

# SITE DEVELOPMENT PLAN

## WESTMOUNT

### Phase 2 - LOTS 81-89 and 120-149

#### GENERAL NOTES

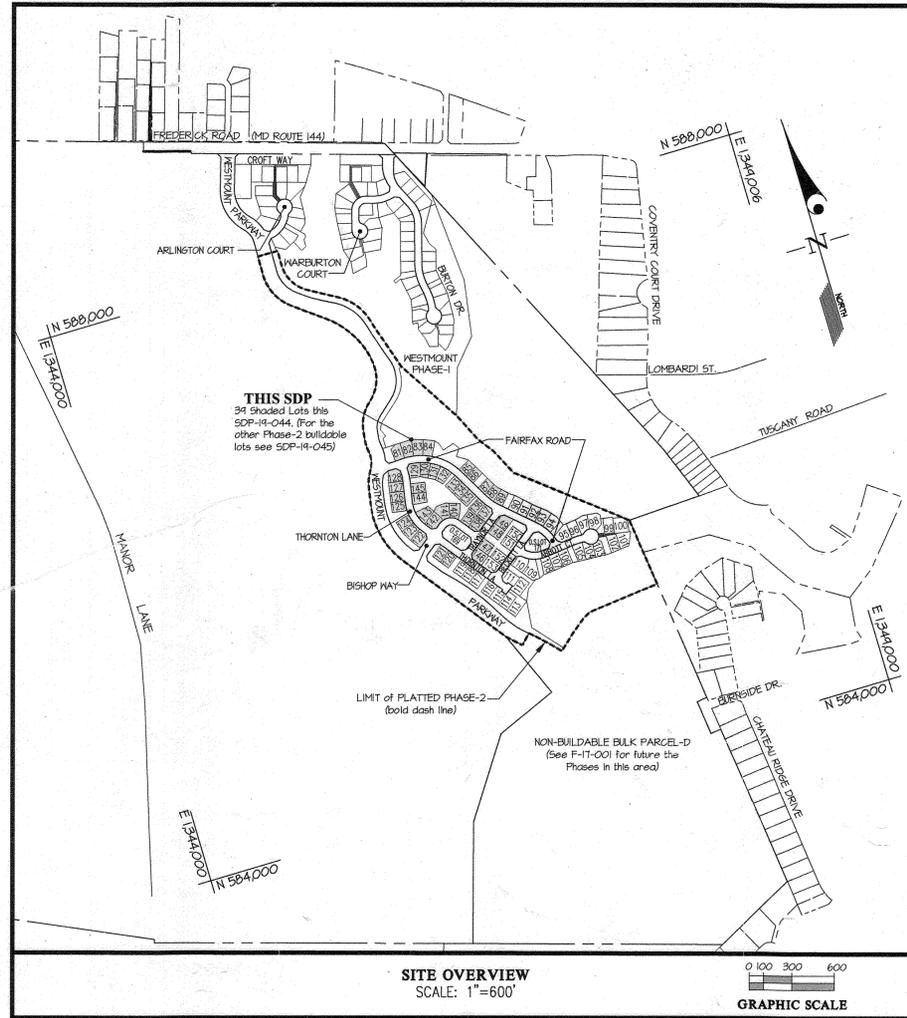
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
TAX MAP: 23  
ELECTION DISTRICT: 6, 10 & 12  
ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.  
AREA OF BUILDABLE LOTS (Nos. 81-89 & 120-149) FOR THIS SITE DEVELOPMENT PLAN: 6.14 ACRES.  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: F-11-050, ZB-1087M, NP-11-032, NP-15-030, NP-16-021, ECP-14-050, SP-14-008, F-15-061, F-16-046 AND THE D.R.R.A. IS RECORDED AT L. 12722 F. 248
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144A (FREDERICK ROAD) IS A SCENIC ROAD.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 161A AND 23CA WERE USED FOR THIS PROJECT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-15-081 AND AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SYNDER DURING DECEMBER, 2008
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M45 CONTRACT Nos. 24-48TT-D) AND THE WATER METER VAULTS IN OUTSIDE VAULTS.
- STORMWATER MANAGEMENT FOR THE LOTS ON THIS SDP IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. MICRO-BIORETENTION, BIO-SHALE, DRY WELLS (M5) AND RAIN BARRELS (M4) ARE UTILIZED. DEVICES ON INDIVIDUAL LOTS (PRIMARYLY DRYWELLS AND RAIN BARRELS) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER. DEVICES ON HOA OPEN SPACES WILL BE OWNED AND MAINTAINED BY THE HOA. DEVICES WITHIN COUNTY RIGHT OF WAY THAT TREAT ONLY RUNOFF FROM A COUNTY ROAD WILL BE OWNED BY HOWARD COUNTY AND JOINTLY MAINTAINED WITH THE HOA. HOWARD COUNTY WILL ONLY MAINTAIN THE INLET AND ASSOCIATED PIPING; THE HOA WILL BE REQUIRED TO MAINTAIN THE PLANTS, SOIL, MULCH, ETC. SEE THE "ON-LOT STORMWATER MANAGEMENT PRACTICES" TABLE ON THIS SHEET FOR THE SMM DEVICES PROPOSED FOR EACH LOT.
- FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN WHEN ACTUAL HOUSE TO BE BUILT IS DETERMINED.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED (UNDER F-16-046) TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE EASEMENT ALLOWED.
- NO GRADINGS, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100-YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED MAJOR PERMIT OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPE.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED JULY, 2006.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (\$6300.00 AS SHOWN ON SHEET 6 TO SATISFY SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMITS FOR THE LOTS SHOWN ON THIS SDP (WHERE APPLICABLE).
- WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 10, 2014, THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE THREE STREAMS THAT RUN THROUGH THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTTSCHLICK LITTLE AND NEIDER, P.A. AS PART OF THE APPROVAL OF SDP-19-044.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOSEL ENGINEERS, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- 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' (6' SERVING MORE THAN ONE RESIDENCE)  
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE (VITR AND CHIP COATING (1-1/2" MIN))  
C. GEOMETRY - MAX 1.5% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
D. STRUCTURES (GUTTERS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADS)  
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR 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.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- IN ACCORDANCE WITH SECTION 120 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN HEIGHT 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 SETBACK.
- PER SECTION 120.0.A.12(A)(A) OF THE ZONING REGULATIONS, DETACHED GARAGES MAY NOT EXCEED 600 SQUARE FEET IN SIZE.
- PER FN 24129 (Note #25) and FN 24021 (Note #25), "THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2014."
- THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) BETWEEN HOWARD COUNTY AND THE CARROLLS". PER THE DRRA, THE DEVELOPER AND DPH HAS AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.

#### LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
  - PRESENT ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
  - PROPOSED USE OF SITE: 34 SFD RESIDENTIAL DWELLINGS
  - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. NOS. 24-48TT-D)
  - PARKING PROVIDED AND PROVIDED: SEE CHART BELOW
  - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-16-046.
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 243,402 SF or 6.1356 AC.
  - AREA OF THIS PLAN SUBMISSION: 7.41 ACRES (L.O.D.)
  - AREA OF DISTURBANCE BY THIS SDP: 7.9+ ACRES

#### SINGLE FAMILY DETACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 34  
 REQUIRED PARKING (# 2 SPACES PER UNIT) = 18 SPACES  
 REQUIRED OVERFLOW PARKING (# 0.5 SPACES/UNIT PER DMV 3, TABLE 211) = 20 SPACES  
 TOTAL REQUIRED SPACES = 48 SPACES  
 PARKING PROVIDED:  
 4 SPACES/UNIT (2 GARAGE SPACES + 2 DRIVEWAY SPACES) x 34 UNITS = 156 SPACES



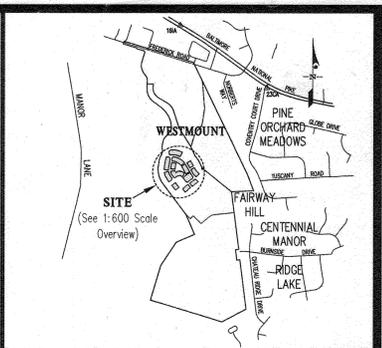
SETBACK TYPE	SETBACK REQUIRED FOR SINGLE FAMILY DETACHED DWELLING
PROJECT BOUNDARY	30'
EXTERNAL PUBLIC R/W	75'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'
FRONT (PRINCIPAL STRUCTURE)	20'
SIDE (PRINCIPAL STRUCTURE)	7.5'
REAR (PRINCIPAL STRUCTURE)*	25'
FACE TO FACE	N/A
FACE TO SIDE / REAR TO SIDE	N/A
SIDE TO SIDE	N/A
REAR TO REAR	N/A
REAR TO FACE	N/A

\* WHERE APPLICABLE, ROOM EXTENSIONS AND BUILDING ADDITIONS MAY PROJECT OVER THE REAR SETBACK IF IN ACCORDANCE WITH ZONING SECTION 120A.1.

SHEET INDEX
1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. SITE DETAILS
5. SEDIMENT CONTROL PLAN
6. LANDSCAPE PLAN

WESTMOUNT PHASE-2 ON-LOT STORMWATER MANAGEMENT PRACTICES (SDP-19-044)						
LOT No.	ADDRESS	M-1 Quantity	M-5 Quantity	N-1 Quantity	N-2 Quantity	N-3 (Y/N)
81	3405 FAIRFAX ROAD	2	0	0	0	N
82	3409 FAIRFAX ROAD	2	0	0	0	N
83	3413 FAIRFAX ROAD	2	0	0	0	N
84	3417 FAIRFAX ROAD	3	0	0	0	Y
85	3431 FAIRFAX ROAD	2	0	0	0	Y
86	3435 FAIRFAX ROAD	2	0	0	0	N
87	3443 FAIRFAX ROAD	2	0	0	0	Y
88	3447 FAIRFAX ROAD	3	0	0	0	N
89	3451 FAIRFAX ROAD	2	0	0	0	N
120	3538 THORNTON LANE	2	0	0	0	N
121	3534 THORNTON LANE	2	0	0	0	N
122	3530 THORNTON LANE	2	0	0	0	N
123	3526 THORNTON LANE	1	0	0	0	N
124	3522 THORNTON LANE	2	0	0	0	N
125	3518 THORNTON LANE	2	0	0	0	N
126	3514 THORNTON LANE	2	0	0	0	N
127	3510 THORNTON LANE	2	0	0	0	N
128	3506 THORNTON LANE	1	0	0	0	N
129	3410 FAIRFAX ROAD	1	2	0	0	N
130	3416 FAIRFAX ROAD	1	2	0	0	N
131	3422 FAIRFAX ROAD	2	0	0	0	N
132	3428 FAIRFAX ROAD	1	2	0	0	N
133	3432 FAIRFAX ROAD	2	0	0	0	N
134	3436 FAIRFAX ROAD	2	0	0	0	N
135	3440 FAIRFAX ROAD	2	0	0	0	N
136	3444 FAIRFAX ROAD	2	0	0	0	N
137	3504 TRAYNOR LANE	2	0	0	0	N
138	10602 BISHOP WAY	2	0	0	0	N
139	10606 BISHOP WAY	2	0	0	0	N
140	10610 BISHOP WAY	2	0	0	0	N
141	10614 BISHOP WAY	2	0	0	0	N
142	3527 THORNTON LANE	2	0	0	0	N
143	3523 THORNTON LANE	1	0	0	0	N
144	3515 THORNTON LANE	2	0	0	0	N
145	3511 THORNTON LANE	2	0	0	0	N
146	3519 TRAYNOR LANE	2	0	0	0	N
147	3515 TRAYNOR LANE	2	0	0	0	N
148	3509 TRAYNOR LANE	2	0	0	0	N
149	3505 TRAYNOR LANE	2	0	0	0	N

- NOTES:
- DESCRIPTION OF PRACTICES:
    - M-1, RAIN WATER HARVESTING (number of barrels, 200-gal. each)
    - M-5, DRYWELLS (see Note #3 below)
    - N-1, DISCONNECTION OF ROOFTOP RUNOFF
    - N-2, DISCONNECTION OF NON-ROOFTOP RUNOFF
    - N-3, SHEET FLOW TO CONSERVATION AREAS
  - ALL ON-LOT SMM DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
  - FINAL DIMENSIONS & LOCATION OF EACH DRYWELL TO BE SPECIFIED AND SHOWN ON THE BUILDING PERMIT PLOT PLAN FOR AN ACTUAL HOUSE TO BE CONSTRUCTED ON EACH LOT.



VICINITY MAP		ADC MAP: 19
SCALE: 1" = 2,000'		GRID: E6 & E7, F6 & F7
<b>BENCHMARKS</b>		
161A: NORTHING: 504504.13	23CA: NORTHING: 506035.663	
EASTING: 1346343.626	EASTING: 1348365.546	
ELEVATION: 462.42	ELEVATION: 482.20	

ADDRESS CHART			
LOT No.	ADDRESS	LOT No.	ADDRESS
81	3405 FAIRFAX ROAD	129	3410 FAIRFAX ROAD
82	3409 FAIRFAX ROAD	130	3416 FAIRFAX ROAD
83	3413 FAIRFAX ROAD	131	3422 FAIRFAX ROAD
84	3417 FAIRFAX ROAD	132	3428 FAIRFAX ROAD
85	3431 FAIRFAX ROAD	133	3432 FAIRFAX ROAD
86	3435 FAIRFAX ROAD	134	3436 FAIRFAX ROAD
87	3443 FAIRFAX ROAD	135	3440 FAIRFAX ROAD
88	3447 FAIRFAX ROAD	136	3444 FAIRFAX ROAD
89	3451 FAIRFAX ROAD	137	3504 TRAYNOR LANE (Sideload Garage)
		138	10602 BISHOP WAY
		139	10606 BISHOP WAY
		140	10610 BISHOP WAY
		141	10614 BISHOP WAY
		142	3527 THORNTON LANE
		143	3523 THORNTON LANE
		144	3515 THORNTON LANE
		145	3511 THORNTON LANE
		146	3519 TRAYNOR LANE
		147	3515 TRAYNOR LANE
		148	3509 TRAYNOR LANE
		149	3505 TRAYNOR LANE

PERMIT INFORMATION CHART			
WATER CODE: E21	SEWER CODE: 7645000		
DEVELOPMENT NAME: WESTMOUNT (Phase 2)	DISTRICT/AREA: N/A	LOTS: 81-89 & 120-141	CENSUS TRACT: 6068.06
PLAT: FN 24827-24841	ZONE: R-ED	TAX MAP: 23	GRID: 6,10,12
SCALE: AS SHOWN		ZONING: R-ED	G. L. W. FILE No.: 18087
DATE: MAR. 2019	TAX MAP - GRID: 23-6,10&12	SHEET: 1 OF 6	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Nadine J. Plevin* 4-9-19  
Director Date

*Paul Colman* 4-8-19  
Chief, Division of Land Development Date

*Paul Colman* 4-14-19  
Chief, Development Engineering Division Date

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DCVA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE	REVISION
1-10-2014		Relocate Lot 142 perimeter tree requirements to 0.5-109
0-3-2010		Revised Lot 134 sww devices
0-7-2010		Revised Lot 87 sww devices
1-7-2010		Revised Lot 87 sww devices
11-14-19		Revised Lots 120 & 149 sww Devices
9-24-19		Revised Lot 86 sww Devices
0-28-10		Revised Lot 83 sww devices
8-20-19		Revised Lots 85, 87, 124, 128 & 129 sww DEVICES
7-20-10		Revised Lot 132 & 133 sww devices

PREPARED FOR:

PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC  
100 WEST PENNSYLVANIA AVE. SUITE 301 TOWSON, MD 21284  
PH: 443-367-0422  
ATTN: Robert Gooder

BUILDER (CONTRACT PURCHASER): NVR INC.  
9720 PATUXENT WOODS DR. COLUMBIA, MD 21046  
PH: 410-379-5956  
ATTN: Robert Grothmann

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. 12875  
EXPIRATION DATE: MAY 28, 2020

3/13/19

COVER SHEET

**WESTMOUNT**  
PHASE 2 - LOTS 81-89 and 120-149  
(SFD RESIDENTIAL USE)  
PLAT Nos. 24827-24841

ELECTION DISTRICT No. 2

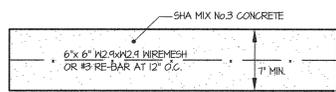
**SITE DEVELOPMENT PLAN LEGEND**

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (PVC, DASHED LINE TYP)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX. 0.25 --- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SIC, SOLID LINE)
- EX. 50 --- EXISTING STORM DRAIN
- ROOF LEADER
- DRYWELL (DETAILS U/4)
- 200 GALLON MANUFACTURED RAIN BARREL (DETAIL 2/4)
- SHEET FLOW THRU BUFFER
- EASEMENT AREA (SHADED)
- CONCRETE SIDEWALK PER HO. CO. DETAIL R-3.05
- DRIVEWAY (DETAIL U/2)
- PROPOSED HOUSE/GENERIC BOX  
F.F.E. = FINISHED FLOOR ELEVATION  
B.S.E. = BASEMENT SLAB ELEVATION  
GAR. = GARAGE (F-FRONT; B-BACK)  
T.O.M. = TOP OF FOUNDATION WALL
- BUILDING RESTRICTION LINE
- FOREST CONSERVATION EASEMENT
- TO STREAM BUFFER
- FLOODPLAIN EASEMENT
- BGE TRANSFORMER PAD
- EXISTING LIGHT POLE
- SOIL BORING

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS  
& INVERT ELEVATION @ P.L.

LOT	M.C.E.	LOT	M.C.E.
81	431.43	126	431.45
82	428.46	128	431.73
83	427.24	130	426.39
84	425.84	131	424.05
123	440.78	132	418.62
124	431.13	143	442.83
125	436.76	144	435.26
126	435.36	145	434.52
127	433.84		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



- CONCRETE APRON & DRIVEWAY NOTES:
- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
  - PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ADJUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
  - FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R-6.01-6.04.
  - FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P.1 SECTION).

**1 PRIVATE DRIVEWAY and APRON DETAIL** NO SCALE

- NOTES:
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT
  - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
  - ALL PWC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT NO. 24-48TT-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
  - SEE THE CHART (SHEET 2 & 3) FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
  - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
  - FOR DRIVEWAY APRONS IN THE PUBLIC RIGHT-OF-WAY SEE DPM R-6.01 AND R-6-02.
  - ON-LOT ESD STORMWATER DEVICES (DRYWELLS, RAIN BARRELS, ROOF TOP DISCONNECT, ETC) SHOWN ON THIS SDP ARE CONCEPTUAL IN NATURE BECAUSE 'GENERIC BOXES' ARE SHOWN INSTEAD OF ACTUAL HOUSES. THEREFORE, THE APPLICABLE ON-LOT ESD DEVICES SHALL BE FINALIZED AND SUBMITTED (ALONG WITH ANY NECESSARY COMPUTATIONS) AS PART OF THE BUILDING PERMIT PLOT PLAN PACKAGE FOR AN ACTUAL HOUSE TO BE PERMITTED FOR CONSTRUCTION. FINAL ESD INFORMATION TO BE INCLUDED, AS APPLICABLE, WITH THE BUILD PERMIT PLOT PLAN PACKAGE ARE AS FOLLOWS:
  - RAIN BARRELS (M-1): LOCATION OF THE 200-GALLON BARREL AT BOTTOM OF A DOWN SPOUT.
  - DRYWELLS (M-5): FINAL SIZE (LxW) AND LOCATION DIMENSIONS OF EACH DRYWELL. GERMANE ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTING DOWNSPOUTS TO DRYWELL TO BE SHOWN. THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1000 SF.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Valerie Jones* 4-9-19  
Director Date

*Kent Stulwick* 4-8-19  
Chief, Division of Land Development Date

*Chad* 4.4.19  
Chief, Development Engineering Division Date

**GLW**  
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DESIGNED BY:	DATE:	REVISION:	BY:	APP'R:
MBT	1-15-2020	Revised Lot 82 GWM	g+	KLP
MBT	1-7-2020	Revised Lot 81 GWM devices	g+	KLP
MBT	11-14-19	Revised Lot 123, 124, 125 GWM Devices	g+	KLP
MBT	02/13/19	Revised Lot 82 GWM devices	w+j	KLP
MBT	8-26-19	Revised Lot 124, 125 GWM devices	g+	KLP
MBT	7/30/19	Revised Lot 122 GWM devices	w+j	KLP

PREPARED FOR:

PROPERTY OWNER (SELLER):  
MANOR INVESTMENTS, LLC  
100 WEST PENNSYLVANIA AVE.  
SUITE 301  
TOWSON, MD 21204  
PH: 443-367-0422  
ATTN: Robert Goodier

BUILDER (CONTRACT PURCHASER):  
NVR INC.  
9720 PATUXENT WOODS DR.  
COLUMBIA, MD 21046  
PH: 410-379-5956  
ATTN: Robert Grothman

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, 2020

3/13/19 *Chad*

**SITE DEVELOPMENT PLAN**

**WESTMOUNT**  
PHASE 2 - LOTS 81-89 AND 120-149  
(SFD RESIDENTIAL USE)  
PLAT No. 24827-24841

SCALE: 1" = 30'

ZONING: R-ED

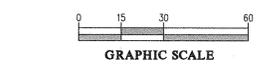
G. L. W. FILE No. 18087

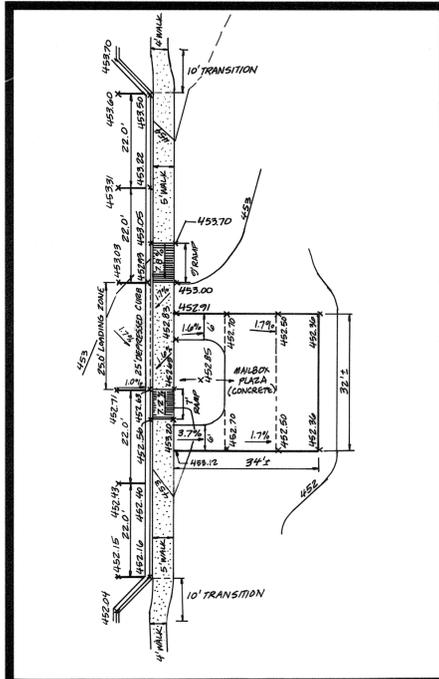
DATE: MAR. 2019

TAX MAP - GRID: 23-6,10&12

SHEET: 2 OF 6

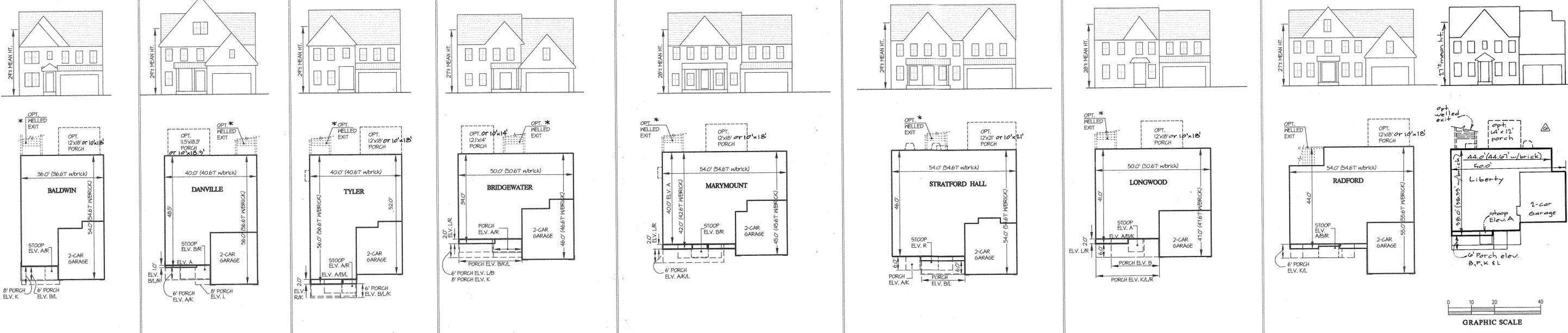
HOWARD COUNTY, MARYLAND



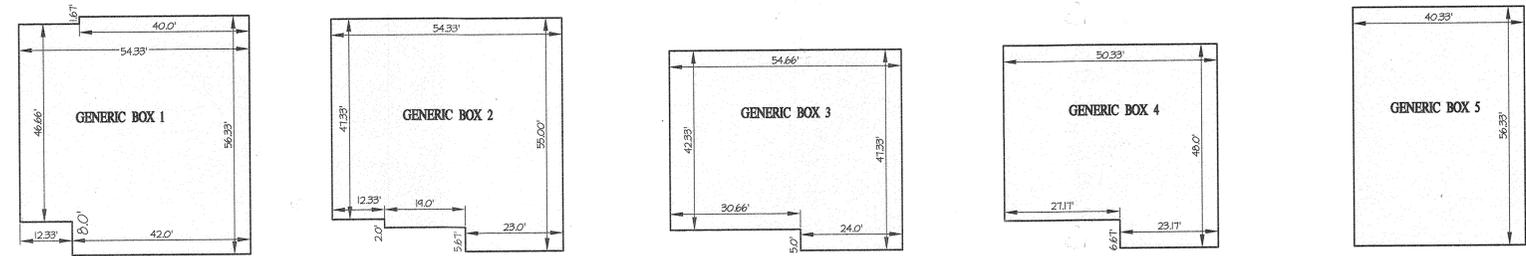


MAILBOX PLAZA DETAIL SCALE: 1"=20'

LOT	M.C.E.	LOT	M.C.E.
85	419.83	131	422.91
86	420.06	132	422.45
87	421.11	133	421.84
88	422.13	134	420.23
89	423.14	135	421.63
90	424.15	136	423.03
91	425.16	137	424.43
92	426.17	138	425.83
93	427.18	139	427.23
94	428.19	140	428.63
95	429.20	141	430.03
96	430.21	142	431.43
97	431.22	143	432.83
98	432.23	144	434.23
99	433.24	145	435.63
100	434.25	146	437.03
101	435.26	147	438.43
102	436.27	148	439.83
103	437.28	149	441.23
104	438.29	150	442.63
105	439.30	151	444.03
106	440.31	152	445.43
107	441.32	153	446.83
108	442.33	154	448.23
109	443.34	155	449.63
110	444.35	156	451.03
111	445.36	157	452.43
112	446.37	158	453.83
113	447.38	159	455.23
114	448.39	160	456.63
115	449.40	161	458.03
116	450.41	162	459.43
117	451.42	163	460.83
118	452.43	164	462.23
119	453.44	165	463.63
120	454.45	166	465.03
121	455.46	167	466.43
122	456.47	168	467.83
123	457.48	169	469.23
124	458.49	170	470.63
125	459.50	171	472.03
126	460.51	172	473.43
127	461.52	173	474.83
128	462.53	174	476.23
129	463.54	175	477.63
130	464.55	176	479.03
131	465.56	177	480.43
132	466.57	178	481.83
133	467.58	179	483.23
134	468.59	180	484.63
135	469.60	181	486.03
136	470.61	182	487.43
137	471.62	183	488.83
138	472.63	184	490.23
139	473.64	185	491.63
140	474.65	186	493.03
141	475.66	187	494.43
142	476.67	188	495.83
143	477.68	189	497.23
144	478.69	190	498.63
145	479.70	191	500.03
146	480.71	192	501.43
147	481.72	193	502.83
148	482.73	194	504.23
149	483.74	195	505.63
150	484.75	196	507.03
151	485.76	197	508.43
152	486.77	198	509.83
153	487.78	199	511.23
154	488.79	200	512.63
155	489.80	201	514.03
156	490.81	202	515.43
157	491.82	203	516.83
158	492.83	204	518.23
159	493.84	205	519.63
160	494.85	206	521.03
161	495.86	207	522.43
162	496.87	208	523.83
163	497.88	209	525.23
164	498.89	210	526.63
165	499.90	211	528.03
166	500.91	212	529.43
167	501.92	213	530.83
168	502.93	214	532.23
169	503.94	215	533.63
170	504.95	216	535.03
171	505.96	217	536.43
172	506.97	218	537.83
173	507.98	219	539.23
174	508.99	220	540.63
175	509.00	221	542.03
176	510.01	222	543.43
177	511.02	223	544.83
178	512.03	224	546.23
179	513.04	225	547.63
180	514.05	226	549.03
181	515.06	227	550.43
182	516.07	228	551.83
183	517.08	229	553.23
184	518.09	230	554.63
185	519.10	231	556.03
186	520.11	232	557.43
187	521.12	233	558.83
188	522.13	234	560.23
189	523.14	235	561.63
190	524.15	236	563.03
191	525.16	237	564.43
192	526.17	238	565.83
193	527.18	239	567.23
194	528.19	240	568.63
195	529.20	241	570.03
196	530.21	242	571.43
197	531.22	243	572.83
198	532.23	244	574.23
199	533.24	245	575.63
200	534.25	246	577.03
201	535.26	247	578.43
202	536.27	248	579.83
203	537.28	249	581.23
204	538.29	250	582.63
205	539.30	251	584.03
206	540.31	252	585.43
207	541.32	253	586.83
208	542.33	254	588.23
209	543.34	255	589.63
210	544.35	256	591.03
211	545.36	257	592.43
212	546.37	258	593.83
213	547.38	259	595.23
214	548.39	260	596.63
215	549.40	261	598.03
216	550.41	262	599.43
217	551.42	263	600.83
218	552.43	264	602.23
219	553.44	265	603.63
220	554.45	266	605.03
221	555.46	267	606.43
222	556.47	268	607.83
223	557.48	269	609.23
224	558.49	270	610.63
225	559.50	271	612.03
226	560.51	272	613.43
227	561.52	273	614.83
228	562.53	274	616.23
229	563.54	275	617.63
230	564.55	276	619.03
231	565.56	277	620.43
232	566.57	278	621.83
233	567.58	279	623.23
234	568.59	280	624.63
235	569.60	281	626.03
236	570.61	282	627.43
237	571.62	283	628.83
238	572.63	284	630.23
239	573.64	285	631.63
240	574.65	286	633.03
241	575.66	287	634.43
242	576.67	288	635.83
243	577.68	289	637.23
244	578.69	290	638.63
245	579.70	291	640.03
246	580.71	292	641.43
247	581.72	293	642.83
248	582.73	294	644.23
249	583.74	295	645.63
250	584.75	296	647.03
251	585.76	297	648.43
252	586.77	298	649.83
253	587.78	299	651.23
254	588.79	300	652.63
255	589.80	301	654.03
256	590.81	302	655.43
257	591.82	303	656.83
258	592.83	304	658.23
259	593.84	305	659.63
260	594.85	306	661.03
261	595.86	307	662.43
262	596.87	308	663.83
263	597.88	309	665.23
264	598.89	310	666.63
265	599.90	311	668.03
266	600.91	312	669.43
267	601.92	313	670.83
268	602.93	314	672.23
269	603.94	315	673.63
270	604.95	316	675.03
271	605.96	317	676.43
272	606.97	318	677.83
273	607.98	319	679.23
274	608.99	320	680.63
275	609.00	321	682.03
276	610.01	322	683.43
277	611.02	323	684.83
278	612.03	324	686.23
279	613.04	325	687.63
280	614.05	326	689.03
281	615.06	327	690.43
282	616.07	328	691.83
283	617.08	329	693.23
284	618.09	330	694.63
285	619.10	331	696.03
286	620.11	332	697.43
287	621.12	333	698.83
288	622.13	334	700.23
289	623.14	335	701.63
290	624.15	336	703.03
291	625.16	337	704.43
292	626.17	338	705.83
293	627.18	339	707.23
294	628.19	340	708.63
295	629.20	341	710.03
296	630.21	342	711.43
297	631.22	343	712.83
298	632.23	344	714.23
299	633.24	345	715.63
300	634.25	346	717.03
301	635.26	347	718.43
302	636.27	348	719.83
303	637.28	349	721.23
304	638.29	350	722.63
305	639.30	351	724.03
306	640.31	352	725.43
307	641.32	353	726.83
308	642.33	354	728.23
309	643.34	355	729.63
310	644.35	356	731.03
311	645.36	357	732.43
312	646.37	358	733.83
313	647.38	359	735.23
314	648.39	360	736.63
315	649.40	361	738.03
316	650.41	362	739.43
317	651.42	363	740.83
318	652.43	364	742.23
319	653.44	365	743.63
320	654.45	366	745.03
321	655.46	367	746.43
322	656.47	368	747.83
323	657.48	369	749.23
324	658.49	370	750.63
325	659.50	371	752.03
326	660.51	372	753.43
327	661.52	373	754.83
328	662.53	374	756.23
329	663.54	375	757.63
330	664.55	376	759.03
331	665.56	377	760.43
332	666.57	378	761.83
333	667.58	379	763.23
334	668.59	380	764.63
335	669.60	381	766.03
336	670.61	382	767.43
337	671.62	383	768.83
338	672.63	384	770.23
339	673.64	385	771.63
340	674.65	386	773.03
341	675.66	387	774.43
342	676.67	388	775.83
343	677.68	389	777.23
344	678.69	390	778.63
345	679.70	391	780.03
346	680.71	392	781.43
347	681.72	393	782.83
348	682.73	394	784.23
349	683.74	395	785.63
350	684.75	396	787.03
351	685.76	397	788.43
352	686.77	398	789.83
353	687.78	399	791.23
354	688.79	400	792.63
355	689.80	401	794.03
356	690.81	402	795.43
357	691.82	403	796.83
358	692.83	404	798.23
359	693.84	405	799.63
360	694.85	406	801.03
361	695.86	407	802.43
362	696.87	408	803.83
363	697.88	409	805.23
364	698.89	410	806.63
365	699.90	411	808.03
366	700.91	412	809.43
367	701.92	413	810.83
368	702.93	414	812.23
369			



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS  
(STANDARD (STD) ORIENTATION SHOWN) SCALE: 1" = 20'



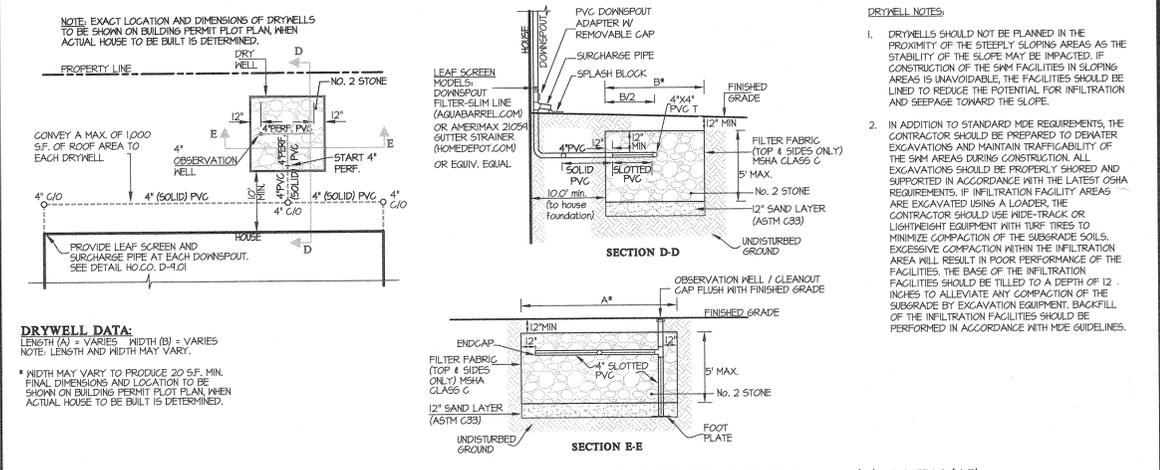
HOUSE TYPE	GENERIC BOX HOUSE FIT CHART				
	GENERIC BOX 1	GENERIC BOX 2	GENERIC BOX 3	GENERIC BOX 4	GENERIC BOX 5
BALDWIN	YES	YES	NO	NO	YES
DANVILLE	YES	NO	NO	NO	YES
TYLER	YES	NO	NO	NO	YES
BRIDGEWATER	YES	YES	YES	YES	NO
LONGWOOD	YES	YES	YES	YES	NO
MARYMOUNT	YES	YES	YES	NO	NO
STRATFORD HALL	YES	YES	NO	NO	NO
RADFORD	YES	YES	NO	NO	NO
Liberty	Yes	Yes	Yes	Yes	No

**NOTES:**

- 1.) CALCULATIONS MAY BE REQUIRED TO CONFIRM OPTIONAL ROOMS and PORCHES FIT LOT per Section 128.A.1.d. and 128.1.j. ZONING REGULATIONS, PER SECTION 128.0.a.1.j. OF THE ZONING REGULATIONS, ROOM EXTENSIONS and BUILDING ADDITIONS MAY EXCEED 10 FEET INTO A REAR SETBACK, ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE. THIS REGULATION ONLY APPLIES TO LOTS 81-89, 129-135, 140-141, 143-145 + 147-149.
- 2.) BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 128.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
- 3.) AREAWAYS and/or STAIRWAYS ATTACHED TO A PORCH/DECK MUST MEET Section 128.A.1.e ZONING REGULATIONS.
- 4.) PER SECTION 128.0.12.a(1)(a) OF THE ZONING REGULATIONS, DETACHED GARAGES MAY NOT EXCEED 600 SQUARE FEET IN SIZE.
- 5.) FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.

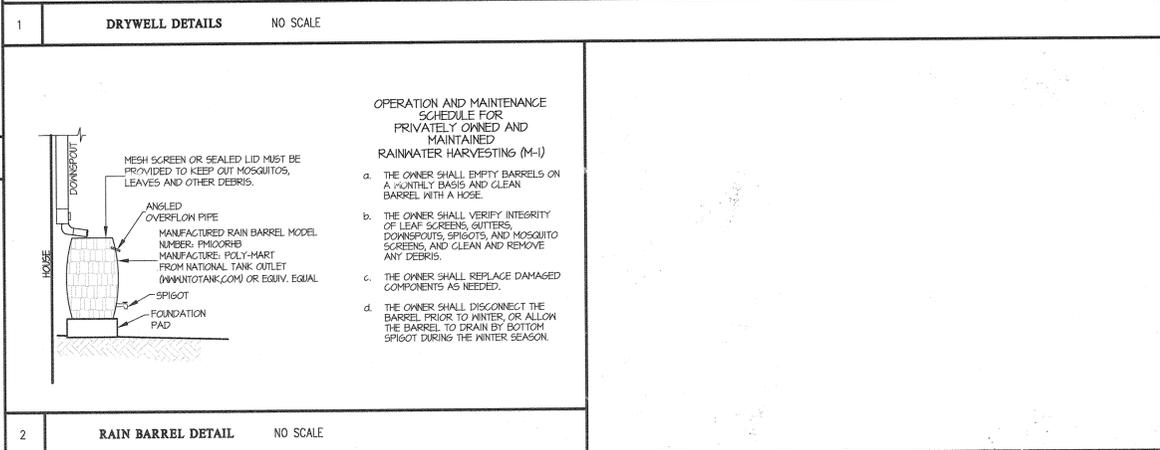
GENERIC BOXES SCALE: 1" = 20'

\* OPTIONAL AREAWAYS / WELL EXITS MAY BE RELOCATED TO THE SIDE OF THE HOUSE MEETING SECTION 128.0.A.1.d REQUIREMENTS



**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1), DRY WELLS (M-5)**

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- D. 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.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



**SITE DETAILS**

SCALE AS SHOWN ZONING R-ED G. L. W. FILE No. 18087

DATE MAR. 2019 TAX MAP - GRID 23-6,10&12 SHEET 4 OF 6

HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 2 - LOTS 81-89 and 120-149**  
(SFD RESIDENTIAL USE)  
PLAT Nos. 24827-24841

ELECTION DISTRICT No. 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*N. Adams* 4-9-19  
Director Date

*K. St. Louis* 4-8-19  
Chief, Division of Land Development Date

*Ch. Elmer* 4-4-19  
Chief, Development Engineering Division Date

**GLW**  
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION
MBT		
DRAWN BY		
KLP	5-10-2018	add the Liberty house
CKG	8-16-19	Updated optional porch sizes
CKG	8-16-19	Add Note About optional side Areaways to typical House Footprints

PREPARED FOR:

PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC  
100 WEST PENNSYLVANIA AVE. SUITE 301 TOWSON, MD 21284  
PH: 443-367-0422 ATTN: Robert Gooder

BUILDER (CONTRACT PURCHASER): NWR INC.  
9720 PATUXENT WOODS DR. COLUMBIA, MD 21046  
PH: 410-378-6666 ATTN: Robert Grothmann

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. 12875

EXPIRATION DATE: MAY 26, 2020

*CKG* 3/12/19

### SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOTS TO BE CONSTRUCTED ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO MUST BE GIVEN AT THE FOLLOWING TIMES:

- PRIOR TO THE START OF EARTH DISTURBANCE.
- UPON COMPLETION OF THE INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
- PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF. FOLLOWING INITIAL SOIL DISTURBANCE OR SOIL EROSION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL PRACTICES, EXCEPT FOR THOSE AREAS UNDER CONSTRUCTION GREATER THAN 3.17 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROLS, DIKES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN HORIZONTAL TO VERTICAL (3:1 AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE, EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (Sec. B-4-2), PERMANENT SEEDING (Sec. B-4-3), TEMPORARY SEEDING (Sec. B-4-4) AND MULCHING (Sec. B-4-5). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN, INTENSIVE STABILIZATION (Sec. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 3% CUT AND FILL OR FILL STOCKPILES (Sec. B-4-8) IN AREAS OF 20 FT. MUST BE COVERED WITH STEEL OUTLET. ALL CONTOUR STABILIZATION (SEE SEC. B-4-9) AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATING (SEE SEC. B-4-9).

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN THE SAME CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.

6. SITE ANALYSIS:

TOTAL AREA OF SITE	: 6.744 AC.
AREA TO BE ROOFED OR PAVED	: 7.94 AC.
AREA TO BE VEGETATIVELY STABILIZED	: 3.504 AC.
TOTAL CUT	: 10,1452 CY
TOTAL FILL	: 10,1452 CY

OFF-SITE WASTE/BORROW AREA LOCATION : NONE

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEMAND NECESSARY BY THE CID, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT. INSPECTIONS SHALL BE CONDUCTED BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

- INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
- INSPECTOR NAME AND TITLE OF INSPECTOR
- WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
- BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITY
- EVIDENCE OF SEDIMENT DISCHARGES
- IDENTIFICATION OF PLAN DEFICIENCIES
- IDENTIFICATION OF SEDIMENT CONTROL MEASURES THAT REQUIRE MAINTENANCE
- IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
- COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
- PHOTOGRAPHS
- MAINTENANCE/SAMPLING
- OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSD-APPROVED FIELD CHANGES.

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SCHEDULED SO THAT GRADING ACTIVITIES ON ONE GRADING UNIT ARE COMPLETED PRIOR TO GRADING UNITS AT A TIME. GRADING UNITS AT A TIME MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE HSD. DISTURBANCE SHALL NOT OCCUR AT A GIVEN TIME, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBERGATED AT 25 MINUTE INTERVALS, WITH LOWER ENDS CURLED UPWARD BY 2' IN ELEVATION.

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES):

- USE I AND II FROM MARCH 1 - JUNE 15
- USE II AND III FROM MARCH 1 - APRIL 30
- USE III FROM MARCH 1 - MAY 1

16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

### B-4-3 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS; WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA:

- GENERAL USE:
  - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUNDED ON TABLE B.3. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
  - ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES FOR SPECIAL PURPOSES SUCH AS MULCHING OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
  - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
  - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
- TURFGRASS MIXTURES:
  - AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
  - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSES. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
    - KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
    - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN BROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURES INCLUDE CERTIFIED TALL FESCUE CULTIVARS 85 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS 15 TO 20 PERCENT, SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE USED.
    - KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN TURFGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1.5 TO 3.0 POUNDS PER 1000 SQUARE FEET.

NOTES:

- CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.
- IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES:
  - WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)
  - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)
  - SOUTHERN MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)
- TALL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND REEVE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND OTHER FOREIGN MATERIALS IN DIAMETER, THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL PASS NO DIFFICULTY.
- IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE ESTABLISHED. WATERING IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ANOMALOUSLY DRY OR HOT SEASONS, OR ON ADVISORY SITES.

#### PERMANENT SEEDING SUMMARY

MIX	SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-20)	LIME RATE (45 lb./acre)	REMARKS
4	Deertongue ( <i>Lycopodium obscurum</i> ) Creeping Hair Grass ( <i>Deschampsia cespitosa</i> ) Virginia Wild Oat ( <i>Elymus virginicus</i> ) or Canada Wild Oat ( <i>Elymus canadensis</i> )	15 lb./ac. 20 lb./ac. 5 lb./ac.	Mar. 1 to May 15 May 15 to Jun 15	1/2" 1/2"	1.0 lb./1000 sq ft (45 lb./acre)	90 lb./1000 sq ft	See notes 1 & 2.
8	Tall Fescue (see Table B.3)	100 lb./ac.	Mar. 1 to May 15 Aug. 15 to Oct. 15	1/4" 1/2"	1.0 lb./1000 sq ft (45 lb./acre)	90 lb./1000 sq ft	See notes 1, 3 & 4.

Notes:

- The planting dates listed are average for the hardness zone indicated. These dates may require adjustment to reflect local conditions, especially near the boundaries of the zones. When seeding toward the end of the listed time period, seedlings are expected to be less robust.
- Temporary Seeding and Plant together with the permanent seeding mix. Additional planting dates during which supplemental watering may be needed to ensure plant establishment are shown on an asterisk (\*).
- Use Virginia wild oat on moist, shady areas. Use Canada wild oat on dry areas.
- Use Tall Fescue cultivars listed as present in the most current University of Maryland T-17 bulletin, or residential lawns, areas adjacent to forests and recreation areas, use a Tall Fescue blend (M-88).
- B. SOIL: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2-1 GRADE OR FLATTER).

### B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA:

- SEEDING:
  - GENERAL USE:
    - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED ACT. ALL SEED MUST BE SUBMITTED TO A SEED TESTING LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE TIME OF SEEDING. FOR ALL OTHER PROJECTS, REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATES.
    - MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWES.
    - INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEEDS IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE OF SEEDING. INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO USE THE INOCULANT AS A PREPARATION UNTIL USE. INOCULANTS ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL DISINFECTANTS OR OTHER FUNGICIDES FOR MOLD CONTROL. IF SUFFICIENT TIME HAS ELAPSED (14 DAYS MAX.) TO PERMIT DISINFECTION OF PHYTO-TOXIC MATERIALS.
  - APPLICATION:
    - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1. PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
    - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
    - DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULTIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING.
    - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
    - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER) APPLIED AT THE TIME OF SEEDING. THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL (CALCULATED NITROGEN: 2200 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
    - LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE) WHICH MAY BE APPLIED BY HYDROSEEDING. NORMALLY NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME. MULCH MUST BE APPLIED IMMEDIATELY AND SEED MUST BE APPLIED IMMEDIATELY AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
    - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.
- MULCHING:
  - MULCH MATERIALS (IN ORDER OF PREFERENCE):
    - STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY. MULCHES ARE TO BE APPLIED IN A MANNER THAT EXPOSES ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
    - WOOD CELLULOSE FIBER MULCH: THIS MULCH CONSISTS OF MECHANICALLY PREPARED WOOD CELLULOSE PROCESSED IN A LAMINAR FIBROUS PHYSICAL STATE. WCMF IS TO BE DIED GREEN OR CONTAIN A GREEN DYE IN THE MULCH. WCMF MUST BE VISUALLY INSPECTED FOR THE UNIFORM SPREAD SURFACE. WCMF MUST BE APPLIED IN A MANNER THAT PROVIDES A MULCH OF 2 TO 3 INCHES. WCMF MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
    - WCMF MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED. THE MULCHING MATERIALS MUST BE APPLIED TO THE SOIL IN A MANNER THAT PROVIDES A MULCH OF 2 TO 3 INCHES. WCMF MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
    - WCMF MATERIALS MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATIONS EXCEEDING THE FOLLOWING PHYSICAL REQUIREMENTS:
      - FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.8 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
    - WCMF MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS:
  - APPLICATION:
    - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
    - WHEN STRAW MULCH IS APPLIED OVER SEED, STRAW MULCH AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
    - WOOD CELLULOSE FIBER MULCH: APPLY MULCH AT A RATE OF 1.5 TONS PER ACRE. MULCH SHOULD BE APPLIED TO A DEPTH OF 2 TO 3 INCHES. MULCH SHOULD FOLLOW THE CONTOUR.
    - WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER MULCH WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
    - SYNTHETIC BINDERS SUCH AS ACRYLIC ULR (ACRO-TACK), DCA-70, PEGSOL, TERMA, TERA, TERMA MANUFACTURED BY THE COMPANY OF WATER BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ACRYLIC BINDERS IS STRICTLY PROHIBITED.
    - LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH. NETTING TO MANUFACTURER SPECIFICATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

### B-4-3 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

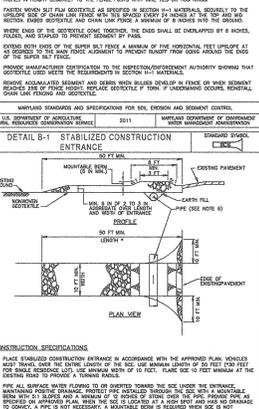
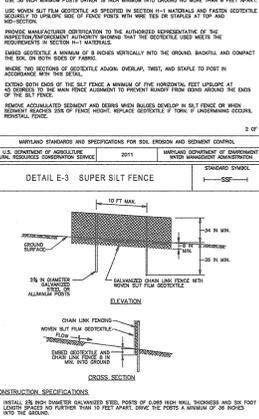
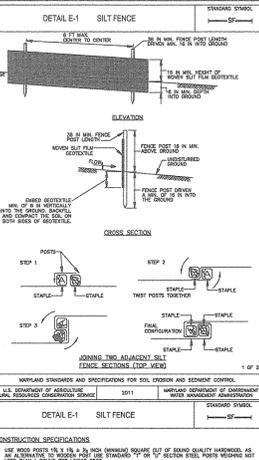
CONDITIONS WHERE PRACTICE APPLIES: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CRITERIA:

- STOCKPILE LOCATION AND ALL PERMETER SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
- THE STOCKPILE AREA MUST BE PROTECTED BY A PERMETER SEDIMENT CONTROL PRACTICE. THE STOCKPILE AREA MUST BE PROTECTED BY A PERMETER SEDIMENT CONTROL PRACTICE. THE STOCKPILE AREA MUST BE PROTECTED BY A PERMETER SEDIMENT CONTROL PRACTICE.
- ACCESS TO THE STOCKPILE AREA FROM THE UPGRADE SIDE OF A CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DITCH SUCH AS AN EARTH DITCH, TRENCH, OR WALL OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
- WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE, FILL AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
- STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCORPORATING STABILIZATION AND STANDARD B-4-2.
- IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LAYER SHOULD BE PROVIDED BELOW THE STOCKPILE TO PREVENT LEAKAGE OF CONTAMINATED MATERIAL. SUCH MATERIAL MUST BE COVERED WITH IMPERMEABLE LINER.

MAINTENANCE:

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT. VEGETATION MUST BE MAINTAINED AT A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF WEEDS. THE MINIMUM HEIGHT OF A STOCKPILE SHOULD BE 2 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3-3 LAND GRADING.



### STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

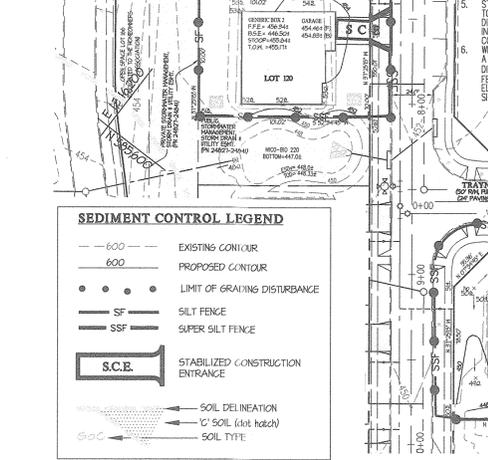
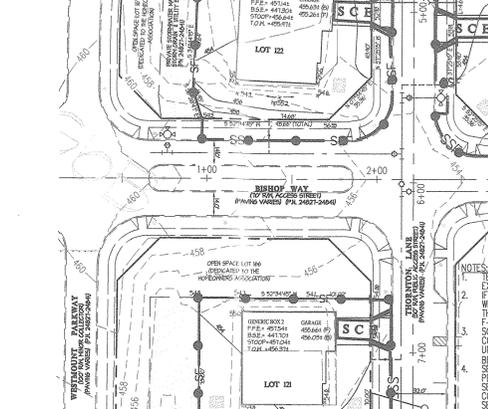
PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH CONDITIONS WHILE PRACTICE APPLIES.

CONDITIONS WHERE PRACTICE APPLIES: AREAS SUBJECT TO DUST BLOWING AND MOVEMENT FROM EXPOSED SURFACES TO REDUCE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

- MULCHES: SEE SECTION B-4-3 SOIL PREPARATION, TROPICAL AND SOIL AMENDMENTS. SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION, WHICH MUST BE ANCHORED TO PREVENT BLOWING.
- VEGETATIVE COVER: SEE SECTION B-4-3 PERMANENT STABILIZATION, WHICH MUST BE ANCHORED TO PREVENT BLOWING.
- ILLUDES: TO ROUGHEN SURFACE AND BRING CLAYS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PROVIDE THE DESIRED EFFECT.
- BARBERS: SOLD BOARD FENCES, SILT FENCES, SNOW FENCES, BURAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

### SEQUENCE OF CONSTRUCTION

- APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSD). OBTAIN GRADING PERMIT FROM THE CSD AT THE MEETING. Duration: 1/2 day.
- FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF) AND SUPER SILT FENCES (SSF). UPGRADE OR INSTALL ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSD. Duration: 1-day.
- EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
- CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BUILD THE HOUSE AND INSTALL THE DRYWELLS. Duration: 3-4 months.
- NOTE: THE ROOF GUTTER AND DOWN SPOUTS ARE INSTALLED. PIPE THEM TO THE DRYWELLS. A REGULAR IMPERVIOUS (NON-POROUS) DRAINAGE MAY BE INSTALLED AT ANY TIME DURING HOUSE CONSTRUCTION.
- AS EACH HOUSE NEARS COMPLETION, FINE GRADE THE LOT, INSTALL PLANT MATERIALS AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOG (SEE SOC #6). Duration: 2-days.
- ONCE THE AREA DRAINING TO THE SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSD TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
- OBTAIN USE AND OCCUPANCY PERMIT FOR SETTLEMENT.



### B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA:

- GENERAL USE:
  - SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.4 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. THIS SUMMARY IS NOT PART OF THE PLAN AND COMPLETED.
  - THEN TABLE B.4 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
  - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
  - WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.
- SEED MIXTURES:
  - SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.4 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. THIS SUMMARY IS NOT PART OF THE PLAN AND COMPLETED.
  - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
  - WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

#### TEMPORARY SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE (100 lb./1,000 sq ft)	REMARKS
1	ANNUAL RYEGRASS	40 lb./ac.	Mar. 1 to May 15 Aug. 15 to Oct. 15	0.5 INCHES	436 lb./ac. (100 lb./1,000 sq ft)	2 tons/ac. (90 lb./1,000 sq ft)	
2	PEARL MILLET	20 lb./ac.	May 16 to July 31	0.5 INCHES			

### DEVELOPER/BUILDER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION PREVENTION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSD.

*John R. Robertson* 3-13-19 DATE  
SIGNATURE OF DEVELOPER/BUILDER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William J. Jaffe* 4-9-19 DATE  
Director

*Kent Shulman* 4-8-19 DATE  
Chief, Division of Land Development

*Chick* 4-4-19 DATE  
Chief, Development Engineering Division

### ENGINEER'S 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.

*John R. Robertson* 3/27/19 DATE  
HOWARD SIGNATURE

### TEMPORARY STOCKPILE DETAIL (typical)

CONSTRUCTION SPECIFICATIONS:

- STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE APPROVED PLAN. PROVIDE A MULCH OF 2 TO 3 INCHES.
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DESIGNED BY: MBT  
DRAWN BY: KLP  
CHECKED BY: CKC

3909 NATIONAL DRIVE | SUITE 250 | BURTONTVILLE, MD 20886 | GLWPA.COM  
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GLW PLANNING | ENGINEERING | SURVEYING

DATE	REVISION	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC  
9720 PATENT WOODS DR. SUITE 301 TOWSON, MD 21284  
PH: 443-367-0422  
ATN: Robert Gooder

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. 19222

EXPIRATION DATE: MAY 26, 2020

3/13/19

WESTMOUNT  
PHASE 2 - LOTS 81-89 AND 120-149  
(SFD RESIDENTIAL USE)  
PL

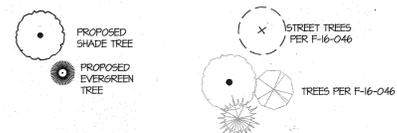
**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.M. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE- A AND SCHEDULE C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 6,300.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)							
USE SITUATION	SIDE OF SPD ORIENTED TO ROADWAY						
LANDSCAPE TYPE	(1.50 SHADE TREES, 1.40 EVGR. TREES)						
PERIMETER LOCATION	LOT 122	LOT 128	LOT 129	LOT 131	LOT 138	LOT 142	LOT 146
SIDE LENGTH OF LOT	74.68'	56.22'	68.27'	78.91'	74.5'	73.63'	78.50'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED							
SHADE TREES	2	1	1	2	2	2	1
EVERGREEN TREES	2	2	2	2	2	2	2
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED							
SHADE TREES	2	1	1	2	2	2	1
EVERGREEN TREES	2	2	2	2	2	2	2
OTHER TREES @ 2:1 SUBSTITUTION	0	0	0	0	0	0	0
SHRUBS (0:1 SUBSTITUTION)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

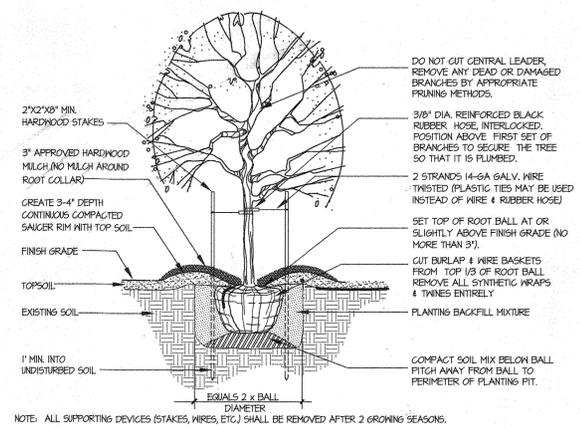
Location of plants required for Lot 142 relocated to Open Space Lot 149 because homeowner does not want trees on lot

**LEGEND**

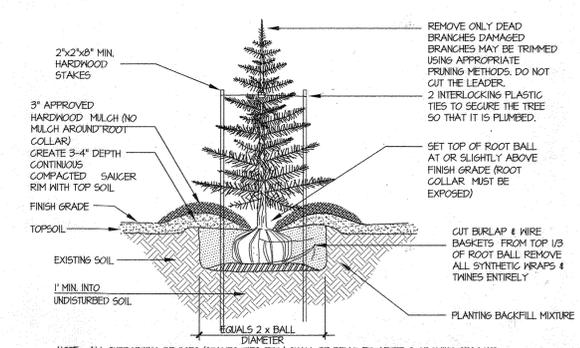


**NOTES**

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



**DECIDUOUS TREE PLANTING DETAIL**  
FOR PLANTING MATERIAL UP TO 3 1/2" CALIBER. NO SCALE



**EVERGREEN TREE PLANTING DETAIL** NTS

PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
SHADE	13	SOPHORA JAPONICA / JAPANESE PAGODA TREE BETULA NIGRA HERITAGE / HERITAGE CLUMP BIRCH CERCIDIPHYLLUM JAPONICA / KATSURATREE	2 1/2" - 3" CAL. MIN. 10' - 12' HT. MIN.	
EVERGREEN	16	FICIA OMORICA / SERBIAN SPRUCE ILEX OPACA / AMERICAN HOLLY ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY CEDRUS DEODORA / DEODAR CEDAR	6-8" HT.	ALL B&B

LANDSCAPE SURETY PER LOT			
LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREES	EVERGREEN	
122	2	2	\$ 900.00
128	1	2	\$ 600.00
129	1	2	\$ 600.00
131	2	2	\$ 900.00
138	2	2	\$ 900.00
142	2	2	\$ 900.00
146	2	2	\$ 900.00
149	1	2	\$ 600.00
<b>TOTAL</b>	<b>13</b>	<b>16</b>	<b>\$ 6,300.00</b>

**STATE OF MARYLAND**  
Michael B. Tran  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
No. 1414-19

**DEVELOPER'S/BULDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXISTING ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Clark Cough* DATE: 3-13-19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Walter J. Fife* DATE: 4-9-19

Chief, Division of Land Development: *Walter J. Fife* DATE: 4-8-19

Chief, Development Engineering Division: *Walter J. Fife* DATE: 4.4.19

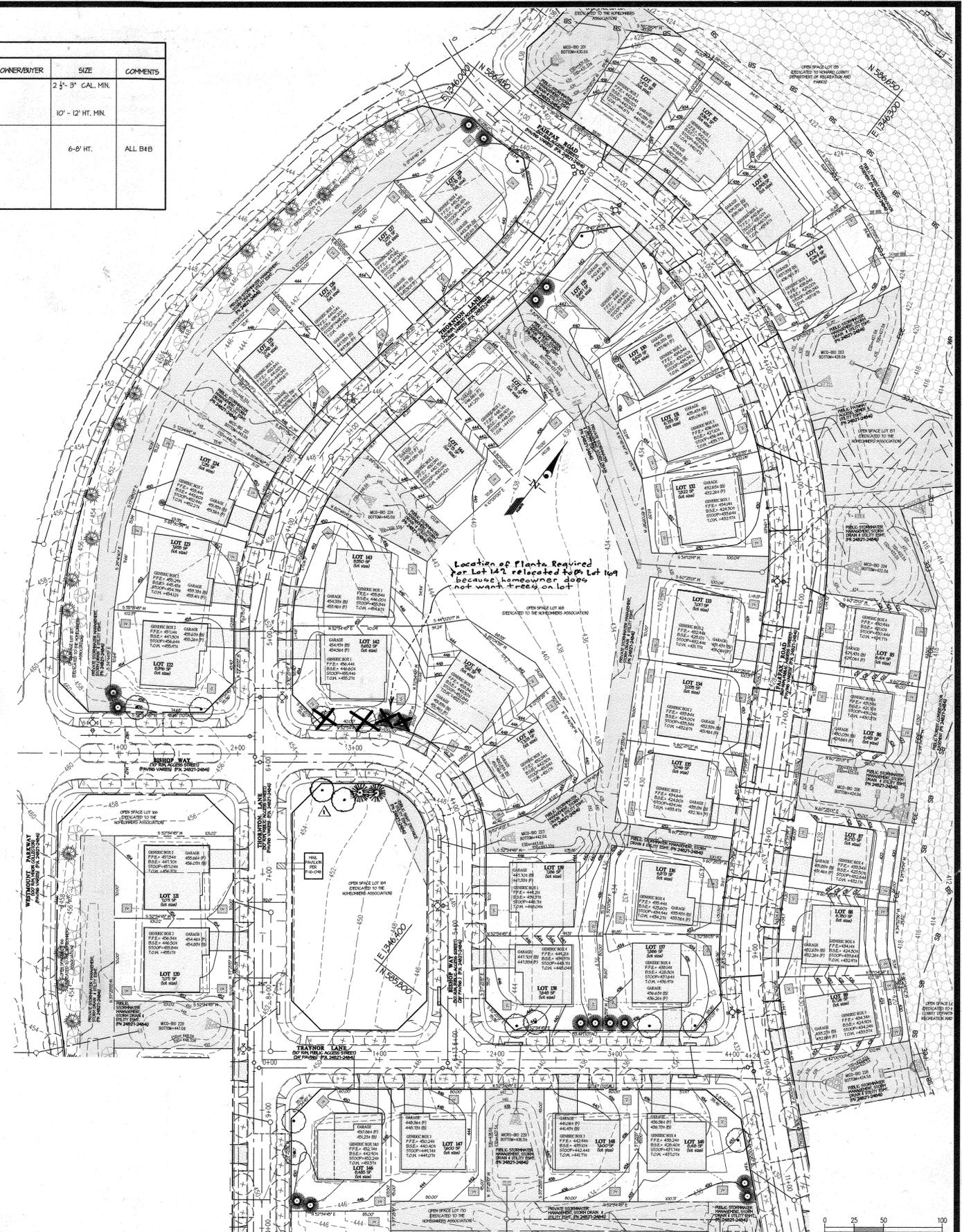
DESIGNED BY:	MBT	
DRAWN BY:	KLP	
CHECKED BY:	CKG	

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-988-2524 | FAX: 301-421-4186

**PREPARED FOR:**

PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC  
100 WEST PENNSYLVANIA AVE. SUITE 301 TOWSON, MD 21204  
PH: 443-367-0422 ATTN: Robert Goodier

BUILDER (CONTRACT PURCHASER): NVR INC.  
9720 PATUXENT WOODS DR. COLUMBIA, MD 21046  
PH: 410-379-5956 ATTN: Robert Grothmann



**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**  
**WESTMOUNT**  
PHASE 2 - LOTS 81-89 AND 120-149  
(SFD RESIDENTIAL USE)  
PLAT Nos. 24827-24841

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	18087
DATE	TAX MAP - GRID	SHEET
MAR. 2019	23-6,10&12	6 OF 6