GENERAL NOTES

LOCATION: TAX MAP:

D.R.R.A. IS RECORDED AT L. 12722 F. 248

BETWEEN ITEMS UNLESS OTHERWISE NOTED.

ENGINEERING DIVISION ON NOVEMBER 4, 2014.

DIVISION ON NOVEMBER 4, 2014.

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

ELECTION DISTRICT: 2
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. 297-346 & 369-381) FOR THIS SITE DEVELOPMENT PLAN: 12.1± ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: F-II-058, ZB-I08TM, WP-II-132,

MP-15-038, MP-16-081, ECP-14-058, SP-14-008, F-15-087, F-16-046, F-17-001, F-21-032, SDP-19-044, SDP-19-045, SDP-21-024, F-19-071 AND THE

THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE

. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL

. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-15-087 AND AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING DECEMBER, 2008

MANAGEMENT DESIGN MANUAL, VOLUMES I AND 2, UTILIZING ON-LOT DRY MELLS (M5), RAINMATER HARVESTING (M-I) & LANDSCAPE INFILTRATION (M-3) AND ALSO MICRO-BIORETENTIONS THROUGHOUT THE SITE. DEVICES ON INDIVIDUAL LOTS MILL 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, MITHIN THESE DEVICES, HOWARD COUNTY MILL MAINTAIN THE STORM DRAIN INLETS AND ASSOCIATED PIPING AND THE HOA

IO. FINAL DIMENSIONS AND LOCATION OF ON-LOT STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN, WHEN ACTUAL HOUSE TO BE BUILT IS DETERMINED. SIGNIFICANT CHANGES TO ON-LOT SWM LOCATIONS ON BUILDING PERMIT PLOT PLANS WILL REQUIRE A REDLINE TO THE SDP.

. 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 VEGETATIVE COVER OR TREES, 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

12. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, THE FOREST

14. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (\$4,500,00 AS SHOWN ON SHEET 9 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).

15. WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 18, 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE

16. THE IOO-YEAR FLOODPLAIN LIMITS FOR THE THREE STREAMS THAT RUN THROUGH THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF THE APPROVAL OF SP-14-008.

18. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING

20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR

C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.

D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)

E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE.

MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

21. 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.

23. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT

25, NOTE FROM PLAT No. 25471 "PER THE DEVELOPER'S RIGHT AND RESPONSIBILITIES AGREEMENT RECORDED AT LIBER 12722 FOLIO 248, WHICH WAS

26. 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 DPW HAS AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.

SIGHT DISTANCE EASEMENTS SHOULD BE PROVIDED, AS NEEDED, SO STOPPING SIGHT DISTANCE FOR THE CORRESPONDING DESIGN SPEEDS

2. NO PARKING SHALL BE PERMITTED ALONG THE SUB-STANDARD CURVES. PLEASE SHOW SIGNAGE ON THE FINAL ROAD CONSTRUCTION PLANS.

3. DUE TO THE TIGHT CURVATURE, PLEASE PROVIDE A 26 FOOT (FACE OF CURB TO FACE OF CURB) PAVEMENT WIDTH FOR ALL CURVATURE

Jurisdiction | 2019 AM L.O.S. | 2019 PM L.O.S

29. THIS PLAN IS EXEMPT FROM THE COMPLETE STREETS REQUIREMENTS AS THE PRELIMINARY PLAN FOR THIS PROJECT WAS APPROVED IN FEBRUARY

STRUCTURES LOCATED ON ANY GIVEN RESIDENTIAL LOT DEVELOPED WITH A SINGLE-FAMILY DETACHED DWELLING MAY NOT EXCEED 600 SQUARE

24. PER SECTION 128.0.A.12.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 GOVERAGE PERMITTED FOR ALL OF THE ACCESSOR

27. ON MAY 10, 2018, HOWARD COUNTY APPROVED THE DESIGN MANUAL WAIVER FOR VOL. III, SECTION 2.3.A.I.a TO REDUCE THE MINIMUM

28. ON AUGUST 9, 2021, HOWARD COUNTY APPROVED THE DESIGN MANUAL WAIVER FOR VOL. III, SECTION 2.5.B.I (LOCATION AND SPACING)

State

State

State

Date 9/19/2023

9/18/2023

From the "Summary of Findings and Recommendations", the Westmount Development

satisfies Howard County Adequate Road Facilities Test Evaluation Regirements. No

22. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE

17. A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT

13. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING

8. PUBLIC WATER AND SEWER SHALL BE UTILIZED WITH WATER METER VAULTS LOCATED IN THE PUBLIC ROAD R/W. THE PUBLIC WS CONTRACTS THAT

SERVE THE 43 LOTS UNDER THIS SDP ARE: 24-4877-D, 24-4878-D, 24-5167-D, 20-5167-D; 24-5168-D, 24-5169-D and 24-5170-D.

I. STORMWATER MANAGEMENT FOR THE **64** LOTS UNDER THIS SDP IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER

3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK,

5. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED.

SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET

6. THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144A (FREDERICK ROAD) IS A SCENIC ROAD

WILL BE REQUIRED TO MAINTAIN THE PLANTS, SOIL, MULCH, MOWING, ETC.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.

III. THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.

. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2"MIN

FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

FEET IN SIZE FOR A LOT IN THE PLANNED PUBLIC WATER AND SEWER SERVICE AREA.

RECORDED ON 09/17/2010, THIS PLAN IS NOT SUBJECT TO MIHU REQUIREMENTS AND FEE-IN-LIEU"

A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)

MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.

PERTAINING TO A MINIMUM OF 250' INTERSECTION SPACING.

30. SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:

Date of Counts: February 11, 2014

MD 144 & Folly Quarter Road

MD 144 & Cornell Lane (site access 2)

SINGLE FAMILY DETACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 69

lynda Eisenberg

REQUIRED PARKING (@ 2 SPACES PER UNIT) = 138 SPACES

TOTAL REQUIRED PARKING SPACES = 173 SPACES

Chief, Division of Landus and popment

PARKING PROVIDED:

© GLW 2023

MD 144 & Old Ellicott Circle (site access 1)

2015 WHICH IS PRIOR TO THE ADOPTION OF THE COMPLETE STREETS MANUAL.

The study was submitted as part of the SP 14-008 submission.

recommendations were made for saftey improvements

REQUIRED OVERFLOW PARKING (@ 05 SPACES/UNIT PER DMV 3, TABLE 2.11)= 35 SPACES

APPROVED: HOWARD SQUINTY DEPARTMENT OF PLANNING & ZONING

4 PARKING SPACES/UNIT (2 GARAGE SPACES + 2 DRIVEWAY SPACES) x 69 UNITS = 276 SPACES

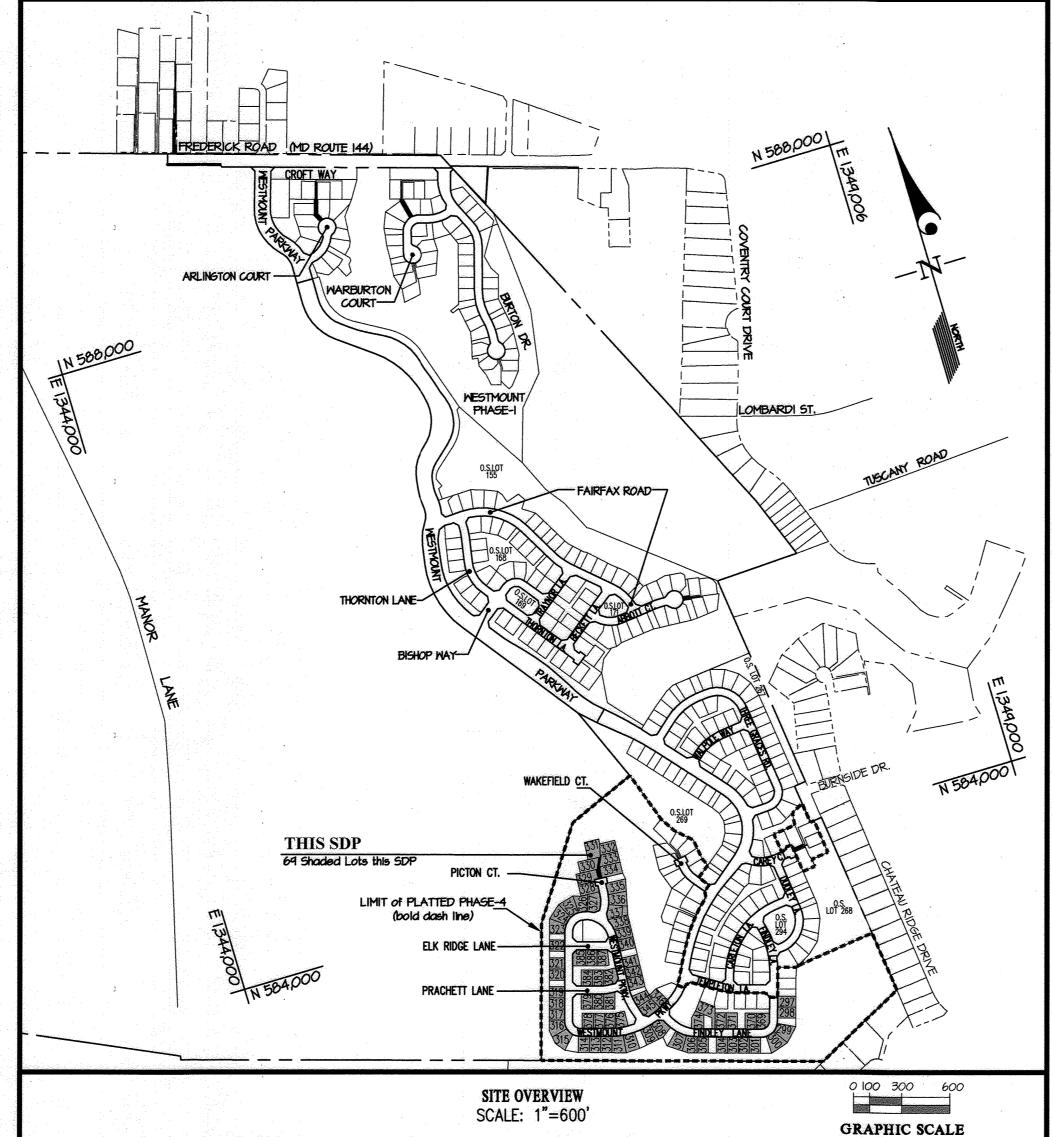
On Tuesday, February 11, 2014, Howard County schools were in session

COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 161A AND 23CA WERE USED FOR THIS PROJECT.

SITE DEVELOPMENT PLAN

Phase 4 - LOTS 297-346 and 369-387

WESTMOUNT



	ON-LOT STORMWATE	R MANA	GEMENT	F PRACTICES (SDP-22-053)		
LOT No.	ADDRESS	Rainwater Harvesting M-1	Drywells M-5	Landscape Infiltration M-3	Disconnection of Non-Rooftop Runoff N-2	Sheetflow to Conservation N-3
297	4217 Findley Lane	(Quantity)	(Quantity) 3	(Quantity) 0	Y/N N	Y/N N
298	4221 Findley Lane	0	3	0	Ň	N
299	4229 Findley Lane	0	3	0	N	N
300	4233 Findley Lane	0	3	0	N	N
301	4241 Findley Lane	0	3	0	N	N
302 303	4245 Findley Lane	0	3	0	N ,	N N
304	4249 Findley Lane 4253 Findley Lane	0	3	0	N N	N N
305	4261 Findley Lane	0	3	Ö	N	N
306	4265 Findley Lane	0	3	0	N	Ň
307	4269 Findley Lane	0	3	0	N	N
308	3729 Westmount Parkway	0	3	0	N	N
309 310	3733 Westmount Parkway 3741 Westmount Parkway	0	3 3	0 0	N N	N N
311	3741 Westmount Parkway	0	3	0	N N	N N
312	3747 Westmount Parkway	0	3	0	N	N
313	3751 Westmount Parkway	0	3	0	N	N
314	3755 Westmount Parkway	0	3	0	• N	N
315	3763 Westmount Parkway	0	3	0	N.	N
316	3767 Westmount Parkway	0 2	3 2	0	N N	N N
317 318	3771 Westmount Parkway 3775 Westmount Parkway	2	2	0	N N	N N
319	3779 Westmount Parkway	2	2	0	N	N
320	3787 Westmount Parkway	2	2	0	N ,	N
321	3791 Westmount Parkway	2	2	0	N	N
322	3799 Westmount Parkway	2	2	0	N	N
323	3807 Westmount Parkway	2	11	0	N	N
324	3811 Westmount Parkway	0	2 2	0	Ŋ	N
325 326	3815 Westmount Parkway 3819 Westmount Parkway	0	2	0 0	N N	N N
327	3823 Westmount Parkway	0	2	0	N N	N N
328	4509 Picton Court	Ö	3	0	N	N
329	4517 Picton Court	0	3	0	N	N
330	4521 Picton Court	2	2	1	N	N
331	4523 Picton Court	2	2	1	Y	N
332 333	4524 Picton Court 4520 Picton Court	2	2 2	1 1	N N	N N
334	4516 Picton Court	0	2 3	0	N N	N N
335	4508 Picton Court	2	2	0	Ň	N
336	4504 Picton Court	2	2	Ō	Ñ	N
337	4500 Picton Court	0	3	0	N	N
338	3835 Westmount Parkway	2	3	0	N .	N
339	3839 Westmount Parkway	2	3	0	N N	N
340	3843 Westmount Parkway	2 0	3	0	N N	N N
341 342	3851 Westmount Parkway 3855 Westmount Parkway	0	3	0	N N	N N
343	3859 Westmount Parkway	2	3	0	N	N N
344	3867 Westmount Parkway	4	2	0	N	N
345	3871 Westmount Parkway	2	2	0	N	N
346	3724 Westmount Parkway	4	4	0	N	Ŋ
369	4230 Findley Lane	0	3	0	N	N
370 371	4240 Findley Lane 4250 Findley Lane	0	3 3	<u>0</u> 0	N N	N N
372	4250 Findley Lane	0	3	0	N N	N N
373	4258 Findley Lane	0	3	0	Ň	Ň
374	4266 Findley Lane	0	3	0	Ń	N
375	3740 Westmount Parkway	0	3	0	N	N
376	3744 Westmount Parkway	0	3	0	N	N
377 378	3748 Westmount Parkway	0	3 3	0 0	N N	N N
378	3752 Westmount Parkway 4701 Pratchett Lane	0	3	0	N .	N N
380	4701 Pratchett Lane	0	3	0	N	N N
381	4707 Pratchett Lane	ő	2	0	N N	N N
382	4708 Pratchett Lane	0	2	0	N	N
383	4704 Pratchett Lane	0	2	0	N	N
384	4700 Pratchett Lane	0	2	0	N	N
385 386	4600 Elk Ridge Lane 4604 Elk Ridge Lane	0	<u>1</u> 2	0	N N	N N
387	4608 Elk Ridge Lane	0	2	0	N N	N N
	MBER OF ON-LOT SWM DEVICES	42	177	4	and the state of t	tani ny manana i manana katana ana katana a

ADDRESS CHART LOT No. | ADDRESS 4221 Findley Lane 299 4229 Findley Lane 301 4241 Findley Lane 4249 Findley Lane 305 4261 Findley Lane 306 4265 Findley Lane 307 4269 Findley Lane 308 3729 Westmount Parkway 309 3733 Westmount Parkway 3741 Westmount Parkway 311 3743 Westmount Parkway 312 3747 Westmount Parkway 313 3751 Westmount Parkway 3751 Westmount Parkway 3755 Westmount Parkway 315 3763 Westmount Parkway 316 3767 Westmount Parkway 317 3771 Westmount Parkway 318 3775 Westmount Parkway 319 3779 Westmount Parkway 320 3787 Westmount Parkway 3799 Westmount Parkway 3807 Westmount Parkway 324 3811 Westmount Parkway 327 3823 Westmount Parkway 328 4509 Picton Court 330 4521 Picton Court 331 4523 Picton Court 332 4524 Picton Court 333 4520 Picton Court 334 4516 Picton Court 335 4508 Picton Court 336 4504 Picton Court 337 4500 Picton Court 338 3835 Westmount Parkway 339 3839 Westmount Parkway 340 3843 Westmount Parkway 341 3851 Westmount Parkway 342 3855 Westmount Parkway 343 3859 Westmount Parkway 344 3867 Westmount Parkway
345 3871 Westmount Parkway
346 3724 Westmount Parkway
369 4230 Findley Lane
370 4240 Findley Lane 371 4250 Findley lane 372 4254 Findley lane 373 4258 Findley Lane 374 4266 Findley Lane 375 3740 Westmount Parkway 376 3744 Westmount Parkway 377 3748 Westmount Parkway 378 3752 Westmount Parkway 379 4701 Pratchett Lane 380 4703 Pratchett Lane 381 4707 Pratchett Lane 382 4708 Pratchett Lane 383 4704 Pratchett Lane 384 4700 Pratchett Lane 4600 Elk Ridge Lane 4604 Elk Ridge Lane 387 4608 Elk Ridge Lane

PINE GLOBE DRIVE

MEADOWS

MANOR

GRID: E6 & E

RIDGE

23CA: NORTHING: 588,035.663

EASTING: 1,348,385.546

ELEVATION: 482.20

HILL

WESTMOUNT

VICINITY MAP

SCALE: 1" = 2.000'

BENCHMARKS

1,346,343.626

(see 1:600 Scale

16IA: NORTHING:

EASTING:

ELEVATION:

TOTAL NUMBER OF ON-LOT SWIN DEVICES 42 1/1 4 <u>ON-LOT SWM NOTES:</u> ALL ON-LOT SWM DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.

2. 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.

PERMIT INFORMATION CHART SEWER CODE: DEVELOPMENT NAME: WESTMOUNT (Phase 4) 6023.03 P.N. 26122-26132 \$ 26242 R-ED G. L. W. FILE No. 22033

(Hd) Edmondson hief, Development Eligineening Division

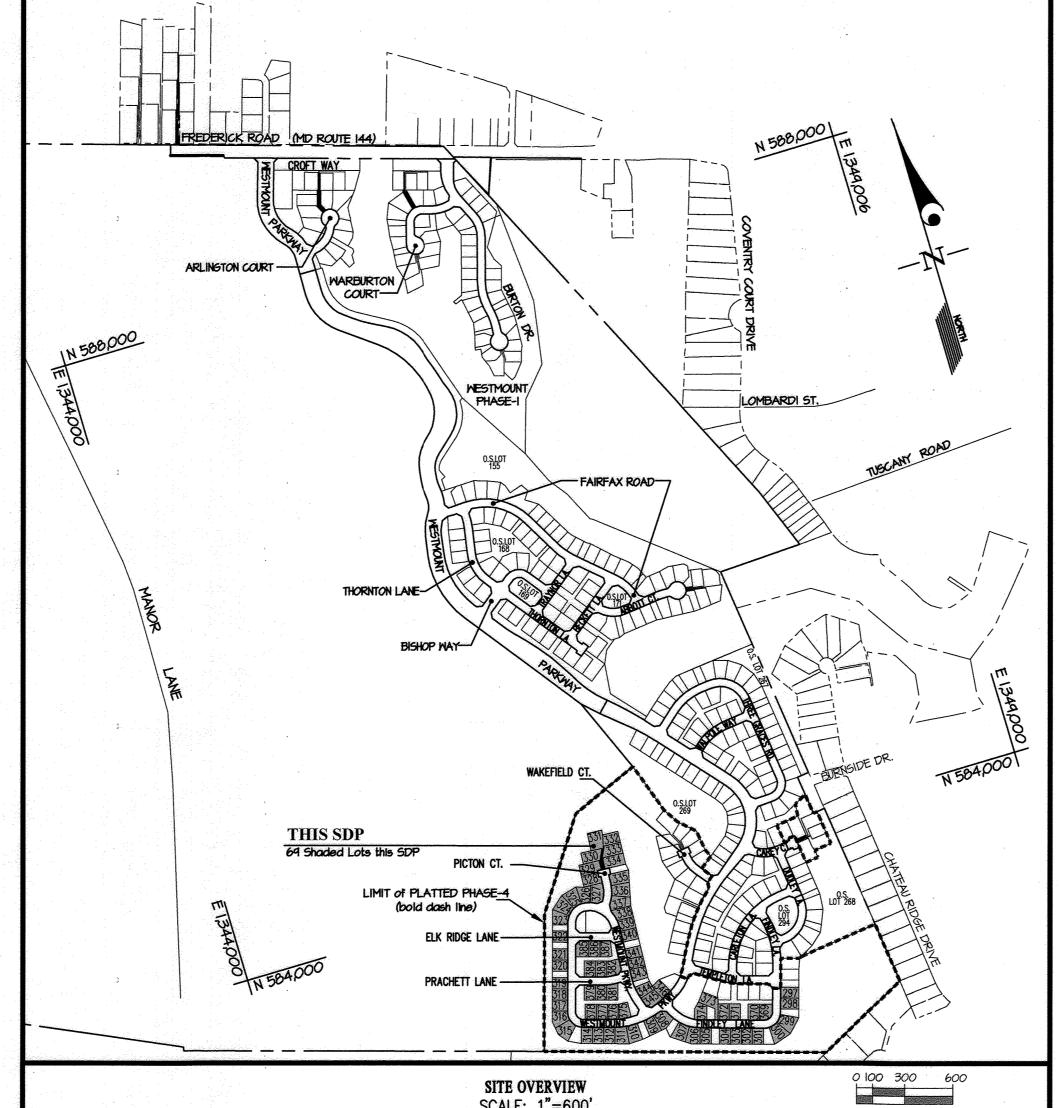
6/6/24 1 Update house type names & Lot 331 to also fit Trevisio | KIP 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186 DATE

HUNT VALLEY, MD 21030 PH.: 443-367-0422 ATTN.: Robert Goodier

PROFESSIONAL CERTIFICATION 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, ATTN.: Robert Grothmann LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2024

08/28/23

COVER SHEET AS SHOWN WESTMOUNT PHASE 4 - LOTS 297-346 and 369-387 (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242 HOWARD COUNTY, MARYLAND



SHEET INDEX

2. SITE DEVELOPMENT PLAN

3. SITE DEVELOPMENT PLAN 4. SITE DEVELOPMENT PLAN 5. SITE DEVELOPMENT PLAN

6. SITE DETAILS SEDIMENT CONTROL PLAN 8. SEDIMENT CONTROL PLAN 9. LANDSCAPE PLAN

LOT DEVELOPMENT DATA I. GENERAL SITE ANALYSIS DATA

B. AREA OF THIS PLAN SUBMISSION:

C. AREA OF DISTURBANCE BY THIS SDP: 13.3± ACRES

R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.

13.3± ACRES (L.O.D.)

B. PROPOSED USE OF SITE: 69 SFD RESIDENTIAL DWELLINGS C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-5176-D, #20-5177-D, #24-5178-D)

P. PARKING REQUIRED AND PROVIDED: SEE CHART BELOW E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-15-087

2. AREA TABULATION A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 12.11 AC.

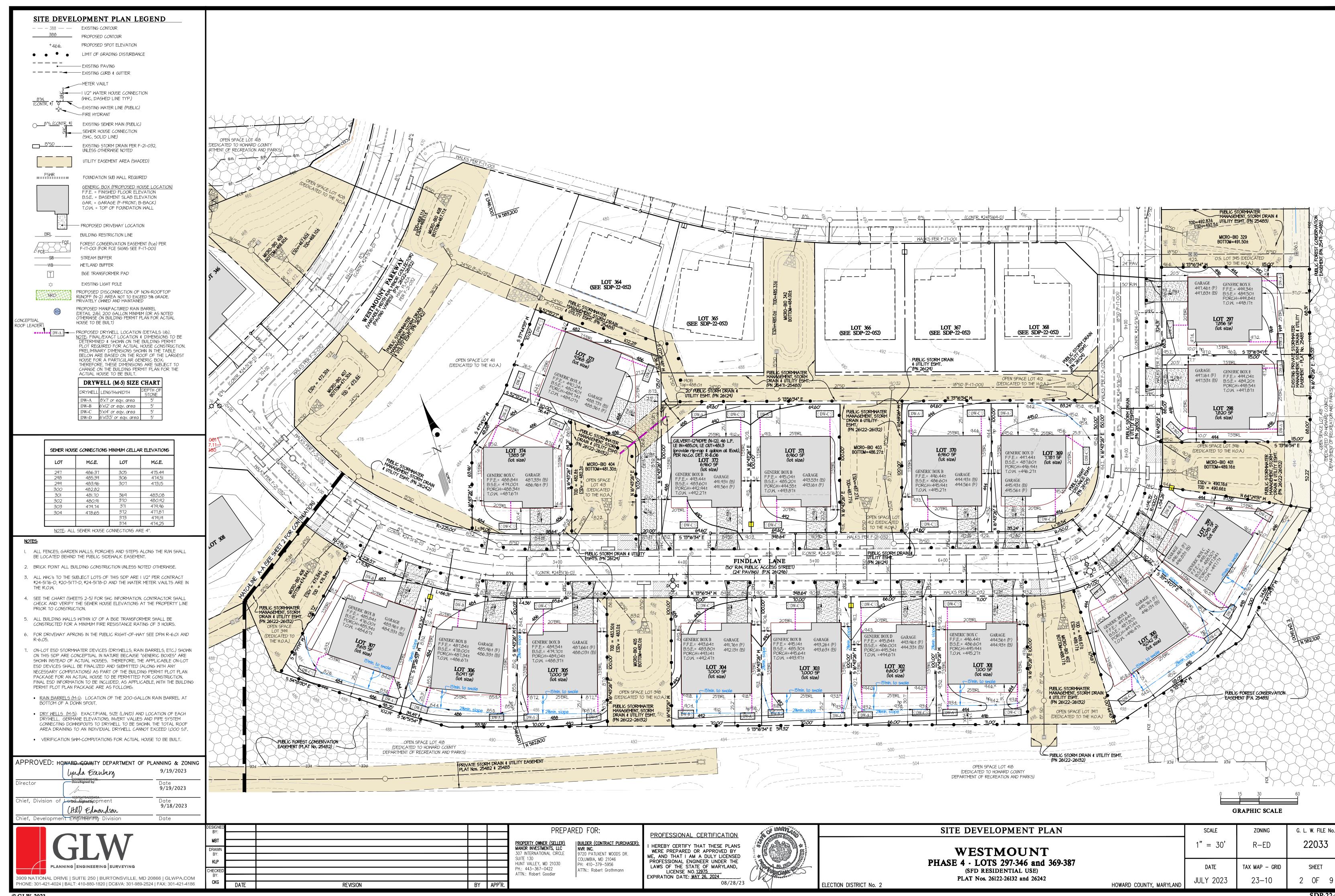
NOTE: THIS SDP IS NOT SUBJECT TO MIHU REQUIREMENTS AND FEE-IN-LIEU (SEE GENERAL NOTE 25)

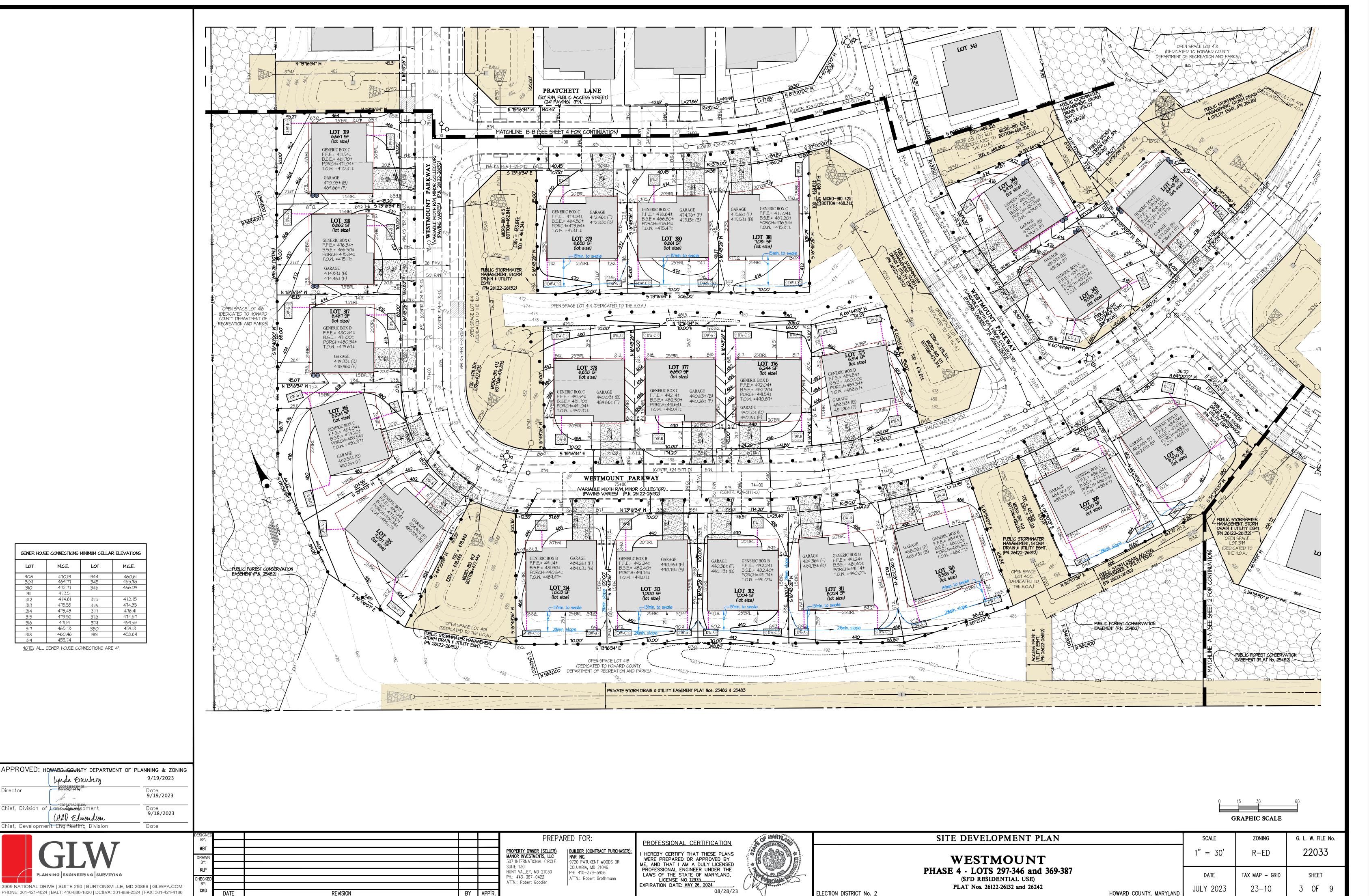
PREPARED FOR: PROPERTY OWNER (SELLER)
MANOR INVESTMENTS, LLC BUILDER (CONTRACT PURCHASER) 307 INTERNATIONAL CIRCLE 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046

PH: 410-379-5956

ELECTION DISTRICT No. 2

OF 9





© GLW 2023

Director

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

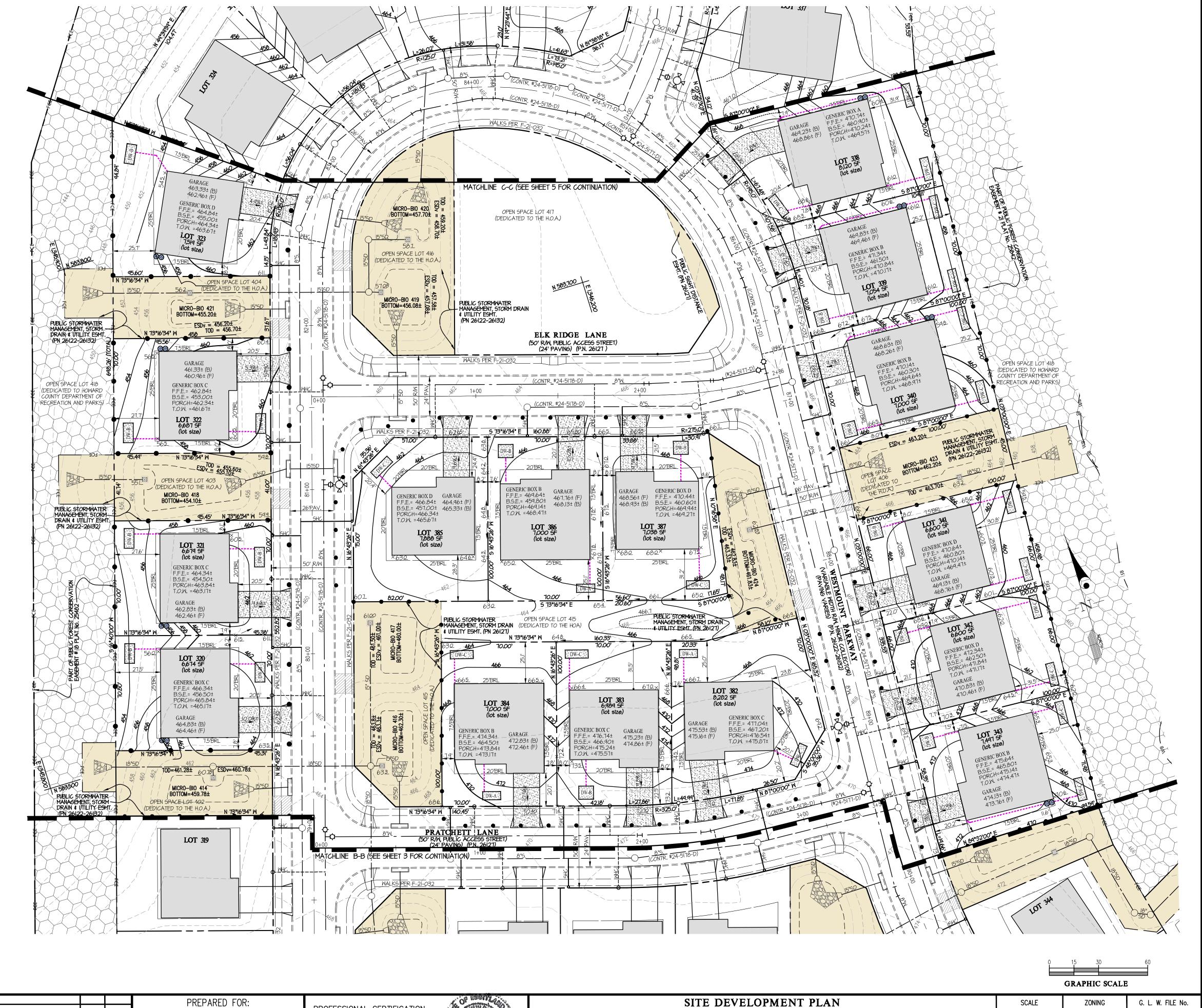
Lynda Eisenberg

CHAD Edmondson

PLANNING ENGINEERING SURVEYING

Chief, Division of Landus Grade pment

hief, Development EMGITHEFITHS Division



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS						
L <i>O</i> T	M.C.E.	L <i>O</i> T	M.C.E.			
320	452.59	382	458.86			
321	451.53	383	459.47			
322	450.47	384	460.11			
323	451.09	385	452.48			
		386	455.37			
338	453.40	387	454.76			
339	453.68					
340	454.30					
341	455.IO					
342	455.94					
343	456.61					

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD GOUNTY DEPARTMENT OF PLANNING & ZONING 9/19/2023 Lynda Eisenberg Date **9/19/2023** Director Date **9/18/2023** Chief, Division of Landus Grade pment CHAD Edmondson

PLANNING ENGINEERING SURVEYING

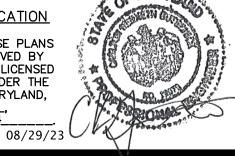
Chief, Development Effigitiff Division

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186 DATE REVISION

BY APP'R.

307 INTERNATIONAL CIRCLE 9720 PATUXENT WOODS DR. OLUMBIA, MD 21046 HUNT VALLEY, MD 21030 PH: 410-379-5956 PH.: 443-367-0422 ATTN.: Robert Grothmann 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. 12975______, EXPIRATION DATE: MAY 26, 2024______.

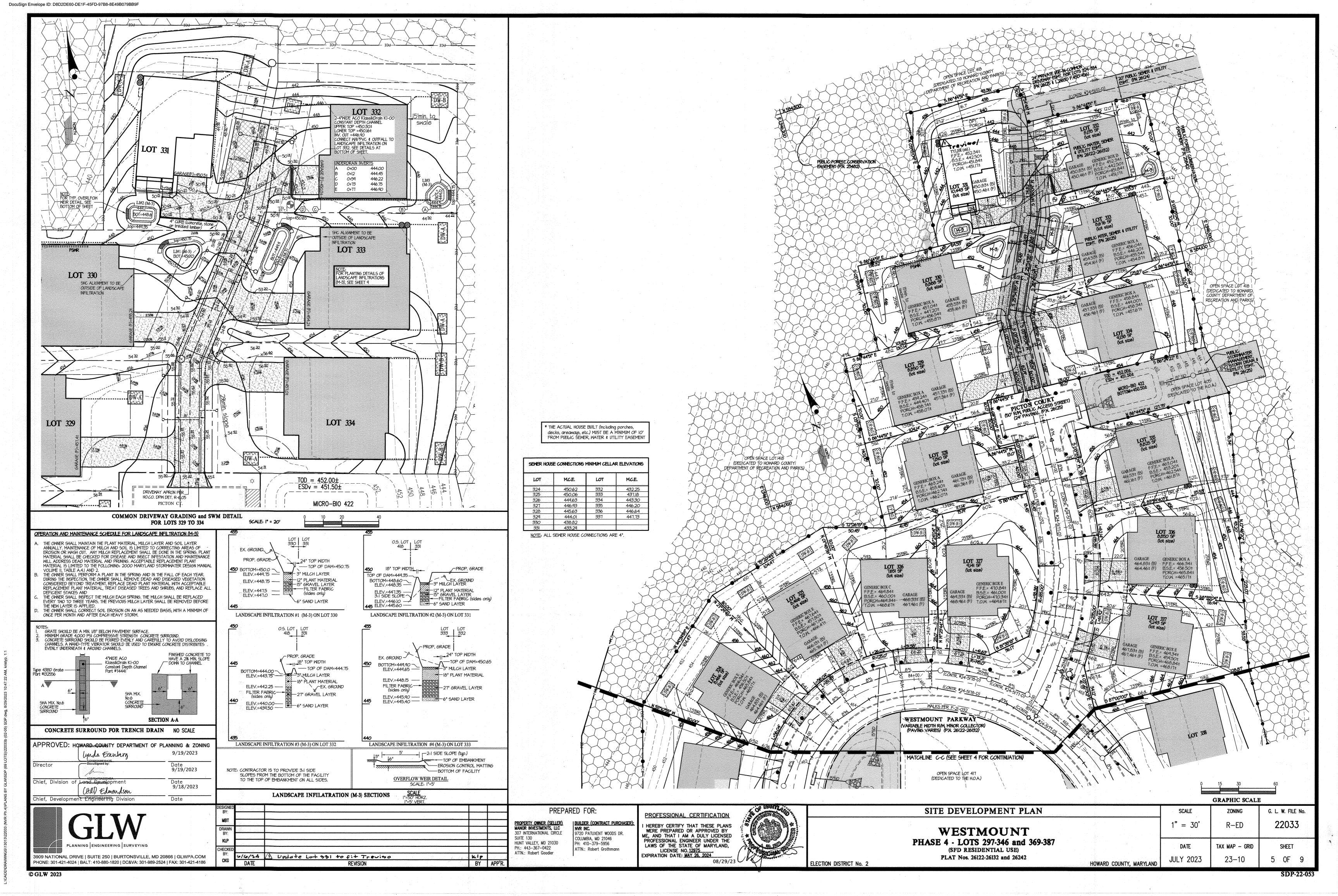


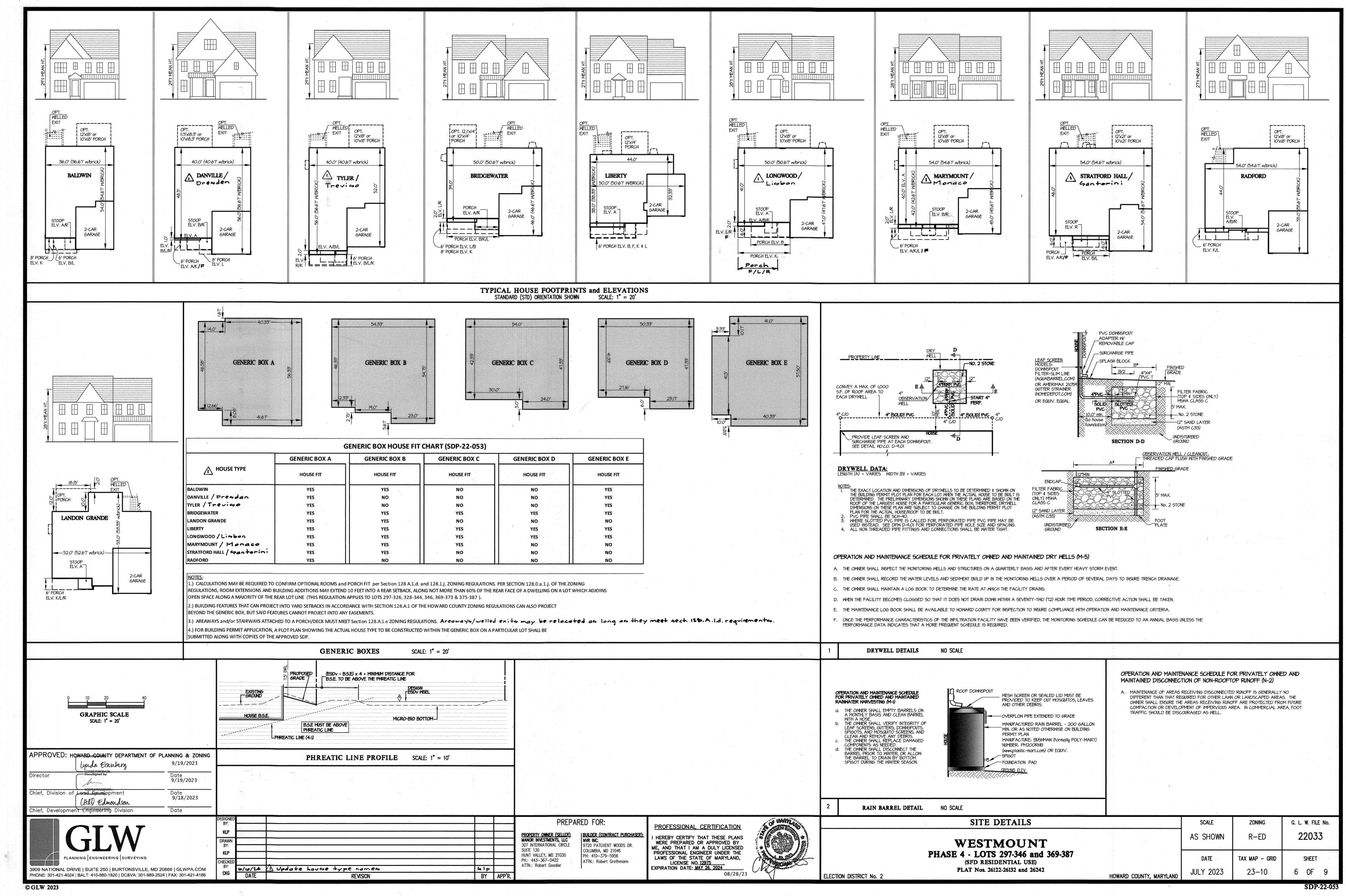
ELECTION DISTRICT No. 2

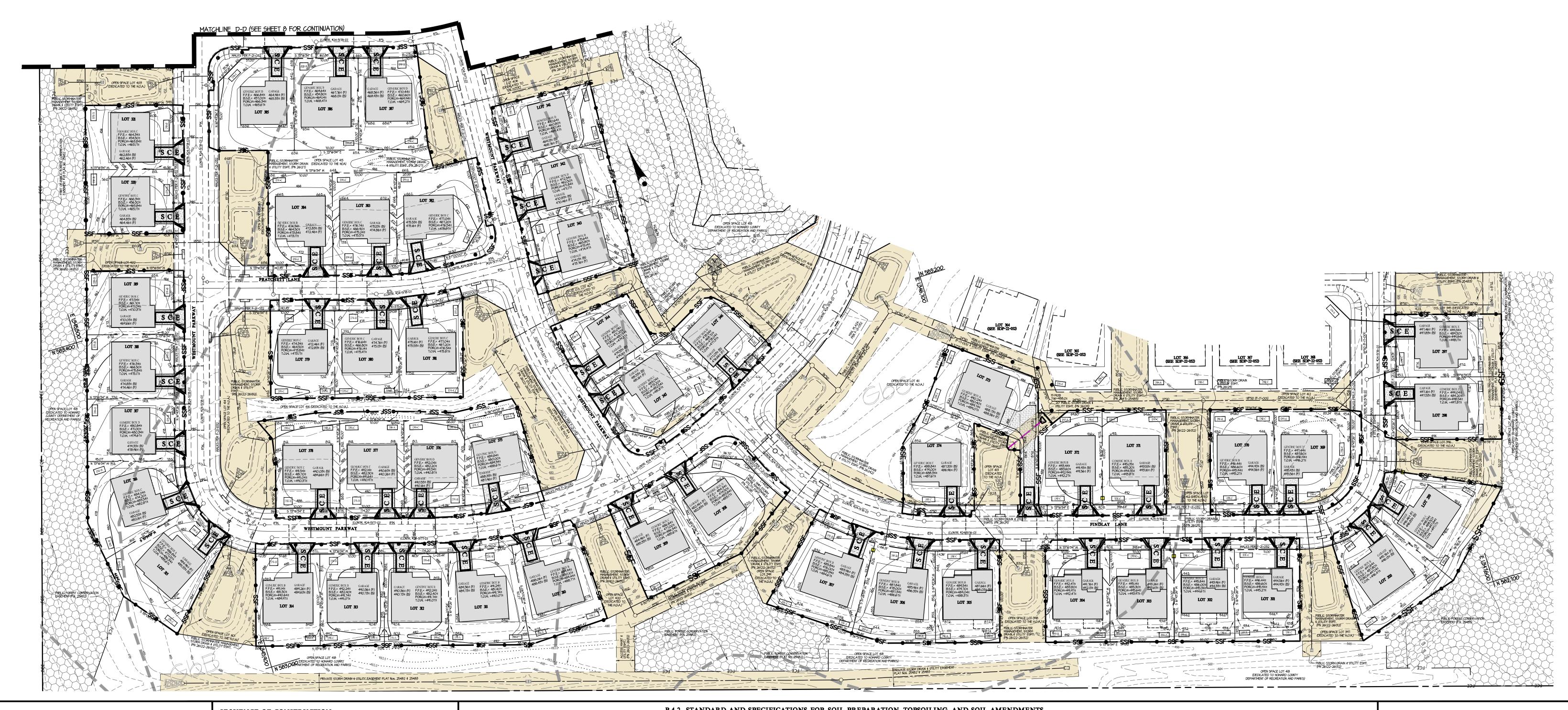
WESTMOUNT PHASE 4 - LOTS 297-346 and 369-387 (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242

22033 R-EDDATE TAX MAP - GRID 4 OF 9 JULY 2023 HOWARD COUNTY, MARYLAND

SHEET







OWNER'S/DEVELOPER'S/BUILDER'S CERTIFICATION "I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL É DONE PURSUANT TO THIS APPROVED ERÓSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROISION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONDERVATION DISTRICT AND/OR MDE."

8-28-23 OWNER'S/DEVELOPER'S/BUILDER'S SIGNATURE DATE

PRINTED NAME & TITLE

Regional Land Development Manager

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Olexander Bratchie 9/19/2023 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARDUSGOUNTY DEPARTMENT OF PLANNING & ZONI lynda Eisenberg Director 9/19/2023 Chief, Division of Lamous Gasas pment 9/18/2023 (HD) Edmondson

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**. DELAY CONSTRUCTION OF LANDSCAPE INFILTRATIONS ON LOTS 330-333 UNTIL SOC #6 Duration: 1-day.
- 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) DRIVEWAY MAY BE INSTALLED AT ANY TIME DURING HOUSE
- ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD (SEE SOC #6). Duration: 2-days. INSTALL LANDSCAPE INFILTRATIONS ON LOTS 330-333 (THAT WERE DELAYED IN SOC#2) AND INSTALL/CONNECTS ANY STORM DRAIN.
- 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.

DATE

DESIGNER'S CERTIFICATION I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

08/28/23 DESIGNER'S SIGNATURE

12975 MD REGISTRATION No.

- EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
- SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL 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.

 APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.

 APPLY FERTILIZER AND FERTILIZER AND THE TOP 3 TO BE INCLUSED OF SOIL BY DISKING OR OTHER SUITABLE MEANS. CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BUILD THE HOUSE AND INSTALL THE
- . PERMANENT STABILIZATION AS EACH HOUSE NEARS COMPLETION, FINE GRADE THE LOT, INSTALL PLANT MATERIALS AND STABILIZE
 - a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: I. SOIL PH BETWEEN 6.0 AND 7.0.
 - II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - III. 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 LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

: INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

BY APP'R

- V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
- d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

- THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

 PURPOSE

 TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN 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 FRIABLE. SEEDBED LOOSENING MAY BE INNECESSARY ON NEWLY DISTURBED AREAS 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 CONCERN HAVE LOW MOISTURE CONTENT, LOW
 - NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
 - 2. 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.
 - 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - a. 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 APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER

ELECTION DISTRICT No. 2

- b. 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.
- c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

- 6. TOPSOIL APPLICATION
- a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL a. EKOSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

- 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 ANALYSES.

 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 APPROPRIATE
 APPROVAL 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
- HYDROSEDINO) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
 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 AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

STABILIZED CONSTRUCTION SCE ENTRANCE

LIMIT OF GRADING DISTURBANCE

SILT FENCE SUPER SILT FENCE

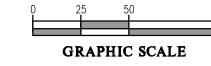
SEDIMENT CONTROL LEGEND

--600 — EXISTING CONTOUR

• 600 PROPOSED CONTOUR



— SOIL TYPE



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY nief, Development EMGTMEMM9 Division Date SEDIMENT CONTROL PLAN PREPARED FOR: PROFESSIONAL CERTIFICATION

PLANNING ENGINEERING SURVEYING

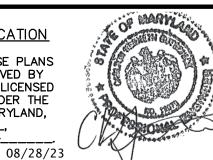
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

REVISION

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. 9720 PATUXENT WOODS DR. OLUMBIA, MD 21046 PH: 410-379-5956 ATTN.: Robert Grothmann

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. <u>12975</u> EXPIRATION DATE: MAY 26, 2024



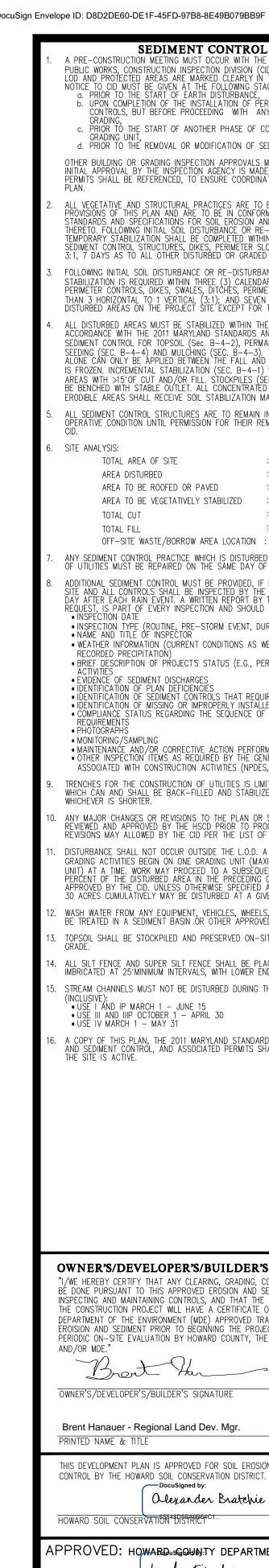
WESTMOUNT

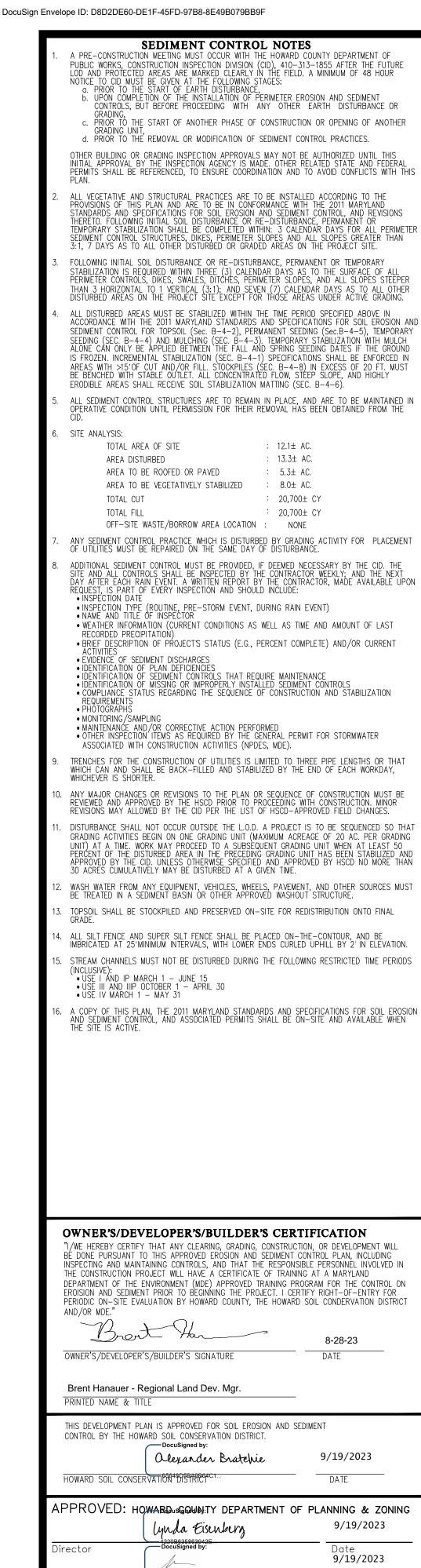
PHASE 4 - LOTS 297-346 and 369-387 (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242

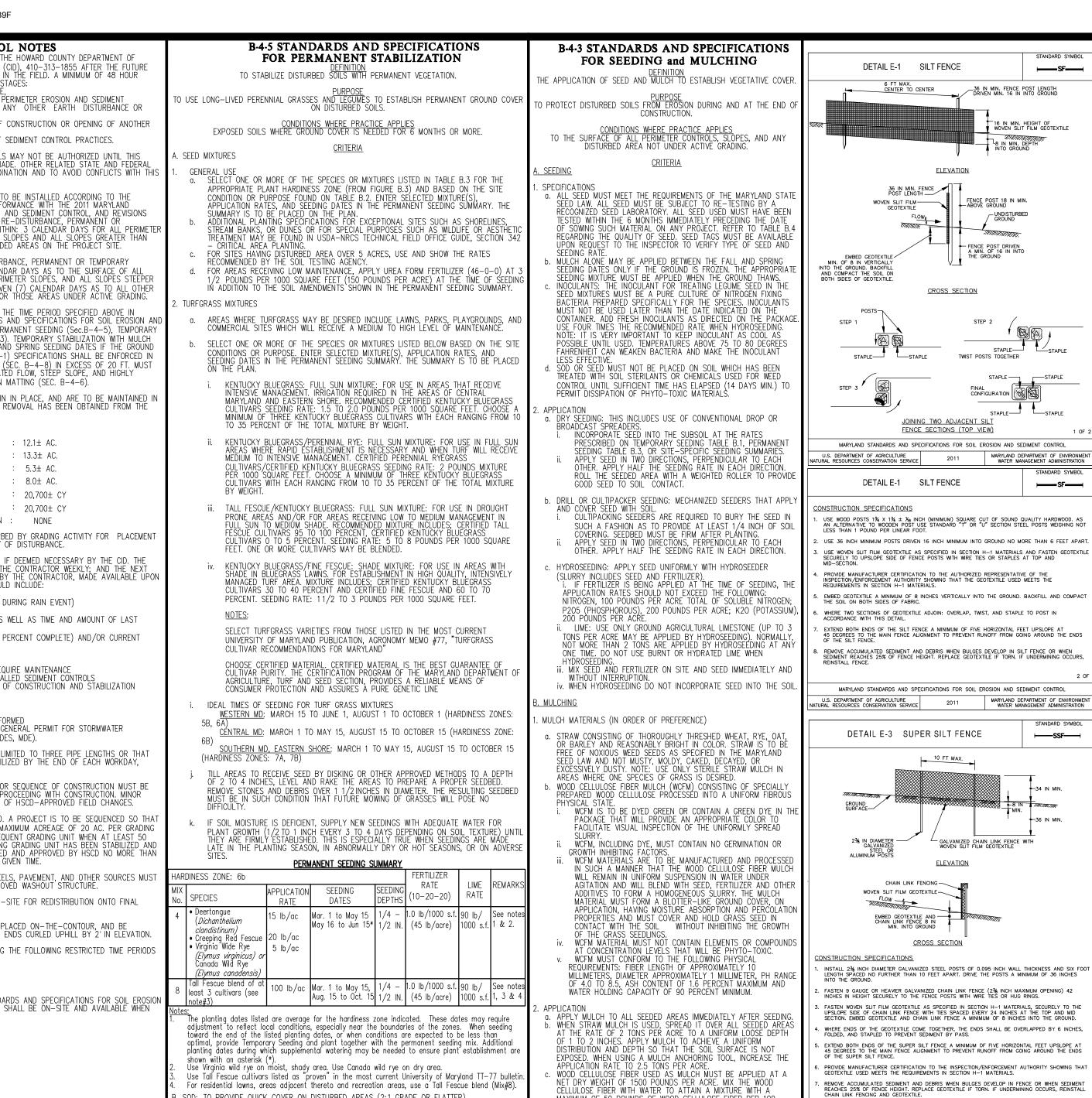
SCALE ZONING G. L. W. FILE No. 22033 DATE TAX MAP - GRID SHEET 0F 9 JULY 2023 23-10 HOWARD COUNTY, MARYLAND

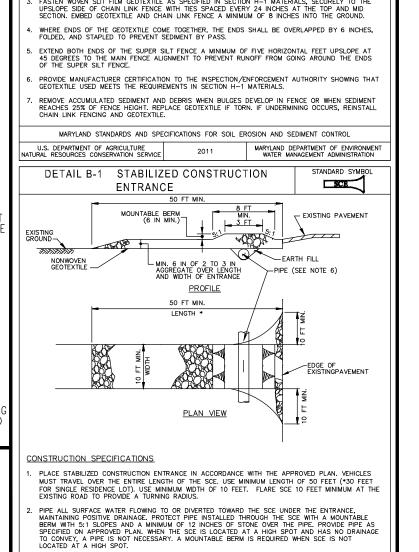
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SITE ANALYSIS: TOTAL AREA OF SITE AREA DISTURBED AREA TO BE ROOFED OR PAVED AREA TO BE VEGETATIVELY STABILIZED TOTAL FILL INSPECTION DATE EVIDENCE OF SEDIMENT DISCHARGE MONITORING/SAMPLING 'i And IP MARCH 1 - JUNE 15 • USE III AND IIIP OCTOBER 1 - APRIL 30 • USE IV MARCH 1 - MAY 31 AND/OR MDE." OWNER'S/DEVELOPER'S/BUILDER'S SIGNATURE Brent Hanauer - Regional Land Dev. Mgr. PRINTED NAME & TITLE









PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.

5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SUFFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, ON TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
TURAL RESOURCES CONSERVATION SERVICE

U.S. DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL ONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE

MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100

a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE

PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT

I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFAC A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.

II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POLLONS PER ACRE MAY THE WOOD CELLULOSE FIBER WITH WATER

POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATE AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER

I. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO—TACK), DCA—70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE

N CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY

iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Nettin is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY

DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL

AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4

TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BELOWING.

VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.

TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS 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 PRODUCE THE DESIRED EFFECT. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST.
REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL

AIR CURRENTS AND SOIL BLOWNG.
CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL
BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

PREPARED FOR:

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

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

TEMPORARY

STOCKPILE AT BACK OF LOTS

- THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY 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. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.

 CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE 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 FROSION /SEDIMENT CONTROL PRACTICE MUST BE JUSED TO INTERCEPT THE DISCHARGE
- 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 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY
- WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORART
 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. SIDE 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 20 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 LAND GRADING.

TEMPORARY STOCKPILE DETAIL (typical)

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR HE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN HE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON

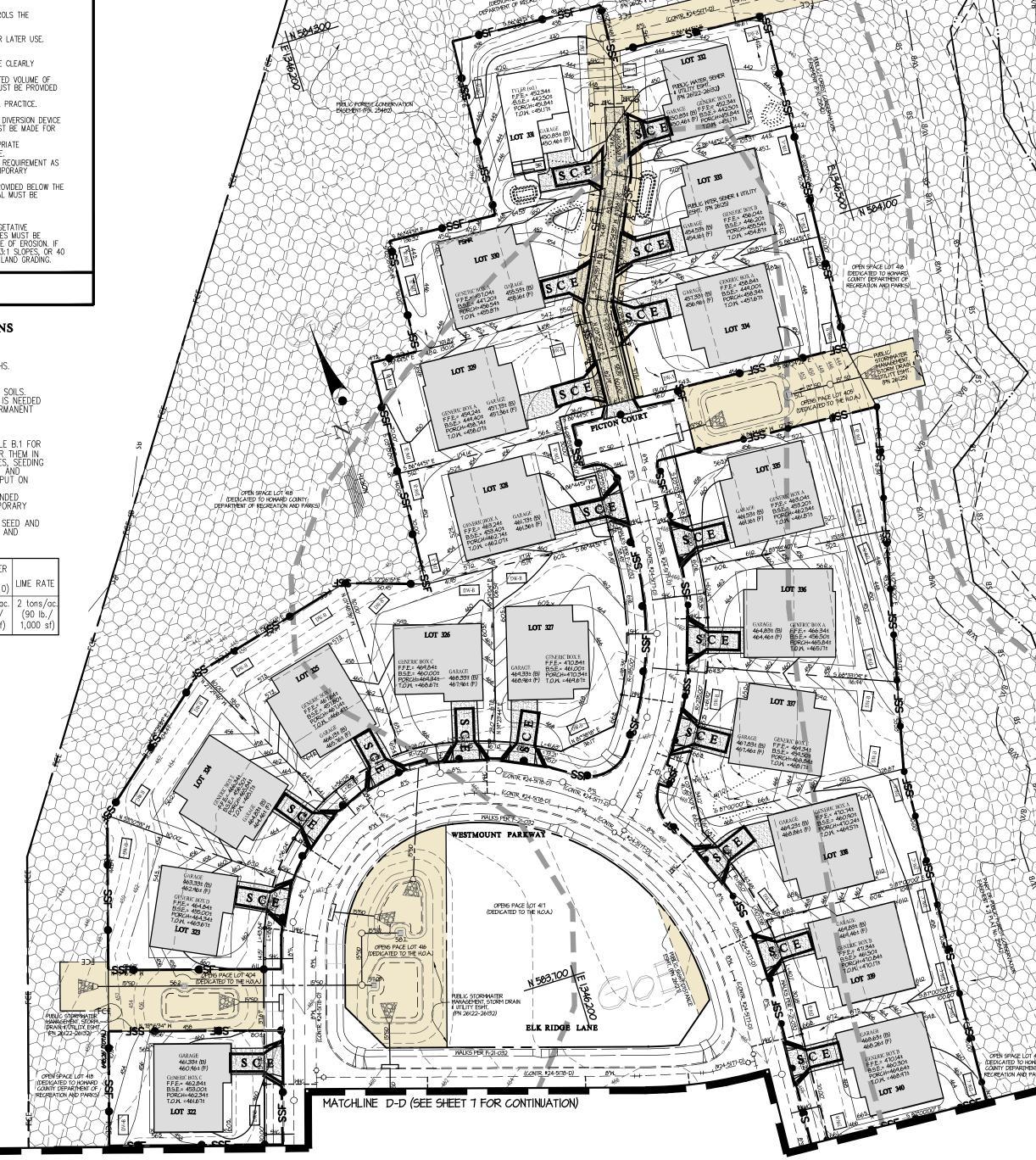
WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SILMMARY

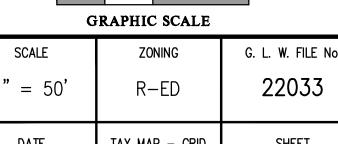
TEMPORARY SEEDING SUMMARY								
HARDINESS Z SEED MIXTUR	FERTILIZER							
SPECIES	APPLICATION RATE (lb/ac.)	SEEDING DATES	SEEDING DEPTHS	RATE (10–10–10)	LIME RATE			
ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac. (10 lb./	2 tons/ac. (90 lb./			
PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1,000 sf)	1,000 sf)			

TEMPORARY SWM IS PROVIDED BY THE EXISTING SEDIMENT TRAPS & BASINS PER F-17-001 & F-21-032.

- 2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-17-001 & F-21-032.
- 3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-17-001 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE"
- 4. 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. 5. 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.
- 6. WHEN SUPER SILT FENCE IS RUNNING ON A SLOPE GREATER THEN 5% FOR A DISTANCE OVER 35', CURL SUPER SILT FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG THE SUPER SILT FENCE.



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



PLANNING ENGINEERING SURVEYING

(HD) Edmondson

Chief, Division of Lambdusing Manual population

nief, Development EMGTMEMM9 Division

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8-28-23

9/19/2023

9/19/2023

9/18/2023

Date

BY APP'R DATE REVISION

08/28/23

12975 MD REGISTRATION No.

For residential lawns, areas adjacent thereto and recreation areas, use a Tall Fescue blend (Mix#8).

a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

MINUS 1/4 INCH, AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS MUST EXCLUDING CROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE

ACCEPTABLE.
STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

(EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

LAY THE FIRST ROW OF SOD 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 SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

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 SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

DO NOT MOW UNTIL THE SOD 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.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE

SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD

DESIGNER'S CERTIFICATION

SOIL CONSERVATION DISTRICT,"

DESIGNER'S SIGNATURE

b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH. PLUS OR

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT

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

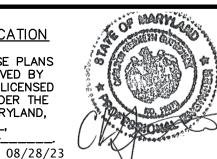
GENERAL SPECIFICATIONS

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 I NVR INC. 9720 PATUXENT WOODS DR. OLUMBIA, MD 21046 PH: 410-379-5956 ATTN.: Robert Grothmann

PROFESSIONAL CERTIFICATION 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, 2024

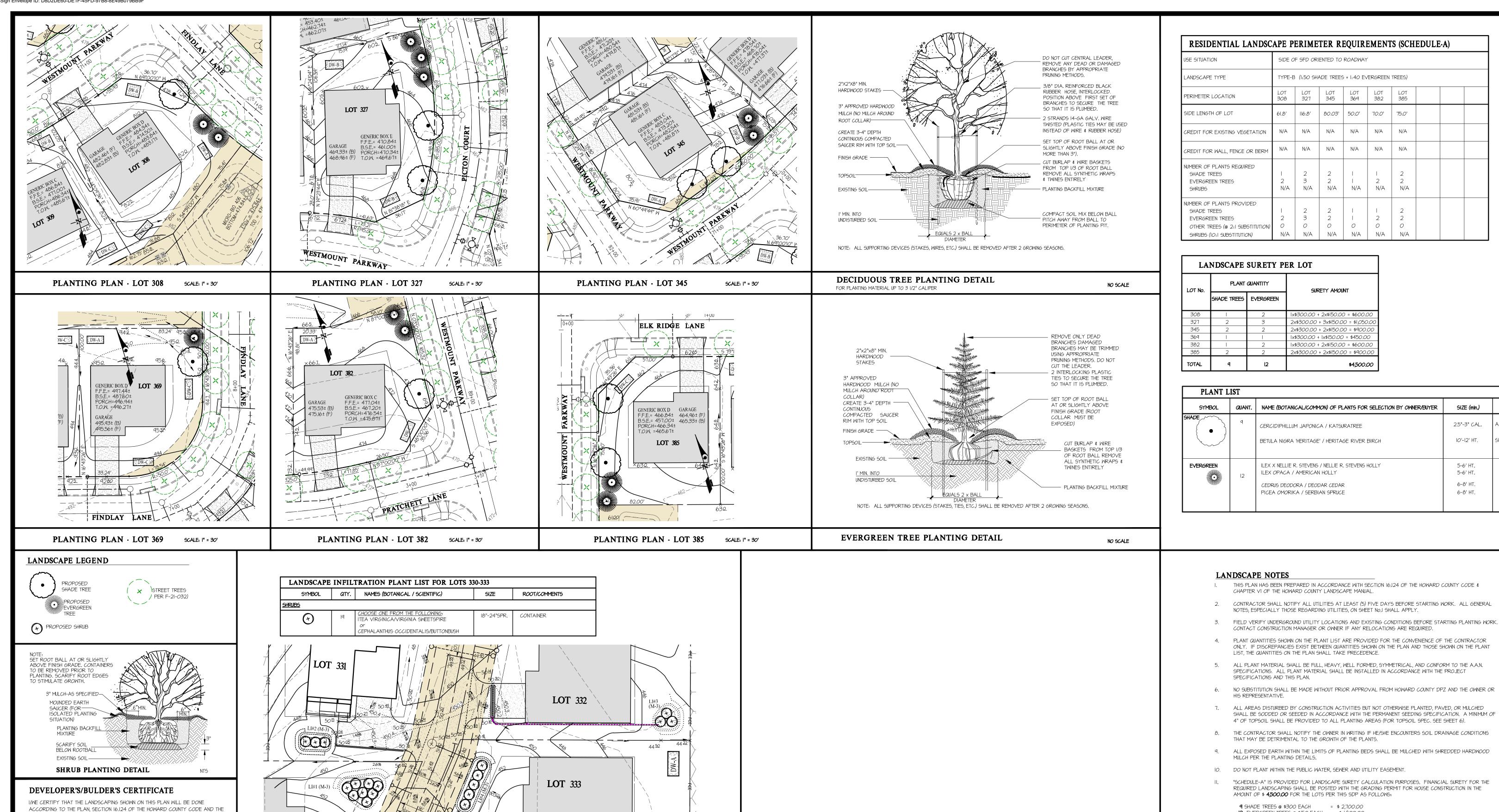


ELECTION DISTRICT No. 2

WESTMOUNT PHASE 4 - LOTS 297-346 and 369-387 (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242

SEDIMENT CONTROL PLAN

22033 DATE TAX MAP - GRID SHEET OF 9 JULY 2023 23-10 HOWARD COUNTY, MARYLAND



GRAPHIC SCALE

BY APP'R.

PROPERTY OWNER (SELLER)
MANOR INVESTMENTS, LLC

307 INTERNATIONAL CIRCLE

HUNT VALLEY, MD 21030

PH.: 443-367-0422

ATTN.: Robert Goodier

PREPARED FOR:

NVR INC.

| BUILDER (CONTRACT PURCHASER

9720 PATUXENT WOODS DR.

OLUMBIA, MD 21046

ATTN.: Robert Grothmann

PH: 410-379-5956

LANDSCAPE INFILTRATION PLANTING PLAN FOR LOTS 330-333 SCALE: |1 = 20|

REVISION

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY							
LANDSCAPE TYPE	TYPE-B (1:50 SHADE TREES + 1:40 EVERGREEN TREES)							
PERIMETER LOCATION	LOT 308	LOT 327	L <i>O</i> T 345	LOT 369	LOT 382	L <i>O</i> T 385		
SIDE LENGTH OF LOT	61.8'	116.8'	80.03'	50.0'	70.0'	75.0'		
CREDIT FOR EXISTING VEGETATION	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		
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 2 N/A	2 3 N/A	2 2 N/A	l l N/A	 2 N/A	2 2 N/A		
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (@ 2:I SUBSTITUTION) SHRUBS (IO:I SUBSTITUTION)	 2 <i>O</i> N/A	2 3 <i>O</i> N/A	2 2 0 N/A	 O N/A	1 2 0 N/A	2 2 0 N/A		

PLANT LIST								
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE (min.)	COMMENTS				
SHADE	9	CERCIDIPHILLUM JAPONICA / KATSURATREE BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	2.5"-3" CAL.	ALL B&B SINGLE STEM				
EVERGREEN	12	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY ILEX OPACA / AMERICAN HOLLY CEDRUS DEODORA / DEODAR CEDAR PICEA OMORIKA / SERBIAN SPRUCE	5-6' HT. 5-6' HT. 6-8' HT. 6-8' HT.	ALL B\$B				

- I. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16,124 OF THE HOWARD COUNTY CODE &
- 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.
- 4. 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
- 5. 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
- 6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED
- 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 6).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS
- 10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 4,500.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

12 EVERGREEN TREES @ \$150 EACH = \$ 1,800.00

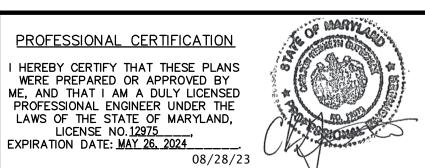
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

GRAPHIC SCALE

SCALE: I" = 30'

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN



ELECTION DISTRICT No. 2

LICENSE NO. 12975

WESTMOUNT						
PHASE 4 - LOTS 297-346 and 369-387						
(SFD RESIDENTIAL USE)						
PLAT Nos. 26122-26132 and 26242						

	SCALE	ZONING	G. L. W. FILE No.		
	AS SHOWN	R-ED	22033		
	DATE TAX MAP — GRID		SHEET		
HOWARD COUNTY, MARYLAND	JULY 2023	23–10	9 OF 9		
			CDD 44 45		

© GLW 2023

Director

HOWARD COUNTY LANDSCAPE MANUAL.

Chief, Division of Landus Galendopment

hief, Development EMGTTEEHTMG Division

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.

APPROVED: HOWARD GOUNTY DEPARTMENT OF PLANNING & ZONING

Lynda Eisenberg

(HdD Edmondson

PLANNING ENGINEERING SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM

PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

8 8/28/23

9/19/2023

Date **9/19/2023**

Date **9/18/2023**

DATE