

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL DETAILS AND NOTES
3	DETAILS AND NOTES

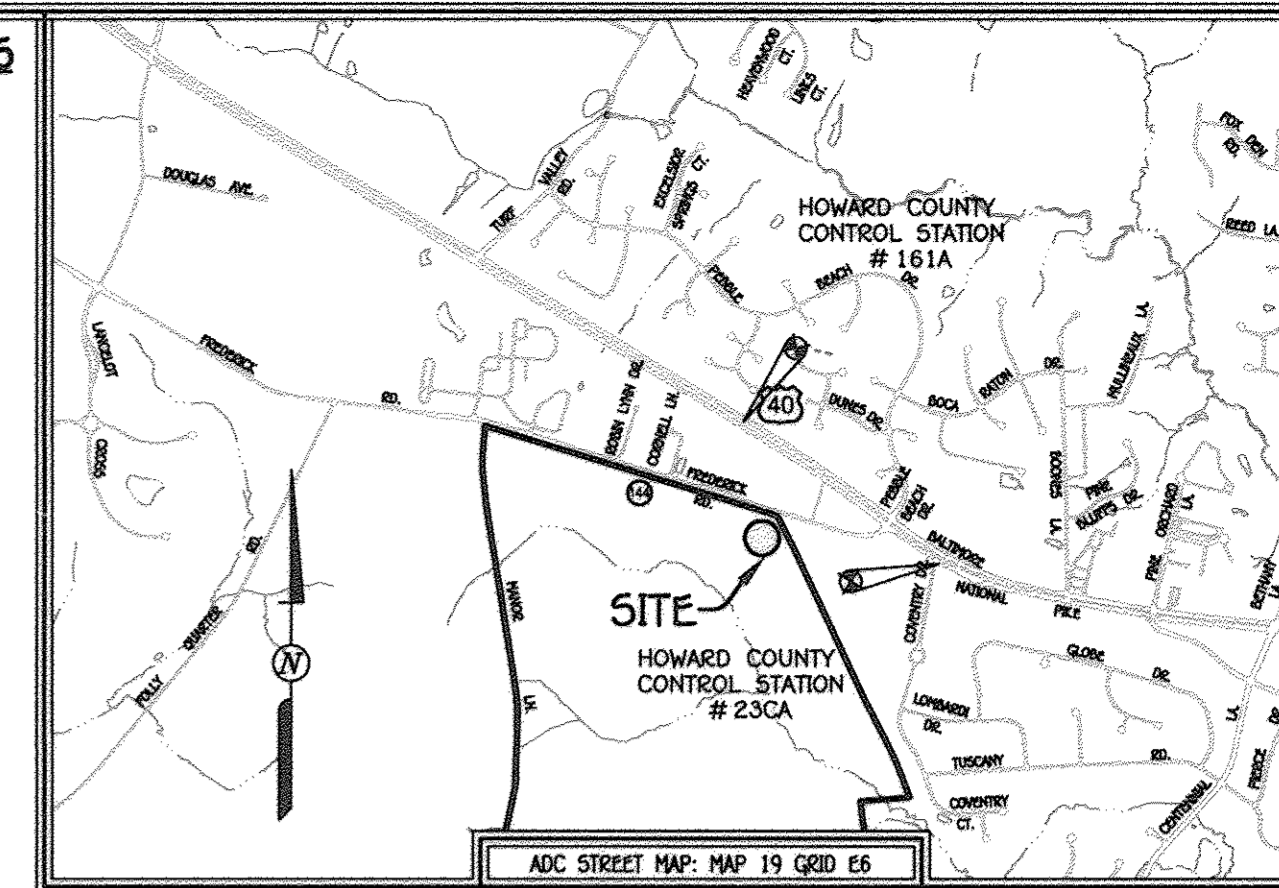
SOILS LEGEND		
SOIL	NAME	CLASS
GbB	Gládestone Loam, 3 to 8 Percent Slopes	B

Taken from <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

SCHEDULE A PERIMETER LANDSCAPE EDGE		
PERIMETER TYPE	R-1	TOTAL
LANDSCAPE TYPE	B	
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	67.49	68
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES: 1 PER 50 LINEAR FEET	2	2
DECIDUOUS TREES: 1 PER 40 LINEAR FEET	2	2
SHRUBS: N/A	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
DECIDUOUS TREES	2	2
SHRUBS	-	-

PERIMETER LANDSCAPE PLANT LIST			
QTY.	KEY	NAME	SIZE
2		ACER GINNALA (AMAR MAPLE)	2.0'-2.5' CAL. FULL CROWN, BAB
2		PINUS STROBUS (WHITE PINE)	10' HT, BAB

BENCH MARKS
 151A ELEV. 452.92
 N. 599,509.413
 E. 1,346,343.626
 23CA ELEV. 482.20
 N. 588,035.663
 E. 1,348,305.546



VICINITY MAP
SCALE: 1" = 2000'

LANDSCAPE NOTES

- THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$900.00 BASED ON TWO (2) SHADE TREES @ \$300/SHADE TREE, 2 EVERGREEN TREES @ \$150/EVERGREEN TREE, AND NO SHRUBS @ \$300/SHRUB SHALL BE BONDED AS PART OF THE DPM GRADING PERMIT SURETY BOND.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELICATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR BE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THIS TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE BPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE MEDIUM ASSOCIATION OF PROFESSIONAL LANDSCAPERS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DISEASE, INSECT DAMAGE, AND FREE FROM HORMONE TREATMENTS. PLANT MATERIAL SHALL BE PLANTED IN THE PROPER SEASON AND ALL TYPES OF BERRY INFESTATIONS OR OBSCURABLE DEFOLIATIONS. PLANT MATERIAL THAT IS WORN OR WHICH HAS BEEN CUT BACK FROM LARGER GRASSES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORCED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FREELY DIG TO UNLESS OTHERWISE SPECIFIED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE NATIONAL CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AMENDMENTS.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "TRESS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE NECESSARY ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SNOW FENCE OR BLAZE ORANGE SAFETY FENCE AT THE JOB SITE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.

BED SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

PLANT QUANTITIES ARE PROVIDED FOR THE COMMENCEMENT OF THE CONTRACT ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

PLANTING BED SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-SORTED COVE OR HORN MANURE, AND 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING BED. EVERGREEN PLANTS - ONE PART TOPSOIL, ONE PART HORN MANURE, AND 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING BED. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

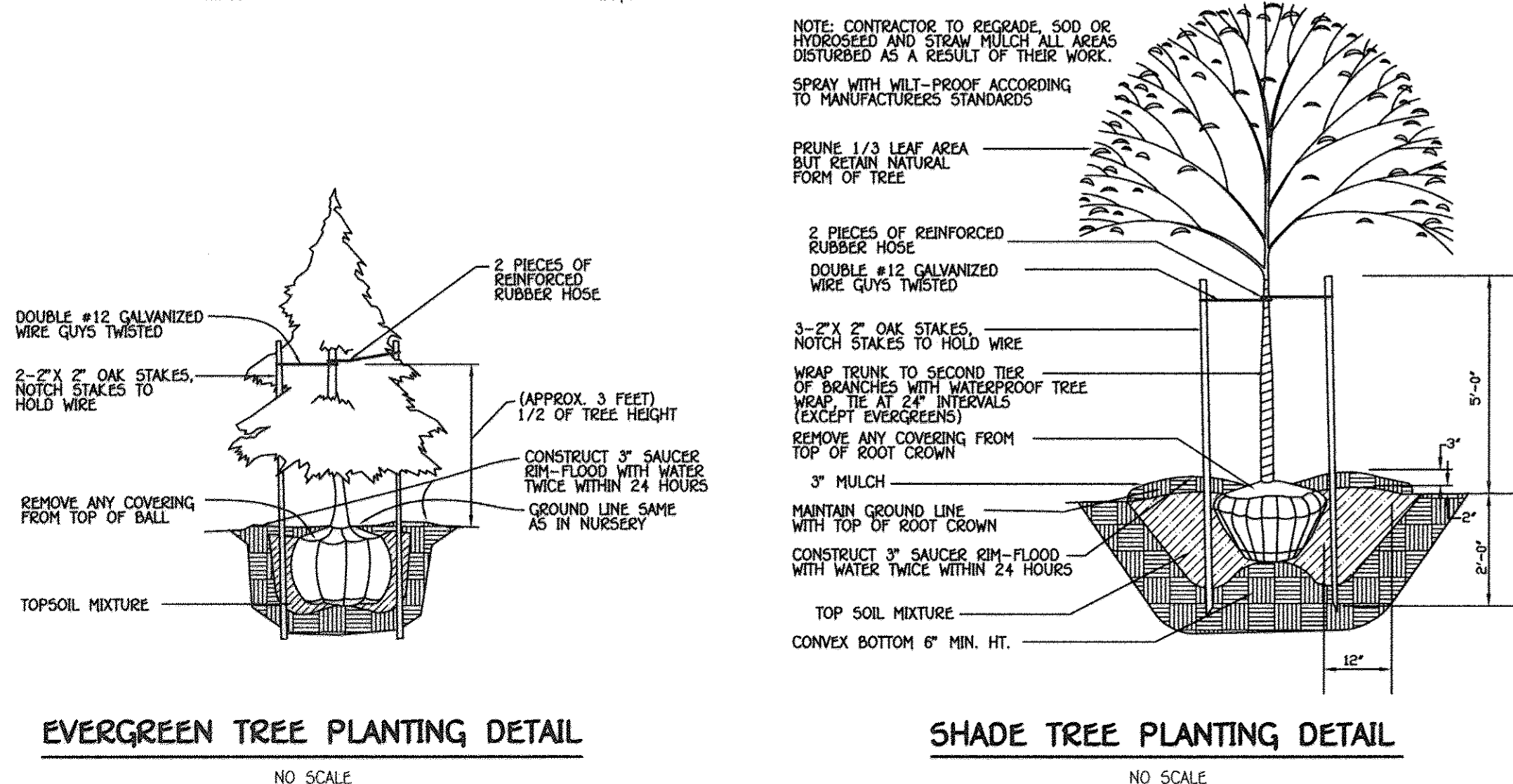
WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTACT LINES DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

[Signature] 9/28/17
Name Date



EVERGREEN TREE PLANTING DETAIL

SHADE TREE PLANTING DETAIL

OWNER/BUILDER

BEAZER HOMES, LLC
 8965 GUILFORD ROAD - SUITE 290
 COLUMBIA, MARYLAND 21046
 (767) 894-0182

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

NO.	REVISION	DATE



BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONS ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 9/28/17
SIGNATURE OF DEVELOPER: BRIAN KNAUFF DATE

PROFESSIONAL CERTIFICATE

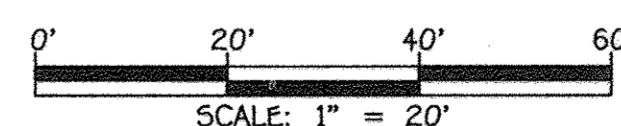
I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 9/28/17
SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II DATE

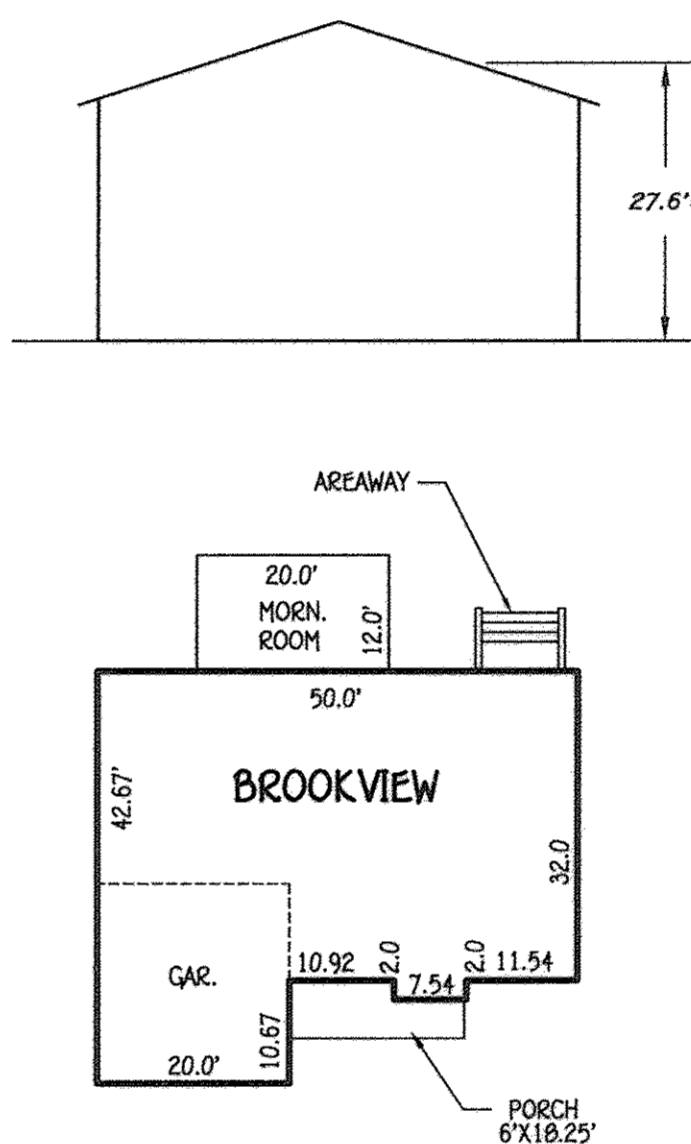
SITE PLAN
SCALE: 1" = 20'

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
27	3314 BURTON DRIVE

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	DRYWELL (N-5) TYPICAL
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	STREET TREES PER F-15-087



BROOKVIEW BUILDING
SCALE: 1" = 20'



SITE ANALYSIS DATA

- TOTAL AREA OF SITE = 8,503 SQ. FT. OR 0.1952 AC.±
- TOTAL AREA OF THIS SUBDIVISION = 0.1952 AC.±
- LIMIT OF DISTURBED AREA = 8,442 SQFT. OR 0.19 AC.±
- PRESENT ZONING DESIGNATION = R-ED
- PROPOSED USE: SINGLE FAMILY DETACHED
- FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- TOTAL NUMBER OF UNITS: 1
- TOTAL NUMBER OF PARKING SPACES PROVIDED: 2
- TOTAL NUMBER OF PARKING SPACES REQUIRED: 4
- OPEN SPACE ON SITE: N/A
- BUILDING COVERAGE OF SITE: 26%
- PREVIOUS HOWARD COUNTY FILES: F-15-087
- TOTAL AREA OF FLOODPLAIN: 0.00 AC.±
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.±
- AREA OF WETLANDS = 0.00 AC.±
- AREA OF FOREST = 0.00 AC.±
- IMPERVIOUS AREA = 34% AC.±

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-15-087, F-11-058, ZB-1087M, WP-11-132, WP-15-038, WP-16-081, ECP-14-058, SP-14-008 AND D.R.R.A IS RECORDED AT L. 12722 F.248.
- THIS PLAN IS BASED ON RECORD PLAT 24127, RECORDED ON MARCH 30, 2017. PROPERTY CORNERS LOCATED AND VERIFIED.
- TOPOGRAPHY SHOWN IS BASED ON ROAD CONSTRUCTION PLANS F-15-087.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSES.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-15-087. FOR APPROVED WATER AND SEWER SEE CONTRACT NO. 24-4876-0.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- PERIMETER LANDSCAPING FOR THIS PROJECT HAS BEEN PROVIDED UNDER F-15-087. THE REQUIRE LOT LANDSCAPING FOR LOT 28 PER THE HOWARD COUNTY LANDSCAPE MANUAL WILL BE PROVIDED WITH THIS SITE DEVELOPMENT PLAN. SEE LANDSCAPE NOTES NO. 1, THIS SHEET.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-15-087.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R-6.01.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER: F-15-087.
- THIS SOP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 90-2001.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDROWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW CHIMNEYS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12" (16" IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING
 - (1-1/2" MIN.)
 - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-LOADING)
 - DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
- MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT WILL BE PROVIDED, 3 DRYWELLS (M-5).

SITE DEVELOPMENT PLAN

**WESTMOUNT - PHASE 1
LOT 27**

HOWARD COUNTY FILES: F-15-087, F-11-058, ZB-1087M, WP-11-132, WP-15-038, WP-16-081, ECP-14-058, SP-14-008 AND D.R.R.A IS RECORDED AT L. 12722 F.248.

ZONED R-ED
 TAX MAP NO. 23 GRID NO. 6 PARCEL NO. 149
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER 27, 2017
 SHEET 1 OF 3

PERMANENT SEEDING NOTES (B-4-1)

A. SEED MIXTURES

- 1. GENERAL USE
2. TURFGRASS MIXTURES
3. CENTURCY BULBGRASS: FULL SUN MIXTURE...

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

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

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

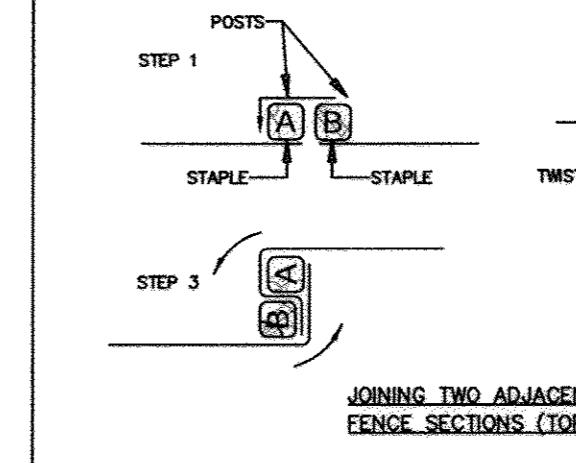
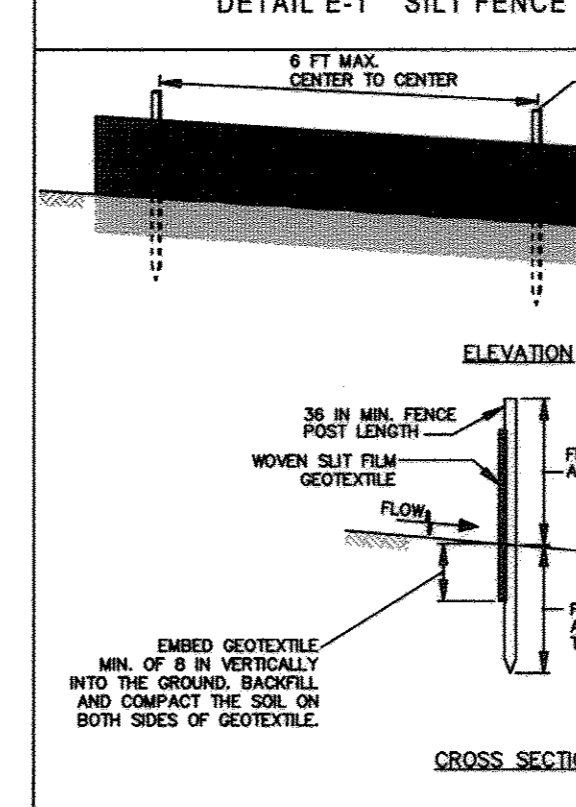
A. SOIL PREPARATION

- 1. TEMPORARY STABILIZATION
2. PERMANENT STABILIZATION
3. TOPSOILING
4. SOIL AMENDMENTS

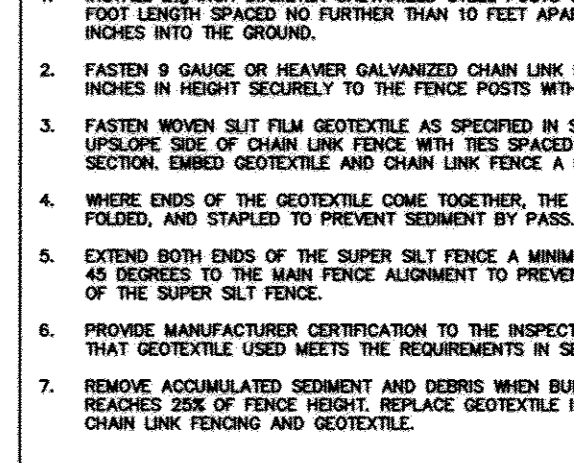
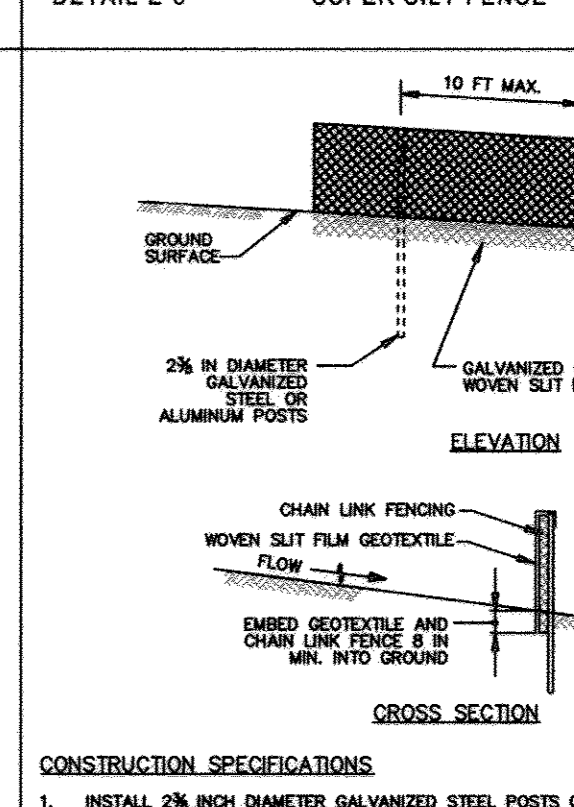
HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1095 AFTER THE FUTURE LAD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 HANOVER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND EROSION TRACERS.

DETAIL E-1 SILT FENCE



DETAIL E-3 SUPER SILT FENCE



- CONSTRUCTION SPECIFICATIONS
1. INSTALL 2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.063 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 12 FEET APART...
2. FASTEN WOVEN SILT FLM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH 24S SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION...

- DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SOLE. USE MINIMUM LENGTH OF 50 FEET (40 FEET FOR SINGLE RESIDENCE LOTS) AND MINIMUM WIDTH OF 10 FEET. FLARE SIDE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

Table with 4 columns: HARDNESS ZONE, SEED MIXTURE, FERTILIZER RATE, and LIME RATE. Rows include Tall Fescue, Orchardgrass, and Ryegrass.

Table with 4 columns: SPECIES, APPLICATION RATE, SEEDING DATES, and SEEDING DEPTHS. Rows include Tall Fescue, Orchardgrass, and Ryegrass.

TEMPORARY SEEDING NOTES (B-4-4)

- TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.
PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GRASS COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS.

Table with 4 columns: HARDNESS ZONE, SEED MIXTURE, FERTILIZER RATE, and LIME RATE. Rows include Barley, Oats, and Rye.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-2)

DEFINITION
PURPOSE
CONDITIONS WHERE PRACTICE APPLIES
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH HOWARD COUNTY INSPECTOR. (1 DAY)
2. NOTIFY MISS UTILITY (1-800-257-7777) 48 HOURS BEFORE STARTING WORK. NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410-313-1095) 24 HOURS BEFORE STARTING WORK...
3. INSTALL ALL PERMETER CONTROLS: STABILIZED CONSTRUCTION ENTRANCE AND PERMETER SUPER SILT FENCE.

TABLE B.1 TEMPORARY SEEDING FOR SITE STABILIZATION

Table with columns: PLANT SPECS, SEEDING RATE, SEEDING DEPTH, and RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE.

DUST CONTROL

- CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.
PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARD AND IMPROVE TRAVEL.
CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

OWNER/BUILDER: BEAZER HOMES, LLC
9965 GULFORD ROAD - SUITE 290
COLUMBIA, MARYLAND 21046
(703) 894-0182

Professional seal and signature of Brian Knauff, Licensed Professional Engineer, State of Maryland.

Professional seal and signature of Frank John Manalansan II, Licensed Professional Engineer, State of Maryland.

Professional seal and signature of John Robertson, Licensed Professional Engineer, State of Maryland.

Table with columns: PLAT NO., BLOCK NO., ZONE, TAX/ZONE, ELEC. DIST., and CENSUS TR. Row: 24127, 6, R-ED, 23, SECOND, 603004.

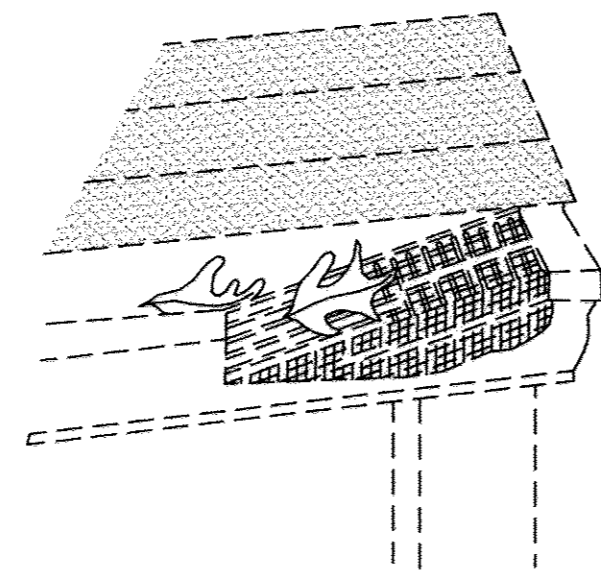
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ZONED R-ED
TAX MAP NO. 23 GRID NO. 6 PARCEL NO. 149
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 27, 2017
SHEET 2 OF 3

STORMWATER MANAGEMENT PRACTICES

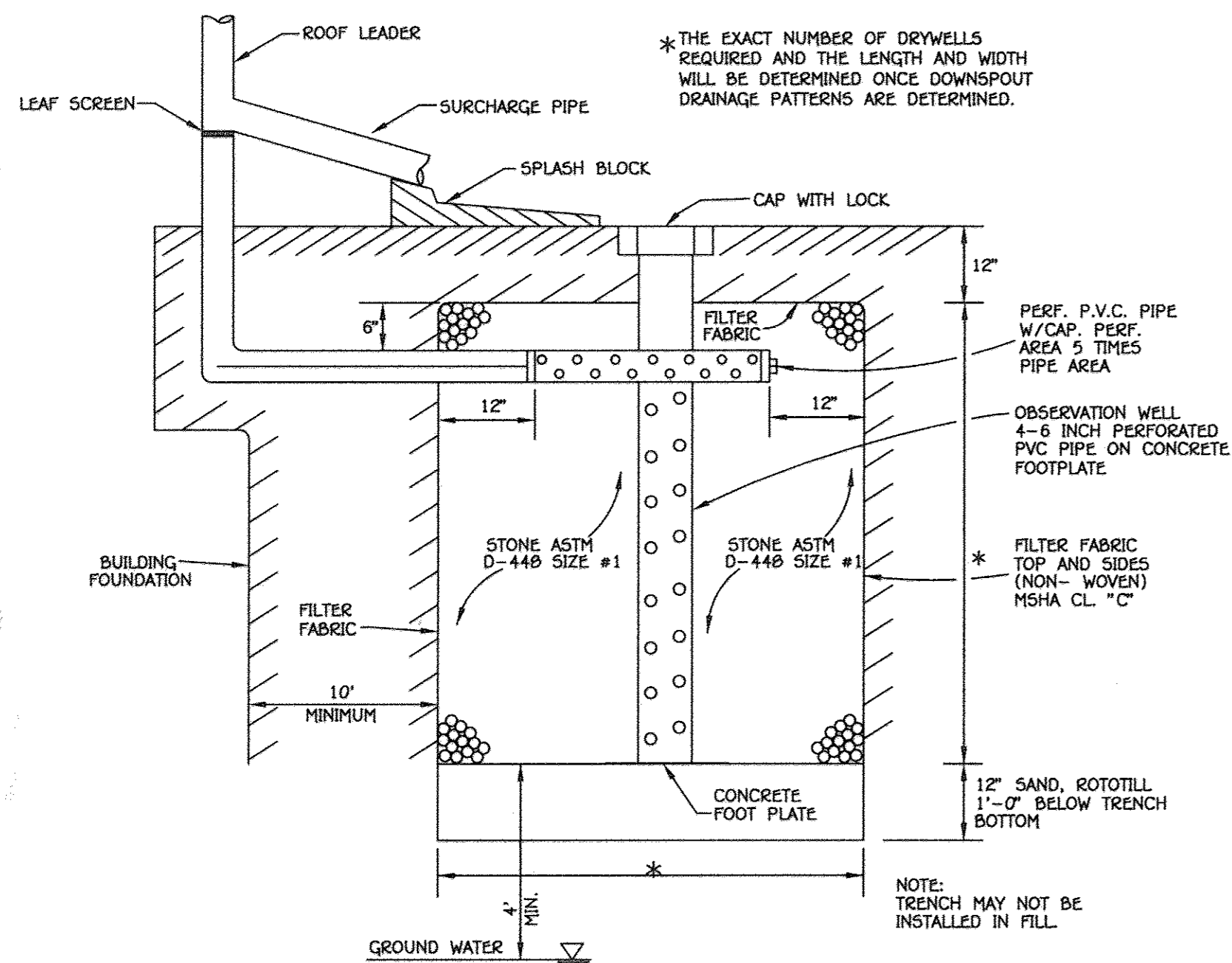
LOT NO.	STREET ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF N-1 (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	DRY WELLS N-5 (Y/N)	MICRO BIO-RETENTION N-6 (Y/N)	BIO-RETENTION T-6 (Y/N)	GRASS SWALE N-8 (NUMBER)
27	WARBURTON COURT			Y(3)	Y (PROVIDED BY F-15-087)		
27	WARBURTON COURT			Y(3)	Y (PROVIDED BY F-15-087)		

DRY WELL CHART

LOT NO.	DRYWELL NUMBER	NO. OF DOWNSPOUTS	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
27	M-5 (27A)	3	106 CU.FT.	110 CU.FT.	100%	742	1	11' X 5' X 5'
27	M-5 (27B)	2	84 CU.FT.	90 CU.FT.	100%	585	1	9' X 5' X 5'
27	M-5 (27C)	4	129 CU.FT.	132 CU.FT.	100%	900	1	11' X 6' X 5'



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE



DRY WELL DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS CONVEYS.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 500 SQ. FT.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE DATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

CONSTRUCTION CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH DRY WELLS:

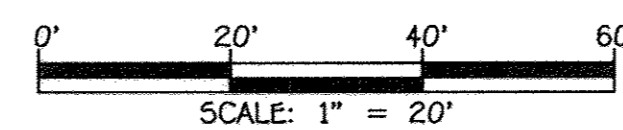
EROSION AND SEDIMENT CONTROL:
FINAL GRADING FOR PROPOSED DRY WELLS SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS COMPLETELY STABILIZED. IF THIS CANNOT BE ACCOMPLISHED, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED.

SOIL COMPACTION:
EXCAVATION SHOULD BE CONDUCTED IN DRY CONDITIONS WITH EQUIPMENT LOCATED OUTSIDE OF THE PRACTICE TO MINIMIZE BOTTOM AND SIDEWALL COMPACTION. CONSTRUCTION OF A DRY WELL SHALL BE PERFORMED WITH LIGHTWEIGHT, WIDE-TRACKED EQUIPMENT TO MINIMIZE DISTURBANCE AND COMPACTION. EXCAVATED MATERIALS SHALL BE PLACED IN A CONTAINED AREA.

UNDERGROUND CHAMBER:
A SUBSURFACE PREFABRICATED CHAMBER MAY BE USED. DRY WELL BOTTOM: THE BOTTOM SHALL BE AS LEVEL AS POSSIBLE TO MINIMIZE POOLED WATER IN SMALL AREAS THAT MAY REDUCE OVERALL INFILTRATION AND LONGEVITY.

FILTER CLOTH:
FILTER CLOTH SHALL NOT BE INSTALLED ON THE BOTTOM OF THE WELL. NON-WOVEN FILTER CLOTH SHOULD BE USED TO LINE THE TOP AND SIDES OF THE DRY WELL TO PREVENT THE PORE SPACE BETWEEN THE STONES FROM BEING BLOCKED BY THE SURROUNDING NATIVE MATERIAL.

GRAVEL MEDIA:
THE AGGREGATE SHALL BE COMPOSED OF AN 18 TO 48-INCH LAYER OF CLEAN WASHED, OPEN GRADED MATERIAL WITH 40% POROSITY (E.G., ASTM D448 4, 5, OR 6 STONE OR EQUAL).



OWNER/BUILDER

BEAZER HOMES, LLC
8965 GUILFORD ROAD - SUITE 290
COLUMBIA, MARYLAND 21046
(765) 894-0182



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/2019.

Charles M. [Signature] 9/28/17
SIGNATURE OF PROFESSIONAL SURVEYOR DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

William [Signature] 11-9-17
DIRECTOR - DEPARTMENT OF PLANNING AND ZONING DATE

Kevin [Signature] 11-03-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David [Signature] 10-19-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

PROJECT:	PHASE	PARCEL NO.
WESTMOUNT - LOT 27	1	149
PLAT NO. 24418 24127	BLOCK NO. 6	ZONE R-ED
TAX/ZONE 23	ELEC. DIST. SECOND	CENSUS TR. 603004

DETAILS AND NOTES

**WESTMOUNT - PHASE 1
LOT 27**

HOWARD COUNTY FILES: F-15-087, F-11-058, ZB-1087M, WP-11-132, WP-15-038, WP-16-081, ECP-14-058, SP-14-008 AND D.R.R.A 15 RECORDED AT L. 12722 F.248.
ZONED R-ED
TAX MAP NO. 23 GRID NO. 6 PARCEL NO. 149
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 27, 2017
SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, HOWARD COUNTY, MARYLAND 21046
(410) 461-2895

NO.	REVISION	DATE