



NARRATIVE

SITE DESCRIPTION

WESTMOUNT IS LOCATED IN THE SECOND ELECTION DISTRICT OF HOWARD COUNTY. IT IS BOUNDED BY MD ROUTE 140 TO THE NORTH, THE KIMMINS-HALLACE PARK AND NEIGHBORHOODS SUCH AS CHATEAU RIDGE AND CENTENNIAL MANOR AREA TO THE EAST, AND THE DOUGHERGAN MANOR IS TO THE WEST. KINGSDRIDGE AT BURLINGHAM MANOR IS ADJACENT TO A PORTION OF THE SOUTH BOUNDARY OF THE SITE. IT SHOULD BE MENTIONED THAT THE REMAINING PROPERTY ADJACENT TO OUR SITE TO THE SOUTH AND ALL OF THE AREA TO THE WEST HAS BEEN PLACED IN AGRICULTURAL, PRESERVATION PARCELS AND CAN NEVER BE DEVELOPED. THE OWNER OF THIS PROPERTY BEING DEVELOPED ALSO HAS CONTROL OF THE PRESERVATION PARCELS TO THE WEST.

THE ZONING FOR THIS PROPERTY IS R-ED AND IS APPROXIMATELY 221 ACRES. ACCESS TO THE SITE WILL BE FROM MD ROUTE 144. TWO ENTRANCES ARE BEING PROPOSED. THE FIRST ENTRANCE IS APPROXIMATELY 1400' FROM THE INTERSECTION OF MD ROUTE 144 AND MD ROUTE 40. THE SECOND ENTRANCE IS APPROXIMATELY 600' WEST OF THE FIRST. THE ROAD THAT WILL SERVE THE MAJORITY OF THE SITE HAS BEEN DESIGNED WITH THE INPUT OF FIRE AND RESCUE. OUR CLIENT ACKNOWLEDGES EARLY ON IN THE PROCESS THAT SERVING THIS MANY LOTS WITH ONLY ONE WAY IN AND OUT WOULD GIVE FIRE AND RESCUE CONCERN. THE SOLUTION WAS THE ROAD ALIGNMENT SHOWN WITH LARGE SHEEPING RADII AND PERIODIC BREAKS IN THE ISLANDS FOR THE FIRE TRUCK TO GET TO THE OTHER SIDE IF THE NEED SHOULD ARISE.

THE SITE IS WOODED IN THE AREAS OF CONCENTRATED FLOWS, AND MEADOW IN THE AREAS OF HIGHER ELEVATION. THE EXISTING TOPOGRAPHY ON THE SITE IS MODERATELY SLOPED DRAINING PREDOMINANTLY FROM THE NORTHWEST CORNER OF THE SITE TO THE SOUTHWEST. THE DRAINING TO SEVERAL AREAS OF CONCENTRATED FLOWS, MAKING UP THE THREE MAJOR TRIBUTARIES ANALYZED IN OUR FLOODPLAIN STUDY. THE COMPUTATIONS FOR THE FLOODPLAIN STUDY HAVE BEEN PROVIDED IN A SEPARATE REPORT. THESE AREAS EVENTUALLY DRAIN TO THE LITTLE PATUXENT RIVER. THE SITE LIES WITHIN THE LITTLE PATUXENT WATERSHED. THE LITTLE PATUXENT RIVER IS A TYPE IV-P STREAM.

IN ADDITION TO THE FLOODPLAIN, THE SITE CONTAINS STEEP SLOPES, WETLANDS, AND STREAMS. THE ENVIRONMENTAL FEATURES WILL BE IMPACTED IN THE AREA OF THE ROAD CROSSINGS. IN ORDER TO MINIMIZE THE AREA IMPACTED, THE RIGHT-OF-WAY WIDTHS HAVE BEEN REDUCED AT THOSE LOCATIONS. WE WILL BE WORKING FOR THE DEPARTMENT OF PLANNING AND ZONING TO DETERMINE THAT THESE CROSSINGS ARE NECESSARY DISTURBANCES.

THE SITE IS SUBJECT TO A DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT WHICH IDENTIFIES THE DEVELOPMENT CRITERIA FOR THE PROJECT.

STORM DRAIN

STORM DRAIN INLETS ARE USED TO COLLECT RUNOFF FROM THE ROAD AND LOT DRAINAGE. THE STORM DRAIN WILL TAKE THE RUNOFF TO A MICRO-BIORETENTION FACILITY. THE RUNOFF THAT DOES NOT INFILTRATE AT THE MICRO-BIORETENTION FACILITY, WILL BE COLLECTED BY THE UNDER DRAIN OR ENTER A STORM DRAIN SYSTEM THAT WILL OUTFALL THE RUNOFF TO OPEN SPACE. A "SPLITTER" SYSTEM IS INCORPORATED INTO THE STORM DRAIN ALONG ROADS "O" AND "M" TO ESSENTIALLY MANAGE LARGER STORMS BY DIVERTING THEM AWAY FROM THE EXISTING LOTS IN THE CHATEAU RIDGE SUBDIVISION. ALTHOUGH FILTERRA TREATMENT INLETS WERE USED AS A STORMWATER MANAGEMENT DEVICE, THE VOLUME OF WATER THAT CAN BE HANDLED BY A FILTERRA AND PASSED INTO THE STORM DRAIN SYSTEM IS NEARLY COMPARED TO THE SYSTEM THAT MUST HANDLE. WITH THIS ASSUMPTION, THE INLETS DOWNHILL FROM THE FILTERRA ARE DESIGNED FOR THE ENTIRE DRAINAGE AREA THAT WOULD FLOW TO EITHER INLET. OTHER WATER WILL ENTER THE STORM DRAIN SYSTEM BY OVERLAND FLOW TO MICRO-BIORETENTION FACILITY. EITHER BY A SHALLOW DRAIN OR BY A SHALLOW MICRO-BIORETENTION FACILITIES BEING CONFINED WITHIN LOT AND RIGHT OF WAY LIMITS, THERE ARE TWO AREAS ON THE SITE WHERE A SHALE WITH A FLOW GREATER THAN 5 CFS FLOWS WITHIN THE LIMITS OF LOT PROPERTY LINES, REQUIRING DRAINAGE EASEMENTS.

WE BELIEVE THAT THE MANNER IN WHICH WE WILL OUTFALL THE RUNOFF, ALONG WITH THE SEDIMENT CONTROL MEASURES TAKEN DURING CONSTRUCTION, THE NATURAL VEGETATION AND ECO-SYSTEM THAT EXISTS TODAY WILL NOT BE ADVERSELY IMPACTED AND WILL CONTINUE TO THRIVE. ALSO, BECAUSE THE STORM DRAIN SYSTEM OUTFALLS TO OPEN SPACE, IT DOES NOT AFFECT ANY EXISTING STORM DRAIN UTILITIES.

SEDIMENT CONTROL

A PRELIMINARY SEDIMENT CONTROL DESIGN HAS BEEN PROVIDED AS PART OF THIS ENVIRONMENTAL CONCEPT PLAN. SEDIMENT CONTROL FOR THE SITE WILL CONSIST OF PERIMETER EARTH DIKES TO REDUCE THE RUNOFF TO SEDIMENT TRAPS, STONE OUTLET STRUCTURES, AND GABION OUTLET STRUCTURES. SILT FENCE OR SUPER SILT FENCE WILL BE UTILIZED IN AREAS THAT ARE CLOSE TO PROXIMITY AND THE DRAINAGE AREA TO THE DEVICE IS APPROPRIATE. THE LOCATION OF PERMANENT STORMWATER MANAGEMENT HAS TAKEN INTO CONSIDERATION DURING THE DESIGN OF SEDIMENT CONTROL. WE HAVE ALSO PROVIDED STOCKPILE AREAS FOR THE EXCESS MATERIAL THAT WILL BE GENERATED BY THE LOT AREAS AND USED IN AREAS SUCH AS ROAD CROSSINGS. THE SITE DOES BALANCE WITHIN ITSELF; THEREFORE, AN OFFSITE AREA FOR EXCESS OR BORROW MATERIAL WILL NOT BE REQUIRED.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE RECENTLY REVISED MDE STORMWATER MANAGEMENT DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET OF 0.2% OF THE METEOROLOGY APPLIED IN OUR DESIGN AND THE FACILITIES BEING USED TO SATISFY OUR ESD VOLUMES FOLLOW THE HIERARCHY OF THE DESIGN MANUAL GUIDELINES AS THE PREFERRED MEANS OF PROVIDING ESD TO THE BMP. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS, A COMBINATION OF ROOFTOP DISCONNECT, RAINWATER HARVESTING, SHEET FLOW TO BUFFER, DRY WELLS, MICRO-BIORETENTION FACILITIES, AND FILTERING DEVICES, SUCH AS FILTERRA TREATMENT INLETS OR AN ACCEPTABLE SUBSTITUTE, WILL BE USED.

THE PERCENT IMPERVIOUS FOR THE AREA WITHIN OUR LIMIT OF DISTURBANCE IS 39%. THIS SITE HAS MANY GREEN AREAS WITHIN IT, WHICH BRINGS THE COMPOSITE PERCENT IMPERVIOUS AREA DOWN, BUT EACH FACILITY HAS BEEN DESIGNED ON A CASE BY CASE BASIS AND THE PERCENTS OF IMPERVIOUS AREA WILL VARY. THE EXISTING SITE CONDITION CONSISTED OF NO IMPERVIOUS AREA.

DEPENDENT ON THE LOT CONFIGURATION, THE ROOFTOP DRAINAGE WILL BE TREATED BY A COMBINATION OF ROOFTOP DISCONNECT, RAINWATER HARVESTING, LANDSCAPE INFILTRATION, AND DRY WELLS. FOR LOTS THAT BACK TO OPEN SPACE THE BACK HALF OF THE ROOF WILL BE TREATED BY DRY WELLS AND RAINWATER HARVESTING. THE DRY WELLS WILL BE DESIGNED AT THE FINAL PLAN STAGE TO PROVIDE THE FULL ESD VOLUME FOR THE ROOF. THE NUMBER OF DRY WELLS BEING PROPOSED WILL GENERATE THE Rwy REQUIRED FOR THE SITE. ANY DRY WELLS THAT ARE IN FILL HAVE NOT BEEN INCLUDED IN THE CALCULATED Rwy. TEST PITS WILL BE DONE AT THE FINAL PLAN STAGE TO ENSURE THAT THE REQUIRED INFILTRATION RATES ARE AVAILABLE. THE RAINWATER HARVESTING WILL BE FILLED BY NO MORE THAN ONE 200 GALLON RAIN BARRELL PER LOT TO ASSIST IN TREATING THE RUNOFF FROM THE BACK HALF OF ROOFS. FOR INTERIOR LOTS THAT BACK TO OTHER LOTS, A PORTION OF THE ROOF THAT DOES NOT DRAIN TO A DRY WELL OR RAIN BARRELL WILL RECEIVE PARTIAL TREATMENT FROM ROOFTOP DISCONNECT PROVIDED THAT IT MEETS THE MDE REQUIREMENTS FOR ROOFTOP DISCONNECT. A BENEFIT OF USING MANY OF THE STORMWATER MANAGEMENT DEVICES IS THAT THEY REDUCE THE SURFACE AREA REQUIRED FOR THE MICRO-BIORETENTION FACILITIES WHILE REQUIRING LITTLE SURFACE AREA THEMSELVES. THE FACT THAT THE LOTS ARE LARGE, THE SITE HAS WIDE ENVIRONMENTAL BUFFERS, AND THE HOUSES ON THE LOTS ARE SINGLE FAMILY DETACHED, WE ARE ABLE TO TAKE ADVANTAGE OF DEVICES SUCH AS ROOFTOP DISCONNECT, SHEET FLOW TO BUFFER, AND RAINWATER HARVESTING.

MICRO-BIORETENTION FACILITIES WILL BE LOCATED THROUGHOUT THE SITE ON OPEN SPACE LOTS. THESE FACILITIES WILL TREAT THE ROAD AREA AND ANY LOT AREA DRAINING TO THE FACILITY BY EITHER OVERLAND FLOW OR PIPING. PART OF WESTMOUNT PARKWAY IS DESIGNED TO SLOPE TOWARD THE GREENSPACE ALONG THE CENTERLINE OF THE ROAD, RATHER THAN WITH A CROWN. TO UTILIZE THE GREEN SPACE FOR STORMWATER MANAGEMENT PRACTICES LIKE MICRO-BIORETENTION FACILITIES, ESD STORAGE IN MICRO-BIORETENTION FACILITIES IS PROVIDED IN THE 12" OF FLOWING ABOVE THE FACILITY AND THE STORAGE IN THE STONE UNDER THE PLANTING SOIL. ALL OF THE MICRO-BIORETENTION FACILITIES WILL HAVE AN UNDER DRAIN SYSTEM AND AN OVERFLOW INLET TO PASS LARGE STORMS. IF THE FACILITY CAN PROVIDE THE FULL PE AND IS ADJACENT TO AN OPEN SPACE LOT DRAINING AWAY FROM THE SITE, THE FACILITY WILL OUTFALL TO THE OPEN SPACE LOT. IT SHOULD BE NOTED THAT A PORTION OF THE MICRO-BIORETENTION FACILITIES THAT ARE CONFINED WITHIN LOT PROPERTY LINES WILL HAVE DRAINAGE INTO THE FACILITY GREATER THAN 3 CFS, THIS REQUIRING A DRAINAGE EASEMENT WITHIN THE ADJACENT LOT.

FILTERRA TREATMENT INLETS ARE INCORPORATED INTO THE SITE TO AID IN FILTERING STORMWATER, ESPECIALLY IN AREAS SUCH AS ROAD CROSSINGS WHERE THE PROPOSED GRADINGS DOES NOT ALLOW FOR SUFFICIENT TREATMENT BECAUSE OTHER DEVICES COULD NOT BE USED. THE VOLUMES TREATED BY THESE DEVICES ARE CALCULATED WITH 1" OVER THE DRAINAGE AREA, WHICH CREDITED ONLY TOWARDS Rwy AND NOT CRY.

THE ENVIRONMENTAL SITE DESIGN PRESENTED IN THIS REPORT UTILIZES VARIOUS TYPES OF FACILITIES, SNALES, ETC. TO CAPTURE THE RUNOFF IN A NUMBER OF LOCATIONS WITHIN A WATERSHED IN AN ATTEMPT TO RECHARGE THE GROUNDWATER IN SEVERAL LOCATIONS. WE BELIEVE THIS IS MUCH BETTER THAN RELYING ON ONE OR TWO LOCATIONS, MANY TIMES LOWER IN THE SITE'S WATERSHED, AND NOT BEING EFFECTIVE. THE PROPOSED APPROACH REDUCES THE FOOTPRINT REQUIRED FOR THE ABOVE GROUND FACILITY NEEDED TO PROVIDE THE WATER QUALITY, THEREBY PRESERVING THE EXISTING VEGETATION.

EXCEPT FOR A HANDFUL OF DEVICES THAT LIE WITHIN THE COUNTY ROAD R/W, ALL OF THE STORMWATER MANAGEMENT DEVICES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CONCLUSION

WE BELIEVE THAT BY PROVIDING THE NUMBER OF MICRO-BIORETENTION FACILITIES AS WE HAVE, ALONG WITH THEIR LOCATION AND THE OTHER DEVICES BEING PROPOSED, WE HAVE CREATED A STRATEGY THAT ALLOWS FOR THE PROPOSED DEVELOPMENT WITHOUT ADVERSELY AFFECTING THE RECEIVING WATERS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS.

THE DESIGN FOR BOTH STORMWATER MANAGEMENT AND SEDIMENT CONTROL, PRESENTED IN THIS REPORT AND ON THE PRELIMINARY SKETCH PLAN DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.

THE DESIGN ALSO DOES NOT ADVERSELY IMPACT THE EXISTING UTILITIES IN THE AREA. THE PROPOSED WATER AND SEWER ARE CONSISTENT WITH THE MASTER PLAN.

THIS ENVIRONMENTAL CONCEPT PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE LATEST HOWARD COUNTY STANDARDS. THE DESIGN PRESENTED WILL SERVE TO UPHOLD THE INTEGRITY OF THE WATERSHED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development Date 3-4-16
Chief, Development Engineering Division Date 3-4-16

Table with columns: LOT NUMBER, ADDRESS, DISCONNECTION OF ROOFTOP RUNOFF, SHEETFLOW TO CONSERVATION AREAS, RAINWATER HARVESTING, DRY WELLS, MICRO-BIORETENTION, ENHANCED FILTERS. Rows 3-109.

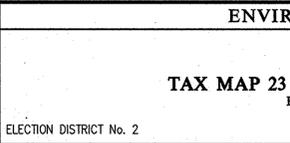
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GLWGutschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE, SUITE 250 - BURTNSVILLE OFFICE PARK, BURTNSVILLE, MARYLAND, 20866.

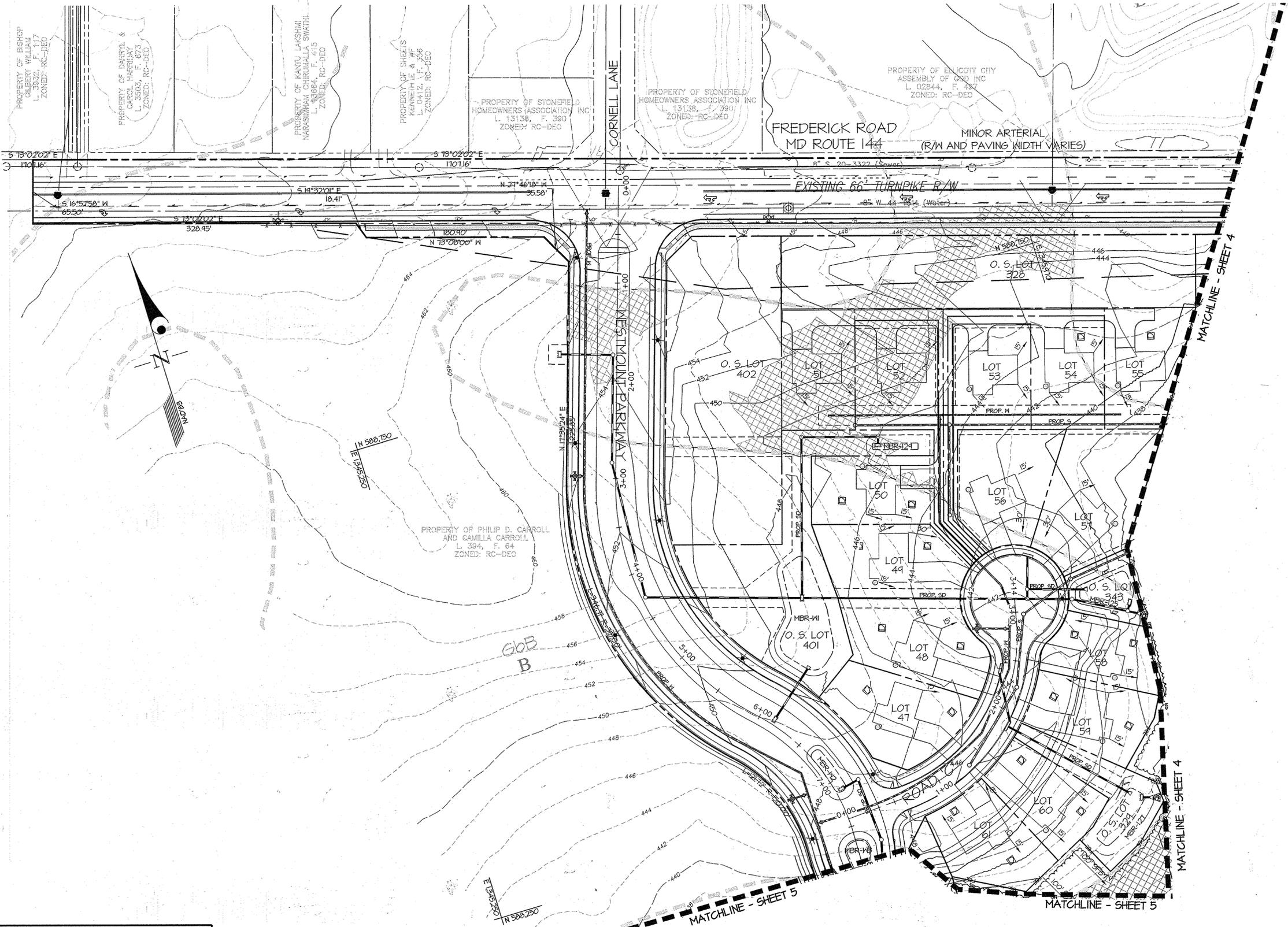
PREPARED FOR: WESTMOUNT DEVELOPMENT CORPORATION 3500 MANOR LANE ELLICOTT CITY, MARYLAND 21042 443-367-0422 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS 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. 12893 EXPIRATION DATE: MAY 28, 2016



ENVIRONMENTAL CONCEPT PLAN WESTMOUNT TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1 RECORD PLAT Nos. 21486 thru 21489

SCALE AS SHOWN ZONING R-ED G. L. W. FILE NO. 13-013 DATE MAY 2015 TAX MAP - GRID 23-6&12 SHEET 2 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Chief, Development Engineering Division



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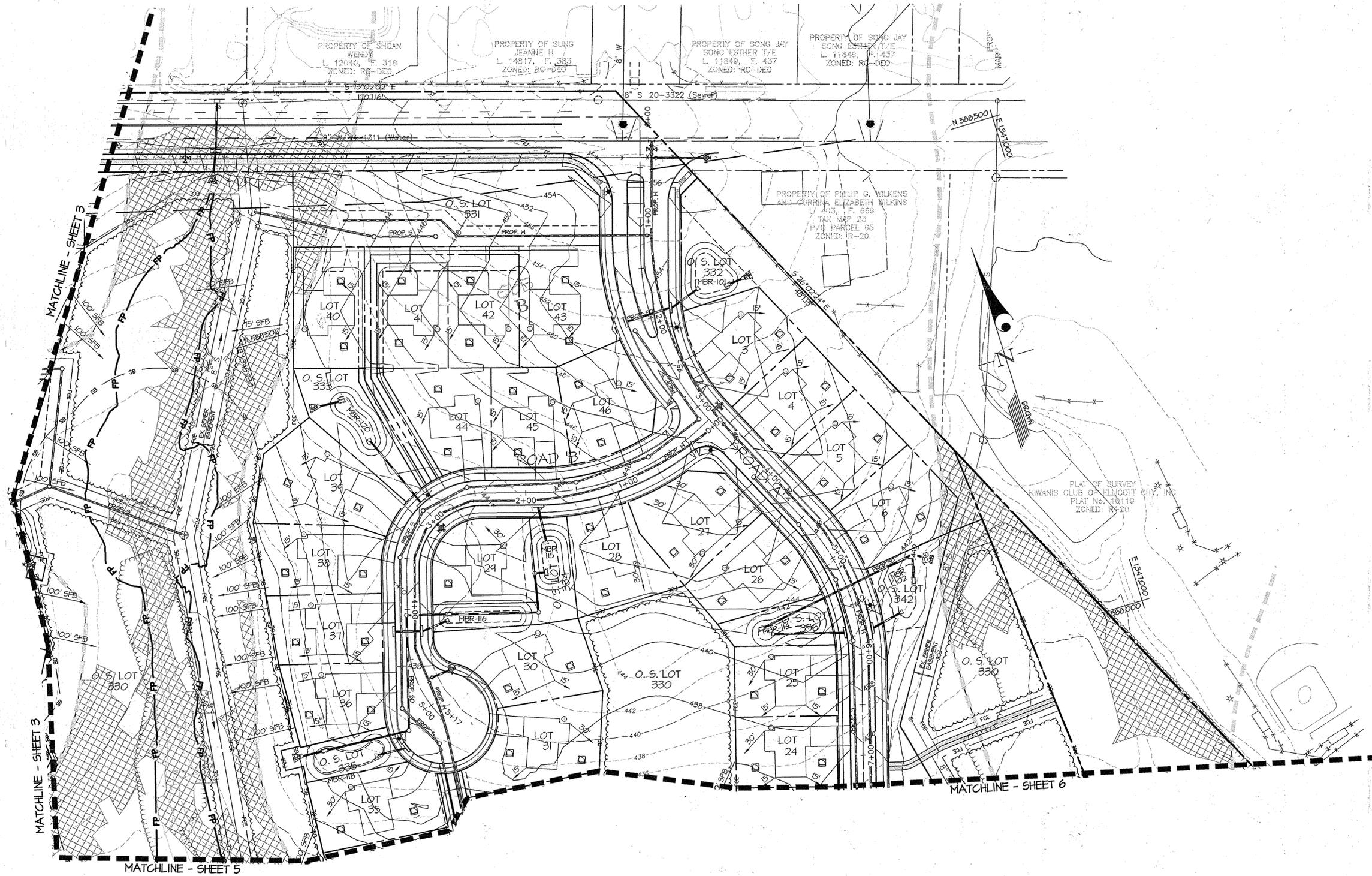
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 2/24/16

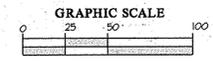


**ENVIRONMENTAL CONCEPT PLAN**  
**WESTMOUNT**  
**TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	3 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Howard County Seal*  
 Chief, Division of Land Development  
 Date: 2-22-16  
 Date: 3-4-16  
 Chief, Development Engineering Division



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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PREPARED FOR:  
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 3500 MANOR LANE  
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 ATTN: CAMILLA CARROLL

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ENVIRONMENTAL CONCEPT PLAN  
**WESTMOUNT**  
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DATE MAY, 2015	TAX MAP - GRID 23-6&12	SHEET 4 OF 30

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.
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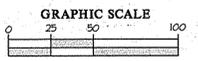
ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* *[Signature]*  
 Chief, Division of Land Development Date  
 Chief, Development Engineering Division Date



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PREPARED FOR:  
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 3500 MANOR LANE  
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 443-367-0422  
 ATTN: CAMILLA CARROLL

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ENVIRONMENTAL CONCEPT PLAN

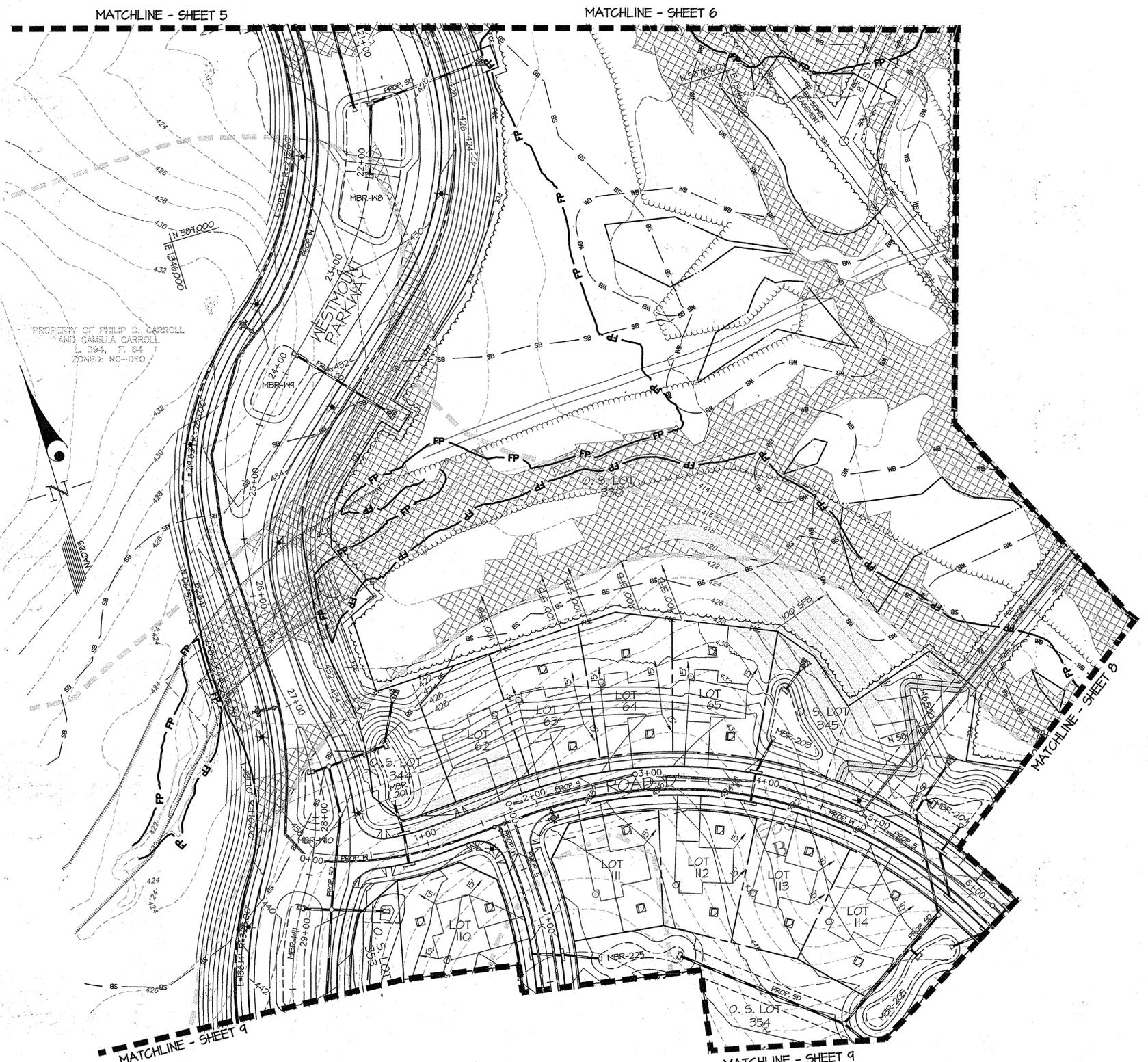
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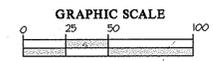
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MAY, 2015	23-6&12	5 OF 30





PROPERTY OF PHILIP D. CARROLL  
AND CAMILLA CARROLL  
L. 394, F. 64  
ZONED: RC-DEG

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*K. J. ...* 2-29-16  
 Chief, Division of Land Development  
 Date  
*...* 7-4-16  
 Chief, Development Engineering Division  
 Date



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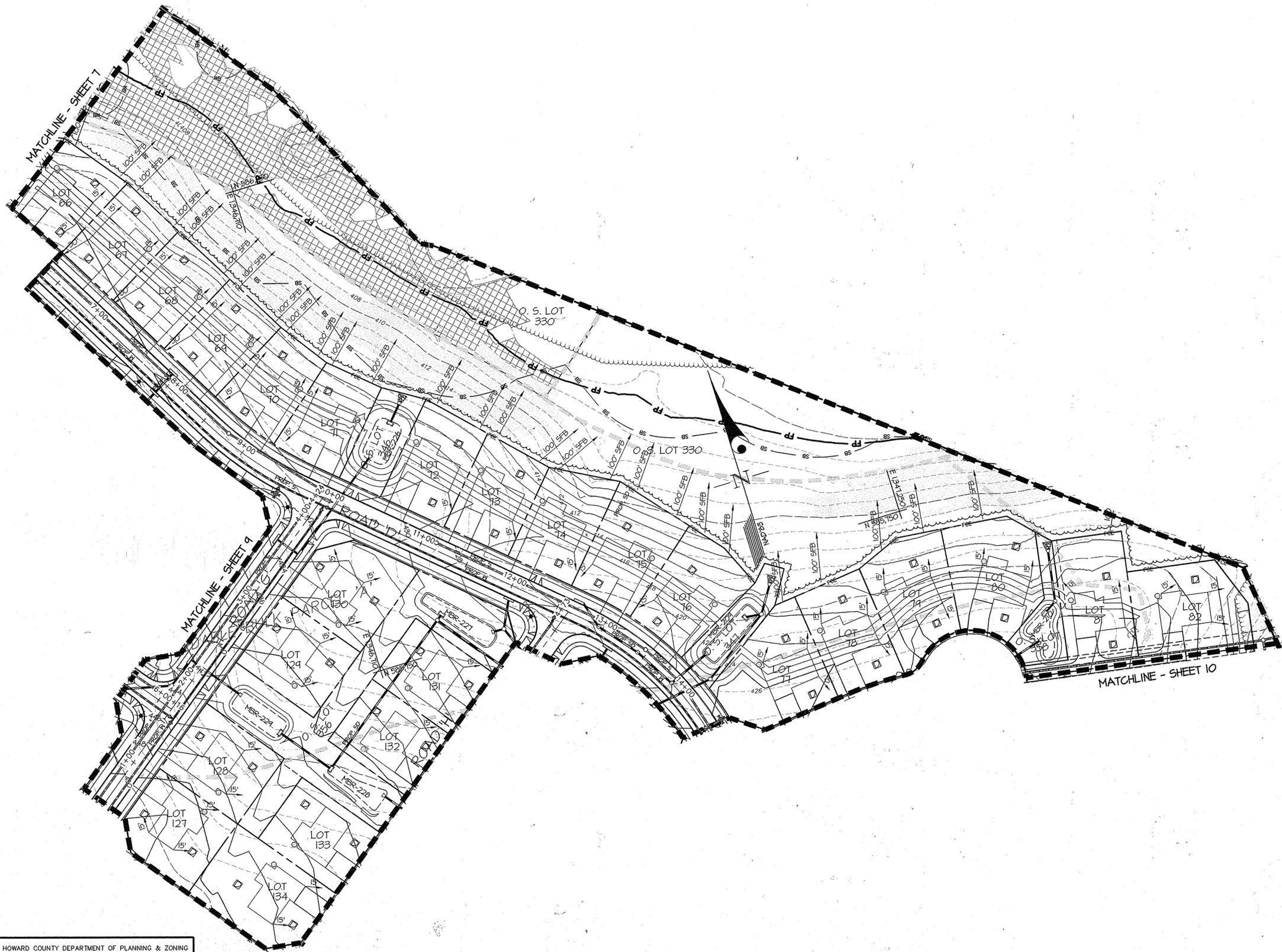
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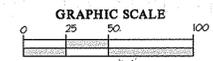


ENVIRONMENTAL CONCEPT PLAN  
**WESTMOUNT**  
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MAY, 2015	23-6&12	7 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*K. J. ...* 2-29-16  
 Chief, Division of Land Development Date  
*C. J. ...* 3-4-16  
 Chief, Development Engineering Division Date



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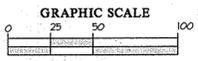


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PROPERTY OF PHILIP D. CARROLL  
AND CAMILLA CARROLL  
L. 394, P. 84  
ZONED: RC-DEC



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Kevin L. ...* 2-29-16  
 Chief, Division of Land Development Date  
*Chad ...* 3.4.12  
 Chief, Development Engineering Division Date

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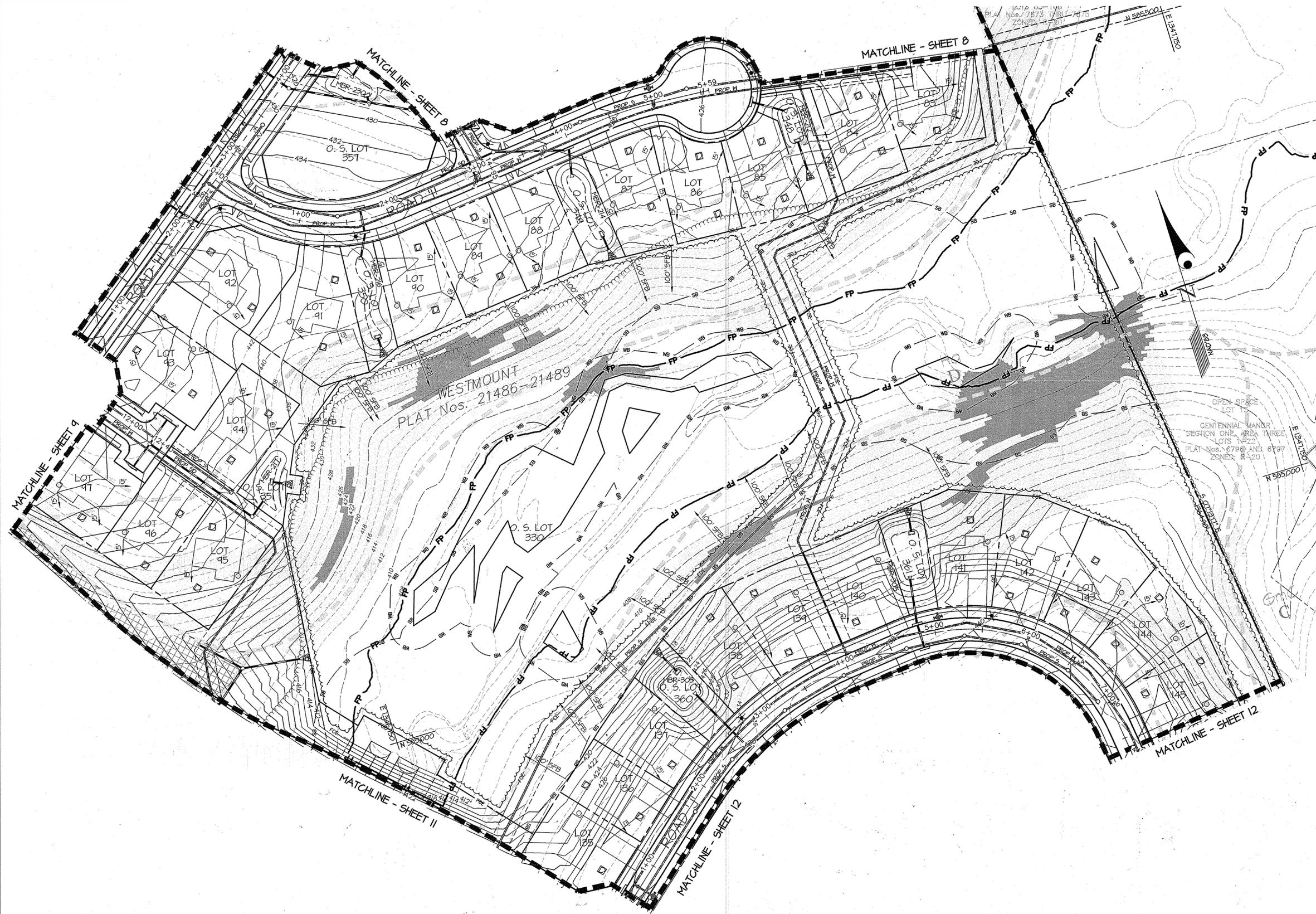
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 LICENSE NO. 12972  
 EXPIRATION DATE: MAY 26, 2016

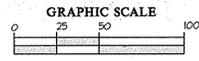


**ENVIRONMENTAL CONCEPT PLAN**  
**WESTMOUNT**  
**TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	9 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Chief, Development Engineering Division



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

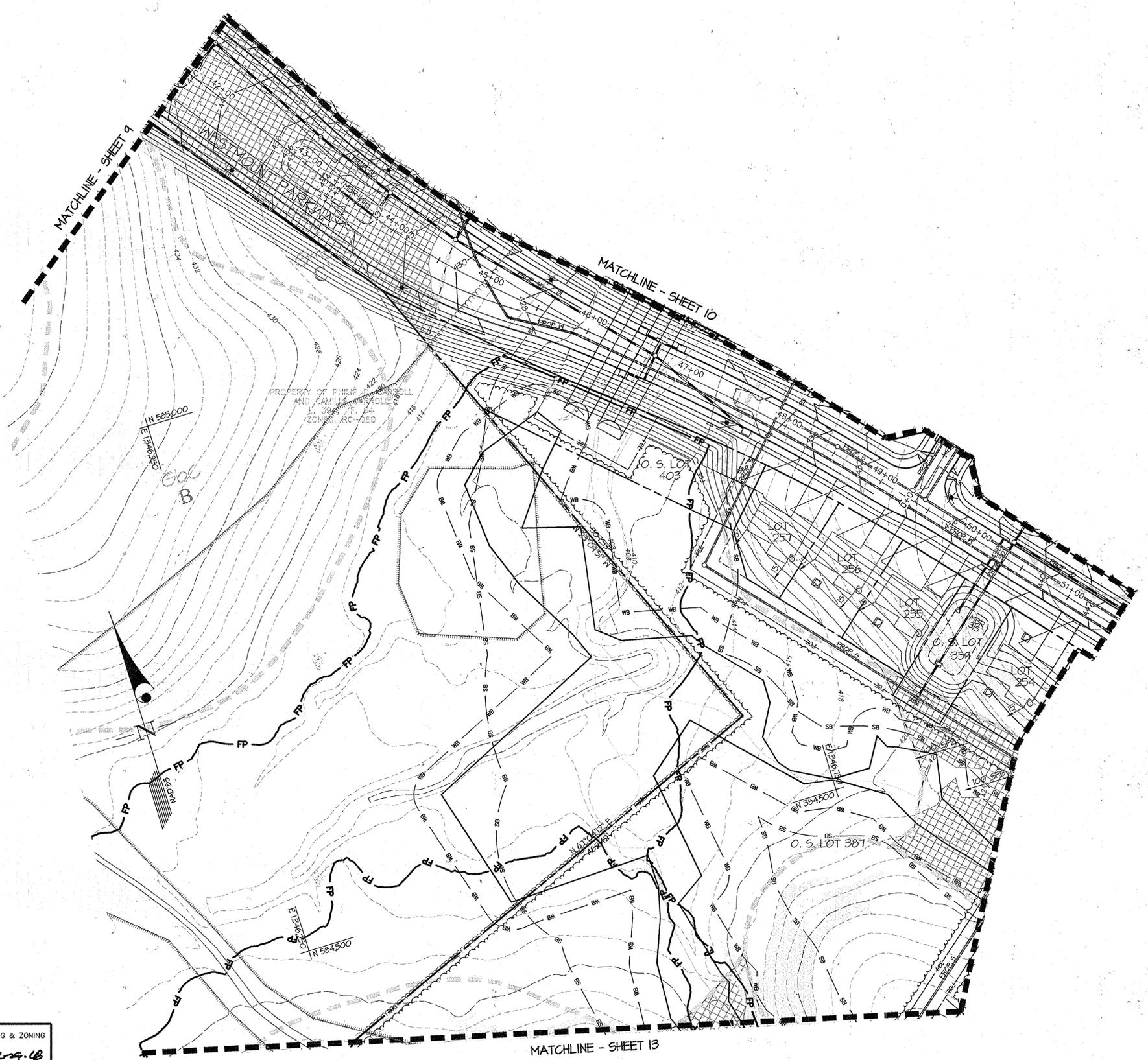
PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 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. 12975  
 EXPIRATION DATE: MAY 26, 2016

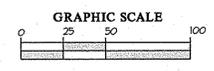


**ENVIRONMENTAL CONCEPT PLAN**  
**WESTMOUNT**  
**TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	10 OF 30



PROPERTY OF PHILIP CARROLL  
AND CAMILLA CARROLL  
L. 3511 F. 34  
ZONING: RC-DEC



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Victor Wool* 2/29/16  
 Chief, Division of Land Development Date  
*Ch. E. Egan* 3.4.16  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
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 EXPIRATION DATE: MAY 26, 2016  
 2/24/16

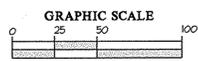
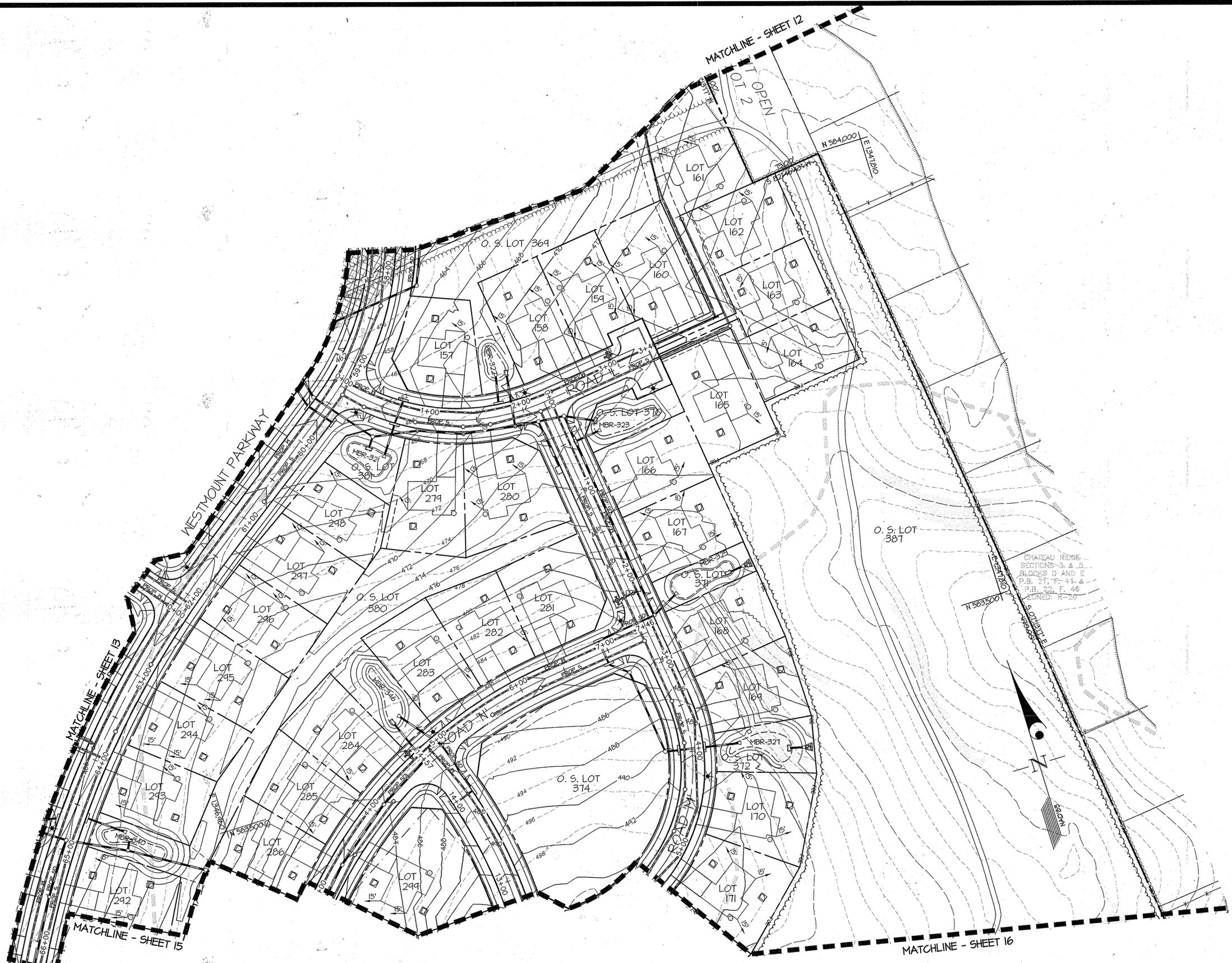


**ENVIRONMENTAL CONCEPT PLAN**  
**WESTMOUNT**  
**TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED.	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	11 OF 30







APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Howard County Seal*  
 Chief, Division of Land Development  
 Date: 2-24-16

*Camilla Carroll*  
 Chief, Development Engineering Division  
 Date: 3-4-16

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
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DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016

2/24/16

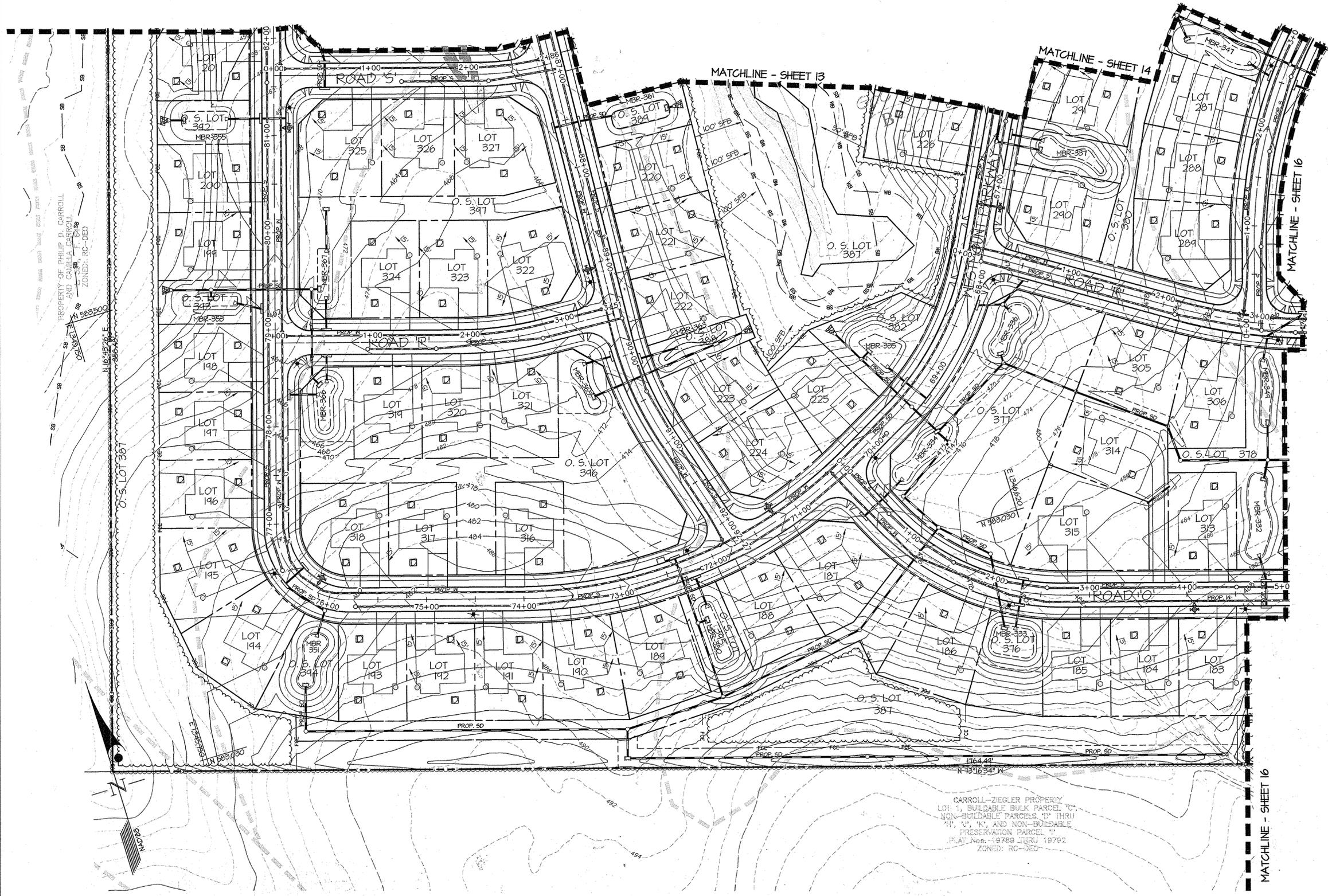
ENVIRONMENTAL CONCEPT PLAN

**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

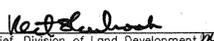
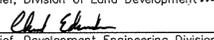
HOWARD COUNTY, MARYLAND

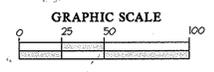
SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	14 OF 30



PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL  
ZONED: RC-DEC

CARROLL-ZIEGLER PROPERTY  
LOT 1, BUILDABLE BULK PARCEL 'C',  
NON-BUILDABLE PARCELS 'D' THRU  
'H', 'J', 'K', AND NON-BUILDABLE  
PRESERVATION PARCEL 'I'  
PLAT Nos. 19789 THRU 19792  
ZONED: RC-DEC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 2-29-16  
 Chief, Division of Land Development  
 Date  
 3-4-16  
 Chief, Development Engineering Division  
 Date



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

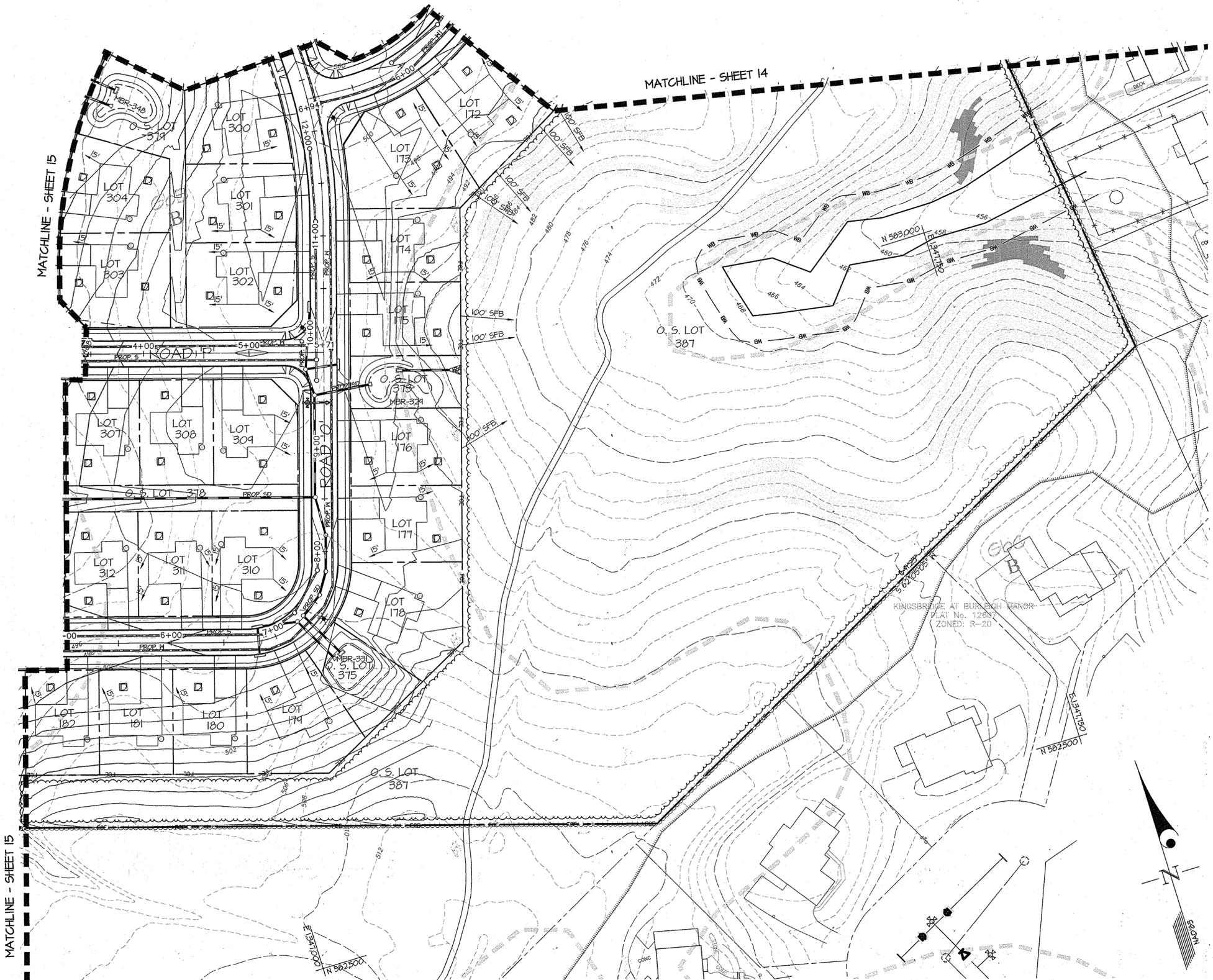
DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

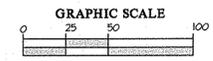
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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  


ENVIRONMENTAL CONCEPT PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	15 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] 2-29-16  
 Chief, Division of Land Development  
 [Signature] 3-4-16  
 Chief, Development Engineering Division



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTONSVILLE, MARYLAND 20866  
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DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.

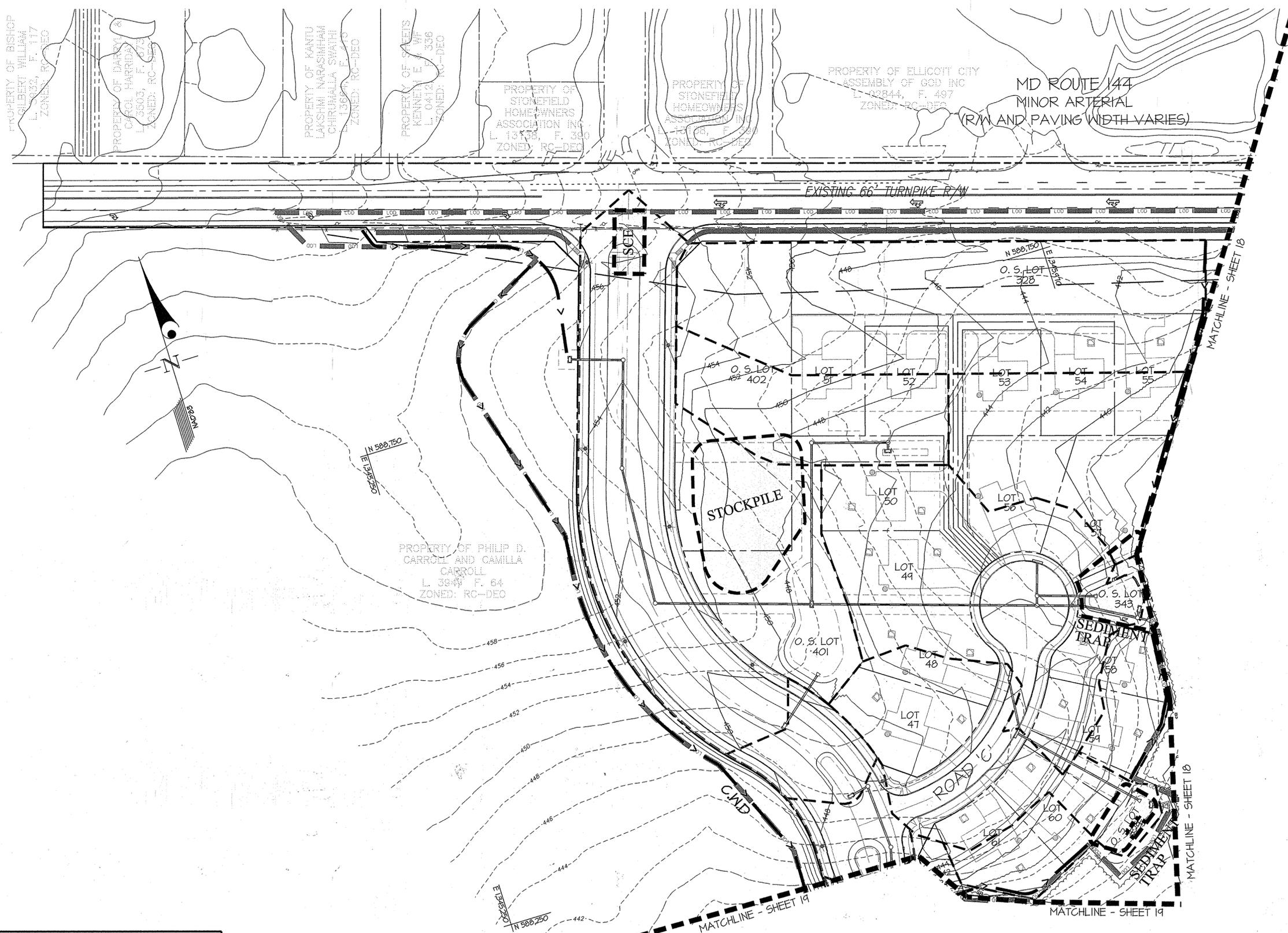
PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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 EXPIRATION DATE: MAY 26, 2016  
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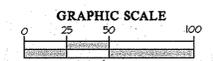


**ENVIRONMENTAL CONCEPT PLAN**  
**WESTMOUNT**  
**TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	16 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Howard County Seal*  
 Chief, Division of Land Development Date: 2-29-16  
 Chief, Development Engineering Division Date: 3-4-16



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

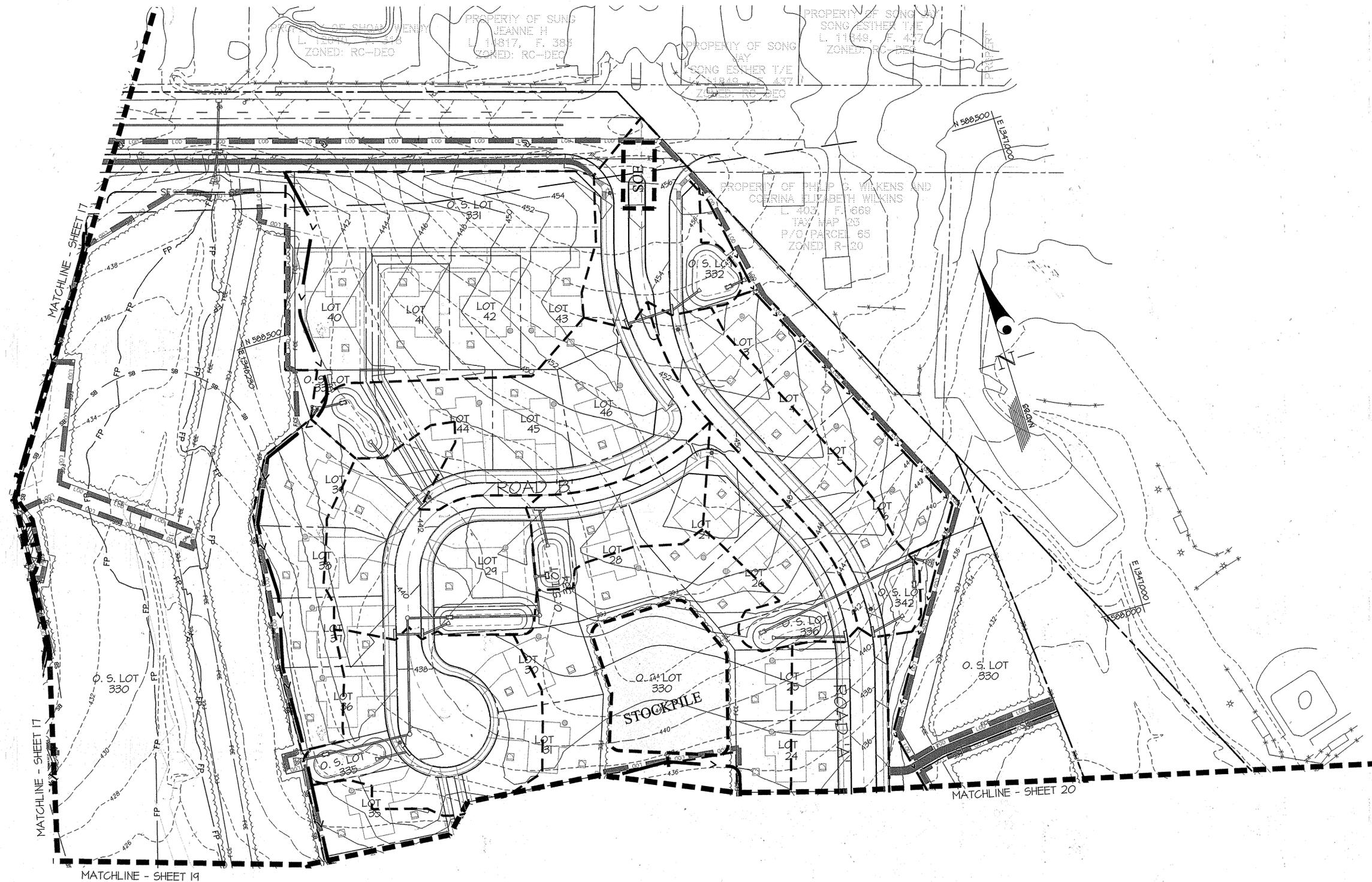
DATE	REVISION	BY	APP'R

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
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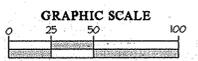
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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 5/12/15

SEDIMENT CONTROL PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	17 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Kate L. Linn*  
 Chief, Division of Land Development Date: 2-29-16  
*Chad Chubb*  
 Chief, Development Engineering Division Date: 3-4-16



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_ APPR: \_\_\_\_\_

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-387-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 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. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 5/21/15



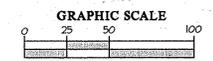
SEDIMENT CONTROL PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE MAY, 2015	TAX MAP - GRID 23-6&12	SHEET 18 OF 30





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]*  
 Chief, Division of Land Development  
 Date: 2-24-16  
*[Signature]*  
 Chief, Development Engineering Division  
 Date: 3-4-16



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-387-0422  
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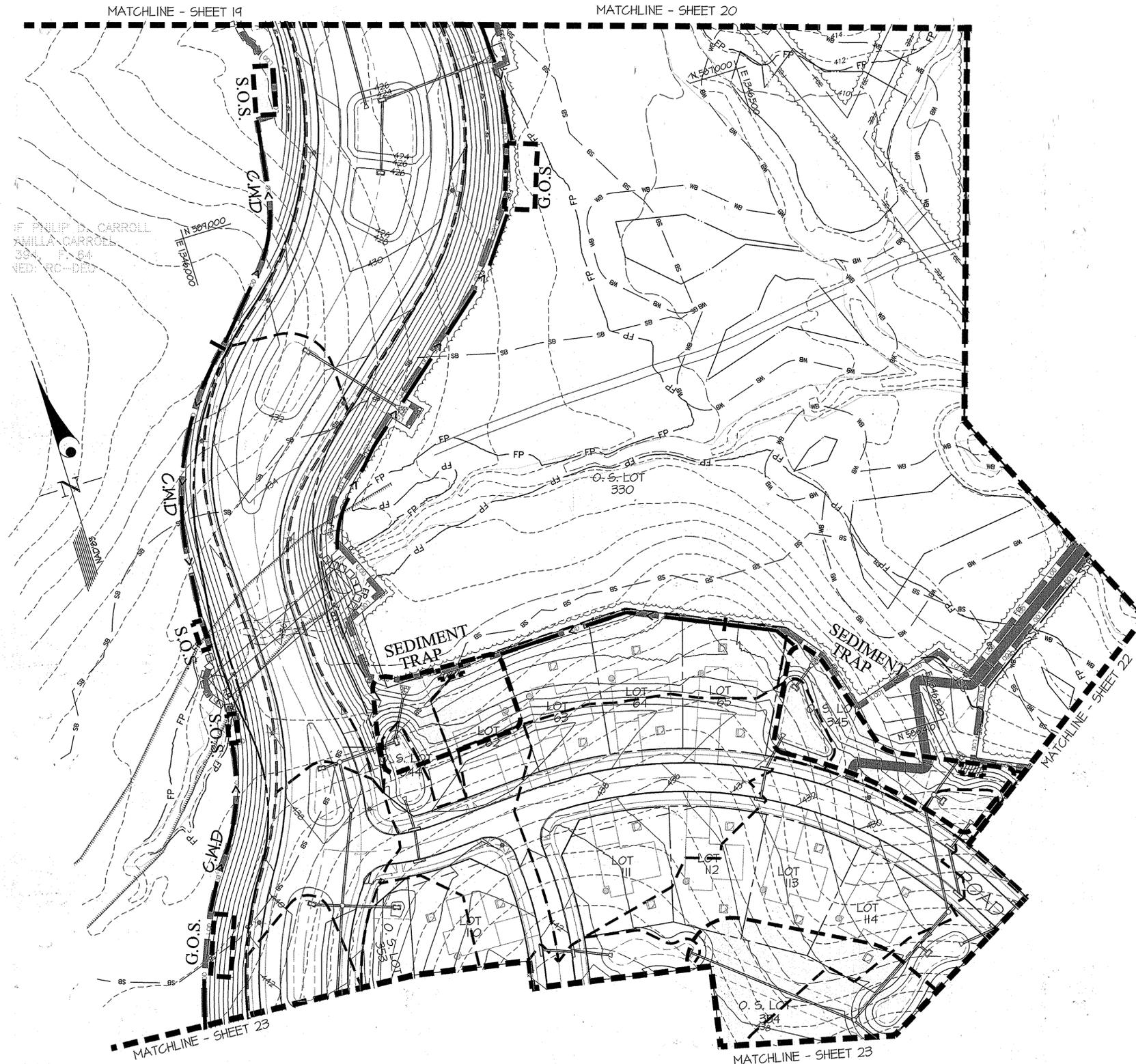
PROFESSIONAL CERTIFICATION  
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 EXPIRATION DATE: MAY 26, 2016  
*[Signature]*  
 5/12/15



SEDIMENT CONTROL PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

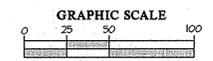
SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	20 OF 30

I, CAMILLA CARROLL, ENGINEER, BEING EMPLOYED BY GUTSCHICK LITTLE & WEBER, P.A., DO HEREBY CERTIFY THAT THESE PLANS 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. 12972, EXPIRATION DATE: MAY 26, 2016.



PHILIP D. CARROLL  
 CAMILLA CARROLL  
 30% F 64  
 VED-RC-DEU

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Veronica*  
 Chief, Division of Land Development Date 2-29-16  
*Edmund*  
 Chief, Development Engineering Division Date 3-4-16



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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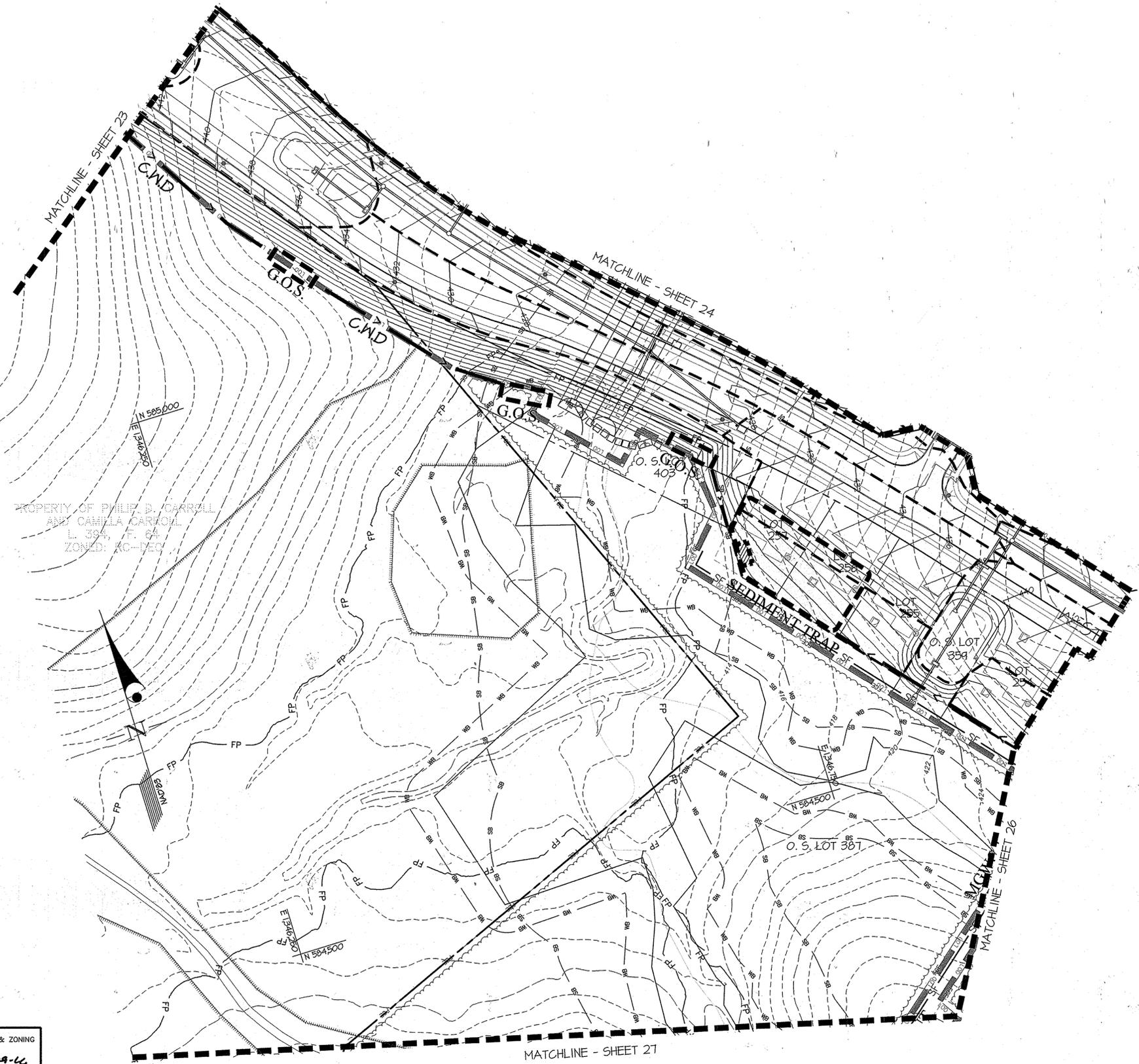
SEDIMENT CONTROL PLAN  
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DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	21 OF 30

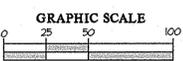








PROPERTY OF PHILIP D. CARROLL  
AND CAMILLA CARROLL  
L. 304, P. 64  
ZONED: RC-120



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Kat... ..* 2-29-16  
 Chief, Division of Land Development Date  
*Phil... ..* 3-4-16  
 Chief, Development Engineering Division Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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DES. DEV	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.
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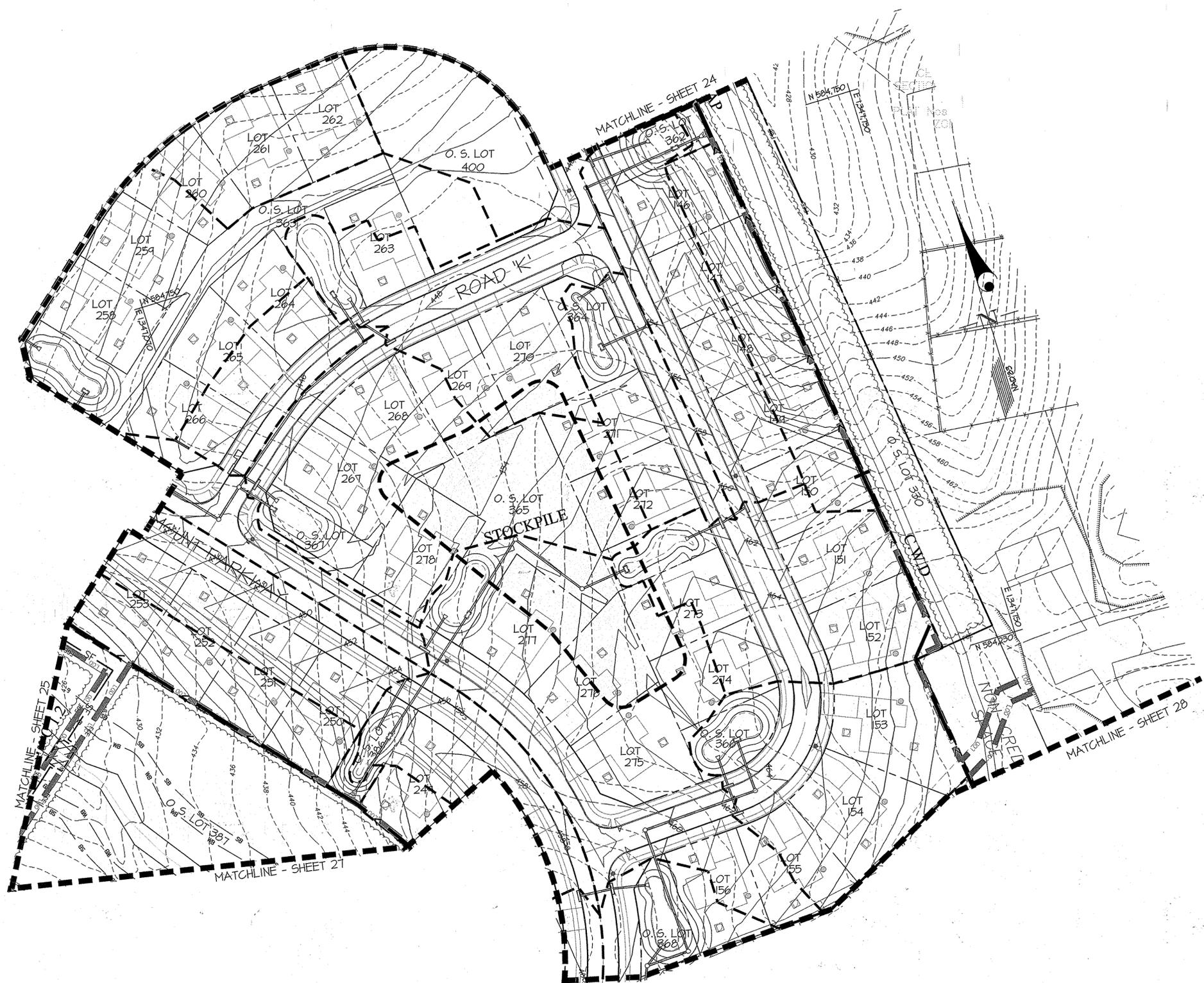
PREPARED FOR:  
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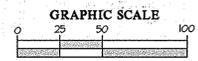


SEDIMENT CONTROL PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489  
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 HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE MAY, 2015	TAX MAP - GRID 23-6&12	SHEET 25 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development *[Signature]* Date 2-29-16  
 Chief, Development Engineering Division *[Signature]* Date 3-4-16



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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DATE	REVISION	BY	APP'R.

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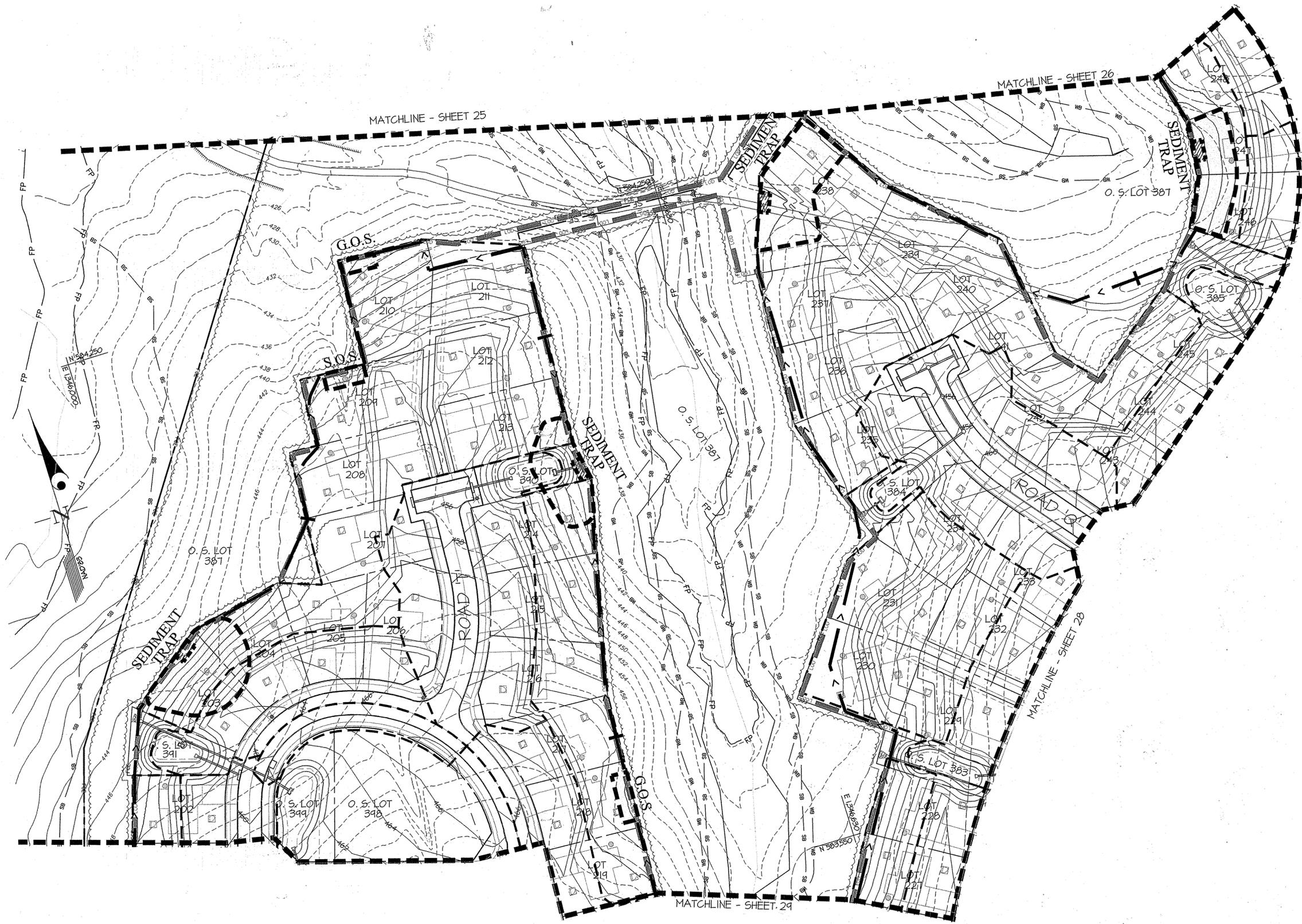
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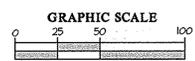
SEDIMENT CONTROL PLAN  
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SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	26 OF 30

I:\Projects\2015\2015-05-15\2015-05-15-01\2015-05-15-01-01.dwg  
 PLOT DATE: 5/12/15 10:21 AM  
 PLOT BY: JLD  
 PLOT SCALE: 1/8"=1'-0"  
 PLOT SHEET: 26 OF 30  
 PLOT TITLE: WESTMOUNT DEVELOPMENT CORPORATION  
 PLOT PROJECT: 2015-05-15-01  
 PLOT DRAWING: 2015-05-15-01-01.dwg  
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 PLOT DRAWING: 2015-05-15-01-01.dwg



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Veronica Jones* 2-29-16  
 Chief, Division of Land Development  
*Chris Smith* 3-4-16  
 Chief, Development Engineering Division



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

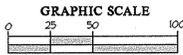
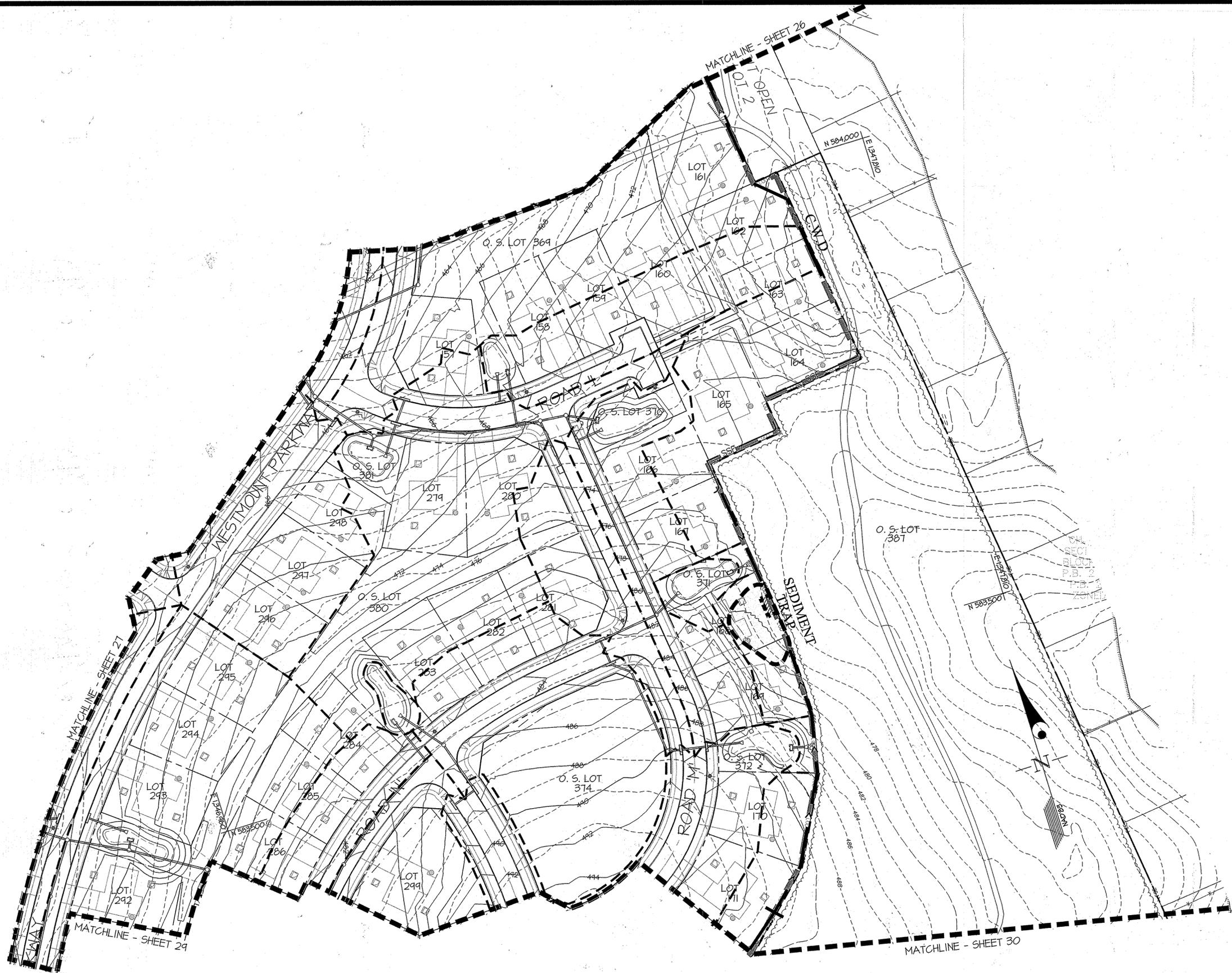
PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-387-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 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. 13975  
 EXPIRATION DATE: MAY 26, 2016  
*S/12/16*



SEDIMENT CONTROL PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	27 OF 30



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*K. C. O'Connell* 2-29-16  
 Chief, Division of Land Development/Date  
*Chad E. ...* 3-4-16  
 Chief, Development Engineering Division/Date

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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DES. DEV	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.
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PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 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. 12975  
 EXPIRATION DATE: MAY 28, 2016  
 5/12/15



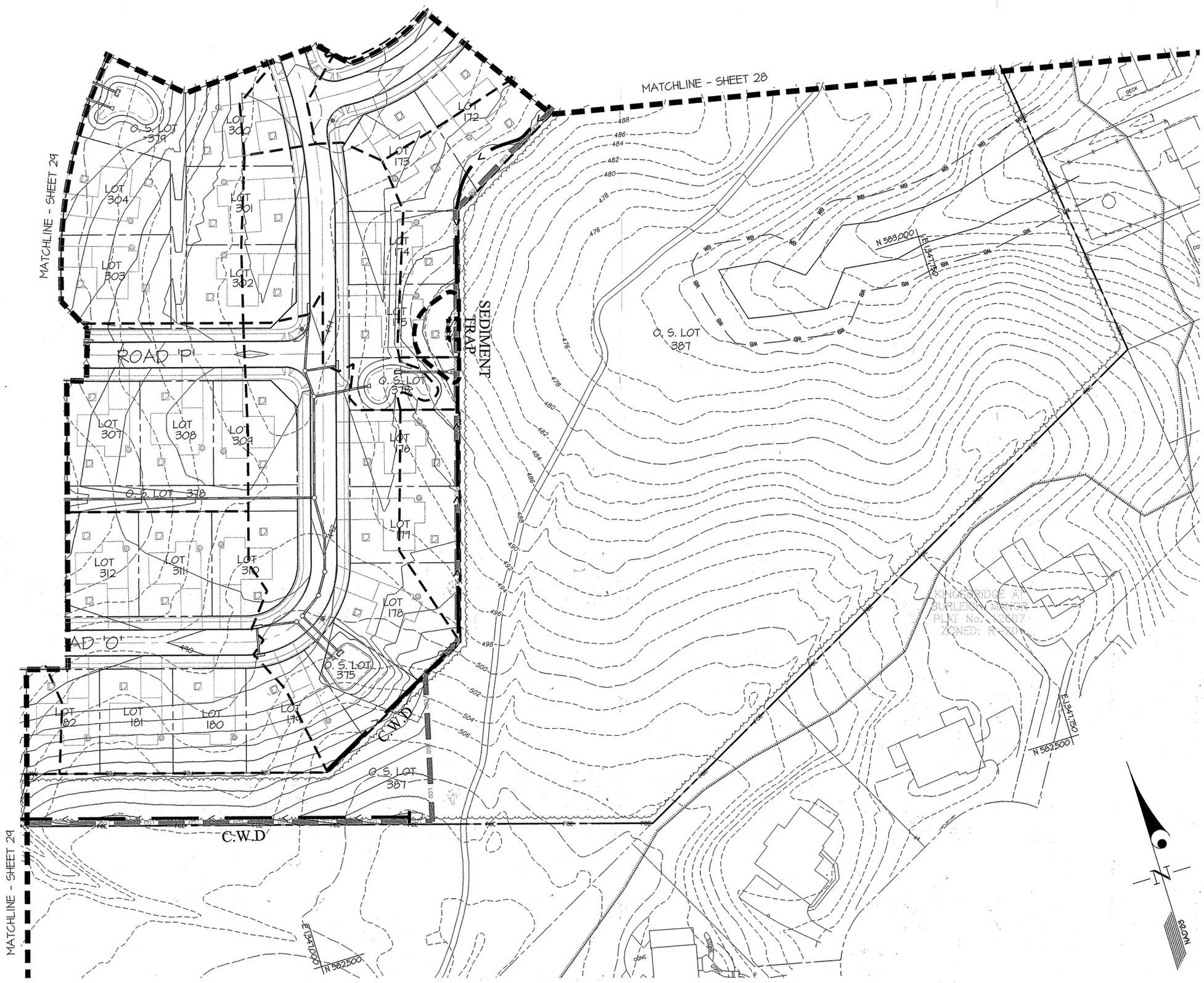
**SEDIMENT CONTROL PLAN**

**WESTMOUNT**  
**TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

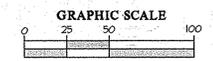
SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE MAY, 2015	TAX MAP - GRD 23-6&12	SHEET 28 OF 30

I, CAMILLA CARROLL, CIVIL ENGINEER, STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 28, 2016, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Veronica...*  
 Chief, Division of Land Development  
 Date: 2-29-16  
*...*  
 Chief, Development Engineering Division  
 Date: 3-4-16



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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DATE	REVISION	BY	APP'R.

PREPARED FOR:  
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 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 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. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 2/24/16

SEDIMENT CONTROL PLAN  
**WESTMOUNT**  
 TAX MAP 23 - PARCEL 149 & OPEN SPACE LOT 1  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
MAY, 2015	23-6&12	30 OF 30

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