

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERIC BOXES & HOUSE TYPES
3	SITE DEVELOPMENT PLAN LOTS 38 THRU 46
4	SEDIMENT/EROSION CONTROL PLAN LOTS 38 THRU 46
5	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS
8	STORMWATER MANAGEMENT NOTES & DETAILS

SITE DEVELOPMENT PLAN WESTMOUNT PHASE 1

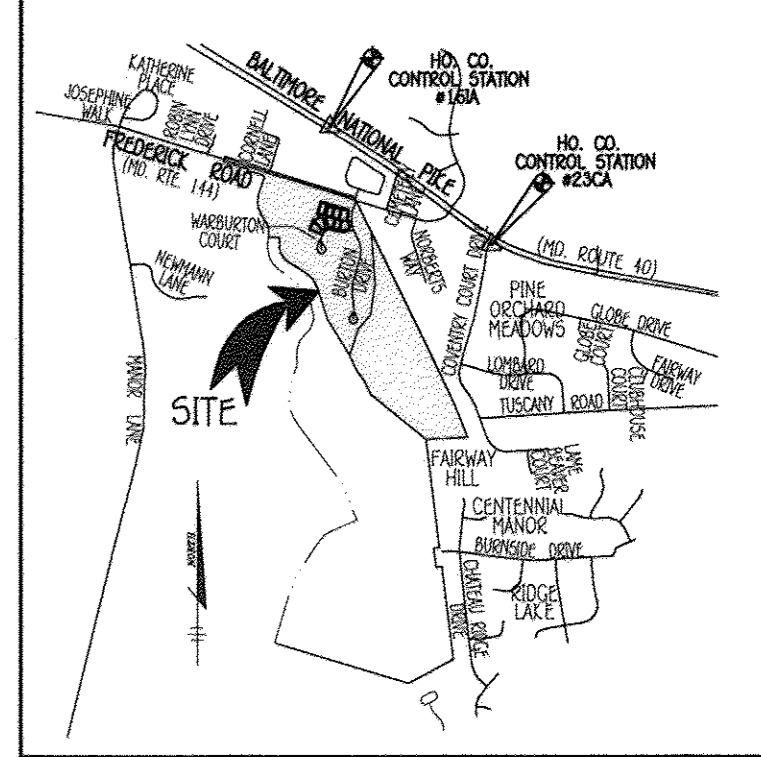
LOTS 38 THRU 46

ZONED: R-ED (RESIDENTIAL ENVIRONMENTAL DEVELOPMENT)
TAX MAP No. 23 P/O PARCEL NO. 149 GRID No's. 6 & 12
HOWARD COUNTY, MARYLAND

BENCH MARKS

T.P. 16A ELEV. 462.988
N. 599,509.368
E. 1,346,343.632
LOC. NEAR INTERSECTION OF
MD. RTE. 40 & CEMETERY LANE.

T.P. 23CA ELEV. 482.187
N. 556,035.645
E. 1,348,385.607
LOC. NEAR INTERSECTION OF
MD. RTE 40 & CONVENTRY CT.



VICINITY MAP

SCALE: 1" = 2000'
HO. CO. ADC MAP 11, GRID D-7, D-8 & E-7, E-8

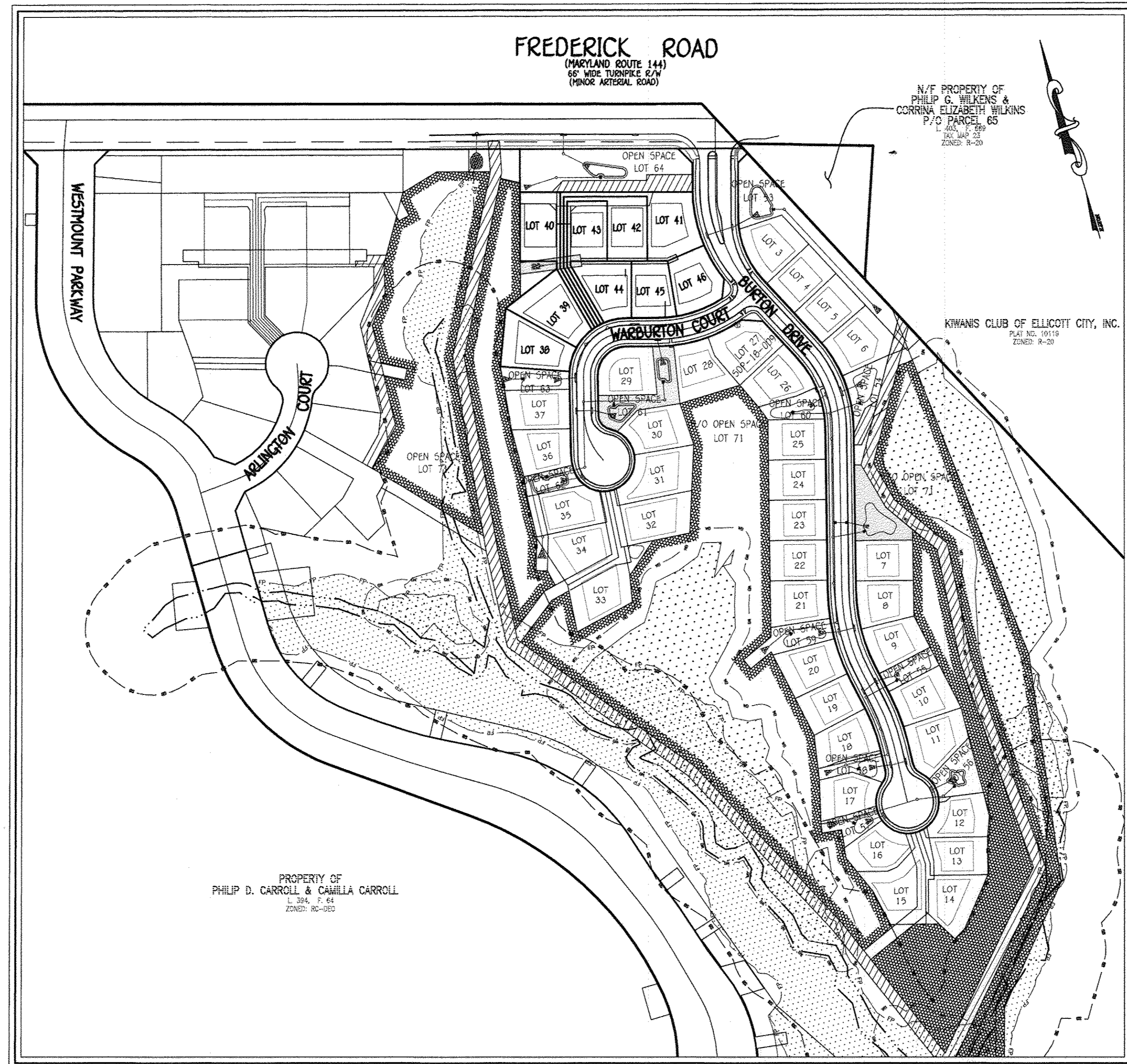
SITE ANALYSIS DATA

- A. TOTAL AREA OF SITE = 1.87 AC.*
- B. TOTAL AREA OF THIS SUBMISSION = 1.87 AC.*
- C. LIMIT OF DISTURBED AREA = 1.91 AC.*
- D. PRESENT ZONING DESIGNATION = R-ED
- E. PROPOSED USE: SINGLE FAMILY DETACHED
- F. FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- G. TOTAL NUMBER OF UNITS: 9 UNITS
- H. TOTAL NUMBER OF PARKING SPACES REQUIRED = 23 SPACES
- I. TOTAL NUMBER OF PARKING SPACES PROVIDED = 36 SPACES
- J. OPEN SPACE ON SITE: N/A
- K. BUILDING COVERAGE OF SITE: 26%
- L. PREVIOUS HOWARD COUNTY FILES: F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB40B, THE DRA IS RECORDED IN LIBER 12722, FOLIO 248, & SDP-18-009
- M. TOTAL AREA OF FLOODPLAIN: 0.00 AC.*
- N. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.*
- O. AREA OF WETLANDS = 0.00 AC.*
- P. AREA OF FOREST = 0.00 AC.*
- Q. IMPERVIOUS AREA = 45% AC.*

STORMWATER MANAGEMENT PRACTICES				
LOT NO.	STREET ADDRESS	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	NON-ROOFTOP DISCONNECTION N-2 (Y/N)
38	10620 WARBURTON COURT	(Y)	(Y)	(Y)
39	10616 WARBURTON COURT	(Y)	(Y)	(Y)
40	3311 MORTON LANE	(Y)	(Y)	(Y)
41	3315 MORTON LANE	(Y)	(Y)	(Y)
42	3319 MORTON LANE	(Y)	(Y)	(Y)
43	3323 MORTON LANE	(Y)	(Y)	(Y)
44	10610 WARBURTON COURT	(Y)	(Y)	(Y)
45	10606 WARBURTON COURT	(Y)	(Y)	(Y)
46	10602 WARBURTON COURT	(Y)	(Y)	(Y)

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	SPOT ELEVATION
	EXISTING 10-15' TYPICAL LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	FLOOD PLAN
	STREAM BUFFER
	STREET TREES PER F-15-087
	PERIMETER LANDSCAPE TREES PER F-15-087
	EXISTING BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED

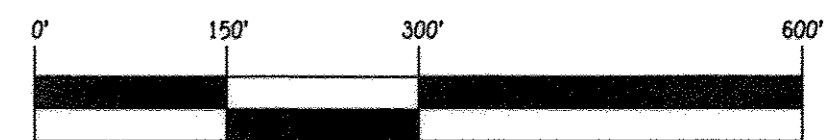
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
38	10620 WARBURTON COURT
39	10616 WARBURTON COURT
40	3311 MORTON LANE
41	3315 MORTON LANE
42	3319 MORTON LANE
43	3323 MORTON LANE
44	10610 WARBURTON COURT
45	10606 WARBURTON COURT
46	10602 WARBURTON COURT



LOCATION MAP
SCALE: 1" = 150'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER THE 10/05/13 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-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-16-081, WP-16-143, PB40B, THE DRA IS RECORDED IN LIBER 12722, FOLIO 248, & SDP-18-009.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2001 BY FISHER, COLLINS & CARTER INC. AND SUPPLEMENTED WITH THE PLAT TITLED "WESTMOUNT PHASE 1" AND RECORDED AS 24123 - 24138 AMONG THE LAND RECORDS OF HOWARD COUNTY.
- TOPOGRAPHY SHOWN IS BASED ON FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS F-15-087.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 161A N 599,509.368 E 1,346,343.632 HOWARD COUNTY MONUMENT 23CA N 556,035.645 E 1,348,385.607
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 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 CONSTRUCTION NO. 24-4876-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- LANDSCAPING OBLIGATIONS FOR THE OVERALL WESTMOUNT PROJECT HAVE BEEN PROVIDED UNDER F-15-087. FINANCIAL SURETY FOR THE REQUIRED 2 SHADE TREES, AND 2 EVERGREEN TREES FOR THIS PLAN SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$900.00 FOR LANDSCAPING PROVIDED UNDER THIS SITE DEVELOPMENT PLAN.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-15-087.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-15-087.
- THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18' 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. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY 27 DRY WELLS (M-5) TO BE OWNED AND MAINTAINED BY THE LOT OWNER WHERE THAT PARTICULAR DRY WELL IS LOCATED AND WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE DECLARATION OF COVENANTS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. THIS SITE DEVELOPMENT IS ALSO SUPPORTED BY BIO-RETENTION PROVIDED BY F-15-087.
- THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - 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 (H25-LOADING)
 - DRAINAGE ELEMENTS CAPABLE OF SAFELY 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- SUBJECT PROPERTY IS ZONED R-ED AND IS SUBJECT TO COUNCIL BILL NO. 2, "SECTION 12B.O.A.1." OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF THE DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF 5/13/12." DUE TO RESTRICTIONS, LOT 38 IS THE ONLY LOT FROM THIS SUBMISSION TO WHICH THIS BILL CAN BE APPLIED.



SCALE: 1" = 150'

NO.	REVISION	DATE



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

Philip D. Carroll 12/12/17
NAME DATE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

<i>[Signature]</i> Chief, Division of Land Development	1-2-18 Date
<i>[Signature]</i> Chief, Development Engineering Division	1-22-17 Date
<i>[Signature]</i> Director - Department of Planning and Zoning	1-3-18 Date

PROJECT	PHASE	PARCEL NO.			
WESTMOUNT	1	71			
PLAT	BLOCK NO.	ZONE	TAX/LOT	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

PREVIOUS HOWARD COUNTY FILES:
F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB40B, THE DRA IS RECORDED IN LIBER 12722, FOLIO 248, & SDP-18-009

TITLE SHEET

SINGLE FAMILY HOUSES
WESTMOUNT
LOTS 38 THRU 46
PHASE 1

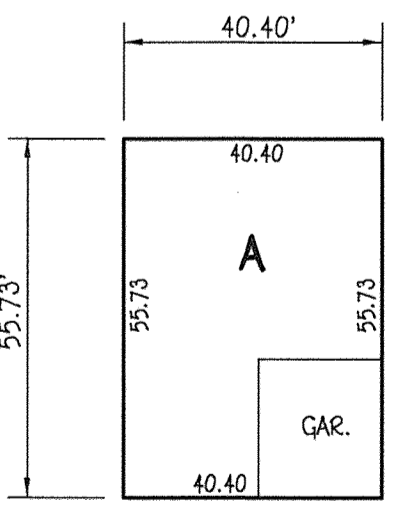
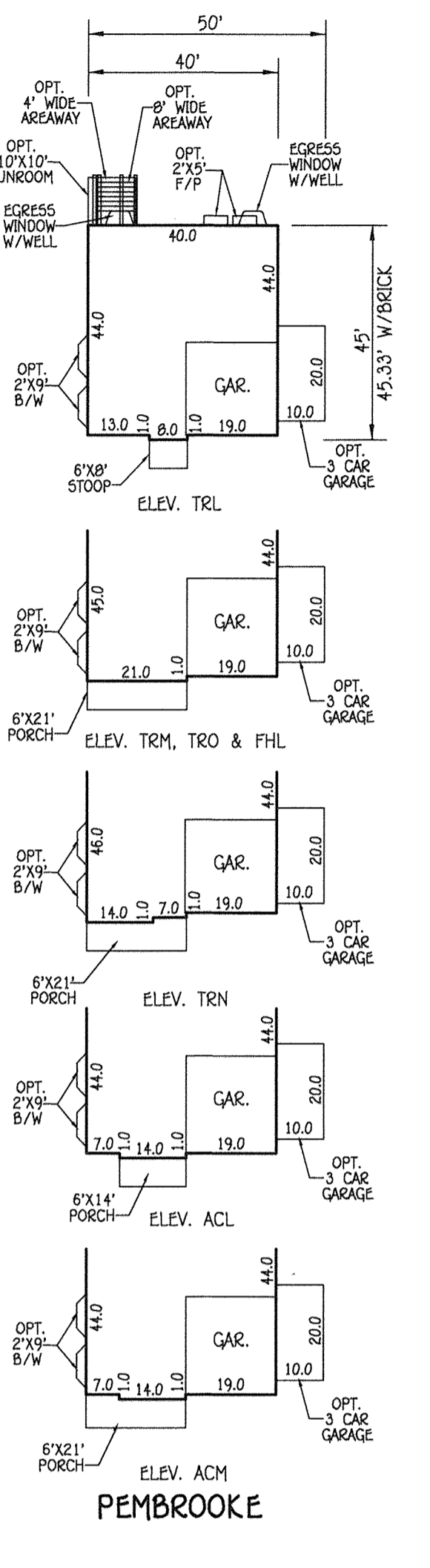
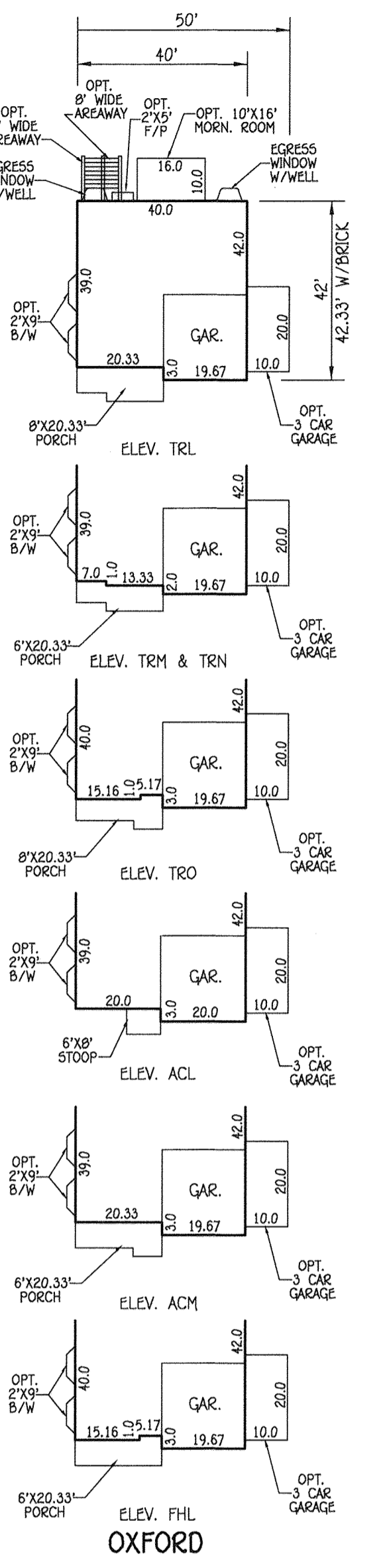
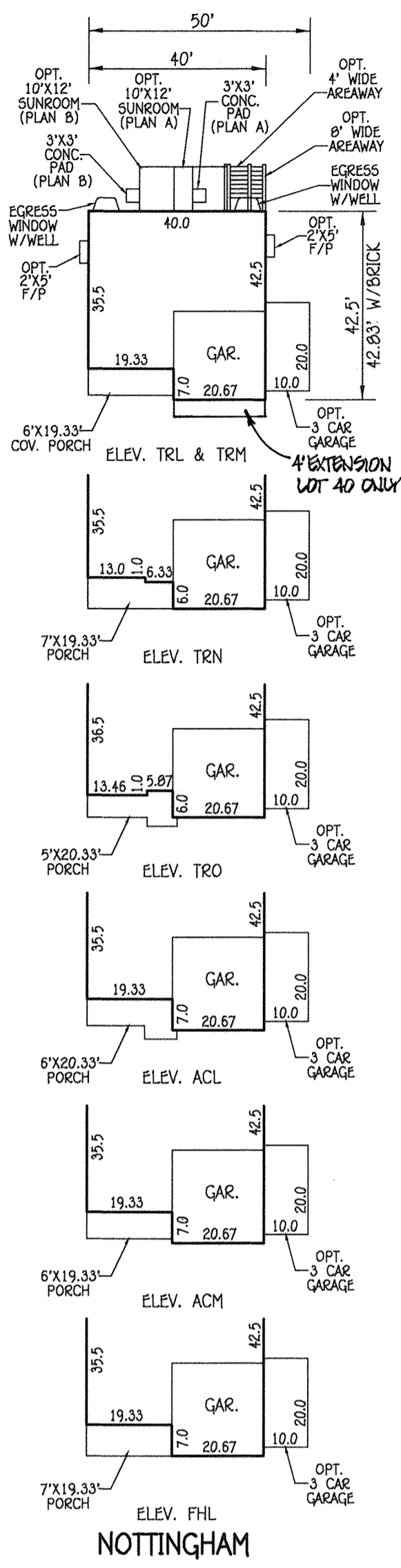
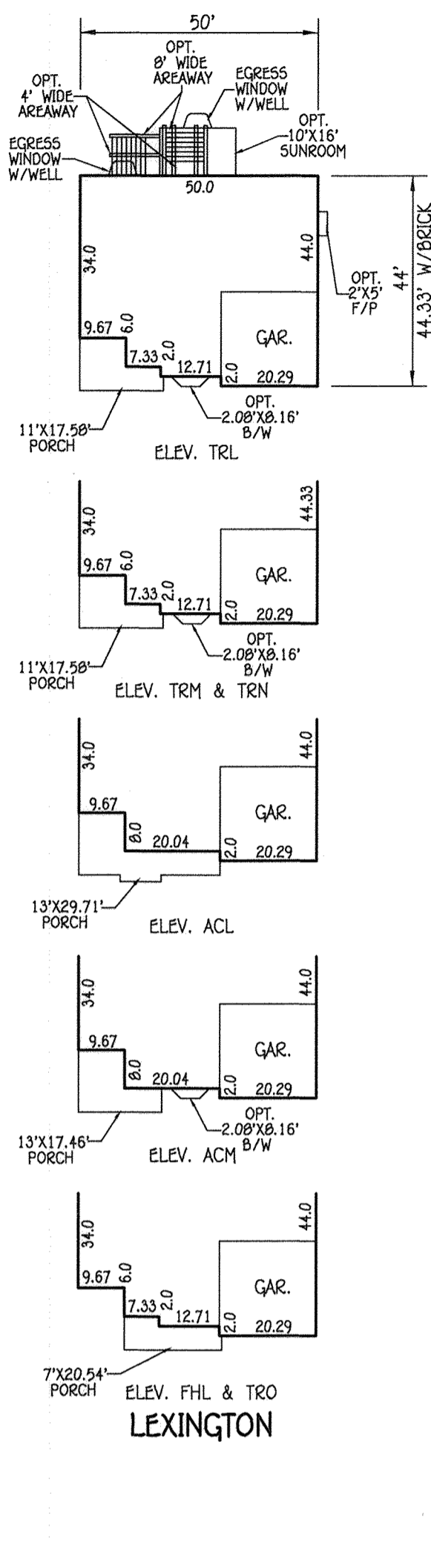
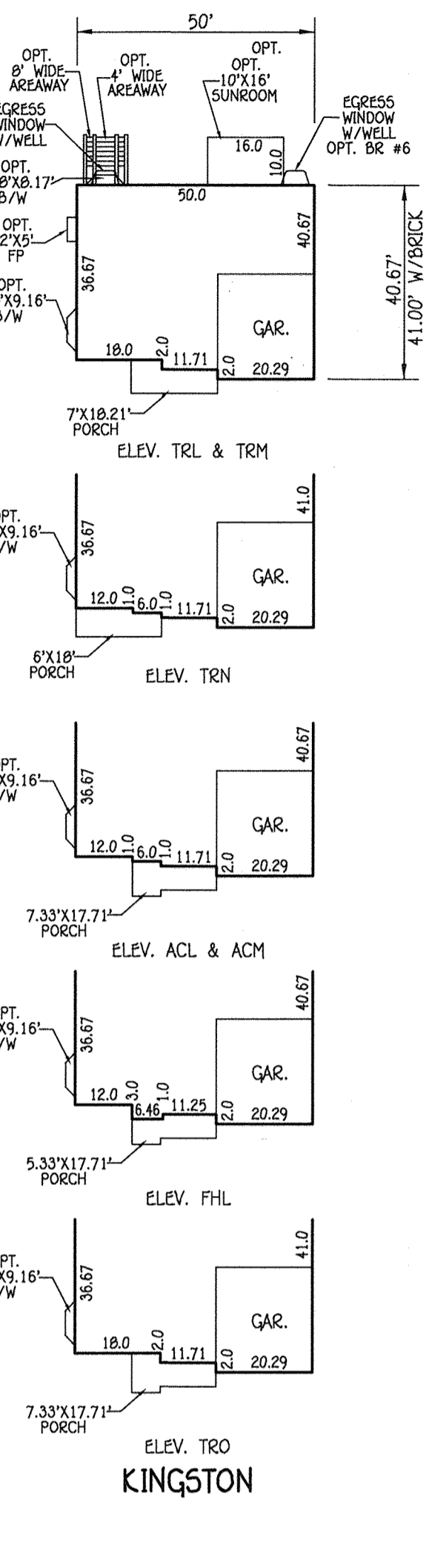
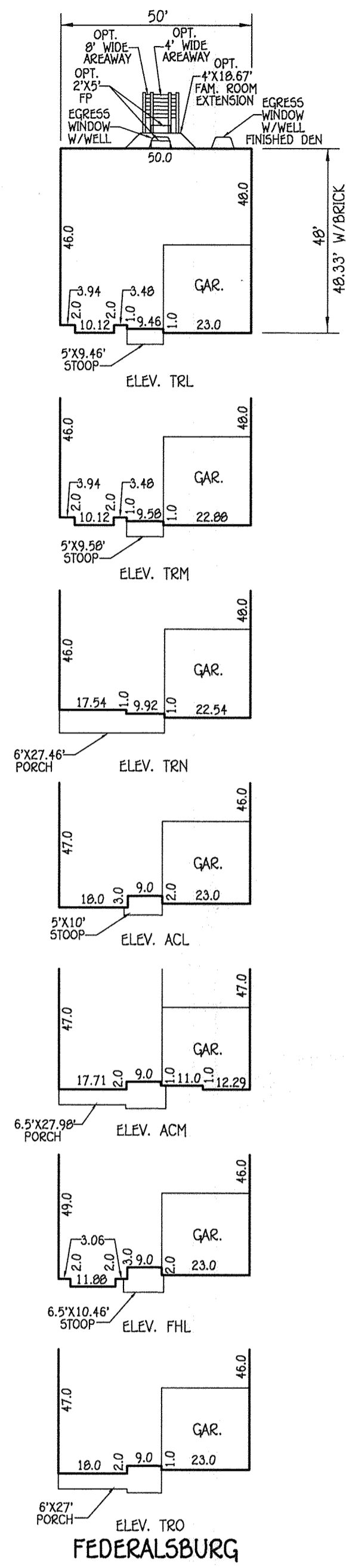
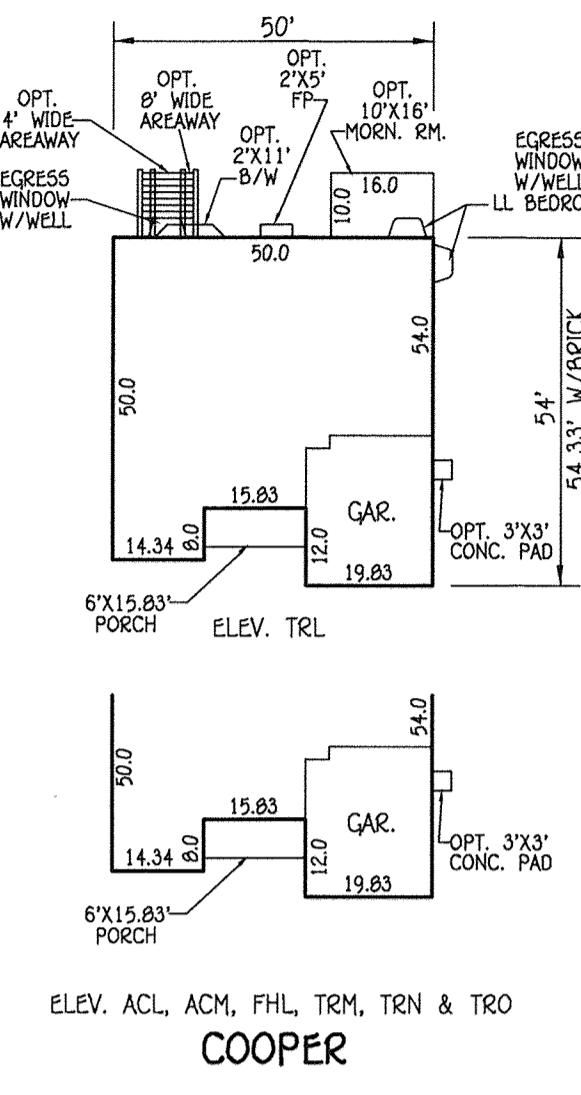
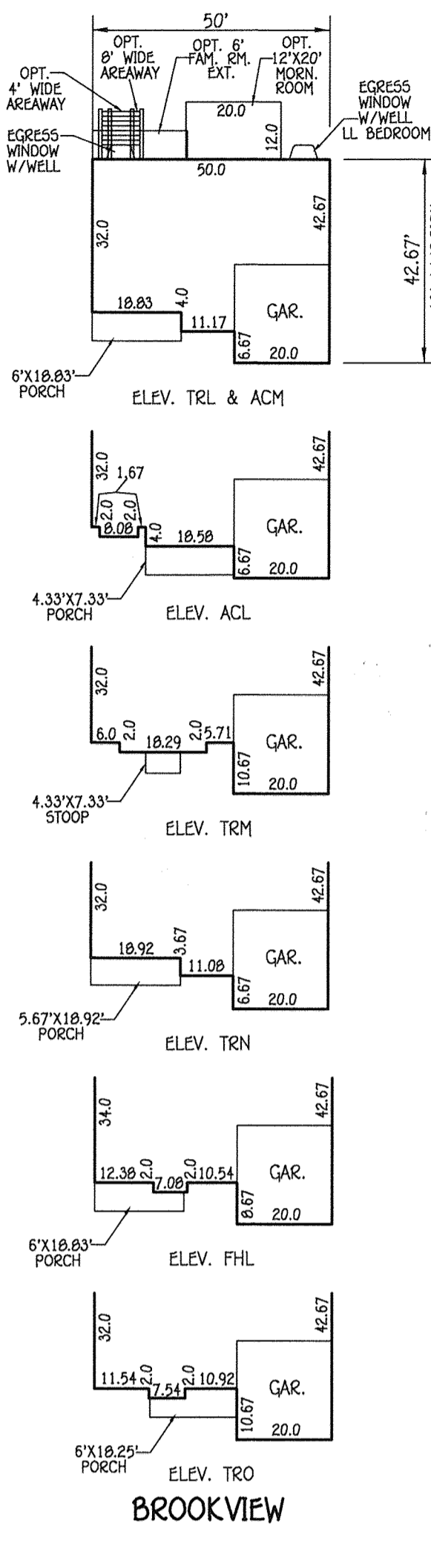
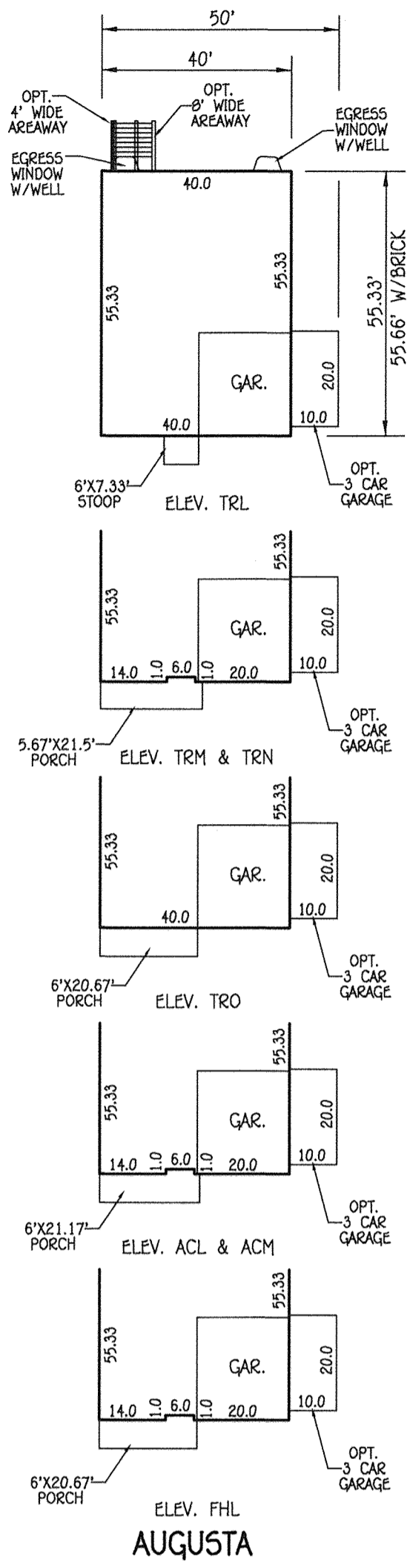
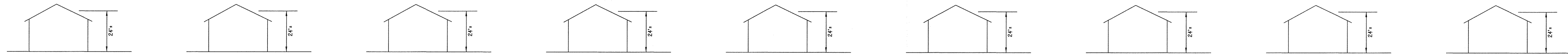
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ZONED: R-ED

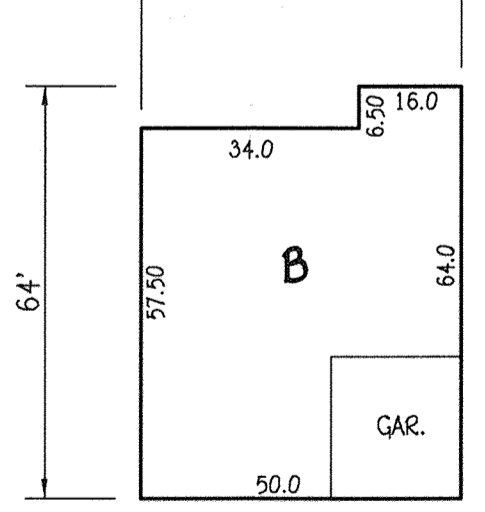
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SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2017
SHEET 1 OF 8

SDP-18-018

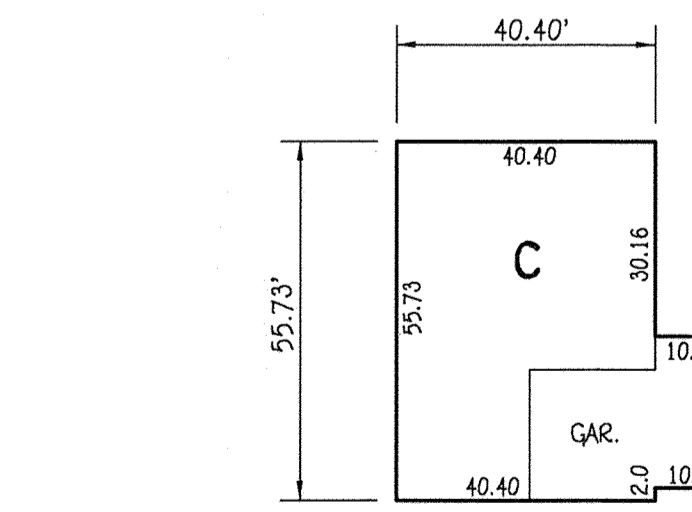
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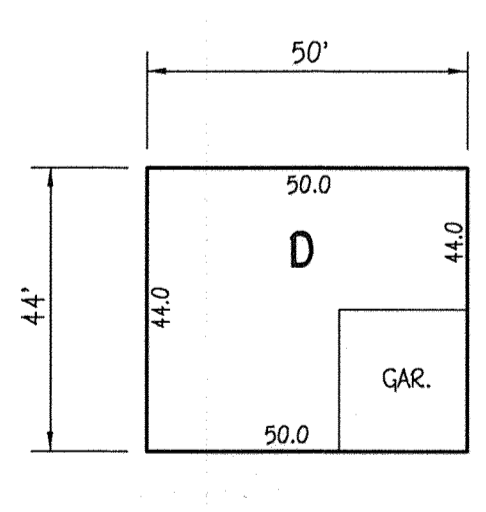
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NOTTINGHAM
NO 3 CAR GAR.
OXFORD
NO 3 CAR GAR.
PEMBROOKE
NO 3 CAR GAR.



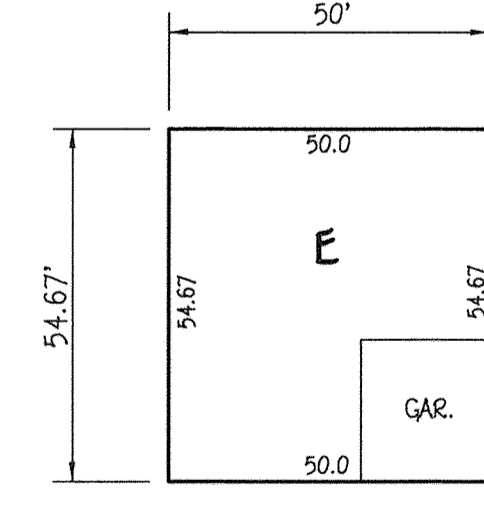
AUGUSTA
W/ALL OPTIONS
BROOKVIEW
W/ALL OPTIONS
COOPER
W/ALL OPTIONS
FEDERALSBURG
W/ALL OPTIONS
KINGSTON
W/ALL OPTIONS
LEXINGTON
W/ALL OPTIONS
NOTTINGHAM
W/ALL OPTIONS
OXFORD
W/ALL OPTIONS
PEMBROOKE
W/ALL OPTIONS



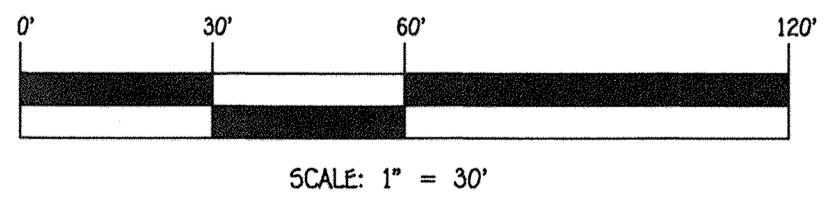
AUGUSTA
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NOTTINGHAM
W/ALL OPTIONS
OXFORD
W/ALL OPTIONS
PEMBROOKE
W/ALL OPTIONS



BROOKVIEW
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KINGSTON
NO REAR SUNROOM
LEXINGTON
NO REAR SUNROOM
NOTTINGHAM
NO REAR SUNROOM
OXFORD
NO REAR SUNROOM



BROOKVIEW
W/ALL OPTIONS
COOPER
NO MORN. ROOM
FEDERALSBURG
W/ALL OPTIONS
KINGSTON
W/ALL OPTIONS
LEXINGTON
W/ALL OPTIONS
NOTTINGHAM
W/ALL OPTIONS
OXFORD
W/ALL OPTIONS
PEMBROOKE
W/ALL OPTIONS



NO.	REVISION	DATE
1	ADD SPECIAL CONDITION OPTION FOR LOT A-D	7/2/19



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Howard P. Brinkman
NAME DATE 12-12-17

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

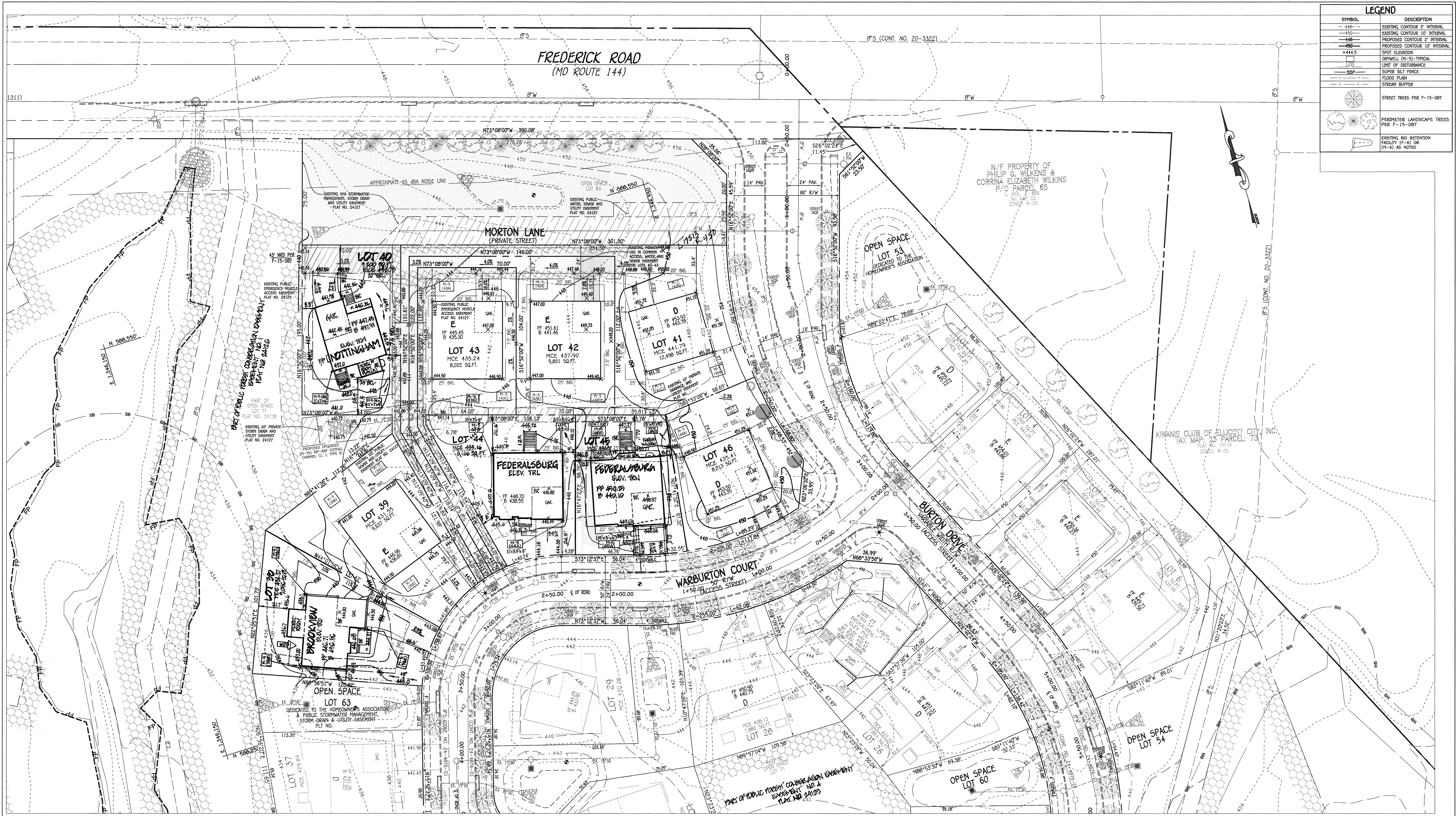
Chief, Division of Land Development	1-2-19
Chief, Development Engineering Division	12-27-17
Director - Department of Planning and Zoning	1-3-18

PROJECT	PHASE	PARCEL NO.
WESTMOUNT	1	71

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

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GENERIC BOXES & HOUSE TYPES
SINGLE FAMILY HOUSES
WESTMOUNT
LOTS 38 THRU 46
PHASE 1
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ZONED: R-ED
TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'S: 6 & 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2017
SHEET 2 OF 8



LEGEND	
SYMBOL	DESCRIPTION
--- 448 ---	EXISTING CONTOUR 2' INTERVAL
--- 450 ---	EXISTING CONTOUR 10' INTERVAL
--- 448 ---	PROPOSED CONTOUR 2' INTERVAL
--- 450 ---	PROPOSED CONTOUR 10' INTERVAL
x444.5	SPOT ELEVATION
○	DRYWELL (M-5)-TYPICAL
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	FLOOD PLAN
---	STREAM BUFFER
○	STREET TREES PER F-15-087
○	PERIMETER LANDSCAPE TREES PER F-15-087
○	EXISTING BIO RETENTION FACILITY (F-6) OR (F-6) AS NOTED

L:\2005\05022.dwg\SDP SHEET REVISED LOTS.dwg, Layout (2), 11

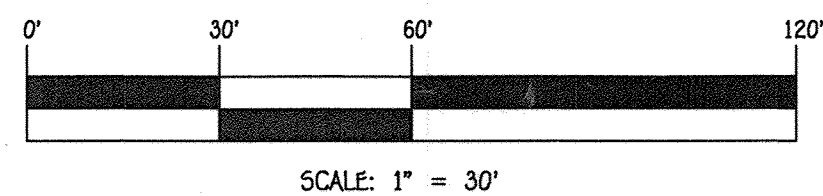
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21142
 (410) 461-2999



PROFESSIONAL CERTIFICATION

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Frank J. Thompson 12/12/17
 NAME DATE



OWNER/BUILDER

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen Dwyer 1-2-18
 Chief, Division of Land Development Date
John A. ... 12-20-17
 Chief, Development Engineering Division Date
William J. ... 1-3-18
 Director - Department of Planning and Zoning Date

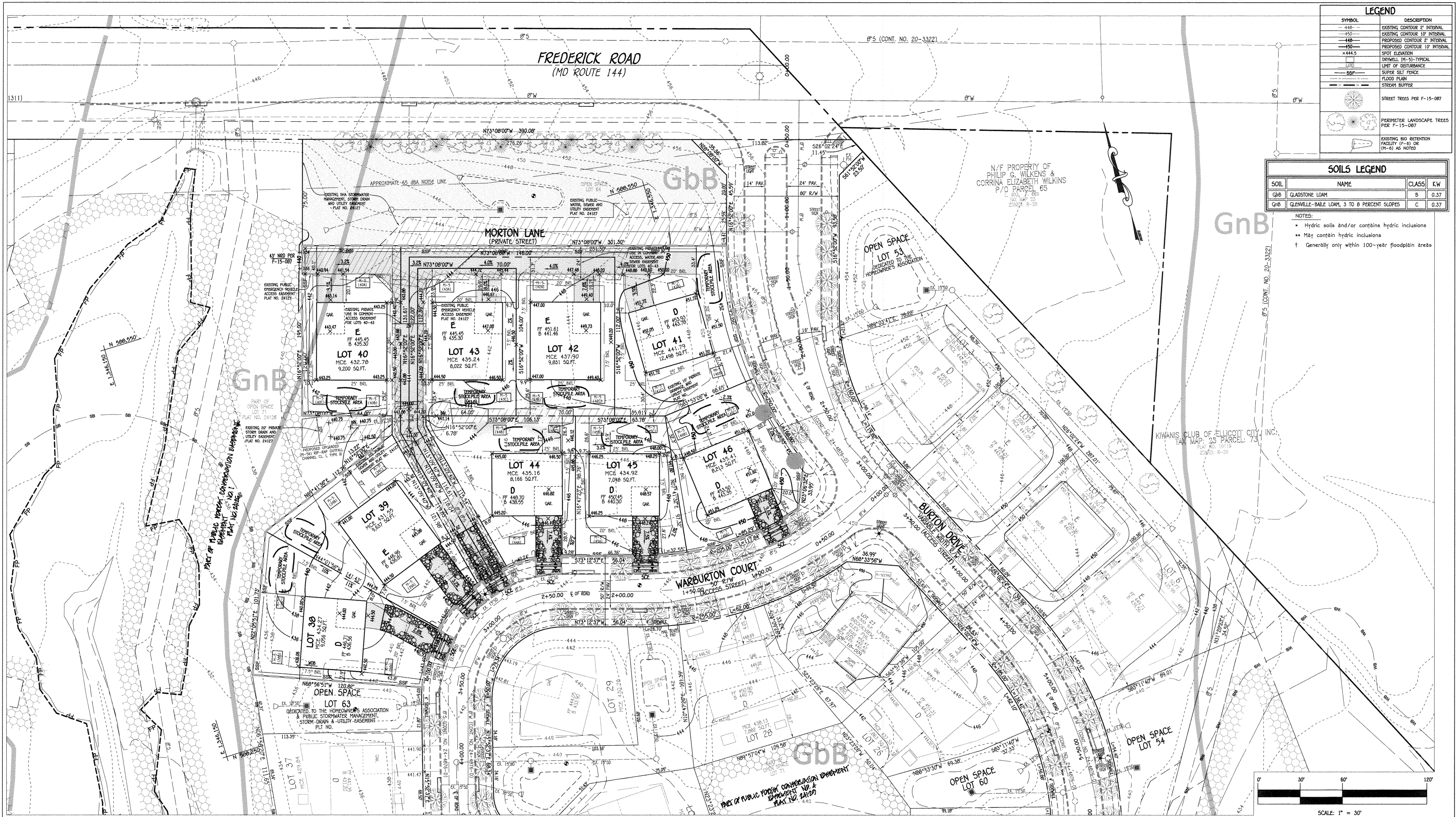
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WESTMOUNT	1	71			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

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SITE DEVELOPMENT PLAN

SINGLE FAMILY HOUSES
WESTMOUNT
 LOTS 38 THRU 46
 PHASE I

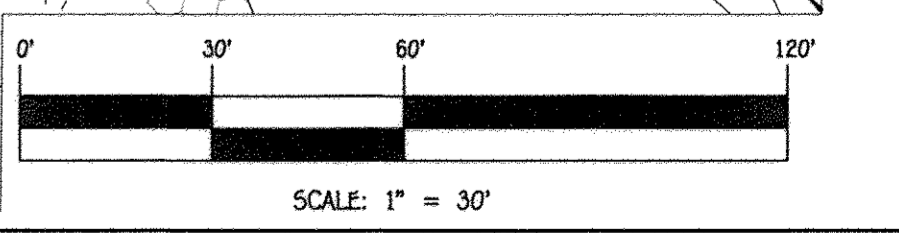
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 TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO.'S: 6 & 12
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2017
 SHEET 3 OF 8



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
x444.5	SPOT ELEVATION
(M-5)	TYPICAL DRYWELL (M-5)
---	LIMIT OF DISTURBANCE
---	SUPER SALT FENCE
---	FLOOD FURN
---	STREAM BUFFER
(S)	STREET TREES PER F-15-087
(L)	PERIMETER LANDSCAPE TREES PER F-15-087
(R)	EXISTING BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED

SOILS LEGEND			
SOIL	NAME	CLASS	KW
GbB	GLADSTONE LOAM	B	0.37
GnB	GLENVILLE-BAILE LOAM, 3 TO 8 PERCENT SLOPES	C	0.37

NOTES:
 • Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



E:\2010\09\02\48\5\SDP\SHEET SET 34-46 PHASE 1\0902 SEC SHEET REVISED LOTS.dwg, Layout (2), 1:1

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21142
 (410) 461-2255



PROFESSIONAL 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: *Frank John Malalansan II*
 Frank John Malalansan II
 LICENSED PROFESSIONAL ENGINEER JOHN MALALANSAN II
 DATE: 12/12/17

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 PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature: *Brian Knauff*
 BRIAN KNAUFF
 DATE: 12/12/17

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John P. Roberts*
 JOHN P. ROBERTS
 HOWARD SOIL CONSERVATION DISTRICT
 DATE: 12/12/17

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Karl Schulz*
 Karl Schulz
 Chief, Division of Land Development
 Date: 1-2-18

Signature: *John P. Roberts*
 John P. Roberts
 Chief, Development Engineering Division
 Date: 12-22-17

Signature: *Valerie Davis*
 Valerie Davis
 Director - Department of Planning and Zoning
 Date: 1-3-18

PROJECT	PHASE	PARCEL NO.
WESTMOUNT	1	71

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

PREVIOUS HOWARD COUNTY FILES:
 F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 248, S0P-10-009

SEDIMENT EROSION CONTROL PLAN

SINGLE FAMILY HOUSES WESTMOUNT
 LOTS 38 THRU 46
 PHASE 1

PREVIOUS HOWARD COUNTY FILES:
 F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 248, S0P-10-009

ZONED: R-ED

TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'S: 6 & 12
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2017
 SHEET 4 OF 8

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

- A. SOIL PREPARATION**
- TEMPORARY STABILIZATION**
 - SEEDING: SEEDING CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISK HARROW OR DISK PLOWS OR DISKS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSEND, IT MUST NOT BE ROLLED OR DRAGGED SHOOTING BUT LEFT IN THE REQUIREMENT CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH DISKS RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - PERMANENT STABILIZATION**
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOIL SALTS LESS THAN 500 PPM/TON (PPM) (PPH).
 - SOIL CONTAINS LESS THAN 4% ORGANIC MATTER IN THE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF HUMUS). AN EXCEPTION IF LOESS/CLAY WILL BE PLANTED, THEN A SANDY SOIL, LESS THAN 30 PERCENT SILT PLUS CLAY WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TOLERABLE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSEND TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - APPLY SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. PACE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES. READY THE AREA FOR SEED APPLICATION. LOOSEND SURFACE SOIL BY DISKING WITH A HEAVY DUTY DISK OR OTHER EQUIPMENT TO BOUNDARY THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDING LOOSENDING MAY BE NECESSARY ON HEAVY TOPSOILED AREAS.

- B. TOPSOILING**
- TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL PROFILE FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW NUTRIENT CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL QUALITY.
 - TOPSOIL SAUGHT FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SAUGHT FOR A GIVEN SOIL CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
 - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 SLOPES WHERE THE SOIL IS UNACCEPTABLE FOR VEGETATIVE GROWTH.
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTAINING SUPPLIES OF HUMUS AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST BE THE FOLLOWING CATEGORY:
 - A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILTY LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF APPROVED BY THE AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICANT.
 - B. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURES AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2 INCH DIAMETER.
 - C. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NET SET, FROST WEE, THISTLE, OR OTHERS AS SPECIFIED.
 - D. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NET SET, FROST WEE, THISTLE, OR OTHERS AS SPECIFIED.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. SOIL SCIENTIST AND APPROVED BY THE APPLICANT. APPROVAL AUTHORITY, MAY BE USED IN LIEU OF MATERIAL TOPSOIL.

- C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS)**
- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT NUTRIENT AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITE. HAVING BEEN MADE BY AN AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICANT.
 - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPLICANT. MANURE MUST BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. UNIFORMITY OR BUREAU TEST MAY BE SUBSTITUTED EXCEPT WHERE INDICATED OTHERWISE. UNIFORMITY OR BUREAU TEST MAY BE SUBSTITUTED EXCEPT WHERE INDICATED OTHERWISE. UNIFORMITY OR BUREAU TEST MAY BE SUBSTITUTED EXCEPT WHERE INDICATED OTHERWISE.
 - LIME MUST BE SOFT AND FREE OF GRASS OR OTHER FOREIGN MATTER. LIME MUST BE SUBSTITUTED EXCEPT WHERE INDICATED OTHERWISE. UNIFORMITY OR BUREAU TEST MAY BE SUBSTITUTED EXCEPT WHERE INDICATED OTHERWISE.
 - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - WHERE THE SUBSOIL IS EITHER HEAVILY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GRASS LIMESTONE AT THE RATE OF 1 TO 2 TONS PER ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

JUST CONTROL

DEFINITION
CONTROLLING SOIL DISTURBANCE AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF SOIL FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HAZARD AND IMPROVE TRAFFIC SAFETY.

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.

SPECIFICATIONS

- MATERIALS - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE COMPACTED OR TACKED TO PREVENT BLOWING.
 - VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
 - TILLAGE - TO ROUGHEN SURFACE AND BRING CLAYS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 FEET, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 - IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
 - BARBERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURGLAR FENCES, STRAW BALE DICES AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CONTROLLING SOIL BLOWING, CURRENTS AND SOIL BLOWING. CURRENTS AND SOIL BLOWING BARBERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 FEET. THEIR HEIGHT ARE EFFECTIVE IN REDUCING THE VELOCITY OF SOIL BLOWING.
 - CAUTION COLORADO - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED REAPPLICATION.
- PERMANENT METHODS**
- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOIL. SEEING TREE PLANTING AND LARGE SHRUB PLANTING PROTECTION IF LEFT IN PLACE.
 - TOPSOILING - COVERING WITH LESS ERODIBLE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
 - STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TEMPORARY SEEDING NOTES (B-4-4)

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
DISTURBED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF THE PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

- SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
- FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- WHEN STABILIZATION IS REQUIRED OUTSIDE OF SECTION B-4-3A.1.8 AND HANTAN UNTIL THE NEXT SEEDING SEASON, MULCH ALONE AS PRESCRIBED IN SECTION B-4-3A.1.8 AND HANTAN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDNESS ZONE (FROM FIGURE B.3)	SEEDING DEPTHS		FERTILIZER RATE (10-20-20)	LIME RATE (TONS/AC)
	1/2 IN.	3/4 IN.		
BARLEY	96	3/1 - 5/15	438 LB/AC (1000 SF)	2 TONS/AC (1000 SF)
OATS	72	0/15 - 10/15		
RYE	112			

PERMANENT SEEDING NOTES (B-4-5)

- A. SEED MIXTURES**
- GENERAL USE**
- ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PRACTICE FOUND ON TABLE B.2. REFER TO SELECTED SPECIFICATIONS, APPLICATION RATES AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - AREAS REQUIRING SPECIALIZED SEEDING PRACTICES SUCH AS TREATING STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
 - SEEDS HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY SEEDS FROM FERTILIZER 16-0-0 AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO A MINIMUM OF THREE CERTIFIED BULGARIAN CULTIVARS WITH EACH WORKING FROM 10 TO 35 PERCENT OF THE TOTAL WEIGHT BY WEIGHT.
- TURFGRASS MIXTURES**
- AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES. MULCH RECEIVING A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
 - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PRACTICES. APPLICATION RATES AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - CERTIFIED BULGARIAN: FULL SUN MIXTURE FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE. SEEDING REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SPACES. RECOMMENDED CERTIFIED KENTUCKY BULGARIAN CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE CERTIFIED BULGARIAN CULTIVARS WITH EACH WORKING FROM 10 TO 35 PERCENT OF THE TOTAL WEIGHT BY WEIGHT.
 - CERTIFIED BULGARIAN/PERSONAL RYE: FULL SUN MIXTURE FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MAINTENANCE. CERTIFIED PERSONAL RYE/CENTURY KENTUCKY BULGARIAN SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE CERTIFIED BULGARIAN CULTIVARS WITH EACH WORKING FROM 10 TO 35 PERCENT OF THE TOTAL WEIGHT BY WEIGHT.
 - PERSONAL RYE/CENTURY KENTUCKY BULGARIAN: FULL SUN MIXTURE FOR USE IN DROUGHT PRONE AREAS AND/OR AREAS REQUIRING HIGH LEVEL OF MAINTENANCE. SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE CERTIFIED BULGARIAN CULTIVARS WITH EACH WORKING FROM 10 TO 35 PERCENT OF THE TOTAL WEIGHT BY WEIGHT.
 - CERTIFIED BULGARIAN/FINE FESCUE: SHADY MIXTURE FOR USE IN AREAS WITH SHADE IN BULGARIAN CULTIVARS. SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE CERTIFIED BULGARIAN CULTIVARS WITH EACH WORKING FROM 10 TO 35 PERCENT OF THE TOTAL WEIGHT BY WEIGHT.
 - CERTIFIED BULGARIAN/CENTURY KENTUCKY BULGARIAN: FULL SUN MIXTURE FOR USE IN AREAS WITH SHADE IN BULGARIAN CULTIVARS. SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE CERTIFIED BULGARIAN CULTIVARS WITH EACH WORKING FROM 10 TO 35 PERCENT OF THE TOTAL WEIGHT BY WEIGHT.

- B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).**
- GENERAL SPECIFICATIONS**
 - CLASS OF TURFGRASS MUST BE MARYLAND STATE CERTIFIED. 500 LABELS MUST BE MADE AVAILABLE TO THE AGRICULTURIST OR SOIL SCIENTIST.
 - 500 MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS TO 3/4 INCH, PLUS OR MINUS 1/4 INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GRASS AND THATCH. BENDER PLOWS AND TONS OR UNIFORM ENDS WILL NOT BE ACCEPTABLE.
 - STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUPPORTED VERTICALLY WITH A 4:1 SLOPE RATIO AND 50 PERCENT OF THE SECTION.
 - SOD MUST NOT BE INVERTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - SOD MUST BE HANDLED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT INSTALLED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRICULTURIST OR SOIL SCIENTIST PRIOR TO TRANSPORTATION.
 - SOD INSTALLATION**
 - IF PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - LAY THE PEEBLES ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY INTERLOCK AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE QUICK ROOT GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT WIND WHICH WOULD CAUSE AIR DURING THE APPLICATION OF TOPSOIL. THIS PRACTICE SHOULD FOLLOW THE CONTINUE.
 - WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. RAKE AND TAMP; PEG OR OTHERWISE SECURE THE SOD TO PREVENT SURFACE SOILS. ENSURE SOIL CONTACT EXISTS BETWEEN SOD ROWS AND THE UNDERLYING SOIL SURFACE.
 - WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERLAYING OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
 - SOD MAINTENANCE**
 - IN THE ABSENCE OF ADEQUATE RAINFALL, WATER MUST DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY PRIOR TO WETTING.
 - AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
 - DO NOT MOW UNTIL THE SOD IS ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

PERMANENT SEEDING SUMMARY

HARDNESS ZONE (FROM FIGURE B.3)	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE				
SPECIES	APPLICATION RATE (LB./AC.)	SEEDING DATES	SEEDING DEPTHS	N	P ₂ O ₅	K ₂ O	TONS/AC
BARLEY	96	3/1 - 5/15	1/2 - 3/4	438	1000	1000	2
OATS	72	0/15 - 10/15					
RYE	112						

- STANDARD STABILIZATION NOTE**
- TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.
- Conditions Where Practice Applies**
- Stockpile areas are utilized when it is necessary to salvage and store soil for later use.
- Criteria**
- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
 - The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a 4:1 slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
 - Runoff from the stockpile area must drain to a suitable sediment control practice.
 - Access the stockpile area from the up-grade side.
 - Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary awale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
 - Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
 - Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
 - If the stockpile is located on an impervious surface, protection must be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.
- Maintenance**
- The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

TABLE B.1 TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECS	SEEDING RATE 1/		SEEDING DEPTH 2/ (INCHES)	RECOMMENDED SEEDING DATES BY PLANT HARDNESS ZONE 3/			
	LB./AC.	LB./1000 FT. 2		5b AND 6a	6b	7a AND 7b	
COOL-SEASON GRASSES							
ANNUAL BLYSSGRASS (LOLUM PERENNIS SSP. MULTIFLORUM)	40	1.0	0.5	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30	
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30	
OATS (AVENA SATIVA)	72	1.7	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30	
WHEAT (TRITICUM AESTIVUM)	120	2.8	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30	
CERIAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR. 15 TO MAY 31; AUG. 1 TO OCT. 31	MAR. 1 TO MAY 15; AUG. 1 TO NOV. 15	FEB. 15 TO APR. 30; AUG. 15 TO DEC. 15	
WARM-SEASON GRASSES							
FOXTAIL MILLET (SETARIA ITALICA)	30	0.7	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14	
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14	

NOTES:

- SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIME SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.
- SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONG WITH A NURSE CROP WITH PERMANENT SEED MIXTURES. USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL BLYSSGRASS, PEARL MILLET, FOXTAIL MILLET), DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CERIAL RYE IS GENERALLY SHOULD NOT BE USED AS A NURSE CROP. UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEFORE THE SEEDING DATES OF OTHER TEMPORARY SEEDINGS. CERIAL RYE HAS ALLOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE.
- OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING & MULCHING

- DEFINITION**
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
- PURPOSE**
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
- CONDITIONS WHERE PRACTICE APPLIES**
TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.
- A. SEEDING**
- SPECIFICATIONS**
 - ALL SEED MUST MEET THE REQUIREMENT OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE OF SEED AND SEEDING RATE.
 - MULCH SHALL BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE SOIL IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
 - INCULCANTS: THE INCULCANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INCULCANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD PINK INCULCANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INCULCANTS AS COOL AS POSSIBLE UNTIL USE. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INCULCANT LESS EFFECTIVE.
 - SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STABILIZERS OR CHEMICALS USED FOR CONTOURING. ADD PINK INCULCANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INCULCANTS AS COOL AS POSSIBLE UNTIL USE. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INCULCANT LESS EFFECTIVE.
 - APPLICATION**
 - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROU OR BROADCAST SEEDERS.
 - INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1.
 - PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDS AREA WITH WHEATED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - DRILL OR COUNTERPART SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - COUNTERPART SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING SEEDS MUST BE AFTER PLANTING.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SEEDING INCLUDES SEED AND FERTILIZERS).
 - FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN P₂O₅ (PHOSPHORUS), 200 POUNDS PER ACRE CO₂ (POTASSIUM), 200 POUNDS PER ACRE.
 - LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING), NORMALLY, NOT MORE THAN 2 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR IMPURIFIED LIME WHEN HYDROSEEDING.
 - HYDROSEEDING IS NOT TO BE USED ON SLOPES STEEPER THAN 2:1. HYDROSEEDING IS NOT TO BE USED ON SLOPES STEEPER THAN 2:1. HYDROSEEDING IS NOT TO BE USED ON SLOPES STEEPER THAN 2:1. HYDROSEEDING IS NOT TO BE USED ON SLOPES STEEPER THAN 2:1.
 - WHEN HYDROSEEDING, DO NOT INCORPORATE SEED INTO THE SOIL.

- B. MULCHING**
- MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - STRAW CONSISTING OF THOROUGHLY DRIED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MOIST, MOLTY, GRAIN, DECAYED, OR EXCESSIVELY DUSKY. NOTE: USE ONLY STEERLE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - WOOD CELLULOSE FIBER MULCH (WCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSSED INTO UNIFORM FIBROUS PHYSICAL SIZE.
 - WCM IS TO BE DRY GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORM STRAW SURFACE.
 - WCM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - WCM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL SWELL IN UNIFORM SUSPENSION IN WATER UNDER AGRICULTURE AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE COVER ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLING.
 - WCM MATERIAL MUST NOT BE USED ON SLOPES STEEPER THAN 2:1. HYDROSEEDING IS NOT TO BE USED ON SLOPES STEEPER THAN 2:1.
 - WCM MUST BE APPLIED TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT AND WATER HOLDING CAPACITY OF 90 PERCENT HUMIDITY.
 - APPLICATION**
 - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
 - WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED WHEN WIND OR MULCH ANCHORING TOOL INCREASES THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED TO A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - ANCHORING
 - PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SOIL TYPE, AREA AND EROSION HAZARD:
 - A MULCH ANCHORING TOOL IS A TRACTOR DRAW IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE. IF USED ON SLOPES, THIS PRACTICE SHOULD FOLLOW THE CONTINUE.
 - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
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DEFINITION
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

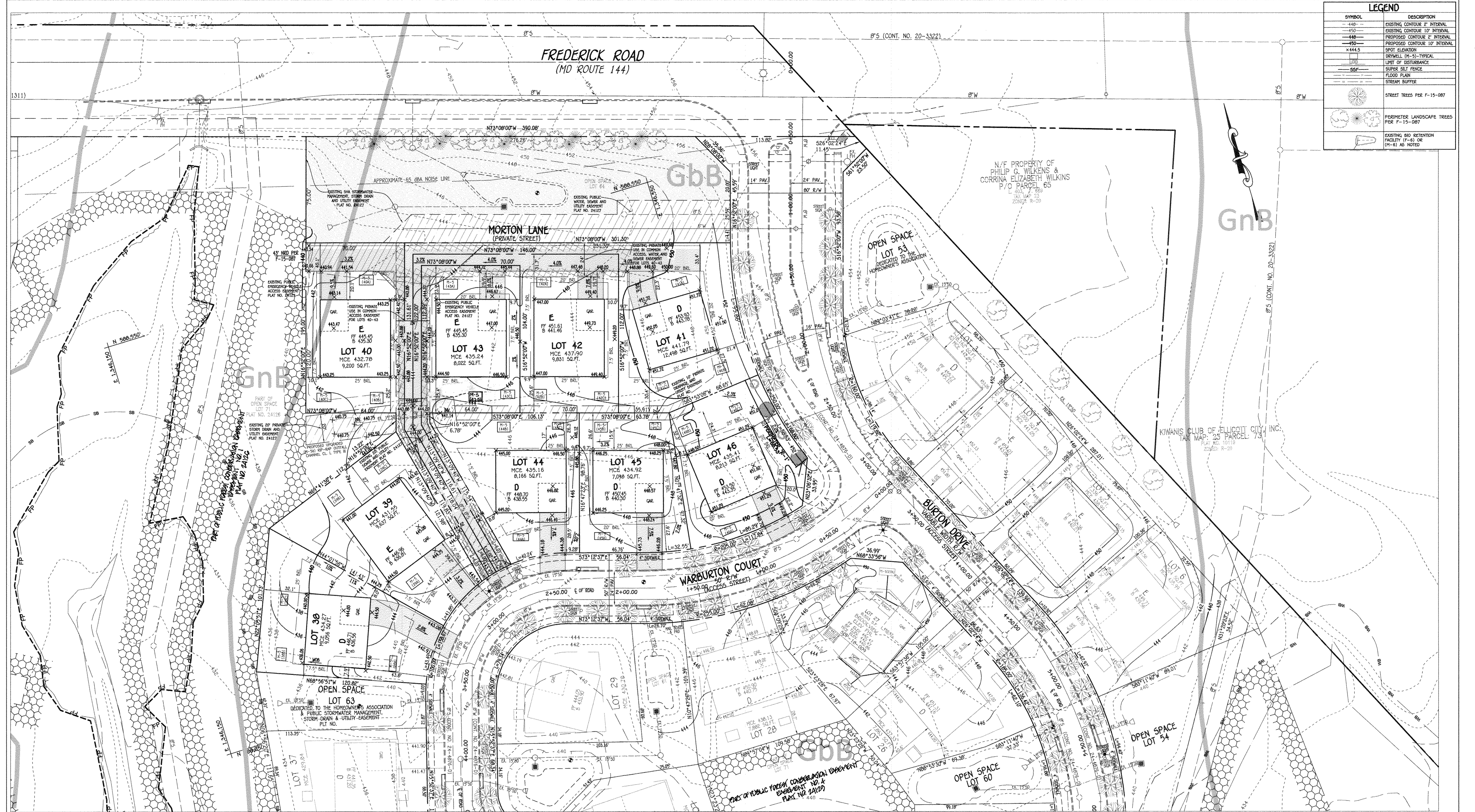
Criteria

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a 4:1 slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the up-grade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary awale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, protection must be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

Maintenance

The stockpile area must continuously meet the requirements for Adequate Veget

LEGEND	
SYMBOL	DESCRIPTION
-440-	EXISTING CONTOUR 2' INTERVAL
-450-	EXISTING CONTOUR 10' INTERVAL
-460-	PROPOSED CONTOUR 2' INTERVAL
-470-	PROPOSED CONTOUR 10' INTERVAL
x444.5	SPOT ELEVATION
DRYWELL (M-5)	TYPICAL
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	FLOOD PLAN
---	STREAM BUFFER
	STREET TREES PER F-15-087
	PERIMETER LANDSCAPE TREES PER F-15-087
	EXISTING B/O RETENTION FACILITY (F-6) OR (M-6) AS NOTED

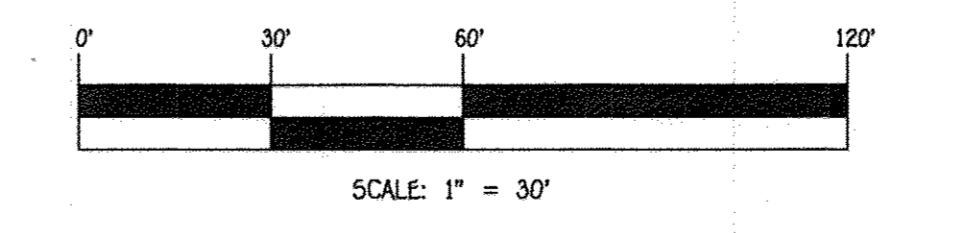


FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10072 BALTIMORE NATIONAL FILE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2995



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

Frank J. Thompson 12/21/17
 NAME DATE



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Carlund 1-2-18
 Chief, Division of Land Development Date

Neil Carlund 12-22-17
 Chief, Development Engineering Division Date

Neil Carlund 1-2-18
 Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
WESTMOUNT	1	71

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

PREVIOUS HOWARD COUNTY FILES:
 F-07-124, F-11-098, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLD 248, & 50P-18-009

LANDSCAPE PLAN

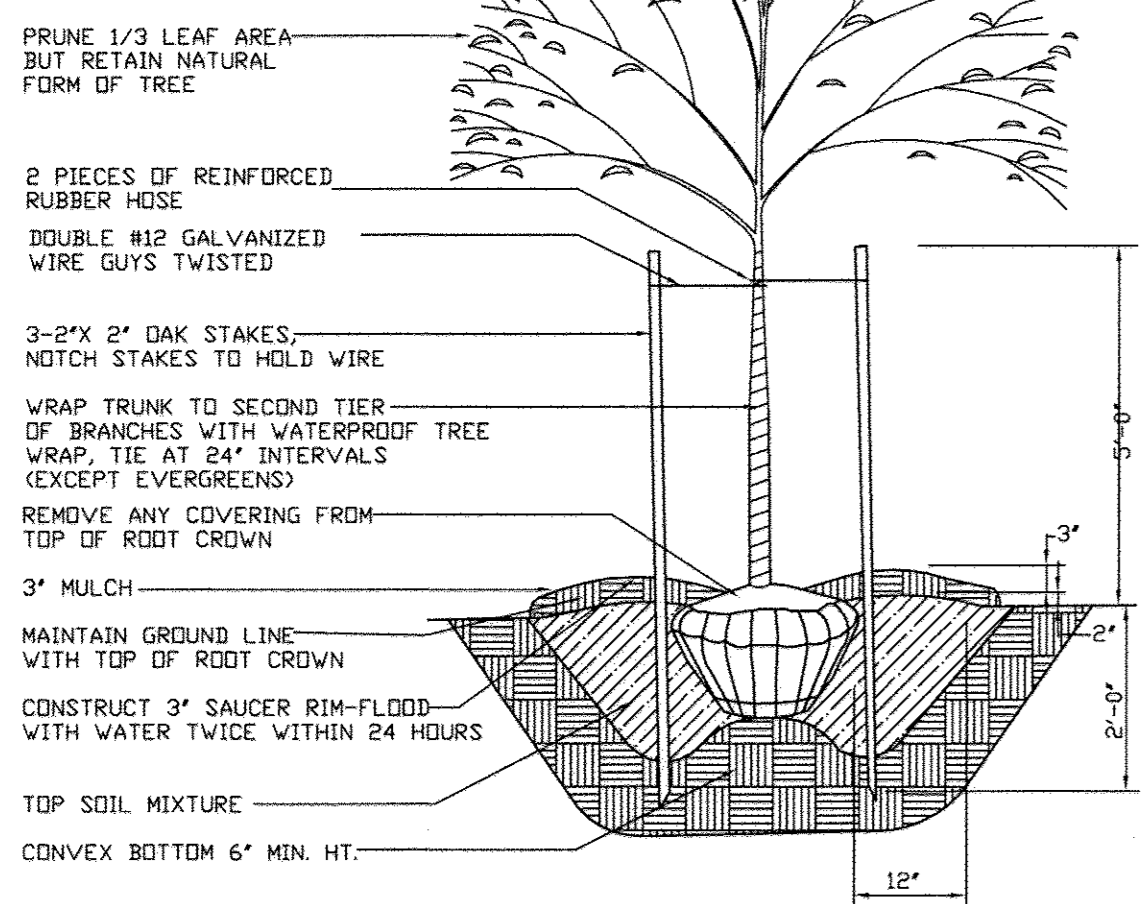
SINGLE FAMILY HOUSES
WESTMOUNT
 LOTS 39 THRU 46
 PHASE 1

PREVIOUS HOWARD COUNTY FILES:
 F-07-124, F-11-098, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, WP-15-038, WP-16-081, WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLD 248, & 50P-18-009

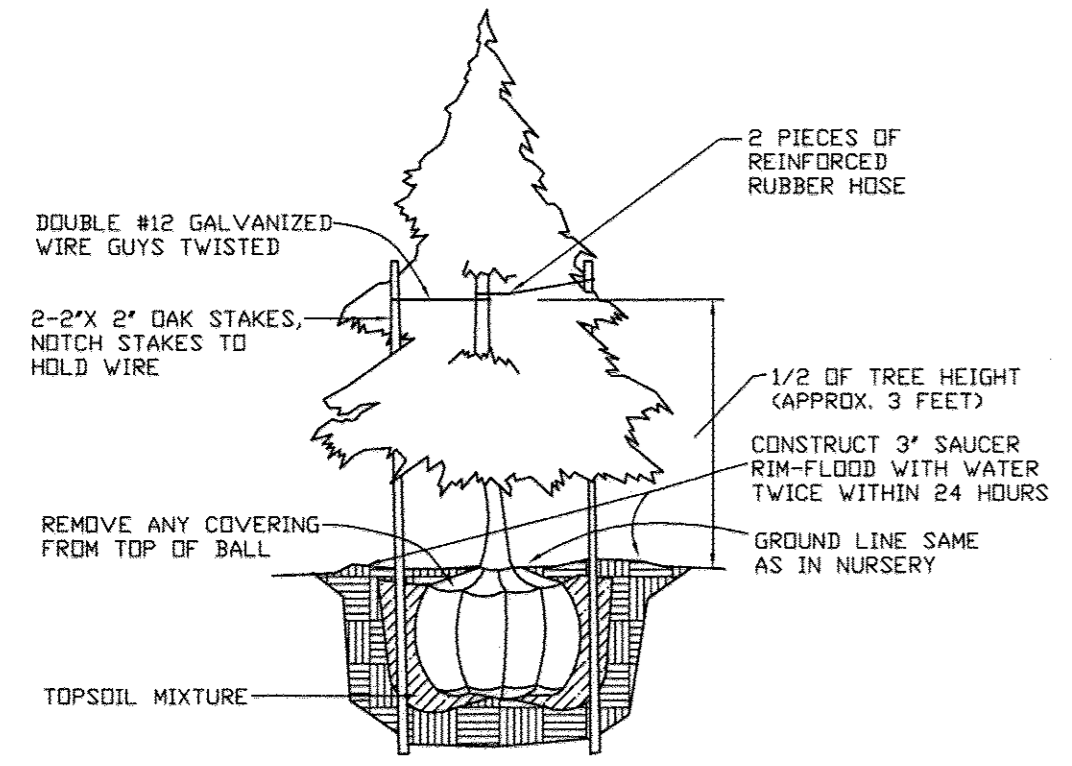
ZONED: R-ED
 TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'S: 6 & 12
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2017
 SHEET 6 OF 8 50P-18-018

I:\2005\03022.dwg\SDP\SHEET SET_M-46 PHASE 1\03022 Landscape Lots 38-46.dwg, Layout (2), 1:1

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
 SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE

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 American Association of Nurserymen (AAN) standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heated-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification 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 Potomac Chapter of the American Society of Landscape Architect, latest edition, including all addenda.

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 "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor 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 of the drip line.

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.

Bid shall be based 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 convenience of the contractor 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 mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. 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 suitability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

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, TWO (2) EVERGREEN TREES @ \$150/EVERGREEN TREE, AND NO SHRUBS @ \$30/SHRUB SHALL BE BONDED AS PART OF THE DPW 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 LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION 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 DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPE 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.

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	R-1	TOTAL
LANDSCAPE TYPE	B	
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	69.53	69
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BEAM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES: 1 PER 50 LINEAR FEET	2	2
EVERGREEN TREES: 1 PER 40 LINEAR FEET	2	2
SHRUBS: N/A	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	2	2
SHRUBS	-	-

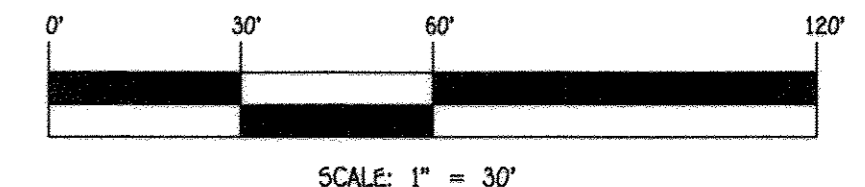
PERIMETER LANDSCAPE PLANT LIST

QTY.	KEY	NAME	SIZE
2		ACER GINNALA (LARGE MAPLE)	2 1/2" - 3 1/2" CAL. FULL CROWN, BAB
2		PINUS STROBUS (WHITE PINE)	10' HT. BAB

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] Name: *[Signature]* Date: 12/2/17



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

[Signature] NAME: *[Signature]* DATE: 12/2/17

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1-2-18
 Chief, Division of Land Development Date

[Signature] 12-22-17
 Chief, Development Engineering Division Date

[Signature] 1-3-18
 Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.			
WESTMOUNT	1	71			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

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LANDSCAPE NOTES AND DETAILS

SINGLE FAMILY HOUSES
WESTMOUNT
 LOTS 38 THRU 46
 PHASE 1
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 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2017
 SHEET 7 OF 8

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).

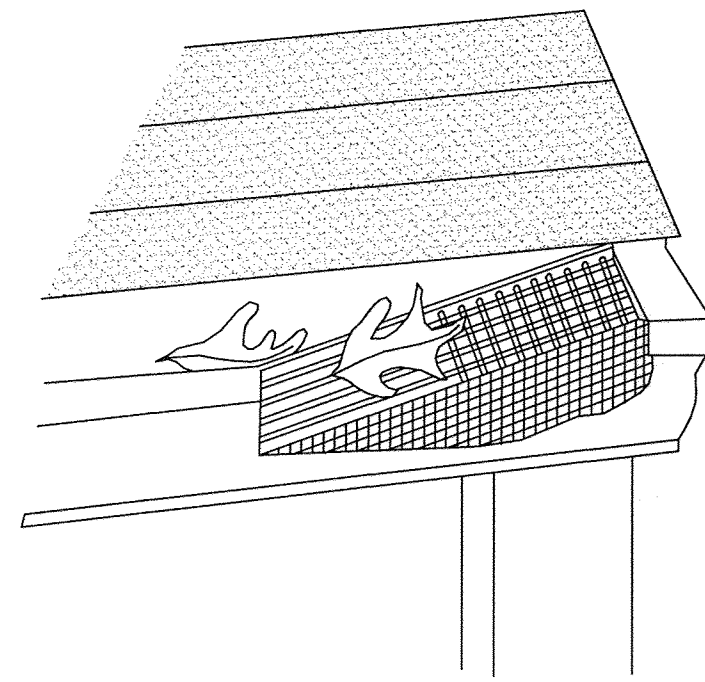
STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
3. 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 DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

STORMWATER MANAGEMENT PRACTICES				
LOT NO.	STREET ADDRESS	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6	BIO-RETENTION F-6 (Y/N)
38	10620 WARBURTON COURT	Y(3)		
39	10616 WARBURTON COURT	Y(3)		
40	3311 MORTON LANE	Y(3)		
41	3315 MORTON LANE	Y(3)		
42	3319 MORTON LANE	Y(3)		
43	3323 MORTON LANE	Y(3)		
44	10610 WARBURTON COURT	Y(3)		
45	10606 WARBURTON COURT	Y(3)		
46	10602 WARBURTON COURT	Y(3)		

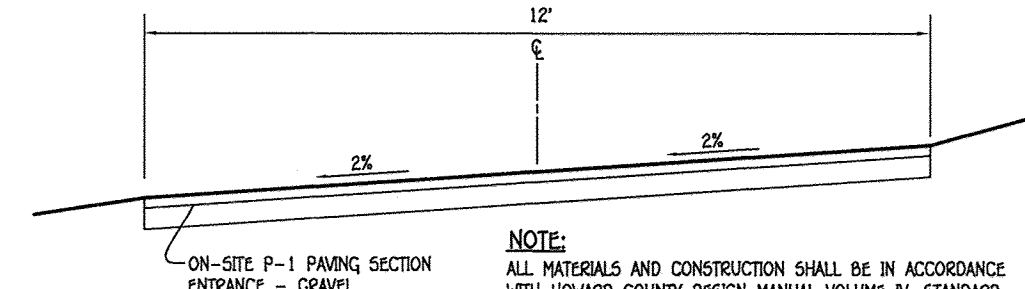
OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- 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 RATE AT WHICH THE FACILITY DRAINS.
- 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.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.



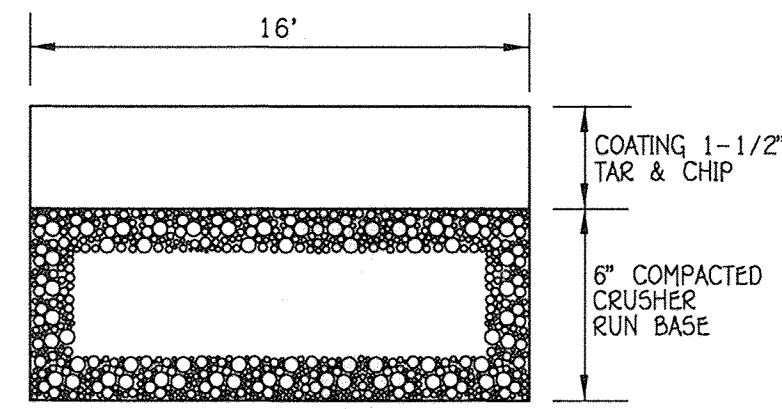
GUTTER DRAIN FILTER DETAIL

NOT TO SCALE



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

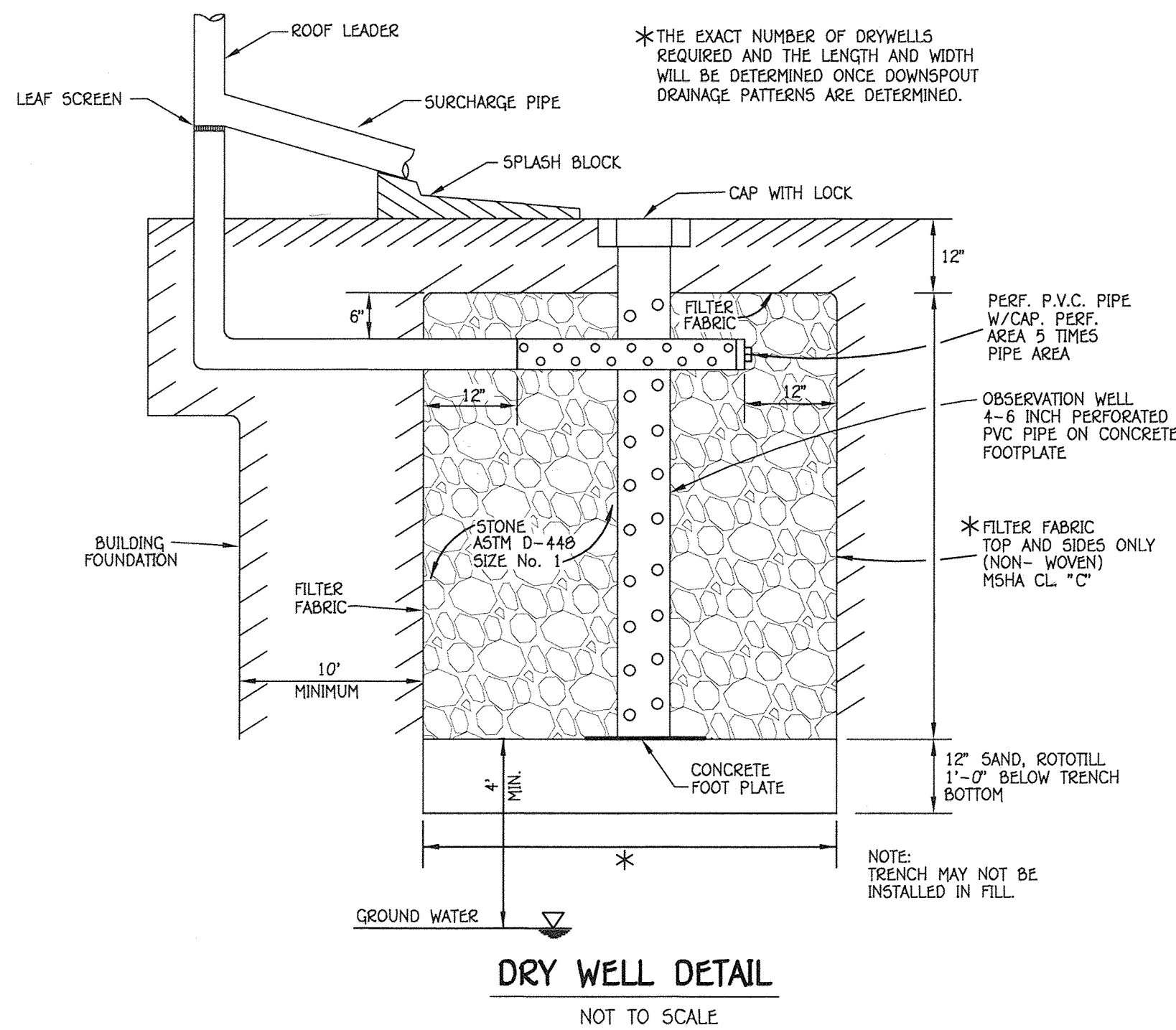
NOT TO SCALE



COMMON DRIVEWAY DETAIL

NOT TO SCALE

DRY WELL CHART										
ADDRESS	LOT NO.	DRYWELL NUMBER	NO. OF DOWNSPOUTS	AREA OF ROOF	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
10620 WARBURTON COURT	38	M-5 (38A)	2	770 SqFt	110 CuFt	110 CuFt	100%	100%	1	11' X 5' X 5'
	38	M-5 (38B)	2	880 SqFt	125 CuFt	125 CuFt	100%	100%	1	9' X 7' X 5'
	38	M-5 (38C)	1	550 SqFt	78 CuFt	80 CuFt	100%	100%	1	8' X 5' X 5'
10616 WARBURTON COURT	39	M-5 (39A)	2	957 SqFt	136 CuFt	140 CuFt	100%	100%	1	10' X 7' X 5'
	39	M-5 (39B)	2	984 SqFt	140 CuFt	144 CuFt	100%	100%	1	9' X 8' X 5'
	39	M-5 (39C)	1	793 SqFt	113 CuFt	120 CuFt	100%	100%	1	10' X 6' X 5'
3311 MORTON LANE	40	M-5 (40B)	2	984 SqFt	140 CuFt	144 CuFt	100%	100%	1	9' X 8' X 5'
	40	M-5 (40C)	1	793 SqFt	113 CuFt	120 CuFt	100%	100%	1	10' X 6' X 5'
3315 MORTON LANE	41	M-5 (41A)	2	770 SqFt	110 CuFt	110 CuFt	100%	100%	1	11' X 5' X 5'
	41	M-5 (41B)	2	880 SqFt	125 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'
	41	M-5 (41C)	1	550 SqFt	78 CuFt	80 CuFt	100%	100%	1	8' X 5' X 5'
3319 MORTON LANE	42	M-5 (42A)	2	957 SqFt	136 CuFt	140 CuFt	100%	100%	1	10' X 7' X 5'
	42	M-5 (42B)	2	984 SqFt	140 CuFt	144 CuFt	100%	100%	1	9' X 8' X 5'
3323 MORTON LANE	43	M-5 (43C)	1	793 SqFt	113 CuFt	120 CuFt	100%	100%	1	10' X 6' X 5'
	43	M-5 (43A)	2	957 SqFt	136 CuFt	140 CuFt	100%	100%	1	10' X 7' X 5'
3323 MORTON LANE	43	M-5 (43B)	2	984 SqFt	140 CuFt	144 CuFt	100%	100%	1	9' X 8' X 5'
	43	M-5 (43C)	1	793 SqFt	113 CuFt	120 CuFt	100%	100%	1	10' X 6' X 5'
10610 WARBURTON COURT	44	M-5 (44A)	2	846 SqFt	121 CuFt	121 CuFt	100%	100%	1	11' X 5.5' X 5'
	44	M-5 (44C)	2	690 SqFt	86 CuFt	94 CuFt	100%	100%	1	8.5' X 7.5' X 5'
10606 WARBURTON COURT	45	M-5 (45A)	2	1000 SqFt	149 CuFt	150 CuFt	100%	100%	1	15' X 5' X 5'
	45	M-5 (45C)	1	550 SqFt	78 CuFt	80 CuFt	100%	100%	1	8' X 5' X 5'
10602 WARBURTON COURT	46	M-5 (46A)	2	770 SqFt	110 CuFt	110 CuFt	100%	100%	1	11' X 5' X 5'
	46	M-5 (46B)	2	880 SqFt	125 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'
46	M-5 (46C)	1	550 SqFt	78 CuFt	80 CuFt	100%	100%	1	8' X 5' X 5'	



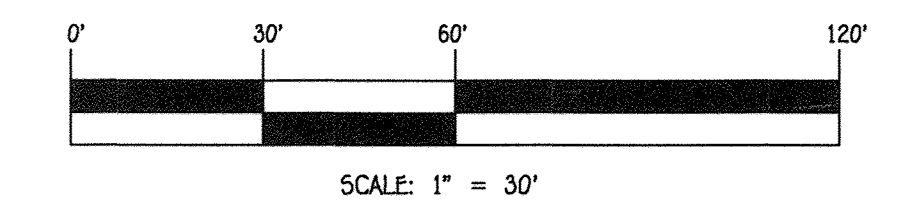
DRY WELL DETAIL

NOT TO SCALE

NOTE: ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

ON-SITE P-1 PAVING SECTION ENTRANCE - GRAVEL.

NOTE: TRENCH MAY NOT BE INSTALLED IN FILL.



SCALE: 1" = 30'



CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 451-2955



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

Paul J. Anderson 12/18/17
NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl L. DeLoach 1-2-19
Chief, Division of Land Development Date

Walter J. Smith 12-22-17
Chief, Development Engineering Division Date

Walter J. Smith 1-3-18
Director - Department of Planning and Zoning Date

PROJECT WESTMOUNT PHASE 1 PARCEL NO. 71

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24127	6 & 12	R-ED	23	2	605102

PREVIOUS HOWARD COUNTY FILES:
F-07-124, F-11-050, ZB-1087M, WP-11-132, ECP-14-050, SP-14-000, WP-15-030, WP-16-081, WP-16-143, PB406, THE DREA IS RECORDED IN LIBER 12722, FOLIO 240, SGP-10-009

STORMWATER MANAGEMENT NOTES & DETAILS

SINGLE FAMILY HOUSES
WESTMOUNT
LOTS 30 THRU 46

PHASE 1
PREVIOUS HOWARD COUNTY FILES:
F-07-124, F-11-050, ZB-1087M, WP-11-132, ECP-14-050, SP-14-000, WP-15-030, WP-16-081, WP-16-143, PB406, THE DREA IS RECORDED IN LIBER 12722, FOLIO 240, SGP-10-009
ZONED: R-ED
TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'S.: 6 & 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2017
SHEET 8 OF 8

OWNER/BUILDER

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