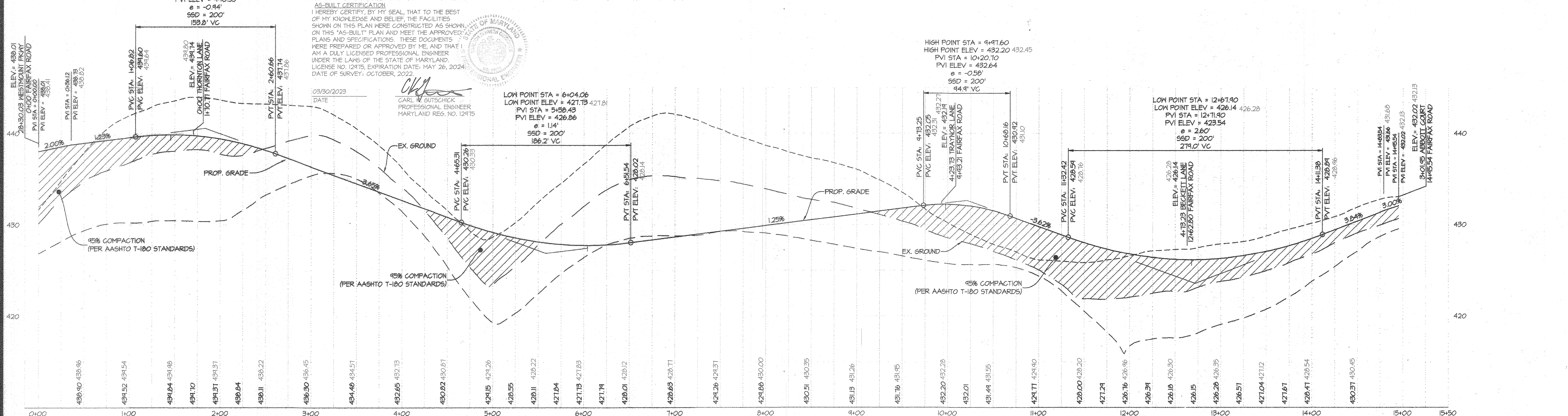


FAIRFAX ROAD STREET GRADE PLAN
 SCALE: 1" = 50'
 HIGH POINT STA = 1+45.54
 HIGH POINT ELEV = 434.84
 PVI STA = 1+82.74
 PVI ELEV = 440.55
 e = -0.44'
 S&D = 200'
 159.8' VC



FAIRFAX ROAD STREET GRADE PROFILE
 SCALE: HOR. 1" = 50'
 VER. 1" = 5'
 (50' R/W, PUBLIC ACCESS STREET)
 (24' PAVING)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways

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

APPROVED: HOWARD COUNTY DEPARTMENT OF ENGINEERING
 Chief, Development Engineering Division

NOTE:
 ROAD CLASSIFICATION: ACCESS STREET
 DESIGN SPEED: 30 MPH
 POSTED SPEED: 25 MPH
 FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2024.

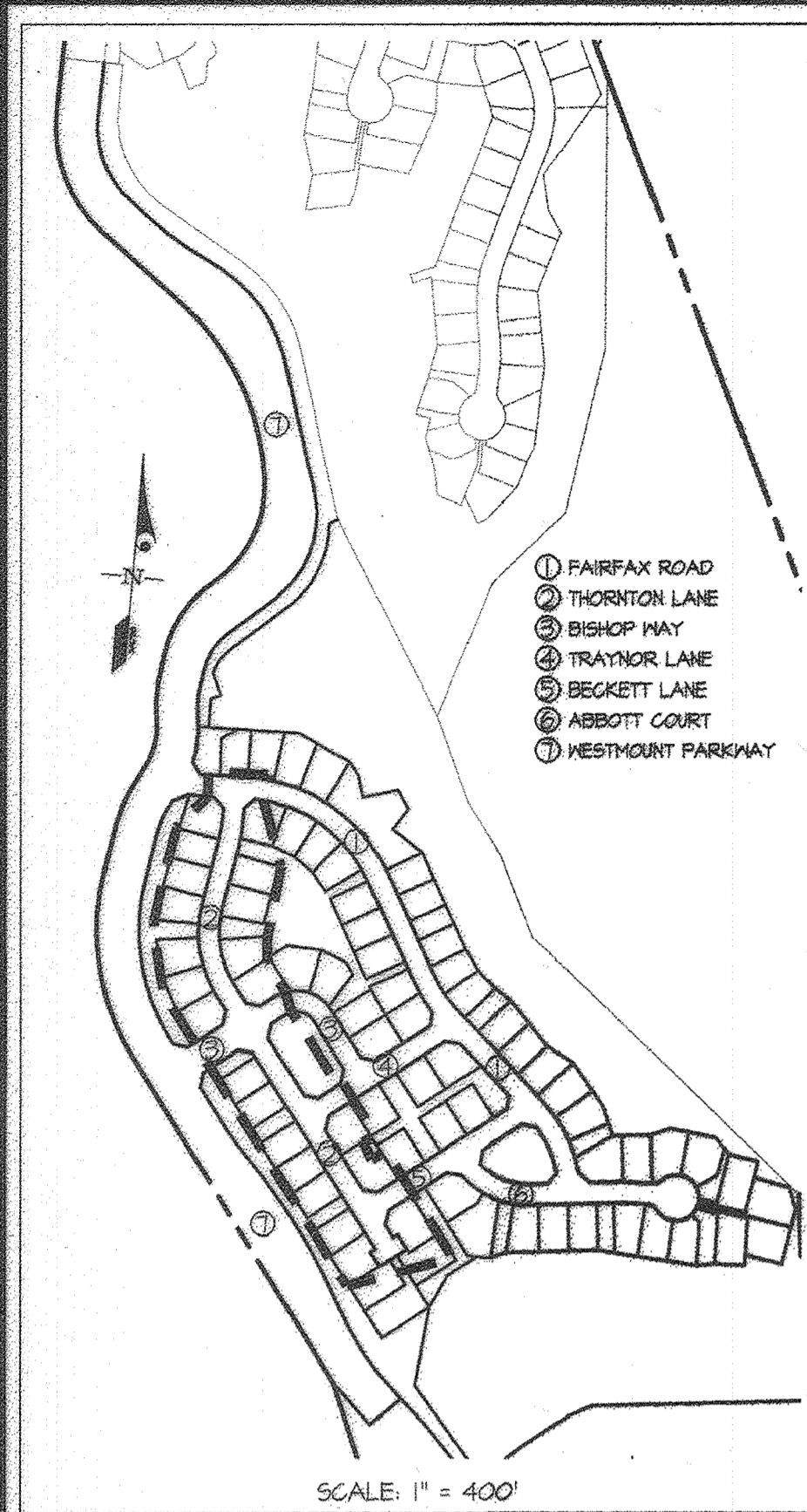
ROAD CONSTRUCTION PLAN & PROFILE - FAIRFAX ROAD

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE: AS SHOWN
 ZONING: R-ED
 G. L. W. FILE NO.: 13-013

AS-BUILT DATE: OCT. 2022
 HOWARD COUNTY, MARYLAND

DATE: SEPT., 2016
 TAX MAP - GRID: 23-6&12
 SHEET: 2 OF 69



TOP OF CURB ELEVATION TABLE FOR THORNTON LANE

PT. NO.	STATION	OFFSET	ELEV.	AS-BUILT
(E)	0+31.00	12.00' RT	439.80	439.85
(E)	0+55.21	12.00' RT	440.77	440.98
(E)	1+36.01	12.00' RT	442.45	442.24
(E)	2+81.22	12.00' RT	446.95	446.99
(E)	4+44.13	12.00' RT	452.52	452.49
(E)	5+91.03	12.00' RT	454.04	453.64
(E)	6+45.03	12.00' RT	454.03	454.14
(E)	12+04.03	12.00' RT	444.80	444.95
(E)	12+16.03	24.00' RT	444.10	444.21
(E)	12+16.03	30.00' RT	443.49	443.50
(E)	12+40.03	30.00' RT	443.21	443.38
(E)	12+40.03	30.00' LT	443.21	443.38
(E)	12+16.03	30.00' LT	443.94	444.15
(E)	12+16.03	24.00' LT	444.10	444.22
(E)	12+04.03	12.00' LT	444.80	444.83
(E)	11+94.01	12.00' LT	445.74	446.28
(E)	10+85.04	12.00' LT	448.43	448.53
(E)	8+45.04	12.00' LT	450.83	450.88
(E)	8+49.04	12.00' LT	452.26	452.02
(E)	7+49.56	12.00' LT	452.65	452.51
(E)	7+89.56	20.00' LT	452.50	452.84
(E)	6+70.56	20.00' LT	453.85	454.21
(E)	6+62.56	12.00' LT	454.24	454.41
(E)	6+35.03	12.00' LT	454.64	454.72
(E)	5+61.02	12.00' LT	454.31	454.24
(E)	4+44.13	12.00' LT	452.52	452.64
(E)	2+81.22	12.00' LT	446.95	446.85
(E)	1+36.01	12.00' LT	442.43	443.98
(E)	0+55.21	12.00' LT	440.77	442.00
(E)	0+31.00	12.00' LT	439.81	439.92

* POINT IS LOCATED ON A SIDEWALK RAMP AND IS INDICATED AS IS IN ABOVE FLOW LINE ELEVATION. TOP OF CURB SHOULD BE DETERMINED AT CONSTRUCTION.

PROPOSED CENTERLINE (PGL)	_____
EXISTING GRADE (FGL)	_____
EX. B.R.L. LEFT	_____
EX. B.R.L. RIGHT	_____

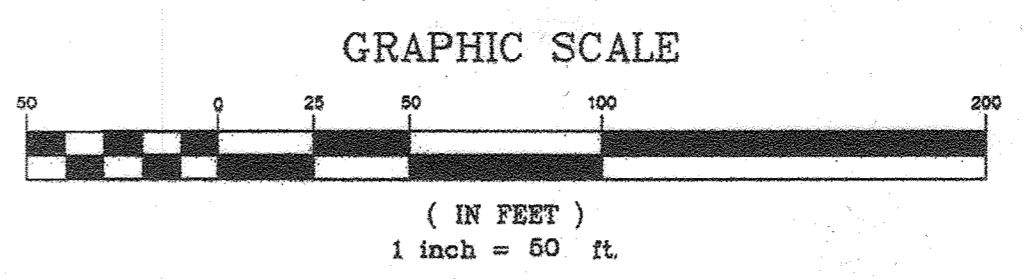
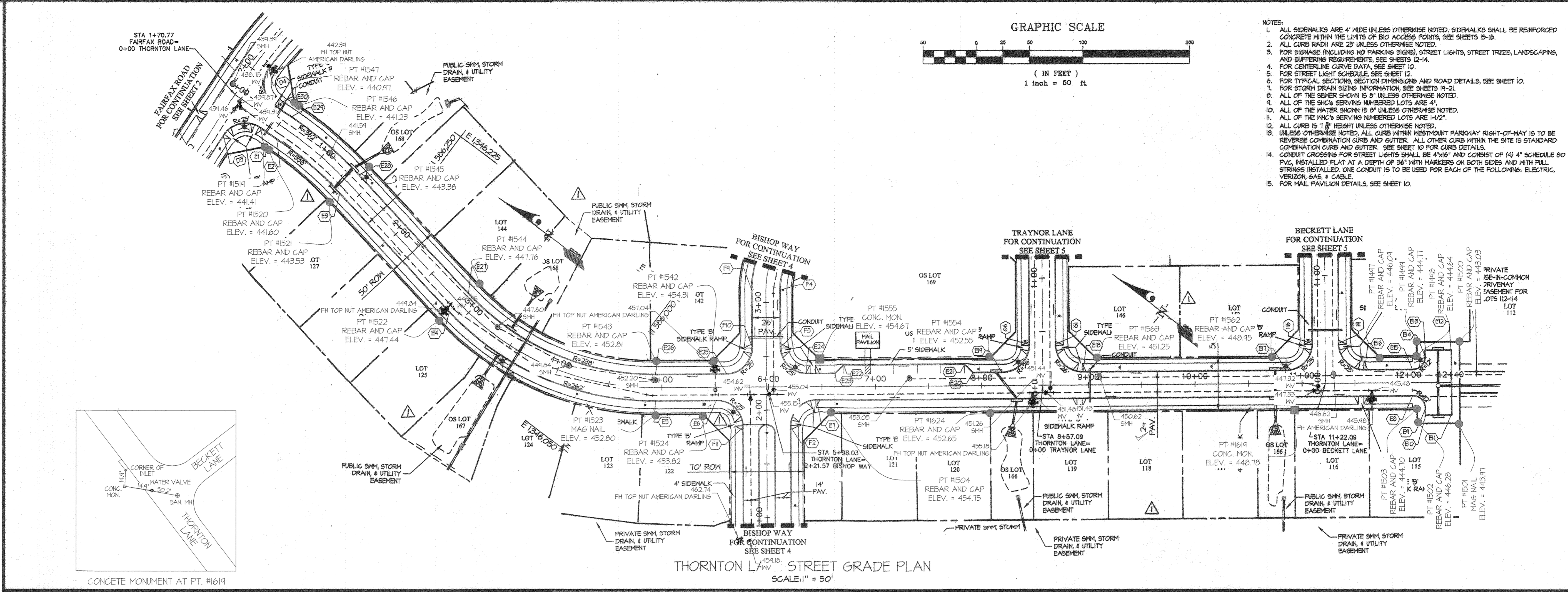
NOTE:
ROAD CLASSIFICATION: ACCESS STREET
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH

FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

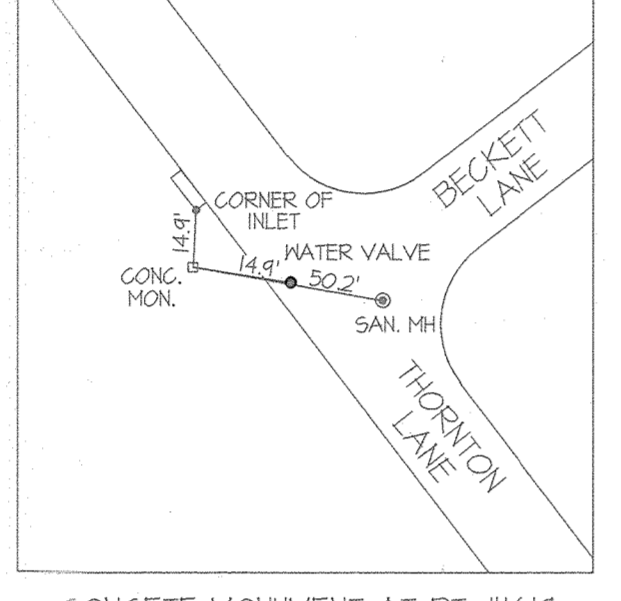
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Camilla Carroll
Chief, Bureau of Highways Date: 10/16/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen
Chief, Division of Land Development Date: 11/16/22

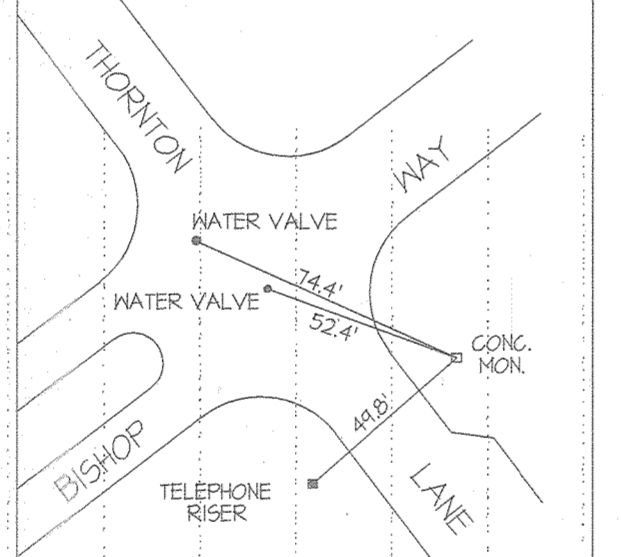
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3500 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20886
TEL: 301-421-1024 BALT: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4188



- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BIO ACCESS POINTS. SEE SHEETS 15-16.
 2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 3. FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 12-14.
 4. FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 5. FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 6. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 7. FOR STORM DRAIN SIZES INFORMATION, SEE SHEETS 15-21.
 8. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 9. ALL OF THE 54" SERVING NUMBERED LOTS ARE 4'.
 10. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 11. ALL OF THE 1/2" SERVING NUMBERED LOTS ARE 1-1/2'.
 12. ALL CURB IS 7" HEIGHT UNLESS OTHERWISE NOTED.
 13. UNLESS OTHERWISE NOTED, ALL CURB WITHIN RESTAURANT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE COMBINATION CURB AND GUTTER. ALL OTHER CURB WITHIN THE SITE IS STANDARD COMBINATION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 14. CONDUIT CROSSINGS FOR STREET LIGHTS SHALL BE 4"x16" AND CONSIST OF (4) 4" SCHEDULE 40 PVC, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH FULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERIZON, GAS, & CABLE.
 15. FOR MAIL PAVILION DETAILS, SEE SHEET 10.



CONCRETE MONUMENT AT PT. #1619

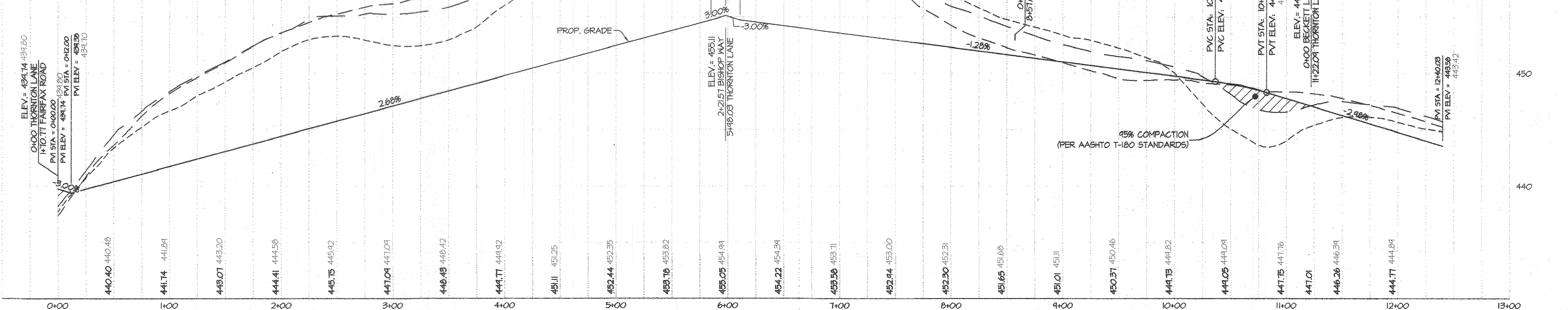


CONCRETE MONUMENT AT PT. #1555

AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475, EXPIRATION DATE: MAY 26, 2024.
DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
DATE

Carl Gutschick
CARL GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12475



THORNTON LANE STREET GRADE PROFILE
SCALE: HOR. 1" = 50'
VER. 1" = 5'

1.4.0. (3) Note: *One General Note for Revision #1 Summary*

NO.	DATE	BY	APPR.	REVISION
01-20-2019		WST		REVISED LOT PROPERTY LINES, EASEMENTS, SIGN AND STORM DRAIN

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12475
EXPIRATION DATE: MAY 26, 2024

Carl Gutschick

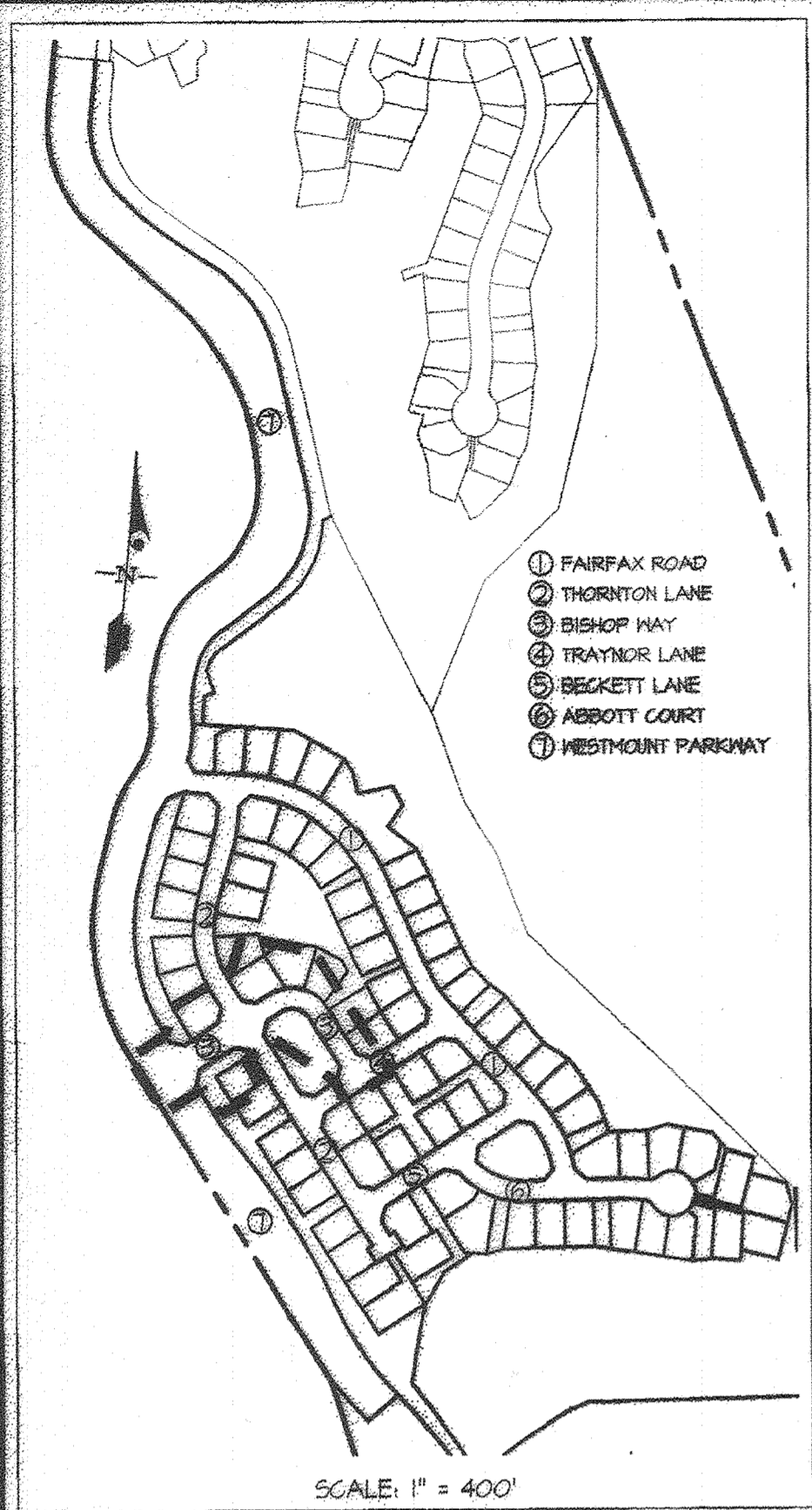
ROAD CONSTRUCTION PLAN & PROFILE - THORNTON LANE

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE:
OCT., 2022

HOWARD COUNTY, MARYLAND

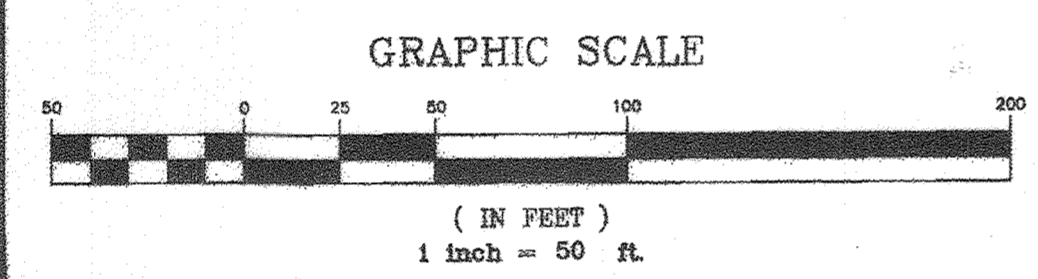
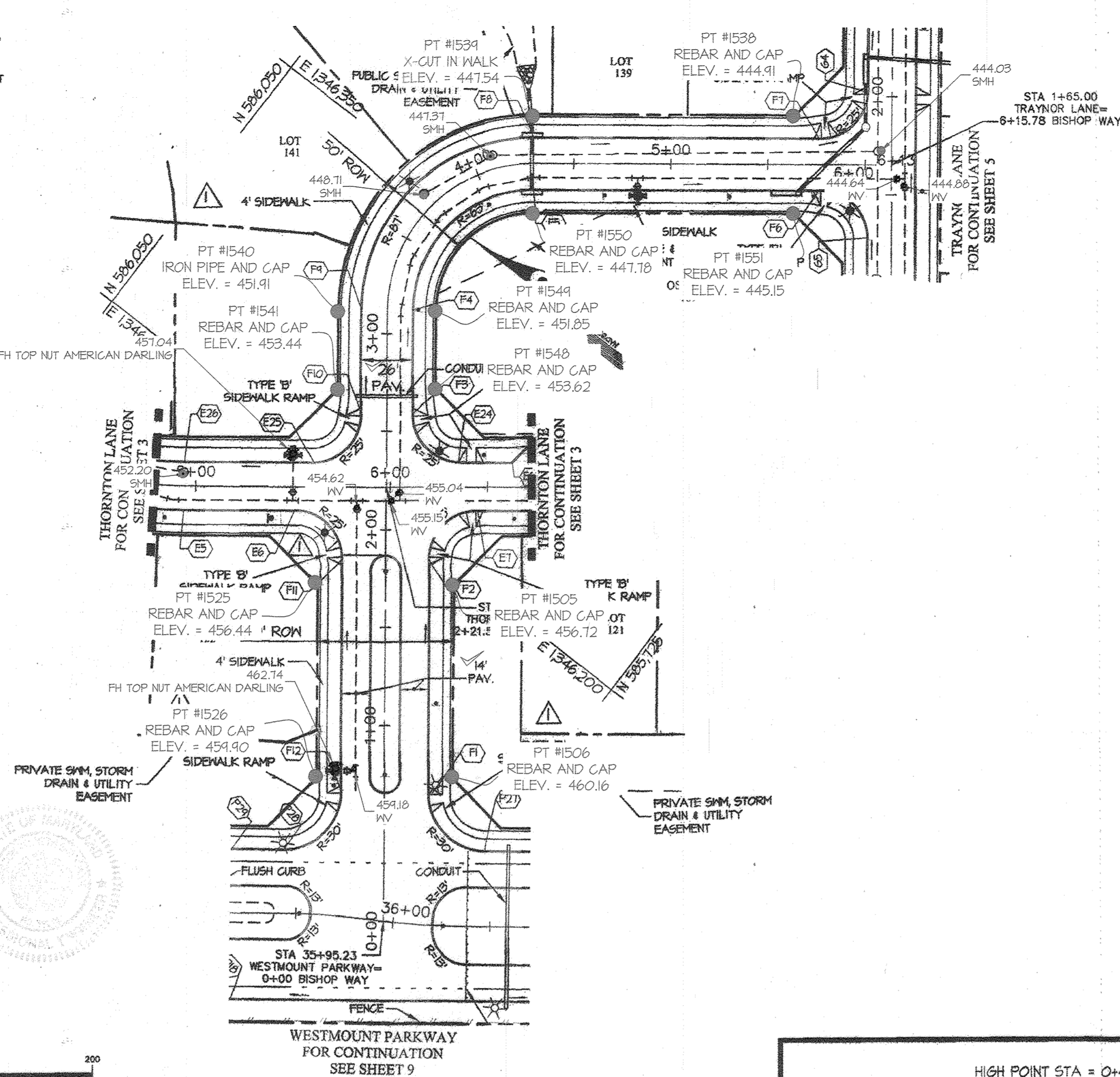
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	3 OF 69



- NOTES:
- ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BIO ACCESS POINTS; SEE SHEETS 15-18.
 - ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 - FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 12-14.
 - FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 - FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 - FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 - FOR STORM DRAIN SIZING INFORMATION, SEE SHEETS 19-21.
 - ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 - ALL OF THE SLOPE SERVING NUMBERED LOTS ARE 4".
 - ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 - ALL OF THE SLOPE SERVING NUMBERED LOTS ARE 1/2".
 - ALL CURB IS 1 1/2' HEIGHT UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, ALL CURB WITHIN WESTMOUNT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE COMBINATION CURB AND GUTTER. ALL OTHER CURB WITHIN THE SITE IS STANDARD COMBINATION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 - CONDUIT CROSSING FOR STREET LIGHTS SHALL BE 4"x6" AND CONSIST OF (4) 4" SCHEDULE 80 PVC, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH PULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERIZON, GAS, & CABLE.
 - FOR MORE SPT ELEVATIONS AT THE INTERSECTION OF WESTMOUNT PARKWAY AND BISHOP WAY, SEE SHEET 11.

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12915, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

09/30/2023
 DATE
 CARL F. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12915



TOP OF CURB ELEVATION TABLE FOR BISHOP WAY

PT. NO.	STATION	OFFSET	ELEV.	AS-BUILT
F1	0+65.91	22.00' RT	459.51	459.61
F2	1+84.51	22.00' RT	459.82	459.39
F3	2+98.51	13.00' RT	459.41	458.46
F4	3+11.51	13.00' RT	459.60	459.60
F5	4+21.38	13.00' RT	441.24	441.32
F6	5+16.44	13.00' RT	444.09	444.00
F7	5+16.44	13.00' LT	444.09	443.96
F8	4+24.38	13.00' LT	441.24	441.35
F9	3+11.51	13.00' LT	459.60	459.64
F10	2+98.51	13.00' LT	459.41	459.31
F11	1+84.51	22.00' LT	459.82	459.31
F12	0+66.03	22.00' LT	459.56	459.43

* POINT 16 IS LOCATED ON A SIDEWALK RAMP AND IS INDICATED AS 15 IN ABOVE ELEVATION. TOP OF CURB SHOULD BE DETERMINED AT CONSTRUCTION.

PROPOSED CENTERLINE (PGL) _____
 EXISTING GRADE (PGL) _____
 EX. B.R.L. LEFT _____
 EX. B.R.L. RIGHT _____

NOTE:
 ROAD CLASSIFICATION: ACCESS STREET
 DESIGN SPEED: 30 MPH
 POSTED SPEED: 25 MPH
 FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNVILLE OFFICE PARK
 BURTOWNVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-985-2524 FAX: 301-421-4186

9.10.18 Note: See General Note 49 For Revision #1 Summary

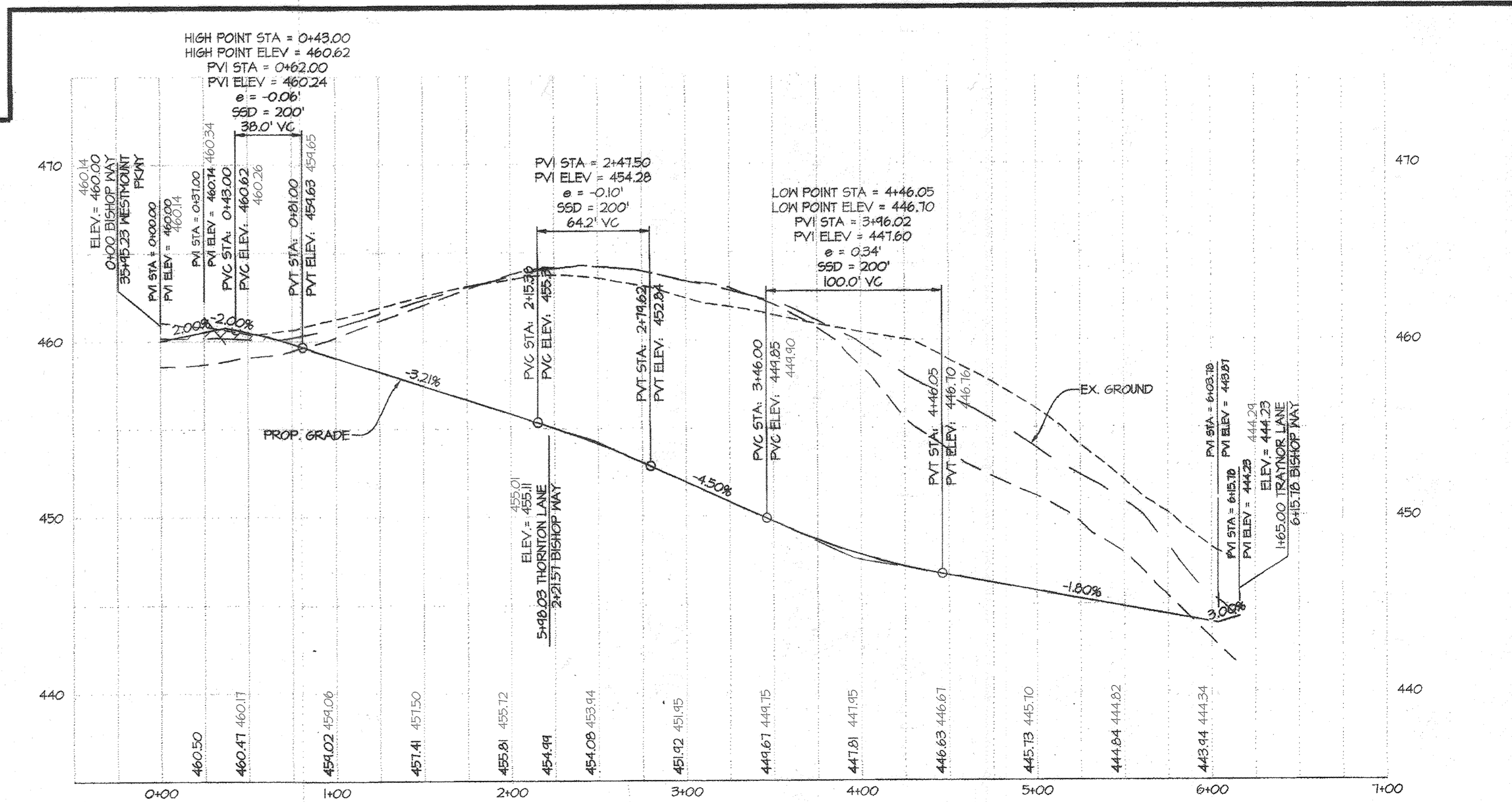
DATE	BY	APPR.	REVISION
09-20-2018	WSJ		REVISED LOT PROPERTY LINES EASEMENTS AND SIGN

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2024.

ROAD CONSTRUCTION PLAN & PROFILE - BISHOP WAY
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 AS-BUILT DATE: OCT, 2022
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	4 OF 69



PT. NO.	STATION	OFFSET	ELEV.	AS-BUILT
(61)	0+98.00	12.00' RT	450.71	450.71
(62)	3+49.00	12.00' RT	432.28	433.44
(63)	3+74.25	12.00' LT	432.87	433.61
(64)	2+02.00	12.00' LT	441.66	442.24
(65)	1+28.00	12.00' LT	446.54	446.56
(66)	0+38.00	12.00' LT	450.17	450.17

* POINT IS LOCATED ON A SIDEWALK RAMP AND IS INDICATED AS 15 IN. ABOVE FLOW LINE ELEVATION. TOP OF CURB SHOULD BE DETERMINED AT CONSTRUCTION.

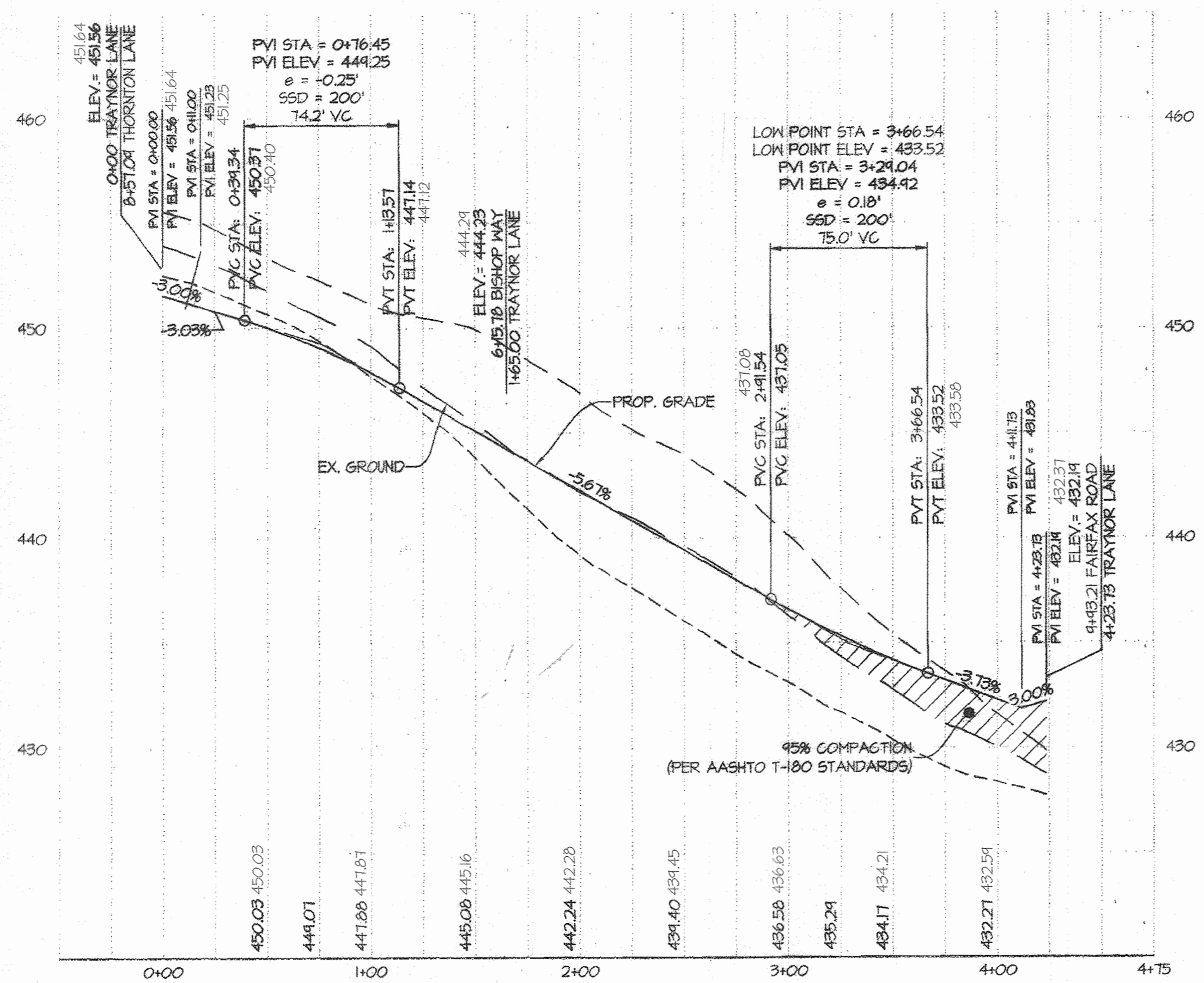
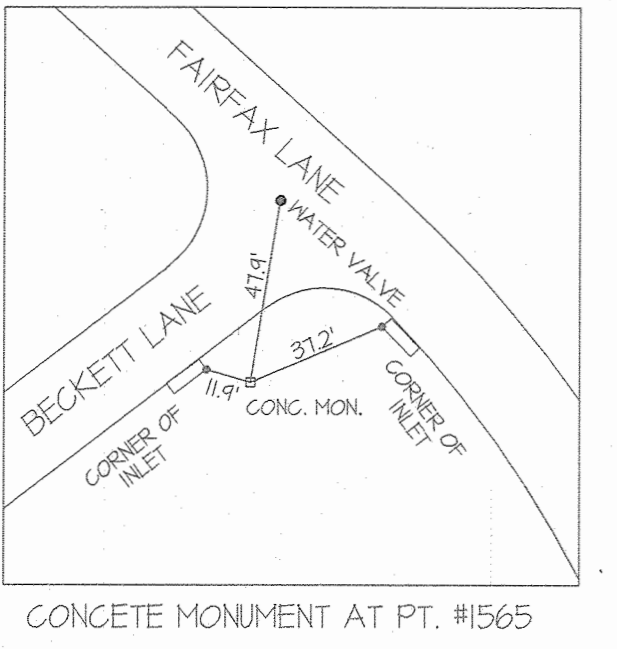
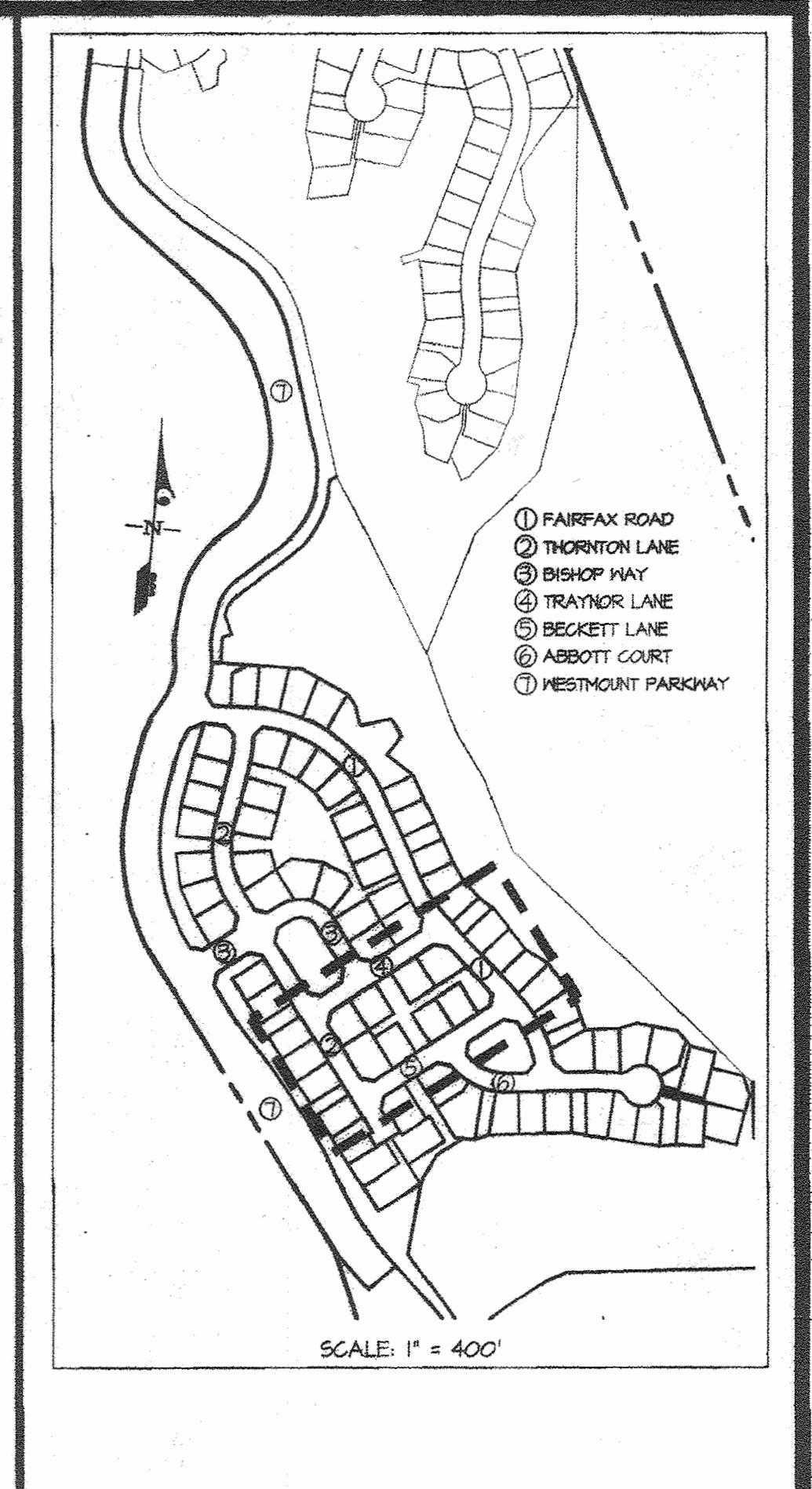
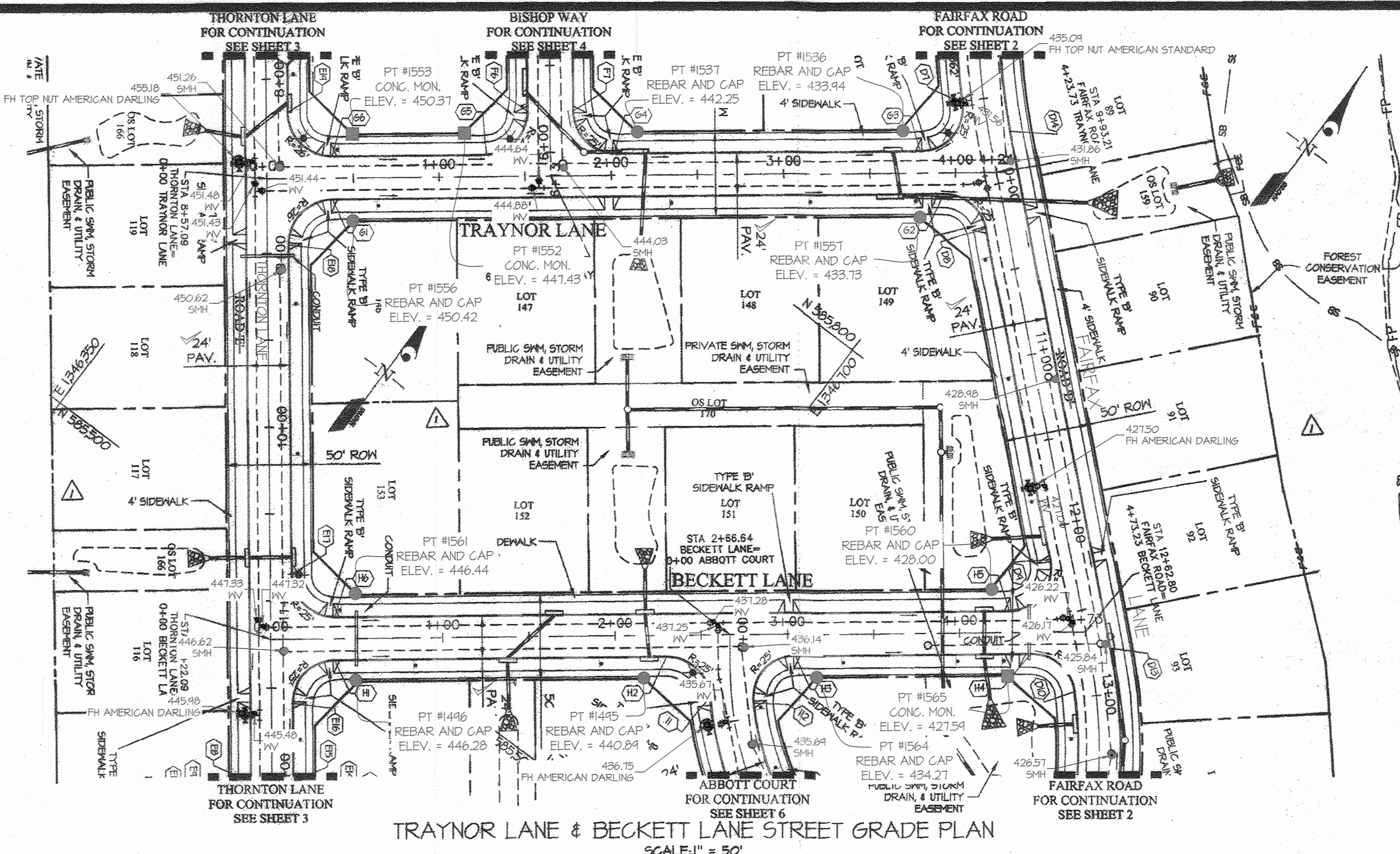
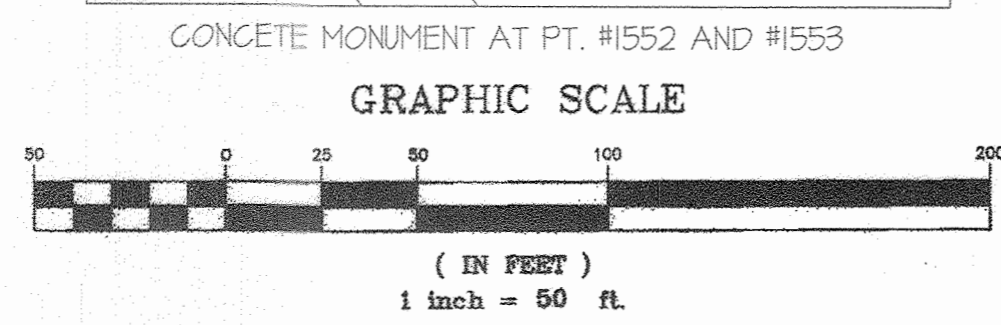
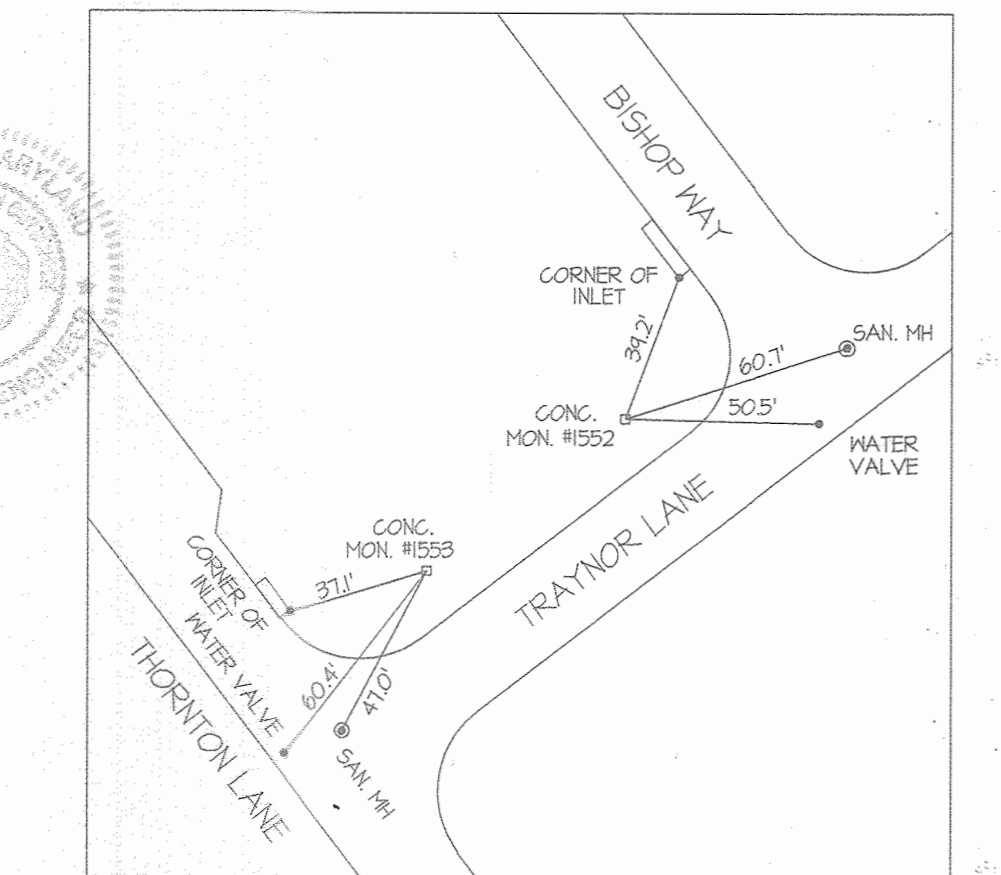
AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915, EXPIRATION DATE, MAY 26, 2024, DATE OF SURVEY, OCTOBER, 2022.

03/30/2023
DATE
CARL K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12915

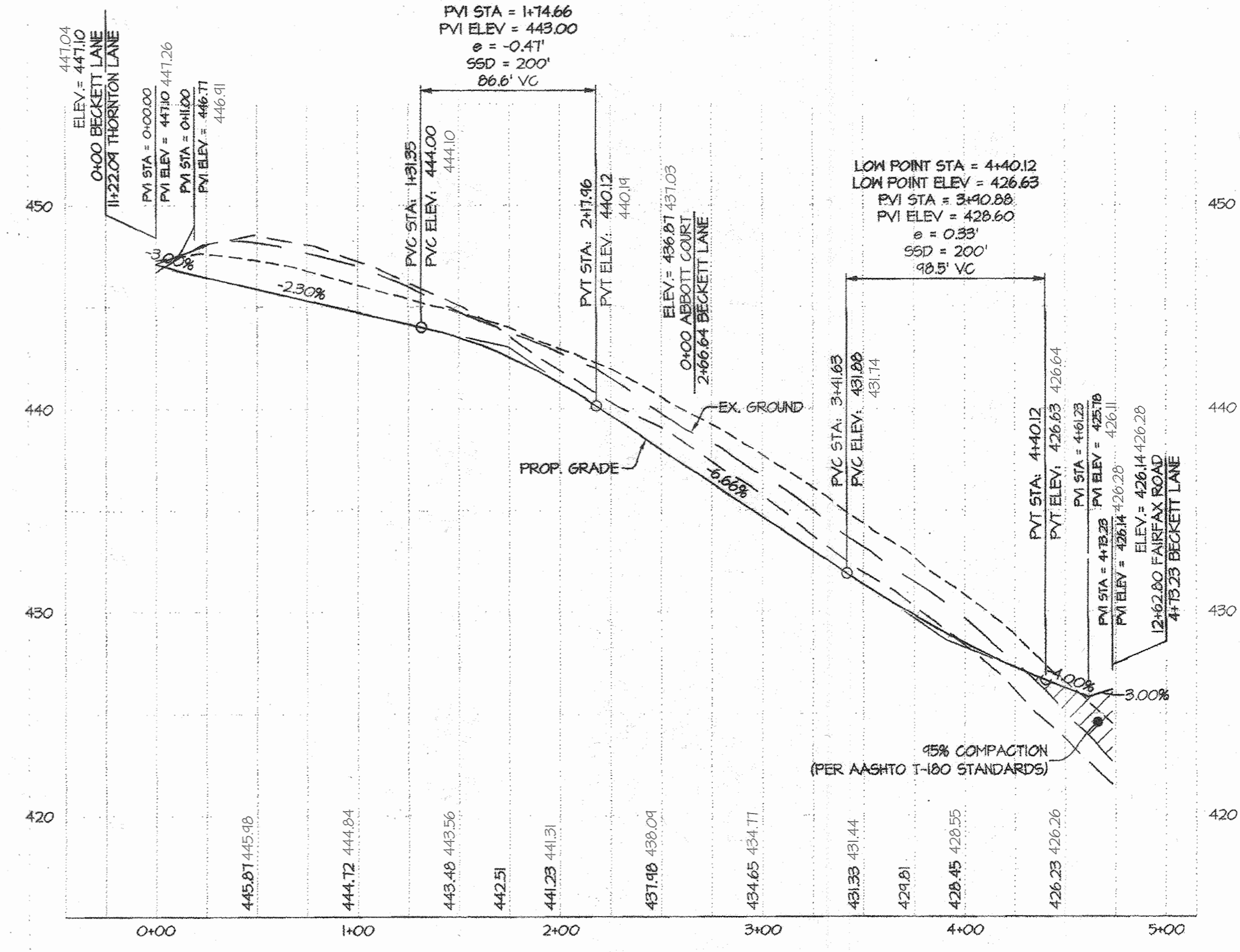
PT. NO.	STATION	OFFSET	ELEV.	AS-BUILT
(16)	0+31.00	12.00' RT	449.49	449.16
(17)	2+30.11	12.00' RT	434.54	434.58
(18)	3+04.36	12.00' RT	434.12	434.18
(19)	4+41.23	12.00' RT	426.79	426.80
(20)	4+26.68	12.00' LT	426.86	426.85
(21)	0+31.00	12.00' LT	449.49	449.30

* POINT IS LOCATED ON A SIDEWALK RAMP AND IS INDICATED AS 15 IN. ABOVE FLOW LINE ELEVATION. TOP OF CURB SHOULD BE DETERMINED AT CONSTRUCTION.

- NOTES:
- ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BIO ACCESS POINTS, SEE SHEETS 15-18.
 - ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 12-14.
 - FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 - FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 - FOR TYPICAL SECTION, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 - FOR STORM DRAIN SIZING INFORMATION, SEE SHEETS 14-21.
 - ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 - ALL OF THE SLOPE SERVING NUMBERED LOTS ARE 4%.
 - ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 - ALL OF THE PAVES SERVING NUMBERED LOTS ARE 1/2".
 - ALL CURB IS 7" HEIGHT UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, ALL CURB WITHIN WESTMOUNT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE COMBINATION CURB AND GUTTER. ALL OTHER CURB WITHIN THE SITE IS STANDARD COMBINATION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 - CONDUIT CROSSINGS FOR STREET LIGHTS SHALL BE 4"x6" AND CONSIST OF (4) 4" SCHEDULE 40 PVC, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH PULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERIZON, GAS, & CABLE.



TRAYNOR LANE STREET GRADE PROFILE
SCALE: HOR. 1" = 50'
VER. 1" = 5'
(50' R/W, PUBLIC ACCESS STREET)
(24' PAVING)



BECKETT LANE STREET GRADE PROFILE
SCALE: HOR. 1" = 50'
VER. 1" = 5'
(50' R/W, PUBLIC ACCESS STREET)
(24' PAVING)

PROPOSED CENTERLINE (PCL)	---
EXISTING GRADE (PGL)	---
EX. B.R.L. LEFT	---
EX. B.R.L. RIGHT	---

NOTE:
ROAD CLASSIFICATION: ACCESS STREET
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH
FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
Date

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-1820

NO.	DATE	REVISION	BY	APP'R.
02-20-2018		REVISED LOT PROPERTY LINES EASEMENTS AND FCE	JKJ	

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

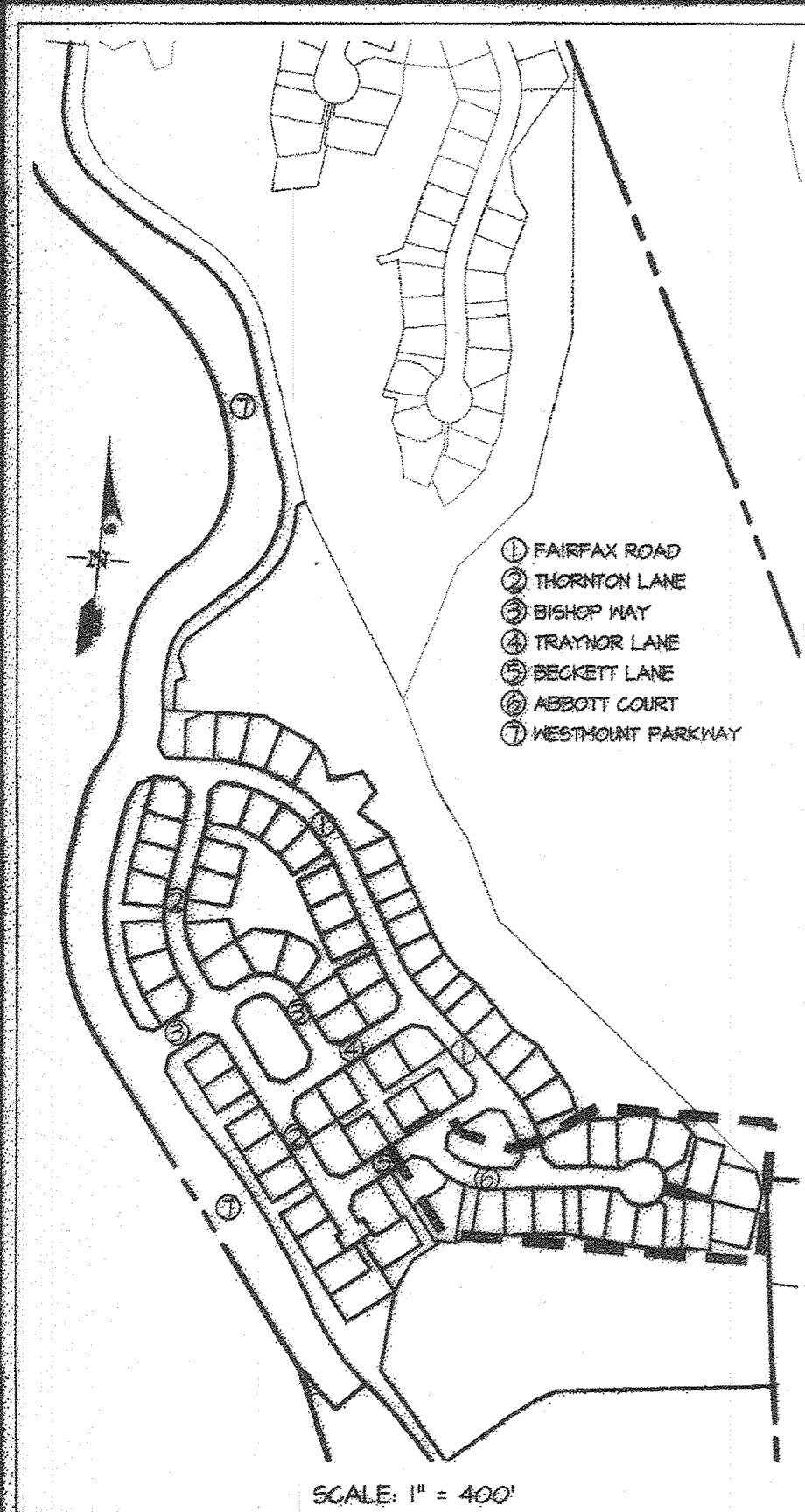
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2024.



ROAD CONSTRUCTION PLAN & PROFILES - TRAYNOR LANE & BECKETT LANE
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	5 OF 69

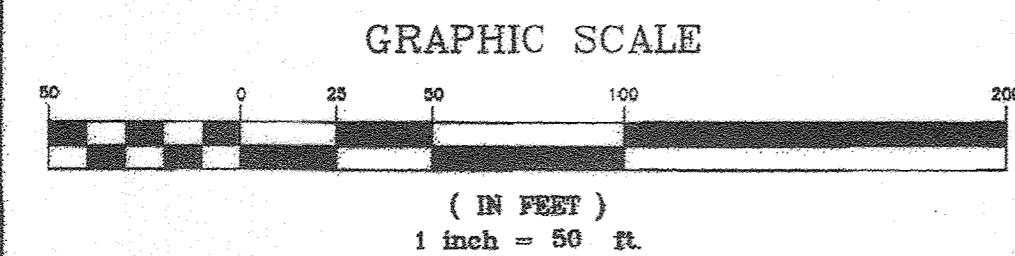
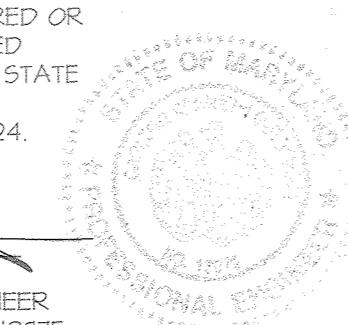
AS-BUILT SHEET 5 OF 28



- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BIO ACCESS POINTS. SEE SHEETS 10-18.
 2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 3. FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 12-14.
 4. FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 5. FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 6. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 7. FOR STORM DRAIN SIZES INFORMATION SEE SHEETS 10-21.
 8. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 9. ALL OF THE 3/4" SERVING NUMBERED LOTS ARE 4".
 10. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 11. ALL OF THE 1/2" SERVING NUMBERED LOTS ARE 1 1/2".
 12. ALL CURB IS 7 1/2" HEIGHT UNLESS OTHERWISE NOTED.
 13. UNLESS OTHERWISE NOTED, ALL CURB WITHIN WESTMOUNT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE COMBINATION CURB AND GUTTER. ALL OTHER CURB WITHIN THE SITE IS STANDARD COMBINATION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 14. CONDUIT CROSSINGS FOR STREET LIGHTS SHALL BE 4"x16" AND CONSIST OF (4) 4" SCHEDULE 80 PVC, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH PULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERIZON, GAS, & CABLE.

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 129175, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

09/30/2023
 DATE
 CARL GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 129175



PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
11	0+54.35	12.00' RT	436.04	436.00
12	2+02.80	12.00' RT	434.54	434.61
13	4+31.60	12.00' RT	429.21	428.86
14	4+32.68	12.00' RT	426.82	427.52
15	0+54.80	1.00' RT	429.66	425.71
16	2+55.94	1.00' RT	425.81	425.62
17	4+44.61	12.00' LT	426.12	426.76
18	4+31.60	12.00' LT	428.81	428.80
19	3+91.11	12.00' LT	430.42	430.84
20	2+62.68	12.00' LT	433.22	433.35
21	2+02.80	12.00' LT	434.54	434.54
22	0+40.81	12.00' LT	439.41	439.26

* POINT IS LOCATED ON A SIDEWALK RAMP AND IS INDICATED AS 15 IN. ABOVE FLOW LINE ELEVATION. TOP OF CURB SHOULD BE DETERMINED AT CONSTRUCTION.
 ** STATION & OFFSET ARE FROM ABBOTT COURT CUL-DE-SAC ALIGNMENT

PROPOSED CENTERLINE (PGL) ———
 EXISTING GRADE (PGL) - - - - -
 EX. B.R.L. LEFT - - - - -
 EX. B.R.L. RIGHT - - - - -

NOTE:
 ROAD CLASSIFICATION: ACCESS STREET
 DESIGN SPEED: 30 MPH
 POSTED SPEED: 25 MPH
 FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 10/14/2023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 10/14/2023
 Chief, Development Engineering Division
 Date: 10/14/2023

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3959 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20868
 TEL: 301-421-6024 FAX: 301-989-2524 FAX: 301-421-6188

1. To 1.6 Note: "See General Note 29 For Revision #1 Summary."

NO.	DATE	BY	APP'R.	REVISION
1	10/20/2023	HKT		REVISED LOT PROPERTY LINES, EASEMENTS, SEWER, SIDEWALK RAMP

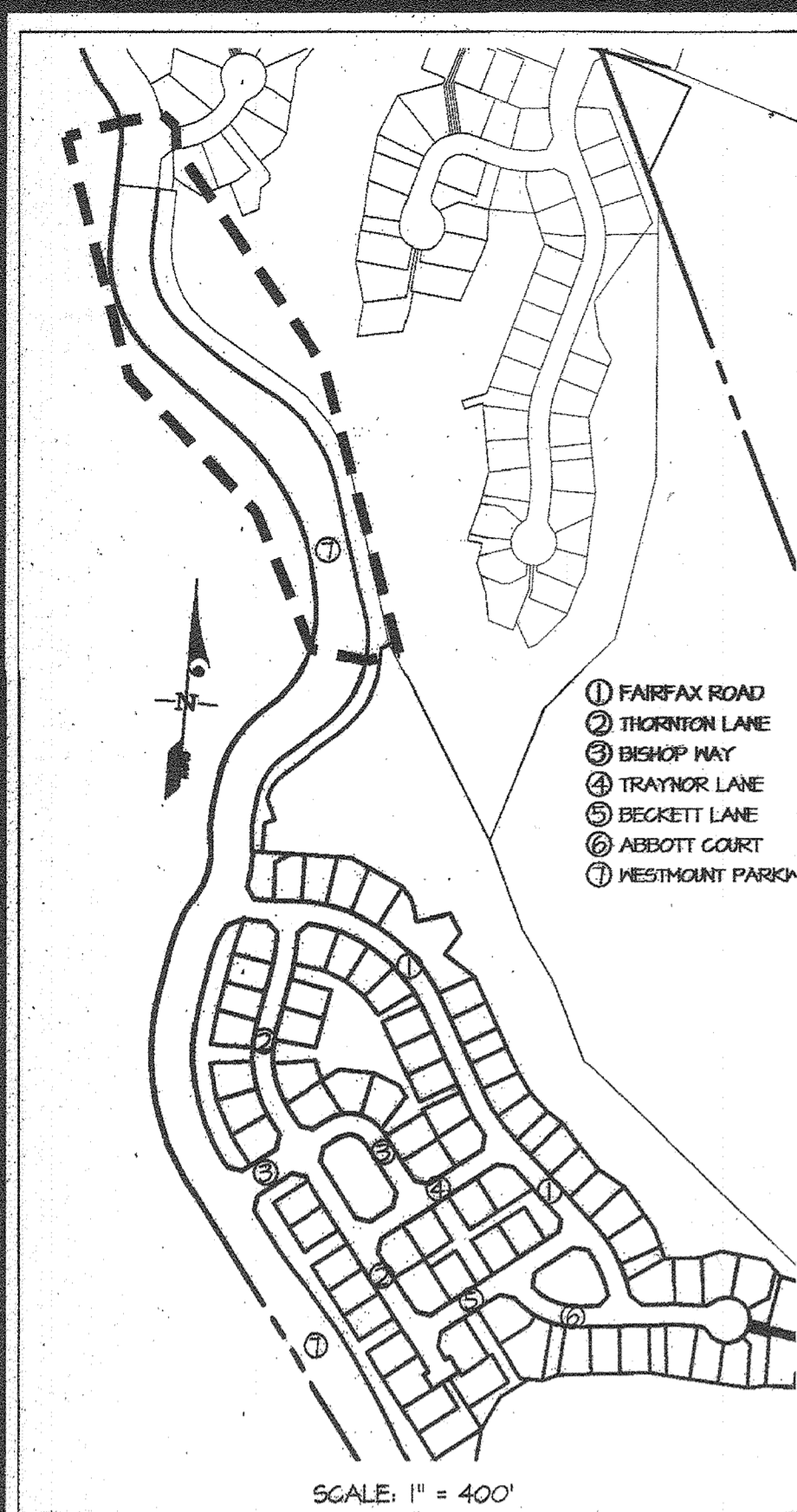
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 129175
 EXPIRATION DATE: MAY 26, 2028
 10/16/2023

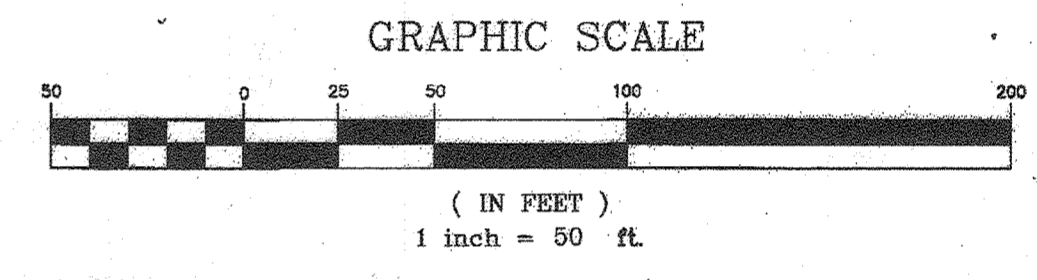
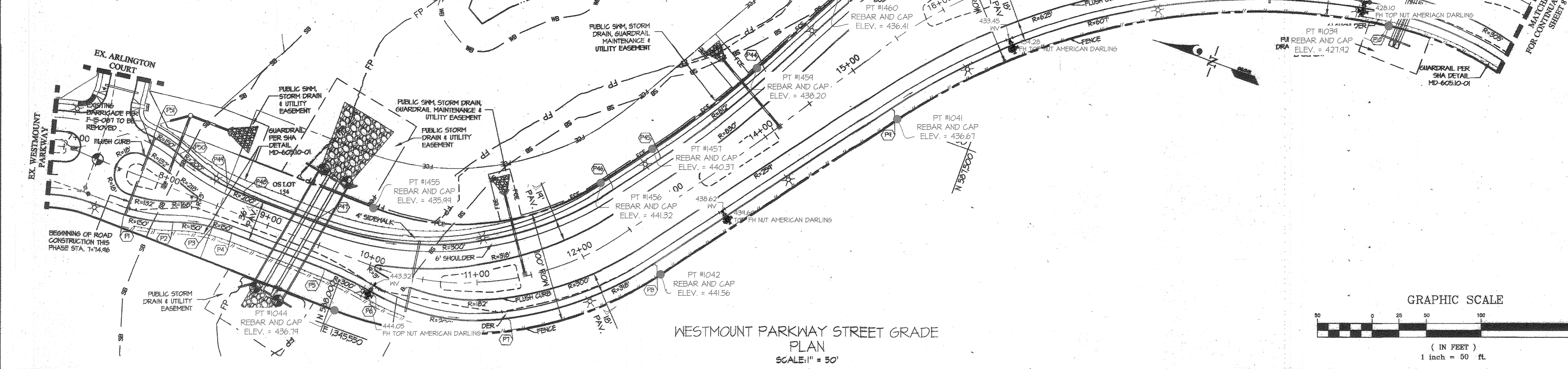
ROAD CONSTRUCTION PLAN & PROFILES - ABBOTT COURT
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 AS-BUILT DATE: OCT, 2022
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	6 OF 69

AS-BUILT SHEET 6 OF 28

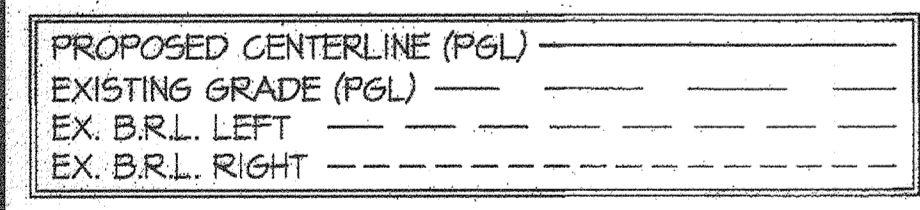
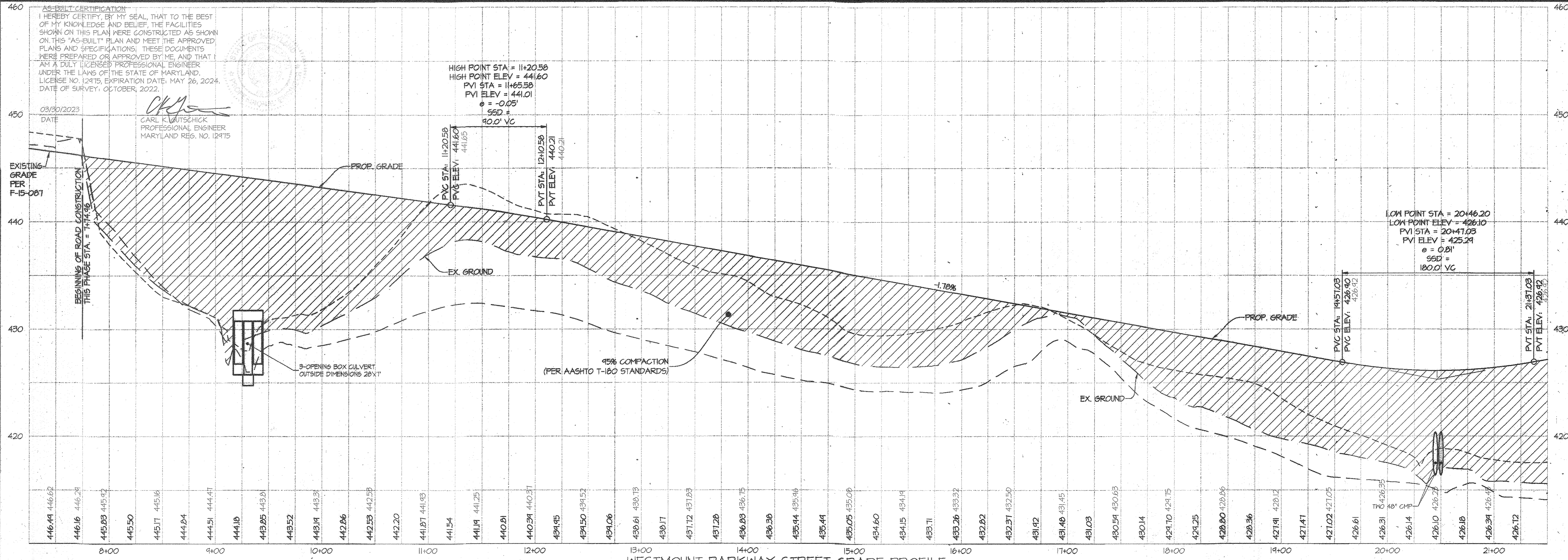


- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BID ACCESS POINTS. SEE SHEETS 19-18.
 2. ALL CURB RADII ARE 20' UNLESS OTHERWISE NOTED.
 3. FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 2-14.
 4. FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 5. FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 6. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 7. FOR STORM DRAIN SIZING INFORMATION, SEE SHEETS 19-21.
 8. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 9. ALL OF THE SHO'S SERVING NUMBERED LOTS ARE 4'.
 10. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 11. ALL OF THE PAV'S SERVING NUMBERED LOTS ARE 1/2".
 12. ALL CURBS IS 1' HEIGHT UNLESS OTHERWISE NOTED.
 13. UNLESS OTHERWISE NOTED, ALL CURBS WITHIN WESTMOUNT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE COMBINATION CURB AND GUTTER. ALL OTHER CURBS WITHIN THE SITE IS STANDARD COMBINATION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 14. CONDUIT CROSSING FOR STREET LIGHTS SHALL BE 4"x6" AND CONSIST OF (4) 4" SCHEDULE 80 PVG, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH PULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERIZON, GAS, & CABLE.



TOP OF CURB ELEVATION TABLE FOR WESTMOUNT PARKWAY

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(F1)	7+73.86	37.64' RT	447.45	447.20
(F2)	8+17.28	28.00' RT	446.61	446.64
(F3)	8+52.70	18.14' RT	445.69	446.69
(F4)	8+71.13	18.00' RT	445.26	446.48
(F5)	9+22.21	18.00' RT	443.74	444.65
(F6)	10+07.94	21.80' RT	443.36	444.15
(F7)	11+22.73	34.92' RT	442.41	442.85
(F8)	12+51.21	38.00' RT	440.82	440.83
(F9)	15+07.31	47.84' RT	438.46	438.54
(F10)	20+24.00	40.75' RT	427.54	427.64
(F11)	20+52.69	46.88' LT	427.62	427.68
(F12)	19+47.01	38.14' LT	428.41	428.44
(F13)	18+23.64	31.70' LT	429.54	429.54
(F14)	17+18.48	45.86' LT	431.57	431.54
(F15)	15+33.54	50.94' LT	436.05	436.05
(F16)	14+33.41	42.90' LT	437.67	437.72
(F17)	13+07.18	38.00' LT	439.28	439.26
(F18)	12+06.22	38.00' LT	440.74	440.75
(F19)	9+40.36	18.00' LT	443.81	440.70
(F20)	8+49.44	18.00' LT	445.30	443.86
(F21)	8+52.70	18.11' LT	445.67	446.01
(F22)	8+02.85	24.43' LT	446.91	446.80
(F23)	7+73.86	36.52' LT	447.37	446.80



NOTE:
ROAD CLASSIFICATION: MINOR COLLECTOR
DESIGN SPEED: 30 MPH
FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michael
Chief, Bureau of Highways
Date: 10/14/2023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kyle
Chief, Division of Land Development
Date: 11/14/23

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

DATE	REVISION	BY	APPR.

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

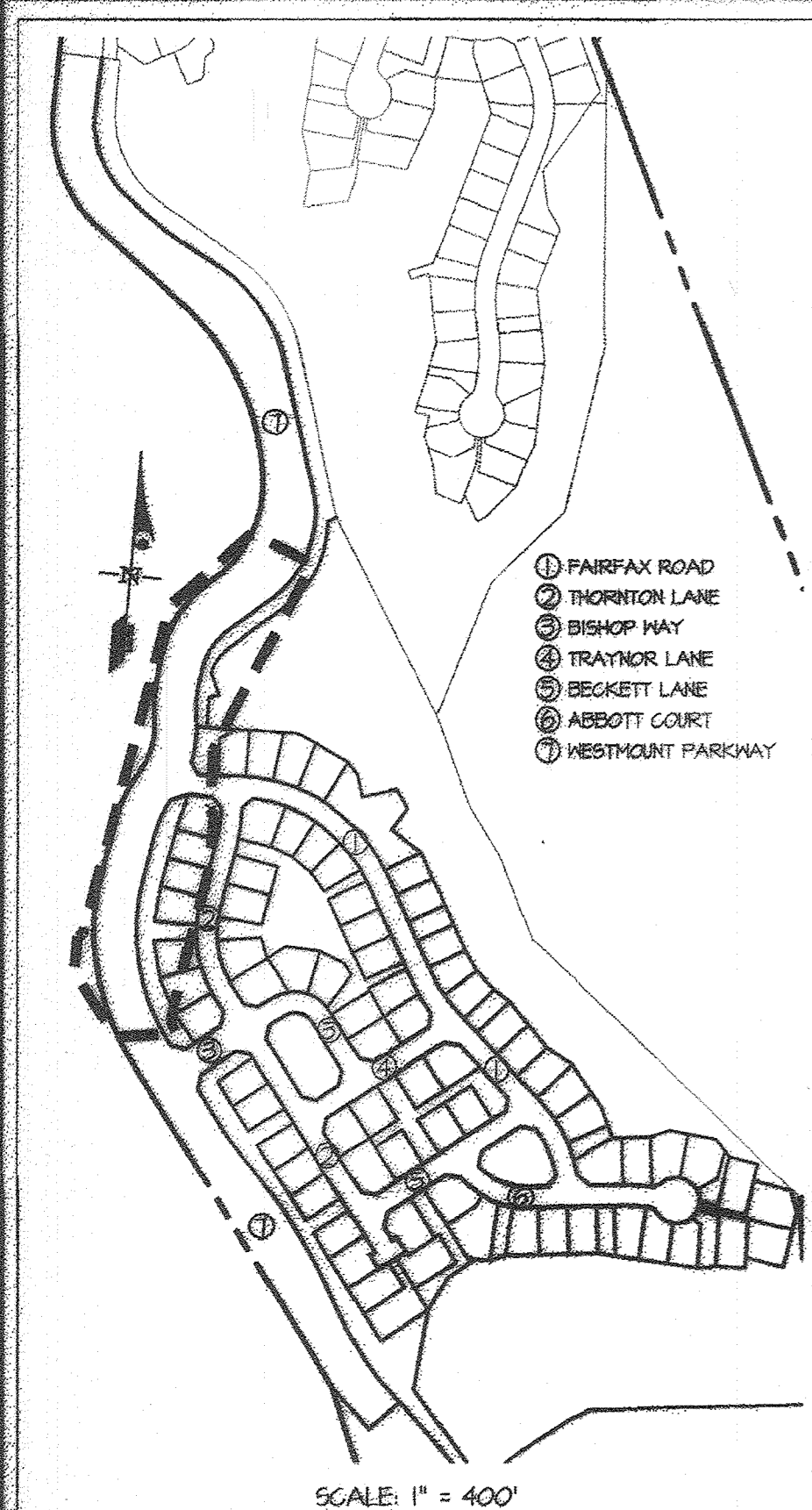
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975. EXPIRATION DATE: MAY 26, 2024.

9/28/23

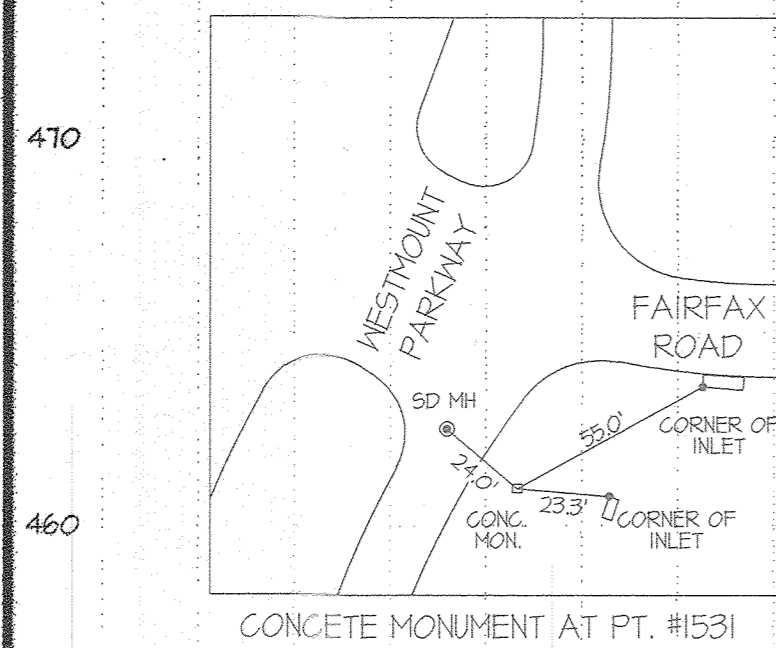
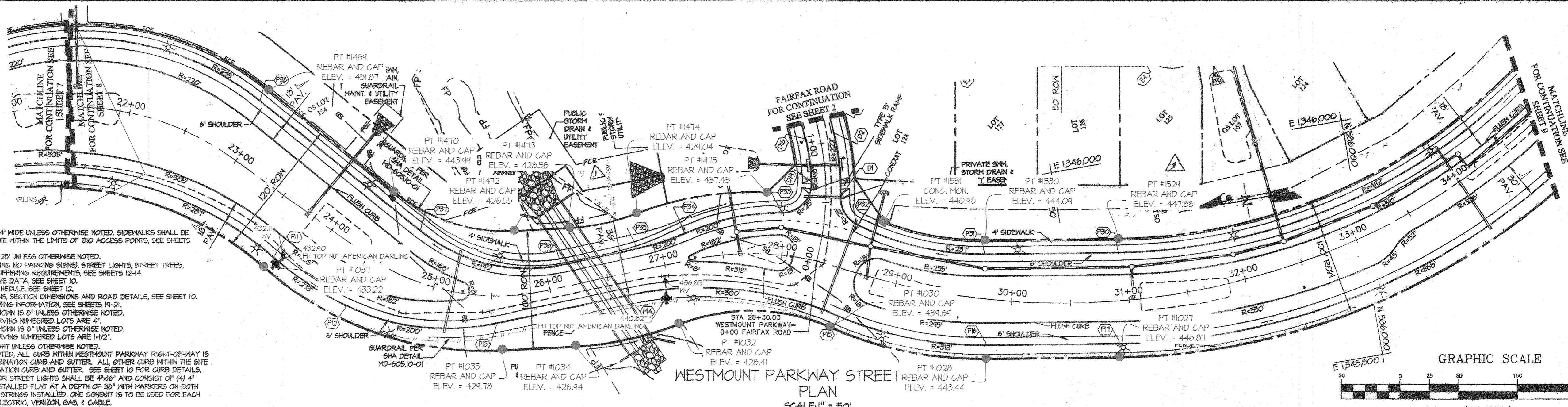
ROAD CONSTRUCTION PLAN & PROFILE - WESTMOUNT PARKWAY
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	7 OF 69



- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BIO ACCESS POINTS, SEE SHEETS 15-19.
 2. ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 3. FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 12-14.
 4. FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 5. FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 6. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 7. FOR STORM DRAIN SIZING INFORMATION, SEE SHEETS 14-21.
 8. ALL OF THE PNO'S SERVING NUMBERED LOTS ARE 14'2".
 9. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4'.
 10. ALL OF THE WATER SHOWN IS 6" UNLESS OTHERWISE NOTED.
 11. ALL OF THE PNO'S SERVING NUMBERED LOTS ARE 14'2".
 12. ALL CURB IS 1 1/2' HEIGHT UNLESS OTHERWISE NOTED.
 13. UNLESS OTHERWISE NOTED, ALL CURB WITHIN WESTMOUNT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE CONVICTION CURB AND GUTTER. ALL OTHER CURB WITHIN THE SITE IS STANDARD CONVICTION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 14. CONDUIT CROSSINGS FOR STREET LIGHTS SHALL BE 4"x6" AND CONSIST OF (4) 4" SCHEDULE 80 PVC, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH PULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERIZON, GAS, & CABLE.
 15. FOR MORE SPOT ELEVATIONS AT THE INTERSECTION OF WESTMOUNT PARKWAY AND FAIRFAX ROAD, SEE SHEET 11.



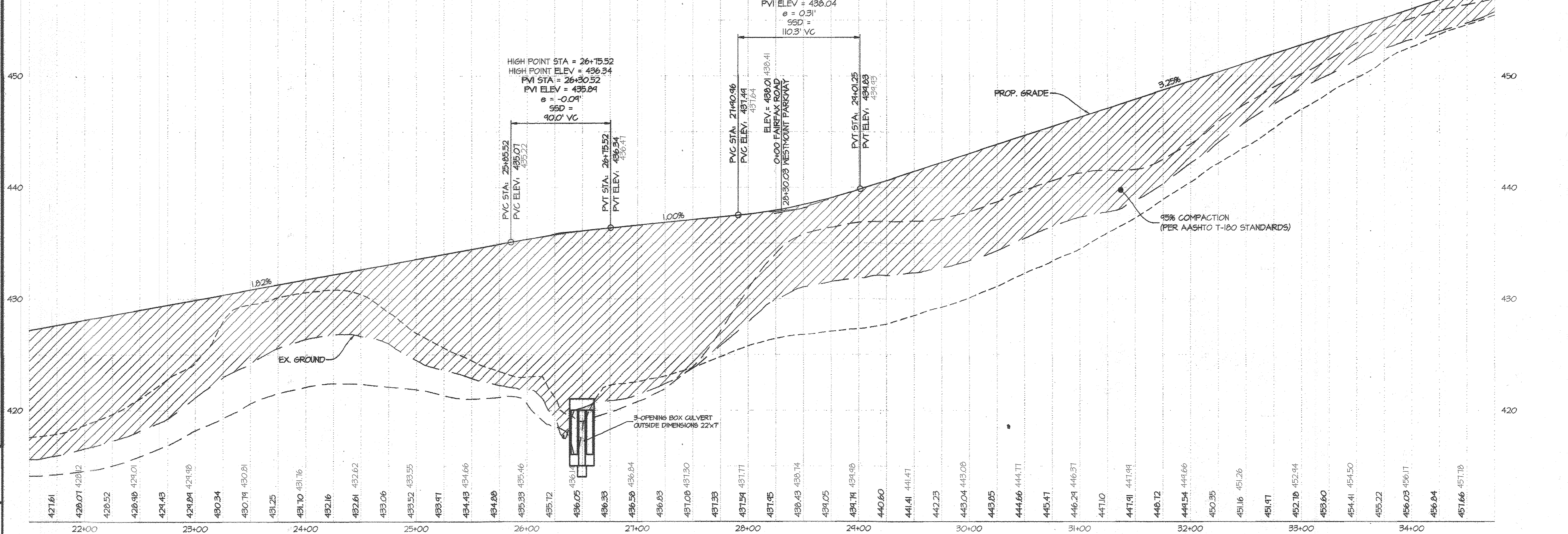
AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12475, EXPIRATION DATE: MAY 29, 2024. DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
 DATE

Carl K. Gutschick
 CARL K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

TOP OF CURB ELEVATION TABLE FOR WESTMOUNT PARKWAY

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(P1)	23+19.52	42.21' RT	432.65	432.19
(P2)	24+44.23	44.60' RT	433.99	434.01
(P3)	25+04.02	22.83' RT	435.54	435.66
(P4)	26+64.55	18.00' RT	437.11	437.23
(P5)	28+61.16	38.80' RT	440.05	440.33
(P6)	26+61.64	39.26' RT	442.44	443.88
(P7)	30+88.74	35.94' RT	441.23	441.30
(P8)	30+49.91	40.24' LT	441.44	441.63
(P9)	24+12.71	37.10' LT	443.44	443.61
(P10)	28+52.83	38.91' LT	434.35	440.23
(P11)	27+47.10	38.20' LT	439.89	439.06
(P12)	27+22.26	22.46' LT	437.89	437.16
(P13)	26+80.27	18.00' LT	437.38	437.40
(P14)	28+14.40	18.00' LT	436.54	436.12
(P15)	24+64.41	40.17' LT	434.34	434.30
(P16)	22+84.30	52.78' LT	431.33	431.41



PROPOSED CENTERLINE (PGL)
 EXISTING GRADE (PGL)
 EX. B.R.L. LEFT
 EX. B.R.L. RIGHT

NOTE:
 ROAD CLASSIFICATION: MINOR COLLECTOR
 DESIGN SPEED: 30 MPH
 FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John Lee
 Chief, Bureau of Highways
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Keith Schuch
 Chief, Division of Land Development
 Date 11-4-22

APPROVED: DEVELOPMENT ENGINEERING DIVISION
John Lee
 Chief, Development Engineering Division
 Date 11/1/22

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BERTHOVILLE OFFICE PARK
 BERTHOVILLE, MARYLAND 20868
 TEL: 301-421-4224 BMT: 410-880-1820 DC/VA: 301-880-2524 FAX: 301-421-4186

1. 10.18 Note: See General Note 29 For Revision Summary!

DATE	REVISION	BY	APPR.
03-20-2023	REVISED LOT PROPERTY LINES, PCE AND EASEMENTS	JKS	BY

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12475, EXPIRATION DATE: MAY 29, 2024.

Carl K. Gutschick
 CARL K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

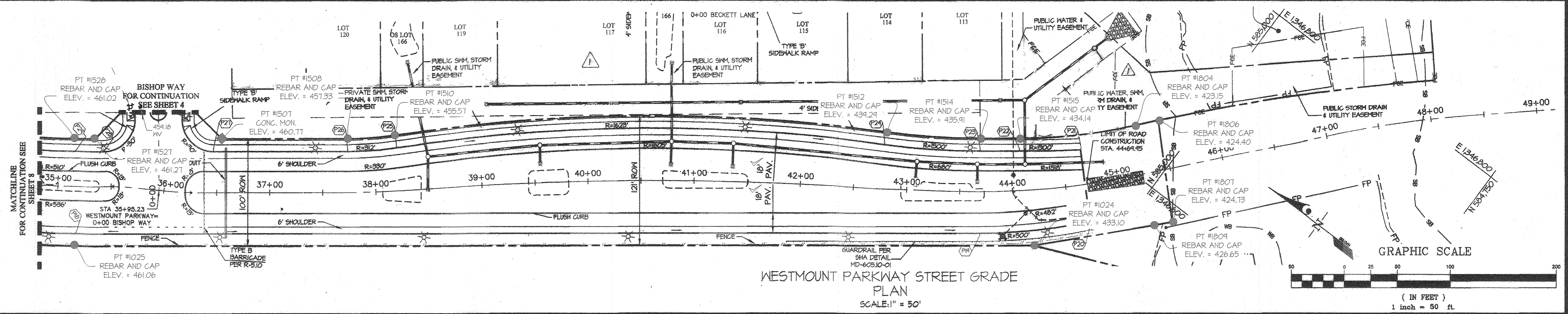
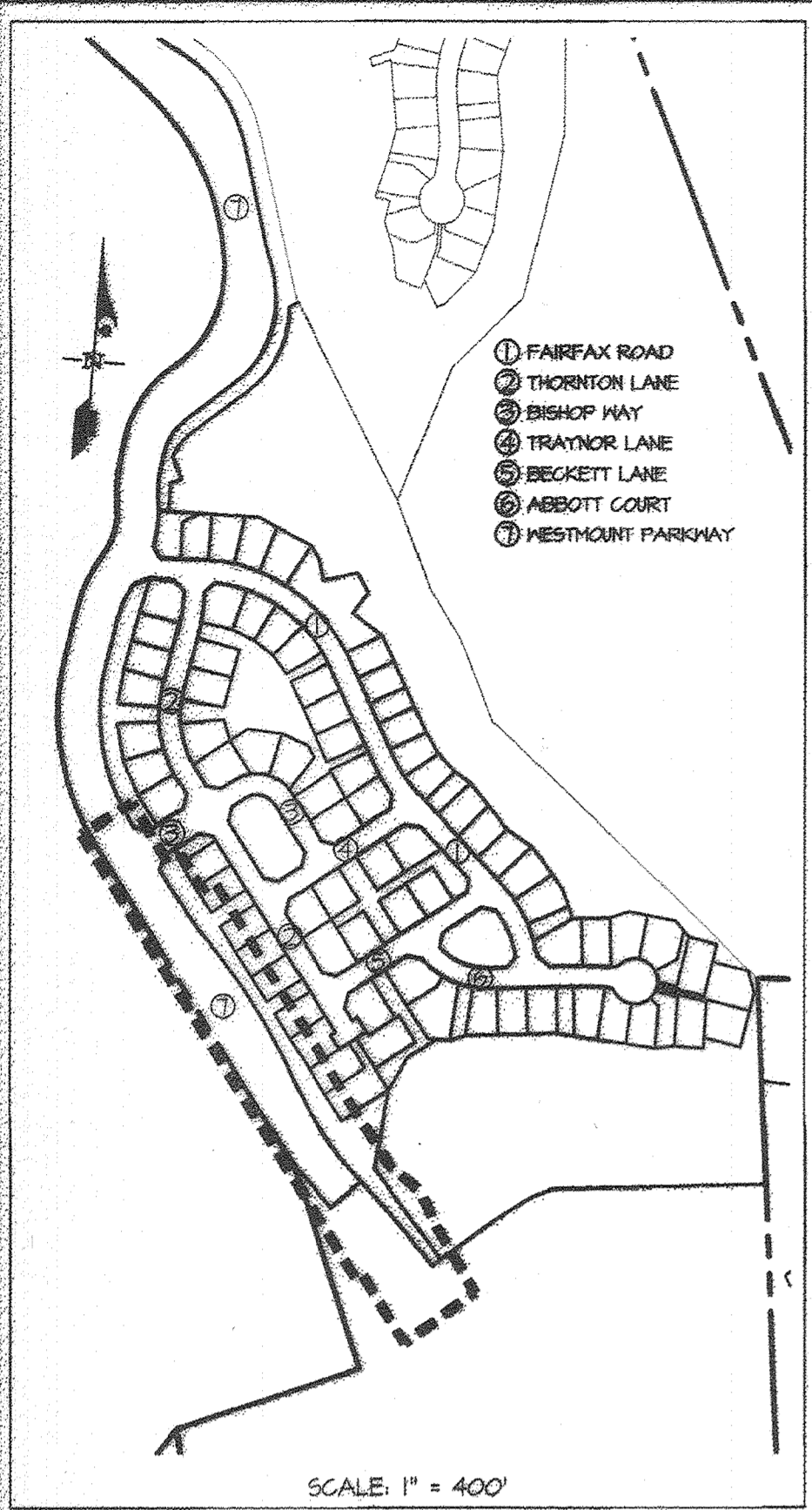
ROAD CONSTRUCTION PLAN & PROFILE - WESTMOUNT PARKWAY

WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT. 2022
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
SEPT., 2016	23-6&12	8 OF 69

AS-BUILT SHEET 8 OF 28



TOP OF CURB ELEVATION TABLE FOR WESTMOUNT PARKWAY

PT. NO.	STATION	OFFSET	ELEV.	AS-BUILT
(P18)	35+42.52	43.61' RT	460.91	460.95
(P19)	43+68.97	38.42' RT	435.28	435.23
(P20)	44+68.95	34.47' RT	431.57	431.74
(P21)	44+68.95	32.28' LT	431.58	431.76
(P22)	44+08.33	36.54' LT	433.81	433.11
(P23)	43+69.41	31.98' LT	435.24	435.24
(P24)	42+78.15	41.93' LT	436.62	436.75
(P25)	38+21.54	34.87' LT	435.14	435.13
(P26)	31+73.91	31.43' LT	436.82	436.81
(P27)	30+46.87	38.00' LT	460.81	460.81
(P28)	35+42.84	32.19' LT	461.05	461.04
(P29)	35+19.57	32.38' LT	460.67	460.64

- NOTES:**
- ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN THE LIMITS OF BID ACCESS POINTS, SEE SHEETS 13-15.
 - ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 - FOR SIGNAGE (INCLUDING NO PARKING SIGNS), STREET LIGHTS, STREET TREES, LANDSCAPING, AND BUFFERING REQUIREMENTS, SEE SHEETS 12-14.
 - FOR CENTERLINE CURVE DATA, SEE SHEET 10.
 - FOR STREET LIGHT SCHEDULE, SEE SHEET 12.
 - FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEET 10.
 - FOR STORM DRAIN SIZING INFORMATION, SEE SHEETS 19-21.
 - ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
 - ALL OF THE 6" WATER SERVING NUMBERED LOTS ARE 4" UNLESS OTHERWISE NOTED.
 - ALL OF THE 12" WATER SERVING IS 8" UNLESS OTHERWISE NOTED.
 - ALL OF THE 18" WATER SERVING IS 12" UNLESS OTHERWISE NOTED.
 - ALL CURB IS 7" HEIGHT UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, ALL CURB WITHIN WESTMOUNT PARKWAY RIGHT-OF-WAY IS TO BE REVERSE COMBINATION CURB AND GUTTER. ALL OTHER CURB WITHIN THE SITE IS STANDARD COMBINATION CURB AND GUTTER. SEE SHEET 10 FOR CURB DETAILS.
 - CONCRETE CURBING FOR STREET LIGHTS SHALL BE 4"x6" AND CONSIST OF (4) 4" SCHEDULE 80 PVC, INSTALLED FLAT AT A DEPTH OF 36" WITH MARKERS ON BOTH SIDES AND WITH PULL STRINGS INSTALLED. ONE CONDUIT IS TO BE USED FOR EACH OF THE FOLLOWING: ELECTRIC, VERBON GAS, 1 CABLE.
 - FOR MORE SPOT ELEVATIONS AT THE INTERSECTION OF WESTMOUNT PARKWAY AND BISHOP WAY, SEE SHEET 11.

PROPOSED CENTERLINE (PGL)
EXISTING GRADE (PGL)
EX. B.U.L. LEFT
EX. B.U.L. RIGHT

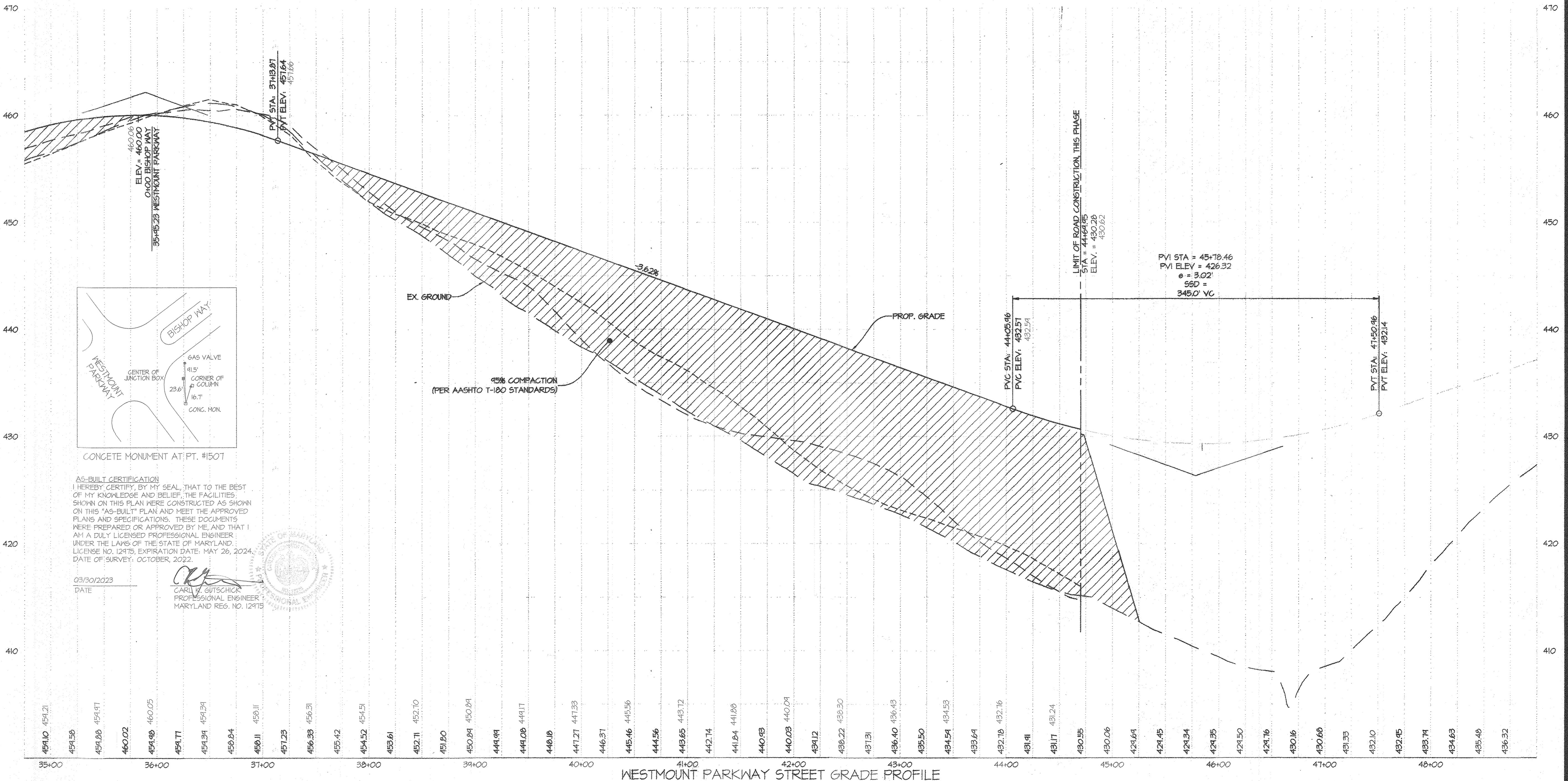
NOTE:
 ROAD CLASSIFICATION: MINOR COLLECTOR
 DESIGN SPEED: 30 MPH
 FOR TYPICAL ROAD SECTIONS, SEE SHEET 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways *[Signature]* 10/14/2024
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development *[Signature]* 11/24/24
 Date

APPROVED: DEVELOPMENT ENGINEERING DIVISION
 Chief, Development Engineering Division *[Signature]* 11/24/24
 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 200 - BURGESSVILLE OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-380-1829 DC/PA: 301-955-2324 FAX: 301-421-4186



WESTMOUNT PARKWAY STREET GRADE PROFILE
 SCALE: HOR. 1" = 50'
 VER. 1" = 5'
 (RAIN VARIES, MINOR COLLECTOR, PAVING WIDTH VARIES)

REVISIONS:

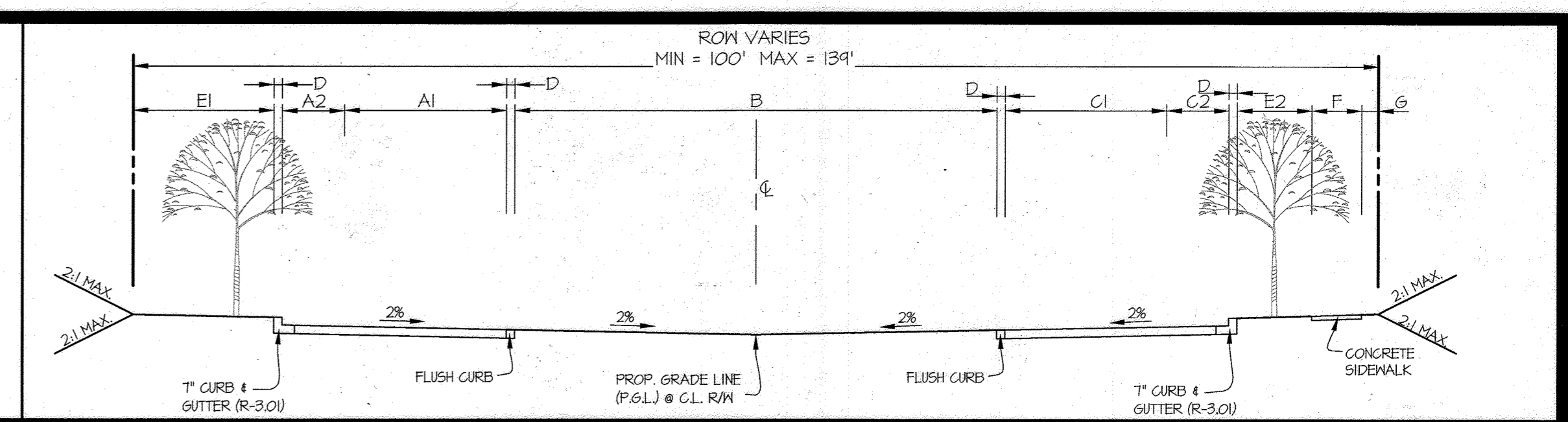
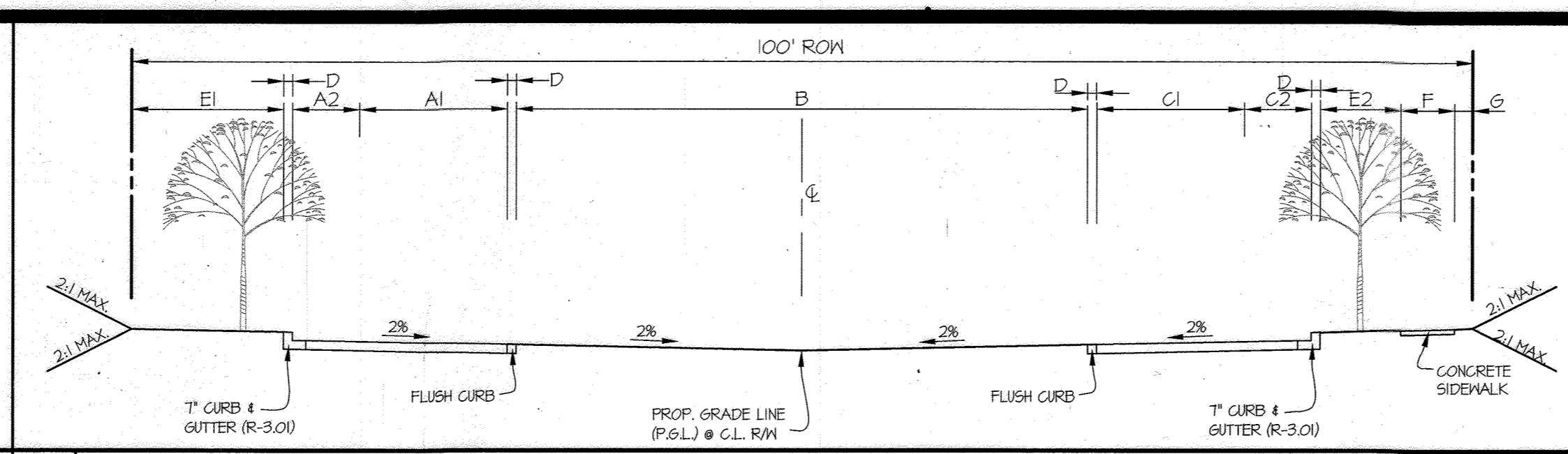
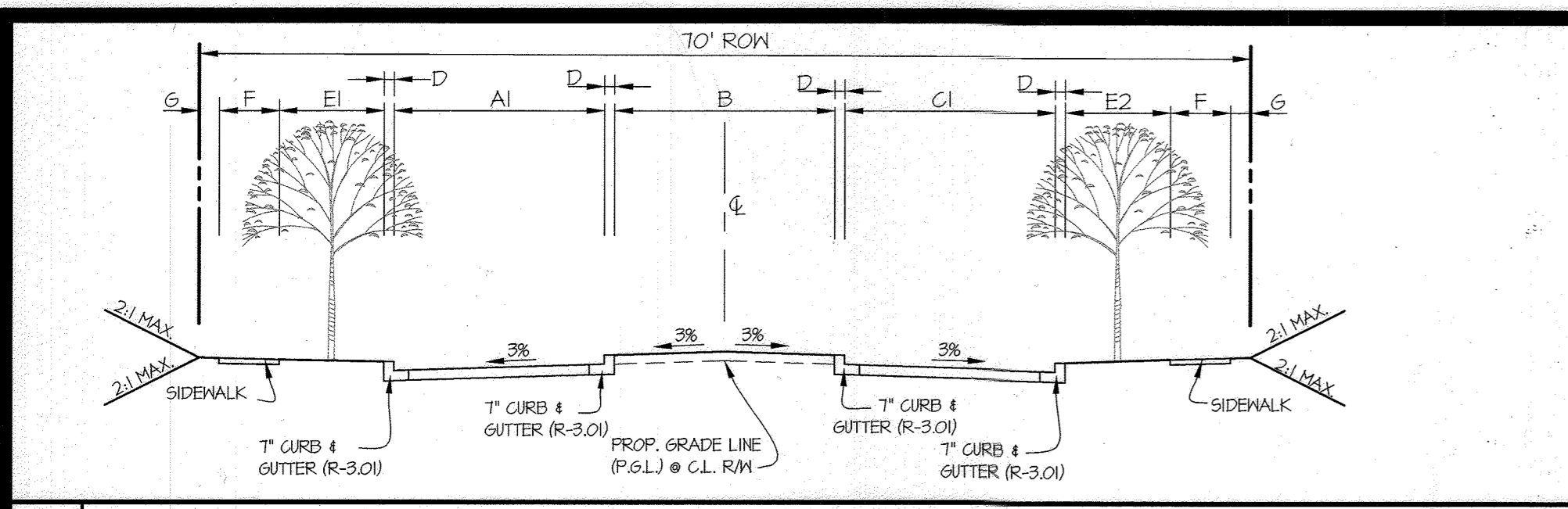
NO.	DATE	REVISION	BY	APP'R.
1	09/30/2023	REVISED LOT PROPERTY LINES, EASEMENTS, FCE AND SD	HKJ	

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

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475.
 EXPIRATION DATE: MAY 26, 2024
 CARL W. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

ROAD CONSTRUCTION PLAN & PROFILE - WESTMOUNT PARKWAY
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 AS-BUILT DATE: OCT, 2022
 HOWARD COUNTY, MARYLAND

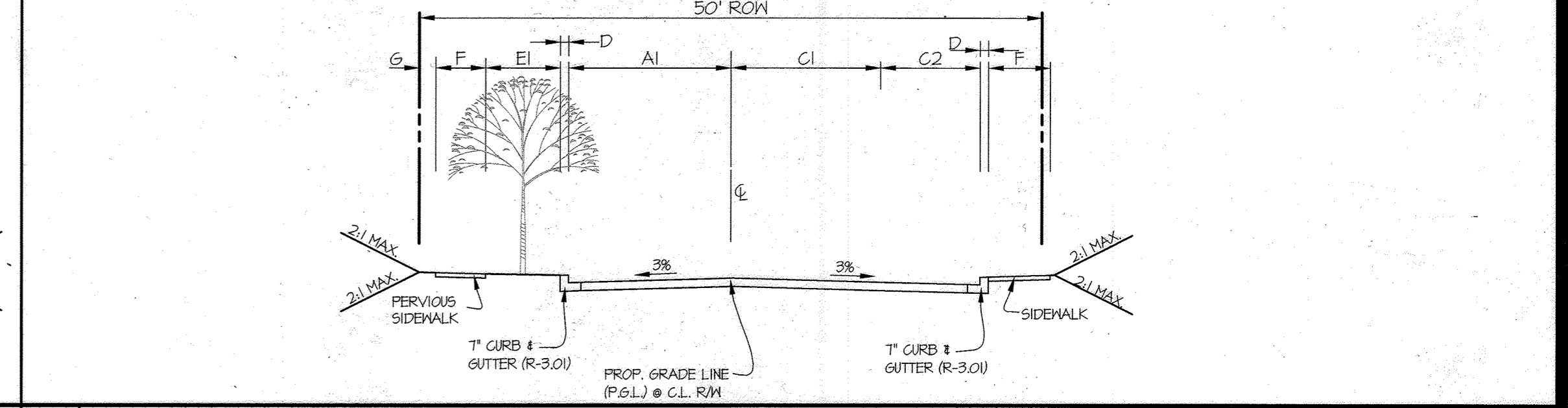
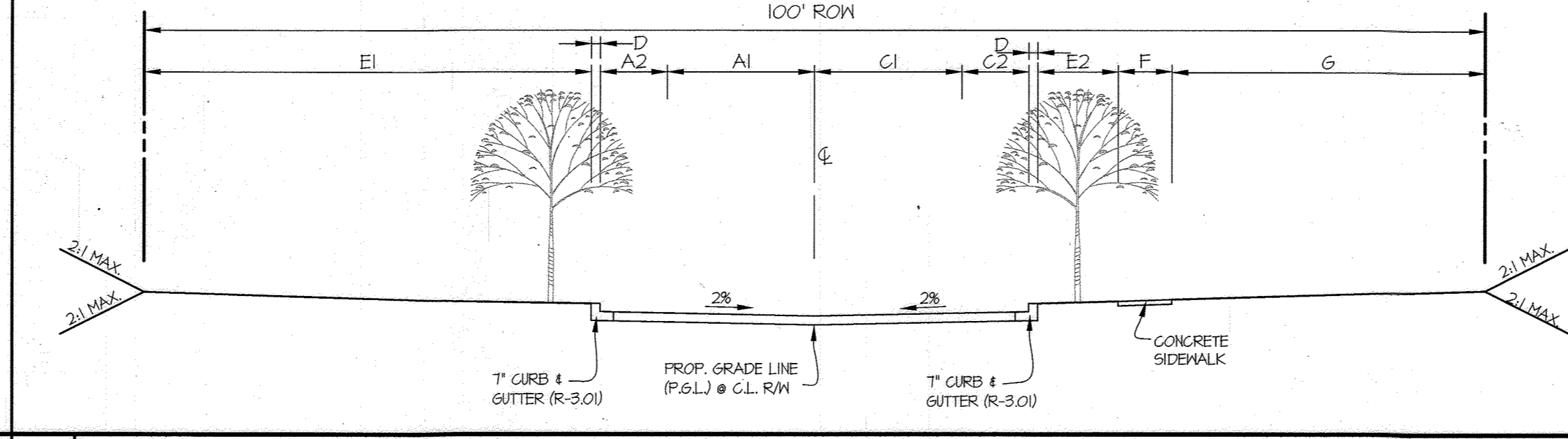
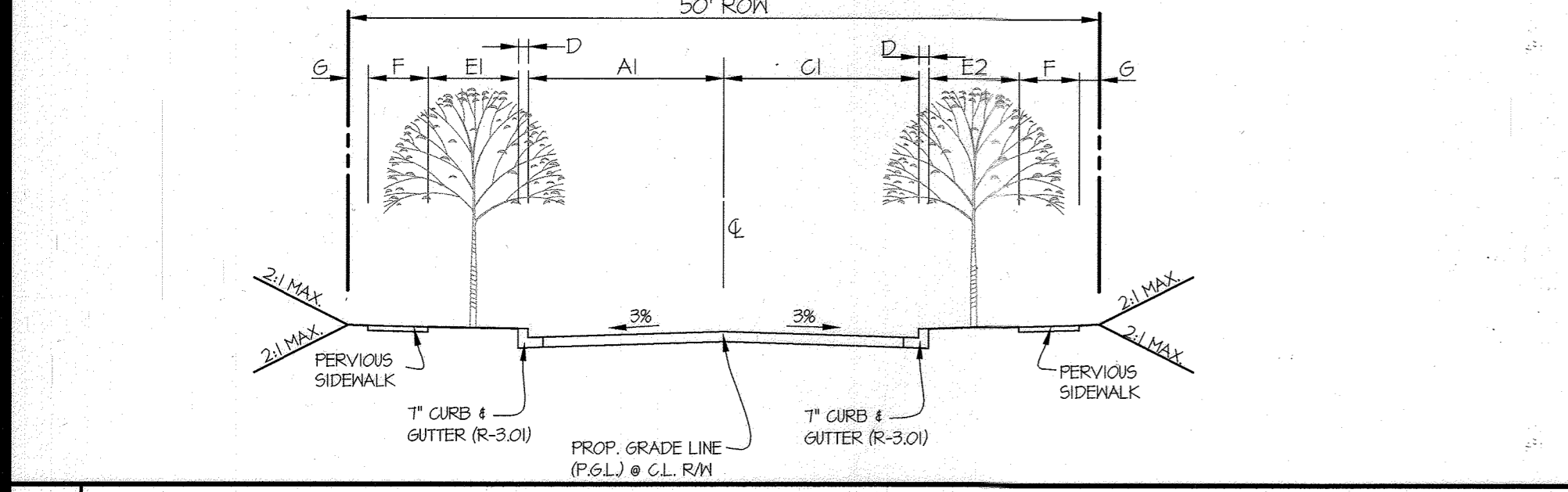
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	9 OF 69



1 TYPICAL SECTION FOR 70' R/W WITH ISLAND NO SCALE

3 TYPICAL SECTION FOR 100' R/W WITH ISLAND NO SCALE

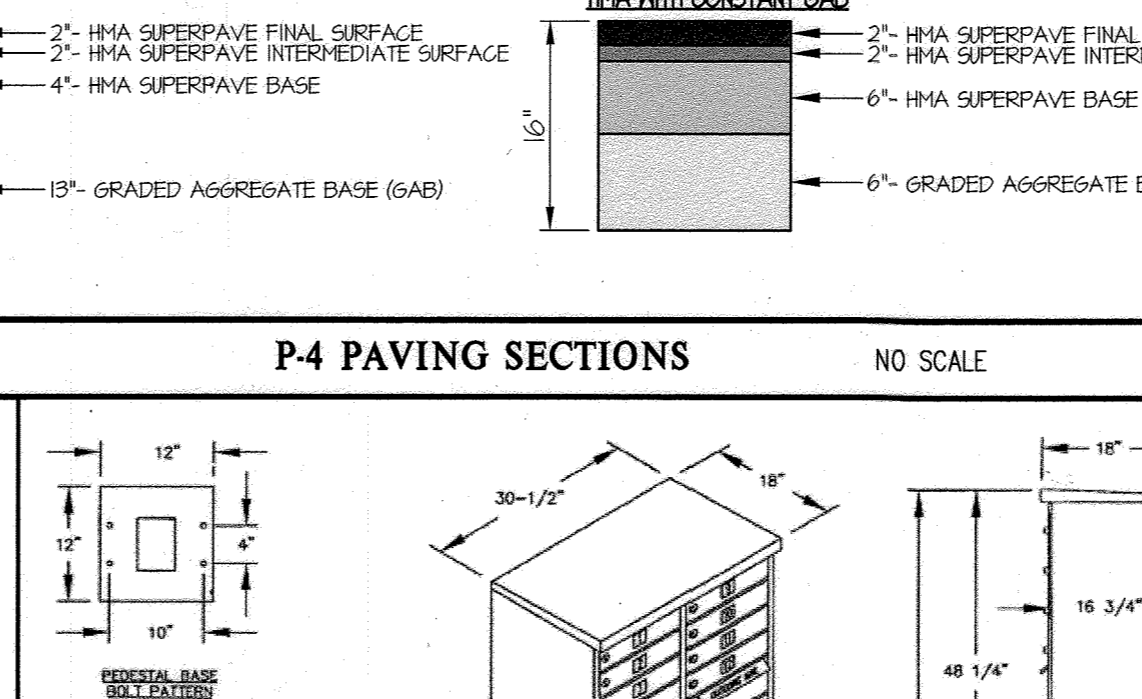
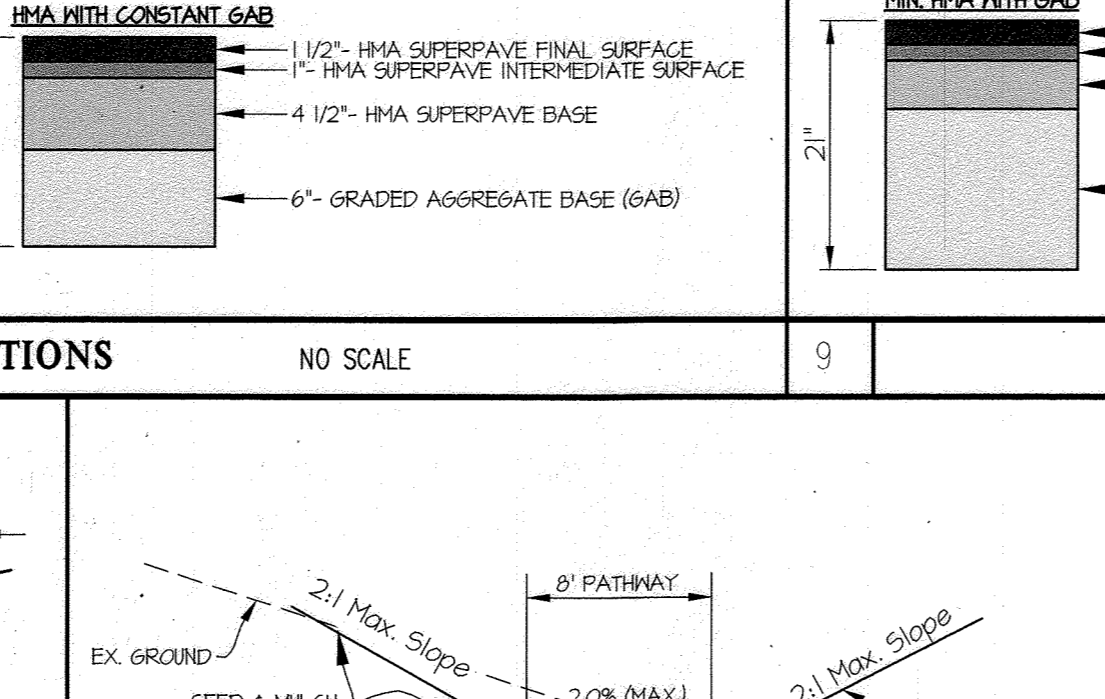
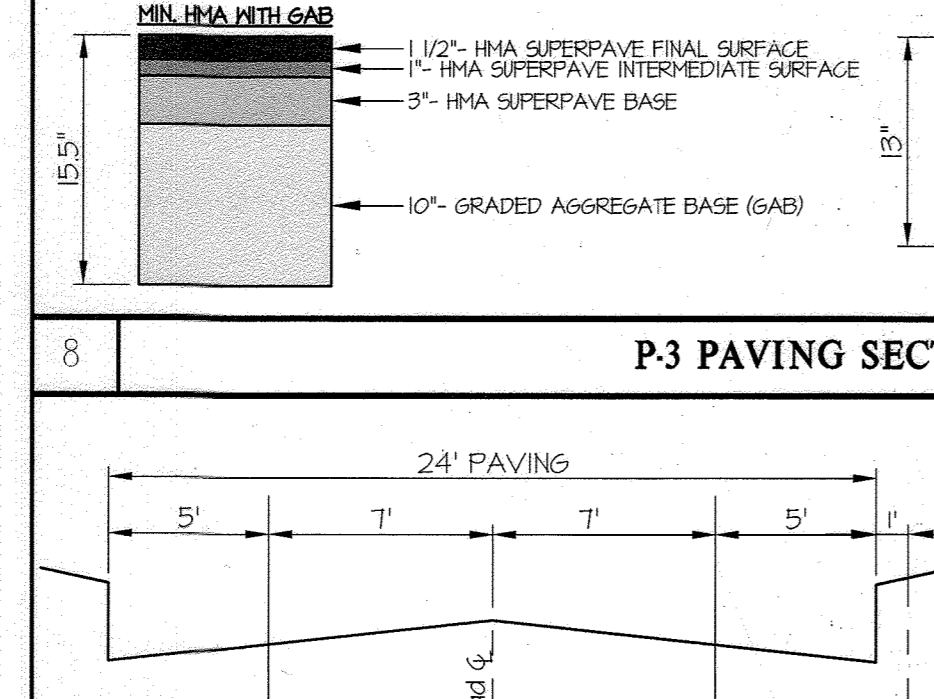
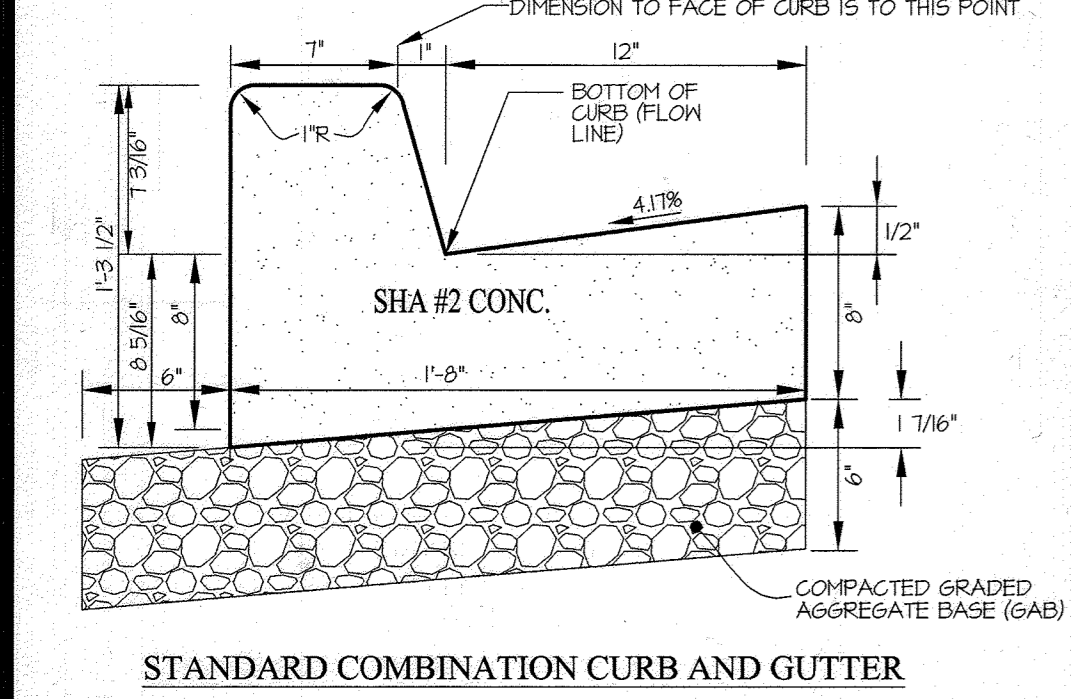
5 TYPICAL SECTION FOR VARYING R/W WITH ISLAND NO SCALE



2 TYPICAL SECTION FOR 50' R/W NO SCALE

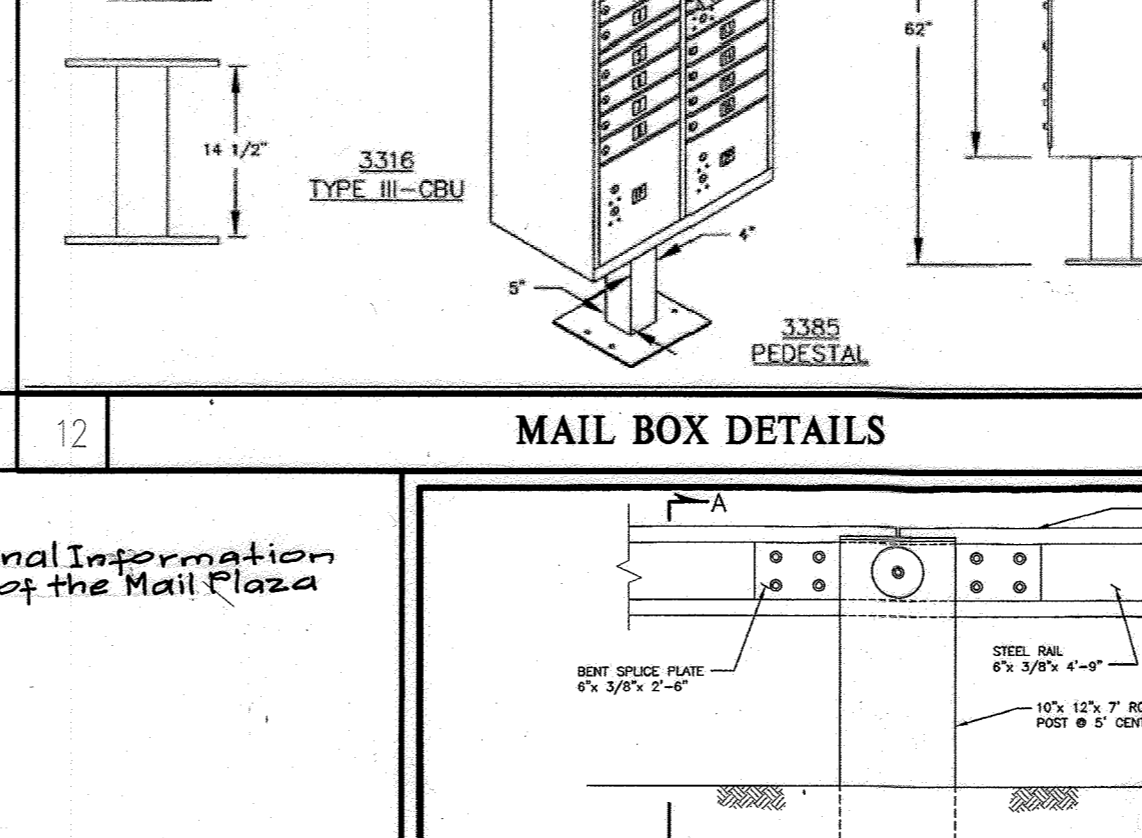
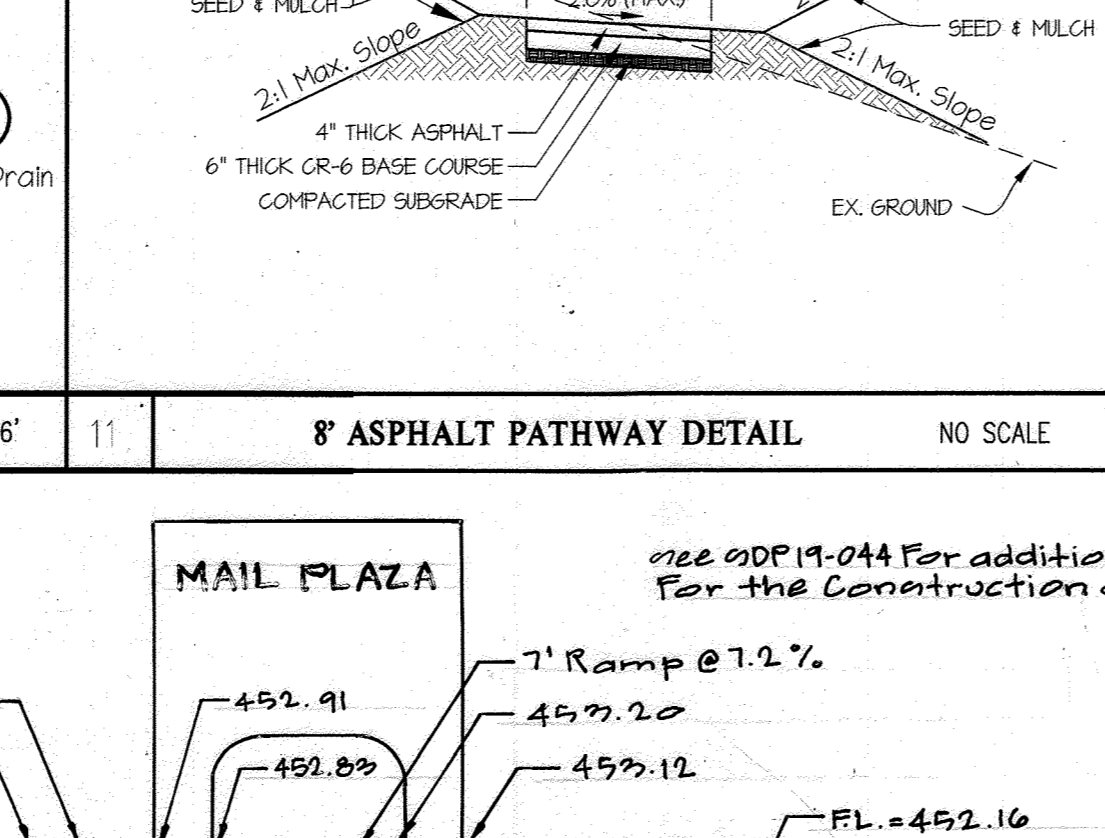
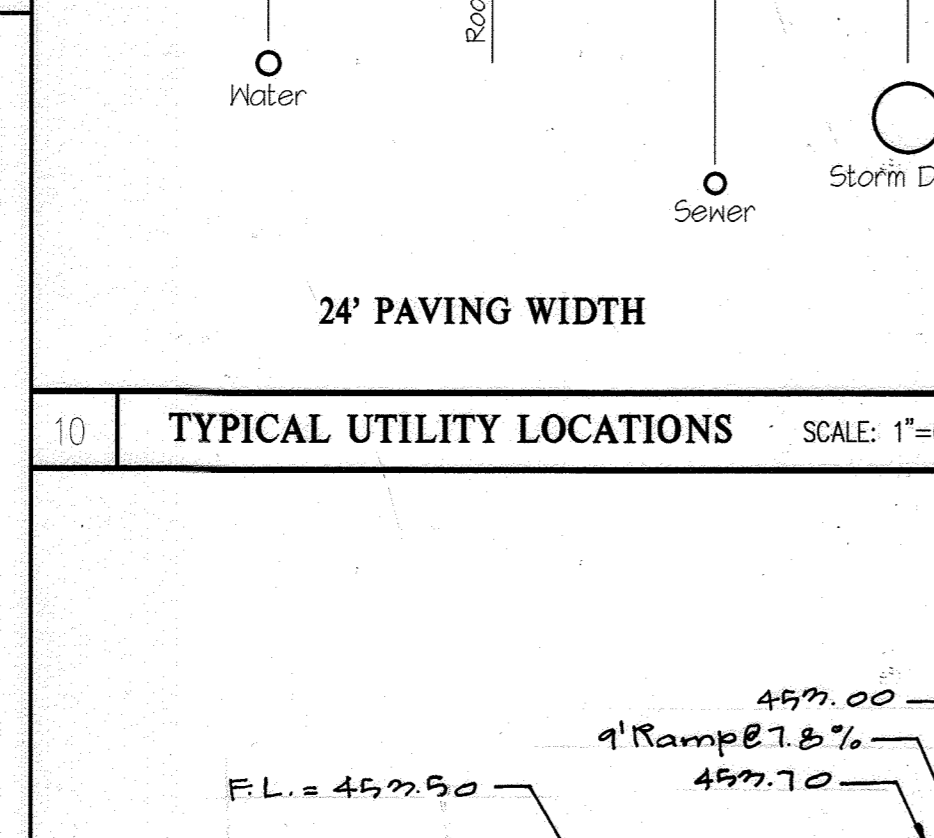
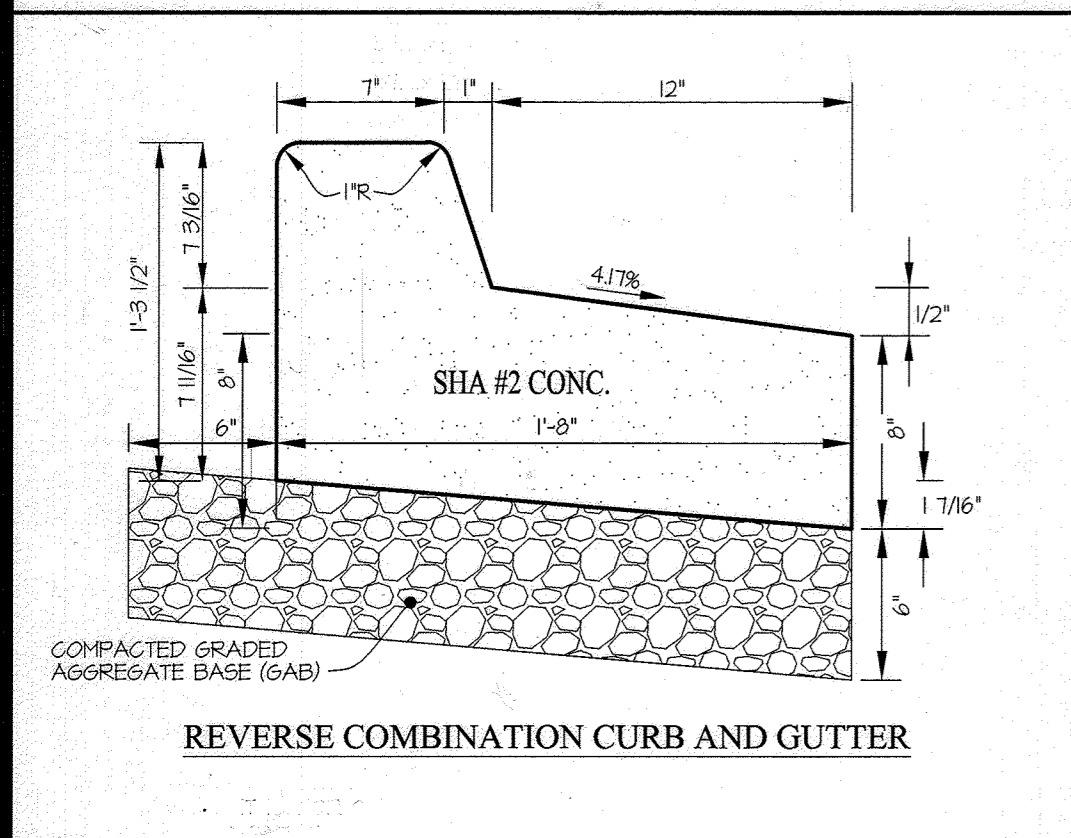
4 TYPICAL SECTION FOR 100' R/W WITHOUT ISLAND NO SCALE

6 TYPICAL SECTION FOR 50' R/W WITH PARALLEL PARKING NO SCALE



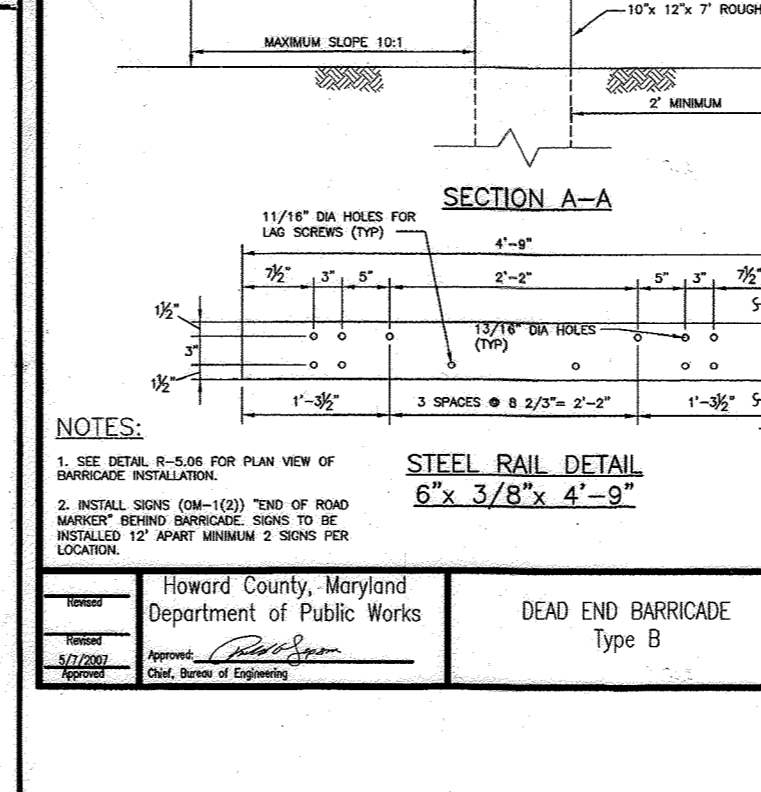
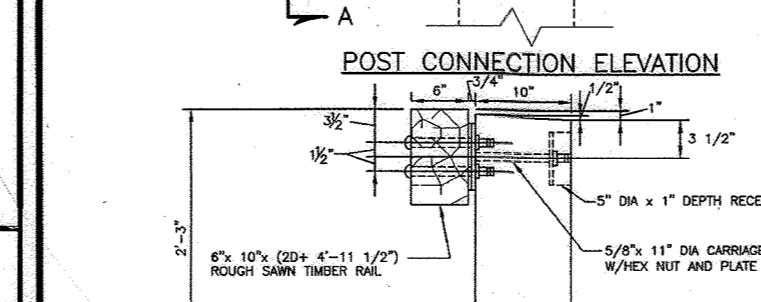
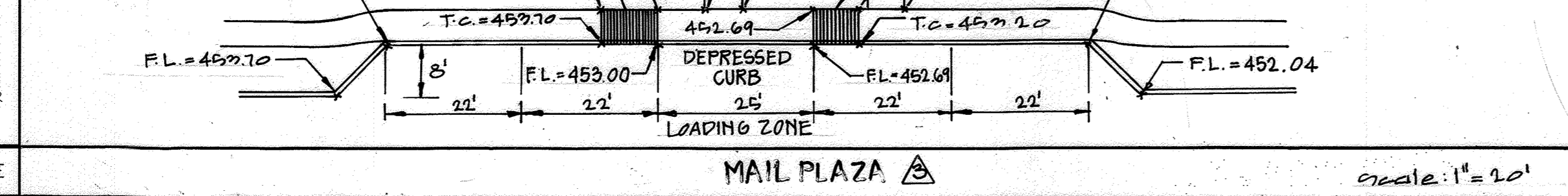
CURVE DATA CHART

CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
D1	FAIRFAX ROAD	0+04.76	1+06.93	210.00'	52.12'	102.18'	101.17'	S79°16'44\"E	27°52'40\"
D2	FAIRFAX ROAD	1+88.91	6+05.40	375.00'	232.67'	416.49'	395.41'	S61°24'02\"E	63°38'04\"
D3	FAIRFAX ROAD	8+58.89	9+71.39	350.00'	56.74'	112.50'	112.02'	S38°47'30\"E	18°25'01\"
D4	FAIRFAX ROAD	12+74.82	14+95.54	300.00'	115.62'	220.72'	215.77'	S26°55'23\"E	42°09'15\"
E1	THORNTON LANE	0+55.27	1+36.01	350.00'	40.55'	80.74'	80.56'	S3°23'28\"W	1°31'04\"
E2	THORNTON LANE	2+87.22	4+94.13	250.00'	109.80'	206.91'	201.06'	S13°42'37\"E	47°25'15\"
F1	BISHOP WAY	3+11.57	4+29.38	75.00'	75.00'	117.81'	106.07'	S82°25'15\"E	90°00'00\"
I1	ABBOTT COURT	0+22.92	2+02.80	175.00'	98.79'	179.88'	172.06'	S66°52'02\"E	58°53'34\"
I2	ABBOTT COURT	4+37.60	5+01.54	350.00'	32.06'	63.94'	63.85'	N88°55'12\"E	10°28'02\"
W1	WESTMOUNT PARKWAY	9+97.26	12+38.42	255.00'	130.46'	241.17'	232.28'	S26°04'29\"E	54°11'16\"
W2	WESTMOUNT PARKWAY	13+07.56	14+33.15	1768.00'	62.82'	125.59'	125.56'	S55°12'13\"E	4°04'12\"
W3	WESTMOUNT PARKWAY	15+34.36	17+70.95	387.00'	122.12'	236.59'	232.92'	S39°43'30\"E	35°01'38\"
W4	WESTMOUNT PARKWAY	18+62.73	19+60.56	645.00'	49.01'	97.83'	97.74'	S17°51'58\"E	8°41'27\"
W5	WESTMOUNT PARKWAY	20+56.98	22+96.50	232.00'	131.67'	239.52'	229.02'	S16°03'19\"W	59°09'06\"
W6	WESTMOUNT PARKWAY	24+33.44	25+95.17	195.00'	85.84'	161.73'	157.13'	S21°52'15\"W	47°31'13\"
W7	WESTMOUNT PARKWAY	27+22.04	28+51.48	250.00'	66.21'	129.44'	128.00'	S12°56'36\"W	29°39'55\"
W8	WESTMOUNT PARKWAY	28+51.48	32+86.04	616.00'	226.77'	434.57'	425.61'	S7°33'58\"W	40°25'12\"
W9	WESTMOUNT PARKWAY	32+86.04	35+37.60	557.04'	127.96'	251.56'	249.42'	S25°34'53\"E	25°52'29\"
W10	WESTMOUNT PARKWAY	35+37.60	35+76.31	300.00'	19.38'	38.71'	38.69'	S34°49'18\"E	7°23'38\"
W11	WESTMOUNT PARKWAY	36+02.48	36+33.36	300.00'	15.45'	30.88'	30.87'	S34°04'25\"E	5°53'51\"
W12	WESTMOUNT PARKWAY	37+65.87	38+25.39	1204.95'	29.77'	59.52'	59.52'	S38°45'11\"E	2°49'49\"
W13	WESTMOUNT PARKWAY	38+25.39	42+73.88	3105.39'	224.63'	448.49'	448.10'	S37°11'37\"E	8°16'29\"
W14	WESTMOUNT PARKWAY	43+45.03	45+19.92	738.00'	87.86'	174.90'	174.49'	S41°56'21\"E	13°34'42\"



NOTES:
1. STANDARD 1\"/>

7 7\"/>

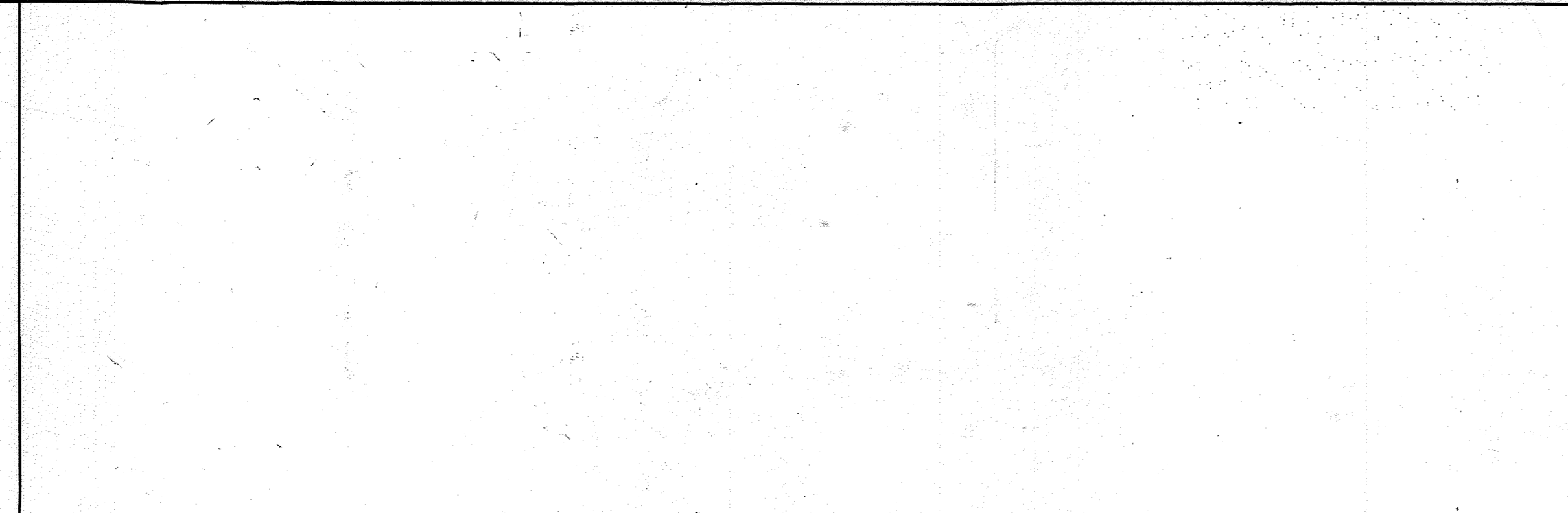


NOTE: ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard 10/14/16
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kotz 11-4-16
 Chief, Division of Land Development Date

Chief, Development Engineering Division Date



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.
1	01-02-20	REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA BEING CONSTRUCTED UNDER SDP19-044	GL	DEV

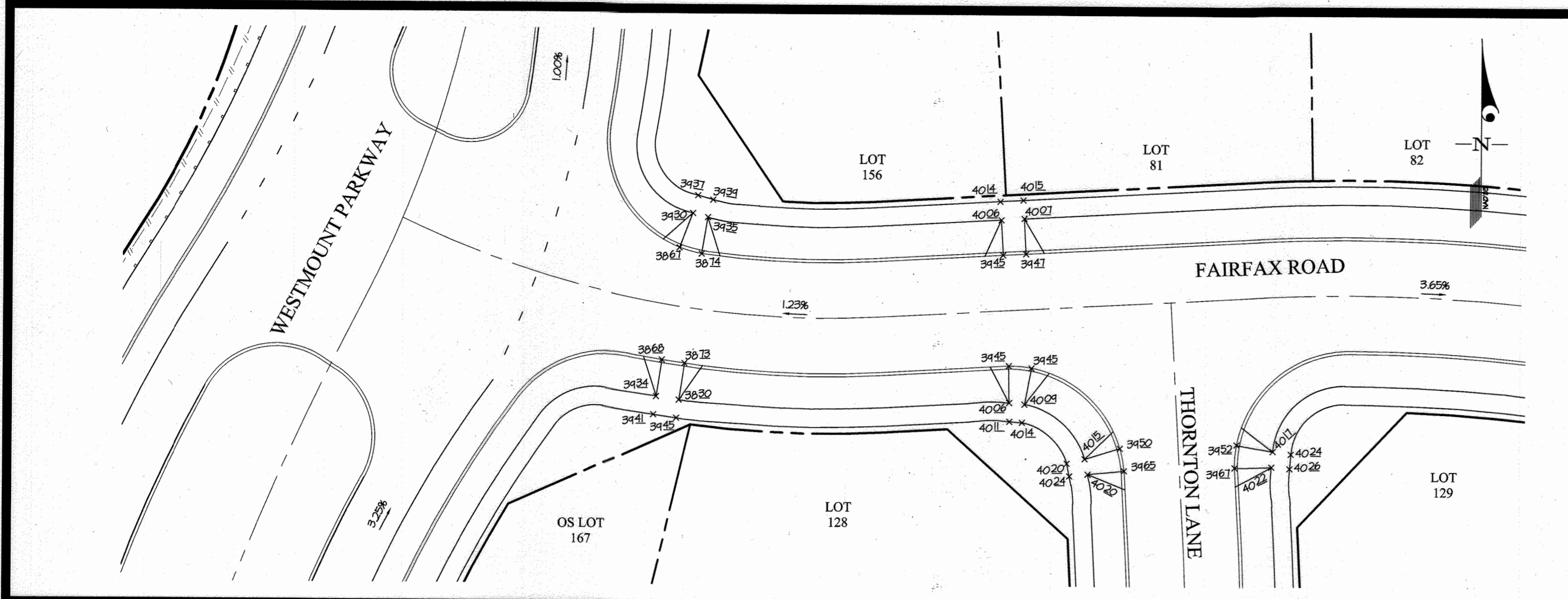
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN.: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018

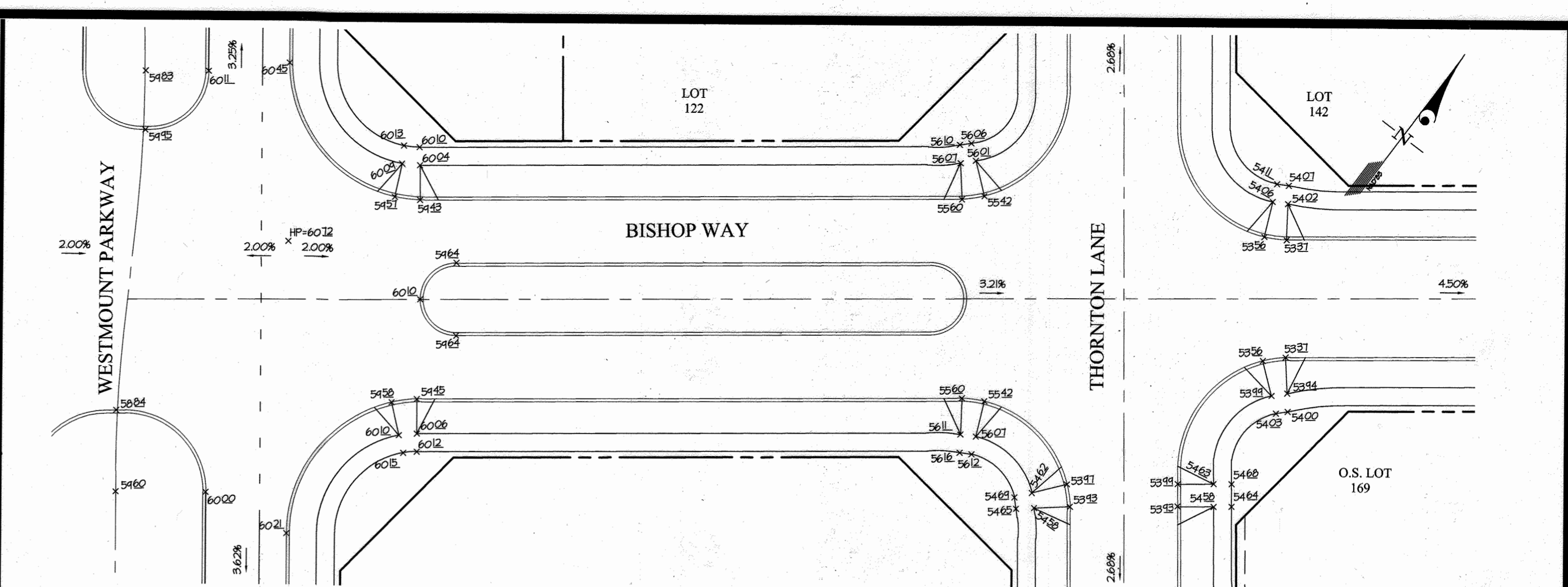
HOWARD COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS
 DEAD END BARRICADE
 Type B
 Detail
 R-5.10

ROAD DETAILS
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

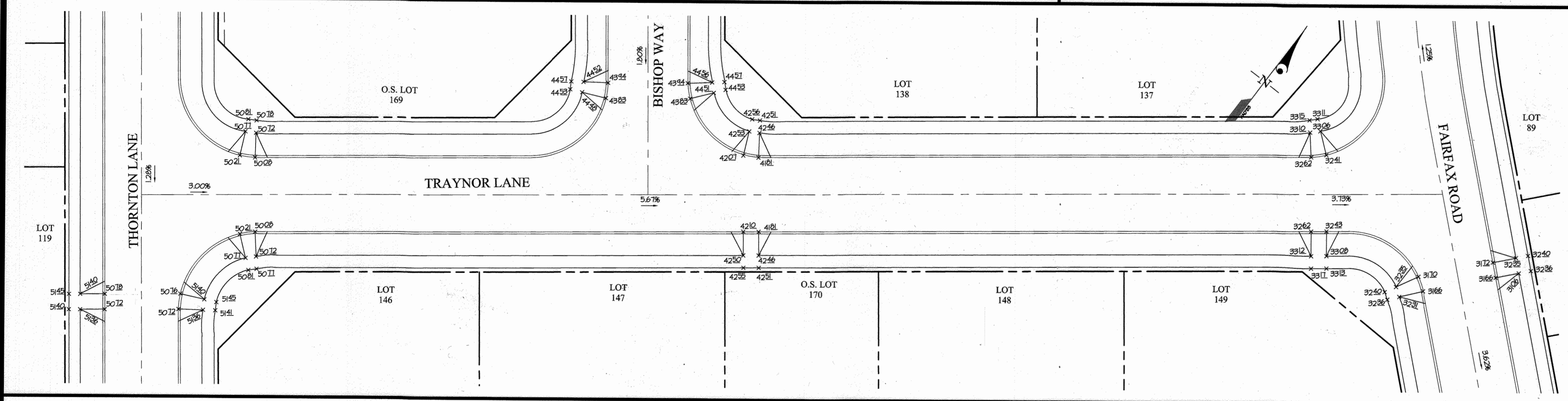
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	10 OF 69



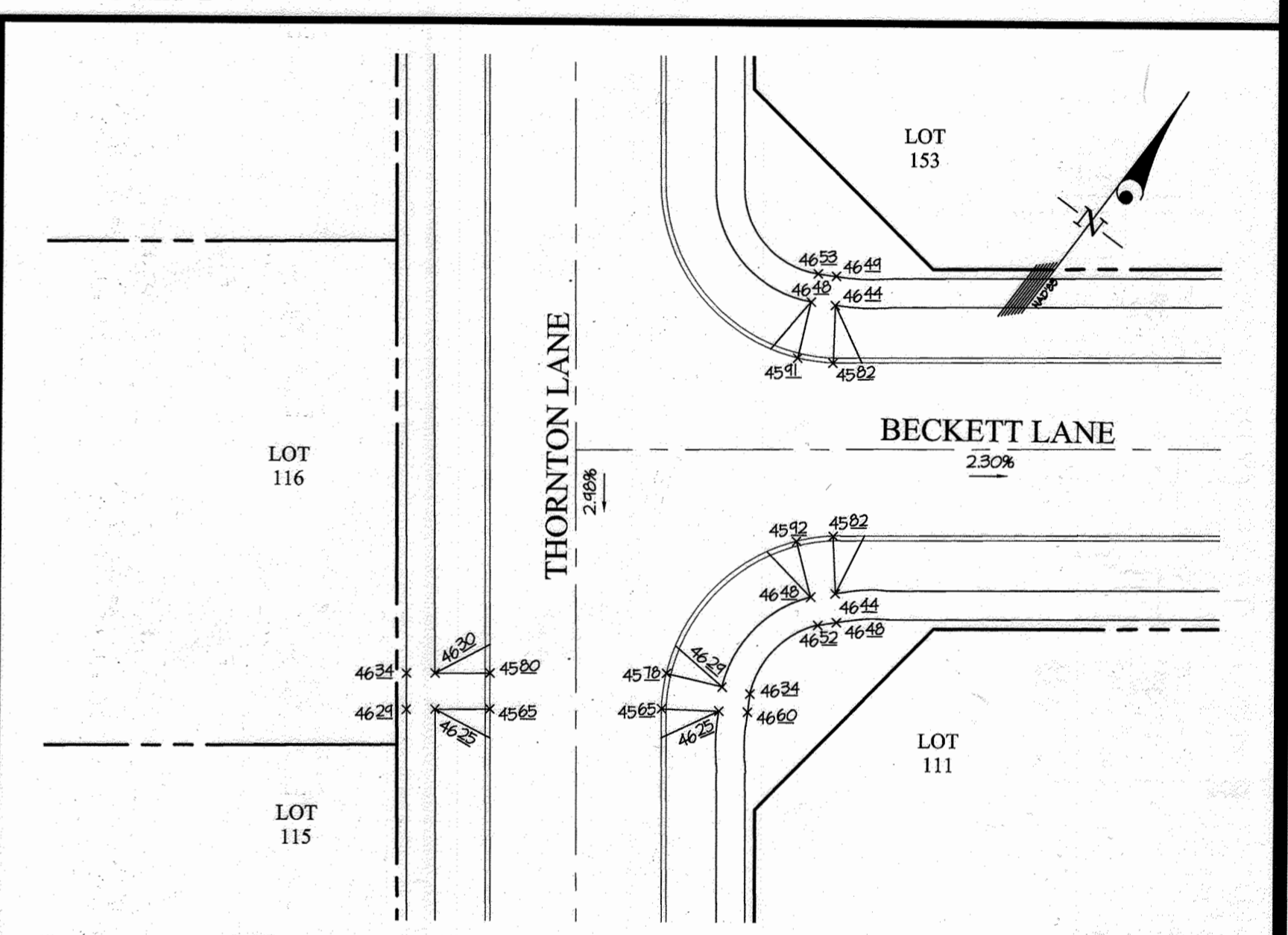
INTERSECTIONS 'A' and 'B'



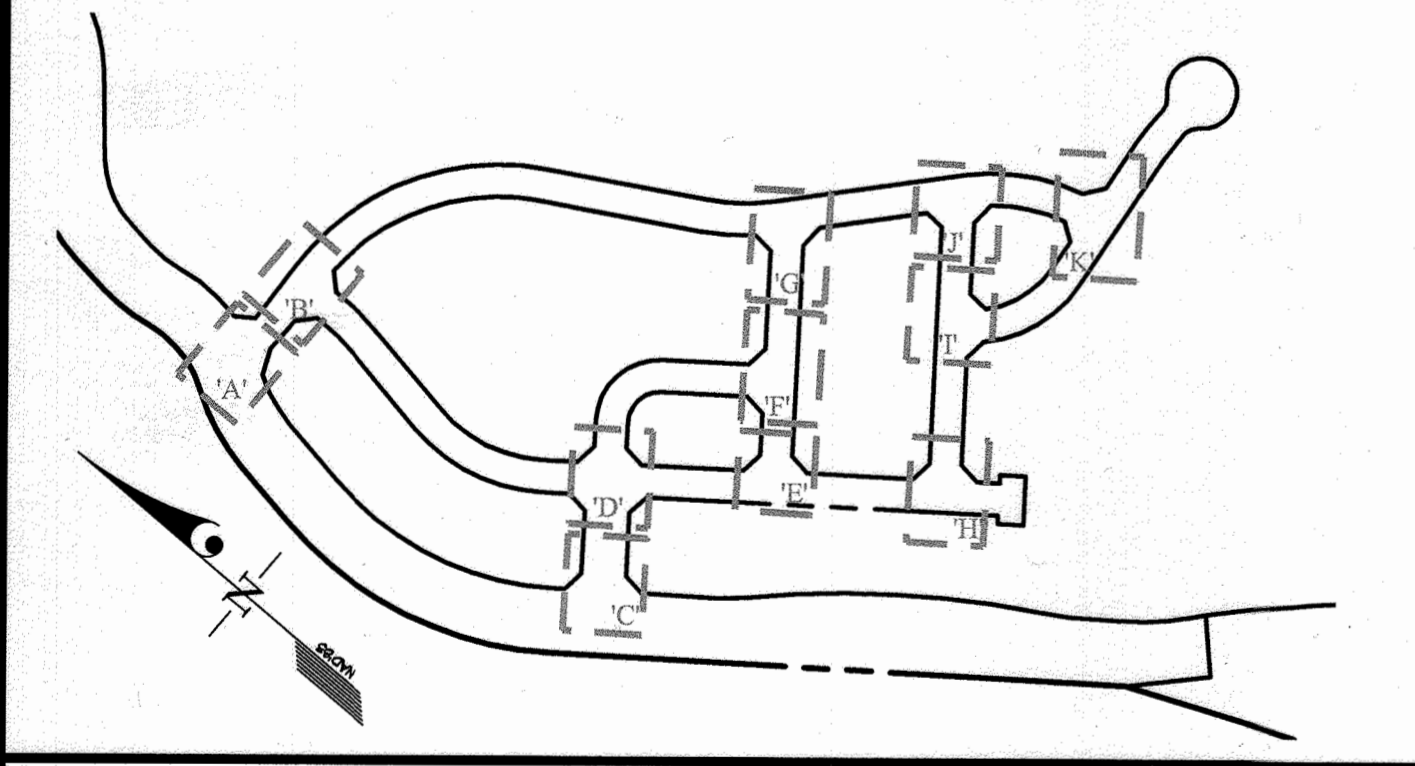
INTERSECTIONS 'C' and 'D'



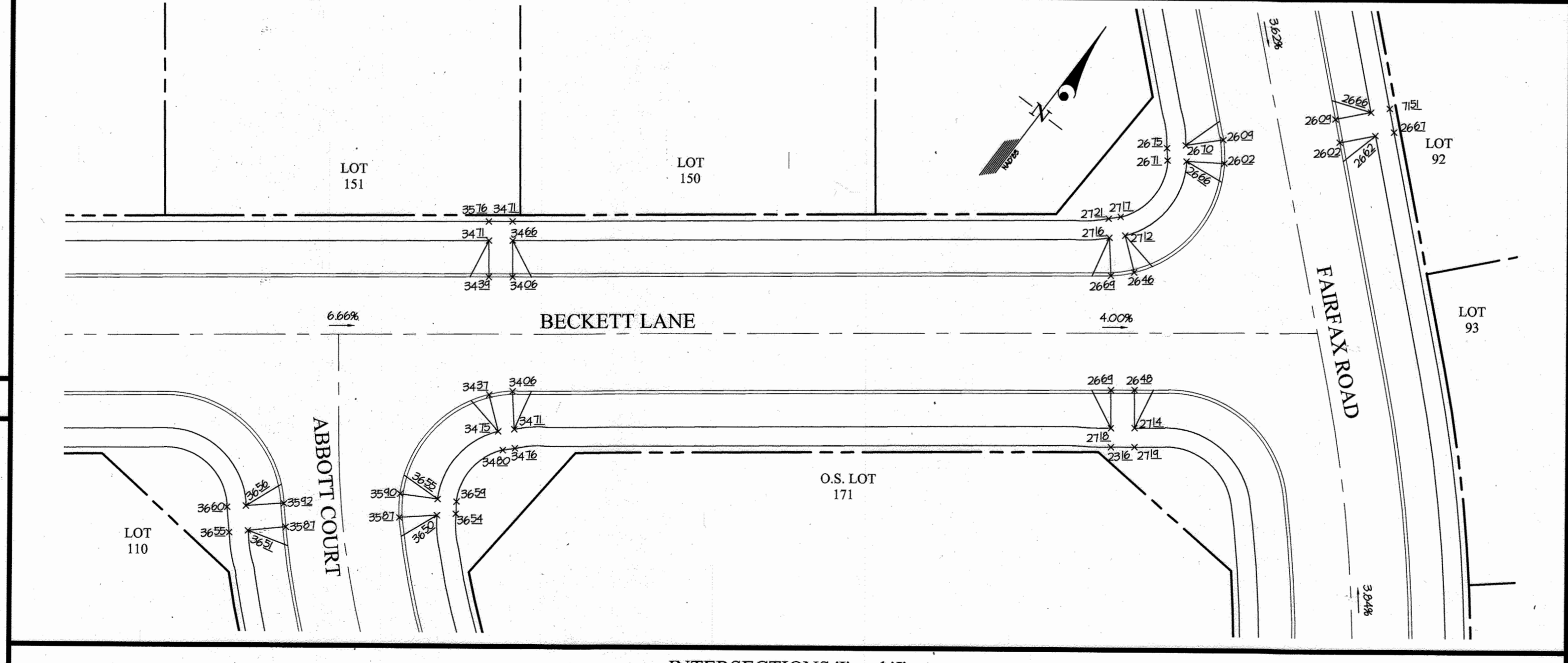
INTERSECTIONS 'E', 'F' and 'G'



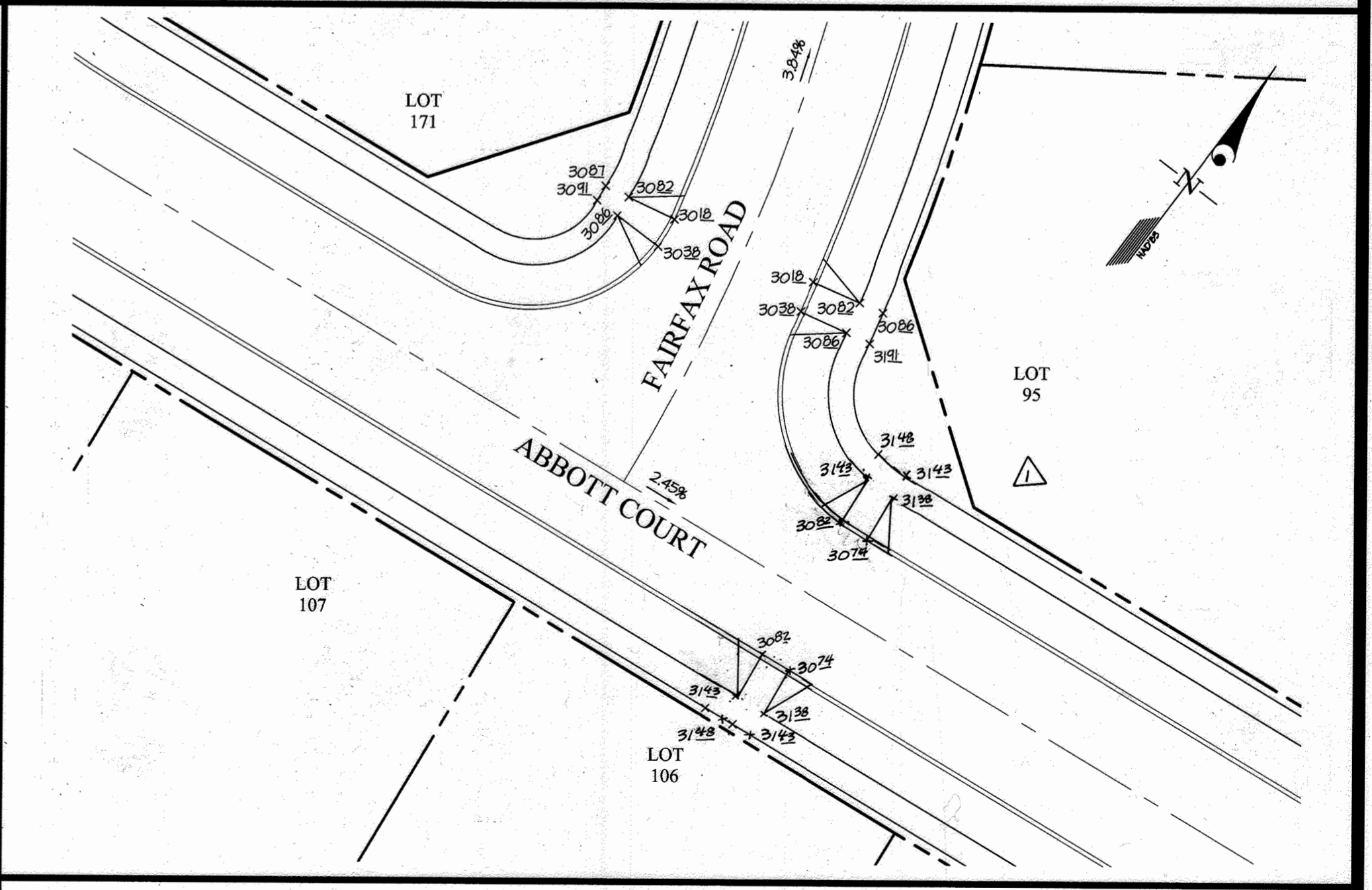
INTERSECTION 'H'



KEY MAP SCALE: 1"=300'



INTERSECTIONS 'I' and 'J'



INTERSECTION 'K'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/16
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/1/16
 Chief, Division of Land Development Date

Chief, Development Engineering Division
[Signature] 11/1/16
 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

19-20-18	Note: See General Note 79 For Revision #1 Summary.			
DATE	REVISION	BY	APPR.	
02-20-2018	REVISED SIDEWALK RAMP	HKJ		

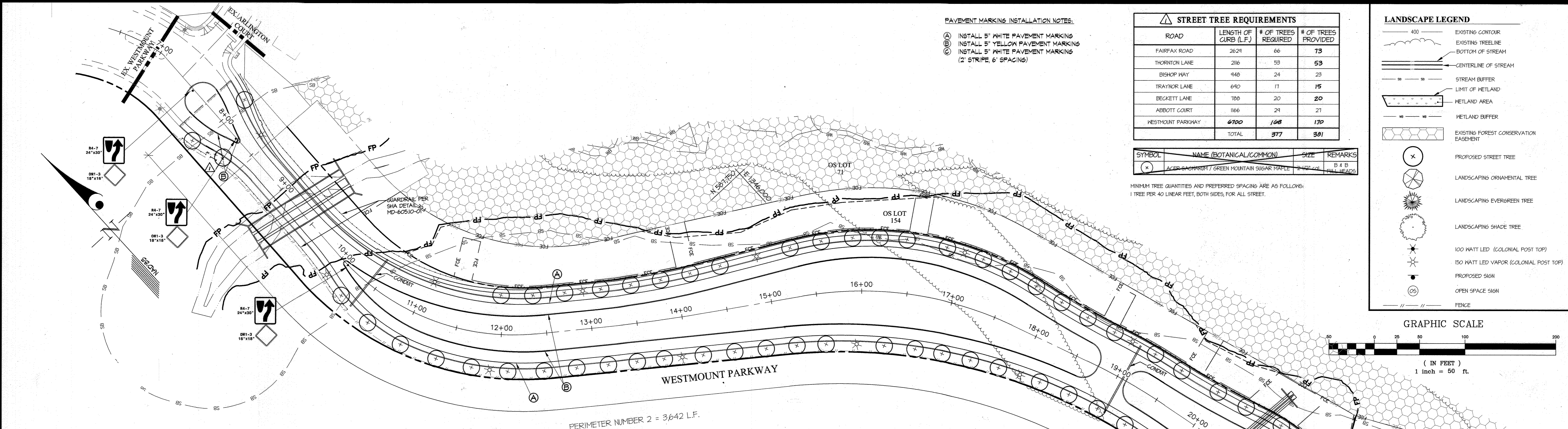
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 122975
 EXPIRATION DATE: MAY 26, 2018
 9/28/16 *[Signature]*

ADA COMPLIANT SIDEWALK RAMP
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	11 OF 69

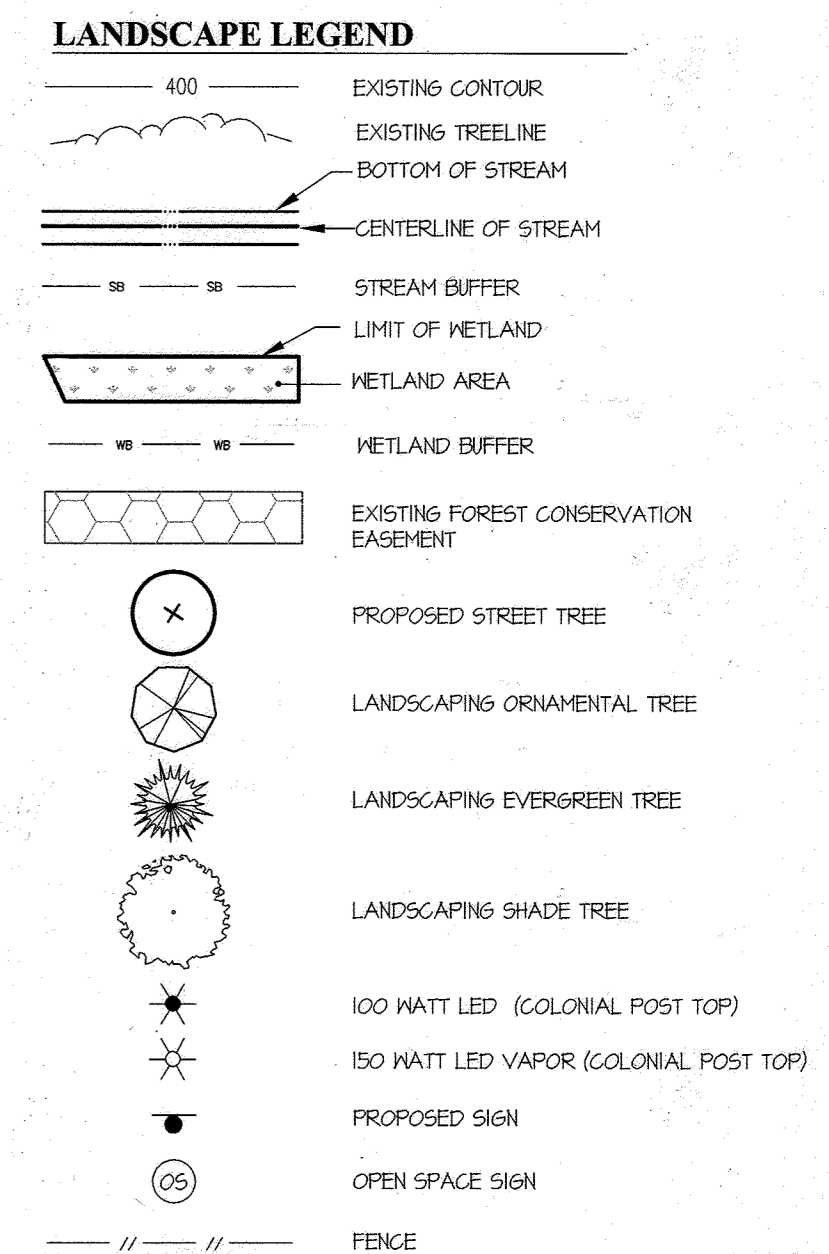
ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND DECIMALS THEREOF. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD. THE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.



PAVEMENT MARKING INSTALLATION NOTES:

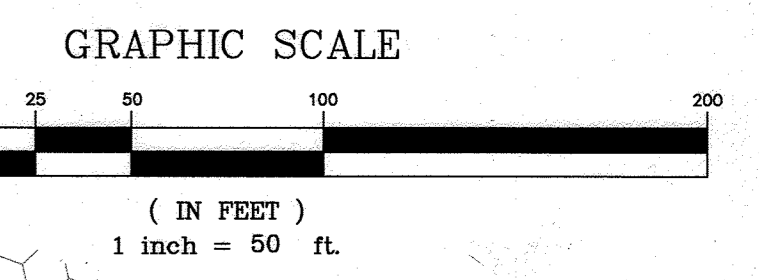
- (A) INSTALL 5" WHITE PAVEMENT MARKING
- (B) INSTALL 5" YELLOW PAVEMENT MARKING
- (C) INSTALL 5" WHITE PAVEMENT MARKING (2 STRIPE 6' SPACING)

STREET TREE REQUIREMENTS			
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
FAIRFAX ROAD	2621	66	73
THORNTON LANE	216	53	53
BISHOP WAY	448	24	23
TRAYNOR LANE	640	17	15
BECKETT LANE	788	20	20
ABBOTT COURT	1166	21	21
WESTMOUNT PARKWAY	6700	168	170
TOTAL		377	391



SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(X)	ACER RUBRUM / RED BURNING BUSH	2 1/2" CAL.	B&B - FULL HEADS, MIN. 6' BRANCHING HT.
(*)	QUERCUS RUBRA	2 1/2" CAL.	B&B - FULL HEADS, MIN. 6' BRANCHING HT.

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS:
1 TREE PER 40 LINEAR FEET, BOTH SIDES, FOR ALL STREET.



- LANDSCAPING NOTES:**
- STREET TREES ARE BEING PROVIDED AS PART OF THIS FINAL PLAN.
 - EVERGREEN TREES MAY BE SUBSTITUTED FOR 1 SHADE TREE.
 - INTERNAL PLANTINGS WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS.
 - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. THE FOLLOWING ARE THE MINIMUM PLANTINGS TO BE PROVIDED ALONG A PERIMETER EDGE:

PERIMETER LANDSCAPE TYPES - BASED ON ADJACENT LAND USE				
LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES / LINEAR FEET	EVERGREEN TREES / LINEAR FEET	SHRUBS / LINEAR FEET
A	LIGHT BUFFER	1.60	0	0
B	MODERATE BUFFER	1.50	1.40	0

- 2 SMALL DECIDUOUS TREES MAY BE SUBSTITUTED FOR 1 SHADE TREE.
- EVERGREEN TREES MAY BE SUBSTITUTED FOR 1 SHADE TREE.
- SHRUBS MAY BE SUBSTITUTED FOR 1 SHADE TREE OR EVERGREEN TREE.

- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- UNLESS NOTED, ALL STEEP SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5:000 S.F.
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES.

- ALL PAVEMENT MARKINGS AND SIGN LOCATIONS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC DIVISION PRIOR TO ANY INSTALLATION (410-315-5752).
- TREES CANNOT BE PLANTED WITHIN 40' OF STOP SIGN LOCATIONS ON THE APPROACH SIDE FOR VISIBILITY CONCERNS.

NOTES:

AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OF THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

THE OWNER AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERM, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW PLANT MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

 Chief, Bureau of Highways
 Date: 10/14/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 Chief, Division of Land Development
 Date: 11/5/18

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

NOTE: STREET LIGHT CONDUIT SHALL BE SCHEDULE 80 PVC WITH FULL STRING.

EXTERNAL PERIMETER PLANTING SCHEDULE - SCHEDULE A										
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	NUMBER OF PLANTS REQUIRED	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS PROVIDED		
					SHADE TREES	ORNAMENTALS	EVERGREEN TREES	SHADE TREES	ORNAMENTALS	EVERGREEN TREES
PERIMETER 1	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	440'	0	YES	450'	0	0	0
PERIMETER 2	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	3642'	13	NO	SEE NOTE ①	0	0	0
					TOTAL	0	0	0	0	0

- ① CREDIT FOR FOREST RETENTION ALONG THIS PERIMETER.
- ② CREDIT FOR FENCE TO BE CONSTRUCTED ALONG THIS PERIMETER.

STREET LIGHT SCHEDULE											
ROAD NAME	CENTERLINE STATION / COORDINATE	OFFSET	LAMP TYPE	FIXTURE	POLE TYPE	ROAD NAME	CENTERLINE STATION / COORDINATE	OFFSET	LAMP TYPE	FIXTURE	POLE TYPE
FAIRFAX ROAD	1+51	24' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	18+97	42' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
FAIRFAX ROAD	4+79	16' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	19+91	42' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
FAIRFAX ROAD	7+55	16' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	20+92	56' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
FAIRFAX ROAD	9+66	23' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	21+98	61' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
FAIRFAX ROAD	12+31	20' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	22+17	61' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
FAIRFAX ROAD	14+72	19' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	23+57	50' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	1+42	16' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	24+04	50' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	3+52	16' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	24+80	49' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	5+67	23' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	25+57	34' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	6+25	18' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	27+18	32' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	8+34	22' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	27+97	39' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	10+85	16' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	28+99	45' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
THORNTON LANE	12+11	21' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	30+02	44' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
BISHOP WAY	0+69	26' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	30+92	39' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
BISHOP WAY	3+71.51	16.14' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	32+00	38' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
TRAYNOR LANE	1+42	21' LT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	33+01	47' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
BECKETT LANE	2+45	22' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	33+94	35' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ABBOTT COURT	1+39	16' RT	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	34+94	48' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ABBOTT COURT CUL-DE-SAC	N 1,347,316 E 585,567	---	100 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	35+43	36' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	8+41	23' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	36+53	42' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	10+02	24' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	37+43	42' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	11+08	40' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	38+42	45' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	11+90	40' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	39+35	50' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	12+94	42' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	40+38	52' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	13+94	44' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	41+47	51' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	14+92	51' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	42+48	47' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	15+93	58' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	43+60	41' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	17+00	57' LT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS	WESTMOUNT PARKWAY	44+30	41' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	18+02	45' RT	150 LED	COLONIAL POST	14' BLACK FIBERGLASS						

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16-124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 3642' OF VINYL PICKET FENCE.

SURETY CALCULATIONS FOR PERIMETERS REQUIRING PLANTINGS OR ALTERNATIVES:

PERIMETER 2:
 3642' OF VINYL PICKET FENCE @ \$10 PER L.F. = \$36,420.00
 TOTAL = \$36,420.00

RESIDENTIAL LOT LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE		
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R4	56'	THE REQUIRED LOT LANDSCAPING PER THE HOWARD COUNTY LANDSCAPE DESIGN MANUAL SHALL BE PROVIDED AT SDP STAGE.
R5	73'	
R6	75'	
R7	81'	
R8	153'	
R9	72'	
R10	165'	
R11	96'	
R12	65'	
R13	73'	

VOLUNTARY TYPE 'B' BUFFER ALONG OS LOTS 166 & 167			
RESIDENTIAL LOT LINE	LENGTH OF REAR PERIMETER	CALCULATED QUANTITY	PROPOSED LANDSCAPING
R37	64'	SHADE: 6	SHADE: 6
		EVERGREEN: 16	EVERGREEN: 17
R38	725'	SHADE: 6	SHADE: 16
		EVERGREEN: 14	EVERGREEN: 20

1.2.18 Note: see General Note #9 For Revision #1 Summary.

DATE	REVISION	BY	APP'R.
09-20-2018	PROVIDED ADDITIONAL TREES, REVISED STREET TREE COUNT AND PCE	HJK	

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12075
 EXPIRATION DATE: MAY 28, 2018



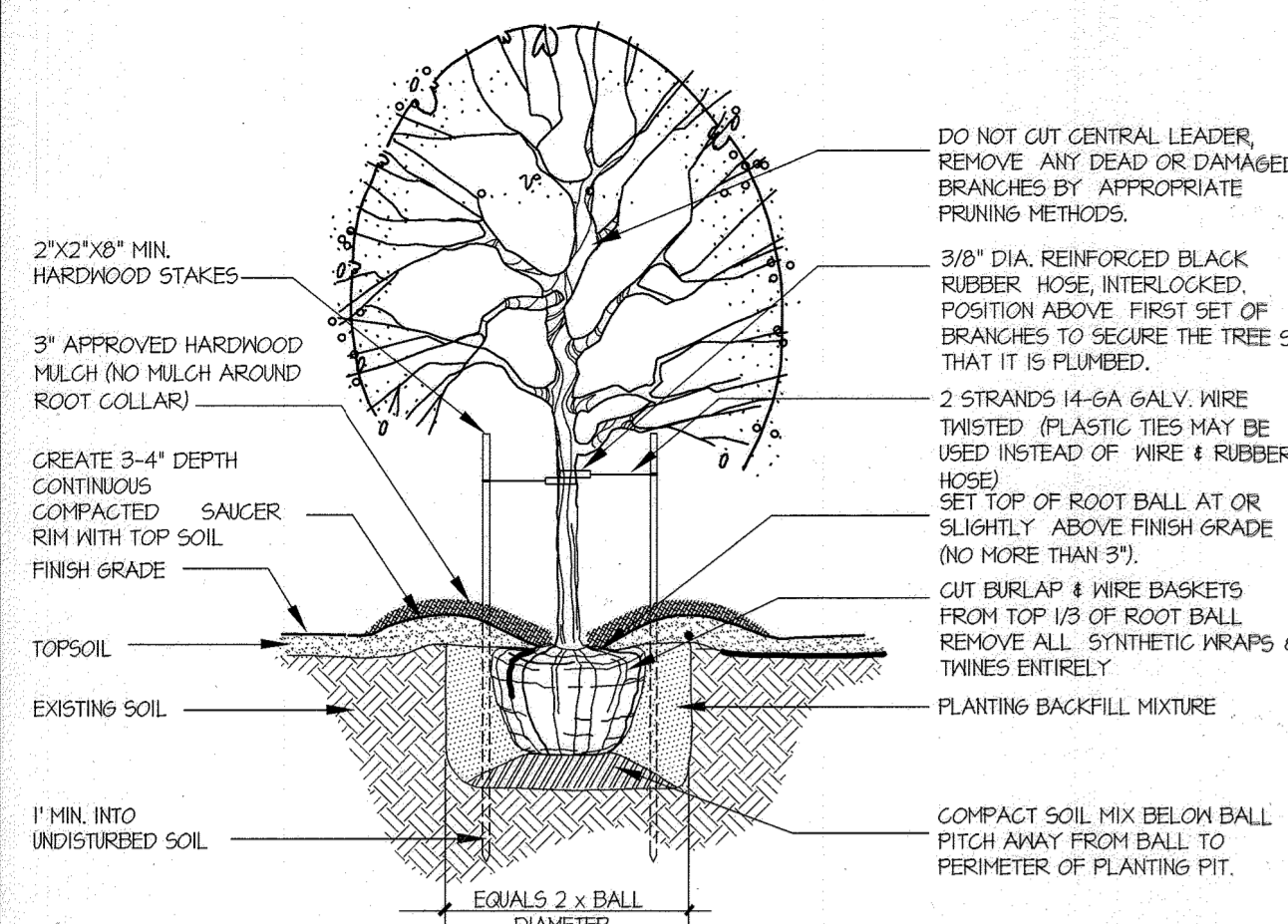
SIGNING, STREET TREE, LIGHTING & LANDSCAPE PLAN

WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

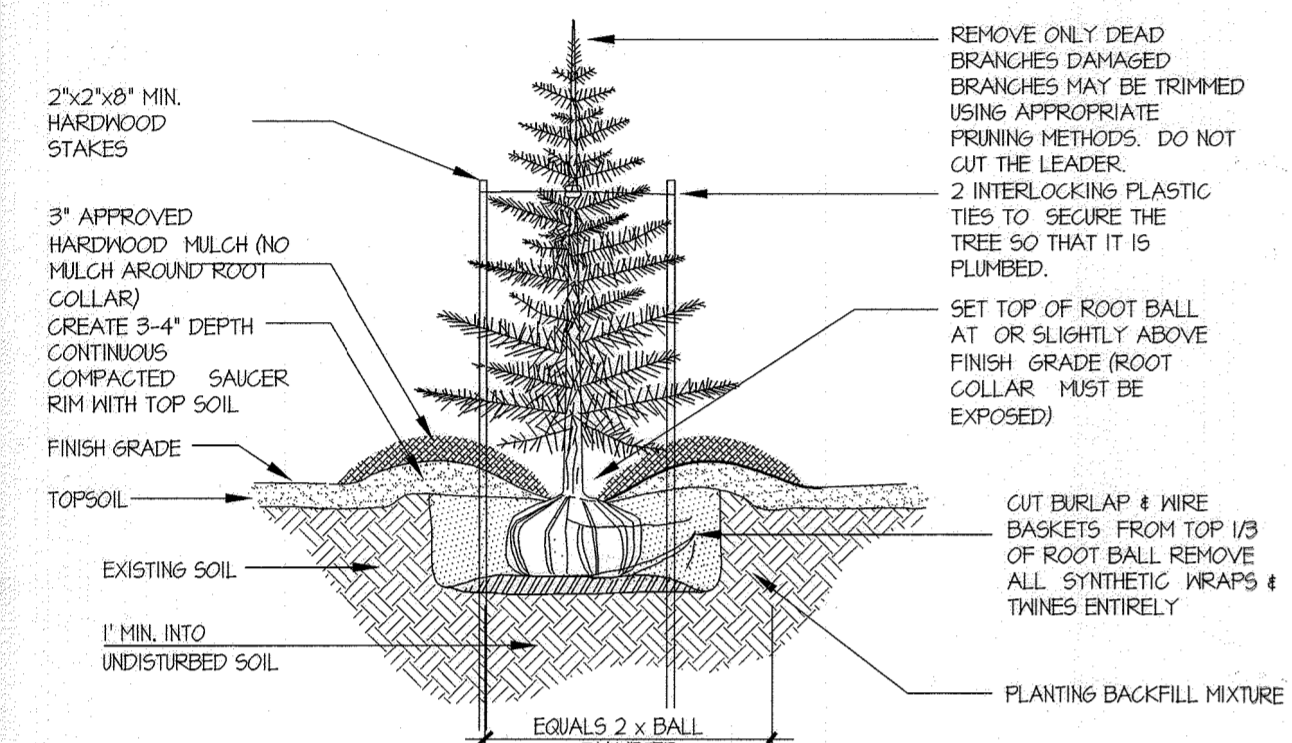
SCALE: 1" = 50'
 ZONING: R-ED
 G. L. W. FILE NO.: 13-013

DATE: SEPT., 2016
 TAX MAP - GRID: 23-6&12
 SHEET: 12 OF 69

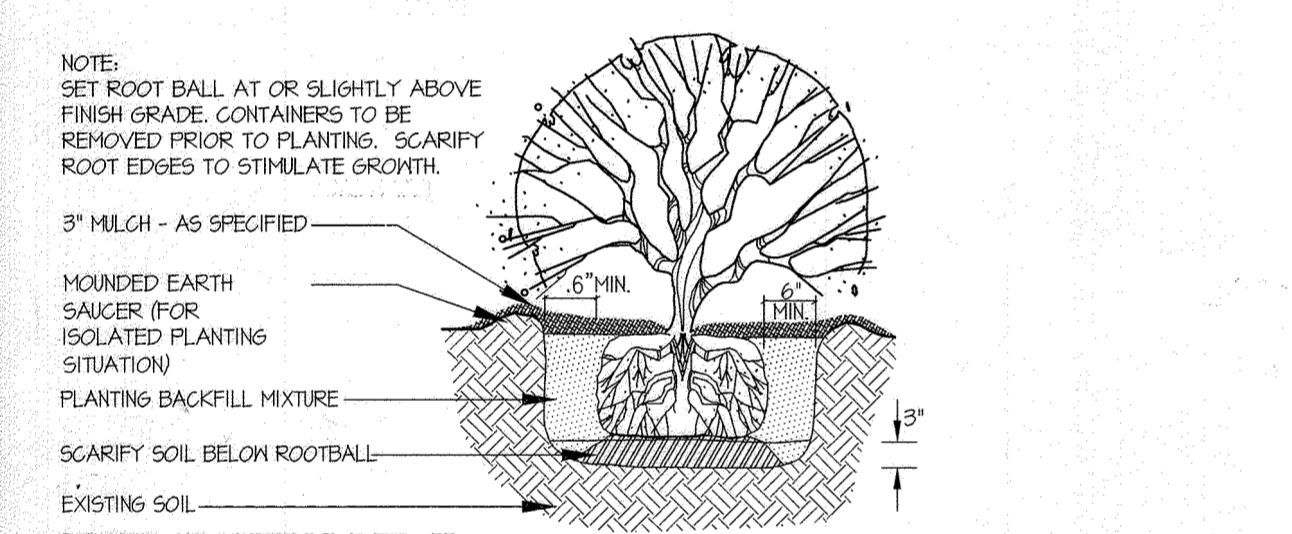
ELECTION DISTRICT No. 2



DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIFER



EVERGREEN TREE PLANTING DETAIL

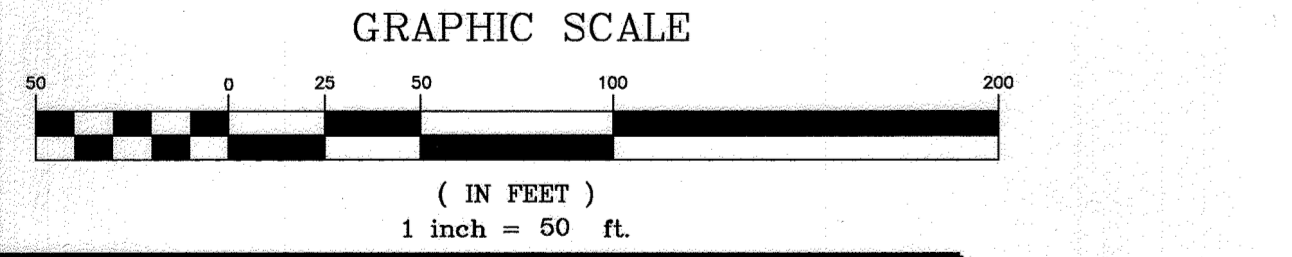


SHRUB PLANTING DETAIL

NOTE: STREET LIGHT CONDUIT SHALL BE SCHEDULED TO PVC WITH PULL STRINGS.

PAVEMENT MARKING INSTALLATION NOTES:

- (A) INSTALL 5" WHITE PAVEMENT MARKING
- (B) INSTALL 5" YELLOW PAVEMENT MARKING
- (C) INSTALL 5" WHITE PAVEMENT MARKING (2" STRIPE, 6" SPACING)

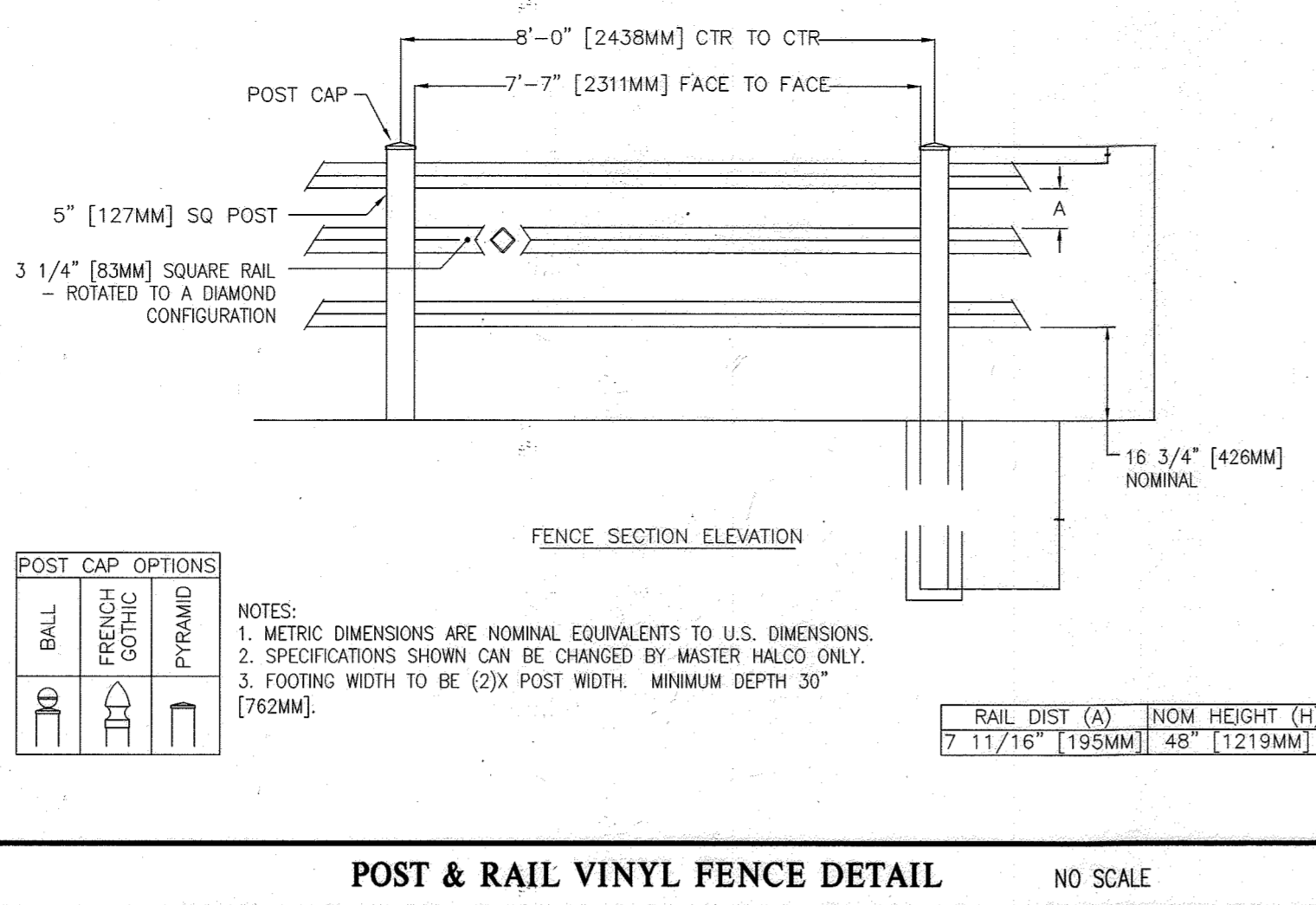


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/2016
Chief, Bureau of Highways Date

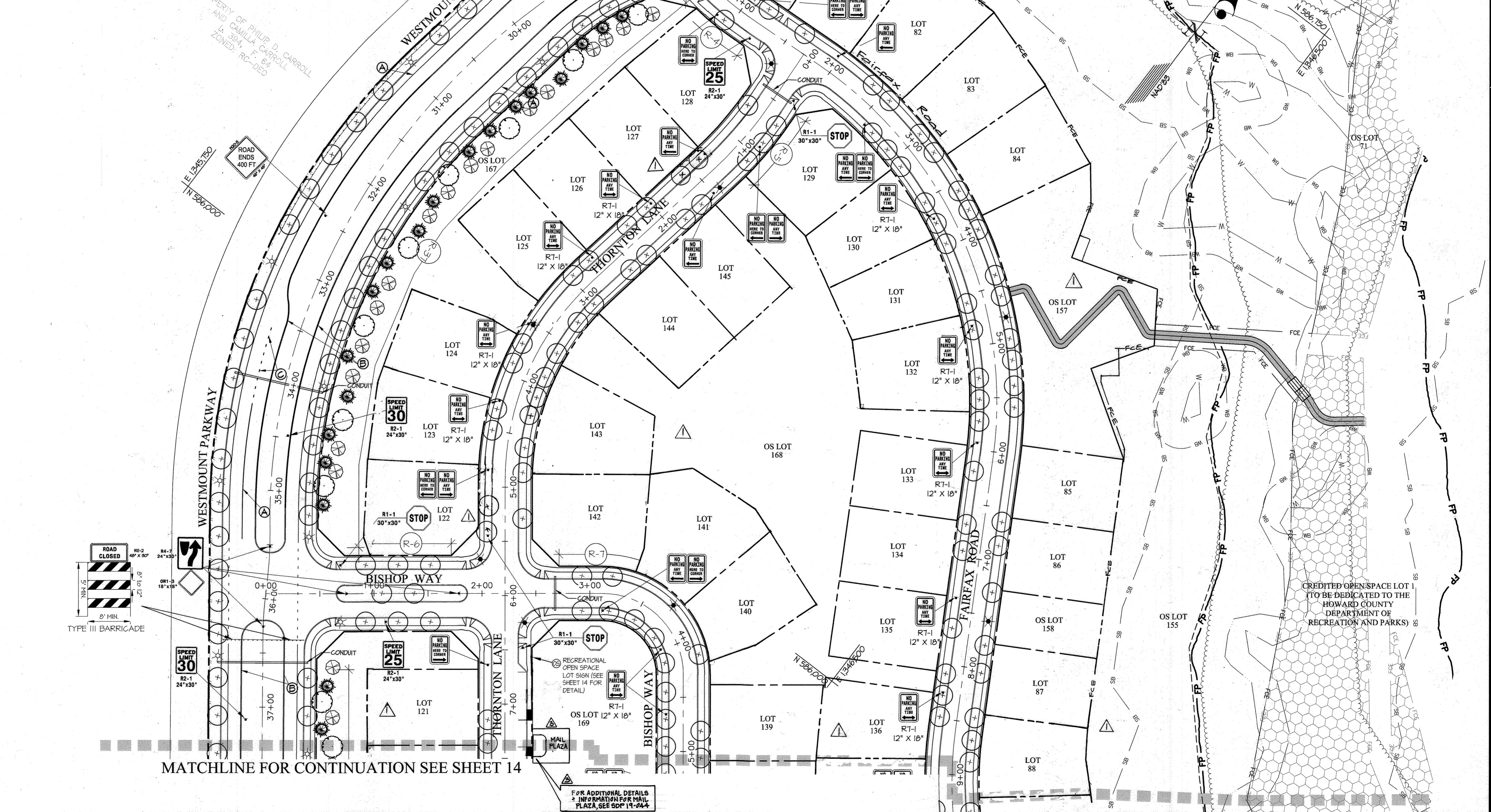
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11-4-16
Chief, Division of Land Development Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/16/16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3959 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



POST & RAIL VINYL FENCE DETAIL NO SCALE



MATCHLINE FOR CONTINUATION SEE SHEET 14

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28715
EXPIRATION DATE: MAY 26, 2018
9/22/16 *[Signature]*

SIGNING, STREET TREE, LIGHTING & LANDSCAPE PLAN

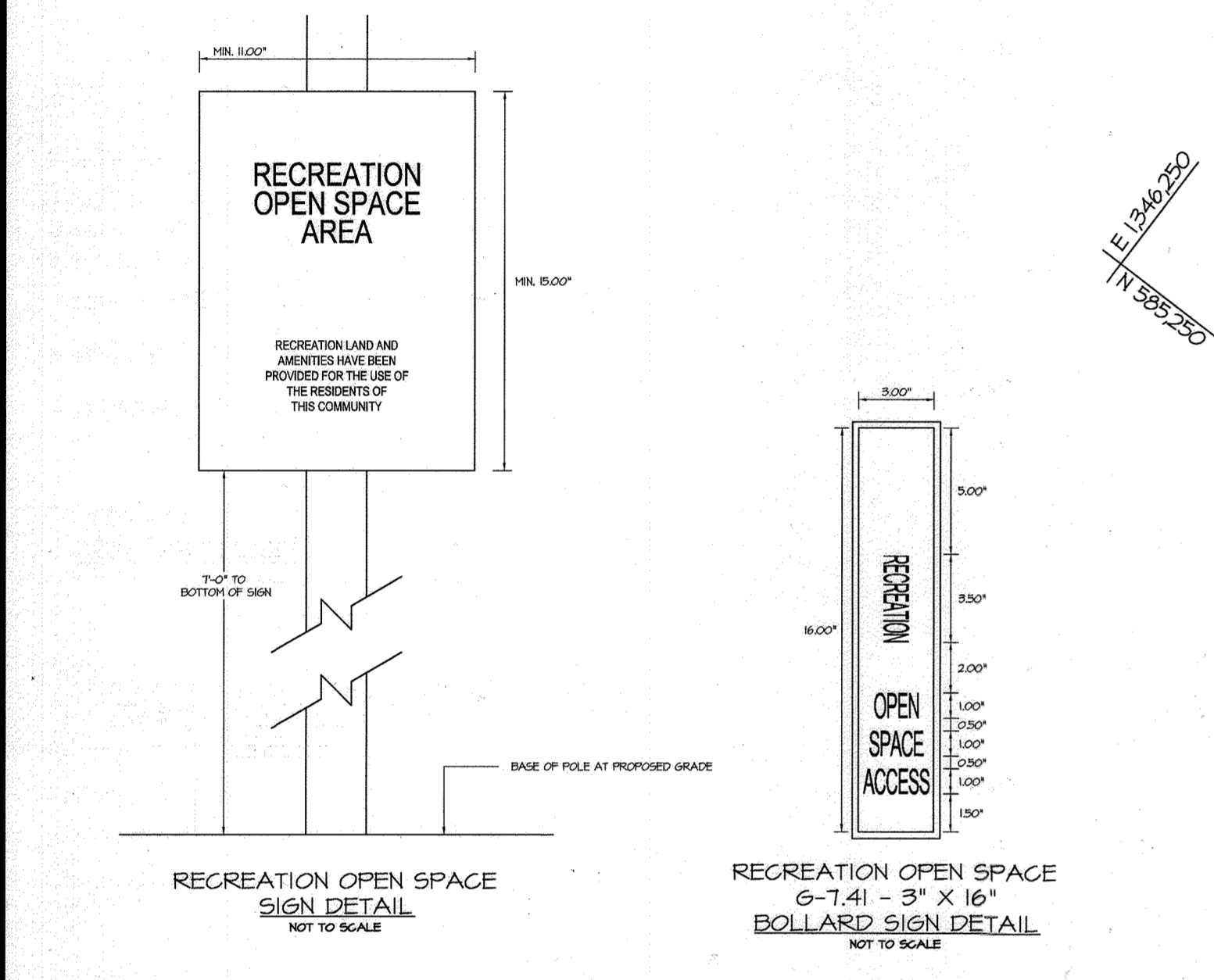
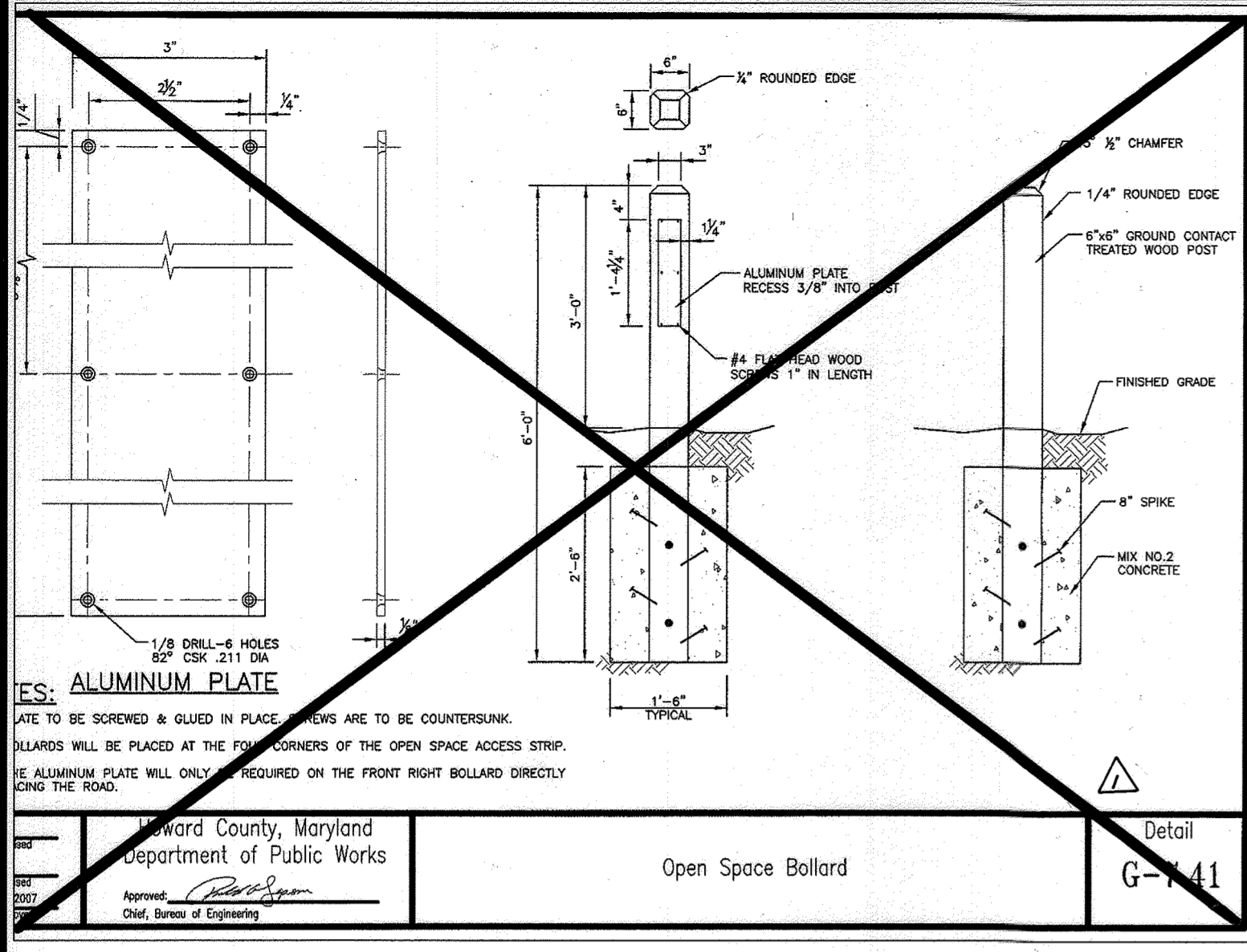
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 09-20-2016

SCALE: 1" = 50'
ZONING: R-ED
G. L. W. FILE NO.: 13-013

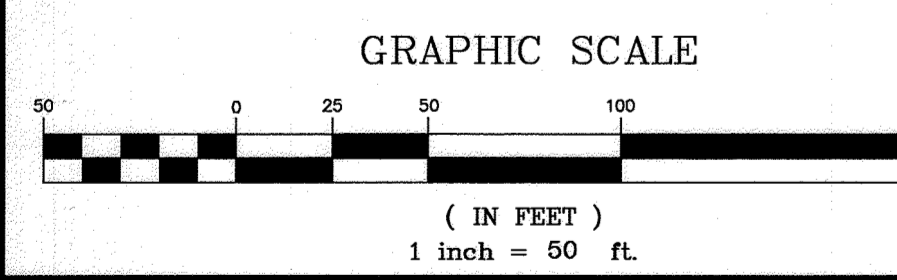
DATE: SEPT, 2016
TAX MAP - GRID: 23-6&12
SHEET: 13 OF 69

ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND



- PAVEMENT MARKING INSTALLATION NOTES:**
- (A) INSTALL 5" WHITE PAVEMENT MARKING
 - (B) INSTALL 5" YELLOW PAVEMENT MARKING
 - (C) INSTALL 5" WHITE PAVEMENT MARKING (2" STRIPE, 6' SPACING)

NOTE: STREET LIGHT CONDUIT SHALL BE SCHEDULE 80 PVC WITH FULL STRING.

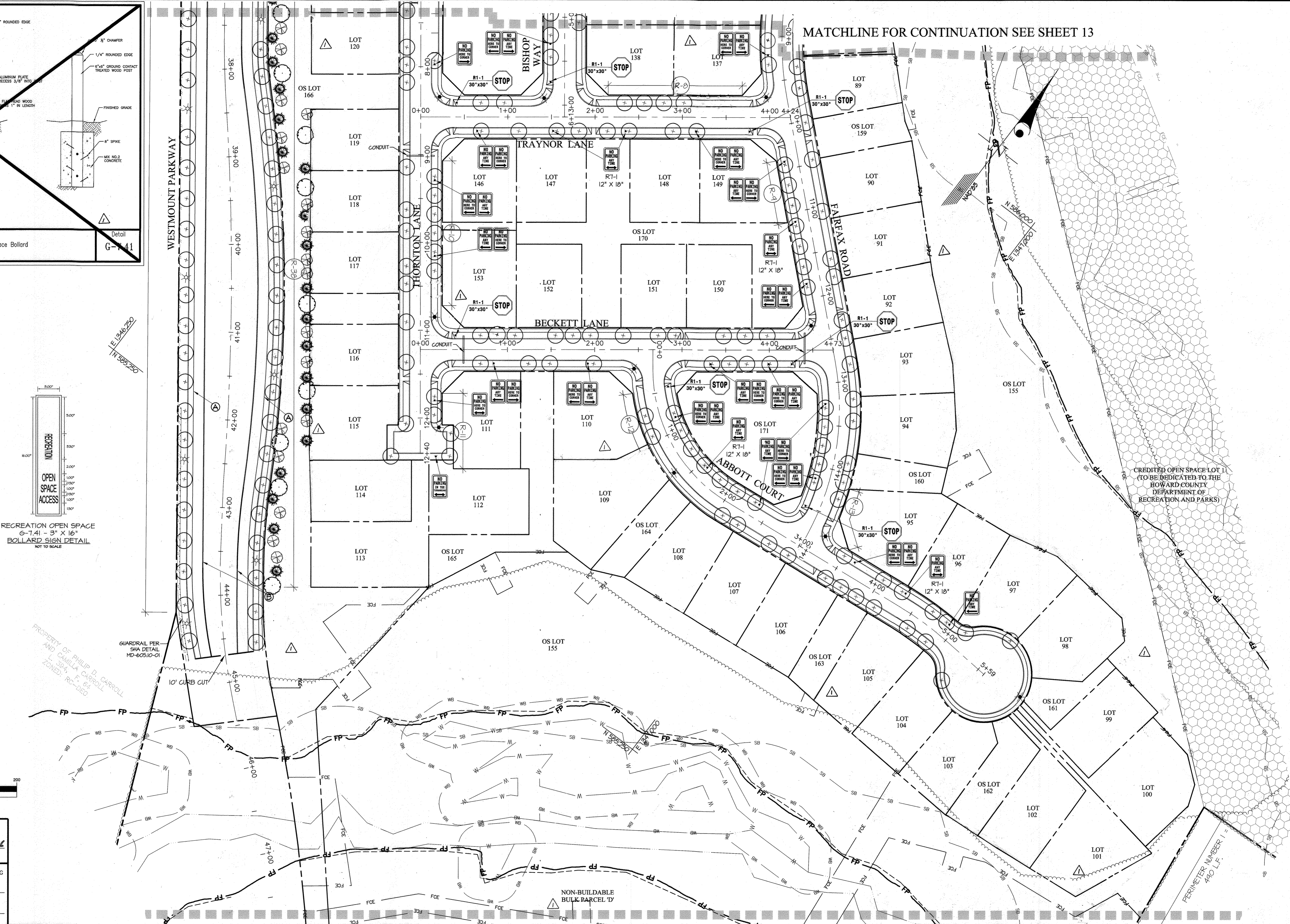


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Amelina 10/14/16
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
West 11/4/16
 Chief, Division of Land Development Date

Chief, Development Engineering Division 11/3/16 Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BIRTONSVILLE OFFICE PARK
 BIRTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



1. To 18 Note: See General Note #9 For Revision #1 Summary.

NO.	DATE	REVISION	BY	APP'R.
09-20-2016		REVISED LOT PROPERTY LINES, FCE, TREES, SIDEWALK RAMP, & REMOVED DETAIL	IKJ	

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22675
 EXPIRATION DATE: MAY 26, 2018
 9/28/16 *AK*

SIGNING, STREET TREE, LIGHTING & LANDSCAPE PLAN

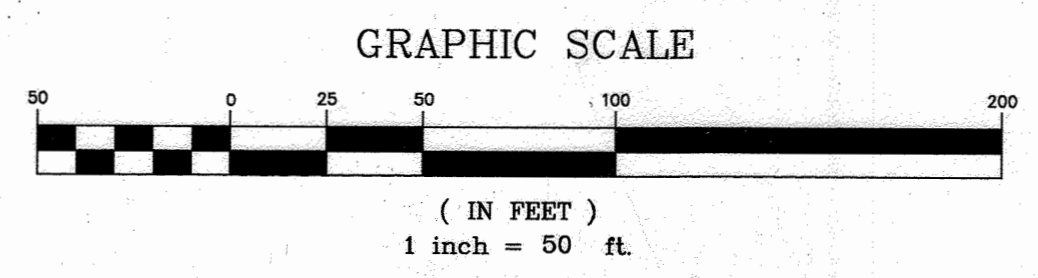
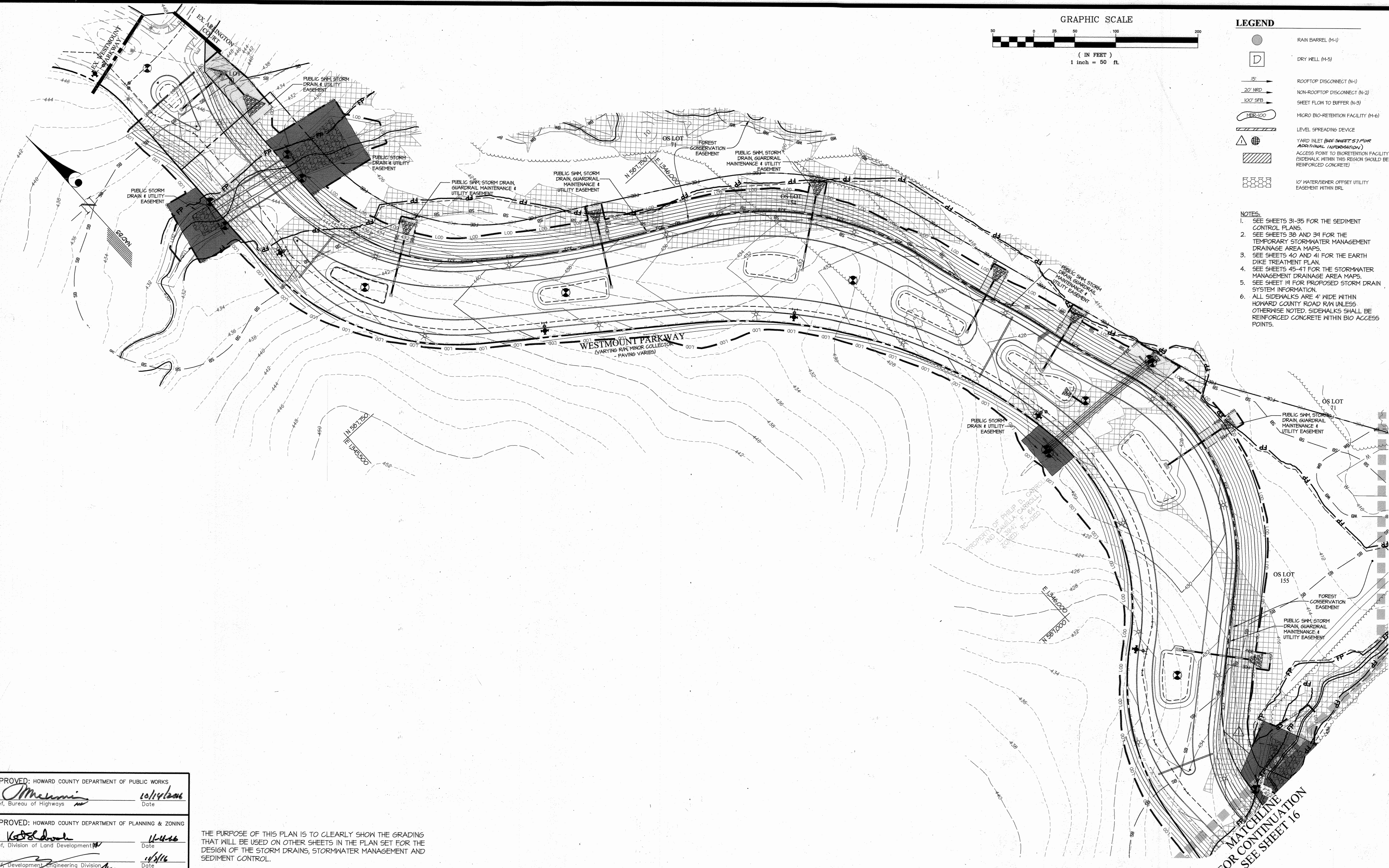
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	14 OF 69

MATCHLINE FOR CONTINUATION SEE SHEET 13

CREDITED OPEN SPACE LOT 1 (TO BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS)



LEGEND

	RAIN BARREL (M-1)
	DRY WELL (M-5)
	ROOFTOP DISCONNECT (N-1)
	NON-ROOFTOP DISCONNECT (N-2)
	SHEET FLOW TO BUFFER (N-3)
	MICRO BIO-RETENTION FACILITY (M-6)
	LEVEL SPREADING DEVICE
	YARD INLET (SEE SHEET 57 FOR ADDITIONAL INFORMATION)
	ACCESS POINT TO BIORETENTION FACILITY (SIDEWALK WITHIN THIS REGION SHOULD BE REINFORCED CONCRETE)
	10' WATER/SEWER OFFSET UTILITY EASEMENT WITHIN ERL

- NOTES:**
- SEE SHEETS 31-35 FOR THE SEDIMENT CONTROL PLANS.
 - SEE SHEETS 38 AND 39 FOR THE TEMPORARY STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 - SEE SHEETS 40 AND 41 FOR THE EARTH DIKE TREATMENT PLAN.
 - SEE SHEETS 45-47 FOR THE STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 - SEE SHEET 14 FOR PROPOSED STORM DRAIN SYSTEM INFORMATION.
 - ALL SIDEWALKS ARE 4' WIDE WITHIN HOWARD COUNTY ROAD R/W UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN BIO ACCESS POINTS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

 Chief, Bureau of Highways
 Date: 10/14/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 Chief, Division of Land Development
 Date: 11/4/2016

 Chief, Development Engineering Division
 Date: 11/11/2016

THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE GRADING THAT WILL BE USED ON OTHER SHEETS IN THE PLAN SET FOR THE DESIGN OF THE STORM DRAINS, STORMWATER MANAGEMENT AND SEDIMENT CONTROL.

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

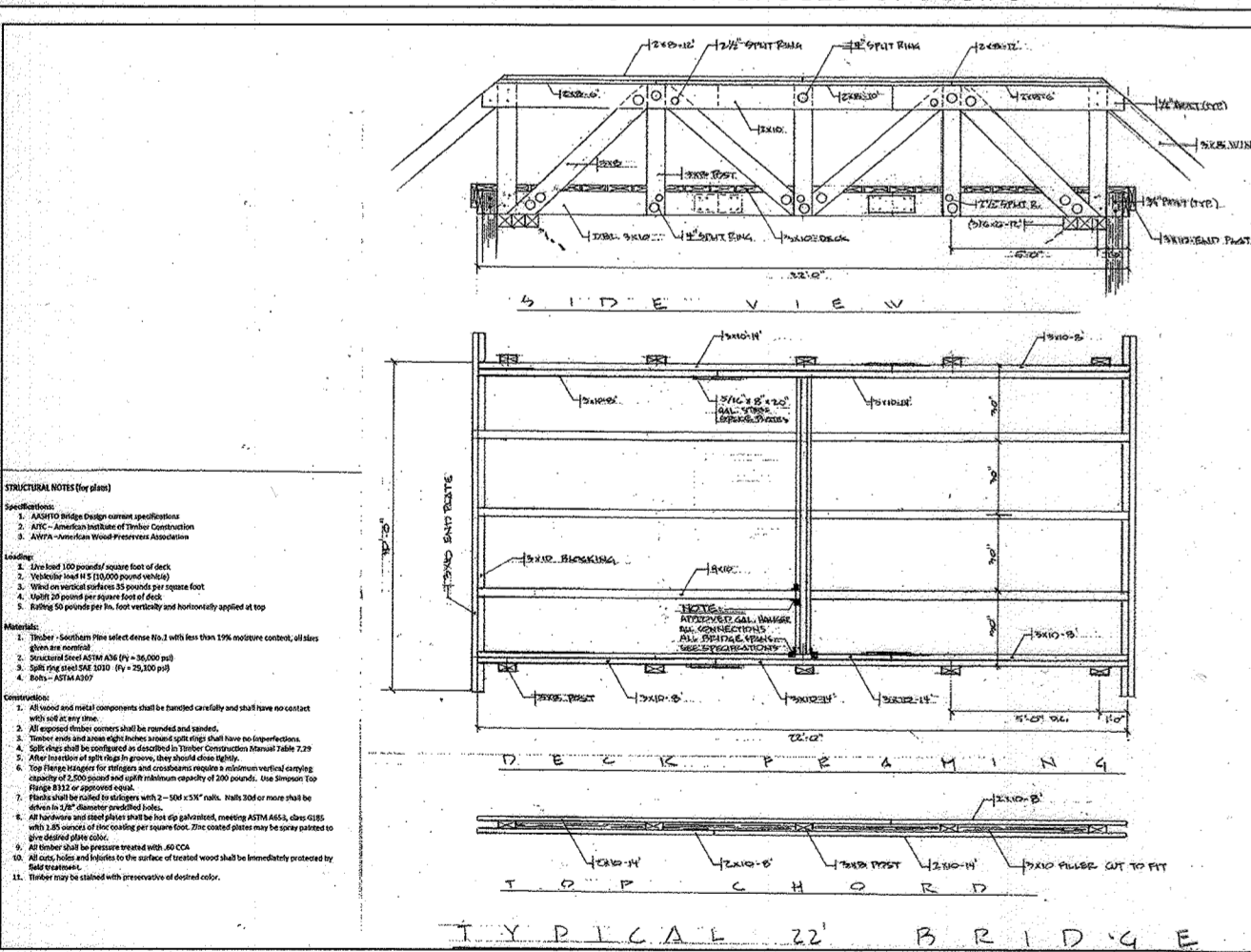
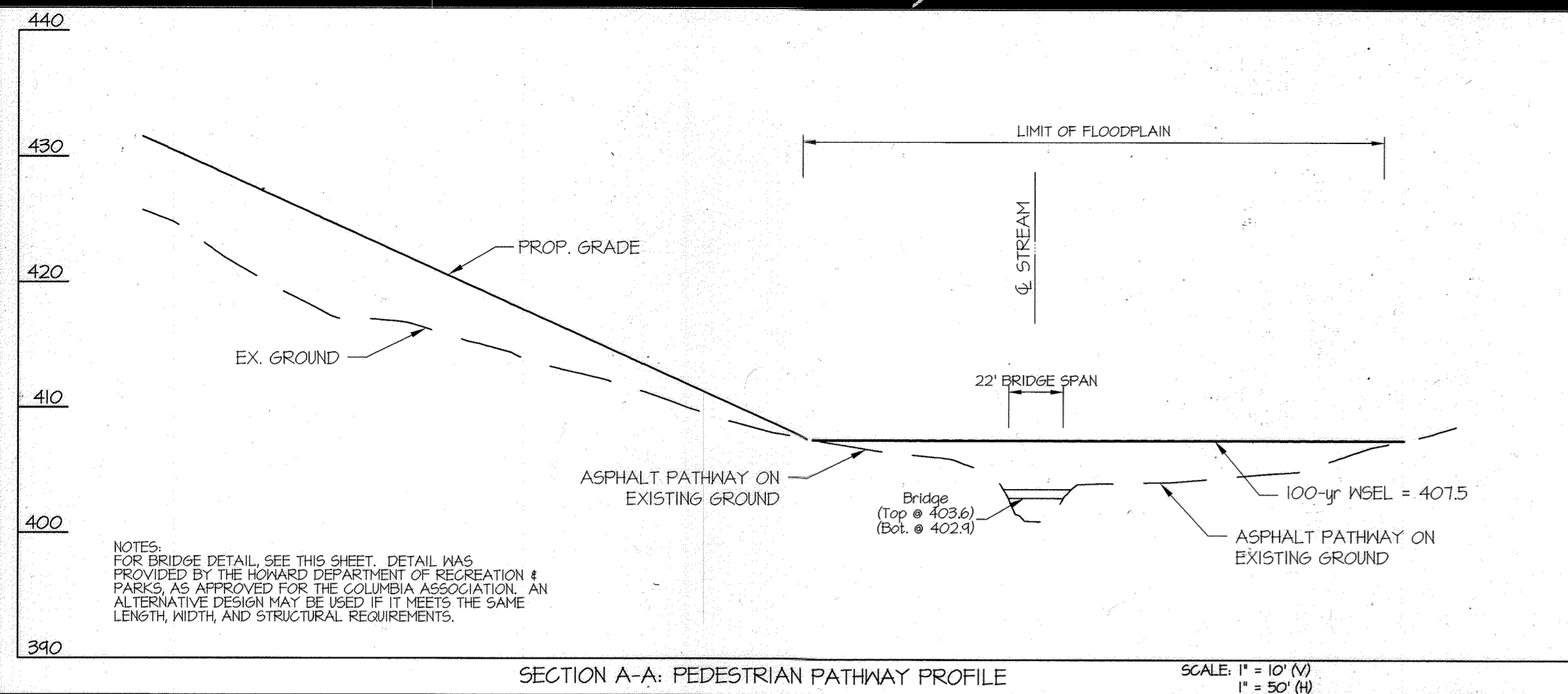
9.20.18	Note: "see General Note 79 For Revision #1 Summary"			
09-20-2018	REVISED YARD INLET IN LEGEND AND UPDATED PCE	TKJ		
DATE	REVISION	BY	APPR.	

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018
 9/28/16

GRADING PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	15 OF 69



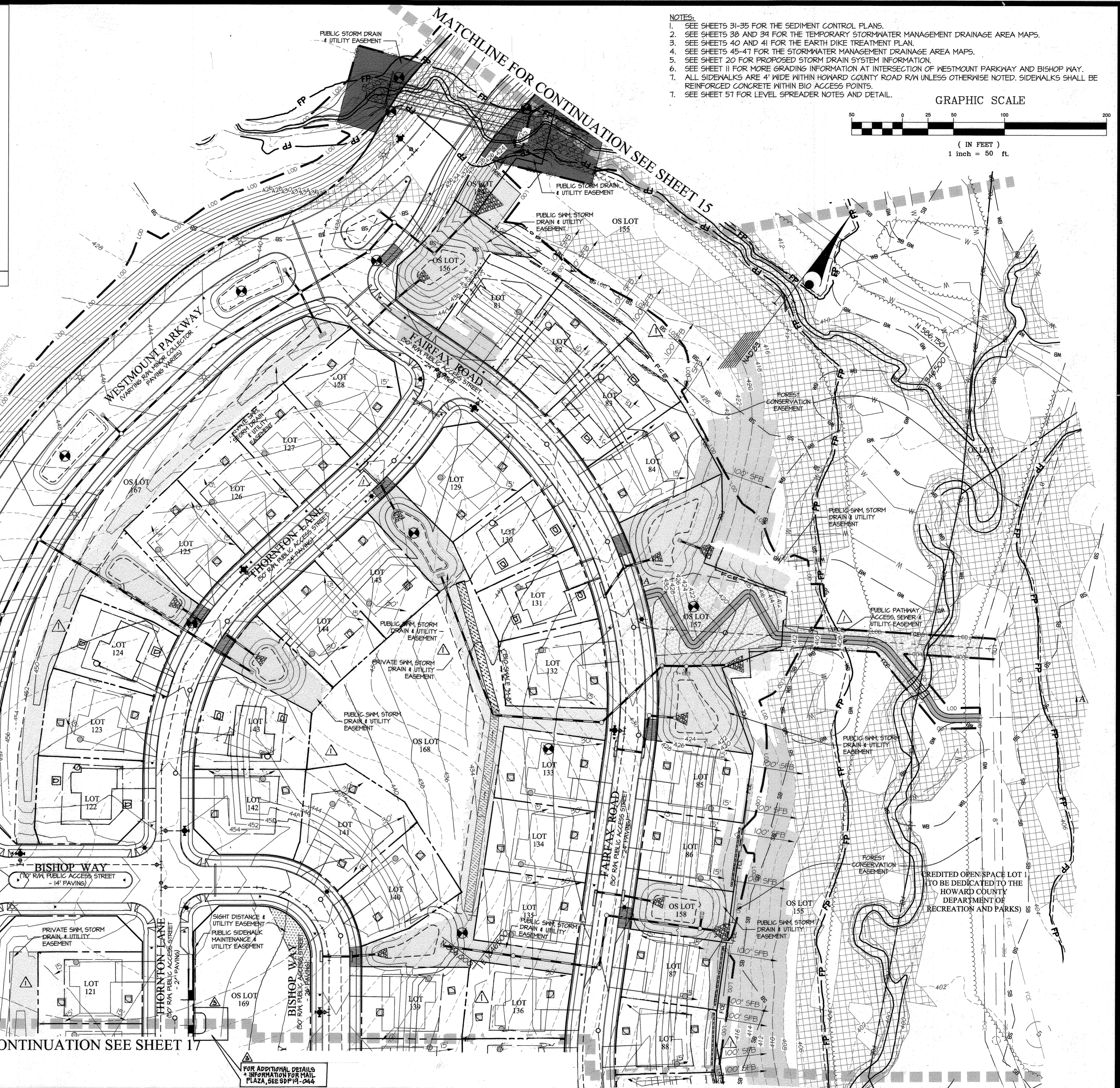
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
J. Munn
 Chief, Bureau of Highways
 Date: 11/14/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. Stachura
 Chief, Division of Land Development
 Date: 11/16/16

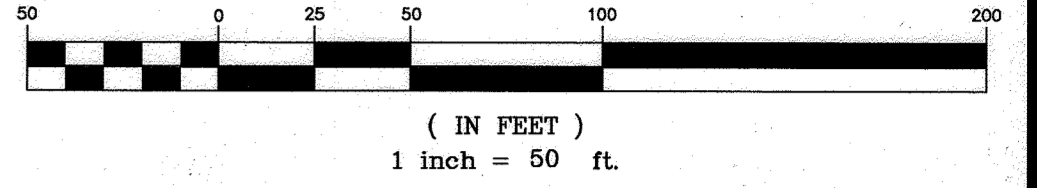
THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE GRADING THAT WILL BE USED ON OTHER SHEETS IN THE PLAN SET FOR THE DESIGN OF THE STORM DRAINS, STORMWATER MANAGEMENT AND SEDIMENT CONTROL.

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

NO.	DATE	DESCRIPTION	BY	APP'R.
01/12/18		REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA BEING CONSTRUCTED UNDER SDP 14-044	CF	DEV.
02/27/2018		REVISED LOT PROPERTY LINES, FEE, LDD EASEMENTS	WST	DEV.



NOTES:
 1. SEE SHEETS 31-35 FOR THE SEDIMENT CONTROL PLANS.
 2. SEE SHEETS 38 AND 39 FOR THE TEMPORARY STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 3. SEE SHEETS 40 AND 41 FOR THE EARTH DIKE TREATMENT PLAN.
 4. SEE SHEETS 45-47 FOR THE STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 5. SEE SHEET 20 FOR PROPOSED STORM DRAIN SYSTEM INFORMATION.
 6. SEE SHEET 11 FOR MORE GRADING INFORMATION AT INTERSECTION OF WESTMOUNT PARKWAY AND BISHOP WAY.
 7. ALL SIDEWALKS ARE 4' WIDE WITHIN HOWARD COUNTY ROAD R/W UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN BIO ACCESS POINTS.
 8. SEE SHEET 51 FOR LEVEL SPREADER NOTES AND DETAIL.



DES. JRD DRN. JRD CHK. DEV
 PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12976
 EXPIRATION DATE: MAY 26, 2018
9/16/16
Ch...

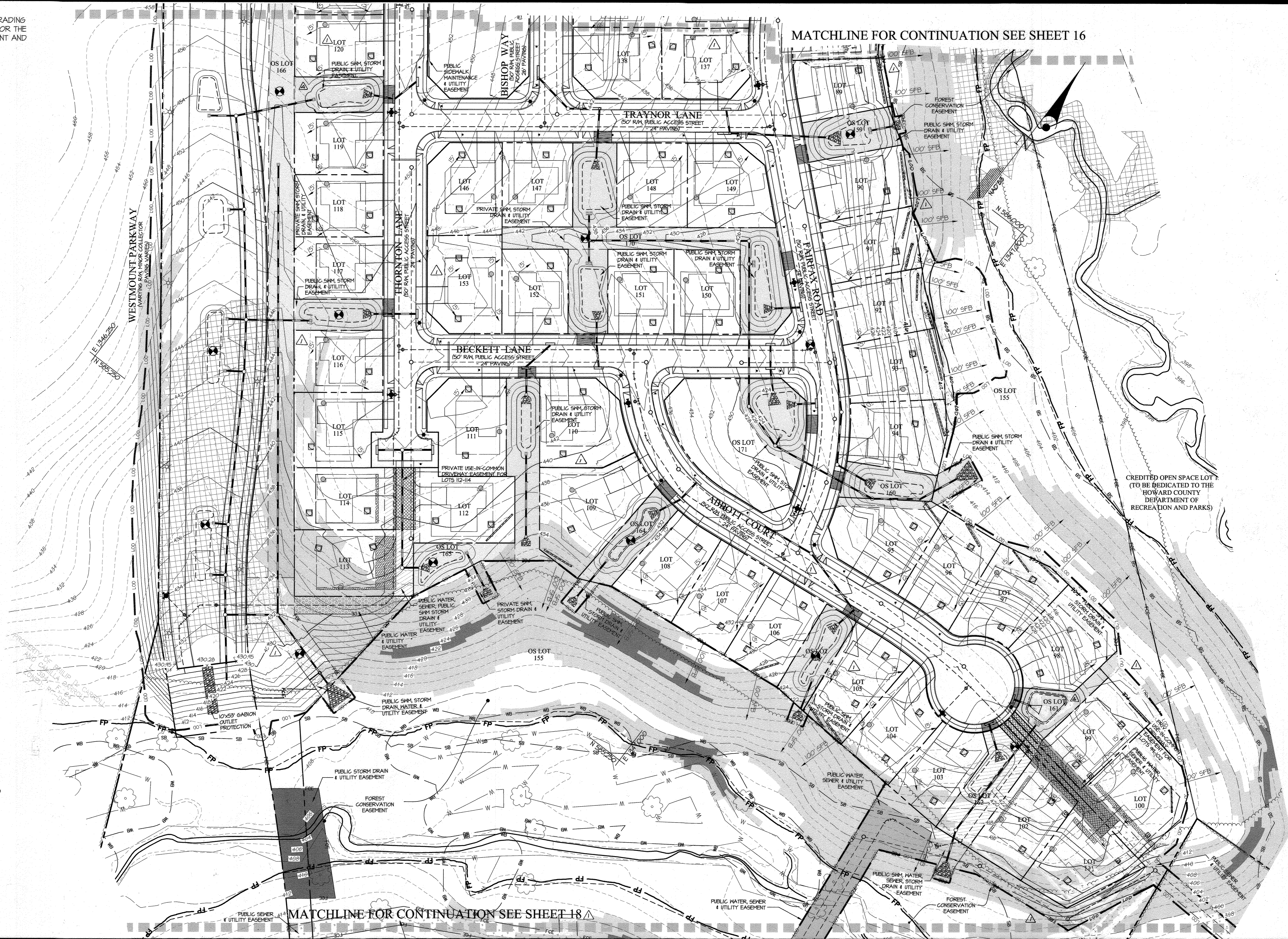
GRADING PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE: 1" = 50'
 ZONING: R-ED
 G. L. W. FILE NO.: 13-013
 DATE: SEPT., 2016
 TAX MAP - GRID: 23-6&12
 SHEET: 16 OF 69

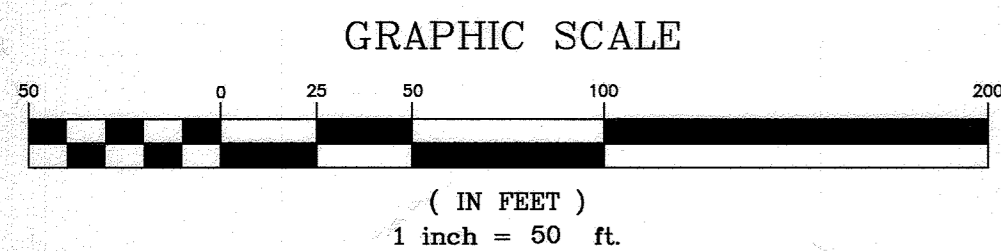
HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 2

THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE GRADING THAT WILL BE USED ON OTHER SHEETS IN THE PLAN SET FOR THE DESIGN OF THE STORM DRAINS, STORMWATER MANAGEMENT AND SEDIMENT CONTROL.

MATCHLINE FOR CONTINUATION SEE SHEET 16



- NOTES:**
1. SEE SHEETS 31-35 FOR THE SEDIMENT CONTROL PLANS.
 2. SEE SHEETS 38 AND 39 FOR THE TEMPORARY STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 3. SEE SHEETS 40 AND 41 FOR THE EARTH DIKE TREATMENT PLAN.
 4. SEE SHEETS 45-47 FOR THE STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 5. SEE SHEET 21 FOR PROPOSED STORM DRAIN SYSTEM INFORMATION.
 6. ALL SIDEWALKS ARE 4' WIDE WITHIN HOWARD COUNTY ROAD R/M UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN BIO ACCESS POINTS.
 7. SEE SHEET 57 FOR LEVEL SPREADER NOTES AND DETAIL.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] Chief, Bureau of Highways
 Date: *11/4/16*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] Chief, Division of Land Development
 Date: *11/3/16*

APPROVED: *[Signature]* Chief, Development Engineering Division
 Date: *11/3/16*

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

9.2.18 Note: See General Note 79 For Revision #1 Summary.

NO.	DATE	REVISION	BY	APPR.
1	11-15-2016	Revised microsites	KJT	
2	09-20-2016	REVISED PROPERTY LINES, EASEMENTS, LOD, FCE, DRIVEWAYS, SIDEWALK, RWMPs, SEWER, SD	KJT	

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 26, 2018
[Signature]
 9/26/16

GRADING PLAN

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

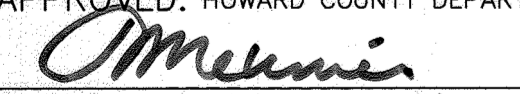
NO AS-BUILT INFORMATION 07-20-2018



ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	17 OF 69

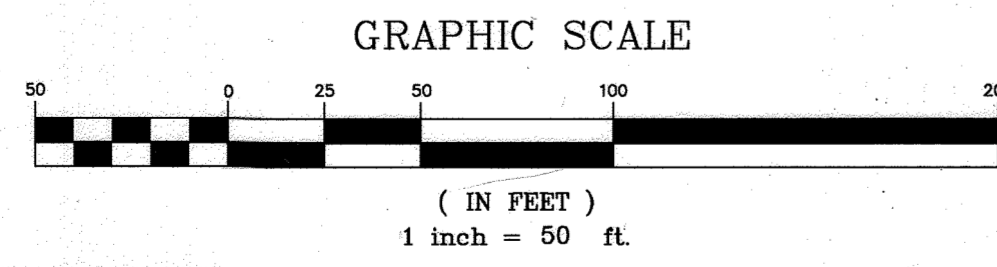
MATCHLINE FOR CONTINUATION SEE SHEET 17

- NOTES:
1. SEE SHEETS 31-35 FOR THE SEDIMENT CONTROL PLANS.
 2. SEE SHEETS 38 AND 39 FOR THE TEMPORARY STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 3. SEE SHEETS 40 AND 41 FOR THE EARTH DIKE TREATMENT PLAN.
 4. SEE SHEETS 45-47 FOR THE STORMWATER MANAGEMENT DRAINAGE AREA MAPS.
 5. ALL SIDEWALKS ARE 4' WIDE WITHIN HOWARD COUNTY ROAD R/W UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE REINFORCED CONCRETE WITHIN BIO ACCESS POINTS.
 7. SEE SHEET 57 FOR LEVEL SPREADER NOTES AND DETAIL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 *10/14/16*
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 *11-4-16*
 Chief, Division of Land Development Date
 *11/3/16*
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186




THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE GRADING THAT WILL BE USED ON OTHER SHEETS IN THE PLAN SET FOR THE DESIGN OF THE STORM DRAINS, STORMWATER MANAGEMENT AND SEDIMENT CONTROL.

DATE REVISION BY APPR.

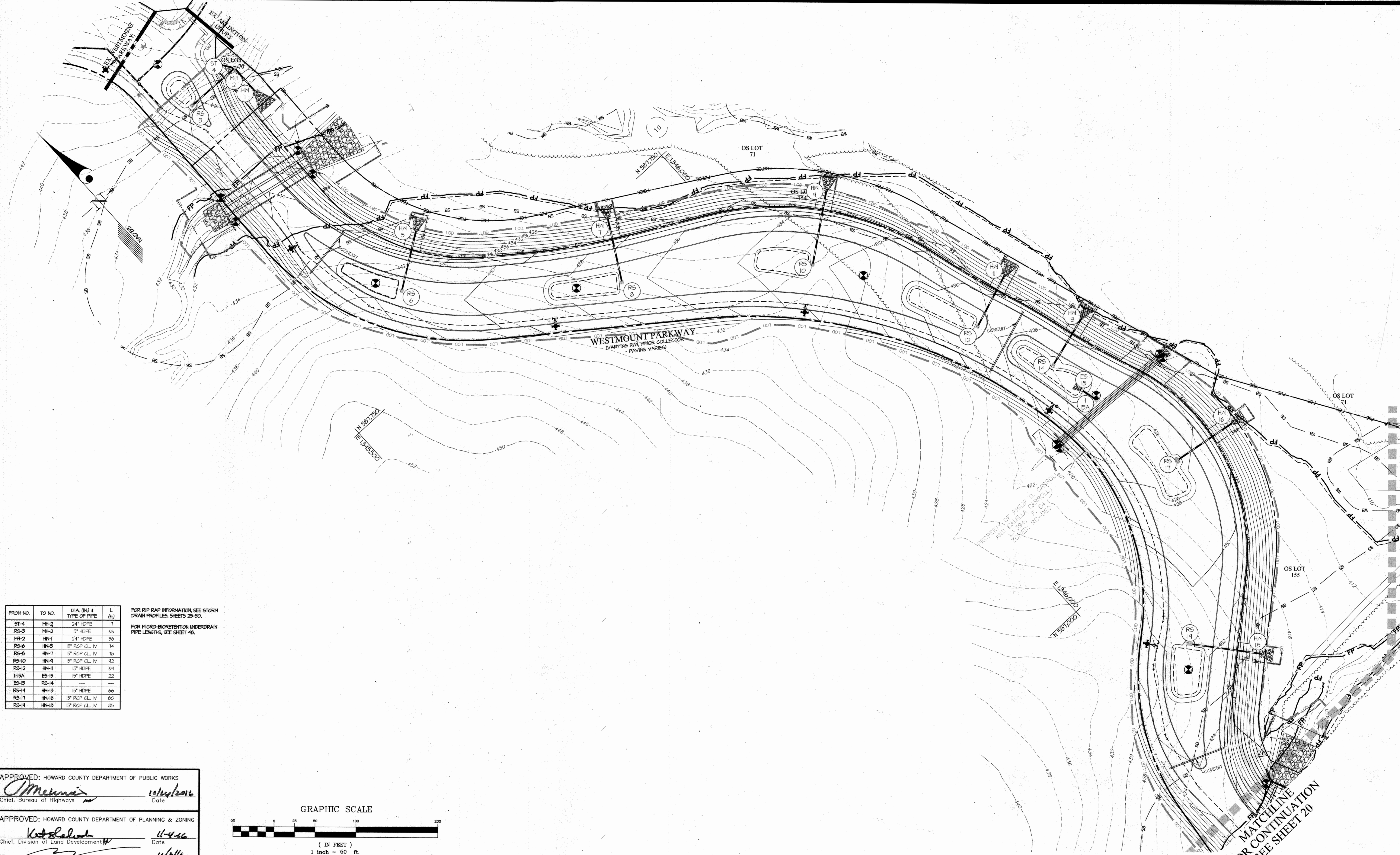
DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018


GRADING PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	18 OF 69

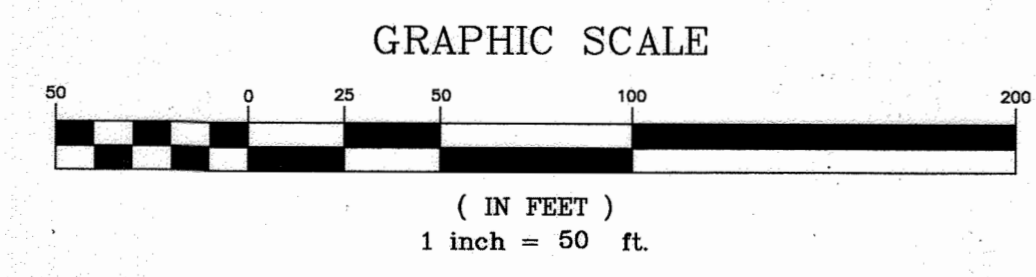


FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
ST-4	MH-2	24" HDPE	17
RS-3	MH-2	15" HDPE	66
MH-2	MH-1	24" HDPE	36
RS-6	MH-5	15" RCP CL. IV	74
RS-8	MH-7	15" RCP CL. IV	78
RS-10	MH-4	15" RCP CL. IV	42
RS-12	MH-11	15" HDPE	64
I-5A	ES-15	15" HDPE	22
ES-15	RS-14	---	---
RS-14	MH-13	15" HDPE	66
RS-17	MH-16	15" RCP CL. IV	80
RS-14	MH-10	15" RCP CL. IV	85

FOR RIP RAP INFORMATION, SEE STORM DRAIN PROFILES, SHEETS 25-30.
 FOR MICRO-BIORETENTION UNDERDRAIN PIPE LENGTHS, SEE SHEET 40.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Memmies 10/26/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kistler 11-4-16
 Chief, Division of Land Development Date
... 11/3/16
 Chief, Development Engineering Division Date



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

DATE	REVISION
11.22.18	Revised F&E

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

PROFESSIONAL CERTIFICATION
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 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018
 9/28/16 *CKA*

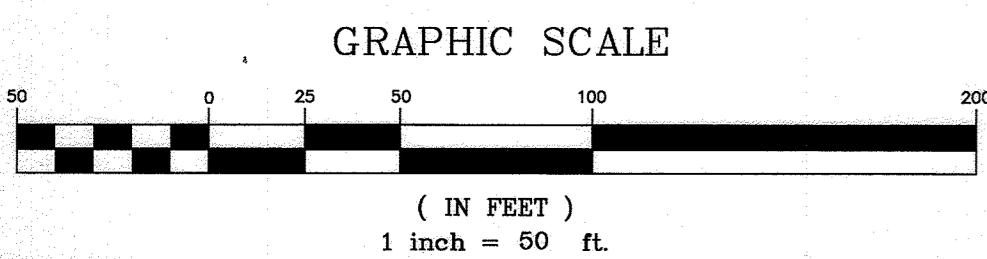
STORM DRAIN INFORMATION PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	19 OF 69

MATCHLINE FOR CONTINUATION SEE SHEET 20

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)
RS-42	RS-41	15" HDPE	77
RS-41	MH-40	15" HDPE	10
MH-40	MH-39	15" HDPE	81
MH-39	MH-38	15" HDPE	78
I-38	ES-37	15" HDPE	36
ES-37	RS-34	---	---
RS-34	RS-33	15" HDPE	154
I-36	ES-35	15" HDPE	24
ES-35	RS-33	---	---
RS-33	MH-32	18" RCP CL. IV	83
MH-32	MH-31	18" RCP CL. III	40
MH-31	MH-21	18" HDPE	83
RS-30	MH-21	15" HDPE	22
MH-21	MH-20	18" HDPE	121
MH-20	MH-25	18" HDPE	45
I-27	MH-25	18" HDPE	44
RS-26	MH-25	15" HDPE	23
MH-25	MH-24	24" HDPE	74
MH-24	MH-22	24" HDPE	34
RS-23	MH-22	15" HDPE	15
MH-22	RS-21	24" HDPE	46
I-45	I-44	15" HDPE	24
I-44	MH-43	15" HDPE	41
ES-43	RS-21	---	---
RS-21	MH-20	24" HDPE	51
I-50	I-41	15" HDPE	32
I-41	ES-40	15" HDPE	28
ES-40	RS-47	---	---
RS-47	MH-46	15" HDPE	21
I-80	I-71	15" HDPE	26
I-71	ES-78	15" HDPE	25
ES-78	RS-77	---	---
RS-77	MH-76	15" HDPE	67
MH-76	MH-75	15" HDPE	82
MH-75	MH-74	15" HDPE	48
MH-74	MH-64	15" HDPE	81
I-73	I-72	15" HDPE	24
I-72	ES-71	15" HDPE	21
ES-71	RS-70	---	---
RS-70	MH-64	15" HDPE	10
MH-64	MH-60	18" HDPE	12
I-65	I-64	15" HDPE	24
I-64	ES-63	15" HDPE	30
ES-63	RS-62	---	---
RS-62	I-61	15" HDPE	144
I-61	MH-60	15" HDPE	102
MH-60	MH-59	15" HDPE	71
MH-59	MH-53	15" HDPE	20
I-58	I-57	15" HDPE	25
I-57	MH-56	18" HDPE	34
MH-56	ES-55	18" HDPE	25
ES-55	RS-54	---	---
RS-54	MH-53	18" HDPE	4
MH-53	ES-52	18" HDPE	34

FOR RIP RAP INFORMATION, SEE STORM DRAIN PROFILES, SHEETS 25-30.
FOR MICRO-BIORETENTION UNDERDRAIN PIPE LENGTHS, SEE SHEET 48.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Colleen
 Chief, Bureau of Highways
 Date: 11-4-16

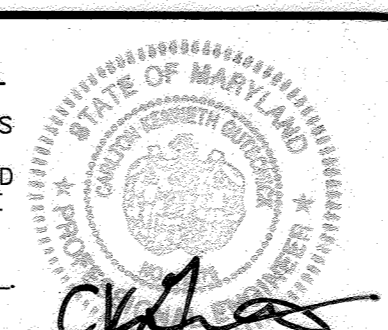
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. L. ...
 Chief, Division of Land Development
 Date: 11/3/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

9.24.18	Note: See General Note #9 For Revision #1 Summary.		
01-03-2019	REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA BEING CONSTRUCTED UNDER S&P 19-044.	JKS	DEV
9-24-2018	Revised Property Lines, Easements, Fee Lot Number, SD: Sewer MH	JKS	DEV
DATE	REVISION	BY	APP'R

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

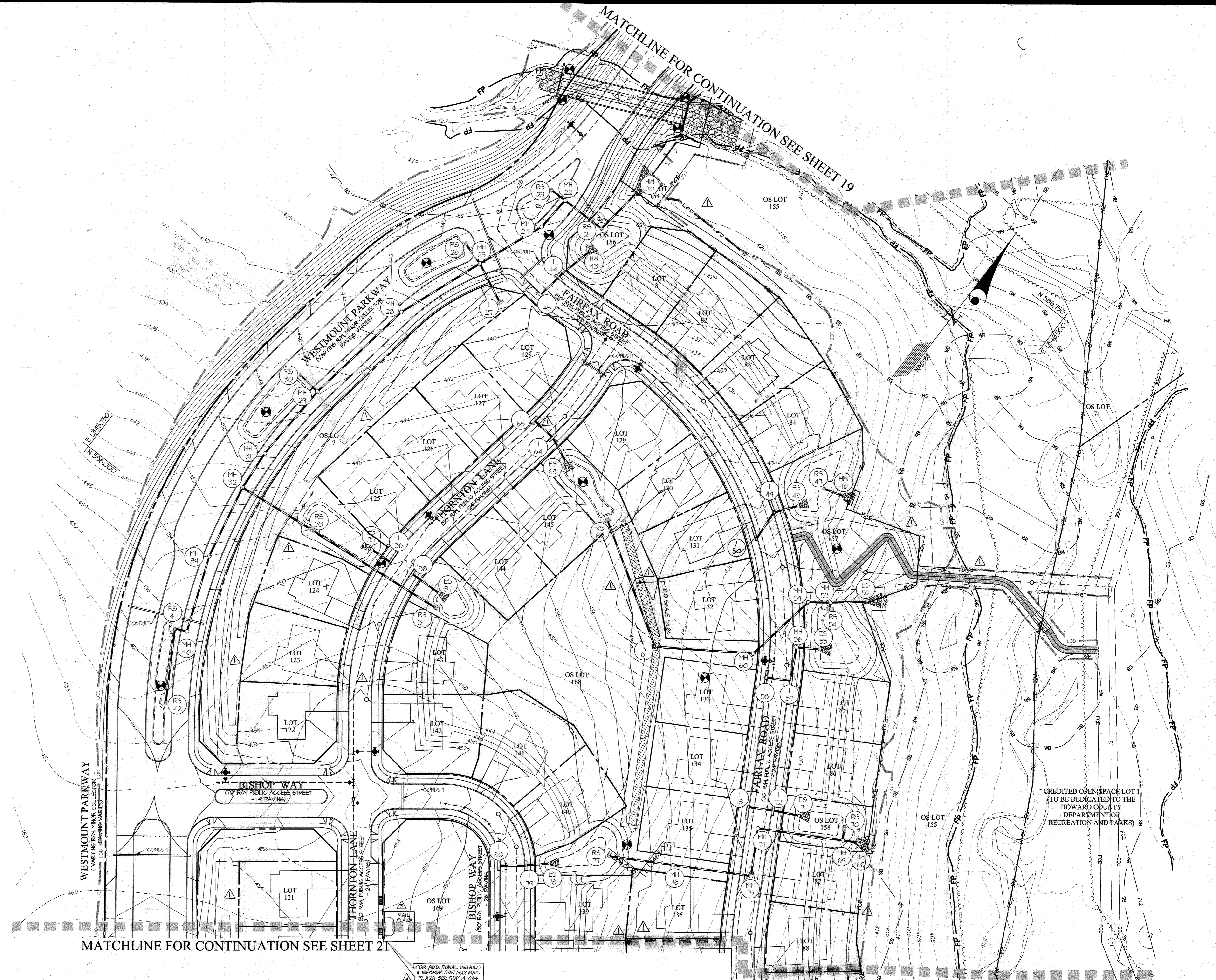
PROFESSIONAL CERTIFICATION
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 EXPIRATION DATE: MAY 26, 2018
 9/28/16 *CKL*



STORM DRAIN INFORMATION PLAN
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE 1" = 50'	ZONING R-ED	G. L. W. FILE NO. 13-013
DATE SEPT., 2016	TAX MAP - GRID 23-6&12	SHEET 20 OF 69

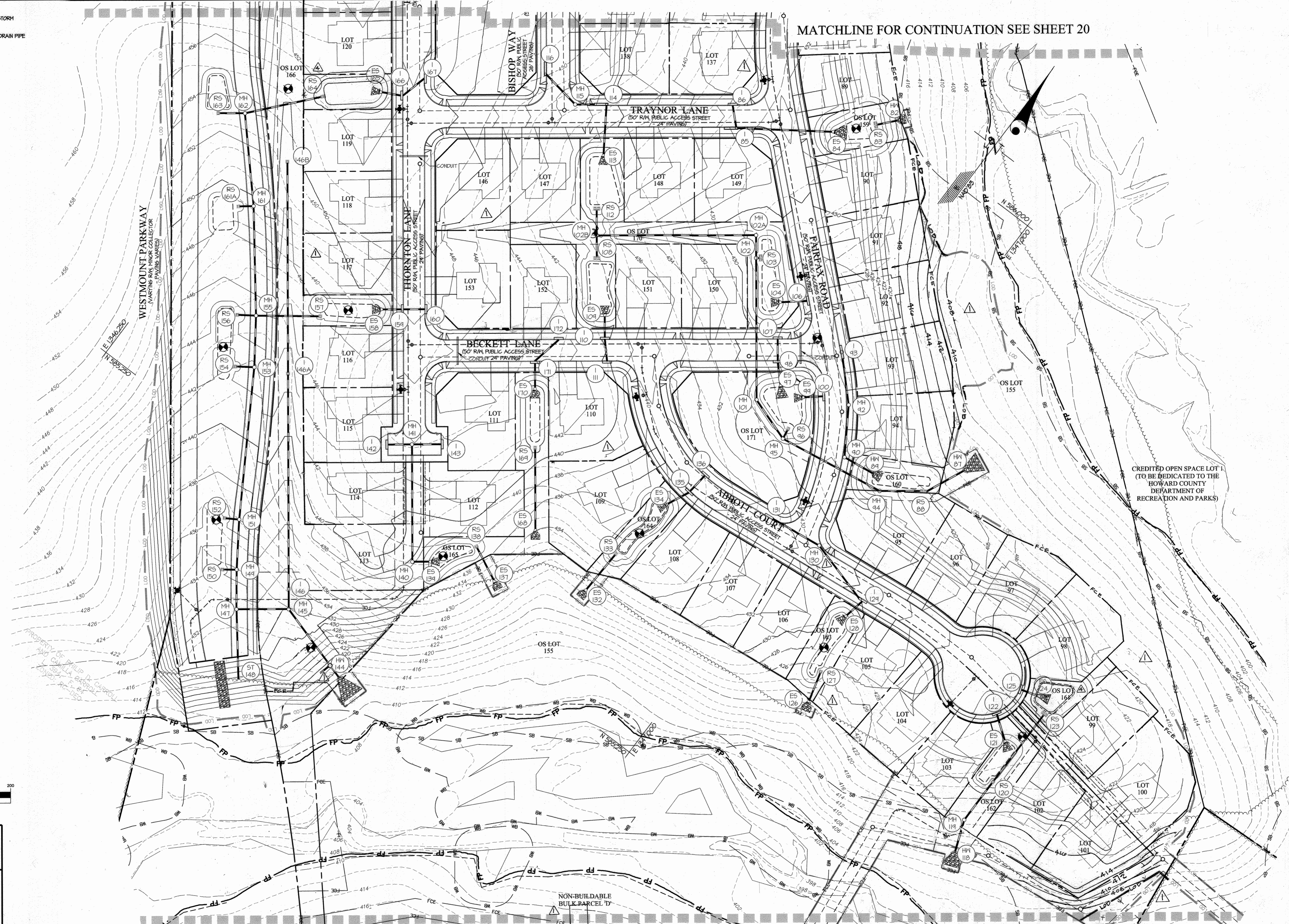
DES. JRD DRN. JRD CHK. DEV



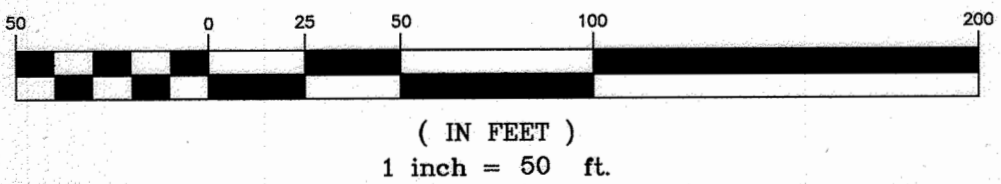
FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
I-16	MH-15	15" HDPE	47
MH-15	MH-14	15" HDPE	24
MH-14	ES-13	15" HDPE	56
ES-13	RS-12	---	---
RS-12	MH-102B	15" HDPE	27
I-111	I-110	15" HDPE	24
I-110	ES-104	15" HDPE	26
ES-104	RS-103	---	---
RS-103	MH-102B	15" HDPE	23
MH-102B	MH-102A	15" HDPE	178
MH-102A	MH-102	15" HDPE	22
I-106	ES-104	15" HDPE	32
ES-104	RS-103	---	---
RS-103	MH-102	15" HDPE	2
MH-102	MH-101	24" HDPE	151
MH-101	MH-45	24" HDPE	50
I-100	ES-41	15" HDPE	24
ES-41	RS-46	---	---
I-107	I-48	15" HDPE	24
I-48	ES-47	15" HDPE	28
ES-47	RS-46	---	---
RS-46	MH-45	15" HDPE	4
MH-45	MH-44	24" RCP CL. III	122
MH-44	RS-26	24" HDPE	47
I-43	MH-42	15" HDPE	51
MH-42	MH-40	15" HDPE	56
MH-40	MH-24	15" HDPE	35
ES-24	RS-26	---	---
RS-26	MH-21	24" HDPE	30
I-43	MH-41	15" HDPE	31
I-42	MH-41	15" HDPE	25
MH-41	MH-40	15" HDPE	18
MH-40	ES-191	15" HDPE	20
ES-191	RS-138	---	---
RS-138	ES-137	15" HDPE	44
I-136	I-135	15" HDPE	24
I-135	ES-134	15" HDPE	30
ES-134	RS-133	---	---
RS-133	ES-132	15" HDPE	54
I-86	I-85	15" HDPE	25
I-85	ES-84	15" HDPE	11
ES-84	RS-83	---	---
RS-83	MH-82	15" HDPE	24
I-131	MH-130	15" HDPE	63
MH-130	I-121	15" HDPE	16
I-121	ES-120	15" HDPE	27
ES-120	RS-121	---	---
RS-121	ES-126	15" HDPE	36
I-125	ES-124	15" HDPE	22
ES-124	RS-123	---	---
RS-123	RS-120	15" HDPE	44
I-122	ES-121	15" HDPE	34
ES-121	RS-120	---	---
RS-120	MH-114	15" HDPE	51
MH-114	MH-113	15" HDPE	36
I-167	I-166	15" HDPE	31
I-166	ES-165	15" HDPE	25
ES-165	RS-164	---	---
RS-164	MH-162	15" HDPE	87
RS-163	MH-162	15" HDPE	27
MH-162	MH-161	15" HDPE	102
RS-161A	MH-161	15" HDPE	14
MH-161	MH-155	15" HDPE	120
I-160	I-154	15" HDPE	24
I-154	ES-150	15" HDPE	24
ES-150	RS-151	---	---
RS-151	MH-155	15" HDPE	71
RS-156	MH-155	15" HDPE	18
MH-155	MH-153	15" HDPE	54
RS-154	MH-153	15" HDPE	13
MH-153	MH-151	15" HDPE	110
RS-152	MH-151	15" HDPE	13
MH-151	MH-144	15" HDPE	53
RS-150	MH-144	15" HDPE	13
MH-144	MH-147	15" HDPE	41
ST-148	MH-147	15" HDPE	78
MH-147	MH-145	24" HDPE	56
I-146B	I-146A	15" HDPE	237
I-146A	I-146	15" HDPE	241
I-146	MH-145	15" HDPE	20
MH-145	MH-144A	24" HDPE	12
I-172	I-171	15" HDPE	35
I-171	ES-170	15" HDPE	30
ES-170	RS-164	---	---
RS-164	ES-163	15" HDPE	44
MH-144A	MH-144	24" RCP CL. III	172
ST-148	MH-144A	6" PVC	12

FOR RIP RAP INFORMATION, SEE STORM DRAIN PROFILES, SHEETS 25-30.
FOR MICRO-BIORETENTION UNDERDRAIN PIPE LENGTHS, SEE SHEET 46.

MATCHLINE FOR CONTINUATION SEE SHEET 20



GRAPHIC SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Melvin 10/14/2016
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Karl 11/4/16
Chief, Division of Land Development Date

APPROVED: *[Signature]* 11/16/16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

11-24-18	Note: see General Note #9 For Revision #1 Summary.		
4-15-2018	Revised microbes	kjp	APPR.
1-24-2018	Rev. Lot Property Lines, Easements, FEE, LDD, Driveways, etc. per owner	ST	APPR.
DATE	REVISION	BY	APPR.

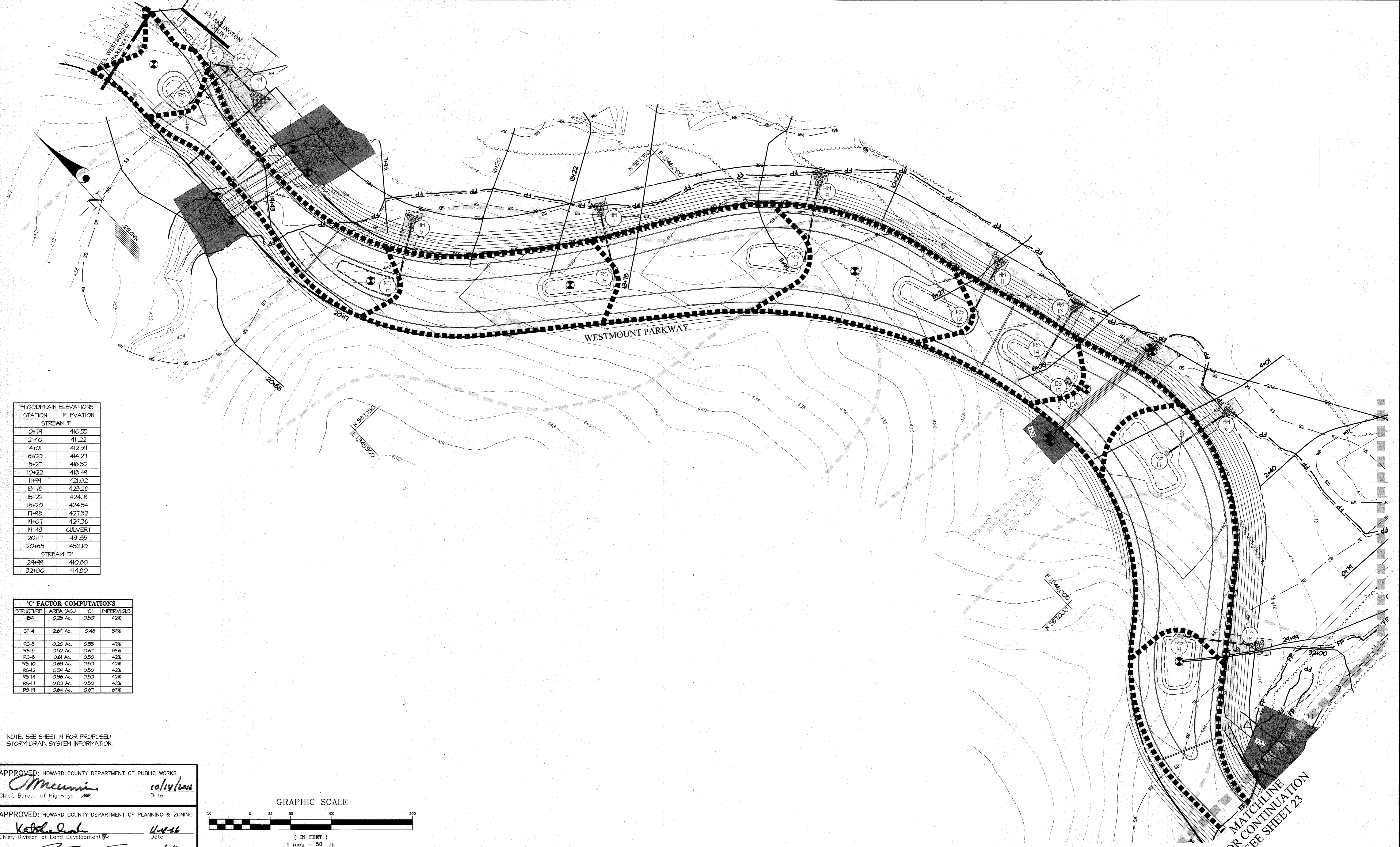
PREPARED FOR:
WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLICOTT CITY, MARYLAND 21042
443-367-0422
ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
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LICENSE NO. 12975
EXPIRATION DATE: MAY 25, 2018
[Signature] 11/28/16

STORM DRAIN INFORMATION PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 07-20-2023

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	21 OF 69



FLOODPLAIN ELEVATIONS

STATION	ELEVATION
STREAM F'	
0+19	410.55
2+40	411.22
4+01	412.54
6+00	414.27
8+27	416.32
10+22	418.44
11+99	421.02
13+78	423.28
15+22	424.18
16+20	424.54
17+48	427.32
19+07	429.36
19+43	CULVERT
20+17	431.35
20+68	432.10
STREAM D'	
29+99	410.80
32+00	414.80

'C' FACTOR COMPUTATIONS

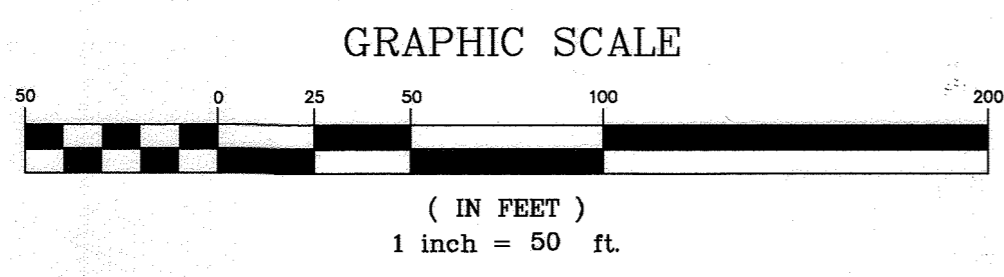
STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS
I-5A	0.25 Ac.	0.50	42%
ST-4	2.64 Ac.	0.48	34%
RS-3	0.20 Ac.	0.53	41%
RS-6	0.52 Ac.	0.61	64%
RS-8	0.61 Ac.	0.50	42%
RS-10	0.63 Ac.	0.50	42%
RS-12	0.54 Ac.	0.50	42%
RS-14	0.36 Ac.	0.50	42%
RS-17	0.82 Ac.	0.50	42%
RS-14	0.84 Ac.	0.61	64%

NOTE: SEE SHEET 14 FOR PROPOSED STORM DRAIN SYSTEM INFORMATION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] *[Signature]*
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] *[Signature]*
 Chief, Division of Land Development Date

Chief, Development Engineering Division Date



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 *BALT: 410-885-1820 DC/VA: 301-588-2524 FAX: 301-421-4186

9-24-18	Note: see General Note #9 For Revision #1 Summary.		
9-24-2018	Revised F&E	3+	DEV.
DATE	REVISION	BY	APPR.

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

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 LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2018
[Signature]

STORM DRAIN DRAINAGE AREA MAP

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 07-30-2019

HOWARD COUNTY, MARYLAND

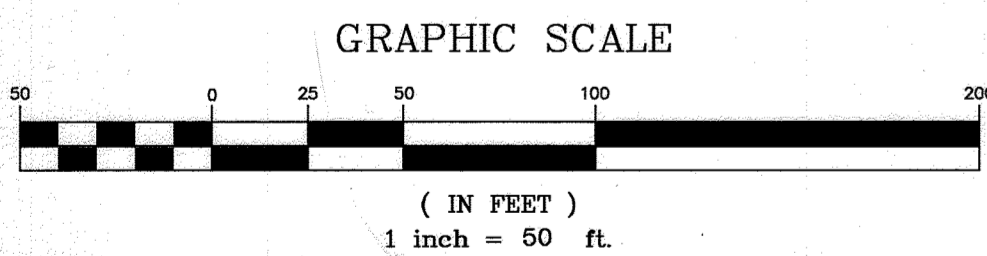
SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	22 OF 69

MATCHLINE FOR CONTINUATION SEE SHEET 23

FLOODPLAIN ELEVATIONS	
STATION	ELEVATION
STREAM 'D'	
20+00	404.50
22+00	406.07
24+00	407.44
25+33	408.56
27+80	410.35
29+49	410.80
32.00	414.80
33.35	417.18
34+15	419.44
34+17	CULVERT
35+44	422.10
36+00	422.68
STREAM 'F'	
0+42	410.18
0+14	410.55

'C' FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS
I-21	1.24	0.61	6%
I-36	0.65	0.61	6%
I-38	0.30	0.61	6%
I-44	0.12	0.61	6%
I-45	0.25	0.61	6%
I-44	0.36	0.61	6%
I-30	0.34	0.61	6%
I-51	0.31	0.61	6%
I-58	0.42	0.61	6%
I-61	1.34	0.34	16%
I-64	0.24	0.61	6%
I-65	0.32	0.61	6%
I-72	0.34	0.61	6%
I-75	0.15	0.61	6%
I-74	0.35	0.61	6%
I-80	0.10	0.61	6%
RS-21	0.11	0.34	16%
RS-23	0.31	0.61	6%
RS-26	0.50	0.50	42%
RS-30	0.10	0.50	42%
RS-33	0.11	0.34	16%
RS-34	0.06	0.34	16%
RS-41	0.14	0.50	42%
RS-42	0.25	0.61	6%
RS-47	0.04	0.34	16%
RS-54	0.08	0.34	16%
RS-62	0.10	0.34	16%
RS-70	0.08	0.34	16%
RS-71	0.07	0.34	16%

NOTE: SEE SHEET 20 FOR PROPOSED STORM DRAIN SYSTEM INFORMATION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michael... 10/14/16
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen... 11-4-16
 Chief, Division of Land Development Date

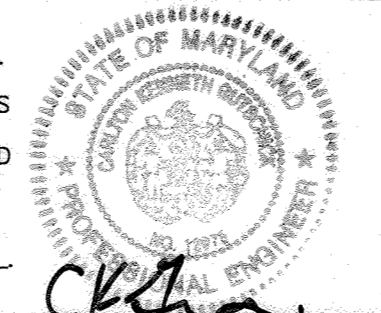
[Signature] 11/3/16
 Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APPR.
01-03-2020	REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA BEING CONSTRUCTED UNDER BOPN-044	TKJ	DEV
9-24-18	Note: see General Note 39 For Revision #1 Summary		
7-16-10	Rev. Lot Property Lines, Easements, LOP, Houses & Grading	BT	DEV

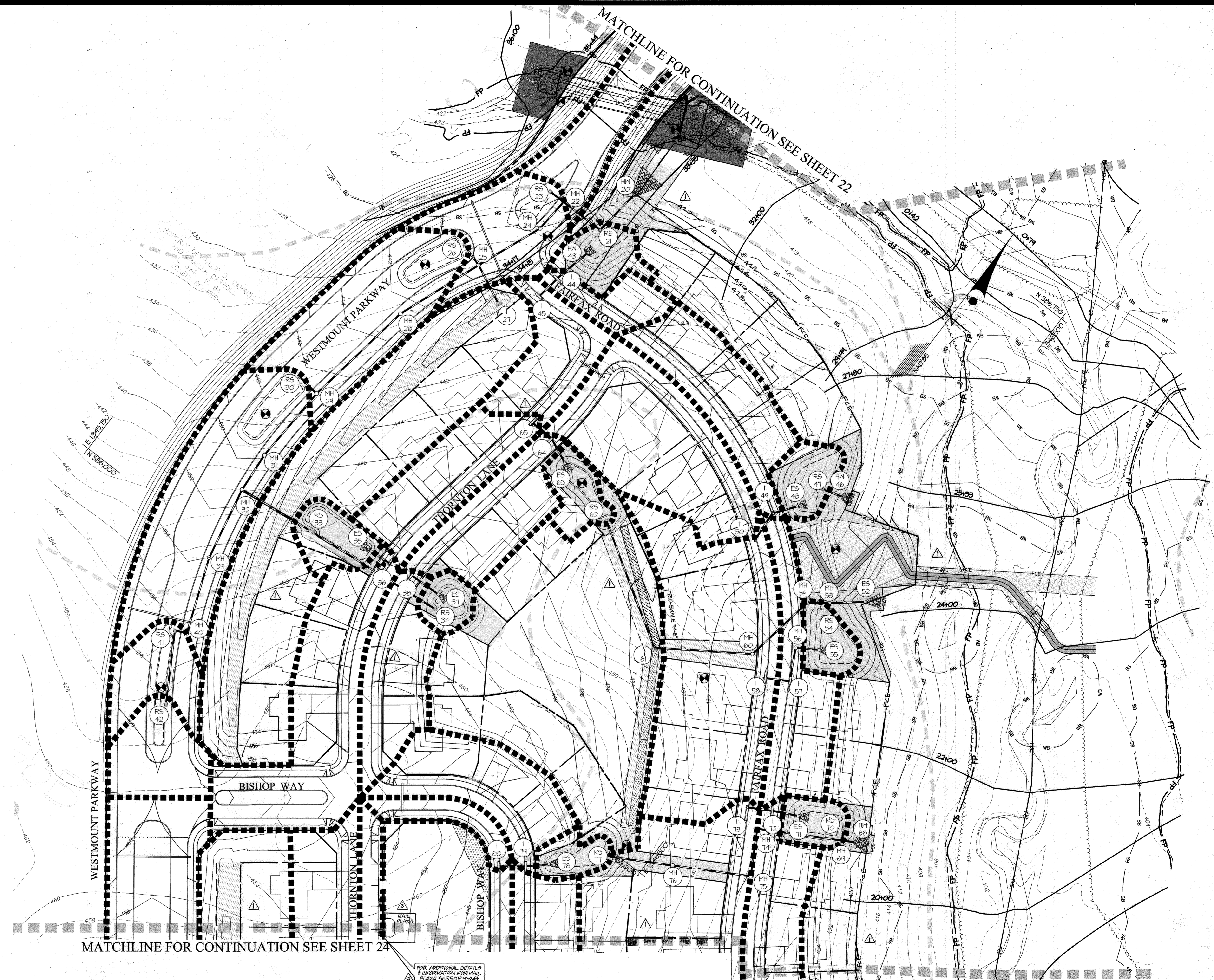
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22976.
 EXPIRATION DATE: MAY 28, 2018
 9/28/16 *[Signature]*



STORM DRAIN DRAINAGE AREA MAP
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 NON-BUILT INFORMATION 03.30.2013
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	23 OF 69

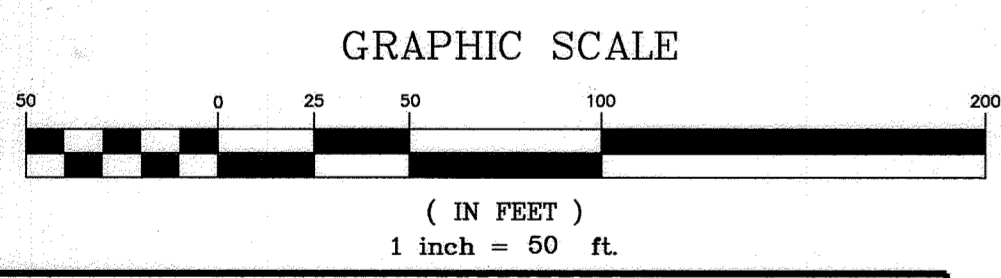


STRUCTURE	AREA (AC.)	C	IMPERVIOUS
I-85	0.44	0.61	6.9%
I-86	0.24	0.61	6.9%
I-87	0.12	0.61	6.9%
I-88	0.11	0.61	6.9%
I-100	0.14	0.61	6.9%
I-106	0.28	0.61	6.9%
I-107	0.22	0.61	6.9%
I-110	0.04	0.61	6.9%
I-111	0.11	0.61	6.9%
I-114	0.41	0.61	6.9%
I-116	0.51	0.61	6.9%
I-122	0.43	0.61	6.9%
I-125	0.55	0.61	6.9%
I-124	0.36	0.61	6.9%
I-131	0.05	0.61	6.9%
I-135	0.26	0.61	6.9%
I-136	0.04	0.61	6.9%
I-142	0.22	0.61	6.9%
I-143	0.04	0.61	6.9%
I-146	0.56	0.61	6.9%
I-146A	0.42	0.61	6.9%
I-146B	0.54	0.61	6.9%
I-154	0.36	0.61	6.9%
I-160	0.12	0.61	6.9%
I-166	0.32	0.61	6.9%
I-167	0.12	0.61	6.9%
I-171	0.14	0.61	6.9%
I-172	0.25	0.61	6.9%
ST-140	1.45	0.61	6.9%
RS-03	0.08	0.34	16%
RS-06	0.08	0.34	16%
RS-46	0.41	0.34	16%
RS-103	0.52	0.61	6.9%
RS-108	0.57	0.61	6.9%
RS-112	0.12	0.34	16%
RS-120	0.06	0.34	16%
RS-123	0.07	0.34	16%
RS-127	0.08	0.34	16%
RS-139	0.28	0.34	16%
RS-140	0.44	0.61	6.9%
RS-150	0.12	0.50	42%
RS-152	0.44	0.50	42%
RS-154	0.14	0.50	42%
RS-156	0.32	0.50	42%
RS-157	0.08	0.34	16%
RS-161A	0.35	0.50	42%
RS-163	0.52	0.50	42%
RS-164	0.08	0.34	16%
RS-164	0.08	0.34	6.9%

NOTE: SEE SHEET 21 FOR PROPOSED STORM DRAIN SYSTEM INFORMATION.

MATCHLINE FOR CONTINUATION SEE SHEET 23

FLOODPLAIN ELEVATIONS	
STATION	ELEVATION
STREAM 'A'	
4+23	344.53
6+23	347.47
6+40	347.04
8+23	344.26
10+22	401.43
12+23	404.15
14+23	406.30
16+23	408.56
17+60	410.12
18+07	CULVERT
18+55	410.72
20+23	412.30
STREAM 'D'	
4+00	343.02
5+21	343.07
6+00	345.54
8+00	346.43
10+00	348.08
12+00	344.02
14+34	401.45
15+28	402.44
16+04	402.65
17+04	402.46
18+34	403.74



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
M. Meunier Chief, Bureau of Highways 10/14/2016 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
V. Johnson Chief, Division of Land Development 11-4-16 Date
J. [Signature] Chief, Development Engineering Division 11/3/16 Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 200 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION
1	11-27-16	Rev. Lot Property Lines, Easements, FCE, driveway sidewalk, etc.
2		
3		

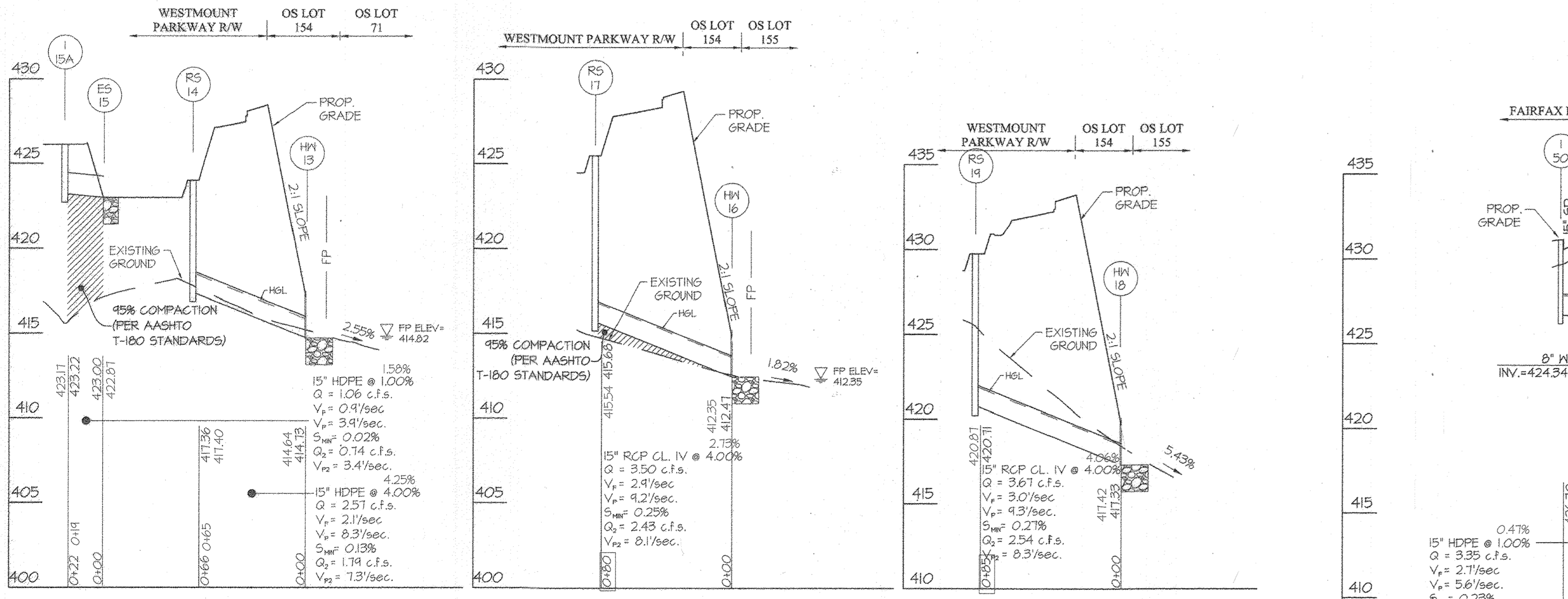
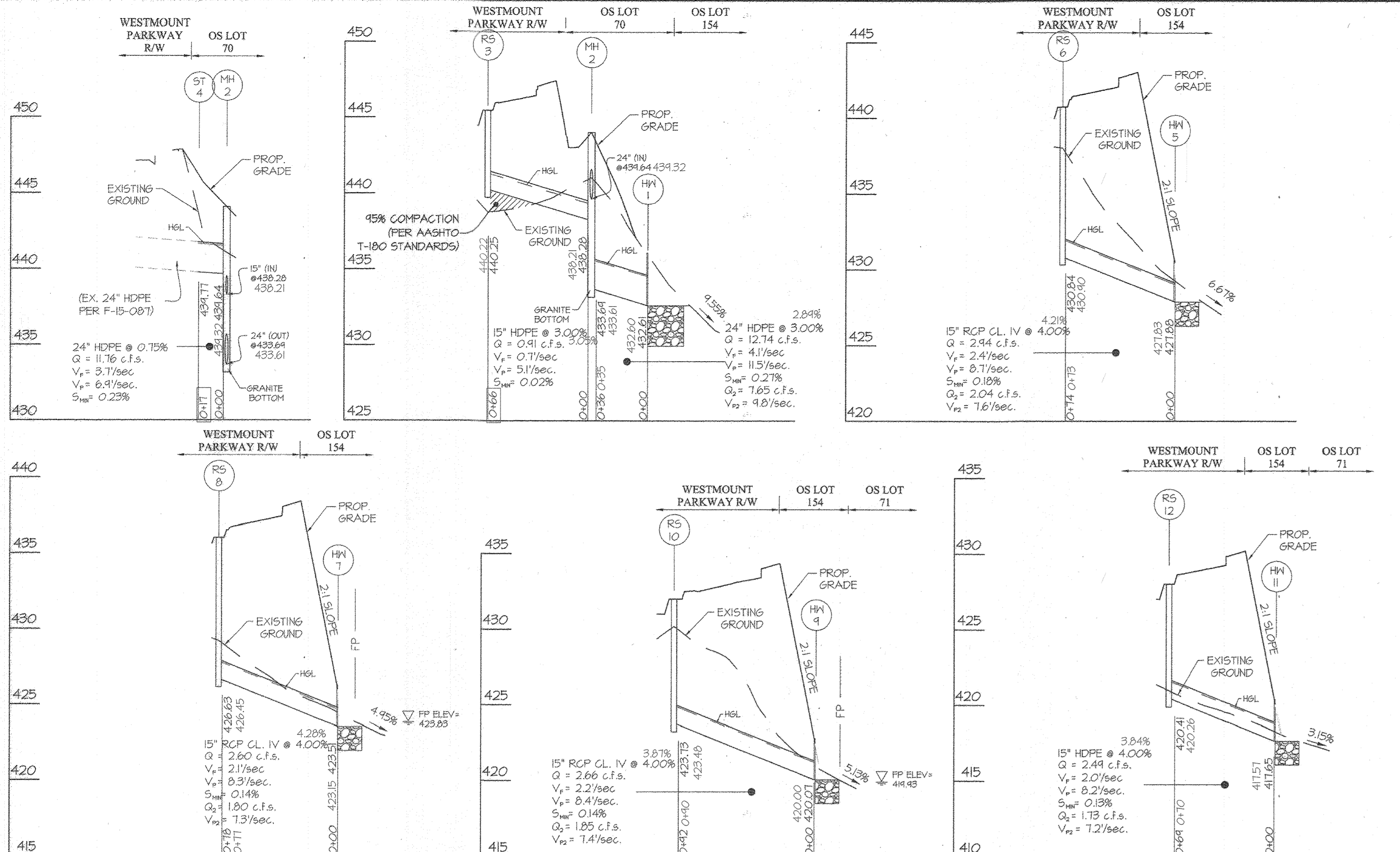
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2016
[Signature]

STORM DRAIN DRAINAGE AREA MAP
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	24 OF 69

DES. JRD DRN. JRD CHK. DEV



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 10/15/2022

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 10/15/2022

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Date: 10/15/2022

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12915, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

11/01/2022
 DATE

CARL GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12915

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
 BURTONTOWNE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-869-1820 DC/VA: 301-388-2524 FAX: 301-421-4186

REVISION	DATE	BY	APPR.
1-10-18			
2-10-20			
3-10-20			
4-10-20			
5-10-20			
6-10-20			
7-10-20			
8-10-20			
9-10-20			
10-10-20			
11-10-20			
12-10-20			

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12915
 EXPIRATION DATE: MAY 26, 2028

STORM DRAIN PROFILES
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE	ZONING	G. L. W. FILE NO.
1"=50' (H) 1"=5' (V)	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	25 OF 69

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-15A	5' INLET	2'-15"	426.13	---	426.02	---	423.22	423.17	HO. CO. D-4.22	N 587173 E 1346192	PUBLIC		
I-4A	COG-15 INLET	2'-6"	432.34	431.84	432.35	431.83	426.38	426.28	426.14	426.63	SHA MD 374.62	N 586346 E 1346374	PUBLIC
I-50	COG-15 INLET	2'-6"	431.65	431.05	431.76	431.26	---	426.70	---	426.84	SHA MD 374.62	N 586365 E 1346378	PUBLIC
RS-3	5' RISER	2'-15"	445.50	---	445.47	---	440.25	440.22	HO. CO. D-4.22	N 588181 E 1345616	PUBLIC		
RS-6	5' RISER	2'-15"	440.75	---	441.00	---	430.84	430.80	HO. CO. D-4.22	N 587142 E 1345655	PUBLIC		
RS-8	5' RISER	2'-15"	436.00	---	436.02	---	426.63	426.45	HO. CO. D-4.22	N 587164 E 1345860	PUBLIC		
RS-10	5' RISER	2'-15"	432.00	---	431.94	---	423.73	423.48	HO. CO. D-4.22	N 587152 E 1346046	PUBLIC		
RS-12	5' RISER	2'-15"	428.00	---	427.98	---	420.41	420.26	HO. CO. D-4.22	N 587137 E 1346145	PUBLIC		
RS-14	5' RISER	2'-15"	424.00	---	423.88	---	417.36	417.40	HO. CO. D-4.22	N 587240 E 1346182	PUBLIC		
RS-17	DOUBLE 5' RISER	2'-15"	425.50	---	425.38	---	415.68	415.54	HO. CO. D-4.23	N 587058 E 1346215	PUBLIC		
RS-14	DOUBLE 5' RISER	2'-15"	424.75	---	424.93	---	420.71	420.87	HO. CO. D-4.23	N 586878 E 1346076	PUBLIC		
RS-47	5' RISER	2'-15"	421.00	---	426.82	---	421.75	421.57	HO. CO. D-4.22	N 586448 E 1346407	PUBLIC		
MH-2	STANDARD MANHOLE	4'-0"	444.06	---	444.01	---	434.64	433.64	434.32	433.61	HO. CO. G-5.12	N 588179 E 1345685	PUBLIC
HN-1	HEADWALL	2'-0"	436.11	---	436.04	---	432.61	432.60	HO. CO. D-5.11	N 588141 E 1345685	PUBLIC		
HN-5	HEADWALL	1'-3"	430.83	---	430.57	---	427.88	427.83	HO. CO. D-5.11	N 587184 E 1345717	PUBLIC		
HN-7	HEADWALL	1'-3"	426.26	---	425.94	---	423.51	423.15	HO. CO. D-5.11	N 587137 E 1345844	PUBLIC		
HN-9	HEADWALL	1'-3"	422.82	---	422.82	---	420.07	420.00	HO. CO. D-5.11	N 587583 E 1346114	PUBLIC		
HN-11	HEADWALL	1'-3"	420.40	---	420.36	---	417.65	417.57	HO. CO. D-5.11	N 587361 E 1346211	PUBLIC		
HN-13	HEADWALL	1'-3"	417.48	---	417.43	---	414.73	414.64	HO. CO. D-5.11	N 587254 E 1346247	PUBLIC		
HN-16	HEADWALL	1'-3"	415.22	---	415.12	---	412.47	412.35	HO. CO. D-5.11	N 586041 E 1346246	PUBLIC		
HN-18	HEADWALL	1'-3"	420.08	---	420.20	---	417.33	417.42	HO. CO. D-5.11	N 586811 E 1346132	PUBLIC		
HN-46	HEADWALL	1'-3"	424.04	---	423.91	---	421.34	421.12	HO. CO. D-5.11	N 586454 E 1346428	PUBLIC		
ES-15	END SECTION	1'-3"	424.25	---	---	---	423.00	422.87	2	N 587145 E 1346187	PUBLIC		
ES-48	END SECTION	1'-3"	427.25	---	---	---	426.00	426.01	2	N 586417 E 1346347	PUBLIC		
ST-4	STUB	2'-0"	---	---	---	---	434.77	---	---	N 588145 E 1345674	PUBLIC		

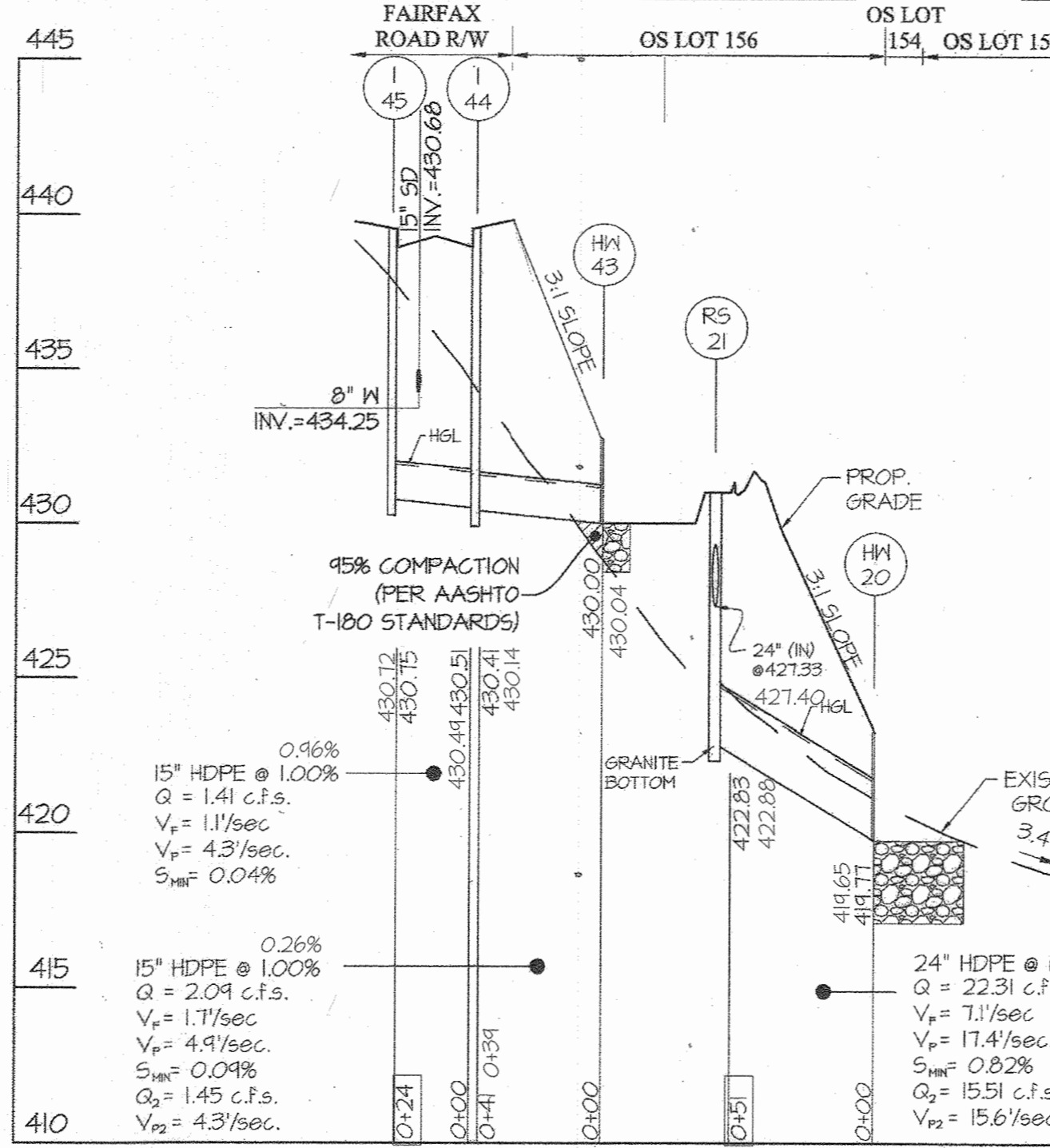
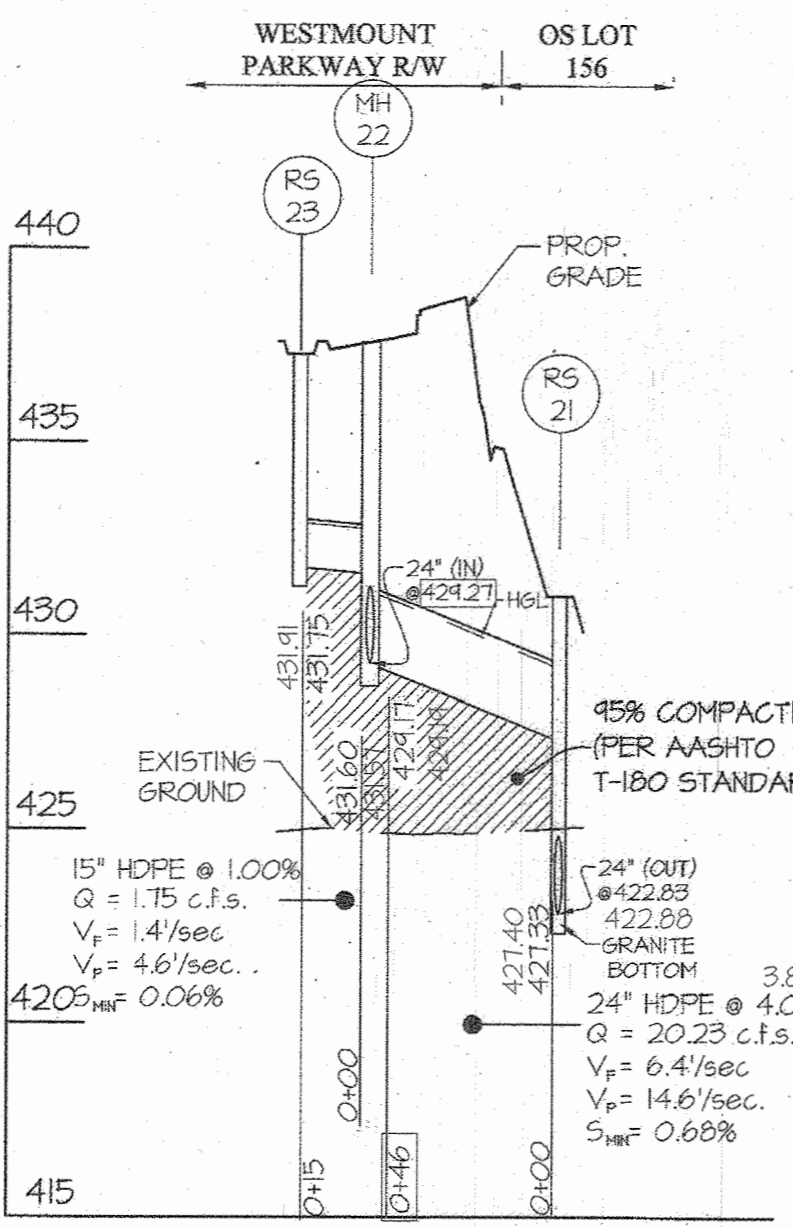
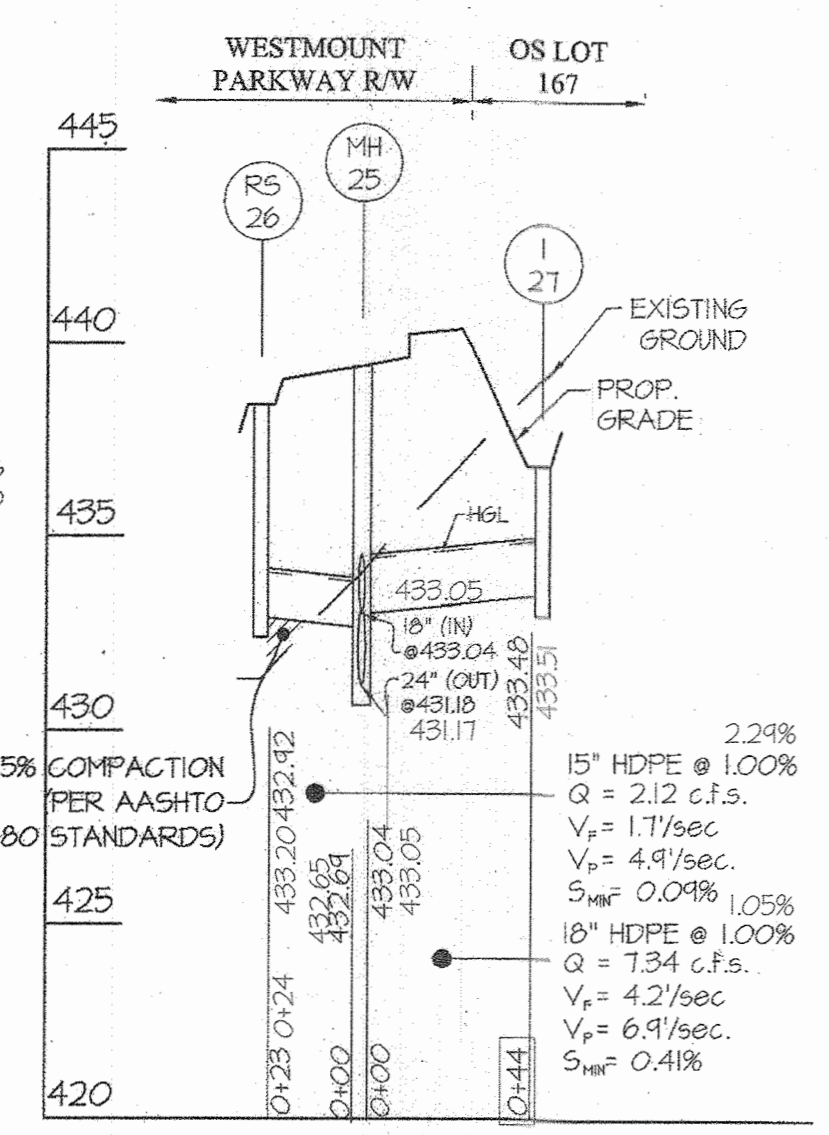
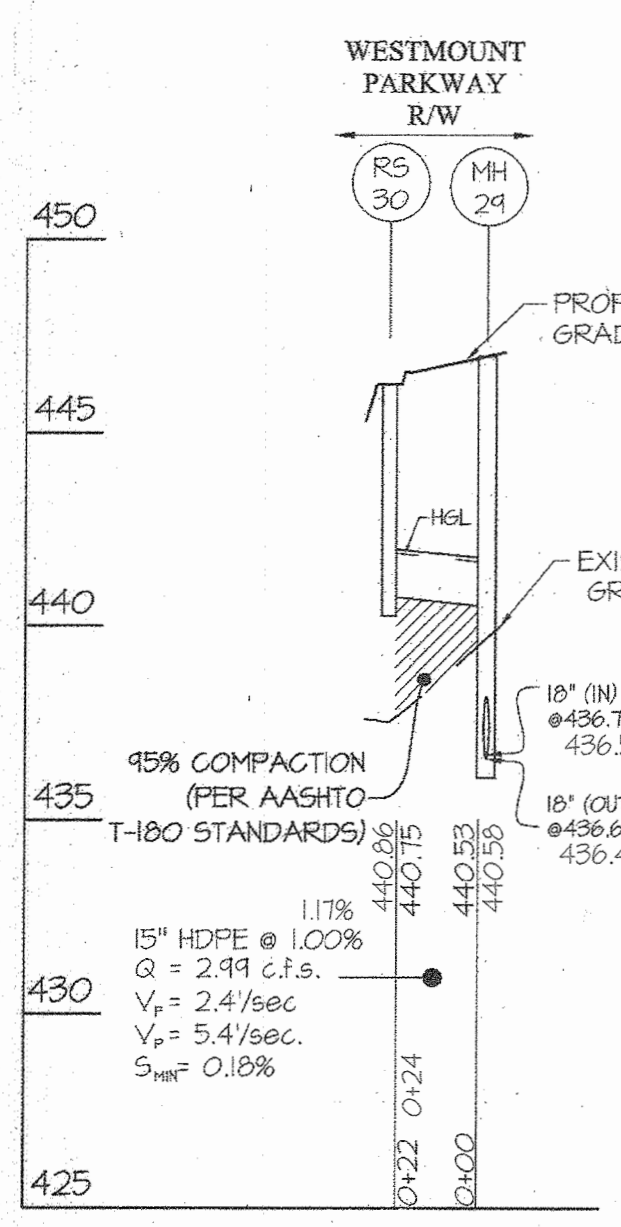
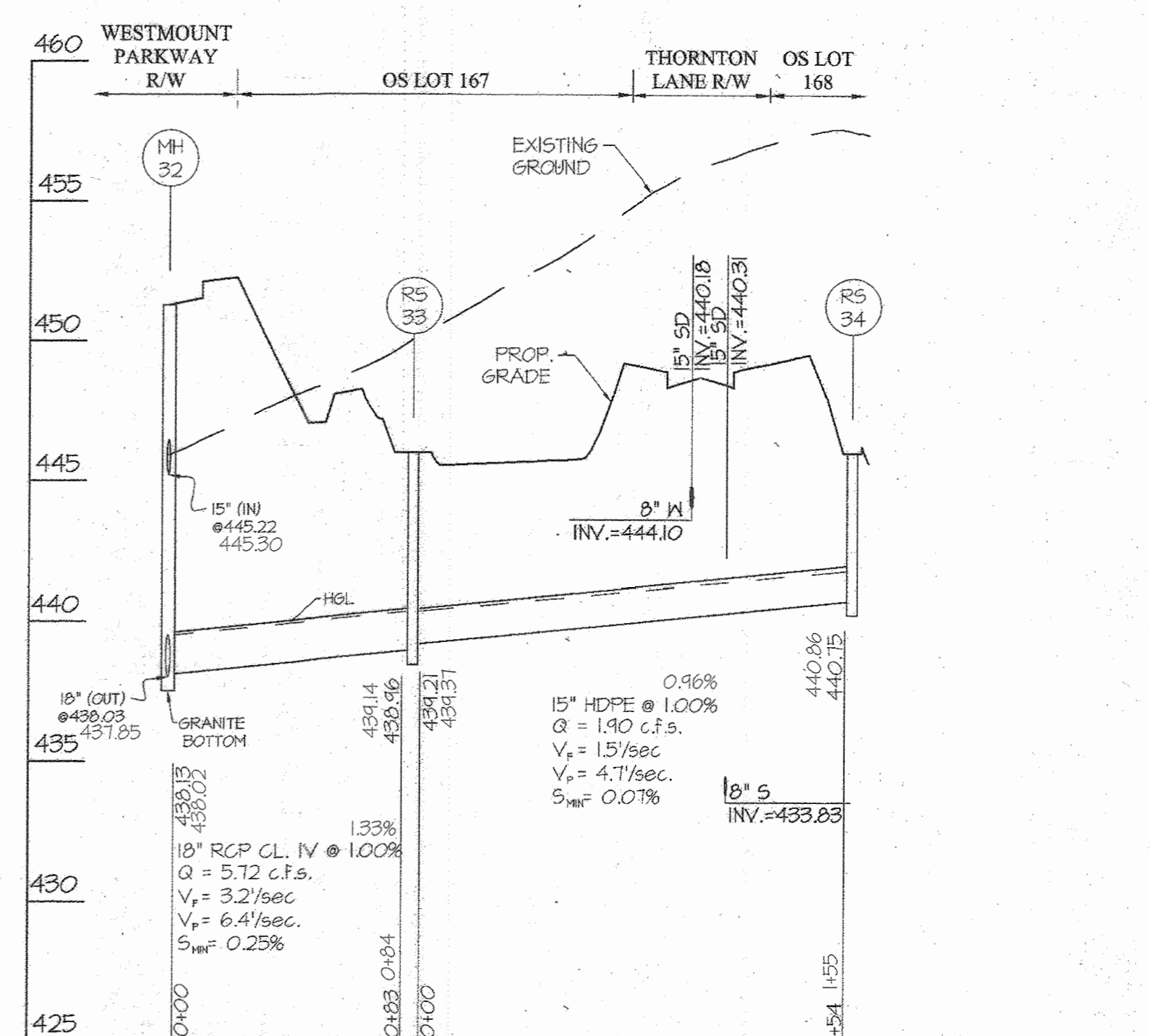
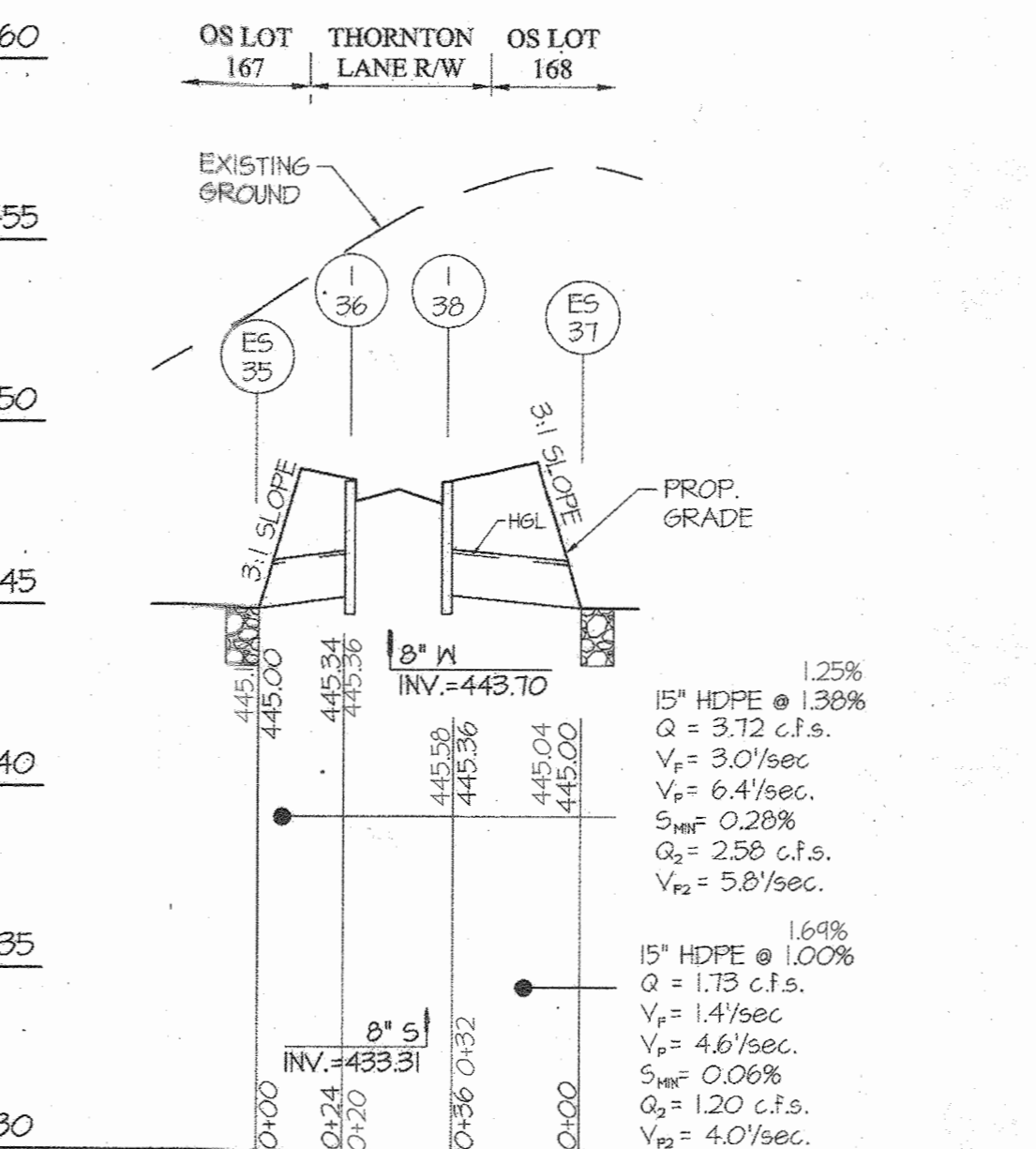
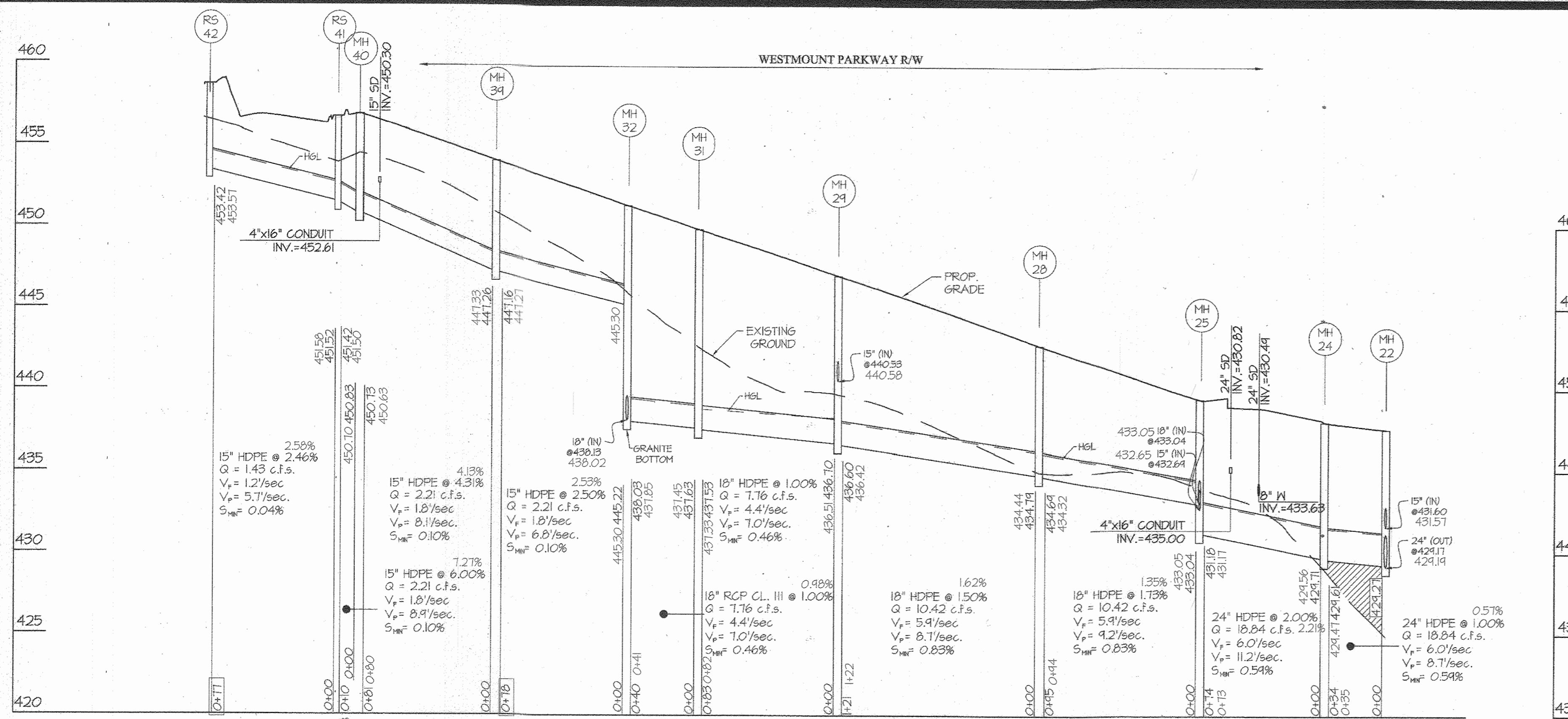
1 COORDINATE POINT GIVEN IS TO THE CENTER OF MANHOLES, RISERS AND S-INLETS, TO THE CENTERLINE OF A COG, AND COG INLETS AT FACE OF CURB, AND AT CENTERLINE OF OUTLET OF END SECTIONS.
 2 FLARED HDPE END SECTION BY ADS.
 3 SEE SHEET 51 FOR TYPICAL RIP RAP DETAILS AND FOR OUTFALLS ONTO SLOPES GREATER THAN 10%.

SECTION	CLASS	LENGTH	D ₅₀	THICKNESS
HN-1	CLASS II	24'	10.2"	32"
HN-5	CLASS I	16'	7.2"	19"
HN-7	CLASS I	16'	7.2"	19"
HN-9	CLASS I	16'	7.2"	19"
HN-11	CLASS I	16'	7.2"	19"
HN-13	CLASS I	16'	7.2"	19"
HN-16	CLASS I	16'	7.2"	19"
HN-18	CLASS I	16'	7.2"	19"
HN-46	CLASS I	12'	4.8"	19"
ES-15	CLASS I	9'	3.6"	19"
ES-48	CLASS I	9'	3.6"	19"

SIZE	TYPE	QUANTITY (L.F.)	REMARKS
15"	HDPE	4,090	
15"	RCP CL. IV	404	
18"	HDPE	777	
18"	RCP CL. III	40	
18"	RCP CL. IV	83	
24"	HDPE	600	
24"	RCP CL. III	195	
24"	RCP CL. IV	0	
6"	PVC	12	

THIS PIPE SCHEDULE IS FOR THE STORM DRAIN ON SHEETS 25-30 ONLY. FOR THE PIPE SCHEDULE FOR THE UNDERDRAINS WITHIN MICRO-BIORETENTION FACILITIES, SEE SHEET 48.

AS-BUILT SHEET 10 OF 28



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-27	DOUBLE 'S' RISER	2'-15"	436.84	---	436.16	---	433.48	---	433.51	HO. CO. D-4.23	N 586,343 E 1,346,008	PRIVATE	
I-36	COS-15 INLET	2'-6"	448.58	448.11	448.53	448.16	---	445.34	---	SHA MD 374.62	N 586,106 E 1,346,085	PUBLIC	
I-38	A-10 INLET	2'-6"	448.60	448.30	448.76	448.38	---	445.36	---	HO. CO. D-4.03	N 586,104 E 1,346,101	PUBLIC	
I-44	A-10 INLET	2'-6"	434.53	434.41	434.58	434.46	430.51	430.41	430.41	HO. CO. D-4.03	N 586,451 E 1,346,041	PUBLIC	
I-45	A-10 INLET	2'-6"	434.57	434.45	434.50	434.37	---	430.75	---	HO. CO. D-4.03	N 586,427 E 1,346,038	PUBLIC	
RS-21	'S' RISER	2'-15"	431.00	---	431.25	---	421.33	422.88	421.40	422.88	HO. CO. D-4.22	N 586,522 E 1,346,046	PUBLIC
RS-23	'S' RISER	2'-15"	431.25	---	431.26	---	---	431.75	---	431.91	HO. CO. D-4.22	N 586,522 E 1,345,978	PUBLIC
RS-26	'S' RISER	2'-15"	438.42	---	438.49	---	---	432.92	---	433.2	HO. CO. D-4.22	N 586,420 E 1,345,940	PUBLIC
RS-30	'S' RISER	2'-15"	446.25	---	446.24	---	---	440.75	---	440.86	HO. CO. D-4.22	N 586,200 E 1,345,884	PUBLIC
RS-33	DOUBLE 'S' RISER	2'-15"	446.00	---	445.97	---	434.21	438.96	434.37	434.14	HO. CO. D-4.23	N 586,075 E 1,345,946	PUBLIC
RS-34	'S' RISER	2'-15"	446.00	---	446.18	---	---	440.75	---	440.86	HO. CO. D-4.22	N 586,090 E 1,346,153	PUBLIC
RS-41	'S' RISER	2'-15"	456.67	---	456.71	---	451.52	451.42	451.58	451.50	HO. CO. D-4.22	N 585,901 E 1,345,943	PUBLIC
RS-42	'S' RISER	2'-15"	456.67	---	456.74	---	---	453.42	---	453.57	HO. CO. D-4.22	N 585,832 E 1,345,984	PUBLIC
MH-22	STANDARD MANHOLE	5'-0"	431.58	---	431.50	---	431.60	429.17	431.57	429.14	HO. CO. G-5.13	N 586,522 E 1,345,997	PUBLIC
MH-24	STANDARD MANHOLE	4'-0"	438.03	---	438.03	---	429.71	429.61	429.56	429.47	HO. CO. G-5.12	N 586,484 E 1,345,994	PUBLIC
MH-25	STANDARD MANHOLE	5'-0"	434.40	---	434.45	---	433.04	431.16	433.05	431.17	HO. CO. G-5.13	N 586,412 E 1,345,965	PUBLIC
MH-28	STANDARD MANHOLE	4'-0"	442.71	---	442.65	---	434.74	434.64	434.44	434.32	HO. CO. G-5.12	N 586,320 E 1,345,930	PUBLIC
MH-29	STANDARD MANHOLE	4'-0"	446.94	---	447.02	---	440.53	436.60	440.58	436.42	HO. CO. G-5.12	N 586,196 E 1,345,910	PUBLIC
MH-31	STANDARD MANHOLE	4'-0"	444.84	---	444.84	---	431.63	431.53	431.45	431.33	HO. CO. G-5.12	N 586,110 E 1,345,905	PUBLIC
MH-32	STANDARD MANHOLE	4'-0"	451.24	---	451.34	---	445.22	438.03	445.30	437.85	HO. CO. G-5.12	N 586,066 E 1,345,901	PUBLIC
MH-39	STANDARD MANHOLE	4'-0"	454.01	---	454.12	---	441.26	441.16	441.33	441.21	HO. CO. G-5.12	N 585,986 E 1,345,925	PUBLIC
MH-40	STANDARD MANHOLE	4'-0"	456.85	---	456.88	---	450.83	450.73	450.70	450.63	HO. CO. G-5.12	N 585,907 E 1,345,955	PUBLIC
HN-20	HEADWALL	2'-0"	423.27	---	423.16	---	---	419.71	---	419.65	HO. CO. D-5.11	N 586,574 E 1,346,052	PUBLIC
HN-43	HEADWALL	1'-3"	432.75	---	432.82	---	---	430.00	---	430.04	HO. CO. D-5.11	N 586,443 E 1,346,050	PUBLIC
ES-35	END SECTION	1'-3"	446.25	---	446.36	---	---	445.00	---	445.11	N 586,098 E 1,346,059	PUBLIC	
ES-37	END SECTION	1'-3"	446.25	---	446.29	---	---	445.00	---	445.04	N 586,105 E 1,346,147	PUBLIC	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard
 Chief, Bureau of Highways
 Date: 10/16/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kate
 Chief, Division of Land Development
 Date: 11/3/16

APPROVED: *Carl*
 Chief, Development Engineering Division
 Date: 11/3/16

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
 DATE

CARL R. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12975



SECTION	CLASS	LENGTH	D ₅₀	THICKNESS
HN-20	CLASS II	2'	14.4"	32"
HN-43	CLASS I	9'	3.6"	19"
ES-35	CLASS I	10'	4.2"	19"
ES-37	CLASS I	4'	3.6"	19"

- COORDINATE POINT GIVEN IS TO THE CENTER OF MANHOLES, RISERS AND S-INLETS, TO THE CENTERLINE OF A COS AND COS INLETS AT FACE OF CURB, AND AT CENTERLINE OF OUTLET OF END SECTIONS.
- FLARED HDPE END SECTION BY ADS.
- SEE SHEET 57 FOR TYPICAL RIP RAP DETAILS AND FOR OUTFALLS ONTO SLOPES GREATER THAN 10%.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3939 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2024.

7/26/16 *Carl*

STORM DRAIN PROFILES
WESTMOUNT - PHASE 2 AS-BUILTS
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT, 2022
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50' (H) 1"=5' (V)	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPTEMBER, 2016	23-6&12	26 OF 69

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-57	A-10 INLET	2'-6"	421.47	421.47	428.05	427.98	422.94	422.64	422.56	422.32	HO. CO. D-4.03	N 586,261 E 1,346,508	PUBLIC
I-58	CO6-15 INLET	2'-6"	421.41	421.41	421.94	421.86	---	423.19	---	423.25	SHA MD 374.63	N 586,250 E 1,346,482	PUBLIC
I-61	DOUBLE 5' INLET	2'-15"	432.17	---	---	432.38	421.77	421.67	428.15	427.82	HO. CO. D-4.03	N 586,202 E 1,346,361	PRIVATE
I-64	A-10 INLET	2'-6"	442.87	442.54	442.42	442.63	437.90	437.80	438.20	438.20	HO. CO. D-4.03	N 586,312 E 1,346,140	PUBLIC
I-65	A-10 INLET	2'-6"	442.91	442.61	443.16	442.81	---	438.14	---	438.37	HO. CO. D-4.03	N 586,315 E 1,346,116	PUBLIC
I-72	A-10 INLET	2'-6"	429.44	429.36	429.54	429.42	424.54	424.44	424.26	424.27	HO. CO. D-4.03	N 586,134 E 1,346,578	PUBLIC
I-73	CO6-15 INLET	2'-6"	429.51	429.40	429.71	429.52	---	424.78	---	424.81	SHA MD 374.62	N 586,122 E 1,346,555	PUBLIC
I-74	A-10 INLET	2'-6"	441.34	441.15	441.36	441.21	442.35	442.25	442.41	442.30	HO. CO. D-4.03	N 585,929 E 1,346,348	PUBLIC
I-80	A-10 INLET	2'-6"	441.42	441.15	441.60	441.24	---	442.61	---	442.58	HO. CO. D-4.03	N 585,914 E 1,346,377	PUBLIC
I-85	CO6-15 INLET	2'-6"	434.25	433.63	434.26	433.63	421.93	421.83	421.83	421.78	SHA MD 374.62	N 585,885 E 1,346,663	PUBLIC
I-86	A-10 INLET	2'-6"	434.13	433.74	434.07	433.67	---	428.68	---	428.64	HO. CO. D-4.03	N 585,905 E 1,346,650	PUBLIC
RS-54	DOUBLE 5' RISER	2'-15"	423.00	---	423.00	---	---	417.50	---	417.43	HO. CO. D-4.23	N 586,341 E 1,346,441	PUBLIC
RS-62	DOUBLE 5' RISER	2'-15"	438.50	---	438.74	---	---	432.08	---	432.24	HO. CO. D-4.23	N 586,278 E 1,346,242	PUBLIC
RS-70	DOUBLE 5' RISER	2'-15"	425.00	---	424.98	---	---	419.75	---	420.36	HO. CO. D-4.23	N 586,172 E 1,346,647	PUBLIC
RS-71	5' RISER	2'-15"	443.00	---	443.02	---	---	434.28	---	434.40	HO. CO. D-4.22	N 585,943 E 1,346,463	PUBLIC
RS-83	DOUBLE 5' RISER	2'-15"	425.50	---	425.42	---	---	416.88	---	416.85	HO. CO. D-4.23	N 585,986 E 1,346,744	PUBLIC
MH-53	STANDARD MANHOLE	4'-0"	423.05	---	423.11	---	419.83	414.16	419.73	414.34	HO. CO. 6-5.12	N 586,355 E 1,346,487	PUBLIC
MH-56	STANDARD MANHOLE	4'-0"	428.21	---	427.85	---	422.35	422.25	422.33	422.21	HO. CO. 6-5.12	N 586,244 E 1,346,487	PUBLIC
MH-54	STANDARD MANHOLE	4'-0"	428.24	---	428.44	---	420.92	420.82	420.82	420.74	HO. CO. 6-5.12	N 586,340 E 1,346,468	PUBLIC
MH-60	STANDARD MANHOLE	4'-0"	428.40	---	428.62	---	424.09	423.91	424.24	423.97	HO. CO. 6-5.12	N 586,261 E 1,346,454	PRIVATE
MH-64	STANDARD MANHOLE	4'-0"	425.50	---	425.50	---	420.12	419.30	420.93	420.11	HO. CO. 6-5.12	N 586,160 E 1,346,653	PUBLIC
MH-74	STANDARD MANHOLE	4'-0"	429.45	---	428.49	---	424.66	424.56	424.91	424.80	HO. CO. 6-5.12	N 586,115 E 1,346,573	PUBLIC
MH-75	STANDARD MANHOLE	4'-0"	430.10	---	430.17	---	425.24	424.14	425.51	425.45	HO. CO. 6-5.12	N 586,070 E 1,346,548	PUBLIC
MH-76	STANDARD MANHOLE	4'-0"	433.78	---	433.72	---	429.62	429.52	429.75	429.61	HO. CO. 6-5.12	N 586,028 E 1,346,524	PUBLIC
HW-68	HEADWALL	1'-6"	422.06	---	422.85	---	---	419.06	---	420.04	HO. CO. D-5.11	N 586,167 E 1,346,665	PUBLIC
HW-82	HEADWALL	1'-3"	419.36	---	419.52	---	---	416.61	---	416.46	HO. CO. D-5.11	N 586,005 E 1,346,810	PUBLIC
ES-52	END SECTION	1'-6"	415.18	---	415.47	---	---	413.68	---	413.97	---	N 586,380 E 1,346,518	PUBLIC
ES-55	END SECTION	1'-6"	423.50	---	423.45	---	---	422.00	---	421.95	---	N 586,304 E 1,346,510	PUBLIC
ES-63	END SECTION	1'-3"	438.75	---	439.12	---	---	437.50	---	437.87	---	N 586,300 E 1,346,710	PUBLIC
ES-71	END SECTION	1'-3"	425.25	---	424.94	---	---	424.00	---	423.84	---	N 586,153 E 1,346,601	PUBLIC
ES-78	END SECTION	1'-3"	443.25	---	443.26	---	---	442.00	---	442.01	---	N 585,948 E 1,346,418	PUBLIC
ES-84	END SECTION	1'-3"	425.75	---	425.90	---	---	424.50	---	424.65	---	N 585,951 E 1,346,761	PUBLIC

RIP RAP INFORMATION				
SECTION	CLASS	LENGTH	D ₅₀	THICKNESS
HW-68	CLASS I	15'	6"	19"
HW-82	CLASS I	9'	3.6"	19"
ES-52	CLASS I	15'	6"	19"
ES-55	CLASS I	11'	4.2"	19"
ES-63	CLASS I	9'	3.6"	19"
ES-71	CLASS I	10'	4.8"	19"
ES-78	CLASS I	9'	3.6"	19"
ES-84	CLASS I	14'	6"	19"

1) COORDINATE POINT GIVEN IS TO THE CENTER OF MANHOLES, RISERS AND S-INLETS, TO THE CENTERLINE OF A CO6, AND CO5 INLETS AT FACE OF CURB, AND AT CENTERLINE OF OUTLET OF END SECTIONS.
 2) FLARED HDPE END SECTION BY ADS.
 3) SEE SHEET 57 FOR TYPICAL RIP RAP DETAILS AND FOR OUTFALLS ONTO SLOPES GREATER THAN 10%.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/11/2022
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 10/11/2022
 Chief, Division of Land Development

APPROVED: *[Signature]* 10/11/2022
 Chief, Development Engineering Division

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.
 03/30/2023
 CARL K. WITSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-880-1820
 DES. JRD DRN. JRD CHK. DEV

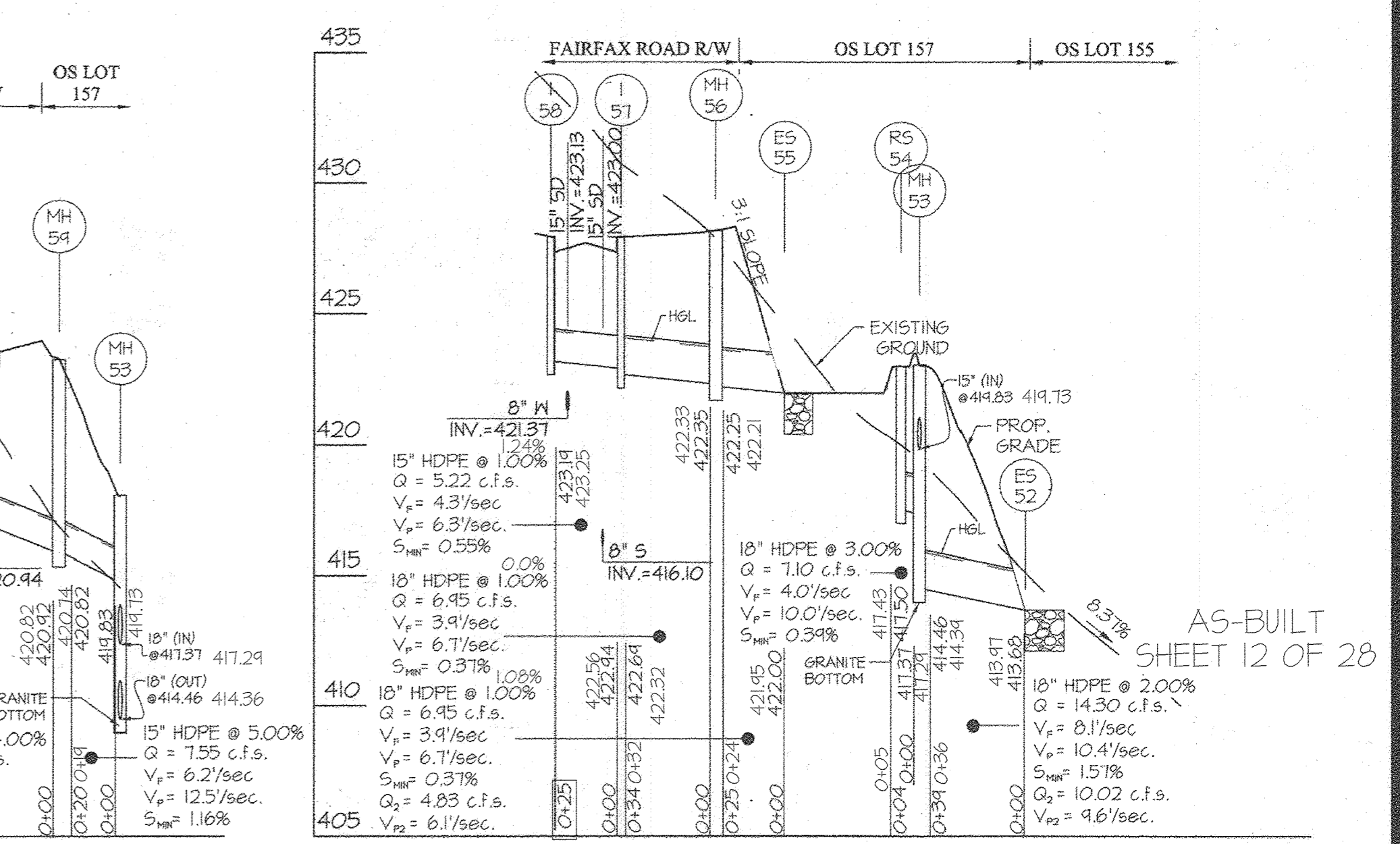
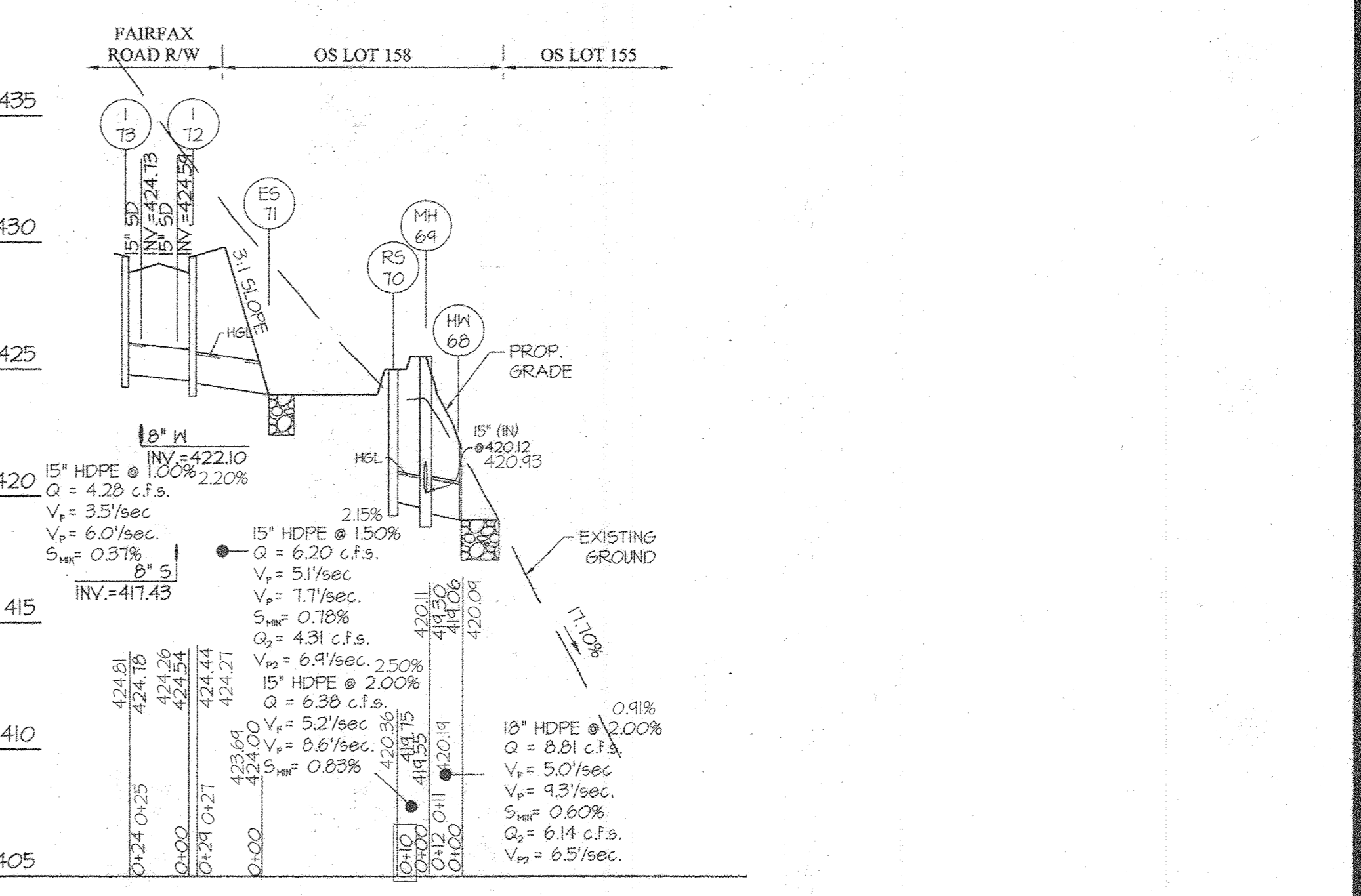
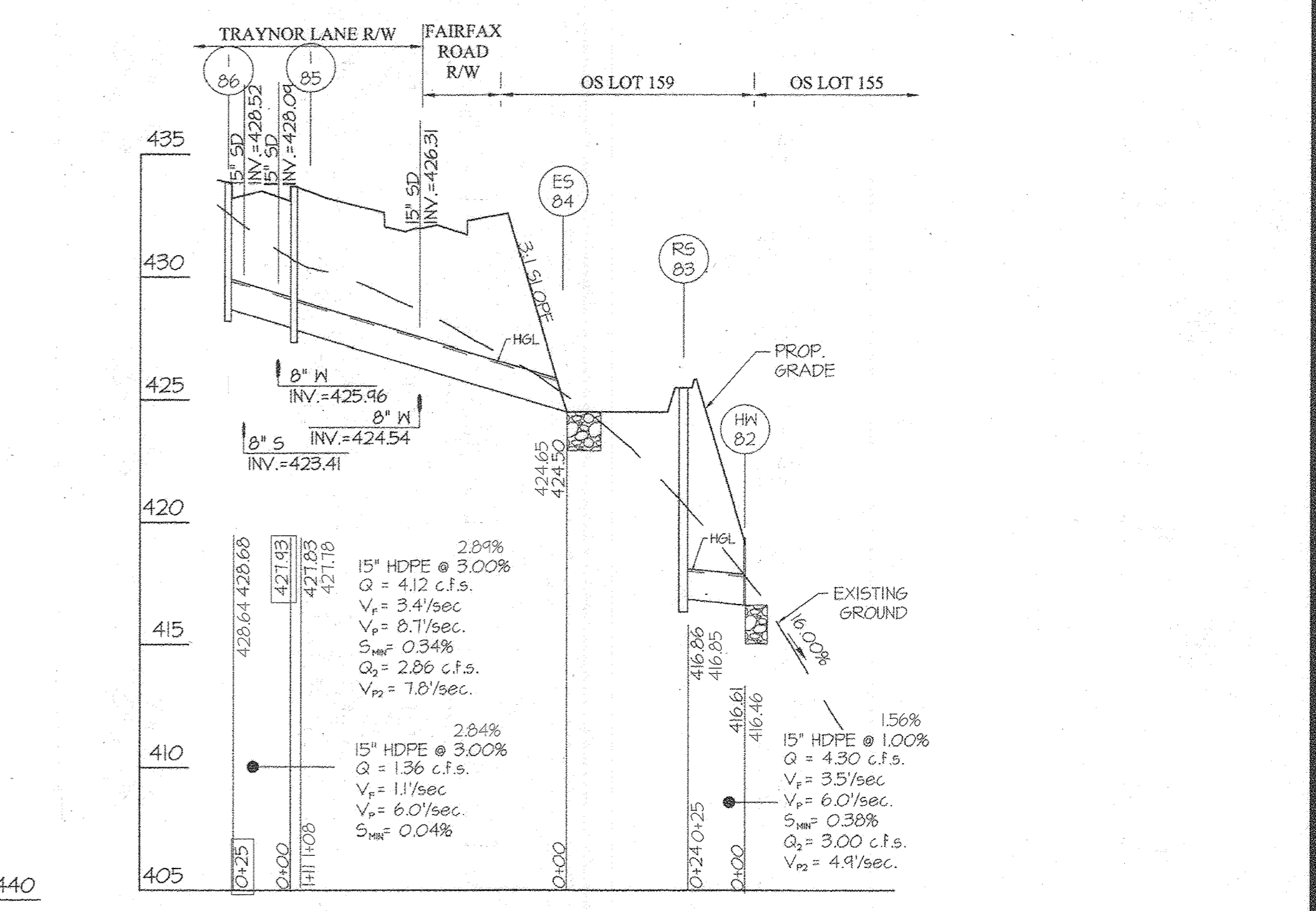
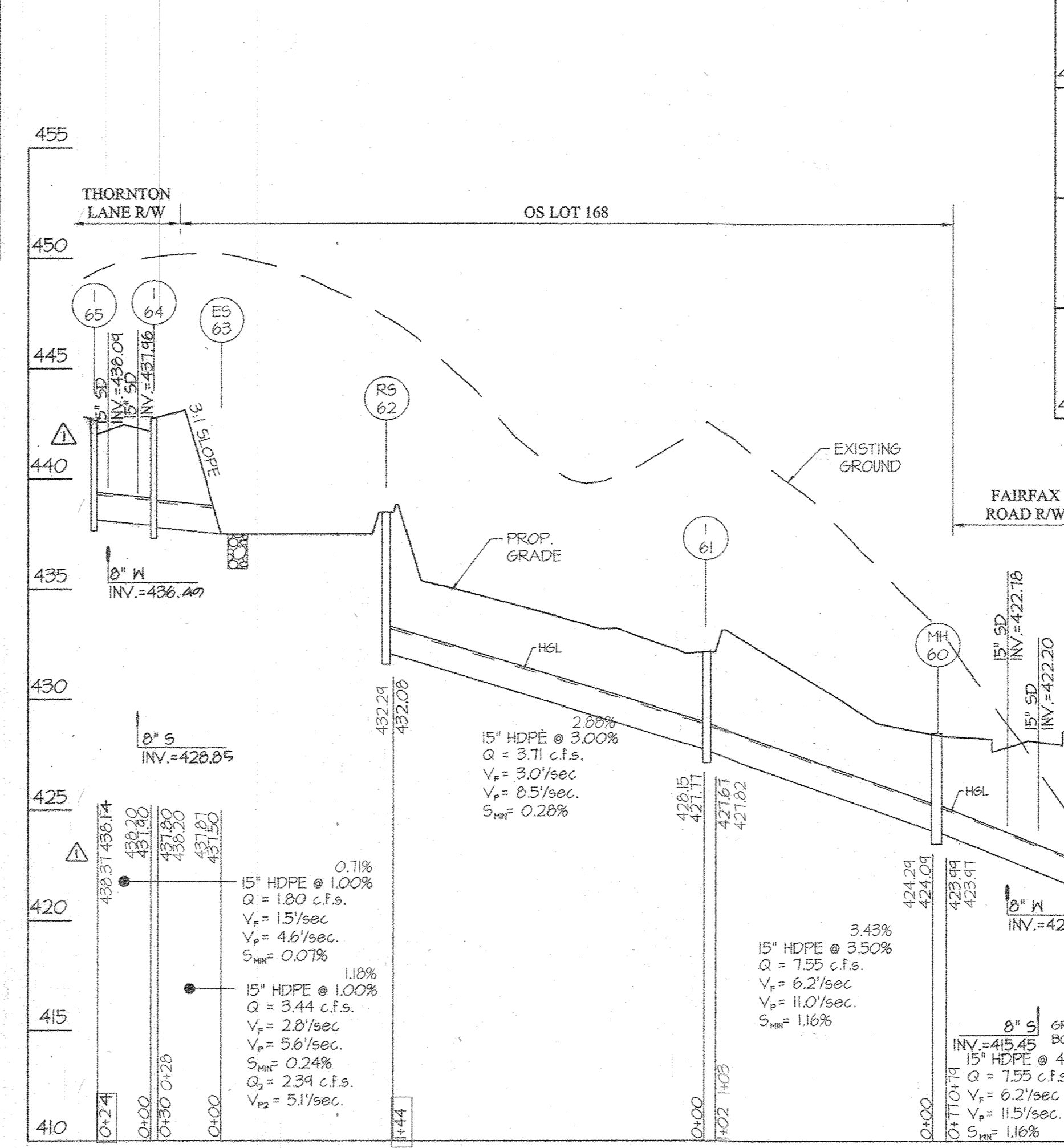
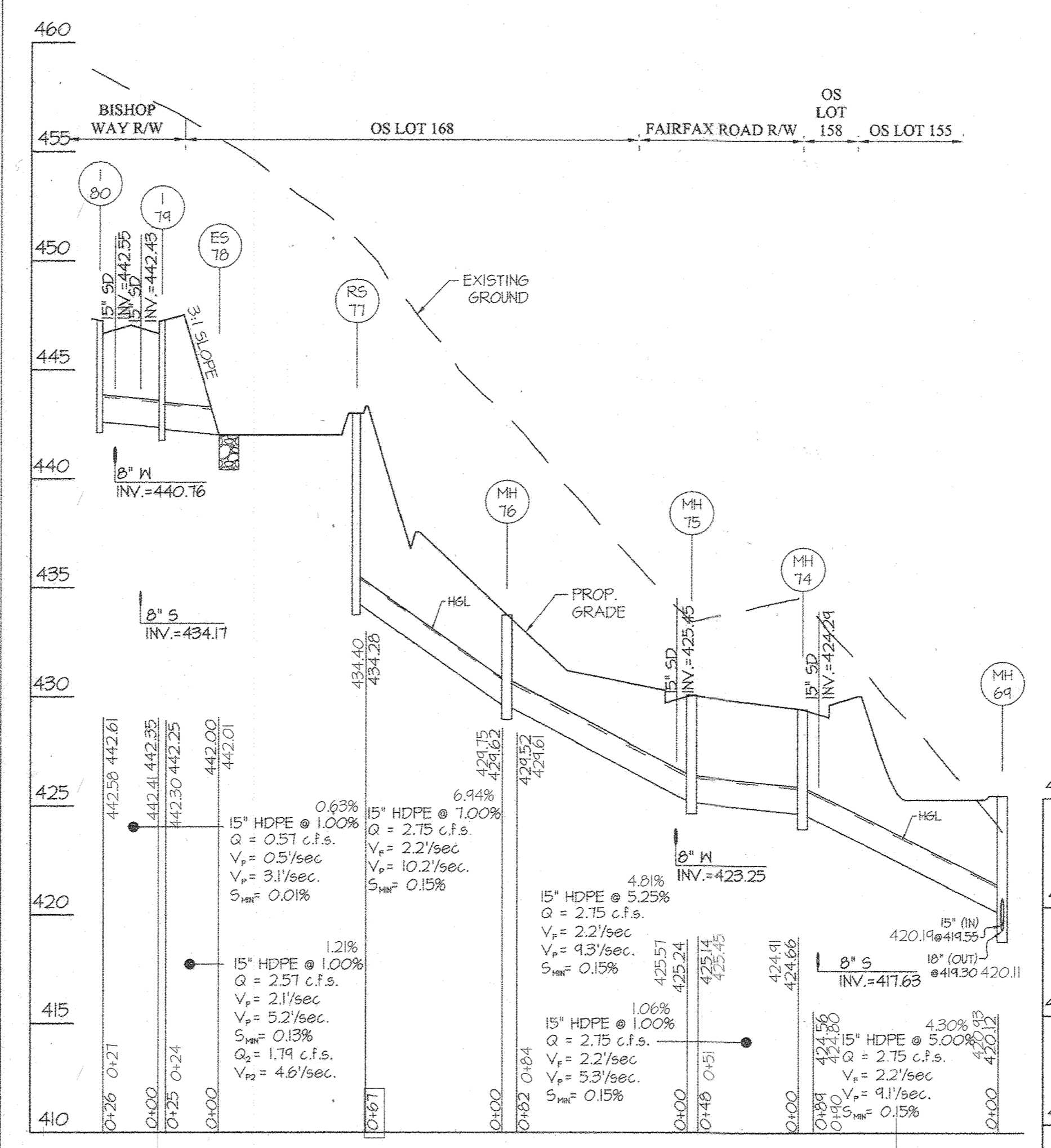
DATE	REVISION	BY	APPR.
10-20-2018	Note: see General Note #9 For Revision #1 Summary.		
10-20-2018	shipped I-05	klp	

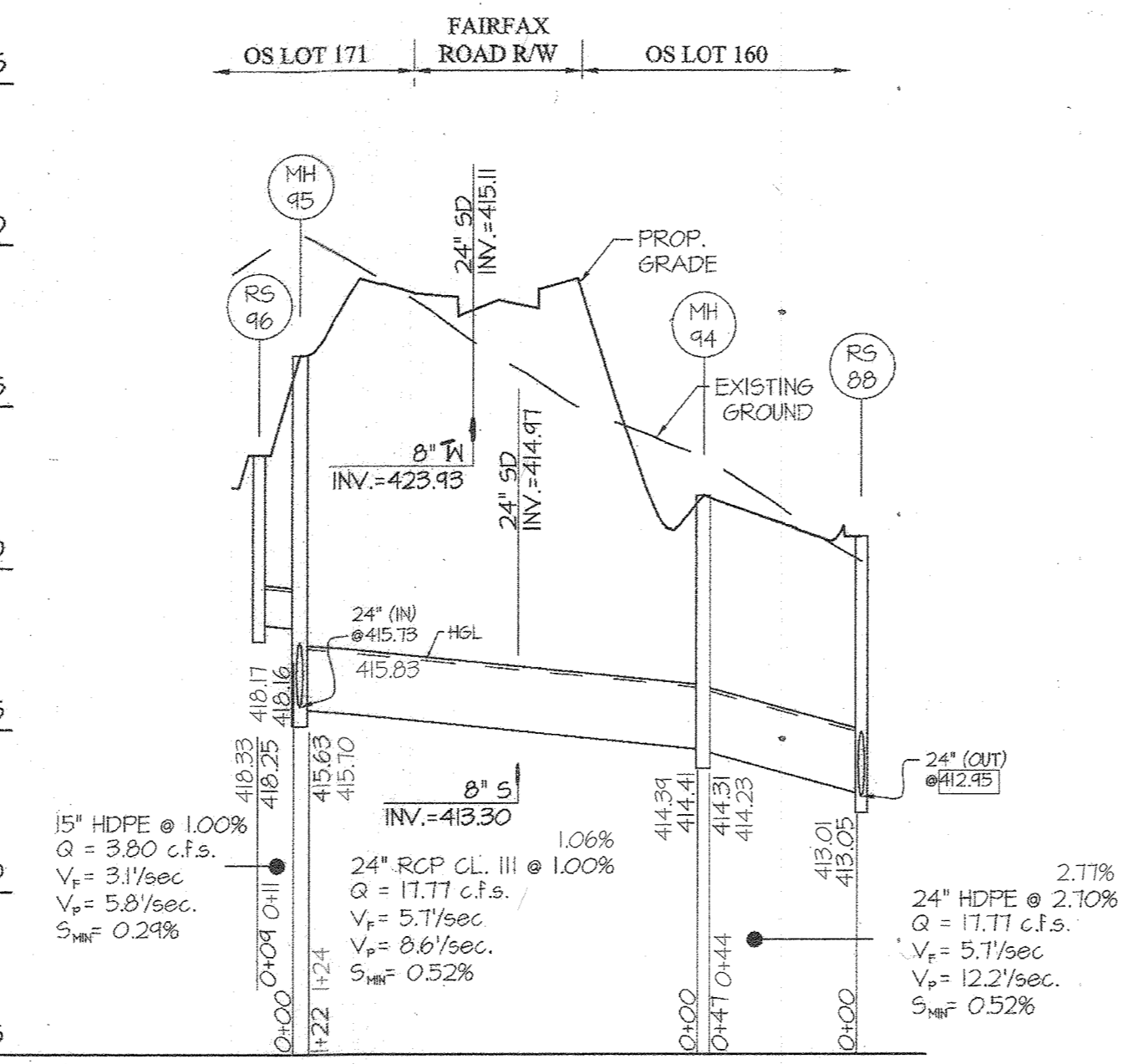
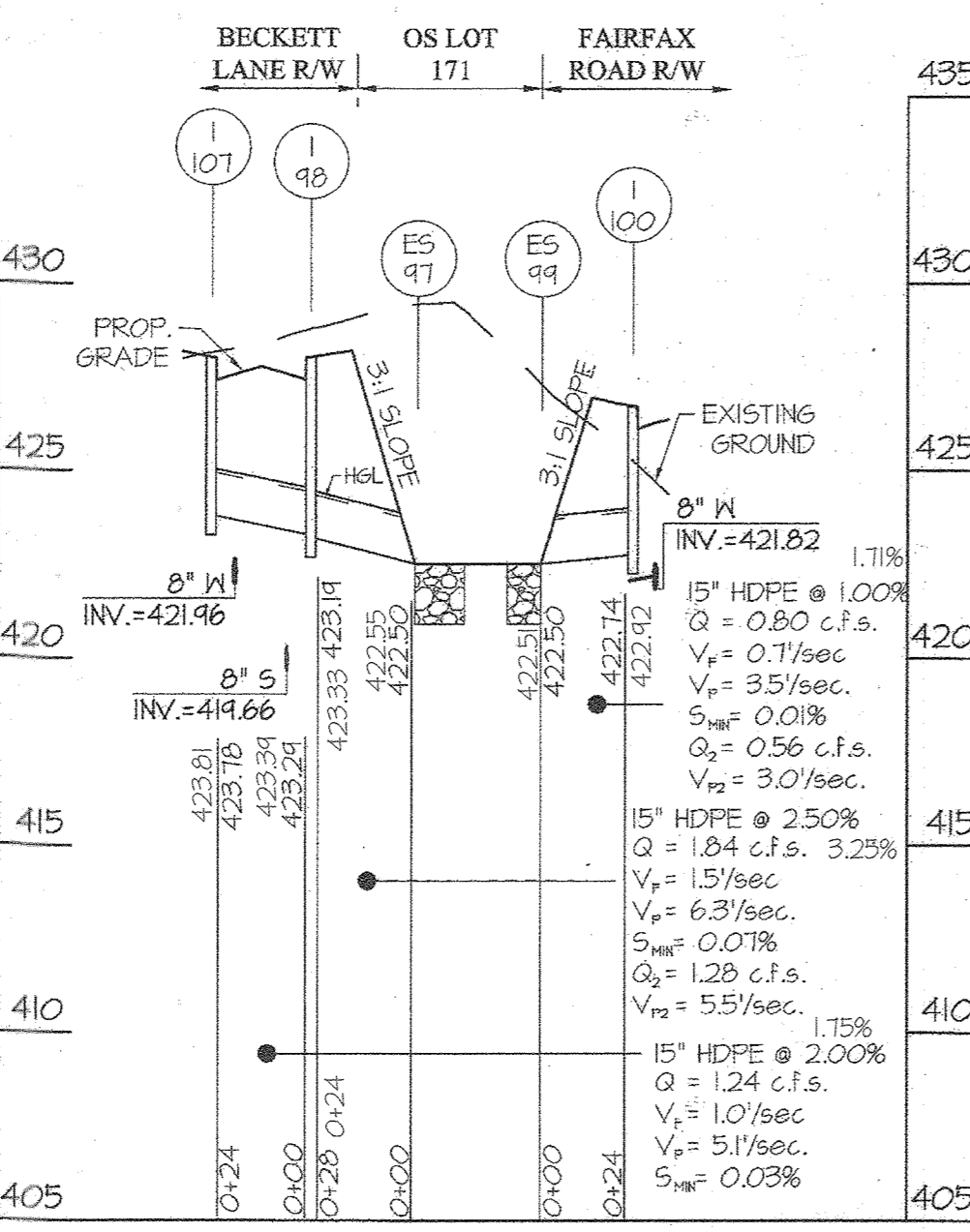
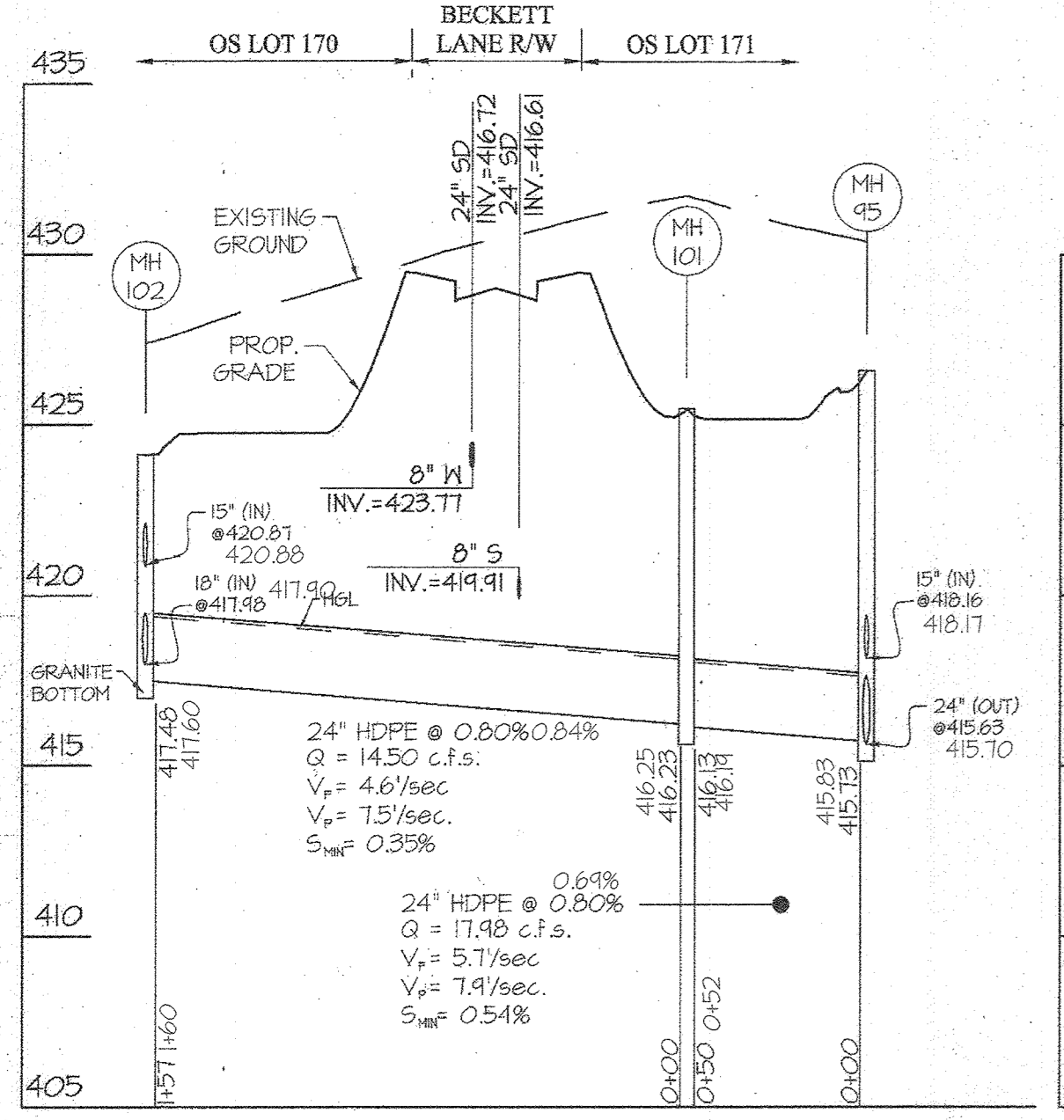
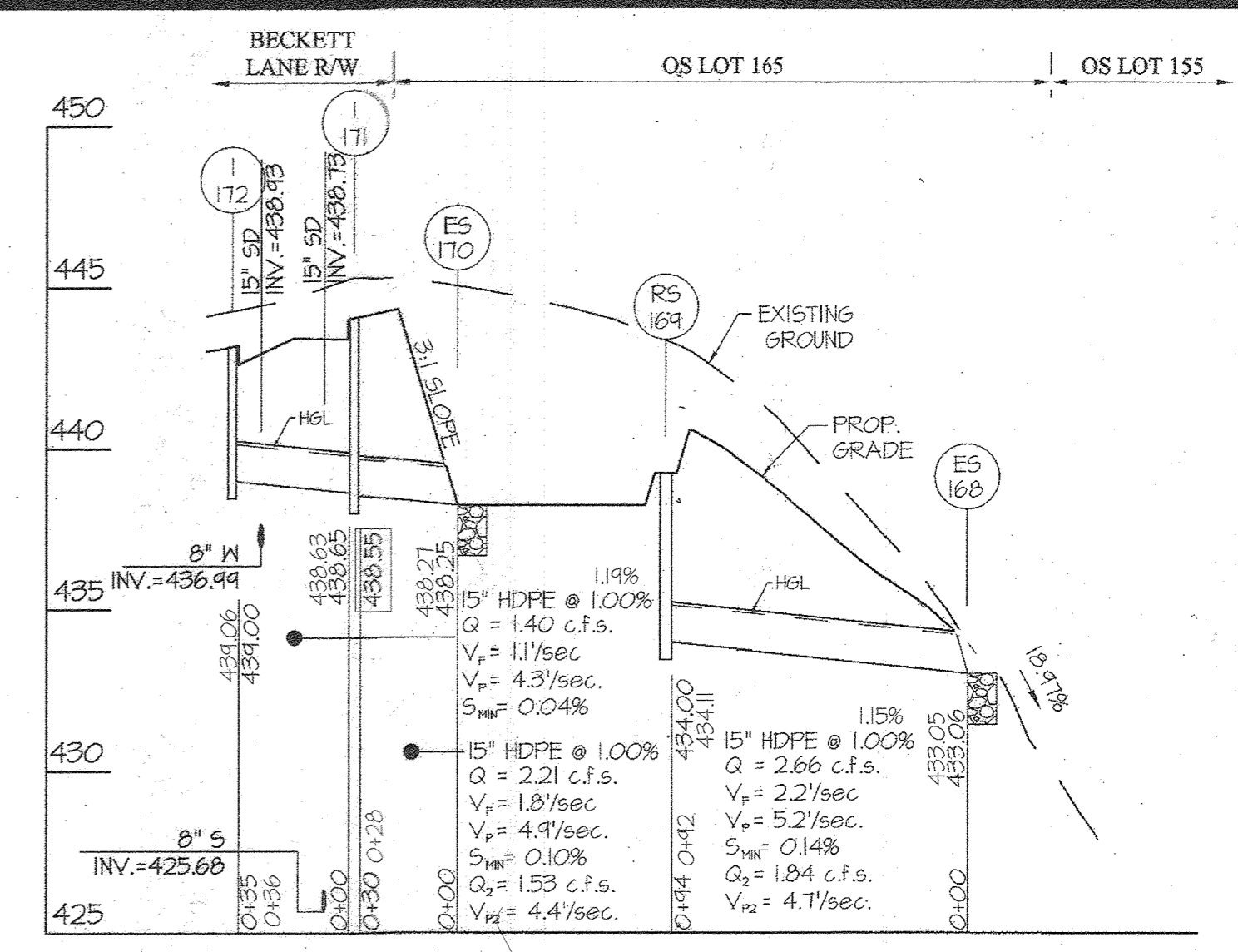
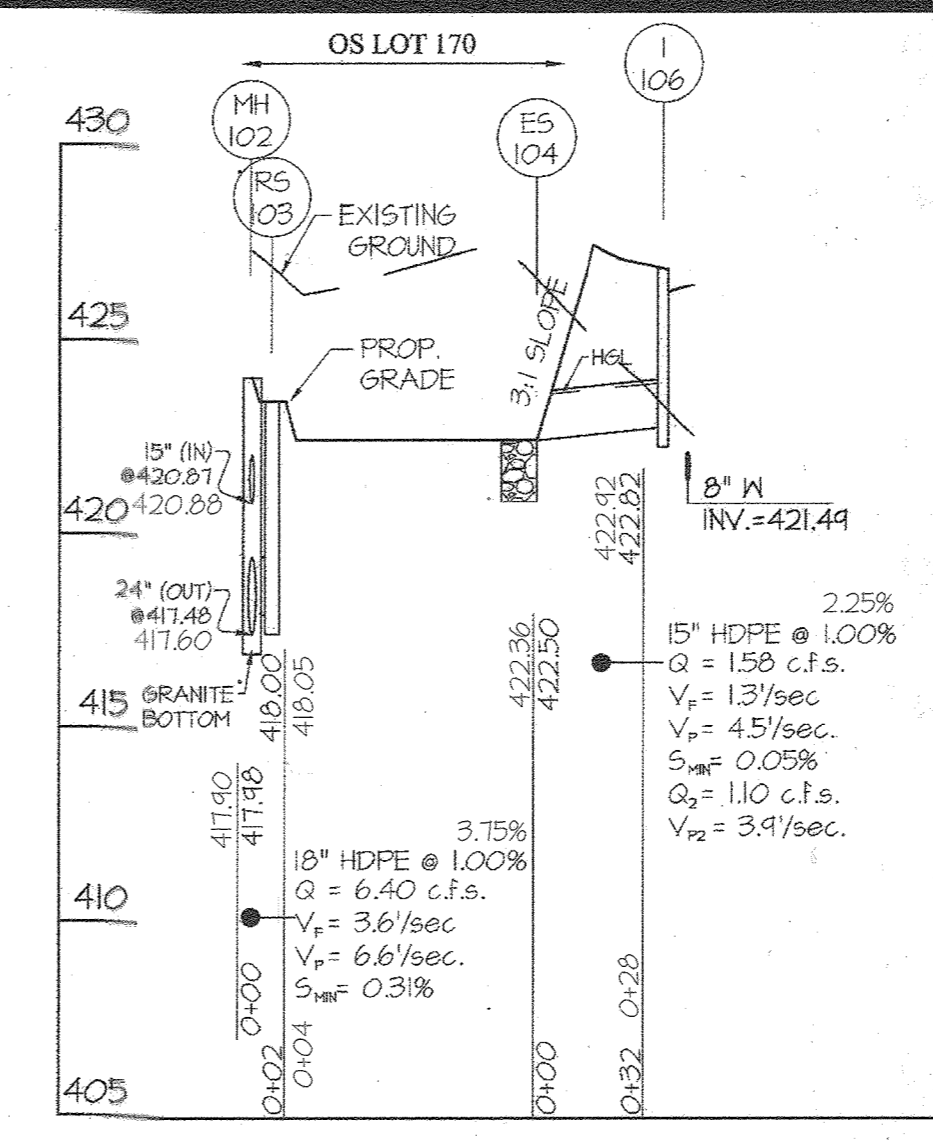
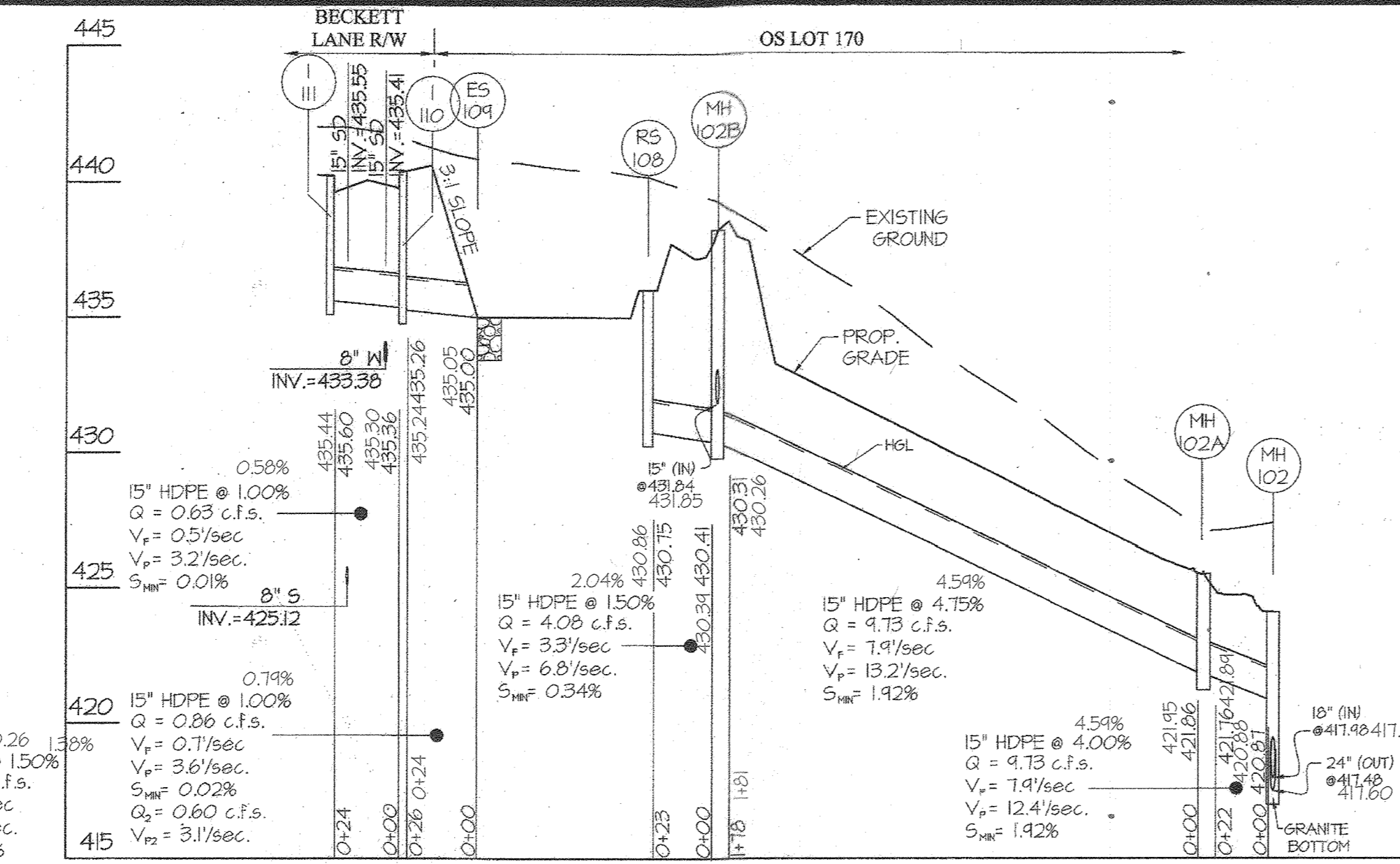
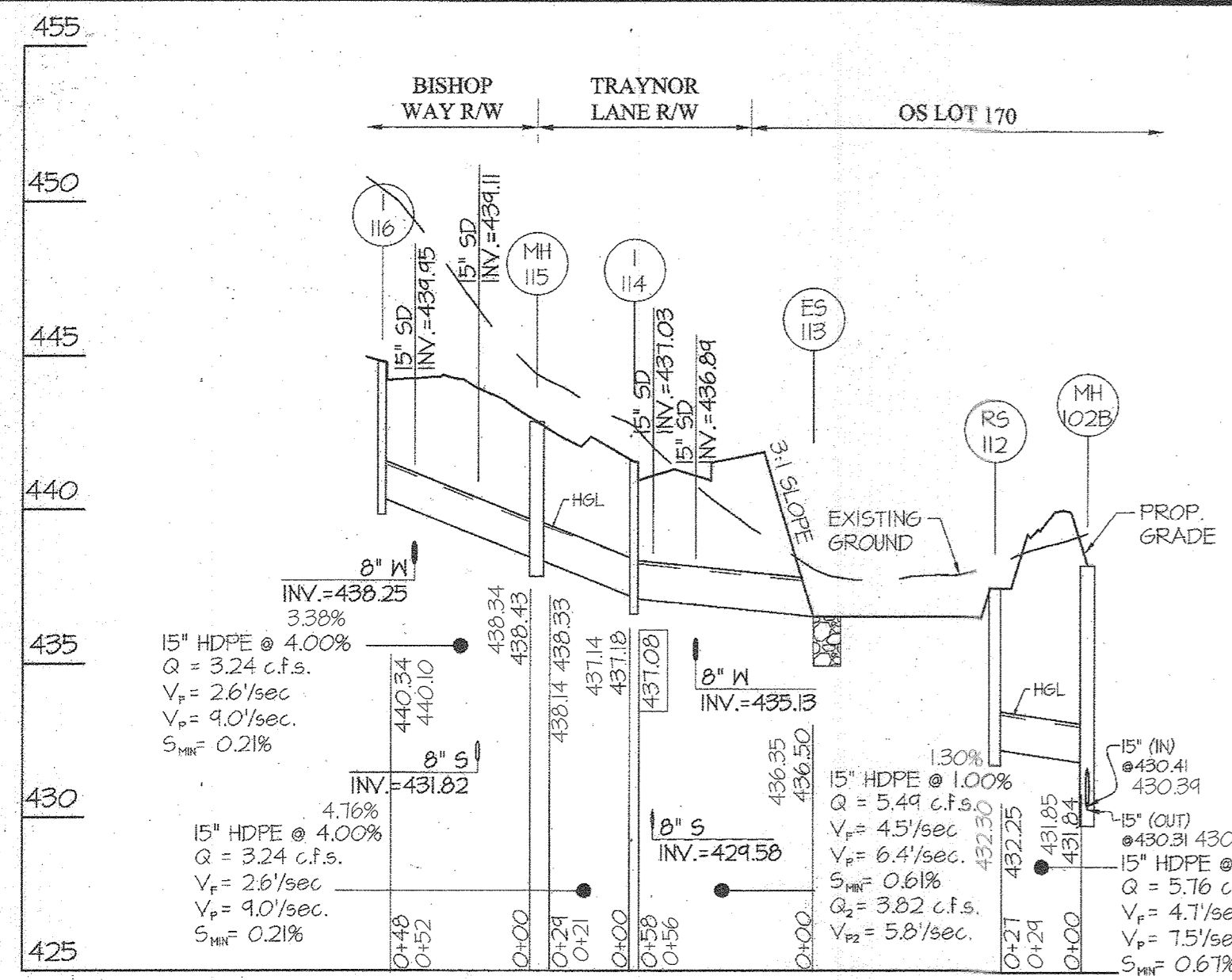
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12475
 EXPIRATION DATE: MAY 26, 2024
 10/11/2022
 CARL K. WITSCHICK
 PROFESSIONAL ENGINEER

STORM DRAIN PROFILES
WESTMOUNT - PHASE 2 AS-BUILTS
 LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 AS-BUILT DATE: OCT, 2022
 HOWARD COUNTY, MARYLAND

SCALE: 1"=50' (H) 1"=5' (V)
 ZONING: R-ED
 G. L. W. FILE NO.: 13-013
 DATE: SEPT, 2016
 TAX MAP - GRID: 23-6&12
 SHEET: 27 OF 69





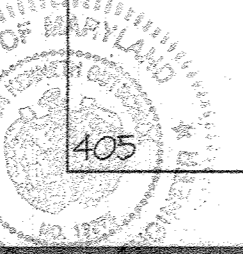
SECTION	CLASS	LENGTH	D ₅₀	THICKNESS
HN-81	CLASS 1	2'	8.4"	19"
HN-84	CLASS 1	4'	3.6"	19"
ES-47	CLASS 1	13'	5.4"	19"
ES-44	CLASS 1	4'	3.6"	19"
ES-104	CLASS 1	2'	3.6"	19"
ES-113	CLASS 1	4'	3.6"	19"
ES-168	CLASS 1	4'	3.6"	19"
ES-170	CLASS 1	4'	3.6"	19"

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
 Date: 10/14/2022

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Division of Land Development
 Date: 10/14/2022

APPROVED: *Chief, Development Engineering Division*
 Date: 10/14/2022

AS-BUILT CERTIFICATION
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 LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

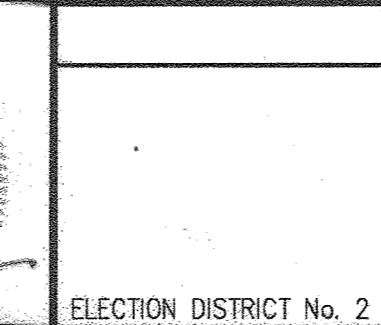


GLW GUTSCHICK LITTLE & WEBER, P.A.
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4196

NO.	REVISION	DATE	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12979
 EXPIRATION DATE: MAY 26, 2018



STORM DRAIN PROFILES
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

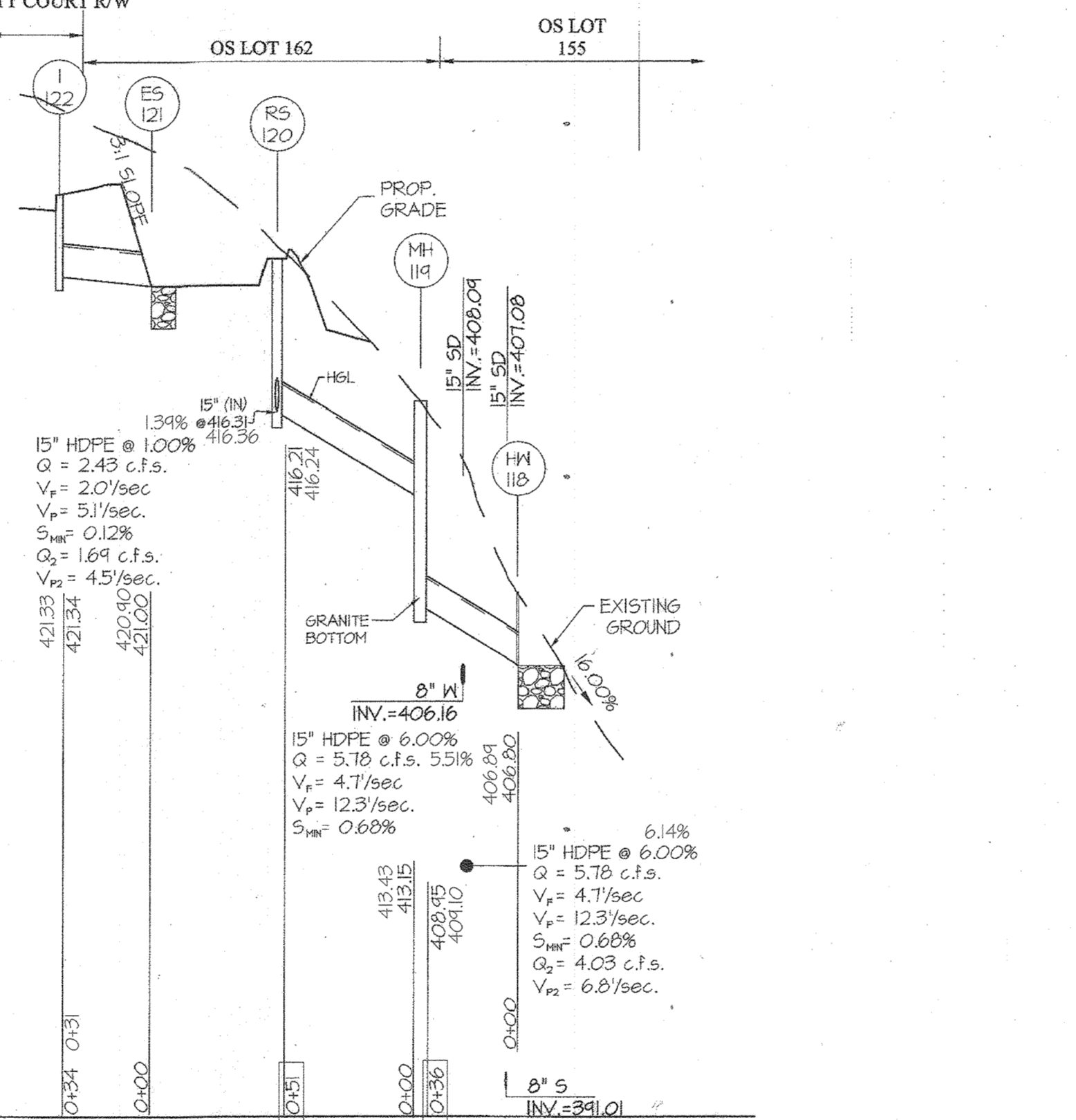
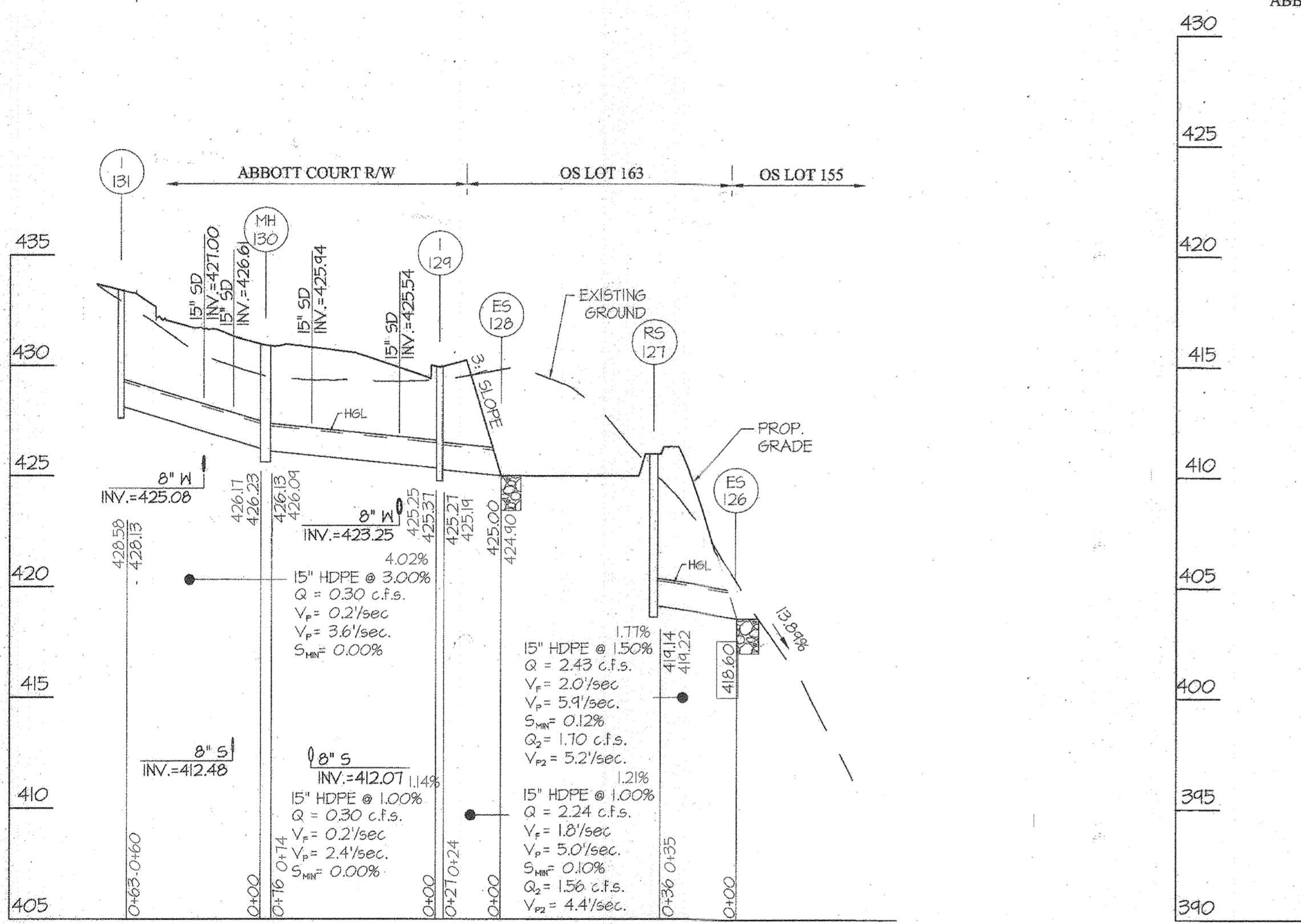
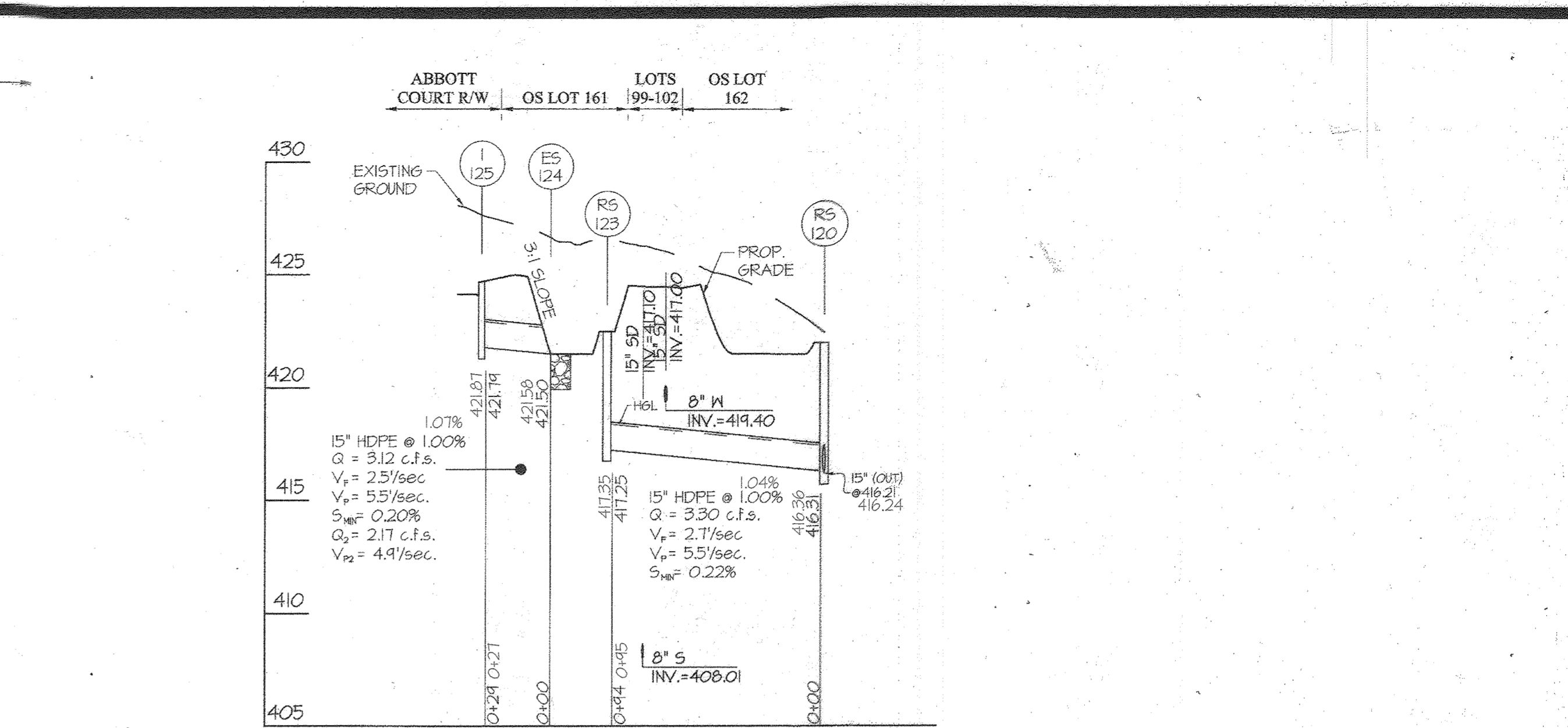
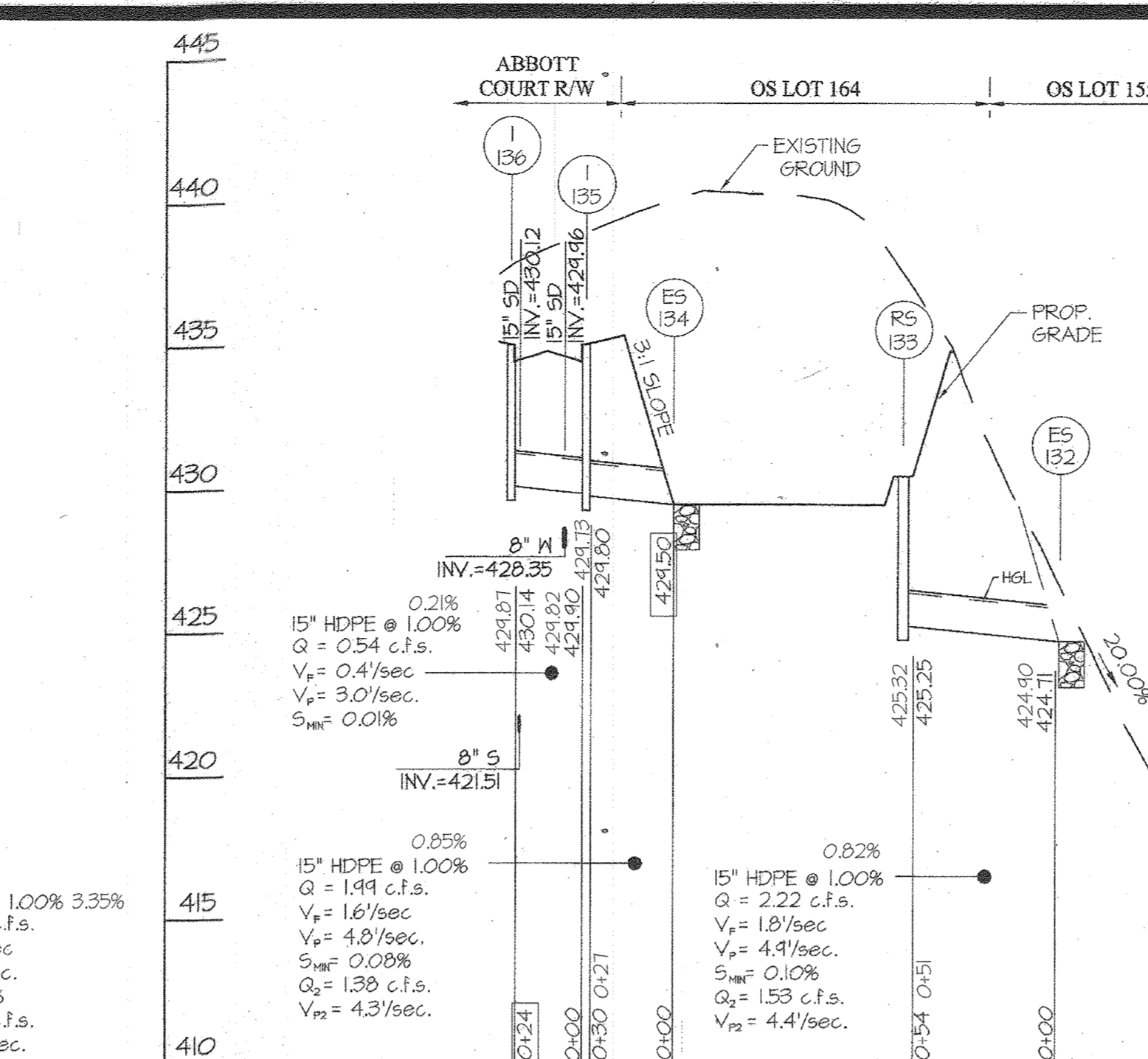
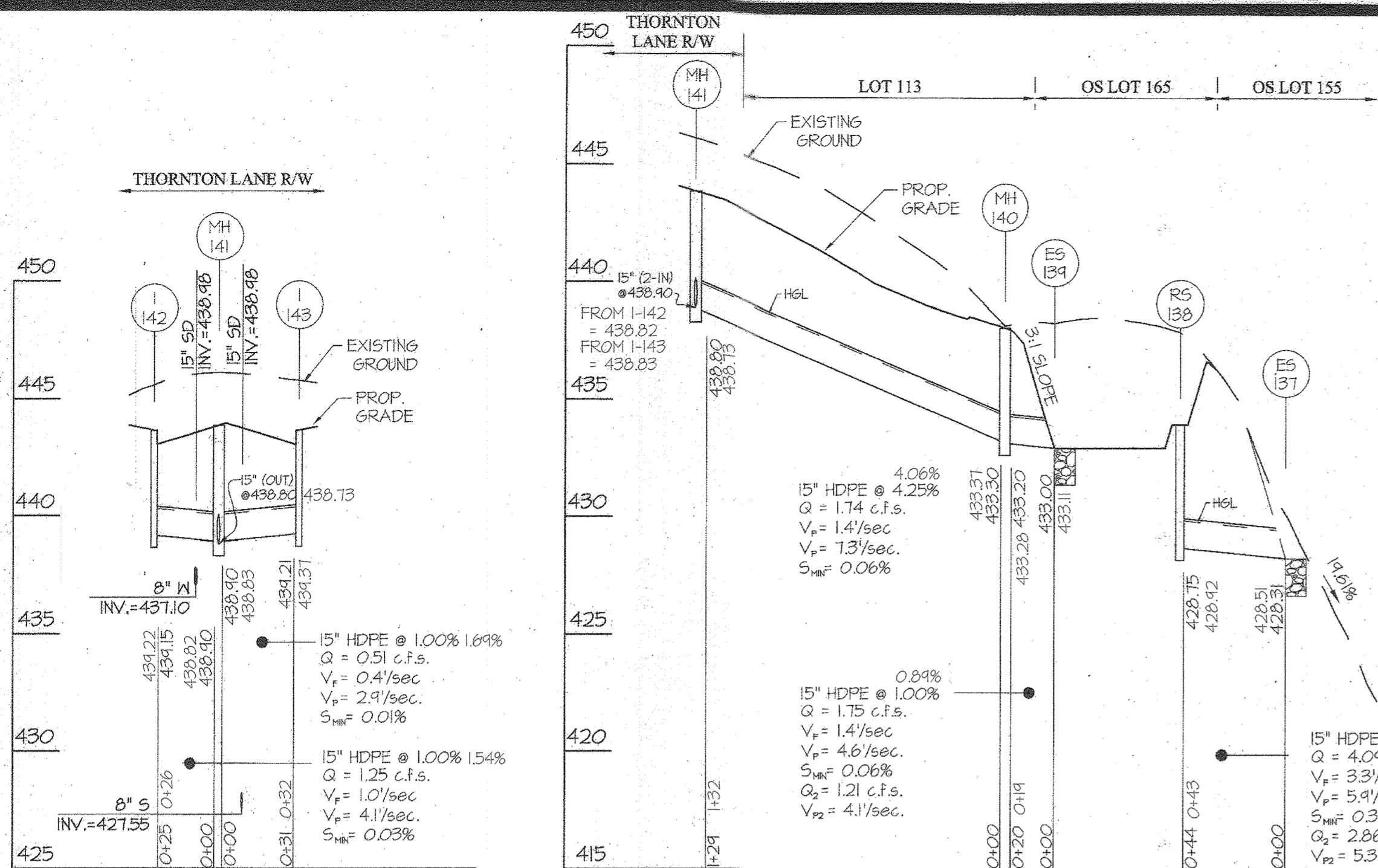
SCALE	ZONING	G. L. W. FILE NO.
1" = 50' (H) 1" = 5' (V)	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	28 OF 69

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			PROPOSED	UPPER	LOWER	AS-BUILT	UPPER	LOWER	PROPOSED	UPPER			
I-93	COS-15 INLET	2'-6"	426.36	426.36	426.36	426.36	---	421.68	---	421.62	SHA MD 374.63	N 585,751 E 1346,917	PUBLIC
I-98	A-10 INLET	2'-6"	428.24	421.73	428.34	421.81	---	422.78	423.34	423.33	HO. CO. D-4.03	N 585,706 E 1346,866	PUBLIC
I-100	A-10 INLET	2'-6"	426.75	426.61	426.60	426.50	---	422.73	---	422.92	HO. CO. D-4.03	N 585,706 E 1346,834	PUBLIC
I-106	A-10 INLET	2'-6"	421.01	426.83	421.04	426.90	---	423.21	---	422.92	HO. CO. D-4.03	N 585,782 E 1346,854	PUBLIC
I-107	A-10 INLET	2'-6"	428.24	421.73	428.32	421.81	---	423.21	---	423.81	HO. CO. D-4.03	N 585,725 E 1346,851	PUBLIC
I-110	A-10 INLET	2'-6"	440.73	440.03	440.78	440.12	435.36	435.26	435.30	435.24	HO. CO. D-4.03	N 585,606 E 1346,645	PUBLIC
I-111	A-10 INLET	2'-6"	440.58	434.81	440.64	434.98	---	435.60	---	435.44	HO. CO. D-4.03	N 585,587 E 1346,711	PUBLIC
I-114	COS-15 INLET	2'-6"	442.08	441.23	442.37	441.38	437.18	437.08	437.14	437.08	SHA MD 374.62	N 585,814 E 1346,531	PUBLIC
I-116	COS-15 INLET	2'-6"	445.03	444.76	445.08	444.74	---	440.30	---	440.10	SHA MD 374.62	N 585,810 E 1346,451	PUBLIC
I-171	A-10 INLET	2'-6"	444.20	443.42	444.27	444.00	438.65	438.55	438.63	438.55	HO. CO. D-4.03	N 585,538 E 1346,646	PUBLIC
I-172	A-10 INLET	2'-6"	443.36	442.96	443.45	442.98	---	434.00	---	434.06	HO. CO. D-4.03	N 585,574 E 1346,653	PUBLIC
RS-88	DOUBLE 'S' RISER	2'-15"	421.00	---	421.06	---	418.05	412.45	418.01	412.95	HO. CO. D-4.23	N 585,688 E 1347,088	PUBLIC
RS-96	'S' RISER	2'-15"	423.50	---	423.45	---	---	418.25	---	418.33	HO. CO. D-4.22	N 585,651 E 1346,922	PUBLIC
RS-103	DOUBLE 'S' RISER	2'-15"	423.50	---	423.47	---	---	418.00	---	418.05	HO. CO. D-4.23	N 585,781 E 1346,780	PUBLIC
RS-108	DOUBLE 'S' RISER	2'-15"	436.00	---	436.03	---	---	430.75	---	430.86	HO. CO. D-4.23	N 585,673 E 1346,632	PUBLIC
RS-112	DOUBLE 'S' RISER	2'-15"	431.50	---	431.54	---	---	432.25	---	432.30	HO. CO. D-4.23	N 585,718 E 1346,598	PUBLIC
RS-164	'S' RISER	2'-15"	434.25	---	434.25	---	---	434.00	---	434.11	HO. CO. D-4.22	N 585,460 E 1346,706	PUBLIC
MH-90	STANDARD MANHOLE	4'-0"	428.18	---	428.15	---	420.45	420.35	420.36	420.34	HO. CO. G-5.12	N 585,665 E 1346,443	PUBLIC
MH-92	STANDARD MANHOLE	4'-0"	426.81	---	426.95	---	421.11	421.01	420.94	420.90	HO. CO. G-5.12	N 585,715 E 1346,961	PUBLIC
MH-44	STANDARD MANHOLE	4'-0"	422.24	---	422.42	---	414.41	414.31	414.34	414.23	HO. CO. G-5.12	N 585,634 E 1347,048	PUBLIC
MH-85	STANDARD MANHOLE	5'-0"	426.58	---	426.56	---	418.16	415.63	418.17	415.70	HO. CO. G-5.13	N 585,634 E 1346,924	PUBLIC
MH-101	STANDARD MANHOLE	4'-0"	425.46	---	425.64	---	416.23	416.13	416.25	416.14	HO. CO. G-5.12	N 585,656 E 1346,874	PUBLIC
MH-102	STANDARD MANHOLE	5'-0"	424.12	---	424.26	---	420.87	417.48	420.88	417.60	HO. CO. G-5.13	N 585,784 E 1346,776	PUBLIC
MH-102A	STANDARD MANHOLE	4'-0"	425.53	---	425.71	---	421.86	421.76	421.95	421.84	HO. CO. G-5.12	N 585,804 E 1346,760	PUBLIC
MH-102B	STANDARD MANHOLE	4'-0"	438.23	---	438.23	---	431.84	430.31	431.85	430.26	HO. CO. G-5.12	N 585,644 E 1346,616	PUBLIC
MH-115	STANDARD MANHOLE	4'-0"	442.85	---	443.18	---	438.43	438.33	438.34	438.14	HO. CO. G-5.12	N 585,747 E 1346,507	PUBLIC
HN-81	HEADWALL	2'-0"	415.45	---	415.35	---	---	411.45	---	411.91	HO. CO. D-5.11	N 585,735 E 1347,111	PUBLIC
HN-84	HEADWALL	1'-3"	422.75	---	422.74	---	---	420.00	---	420.04	HO. CO. D-5.11	N 585,670 E 1347,030	PUBLIC
ES-47	END SECTION	1'-3"	423.75	---	423.80	---	---	422.50	---	422.55	2	N 585,684 E 1346,887	PUBLIC
ES-44	END SECTION	1'-3"	423.75	---	423.76	---	---	422.50	---	422.51	2	N 585,640 E 1346,914	PUBLIC
ES-104	END SECTION	1'-3"	423.75	---	423.61	---	---	422.50	---	422.36	2	N 585,750 E 1346,827	PUBLIC
ES-104	END SECTION	1'-3"	436.25	---	436.30	---	---	435.00	---	435.05	2	N 585,624 E 1346,677	PUBLIC
ES-113	END SECTION	1'-3"	431.75	---	431.60	---	---	436.50	---	436.35	2	N 585,764 E 1346,568	PUBLIC
ES-168	END SECTION	1'-3"	434.31	---	434.30	---	---	433.06	---	433.05	2	N 585,384 E 1346,764	PUBLIC
ES-170	END SECTION	1'-3"	434.50	---	434.52	---	---	438.25	---	438.27	2	N 585,512 E 1346,666	PUBLIC

1 COORDINATE POINT GIVEN IS TO THE CENTER OF MANHOLES, RISERS AND S-INLETS, TO THE CENTERLINE OF A COS AND COS INLETS AT FACE OF CURB, AND AT CENTERLINE OF OUTLET OF END SECTIONS.
 2 FLARED HDPE END SECTION BY ADS.
 3 SEE SHEET 51 FOR TYPICAL RIP RAP DETAILS AND FOR OUTFALLS ONTO SLOPES GREATER THAN 10%.

AS-BUILTS

AS-BUILT SHEET 13 OF 28



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-122	A-I/O INLET	2'-6"	424.40	424.40	424.44	424.37	---	421.84	---	421.33	HO. CO. D-4.03	N 505,534 E 1347,306	PUBLIC
I-125	A-I/O INLET	2'-6"	424.75	424.63	424.81	424.69	---	421.74	---	421.87	HO. CO. D-4.03	N 505,576 E 1347,311	PUBLIC
I-124	A-I/O INLET	2'-6"	430.07	429.81	430.18	429.95	---	425.37	---	425.27	HO. CO. D-4.03	N 505,550 E 1347,108	PUBLIC
I-131	A-I/O INLET	2'-6"	433.51	433.25	433.58	433.35	---	428.13	---	428.58	HO. CO. D-4.03	N 505,558 E 1346,965	PUBLIC
I-135	A-I/O INLET	2'-6"	435.17	435.02	435.13	435.03	---	429.90	---	429.82	HO. CO. D-4.03	N 505,528 E 1346,876	PUBLIC
I-136	A-I/O INLET	2'-6"	435.17	435.02	435.14	435.05	---	430.14	---	429.87	HO. CO. D-4.03	N 505,552 E 1346,874	PUBLIC
I-142	A-I/O INLET	2'-6"	443.74	443.47	443.80	443.51	---	439.15	---	439.22	HO. CO. D-4.03	N 505,361 E 1346,570	PUBLIC
I-143	A-I/O INLET	2'-6"	443.74	443.47	443.92	443.58	---	439.21	---	439.37	HO. CO. D-4.03	N 505,348 E 1346,618	PUBLIC
RS-120	5' RISER	2'-15"	422.00	---	422.06	---	---	416.31	---	416.36	HO. CO. D-4.22	N 505,474 E 1347,351	PUBLIC
RS-123	DOUBLE 5' RISER	2'-15"	422.50	---	422.52	---	---	417.25	---	417.35	HO. CO. D-4.23	N 505,571 E 1347,351	PUBLIC
RS-127	5' RISER	2'-15"	426.00	---	425.94	---	---	419.14	---	419.22	HO. CO. D-4.22	N 505,455 E 1347,119	PUBLIC
RS-133	5' RISER	2'-15"	430.50	---	430.57	---	---	425.25	---	425.32	HO. CO. D-4.22	N 505,420 E 1346,852	PUBLIC
RS-136	5' RISER	2'-15"	434.00	---	434.96	---	---	428.75	---	428.42	HO. CO. D-4.22	N 505,330 E 1346,720	PRIVATE
MH-119	STANDARD MANHOLE	4'-0"	416.67	---	416.81	---	---	413.15	---	413.43	HO. CO. G-5.12	N 505,420 E 1347,351	PUBLIC
MH-130	STANDARD MANHOLE	4'-0"	430.43	---	431.10	---	---	426.23	---	426.11	HO. CO. G-5.12	N 505,568 E 1347,031	PUBLIC
MH-140	STANDARD MANHOLE	4'-0"	436.42	---	437.96	---	---	433.30	---	433.27	HO. CO. G-5.12	N 505,272 E 1346,672	PUBLIC
MH-141	STANDARD MANHOLE	4'-0"	443.85	---	443.74	---	---	438.90	---	438.83	HO. CO. G-5.12	N 505,378 E 1346,592	PUBLIC
MH-118	HEADWALL	1'-3"	409.55	---	409.61	---	---	406.80	---	406.89	HO. CO. D-5.11	N 505,385 E 1347,364	PUBLIC
ES-121	END SECTION	1'-3"	422.75	---	422.15	---	---	421.50	---	420.90	2	N 505,518 E 1347,335	PUBLIC
ES-124	END SECTION	1'-3"	422.75	---	422.83	---	---	421.50	---	421.58	2	N 505,585 E 1347,342	PUBLIC
ES-126	END SECTION	1'-3"	419.85	---	419.85	---	---	418.60	---	418.60	2	N 505,419 E 1347,124	PUBLIC
ES-128	END SECTION	1'-3"	426.25	---	426.15	---	---	425.00	---	424.90	2	N 505,521 E 1347,103	PUBLIC
ES-132	END SECTION	1'-3"	425.96	---	426.15	---	---	424.71	---	424.90	2	N 505,365 E 1346,850	PUBLIC
ES-134	END SECTION	1'-3"	430.75	---	430.75	---	---	424.50	---	424.50	2	N 505,448 E 1346,864	PUBLIC
ES-137	END SECTION	1'-3"	429.56	---	429.76	---	---	428.31	---	428.51	2	N 505,311 E 1346,761	PRIVATE
ES-139	END SECTION	1'-3"	434.25	---	434.36	---	---	433.00	---	433.11	2	N 505,286 E 1346,690	PRIVATE

- 1 COORDINATE POINT GIVEN IS TO THE CENTER OF MANHOLES, RISERS AND S-INLETS, TO THE CENTERLINE OF A C/S, AND C/S INLETS AT FACE OF GRD, AND AT CENTERLINE OF OUTLET OF END SECTIONS.
- 2 FILLED HDPE END SECTION BY ADS.
- 3 SEE SHEET 51 FOR TYPICAL RIP RAP DETAILS AND FOR OUTFALLS ONTO SLOPES GREATER THAN 10%.

RIP RAP INFORMATION				
SECTION	CLASS	LENGTH	D ₅₀	THICKNESS
MH-118	CLASS I	17'	3.4"	19"
ES-121	CLASS I	9'	3.6"	19"
ES-124	CLASS I	9'	3.6"	19"
ES-126	CLASS I	10'	4.8"	19"
ES-128	CLASS I	9'	3.6"	19"
ES-132	CLASS I	9'	3.6"	19"
ES-134	CLASS I	9'	3.6"	19"
ES-137	CLASS I	9'	3.6"	19"
ES-139	CLASS I	9'	3.6"	19"

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11-4-16
 Chief, Division of Land Development Date

APPROVED: *[Signature]* 11/6/16
 Chief, Development Engineering Division Date

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

09/30/2023
 DATE
 CARL K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.

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

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. 12475
 EXPIRATION DATE: MAY 26, 2024
 9/20/16 *[Signature]*

AS-BUILTS AS-BUILT SHEET 14 OF 28

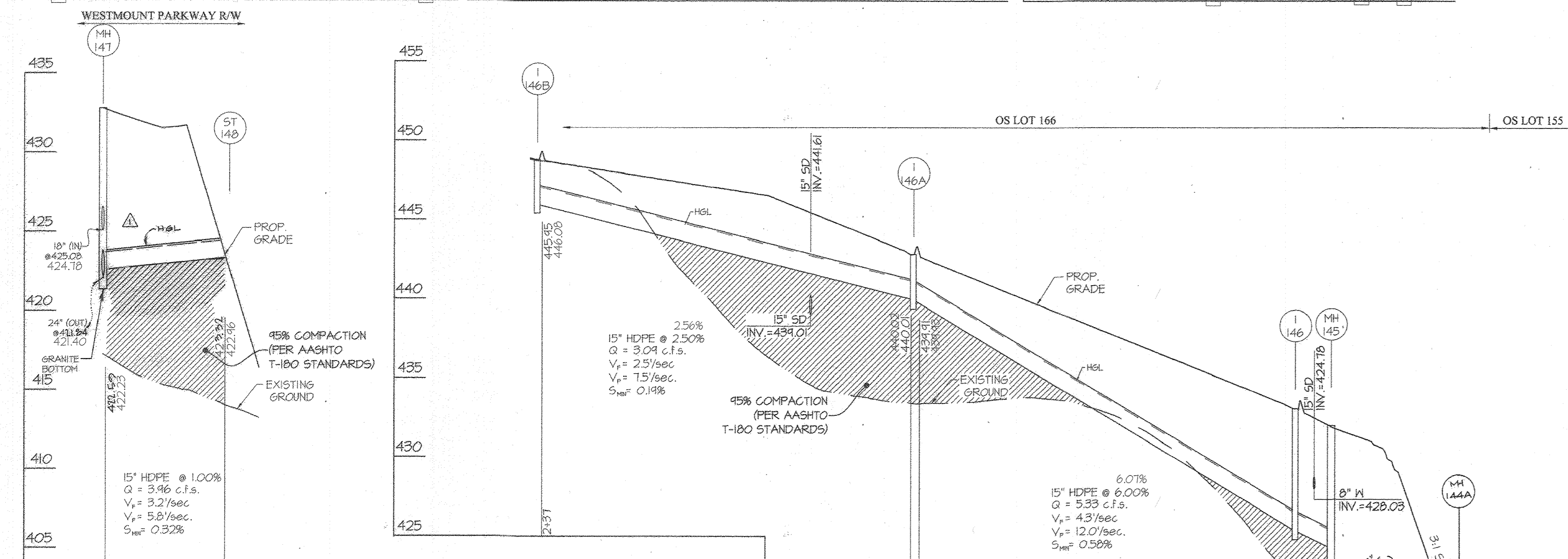
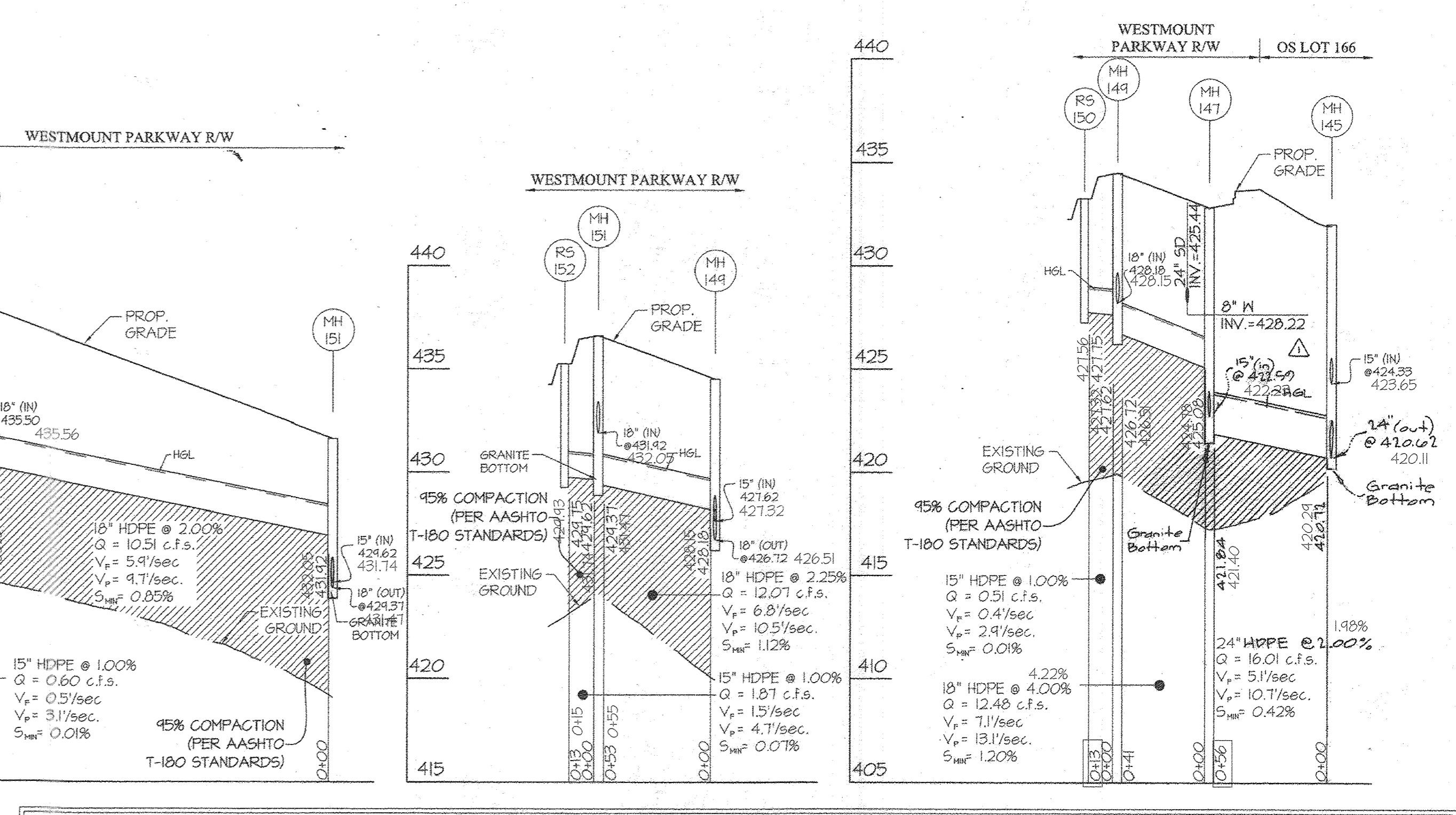
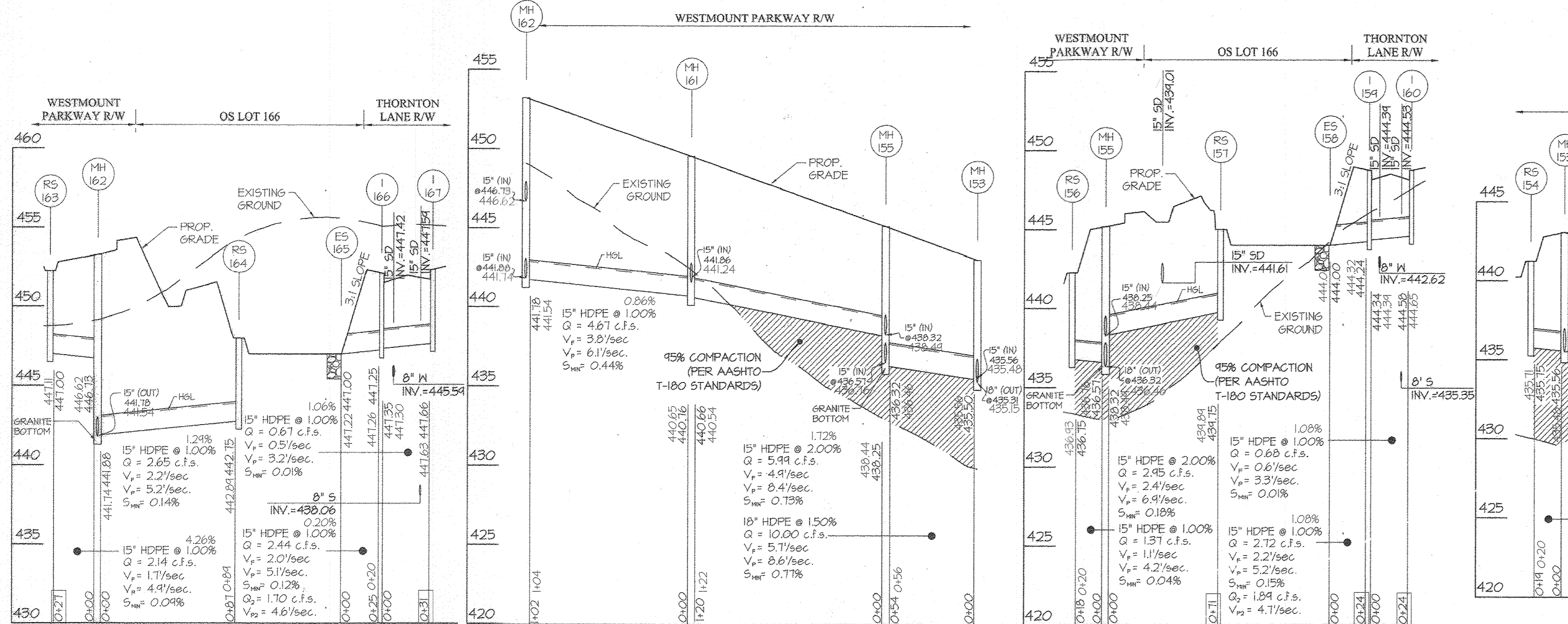
STORM DRAIN PROFILES
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE
 1"=50' (H)
 1"=5' (V)

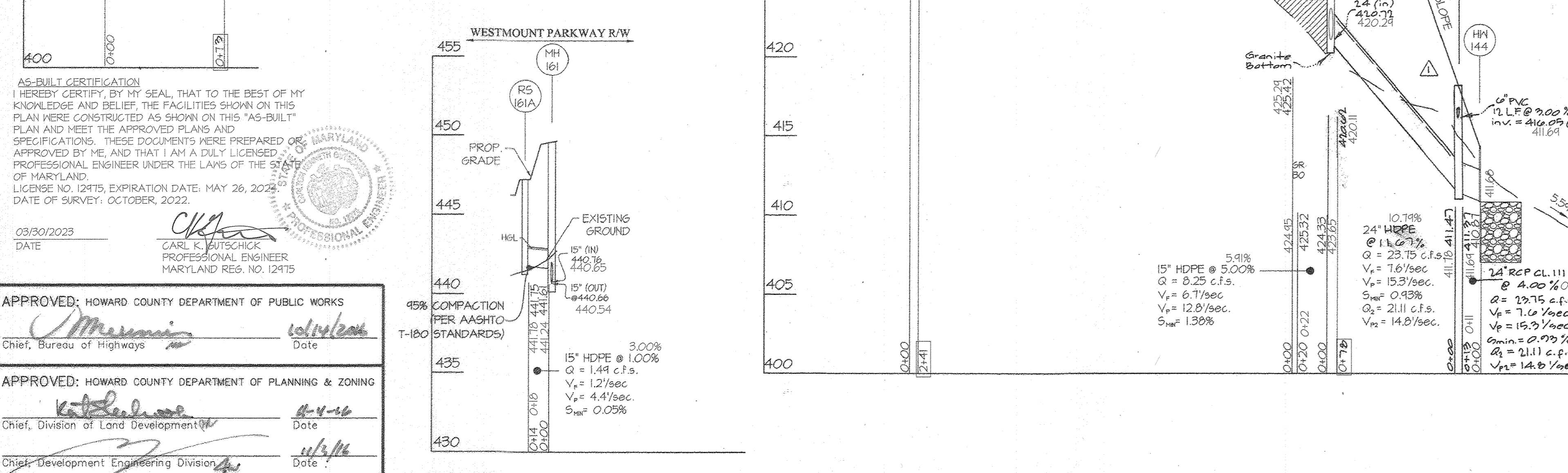
AS-BUILT DATE:
 OCT, 2022

ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE NO.
1"=50' (H) 1"=5' (V)	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	29 OF 69



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-146	5' INLET	2'-15"	433.04	433.04	432.98	432.98	425.42	425.32	425.24	424.95	HO. CO. D-4.22	N 585,163 E 1346,574	PUBLIC
I-146A	5' INLET	2'-15"	442.84	442.84	442.83	442.83	440.01	439.91	440.02	439.93	HO. CO. D-4.22	N 585,357 E 1346,430	PRIVATE
I-146B	5' INLET	2'-15"	448.82	448.82	448.82	448.82	---	445.95	---	446.08	HO. CO. D-4.22	N 585,547 E 1346,285	PRIVATE
I-159	A-10 INLET	2'-6"	448.86	448.51	448.74	448.53	444.34	444.24	444.34	444.32	HO. CO. D-4.03	N 585,494 E 1346,491	PUBLIC
I-160	A-10 INLET	2'-6"	448.86	448.51	448.86	448.58	---	444.58	---	444.65	HO. CO. D-4.03	N 585,509 E 1346,511	PUBLIC
I-166	A-10 INLET	2'-6"	452.17	452.04	452.23	452.12	447.35	447.25	447.30	447.26	HO. CO. D-4.03	N 585,686 E 1346,344	PUBLIC
I-167	A-10 INLET	2'-6"	452.42	452.28	452.14	452.00	---	447.66	---	447.63	HO. CO. D-4.03	N 585,716 E 1346,352	PUBLIC
RS-150	5' RISER	2'-15"	433.25	---	433.07	---	---	427.15	---	427.56	HO. CO. D-4.22	N 585,134 E 1346,505	PUBLIC
RS-152	5' RISER	2'-15"	435.25	---	435.33	---	---	429.75	---	429.93	HO. CO. D-4.22	N 585,183 E 1346,472	PUBLIC
RS-154	5' RISER	2'-15"	441.25	---	441.34	---	---	435.75	---	435.71	HO. CO. D-4.22	N 585,327 E 1346,378	PUBLIC
RS-156	5' RISER	2'-15"	442.25	---	442.31	---	---	436.75	---	436.93	HO. CO. D-4.22	N 585,374 E 1346,344	PUBLIC
RS-157	5' RISER	2'-15"	445.00	---	445.07	---	---	439.75	---	439.84	HO. CO. D-4.22	N 585,430 E 1346,421	PUBLIC
RS-161A	5' RISER	2'-15"	447.25	---	447.28	---	---	441.75	---	441.78	HO. CO. D-4.22	N 585,473 E 1346,271	PUBLIC
RS-163	5' RISER	2'-15"	452.25	---	452.45	---	---	447.00	---	447.11	HO. CO. D-4.22	N 585,543 E 1346,184	PUBLIC
RS-164	5' RISER	2'-15"	448.00	---	447.94	---	---	442.75	---	442.84	HO. CO. D-4.22	N 585,630 E 1346,272	PUBLIC
MH-144A	standard manhole	4'-0"	418.07	---	417.95	---	416.89	411.97	411.78	411.64	HO. CO. G-5.12	N 585,121 E 1346,671	PUBLIC
MH-145	STANDARD MANHOLE	4'-0"	431.93	---	431.94	---	424.33	420.61	423.65	420.11	HO. CO. G-5.12	N 585,145 E 1346,593	PUBLIC
MH-147	STANDARD MANHOLE	5'-0"	432.74	---	432.67	---	425.08	421.84	424.78	421.40	HO. CO. G-5.12	N 585,108 E 1346,545	PUBLIC
MH-149	STANDARD MANHOLE	4'-0"	434.50	---	434.45	---	428.18	426.15	426.51	426.51	HO. CO. G-5.12	N 585,144 E 1346,518	PUBLIC
MH-151	STANDARD MANHOLE	4'-0"	436.61	---	436.91	---	431.92	429.37	432.05	431.47	HO. CO. G-5.12	N 585,191 E 1346,486	PUBLIC
MH-153	STANDARD MANHOLE	4'-0"	443.06	---	443.01	---	435.56	435.31	435.56	435.15	HO. CO. G-5.12	N 585,334 E 1346,396	PUBLIC
MH-155	STANDARD MANHOLE	4'-0"	445.16	---	445.05	---	438.32	436.32	438.49	436.46	HO. CO. G-5.12	N 585,387 E 1346,362	PUBLIC
MH-161	STANDARD MANHOLE	4'-0"	449.58	---	449.41	---	441.61	440.66	441.24	440.54	HO. CO. G-5.12	N 585,484 E 1346,284	PUBLIC
MH-162	STANDARD MANHOLE	4'-0"	453.26	---	453.53	---	446.73	441.78	446.62	441.54	HO. CO. G-5.12	N 585,562 E 1346,213	PUBLIC
MH-144	HEADWALL	2'-0"	414.37	---	415.23	---	---	410.87	---	411.68	HO. CO. D-5.11	N 585,114 E 1346,684	PUBLIC
ES-158	END SECTION	1'-3"	445.25	---	445.31	---	---	444.00	---	444.06	2	N 585,478 E 1346,470	PUBLIC
ES-165	END SECTION	1'-3"	448.25	---	448.47	---	---	447.00	---	447.22	2	N 585,674 E 1346,320	PUBLIC
ST-148	STUB	---	---	---	---	---	---	423.32	---	420.56	---	N 585,047 E 1346,545	PUBLIC



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 10/14/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 10/14/22

Chief, Development Engineering Division
 Date: 10/13/22

9-20-18 Note: see General Note #9 For Revision #1 Summary!

NO.	DATE	REVISION
1	10/13/22	added manhole & modified pipe inverts

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2025.

9/20/22
 C.K.Z.

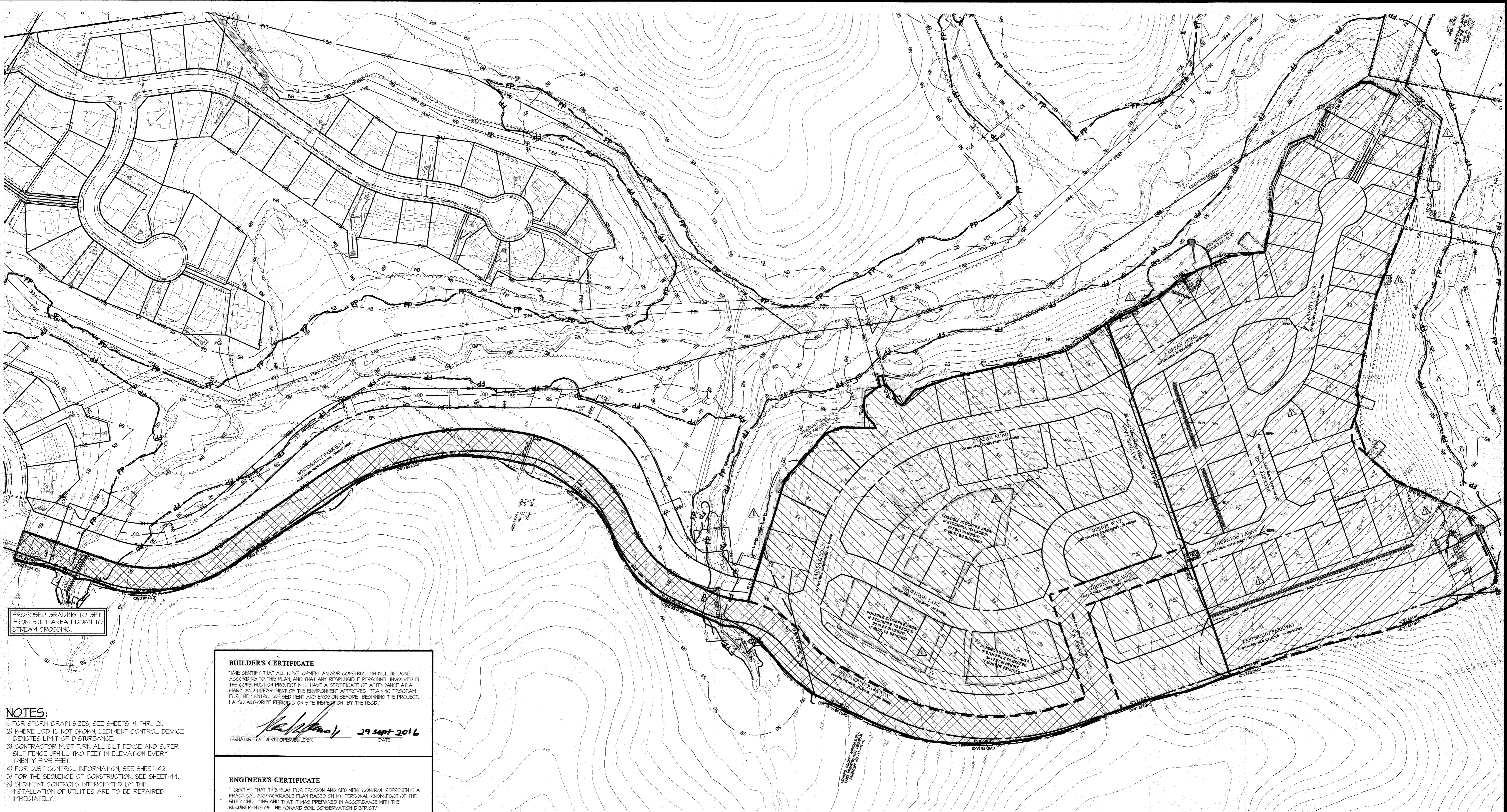
AS-BUILTS
 AS-BUILT SHEET 15 OF 28

STORM DRAIN PROFILES
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE: 1"=50' (H)
 1"=5' (V)

DATE: SEPT., 2016
 TAX MAP - GRID: 23-6&12
 SHEET: 30 OF 69

SECTION	CLASS	LENGTH	D ₅₀	THICKNESS
MH-144	CLASS II	26'	12"	32"
ES-158	CLASS I	9'	3.6"	19"
ES-165	CLASS I	9'	3.6"	19"



PROPOSED GRADING TO GET FROM BUILT AREA 1 DOWN TO STREAM CROSSING.

- NOTES:**
- 1) FOR STORM DRAIN SIZES, SEE SHEETS 19 THRU 21.
 - 2) WHERE LOD IS NOT SHOWN, SEDIMENT CONTROL DEVICE DENOTES LIMIT OF DISTURBANCE.
 - 3) CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UP HILL TWO FEET IN ELEVATION EVERY TWENTY FIVE FEET.
 - 4) FOR DUST CONTROL INFORMATION, SEE SHEET 42.
 - 5) FOR THE SEQUENCE OF CONSTRUCTION, SEE SHEET 44.
 - 6) SEDIMENT CONTROLS INTERCEPTED BY THE INSTALLATION OF UTILITIES ARE TO BE REPAIRED IMMEDIATELY.

BUILDER'S CERTIFICATE

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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HESD.

[Signature] 29 sept 2016
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 9/28/16
SIGNATURE OF ENGINEER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 10/14/2016
Chief, Bureau of Highways Date

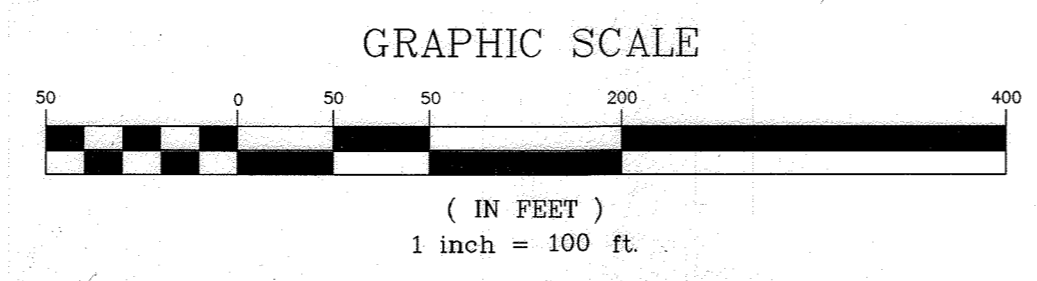
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11-4-2016
Chief, Division of Land Development Date

[Signature] 11/3/16
Chief, Development Engineering Division Date

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

[Signature] 10/5/16
HOWARD S.C.D. DATE



- LEGEND**
- [Hatched pattern] LIMITS OF PHASE A (19.1 Ac. DISTURBED)
 - [Diagonal lines] LIMITS OF PHASE B (19.9 Ac. DISTURBED)
 - [Cross-hatched pattern] AREA THAT LIES WITHIN BOTH PHASES A & B.
- FOR LIMITS OF PHASE C WORK, SEE SHEET 34.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 22086
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

10-1-18	Note: see General Note #9 For Revision #1 summary.		
10-1-2018	Rev. Lot of Property Lines, Easements, FCE & LOD	3+	DEV.
DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12976

EXPIRATION DATE: MAY 28, 2018

9/28/16 *[Signature]*

SEDIMENT CONTROL PLAN - PROJECT PHASES A & B

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NON-BUILT INFORMATION 09-28-2023

ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	31 OF 69

HOWARD COUNTY, MARYLAND

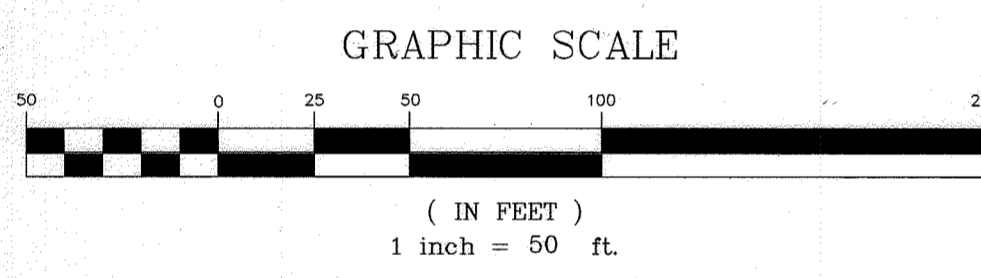
NOTES:

- 1) FOR STORM DRAIN SIZES, SEE SHEETS 19 THRU 21.
- 2) WHERE LOD IS NOT SHOWN, SEDIMENT CONTROL DEVICE DENOTES LIMIT OF DISTURBANCE.
- 3) CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL TWO FEET IN ELEVATION EVERY TWENTY FIVE FEET.
- 4) FOR DUST CONTROL INFORMATION, SEE SHEET 42.
- 5) FOR THE SEQUENCE OF CONSTRUCTION, SEE SHEET 44.
- 6) SEDIMENT CONTROLS INTERCEPTED BY THE INSTALLATION OF UTILITIES ARE TO BE REPAIRED IMMEDIATELY.

SEDIMENT CONTROL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- STABILIZED CONSTRUCTION ENTRANCE
- RRIP
- RRIP FLOW PROTECTION
- EARTH DIKE
- FCE FOREST CONSERVATION ESMT.
- SSF PROPOSED SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- 100 YEAR FLOODPLAIN
- SB STREAM BUFFER
- CENTERLINE OF STREAM
- WB WETLAND BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- AGIP AT GRADE INLET PROTECTION
- CIP CURB INLET PROTECTION
- CWD CLEAR WATER DIVERSION
- CWP CLEAR WATER PIPE THROUGH SUPER SILT FENCE

FOR CONTINUATION SEE SHEET 33



BUILDER'S CERTIFICATE
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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

Camilla Carroll 29 sept 2016
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Whitson 9/29/16
SIGNATURE OF ENGINEER DATE

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

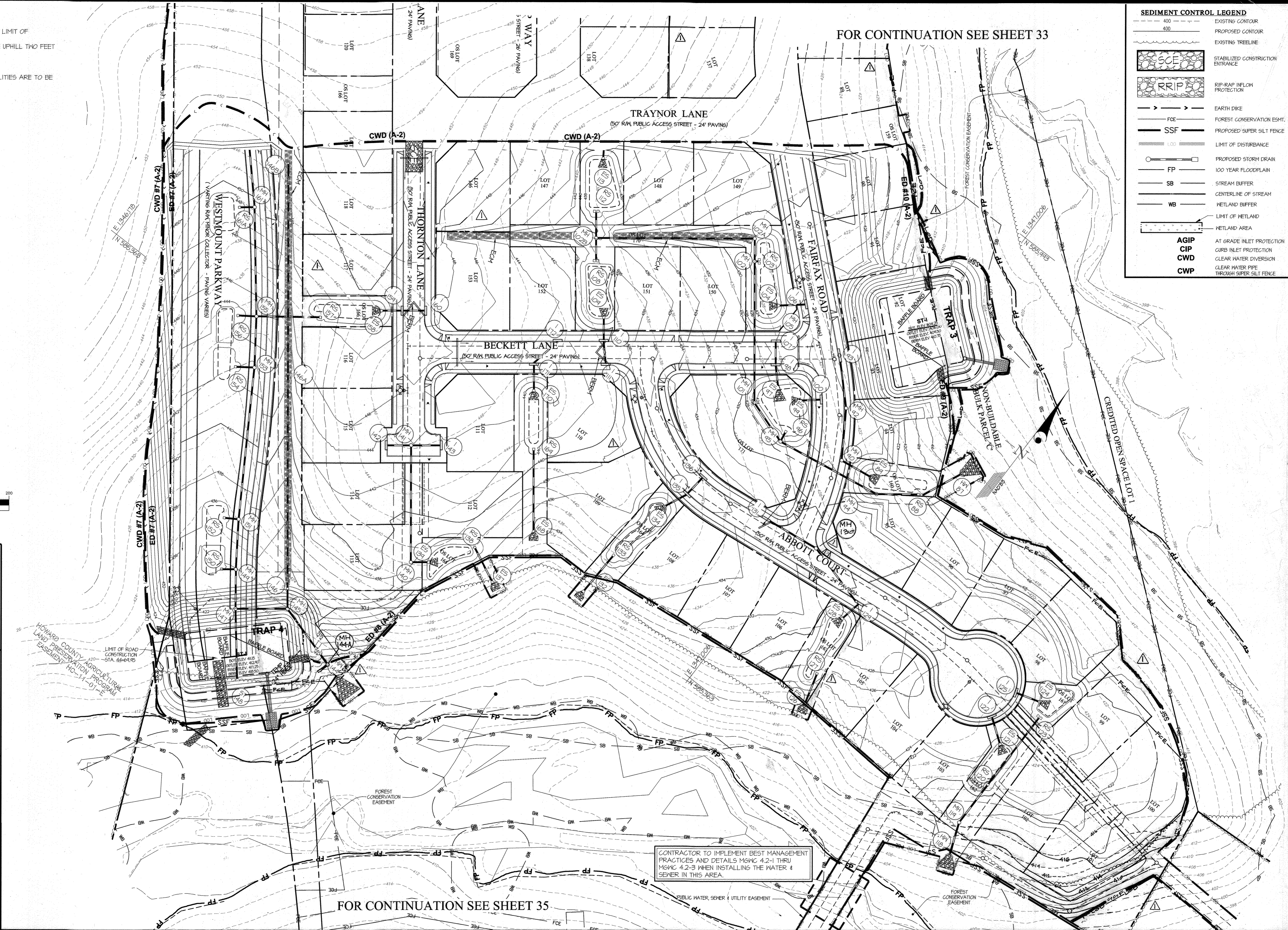
John R. Whitson 10/5/16
HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michael M... 10/14/2016
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kat... 11/4/16
Chief, Division of Land Development Date

... 11/8/16
Chief, Development Engineering Division Date

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



CONTRACTOR TO IMPLEMENT BEST MANAGEMENT PRACTICES AND DETAILS M30W 4.2-1 THRU M30W 4.2-3 WHEN INSTALLING THE WATER & SEWER IN THIS AREA.

FOR CONTINUATION SEE SHEET 35

10-2-18	Note: See General Note 39 For Revision #1 Summary.		
10-2-2018	Rev Lot Property Lines, Easements, FCE, LOD, Water & Sewer	31	DEV. BY
			APPR.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2018

9/29/16 *John R. Whitson*

SEDIMENT CONTROL PLAN - PHASE A

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 09.20.2017

HOWARD COUNTY, MARYLAND

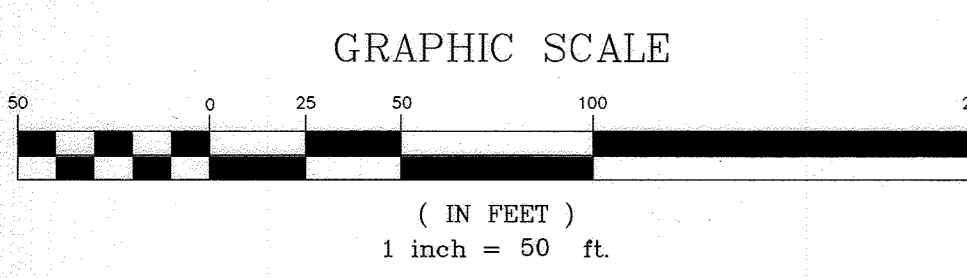
SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	32 OF 69

NOTES:

- 1) FOR STORM DRAIN SIZES, SEE SHEETS 19 THRU 21.
- 2) WHERE LOD IS NOT SHOWN, SEDIMENT CONTROL DEVICE DENOTES LIMIT OF DISTURBANCE.
- 3) CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL TWO FEET IN ELEVATION EVERY TWENTY FIVE FEET.
- 4) FOR DUST CONTROL INFORMATION, SEE SHEET 42.
- 5) FOR THE SEQUENCE OF CONSTRUCTION, SEE SHEET 44.
- 6) SEDIMENT CONTROLS INTERCEPTED BY THE INSTALLATION OF UTILITIES ARE TO BE REPAIRED IMMEDIATELY.

SEDIMENT CONTROL LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREELINE
	STABILIZED CONSTRUCTION ENTRANCE
	RRP-SD INFLOW PROTECTION
	EARTH DIKE
	FOREST CONSERVATION ESMT.
	PROPOSED SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	PROPOSED STORM DRAIN
	100 YEAR FLOODPLAIN
	STREAM BUFFER
	CENTERLINE OF STREAM
	WETLAND BUFFER
	LIMIT OF WETLAND
	WETLAND AREA
	AT GRADE INLET PROTECTION
	CURB INLET PROTECTION
	CLEAR WATER DIVERSION
	CLEAR WATER PIPE THROUGH SUPER SILT FENCE



BUILDER'S CERTIFICATE

I/VE 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

[Signature] 2/9/2016
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 9/28/16
SIGNATURE OF ENGINEER DATE

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

[Signature] 10/5/16
HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

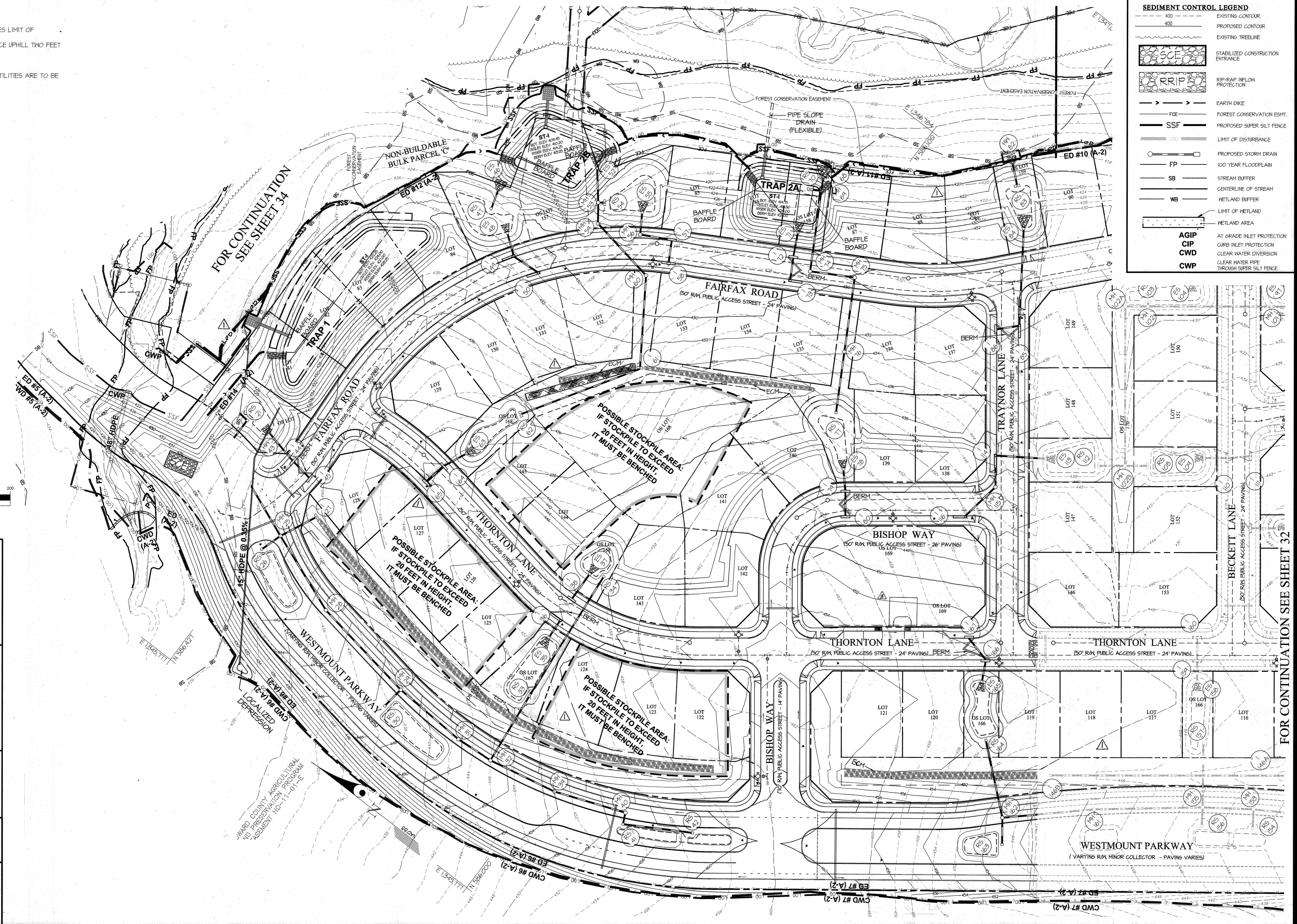
[Signature] 10/14/2016
Chief, Bureau of Highways DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11-4-16
Chief, Division of Land Development DATE

[Signature] 11/15/16
Chief, Development Engineering Division DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



10-7-18 Note: see General Note #1 For Revision #1 summary.

DATE	REVISION	BY	APP'R.
10-23-2020	REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA	JK	DEV
10-7-2018	REVISED PROPERTY LINES, BASEMENTS, P.E., LOD, SD, EROSION MATTERING, etc	JK	DEV

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12978

EXPIRATION DATE: MAY 28, 2018

9/28/16 *[Signature]*

SEDIMENT CONTROL PLAN - PHASE B

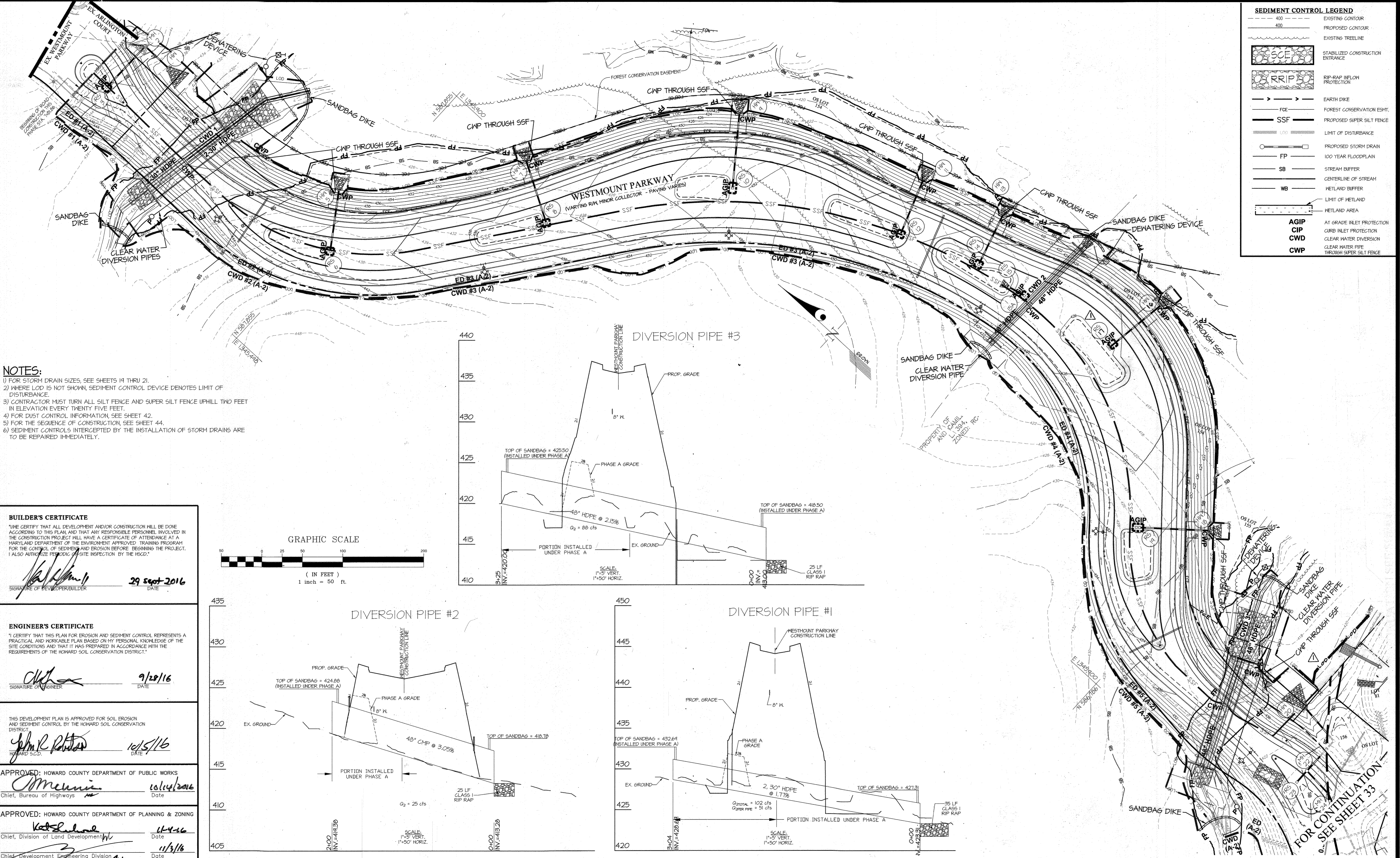
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 07-20-2013

ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	33 OF 69

SEDIMENT CONTROL LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREELINE
	STABILIZED CONSTRUCTION ENTRANCE
	RRIP
	EARTH DIKE
	FOREST CONSERVATION ESMT.
	PROPOSED SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	PROPOSED STORM DRAIN
	100 YEAR FLOODPLAIN
	STREAM BUFFER
	CENTERLINE OF STREAM
	KETLAND BUFFER
	LIMIT OF WETLAND
	WETLAND AREA
	AT GRADE INLET PROTECTION
	CURB INLET PROTECTION
	CLEAR WATER DIVERSION
	CLEAR WATER PIPE THROUGH SUPER SILT FENCE



- NOTES:**
- 1) FOR STORM DRAIN SIZES, SEE SHEETS 19 THRU 21.
 - 2) WHERE LOD IS NOT SHOWN, SEDIMENT CONTROL DEVICE DENOTES LIMIT OF DISTURBANCE.
 - 3) CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL TWO FEET IN ELEVATION EVERY TWENTY FIVE FEET.
 - 4) FOR DUST CONTROL INFORMATION, SEE SHEET 42.
 - 5) FOR THE SEQUENCE OF CONSTRUCTION, SEE SHEET 44.
 - 6) SEDIMENT CONTROLS INTERCEPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY.

BUILDER'S CERTIFICATE
 I HEREBY 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 MARLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC OFF-SITE INSPECTION BY THE HSCD.

Signature: *[Signature]* DATE: 29 Sept 2016

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: 9/28/16

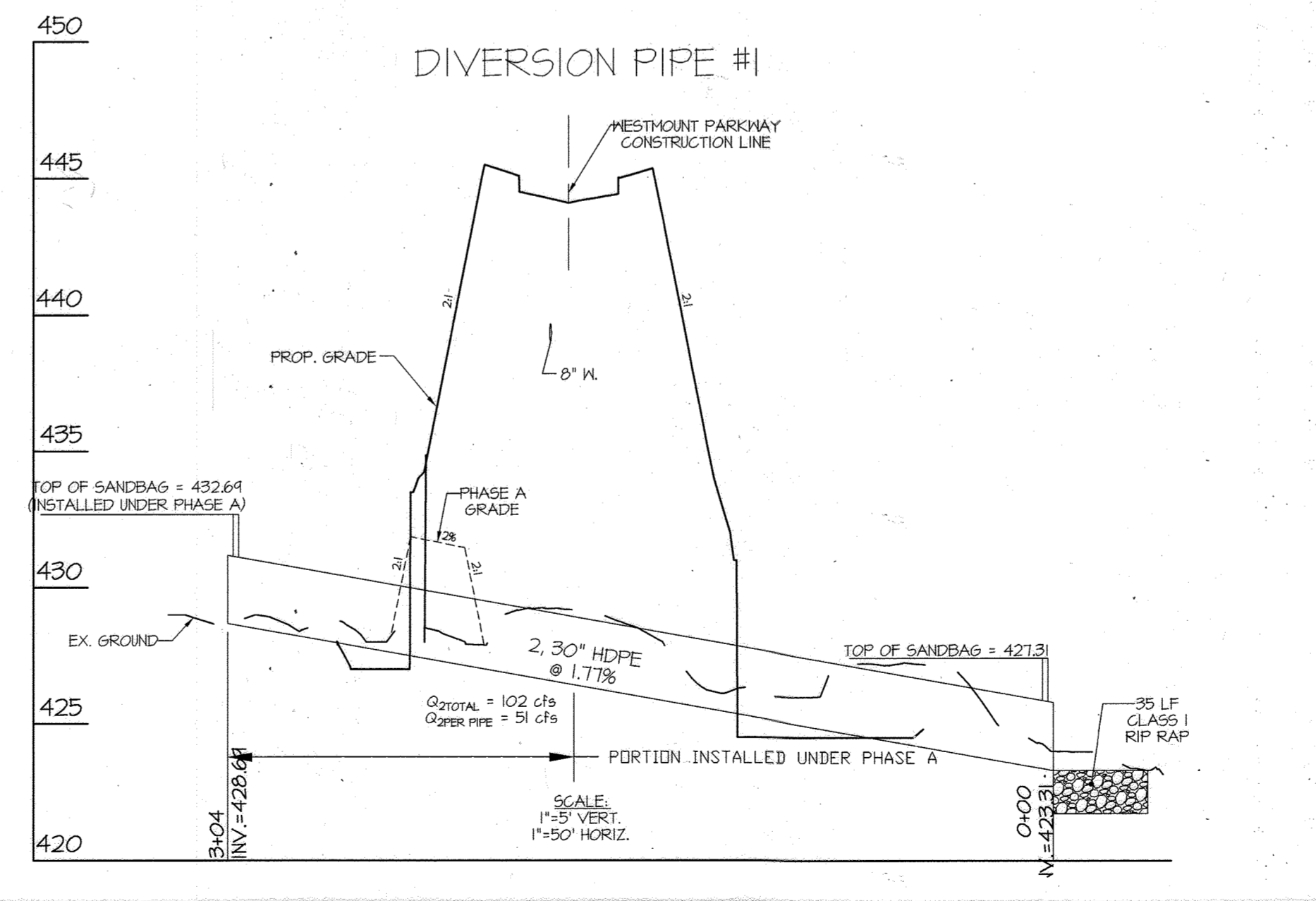
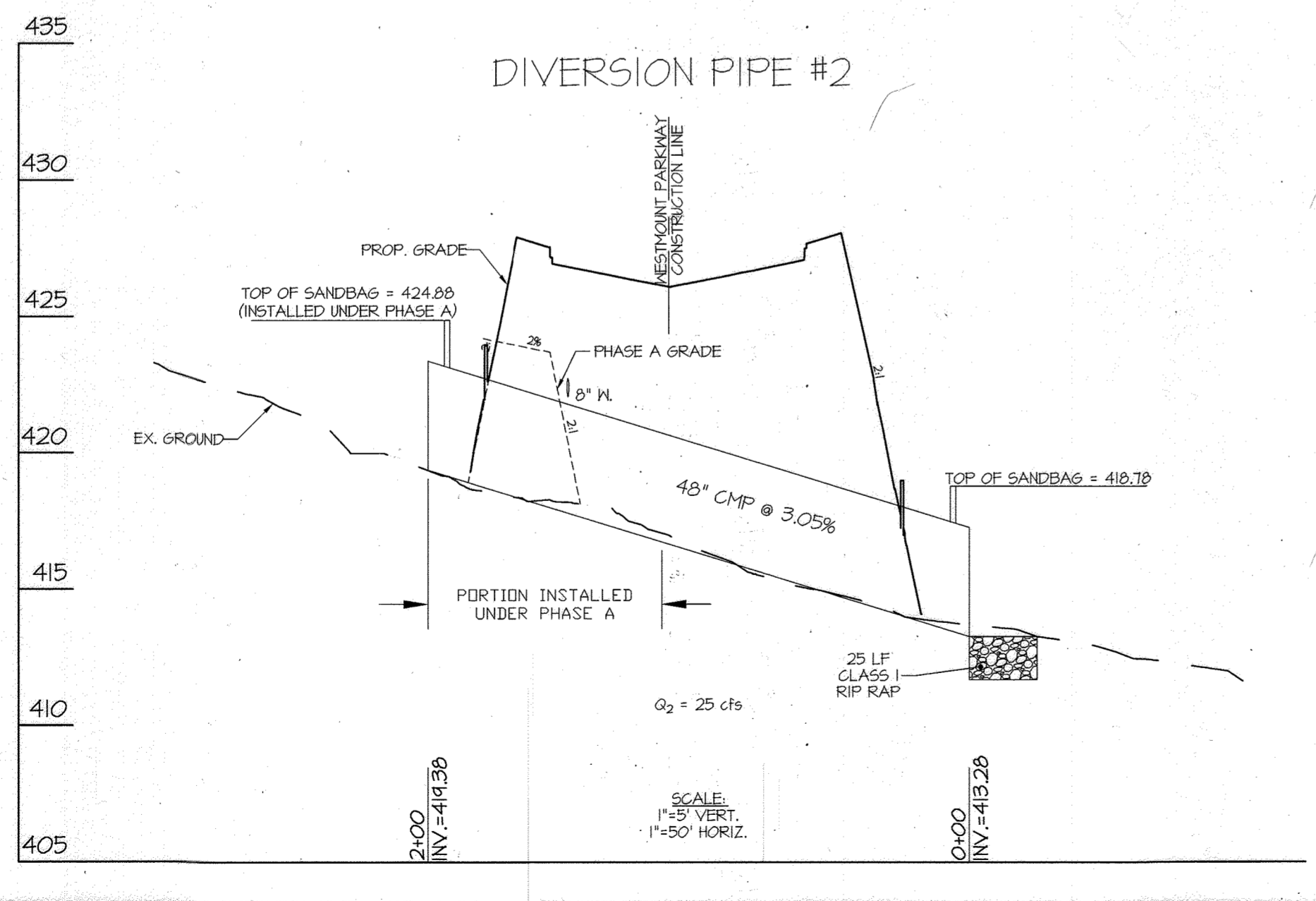
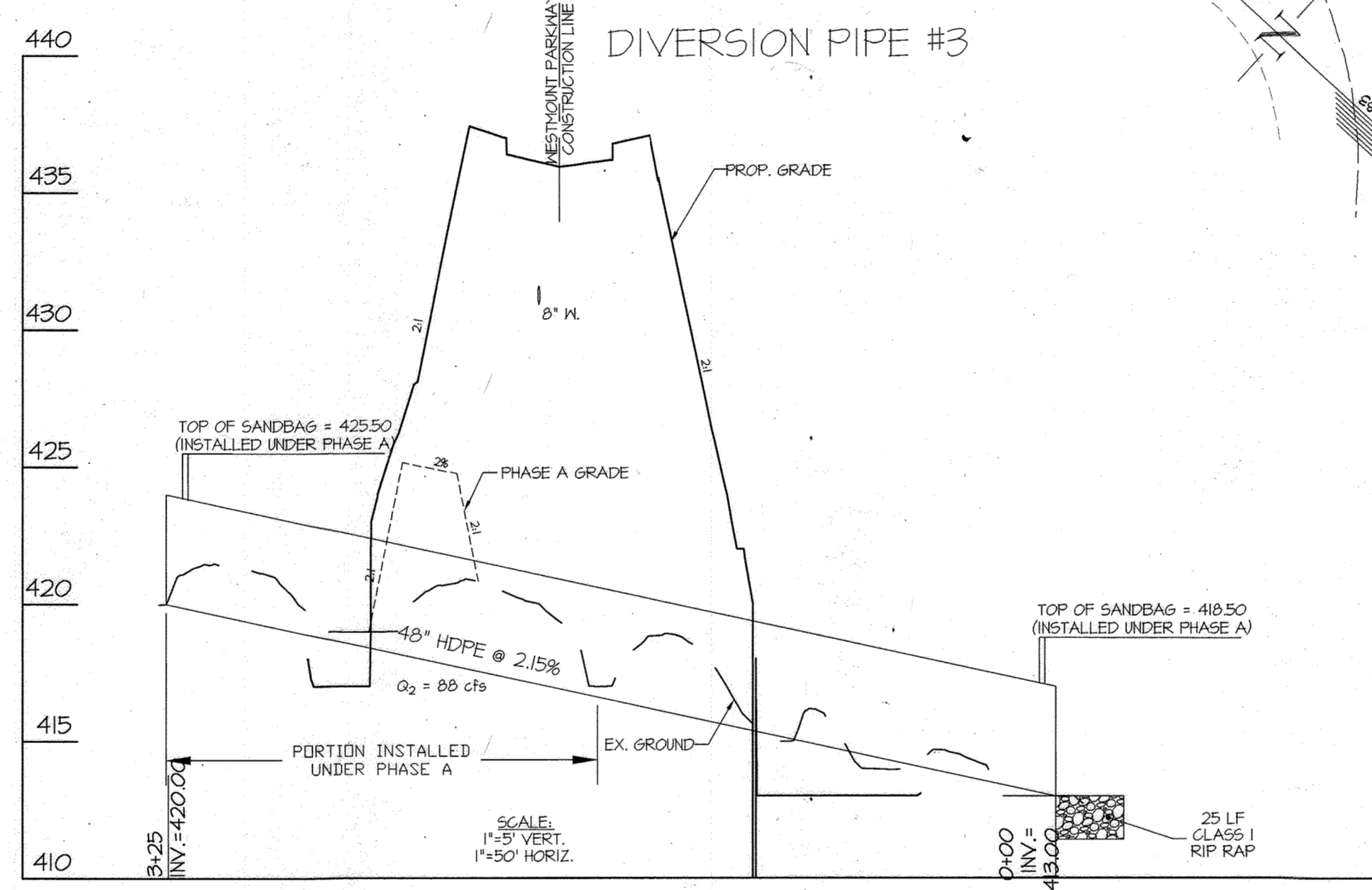
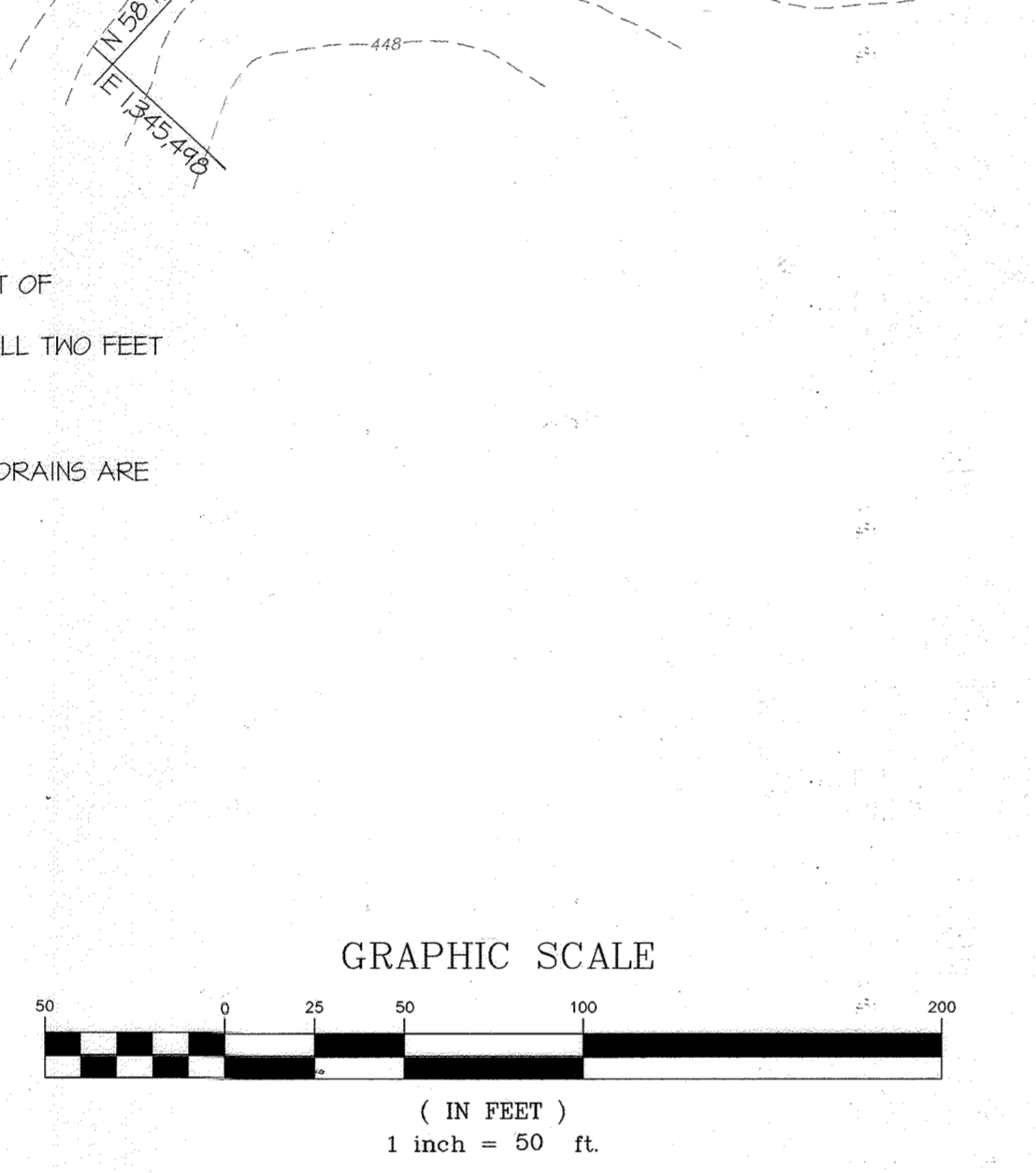
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: 10/15/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways DATE: 10/14/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development DATE: 10/14/16

Chief, Development Engineering Division DATE: 11/3/16



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 230 - BURTONSVILLE OFFICE PARK
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10.29.16	Rev. at Property Lines, LOD, P.F.F.E., structure labels	34	DEV.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12976
 EXPIRATION DATE: MAY 26, 2018
 Signature: *[Signature]* DATE: 9/28/16

SEDIMENT CONTROL PLAN - PHASE C
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE: 1"=50'
 ZONING: R-ED
 DATE: SEPT, 2016
 TAX MAP - GRID: 23-6&12
 SHEET: 34 OF 69

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	34 OF 69

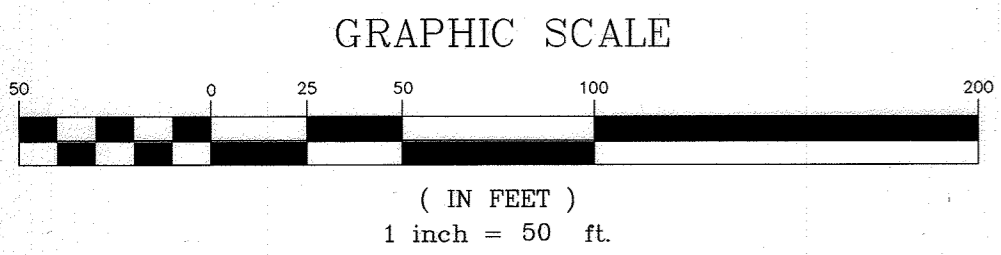
NOTES:

- 1) FOR STORM DRAIN SIZES, SEE SHEETS 19 THRU 21.
- 2) WHERE LOD IS NOT SHOWN, SEDIMENT CONTROL DEVICE DENOTES LIMIT OF DISTURBANCE.
- 3) CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL TWO FEET IN ELEVATION EVERY TWENTY FIVE FEET.
- 4) FOR DUST CONTROL INFORMATION, SEE SHEET 42.
- 5) FOR THE SEQUENCE OF CONSTRUCTION, SEE SHEET 44.
- 6) SEDIMENT CONTROLS INTERCEPTED BY THE INSTALLATION OF UTILITIES ARE TO BE REPAIRED IMMEDIATELY.
- 7) GRADING ON THE UPSTREAM END OF THE 12" HDPE PIPE WILL NEED TO BE STABILIZED IMMEDIATELY WITH SOD.

SEDIMENT CONTROL LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREELINE
	STABILIZED CONSTRUCTION ENTRANCE
	RIP-RAP INFLOW PROTECTION
	EARTH DIKE
	FOREST CONSERVATION ESMT.
	PROPOSED SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	PROPOSED STORM DRAIN
	100 YEAR FLOODPLAIN
	STREAM BUFFER
	CENTERLINE OF STREAM
	WETLAND BUFFER
	LIMIT OF WETLAND
	WETLAND AREA
	AT GRADE INLET PROTECTION
	CURB INLET PROTECTION
	CLEAR WATER DIVERSION
	CLEAR WATER PIPE THROUGH SUPER SILT FENCE

FOR CONTINUATION SEE SHEET 32



BUILDER'S CERTIFICATE
 I HEREBY 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

John K. Stewart 29 sept 2016
 SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Stewart 9/28/16
 SIGNATURE OF ENGINEER DATE

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

John K. Stewart 10/5/16
 HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John M. McNeill 10/14/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen 11/3/16
 Chief, Division of Land Development Date
John 11/3/16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-661-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

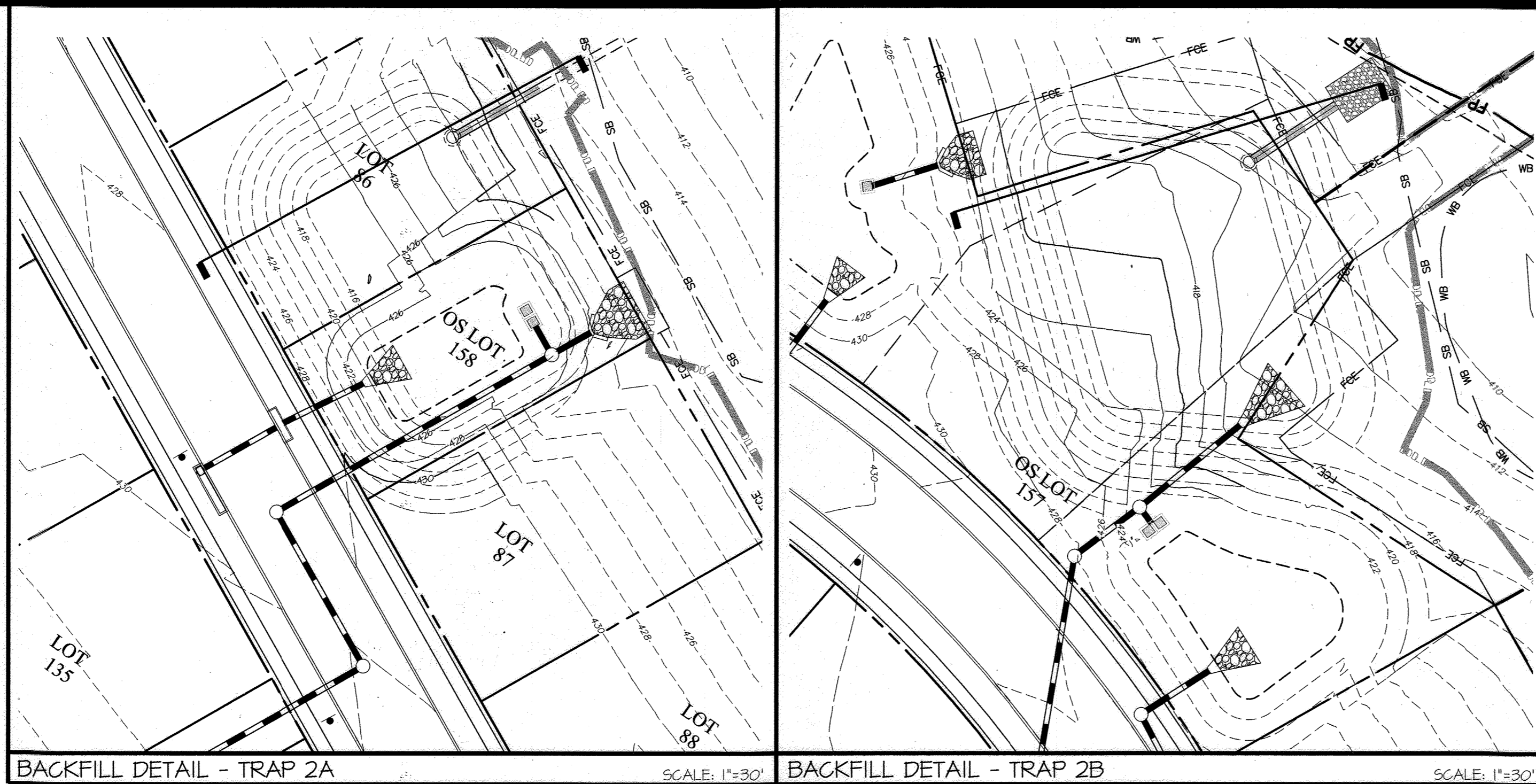
DATE	REVISION	BY	APPR.

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

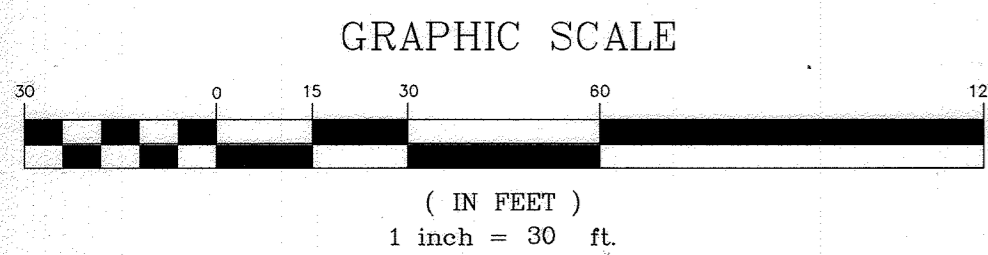
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2018
 9/20/16 *John K. Stewart*

SEDIMENT CONTROL PLAN - WATER INSTALLATION
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	35 OF 69



BACKFILL DETAIL - TRAP 2A SCALE: 1"=30' BACKFILL DETAIL - TRAP 2B SCALE: 1"=30'



BUILDER'S CERTIFICATE

"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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Signature of Developer/Builder: *[Signature]* DATE: 29 Sept 2016

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Signature of Engineer: *[Signature]* DATE: 9/28/16

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

Signature of HSCD: *[Signature]* DATE: 10/5/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Signature: *[Signature]* DATE: 10/14/2016
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

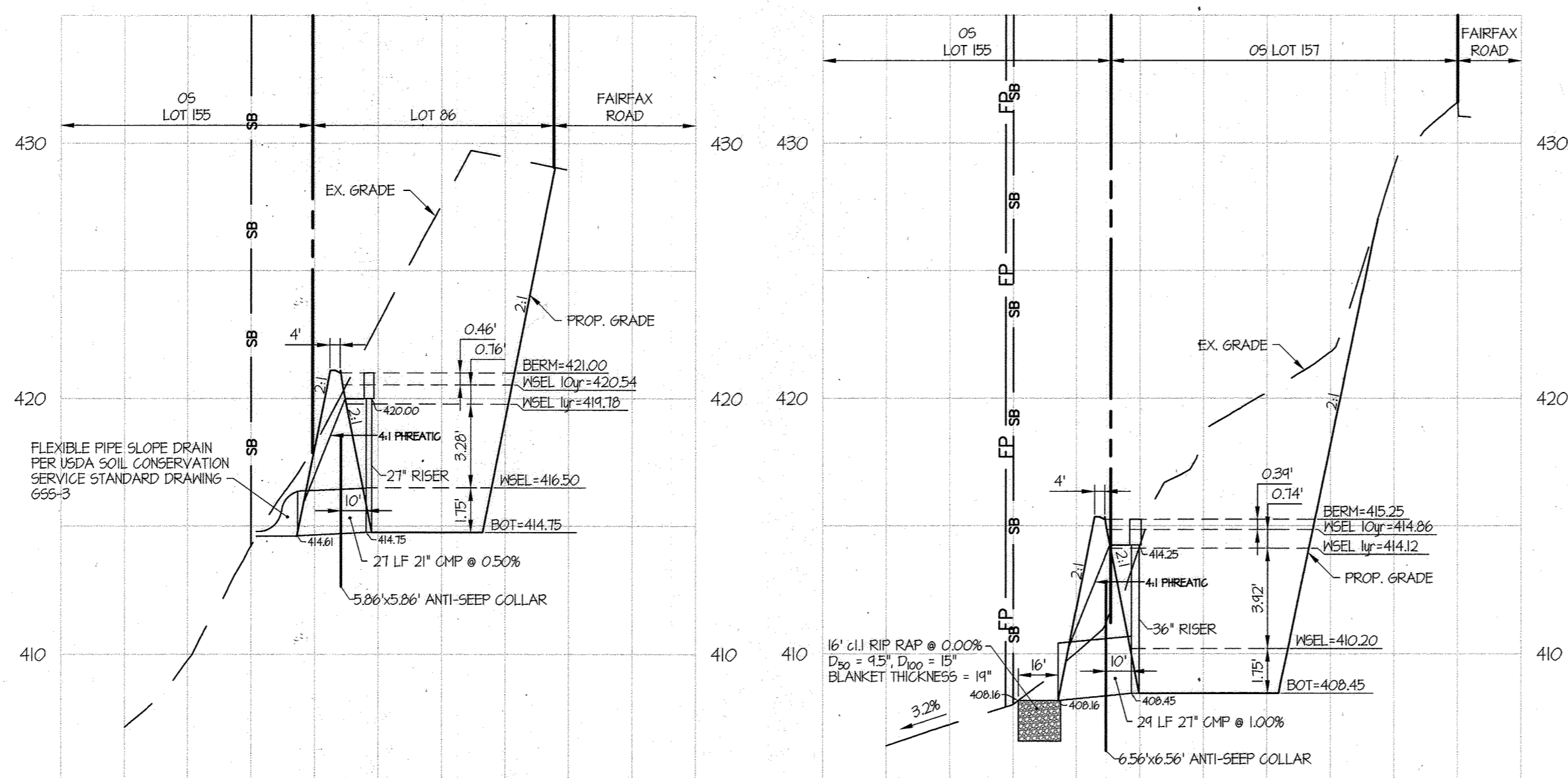
Signature: *[Signature]* DATE: 11-4-16
Chief, Division of Land Development

Signature: *[Signature]* DATE: 11/3/16
Chief, Development Engineering Division

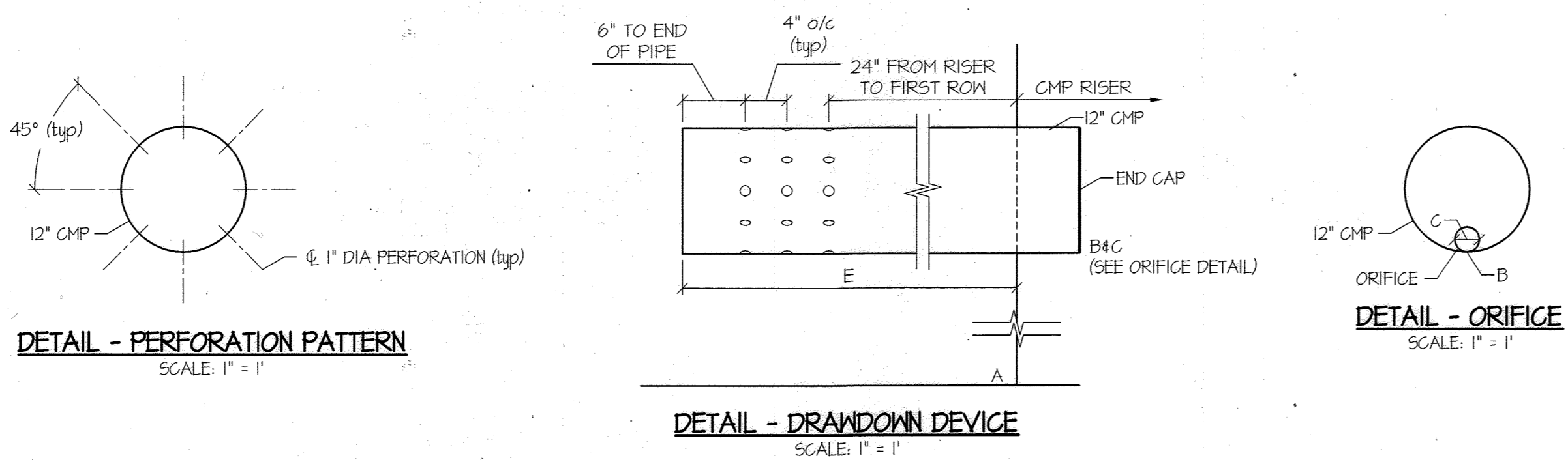
GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES. DEV. DRN. DEV. CHK. DEV.



PROFILE - SEDIMENT TRAP 2a SCALE: 1" = 50' HOR. 1" = 5' VER.
PROFILE - SEDIMENT TRAP 2b SCALE: 1" = 50' HOR. 1" = 5' VER.

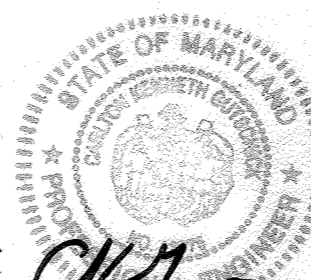


DIMENSION	TRAP 2A	TRAP 2B
A TRAP BOTTOM	414.75	408.45
B ORIFICE INV.	416.50	410.20
C ORIFICE DIA.	3/4"	1"
D NO. OF RISERS	1	1
E LENGTH OF 6" CMP	36"	36"

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13975, EXPIRATION DATE: MAY 26, 2016.



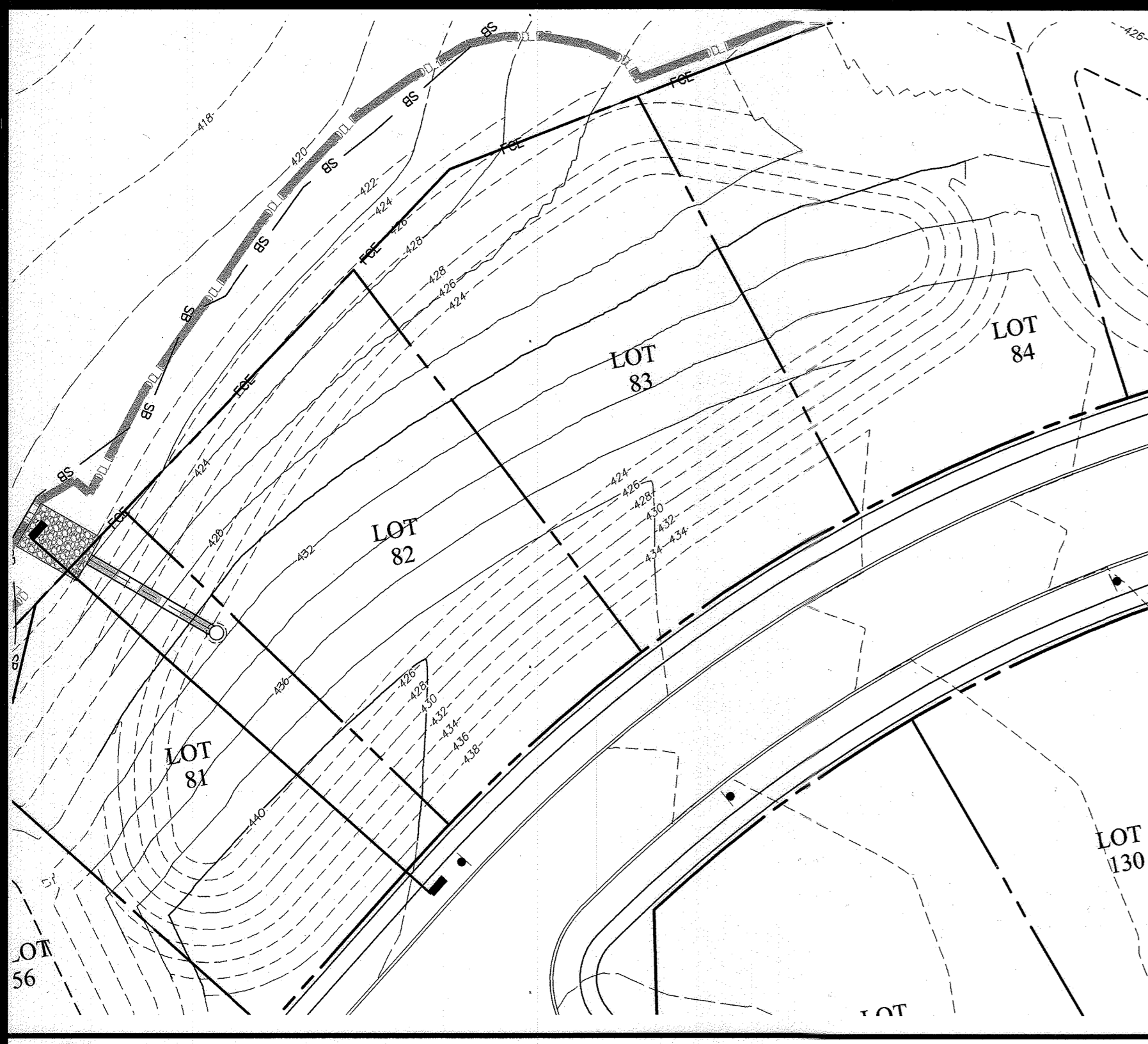
SEDIMENT TRAP BACKFILL PLAN

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 07.20.2015

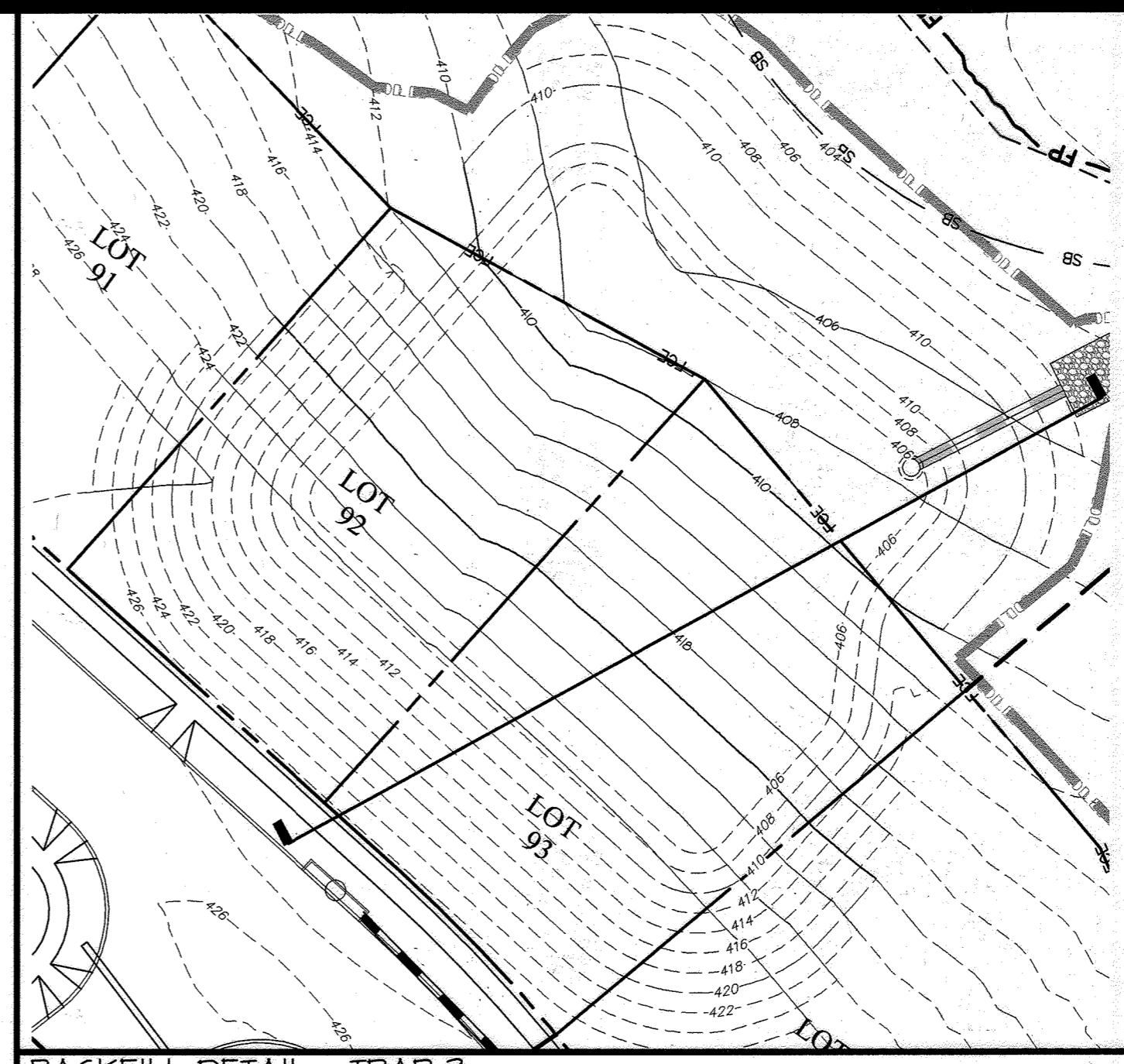
SCALE 1"=30'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE SEPT., 2016	TAX MAP - GRID 23-6&12	SHEET 36 OF 69

ELECTION DISTRICT No. 2

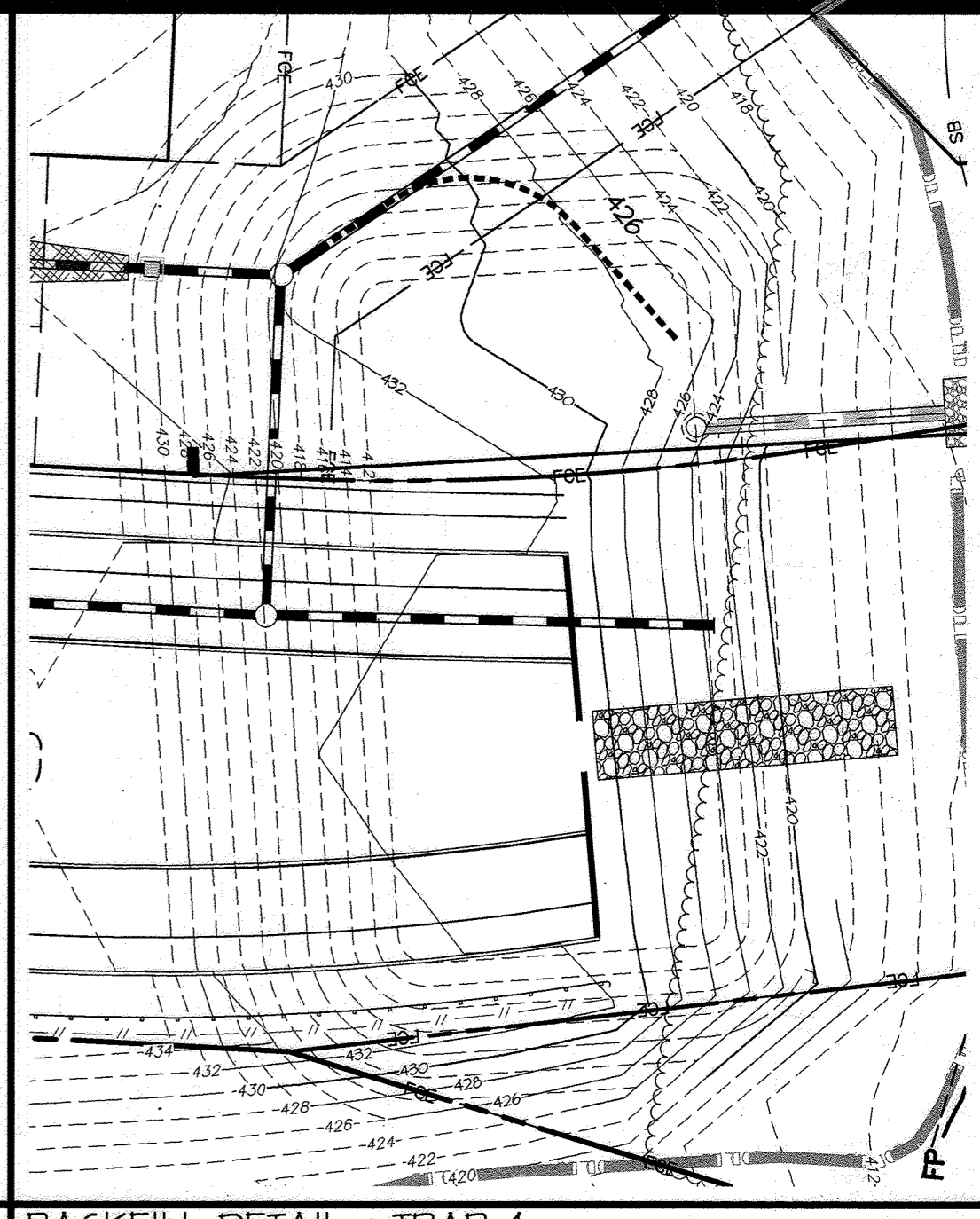


BACKFILL DETAIL - TRAP 1 SCALE: 1" = 30'

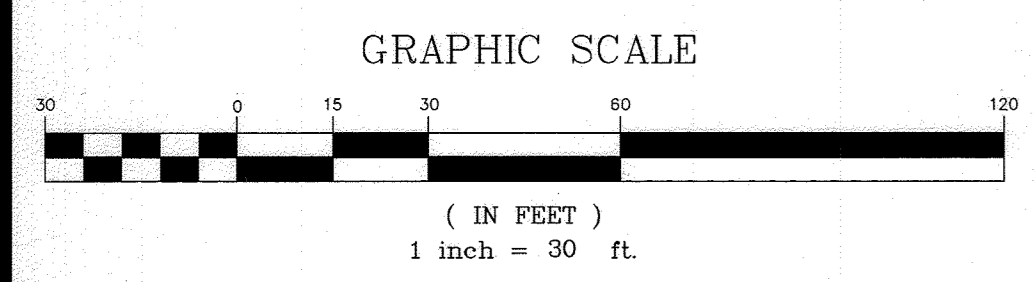
DIMENSION	TRAP 1	TRAP 3	TRAP 4
A TRAP BOTTOM	422.25	404.25	411.15
B ORIFICE INV.	424.00	406.00	412.90
C ORIFICE DIA.	1 1/4"	1 1/2"	1"
D NO. OF ROWS	1	2	1
E LENGTH OF 6" CMP	36"	40"	36"



BACKFILL DETAIL - TRAP 3 SCALE: 1" = 30'



BACKFILL DETAIL - TRAP 4 SCALE: 1" = 30'



BUILDER'S CERTIFICATE
 I HEREBY 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

[Signature] 29sept2016
 SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 9/29/16
 SIGNATURE OF ENGINEER DATE

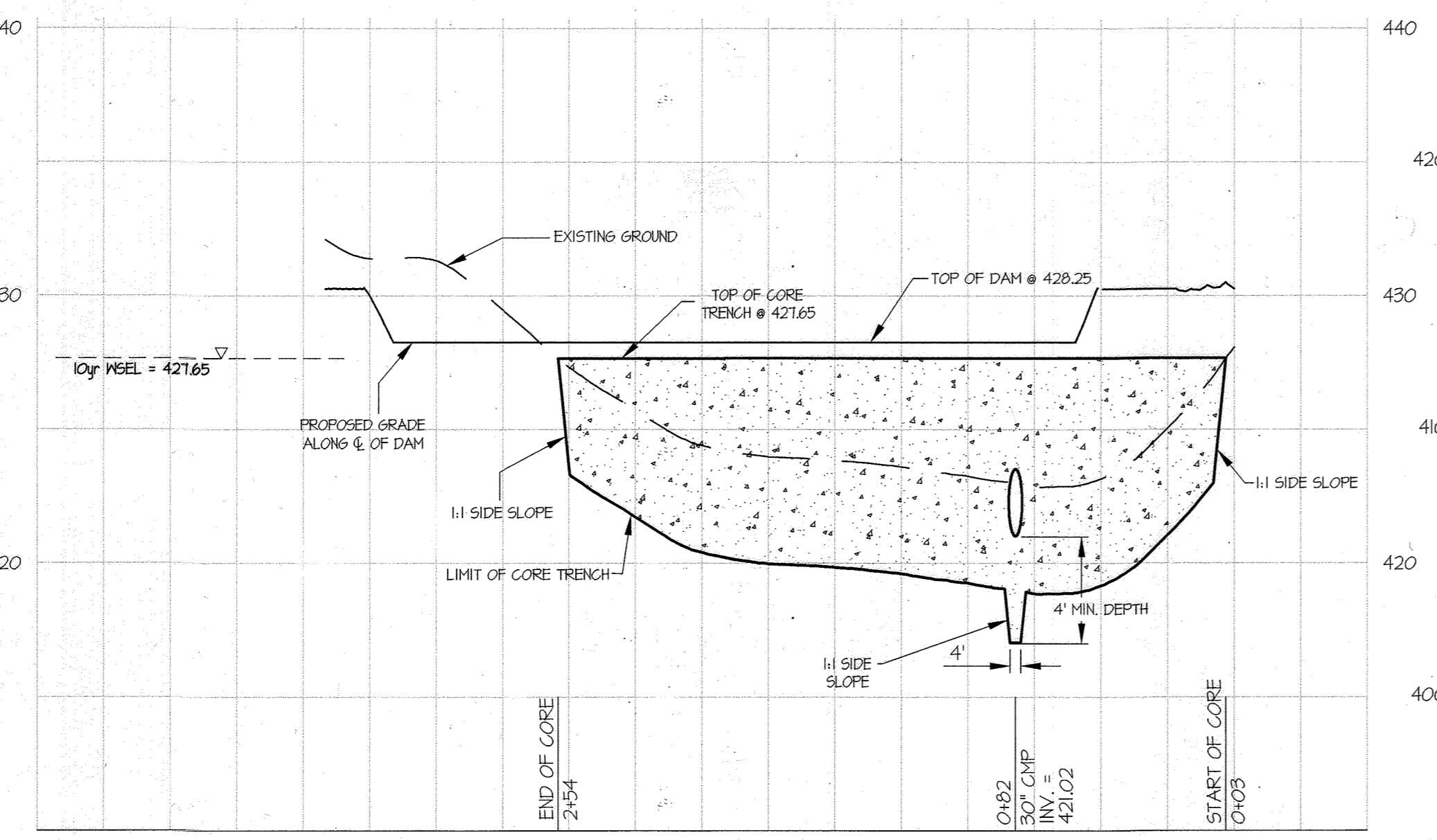
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 10/5/16
 HOWARD SCD DATE

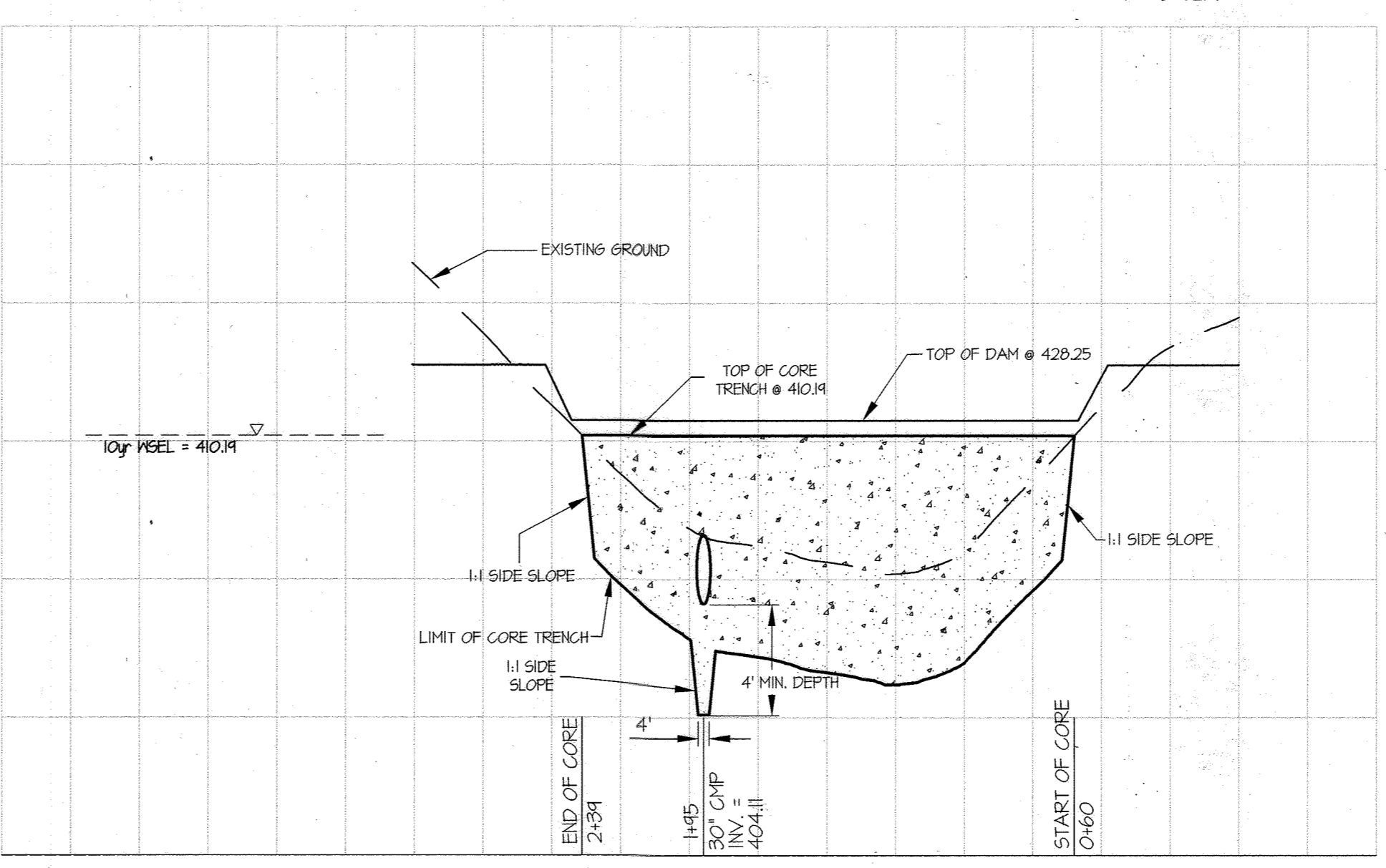
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/4/16
 Chief, Development Engineering Division Date

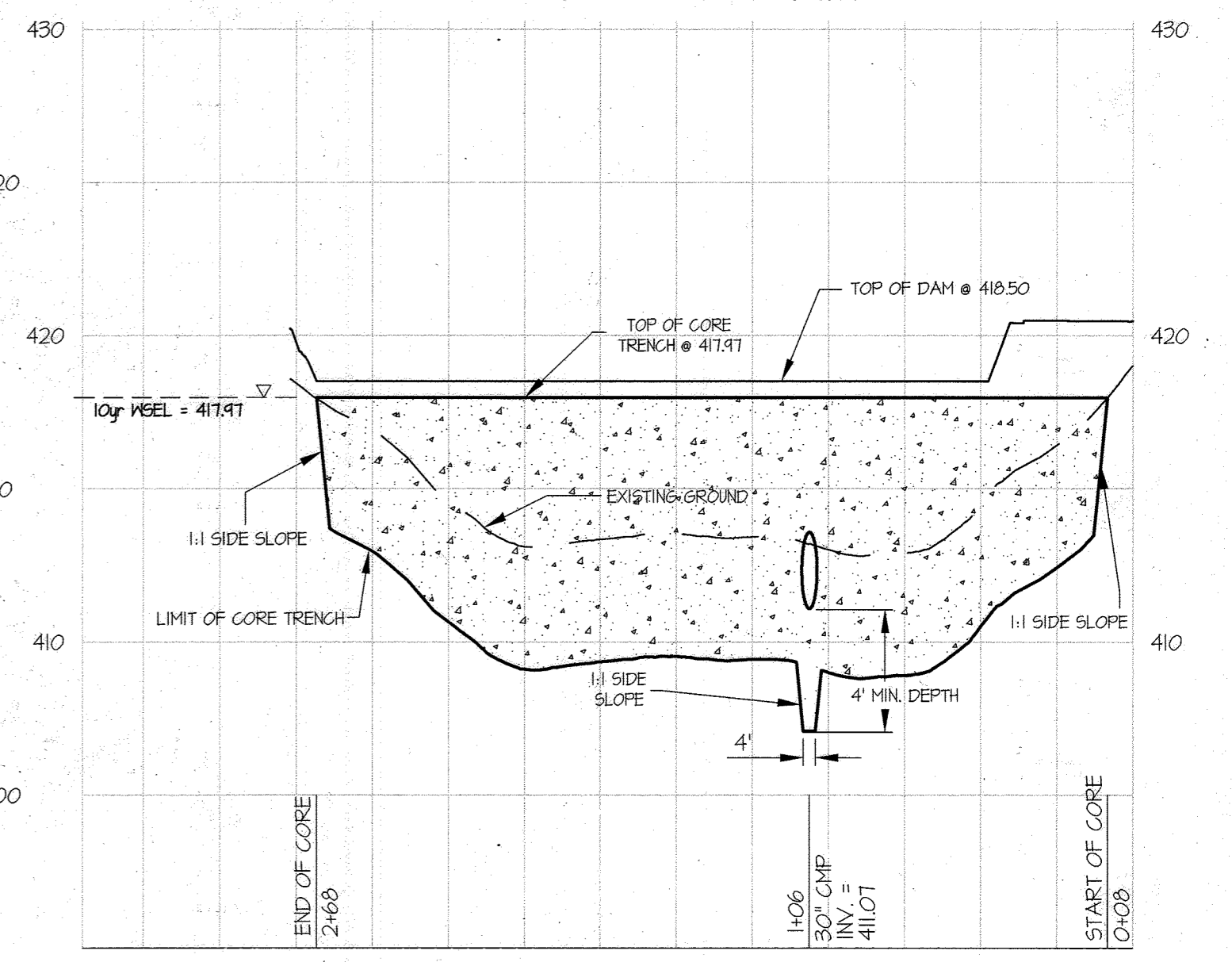
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186



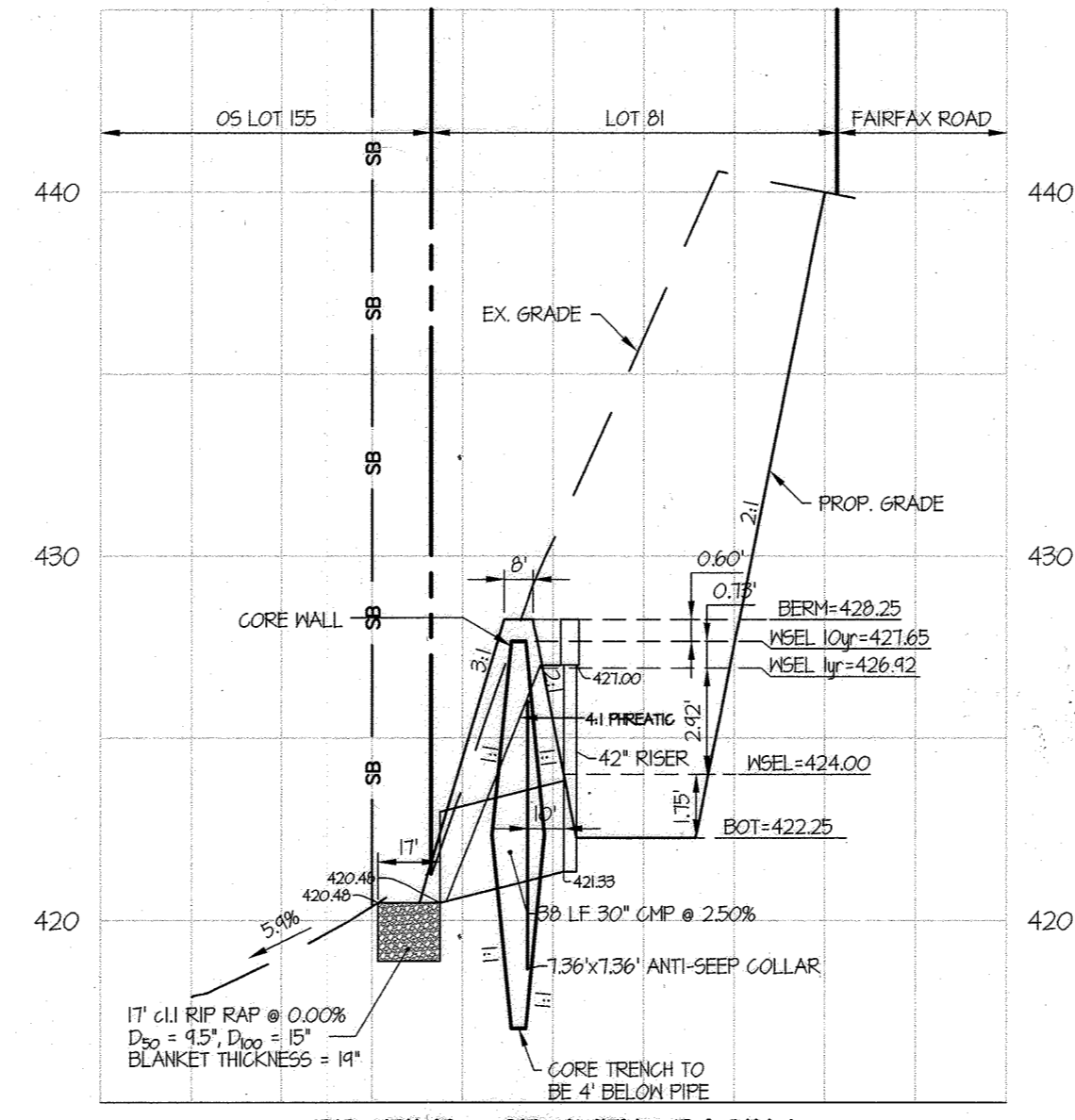
BERM PROFILE - SEDIMENT BASIN 1 SCALE: 1" = 50' HOR. 1" = 5' VER.



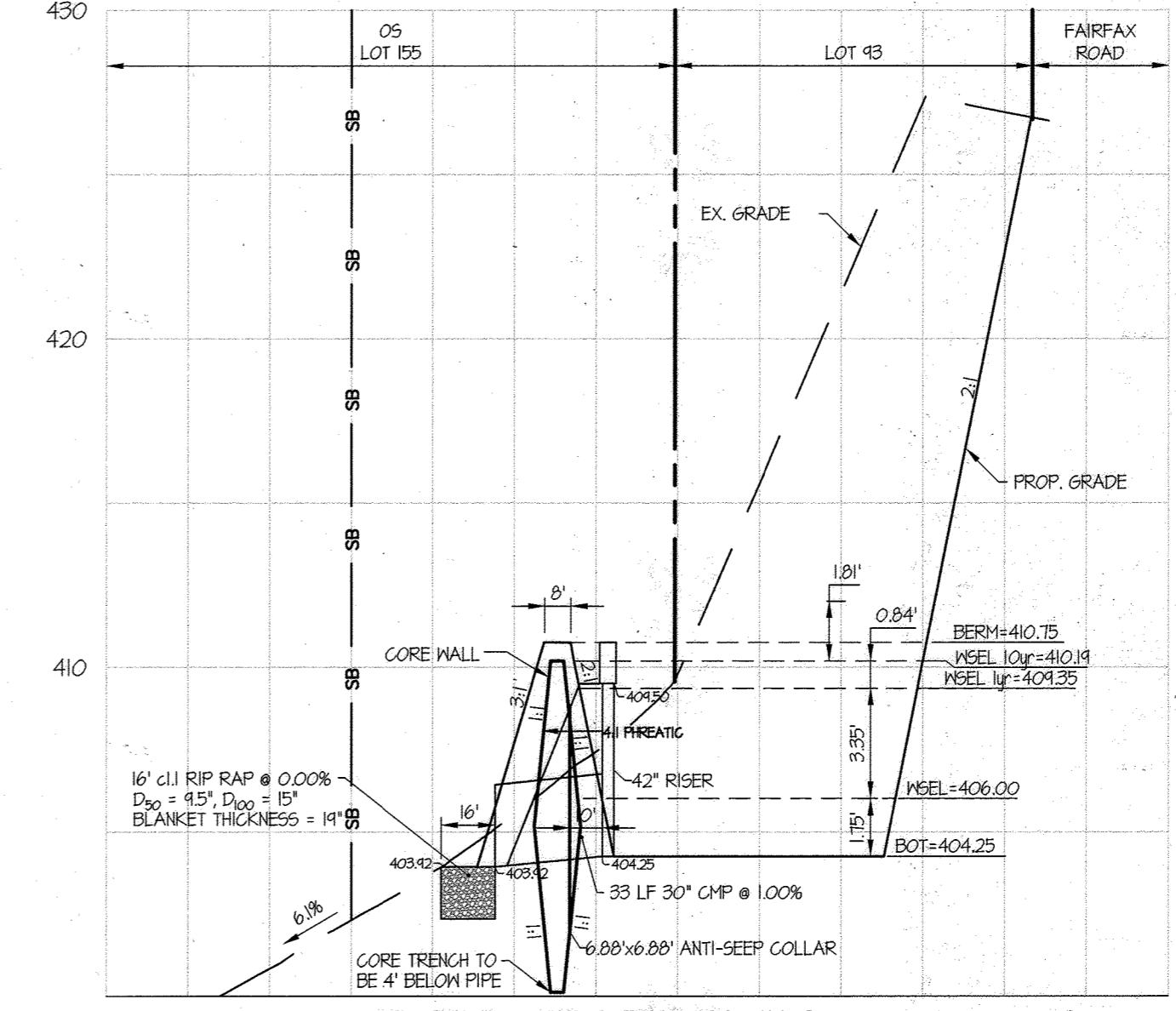
BERM PROFILE - SEDIMENT BASIN 3 SCALE: 1" = 50' HOR. 1" = 5' VER.



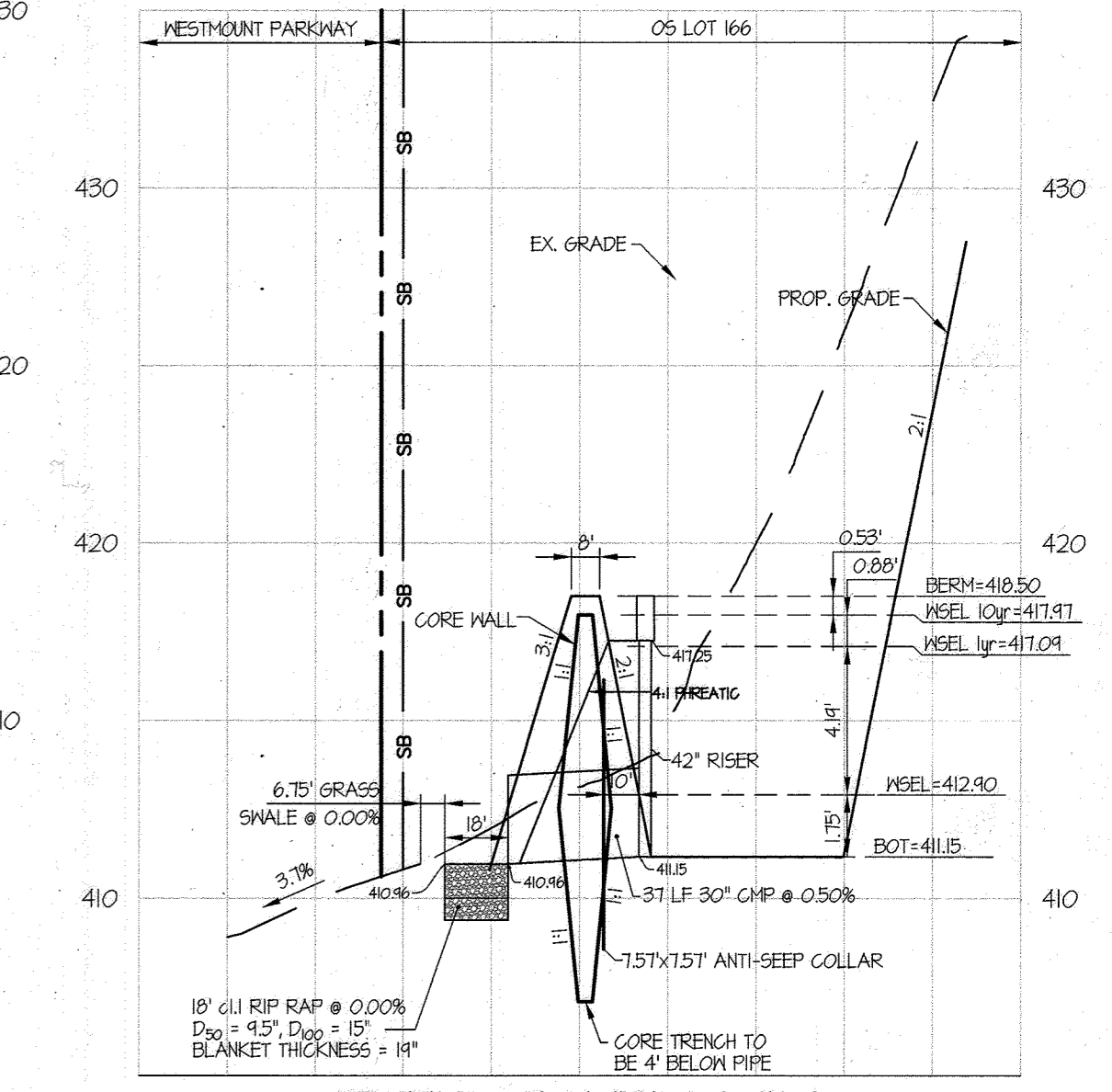
BERM PROFILE - SEDIMENT BASIN 4 SCALE: 1" = 50' HOR. 1" = 5' VER.



PROFILE - SEDIMENT BASIN 1 SCALE: 1" = 50' HOR. 1" = 5' VER.



PROFILE - SEDIMENT BASIN 3 SCALE: 1" = 50' HOR. 1" = 5' VER.



PROFILE - SEDIMENT BASIN 4 SCALE: 1" = 50' HOR. 1" = 5' VER.

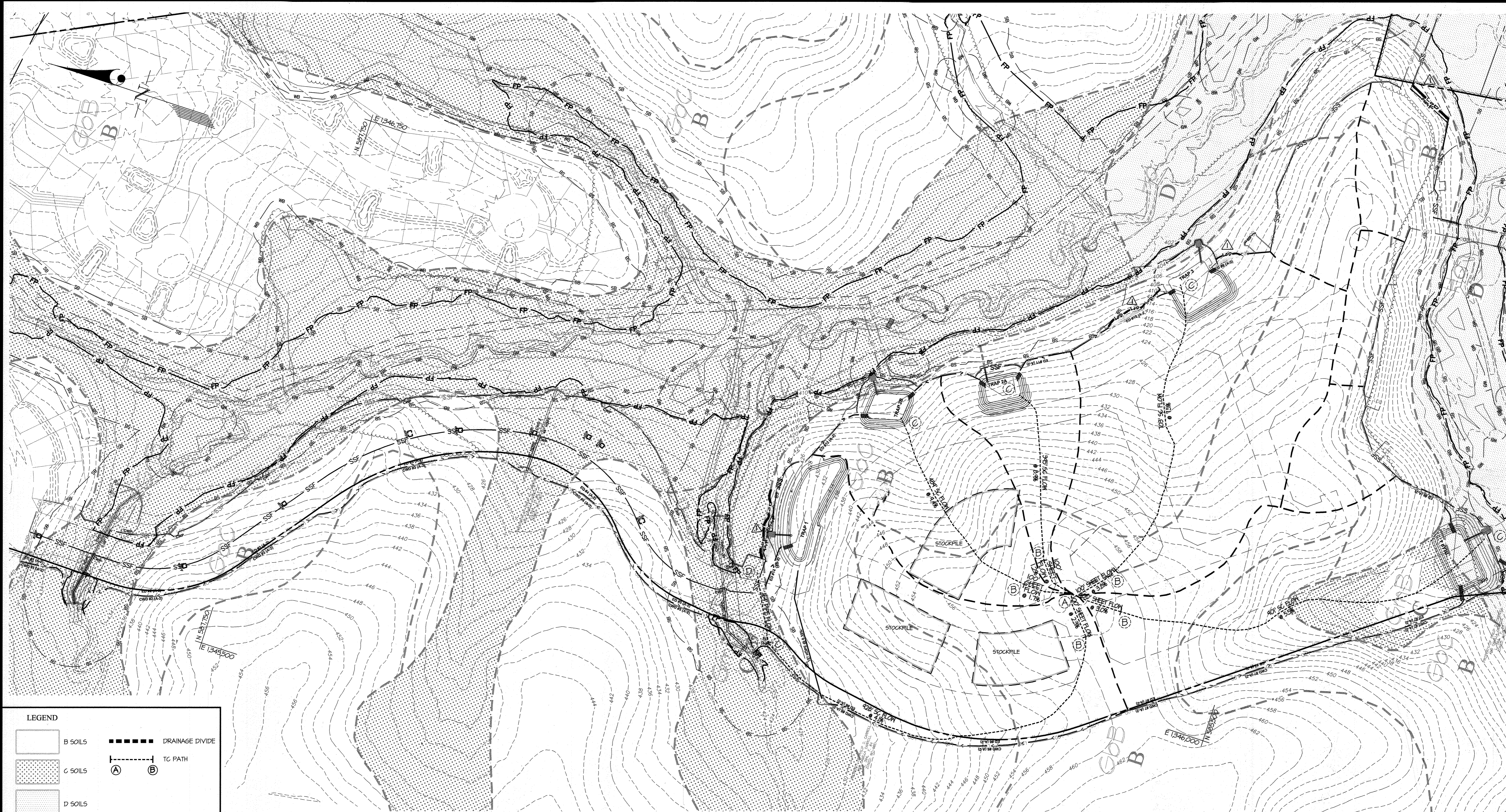
DATE	REVISION	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2018
 9/29/16 *[Signature]*

SEDIMENT TRAP BACKFILL PLAN
WESTMOUNT - PHASE 2
LOTS 81-133, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

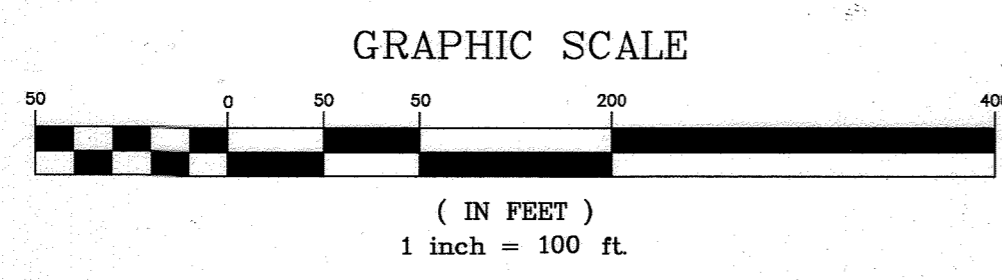
SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	37 OF 69



LEGEND	
	B SOILS
	C SOILS
	D SOILS
	DRAINAGE DIVIDE
	TC PATH

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 11/14/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11-4-16
 Chief, Division of Land Development Date
[Signature] 11/2/16
 Chief, Development Engineering Division Date



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10-23-18	Note: see General Note 99 For Revision #1 summary.		
07-10-18	Rev LOP and S&P	GL	DEV

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

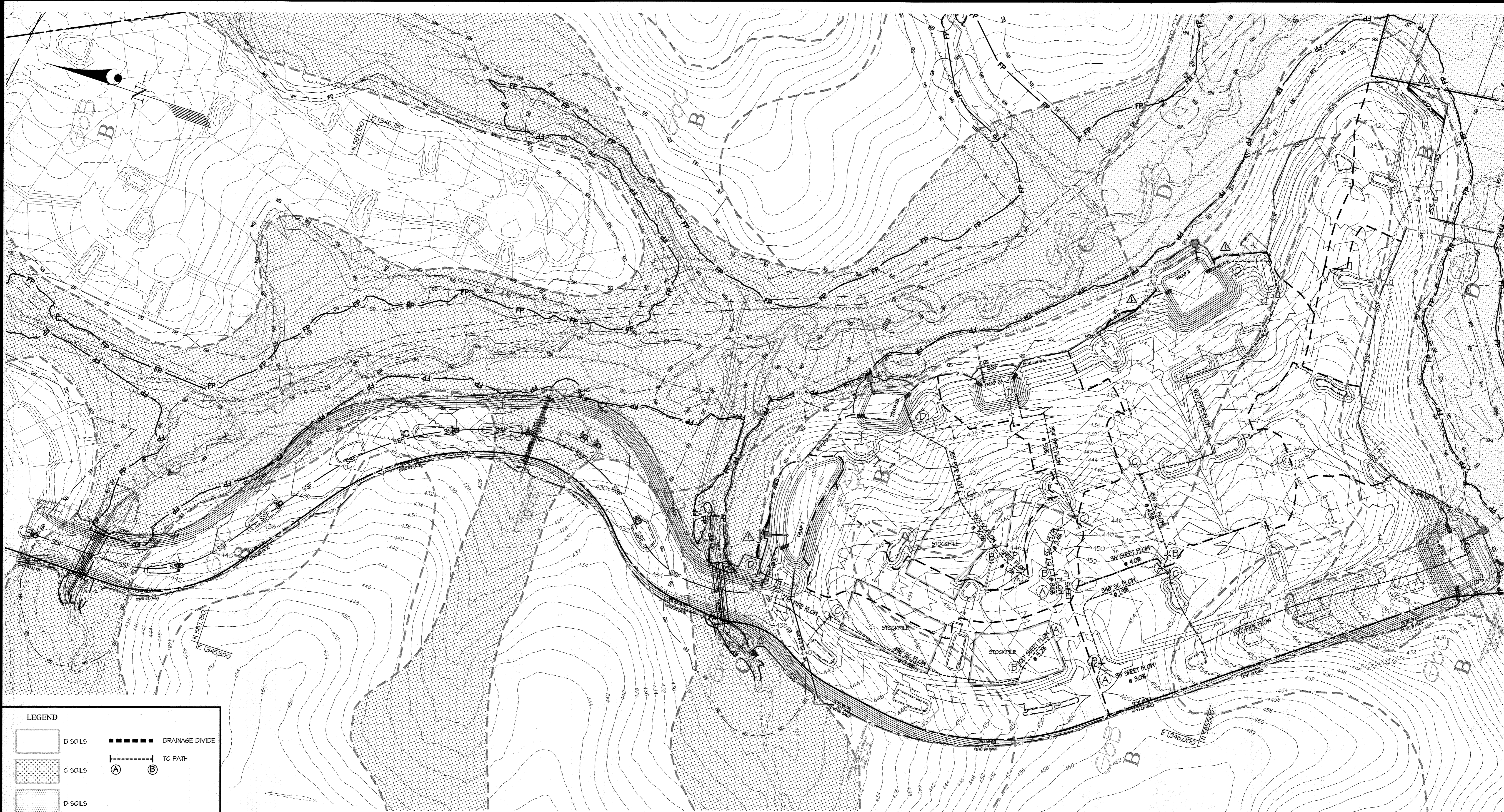
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915
 EXPIRATION DATE: MAY 28, 2018
 9/28/16 *[Signature]*

TEMPORARY SWM DRAINAGE AREA MAP (PRE-DEVELOPMENT)
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	38 OF 69

SEE SHEET 39 FOR SUMMARY OF DRAINAGE AREAS AND DISCHARGES

L:\VAD\DEVELOPMENT\PLANS BY GUTSCHICK LITTLE & WEBER, P.A. BY GUTSCHICK LITTLE & WEBER, P.A. 11/14/2016 10:30:30 AM DWG



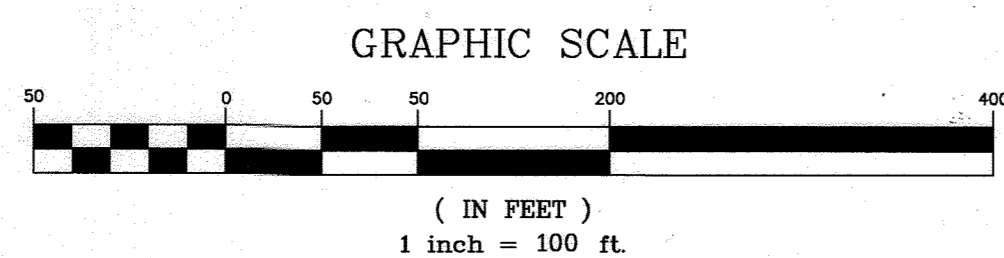
LEGEND

	B SOILS		DRAINAGE DIVIDE
	C SOILS		TC PATH
	D SOILS		

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard 10/4/16
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. ... 11/1/16
 Chief, Division of Land Development Date

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



STORMWATER MANAGEMENT SUMMARY

DESIGN CRITERIA ITEM	TRAP #1		TRAP #2A		TRAP #2B		TRAP #3		TRAP #4	
	BEFORE DEV.	AFTER DEV.	BEFORE DEV.	AFTER DEV.	BEFORE DEV.	AFTER DEV.	BEFORE DEV.	AFTER DEV.	BEFORE DEV.	AFTER DEV.
DRAINAGE AREA	6.14 ac.	5.98 ac.	1.82 ac.	2.12 ac.	3.53 ac.	4.15 ac.	8.10 ac.	6.22 ac.	5.70 ac.	6.41 ac.
CURVE NUMBER	55	91	55	91	55	91	55	91	55	91
TIME OF CONCENTRATION	0.43 Hr.	0.10 Hr.	0.44 Hr.	0.10 Hr.	0.41 Hr.	0.10 Hr.	0.32 Hr.	0.10 Hr.	0.40 Hr.	0.10 Hr.

TEMPORARY SWM SUMMARY

TRAP	1 YR	10 YR	BEFORE	UNMANAGED	MANAGED
			c.f.s.	c.f.s.	c.f.s. @
TRAP 1	1 YR	0.11 c.f.s.	14.00 c.f.s.	0.07 c.f.s. @ 426.92	
	10 YR	5.15 c.f.s.	31.71 c.f.s.	18.03 c.f.s. @ 421.65	
TRAP 2A	1 YR	0.03 c.f.s.	6.39 c.f.s.	0.03 c.f.s. @ 419.78	
	10 YR	1.34 c.f.s.	14.39 c.f.s.	8.88 c.f.s. @ 420.54	
TRAP 2B	1 YR	0.06 c.f.s.	4.19 c.f.s.	0.05 c.f.s. @ 414.12	
	10 YR	2.11 c.f.s.	22.03 c.f.s.	14.01 c.f.s. @ 414.86	
TRAP 3	1 YR	0.14 c.f.s.	14.66 c.f.s.	0.11 c.f.s. @ 409.35	
	10 YR	6.66 c.f.s.	33.00 c.f.s.	14.78 c.f.s. @ 410.14	
TRAP 4	1 YR	0.09 c.f.s.	15.11 c.f.s.	0.03 c.f.s. @ 411.04	
	10 YR	4.52 c.f.s.	34.01 c.f.s.	20.74 c.f.s. @ 411.91	

10-2018 Note: see General Note #9 For Revision #1 summary.

DATE	REVISION	BY	APP'R.
10/20/16	Revised and approved	JD	DEV

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

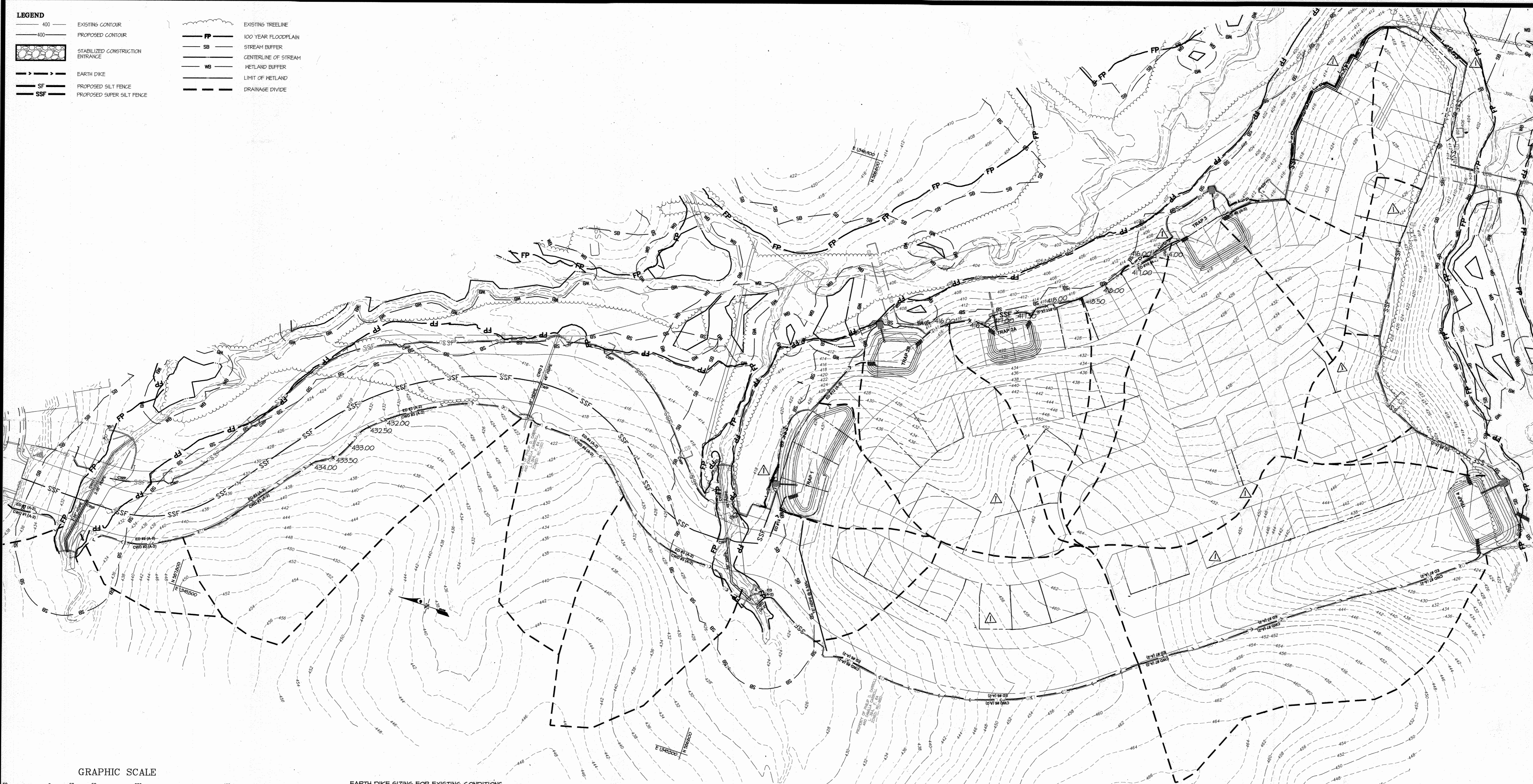
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915
 EXPIRATION DATE: MAY 28, 2018
 9/20/16 *[Signature]*

TEMPORARY SWM DRAINAGE AREA MAP (POST-DEVELOPMENT)
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

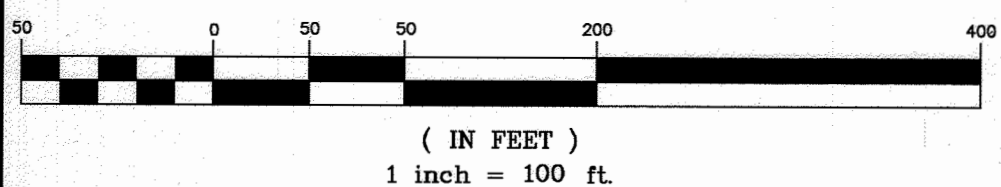
SCALE	ZONING	G. L. W. FILE NO.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	39 OF 69

LEGEND

	EXISTING CONTOUR		EXISTING TREELINE
	PROPOSED CONTOUR		100 YEAR FLOODPLAIN
	STABILIZED CONSTRUCTION ENTRANCE		STREAM BUFFER
	EARTH DIKE		CENTERLINE OF STREAM
	PROPOSED SILT FENCE		WETLAND BUFFER
	PROPOSED SUPER SILT FENCE		LIMIT OF WETLAND
			DRAINAGE DIVIDE



GRAPHIC SCALE



EARTH DIKE SIZING FOR EXISTING CONDITIONS

EARTH DIKE TREATMENT						
EARTH DIKE NO.	AVG. SLOPE	DRAINAGE AREA	TREATMENT	Q2*	V2*	STABILIZATION MATTERS
1	1.9%	1.25 AC.	A-2	0.32 CFS	2.35 FPS	TEMPORARY
2	6.40%	0.14 AC.	A-2	1.56 CFS	4.24 FPS	TEMPORARY
3	3.22%	3.86 AC.	A-2	7.60 CFS	4.14 FPS	TEMPORARY
4	4.01%	2.00 AC.	A-2	3.85 CFS	4.02 FPS	TEMPORARY
5	3.88%	2.80 AC.	A-2	5.52 CFS	4.24 FPS	TEMPORARY
6	3.50%	3.74 AC.	A-2	10.61 CFS	5.12 FPS	TEMPORARY
7	1.30%	3.48 AC.	A-2	6.26 CFS	3.14 FPS	TEMPORARY
8	1.54%	0.21 AC.	A-2	0.16 CFS	4.14 FPS	TEMPORARY
9	3.60%	1.22 AC.	A-3	3.46 CFS	4.46 FPS	TEMPORARY
10	1.50%	1.18 AC.	A-2	3.33 CFS	3.25 FPS	TEMPORARY
11	2.50%	1.82 AC.	A-2	5.15 CFS	4.31 FPS	TEMPORARY
12	11.8%	0.11 AC.	A-2	0.44 CFS	4.30 FPS	TEMPORARY
14	0.05%	5.40 AC.	B-2	15.33 CFS	2.40 FPS	TEMPORARY

*2-YEAR FLOWRATE AND VELOCITY VALUES COMPUTED USING FLOWMASTER™
NOTE: EARTH DIKE NO. 13 HAS BEEN OMITTED INTENTIONALLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard 10/16/2016
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kat 11/1/16
Chief, Division of Land Development Date

Chief, Development Engineering Division Date

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

10.4-13	Note: See General Note #9 For Revision #1 Summary.				
10.4.10.18	Rev. Lot Property Lines, L&D 100F	91	DEV		
DATE	REVISION	BY	APP'R		

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 122975
EXPIRATION DATE: MAY 26, 2018
9/28/16

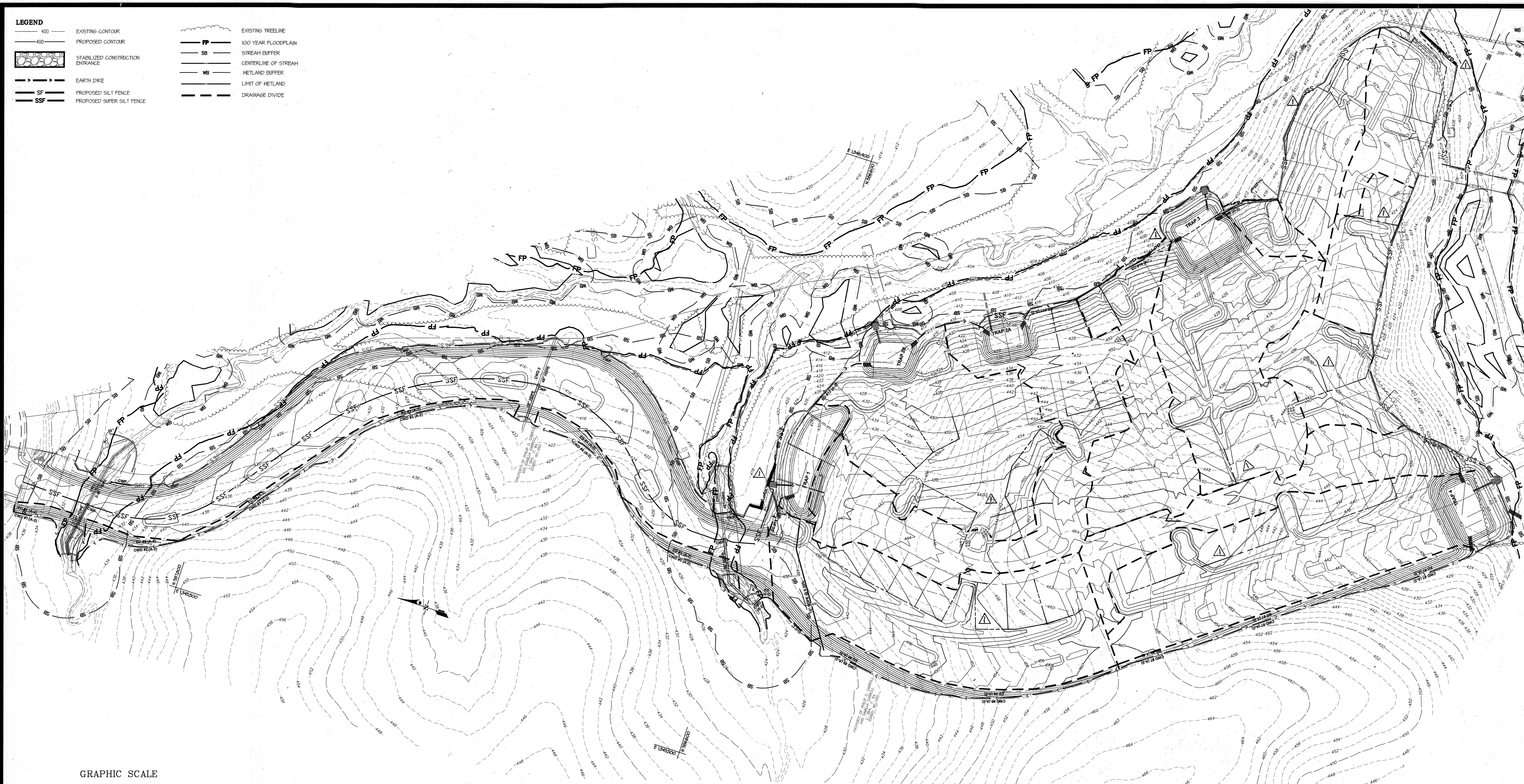
EARTH DIKE TREATMENT PLAN - EXISTING CONDITIONS

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

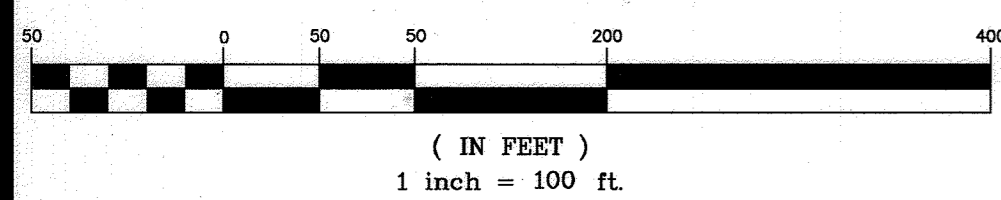
NO AS-BUILT INFORMATION 09.30.2016

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	40 OF 69

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	PROPOSED SILT FENCE
	PROPOSED SUPER SILT FENCE
	EXISTING TREELINE
	100 YEAR FLOODPLAIN
	STREAM BUFFER
	CENTERLINE OF STREAM
	WETLAND BUFFER
	LIMIT OF WETLAND
	DRAINAGE DIVIDE



GRAPHIC SCALE



EARTH DIKE SIZING FOR PROPOSED CONDITIONS

EARTH DIKE TREATMENT						
EARTH DIKE NO.	AVG. SLOPE	DRAINAGE AREA	TREATMENT	G2*	V2*	STABILIZATION MATTING
1	7.1%	0.04 AC.	A-2	0.02 CFS	2.00 FPS	TEMPORARY
2	6.4%	0.11 AC.	A-2	0.22 CFS	3.41 FPS	TEMPORARY
3	9.2%	0.30 AC.	A-2	0.60 CFS	3.45 FPS	TEMPORARY
4	4.0%	0.15 AC.	A-2	0.24 CFS	3.16 FPS	TEMPORARY
5	3.8%	0.20 AC.	A-2	0.30 CFS	3.20 FPS	TEMPORARY
6	3.5%	0.30 AC.	A-2	1.04 CFS	4.13 FPS	TEMPORARY
7	1.3%	0.43 AC.	A-2	0.85 CFS	2.66 FPS	TEMPORARY
8	1.9%	1.24 AC.	A-2	5.36 CFS	4.41 FPS	RIPRAP
9	3.6%	0.42 AC.	A-3	1.14 CFS	3.11 FPS	TEMPORARY
10	1.5%	2.04 AC.	A-2	5.42 CFS	4.04 FPS	TEMPORARY
11	2.5%	1.45 AC.	A-2	5.54 CFS	4.73 FPS	TEMPORARY
12	11.1%	1.14 AC.	A-2	4.44 CFS	1.01 FPS	PERMANENT
14	0.05%	4.16 AC.	B-2	11.81 CFS	3.26 FPS	TEMPORARY

*2-YEAR FLOWRATE AND VELOCITY VALUES COMPUTED USING FLOWMASTER™
NOTE: EARTH DIKE NO. 13 HAS BEEN OMITTED INTENTIONALLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard 10/14/16
Chief, Bureau of Highways Date

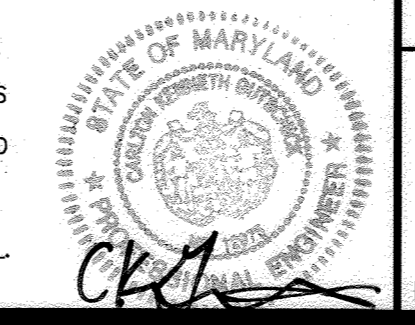
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kat 11-14-16
Chief, Division of Land Development Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

10-4-18	Note: see General Note #9 For Revision #1 summary.		
10-4-2018	Rev. Lot Property Lines, LOD: 2018	34	DEV.
DATE	REVISION	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15972
EXPIRATION DATE: MAY 28, 2018
9/28/16



ELECTION DISTRICT No. 2

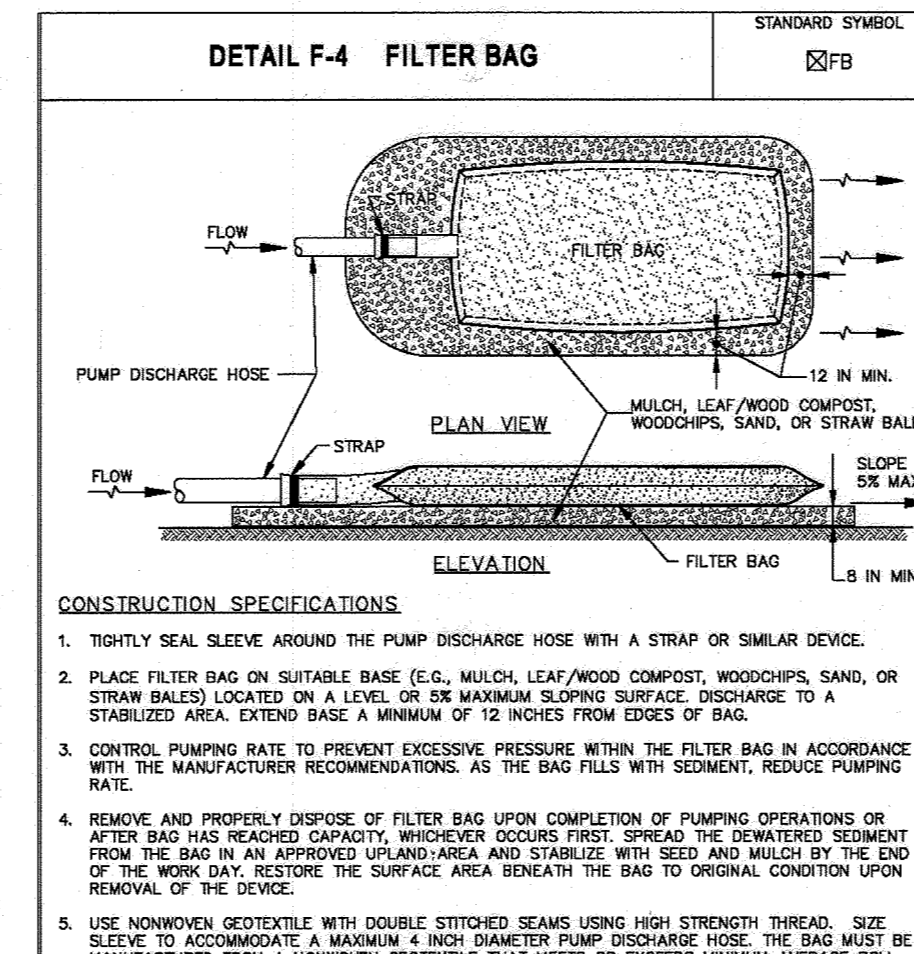
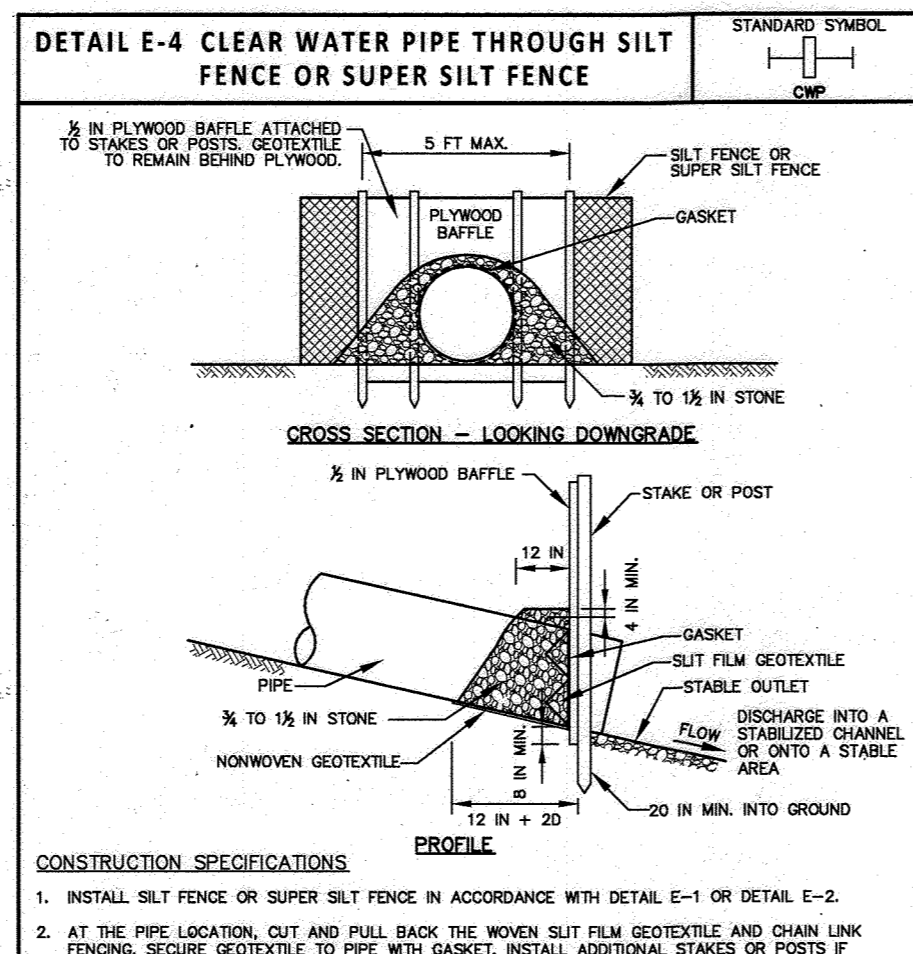
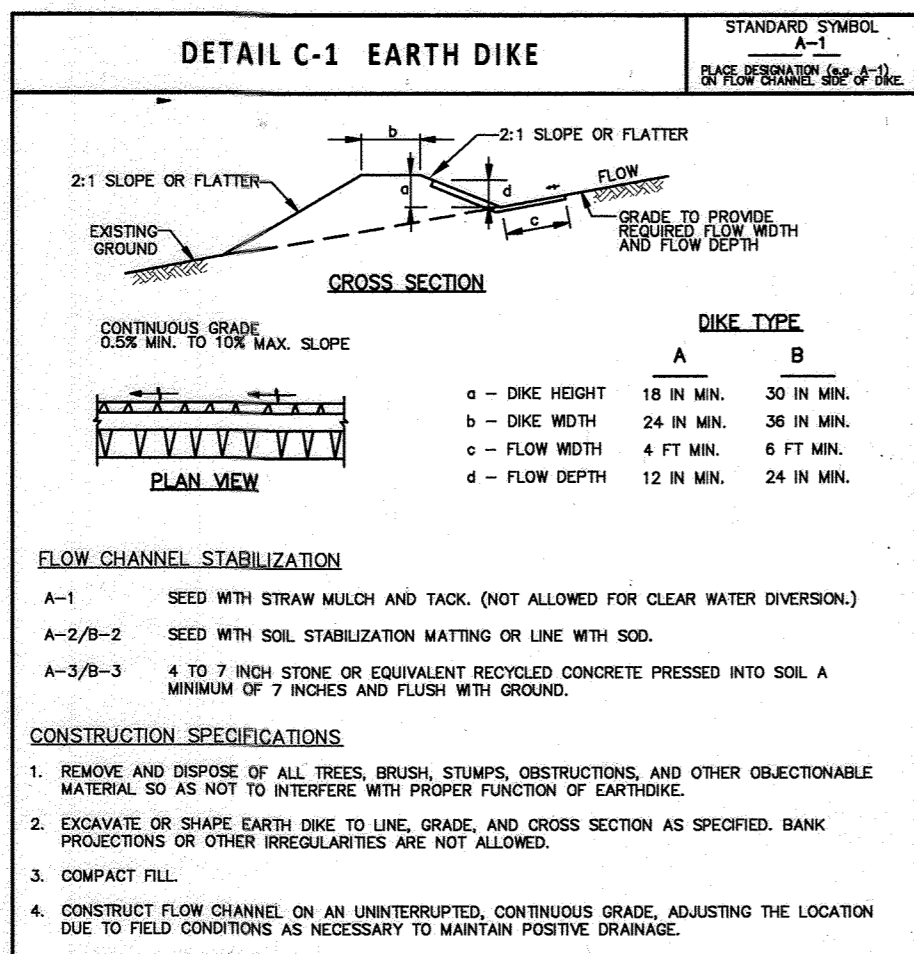
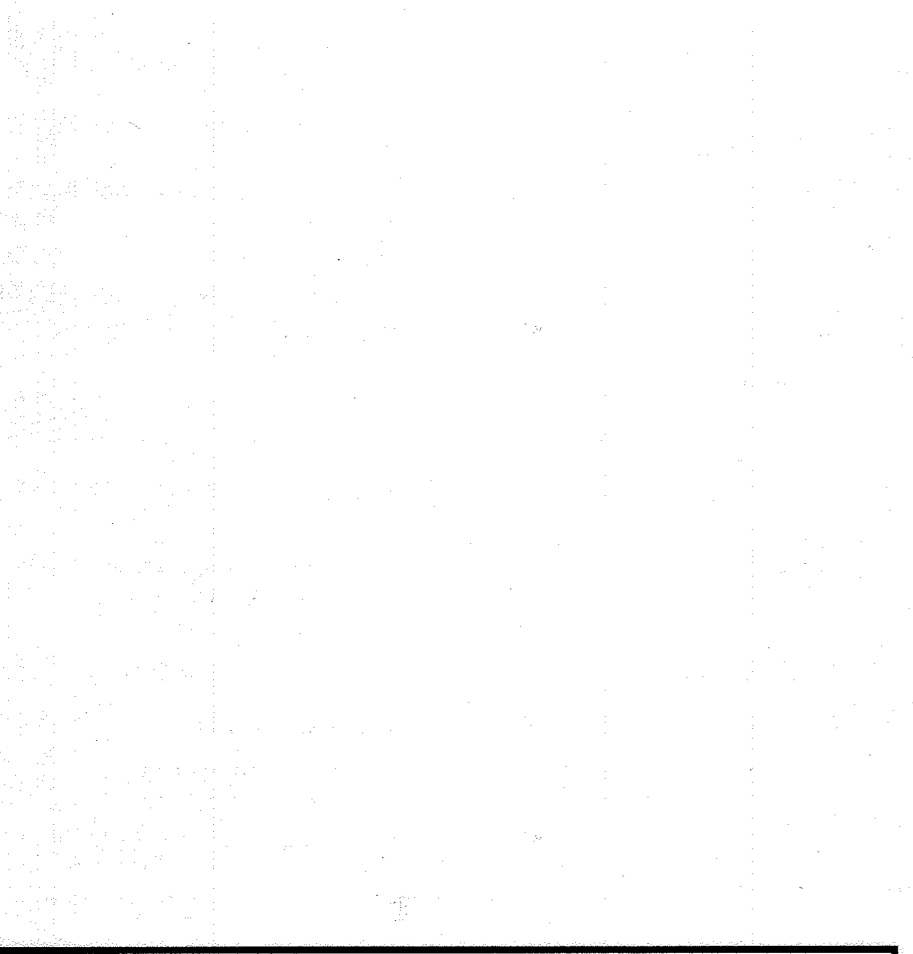
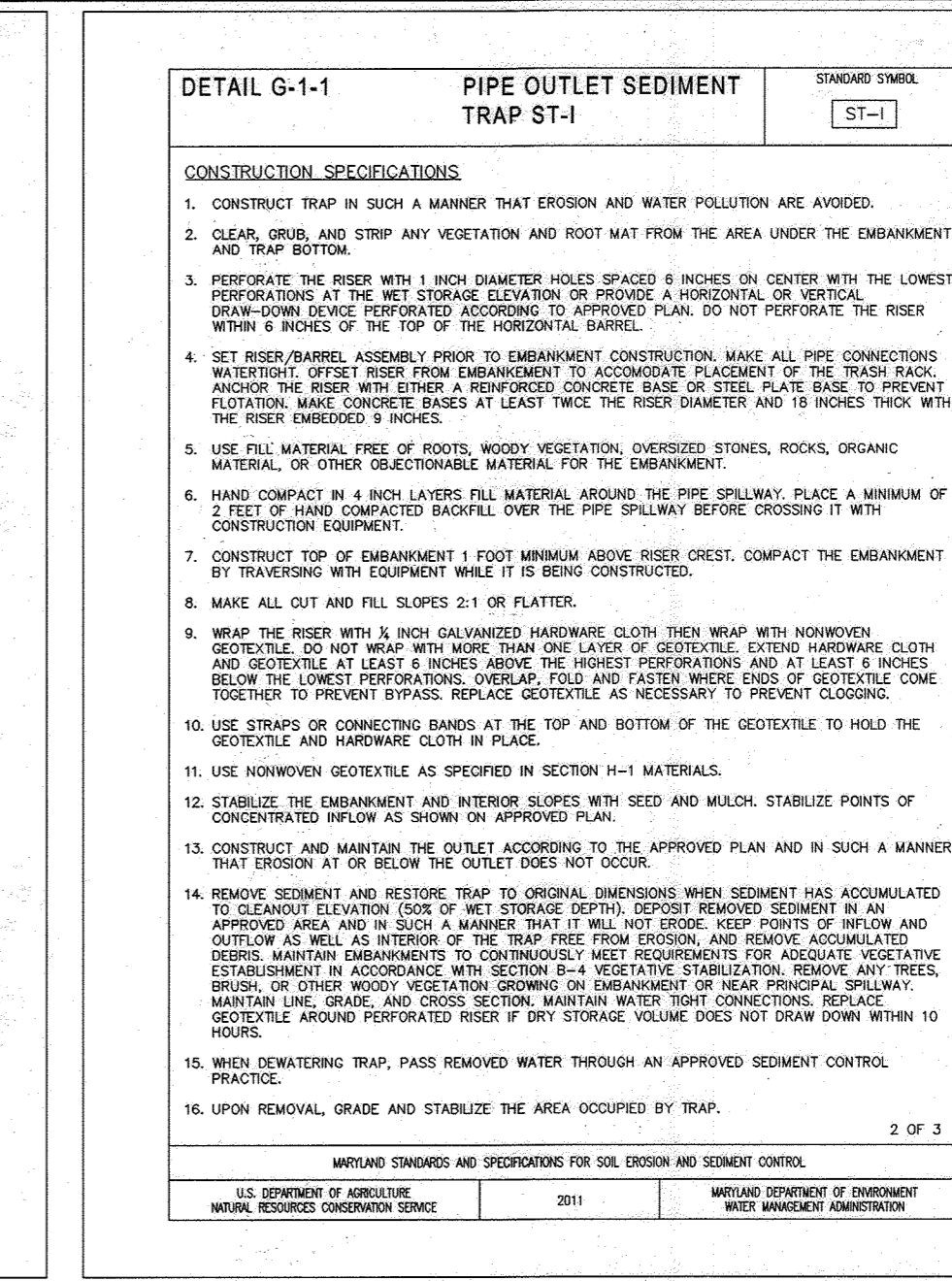
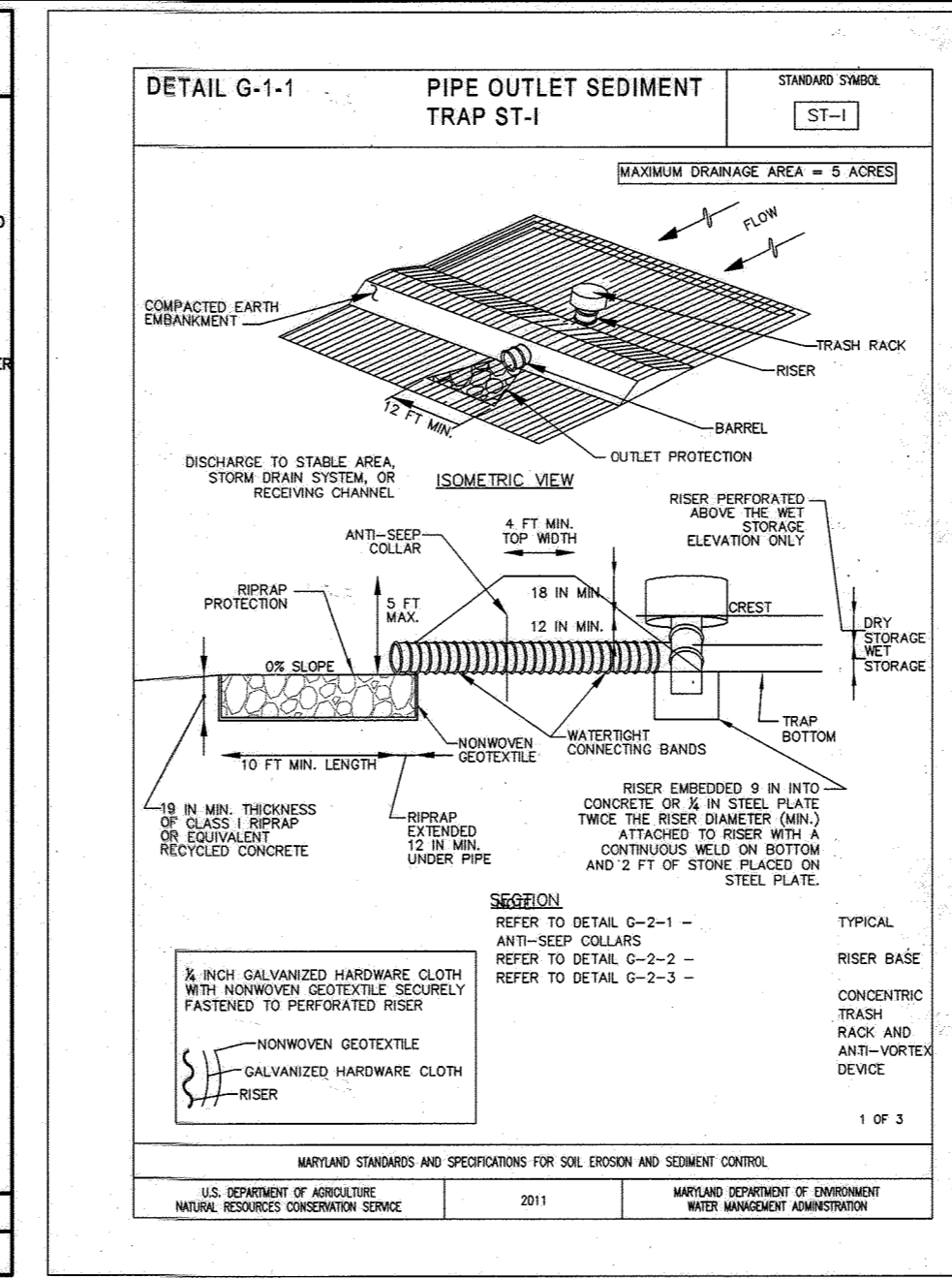
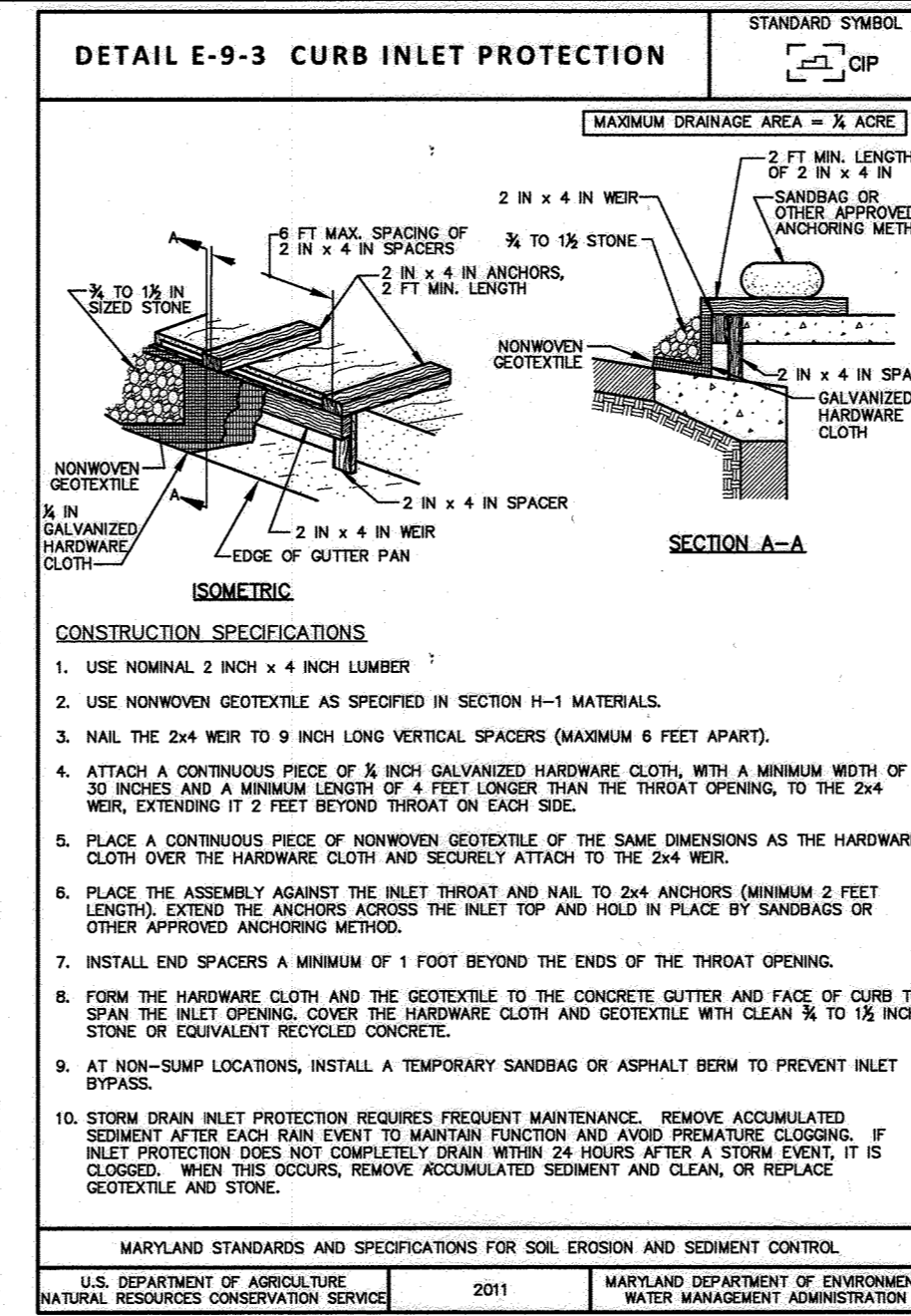
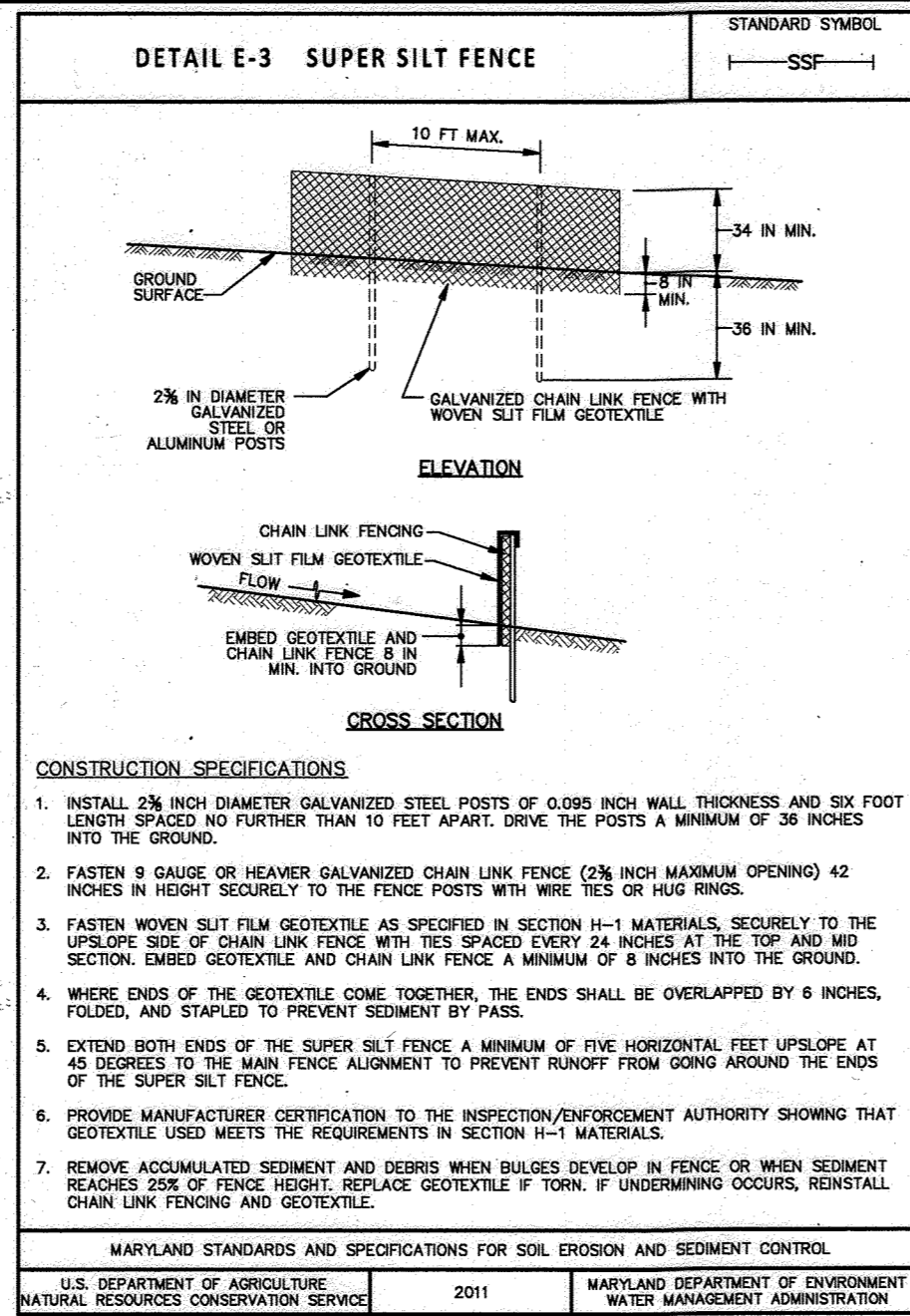
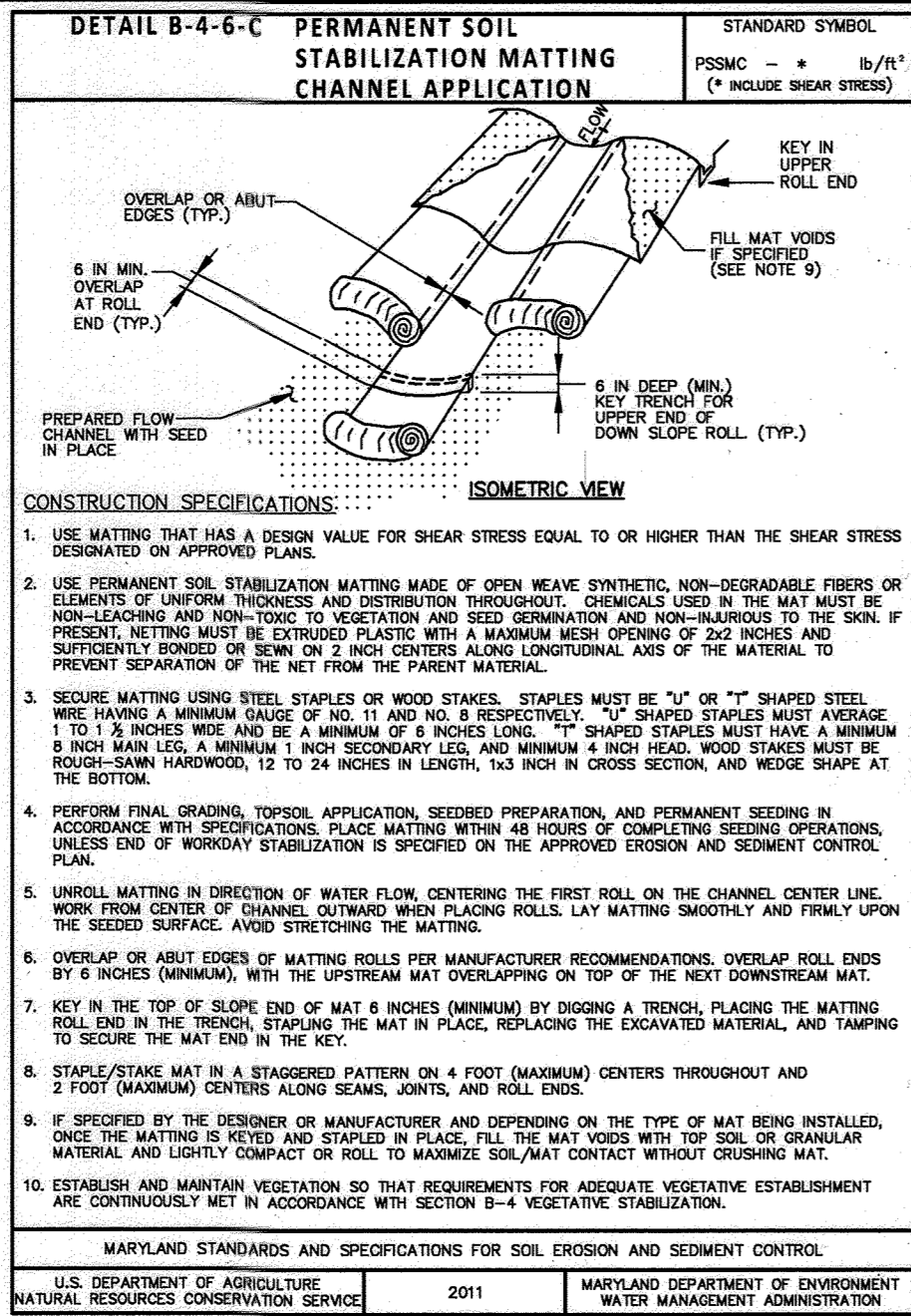
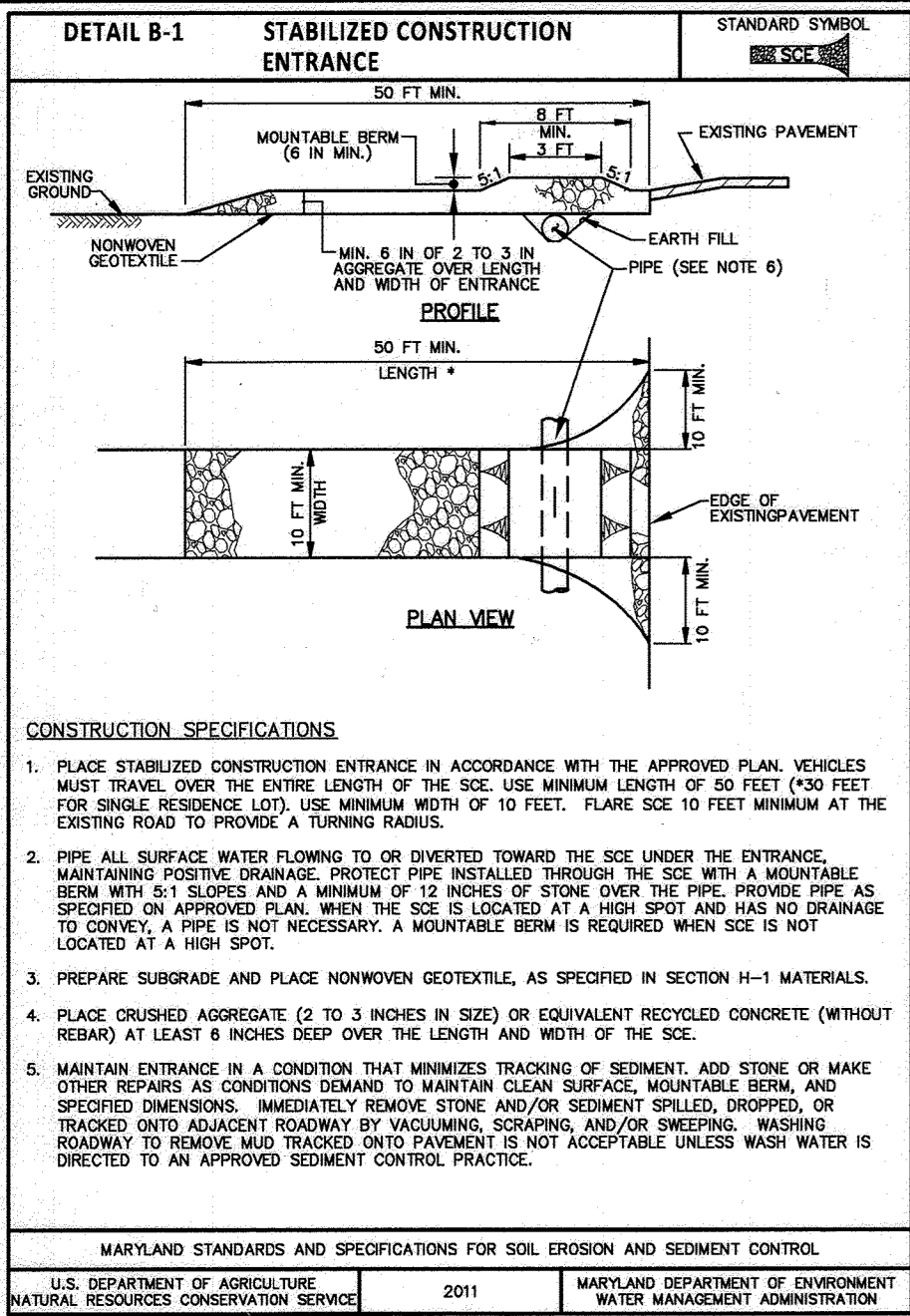
EARTH DIKE TREATMENT PLAN - ULTIMATE CONDITIONS

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 07-30-2013

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	41 OF 69

HOWARD COUNTY, MARYLAND



SEDIMENT CONTROL DESIGN INFORMATION	TRAP 2A (ST-1)	TRAP 2B (ST-1)
DRAINAGE AREA - INITIAL	1.82 ACRES	3.53 ACRES
DRAINAGE AREA - INTERIM	---	---
DRAINAGE AREA - FINAL	2.72 ACRES	4.15 ACRES
TOTAL STORAGE REQUIRED	20,840 CF	31,360 CF
TOTAL STORAGE PROVIDED	23,508 CF	32,717 CF
NET STORAGE REQUIRED	4,896 CF	1,470 CF
NET STORAGE PROVIDED	6,294 CF	1,960 CF
DRY STORAGE REQUIRED	15,444 CF	23,840 CF
DRY STORAGE PROVIDED	17,214 CF	24,851 CF
TRAP BOTTOM ELEVATION	414.75 FT	408.45 FT
TRAP DIMENSIONS	74 x 34 FT	72 x 53 FT
RISER CREST (DRY STORAGE) ELEVATION	420.00 FT	414.25 FT
OUTLET (NET STORAGE) ELEVATION	416.50 FT	410.20 FT
CLEANOUT ELEVATION	415.63 FT	404.33 FT
TOP OF EMBANKMENT ELEVATION	421.00 FT	415.25 FT
SIDE SLOPE	2:1 H:V RATIO	2:1 H:V RATIO
TOP OF EMBANKMENT WIDTH	8 FT	4 FT
PRINCIPAL SPILLWAY MATERIAL	CMP	CMP
(BARREL, RISER, ANTI-SEEP COLLAR)		
RISER DIAMETER	27 IN	36 IN
BARREL DIAMETER	21 IN	27 IN
TRASH RACK DIAMETER	42 IN	54 IN
TRASH RACK HEIGHT	21 IN	25 IN
ANTI-SEEP COLLAR DIMENSIONS	132x132 FT x FT	144x144 FT x FT
OUTLET PROTECTION - LENGTH	16 FT	16 FT
OUTLET PROTECTION - WIDTH	18 IN	14 IN
OUTLET PROTECTION - DEPTH	18 IN	14 IN

SEDIMENT CONTROL DESIGN INFORMATION	BASIN 1	BASIN 3	BASIN 4
DRAINAGE AREA - INITIAL	6.74 ACRES	8.10 ACRES	5.10 ACRES
DRAINAGE AREA - INTERIM	---	---	---
DRAINAGE AREA - FINAL	5.98 ACRES	6.22 ACRES	6.41 ACRES
TOTAL STORAGE REQUIRED	46,735 CF	44,061 CF	44,602 CF
TOTAL STORAGE PROVIDED	51,806 CF	51,094 CF	51,094 CF
NET STORAGE REQUIRED	12,132 CF	14,500 CF	11,508 CF
NET STORAGE PROVIDED	17,136 CF	14,181 CF	12,081 CF
DRY STORAGE REQUIRED	34,603 CF	34,481 CF	38,064 CF
DRY STORAGE PROVIDED	35,610 CF	36,241 CF	34,803 CF
TRAP BOTTOM ELEVATION	422.25 FT	404.25 FT	411.15 FT
TRAP DIMENSIONS	194 x 46 FT x FT	103 x 83 FT x FT	116 x 55 FT x FT
RISER CREST (DRY STORAGE) ELEVATION	421.00 FT	404.50 FT	411.25 FT
OUTLET (NET STORAGE) ELEVATION	424.00 FT	406.00 FT	412.40 FT
CLEANOUT ELEVATION	423.12 FT	405.13 FT	412.03 FT
TOP OF EMBANKMENT ELEVATION	428.25 FT	410.75 FT	415.50 FT
SIDE SLOPE	2:1 H:V RATIO	2:1 H:V RATIO	2:1 H:V RATIO
TOP OF EMBANKMENT WIDTH	8 FT	8 FT	8 FT
PRINCIPAL SPILLWAY MATERIAL	CMP	CMP	CMP
(BARREL, RISER, ANTI-SEEP COLLAR)			
RISER DIAMETER	42 IN	42 IN	42 IN
BARREL DIAMETER	30 IN	30 IN	30 IN
TRASH RACK DIAMETER	60 IN	60 IN	60 IN
TRASH RACK HEIGHT	27 IN	27 IN	27 IN
ANTI-SEEP COLLAR DIMENSIONS	136x136 FT x FT	68x68 FT x FT	157x157 FT x FT
OUTLET PROTECTION - LENGTH	17 FT	16 FT	10 FT
OUTLET PROTECTION - WIDTH	18 IN	14 IN	21 IN
OUTLET PROTECTION - DEPTH	18 IN	14 IN	14 IN

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John H. Hester 10/15/16
Howard S.C.D. Date

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

CKL 9/20/16
ENGINEER'S SIGNATURE DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE FURTHER ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

John H. Hester 29 Sept 2016
SIGNATURE OF DEVELOPER/BUILDER DATE

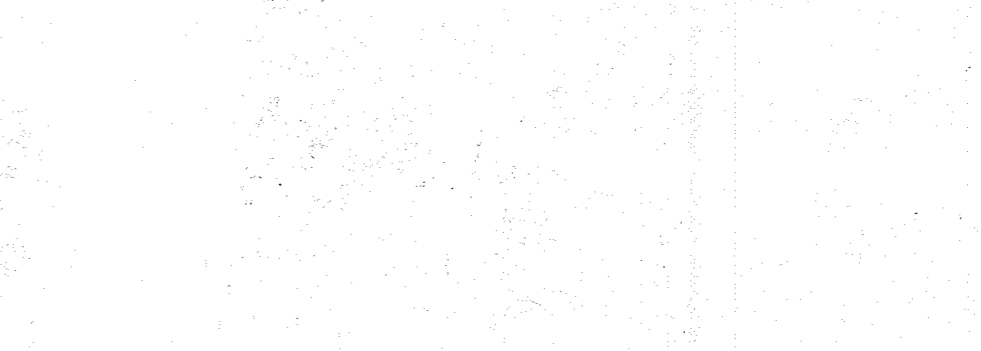
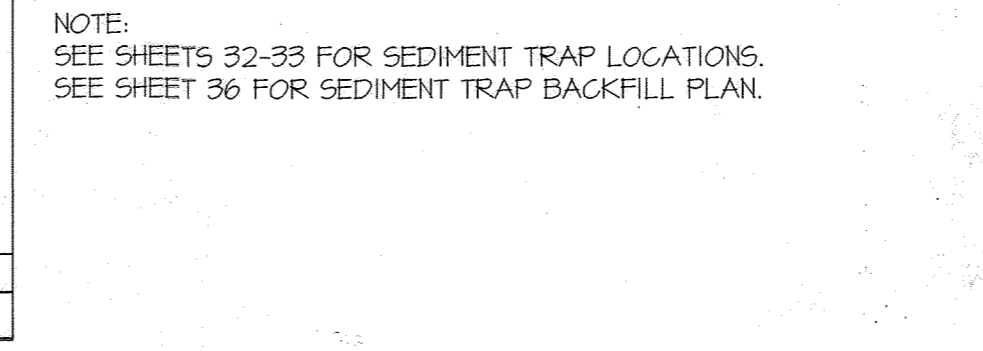
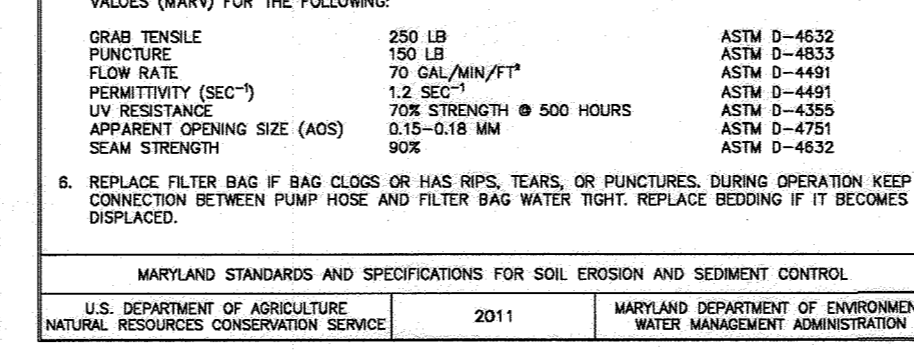
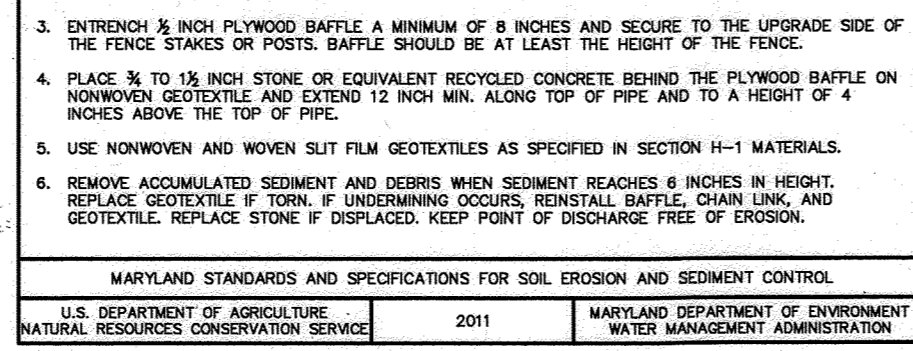
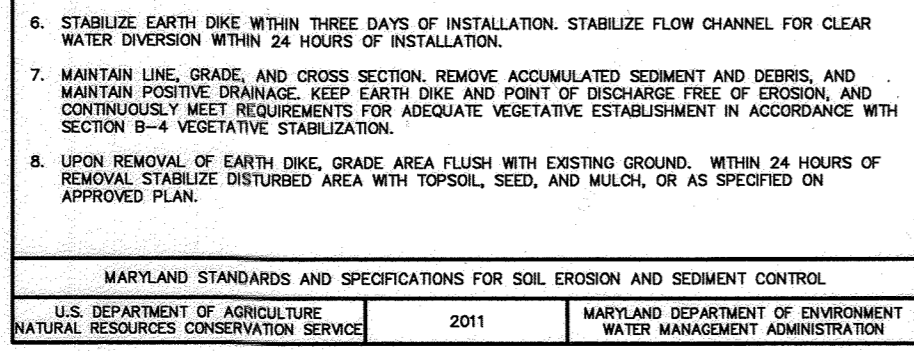
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Michael Mennin 10/14/2016
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Keith Salzman 11/4/16
Chief, Division of Land Development Date

John H. Hester 11/3/16
Chief, Development Engineering Division Date



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

DATE REVISION BY APPR.

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12273
EXPIRATION DATE: MAY 26, 2018

9/22/16 *CKL*

SEDIMENT CONTROL NOTES and DETAILS

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

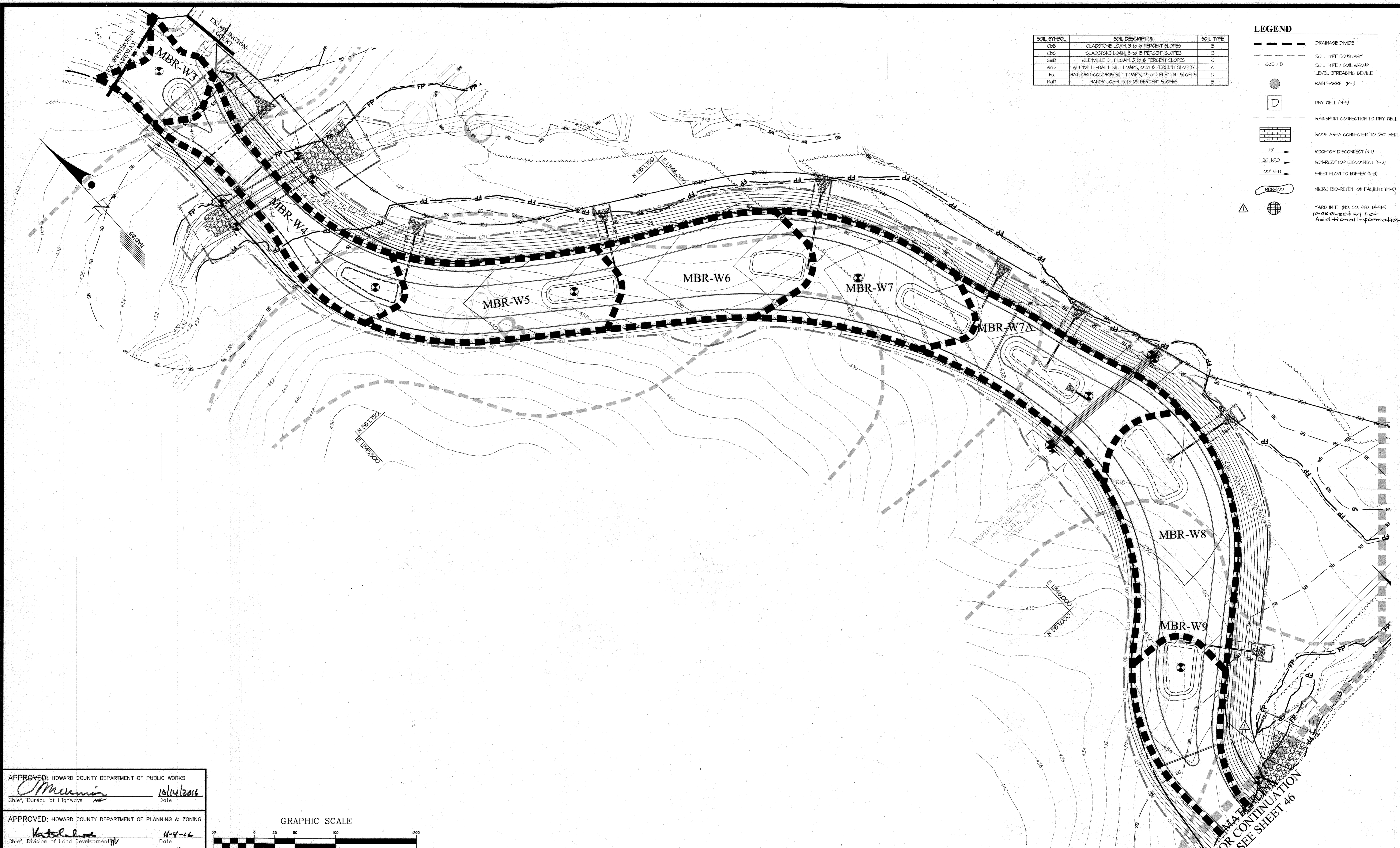
NO AS-BUILT INFORMATION 09.20.2016

STANDARD SYMBOL: GRADE STABILIZATION STRUCTURE GSS-3

SCALE: AS NOTED
ZONING: R-ED
G. L. W. FILE NO.: 13-013

DATE: SEPT, 2016
TAX MAP - GRID: 23-6&12
SHEET: 43 OF 69

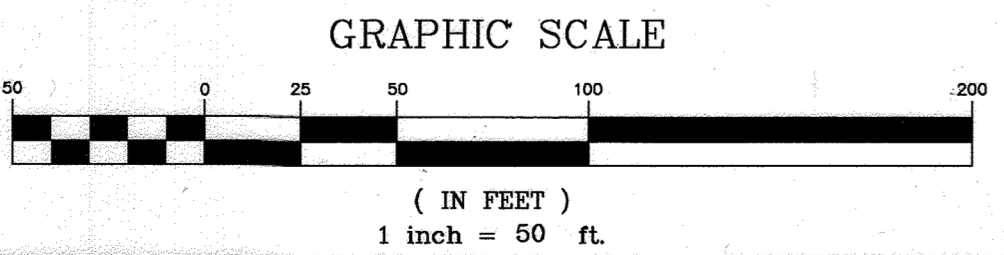
ELECTION DISTRICT No. 2



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11-4-16
 Chief, Division of Land Development Date

[Signature] 11/2/16
 Chief, Development Engineering Division Date



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

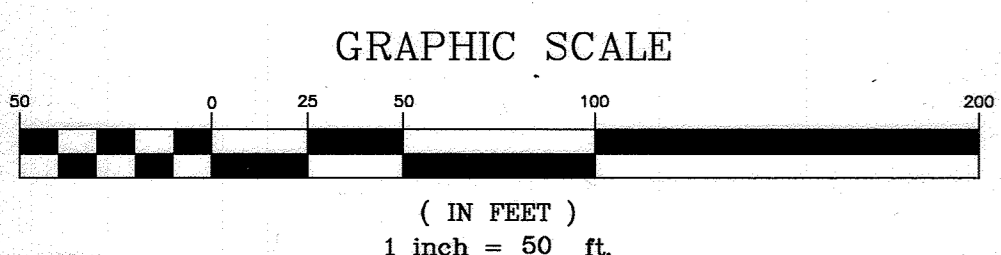
DATE	REVISION	BY	APP'R.
10-4-18	Note: See General Note #9 For Revision #1 Summary.		
10-4-2018	Rev. Yard Inlet in Legend & updated F&B	JD	DEV

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915
 EXPIRATION DATE: MAY 28, 2018
 9/28/16 *[Signature]*

STORMWATER MANAGEMENT DRAINAGE AREA MAP
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL C
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	45 OF 69



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
McMinn 10/14/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Ketchum 11-4-16
 Chief, Division of Land Development Date

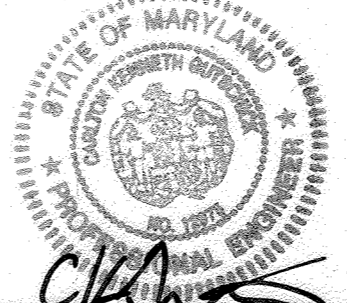
[Signature] 11/3/16
 Chief, Development Engineering Division Date

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

12-12-18	Note: see General Note #9 For Revision #1 Summary.			
01-03-2020	REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA BEING CONSTRUCTED UNDER SDP19-044	TKT	DEV	
12-10-2018	Rev. lot Property lines, Easements, L.O.D. F.C.E. Hoopline, On-lot SWM	3+	DEV	
DATE	REVISION	BY	APP'R.	

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

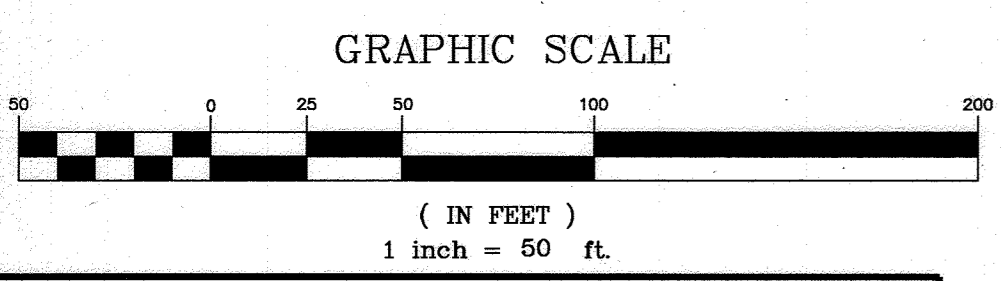
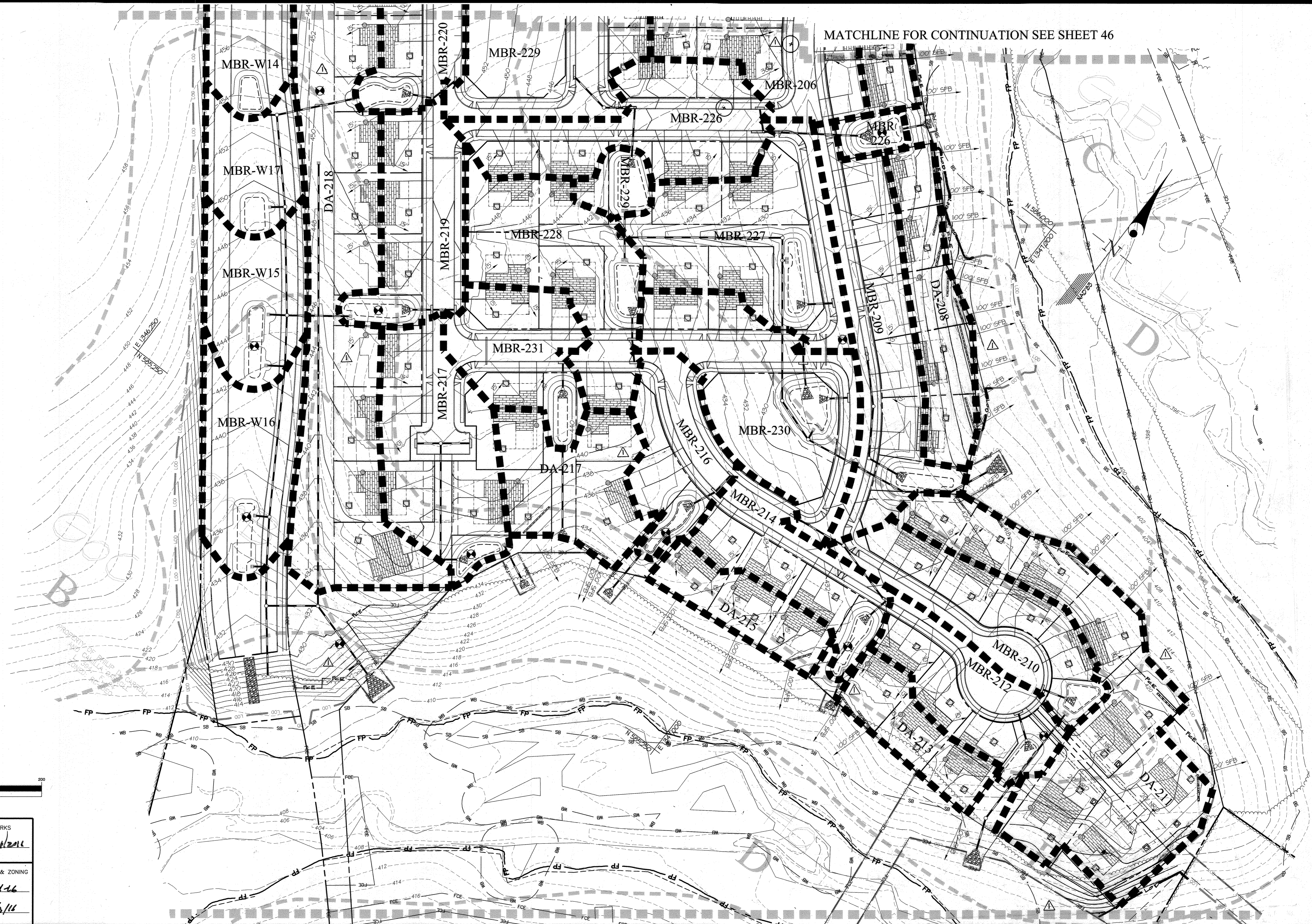
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29276.
 EXPIRATION DATE: MAY 28, 2018
 9/28/16 *[Signature]*



STORMWATER MANAGEMENT DRAINAGE AREA MAP
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 NO AS-BUILT INFORMATION 07-30-2023
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	46 OF 69

MATCHLINE FOR CONTINUATION SEE SHEET 46



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 11/16/2011
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 4/4/16
 Chief, Division of Land Development Date

[Signature] 4/3/16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

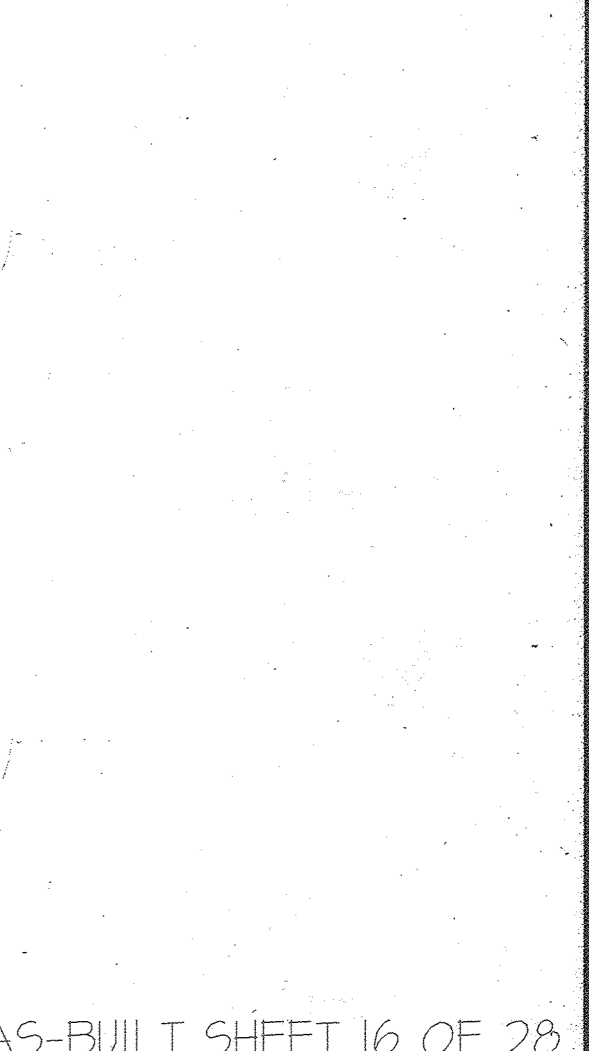
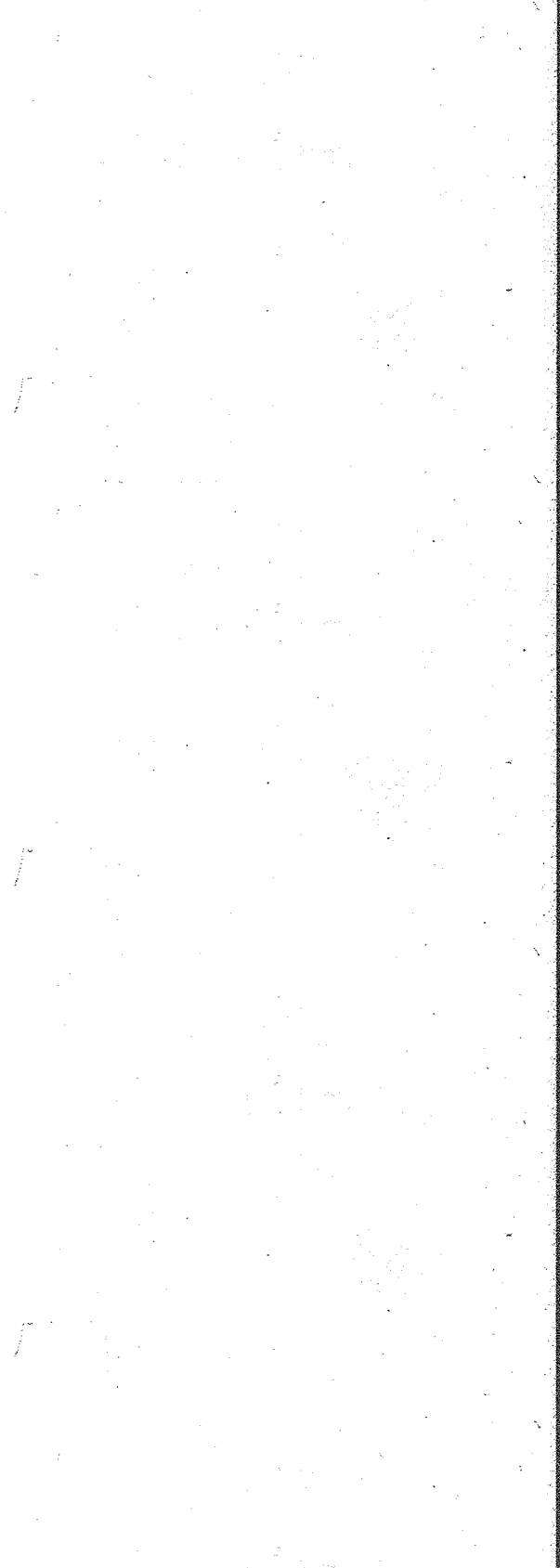
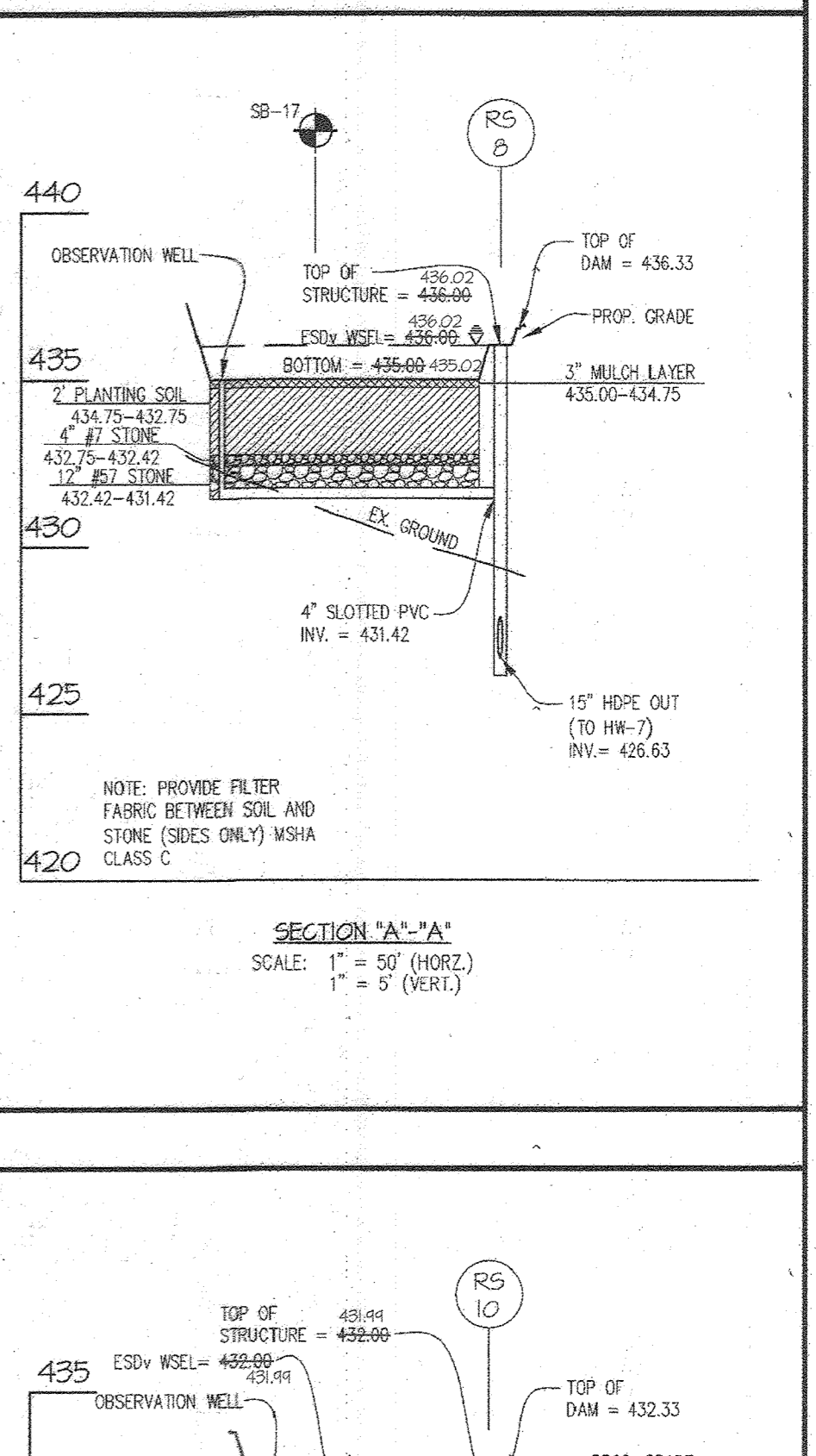
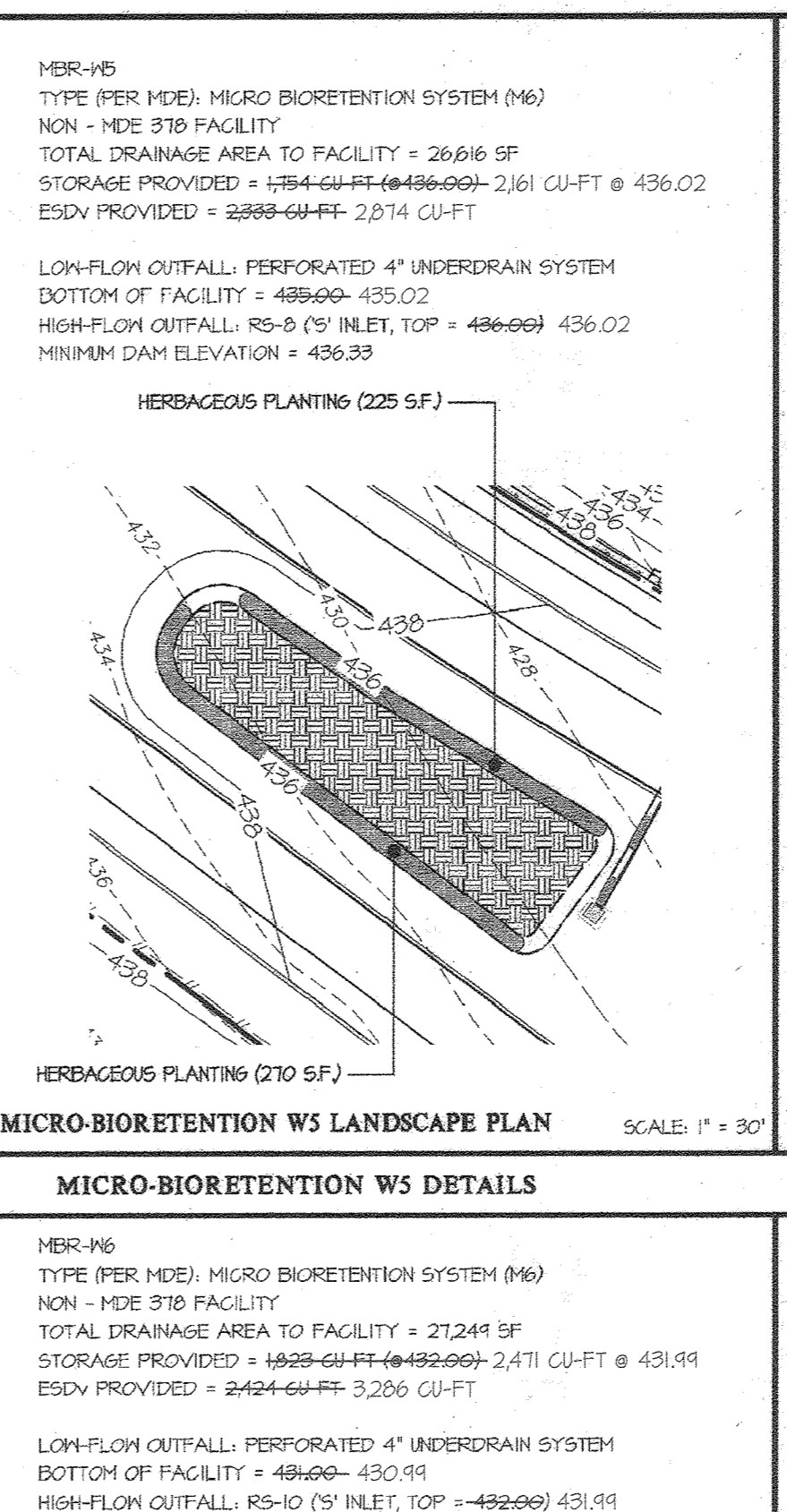
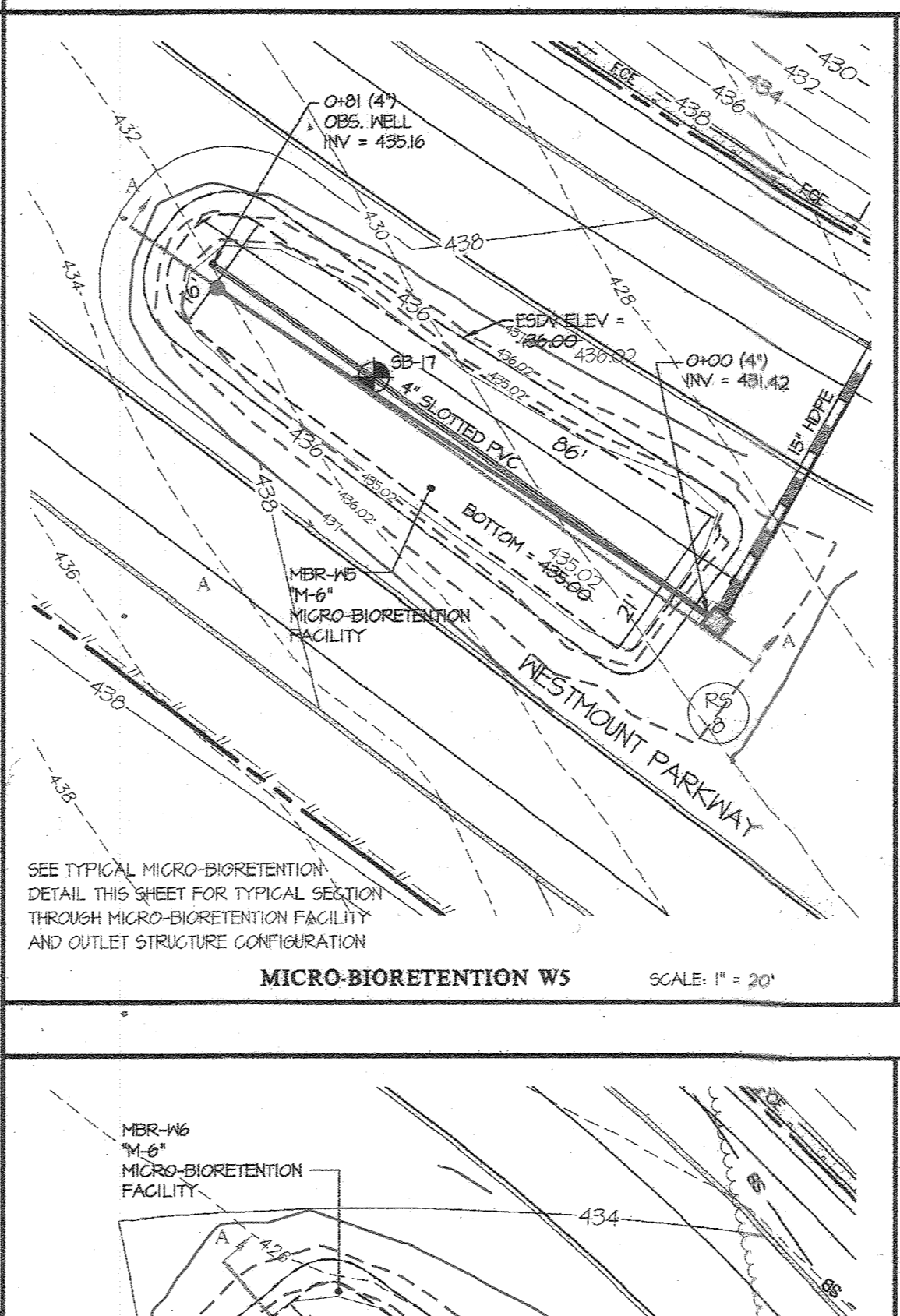
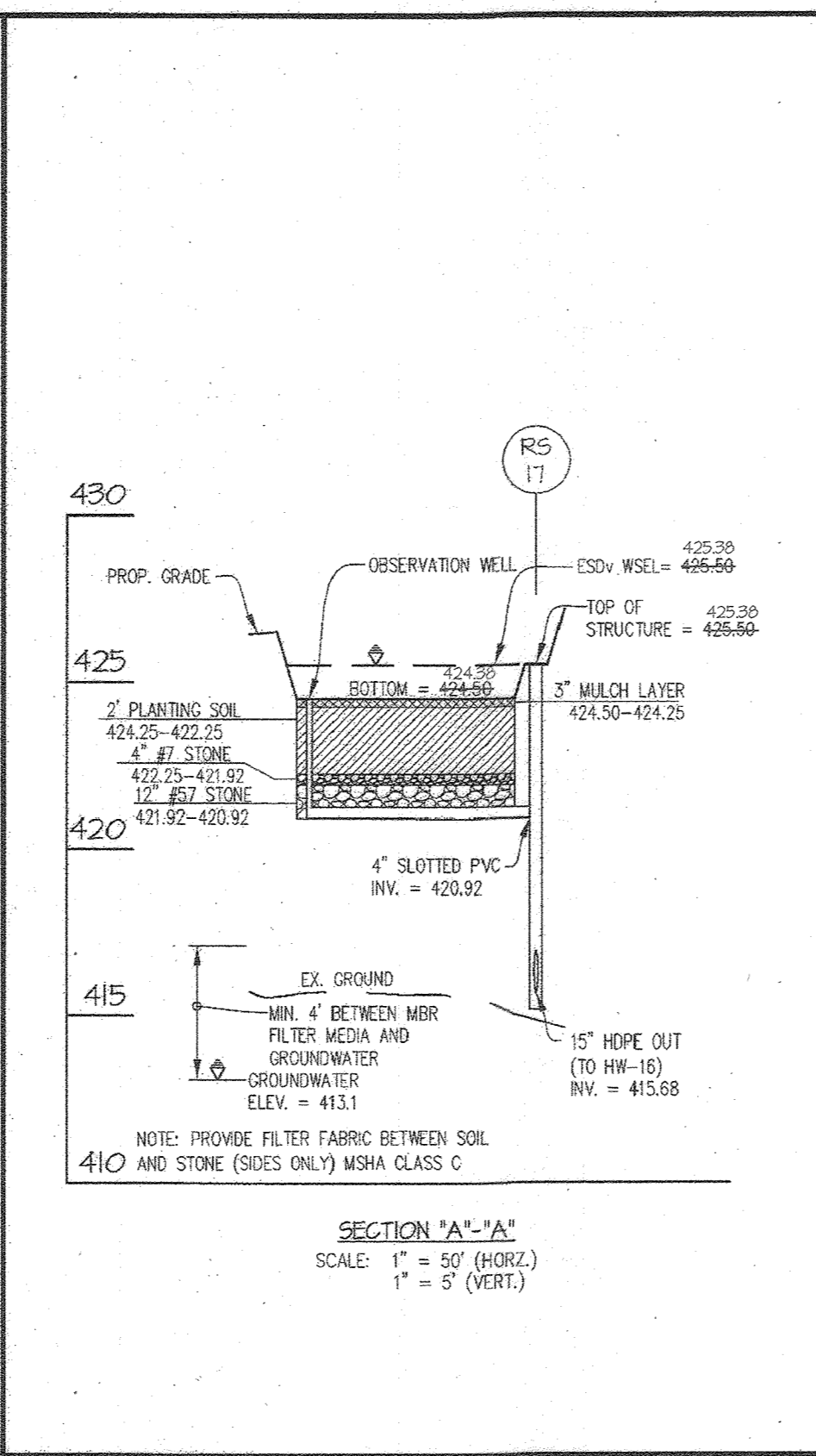
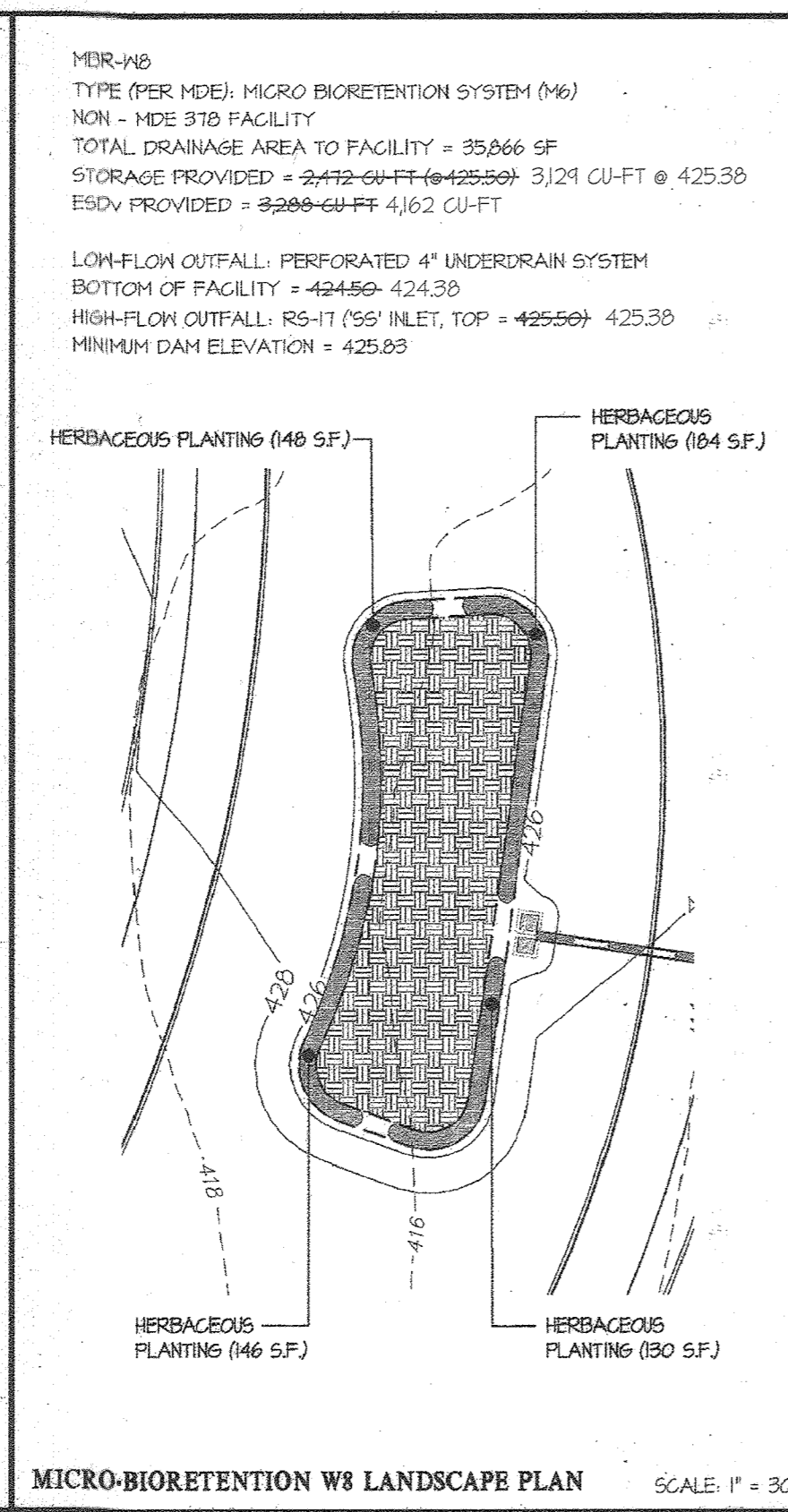
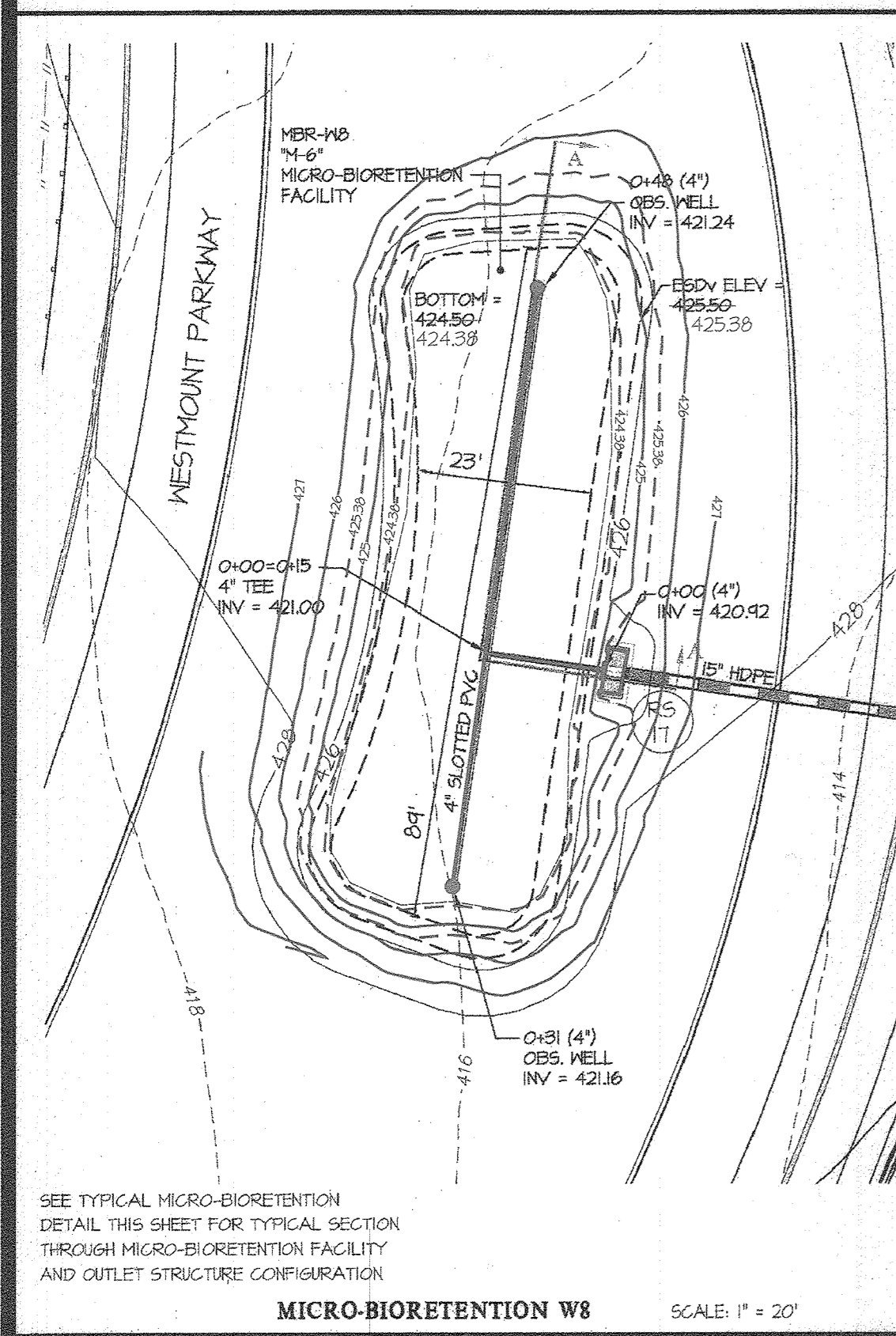
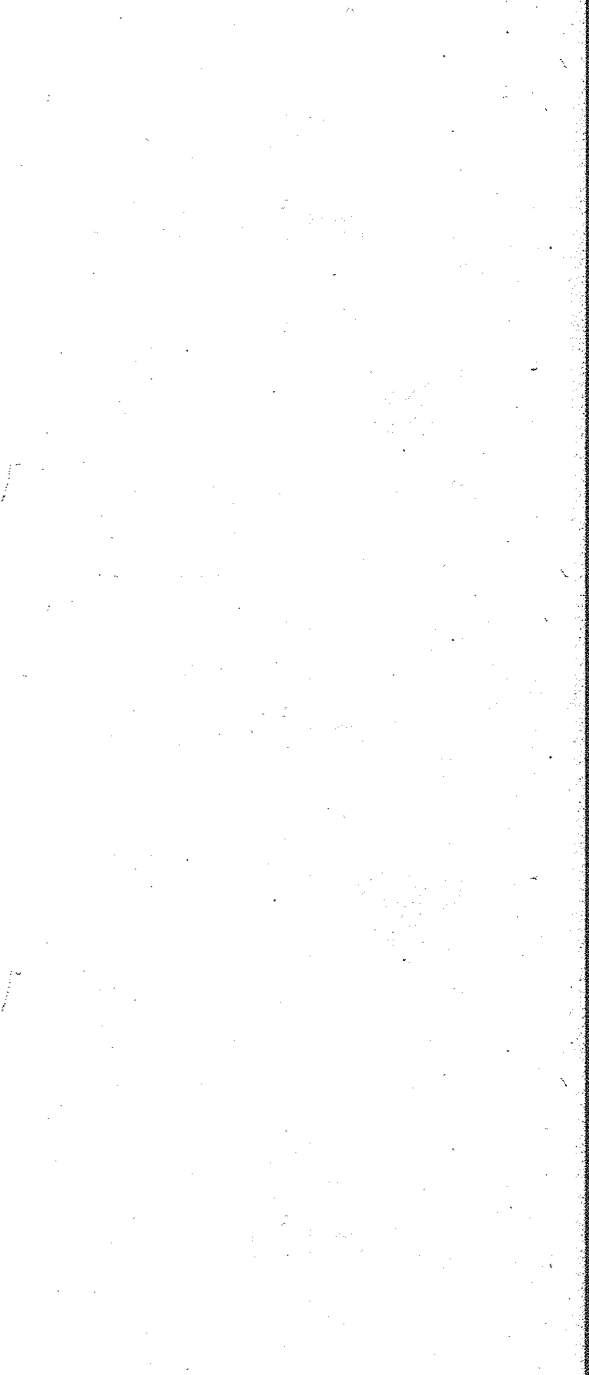
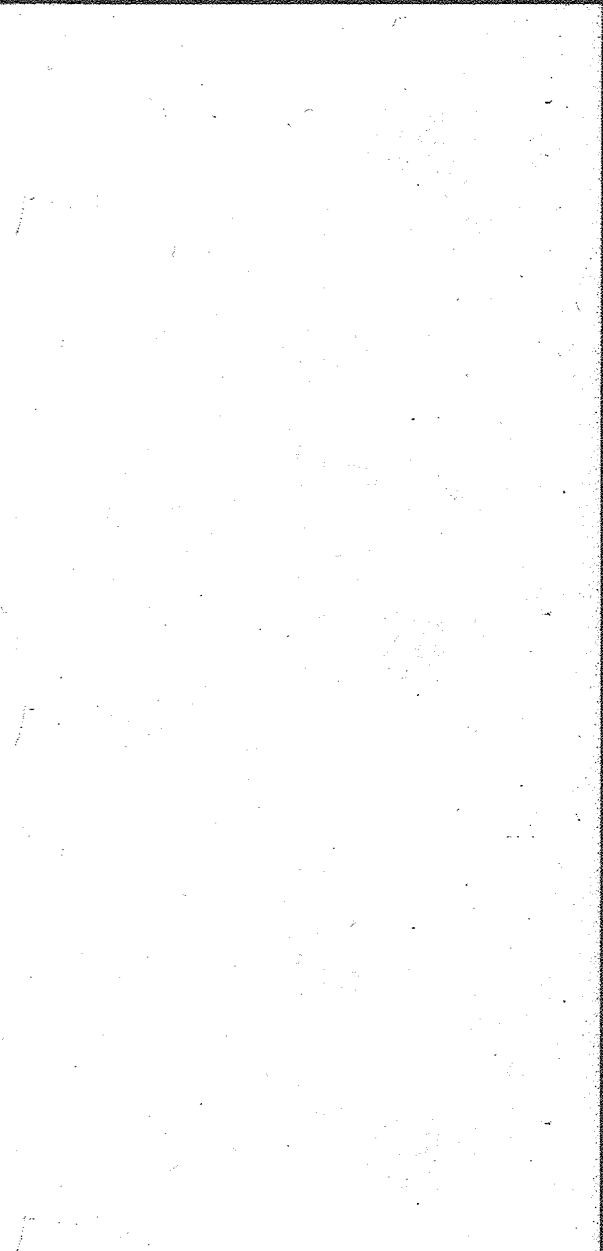
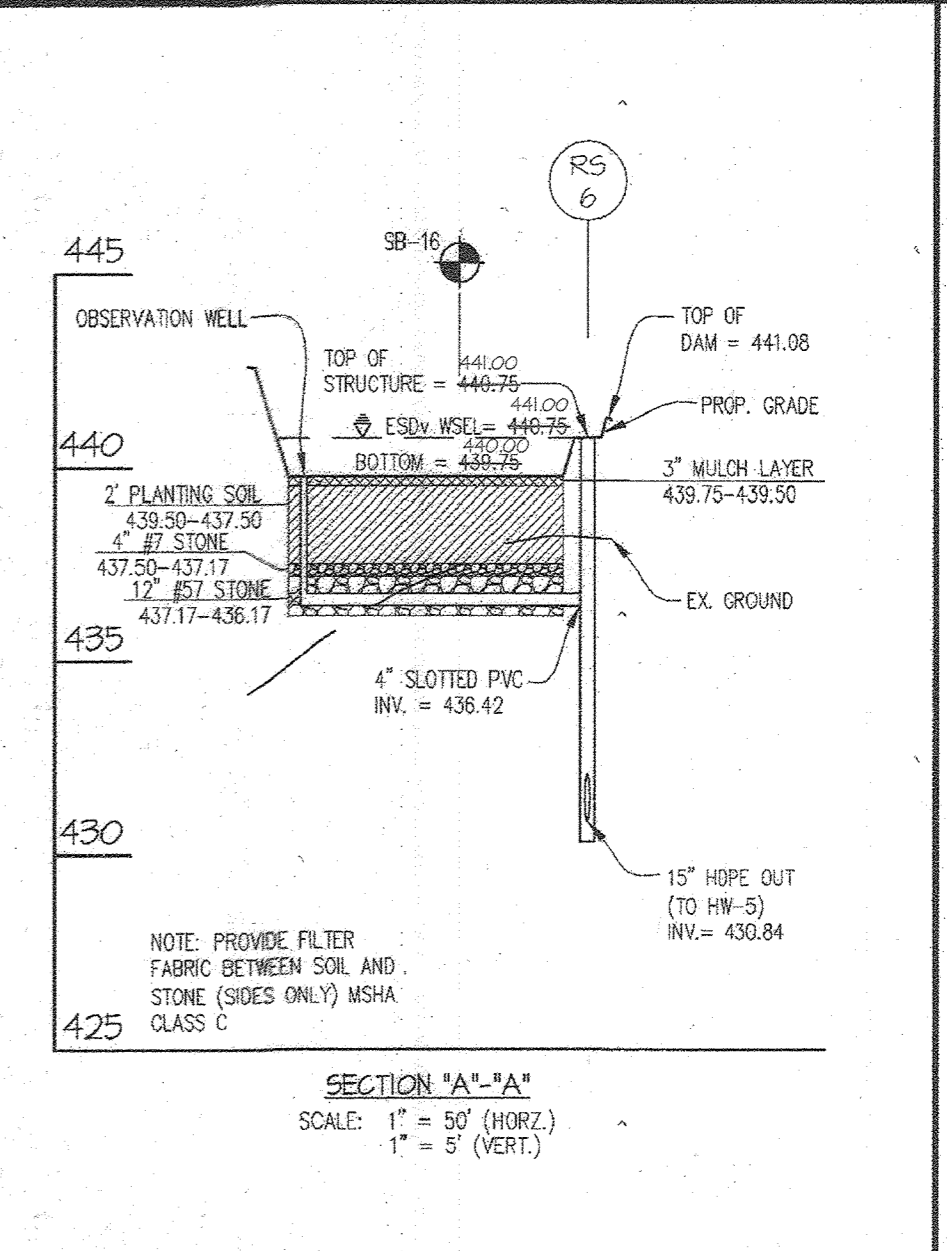
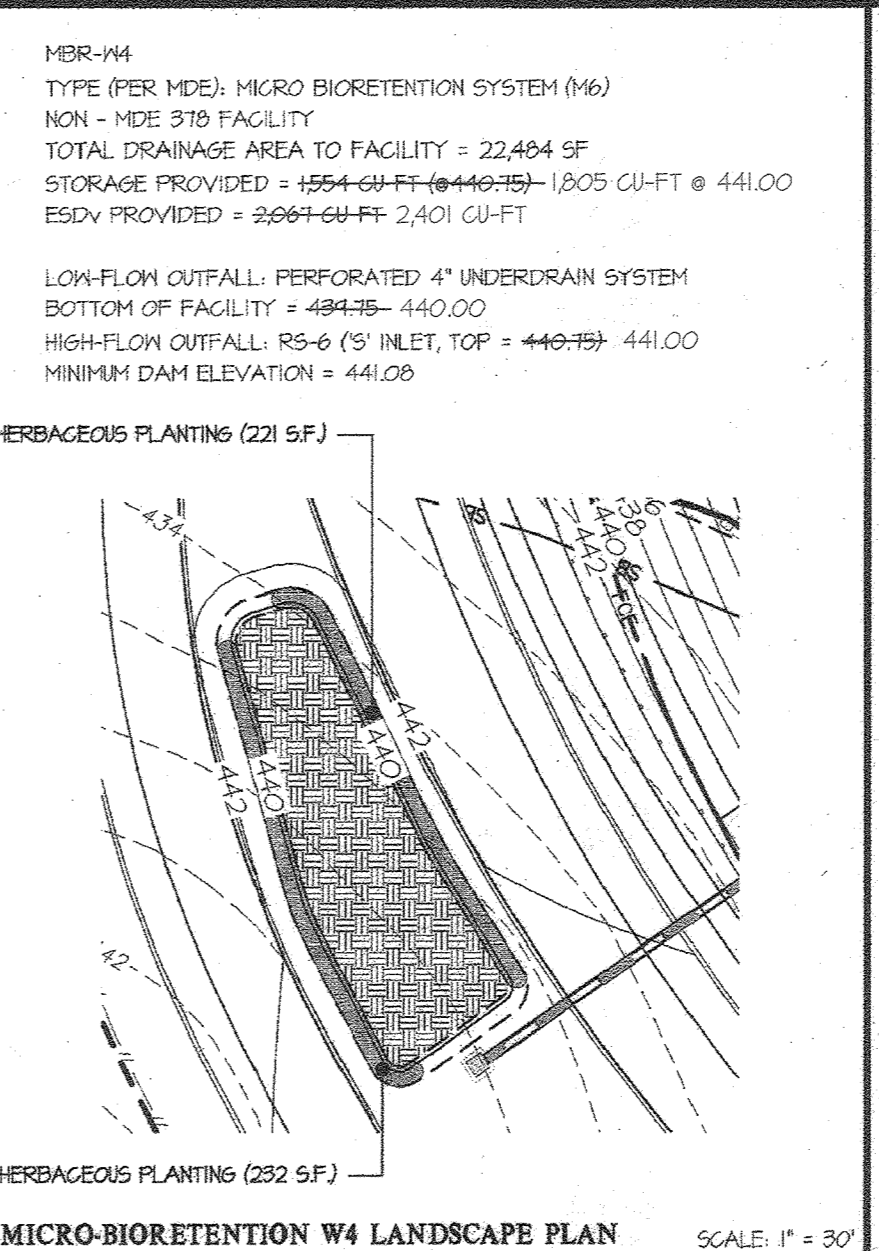
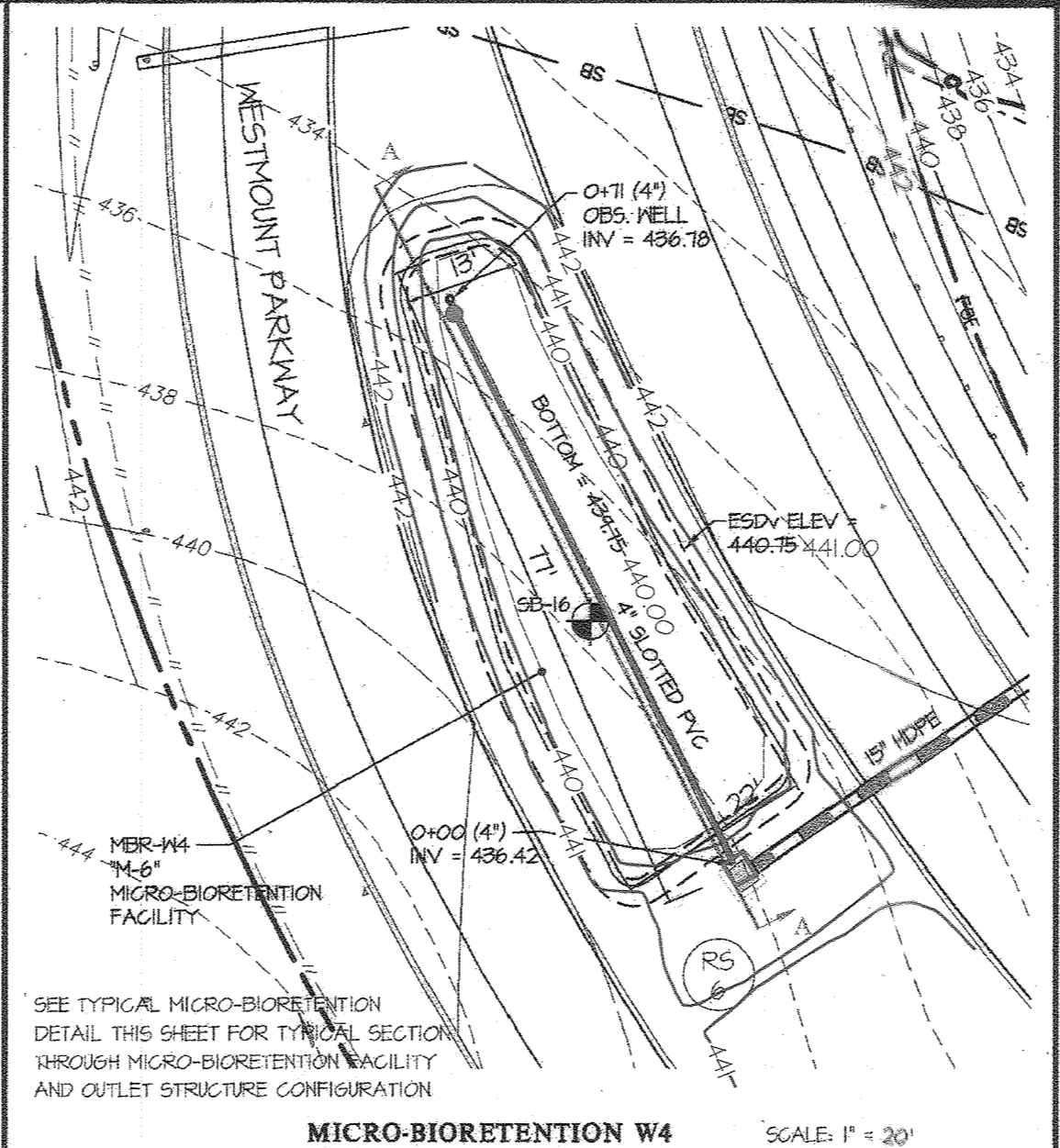
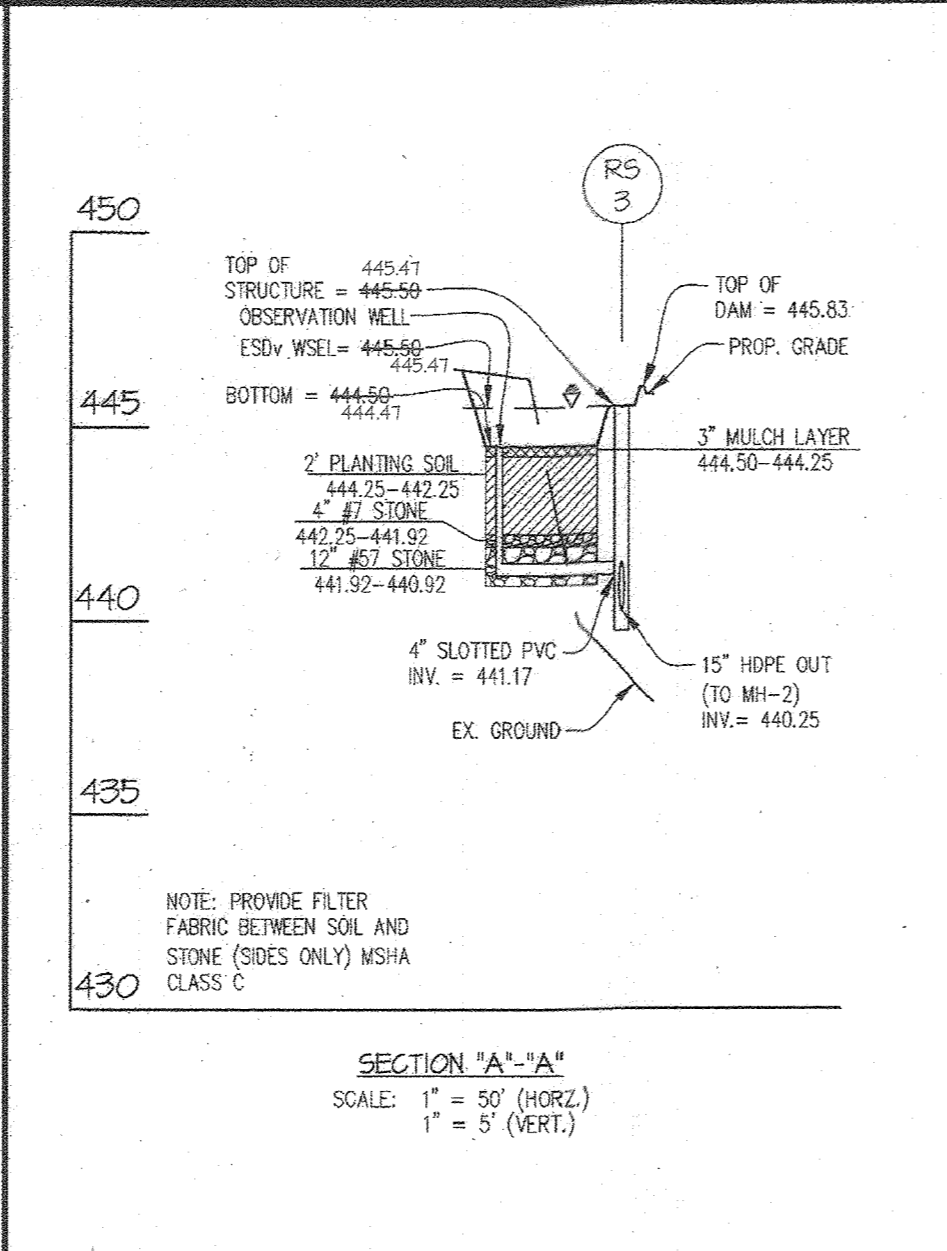
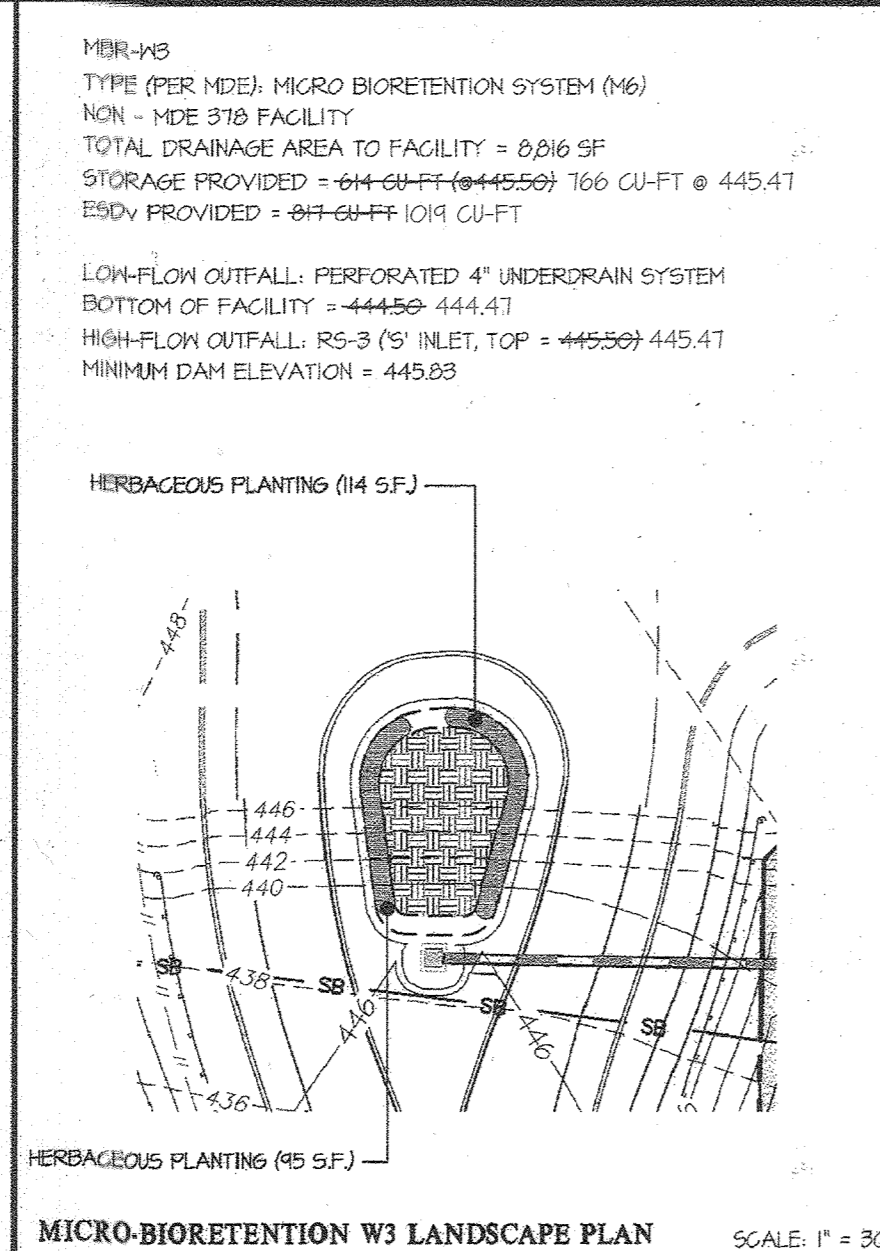
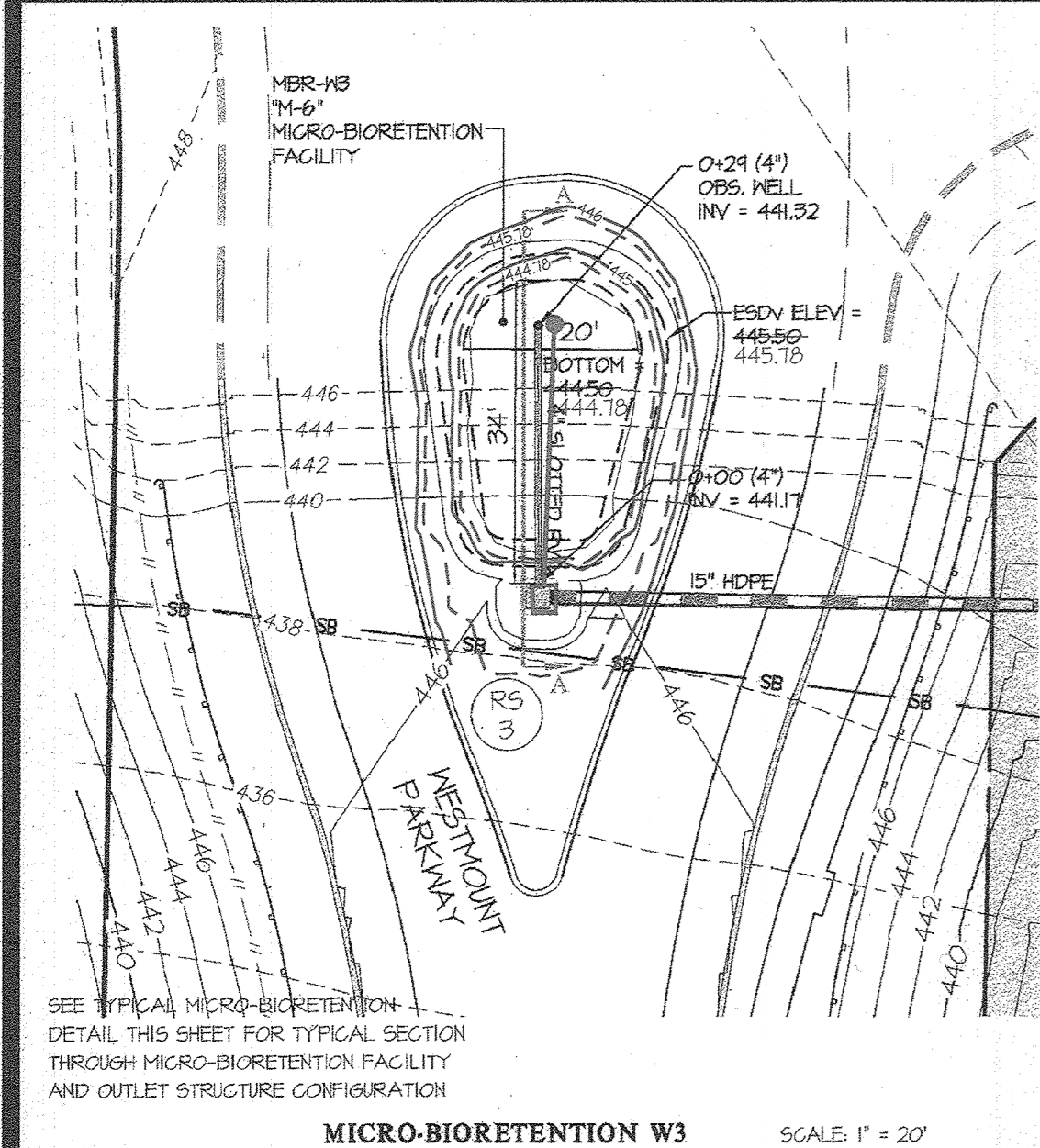
10-9-18	Note: see General Note #1 For Revision #1 Summary		
12-9-2018	Rev Lot Property Lines, Easements, FCE, LOD, Driveways, etc	ST	DEV
DATE	REVISION	BY	APP'R

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915
 EXPIRATION DATE: MAY 28, 2018
 9/28/16 *[Signature]*

STORMWATER MANAGEMENT DRAINAGE AREA MAP
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	47 OF 69



S.D. PIPE SUMMARY TABLE

SIZE (INCHES)	TYPE	QUANTITY (LF)	REMARKS	OWNERSHIP/ MAINTENANCE
4	SLOTTED PVC	1011	SCHEDULE 40	PUBLIC/JOINT
4	PVC	141	SCHEDULE 40 FOR OBSERVATION WELLS	PUBLIC/JOINT
4	SLOTTED PVC	353	SCHEDULE 40	PRIVATE
4	PVC	10	SCHEDULE 40 FOR OBSERVATION WELLS	PRIVATE

THE S.D. PIPE SUMMARY TABLE IS FOR THE STORMWATER MANAGEMENT UNDERDRAIN ONLY. FOR THE SITE S.D. PIPE SUMMARY, SEE SHEET 23.

AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12915, EXPIRATION DATE: MAY 26, 2024. DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
DATE

CARL V. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12915

MICRO-BIORETENTION PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
HERBACEOUS *		CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: -HERBERGALLIS STRAWBERRY CANDY DAYLILY -HERBERGALLIS LOAN SENIOR DAYLILY -KALIMA ANGSTOLIA/SHEEP LAUREL -ELEGANTIS OVATA OBTUSILUNTI SPIKE RUSH	18" O.C.	CONTAINER
GRASSES	6,990 ±1	TRIPSACUM DACTYLOIDES EASTERN GAHAGRASS	2'-3"	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
Date: 11/14/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Division of Land Development
Date: 11/14/16

Chief, Development Engineering Division
Date: 11/13/16

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

DES.	JRD	DRN.	JRD	CHK.	DEV.	DATE	REVISION	BY	APP'R.

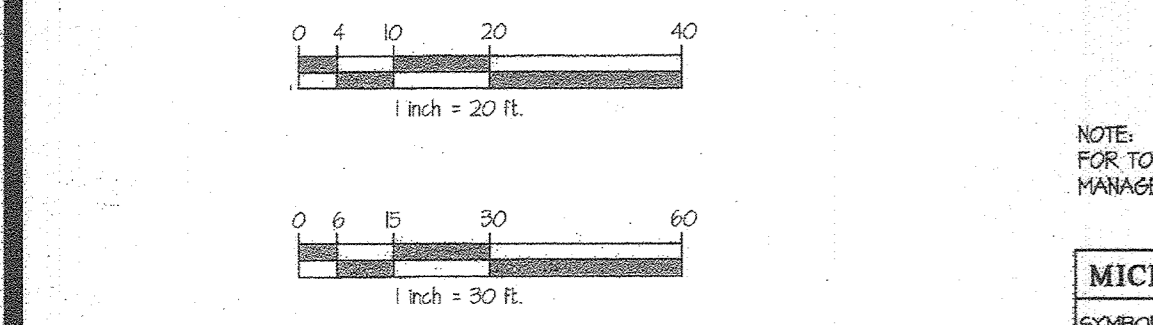
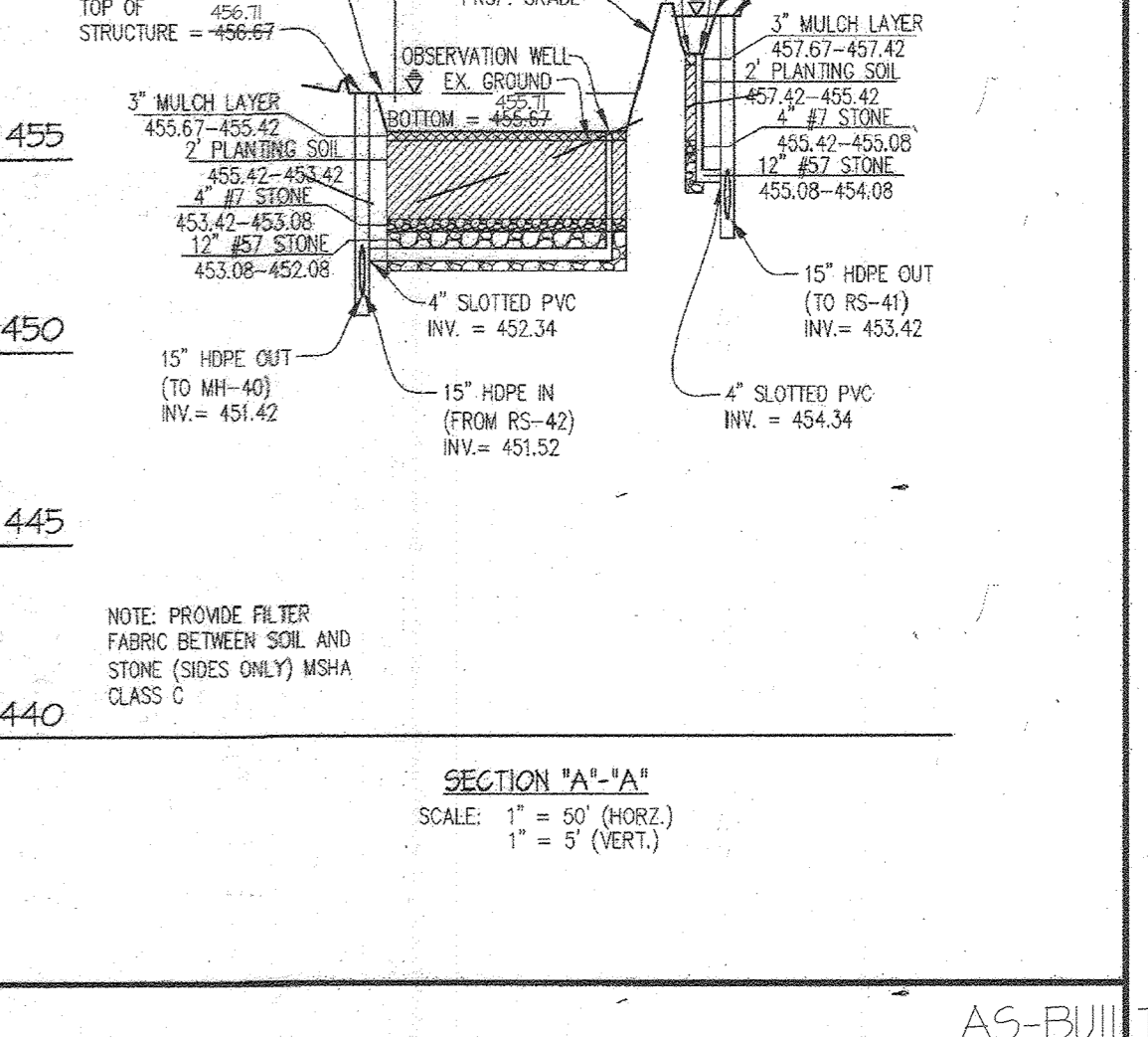
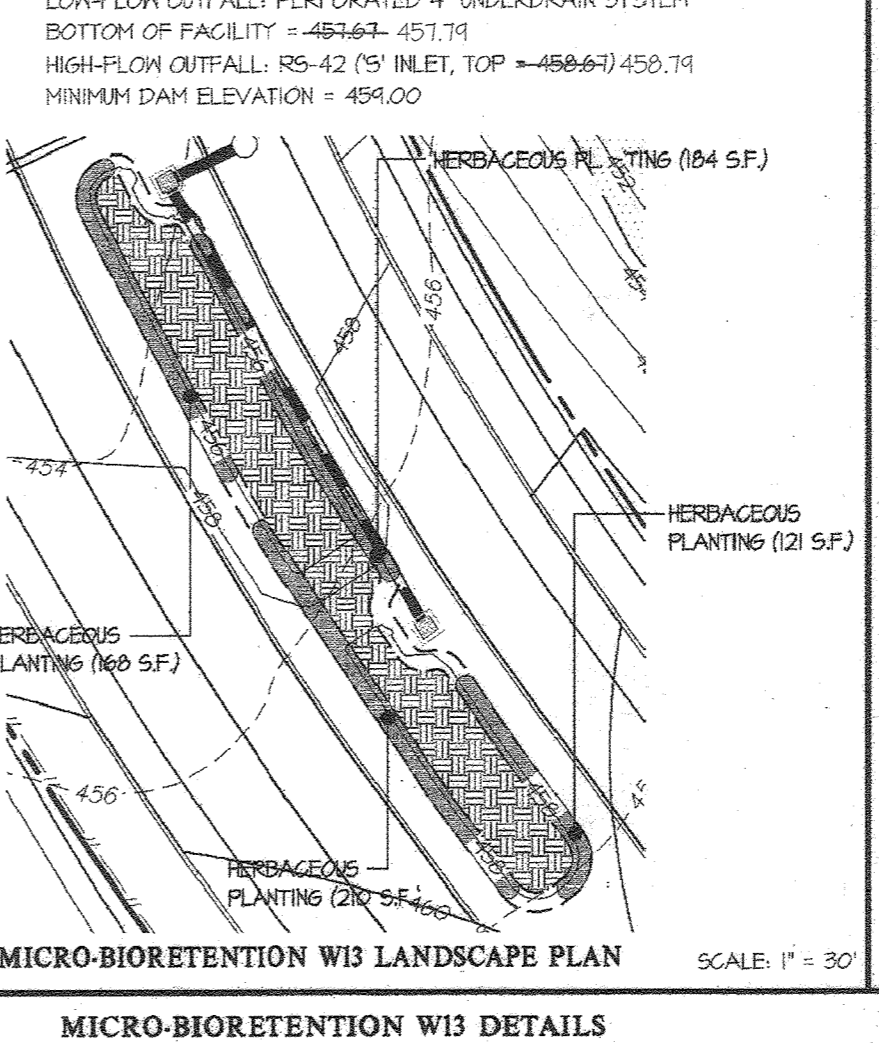
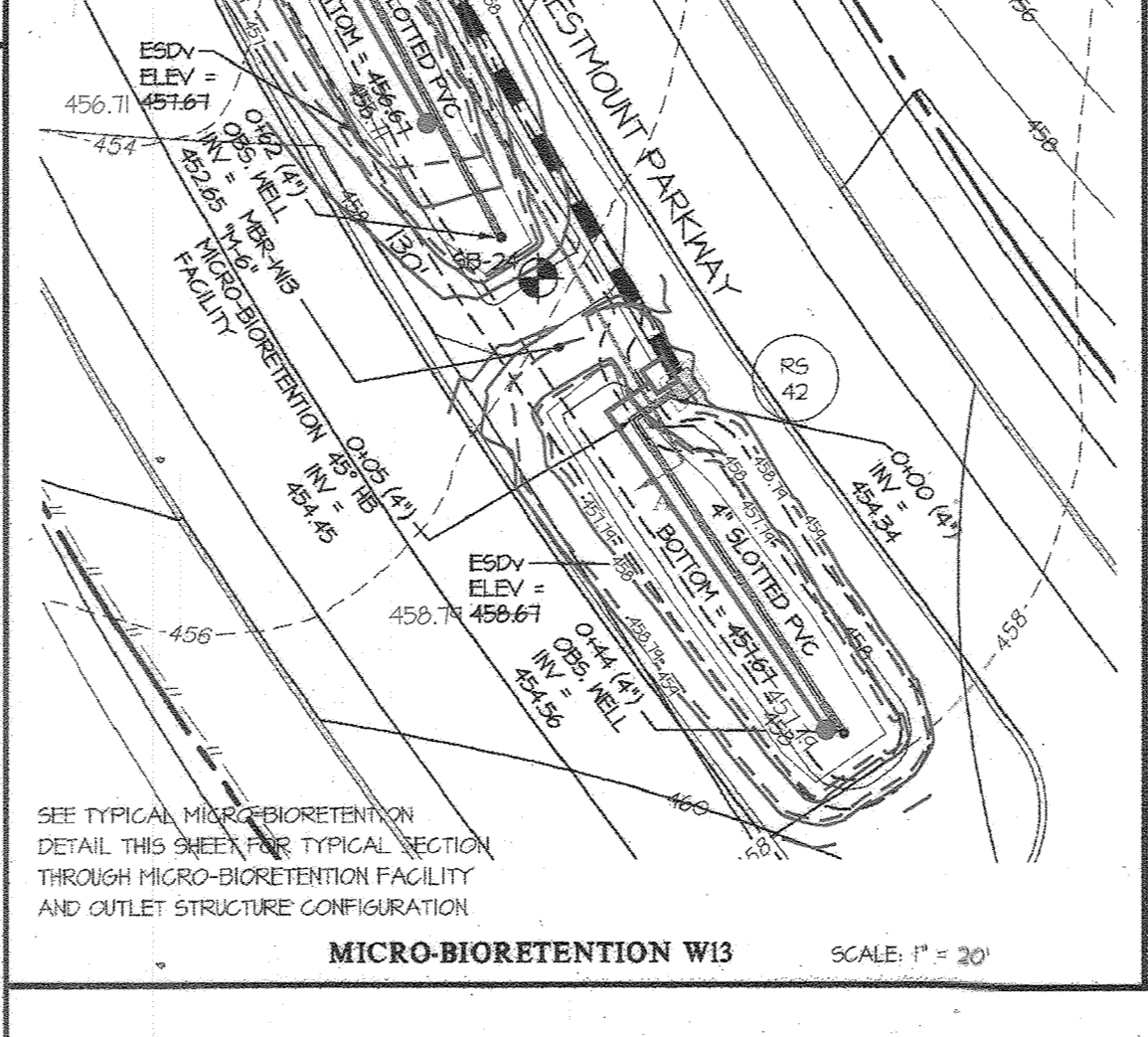
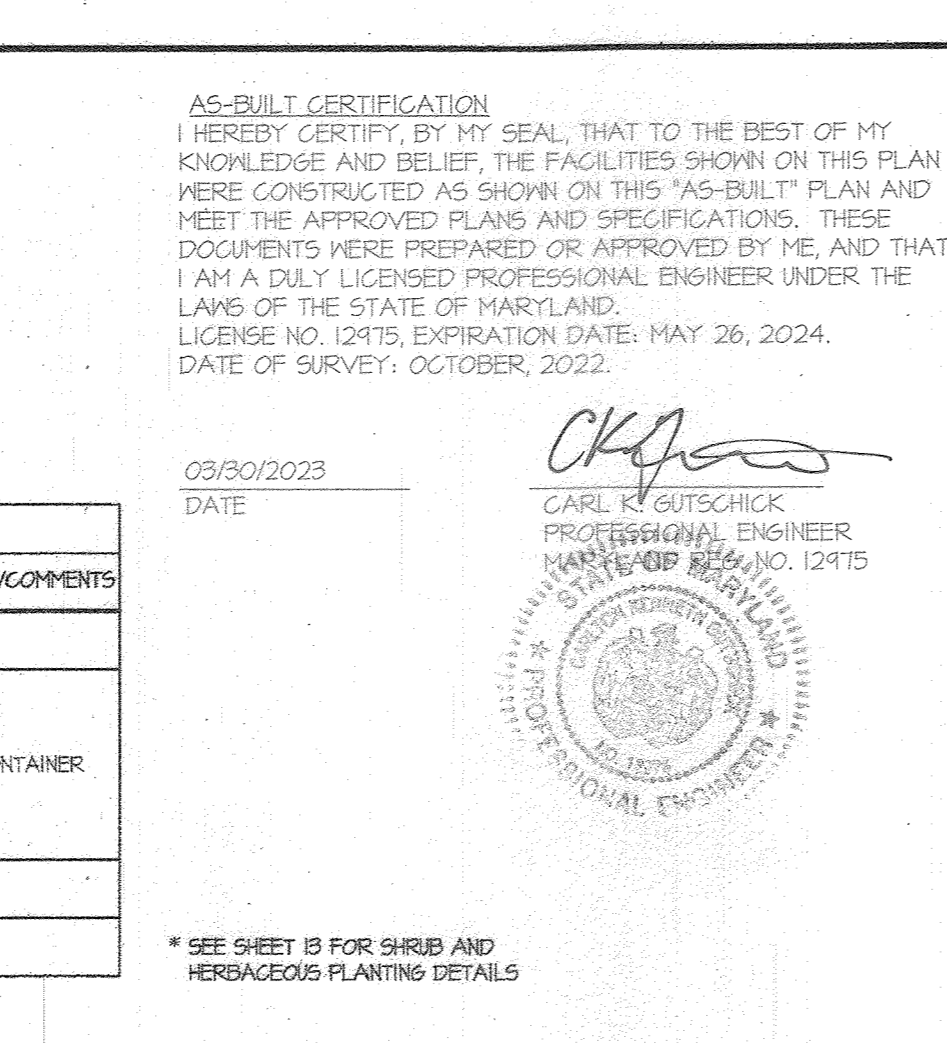
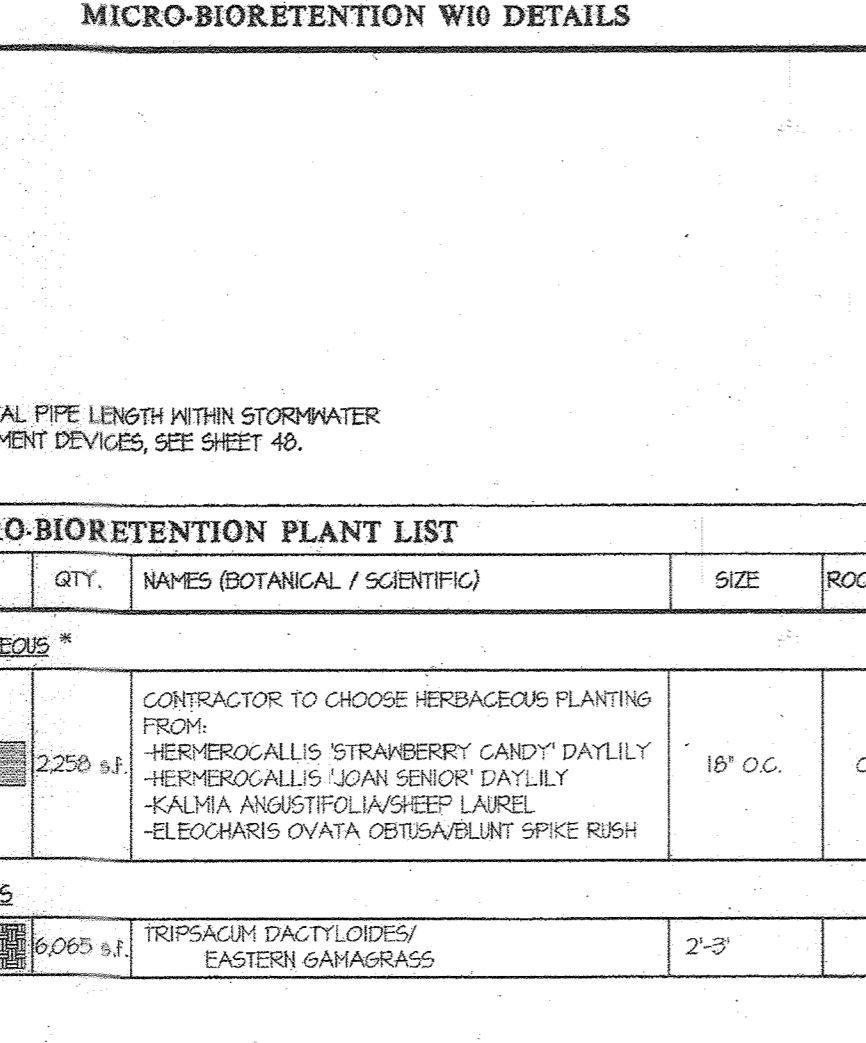
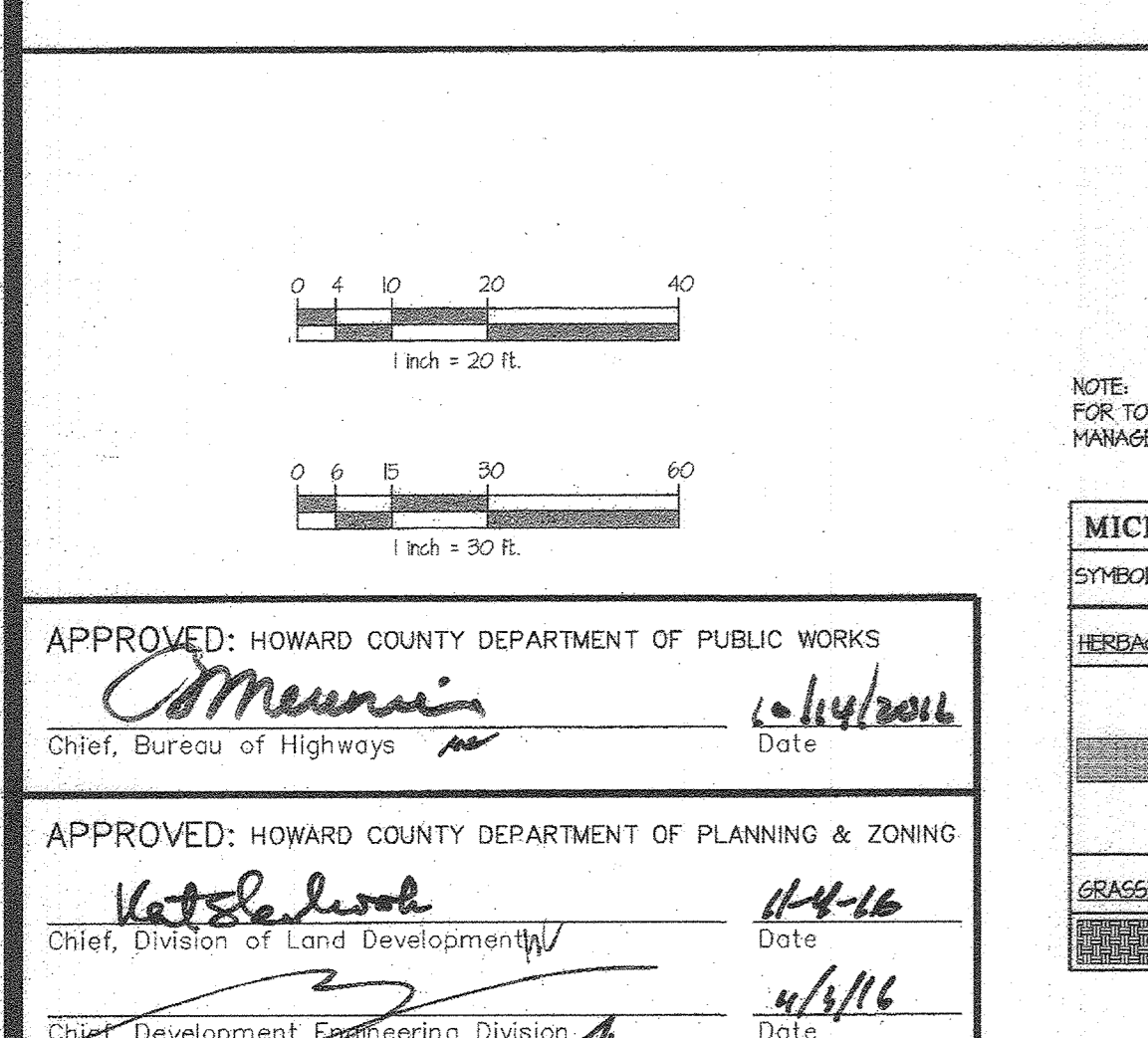
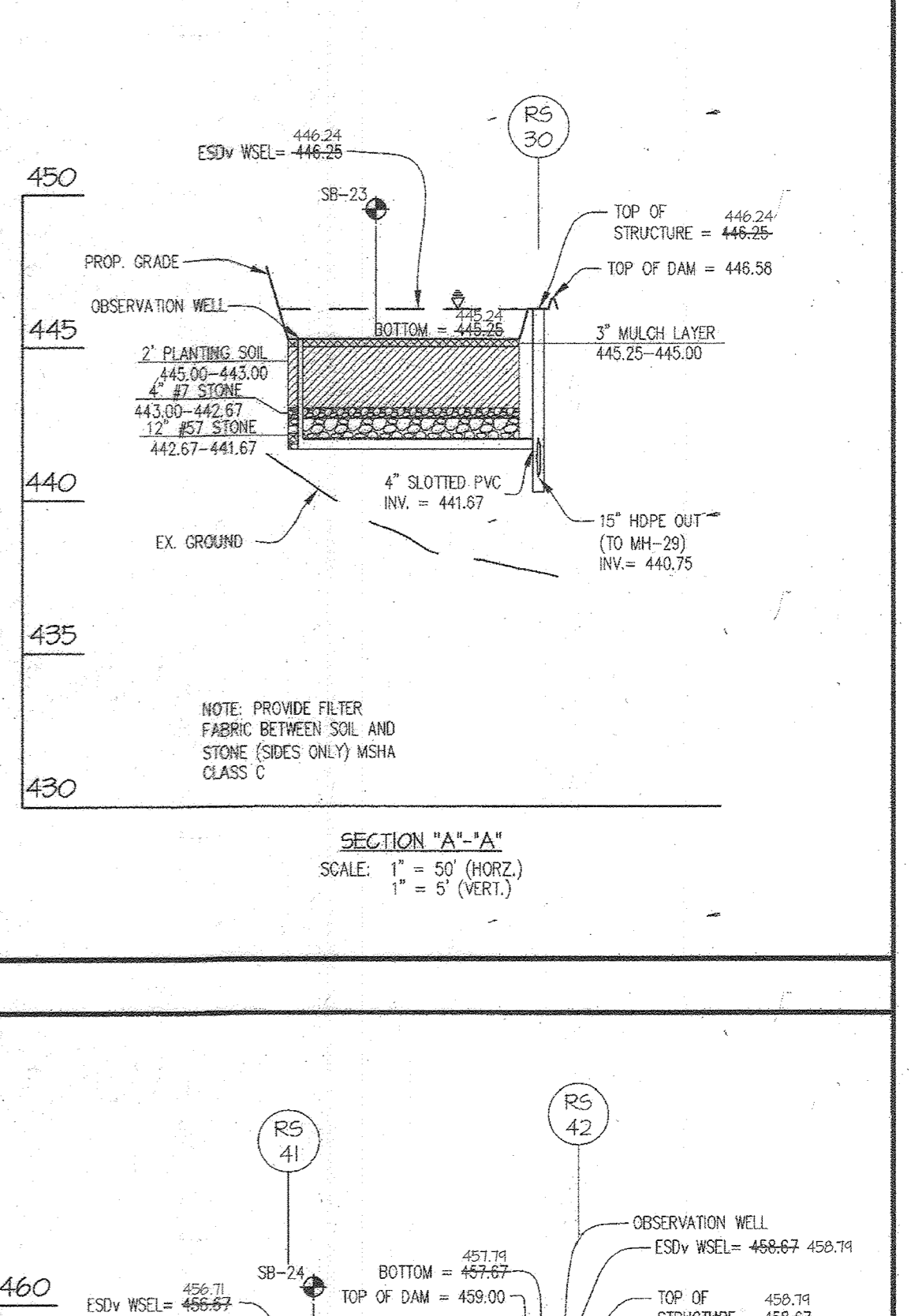
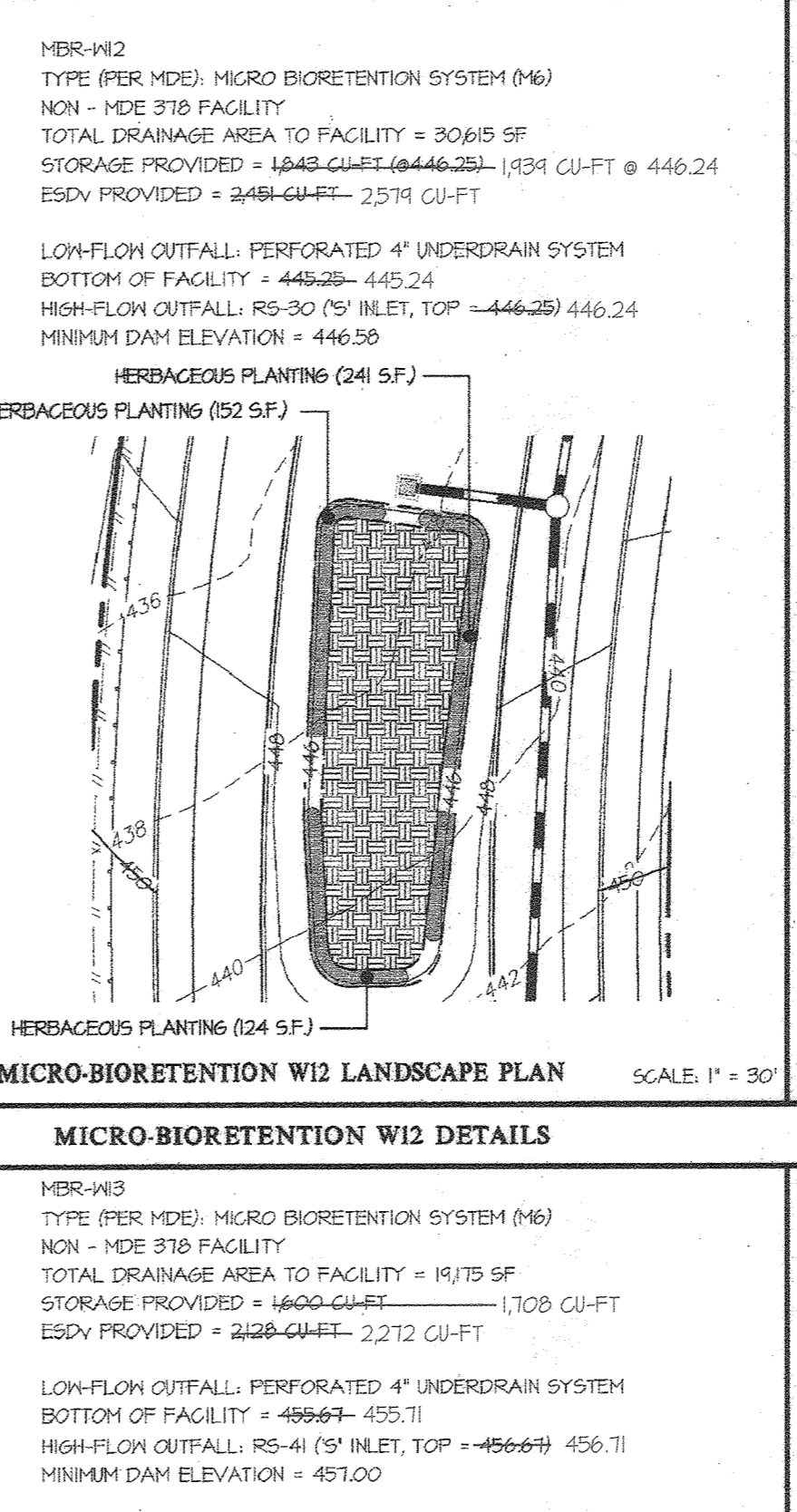
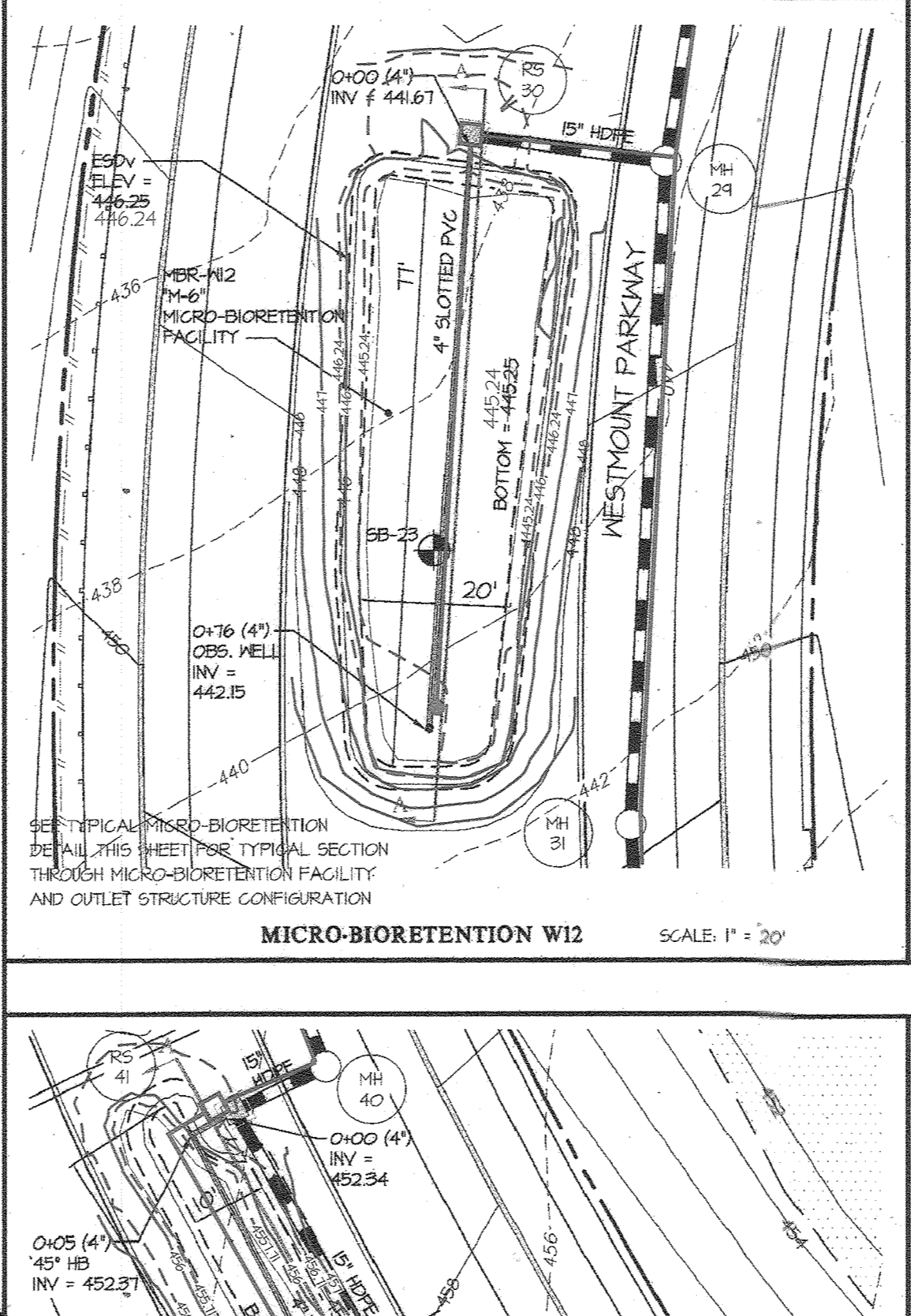
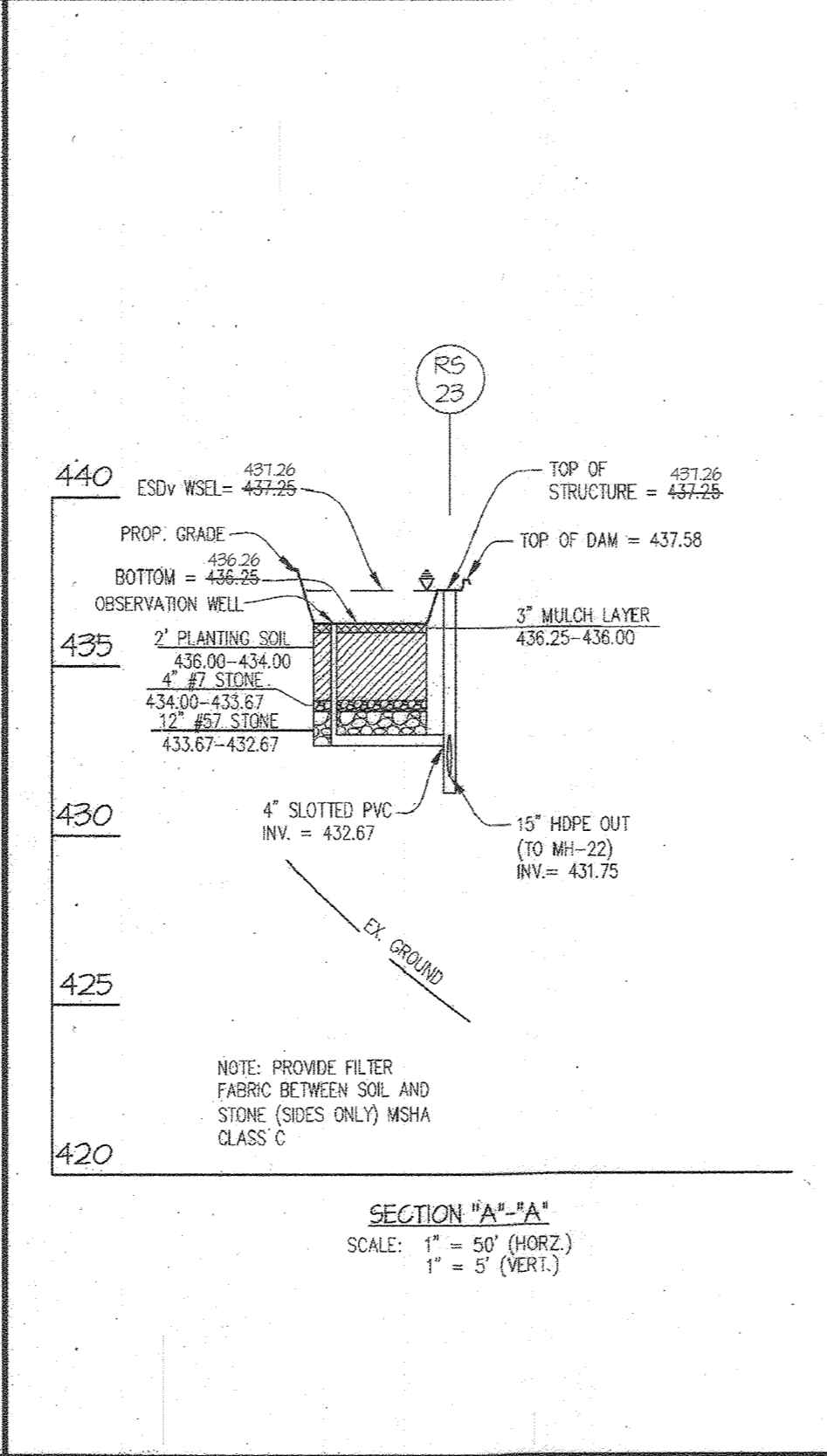
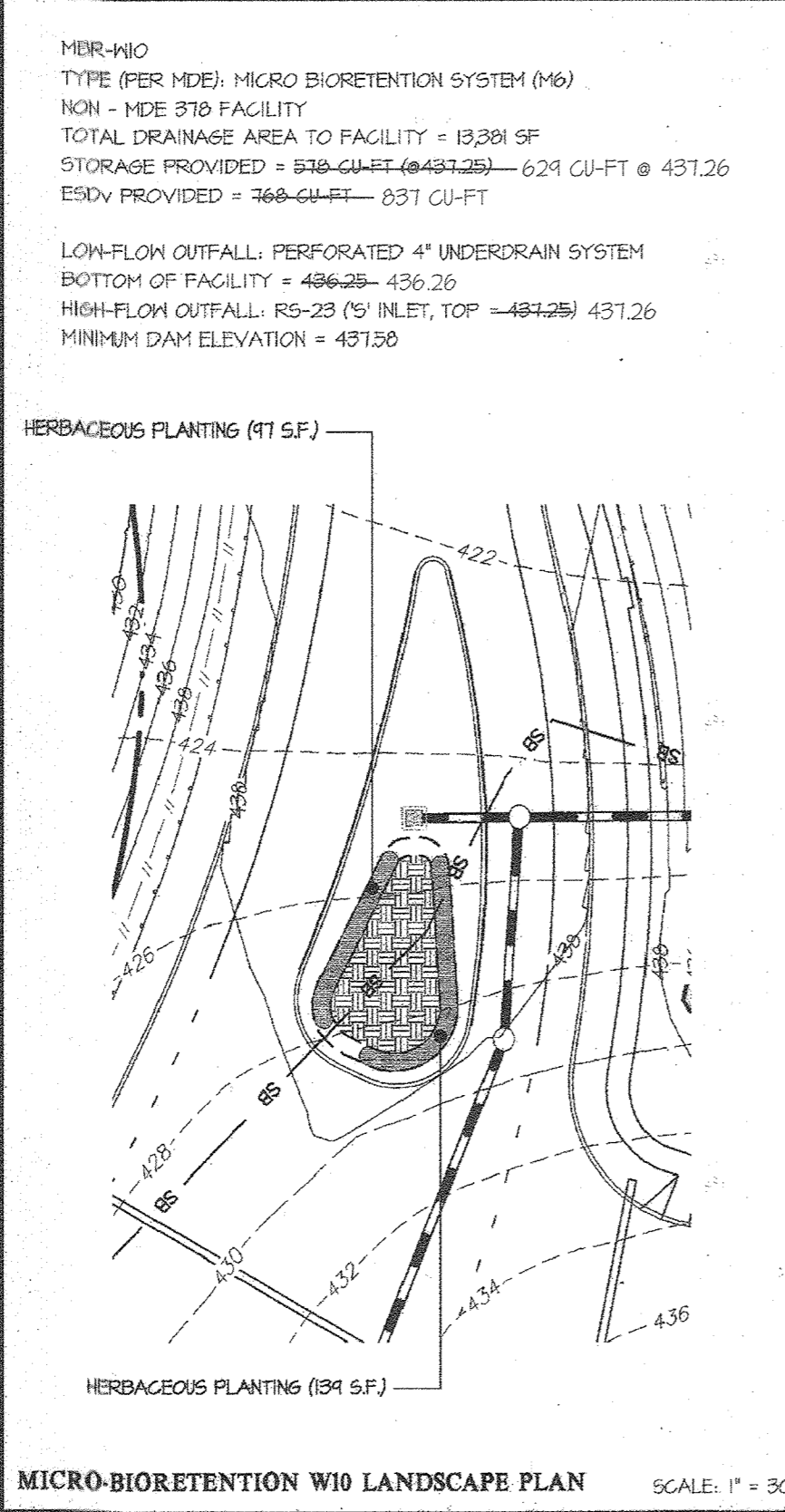
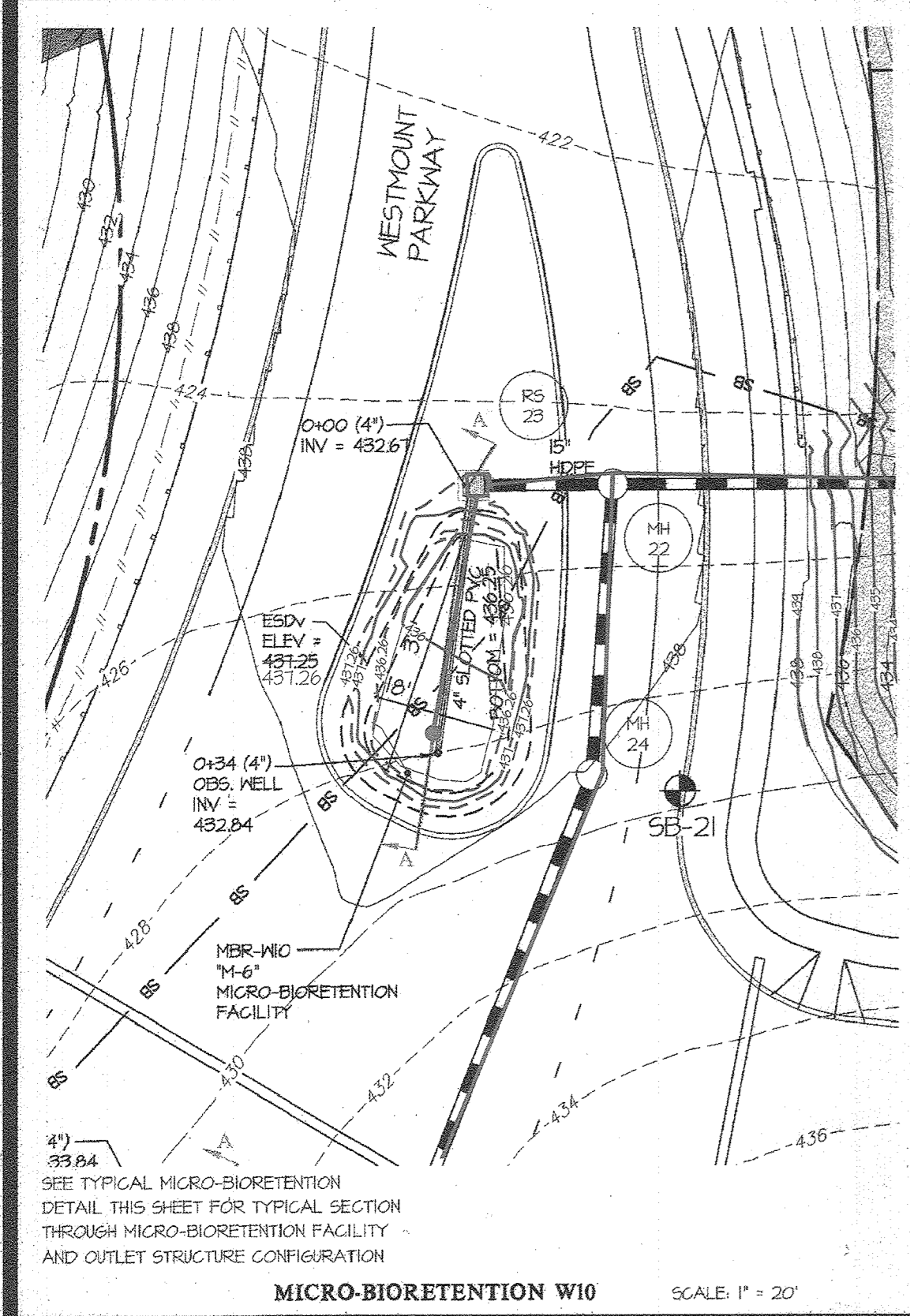
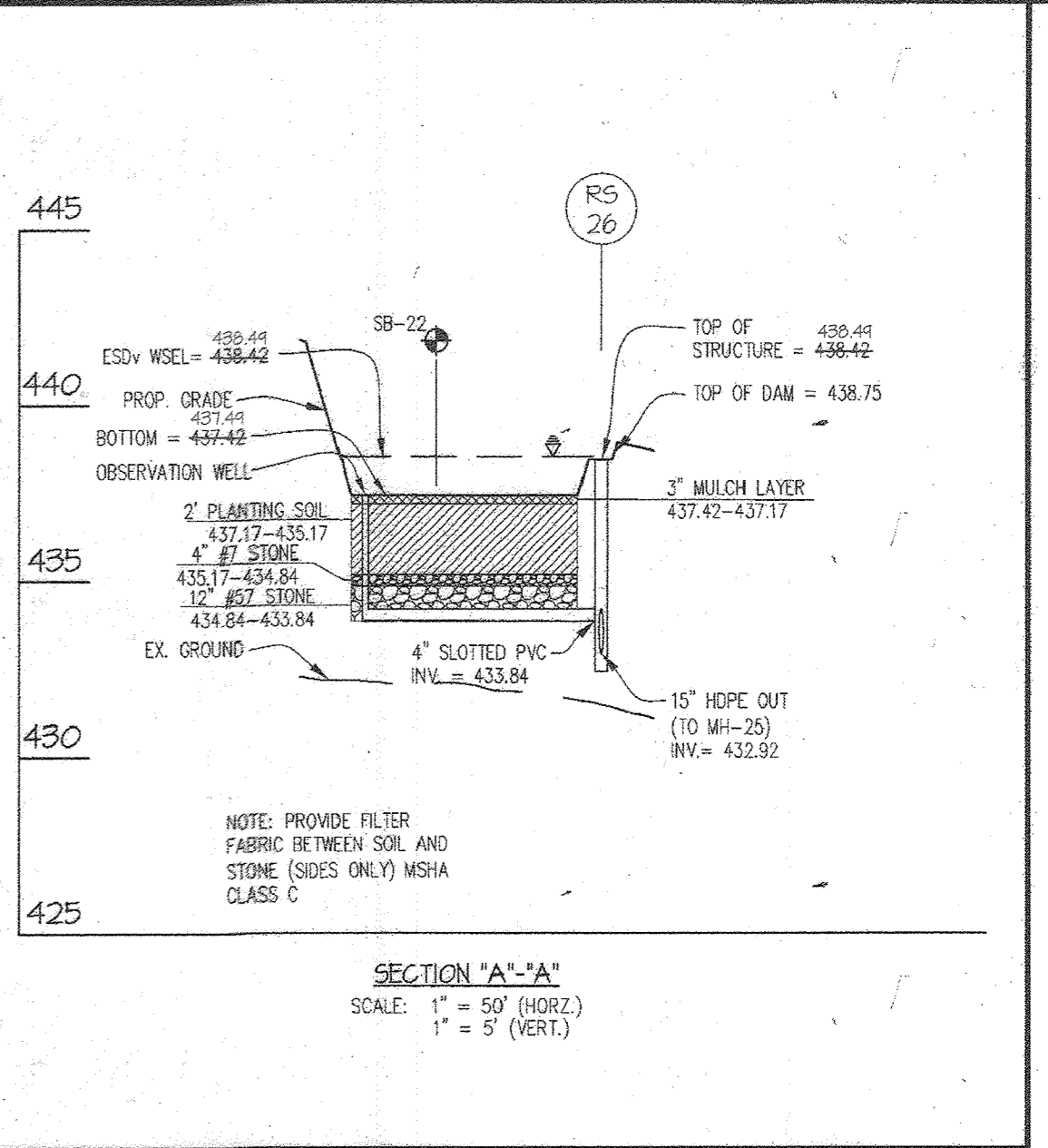
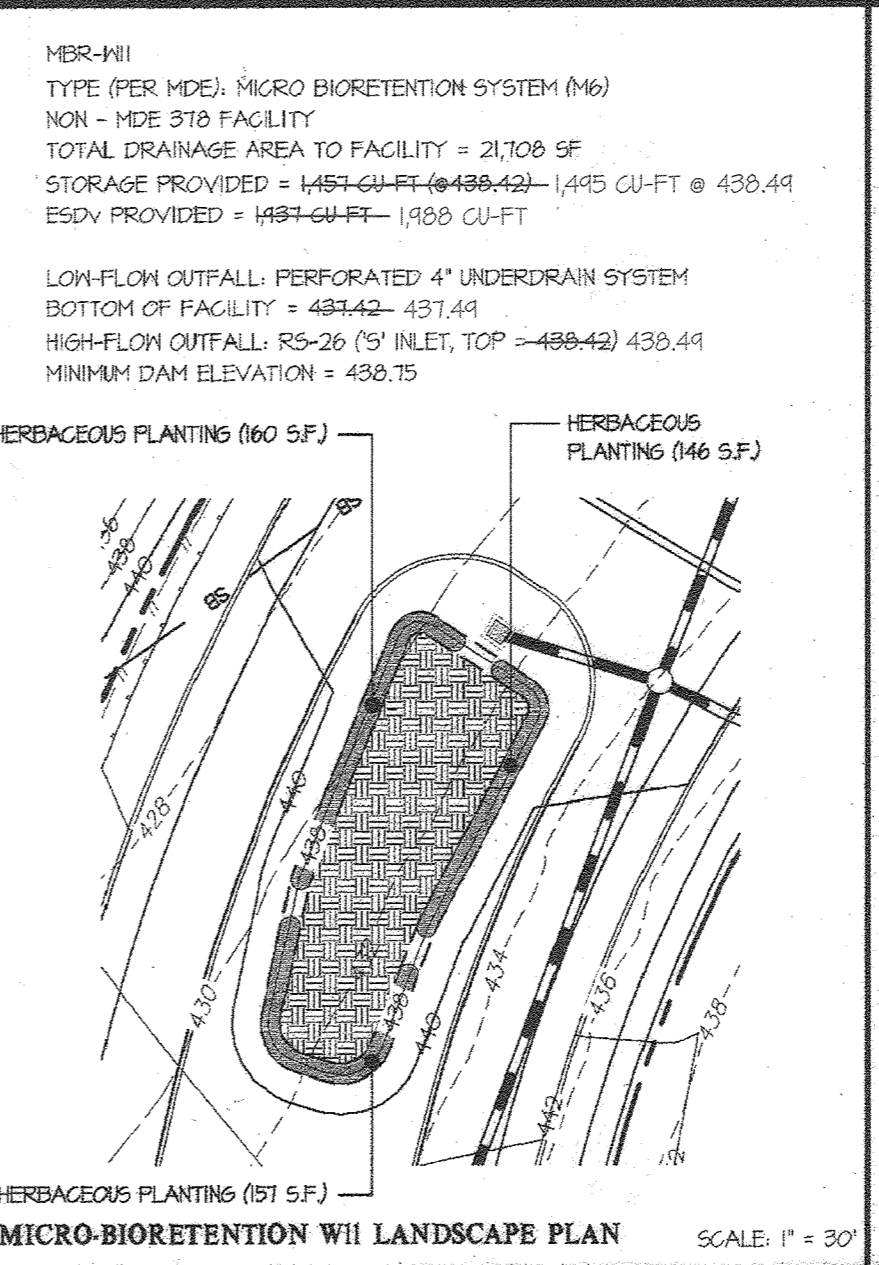
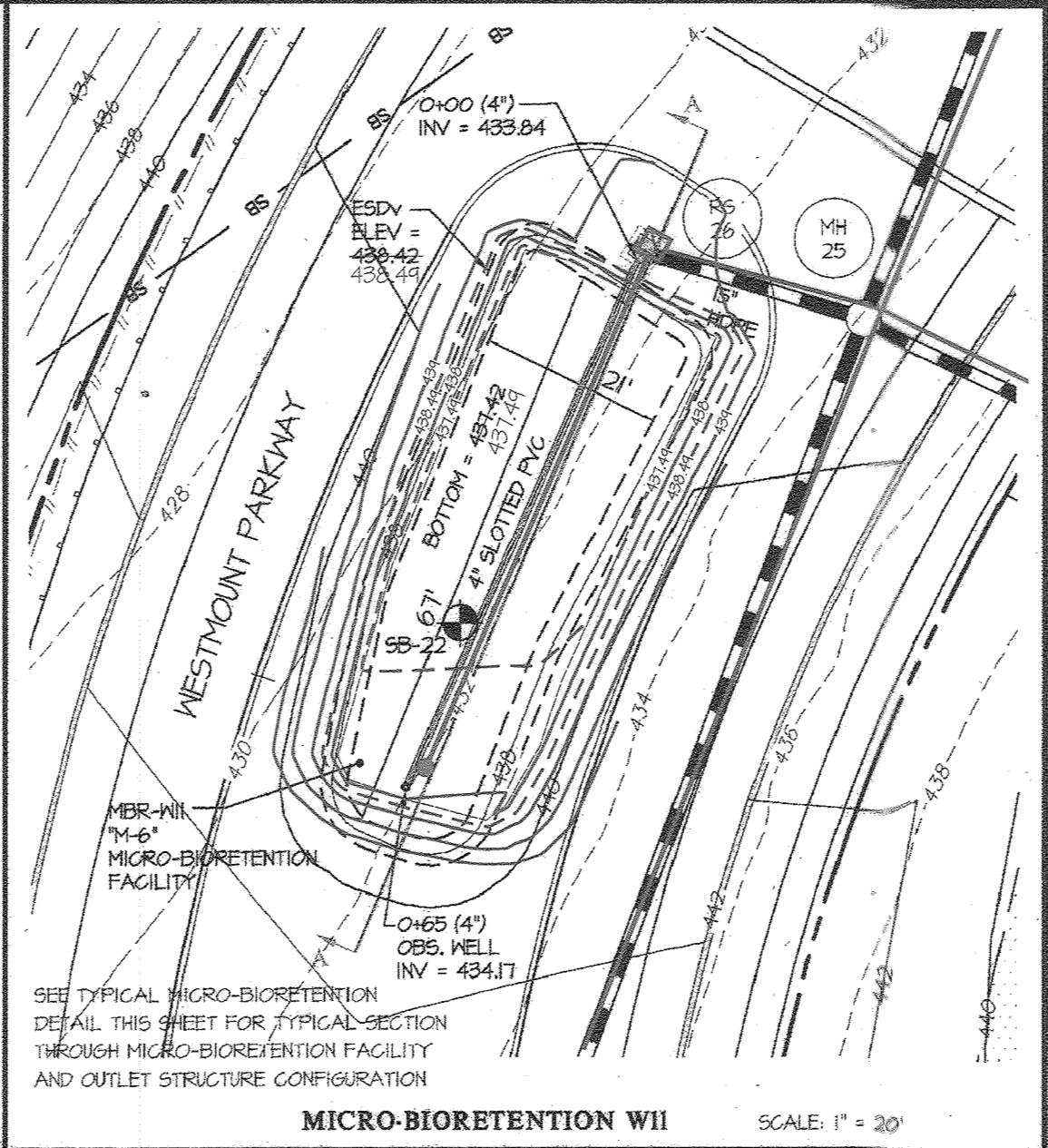
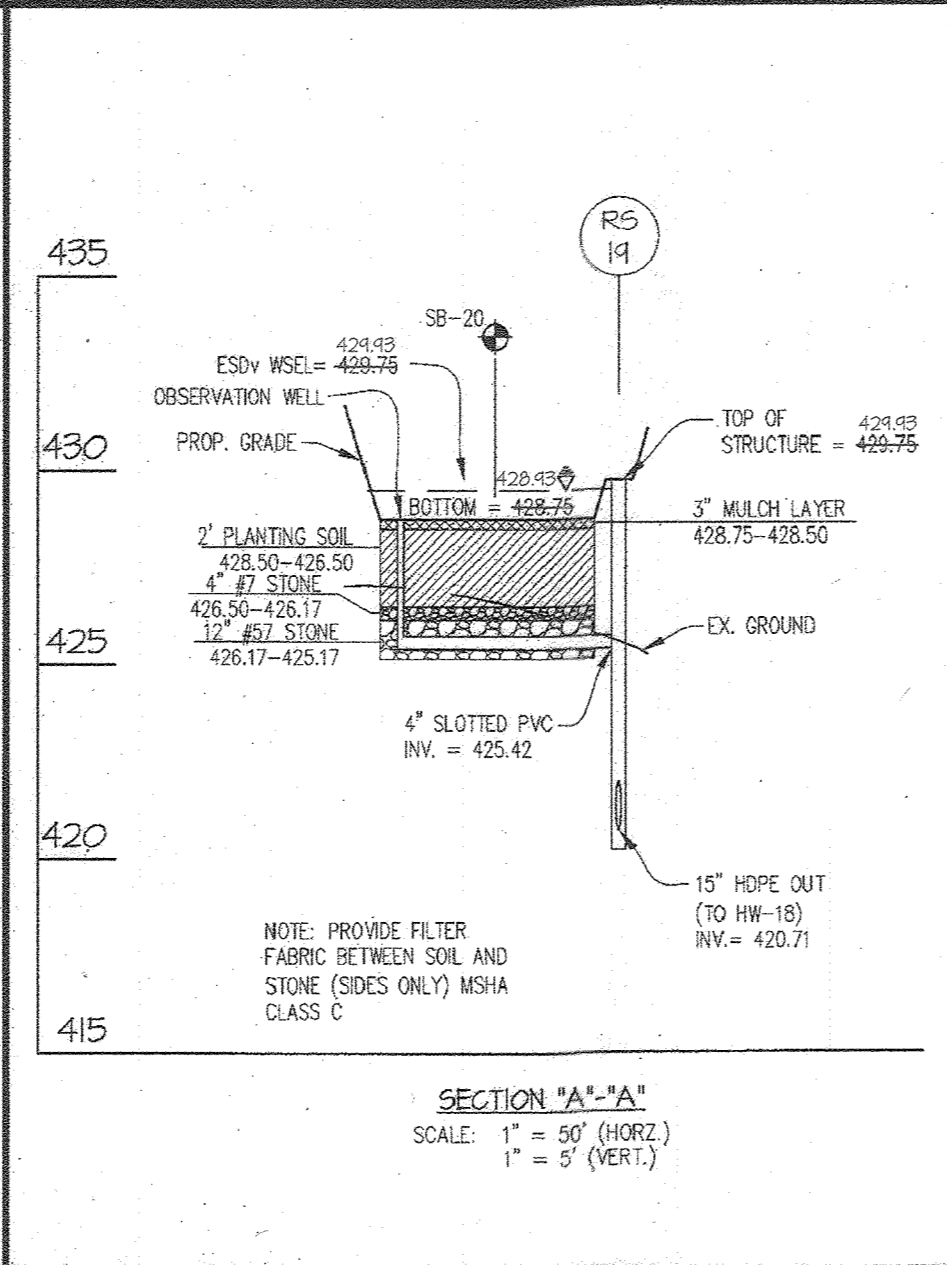
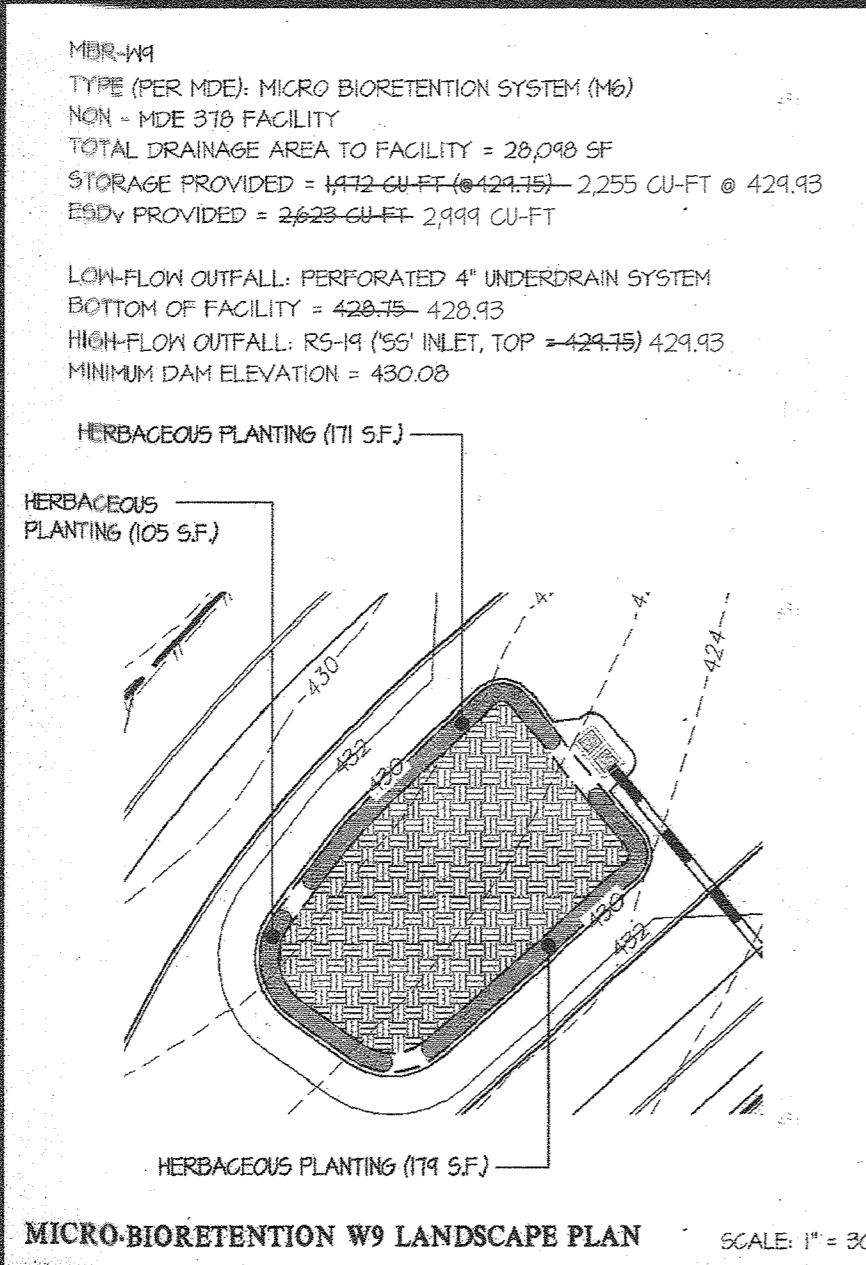
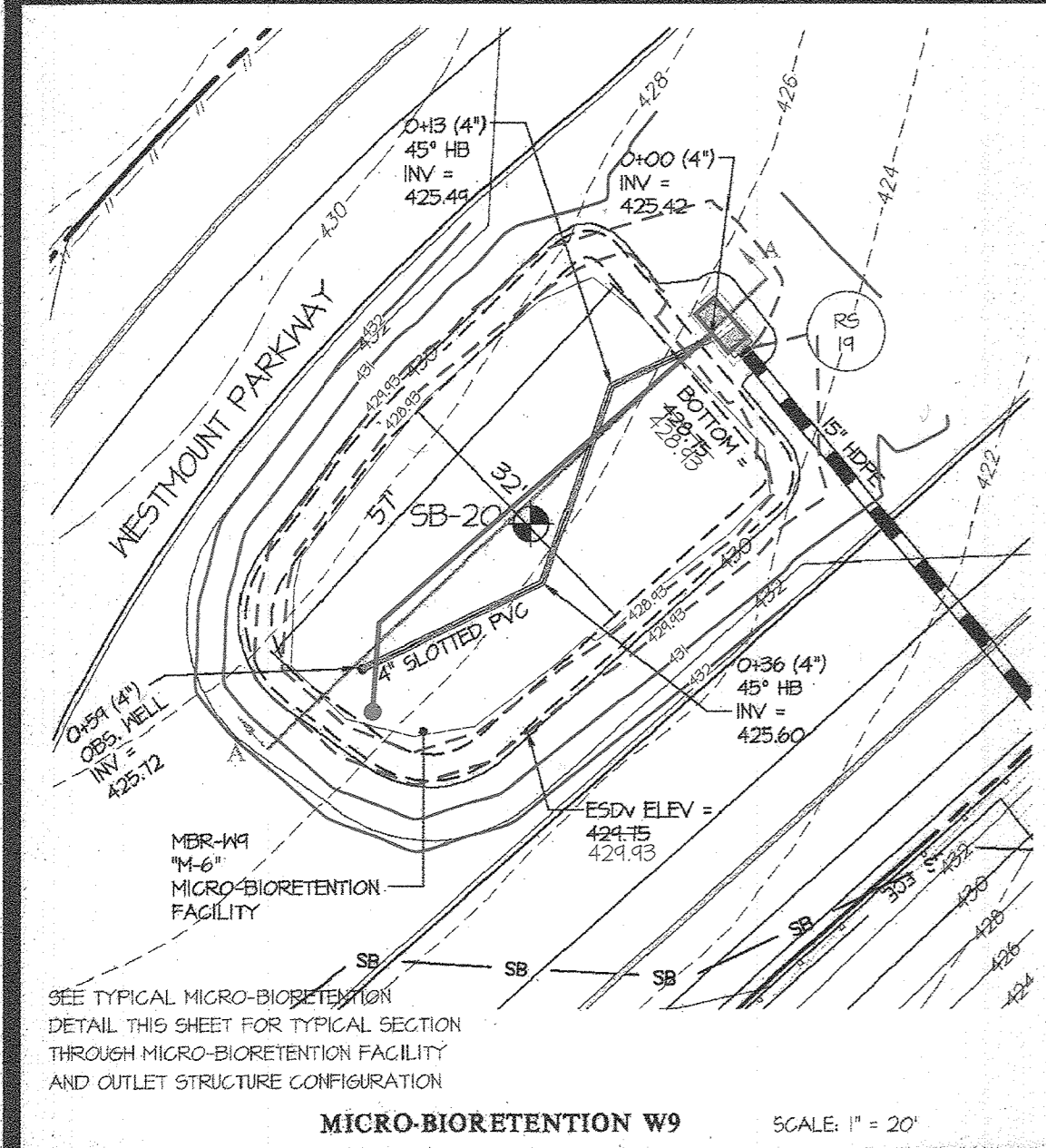
PREPARED FOR:
WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLCOTT CITY, MARYLAND 21042
443-367-0422
ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2024.

ELECTION DISTRICT No. 2

STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2 AS-BUILTS
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	48 OF 69



NOTE: FOR TOTAL PIPE LENGTH WITHIN STORMWATER MANAGEMENT DEVICES, SEE SHEET 48.

MICRO-BIORETENTION PLANT LIST				
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
HERBACEOUS *				
[Symbol]	2,250	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: HERMOCALLIS 'STRAWBERRY CANDY' DAYLILY HERMOCALLIS 'JOAN SENIOR' DAYLILY KALMA ANGIUSTYLIS/SHEEP LABEL ELEGANTIS OVATA OBTUSALBUNT SPIKE RUSH	18" O.C.	CONTAINER
GRASSES				
[Symbol]	6,065	TRIPSACUM DACTYLOIDES/ EASTERN GAMAGRASS	2'-3'	

AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475, EXPIRATION DATE: MAY 26, 2024.
DATE OF SURVEY: OCTOBER, 2022.

09/30/2023
DATE

CARL K. GUTSCHICK
PROFESSIONAL ENGINEER
MAY 26, 2015, NO. 12475

* SEE SHEET 18 FOR SHRUB AND HERBACEOUS PLANTING DETAILS

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard County Seal
Chief, Bureau of Highways
Date: 11/4/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Howard County Seal
Chief, Division of Land Development
Date: 4/3/16

Chief, Development Engineering Division
Date: 4/3/16

DES.	JRD	DRN.	JRD	CHK.	DEV.	DATE	REVISION	BY	APP'R.

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

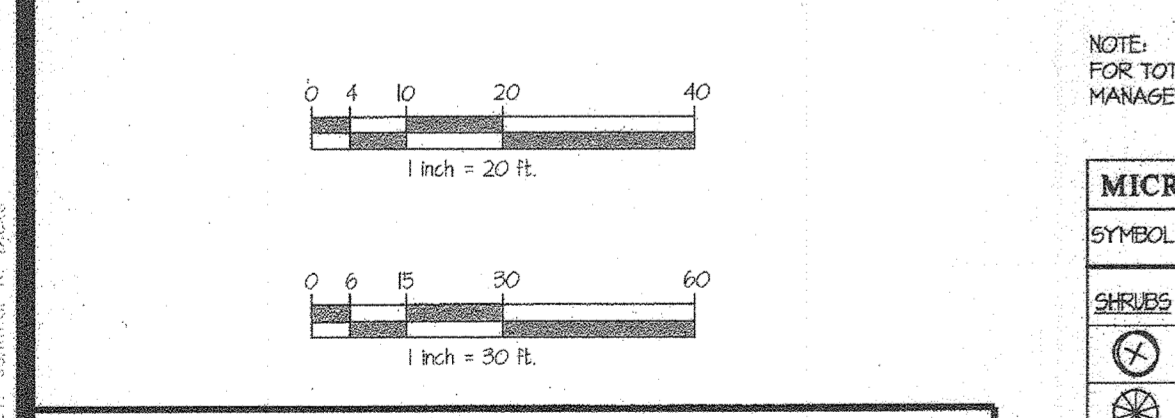
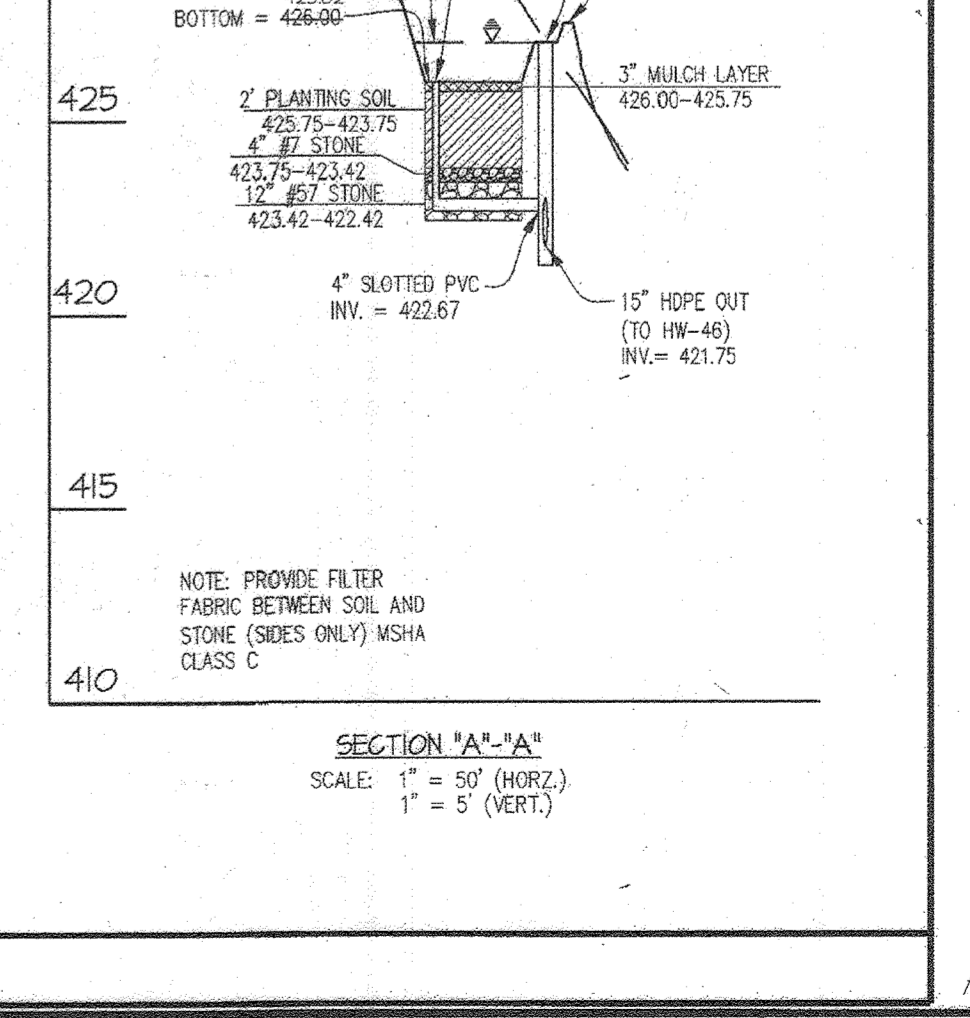
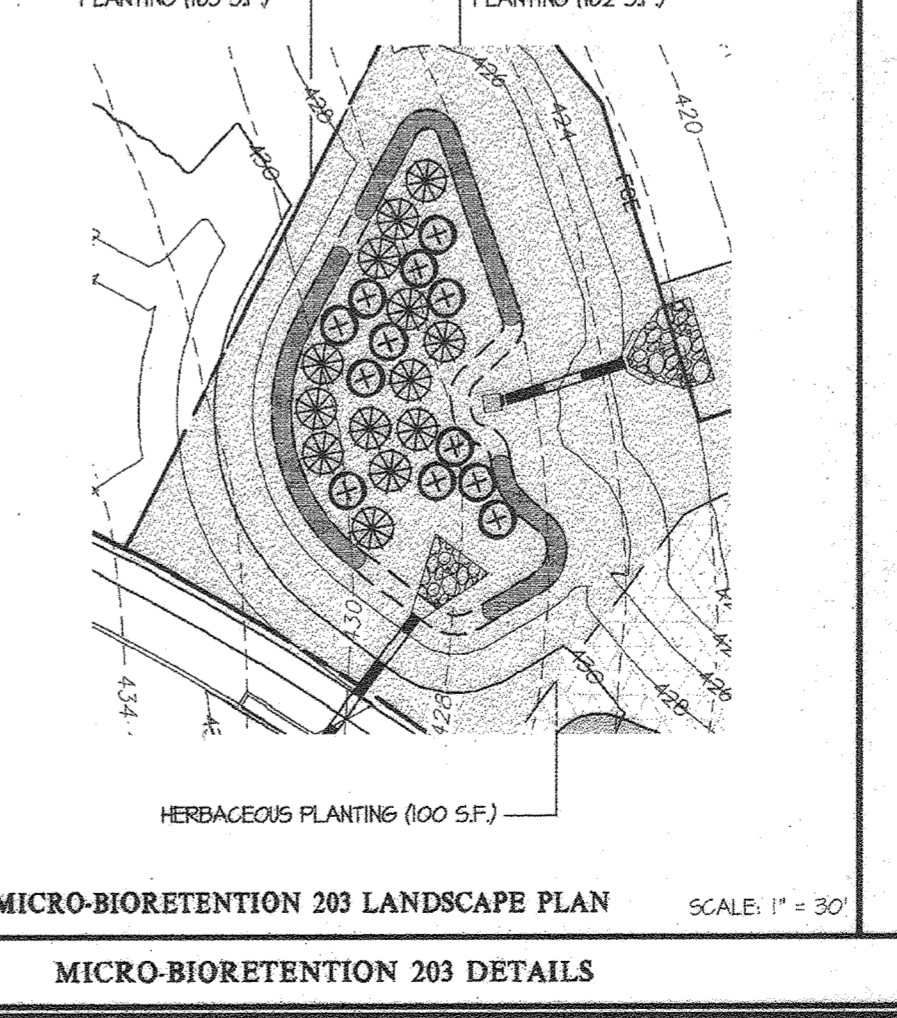
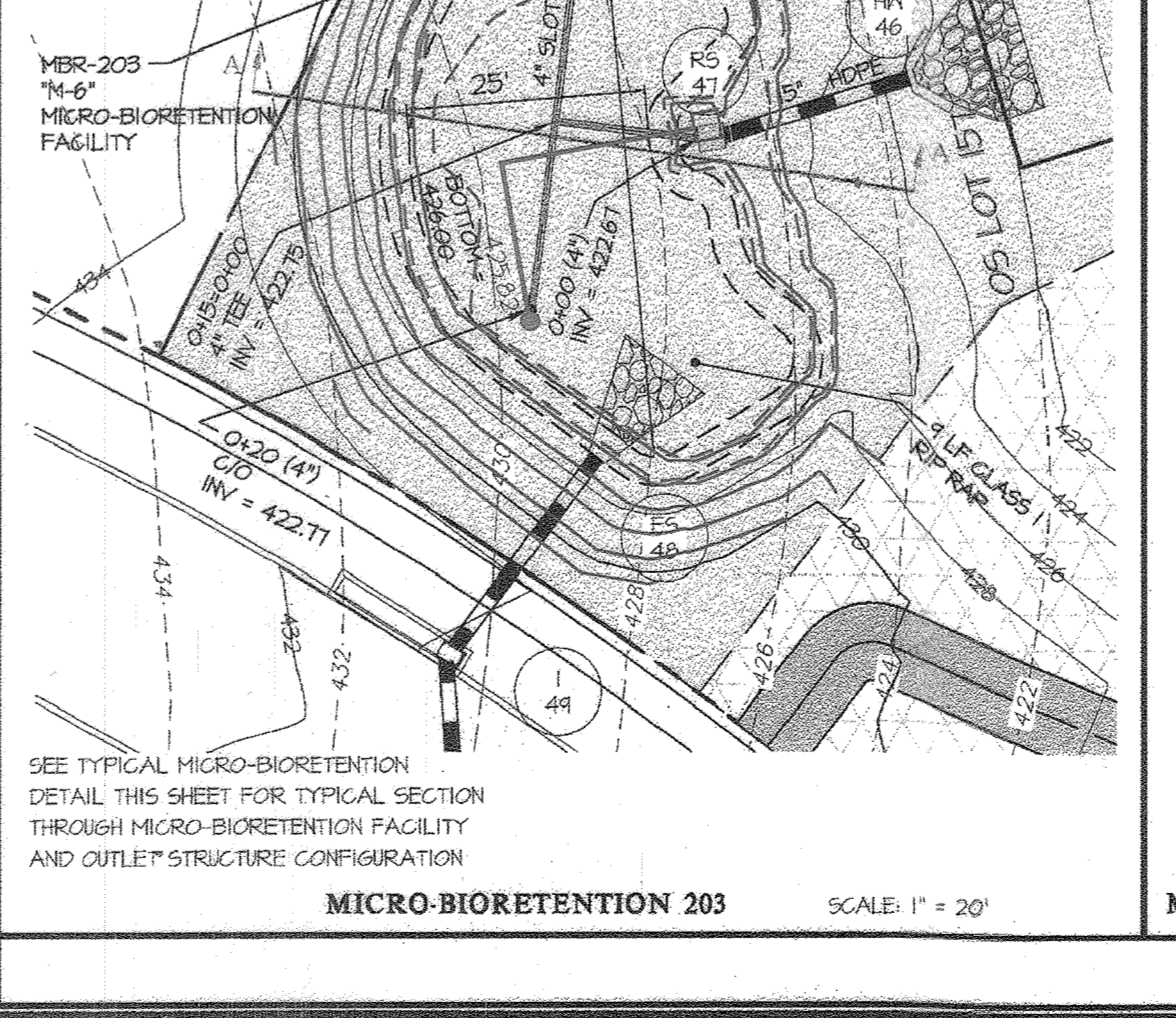
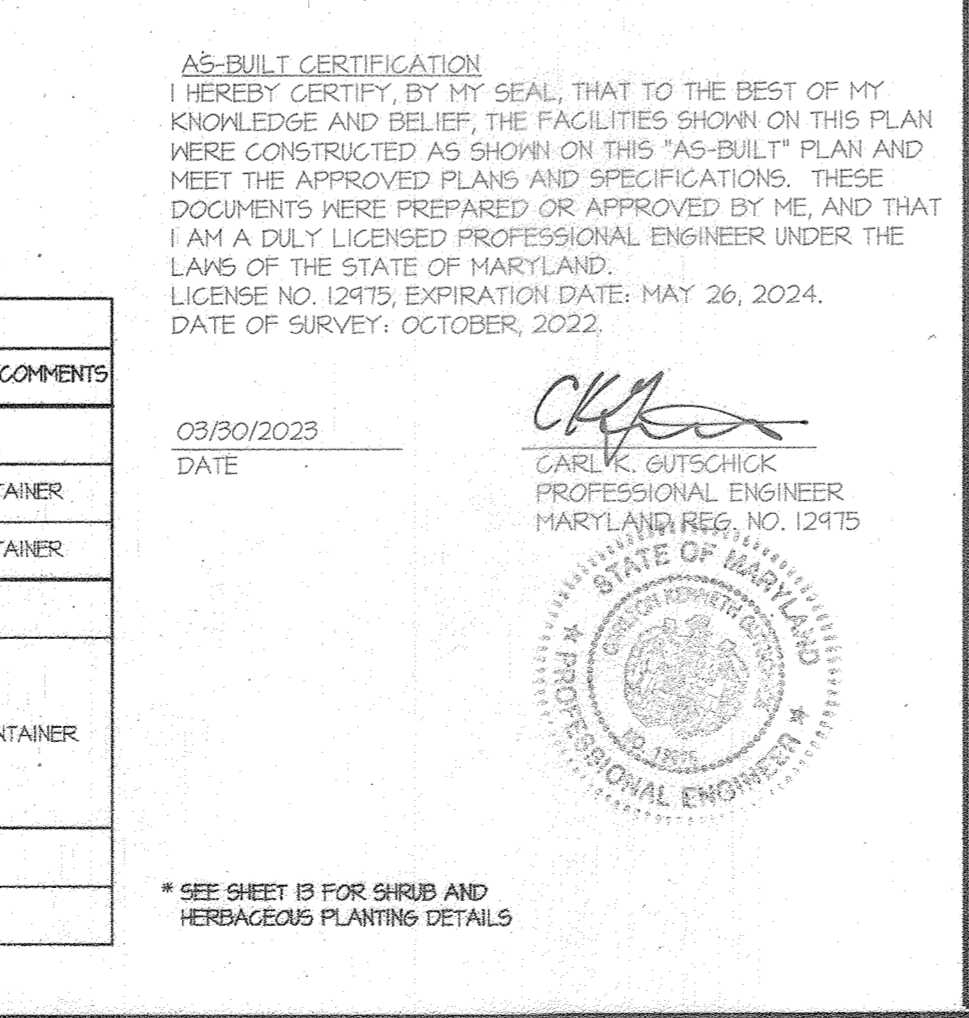
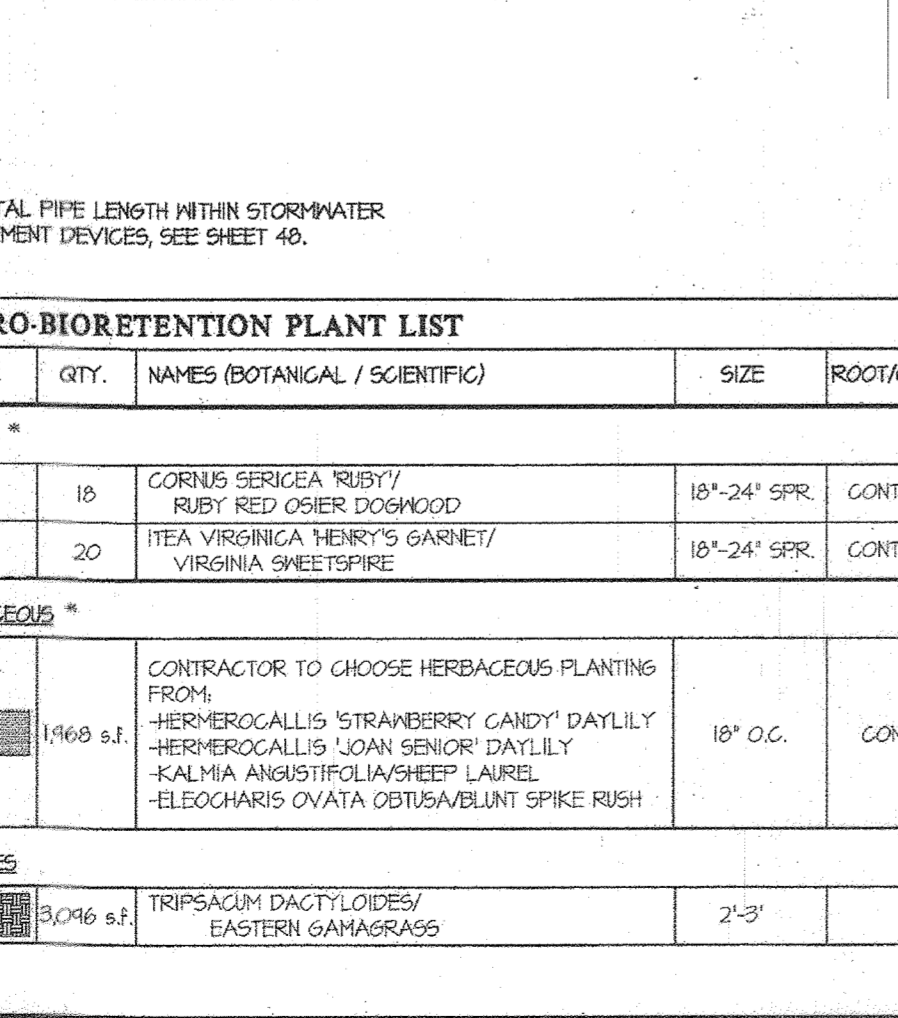
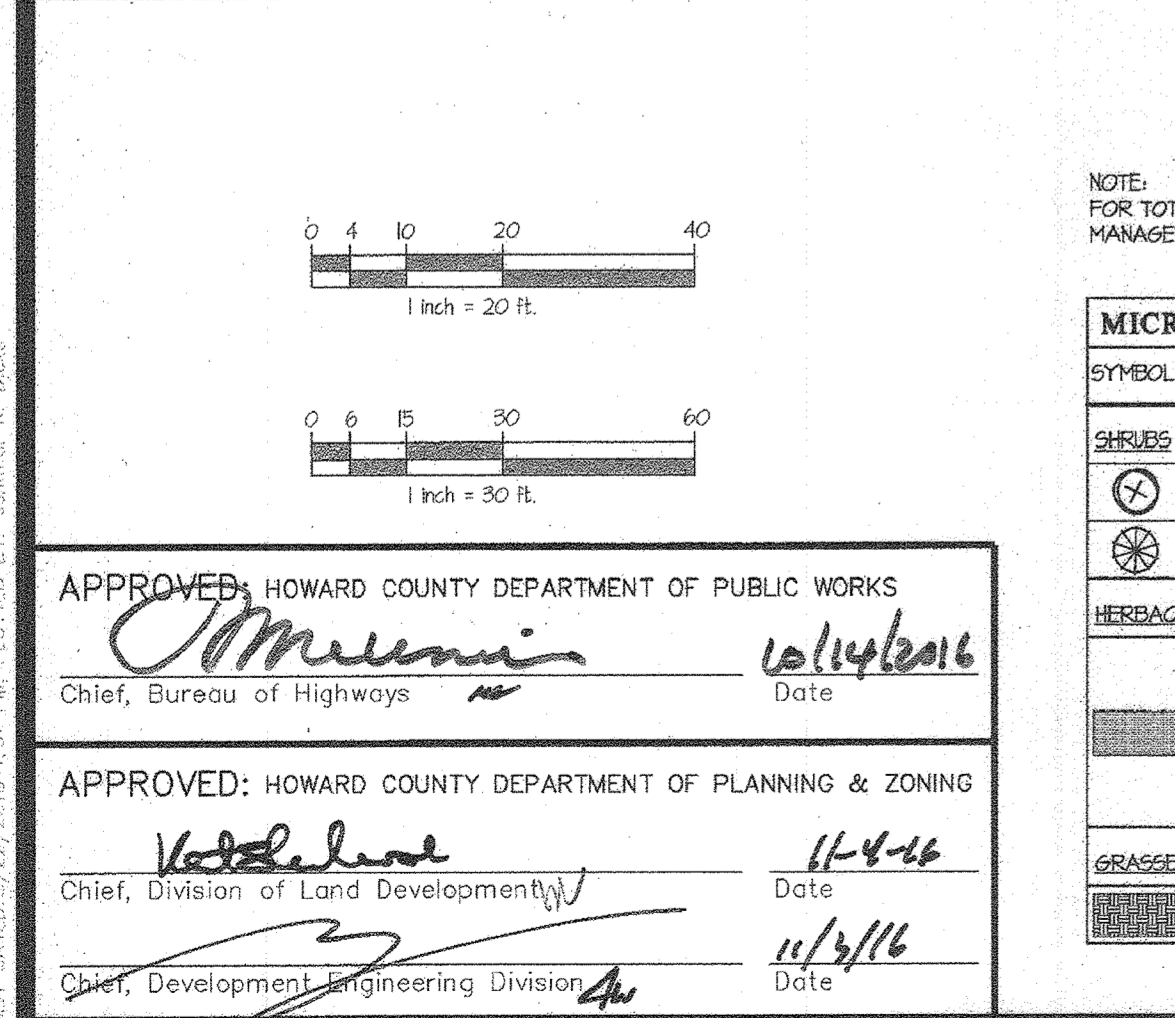
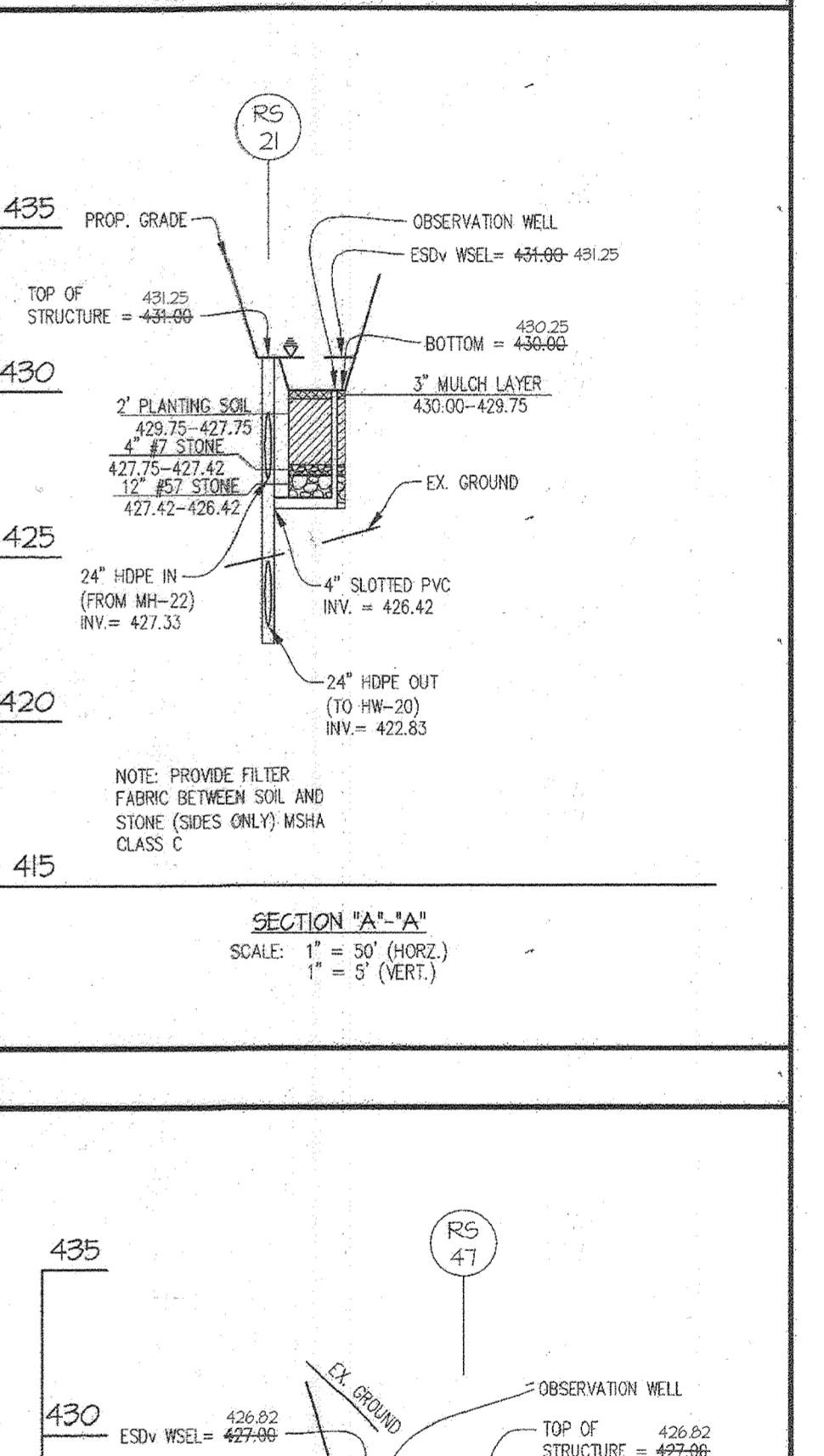
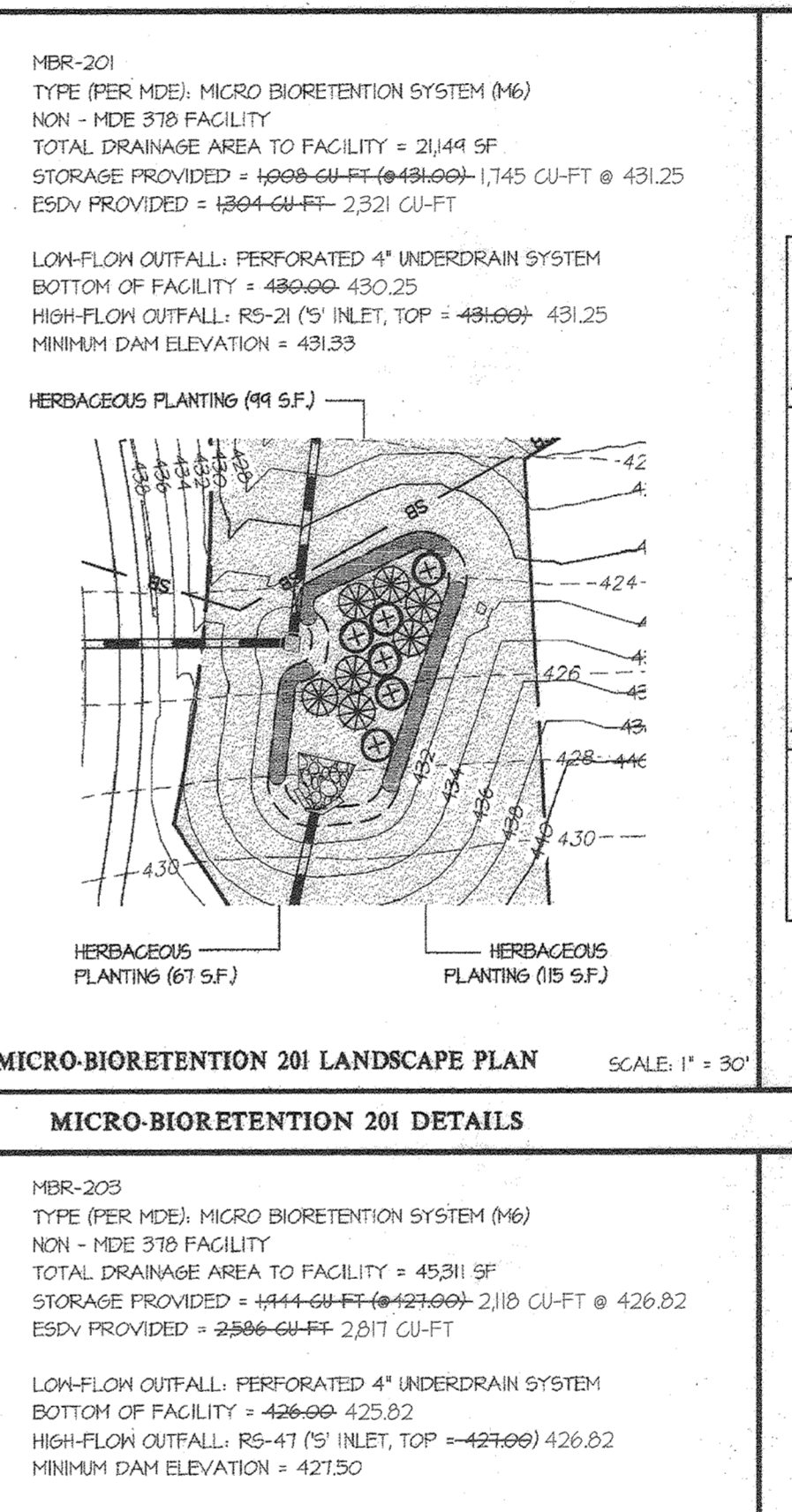
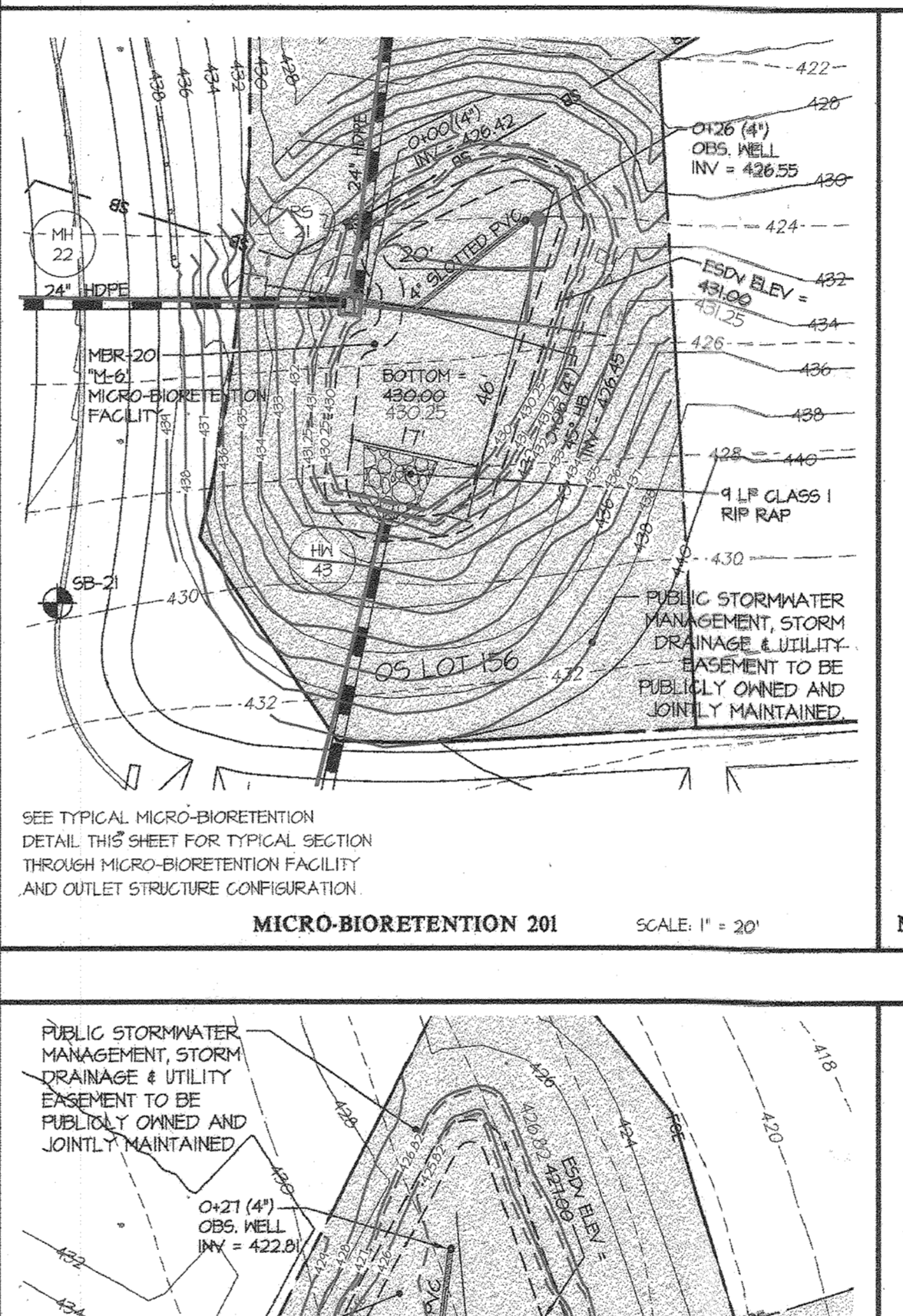
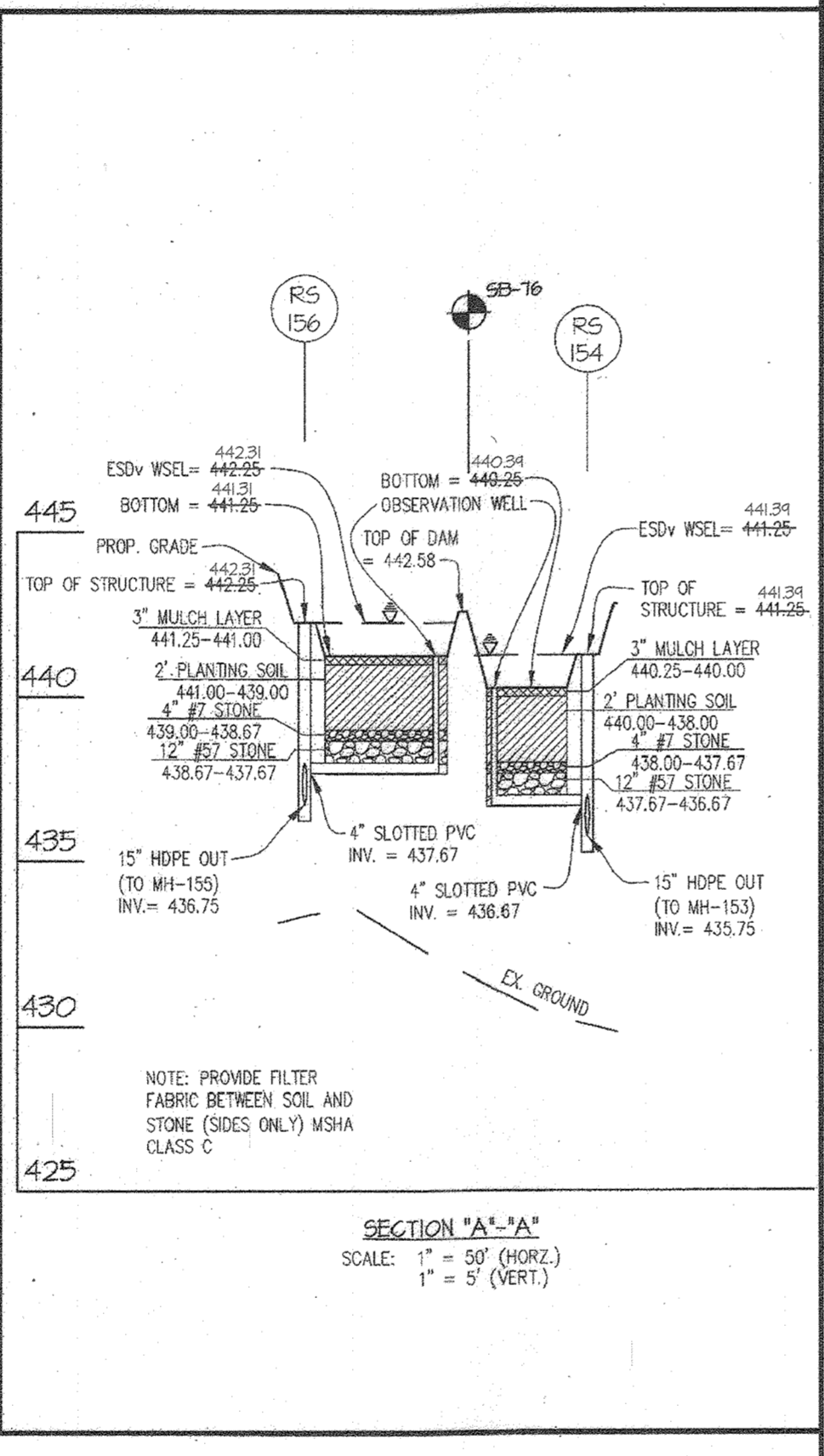
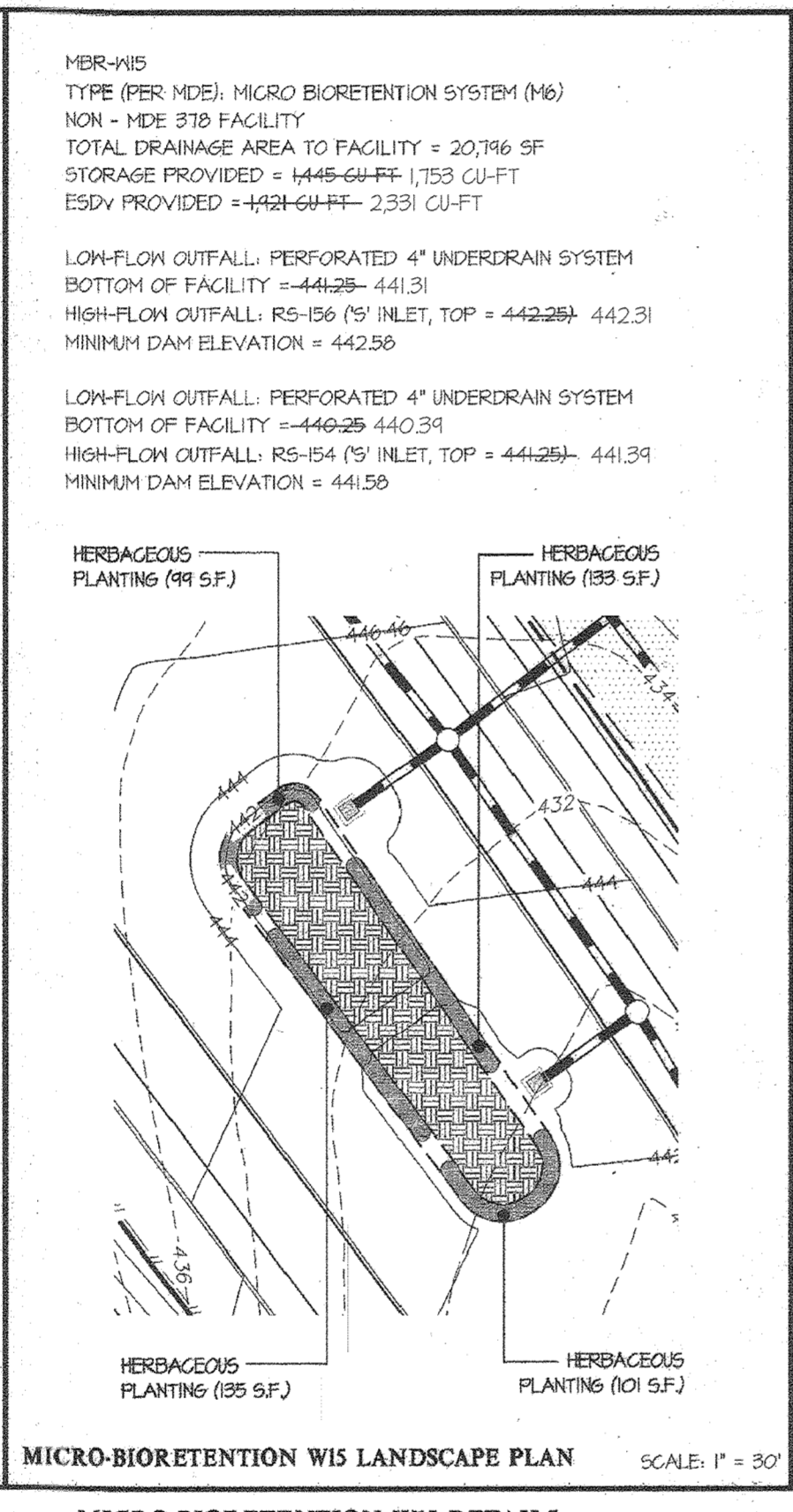
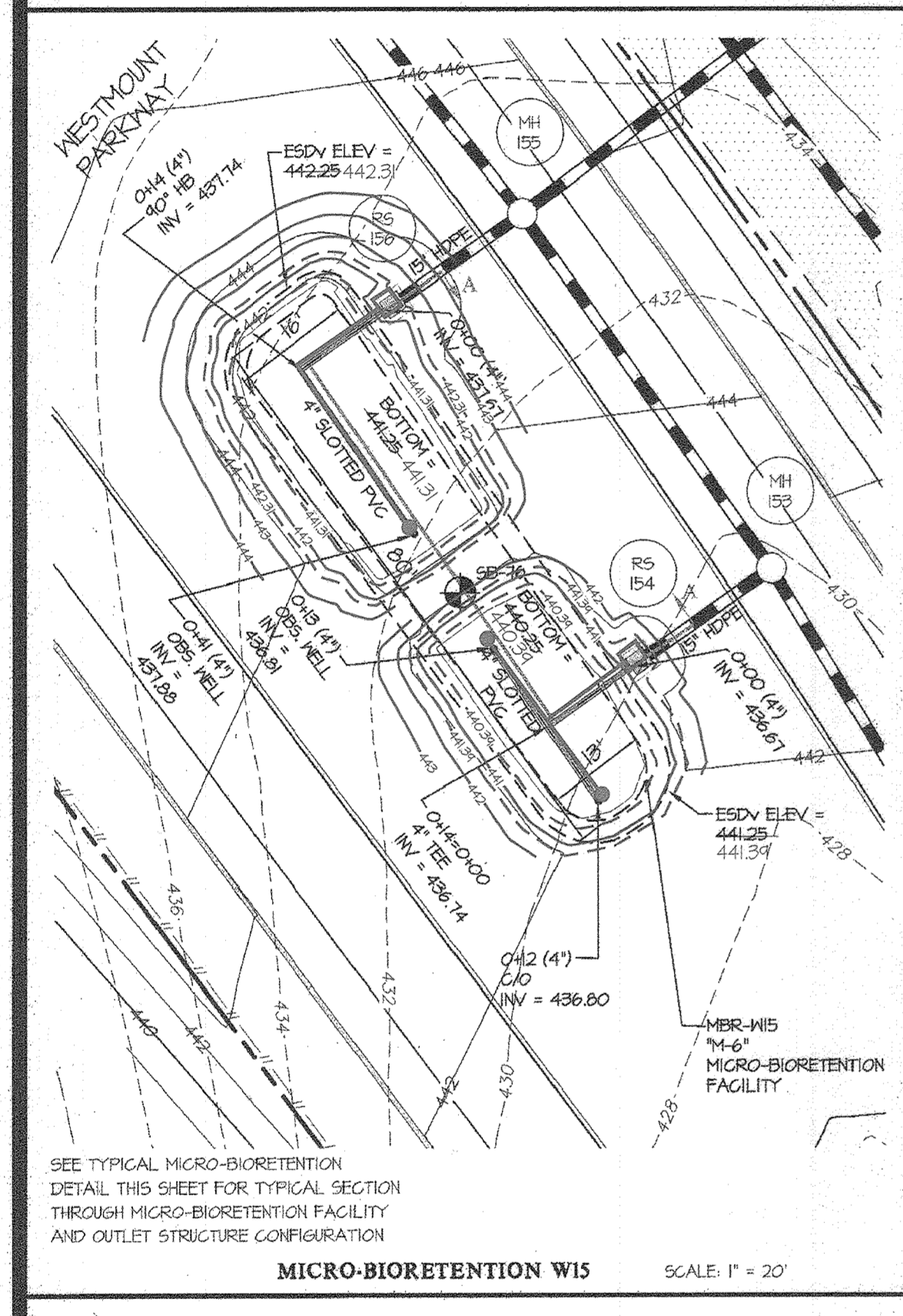
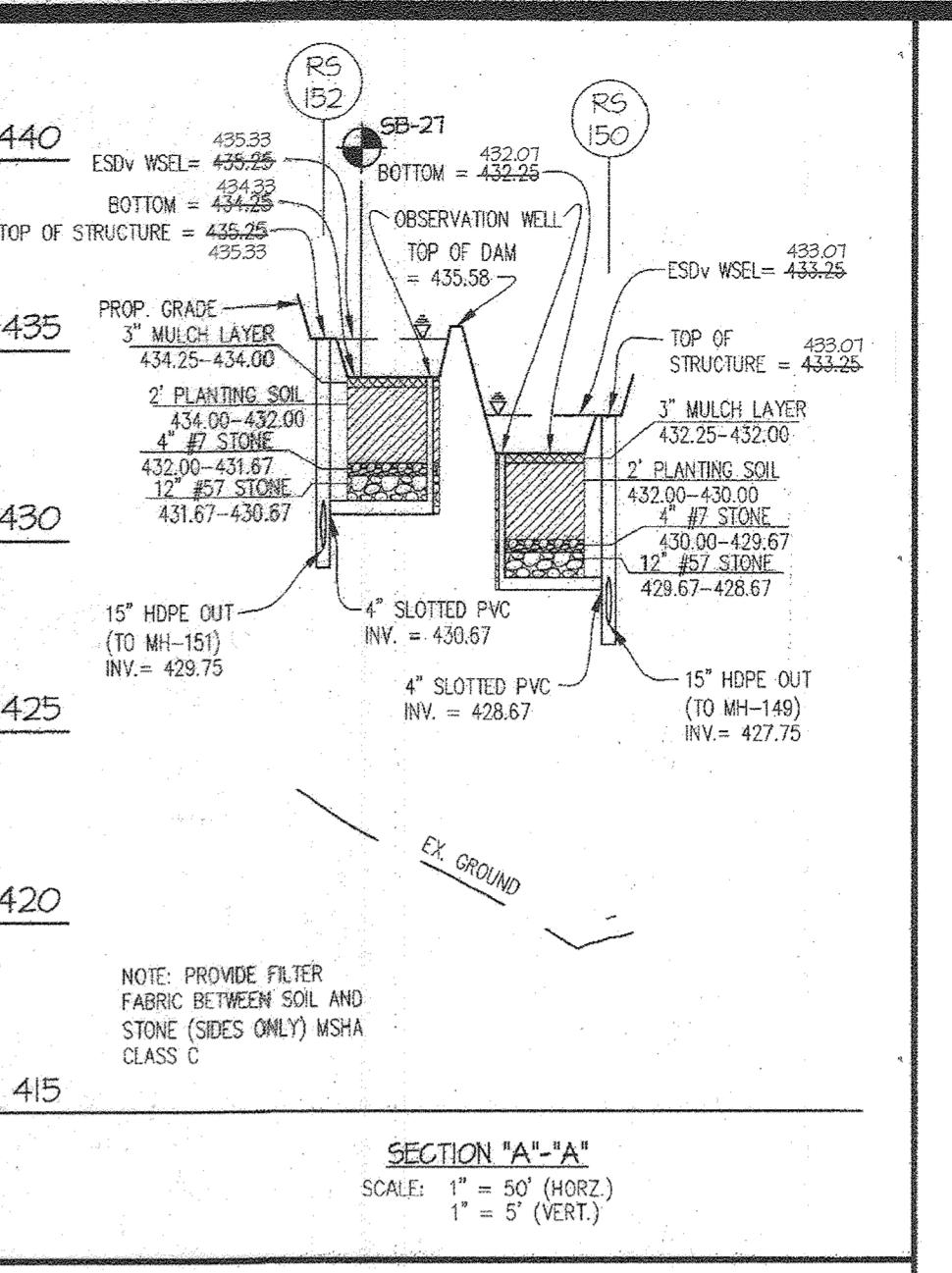
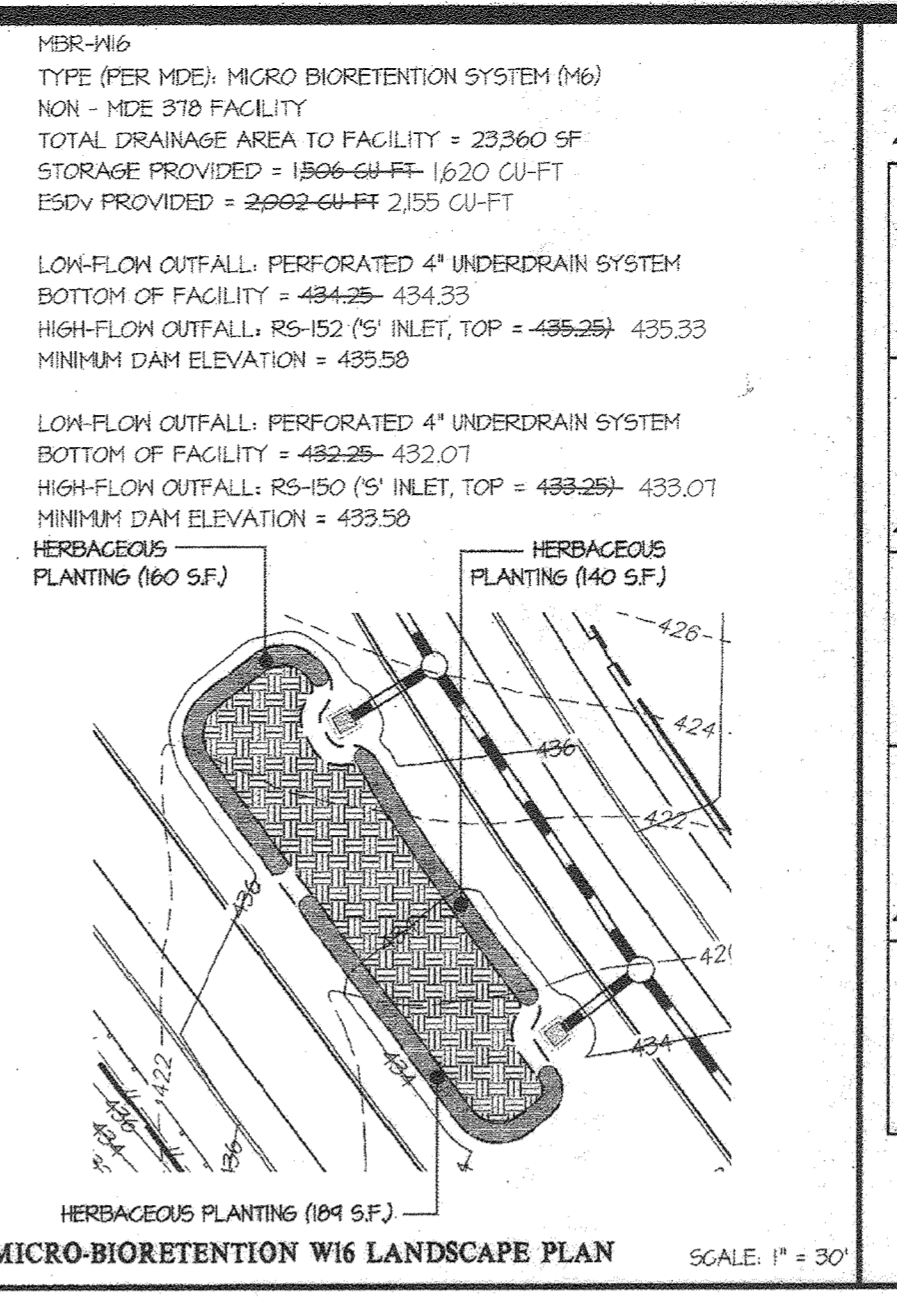
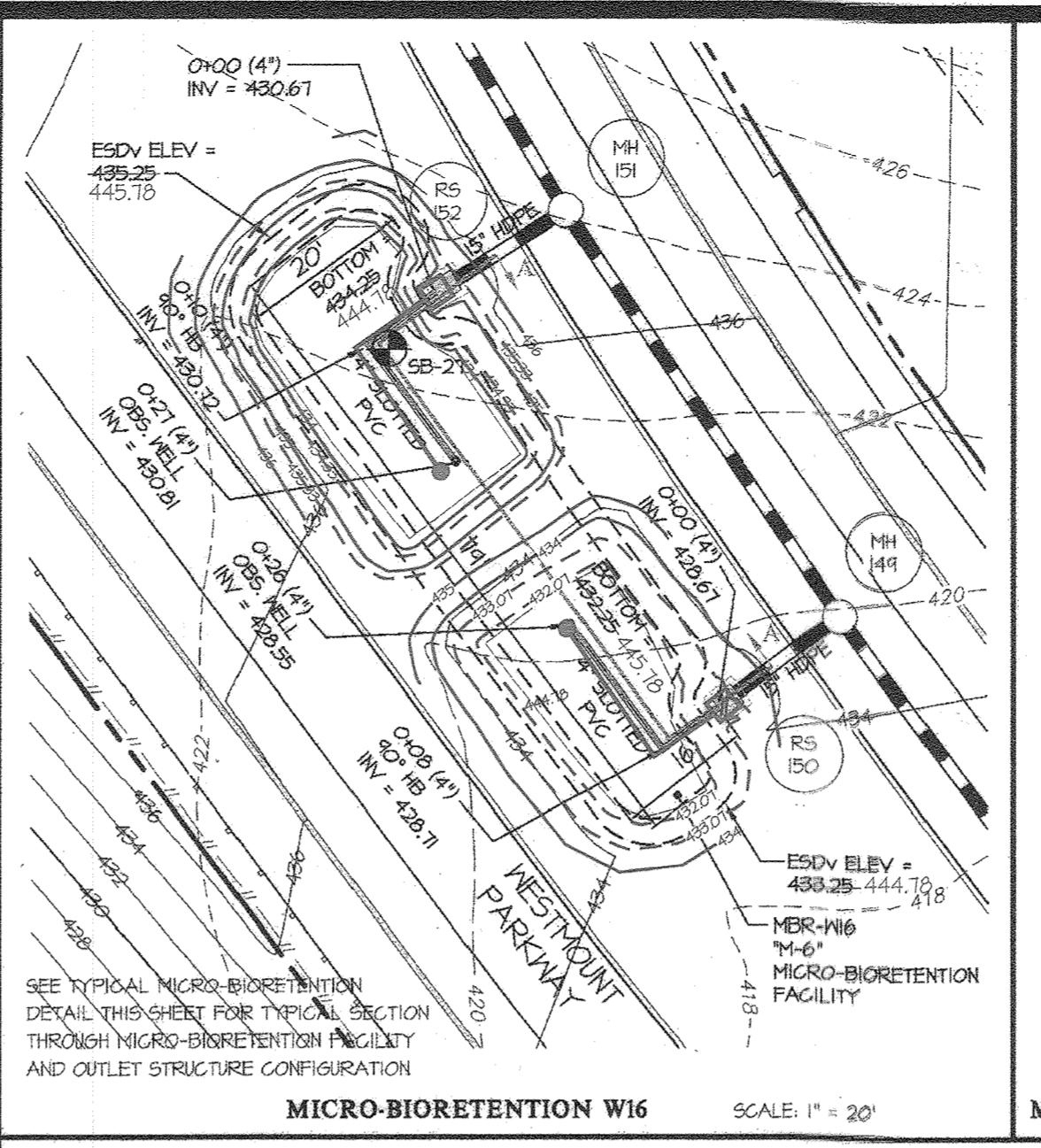
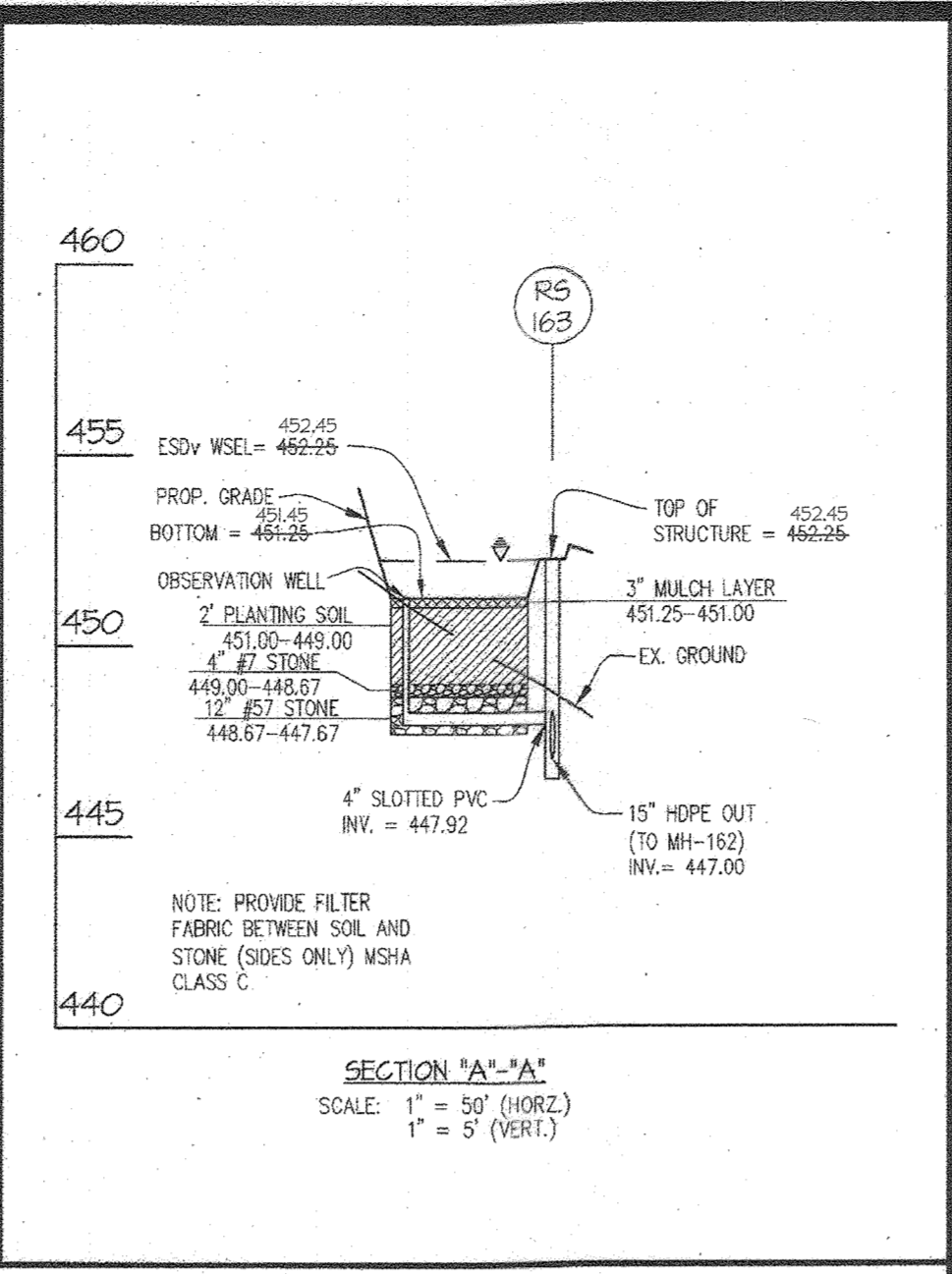
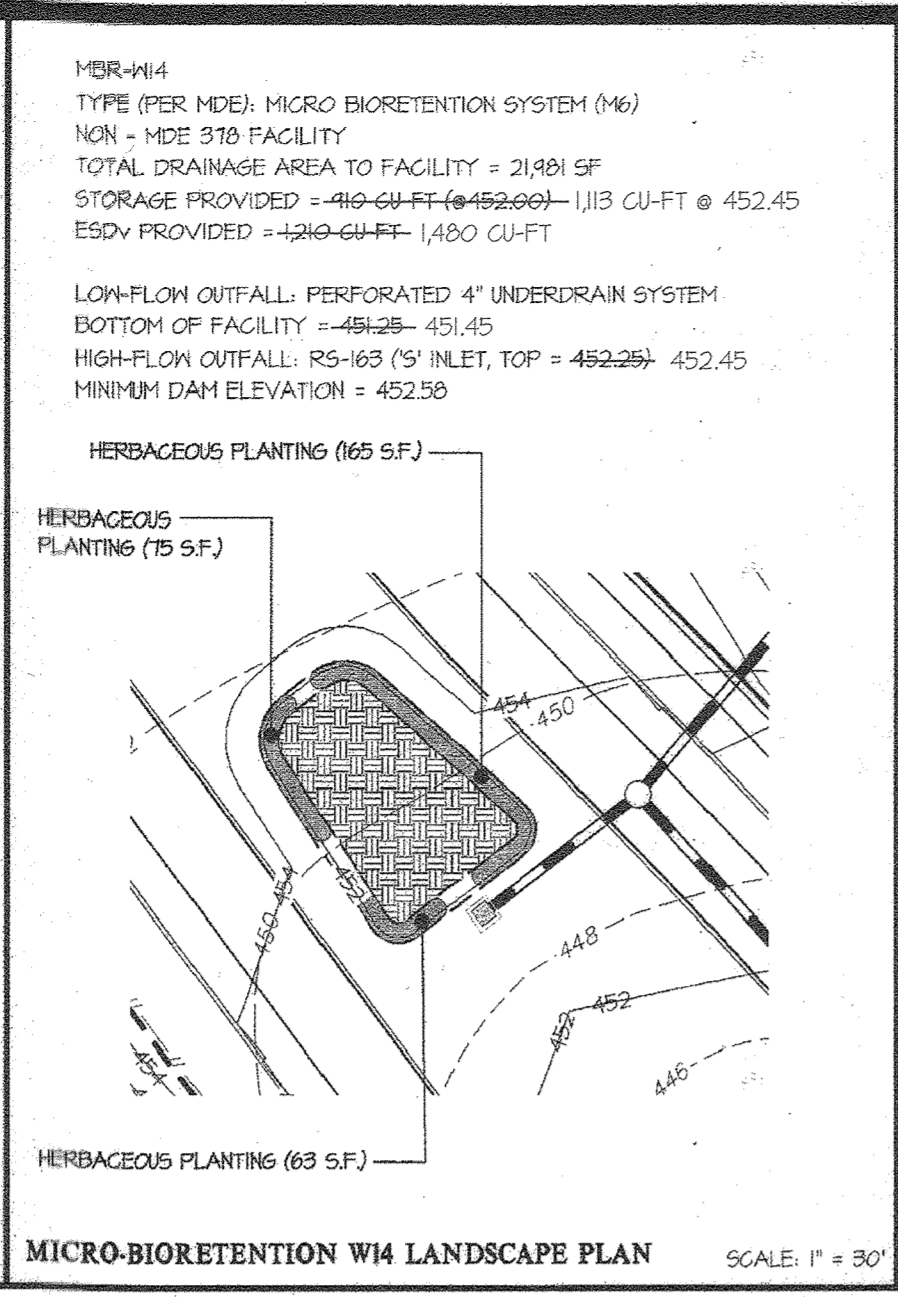
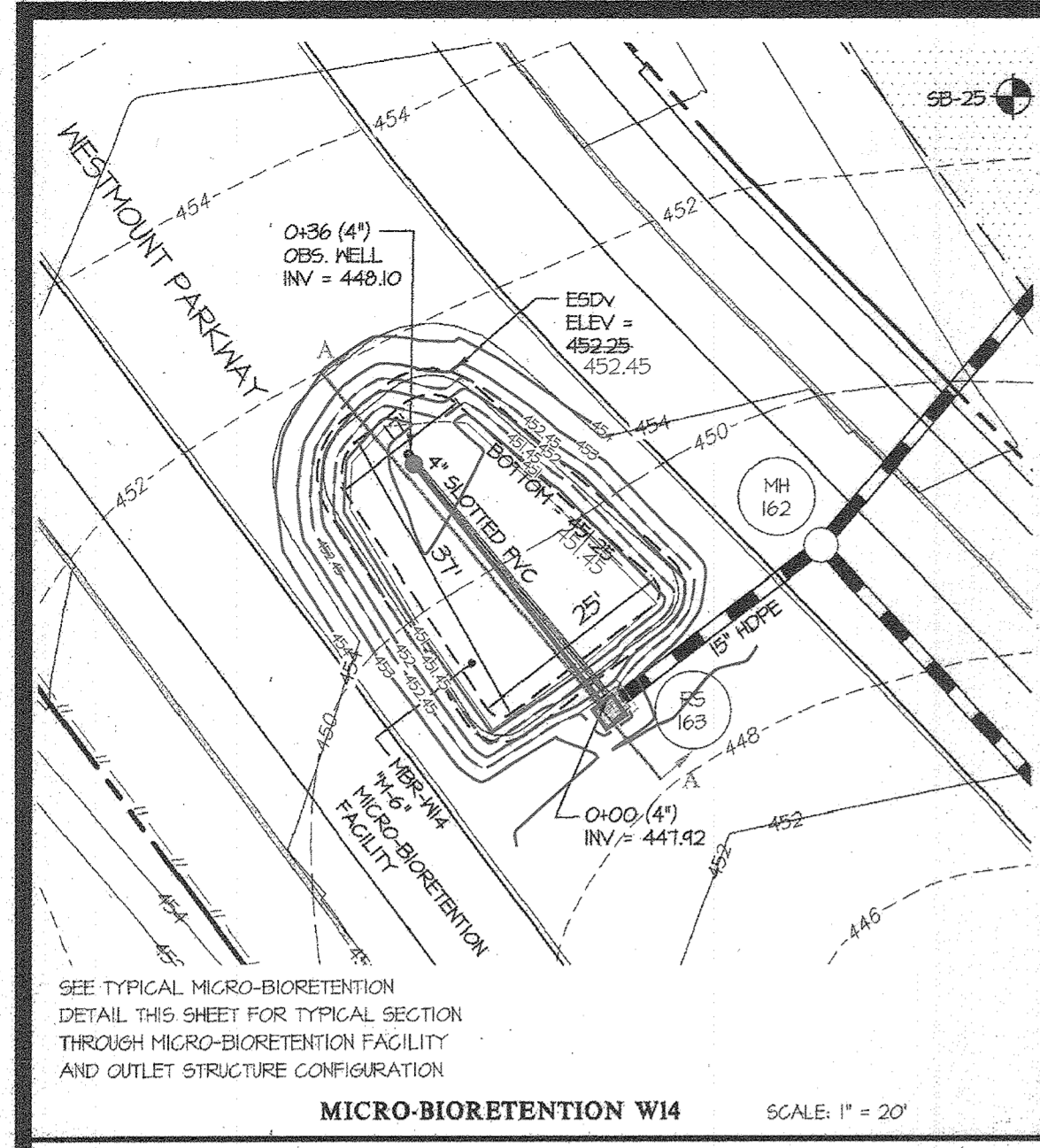
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12475
EXPIRATION DATE: MAY 26, 2024

9/28/16

STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	49 OF 69



NOTE:
FOR TOTAL PIPE LENGTH WITHIN STORMWATER
MANAGEMENT DEVICES, SEE SHEET 48.

MICRO-BIORETENTION PLANT LIST				
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE / ROOT/COMMENTS	
SHRUBS *	15	CORNUS SERICEA 'RUBY'	18"-24" SFR. CONTAINER	
	20	RUBY RED OSIER DOGWOOD	18"-24" SFR. CONTAINER	
		ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPICE	18"-24" SFR. CONTAINER	
HERBACEOUS *	1968	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: HERMEROCALLIS 'STRAWBERRY CANDY' DAYLILY HERMEROCALLIS 'JOAN SENIOR' DAYLILY KALMA ANGIUSTIFOLIA/SHEEP LAUREL ELEGANIS OVATA OBTUSAVILUM SPIKE RUSH	18" O.C. CONTAINER	
	GRASSES	3096	TRIPSACUM DACTYLOIDES / EASTERN GAMAGRASS	2'-3'

AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS 'AS-BUILT' PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475; EXPIRATION DATE: MAY 26, 2024.
DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
DATE

Carl G. Gutschick
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12475

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/2023
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11-8-22
Chief, Division of Land Development

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/3/16
Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-1800

DES.	JRD	DRN.	JRD	CHK.	DEV.	DATE	REVISION	BY	APPR.

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

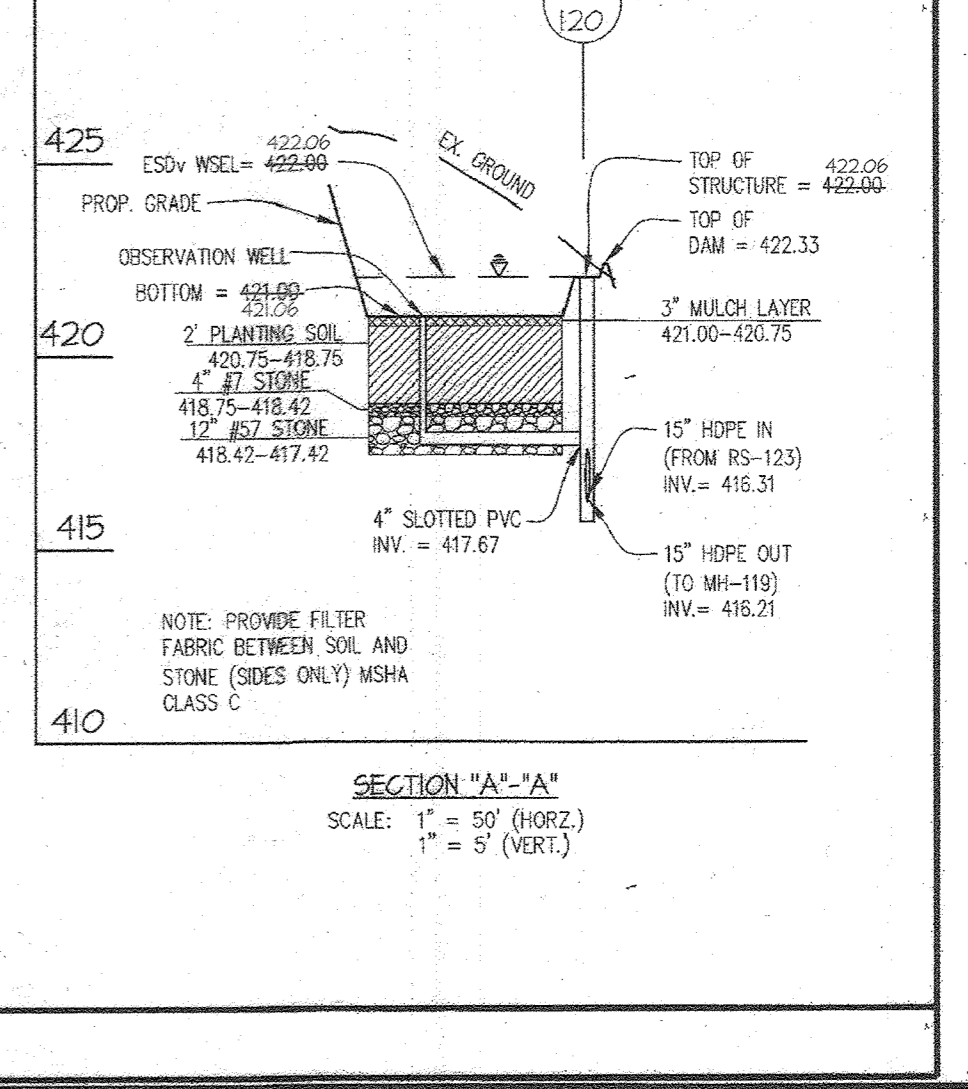
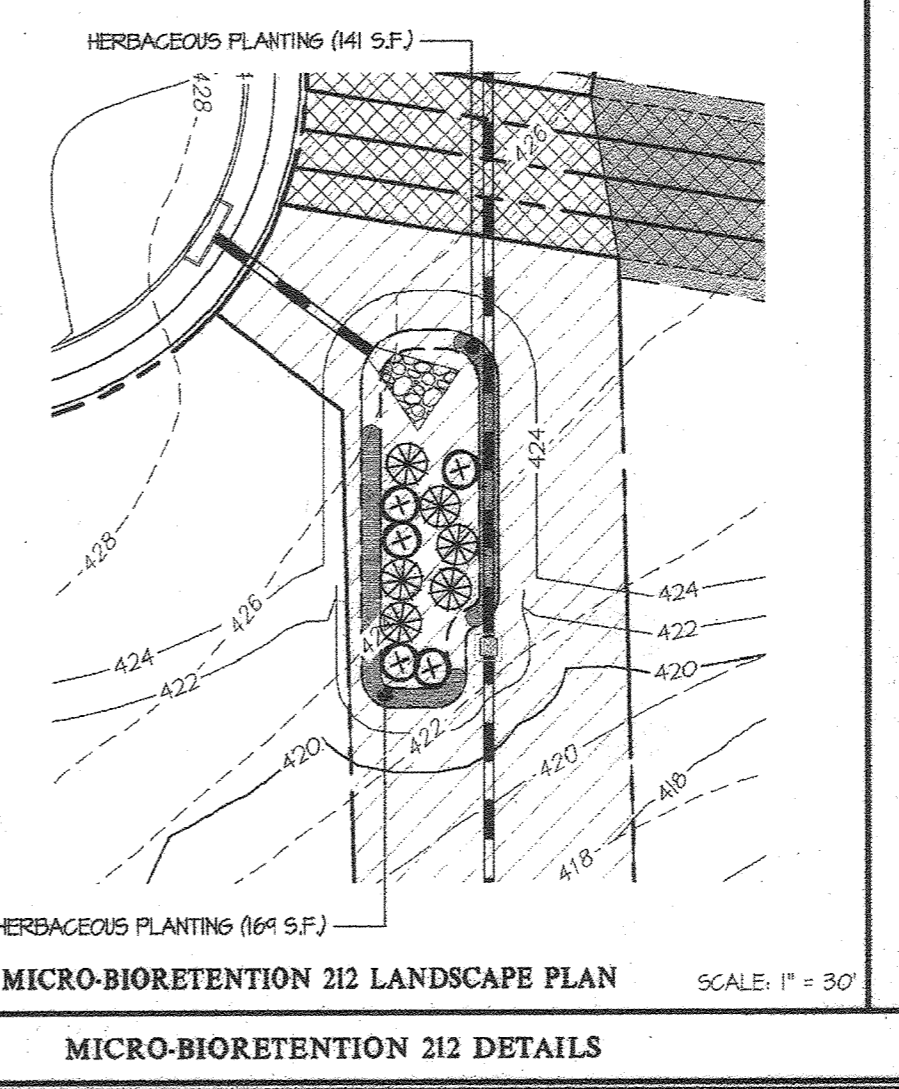
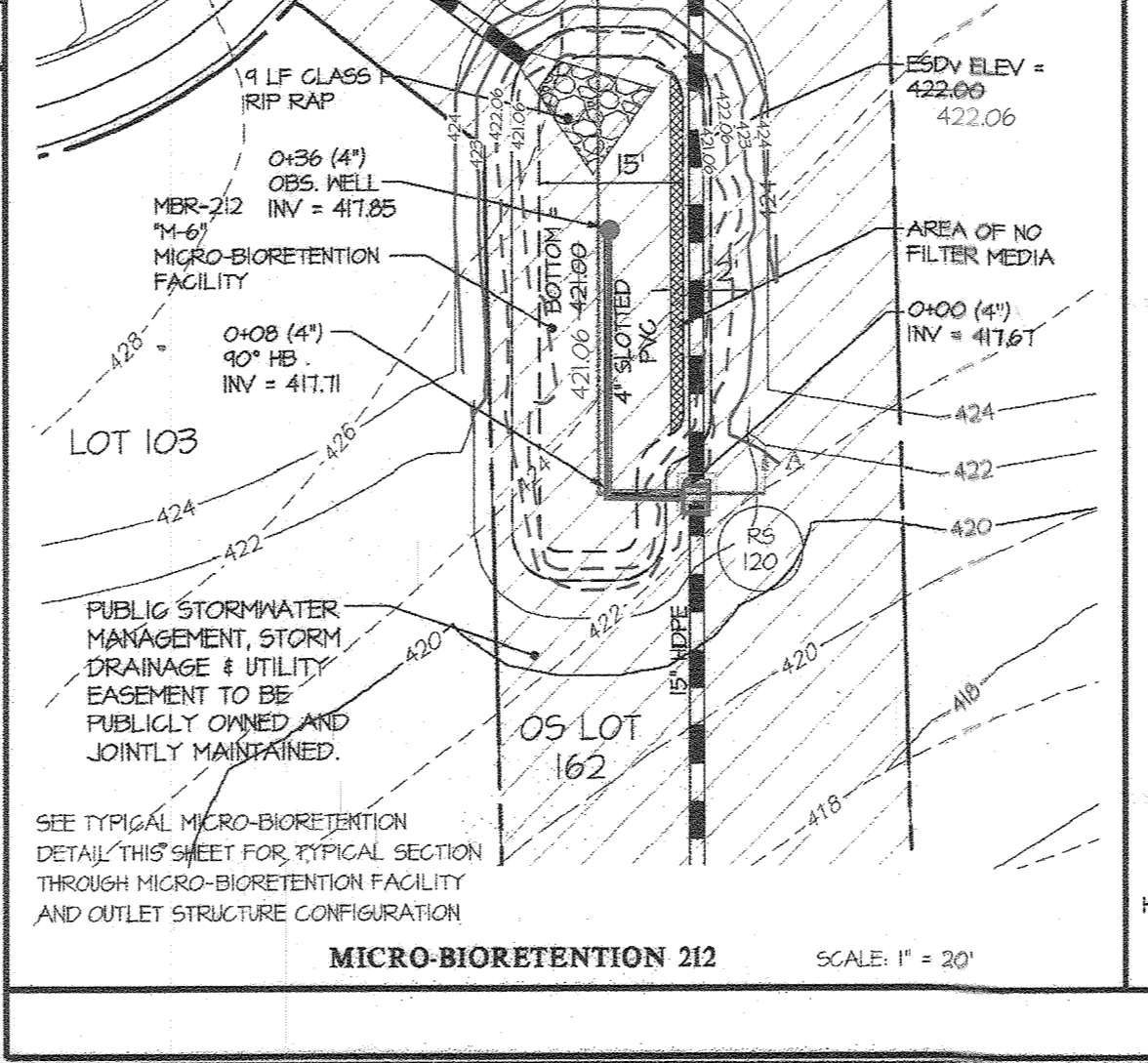
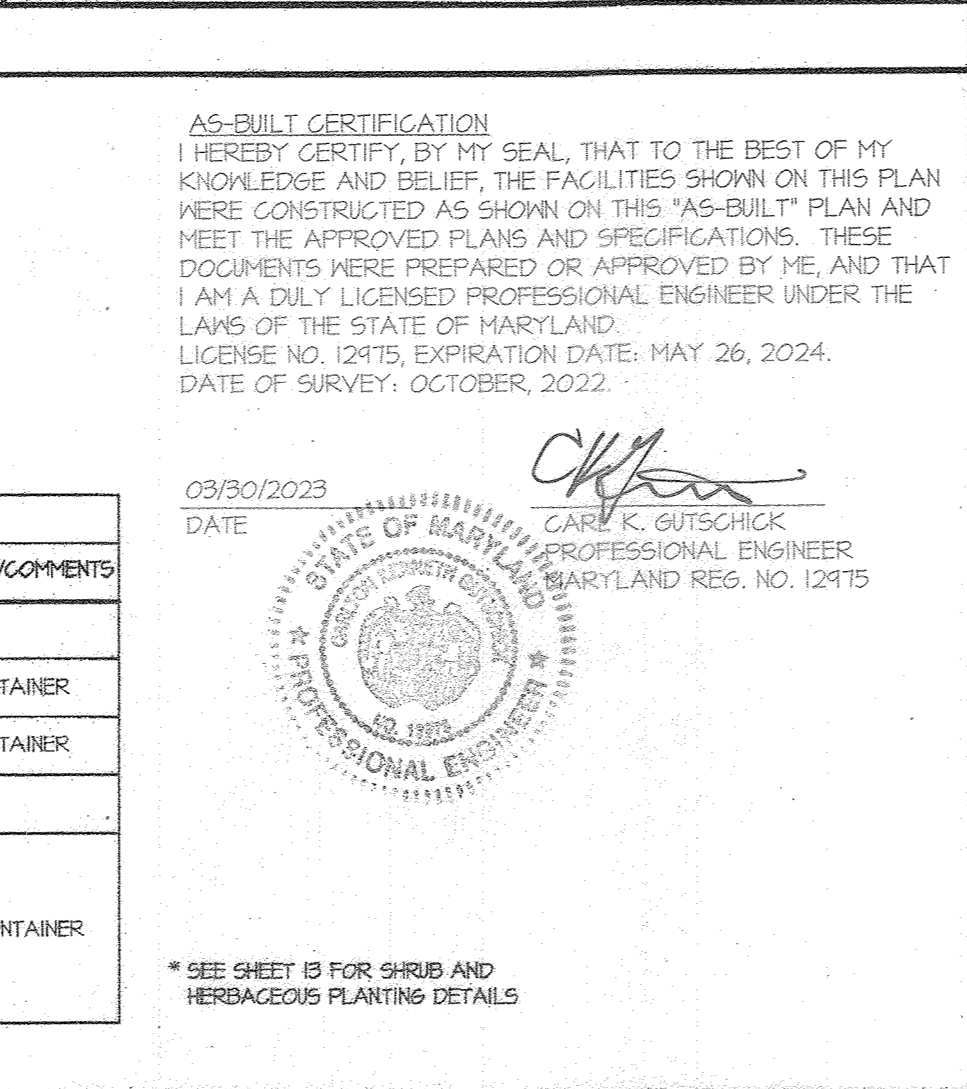
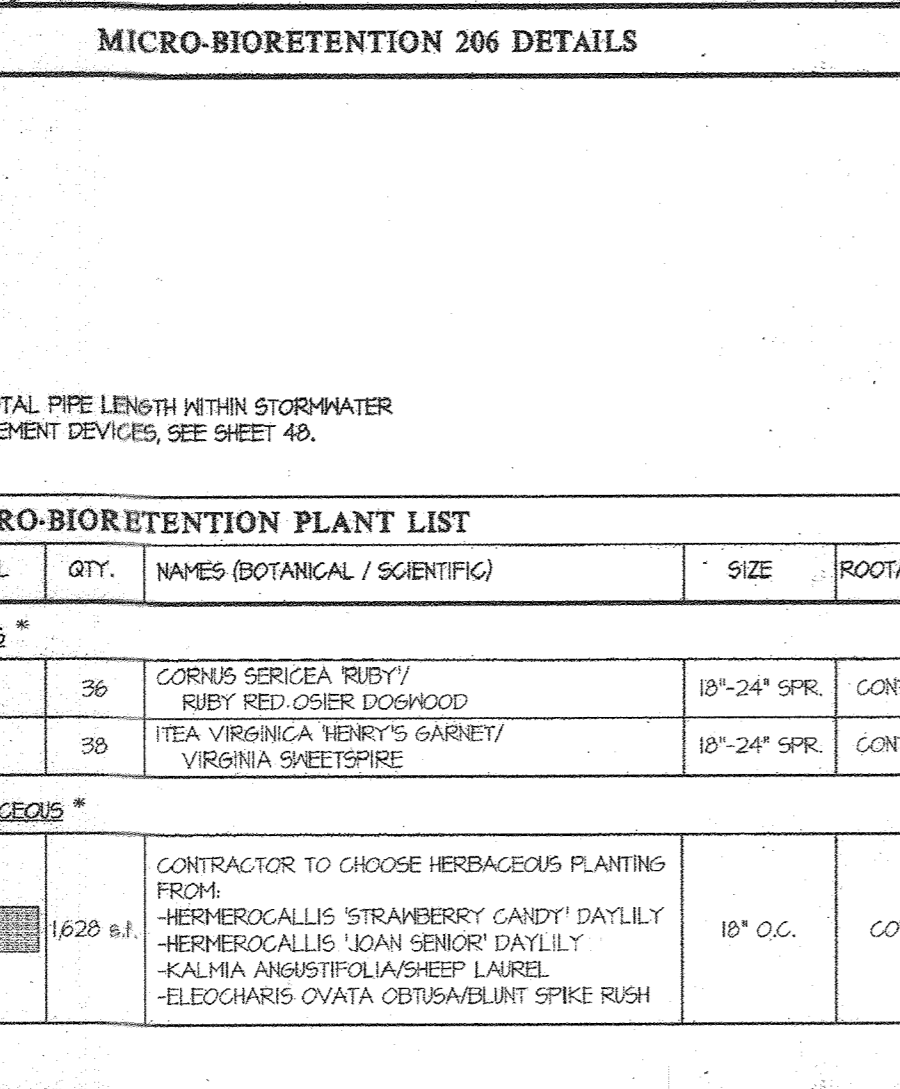
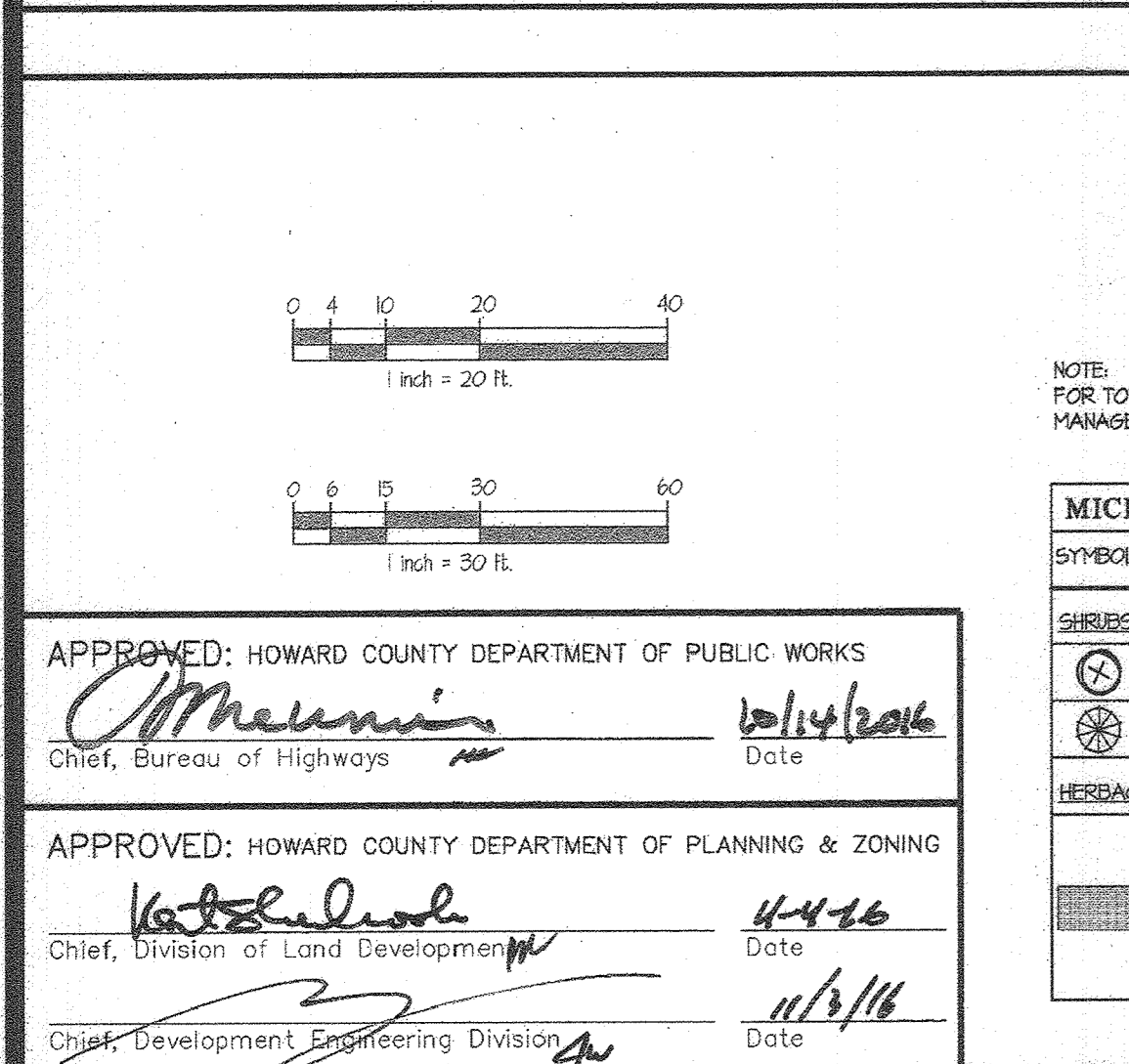
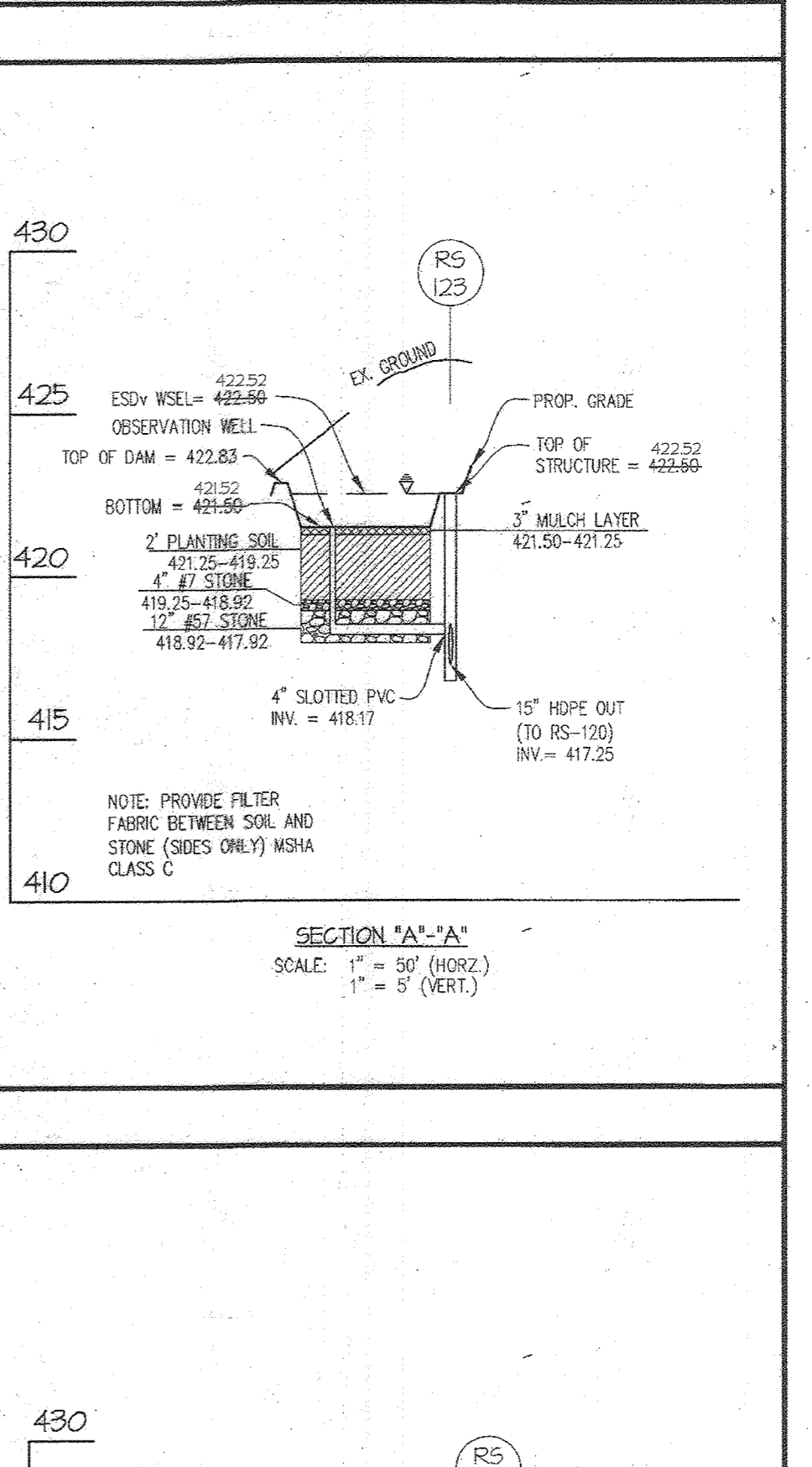
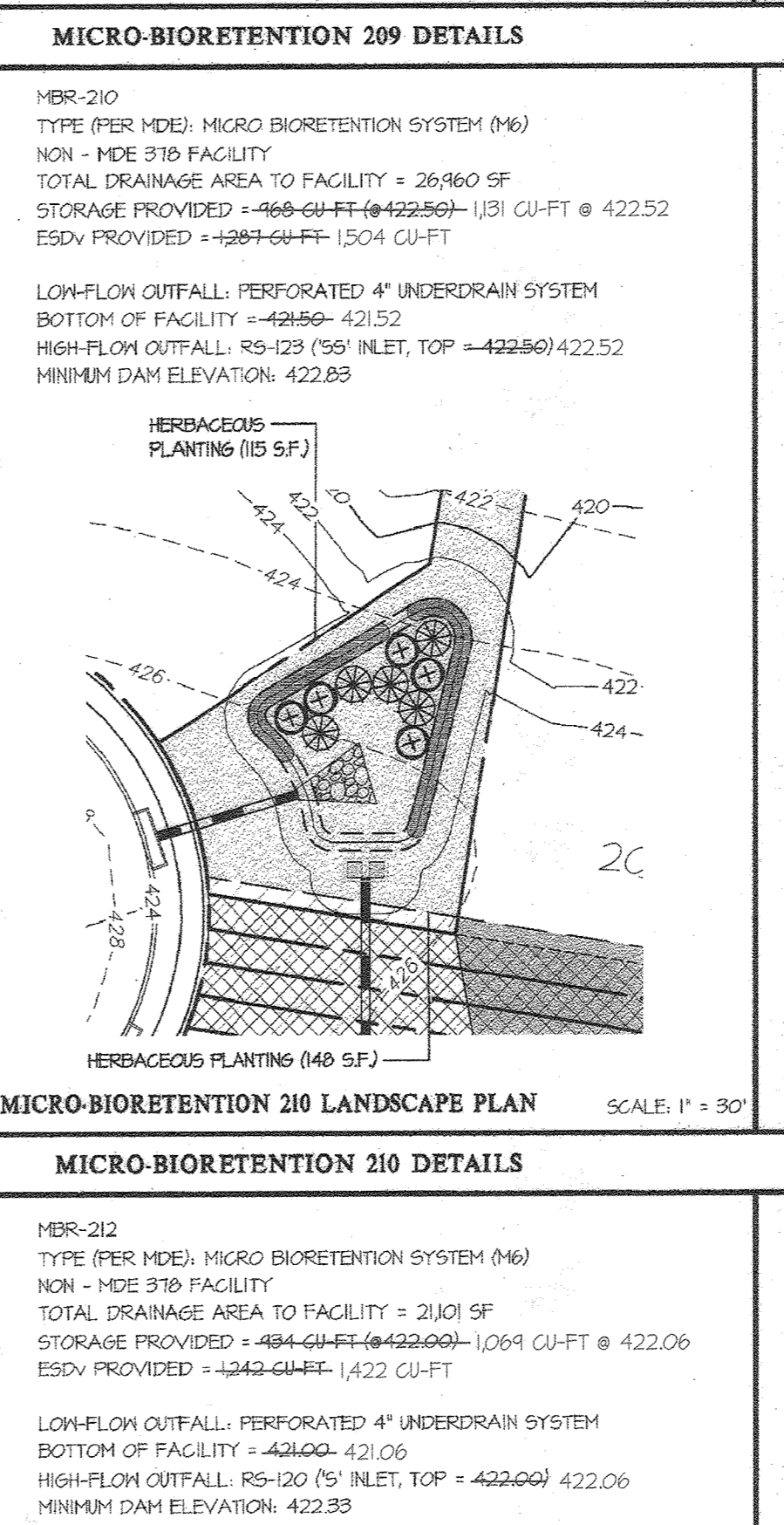
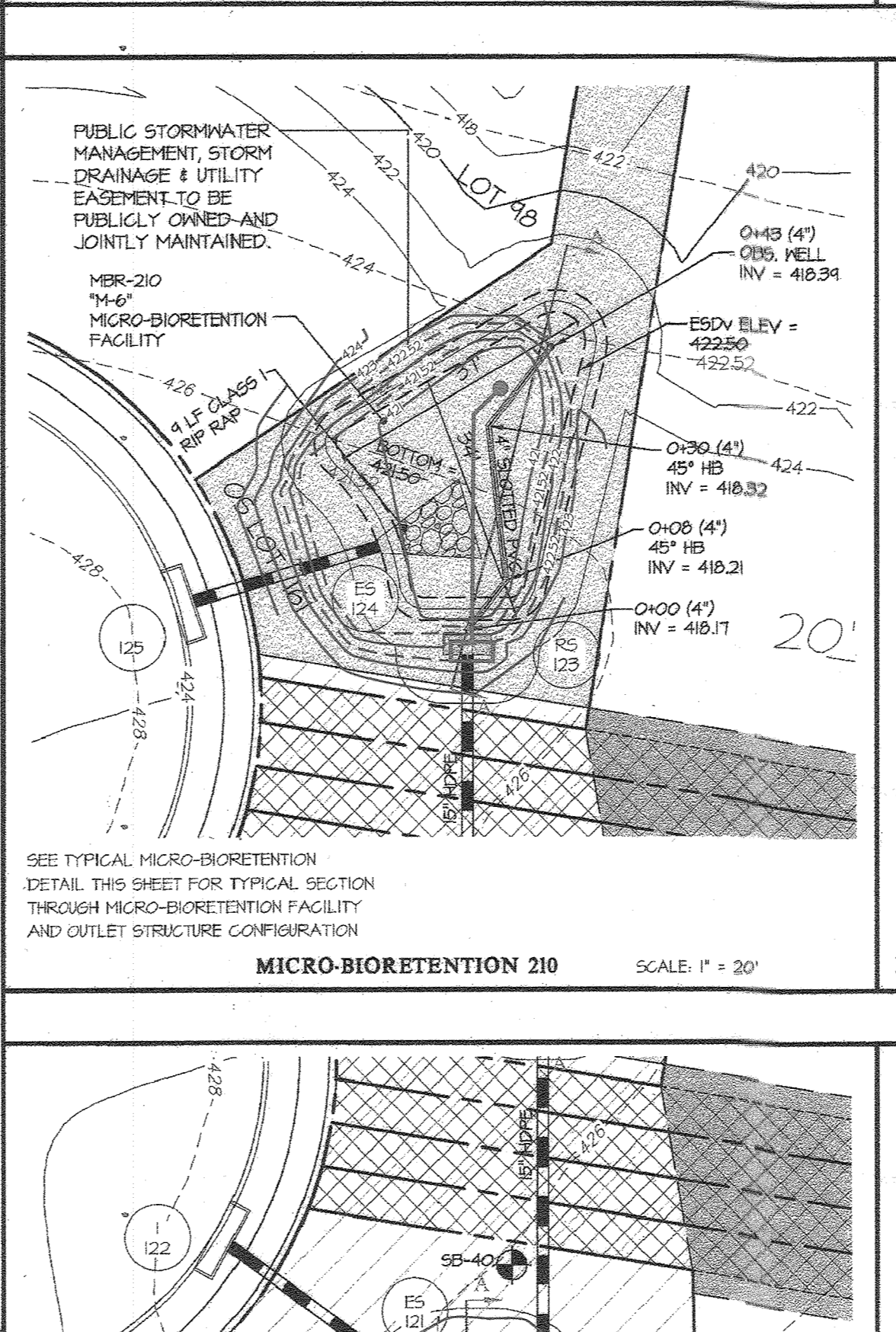
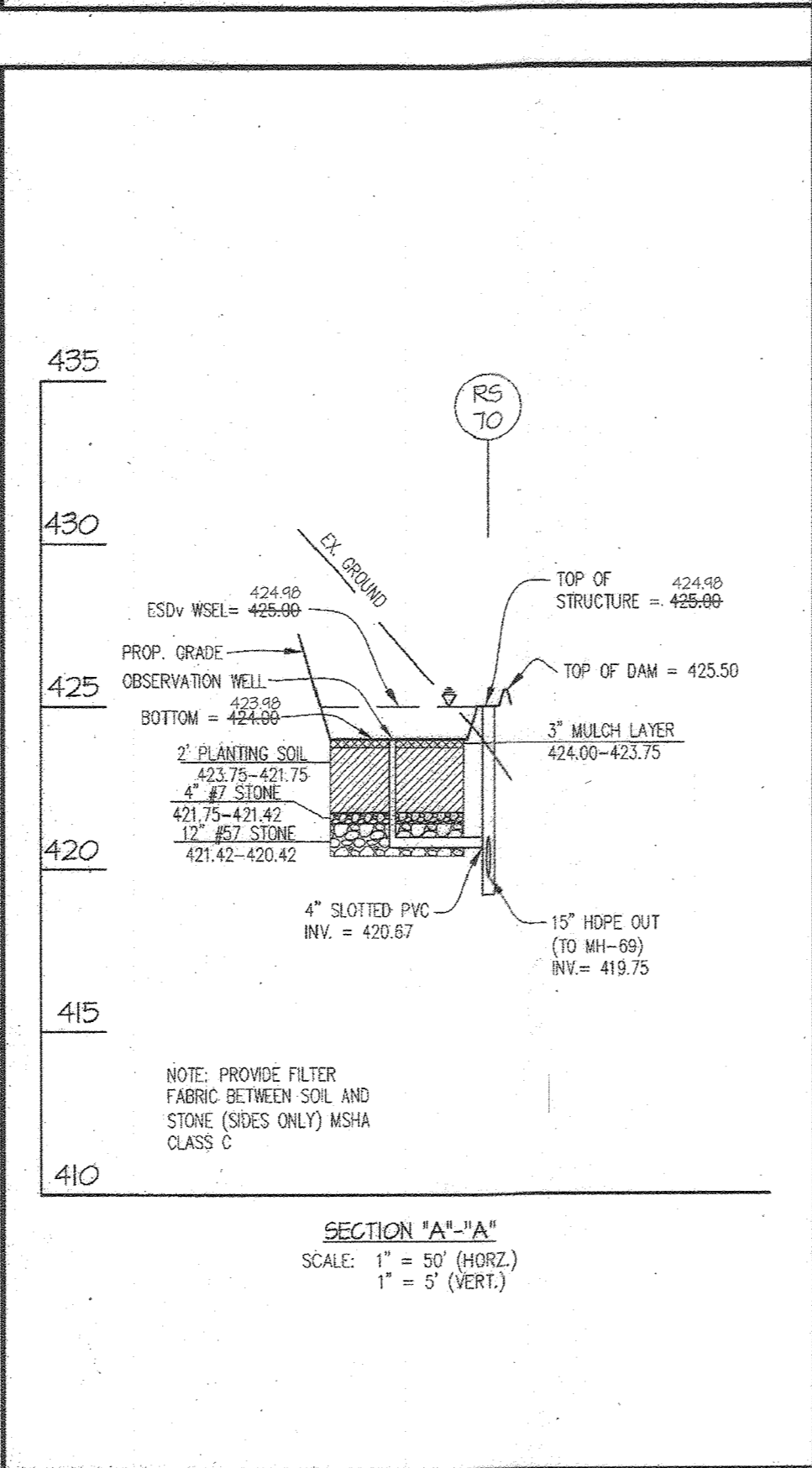
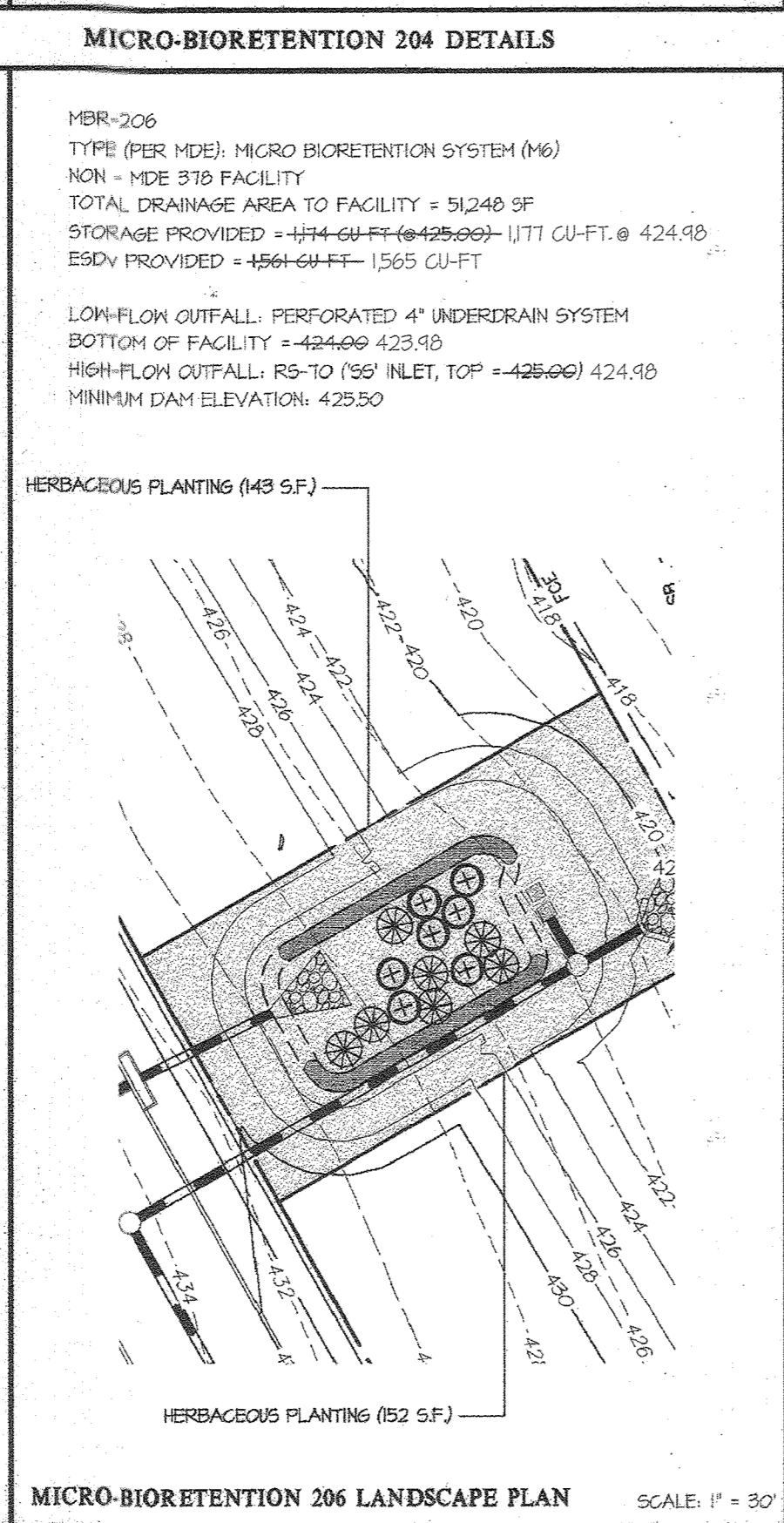
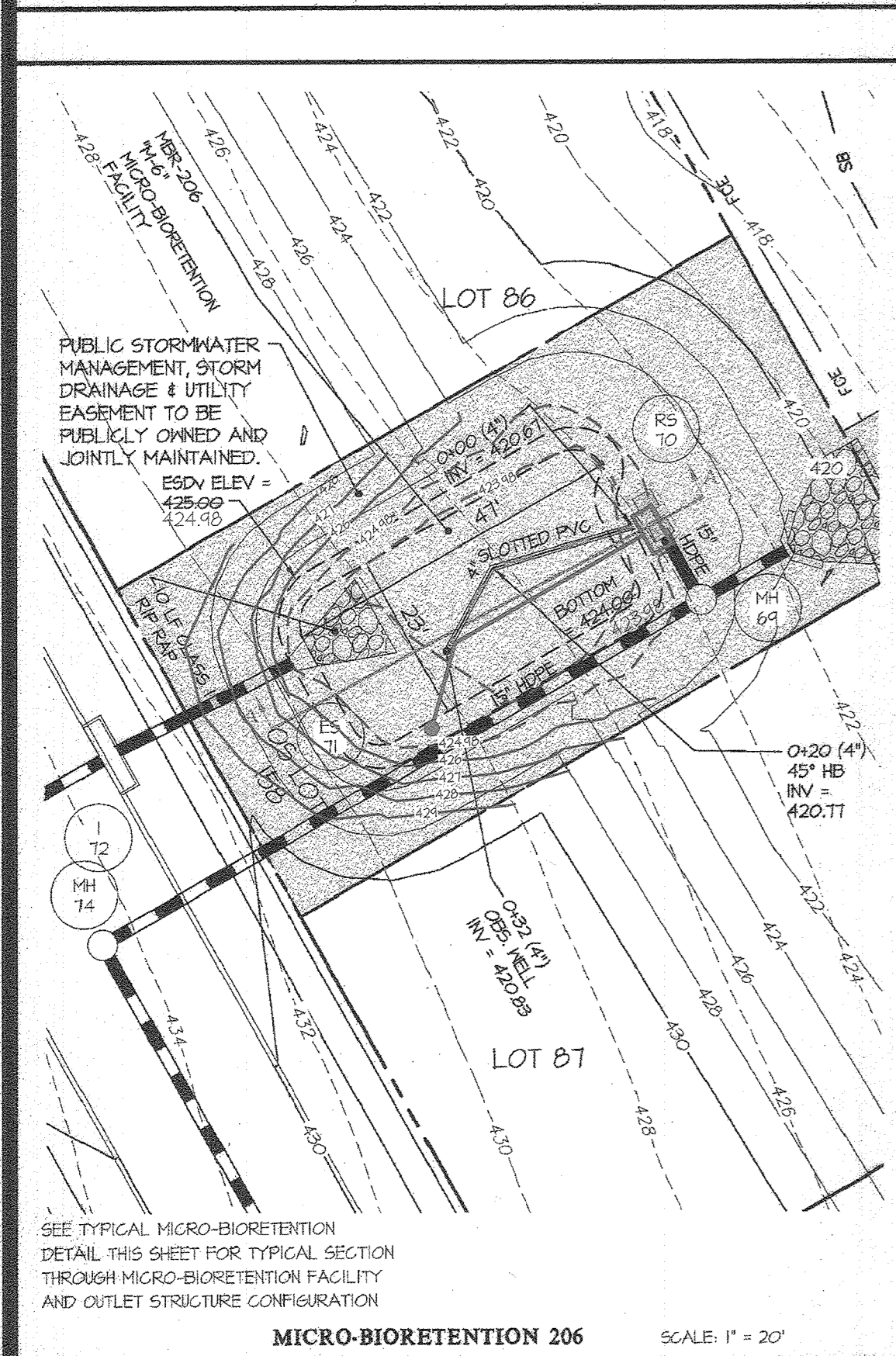
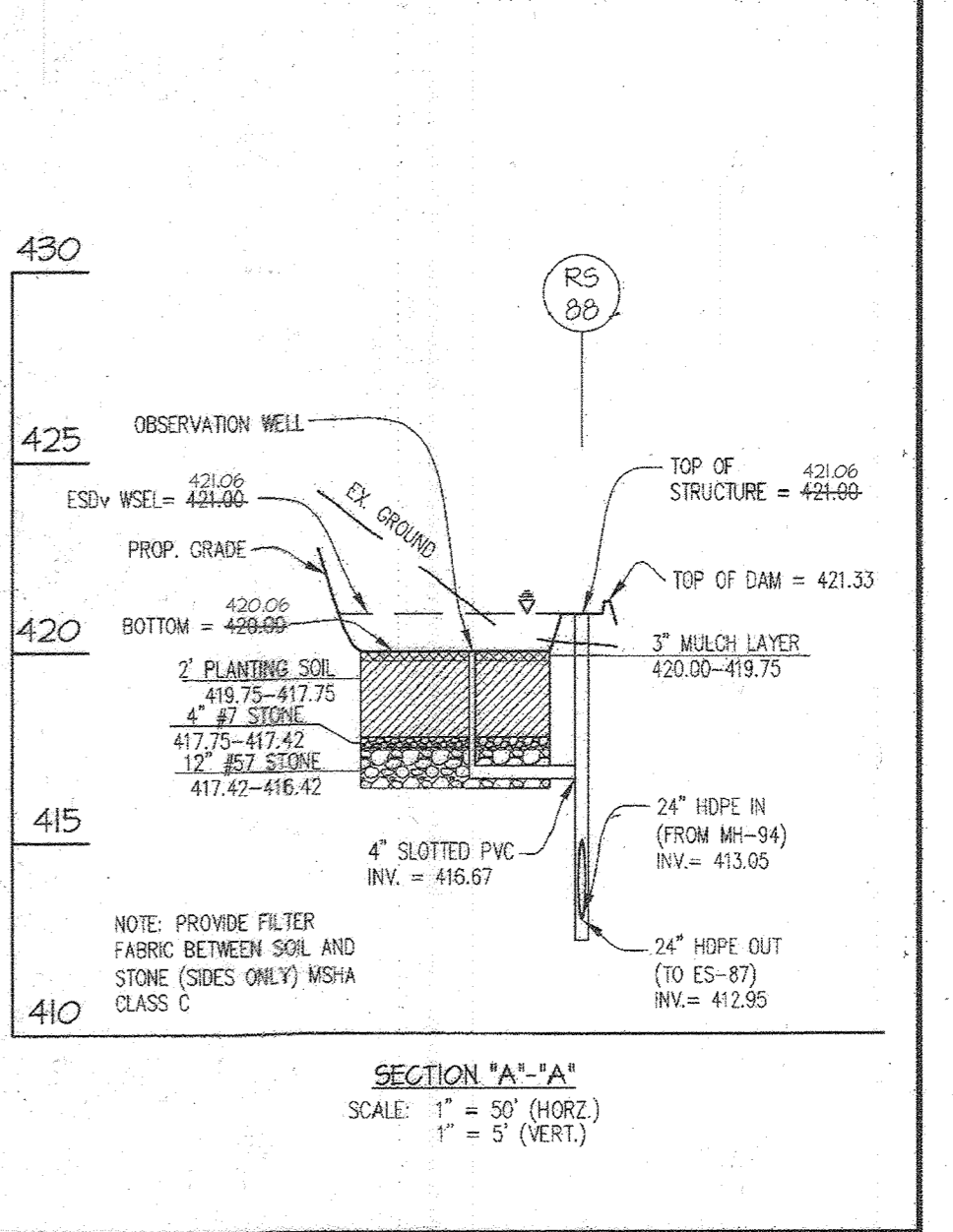
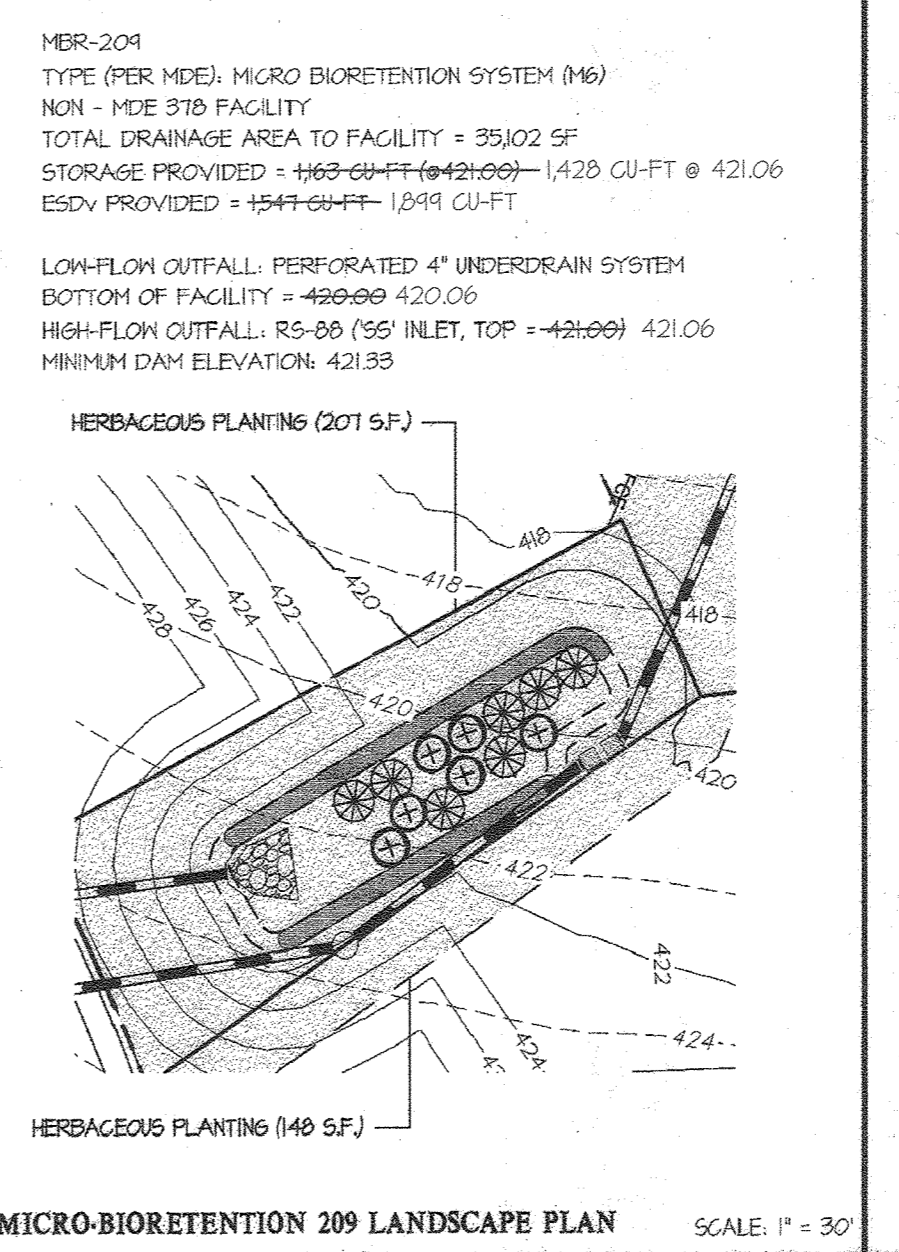
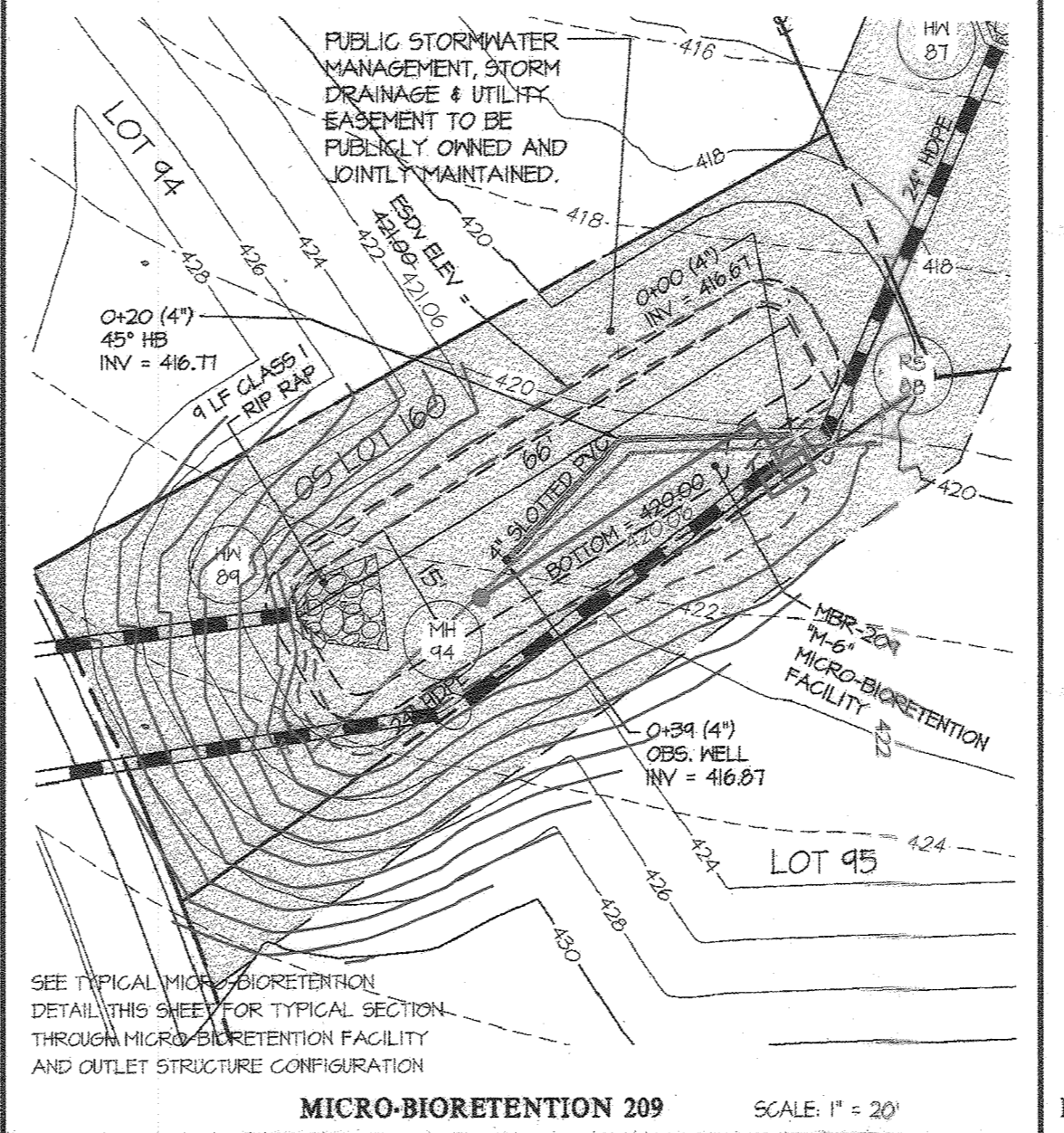
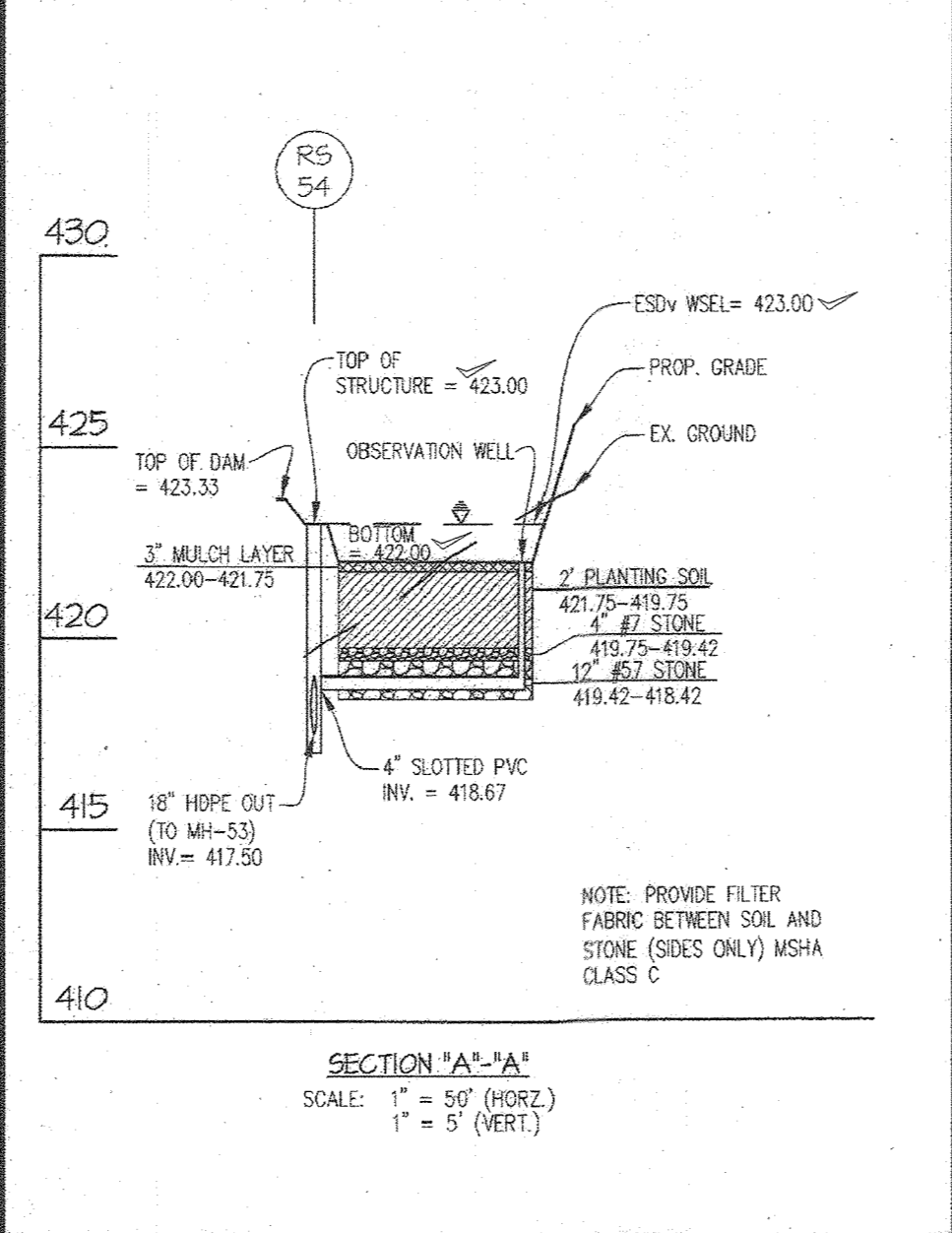
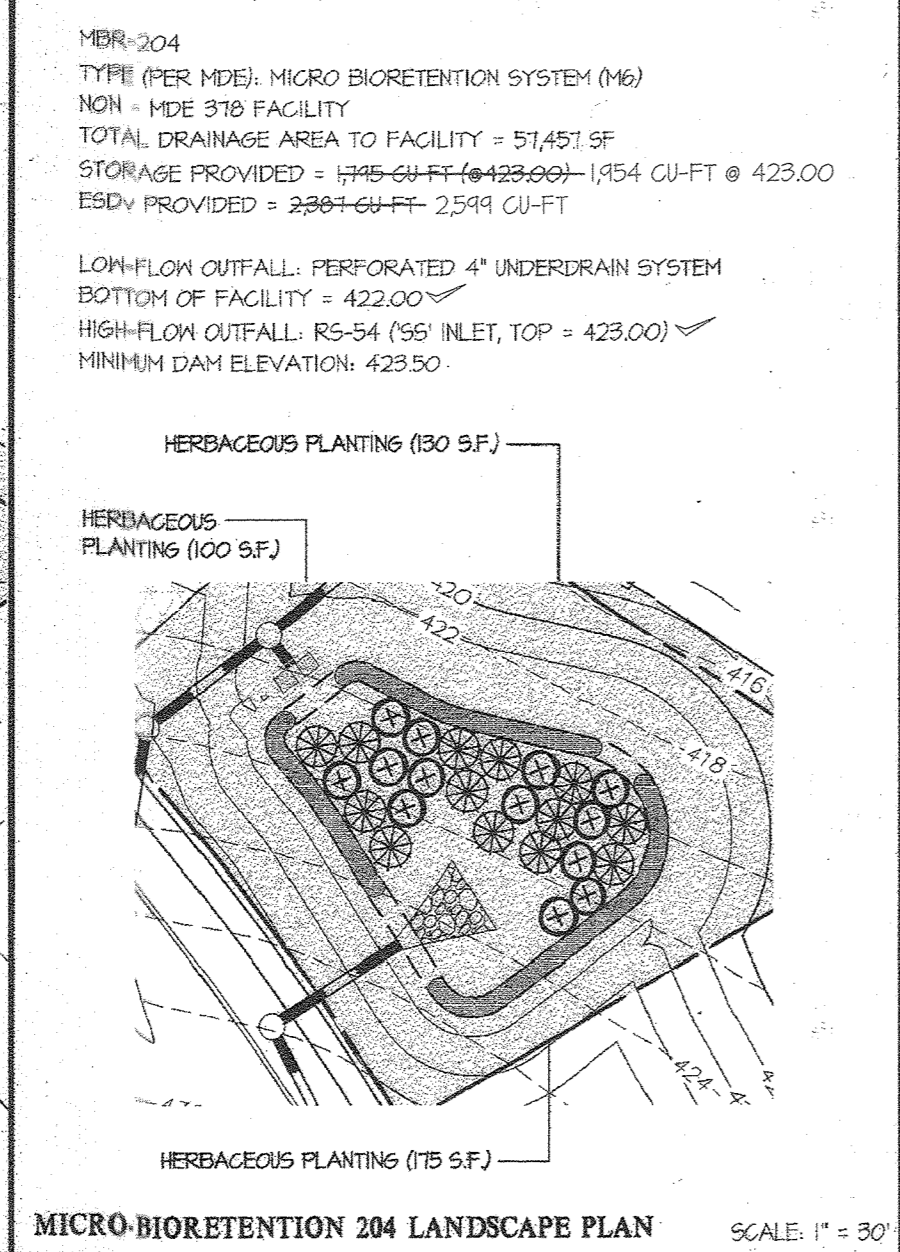
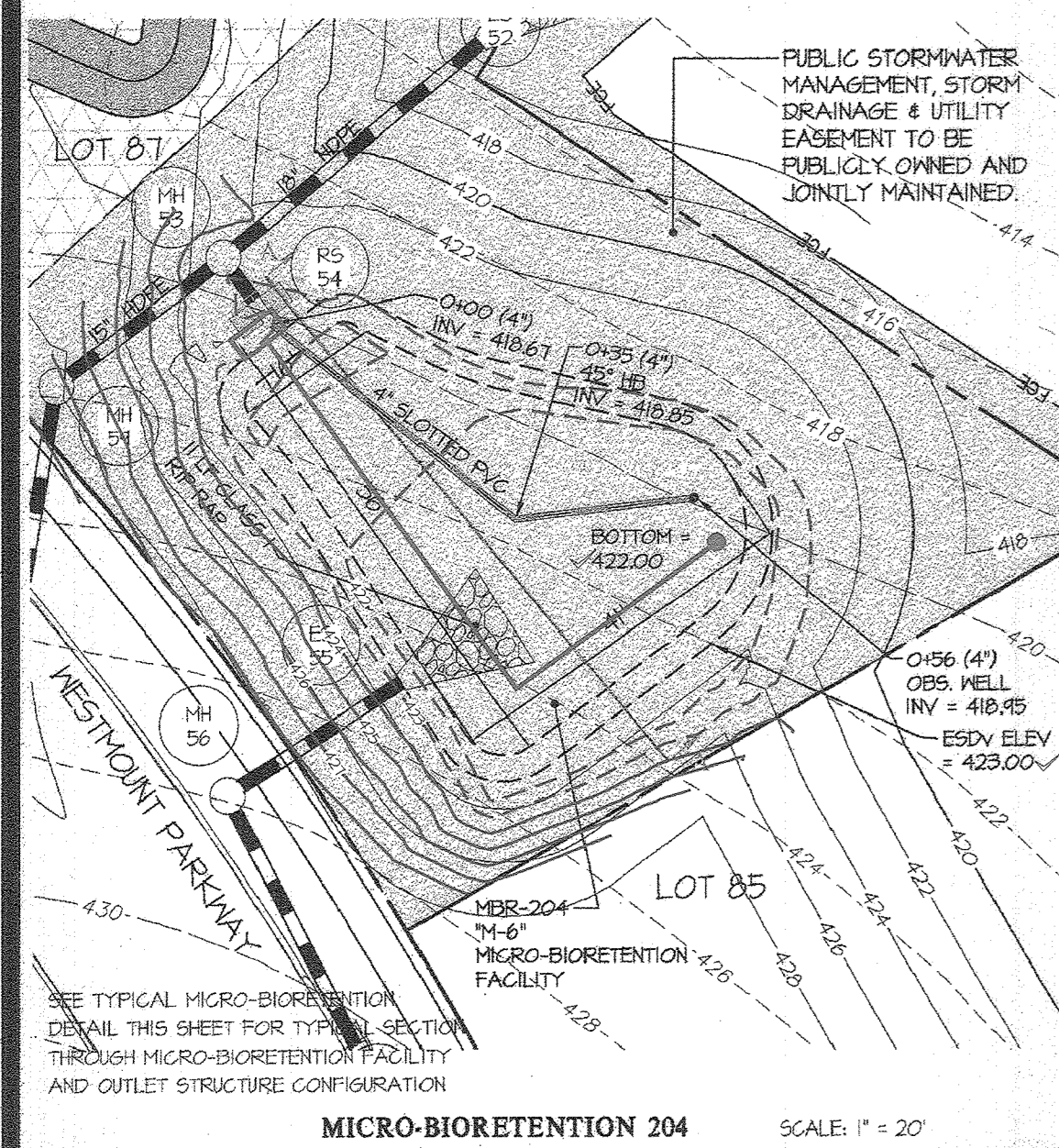
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12475
EXPIRATION DATE: MAY 26, 2024

9/28/16
[Signature]

STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2 AS-BUILTS
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	50 OF 69



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways 10/14/2016
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Division of Land Development 4/4/16
 Date

Chief, Development Engineering Division
11/3/16
 Date

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOTCONTAINERS
HERBACEOUS *				
	36	CORNUS SERICEA RUBY/ RUBY RED OSIER DOGWOOD	18"-24" SPR.	CONTAINER
	36	ITEA VIRGINICA HENRY'S GARNET/ VIRGINIA SHEETSPIRE	18"-24" SPR.	CONTAINER
HERBACEOUS *				
	1620 S.F.	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: HERNANDIA 'STRAWBERRY CANDY' DAYLILY HERNANDIA 'VAN SENOR' DAYLILY KALINA ANGSTROMIA 'L' LAUREL ELEOCHARIS OVATA OBTUSILABRUM SPIKE RUSH	18" O.C.	CONTAINER

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12175, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

09/30/2023
 DATE

Carol K. Gutschick
 CAROL K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12175

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

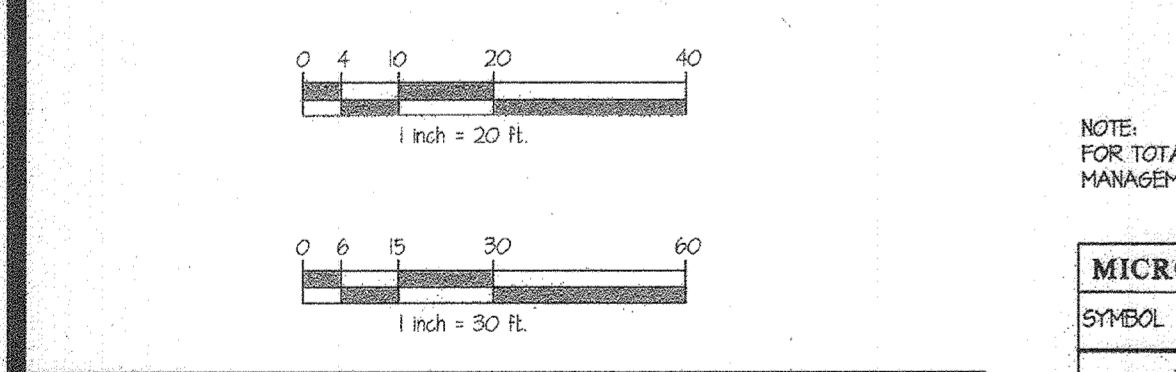
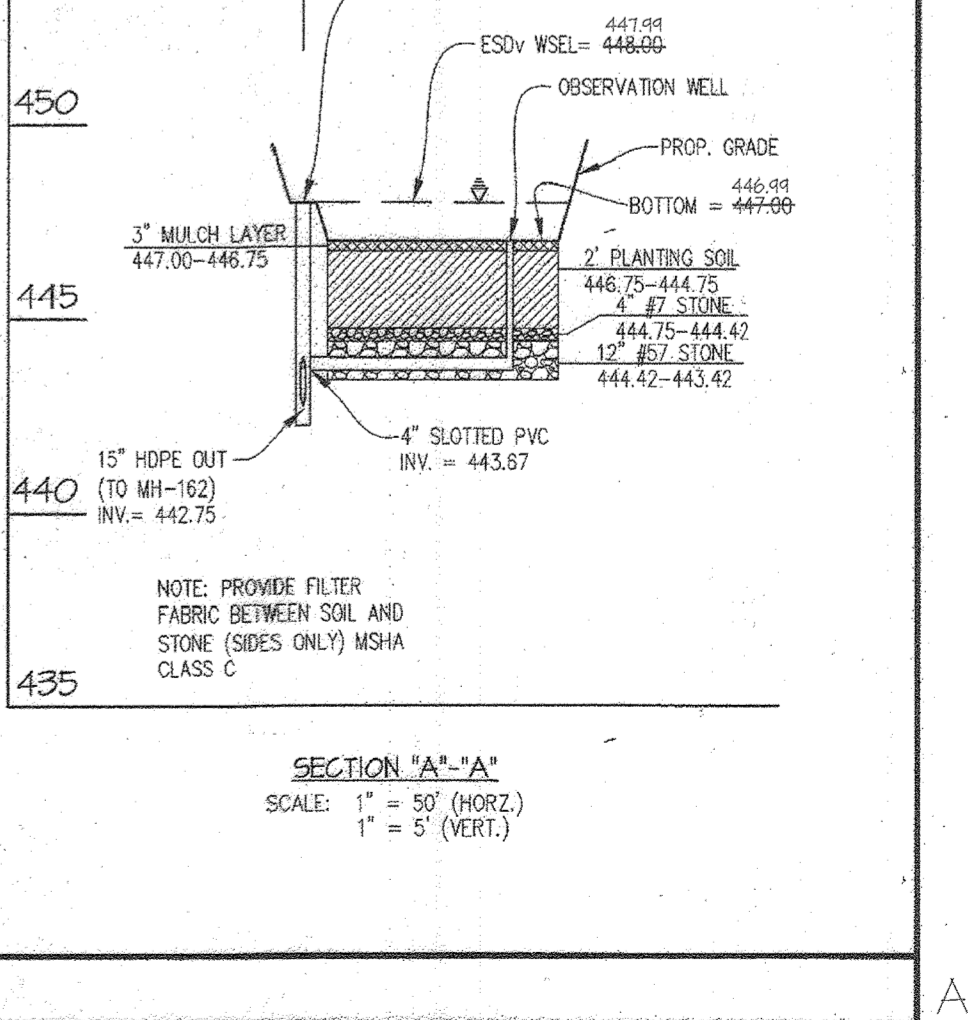
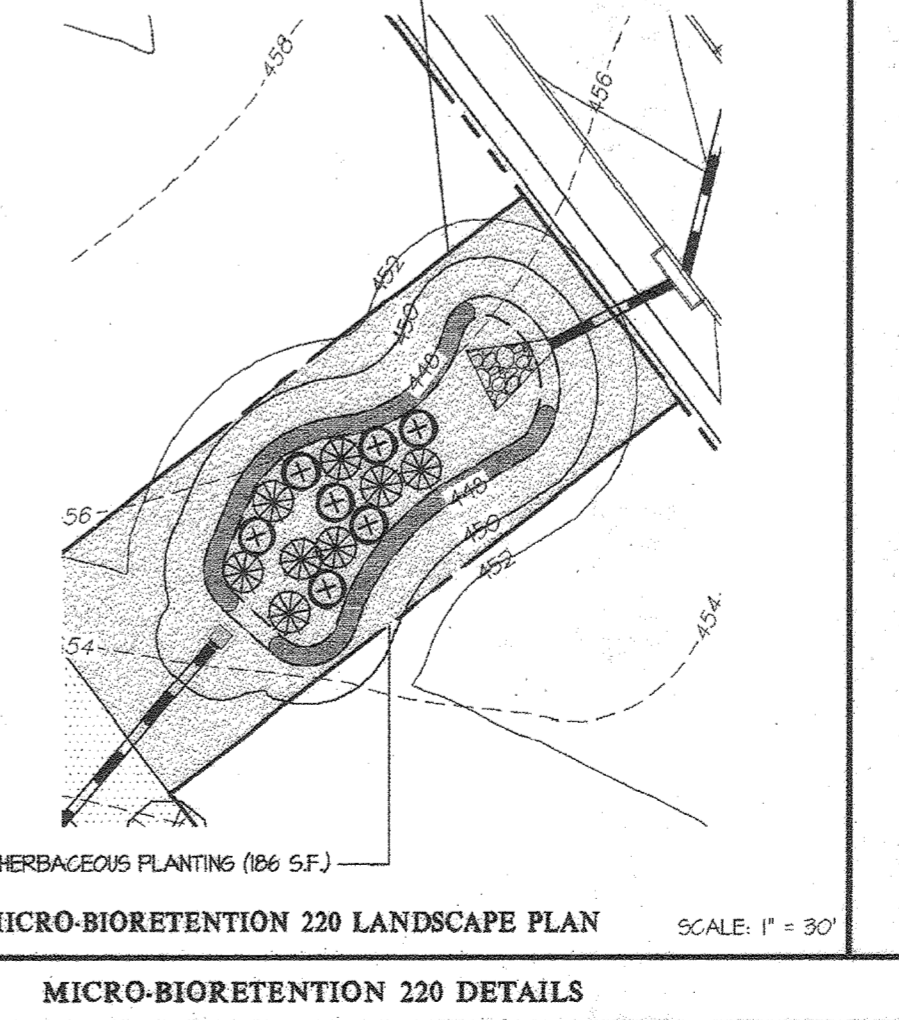
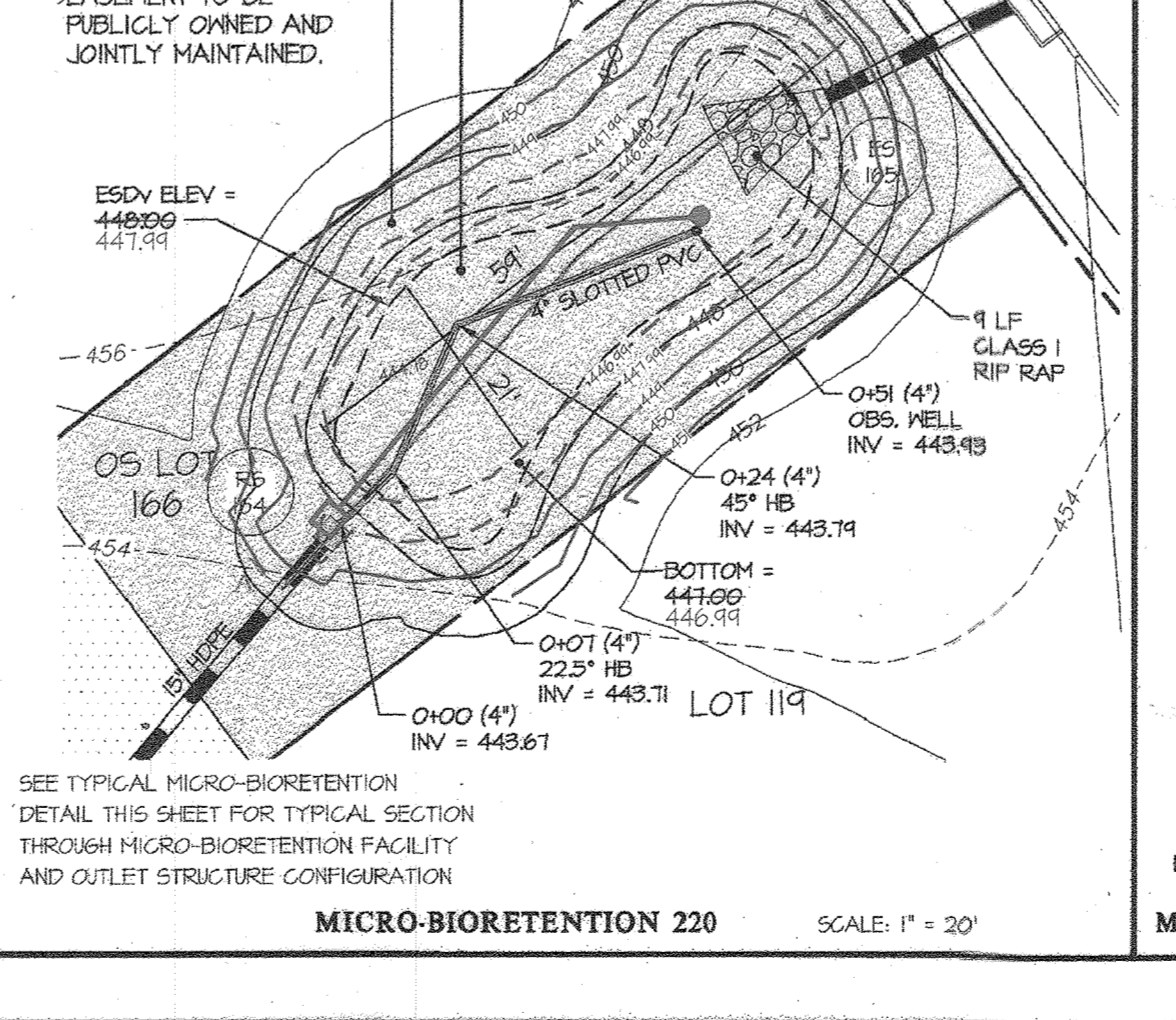
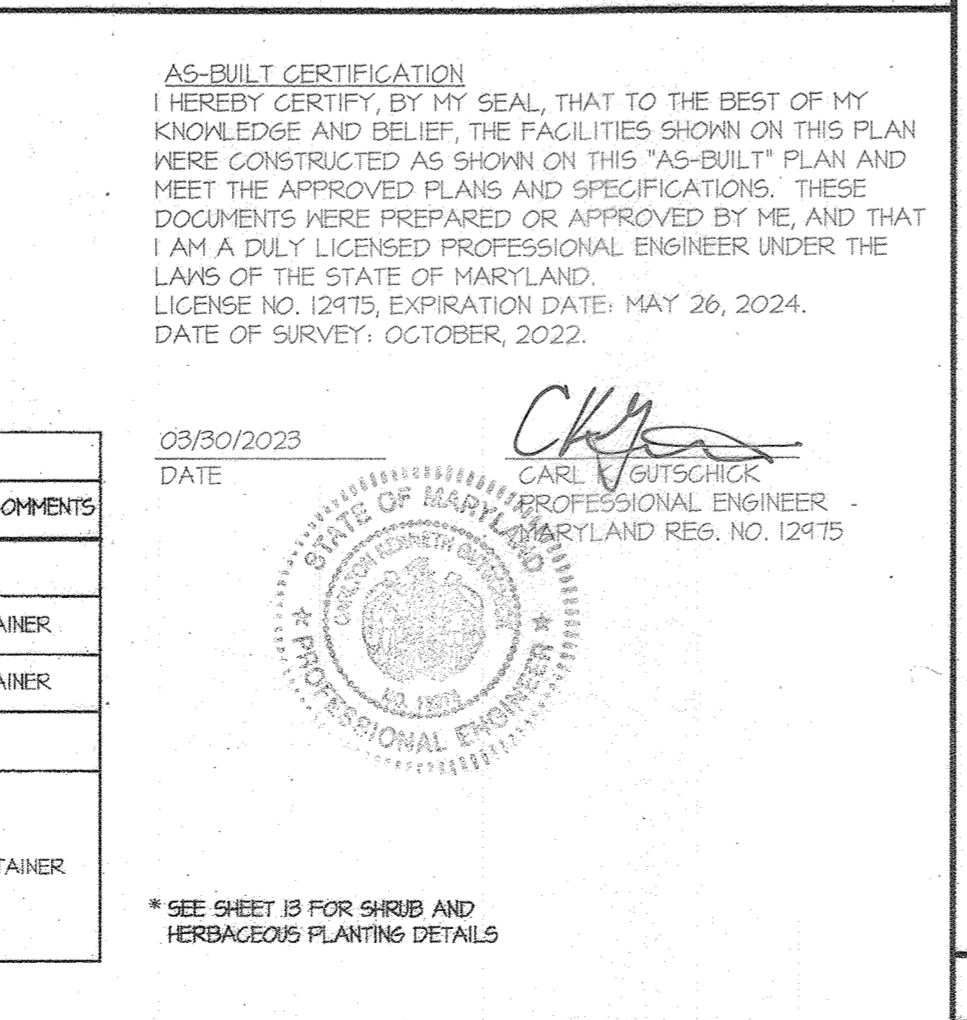
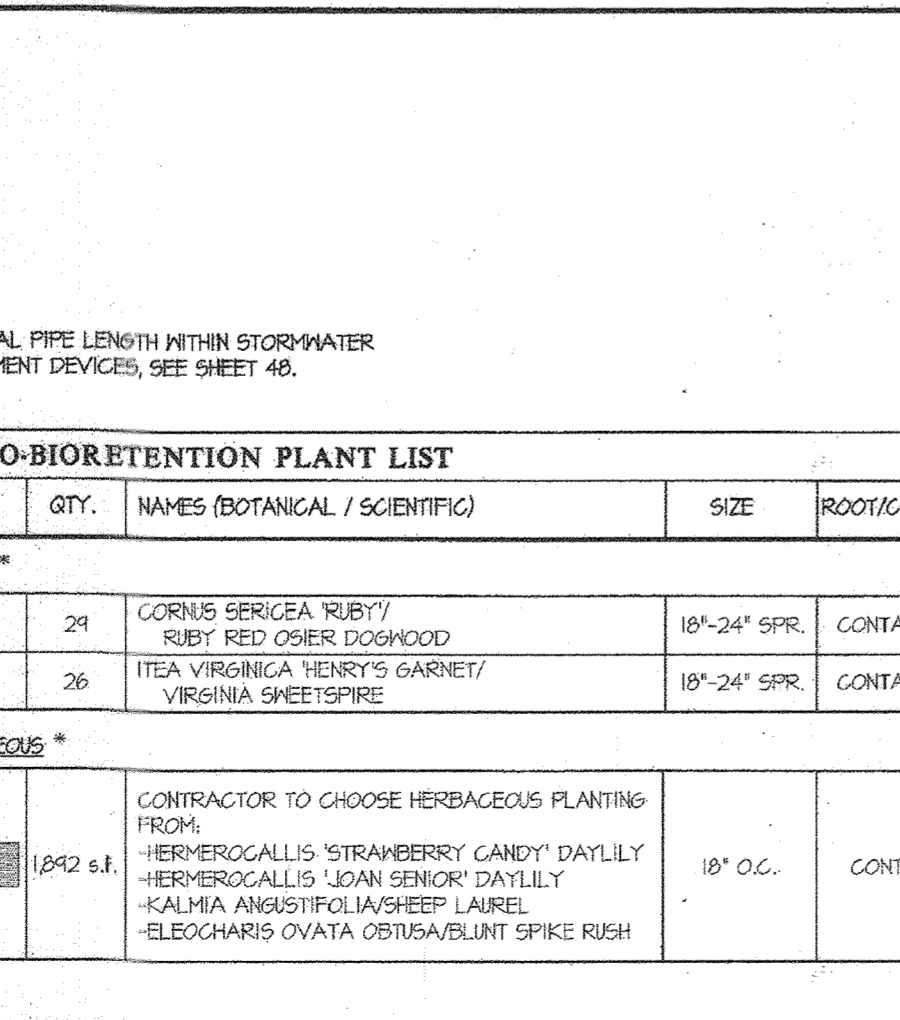
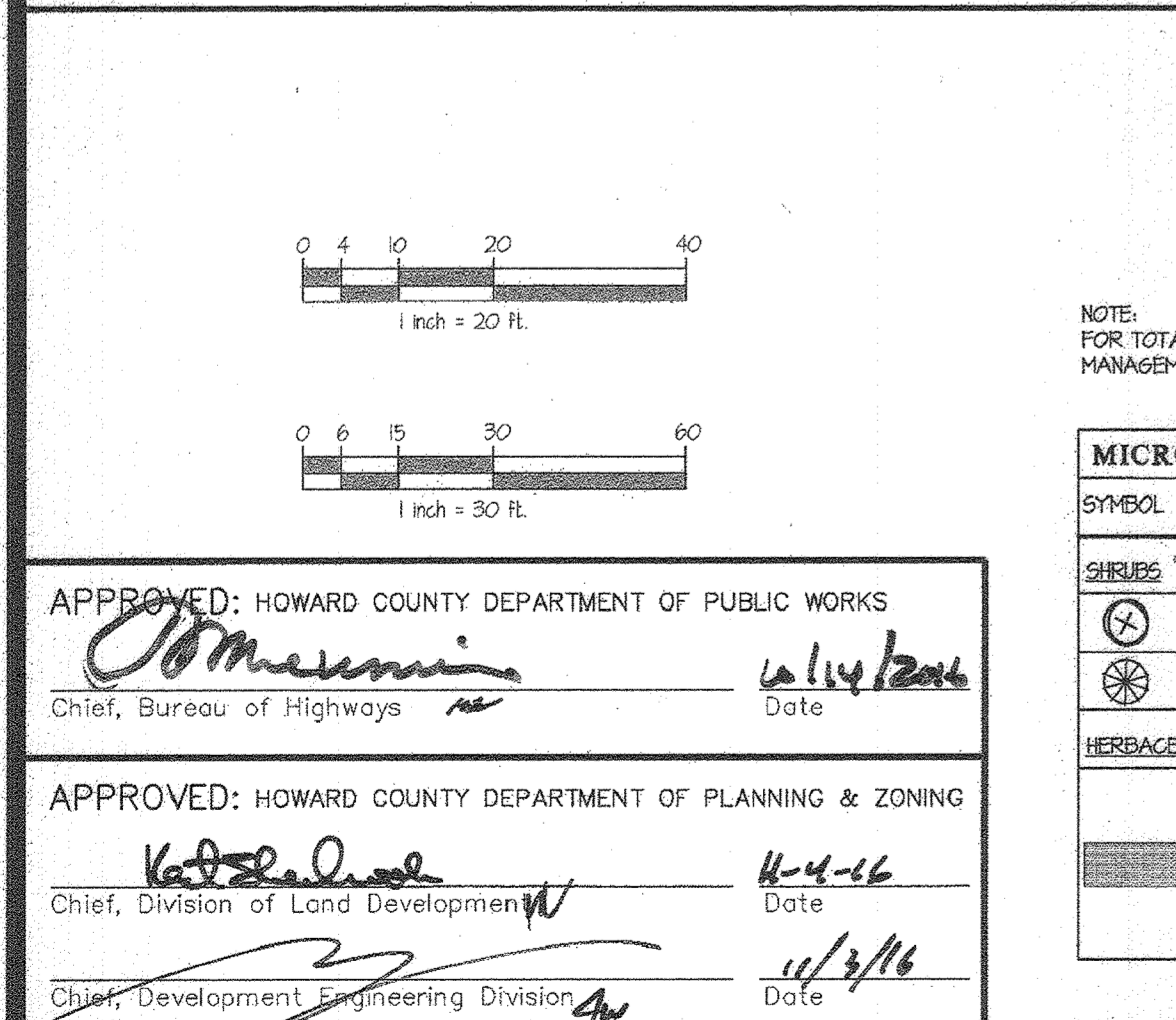
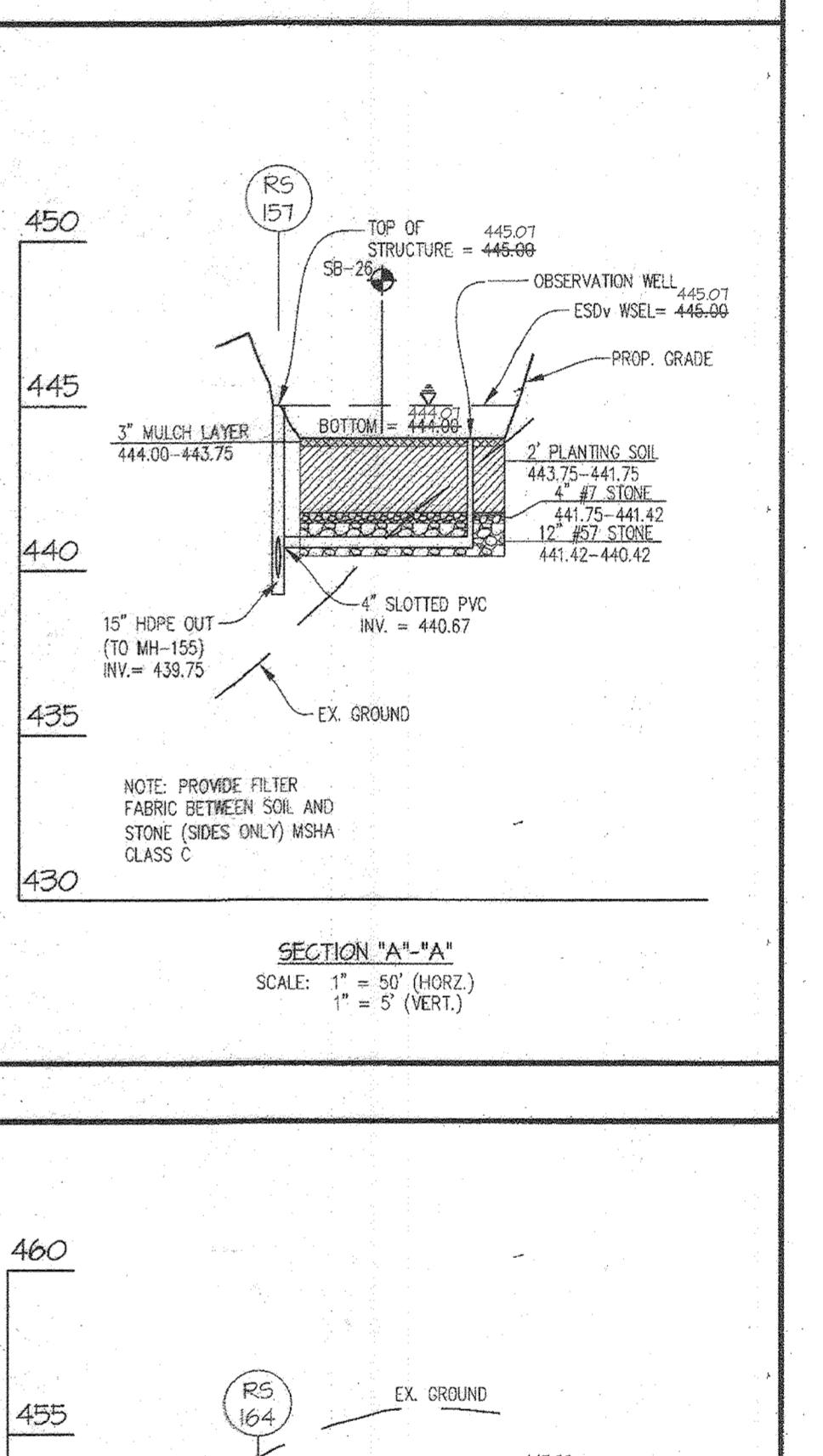
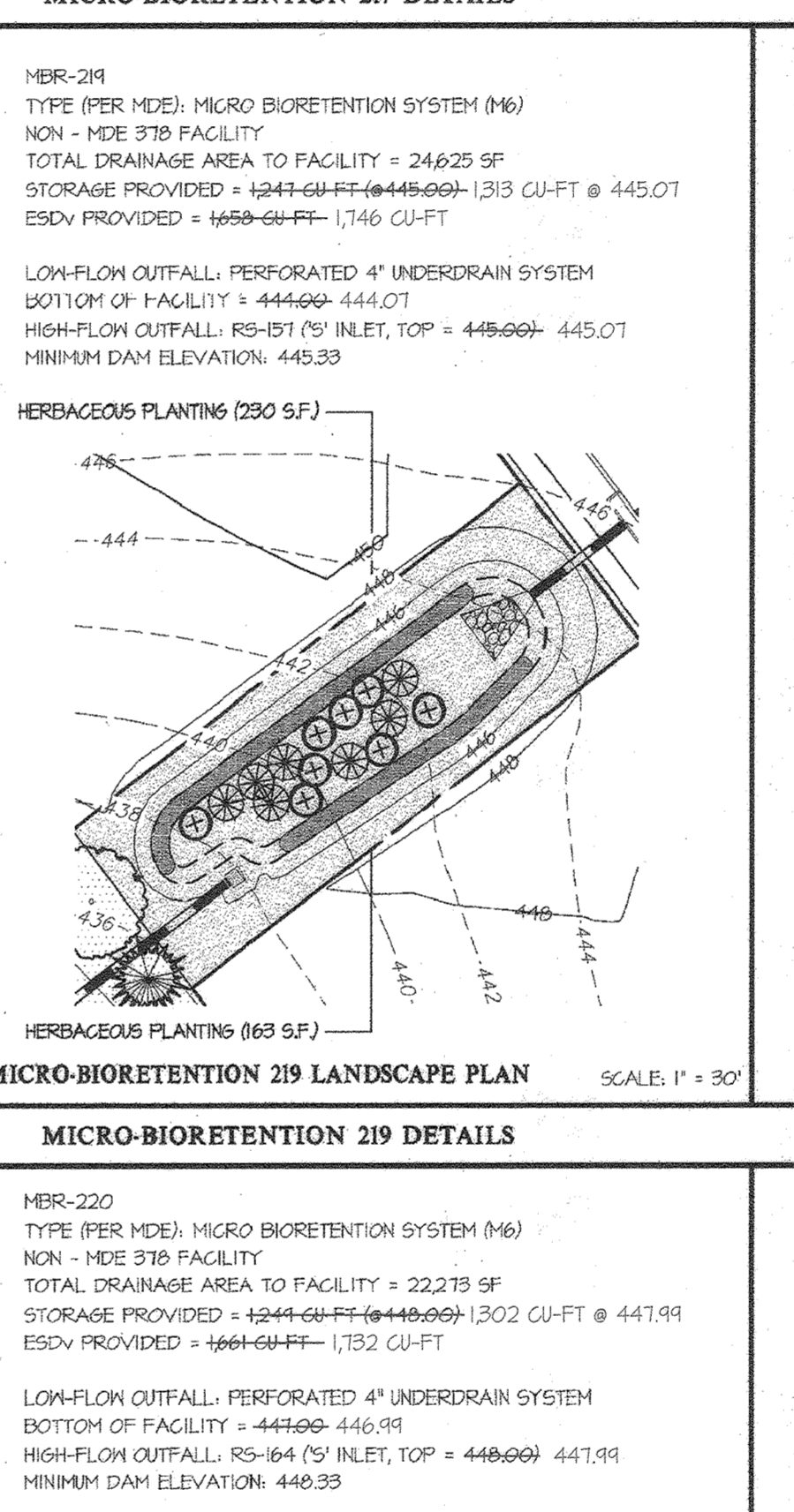
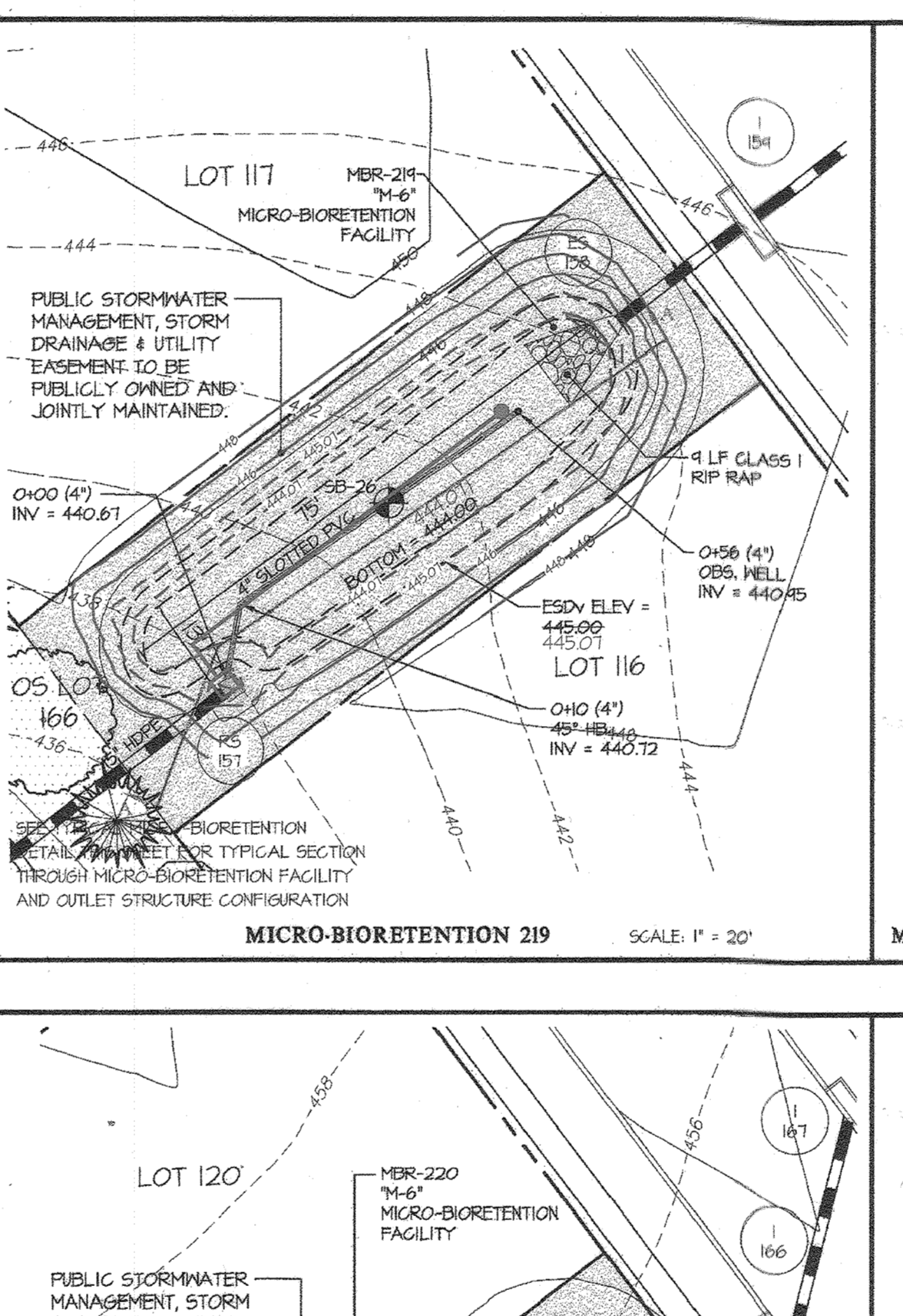
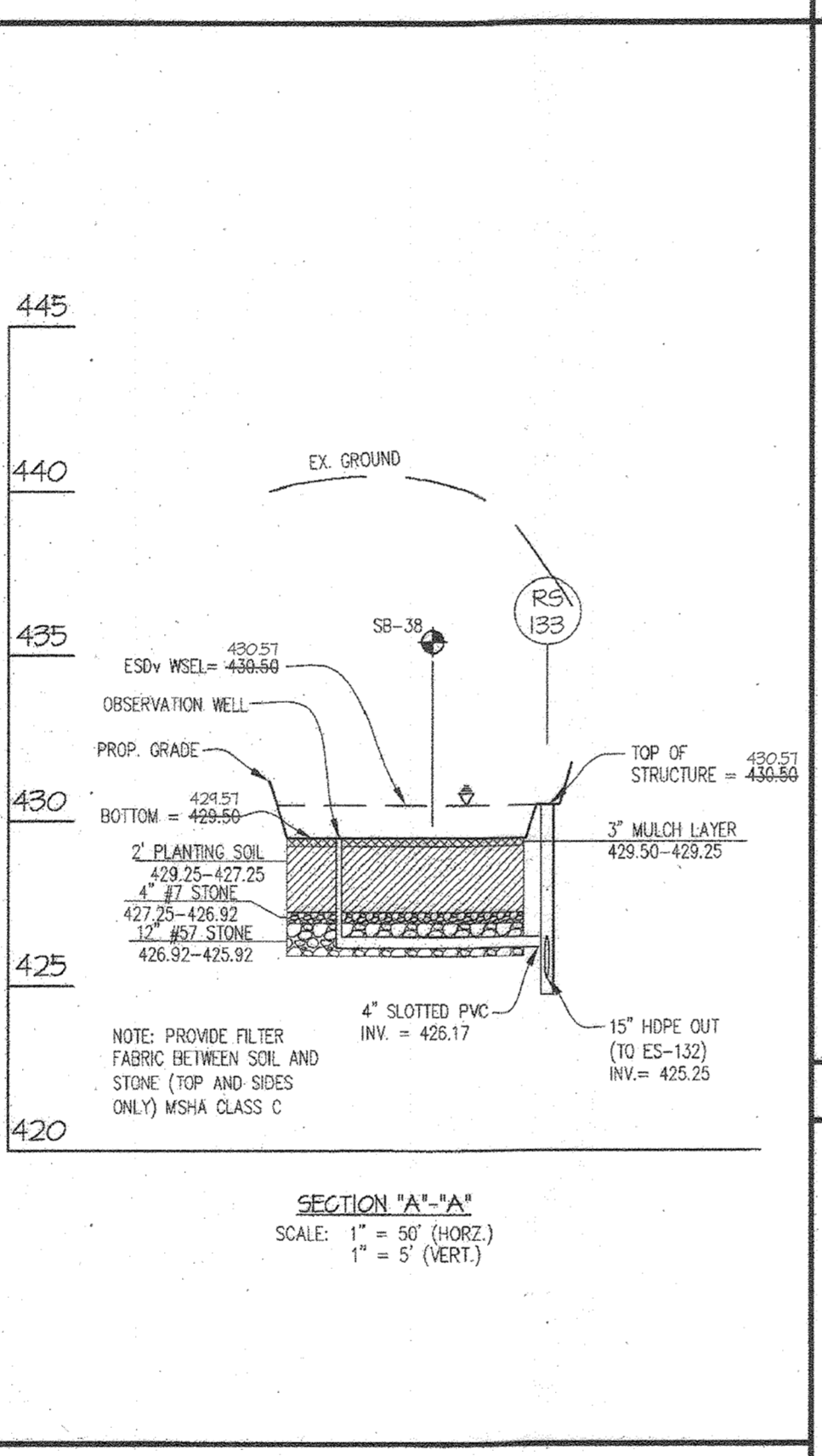
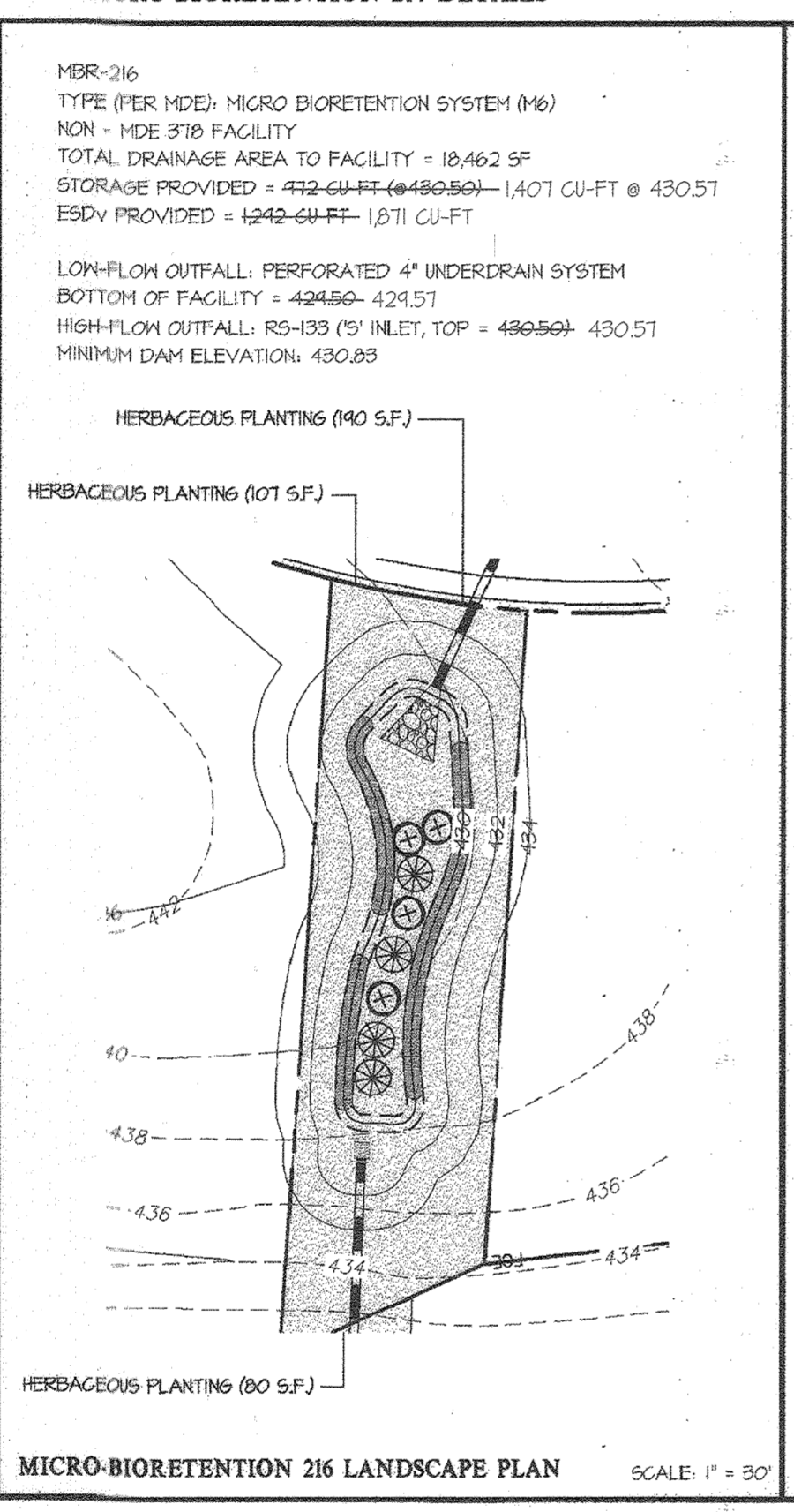
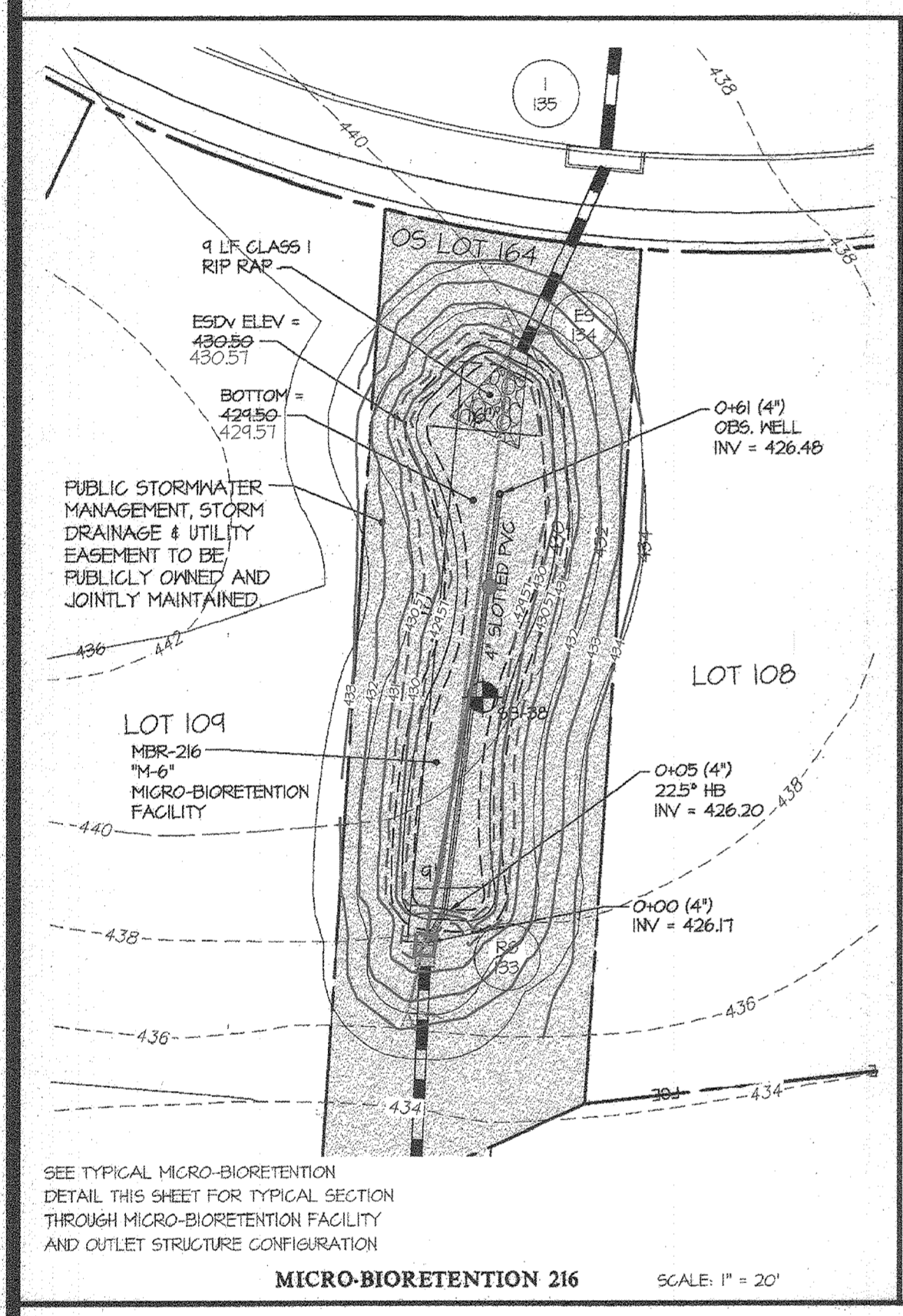
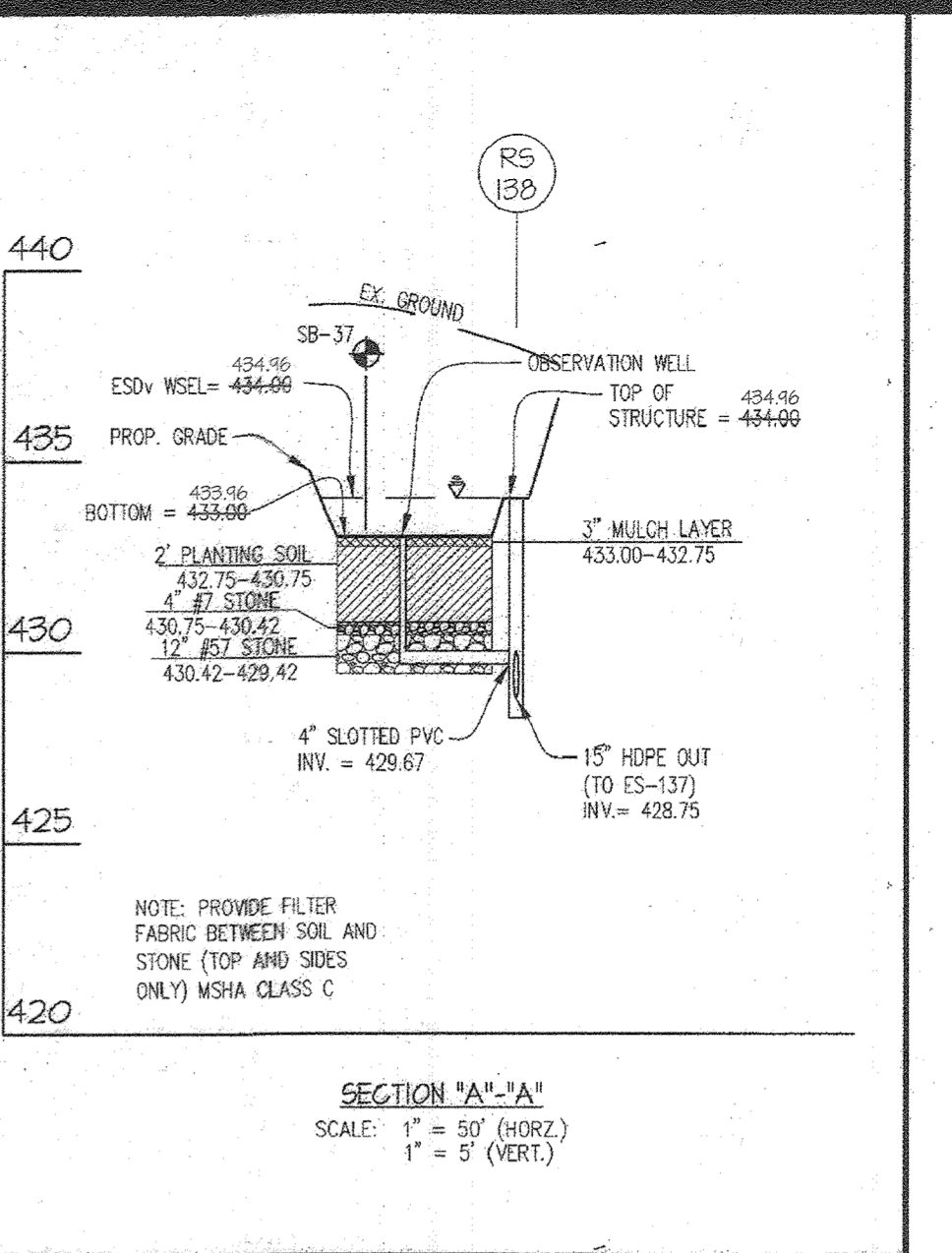
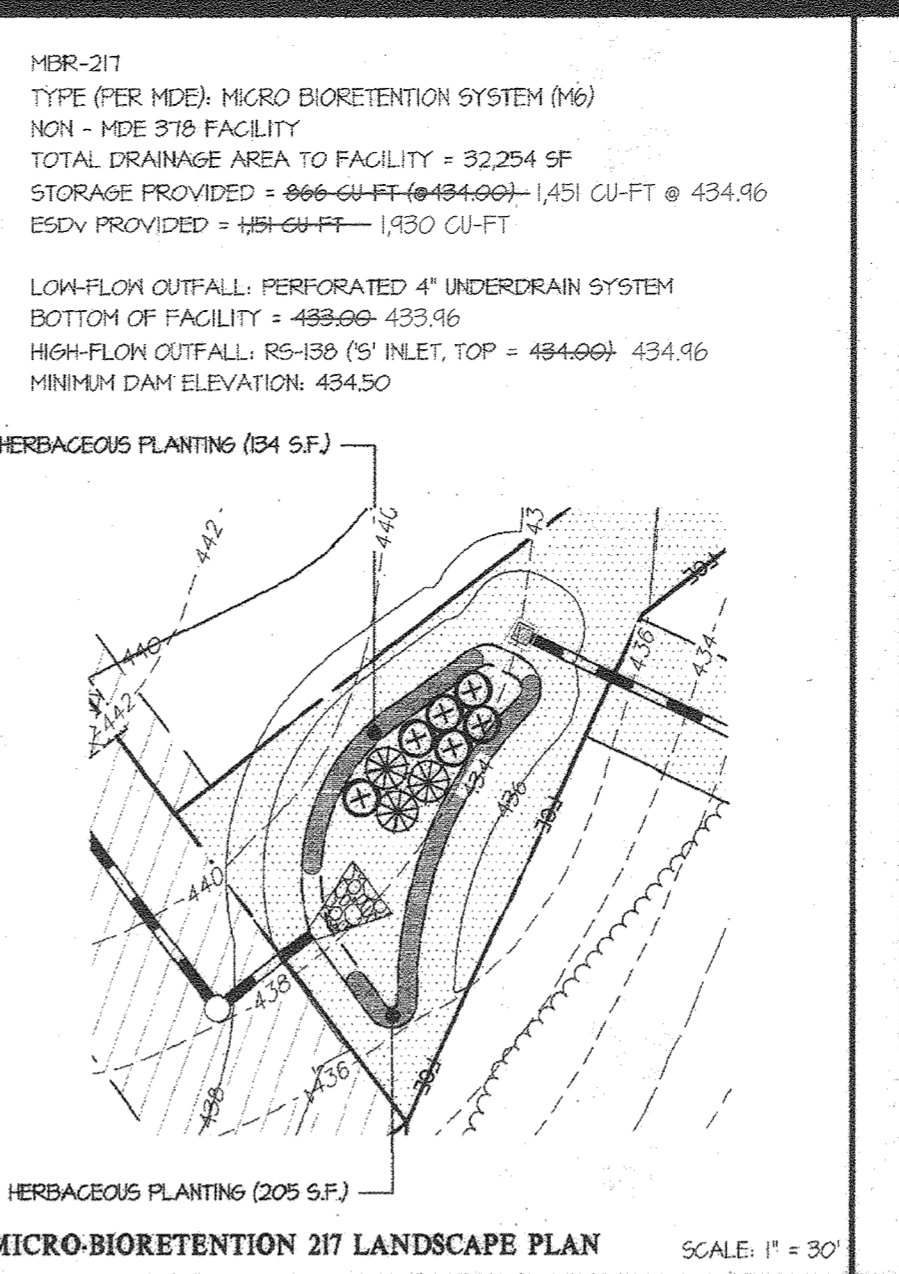
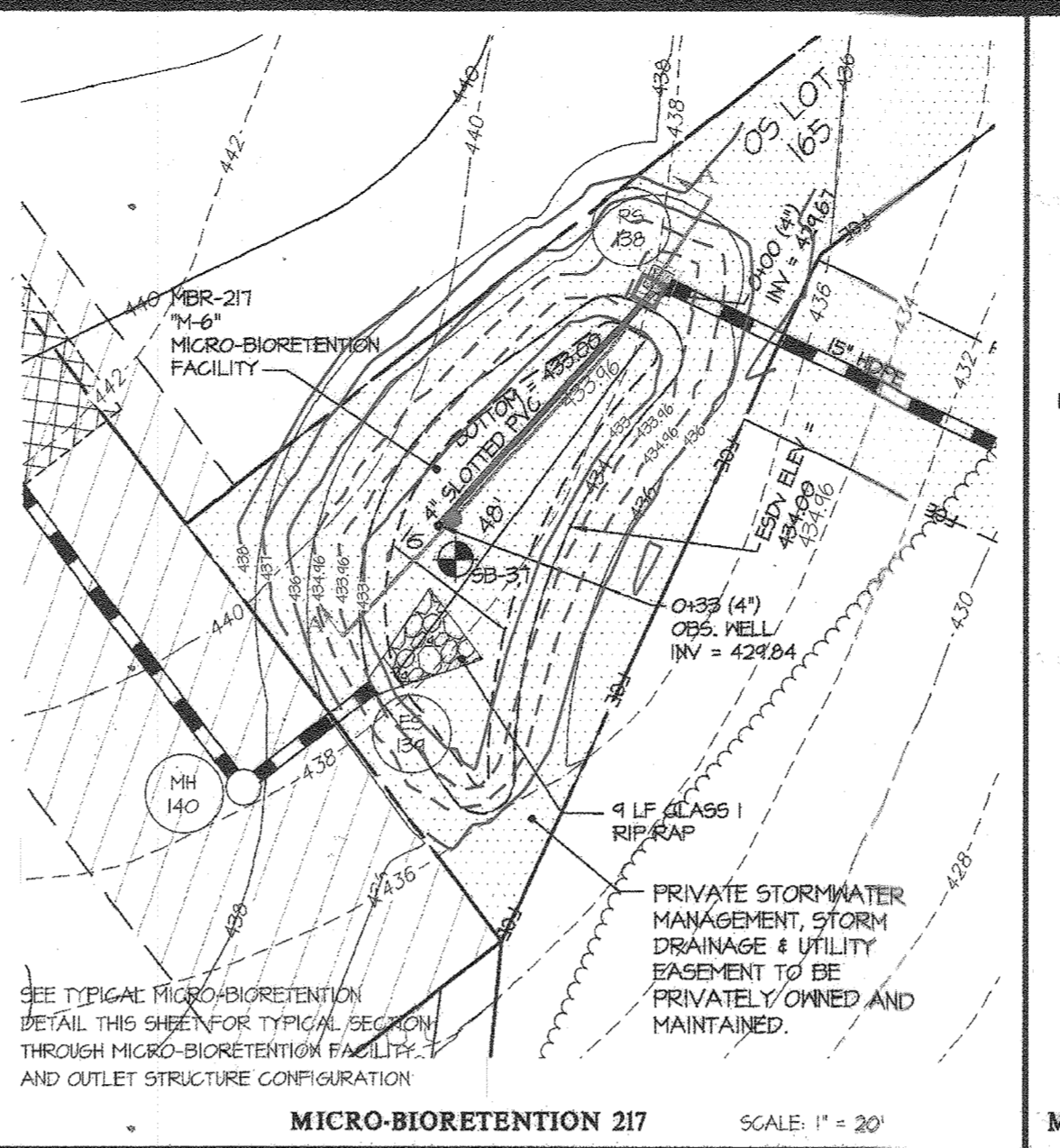
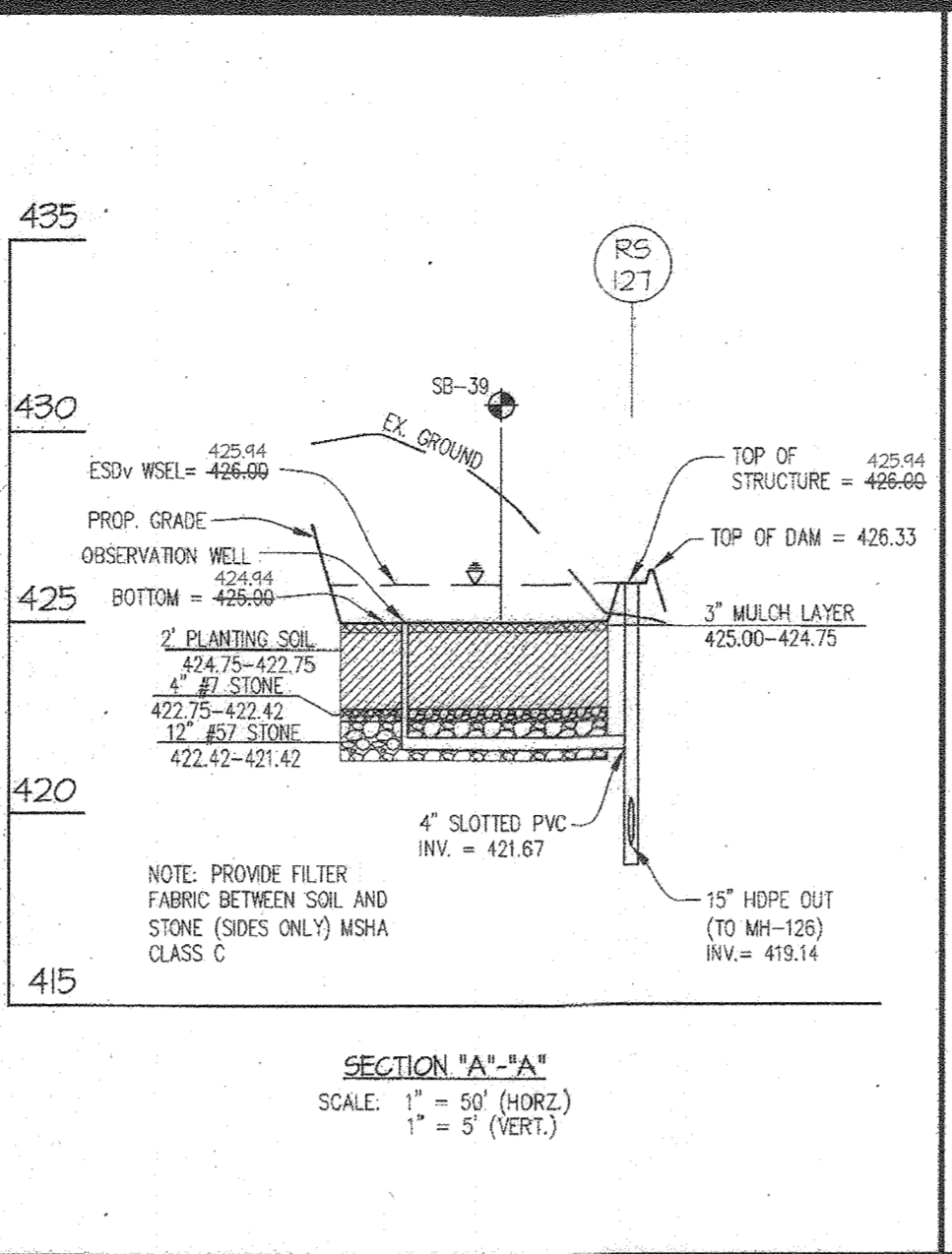
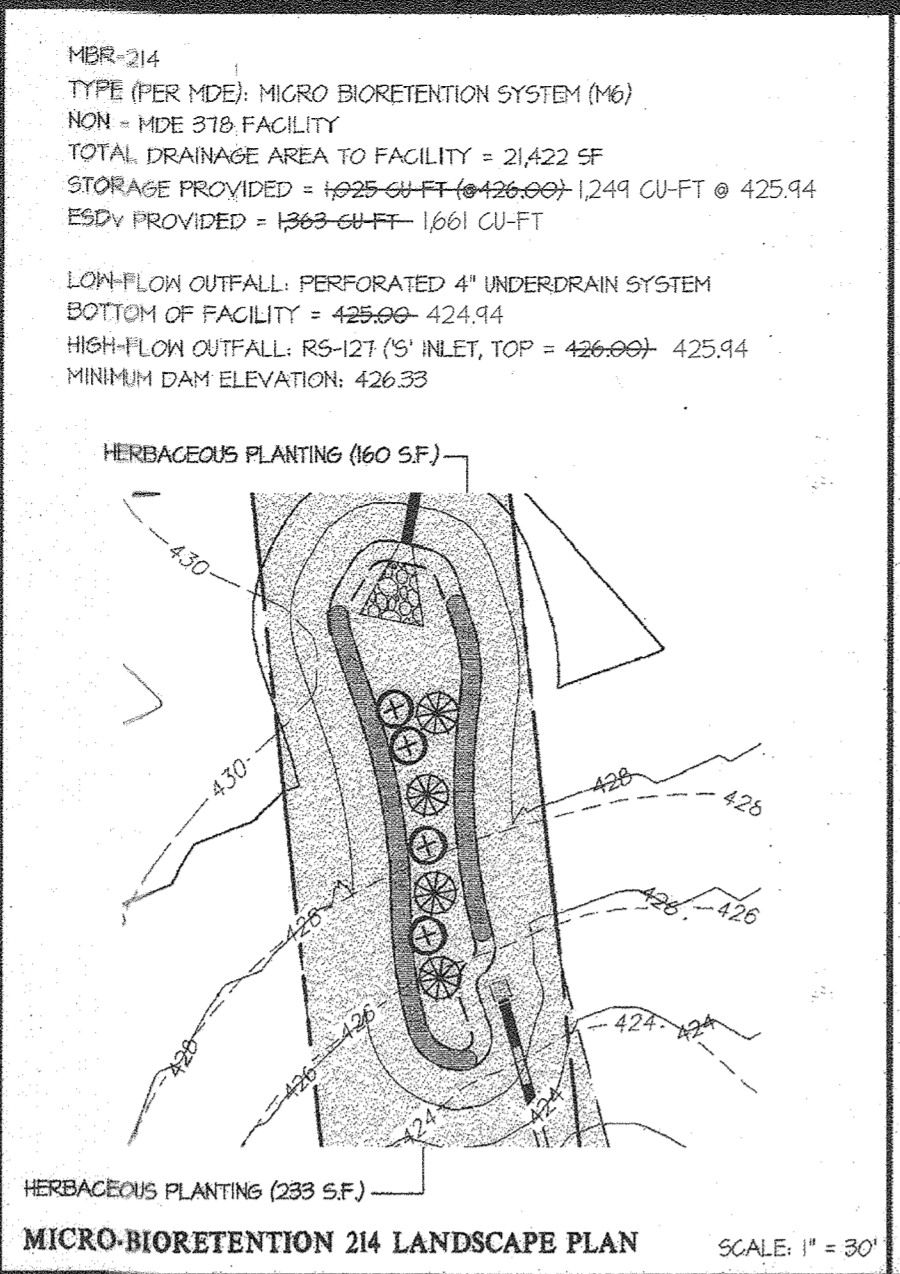
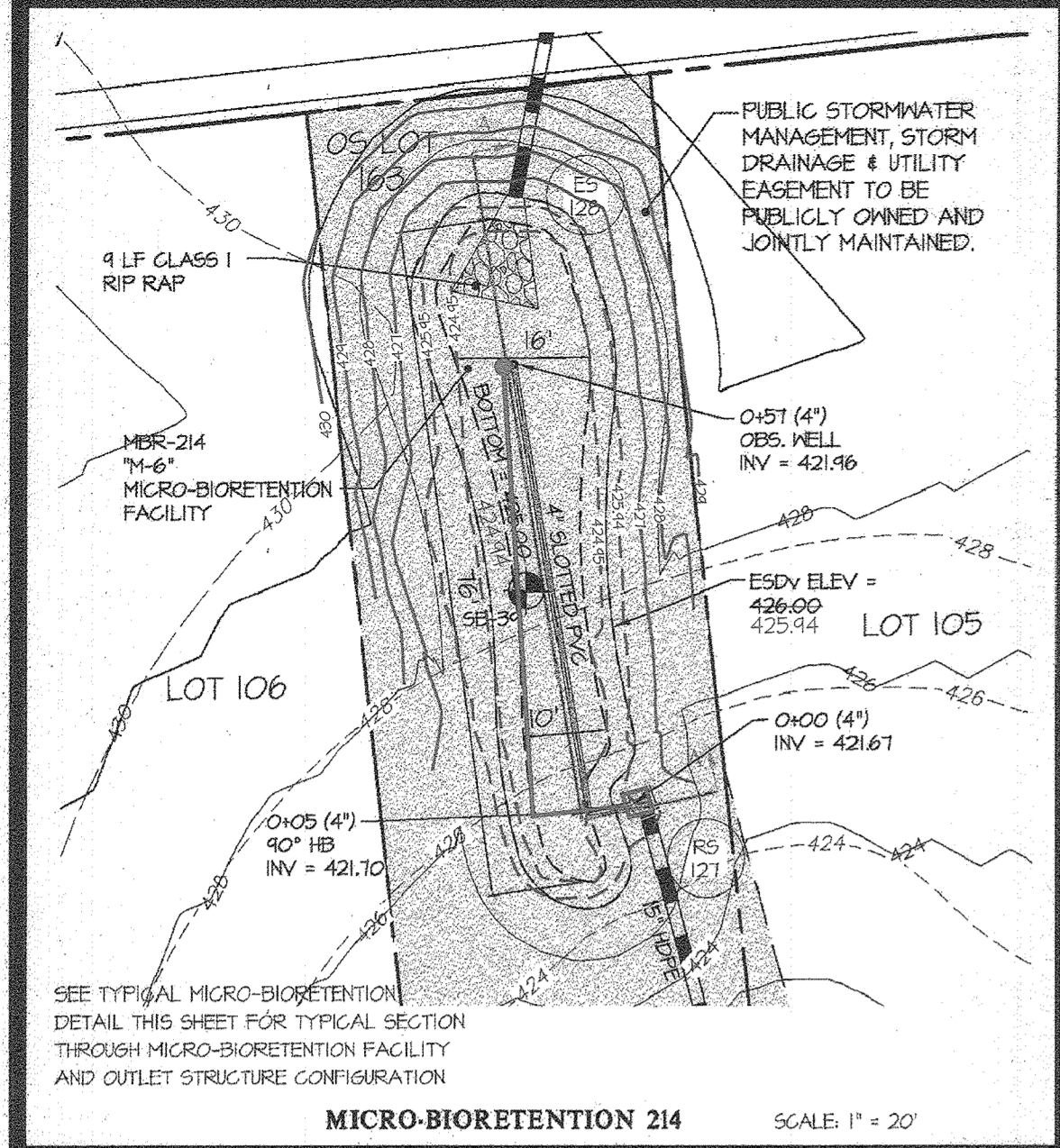
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12175
 EXPIRATION DATE: MAY 26, 2024

9/28/16
CA

STORMWATER MANAGEMENT DETAILS		
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	51 OF 69

AS-BUILT SHEET 19 OF 28

AS-BUILT DATE: OCT., 2022
 HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard 10/14/2024
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kate 10/14/2024
Chief, Division of Land Development

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
John 11/3/16
Chief, Development Engineering Division

MICRO-BIORETENTION PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SRUBS *				
24	24	CORNUS SERICEA 'RUBY' RUBY RED OSIER DOGWOOD	18"-24" SPR.	CONTAINER
26	26	ITEA VIRGINICA HENRY'S GARNET/ VIRGINIA SHEETSPIRE	18"-24" SPR.	CONTAINER
HERBACEOUS *				
18/2	18/2	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: HERMERCALLIS 'STRAWBERRY CANDY' DAYLILY HERMERCALLIS 'JOAN SENIOR' DAYLILY KALIMERIS ANGIOLIA/SHEEP LAUREL ELEOCHARIS OVATA OBUS/VIBURNUM SPIKE RUSH	18" O.C.	CONTAINER

AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12415, EXPIRATION DATE: MAY 26, 2024. DATE OF SURVEY: OCTOBER, 2024.

03/30/2023
DATE

Carl
CARL GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12415

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

NO.	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2028.

John
JOHN G. ...

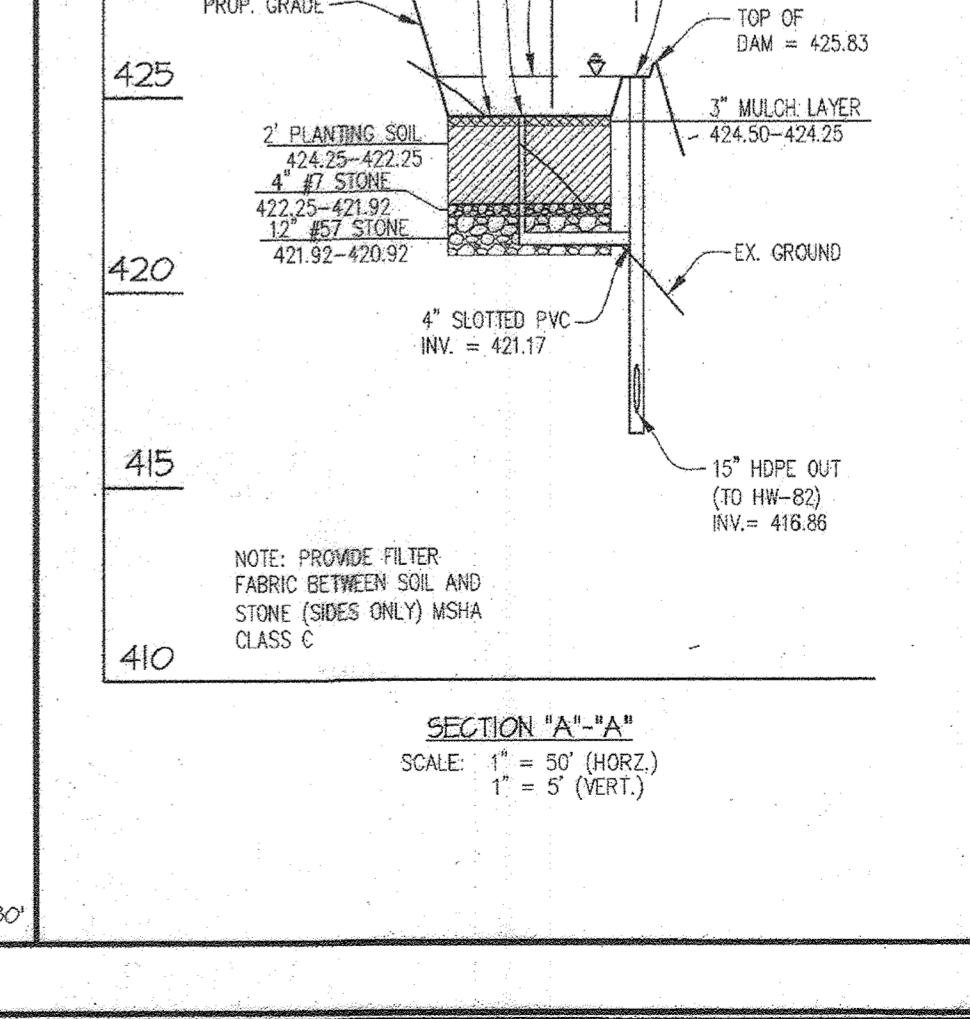
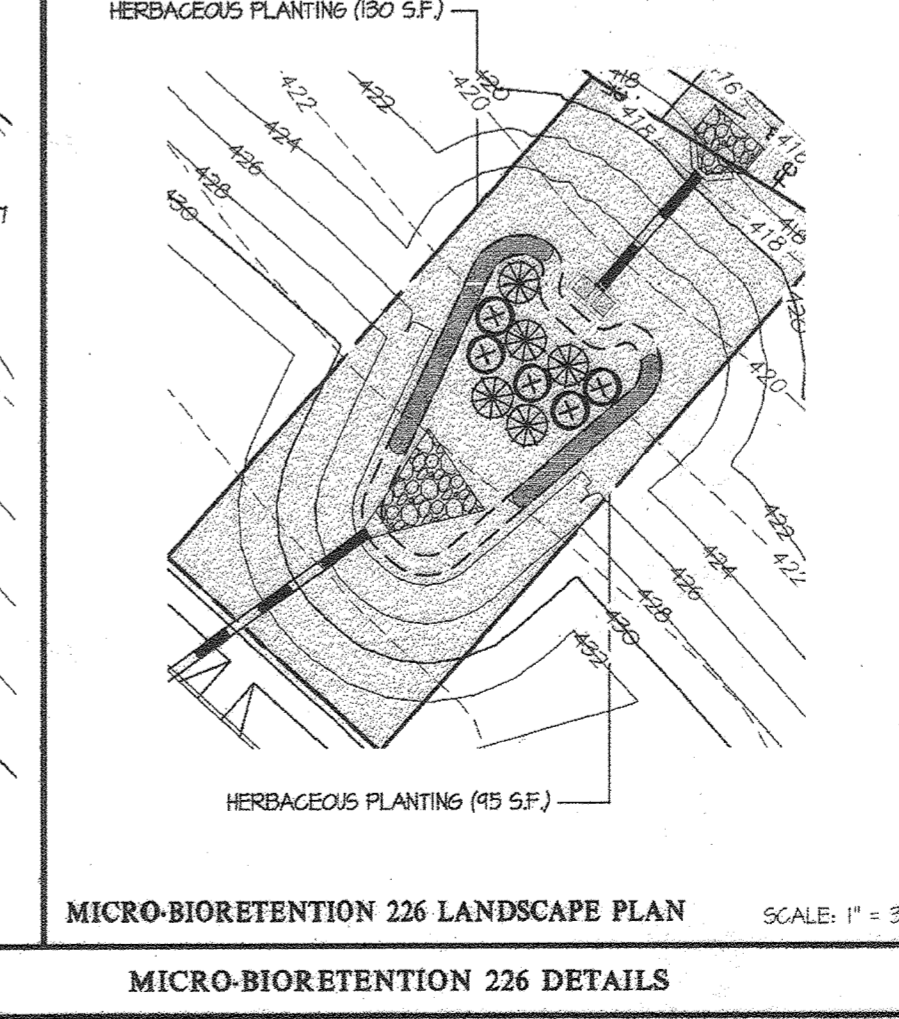
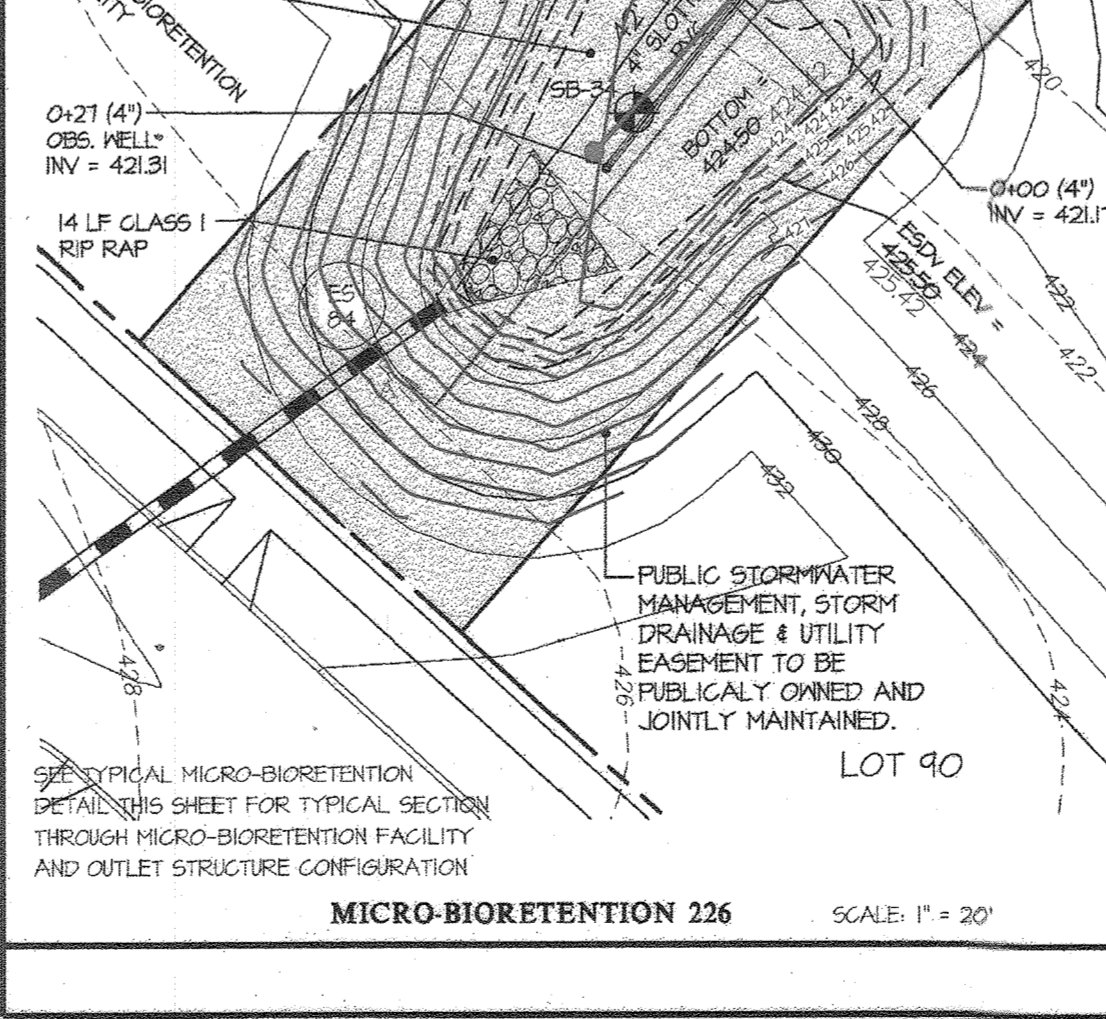
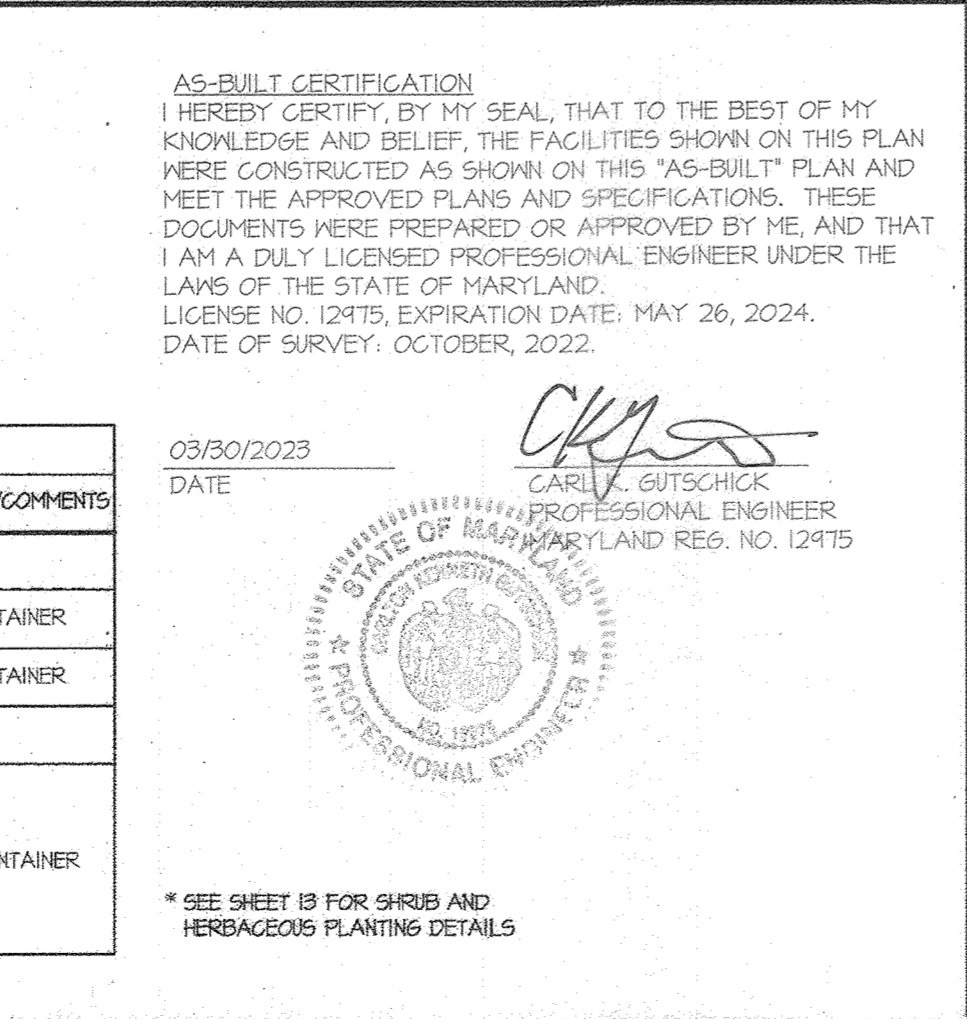
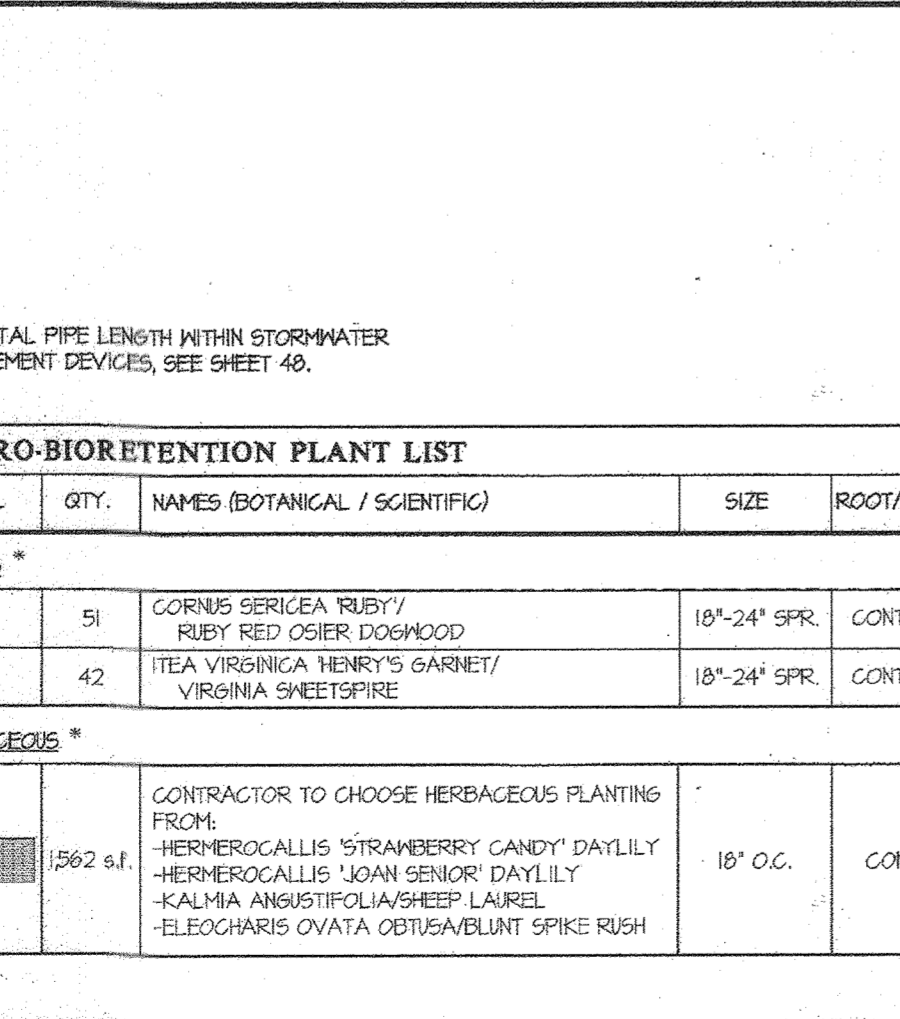
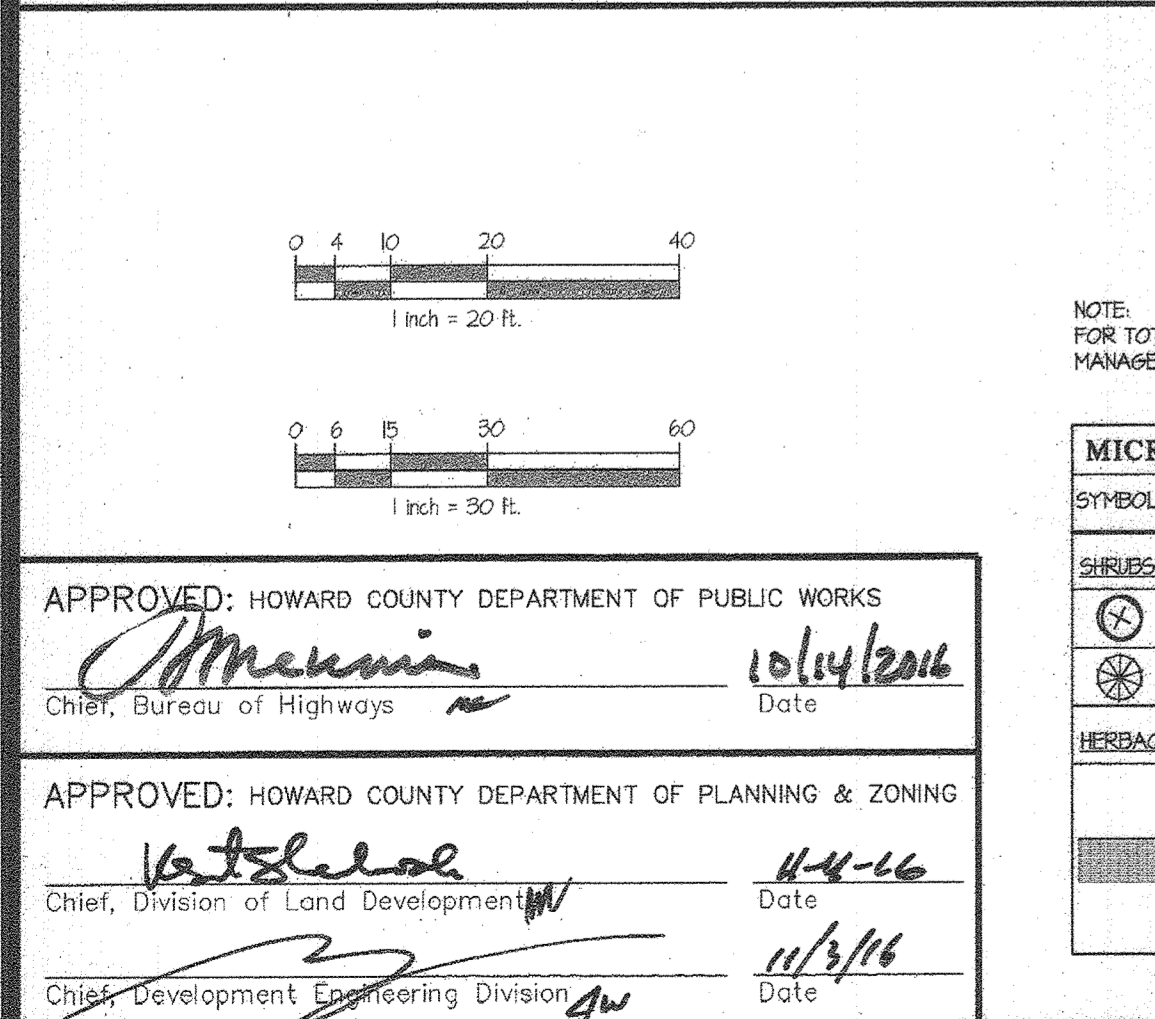
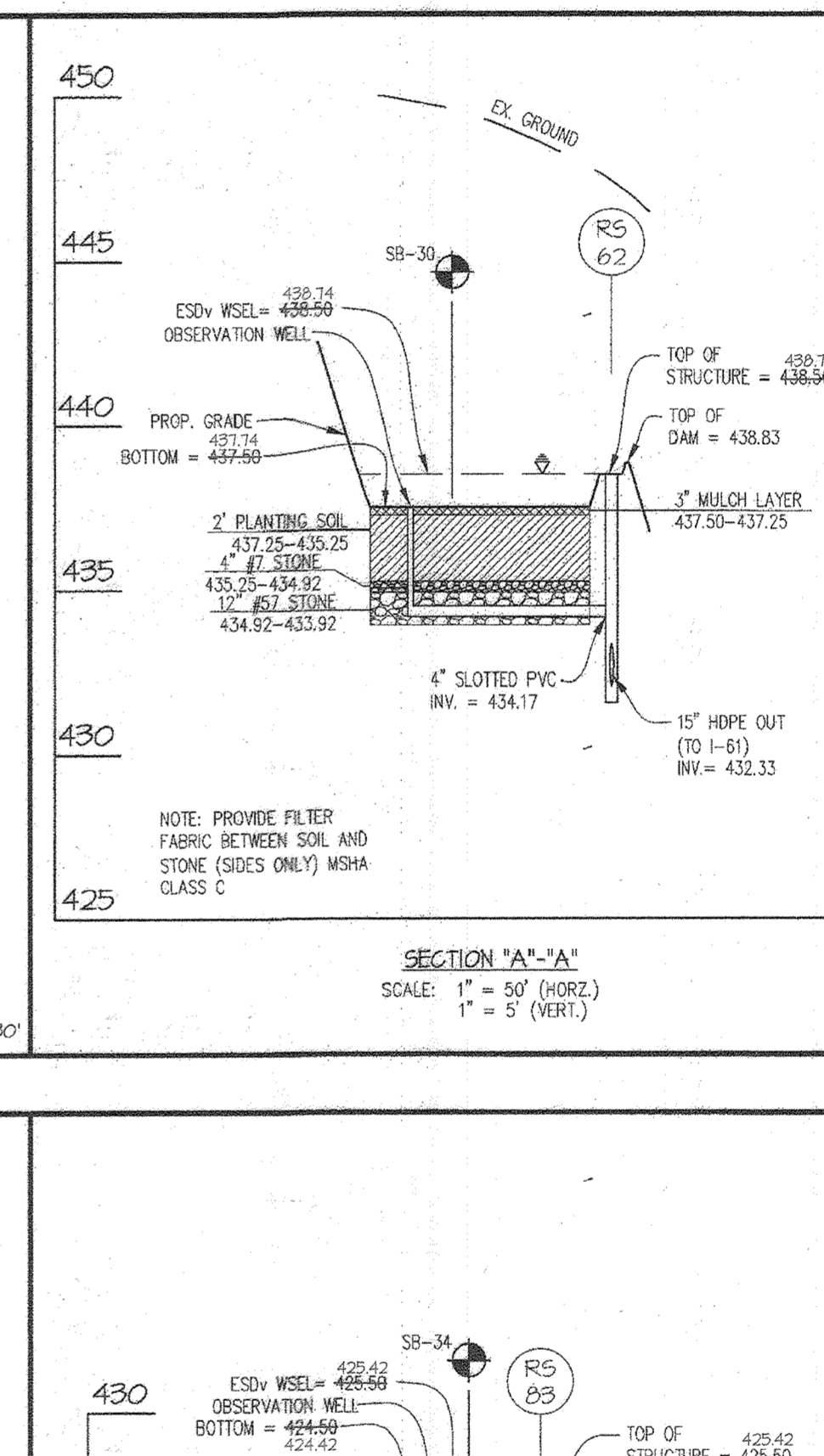
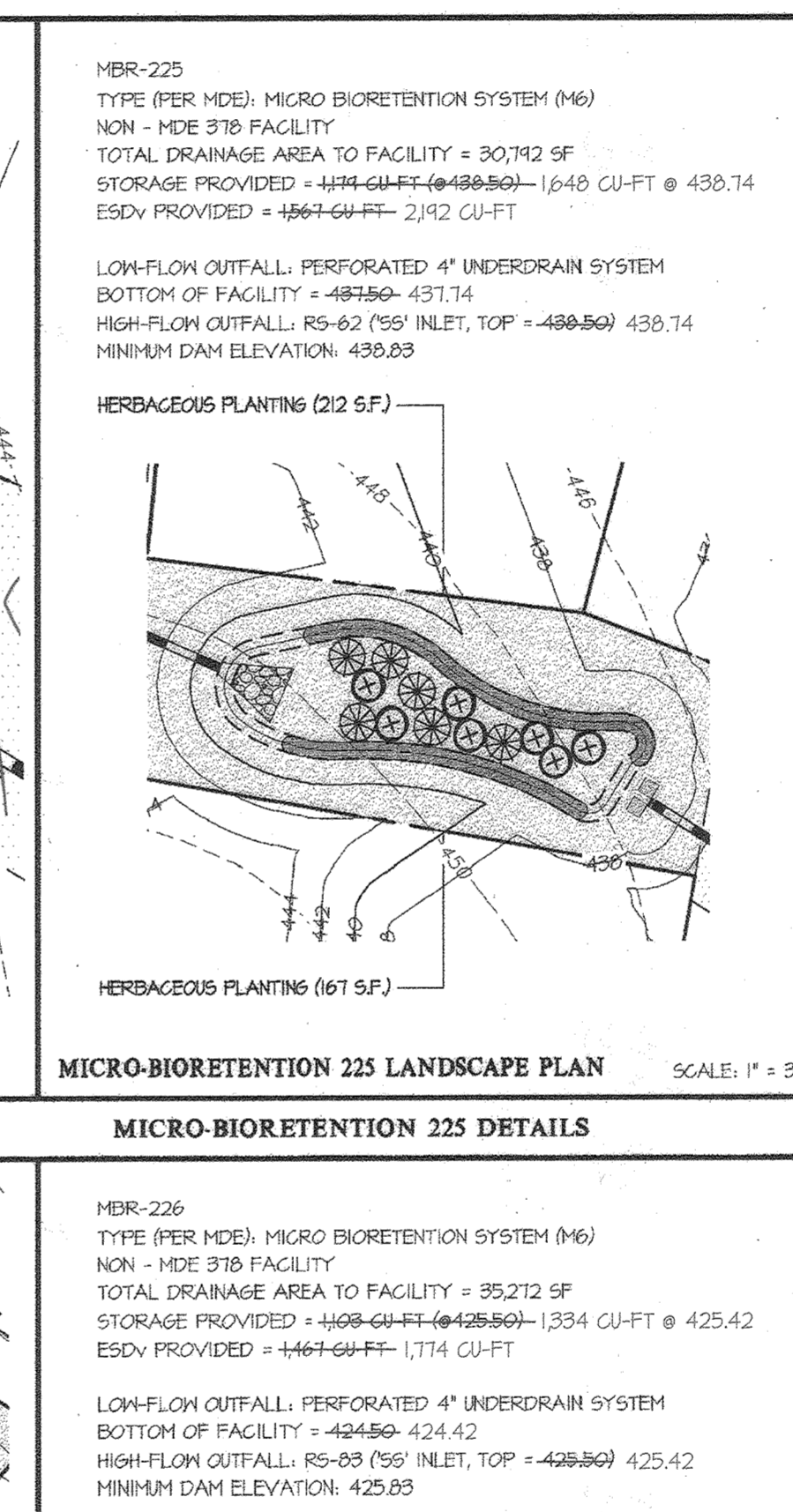
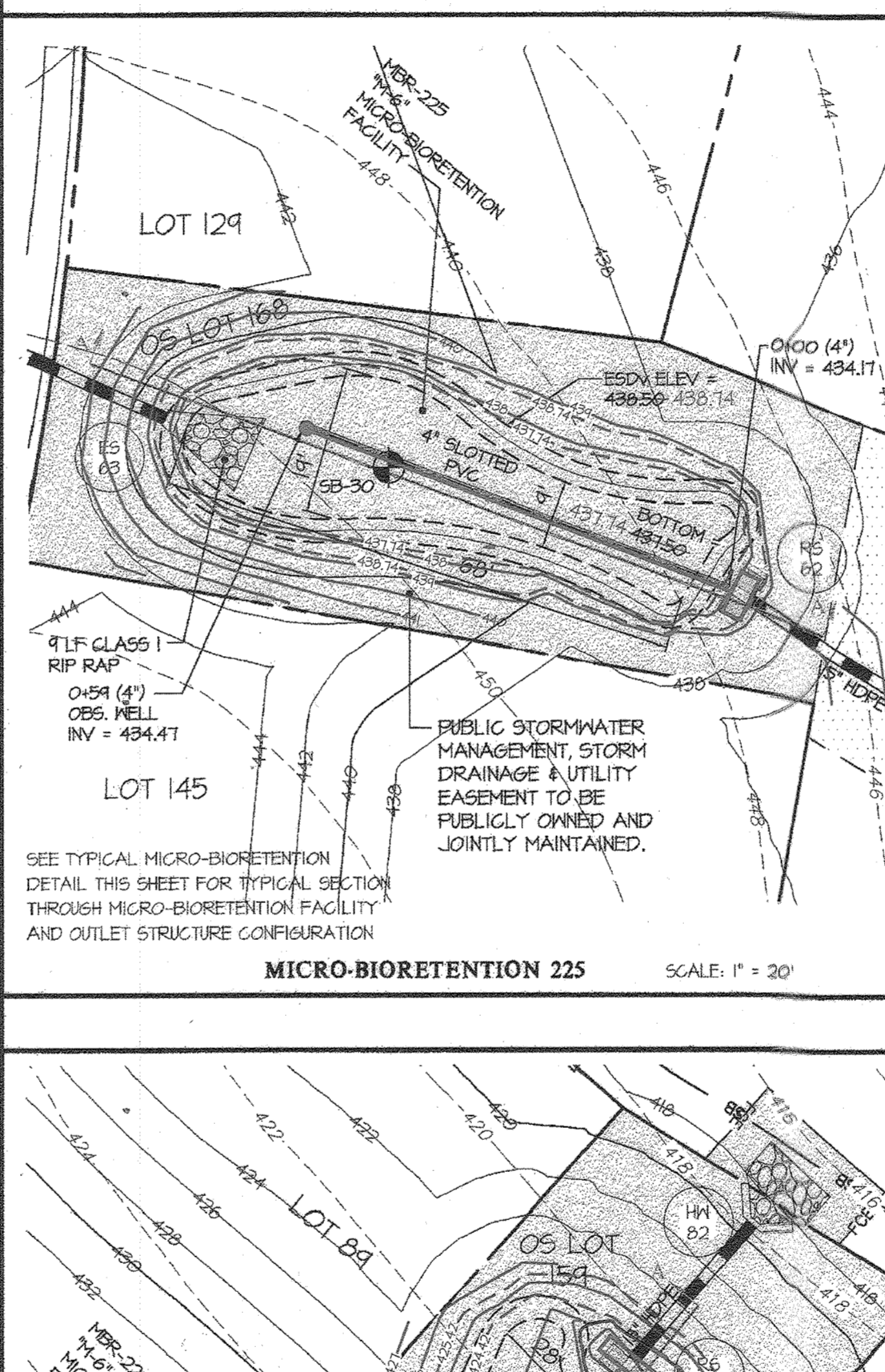
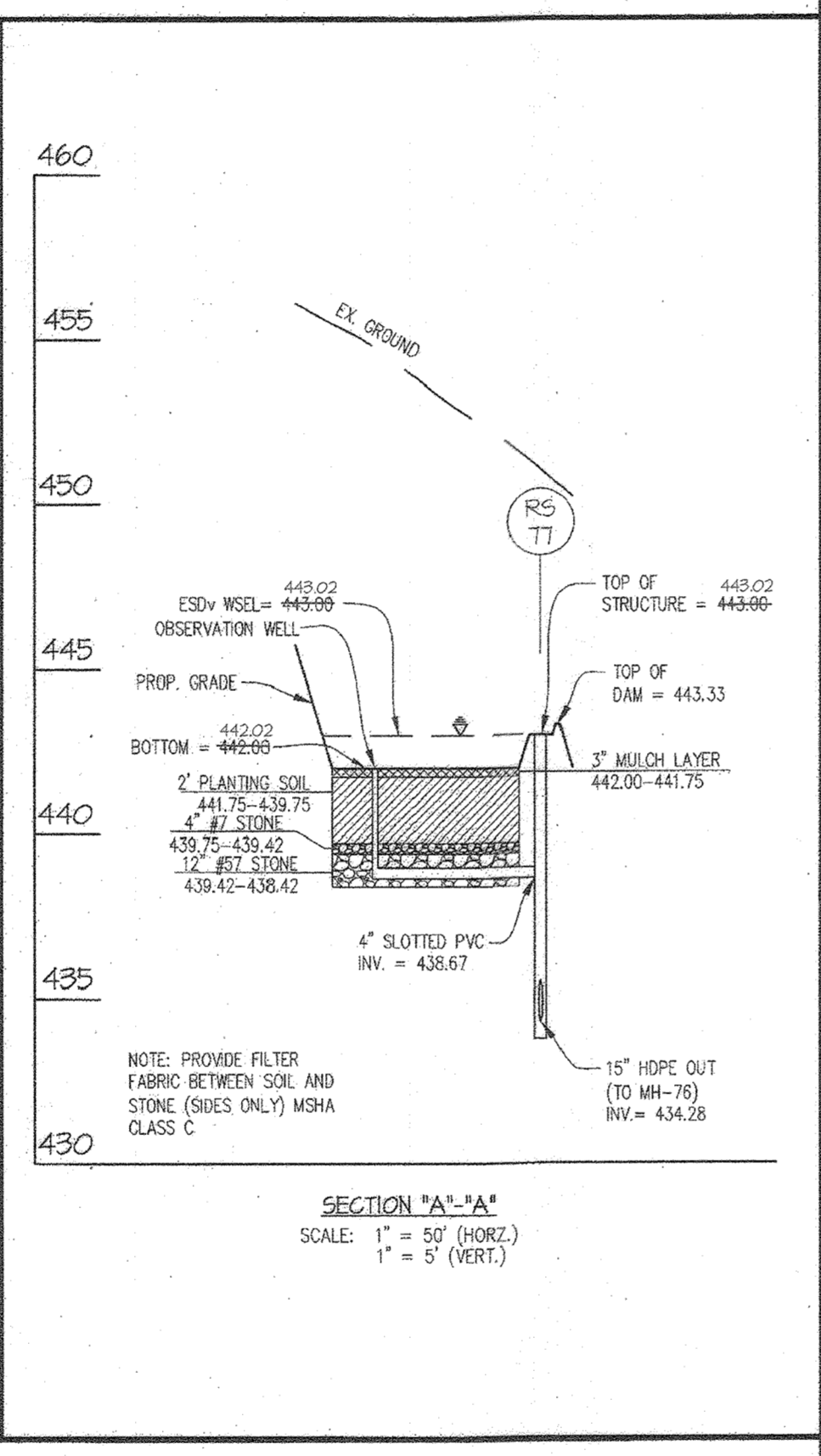
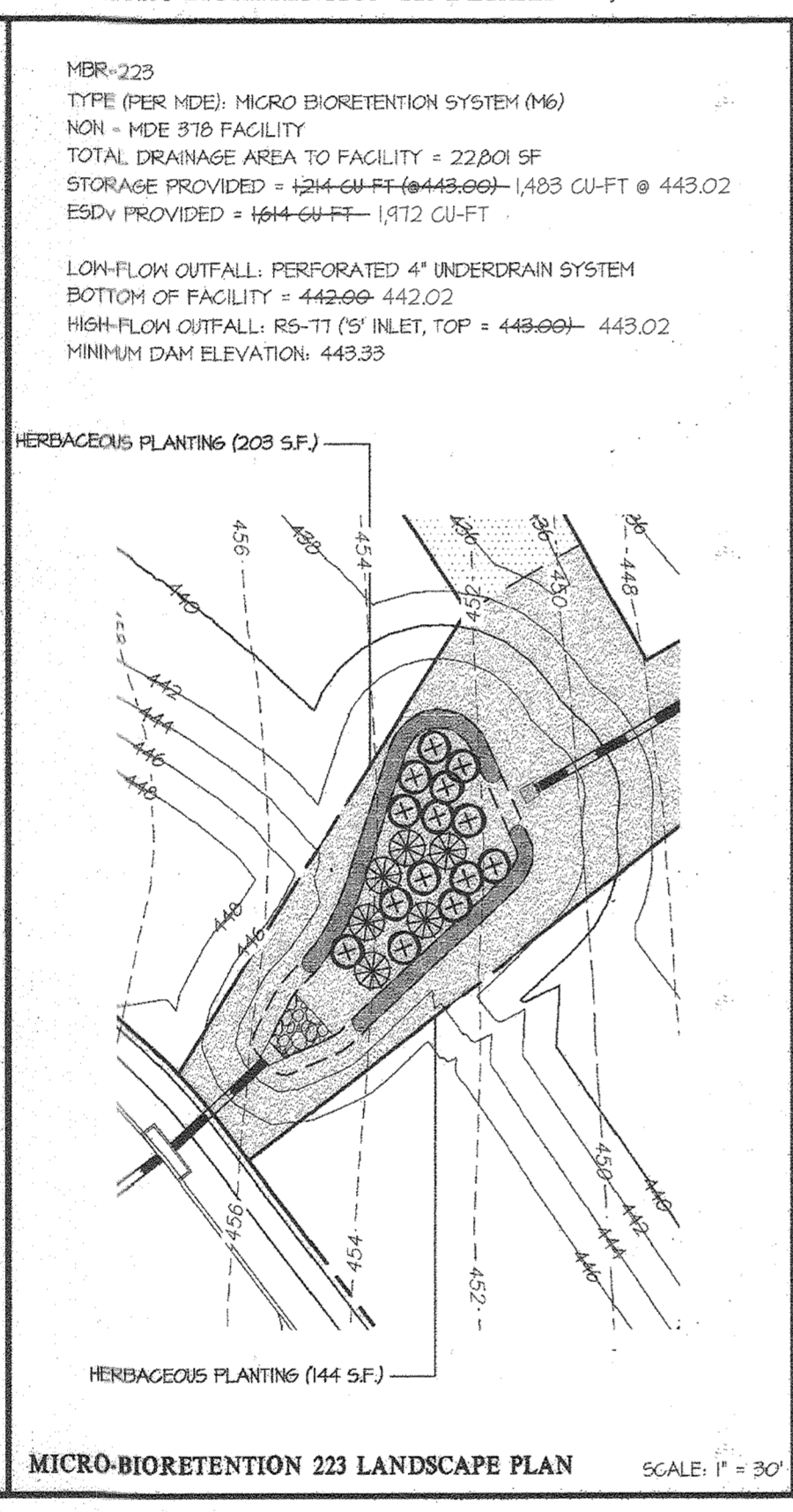
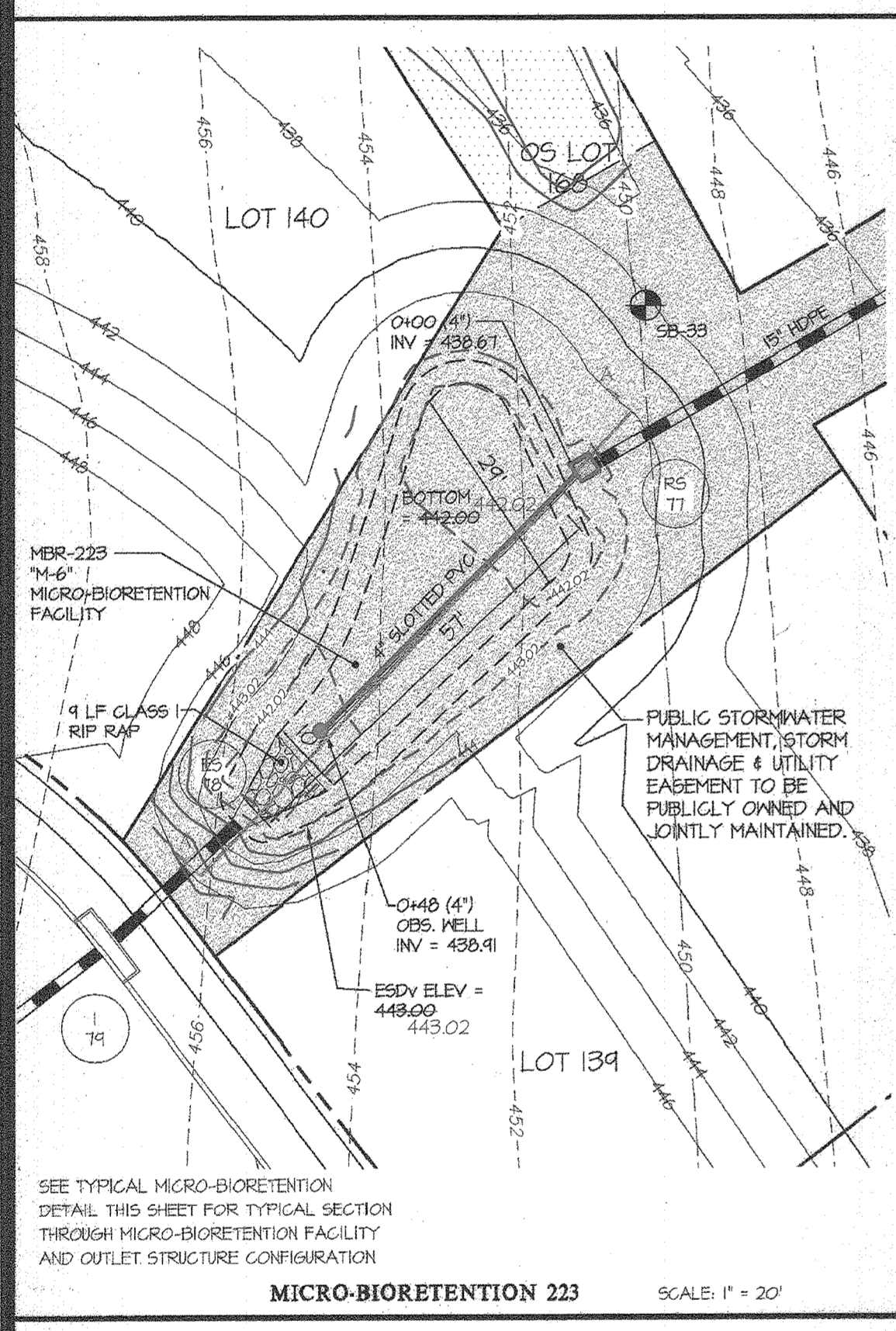
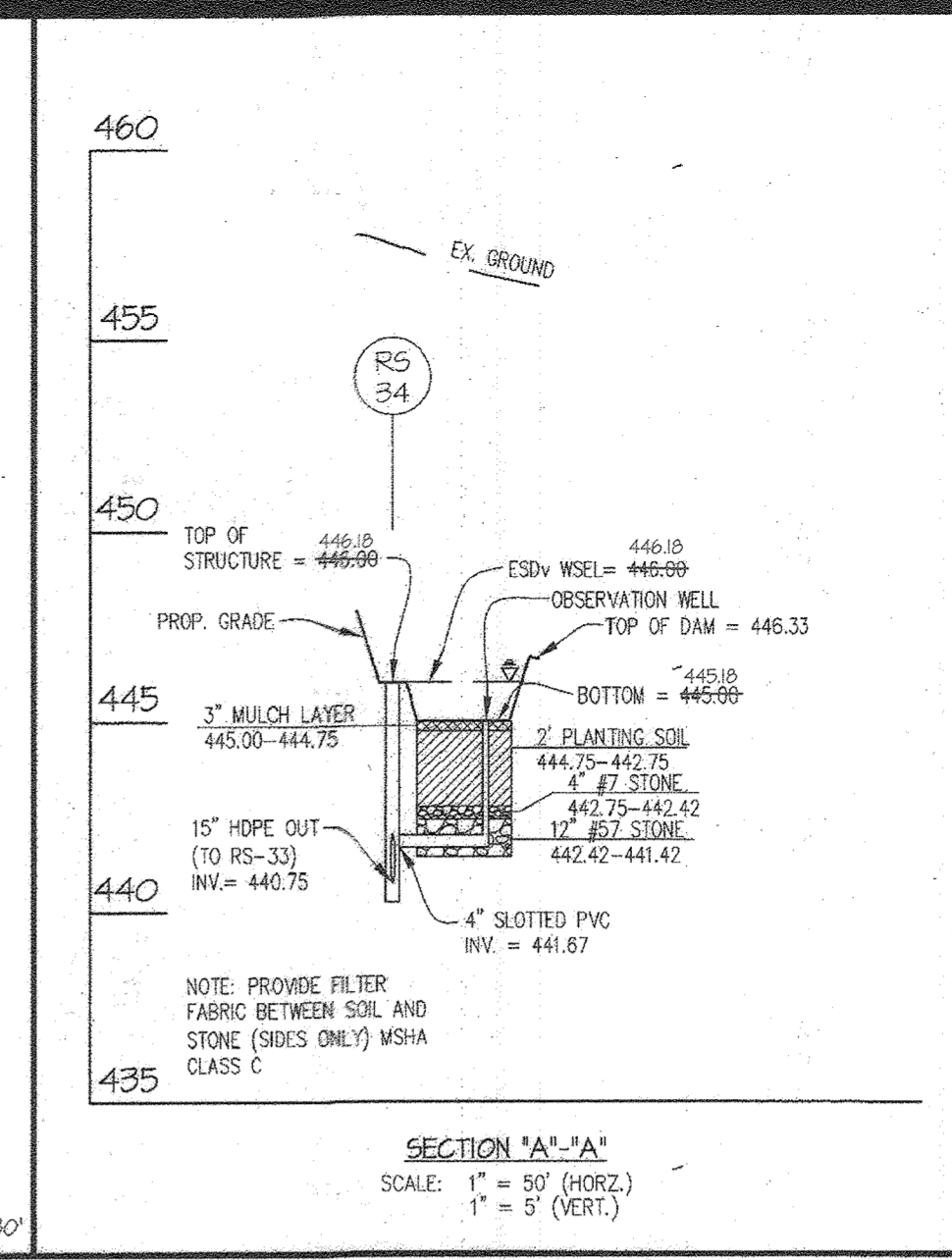
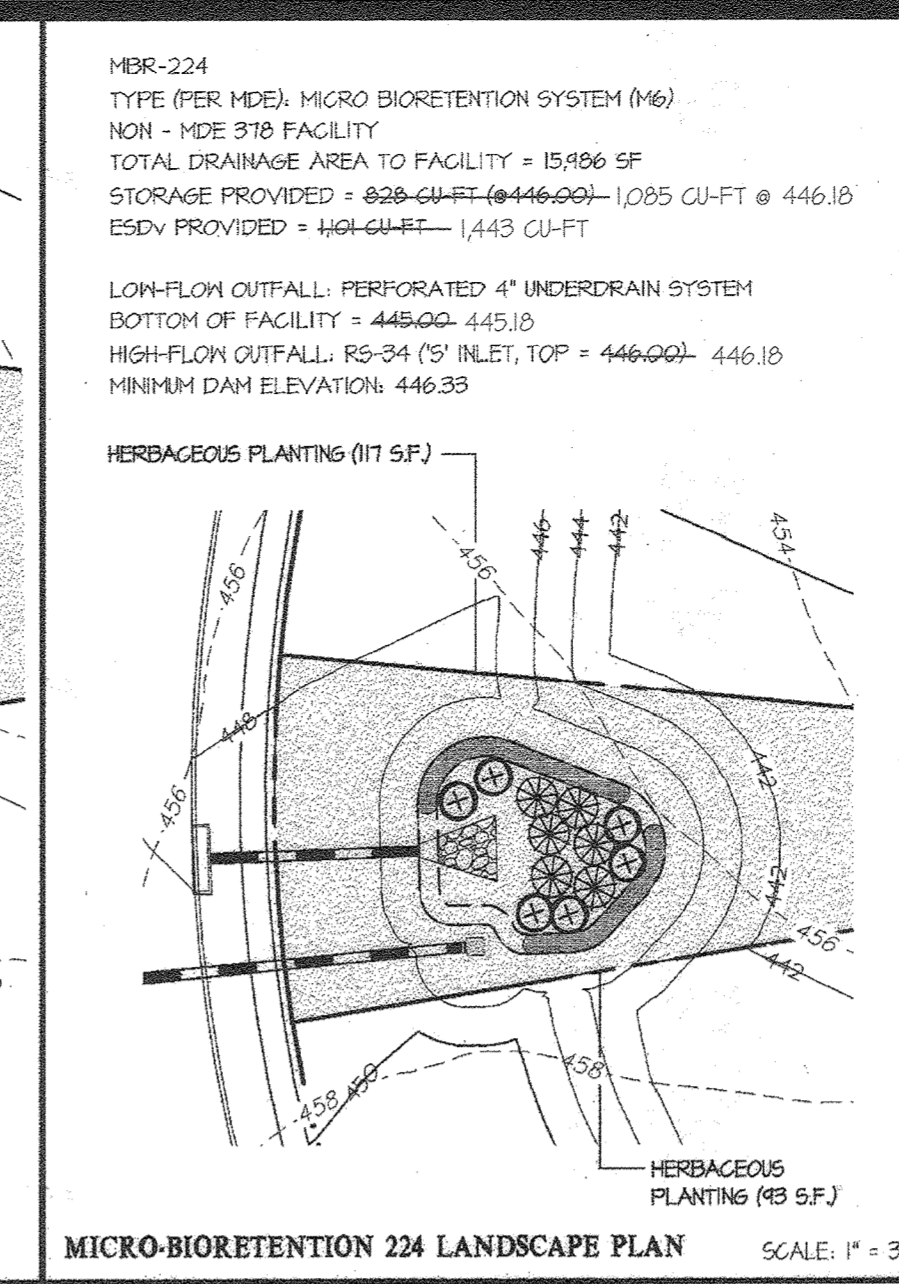
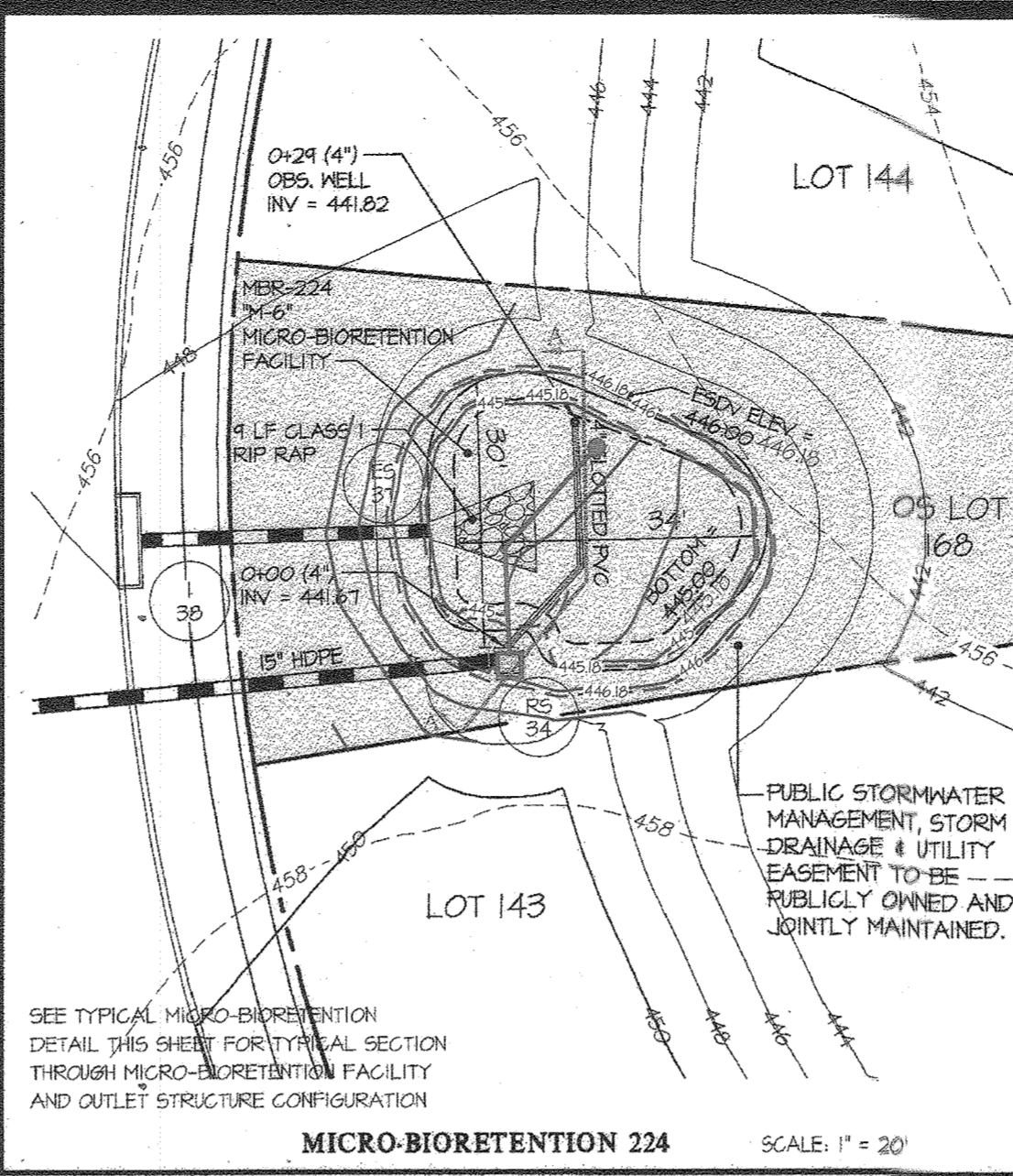
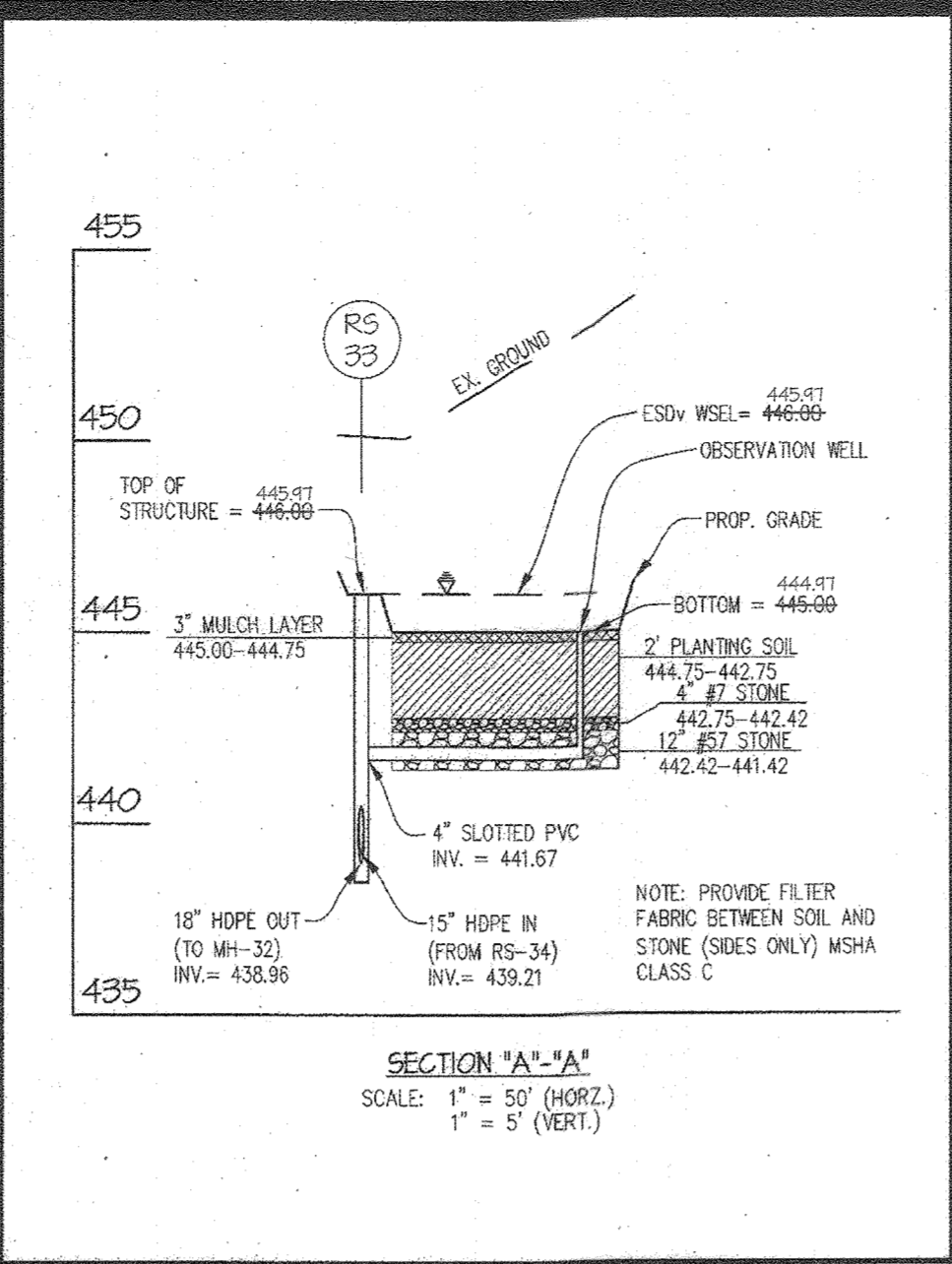
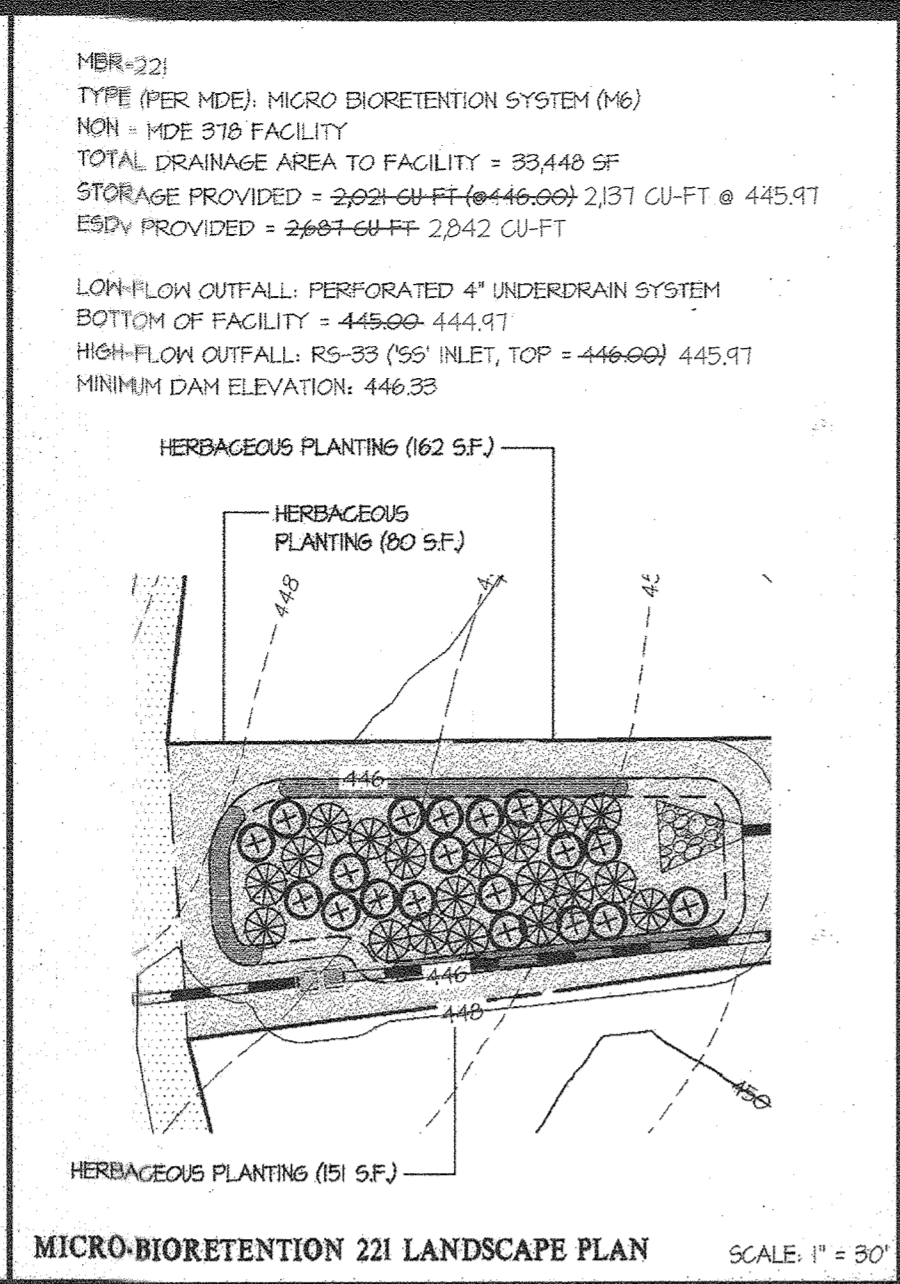
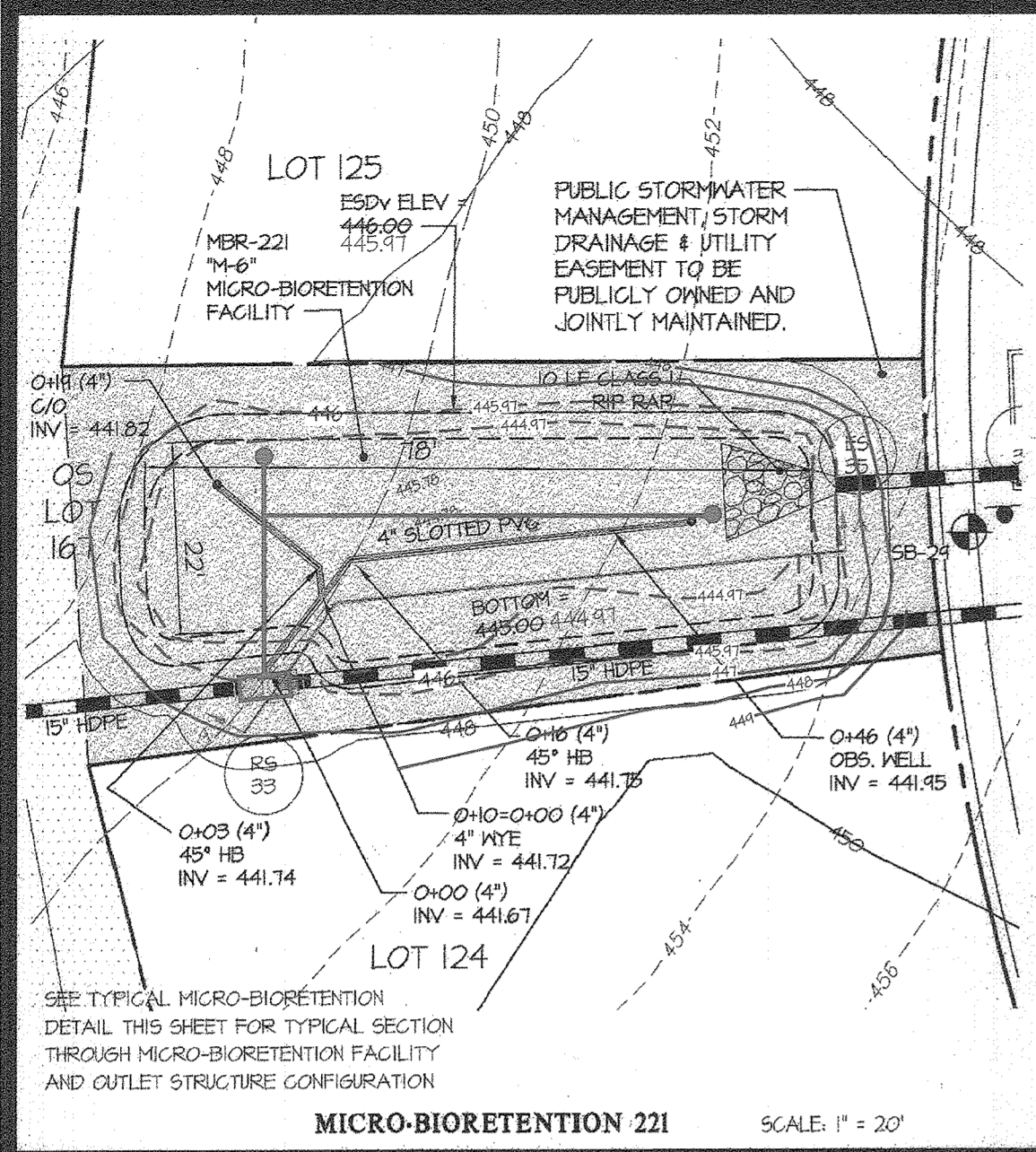
STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2 AS-BUILTS
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

AS-BUILT SHEET 20 OF 28

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	52 OF 69

AS-BUILTS F 16-046



AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475, EXPIRATION DATE: MAY 26, 2024. DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
CAROL GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12475

* SEE SHEET 13 FOR SHRUB AND HERBACEOUS PLANTING DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
Date: 10/14/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Division of Land Development
Date: 11-4-16

Chief, Development Engineering Division
Date: 11/3/16

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHRUBS *				
51	51	CORNUS SERICEA 'RUBY' / RUBY RED OSIER DOGWOOD	10"-24" SFR.	CONTAINER
42	42	ITEA VIRGINICA 'VIRGINA'S GARNET' / VIRGINIA SHEETSPIRE	18"-24" SFR.	CONTAINER
HERBACEOUS *				
1362	1362	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: HERBEROCALLIS 'STRANDBERRY GARDY' DAYLILY HERBEROCALLIS 'LOAN SENIOR' DAYLILY KALMA ANGIUSTIFOLIA/SHEEP LABEL ELEOCHARIS OVATA OBTUSAVENTR SPIKE RUSH	18" O.C.	CONTAINER

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

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

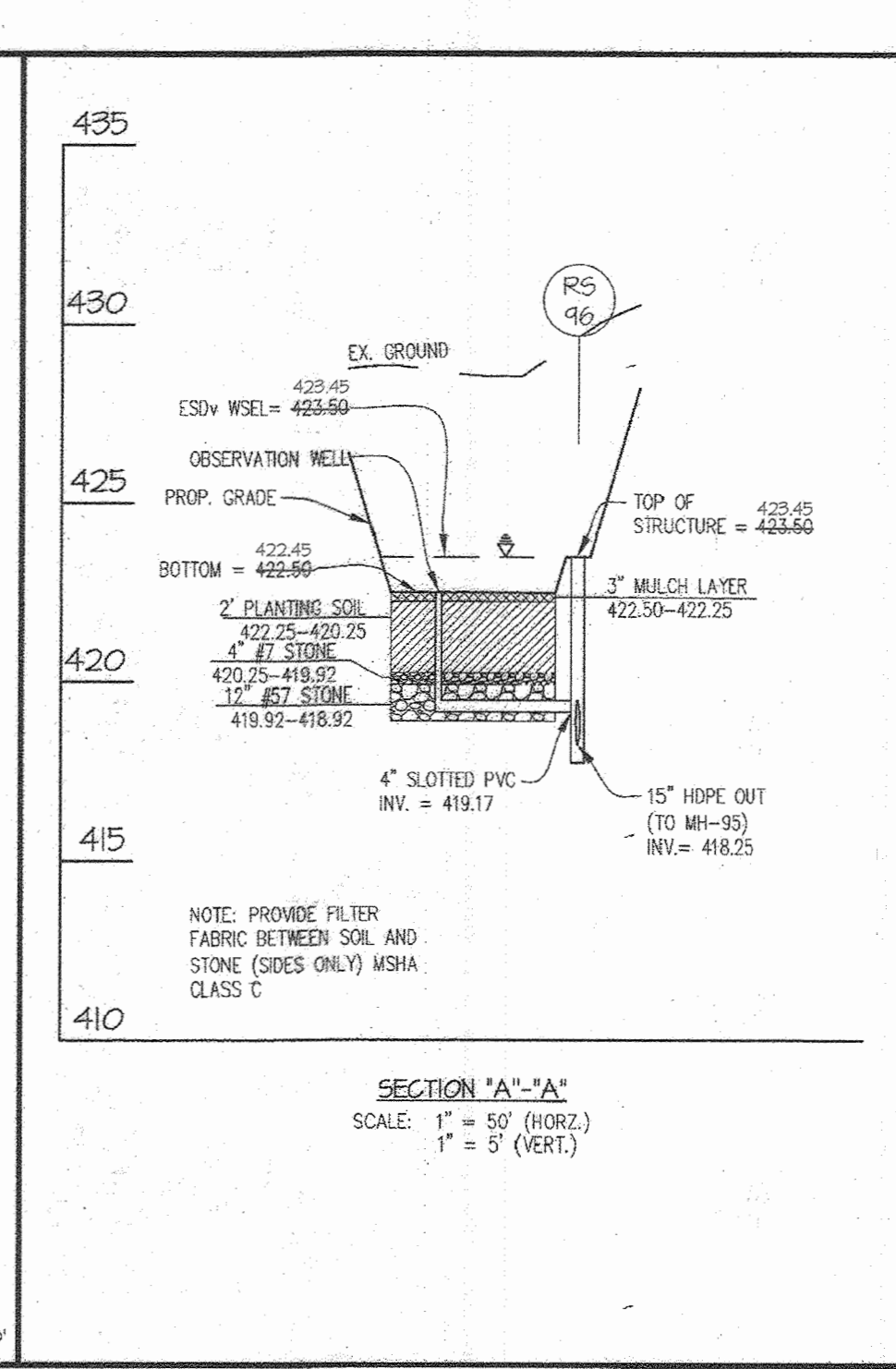
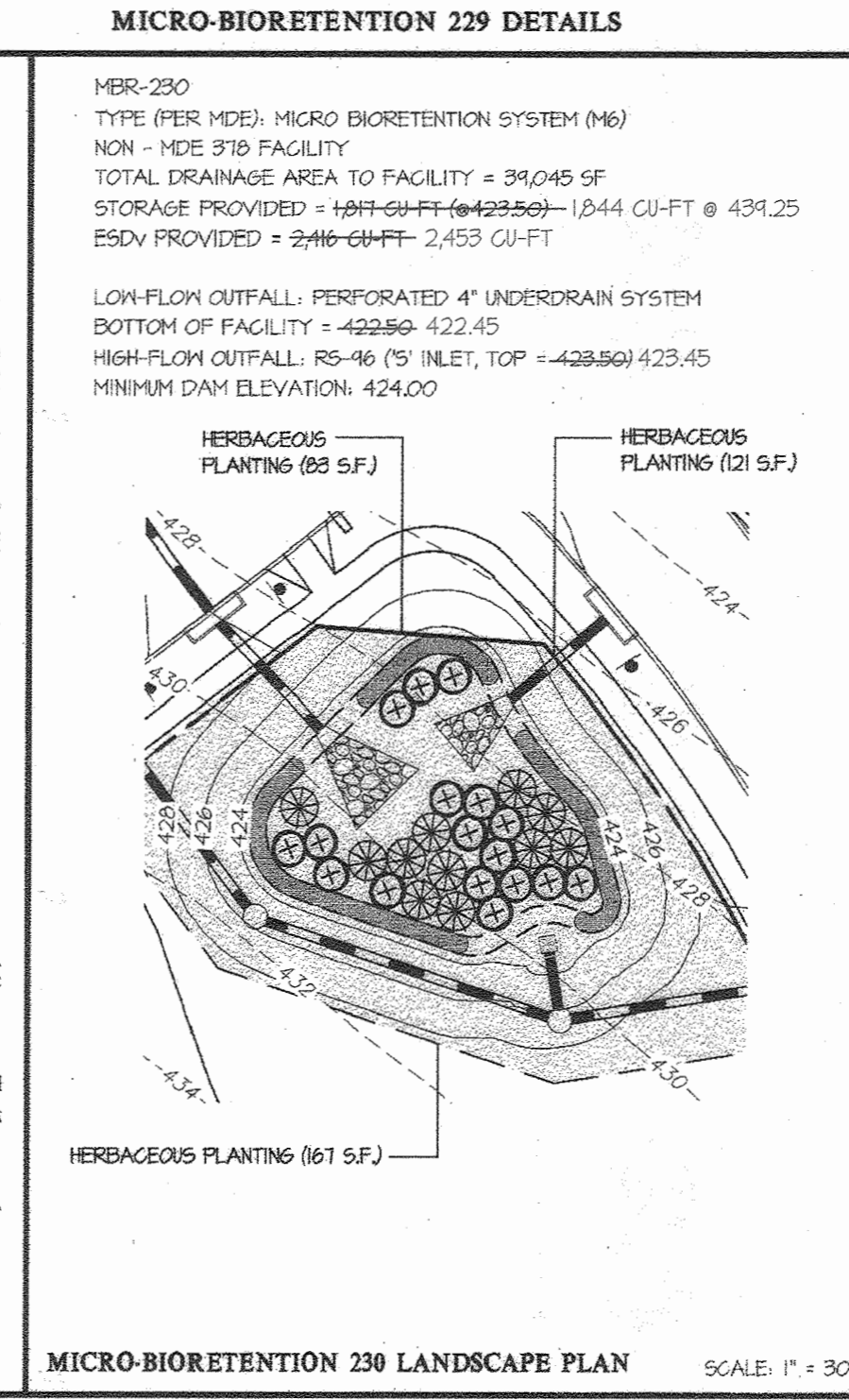
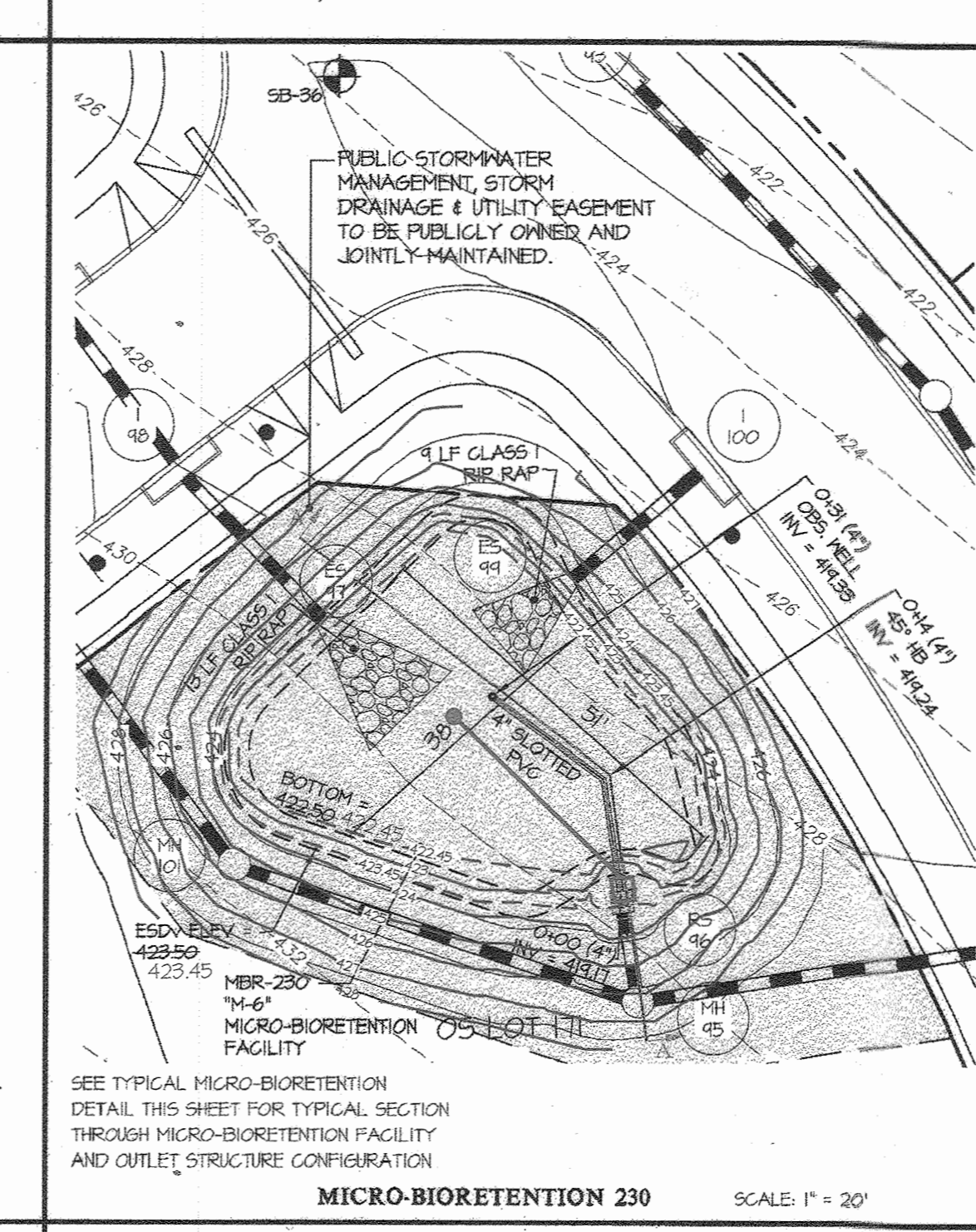
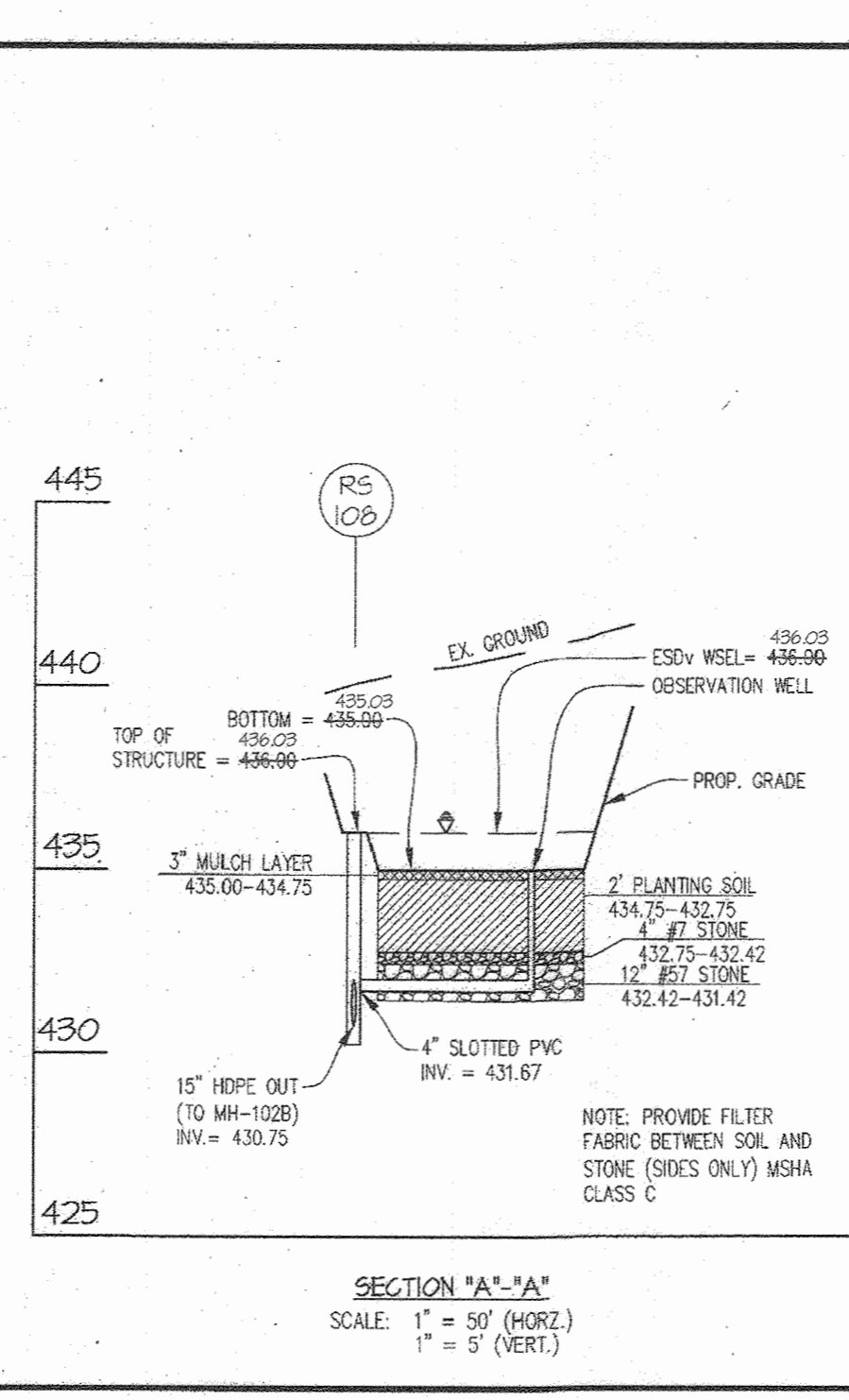
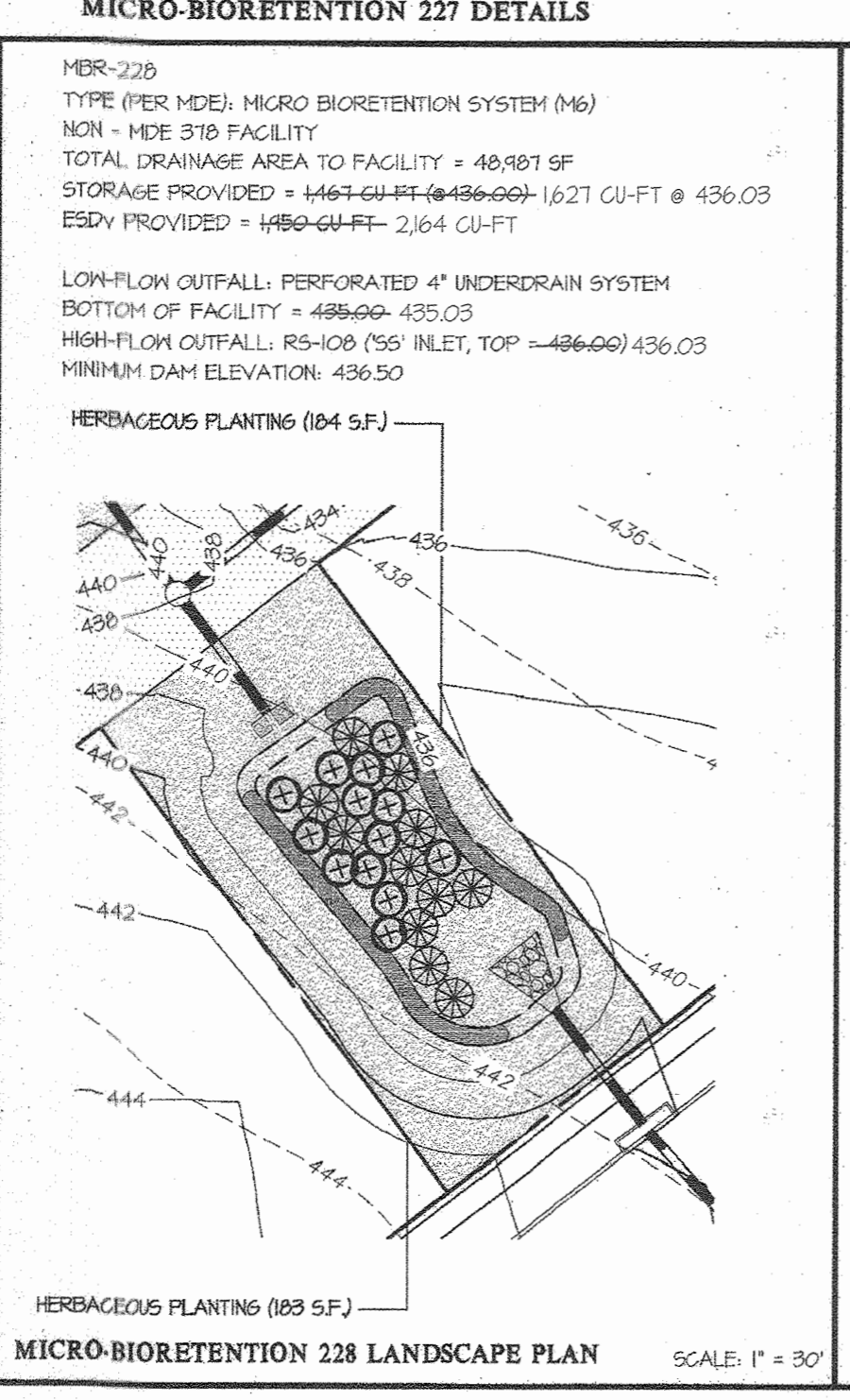
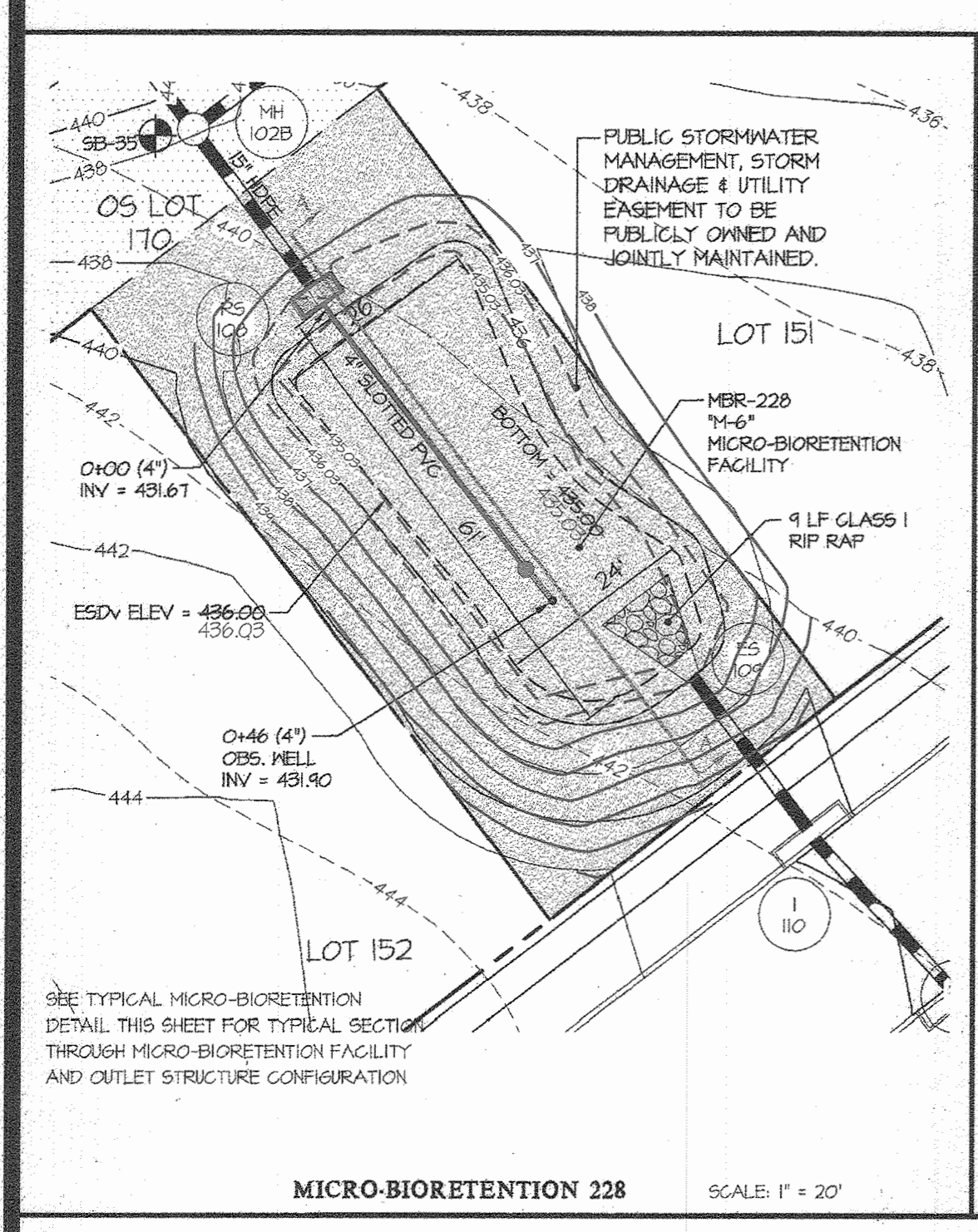
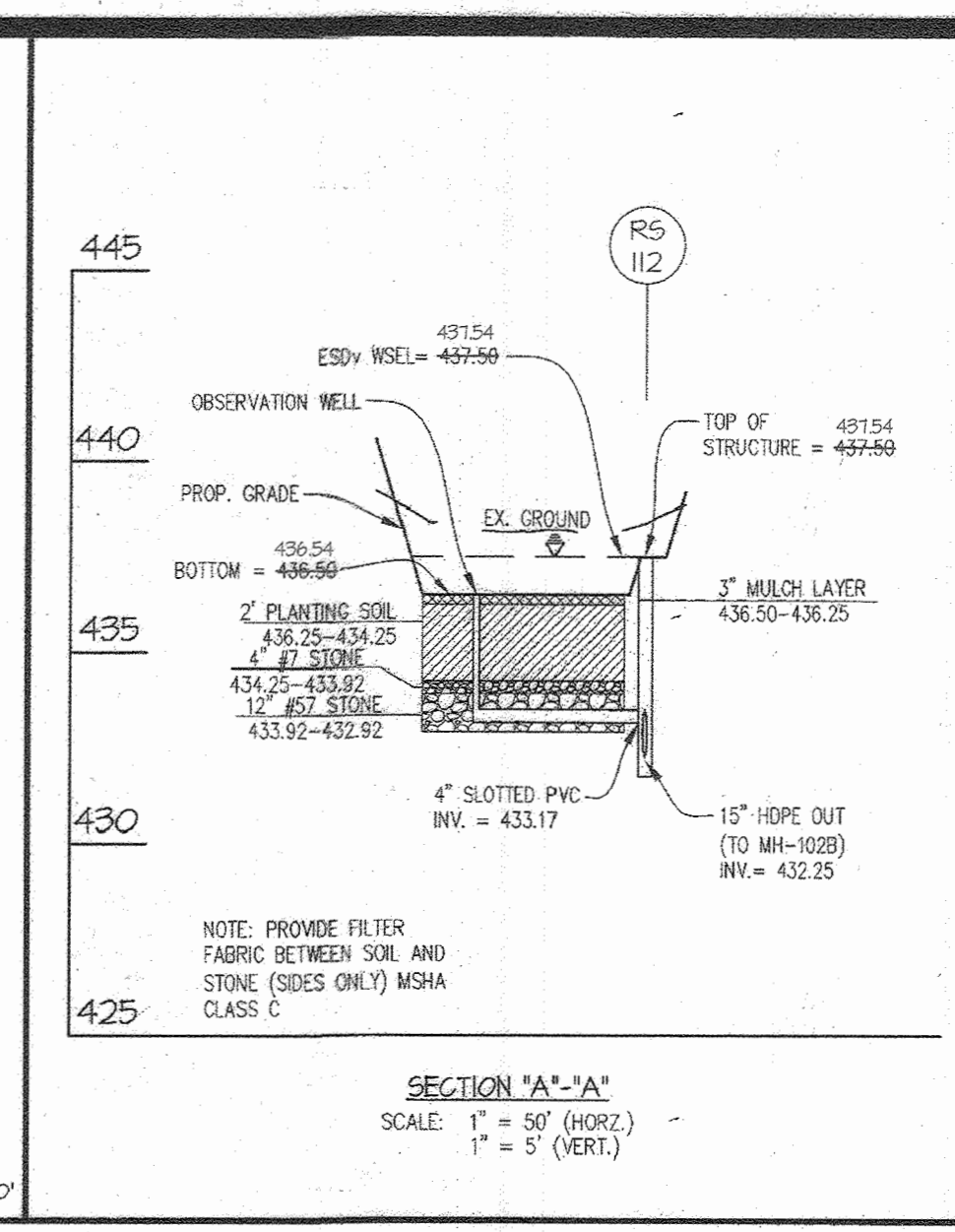
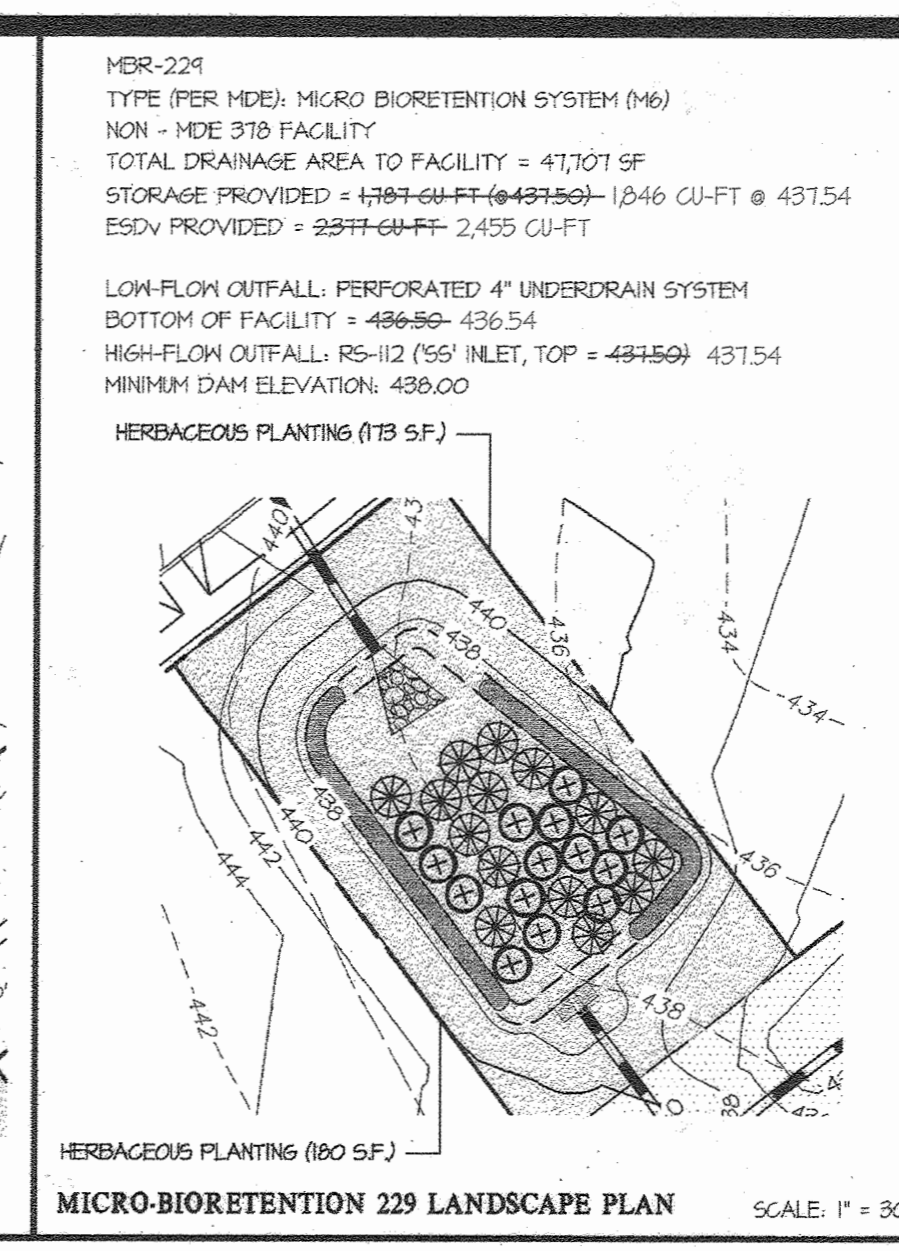
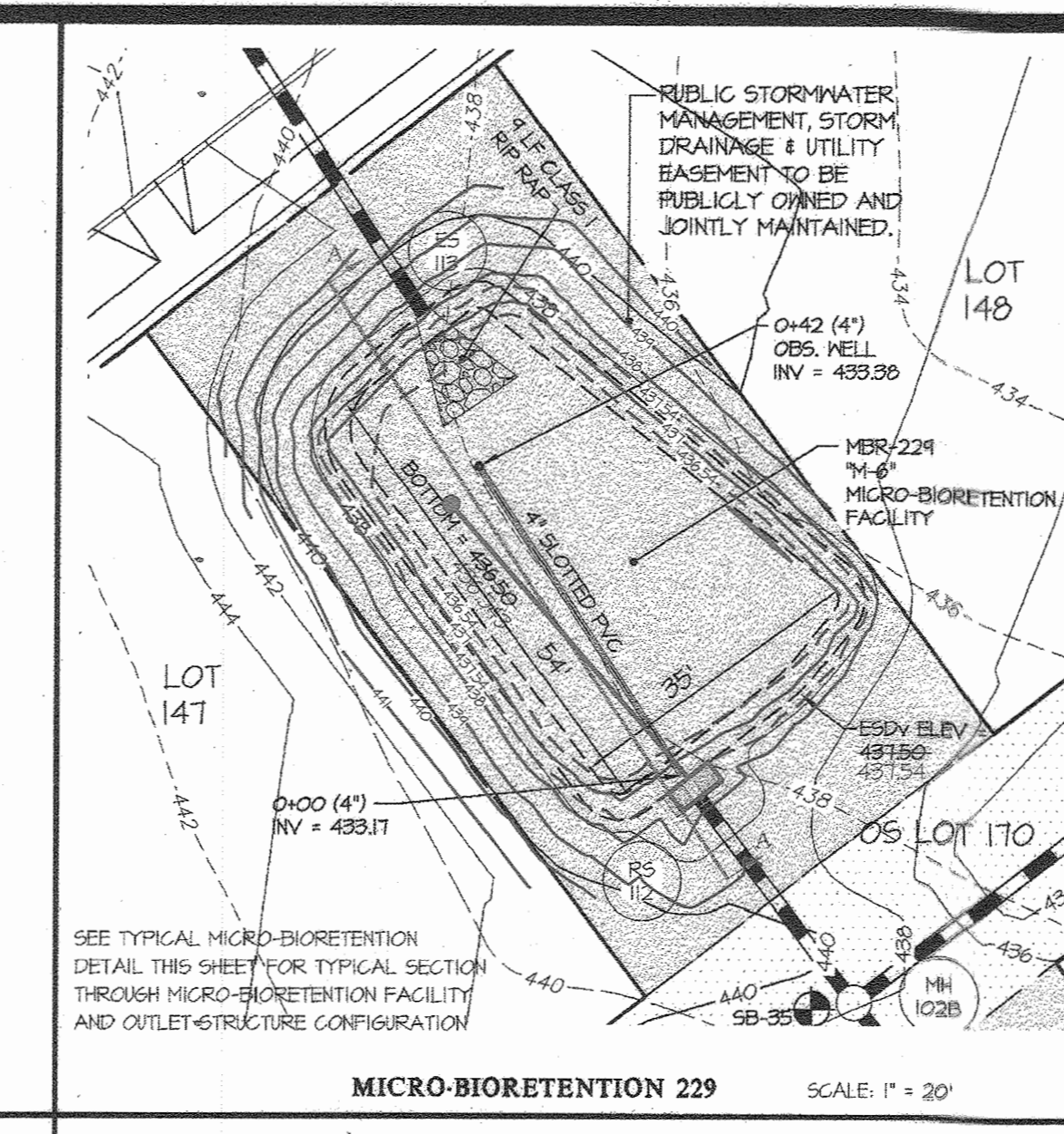
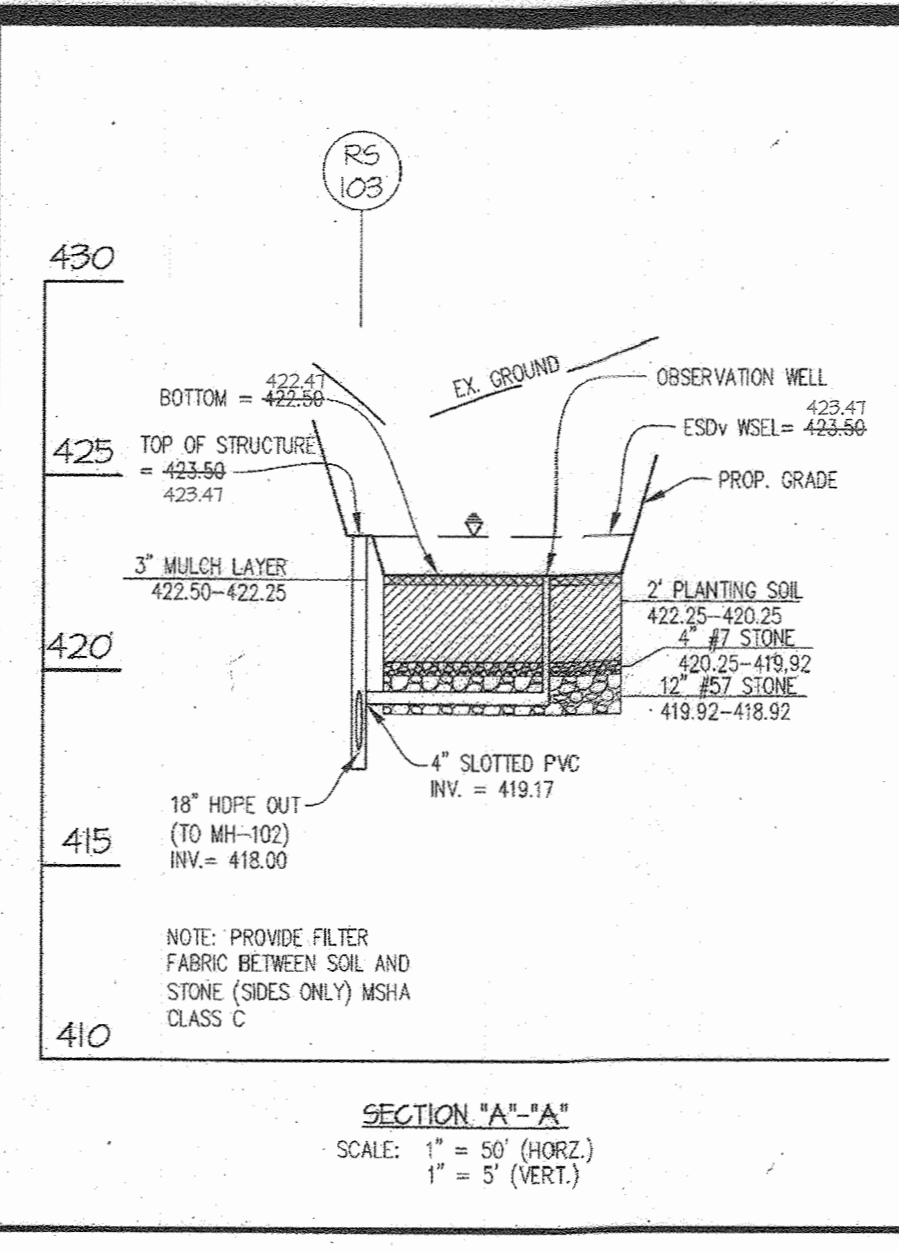
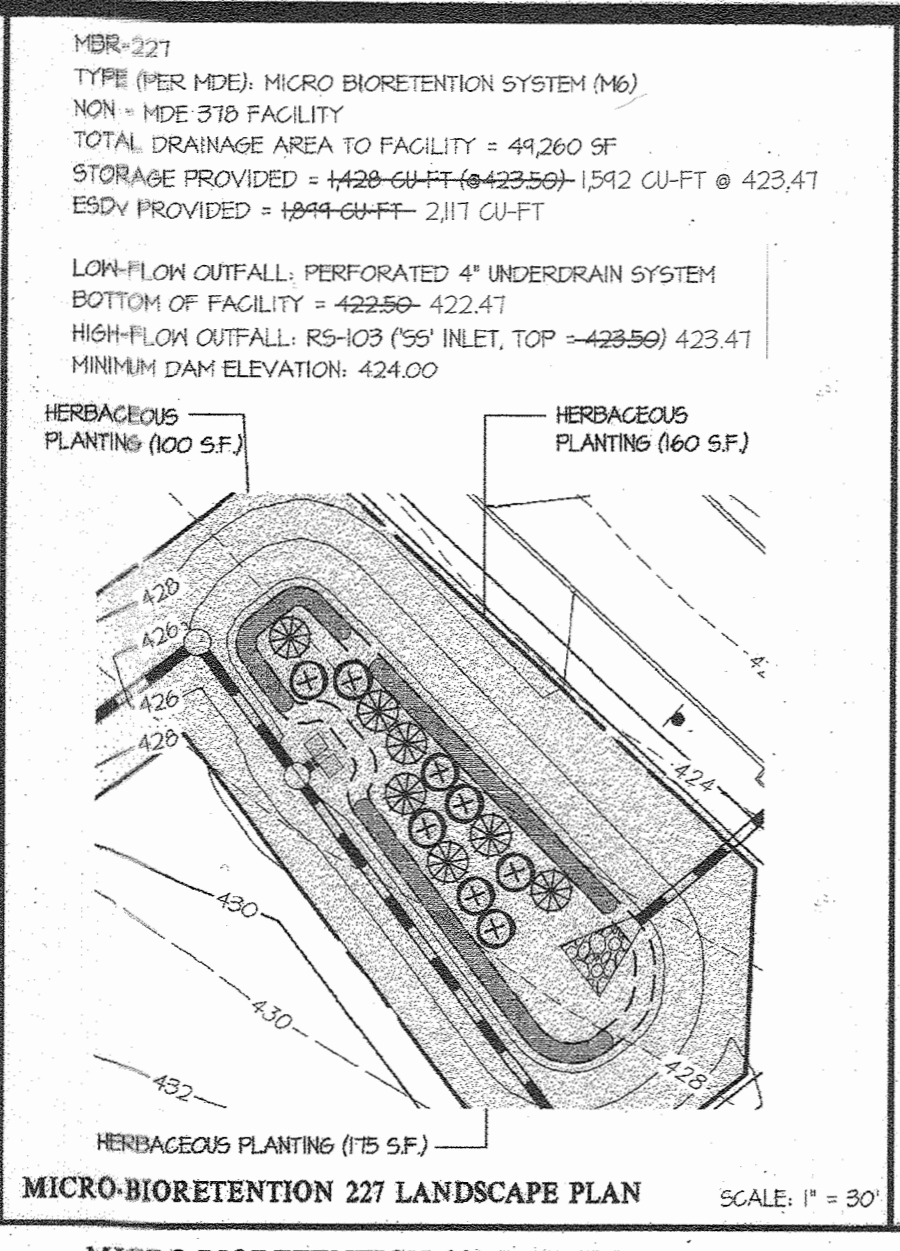
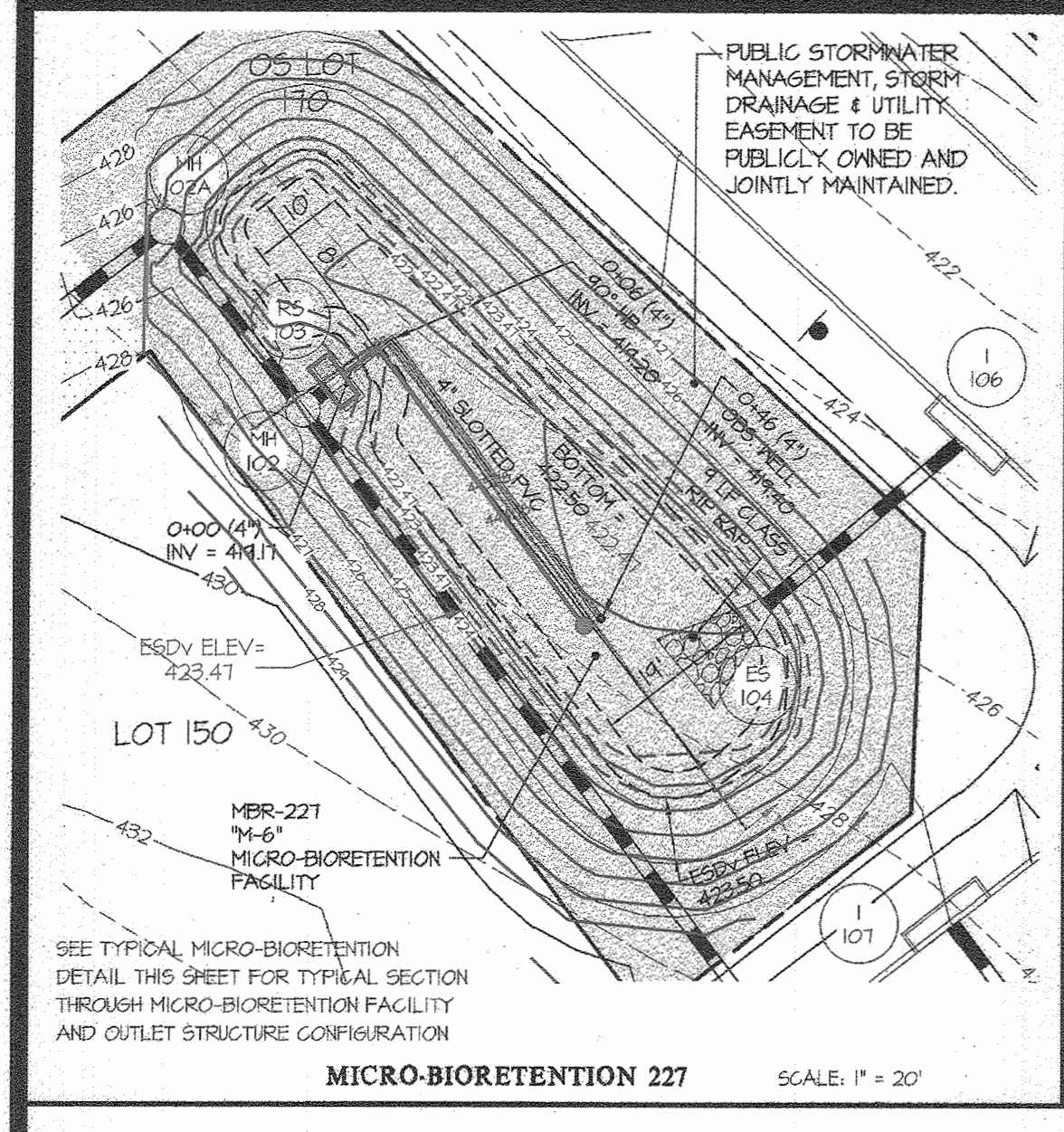
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 72975, EXPIRATION DATE: MAY 28, 2018.

STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2 AS-BUILTS
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE: AS SHOWN
ZONING: R-ED
G. L. W. FILE NO.: 13-013

DATE: SEPT, 2016
TAX MAP - GRID: 23-6&12
SHEET: 53 OF 69

AS-BUILT SHEET 21 OF 28
AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 2



NOTE: FOR TOTAL PIPE LENGTH WITHIN STORMWATER MANAGEMENT DEVICES, SEE SHEET 46.
SEE SHEET 13 FOR SHRUB AND HERBACEOUS PLANTING DETAILS.

MICRO-BIORETENTION PLANT LIST				
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHRUBS *				
	62	CORNUS SERICEA 'RUBY' / RUBY RED OSIER DOGWOOD	18"-24" SFR.	CONTAINER
	48	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPHIRE	18"-24" SFR.	CONTAINER
HERBACEOUS *				
	1760 sq. ft.	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: -HERPAGERALLIS 'STRAWBERRY CANDY' DAYLILY -HERPAGERALLIS 'LOAN SENIOR' DAYLILY -SALVIA ANGSTIFOLIA/SHEEP LAUREL -ELEOCHARIS OVATA/CORTADO/SPICE RUSH	18" O.C.	CONTAINER

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard
Chief, Bureau of Highways
Date: 10/14/2022

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kate
Chief, Division of Land Development
Date: 11/3/16

AS-BUILT CERTIFICATION
I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12415, EXPIRATION DATE: MAY 26, 2024.
DATE OF SURVEY: OCTOBER, 2022.

08/30/2023
DATE
Carl
CARL W. BUTSCHER
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12415

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4185

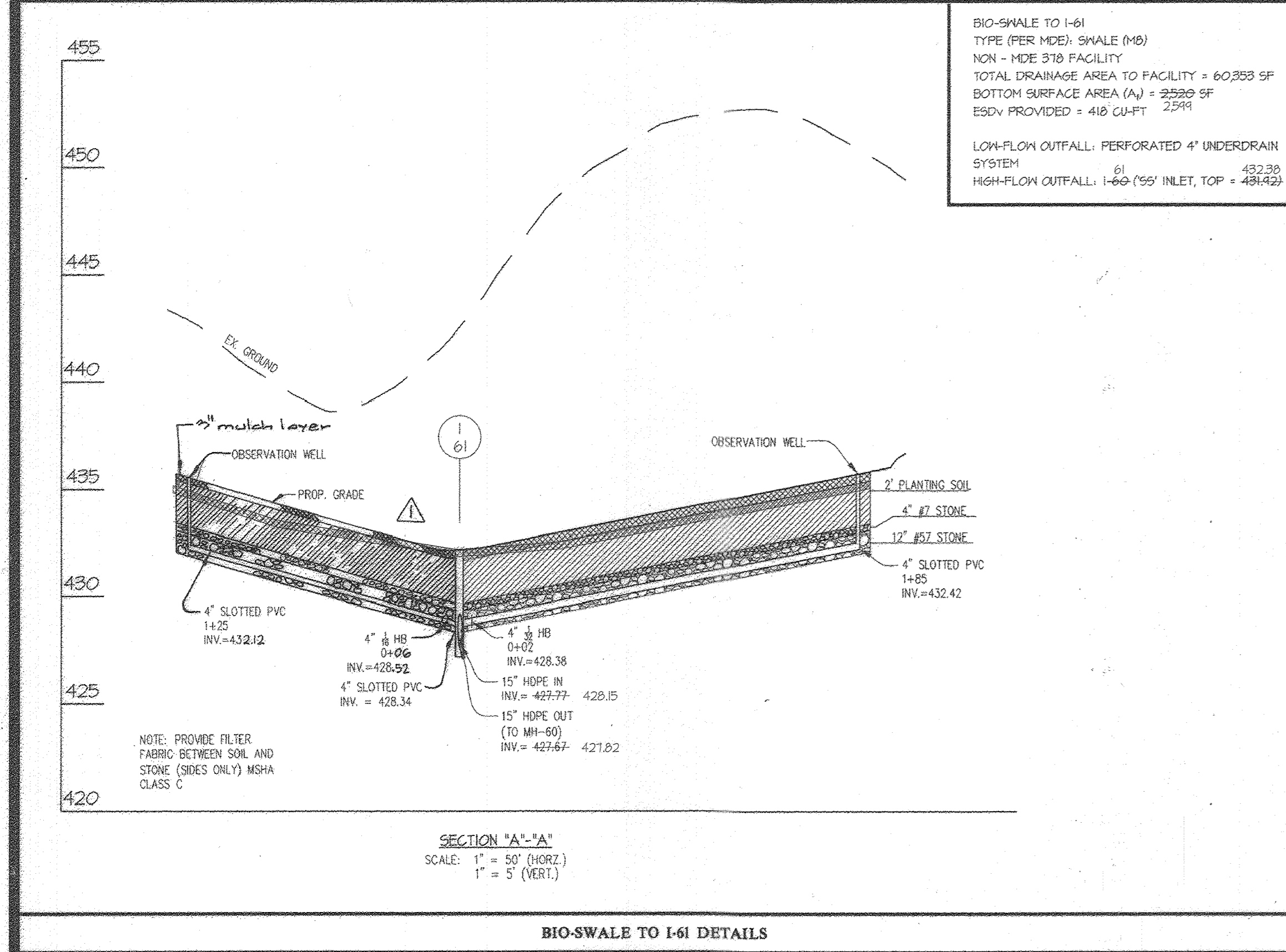
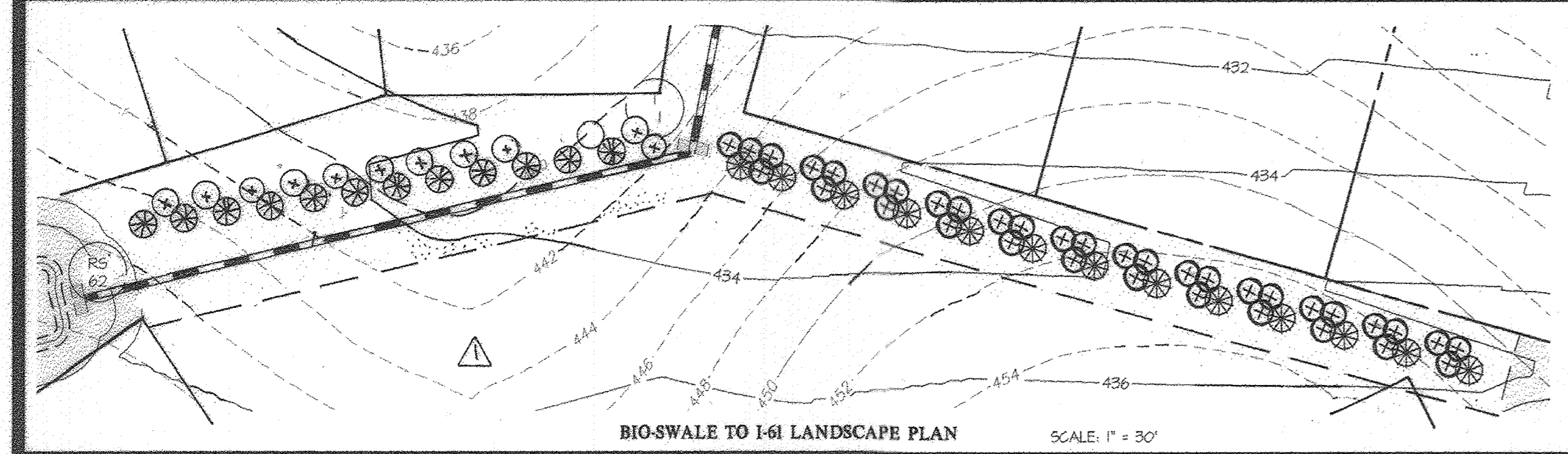
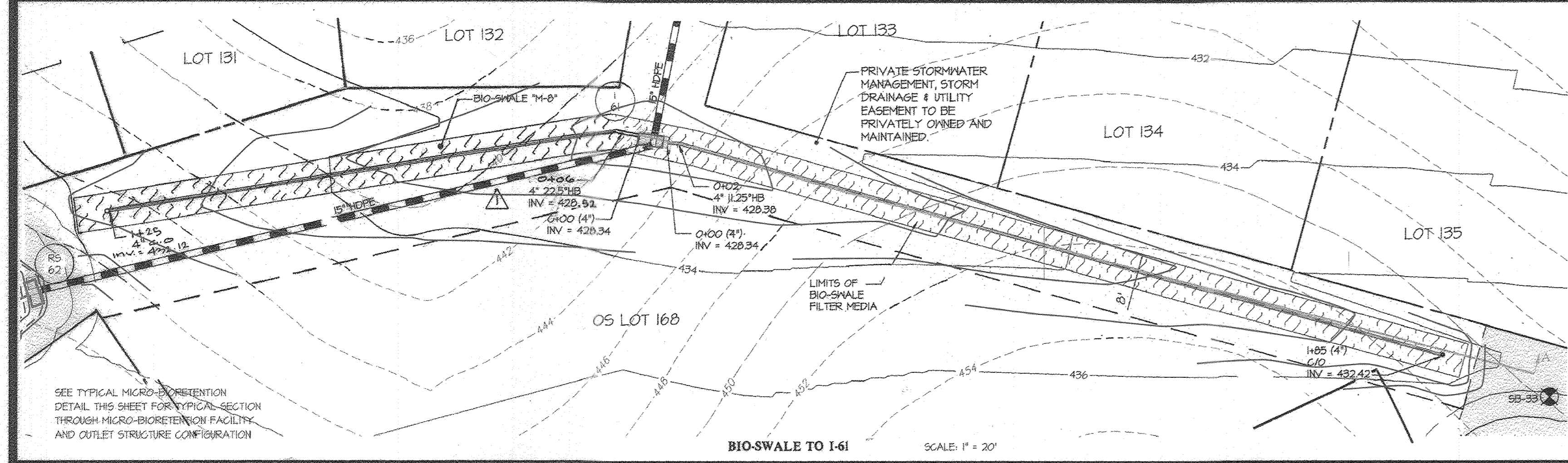
DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2018
9/25/16

STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2 AS-BUILTS
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
AS-BUILT DATE: OCT, 2022
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	54 OF 69



MICRO-BIORETENTION PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHRUBS *				
⊗	50	CORNUS SERICEA RUBY/ RUBY RED OSIER DOGWOOD	18"-24" SPR.	CONTAINER
⊗	25	ITEA VIRGINICA HENRY'S GARNET/ VIRGINIA SHEETSPIRE	18"-24" SPR.	CONTAINER
HERBACEOUS *				
⊗	1,236 S.F.	CONTRACTOR TO CHOOSE HERBACEOUS PLANTING FROM: -HERODIAS STRAWBERRY CANDY DAYLILY -HERODIAS JON SENIOR DAYLILY -HEALMA ANGUSTIFOLIUM SHEEP LAUREL -ELEOCHARIS OVATA OBTUSALBUNT SPIKE RUSH	18" O.C.	CONTAINER
GRASSES				
⊗	3,500 S.F.	TRIPSAZUM DACTYLOIDES/ EASTERN GAMAGRASS	2'-3'	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
Date: 10/16/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Development Engineering Division
Date: 10/16/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4106

10.4.18 Note: See General Note #9 for Revision #1 Summary.

DATE	REVISION	BY	APP'R.
10.4.2018	Rev Bio-swale adjacent lot Property lines & easements	gt	DEV

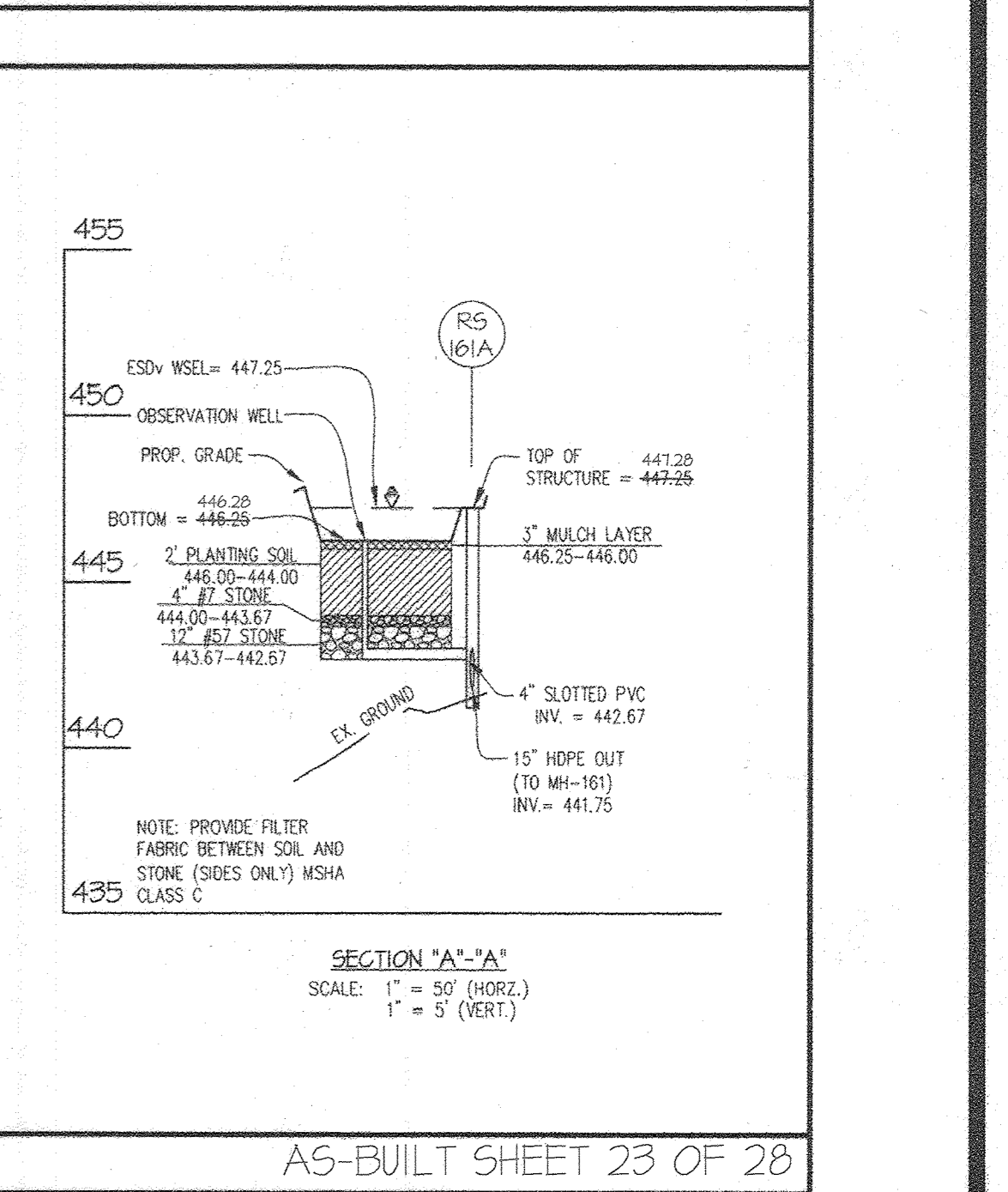
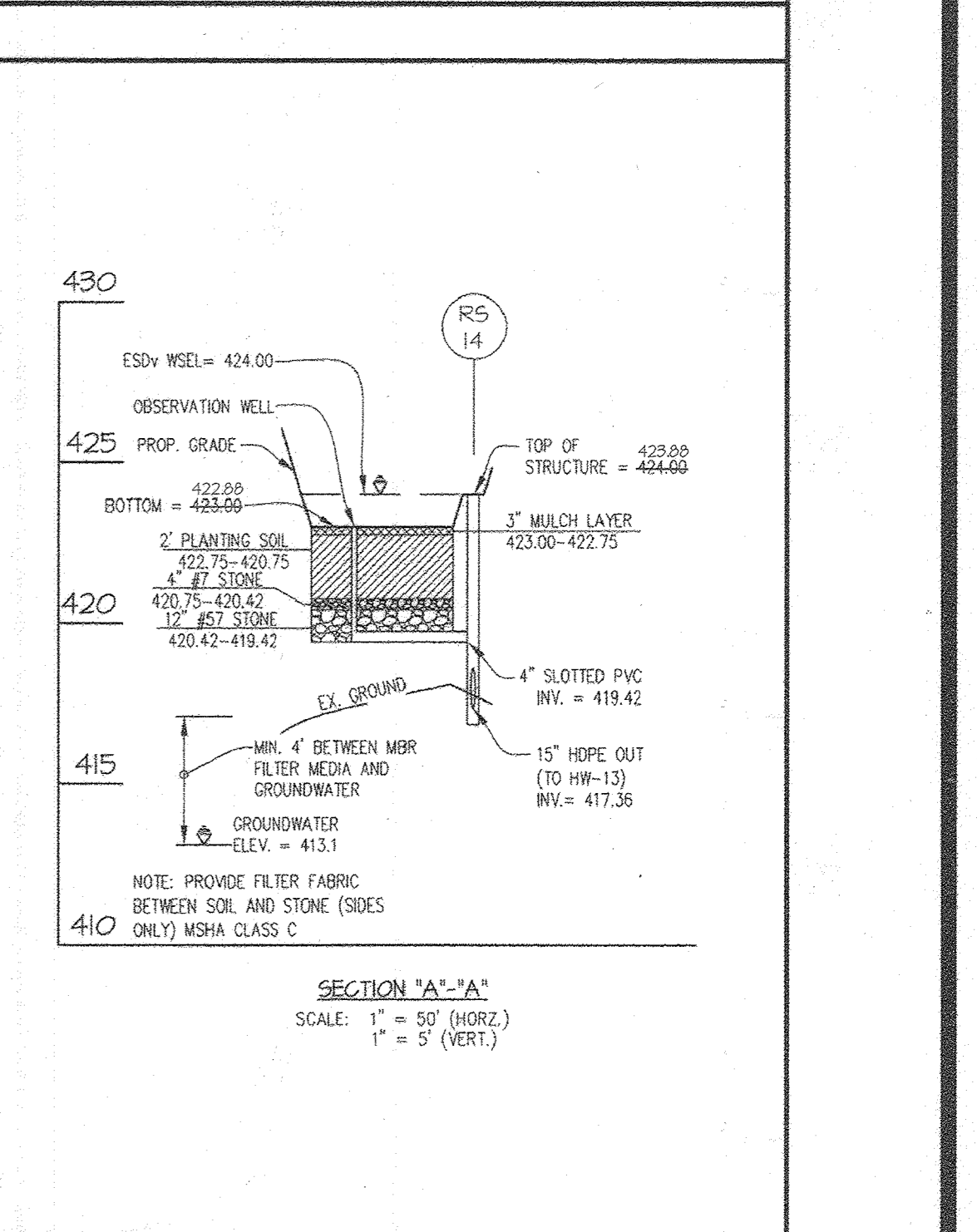
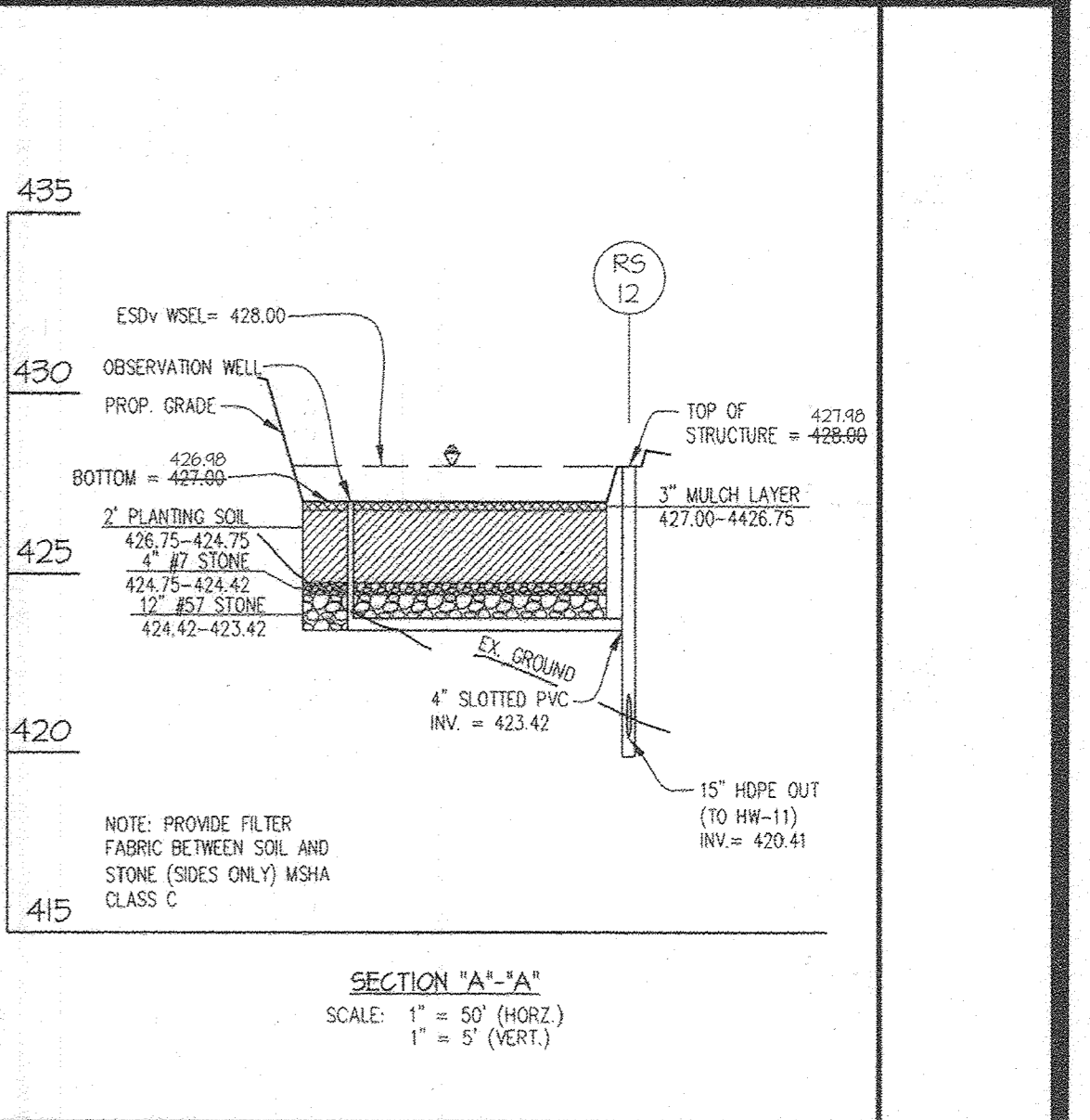
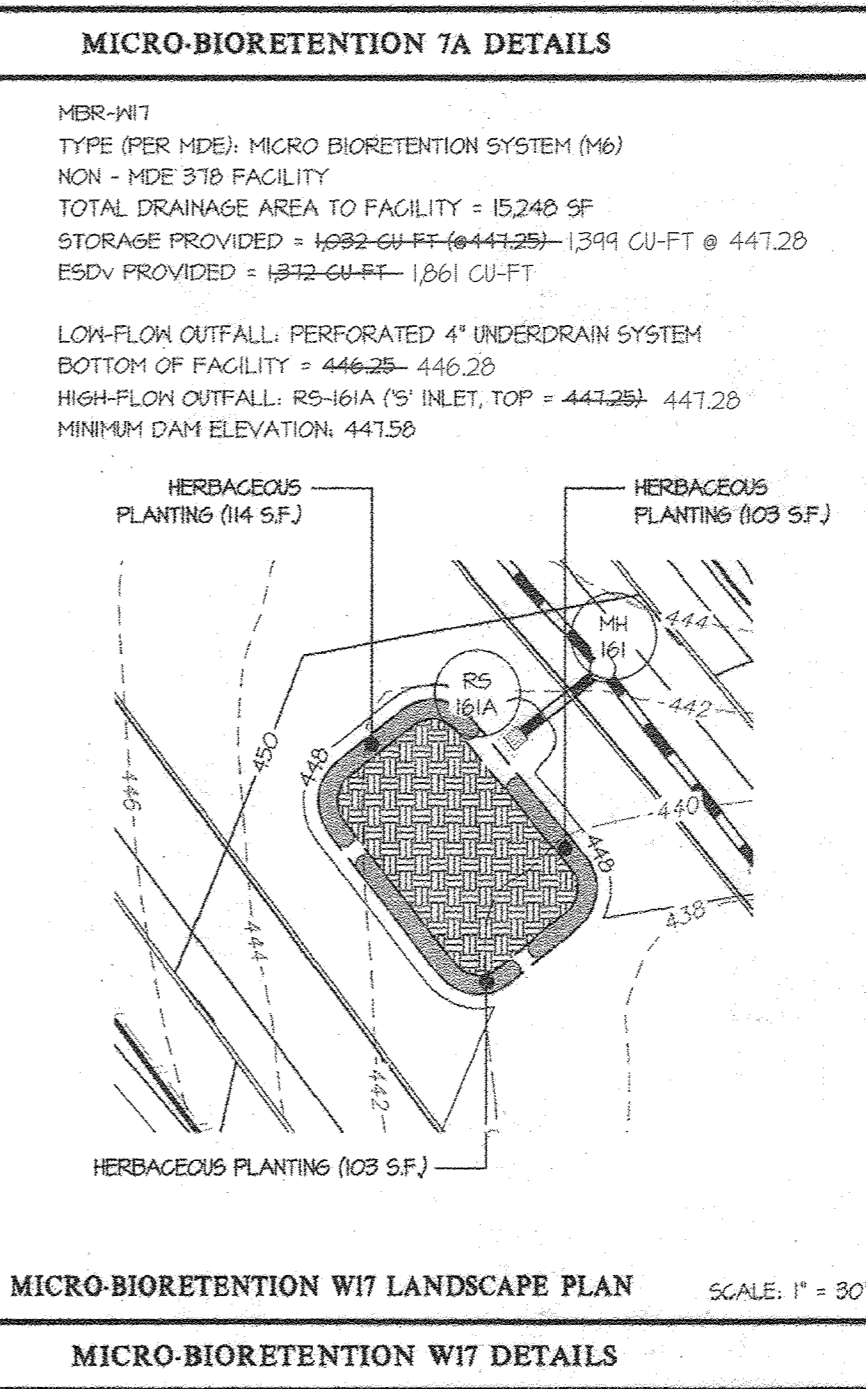
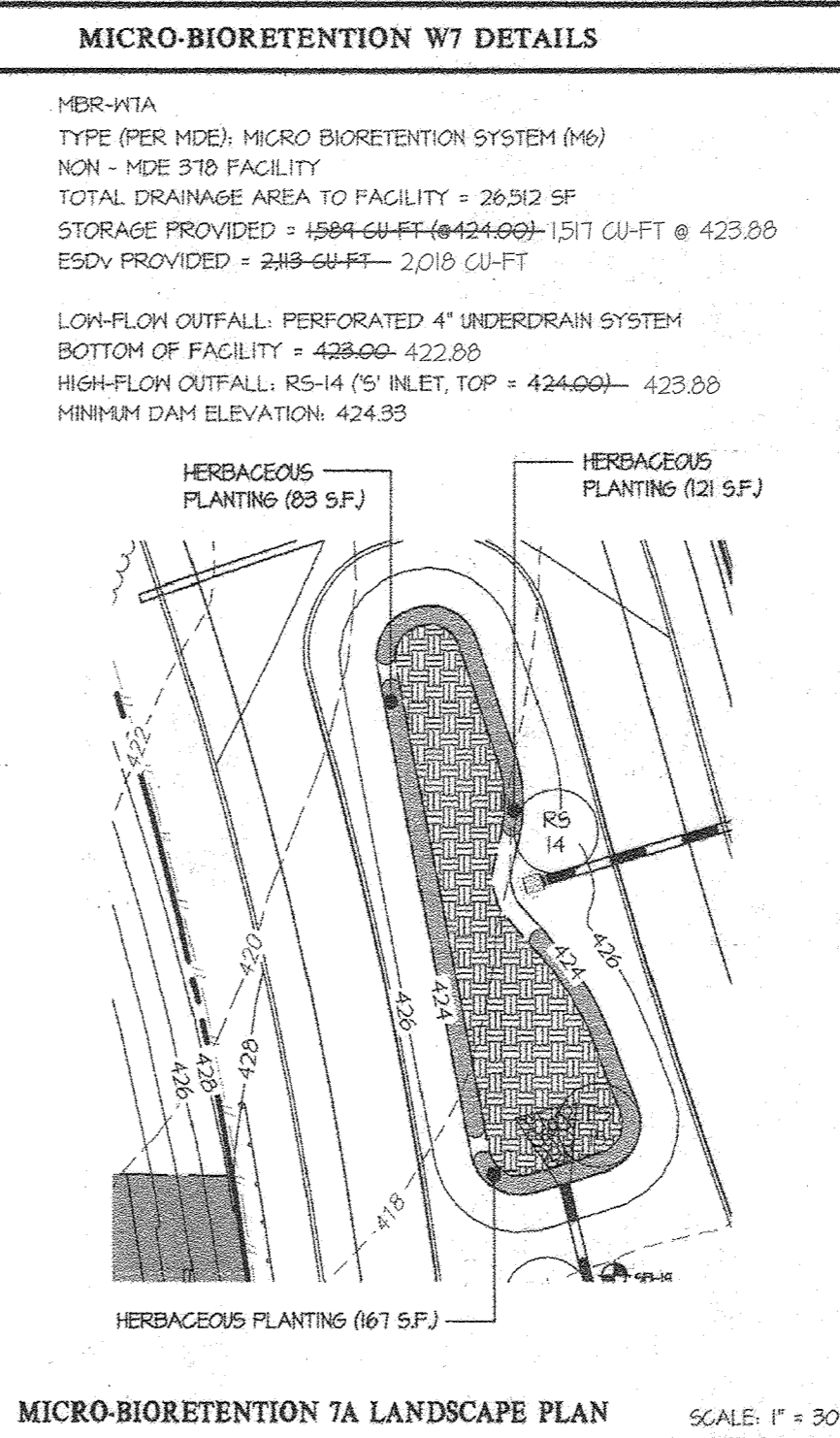
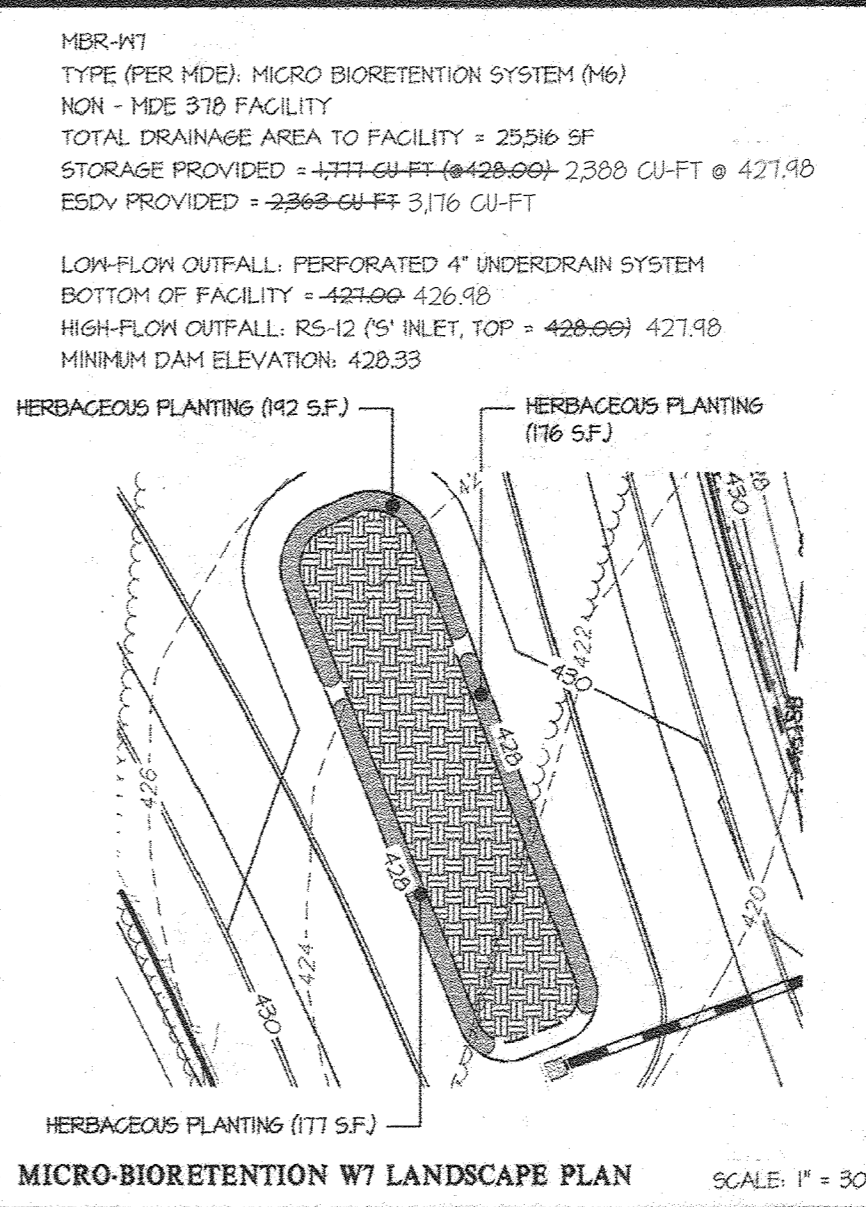
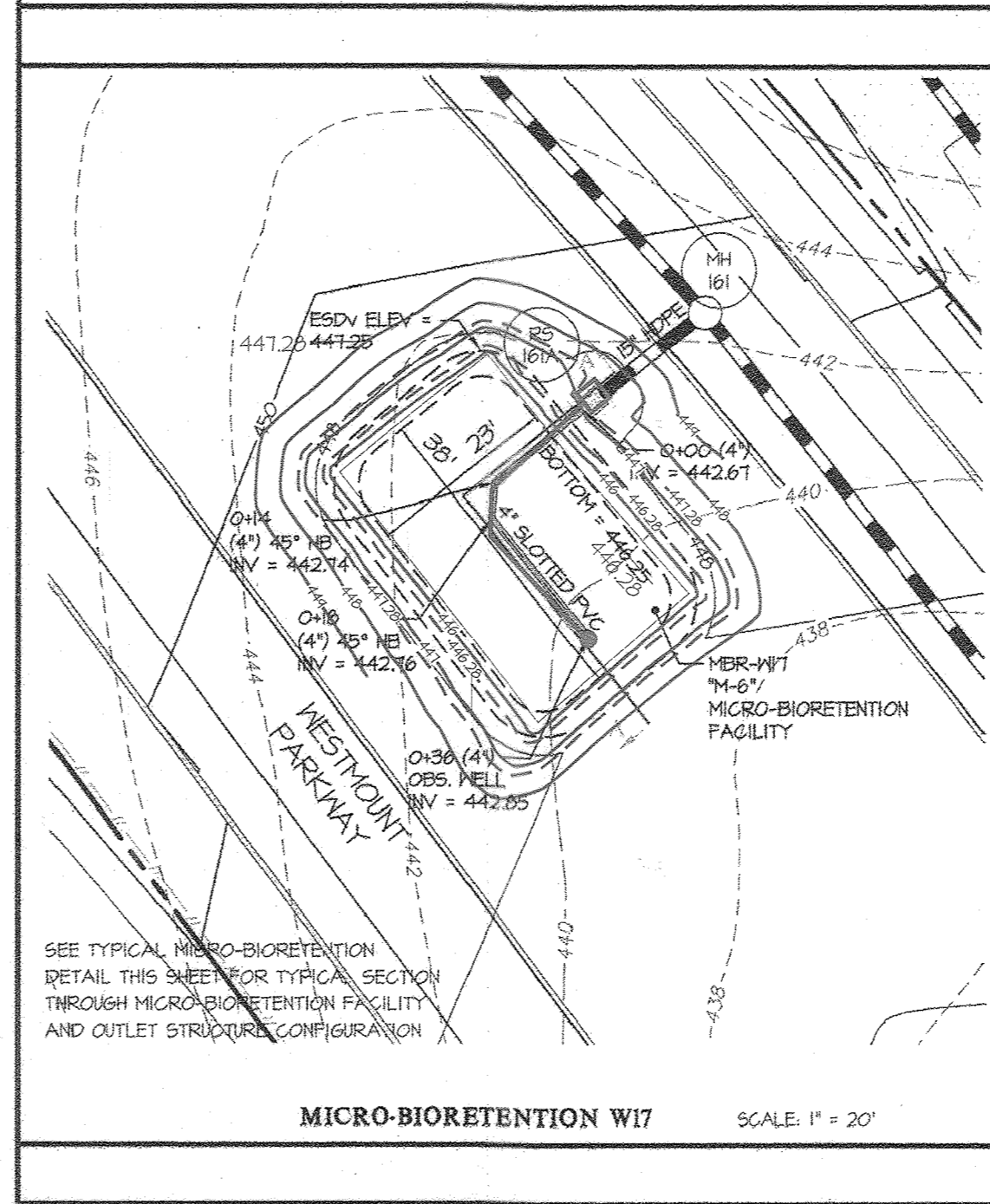
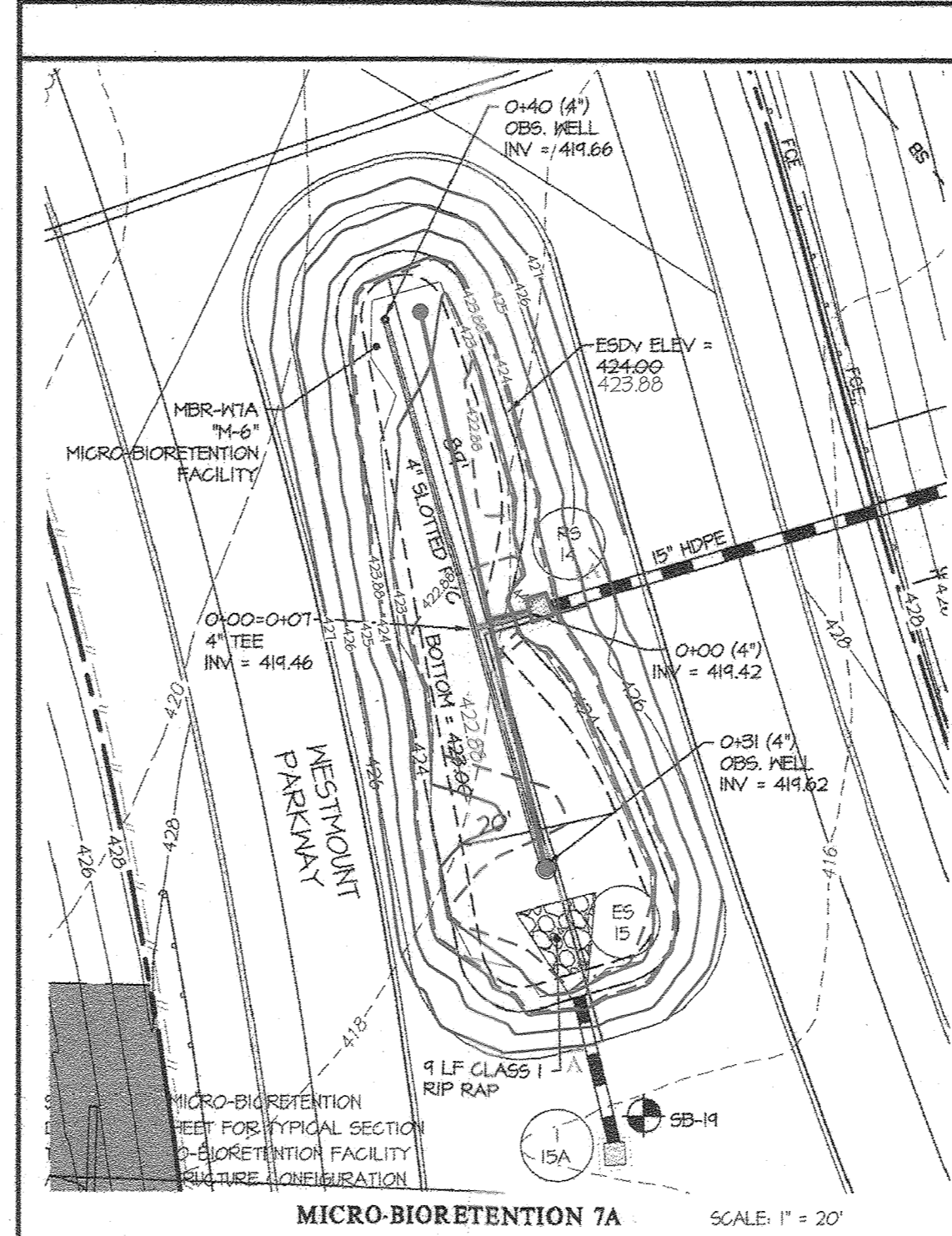
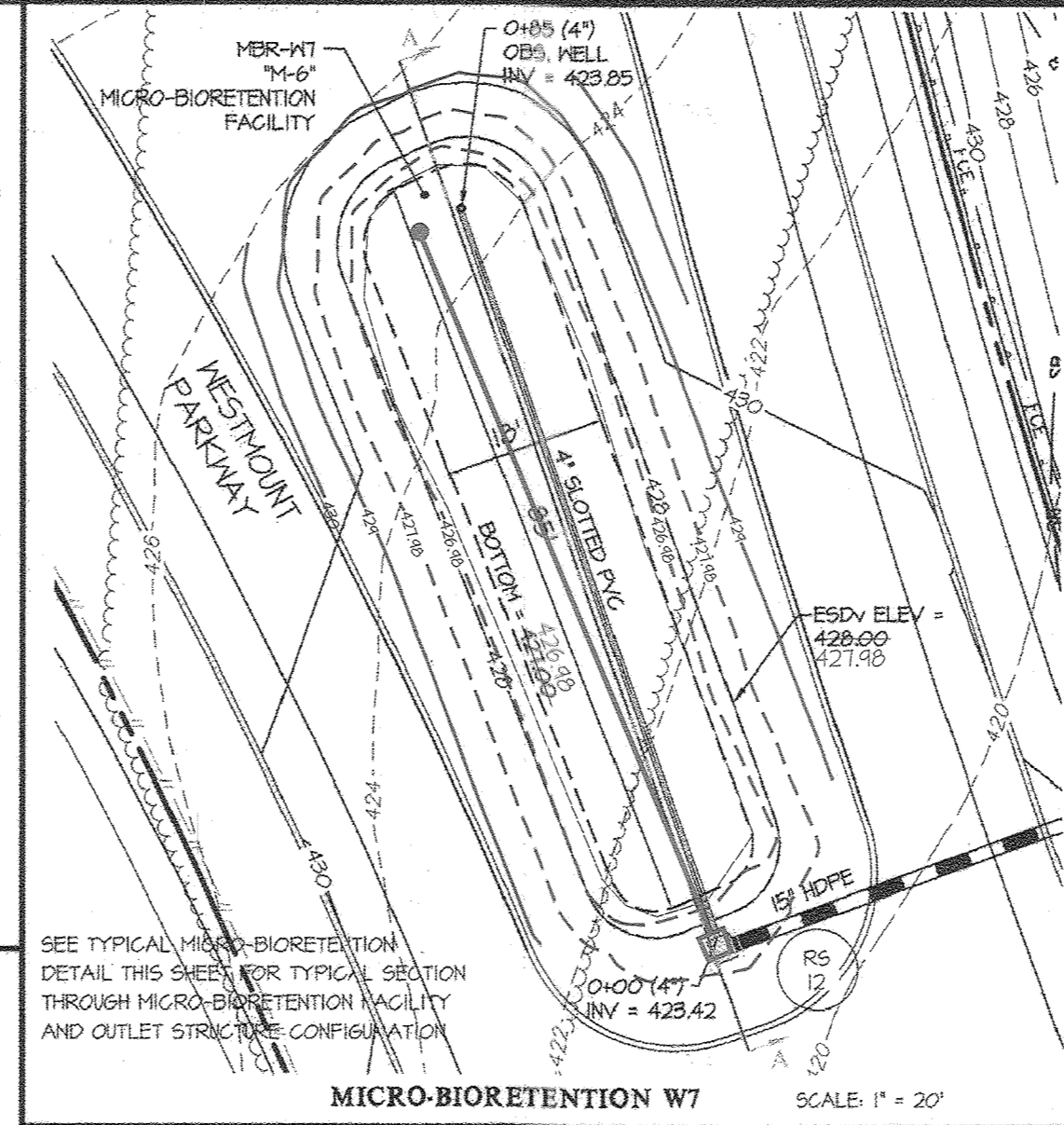
AS-BUILT CERTIFICATION
I HEREBY CERTIFY BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2024. DATE OF SURVEY: OCTOBER, 2022.

08/30/2023
DATE

CKL
CAROL K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12475

NOTE: FOR TOTAL PIPE LENGTH WITHIN STORMWATER MANAGEMENT DEVICES, SEE SHEET 40.

* SEE SHEET 15 FOR SHRUB AND HERBACEOUS PLANTING DETAILS



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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.

9/28/16

STORMWATER MANAGEMENT DETAILS
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT SHEET 23 OF 28

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	55 OF 69

ESD COMPUTATION SUMMARY

Table with columns: DRAINAGE AREA NO., DRAINAGE AREA (AC.), IMPERVIOUS AREA (AC.), PERVIOUS AREA (AC.), ESDV REQUIRED (C.F.), ESDV PROVIDED (C.F.), P₀ REQUIRED (IN), P₀ PROVIDED (IN), PUBLIC/Private/Joint Ownership, and Public/Private/Joint Maintenance. Includes a summary row at the bottom.

Summary row for ESD computation: TOTAL FOR SITE (MFR, DA), 32.53 AC., 12.84 AC., 19.69 AC., 85,964.66 CF, 88,313.83 CF, 1.80", 1.95"

ON LOT STORMWATER MANAGEMENT PRACTICES

Table with columns: LOT NUMBER, ADDRESS, DISCONNECTION OF ROOFTOP RUNOFF (N-1 NUMBER), SHEET FLOW TO CONSERVATION AREAS (N-3 Y/N), RAINWATER HARVESTING (M-1 NUMBER), DRY WELLS (M-5 NUMBER). Lists practices for lots 81-153.

- NOTES: 1. ALL ON LOT STORMWATER MANAGEMENT DEVICES WILL BE PRIVATE AND OWNED/MAINTAINED BY THE HOMEOWNER. 2. PRIVATE STORMWATER MANAGEMENT DEVICES FOR EACH LOT SUBJECT TO A DOC.

NARRATIVE

INTRODUCTION

THIS REPORT SUMMARIZES THE STORMWATER MANAGEMENT DESIGN FOR THE PHASE 2 SITE OF WESTMOUNT. IT INCLUDES STORMWATER MANAGEMENT PRACTICES, JUSTIFIES WHY THOSE PRACTICES ARE USED, AND THE COMPUTATIONS THAT SUPPORT THEM.

SITE DESCRIPTION

WESTMOUNT IS LOCATED IN THE SECOND ELECTION DISTRICT OF HOWARD COUNTY. IT IS BOUNDED BY FREDERICK ROAD (MD ROUTE 144A) TO THE NORTH, THE KIWANIS-WALLACE PARK AND NEIGHBORHOODS SUCH AS CHATEAU RIDGE AND CENTENNIAL HANCOCK TO THE EAST, AND THE DOUGHERTY HANCOCK TO THE WEST.

THE ZONING FOR THIS PROPERTY IS R-ED AND THE PHASE TWO LIMIT IS APPROXIMATELY 53 ACRES. ACCESS TO THE SITE WILL BE FROM WESTMOUNT PARKWAY PROPOSED IN PHASE ONE, WHICH INTERSECTS MD ROUTE 144A.

THE SITE IS WOODED IN THE AREAS OF CONCENTRATED FLOWS, AND MEADOW IN THE AREAS OF HIGHER ELEVATION. THE EXISTING TOPOGRAPHY ON THE SITE IS MODERATELY SLOPED DRAINING PREDOMINATELY FROM THE NORTHWEST CORNER OF THE SITE TO THE SOUTHEAST.

IN ADDITION TO THE FLOODPLAIN, THE SITE CONTAINS STEEP SLOPES, WETLANDS, AND STREAMS. ANY DISTURBANCES OF THESE AREAS HAVE BEEN DETERMINED AS NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING IN REVIEW OF THE PRELIMINARY EQUIVALENT SKETCH PLAN.

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

STORM DRAIN

STORM DRAIN INLETS ARE USED TO COLLECT RUNOFF FROM THE ROAD AND LOT DRAINAGE. THE STORM DRAIN WILL TAKE THE RUNOFF TO A MICRO-BIORETENTION FACILITY. THE RUNOFF THAT DOES NOT INFILTRATE AT THE MICRO-BIORETENTION FACILITY WILL BE COLLECTED BY THE UNDER DRAIN OR OVERFLOW RISER AND ENTER A STORM DRAIN SYSTEM THAT WILL OUTFALL THE RUNOFF TO OPEN SPACE.

'C' FACTORS FOR THE STORM DRAIN DRAINAGE AREAS WERE ESTABLISHED BASED ON THREE TYPICAL CONDITIONS FOUND THROUGHOUT THE SITE: 1) DRAINAGE AREA CONSISTS PRIMARILY OF OPEN SPACE (C=0.34) 2) DRAINAGE AREA CONSISTS PRIMARILY OF RESIDENTIAL LOTS (C=0.61) AND 3) DRAINAGE AREA CONSISTS PRIMARILY OF ROAD RIGHT-OF-WAY (C=0.10).

WE BELIEVE THAT THE MANNER IN WHICH WE WILL OUTFALL THE RUNOFF, ALONG WITH THE SEDIMENT CONTROL MEASURES TAKEN DURING CONSTRUCTION, THE NATURAL VEGETATION AND ECO-SYSTEM THAT EXISTS TODAY WILL NOT BE ADVERSELY IMPACTED AND WILL CONTINUE TO THRIVE.

WATER AND SEWER

PROPOSED STORMWATER MANAGEMENT FACILITIES HAVE BEEN LOCATED IN SUCH A WAY SO THAT SEWER OUTFALLS AND WATER MAINS CONNECTING MULTIPLE PHASES DO NOT RUN ALONG COMMON PROPERTY LINES.

SEDIMENT CONTROL

SEDIMENT CONTROL FOR THE SITE WILL CONSIST OF PERIMETER EARTH DIKES TO DIRECT THE RUNOFF TO SEDIMENT TRAPS, STONE OUTLET STRUCTURES, AND GABION OUTLET STRUCTURES. SILT FENCE OR SUPER SILT FENCE WILL BE UTILIZED IN AREAS THAT ARE CLOSE IN PROXIMITY AND THE DRAINAGE AREA TO THE DEVICE IS APPROPRIATE.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE RECENTLY REVISED MDE STORMWATER MANAGEMENT DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.8".

ALTHOUGH THE PERCENT IMPERVIOUS FOR THE AREA WITHIN OUR LIMIT OF DISTURBANCE IS 37%, THE TARGET PE VALUES WERE DETERMINED BASED ON A CONSERVATIVE SITE IMPERVIOUSNESS OF 50%. THIS SITE HAS MANY GREEN AREAS WITHIN IT, WHICH BRINGS THE COMPOSITE PERCENT IMPERVIOUS AREA DOWN, BUT EACH FACILITY HAS BEEN DESIGNED ON A CASE BY CASE BASIS AND THE PERCENTS OF IMPERVIOUS AREA WILL VARY.

DEPENDING ON THE LOT CONFIGURATION, THE ROOFTOP DRAINAGE WILL BE TREATED BY A COMBINATION OF ROOFTOP DISCONNECT, RAINWATER HARVESTING, SWALES, AND DRY WELLS. FOR LOTS THAT BACK TO OPEN SPACE, THE BACK HALF OF THE ROOF WILL BE TREATED BY DRY WELLS AND RAINWATER HARVESTING.

MICRO-BIORETENTION FACILITIES WILL BE LOCATED THROUGHOUT THE SITE ON OPEN SPACE LOTS. THESE FACILITIES WILL TREAT THE ROAD AREA AND ANY LOT AREA DRAINING TO THE FACILITY BY EITHER OVERLAND FLOW OR PIPING. PART OF WESTMOUNT PARKWAY IS DESIGNED TO SLOPE TOWARD THE GREENSPACE ALONG THE CENTERLINE OF THE ROAD, RATHER THAN WITH A CROWN TO UTILIZE THE GREEN SPACE FOR STORMWATER MANAGEMENT PRACTICES LIKE MICRO-BIORETENTION FACILITIES.

THE ENVIRONMENTAL SITE DESIGN PRESENTED IN THIS REPORT UTILIZES VARIOUS TYPES OF FACILITIES, SWALES, ETC. TO CAPTURE THE RUNOFF IN A NUMBER OF LOCATIONS WITHIN A WATERSHED IN AN ATTEMPT TO RECHARGE THE GROUNDWATER IN SEVERAL LOCATIONS.

MOST MICRO-BIORETENTION FACILITIES WILL BE COUNTY OWNED AND JOINTLY MAINTAINED BY THE COUNTY AND THE HOMEOWNERS ASSOCIATION (HOA). ANY MICRO-BIORETENTIONS SOLELY WITHIN THE WESTMOUNT PARKWAY RIGHT-OF-WAY WILL BE BOTH OWNED AND MAINTAINED BY THE COUNTY.

CONCLUSION

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

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

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

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

- THE FOLLOWING RESOURCES WERE USED IN THE DESIGN OF THESE PLANS: TR-25 - PREPARED BY: USDA SOIL CONSERVATION SERVICE; TR-20 - PREPARED BY: USDA SOIL CONSERVATION SERVICE; HOWARD COUNTY SWM DESIGN MANUAL VOLUME 1;

GENERAL PERFORMANCE STANDARDS FOR STORMWATER MANAGEMENT

- STANDARD #1 THROUGH THE USE OF PERVIOUS CONCRETE IN THE DRIVEWAYS AND SIDEWALKS, DRYWELLS, AND MICRO BIORETENTION FACILITIES, WE HAVE REDUCED THE FOOTPRINT OF ABOVE GROUND FACILITIES. STANDARD #2 THROUGH THE USE OF THE DEVICES MENTIONED IN NUMBER 1 ABOVE AND THE USE OF SHEET FLOW TO BUFFERS AND ROOFTOP DISCONNECTS, WE HAVE ADEQUATELY TREATED THE RUNOFF BEFORE IT ENTERS A JURISDICTIONAL WETLAND OR WATERS OF THE STATE OF MARYLAND. STANDARD #3 WE BELIEVE THE LOCATIONS OF THE DEVICES AND THE TYPES OF DEVICES BEING USED PROVIDES THE ABILITY FOR THE GROUNDWATER TO BE RECHARGED AT PRE-DEVELOPMENT RATES. STANDARD #4 MANAGEMENT HAS BEEN PROVIDED WITH THE USE OF PERVIOUS CONCRETE, DRYWELLS MICRO BIORETENTION FACILITIES, BIOSWALES, ROOFTOP DISCONNECTS AND SHEET FLOW TO BUFFER. STANDARD #5 SINCE THE DEVICES PROPOSED HAVE BEEN SIZED TO CAPTURE THE REQUIRED VOLUME DRAINING TO IT, AND HAVE BEEN DESIGNED TO THE CRITERIA OUTLINED IN THE DESIGN MANUAL, THE FIRST ASPECT OF THIS STANDARD HAS BEEN SATISFIED. SECONDLY, WE WILL PROVIDE AT FINAL PLAN STAGE THE OPERATIONS AND MAINTENANCE SCHEDULE TO BE IMPLEMENTED TO INSURE THE DEVICES' LONGEVITY. THE FACT THAT THE SITE WILL BE MONITORED BY A HOWARD COUNTY INSPECTOR AS WELL AS THE GEOTECHNICAL ENGINEER WILL ALSO PROVIDE CONFIDENCE THAT THE FACILITIES WILL BE CONSTRUCTED PROPERLY. STANDARD #6 NO DETERMINATION HAS BEEN MADE THAT ANY MORE THAN THE MANAGEMENT OF THE ONE YEAR STORM WILL BE REQUIRED. HOWEVER, IF HOWARD COUNTY SHOULD DECIDE THAT MANAGEMENT OF THE LARGER STORM EVENTS IS REQUIRED, OUR DESIGN WILL BE MODIFIED TO PROVIDE THE ADDITIONAL MANAGEMENT. STANDARD #7 THE ENTIRE ONE YEAR VOLUME HAS BEEN ESTABLISHED FOR THE SITE. THEREFORE, NO ADDITIONAL MEASURES ARE REQUIRED TO PROVIDE CPV. STANDARD #8 RUNOFF FROM THIS SITE DOES NOT DISCHARGE TO CRITICAL AREAS. THEREFORE, THIS STANDARD DOES NOT APPLY. STANDARD #9 THE OPERATIONS AND MAINTENANCE SCHEDULES ARE PROVIDED WITH THESE PLANS. AGREEMENTS WILL BE PUT IN PLACE BETWEEN THE OWNER AND THE COUNTY TO ENSURE THE LONG TERM CARE OF THE FACILITIES AT THAT TIME. STANDARD #10 THE FACT THAT EACH FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL WOULD INDICATE THAT EACH FACILITY HAS AN ACCEPTABLE FORM OF PRE-TREATMENT. STANDARD #11 THIS SITE DOES NOT QUALIFY FOR RE-DEVELOPMENT. THEREFORE, THIS STANDARD DOES NOT APPLY. STANDARD #12 THIS PROJECT IS RESIDENTIAL AND DOES NOT REQUIRE AN NOI FOR THE NPDES GENERAL PERMIT. THEREFORE, THIS STANDARD DOES NOT APPLY. STANDARD #13 THIS SITE DOES NOT MEET THE DEFINITION OF A SITE THAT HAS THE POTENTIAL FOR HIGHER POLLUTANT LOADS. THEREFORE, THIS STANDARD DOES NOT APPLY. STANDARD #14 THIS SITE IS BEING REVIEWED BY HOWARD COUNTY. UPON RECEIPT OF THEIR APPROVAL, THE PLAN WILL BE IN COMPLIANCE WITH THE DESIGN REQUIREMENTS OF HOWARD COUNTY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Chief, Bureau of Highways. Date: 10/19/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 11/3/16

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK. TEL: 301-421-4024. FAX: 301-421-4186

Revision table with columns: DATE, REVISION, BY, APPR. Includes revision 1: Rev. Drywell count for lots 99-102.

PREPARED FOR: WESTMOUNT DEVELOPMENT CORPORATION. ELLICOTT CITY, MARYLAND 21042. ATTN: CAMILLA CARROLL. PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: MAY 28, 2018.

STORMWATER MANAGEMENT NOTES and DETAILS. WESTMOUNT - PHASE 2 LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D. A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C. SCALE: AS SHOWN. ZONING: R-ED. SHEET: 56 OF 69.

APPENDIX B.1.1 - SUPPLEMENTAL POND SPECIFICATIONS (NON-378)

SUPPLEMENTAL STORMWATER PONDS AND WETLAND SPECIFICATIONS (NON-378)

THESE NOTES AND SPECIFICATIONS ARE IN ADDITION TO THE MD-378 SPECIFICATIONS. IF THERE IS ANY QUESTION AS TO THE APPLICABILITY, THE MD-378 SPECIFICATIONS SUPERCEDE.

- 1. IT IS PREFERRED TO USE THE SAME MATERIAL IN THE EMBANKMENT AS IS BEING INSTALLED FOR THE CORE TRENCH... 2. IF THE COMPACTION TESTS FOR THE SITE IMPROVEMENTS IS USING MODIFIED PROCTOR... 3. FOR ALL STORMWATER MANAGEMENT FACILITIES, A GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE... 4. A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS OF THE DAM EMBANKMENT... 5. GEOTEXTILE PLACEMENT BEHIND RIP-RAP SHALL BE CLASS "C" GEOTEXTILE OR BETTER... 6. A RULE OF THUMB TO DETERMINE WHEN AN EXCAVATED POND MAY NEED TO BE CONSIDERED AN EMBANKMENT POND... 7. THE DESIGN ENGINEER AND GEOTECHNICAL ENGINEER SHOULD MAKE THE DETERMINATION THAT THE SETTLEMENT OF THE POND WILL NOT CAUSE EXCESSIVE JOINT EXTENSION... 8. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8-INCH... 9. THE EMBANKMENT FILL SHALL NOT BE PLACED HIGHER THAN THE CENTERLINE OF THE PRINCIPAL SPILLWAY... 10. THE SIDE SLOPES OF A CUT TO REPAIR A DAM, INSTALL A PRINCIPAL SPILLWAY FOR AN EXCAVATED POND, OR OTHER REPAIR WORK, SHALL BE NO LESS THAN 2:1.

GENERAL NOTES

1. MATERIAL SPECIFICATIONS

THE ALLOWABLE MATERIALS TO BE USED IN THESE MICRO-BIORETENTION AREAS ARE DETAILED IN TABLE B.4.1.

2. PLANTING SOIL

THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES... NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR TUMPLED WITHIN THE MICRO-BIORETENTION PRACTICE...

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA: SOIL COMPONENT - LOAMY SAND OR SANDY LOAM (USDA SOIL TEXTURAL CLASSIFICATION) ORGANIC CONTENT - MIN. 10% BY DRY WEIGHT (ASTM D 2974)...

3. COMPACTION IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION PRACTICES AND THE REQUIRED BACKFILL... USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL...

4. PLANT MATERIAL MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH... EQUIPMENT WITHIN THE BIORETENTION BASIN, HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER...

5. ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE...

6. UNDERDRAINS UNDERDRAINS ARE TO BE PLACED ON A 3'-0" WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING... THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%...

7. MISCELLANEOUS THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

OPERATION AND MAINTENANCE SCHEDULE FOR RAINWATER HARVESTING (RAIN BARRELS) (M-1)

- A. THE HOMEOWNER SHALL EMPTY BARRELS ON A MONTHLY BASIS AND CLEAN BARREL WITH A HOSE. B. THE HOMEOWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE ANY DEBRIS. C. THE HOMEOWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED. D. THE HOMEOWNER SHALL DISCONNECT THE BARREL PRIOR TO WINTER, OR ALLOW THE BARREL TO DRAIN BY BOTTOM SPIGOT DURING THE WINTER SEASON.

OPERATION AND MAINTENANCE SCHEDULE FOR DRY WELLS (M-5)

- A. THE HOMEOWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT. B. THE HOMEOWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE. C. THE HOMEOWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS. D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN. E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA. F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

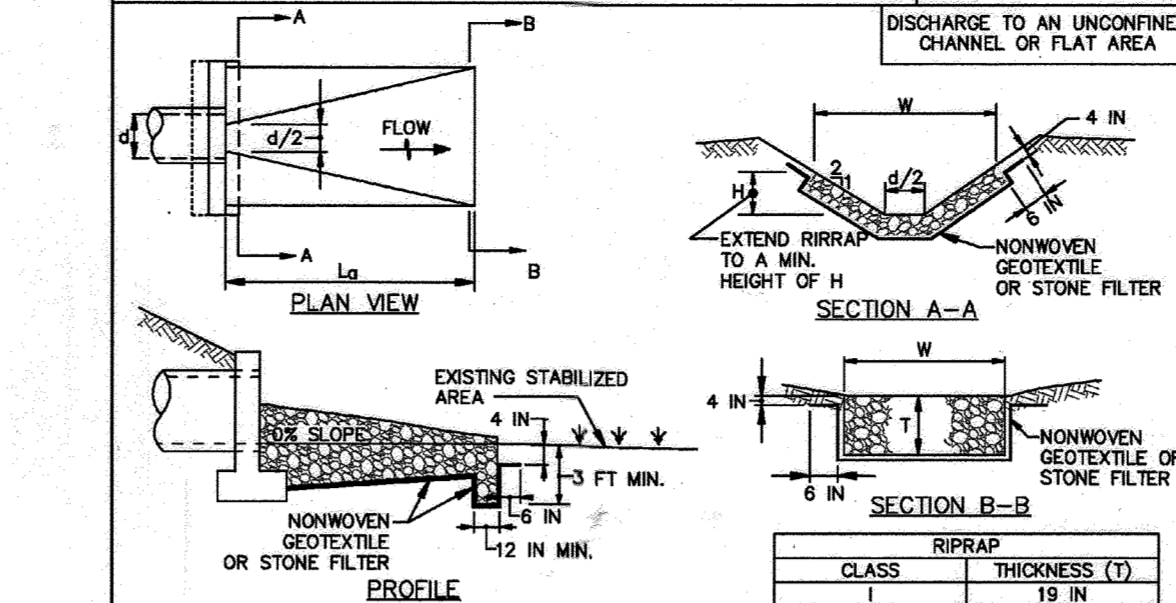
OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6) AND BIORETENTION SHALE (M-8)

- A. THE HOA SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT... B. THE HOA SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR... C. THE HOA SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS... D. THE HOA SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS... E. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERDRAINS WITHIN THE BIO-RETENTION LAYERS. F. HOWARD COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM DRAIN PIPES AND STRUCTURES WITHIN PRIVATE EASEMENTS.

OPERATION AND MAINTENANCE SCHEDULE FOR DISCONNECTION OF ROOFTOP RUNOFF (M-1)

- A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPE AREAS... THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA...

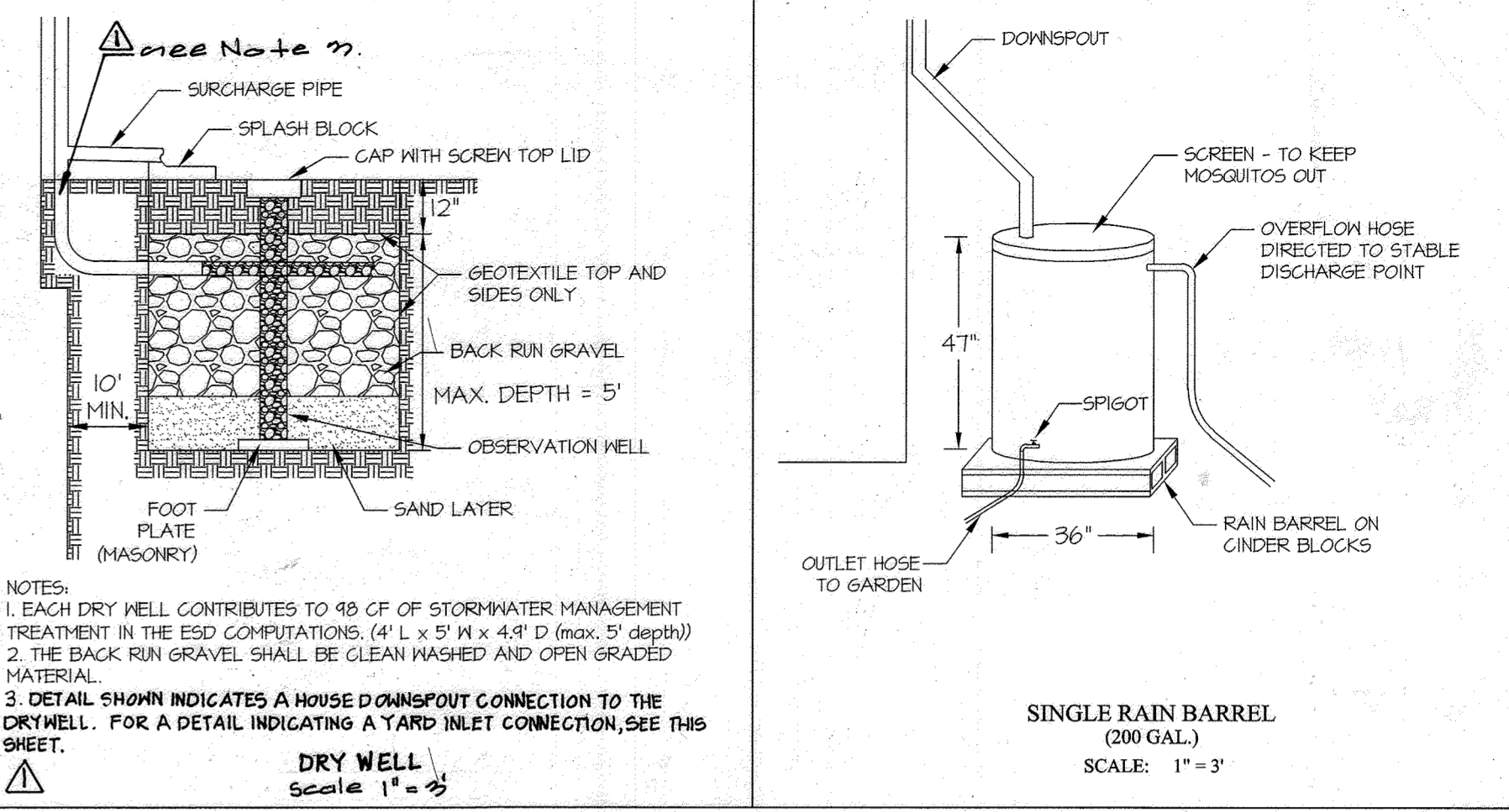
DETAIL D-4-1-C ROCK OUTLET PROTECTION III



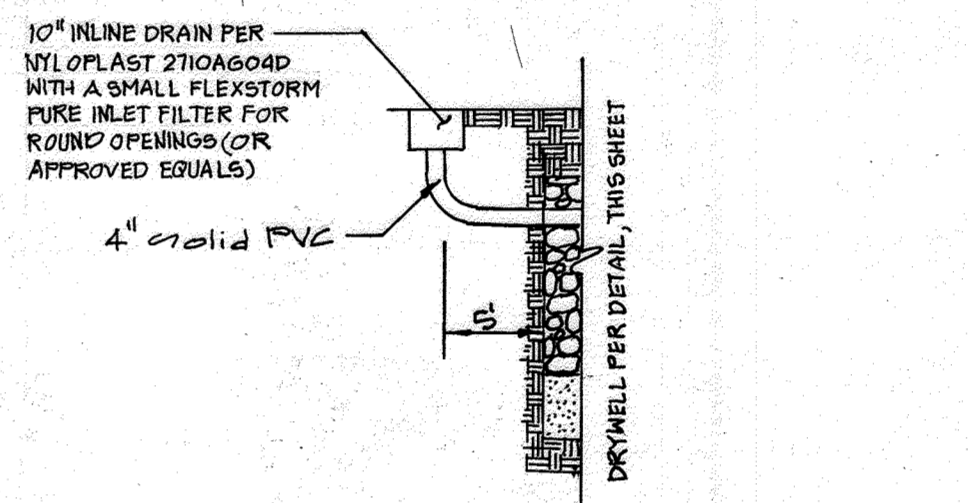
- 1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS. 2. USE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS... 3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER... 4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP... 5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS... 6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON... 7. CONSTRUCT APRON WITH 0% SLOPE... 8. MAINTAIN LINE GRADE AND CROSS SECTION...

Table with 3 columns: CLASS, THICKNESS (T), and RIPPAP. It lists three classes of riprap with their respective thicknesses.

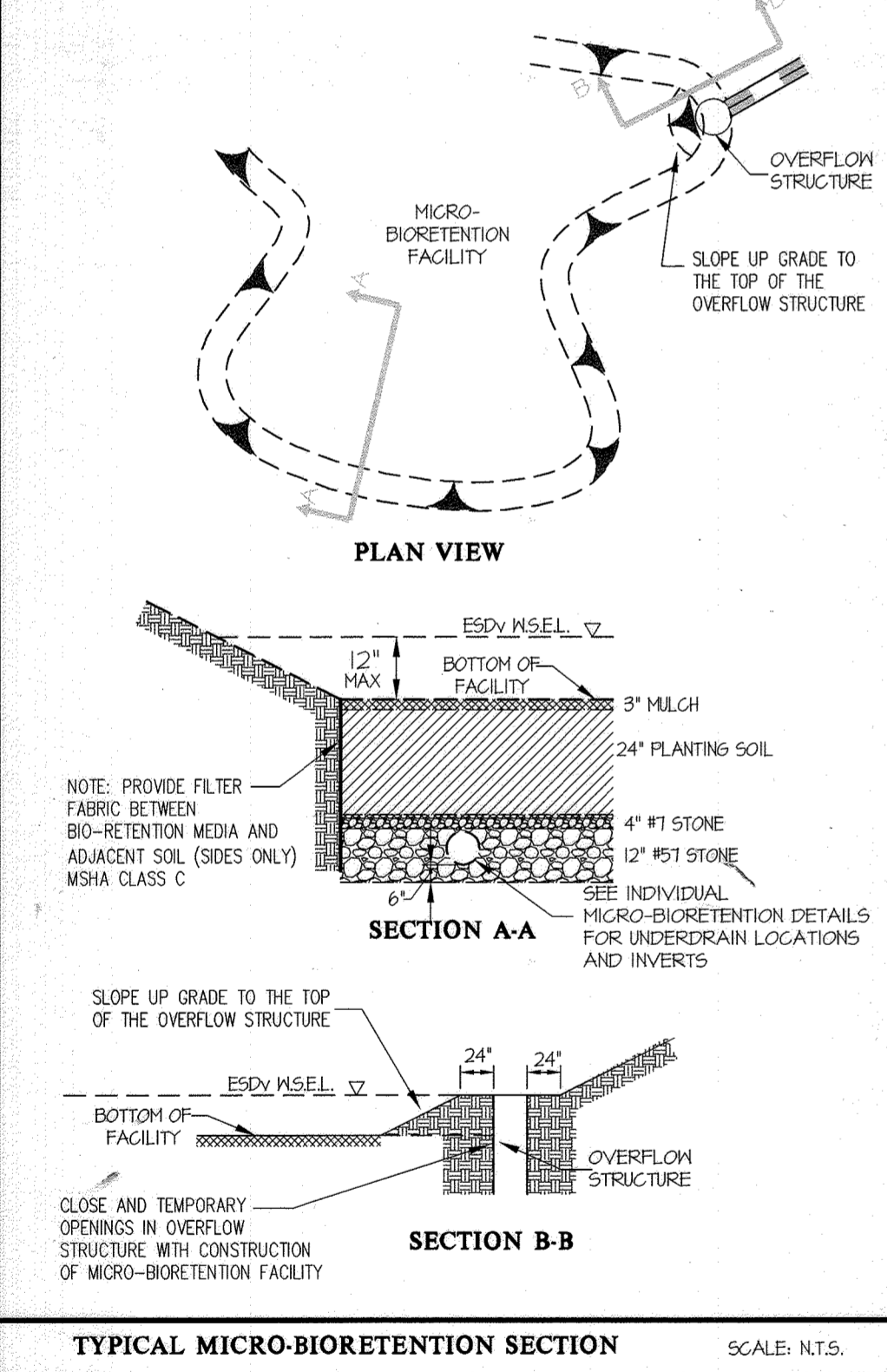
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 D.22 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



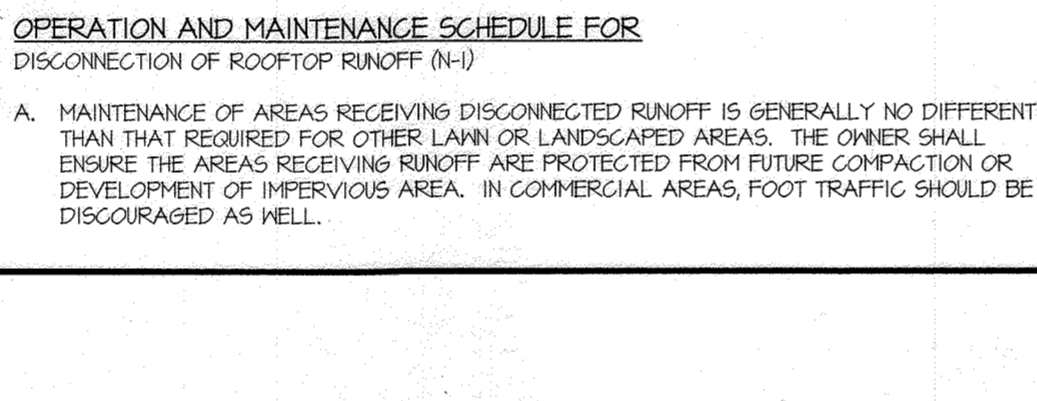
- 1. EACH DRY WELL CONTRIBUTES TO 40 CF OF STORMWATER MANAGEMENT TREATMENT IN THE ESD COMPUTATIONS... 2. THE BACK-RIN GRAVEL SHALL BE CLEAN WASHED AND OPEN GRADED MATERIAL... 3. ON LOT ESD PRACTICES SHALL BE SUBJECT TO RECORDED DOCUMENTS OUTLINING OWNERSHIP AND FUTURE MAINTENANCE... 4. TO ELIMINATE ANY REDUCED SIGHT DISTANCE IN THE MICRO-BIORETENTION DEVICES WITHIN THE ISLANDS ALONG WESTMOUNT PARKWAY...



- A. HOMEOWNER SHOULD INSPECT FILTER FOLLOWING ANY RAIN EVENT GREATER THAN 1/2" AND A MINIMUM OF 4 TIMES PER YEAR. B. IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS, HOMEOWNER SHALL EMPTY THE SEDIMENT BAG. C. THE SEDIMENT BAG SHALL BE REPLACED IF TORN OR PUNCTURED TO GREATER THAN 1/2" DIAMETER ON THE LOWER HALF OF THE BAG.

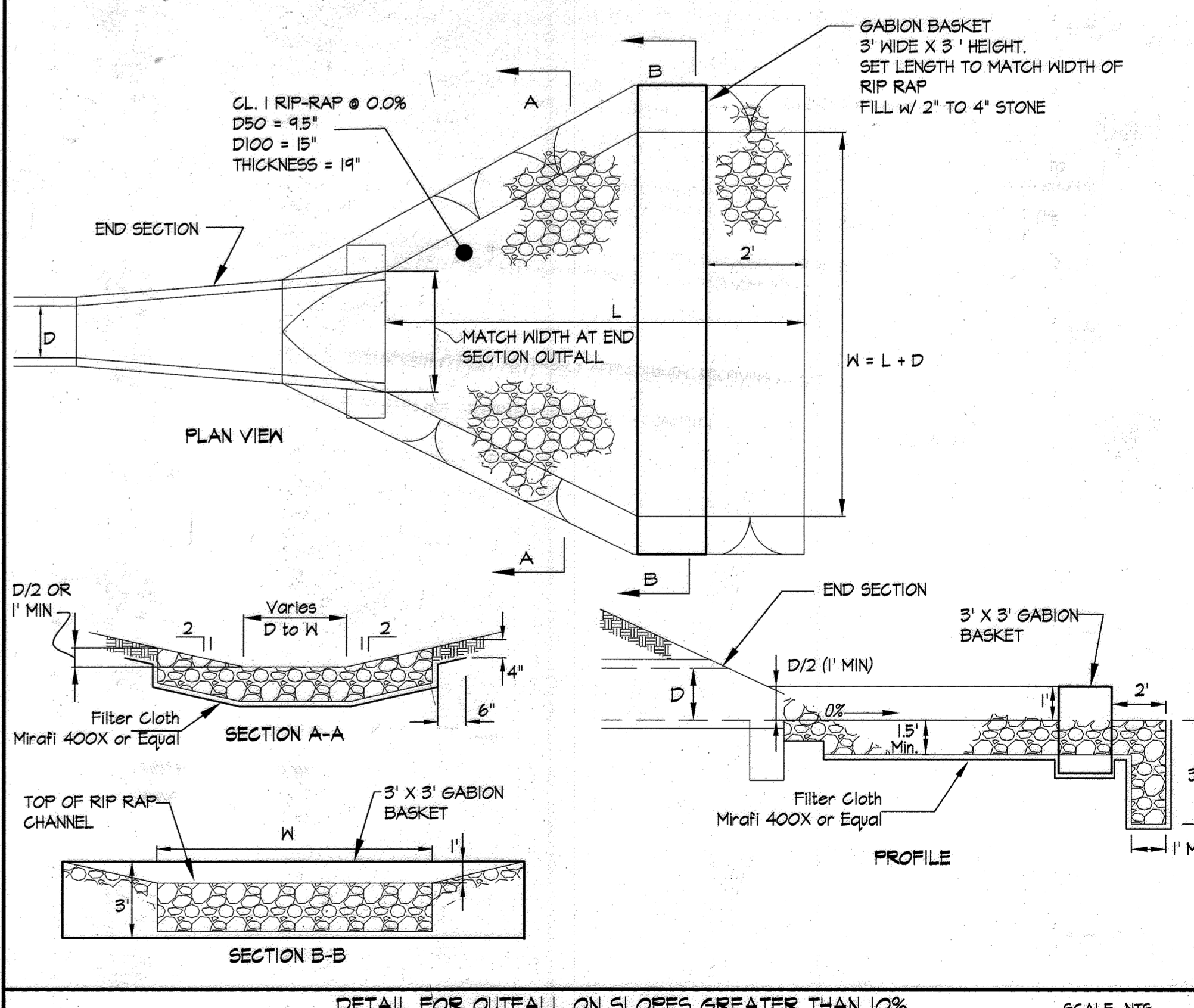


TYPICAL MICRO-BIORETENTION SECTION SCALE: N.T.S.



- 1. THE LEVEL SPREADER SHALL BE CONSTRUCTED WITH THE TOP OF THE DEVICE AT AN EQUAL ELEVATION AT ALL POINTS ALONG THE LENGTH OF THE DEVICE. 2. THE SPREADER DEVICE SHALL BE LOCATED ON THE RESIDENTIAL PROPERTY, OUTSIDE THE BUILDABLE LOT AREA... 3. THE LEVEL SPREADER SHALL BE INSTALLED AFTER THE CONTRIBUTING SITE HAS BEEN STABILIZED... 4. MAINTENANCE SHALL BE PERFORMED BY THE OWNER OF THE LEVEL SPREADER WHEN SEDIMENT IS VISUALLY APPARENT WITHIN THE STONE VOIDS... 5. THE LEVEL SPREADER DEVICE SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY ON THE AS-BUILT GRADING CERTIFICATE ELEVATIONS...

LEVEL SPREADER DETAIL NO SCALE



DETAIL FOR OUTFALL ON SLOPES GREATER THAN 10% SCALE: N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS Chief, Bureau of Highways Date 10/14/2016
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Chief, Division of Land Development Date 11/4/16
Chief, Development Engineering Division Date 4/3/16

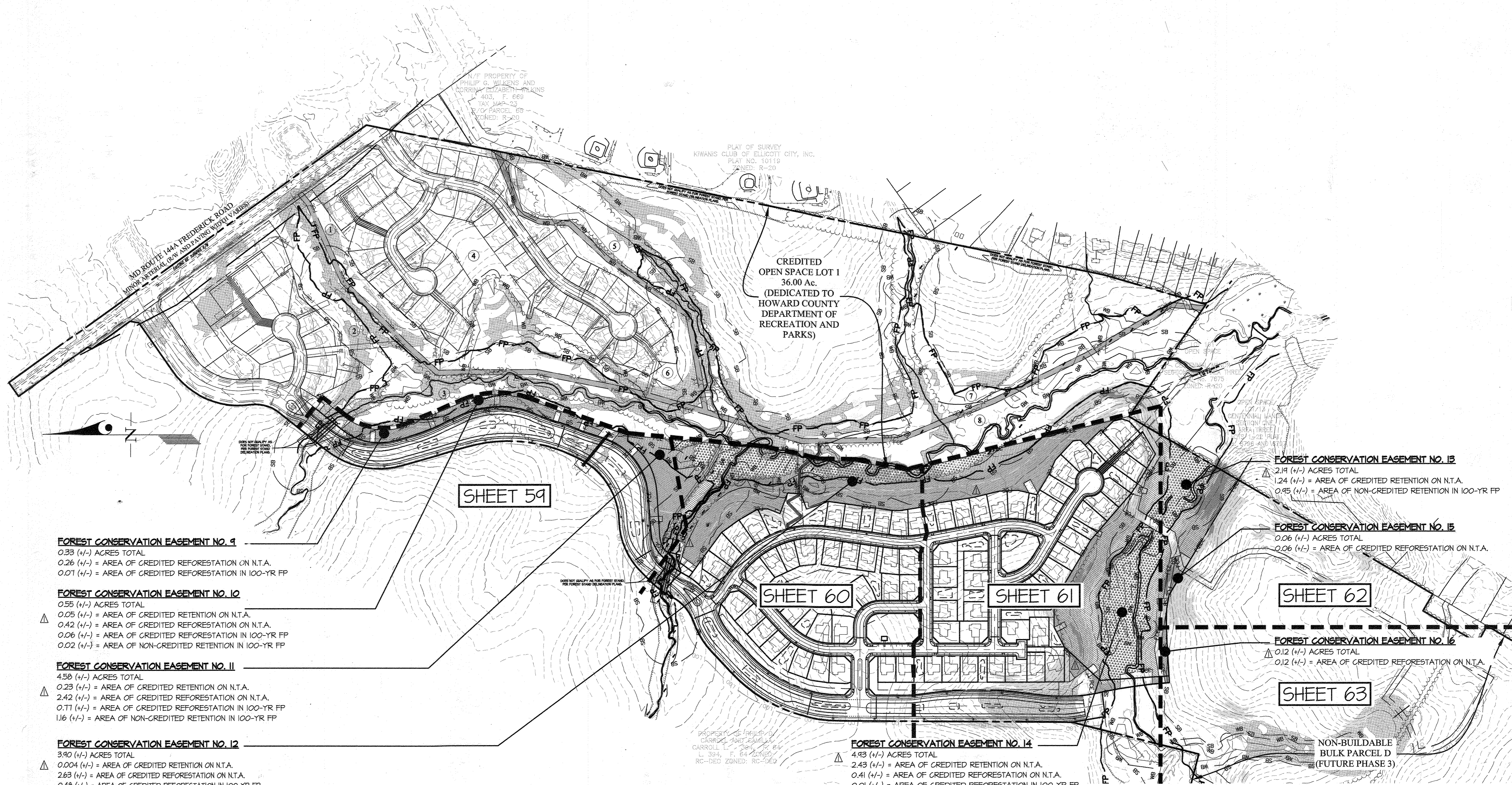
GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866

Table with columns for date and revision. Includes a note: '10.9.2016 Added detail for Dry well connection by yard inlet'.

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

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20970 EXPIRATION DATE: MAY 28, 2018

STORMWATER MANAGEMENT NOTES and DETAILS WESTMOUNT - PHASE 2 LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C SCALE: AS SHOWN ZONING: R-ED G. L. W. FILE NO. 13-013 DATE: SEPT., 2016 TAX MAP - GRID: 23-6&12 SHEET: 57 OF 69



LEGEND

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15- = 25%
- SLOPES 25% AND STEEPER
- FOREST CONSERVATION EASEMENT
- TREE PROTECTION FENCE
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- TO BE SAVED
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- PROPOSED FOR REMOVAL
- ChC3 SOIL DELINEATION
- ERODABLE SOILS
- FLOODPLAIN (118 Ac.) (FP)
- WETLAND (0.85 Ac.)
- WETLAND BUFFER (2.43 Ac.)
- STREAM CENTERLINE
- STREAM BUFFER (13.11 Ac.)
- LIMITS OF DISTURBANCE
- FOREST STAND DELINEATION TREELINE
- EXISTING SEWER EASEMENT
- FOREST CLEARING (*)
- (CREDITED) REFORESTATION- PORTION ON N.T.A.
- (CREDITED) REFORESTATION- PORTION IN 100-YR FP
- (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
- (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP

(N.T.A.) = NET TRACT AREA
(FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE.
(*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 54-63.
(**) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

① EXISTING FOREST CONSERVATION EASEMENT (circled numbers)
F-15-081

FOREST CONSERVATION EASEMENT NO. 9
0.39 (+/-) ACRES TOTAL
0.26 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.
0.07 (+/-) = AREA OF CREDITED REFORESTATION IN 100-YR FP

FOREST CONSERVATION EASEMENT NO. 10
0.55 (+/-) ACRES TOTAL
0.05 (+/-) = AREA OF CREDITED RETENTION ON N.T.A.
0.42 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.
0.06 (+/-) = AREA OF CREDITED REFORESTATION IN 100-YR FP
0.02 (+/-) = AREA OF NON-CREDITED RETENTION IN 100-YR FP

FOREST CONSERVATION EASEMENT NO. 11
4.56 (+/-) ACRES TOTAL
0.23 (+/-) = AREA OF CREDITED RETENTION ON N.T.A.
2.42 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.
0.71 (+/-) = AREA OF CREDITED REFORESTATION IN 100-YR FP
1.16 (+/-) = AREA OF NON-CREDITED RETENTION IN 100-YR FP

FOREST CONSERVATION EASEMENT NO. 12
3.90 (+/-) ACRES TOTAL
0.004 (+/-) = AREA OF CREDITED RETENTION ON N.T.A.
2.63 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.
0.48 (+/-) = AREA OF CREDITED REFORESTATION IN 100-YR FP
0.79 (+/-) = AREA OF NON-CREDITED RETENTION IN 100-YR FP

FOREST CONSERVATION EASEMENT NO. 14
4.93 (+/-) ACRES TOTAL
2.43 (+/-) = AREA OF CREDITED RETENTION ON N.T.A.
0.41 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.
0.01 (+/-) = AREA OF CREDITED REFORESTATION IN 100-YR FP
2.08 (+/-) = AREA OF NON-CREDITED RETENTION IN 100-YR FP

FOREST CONSERVATION EASEMENT NO. 13
2.14 (+/-) ACRES TOTAL
1.24 (+/-) = AREA OF CREDITED RETENTION ON N.T.A.
0.95 (+/-) = AREA OF NON-CREDITED RETENTION IN 100-YR FP

FOREST CONSERVATION EASEMENT NO. 15
0.06 (+/-) ACRES TOTAL
0.06 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.

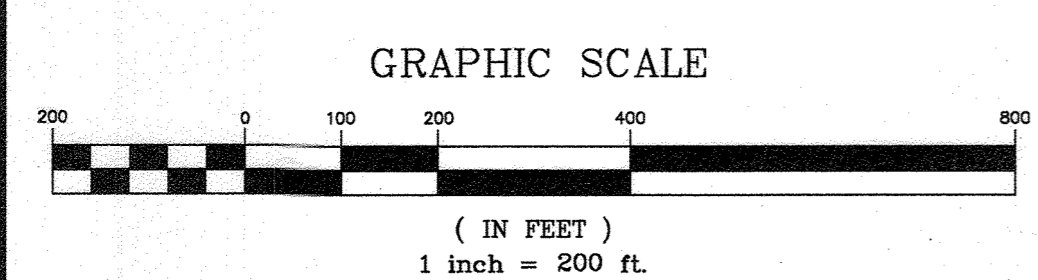
FOREST CONSERVATION EASEMENT NO. 16
0.12 (+/-) ACRES TOTAL
0.12 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.

CREDITED OPEN SPACE LOT 1
36.00 Ac.
(DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS)

NON-BUILDABLE BULK PARCEL D (FUTURE PHASE 3)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Date: 1/8/2019
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 1/23/19
Date: 1/17/19
Chief, Division of Land Development
Chief, Development Engineering Division



STATE OF MARYLAND
Michael B. Tran
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
933
12.19.18

FOREST NARRATIVE

The site is currently zoned RE-D. It is located in the Little Patuxent river (Upper) Watershed. (DNR listing number: 213-110-5A). The North side of the Phase 2 site is forested with existing Forest Conservation Easements, per F-15-081 (Westmount, Phase-1) and contains environmentally sensitive areas.

The Westmount, Phase 2 (F-16-046) Gross Site Area is 54.42 ac. The site area to be platted with this phase consists of 52.60 Ac. and 1.82 Ac. of forest clearing on Non-Buildable Bulk Parcel D' for grading associated with the utility extensions into future phase 3. A total of approximately 9.57 Ac. will be cleared and replaced onsite as necessary. (This includes 1.15 Ac. of clearing within the limits of Phase 2 and 1.82 Ac. of clearing on Non-Buildable Bulk Parcel D' for grading associated with the utility extensions into future phase 3. The existing forest covers 12.84 Ac. (including forest in the floodplain) on the 54.42 Ac. site. The existing forest on the net tract area covers 1.52 Ac. (not including forest in the floodplain).

THE PURPOSE OF THIS REPLACEMENT MYLAR IS TO REVISE THE FOREST CONSERVATION EASEMENT AREAS DUE TO LOT LINE CHANGES TO ACCOMMODATE BUILDERS.

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

10-21-2018	NOTE: * SEE GENERAL NOTE 34, SHEET 1, FOR REVISION # 1 SUMMARY.		
10-21-2018	REVISED PROPERTY LINES AND FOREST CONSERVATION		
DATE	REVISION	BY	APPR.

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

ELECTION DISTRICT No. 2

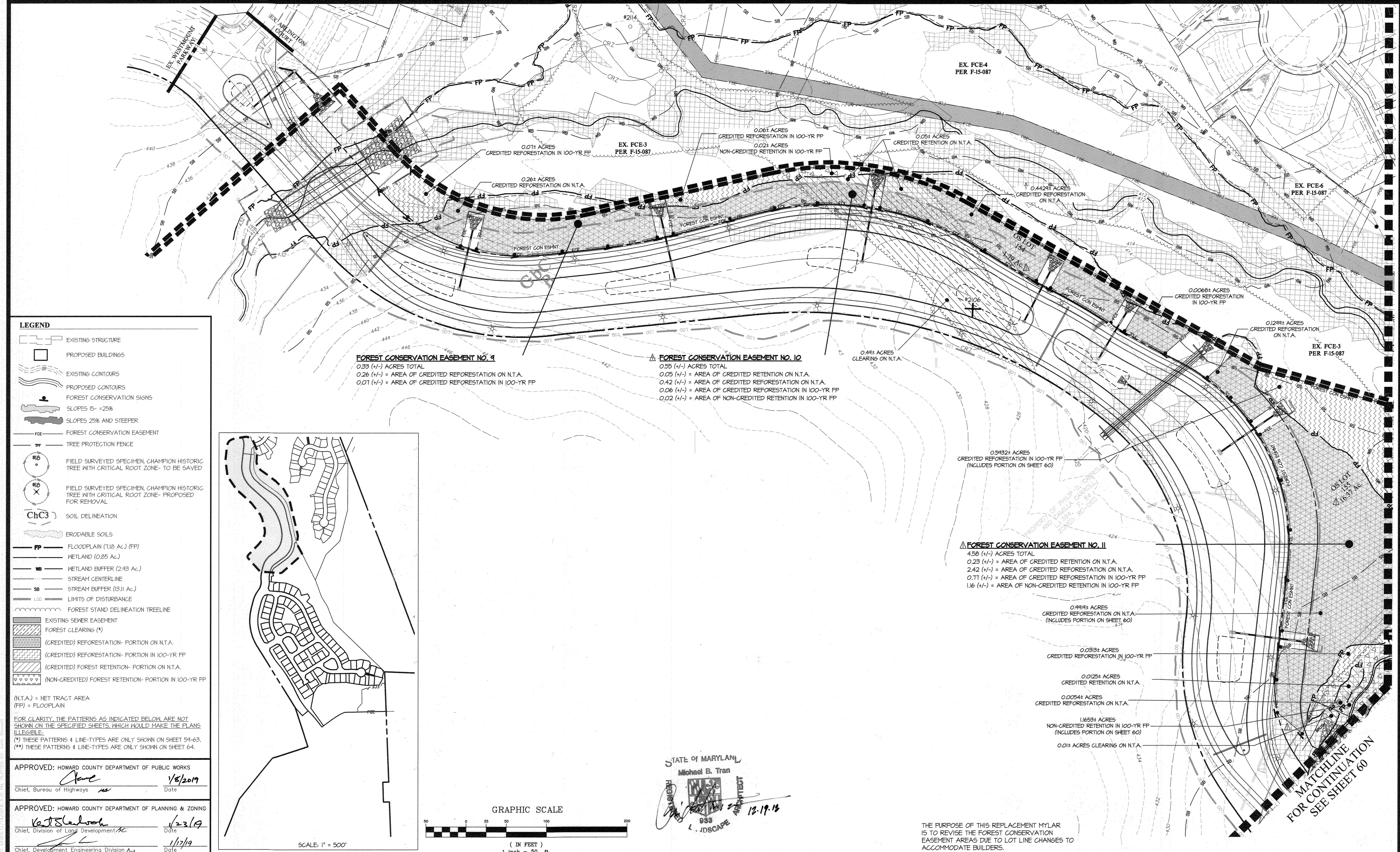
REVISED OVERALL FOREST CONSERVATION PLAN

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION ON 30.20.2018

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 200'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2018	23-6&12	58 OF 69



LEGEND

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15- 25%
- SLOPES 25% AND STEEPER
- FCE FOREST CONSERVATION EASEMENT
- TPF TREE PROTECTION FENCE
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- TO BE SAVED
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- PROPOSED FOR REMOVAL
- ChC3 SOIL DELINEATION
- ERODIBLE SOILS
- FP FLOODPLAIN (118 Ac.) (FP)
- WETLAND (0.85 Ac.)
- WB WETLAND BUFFER (2.93 Ac.)
- SC STREAM CENTERLINE
- SB STREAM BUFFER (13.11 Ac.)
- LOD LIMITS OF DISTURBANCE
- FSD FOREST STAND DELINEATION TREELINE
- SEEV EXISTING SEWER EASEMENT
- FC FOREST CLEARING (*)
- (CREDITED) REFORESTATION- PORTION ON N.T.A.
- (CREDITED) REFORESTATION- PORTION IN 100-YR FP
- (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
- (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP

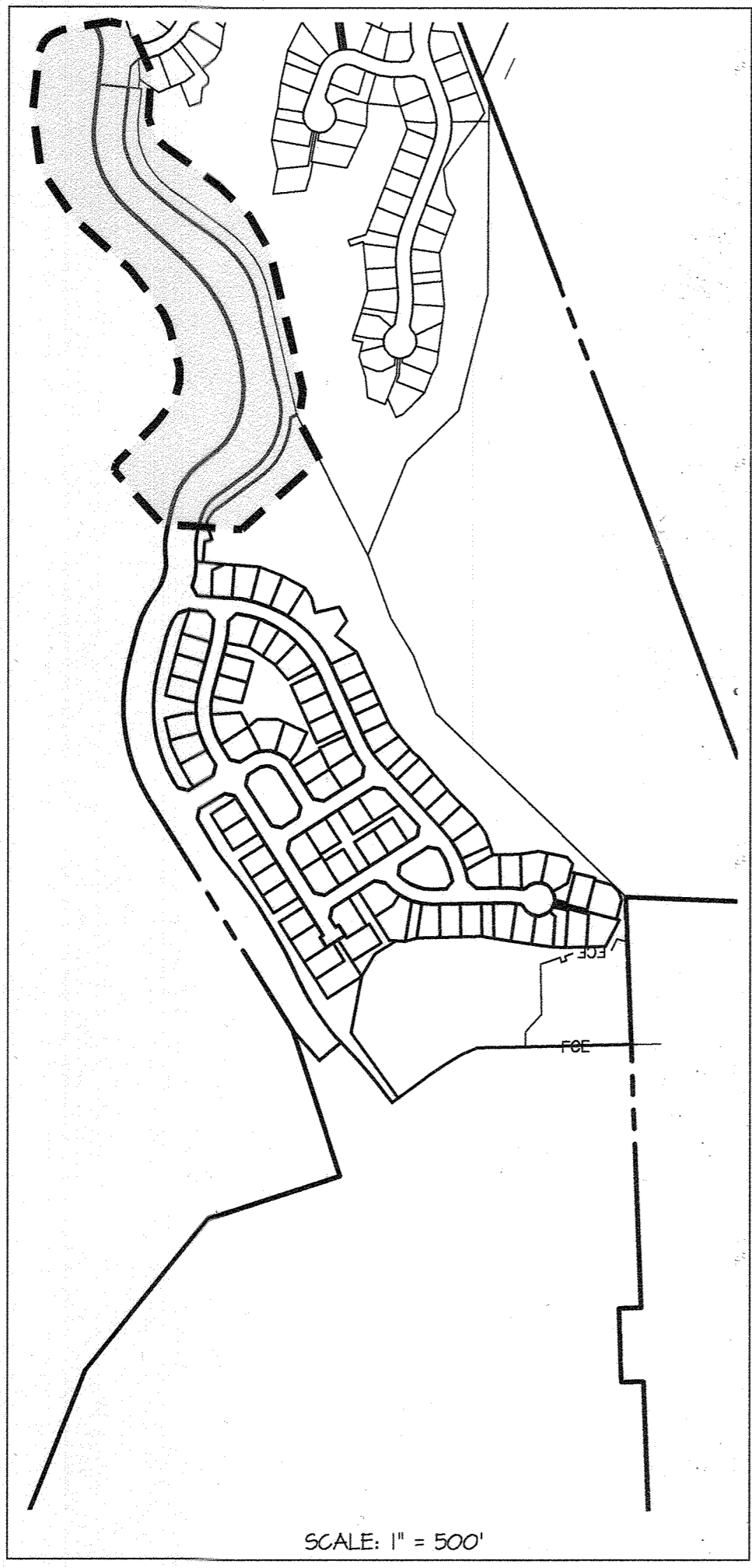
(N.T.A.) = NET TRACT AREA
(FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE:
(*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 54-63.
(**) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

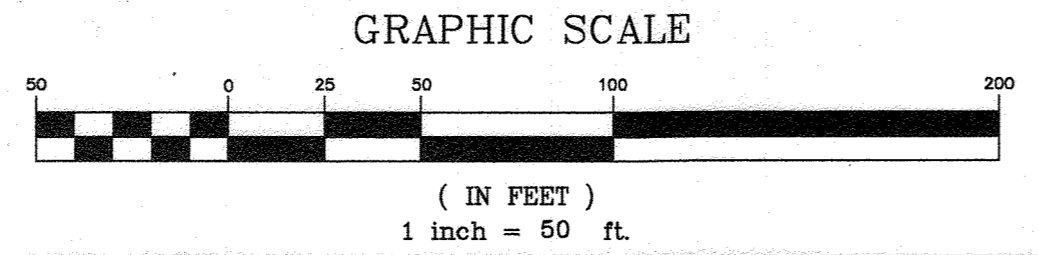
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 1/8/2019
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 1/23/19
 Chief, Division of Land Development Date

[Signature] 1/17/19
 Chief, Development Engineering Division Date



SCALE: 1" = 50'



STATE OF MARYLAND
 Michael B. Tran
 ARCHITECT
 933
 L. J. DSCAPE
 12.19.18

THE PURPOSE OF THIS REPLACEMENT MYLAR IS TO REVISE THE FOREST CONSERVATION EASEMENT AREAS DUE TO LOT LINE CHANGES TO ACCOMMODATE BUILDERS.

MATCHLINE FOR CONTINUATION SEE SHEET 60

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

10-21-2018	NOTE: * SEE GENERAL NOTE 39, SHEET 1, FOR REVISION # 1 SUMMARY.			
10-21-2018	REVISOR: REVISED FOREST CONSERVATION AREAS.			
DATE	REVISION	BY	APP'R.	

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

ELECTION DISTRICT No. 2

REVISED FOREST CONSERVATION PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2018	23-6&12	59 OF 69

STATE OF MARYLAND
 Michael B. Tran
 REGISTERED PROFESSIONAL ARCHITECT
 933
 LANDSCAPE ARCHITECT
 12-19-18

PART OF FOREST CONSERVATION EASEMENT NO. II
 (SEE SHEET 59 FOR FOREST CONSERVATION AREA TOTALS)

- LEGEND**
- EXISTING STRUCTURE
 - PROPOSED BUILDINGS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - FOREST CONSERVATION SIGNS
 - SLOPES 15-25%
 - SLOPES 25% AND STEEPER
 - FCE FOREST CONSERVATION EASEMENT
 - FP TREE PROTECTION FENCE
 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- TO BE SAVED
 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- PROPOSED FOR REMOVAL
 - ChC3 SOIL DELINEATION
 - ERODABLE SOILS
 - FP FLOODPLAIN (7.18 Ac.) (FP)
 - WETLAND (0.85 Ac.)
 - WETLAND BUFFER (2.43 Ac.)
 - STREAM CENTERLINE
 - STREAM BUFFER (13.11 Ac.)
 - LOO LIMITS OF DISTURBANCE
 - FOREST STAND DELINEATION TREELINE
 - EXISTING SEWER EASEMENT
 - FOREST CLEARING (*)
 - (CREDITED) REFORESTATION- PORTION ON N.T.A.
 - (CREDITED) REFORESTATION- PORTION IN 100-YR FP
 - (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
 - (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP

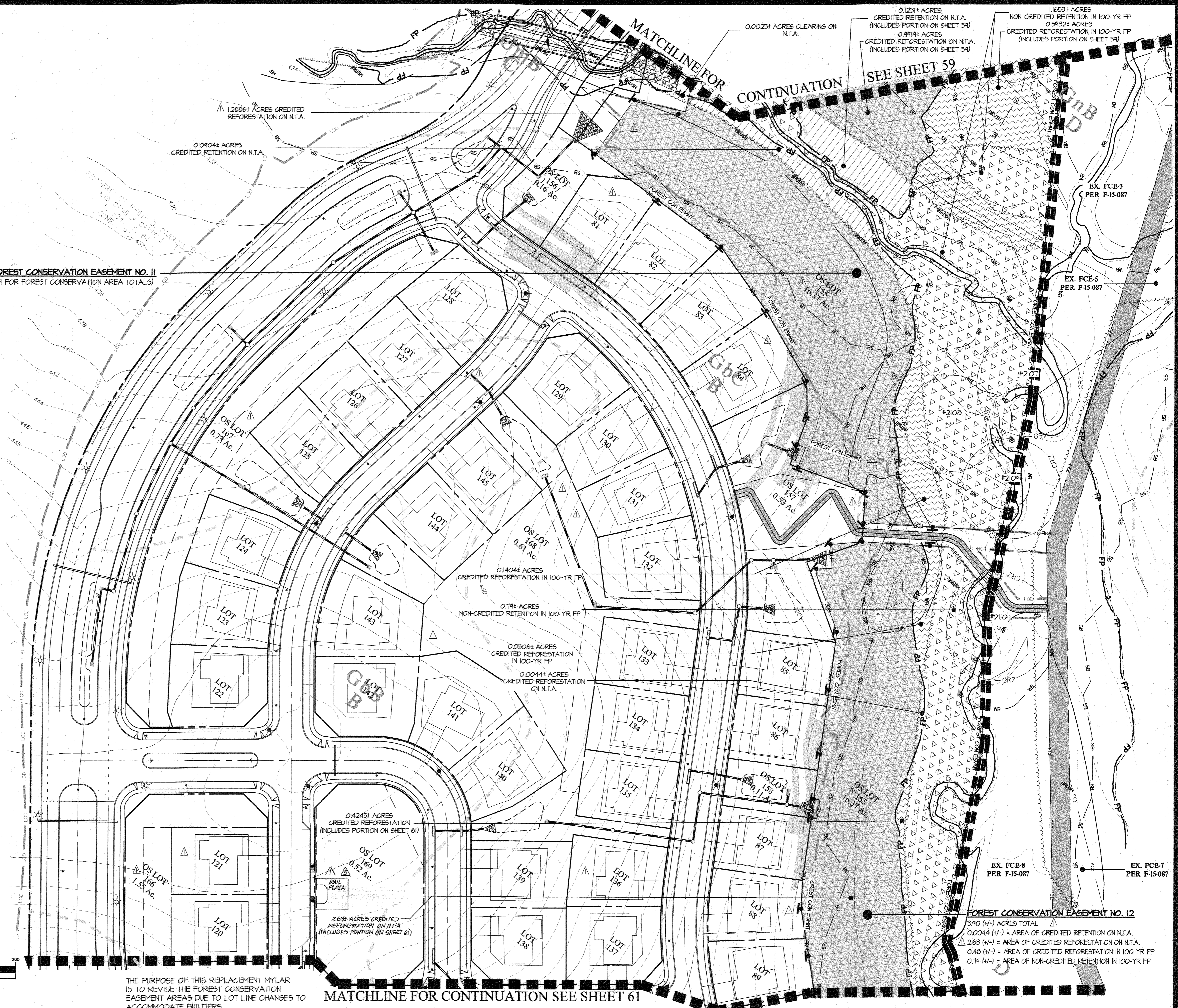
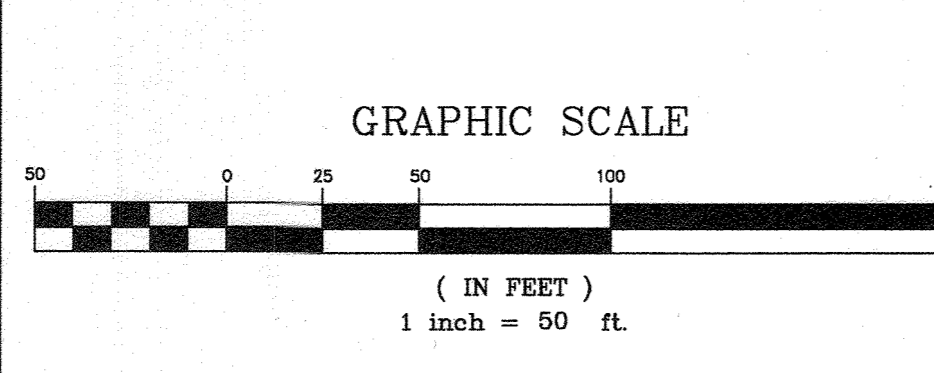
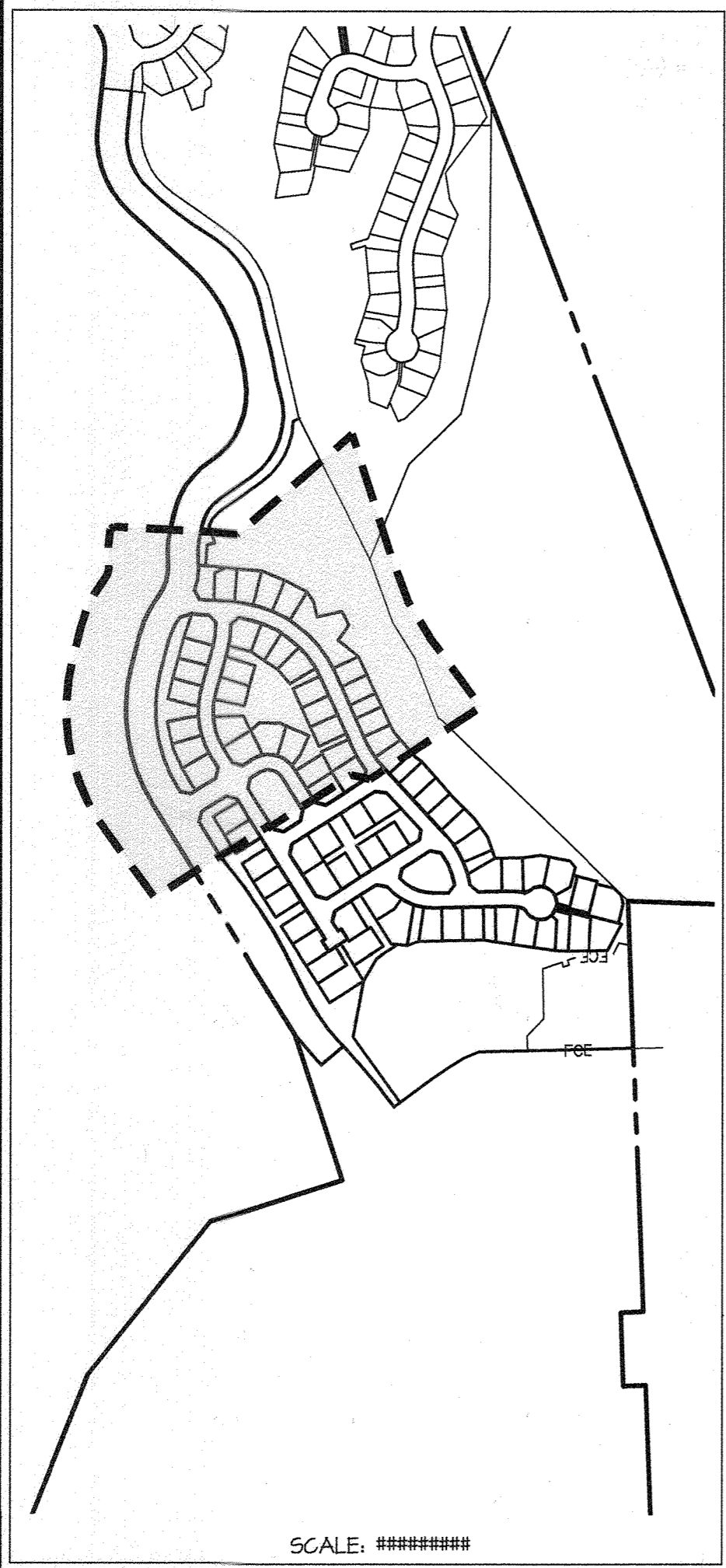
(N.T.A.) = NET TRACT AREA
 (FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE:
 (*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 59-63.
 (**) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 1/8/2019
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 1/23/19
 Date

Chief, Development Engineering Division
 1/17/19
 Date



THE PURPOSE OF THIS REPLACEMENT MYLAR IS TO REVISE THE FOREST CONSERVATION EASEMENT AREAS DUE TO LOT LINE CHANGES TO ACCOMMODATE BUILDERS.

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

10-21-2018	NOTE: * SEE GENERAL NOTE 34, SHEET 1, FOR REVISION # 1 SUMMARY *		
01-09-2020	REMOVED MAIL PAVILION AND SHOWED MAIL PLAZA	PKT	DEV
10-21-2018	REVISED PROPERTY LINES, LOD, FCE, BRL, EASEMENTS, SD & HOUSES		
DATE	REVISION	BY	APPR

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

REVISIONS

REVISED FOREST CONSERVATION PLAN

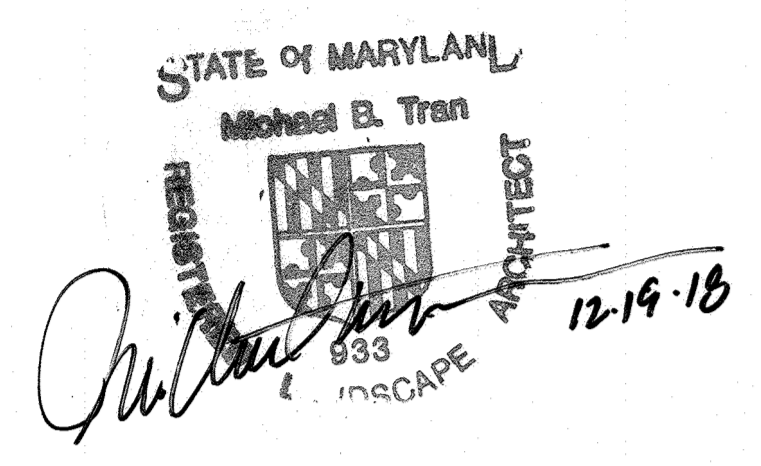
WESTMOUNT - PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

ELECTION DISTRICT No. 2

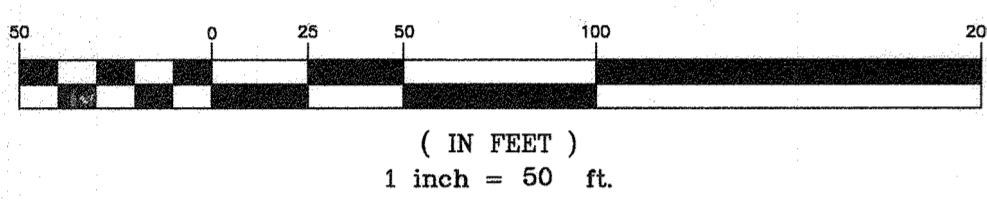
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC, 2018	23-6&12	60 OF 69

MATCHLINE FOR CONTINUATION SEE SHEET 60



GRAPHIC SCALE



LEGEND

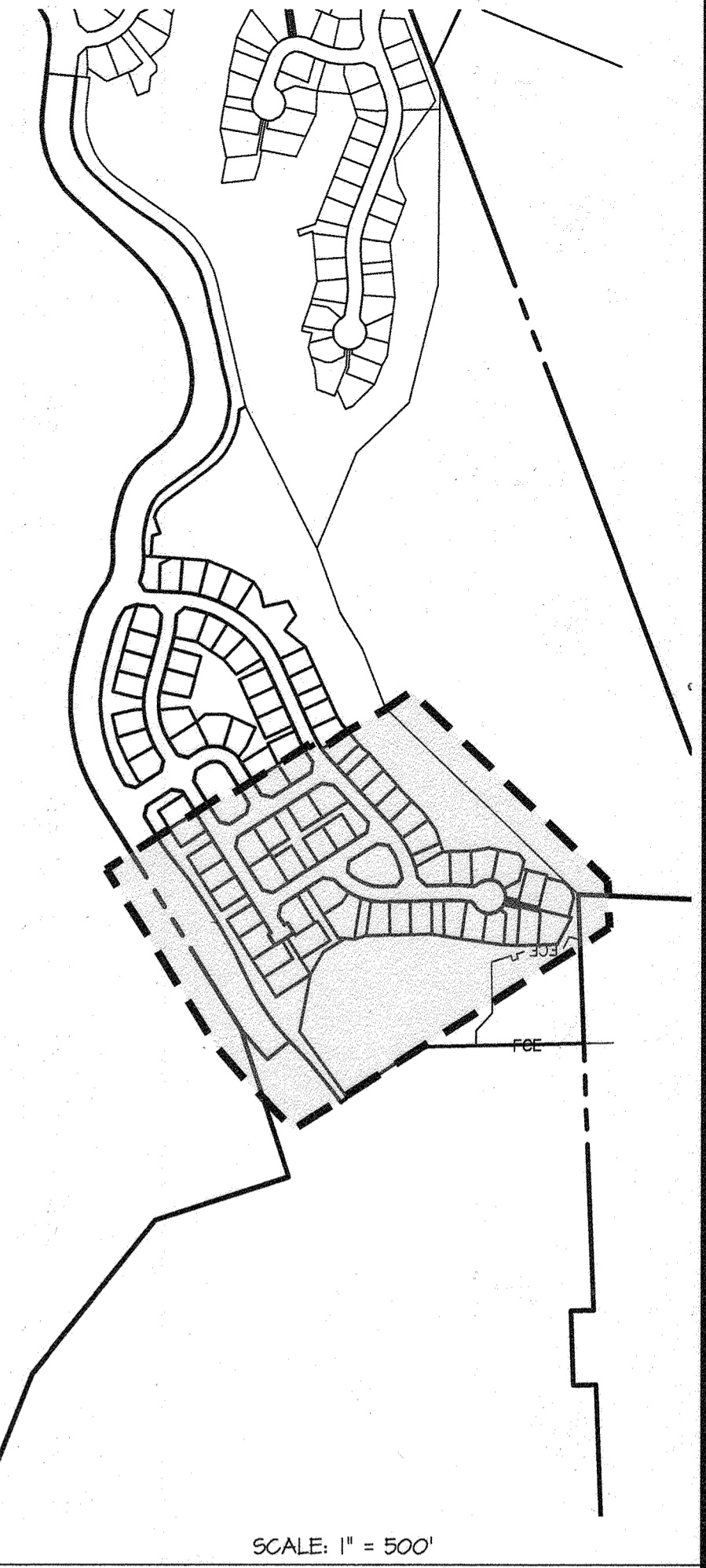
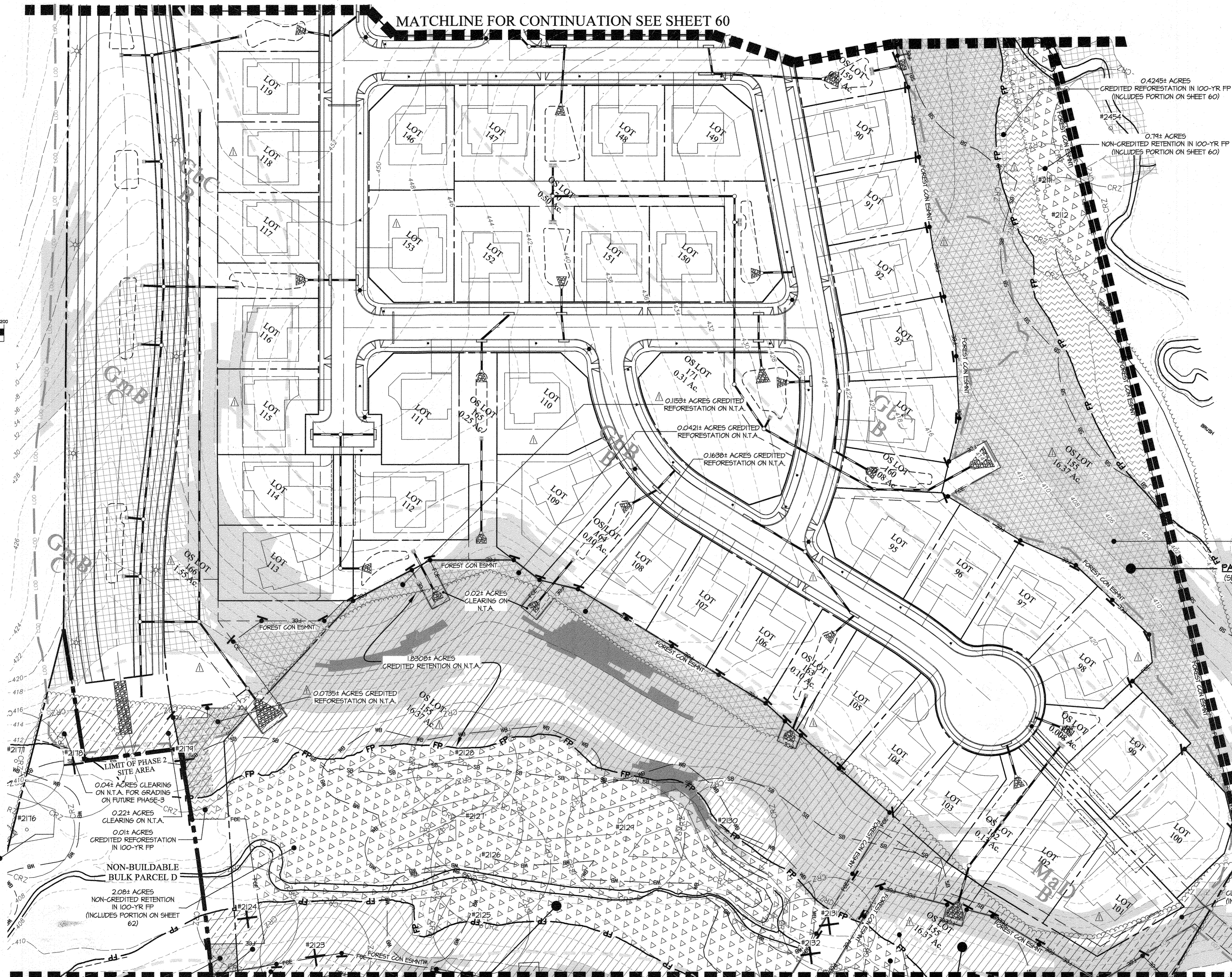
- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- FCE FOREST CONSERVATION EASEMENT
- TP TREE PROTECTION FENCE
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - TO BE SAVED
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - PROPOSED FOR REMOVAL
- ChC3 SOIL DELINEATION
- ERODIBLE SOILS
- FP FLOODPLAIN (7.18 Ac.) (FP)
- WETLAND (0.85 Ac.)
- WB WETLAND BUFFER (2.93 Ac.)
- SC STREAM CENTERLINE
- SB STREAM BUFFER (0.31 Ac.)
- LOD LIMITS OF DISTURBANCE
- FOREST STAND DELINEATION TREELINE
- EXISTING SEWER EASEMENT
- FOREST CLEARING (N)
- (CREDITED) REFORESTATION - PORTION ON N.T.A.
- (CREDITED) REFORESTATION - PORTION IN 100-YR FP
- (CREDITED) FOREST RETENTION - PORTION ON N.T.A.
- (NON-CREDITED) FOREST RETENTION - PORTION IN 100-YR FP

(N.T.A.) = NET TRACT AREA
(FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE:
(*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 54-63.
(**) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways *Paul* 1/8/2019 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development *Karl Stalder* 1/23/19 Date
 Chief, Development Engineering Division *[Signature]* 1/17/19 Date



2.63± ACRES CREDITED REFORESTATION ON N.T.A. (INCLUDES PORTION ON SHEET 60)

PART OF FOREST CONSERVATION EASEMENT NO. 12 (SEE SHEET 60 FOR FOREST CONSERVATION AREA TOTALS)

EX. FCE-8 PER F-15-087

0.12± ACRES OFFSITE FOREST CLEARING FOR UTILITY EASEMENT WILL BE ADDRESSED AS PART OF REFORESTATION OBLIGATION FOR WESTMOUNT DEVELOPMENT. (INCLUDES PORTION ON SHEET 61)

MATCHLINE FOR CONTINUATION SEE SHEET 62

0.0175± ACRES CREDITED REFORESTATION ON N.T.A.
 0.5494± ACRES CREDITED RETENTION ON N.T.A. (INCLUDES PORTION ON SHEET 62)

0.6055± ACRES CLEARING ON N.T.A. (INCLUDES PORTION ON SHEET 62)

FOREST CONSERVATION EASEMENT NO. 14
 4.93 (+/-) ACRES TOTAL
 2.43 (+/-) = AREA OF CREDITED RETENTION ON N.T.A.
 0.41 (+/-) = AREA OF CREDITED REFORESTATION ON N.T.A.
 0.01 (+/-) = AREA OF CREDITED REFORESTATION IN 100-YR FP
 2.09 (+/-) = AREA OF NON-CREDITED RETENTION IN 100-YR FP

0.95± ACRES NON-CREDITED RETENTION IN 100-YR FP (INCLUDES PORTION ON SHEET 62)

0.4148± ACRES CREDITED RETENTION ON N.T.A. (INCLUDES PORTION ON SHEET 62)

PART OF FOREST CONSERVATION EASEMENT NO. 13 (SEE SHEET 62 FOR FOREST CONSERVATION AREA TOTALS)

THE PURPOSE OF THIS REPLACEMENT MYLAR IS TO REVISE THE FOREST CONSERVATION EASEMENT AREAS DUE TO LOT LINE CHANGES TO ACCOMMODATE BUILDERS.

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188

10-21-2018	NOTE: * SEE GENERAL NOTE 39, SHEET 1, FOR REVISION # 1 SUMMARY.			
10-21-2018	REVISED PROPERTY LINES, LOD, FCE, EASEMENTS, SD & HOUSES	DES. KAB	DRN. KAB	CHK. MBT
DATE	REVISION	BY	APP'R.	

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

ELECTION DISTRICT No. 2

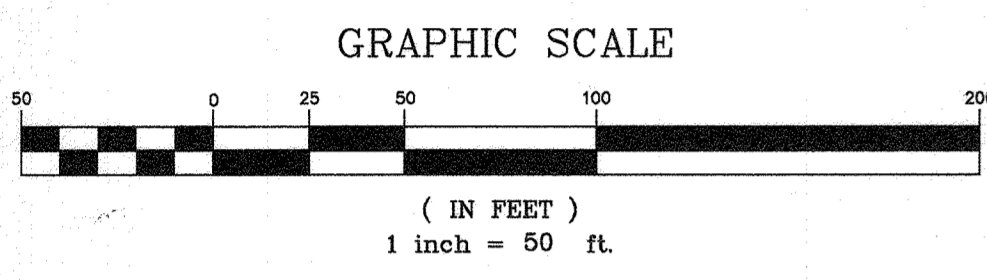
REVISED FOREST CONSERVATION PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

NO AS-BUILT INFORMATION 07-20-2019

SCALE: 1" = 50'
 ZONING: R-ED
 G. L. W. FILE NO.: 13-013

DATE: DEC., 2018
 TAX MAP - GRID: 23-6&12
 SHEET: 61 OF 69

HOWARD COUNTY, MARYLAND



- LEGEND**
- EXISTING STRUCTURE
 - PROPOSED BUILDINGS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - FOREST CONSERVATION SIGNS
 - SLOPES 15-25%
 - SLOPES 25% AND STEEPER
 - FOREST CONSERVATION EASEMENT
 - TREE PROTECTION FENCE
 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- TO BE SAVED
 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- PROPOSED FOR REMOVAL
 - SOIL DELINEATION
 - ERODABLE SOILS
 - FLOODPLAIN (1.18 Ac.) (FP)
 - WETLAND (0.25 Ac.)
 - WETLAND BUFFER (2.43 Ac.)
 - STREAM CENTERLINE
 - STREAM BUFFER (0.11 Ac.)
 - LIMITS OF DISTURBANCE
 - FOREST STAND DELINEATION TREELINE
 - EXISTING SEWER EASEMENT
 - FOREST CLEARING (*)
 - (CREDITED) REFORESTATION- PORTION ON N.T.A.
 - (CREDITED) REFORESTATION- PORTION IN 100-YR FP
 - (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
 - (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP

(N.T.A.) = NET TRACT AREA
(FP) = FLOODPLAIN

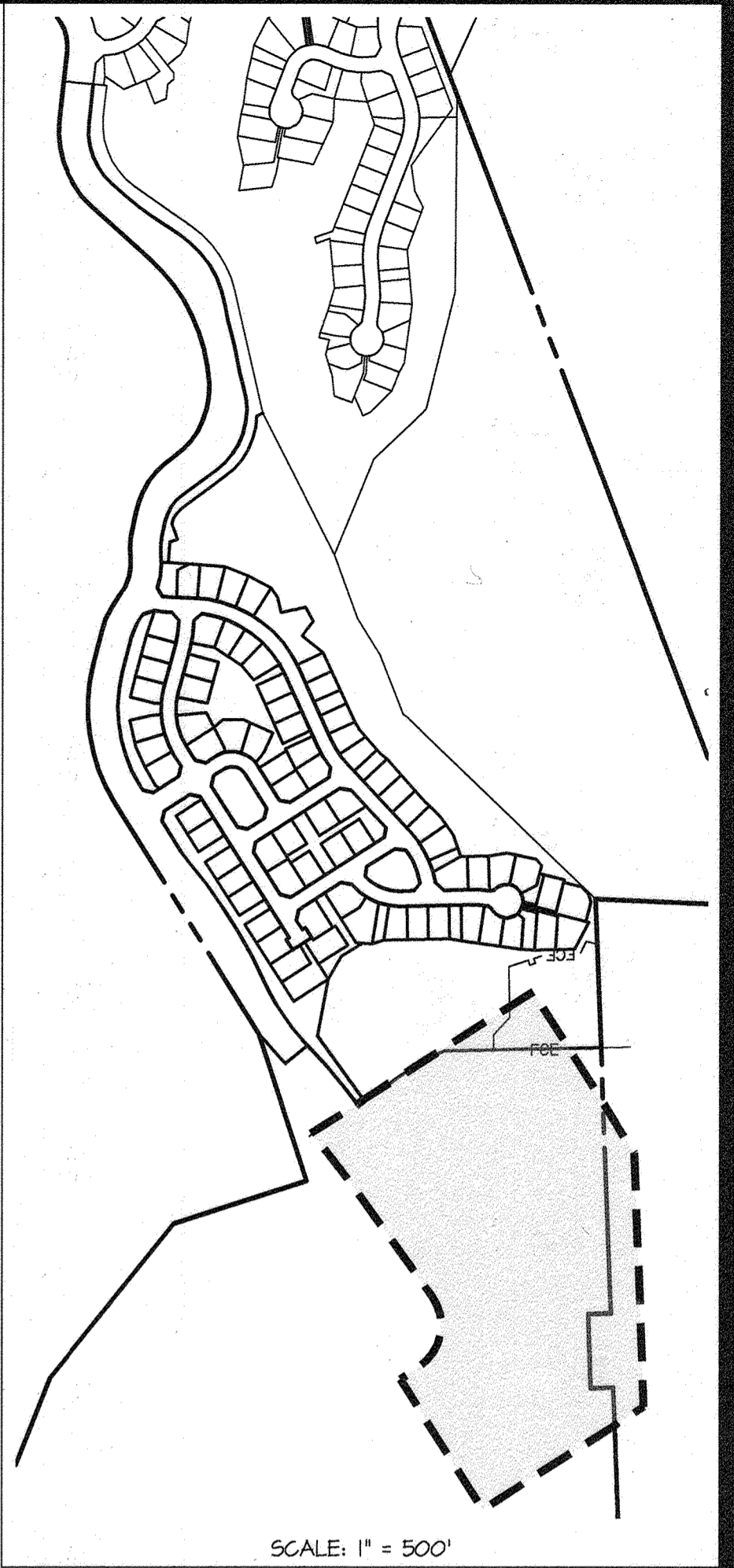
FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE.
(*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 54-63.
(**) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 1/8/2019
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 1/23/19
 Date

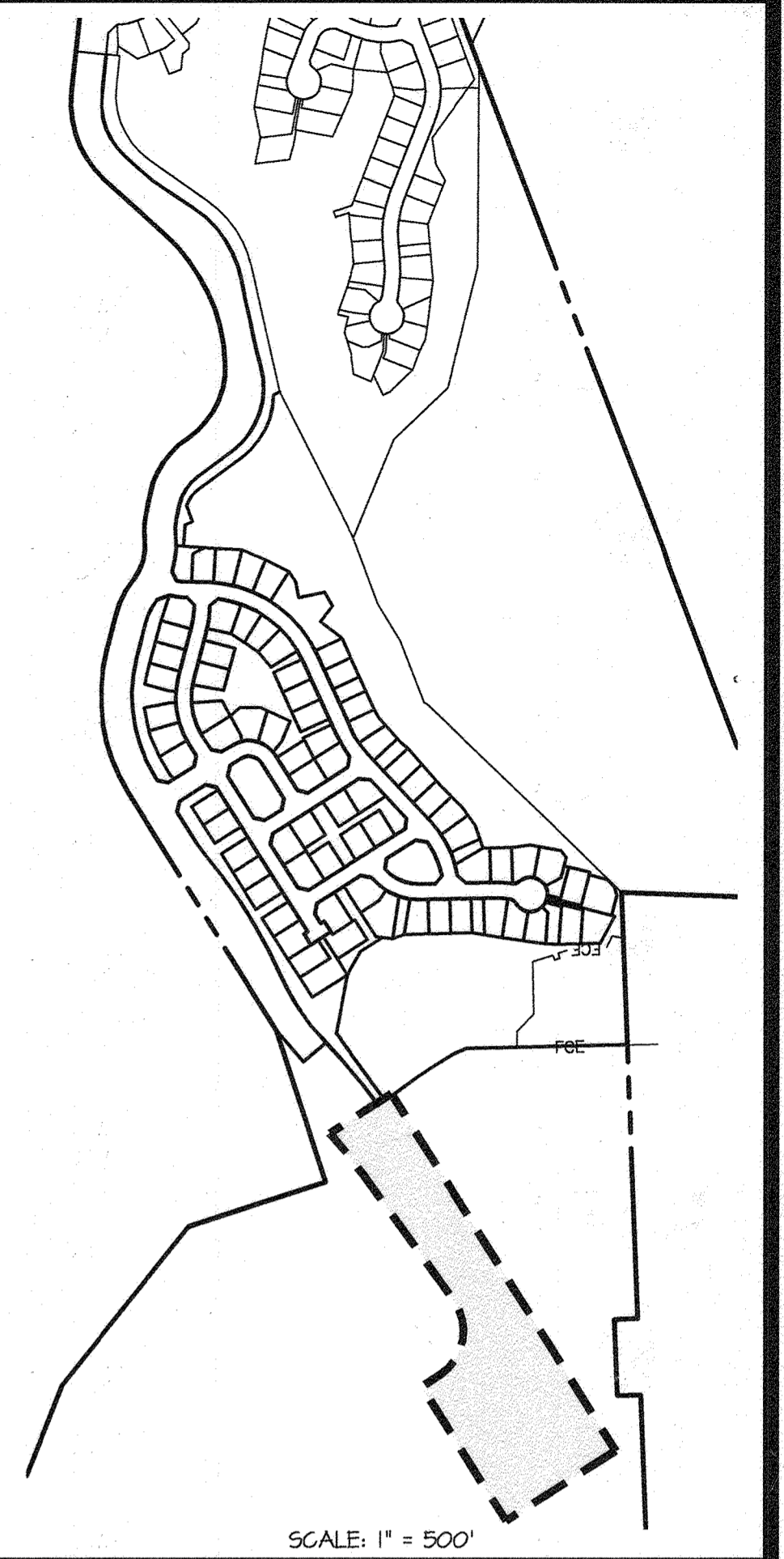
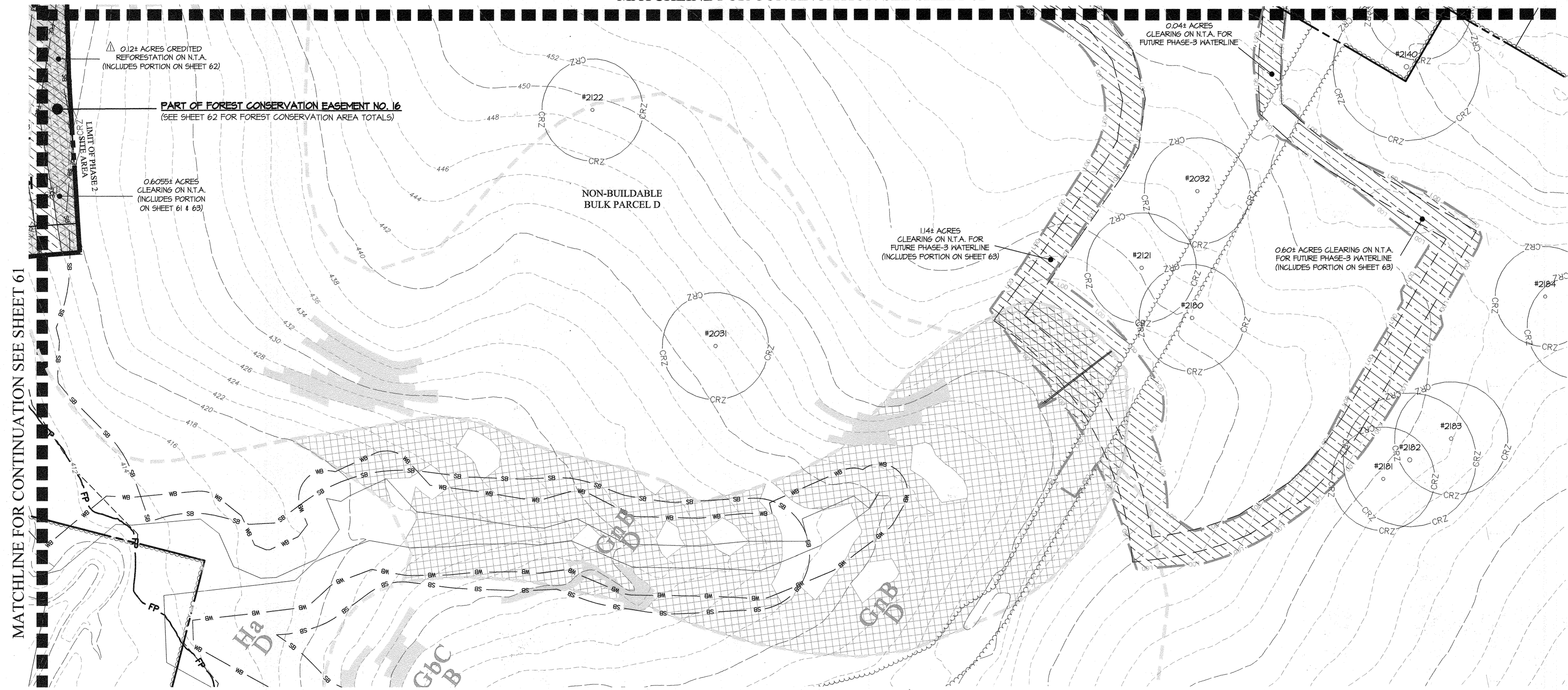
Chief, Development Engineering Division
 1/17/19
 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188



10-21-2018	NOTE: * SEE GENERAL NOTE 34 SHEET 1 FOR REVISION #1 SUMMARY.	PREPARED FOR: WESTMOUNT DEVELOPMENT CORPORATION 3500 MANOR LANE ELLCOTT CITY, MARYLAND 21042 443-367-0422 ATTN: CAMILLA CARROLL	REVISED FOREST CONSERVATION PLAN WESTMOUNT - PHASE 2 LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C	SCALE 1" = 50'	ZONING R-ED	G. L. W. FILE No. 13-013
10-21-2018	REVISED FOREST CONSERVATION		NO AS-BUILT INFORMATION ON 7-20-2019	DATE DEC., 2018	TAX MAP - GRID 23-6&12	SHEET 62 OF 69

MATCHLINE FOR CONTINUATION SEE SHEET 62



- LEGEND**
- EXISTING STRUCTURE
 - PROPOSED BUILDINGS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - FOREST CONSERVATION SIGNS
 - SLOPES 15-25%
 - SLOPES 25% AND STEEPER
 - FOREST CONSERVATION EASEMENT
 - TREE PROTECTION FENCE
 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- TO BE SAVED
 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- PROPOSED FOR REMOVAL
 - SOIL DELINEATION
 - ERODABLE SOILS
 - FLOODPLAIN (1.18 Ac.) (FP)
 - WETLAND (0.85 Ac.)
 - WETLAND BUFFER (2.93 Ac.)
 - STREAM CENTERLINE
 - STREAM BUFFER (3.11 Ac.)
 - LIMITS OF DISTURBANCE
 - FOREST STAND DELINEATION TREELINE
 - EXISTING SEWER EASEMENT
 - FOREST CLEARINGS (*)
 - (CREDITED) REFORESTATION- PORTION ON N.T.A.
 - (CREDITED) REFORESTATION- PORTION IN 100-YR FP
 - (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
 - (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP

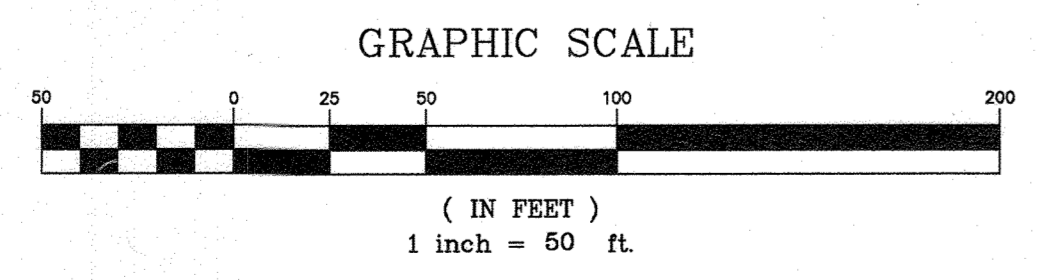
(N.T.A.) = NET TRACT AREA
(FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE:
(*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 54-63.
(**) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 1/8/2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 1/23/19

Chief, Development Engineering Division
 Date: 1/17/19



STATE OF MARYLAND
 Michael B. Tran
 REGISTERED ARCHITECT
 933
 L. JDSCAPE ARCHITECT
 12.19.18

THE PURPOSE OF THIS REPLACEMENT MYLAR IS TO REVISE THE FOREST CONSERVATION EASEMENT AREAS DUE TO LOT LINE CHANGES TO ACCOMMODATE BUILDERS.

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
10-21-2018	NOTE: *SEE GENERAL NOTE 34, SHEET 1, FOR REVISION #1 SUMMARY*		
10-21-2018	REVISED FOREST CONSERVATION		

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

ELECTION DISTRICT No. 2

REVISED FOREST CONSERVATION PLAN
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2018	23-6&12	63 OF 69

TREE PLANTING AND MAINTENANCE CALENDAR

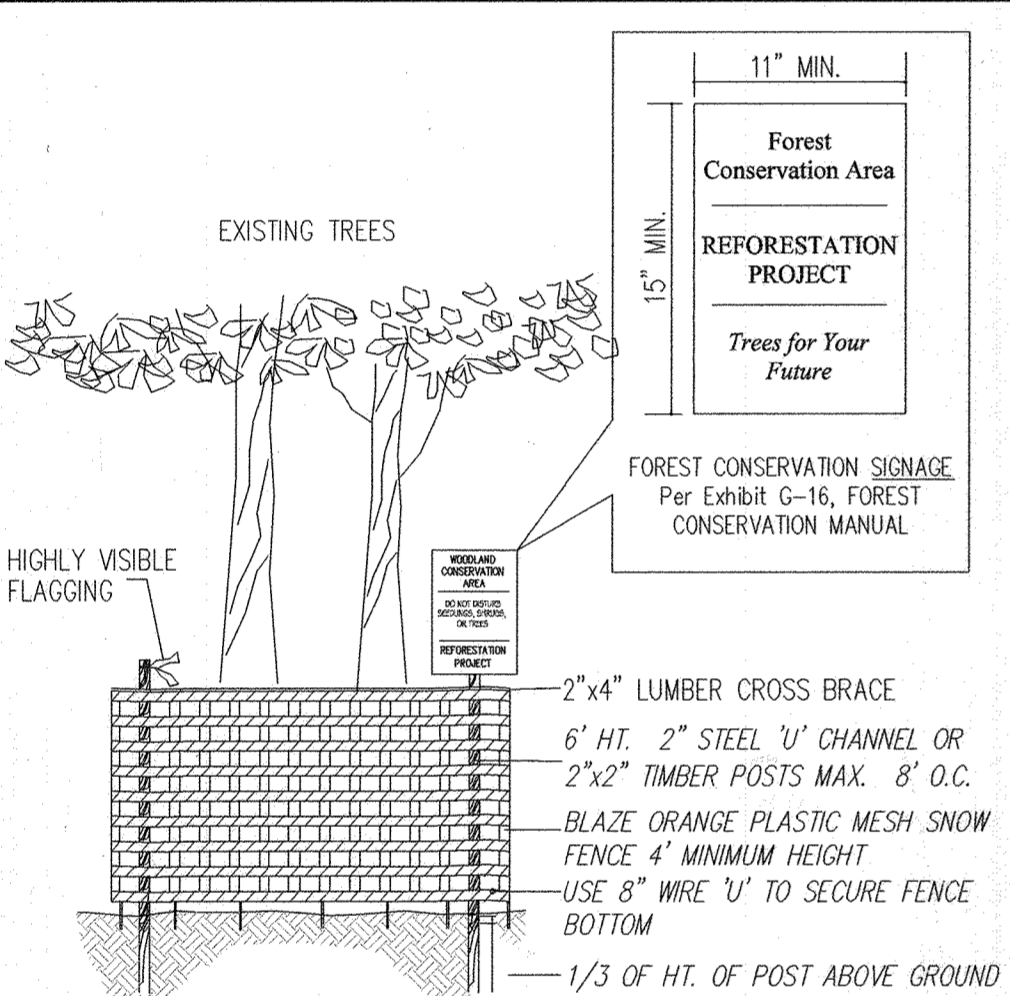
Table with columns for Months (Jan-Dec) and rows for tasks: TRANSPORT OF 2" DBH OR GREATER, PLANTING SEEDINGS, WHIPS, MINIMUM MONITORING, FERTILIZER + (IF NEEDED), WATER ++, PRUNING.

- KEY
* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
GREATLY RECOMMENDED
RECOMMENDED WITH ADDITIONAL CARE
RECOMMENDED
DEPENDANT UPON SITE CONDITIONS

NOTE: The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

TREE PROTECTION FENCE



- 1. FOREST PROTECTION DEVICE ONLY.
2. AVOID ROOT DAMAGE.
3. DEVICE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

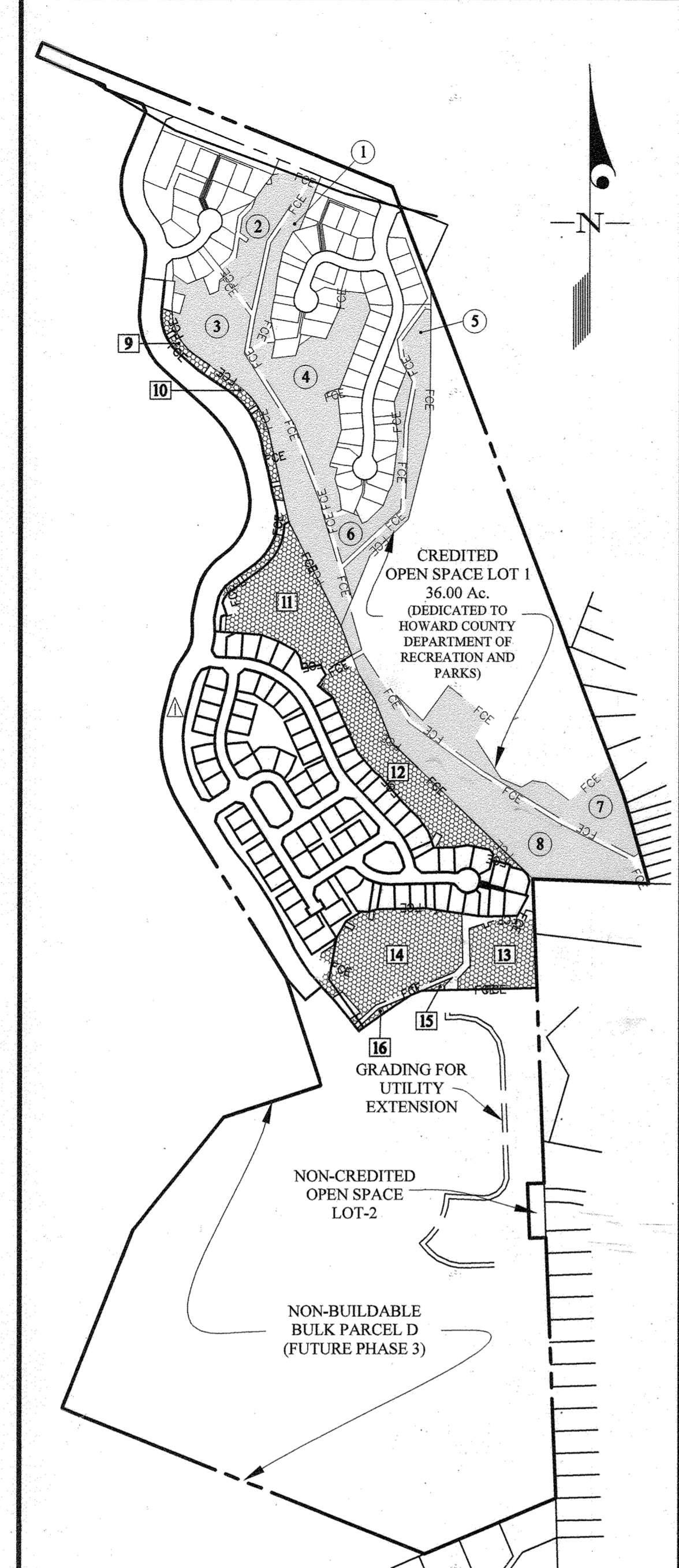
adapted from the Maryland State FOREST CONSERVATION MANUAL

NOTES:

- 1. THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.
2. FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS



FCE LOCATION DIAGRAM SCALE: 1" = 500'

LEGEND table with symbols for existing forest conservation easements (circled numbers) and proposed forest conservation easements (boxed numbers).

MAPPED SOILS table with columns for SYMBOLS, SOIL NAME, SLOPE, K-FACTOR, and COMMENT.

Table with columns for DATE, REVISION, and APPR.

- GENERAL NOTES:
1. THIS RETENTION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
2. IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
3. THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
4. AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, THE COUNTY WILL INSPECT THE FOREST CONSERVATION EASEMENT AREAS FOR BOND RELEASE PRECEDING.
5. THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL HOME OWNERS IN THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNS IS PROHIBITED.
6. WHERE APPLICABLE, REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
7. THE REMOVAL OF INVASIVE SPECIES MAY BE REQUIRED IF THE INSPECTOR DETERMINES THAT THE EASEMENT IS DOMINATED BY INVASIVE SPECIES.
8. #P-1503B ADDRESS' CLEARING OF SPECIMEN TREES SHOWN HEREIN.
9. #P-16081 TO PHASE FOREST CONSERVATION OBLIGATION.

CONSTRUCTION PERIOD PROTECTION PROGRAM (At Final Plan Stage):

- 1. THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
2. A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
3. FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING. FOREST PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
4. EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
5. AT THE END OF THE CONSTRUCTION PERIOD, REQUEST FOR A FOREST CONSERVATION INSPECTION FROM HOWARD COUNTY TO INITIATE THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD.

FOREST CONSERVATION PROGRAM SEQUENCE (At Final Plan Stage):

- 1. OBTAIN ALL NECESSARY PERMITS.
2. STAKEOUT LIMITS OF DISTURBANCE.
3. FIELD MEETINGS TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
4. INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
5. COMMENCE SITE CONSTRUCTION.
6. PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
7. INSPECTION BY HOWARD COUNTY FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
8. POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.)
9. FINAL INSPECTION BY HOWARD COUNTY FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATIONS.

FOREST CONSERVATION OBLIGATION & SURETY (At Final Plan Stage):

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 3.95± ACRES OF FOREST RETENTION AND 11.84± ACRES OF REFORESTATION PLANTING FOR TOTAL OF 15.79± ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.

PROPOSED METHOD OF SATISFYING THE ABOVE FOREST CONSERVATION ON-SITE:

RECORD 8 (EIGHT) FOREST CONSERVATION EASEMENTS TOTALING 16.66± ACRES OF WHICH 11.66± ACRES ARE CREDITED AND THEY CONTAIN 3.95± ACRES OF CREDITED RETENTION ON THE N.T.A. AND 6.92± ACRES OF CREDITED REFORESTATION PLANTING ON THE NET TRACT AND 1.94± ACRES OF CREDITED REFORESTATION WITHIN THE FLOODPLAIN. THERE IS 5.00± ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN.

THE FOREST CONSERVATION SURETY POSTED WITH THE DEVELOPER AGREEMENT IS \$0.50/\$F OF THE REFORESTATION PLANTING. THE SURETY FOR THE ON-SITE REFORESTATION FOR THIS PHASE WOULD BE:
REFORESTATION PROVIDED: (7.11 AC) (43560 SF/AC) (\$0.50/\$F) = \$167,923.00 or \$167,924.00 (rounded) = \$167,924.00

TOTAL SURETY: \$167,924.00
NOTE: 1. SEE FOREST CONSERVATION TRACKING CHART ON THIS SHEET, BELOW. THERE IS AN EXCESS OF 4.69 ACRES OF REFORESTATION PLANTING THAT IS PROVIDED PER F-15-087 & F-16-064, WHICH WILL CARRY FORWARD FOR FUTURE PHASES.



SPECIMEN/SIGNIFICANT TREE LIST

Table with columns: TAG #, COMMON NAME, SCIENTIFIC NAME, DBH*, VIGOR**, NOTES, TO BE REMOVED (TBR)

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE table with columns for FOREST PLANTING LOCATION NO., AREA TO BE PLANTED (IN AC.), and various FCE codes (FCE-9 to FCE-16) and TOTAL.

FOREST CONSERVATION PLANT LIST table with columns for PLANT NAME (BOTANICAL/COMMON), FOREST PLANTING AREA (FCE-09 to FCE-16), and TOTAL.

NOTE: 1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2" CAL. TREES AT 20' X 20' SPACING.

Information for Forest Conservation Calculations table with columns for Project Name, Land Use Category, Forest Conservation Thresholds, and Gross Site Area.

FOREST CONSERVATION WORKSHEET

Worksheet table with sections: 1 Site Data, 2 Input Data, 3 Reforestation and/or Afforestation Calculations, 4 Break Even Point (BEP) Calculations, 5 Forest Conservation Required.

FOREST CONSERVATION - EASEMENT AREA TABULATIONS

Table with columns for Phase, File No., Easement, Forest Retention on Net Tract, Forest Retention in Floodplain (Non-Credit), Forest Planting on Net Tract, Forest Planting in Floodplain (Credited), and TOTAL.

PLANTING IN FOREST CONSERVATION EASEMENT No. 14 SHALL BE POSTPONED AND PLANTED WITH PHASE 3, DUE TO GRADING THAT IS NECESSARY FOR THE LAND BRIDGE.

FOREST CONSERVATION - TRACKING CHART

Table with columns: PHASE, GROSS SITE AREA (Ac.), FLOODPLAIN AREA (Ac.), NET TRACT AREA (Ac.), EX FOREST ON NET TRACT (Ac.), FOREST CLEARED ON NET TRACT (Ac.), FOREST RETAINED (Ac.), EXCESS RETENTION (Ac.), PLANTING REQUIRED (Ac.), PLANTING PROVIDED (Ac.), EXCESS FOREST CONSERVATION (Planting & Retention), COMMENTS.

THE PURPOSE OF THIS REPLACEMENT MYLAR IS TO REVISE THE FOREST CONSERVATION EASEMENT AREAS DUE TO LOT LINE CHANGES TO ACCOMMODATE BUILDERS.

Phase-2: Gross Site Area (54.42 ac.) = Site area to be platted (52.80 ac.) + Area to be graded for utilities in future Phase 3 (1.62 ac)

REVISED FOREST CONSERVATION NOTES and DETAILS section including SCALE (AS NOTED), ZONING (R-ED), G. L. W. FILE No. (13-013), DATE (DEC., 2018), TAX MAP - GRID (23-6&12), SHEET (64 OF 69).

HILLS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Westmount Phase 1 and 2 SWM Location: Ellicott City, MD Job #: 14188A

Date: 09/22/23

Depth	Soil Description	Soil Color	Moisture	Temp	Notes	SPT Blows	SPT Blows
0.00	Dark brown, moist, sandy clay with roots (CL-M)	10YR 4/3	22.0	18.0	2' of Topsoil	1-1	3
0.50	Dark brown and grey, moist, silty clay with roots (CL-M)	10YR 4/3	22.0	18.0	2' of Topsoil	3-3	3
1.00	Dark brown, moist, silty clay with roots (CL-M)	10YR 4/3	22.0	18.0	2' of Topsoil	3-4	3
1.50	Dark grey, silty, very dense silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 13.5 FT	100*	50*

HILLS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Westmount Phase 1 and 2 SWM Location: Ellicott City, MD Job #: 14188A

Date: 09/22/23

Depth	Soil Description	Soil Color	Moisture	Temp	Notes	SPT Blows	SPT Blows
0.00	Dark brown, moist, sandy clay with roots (CL-M)	10YR 4/3	22.0	18.0	2' of Topsoil	2-3-11	14
0.50	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	No groundwater encountered within 10 FT	9-14-12	10
1.00	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 8 FT	8-17	10
1.50	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 8 FT	9-0*	50*

HILLS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Westmount Phase 1 and 2 SWM Location: Ellicott City, MD Job #: 14188A

Date: 09/22/23

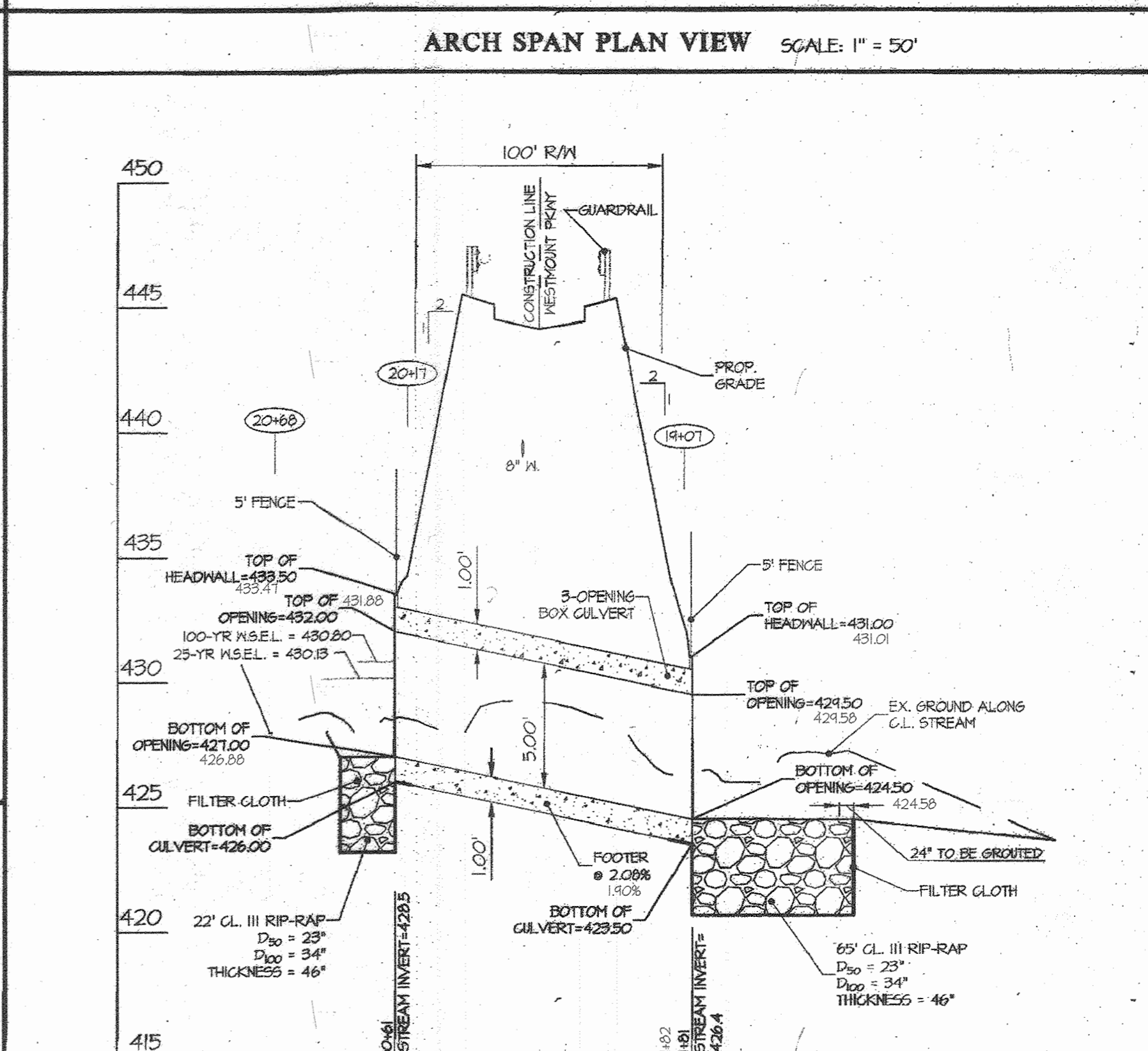
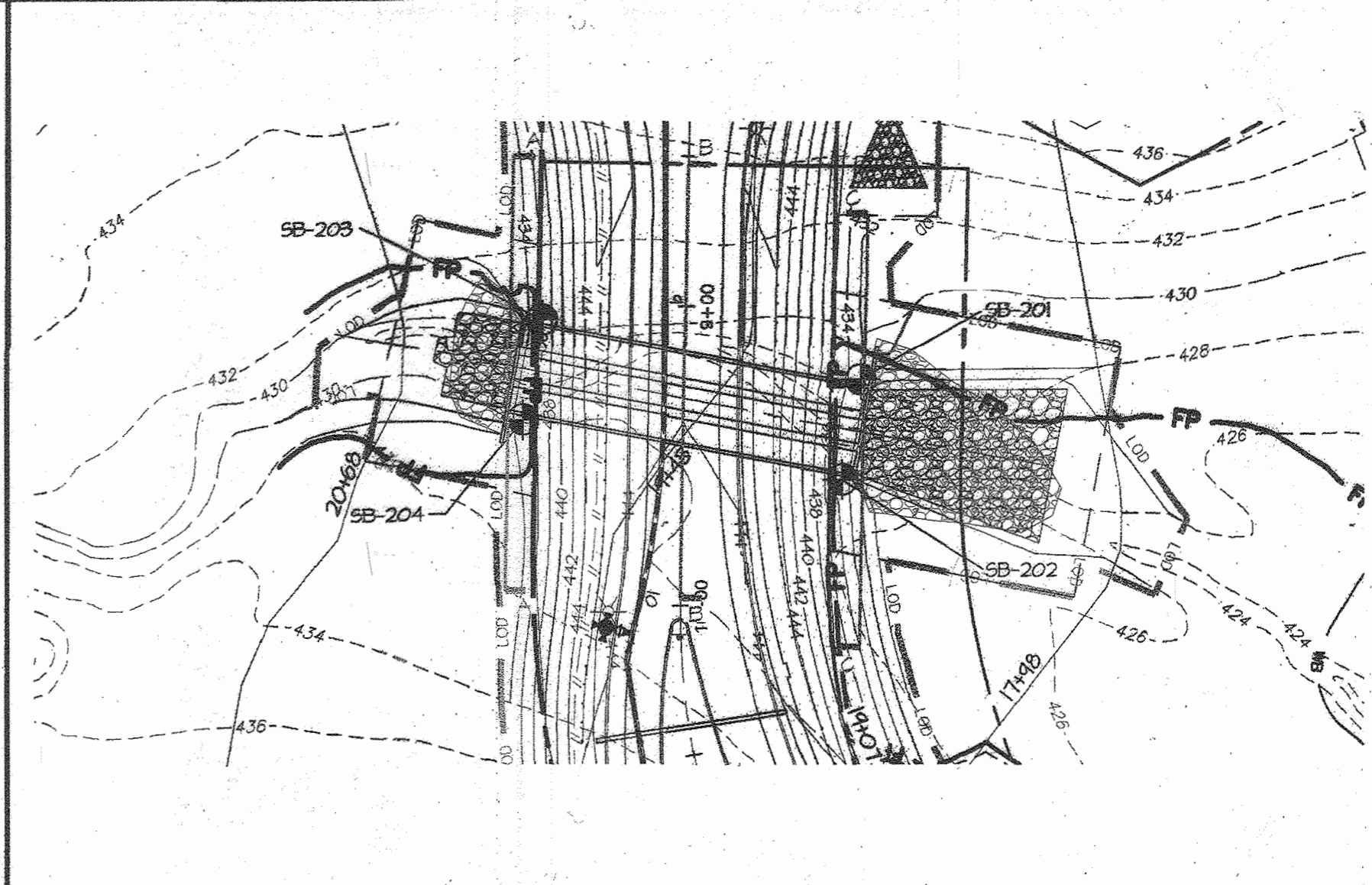
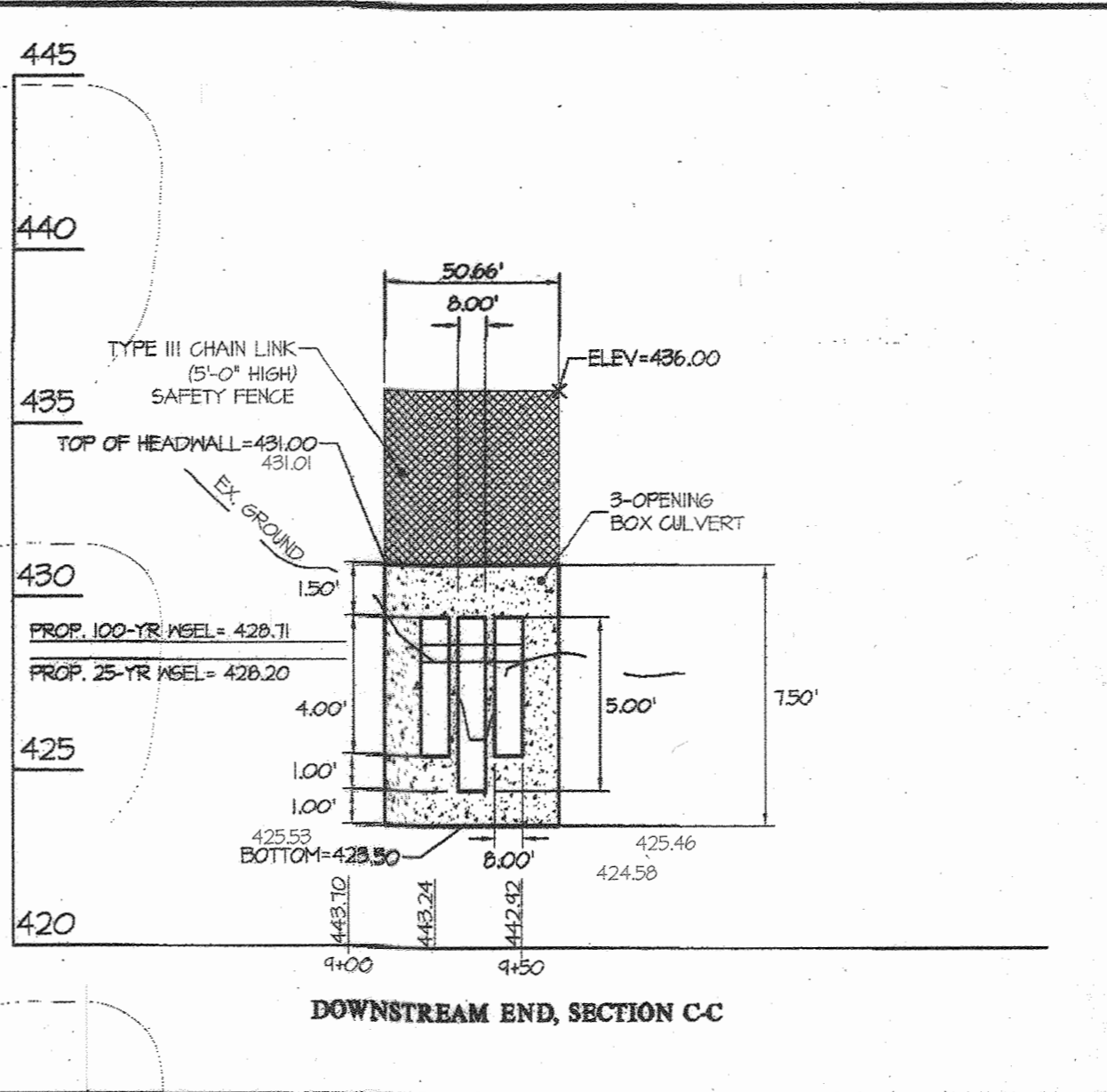
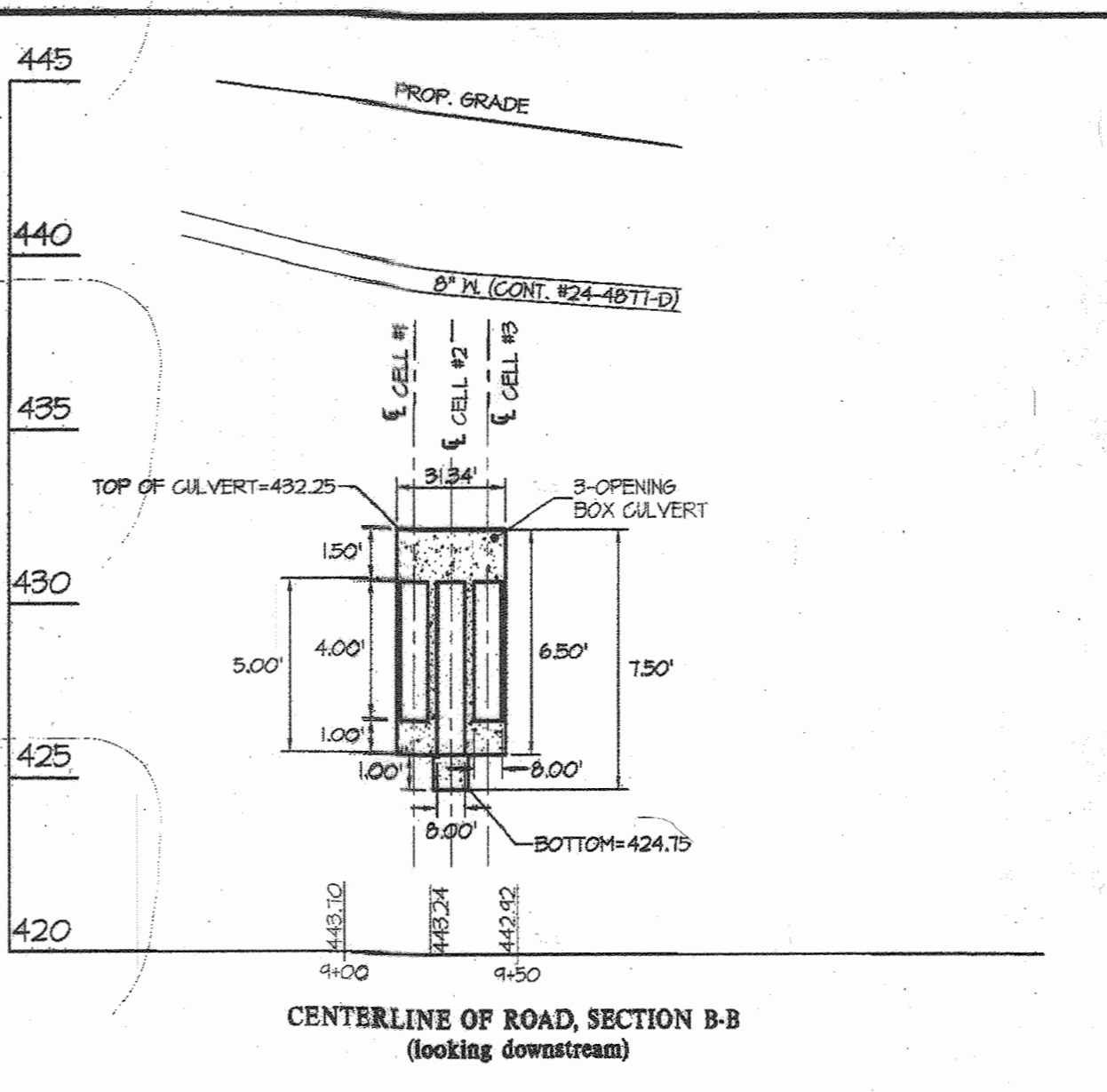
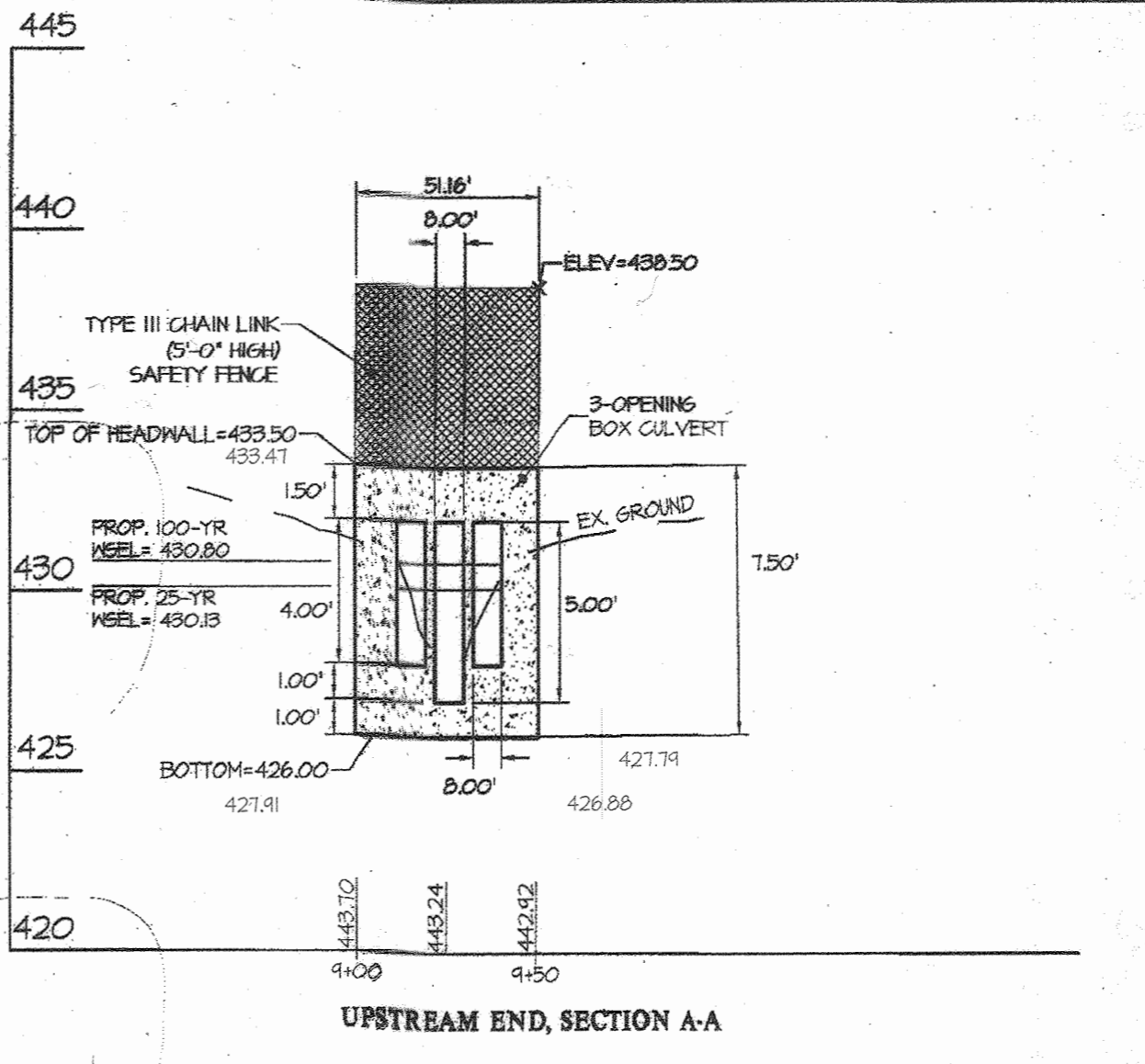
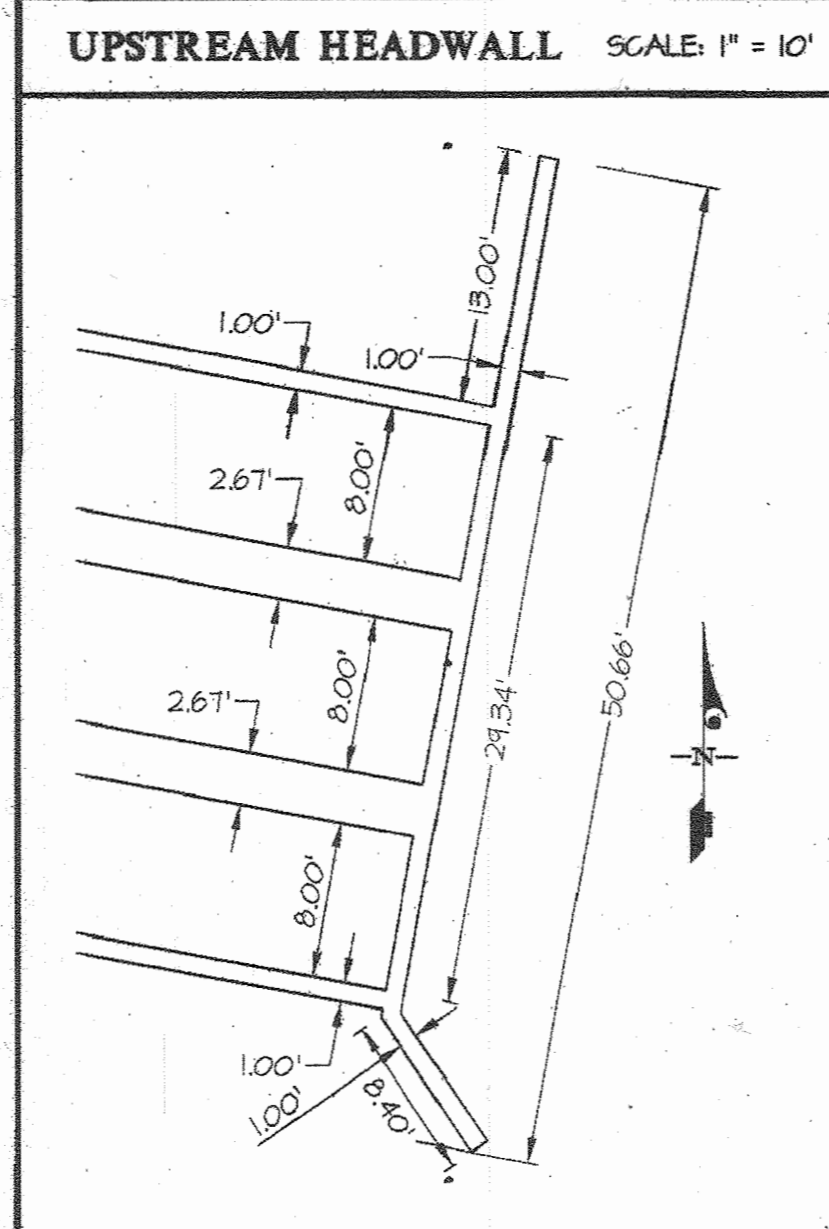
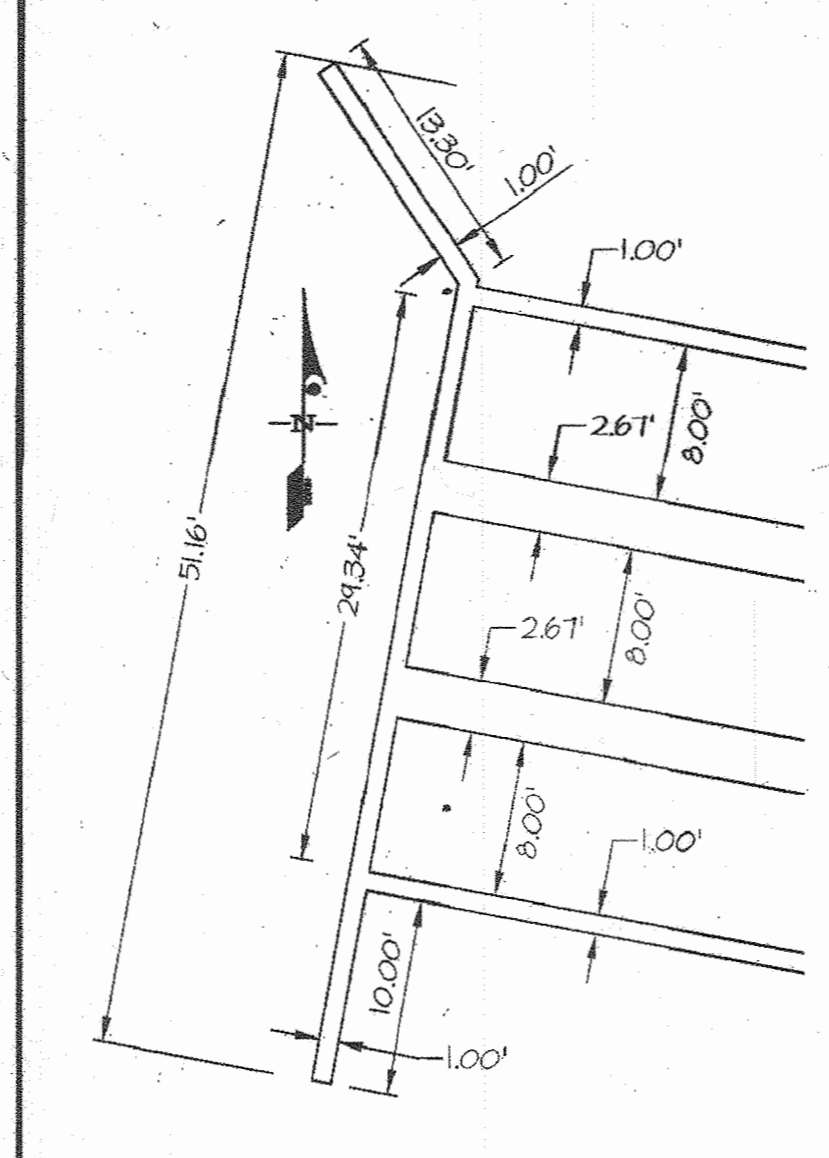
Depth	Soil Description	Soil Color	Moisture	Temp	Notes	SPT Blows	SPT Blows
0.00	Dark brown, moist, sandy clay with roots (CL-M)	10YR 4/3	22.0	18.0	2' of Topsoil	1-0-2	3
0.50	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	No groundwater encountered within 10 FT	4-4	11
1.00	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 10 FT	3-10-8	10
1.50	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 12 FT	7-10-8-1*	50*

HILLS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Westmount Phase 1 and 2 SWM Location: Ellicott City, MD Job #: 14188A

Date: 09/22/23

Depth	Soil Description	Soil Color	Moisture	Temp	Notes	SPT Blows	SPT Blows
0.00	Dark brown, moist, sandy clay with roots (CL-M)	10YR 4/3	22.0	18.0	2' of Topsoil	1-1	3
0.50	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	No groundwater encountered within 10 FT	4-4	11
1.00	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 10 FT	3-10-8	10
1.50	Dark brown, moist, silty sand, trace fine rock fragments (SM)	10YR 5/1	22.0	18.0	Auger refusal at 12 FT	12-07-08*	50*



CROSS SECTION	EX. G. 100'	EX. 100-YR. MSEL.	EX. G. 25'	EX. 25-YR. MSEL.
19407	408.04 C.F.S.	424.25	282.98 C.F.S.	428.91
20417	408.04 C.F.S.	431.16	282.98 C.F.S.	430.12
20468	408.04 C.F.S.	431.85	282.98 C.F.S.	431.51

CROSS SECTION	PROP. G. 100'	PROP. 100-YR. MSEL.	PROP. G. 25'	PROP. 25-YR. MSEL.
19407	407.82 C.F.S.	428.71	282.52 C.F.S.	428.20
20417	407.82 C.F.S.	430.80	282.52 C.F.S.	430.13
20468	407.82 C.F.S.	431.44	282.52 C.F.S.	430.26

CELL #	PROP. G. 25'	PROP. V. 25'	PROP. G. 100'	PROP. V. 100'
1	76.4 C.F.S.	12.5 F.P.S.	15.8 C.F.S.	13.4 F.P.S.
2	124.9 C.F.S.	14.3 F.P.S.	17.1 C.F.S.	15.3 F.P.S.
3	76.4 C.F.S.	12.5 F.P.S.	15.8 C.F.S.	13.4 F.P.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard 10/14/2023
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen 11/4/23
 Chief, Division of Land Development Date

03/30/2023 DATE
Carl Gutschick
 CARL GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3508 NATIONAL DRIVE - SUITE 200 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

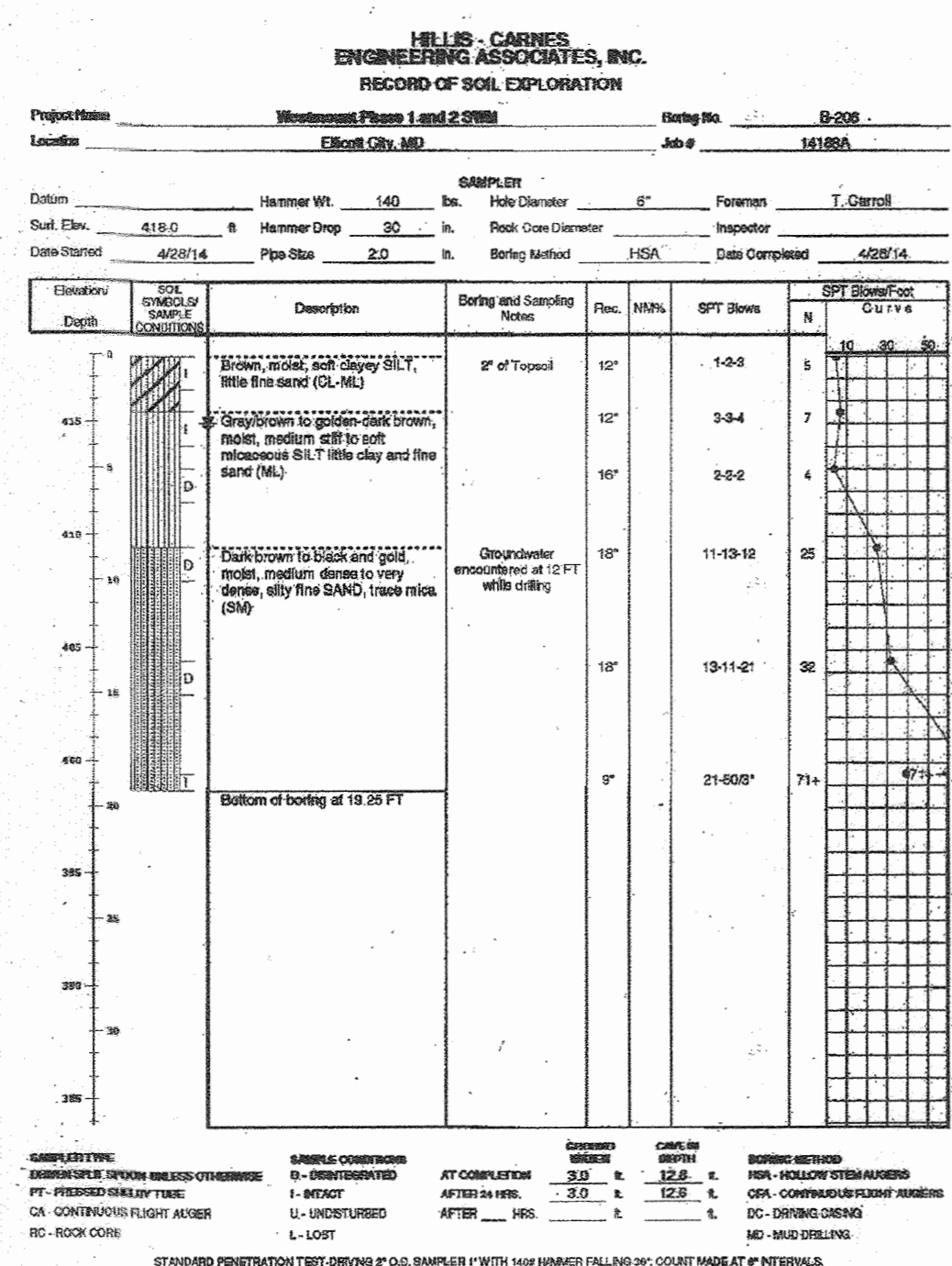
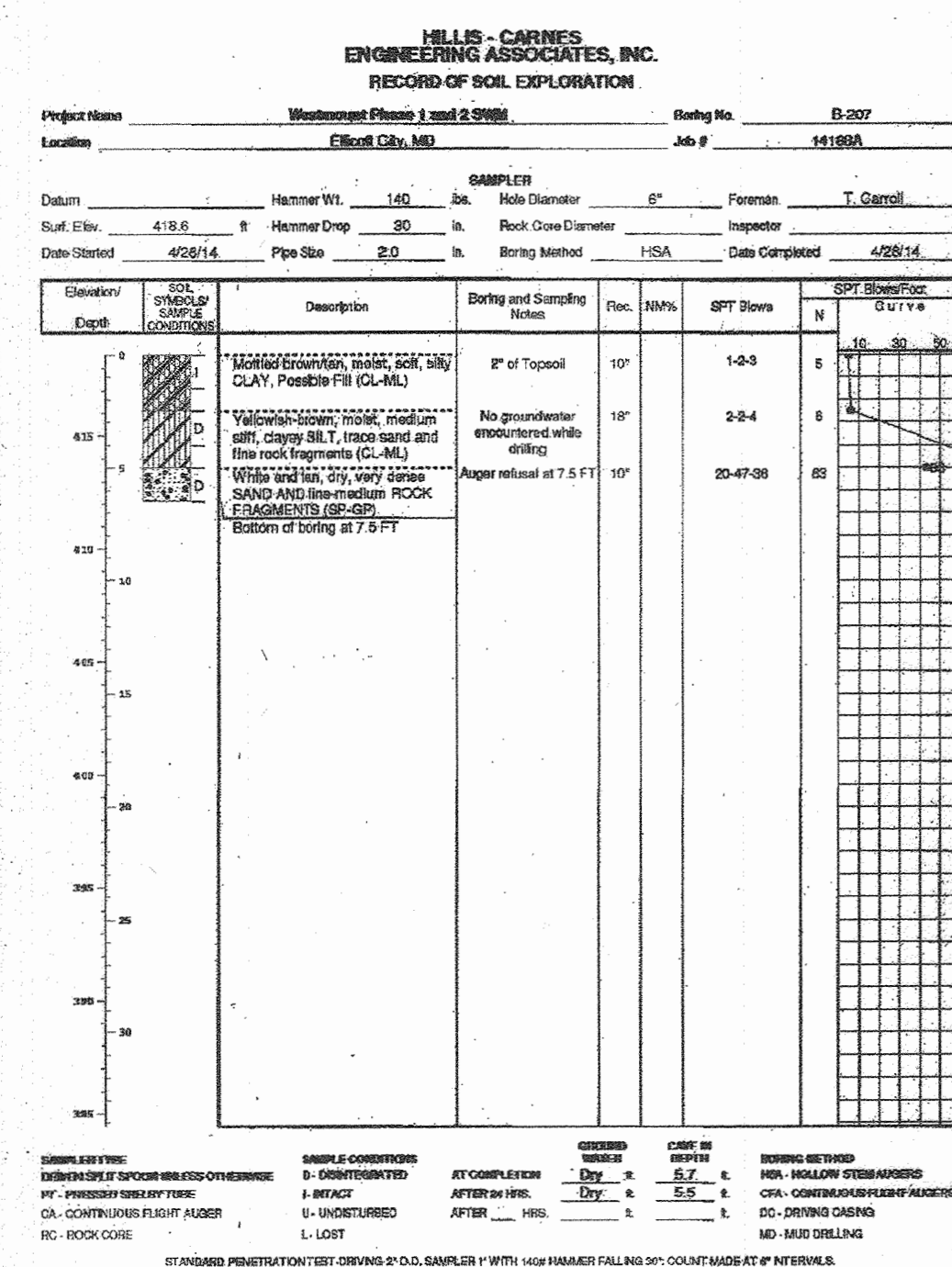
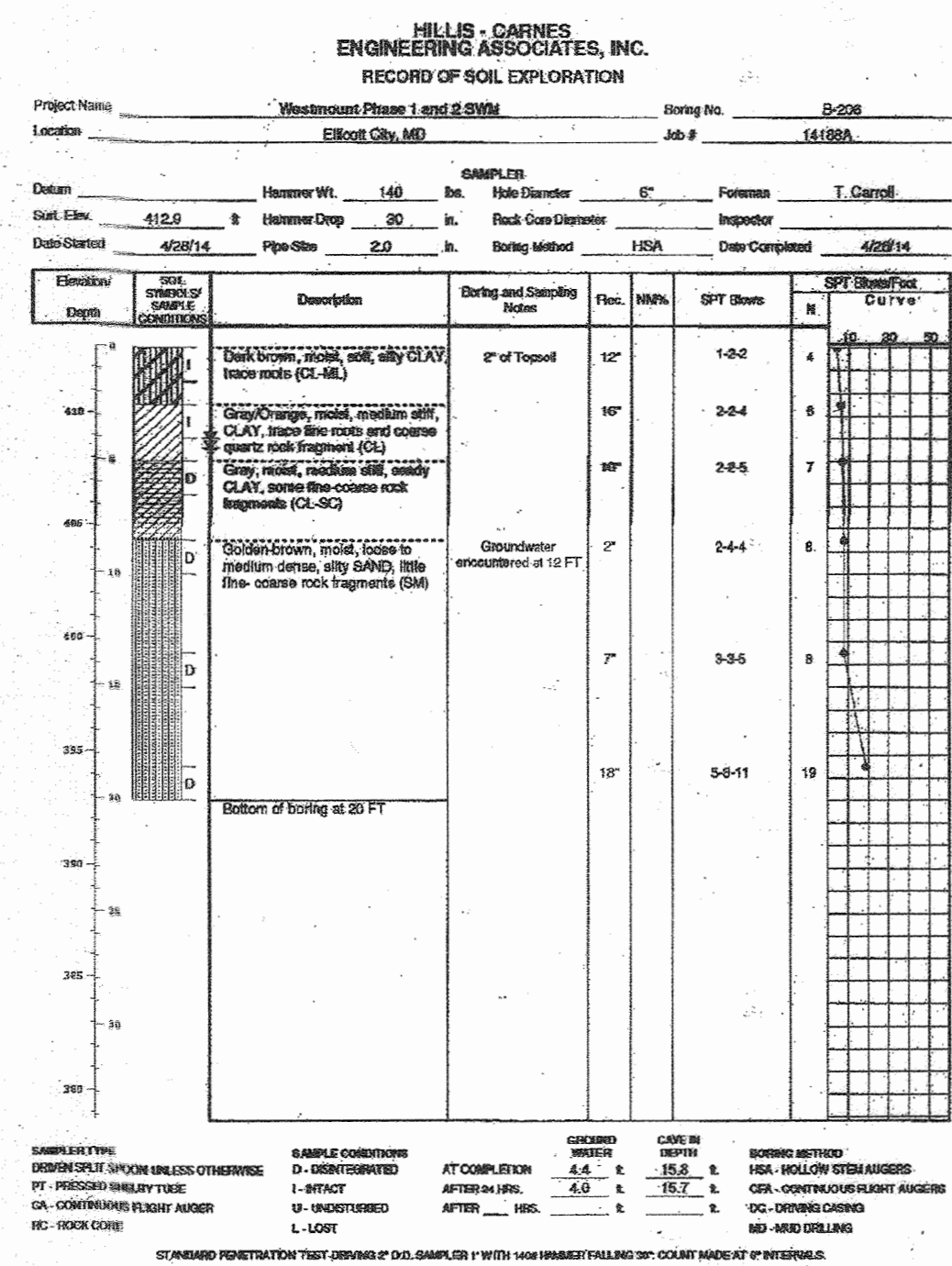
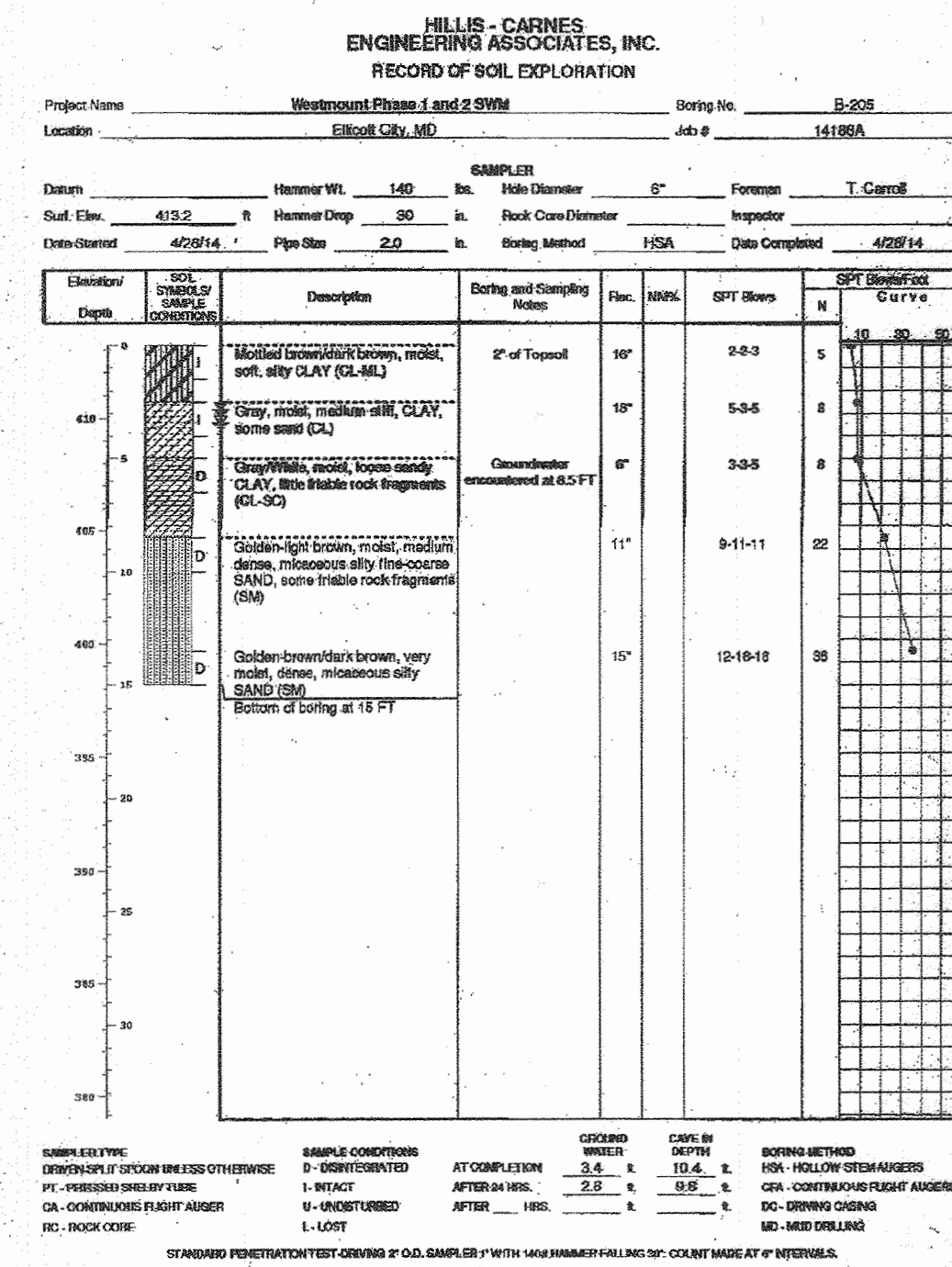
PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422
 ATTN: CAMILLA CARROLL

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. 12475, EXPIRATION DATE: MAY 28, 2018.
 9/25/16
Carl Gutschick

ELECTION DISTRICT No. 2

CULVERT I
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
 AS-BUILT DATE: OCT, 2022
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	65 OF 69

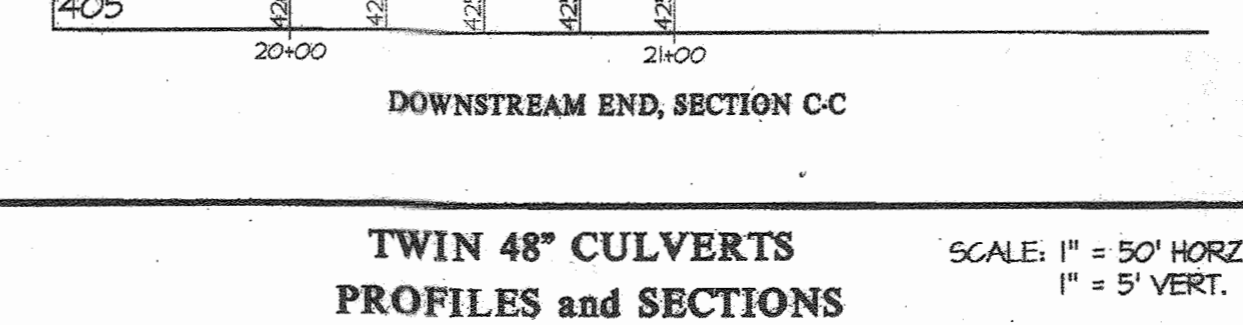
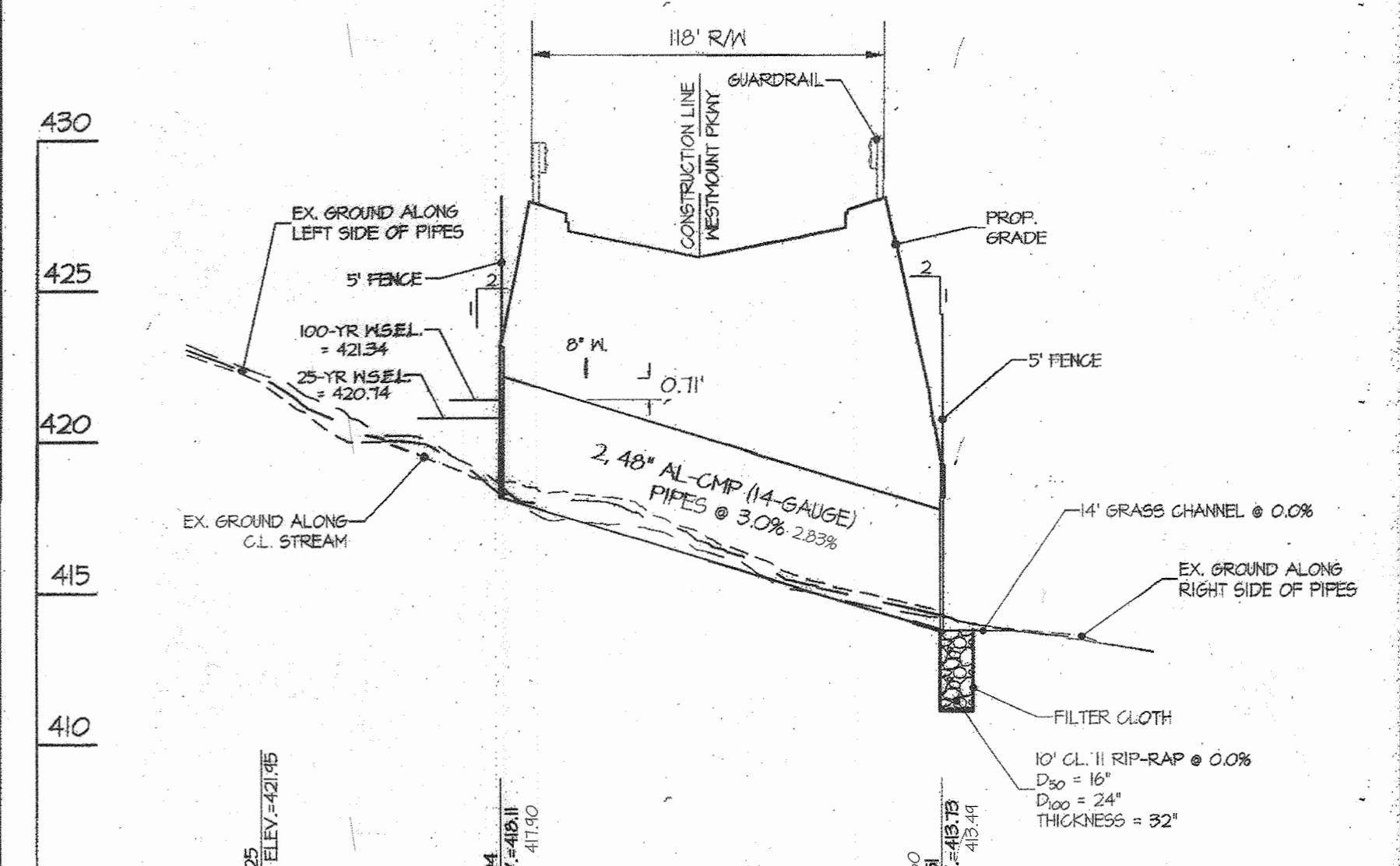
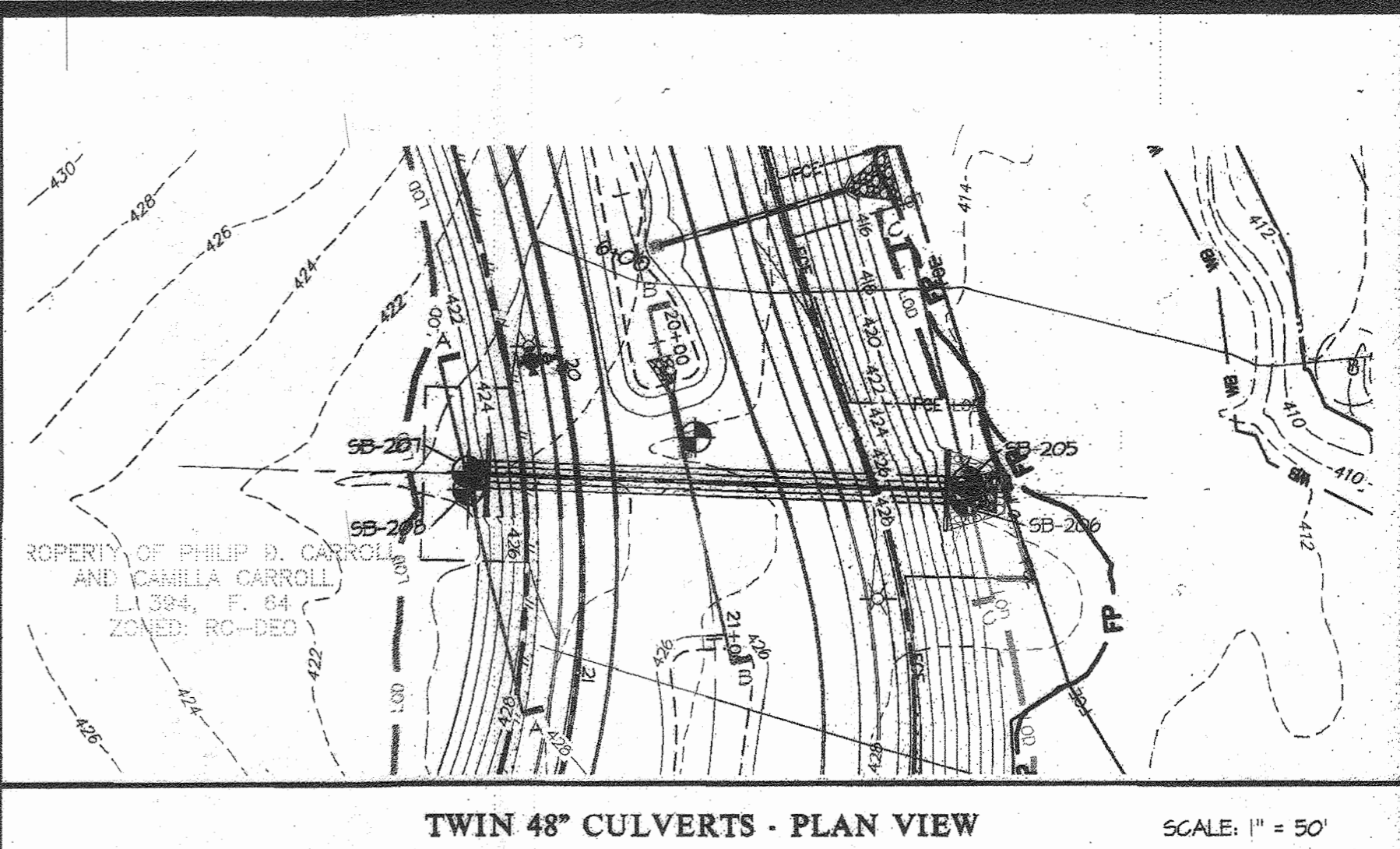
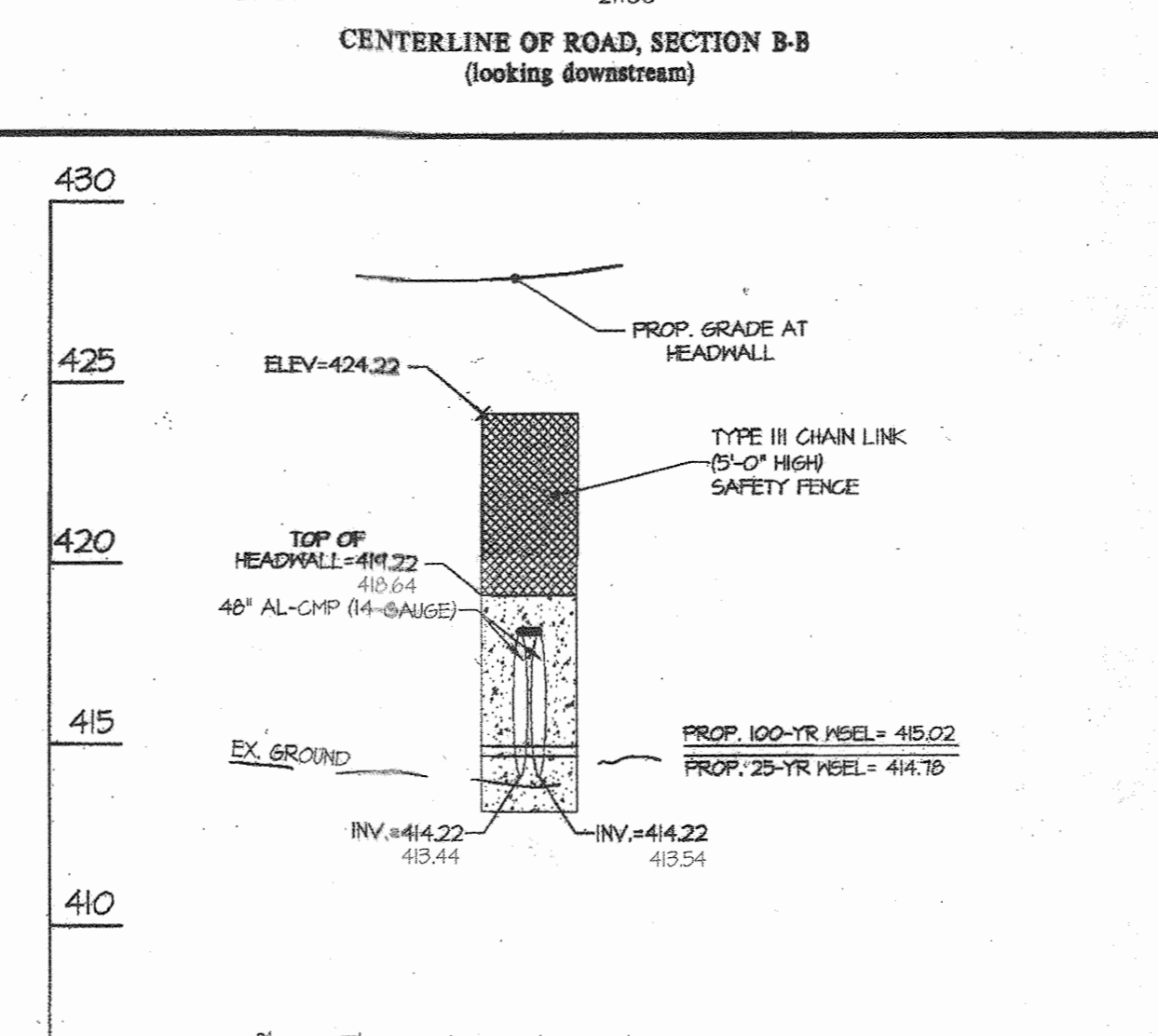
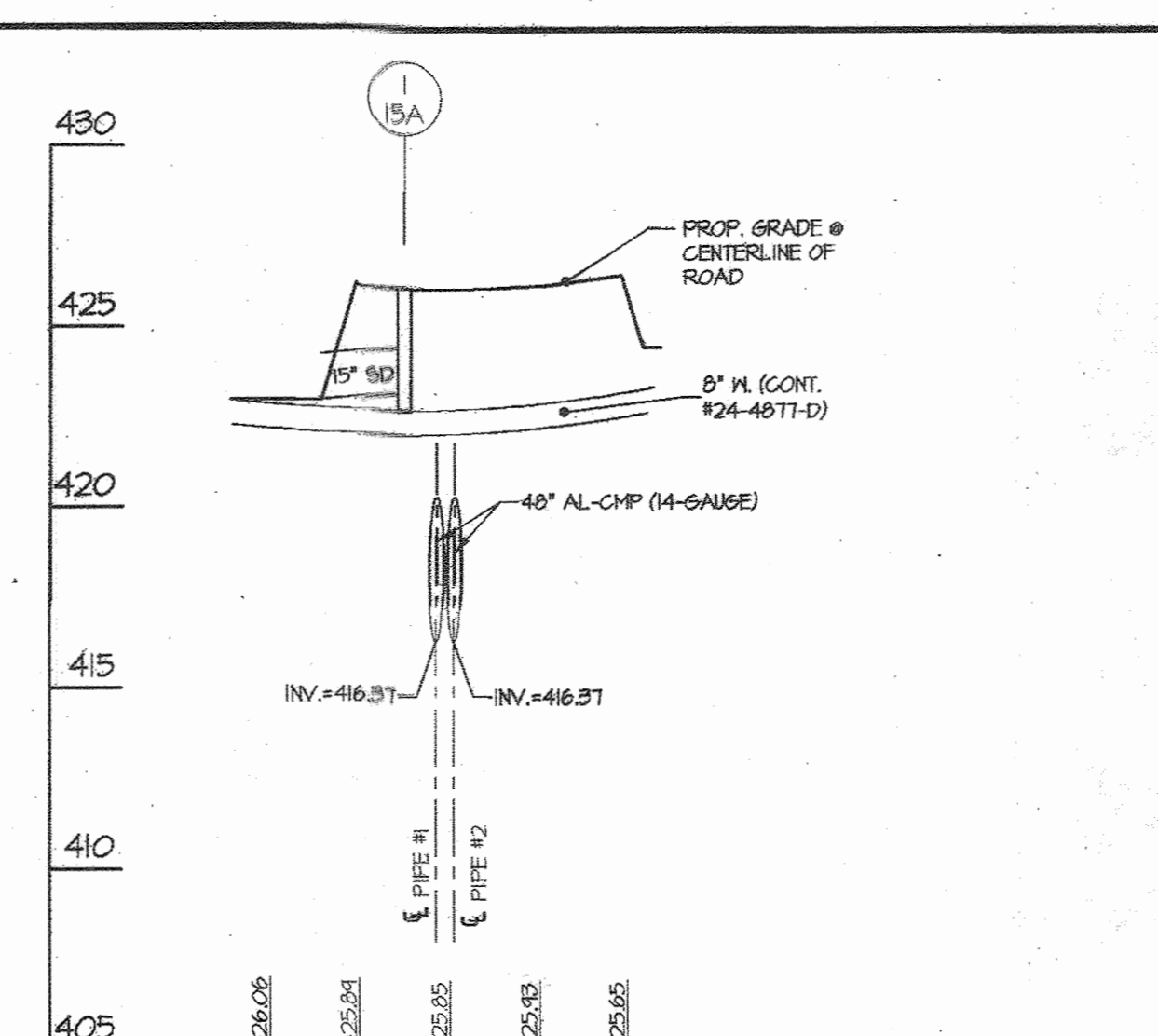
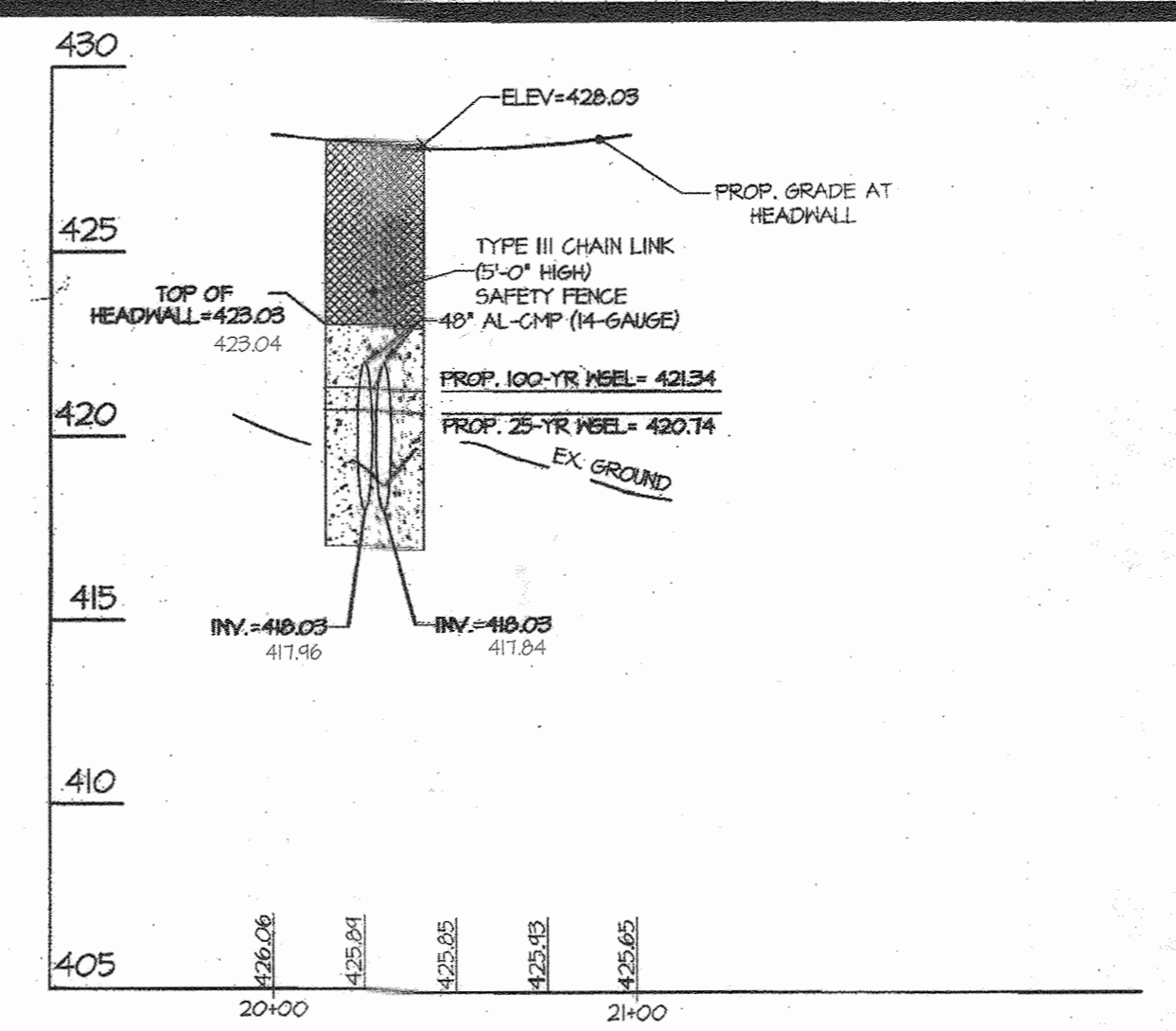


HYDRAULIC INFORMATION TABLES

SECTION	PROP. Q ₁₀₀	PROP. 100-YR. HSEIL	PROP. Q ₂₅	PROP. 25-YR. HSEIL
A-A	105.35 C.F.S.	421.34	13.03 C.F.S.	420.14
B-B	105.35 C.F.S.	416.10	13.03 C.F.S.	411.16
C-C	105.35 C.F.S.	415.02	13.03 C.F.S.	414.78

DISCHARGES THROUGH PIPES

PROP. Q ₂₅	PROP. V ₂₅	PROP. Q ₁₀₀	PROP. V ₁₀₀
13.03 C.F.S.	8.81 F.P.S.	105.00 C.F.S.	14.44 F.P.S.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard
 Chief, Bureau of Highways Date: 10/1/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. Saland
 Chief, Division of Land Development Date: 11-4-16

Chief, Development Engineering Division Date: 11/3/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4185

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEET THE APPROVED PLANS AND SPECIFICATIONS. THESE DOCUMENTS 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. 12475, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
 DATE
 CARL G. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12475

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018

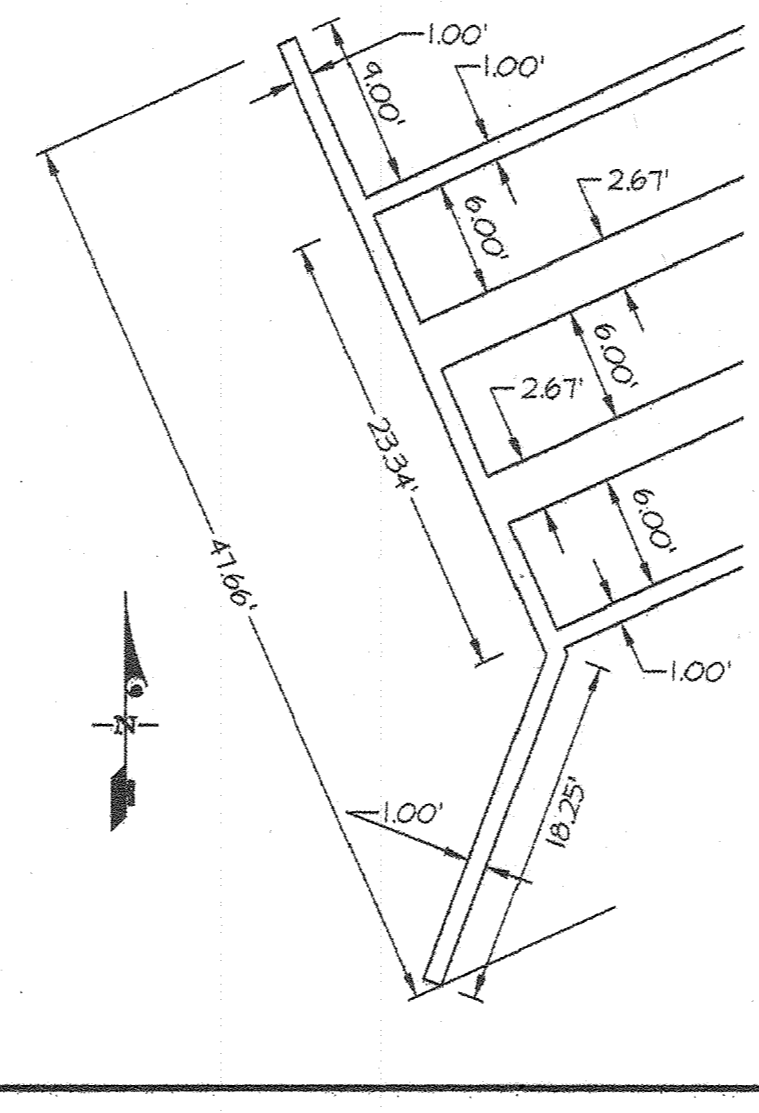
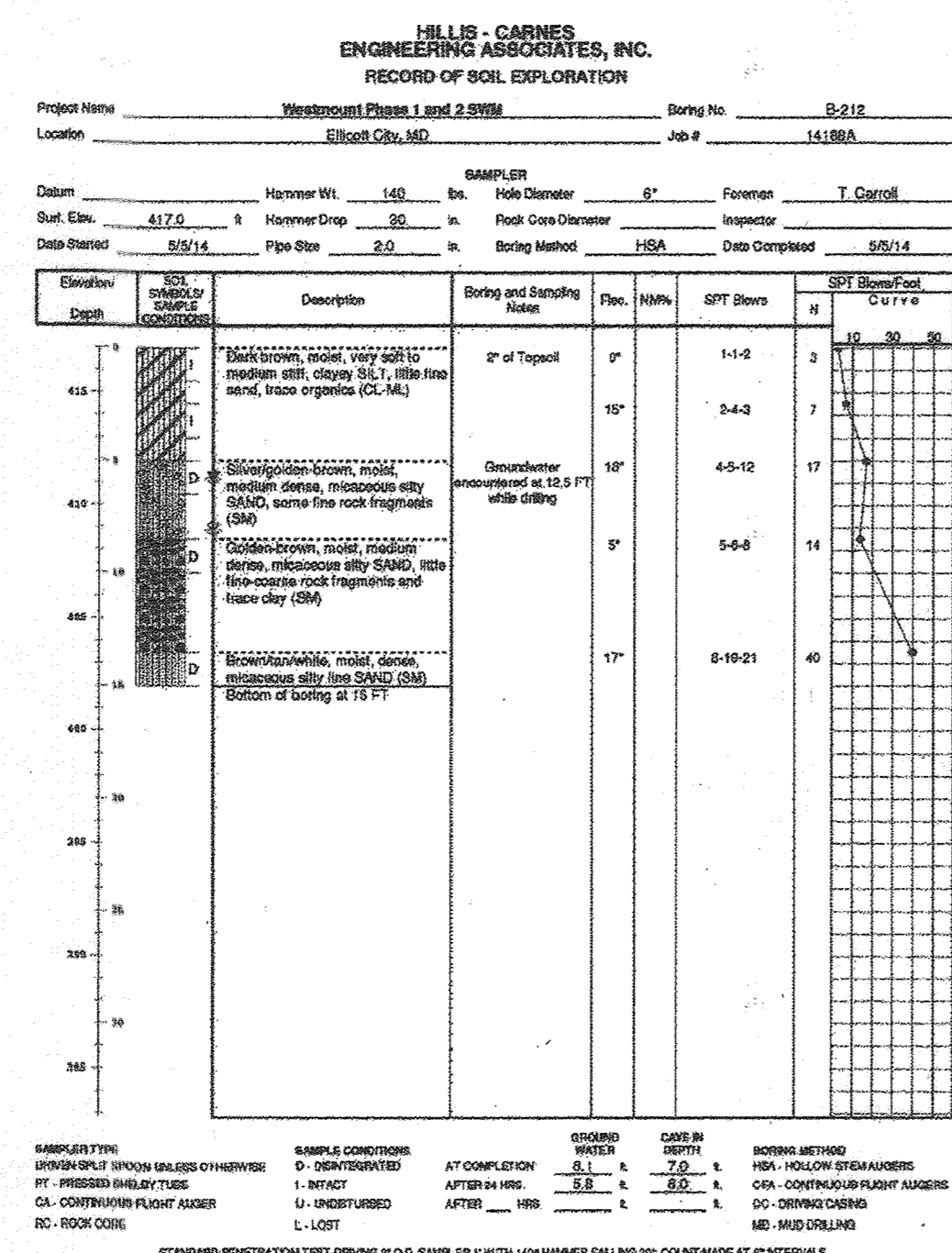
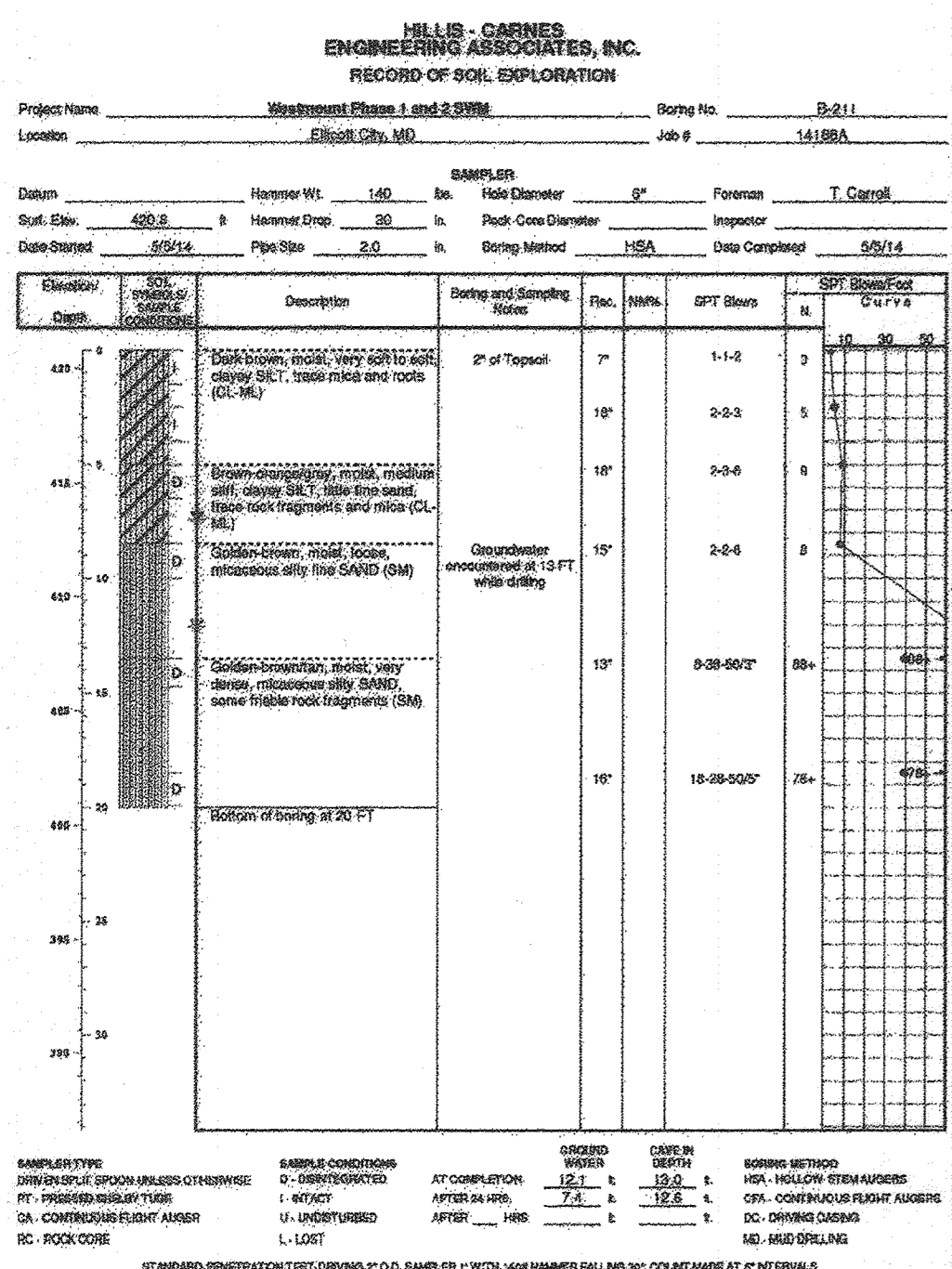
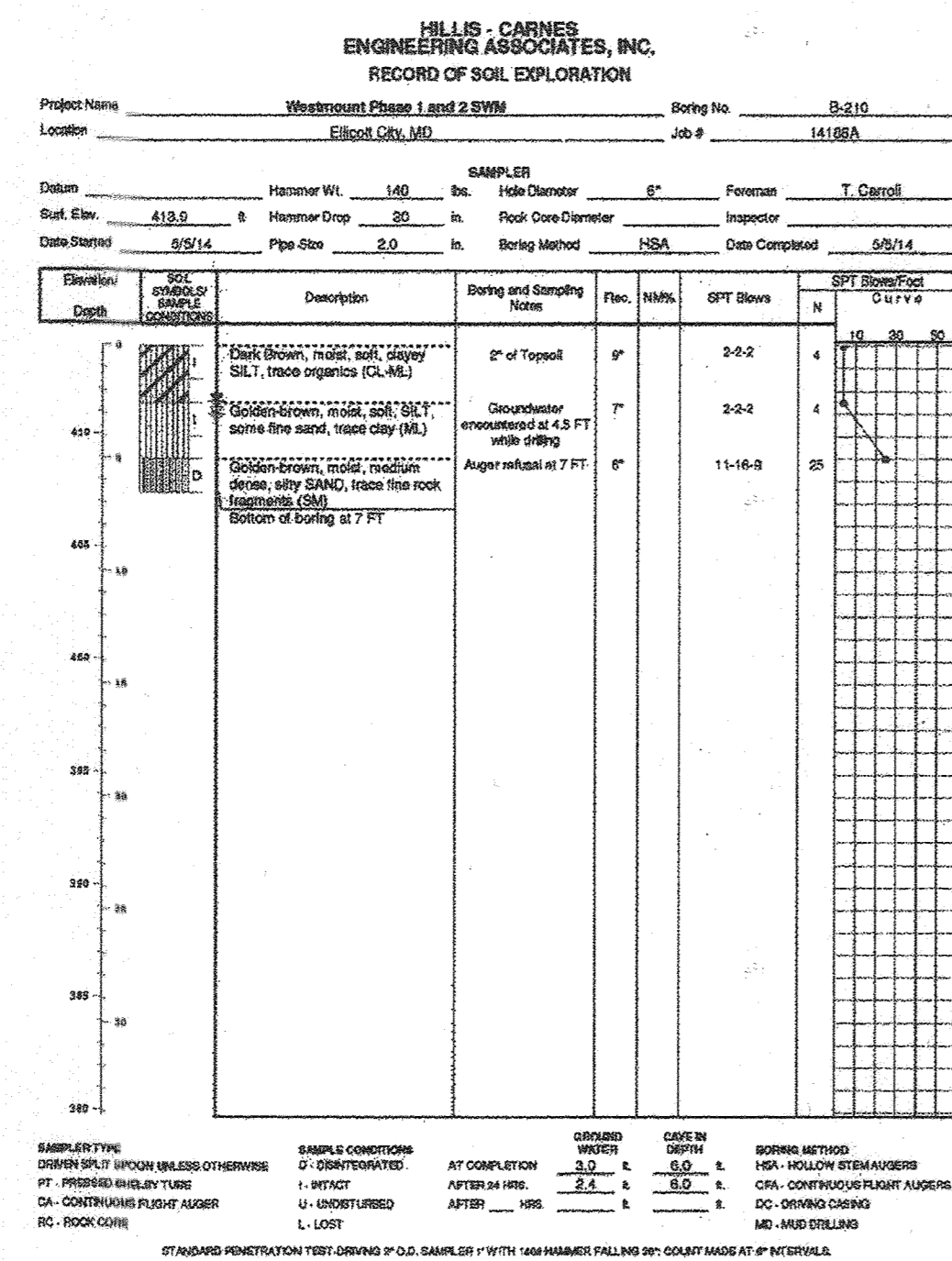
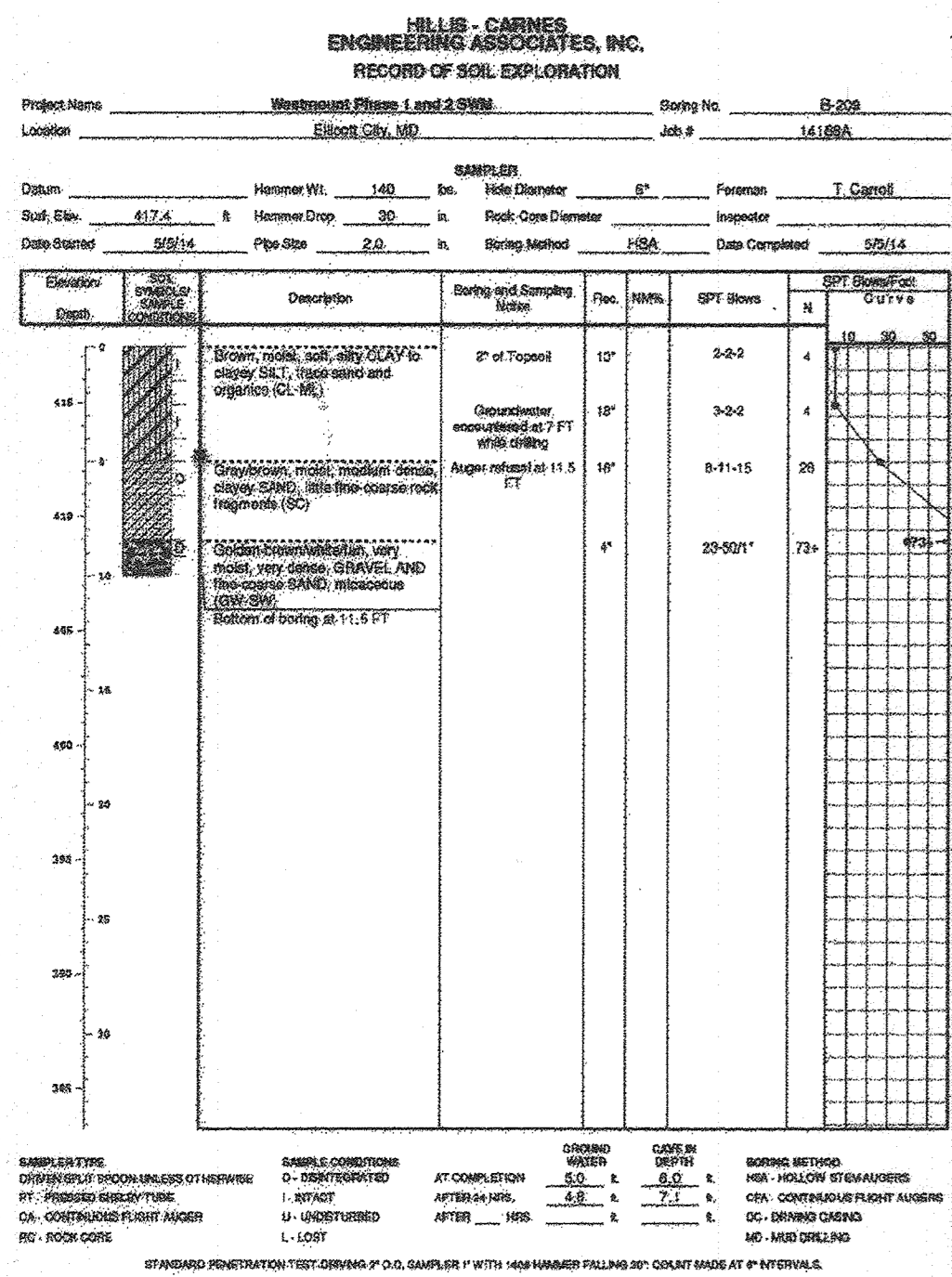
7/20/16

CULVERT 2
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

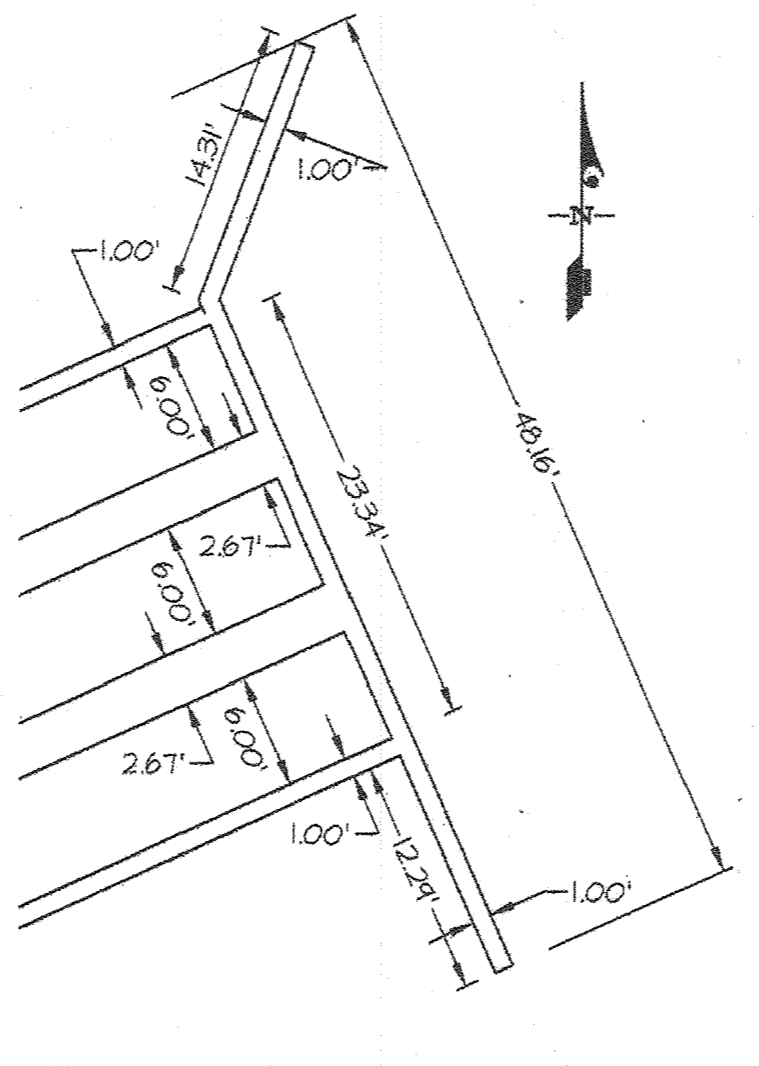
AS-BUILT DATE:
 OCT. 2022

ELECTION DISTRICT No. 2

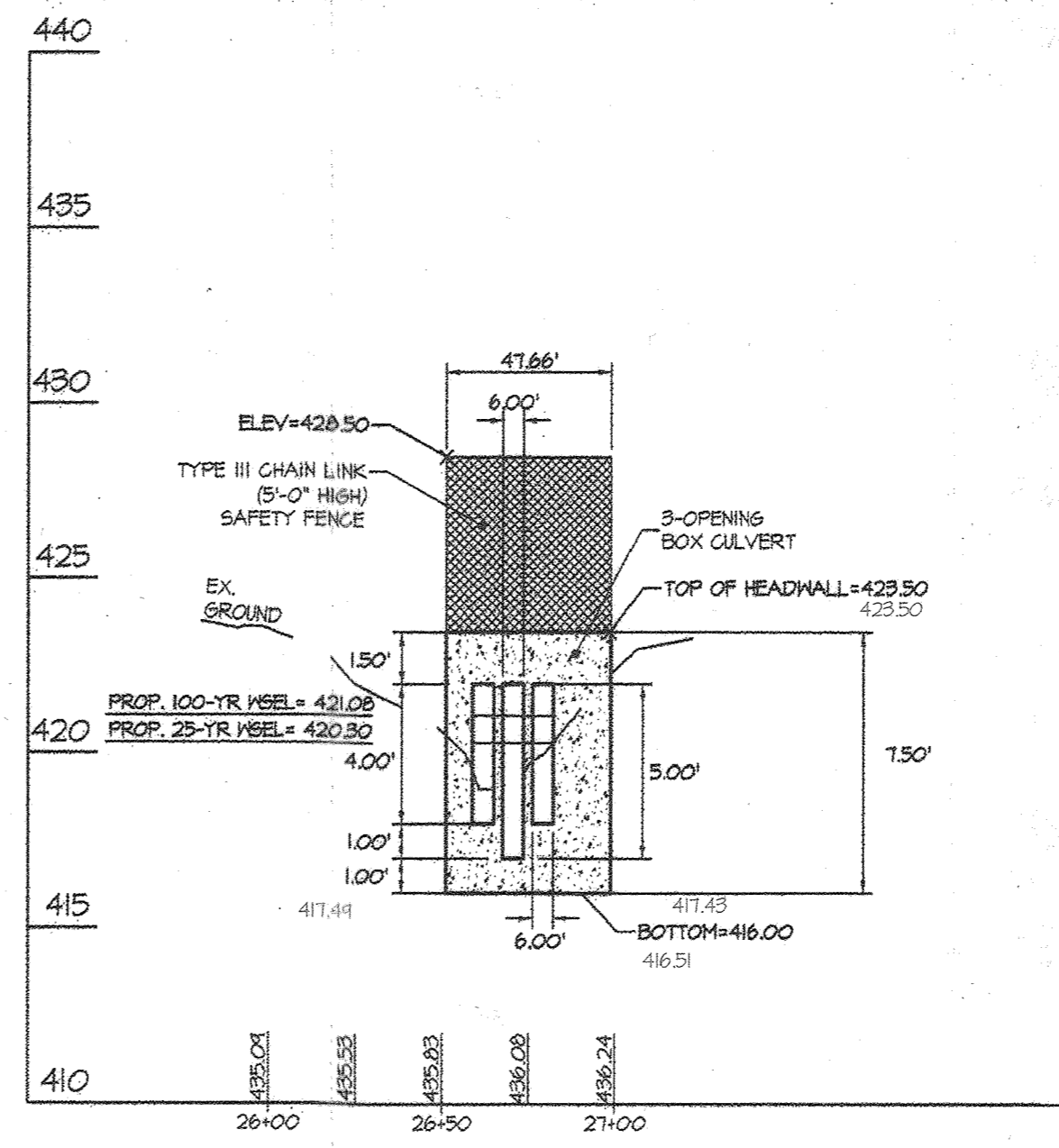
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	66 OF 69



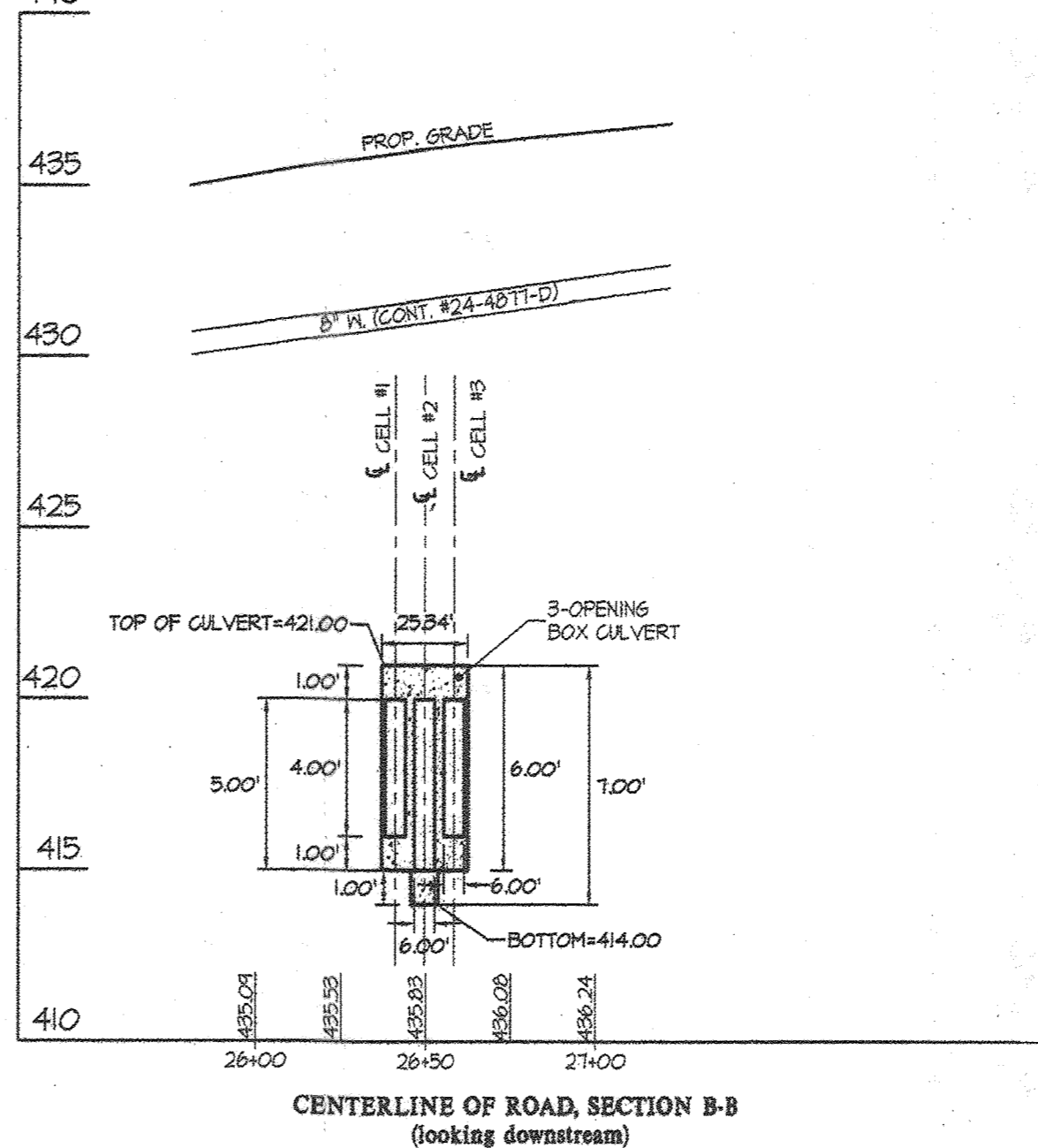
UPSTREAM HEADWALL SCALE: 1" = 10'



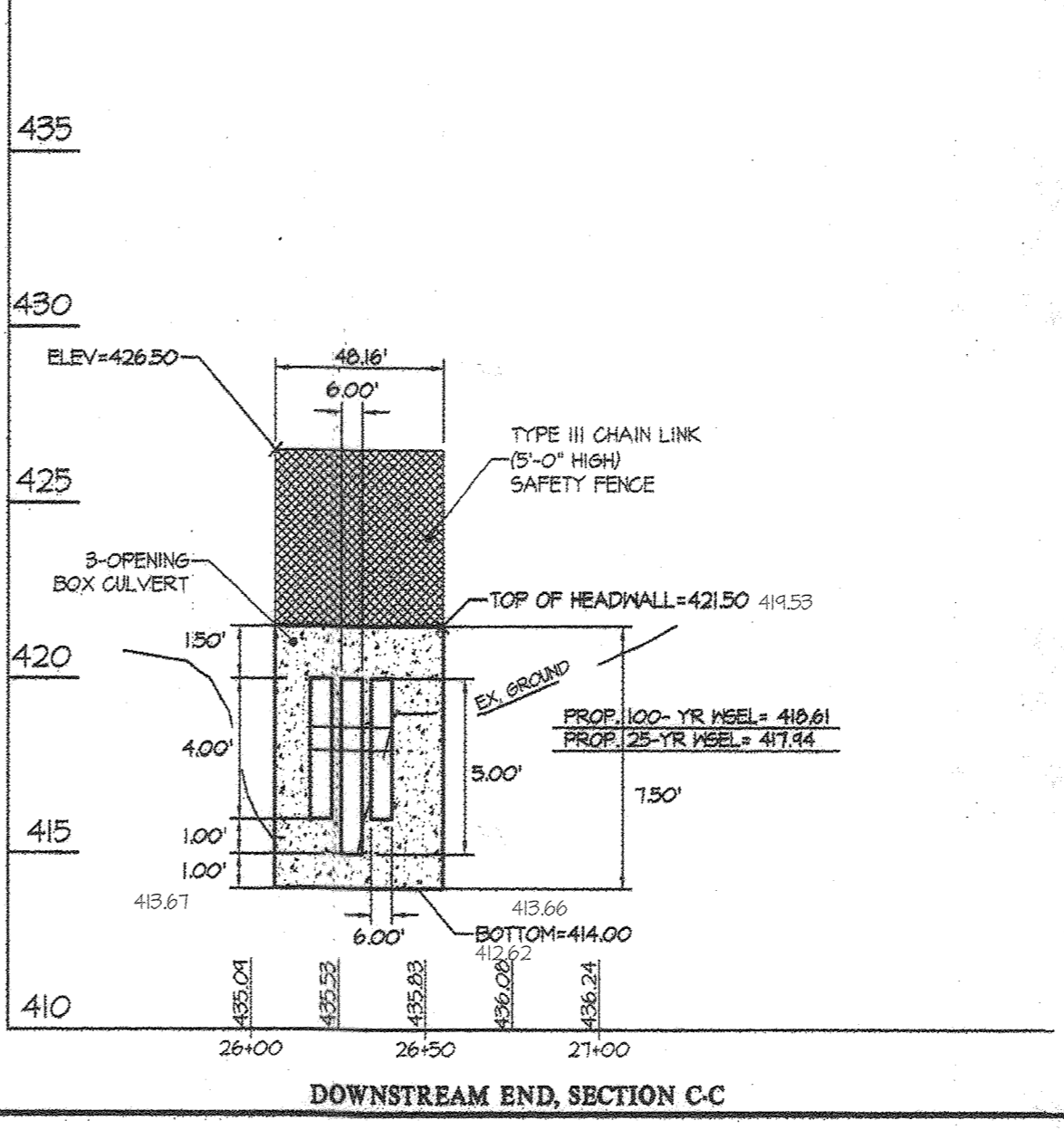
DOWNSTREAM HEADWALL SCALE: 1" = 10'



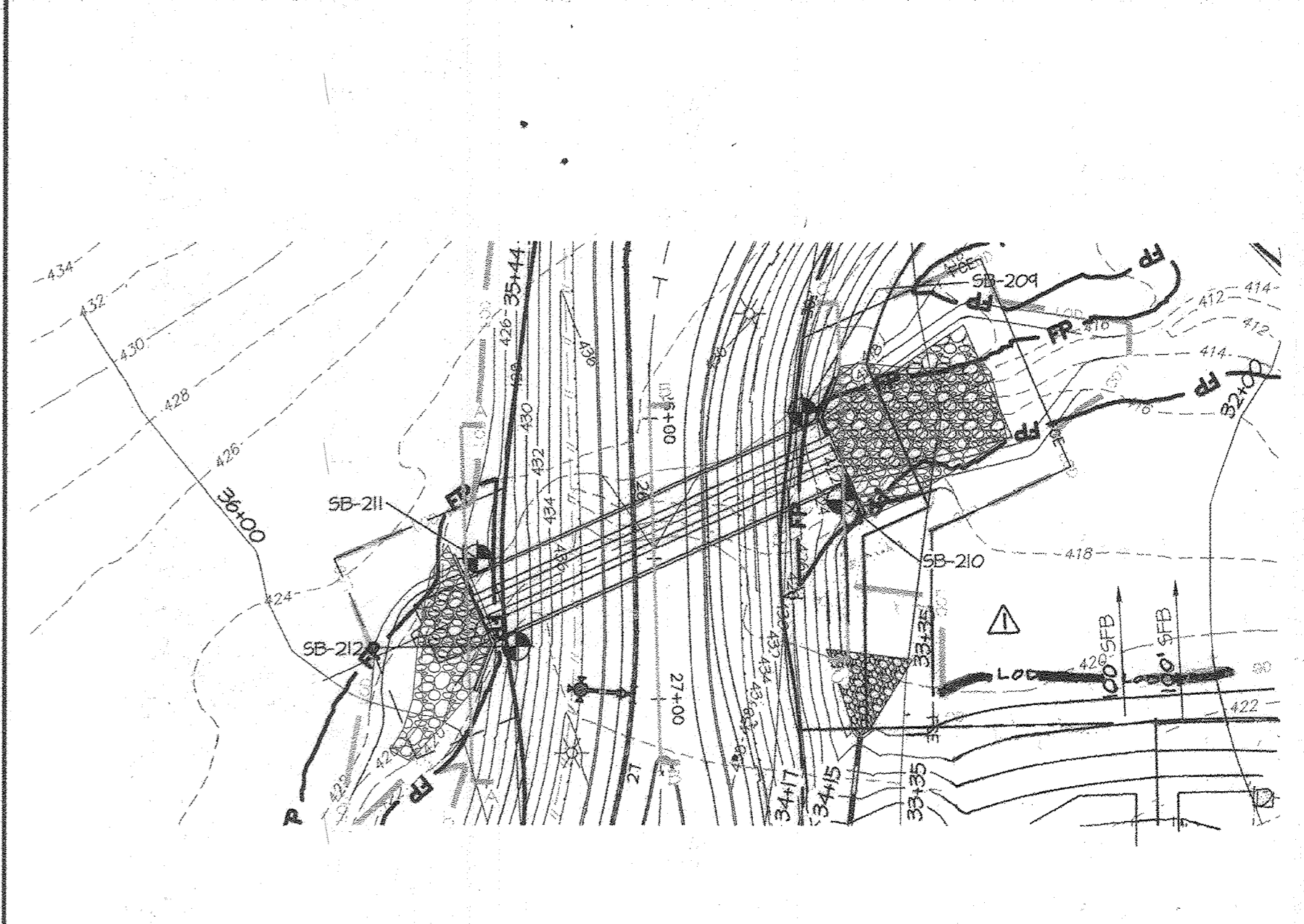
UPSTREAM END, SECTION A-A



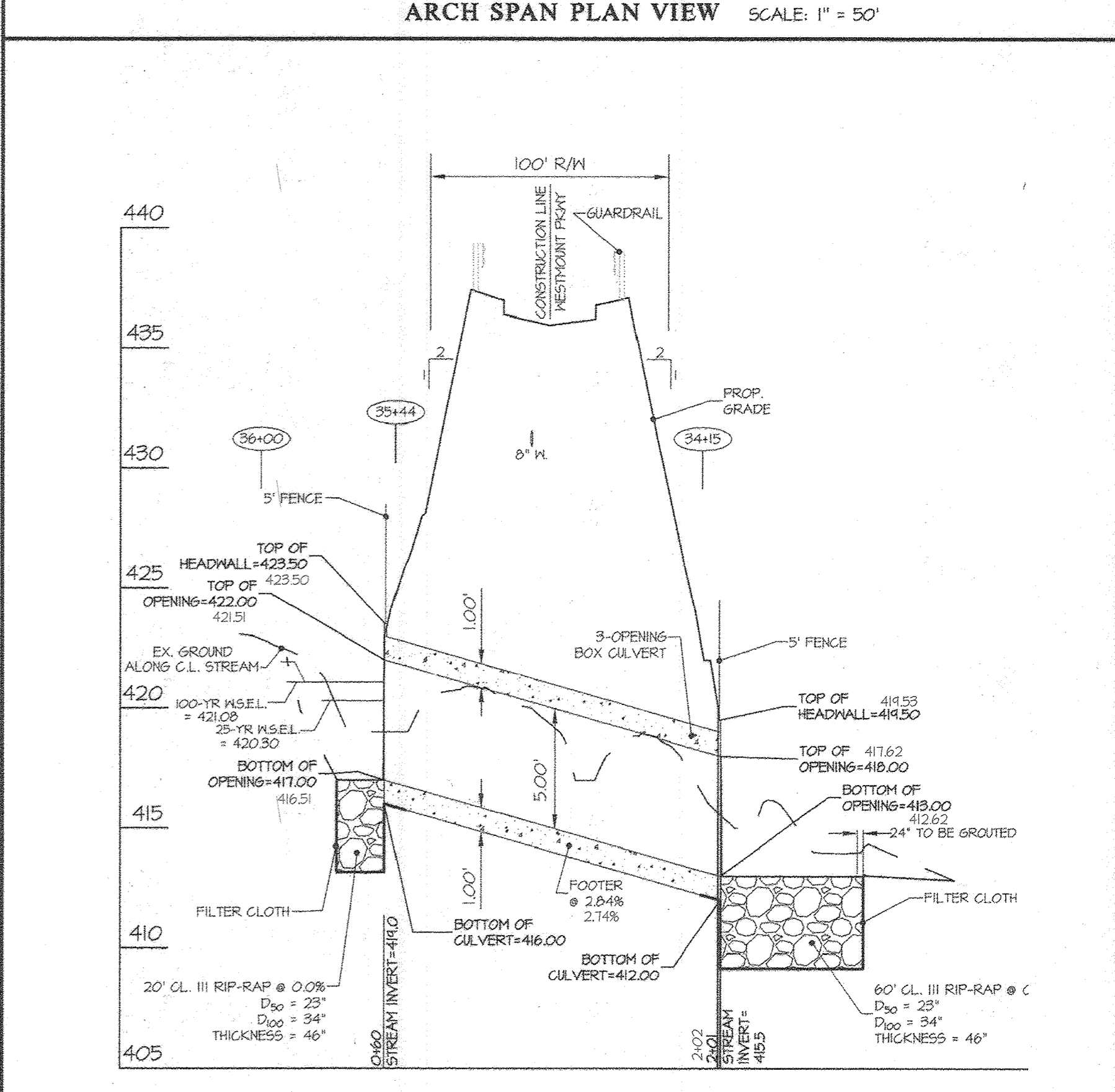
CENTERLINE OF ROAD, SECTION B-B (looking downstream)



DOWNSTREAM END, SECTION C-C



ARCH SPAN PLAN VIEW SCALE: 1" = 50'



ARCH SPAN PROFILES and NOTES SCALE: 1" = 50' HORZ. 1" = 5' VERT.

AS-BUILT SHEET 26 OF 28

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature]
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature]
 Chief, Division of Land Development

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature]
 Chief, Development Engineering Division

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 LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

03/30/2023
 DATE

[Signature]
 CARL V. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12915

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 200 - BURTSMVILLE OFFICE PARK
 BURTSMVILLE, MARYLAND 20885
 TEL: 301-421-4024 BALT: 410-885-1820 DC/VA: 201-989-2524 FAX: 301-421-4188

10-29-2024 Note: see General Note 99 For Revision #1 Summary

NO.	DATE	REVISION	BY	APPR.
94	10-29-2024	REVISED LOT PROPERTY LINE, FCE AND LOD	DEV.	

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

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 LICENSE NO. 12915
 EXPIRATION DATE: MAY 26, 2024

9/28/16
[Signature]

CULVERT 3
 WESTMOUNT - PHASE 2 AS-BUILTS
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE: OCT. 2022
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	23-6&12	67 OF 69

GENERAL NOTES

1. Refer to Specifications and Detail Drawings for Reinforcing Steel and Formwork, and for Formwork and Shoring.

2. All reinforcing steel shall be placed in accordance with the following notes and details.

3. All reinforcing steel shall be placed in accordance with the following notes and details.

4. All reinforcing steel shall be placed in accordance with the following notes and details.

5. All reinforcing steel shall be placed in accordance with the following notes and details.

6. All reinforcing steel shall be placed in accordance with the following notes and details.

7. All reinforcing steel shall be placed in accordance with the following notes and details.

8. All reinforcing steel shall be placed in accordance with the following notes and details.

9. All reinforcing steel shall be placed in accordance with the following notes and details.

10. All reinforcing steel shall be placed in accordance with the following notes and details.

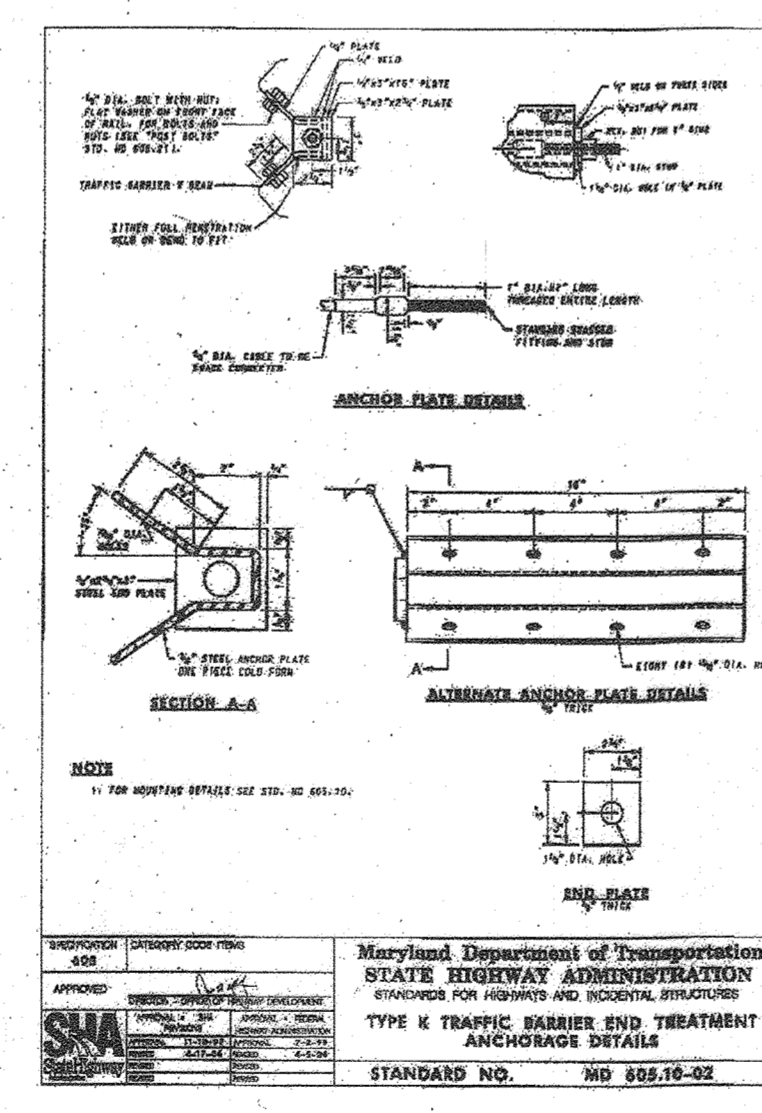
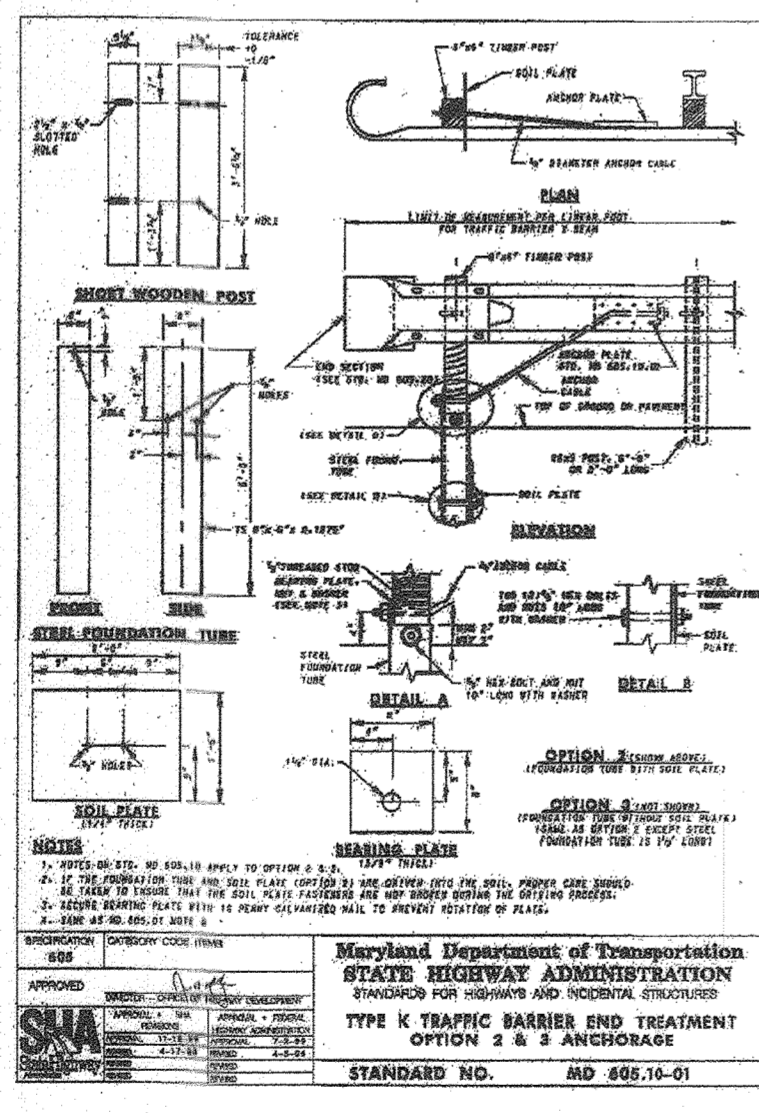
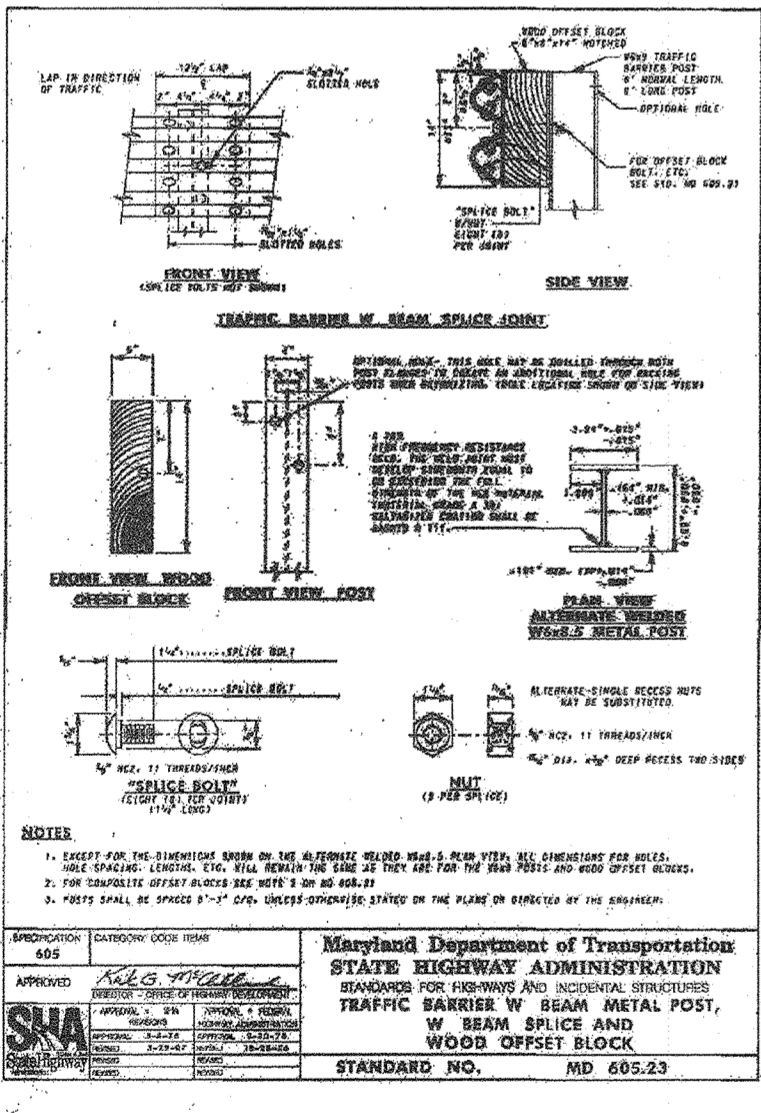
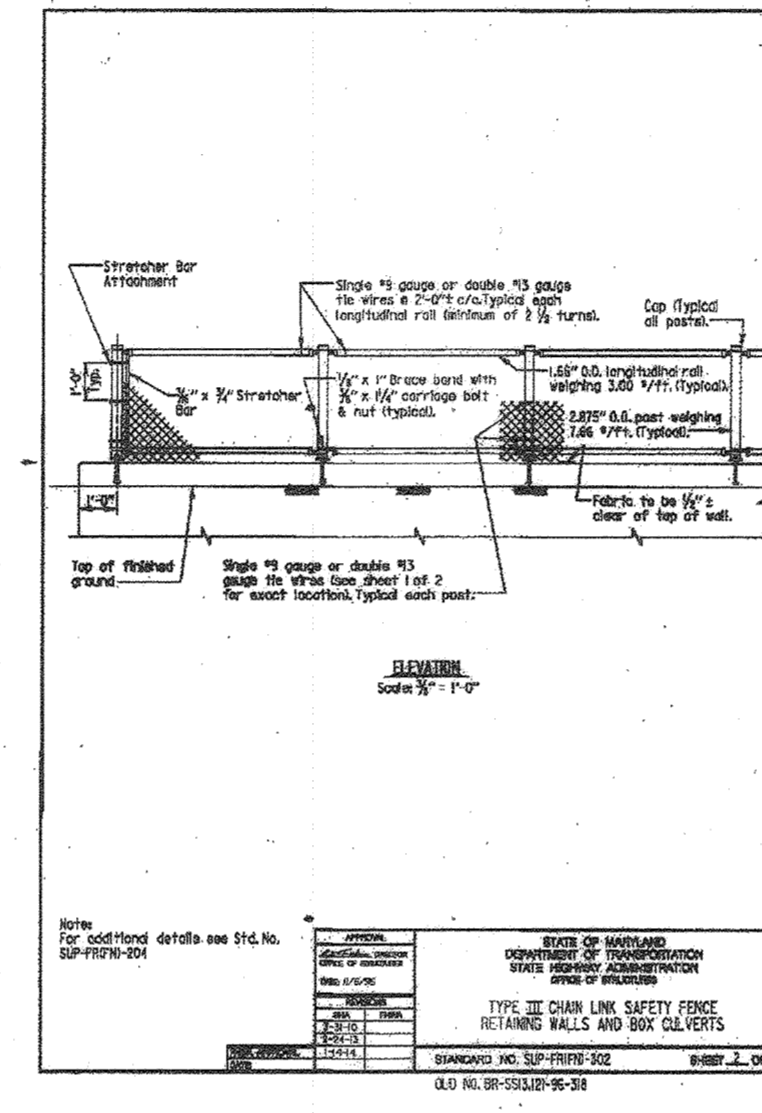
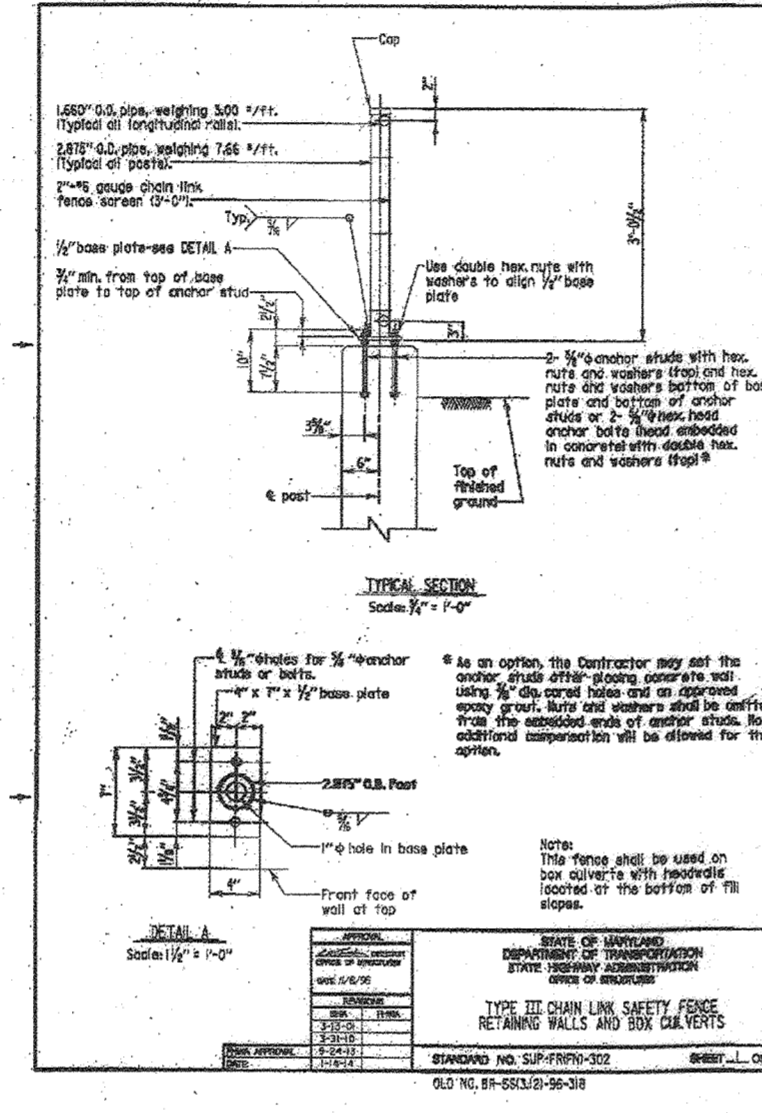
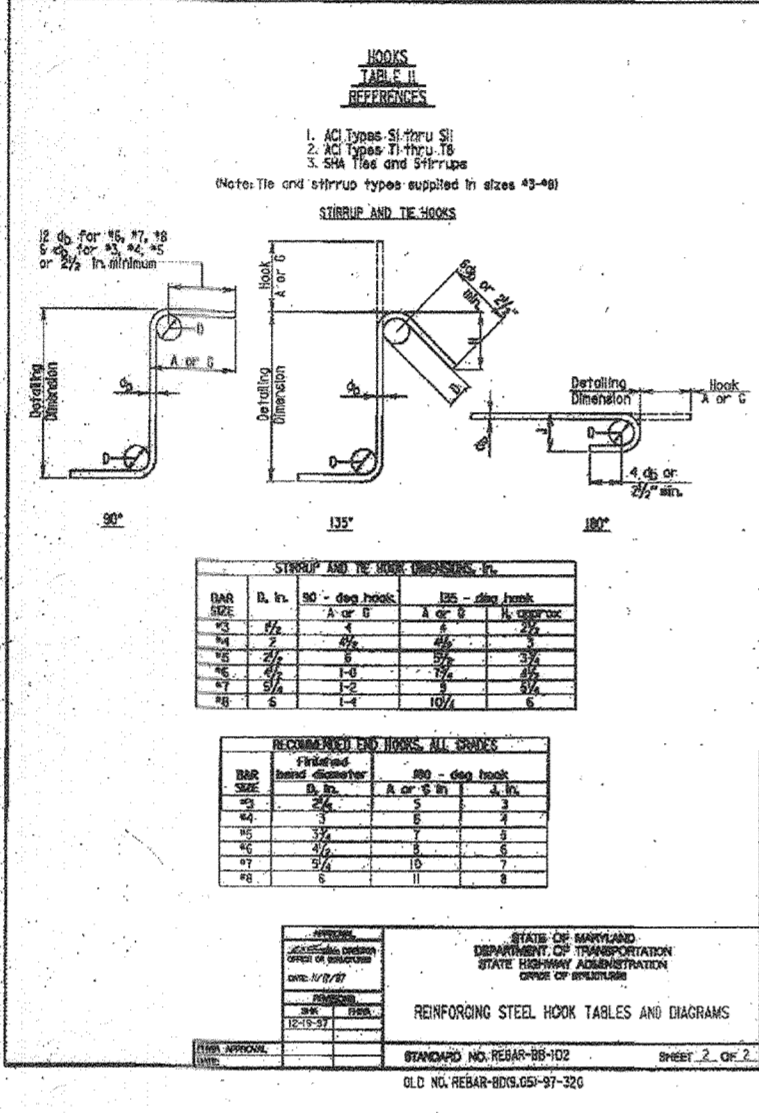
BAR	LOCATION CATEGORY	A	B	C
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"

BAR	LOCATION CATEGORY	A	B	C
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"



REINFORCING STEEL TABLES AND DIAGRAMS

BAR	LOCATION CATEGORY	A	B	C
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"
#4	2'-0"	2'-0"	2'-0"	2'-0"



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 10/14/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 11-4-16

Chief, Development Engineering Division
 Date: 11/2/16

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 LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2024.
 DATE OF SURVEY: OCTOBER, 2022.

DATE: 03/30/2023
 CARL K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REG. NO. 12415

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 220 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-588-1820 DC/VA: 301-588-2524 FAX: 301-421-4186

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

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 LICENSE NO. 12875
 EXPIRATION DATE: MAY 25, 2018

9/20/16
 CLC

AS-BUILTS

CULVERT STANDARD DETAILS

WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C

AS-BUILT DATE:
 OCT, 2022

ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	23-6&12	68 OF 69

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATION REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.

- a. "INTERNATIONAL BUILDING CODE - 2015", INTERNATIONAL CODE COUNCIL
- b. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ASCE/SEI 1-10) AMERICAN SOCIETY OF CIVIL ENGINEERS.

2. ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. FOUNDATION / EARTHWORK / GEOTECHNICAL REPORT

1. DESIGN DATA:

- a. FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED BEARING CAPACITY OF 2500 PSF
- b. BEARING CAPACITY TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- c. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.

3. GENERAL

- a. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK. SEE ALSO NOTES UNDER THE "CONSTRUCTION" SECTION.
- b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
- c. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.

4. BACKFILL

- a. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF DEBRIS.

5. STRUCTURAL FILL

- a. INSPECTION OF ANY COMPACTED STRUCTURAL FILL SHALL BE PERFORMED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- b. APPROVED MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8" INCHES ON LOOSE THICKNESS. MOISTURE CONDITION AS REQUIRED TO ACHIEVE COMPACTION TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR) FOR FILL BELOW FOOTINGS.

C. CONSTRUCTION

1. GENERAL

- a. THIS DRAWING REPRESENTS THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, ETC.
- b. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.
- c. IMPLEMENTING JOB-SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

D. CONCRETE

1. CODES

- a. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318", AMERICAN CONCRETE INSTITUTE.
- b. "SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301".
- c. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.

2. MATERIALS

a. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

APPLICATION	f _c @ 28 DAYS	WEIGHT (PCF)	f _v (MAX)
ALL CONCRETE	4500	145	0.45

FUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID-RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER. WATER HELD BACK AT THE PLANT SHALL BE NOTED ON THE BATCH TICKET AND RECORDED ON THE INSPECTOR'S REPORT WHEN SAMPLE CYLINDERS ARE MADE.

- b. CEMENT: ASTM C150, TYPE II FOR CONCRETE IN CONTACT WITH EARTH
 - c. CEMENT SUBSTITUTES: ASTM C595, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
 - d. AGGREGATES: ASTM C88 (NORMAL WEIGHT)
 - e. AIR: AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C260.
- ALL CONCRETE 5% ± 1%
*AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%
- f. REINFORCEMENT: DEFORMED REINFORCING BARS ASTM A615, GRADE 60

3. CAST-IN-PLACE

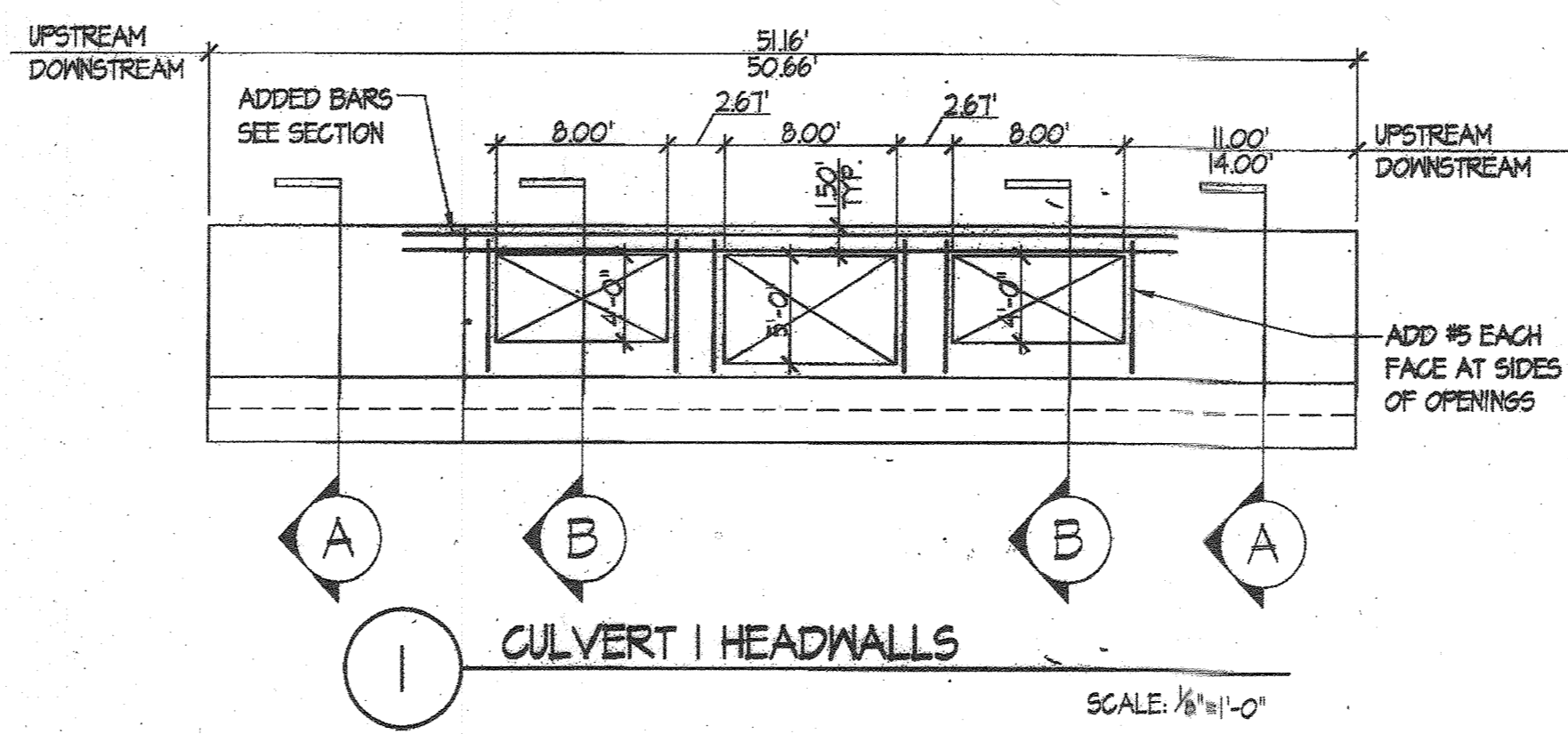
- a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER #6 BARS AND LARGER 2"
 - #5 BARS AND SMALLER 2"

b. ALL FORMWORK SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION.

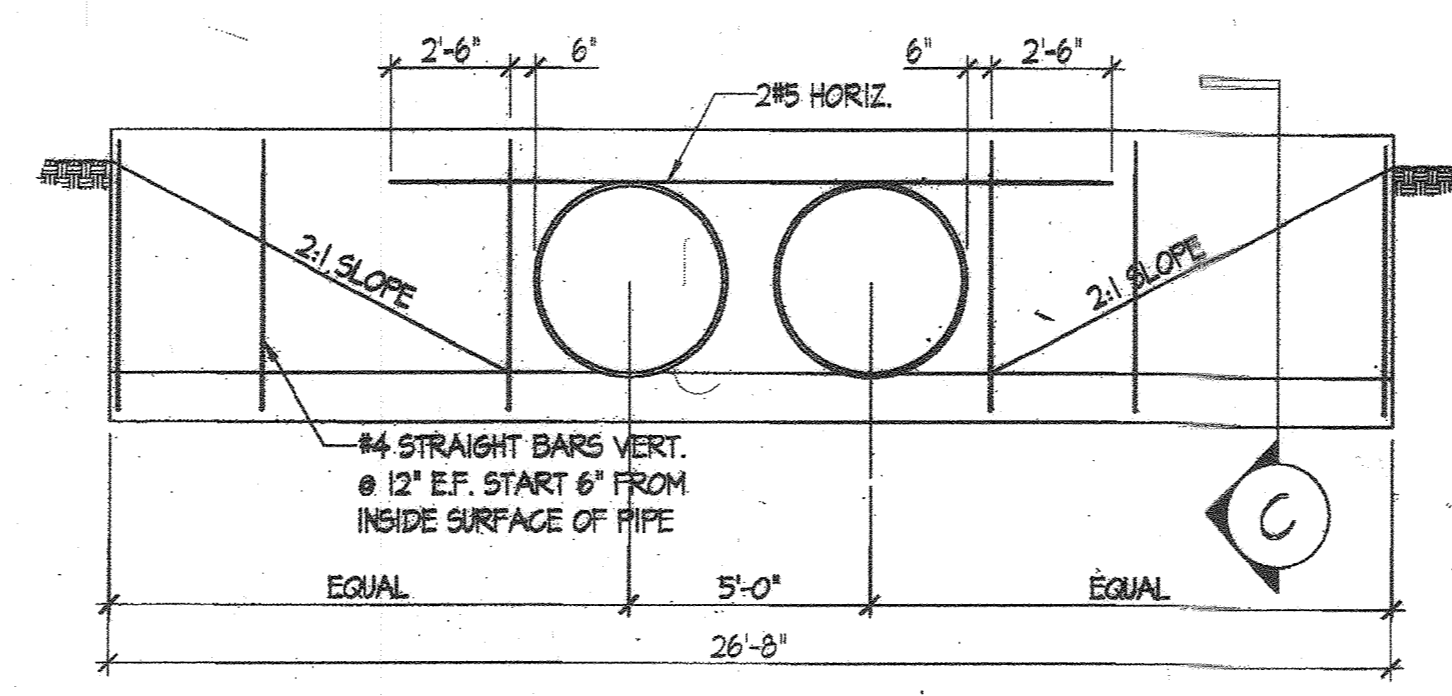
1. INSPECTION AND TESTING

- a. A TESTING AGENCY SHALL BE ENGAGED TO PROVIDE SERVICES AS INDICATED BELOW AND SUBMIT REPORTS.
 - (1) THE AGENCY SHALL INSPECT THE FORM WORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. THE AGENCY SHALL MONITOR ALL STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.
 - (2) SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
 - (3) THE FOLLOWING NUMBER OF TEST CYLINDERS SHALL BE CAST FOR EACH DAY'S FOUR OR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS: (4" DIA x 8" TALL CYLINDERS)

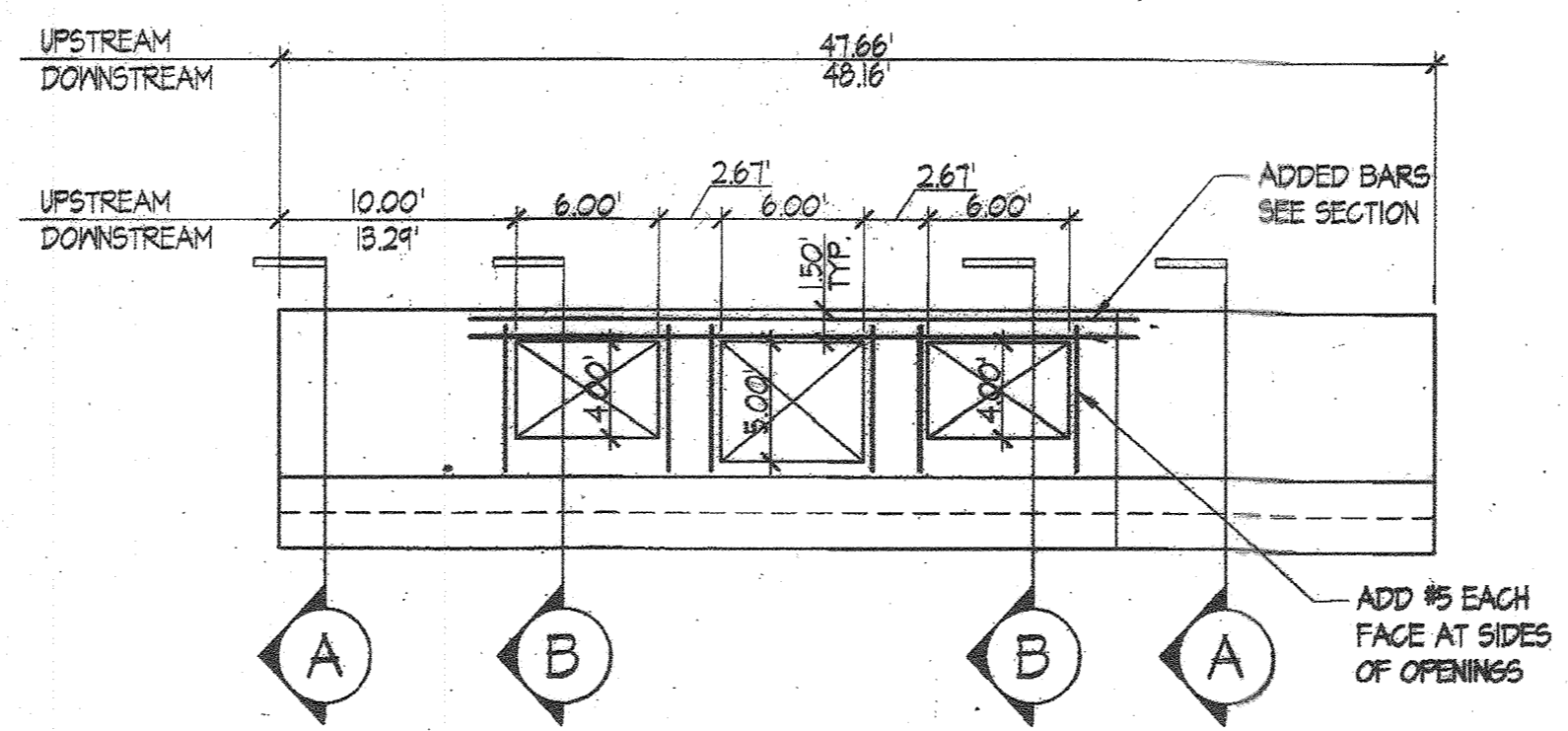
FOR FOOTINGS, STAIRS AND WALLS:
3 @ 7 DAYS, LAB CURED
3 @ 28 DAYS, LAB CURED



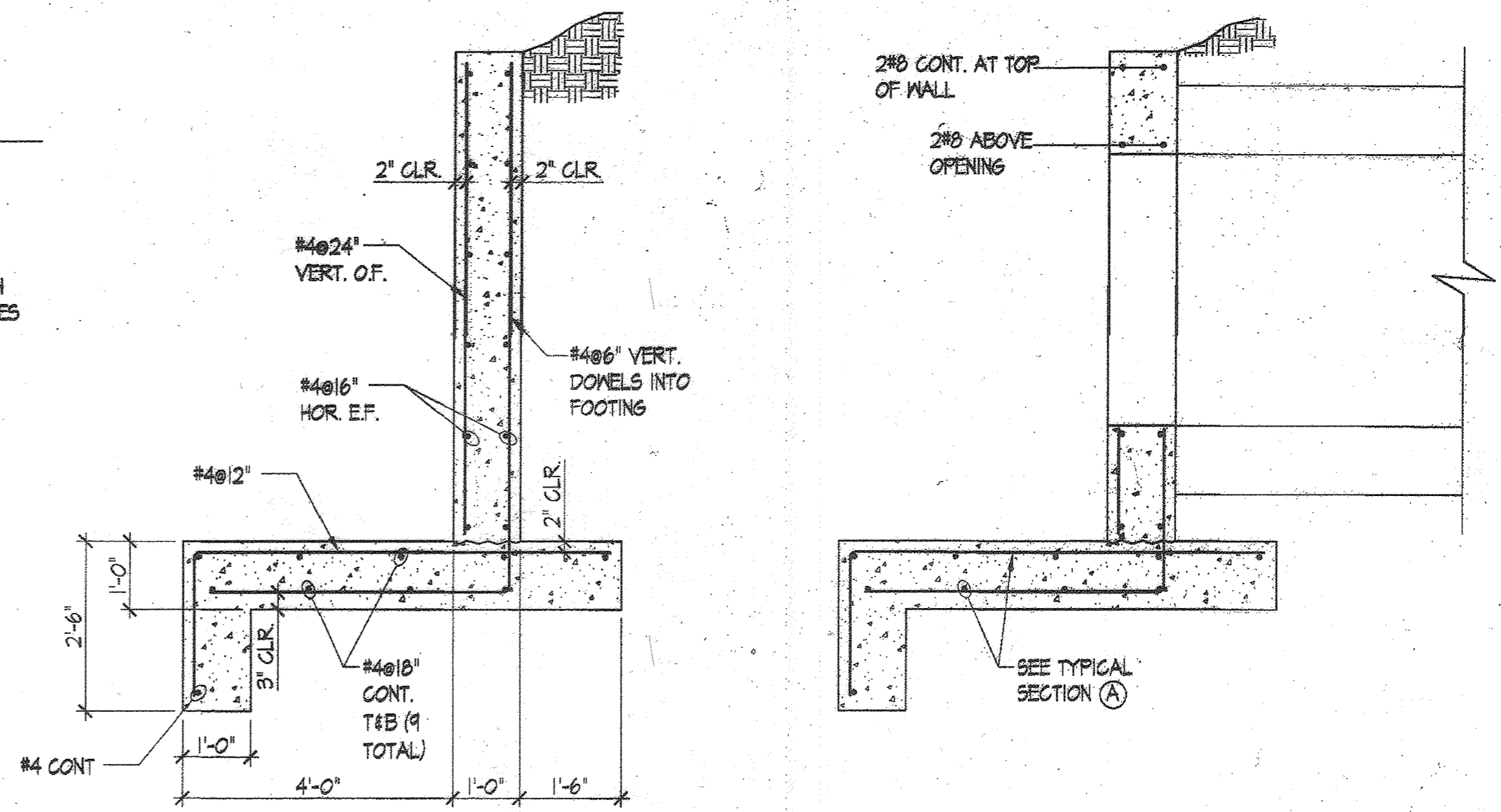
1 CULVERT 1 HEADWALLS SCALE: 1/8"=1'-0"



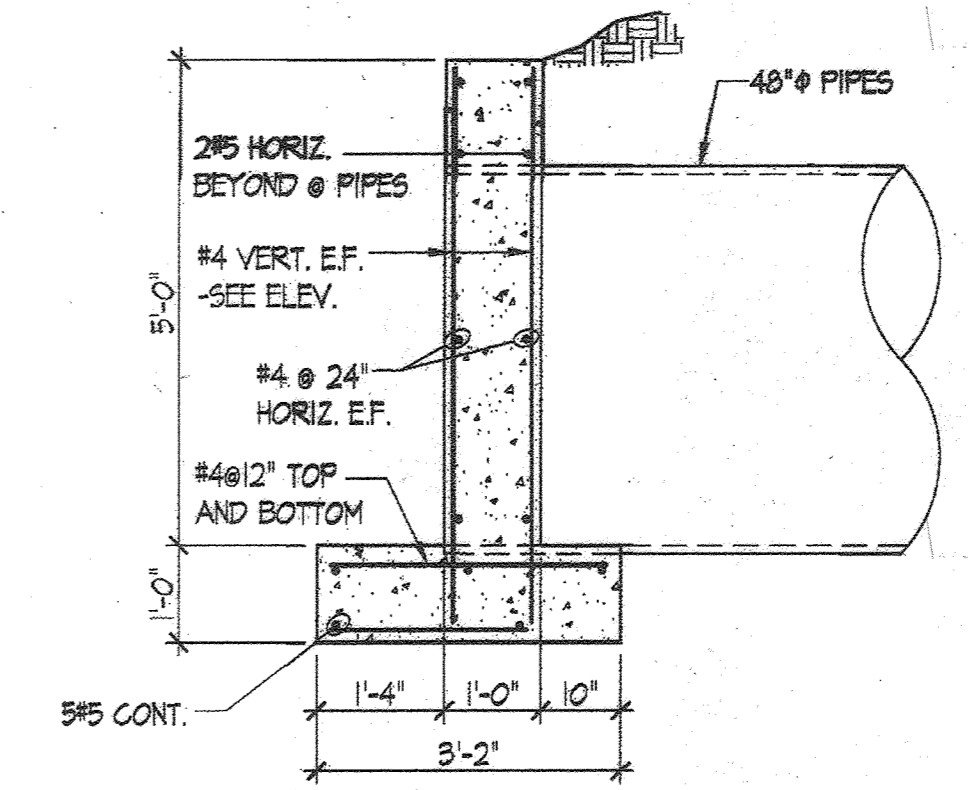
2 CULVERT 2 ENDWALLS SCALE: 1/4"=1'-0"



3 CULVERT 3 HEADWALLS SCALE: 1/8"=1'-0"



A TYPICAL HEADWALL REINFORCEMENT SCALE: 1/2"=1'-0"
B SECTION AT BOX CULVERT SCALE: 1/2"=1'-0"



C ENDWALL SECTION SCALE: 1/2"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Melvin
Chief, Bureau of Highways Date: 10/12/2024

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
NA
Director Date: 11-4-26

Kevin School
Chief, Division of Land Development Date: 11/3/16

AW
Chief, Development Engineering Division Date: 11/3/16

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CKA
CARL K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REG. NO. 12475

RATHGEBER/GOSS ASSOCIATES
Consulting Structural Engineers
15871 Crabbs Branch Way
Rockville, Maryland 20855
Phone: (301) 590-0071 Fax: (301) 590-0073
www.rath-goss.com
PROJECT NO. 16014.06

PREPARED FOR:
WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLCOTT CITY, MARYLAND 21042
ATTN: CAMILLA CARROLL

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EXPIRATION DATE: APRIL 15, 2018
9/20/16
CKA

AS-BUILTS
CULVERT HEADWALLS & ENDWALLS
WESTMOUNT - PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C
ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAXITLE	SHEET
SEPT., 2016	23-6&12	69 OF 69

AS-BUILT DATE:
OCT., 2022
HOWARD COUNTY, MARYLAND

S:\WORK\2016\16014.06 Westmount Phase 2 Job RGA 16014.06 SHEETING 230106.09/2016 10:17 AM LAST SAVE: 9/15/2016 10:15 AM PLOTTED BY: Melissa Horn