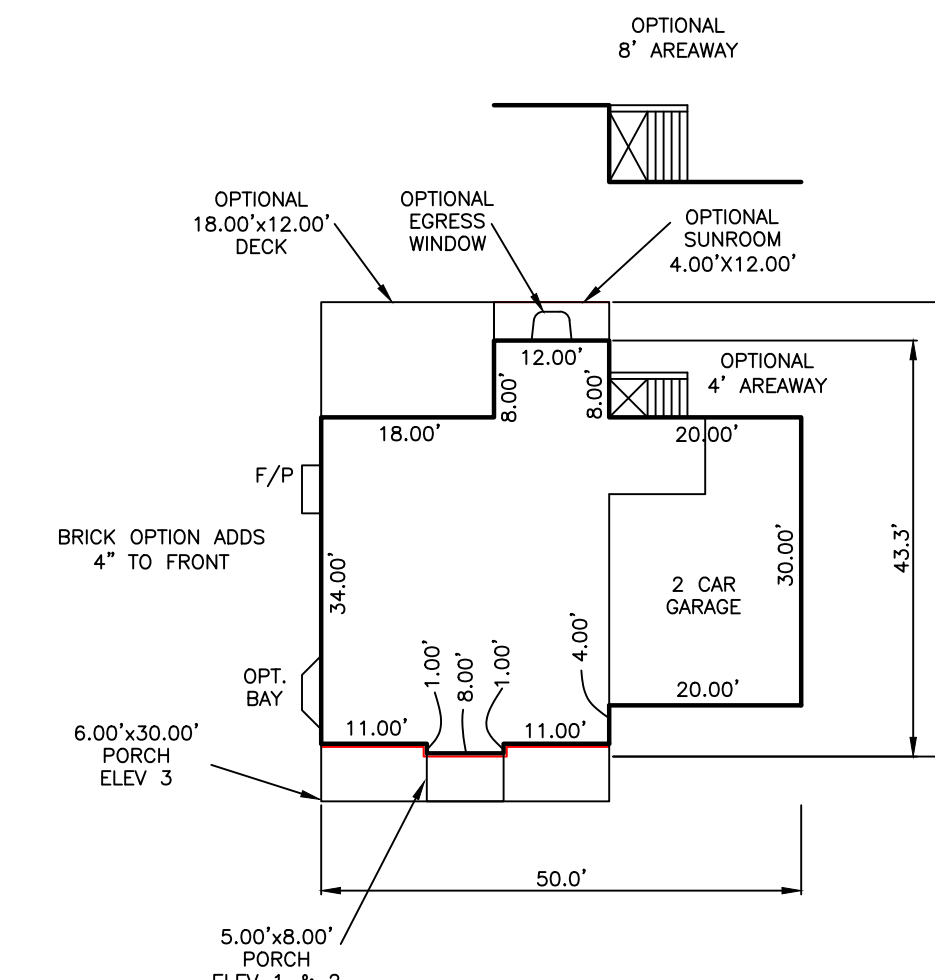
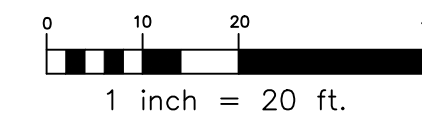
MAX SQUARE FOOTAGE: 2,203

WILLIAM DEAVON II



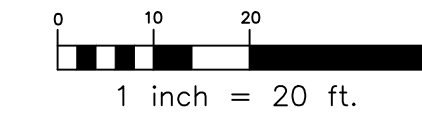
MAX SQUARE FOOTAGE: 2,590

FEDERAL HILL 2

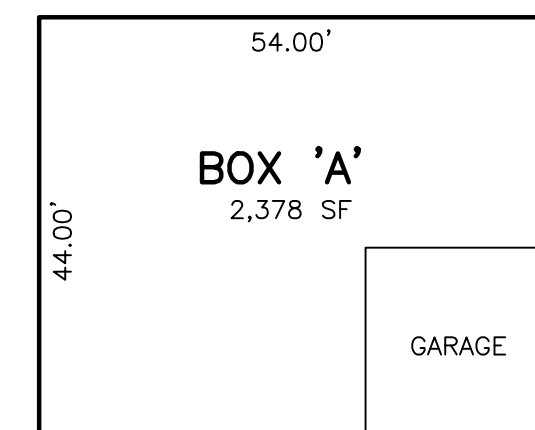


MAX SQUARE FOOTAGE: 2,320

ADRIENNE'S HONNEUR

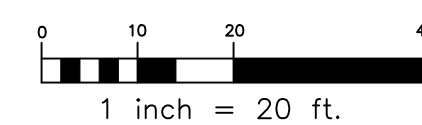


TIDEWATER
WILLIAM DEAVON II
FEDERAL HILL 2
ADRIENNE'S HONNEUR



NOTE:

- HOUSE TYPES AND OPTIONS LISTED ABOVE GENERIC BOX ARE THE HOUSE TYPES AND OPTIONS THAT FIT WITHIN THAT GENERIC BOX. OTHER HOUSE TYPE MAY FIT ON THE LOT BUT NOT WITHIN THE BOX. IN THOSE CASES A REDLINE REVISION WILL BE REQUIRED.
- PER SECTION 128.0.A.1.1; ROOM EXTENSIONS AND BUILDING ADDITIONS MAY EXTEND 10 FEET INTO A REAR SETBACK, ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE.
ALL LOTS WITHIN THIS SUBDIVISION HAVE REARS THAT ADJOIN OPEN SPACE.
SINCE THESE EXTENSIONS MAY ENCRDACH INTO BRL BUT THE BASE HOUSE CANNOT, THESE OPTIONS DO NOT NEED TO BE ABLE TO FIT WITHIN THE GENERIC BOX. UNDER THE FUTURE INDIVIDUAL BUILDING PERMIT PLANS, ANY OPTION CHOSEN THAT ENCRDACHES INTO THE REAR BRL SHALL BE PROPERLY DIMENSIONED TO ENDURE IT COMPLIES WITH THE 10.00' MAXIMUM ALLOWED.
- ANY DECK SUPPORT SHALL BE 10 FEET FROM A DRY WELL. DECKS CANNOT OVERHANG THE DRYWELL.

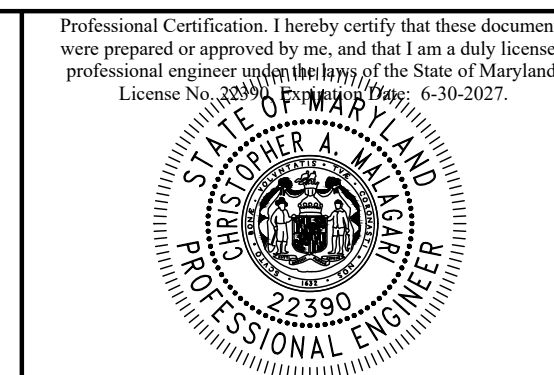


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE
DIRECTOR
DATE

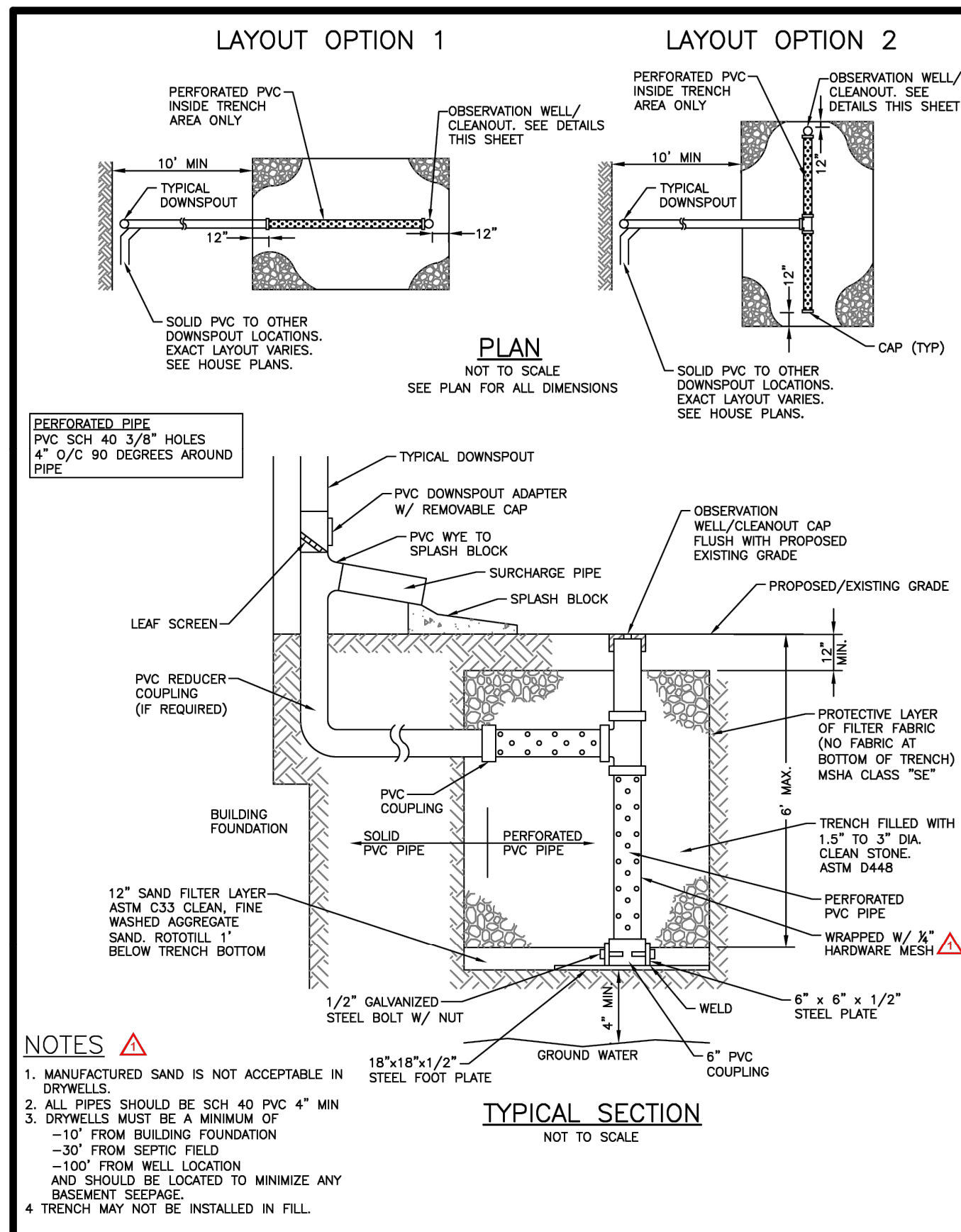
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM



OWNER: CASCADE FALLS, LLC 8480 BALTIMORE NATIONAL PIKE, SUITE 415 ELLICOTT CITY, MARYLAND 21043 410-465-4244	CASCADE RIDGE Lots 20 and 21
DEVELOPER: WILLIAMSBURG GROUP L.L.C. 5485 HARPERS FARM ROAD SUITE 200 COLUMBIA, MARYLAND 21044 410-997-8800	TAX MAP: 31 GRID: 11 PARCEL: 474 ZONED: R-ED ELECTION DISTRICT NO. 1 HOWARD COUNTY, MARYLAND
DESIGN: DBT	HOUSE AND GENERIC BOX FOOTPRINTS
CHECK: CAM	DATE: FEBRUARY 23, 2026
SCALE: AS SHOWN	BEI PROJECT NO. 3127-W
	SHEET 2 OF 5



(M-5) DRY WELL COMPUTATIONS
Pe = 2.60 inches

Designation	Drainage Area	Impervious Area	I (%)	Rv	ESDv (cf)	Depth	Porosity	Width	Length	Volume Stored	Pe Treated
LOT 20	1295	1295	100%	0.950	267	5.0	0.40	8.5	16	272	2.65

Designation	Drainage Area	Impervious Area	I (%)	Rv	ESDv (cf)	Depth	Porosity	Width	Length	Volume Stored	Pe Treated
LOT 21	1295	1295	100%	0.950	267	5.0	0.40	8.5	16	272	2.65
DW 1	1295	1295	100%	0.950	267	5.0	0.40	8.5	16	272	2.65
DW 2	1295	1295	100%	0.950	267	5.0	0.40	8.5	16	272	2.65

DRY WELL CHART

Lot	Dry Well	Length (ft)	Width (ft)	Depth (ft)	Ground Elevation	Top of Storage Elevation	Bottom of Stone Elevation	Bottom of Sand Elevation
20	20	16.0	8.5	5.0	440.50	439.50	435.50	434.50
	21	1	16.0	8.5	438.90	437.90	433.90	432.90
	2	16.0	8.5	5.0	436.70	435.70	431.70	430.70

- NOTES**
- MANUFACTURED SAND IS NOT ACCEPTABLE IN DRYWELLS.
 - ALL PIPES SHOULD BE SCH 40 PVC 4" MIN. DRYWELLS MUST BE A MINIMUM OF -10' FROM BUILDING FOUNDATION -30' FROM SEPTIC FIELD -100' FROM WELL LOCATION AND SHOULD BE LOCATED TO MINIMIZE ANY BASEMENT SEEPAGE.
 - TRENCH MAY NOT BE INSTALLED IN FILL.

Howard County, Maryland
Department of Public Works

ROOF DRAIN DRYWELL
Private

Detail
D-9.01

Approved: [Signature]
Chief, Bureau of Engineering

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

- The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- A log book shall be maintained to determine the rate at which the facility drains.
- When the facility becomes clogged so that it does not drain down within the 72 hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to ensure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

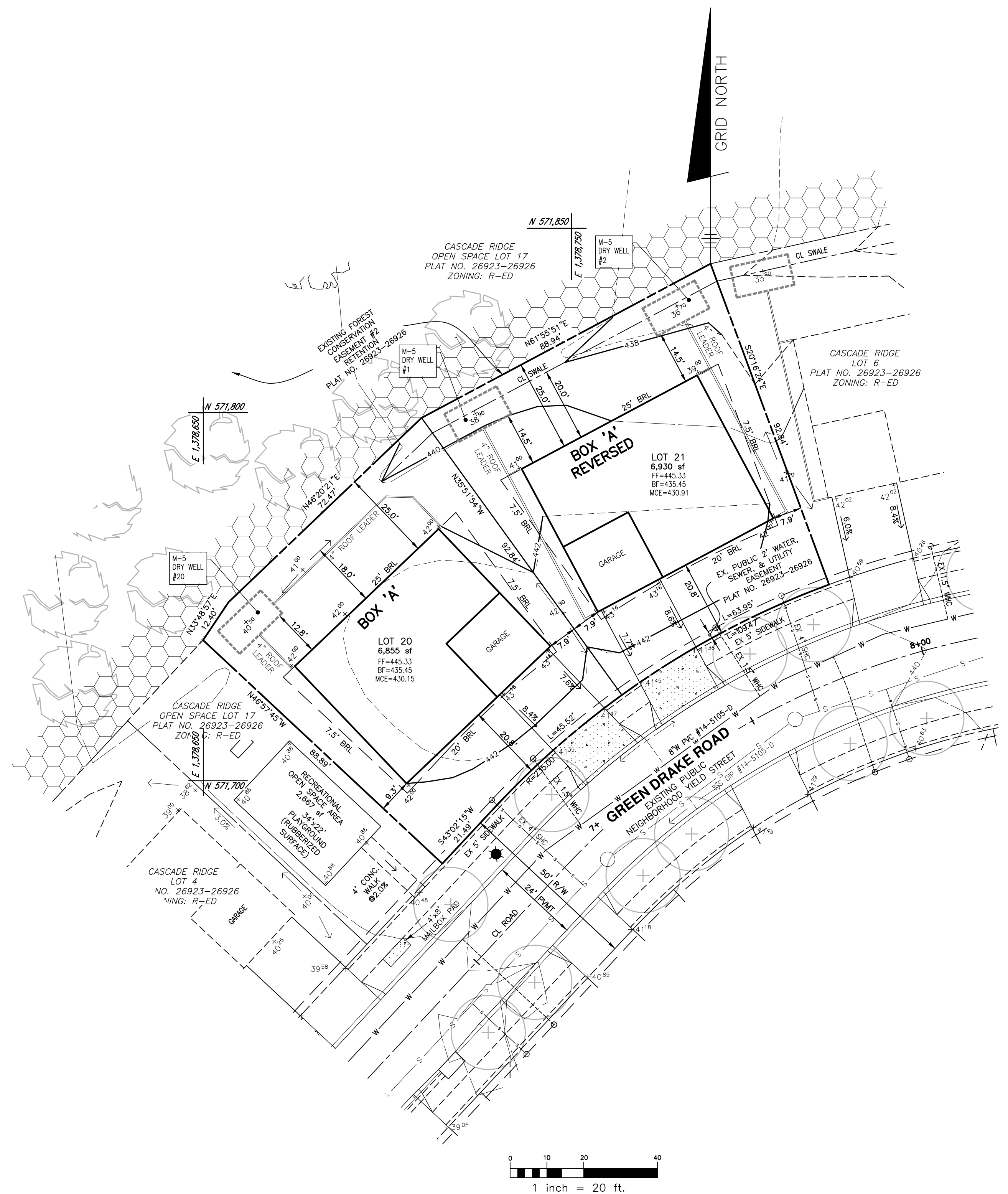
CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____



LEGEND OF SYMBOLS

- EXISTING CONTOURS
- EXISTING WATER
- EXISTING WHC
- EXISTING SEWER
- EXISTING SHC
- EXISTING STORM DRAIN F-24-001
- EXISTING STREET LIGHT
- EXISTING CONC. SIDEWALK
- INDICATES BUILDING RESTRICTION LINE
- 4" PVC ROOF LEADER UNDERDRAIN
- PROPOSED DRY WELL
- CONCRETE DRIVEWAY APRON HO.CO.STD. R-6.03
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- FOREST CONSERVATION EASEMENT
- STREET TREE PER F-24-001
- LANDSCAPE TREES PER F-24-001

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer upon the laws of the State of Maryland. License No. 22390, Exp. Date: 6-30-2027.

CASCADE RIDGE
Lots 20 and 21

TAX MAP: 31 GRID: 11 PARCEL: 474
ZONED: R-ED
ELECTION DISTRICT NO. 1 HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND GRADING PLAN AND SWM DETAILS

OWNER: CASCADE FALLS, LLC
8480 BALTIMORE NATIONAL PIKE, SUITE 415
ELLICOTT CITY, MARYLAND 21043
410-465-4244

DEVELOPER: WILLIAMSBURG GROUP L.L.C.
5485 HARPERS FARM ROAD SUITE 200
COLUMBIA, MARYLAND 21044
410-997-8800

DATE: FEBRUARY 23, 2026
SCALE: AS SHOWN

BEI PROJECT NO. 3127-W
SHEET 3 OF 5

DESIGN: DBT CHECK: CAM

LANDING ROAD

ROYAL COACHMAN DR.

GREEN DRAKE ROAD

PALE MORNING DUN RD.



CASCADE HILL
SECTION ONE
OPEN SPACE LOT 23
PLAT 16655-16662
ZONING: R-E

CASCADE HILL
SECTION ONE
OPEN SPACE LOT 19
F-24-001
ZONING: R-E

CASCADE HILL
SECTION ONE
OPEN SPACE LOT 18
F-24-001
ZONING: R-E

NORMAN AND YEROME
SECTION
TR 21-080 10
PARCEL 159
L 1004 F 138
ZONING: R-E

CASCADE HILL
SECTION ONE
OPEN SPACE LOT 78
PLAT 16650-16662
ZONING: R-E

CASCADE HILL
SECTION ONE
OPEN SPACE LOT 18
F-24-001
ZONING: R-E

CASCADE HILL
SECTION ONE
LOT 27
PLAT 16653-16662
ZONING: R-E

CASCADE HILL
SECTION ONE
LOT 46
PLAT 16655-16662
ZONING: R-E

CASCADE HILL
SECTION ONE
LOT 51
PLAT 16655-16662
ZONING: R-E

CASCADE HILL
SECTION ONE
OPEN SPACE LOT 17
F-24-001
ZONING: R-E

CASCADE OVERLOOK
SECTION ONE
LOT 17
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 16
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 15
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 14
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 13
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 12
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 11
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 10
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 9
PLAT 16657-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 8
PLAT 16657-16662
ZONING: R-E-D

LIT 1

LIT 2

LIT 3

LIT 4

LOT 20

LOT 21

LIT 6

LIT 7

LIT 8

LIT 16

LIT 10

LIT 14

LIT 13

LIT 12

LIT 11

LIT 10

LIT 9

CASCADE OVERLOOK
SECTION ONE
LOT 43
PLAT 16650-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 44
PLAT 16650-16662
ZONING: R-E-D

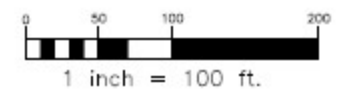
CASCADE OVERLOOK
SECTION ONE
LOT 45
PLAT 16650-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 46
PLAT 16650-16662
ZONING: R-E-D


CASCADE OVERLOOK
SECTION ONE
LOT 40
PLAT 16650-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 39
PLAT 16650-16662
ZONING: R-E-D

CASCADE OVERLOOK
SECTION ONE
LOT 38
PLAT 16650-16662
ZONING: R-E-D



 LOTS INCLUDED IN THIS SDP

 TRACT BOUNDARY



CASCADE RIDGE
LOT 20 AND 21
SDP-26-039
EXHIBIT FOR PLANNING BOARD
MAY 7, 2026