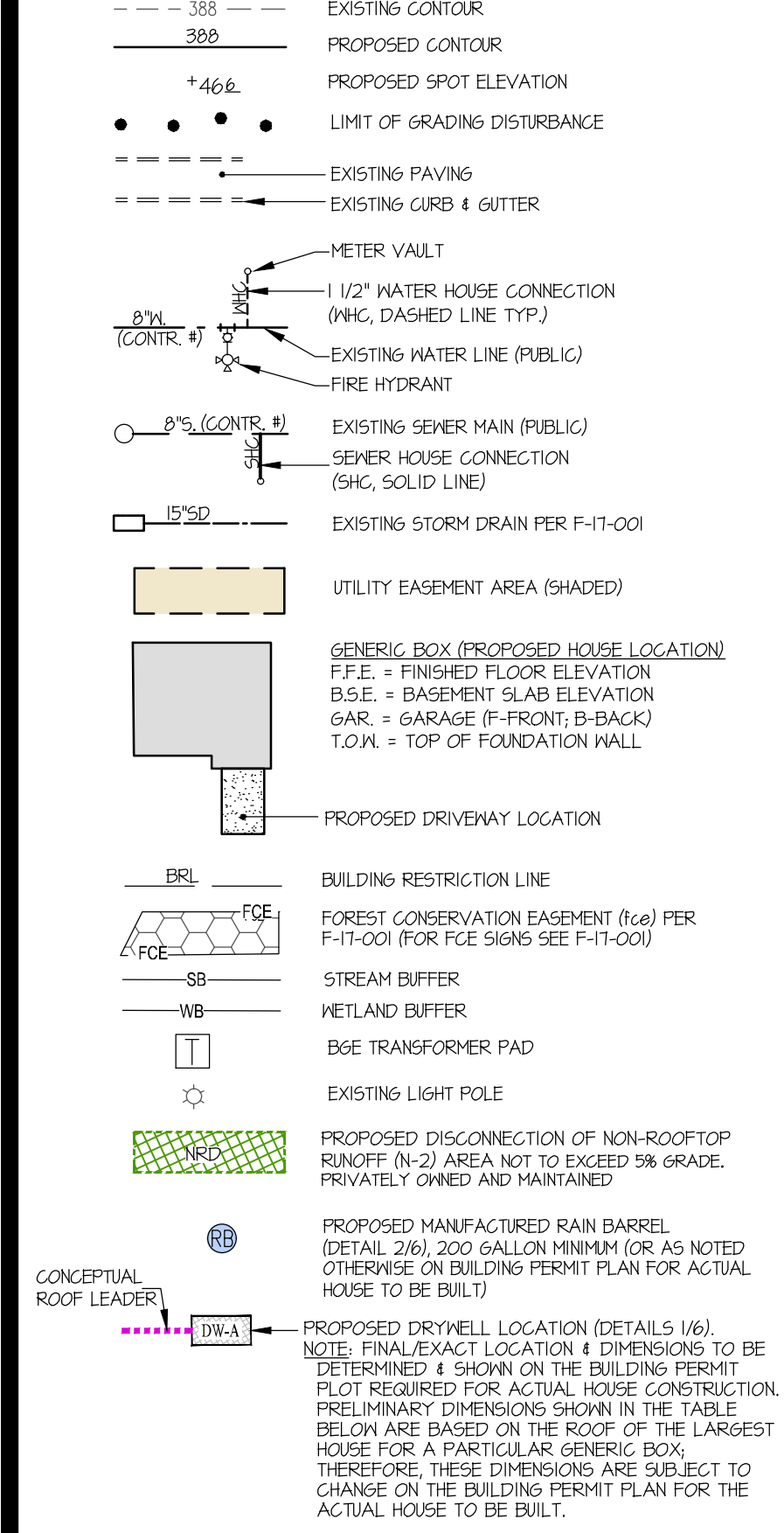


SITE DEVELOPMENT PLAN LEGEND



DRYWELL (M-S) SIZE CHART

DRYWELL	LENGTHxWIDTH	DEPTH OF STONE
DW-A	6'x7' or eqv. area	5'
DW-B	7'x4' or eqv. area	5'
DW-C	5'x4' or eqv. area	5'
DW-D	6'x4' or eqv. area	5'
DW-E	6'x4' or eqv. area	5'
DW-F	5'x7' or eqv. area	5'

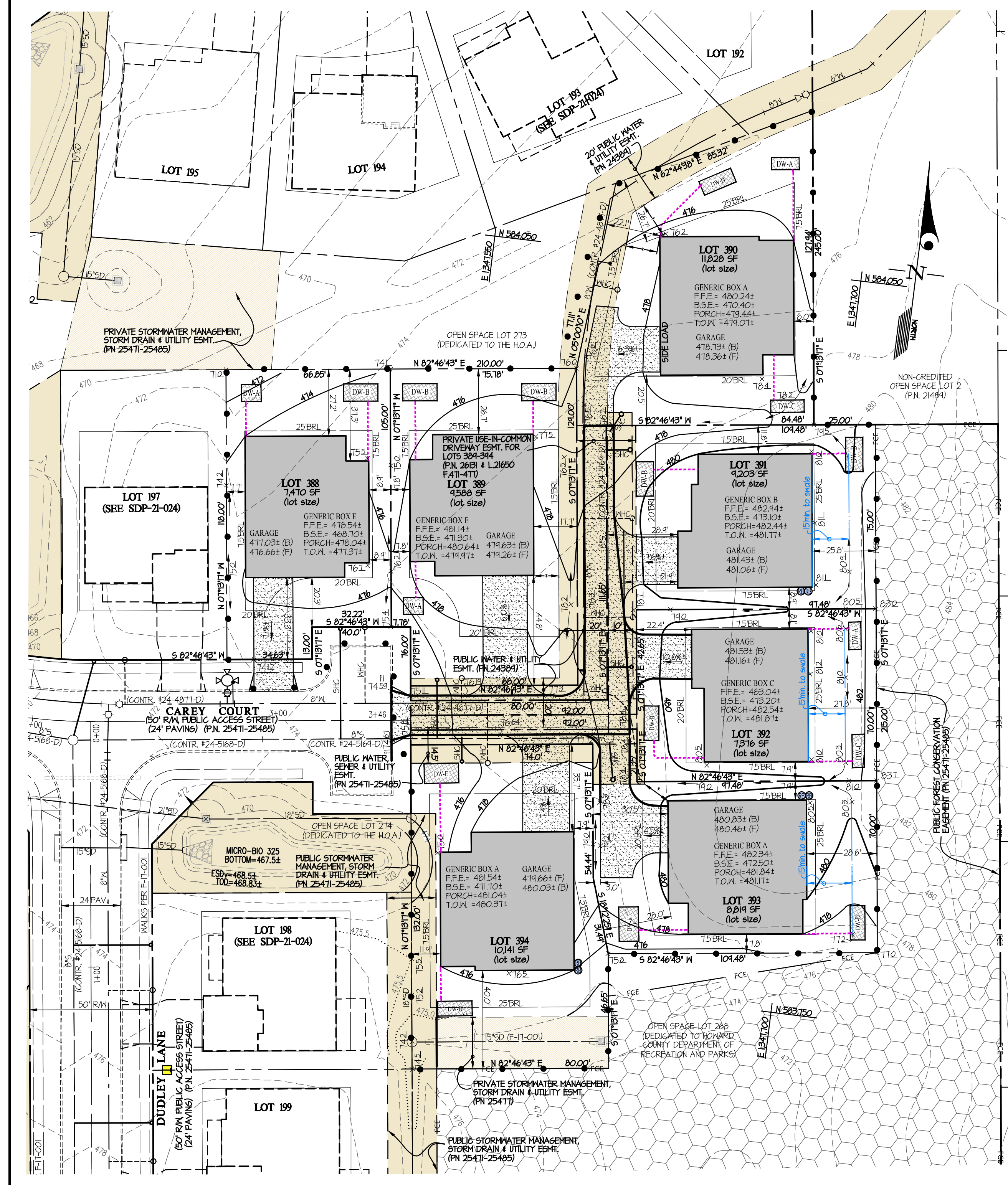
- NOTES**
- ALL FENCES, GARDEN WALLS, PORCHES AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL WHO'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT #24-4877-D, #24-4878-D, #20-5167-D, #24-5168-D, #24-5169-D, #24-5170-D AND THE WATER METER VAULTS ARE IN THE ROW.
 - SEE THE CHART (SHEETS 2 & 3) FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - FOR DRIVEWAY APRONS IN THE PUBLIC RIGHT-OF-WAY SEE DPM R-6.01 AND R-6.05.
 - 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-1): LOCATION OF THE 200-GALLON RAIN BARREL AT BOTTOM OF A DOWN SPOUT.
 - DRYWELLS (M-5): EXACT/FINAL SIZE (LxW) AND LOCATION OF EACH DRYWELL, GENIEVE ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTING DOWNSPOUTS TO DRYWELL TO BE SHOWN. THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1000 S.F.
 - VERIFICATION SMM-COMPUTATIONS FOR ACTUAL HOUSE TO BE BUILT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 1/26/2023
 Director: Amy Groman
 Date: 1/26/2023
 Chief, Division of Land Development: Chad Edmondson
 Date: 1/26/2023
 Chief, Development Engineering Division: [Signature] Date: [Blank]

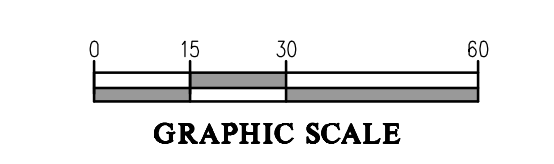
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS

LOT	M.G.E.	LOT	M.G.E.
388	461.71		
389	462.03		
390	464.44		
391	464.20		
392	463.25		
393	463.75		
394	461.41		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



* THE ACTUAL HOUSE BUILT (including porches, decks, acreage, etc.) MUST BE A MINIMUM OF 10' FROM PUBLIC SEWER, WATER & UTILITY EASEMENT



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 3899 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-890-1820 | DCXVA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE:	REVISION:	BY:	APPR.:

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

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
 01/12/23



SITE DEVELOPMENT PLAN
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
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JAN. 2023	23-6&12	2 OF 8



* THE ACTUAL HOUSE BUILT (including porches, decks, awnings, etc.) MUST BE A MINIMUM OF 10' FROM PUBLIC SEWER, WATER & UTILITY EASEMENT

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS			
LOT	M.C.E.	LOT	M.C.E.
350	454.63	351	442.44
351	441.28	352	434.71
352	441.41	419 (old Lot 359)	431.30
353	454.24	420 (old Lot 360)	438.84
354	456.13	361	441.63
355	450.79	362	444.11
356	449.66	363	444.06

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4"

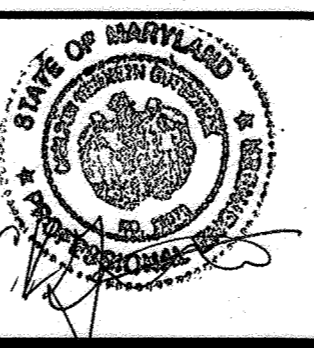
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 1/26/2023
 Director: [Signature]
 Chief, Division of Land Development: [Signature]
 Chief, Development Engineering Division: [Signature]

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DESIGNED BY:	DATE:	REVISION:
MBT	4/14/2024	Site Lot 357 w/ Marymount
DRAWN BY:		
KLP		
CHECKED BY:		
CKG		

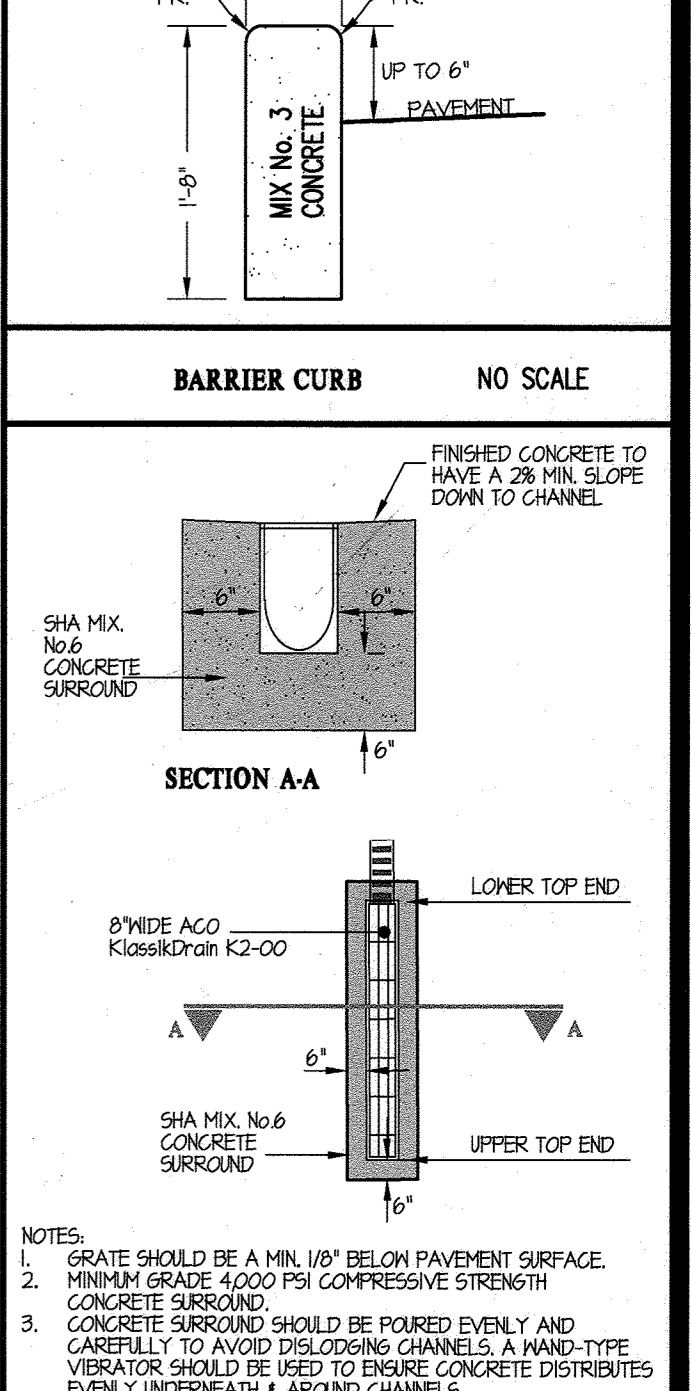
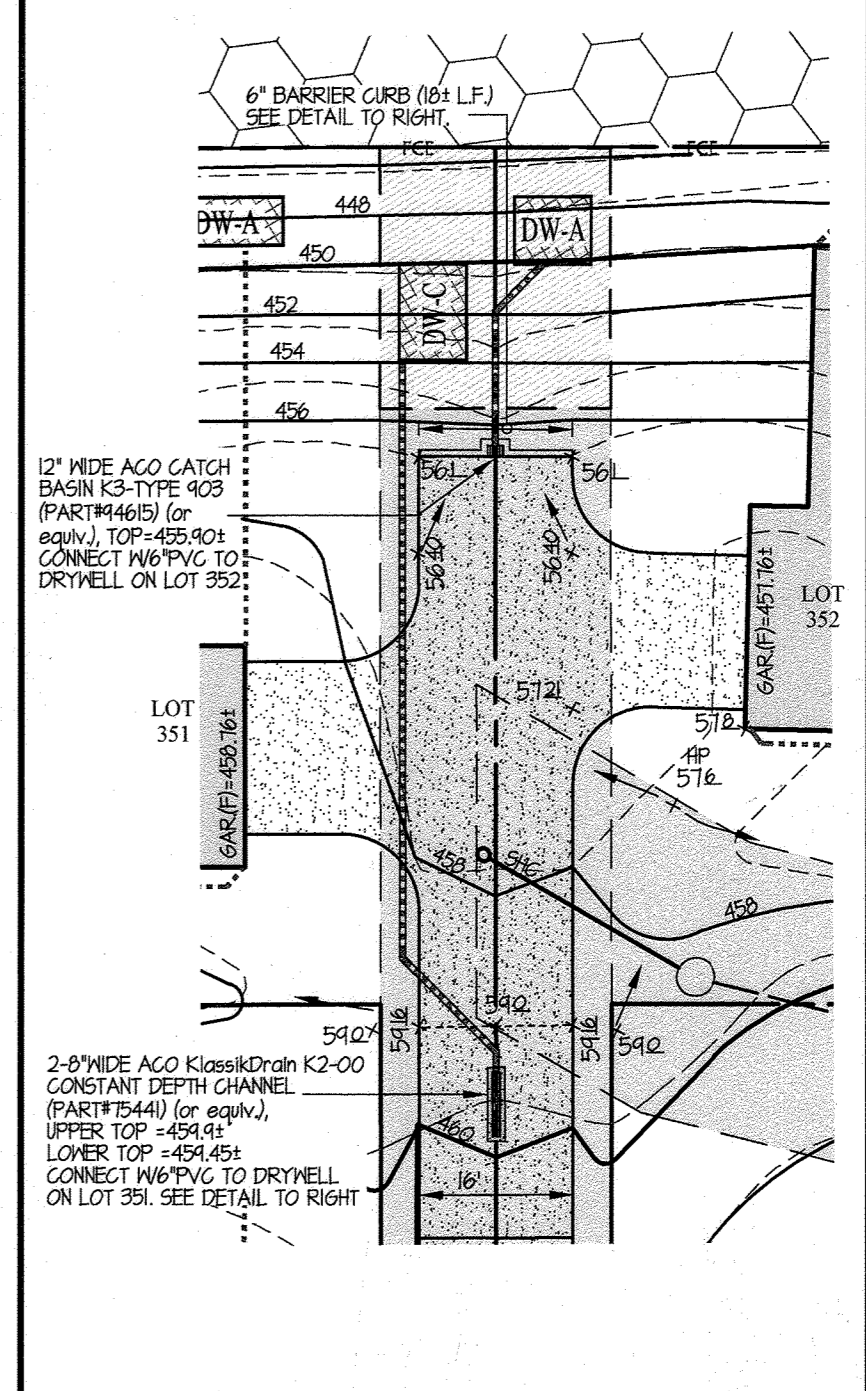
PREPARED FOR:
 PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC
 337 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030
 PH: 443-367-0422 ATTN: Robert Gooder
 BUILDER (CONTRACT PURCHASER): NVR, INC.
 9720 PATIENT WOODS DR. COLUMBIA, MD 21046
 PH: 410-379-5956 ATTN: Robert Grothman

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2024
 01/12/23



SITE DEVELOPMENT PLAN
WESTMOUNT
 PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420
 (SPD RESIDENTIAL USE)
 PLAT Nos. 26122-26132 and 26242
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JAN. 2023	23-6&12	3 OF 8



1 COMMON DRIVEWAY STORM DRAIN FOR LOTS 351 and 352 SWM DETAIL SCALE: 1" = 20'

CONCRETE SURROUND FOR TRENCH DRAIN NO SCALE



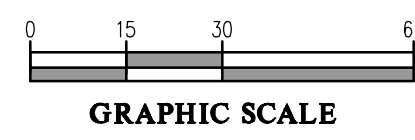
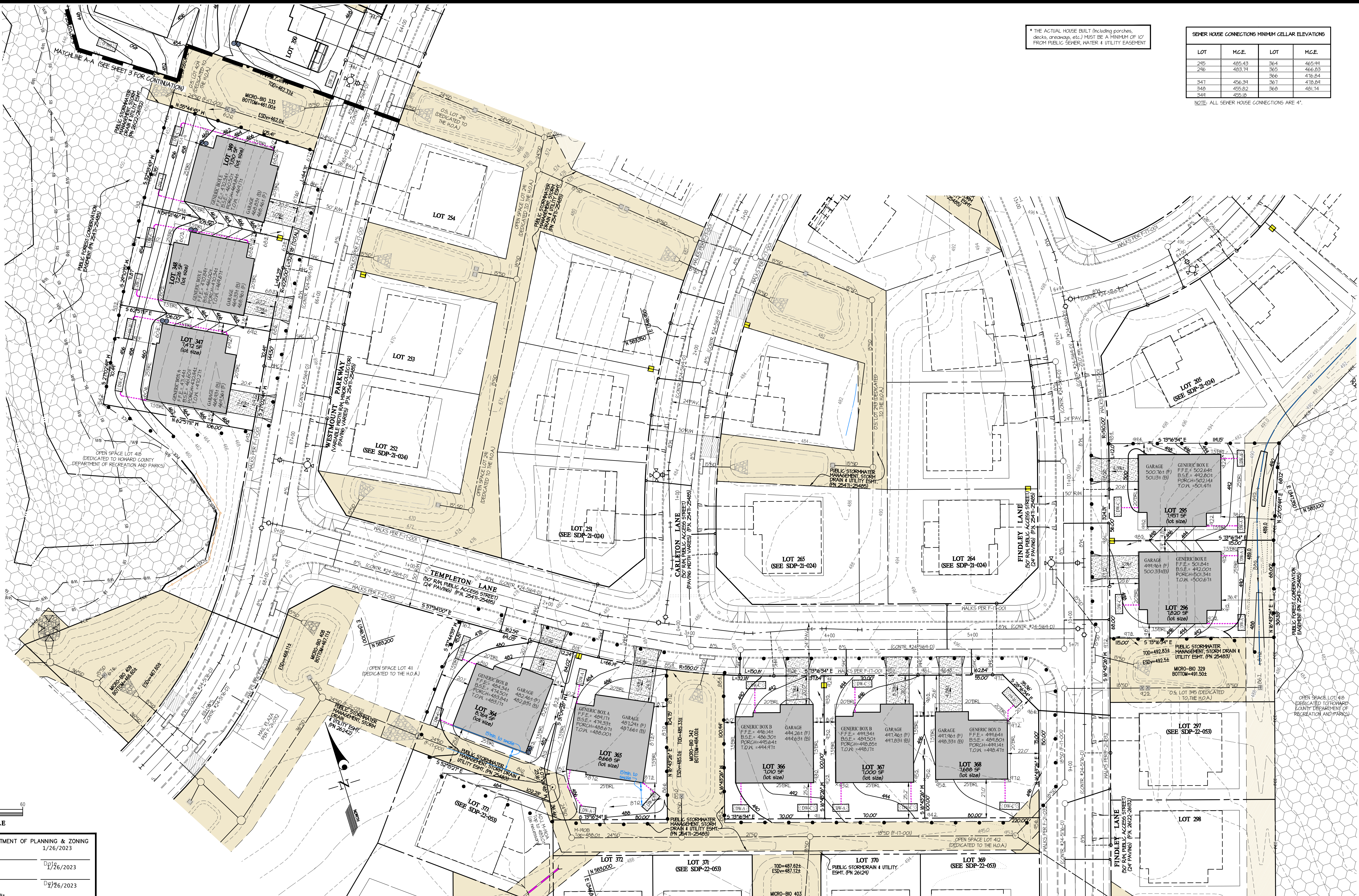
2 COMMON DRIVEWAY FOR LOTS 357 and 361 SWM DETAIL

GRAPHIC SCALE

* THE ACTUAL HOUSE BUILT (including porches, decks, overhangs, etc.) MUST BE A MINIMUM OF 10' FROM PUBLIC SEWER, WATER & UTILITY EASEMENT

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS			
LOT	M.C.E.	LOT	M.C.E.
295	485.43	364	465.91
296	483.14	365	466.23
		366	478.24
347	456.34	367	478.24
348	455.82	368	481.74
349	455.16		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 1/26/2023
 Director: Amy Strawn
 Date: 1/26/2023
 Chief, Division of Land Development: Chad Edmondson
 Date: 1/26/2023
 Chief, Development Engineering Division: [Signature]

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 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-890-1820 | DCXVA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APPR.
MBT				
KLK				
CKG				

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAJOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE
 SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: Robert Gooder

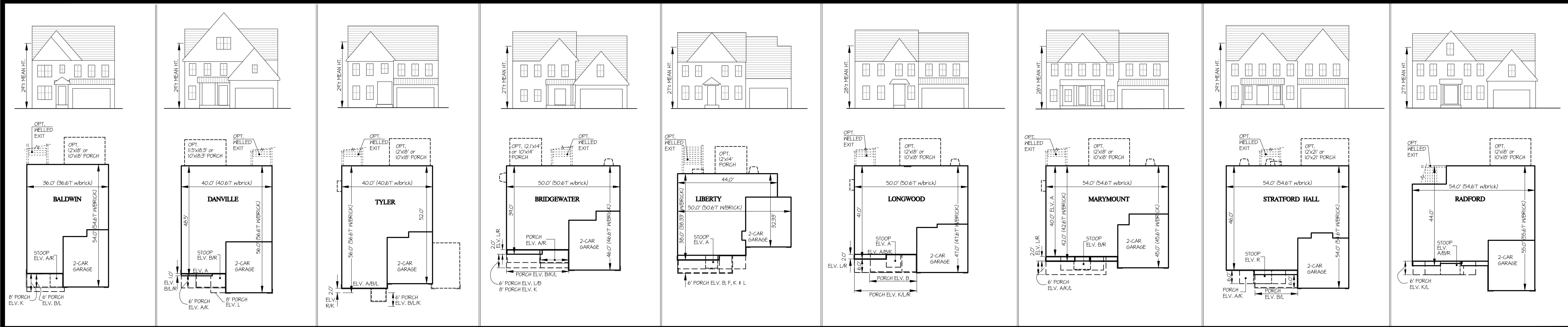
BUILDER (CONTRACT PURCHASER):
 NWR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: 410-379-5958
 ATTN: Robert Grottmann

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. LD2975.
 EXPIRATION DATE: MAY 26, 2024
 01/12/23

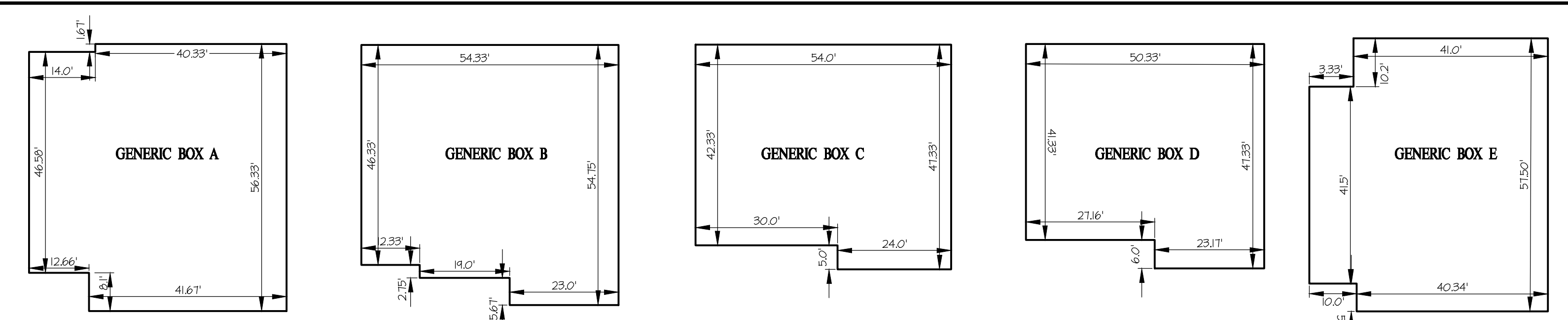
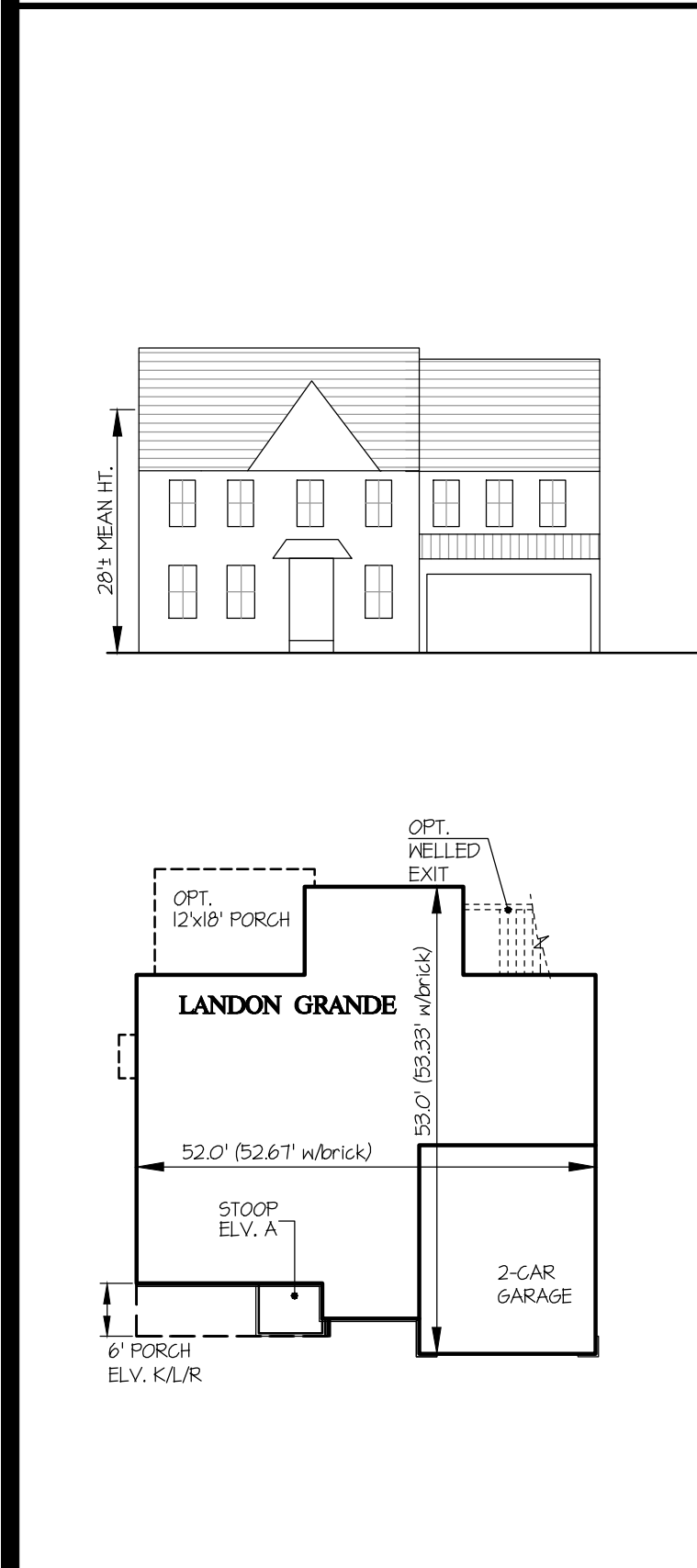


SITE DEVELOPMENT PLAN
WESTMOUNT
 PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420
 (SFD RESIDENTIAL USE)
 PLAT Nos. 26122-26132 and 26242
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JAN. 2023	23-6&12	4 OF 8

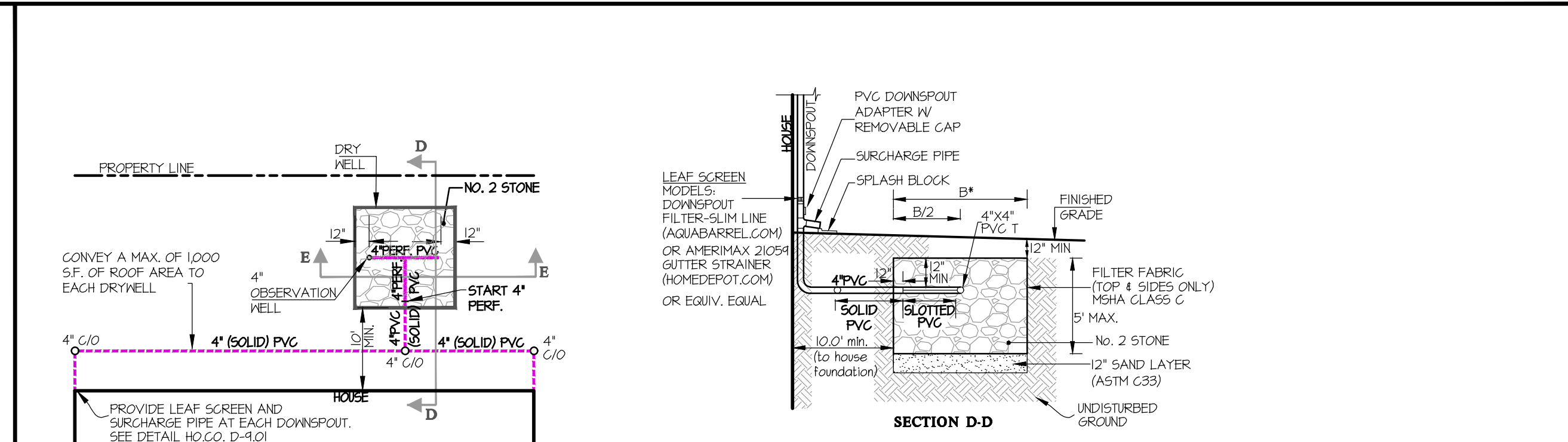


TYPICAL HOUSE FOOTPRINTS and ELEVATIONS
STANDARD (STD) ORIENTATION SHOWN SCALE: 1" = 20'



HOUSE TYPE	GENERIC BOX HOUSE FIT CHART (SDP-22-052)				
	GENERIC BOX A	GENERIC BOX B	GENERIC BOX C	GENERIC BOX D	GENERIC BOX E
BALDWIN	YES	YES	NO	NO	YES
DANVILLE	YES	NO	NO	NO	YES
TYLER	YES	NO	NO	NO	YES
BRIDGEWATER	YES	YES	YES	YES	YES
LONDON GRANDE	YES	YES	NO	NO	NO
LIBERTY	YES	YES	YES	YES	YES
LONGWOOD	YES	YES	YES	YES	YES
MARYMOUNT	YES	YES	YES	NO	NO
STRATFORD HALL	YES	YES	NO	NO	NO
RADFORD	YES	NO	NO	NO	NO

NOTES:
 1.) CALCULATIONS MAY BE REQUIRED TO CONFIRM OPTIONAL ROOMS and PORCH FIT per Section 128.A.1.d. and 128.1.j. ZONING REGULATIONS. PER SECTION 128.0.a.1.j. OF THE ZONING REGULATIONS, ROOM EXTENSIONS AND BUILDING ADDITIONS MAY EXTEND 10 FEET INTO A REAR SETBACK, ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE (THIS REGULATION APPLIES TO LOTS 295-296, 347-349, 351, 356-362, 388-389 & 391-398,).
 2.) BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 128.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
 3.) AREAWAYS and/or STAIRWAYS ATTACHED TO A PORCH/DECK MUST MEET SECTION 128.A.1.e ZONING REGULATIONS.
 4.) FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.



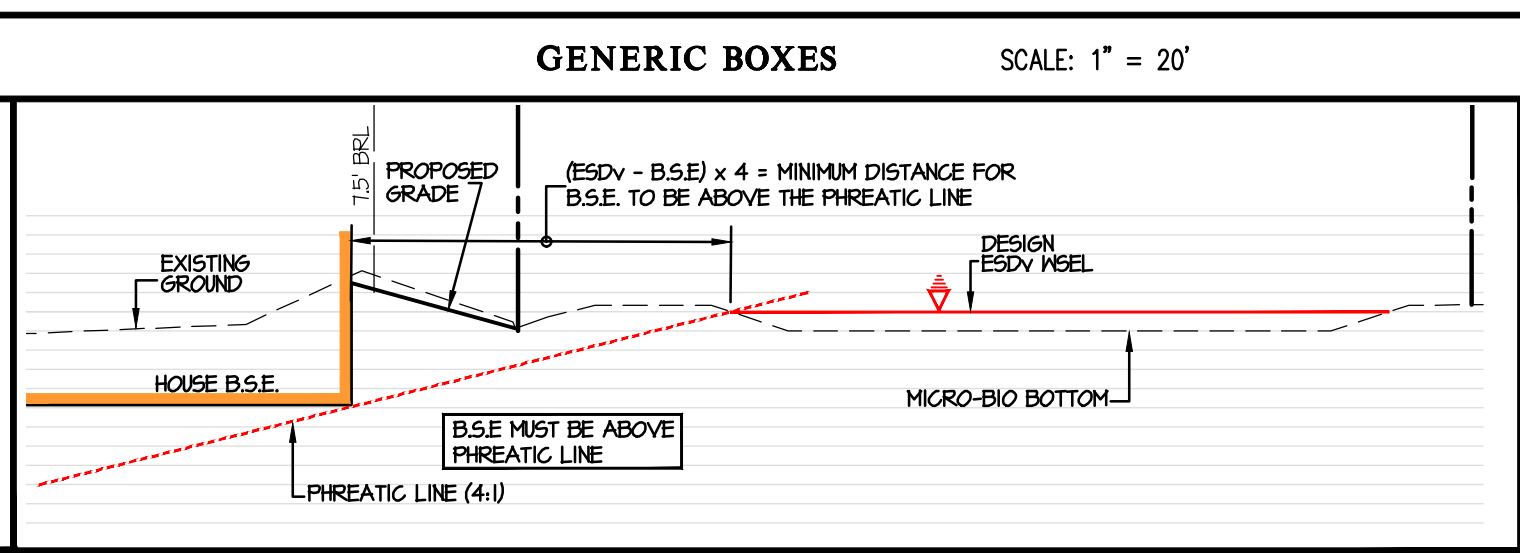
DRYWELL DATA:
 LENGTH (A) = VARIES WIDTH (B) = VARIES

NOTES:
 1. THE EXACT LOCATION AND DIMENSIONS OF DRYWELLS TO BE DETERMINED & SHOWN ON THE BUILDING PERMIT FLOT PLAN FOR EACH LOT WHEN THE ACTUAL HOUSE TO BE BUILT IS DETERMINED. THE PRELIMINARY DIMENSIONS SHOWN ON THESE PLANS ARE BASED ON THE ROOF OF THE LARGEST HOUSE FOR A PARTICULAR GENERIC BOX. THEREFORE, DRYWELL DIMENSIONS ON THESE PLANS ARE SUBJECT TO CHANGE ON THE BUILDING PERMIT FLOT PLAN FOR THE ACTUAL HOUSE/ROOF TO BE BUILT.
 2. PVC PIPE SHALL BE SCH-40.
 3. WHERE SLOTTED PVC PIPE IS CALLED FOR, PERFORATED PIPE PVC PIPE MAY BE USED INSTEAD. SEE DPM D-4.01 FOR PERFORATED PIPE HOLE SIZE AND SPACING.
 4. ALL NON THREADED PIPE FITTINGS AND CONNECTIONS SHALL BE WATER TIGHT.

OPERATION AND 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 INSURE 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.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 1/26/2023
 Director: Amy Branan
 Date: 1/26/2023
 Chief, Division of Land Development: Chad Edmondson
 Date: 1/26/2023
 Chief, Development Engineering Division

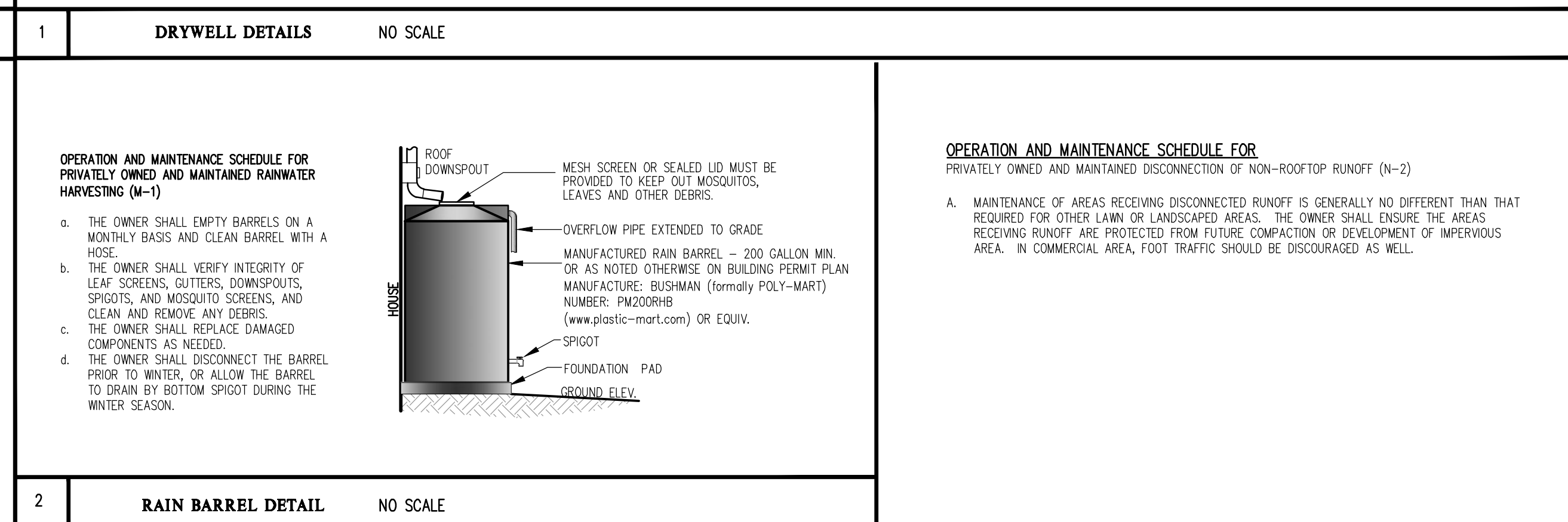


PHREATIC LINE PROFILE SCALE: 1" = 10'

DESIGNED BY: MBT
 DRAWN BY: KLP
 CHECKED BY: CKG
 DATE: _____

PREPARED FOR:
 PROPERTY OWNER (SELLER): MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: Robert Gooder
 BUILDER (CONTRACT PURCHASER): NWR INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: 410-379-5958 ATTN: Robert Grothmann

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 01/12/23



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 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-890-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JAN. 2023	23-6&12	5 OF 8

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE THESE PRACTICES APPLY WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

1. SOIL PREPARATION
TEMPORARY STABILIZATION

- a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWERS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSESED, IT MUST NOT BE ROLLED OR BRACED SMOOTH BUT LEFT IN THE RECOMMENDED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

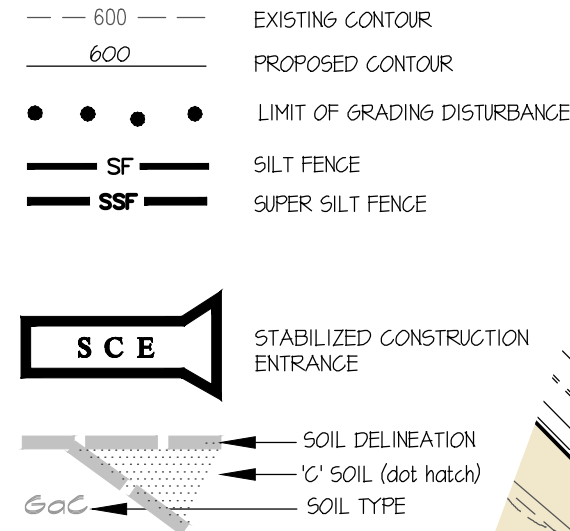
2. PERMANENT STABILIZATION

- a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - i. SOIL PH BETWEEN 6.0 AND 7.0.
 - ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOESSGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
- c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSESED TO A DEPTH OF 3 TO 5 INCHES.
- d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED 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 FRABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

3. TOPSOILING
TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

- 1. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- 2. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- 3. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- 4. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRACTIONS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- 5. TOPSOIL APPLICATION
 - a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - c. TOPSOIL MUST NOT BE PLACED IN THE TOPSOIL OR SUBSOIL IS A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- 6. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
 - a. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSES MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
 - b. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURES MAY BE SUBSTITUTED FOR FERTILIZERS WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
 - c. LIMESTONE MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SEIVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SEIVE.
 - d. 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 HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

SEDIMENT CONTROL LEGEND



OWNER'S/DEVELOPER'S/BUILDER'S CERTIFICATION

"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE 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 EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY THAT ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

Signature: Jimmy Anastasia
Date: 1/12/23
Printed Name & Title: Jimmy Anastasia

Signature: Alexander Bratovic
Date: 1/24/2023
Howard Soil Conservation District

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: Amy Brown
Date: 1/26/2023
Director

Signature: Chad Edmondson
Date: 1/26/2023
Chief, Development

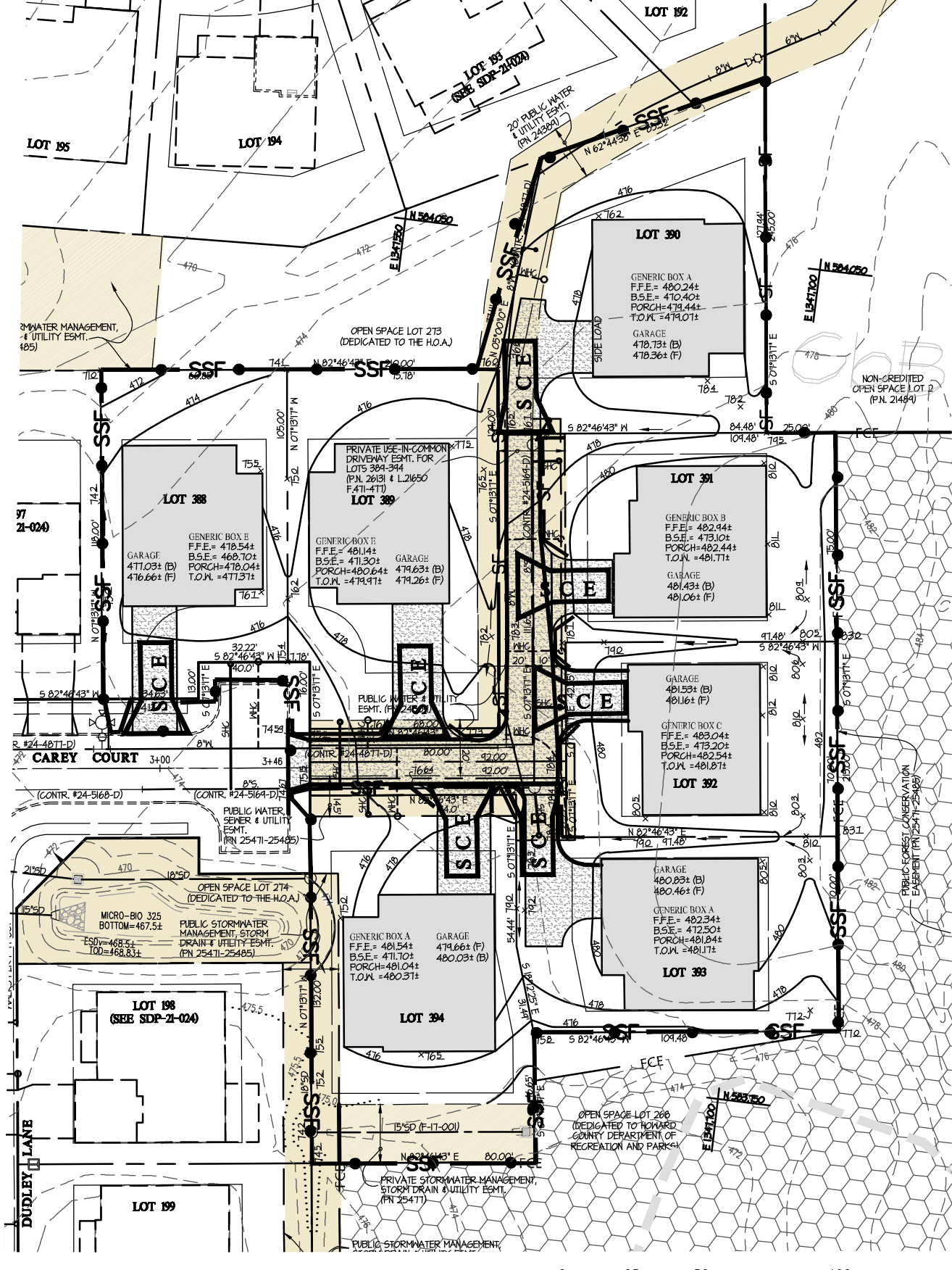
DESIGNER'S CERTIFICATION

"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."

Signature: Carleton K Gutschick
Date: 01/12/23
Printed Name: Carleton K Gutschick
MD Registration No: 12975

SEQUENCE OF CONSTRUCTION

- 1. APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSI).
- 2. OBTAIN GRADING PERMIT FROM THE CSI AT THE MEETING. Duration: 1/2 day.
- 3. FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (-SF-) AND SUPER SILT FENCES (-SSF-), UPGRADE OR INSTALL ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSI. Duration: 1-day.
- 4. EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
- 5. CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BUILD THE HOUSE AND INSTALL THE DRYWELLS. Duration: 3-4 months.
- 6. ONCE THE ROOF GUTTER AND DOWN SPOUTS ARE INSTALLED, PIPE THEM TO THE DRYWELLS. A REGULAR IMPERVIOUS, (NON-POROUS) DRIVEWAY MAY BE INSTALLED AT ANY TIME DURING HOUSE CONSTRUCTION.
- 7. AS EACH HOUSE NEARS COMPLETION, FINE GRADE THE LOT, INSTALL PLANT MATERIALS AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOO (SEE SOO #6). Duration: 2-days.
- 8. ONCE THE AREA DRAINING TO THE SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
- 9. OBTAIN USE AND OCCUPANCY PERMIT FOR SETTLEMENT.



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN

WESTMOUNT
PHASE 4 - LOTS 295-296, 347-358, 361-368, 388-394 and 419-420
(SFD RESIDENTIAL USE)
PLAT Nos. 26122-26132 and 26242

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JAN. 2023	23-6&12	6 OF 8

GLW
PLANNING | ENGINEERING | SURVEYING
3900 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWVA.COM
PHONE: 301-421-4024 | BAL: 410-890-1820 | DCXVA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	MBT		
DRAWN BY:	KLP		
CHECKED BY:	CKG		
DATE	REVISION <th>BY</th> <th>APPR.</th>	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER) MAJOR INVESTMENTS, LLC 307 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: Robert Gooder	BUILDER (CONTRACT PURCHASER) NWR INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: 410-379-5958 ATTN: Robert Grothmann
--	---

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
01/12/23



ELECTION DISTRICT No. 2 HOWARD COUNTY, MARYLAND

SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN...

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTOR AGENCY IS MAILED...

- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROL AREAS...

- 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

- 5. 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 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...

- 6. SITE ANALYSIS: TOTAL AREA OF SITE: 6.0+ AC. AREA DISTURBED: 6.5+ AC. AREA TO BE ROOFED OR PAVED: 2.5+ AC.

- 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

- 8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID, THE SITE AND ALL CONDITIONS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY AND THE NEXT DAY AFTER EACH RAIN EVENT...

- 9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...

- 10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SCOPE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED PRIOR TO PROCEEDING WITH CONSTRUCTION...

- 11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGAIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME...

- 12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

- 13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

- 14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE -CONTOUR, AND BE MBRICATED AT 25 MINIMUM INTERVALS, WITH LOWER ENDS CURVED UPHILL BY 2" IN ELEVATION.

- 15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES): USE 1 AND 2 FROM MARCH 1 - JUNE 15. USE 3 FROM OCTOBER 1 - APRIL 30. USE 4 FROM MARCH 1 - MAY 31.

- 16. 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.

- 17. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

- 18. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

- 19. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE -CONTOUR, AND BE MBRICATED AT 25 MINIMUM INTERVALS, WITH LOWER ENDS CURVED UPHILL BY 2" IN ELEVATION.

- 20. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES): USE 1 AND 2 FROM MARCH 1 - JUNE 15. USE 3 FROM OCTOBER 1 - APRIL 30. USE 4 FROM MARCH 1 - MAY 31.

- 21. 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 BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING ALL 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 OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I/CERTIFY THAT I/WE ARE OF ENTRY FOR PERIOD ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Signature: Jimmy Anastasia, Date: 1/12/23

Signature: Jimmy Anastasia, Date: 1/12/23

Signature: Deborah Bratche, Date: 1/24/2023

Signature: Amy Gorman, Date: 1/26/2023

Signature: Chad Edmondson, Date: 1/28/2023

Signature: [Blank], Date: [Blank]

Signature: [Blank], Date: [Blank]

Signature: [Blank], Date: [Blank]

Signature: [Blank], Date: [Blank]

Signature: [Blank], Date: [Blank]

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

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

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

CRITERIA: 1. GENERAL USE: a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...

2. TURFGRASS MIXTURES: a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

3. SPECIFICATIONS: a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY...

4. APPLICATION: a. DRY SEEDING, THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. b. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1...

5. MULCHING: a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS...

6. ANCHORING: a. 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...

7. MAINTENANCE: a. 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...

8. DESIGNER'S CERTIFICATION: I/WE HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS...

9. DESIGNER'S SIGNATURE: Carl-ton K Gutschick, Date: 01/12/23

10. DESIGNER'S SIGNATURE: [Blank], Date: [Blank]

11. DESIGNER'S SIGNATURE: [Blank], Date: [Blank]

12. DESIGNER'S SIGNATURE: [Blank], Date: [Blank]

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B-4-5 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

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 PERMETER CONTROL AREAS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA: 1. SPECIFICATIONS: a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY...

2. APPLICATION: a. DRY SEEDING, THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. b. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1...

3. MULCHING: a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS...

4. ANCHORING: a. 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...

5. MAINTENANCE: a. 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...

6. DESIGNER'S CERTIFICATION: I/WE HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS...

7. DESIGNER'S SIGNATURE: [Blank], Date: [Blank]

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B-4-4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

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

PURPOSE: 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 STORE SOIL FOR LATER USE.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SOIL SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

3. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SHIELD OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.

4. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

5. 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.

6. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SOIL SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO.

7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

8. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

9. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

10. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

11. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

12. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

13. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

14. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

15. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

16. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

17. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

18. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

19. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3:2 DIRT STABILIZATION EQUIPMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

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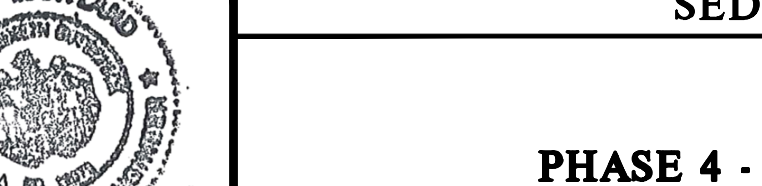
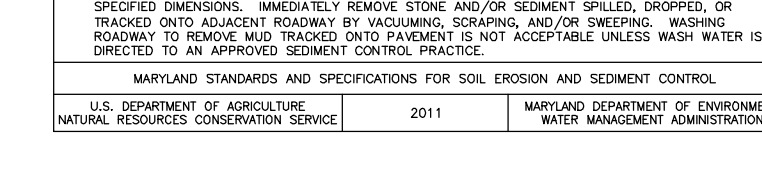
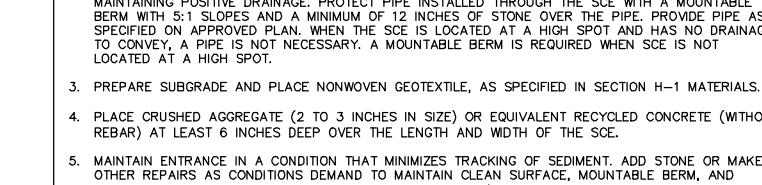
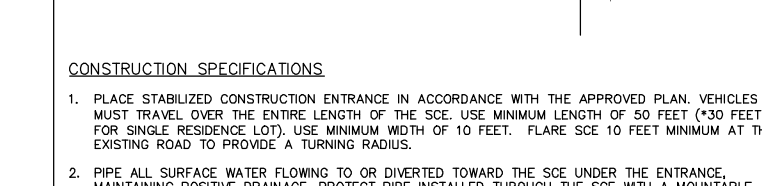
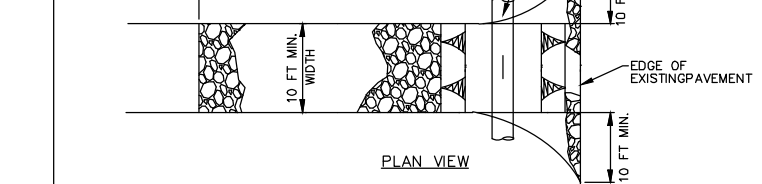
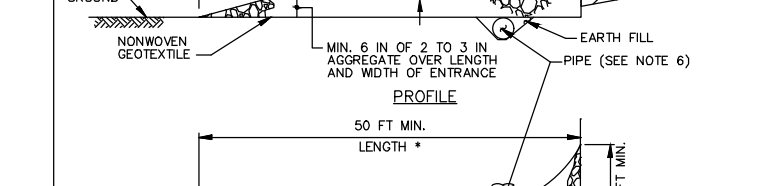
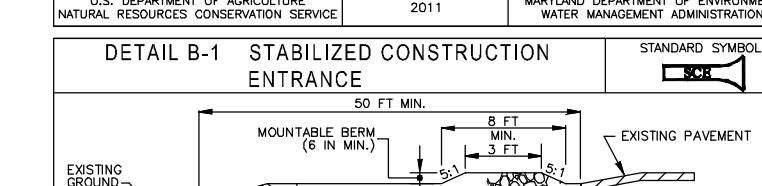
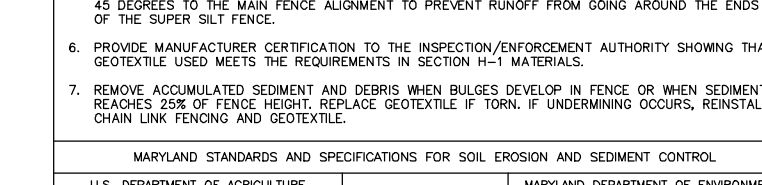
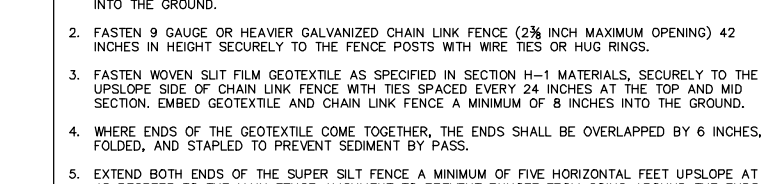
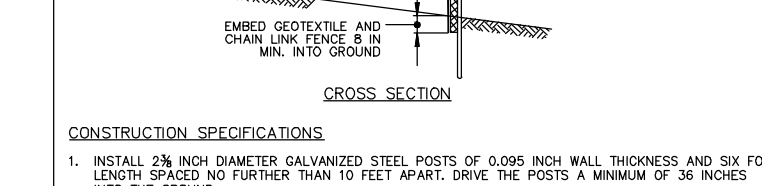
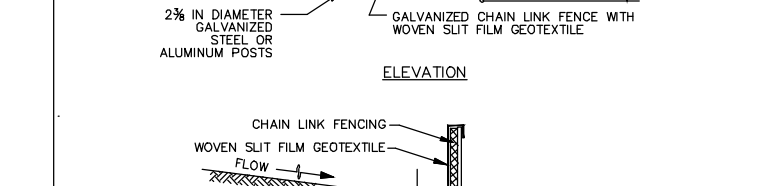
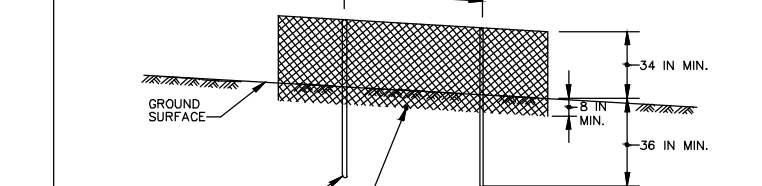
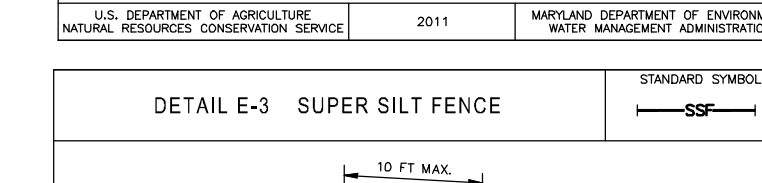
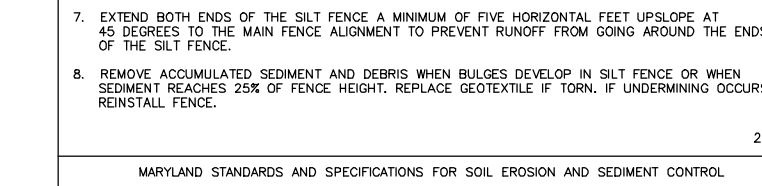
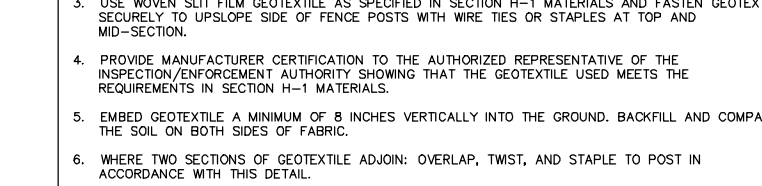
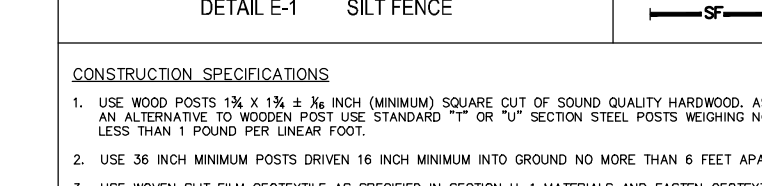
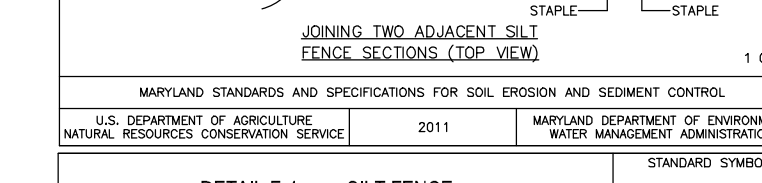
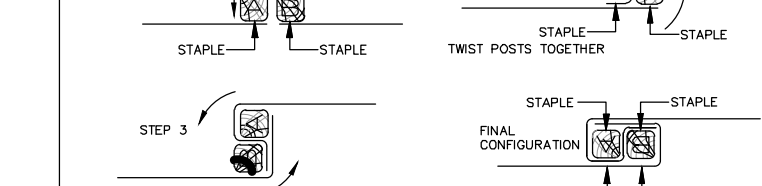
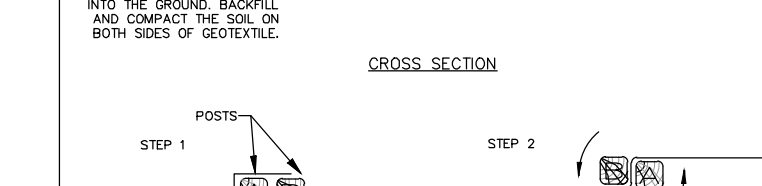
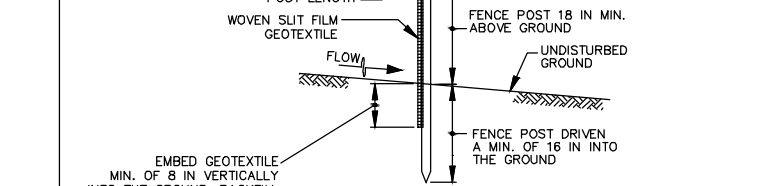
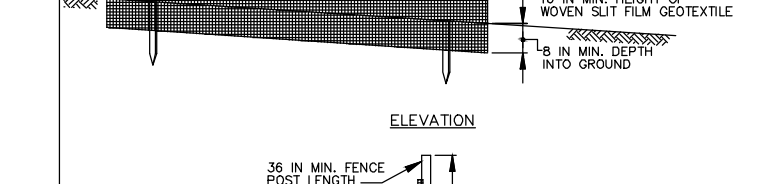
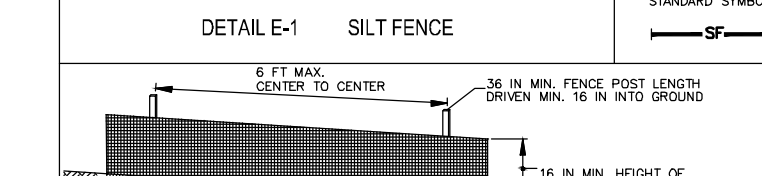
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DETAIL E-1 SILT FENCE

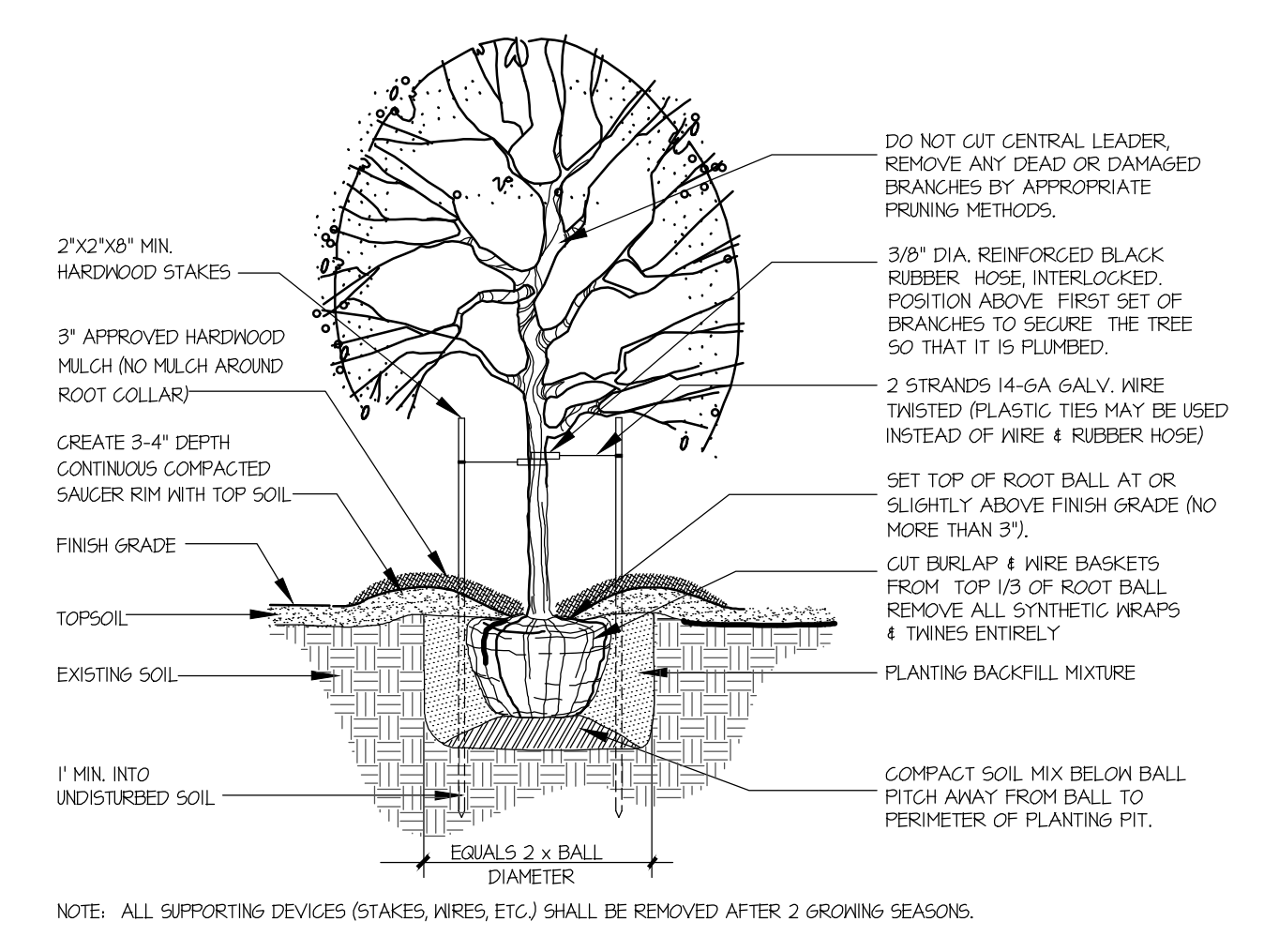


RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)		
USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY	
LANDSCAPE TYPE	TYPE-B (1:50 SHADE TREES + 1:40 EVERGREEN TREES)	
PERIMETER LOCATION	LOT 354	LOT 360
SIDE LENGTH OF LOT	81.06'	15.00'
CREDIT FOR EXISTING VEGETATION	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A
NUMBER OF PLANTS REQUIRED		
SHADE TREES	2	2
EVERGREEN TREES	2	2
SHRUBS	N/A	N/A
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	2	2
OTHER TREES (± 2:1 SUBSTITUTION)	0	0
SHRUBS (0:1 SUBSTITUTION)	N/A	N/A

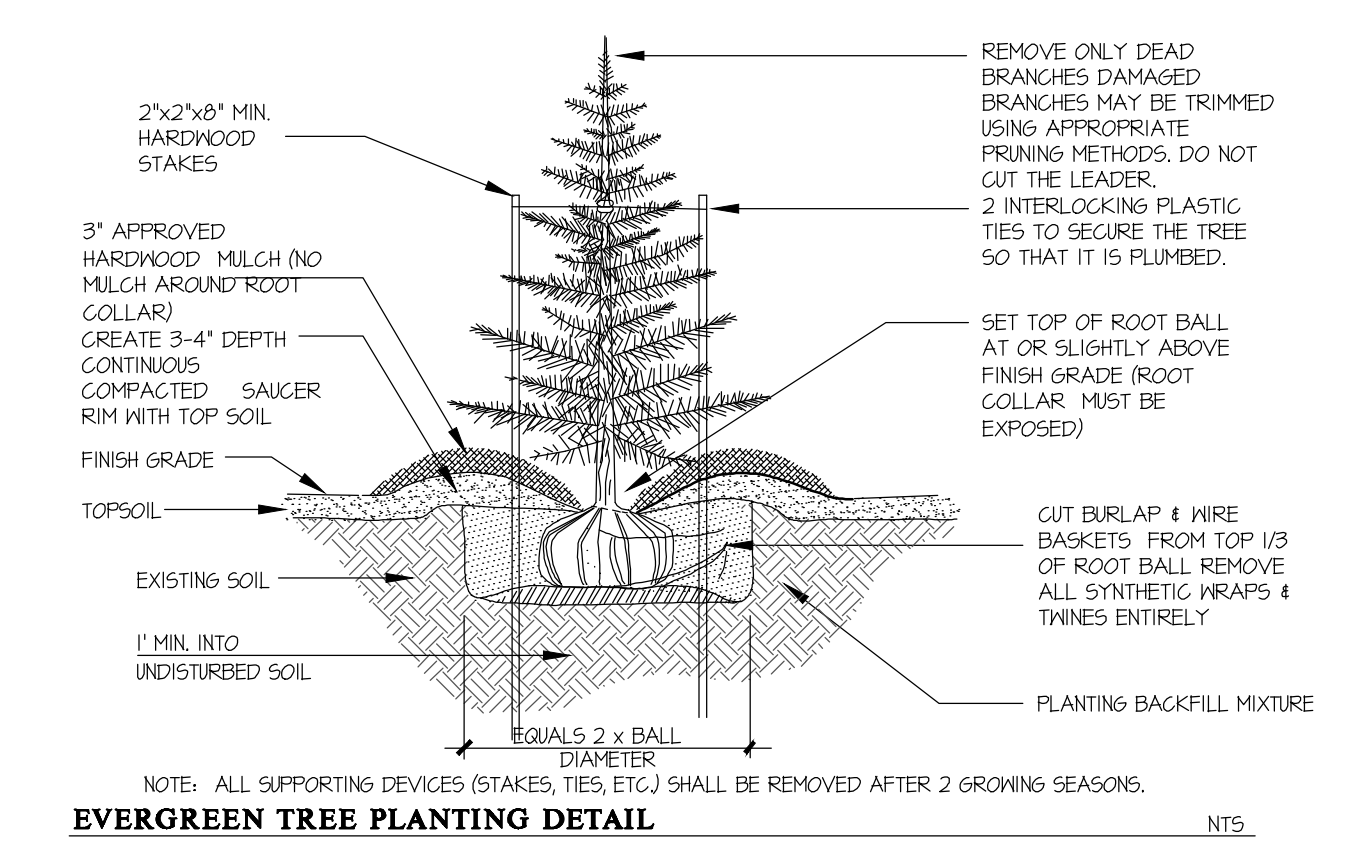
LANDSCAPE SURETY PER LOT			
LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREES	EVERGREEN	
354	2	2	\$ 900.00
196	2	2	\$ 900.00
TOTAL	4	4	\$ 1,800.00

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- 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 THIS PLAN.
- 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 SODDER 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 THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "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 SCHEDULE AS FOLLOWS:
 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 PER LOT BASIS.



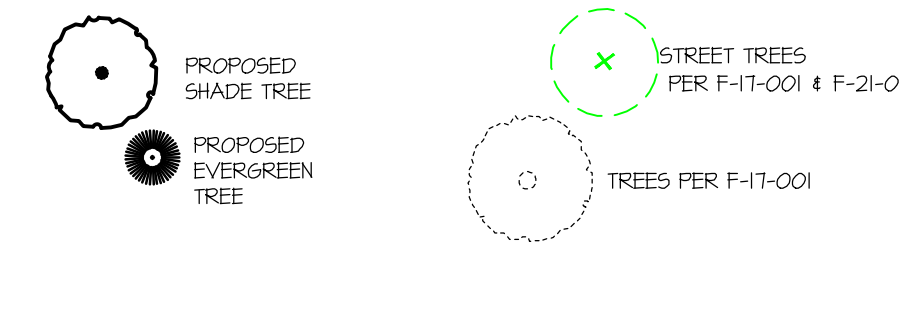
DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIBER NO SCALE



EVERGREEN TREE PLANTING DETAIL NTS.



LANDSCAPE LEGEND



DEVELOPER'S/BUILDER'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.

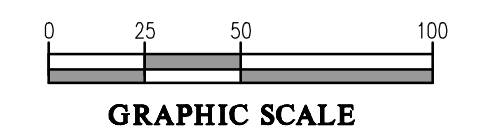
Jimmy Anastasia 1/12/23
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 1/26/2023

Director *Amy Brown* Date 1/26/2023
 Chief, Division of Land Development *CHAD Edmondson* Date 1/26/2023
 Chief, Development Engineering Division

PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
SHADE	4	CERCIDIPHILLUM JAPONICA / KATSURATREE	3" CAL. MIN.	ALL B4B
		BETULA NIGRA HERITAGE / HERITAGE RIVER BIRCH	10' - 12' HT.	SINGLE STEM
EVERGREEN	4	PICEA OMORICA / SERBIAN SPRUCE	6-8' HT.	ALL B4B
		ILEX OPACA / AMERICAN HOLLY		
		ILEX X NELLE R. STEVENS / NELLIE R. STEVENS HOLLY		
		CEDRUS DEODORA / DEODAR CEDAR		

THIS PLAN IS FOR PLANTING PURPOSES ONLY



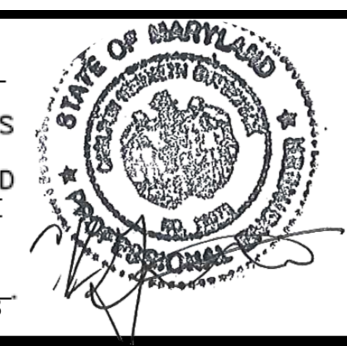
GLW
 PLANNING | ENGINEERING | SURVEYING
 3899 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-890-1820 | DCXVA: 301-989-2524 | FAX: 301-421-4166

DESIGNED BY:	DATE	REVISION	BY	APPR.
MBT				
DRAWN BY:				
KLP				
CHECKED BY:				
CKG				

PREPARED FOR:
 PROPERTY OWNER (SELLER)
 MAJOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE
 SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: Robert Gooder

BUILDER (CONTRACT PURCHASER):
 NWR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: 410-379-5958
 ATTN: Robert Grottmann

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
 01/12/23



LANDSCAPE PLAN
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
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JAN. 2023	23-6&12	8 OF 8