

2. Staple the 4" overlap in the channel center using an 18" spacing 3. Before stopling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil. 4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center. 5. Where one roll of matting ends and another begins, the end of the tap strip shall overlap the upper end of the lower strip by 4", shiplep feshion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pottern on either side. 6. The discharge end of the matting liner should be similarly

Note: If flow will enter from the edge of the matting then the area MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION SOIL CONSERVATION SERVICE

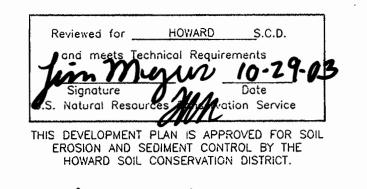
|PLANT SCHEDULE (for perimeter edge) REMARKS KEY QUANT PLANT NAME

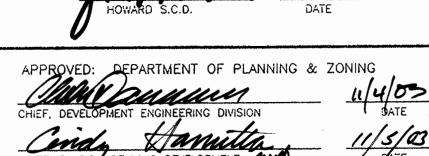
secured with 2 double rows of staples.

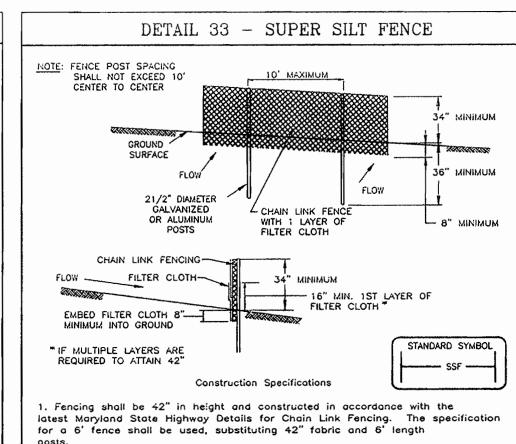
SHADE TREES

ACER RUBRUM 'RED SUNSET' 2 1/2 -3" Cal. B&B Heavy Red Sunset Maple

11/14/03







2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rads, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced

by 6" and folded.

4. Filter cloth shall be embedged a minimum of 8" into the ground. 5. When two sections of filter cloth adjoin each other, they shall be overlapped

6. Maintenance shall be performed as needed and silt buildups removed when "bulges develop in the silt fence, or when silt reaches 50% of fence height 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Closs F:

Test: MSMT 509 Tensile Strength Tensile Modulus 20 lbs/in (min.) Test: MSMT 509 Flow Rate 0.3 gai/ft 1/minute (max.) Test: MSMT 322 Filtering Efficiency 75% (min.) Test: MSMT 322

MARYLAND DEPARTMENT OF ENVIRONMEN

U.S. DEPARTMENT OF AGRICULTURE

GENERAL NOTES CONT 6. The total area included in this submission is: 31,369 SF

7. The total number of lets included in this submission is: 1. 8. Improvement to property: Single Family Detached.

9. Any damage to county owned rights-of-way shall be corrected at the developer's

All roadways are public and existing.

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 Numbers: 3784 & 3788. The contractor shall notify the Department of Pubic Works / Division of Construction inspection at (410) 313-1880 at least 5 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.

For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03

15. In occordance with Section 128 of the Howard Quinty Zaning Regulations, baywindows chimneys, or exterior stainways not more than 16 feet in Wight may project more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than RINIS 10 feet into the front or rear yard setback.

DRIVEN AND THE TRONT OF FOUR YORD SEIDOCK.

DRIVEN AND SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USB AND COCUPANCY (PERM TO INSURESAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PRETHER FOLLOWING IN MINIMUM REQUIREMENTS

IN WITH - 12' (M' SEGMINE MORE THAN ONE RESTDENCE)

D. SURFACE- G'OF COMPACTED CRUSHER RUN BASE W/TARECHIP COATING (1/2 MIN)

C. GEOMETRY- MAX 15% GRADE, MAX 10% GRADE CHANGE. 15 TURNING. RADIUS

C. GEOMETRY- MAX 15% GRADE, MAX 10% GRADE CHANGE. 15 TURNING. RADIUS

STOLLCTUDES (CULVEUS BRIDGIES-CAPABLE OF SUPP Q DRAINAGE BLEMENTS-CAPABLE OF SAFELY PASSING 100 YE FLOOD WITH NO MORE F MANTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND OR STREAM SUFFERS OR PER SECTION 16.116 | 16.116 OF THE COUNTY COPE.

18 3HC Elevations shown are from WES Plain. THAN I FOOT DEPTH OYER DRIVEWAY SURFACE

This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and Landscape Manual. Financial Surety for the required 15 theory in the amount of \$2,500 shall be part of the builders grading permit applications.

20 The property is less than 40,000 sf in area and is exempt from Forest Conservation requirements as detailed in section 16.1202(b) of the Howard County Code.

IN ALLOKPANCE WITH SECTION 16.1202.(b).(1).(i) OF THE HOWARD COUNTY CODE THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE SINCE IT IS THE DEVELOPMENT OF A SITE WHICH IS VESS THAN 40.000 SOLVARE FEET

THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REQUIRTIONS AND THE ZONING REGULATIONS AND THE ZONING REGULATIONS AS AMENDED LINDER COUNCIL DILL "50-ZOOI"

22. WETLAND DELINEATION BY EBA, DEC. 2002

LANDSCAPE NOTES:

specifications.

prior to digging.

bottom of drainage swales.

THE SHARED DRIVEWAY IS FOR THE USE OF THE OWNERS OF PARCEL A45 AND 30B, THIER SUCCESSORS, OR ASSIGNS. A SHARED DRIVEWAY AGREEMENT IS RECORDED AT L. 1450 F. 160 RECORDED AS OF ALGUST 6, 2003.

1. All plant materials shall be full and heavy, be well formed

and symmetrical and conform to the most current AAN

2. Contractor shall verify location of all underground utilities

3. Final location of plant material may need to vary to meet

final field conditions. Trees shall not be planted in the

LEONARDTOWN SILT LOAM

SOILS LEGEND

BELTSVILLE SILT LOAM, 5-10% SLOPES. SEVERELY ERODED RUMFORD LOAMY SAND, 5-10% SLOPES, MODERATELY ERODED

NAME / DESCRIPTION

#### 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient

Definition

levels, low pH, materials toxic to plants, and/or unacceptable soil gradation. Conditions Where Practice Applies

This practice is limited to areas having 2:1 or flatter

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be solvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland

11. Topsoil Specifications - Soil to be used as topsoil must meet the following:

Agricultural Experimental Station.

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fraaments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, guackgrass, Johnsongrass, nutsedge, paison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

SCHEDULE A

andscape Type Linear Feet of Roadway

Credit for Existing Vegetation (Yes, No. Linear Feet)

Describe below if needed

Describe below if needed

(Yes, No. Linear Feet)

Credit for Wall, Fence or Bern

imber of Plants Required

imber of Plants Provided

Shrubs (10:1 substitution)

Developer's/Builder's Certificate

Department of Planning and Zoning.

4. This plan has been prepared in accordance with the

provisions of Section 16.124 of the Howard County Code, the Landscape Manual and the Developm

<del>Priteria approved by the Manning Board on July 1,</del> <del>1999 per Gase No. P.B. 339.</del> Surety for the require

landscaping will be posted as part of the Builder's Grading Permit in the amount of \$4,500 for 15

THE CHNER TENANT, AND/OR THIER AGENTS SHALL BE RESPONSIBLE FOR MAINTAINANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, DERTIS, FENCES & HALLS, ALL PLANT MATERIALS SHALL DE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLANCE WITH APPLICABLE REGULLATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL DE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

Describe plant substitution credit

below if needed)

PERIMETER LANDSCAPE EDGE

--- 1/2" DIA. RUBBER HOSE

SUBGRADE. DO NOT STAKE ROOT BALL

223.31

I/We certify that the landscaping shown on this plan will be done according to the plan, Section

16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape

'Manual. I/We further certify that upon completion of landscape installation, a of letter notice,

accompanied by an executed one year guarantee of plant materials, will be submitted to the

--- 4" MULCH LAYER

FOLD TOP BACK

III. For sites having disturbed areas under 5 acres: i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization Section 1 - Vegetative Stabilization Methods and

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the a. pH for topsoil shall be between 6.0 and 7.5. If

ne tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher. b. Organic content of topsoil shall be not less than 1.5 percent by weight.

elapsed (14 days min.) to permit dissipation of

Topsoil having soluble salt content greater than 500 parts per million shall not be used. d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has

NOTE: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved y the appropriate approval authority, may be used in lieu of natural topsoil.

phyto-toxic materials.

ii. Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization-Section I-

Vegetative Stabilization Methods and Materials.

V. Topsoil Application

CONSTRUCTION SEQUENCE

install sediment and erosion control devices and stabilize.

Final grade, install Erosion Control Matting and stabilize in

. Upon approval of the sediment control inspector, remove

sediment and erosion control devices and stabilize.

Construct structures, sidewalks and driveways.

\* Delay construction of houses on lots:

accordance with standards and specifications.

. Excavate for foundations, rough grade and temporarily stabilize.

KRATZ RESIDENCE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according

a Certificate of Attendance at a Department of the Environment Approved

the project. I also authorize periodic on-site inspection by the Howard So

Canservation District or their authorized agents, as are deemed necessary"

raining Program for the Control of Sediment and Erosion before beginning

to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have

. Obtain grading permit.

. Install tree protection fence.

When topsoiling, maintain needed erosion and sediment cantrol practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained albeit 4"- 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions o water pockets.

v. Topsoil shall not be place while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

NO. OF DAYS

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: Loosen upper three inches of soil by roking, discing or other acceptable means before seeding, if not previously

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of

the following schedules:

1) Preferred-Apply 2 tons per acre dolomitic limestone (92 lbs/ 100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./ 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.)

2) Acceptable-Apply 2 tons per acre dolomatic limestone (92 lbs/ 1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10- fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible n the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of sail by raking discing or other acceptable means before seeding, if not previously

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flot areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT

REFER TO SHEET

ENGINEER'S CERTIFICATE

hereby 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

2 OF 2 FOR 30' SCALE

LEGEND:

ENTRANCE

SUPER FENCE

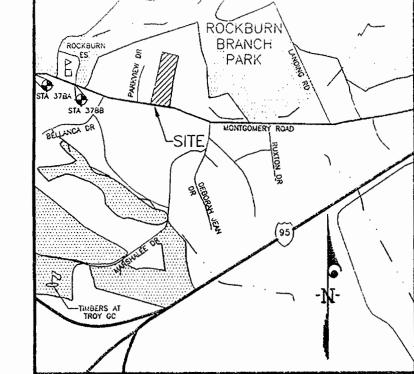
LIMIT OF DISTURBED AREA

USE-IN-COMMON DRIVEWAY

CONTOUR INTERVAL EXISTING CONTOUR PROPOSED CONTOUR DIRECTION OF DRAINAGE W.O.B. WALK OUT BASEMENT SPOT ELEVATION + 78 = FIRE HYDRANT

STABILIZED CONSTRUCTION EROSION CONTROL MATTING

ECM \_\_\_\_\_



BENCHMARKS:

6393 MONTGOMERY ROAD

HOWARD COUNTY MONUMENT # 37BA N 171842.2058 (METERS) E 419510.2654 (METERS)

HOWARD COUNTY MONUMENT # 3788 N 171804.9589 (METERS)

E 420027.5970 (METERS)

SITE ANALYSIS DATA

Total site area

Existing zoning

Proposed use

50' STREAM BUFFER

RIVERINE INTERMITTENT

N 9,700

STREAM

**GENERAL NOTES:** 

1. PROPERTY IS ZONED R-20 PER 10/18/33 COMPREHENSIVE 2. TOPOGRAPHY WAS TAKEN FROM FIELD RUN TOPOGRAPIC SURVEY

4. ALL BOUNDRY LINES SHOWN ON THIS SITE DEVELOPMENT PLAN WERE TAKEN FROM LIBER 5999 FOLIO 336, RECORDED ON

ADDRESS CHART STREET ADDRESS

A <u>minimum of 48 hours</u> notice must be given to the Howard County Department of Inspections, Licenses and Permits,

according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto. temporary stabilization shall be completed within:

b) 14 days as to all other disturbed or graded areas on the 4. All sediment traps/basins shown must be fenced and warning

and mulching (Sec G). Temporary stabilization with mulch alone can only be done when and establishment of arasses.

to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector

Area Disturbed: Area to be roofed or paved Area to be vegetatively stabilized Offsite Waste/Borrow Area Location:

activity for placement of utilities must be repaired on the same day of disturbance.

by the Howard County DPW Sediment Control inspector. installation of perimeter erasion and sediment controls, but before

spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's

OWNER / DEVELOPER

445 W.L. KRATZ PROPERTY TAX MAP NO. PLAT NO. BLOCK NO. ZONE ELECTION DIST. | CENSUS TRACT L.5999 6011.01 F.336 R-20 WATER CODE SEWER CODE 34W

7135 MINSTREL WAY . COLUMBIA, MD 21045 . (410) 381-7500 BALT. . (301) 621-8100 WASH. DESIGNED SITE DEVELOPMENT AND RMT / DAB SEDIMENT AND EROSION CONTROL PLAN PARCEL 445
G393 MONTGOMERY ROAD, ELKRIDGE ROAD DRAWN WILLIAM L. KRATZ SR. PROPERTY KQL / RQL TAX MAP 37 FAMILY DETACHED CHECKED JOB NO. LIBER 5999 FOLIO 336

FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND OR : WILLIAM L'IKRATZ SR & CATHERINE KRATZ 8221 LINCOLN DRIVE JESSUP, MARYLAND 20794

DAR.

8-20-02

8-15-02

(9)D:/Drawings/Parcel 445/FINALsdp.dw

PREPARED BY CLARK, FINEFROCK & SACKETT, INC. ON APRIL 3, 2002.

FEBRUARY 5TH, 2002. 5. HOWARD COUNTY FILE REFERENCE #:

A. WATER CONTRACT # 34W

Sediment Control Division prior to the start of any construction

3. Following initial soil disturbance or redisturbance, permanent or a) 7 calendar days for all perimeter sediment control stuctures. dikes, perimeter slopes and all slopes greater than 3:1

recommended seeging dates do not allow for proper germination 6. All sediment control structures are to remain in place and are

9. Additional sediment control must be provided, if deemed necessary

until this initial approval by the inspection agency is made.

tabilized within one working day, or is limited to three pipe lengths.

JESSUP, MARYLAND 20794 (410) AGI - GIQ2 SECTION/AREA LOTS/PARCELS

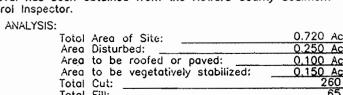
ENGINEERS · PLANNERS · SURVEYORS

3. LIMIT OF DISTURBANCE = 0.250 ACRES

SEDIMENT AND EROSION CONTROL NOTES

signs posted around their perimeters in accordance with Vol.1,

5. All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STAND-ARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding



8. Any sediment control practice which is disturbed by grading

10. On all sites with disturbed areas in excess of 2 acres, approve of the inspection agency shall be requested upon completion o

building or grading inspection approvals may not be authorized

B. LOCATION PLAN CONTRACT # 10-1043

All vegetative and structural practices are to be installed

Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm

proceeding with any other earth disturbance or grading. Other

11. Trenches for the construction of utilities shall be backfilled and

WILLIAM L. KRATZ SR 8221 LINCOLN DRIVE

02-084 FILE NO.

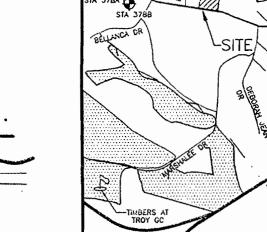
VICINITY MAP SCALE: 1"=2000'

ELKRIDGE, MARYLAND 21075 C. CAPITAL PROJECT # S-6089 & S-6127

7. SITE ANALYSIS:

31,3699F R-20 Residential Number of units proposed Limit of disturbed area 0.25 AC.

SDP-03-09



\* It is the responsibility of the contractor to identify the grading permit number at the time of construction.

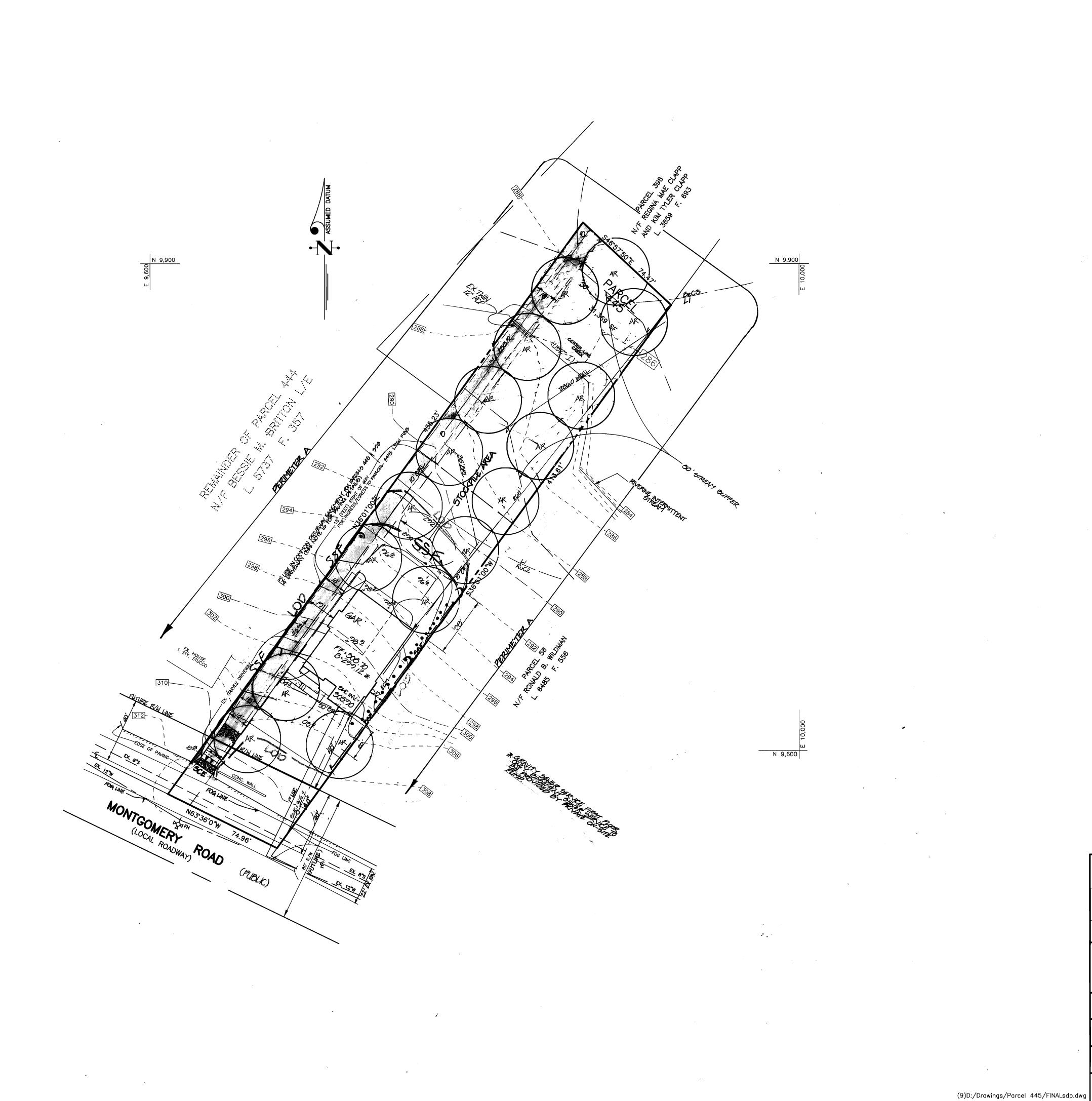
SUBDIVISION NAME

CLARK · FINEFROCK & SACKETT, INC.

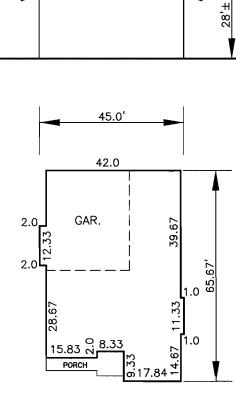
13. The total amount of silt fence =

l" = 50' DRAWING 1 of 2

02-084-X



LEGEND: CONTOUR INTERVAL
EXISTING CONTOUR
PROPOSED CONTOUR
DIRECTION OF DRAINAGE
WALK OUT BASEMENT 2 FT. — — — 348 — — — — W.O.B. + 78 4 SPOT ELEVATION FIRE HYDRANT STABILIZED CONSTRUCTION ENTRANCE ECM EROSION CONTROL MATTING —— SSF — SSF—— SSF— SUPER FENCE LOD \_\_\_\_ LIMIT OF DISTURBED AREA Patrick Commence of the Commen UGE-IN-COMMON DRIVEWAY

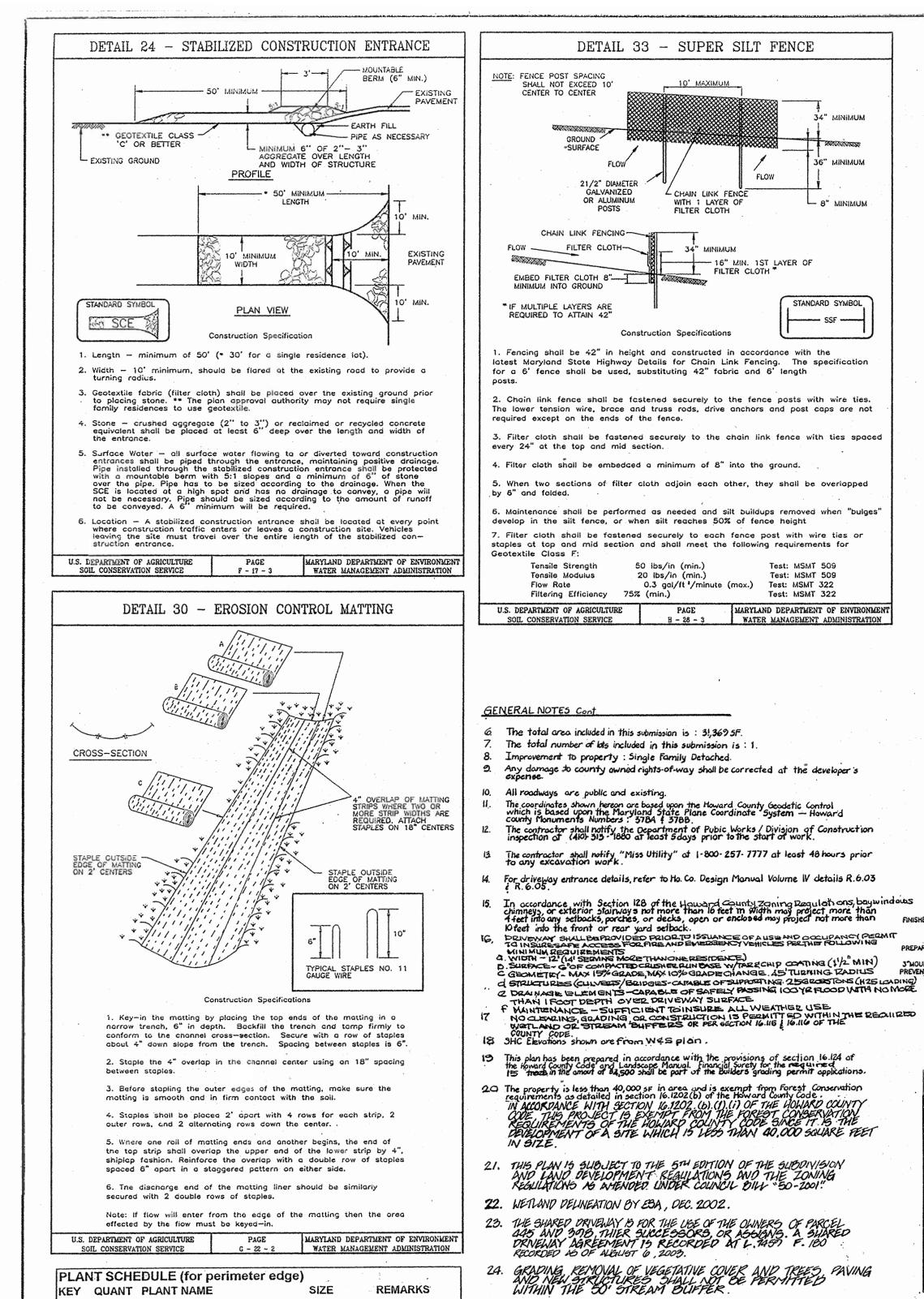


SUBDIVISION NAME  KRATZ PROPERTY			SECTION/AREA	LOTS/PARCELS	S
				445	
			_	_	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
L.5999 F.336	5	R-20	37 -	1st	6011.01
WATER CODE			SEWER CODE		

## CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

	DESIGNED RMT / DAB	SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN PARCEL 445 6393 MONTGOMERY ROAD, ELKRIDGE ROAD	SCALE 1" = 30'
	DRAWN KQL / RQL	WILLIAM L. KRATZ SR. PROPERTY (SINGLE FAMILY DETACHED)	DRAWING 2 of 2
٠	CHECKED DAR	TAX MAP 37 GRID 5 LIBER 5999 FOLIO 336 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-084
	DATE 6-3-03	FOR: WILLIAM L. KKATZ SR. & CATHERINE KRATZ 8221 LINCOLN DRIVE JESSUP, MARYLAND 20794	FILE NO. 02-084-X



Landscape Type Linear Feet of Roadway 223.31 Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) ---Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed) • lumber of Plants Required umber of Plants Provided Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits

Developer's/Builder's Certificate

Department of Planning and Zoning.

provisions of Section 16,124 of the Howard County

Code, the Landscape Manual <del>and the Developme</del>

PLANTING DETAIL SCHEDULE A PERIMETER LANDSCAPE EDG

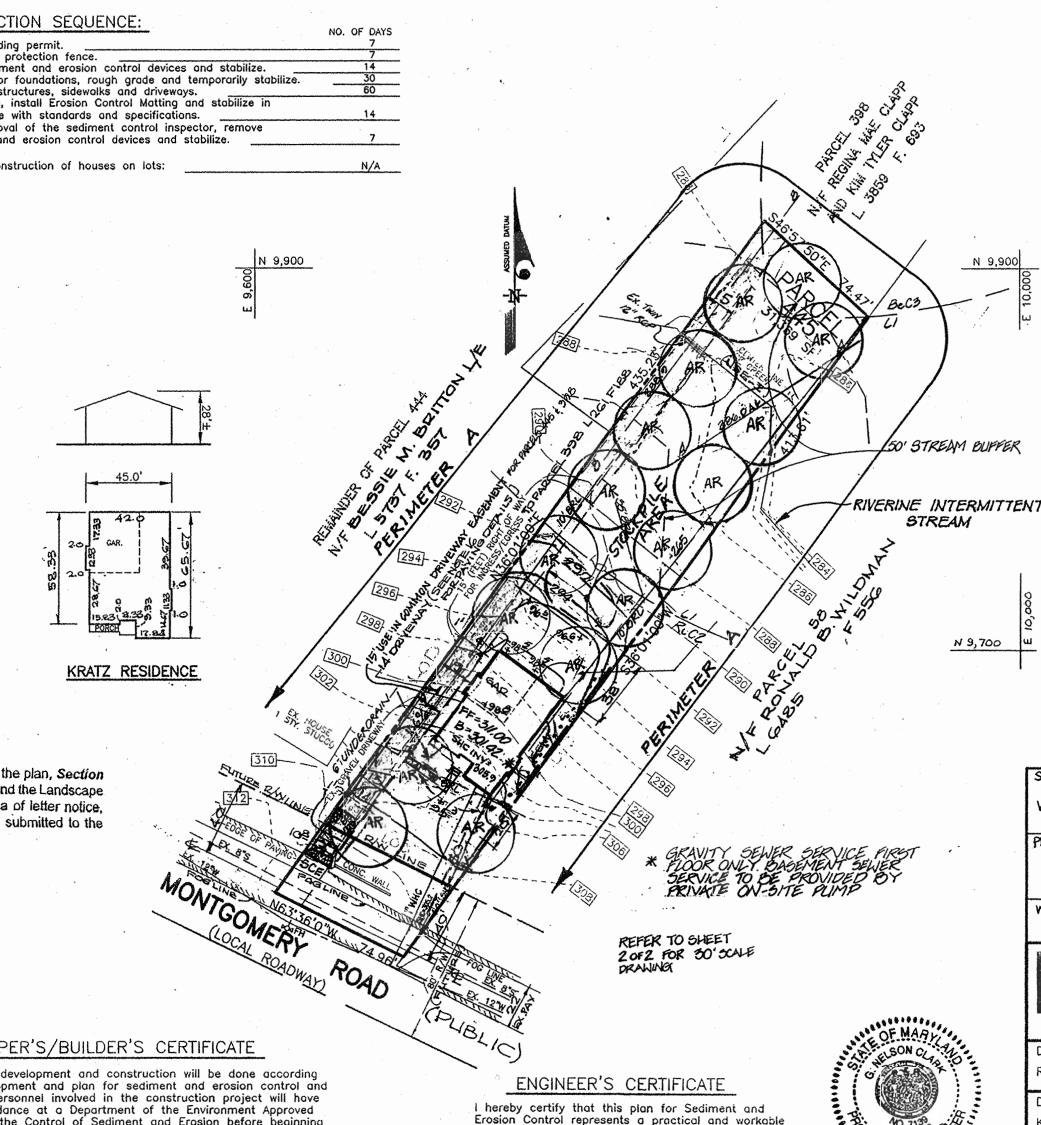
AN TOWN

### REV. TO SHOW AS-BLUET FLOOR ELEVATION 1. All plant materials shall be full and heavy, be well formed 4. This plan has been prepared in accordance with the and symmetrical and conform to the most current AAN specifications. 2. Contractor shall verify location of all underground utilities prior to digging. 3. Final location of plant material may need to vary to meet final field conditions. Trees shall

bottom of drainage swales.

all not be planted in the	shade tr	ees.
LS LEGEND		5. THE OHNER TENANT, AND/OR THIER RESPONSIBLE FOR MAINTAINANCE OF
ESCRIPTION .	TYPE	LANDSCAPING, PLANT MATERIALS, I ALL PLANT MATERIALS SHALL BE
LT LOAM	0	GROWING CONDITION, AND WHEN
DAM , 5-10% SLOPES . SEVERELY ERODED	C	WITH NEW MATERIALS TO ENSURE WITH APPLICABLE REGULATIONS &
ND, 5-10% SUPPES, MODERATELY EROPED	18	LANDSCAPING SHALL BE PERMA
		W GOOD CONDITION, AND WHEN

ments as specified in 20.0 Vegetative Stabilization SEEDBED PREPARATION: Loosen upper three inches of soil by raking, Section I - Vegetative Stabilization Methods and discing or other acceptable means before seeding, if not previously IV. For sites having disturbed areas over 5 acres: SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules: i. On soil meeting topsoil specifications, obtain test 1) Preferred-Apply 2 tons per acre dolomitic limestone (92 lbs/ 100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./ required to bring the soil into compliance with the 1000 sq.ft.) before seeding. Harrow or disc into upper three a. pH for topsoil shall be between 6.0 and 7.5. If inches of soil. At the time of seeding, apply 400 lbs. per acre he tested soil demonstrates a pH of less than 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.) 6.0 sufficient time shall be prescribed to raise 2) Acceptable-Apply 2 tons per acre dolomatic limestone (92 lbs/ the pH to 6.5 or higher. 1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10- fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper b. Organic content of topsoil shall be not less than 1.5 percent by weight.
Topsoil having soluble salt content greater than three inches of soil. 500 parts per million shall not be used. d. No sod or seed shall be placed on soil which SEEDING: For the periods March 1 thru April 30, and August 1 thru has been treated with soil sterilants or chemicals October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed used for weed control until sufficient time has with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of elapsed (14 days min.) to permit dissipation of October 16 thru February 28, protect site by: Option (1) 2 tons NOTE: Topsoil substitutes or amendments, as recommended per acre well anchored straw mulch and seed as soon as possible by a qualified agronomist or soil scientist and approved in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre by the appropriate approval authority, may be used in Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored lieu of natural topsoil. ii. Place topsoil (if required) and apply soil amendments MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. specified in 20.0 Vegetative Stabilization-Section I-Vegetative Stabilization Methods and Materials. Anchor mulch immediately after application using mulch anchoring V. Topsoil Application i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope replacements and reseedings Silt Fence and Sediment Traps and Basins. ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained albeit 4"- 8" higher in elevation. iii. Topsoil shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or iv. Topsoil shall not be place while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. CONSTRUCTION SEQUENCE: NO. OF DAYS Install tree protection fence. Install sediment and erosion control devices and stabilize . Excavate for foundations, rough grade and temporarily stabilize. . Construct structures, sidewalks and driveways. Final grade, install Erosion Control Matting and stabilize accordance with standards and specifications. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize. \* Delay construction of houses on lots:



BRANCH ----- 348 -----PARK W.O.B. + 78 4 MILINGA DR ECM www.SSF exes SSF -TIMBERS AT

VICINITY MAP

SCALE: 1"=2000'

**BENCHMARKS:** HOWARD COUNTY MONUMENT # 37BA N 171842.2058 (METERS) E 419510.2654 (METERS)

PARCEL:

Total site area

Existing zoning

Proposed use

ADDRESS CHART

SITE ANALYSIS DATA

Number of units proposed

Limit of disturbed area

STREET ADDRESS

31,3699F

Residential

R-20

0.25 AC.

6393 MONTGOMERY ROAD

ELKRIDGE, MARYLAND 21075

LEGEND:

CONTOUR INTERVAL

EXISTING CONTOUR

PROPOSED CONTOUR

WALK OUT BASEMENT

SPOT ELEVATION

FIRE HYDRANT

SUPER FENCE

DIRECTION OF DRAINAGE

STABILIZED CONSTRUCTION

EROSION CONTROL MATTING

LIMIT OF DISTURBED AREA

USE-IN-COMMON DRIVEWAY

tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring. HOWARD COUNTY MONUMENT # 37BB N 171804.9589 (METERS) MAINTENANCE: Inspect all seeded areas and make needed repairs, E 420027.5970 (METERS)

### TEMPORARY SEEDING NOTES

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE

COVER IS NEEDED

FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE

SEEDBED PREPARATION: Loosen upper three inches of soil by raking discing or other acceptable means before seeding, if not previously

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2) lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 ibs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes & feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT

**GENERAL NOTES:** 

FH Ö∕□

1. PROPERTY IS ZONED R-20 PER 10/18/33 COMPREHENSIVE ZONING PLAN . 2. TOPOGRAPHY WAS TAKEN FROM FIELD RUN TOPOGRAPIC SURVEY

PREPARED BY CLARK, FINEFROCK & SACKETT, INC. ON APRIL 3, 2002.

3. LIMIT OF DISTURBANCE = 0.250 ACRES

4. ALL BOUNDRY LINES SHOWN ON THIS SITE DEVELOPMENT PLAN WERE TAKEN FROM LIBER 5999 FOLIO 336, RECORDED ON FEBRUARY 5TH, 2002.

5. HOWARD COUNTY FILE REFERENCE #: A. WATER CONTRACT # 34W B. LOCATION PLAN CONTRACT # 10-1043

C. CAPITAL PROJECT # S-5089 & S-6127

SEDIMENT AND EROSION CONTROL NOTES

A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction All vegetative and structural practices are to be installed

according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEPIMENT CONTROL and revisions thereto. 3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 colendar days for all perimeter sediment control stuctures. dikes, perimeter slopes and all slopes greater than 3:1

b) 14 days as to all other disturbed or graded areas on the 4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol.1. Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm

5. All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STAND-ARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec G).
Temporary stabilization with mulch alone can only be done when

recommended seeding dates do not allow for proper germination and establishment of grasses. 6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their

removal has been obtained from the Howard County Sediment Control Inspector. 7. SITE ANALYSIS:

Area Disturbed: 0.100 Acres Area to be vegetatively stabilized: Total Fill: Offsite Waste/Borrow Area Location

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Seament Control Inspector.

On all sites with disturbed areas in excess of 2 acres, approve of the inspection agency shall be requested upon completion of nstallation of perimeter erosion and segiment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or is limited to three pipe lengths

13. The total amount of silt fence = 14. The total amount of super silt fence =

15. The total amount of super diversion fence = \* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

OWNER / DEVELOPER

WILLIAM L. KRATZ SR 8221 LINCOLN DRIVE JESSUP, MARYLAND 20794 (410) 161-6102

SUBDIVISION NAME SECTION/AREA LOTS/PARCELS W.L. KRATZ PROPERTY TAX MAP NO, ELECTION DIST. BLOCK NO. ZONE CENSUS TRACT L.5999 6011.01 F.336 R-20 WATER CODE SEWER CODE

CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY . COLUMBIA, MD 21045 . (410) 381-7500 BALT. . (301) 621-8100 WASH. DESIGNED SITE DEVELOPMENT AND SCALE RMT / DAB SEDIMENT AND EROSION CONTROL PLAN 1" = 50'PARCEL 445
G393 MONTGOMERY ROAD, ELKRIDGE ROAD DRAWN DRAWING WILLIAM L. KRATZ SR. PROPERTY KQL / RQL 1 of 2 TAX MAPLET FAMILY DETATION CHECKED JOB NO. LIBER 5999 FOLIO 336

FIRST (1st) ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

02-084

02-084-X

FILE NO.

OR : WILLIAM L'EXPANZ SR & CATHERINE KRATZ 8221 LINCOLN DRIVE JESSUP, MARYLAND 20794

NAME / DI LEONARDTOWN SIL BELTSVILLE SILT

Criteria approved by the Planning Board on July 1, 1990 per Case No. P.B. 330. Surety for the required landscaping will be posted as part of the Builder's Grading Permit in the amount of \$4,500 for 15

FR AGENTS SHALL BE
OF THE REQUIRED
), DERMS, FENCES & HALLO.
E MAINTAINED IN GOOD
I NECESSARY, REPLACED
COMMINUED COMPLANCE
ALL OTHER REQUIRED
WENTLY MAINTAINED
NECESSARY, REPAIRED agents shall be

I/We certify that all development and construction will be done according a Certificate of Attendance at a Department of the Environment Approved the project. I also authorize periodic on-site inspection by the Howard So Conservation District or their authorized agents, as are deemed necessary

DEVELOPER'S/BUILDER'S CERTIFICATE to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have Training Program for the Control of Sediment and Erosion before beginning

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape

Manual. I/We further certify that upon completion of landscape installation, a of letter notice, accompanied by an executed one year guarantee of plant materials, will be submitted to the

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amend-

Definition

Purpose

To provide a suitable soil medium for vegetable growth.

Conditions Where Practice Applies

levels, low pH, materials toxic to plants, and/or

Soils of concern have low moisture content, low nutrient

1. This practice is limited to areas having 2:1 or flatter

a. The texture of the exposed subsoil/parent

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with

II. For the purpose of these Standards and Specifications,

consideration and design for adequate stabilization.

Construction and Material Specifications

Topsoil salvaged from the existing site may be used

provided that it meets the standards as set forth in

representative soil profile section in the Soil Survey

published by USDA-SCS in cooperation with Maryland

i. Topsoil shall be a loam, sandy loam, clay loam, silt

loam, sandy clay loam, loamy sand. Other soils may

be used if recommended by an agronomist or a soi

authority. Regardless, topsoil shall not be a mixture

than 5% by volume of cinders, stones, slag, coarse

ii. Topsoil must be free of plants or plant parts such as

Bermuda grass, quackgrass, Johnsongrass, nutsedge,

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at

the rate of 4-8 tons/acre (200-400 pounds per

1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated

areas and worked into the soil in conjunction with till-

age operations as described in the following procedures.

--- 1/2" DIA RUBBER HOSE

DO NOT STAKE ROOT BALL

fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.

poison ivy, thistle, or others as specified.

of contrasting textured subsoils and shall contain less

scientist and approved by the appropriate approval

II. Topsoil Specifications - Soil to be used as topsoil

these specifications. Typically, the depth of topsoil to

be salvaged for a given soil type can be found in the

appropriate stabilization shown on the plans.

Agricultural Experimental Station.

must meet the following:

areas having slopes steeper than 2:1 require special

Areas having slopes steeper than 2:1 shall have the

b. The soil material is so shallow that the rooting

material is not adequate to produce vegetative

zone is not deep enough to support plants or

furnish continuing supplies of moisture and

Placement of topsoil over a prepared subsoil prior to

establishment of permanent vegetation.

plant nutrients.

STANDARD SYMBOL

\_\_\_\_ SSF ----

Test: MSMT 509

Test: MSMT 509

Test: MSMT 322

Test: MSMT 322

unacceptable soil gradation.

Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance

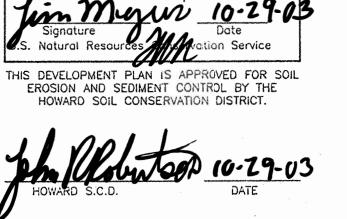
with the requirements of the Howard Soil Conservation (9)D:/Drawings/Parcel 445/FINALsdp.dw

8-20-02

8-15-02

DAR.

SDP-03-091



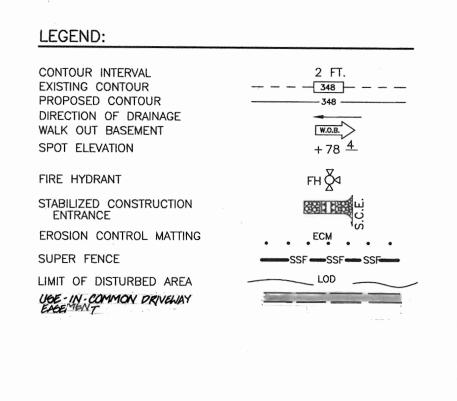
SHADE TREES

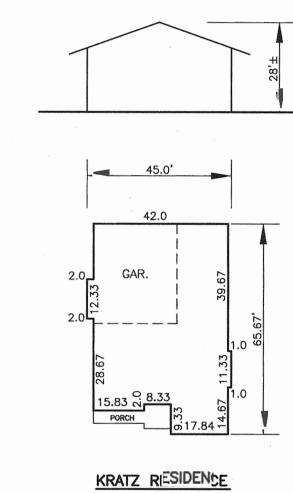
Red Sunset Maple

CHIEF, DIVISION OF LAND DEVELOPMENT / 11/14/03

Reviewed for HOWARD

ACER RUBRUM 'RED SUNSET' 2 1/2 -3" Cal. B&B Heavy





SUBDIVISION NAME			1	SECTION/AREA —	LOTS/PARCELS 445	
KRATZ PROPERTY						
PLAT NO.	BLOCK NO.	ZONE		TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
L.5999 F.336	5	R-20		3.7	1st	6011.01
WATER CODE		,	5	SEWER CODE		
34W				NA		

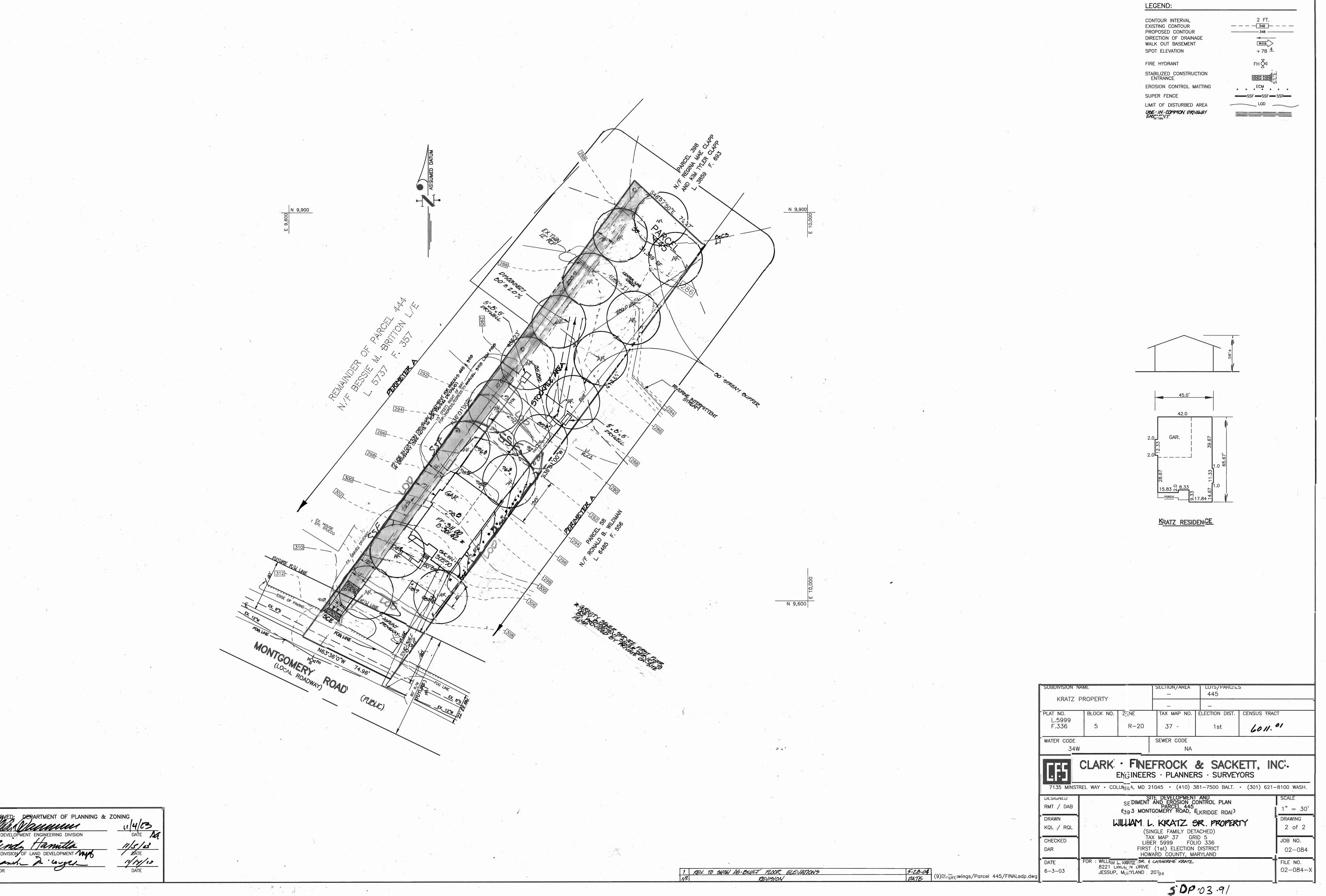
3410			IVA			
出	CLARK .	FINEFR(		Tarre 1	•	IC.
7135 MINSTR	REL WAY . COLUMB	A, MD 21045 •	(410) 381-7	7500 BALT. •	(301) 621-	8100 WASH
DESIGNED	SI	SITE DEVI	ELOPMENT AND	) POL PLAN		SCALE
RMT / DAB	639	EDIMENT AND ER PAR 3 MONTGOMER	CEL 445 ROAD, FLKRI	DGF ROAD		1" = 30

DRAWING 2 of 2 (SINGLE FAMILY DETACHED)
TAX MAP 37 GRID 5
LIBER 5999 FOLIO 336
FIRST (1st) ELECTION DISTRICT
HOWARD COLLETT, MARPYLAND JOB NO. CHECKED 02-084 OR : WILLIAM L. WATT SR & CATTERINE KRATZ 8221 LINCOLN DRIVE JESSUP, MARYLAND 20794 FILE NO. 02-084-X

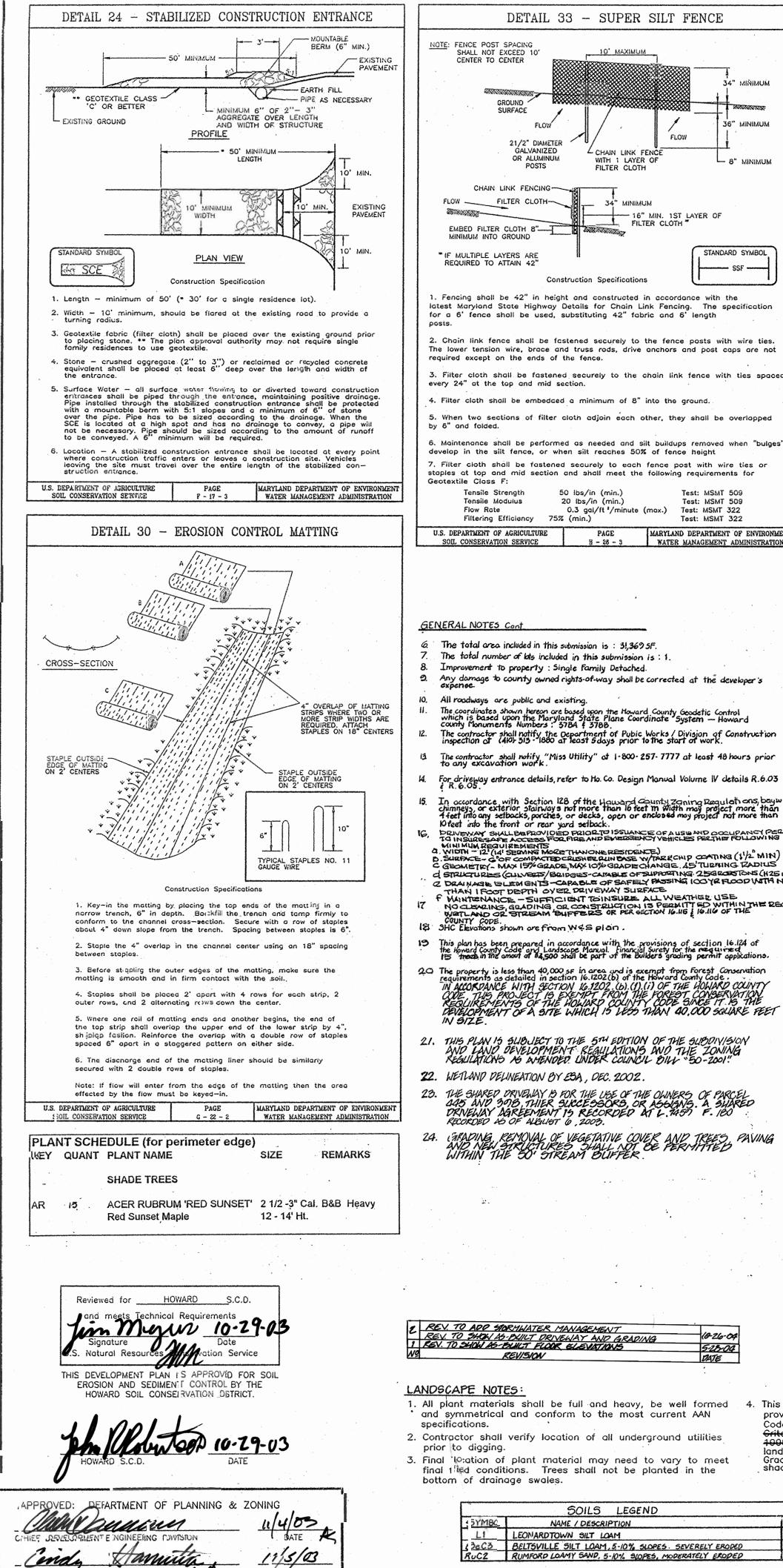
1 REV. TO SHOW AG-BUILT FLOOR ELEVATIONS
NO

N 9,900

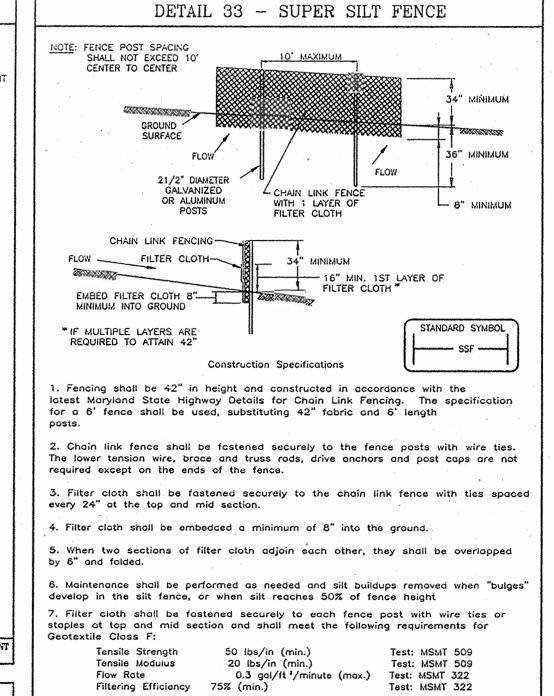
5-28-04 (9)D:/Ulawings/Parcel 445/FINALsdp.dwg



5 DP 03.91



11/14/03



GENERAL NOTES CONT 6. The total area included in this submission is: 31,369 SF. 7. The total number of lets included in this submission is: 1. 8. Improvement to property: Single Family Detached. 9. Any damage to county owned rights-of-way shall be corrected at the developer's 10. All roadways are public and existing. 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 Numbers: 3784 \$ 3788. The contractor shall notify the Department of Pubic Works / Division of Construction inspection at (410)-313-1880 at least 5 days prior to the start of work. 13 The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 40 hours prior to any excavation work.

MARYLAND DEPARTMENT OF ENVIRONMENT

15. In accordance with Section 128 of the Haward Quanty Zaning Regulations, baywindows chimneys, or exterior stainways not more than 16 feet in with may project more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 15 feet into the front or rear yard setback. DRIVENAY SHALL BEPROVIDED PRIOR TO ISSUANCE OF A USE AND COCUPANCY PERMIT TO INSURESAFE ACCESS FOR FIRE AND EMEDGENCY VEHICLES PERTHE POLLOWING MINIMUM REQUIREMENTS

WIDTH - 12' (14' SERMING MORE THAN ONE RESIDENCE)

SURPICE - GOF COMPACTED CRUSHER RUIN BASE W/TARRCHIP COATING (1'/2" MIN)

GEOMETRY- MAX 15% GRADE, MAX 10% GRADE CHANGE, 45' TURMING TRADIUS d STRUCTURES (CULVERS/BRIDGES-CAPABLE OF SUPPORTING: 25 GROSSTONS (H25 LADING & DRAINAGE BLEMGNTS-CAPABLE OF SAFELY PASSING IOOYR FLOOD WITH NO MORE

THAN I FOOT DEPTH OVER DRIVEWAY SURFACE F MINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
17 NO CLEARING, BRADING OR CONSTRUCTION IS PERMITTED WITHIN THE RECUIRED WATLAND OR STREAM BUFFERS OR PER SECTION 16.116 [ 16.116 OF THE COUNTY CODE.
18 SHC Ekvotions shown ore from WES PLAN.

19 This plan has been prepared in accordance with the provisions of section 16.124 of the howard County Code and Landscope Manual. Financial Surety for the required 15 these in the amount of \$4,500 shall be part of the builders grading permit applications. 20 The property is less than 40,000 sf in area and is exempt from Forest Conservation requirements as detailed in section 16.1202(b) of the Howard County Code.
IN ACCORDANCE WITH SECTION 16.1202.(b).(1).(i) OF THE HOWARD COUNTY ONE THIS PROJECT 19 EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE SINCE IT IS THE DEVELOPMENT OF A SITE WHICH 15 VESS THAN 40,000 SOLVARE FEET

THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REQUILATIONS AND THE ZONING REGULATIONS AS AMENOED UNDER COUNCIL DILL "50-2001"

22. WETLAND DELINEATION BY EBA, DEC. 2002.

23. THE SHARED DRIVENAY IS FOR THE USE OF THE OWNERS OF PARCEL 045 AND 308 THIER SUCCESSORS, OR ASSIGNS. A SHARED DRIVENAY AGREEMENT 13 RECORDED AT L.1450 F. 180 RECORDED AS OF AUGUST 6, 2003.

# P ADD STORMWATER MANAGEMENT

1. All plant materials shall be full and heavy, be well formed and symmetrical and conform to the most current AAN

2. Contractor shall verify location of all underground utilities prior to digging.

3. Final location of plant material may need to vary to meet final 1 and conditions. Trees shall not be planted in the bottom of drainage swales.

> SOILS LEGEND NAME / DESCRIPTION LEONARDTOWN SILT LOAM BELTSVILLE SILT LOAM, 5-10% SLOPES. SEVERELY ERODED RUMFORD LOAMY SAND, 5-10% SLOPES, MODERATELY ERODED

III. For sites having disturbed areas under 5 acres: To provide a suitable soil medium for vegetable growth.

IV. For sites having disturbed areas over 5 acres: i. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the

a. pH for topsoil shall be between 6.0 and 7.5. If he tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. The soil material is so shallow that the rooting 500 parts per million shall not be used zone is not deep enough to support plants or furnish continuing supplies of moisture and c. The original soil to be vegetated contains phyto-toxic materials. material toxic to plant growth. d. The soil is so acidic that treatment with

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Definition

Soils of concern have low moisture content, low nutrient

This practice is limited to areas having 2:1 or flatter

material is not adequate to produce vegetative

a. The texture of the exposed subsoil/parent

Conditions Where Practice Applies

levels, low pH, materials toxic to plants, and/or

Placement of topsoil over a prepared subsoil prior to

establishment of permanent vegetation.

plant nutrients.

unacceptable soil gradation.

Construction and Material Specifications

Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be soread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated greas and worked into the soil in conjunction with tillage operations as described in the following procedures.

The many

Adjacent to Roadways Perimeter Property

Linear Feet of Roadway

Credit for Existing Vegetation (Yes, No. Linear Feet)

Credit for Wall, Fence or Berm

umber of Plants Required

umber of Plants Provided

Other Trees (2:1 substitution) Shrubs (10:1 substitution)

scribe plant substitution credits

Describe below if neede

(Yes, No, Linear Feet) Describe below it needed SUBGRADE. DO NOT STAKE ROOT BALL

923.31

--- 4" MULCH LAYER

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization Section I - Vegetative Stabilization Methods and

b. Organic content of topsoil shall be not less than

1.5 percent by weight.
Topsoil having soluble salt content greater than d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of

NOTE: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization—Section I egetative Stabilization Methods and Materials

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins

ii. Grades on the greas to be topsoiled, which have been previously established, shall be maintained, albeit 4"- 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be place while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

CONSTRUCTION SEQUENCE:

Install sediment and erosion control devices and stabilize Excavate for foundations, rough grade and temporarily stabilize.

Final grade, install Erosion Control Matting and stabilize in

Upon approval of the sediment control inspector, remove

sediment and erosion control devices and stabilize.

Construct structures, sidewalks and driveways.

accordance with standards and specifications.

\* Delay construction of houses on lots:

Obtain grading permit.

Install tree protection fence.

PERMANENT SEEDING NOTES

FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously

WALK OUT BASEMENT SPOT ELEVATION SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules: FIRE HYDRANT

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE

1) Preferred-Apply 2 tons per acre dolomitic limestone (92 lbs/100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./ 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.) 2) Acceptable-Apply 2 tons per acre dolomatic limestone (92 lbs/

1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10- fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq.ft.) of

Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible n the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately ofter seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sa.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT

BRANCH PARK W.O.B. + 78 4 ECM SSF \*\*\*SSF \*\*\*\* and the same of th ----

> VICINITY MAP SCALE: 1"=2000'

HOWARD COUNTY MONUMENT # 37BA N 171842.2058 (METERS) E 419510.2654 (METERS)

ADDRESS CHART

HOWARD COUNTY MONUMENT # 37BB N 171804.9589 (METERS) E 420027.5970 (METERS)

LEGEND:

CONTOUR INTERVAL

EXISTING CONTOUR

PROPOSED CONTOUR

DIRECTION OF DRAINAGE

STABILIZED CONSTRUCTION

EROSION CONTROL MATTING

LIMIT OF DISTURBED AREA

USE-IN-COMMON DRIVEWAY

SUPER FENCE

BENCHMARKS:

1. PROPERTY IS ZONED R-20 PER IOIS 3 COMPREHENSIVE

SENERAL NOTES:

2. TOPOGRAPHY WAS TAKEN FROM FIELD RUN TOPOGRAPIC SURVEY PREPARED BY CLARK, FINEFROCK & SACKETT, INC. ON APRIL 3, 2002.

3. LIMIT OF DISTURBANCE = 0.250 ACRES

4. ALL BOUNDRY LINES SHOWN ON THIS SITE DEVELOPMENT PLAN WERE TAKEN FROM LIBER 5999 FOLIO 336, RECCIRDED ON FEBRUARY 5TH, 2002.

5. HOWARD COUNTY FILE REFERENCE #: A. WATER CONTRACT # 34W

B. LOCATION PLAN CONTRACT # 10-1043

C. CAPITAL PROJECT # S-6089 & S-6127

SITE ANALYSIS DATA

6393 MONTGOMERY ROAD

ELKRIDGE, MARYLAND 21075

STREET ADDRESS

Total site area Existing zoning Proposed use Number of units proposed

50' STREAM BUFFER

31,3699F R-20 Residential Limit of disturbed area 0.25 AC.

SEDIMENT AND EROSION CONTROL NOTES A minim Denormant of the notice must be given to the Howard

epartment of Inspections, Licenses and Permits. Sediment Control Division prior to the start of any construction All vegetative and structural practices are to be installed

according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto 3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 colendar days for all perimeter sediment control stuctures, dikes, perimeter slopes a disturbed or greater than 3:1
b) 14 days as to all other

4. All sediment traps/basins shown just be fenced and warning signs posted around their perimeters in accordance with Vol.1, Chapter 7, of the HOWARD IY DESIGN Storm

5. All disturbed areas must be stabilized within the time period specified above, in accordance with the 199 4 MAR LAND STAND-ARDS AND SPECIFICATIONS FOR SOIL EROSION AND SELECTION. CONTROL for permanent seedings, sod, temporary se eding

and mulching (Sec G). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper gern....ation and establishment of grasses.

6. All sediment control structures are to remain in place and are removal has been obtained from the Howard County Sediment Control Inspector. 7. SITE ANALYSIS:

Area Disturbed: Area to be roofed or paved: Area to be vegetatively stabilized: Offsite Waste/Borrow Area Location:

8. Any sediment control practical interest ich is disturbed by grading activity for placement of utilities must be repaired on the s " must be repaired on the same

Additional sediment control r<sup>must</sup> be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector. 10. On all sites with disturbed areas in excess of 2 acres poletic of the inspection agency shall be requested upon coninstallation of perimeter erc and sediment controls of the inspection agency shall be requested upon con build of installation of perimeter erc and sediment controls, but before proceeding with any other earth disturbance or grading inspection approvals may not be until this initial approval by the inspection approvals made.

until this initial approval by the inspection agency is I 11. Trenches for the construction of utilities shall be back filled and stal allize; within one working day, or is limited to three pipe lengths. The total amount of earth (IIK) = \_

The total amount of silt fence = \_ 14. The total amount of super silt fence = \_\_\_ 15. The total amo uni of super diversion fence =

\* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control in spector of the site and it's grading permit number at the time of construction.

> OWNER / DEVELOPER WILLIAM L. KRATZ SR 8221 LINCOLN D'KVE

JESSUP, MARYLAND 20794

FILE .NJ.

02-084-X

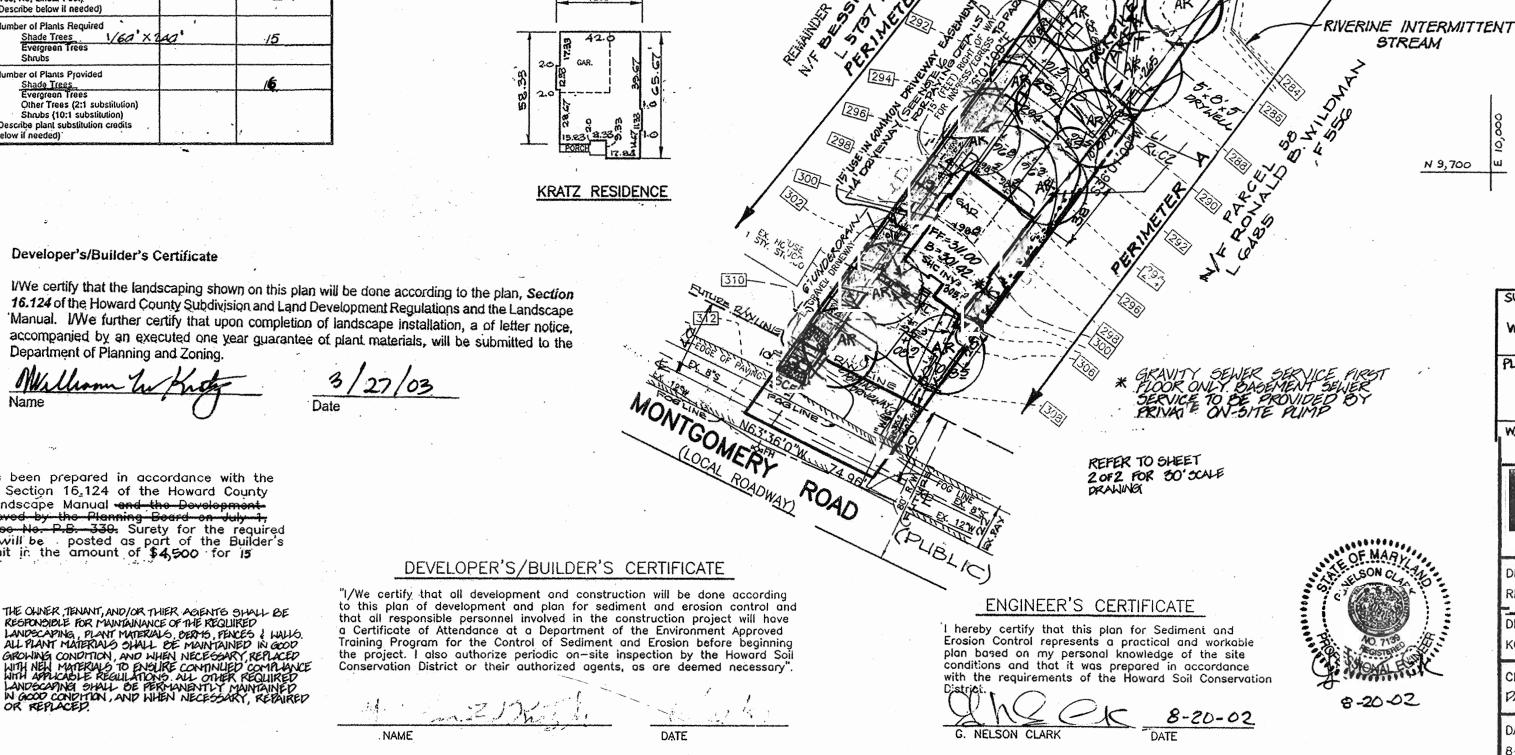
(410) 161-6102 SECTION/AREA LOTS/PARCELS 445 W.L. KFRAZ PROPERTY TAX MAP NO. LELECTION DIST. | CENSUS TRACT PLAT NO. BLOCK NO. ZONE L.5999 6011.01 F.336 R-20 WATER CODE SEWER CODE

CLARK . FINEFROCK & SACKETT, ENGINEERS · PL ANNERS · SURVEYORS

7135 MINSTREL WAY . COL UMBIA, MD 21/45 . (410) 381-7 500 BAT. . (301) 621-8100 WASH. SITE DEVEL OPMENT AND
SE-DIMENT AND E-TO SION CONTROL PLAN
PARC EL 445
PARC EL 445
ROAD, ELKRIDGE ROAD RMT / DAE 1" = 50'DRAWN DR WIG WILLAM L. KRATZ SR. PROPERTY KQL / RQL 1 of 2 TAX MAP ST FAMILY DE TACHELY CHECKED JOB NO. LIBER 5999 FOLIO 336 02-084

FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR : WILLIAM LIKEATZ SE & CATHERINE KRATZ 8221 LL. JOLN DRIVE JESSUP, MARYLAND 20794

SDP-93-091



NO. OF DAYS

4. This plan has been prepared in accordance with the provisions of Section 16,124 of the Howard County Code, the Landscape Manual <del>and the Development</del> proved by the Planning Board on July 1, Case No. P.B. 330. Surety for the require

THE OWNER TENANT, AND/OR THIER AGENTS SHALL BE RESPONSIBLE FOR MAINTAINANCE OF THE REQUIRED

REDUNDIDLE FOR MAINTAINANCE OF THE REGULIRED

LANDSCAPING, PLANT MATERIALS, BERTS, FENCES & HALLO.

ALL PLANT MATERIALS OHALL BE MAINTAINED IN GOOD

GROWING CONDITION, AND WHEN NECESSARY, REPLACED

WITH NEW MATERIALS TO ENSUIRE CONTINUED COMPLANCE

WITH APPLICABLE REGULATIONS. ALL OTHER REQULIRED

LANDSCAPING SHALL BE PERMANENTLY MAINTAINED

WIGOOD CONDITION, AND WHEN NECESSARY, REPAIRED

OR REPLACED.

landscaping will be posted as part of the Builder's Grading Permit in the amount of \$4,500 for 15 shade trees.

(9)D:/Drawings/Parcel 445/FINALsdp.dwg

-15-02