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ROAD CONSTRUCTION PLANS
WESTMOUNT - PHASE 4
Lots 295 thru 394, Open Space Lots 395 thru 418

GENERAL NOTES

1. Zoning: Site is being developed under the Amended 5th Edition of Subdivision and Land Regulations for R-ED.
2. Previous Department of Planning and Zoning file numbers: F-11-058, ZB-1087M, WP-11-132, WP-15-038, ECP-14-058, SP-14-008, PB 408, F-15-087, F-16-061, F-16-046, F-17-001,WP-15-038, WP-16-081, the D.R.R.A. is recorded at L. 12722 F. 248, and the First Amendment is recorded at L. 19755 F. 94.
3. Site Analysis:

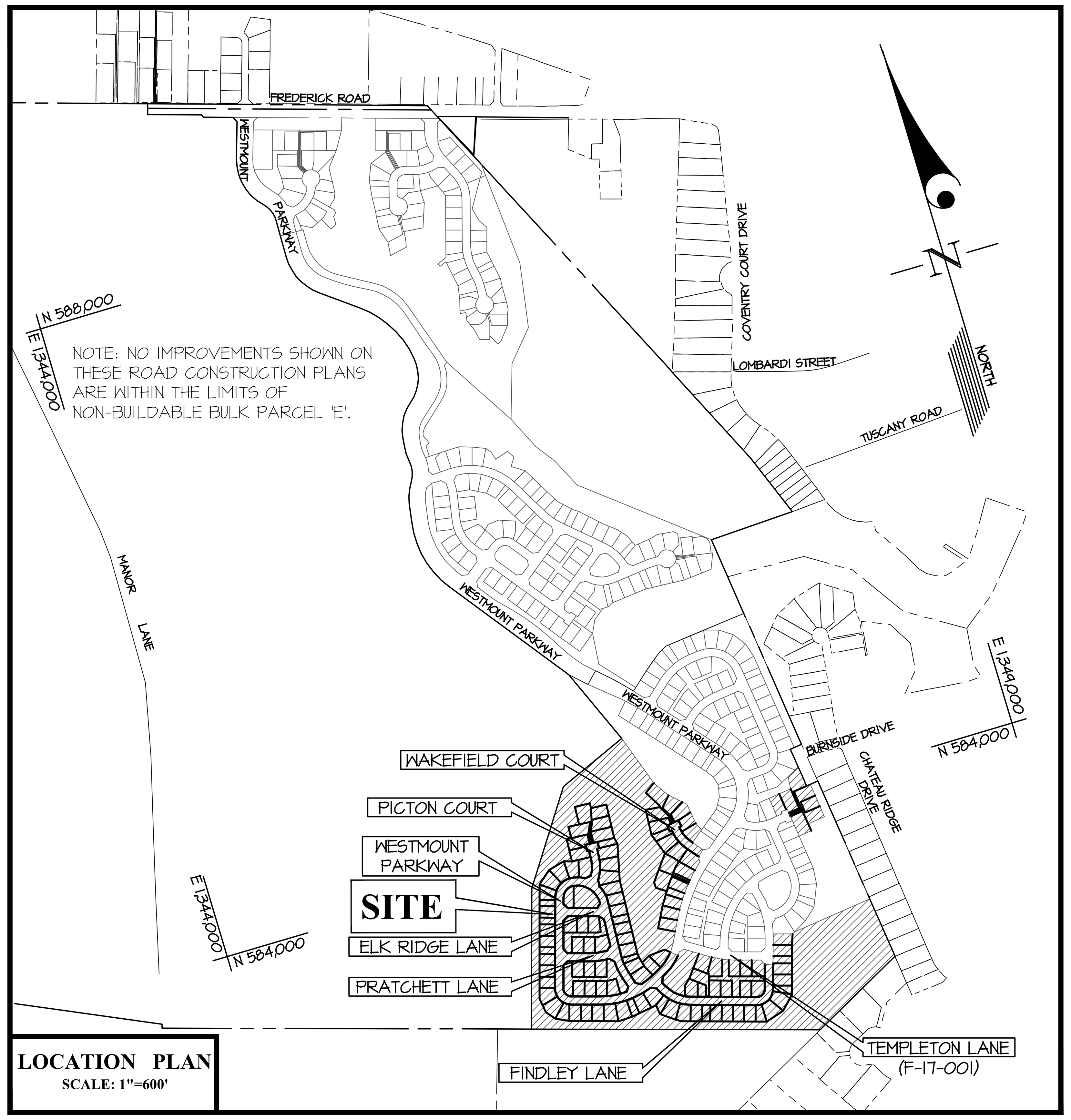
OVERALL SITE

Total Area of Site: .... 220.64 Acres±

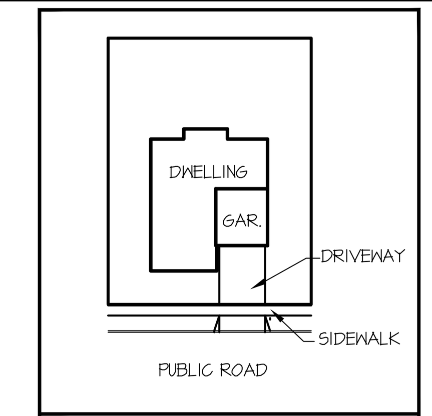
THIS SUBMISSION

Total Area of Site: .... 48.38 Acres
Area Being Developed: .... 48.38 Acres
Area of 100 Yr. Floodplain: .... 0.83 Acres
Area of Steep Slopes (outside of floodplain): .... 3.14 Acres±
Area of Proposed Roadway (Public): .... 5.09 Acres±
No. of Single Family Detached Lots: 100
Area of Single Family Detached Lots: .... 18.14 Acres±
No. of Single Family Attached Lots: 0
Area of Single Family Attached Lots: .... 0.00 Acres±
Total Number of Lots: 100
No. of Open Space Lots 24
Area of Credited Open Space: .... 24.57 Acres±
Area of Non-Credited Open Space .... 0.57 Acres±

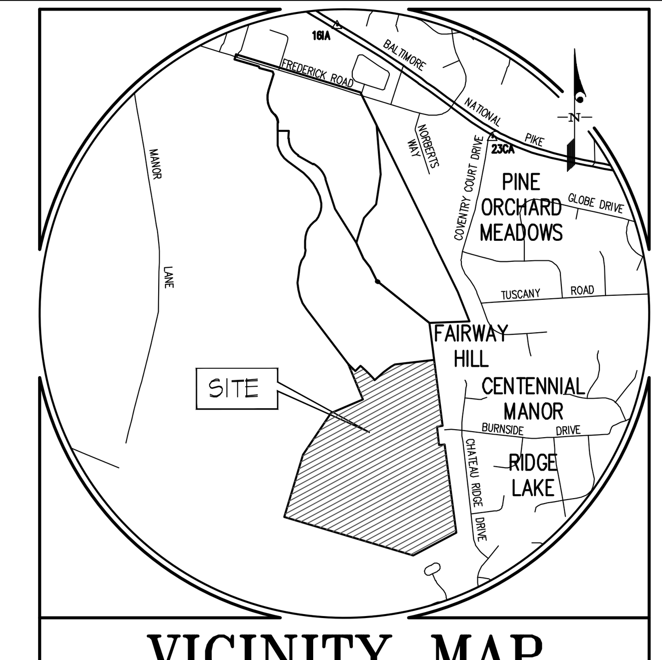
4. Total Approximate Limit of Prop. Site Disturbance: .... 27.52 Acres±
5. Open Space Requirements:
(Minimum Open Space Requirement for project in R-ED zoning is 50%)
Total Open Space Required: .... 20.32 Acres±
Total Open Space Provided: .... 25.15 Acres±
Recreational Open Space Required (300 s.f. per SFD lot).... 0.69 Acres±
Recreational Open Space Provided: .... 0.41 Acres±*
*-Deficit to be made up of surplus Rec. Open Space in Phases 1, 2 & 3.
6. All construction shall be in accordance with the latest standards and specifications of Howard Count plus MSHA standards and specifications if applicable.
7. The Cemetery Inventory Map does not show any cemeteries within the project limits.
8. The Scenic Roads Map does indicate that MD Route 144A (Frederick Road) is a scenic road.
9. The Historic Sites Map does not show any historical sites within the project limits.
10. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Benchmarks 23CA and 161A were used for this project.
11. Boundary information is from boundary survey by Fisher, Collins & Carter on or about September, 2001.
12. Soils data was taken from the Soil Survey of Howard County, Maryland issued March, 2008.
13. Contours shown were taken from aerial topography prepared by McKenzie-Snyder during December, 2008.
14. Wetland delineation by Ecotone Inc. in a report dated February 18, 2014. The wetland and stream delineation was approved by the Howard County Department of Planning and Zoning on November 4, 2014.
15. The 100-year floodplain limits for the three streams that run through the site were determined in a floodplain study prepared by Gutschick, Little and Weber, P.A. as part of the approval of SP-14-008.
16. A Noise Study was prepared by Robert H. Vogel Engineering, Inc. on or about April, 2014 and was approved by Development Engineering Division on November 4, 2014.
17. The traffic study for the site was prepared by The Traffic Group in a report dated April 4, 2014 and was approved by Development Engineering Division on November 4, 2014.
18. A Geo-technical Report was prepared by Hillis-Carnes in May, 2014 for the stormwater management devices within open space lots as shown on these plans.
19. Existing utilities were taken from available Howard County records.
20. The project is within the Metropolitan District.
21. Water and sewer are public per Contract No.
24-4876-D (Phase 1)
24-4877-D (Phase 2)
24-4878-D (Phase 3A)
20-5167-D (Phase 3B)
24-5168-D (Phase 3C)
24-5169-D (Phase 3D)
24-5170-D (Phase 3E)
44-5175-D (Phase 4A)
24-5176-D (Phase 4B)
24-5177-D (Phase 4C)
24-5178-D (Phase 4D)
Existing Contract Numbers: Water: 44-1311-D
Sewer: 179-S and 44-1311-D
22. The following stream buffers have been provided:
Perennial stream= 75' buffer
Intermittent stream = 50' buffer
The stream buffers are measured from the stream banks and not the centerline.
23. The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
24. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
25. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
26. Stormwater management for this site is provided in accordance with Chapter 5 of the MDE Stormwater Management Design Manual, Volumes 1 and 2. Throughout the site, Micro-Bioretention (M6) and Dry Wells (M5) are utilized. Devices on individual lots will be owned and maintained by the homeowner and are subject to the requirements of a Declaration of Covenants. Devices that primarily treat lot runoff will be owned and maintained by the HOA. Devices that primarily treat runoff from a county road will be owned by Howard County and jointly maintained with the HOA. Within these devices, Howard County will maintain the storm drain inlets and associated piping. The HOA will be required to maintain the SWM underdrains, plants, soil, mulch, etc.. See sheet 44 for table indicating SWM devices proposed per individual lot. See sheet 45 for Operations and Maintenance Schedules for the various SWM devices.
27. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams or their required buffers, floodplain and forest conservation easement areas. Any disturbances to environmental features in association with SWM rip rap are recognized by DPZ as essential or necessary disturbances.
28. Open space lot 417 will contain the required active recreational area in accordance with Section 16.121(a)(4) of the Subdivision Regulations (5th Edition).
29. Forest Conservation easements have been established under F-15-087, F-16-046, and F-17-001 to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easements; however, forest management practices as defined in the deed of forest conservation easements are allowed. See sheet 12 for more information.
30. Minimum building setback restrictions from public roads and property lines will be provided in accordance with the Zoning Regulations adopted July, 2006.
31. All buffering and other landscaping requirements/features are being provided with this Final Plan in accordance with the Subdivision Regulations (Amended 5th Edition).
32. A pre-submission community meeting was held for this project on 10/01/2013 in compliance with Section 16.128 of the Regulations.
33. The project is not subject to the provisions of Moderate Income Housing Units (MIHU) based on the Developer's Rights and Responsibilities Agreement (DRRA) recorded at L. 12722 F. 248 on 9/17/2010. The first amendment to the DRRA was recorded at L. 12755 F. 94 on 9/28/2020. The Declaration of Covenants was recorded at L. 19921 F. 416 on 11/06/2020.
34. This development shall be in accordance with all requirements established as part of the "Developer's Rights and Responsibilities Agreement" (DRRA) between Howard County and the Carrolls. Per the DRRA, the developer and DPW have agreed that a per lot fee in the amount of $3,000 will be paid at building permit stage for sewage nutrient reduction.
35. Howard County Department of Planning and Zoning has determined, in accordance with Section 16.116(c) of the subdivision and land regulations that the environmental impacts shown hereon are necessary or essential disturbances. See the approval and conditions of WP 15-038, this sheet.
36. See sheet 44 for stormwater management practice chart, narrative, and performance standards. See sheet 45 for the operations and maintenance responsibilities for the various SWM devices.
37. Traffic Control Devices:
37.1. The R1-1 ("STOP" sign and the street name sign (SNS) assembly for this development must be installed before the base paving is completed.
37.2. The traffic control device locations shown on the plans are approximate and must be field approved by Howard County Traffic Division (410-313-2430) prior to the installation of any of the traffic control devices.
37.3. All traffic devices and their locations shall be in accordance with the 2011 edition of the "Maryland Manual on Uniform Traffic Control Devices" (MdMUTCD).
37.4. All sign posts used for traffic control signs installed in the County Right-of-Way shall be mounted on a 2" galvanized steel, perforated ("Quick Punch"), square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12 gauge) - 3' long. The anchor shall not extend more than two "Quick Punch" holes above the ground level. A galvanized steel pole cap shall be mounted on top of each post.
38. Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (2006), Section 5.5.A. A minimum of 20' shall be maintained between any street light and any tree.
39. The plan has been prepared in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. 25 shade trees are being provided along Perimeter 7 to satisfy the Type 'A' buffer as well as 212 street trees. A Landscape Surety in the amount of $7,500.00 (25 trees x $300) will be posted with the Developer's Agreement for this Final Plan. See sheet 12 for additional information.
40. On October 30, 2014, Howard County granted WP 15-038 allowing the removal of 57 (or equivalent) Specimen Trees. With the approval of F 17-001 Howard County allowed the removal of 4 additional Specimen Trees for a total of 61 for the project. The mitigation for those 61 trees has been provided with the F 17-001 Final Plans.
41. On May 10, 2018, Howard County approved the design manual waiver for Vol. III, Section 2.3.A.1.a. to reduce the minimum required road radii, subject to the following:
1. Sight distance easements should be provided, as needed, so stopping sight distance for the corresponding design speeds will be preserved.
2. No parking shall be permitted along the sub-standard curves. Please show signage on the plans.
3. Due to the tight curvature, please provide a 26-foot (face of curb to face of curb) pavement width for all curvatures below 210'.
42. On August 9, 2021, Howard County approved the design manual waiver for Vol. III, Section 2.5.B.1 (Location and Spacing) pertaining to providing a minimum of 250' intersection spacing.



LOCATION PLAN
SCALE: 1"=600'



TYPICAL FOOTPRINT
SCALE: 1"=60'



VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS

161A: NORTHING: 589,509.413 EASTING: 1,346,343.626 ELEVATION: 462.92

23CA: NORTHING: 588,035.663 EASTING: 1,348,385.546 ELEVATION: 482.20

ADC MAP COORDINATES: MAP 19 GRID E6 & E7, F6 & F7

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3 - ROAD CONSTRUCTION PLAN & PROFILE - WESTMOUNT PARKWAY
4 - ROAD CONSTRUCTION PLAN & PROFILE - WESTMOUNT PARKWAY
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8 - ROAD DETAILS
9 - ADA COMPLIANT SIDEWALK RAMPS
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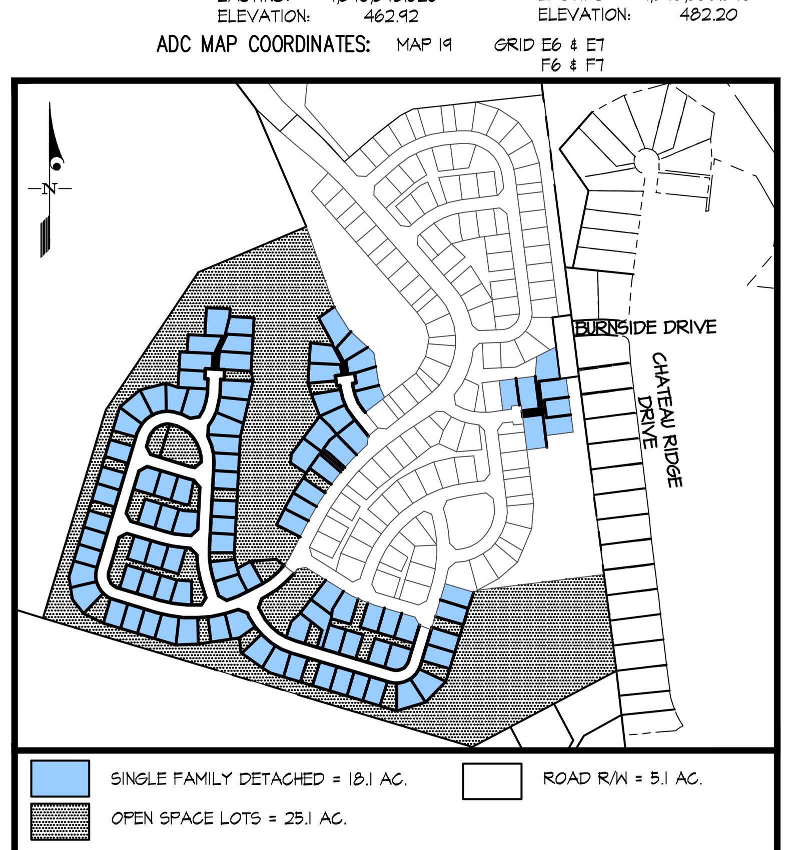
44 - STORMWATER MANAGEMENT NOTES and DETAILS
45 - STORMWATER MANAGEMENT NOTES and DETAILS

LEGEND

- 366 — EXISTING CONTOUR
- 300 — PROPOSED CONTOUR
- EXISTING TREELINE (DOES NOT MEET CRITERIA FOR A FOREST)
- LIMIT OF EXISTING FOREST
- LIMIT OF ULTIMATE FOREST
- EX. 8"S. — EXISTING SANITARY SEWER
- 8"S. — PROPOSED SANITARY SEWER
- EX. 8"W. — EXISTING WATERLINE
- 8"W. — PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EX. S.D. — EXISTING STORM DRAIN
- S.D. — PROPOSED STORM DRAIN
- EXISTING TREE
- PROPOSED STREET TREE
- PROPOSED SIGN
- EXISTING POST
- EXISTING POLE
- EXISTING FLAG
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- (T.B.R.) EXISTING SIGN TO BE RELOCATED
- CONCRETE SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED REINFORCED CONC. SIDEWALK FOR ACCESS TO MICRO-BIO FACILITY. SEE HO. CO. DETAIL R 6.01
- FCE — FOREST CONSERVATION EASEMENT
- STREAM BANK / CENTERLINE OF STREAM
- DRAINAGE DIVIDE
- SOIL TYPE BOUNDARY
- GbB / B — SOIL TYPE / SOIL GROUP
- SLOPES 15% TO 25%
- SLOPES GREATER THAN 25%
- LOS — LIMIT OF SUBMISSION
- SOIL BORING LOCATION
- RAIN BARREL (M-1)
- D — DRY WELL (M-5)
- MBR-100 — MICRO BIO-RETENTION FACILITY (M-6)
- PROPOSED (LED-150) LIGHT
- PROPOSED (LED-100) LIGHT
- PROPOSED FENCE
- FP — 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- WETLAND AREA
- WB — WETLAND BUFFER
- SB — STREAM BANK BUFFER
- ### — FLOODPLAIN CROSS SECTION
- OS — OPEN SPACE SIGN



LAND USE MAP SCALE: 1" = 600'

WP 16-081
ON JANUARY 6, 2016 WP 16-081 WAS GRANTED FOR THE FOLLOWING:
- A WAIVER FROM SECTION 16.1202(A) REQUIRING THE SUBMISSION OF A FOREST CONSERVATION PLAN FOR THE ENTIRE GROSS AREA AS PART OF THE SUBDIVISION PLAN PROCESS.
- A WAIVER FROM SECTION 16.147(C) REQUIRING A PLAT TO BE SUBMITTED AT A SCALE OF 1 INCH EQUALS 100 FEET, 1 INCH EQUALS 50 FEET OR 1 INCH EQUALS 30 FEET.

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

WP 15-038
ON OCTOBER 30, 2014 WP 15-038 WAS GRANTED FOR THE FOLLOWING:
- TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.116(c) AND TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES (A WAIVER FROM SECTION 16.1205(a)(7).
- A WAIVER FROM SECTION 16.121(e) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR ANY ADDITIONAL ACCESS.
- A WAIVER FROM SECTION 16.119(e)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT.

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

SITE ANALYSIS CHART

PHASE NO.	FILE REF. NO.	AREA BEING RECORDED	AREA OUTSIDE OF THIS PHASE (NON-BUILDABLE)		AREA BEING DEVELOPED THIS PHASE		FLOODPLAIN AREA (THIS PHASE)	STEEP SLOPE AREA (THIS PHASE)	NET AREA (THIS PHASE)	NON-BUILDABLE (THIS PHASE)		S.F.D. AC. (%)		ROAD R/W		CREDITED OPEN SPACE		NON-CREDITED OPEN SPACE	
			AC.	(%)	AC.	(%)	AC.	AC.	AC.	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)
1	F 15-087	220.6430	143.7296	(65.1)	76.9134	(34.9)	17.7600	0.0000	59.1534	2.1236	N/A	9.4223	(12.3)	7.8387	(10.2)	58.7226	(76.3)	0.9298	(1.2)
2A	F 16-061	2.1236	0.0000	(0.0)	2.1236	(100.0)	0.0000	0.0000	0.0000	0.0000	N/A	2.1236	(100.0)	0.0000	(0.0)	0.0000	(0.0)	0.0000	(0.0)
2	F 16-046	141.6060	89.0083	(62.9)	52.5977	(37.1)	6.7886	4.9743	40.8348	0.0000	N/A	13.1968	(25.1)	14.6920	(27.9)	23.3503	(44.4)	1.3586	(2.6)
3	F 17-001	89.0083	48.3846	(54.4)	40.6237	(45.6)	0.6395	3.2140	36.7702	0.0000	N/A	16.2457	(40.0)	8.9480	(22.0)	14.1054	(34.7)	1.3247	(3.3)
4	F 21-032	48.3846	0.0000	(0.0)	48.3846	(100.0)	0.8298	3.1357	44.4191	0.0000	N/A	18.1430	(37.5)	5.0939	(10.5)	24.5743	(50.8)	0.5734	(1.2)

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDING PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
B	2.1236	F-15-087	F-16-061	2.1236	S.F.D. LOTS	0.0000
C	141.6060	F-15-087	F-16-046	52.5977	S.F.D. LOTS, ROAD R/W & O.S. LOTS	89.0083
D	89.0083	F-16-046	F-17-001	40.6237	S.F.D. LOTS, ROAD R/W & O.S. LOTS	48.3846
E & F	48.3846	F-17-001	F-21-032	48.3846	S.F.D. LOTS, ROAD R/W & O.S. LOTS	0.0000

LOT INFORMATION

FILE NO.	LOT TYPE	LOTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH AT FRONT BRL
F 15-087	S.F.D.	3-46 & 49-52	6,000 SQUARE FEET	50'
F 15-087	OPEN SPACE	1, 53-71	---	---
F 16-061	S.F.D.	72-80	6,000 SQUARE FEET	50'
F 16-046	S.F.D.	81-153	6,000 SQUARE FEET	50'
F 16-046	OPEN SPACE	154-171	---	---
F 18-032	S.F.D.	172 & 173	6,000 SQUARE FEET	50'
F 17-001	S.F.D.	174-266	6,000 SQUARE FEET	50'
F 17-001	OPEN SPACE	267-294	---	---
F 21-032	S.F.D.	295-394	6,000 SQUARE FEET	50'
F 21-032	OPEN SPACE	395-418	---	---

S.F.D. INDICATES SINGLE FAMILY DETACHED

MINIMUM LOT SIZE CHART

LOT NO.	TOTAL LOT AREA.	PIPESTEM AREA	MINIMUM LOT AREA
330	8,888	360	8,528
331	10,443	807	9,636
332	8,135	886	7,249
333	8,676	433	8,243
358	8,763	326	8,437
359	11,201	896	10,305
360	7,732	414	7,318
390	11,828	1,748	10,080
391	9,203	992	8,211
392	7,376	552	6,824
393	8,400	736	7664

NOTE: MINIMUM LOT AREA = 6,000 S.F.

OVERALL DENSITY TABULATION

AREA			
GROSS		NET	
220.64 AC.		183.30 AC.	

UNITS			
REQUIRED		PROVIDED	
NO. LOTS PERMITED PER ZONING REGULATIONS	364	PHASE 1	50
		PHASE 2A	9
		PHASE 2	73
NO. LOTS PERMITED PER D.R.R.A.	325	PHASE 3	93
		PHASE 4	100
		TOTAL	325

CREDITED OPEN SPACE				
REQUIRED		PROVIDED		
			OS	ACTIVE OS
OPEN SPACE	110.32 AC.	PHASE 1	58.72	0.65
		PHASE 2A	0.00	0.00
		PHASE 2	23.35	0.52
ACTIVE OPEN SPACE	2.24 AC.	PHASE 3	14.11	0.77
		PHASE 4	24.57	0.41
		TOTAL	120.75	2.35

SETBACK REQUIREMENTS

SETBACK TYPE	SETBACK
PROJECT BOUNDARY	30'
EXTERNAL PUBLIC R/W	75'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'
FRONT (PRINCIPAL STRUCTURE)	20'
SIDE (PRINCIPAL STRUCTURE)	7.5'
REAR (PRINCIPAL STRUCTURE)	25'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DocuSigned by: 2465821AE4DA4C2...
Chief, Bureau of Highways — Date 11/29/2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DocuSigned by: 1EB75478A22B49A...
Chief, Division of Land Development — Date 11/24/2021
DocuSigned by: Chad Edmondson D5E6F9A84923495...
Chief, Development Engineering Division — Date 11/23/2021

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
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DESIGNED BY: DEV
DRAWN BY: AWL
CHECKED BY: DEV

DATE	REVISION	BY	APP'R.

PREPARED FOR:
WESTMOUNT DEVELOPMENT CORPORATION
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MARYLAND 21030
410-489-4489
ATTN.: ROBERT GOODIER

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2022
10/28/21

COVER SHEET
WESTMOUNT - PHASE 4
LOTS 295-394 AND OPEN SPACE LOTS 395-418
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F
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
OCT., 2021	23-6&12	1 OF 45

F-21-032

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L:\CADD\DRAWINGS\13013\PLANS BY GLW\ROADS-SD (PH4)\PHASE 4_01_CS.dwg, PLOTTED:10/20/2021 11:36 AM, LAST SAVED:10/20/2021 11:33 AM, PLOTTED BY: Tony Leggieri