

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
ChC		B	C	CHILLUM-RUSSETT LOAMS, 5 TO 10 PERCENT SLOPES	0.43
UcB**		D	B/C	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX 0 TO 5 PERCENT SLOPES	-

HOWARD COUNTY SOIL INDEX PAGE 19.  
 \* INCLUDES HYDRIC SOILS  
 \*\* HIGHLY ERODIBLE K<0.35, AND/OR SOILS 15% OR GREATER

### LEGEND

SOILS CLASSIFICATION  
 SOILS DELINEATION  
 EXISTING CONTOURS  
 EXISTING TREE LINE  
 PROPOSED TREE LINE  
 EXISTING FENCELINE  
 EXISTING SPECIMEN TREE  
 LIMITS OF DISTURBANCE  
 PROPOSED CONTOURS  
 EX. SANITARY MANHOLE  
 PROPOSED DRYWELL  
 ROOF DRAIN  
 ESD DRAINAGE AREA  
 PROPOSED PERIMETER TREE  
 SUPER SILT FENCE  
 STABILIZED CONSTRUCTION ENTRANCE  
 PROPOSED PAVING/BUILDING

### PROJECT BACKGROUND INFORMATION

PRESENT ZONING: R-20  
 LOCATION: TAX MAP 31 - GRID 14 - PARCEL 171  
 APPLICABLE DPZ FILE REFERENCES: EOP-20-027, SDP-20-059, WP-21-009, DMW2-20-003  
 DEED REFERENCES: L. 3990 / F. 00020,  
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED  
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

### SITE DATA TABULATION

1) TOTAL PROJECT AREA	0.78 AC.
2) AREA OF 100-YR. FLOODPLAIN	0.00 AC.
3) AREA OF STEEP SLOPES	0.00 AC.
4) AREA OF EXISTING FOREST	0.00 AC.
5) AREA OF ERODIBLE SOILS	0.39 AC.
6) AREA OF WETLANDS (INCLUDING BUFFER)	0.00 AC.
7) AREA OF STREAM BUFFER (OUTSIDE WETLANDS & BUFFER)	0.00 AC.
8) NET AREA OF LOT	0.78 AC.
9) APPROXIMATE LIMIT OF DISTURBANCE	0.33 AC.±
10) PRESENT ZONING DESIGNATION	R-20
11) PROPOSED USES FOR THE SITE & STRUCTURES	RESIDENTIAL-SFD
12) NUMBER OF PARKING SPACES REQUIRED	2.5 (WELLING)
13) NUMBER OF PARKING SPACES PROVIDED	3.0 IN DRIVEWAY
14) TOTAL IMPERVIOUS AREA	0.09 AC.

### ENGINEER'S CERTIFICATE

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

*C. Madagani* 12-29-20  
 ENGINEER DATE

### DEVELOPER'S CERTIFICATE

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

*Alvador Dantio* 12/29/20  
 DEVELOPER DATE

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

*Alvador Dantio* 12/29/2020  
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/10/21  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 2-24-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3-10-21  
 DIRECTOR DATE

### SPECIMEN TREES

ST # 1 - 30.0" American Beech - *Fagus grandifolia* - Fair-To Remain  
 ST # 2 - 37.0" White Oak - *Quercus alba* - Fair- Small Cavity-To Remain

### SWM SUMMARY TABLE

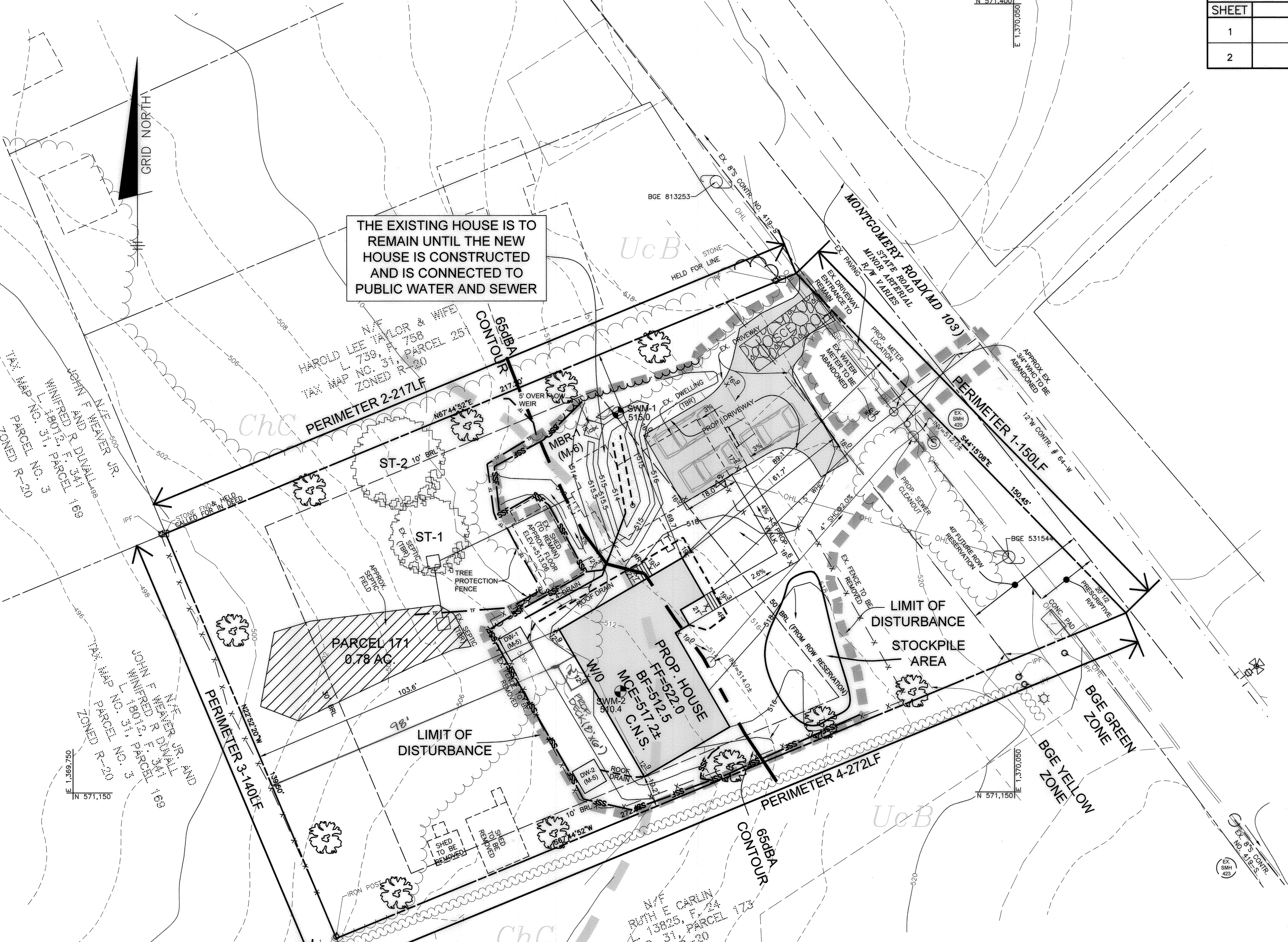
D.A.	MDE Type	Total DA	Impervious Area	Qe	Required		Provided		2% DA	Depth	ESDv		RV	Pe
					Required	Provided	Required	Provided			75% ESDv	RV		
MBR 1	(M-6)	8,255	1,900	0.28	165	200	PASS	1.0	146	436	PASS	0.26	2.46	
DW-1	(M-5)	1,087	1,087	0.28	95	102	PASS	4.0	95	102	PASS	0.26	1.19	
DW-2	(M-5)	851	851	0.28	74	102	PASS	1.0	74	102	PASS	0.26	1.52	
<b>Totals</b>		<b>10,193</b>	<b>3,838</b>	<b>0.43</b>					<b>315</b>	<b>641</b>				

# SITE DEVELOPMENT PLAN

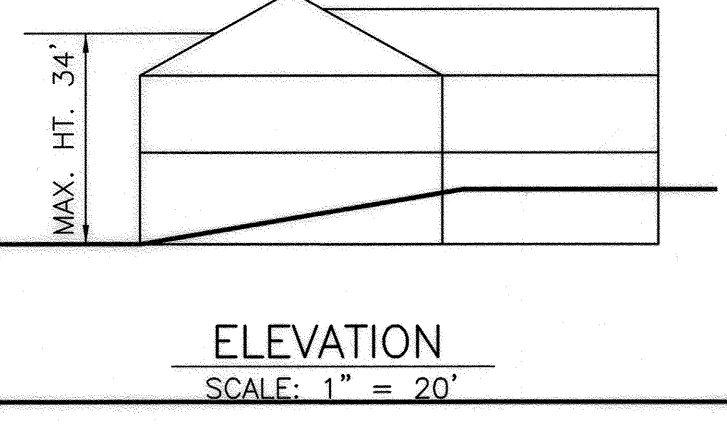
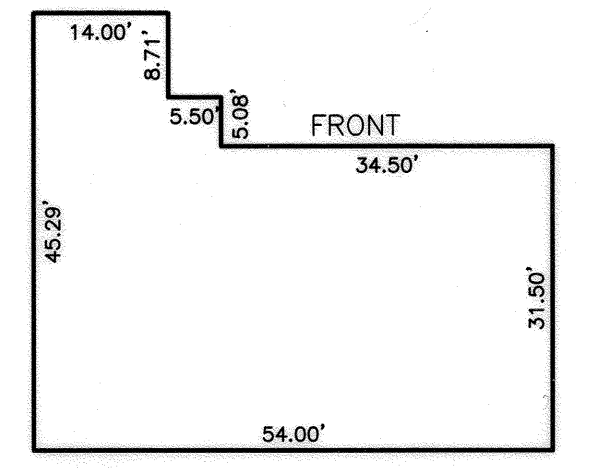
## RAUSCHER PROPERTY

### 1ST ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



THE EXISTING HOUSE IS TO REMAIN UNTIL THE NEW HOUSE IS CONSTRUCTED AND IS CONNECTED TO PUBLIC WATER AND SEWER



### ADDRESS CHART

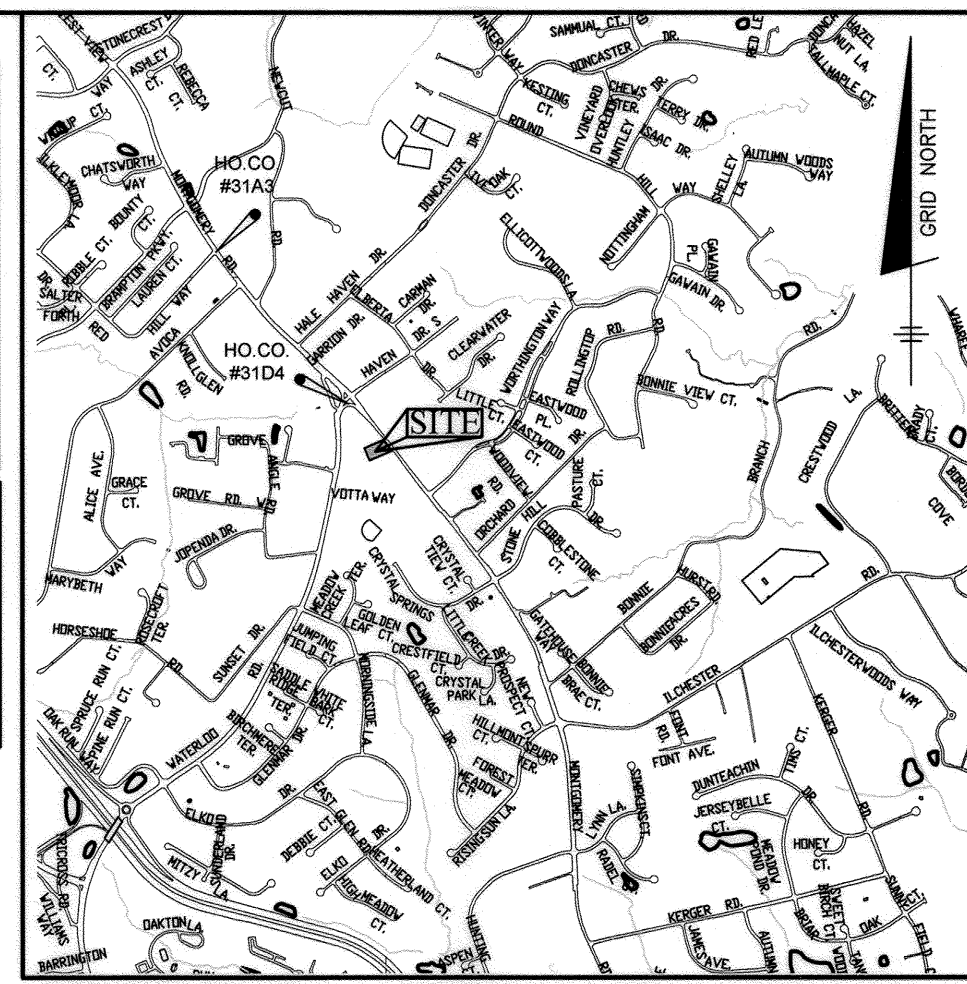
PARCEL NUMBER	ADDRESS
171	4928 MONTGOMERY ROAD

### PERMIT INFORMATION CHART

SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL#		
RAUSCHER PROPERTY		N/A	171		
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
NA	14	R-20	31	6TH	601105

### BENCH MARKS

HO. CO. #31A3 (NAD '83)	ELEV. 86.905
STANDARD DISC ON CONCRETE MONUMENT	
N 573217.889	E 1368237.788
HO. CO. #31D4 (NAD '83)	ELEV. 494.445
STANDARD DISC ON CONCRETE MONUMENT	
N 571700.664	E 1369606.417



### SHEET INDEX

SHEET	TITLE
1	SITE DEVELOPMENT PLAN, SWM, GRADING AND SEDIMENT CONTROL PLAN
2	SWM, GRADING, SEDIMENT & EROSION CONTROL NOTES AND DETAILS

- ### GENERAL NOTES
- SUBJECT PROPERTY ZONED R-20 PER THE 10-6-13 COMPREHENSIVE ZONING PLAN.
  - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - EXISTING TOPOGRAPHY IS TAKEN ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED MAY 2019 AND HOWARD COUNTY 2011 GIS AND ARE 2' INTERVALS.
  - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. #31A3 AND #31D4 WERE USED FOR THIS PROJECT.
  - THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON SITE.
  - THERE ARE NO ONSITE STEEP SLOPES GREATER THAN 25%.
  - FOREST STAND DELINEATION WAS PREPARED BY WRIGHT ENVIRONMENTAL DATED JANUARY 2020.
  - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
  - THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE HOUSE IS CURRENTLY UTILIZING A PRIVATE SEPTIC SYSTEM WHICH WILL BE PROPERLY ABANDONED BY A CERTIFIED SEPTIC CONTRACTOR PER THE BUREAU OF ENVIRONMENTAL HEALTH REQUIREMENTS AND TIED TO EXISTING PUBLIC SEWER WITHIN MONTGOMERY ROAD. THE EXISTING HOUSE IS CURRENTLY TIED TO PUBLIC WATER. A NEW CONNECTION WILL BE PROVIDED FOR THE NEW HOUSE.
  - WATER WILL BE FROM PUBLIC WATER MAIN CONTRACT NUMBER 64-W.
  - SEWER WILL BE FROM PUBLIC SEWER MAIN CONTRACT 419-S.
  - 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 - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% 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.
  - THIS PLAN IS SUBJECT TO SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS.
  - 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.
  - EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY AND HOWARD COUNTY GIS.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - SHC ELEVATIONS SHOWN ARE LOCATED AT THE PUBLIC EASEMENT LINE OR RIGHT-OF-WAY.
  - STORM WATER MANAGEMENT FOR THE PROPOSED IMPERVIOUS WILL BE BY 2 DRYWELLS (M-5) FOR THE NEW HOUSE AND ONE MICRO-BIORETENTION (M-6) FACILITY FOR THE PROPOSED DRIVEWAY.
  - THE EXISTING HOUSE IS TO BE REMOVED SINCE THE HOUSE IS CURRENTLY THE MAIN RESIDENCE. THE REMOVAL OF THE EXISTING HOUSE AND UTILITY CONNECTIONS WILL NOT OCCUR UNTIL THE NEW HOUSE IS CONNECTED TO PUBLIC WATER AND SEWER. AT THAT TIME THE EXISTING SEPTIC SYSTEM WILL BE PROPERLY ABANDONED BY A CERTIFIED WELT/SEPTIC CONTRACTOR PER THE BUREAU OF ENVIRONMENTAL HEALTH REQUIREMENTS.
  - GEOTECHNICAL REPORT PREPARED BY GEOLAB DATED JANUARY 2020, BASED ON THE BORING RESULTS THERE IS NO ROCK OR WATER WITHIN 4' OF THE PROPOSED DRYWELL BOTTOMS.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURVEY IN THE AMOUNT OF \$3,300.00 FOR 11 SHADE TREES HAS BEEN POSTED AS PART OF THE GRADING PERMIT.
  - THIS DEVELOPMENT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION SINCE THE DEVELOPMENT IS LESS THAN 40,000 SQUARE FEET PER 16.1202.(b)(1)(i).
  - A NOISE STUDY WAS PREPARED BY MARS GROUP DATED MARCH 2020. THE ANALYSIS CONCLUDES THAT THE 65DBA CONTOUR IS NOT WITHIN THE REAR OF THE HOUSE. THE NOISE CURTAGES DOES ENCLOSE THE FRONT PORTION OF THE HOUSE AND WILL REQUIRE COMPOSITE WALL/WINDOW MATERIAL TO REDUCE THE INTERIOR NOISE TO 45DBA. A POST CONSTRUCTION INSULATION TEST REPORT TO CERTIFY THAT THE MINIMUM NOISE LEVEL REDUCTIONS ACHIEVED WILL SATISFY HOWARD COUNTY'S INTERIOR NOISE LEVEL CRITERIA.
  - SINCE THERE IS AN EXISTING STRUCTURE THAT IS CURRENTLY OCCUPIED ON THE PARCEL THIS SITE PLAN IS NOT CONSIDERED A NEW DEVELOPMENT; THEREFORE A COMMUNITY INPUT MEETING IS NOT REQUIRED.
  - THE EXISTING HOUSE LOCATED ON THE PROPERTY IS DATED CIRCA 1938 AND IS TO BE REMOVED. IT HAS BEEN DETERMINED BY HOWARD COUNTY HISTORIC PRESERVATION THAT THE STRUCTURE DOES NOT REQUIRE HISTORIC ADVISORY REVIEW.
  - THIS SITE DEVELOPMENT PLAN IS EXEMPT FROM THE MHR REQUIREMENTS SINCE THE DEVELOPMENT DOES NOT INCREASE THE NUMBER OF LOTS OR DWELLINGS.
  - THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO ALLOW THE BASEMENT TO NOT HAVE GRAVITY SEWER APPROVED APRIL 19, 2020, REFERENCE DMW2-20-003.
  - THIS PLAN IS SUBJECT TO WP-21-009 APPROVED SEPTEMBER 22, 2020 TO SECTION 16.134(A) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO RESIDENTIAL SUBDIVISIONS AND SITE DEVELOPMENTS THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ON BOTH SIDES OF ALL STREETS IN THE PROJECT ALONG THE PROJECT FRONTAGE EXCEPT THAT SIDEWALKS ARE REQUIRED ON ONLY ONE SIDE OF CUL-DE-SACS AND LOCAL STREETS OF SINGLE-FAMILY DETACHED SUBDIVISIONS SUBJECT TO THE FOLLOWING:
    - COMPLIANCE WITH DEVELOPMENT ENGINEERING DIVISION COMMENTS AND SUBJECT TO A FEE-IN-LIEU PAYMENT FOR SIDEWALK. THE FEE-IN-LIEU WILL BE A RECONSIDERATION TO THE FEE-IN-LIEU WAS SUBMITTED AND DENIED ON DECEMBER 3, 2020.

NO.	DATE	REVISION

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22390, Expiration Date: 6-30-2021.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-9105 (F) 410-465-6444  
 WWW.BE-CHALLENGEENGINEERING.COM

OWNER: JAMES RAUSCHER  
 4928 MONTGOMERY ROAD  
 ELLICOTT CITY, MARYLAND 21043  
 410-868-7551

DEVELOPER: JAMES RAUSCHER  
 4928 MONTGOMERY ROAD  
 ELLICOTT CITY, MARYLAND 21043  
 410-868-7551

RAUSCHER PROPERTY  
 4928 MONTGOMERY ROAD

TAX MAP: 31, GRID: 14, PARCEL: 171  
 ZONED: R-20  
 ELECTION DISTRICT NO. 1ST HOWARD COUNTY, MARYLAND

RESIDENTIAL  
 SITE DEVELOPMENT PLAN, SWM, GRADING AND SEDIMENT CONTROL PLAN

DATE: DECEMBER 2020 | BEI PROJECT NO. 2936  
 SCALE: AS SHOWN | SHEET 1 OF 2



