

SITE DEVELOPMENT PLAN LEGEND

- 388 EXISTING CONTOUR
300 PROPOSED CONTOUR
+46.6 PROPOSED SPOT ELEVATION
LIMIT OF GRADING DISTURBANCE
EXISTING PAVING
EXISTING CURB & GUTTER
METER VAULT
1/2" WATER HOUSE CONNECTION
EXISTING WATER LINE (PUBLIC)
FIRE HYDRANT
EXISTING SEWER MAIN (PUBLIC)
SEWER HOUSE CONNECTION
EXISTING STORM DRAIN PER F-21-032
UTILITY EASEMENT AREA (SHADED)
FOUNDATION SUB WALL REQUIRED
GENERIC BOX (PROPOSED HOUSE LOCATION)
PROPOSED DRIVEWAY LOCATION
BUILDING RESTRICTION LINE
FOREST CONSERVATION EASEMENT (FCE) PER F-11-001
STREAM BUFFER
WETLAND BUFFER
BGE TRANSFORMER PAD
EXISTING LIGHT POLE
PROPOSED MANUFACTURED RAIN BARREL
PROPOSED DRYWELL LOCATION (DETAILS 1/6)

Table with 3 columns: DRYWELL, LENGTH, WIDTH. Rows DW-A, DW-B, DW-C, DW-D.

Table with 4 columns: LOT, M.C.E., LOT, M.C.E. Rows 297-304.

- NOTES: 1. ALL FENCES, GARDEN WALLS, PORCHES AND STEPS ALONG THE R/W... 2. BRICK POINT ALL BUILDING CONSTRUCTION... 3. ALL M/C'S TO THE SUBJECT LOTS OF THIS SDP... 4. SEE THE CHART (SHEETS 2-5) FOR S&C INFORMATION... 5. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER... 6. FOR DRIVEWAY ABRONS IN THE PUBLIC RIGHT-OF-WAY... 7. ON-LOT ESD STORMWATER DEVICES (DRYWELLS, RAIN BARRELS, ETC.)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Lynda Esenberg
Chief, Division of Development: Chad Edmondson

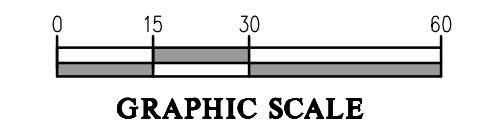
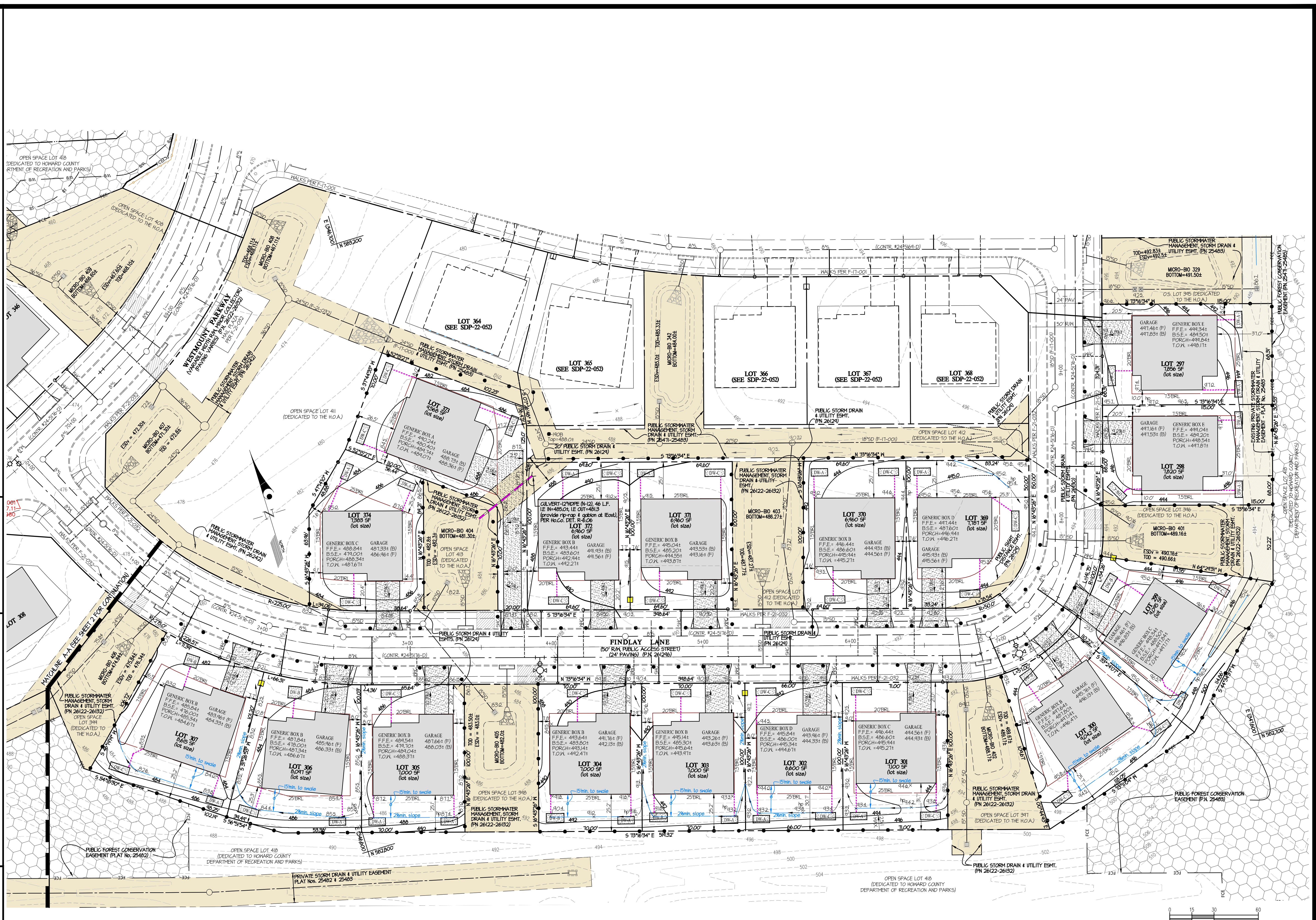


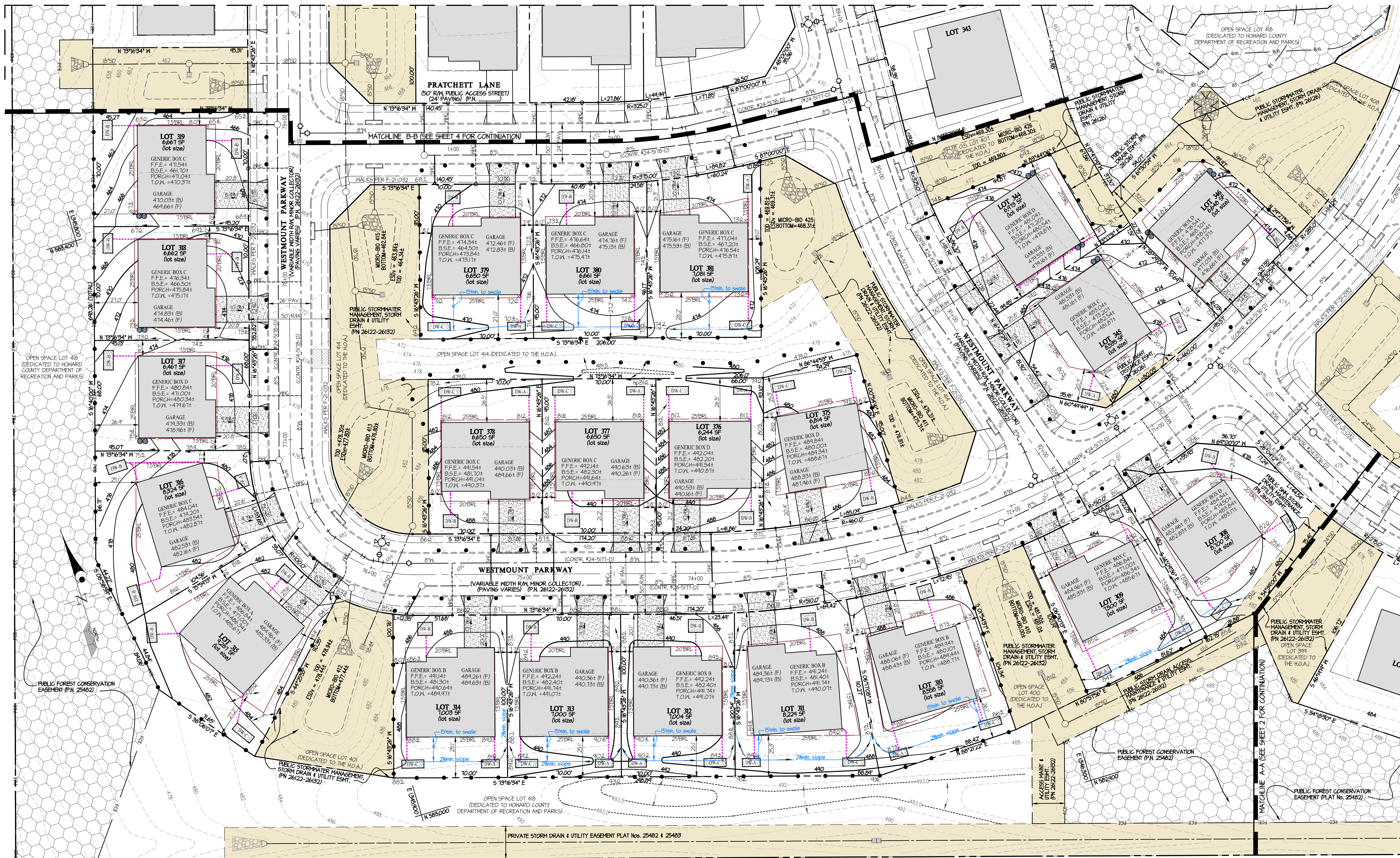
Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, DATE, REVISION, BY, APPR.

PREPARED FOR:
PROPERTY OWNER (SELLER): MAJOR INVESTMENTS, LLC
BUILDER (CONTRACT PURCHASER): NWR INC.

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.

SITE DEVELOPMENT PLAN
WESTMOUNT
PHASE 4 - LOTS 297-346 AND 369-387
(SFD RESIDENTIAL USE)
PLAT Nos. 26122-26132 and 26242

Table with columns: SCALE (1" = 30'), ZONING (R-ED), G. L. W. FILE NO. (22033), DATE (JULY 2023), TAX MAP - GRID (23-10), SHEET (2 OF 9)



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS

LOT	M.C.E.	LOT	M.C.E.
308	410.13	344	460.61
304	464.71	345	465.95
310	412.71	346	466.04
311	413.51		
312	414.61	315	412.75
313	415.55	316	414.35
314	415.43	317	416.41
315	413.52	318	414.67
316	411.14	319	454.59
317	465.10	320	454.10
318	460.46	321	450.64
319	455.14		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Lynda Eubank* Date: 9/19/2023
 Chief, Division of Land Development: *Chris Edmondson* Date: 9/18/2023
 Chief, Development Engineering Division: _____ Date: _____

GLW
 PLANNING | ENGINEERING | SURVEYING
 3800 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-890-1820 | DC/VA: 301-989-2524 | FAX: 301-421-4186

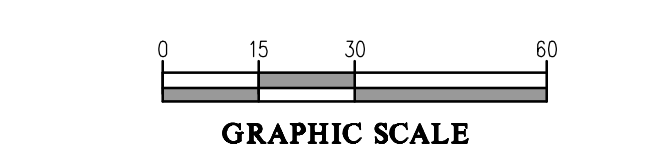
DATE	REVISION	BY	APPR.

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

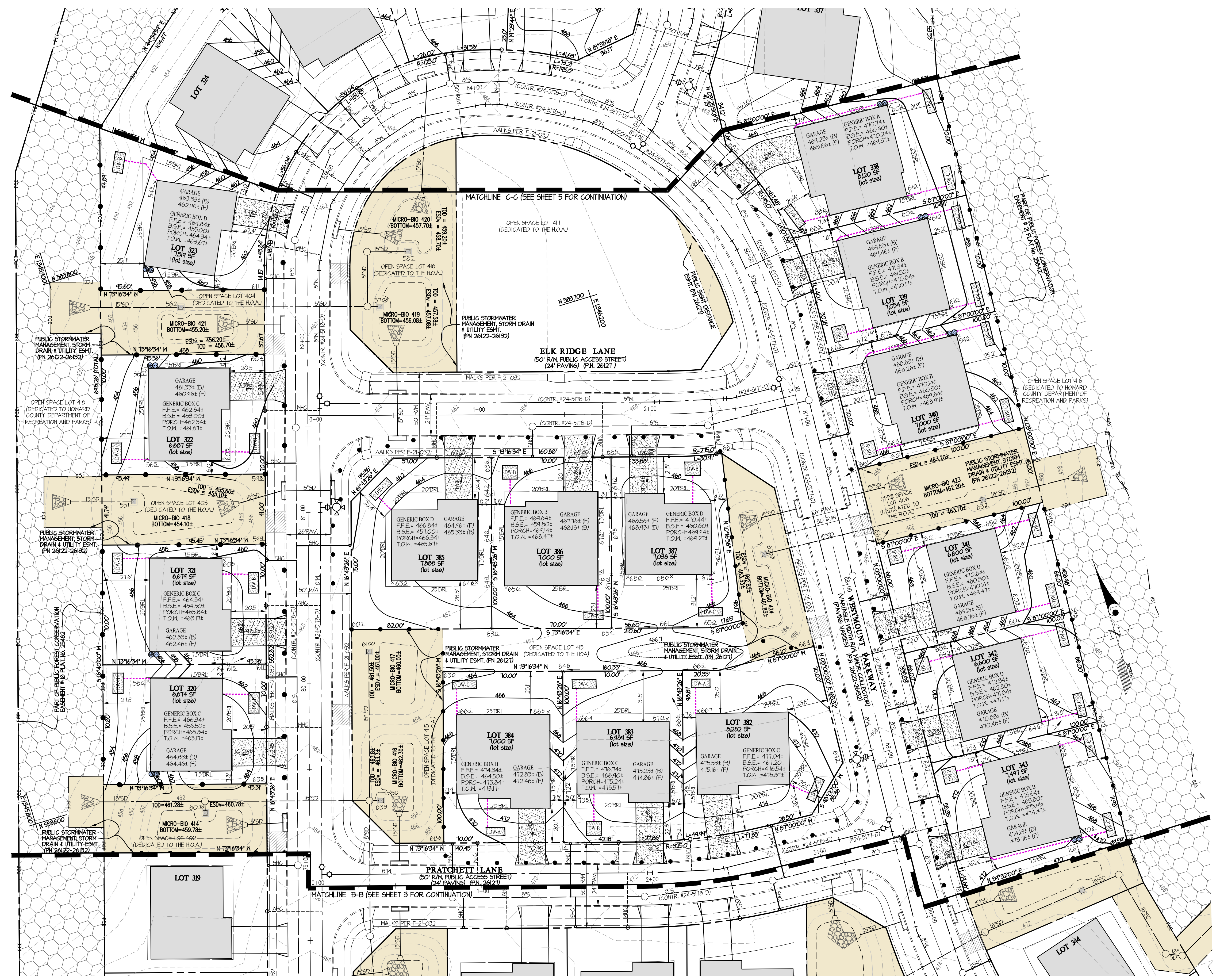
PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12973.
 EXPIRATION DATE: MAY 26, 2024
 08/28/23



SITE DEVELOPMENT PLAN
WESTMOUNT
PHASE 4 - LOTS 297-346 AND 369-387
 (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
JULY 2023	23-10	3 OF 9



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS

LOT	M.C.E.	LOT	M.C.E.
320	452.54	302	450.06
321	451.53	303	454.41
322	450.41	304	460.11
323	451.04	305	452.40
		306	455.31
326	453.40	307	454.76
329	453.60		
340	454.30		
341	453.10		
342	455.84		
343	456.61		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 9/19/2023
 Director: *Lynda Eisenberg*
 Date: 9/19/2023
 Chief, Division of Land Development: *Chris Edmondson*
 Date: 9/18/2023
 Chief, Development Engineering Division: _____
 Date: _____

GLW
 PLANNING | ENGINEERING | SURVEYING
 3900 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-988-2524 | FAX: 301-421-4186

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

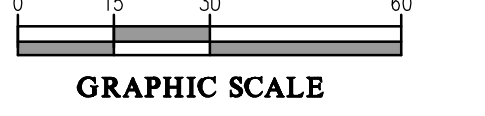
PREPARED FOR:
 PROPERTY OWNER (SELLER):
 MAJOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE
 SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: Robert Goodler

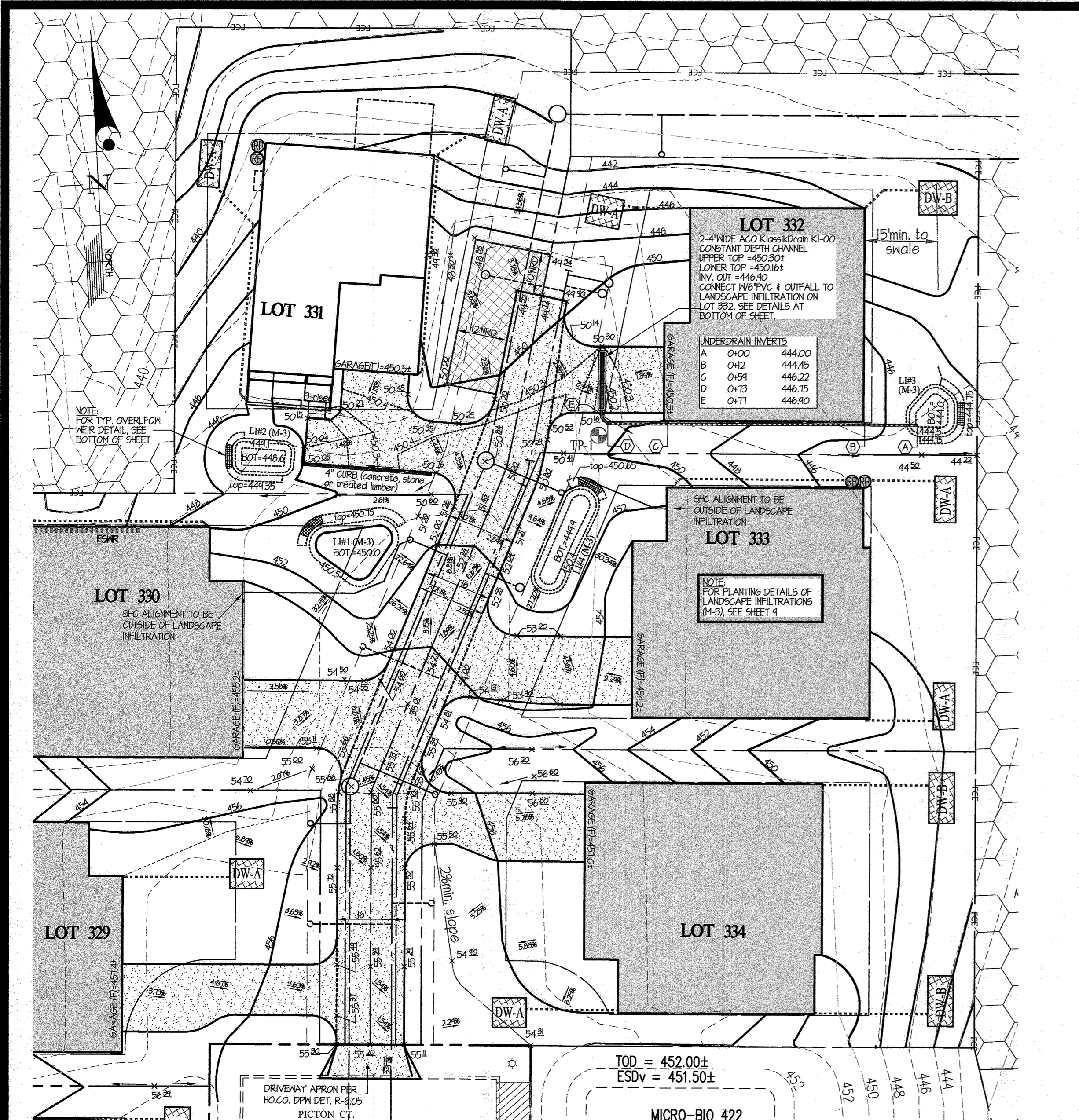
BUILDER (CONTRACT PURCHASER):
 NWR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: 410-379-9956
 ATTN: Robert Grothmann

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. 12973
 EXPIRATION DATE: MAY 26, 2024
 08/29/23

SITE DEVELOPMENT PLAN
WESTMOUNT
PHASE 4 - LOTS 297-346 AND 369-387
 (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
JULY 2023	23-10	4 OF 9





COMMON DRIVEWAY GRADING and SWM DETAIL FOR LOTS 329 TO 334 SCALE: 1" = 20'

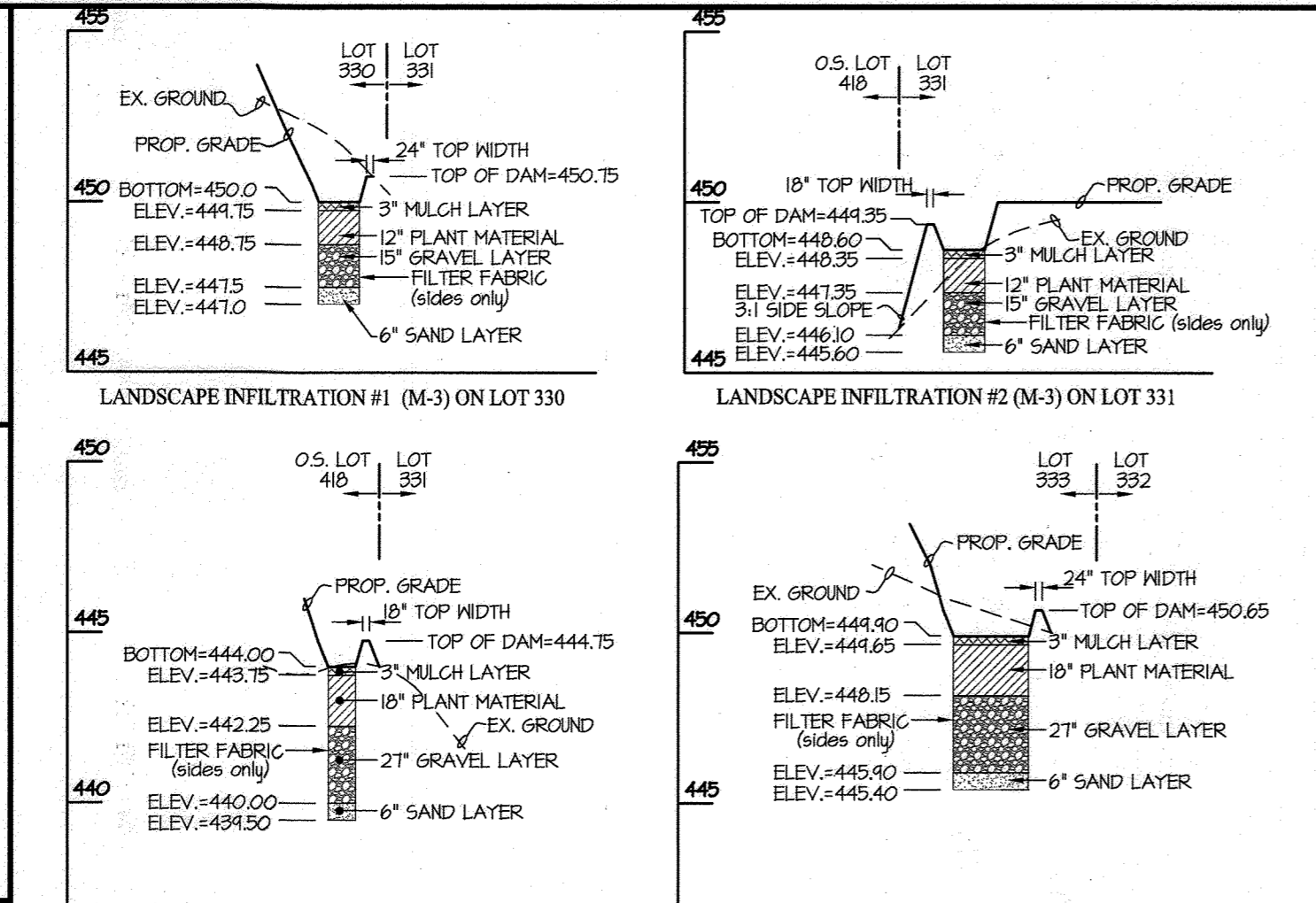
OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 HANCOCK STREET WATER DESIGN MANUAL VOLUME II, TABLE A.1 AND 2.

B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISGASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND.

C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.

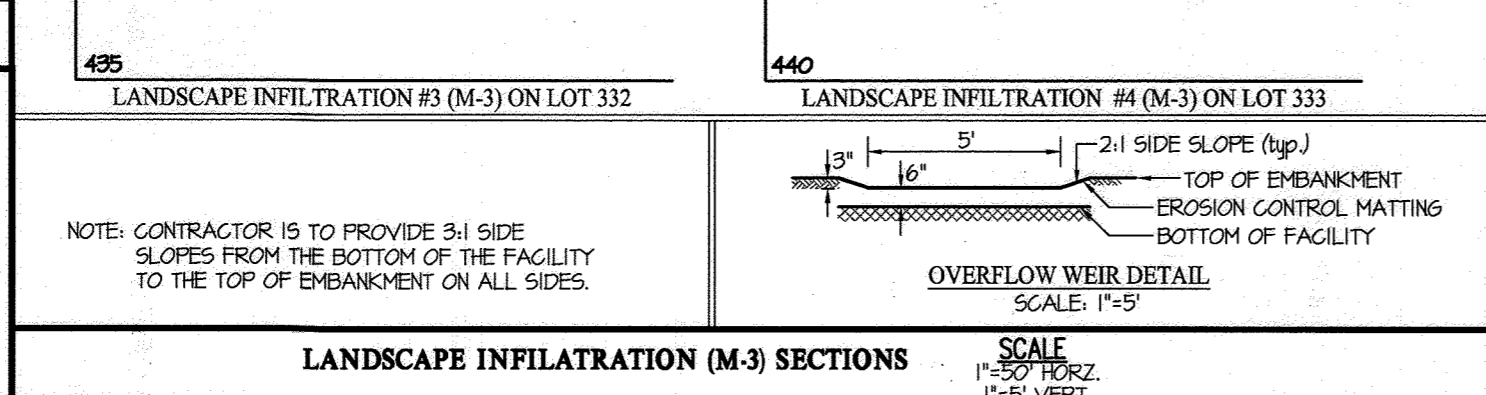
D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



CONCRETE SURROUND FOR TRENCH DRAIN NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 9/19/2023
 Director: *Lynnda Greenberg*
 Date: 9/19/2023
 Chief, Division of Land Development: *Chris Edmondson*
 Date: 9/18/2023
 Chief, Development Engineering Division: *Chris Edmondson*
 Date:

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-869-2524 | FAX: 301-421-4186



DESIGNED BY: MBT
 DRAWN BY: KLP
 CHECKED BY: CXC
 DATE: 6/6/24
 REVISION: Update Lot 331 to fit Treviso
 SCALE: 1" = 5' VERT.

* 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.
324	450.62	332	432.25
325	450.26	333	431.16
326	444.63	334	443.30
327	446.49	335	446.20
328	445.69	336	446.64
329	444.01	337	441.13
330	438.82		
331	433.23		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



SITE DEVELOPMENT PLAN
PHASE 4 - LOTS 297-346 and 369-387
 (SFD RESIDENTIAL USE)
 PLAT Nos. 26122-26132 and 26242

PREPARED FOR: MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: Robert Cooper

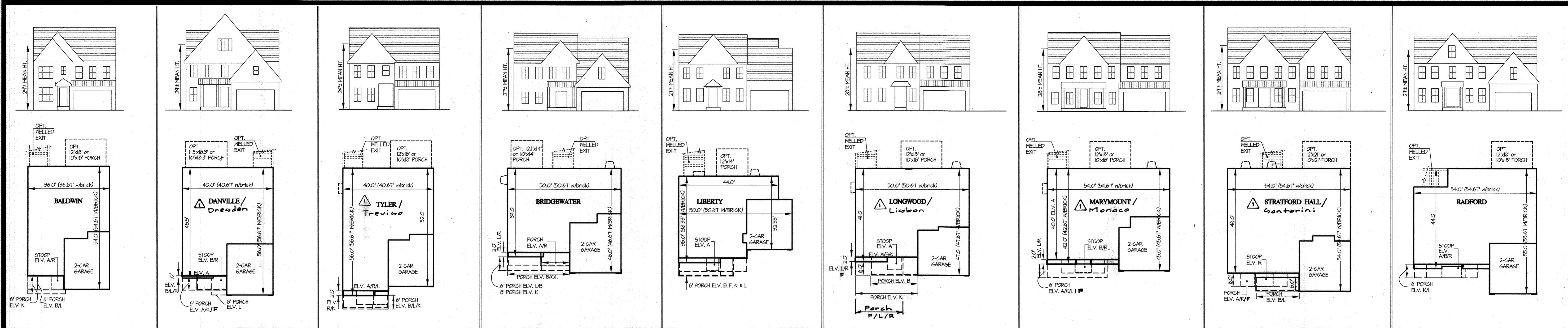
BUILDER (CONTRACT PURCHASER): NWR INC.
 9720 PATENT WOODS DR. COLUMBIA, MD 21046 PH: 410-379-5956 ATTN: Robert Grothmann

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

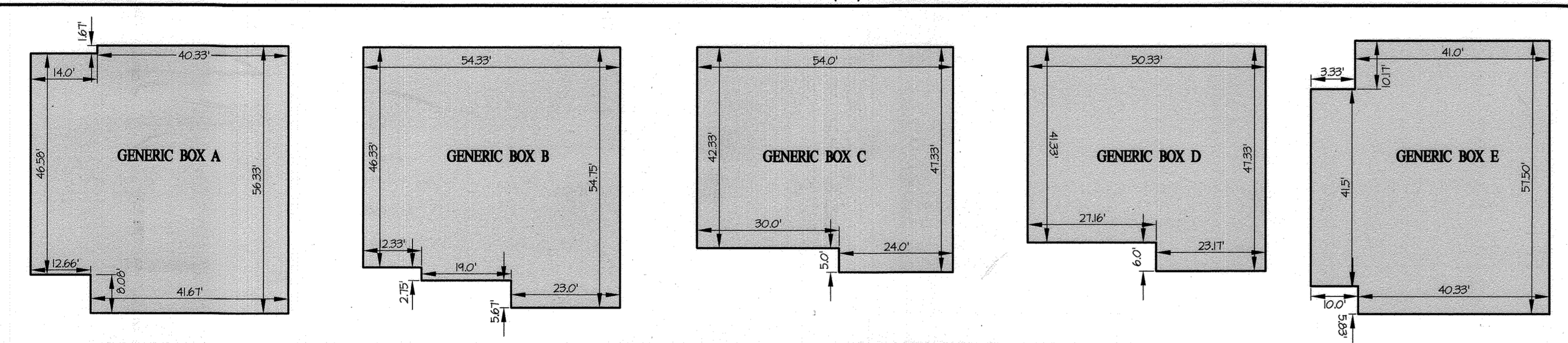
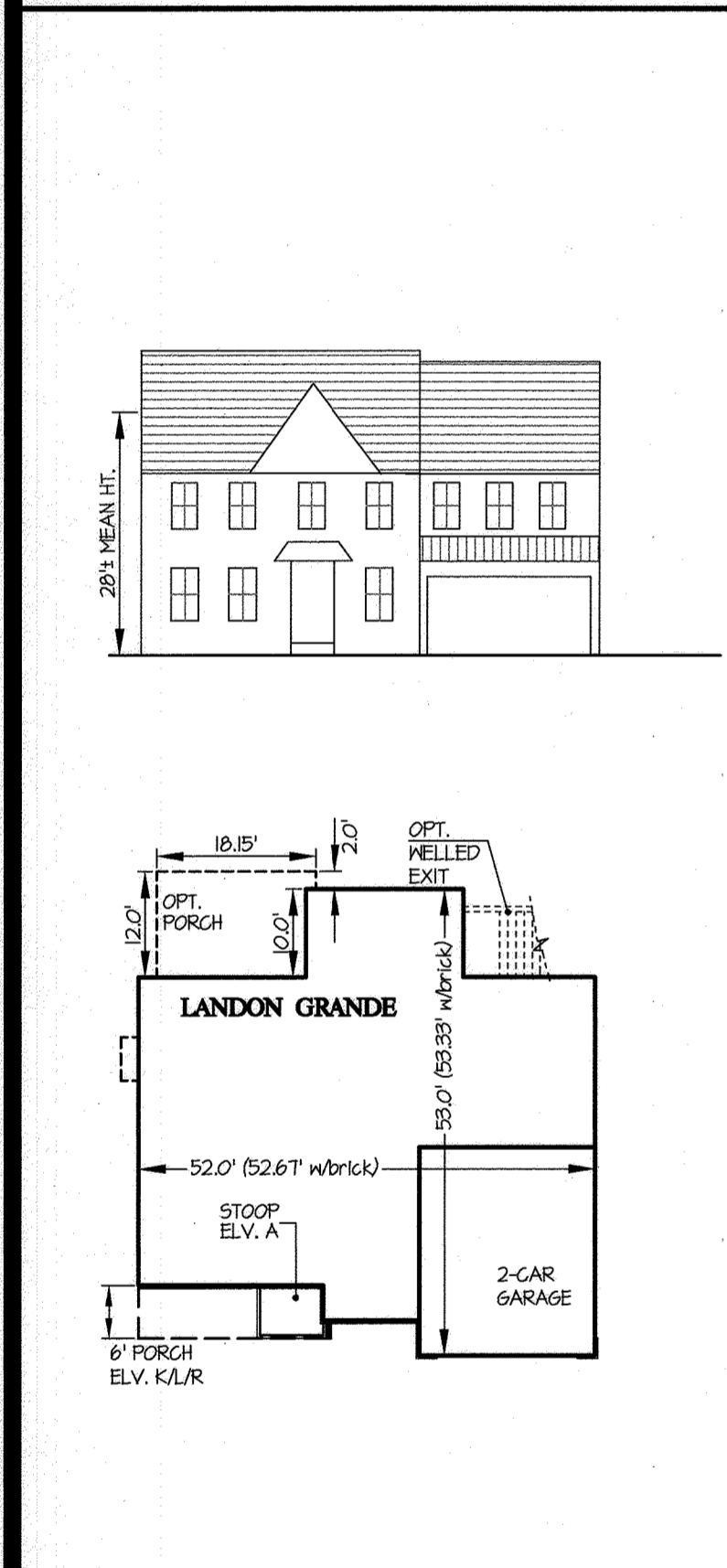
SCALE: 1" = 30'
 ZONING: R-ED
 G. L. W. FILE NO.: 22033

DATE: JULY 2023
 TAX MAP - GRID: 23-10
 SHEET: 5 OF 9

ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

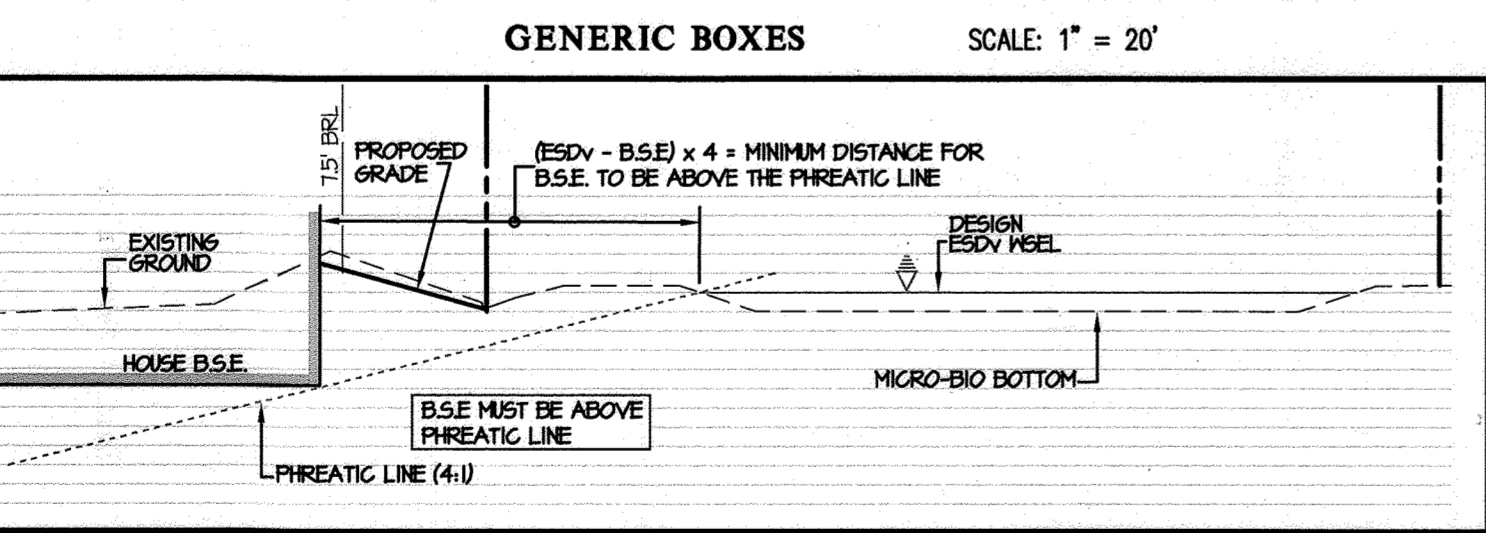
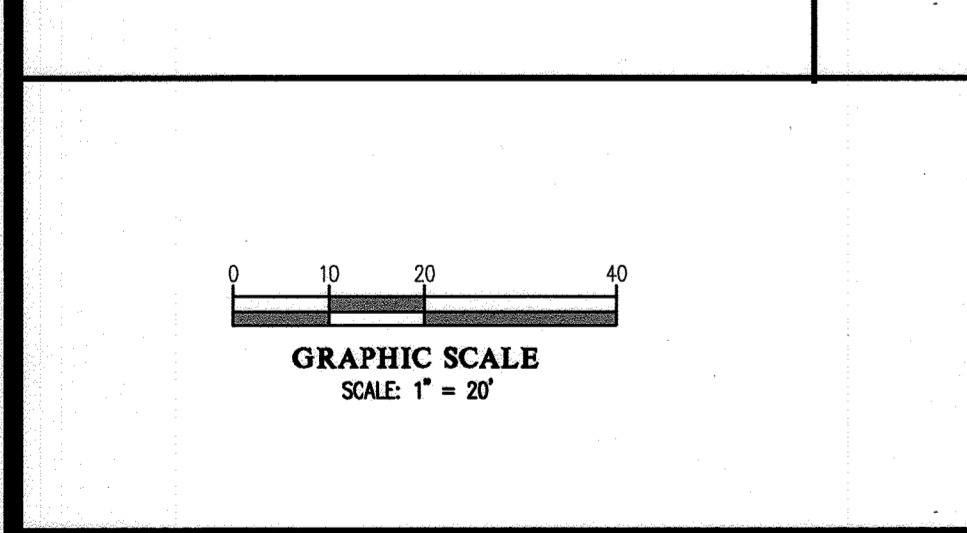
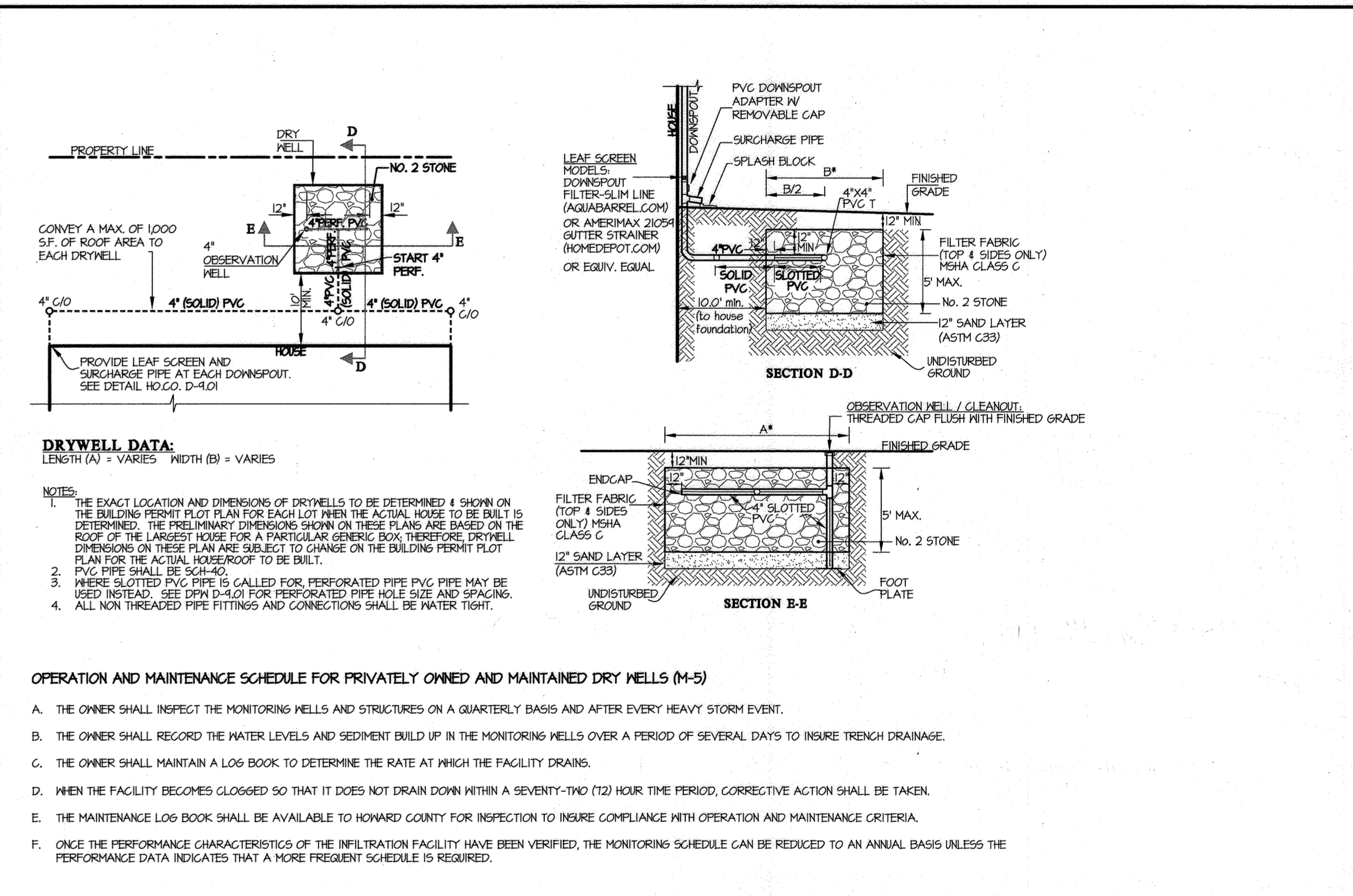


TYPICAL HOUSE FOOTPRINTS and ELEVATIONS
STANDARD (STD) ORIENTATION SHOWN SCALE: 1" = 20'



HOUSE TYPE	GENERIC BOX HOUSE FIT CHART (SDP-22-053)				
	GENERIC BOX A	GENERIC BOX B	GENERIC BOX C	GENERIC BOX D	GENERIC BOX E
BALDWIN	YES	YES	NO	NO	YES
DANVILLE / Dresden	YES	NO	NO	NO	YES
TYLER / Treviso	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 / Lisbon	YES	YES	YES	YES	YES
MARYMOUNT / Monaco	YES	YES	YES	NO	NO
STRATFORD HALL / Gantnerini	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 297-326, 328-344, 346, 369-373 & 375-387).
 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. Areaways/welled exits may be relocated as long as they meet sect. 128.A.1.d. requirements.
 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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Linda Eschberg* 9/19/2023
 Chief, Division of Land Development: *Chad Edmondson* 9/18/2023
 Chief, Development Engineering Division: _____

PHREATIC LINE PROFILE SCALE: 1" = 10'

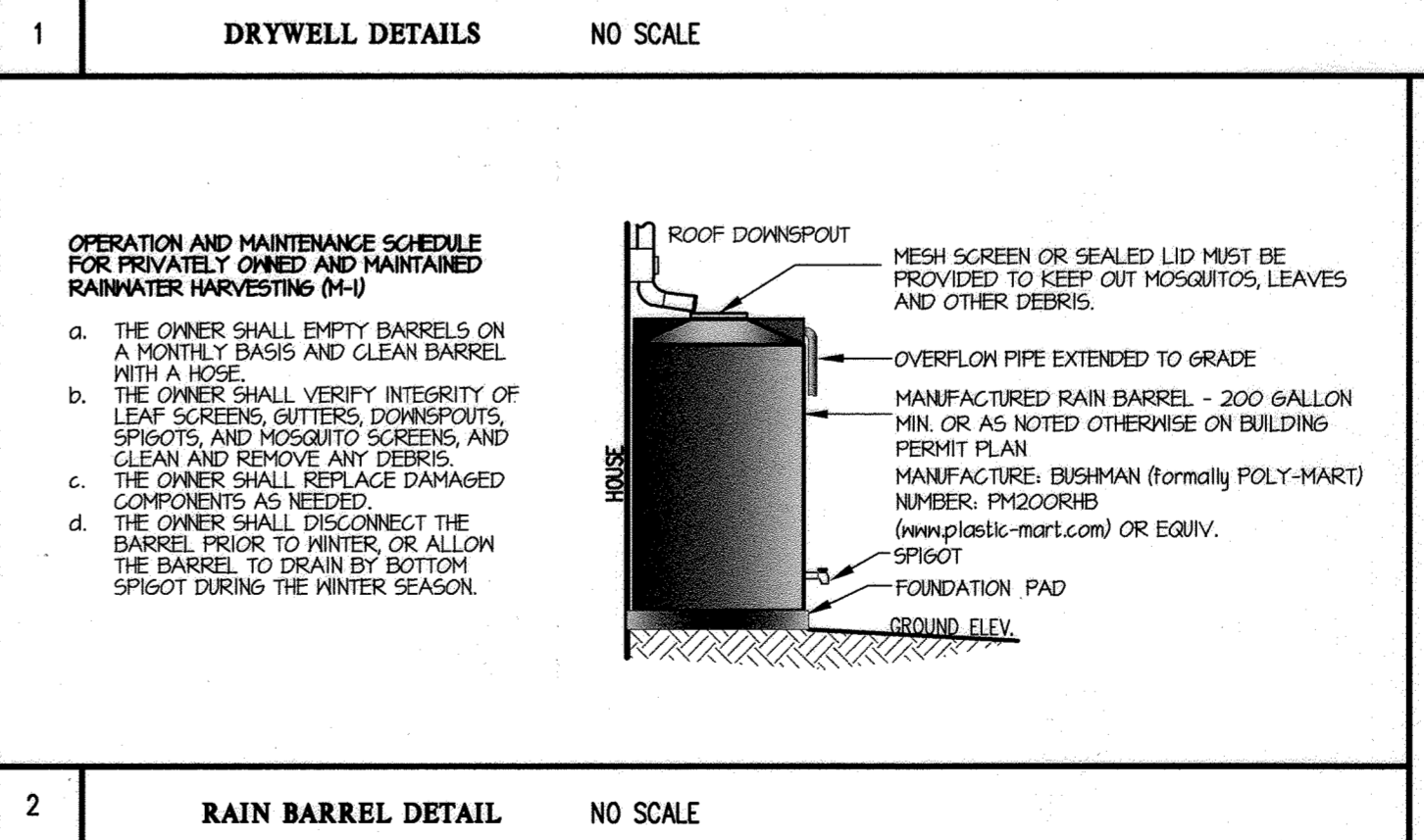
DESIGNED BY:	DATE	REVISION
KLP	9/16/24	Update house type names

GENERIC BOXES SCALE: 1" = 20'

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): MVR INC.
 9720 PATENT 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. 12875
 EXPIRATION DATE: MAY 26, 2024 08/28/23



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NON-ROOFTOP RUNOFF (M-2)

A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF INFERRIUS AREA. IN COMMERCIAL AREA, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

GLW
 PLANNING | ENGINEERING | SURVEYING
 3809 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

DESIGNED BY:	DATE	REVISION	BY	APPR.
KLP	9/16/24	Update house type names	klp	

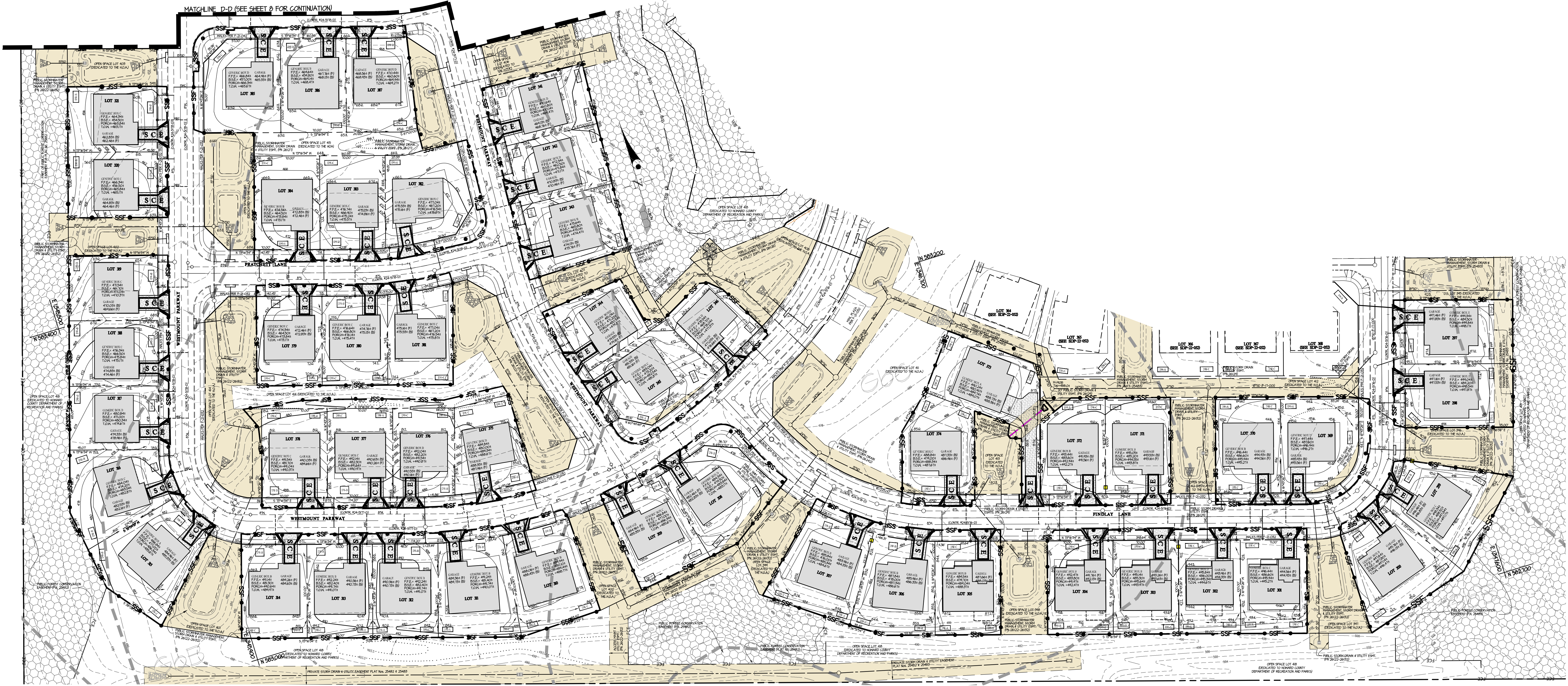
WESTMOUNT
 PHASE 4 - LOTS 297-346 and 369-387
 (SFD RESIDENTIAL USE)
 PLAT Nos. 26122-26132 and 26242
 ELECTION DISTRICT No. 2

SITE DETAILS

SCALE: AS SHOWN
 ZONING: R-ED
 G. L. W. FILE No.: 22033
 DATE: JULY 2023
 TAX MAP - GRID: 23-10
 SHEET: 6 OF 9

HOWARD COUNTY, MARYLAND

MATCHLINE D-D (SEE SHEET B FOR CONTINUATION)



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...

OWNER'S/DEVELOPER'S/BUILDER'S SIGNATURE: Brent J. ...
DATE: 8-28-23
Regional Land Development Manager

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved by: Alexander Bratkov
DATE: 9/19/2023

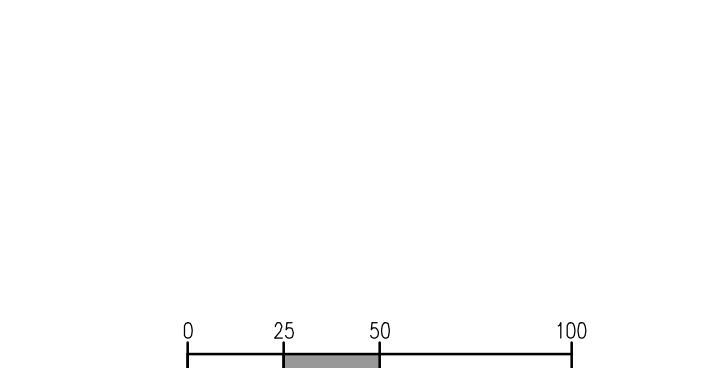
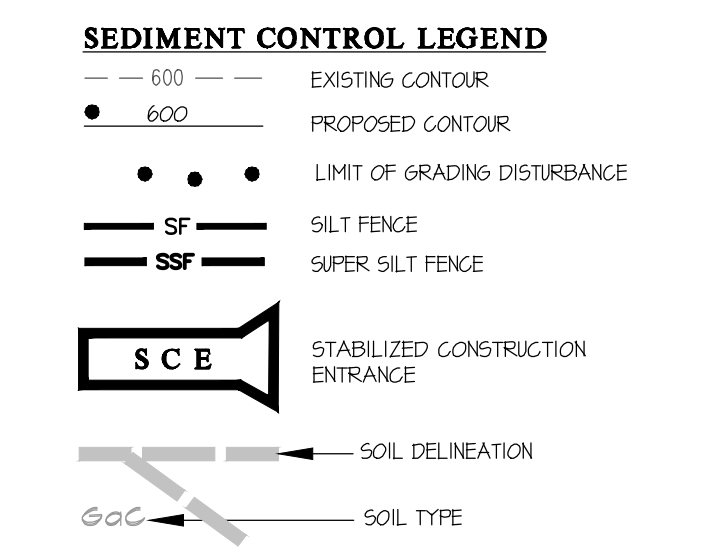
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Lynda Cumberly
DATE: 9/19/2023
Chief, Division of Land Development: Chad Edmondson
DATE: 9/18/2023

SEQUENCE OF CONSTRUCTION
1. APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (SCSI) AT THE MEETING. Duration: 1/2 day.
2. FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF) AND SUPER SILT FENCES (SSF) UPGRADE AND INSTALL ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SCSI. DELAY CONSTRUCTION OF LANDSCAPE INFILTRATIONS ON LOTS 330-333 UNTIL SOC #6. Duration: 1-2 days.
3. EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BUILD THE HOUSE AND INSTALL THE DRYWELLS. Duration: 3-4 months.
NOTE: 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.
5. AS EACH HOUSE NEARS COMPLETION, FINE GRADE THE LOT, INSTALL PLANT MATERIALS AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOC #6. Duration: 2-days.
6. INSTALL LANDSCAPE INFILTRATIONS ON LOTS 330-333 (THAT WERE DELAYED IN SOC#2) AND INSTALL/CONNECT ANY STORM DRAIN.
7. ONCE THE AREA DRAINING TO THE SEDIMENT CONTROL MEASURES HAS BEEN STABILIZED, OBTAIN PERMISSION FROM THE SCSI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
8. OBTAIN USE AND OCCUPANCY PERMIT FOR SETTLEMENT.

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.
DESIGNER'S SIGNATURE: Caitlan K. Gutschick
DATE: 08/28/23
PRINTED NAME: CAITLAN K. GUTSCHICK
MD REGISTRATION NO: 12975

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. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.
CRITERIA
I. SOIL PREPARATION
1. 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 PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED 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. 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 LOVEGRASS 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 LOOSENED 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.
b. 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 3 TO 5 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
B. TOPSOILING
1. 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.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
3. 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 MOIST THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. 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 CONCRETE, STONES, SLAG, COARSE FRAGMENTS, 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 BERNARD 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.



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN

WESTMOUNT
PHASE 4 - LOTS 297-346 AND 369-387
(SFD RESIDENTIAL USE)
PLAT Nos. 26122-26132 and 26242

GLW PLANNING ENGINEERING SURVEYING
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

Table with columns: DESIGNED BY (MBT), DRAWN BY (KLP), CHECKED BY (CKG), DATE, REVISION, 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: 410-379-5956
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
08/28/23

SEDIMENT CONTROL PLAN
SCALE: 1" = 50'
ZONING: R-ED
G. L. W. FILE NO.: 22033
DATE: JULY 2023
TAX MAP - GRID: 23-10
SHEET: 7 OF 9
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 STANDARDS OF THIS PLAN... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS... 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE... 5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE... 6. SITE ANALYSIS: TOTAL AREA OF SITE: 121.4 AC. AREA DISTURBED: 13.34 AC. AREA TO BE ROOFED OR PAVED: 5.34 AC. AREA TO BE VEGETATIVELY STABILIZED: 8.04 AC. TOTAL CUT: 20,700.0 CY. TOTAL FILL: 20,700.0 CY. OFF-SITE WASTE/BORROW AREA LOCATION: NONE.

B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

- 1. GENERAL USE: a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE... b. SEEDING MUST BE COMPLETED WITHIN 3 CALENDAR DAYS... c. CRITICAL AREA PLANTING... d. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES... 2. TURFGRASS MIXTURES: a. AREAS WHERE TURFGRASS MAY BE DESIRED... b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW... 3. SOIL MAINTENANCE: a. SOIL MUST BE MAINTAINED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL... b. SOIL MUST BE MAINTAINED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL... c. SOIL MUST BE MAINTAINED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

PERMANENT SEEDING SUMMARY

Table with columns: MIX NO., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE, REMARKS. Includes entries for Heeringia, Creeping Red Fescue, and Tall Fescue blend.

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 ENVIRONMENTAL AND NATURAL RESOURCES TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I/CERTIFY THAT THE ENTRY FOR PERIOD ON SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDC.

Brent Hanauer - Regional Land Dev. Mgr. 8-28-23

Alexander Bratschi 9/19/2023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 9/19/2023

Director 9/19/2023

Chief, Division of Environmental Development 9/18/2023

Chief, Development Permitting Division

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...

DESIGNER'S SIGNATURE: Carlton K. Outschick 08/28/23

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

DATE: 9/19/2023 REVISION: BY: APPR.

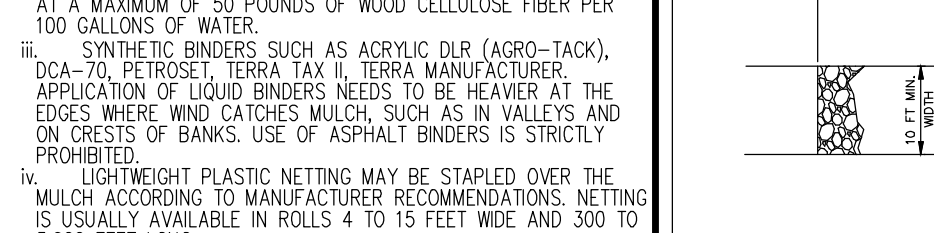
B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

- 1. APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER: a. SEEDING: SPECIFICATIONS: MULCH ALONG WITH SEEDING: MULCH MUST BE APPLIED BEFORE THE FALL AND SPRING SEEDING DATES... b. DRILL OR PUTPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL... c. HYDROSEEDING: APPLY SEED UNIFORMITY WITH HYDROSEEDER... d. MULCHING: STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY... 2. ANCHORING: a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH... b. MULCH ANCHORING TOOL IS A TRACTOR DRUM IMPLEMENT... 3. PREPARED FOR: a. MULCH TO MINIMIZE LOSS BY WIND OR WATER... b. MULCH ANCHORING TOOL IS A TRACTOR DRUM IMPLEMENT... c. APPLICATION OF LIQUID BINDERS... d. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 1. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES: a. PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES... b. AREAS SUBJECT TO DUST BLOWING AND MOVEMENT... 2. SPECIFICATIONS: a. MULCHES: SEE SECTION B-4.4 TEMPORARY STABILIZATION... b. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE... c. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES... d. FENCES: STRAW BALES AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING... e. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

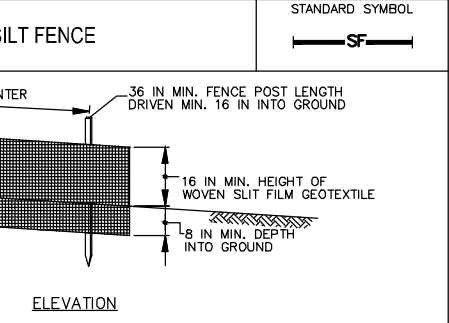
PREPARED FOR:

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

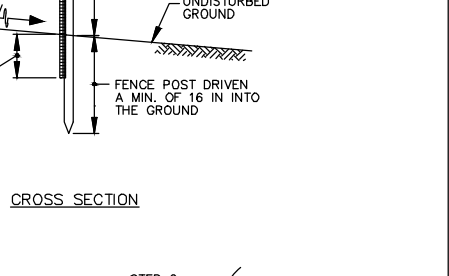
BUILDER (CONTRACT PURCHASER): 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: 410-379-5956 ATTN: Robert Grothmann

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

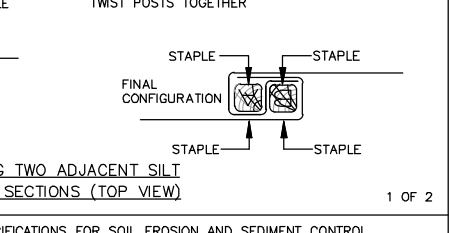
DETAIL E-1 SILT FENCE



DETAIL E-2 SUPER SILT FENCE



DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS... 2. FASTEN NONWOVEN SILT FENCE... 3. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 4. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

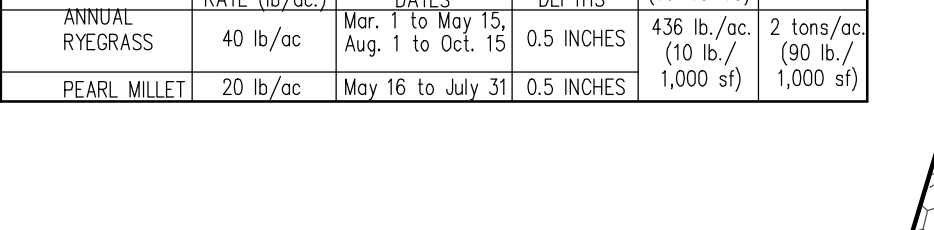
CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

B-4.4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

- 1. STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN... 2. STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO STORE SOIL FOR LATER USE... 3. STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT... 4. STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO STORE SOIL FOR LATER USE... 5. STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO STORE SOIL FOR LATER USE... 6. STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO STORE SOIL FOR LATER USE...

TEMPORARY STOCKPILE DETAIL (typical)



B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

- 1. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS... 2. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS... 3. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS... 4. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS...

TEMPORARY SEEDING SUMMARY

Table with columns: SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE. Includes entries for Annual Ryegrass and Pearl Millet.

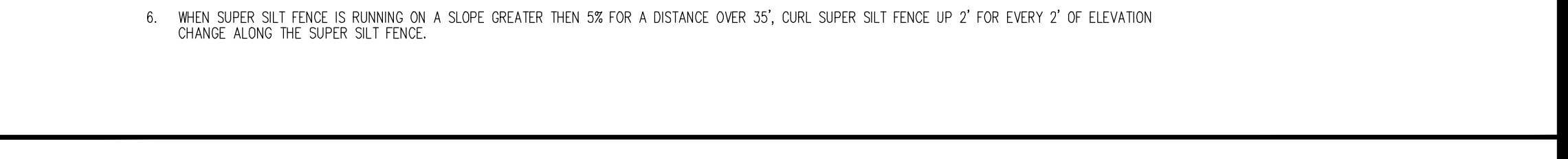
CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

- NOTES: 1. TEMPORARY SMM IS PROVIDED BY THE EXISTING SEDIMENT TRAPS & BASINS... 2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION... 3. SLOES SHOWN ARE PRE-DEVELOPMENT CONDITION... 4. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR... 5. STANDARD SILT FENCE CAN BE CHANGED TO SUPER SILT FENCE... 6. 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...



TEMPORARY STOCKPILE DETAIL (typical)



B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

- 1. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS... 2. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS... 3. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS... 4. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS...

TEMPORARY SEEDING SUMMARY

Table with columns: SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE. Includes entries for Annual Ryegrass and Pearl Millet.

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 3. PLACE 18 INCH DIAMETER GALVANIZED STEEL POSTS... 4. FASTEN NONWOVEN SILT FENCE... 5. REMOVE ACCUMULATED SEDIMENT AND DEBRIS... 6. MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS DRAINAGE...

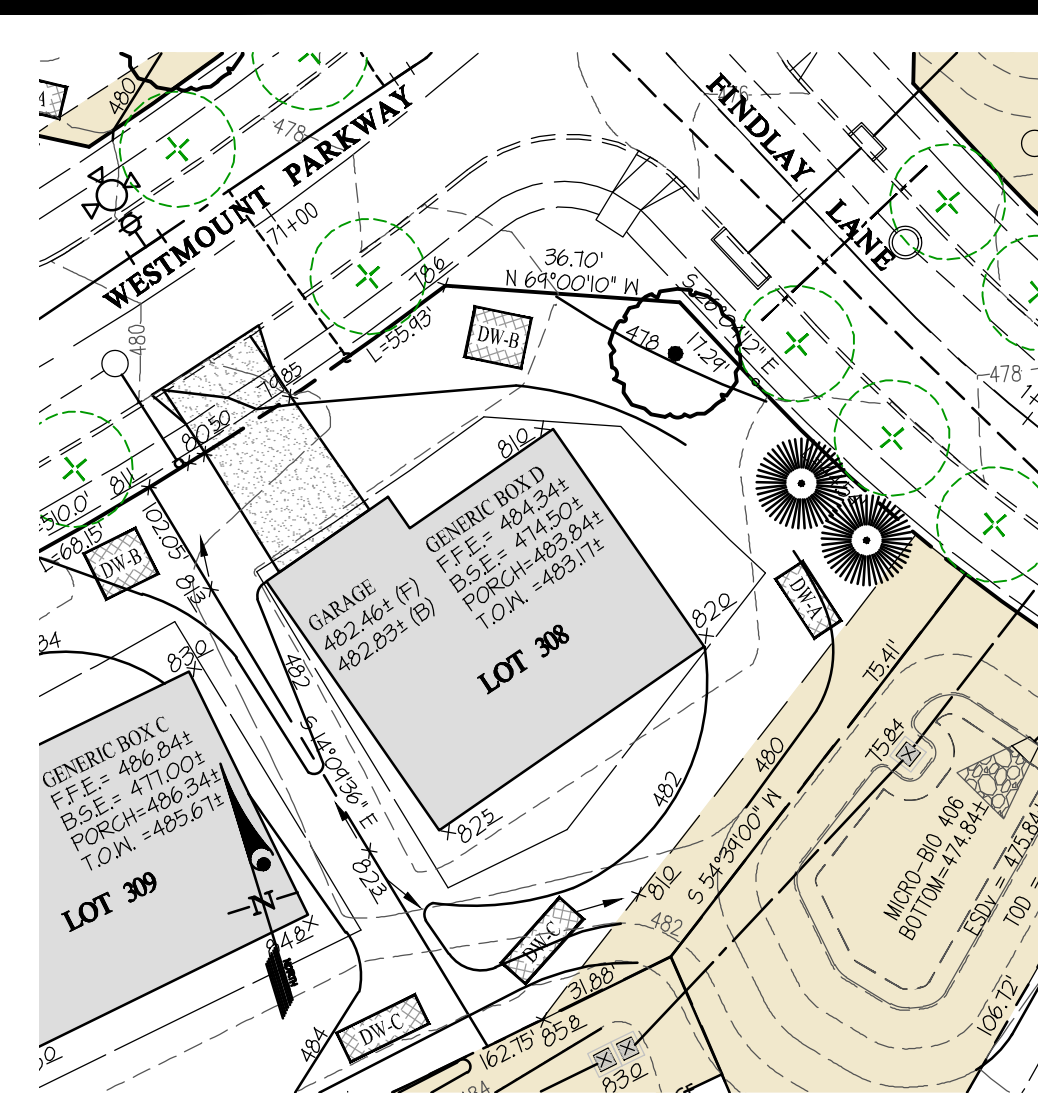
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN

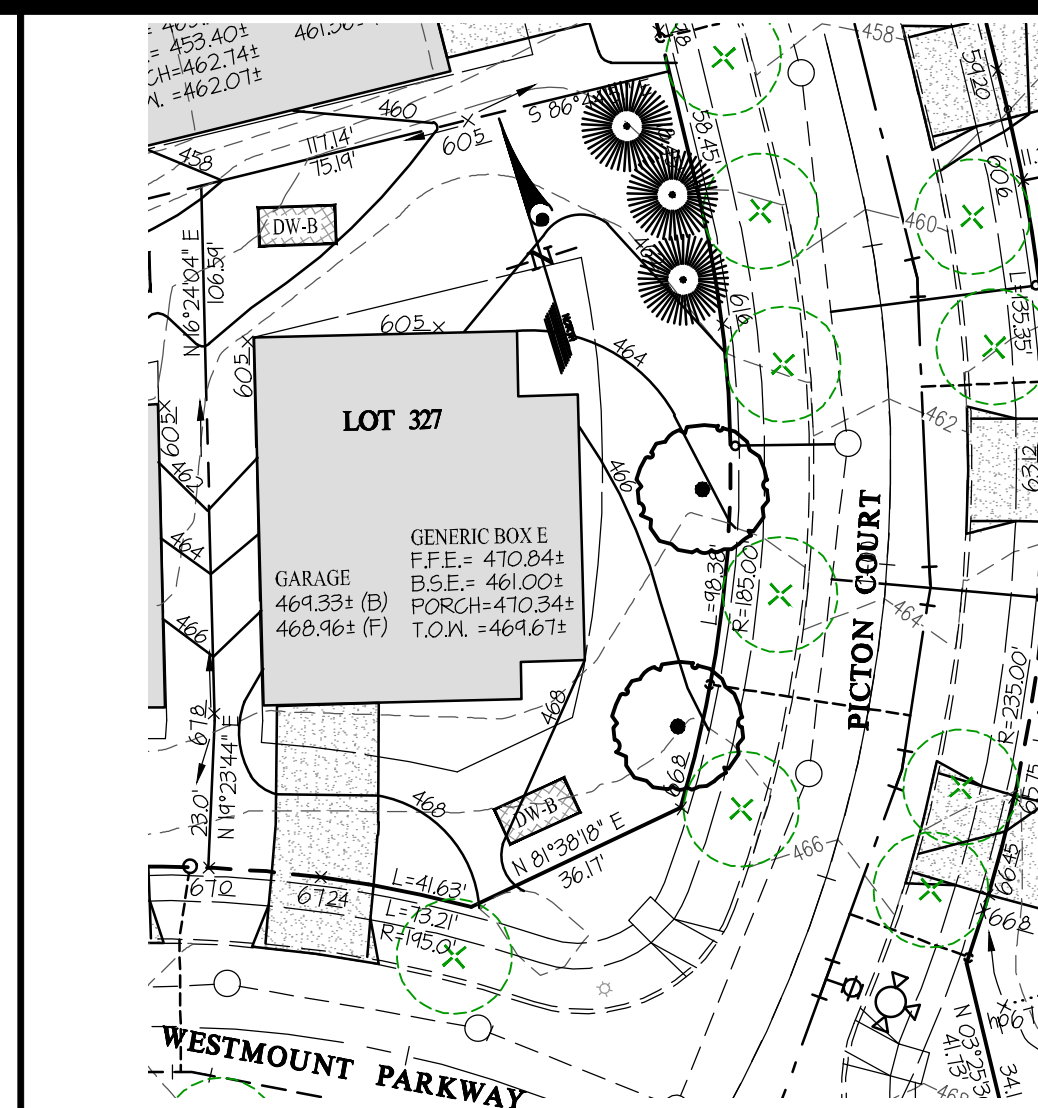
SCALE: 1" = 50' ZONING: R-ED SHEET: 22033

DATE: JULY 2023 TAX MAP - GRID: 23-10 SHEET: 8 OF 9

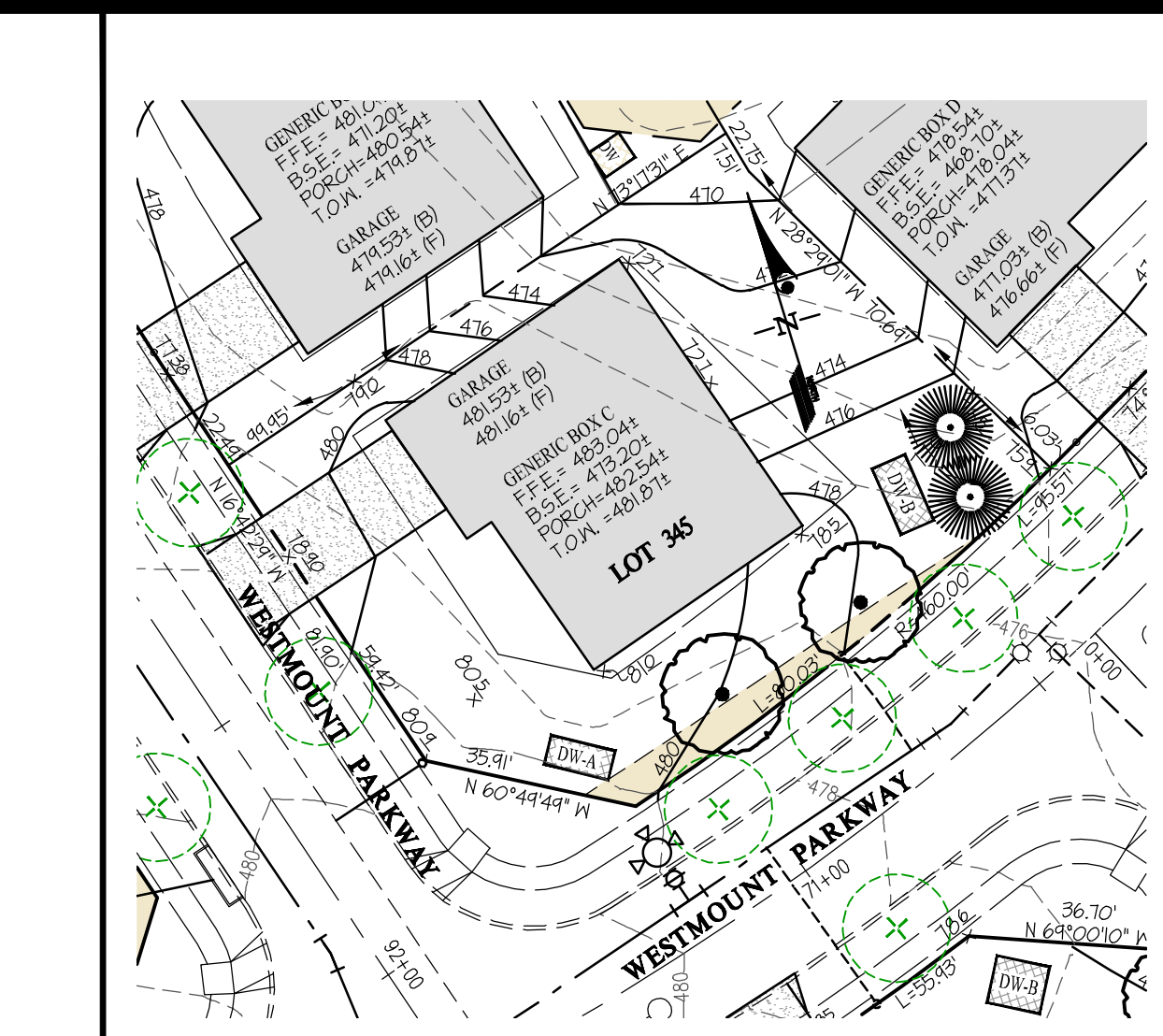
PROJECT: WESTMOUNT PHASE 4 - LOTS 297-346 AND 369-387 (SFD RESIDENTIAL USE) PLAT Nos. 26122-26132 and 26242



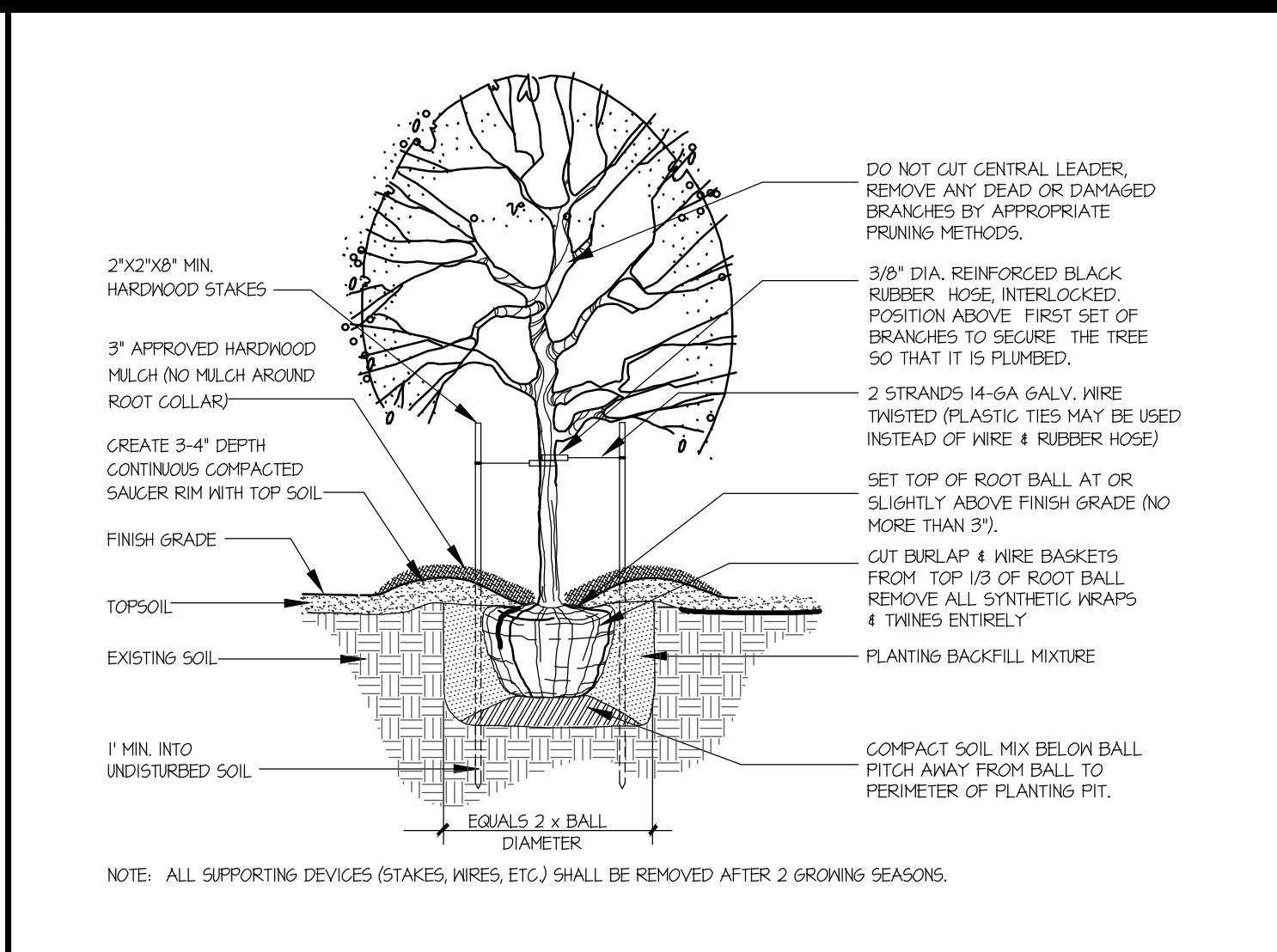
PLANTING PLAN - LOT 308 SCALE: 1" = 30'



PLANTING PLAN - LOT 327 SCALE: 1" = 30'



PLANTING PLAN - LOT 345 SCALE: 1" = 30'

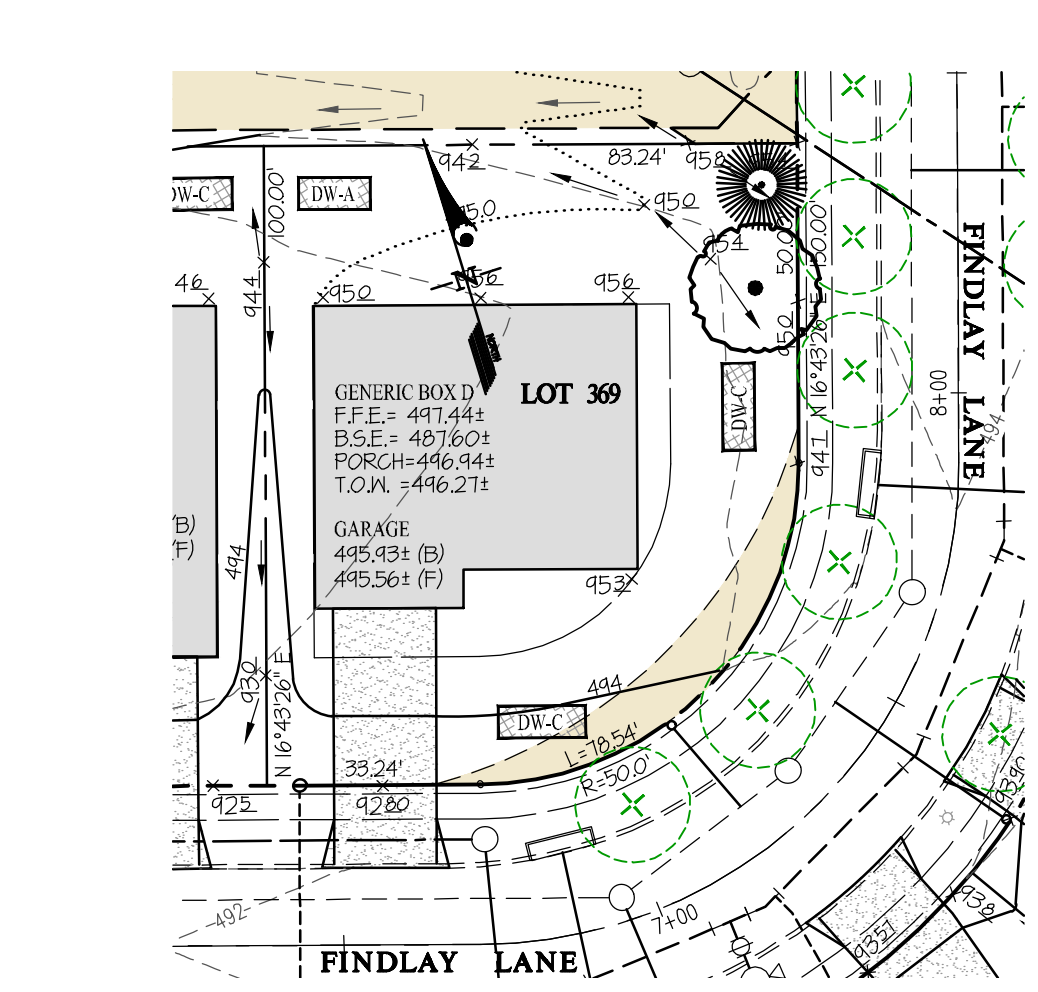


DECIDUOUS TREE PLANTING DETAIL NO SCALE

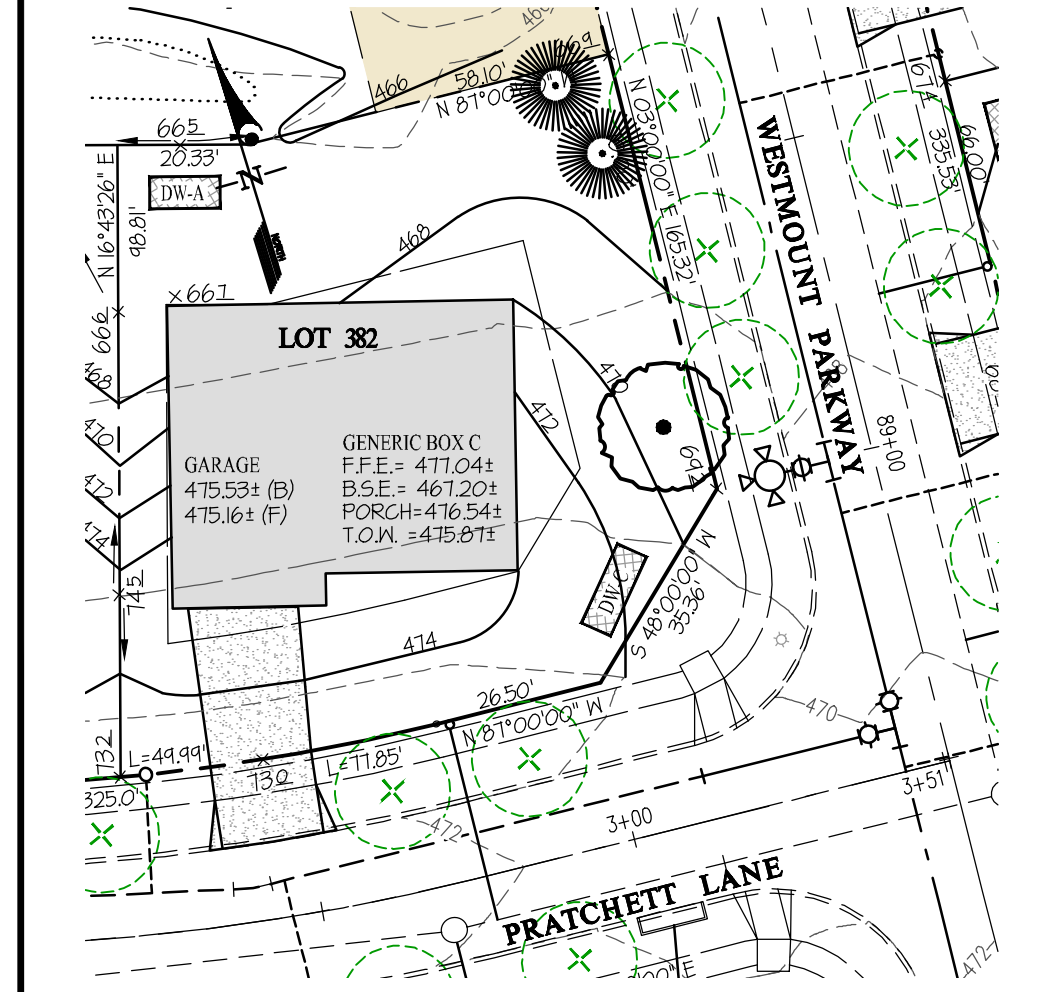
RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)						
USE SITUATION	SIDE OF SPD ORIENTED TO ROADWAY					
LANDSCAPE TYPE	TYPE-B (1:50 SHADE TREES + 1:40 EVERGREEN TREES)					
PERIMETER LOCATION	LOT 308	LOT 327	LOT 345	LOT 369	LOT 382	LOT 385
SIDE LENGTH OF LOT	61.8'	116.8'	80.03'	50.0'	10.0'	75.0'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1	2	2	1	1	2
EVERGREEN TREES	2	3	2	1	2	2
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED						
SHADE TREES	1	2	2	1	1	2
EVERGREEN TREES	2	3	2	1	2	2
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	N/A	N/A	N/A	N/A	N/A	N/A

LANDSCAPE SURETY PER LOT			
LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREES	EVERGREEN	
308	1	2	1x\$300.00 + 2x\$150.00 = \$600.00
327	2	3	2x\$300.00 + 3x\$150.00 = \$1,050.00
345	2	2	2x\$300.00 + 2x\$150.00 = \$900.00
369	1	1	1x\$300.00 + 1x\$150.00 = \$450.00
382	1	2	1x\$300.00 + 2x\$150.00 = \$600.00
385	2	2	2x\$300.00 + 2x\$150.00 = \$900.00
TOTAL	4	12	\$4,500.00

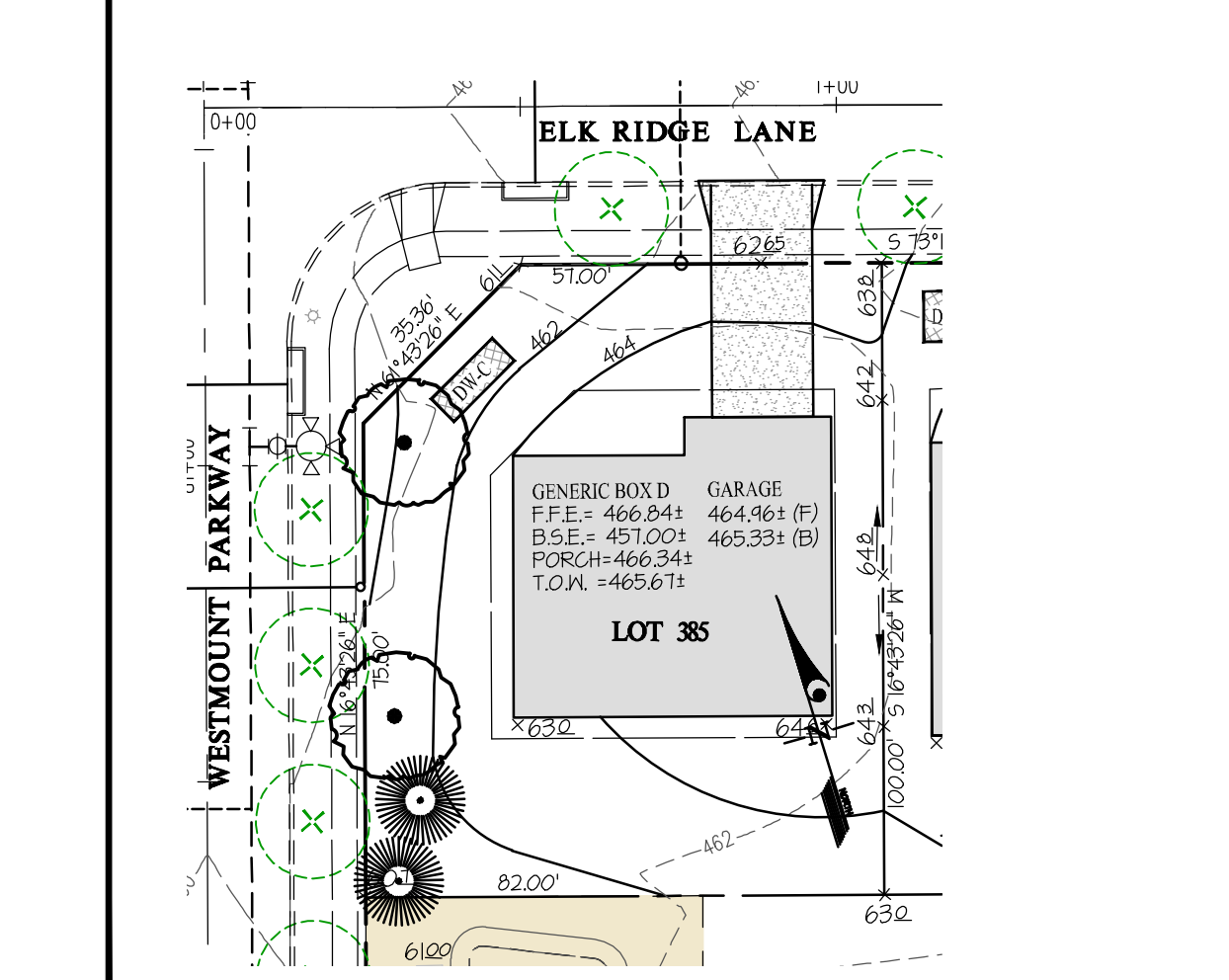
PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE (in)	COMMENTS
SHADE	4	GERG(DIPHILLUM JAPONICA / KATSURATREE	25"-3" GAL.	ALL B4B
		BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	10'-12" HT.	SINGLE STEM
EVERGREEN	12	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY	5'-6" HT.	ALL B4B
		ILEX OPACA / AMERICAN HOLLY	5'-6" HT.	
		CEDRUS DEODORA / DEODAR CEDAR PICEA OMORIKA / SERBIAN SPRUCE	6'-8" HT. 6'-8" HT.	



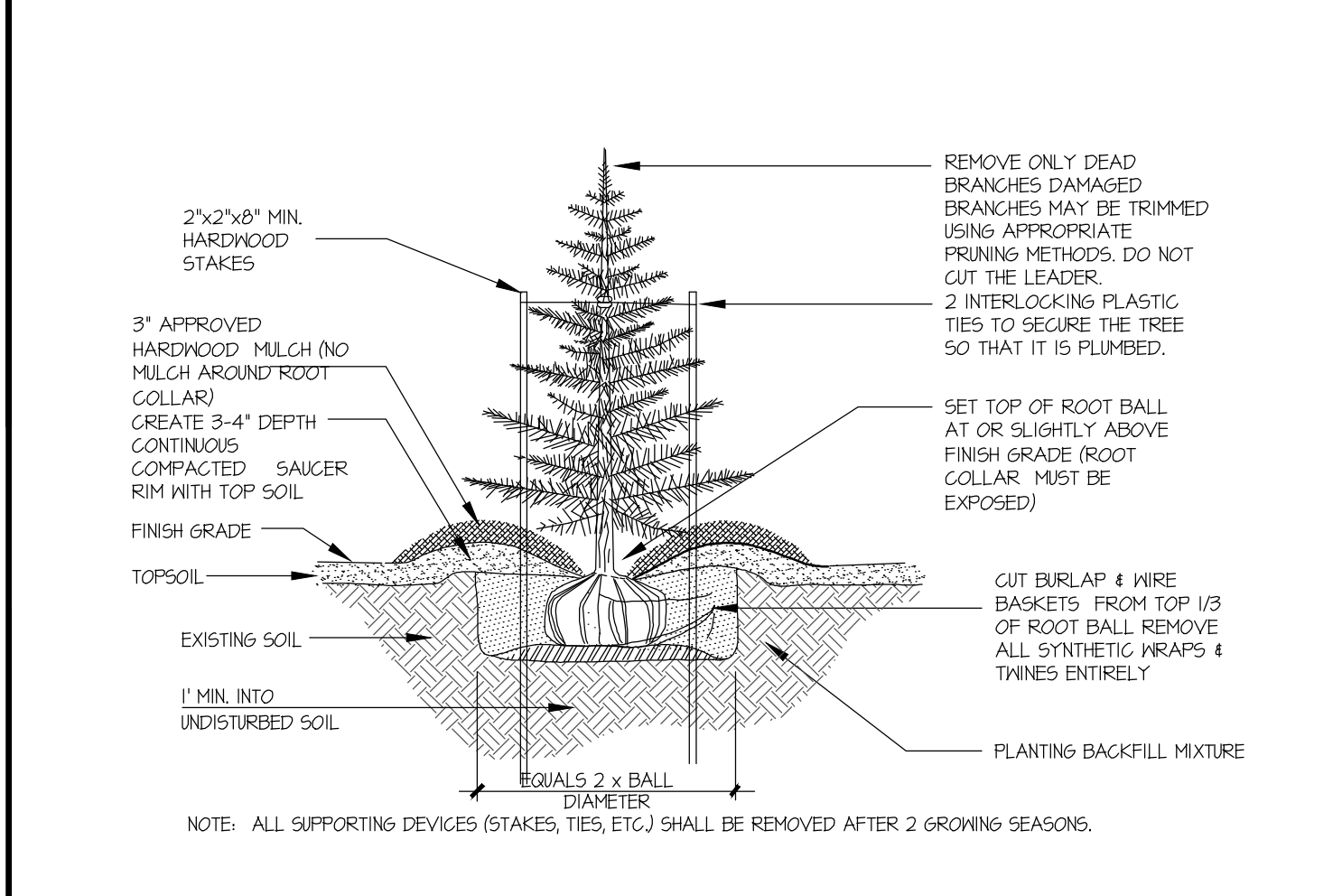
PLANTING PLAN - LOT 369 SCALE: 1" = 30'



PLANTING PLAN - LOT 382 SCALE: 1" = 30'



PLANTING PLAN - LOT 385 SCALE: 1" = 30'



EVERGREEN TREE PLANTING DETAIL NO SCALE

LANDSCAPE LEGEND

- Proposed Shade Tree
- Proposed Evergreen Tree
- Proposed Shrub
- Street Trees (Per F-21-032)

SHRUB PLANTING DETAIL

NOTE: SET ROOT BALL AT OR SLIGHTLY ABOVE FINISH GRADE. CONTAINERS TO BE REMOVED PRIOR TO PLANTING. SCARIFY ROOT EDGES TO STIMULATE GROWTH.

3" MULCH AS SPECIFIED. MOUNDED EARTH SAUCER FOR ISOLATED PLANTING SITUATION.

PLANTING BACKFILL MIXTURE.

SCARIFY SOIL BELOW ROOTBALL.

EXISTING SOIL.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16J24 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.

Brent 8/28/23

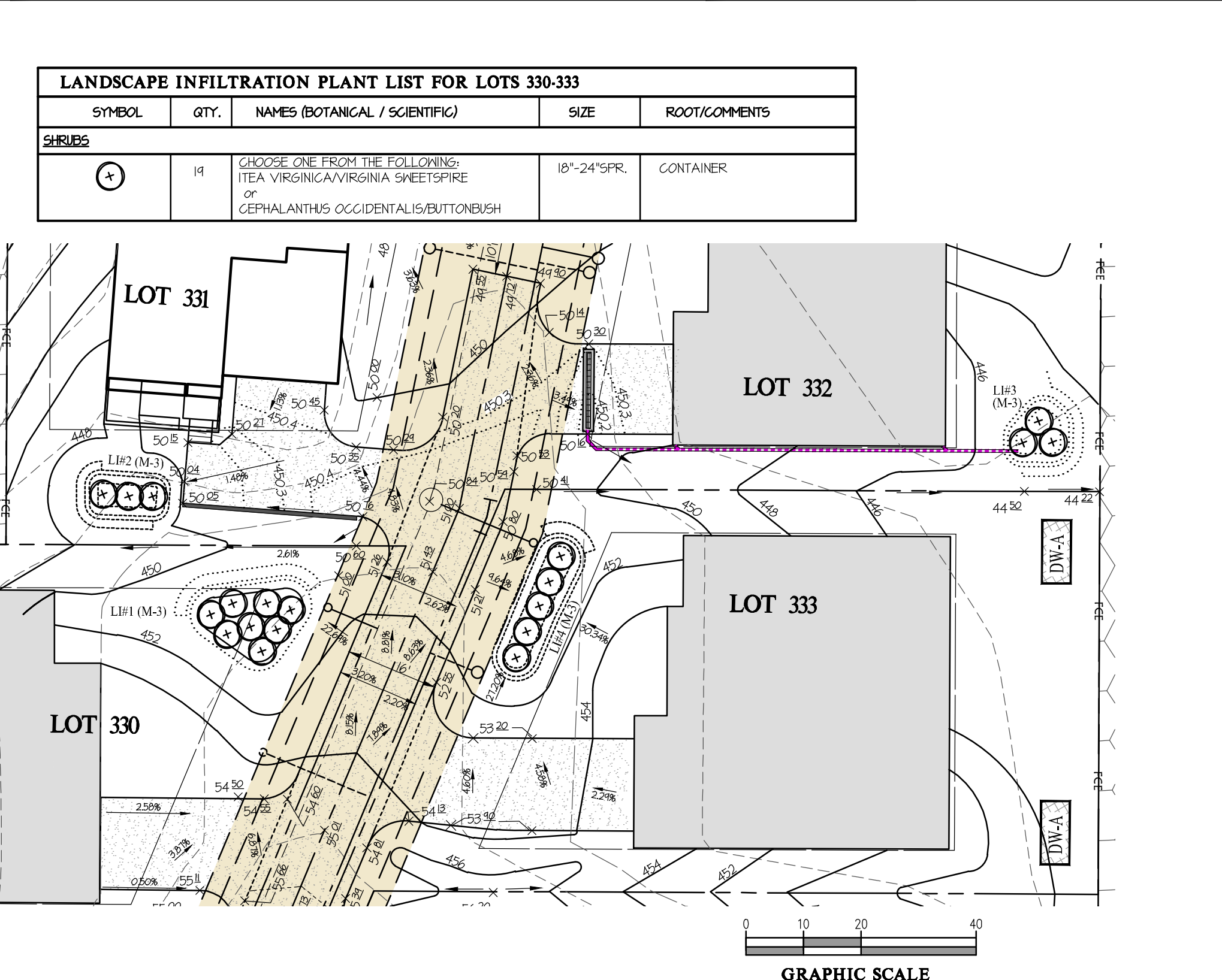
NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *Lynnda Eubank* 9/19/2023

Chief, Division of *Chris Edmondson* 9/18/2023

Chief, Development *Chris Edmondson*



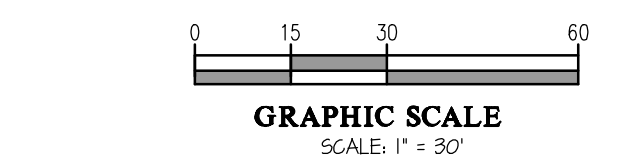
LANDSCAPE INFILTRATION PLANTING PLAN FOR LOTS 330-333 SCALE: 1" = 20'

DESIGNED BY:	PREPARED FOR:	PROFESSIONAL CERTIFICATION:
KLP	PROPERTY OWNER (SELLER): MAJOR INVESTMENTS, LLC 307 INTERNATIONAL CIRCLE SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: Robert Gooder	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
DRAWN BY:	BUILDER (CONTRACT PURCHASER): NWR INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: 410-379-5956 ATTN: Robert Grothmann	
CHECKED BY:		
DATE	REVISION	BY APPR.

- LANDSCAPE NOTES**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16J24 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 N-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 SOEDED 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 \$ 4500.00 FOR THE LOTS PER THIS SPD AS FOLLOWS:
 - 4 SHADE TREES @ \$300 EACH = \$ 1,200.00
 - 12 EVERGREEN TREES @ \$150 EACH = \$ 1,800.00
 - 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.

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
WESTMOUNT
PHASE 4 - LOTS 297-346 and 369-387
(SPD RESIDENTIAL USE)
PLAT Nos. 26122-26132 and 26242



SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	22033
DATE	TAX MAP - GRID	SHEET
JULY 2023	23-10	9 OF 9

GLW
PLANNING | ENGINEERING | SURVEYING

3959 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



ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND