- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-TTTT AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK
- SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
- ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. AREA OF BUILDABLE LOTS (Nos. 295-296, 341-358, 361-368, 388-394 & 419-420) FOR THIS SITE DEVELOPMENT PLAN: 60± ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: F-11-058, ZB-108TM, WP-11-132, WP-15-038, WP-16-081, ECP-14-058, SP-14-008, F-15-087, F-16-046, F-17-001, F-21-032, SDP-19-044, SDP-19-045, SDP-21-024, SDP-21-024, SDP-31-045, SDP-31-0 F-19-071 AND THE D.R.R.A. IS RECORDED AT L. 12722 F. 248
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144A (FREDERICK ROAD) IS A SCENIC ROAD.
- 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 161A AND 23CA WERE USED FOR THIS PROJECT
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-15-08T AND AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITH WATER METER VAULTS LOCATED IN THE PUBLIC ROAD R/W. THE PUBLIC WS CONTRACTS THAT SERVE THE 93 LOTS UNDER THIS SDP ARE: 24-4871-D, 24-4878-D, 24-5167-D, 20-5167-D, 24-5168-D, 24-5169-D and 24-5170-D.
- STORMWATER MANAGEMENT FOR THE **31** LOTS UNDER THIS SDP IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MOF STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND 2. THROUGHOUT THE SITE, MICRO-BIORETENTION, ON LOT DRY WELLS (M5) AND 2. THROUGHOUT THE SITE, MICRO-BIORETENTION, ON LOT DRY WELLS (M5) AND 2. THROUGHOUT THE SITE, MICRO-BIORETENTION, ON LOT DRY WELLS (M5) AND 2. HARVESTING (M-I). DEVICES ON INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER. DEVICES WITH JOINTY RIGHT OF WAY THAT TREAT ONLY RUNOFF FROM A COUNTY ROAD WILL BE OWNED BY HOWARD COUNTY AND JOINTLY MAINTAIN HE HOA. WITHIN THESE DEVICES, HOWARD COUNTY WILL MAINTAIN THE STORM DRAIN INLETS AND ASSOCIATED PIPING; THE TOTAL WILL BE REQUIRED TO
- FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN WHEN ACTUAL HOUSE TO BE IS DETERMINED. ANY SIGNIFICANT CHANGES TO ON-LOT SWM LOCATIONS ON BUILDING PERMIT PLOT PLANS WILL REQUIRE A REDLINE TO
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION. SEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ALLOWED.

  REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IN A PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR
- DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
- PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 161220 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED IN THE F-17-001.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE LIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING
- (\$1, FINANCIAL SURETY FOR THE REQUIRED AND SCAPING (\$1,800,00 AS SHOWN ON SHEET & TO SATISTY SECTION 16,124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANIALI SHALL BE POSTED AS PART OF THE GRADING PERMITS FOR THE LOTS SHOWN ON THIS SOP (WHERE
- 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.
- 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.
- À NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT
- 18. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- 20. 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: A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
- B. SURFACE 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2"MI
- 5. GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.

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

  E. DRAINAGE ELEMENTS CAPABLE OF SAFELY PASIENG 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE. . MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 21. FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 22. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE, TO ANY SETBACKS. PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 24. PER SECTION 126.0.A.12.A(I)(A) OF THE ZONING REGULATIONS FOR DETACHED ACCESSORY STRUCTURES ON RESIDENTIALLY ZONED LOTS WITH SINGLE-FAMILY DETACHED DWELLINGS STATES THAT THE MAXIMUM CUMULATIVE LOT COVERAGE PERMITTED FOR ALL OF THE ACCESSORY STRUCTURES LOCATED ON ANY GIVEN RESIDENTIAL LOT DEVELOPED WITH A SINGLE-FAMILY DETACHED DWELLING MAY NOT EXCEED 600 SQUARE FEET IN SIZE FOR A LOT IN THE PLANNED PUBLIC WATER AND SEWER SERVICE AREA.
- 25. NOTE FROM PLAT No. 25471 "PER THE DEVELOPER'S RIGHT AND RESPONSIBILITIES AGREEMENT RECORDED AT LIBER 12722 FOLIO 248, WHICH WAS RECORDED ON 09/17/2010, THIS PLAN IS NOT SUBJECT TO MIHU REQUIREMENTS AND FEE-IN-LIEU"
- ₹26. THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) BETWEEN HOWARD COUNTY AND THE CARROLL'S. PER THE DRRA, THE DEVELOPER AND DPW HAS AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.

# 27. SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:

- A. Date of Report: April 4, 214
- Date of Counts: February 11, 2014 The study was submitted as part of the SP 14-008 submission On Tuesday, February 11, 2014, Howard County schools were in session Intersection MD 144 & Folly Quarter Road MD 144 & Cornell Lane (site access 2) State State
- From the "Summary of Findings and Recommendations", the Westmount Development satisfies Howard County Adequate Road Facilities Test Evaluation Regirements. No

# LOT DEVELOPMENT DATA

- . GENERAL SITE ANALYSIS DATA
- R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. B. PROPOSED USE OF SITE: 31 SFD RESIDENTIAL DWELLINGS C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-5167-D, #24-5169-D and #24-5175-D)
- P. PARKING REQUIRED AND PROVIDED: SEE CHART BELOW E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-15-087
- 2. AREA TABULATION
- A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 6.0 AC. B. AREA OF THIS PLAN SUBMISSION: 6.5± ACRES (L.O.D.)
- C. AREA OF DISTURBANCE BY THIS SDP: 65± ACRES

# APPROVED: HOWARD DEPARTMENT OF PLANNING & ZONING Date 1/26/2023 Chief, Division of Land Developmen D9/26/2023 (HAD Edmondson Chief, Development Engineering 19 ivision

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

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

# SINGLE FAMILY DETACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 31

REQUIRED PARKING (@ 2 SPACES PER UNIT) = 62 SPACES TOTAL REQUIRED PARKING SPACES = 18 SPACES

DATE

4 PARKING SPACES/UNIT (2 GARAGE SPACES + 2 DRIVEWAY SPACES). x **31** UNITS = **124** SPACES

REQUIRED OVERFLOW PARKING (@ 0.5 SPACES/UNIT PER DMV 3, TABLE 2.11)= 16 SPACES

# SHEET INDEX COVER SHEET

SITE DEVELOPMENT PLAN 3. SITE DEVELOPMENT PLAN

31 Shaded Lots this SDP

LIMIT OF PLATTED PHASE-4

PICTON CT

SITE OVERVIEW

SCALE: 1"=600"

4. SITE DEVELOPMENT PLAN

8. LANDSCAPE PLAN

- 5. SITE DETAILS
- 6. SEDIMENT CONTROL PLAN SEDIMENT CONTROL NOTES and DETAILS

SITE DEVELOPMENT PLAN

WESTMOUNT

Phase 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420

WESTMOUNT

PHASE-I

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

4/4/2014 D Gite a Marymount on Lot 363

307 INTERNATIONAL CIRCLE 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 HUNT VALLEY, MD 21030 PH: 410-379-5956 ATTN.: Robert Grothmann

PH.: 443-367-0422

ATTN.: Robert Goodier

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

# 01/12/23

ELECTION DISTRICT No. 2

0 100 300 600

**GRAPHIC SCALE** 

# WESTMOUNT (SFD RESIDENTIAL USE)

**COVER SHEET** 

PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420 PLAT Nos. 26122-26132 and 26242

MEADOWS FAIRWAY-CENTENNIAL MANOR (see 1:600 Scale

GRID: E6 & E SCALE: 1'' = 2,000'

EASTING: 1,348,385.546

ELEVATION: 482.20

**BENCHMARKS** 161A: NORTHING: 589,509.413 23CA: NORTHING: 588,035.663

EASTING:

ELEVATION:

# ON-LOT SWM NOTES: I. DESCRIPTION OF PRACTICES:

M-5, DRYWELLS (see Note #3 below).

• M-I, RAIN WATER HARVESTING (QUANTITY OF BARRELS, 200-GALLON MINIMUM EACH OR AS NOTED OTHERWISE ON THE BUILDING PERMIT PLAN FOR THE ACTUAL HOUSE TO BE CONSTRUCTED ON A LOT)

1346,343,626

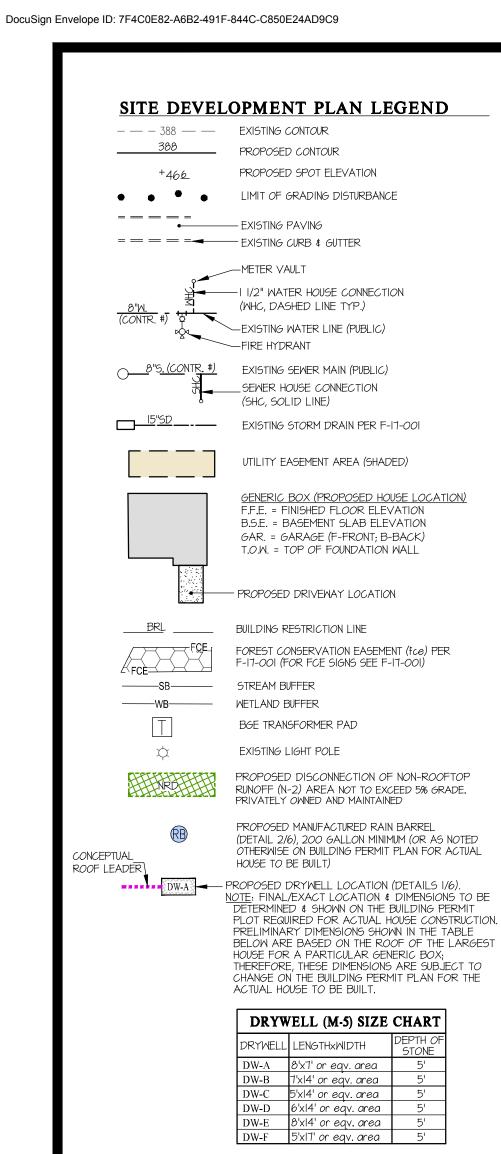
- 2. ALL ON-LOT SWM DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER
- 3. FINAL DIMENSIONS & LOCATION OF EACH DRYWELL TO BE SPECIFIED AND SHOWN ON THE BUILDING PERMIT PLAN FOR THE ACTUAL HOUSE TO BE CONSTRUCTED ON A LOT.
- 4. ANY SIGNIFICANT CHANGES TO ON-LOT SWM LOCATIONS ON BUILDING PERMIT PLOT PLANS WILL REQUIRE A REDLINE TO THE SDP.

LOT No.	ADDRESS	M-1 (Quantity)	M-5 (Quantity)	M-6 (Quantity)	N-2 (N/Y)	N-3 (Y/N)
295	4205 Findley	T 0	3	0	0	N
296	4209 Findley	0	3	0	0	N
347	3714 Westmount Parkway	2	2	.0	0	N
348	3710 Westmount Parkway	2	2	. 0	0	N
349	3706 Westmount Parkway	2	2	0	0	N
350	3692 Westmount Parkway	2	2	0	0	N
351	3688 Westmount Parkway	0	4	0	0	N
352	3684 Westmount Parkway	2	3	0	0	N
353	3680 Westmount Parkway	2	2	0	0	N
354	3676 Westmount Parkway	2	2	0	0	N
355	3852 Wakefield Court	0	3	0	0	N
356	3856 Wakefield Court	0.	3	0	0	N
357	3864 Wakefield Court	0.	3	0	Y	N
358	3868 Wakefield Court	2	2	0	0	N
419	3867 Wakefield Court	2	2	0	0	N
420	3863 Wakefield Court	2	2	0	0	N
361	3859 Wakefield Court	0	3	0	Υ	N
362	3855 Wakefield Court	0	3	0	0	N
363	3851 Wakefield Court	0	3	0	0	N
364	4300 Templeton Lane	2	2	0	0	N
365	4304 Templeton Lane	0	3	0	0	N
366	4312 Templeton Lane	0	3	0	0	N
367	4316 Templeton Lane	0	3	0	0	N
368	4320 Templeton Lane	0	2	0	0	N
388	3913 Carey Court	0	2	0	0.	N
389	3917 Carey Court	0	3	0	0	N
390	3921 Carey Court	0	3	0	0	N
391	3925 Carey Court	2	2	0	0	N
392	3929 Carey Court	0	.3	0	0	N
393	3930 Carey Court	2	2	0	0	N
394	3926 Carey Court	2	.2	0	0	N
TOTAL NL	IMBER OF ON-LOT SWM DEVICES	28	79			

OT No.	ADDRESS
295	4205 Findley
296	4209 Findley
347	3714 Westmount Parkway
348	3710 Westmount Parkway
349	3706 Westmount Parkway
350	3692 Westmount Parkway
351	3688 Westmount Parkway
352	3684 Westmount Parkway
353	3680 Westmount Parkway
354	3676 Westmount Parkway
355	3852 Wakefield Court
356	3856 Wakefield Court
357	3864 Wakefield Court
358	3868 Wakefield Court
419	3867 Wakefield Court
420	3863 Wakefield Court
361	3859 Wakefield Court
362	3855 Wakefield Court
363	3851 Wakefield Court
364	4300 Templeton Lane
365	4304 Templeton Lane
366	4312 Templeton Lane
367	4316 Templeton Lane
368	4320 Templeton Lane
388	3913 Carey Court
389	3917 Carey Court
390	3921 Carey Court
391	3925 Carey Court
392	3929 Carey Court
393	3930 Carey Court

		PE	RMIT INF	TION CHA	ART			
	WATER CODE: E2I				<b>SEWER CI</b>			
	<b>DEVELOPMENT NAME:</b> WESTMOUNT (Phase 4)	)			DISTRICT/ARE	A LOTS 295-296, 347- 388-394 & 4	-358, 361-368	CENSUS TRACT 6023.03
	PLAT #26122-26123 \$ 26242	<b>ZONE</b> R-ED	TAX MAP 23	GRID 10		ELEC. DIST.		
			sca AS SI			ZONING R—ED		W. FILE No. 2033
3.5	: 82		`			· · · · · · · · · · · · · · · · · · ·		

TAX MAP - GRID HOWARD COUNTY, MARYLAND



- ALL FENCES, GARDEN WALLS, PORCHES AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT
- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL WHC's TO THE SUBJECT LOTS OF THIS SDP ARE I 1/2" PER CONTRACT #24-4877-D, #24-4878-D, #20-5167-D, #24-5168-D, #24-5169-D, #24-5170-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
- 4. SEE THE CHART (SHEETS 2 & 3) FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- 5. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- 6. FOR DRIVEWAY APRONS IN THE PUBLIC RIGHT-OF-WAY SEE DPW R-6.01 AND
- ON-LOT ESD STORMWATER DEVICES (DRYWELLS, RAIN BARRELS, ETC.) SHOWN ON THIS SDP ARE CONCEPTUAL IN NATURE BECAUSE "GENERIC BOXES" ARE SHOWN INSTEAD OF ACTUAL HOUSES. THEREFORE, THE APPLICABLE ON-LOT ESD DEVICES SHALL BE FINALIZED AND SUBMITTED (ALONG WITH ANY NECESSARY COMPUTATIONS) AS PART OF THE BUILDING PERMIT PLOT PLAN PACKAGE FOR AN ACTUAL HOUSE TO BE PERMITTED FOR CONSTRUCTION. FINAL ESD INFORMATION TO BE INCLUDED, AS APPLICABLE, WITH THE BUILDING PERMIT PLOT PLAN PACKAGE ARE AS FOLLOWS:
- RAIN BARRELS (M-I): LOCATION OF THE 200-GALLON RAIN BARREL AT BOTTOM OF A DOWN SPOUT.
- DRY WELLS (M-5): EXACT/FIANL SIZE (L/W/D) AND LOCATION OF EACH DRYWELL, GERMANE ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTING DOWNSPOUTS TO DRYWELL TO BE SHOWN. THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1,000 S.F.
- VERIFICATION SWM-COMPUTATIONS FOR ACTUAL HOUSE TO BE BUILT.

APPROVED: HO	NARD □ © © UUN T W: DEPARTMENT OF	
	Any Glonan	1/26/2023
Director	58ADSDD9A70CAD4 DocuSigned by:	Date 1/26/2023
Chief, Division of L		DP/26/2023
Chief, Developmen	(HD) Edmondson t Engipperepherographicsion	

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS M.C.E. M.C.E. LOT 464.44 464.20 463.25 463.25 NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4". LOT 195 (lot size) 1N 584,050 + GENERIC BOX A F.F.E.= 480.24± B.S.E.= 470.40± PORCH=479.44± −T.O.M. =479.07± PRIVATE STORMWATER MANAGEMENT STORM DRAIN & UTILITY ESMT. OPEN SPACE LOT 273 GARAGE (DEDICATED TO THE H.O.A.) 478 73± (B) (PN 25471-25485) 478.36± (F) NON-CREDITED OPEN SPACE LOT 2 (P.N. 21489) 5 82°46'43" W 84.48' 25'BRL / PRIVATE USE-IN-COMMON PRIVENAY ESMT. FOR LOTS 384-394 (lot size) LOT 197 GENERIC BOX B (lot size) (SEE SDP-21-024) F.F.E.= 482.94± GENERIC BOX E B.S.E.= 473.10± F.F.E.= 478.54± PORCH=482.44± F.F.E.z 481.14± B.S.E.= 468.70± 1.5.E. = 471.30± GARAGE T.O.W. =481.77± 477.03± (B) PORCH=478.04± PORCH=480.64± 479.63± (B) GARAGE 476.66± (F) T.O.W. =477.37± .O.W. =479.97± 479.26± ( 481.43± (B) 481.06± (F) 481.53± (B) 481.16± (F) ESMT. (FN 24389) FlF.E.= 483.04± B.S.E.= 473.20± PORCH=482.54± CAREY COURT 3+00 (50' RM, PUBLIC ACCESS STREET) 3 42.00' †.O.W. =481.87± 92.00' (24' PAVING) (P.N. 25471-25485) (CONTR. #24-5168-D) (100MM, "21 5100 D) PUBLIC WATER, SEMER & UTILITY ||(PN 25471-25485) 480.83± (B) OPEN SPACE LOT 274 (DEDICATED TO THE H.Q.A.) 480.46± (F) GENERIC BOX A MICRO-BIO 325 BOTTOM=467.5± F.F.E.= 482.34± B.S.E.= 472.50± PORCH=481.84± PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY ESMT. GENERIC BOX A GARAGE F.F.E.= 481.54± 479.66± (F) T.O.W. =481.17± (PN 25471-25485) B.S.E.= 471.70± 480.03± (B) PORCH=481.04± T.O.W. =480.37± LOT 198 (SEE SDP-21-024) N 583,750 OPEN SPACE LOT 208 (DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS! N 82°46'43" E 80.00' PRIVATE STORMWATER MANAGEMENT, STORM DRAIN & UTILITY ESMT. PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY ESMT. (PN 25471-25485) \* THE ACTUAL HOUSE BUILT (including porches, decks, areaways, etc.) MUST BE A MINIMUM OF 10' FROM PUBLIC SEWER, WATER & UTILITY EASEMENT GRAPHIC SCALE SITE DEVELOPMENT PLAN G. L. W. FILE No. 22033 WESTMOUNT PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420 DATE TAX MAP - GRID SHEET (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242 23-6&12 0F 8 JAN. 2023 ELECTION DISTRICT No. 2 HOWARD COUNTY, MARYLAND

W	
RING SURVEYING	

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

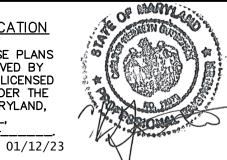
DATE REVISION BY APP'R.

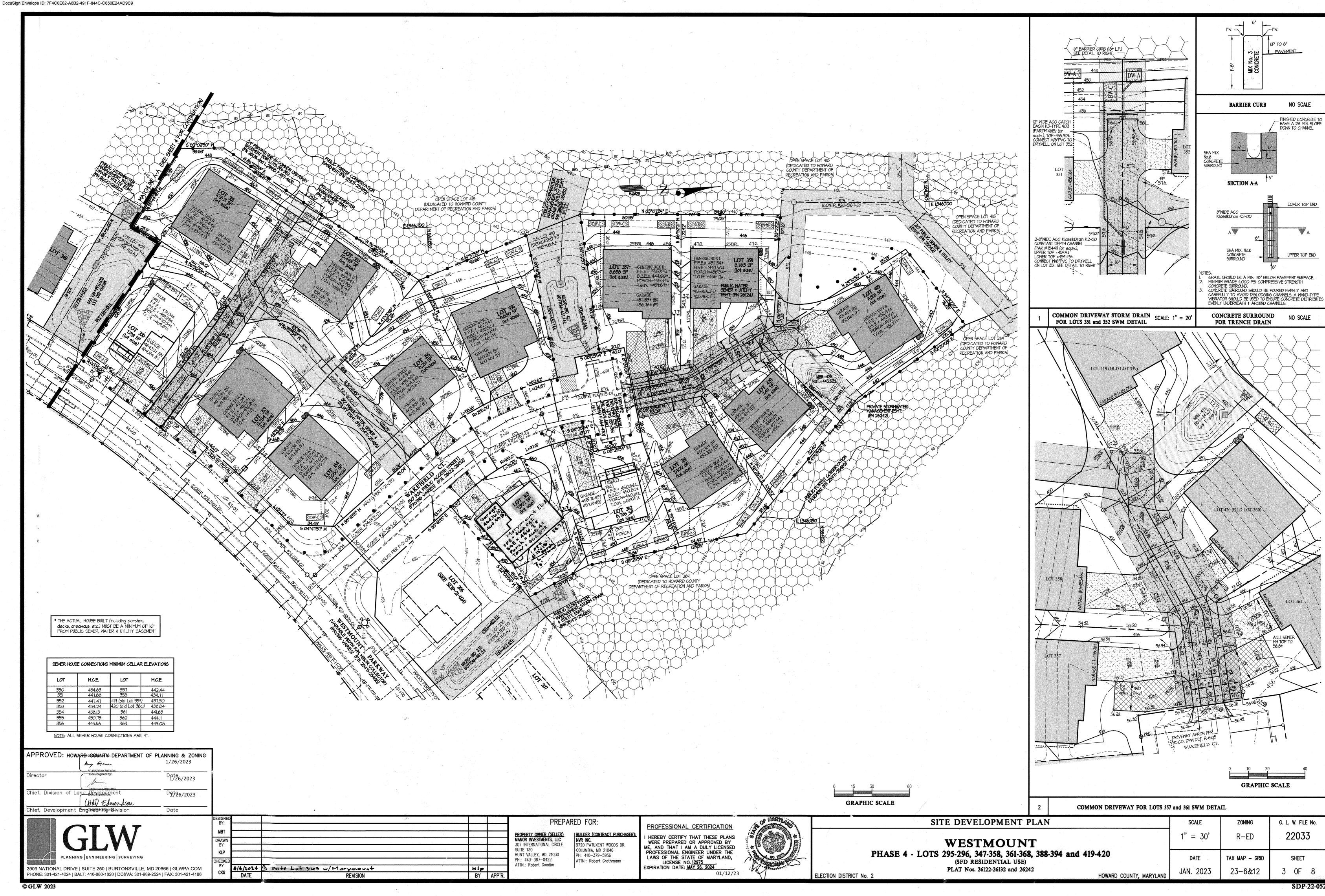
PROPERTY OWNER (SELLER)
MANOR INVESTMENTS, LLC 307 INTERNATIONAL CIRCLE HUNT VALLEY, MD 21030 PH.: 443-367-0422 ATTN.: Robert Goodier

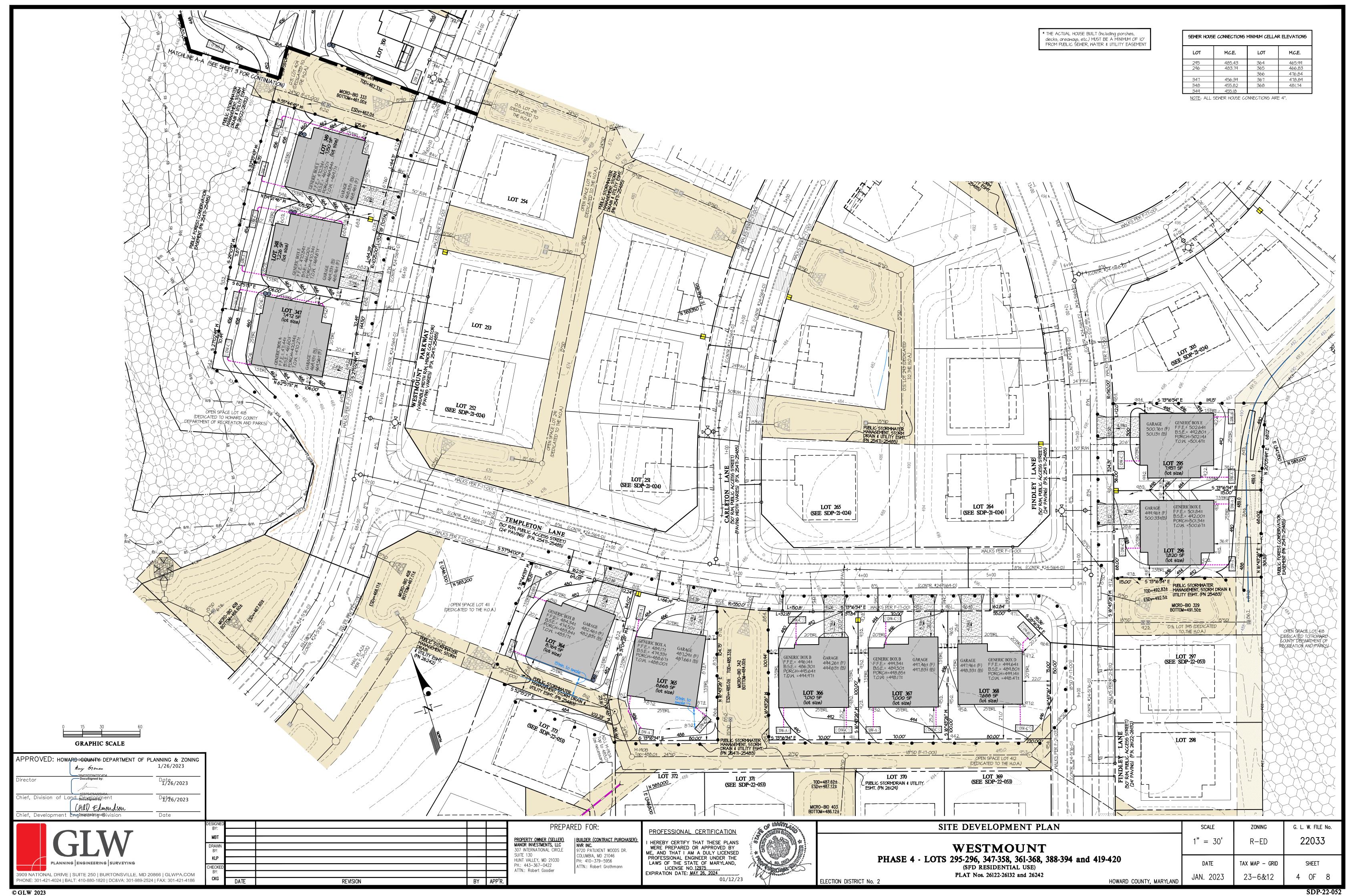
| BUILDER (CONTRACT PURCHASER NVR INC. 9720 PATUXENT WOODS DR. OLUMBIA, MD 21046 PH: 410-379-5956 ATTN.: Robert Grothmann

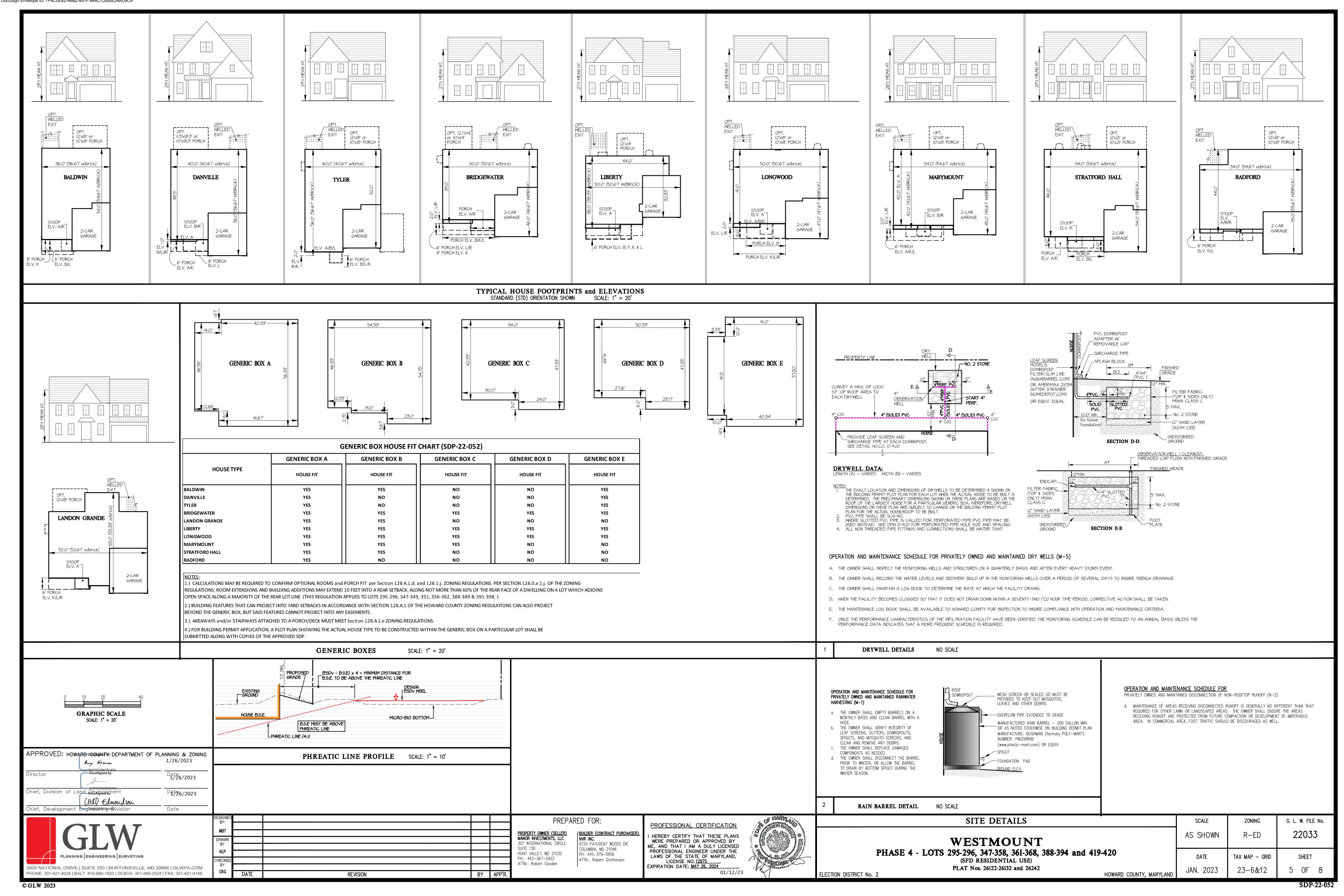
PREPARED FOR:

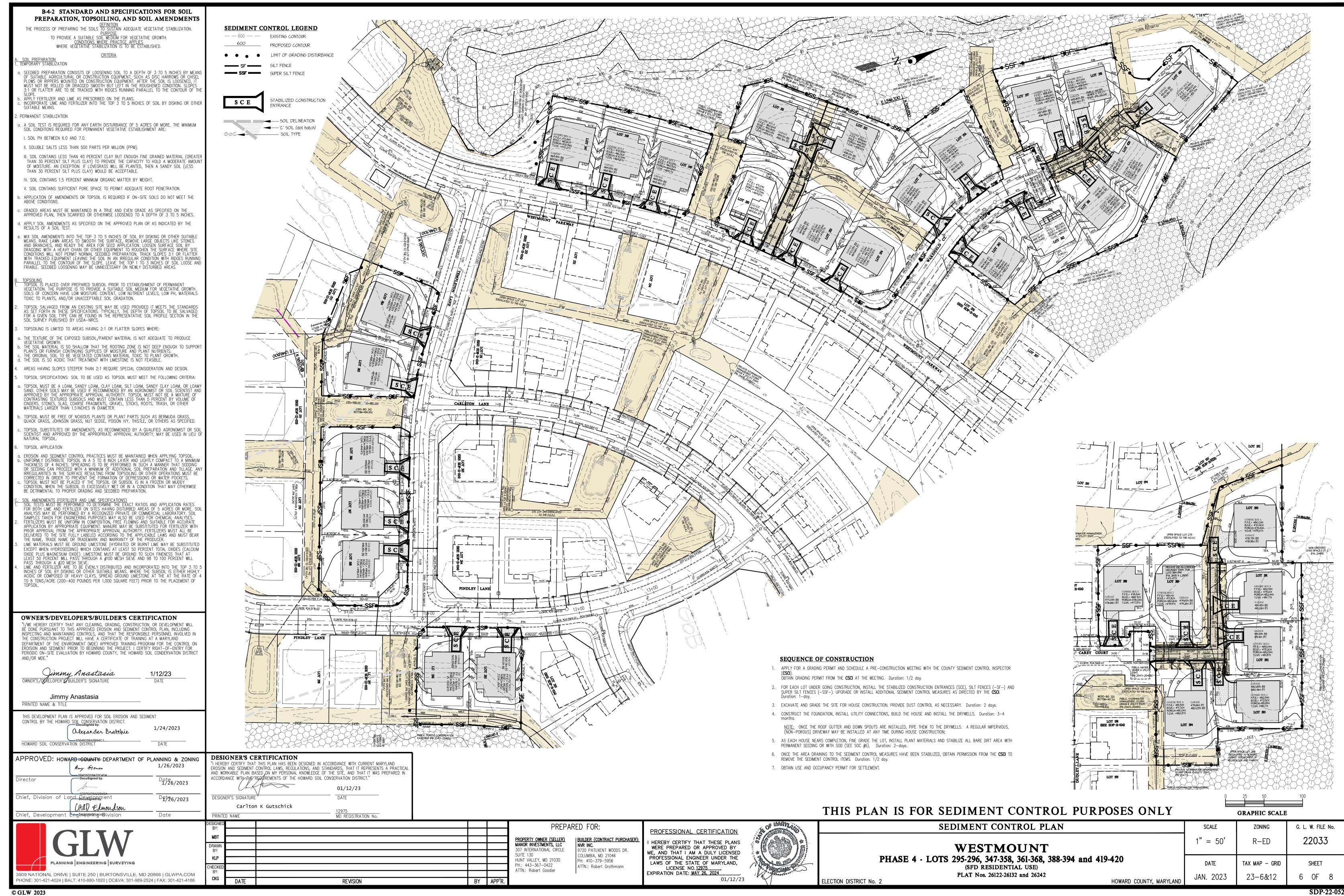
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2024



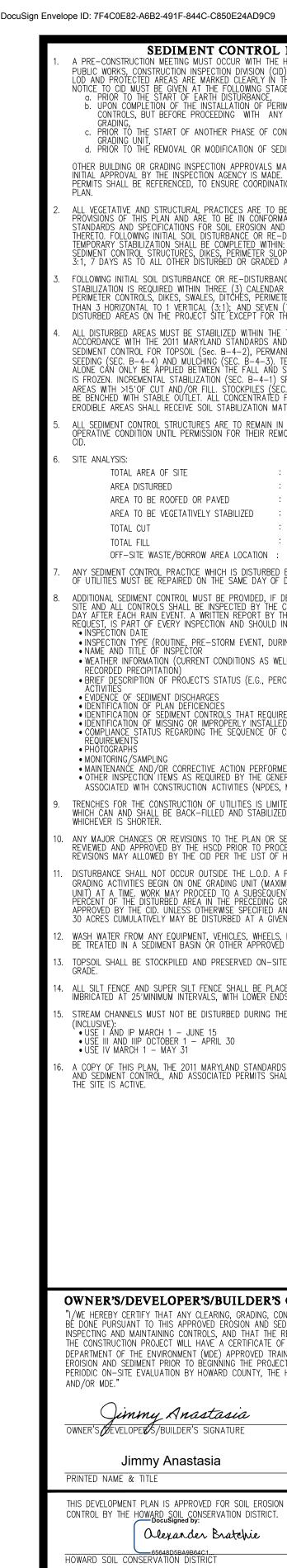


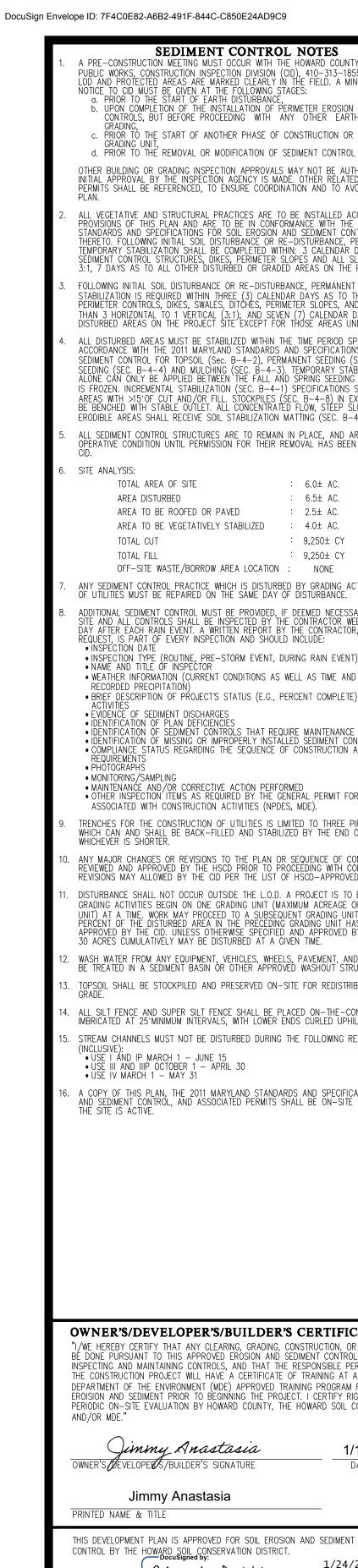






# AREAS WTH >15 OF CUT AND/OR FILL. STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE SITE ANALYSIS: TOTAL AREA OF SITE 6.0± AC. AREA DISTURBED 6.5± AC. AREA TO BE ROOFED OR PAVED : 2.5± AC. AREA TO BE VEGETATIVELY STABILIZED : 4.0± AC. 9,250± CY TOTAL FILL : 9,250± CY OFF-SITE WASTE/BORROW AREA LOCATION : NONE OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON , IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: INSPECTION DATE • INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) • NAME AND TITLE OF INSPECTOR • WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST • BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT EVIDENCE OF SEDIMENT DISCHARGES IDENTIFICATION OF PLAN DEFICIENCIES IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS MONITORING/SAMPLING MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE). TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD—APPROVED FIELD CHANGES. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES REGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY HSCD NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE. . TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL ALL SLIT FENCE AND SUPER SLIT FENCE SHALL BE PLACED ON-THE-CONTOUR AND BE IMBRICATED AT 25'MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2'IN ELEVATION. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS USE I AND IP MARCH 1 - JUNE 15 USE III AND IIIP OCTOBER 1 - APRIL 30 • USE IV MARCH 1 - MAY 31 A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON—SITE AND AVAILABLE WHEN THE SITE IS ACTIVE. OWNER'S/DEVELOPER'S/BUILDER'S CERTIFICATION I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL É DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON FROISION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-FNTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONDERVATION DISTRICT AND /OR MDF." Jimmy Anastasia OWNER'S DEVELOPER'S /BUILDER'S SIGNATURE Jimmy Anastasia PRINTED NAME & TITLE





# SEDIMENT CONTROL NOTES A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410–313–1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES: a. PRIOR TO THE START OF EARTH DISTURBANCE, 6. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO. FOLLOWING INITIAL SOIL DISTURBANCE OR RE—DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (Sec. B-4-2), PERMANENT SEEDING (Sec.B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN

## **B-4-5 STANDARDS AND SPECIFICATIONS** FOR PERMANENT STABILIZATION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

O USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

**B-4-3 STANDARDS AND SPECIFICATIONS** 

FOR SEEDING and MULCHING

<u>DEFINITION</u> IE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER

O 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.

L SEED MUST MEET THE REQUIREMENTS 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 TYPE OF SEED AND

SEEDING RATE.

b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.

c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.

SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED

CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR

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 SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY

AND COVER SEED WITH SOIL.

i. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN

HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER

(SLURRY INCLUDES SEED AND FERTILIZER).

i. IF 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;

P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM) 200 POUNDS PER ACRE.

LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO

TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY

WITHOUT INTERRUPTION.

iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL

I. STRAW CONSISTING OF THOROUGHLY THRESHED 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 MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS

WOFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD

WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.

WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER

AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND 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 SEEDLINGS.

iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO—TOXIC.

REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10
MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANG
OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND
WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

d. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH

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 USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER BED 100

MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100

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

PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:

EROSION HAZARD:
i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN 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 SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

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

ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY

iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

STANDARDS AND SPECIFICATIONS

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.

BLOWING.

BLOWING.

BLOWING.

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

TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE.

BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED

ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS

ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

BEGICATION, SERBING ESTER WITH WATER INSTITUTE SUPPLIES IN CONTROL

BEGICATION.

RRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST.
REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT

BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

BY APP'R.

FOR DUST CONTROL

DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY

v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL

MULCH MATERIALS (IN ORDER OF PREFERENCE)

E. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING. iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND

SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

BROADCAST SPREADERS.
i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES

SEEDING

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE CROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

SEED MIXTURES

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES,
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.

FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. TURFGRASS MIXTURES

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE

iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND' CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

i. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES:

CÉNTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: OUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO

k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE

	SITES.	5 5L/15011, 111	ADMONWALL DI	OIV IIO	i dendono, on	ON ADVE	.IVOL
		<u>PERMANEN</u>	<u>IT SEEDING SUMMA</u>	<u>RY</u>			
AR	DINESS ZONE: 6b	FERTILIZER	11115	DEMARKS			
IIX Io.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	RATE (10-20-20)	LIME RATE	REMARKS
4	Deertongue     (Dichanthelium     clandistinum)     Creeping Red Fescue     Virginia Wide Rye     (Elymus virginicus) or     Canada Wild Rye     (Elymus canadensis)	20 lb/ac 5 lb/ac	Mar. 1 to May 15 May 16 to Jun 15*		1.0 lb/1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.	See notes 1 & 2.
8	Tall Fescue blend of at least 3 cultivars (see note#3)	100 lb/ac	Mar. 1 to May 15, Aug. 15 to Oct. 15		1.0 lb/1000 s.f. (45 lb/acre)		See notes 1, 3 & 4

he planting dates listed are average for the hardiness zone indicated. These dates may require adjustment to reflect local conditions, especially near the boundaries of the zones. When seeding toward the end of the listed planting dates, or when conditions are expected to be less than optimal, provide Temporary Seeding and plant together with the permanent seeding mix. Additional planting dates during which supplemental watering may be needed to ensure plant establishment are shown with an asterisk (\*) Use Virginia wild rye on moist, shady area. Use Canada wild rye on dry area.

Use Tall Fescue cultivars listed as "proven" in the most current University of Maryland TT—77 bulletin.

For residential lawns, areas adjacent thereto and recreation areas, use a Tall Fescue blend (Mix#8). . SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). GENERAL SPECIFICATIONS

a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH. PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE

ACCEPTABLE.
STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN
WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM
GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT

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

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

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

SOD INSTALLATION

PRINTED NAME

DATE

1/12/23

1/24/2023

1/26/2023

1/26/2023

1/26/2623

Date

APPROVED: HOWAR®™®®UNTY DEPARTMENT OF PLANNING & ZONIN

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

LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

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

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

IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES, WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

DESIGNER'S CERTIFICATION I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND. EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL

AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN

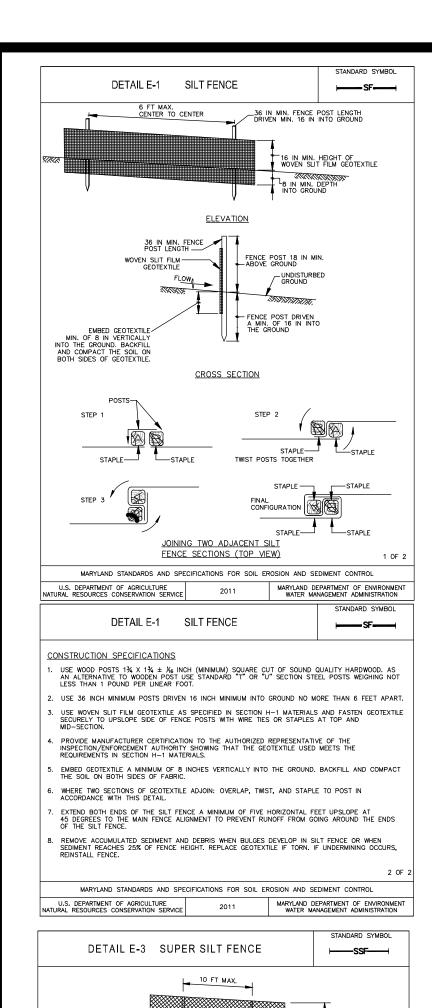
ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT." LAKE 01/12/23 DESIGNER'S SIGNATURE Carlton K Gutschick 12975 MD REGISTRATION No.

REVISION

PREPARED FOR: PROPERTY OWNER (SELLER)
MANOR INVESTMENTS, LLC | BUILDER (CONTRACT PURCHASER I NVR INC. 307 INTERNATIONAL CIRCLE 9720 PATUXENT WOODS DR. SUITE 130 OLUMBIA, MD 21046 HUNT VALLEY, MD 21030 PH: 410-379-5956 PH.: 443-367-0422 ATTN.: Robert Grothmann ATTN.: Robert Goodier

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

01/12/23



TEMPORARY SWM IS PROVIDED BY THE EXISTING SEDIMENT TRAPS & BASINS PER 2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-17-001 & F-21-032. 3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-17-001 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".

TEMPORARY

STOCKPILE AT

BACK OF LOTS

**B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA** 

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 SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.

EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.

STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY

WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY
STABILIZATION.

IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE
STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE
COVERED WITH IMPERMEABLE SHEETING.

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

TEMPORARY STOCKPILE DETAIL (typical)

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

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

•

SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION

NOTES WHICHEVER IS MORE RESTRICTIVE. STANDARD SILT FENCE CAN BE CHANGED TO SUPER SILT FENCE OR ADDED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR BASED ON SEQUENCE OF LOT COMPLETION AND FIELD CONDITION.

WHEN SUPER SILT FENCE IS RUNNING ON A SLOPE GREATER THEN 5% FOR A DISTANCE OVER 35', CURL SUPER SILT FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG

## B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

THE SUPER SILT FENCE.

 $\frac{DEFINITION}{TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.}$ TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

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

CRITERIA

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS 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.

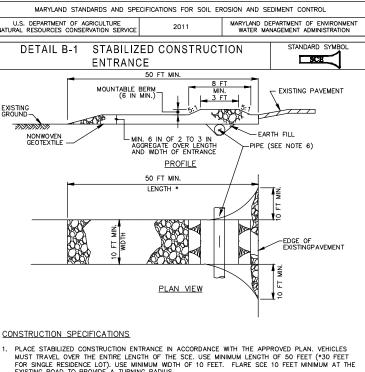
FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

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

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

# GROUND SURFACE GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE CHAIN LINK FENCING -WOVEN SLIT FILM GEOTEXTILE-FLOW — EMBED GEOTEXTILE AND CHAIN LINK FENCE 8 IN MIN. INTO GROUND CROSS SECTION CONSTRUCTION SPECIFICATIONS

INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H $^-$ 1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.



PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (\*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM MIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:! SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMEN
WATER MANAGEMENT ADMINISTRATION

# THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

## SEDIMENT CONTROL NOTES and DETAILS G. L. W. FILE No 22033 NO SCALE R-ED WESTMOUNT PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420 DATE TAX MAP - GRID SHEET (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242 JAN. 2023 23-6&12 0F 8 HOWARD COUNTY, MARYLAND ELECTION DISTRICT No. 2

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Director

Chief, Division of Landigher yelopment

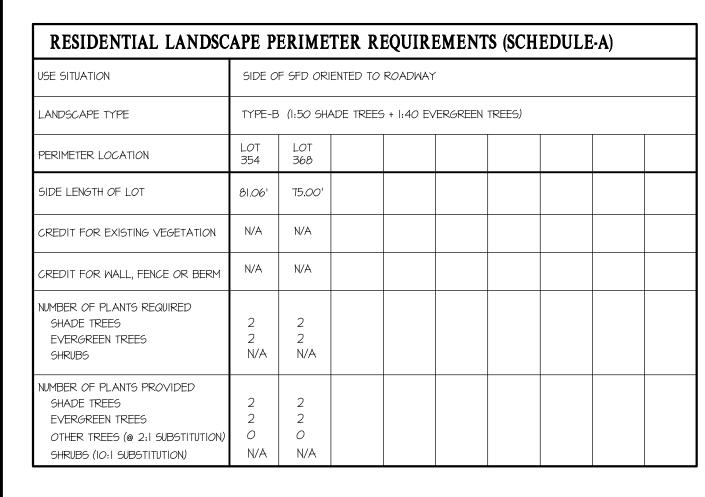
nief, Developm<del>ent</del>শেজিকৃদাৰিভাগাৰ Division

CHAD Edmondson

PLANNING ENGINEERING SURVEYING

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

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



## LANDSCAPE NOTES

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY

- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET No.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 6).

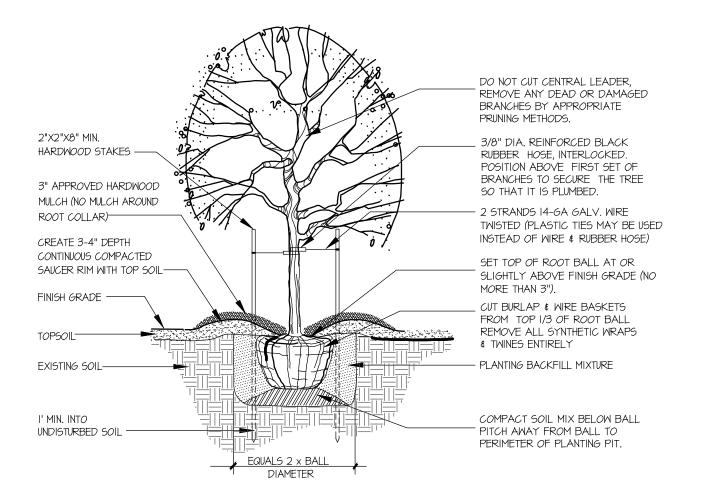
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- "SCHEDULE-A" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE

AMOUNT OF \$ 1,800.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

- 4 SHADE TREES @ \$300 EACH = \$ 1,200.00 4 EVERGREEN TREES @ \$150 EACH = \$ 600.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A

# LANDSCAPE SURETY PER LOT PLANT QUANTITY HADE TREES EVERGREEN \$ 900.00 TOTAL \$ 1,800.00



NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

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

X STREET TREES / PER F-17-001 & F-21-032)

TREES PER F-17-001

# DEVELOPER'S/BULDER'S CERTIFICATE

LANDSCAPE LEGEND

PROPOSED EVERGREEN

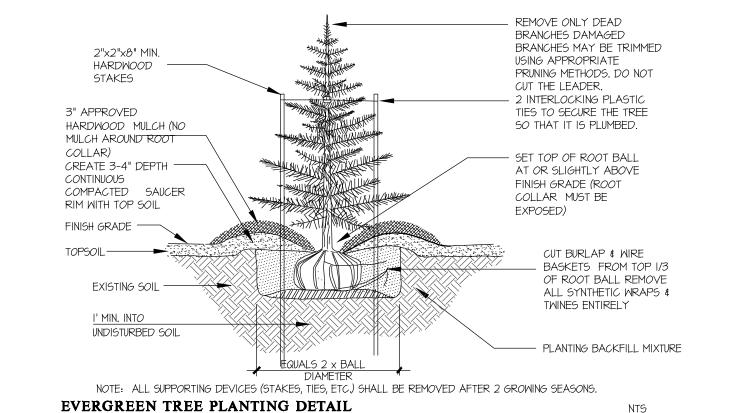
PROPOSED

SHADE TREE

- 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.

Jimmy Anastasia	1/12/23
NAME //	DATE
APPROVED: HOWARD OR COMMITTY: DEPARTMENT O	
Any Gonan	1/26/2023

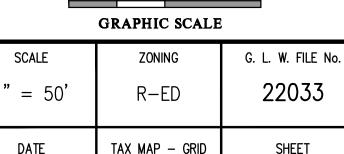
Date 1/26/2023 Chief, Division of Land Development D1/26/2023 CHAD Edmondson nief, Development <del>Eng</del>ineration



PLANT LIST								
5YMB0L	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS				
SHADE	4	CERCIDIPHILLUM JAPONICA / KATSURATREE	3" CAL. MIN.	ALL B&B				
		BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	10' - 12' HT.	SINGLE STEN				
EVERGREEN	4	PICEA OMORIKA / SERBIAN SPRUCE ILEX OPACA / AMERICAN HOLLY ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY CEDRUS DEODORA / DEODAR CEDAR	6-8' HT.	ALL B\$B				

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN



PLANNING ENGINEERING SURVEYING

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

ATTN.: Robert Goodier DATE REVISION BY APP'R.

PROPERTY OWNER (SELLER)
MANOR INVESTMENTS, LLC NVR INC. 307 INTERNATIONAL CIRCLE HUNT VALLEY, MD 21030 PH.: 443-367-0422

PREPARED FOR:

NO SCALE

PROFESSIONAL CERTIFICATION | BUILDER (CONTRACT PURCHASER) 9720 PATUXENT WOODS DR. OLUMBIA, MD 21046 PH: 410-379-5956 ATTN.: Robert Grothmann

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



FINDLEY | LANE

WESTMOUNT PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420 (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242 ELECTION DISTRICT No. 2

22033 1" = 50'DATE TAX MAP - GRID SHEET JAN. 2023 23-6&12 8 OF 8 HOWARD COUNTY, MARYLAND