



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'



CASCADE RIDGE  
LOT 20 AND 21  
SDP-26-039  
EXHIBIT FOR PLANNING BOARD  
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