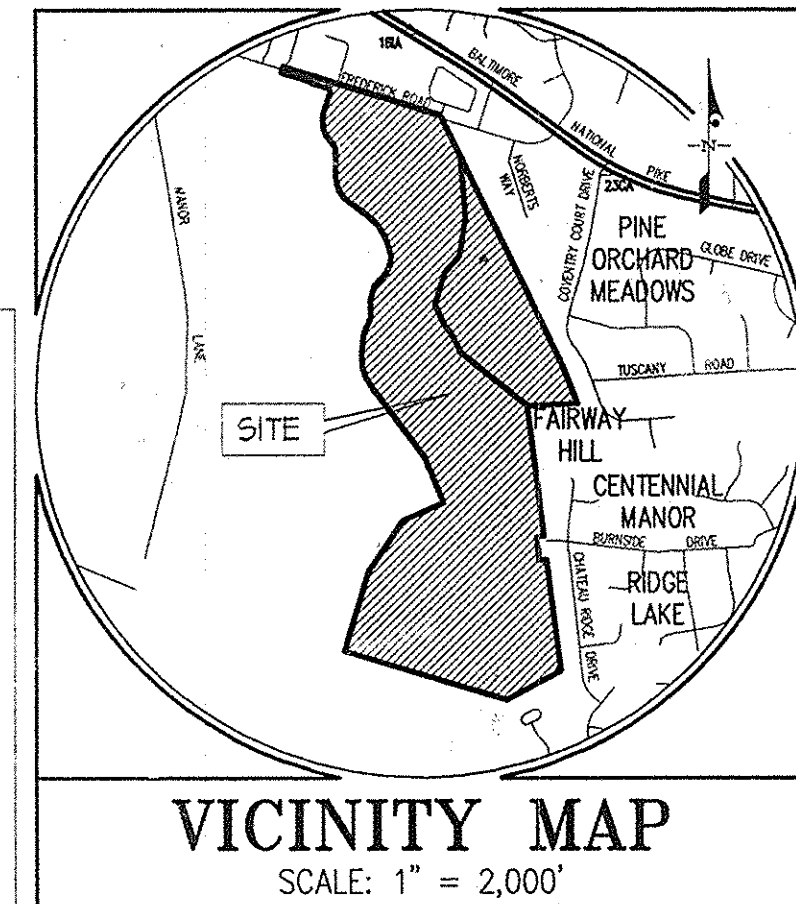


# PRELIMINARY EQUIVALENT SKETCH PLAN

## WESTMOUNT

Lots 3 thru 327 & Open Space Lots 328 thru 403



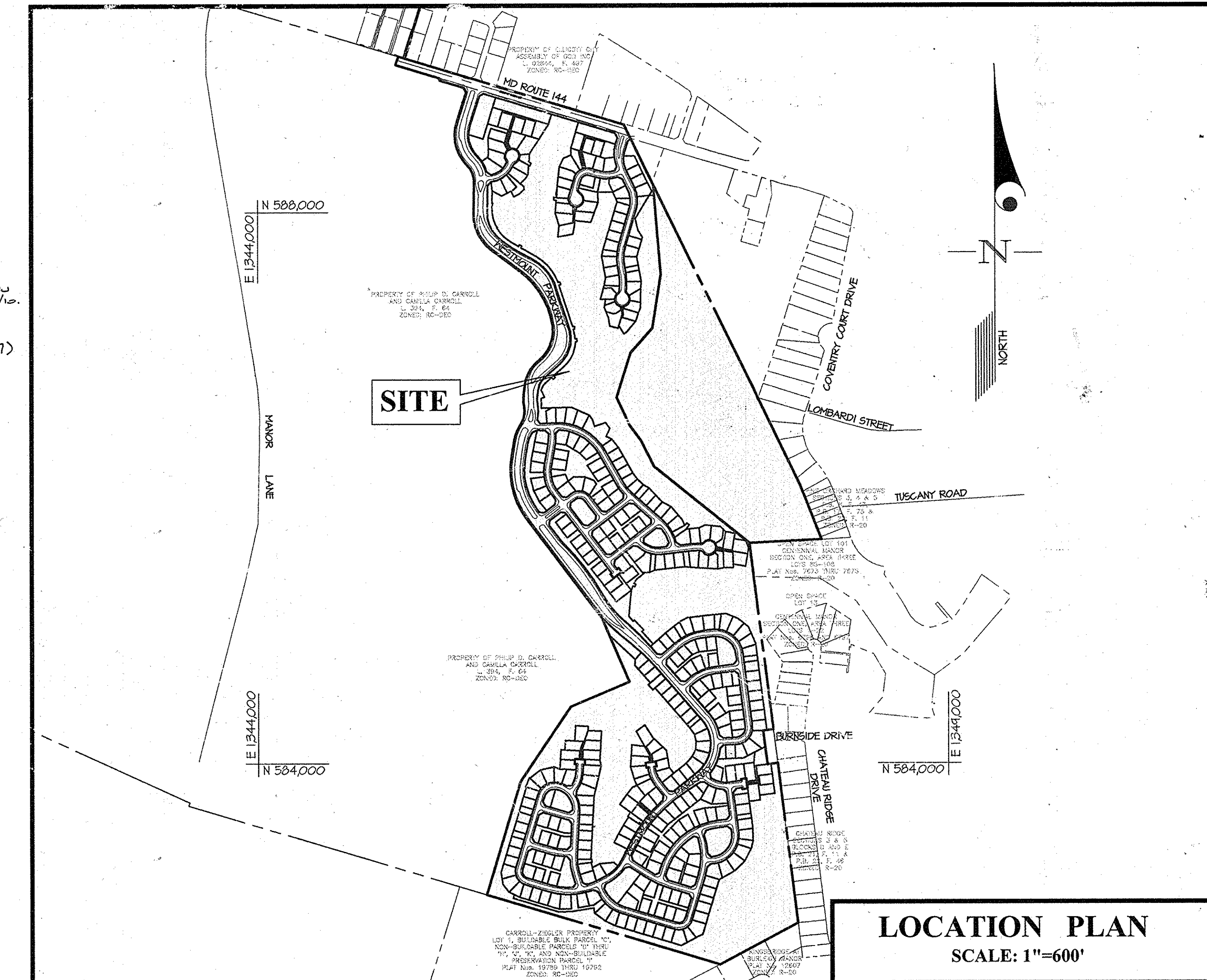
**BENCHMARKS**

16A: NORTHING: 584504.418	23CA: NORTHING: 580,035.663
EASTING: 1346,243.626	EASTING: 1349,395.546
ELEVATION: 462.42	ELEVATION: 482.20

ADC MAP COORDINATES: MAP 11 GRID Q7 THRU D11

- General Notes**
- Zoning: The site is being developed in accordance with the Amended Final Edition of the Subdivision and Land Development Regulations and the 01/01/04 Comp Zoning Ordinance as amended on 07/15/14.
  - Previous Department of Planning and Zoning File Numbers: F-11-05-038, ECP 14-038, and L 12722 F. 248.
  - Site Address: 3500 National Drive, Suite 250 - Burtonsville, MD 20866.
  - Total Area of Site: 221.06 Acres
  - Area of 100 Yr. Floodplain: 26.65 Acres
  - Area of Steep Slopes (outside of Floodplain): 11.93 Acres
  - Area of Proposed Roadway (Right-of-Way): 36.87 Acres
  - No. of Single Family Detached Lots: 325
  - Area of Single Family Detached Lots: 54.42 Acres
  - No. of Single Family Attached Lots: 0
  - Area of Single Family Attached Lots: 0.00 Acres
  - Total Number of Lots: 325
  - No. of Open Space Lots: 71
  - Area of Graded Open Space: 181.36 Acres
  - Area of Non-Credited Open Space: 4.81 Acres
  - Total Approximate Limit of Prop. Site Disturbance: 120.14 Acres
  - Open Space Requirements: (Minimum Open Space Requirement for Project in R-ED zoning is 50%)
  - Total Open Space Required: 110.32 Acres
  - Total Open Space Provided: 124.57 Acres
  - Recreational Open Space Required: 2.24 Acres
  - Recreational Open Space Provided: 3.11 Acres
  - This project is in conformance with the latest Howard County standards unless otherwise noted.
  - The existing inventory map does not show any cemeteries within the project limits.
  - The State Roads Map does indicate that MD Route 144 (Frederick Road) is a scenic road.
  - The Historic Sites Map does not show any historical sites within the project limits.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Benchmarks 23CA and 16A were used for this project.
  - Boundary information is from boundary survey by Fisher, Collins & Carter on or about September, 2001.
  - Soils data was taken from the Soil Survey of Howard County, Maryland issued March, 2008.
  - Contours shown were taken from aerial topography prepared by Microtopography during December, 2008.
  - Wetland delineation by Ecotone Inc. in a report dated February 18, 2014. The wetland and stream delineation was approved by the Howard County Department of Planning and Zoning on November 4, 2014.
  - The 100-year floodplain limits for the three streams that run through the site were determined in a floodplain study prepared by Gutschick, Little and Weber, P.A. as part of this submission.
  - A Noise Study was prepared by Robert H. Vogel Engineering, Inc. on or about April, 2014 and was approved by Development Engineering Division on November 4, 2014.
  - A Traffic Study was prepared by the Traffic Groups in a report dated April 4, 2014 and was approved by Development Engineering Division on November 4, 2014.
  - A partial Geo-technical Report was prepared by Hills-Cornes in May, 2014 for the stormwater management devices within open space lots shown on these plans. Additional Geo-technical analysis will be provided at Final Plan stage for the stormwater management devices that will be located on individual lots.
  - Existing utilities were taken from available Howard County records.
  - The project is within the Metropolitan District.
  - Water and sewer are public per Contract No. 24-4876-D (Phase 1) 24-4877-D (Phase 2) 24-4878-D (Phase 3)
  - Existing Contract Numbers: Water: 44-1311-D Sewer: 179-5 and 44-1311-D

- The following stream buffers have been provided:
  - Perennial stream = 75' buffer
  - Intermittent stream = 50' buffer
  - The stream buffers are measured from the stream banks and not the centerlines.
- Stormwater management for this site is provided in accordance with Chapter 5 of the MDE Stormwater Management Design Manual, Volume 1 and 2. Throughout the site, Micro-Bioretention (MB), Permeable Pavement (P), Dry Wells (DW), Rooftop Disconnect (RD) and devices such as "Filterstrips" are utilized. A P-value of 2.0" was calculated for this site. The Dry Wells and permeable pavement driveways will be privately owned and maintained by the individual lot owners. The Micro-Bioretention facilities will be privately owned and maintained by the HOA. The pervious sidewalk will be public and maintained by the HOA. If the sidewalk is damaged by DPW, Howard County will repair the sidewalk.
- Final location of street trees will be determined at Final Plan stage. Conflicts between the street trees and other design elements will be resolved at that time.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year floodplain areas, unless permitted under an approved water petition or determined to be essential or necessary by DPW.
- Open space lots 355, 314, 348, 400, and 402 will contain active recreational areas in accordance with Section 16.12(a)(4) of the Subdivision Regulations (5th Edition). The type of facilities provided on these lots will be determined at the Final Plan stage.
- The Forest Conservation requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual will be satisfied with an obligation for this subdivision as described in "Forest Conservation Obligation" shown on this sheet as well as Sheet 64.
- Minimum building setback restrictions from public roads and property lines will be provided in accordance with the Zoning Regulations adopted July, 2006.
- All buffering and other landscaping requirements/features will be provided at the Site Development Plan stage and/or the Final Plan Stage and will be provided in accordance with the Subdivision Regulations (Amended 5th Edition).
- A pre-submission community meeting was held for this project on 10/01/2013 in compliance with Section 612B of the Regulations.
- The site is not subject to the provisions of Title 17, Subchapter 10, § 17-22.1(a) on 7/17/10.
- This development shall be in accordance with all requirements established as part of the "Developer's Rights and Responsibilities Agreement" between Howard County and the Corrolle. The requirements for sewerage pretreatment should be planned "conceptually" at this stage. (See note 37)
- To eliminate any reduced sight distance in the micro-bioretention devices within the islands along Westmount Parkway, grass will be used inside the devices instead of shrubs, and with trees that are small in diameter that will be maintained at a trimmed elevation where there will be no conflict with sight distance.
- Howard County Department of Planning and Zoning has determined, in accordance with Section 16.16(c) of the subdivision and land regulations that the environmental impacts shown hereon are necessary or essential disturbances.
- In a letter dated October 22, 2014 a Design Manual Waiver was granted allowing the internal roadways to have 24' paving widths if parking restrictions are proposed and properly signed. The truck turning analysis, which is part of this plan set, shows where parking will be allowed. At Final Plan stage, "No Parking" signs will be shown.
- The Department of Planning and Zoning may require additional planting within Forest Conservation Elements 3, 10, 11, 12, 13, and 15 if in the removal/replacement of the existing gravel roadways, adequate canopy is not provided by the existing vegetation in the area.



- MP 15-038
- ON OCTOBER 30, 2014 MP 15-038 WAS GRANTED FOR THE FOLLOWING:
- TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.16(a) AND TO ALLOW FOR THE REMOVAL OF SPECIEM TREES (A WAIVER FROM SECTION 16.1205(a)(7)).
  - A WAIVER FROM SECTION 16.12(a) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR AN EQUIVALENT ACCESS.
  - A WAIVER FROM SECTION 16.16(a)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT.
- THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SP-14-008.
  - THE WAIVER PETITION NUMBER (MP-15-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO SP-14-008 AND ALL FUTURE SUBDIVISION PLANS.
  - AS MITIGATION FOR THE REQUESTED REMOVAL OF FIFTY-SEVEN (57) SPECIEM TREES LOCATED WITHIN THE SITE, THE DEVELOPER IS REQUIRED TO USE 27 GALLEPER PLANT MATERIALS FOR THE REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS AT A MINIMUM PLANTING ADJACENT TO ALL RESIDENTIAL LOTS THROUGHOUT THE SUBDIVISION. A FINAL DETERMINATION OF THE PLANT MATERIALS, SIZE AND TOTAL NUMBER OF PLANTS WILL BE REVIEWED AND FINALIZED AT THE FINAL PLAN. IF DESIGN CHANGES ARE MADE AT FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE REDUCED OR ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THOSE FIFTY-SEVEN (57) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING AND SHALL BE BONDED.
  - A WAIVER TO SECTION 16.16(a)(6) IS NOT REQUIRED FOR THE THREE (3) STREAM CROSSINGS, THE PUBLIC UTILITY LINE EXTENSIONS AND FOR THE PATHWAY THROUGH OPEN SPACE HIGHWAYS HERE DETERMINED ESSENTIAL FOR ESSENTIAL ROAD CROSSINGS, UTILITY LINE CONNECTIONS AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH SECTION 16.16(c) OF THE REGULATIONS.
  - THE REDUCTION OF THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS IS ONLY FOR THOSE OPEN SPACE LOTS SPECIFIED ON THE SUBMITTED WAIVER WHICH PROVIDES ACCESS TO STORMWATER MANAGEMENT FACILITIES.

**FOREST CONSERVATION OBLIGATION**

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 33.83 ACRES OF FOREST RETENTION AND 25.24 ACRES OF REFORESTATION PLANTING FOR TOTAL OF 59.07 ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.

PROPOSED METHOD OF SATISFYING THE ABOVE FOREST CONSERVATION ON-SITE AND OFF-SITE:

ON-SITE	OFF-SITE
RECORD IS (SIXTEEN) FOREST CONSERVATION EASEMENTS TOTALING 10.66+ ACRES OF WHICH 53.23+ ACRES ARE CREDITED AND THEY CONTAIN 33.81+ ACRES OF CREDITED RETENTION ON N.T.A. AND 14.42+ ACRES OF REFORESTATION PLANTING. THE NON-CREDITED 17.44+ ACRES OF FOREST CONSERVATION EASEMENT CONTAIN 17.44+ ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN.	AT LEAST 5.84+ ACRES OF OFF-SITE REFORESTATION FCE SHALL BE IDENTIFIED AND RECORDED FOR THIS DEVELOPMENT AT THE FINAL PLAN STAGE. A SEPARATE FOREST CONSERVATION SURETY IS REQUIRED FOR THE THAT F-PLAN AND THE SURETY FOR THE OFF-SITE REFORESTATION PLANTINGS WOULD BE:
(19.54AC) (43560 SF/AC) (40.50/SF) = 422,916.60	(5.82 AC) (43560 SF/AC) (40.50/SF) = 126,754.60
ac (rounded) 426,760.00	ac (rounded) 126,760.00
TOTAL SURETY:	ac (rounded) 454,736.20
FOR BOTH ON-SITE & OFF-SITE REFORESTATION PLANTINGS WOULD BE:	ac (rounded) 454,731.00

**UNIT DENSITY TABULATION**

HO. CO. FILE NO.	ZONING	GROSS	100 YR FP	STEEP SLOPES	NET	MAX. UNIT DENSITY ALLOWED	MAX. UNITS ALLOWED	NUMBER OF UNITS PROPOSED
SP 14-008	R-ED	221.06 AC.	26.65 AC.	11.93 AC.	182.48 AC.	2.0 UNITS / NET ACRE	325*	325

IN ACCORDANCE WITH THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT RECORDED AT LIBER 12722 FOLIO 248, ONLY 325 UNITS ARE ALLOWED.

**LOT INFORMATION**

LOT TYPE	LOTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH AT FRONT BRL
SINGLE FAMILY DETACHED	3 - 327	6,000 SQUARE FEET	50'

**RECREATIONAL OPEN SPACE CHART**

TYPE	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	300 SF PER 5FA LOT X 325 LOTS	97500 SF (2.24 Ac.)	135,483 SF (3.11 Ac.)	OS LOTS 355, 314, 348, 400, AND 402

**SITE ANALYSIS CHART**

HO. CO. FILE NO.	GROSS ACREAGE	100 YR FLOODPLAIN	STEEP SLOPE AREAS	NET ACREAGE	SFD ACREAGE (% OF GROSS AC.)	CREDITED OPEN SPACE AREAS (% OF GROSS AC.)	NON-CREDITED OPEN SPACE AREAS (% OF GROSS AC.)	PUBLIC R/W (% OF GROSS AC.)	LIMIT OF DISTURBANCE AREAS (% OF GROSS AC.)
SP 14-008	221.06 AC.	26.65 AC.	11.93 AC.	182.48 AC.	34.92 AC. (15.8%)	110.32 AC. (49.5%)	4.81 AC. (2.2%)	36.57 AC. (16.5%)	120.14 AC. (54.1%)

TENTATIVELY APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: 12/22/14

PLANNING DIRECTOR: [Signature]

**SINGLE FAMILY DETACHED PARKING ANALYSIS**

PARKING REQUIRED:	TOTAL
NUMBER OF SINGLE-FAMILY DETACHED LOTS	325 LOTS
REQUIRED PARKING (@ 2 SPACES PER UNIT)	650 SPACES
REQUIRED OVERFLOW PARKING (@ 0.5 SPACES PER UNIT)	163 SPACES
TOTAL REQUIRED =	813 SPACES
PARKING PROVIDED:	
2 SPACES/UNIT (GARAGE & DRIVEWAY)	650 SPACES
OVERFLOW PARKING (ON STREET)	343 SPACES
TOTAL PROVIDED =	993 SPACES

\*SEE SHEETS 65 THROUGH 69 FOR POSSIBLE ON-STREET PARKING SPACES AND THEIR PROXIMITY TO TRUCK TURNING MOVEMENTS.

**SETBACK REQUIREMENTS**

PROJECT BOUNDARY	SETBACK	SETBACK TYPE	SETBACK	SETBACK TYPE	SETBACK
EXTERNAL PUBLIC R/W	75'	REAR (PRINCIPAL STRUCTURE)	25'	REAR TO REAR	60'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'	FACE TO FACE	30'	REAR TO FACE	100'
FRONT (PRINCIPAL STRUCTURE)	20'	FACE TO SIDE / REAR TO SIDE	30'		

**LEGEND**

366	EXISTING CONTOUR	○	EXISTING POST	WB-WB	WETLAND BUFFER
300	PROPOSED CONTOUR	○	EXISTING POLE	FOE-FOE	FOREST CONSERVATION EASEMENT
---	EXISTING TREENE (DOES NOT MEET CRITERIA FOR A FOREST)	○	EXISTING FLAG	FOE-FOE	STREAM BANK CENTERLINE OF STREAM
---	LIMIT OF EXISTING FOREST	○	EXISTING MANHOLE	25' BRL	PROPOSED BUILDING RESTRICTION LINE
---	LIMIT OF ULTIMATE FOREST	○	EXISTING FIRE HYDRANT	---	DRAINAGE DIVIDE
EX. 8" S	EXISTING SANITARY SEWER	(TBR)	EXISTING SIGN TO BE RELOCATED	---	SOIL TYPE BOUNDARY
EX. 8" S	PROPOSED SANITARY SEWER	---	---	---	SOIL TYPE / SOIL GROUP
EX. 8" W	EXISTING WATERLINE	---	---	---	SLOPES 15% TO 25%
EX. 8" W	PROPOSED WATERLINE	---	---	---	SLOPES GREATER THAN 25%
EX. S.D.	EXISTING FIRE HYDRANT	---	---	---	EARTH DIKE / CLEAN WATER DIVERSION
S.D.	PROPOSED FIRE HYDRANT	---	---	---	100' SFB
---	EXISTING STORM DRAIN	---	---	---	SILT FENCE / SUPER SILT FENCE
---	PROPOSED STORM DRAIN	---	---	---	LIMIT OF DISTURBANCE
---	---	---	---	---	MEB-100
---	---	---	---	---	SUBMERGED GRAVEL WETLAND (M-2)
---	---	---	---	---	SOIL BORING LOCATION
---	---	---	---	---	PROPERTY CORNER IDENTIFICATION

**COVER SHEET**

SCALE: AS SHOWN

ZONING: R-ED

G. L. W. FILE NO.: 13-013

DATE: DEC. 2014

TAX MAP - GRID: 23-6&12

SHEET: 1 OF 69

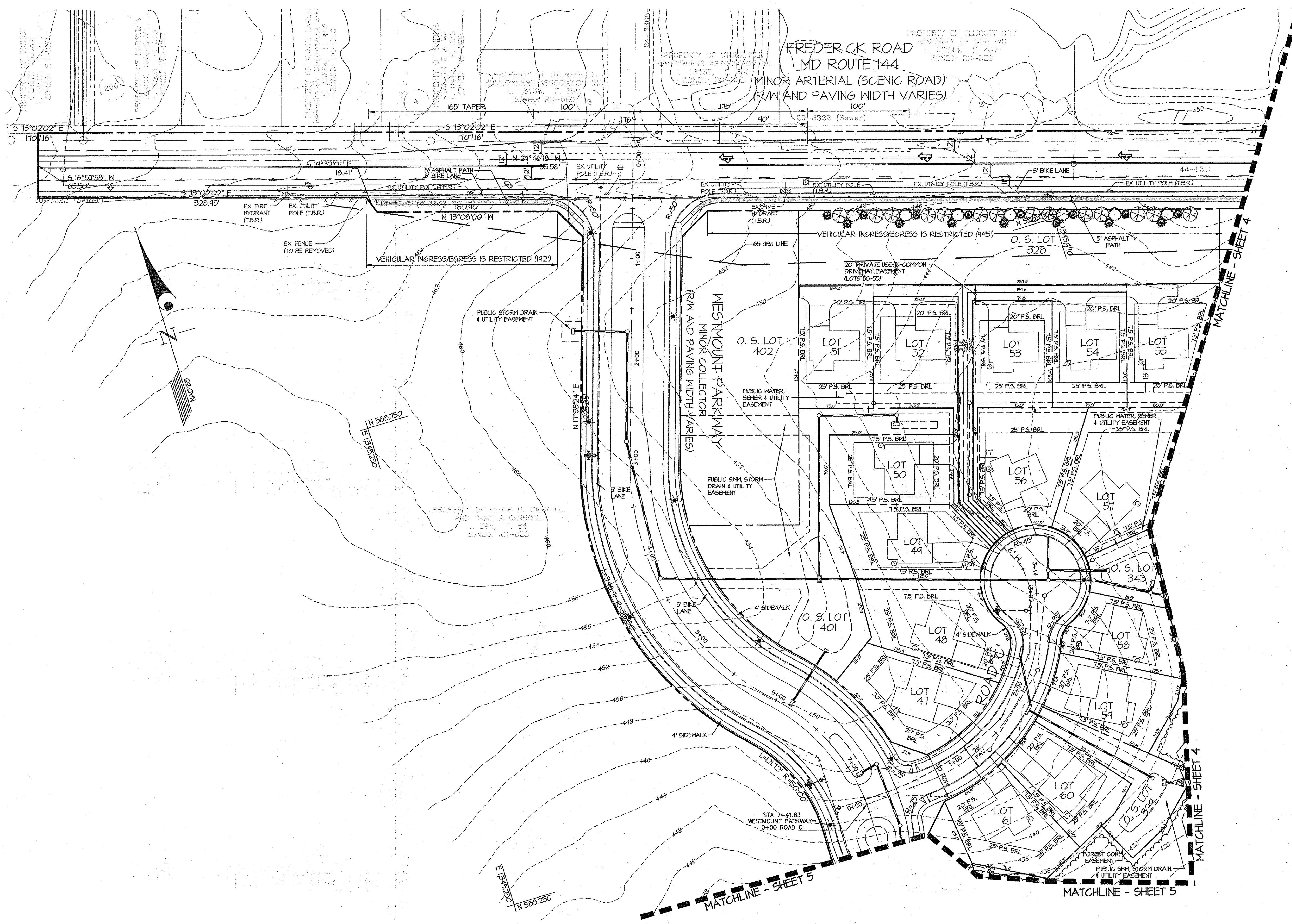
PREPARED FOR: WESTMOUNT DEVELOPMENT CORPORATION, 3500 MANOR LANE, ELLICOTT CITY, MARYLAND 21042, 443-367-0422, ATTN.: CAMILLA CARROLL

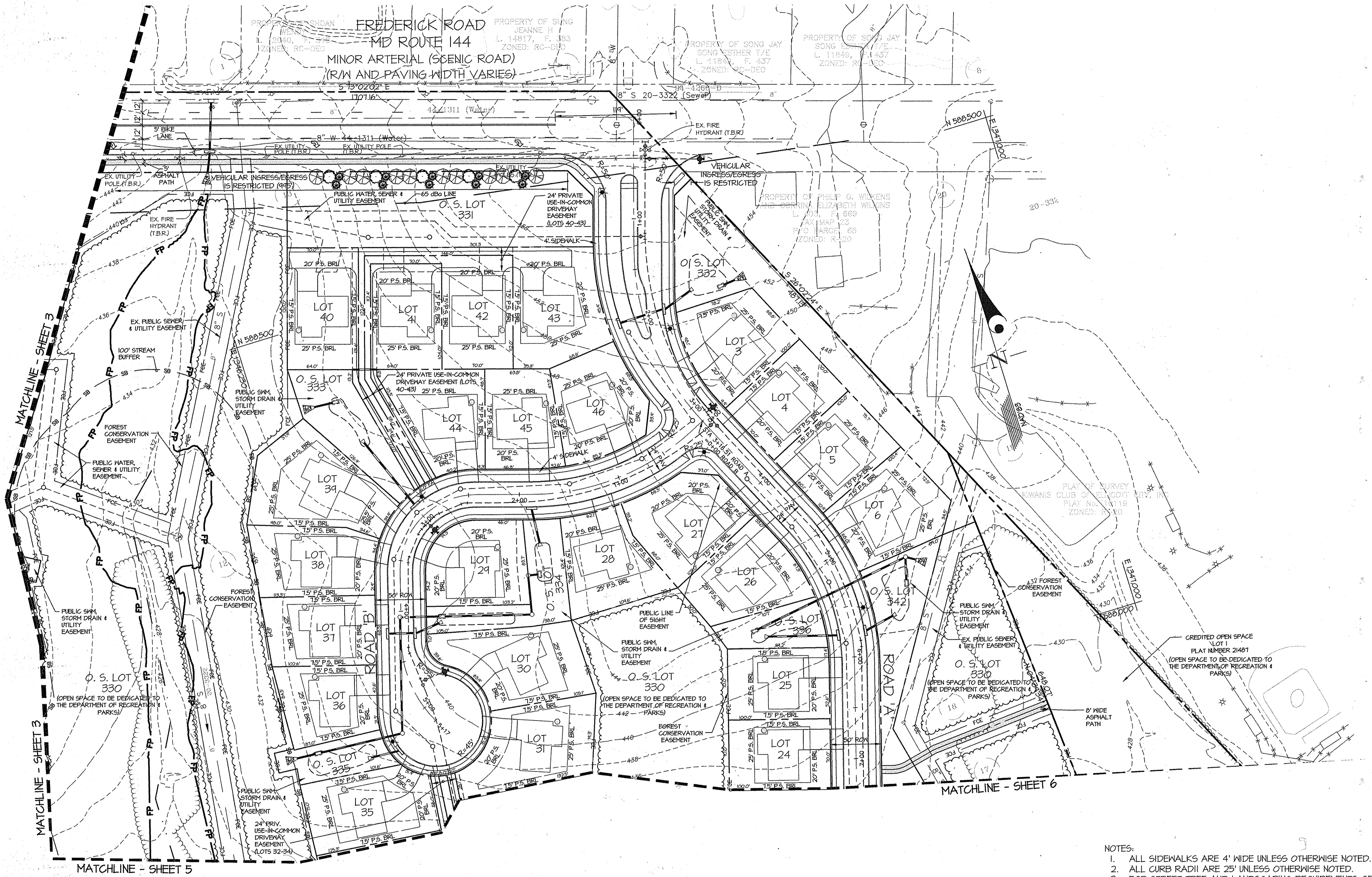
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 28, 2016

WESTMOUNT LOTS 3-327 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A RECORD PLAT Nos. 21486 thru 21489

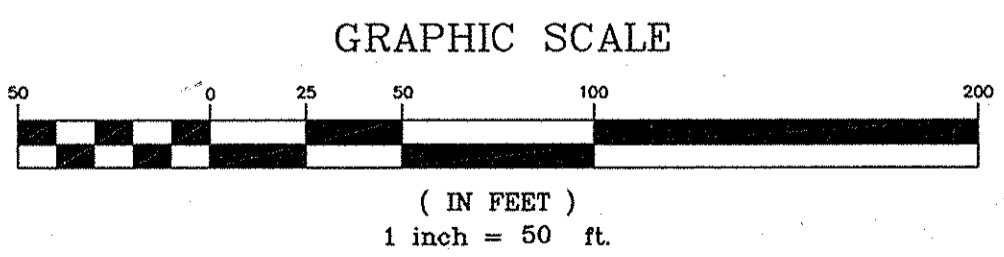
ELECTION DISTRICT No. 2







- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  3. FOR STREET TREE AND LANDSCAPING REQUIREMENTS, SEE SHEET 57.
  4. FOR STREET TREE AND PERIMETER PLANTING, SEE SHEETS 55 THROUGH 58.
  5. FOR CENTERLINE CURVE DATA, SEE SHEET 30.
  6. FOR STREET LIGHT LOCATIONS, SEE SHEET 30.
  7. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEETS 30 AND 31.
  8. FOR STORM DRAIN SIZING INFORMATION, SEE SHEET 48.
  9. FOR PROPERTY CORNER COORDINATES, SEE SHEET 2.
  10. FOR LOT AREAS, INCLUDING OPEN SPACE AND RECREATIONAL OPEN SPACE, SEE SHEET 2.
  11. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  12. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4".
  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'A' AND ROAD 'B' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank McLoyde* 2/19/14  
PLANNING DIRECTOR

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14  
*bc*

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-380-1020 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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EXPIRATION DATE: MAY 26, 2016

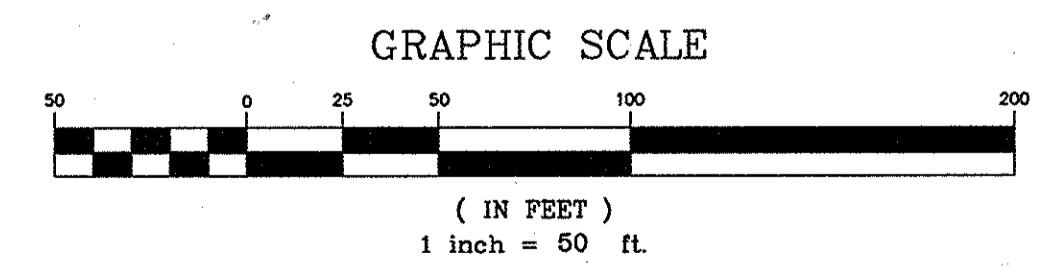
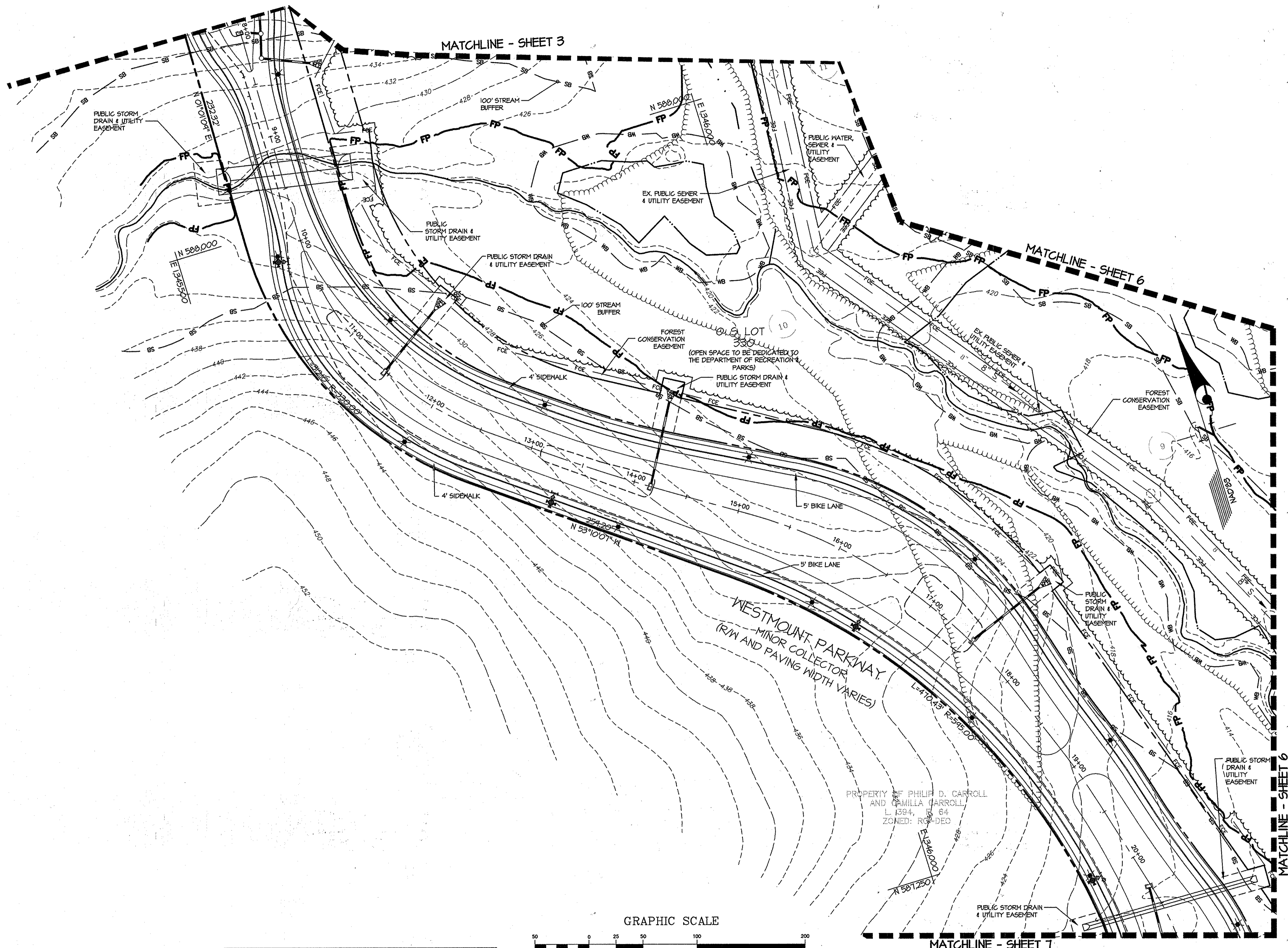
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PRELIMINARY EQUIVALENT SKETCH PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	4 OF 69



- NOTES:
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TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Saylor* 2/19/14  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14  
PC

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
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ATTN.: CAMILLA CARROLL

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LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2016

PRELIMINARY EQUIVALENT SKETCH PLAN

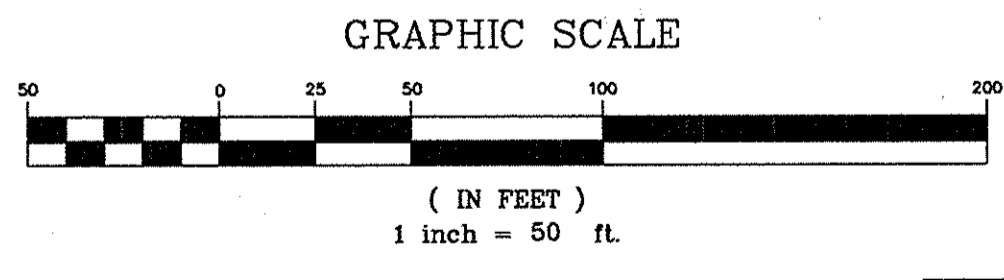
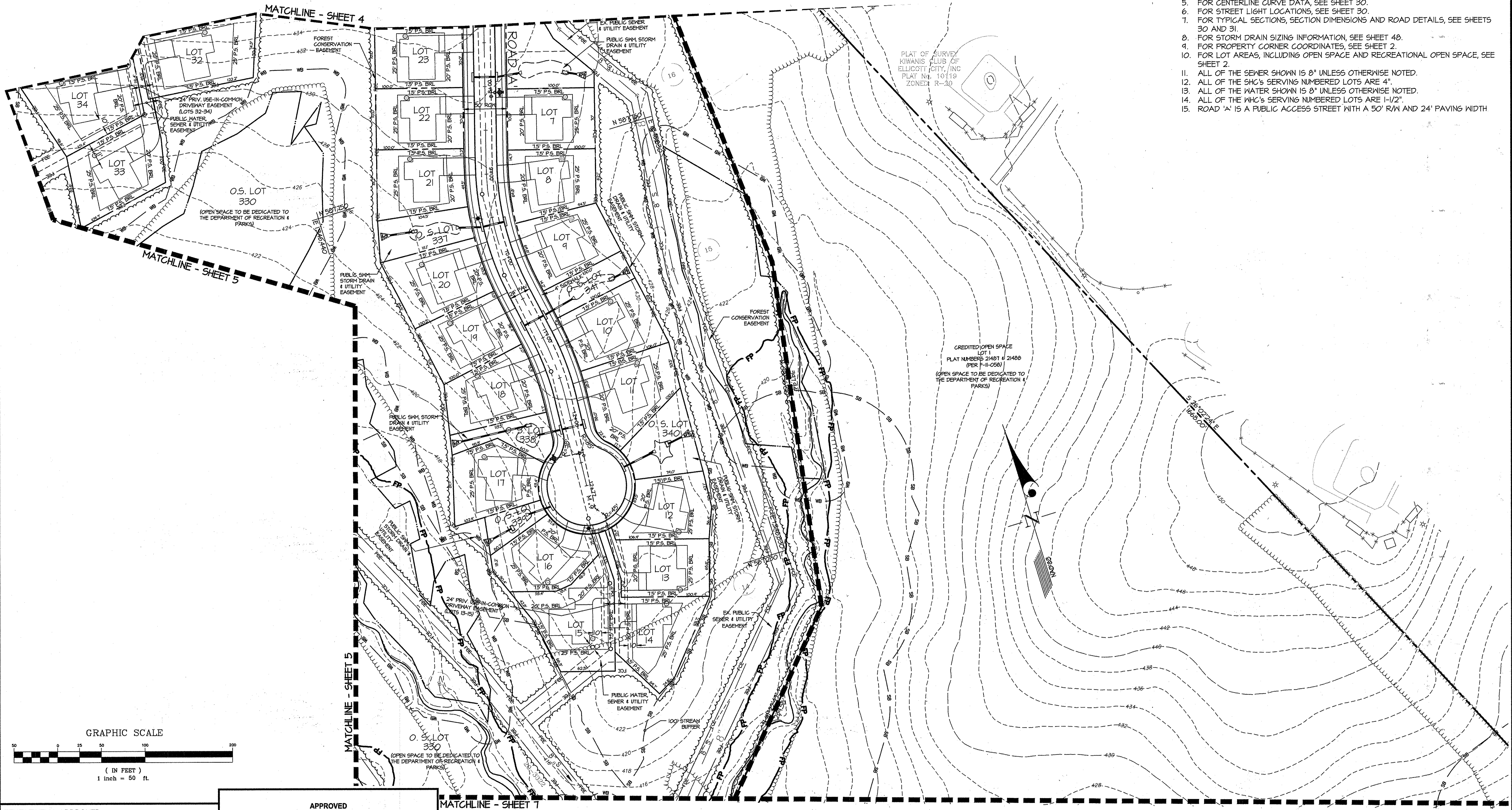
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND

SCALE 1" = 50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 5 OF 69

DATE	REVISION	BY	APPR.

- NOTES:
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  15. ROAD 'A' IS A PUBLIC ACCESS STREET WITH A 50' R/W AND 24' PAVING WIDTH



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank M. Coughlin* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE 2/19/15  
*PC*

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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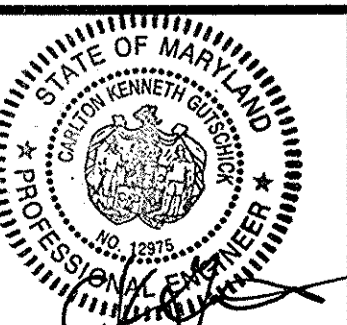
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 443-367-0422  
 ATTN.: CAMILLA CARROLL

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, 2016

*1-28-15*



PRELIMINARY EQUIVALENT SKETCH PLAN

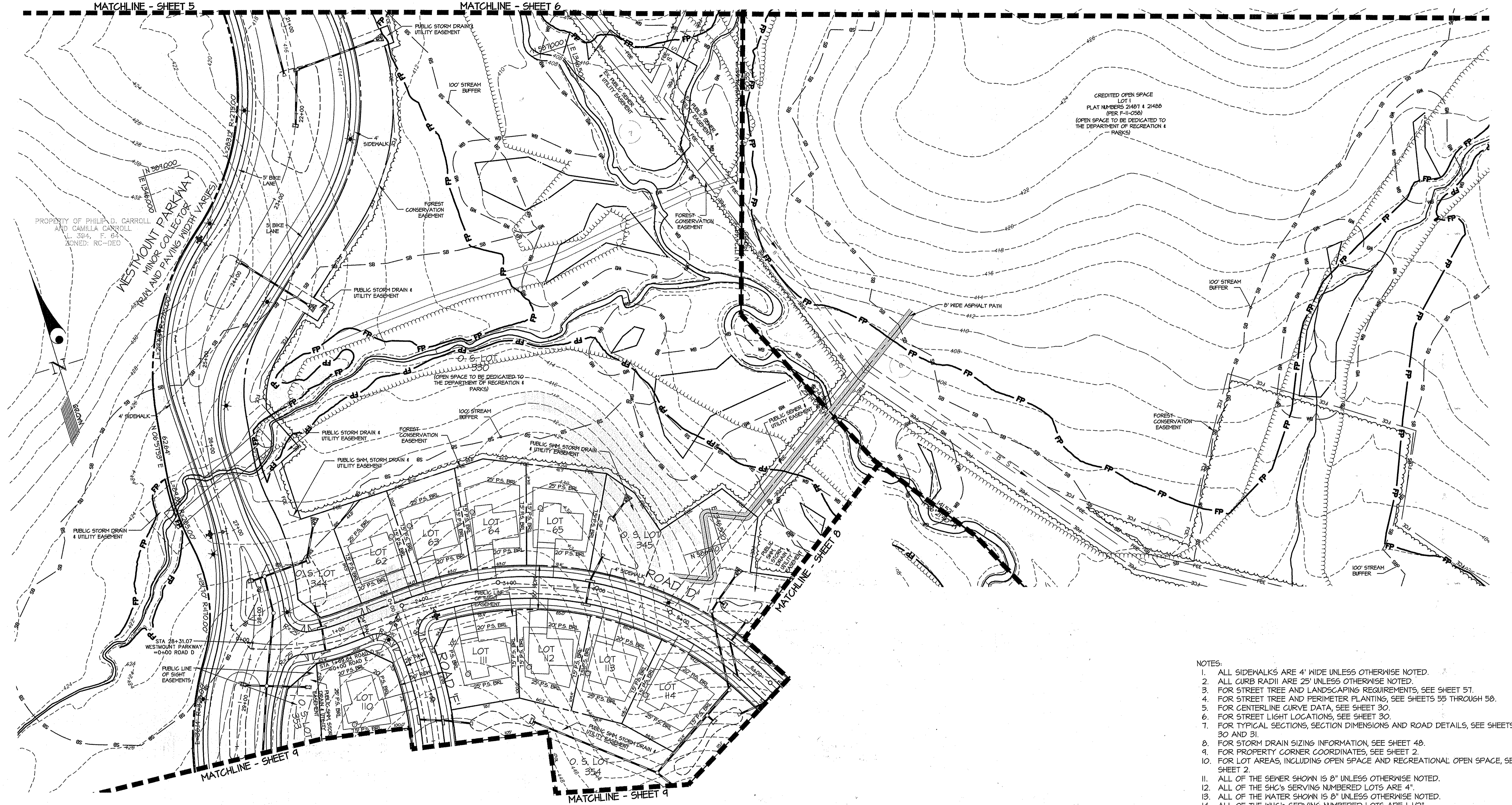
**WESTMOUNT**  
 LOTS 3-37  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	6 OF 69

HOWARD COUNTY, MARYLAND

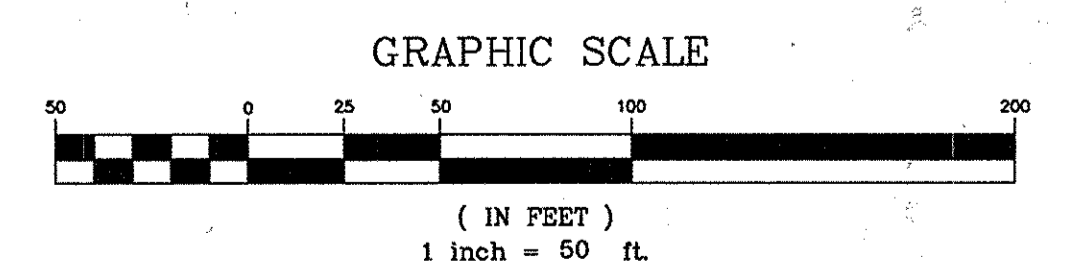
DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.



CREDITED OPEN SPACE  
LOT 1  
PLAT NUMBERS 21481 & 21488  
(PER F-II-058)  
(OPEN SPACE TO BE DEDICATED TO  
THE DEPARTMENT OF RECREATION &  
PARKS)

PROPERTY OF PHILIP D. CARROLL  
AND CAMILLA CARROLL  
L. 364, F. 84  
ZONED: RC-DEO

- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  3. FOR STREET TREE AND LANDSCAPING REQUIREMENTS, SEE SHEET 57.
  4. FOR STREET TREE AND PERIMETER PLANTING, SEE SHEETS 55 THROUGH 58.
  5. FOR CENTERLINE CURVE DATA, SEE SHEET 30.
  6. FOR STREET LIGHT LOCATIONS, SEE SHEET 30.
  7. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEETS 30 AND 31.
  8. FOR STORM DRAIN SIZING INFORMATION, SEE SHEET 48.
  9. FOR PROPERTY CORNER COORDINATES, SEE SHEET 2.
  10. FOR LOT AREAS, INCLUDING OPEN SPACE AND RECREATIONAL OPEN SPACE, SEE SHEET 2.
  11. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  12. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4".
  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE NHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'D' AND ROAD 'E' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

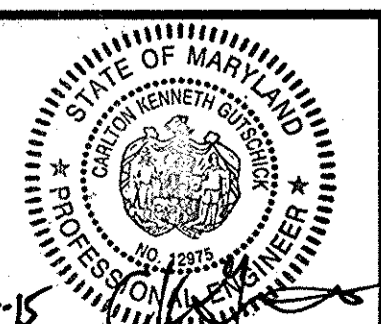
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

*Paula M. Long* 2/9/15  
PLANNING DIRECTOR Date

**GLWG**UTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2016



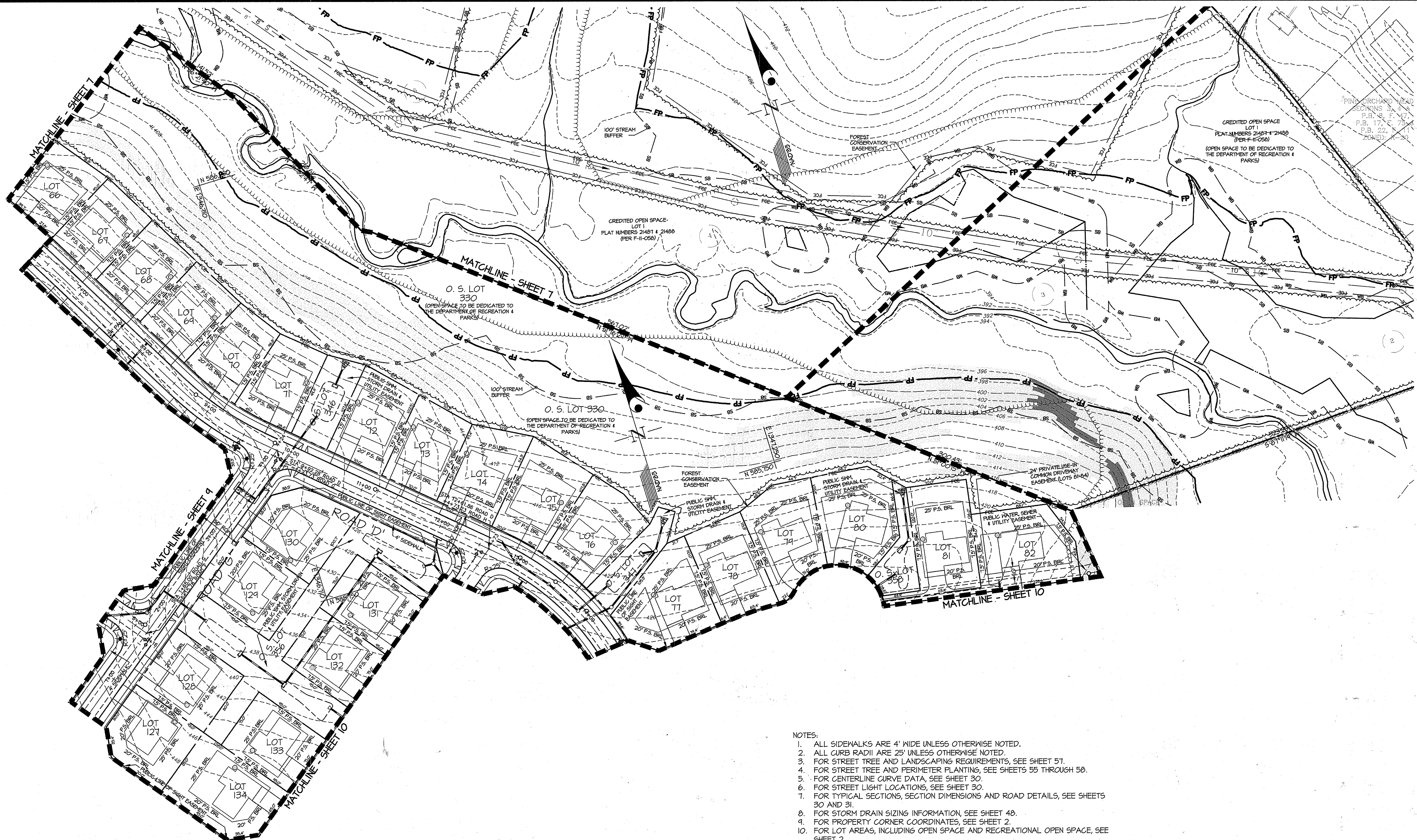
PRELIMINARY EQUIVALENT SKETCH PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	7 OF 69

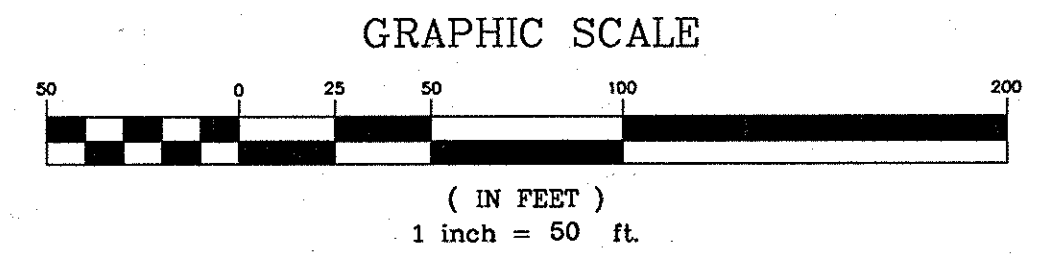
DATE	REVISION	BY	APPR.



- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  3. FOR STREET TREE AND LANDSCAPING REQUIREMENTS, SEE SHEET 51.
  4. FOR STREET TREE AND PERIMETER PLANTING, SEE SHEETS 55 THROUGH 58.
  5. FOR CENTERLINE CURVE DATA, SEE SHEET 30.
  6. FOR STREET LIGHT LOCATIONS, SEE SHEET 30.
  7. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEETS 30 AND 31.
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  10. FOR LOT AREAS, INCLUDING OPEN SPACE AND RECREATIONAL OPEN SPACE, SEE SHEET 2.
  11. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  12. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4".
  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE W/C'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'D' AND ROAD 'G' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Michael A. Langley* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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, 2016  
 1-28-15



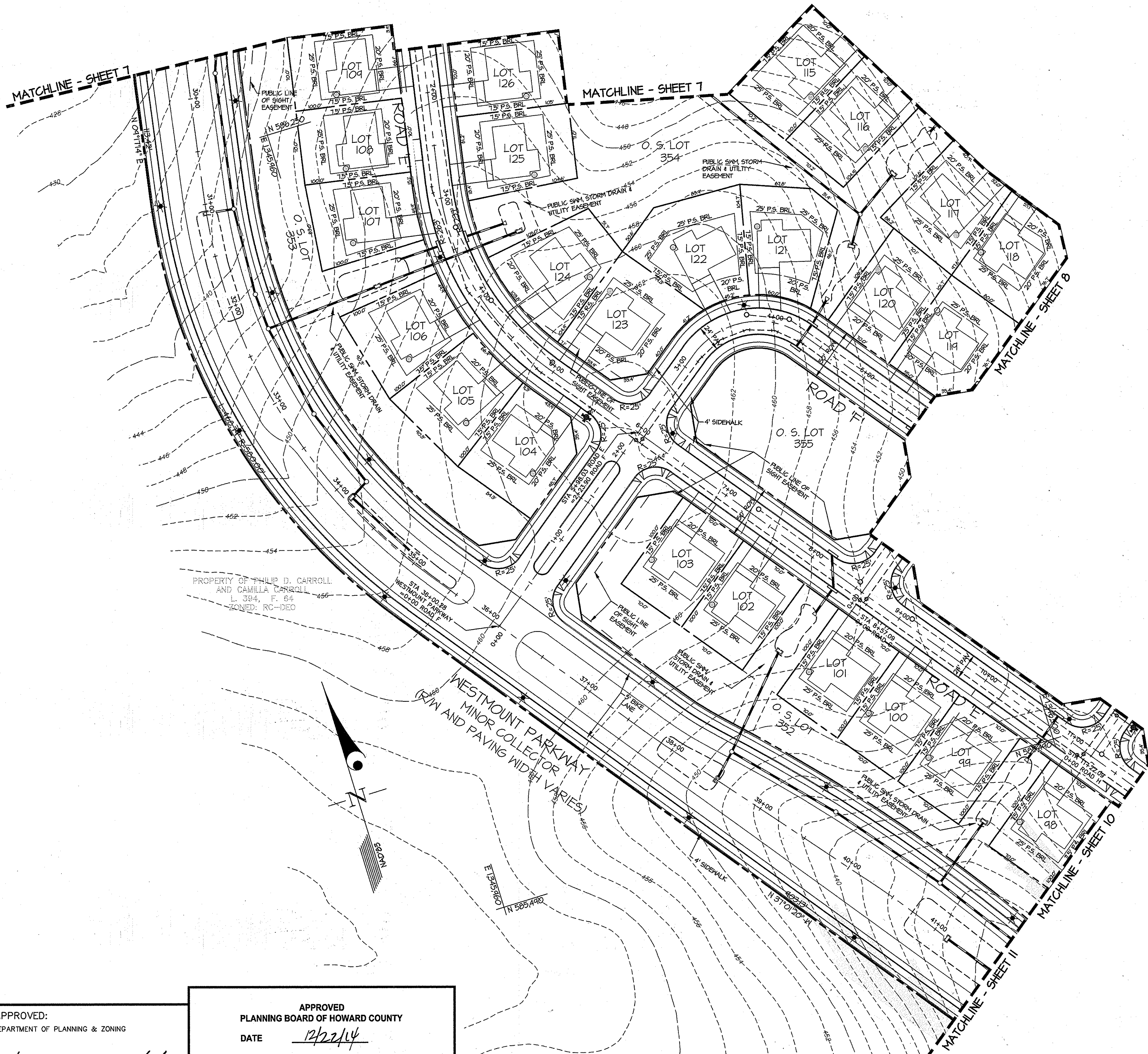
PRELIMINARY EQUIVALENT SKETCH PLAN

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
DEC., 2014	23-6&12	8 OF 69

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.

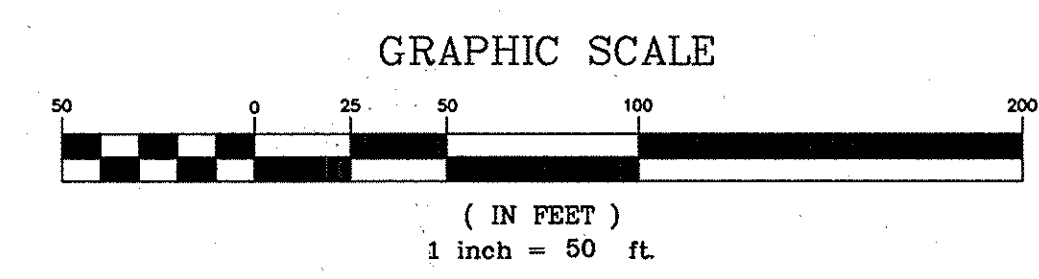




PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL  
L. 394, F. 64  
ZONED: RC-DEC

WESTMOUNT PARKWAY  
(MINOR COLLECTOR  
(R/W AND PAVING WIDTH VARIES))

- NOTES:
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  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'E' AND ROAD 'F' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark D. Gull* 2/19/15  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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DATE	REVISION	BY	APPR.

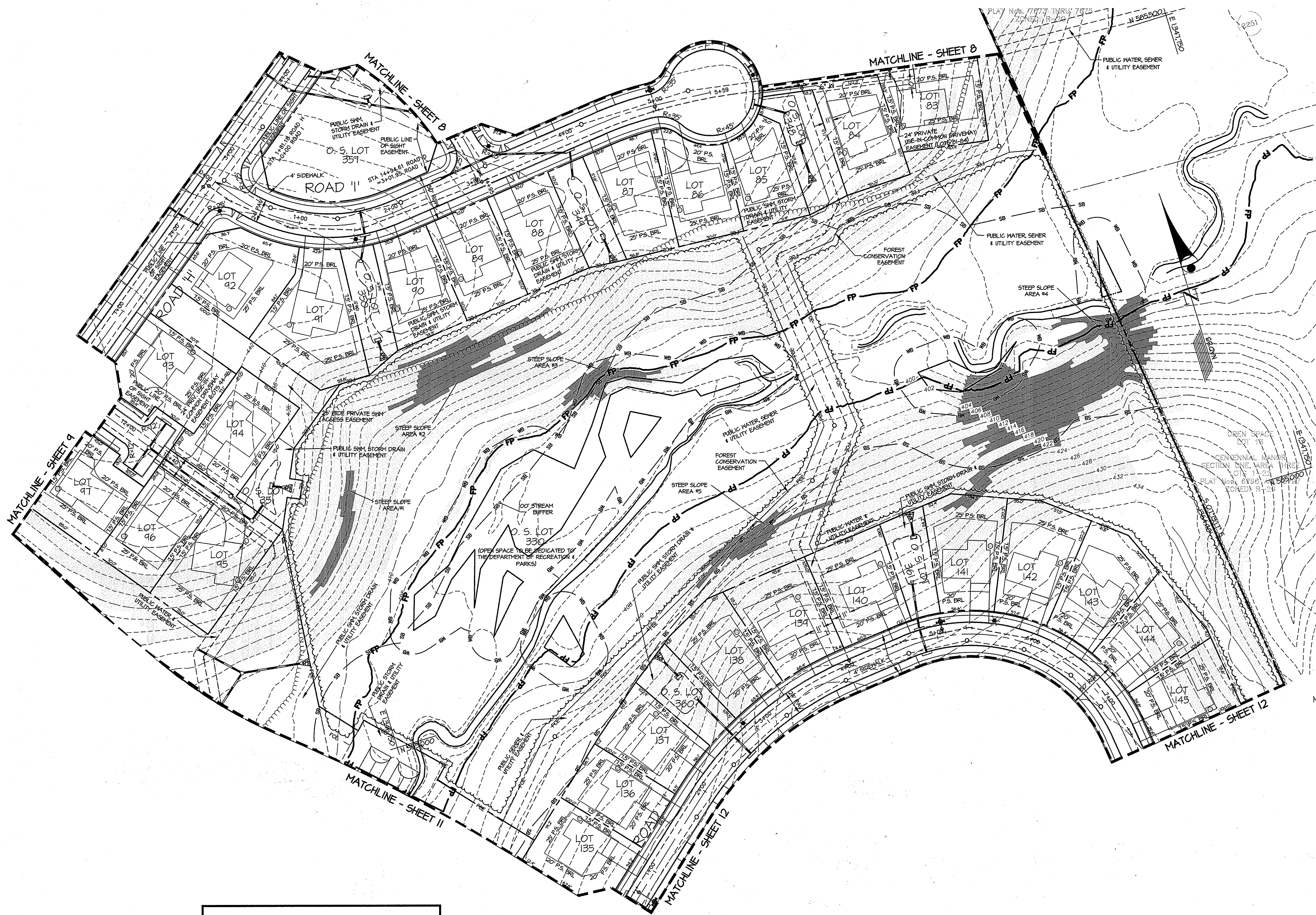
PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

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EXPIRATION DATE: MAY 26, 2016



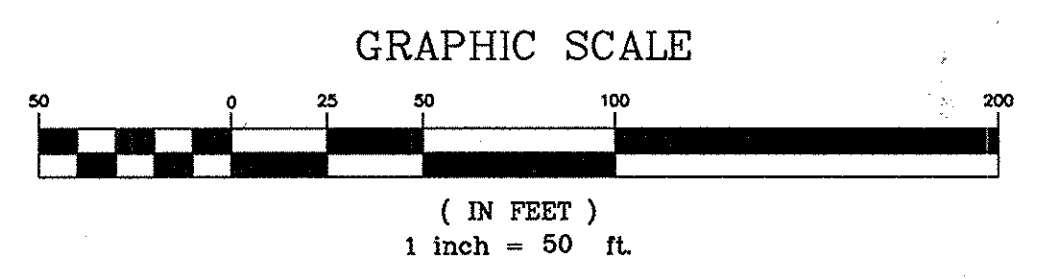
PRELIMINARY EQUIVALENT SKETCH PLAN  
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	9 OF 69



STEEP SLOPE AREA	WITHIN RESIDENTIAL	WITHIN OPEN SPACE	OFFSITE
1	0 S.F.	1,424 S.F.	0 S.F.
2	0 S.F.	4,543 S.F.	0 S.F.
3	0 S.F.	1,660 S.F.	0 S.F.
4	301 S.F.	13,716 S.F.	1,476 S.F.
5	0 S.F.	1,908 S.F.	0 S.F.

- NOTES:
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  - ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  - ROAD 'H', ROAD 'I' AND ROAD 'J' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Heather M. Leung* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/23/14

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
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PREPARED FOR:  
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 ELLICOTT CITY, MARYLAND 21042  
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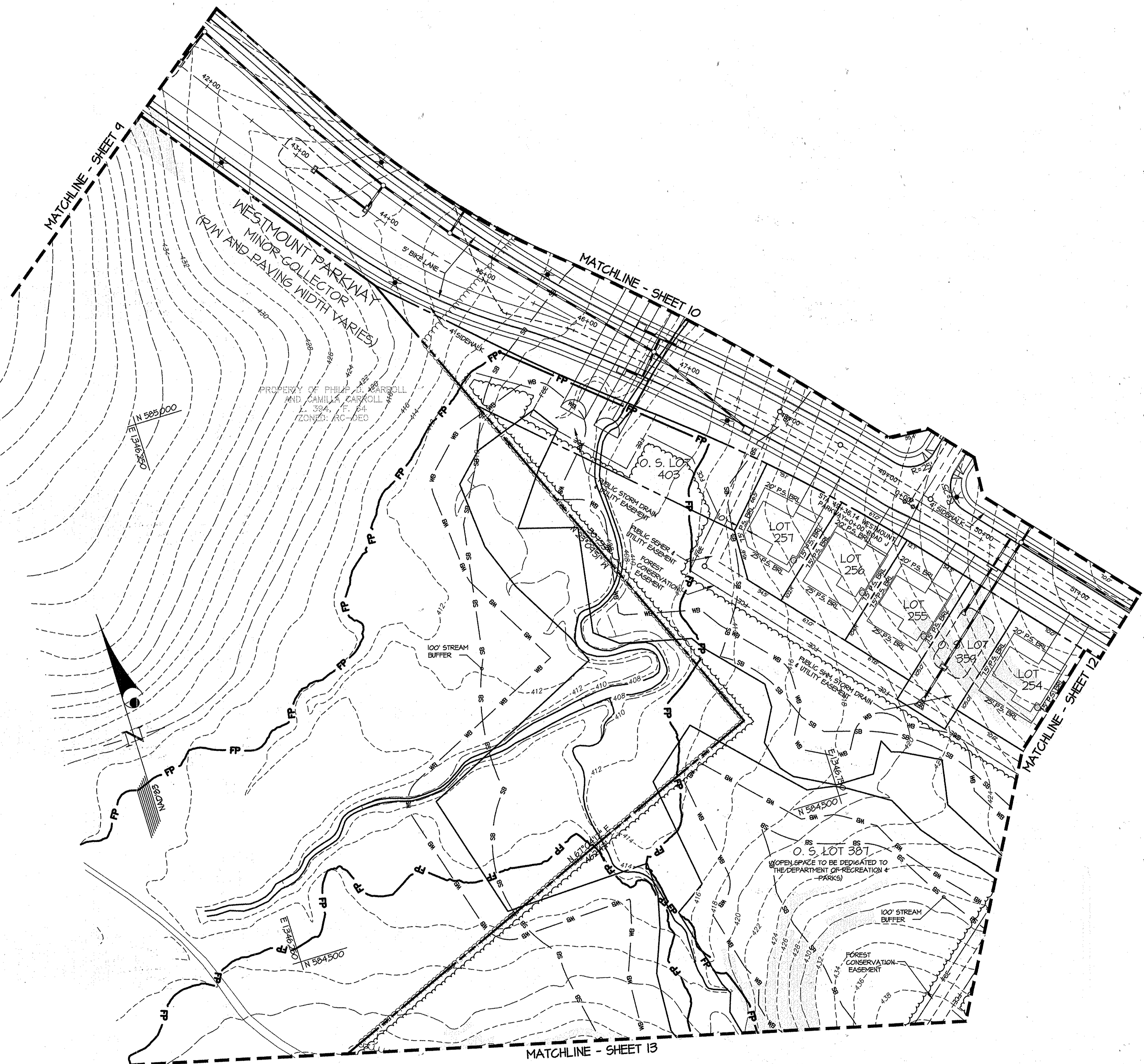


PRELIMINARY EQUIVALENT SKETCH PLAN

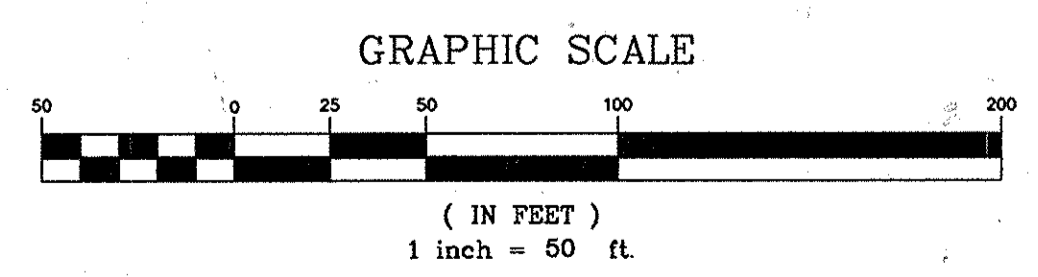
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	10 OF 69

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.



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  14. ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark McLaughlin* 2/19/15  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

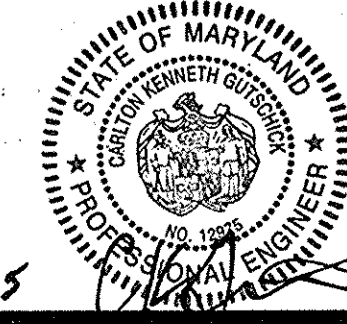
**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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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, 2016

*[Signature]*



PRELIMINARY EQUIVALENT SKETCH PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	11 OF 69

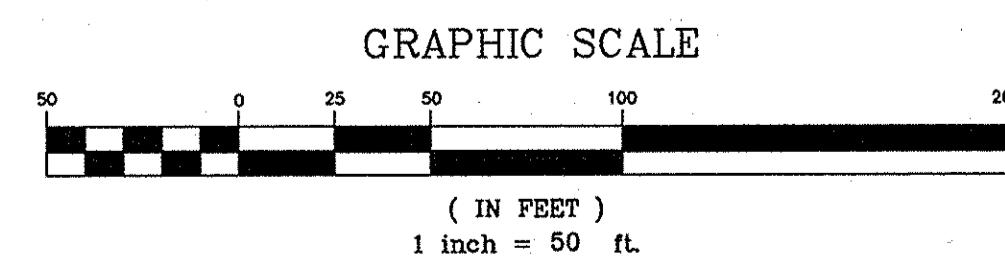


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  14. ALL OF THE WMC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'J' AND ROAD 'K' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Handwritten signature*  
PLANNING DIRECTOR Date 2/19/15

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV

DATE REVISION BY APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2016  
*Handwritten signature*  
1-28-15



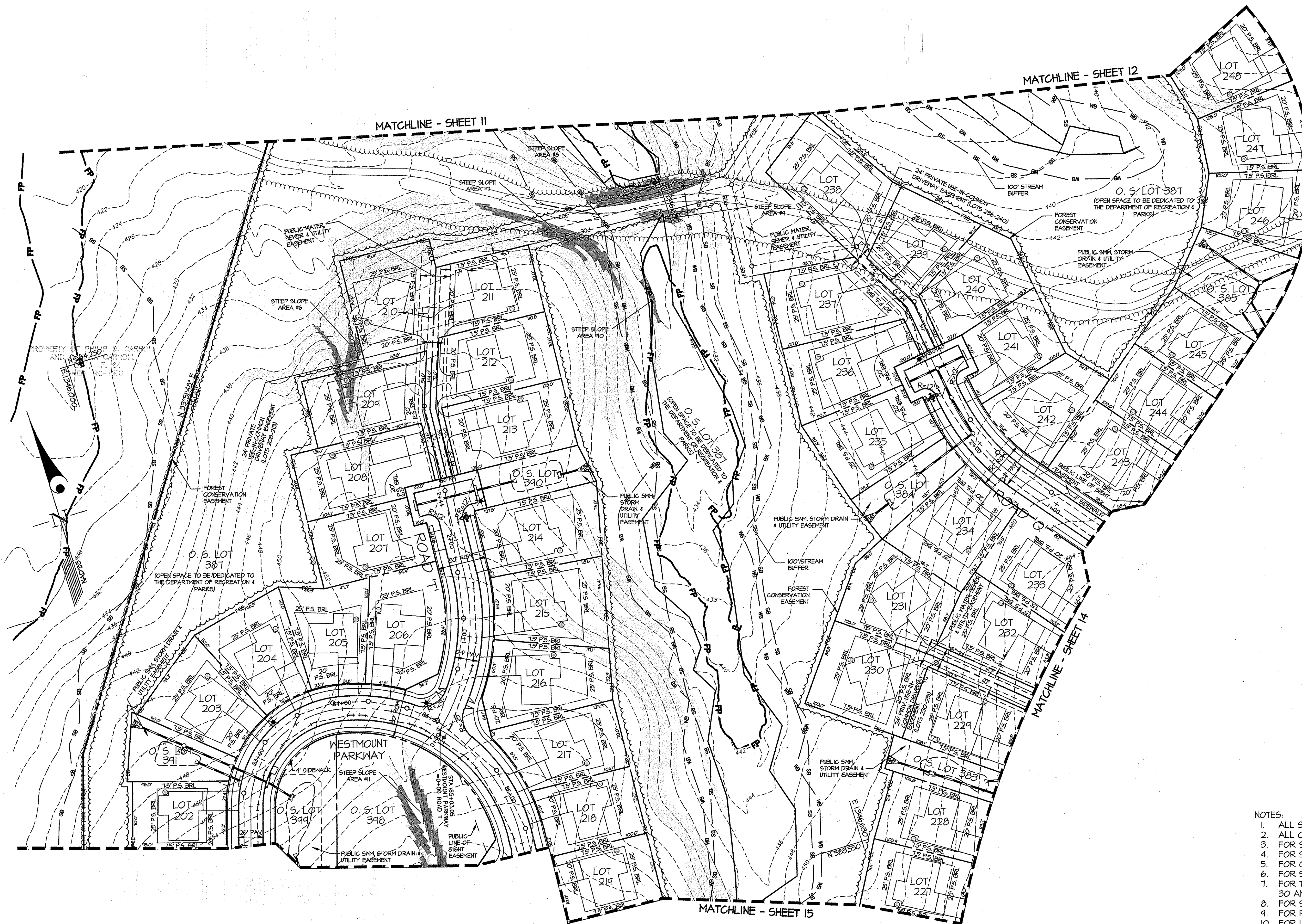
PRELIMINARY EQUIVALENT SKETCH PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1" = 50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 12 OF 69

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 2

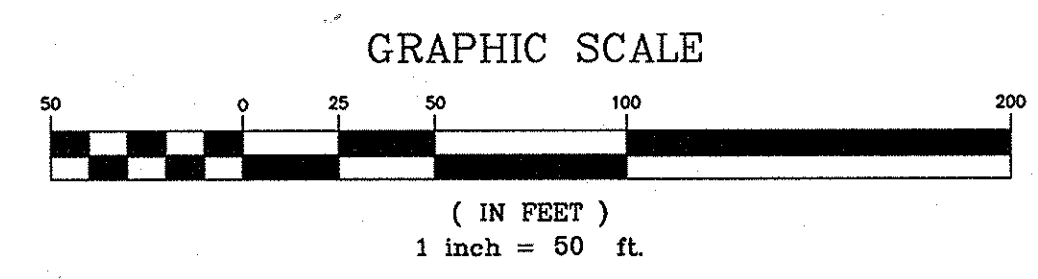


STEEP SLOPE AREA	WITHIN RESIDENTIAL	WITHIN OPEN SPACE	OFFSITE
6	515 S.F.	681 S.F.	0 S.F.
7	0 S.F.	1610 S.F.	0 S.F.
8	0 S.F.	1648 S.F.	0 S.F.
9	0 S.F.	532 S.F.	0 S.F.
10	0 S.F.	231 S.F.	0 S.F.
11	0 S.F.	2071 S.F.	0 S.F.

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  - ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  - ROAD 'Q', ROAD 'T' AND WESTMOUNT PARKWAY ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David A. Angel* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
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 443-367-0422  
 ATTN: CAMILLA CARROLL

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 EXPIRATION DATE: MAY 25, 2016  
 1-28-15

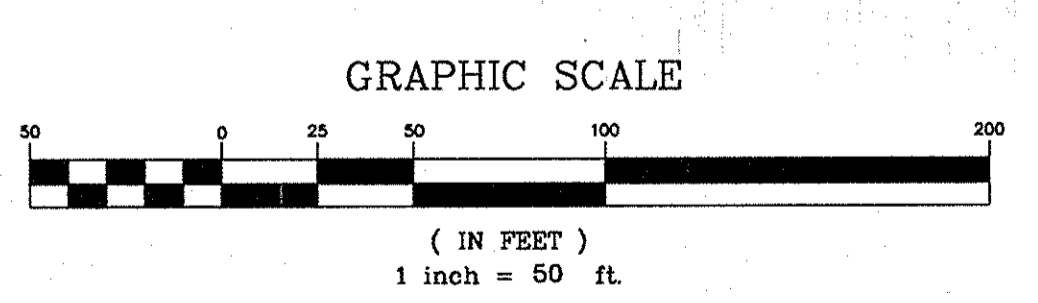
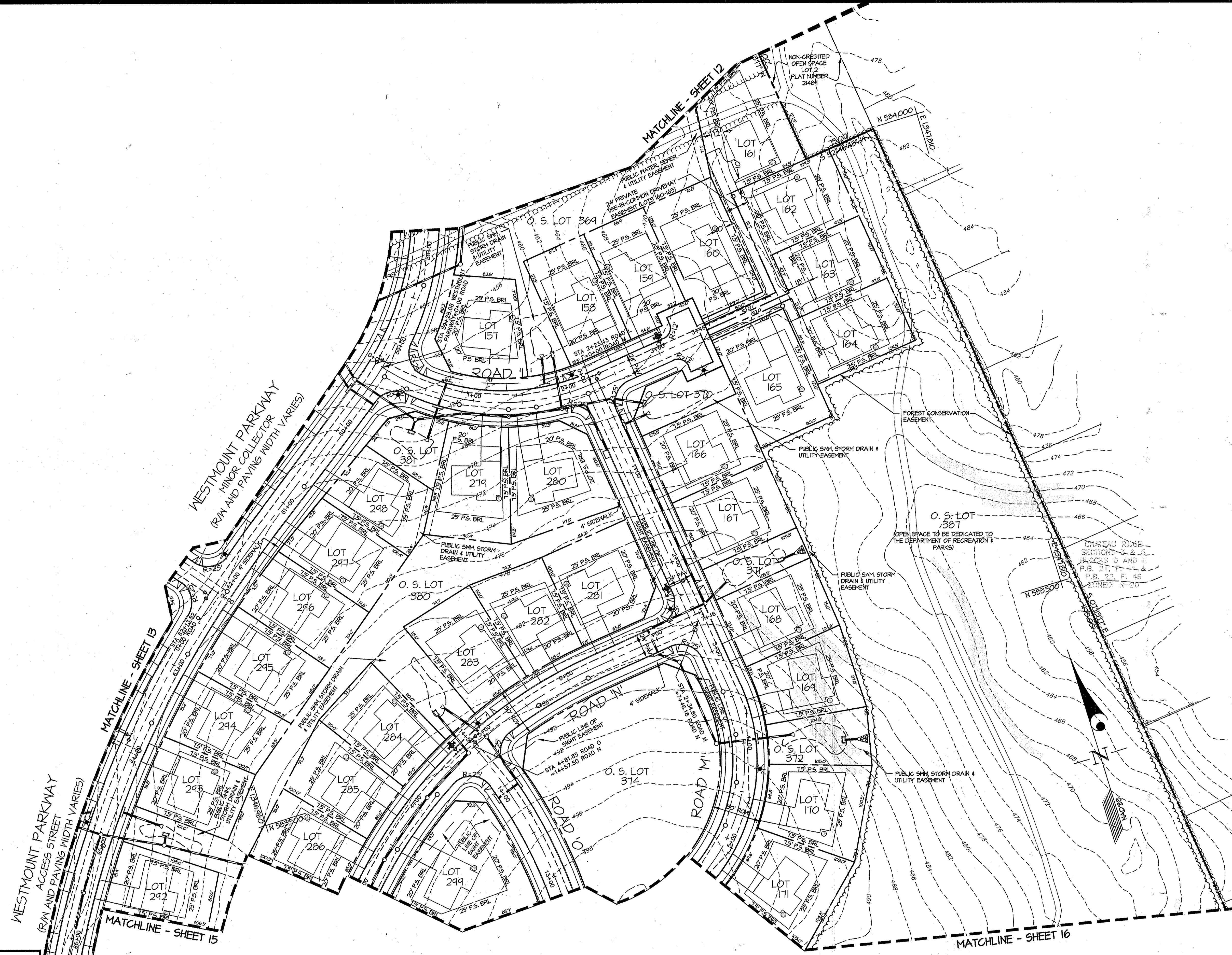


PRELIMINARY EQUIVALENT SKETCH PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21496 thru 21489  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	13 OF 69

DES.	JRD.	CHK.	DEV.	DATE	REVISION	BY	APPR.

- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  3. FOR STREET TREE AND LANDSCAPING REQUIREMENTS, SEE SHEET 57.
  4. FOR STREET TREE AND PERIMETER PLANTING, SEE SHEETS 55 THROUGH 59.
  5. FOR CENTERLINE CURVE DATA, SEE SHEET 30.
  6. FOR STREET LIGHT LOCATIONS, SEE SHEET 30.
  7. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEETS 30 AND 31.
  8. FOR STORM DRAIN SIZING INFORMATION, SEE SHEET 48.
  9. FOR PROPERTY CORNER COORDINATES, SEE SHEET 2.
  10. FOR LOT AREAS, INCLUDING OPEN SPACE AND RECREATIONAL OPEN SPACE, SEE SHEET 2.
  11. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  12. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4".
  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'L', ROAD 'M', ROAD 'N' AND ROAD 'O' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

*Mark A. Goyke* 2/19/15  
PLANNING DIRECTOR Date

**GLWG** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	JRD.	DRN.	JRD.	CHK.	DEV.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2016

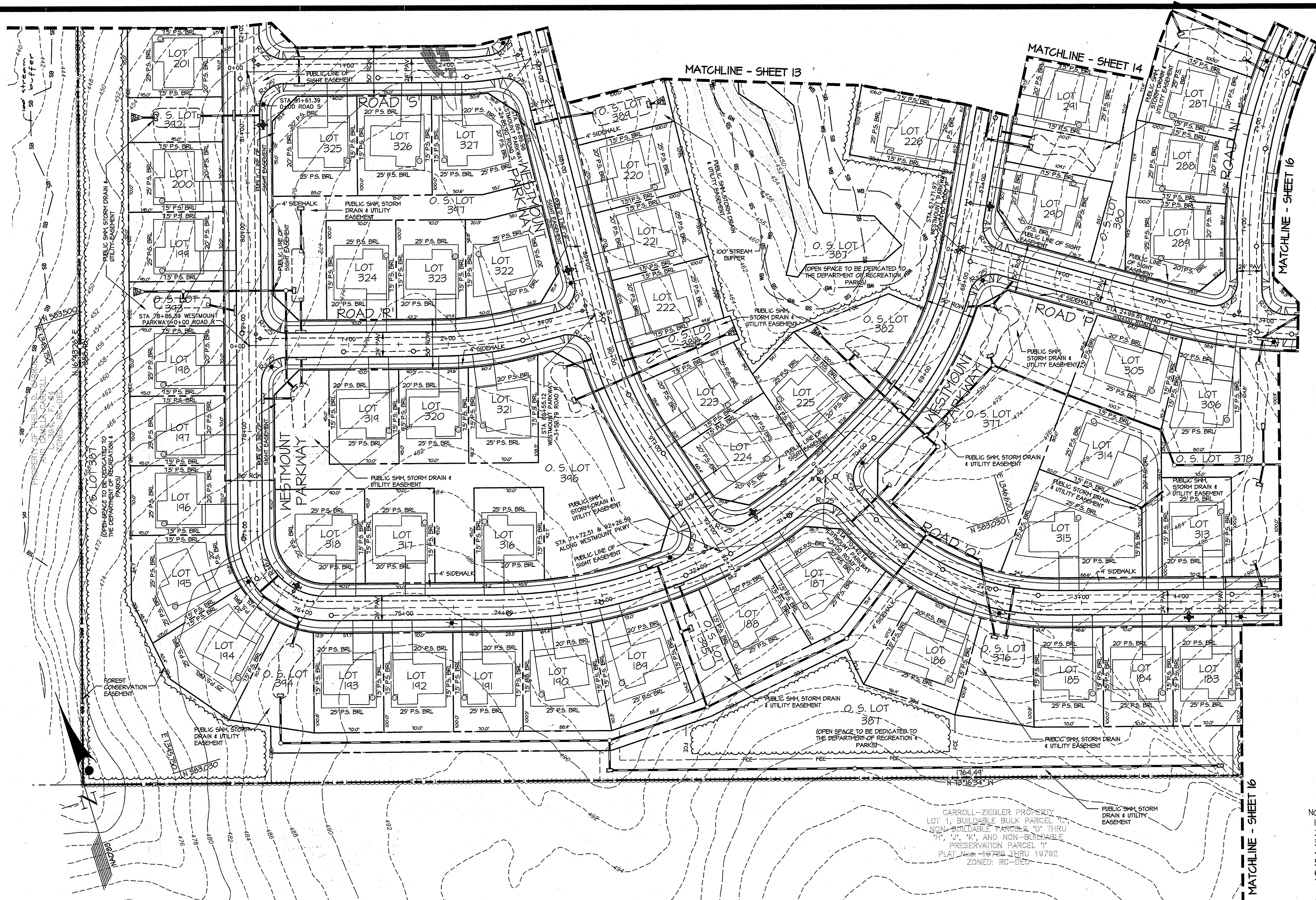


PRELIMINARY EQUIVALENT SKETCH PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2.  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	14 OF 69



MATCHLINE - SHEET 13

MATCHLINE - SHEET 14

MATCHLINE - SHEET 16

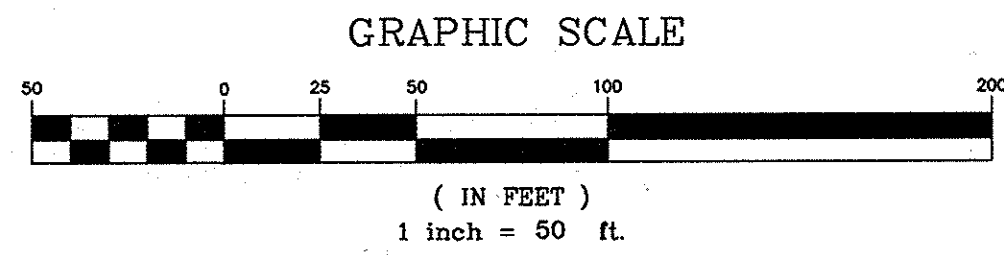
MATCHLINE - SHEET 16

CARROLL-ZIEGLER PROPERTY  
 LOT 1, BUILDABLE BULK PARCEL TO  
 NON-BUILDABLE PARCELS 'D' THRU  
 'H', 'J', 'K', AND NON-BUILDABLE  
 PRESERVATION PARCEL 'I'  
 PLAN No. 18782 THRU 18792  
 ZONED: RC-DEC

- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  3. FOR STREET TREE AND LANDSCAPING REQUIREMENTS, SEE SHEET 57.
  4. FOR STREET TREE AND PERIMETER PLANTING, SEE SHEETS 55 THROUGH 58.
  5. FOR CENTERLINE CURVE DATA, SEE SHEET 30.
  6. FOR STREET LIGHT LOCATIONS, SEE SHEET 30.
  7. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEETS 30 AND 31.
  8. FOR STORM DRAIN SIZING INFORMATION, SEE SHEET 48.
  9. FOR PROPERTY CORNER COORDINATES, SEE SHEET 2.
  10. FOR LOT AREAS, INCLUDING OPEN SPACE AND RECREATIONAL OPEN SPACE, SEE SHEET 2.
  11. ALL OF THE SEWER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  12. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4".
  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE WHC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'N', ROAD 'P', ROAD 'O', ROAD 'R', ROAD 'S' AND WESTMOUNT PARKWAY ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David H. Long Jr.*  
 PLANNING DIRECTOR Date: 2/16/15

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: 2/12/15



**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

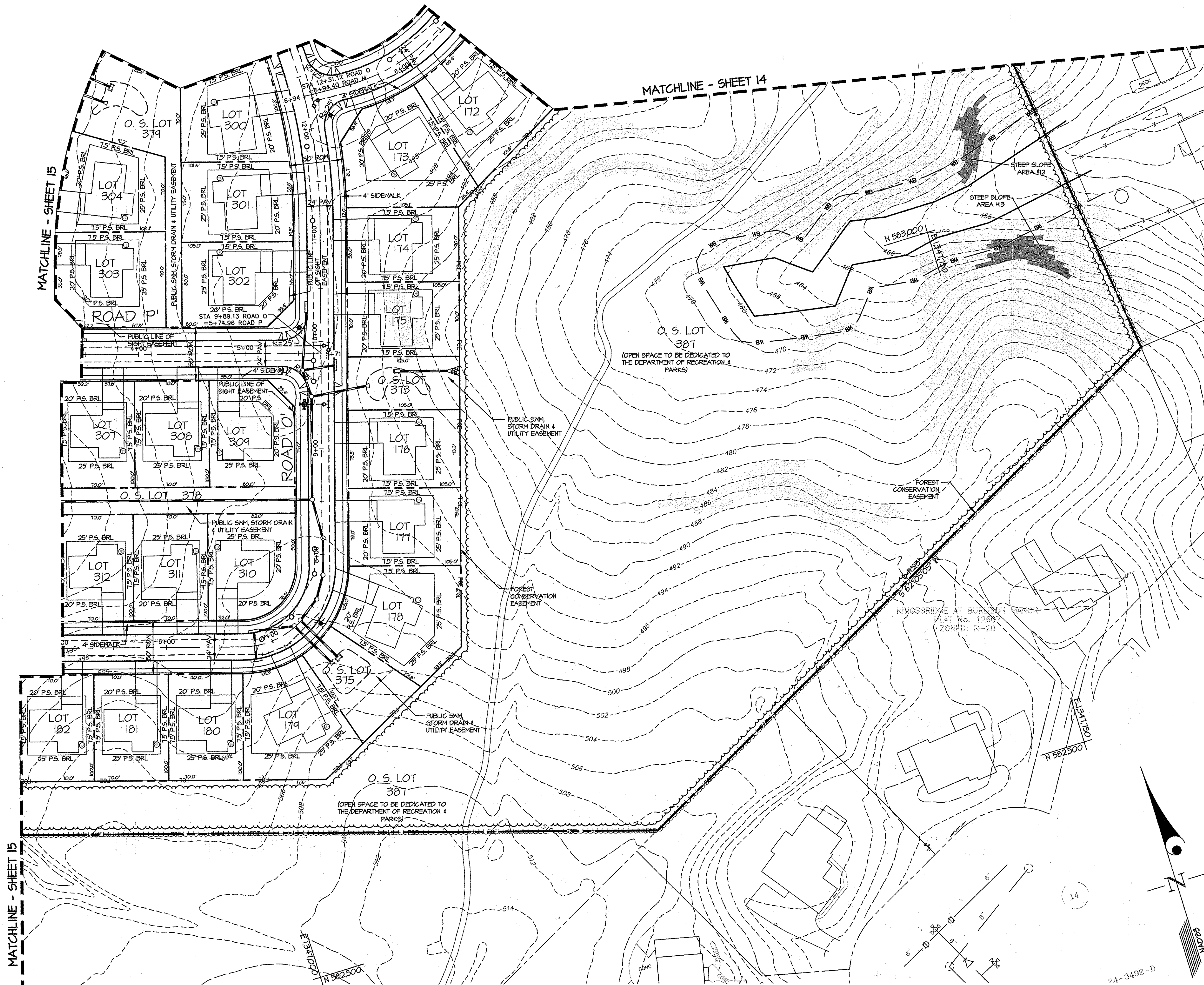
DES.	JRD.	CHK.	DEV.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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, 2016  
 1-28-15

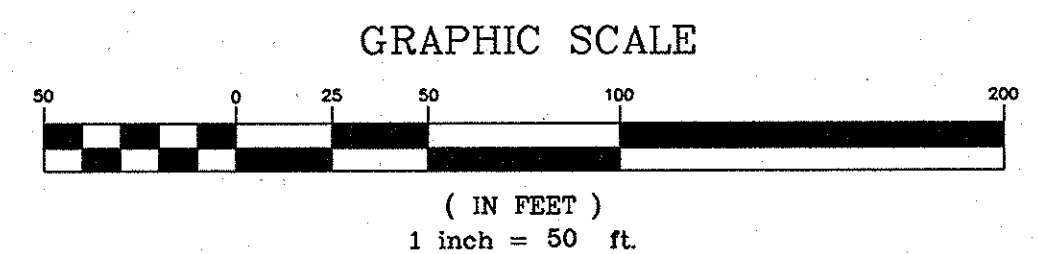
PRELIMINARY EQUIVALENT SKETCH PLAN  
**WESTMOUNT LOTS 3-327**  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	15 OF 69



STEEP SLOPE AREA	WITHIN RESIDENTIAL	WITHIN OPEN SPACE	OFFSITE
12	0 SF.	1,045 SF.	0 SF.
13	0 SF.	1,444 SF.	0 SF.

- NOTES:
1. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  3. FOR STREET TREE AND LANDSCAPING REQUIREMENTS, SEE SHEET 51.
  4. FOR STREET TREE AND PERIMETER PLANTING, SEE SHEETS 55 THROUGH 58.
  5. FOR CENTERLINE CURVE DATA, SEE SHEET 30.
  6. FOR STREET LIGHT LOCATIONS, SEE SHEET 30.
  7. FOR TYPICAL SECTIONS, SECTION DIMENSIONS AND ROAD DETAILS, SEE SHEETS 30 AND 31.
  8. FOR STORM DRAIN SIZING INFORMATION, SEE SHEET 40.
  9. FOR PROPERTY CORNER COORDINATES, SEE SHEET 2.
  10. FOR LOT AREAS, INCLUDING OPEN SPACE AND RECREATIONAL OPEN SPACE, SEE SHEET 2.
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  12. ALL OF THE SHC'S SERVING NUMBERED LOTS ARE 4".
  13. ALL OF THE WATER SHOWN IS 8" UNLESS OTHERWISE NOTED.
  14. ALL OF THE WPC'S SERVING NUMBERED LOTS ARE 1-1/2".
  15. ROAD 'O' AND ROAD 'P' ARE PUBLIC ACCESS STREETS WITH A 50' R/W AND 24' PAVING WIDTH.



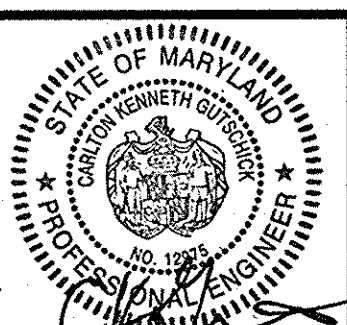
TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Maureen M. Langley* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
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PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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 EXPIRATION DATE: MAY 26, 2016



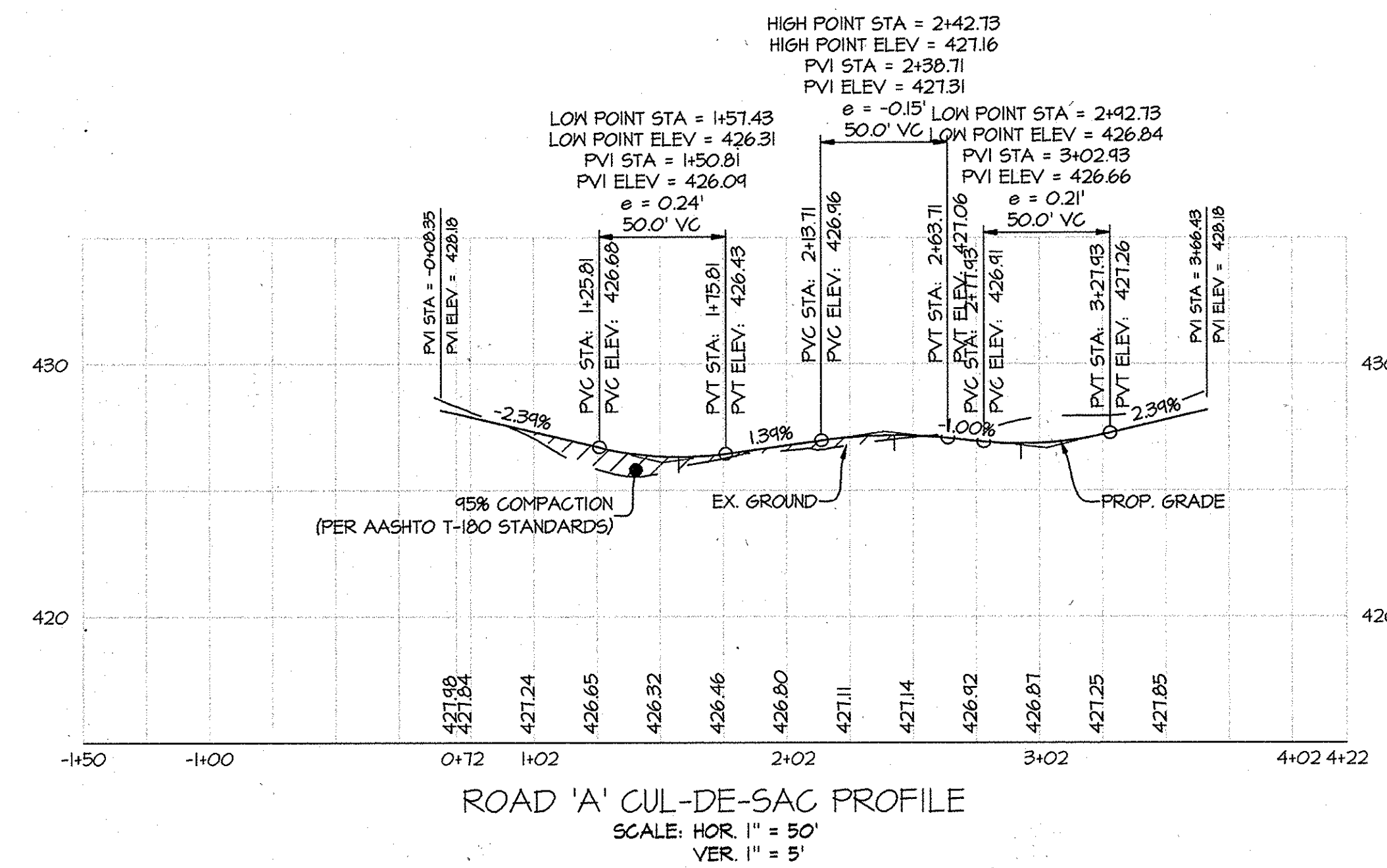
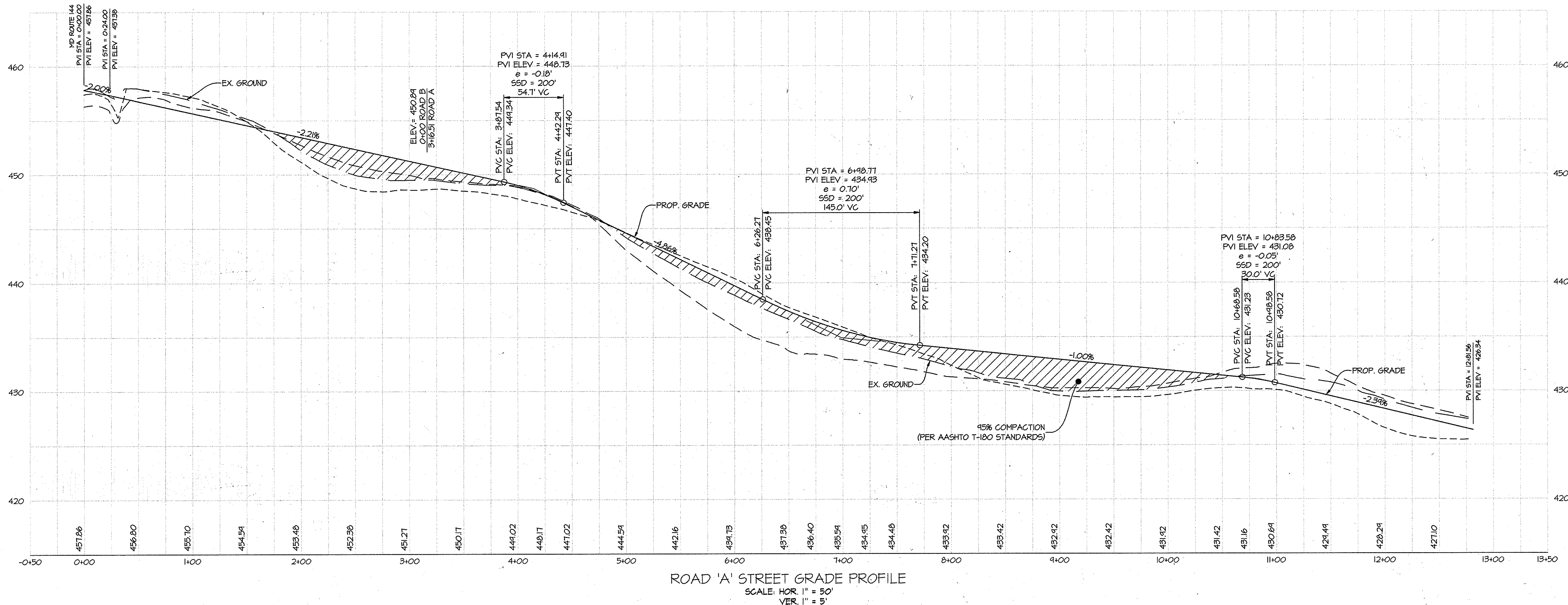
PRELIMINARY EQUIVALENT SKETCH PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	16 OF 69

DATE	REVISION	BY	APPR.

DES. JRD DRN. JRD CHK. DEV





PROPOSED CENTERLINE (PGL)	—————
EXISTING GRADE (FGL)	—————
EX. B.R.L. LEFT	-----
EX. B.R.L. RIGHT	-----

NOTE:  
ROAD CLASSIFICATION FOR ALL ROADS THIS SHEET: ACCESS STREET  
DESIGN SPEED: 30 MPH  
FOR TYPICAL ROAD SECTIONS, SEE SHEET 31.

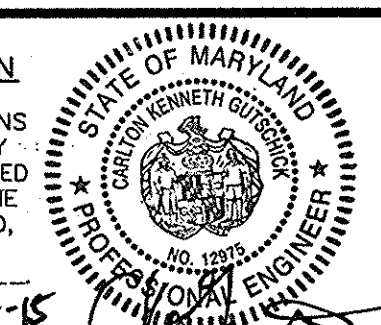
TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark J. Coughlin* 2/19/15  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
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3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
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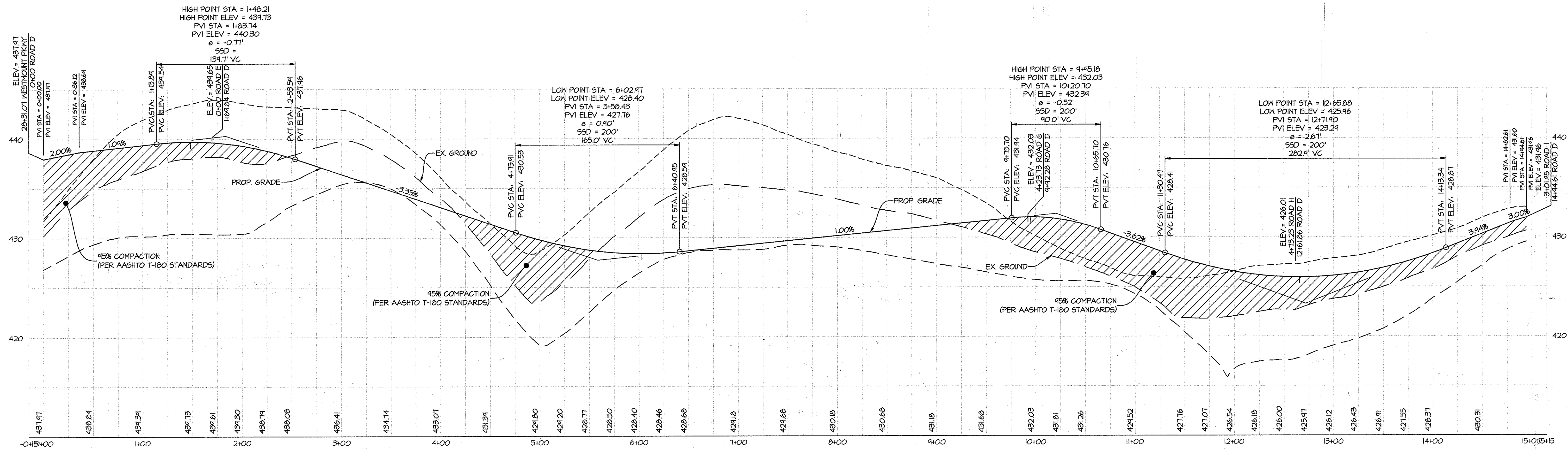
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LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2016  
1-28-15



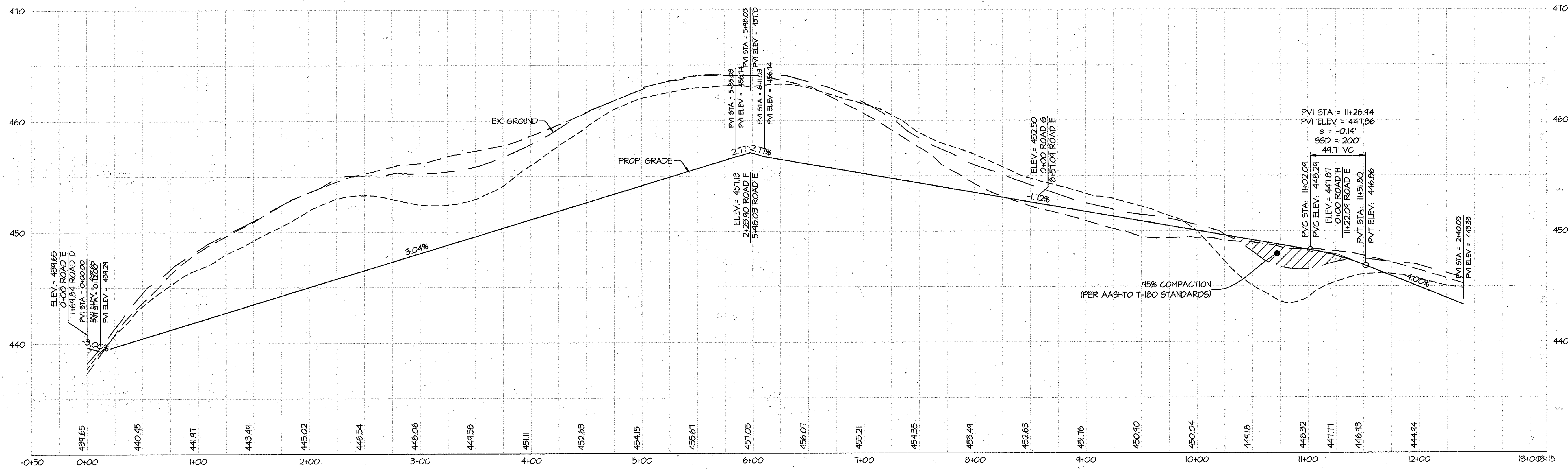
PRELIMINARY STREET GRADES - ROAD A  
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489  
ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC, 2014	23-6&12	17 OF 69





ROAD 'D' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'E' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'

PROPOSED CENTERLINE (P&L) ———  
EXISTING GRADE (P&L) - - - - -  
EX. B.R.L. LEFT - - - - -  
EX. B.R.L. RIGHT - - - - -

NOTE:  
ROAD CLASSIFICATION FOR ALL ROADS THIS SHEET:  
ACCESS STREET  
DESIGN SPEED: 30 MPH

FOR TYPICAL ROAD SECTIONS, SEE SHEET 31.

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

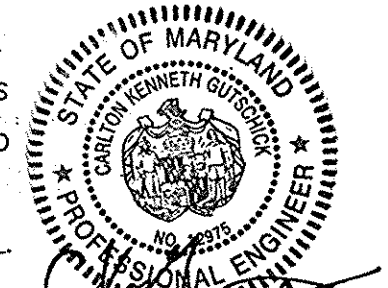
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

David M. Cagle 2/19/15  
PLANNING DIRECTOR Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
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PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 12975  
EXPIRATION DATE: MAY 28, 2016  
1-28-15



PRELIMINARY STREET GRADES - ROAD D & ROAD E

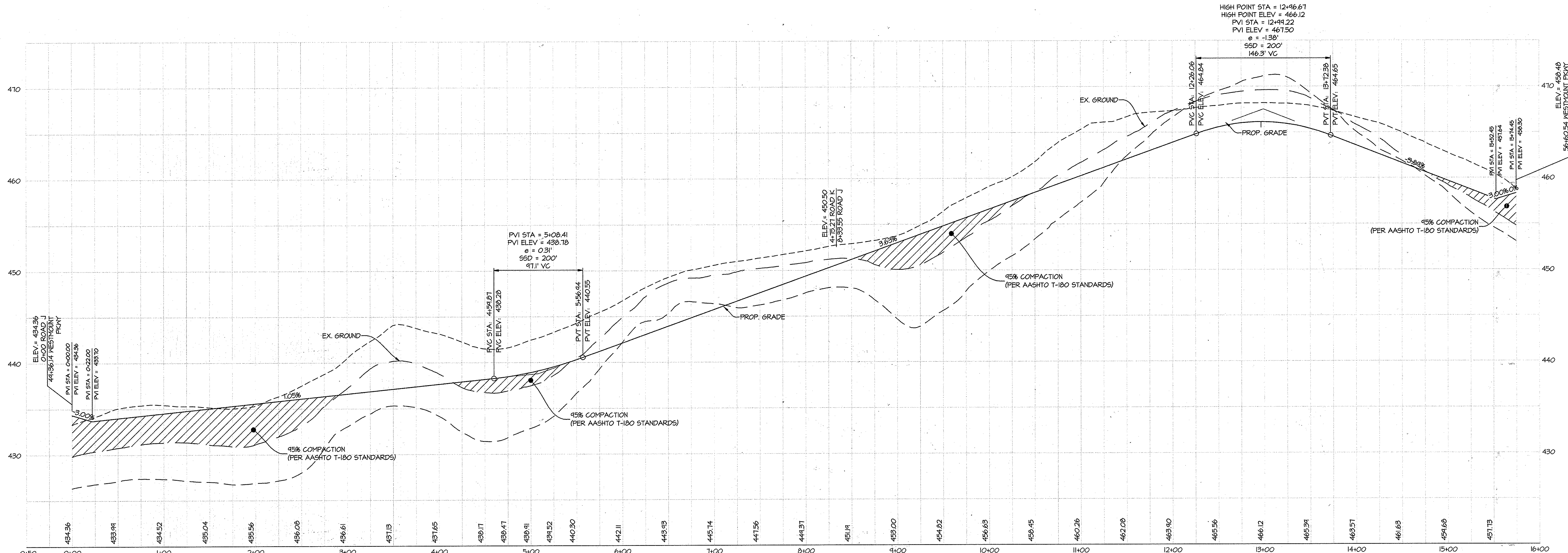
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE AS SHOWN	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 19 OF 69

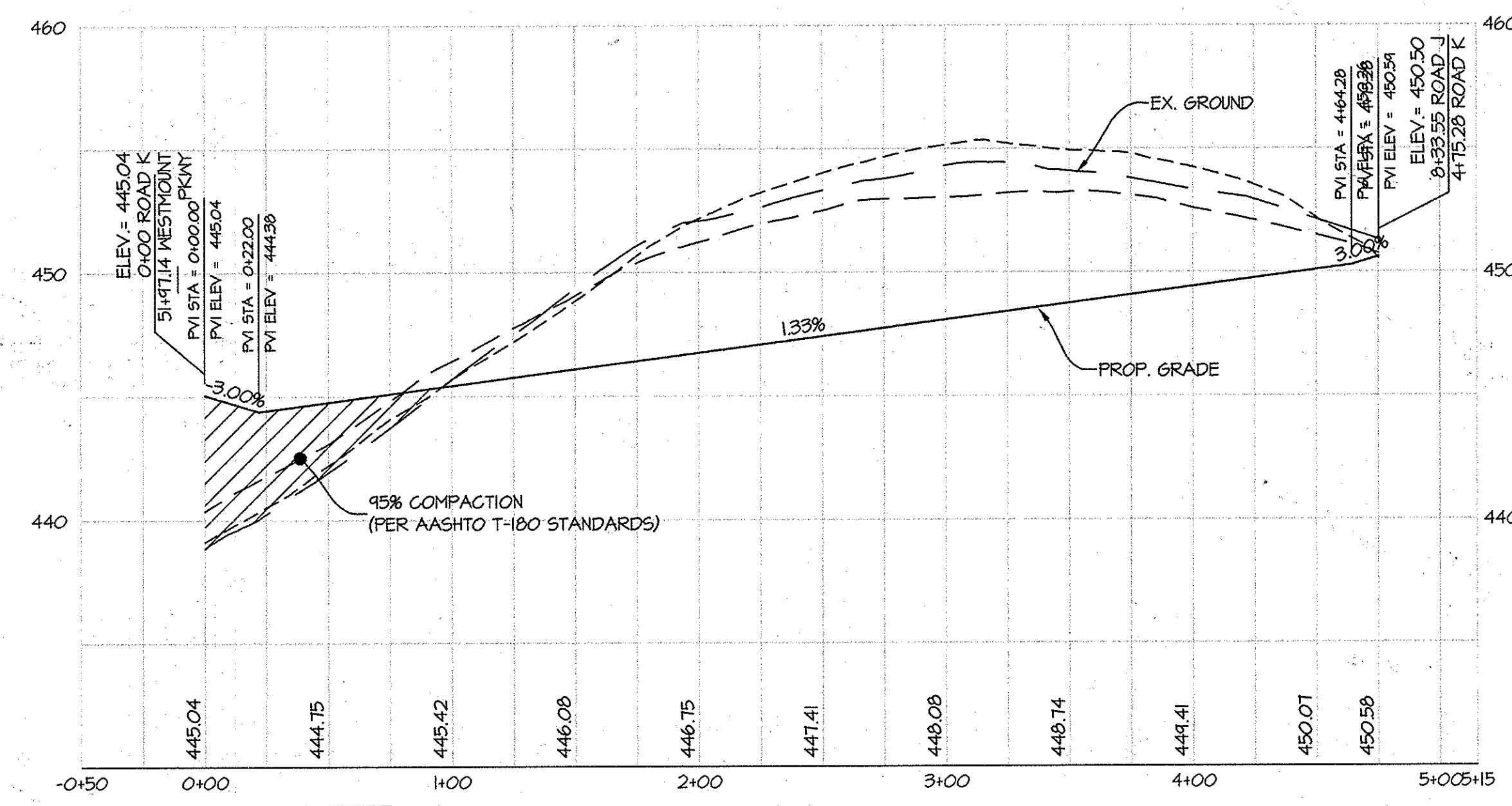
ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

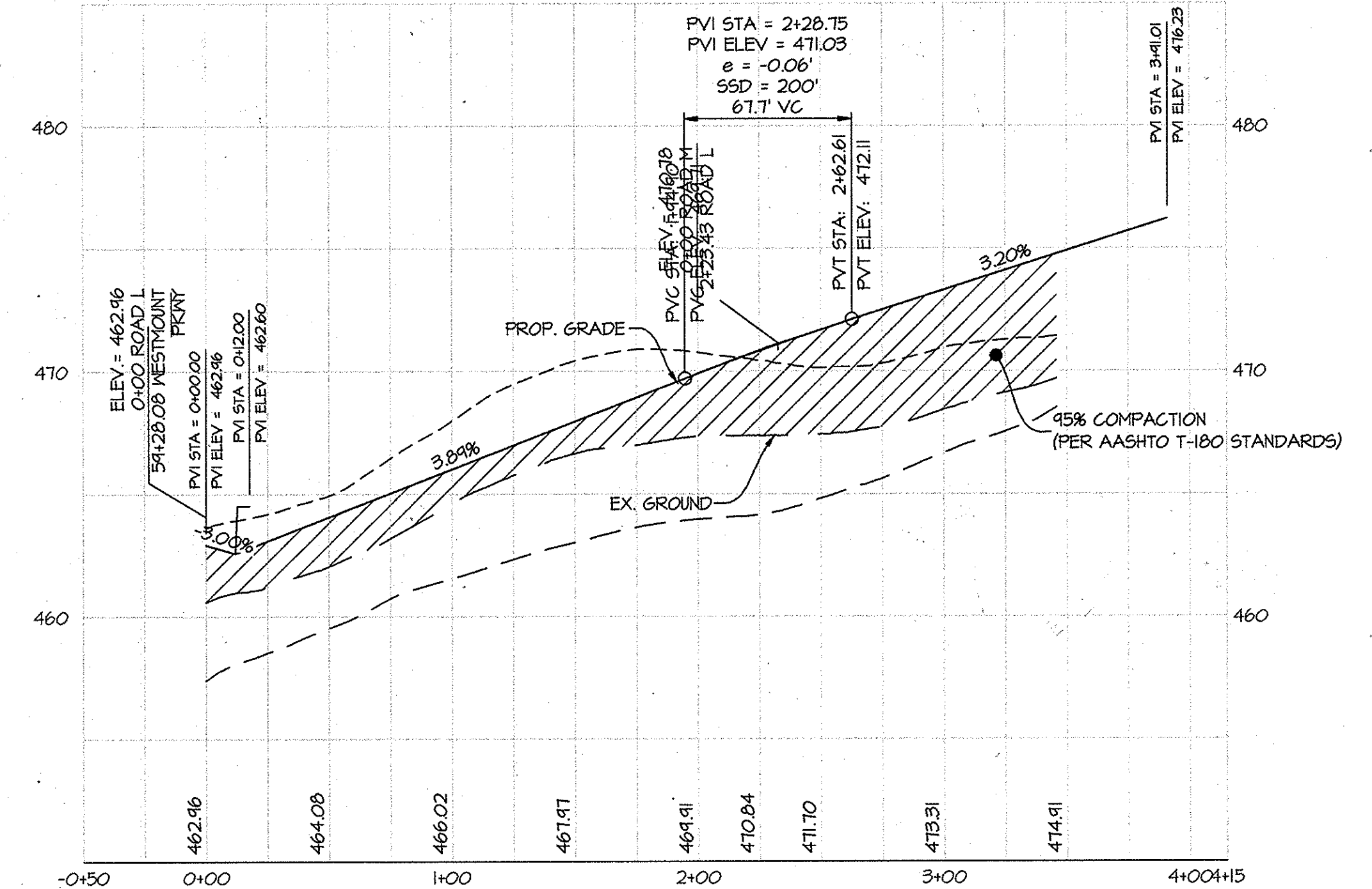




ROAD 'J' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'K' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'L' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'

PROPOSED CENTERLINE (PGL)  
EXISTING GRADE (PGL)  
EX. B.R.L. LEFT  
EX. B.R.L. RIGHT

NOTE:  
ROAD CLASSIFICATION FOR ALL ROADS THIS SHEET: ACCESS STREET  
DESIGN SPEED: 30 MPH  
FOR TYPICAL ROAD SECTIONS, SEE SHEET 31.

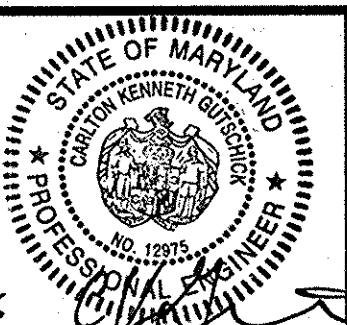
TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David M. Long* 2/19/14  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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EXPIRATION DATE: MAY 26, 2016  
1-28-15

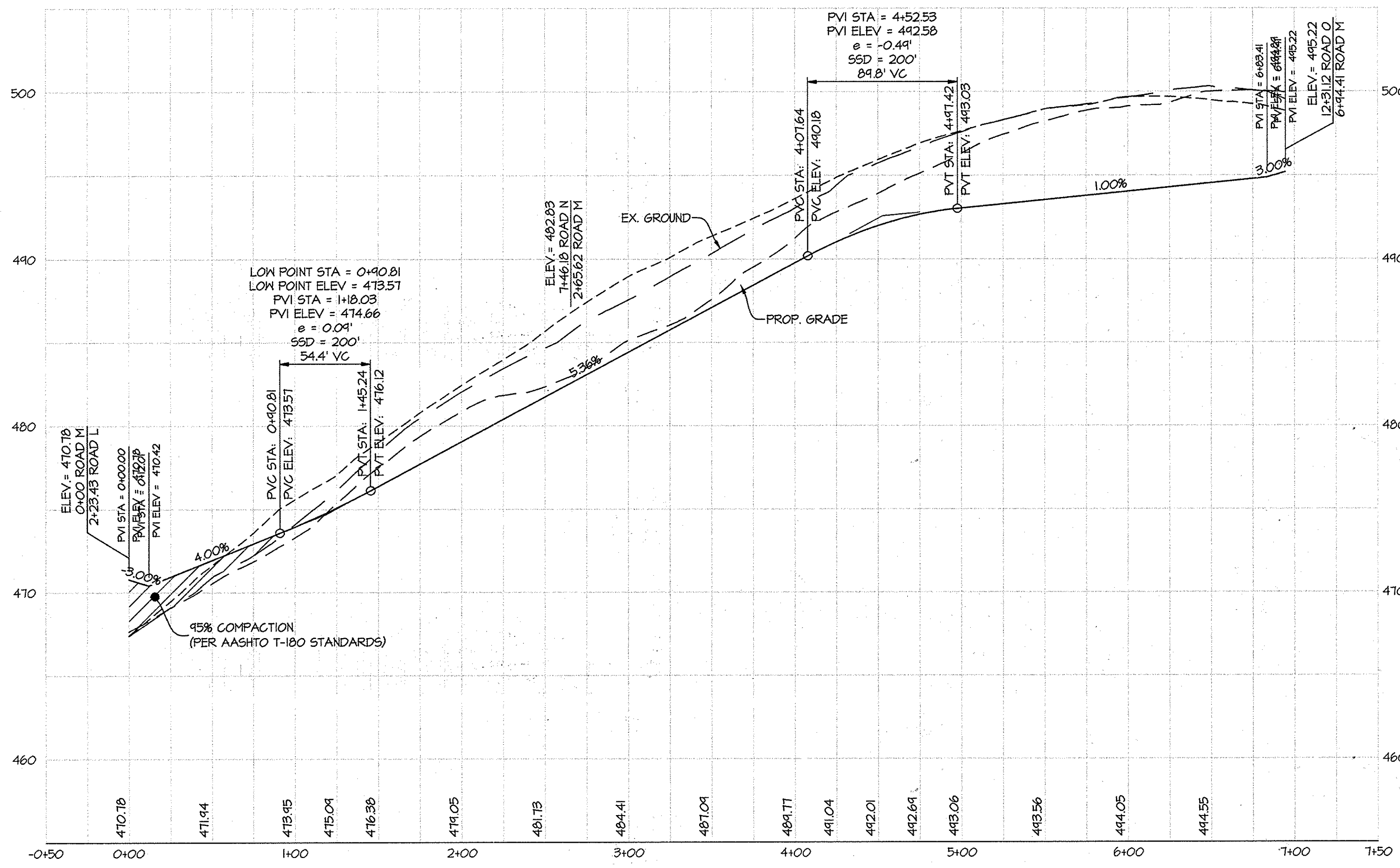


PRELIMINARY STREET GRADES - ROAD J, ROAD K & ROAD L

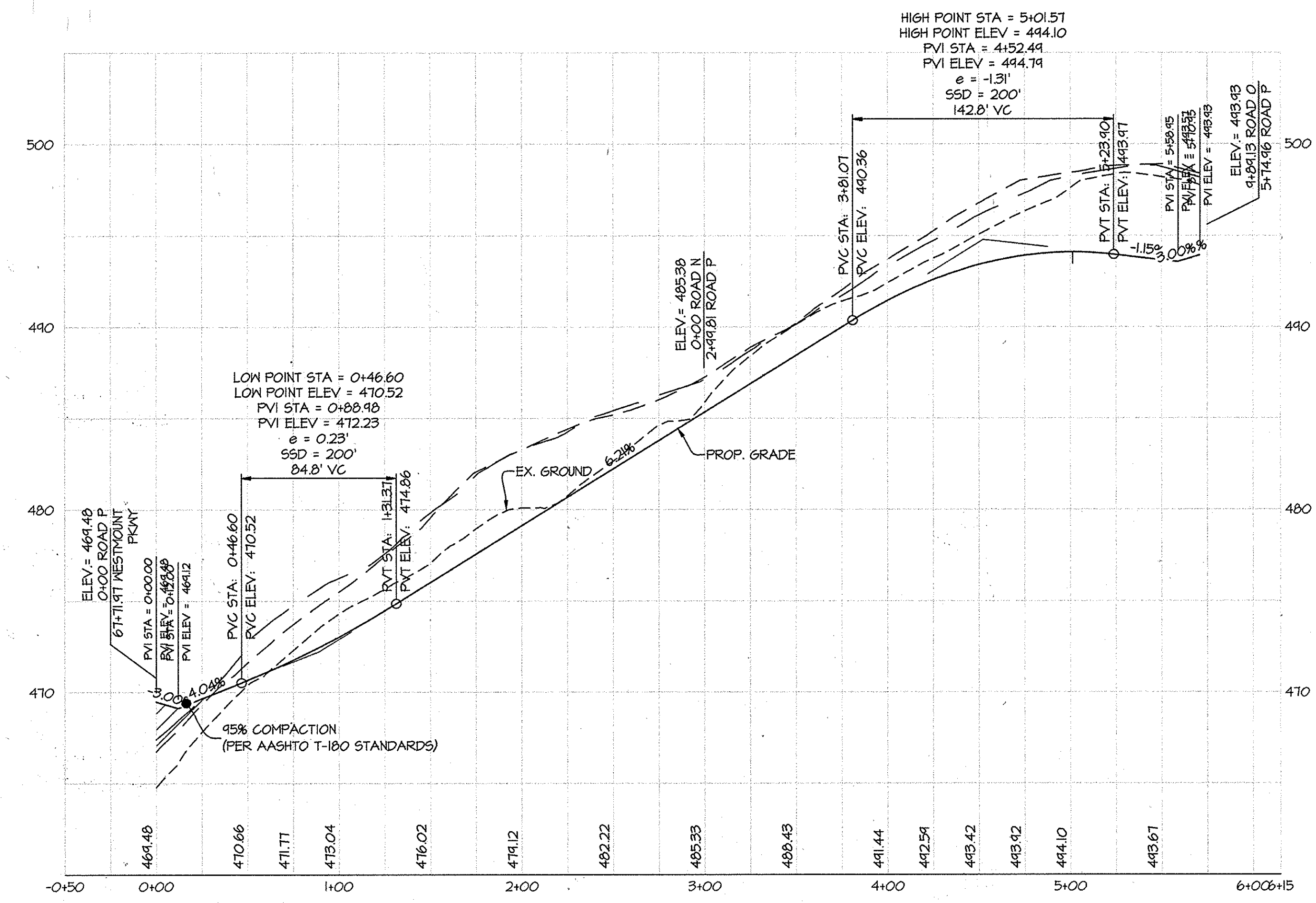
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC, 2014	23-6&12	21 OF 69

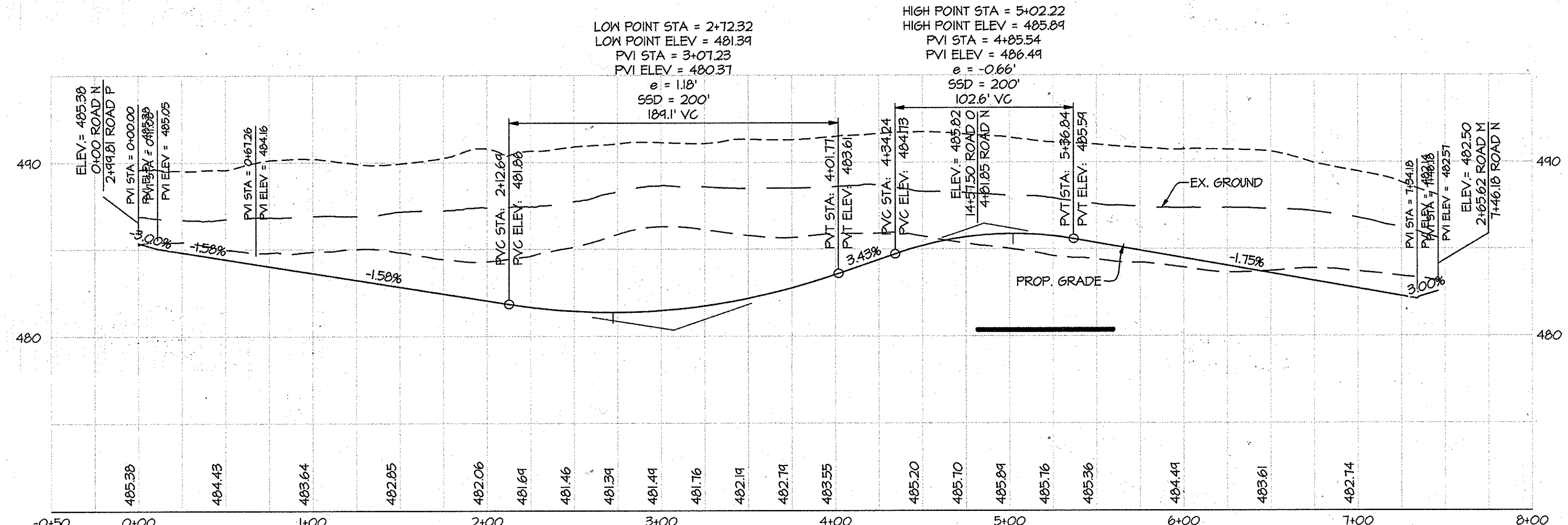
DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.



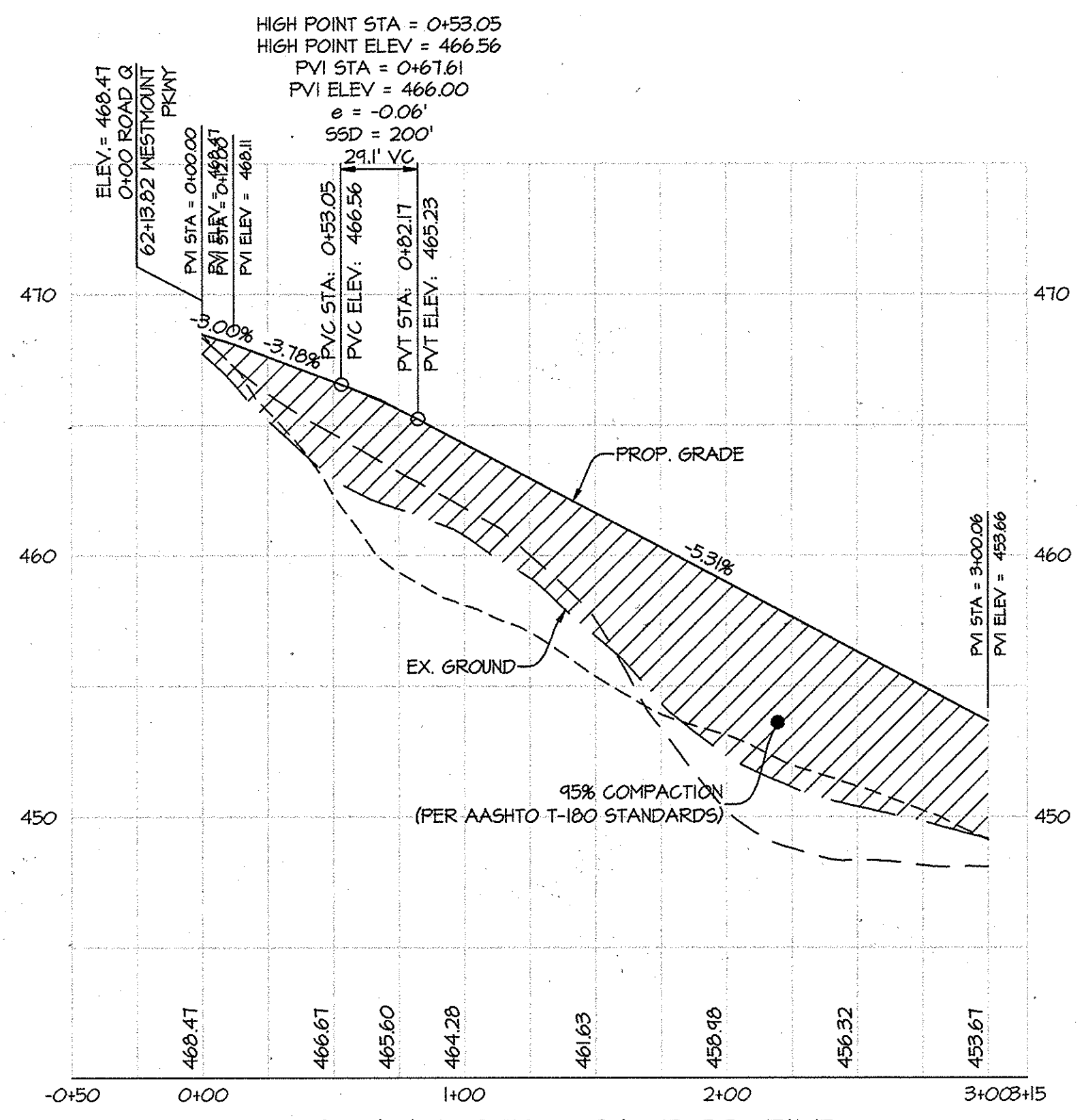
ROAD 'M' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'P' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'N' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'Q' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'

PROPOSED CENTERLINE (PGL)  
EXISTING GRADE (PGL)  
EX. B.R.L. LEFT  
EX. B.R.L. RIGHT

NOTE:  
ROAD CLASSIFICATION FOR ALL ROADS THIS SHEET:  
ACCESS STREET  
DESIGN SPEED: 30 MPH

FOR TYPICAL ROAD SECTIONS, SEE SHEET 31.

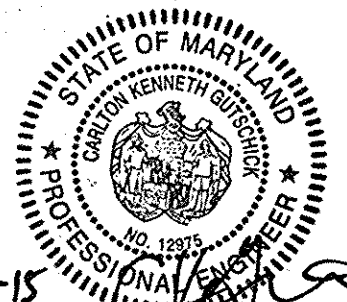
TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Handwritten Signature* 2/19/15  
PLANNING DIRECTOR

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2016  
1-28-15

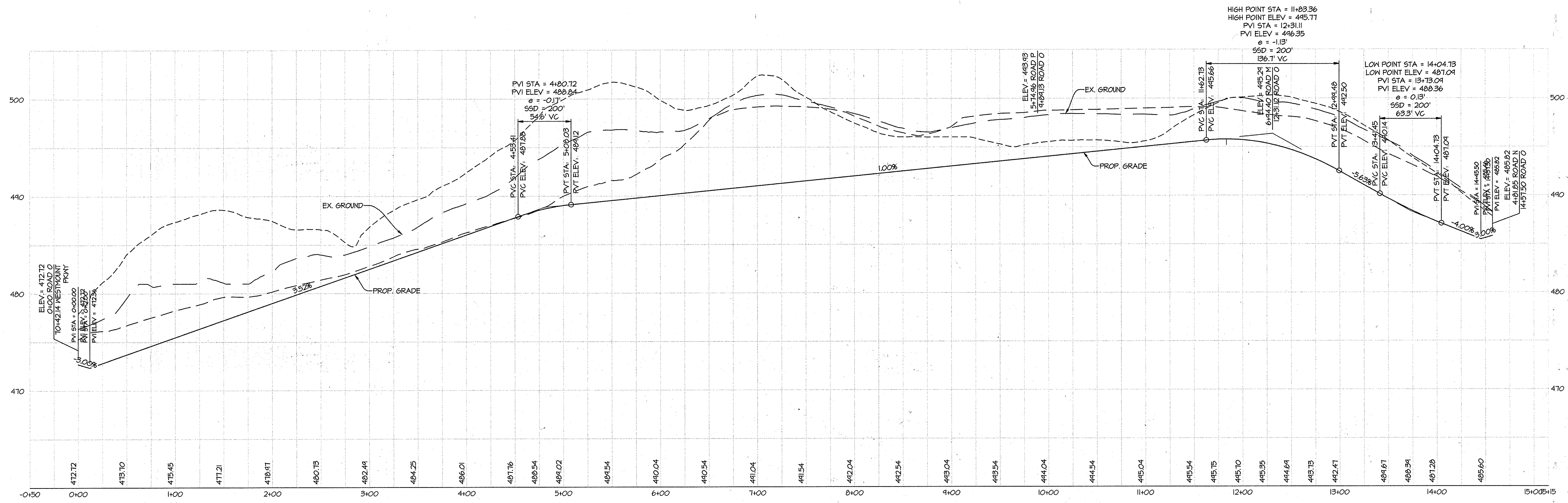


PRELIMINARY STREET GRADES - ROAD M, ROAD N, ROAD P & ROAD Q

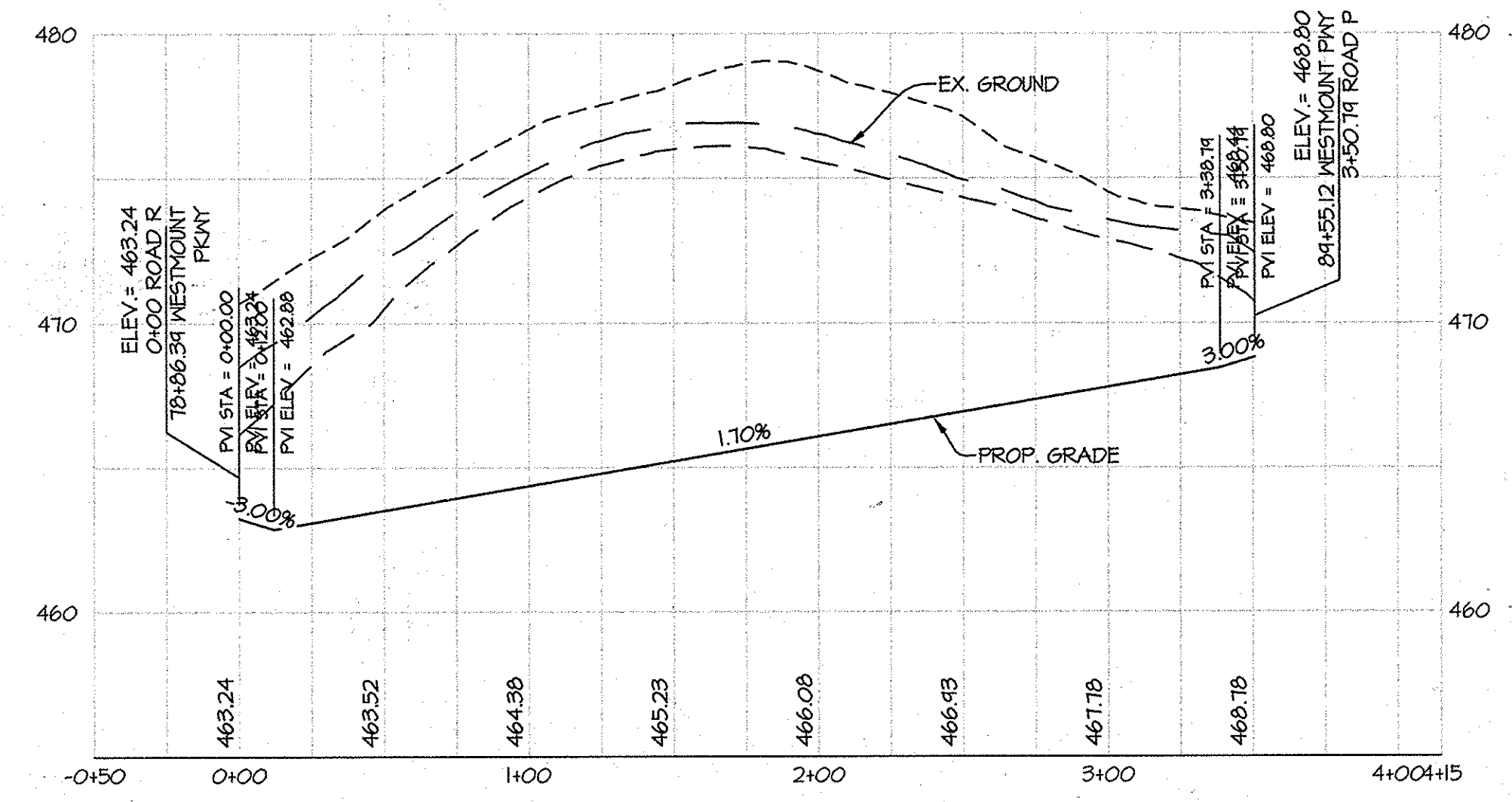
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489  
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING R-ED	G. L. W. FILE NO. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 22 OF 69

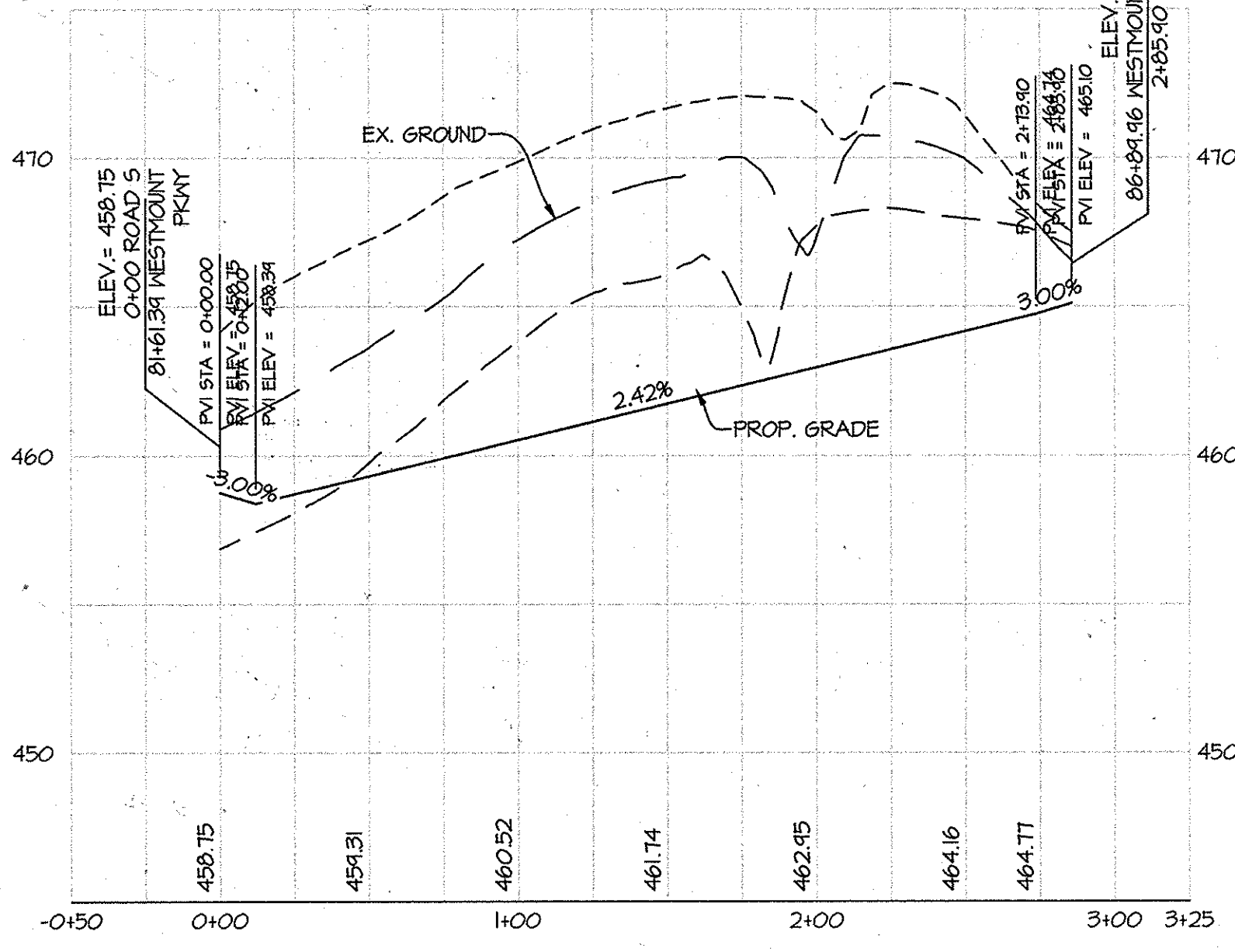
DES. JRD DRN. JRD CHK. DEV. DATE REVISION BY APPR.



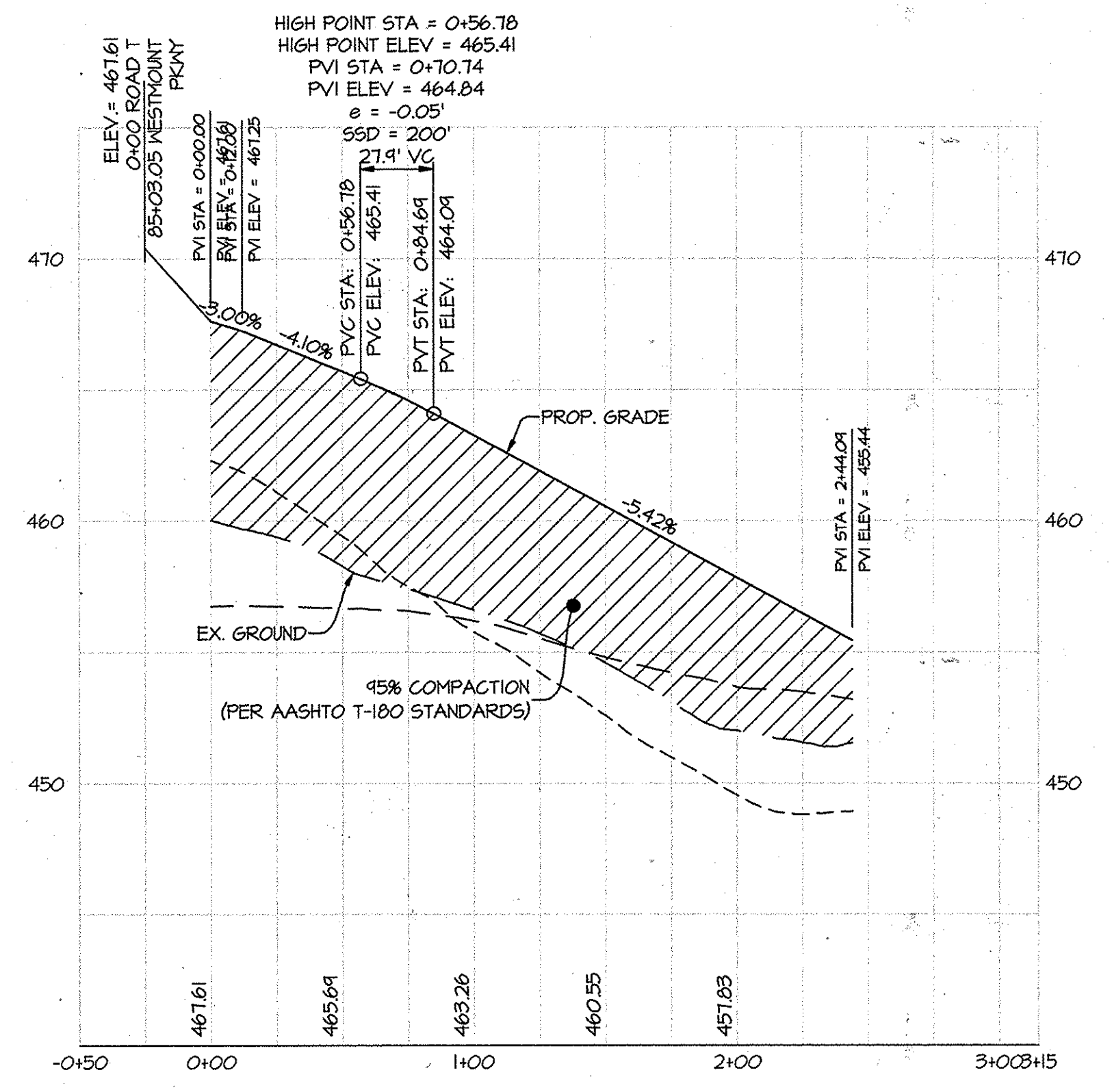
ROAD 'O' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'R' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'S' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'



ROAD 'T' STREET GRADE PROFILE  
SCALE: HOR. 1" = 50'  
VER. 1" = 5'

PROPOSED CENTERLINE (PGL)  
EXISTING GRADE (PGL)  
EX. B.R.L. LEFT  
EX. B.R.L. RIGHT

NOTE:  
ROAD CLASSIFICATION FOR ALL ROADS THIS SHEET:  
ACCESS STREET  
DESIGN SPEED: 30 MPH

FOR TYPICAL ROAD SECTIONS, SEE SHEET 31.

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark J. Long* 2/19/15  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2016  
1-28-15



PRELIMINARY STREET GRADES - ROAD O, ROAD R, ROAD S & ROAD T

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489  
HOWARD COUNTY, MARYLAND

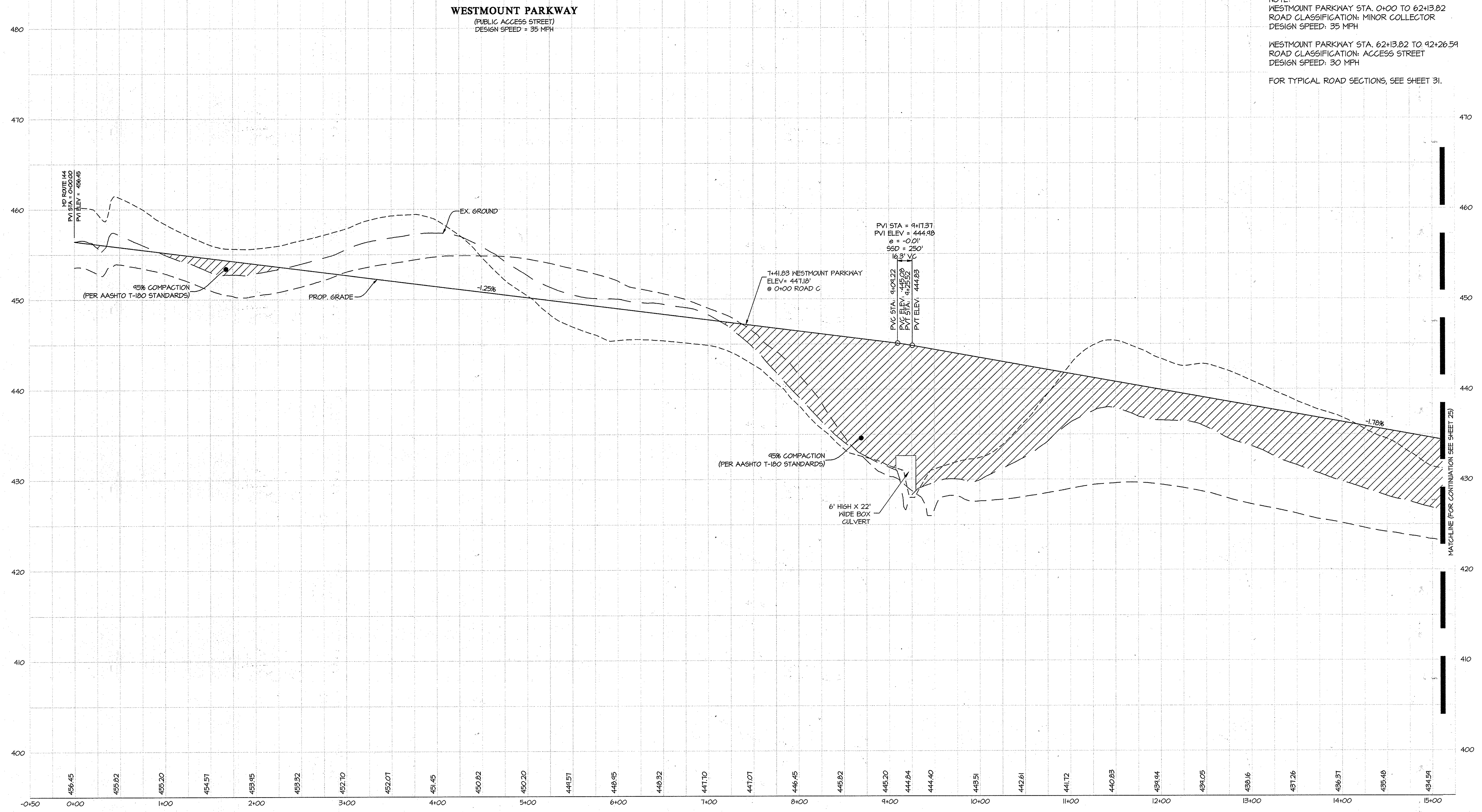
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	23 OF 69

PROPOSED CENTERLINE (P&L) ———  
 EXISTING GRADE (P&L) - - - - -  
 EX. 20' LEFT OF RIGHT-OF-WAY - - - - -  
 EX. 20' RIGHT OF RIGHT-OF-WAY - - - - -

NOTE:  
 WESTMOUNT PARKWAY STA. 0+00 TO 62+13.82  
 ROAD CLASSIFICATION: MINOR COLLECTOR  
 DESIGN SPEED: 35 MPH

WESTMOUNT PARKWAY STA. 62+13.82 TO 92+26.59  
 ROAD CLASSIFICATION: ACCESS STREET  
 DESIGN SPEED: 30 MPH

FOR TYPICAL ROAD SECTIONS, SEE SHEET 31.



**WESTMOUNT PARKWAY**  
 (PUBLIC ACCESS STREET)  
 DESIGN SPEED = 35 MPH

WESTMOUNT PARKWAY STREET GRADE PROFILE

SCALE: HOR. 1" = 50'  
 VER. 1" = 5'

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Long* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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 EXPIRATION DATE: MAY 26, 2016  
 1-28-15



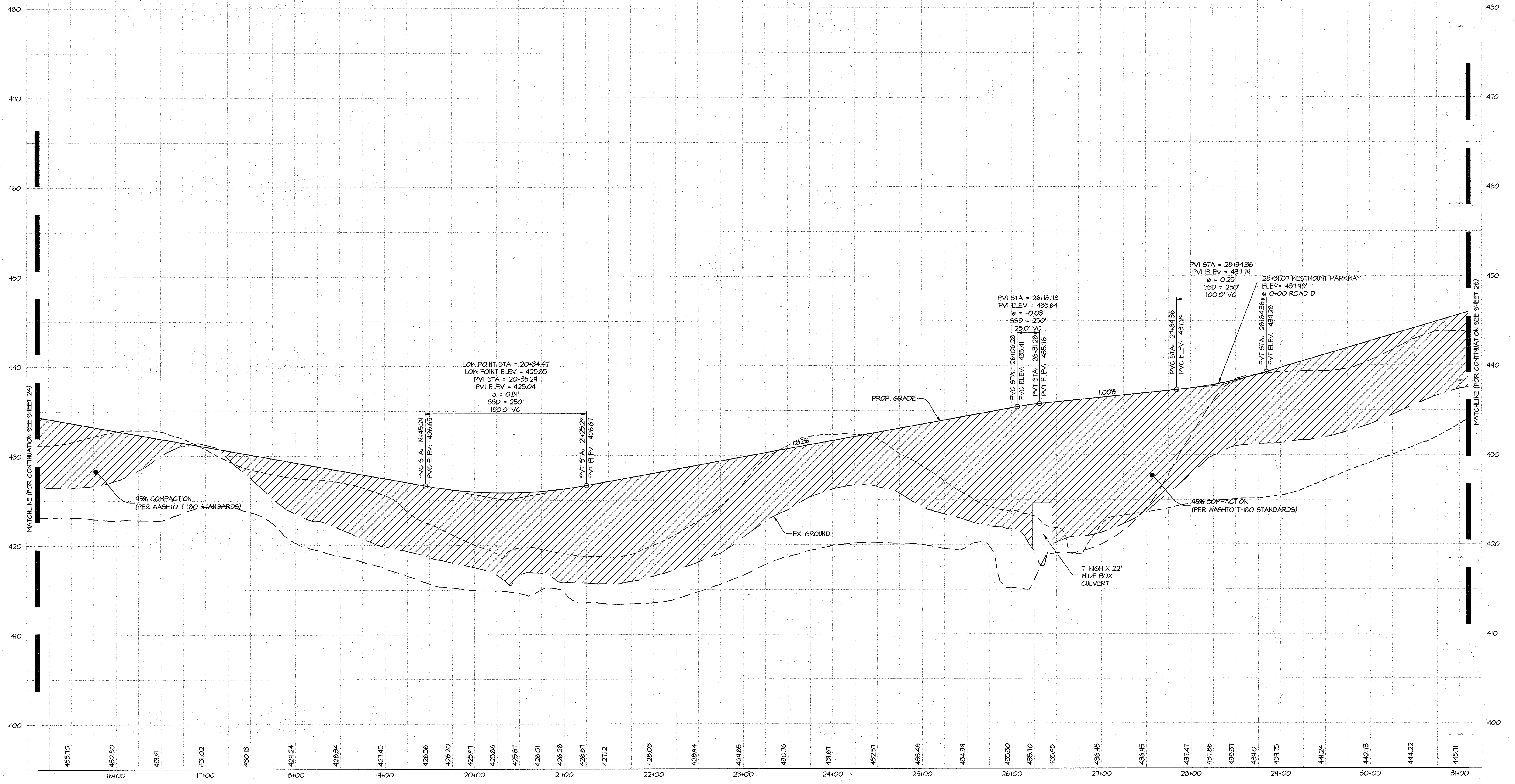
PRELIMINARY STREET GRADES - WESTMOUNT PARKWAY

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

SCALE AS SHOWN	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 24 OF 69

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.





WESTMOUNT PARKWAY STREET GRADE PROFILE

SCALE: HOR 1" = 50'  
 VER 1" = 5'

PROPOSED CENTERLINE (P&L)	---
EXISTING GRADE (P&L)	---
EX. 20' LEFT OF RIGHT-OF-WAY	---
EX. 20' RIGHT OF RIGHT-OF-WAY	---

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Paul M. Layton* 2/14/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 1/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-583-2524 FAX: 301-421-4186

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016

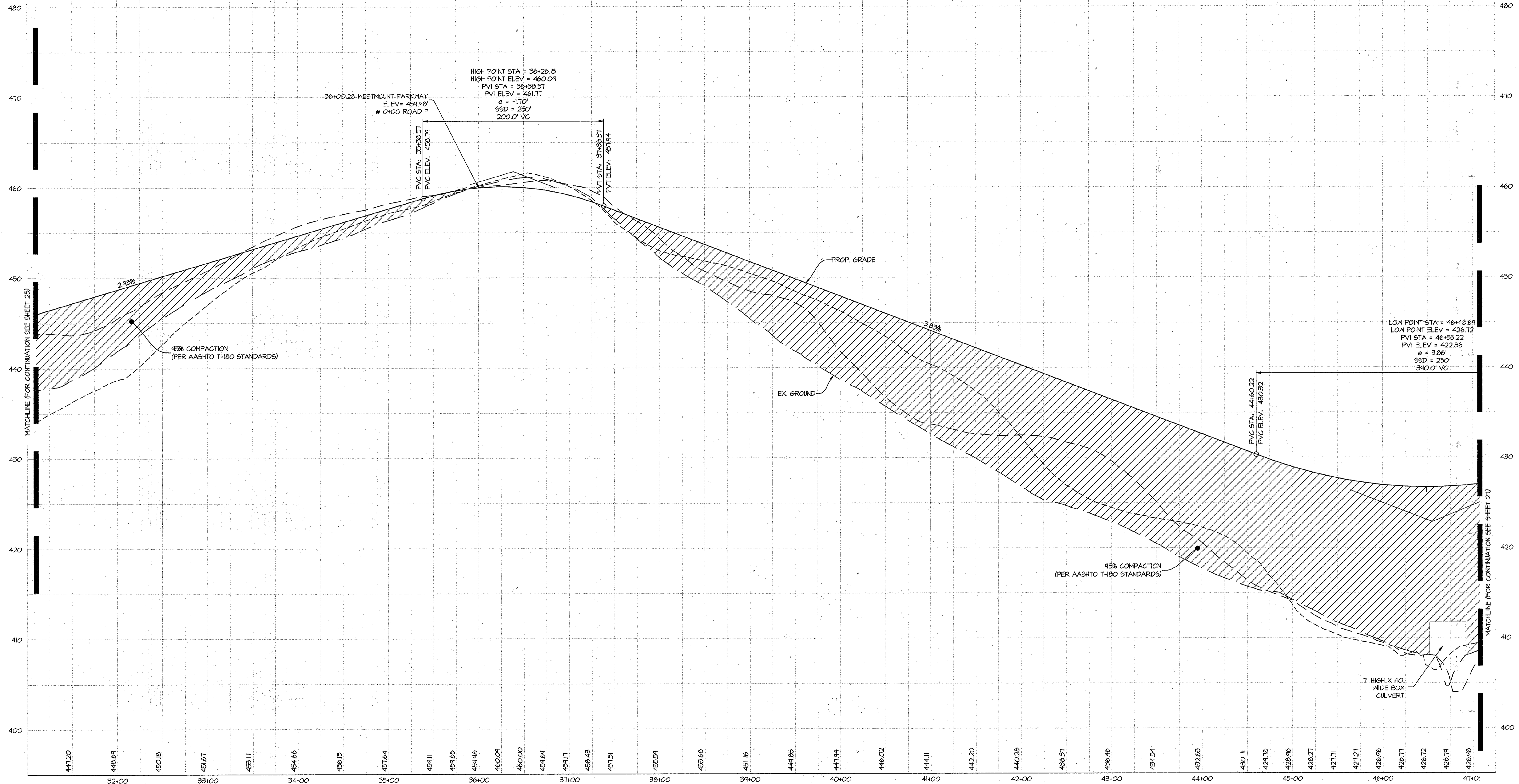


PRELIMINARY STREET GRADES - WESTMOUNT PARKWAY

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID-	SHEET
DEC., 2014	23-6&12	25 OF 69

DES. JRD ORN. JRD CHK. DEV. DATE REVISION BY APPR.



WESTMOUNT PARKWAY STREET GRADE PROFILE  
 SCALE: HOR. 1" = 50'  
 VER. 1" = 5'

PROPOSED CENTERLINE (PGL) ———  
 EXISTING GRADE (PGL) - - - - -  
 EX. 20' LEFT OF RIGHT-OF-WAY - - - - -  
 EX. 20' RIGHT OF RIGHT-OF-WAY - - - - -

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14

PLANNING DIRECTOR  
 2/19/15

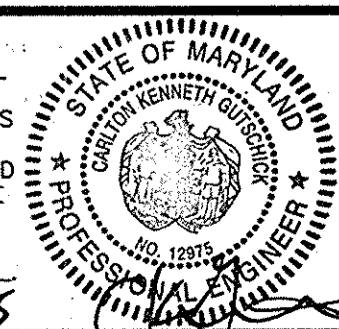
**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD ORN. JRD CHK. DEV. DATE REVISION BY APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION

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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016



PRELIMINARY STREET GRADES - WESTMOUNT PARKWAY

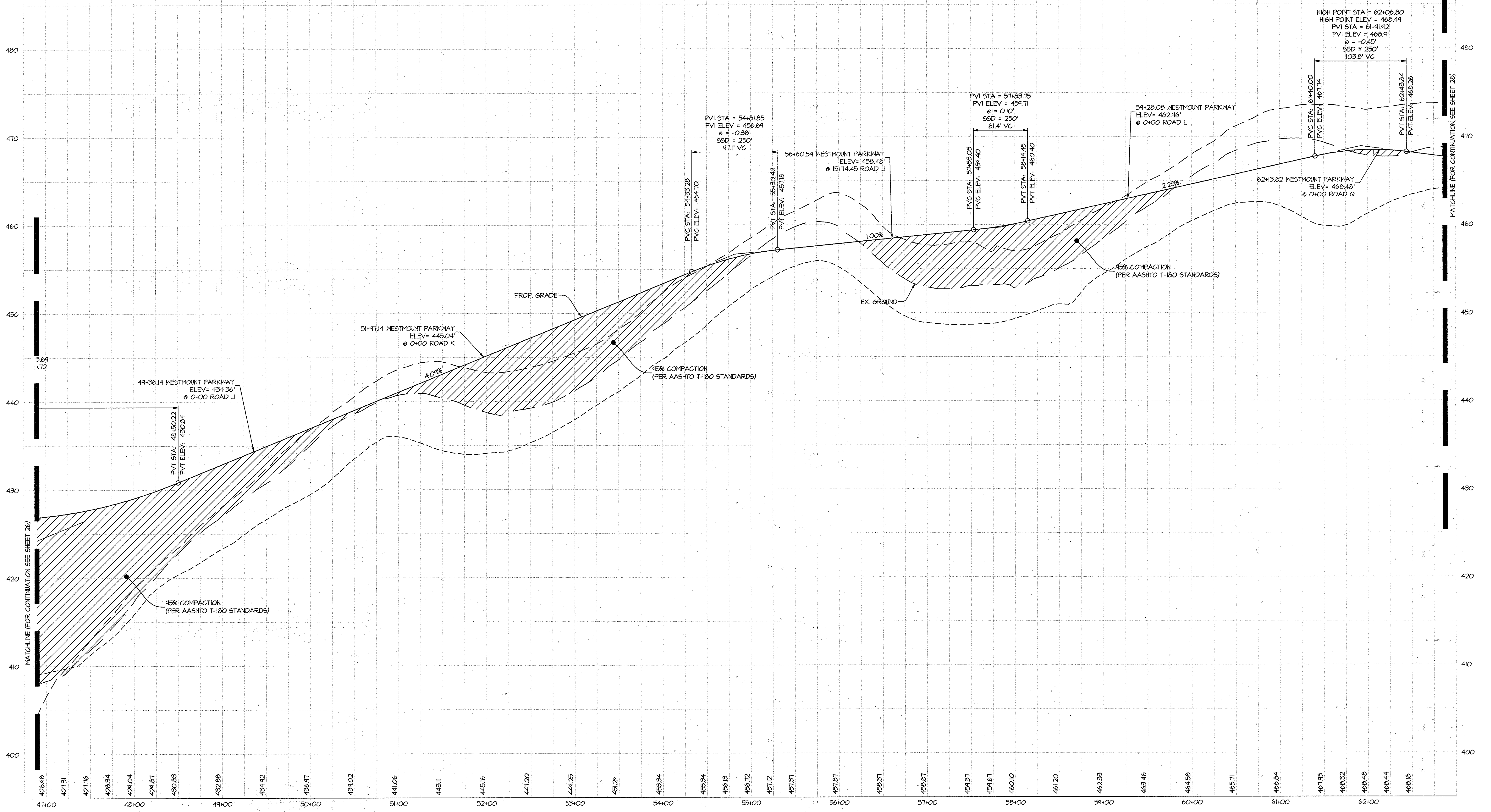
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 26 OF 69

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WESTMOUNT PARKWAY STREET GRADE PROFILE  
 SCALE: HOR. 1" = 50'  
 VER. 1" = 5'

PROPOSED CENTERLINE (PGL) ———  
 EXISTING GRADE (PGL) - - - - -  
 EX. 20' LEFT OF RIGHT-OF-WAY - - - - -  
 EX. 20' RIGHT OF RIGHT-OF-WAY - - - - -

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James P. Leagle* 2/22/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 2/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 28, 2015  
 1-28-15



PRELIMINARY STREET GRADES - WESTMOUNT PARKWAY  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	27 OF 69



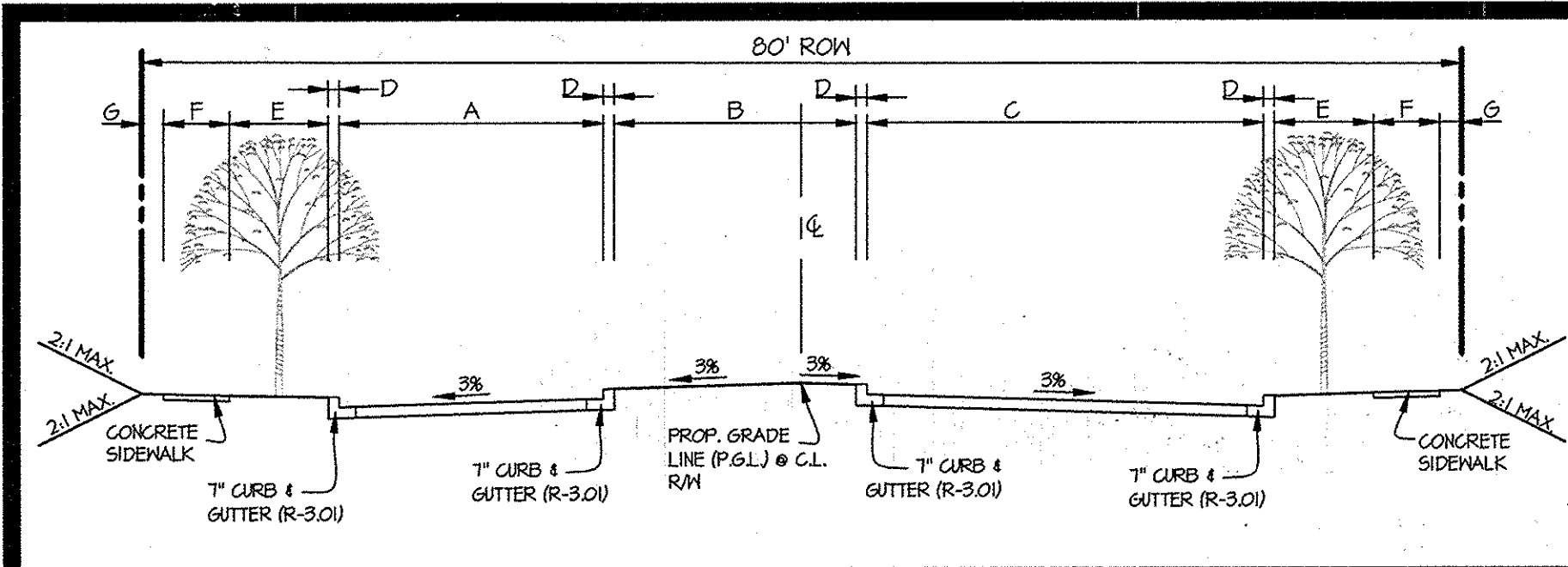


CURVE DATA CHART									
CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
A1	ROAD A	1+29.29	3+16.51	250.00'	98.24'	187.22'	182.87'	S4°35'12"E	42°54'24"
A2	ROAD A	4+52.95	6+07.81	210.00'	81.14'	154.85'	151.37'	S4°54'55"E	42°14'57"
A3	ROAD A	8+87.63	10+38.78	325.00'	76.97'	151.16'	149.80'	S2°53'07"W	26°38'53"
A4	ROAD A	10+97.20	11+76.62	325.00'	39.90'	79.41'	79.22'	S3°26'19"W	14°00'00"
B1	ROAD B	0+14.78	1+86.71	230.00'	90.20'	171.93'	167.95'	S85°22'30"W	42°49'47"
B2	ROAD B	2+42.75	3+61.75	75.00'	76.20'	119.00'	106.91'	S61°20'00"W	90°54'47"
B3	ROAD B	4+29.65	5+16.47	112.00'	45.72'	86.82'	84.66'	S6°19'51"E	44°24'55"
C1	ROAD C	0+62.54	2+88.66	175.00'	131.95'	226.12'	210.71'	N49°19'30"E	74°01'54"
D1	ROAD D	0+03.83	1+06.00	210.00'	52.12'	102.18'	101.17'	S79°16'44"E	27°52'40"
D2	ROAD D	1+87.98	6+04.47	375.00'	232.67'	416.49'	395.41'	S61°24'02"E	63°38'04"
D3	ROAD D	8+57.96	9+70.46	350.00'	56.74'	112.50'	112.02'	S38°47'30"E	18°25'01"
D4	ROAD D	12+73.89	14+94.61	300.00'	115.62'	220.72'	215.77'	S26°55'23"E	42°09'15"
E1	ROAD E	0+55.27	1+36.01	350.00'	40.55'	80.74'	80.56'	S3°23'28"W	13°13'04"
E2	ROAD E	2+87.22	4+94.13	250.00'	109.80'	206.91'	201.06'	S13°42'37"E	47°25'15"
F1	ROAD F	3+13.90	4+31.71	75.00'	75.00'	117.81'	106.07'	S82°25'15"E	90°00'00"
I1	ROAD I	0+22.92	2+02.80	175.00'	98.79'	179.88'	172.06'	S66°52'02"E	58°53'34"
I2	ROAD I	4+37.60	5+01.54	350.00'	32.06'	63.94'	63.85'	N88°55'12"E	10°28'02"
J1	ROAD J	1+87.63	4+00.13	350.00'	109.64'	212.50'	209.25'	N66°23'36"E	34°47'13"
J2	ROAD J	4+64.80	7+36.61	175.00'	171.95'	271.81'	245.30'	S51°43'02"E	88°59'30"
J3	ROAD J	12+67.17	14+24.07	95.00'	103.00'	156.90'	139.67'	S40°05'34"W	94°37'42"
K1	ROAD K	1+01.64	2+78.51	300.00'	91.09'	176.86'	174.31'	N65°53'22"E	33°46'43"
L1	ROAD L	0+06.62	2+25.45	225.00'	118.95'	218.84'	210.31'	S69°21'30"E	55°43'34"
M1	ROAD M	3+42.02	6+56.31	180.00'	214.68'	314.30'	275.86'	S42°48'01"W	100°02'36"
N1	ROAD N	0+82.79	6+30.41	475.00'	308.79'	547.61'	517.79'	N49°45'04"E	66°03'17"
O1	ROAD O	0+66.70	2+72.68	250.00'	109.24'	205.98'	200.20'	S49°40'23"E	47°12'22"
O2	ROAD O	6+71.32	7+89.13	75.00'	75.00'	117.81'	106.07'	N61°43'26"E	90°00'00"
O3	ROAD O	11+13.44	14+57.50	485.00'	179.63'	344.06'	336.89'	N3°35'56"W	40°38'44"
P1	ROAD P	2+18.17	3+62.12	525.00'	72.43'	143.94'	143.49'	S65°25'17"E	15°42'34"
Q1	ROAD Q	1+43.75	2+54.89	210.00'	56.90'	111.14'	109.85'	N23°35'35"W	30°19'22"
R1	ROAD R	1+90.45	2+74.29	350.00'	42.12'	83.83'	83.63'	S80°08'17"E	13°43'26"
S1	ROAD S	2+10.88	2+70.76	250.00'	30.08'	59.88'	59.74'	S80°08'17"E	13°43'26"
T1	ROAD T	0+06.71	1+65.64	210.00'	83.49'	158.93'	155.17'	N24°56'02"E	43°21'46"
W1	WESTMOUNT PARKWAY	3+04.19	5+95.87	265.00'	162.59'	291.67'	277.17'	S13°56'30"E	63°03'47"
W2	WESTMOUNT PARKWAY	5+95.87	7+58.16	200.00'	85.91'	162.29'	157.87'	S22°13'37"E	46°29'32"
W3	WESTMOUNT PARKWAY	9+90.48	12+55.29	280.00'	143.25'	264.81'	255.05'	S26°04'29"E	54°11'16"
W4	WESTMOUNT PARKWAY	13+05.36	14+40.34	1768.00'	134.98'	134.98'	S55°21'21"E	4°22'27"	
W5	WESTMOUNT PARKWAY	15+10.00	18+10.60	472.00'	155.60'	300.60'	295.55'	S39°17'52"E	36°29'23"
W6	WESTMOUNT PARKWAY	18+77.59	19+44.17	645.00'	33.32'	66.58'	66.55'	S18°05'45"E	5°54'52"
W7	WESTMOUNT PARKWAY	20+36.27	23+17.84	262.00'	156.10'	281.57'	268.21'	S15°38'55"W	61°34'28"
W8	WESTMOUNT PARKWAY	24+18.28	25+67.26	217.00'	77.56'	148.99'	146.08'	S26°46'01"W	39°20'16"
W9	WESTMOUNT PARKWAY	26+19.69	26+93.77	235.00'	37.35'	74.08'	73.78'	S2°04'00"E	18°03'45"
W10	WESTMOUNT PARKWAY	26+93.77	28+64.20	220.00'	89.75'	170.43'	166.20'	S11°05'43"W	44°23'10"
W11	WESTMOUNT PARKWAY	28+64.20	29+79.40	275.00'	58.46'	115.20'	114.36'	S21°17'16"W	24°00'04"
W12	WESTMOUNT PARKWAY	30+92.82	35+21.19	530.00'	226.66'	428.37'	416.81'	S13°52'03"E	46°18'34"
W13	WESTMOUNT PARKWAY	37+68.53	37+91.65	600.00'	11.56'	23.12'	23.12'	S38°07'34"E	2°12'28"
W14	WESTMOUNT PARKWAY	40+29.26	40+88.65	818.00'	29.71'	59.40'	59.38'	S37°08'59"E	4°09'37"
W15	WESTMOUNT PARKWAY	43+74.08	44+99.15	550.00'	62.80'	125.06'	124.79'	S41°35'01"E	13°01'42"
W16	WESTMOUNT PARKWAY	46+89.91	48+87.23	1750.00'	98.76'	197.31'	197.21'	S44°52'04"E	6°27'36"
W17	WESTMOUNT PARKWAY	54+59.44	59+54.76	300.00'	325.10'	495.32'	440.94'	S61°7'58"W	94°35'56"
W18	WESTMOUNT PARKWAY	61+69.75	66+33.16	1000.00'	235.95'	463.42'	459.28'	S40°19'23"W	26°33'06"
W19	WESTMOUNT PARKWAY	67+77.66	69+64.16	310.00'	96.17'	186.50'	183.70'	S44°16'54"W	34°28'09"
W20	WESTMOUNT PARKWAY	70+21.71	74+04.38	485.00'	201.92'	382.67'	372.83'	S84°07'12"W	45°12'27"
W21	WESTMOUNT PARKWAY	75+78.58	76+96.39	75.00'	75.00'	117.81'	106.07'	N28°16'34"W	90°00'00"
W22	WESTMOUNT PARKWAY	82+49.21	83+94.75	100.00'	89.09'	145.55'	133.04'	N58°25'13"E	83°23'34"
W23	WESTMOUNT PARKWAY	83+94.75	86+40.67	170.00'	150.09'	245.92'	225.03'	S38°26'30"E	82°53'00"
W24	WESTMOUNT PARKWAY	89+76.20	90+96.59	350.00'	60.80'	120.39'	119.80'	S6°51'14"E	19°42'29"

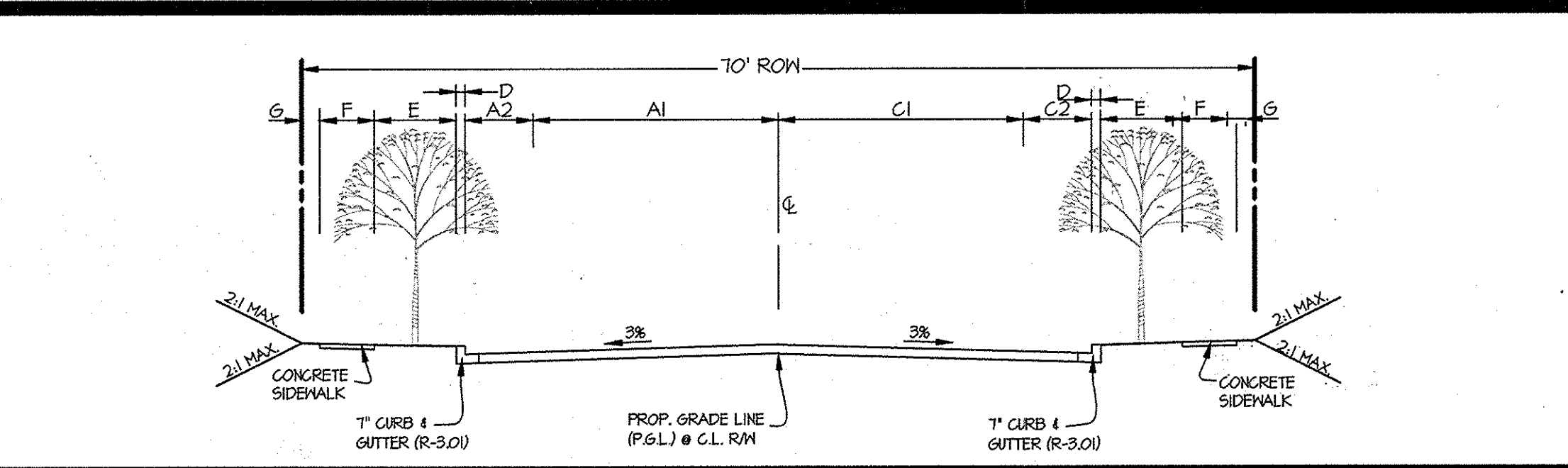
ROAD NAME	CENTERLINE STATION / COORDINATE	OFFSET	LAMP TYPE (1)	FIXTURE	POLE TYPE
ROAD A	0+74	31' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD A	2+18	21' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD A	3+40	20' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD A	5+55	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD A	9+48	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD A CUL-DE-SAC	N 1,346,631 E 587,320	---	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD B	2+90	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
CUL-DE-SAC B	N 1,346,262 E 588,084	---	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
CUL-DE-SAC C	N 1,345,892 E 588,394	---	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD D	4+77	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD D	7+77	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD D	12+30	20' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD E	0+24	20' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD E	3+52	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD E	6+25	18' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD E	8+80	21' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD E	10+85	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD F	0+71	26' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD F	3+74	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD G	1+42	21' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD G	3+96	23' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD I	0+22	22' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD I	1+57	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD I	3+20	25' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
CUL-DE-SAC I	N 1,347,316 E 585,567	---	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD J	2+79	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD J	5+58	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD J	7+89	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD J	10+90	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD J	13+44	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD K	2+29	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD L	2+08	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD L	3+34	34' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD M	2+43	21' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD M	4+26	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD N	2+63	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD N	5+00	16' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD O	2+20	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD O	4+60	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD O	7+42	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD O	10+13	20' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD O	12+09	20' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD P	3+21	16' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD Q	N 1,346,830 E 584,002	---	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
ROAD Q	2+32	34' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	0+74	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	1+58	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	2+64	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	3+50	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	4+46	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	5+50	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	7+14	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	7+50	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	8+47	23' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	10+07	25' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	11+13	37' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS

STREET LIGHT SCHEDULE

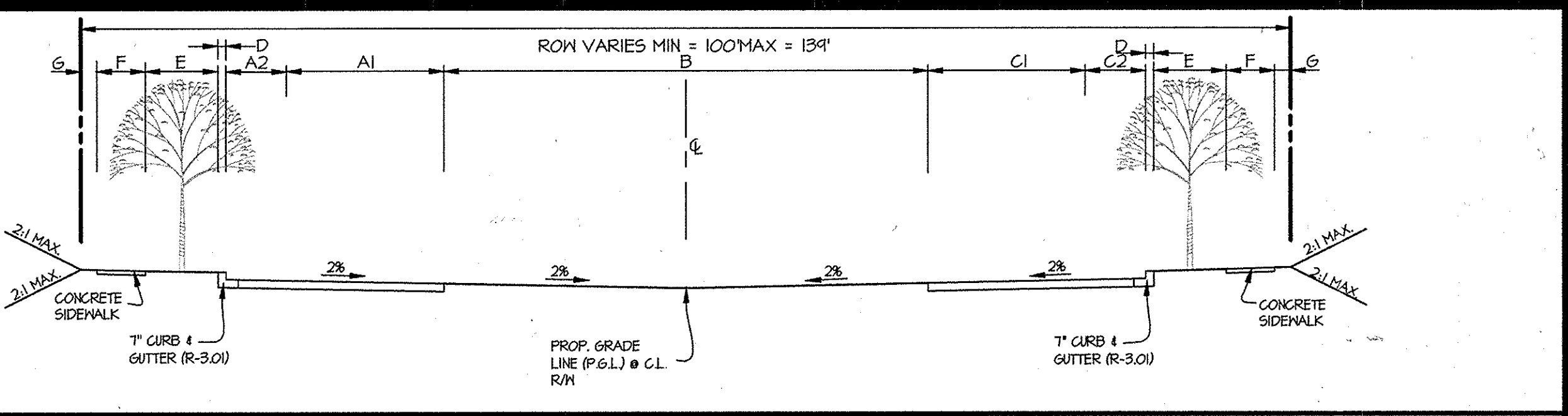
ROAD NAME	CENTERLINE STATION / COORDINATE	OFFSET	LAMP TYPE (1)	FIXTURE	POLE TYPE
WESTMOUNT PARKWAY	11+96	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	12+98	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	13+98	44' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	14+96	51' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	15+99	56' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	17+04	59' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	18+05	47' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	19+00	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	19+93	43' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	21+07	56' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	22+00	59' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	22+20	63' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	23+60	51' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	24+06	49' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	24+80	52' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	25+57	29' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	27+16	32' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	27+97	37' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	29+02	41' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	30+07	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	30+96	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	32+00	42' LT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	33+05	42' RT	100 / 150 LED	COLONIAL POST	14' BLACK FIBERGLASS
WESTMOUNT PARKWAY	33+98	42' LT	100 / 150 LED</		



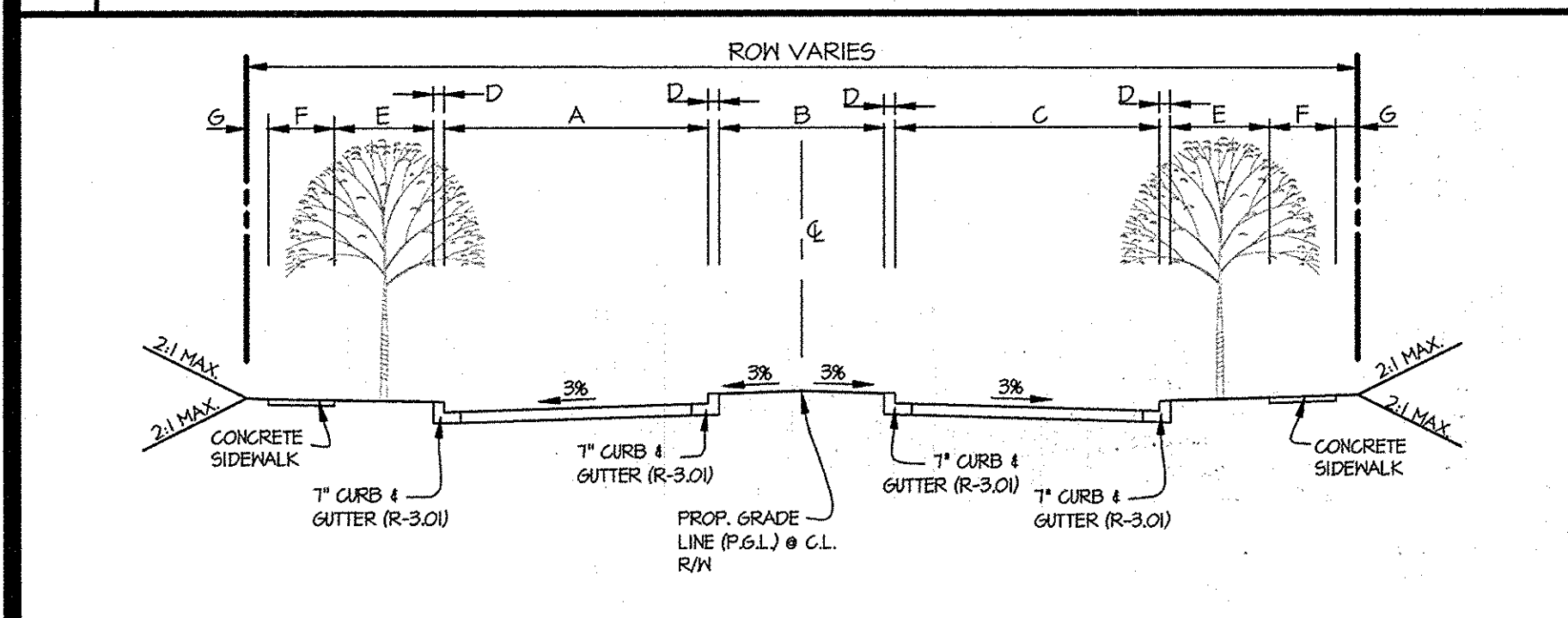
1 TYPICAL SECTION FOR 80' R/W WITH ISLAND NO SCALE



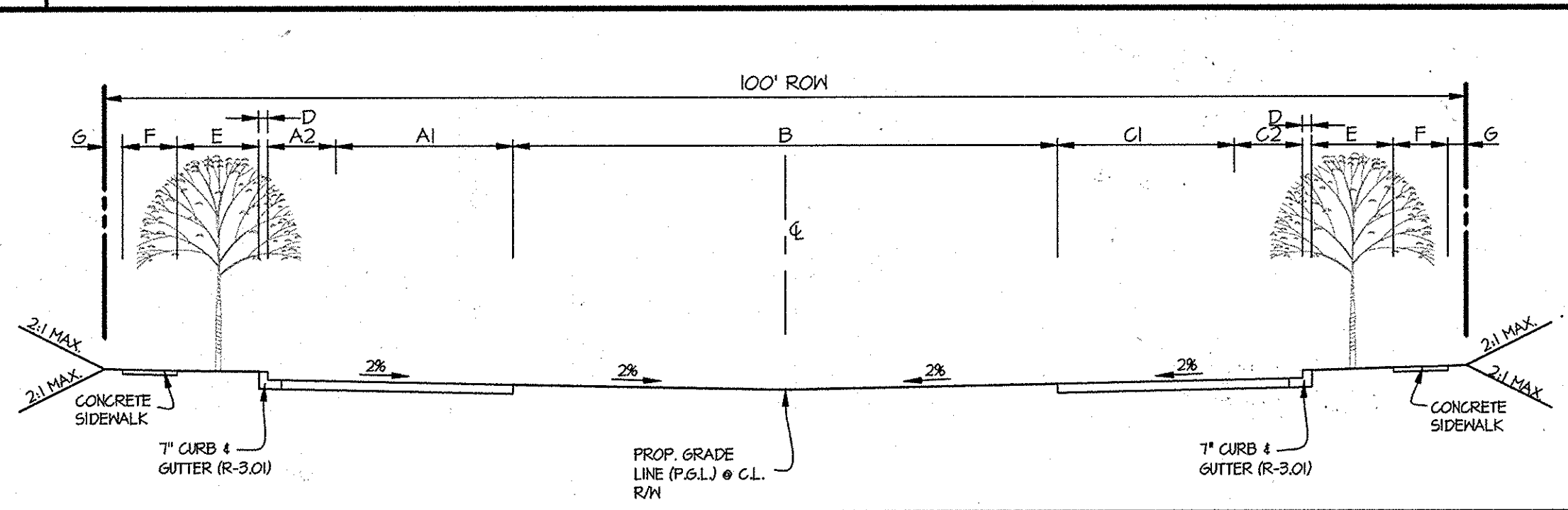
5 TYPICAL SECTION FOR 70' R/W NO SCALE



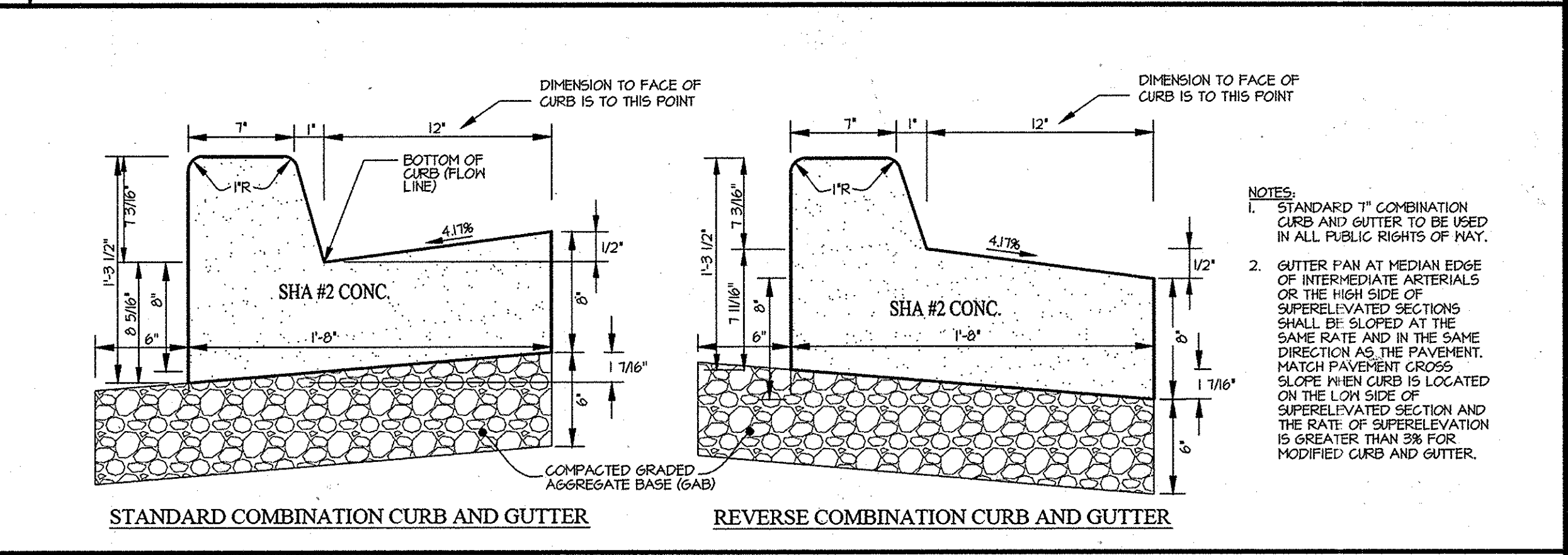
10 TYPICAL SECTION FOR 100' R/W WITH VARYING ISLAND & GREEN SPACE NO SCALE



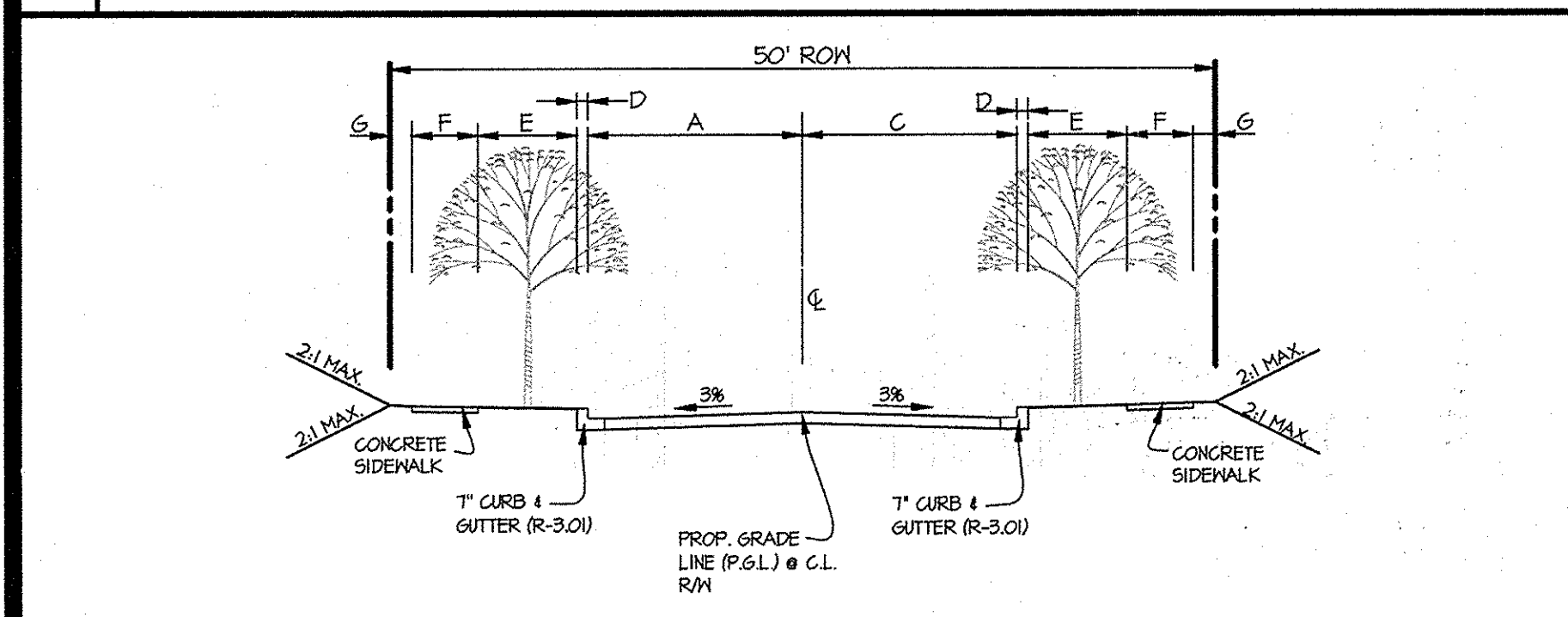
2 TYPICAL SECTION FOR CROWNED ROAD WITH VARYING R/W AND ISLAND NO SCALE



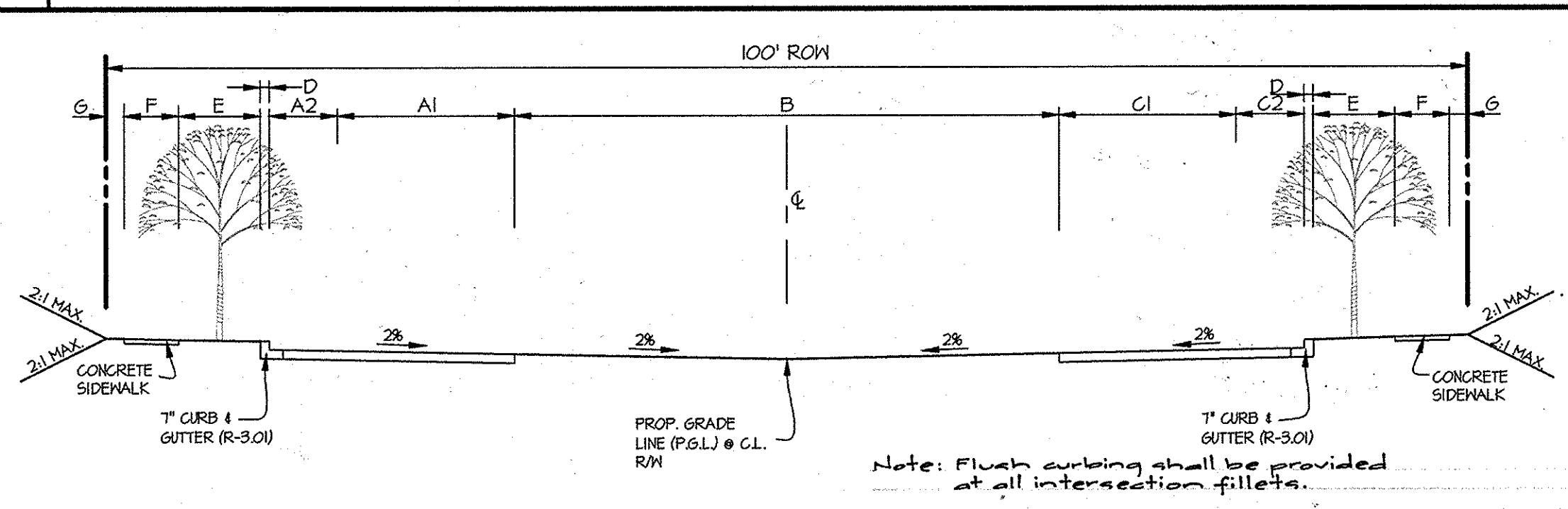
6 TYPICAL SECTION FOR 100' R/W WITH VARYING PAVING AND ISLAND NO SCALE



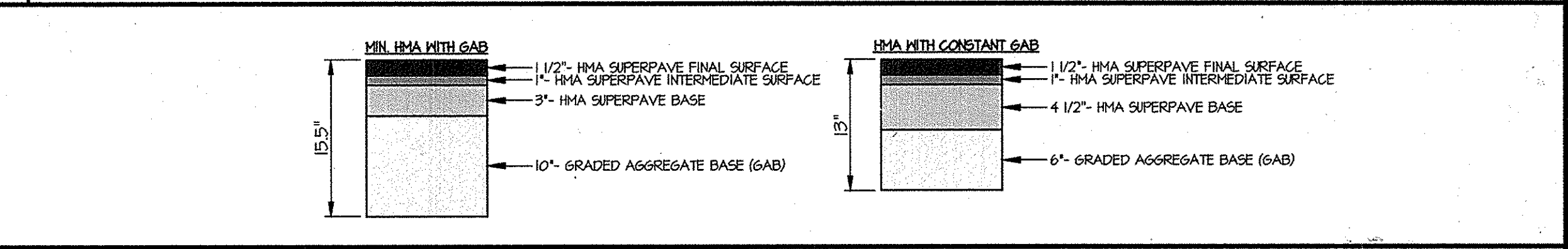
11 7" CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



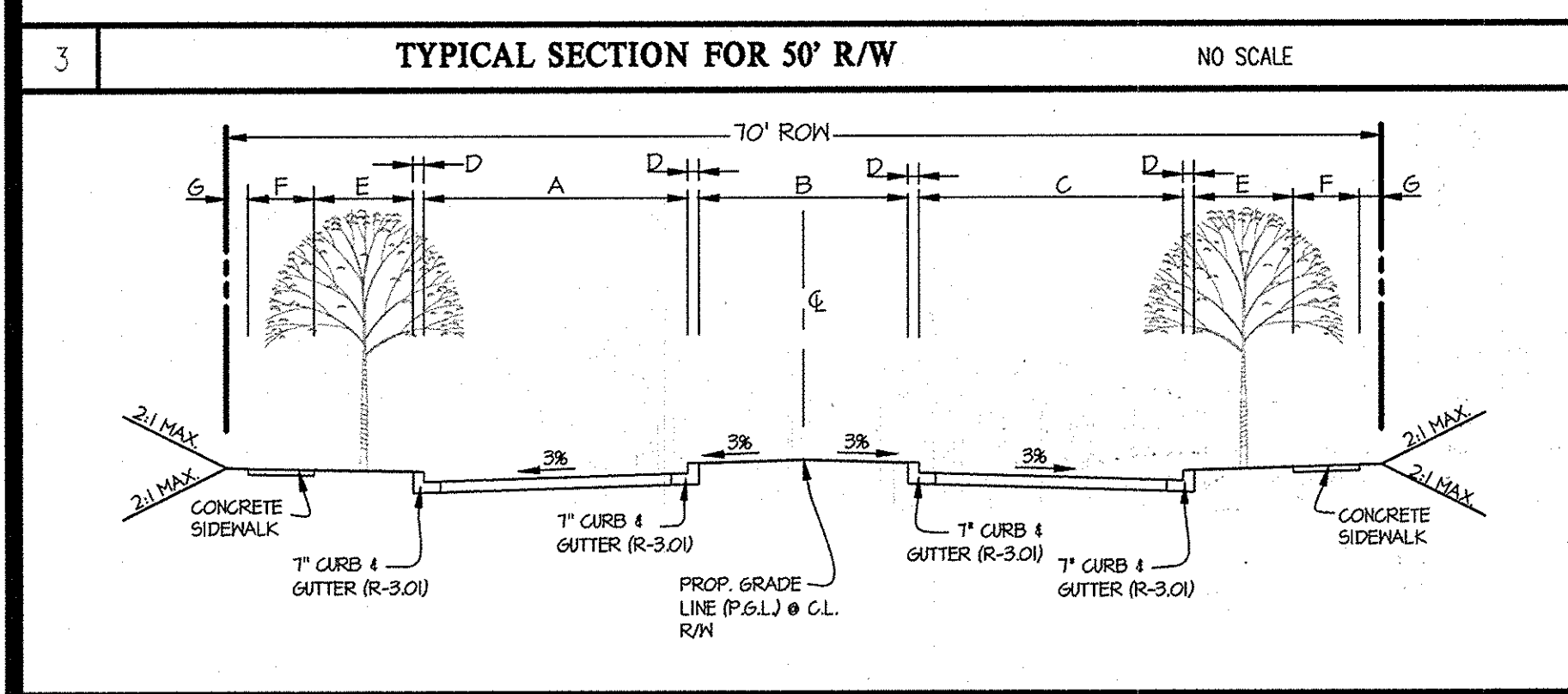
3 TYPICAL SECTION FOR 50' R/W NO SCALE



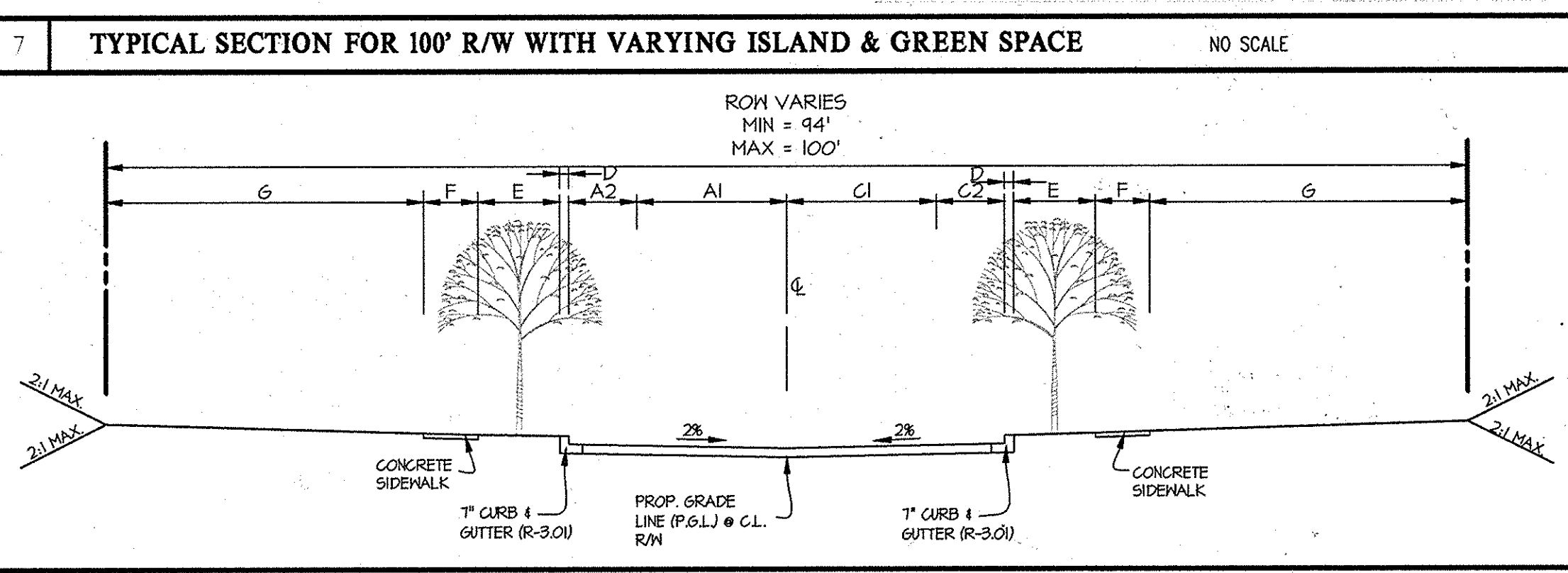
7 TYPICAL SECTION FOR 100' R/W WITH VARYING ISLAND & GREEN SPACE NO SCALE



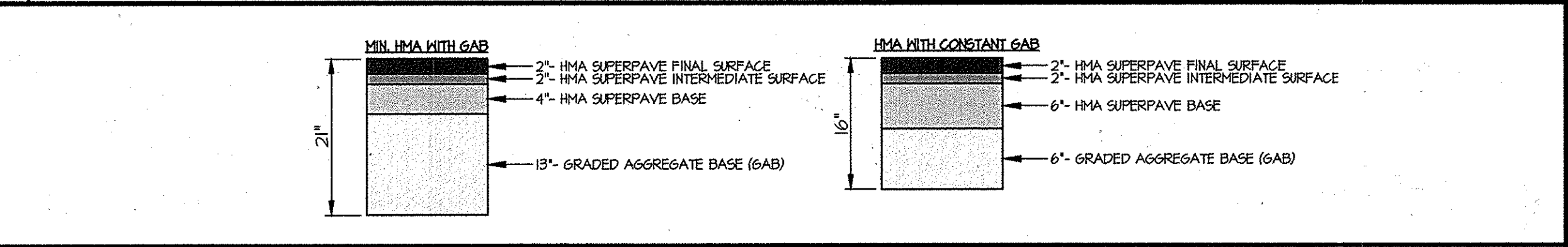
12 P-3 PAVING SECTIONS NO SCALE



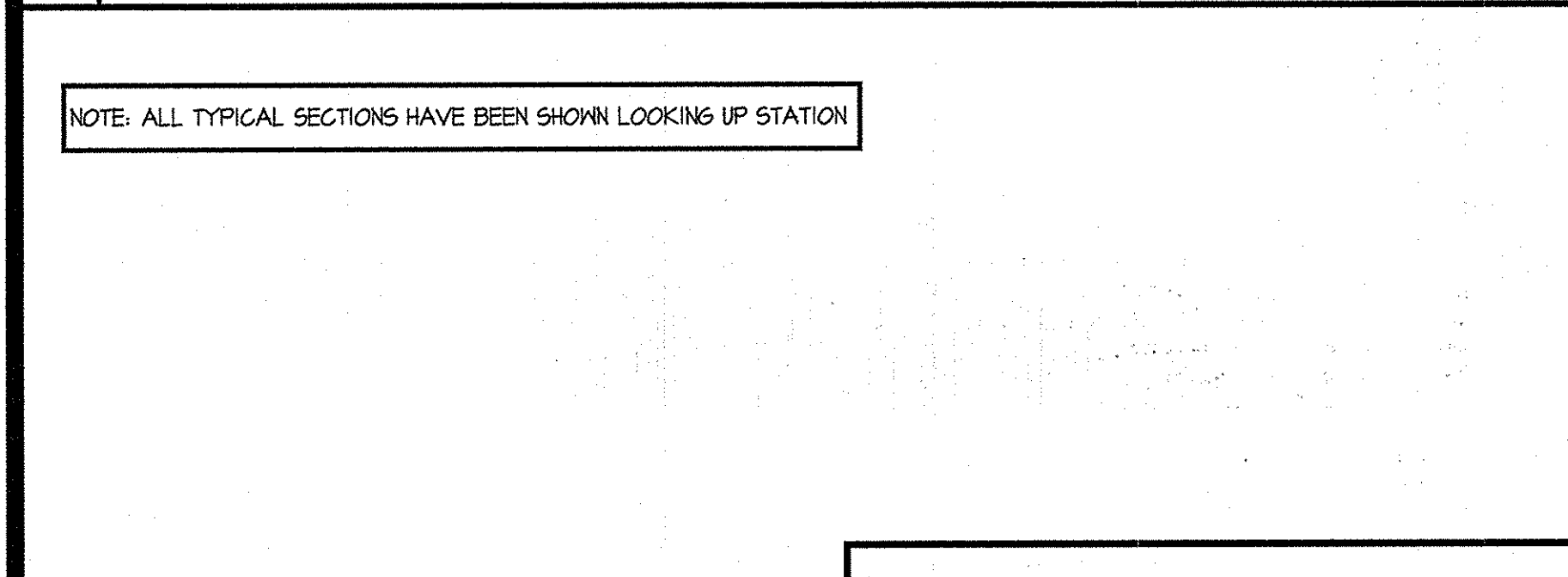
4 TYPICAL SECTION FOR 70' R/W WITH ISLAND NO SCALE



8 TYPICAL SECTION FOR VARYING PAVING, GREEN SPACE & R/W NO SCALE

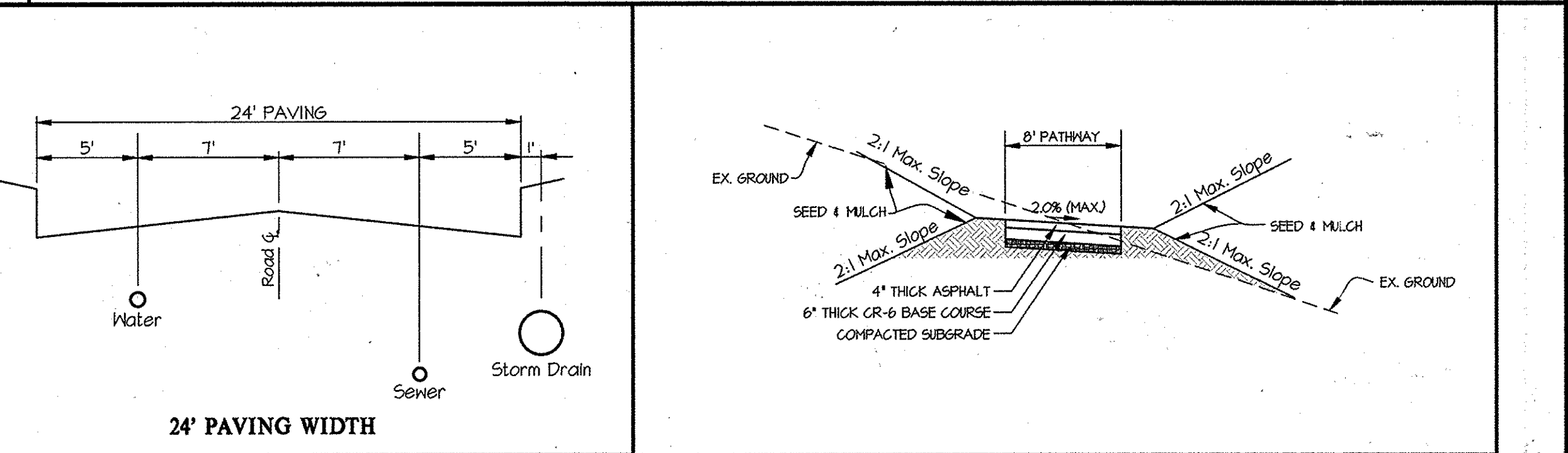


13 P-4 PAVING SECTIONS NO SCALE



9 TYPICAL SECTION FOR CROWNED ROAD WITH VARYING PAVING, GREEN SPACE & R/W NO SCALE

NOTE: ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION



14 TYPICAL UTILITY LOCATIONS SCALE: 1"=6' 15 8' ASPHALT PATHWAY DETAIL NO SCALE

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Dawn H. Cragg*  
PLANNING DIRECTOR

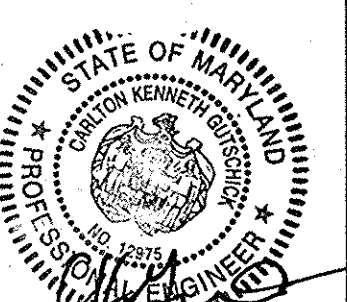
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2016  
*L-2816*



PRELIMINARY STREET INFORMATION

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

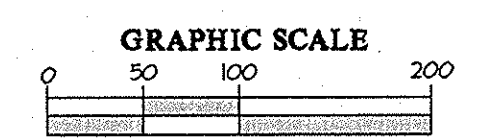
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC, 2014	23-6&12	31 OF 69



MATCH LINE - FOR CONTINUATION, SEE SHEET 33

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark McLaughlin* 2/19/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE *2/20/14*

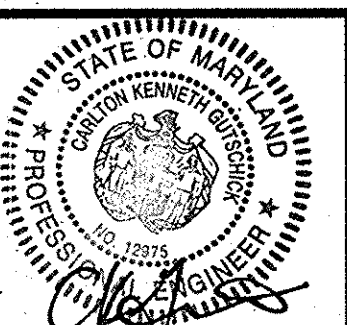


**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN.: CAMILLA CARROLL

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, 2016  
*1-28-15*

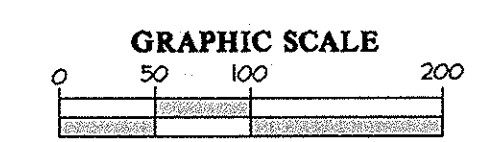
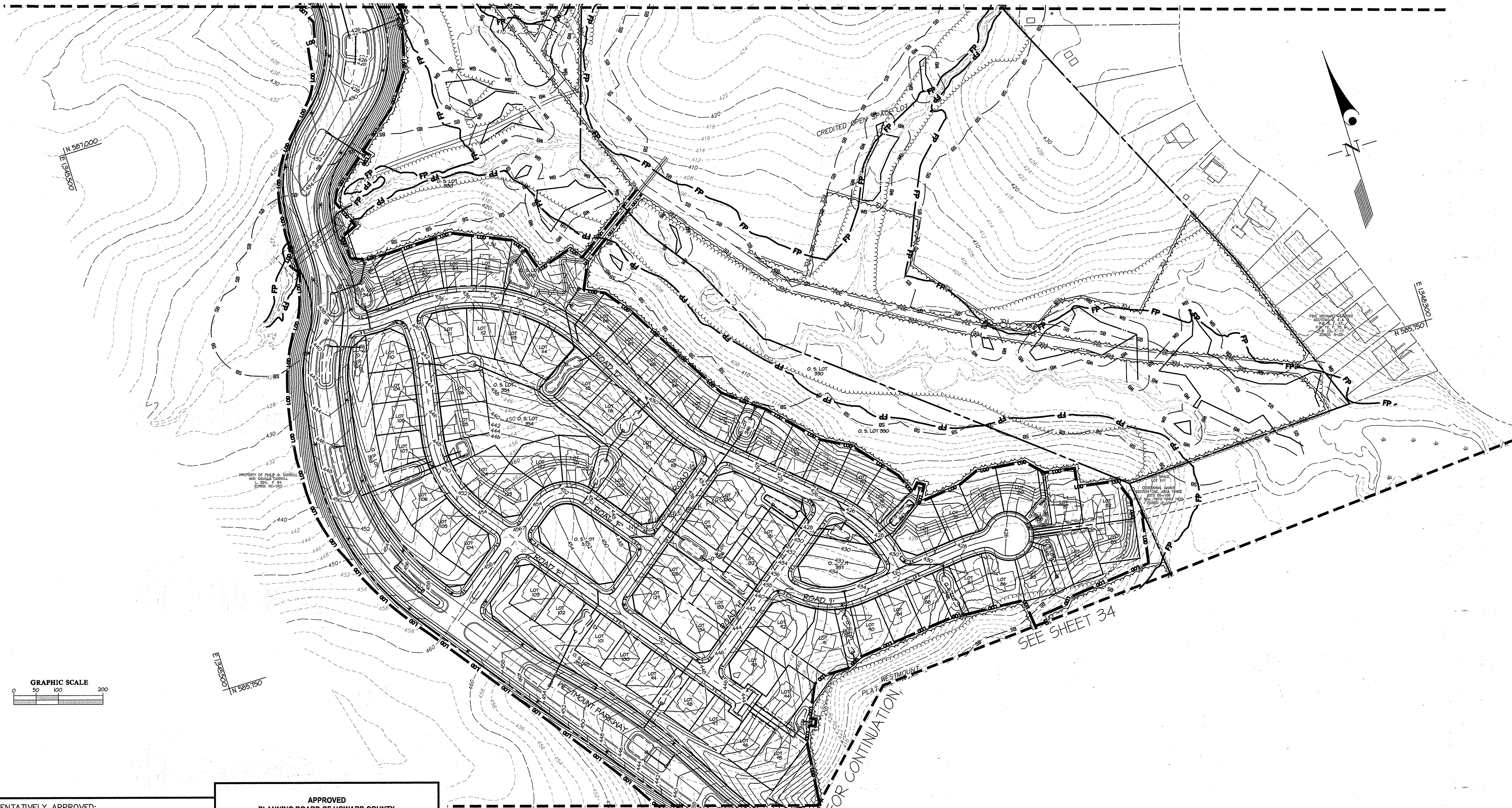


PRELIMINARY GRADING PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	32 OF 69



MATCH LINE - FOR CONTINUATION, SEE SHEET 32



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Heather McLaughlin* 2/19/15  
 PLANNING DIRECTOR Date

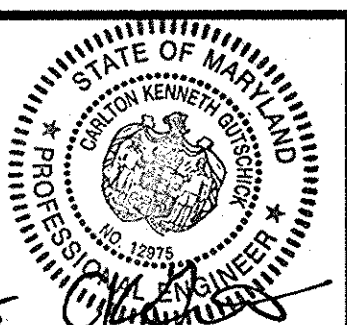
APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	JRD.	DRN.	JRD.	CHK.	DEV.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 WERE PREPARED OR APPROVED BY  
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 PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MARYLAND,  
 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 1-28-15



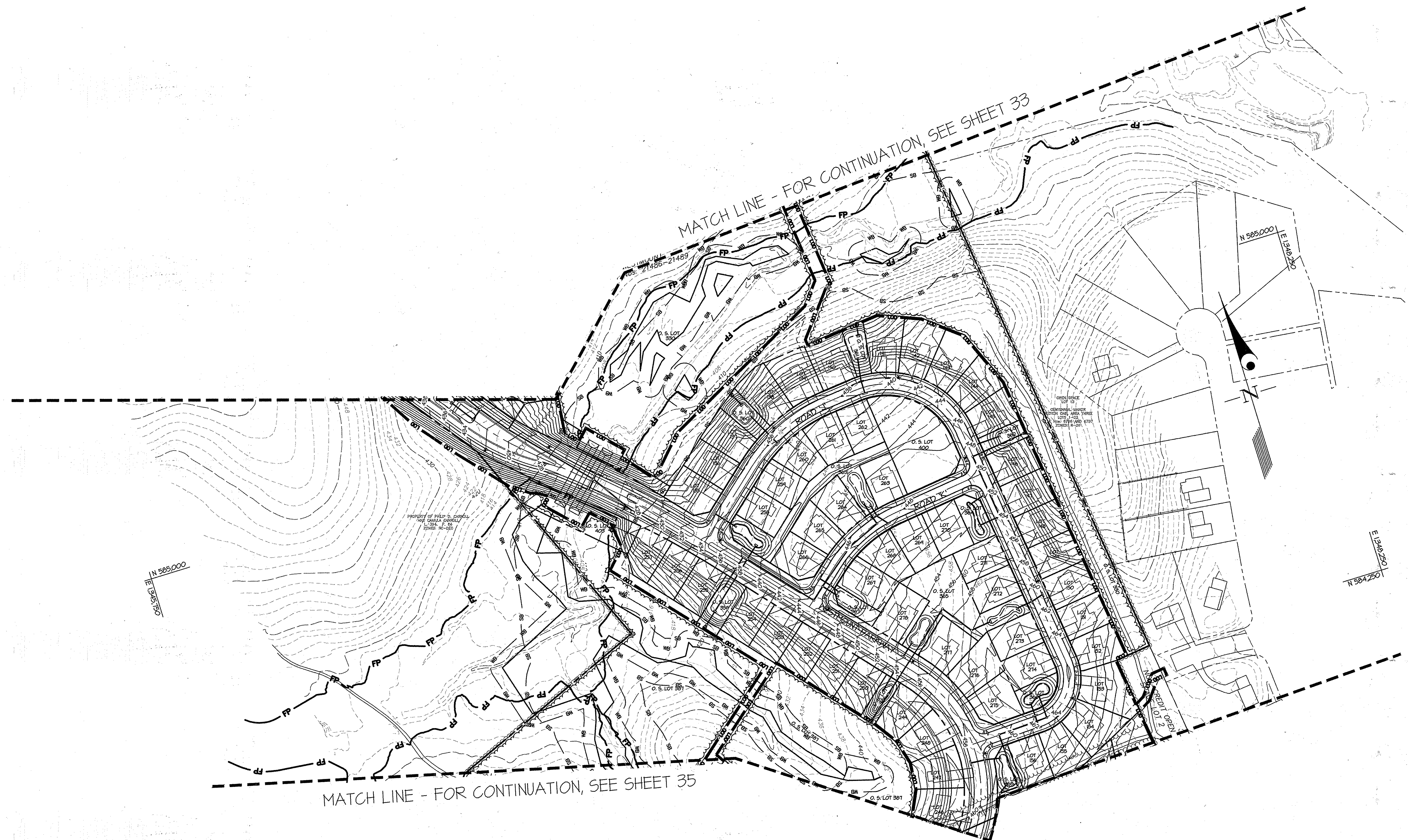
ELECTION DISTRICT No. 2

PRELIMINARY GRADING PLAN

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

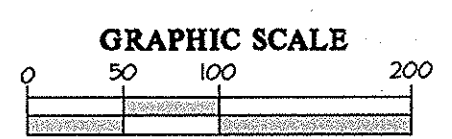
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	33 OF 69



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Handwritten signature* 2/19/15  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14

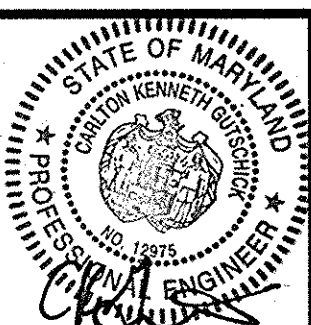


**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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, 2018  
 1-26-15



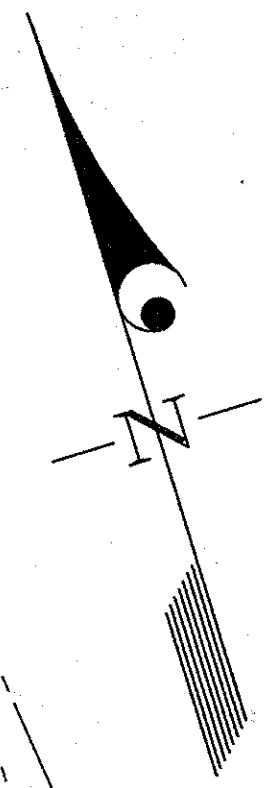
PRELIMINARY GRADING PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
DEC., 2014	23-6&12	34 OF 69

L:\2009\DRAWINGS\2014\PLANS BY CIVIL\SECTION PLANS\2014\_12-22-14\2014-12-22-14.dwg DES. JRD DRN. JRD CHK. DEV. DATE REVISION BY APPR.

MATCH LINE - FOR CONTINUATION

SEE SHEET 34



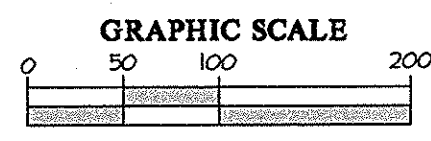
N 504.250  
E 124.5170

PROPERTY OF FRANK B. CARROLL  
AND CAMILLA CARROLL  
SHEET 7 OF 8  
ZONED: RC-1B20

PROPERTY OF BURTON MARSH  
SHEETS 10 OF 10  
ZONED: RC-1B20

GENERAL-RESUBDIVISION PROJECT  
LOT 1, RESUBDIVISION BULK PARCEL A  
RESUBDIVISION PARCELS OF THE  
WESTMOUNT DEVELOPMENT CORPORATION  
IN ACCORDANCE WITH THE  
LAW OF THE STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
PLAT NO. 21496 THRU 21499  
ZONED: RC-1B20

E 124.5170  
N 502.750



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark M. Cagle* 2/19/15  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2018



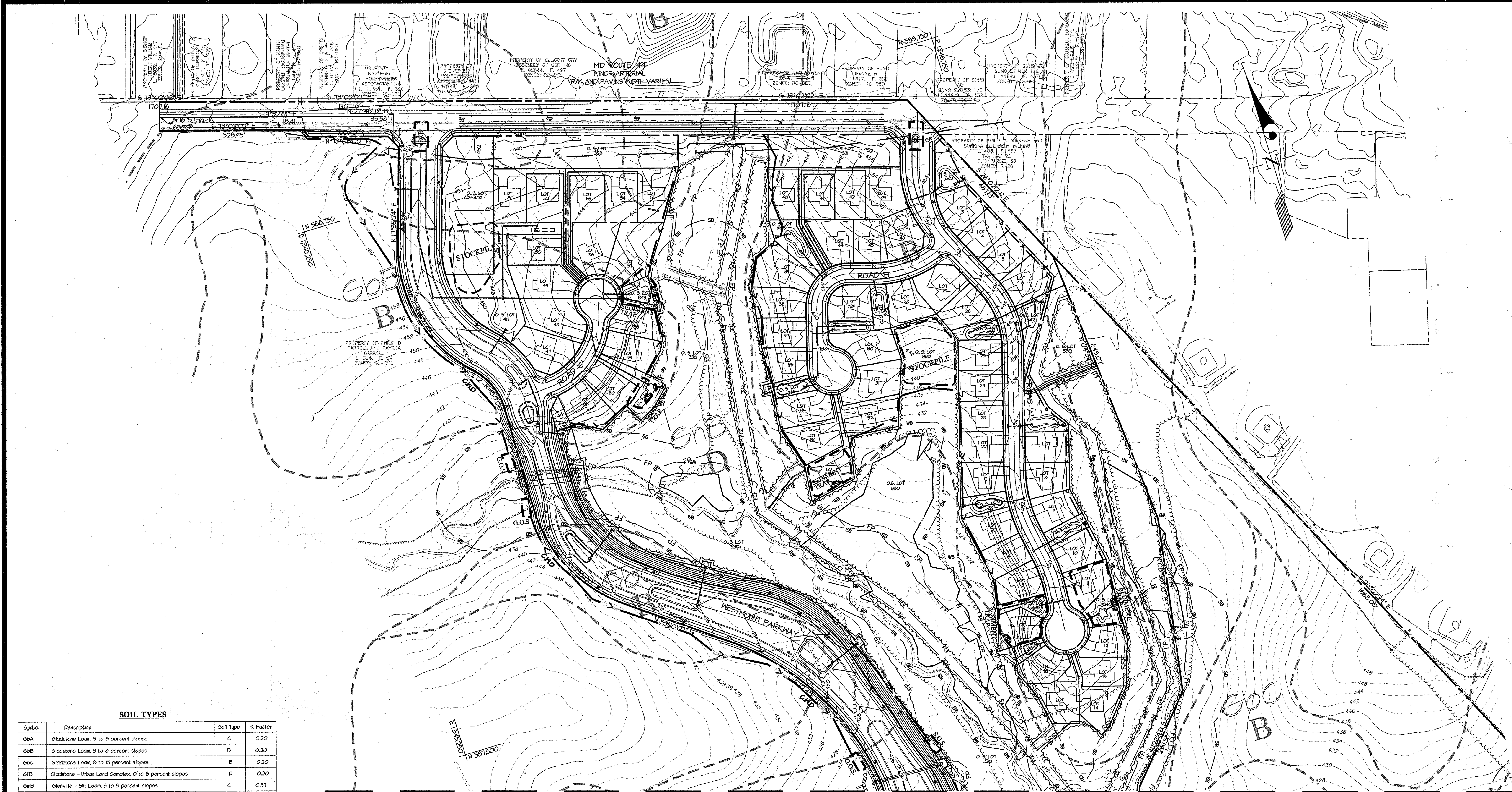
PRELIMINARY GRADING PLAN

**WESTMOUNT**  
**LOTS 3-327**  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21496 thru 21499

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC, 2014	TAX MAP - GRID 23-6&12	SHEET 35 OF 69



MATCH LINE - FOR CONTINUATION, SEE SHEET 31

**SOIL TYPES**

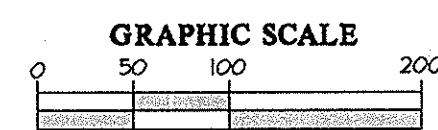
Symbol	Description	Soil Type	K Factor
6bA	Gladstone Loam, 3 to 8 percent slopes	C	0.20
6bB	Gladstone Loam, 3 to 8 percent slopes	B	0.20
6bC	Gladstone Loam, 8 to 15 percent slopes	B	0.20
6bD	Gladstone - Urban Land Complex, 0 to 8 percent slopes	D	0.20
6rB	Glenville - Silt Loam, 3 to 8 percent slopes	C	0.31
6rB	Glenville - Baile silt loam, 3 to 8 percent slopes	C	0.31
6vB	Glenville - Urban Land - Udorthents Complex, 0 to 8 percent slopes	D	0.31
Ha	Hatboro Codorus - 0 to 3 percent slopes	D	0.31
MaD	Manor Loam - 15 to 25 percent slopes	B	0.24

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

*Mark A. Gagle*  
PLANNING DIRECTOR Date



**GLWG** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

**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, 2016



**SEDIMENT CONTROL PLAN**

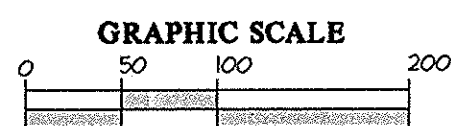
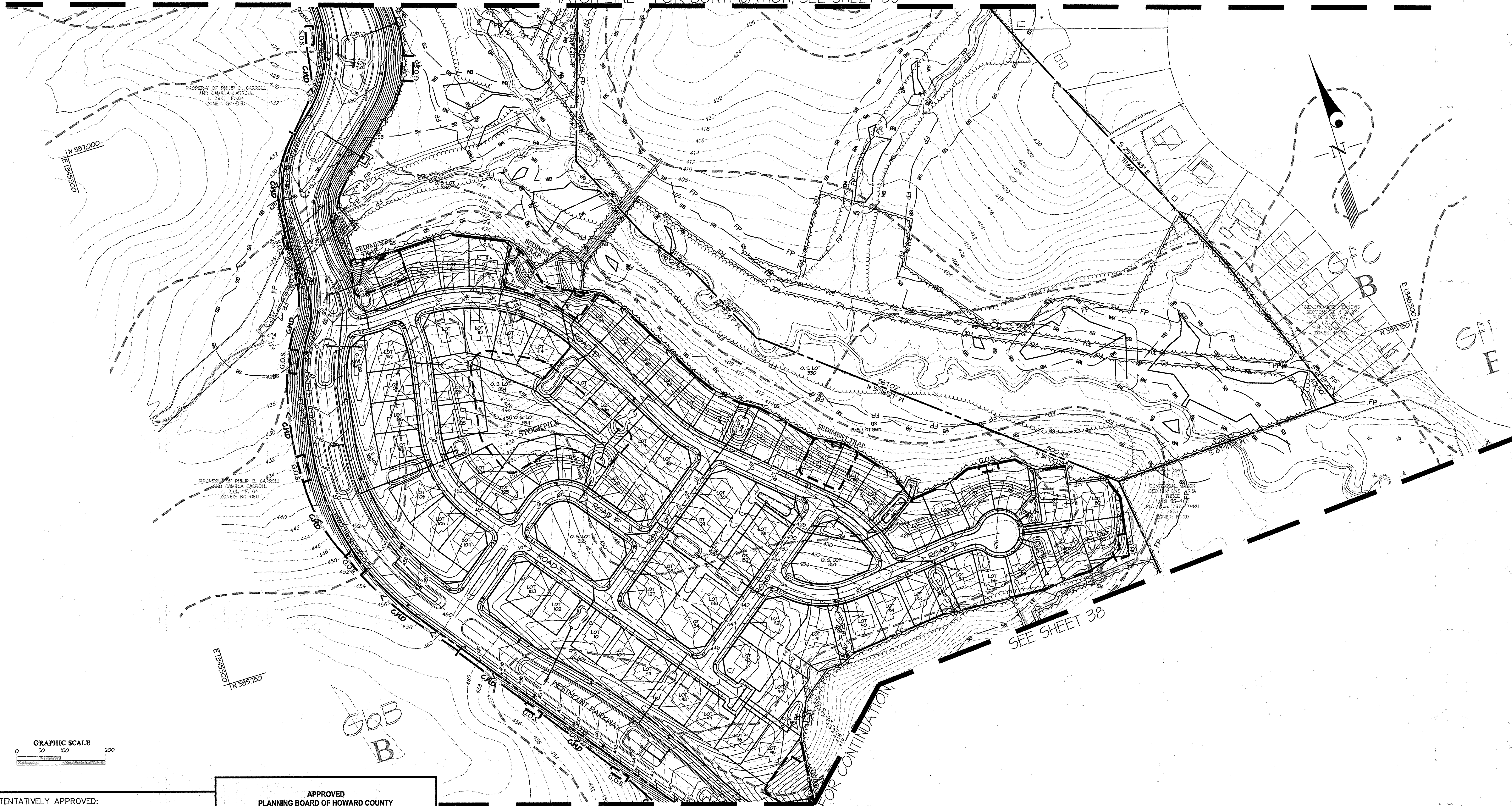
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC, 2014	23-6&12	36 OF 69

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

MATCH LINE - FOR CONTINUATION, SEE SHEET 36



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David J. Anglin* 2/19/14  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 1/22/14

**GLW**GUTSCHICK LITTLE & WEBER, P.A.

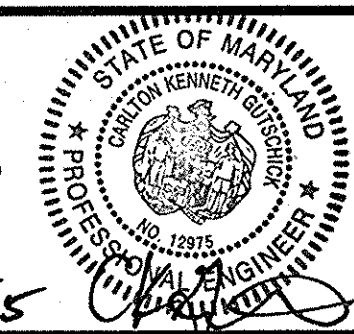
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION

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SEDIMENT CONTROL PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1"=100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRD 23-6&12	SHEET 37 OF 69

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

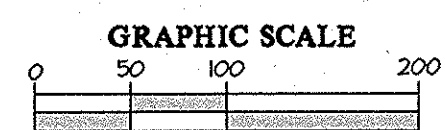


TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Marcia J. Coyle* 11/27/14  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14



**GLW** GUTSCHICK LITTLE & WEBER, P.A.

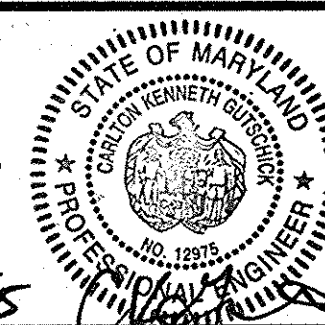
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV DATE REVISION BY APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION

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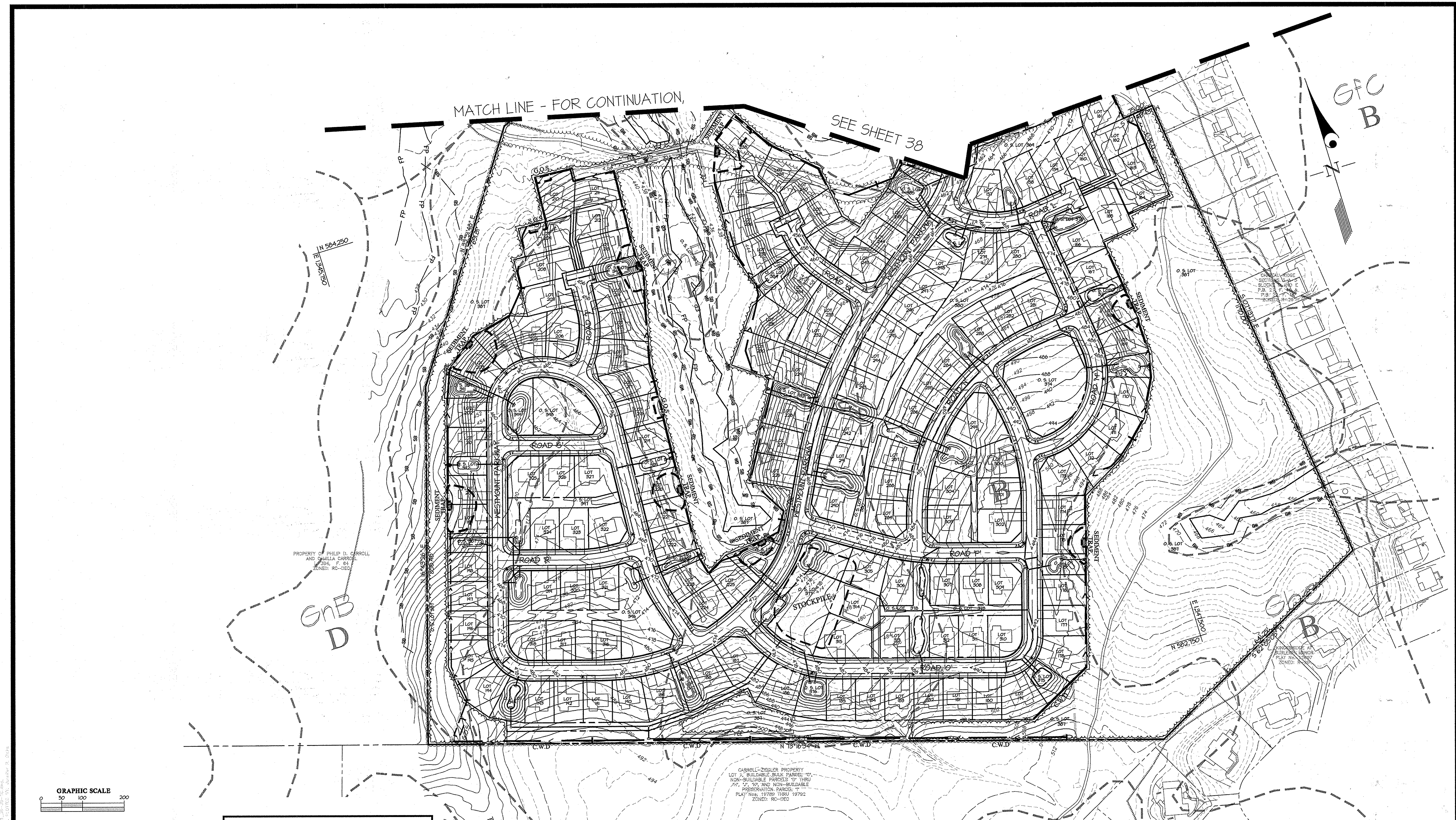
SEDIMENT CONTROL PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1"=100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 38 OF 69

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 2



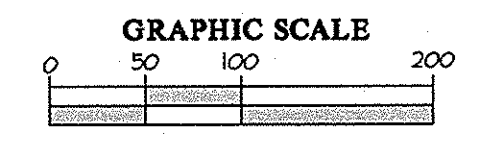
MATCH LINE - FOR CONTINUATION

SEE SHEET 38

GFC B

PROPERTY OF PHILIP D. GERRILL AND CAMILLA GARRON, 304, F. 64 ZONED: RC-DEC

CARRILL-ZIEGLER PROPERTY, LOT 7, BUILDABLE BULK PARCEL "C", NON-BUILDABLE PARCELS 19 THRU 24, 26, 27, 28, AND NON-BUILDABLE PRESERVATION PARCEL "T" PLAN Nos. 18789 THRU 18792 ZONED: RC-DEC



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/2/14

*Mark A. Gage* 2/19/15  
PLANNING DIRECTOR Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
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DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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EXPIRATION DATE: MAY 26, 2016  
1-28-15



**SEDIMENT CONTROL PLAN**

**WESTMOUNT**  
**LOTS 3-327**  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	39 OF 69





MATCH LINE - FOR CONTINUATION, SEE SHEET 40



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Leyle* 2/17/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 1/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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 PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MARYLAND,  
 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 1-28-15



PRELIMINARY STORM DRAIN DRAINAGE AREA MAP  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
DEC, 2014	23-6&12	41 OF 69



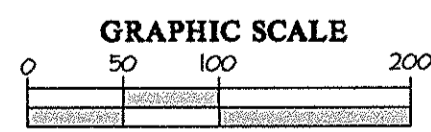
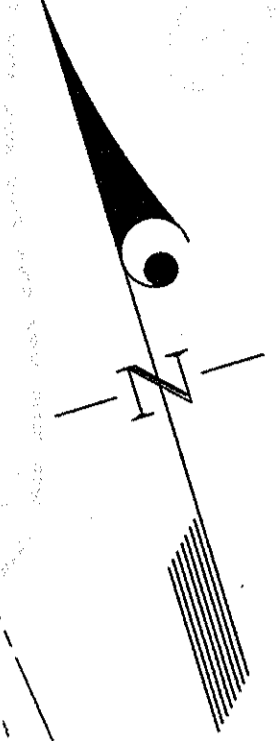
MATCH LINE - FOR CONTINUATION,

SEE SHEET 42

N 584.250  
E 134.570

PROPERTY OF PHILIP D. CARROLL  
AND CAMILLA CARROLL  
L 2014 - F 54  
ZONED: RC-100

GENERAL-RESUB PROPERTY  
LOT 1, RESUBDIVISION BULK PARCEL A,  
WESTMOUNT DEVELOPMENT CORPORATION  
L 2014 - F 54 AND NON-RELEASABLE  
RECORD PLAT No. 21486 THRU 21489  
PLAT No. 21486 THRU 21489  
EXPIRES: MAY 28, 2015  
ZONED: RC-100



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Unger*  
PLANNING DIRECTOR *2/19/14*  
Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

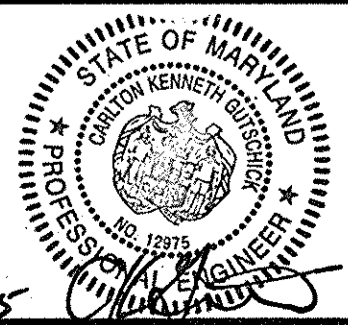
**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV DATE REVISION BY APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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 28, 2015



PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

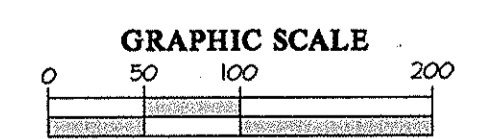
SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRD 23-6&12	SHEET 43 OF 69



MATCH LINE - FOR CONTINUATION, SEE SHEET 45

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14



*Mark A. Wyle*  
PLANNING DIRECTOR 2/29/15  
Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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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, 2016



STORM DRAIN INFORMATION PLAN

**WESTMOUNT**  
**LOTS 3-327**  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
DEC, 2014	23-6&12	44 OF 69

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

MATCH LINE - FOR CONTINUATION, SEE SHEET 44



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark J. Cayle* 2/19/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

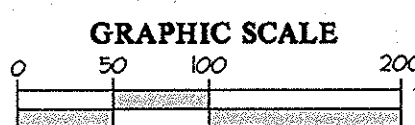
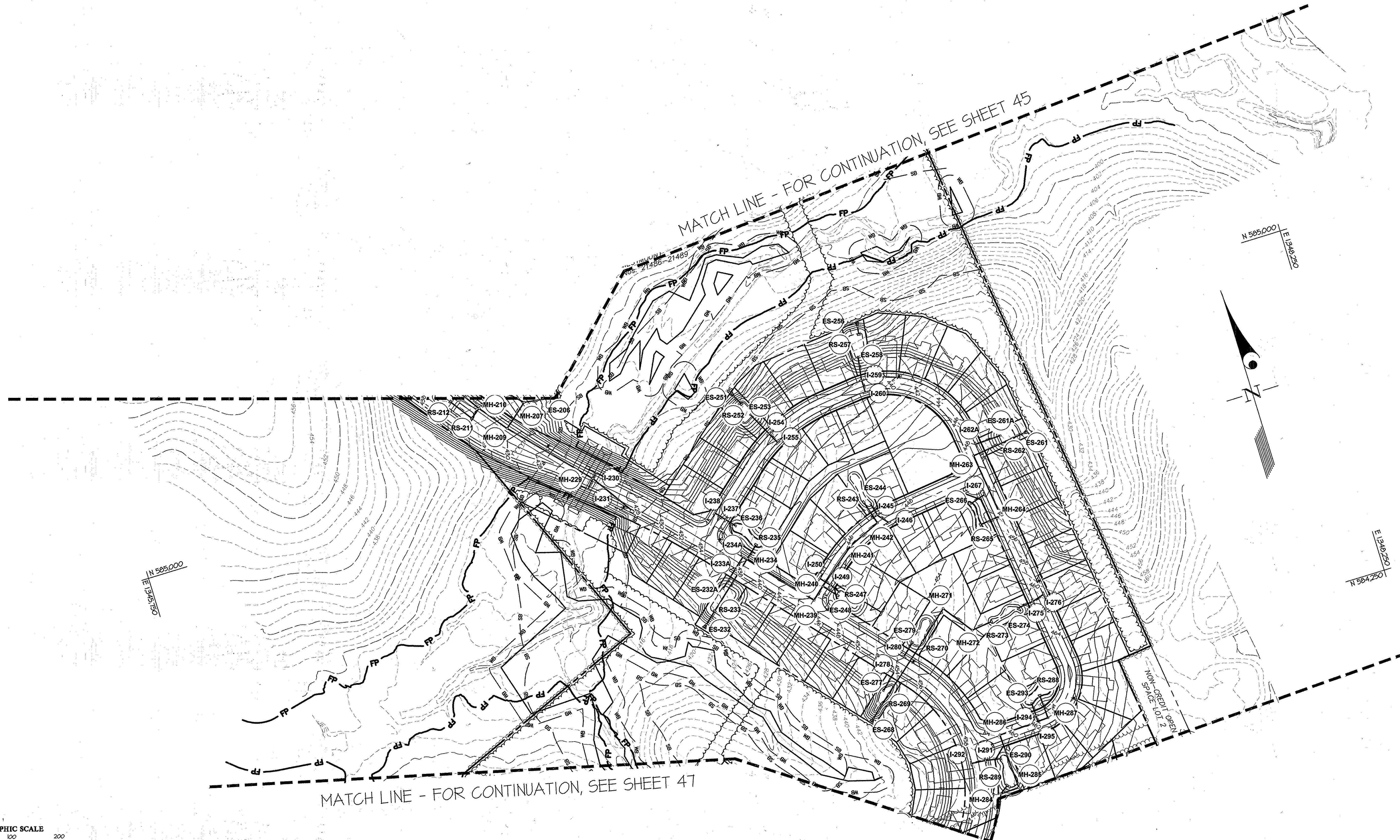
PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

PROFESSIONAL CERTIFICATION  
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 PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MARYLAND,  
 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 1-28-15



STORM DRAIN INFORMATION PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
DEC., 2014	23-6&12	45 OF 69



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark M. Lytle* 2/19/15  
 PLANNING DIRECTOR Date

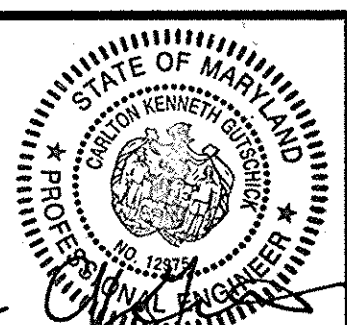
APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/21/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
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DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
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 EXPIRATION DATE: MAY 26, 2016  
 1-28-15



STORM DRAIN INFORMATION PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	46 OF 69

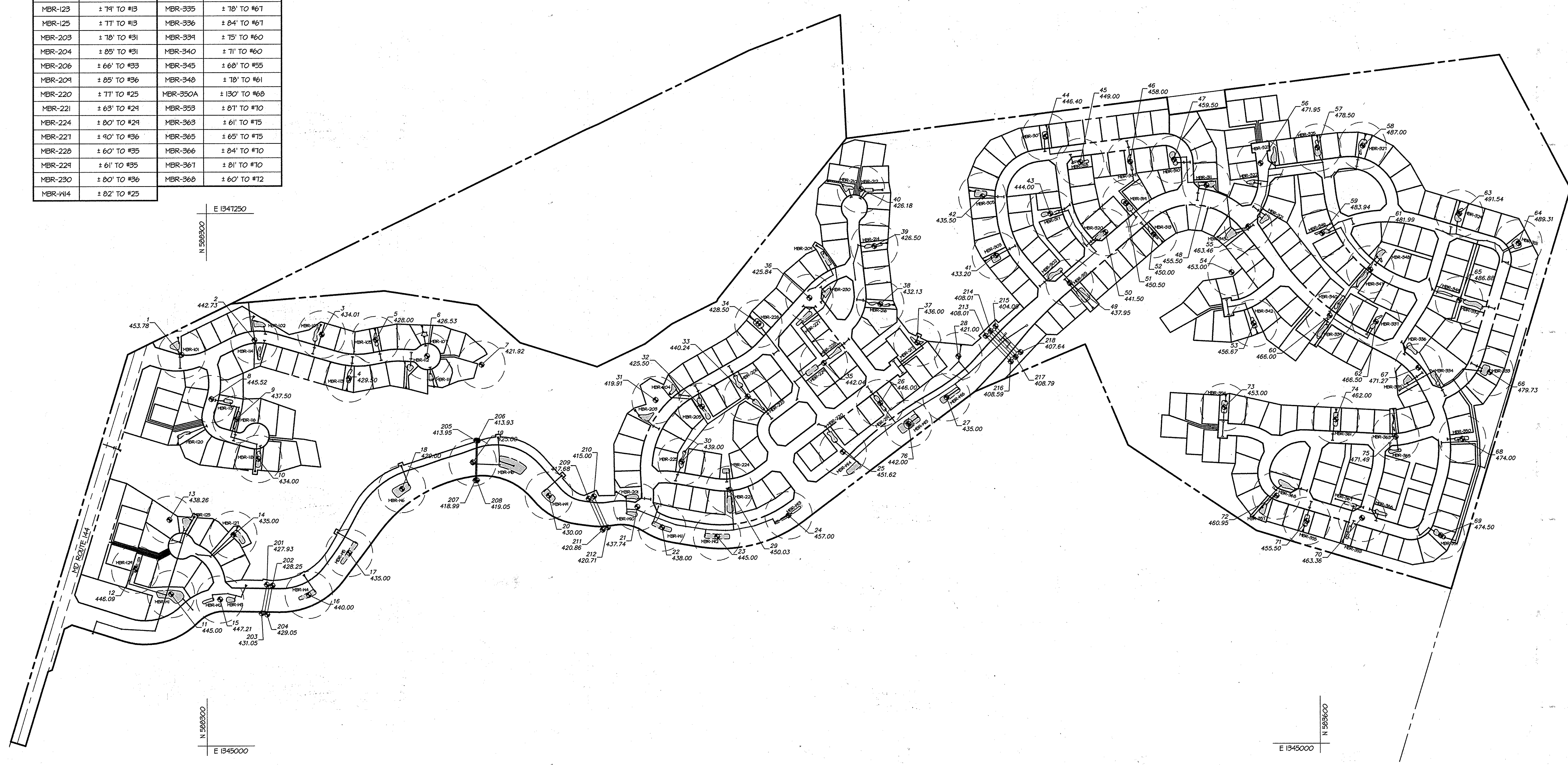
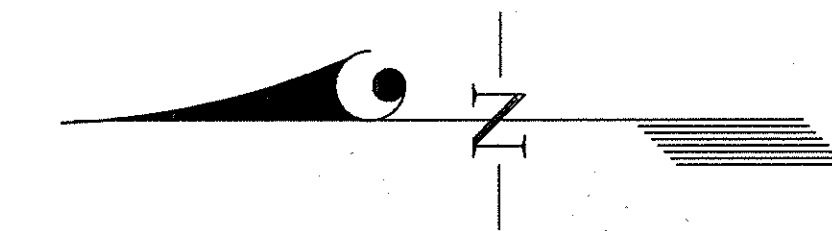


FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)	FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)	FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)	FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)
1-10	ES-17	15" HDPE	64	RS-100	MH-44	15" HDPE	110	RS-184	ES-188	15" HDPE	21	1-242	1-241	15" HDPE	49
ES-17	RS-6	---	---	MH-44	MH-40	15" HDPE	35	1-182	1-181	15" HDPE	24	1-241	ES-240	15" HDPE	25
RS-13	MH-12	15" HDPE	8	MH-40	MH-46	15" HDPE	83	1-181	ES-186	15" HDPE	29	ES-240	RS-240	---	---
MH-12	MH-11	15" HDPE	76	RS-47	MH-46	15" HDPE	26	ES-186	RS-185	---	---	RS-241	MH-244	24" HDPE	23
MH-11	RS-6	15" HDPE	164	MH-46	MH-45	15" HDPE	129	RS-185	ES-184	15" HDPE	14	MH-244	MH-243	24" HDPE	48
1-10	MH-4	15" HDPE	54	MH-45	MH-42	15" HDPE	44	1-205	MH-203	15" HDPE	29	MH-243	MH-242	24" HDPE	195
MH-4	MH-8	15" HDPE	110	RS-44	MH-42	15" HDPE	47	1-204	MH-203	15" HDPE	31	1-307	1-308	15" HDPE	24
MH-8	RS-7	15" HDPE	142	RS-43	MH-42	15" HDPE	26	MH-203	MH-202	15" HDPE	133	1-308	MH-305	15" HDPE	14
MH-7	RS-6	15" HDPE	160	MH-42	MH-41	24" HDPE	83	MH-202	ES-201	15" HDPE	23	MH-305	MH-304	15" HDPE	42
RS-6	MH-5	15" HDPE	229	MH-41	MH-24	24" HDPE	43	ES-201	RS-200	---	---	MH-304	1-311	15" HDPE	24
1-16	MH-5	15" HDPE	35	RS-40	MH-24	15" HDPE	17	RS-200	ES-199	15" HDPE	17	1-311	1-310	15" HDPE	24
MH-5	MH-5	15" HDPE	10	MH-24	RS-49	24" HDPE	52	1-224	1-223	15" HDPE	33	1-310	MH-304	15" HDPE	65
MH-5	MH-4	24" HDPE	46	1-12	1-11	15" HDPE	24	1-223	ES-222	15" HDPE	30	MH-304	1-318	15" HDPE	201
MH-4	MH-2	24" HDPE	58	1-11	ES-110	15" HDPE	30	ES-222	RS-221	---	---	1-318	MH-302	15" HDPE	30
MH-2	ES-1	24" HDPE	13	ES-110	RS-89	---	---	RS-221	MH-214	15" HDPE	105	MH-302	MH-301A	15" HDPE	27
1-23	1-22	15" HDPE	59	RS-89	ES-87	24" HDPE	36	RS-220	MH-214	15" HDPE	30	1-314	MH-301A	15" HDPE	35
1-22	ES-21	15" HDPE	144	1-17	1-16	15" HDPE	24	MH-214	MH-217	15" HDPE	113	MH-301A	MH-301	15" HDPE	25
ES-21	RS-20	---	---	1-16	ES-115	15" HDPE	34	MH-217	MH-218	15" HDPE	119	1-324	ES-328	15" HDPE	31
RS-20	ES-14	15" HDPE	12	ES-115	RS-114	---	---	1-228	1-227	15" HDPE	24	ES-328	RS-327	---	---
RS-14	ES-13	15" HDPE	20	1-135	1-134	15" HDPE	24	1-227	ES-226	15" HDPE	26	RS-327	MH-301	15" HDPE	57
MH-29	MH-28	15" HDPE	66	1-134	ES-133	15" HDPE	25	ES-226	RS-225	---	---	MH-301	MH-300	24" HDPE	55
MH-28	MH-26	15" HDPE	35	ES-133	RS-132	---	---	RS-225	MH-217	15" HDPE	71	MH-300	MH-244	24" HDPE	40
RS-27	MH-26	15" HDPE	19	RS-132	MH-127	15" HDPE	50	MH-217	MH-214	15" HDPE	41	MH-244	MH-248	24" HDPE	40
MH-26	MH-25	15" HDPE	23	1-131	1-130	15" HDPE	24	RS-215	RS-215	15" HDPE	54	1-323	1-322	15" HDPE	24
MH-25	ES-24	15" HDPE	48	1-130	ES-124	15" HDPE	29	MH-215	MH-214	15" HDPE	35	1-322	ES-321	15" HDPE	37
1-50	1-44	15" HDPE	46	ES-124	RS-128	---	---	MH-214	MH-218	15" HDPE	128	ES-321	RS-320	---	---
1-44	ES-48	15" HDPE	34	MH-127	MH-125	15" HDPE	31	MH-218	MH-210	15" HDPE	81	RS-320	MH-248	15" HDPE	13
ES-48	RS-47	---	---	1-112A	1-111A	15" HDPE	25	RS-212	RS-211	15" HDPE	58	MH-248	MH-247	24" HDPE	77
RS-47	ES-46	15" HDPE	18	1-111A	ES-110A	15" HDPE	34	RS-211	MH-210	15" HDPE	26	MH-247	RS-246	24" HDPE	78
1-4A	ES-3A	15" HDPE	81	ES-110A	RS-126	---	---	MH-210	MH-204	15" HDPE	73	1-326	1-325	15" HDPE	48
ES-3A	RS-2A	15" HDPE	25	RS-126	MH-125	15" HDPE	153	1-325	MH-224	15" HDPE	17	1-325	ES-324	15" HDPE	46
RS-2A	ES-1A	15" HDPE	39	MH-125	MH-128	15" HDPE	86	1-324	MH-224	15" HDPE	210	ES-324	RS-246	---	---
1-40	ES-34	15" HDPE	11	1-138	1-137	15" HDPE	24	MH-224	MH-204	15" HDPE	66	RS-246	MH-282	30" HDPE	22
ES-34	RS-30	15" HDPE	11	1-137	ES-136	15" HDPE	28	1-209	MH-207	15" HDPE	53	MH-282	ES-281	30" HDPE	52
RS-30	MH-31	15" HDPE	11	ES-136	RS-134	---	---	MH-207	ES-206	24" HDPE	69	1-337	MH-335	15" HDPE	31
MH-31	MH-36	15" HDPE	39	RS-134	RS-124	---	---	MH-207	1-245	15" HDPE	27	1-336	MH-335	15" HDPE	24
MH-36	RS-35	15" HDPE	84	RS-124	MH-123	15" HDPE	10	1-246	1-245	15" HDPE	27	MH-335	MH-334	15" HDPE	33
1-45	1-44	15" HDPE	24	MH-123	MH-122	24" HDPE	39	1-245	ES-244	15" HDPE	27	MH-334	MH-333	15" HDPE	42
1-44	ES-43	15" HDPE	24	MH-122	MH-121	24" HDPE	41	ES-244	RS-243	---	---	MH-333	ES-332	15" HDPE	71
ES-43	RS-35	---	---	MH-121	MH-114	24" HDPE	14	RS-243	MH-242	15" HDPE	52	ES-332	RS-331	---	---
RS-35	MH-34	15" HDPE	41	1-141	1-140	15" HDPE	41	MH-242	MG-241	15" HDPE	74	RS-331	ES-330	15" HDPE	14
MH-34	MH-33	15" HDPE	114	1-140	ES-134	15" HDPE	40	MH-241	MH-240	15" HDPE	104	1-354	1-353	15" HDPE	24
MH-33	RS-32	15" HDPE	85	ES-134	ES-134	15" HDPE	30	1-250	1-244	15" HDPE	24	1-353	MH-352	15" HDPE	58
1-42	ES-41	15" HDPE	31	ES-134	RS-120	---	---	1-244	ES-248	15" HDPE	25	MH-352	ES-351	15" HDPE	56
ES-41	RS-32	---	---	RS-120	MH-114	15" HDPE	9	ES-248	RS-247	---	---	ES-351	RS-350	---	---
RS-32	ES-31	15" HDPE	25	MH-114	ES-118	24" HDPE	14	RS-247	MH-240	15" HDPE	37	RS-350	MH-344	15" HDPE	52
1-56	ES-57	15" HDPE	12	1-145	1-145	15" HDPE	24	MH-240	MH-234	15" HDPE	41	MH-344	MH-348	15" HDPE	62
ES-57	RS-54	---	---	1-145	ES-144	15" HDPE	122	MH-234	MH-234	15" HDPE	166	MH-348	MH-347	15" HDPE	77
RS-54	MH-52	15" HDPE	165	ES-144	RS-143	---	---	1-230	1-231	15" HDPE	24	MH-347	MH-345	15" HDPE	62
1-56	ES-55	15" HDPE	34	RS-143	ES-142	15" HDPE	17	1-231	ES-236	15" HDPE	27	1-356	ES-355	15" HDPE	36
ES-55	RS-53	---	---	1-162	MH-161	15" HDPE	50	ES-236	RS-235	---	---	ES-355	RS-346	---	---
RS-53	MH-52	15" HDPE	26	MH-161	1-160	15" HDPE	32	RS-235	MH-234	15" HDPE	40	RS-346	MH-345	15" HDPE	46
MH-52	ES-51	15" HDPE	13	1-160	ES-154	15" HDPE	62	MH-234	RS-233	24" HDPE	125	MH-345	MH-343	15" HDPE	126
1-63	1-62	15" HDPE	24	ES-154	RS-158	---	---	1-234A	1-233A	15" HDPE	48	1-358	ES-357	15" HDPE	31
1-62	ES-61	15" HDPE	28	RS-158	RS-157	15" HDPE	62	1-233A	ES-232A	15" HDPE	41	ES-357	RS-344	---	---
ES-61	RS-60	---	---	1-165	1-164	15" HDPE	24	ES-232A	RS-232	---	---	ES-344	MH-343	15" HDPE	23
RS-60	ES-54	15" HDPE	17	1-164	ES-163	15" HDPE	31	RS-232	ES-232	24" HDPE	14	MH-343	MH-341	15" HDPE	84
1-68	1-67	15" HDPE	24	ES-163	RS-157	---	---	1-255	1-254	15" HDPE	24	1-362	ES-361	15" HDPE	24
1-67	ES-66	15" HDPE	29	RS-157	MH-155	15" HDPE	182	1-254	ES-253	15" HDPE	57	ES-361	RS-342	---	---
ES-66	RS-65	---	---	1-164	MH-167	15" HDPE	30	ES-253	RS-252	---	---	RS-342	MH-341	24" HDPE	11
RS-65	ES-64	15" HDPE	31	1-164	MH-167	15" HDPE	30	RS-252	ES-251	15" HDPE	25	MH-341	MH-340	24" HDPE	66
1-73	1-72	15" HDPE	24	MH-167	ES-166	15" HDPE	10	1-260	1-259	15" HDPE	24	1-367	ES-366	15" HDPE	35
1-72	ES-71	15" HDPE	40	ES-166	RS-166	---	---	1-259	ES-258	15" HDPE	51	ES-366	RS-365	---	---
ES-71	RS-70	---	---	RS-166	MH-155	15" HDPE	7	ES-258	RS-257	---	---	RS-365	MH-364	15" HDPE	46
RS-70	ES-64	15" HDPE	14	MH-155	MH-154	24" HDPE	108	RS-257	ES-256	15" HDPE	18	MH-364	MH-363	15" HDPE	104
1-78	1-77	15" HDPE	24	MH-154	MH-152	24" HDPE	86	1-267	ES-266	15" HDPE	36	MH-363	MH-340	15" HDPE	62
1-77	ES-76	15" HDPE	30	1-173	ES-172	15" HDPE	29	ES-266	RS-265	---	---	MH-340	RS-334	30" HDPE	94
ES-76	RS-75	---	---	ES-172	RS-153	---	---	RS-265	MH-264	15" HDPE	47	1-360	ES-354	15" HDPE	29
RS-75	ES-74	15" HDPE	28	1-171	ES-170	15" HDPE	34	MH-264	MH-263	15" HDPE	134	ES-354	RS-334	---	---
1-82	ES-81	15" HDPE	42	ES-170	RS-153	---	---	MH-263	RS-262	15" HDPE	90	RS-334	ES-338	30" HDPE	30
ES-81	RS-80	---	---	RS-153	MH-152	15" HDPE	8	1-262A	ES-261A	15" HDPE	57	1-385	MH-383	15" HDPE	31
RS-80	ES-74	15" HDPE	22	MH-152	MH-151	24" HDPE	44	ES-261A	ES-261	---	---	1-384	MH-383	15" HDPE	60
1-86	ES-85	15" HDPE	31	MH-151	MH-150	24" HDPE	61	RS-262	ES-261	15" HDPE	28	MH-383	MH-382	15" HDPE	26
ES-85	RS-84	---	---	MH-150	MH-148	24" HDPE	83	1-276	1-275	15" HDPE	25	MH-382	MH-381	15" HDPE	47
RS-84	ES-83	15" HDPE	15	1-178	MH-177	15" HDPE	32	1-275	ES-274	15" HDPE	36	1-347	1-346	15" HDPE	24
RS-484	ES-488	15" HDPE	78	MH-177	MH-176	15" HDPE	46	ES-274	RS-273	---	---	1-346	MH-345	15" HDPE	38
RS-441	ES-442	15" HDPE	84	MH-176	MH-175	15" HDPE	46	RS-273	MH-272	15" HDPE	45	MH-345	ES-344	15" HDPE	51
RS-443	ES-447	15" HDPE	83	MH-175	ES-174	15" HDPE	48	MH-272	MH-271	15" HDPE	77	ES-344	RS-343	---	---
1-448	ES-441	15" HDPE	122	ES-174	RS-144	---	---	MH-271	RS-270	15" HDPE	82	RS-343	MH-342	15" HDPE	51
ES-441	RS-445	15" HDPE	63	RS-144	MH-148	15" HDPE	16	1-280	ES-274	15" HDPE	28	MH-342	MH-341	15" HDPE	25
RS-445	ES-444	15" HDPE	63	MH-148	ES-147	24" HDPE	32	ES-274	RS-270	---	---	MH-341	MH-340	15" HDPE	23
RS-500	ES-444	15" HDPE	98	1-183	ES-182	15" HDPE	37	RS-270	RS-264	24" HDPE	133	MH-340	MH-334	15" HDPE	34
RS-104	RS-108	15" HDPE	82	ES-182	RS-181	---	---	1-278	ES-274	15" HDPE	46	MH-334	MH-331	15" HDPE	38
RS-108	M														



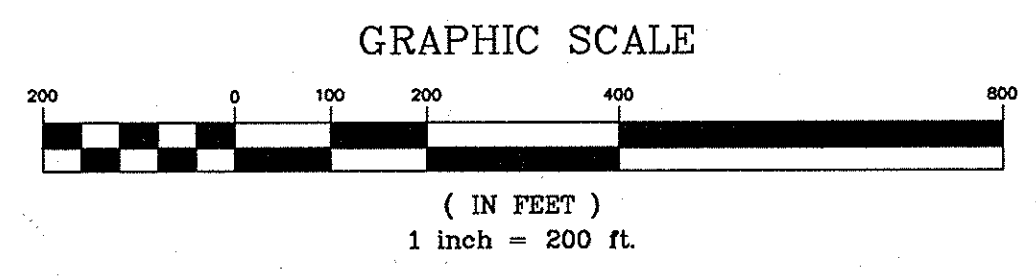
FACILITY No.	DISTANCE TO BORING	FACILITY No.	DISTANCE TO BORING
MBR-102	± 64' TO #2	MBR-302	± 12' TO #44
MBR-107	± 92' TO #6	MBR-315	± 65' TO #44
MBR-111	± 93' TO #6	MBR-321	± 73' TO #55
MBR-112	± 85' TO #6	MBR-322	± 85' TO #56
MBR-114	± 64' TO #2	MBR-323	± 64' TO #56
MBR-115	± 72' TO #8	MBR-332	± 71' TO #65
MBR-120	± 190' TO #8	MBR-334	± 81' TO #67
MBR-123	± 74' TO #13	MBR-335	± 78' TO #67
MBR-125	± 77' TO #13	MBR-336	± 84' TO #67
MBR-203	± 78' TO #31	MBR-339	± 75' TO #60
MBR-204	± 85' TO #31	MBR-340	± 71' TO #60
MBR-206	± 66' TO #33	MBR-345	± 68' TO #55
MBR-209	± 85' TO #36	MBR-348	± 78' TO #61
MBR-220	± 77' TO #25	MBR-350A	± 130' TO #68
MBR-221	± 63' TO #24	MBR-353	± 87' TO #70
MBR-224	± 80' TO #24	MBR-363	± 61' TO #75
MBR-227	± 90' TO #36	MBR-365	± 65' TO #75
MBR-228	± 60' TO #35	MBR-366	± 84' TO #70
MBR-229	± 61' TO #35	MBR-367	± 81' TO #70
MBR-230	± 80' TO #36	MBR-368	± 60' TO #72
MBR-114	± 82' TO #25		

NOTES:  
 1. THIS TABLE INDICATES THE ESD DEVICES THAT ARE AT A DISTANCE GREATER THAN 50' FROM THE SOIL BORINGS.  
 2. SPOT ELEVATIONS FOR EACH SOIL BORING IN PLAN ARE EXISTING GRADE.



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/22/14



*Mark A. Leitch*  
 PLANNING DIRECTOR  
 Date 1/19/15

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-387-0422  
 ATTN: CAMILLA CARROLL

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, 2016  
 1-28-15



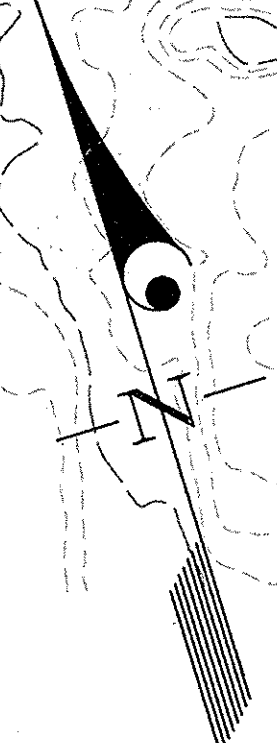
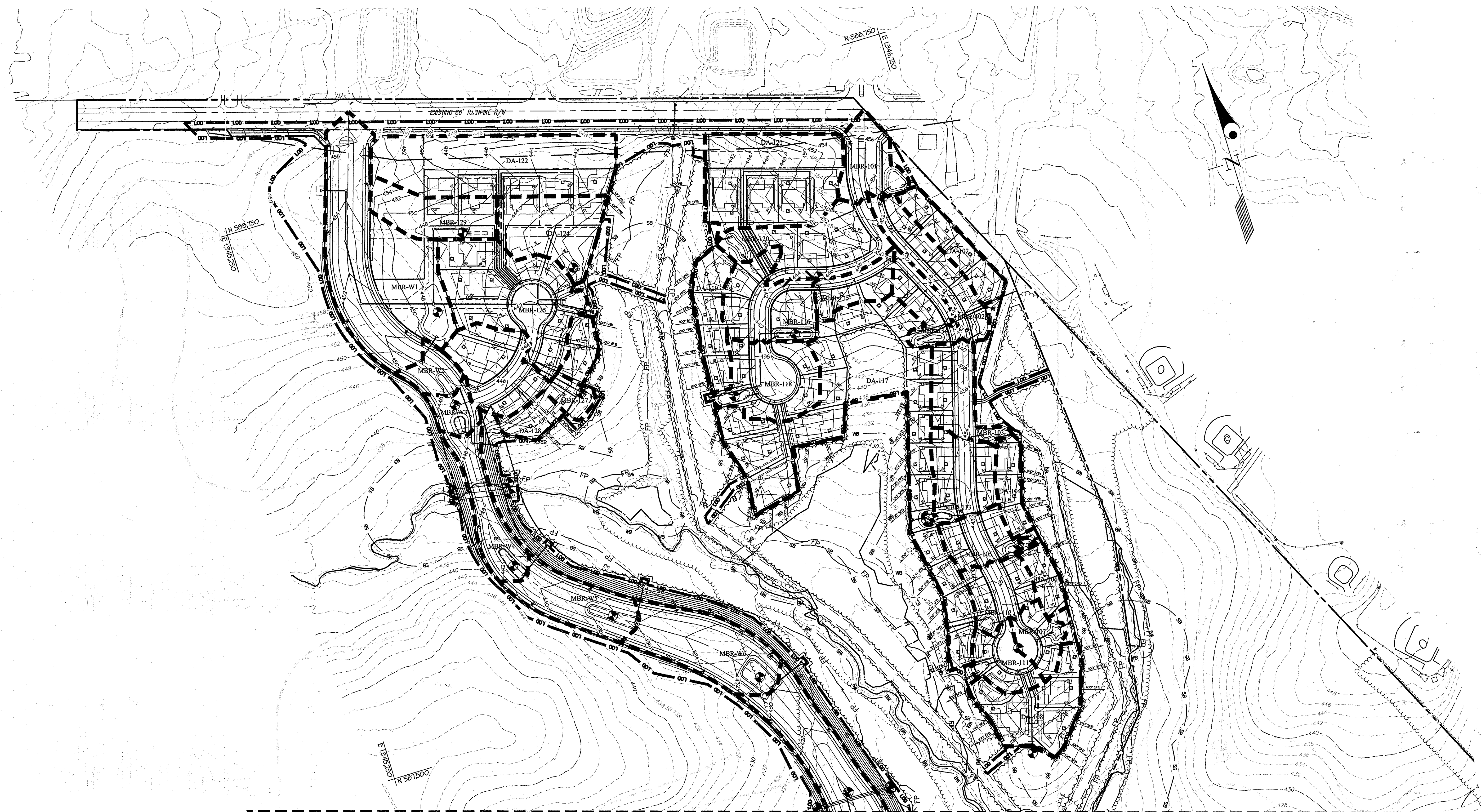
SOIL BORING LOCATIONS  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND

SCALE 1"=200'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC, 2014	TAX MAP - GRID 23-6&12	SHEET 49 OF 69

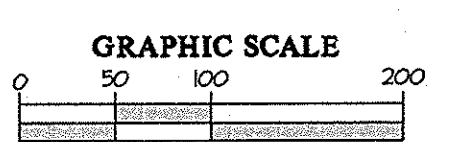
DATE	REVISION	BY	APPR.

DRAINAGE AREA NO.	DRAINAGE AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	ESDV REQUIRED (C.F.)	ESDV PROVIDED (C.F.)	P <sub>o</sub> REQUIRED (IN)	P <sub>o</sub> PROVIDED (IN)
MBR 101	0.46	0.22	0.24	1541.01	1411.34	2.00"	2.44"
MBR 102	0.54	0.31	0.23	2241.14	2448.35	2.00"	2.18"
MBR 103	0.44	0.21	0.22	1455.84	2014.46	2.00"	2.06"
MBR 105	0.34	0.20	0.14	1446.85	1848.88	2.00"	2.56"
MBR 107	0.28	0.12	0.16	1081.20	1081.20	2.00"	2.41"
MBR 111	0.35	0.20	0.35	1385.15	1413.83	2.00"	2.04"
MBR 112	0.42	0.22	0.20	1587.70	1531.89	2.00"	1.94"
MBR 115	0.58	0.30	0.28	2163.03	2184.53	2.00"	2.02"
MBR 114	0.38	0.17	0.21	1234.84	1428.10	2.00"	2.30"
MBR 115	0.32	0.14	0.18	1022.71	1254.51	2.00"	2.45"
MBR 116	0.73	0.34	0.39	2502.74	2417.31	2.00"	1.93"
MBR 118	0.76	0.36	0.40	2624.75	2404.50	2.00"	2.21"
MBR 120	0.40	0.31	0.53	2711.00	2536.04	2.00"	1.83"
MBR 125	1.32	0.55	0.77	4063.41	3411.04	2.00"	1.93"
MBR 127	0.85	0.32	0.53	2407.43	2455.04	2.00"	2.45"
MBR 124	0.58	0.25	0.53	1941.25	1662.00	2.00"	2.46"
MBR 201	0.43	0.22	0.21	1587.43	1494.04	2.00"	2.47"
MBR 203	0.83	0.41	0.42	3010.22	3025.64	2.00"	2.01"
MBR 204	1.02	0.33	0.69	2505.59	2431.86	2.00"	1.95"
MBR 205	2.00	0.52	1.48	4811.27	4253.91	2.00"	2.05"
MBR 206	1.01	0.43	0.58	3166.31	3018.50	2.00"	1.94"
MBR 207	0.81	0.39	0.43	2717.55	2733.46	2.00"	1.91"
MBR 210	0.62	0.30	0.32	2184.44	2106.34	2.00"	1.83"
MBR 212	0.48	0.23	0.25	1687.30	1751.60	2.00"	2.08"
MBR 214	0.44	0.24	0.25	1708.15	1942.22	2.00"	2.30"
MBR 216	0.43	0.17	0.26	1302.73	1639.10	2.00"	2.52"
MBR 217	0.54	0.20	0.34	1517.65	1546.74	2.00"	2.10"
MBR 218	0.56	0.24	0.27	2083.25	2341.26	2.00"	2.25"
MBR 220	0.51	0.24	0.27	1768.34	2021.30	2.00"	2.24"
MBR 221	0.71	0.34	0.38	2891.37	3391.14	2.00"	2.36"
MBR 223	0.52	0.25	0.27	1803.64	1401.41	2.00"	2.12"
MBR 224	0.31	0.16	0.21	1162.55	1380.78	2.00"	2.38"
MBR 225	0.71	0.36	0.35	2514.13	2573.18	2.00"	2.00"
MBR 226	0.74	0.38	0.41	2756.10	2805.03	2.00"	2.04"
MBR 227	1.13	0.34	0.74	2466.11	3480.11	2.00"	2.35"
MBR 228	1.12	0.42	0.70	3186.38	3303.34	2.00"	2.07"
MBR 229	1.10	0.24	0.81	2311.15	2444.22	2.00"	2.12"
MBR 230	0.66	0.17	0.44	1338.41	1468.80	2.00"	2.14"
MBR 302	1.61	0.52	1.04	3472.70	3461.41	2.00"	1.94"
MBR 303	0.47	0.46	0.51	3328.87	3171.72	2.00"	1.91"
MBR 305	1.24	0.44	0.80	3304.31	3424.98	2.00"	2.07"
MBR 307	0.62	0.30	0.32	2167.68	2181.18	2.00"	1.91"
MBR 304	0.82	0.37	0.45	2731.27	2235.47	2.00"	1.82"
MBR 310	0.81	0.28	0.53	2911.16	2584.76	2.00"	2.48"
MBR 311	1.45	0.62	1.23	4134.94	4134.94	2.00"	1.74"
MBR 313	0.50	0.23	0.27	1666.20	1725.35	2.00"	2.07"
MBR 315	1.16	0.64	0.52	4624.86	4823.40	2.00"	2.07"
MBR 317	0.74	0.34	0.45	2536.46	2564.84	2.00"	2.02"
MBR 318	0.34	0.11	0.22	1260.54	1550.35	2.00"	2.46"
MBR 319	1.42	0.54	0.88	4011.54	3831.63	2.00"	1.91"
MBR 320	1.20	0.32	0.88	2554.21	3064.27	2.00"	2.40"
MBR 321	1.47	0.41	1.06	3236.40	2852.68	2.00"	1.76"
MBR 322	0.62	0.26	0.36	1844.45	1804.72	2.00"	2.01"
MBR 323	0.66	0.28	0.38	2104.25	2114.50	2.00"	2.58"
MBR 325	1.24	0.30	0.94	2416.02	2446.24	2.00"	2.07"
MBR 327	0.80	0.34	0.41	2825.40	2810.48	2.00"	2.03"
MBR 324	0.64	0.30	0.34	2143.24	2414.35	2.00"	2.24"
MBR 331	1.23	0.51	0.72	3802.35	3124.66	2.00"	1.64"
MBR 332	1.30	0.52	0.78	3850.64	4102.41	2.00"	2.13"
MBR 333	1.14	0.50	0.64	3644.52	3236.46	2.00"	1.75"
MBR 334	1.45	0.33	1.12	2714.38	2716.55	2.00"	2.05"
MBR 335	0.82	0.31	0.43	2880.30	3271.46	2.00"	2.32"
MBR 336	1.03	0.31	0.72	2862.84	2444.51	2.00"	2.04"
MBR 337	0.78	0.27	0.51	2078.43	2178.38	2.00"	2.10"
MBR 338	0.44	0.44	0.50	3594.76	3483.65	2.00"	1.96"
MBR 340	1.75	0.57	1.18	4944.82	4051.51	2.00"	1.84"
MBR 342	0.42	0.43	0.44	3233.88	2087.02	2.00"	1.54"
MBR 345	1.24	0.51	0.58	3685.00	3733.64	2.00"	2.03"
MBR 346	0.36	0.18	0.19	1325.21	1616.06	2.00"	2.56"
MBR 347	0.81	0.42	0.34	3011.60	2483.83	2.00"	1.91"
MBR 348	1.47	0.47	1.00	3541.16	3367.88	2.00"	1.88"
MBR 344	0.82	0.31	0.51	2280.85	2364.13	2.00"	2.08"
MBR 350	0.83	0.24	0.54	2232.18	2342.58	2.00"	2.10"
MBR 351	0.83	0.36	0.47	2633.86	2650.76	2.00"	2.01"
MBR 353	0.61	0.24	0.32	2044.22	2011.74	2.00"	1.92"
MBR 355	1.01	0.51	0.50	3704.72	3276.37	2.00"	1.77"
MBR 354	0.44	0.23	0.26	1683.65	2044.46	2.00"	2.44"
MBR 354	0.84	0.34	0.45	2846.43	2884.35	2.00"	2.03"
MBR 361	1.14	0.53	0.66	3418.24	3834.85	2.00"	1.96"
MBR 363	0.33	0.15	0.18	1064.00	1051.67	2.00"	1.91"
MBR 365	0.71	0.13	0.58	1126.45	1445.44	2.00"	2.57"
MBR 366	1.24	0.45	0.84	3425.42	3285.41	2.00"	1.92"
MBR 367	0.80	0.24	0.51	2151.41	2345.40	2.00"	2.17"
MBR 368	1.26	0.34	0.84	3026.82	3224.51	2.00"	2.13"
MBR M	2.04	0.86	1.23	6357.15	7151.45	2.00"	2.25"
MBR M2	0.23	0.15	0.28	1060.45	1243.50	2.00"	2.35"
MBR M3	0.20	0.13	0.27	493.03	1143.03	2.00"	2.56"
MBR M4	0.52	0.34	0.18	2374.56	2724.40	2.00"	2.24"
MBR M5	0.61	0.40	0.21	2816.86	3434.36	2.00"	2.46"
MBR M6	0.43	0.60	0.33	4284.66	4767.48	2.00"	2.23"
MBR M7	1.71	1.11	0.60	4911.20	4638.38	2.00"	2.11"
MBR M8	0.65	0.42	0.23	2173.71	3404.41	2.00"	2.24"
MBR M9	0.31	0.20	0.11	1481.16	1504.34	2.00"	1.83"
MBR M10	0.50	0.33	0.18	2247.43	2811.21	2.00"	2.45"
MBR M11	0.70	0.46	0.25	3240.04	3752.16	2.00"	2.32"
MBR M13	0.44	0.24	0.15	2024.35	2571.42	2.00"	2.53"
MBR M14	0.50	0.33	0.18	2236.32	2718.80	2.00"	2.34"
MBR M15	0.83	0.54	0.24	3816.72	4448.37	2.00"	2.33"
MBR M16	0.54	0.35	0.14	2472.27	2884.32	2.00"	2.34"

DRAINAGE AREA NO.	DRAINAGE AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	ESDV REQUIRED (C.F.)	ESDV PROVIDED (C.F.)	P <sub>o</sub> REQUIRED (IN)	P <sub>o</sub> PROVIDED (IN)
F 230	0.27	0.18	0.04	1267.14	874.26	2.00"	1.38"
F 230A	0.31	0.20	0.11	1442.14	975.11	2.00"	1.35"
F 231	0.31	0.20	0.11	1442.14	975.11	2.00"	1.35"
F 231A	0.45	0.26	0.19	1864.08	1264.16	2.00"	1.36"
F 320	0.33	0.14	0.14	1362.13	1240.47	2.00"	1.84"
F 323	0.45	0.18	0.27	1594.95	1946.40	2.00"	2.06"
F 350A	0.21	0.12	0.04	814.62	734.41	2.00"	1.75"
F 351	0.15	0.04	0.06	645.36	493.54	2.00"	1.53"
DA 102	0.41	0.10	0.31	805.25	552.45	2.00"	1.31"
DA 104	0.28	0.08	0.20	542.81	645.21	2.00"	2.18"
DA 106	0.21	0.05	0.16	402.67	370.48	2.00"	1.84"
DA 108	0.74	0.25	0.44	1848.65	1845.90	2.00"	1.42"
DA 117	2.66	0.58	2.08	4724.95	3830.08	2.00"	1.62"
DA 118	0.46	0.10	0.36	821.18	854.95	2.00"	2.04"
DA 121	1.37	0.31	1.06	2544.73	2174.43	2.00"	1.71"
DA 122	1.54	0.23	1.36	2041.78	1621.36	2.00"	1.58"
DA 124	0.75	0.17	0.58	1367.15	614.24	2.00"	0.91"
DA 126	0.21	0.05	0.16	402.38	348.48	2.00"	1.73"
DA 128	0.20	0.05	0.15	416.74	260.48	2.00"	1.25"
DA 202	0.48	0.10	0.38	828.25	671.95	2.00"	1.62"
DA 207	0.50	0.15	0.35	1164.51	1271.43	2.00"	2.18"
DA 208	0.48	0.13	0.35	941.84	1011.64	2.00"	1.82"
DA 211	1.24	0.36	0.89	2886.30	1840.06	2.00"	1.32"
DA 218	0.30	0.08	0.22	600.71	534.21	2.00"	1.78"
DA 219	0.30	0.08	0.22	598.48	550.21	2.00"	1.84"
DA 217	0.60	0.10	0.50	874.55	671.95	2.00"	1.54"
DA 218	1.88	0.31	1.57	2649.13	2335.41	2.00"	1.73"
DA 222	1.24	0.18	1.11	1615.44	1615.46	2.00"	2.00"
DA 301	0.24	0.07	0.11	574.66	404.21	2.00"	1.34"
DA 304	0.34	0.08	0.26	613.86	502.21	2.00"	1.64"
DA 306	0.51	0.12	0.45	1021.73	765.64	2.00"	1.44"
DA 308	0.44	0.13	0.31	978.68	525.64	2.00"	1.07"
DA 312	0.39	0.10	0.23	715.05	500.45	2.00"	1.24"
DA 314	0.47	0.13	0.34	988.48	420.64	2.00"	1.86"
DA 316	0.28	0.08	0.15	573.32	306.21	2.00"	1.07"
DA 324	0.66	0.23	0.43	1741.05	827.44	2.00"	0.95"
DA 326	0.18	0.05	0.13	344.06	244.48	2.00"	1.21"
DA 328	0.63	0.15	0.48	1211.54	1040.43	2.00"	1.12"
DA 330	0.24	0.05	0.14	413.11	244.48	2.00"	1.43"
DA 338	0.28	0.08	0.20	542.63	483.21	2.00"	1.63"
DA 341	0.78	0.26	0.52	1447.48	1026.43	2.00"	1.05"
DA 343	1.65	0.48	1.17	3744.38	2685.16	2.00"	1.43"
DA 352	0.46	0.15	0.33	984.73	624.64	2.00"	1.28"
DA 354	0.17	0.05	0.12	388.38	244.48	2.00"	1.28"
DA 358	0.16	0.05	0.11				



MATCH LINE - FOR CONTINUATION, SEE SHEET 52



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark M. Long* 2/19/14  
 PLANNING DIRECTOR

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE *2/20/14*

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.
JRD	JRD	JRD				

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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, 2016  
 1-28-15

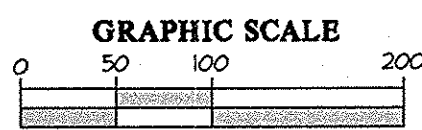
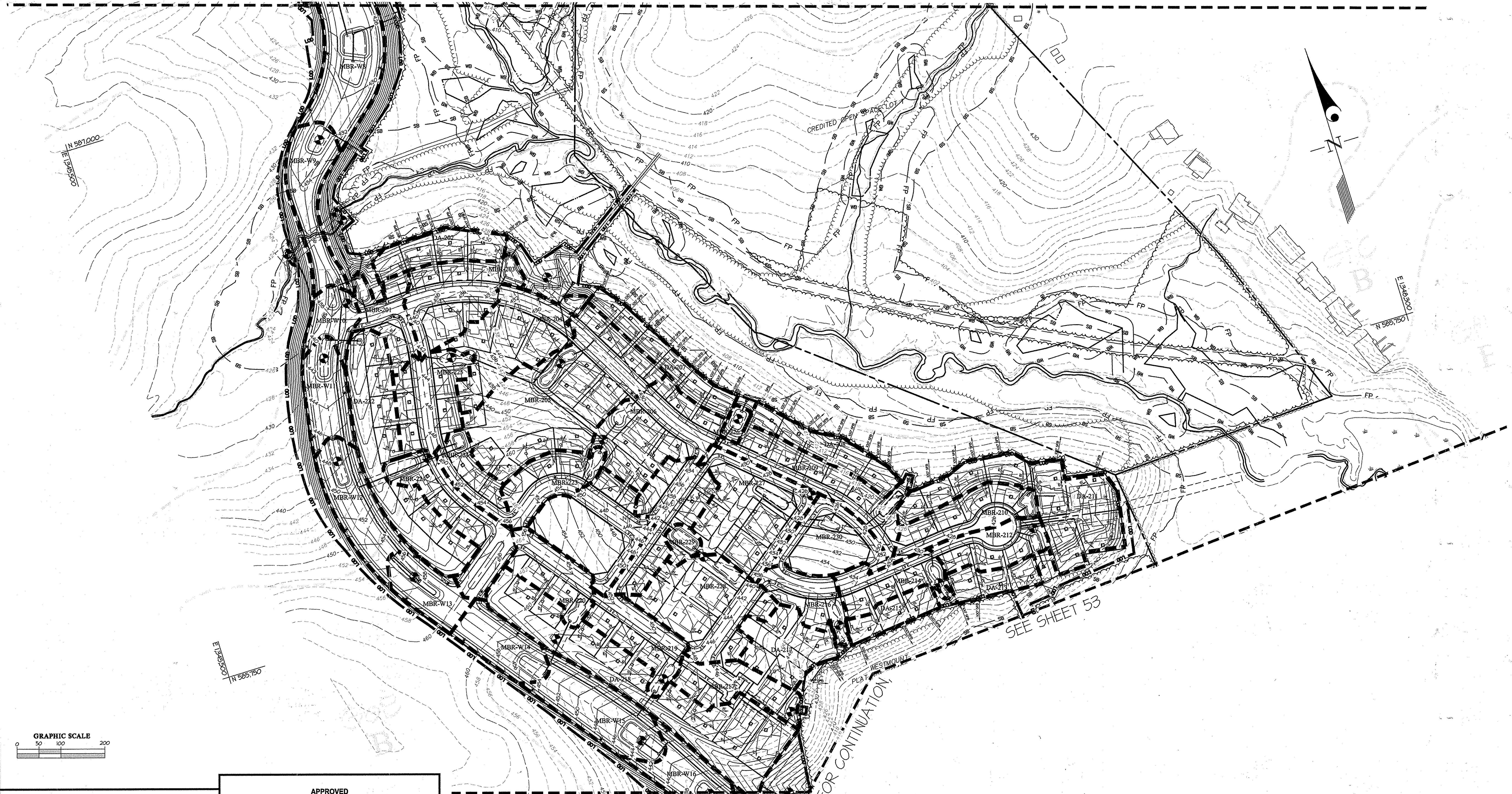


**PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP**

**WESTMOUNT**  
**LOTS 3-327**  
**RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A**  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - GRD	SHEET
DEC, 2014	23-6&12	51 OF 69

MATCH LINE - FOR CONTINUATION, SEE SHEET 51



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark M. Gutzick* 2/17/14  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

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, 2016



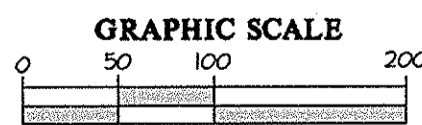
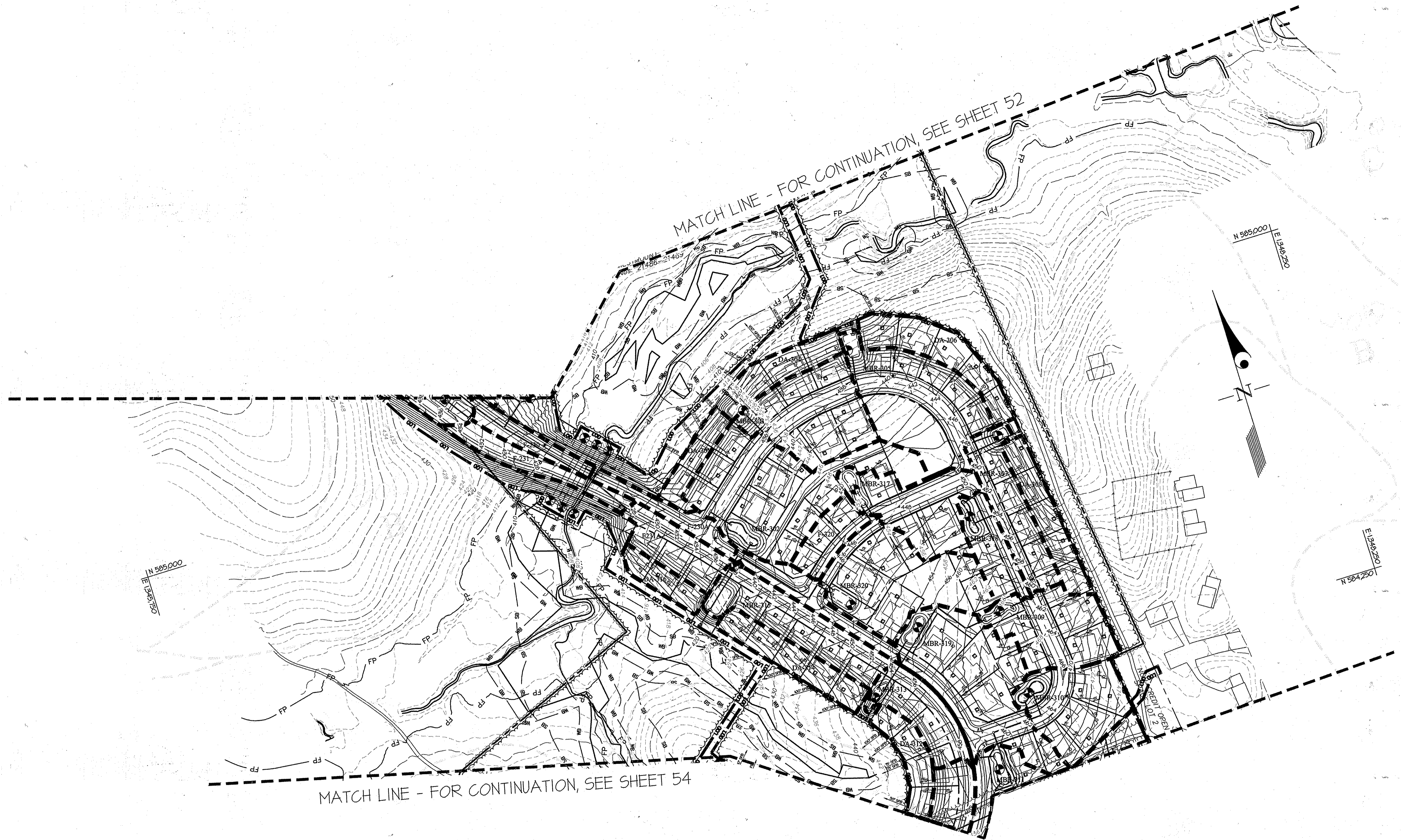
PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21496 thru 21499

ELECTION DISTRICT No. 2

SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 52 OF 69

HOWARD COUNTY, MARYLAND



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David H. Gutter* 2/19/15  
PLANNING DIRECTOR Date

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.
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PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

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, 2016



PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 53 OF 69

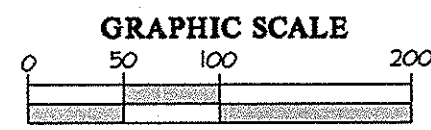
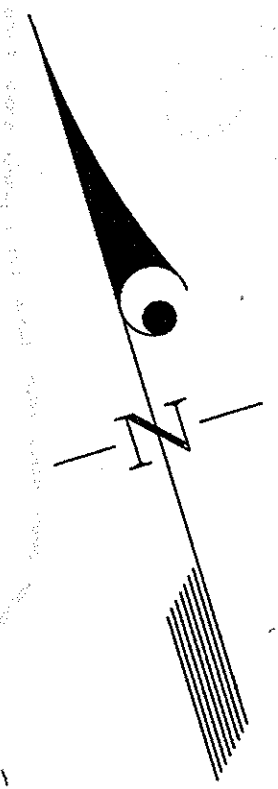
ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

MATCH LINE - FOR CONTINUATION,

SEE SHEET 53

N 504.250  
E 134.5750



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

*Mark A. Wyle* 2/17/15  
PLANNING DIRECTOR *MA* Note

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2016



PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP

**WESTMOUNT**  
**LOTS 3-327**  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

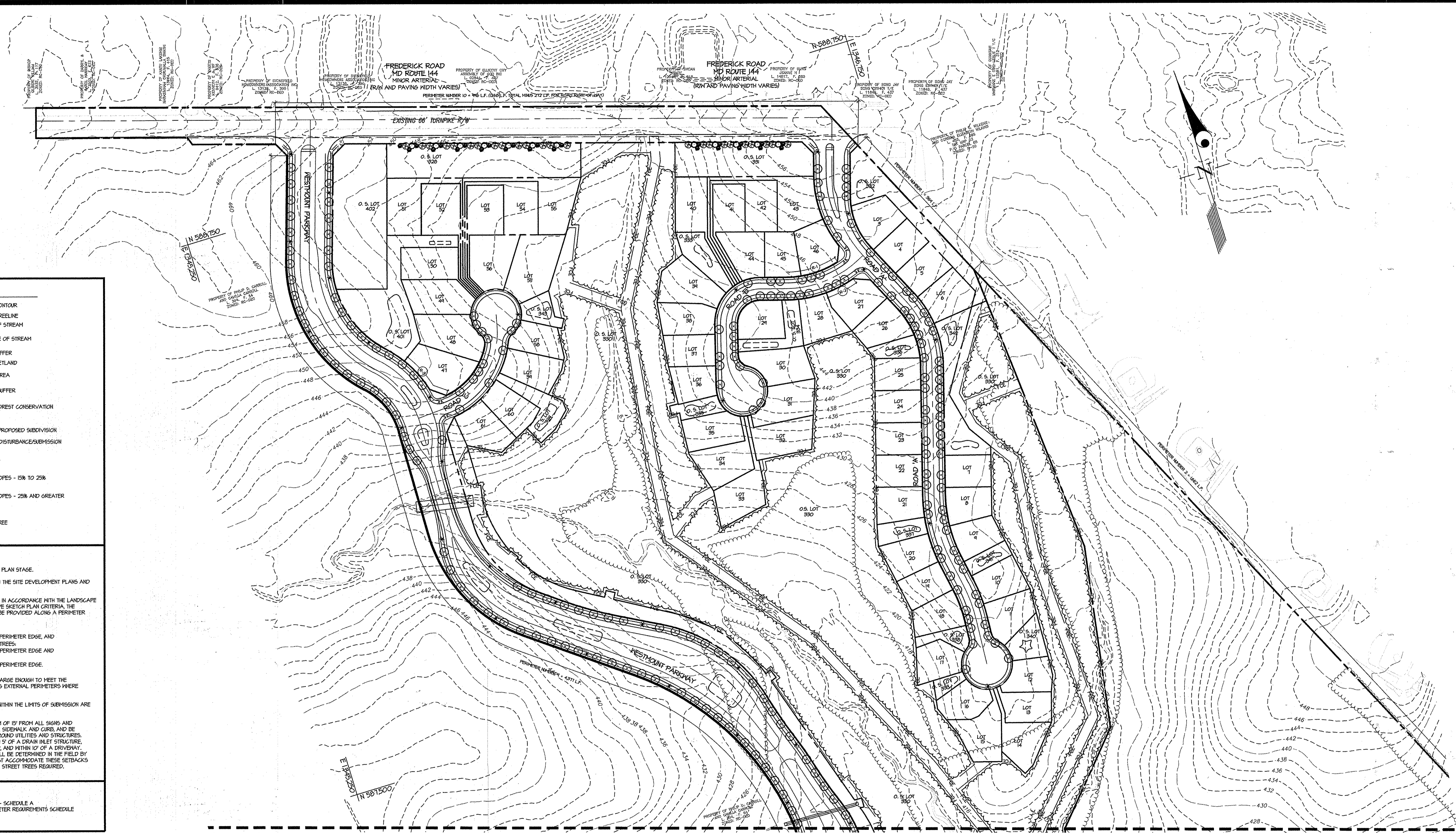
SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 54 OF 69

DATE	REVISION	BY	APPR.

DES.	JRD	DRN.	JRD	CHK.	DEV

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

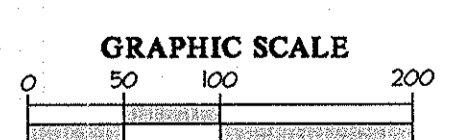


**LANDSCAPE LEGEND**

- 400 EXISTING CONTOUR
- EXISTING TREELINE
- BOTTOM OF STREAM
- CENTERLINE OF STREAM
- STREAM BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- WETLAND BUFFER
- EXISTING FOREST CONSERVATION EASEMENT
- LIMIT OF PROPOSED SUBDIVISION
- LIMIT OF DISTURBANCE/SUBMISSION
- EASEMENT
- STEEP SLOPES - 15% TO 25%
- STEEP SLOPES - 25% AND GREATER
- PROPOSED STREET TREE

- LANDSCAPING NOTES:**
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
  - INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
  - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE:
    - SHADE TREES: 1.80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
    - SMALL ORNAMENTAL DECIDUOUS TREES: 1.60 LINEAR FEET OF MEASURED PERIMETER EDGE AND
    - EVERGREEN TREES: 1.20 LINEAR FEET OF MEASURED PERIMETER EDGE.
  - AFForestation PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
  - UNLESS NOTED, ALL STEEP SLOPES AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5000 S.F.
  - STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.

SEE SHEET 57 FOR:  
 - PERIMETER PLANTING SCHEDULE - SCHEDULE A  
 - RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE  
 - STREET TREE REQUIREMENTS



MATCH LINE - FOR CONTINUATION, SEE SHEET 56

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark M. Wenger* 2/19/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/24/14

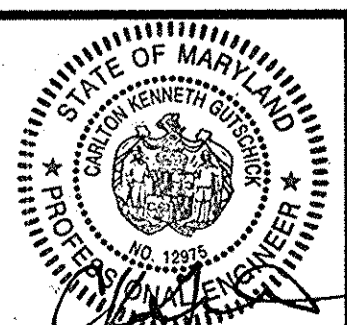
SEE SHEET 57 FOR SCHEDULES, REQUIREMENTS, AND QUANTITIES

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

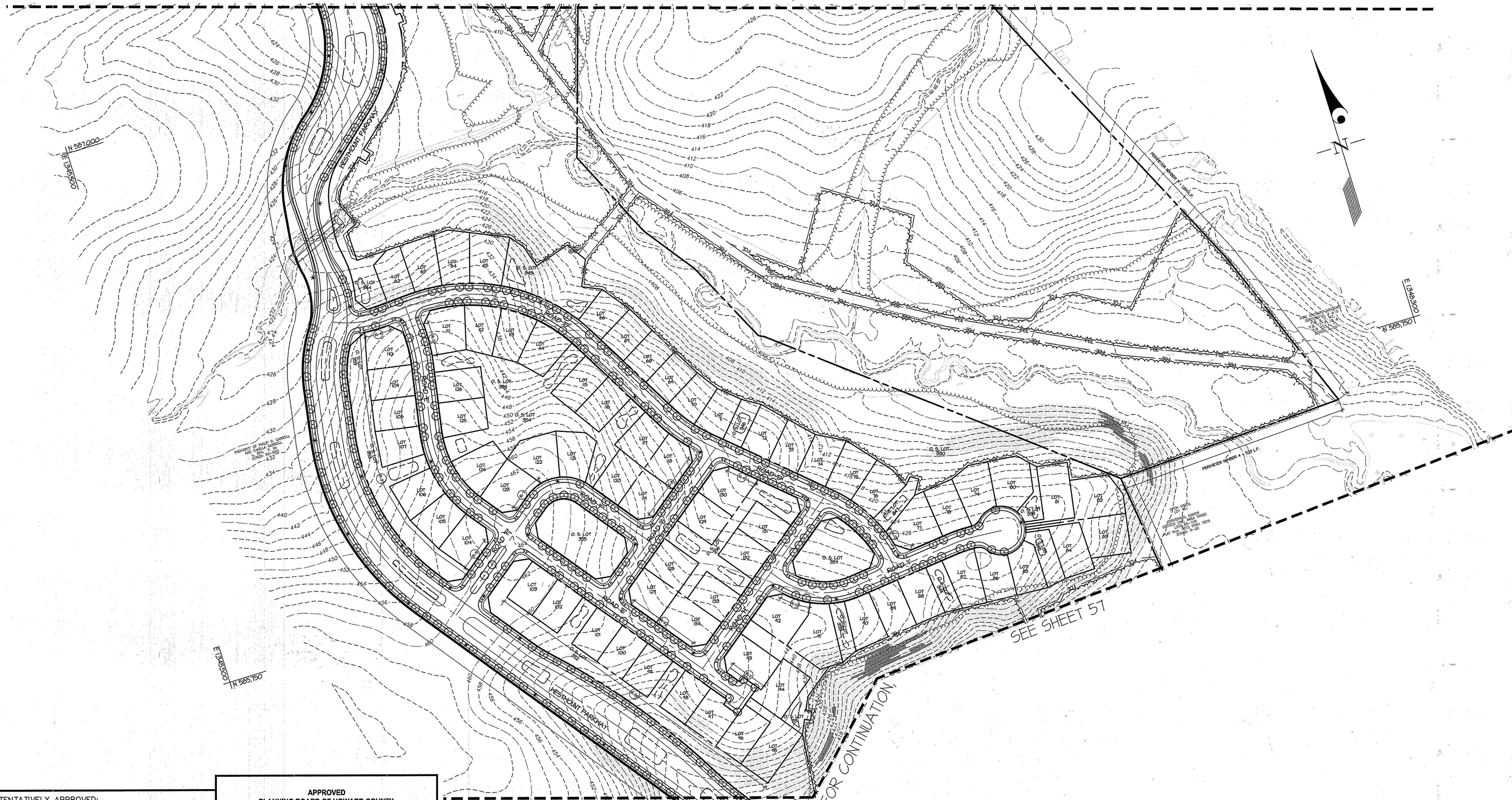
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 1-28-15



PRELIMINARY LANDSCAPE PLAN  
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	55 OF 69

MATCH LINE - FOR CONTINUATION, SEE SHEET 55

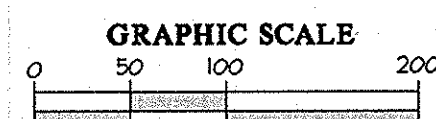


TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

*Don H. Long*  
PLANNING DIRECTOR 12/22/14  
Date



MATCH LINE

SEE SHEET 55 FOR NOTES AND LEGEND  
SEE SHEET 57 FOR SCHEDULES, REQUIREMENTS, AND QUANTITIES

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV	DRN. DEV	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

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, 2016



PRELIMINARY LANDSCAPE PLAN

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	56 OF 69

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



EXTERNAL PERIMETER PLANTING SCHEDULE - SCHEDULE A													
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	NUMBER OF PLANTS REQUIRED			CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERRY (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS PROVIDED			
					SHADE TREES	ORNAMENTALS TREES	EVERGREEN TREES			SHADE TREES	ORNAMENTALS TREES	EVERGREEN TREES	
PERIMETER 1	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	369'	13	13	13	NO	NO	13	---	---	
PERIMETER 2	SFD RESIDENTIAL	SFD RESIDENTIAL	SEE NOTE ①	1662'	28	---	---	NO	NO	0	---	---	
PERIMETER 3	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	1,184	28	---	---	YES ②	NO	0	EXISTING WOODLAND	---	
PERIMETER 4	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	523'	4	---	---	YES ②	NO	0	EXISTING WOODLAND	---	
PERIMETER 5	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	2780'	46	---	---	YES ②	SEE NOTE ②	NO	31	---	---
PERIMETER 6	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	641'	11	---	---	YES ②	SEE NOTE ②	NO	0	---	---
PERIMETER 7	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	1,164'	30	---	---	NO	NO	30	---	---	
PERIMETER 8	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	2,452'	41	---	---	YES ②	NO	0	EXISTING WOODLAND	---	
PERIMETER 9	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer	4,371'	73	---	---	NO	YES ③	0	---	---	
PERIMETER 10	SFD RESIDENTIAL	ROADWAY	'B' Buffer	496'	20	0	25	NO	NO	24	12	25	

① FOR THIS PERIMETER BUFFER, THE ON SITE LAND USE IS AN OPEN SPACE LOT THAT WILL BE CONVEYED TO HOWARD COUNTY PARKS AND RECREATION. THE ADJACENT LAND USE IS THE KIWANS-HALLGATE PARK. ULTIMATELY, THESE TWO PARCELS WILL BE A CONTIGUOUS TRACT OF LAND OWNED BY THE HOWARD COUNTY PARKS AND RECREATION.

② CREDIT FOR FOREST RETENTION ALONG THIS PERIMETER.

③ CREDIT FOR FENCE TO BE CONSTRUCTED ALONG THIS PERIMETER.

STREET TREE REQUIREMENTS			
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
ROAD A	2574'	64	10
ROAD B	1113'	28	28
ROAD C	703'	18	13
ROAD D	2,624'	66	72
ROAD E	2,116'	53	62
ROAD F	948'	24	23
ROAD G	640'	17	16
ROAD H	788'	20	14
ROAD I	1,166'	24	28
ROAD J	2,888'	72	75
ROAD K	774'	14	21
ROAD L	610'	15	8
ROAD M	1,166'	24	31
ROAD N	1,255'	31	34
ROAD O	2,613'	65	76
ROAD P	911'	23	28
ROAD Q	608'	15	15
ROAD R	550'	14	14
ROAD S	414'	10	12
ROAD T	508'	13	10
WESTMOUNT PARKWAY	10,454'	461	494
TOTAL		1086	1100

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
⊗	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B & B FULL HEADS

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS:  
 1 TREE PER 40 LINEAR FEET, BOTH SIDES.  
 ALL STREETS  
 THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DEMISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.

RESIDENTIAL LOT LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE								
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING	RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING	RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	85'		R13	73'		R25	80'	
R2	67'		R14	75'		R26	75'	
R3	121'		R15	70'		R27	76'	
R4	56'	THE REQUIRED LOT LANDSCAPING PER THE HOWARD COUNTY LANDSCAPE DESIGN MANUAL SHALL BE PROVIDED AT SDP STAGE	R16	68'	THE REQUIRED LOT LANDSCAPING PER THE HOWARD COUNTY LANDSCAPE DESIGN MANUAL SHALL BE PROVIDED AT SDP STAGE	R28	78'	THE REQUIRED LOT LANDSCAPING PER THE HOWARD COUNTY LANDSCAPE DESIGN MANUAL SHALL BE PROVIDED AT SDP STAGE
R5	73'		R17	68'		R29	77'	
R6	75'		R18	78'		R30	62'	
R7	81'		R19	81'		R31	75'	
R8	153'		R20	81'		R32	70'	
R9	72'		R21	75'		R33	70'	
R10	165'		R22	118'		R34	117'	
R11	86'		R23	62'		R35	75'	
R12	65'		R24	80'		R36	84'	

RESIDENTIAL LOT LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE		
RESIDENTIAL LOT LINE	LENGTH OF REAR PERIMETER	REQUIRED LANDSCAPING
R37	61'	THE REQUIRED LOT LANDSCAPING PER THE HOWARD COUNTY LANDSCAPE DESIGN MANUAL SHALL BE PROVIDED AT SDP STAGE
R38	725'	



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Weyga* 2/19/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

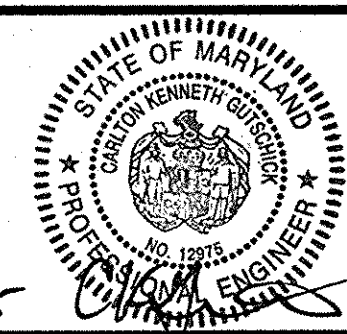
DATE 2/22/14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE REVISION BY APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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, 2018



PRELIMINARY LANDSCAPE PLAN

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	57 OF 69

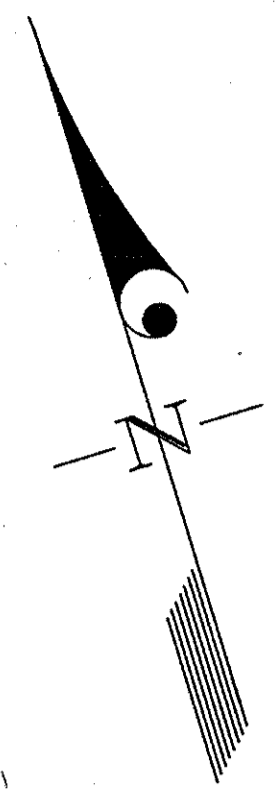
ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

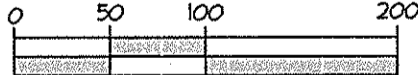


MATCH LINE - FOR CONTINUATION

SEE SHEET 57



GRAPHIC SCALE



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Paul R. Cayle*  
PLANNING DIRECTOR Date 2/19/15

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

SEE SHEET 55 FOR NOTES AND LEGEND  
SEE SHEET 57 FOR SCHEDULES, REQUIREMENTS, AND QUANTITIES

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV. DRN. DEV. CHK. DEV. DATE REVISION BY APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

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, 2016  
1-29-15



PRELIMINARY LANDSCAPE PLAN

**WESTMOUNT**  
**LOTS 3-327**  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

SCALE 1"=100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC, 2014	TAX MAP - GRID 23-6&12	SHEET 58 OF 69

**FOREST NARRATIVE**

THE SITE IS CURRENTLY ZONED R-ED. IT IS LOCATED IN THE LITTLE PATUXENT RIVER (UPPER) WATERSHED, (DNR LISTING NUMBER: 213-110-5A). THE SOUTHERN PORTION OF THE SITE IS FAIRLY FLAT AND IS FORESTED. A WIDE BAND OF FOREST RUNS THROUGH THE SITE. THE EXISTING FOREST COVERS 114.54 ACRES, OF WHICH, 94.41 ACRES ARE ON THE N.T.A. CREDITED, OF THE 221,064 ACRE SITE.

APPROXIMATELY A QUARTER OF THE EXISTING FOREST IS LOCATED WITHIN ENVIRONMENTAL BUFFERS OR STEEP SLOPES. THE FOREST BETWEEN THE SITE AND THE ADJACENT PROPERTIES, OUTSIDE OF THE ENVIRONMENTAL BUFFERS WILL BE PRESERVED TO SERVE AS A BUFFER. THREE QUARTERS OF THE EXISTING FOREST WILL BE CLEARED, AND IT WILL BE REPLACED ON SITE AND OFFSITE, AS REQUIRED, ON OPEN SPACE LOT 1. WILL BE DEDICATED TO HOWARD COUNTY PARKS AND RECREATION, A QUARTER OF THE ENVIRONMENTAL AREAS ARE OUTSIDE OF THE PROPOSED FOREST CONSERVATION EASEMENT, PER HOWARD COUNTY PARKS AND RECREATION'S REQUEST.

**Forest Conservation Easement No. 8**

3,642.4 (-/-) Acres Total  
 13,983 (+/-) = credited area of retention on N.T.A.  
 0,330.2 (+/-) = credited area of reforestation on N.T.A.  
 0,653.3 (+/-) = credited area of reforestation in 100-YR FP  
 1,259.1 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 7**

1,134.3 (-/-) Acres Total  
 0,831.3 (+/-) = credited area of retention on N.T.A.  
 0,198.2 (+/-) = credited area of reforestation on N.T.A.  
 0,083.0 (+/-) = credited area of reforestation in 100-YR FP  
 0,626.8 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 6**

1,393.2 (-/-) Acres Total  
 0,181.6 (+/-) = credited area of retention on N.T.A.  
 0,551.8 (+/-) = credited area of reforestation on N.T.A.  
 0,014.1 (+/-) = credited area of reforestation in 100-YR FP  
 0,024.1 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 5**

0,308.5 (-/-) Acres Total  
 0,167.5 (+/-) = credited area of retention on N.T.A.  
 0,141.0 (+/-) = credited area of reforestation on N.T.A.

**Forest Conservation Easement No. 1**

0,914.2 (+/-) Acres Total  
 0,421.6 (+/-) = credited area of retention on N.T.A.  
 0,442.6 (+/-) = credited area of retention on N.T.A.

**Forest Conservation Easement No. 2**

1,084.3 (-/-) Acres Total  
 1,053.0 (+/-) = credited area of retention on N.T.A.  
 0,090.5 (+/-) = credited area of retention on N.T.A.

**Forest Conservation Easement No. 3**

11,870.0 (-/-) Acres Total  
 0,447.5 (+/-) = credited area of retention on N.T.A.  
 4,042.2 (+/-) = credited area of reforestation on N.T.A.  
 2,100.8 (+/-) = credited area of reforestation in 100-YR FP  
 4,611.1 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 4**

4,519.1 (-/-) Acres Total  
 1,467.1 (+/-) = credited area of retention on N.T.A.  
 1,871.6 (+/-) = credited area of reforestation on N.T.A.  
 0,049.3 (+/-) = credited area of reforestation in 100-YR FP  
 0,951.1 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 9**

9,461.3 (+/-) Acres Total  
 0,310.3 (+/-) = credited area of retention on N.T.A.  
 3,184.5 (+/-) = credited area of reforestation on N.T.A.  
 0,134.1 (+/-) = credited area of reforestation in 100-YR FP  
 5,712.1 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 12**

7,029.5 (-/-) Acres Total  
 5,702.4 (+/-) = credited area of retention on N.T.A.  
 0,642.4 (+/-) = credited area of reforestation on N.T.A.  
 0,633.1 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 13**

2,321.6 (-/-) Acres Total  
 2,186.4 (+/-) = credited area of retention on N.T.A.  
 0,134.1 (+/-) = credited area of reforestation on N.T.A.

**Forest Conservation Easement No. 14**

4,468.3 (+/-) Acres Total  
 4,168.2 (+/-) = credited area of retention on N.T.A.  
 0,225.8 (+/-) = credited area of reforestation on N.T.A.  
 0,514.3 (+/-) = area of non-credited retention in 100-YR FP

**Forest Conservation Easement No. 10**

3,505.8 (-/-) Acres Total  
 2,551.5 (+/-) = credited area of retention on N.T.A.  
 0,453.3 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 11**

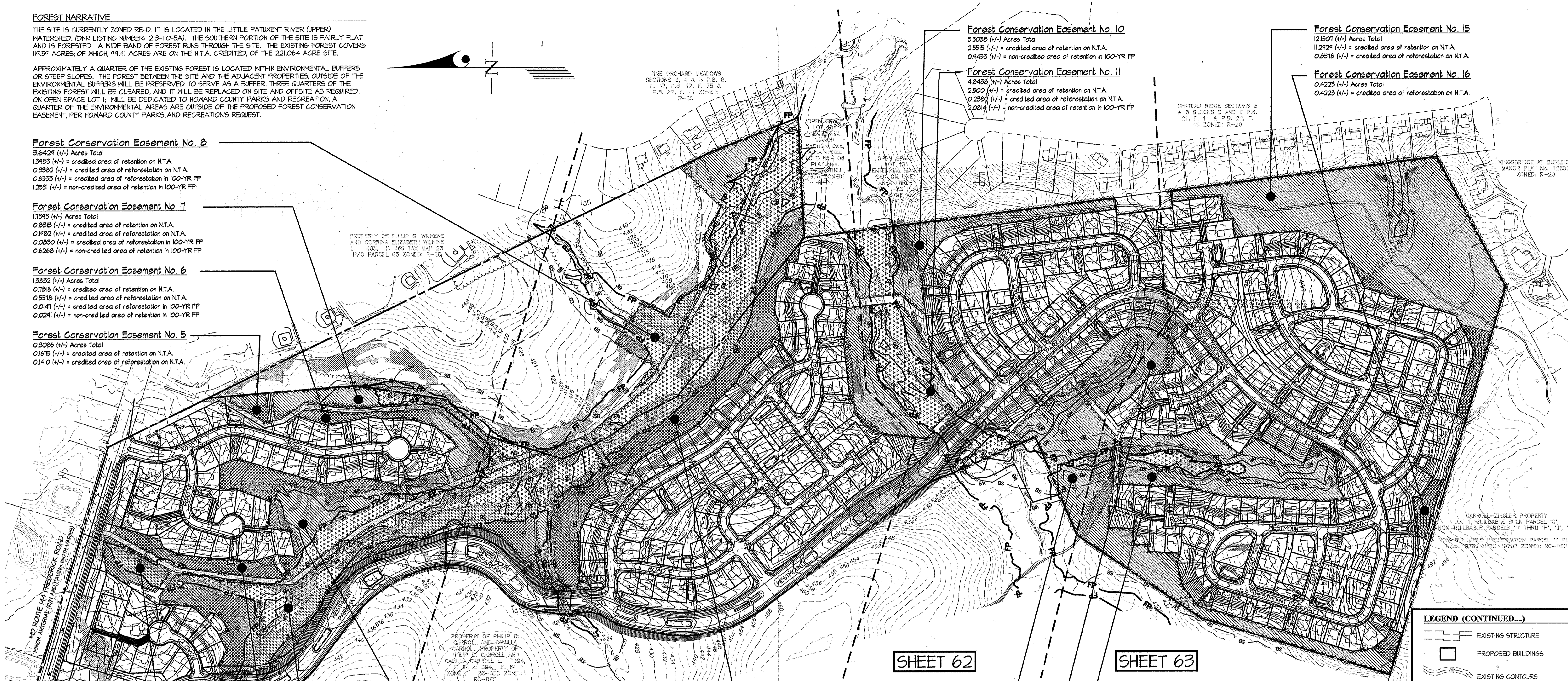
4,843.8 (-/-) Acres Total  
 2,500.0 (+/-) = credited area of retention on N.T.A.  
 0,238.2 (+/-) = credited area of reforestation on N.T.A.  
 2,084.4 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 15**

12,150.1 (-/-) Acres Total  
 11,242.8 (+/-) = credited area of retention on N.T.A.  
 0,957.9 (+/-) = credited area of reforestation on N.T.A.

**Forest Conservation Easement No. 16**

0,422.3 (-/-) Acres Total  
 0,422.3 (+/-) = credited area of reforestation on N.T.A.



TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark H. Coughlin*  
 PLANNING DIRECTOR  
 2/19/14  
 Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/20/14

STATE OF MARYLAND  
 Michael D. Tran  
 LANDSCAPE ARCHITECT  
 1-28-14

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

OVERALL FOREST CONSERVATION PLAN

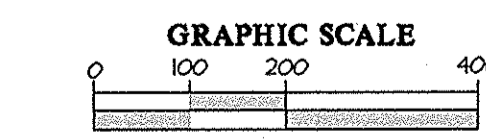
**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 SCALE 1" = 200'  
 ZONING R-ED  
 G. L. W. FILE No. 13-013  
 DATE DEC., 2014  
 TAX MAP - = GRID 23-6&12  
 SHEET 59 OF 69

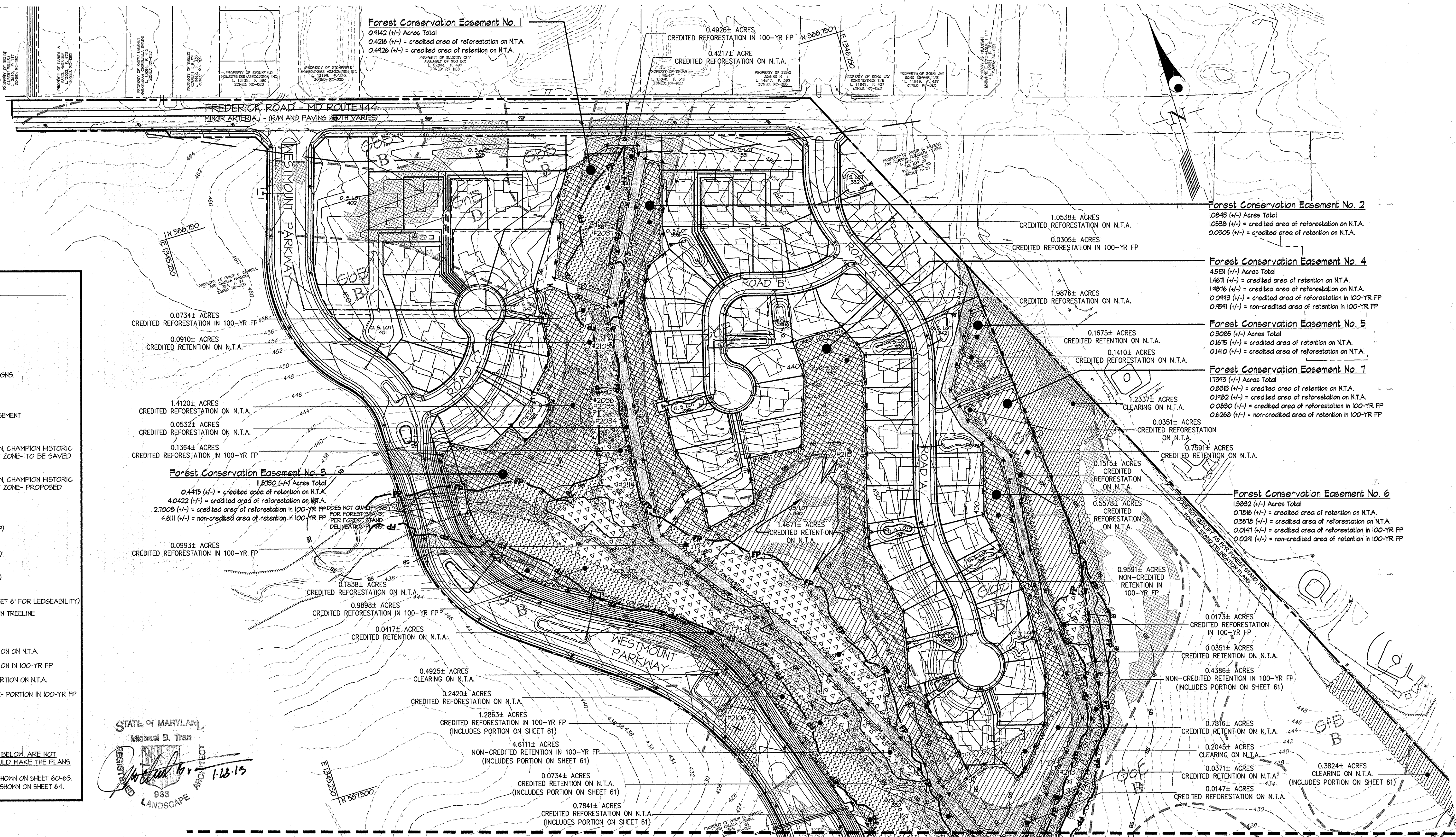
**LEGEND (CONTINUED...)**

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- FOREST CONSERVATION ESMT
- TREE PROTECTION FENCE
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - TO BE SAVED
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - PROPOSED FOR REMOVAL
- SOIL DELINEATION
- FP
- WETLAND (1.96 Ac.)
- WETLAND BUFFER (11.12 Ac.)
- STREAM
- STREAM BUFFER (43.48 Ac.)
- LIMITS OF DISTURBANCE

**LEGEND**

- PROPOSED TREELINE (OFFSET 6' FOR LEDGEABILITY)
  - EXISTING FOREST STAND DELINEATION TREELINE
  - EXISTING SEWER EASEMENT
  - FOREST CLEARING (\*)
  - (CREDITED) REFORESTATION - PORTION ON N.T.A.
  - (CREDITED) REFORESTATION - PORTION IN 100-YR FP
  - (CREDITED) FOREST RETENTION - PORTION ON N.T.A.
  - (NON-CREDITED) FOREST RETENTION - PORTION IN 100-YR FP
  - FOREST CONSERVATION AREA (\*\*)
  - NP.A. = NET TRACT AREA
  - FP = FLOODPLAIN
- FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE.  
 (\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 60-63.  
 (\*\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.





**LEGEND**

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15% - 25%
- SLOPES 25% AND STEEPER
- FOREST CONSERVATION EASEMENT
- TREE PROTECTION FENCE
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - TO BE SAVED
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - PROPOSED FOR REMOVAL
- SOIL DELINEATION
- FLOODPLAIN (26.65 Ac.) (FP)
- WETLAND (1.96 Ac.)
- WETLAND BUFFER (17.72 Ac.)
- STREAM
- STREAM BUFFER (43.40 Ac.)
- LIMITS OF DISTURBANCE
- PROPOSED TREELINE (OFFSET 6' FOR LEDGEABILITY)
- FOREST STAND DELINEATION TREELINE
- EXISTING SEWER EASEMENT
- FOREST CLEARING (\*)
- (CREDITED) REFORESTATION- PORTION ON N.T.A.
- (CREDITED) REFORESTATION- PORTION IN 100-YR FP
- (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
- (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP
- FOREST CONSERVATION AREA (\*\*)

(N.T.A) = NET TRACT AREA  
(FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE.  
(\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 60-63.  
(\*\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

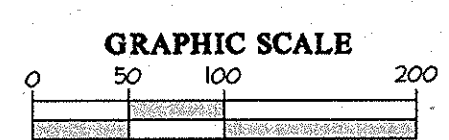
STATE OF MARYLAND  
Michael D. Tran  
ARCHITECT  
933 LANDSCAPE

MATCH LINE - FOR CONTINUATION, SEE SHEET 61

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: 12/14/14



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

FOREST CONSERVATION PLAN		
<b>WESTMOUNT</b>		
<b>LOTS 3-327</b>		
<b>RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A</b>		
RECORD PLAT Nos. 21486 thru 21489		
SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-ED	13-013
DATE	TAX MAP - = GRID	SHEET
DEC., 2014	23-6&12	60 OF 69

DES. KAB DRN. KAB CHK. MBT

DATE	REVISION	BY	APPR.

Part of Forest Conservation Easement No. 6  
(See Sheet 60 for Forest Conservation Area Totals)

Part of Forest Conservation Easement No. 7  
(See Sheet 60 for Forest Conservation Area Totals)

Part of Forest Conservation Easement No. 3  
(See Sheet 60 for Forest Conservation Area Totals)

MATCH LINE - FOR CONTINUATION, SEE SHEET 60

Forest Conservation Easement No. 8

3.6424 (+/-) Acres Total  
1.9483 (+/-) = credited area of retention on N.T.A.  
0.3992 (+/-) = credited area of reforestation on N.T.A.  
0.6533 (+/-) = credited area of reforestation in 100-YR FP  
1.2511 (+/-) = non-credited area of retention in 100-YR FP

0.02917± ACRES  
NON-CREDITED RETENTION IN 100-YR FP  
0.0734± ACRES  
CREDITED RETENTION ON N.T.A.  
(INCLUDES PORTION ON SHEET 60)

0.7816± ACRES  
CREDITED RETENTION ON N.T.A.  
(INCLUDES PORTION ON SHEET 60)

4.6111± ACRES  
NON-CREDITED RETENTION IN 100-YR FP  
(INCLUDES PORTION ON SHEET 60)

0.1882± ACRES  
NON-CREDITED RETENTION IN 100-YR FP

0.7841± ACRES  
CREDITED REFORESTATION ON N.T.A.  
(INCLUDES PORTION ON SHEET 60)

0.0125± ACRES  
CREDITED REFORESTATION IN 100-YR FP

0.1230± ACRES  
CREDITED RETENTION ON N.T.A.

0.2017± ACRES  
CREDITED REFORESTATION ON N.T.A.

0.0344± ACRES  
CREDITED REFORESTATION IN 100-YR FP

0.0432± ACRES  
CREDITED RETENTION ON N.T.A.

0.0256± ACRES  
CREDITED RETENTION ON N.T.A.

0.4510± ACRES  
NON-CREDITED RETENTION IN 100-YR FP

0.0928± ACRES  
CREDITED RETENTION ON N.T.A.

0.1030± ACRES  
CREDITED REFORESTATION IN 100-YR FP

0.0402± ACRES  
CREDITED REFORESTATION IN 100-YR FP

0.0805± ACRES  
CREDITED REFORESTATION ON N.T.A.

0.1403± ACRES  
CREDITED REFORESTATION IN 100-YR FP

0.0304± ACRES  
NON-CREDITED RETENTION IN 100-YR FP

1.4121± ACRES  
CREDITED REFORESTATION ON N.T.A.

1.3551± ACRES  
CREDITED RETENTION ON N.T.A.

0.0508± AC.  
CREDITED REFORESTATION IN 100-YR FP

0.4355± ACRES  
CLEARING ON N.T.A.

0.1140± AC.  
CREDITED REFORESTATION IN 100-YR FP

0.7716± ACRES  
NON-CREDITED RETENTION IN 100-YR FP

0.0043 AC.±  
CREDITED RETENTION ON N.T.A.

0.1536± ACRES  
CREDITED RETENTION ON N.T.A.

3.1895± AC.  
CREDITED REFORESTATION ON N.T.A.

0.1524± ACRES  
CREDITED RETENTION ON N.T.A.

0.5743± AC.  
CREDITED REFORESTATION IN 100-YR FP

0.9453± ACRES  
CREDITED RETENTION 100-YR FP  
(INCLUDES PORTION ON SHEET 62)

5.7283± ACRES  
NON-CREDITED RETENTION IN 100-YR FP

0.3951± ACRES  
CREDITED RETENTION ON N.T.A.  
(INCLUDES PORTION ON SHEET 62)

Forest Conservation Easement No. 9

9.9613 (+/-) Acres Total  
0.3103 (+/-) = credited area of retention on N.T.A.  
3.1945 (+/-) = credited area of reforestation on N.T.A.  
0.7341 (+/-) = credited area of reforestation in 100-YR FP  
5.7121 (+/-) = non-credited area of retention in 100-YR FP

Part of Forest Conservation Easement No. 10  
(See Sheet 62 for Forest Conservation Area Totals)

Part of Forest Conservation Easement No. 11  
(See Sheet 62 for Forest Conservation Area Totals)

STATE OF MARYLAND

Michael D. Tran

ARCHITECT

938 LANDSCAPE ARCHITECT

1-28-15

LANDSCAPE ARCHITECT

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/21/14

PLANNING DIRECTOR [Signature] 2/19/15  
Date

MATCH LINE

GRAPHIC SCALE

0 50 100 200

(N.T.A.) = NET TRACT AREA (FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS WHICH WOULD MAKE THE PLANS ILLEGIBLE.

(\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 60-63.

(\*\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

LEGEND

- [Symbol] EXISTING STRUCTURE
- [Symbol] PROPOSED BUILDINGS
- [Symbol] EXISTING CONTOURS
- [Symbol] PROPOSED CONTOURS
- [Symbol] FOREST CONSERVATION SIGNS
- [Symbol] SLOPES 15% - 25%
- [Symbol] SLOPES 25% AND STEEPER
- [Symbol] FCE FOREST CONSERVATION EASEMENT
- [Symbol] TPF TREE PROTECTION FENCE
- [Symbol] FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - TO BE SAVED
- [Symbol] FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - PROPOSED FOR REMOVAL
- [Symbol] SOIL DELINEATION
- [Symbol] FFP FLOODPLAIN (26.65 Ac.) (FP)
- [Symbol] WETLAND (7.96 Ac.)
- [Symbol] WETLAND BUFFER (17.12 Ac.)
- [Symbol] STREAM
- [Symbol] STREAM BUFFER (43.48 Ac.)
- [Symbol] LIMITS OF DISTURBANCE
- [Symbol] PROPOSED TREELINE (OFFSET 6' FOR LEDGEABILITY)
- [Symbol] FOREST STAND DELINEATION TREELINE
- [Symbol] EXISTING SENEC EASEMENT
- [Symbol] FOREST CLEARING (\*)
- [Symbol] (CREDITED) REFORESTATION- PORTION ON N.T.A.
- [Symbol] (CREDITED) REFORESTATION- PORTION IN 100-YR FP
- [Symbol] (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
- [Symbol] (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP
- [Symbol] FOREST CONSERVATION AREA (\*\*)

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL

FOREST CONSERVATION PLAN

WESTMOUNT  
LOTS 3-327

RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1" = 100'

ZONING R-ED

G. L. W. FILE No. 13-013

DATE DEC, 2014

TAX MAP - = GRID 23-6&12

SHEET 61 OF 69

DES. KAB DRN. KAB CHK. MBT

DATE REVISION BY APPR.

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



**Forest Conservation Easement No. 11**  
 4.8438 (+/-) Acres Total  
 2500 (+/-) = credited area of retention on N.T.A.  
 0.2382 (+/-) = credited area of reforestation on N.T.A.  
 2.0814 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 10**  
 35058 (+/-) Acres Total  
 25515 (+/-) = credited area of retention on N.T.A.  
 0.9453 (+/-) = non-credited area of retention in 100-YR FP

1.8680± ACRES  
 CREDITED RETENTION ON N.T.A.  
 (INCLUDES PORTION ON SHEET 61)

2.0814± ACRES  
 NON-CREDITED RETENTION IN 100-YR FP

0.6319± ACRES  
 CREDITED RETENTION ON N.T.A.

0.3951± ACRES  
 CREDITED RETENTION ON N.T.A.  
 (INCLUDES PORTION ON SHEET 61)

0.9453± ACRES  
 NON-CREDITED RETENTION IN 100-YR FP

2.1564± ACRES  
 CREDITED RETENTION ON N.T.A.

0.3190± ACRES  
 CLEARING ON N.T.A.

16.9786± ACRES  
 CLEARING ON N.T.A.

0.0249± ACRES  
 CREDITED RETENTION ON N.T.A.

0.0272± ACRES  
 CREDITED RETENTION ON N.T.A.

0.3828± ACRES  
 NON-CREDITED RETENTION IN 100-YR FP

2.0685± ACRES  
 CREDITED RETENTION ON N.T.A.  
 (INCLUDES PORTION ON SHEET 63)

0.9223± ACRES  
 CREDITED RETENTION ON N.T.A.  
 (INCLUDES PORTION ON SHEET 63)

0.2509± ACRES  
 NON-CREDITED RETENTION IN 100-YR FP  
 (INCLUDES PORTION ON SHEET 63)

0.4371± ACRES  
 CREDITED REFORESTATION ON N.T.A.  
 (INCLUDES PORTION ON SHEET 63)

44.4698± ACRES  
 CLEARING ON N.T.A.  
 (INCLUDES PORTION ON SHEET 63)

**Forest Conservation Easement No. 12**  
 7.0295 (+/-) Acres Total  
 5.7024 (+/-) = credited area of retention on N.T.A.  
 0.6924 (+/-) = credited area of reforestation on N.T.A.  
 0.6331 (+/-) = non-credited area of retention in 100-YR FP

**Forest Conservation Easement No. 13**  
 23216 (+/-) Acres Total  
 21864 (+/-) = credited area of retention on N.T.A.  
 0.1347 (+/-) = credited area of reforestation on N.T.A.

2.1005± ACRES  
 CREDITED RETENTION ON N.T.A.  
 (INCLUDES PORTION ON SHEET 63)

**LEGEND**

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- FCE - FOREST CONSERVATION EASEMENT
- TPF - TREE PROTECTION FENCE
- #10 - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- TO BE SAVED
- #10 X - FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE- PROPOSED FOR REMOVAL
- ChC3 - SOIL DELINEATION
- FP - FLOODPLAIN (26.65 Ac.) (FP)
- WB - WETLAND (7.96 Ac.)
- WB - WETLAND BUFFER (11.12 Ac.)
- S - STREAM
- SB - STREAM BUFFER (43.48 Ac.)
- LOD - LIMITS OF DISTURBANCE
- PROPOSED TREELINE (OFFSET 6' FOR LEDGEABILITY)
- FOREST STAND DELINEATION TREELINE
- EXISTING SEWER EASEMENT
- FOREST CLEARING (\*)
- (CREDITED) REFORESTATION- PORTION ON N.T.A.
- (CREDITED) REFORESTATION- PORTION IN 100-YR FP
- (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
- (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP
- FOREST CONSERVATION AREA (\*\*)

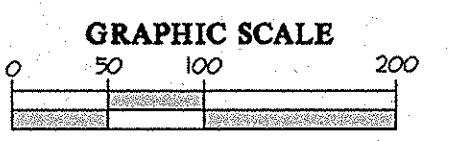
(N.T.A.) = NET TRACT AREA  
 (FP) = FLOODPLAIN

FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE.  
 (\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 60-63.  
 (\*\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

STATE OF MARYLAND  
 Michael B. Tran  
 933 LANDSCAPE ARCHITECT  
 1-28-15

TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Park ...*  
 PLANNING DIRECTOR  
 2/9/15  
 Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE 12/21/14



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

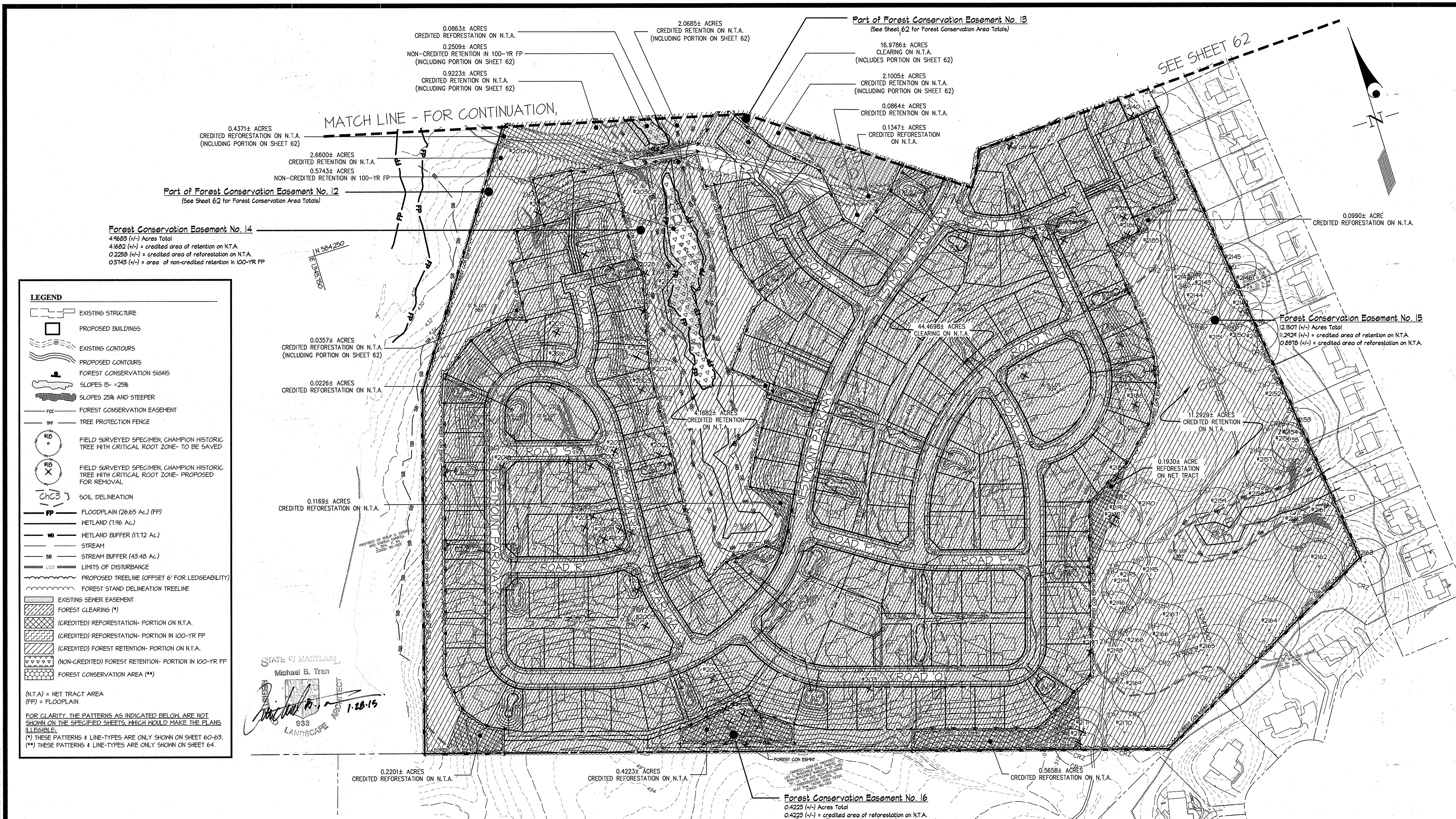
PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN.: CAMILLA CARROLL

**FOREST CONSERVATION PLAN**  
**WESTMOUNT**  
**LOTS 3-327**  
 RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC, 2014	TAX MAP -- GRID 23-6&12	SHEET 62 OF 69

DATE REVISION BY APPR.

I:\Projects\2014\2014-01-21-14\2014-01-21-14.dwg  
 PLOT DATE: 12/21/14 11:52 AM  
 PLOT BY: J. ...  
 PLOT SCALE: 1" = 100'  
 PLOT SHEET: 62 OF 69  
 PLOT TITLE: WESTMOUNT LOTS 3-327  
 PLOT SUBJECT: RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 PLOT RECORD PLAT: 21486 THRU 21489  
 PLOT ELECTION DISTRICT: 2  
 PLOT COUNTY: HOWARD COUNTY, MARYLAND  
 PLOT DATE: 12/21/14  
 PLOT BY: J. ...  
 PLOT SCALE: 1" = 100'  
 PLOT SHEET: 62 OF 69  
 PLOT TITLE: WESTMOUNT LOTS 3-327  
 PLOT SUBJECT: RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 PLOT RECORD PLAT: 21486 THRU 21489  
 PLOT ELECTION DISTRICT: 2  
 PLOT COUNTY: HOWARD COUNTY, MARYLAND



Part of Forest Conservation Easement No. 12  
(See Sheet 62 for Forest Conservation Area Totals)

Part of Forest Conservation Easement No. 13  
(See Sheet 62 for Forest Conservation Area Totals)

Forest Conservation Easement No. 14  
4.9683 (+/-) Acres Total  
4.1682 (+/-) = credited area of retention on N.T.A.  
0.2258 (+/-) = credited area of reforestation on N.T.A.  
0.5743 (+/-) = area of non-credited retention in 100-YR FP

Forest Conservation Easement No. 15  
12.507 (+/-) Acres Total  
11.2921 (+/-) = credited area of retention on N.T.A.  
0.2519 (+/-) = credited area of reforestation on N.T.A.

Forest Conservation Easement No. 16  
0.4223 (+/-) Acres Total  
0.4223 (+/-) = credited area of reforestation on N.T.A.

**LEGEND**

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST CONSERVATION SIGNS
- SLOPES 15% - 25%
- SLOPES 25% AND STEEPER
- FCE - FOREST CONSERVATION EASEMENT
- TPF - TREE PROTECTION FENCE
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - TO BE SAVED
- FIELD SURVEYED SPECIMEN, CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE - PROPOSED FOR REMOVAL
- SOIL DELINEATION
- FP - FLOODPLAIN (26.65 Ac.) (FP)
- WETLAND (1.46 Ac.)
- WETLAND BUFFER (11.72 Ac.)
- STREAM
- STREAM BUFFER (43.48 Ac.)
- LOD - LIMITS OF DISTURBANCE
- PROPOSED TREELINE (OFFSET 6' FOR LEDGEABILITY)
- FOREST STAND DELINEATION TREELINE
- EXISTING SEWER EASEMENT
- FOREST CLEARING (\*)
- (CREDITED) REFORESTATION- PORTION ON N.T.A.
- (CREDITED) REFORESTATION- PORTION IN 100-YR FP
- (CREDITED) FOREST RETENTION- PORTION ON N.T.A.
- (NON-CREDITED) FOREST RETENTION- PORTION IN 100-YR FP
- FOREST CONSERVATION AREA (\*\*)

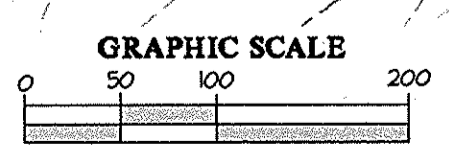
(N.T.A.) = NET TRACT AREA  
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FOR CLARITY, THE PATTERNS AS INDICATED BELOW ARE NOT SHOWN ON THE SPECIFIED SHEETS, WHICH WOULD MAKE THE PLANS ILLEGIBLE:  
(\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 60-63.  
(\*\*) THESE PATTERNS & LINE-TYPES ARE ONLY SHOWN ON SHEET 64.

STATE OF MARYLAND  
Michael B. Tran  
933 LANDSCAPE ARCHITECT  
1-28-15

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Cagle*  
PLANNING DIRECTOR  
Date: 12/24/14

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: 12/22/14



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
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ATTN: CAMILLA CARROLL

**FOREST CONSERVATION PLAN**  
**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489  
ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND

SCALE 1" = 100'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - = GRID 23-6&12	SHEET 63 OF 69

DES. KAB	DRN. KAB	CHK. MBT	DATE	REVISION	BY	APPR.
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TAG #	COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR**	NOTES	TO BE REMOVED (TBR)
2001	Tulip Poplar	Liriodendron tulipifera	30	good		X
2002	Tulip Poplar	Liriodendron tulipifera	31.5	good		X
2003	Tulip Poplar	Liriodendron tulipifera	30.5	good		X
2004	Tulip Poplar	Liriodendron tulipifera	30.5	good		X
2005	Tulip Poplar	Liriodendron tulipifera	34.5	good		X
2006	Tulip Poplar	Liriodendron tulipifera	31	good		X
2007	Tulip Poplar	Liriodendron tulipifera	32	good		X
2008	Tulip Poplar	Liriodendron tulipifera	31	good		X
2009	Tulip Poplar	Liriodendron tulipifera	31	good		X
2010	Tulip Poplar	Liriodendron tulipifera	33	fair		X
2011	Tulip Poplar	Liriodendron tulipifera	32	good	poison ivy	X
2012	Tulip Poplar	Liriodendron tulipifera	32	good		X
2013	Tulip Poplar	Liriodendron tulipifera	32	good		X
2014	Tulip Poplar	Liriodendron tulipifera	34	fair	poison ivy	X
2015	Tulip Poplar	Liriodendron tulipifera	30	good		X
2016	Tulip Poplar	Liriodendron tulipifera	33	fair	poison ivy	X
2017	Tulip Poplar	Liriodendron tulipifera	30	good		X
2018	Tulip Poplar	Liriodendron tulipifera	32	good		X
2019	Tulip Poplar	Liriodendron tulipifera	30	fair	poison ivy	X
2020	Tulip Poplar	Liriodendron tulipifera	30	good		X
2021	Tulip Poplar	Liriodendron tulipifera	31	good		X
2022	Tulip Poplar	Liriodendron tulipifera	33	good		X
2023	Mockernut Hickory	Carya alba	33.5	fair	poison ivy	X
2024	Tulip Poplar	Liriodendron tulipifera	30.4	good		X
2025	Tulip Poplar	Liriodendron tulipifera	33	good		X
2026	Tulip Poplar	Liriodendron tulipifera	48.5	good	double at 15'	X
2027	Tulip Poplar	Liriodendron tulipifera	32	good		X
2028	Tulip Poplar	Liriodendron tulipifera	32	good		X
2029	Tulip Poplar	Liriodendron tulipifera	32	good		X
2030	Tulip Poplar	Liriodendron tulipifera	33	fair	2/3 of a triple	X
2031	Tulip Poplar	Liriodendron tulipifera	32	good		X
2032	Tulip Poplar	Liriodendron tulipifera	32	good		X
2033	Pin Oak	Quercus palustris	35	good		X
2034	Northern Red Oak	Quercus rubra	33	good		X
2035	Pin Oak	Quercus palustris	34	fair	poison ivy	X
2036	Pin Oak	Quercus palustris	33.5	fair	dead tree leaning on	X
2037	Green Ash	Fraxinus pennsylvanica	30.5	fair	poison ivy	X
2105	Pin Oak	Quercus palustris	50	good		X
2106	American Elm	Ulmus americana	33.5	good		X
2107	Pin Oak	Quercus palustris	36.5	fair	some dead branches	X
2108	American Elm	Ulmus americana	33.5	good		X
2109	Pin Oak	Quercus palustris	35	poor	mostly dead	X
2110	Pin Oak	Quercus palustris	37	fair	mostly dead	X
2111	Box Elder	Acer negundo	31.5	fair	many dead branches	X
2112	Box Elder	Acer negundo	32	good	broken leader	X
2113	Pin Oak	Quercus palustris	35.5	good		X
2114	Pin Oak	Quercus palustris	44.5	fair	some broken branches	X
2115	American Elm	Liriodendron tulipifera	31.5	good		X
2116	Northern Red Oak	Quercus rubra	52	good	double at 12'	X
2117	Mockernut Hickory	Carya alba	32.5	good		X
2118	Tulip Poplar	Liriodendron tulipifera	33.5	good		X
2119	Black Oak	Quercus velutina	35	good		X
2120	Tulip Poplar	Liriodendron tulipifera	30.5	good		X
2121	Tulip Poplar	Liriodendron tulipifera	33	poor	trunk rot	X
2122	Tulip Poplar	Liriodendron tulipifera	30.5	good		X
2123	Tulip Poplar	Liriodendron tulipifera	37	good		X
2124	Tulip Poplar	Liriodendron tulipifera	34	good		X
2125	Tulip Poplar	Liriodendron tulipifera	32.5	good		X
2126	Tulip Poplar	Liriodendron tulipifera	40	good		X
2127	Tulip Poplar	Liriodendron tulipifera	32	good		X
2128	Pin Oak	Quercus palustris	35	fair	dead branches	X
2129	Tulip Poplar	Liriodendron tulipifera	40	good		X
2130	Tulip Poplar	Liriodendron tulipifera	32.5	good		X
2131	Tulip Poplar	Liriodendron tulipifera	31.5	fair		X
2132	Tulip Poplar	Liriodendron tulipifera	37	fair	some trunk rot	X
2133	Tulip Poplar	Liriodendron tulipifera	30	good		X
2134	Tulip Poplar	Liriodendron tulipifera	42	good	double at breast height	X
2135	Tulip Poplar	Liriodendron tulipifera	30.5	good		X
2136	Tulip Poplar	Liriodendron tulipifera	30	good		X
2137	Tulip Poplar	Liriodendron tulipifera	34	good		X
2138	Tulip Poplar	Liriodendron tulipifera	30	good		X
2139	Tulip Poplar	Liriodendron tulipifera	40	good	double at breast height	X
2140	Northern Red Oak	Quercus rubra	44	good	double at 7'	X
2141	Northern Red Oak	Quercus rubra	31	good		X
2142	Northern Red Oak	Quercus rubra	32	good		X
2143	Tulip Poplar	Liriodendron tulipifera	30	fair	trunk rot	X
2144	Tulip Poplar	Liriodendron tulipifera	32.5	fair	poison ivy vines	X
2145	Tulip Poplar	Liriodendron tulipifera	37	good		X
2146	Tulip Poplar	Liriodendron tulipifera	36	good		X
2147	Northern Red Oak	Quercus rubra	34	good		X
2148	Tulip Poplar	Liriodendron tulipifera	34	good	double at 20'	X
2149	Northern Red Oak	Quercus rubra	40	good		X
2150	Northern Red Oak	Quercus rubra	31.5	fair	poison ivy vines	X
2151	Tulip Poplar	Liriodendron tulipifera	36	good		X
2152	Black Oak	Quercus velutina	31.5	good		X
2153	Black Oak	Quercus velutina	33	good		X
2154	Tulip Poplar	Liriodendron tulipifera	30	good		X
2155	Northern Red Oak	Quercus rubra	30	good		X
2156	Northern Red Oak	Quercus rubra	38.5	good	double at 15'	X
2157	Tulip Poplar	Liriodendron tulipifera	31.5	good		X
2158	Black Oak	Quercus velutina	31.5	good		X
2159	Tulip Poplar	Liriodendron tulipifera	38	good		X
2160	Tulip Poplar	Liriodendron tulipifera	31.5	good		X
2161	Tulip Poplar	Liriodendron tulipifera	33	good		X
2162	Northern Red Oak	Quercus rubra	40.5	fair	broken branches, double at 10'	X
2163	White Oak	Quercus alba	37.5	good		X
2164	White Oak	Quercus alba	35	fair	broken leader	X
2165	Mockernut Hickory	Carya alba	36	good	double at 10'	X
2166	Tulip Poplar	Liriodendron tulipifera	30	good		X
2167	Tulip Poplar	Liriodendron tulipifera	30	good		X
2168	Tulip Poplar	Liriodendron tulipifera	32	good		X
2169	Tulip Poplar	Liriodendron tulipifera	34	good		X
2170	Tulip Poplar	Liriodendron tulipifera	33.5	good		X
2171	Tulip Poplar	Liriodendron tulipifera	38	fair		X
2172	Northern Red Oak	Quercus rubra	38	fair	dead branches	X
2173	Tulip Poplar	Liriodendron tulipifera	32.5	fair	peeling bark	X
2174	Tulip Poplar	Liriodendron tulipifera	34	good		X
2175	Tulip Poplar	Liriodendron tulipifera	31	good		X
2176	Red Maple	Acer rubrum	32	fair	poison ivy vines/grape vines	X
2177	Red Maple	Acer rubrum	32	fair	grape vines	X
2178	Pin Oak	Quercus palustris	35.5	fair	some dead branches	X
2179	Tulip Poplar	Liriodendron tulipifera	34.5	good		X
2180	Northern Red Oak	Quercus rubra	32	good		X
2181	Tulip Poplar	Liriodendron tulipifera	31	good		X
2182	Tulip Poplar	Liriodendron tulipifera	40	fair	trunk rot	X
2183	Tulip Poplar	Liriodendron tulipifera	34	good		X
2184	Tulip Poplar	Liriodendron tulipifera	30	good		X
2185	Tulip Poplar	Liriodendron tulipifera	31	good		X
2186	Tulip Poplar	Liriodendron tulipifera	31.5	good		X
2187	Tulip Poplar	Liriodendron tulipifera	30.5	good		X
2188	Tulip Poplar	Liriodendron tulipifera	37	fair	butterfly roots	X
2189	Tulip Poplar	Liriodendron tulipifera	32.5	good		X
2190	Tulip Poplar	Liriodendron tulipifera	49	good	double at 6'	X
2191	Tulip Poplar	Liriodendron tulipifera	42	good	double at 6'	X
2192	Tulip Poplar	Liriodendron tulipifera	44	good	triple at 15'	X
2193	Tulip Poplar	Liriodendron tulipifera	35	fair	trunk rot	X
2194	Tulip Poplar	Liriodendron tulipifera	32	good		X
2195	Tulip Poplar	Liriodendron tulipifera	35	good		X
2196	Tulip Poplar	Liriodendron tulipifera	32	fair	trunk rot, double at 15'	X
2197	Tulip Poplar	Liriodendron tulipifera	40	fair	double at 6'	X
2198	Tulip Poplar	Liriodendron tulipifera	32	poor	trunk rot/carpenter ants	X
2199	Tulip Poplar	Liriodendron tulipifera	31	good		X
2200	Tulip Poplar	Liriodendron tulipifera	32.5	good		X

TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE 12/22/14

PLANNING DIRECTOR: *John P. Caylor* Date 2/19/15

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK  
BURTOWNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

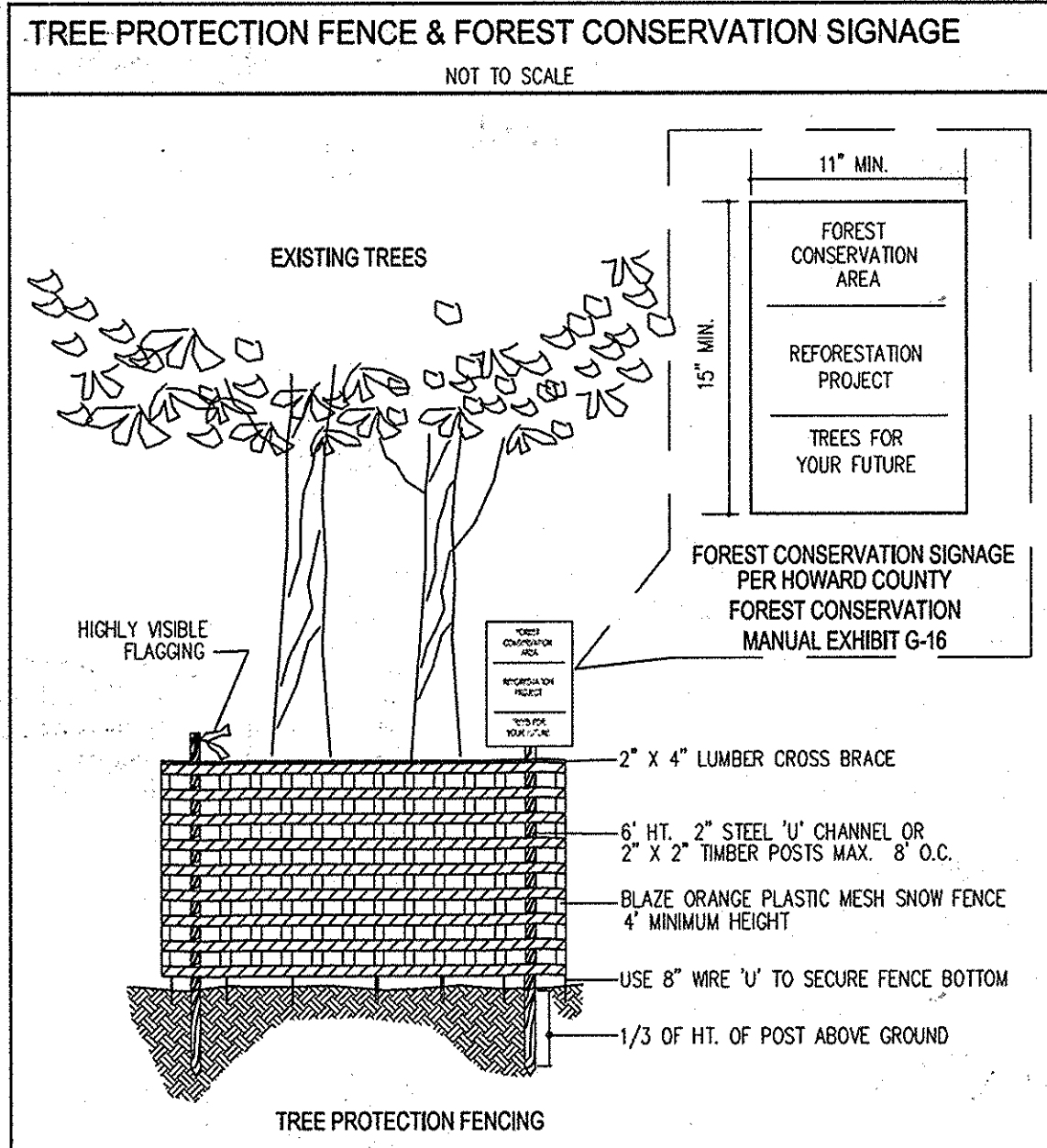
### TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	MONTHS
	JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC
TRANSPLANT OF 2" DBH OR GREATER SEEDLINGS, WHIPS, WHIPS	-----
PLANTING	-----
MINIMUM MONITORING	* * *
FERTILIZER + (IF NEEDED)	-----
WATER ++	-----
PRUNING	-----

KEY:  
\* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS  
----- GREATLY RECOMMENDED  
----- RECOMMENDED WITH ADDITIONAL CARE  
----- RECOMMENDED  
+ DEPENDENT UPON SITE CONDITIONS  
++ DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE:  
THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL



- NOTES:
- THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGN IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING. WHERE SUPER SILT FENCE IS REQUIRED ALONG AN UNGRADED LIMIT OF DISTURBANCE/CLEARING, THE INSTALLATION OF THIS FENCE CAN BE LIMITED OR DELAYED AT THE DISCRETION OF THE INSPECTOR.
  - FOREST CONSERVATION SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART.
  - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

- ### GENERAL NOTES:
- THIS RETENTION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
  - IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
  - THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
  - AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, THE COUNTY WILL INSPECT THE FOREST CONSERVATION EASEMENT AREAS FOR BOND RELEASE PRECEDING.
  - THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL HOME OWNERS IN THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNS IS PROHIBITED.
  - WHERE APPLICABLE, REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
  - THE REMOVAL OF INVASIVE SPECIES MAY BE REQUIRED IF THE INSPECTOR DETERMINES THAT THE EASEMENT IS DOMINATED BY INVASIVE SPECIES.
  - PER GENERAL NOTE 26, SHOWN ON PLAT NUMBER 21486, THE FOREST CONSERVATION OBLIGATION FOR NON-CREDITED OPEN SPACE LOT 2 MUST BE SATISFIED WITH THIS PLAN SUBMISSION. THEREFORE FOR THE PURPOSES OF FOREST CONSERVATION, THE GROSS SITE AREA WILL BE 221,064 ACRES.
  - FOR OPEN SPACE LOT AREAS, SEE SHEET 2.
  - THE DEPARTMENT OF PLANNING AND ZONING MAY REQUIRE ADDITIONAL PLANTING WITHIN FOREST CONSERVATION EASEMENTS 3, 10, 11, 12, 13, AND 15 IF IN THE REMOVAL/ABANDONMENT OF THE EXISTING GRAVEL ROADWAYS, ADEQUATE CANOPY IS NOT PROVIDED BY THE EXISTING VEGETATION IN THE AREA.

- ### CONSTRUCTION PERIOD PROTECTION PROGRAM (At Final Plan Stage)
- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
  - A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
  - FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
  - EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARINGS FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
  - AT THE END OF THE CONSTRUCTION PERIOD, REQUEST FOR A FOREST CONSERVATION INSPECTION FROM HOWARD COUNTY TO INITIATE THE 2-YEAR (MIN) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD.

- ### FOREST CONSERVATION PROGRAM SEQUENCE (At Final Plan Stage)
- OBTAIN ALL NECESSARY PERMITS.
  - STAKEOUT LIMITS OF DISTURBANCE.
  - FIELD MEETINGS TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
  - INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE THAT INVOLVES CLEARING AND/OR RETENTION OF TREES.
  - COMMENCE SITE CONSTRUCTION.
  - PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
  - INSPECTION BY HOWARD COUNTY FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS, START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
  - POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN).
  - FINAL INSPECTION BY HOWARD COUNTY FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATIONS.

### FOREST CONSERVATION OBLIGATION & SURETY (At Final Plan Stage)

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 33.89 ACRES OF FOREST RETENTION AND 25.24 ACRES OF REFORESTATION PLANTING FOR TOTAL OF 59.06 ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.

PROPOSED METHOD OF SATISFYING THE ABOVE FOREST CONSERVATION ON-SITE AND OFF-SITE:

ON-SITE  
RECORD 16 (SIXTEEN) FOREST CONSERVATION EASEMENTS TOTALING 70.56+ ACRES OF WHICH 59.29+ ACRES ARE CREDITED AND THEY CONTAIN 30.08 ACRES OF CREDITED RETENTION ON N.T.A. AND 19.31 ACRES OF REFORESTATION PLANTING. THE NON-CREDITED 11.44+ ACRES OF FOREST CONSERVATION EASEMENT CONTAIN 11.44+ ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN.

THE FOREST CONSERVATION SURETY POSTED WITH THE DEVELOPER AGREEMENT IS 40505.00 OF THE REFORESTATION PLANTING. THE SURETY FOR THE ON-SITE REFORESTATION WOULD BE:  
(19.31AC) (43360 SF/AC) (40505.00) = \$420,518.00  
or (rounded) \$420,518.00

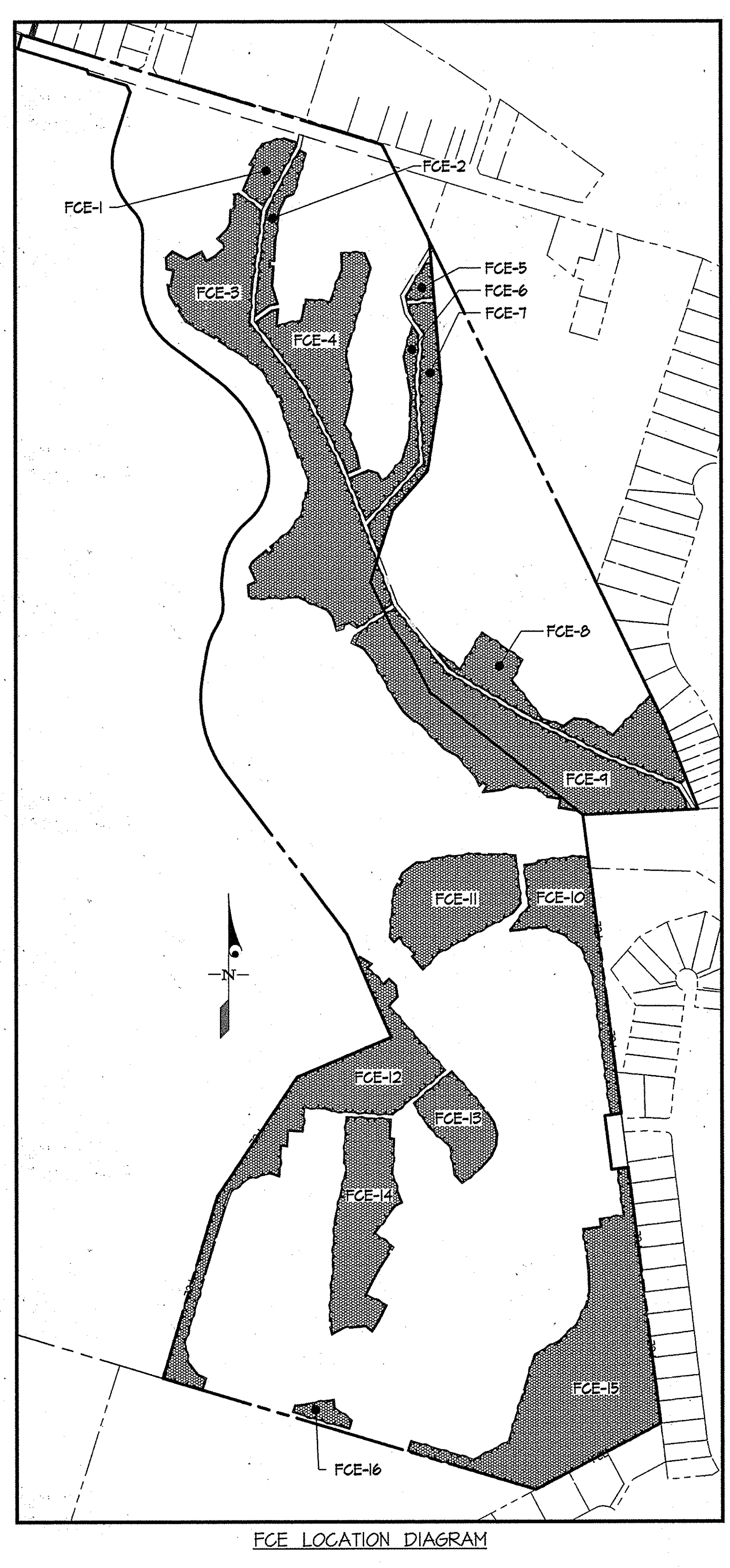
OFF-SITE  
AT LEAST 59.81 ACRES OF OFF-SITE REFORESTATION FCE SHALL BE IDENTIFIED AND RECORDED FOR THIS DEVELOPMENT AT THE FINAL PLAN STAGE. A SEPARATE FOREST CONSERVATION SURETY IS REQUIRED FOR THE THAT F-PLAN AND THE SURETY FOR THE OFF-SITE REFORESTATION PLANTING WOULD BE:  
(19.31 AC) (43360 SF/AC) (40505.00) = \$424,125.40  
or (rounded) \$424,125.40

TOTAL SURETY:  
FOR BOTH ON-SITE & OFF-SITE REFORESTATION PLANTING WOULD BE: = \$844,643.40  
or (rounded) \$844,643.40

### MAPPED SOILS

SYMBOLS	SOIL NAME	SLOPE	K-FACTOR	COMMENT
Gbb	Gladstone Loam	3-8%	0.28	-----
Gbc	Ladstone Loam	8-15%	0.28	-----
Gfb	Gladstone-Urban Land Complex	0-8%	0.28	-----
Gmb	Glenville Silt Loam	3-8%	0.28	Baile inclusions/ 5%
Gnb	Glenville-Baile Silt Loams	0-8%	0.28	Baile inclusions/ 10%
GuB	Glenville-Urban Land Udorthents Complex	25-45%	0.28	-----
Ha	Hatboro-Codorus Silt Loams	0-3%	0.43	Hydric
MaD	Manor Loam	15-25%	0.28	-----

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN: CAMILLA CARROLL



GRAPHIC SCALE  
0 200 400 600 800

SEAL OF MARYLAND  
Michael B. Tran  
LANDSCAPE ARCHITECT  
1-26-15

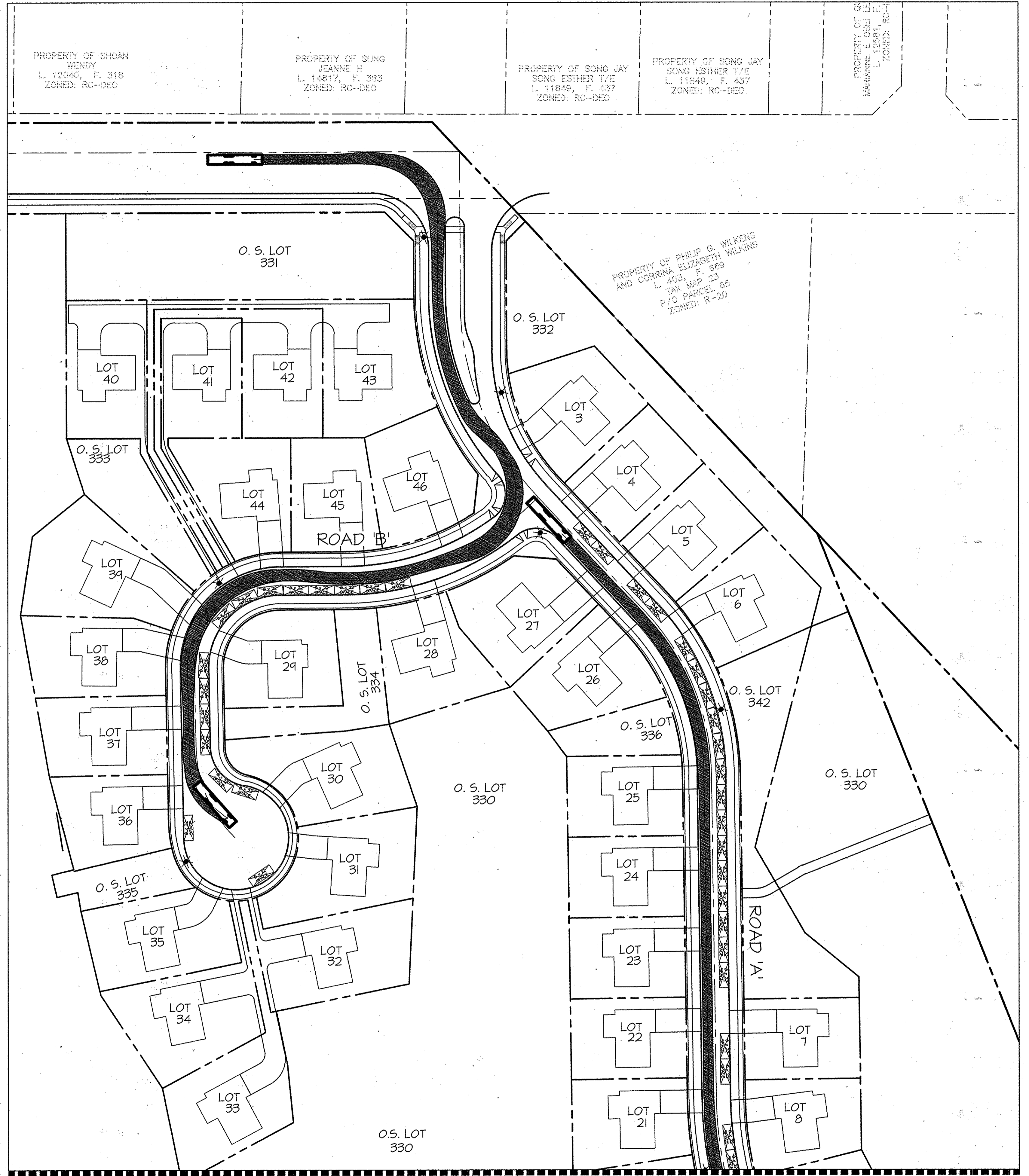
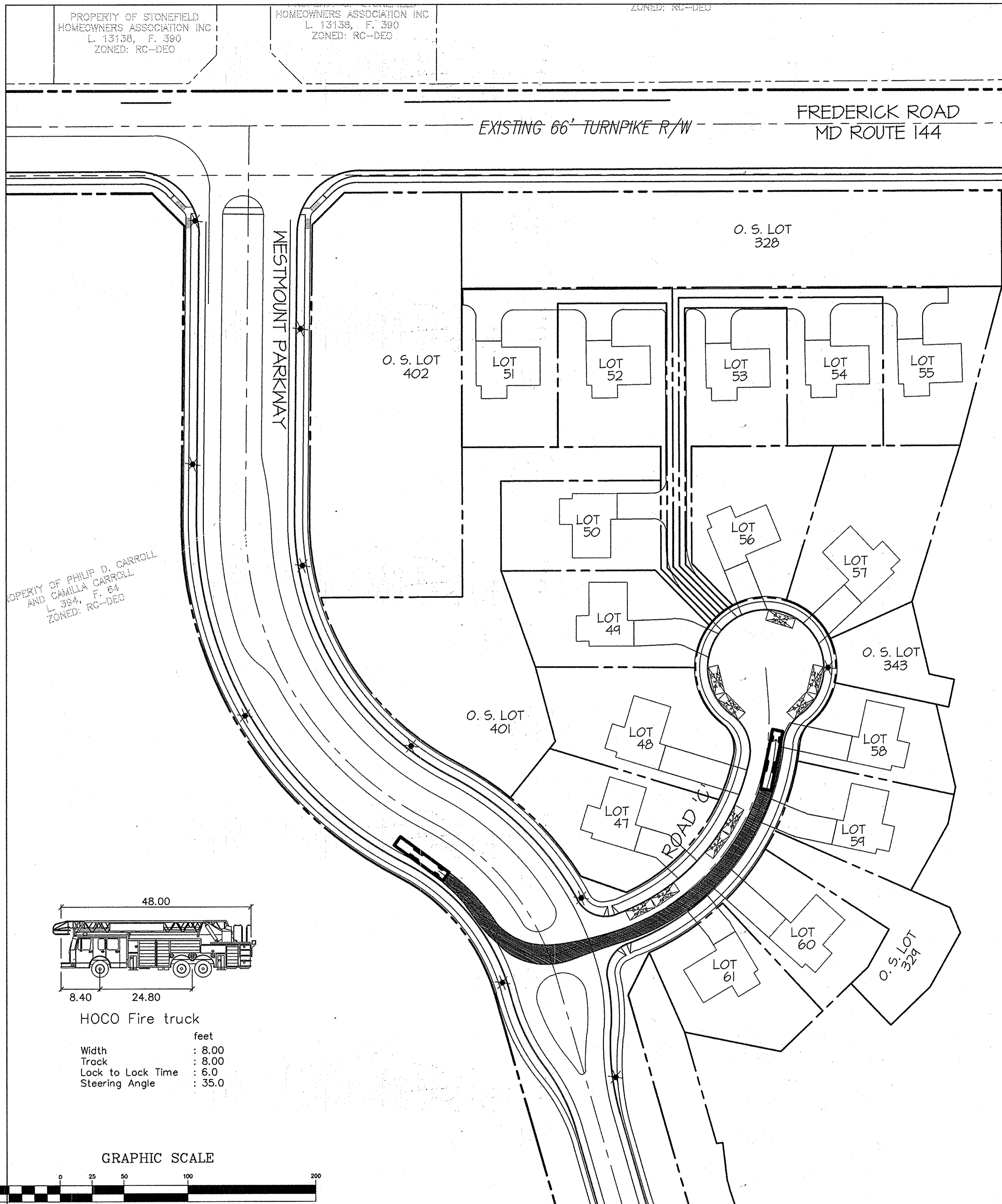
FOREST CONSERVATION DETAILS, CHARTS, NOTES & TABULATIONS

SCALE: 1" = 100'  
ZONING: R-ED  
DATE: DEC., 2014  
TAX MAP: 23-6&12  
SHEET: 64 OF 69

G. L. W. FILE No. 13-013

WESTMOUNT  
LOTS 3-327  
RESUBDIVISION OF NON-BUILDABLE





TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: 12/22/14

PLANNING DIRECTOR: [Signature] 2/19/15 Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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 TEL: 301-421-4024 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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, 2016

[Signature] 1-28-15

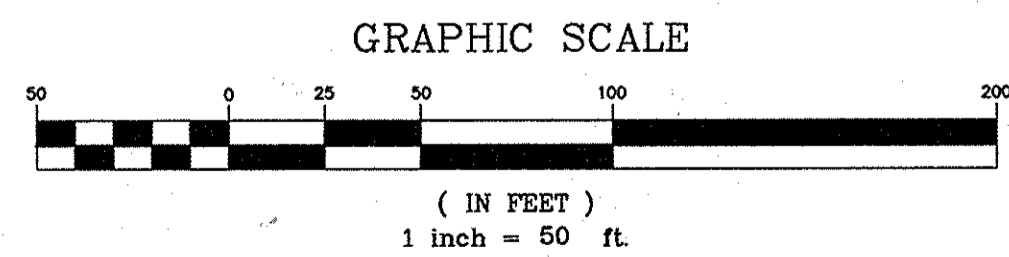
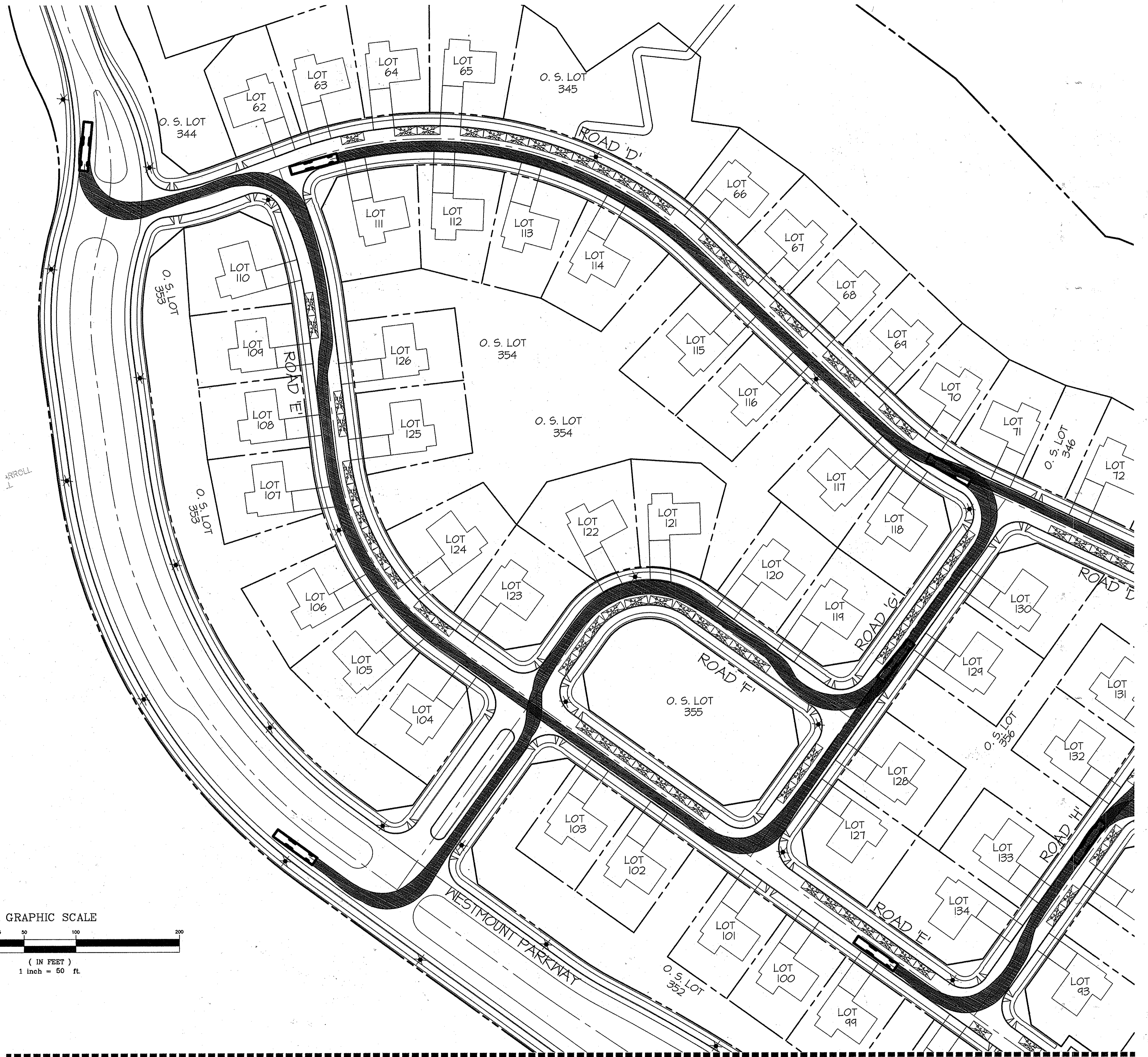
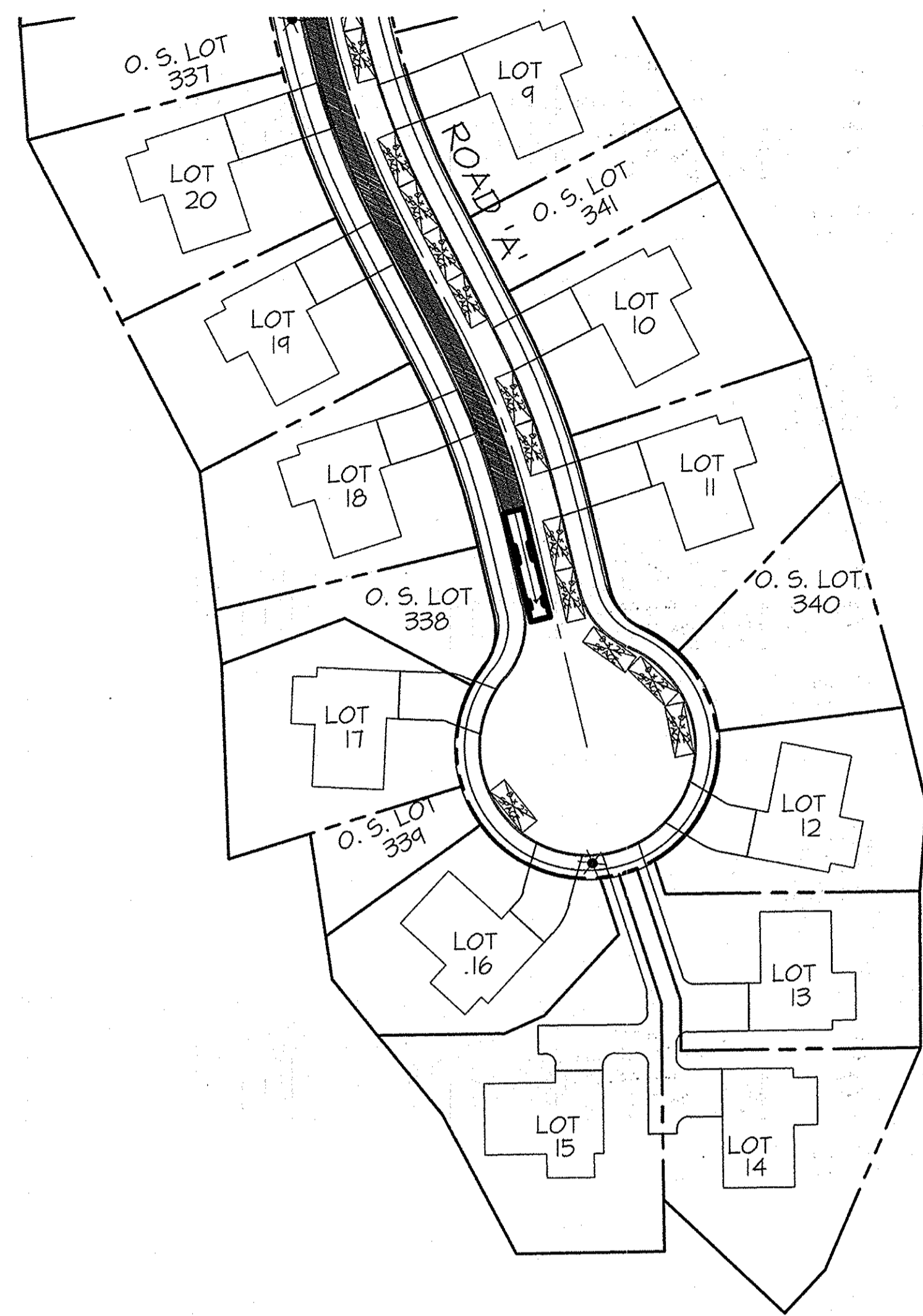


FOR CONTINUATION - SEE SHEET 66

**FIRE TRUCK TURNING ANALYSIS**

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC, 2014	23-6&12	65 OF 69



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 12/22/14

*Mark A. Gyle* 2/10/15  
PLANNING DIRECTOR Date

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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DES. WJW DRN. WJW CHK. DEV DATE REVISION BY APPR.

PREPARED FOR:  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422  
ATTN.: CAMILLA CARROLL

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, 2016



FOR CONTINUATION - SEE SHEET 67

FIRE TRUCK TURNING ANALYSIS

**WESTMOUNT**  
**LOTS 3-327**  
RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 66 OF 69

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

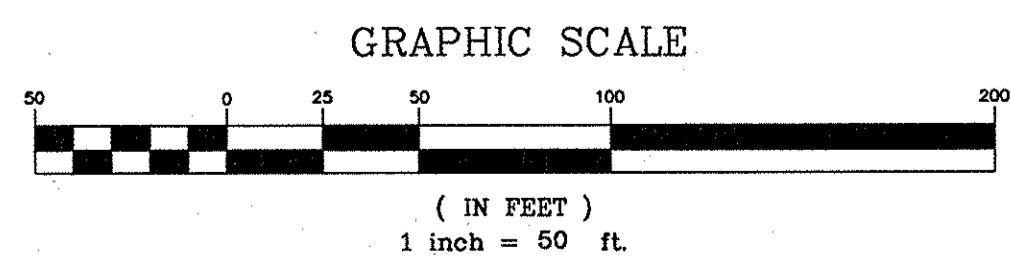


TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank A. Coyle* 2/19/14  
 PLANNING DIRECTOR Date

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

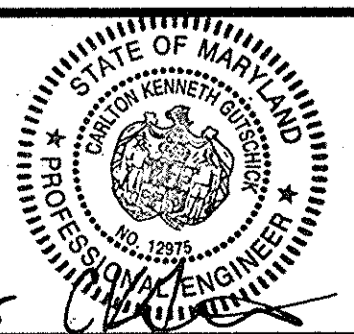
DATE *2/19/14*



**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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PREPARED FOR:  
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 3500 MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422  
 ATTN: CAMILLA CARROLL

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 EXPIRATION DATE: MAY 26, 2018  
*1-28-15*

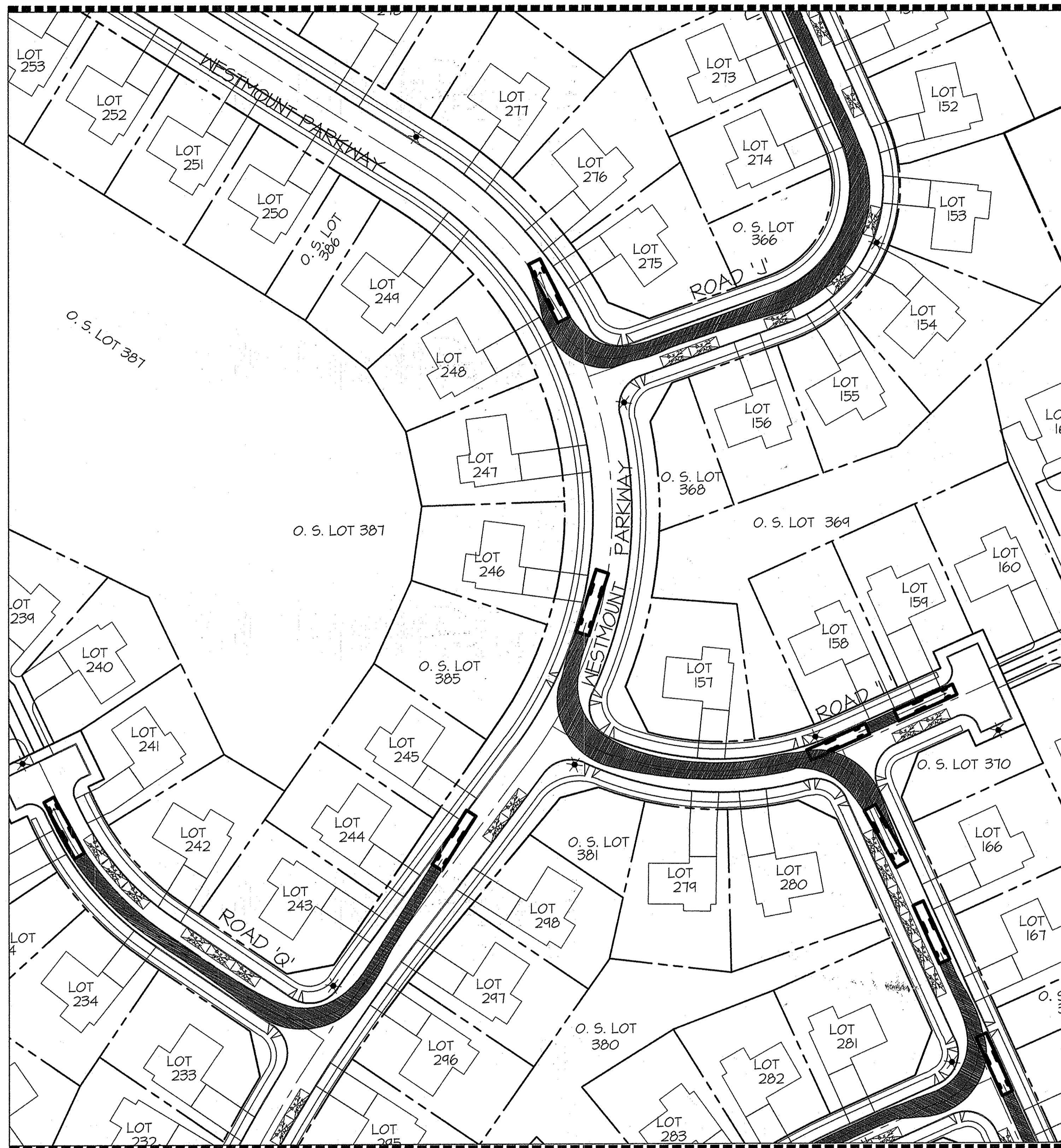


FIRE TRUCK TURNING ANALYSIS

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489  
 ELECTION DISTRICT No. 2

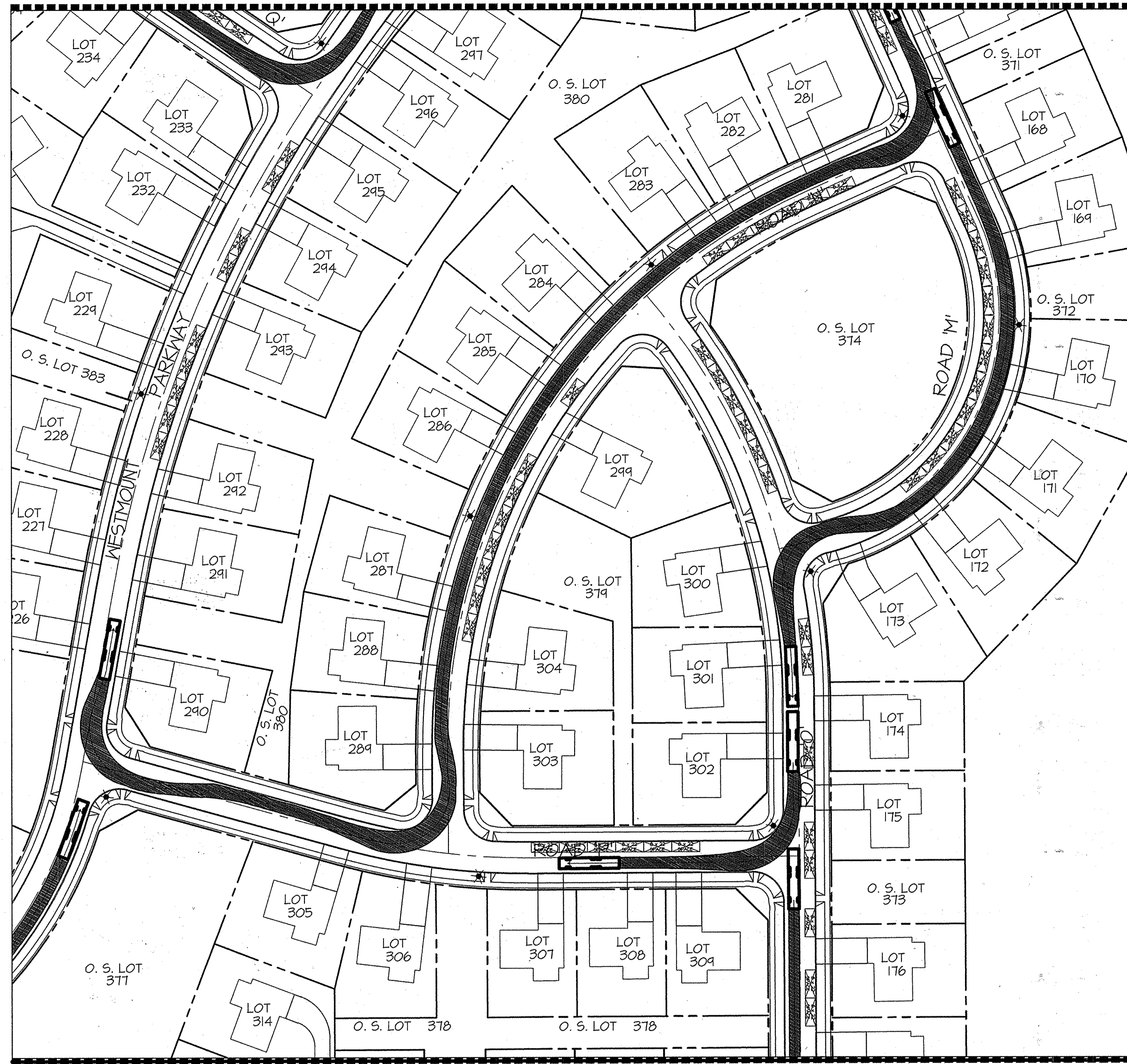
SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC., 2014	TAX MAP - GRID 23-6&12	SHEET 67 OF 69

FOR CONTINUATION - SEE SHEET 67



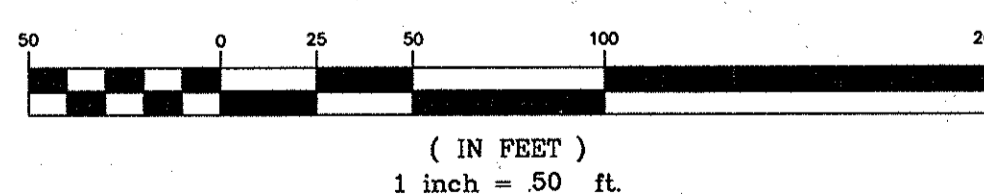
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FOR CONTINUATION - SEE THIS SHEET



FOR CONTINUATION - SEE SHEET 69

GRAPHIC SCALE



TENTATIVELY APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE 2/19/15

David M. Coyle 2/19/15  
PLANNING DIRECTOR Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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PROFESSIONAL CERTIFICATION

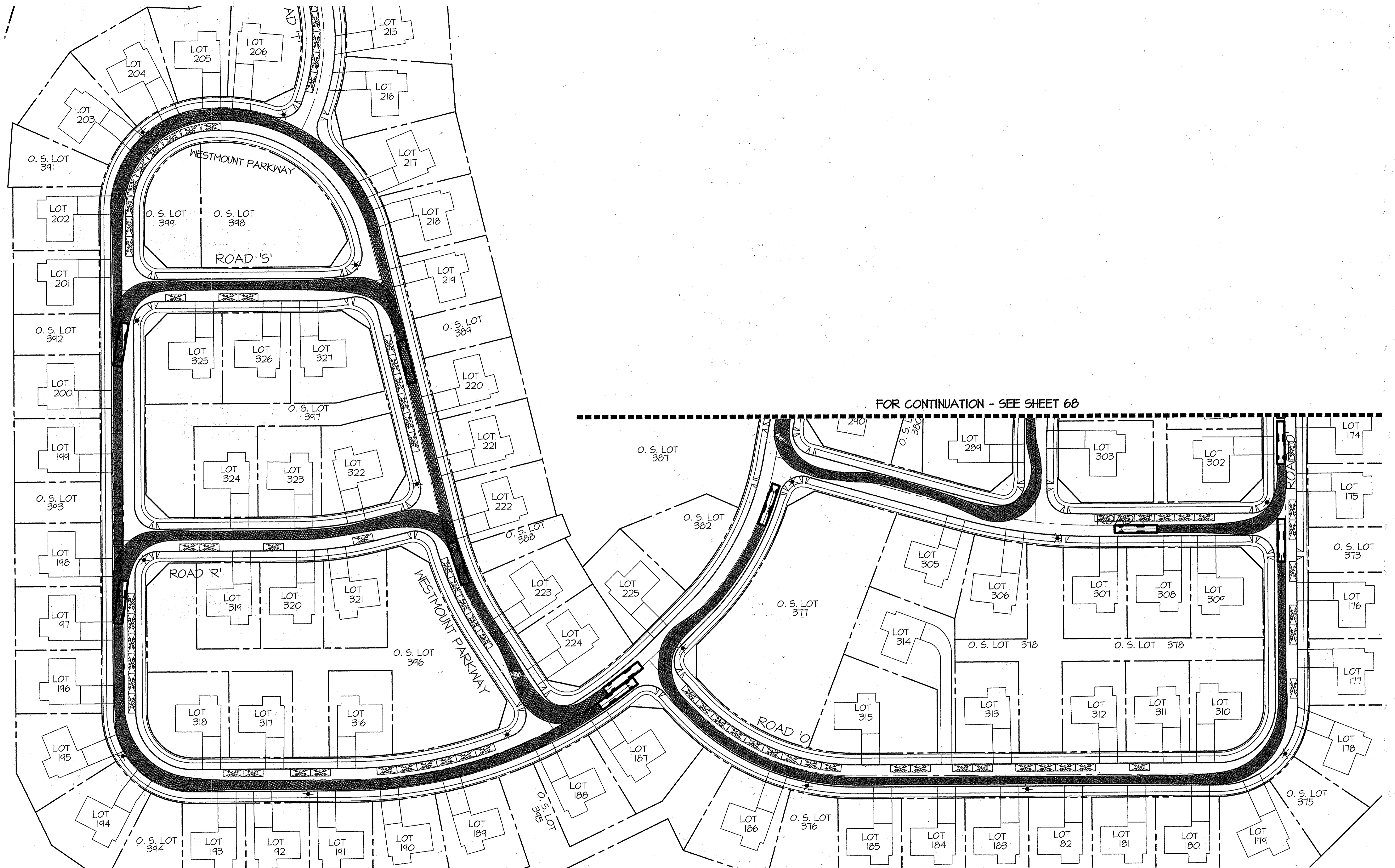
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ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 12975  
EXPIRATION DATE: MAY 28, 2018



FIRE TRUCK TURNING ANALYSIS

**WESTMOUNT**  
LOTS 3-327  
RESUBDIVISION of NON-BUILDABLE BULK PARCEL A  
RECORD PLAT Nos. 21486 thru 21489

SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 13-013
DATE DEC, 2014	TAX MAP - GRID 23-6&12	SHEET 68 OF 69

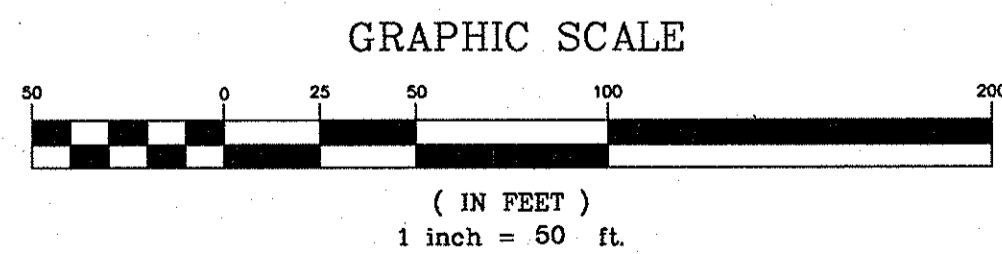


TENTATIVELY APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*James J. Lytle* 2/19/15  
 PLANNING DIRECTOR

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE 2/19/15



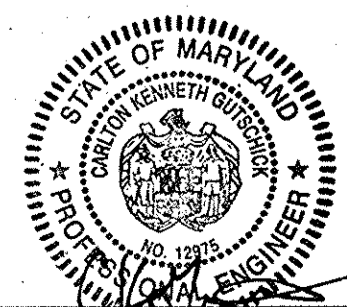
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DES.	WJW	DRN.	WJW	CHK.	DEV.

DATE	REVISION	BY	APPR.

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 EXPIRATION DATE: MAY 26, 2018



**FIRE TRUCK TURNING ANALYSIS**

**WESTMOUNT**  
 LOTS 3-327  
 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A  
 RECORD PLAT Nos. 21486 thru 21489

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	13-013
DATE	TAX MAP - GRID	SHEET
DEC., 2014	23-6&12	69 OF 69

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND