

SITE DEVELOPMENT PLAN

WESTMOUNT

Phase 3 - LOTS 174-266

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) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 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: 25
ELECTION DISTRICT: 25
ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 1-28-06.
AREA OF BUILDABLE LOTS (IN 16-266) FOR THIS SITE DEVELOPMENT PLAN: 16.2456 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: F-11-058, ZB-1007M, NF-11-52, NF-15-038, NF-16-028, ECP-14-058, SF-14-008, F-15-081, F-16-046, F-17-001, SGP-14-044, SGP-14-045, F-18-071 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 PARALLEL BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-15-081 AND AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SMITH DURING DECEMBER, 2008.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITH WATER METER VAULTS LOCATED IN THE PUBLIC ROAD R/W. THE PUBLIC WATER CONTRACTS THAT SERVE THE 43 LOTS UNDER THIS SDP ARE: 24-4811-D, 24-4818-D, 24-5161-D, 20-5161-D, 24-5168-D, 24-5164-D and 24-5170-D.
- STORMWATER MANAGEMENT FOR THE 43 LOTS UNDER THIS IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOL. 1 AND 2. THROUGHOUT THE SITE, MICRO-BRETENTION, ON LOT DRY WELLS (MS) AND RAINFLOWER HARVESTING (M-L) DEVICES ON INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER. 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. WITHIN THESE DEVICES, HOWARD COUNTY WILL MAINTAIN THE STORM DRAIN INLETS AND ASSOCIATED PIPING. THE HOA WILL BE REQUIRED TO MAINTAIN THE PLANTS, SOIL, MULCH, MOWING, ETC.
- FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN WHEN ACTUAL HOUSE TO BE BUILT IS DETERMINED.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ALLOWED. REMOVAL OF VEGETATION COVER OR PLACEMENT OF NEW STRUCTURES IS NOT PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100-YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE NECESSARY OR NECESSARY BY DPZ.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-11-001.
- 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 (16,000.00) AS SHOWN ON SHEETS 910 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 16, 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 GUSCHICK, LITTLE AND WEBER, P.A. AS PART OF THE APPROVAL OF SF-14-008.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, 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" SERVICE MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADII.
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25,000 LBS (125 TONS) LOADING
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 125 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NO MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- PER SECTION 120.02(A)(1)(A) OF THE ZONING REGULATIONS FOR DETACHED ACCESSORY STRUCTURES ON RESIDENTIALLY ZONED LOTS WITH SINGLE-FAMILY DETACHED DWELLINGS STATES THAT THE MAXIMUM CUMULATIVE LOT COVERAGE PERMITTED FOR ALL OF THE ACCESSORY STRUCTURES LOCATED ON ANY GIVEN RESIDENTIAL LOT DEVELOPED WITH A SINGLE-FAMILY DETACHED DWELLING MAY NOT EXCEED 600 SQUARE FEET IN SIZE FOR THE PLANNED PUBLIC WATER AND SEWER SERVICE AREA.
- NOTE FROM PLAT No. 2541T PER THE DEVELOPER'S RIGHT AND RESPONSIBILITIES AGREEMENT RECORDED AT LIBER 12722 FOLIO 248, WHICH WAS RECORDED ON 04/17/2010, THIS PLAN IS NOT SUBJECT TO MIHU REQUIREMENTS AND FEE-IN-LIEU.
- 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 CARROLL'S. PER THE DRRA, THE DEVELOPER AND DRP HAS AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NITRGEN 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 1-28-06.
 - PROPOSED USE OF SITE: 43 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. Nos. 24-4818-D)
 - PARKING REQUIRED AND PROVIDED: SEE CHART BELOW
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-15-081
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 16.2456 AC.
 - AREA OF THIS PLAN SUBMISSION: 10.81 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 10.81 ACRES

SINGLE FAMILY DETACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 43
 REQUIRED PARKING (8.2 SPACES PER UNIT) = 352 SPACES
 REQUIRED OVERLAP PARKING (IN 0.5% SLOPE PER DMV 3, TABLE 211) = 47 SPACES
 TOTAL REQUIRED PARKING SPACES = 399 SPACES
 PARKING PROVIDED:
 4 PARKING SPACES/UNIT (2 GARAGE SPACES + 2 DRIVEWAY SPACES) x 43 UNITS = 372 SPACES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

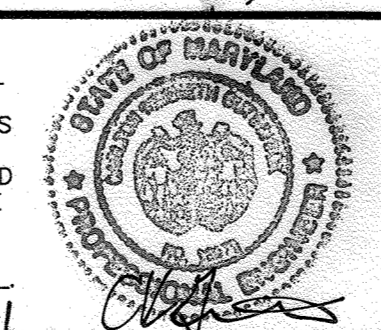
Director: *[Signature]* Date: 6-10-21
 Chief, Division of Land Development: *[Signature]* Date: 6/1/21
 Chief, Development Engineering Division: *[Signature]* Date: 5-26-21

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

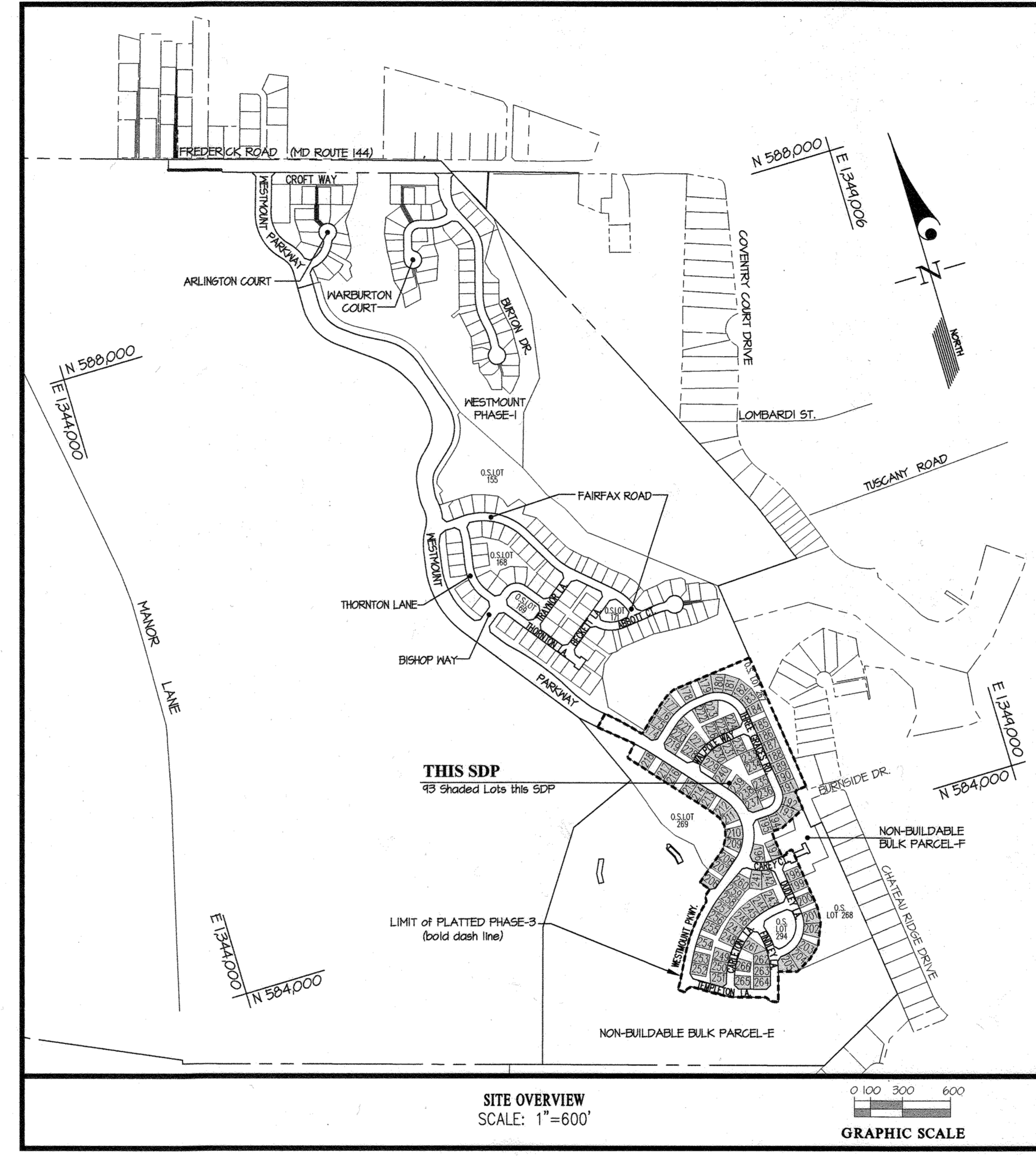
| DESIGNED BY: | DATE: | REVISION: |
|--------------|-----------|----------------------------|
| MBT | | |
| DRAWN BY: | | |
| KLP | | |
| CHECKED BY: | 2/10/2022 | Update address for Lot 102 |
| DATE: | | |
| BY: | | APPR. |

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE
 COLUMBIA, MD 21046
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: Robert Goodier

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. 12325.
 EXPIRATION DATE: MAY 26, 2022
 5/3/21



ELECTION DISTRICT No. 2



ON LOT STORMWATER MANAGEMENT PRACTICES

| LOT No. | ADDRESS | M-1 (Quantity) | M-5 (Quantity) | N-1 (Quantity) | N-2 (Quantity) | N-3 (Y/N) |
|---------|------------------------|----------------|----------------|----------------|----------------|-----------|
| 174 | 3701 THREE GRACES ROAD | 1 | 1 | 0 | 0 | N |
| 175 | 3705 THREE GRACES ROAD | 1 | 1 | 0 | 0 | N |
| 176 | 3709 THREE GRACES ROAD | 1 | 1 | 0 | 0 | N |
| 177 | 3711 THREE GRACES ROAD | 2 | 2 | 0 | 0 | N |
| 178 | 3719 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 179 | 3727 THREE GRACES ROAD | 0 | 2 | 0 | 0 | N |
| 180 | 3731 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 181 | 3735 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 182 | 3739 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 183 | 3743 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 184 | 3747 THREE GRACES ROAD | 0 | 2 | 0 | 0 | N |
| 185 | 3755 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 186 | 3759 THREE GRACES ROAD | 0 | 2 | 0 | 0 | N |
| 187 | 3763 THREE GRACES ROAD | 0 | 2 | 0 | 0 | N |
| 188 | 3767 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 189 | 3771 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 190 | 3775 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 191 | 3779 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 192 | 3783 THREE GRACES ROAD | 2 | 2 | 0 | 0 | N |
| 193 | 3787 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 194 | 3791 THREE GRACES ROAD | 1 | 2 | 0 | 0 | N |
| 195 | 3795 THREE GRACES ROAD | 2 | 2 | 0 | 0 | N |
| 196 | 3901 CAREY COURT | 2 | 2 | 0 | 0 | N |
| 197 | 3909 CAREY COURT | 4 | 0 | 0 | 0 | N |
| 198 | 4005 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 199 | 4009 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 200 | 4013 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 201 | 4021 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 202 | 4025 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 203 | 4031 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 204 | 4035 DUDLEY LANE | 2 | 2 | 0 | 0 | N |
| 205 | 4203 FINDLEY LANE | 0 | 3 | 0 | 0 | N |
| 206 | 3668 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 207 | 3664 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 208 | 3660 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 209 | 3652 WESTMOUNT PARKWAY | 4 | 0 | 0 | 0 | N |
| 210 | 3648 WESTMOUNT PARKWAY | 4 | 0 | 0 | 0 | N |
| 211 | 3640 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 212 | 3636 WESTMOUNT PARKWAY | 0 | 3 | 0 | 0 | N |
| 213 | 3628 WESTMOUNT PARKWAY | 0 | 2 | 0 | 0 | N |
| 214 | 3624 WESTMOUNT PARKWAY | 0 | 2 | 0 | 0 | N |
| 215 | 3620 WESTMOUNT PARKWAY | 0 | 2 | 0 | 0 | N |
| 216 | 3612 WESTMOUNT PARKWAY | 0 | 2 | 0 | 0 | N |
| 217 | 3608 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 218 | 3600 WESTMOUNT PARKWAY | 0 | 2 | 0 | 0 | N |
| 219 | 3700 THREE GRACES ROAD | 1 | 2 | 0 | 0 | N |
| 220 | 3704 THREE GRACES ROAD | 2 | 2 | 0 | 0 | N |
| 221 | 3708 THREE GRACES ROAD | 2 | 2 | 0 | 0 | N |
| 222 | 3720 THREE GRACES ROAD | 2 | 2 | 0 | 0 | N |
| 223 | 3728 THREE GRACES ROAD | 1 | 2 | 0 | 0 | N |
| 224 | 3821 WALPOLE WAY | 2 | 2 | 0 | 0 | N |
| 225 | 3817 WALPOLE WAY | 0 | 3 | 0 | 0 | N |
| 226 | 3813 WALPOLE WAY | 0 | 3 | 0 | 0 | N |
| 227 | 3805 WALPOLE WAY | 1 | 2 | 0 | 0 | N |
| 228 | 3801 WALPOLE WAY | 1 | 2 | 0 | 0 | N |
| 229 | 3802 WALPOLE WAY | 0 | 3 | 0 | 0 | N |
| 230 | 3806 WALPOLE WAY | 2 | 2 | 0 | 0 | N |
| 231 | 3814 WALPOLE WAY | 0 | 3 | 0 | 0 | N |
| 232 | 3820 WALPOLE WAY | 0 | 3 | 0 | 0 | N |
| 233 | 3764 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 234 | 3768 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 235 | 3776 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 236 | 3780 THREE GRACES ROAD | 0 | 3 | 0 | 0 | N |
| 237 | 3641 WESTMOUNT PARKWAY | 0 | 3 | 0 | 0 | N |
| 238 | 3637 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 239 | 3633 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 240 | 3625 WESTMOUNT PARKWAY | 0 | 2 | 0 | 0 | N |
| 241 | 3902 CAREY COURT | 2 | 2 | 0 | 0 | N |
| 242 | 3906 CAREY COURT | 2 | 2 | 0 | 0 | N |
| 243 | 4137 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 244 | 4133 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 245 | 4129 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 246 | 4125 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 247 | 4121 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 248 | 4117 CARLETON LANE | 2 | 2 | 0 | 0 | N |
| 249 | 4109 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 250 | 4105 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 251 | 4101 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 252 | 3703 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 253 | 3699 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 254 | 3691 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 255 | 3683 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 256 | 3679 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 257 | 3675 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 258 | 3671 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 259 | 3667 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 260 | 3663 WESTMOUNT PARKWAY | 2 | 2 | 0 | 0 | N |
| 261 | 4118 CARLETON LANE | 1 | 2 | 0 | 0 | N |
| 262 | 4200 FINDLEY LANE | 2 | 2 | 0 | 0 | N |
| 263 | 4204 FINDLEY LANE | 0 | 3 | 0 | 0 | N |
| 264 | 4208 FINDLEY LANE | 0 | 3 | 0 | 0 | N |
| 265 | 4102 CARLETON LANE | 0 | 3 | 0 | 0 | N |
| 266 | 4106 CARLETON LANE | 2 | 2 | 0 | 0 | N |

ON-LOT SHEET NOTES:
 1. DESCRIPTION OF PRACTICES:
 • M-1, RAIN WATER HARVESTING (QUANTITY OF BARRELS, 200-GALLON MINIMUM EACH OR AS NOTED OTHERWISE ON THE BUILDING PERMIT PLAN FOR THE ACTUAL HOUSE TO BE CONSTRUCTED ON A LOT)
 • M-5, DRYWELLS (see Note #5 below)
 2. ALL ON-LOT SWM DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
 3. FINAL DIMENSIONS & LOCATION OF EACH DRYWELL TO BE SPECIFIED AND SHOWN ON THE BUILDING PERMIT PLAN FOR THE ACTUAL HOUSE TO BE CONSTRUCTED ON A LOT.

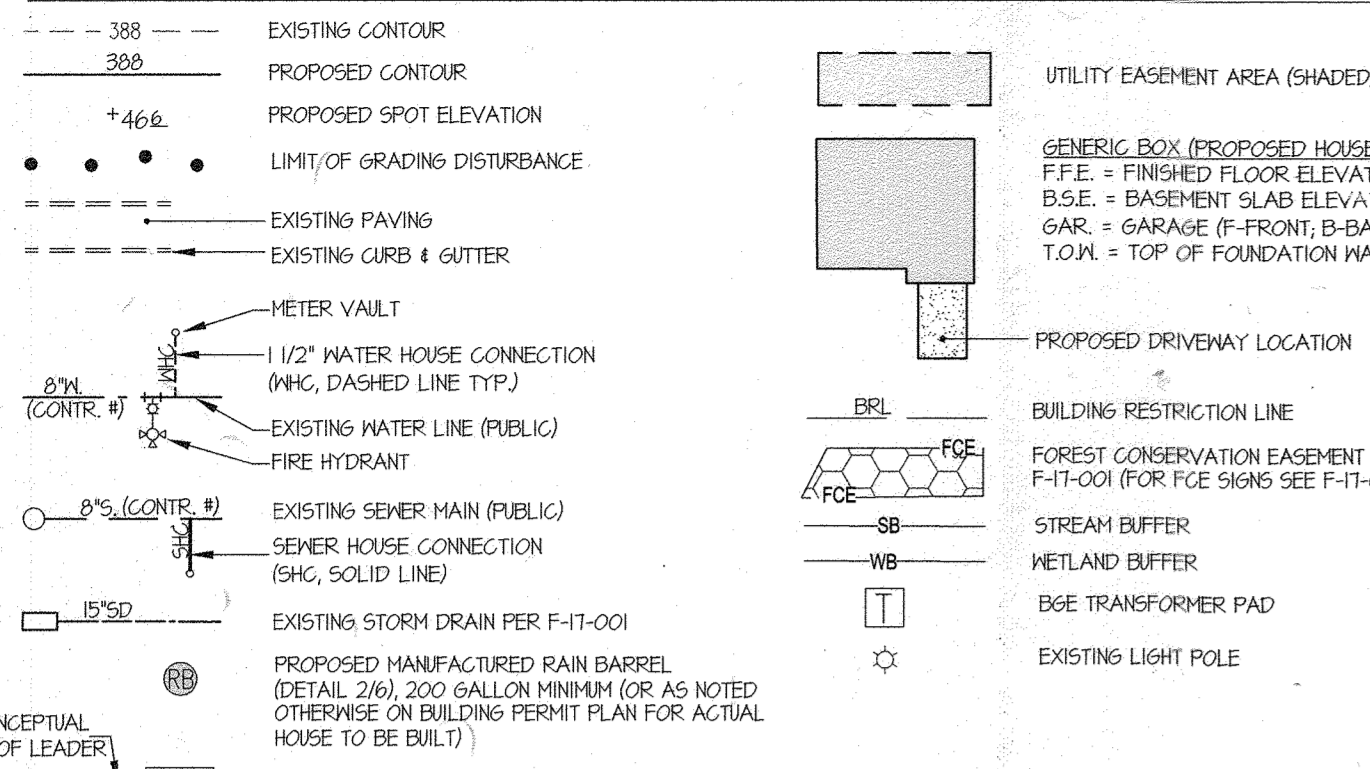
ADDRESS CHART

| LOT No. | ADDRESS | LOT No. | ADDRESS |
|---------|------------------------|---------|------------------------|
| 174 | 3701 THREE GRACES ROAD | 221 | 3708 THREE GRACES ROAD |
| 175 | 3705 THREE GRACES ROAD | 222 | 3720 THREE GRACES ROAD |
| 176 | 3709 THREE GRACES ROAD | 223 | 3728 THREE GRACES ROAD |
| 177 | 3711 THREE GRACES ROAD | 224 | 3821 WALPOLE WAY |
| 178 | 3719 THREE GRACES ROAD | 225 | 3817 WALPOLE WAY |
| 179 | 3727 THREE GRACES ROAD | 226 | 3813 WALPOLE WAY |
| 180 | 3731 THREE GRACES ROAD | 227 | 3805 WALPOLE WAY |
| 181 | 3735 THREE GRACES ROAD | 228 | 3801 WALPOLE WAY |
| 182 | 3739 THREE GRACES ROAD | 229 | 3802 WALPOLE WAY |
| 183 | 3743 THREE GRACES ROAD | 230 | 3806 WALPOLE WAY |
| 184 | 3747 THREE GRACES ROAD | 231 | 3814 WALPOLE WAY |
| 185 | 3755 THREE GRACES ROAD | 232 | 3820 WALPOLE WAY |
| 186 | 3759 THREE GRACES ROAD | 233 | 3764 THREE GRACES ROAD |
| 187 | 3763 THREE GRACES ROAD | 234 | 3768 THREE GRACES ROAD |
| 188 | 3767 THREE GRACES ROAD | 235 | 3776 THREE GRACES ROAD |
| 189 | 3771 THREE GRACES ROAD | 236 | 3780 THREE GRACES ROAD |
| 190 | 3775 THREE GRACES ROAD | 237 | 3641 WESTMOUNT PARKWAY |
| 191 | 3779 THREE GRACES ROAD | 238 | 3637 WESTMOUNT PARKWAY |
| 192 | 3783 THREE GRACES ROAD | 239 | 3633 WESTMOUNT PARKWAY |
| 193 | 3787 THREE GRACES ROAD | 240 | 3625 WESTMOUNT PARKWAY |
| 194 | 3791 THREE GRACES ROAD | 241 | 3902 CAREY COURT |
| 195 | 3795 THREE GRACES ROAD | 242 | 3906 CAREY COURT |
| 196 | 3901 CAREY COURT | 243 | 4137 CARLETON LANE |
| 197 | 3909 CAREY COURT | 244 | 4133 CARLETON LANE |
| 198 | 4001 DUDLEY LANE | 245 | 4129 CARLETON LANE |
| 199 | 4005 DUDLEY LANE | 246 | 4125 CARLETON LANE |
| 200 | 4013 DUDLEY LANE | 247 | 4121 CARLETON LANE |
| 201 | 4021 DUDLEY LANE | 248 | 4117 CARLETON LANE |
| 202 | 4025 DUDLEY LANE | 249 | 4109 CARLETON LANE |
| 203 | 4031 DUDLEY LANE | 250 | 4105 CARLETON LANE |
| 204 | 4035 DUDLEY LANE | 251 | 4101 CARLETON LANE |
| 205 | 4203 FINDLEY LANE | 252 | 3703 WESTMOUNT PARKWAY |
| 206 | 3668 WESTMOUNT PARKWAY | 253 | 3699 WESTMOUNT PARKWAY |
| 207 | 3664 WESTMOUNT PARKWAY | 254 | 3691 WESTMOUNT PARKWAY |
| 208 | 3660 WESTMOUNT PARKWAY | 255 | 3683 WESTMOUNT PARKWAY |
| 209 | 3652 WESTMOUNT PARKWAY | 256 | 3679 WESTMOUNT PARKWAY |
| 210 | 3648 WESTMOUNT PARKWAY | 257 | 3675 WESTMOUNT PARKWAY |
| 211 | 3640 WESTMOUNT PARKWAY | 258 | 3671 WESTMOUNT PARKWAY |
| 212 | 3636 WESTMOUNT PARKWAY | 259 | 3667 WESTMOUNT PARKWAY |
| 213 | 3628 WESTMOUNT PARKWAY | 260 | 3663 WESTMOUNT PARKWAY |
| 214 | 3624 WESTMOUNT PARKWAY | 261 | 4118 CARLETON LANE |
| 215 | 3620 WESTMOUNT PARKWAY | 262 | 4200 FINDLEY LANE |
| 216 | 3612 WESTMOUNT PARKWAY | 263 | 4204 FINDLEY LANE |
| 217 | 3608 WESTMOUNT PARKWAY | 264 | 4208 FINDLEY LANE |
| 218 | 3600 WESTMOUNT PARKWAY | 265 | 4102 CARLETON LANE |
| 219 | 3700 THREE GRACES ROAD | 266 | 4106 CARLETON LANE |
| 220 | 3704 THREE GRACES ROAD | | |

PERMIT INFORMATION CHART

| WATER CODE: | SEWER CODE: | DISTRICT/AREA: | LOTS: | CENSUS TRACT: |
|-------------------|-------------|----------------|-------------|---------------|
| E21 | W5000 | NA | 174-266 | 6023.03 |
| DEVELOPMENT NAME: | TAX MAP: | GRID: | ELEC. DIST. | |

SITE DEVELOPMENT PLAN LEGEND



DRYWELL (M-S) SIZE CHART

| DRYWELL | LENGTH | WIDTH | DEPTH OF STONE |
|---------|--------|----------------|----------------|
| DW-A | 6'x12' | or equiv. area | 5' |
| DW-B | 6'x12' | or equiv. area | 5' |
| DW-C | 6'x14' | or equiv. area | 5' |
| DW-D | 6'x15' | or equiv. area | 5' |

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

| LOT | M.C.E. | LOT | M.C.E. |
|-----|--------|-----|--------|
| 174 | 430.75 | 216 | 433.40 |
| 175 | 424.10 | 217 | 431.41 |
| 176 | 425.82 | 218 | 427.07 |
| 177 | 426.23 | 219 | 427.45 |
| 178 | 426.60 | 220 | 428.19 |
| 179 | 428.24 | 221 | 425.36 |
| 180 | 430.23 | 222 | 426.88 |
| 181 | 433.94 | 223 | 429.07 |
| 182 | 435.46 | 224 | 442.68 |
| 183 | 437.22 | 225 | 445.43 |
| 184 | 438.48 | 226 | 441.11 |
| 185 | 443.44 | 227 | 434.62 |
| 186 | 445.06 | 228 | 438.21 |
| | | 229 | 434.17 |
| | | 230 | 434.25 |
| | | 231 | 444.72 |
| | | 232 | 442.22 |

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 6-10-21

Chief, Development Engineering Division: *[Signature]* Date: 5-26-21

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

| DESIGNED BY: | DATE: | REVISION: | BY: | APPR: |
|--------------|-----------|---|-----|-------|
| MBT | | | | |
| DRAWN BY: | 2/13/2021 | B added expanded driveway for Lot 178 | kjp | |
| CHECKED BY: | 5/15/2021 | Site Lot 179 & 217 with a London Grande | kjp | |
| CHECKED BY: | 5/15/2021 | Site Lot 184 with a Tyler Arway | kjp | |
| CHECKED BY: | 5/15/2021 | Site Lot 177 with a London Grande | kjp | |

PREPARED FOR:

PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC
307 INTERNATIONAL CIRCLE
SATE LEO
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: Robert Goodler

BUILDER (CONTRACT PURCHASER): NVR INC.
9720 PATENT 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 26, 2027

5/3/21

SITE DEVELOPMENT PLAN

WESTMOUNT PHASE 3 - LOTS 174-266
(SFD RESIDENTIAL USE)
PLAT Nos. 25471-25485

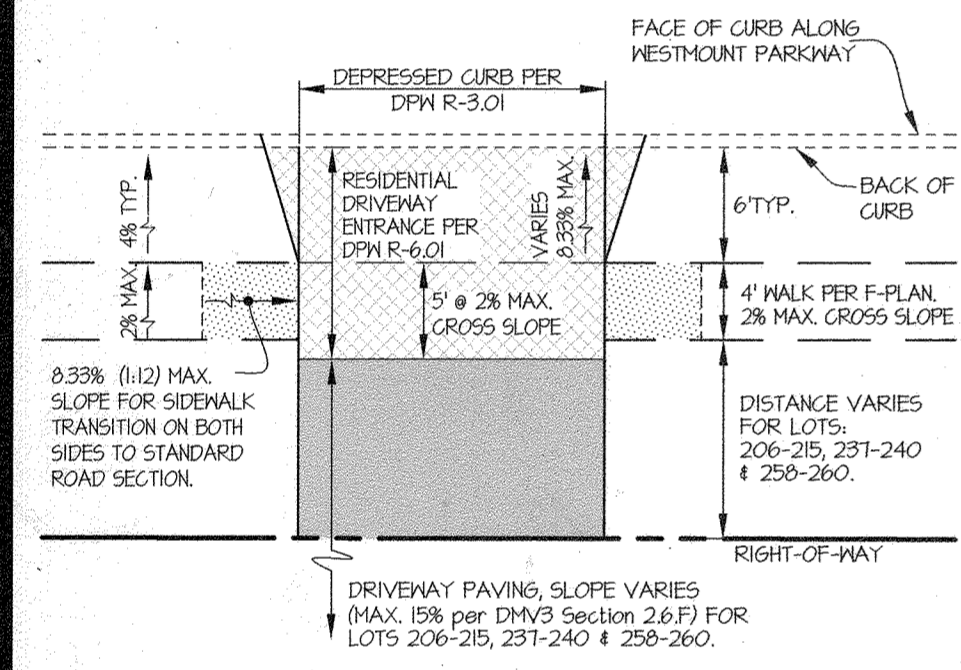
ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|------------|----------------|-------------------|
| 1" = 30' | R-ED | 20013 |
| DATE | TAX MAP - GRID | SHEET |
| APRIL 2021 | 23-10 | 2 OF 10 |

| LOT | M.C.E. | LOT | M.C.E. |
|-----|--------|-----|--------|
| 187 | 446.42 | 201 | 452.85 |
| 188 | 452.31 | 210 | 451.44 |
| 184 | 455.04 | 211 | 444.15 |
| 190 | 455.10 | 212 | 441.32 |
| 191 | 460.82 | 213 | 443.22 |
| 192 | 461.12 | 214 | 442.85 |
| 193 | 462.00 | 215 | 440.25 |
| 194 | 455.07 | 233 | 471.03 |
| 195 | 454.03 | 234 | 452.37 |
| | | 235 | 455.31 |
| | | 236 | 460.25 |
| | | 237 | 444.05 |
| | | 238 | 448.28 |
| | | 239 | 446.24 |
| | | 240 | 443.04 |

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



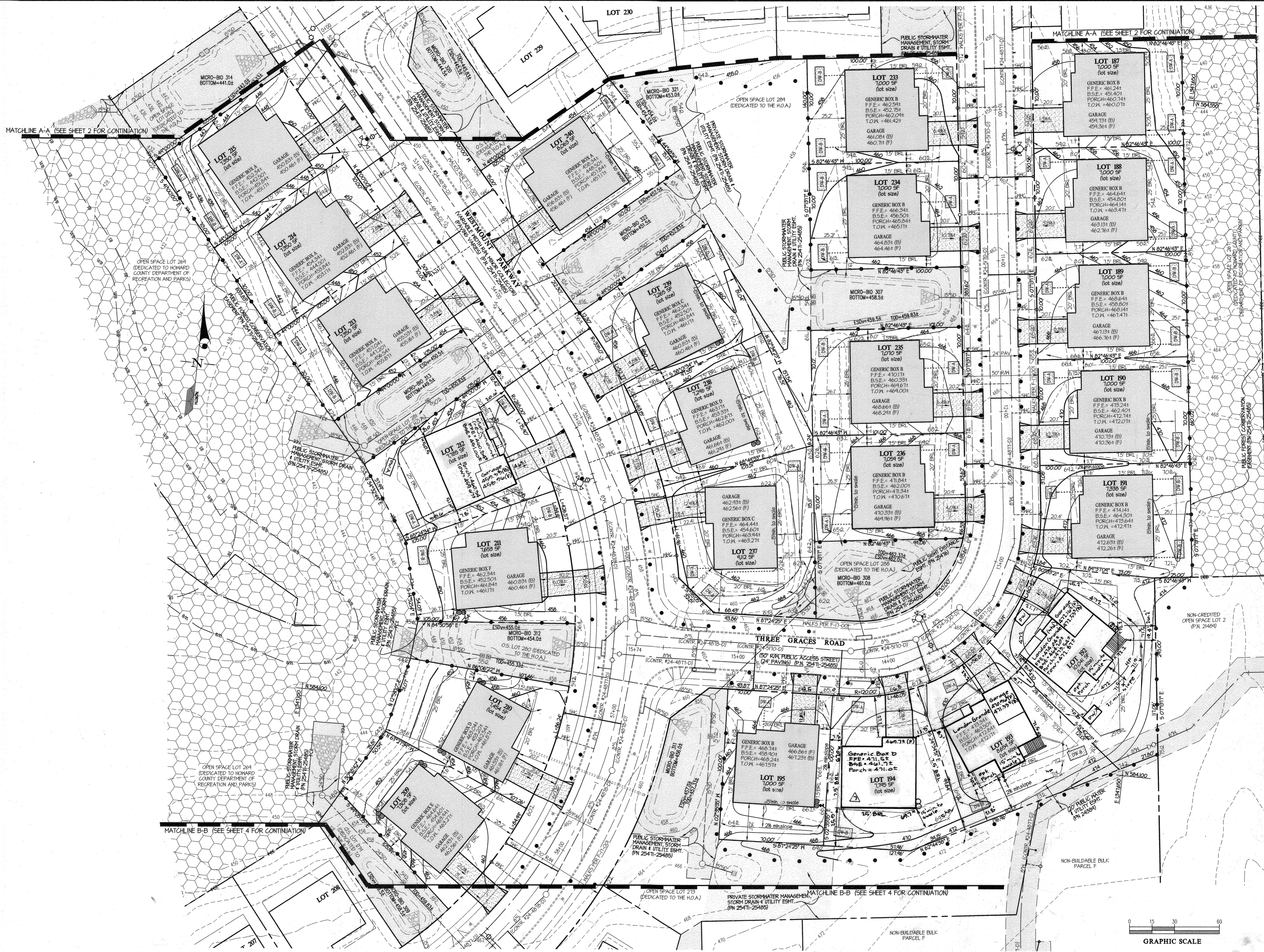
WESTMOUNT PARKWAY (c.l. station 49+00 to 62+00) DRIVEWAY ENTRANCE DETAIL NO SCALE

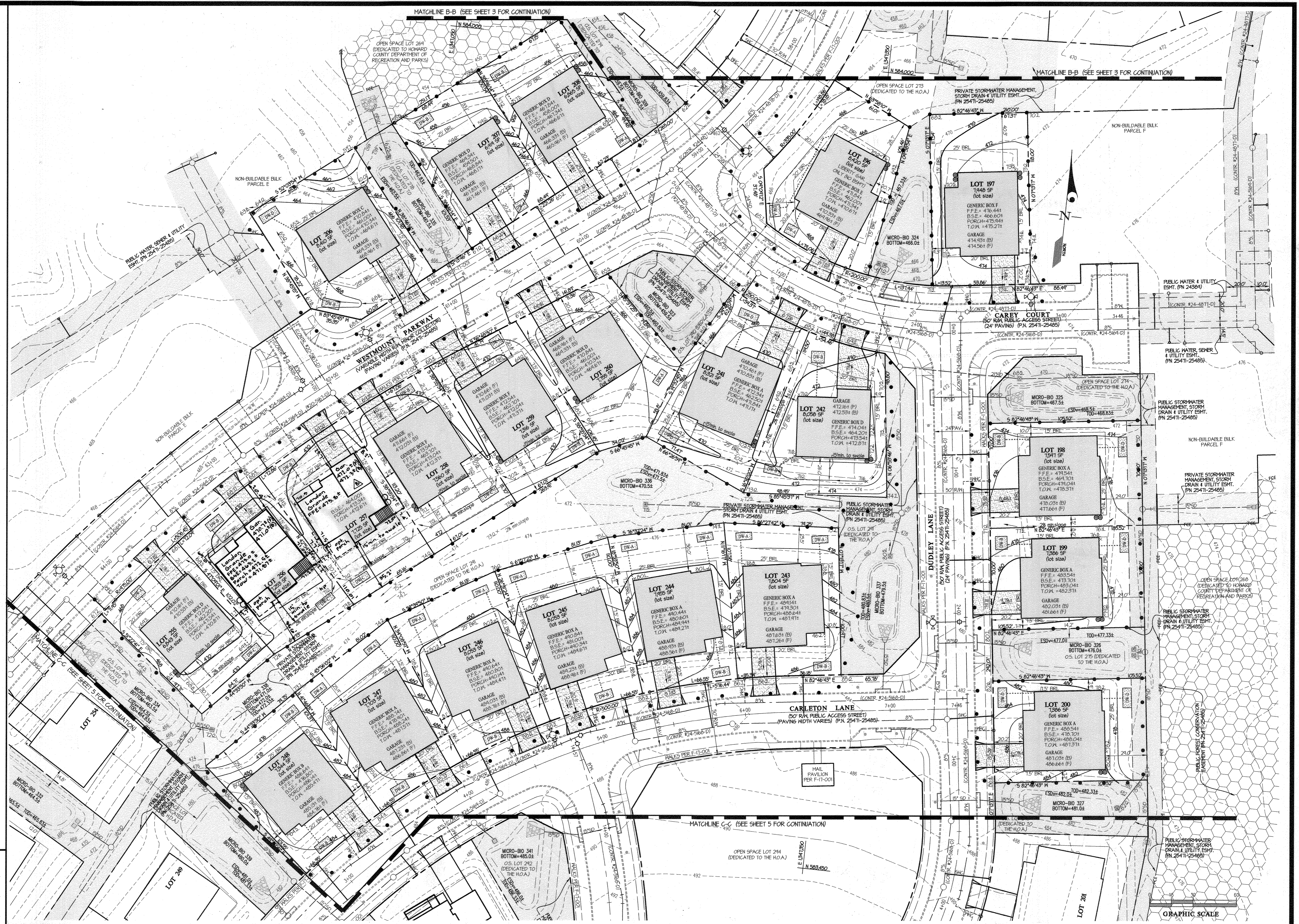
- NOTES:**
- ALL FENCES, GARDEN WALLS, PORCHES AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL FINISH TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT #24-4877-D, #24-4878-D, #20-5167-D, #24-5168-D, #24-5169-D, #24-5170-D AND THE WATER METER VAULTS ARE IN THE R/W.
 - SEE THE CHART (SHEETS 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.
 - ON-LOT ESD STORMWATER DEVICES (DRYWELLS, RAIN BARRELS, 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 CONNECTIONS) 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 BUILDING PERMIT PLOT PLAN PACKAGE ARE AS FOLLOWS:
 - RAIN BARRELS (R-B): LOCATION OF THE 200-GALLON RAIN BARREL AT BOTTOM OF A DOWN SPOUT.
 - DRY WELLS (D-W): EXACT/FINAL SIZE (LxW) AND LOCATION OF EACH DRYWELL, GROUND ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTIONS DOWNSPUTS TO DRYWELL TO BE SHOWN. THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1000 SF.
 - VERIFICATION SHM-COMPUTATIONS FOR ACTUAL HOUSE TO BE BUILT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 6-10-21
 Chief, Division of Land Development: *[Signature]* Date: 6/1/21
 Chief, Development Engineering Division: *[Signature]* Date: 5-26-21

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: 301-421-1188

| DESIGNED BY: | DATE | REVISION |
|--------------|------------|-----------------------------------|
| MBT | | |
| DRWN BY: | 1-16-2019 | Site lot 194 with a Generic Box B |
| KLP | 10-14-2019 | Site lot 194 with a Maryland |
| KLP | 10-1-2019 | Site lot 193 with a Landon Grande |
| KLP | 8-19-2019 | Site lot 192 with a Landon Grande |
| KLP | 10-7-2021 | Site lot 211 with a Maryland |





| LOT | M.C.E. | LOT | M.C.E. |
|-----|--------|-----|--------|
| 186 | 454.31 | 241 | 450.01 |
| 187 | 463.64 | 242 | 461.33 |
| 188 | 466.20 | 243 | 471.35 |
| 189 | 468.37 | 244 | 478.84 |
| 200 | 475.41 | 245 | 480.26 |
| 206 | 454.85 | 246 | 478.64 |
| 207 | 451.11 | 248 | 475.14 |
| 208 | 456.22 | 255 | 458.64 |
| | | 256 | 451.72 |
| | | 257 | 451.44 |
| | | 258 | 461.14 |
| | | 259 | 451.84 |
| | | 260 | 451.43 |

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 6-10-21
 Chief, Division of Land Development: *[Signature]* Date: 5/15/21
 Chief, Development Engineering Division: *[Signature]* Date: 5/26-21

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: 301-421-4188

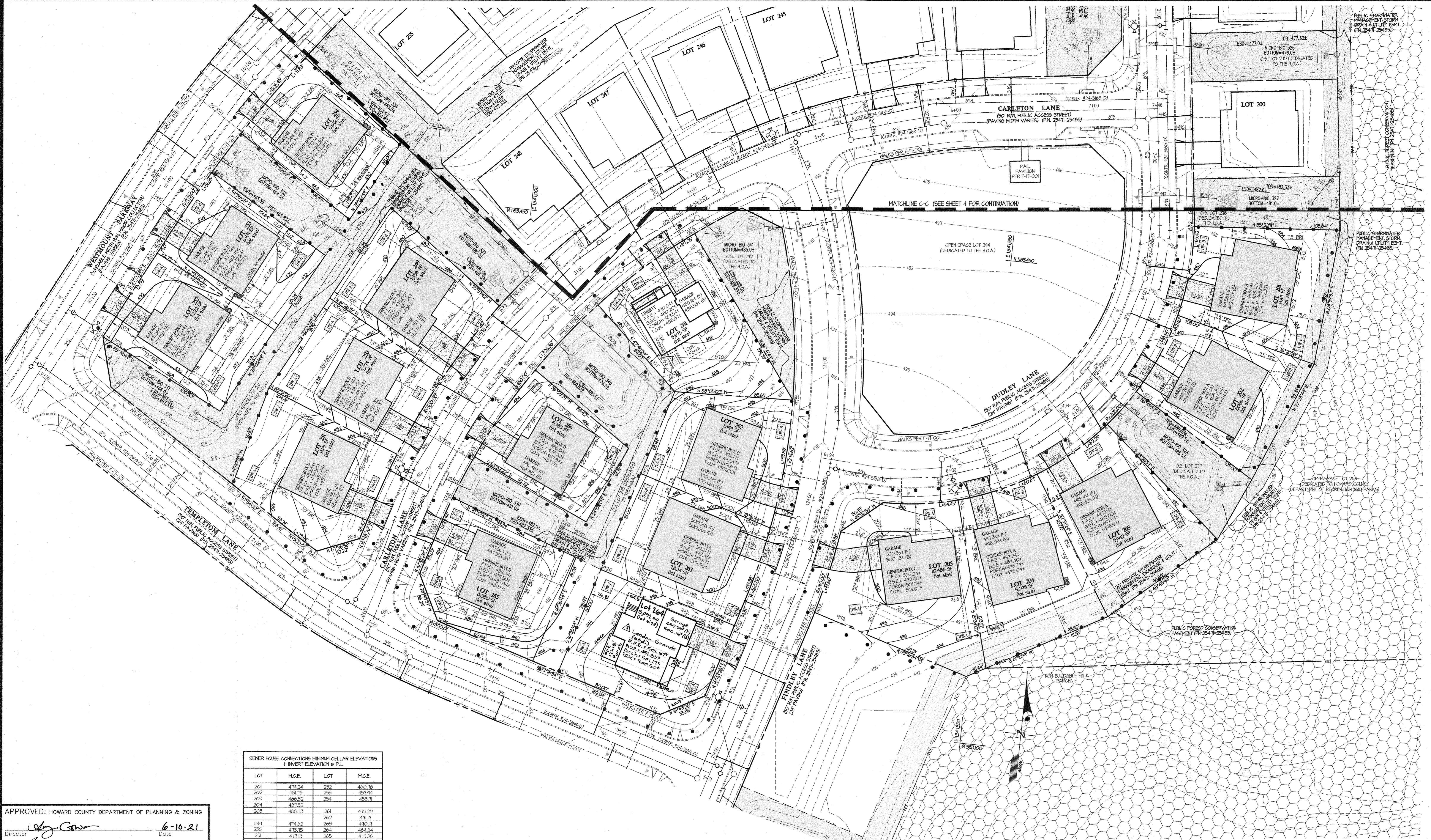
| DESIGNED BY: | DATE: | REVISION: |
|--------------|---------|-----------------------------------|
| MBT | | |
| DRAWN BY: | | |
| KLP | 5/15/21 | Site Lot 257 with a Landon Grande |
| CHK | 5/15/21 | Site Lot 256 with a Landon Grande |
| DATE: | | |

PREPARED FOR:
 PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC
 337 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: Robert Goodier
 BUILDER (CONTRACT PURCHASER): NVR INC.
 9720 PATRICK 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 26, 2022
[Signature]
 STATE OF MARYLAND
 PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN
WESTMOUNT
PHASE 3 - LOTS 174-266
 (SFD RESIDENTIAL USE)
 PLAT Nos. 25471-25485
 ELECTION DISTRICT No. 2

| SCALE | ZONING | G. L. W. FILE No. |
|------------|----------------|-------------------|
| 1" = 30' | R-ED | 20013 |
| DATE | TAX MAP - GRID | SHEET |
| APRIL 2021 | 23-10 | 4 OF 10 |



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

| LOT | M.C.E. | LOT | M.C.E. |
|-----|--------|-----|--------|
| 201 | 474.24 | 252 | 460.78 |
| 202 | 491.36 | 253 | 454.44 |
| 203 | 496.32 | 254 | 458.71 |
| 204 | 481.52 | 261 | 475.20 |
| 205 | 488.13 | 262 | 481.81 |
| 248 | 474.62 | 263 | 482.81 |
| 250 | 473.75 | 264 | 484.24 |
| 251 | 473.18 | 265 | 475.36 |
| | | 266 | 473.71 |

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard* Date: 6-10-21

Chief, Division of Land Development: *John* Date: 6/17/21

Chief, Development Engineering Division: *John* Date: 5-26-21

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

| DESIGNED BY: | DATE | REVISION |
|--------------|-----------|------------------------------|
| MBT | | |
| DRAWN BY: | | |
| KLP | | |
| CHECKED BY: | 7/12/2022 | Site Lot 264 w/London Grande |
| CKG | | |

PREPARED FOR:

PROPERTY OWNER (SELLER):
MANOR INVESTMENTS, LLC
307 INTERNATIONAL CIRCLE
SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: Robert Goodier

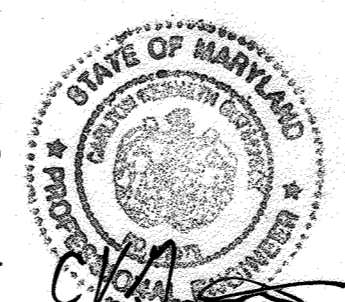
BUILDER (CONTRACT PURCHASER):
NVR INC.
9700 PATIENT WOODS DR.
COLUMBIA, MD 21046
PH: 410-379-5956
ATTN: Robert Grothmann

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 26, 2022

5/3/21



SITE DEVELOPMENT PLAN

WESTMOUNT
PHASE 3 - LOTS 174-266
(SFD RESIDENTIAL USE)
PLAT Nos. 25471-25485

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|------------|----------------|-------------------|
| 1" = 30' | R-ED | 20013 |
| DATE | TAX MAP - GRID | SHEET |
| APRIL 2021 | 23-10 | 5 OF 10 |

B-4.2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

- DEFINITION**
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
- PURPOSE**
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
- CONDITIONS WHERE PRACTICE APPLIES**
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.
- CRITERIA**
- SOIL PREPARATION**
 - TEMPORARY STABILIZATION**
 - SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT SUCH AS HARROWS OR CHESEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - PERMANENT STABILIZATION**
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOWGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCORPED OR OTHERWISE TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAISE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHED AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO REACH THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
 - TOPSOILING**
 - TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONSISTENT LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
 - TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
 - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS, OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICABLE AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 4 PERCENT BY VOLUME OF CONCRETE FRAGMENTS, GRAVEL, STICKS, ROCKS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICABLE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - TOPSOIL APPLICATION
 - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 2 TO 3 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXPOSED IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
 - SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
 - SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
 - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPLICABLE AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
 - LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDES). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
 - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

- SEDIMENT CONTROL LEGEND**
- 600 --- EXISTING CONTOUR
 - 600 --- PROPOSED CONTOUR
 - ● ● ● ● LIMIT OF GRADING DISTURBANCE
 - SF --- SILT FENCE
 - SSF --- SUPER SILT FENCE
 - PSMCM PERMANENT SOIL STABILIZATION MATTING
 - SCB STABILIZED CONSTRUCTION ENTRANCE
 - SOIL DELINEATION
 - SOIL (dot hatch)
 - SOIL TYPE

DEVELOPER/BUILDER'S CERTIFICATION

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MANDATED AND APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Signature: *[Signature]* DATE: 4/25/21

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Signature: *[Signature]* DATE: 5/12/21

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 COUNTY DEPARTMENT OF PLANNING & ZONING."

Signature: *[Signature]* DATE: 5/13/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* DATE: 6-10-21

Chief, Division of Land Development: *[Signature]* DATE: 6/17/21

Chief, Development Engineering Division: *[Signature]* DATE: 5/26/21

B-4.4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

- DEFINITION**
A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.
- PURPOSE**
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.
- CONDITIONS WHERE PRACTICE APPLIES**
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.
- CRITERIA**
- THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
 - THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
 - RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
 - CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MANAGED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH OILE, TEMPORARY SHALE, OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
 - WHERE RUNOFF CONCENTRATES ALONG THE TOP OF THE STOCKPILE, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
 - STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 5/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 EROSIONAL STABILIZATION AND STANDARD B-4-2 TEMPORARY STABILIZATION.
 - IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.
- MAINTENANCE**
- THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SOIL SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 30 FEET FOR 2:1 SLOPES, 50 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
- TEMPORARY STOCKPILE DETAIL (typical)**

GLW
PLANNING | ENGINEERING | SURVEYING

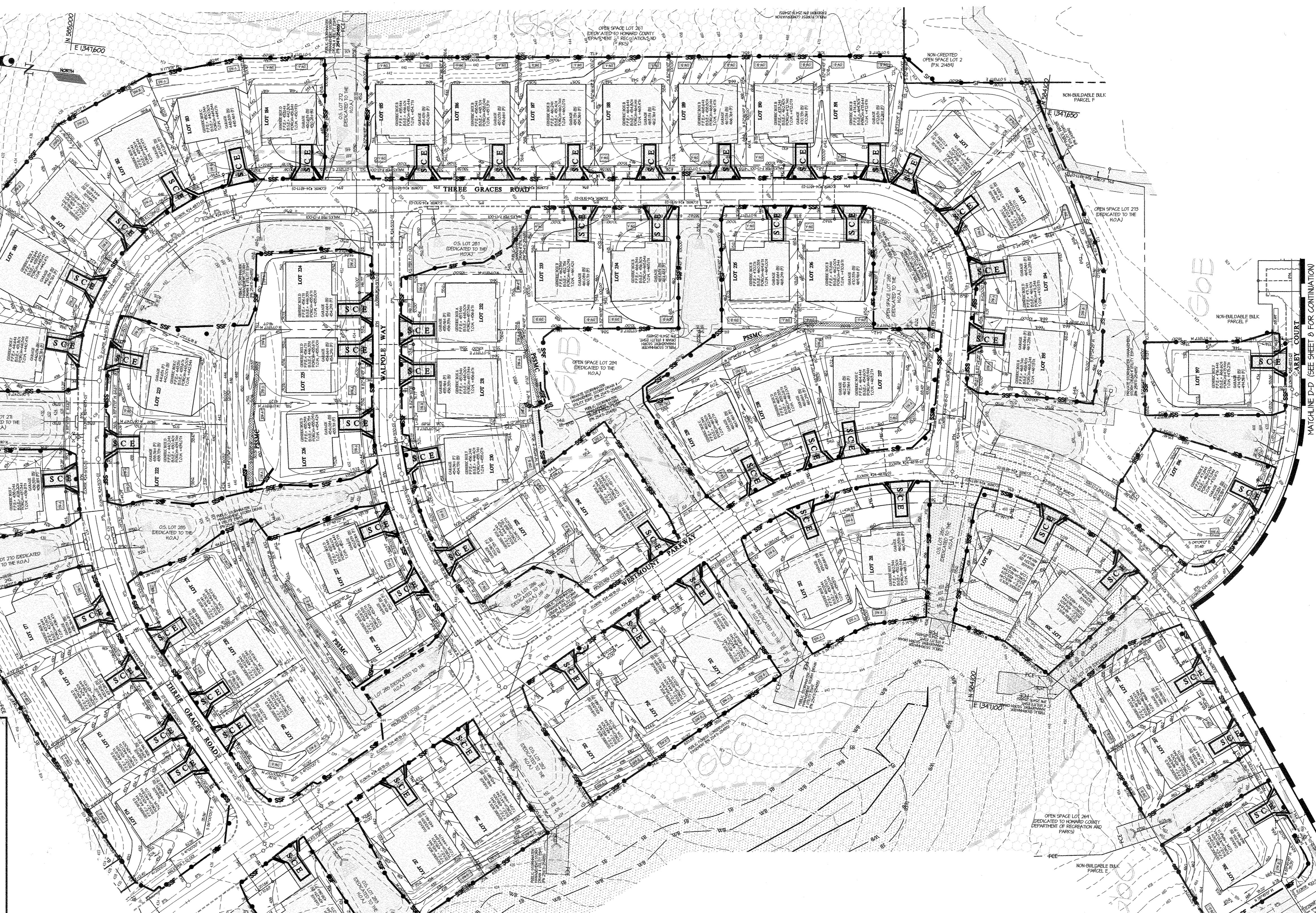
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

| | | | |
|------------------|-------|-----|-------|
| DESIGNED BY: MBT | DATE: | BY: | APPR: |
| DRAWN BY: KLP | DATE: | BY: | APPR: |
| CHECKED BY: CKB | DATE: | BY: | APPR: |

DESIGNED BY: MBT DATE: BY: APPR:

DRAWN BY: KLP DATE: BY: APPR:

CHECKED BY: CKB DATE: BY: APPR:



NOTES:

- TEMPORARY SSM IS PROVIDED BY THE EXISTING SEDIMENT TRAPS & BASINS PER F-17-001.
- IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-17-001.
- SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-17-001 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".
- SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.
- STANDARD SILT FENCE CAN BE CHANGED TO SUPER SILT FENCE OR ADDED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR BASED ON SEQUENCE OF LOT COMPLETION AND FIELD CONDITION.
- WHEN SUPER SILT FENCE IS RUNNING ON A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 35' CURB SUPER SILT FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG THE SUPER SILT FENCE.

PREPARED FOR:

PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC
302 INTERNATIONAL CIRCLE
SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: Robert Goodler

BUILDER (CONTRACT PURCHASER): MVR INC.
9720 FAULSTON 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. 12925.

EXPIRATION DATE: MAY 26, 2027

5/3/21

SEQUENCE OF CONSTRUCTION

- APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI 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 CSCI. 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: ONCE 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 SOD (SEE SOC #6). Duration: 2-4 days.
- ONCE THE AREA DRAINING TO THE SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
- OBTAIN USE AND OCCUPANCY PERMIT FOR SETTLEMENT.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN

WESTMOUNT
PHASE 3 - LOTS 174-266
(SFD RESIDENTIAL USE)
PLAT Nos. 25471-25485

SCALE: 1" = 50'

ZONING: R-ED

G. L. W. FILE No.: 20013

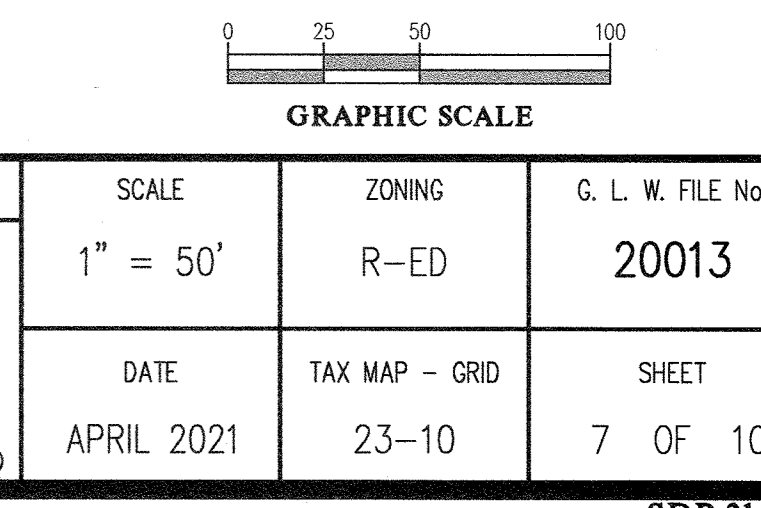
DATE: APRIL 2021

TAX MAP - GRID: 23-10

SHEET: 7 OF 10

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



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 L.O.O. AND PROTECTED AREAS ARE MARKED AND FIELD A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:

- PRIOR TO THE START OF EARTH DISTURBANCE.
- UPON COMPLETION 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 DE-RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 1 CALENDAR DAY FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR DE-RESTORATION, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROL STRUCTURES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO 1 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 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 3:1 OR FLATTER SLOPES OR FLAT SLOPES OF 20 FT. MUST BE BENEDED WITH STABLE OUTLET, ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATING (SEC. B-4-6).

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

6. SITE ANALYSIS:

| | |
|-------------------------------------|--------------|
| TOTAL AREA OF SITE | : 16.25+ AC. |
| AREA DISTURBED | : 18.84 AC. |
| AREA TO BE ROOFED OR PAVED | : 7.54 AC. |
| AREA TO BE VEGETATIVELY STABILIZED | : 11.34 AC. |
| TOTAL CUT | : 27,750+ CY |
| TOTAL FILL | : NONE |
| OFF-SITE WASTE/BORROW AREA LOCATION | : NONE |

B-4.5 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 EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA:

1. 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 CONDITIONS OR PURPOSE. CHOOSE ONE (1) SEEDING MIXTURES.
- ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOULDER, SWALE, DITCH, OR SLOPE OR FOR SPECIAL PURPOSES SUCH AS AESTHETIC OR RESTORATION MAY BE OBTAINED FROM THE HOWARD COUNTY TECHNICAL FIELD OFFICE, 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 TO MEDIUM RAINFALL, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 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.

2. 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 PURPOSE. CHOOSE ONE (1) SEEDING MIXTURES. APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

1. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTERMEDIATE MANAGEMENT (IRRIGATION REQUIRED) IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS TO BE USED AT A MINIMUM OF 100 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.

2. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE BURET OR INTENSIVE MANAGEMENT IS NECESSARY AND WHEN TURF WILL BE SUBJECT TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE 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.

3. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 65 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

4. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE TO INTERMEDIATE MANAGEMENT (IRRIGATION REQUIRED) IN HIGH QUALITY INTERMEDIATELY MANAGED TURF AREA MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 50 TO 40 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 70 PERCENT, SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:

1. SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND".

2. 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.

3. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES:

WESTERN MD: EARLY MARCH 15 TO LATE 1, AUGUST 1 TO OCTOBER 15 (HARDNESS ZONES: 5B, 6A)

CENTRAL MD: MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 6B)

SOUTHERN MD: EARLY SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

4. TALL GRASS TO BE SEED BY DIGGING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

5. 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 FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDING IS MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

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.

CRITERIA:

1. SEEDING

- 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.
- ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO TESTING BY A LICENSED SEED ANALYST. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING. SEED SAMPLES ON ANY PROJECT REFERRED 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 RATE.
- 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 THaws.
- INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LARGER THAN THE DIRT IN THE SEED MIXTURE. CONTAINER ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOR THE TIME PERIOD RECOMMENDED. WHEN HYDROSEEDING, IT IS VERY IMPORTANT TO KEEP INOCULANTS AS MOIST AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
- SEED OR SEED MIXTURES MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DECOMPOSITION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

- DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; TOTAL SOLUBLE NITROGEN, P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE 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 WHEN HYDROSEEDING.
 - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTING.
 - 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 PENNSYLVANIA KENTUCKY BLUEGRASS. STRAW TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLLY, CARED, DECEASED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - WOOD CELLULOSE FIBER MULCH (NEWLY CONSIDERED OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - TO BE DRY TO GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO THE VISUAL INSPECTION OF THE UNIFORMITY SPREAD SURFACE.
 - WORM INCLUDING DYE, MUST CONTAIN NO GERMINATION OR PROPAGATING FACTOR.
 - WORM 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, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER ON APPLICATION HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - WORM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - WORM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH APPROXIMATELY 100 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 50 PERCENT MINIMUM.
 - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. WHEN WOOD CELLULOSE FIBER MULCH IS USED, SPREAD IT AT THE RATE OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND SO THAT THE MULCH IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - WOOD CELLULOSE FIBER MULCH AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

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 DEEMED NECESSARY BY THE CID, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT EXCEPT FOR THE CONTRACTOR, MADE AVAILABLE UPON REQUEST. IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

- INSPECTION DATE
- INSPECTION TIME (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
- 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 ACTIVITIES
- EVIDENCE OF SEDIMENT DISCHARGES
- IDENTIFICATION OF PERMETER STRUCTURES
- IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
- IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
- COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
- PHOTOGRAPHS
- MONITORING/SAMPLING
- MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
- 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 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 HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES.

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.O. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MINIMUM 400 SQ. YD.) PER GRADING UNIT AT A TIME. WORK 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 CID, UNLESS OTHERWISE SPECIFIED AND APPROVED BY HSCD NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, 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 IMBERICATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION.

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

- USE I AND II: MARCH 1 - JUNE 15
- USE III AND IV: OCTOBER 1 - APRIL 30
- USE IV: MARCH 1 - MAY 31

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-4.4 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: EXPOSED SOILS WHERE GROUND COVER IS REQUIRED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA:

1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 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. IF THIS SUMMARY IS NOT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

3. WHEN STABILIZATION IS REQUIRED DURING A SEEDING SEASON, APPLY SEED AND MULCH STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

| NO. | SPECIES | APPLICATION RATE (lb./ac) | SEEDING DATES | SEEDING DEPTHS (IN) | FERTILIZER RATE (10-10-10) | LIME RATE | REMARKS |
|-----|--------------|---------------------------|-------------------|---------------------|----------------------------|------------|---------|
| | | | | | | | |
| 1 | RYEGRASS | 40 lb/ac | Mar. 1 to May 15 | 0.5 inches | 10 lb./ac | 2 tons/ac | |
| 2 | PEARL MILLET | 20 lb/ac | May 16 to July 31 | 1.0 inch | 1,000 #/ac | 1,900 #/ac | |

THE PLANTING DATES LISTED ARE OVERLAP FOR THE HARDNESS ZONE INDICATED. THESE DATES MAY BE ADJUSTED TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONES. WHEN SEEDING BEFORE THE END OF THE LISTED PLANTING DATES, OR WHEN CONDITIONS ARE EXPECTED TO BE LESS THAN OPTIMAL, PROVIDE 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 OFFSITE (1).

2. USE Virginia wild rye on moist, shady area. Use Canada wild rye on dry area.

3. Use Tall Fescue cultivars listed as "proven" in the most current University of Maryland TT-77 bulletin.

4. For residential lawns, areas adjacent between and recreation areas, use a tall Fescue mix (MxR8).

5. SOIL: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

GENERAL SPECIFICATIONS

- CLASS OF TURFGRASS SOO MUST BE MARYLAND STATE CERTIFIED. SOO LABELS MUST BE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
- SOO MUST BE MAINTAINED CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP SOIL AND THATCH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE.
- STANDARD SOO SECTIONS OF SOO MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUPPORTED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
- SOO MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
- SOO MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOO NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOO INSTALLATION

- DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY BRIGADE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOO.
- LAY THE FIRST ROW OF SOO IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOO IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT WEEDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
- WHEREVER POSSIBLE, LAY SOO WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. ROLL AND TAMP PEG OR OTHERWISE SECURE THE SOO TO PREVENT SURFACE ON SLOPES. ENSURE SOO CONTACT EXISTS BETWEEN SOO ROOTS AND THE UNDERLYING SOIL SURFACE.
- CREATE THE SOO IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOO PAD AND SOIL SURFACE BELOW THE SOO ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOO WITHIN EIGHT HOURS.

3. SOO MAINTENANCE

- IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOO DURING THE HEAT OF THE DAY TO PREVENT MULCHING.
- AFTER THE FIRST WEEK, SOO WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
- DO NOT MOW UNTIL THE SOO IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

DEVELOPER/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 BEFORE BEING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

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 SOIL SURFACES TO REDUCE ON OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS. AREAS SUBJECT TO BLOWING AND MOVEMENT OF DUST AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

CRITERIA:

1. MULCHES: SEE SECTION B-4-2.2.2. PREPARATION, TOPSOILING, AND SOIL AMENDMENTS. SECTION B-4-2.2.2. SEEDING AND MULCHING, AND SECTION B-4-4. TEMPORARY STABILIZATION MULCH MUST BE ANCHORED TO PREVENT BLOWING.

2. VEGETATIVE COVER: SEE SECTION B-4-4. TEMPORARY STABILIZATION. TURFGRASS SHALL BE PLANTED SURFACE AND BRUSH CUT TO THE SURFACE. BEING PLANTED ON MINIMUM SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART. SPRINKLE-TREATED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PROVIDE THE DESIRED EFFECT. EQUIPMENT TO BE USED SHALL BE OPERATED AT A SPEED THAT DOES NOT CAUSE BLOWN DIRT TO OCCUR.

3. PREPARED BOARD FENCES, SILT FENCES, SNOW FENCES, BURAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

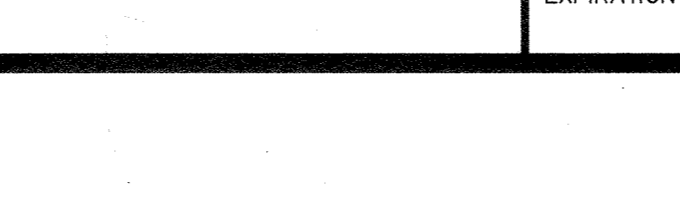
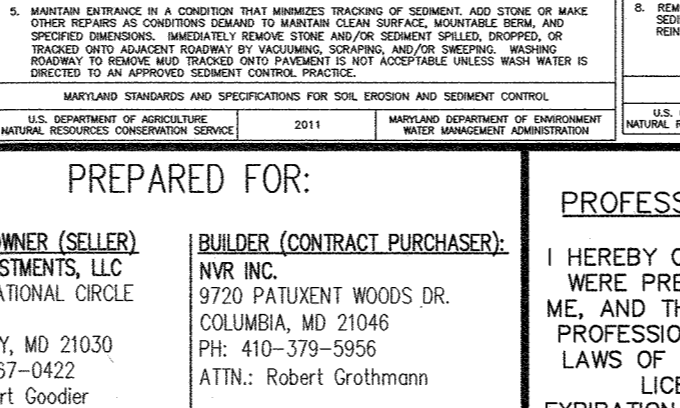
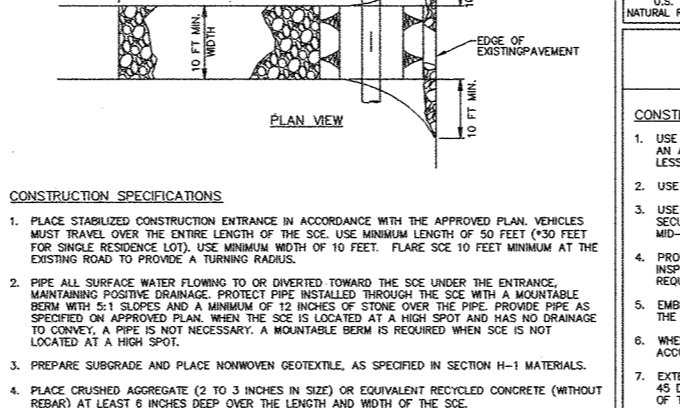
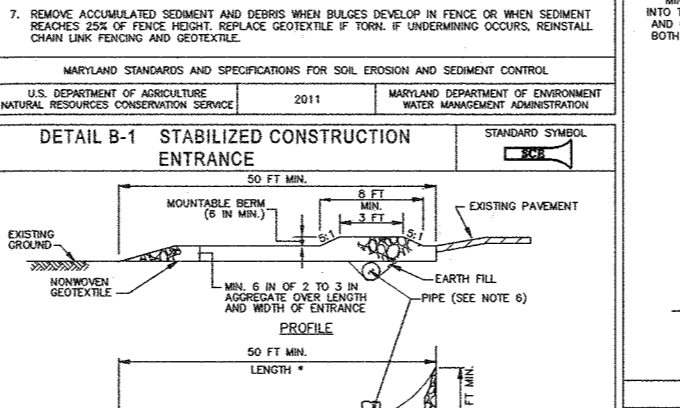
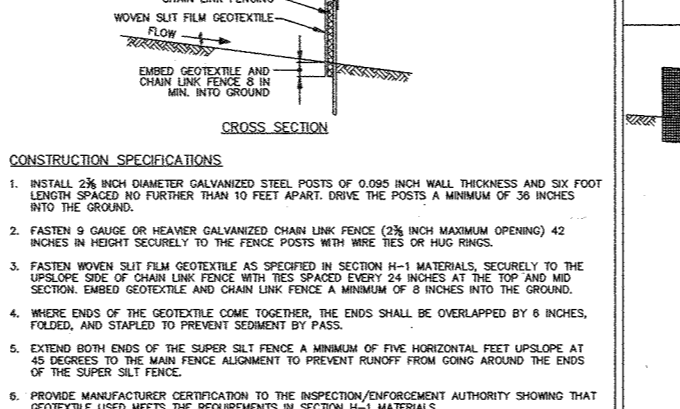
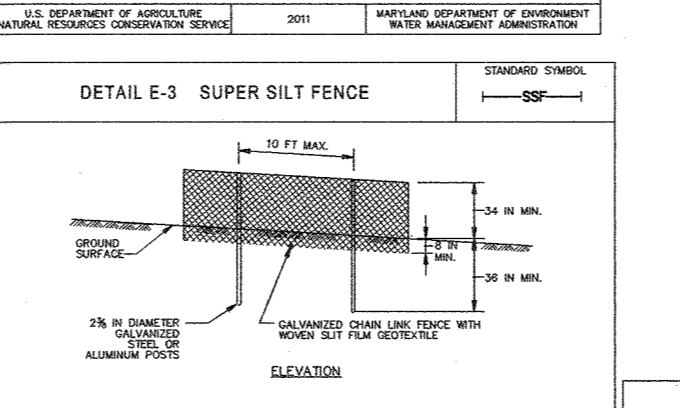
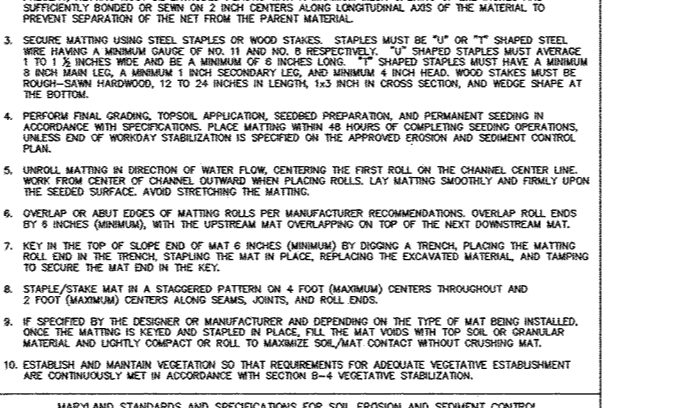
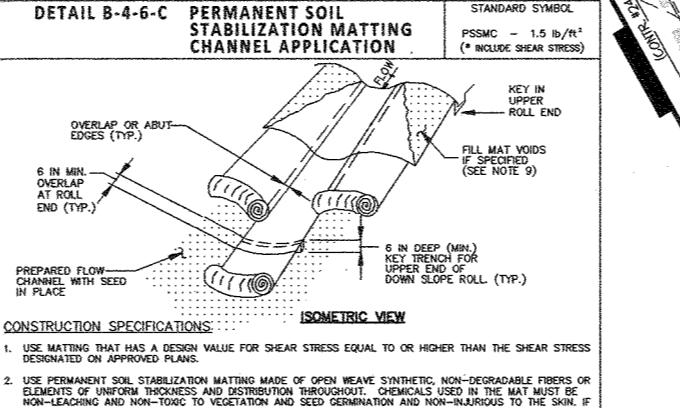
4. CHEMICAL TREATMENT USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

DETAIL B-4-4-C PERMANENT SOIL STABILIZATION MATING CHANNEL APPLICATION

FIGURE B-4-4-C: 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")

CONSTRUCTION SPECIFICATIONS:

- INSTALL PERMANENT SOIL STABILIZATION MATING CHANNELS AT THE END OF EACH GRADING UNIT. CHANNELS SHALL BE 18" WIDE, 18" DEEP, AND 18" HIGH. CHANNELS SHALL BE CONCRETE OR METAL.
- CHANNELS SHALL BE INSTALLED AT THE END OF EACH GRADING UNIT. CHANNELS SHALL BE 18" WIDE, 18" DEEP, AND 18" HIGH. CHANNELS SHALL BE CONCRETE OR METAL.
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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: EXPOSED SOILS WHERE GROUND COVER IS REQUIRED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA:

1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 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. IF THIS SUMMARY IS NOT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

3. WHEN STABILIZATION IS REQUIRED DURING A SEEDING SEASON, APPLY SEED AND MULCH STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

| NO. | SPECIES | APPLICATION RATE (lb./ac) | SEEDING DATES | SEEDING DEPTHS (IN) | FERTILIZER RATE (10-10-10) | LIME RATE | REMARKS |
|-----|--------------|---------------------------|-------------------|---------------------|----------------------------|------------|---------|
| | | | | | | | |
| 1 | RYEGRASS | 40 lb/ac | Mar. 1 to May 15 | 0.5 inches | 10 lb./ac | 2 tons/ac | |
| 2 | PEARL MILLET | 20 lb/ac | May 16 to July 31 | 1.0 inch | 1,000 #/ac | 1,900 #/ac | |

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: EXPOSED SOILS WHERE GROUND COVER IS REQUIRED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA:

1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 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. IF THIS SUMMARY IS NOT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

3. WHEN STABILIZATION IS REQUIRED DURING A SEEDING SEASON, APPLY SEED AND MULCH STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

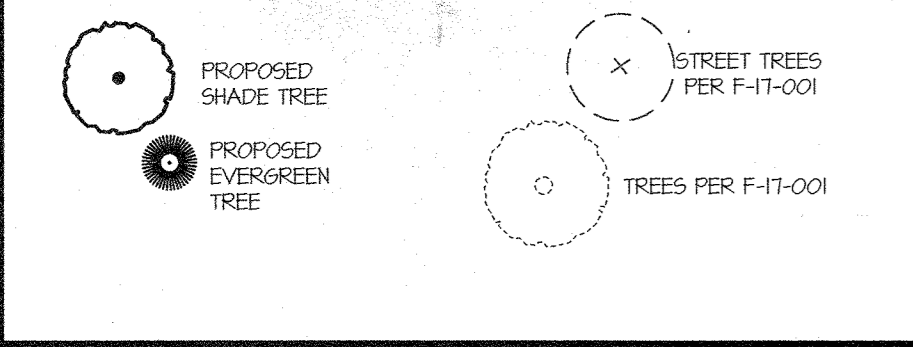
TEMPORARY SEEDING SUMMARY

| NO. | SPECIES | APPLICATION RATE (lb./ac) | SEEDING DATES | SEEDING DEPTHS (IN) | FERTILIZER RATE (10-10-10) | LIME RATE | REMARKS |
|-----|--------------|---------------------------|------------------|---------------------|----------------------------|-----------|---------|
| | | | | | | | |
| 1 | RYEGRASS | 40 lb/ac | Mar. 1 to May 15 | 0.5 inches | 10 lb./ac | 2 tons/ac | |
| 2 | PEARL MILLET | 20 lb/ac | May 1 | | | | |

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.A.N. 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 SODED 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" 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 \$ 6,000.00 FOR THE LOTS PER THIS S.O.P AS FOLLOWS:
 14 SHADE TREES @ \$300 EACH = \$ 4,200.00
 10 EVERGREEN TREES @ \$150 EACH = \$ 1,500.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

LANDSCAPE LEGEND



DEVELOPER'S/BULDER'S CERTIFICATE

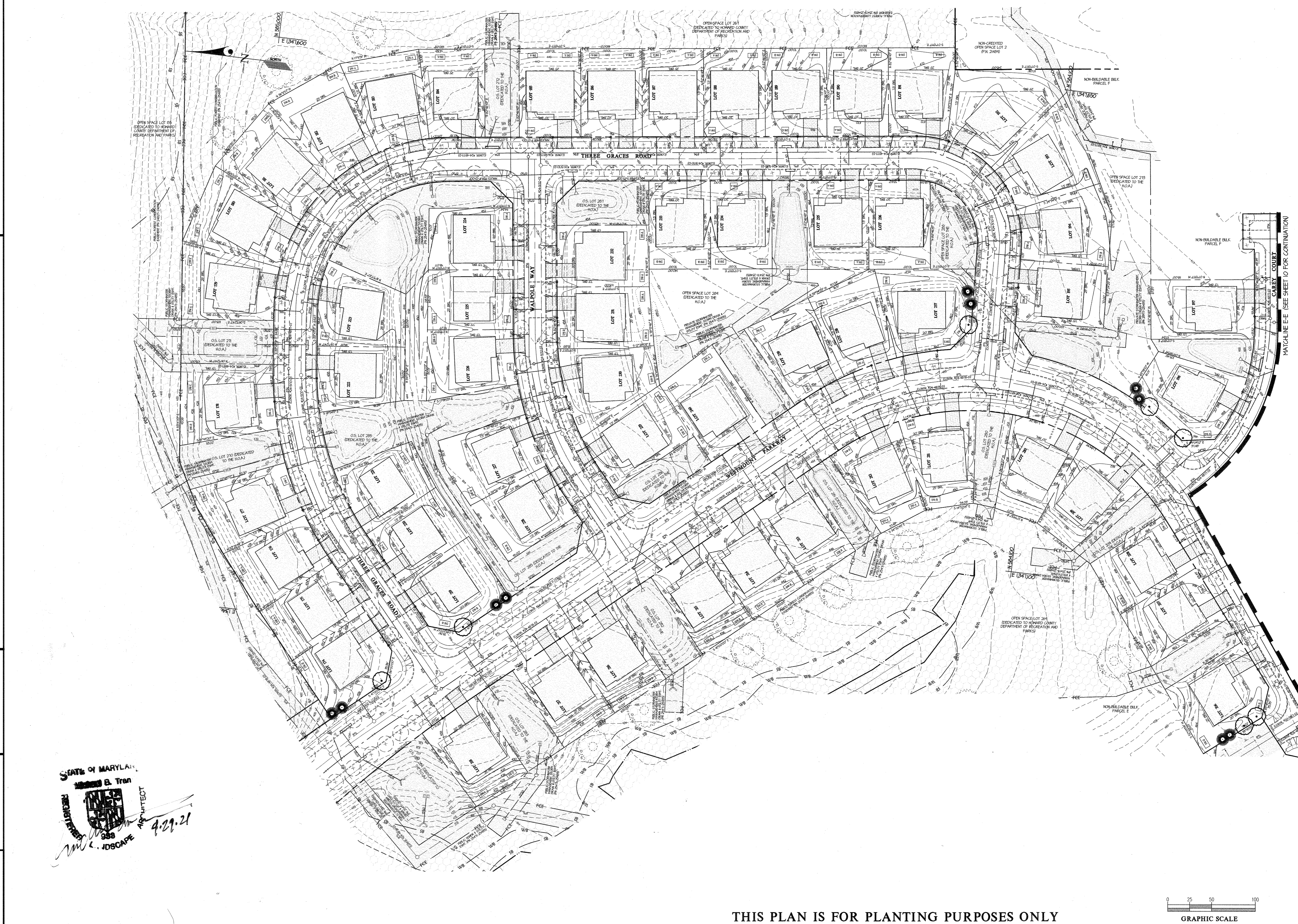
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT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

Michael B. Tran
 ARCHITECT
 4/29/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Ally Green* 6-10-21
 Chief, Division of Land Development: *Ally Green* 6/7/21
 Chief, Development Engineering Division: *JP* 5-26-21

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

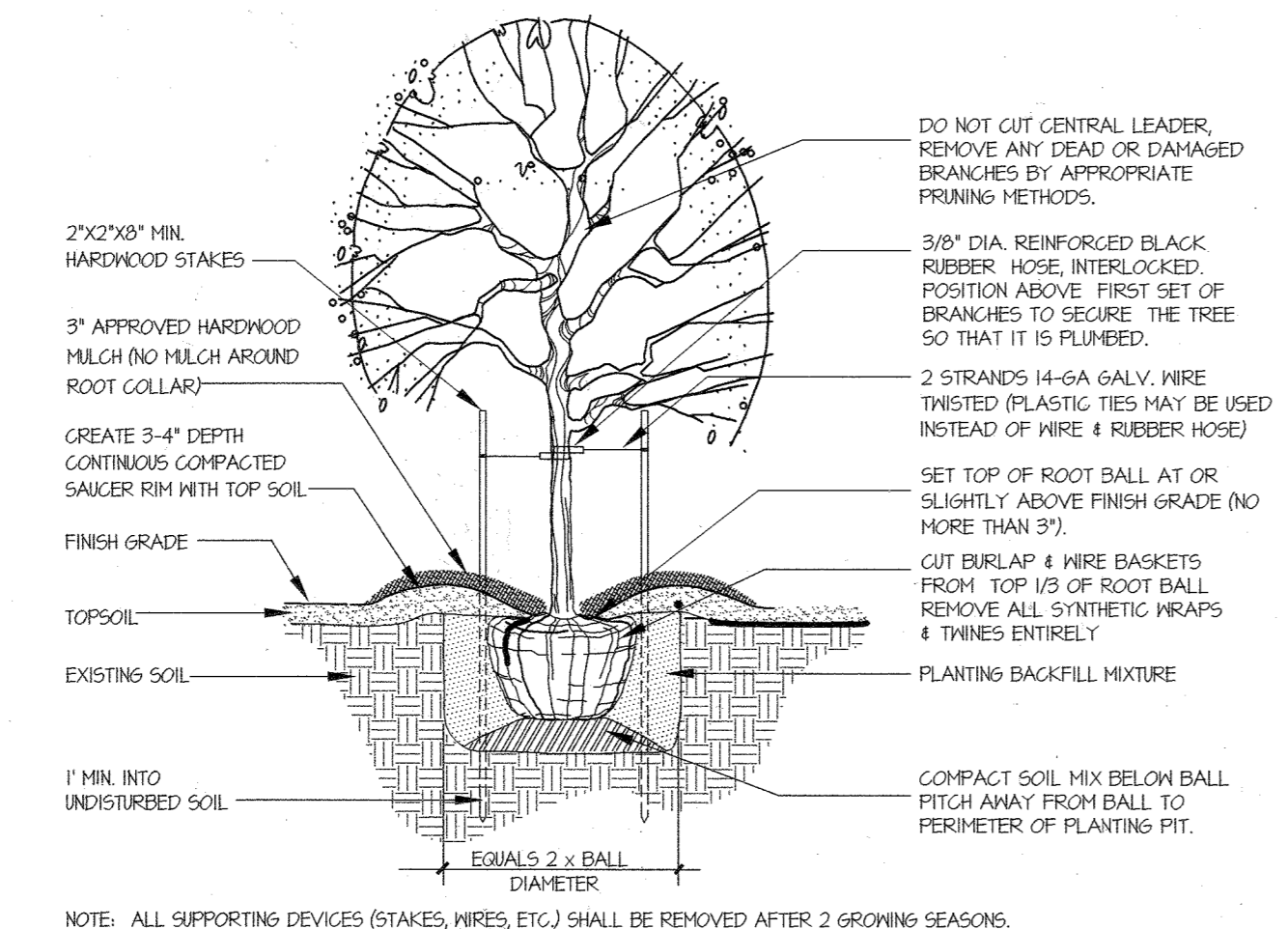


THIS PLAN IS FOR PLANTING PURPOSES ONLY

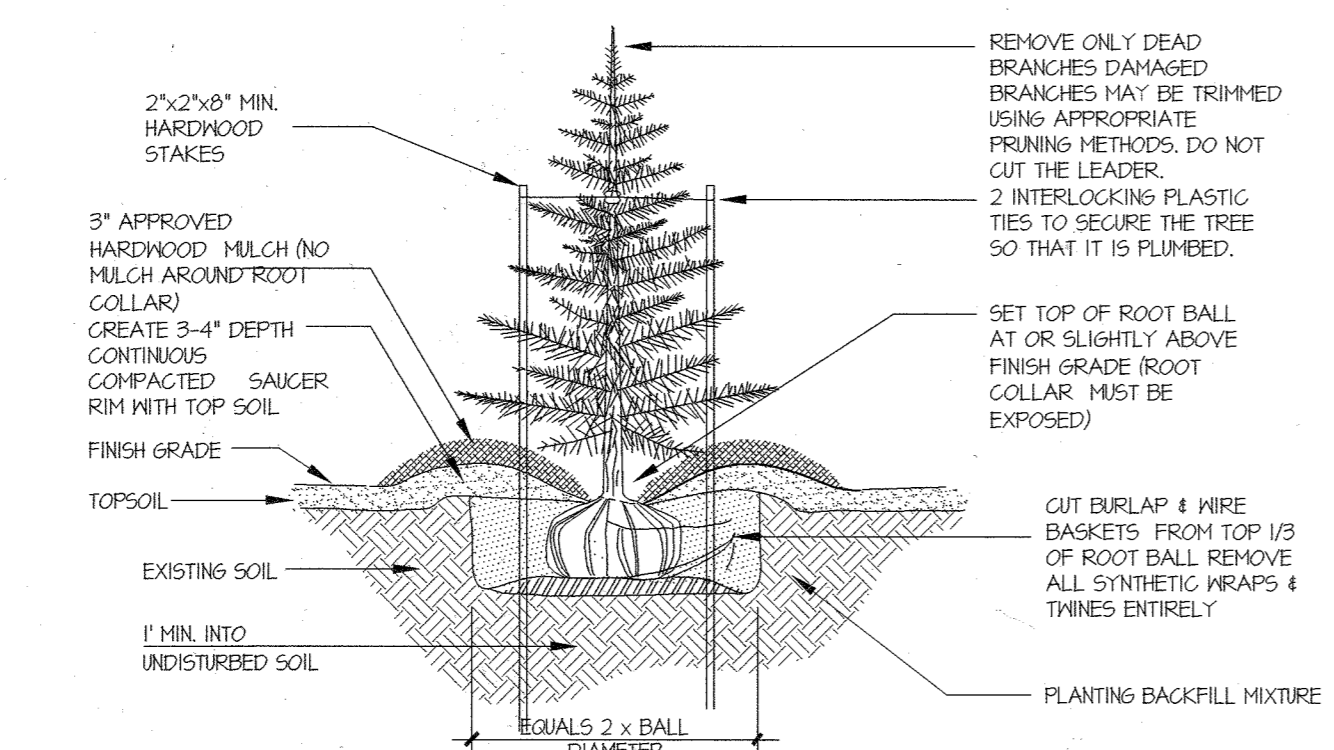
| | | | | | | |
|------------------|---|--|--|------------------|-------------------------|--------------------------|
| DESIGNED BY: MBT | PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC 307 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: Robert Goodler | BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PARLUXENT WOODS DR. COLLINGS, MD 21046 PH: 410-379-5956 ATTN: Robert Grothmann | LANDSCAPE PLAN | SCALE: 1" = 50' | ZONING: R-ED | G. L. W. FILE No.: 20013 |
| DRAWN BY: KLP | ELECTION DISTRICT No. 2 | | WESTMOUNT PHASE 3 - LOTS 174-266 (SFD RESIDENTIAL USE) PLAT Nos. 25471-25485 | DATE: APRIL 2021 | TAX MAP - GRID: 23-10 | SHEET: 9 OF 10 |
| CHECKED BY: OKG | DATE: _____ | REVISION: _____ | BY: _____ | APPR: _____ | HOWARD COUNTY, MARYLAND | |

| RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A) | | | | | | | | | |
|---|--|---------|---------|---------|---------|---------|---------|---------|---------|
| USE SITUATION | SIDE OF SFD ORIENTED TO ROADWAY | | | | | | | | |
| LANDSCAPE TYPE | TYPE-B (1:50 SHADE TREES + 1:40 EVERGREEN TREES) | | | | | | | | |
| PERIMETER LOCATION | LOT 174 | LOT 176 | LOT 205 | LOT 206 | LOT 214 | LOT 231 | LOT 251 | LOT 264 | LOT 265 |
| SIDE LENGTH OF LOT | 62.6' | 70.2' | 61.66' | 70.22' | 70.0' | 60.43' | 71.76' | 80.0' | 75.0' |
| CREDIT FOR EXISTING VEGETATION | N/A | N/A | 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 | N/A | N/A |
| NUMBER OF PLANTS REQUIRED | | | | | | | | | |
| SHADE TREES | 1 | 2 | 1 | 2 | 1 | 1 | 2 | 2 | 2 |
| EVERGREEN TREES | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| SHRUBS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| NUMBER OF PLANTS PROVIDED | | | | | | | | | |
| SHADE TREES | 1 | 2 | 1 | 2 | 1 | 1 | 2 | 2 | 2 |
| EVERGREEN TREES | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| OTHER TREES (≥ 2:1 SUBSTITUTION) | 0 | 0 | 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 | N/A | N/A |

| LANDSCAPE SURETY PER LOT | | | |
|--------------------------|----------------|-----------|-------------------|
| LOT No. | PLANT QUANTITY | | SURETY AMOUNT |
| | SHADE TREES | EVERGREEN | |
| 174 | 1 | 2 | \$ 600.00 |
| 176 | 2 | 2 | \$ 900.00 |
| 205 | 1 | 2 | \$ 600.00 |
| 206 | 2 | 2 | \$ 900.00 |
| 214 | 1 | 2 | \$ 600.00 |
| 231 | 1 | 2 | \$ 600.00 |
| 251 | 2 | 2 | \$ 900.00 |
| 264 | 2 | 2 | \$ 900.00 |
| 265 | 2 | 2 | \$ 900.00 |
| TOTAL | 14 | 18 | \$ 6900.00 |



DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIFER NO SCALE

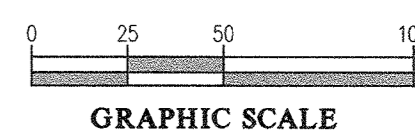


EVERGREEN TREE PLANTING DETAIL NTS

| PLANT LIST | | | | |
|------------|--------|--|------------------------------|------------------------|
| SYMBOL | QUANT. | NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER | SIZE | COMMENTS |
| SHADE | 14 | CERCIDIPHYLLUM JAPONICA / KATSURATREE BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH | 3" CAL. MIN. 10'-12' h.t. | ALL B4B SINGLE STEM |
| EVERGREEN | 18 | PICEA OMORICA / SERBIAN SPRUCE ILEX OPACA / AMERICAN HOLLY ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY CEDRUS DEODORA / DEODAR CEDAR | 6-8" HT. | ALL B4B |



THIS PLAN IS FOR PLANTING PURPOSES ONLY



STATE OF MARYLAND
James B. Tran
Professional Engineer
4/29/21

DEVELOPER'S/BUILDER'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.
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DATE: 4/29/21
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 6-10-21
Chief, Division of Land Development: [Signature] Date: 6/17/21
Chief, Development Engineering Division: [Signature] Date: 5-26-21

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
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| DESIGNED BY: | DATE: | REVISION: | BY: | APPR.: |
|--------------|-------|-----------|-----|--------|
| MBT | | | | |
| DRAWN BY: | | | | |
| KLP | | | | |
| CHECKED BY: | | | | |
| OKG | | | | |

PREPARED FOR:
PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC
307 INTERNATIONAL CIRCLE
SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: Robert Goodier

BUILDER (CONTRACT PURCHASER):
NVR INC.
5729 PATRULANT WOODS DR.
COLUMBIA, MD 21046
PH: 410-379-5956
ATTN: Robert Grottmann

LANDSCAPE PLAN
WESTMOUNT
PHASE 3 - LOTS 174-266
(SFD RESIDENTIAL USE)
PLAT Nos. 25471-25485

ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|------------|----------------|-------------------|
| 1" = 50' | R-ED | 20013 |
| DATE | TAX MAP - GRID | SHEET |
| APRIL 2021 | 23-10 | 10 OF 10 |