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10	STORMWATER MANAGEMENT NOTES & DETAILS

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDv REQUIRED CU.FT.	ESDv PROVIDED CU.FT.	REMARKS
SITE	17,093	26,252	ROOFTOP DISCONNECTIONS (N-1), NON-ROOFTOP DISCONNECTIONS (N-2), DRY WELLS (M-5), MICRO-BIORETENTION (M-6) & POCKET POND (P-5)
TOTAL	17,093	26,252	

STORMWATER MANAGEMENT PRACTICES				
LOT NO.	DISCONNECTION OF ROOFTOP RUNOFF (N-1) Y/N, NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER
3	NO	YES	YES, FOUR (4)	NO
4	NO	YES	YES, FOUR (4)	NO
5	NO	YES	NO	YES, ONE (1)
6	NO	YES	YES, FOUR (4)	NO
7	NO	NO	NO	YES, ONE (1)
8	NO	YES	YES, FOUR (4)	NO
9	NO	YES	YES, FOUR (4)	NO
10	NO	YES	NO	YES, ONE (1)
11	NO	YES	YES, FOUR (4)	NO
12	NO	YES	YES, FOUR (4)	NO
13	NO	YES	YES, FOUR (4)	NO
14	YES, NINE (9)	YES	YES, FOUR (4)	NO

DESIGN NARRATIVE

Introduction:
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

General Site Conditions:
Westland Farm Estates is a 45.289 acre lot that exists along Lime Kiln Road. The lot is also known as 12549 Lime Kiln Road. Property is zoned RR-DEO and located on Tax Map 45, Grid 5, Parcel No. 28, Lot No. 2 of the Howard County, Maryland Tax Map Database System. This property will utilize a private well and private septic system. The property is located in the Fulton area of Howard County in the watershed of an unnamed tributary of the Patuxent River (Rocky Gorge Dam) (0213107). This property is relatively square in shape and runoff on-site runs in all directions with a ridge through the middle of the property. The property borders the WSSC to the south. Forest exists on-site and afforestation is proposed. Also, according to a field inspection conducted by Eco-Science Professionals (ESP) dated December 2008, no wetlands exist on-site, but streams, stream buffers, and floodplain exist on-site. The Web Soil Survey shows soils on the site consist mostly of Glenelg loam, Manor loam, and Manor-Brinklow complex (GgB, GgC, M&C, M&F). Type "F" soils and Benevola silt loam, Glenelg silt loam, and Wiltshire silt loam (BeB, GmB, WhB), Type "C" soils. The runoff from the roofs of the proposed houses is to be directed through roof leaders to micro-bioretenitions or drywells. A portion of the driveway runoff will be treated by micro-bioretenitions, but the majority will utilize non-rooftop disconnection credit. The proposed roadway will be treated by a pocket pond.

I. Natural Resource Protection:
Environmentally sensitive areas do exist on-site, therefore special effort is being taken to protect natural resource on-site. Stream and stream buffers areas have been placed within forest conservation easements and the floodplain has been placed on open space.

II. Maintenance of Natural Flow Patterns:
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.

III. Reduction of Impervious Areas through better site design, alternative surfaces, and Nonstructural Practices:
The design of this project utilizes a proposed public road, individual and common driveways. Non-Structural practices as permitted in Chapter 5, Drywells (M-5), Micro-Bioretenitions (M-6), and Non-Rooftop Disconnection (N-2) will be used to address ESD to the MEP requirements for the stormwater related to the individual lots. A structural pocket pond will be utilized for the public road.

IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:
It is anticipated that silt fence, super silt fence, and erosion control matting will be utilized for erosion & sediment control. There is no direct discharge of runoff directly to a stream. All on-site runoff from the proposed lots will discharge to the existing ground then to the Little Patuxent River (Rocky Gorge) located off-site. The public roadway drainage will be directed to the proposed side ditches, then to a proposed storm drain system that will go to the sand filter, then to the existing on-site pond, and eventually to the Patuxent River (Rocky Gorge). Drainage easement will be placed over the proposed sand filter and downstream to the existing pond, but no other easements are anticipated. The existing floodplain easement has already been recorded. It is anticipated that all out will be utilized on-site for construction at time of Grading Permit.

V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):
The full required ESD volume is being provided.

VI. Request for a Design Manual Waiver:
No Waivers related to stormwater management are being requested in this project.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 45.28 AC.*
- B. LIMIT OF DISTURBED AREA = 16.73 AC.*
- C. PRESENT ZONING DESIGNATION = RR-DEO (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- D. PROPOSED USE: RESIDENTIAL
- E. PREVIOUS HOWARD COUNTY FILES: F-10-103, SP-09-011; WP-10-014; WP-13-076; WP-15-023.
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 3.00 AC.*
- G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 11.15 AC.* (1.96 AC. IS 25% OR GREATER)
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
- I. TOTAL AREA OF EXISTING FOREST = 0.30 AC.*
- J. TOTAL GREEN OPEN AREA = 42.43 AC.*
- K. TOTAL IMPERVIOUS AREA = 2.85 AC.*
- L. AREA OF ERODIBLE SOILS = 6.34 AC.*
- M. AREA OF ROAD DEDICATION = 0.00 AC.*

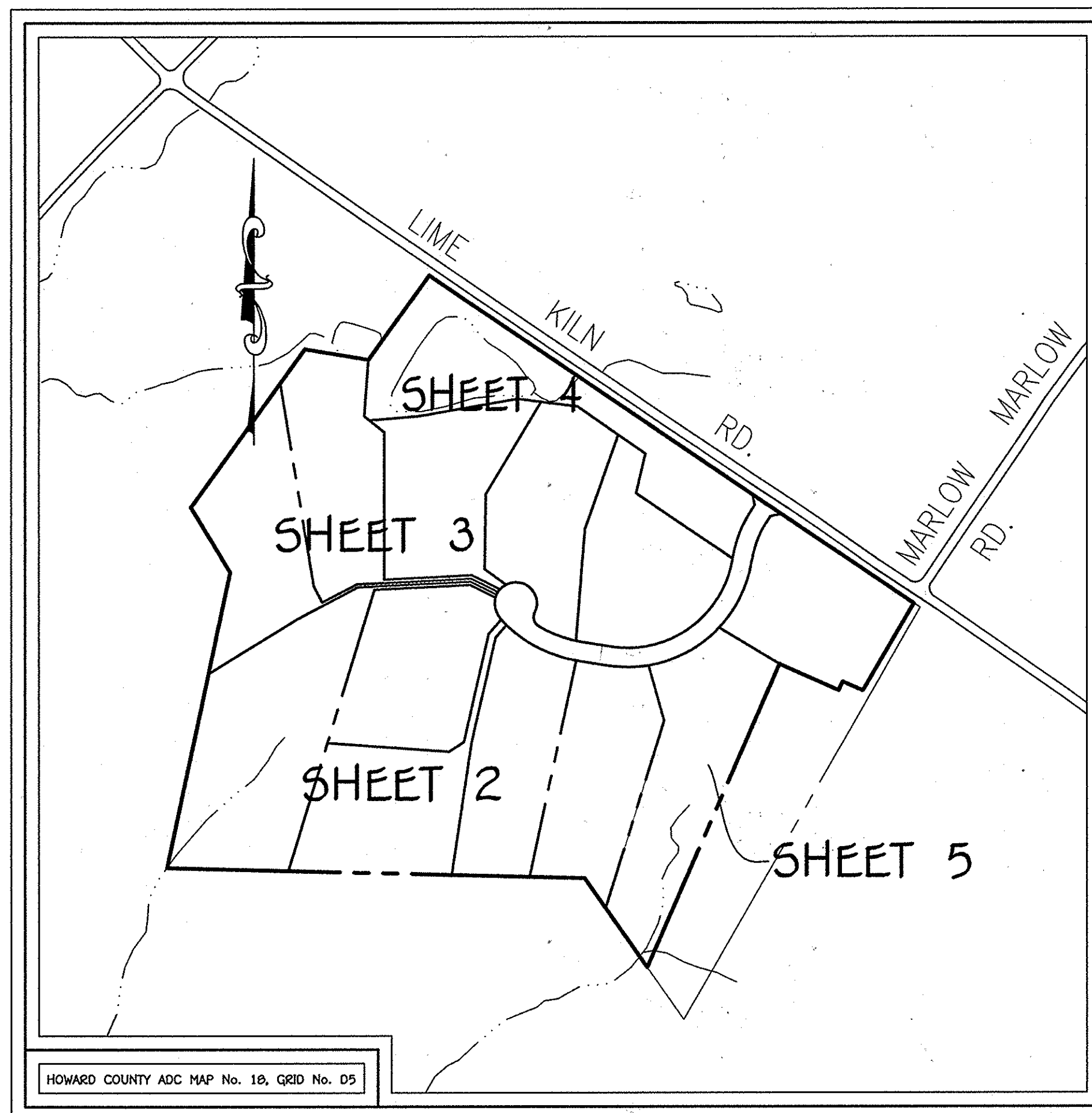
SOILS LEGEND

SOIL	NAME	CLASS	K FACTOR
BeB	Benevola silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.28
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.28
GmB	Glenelg silt loam, 3 to 8 percent slopes	C	0.43
M&C	Manor loam, 8 to 15 percent slopes	B	0.28
M&D	Manor loam, 15 to 25 percent slopes	B	0.28
M&F	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Wiltshire silt loam, 3 to 8 percent slopes	C	0.20

ENVIRONMENTAL CONCEPT PLAN

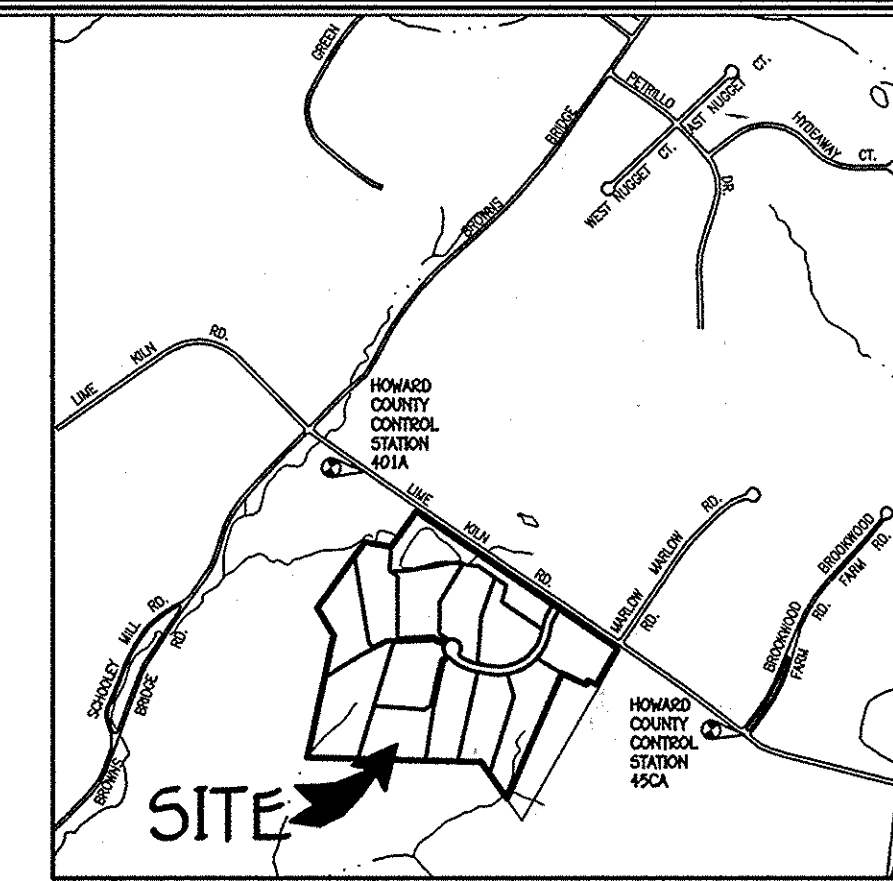
WESTLAND FARM ESTATES
LOTS 3 THRU 14 & OPEN SPACE LOT 15

TAX MAP No. 45 GRID No. 5 PARCEL No. 28
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1200'

SPECIMEN TREE TABLE				
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS
SP1	BLACK WALNUT	30"	45	TO BE RETAINED
SP2	SYCAMORE	50"	75	TO BE REMOVED
SP3	SYCAMORE	62"	93	TO BE REMOVED
SP4	TULIP POPLAR	30"	45	TO BE REMOVED
SP5	NORWAY MAPLE	30"	45	TO BE RETAINED



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY BY FISHER, COLLINS & CARTER, INC., DATED OCTOBER 1991. TOPOGRAPHY BASED ON HARFORD AERIAL SURVEYS, INC. DATED JANUARY 2006 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT APRIL 2008 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 105A AND 105B WERE USED FOR THIS PROJECT.
- PROVIDING DPE FILE NUMBERS: F-10-103, SP-09-011; WP-10-014; WP-13-076; WP-15-023.
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
- THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE SUBJECT PROPERTY IS ZONED RR-DEO (PER DATE 10/06/2013).
- STEEP SLOPES, WETLANDS, STREAM, THEIR BUFFERS, AND FLOODPLAIN EXIST ON-SITE.
- LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- FOREST CONSERVATION OBLIGATIONS WILL BE ADDRESSED AT FINAL PLAN STAGE. IT IS ANTICIPATED THAT A COMBINATION OF RETENTION AND REFORESTATION WILL BE PROVIDED.
- SOIL BORINGS ARE REQUIRED FOR THIS PROJECT AND ARE BEING CONDUCTED.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- SOILS ARE BASED ON THE HOWARD COUNTY SOIL SURVEY AND HOWARD COUNTY SOIL MAP 22.
- A WETLAND DELINEATION & FOREST STAND DELINEATION REPORT FOR THIS PROJECT WAS APPROVED WITH SP-09-011.
- PURPOSE OF THIS PLAN IS TO SHOW ENVIRONMENTAL SITE DESIGN THROUGH USE OF CIRCELLS, MICRO-BIORETENTION FACILITIES, GRASS SWALE AND DISCONNECTIONS TO MEET CURRENT SAN DESIGN STANDARDS IN ACCORDANCE WITH THE APPROVED WAIVER PETITION, WP-15-023.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- NO CEOMETRIES OR HISTORIC STRUCTURES EXISTS ON THIS SITE.
- ON SEPTEMBER 14, 2009, THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.120(B)(4)(II) REGARDING LOT DIMENSIONS TO GENERALLY NOT EXCEED 5:1 LOT DEPTH TO LOT WIDTH RATIO (LOTS 11 & 12), SECTION 16.120(B)(4)(III) REGARDING THE PLACEMENT OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS TO BE LOCATED ON LOTS 10 ACRES OR GREATER IN SIZE AND SECTION 16.144(B)(1) REGARDING THAT IF LAND IS OWNED ON ONLY ONE SIDE OF A LOCAL OR HIGHWAY COLLECTOR ROAD, THE DEVELOPER SHALL CONSTRUCT ONE SIDE OF THE ROAD UP TO ONE-HALF OF THE FULL DESIGNATED PAVEMENT WIDTH OR CONTRIBUTE TO THE COUNTY FUNDS NECESSARY TO DO CONSTRUCTION, SUBJECT TO THE FOLLOWING CONDITIONS:
 - A 5' BUILDING RESTRICTION LINE FROM THE STREAM BANK BUFFERS, FLOODPLAIN LIMITS AND FOREST CONSERVATION EASEMENTS SHALL BE DELINEATED AND LABELED ON THE FINAL PLAN.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED IN THE STREAMS, STREAM BANK BUFFERS, FLOODPLAIN AREA OR FOREST CONSERVATION EASEMENTS.
- ON JANUARY 8, 2013, THE PLANNING DIRECTOR APPROVED A WAIVER (WP-13-076) TO SECTION 16.144(K) REQUIRING SUBMISSION OF THE FINAL PLANS FOR WESTLAND FARM ESTATES, PHASE I, BETWEEN JULY 1, 2012 TO NOVEMBER 1, 2012 (SP-09-011). A ONE YEAR EXTENSION WAS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE FINAL PLAN FOR PHASE I MUST BE SUBMITTED BETWEEN JULY 1, 2013 TO NOVEMBER 1, 2013.
 - SUBMISSION TO THE DEVELOPMENT ENGINEERING DIVISION OF AN ENVIRONMENTAL CONCEPT PLAN (ECP) BASED ON NEW STORMWATER MANAGEMENT REGULATIONS FOR REVIEW A MINIMUM OF 30 DAYS PRIOR TO JULY 1, 2013 (ON OR BEFORE JUNE 1, 2013).
 - THE FINAL PLAN FOR PHASE II OF WESTLAND FARM ESTATES (SP-09-011) SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW STORMWATER MANAGEMENT REGULATIONS AND SHALL ADDRESS ALL ECP COMMENTS AS APPLICABLE.
- ON SEPTEMBER 26, 2014 THE PLANNING DIRECTOR APPROVED A WAIVER (WP-15-023) TO SECTION 16.144(b) TO REACTIVATE SP-09-011 AND SECTION 16.144(k) REQUIRING SUBMISSION OF FINAL PLANS FOR PHASE I BETWEEN JULY 1, 2013 TO NOVEMBER 1, 2013 (SP-09-011) TO EXTEND THE DEADLINE BY SIX MONTHS FROM THE WAIVER PETITION APPROVAL LETTER. APPROVAL TO THE REQUESTED WAIVERS IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PRELIMINARY EQUIVALENT SKETCH PLAN, SP-09-011, IS REACTIVATED AND A SIX MONTH EXTENSION FROM THE DATE OF THIS WAIVER PETITION APPROVAL LETTER (ON OR BEFORE MARCH 26, 2015) IS GRANTED FOR THE SUBMISSION OF THE FINAL PLAN FOR PHASE II.
 - SUBMISSION TO THE DEVELOPMENT ENGINEERING DIVISION OF AN ENVIRONMENTAL CONCEPT PLAN (ECP) BASED ON NEW STORMWATER MANAGEMENT REGULATIONS WITHIN 45 DAYS FROM THE DATE OF THE WAIVER PETITION APPROVAL LETTER (ON OR BEFORE NOVEMBER 10, 2014).
 - THE FINAL PLAN MUST COMPLY WITH ALL CURRENT COUNTY AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION (INCLUDING MODERATE INTENSITY HOUSING UNIT REQUIREMENTS).
 - THE FINAL PLAN FOR PHASE II OF WESTLAND FARM ESTATES (SP-09-011) SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW STORMWATER MANAGEMENT REGULATIONS AND SHALL ADDRESS ALL ECP COMMENTS AS APPLICABLE.
 - A NEW AFFO TRAFFIC STUDY MAY BE REQUIRED WITH THE FINAL PLAN SUBMISSION. PLEASE VERIFY WITH THE DEVELOPMENT ENGINEERING DIVISION.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---412---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---410---	EXISTING 10' CONTOURS	+	SPOT ELEVATION
GgB GgC	SOILS LINES AND TYPE	LOD	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	PROPOSED TREELINE
---	15% TO 24.9% STEEP SLOPES	---	PROPOSED PAVING
---	25% AND GREATER STEEP SLOPES	544	BORING (PERC) TEST HOLE
---	EXISTING MODERATE INTENSITY HOUSING UNIT REQUIREMENTS AND UTILITY EASEMENT	---	SILT FENCE
---	STREAM BANK BUFFER	ECH	EROSION CONTROL MATTING
---	EXISTING CENTERLINE OF STREAM	---	SUPER SILT FENCE
ST1	SPECIMEN TREE	---	DIVERSION FENCE
---	PROPOSED FOREST CONSERVATION EASEMENT	---	STABILIZES CONSTRUCTION ENTRANCE
---		---	DRAINAGE AREA DIVIDE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21142
(410) 461-2222

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 39306, EXPIRATION DATE: 01/12/2016.

Signature: *Stephanie Switz* 2/27/15
Date: 2/27/15



OWNER / DEVELOPER

LIME KILN, LLC
C/O BOB CORBETT,
WILLIAMSBURG GROUP, LLC
5495 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-8200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *K. Stalinski*
Chief, Division of Land Development
Date: 2-09-15

Signature: *J.R.*
Chief, Development Engineering Division
Date: 3-12-15

PROJECT	SECTION	PARCEL NO.			
WESTLAND FARM ESTATES		28			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21404 TO 21406	5	RR-DEO	45	FIFTH	605102

TITLE SHEET

WESTLAND FARM ESTATES
LOTS 3 THRU 14 & OPEN SPACE LOT 15

ZONED RR-DEO

TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2

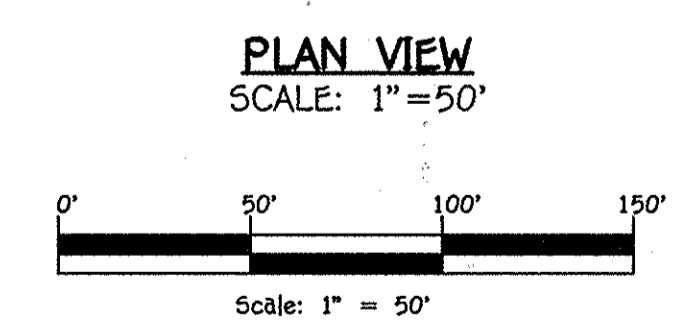
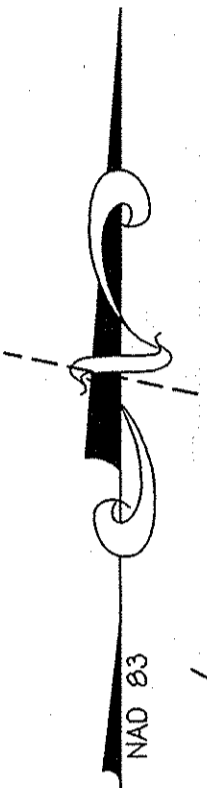
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: FEBRUARY, 2015

SHEET 1 OF 10 ECP-15-028

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		PROPOSED TREELINE
	15% TO 24.9% STEEP SLOPES		PROPOSED PAVING
	25% AND GREATER STEEP SLOPES		BORING (PERC) TEST HOLE
	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT		SILT FENCE
	STREAM BANK BUFFER		EROSION CONTROL MATTING
	EXISTING CENTERLINE OF STREAM		SUPER SILT FENCE
	SPECIMEN TREE		DIVERSION FENCE
	PROPOSED FOREST CONSERVATION EASEMENT		STABILIZES CONSTRUCTION ENTRANCE
			DRAINAGE AREA DIVIDE

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BeB	Benevola silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glendale loam, 3 to 8 percent slopes	B	0.28
GgC	Glendale loam, 8 to 15 percent slopes	B	0.28
GmB	Glennville silt loam, 3 to 8 percent slopes	C	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28
MkF	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Wiltshire silt loam, 3 to 8 percent slopes	C	0.20



PLAN VIEW
SCALE: 1"=50'

NO.	REVISION	DATE	X

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Salvo
Chief, Division of Land Development 08
Date: 3-09-15

J.P. J...
Chief, Development Engineering Division J.P.
Date: 3-22-15

PROJECT: WESTLAND FARM ESTATES
SECTION: -
PARCEL NO.: 28

PLAT: 21404 TO 21406	BLOCK NO.: 5	ZONE: RR-DEO	TAX/ZONE: 45	ELEC. DIST.: FIFTH	CENSUS TR.: 605102
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OWNER / DEVELOPER
LIME KILN, LLC
C/O BOB CORBETT
WILLIAMSBURG GROUP, LLC
5495 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-8800

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 36366, EXPIRATION DATE: 01/12/2016.

Atyehanni Janta 2/27/15
Signature of Professional Engineer DATE

ENVIRONMENTAL CONCEPT PLAN

WESTLAND FARM ESTATES
LOTS 3 THRU 14 & OPEN SPACE LOT 15

ZONED RR-DEO

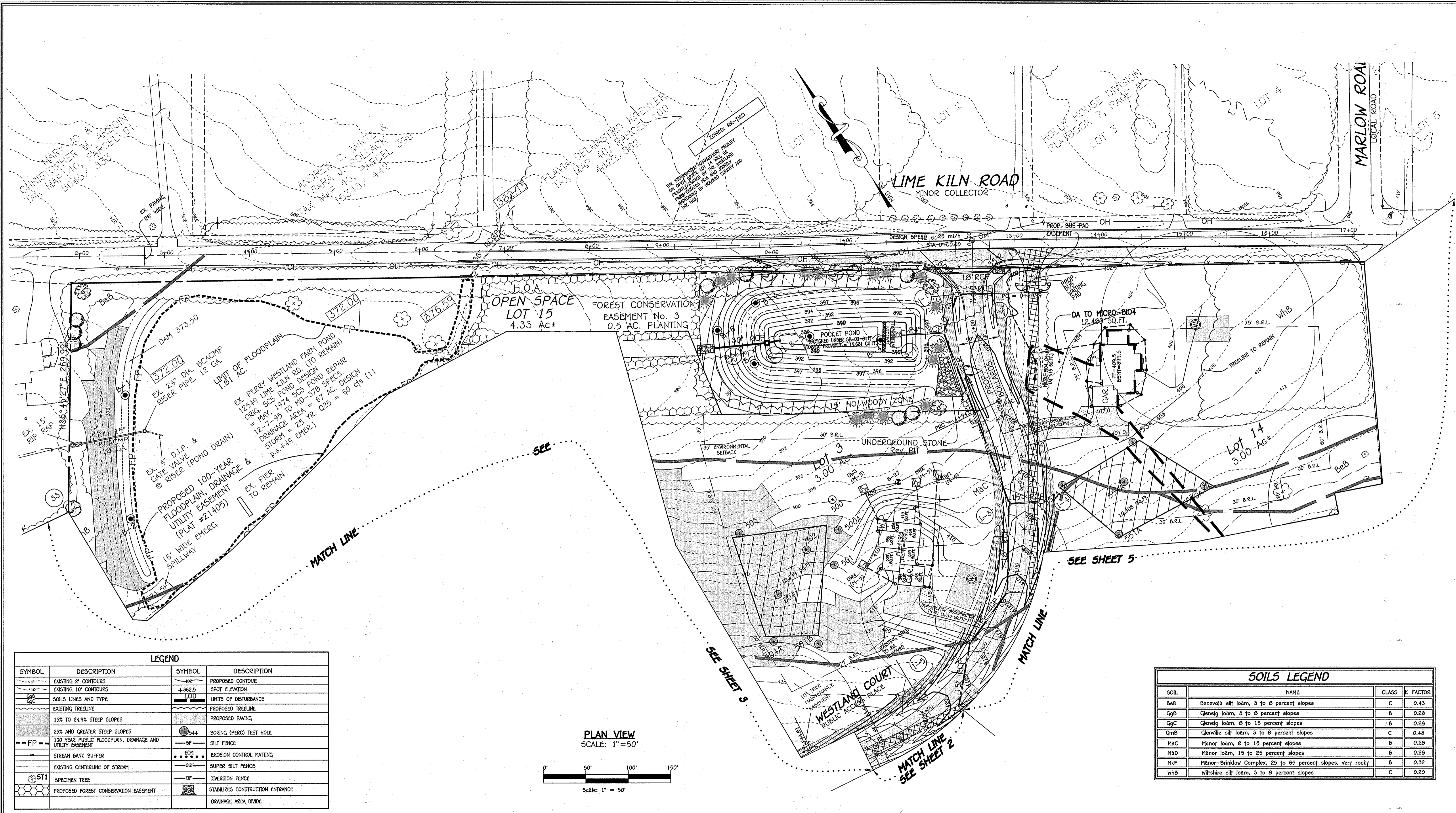
TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2015
SHEET 2 OF 10 ECP-15-028

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

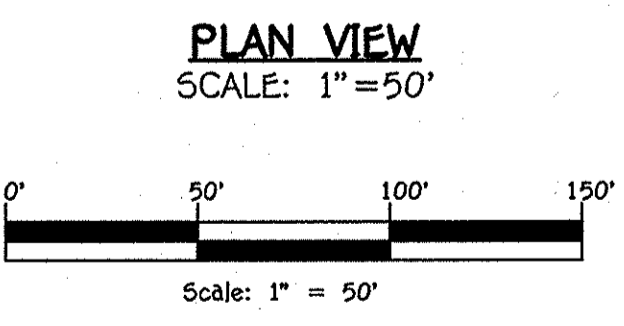


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LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
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No.	REVISION	DATE

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKOTT CITY, MARYLAND 21142
 (410) 461-2292

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 36306, EXPIRATION DATE: 01/12/2016.
Andromini Jurek 2/27/16
 Signature Of Professional Engineer DATE



OWNER / DEVELOPER
 LIME KILN, LLC
 C/O BOB CORBETT
 WILLIAMSBURG GROUP, LLC
 5495 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MARYLAND 21044
 410-997-2600

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kurt Schalrock 3-09-15
 Chief, Division of Land Development Date
Will 3-12-15
 Chief, Development Engineering Division Date

PROJECT	WESTLAND FARMS ESTATES	SECTION	2B
PLAT	21404 TO 21406	ELEC. DIST.	FIFTH
BLOCK NO.	5	TAX/ZONE	45
ZONE	RR-DEO	PARCEL NO.	605102

ENVIRONMENTAL CONCEPT PLAN
WESTLAND FARM ESTATES
 LOTS 3 THRU 14 & OPEN SPACE LOT 15
 ZONED RR-DEO
 TAX MAP No. 45 GRID No. 5 PARCEL No. 2B LOT No. 2
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY, 2015
 SHEET 4 OF 10 ECP-15-02B

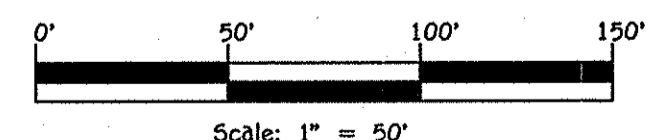
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SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BeB	Benevola silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.28
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.28
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28
MkF	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Wiltshire silt loam, 3 to 8 percent slopes	C	0.20



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		PROPOSED TREELINE
	15% TO 24.9% STEEP SLOPES		PROPOSED PAVING
	25% AND GREATER STEEP SLOPES		BORING (PERC) TEST HOLE
	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT		SILT FENCE
	STREAM BANK BUFFER		EROSION CONTROL MATTING
	EXISTING CENTERLINE OF STREAM		SUPER SILT FENCE
	SPECIMEN TREE		DIVERSION FENCE
	PROPOSED FOREST CONSERVATION EASEMENT		STABILIZES CONSTRUCTION ENTRANCE
			DRAINAGE AREA DIVIDE

PLAN VIEW
SCALE: 1" = 50'



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

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36366, EXPIRATION DATE: 01/12/2016.
Signature of Professional Engineer
DATE: 2/27/15

OWNER / DEVELOPER
LIME KILN, LLC
C/O BOB CORBETT,
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-0600

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature 3-09-15
Chief, Division of Land Development
Signature 3-12-15
Chief, Development Engineering Division

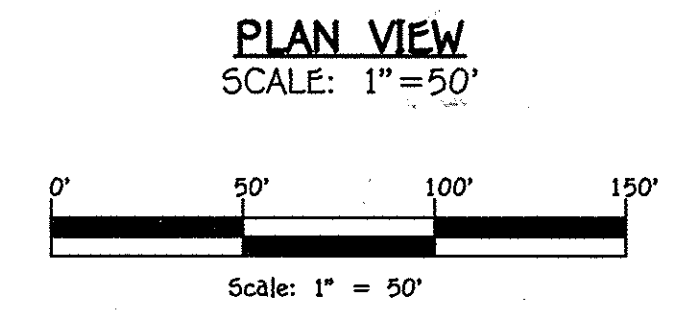
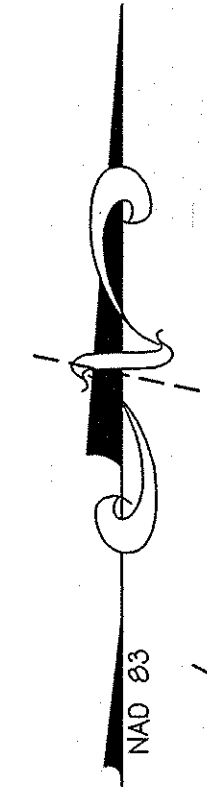
PROJECT	SECTION	PARCEL NO.
WESTLAND FARMS ESTATES	-	28
PLAT	BLOCK NO.	ZONE
21404 TO 21406	5	RR-DEO
TAX/ZONE	ELEC. DIST.	CENSUS TR.
45	FIFTH	605102

ENVIRONMENTAL CONCEPT PLAN
WESTLAND FARM ESTATES
LOTS 3 THRU 14 & OPEN SPACE LOT 15
ZONED RR-DEO
TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2015
SHEET 5 OF 10 ECP-15-028

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LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
- - - 412	EXISTING 2' CONTOURS	- - - 482	PROPOSED CONTOUR
- - - 410	EXISTING 10' CONTOURS	+ 962.5	SPOT ELEVATION
GgB	SOILS LINES AND TYPE	LOD	LIMITS OF DISTURBANCE
- - -	EXISTING TREELINE	- - -	PROPOSED TREELINE
- - -	15% TO 24.9% STEEP SLOPES	- - -	PROPOSED PAVING
- - -	25% AND GREATER STEEP SLOPES	⊙ 544	BORING (PERC) TEST HOLE
- - -	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT	- - -	SILT FENCE
- - -	STREAM BANK BUFFER	- - -	EROSION CONTROL MATTING
- - -	EXISTING CENTERLINE OF STREAM	- - -	SUPER SILT FENCE
⊙ ST1	SPECIMEN TREE	- - -	DIVERSION FENCE
- - -	PROPOSED FOREST CONSERVATION EASEMENT	- - -	STABILIZES CONSTRUCTION ENTRANCE
- - -		- - -	DRAINAGE AREA DIVIDE

SOILS LEGEND			
SOIL	NAME	CLASS	E. FACTOR
BeB	Benevol silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glencol loam, 3 to 8 percent slopes	B	0.28
GgC	Glencol loam, 8 to 15 percent slopes	B	0.28
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28
MkF	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Wiltshire silt loam, 3 to 8 percent slopes	C	0.20



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FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELKLOTT CITY, MARYLAND 21142 (410) 461-1295	NO.	REVISION	DATE	X

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 36366, EXPIRATION DATE: 01/12/2016.
Amrta Jaita 2/24/15
 Signature of Professional Engineer DATE

OWNER / DEVELOPER
 LIME KILN, LLC
 C/O BOB CORBETT,
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MARYLAND 21044
 410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Vicki S. Dwork 3-09-15
 Chief, Division of Land Development
John J. R. 3-12-15
 Chief, Development Engineering Division

PROJECT	SECTION	PARCEL NO.
WESTLAND FARM ESTATES	-	28
PLAT	BLOCK NO.	ZONE
21404 TO 21406	5	RR-DEO
TAX/ZONE	ELEC. DIST.	CENSUS TR.
45	FIFTH	605102

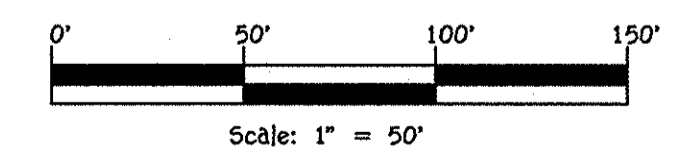
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
WESTLAND FARM ESTATES
 LOTS 3 THRU 14 & OPEN SPACE LOT 15
 ZONED RR-DEO
 TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY, 2015
 SHEET 6 OF 10 ECP-15-028



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
- - - - -	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
- - - - -	EXISTING 10' CONTOURS	+	SPOT ELEVATION
GgB	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
GgC	EXISTING TREELINE	---	PROPOSED TREELINE
	15% TO 24.9% STEEP SLOPES	---	PROPOSED PAVING
	25% AND GREATER STEEP SLOPES	●	BORING (PERC) TEST HOLE
FP	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT	SF	SILT FENCE
	STREAM BANK BUFFER	ECM	EROSION CONTROL MATTING
	EXISTING CENTERLINE OF STREAM	SSF	SUPER SILT FENCE
ST1	SPECIMEN TREE	OF	OVERSEED FENCE
	PROPOSED FOREST CONSERVATION EASEMENT	---	STABILIZES CONSTRUCTION ENTRANCE
		---	DRAINAGE AREA DIVIDE

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BeB	Benevolè silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glennelg loam, 3 to 8 percent slopes	B	0.28
GgC	Glennelg loam, 8 to 15 percent slopes	B	0.28
GmB	Glennville silt loam, 3 to 8 percent slopes	C	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28
MkF	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Withshire silt loam, 3 to 8 percent slopes	C	0.20

PLAN VIEW
SCALE: 1" = 50'



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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKROTT CITY, MARYLAND 21142
 (410) 461-2995

NO.	REVISION	DATE

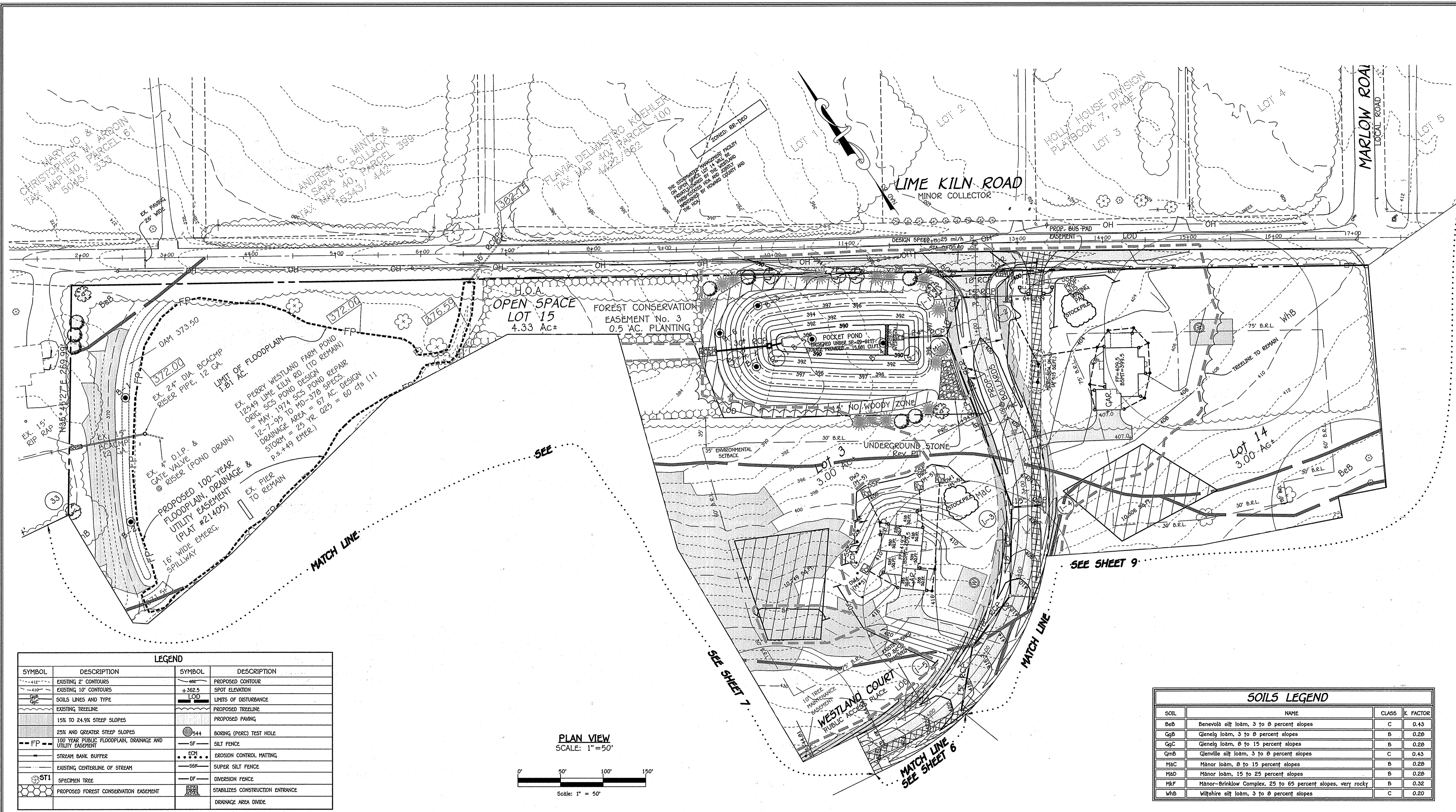
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38366, EXPIRATION DATE: 01/13/2016.
Stephanie L. Jank 2/20/15
 Signature of Professional Engineer DATE

OWNER / DEVELOPER
 LIME KILN, LLC
 C/O BOB CORBETT,
 WILLIAMSBURG GROUP, LLC
 5495 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MARYLAND 21044
 410-997-8600

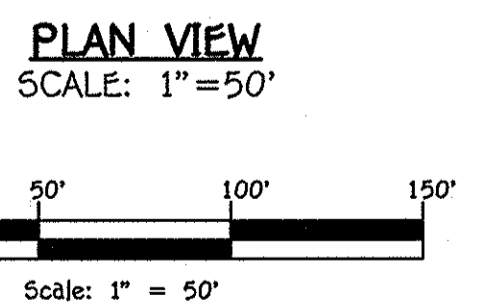
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
W. L. ... 3-09-15
 Chief, Division of Land Development
... 3-12-15
 Chief, Development Engineering Division

PROJECT: WESTLAND FARM ESTATES
 SECTION: -
 PARCEL NO.: 28
 PLAT: 21404 TO 21406
 BLOCK NO.: 5
 ZONE: RR-DEO
 TAX/ZONE: 45
 ELEC. DIST.: FIFTH
 CENSUS TR.: 605102

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
 WESTLAND FARM ESTATES
 LOTS 3 THRU 14 & OPEN SPACE LOT 15
 ZONED RR-DEO
 TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY, 2015
 SHEET 7 OF 10 ECP-15-028



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
- - - 412' - - -	EXISTING 2' CONTOURS	- - - 402	PROPOSED CONTOUR
- - - 410' - - -	EXISTING 10' CONTOURS	+ 362.5	SPOT ELEVATION
S _{5B} G _{5C}	SOILS LINES AND TYPE	- - - LOD	LIMITS OF DISTURBANCE
- - -	EXISTING TREELINE	- - -	PROPOSED TREELINE
- - -	15% TO 24.9% STEEP SLOPES	- - -	PROPOSED PAVING
- - -	25% AND GREATER STEEP SLOPES	544	BORING (PERC) TEST HOLE
- - - FP - - -	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT	- - - SF	SILT FENCE
- - -	STREAM BANK BUFFER	- - - ECH	EROSION CONTROL MATTING
- - -	EXISTING CENTERLINE OF STREAM	- - - SSR	SUPER SILT FENCE
ST1	SPECIMEN TREE	- - - DF	DIVERSION FENCE
- - -	PROPOSED FOREST CONSERVATION EASEMENT	- - -	STABILIZES CONSTRUCTION ENTRANCE
		- - -	DRAINAGE AREA DIVIDE



SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BeB	Benevol silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.28
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.28
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.43
MAC	Manor loam, 8 to 15 percent slopes	B	0.28
MAD	Manor loam, 15 to 25 percent slopes	B	0.28
MKF	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Wiltshire silt loam, 3 to 8 percent slopes	C	0.20

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2016.

Stephanie L. ...
Signature of Professional Engineer

DATE: 3-12-15

OWNER / DEVELOPER
LIME KILN, LLC
C/O BOB CORBETT,
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen ...
Chief, Division of Land Development
Date: 3-09-15

Neil ...
Chief, Development Engineering Division
Date: 3-12-15

PROJECT: WESTLAND FARM ESTATES
SECTION: -
PARCEL NO.: 28

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21404 TO 21406	5	RR-DEO	45	FIFTH	605102

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

WESTLAND FARM ESTATES
LOTS 3 THRU 14 & OPEN SPACE LOT 15

ZONED RR-DEO

TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2015
SHEET 8 OF 10 ECP-15-028

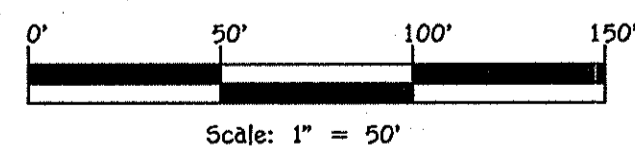
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SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BeB	Benevola silt loam, 3 to 8 percent slopes	C	0.43
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.28
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.28
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28
MkF	Manor-Brinklow Complex, 25 to 65 percent slopes, very rocky	B	0.32
WhB	Wiltshire silt loam, 3 to 8 percent slopes	C	0.20



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---412---	EXISTING 2' CONTOURS	---402---	PROPOSED CONTOUR
---410---	EXISTING 10' CONTOURS	+362.5	SPOT ELEVATION
GgB	SOILS LINES AND TYPE	LOD	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	PROPOSED TREELINE
15% TO 24.9% STEEP SLOPES		---	PROPOSED PAVING
25% AND GREATER STEEP SLOPES		544	BORING (PERC) TEST HOLE
100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT		SF	SILT FENCE
STREAM BANK BUFFER		ECM	EROSION CONTROL MATTING
EXISTING CENTERLINE OF STREAM		SSS	SUPER SILT FENCE
ST1	SPECIMEN TREE	DF	DIVERSION FENCE
PROPOSED FOREST CONSERVATION EASEMENT		---	STABILIZES CONSTRUCTION ENTRANCE
		---	DRAINAGE AREA DIVIDE

PLAN VIEW
SCALE: 1"=50'



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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELKORT CITY, MARYLAND 21042
(410) 461-2995

NO.	REVISION	DATE

#X

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 36366, EXPIRATION DATE: 01/12/2016.
Abraham J. Tule 2/27/15
Signature Of Professional Engineer DATE



OWNER / DEVELOPER
LIME KILN, LLC
C/O BOB CORBETT
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

<i>Keith D. ...</i> Chief, Division of Land Development	3-09-15 Date
<i>Paul ...</i> Chief, Development Engineering Division	3-12-15 Date
PROJECT WESTLAND FARMS ESTATES	SECTION -
PLAT 21404 TO 21406	PARCEL NO. 28
BLOCK NO. 5	TAX/ZONE RR-DEO 45
ZONE RR-DEO	ELEC. DIST. FIFTH
CENSUS TR. 605102	

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
WESTLAND FARM ESTATES
LOTS 3 THRU 14 & OPEN SPACE LOT 15
ZONED RR-DEO
TAX MAP No. 45 GRID No. 5 PARCEL No. 28 LOT No. 2
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2015
SHEET 9 OF 10 **ECP-15-028**

