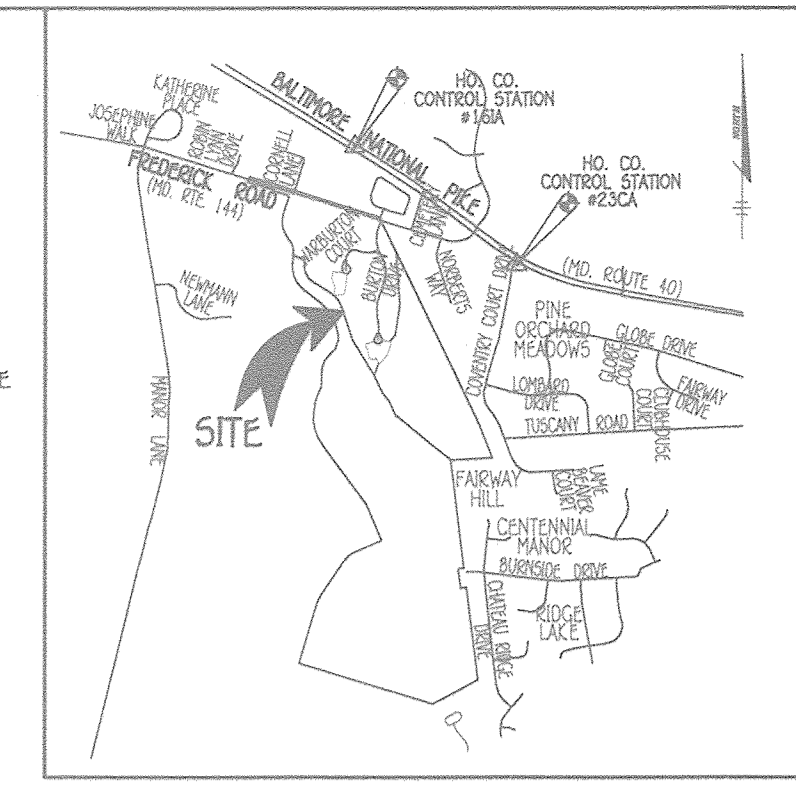


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERIC BOXES & HOUSE TYPES
3	SITE DEVELOPMENT PLAN LOTS 12 THRU 16 & 33 THRU 35
4	SEDIMENT/EROSION CONTROL PLAN LOTS 12 THRU 16 & 33 THRU 35
5	SEDIMENT/EROSION CONTROL NOTES & DETAILS
6	STORMWATER MANAGEMENT NOTES, DETAILS AND DRYWELL CHART

SITE DEVELOPMENT PLAN WESTMOUNT PHASE 1

LOTS 12 THRU 16 & 33 THRU 35

ZONED: R-ED (RESIDENTIAL ENVIRONMENTAL DEVELOPMENT)
TAX MAP NO. 23 P/O PARCEL NO. 149 GRID NO's. 6 & 12
HOWARD COUNTY, MARYLAND



BENCH MARKS
T.P. 161A ELEV. 482.988
N. 589,509.368
E. 1,346,343.632
LOC. NEAR INTERSECTION OF
MD. RTE. 40 & CEMETERY LANE

T.P. 23CA ELEV. 482.187
N. 558,035.645
E. 1,348,395.607
LOC. NEAR I-95 BRIDGE
LOC. NEAR INTERSECTION OF
MD. RTE. 40 & CONVENTRY CT.

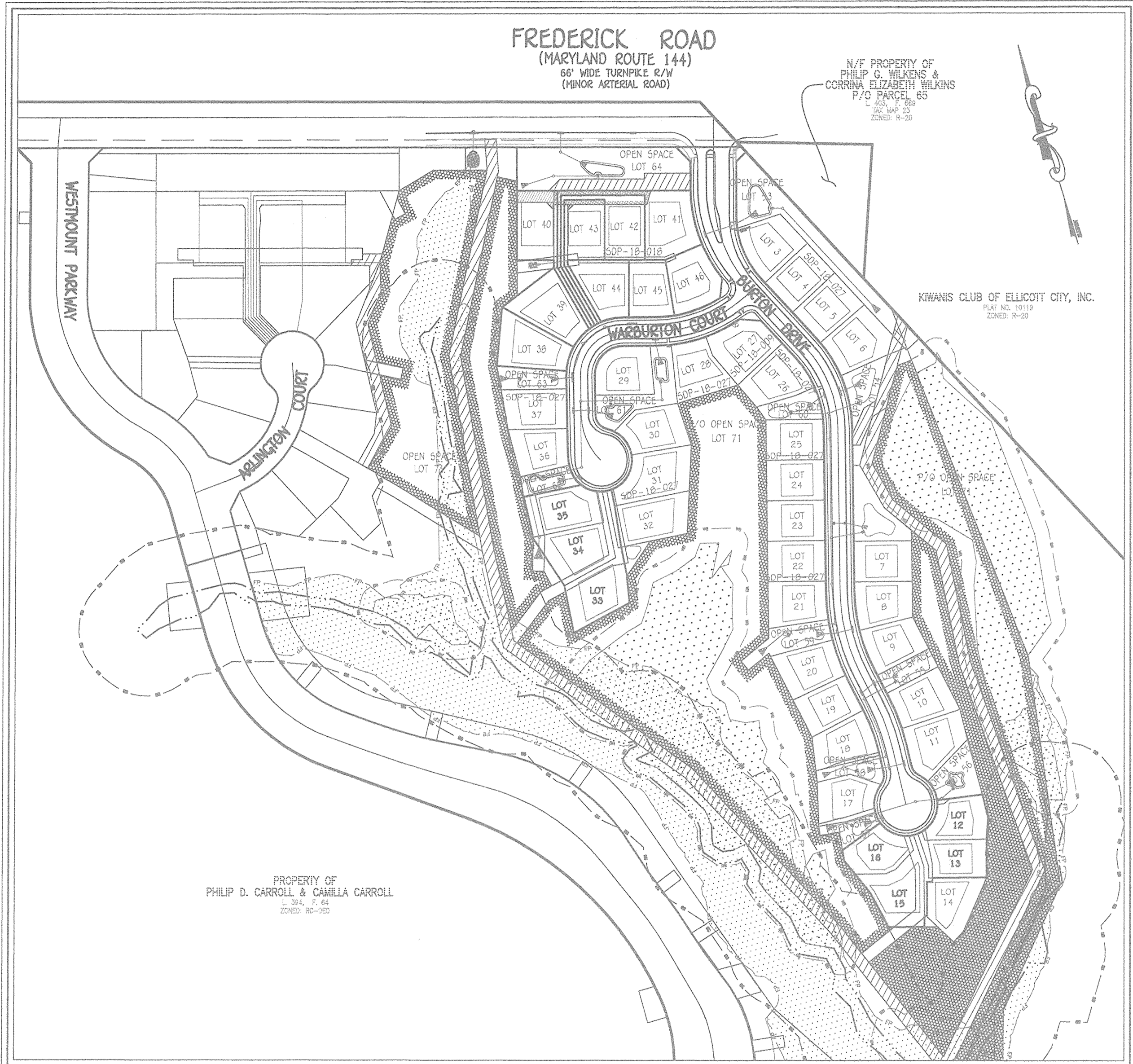
VICINITY MAP
SCALE: 1" = 2000'
HO. CO. ADC MAP 11, GRID D-7, D-8 & E-7, E-8

SITE ANALYSIS DATA

- A. TOTAL AREA OF SITE = 157 AC.*
- B. TOTAL AREA OF THIS SUBMISSION = 157 AC.*
- C. LIMIT OF DISTURBED AREA = 157 AC.*
- D. PRESENT ZONING DESIGNATION = R-ED
- E. PROPOSED USE: SINGLE FAMILY DETACHED
- F. FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- G. TOTAL NUMBER OF UNITS = 6 UNITS
- H. TOTAL NUMBER OF PARKING SPACES REQUIRED = 20 SPACES
- I. TOTAL NUMBER OF PARKING SPACES PROVIDED = 20 SPACES
- J. OPEN SPACE ON SITE: N/A
- K. BUILDING COVERAGE OF SITE: 24%
- L. PREVIOUS HOWARD COUNTY FILES: F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRA IS RECORDED IN LIBER 12722, FOLIO 248, SDP-18-009, SDP-18-018, SDP-18-027 & SDP-18-039 AND AA-19-006.
- M. TOTAL AREA OF FLOODPLAIN: 0.00 AC.*
- N. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.*
- O. AREA OF WETLANDS = 0.00 AC.*
- P. AREA OF FOREST = 0.00 AC.*
- Q. IMPERVIOUS AREA = 38% AC.*

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-ED PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1080 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRA IS RECORDED IN LIBER 12722, FOLIO 248, SDP-18-009, SDP-18-018, SDP-18-027 AND AA-19-006.
5. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2001 BY FISHER, COLLINS & CARTER INC. AND SUPPLEMENTED WITH THE PLAT TITLED "WESTMOUNT PHASE 1" AND RECORDED AS 24123 - 24138 AMONG THE LAND RECORDS OF HOWARD COUNTY.
6. TOPOGRAPHY SHOWN IS BASED ON FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS F-15-087.
7. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 18A N 589,509.368 E 1,346,343.632 HOWARD COUNTY MONUMENT 23CA N 558,035.645 E 1,348,395.607
8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
9. THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-15-087. FOR APPROVED WATER AND SEWER CONNECTION NO. 24-4876-D.
10. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
11. LANDSCAPING OBLIGATIONS FOR THE OVERALL WESTMOUNT PROJECT HAVE BEEN PROVIDED UNDER F-15-087.
12. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-15-087.
13. FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
14. OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-15-087.
15. THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
16. IN ACCORDANCE WITH SECTION 12B.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
17. STORMWATER MANAGEMENT WILL BE PROVIDED BY 17 DRY WELLS (M-5) TO BE OWNED AND MAINTAINED BY THE LOT OWNER WHERE THAT PARTICULAR DRY WELL IS LOCATED. THIS SITE DEVELOPMENT IS ALSO SUPPORTED BY BIO-RETENTION PROVIDED BY F-15-087.
18. THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010.
19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - A.) WIDTH = 12' (16' IF SERVING MORE THAN ONE RESIDENCE)
 - B.) SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1"-1 1/2" MIN.)
 - C.) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - D.) STRUCTURES = (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-LOADING)
 - E.) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F.) STRUCTURE CLEARANCES = MINIMUM 12 FEET
 - G.) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
21. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
22. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS & FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
23. SUBJECT PROPERTY ZONED R-ED AND IS SUBJECT TO COUNCIL BILL NO. 2, "SECTION 12B.0.A.1.J. OF THE ZONING REGULATIONS (CS-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF THE DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF 5/13/12."
24. THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHT AND RESPONSIBILITIES AGREEMENT" (DRA) BETWEEN HOWARD COUNTY AND THE CARROLLS. PER THE DRA, THE DEVELOPER AND OPW HAVE AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.
25. THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE REQUESTS WP-15-038, WP-16-081 AND WP-16-143. SEE SHEET 6 FOR DETAILS OF ALTERNATIVE COMPLIANCE APPROVALS AND CONDITIONS.
26. THIS PLAN IS SUBJECT TO THE DEPARTMENT OF PLANNING AND ZONING CASE NO. AA-18-008, CONTAINING THE REDUCTION OF THE 25' REAR (OR) BUILDING RESTRICTION LINE, OF LOT 16 TO 25' REAR (OR) BUILDING RESTRICTION LINE, FOR CONSTRUCTION OF A SINGLE FAMILY DETACHED DWELLING.

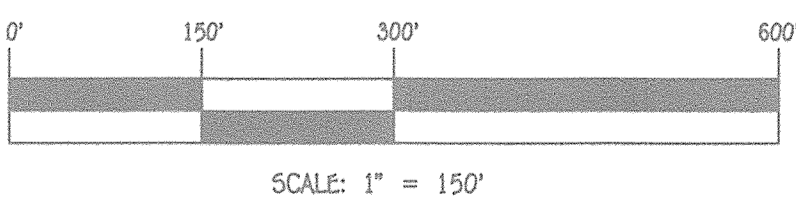


ADDRESS CHART

LOT NUMBER	STREET ADDRESS
12	3364 BURTON DRIVE
13	3365 BURTON DRIVE
14	3366 BURTON DRIVE
15	3366 BURTON DRIVE
16	3362 BURTON DRIVE
33	10644 WARBURTON COURT
34	10640 WARBURTON COURT
35	10636 WARBURTON COURT

LEGEND

SYMBOL	DESCRIPTION
(---)	EXISTING CONTOUR 2' INTERVAL
(---)	EXISTING CONTOUR 10' INTERVAL
(---)	PROPOSED CONTOUR 2' INTERVAL
(---)	PROPOSED CONTOUR 10' INTERVAL
(x)	SPOT ELEVATION
(---)	DRYWELL (M-5)-TYPICAL
(---)	LIMIT OF DISTURBANCE
(---)	SUPER SET FENCE
(---)	FLOOD PLAN
(---)	STREAM BUFFER
(---)	STREET TREES PER F-15-087
(---)	PERIMETER LANDSCAPE TREES PER F-15-087
(---)	EXISTING BIO RETENTION FACILITY (P-6) OR (M-6) AS NOTED
(---)	PUBLIC WATER, SEWER & UTILITY EASEMENT
(---)	USE-IN-COMMON EASEMENT



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALDORRE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 443 - 3995

NO.	REVISION	DATE
1	REMOVE TITLE BLOCK, GENERAL NOTES, SITE ANALYSIS DATA & ADDRESS CHART, AND REARRANGE LOTS 14	10/14/18

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

Frank John Manalansan, II 9/11/18
FRANK JOHN MANALANSAN, II DATE

OWNER/BUILDER
BEAZER HOMES, LLC
8965 GUILFORD ROAD - SUITE 230
COLUMBIA, MARYLAND 21046
(765) 894-0182

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Stalmeier 10/21/18
Chief, Division of Land Development Date

Valerie Wolfe 9/26/18
Chief, Development Engineering Division Date

Valerie Wolfe 10-1-18
Director, Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
WESTMOUNT	1	149

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24123	6 & 12	R-ED	23	2	605102

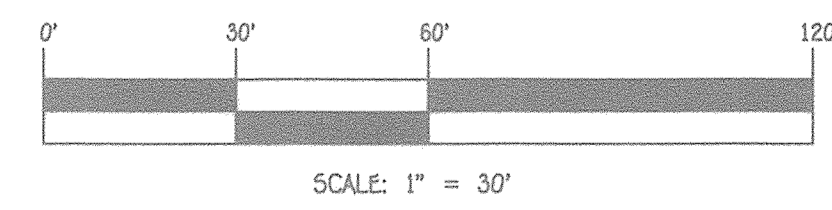
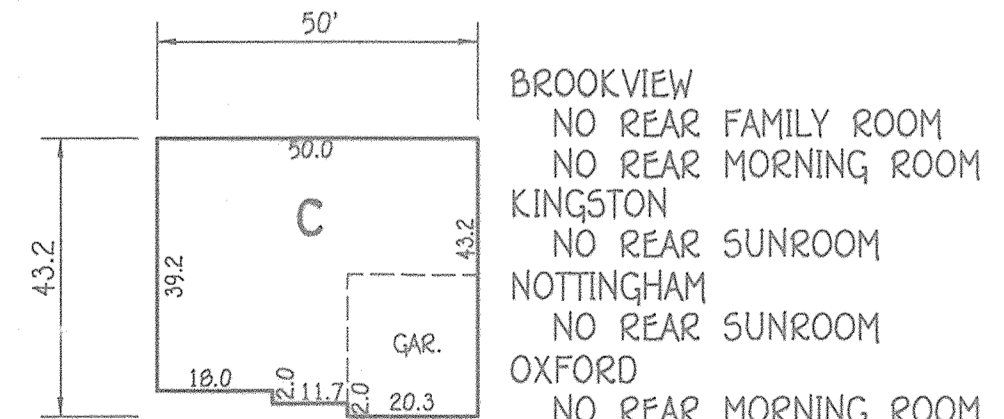
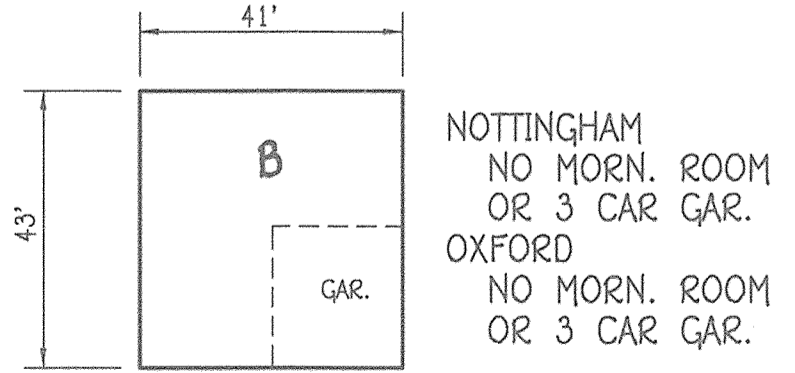
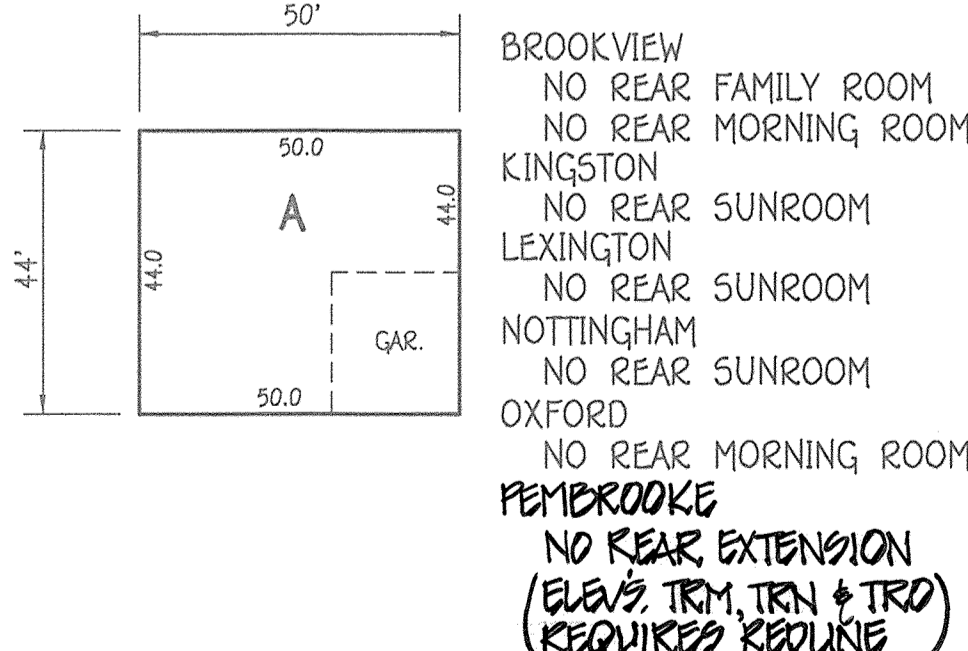
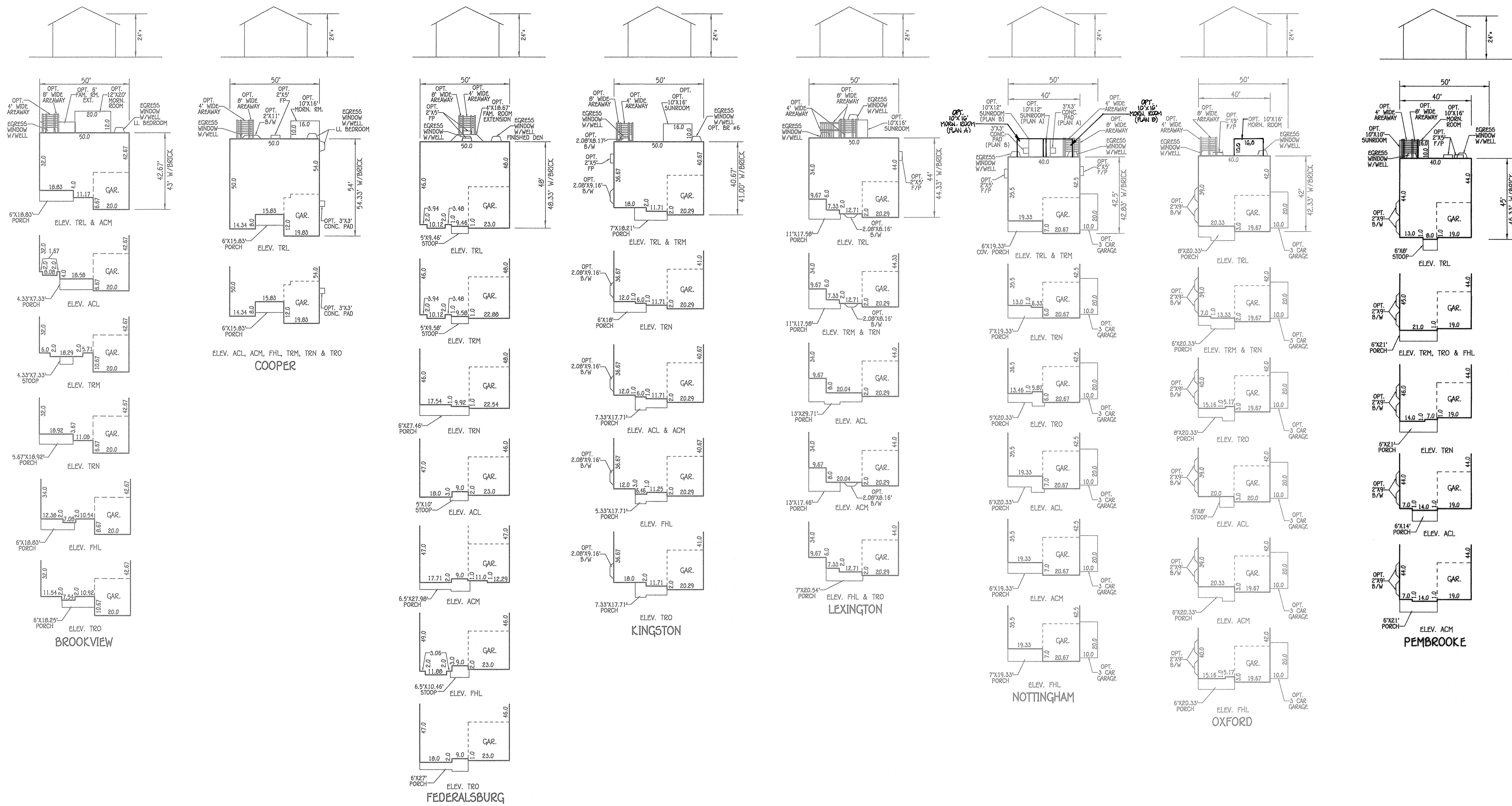
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ZONED: R-ED
TAX MAP NO. 23 P/O PARCEL NO. 149 GRID NO'S. 6 & 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: OCT, 2018
SHEET 1 OF 6

TITLE SHEET

SINGLE FAMILY HOUSES
WESTMOUNT
LOTS 12 THRU 16 & 33 THRU 35
PHASE 1

PREVIOUS HOWARD COUNTY FILES:
F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRA IS RECORDED IN LIBER 12722, FOLIO 248, F-15-087, SDP-18-009, SDP-18-018, SDP-18-027, SDP-18-039 AND AA-18-008
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TAX MAP NO. 23 P/O PARCEL NO. 149 GRID NO'S. 6 & 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: OCT, 2018
SHEET 1 OF 6

SDP-18-057



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-1000



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 Frank John Manalansan, II 7/11/13
 FRANK JOHN MANALANSAN, II DATE

OWNER/BUILDER
 BOKAZER HOMES, LLC
 8965 GUILFORD ROAD - SUITE 290
 COLUMBIA, MARYLAND 21046
 (765) 894-0182

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

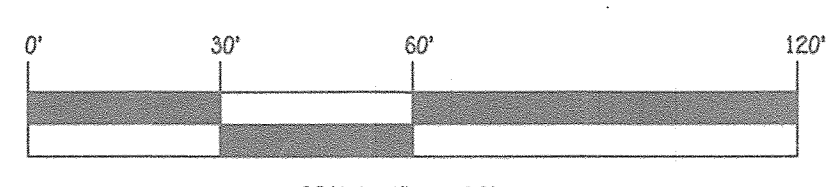
Chief, Division of Land Development	10/21/18
Chief, Development Engineering Division	9/24/18
Director - Department of Planning and Zoning	10-1-18

PROJECT	PHASE	PARCEL NO.			
WESTMOUNT	1	149			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24123	6 & 12	R-5D	23	2	605102

PREVIOUS HOWARD COUNTY FILES:
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 AND MA-18-008
 ZONED: R-ED
 TAX MAP NO.: 23 P/O PARCEL NO.: 149 GRID NO.'S: 6 & 12
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: OCT, 2018

GENERIC BOXES & HOUSE TYPES
 SINGLE FAMILY HOUSES
WESTMOUNT
 LOTS 12 THRU 16 & 33 THRU 35
 PHASE 1
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 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: OCT, 2018
 SHEET 2 OF 6

NO.	REVISION	DATE
1	REMOVE TITLE BLOCK, TO REFLECT ADDED LOT 14 & ADD PEMBROKE	12/14/18



1:\2025\0522\003\SDP-18-057\Plan_Sketch\0522 SDP-18-057.LOTS 12-16 & 33-35.dwg, SDP LOTS 12-16 & 33-35, 11

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PLACE
 BELTSVILLE CITY, MARYLAND 21046
 (410) 481 - 2895

NO.	REVISION	DATE
8	REMOVE CURB ELEVATIONS & CHANGE TO WALKWAY	7/2/19
7	REMOVE HPE & CURB LOT 15 FROM QUOTED TO NOTTINGHAM	9/2/19
6	REMOVE HPE & CURB LOT 13 FROM OPEN BOX 'A' TO BROOKVIEW	9/2/19
5	REMOVE HPE & CURB LOT 12 FROM OPEN BOX 'B' TO NOTTINGHAM	2/19/19
4	REMOVE HPE & CURB LOT 10 FROM OPEN BOX 'C' TO BROOKVIEW	1/19/19
3	REMOVE HPE & CURB LOT 9 FROM OPEN BOX 'D' TO BROOKVIEW	2/6/19
2	REMOVE HPE & CURB LOT 23 FROM OPEN BOX 'E' TO MEMBROOKE	2/6/19
1	REMOVE THE BLOCK TO REMOVE HPE LOT 15, REMOVE LOT 16 TO MEMBROOKE, REMOVE LOT 18 & REMOVE THE CURB ON LOT 15 & 16	12/14/18



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 Frank John Manalangan, II 9/11/18 DATE
 FRANK JOHN MANALANGAN, II

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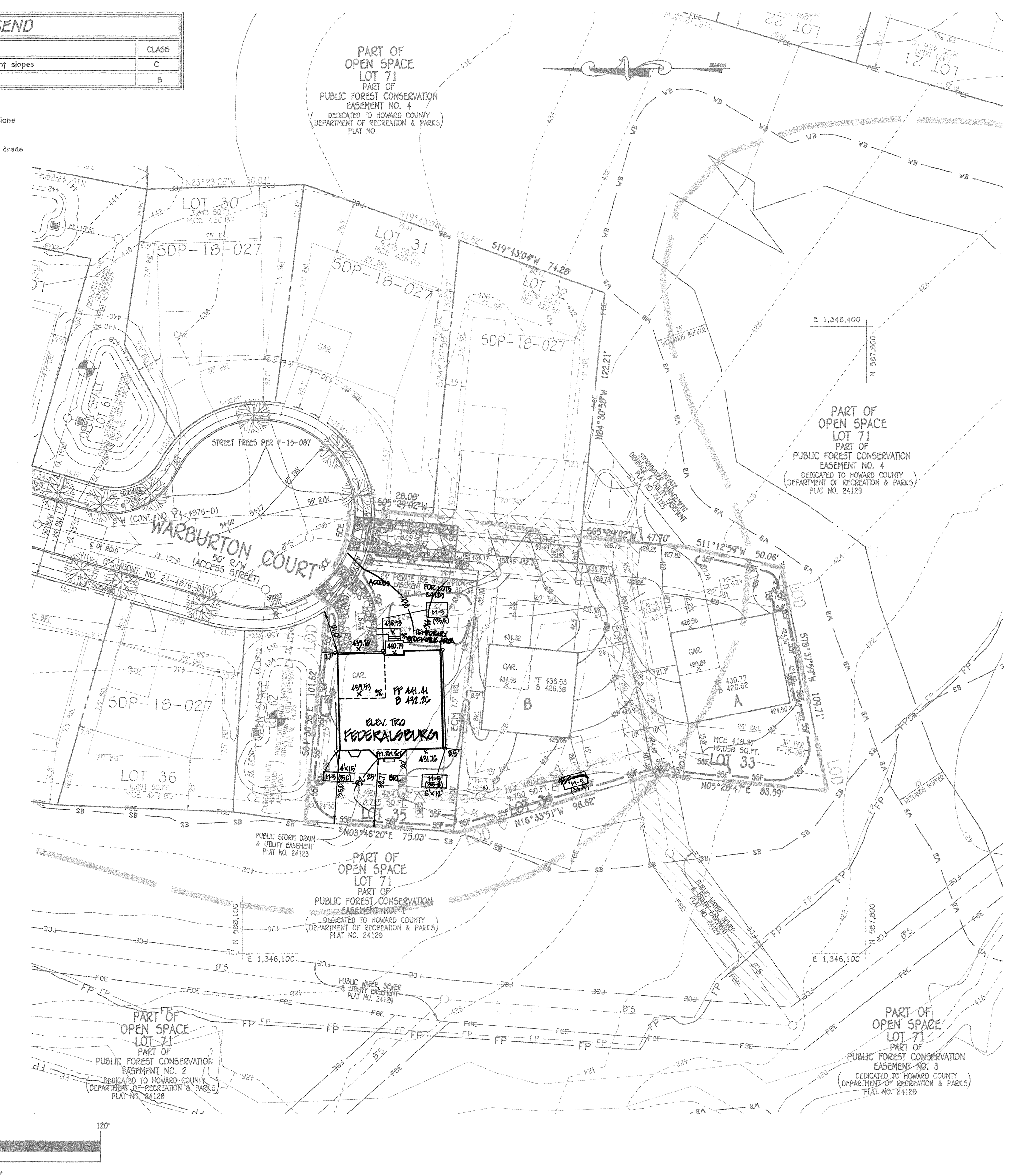
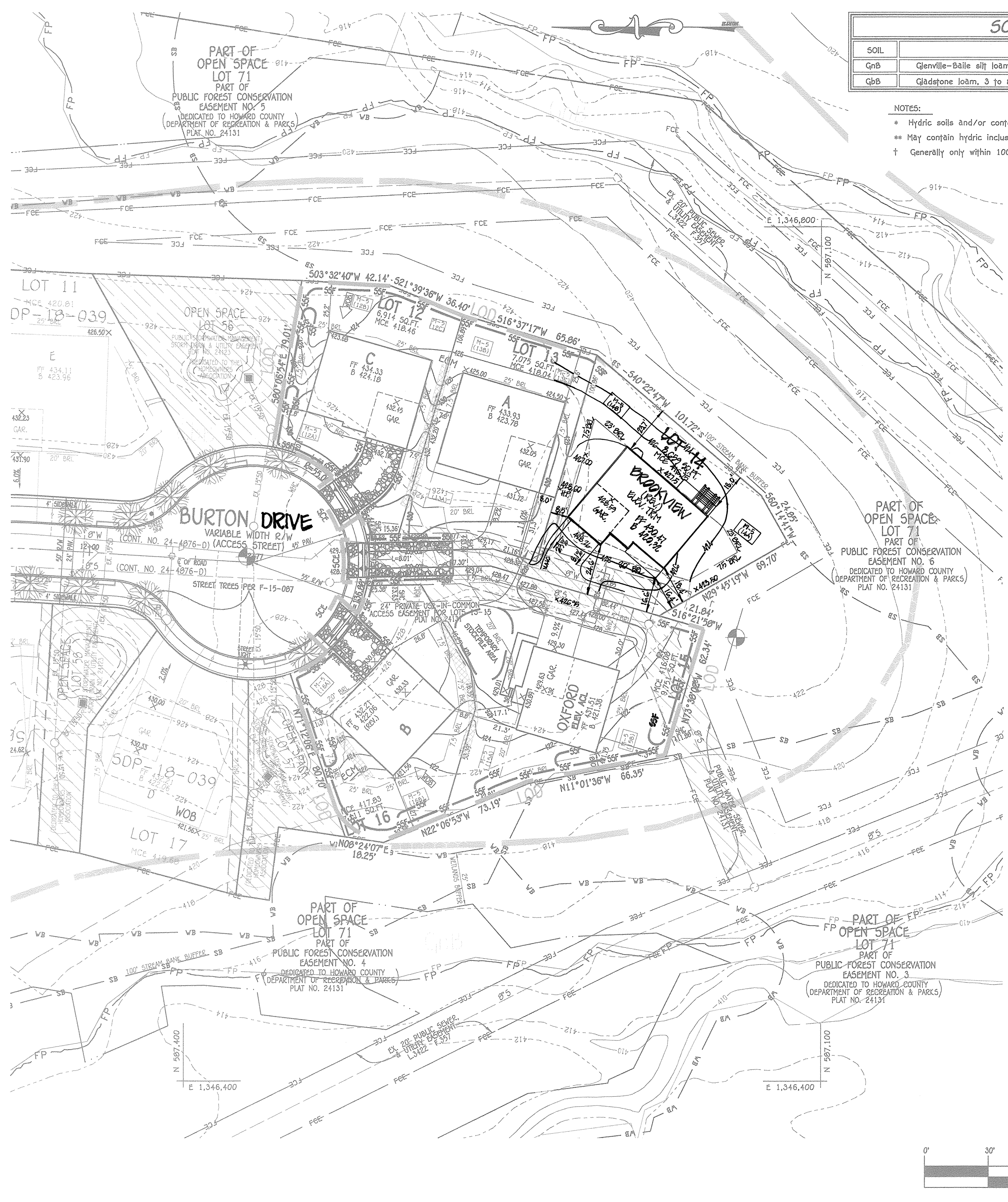
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Kurt Stalder Chief, Division of Land Development 10/1/18 Date
 Nicholas Jago Chief, Department Engineering Division 9/25/18 Date
 Director - Department of Planning and Zoning 10-1-18 Date

PROJECT	PHASE	PARCEL NO.
WESTMOUNT	1	149

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24123	6 & 12	R-ED	23	2	605102

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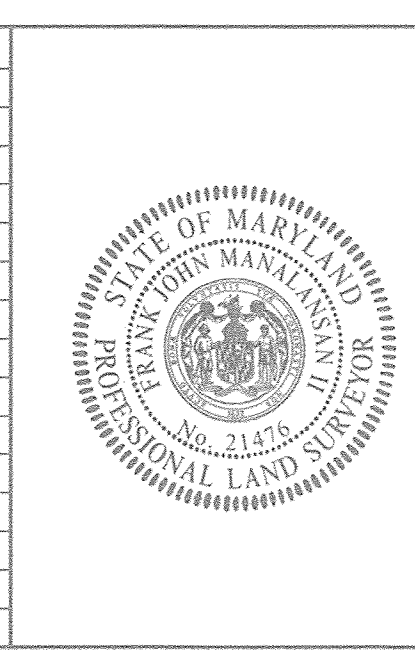
SITE DEVELOPMENT PLAN
 SINGLE FAMILY HOUSES
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 ZONED: R-ED
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 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: OCT, 2018
 SHEET 3 OF 6 SDP-18-057



13200505021AW01SDP-18-039-039 SEC. LOTS 12-16 & 33-35 SDP-18-027-027 SEC. LOTS 12-16 & 33-35

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 441-1000

NO.	REVISION	DATE
1	ISSUE THIS BLOCK TO RESPECT VARIOUS LOCAL ORDINANCES AND REGULATIONS, STATE AND FEDERAL LAWS AND FEDERAL TAX TREATY AND 24	10/14/18



PROFESSIONAL CERTIFICATE
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature: *Brian Knauff* DATE: 9/11/18
 LICENSED PROFESSIONAL ENGINEER JOHN MANALANSAN II

BUILDER/DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature: *Brian Knauff* DATE: 9/16/18
 SIGNATURE OF DEVELOPER: BRIAN KNAUFF

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John P. Blanton* DATE: 9/13/18
 HOWARD SOIL CONSERVATION DISTRICT

OWNER/BUILDER
 BEAZER HOMES, LLC
 9965 GULFORD ROAD - SUITE 290
 COLUMBIA, MARYLAND 21046
 (765) 894-0182

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Walter J. Goff* DATE: 10/2/18
 Chief, Division of Land Development

Signature: *Walter J. Goff* DATE: 9/24/18
 Chief, Engineering Division

Signature: *Walter J. Goff* DATE: 10-1-18
 Director, Department of Planning and Zoning

PROJECT	PHASE	PARCEL NO.
WESTMOUNT	1	149

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
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SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY HOUSES
WESTMOUNT
 LOTS 12 THRU 16 & 33 THRU 35
 PHASE 1

PREVIOUS HOWARD COUNTY FILES:
 F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-008, WP-16-081, WP-16-143, PB408, THE ORCA IS RECORDED IN LIBER 12722, FOLIO 248, F-15-087, SDP-18-009, SDP-18-018, SDP-18-027, SDP-18-039 AND AA-18-008

TAX MAP NO: 23 P/O PARCEL NO: 149 GRID NO'S: 6 & 12
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: OCT, 2018

SHEET 4 OF 6 SDP-18-057

CONSTRUCTION CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH DRY WELLS:

EROSION AND SEDIMENT CONTROL:
FINAL GRADING FOR PROPOSED DRY WELLS SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS COMPLETELY STABILIZED. IF THIS CANNOT BE ACCOMPLISHED, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED.

SOIL COMPACTION:
EXCAVATION SHOULD BE CONDUCTED IN DRY CONDITIONS WITH EQUIPMENT LOCATED OUTSIDE OF THE PRACTICE TO MINIMIZE BOTTOM AND SIDEWALL COMPACTION. CONSTRUCTION OF A DRY WELL SHALL BE PERFORMED WITH LIGHTWEIGHT, WIDE-TRACKED EQUIPMENT TO MINIMIZE DISTURBANCE AND COMPACTION. EXCAVATED MATERIALS SHALL BE PLACED IN A CONTAINED AREA.

UNDERGROUND CHAMBER:
A SUBSURFACE PREFABRICATED CHAMBER MAY BE USED.

DRY WELL BOTTOM:
THE BOTTOM SHALL BE AS LEVEL AS POSSIBLE TO MINIMIZE POOLED WATER IN SMALL AREAS THAT MAY REDUCE OVERALL INFILTRATION AND LONGEVITY.

FILTER CLOTH:
FILTER CLOTH SHALL NOT BE INSTALLED ON THE BOTTOM OF THE WELL. NON-WOVEN FILTER CLOTH SHOULD BE USED TO LINE THE TOP AND SIDES OF THE DRY WELL TO PREVENT THE PORE SPACE BETWEEN THE STONES FROM BEING BLOCKED BY THE SURROUNDING NATIVE MATERIAL.

GRAVEL MEDIA:
THE AGGREGATE SHALL BE COMPOSED OF AN 18 TO 48-INCH LAYER OF CLEAN WASHED, OPEN GRADED MATERIAL WITH 40% POROSITY (E.G., ASTM D448 4, 5, OR 6 STONE OR EQUAL).

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

DRY WELL CHART										
ADDRESS	LOT NO.	DRYWELL NUMBER	NO. OF DOWNSPOUTS	AREA OF ROOF	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
3361 BURTON DRIVE	12	M-5 (12A)	2	738 SqFt	106 CuFt	108 CuFt	100%	100%	1	9' X 6' X 5'
	12	M-5 (12B)	2	734 SqFt	105 CuFt	108 CuFt	100%	100%	1	9' X 6' X 5'
	12	M-5 (12C)	1	466 SqFt	66 CuFt	70 CuFt	100%	100%	1	7' X 5' X 5'
3365 BURTON DRIVE	13	M-5 (13A)	2	770 SqFt	110 CuFt	110 CuFt	100%	100%	1	11' X 5' X 5'
	13	M-5 (13B)	2	880 SqFt	126 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'
3368 BURTON DRIVE	13	M-5 (13C)	1	490 SqFt	73 CuFt	84 CuFt	100%	100%	1	10' X 5' X 5'
	15	M-5 (15A)	3	859 SqFt	123 CuFt	123 CuFt	100%	100%	1	9' X 7' X 5'
	15	M-5 (15B)	2	903 SqFt	129 CuFt	132 CuFt	100%	100%	1	11' X 6' X 5'
3364 BURTON DRIVE	16	M-5 (16A)	3	859 SqFt	123 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'
	16	M-5 (16B)	2	903 SqFt	129 CuFt	132 CuFt	100%	100%	1	11' X 6' X 5'
10644 WARBURTON COURT	33	M-5 (33A)	2	786 SqFt	113 CuFt	110 CuFt	100%	100%	1	10' X 6' X 5'
	33	M-5 (33B)	2	842 SqFt	120 CuFt	120 CuFt	100%	100%	1	10' X 6' X 5'
10640 WARBURTON COURT	34	M-5 (34A)	2	871 SqFt	125 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'
	34	M-5 (34B)	2	847 SqFt	121 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'
10636 WARBURTON COURT	35	M-5 (35A)	2	927 SqFt	137 CuFt	140 CuFt	100%	100%	1	10' X 7' X 5'
	35	M-5 (35B)	2	984 SqFt	141 CuFt	144 CuFt	100%	100%	1	9' X 8' X 5'
	35	M-5 (35C)	1	793 SqFt	114 CuFt	120 CuFt	100%	100%	1	10' X 6' X 5'
3369 BURTON DRIVE	14	M-5 (14A)	3	1000 SqFt	149 CuFt	154 CuFt	100%	100%	1	11' X 7' X 5'
	14	M-5 (14B)	2	1000 SqFt	149 CuFt	154 CuFt	100%	100%	1	11' X 7' X 5'
10644 WARBURTON COURT	33	M-5 (33C)	1	440 SqFt	63 CuFt	70 CuFt	100%	100%	1	7' X 5' X 5'
10640 WARBURTON COURT	34	M-5 (34C)	1	440 SqFt	64 CuFt	70 CuFt	100%	100%	1	7' X 5' X 5'

ON OCTOBER 30, 2014 WP 15-038 WAS GRANTED FOR THE FOLLOWING:

- TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.116(c) AND TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES(A WAIVER FROM SECTION 16.1205(a)(7)).
- A WAIVER FROM SECTION 16.121(e) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR ANY ADDITIONAL ACCESS.
- A WAIVER FROM SECTION 16.119(c)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SP-14-008.
- THE WAIVER PETITION NUMBER (WP-15-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO SP-14-008 AND ALL FUTURE SUBDIVISION PLANS.
- AS MITIGATION FOR THE REQUESTED REMOVAL OF FIFTY-SEVEN (57) SPECIMEN TREES LOCATED WITHIN THE SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIBER PLANT MATERIALS FOR THE REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS AT A MINIMUM PLANTED ADJACENT TO ALL RESIDENTIAL LOTS THROUGHOUT THE SUBDIVISION. A FINAL DETERMINATION OF THE PLANT MATERIAL SIZE AND TOTAL NUMBER OF PLANTS WILL BE REVIEWED AND FINALIZED AT THE FINAL PLAN. IF DESIGN CHANGES ARE MADE AT FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE REDUCED OR ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THOSE FIFTY-SEVEN (57) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED LANDSCAPING AND SHALL BE BONDED.
- A WAIVER TO SECTION 16.1169(c) IS NOT REQUIRED FOR THE THREE (3) STREAM CROSSINGS, THE PUBLIC UTILITY LINE EXTENSIONS AND FOR THE PATHWAY THROUGH OPEN SPACE WHICH WERE DETERMINED ESSENTIAL FOR ESSENTIAL ROAD CROSSINGS, UTILITY LINE CONNECTIONS AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH SECTION 16.116(c) OF THE REGULATIONS.
- THE REDUCTION OF THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS IS ONLY FOR THOSE OPEN SPACE LOTS DEPICTED ON THE SUBMITTED WAIVER EXHIBIT WHICH PROVIDES ACCESS TO STORMWATER MANAGEMENT FACILITIES.

ON JANUARY 6, 2016 WP 16-081 WAS GRANTED FOR THE FOLLOWING:

- A WAIVER FROM SECTION 16.1202(A) REQUIRING THE SUBMISSION OF A FOREST CONSERVATION PLAN FOR THE ENTIRE GROSS AREA IS PART OF THE SUBDIVISION PLAN PROCESS.
- A WAIVER FROM SECTION 16.147(C) REQUIRING A PLAT TO BE SUBMITTED AT A SCALE OF 1 INCH EQUALS 100 FEET, 1 INCH EQUALS 50 FEET OR 1 INCH EQUALS 30 FEET.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE APPLICANT MUST CONTINUE PROCESSING THE FINAL SUBDIVISION PLANS FOR ALL PHASES AND MEET ALL REQUIRED PROCESSING DEADLINE DATES IN ACCORDANCE WITH THE APPROVED APPHO PHASING SCHEDULE FOR WESTMOUNT.
- THIS APPROVAL OF THE FOREST CONSERVATION OBLIGATION REQUIREMENT IS ONLY AN ALLOWANCE TO TEMPORARILY DEFER THE RECORDATION OF FOREST CONSERVATION EASEMENTS AS A PHASED PROJECT. THE TOTAL FOREST CONSERVATION OBLIGATION REQUIREMENT FOR THE ENTIRE PROJECT SHALL BE ESTABLISHED AND RECORDED WITH THE LAST PHASE. THE FOREST CONSERVATION PLAN SUBMITTED WITH EACH OF THE 4 PHASES OF THIS PROJECT SHALL ESTABLISH AND RECORD THE MINIMUM FOREST CONSERVATION EASEMENT AREA FOR EACH PHASE.
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR F-15-087, F-16-046 AND F-16-061.
- THE WAIVER PETITION NUMBER (WP-16-081) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL FUTURE SUBDIVISION PLATS AND SITE DEVELOPMENT PLANS.

WP 16-143

ON JUNE 20, 2016 WP 16-143 WAS GRANTED FOR THE FOLLOWING:

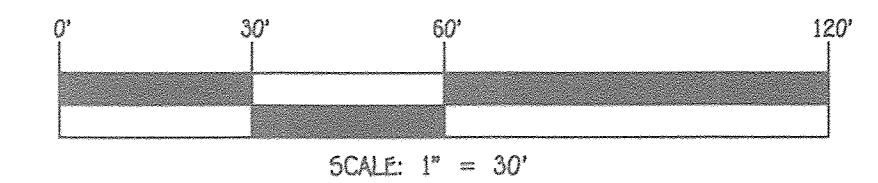
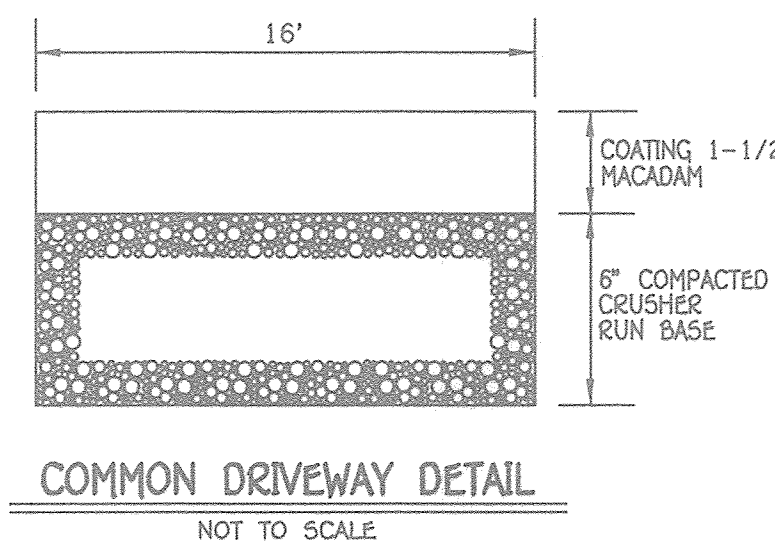
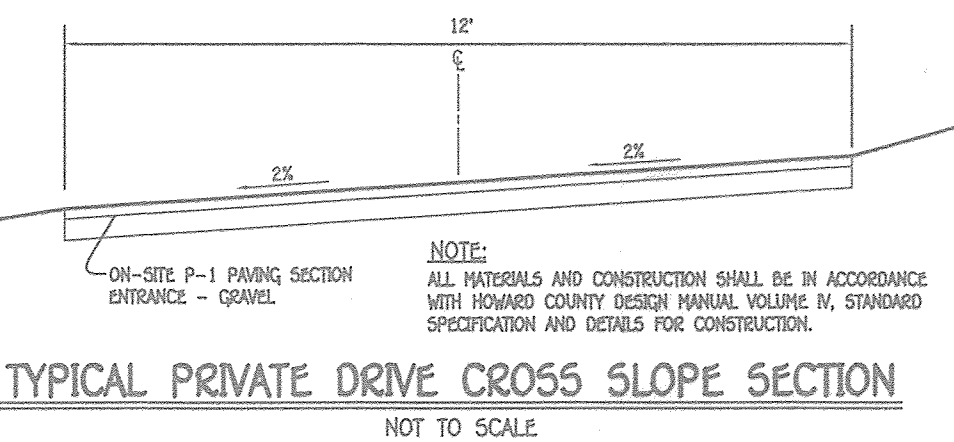
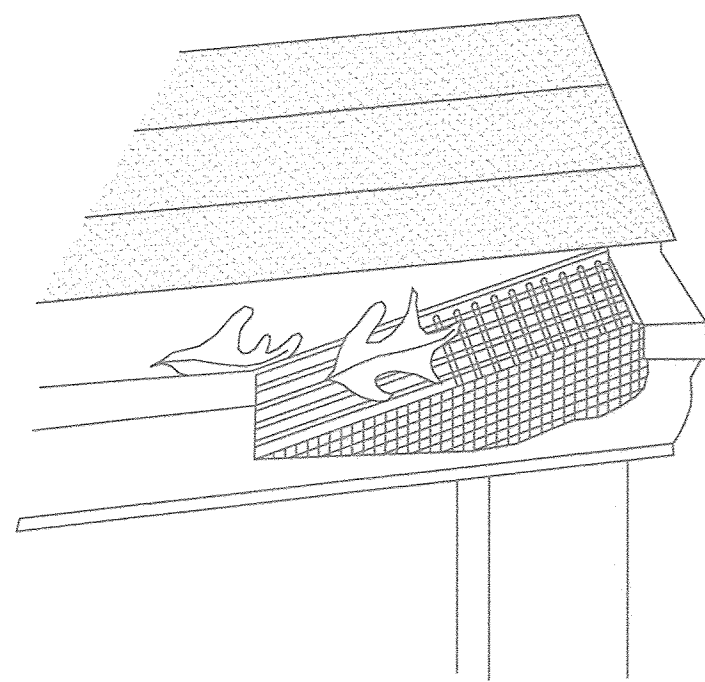
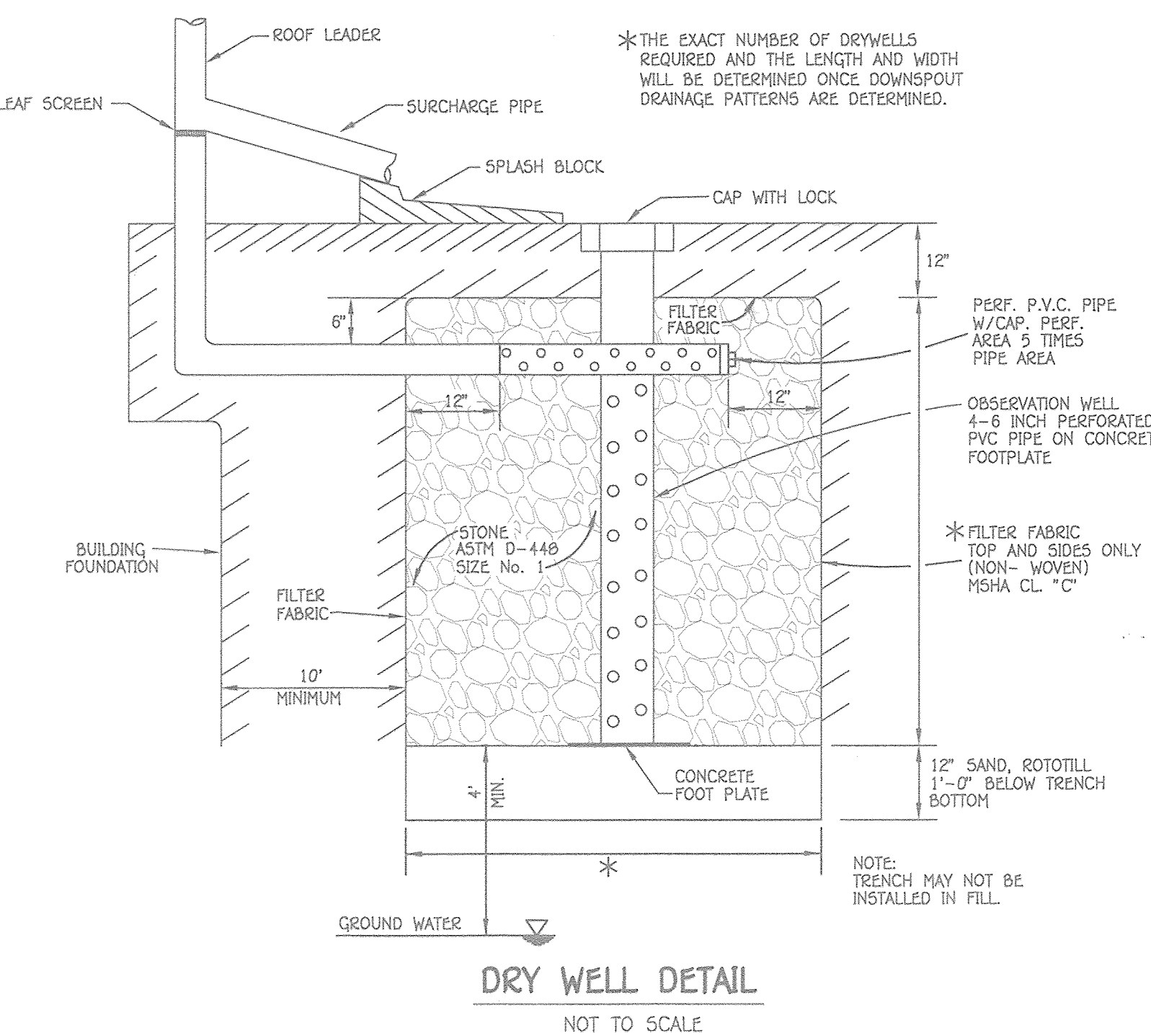
- A WAIVER FROM SECTION 16.144(n)(1) REQUIRING THE SUBMISSION OF ADDITIONAL INFORMATION WITHIN 45 DAYS OF REQUEST.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR F-15-087, F-16-046, AND F-16-061.
- THE REVISED PLAN FOR F-15-087 MUST BE RE-SUBMITTED ON OR BEFORE AUGUST 20, 2016.
- THE WAIVER PETITION NUMBER (WP-16-041) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL FUTURE SUBDIVISION PLATS AND SITE DEVELOPMENT PLANS.

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

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FRIE
ELLCOTT CITY, MARYLAND 21104
(410) 461-1995



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

Frank John Manalansan, II 7/1/19
FRANK JOHN MANALANSAN, II DATE

OWNER/BUILDER

BEAZER HOMES, LLC
8965 GUILFORD ROAD SUITE 290
COLUMBIA, MARYLAND 21046
(765) 894-0182

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt J. ... 10/01/18
Chief, Division of Land Development Date
... 9/21/18
Chief, Development Engineering Division Date
... 10-1-18
Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.			
WESTMOUNT	1	149			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24123	6 & 12	R-5D	23	2	605102
PREVIOUS HOWARD COUNTY FILES:					
F-07-124, F-11-050, ZB-1087M, WP-11-132, ECP-14-050, SP-14-008, WP-15-038, WP-16-143, PB40B, THE DRA IS RECORDED IN LIBER 12722, FOLIO 240, WP-16-143, PB40B, THE DRA IS RECORDED IN LIBER 12722, FOLIO 240, SGP-10-009, SGP-10-010, SGP-10-027, SGP-10-027, SGP-10-039 AND AA-16-008					

STORMWATER MANAGEMENT NOTES AND DETAILS

SINGLE FAMILY HOUSES
WESTMOUNT
LOTS 12 THRU 16 & 33 THRU 35
PHASE 1
PREVIOUS HOWARD COUNTY FILES:
F-07-124, F-11-050, ZB-1087M, WP-11-132, ECP-14-050, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB40B, THE DRA IS RECORDED IN LIBER 12722, FOLIO 240, F-15-087, SGP-10-009, SGP-10-010, SGP-10-027, SGP-10-039 AND AA-16-008
ZONED: R-ED
TAX MAP NO.: 23 P/O PARCEL NO.: 149 GRID NO'S: 6 & 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: OCT, 2018
SHEET 6 OF 6 50P-10-057