

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN
5	PRELIMINARY ROAD PROFILE
6	LIME KILN ROAD CROSS-SECTIONS

PRELIMINARY EQUIVALENT SKETCH PLAN

WESTLAND FARM ESTATES

COORDINATE TABLE		
Point	North	East
34	N 541924.3182	E 1326045.4119
35	N 540360.3406	E 1327338.4277
36	N 540264.3306	E 1327629.6279
221	N 538632.3078	E 1328431.4555
22	N 538599.8923	E 1328517.1501
23	N 540297.1875	E 1328109.0466
32	N 541006.9195	E 1326705.0928
33	N 543290.8371	E 1326270.1044

Landscaping Notes

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONING: RR-DEO

TAX MAP No. 45 GRID No. 5 PARCEL No. 28 & 30

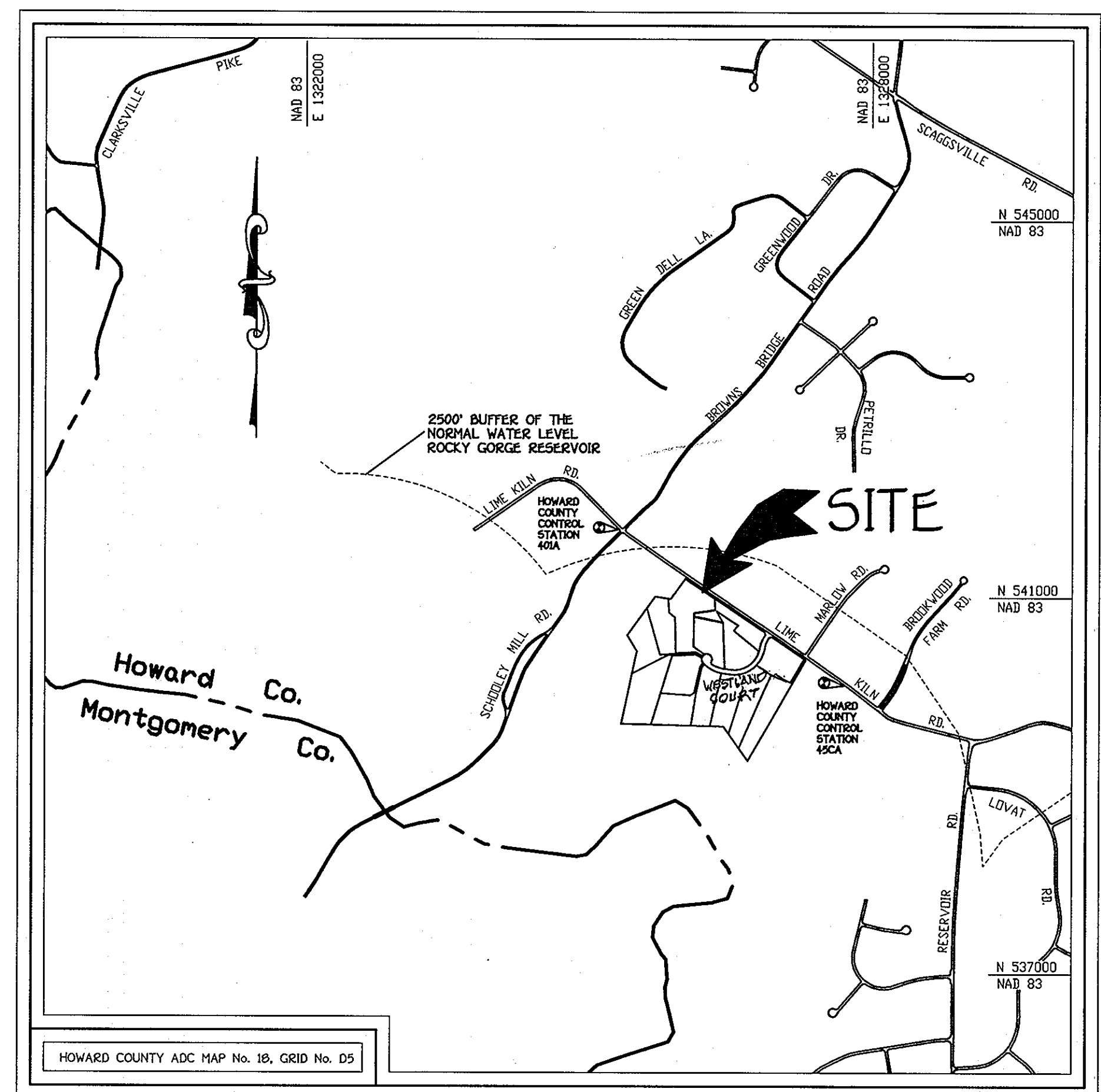
GENERAL NOTES

- Subject Property Is Zoned RR DEO Per 02/02/04 Comprehensive Zoning Plan And Per The Comprehensive Life Zoning Amendments Effective 07/28/06.
- Total Area Of Property: 50.58 Ac.
- Number Of Proposed Buildable Lots: 13
- Number Of Proposed Open Space Lots = 1
Total Number Of Lots = 14
Area Of Proposed Buildable Lots = 45.70 Ac.
Area Of Proposed Open Space Lots = 2.56 Ac.
Area Of Proposed Road Right Of Way Widening (Lime Kiln Road) = 1.06 Ac.
Area Of Proposed Road (Interior) Right Of Way = 1.26 Ac.
Total Area Of Subdivision = 50.58 Ac.
- The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
- This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement.
- All Well And Septic Fields Within 100' Of Property's Boundary Have Been Shown.
- All Percolation Test Holes And Their Elevations Have Been Field Located By Fisher, Collins & Carter, Inc.
- Private Water And Sewage Will Be Used Within This Site.
- All Wells To Be Drilled Prior To Submission Of The Final Plat For Signature. It Is The Developer's Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered Government Delay If The Well Drilling Holds Up The Health Department Signature Of The Record Plat. The Project Is Not Within The Metropolitan District.
- The Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- Boundary Survey Prepared By Fisher, Collins & Carter, Inc. On Or About October 23, 1991.
- APFO Traffic Study Was Prepared By Mars Group Dated December, 2008 And Approved 6/11/09.
- Forest Stand Delineation And Forest Conservation Plan Prepared By Eco-Science Professionals, Inc. Dated December, 2008.
- Wetlands Evaluation Prepared By Eco-Science Professionals, Inc.
- No Noise Study Is Required For This Project.
- The Geotechnical Report For This Project Was Prepared By Hillis-Carens Dated February, 2009.
- Soils Information Taken From Soil Map No. 45 Soil Survey, Howard County.
- No Clearing, Grading Or Construction Is Permitted Within Wetlands, Streams, Floodplains, Forest Conservation Easements Or Their Buffers In Accordance With Section 16.15 (C) Of The Subdivision And Land Development Regulations, Unless Approved By The Department Of Planning And Zoning.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Developer's Agreement In The Amount Of \$18,750.00 (55 Shade Trees @ \$300.00 Each, 13 Evergreens @ \$150.00 Each) & (10 Shrubs @ \$30.00 Each).
- There Are No Cemeteries Or Historic Structures Located On This Site To The Best Of Our Knowledge.
- Financial Surety For The Required Street Trees Will Be Posted As Part Of The Developer's Agreement In The Amount Of \$14,700.00 (49 Street Shade Trees @ \$300.00 Each).
- This Subdivision Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill No. 75-2003 Development Or Construction On This Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- Prior Howard County DPZ File Numbers: None
- Topographic Contours Based On Harford Aerial Surveys, Inc. Dated January 2006 And Supplemented With Field Run Topography By Fisher, Collins & Carter, Inc. On Or About April, 2006
- There Are Areas Of Steep Slopes (25% Or Greater) Located On This Property As Defined By The Howard County Subdivision And Land Development Regulations, Section 16.1656
- Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. The Proposed Stormwater Management For This Site Is Water Quality And Is Provided In Each Facility Along With A Combination Of Private Level Spreaders.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road R/W Line And Not The Pipestem Lot Driveway.
- This Project Complies With The Requirements Of Section 16.1220 Of The Howard County Code For Forest Conservation With An Obligation Of 10.6 Acres Provided By 7.5 Acres Of On Site Retention, And 160 Acres Of On Site Afforestation (Planting) And 150 Acres Of Offsite Afforestation (Planting). A Forest Conservation Surety In The Amount Of \$132,250.00 Shall Be Provided With The Developer's Agreement Under The Final Plat. Based On:
7.5 Acres (Retention) x \$3,500 Sq.Ft./Ac. x \$40.50/Sq.Ft. = \$1,091,250.00
16 Acres (Reforestation) x 43,560 Sq.Ft./Ac. x \$40.50/Sq.Ft. = \$3,048,000.00
1.5 Acres Offsite (Reforestation) x 43,560 Sq.Ft./Ac. x \$40.50/Sq.Ft. = \$32,670.00
- Ground Water Appropriations Permit Shall Be Obtained For The Property Prior To Final Record Plat Submission For Signatures.
- Westland Farm Estates Subdivision Is Being Developed In 2 APFO Phases. The Accessory Structures Will Be Addressed As Follows For Phase I And Phase II:
a) APFO Phase I Subdivision Will Create Two (2) Buildable Lots. The First Lot In Phase I Includes An Existing House And Accessory Structures To Remain On Lot 12 Containing Approximately 4.24 Acres. The Second Lot Containing The Residue Land Totalling Approximately 42.75 Acres Includes An Existing House And Accessory Structures To Remain.
b) APFO Phase II Subdivision Will Resubdivide The Second Lot Containing 42.75 Acres Into The Public Cul-de-sac And Lots 1, Lot 13 And Open Space Lot 14. The Accessory Structures Identified To Be Removed Will Be Razed Or Relocated Prior To Submission Of Phase II Final Plat For Recordation.
- The Coordinates Shown Hereon Are Based Upon The Howard County Geodetic Control Which Is Based Upon The Maryland State Plane Coordinate System. Howard County Geodetic Control Stations:
Howard County Monument No. 401A N 541725.7807
E 1325536.7971
Howard County Monument No. 0079 N 540070.9730
E 1327702.7218
- Plat Subject To WP-10-14 Which The Planning Director On September 14, 2009 Approved A Request To Waive The Following:
Section 16.120(b)(4)(ii) Requiring Lot Dimensions To Generally Not Exceed 3:1 Lot Depth To Lot Width Ratio
Lots 1 & 12, Section 16.120(b)(4)(iii) Requiring 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 16.132(a)(2)(ii) Requiring That If Land Is Owned On Only One Side Of A Local Or Minor 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:
1. A 35' Building Restriction Line From The Stream Bank Buffers, Floodplain Limits And Forest Conservation Easements Shall Be Delineated And Labeled On The Final Plat.
2. 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.
- Section 16.121 Of The Subdivision Regulations Require A \$1,500.00 Per Lot Fee-In-Lieu Of Open Space For Non-Cluster Subdivisions In The RR Zoning District. The Developer Will Pay The Fee-In-Lieu, But Is Also Creating A Bonus Open Space Lot To Accommodate A Storm Water Management Facility For This Subdivision.
- A Floodplain Study Was Prepared By Fisher, Collins And Carter Inc. Dated September, 2009 And Approved On November 4, 2009 With SP-09-011.
- Maryland Department Of The Environment Approved Variance For The Onsite Sewage Disposal Area For Lot #5 To Be Up Gradient Of The Well on Lot #5 WITH THE CONDITION THAT THE WELL ON LOT #5 MUST BE CONSTRUCTED USING A STEEL WELL CASING, WHICH MUST BE INSTALLED AT A MINIMUM DEPTH OF 50' BELOW GROUND SURFACE OR 10' INTO THE COMPETENT BEDROCK WHICHEVER IS DEEPER.

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
WESTLAND COURT	PUBLIC ACCESS PLACE	25 M.P.H.	50'

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERSLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
WESTLAND COURT	0+30	10'-1'	STOP	8C-1
WESTLAND COURT	1+50	10'-2'	SPEED LIMIT 25	82-1

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA ACRES	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE ACRES
4	3.07	3,178	3.02
5	3.07	2,972	3.00
6	5.19	2,613	5.13
8	3.16	2,969	3.00
12	4.24	5,499	4.11



VICINITY MAP
SCALE: 1" = 1200'

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PHASING TABULATION		
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS
I	2012	2
II	2015	11

* PHASE I CONSISTS OF THE 2 EXISTING HOUSES TO REMAIN

METES & BOUNDS
SCALE: 1" = 200'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Ruttle
PLANNING DIRECTOR

1/23/10
DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

B. Wilton Peter Belesmon 1/14/2010
COUNTY HEALTH OFFICER

OWNERS
LIME KILN, LLC AND
PERRY C. WESTLAND, JR.
BARBARA LOURNE WESTLAND
*12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

DEVELOPER
LIME KILN, LLC
*12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

Terrell A. Fisher, P.E.
TERRELL A. FISHER, P.E. 9757
DATE 1/23/10
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9727, Expiration Date 3-3-10.

WESTLAND FARM ESTATES
LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONED RR-DEO
TAX MAP No. 45 GRID No. 5 PARCELS: 28 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: NOVEMBER 19, 2009
SHEET 1 OF 6

SP-09-011

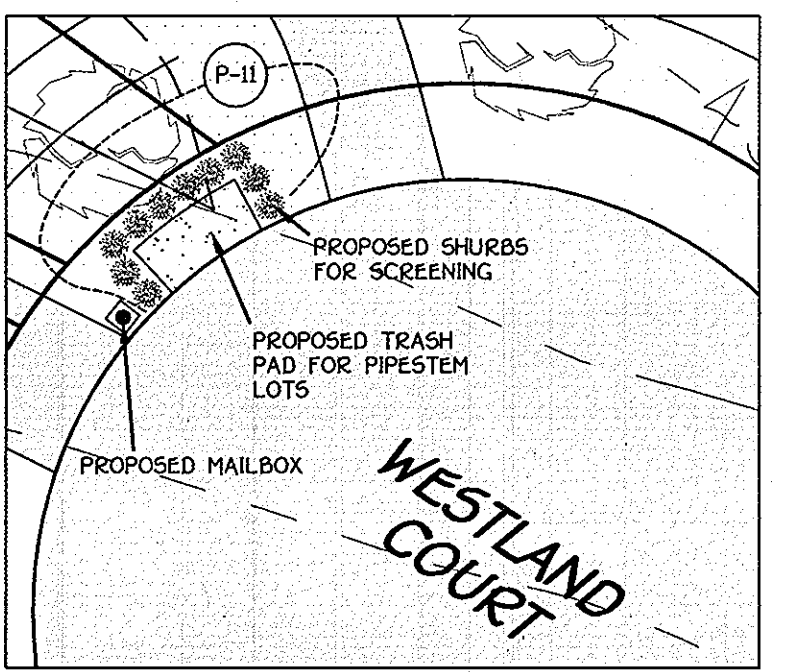
STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	975.73 x 2 / 40 = 48.78 49 TREES	ACER RUBRUM "OCTOBER GLOORY" RED MAPLE	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W

NOTE: STREET TREE TYPES ARE ONLY A RECOMMENDATION AND MAY BE SUBSTITUTED WITH A COUNTY ACCEPTED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 49 REQUIRED STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$14,700.00 AT FINAL PLAN STAGE.

LANDSCAPING PLANT LIST (THIS SHEET)			
QTY.	KEY	NAME	SIZE
15		ACER SACCHARUM SUGAR MAPLE	2 1/2"-3" CALIPER FULL CROWN, B&B
19		FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2"-3" CALIPER FULL CROWN, B&B
21		QUERCUS RUBRA RED OAK	2 1/2"-3" CALIPER FULL CROWN, B&B
13		PICEA ABIES (NORWAY SPRUCE)	6'-8" HGT.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 55 SHADE TREES, 13 EVERGREEN TREES AND 10 SHRUBS HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,750.00.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE LINE
	PASSED PERC HOLES
	FAILED PERC HOLES
	LANDSCAPE PERIMETER
	SILT FENCE
	LIMIT OF DISTURBANCE
	SOILS LINE AND TYPE
	FOREST CONSERVATION EASEMENT (RETAINED)
	FOREST CONSERVATION EASEMENT (PLANTING)
	PROPOSED TREE LINE
	EXISTING TREE
	PROPOSED TREES
	15% - 24.9% SLOPES
	25% OR GREATER SLOPES
	DISCONNECTION RECEIVING AREA
	EXISTING STRUCTURE TO BE REMOVED
	TOP OF STREAM BANK BUFFER



TRASH PAD LANDSCAPING DETAIL
SCALE: 1" = 20'

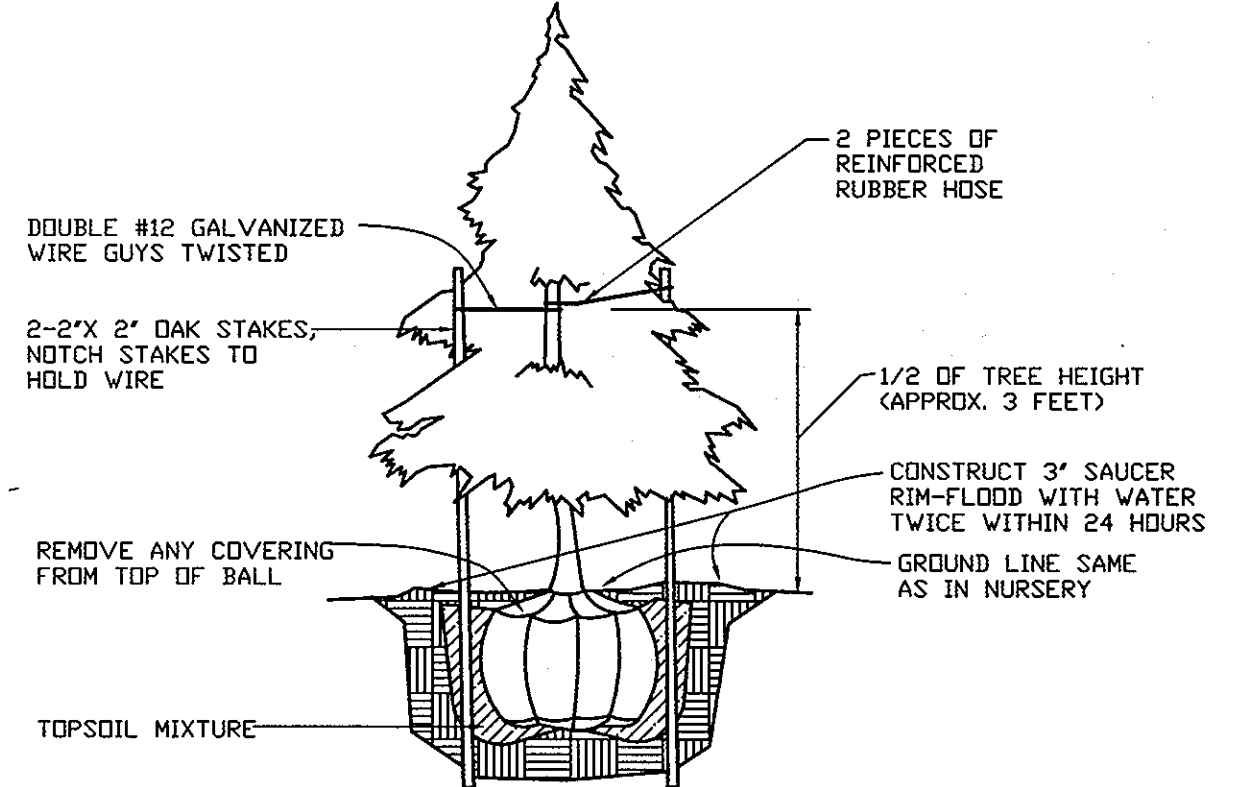
CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
WESTLAND COURT	P.C. 0+62.99 TO P.T. 1+94.07	300.00'	131.08'	25°02'03"
WESTLAND COURT	P.R.C. 1+94.07 TO P.T. 6+54.54	300.00'	470.47'	89°51'12"
WESTLAND COURT	P.C. 7+44.81 TO C.L. RAD. 9+28.54	320.00'	181.73'	32°32'21"

*LIMIT OF PAVING: STA. 10+41.68

SCHEDULE A - PERIMETER LANDSCAPING						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO ROADWAY	B	738.9'	YES (100')	NO	0 - -
P-2	ADJACENT TO PERIMETER	A	270.0'	NO	NO	5 - -
P-3	ADJACENT TO PERIMETER	A	315.9'	YES (100%)	NO	0 - -
P-4	ADJACENT TO PERIMETER	A	357.9'	NO	NO	6 - -
P-5	ADJACENT TO PERIMETER	A	504.3'	NO	NO	8 - -
P-6	ADJACENT TO PERIMETER	A	649.8'	YES (100%)	NO	0 - -
P-7	ADJACENT TO PERIMETER	A	590.2'	NO	NO	10 - -
P-8	ADJACENT TO PERIMETER	A	1121.1'	YES (100%)	NO	0 - -
P-9	ADJACENT TO PERIMETER	A	886.7'	NO	NO	15 - -
P-10	ADJACENT TO ROADWAY	B	435.7'	YES (100')	NO	0 - -
P-11	ADJACENT TO ROADWAY	D	19'	NO	NO	0 - 10

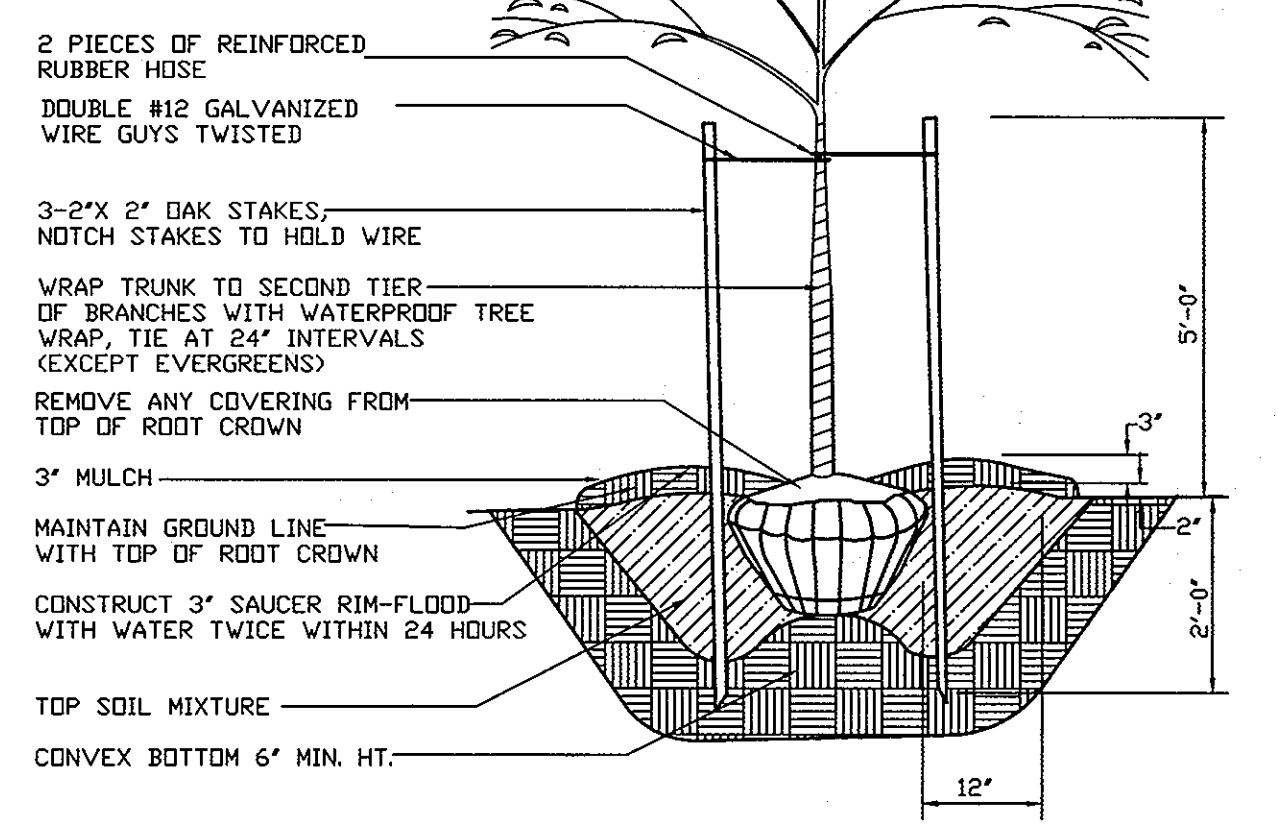
LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING		D-1: 70%
LINEAR FEET OF PERIMETER		
NUMBER OF TREES REQUIRED: SHADE TREES EVERGREEN TREES	11 13	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES, 25%	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	

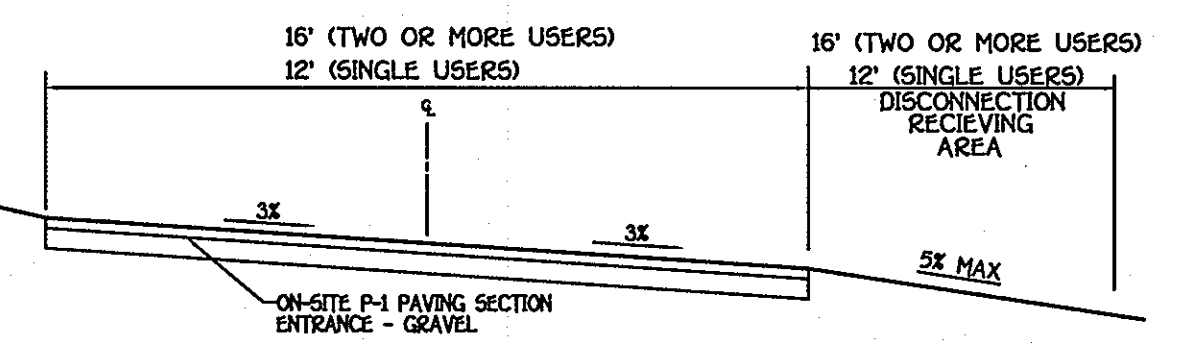


EVERGREEN PLANTING DETAIL

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS.
PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE.



TREE PLANTING DETAIL



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Peter Beilenson 1/14/2010
COUNTY HEALTH OFFICER

OWNERS
LIME KILN, LLC AND
PERRY C. WESTLAND, JR.
BARBARA LORABNE WESTLAND
12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

DEVELOPER
LIME KILN, LLC
12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

PLAN
SCALE: 1" = 100'

STATE OF MARYLAND
TERRELL A. FISHER, P.E. 9757
DATE: 11/24/09

Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date 3-3-10.

PRELIMINARY EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN
WESTLAND FARM ESTATES
LOTS 1 THRU 13 AND OPEN SPACE LOT 14
ZONED: RR-DEO

TAX MAP No. 45 5810 N.W. PARCELS: 28 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: NOVEMBER 19, 2009
SHEET 2 OF 6

SP-09-011

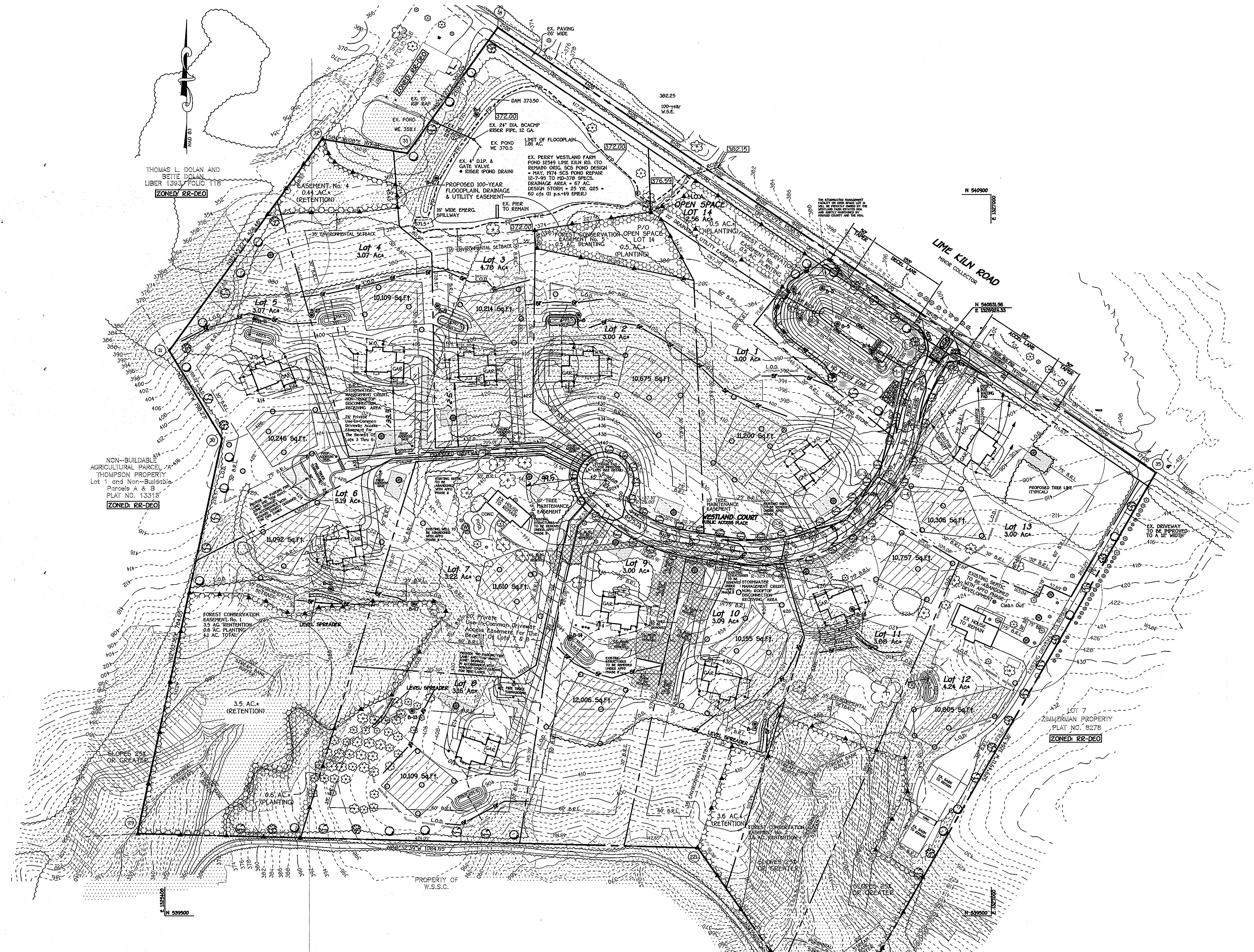
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 1/22/10

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALDWIN NATIONAL FREE
ELLSWORTH CITY, MARYLAND 21042
410.661.2999

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE LINE
	PASSED PERC HOLES
	FAILED PERC HOLES
	LANDSCAPE PERIMETER
	SILT FENCE
	LIMIT OF DISTURBANCE
	SOILS LINE AND TYPE
	FOREST CONSERVATION EASEMENT (RETAINED)
	FOREST CONSERVATION EASEMENT (PLANTING)
	PROPOSED TREE LINE
	EXISTING TREE
	PROPOSED TREES
	15% - 24.9% SLOPES
	25% OR GREATER SLOPES
	DISCONNECTION RECEIVING AREA
	EXISTING STRUCTURE TO BE REMOVED
	500' TOP OF STREAM BANK BUFFER



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Butler 1/22/10
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

B. Nelson for Peter Belevson 1/14/2010
COUNTY HEALTH OFFICER

OWNERS
LIME KILN, LLC AND
PERRY C. WESTLAND, JR.,
PERRY C. WESTLAND,
BARBARA LORRAINE WESTLAND,
12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

DEVELOPER
LIME KILN, LLC
12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

PLAN
SCALE: 1" = 100'

Terrell A. Fisher 1/24/09
TERRELL A. FISHER, P.E. 9757
DATE
Professional certification I hereby certify that these documents were prepared by me and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9227, Expiration Date 3-3-10.

SCHMATIC GRADING AND
SEDIMENT CONTROL PLAN

WESTLAND FARM ESTATES
LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONED: RR-DEO
TAX MAP No. 45 GRID No. 5 PARCELS: 28 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: NOVEMBER 19, 2009
SHEET 3 OF 6

SP 09-011

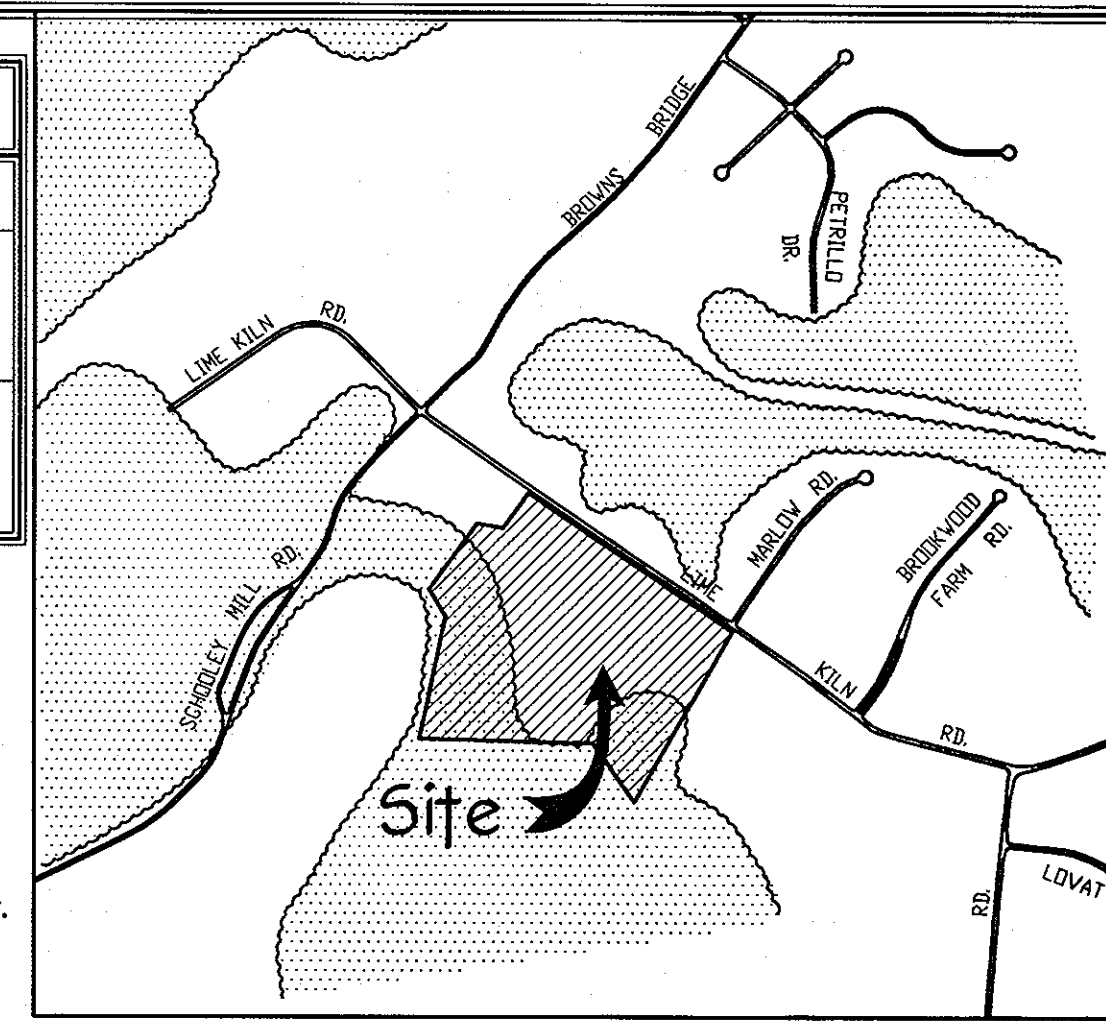
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410.461.2925

PCFP NOTES:

- Any Forest Conservation Easement (FCE) Area shown herein is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect the specimen trees during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the specimen trees to be retained. Permanent signage will be posted at a 50-100 foot intervals along all FCE limits.
- The Forest Conservation Act requirements for this project will be met through the retention of 7.5 acres of forest on the site and onsite reforestation of 15 acres. The outstanding 15 acres of reforestation will be met through offsite planting.
- Final planting specifications and details will be provided on the Final Forest Conservation Plan.

Forest Stand Data					
Key	Community Type	Acreage	Dominant Vegetation	General Condition	Priority Acreage
F1	Successional	0.6*	Liriodendron tulipifera, Acer Rubrum, Robinia pseudo-acacia, Prunus serotina, Rosa multiflora	Fair	0.6 Slope
F2	Mixed Oak/Maple	2.0*	Acer Rubrum, Quercus velutina, Carya tomentosa, Prunus serotina, Cornus florida	Good	Moderate 2.0



VICINITY MAP
SCALE: 1" = 1200'

Forest Conservation Easement #4
0.4 acres to be retained (nta)

Forest Conservation Easement #5
0.5 acres to be planted (Reforestation)

Forest Conservation Easement #3
0.5 acres to be planted (Reforestation)

FSD NOTES

- No rare, threatened or endangered species or critical habitats were observed on the property.
- Surrounding land use is primarily medium density residential development and agriculture.
- The County has agreed with the determination that the white pine plantations on site will not be regulated as forest.

SPECIMEN TREE DATA			
KEY	SPECIES, SIZE CONDITION	COMMENT	
SP1	Black walnut, 30" dbh, good	to be retained	
SP2	Sycamore, 60" dbh, good	to be retained	
SP3	Sycamore, 62" dbh, good	to be retained	
SP4	Tulip Poplar, 30" dbh, good	to be retained	
SP5	Norway maple, 30" dbh, good	to be retained	

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Westland Farm Estates
Date: December 16, 2009

NET TRACT AREA	Acres
A. Total tract area	506
B. Area within 100 Year Floodplain	1.81
C. Area to remain in agricultural production	0.00
D. Net Tract Area	48.8

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)					
ARA	MDR	IDA	MDR	MPD	CIA

EXISTING FOREST COVER			
	(percentage)		
G. Existing Forest Cover (excluding floodplain)	20%	9.9	
H. Area of forest above afforestation threshold	25%	12.2	
I. Area of forest above conservation threshold		0	

BREAK-EVEN POINT:	
	Break-Even Point
J. Forest retention above threshold with no mitigation	
K. Clearing permitted without mitigation	

PROPOSED FOREST CLEARING	
L. Total area of forest to be cleared or retained Outside FCE	0.8
M. Total area of forest to be retained in FCE	7.5

PLANTING REQUIREMENTS	
N. Reforestation for clearing above conservation threshold	0
P. Reforestation for clearing below conservation threshold	1.6
Q. Credit for retention above conservation threshold	0
R. Total reforestation required, On-Site	1.6
S. Total afforestation required, Off-Site	1.5
T. Total reforestation and afforestation required	3.1

This Project Complies With the Requirements of Section 16.1200 of The Howard County Code for Forest Conservation With An Obligation of 10.6 Acres Provided by 7.5 Acres Of On Site Retention, And 1.60 Acres Of On Site Reforestation (Planting) And 1.50 Acres Of Offsite Afforestation (Planting). A Forest Conservation Surety In The Amount of \$132,250.00 Shall Be Provided With The Developer's Agreement. Based On 7.5 Acres (Retention) x 43,560 Sq. Ft./Ac. x 40.50/Sq.Ft. = 405,400.00
1.6 Acres (Reforestation) x 43,560 Sq.Ft./Ac. x 40.50/Sq.Ft. = 431,848.00
1.5 Acres Offsite (Afforestation) x 43,560 Sq.Ft./Ac. x 40.50/Sq.Ft. = 432,670.00

FCP LEGEND

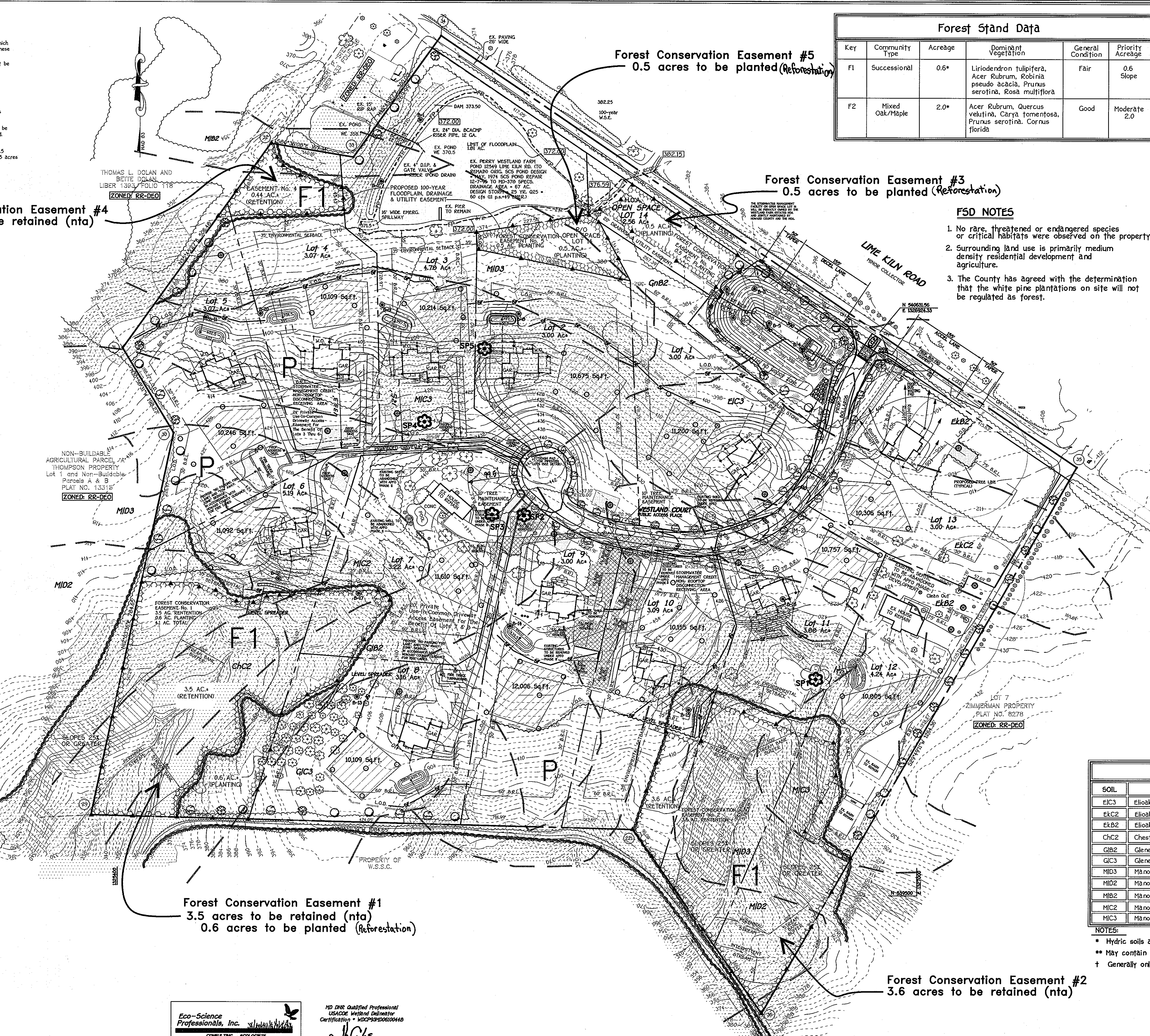
- Ex. Contours
- Proposed Contours
- Ex. Woods Line
- Ex. Forest Limits
- Forest Conservation Easement
- Ex. Specimen Tree

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING TREE LINE
(Symbol)	PASSED PERC HOLES
(Symbol)	FAILED PERC HOLES
(Symbol)	LANDSCAPE PERIMETER
(Symbol)	SILT FENCE
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	SOILS LINE AND TYPE
(Symbol)	FOREST CONSERVATION EASEMENT (RETAINED)
(Symbol)	FOREST CONSERVATION EASEMENT (PLANTING)
(Symbol)	PROPOSED TREE LINE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREES
(Symbol)	15% - 24.9% SLOPES
(Symbol)	25% OR GREATER SLOPES
(Symbol)	DISCONNECTION RECEIVING AREA
(Symbol)	EXISTING STRUCTURE TO BE REMOVED
(Symbol)	TOP OF STREAM BANK BUFFER

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

1/22/10
DATE



Forest Conservation Easement #1
3.5 acres to be retained (nta)
0.6 acres to be planted (Reforestation)

Forest Conservation Easement #2
3.6 acres to be retained (nta)

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

NO. 1066 Qualified Professional
Landscape Architect
Certification # WDCP931006100410

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

1/14/2010
COUNTY HEALTH OFFICER

OWNERS
LIME KILN, LLC AND
PERRY C. WESTLAND, JR.
PERRY C. WESTLAND,
BARBARA LORAIN WESTLAND
*12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

DEVELOPER
LIME KILN, LLC
*12549 LIME KILN ROAD
P.O. BOX 460
FULTON MD, 20759-0460

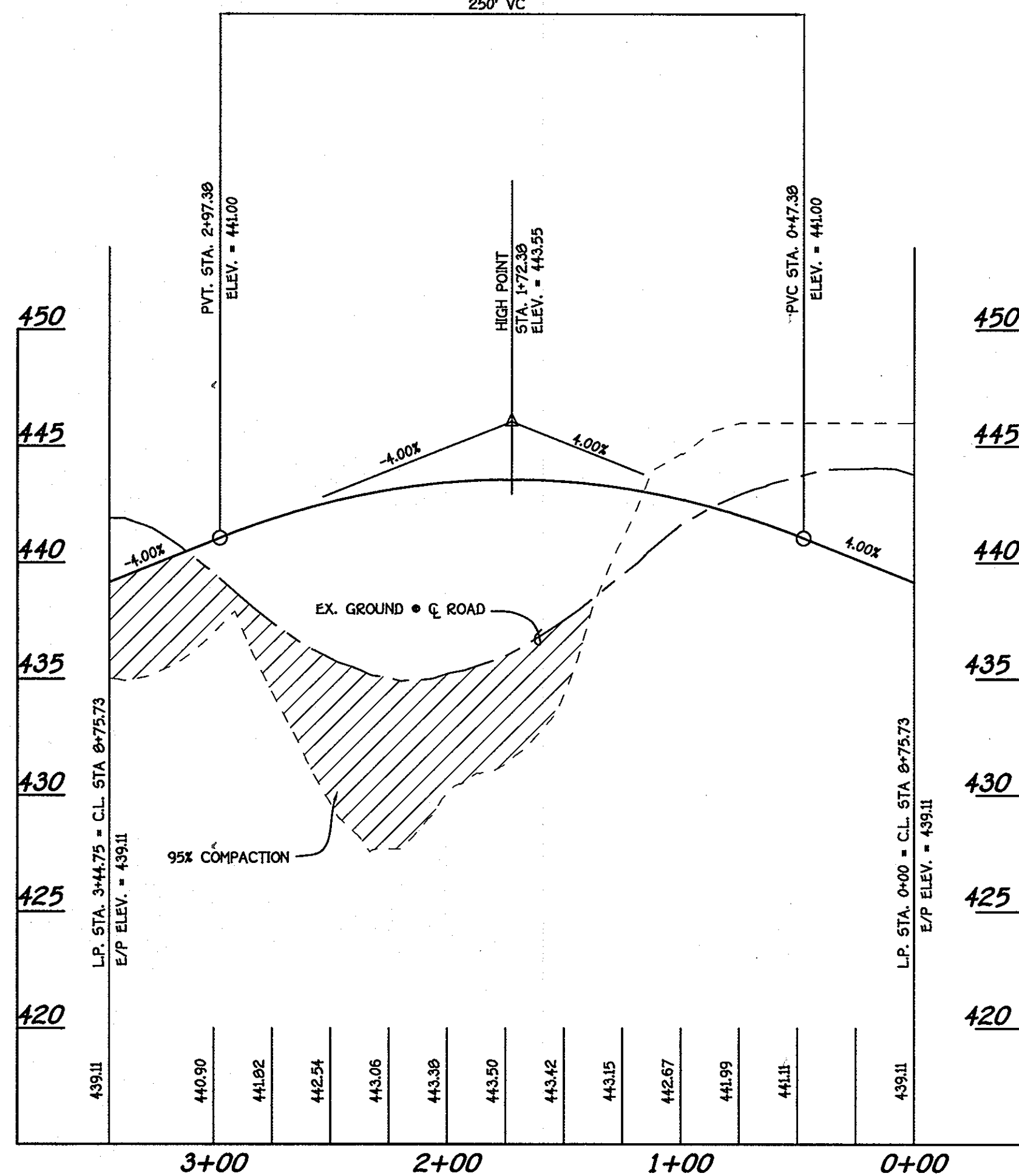
FOREST CONSERVATION PLAN
WESTLAND FARM ESTATES
LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONED: RR-DEO
TAX MAP No. 45 GRID No. 5 PARCELS: 20 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: NOVEMBER 19, 2009
SHEET 4 OF 6

SP-09-011

WESTLAND COURT

VERTICAL CURVE DATA
 PVI STA = 1+72.38
 PVI ELEV = 446.00
 A.D. = -8.00
 K = 31.25
 250' VC



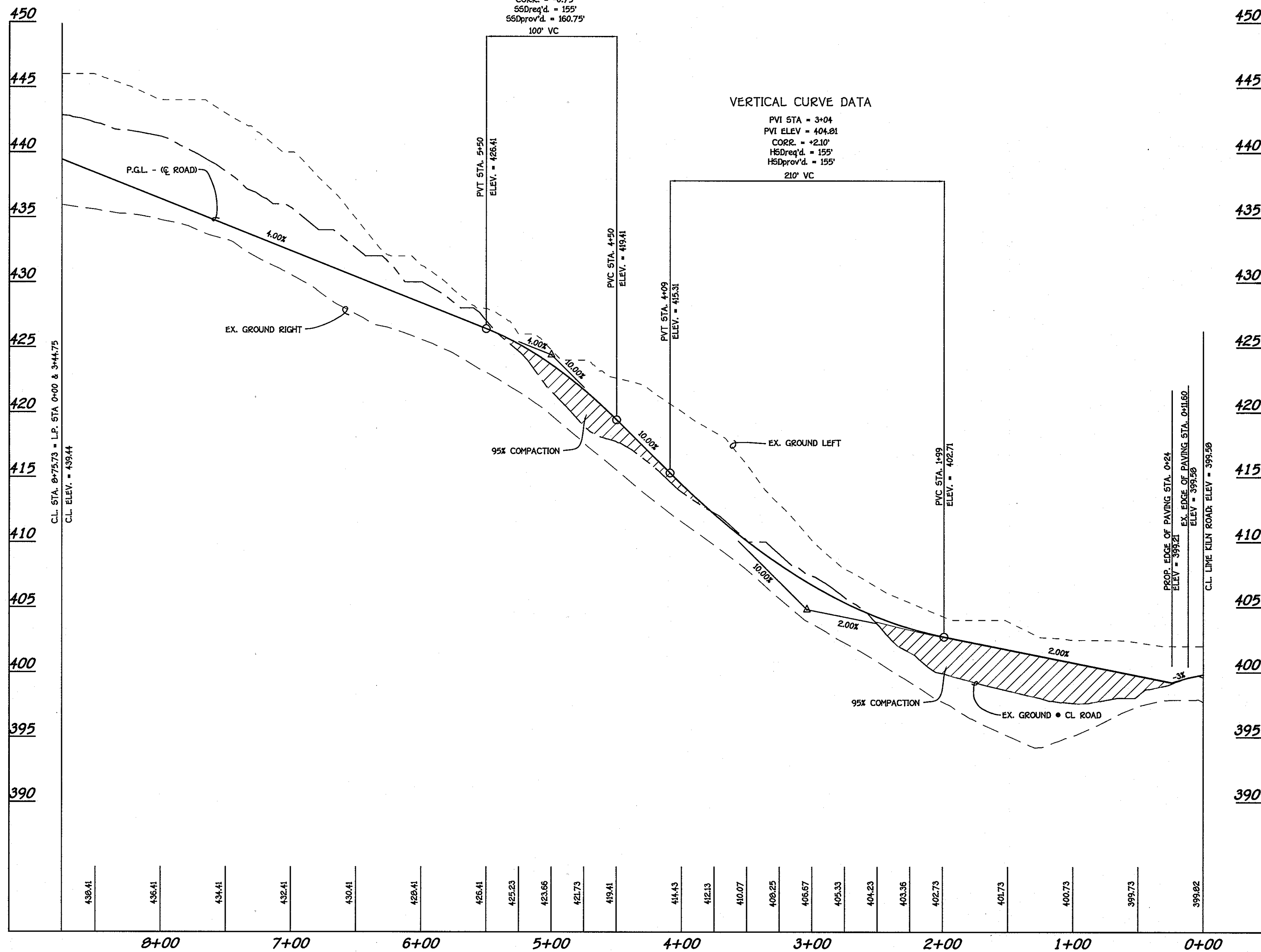
LINEAR PROFILE

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

WESTLAND COURT

PUBLIC ACCESS PLACE
 25 MPH DESIGN SPEED

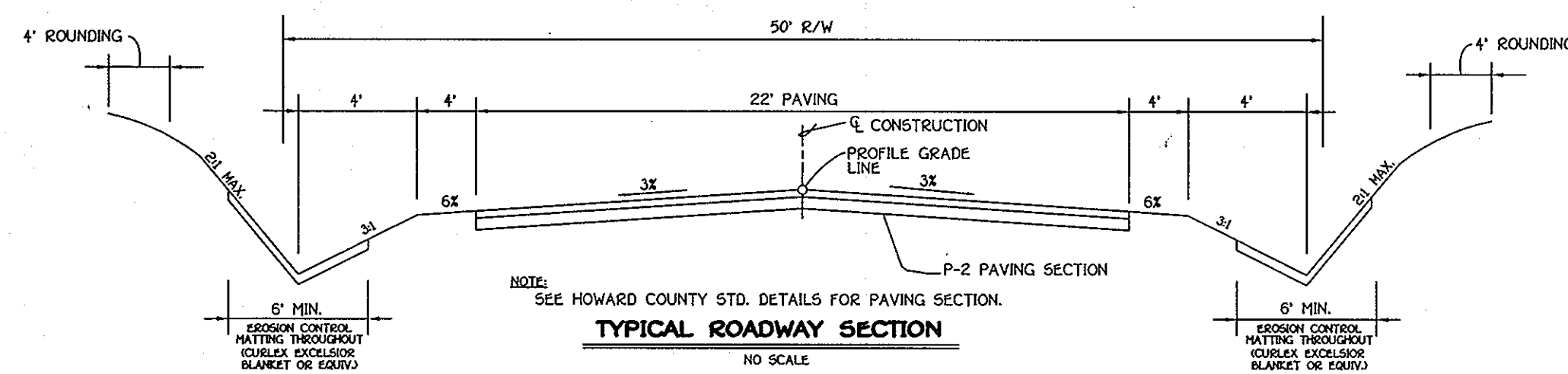
VERTICAL CURVE DATA
 PVI STA = 5+00
 PVI ELEV = 424.41
 CORR. = -0.75'
 56Deg'd. = 155'
 560prov'd. = 160.75'
 100' VC



VERTICAL CURVE DATA
 PVI STA = 3+04
 PVI ELEV = 404.81
 CORR. = +2.10'
 150Deg'd. = 155'
 150prov'd. = 155'
 210' VC

PROFILE

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



TYPICAL ROADWAY SECTION

NO SCALE

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	CL. STATION LIMITS	PAVING SECTION
ROAD 'A'	PUBLIC ACCESS PLACE	25 MPH	RR-DEO	0+00 TO 9+96.88	P-2

ROADWAY INFORMATION CHART

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas J. Guttler
 PLANNING DIRECTOR
 DATE: 1/22/10

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 4102 461 - 2025

OWNERS

LIME KILN, LLC AND
 PERRY C. WESTLAND, JR.,
 PERRY C. WESTLAND,
 BARBARA LORAIN WESTLAND
 *12549 LIME KILN ROAD
 P.O. BOX 460
 FULTON MD, 20759-0460

DEVELOPER

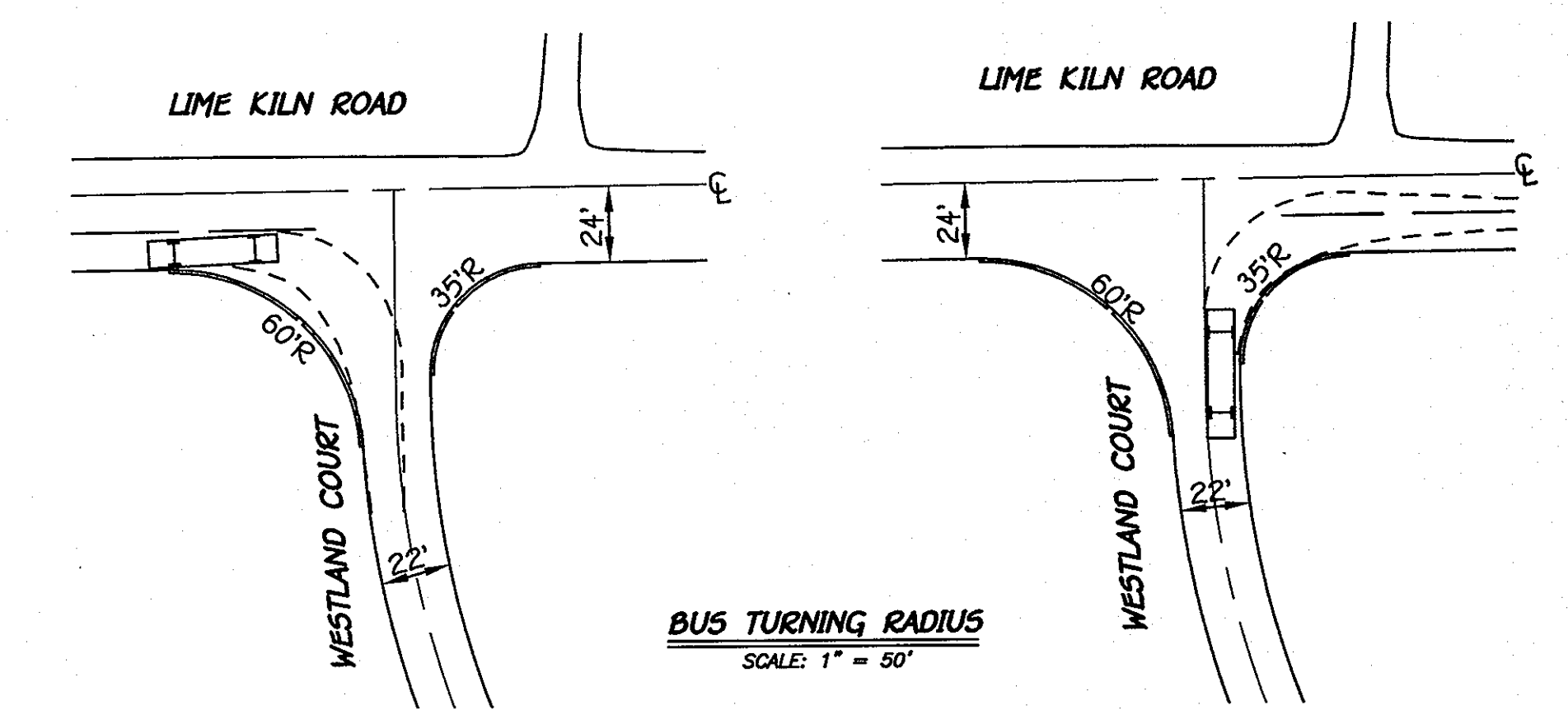
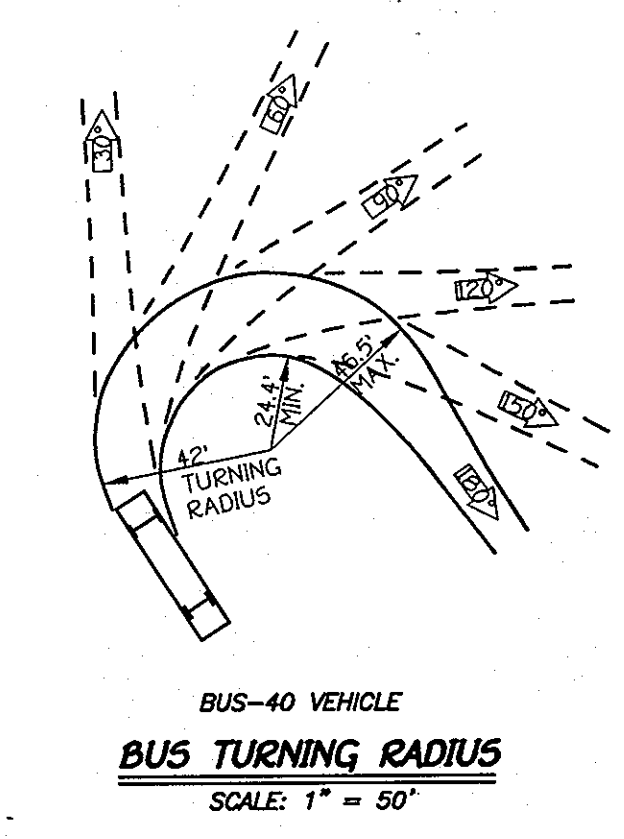
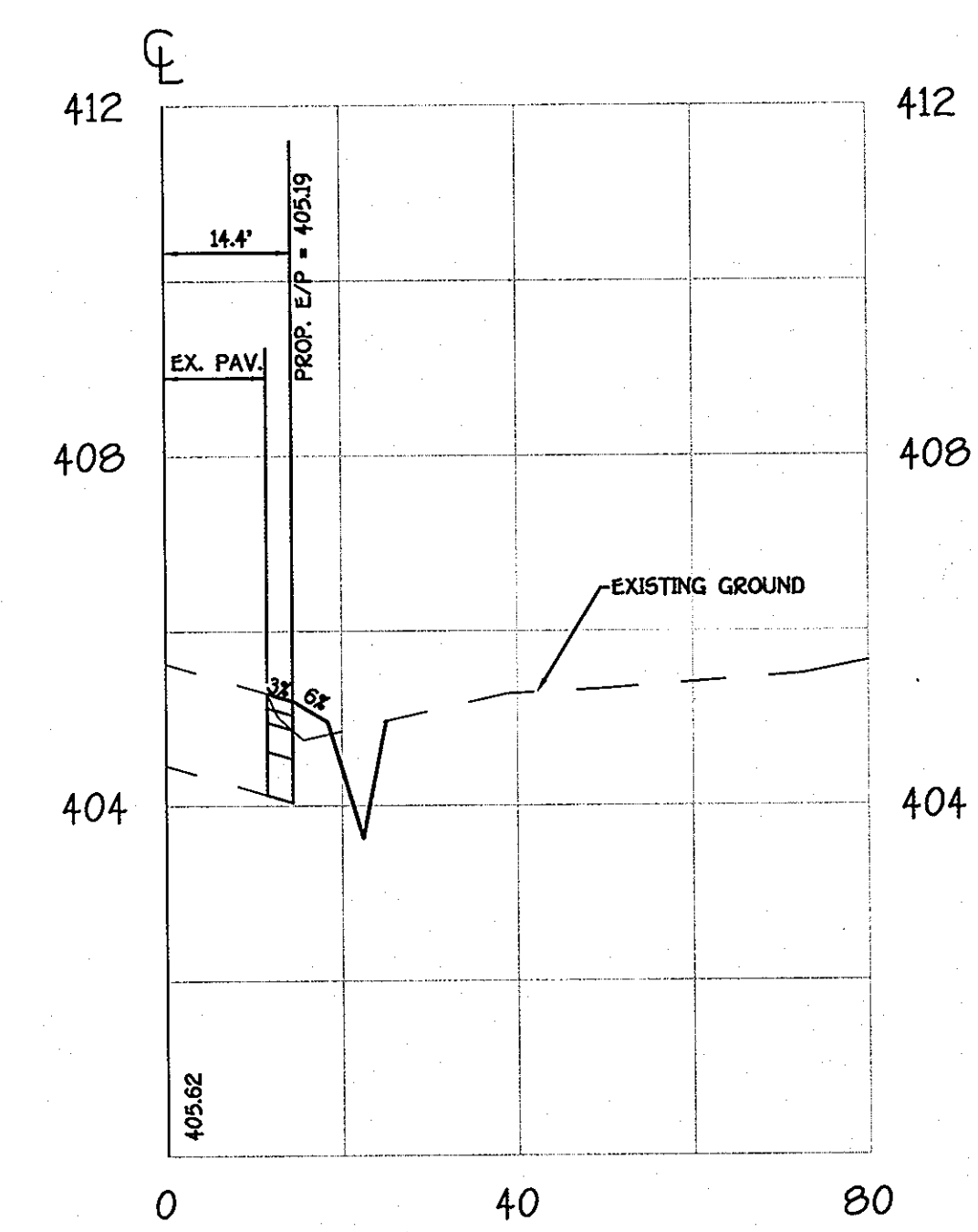
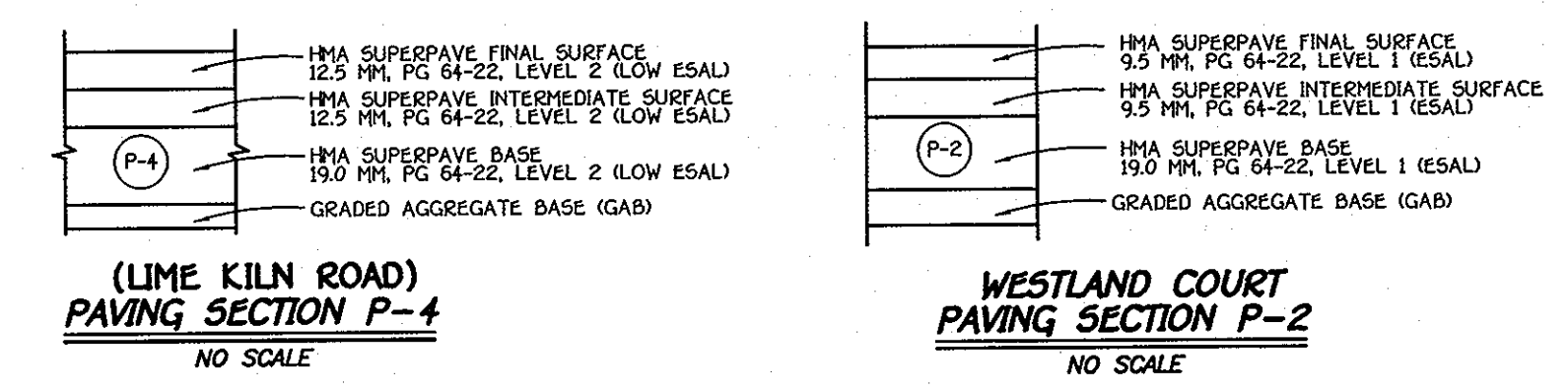
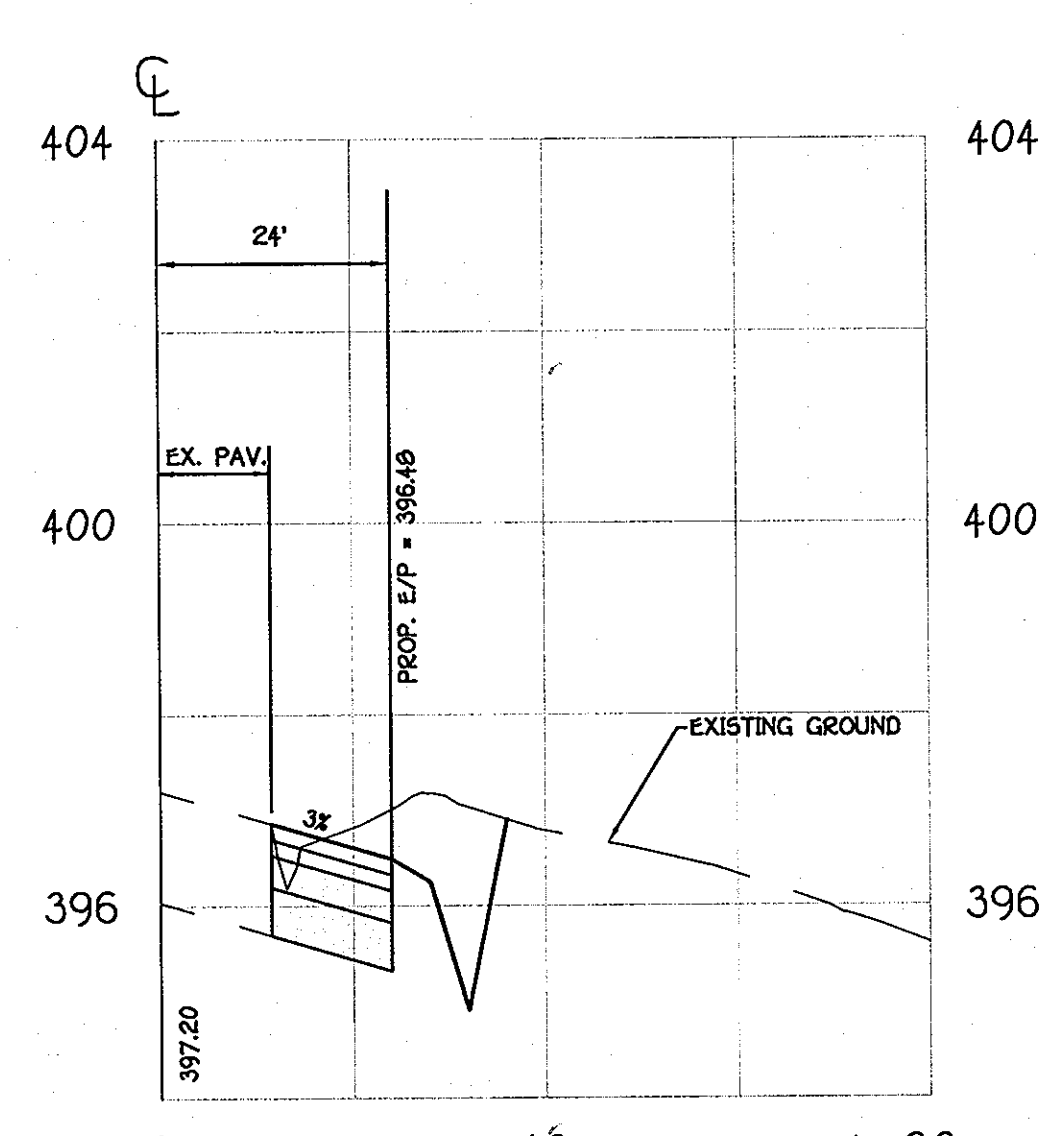
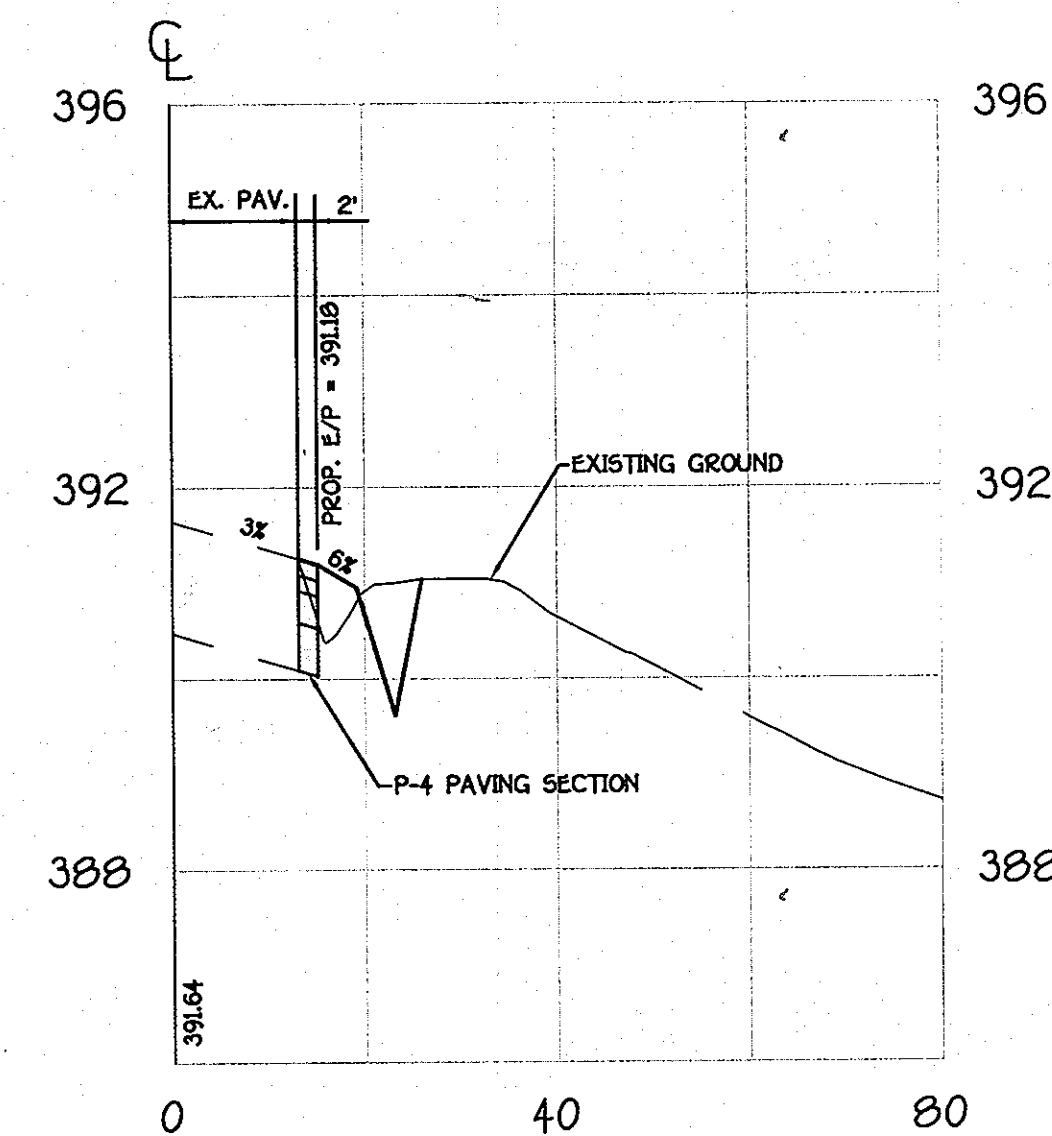
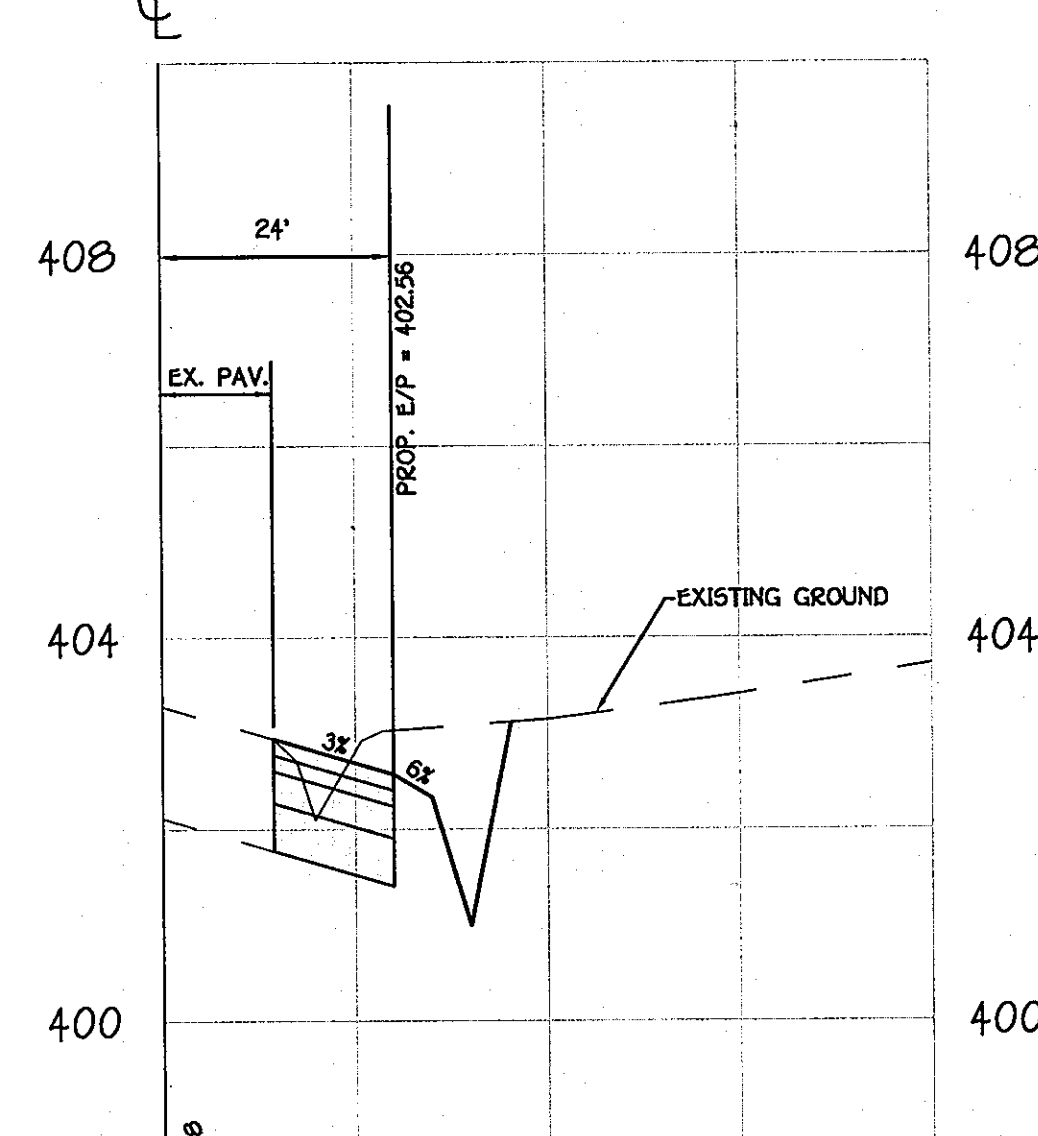
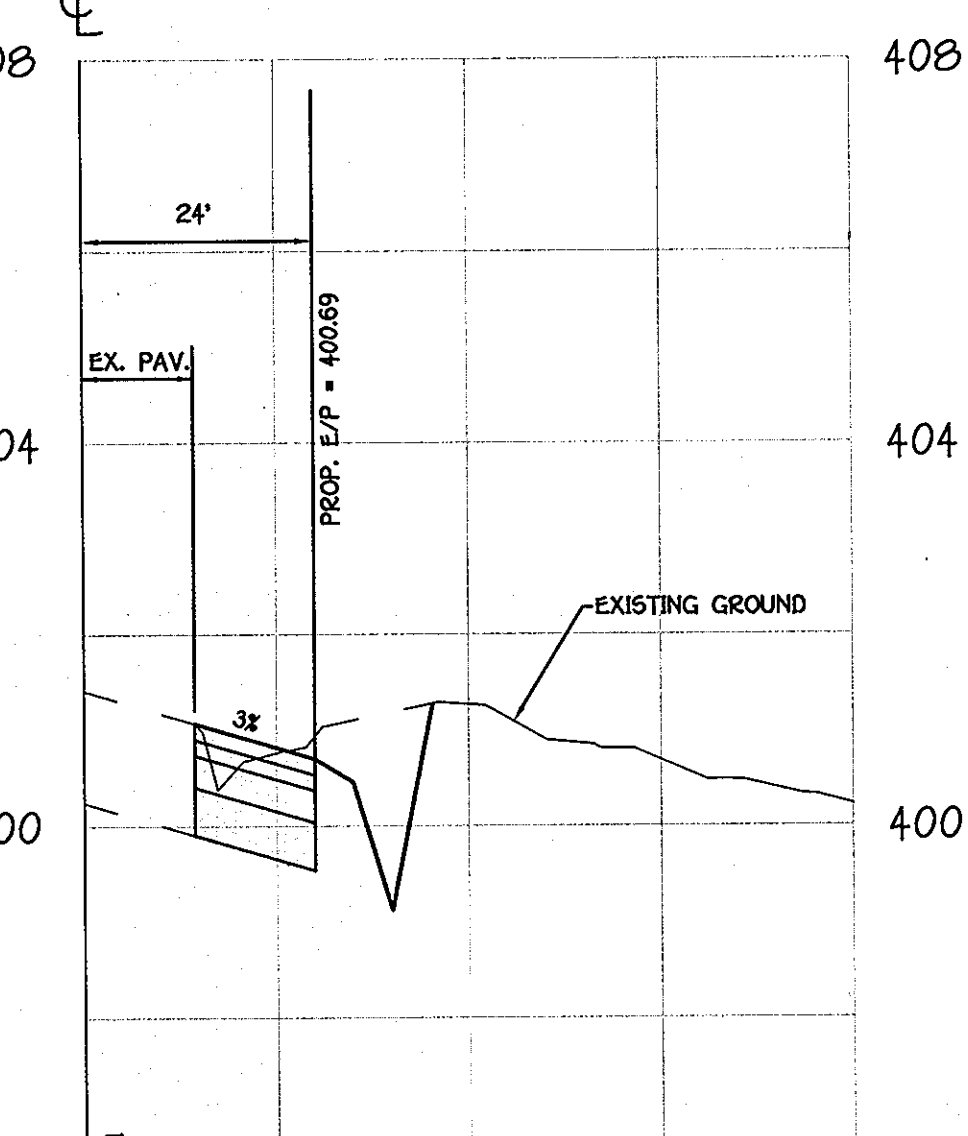
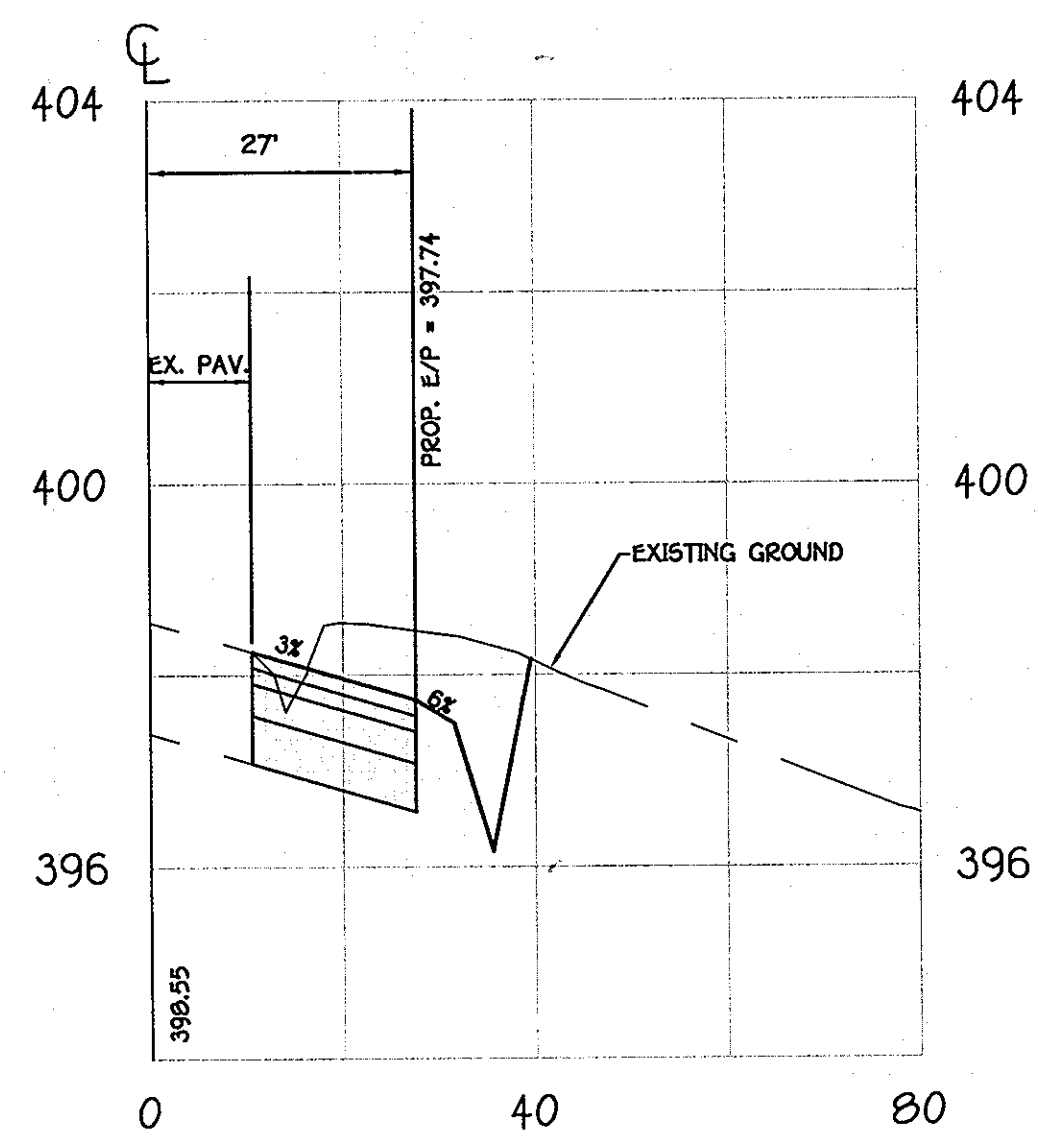
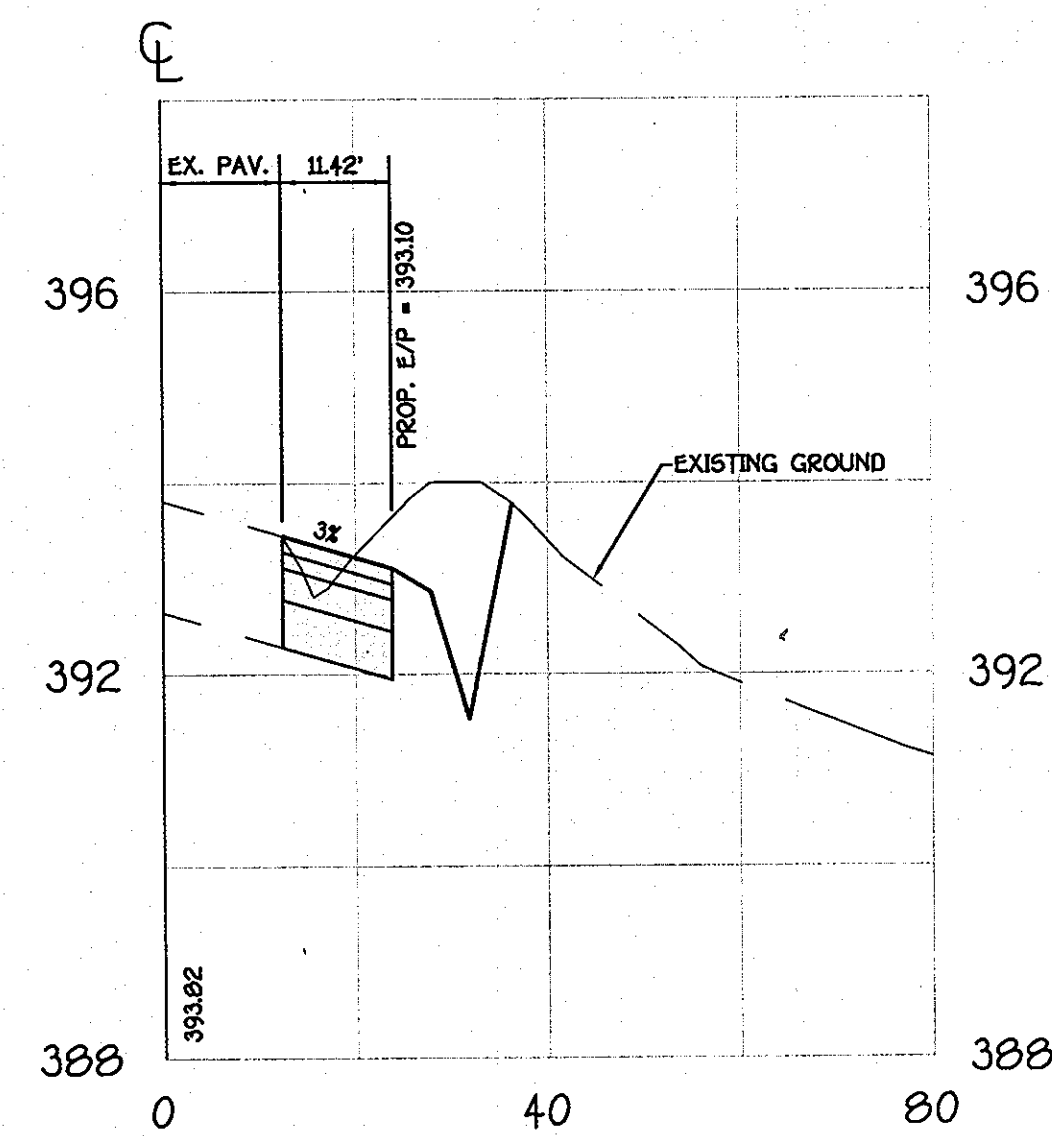
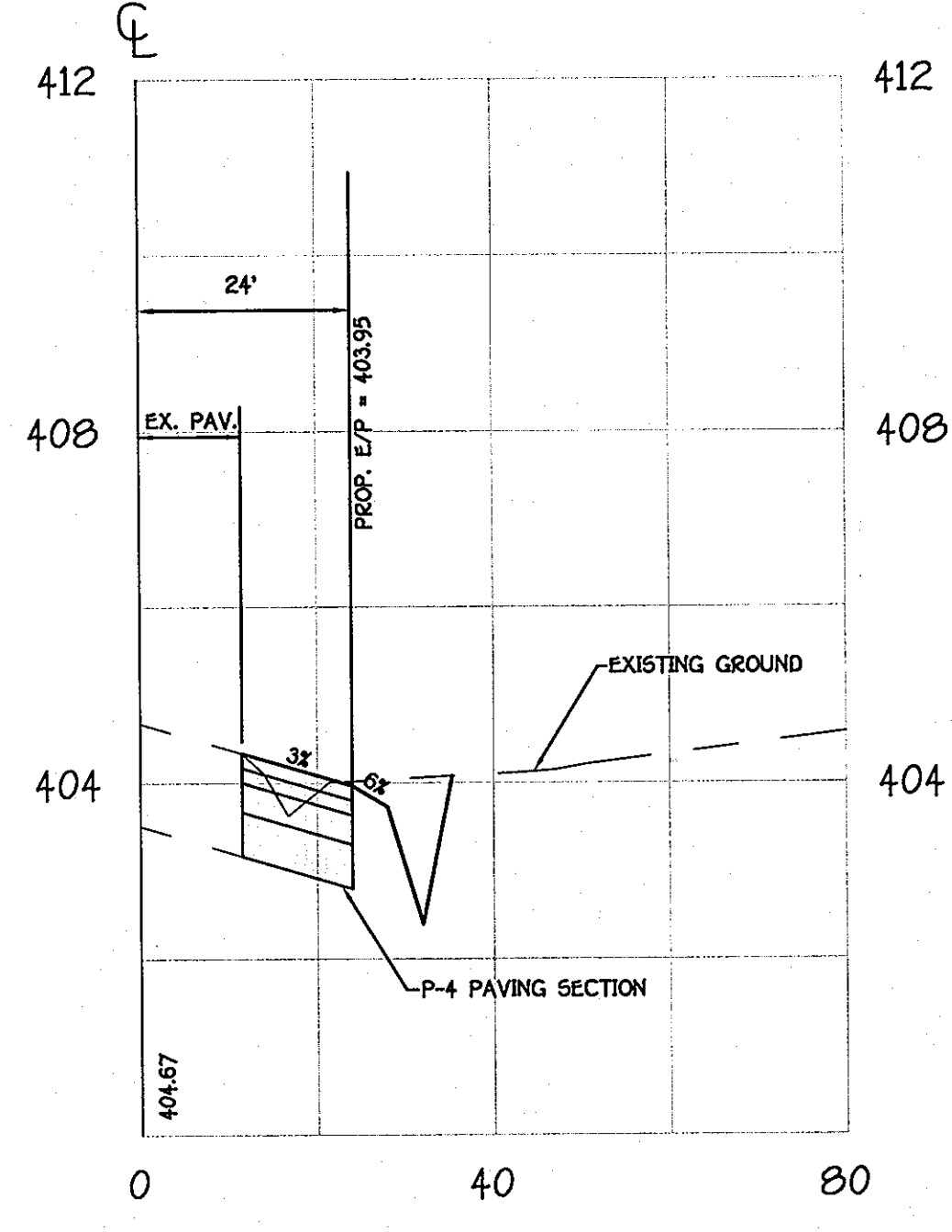
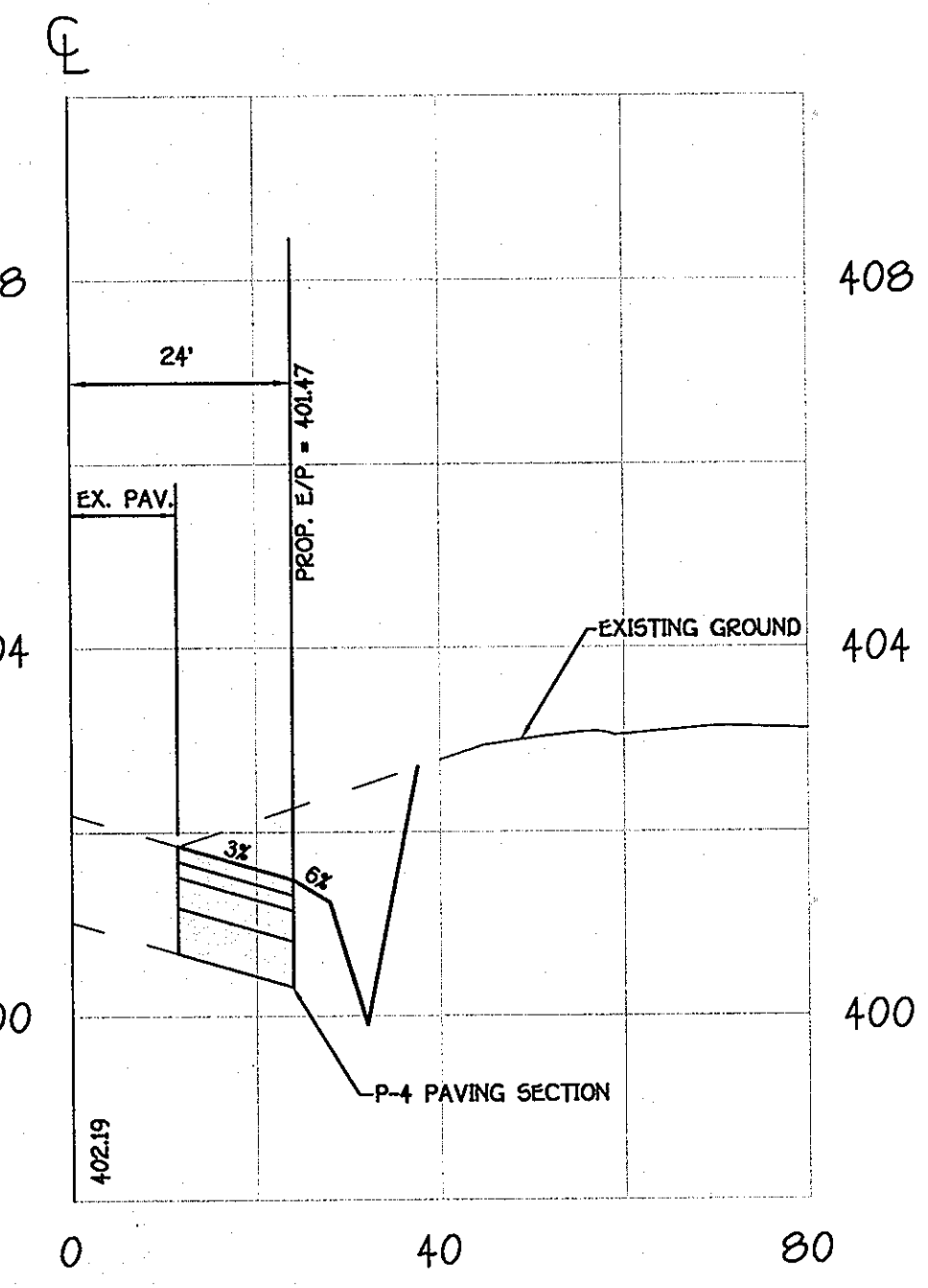
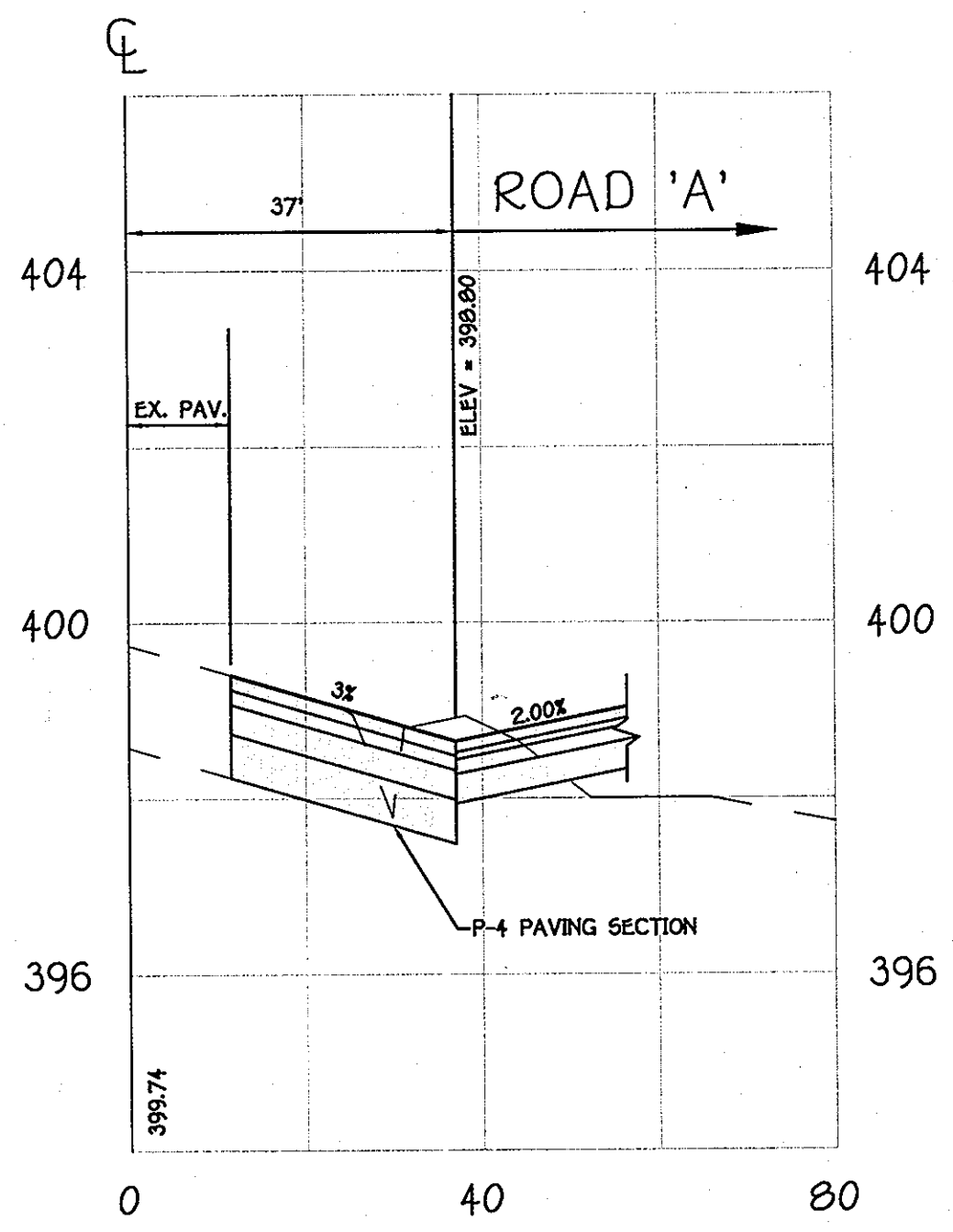
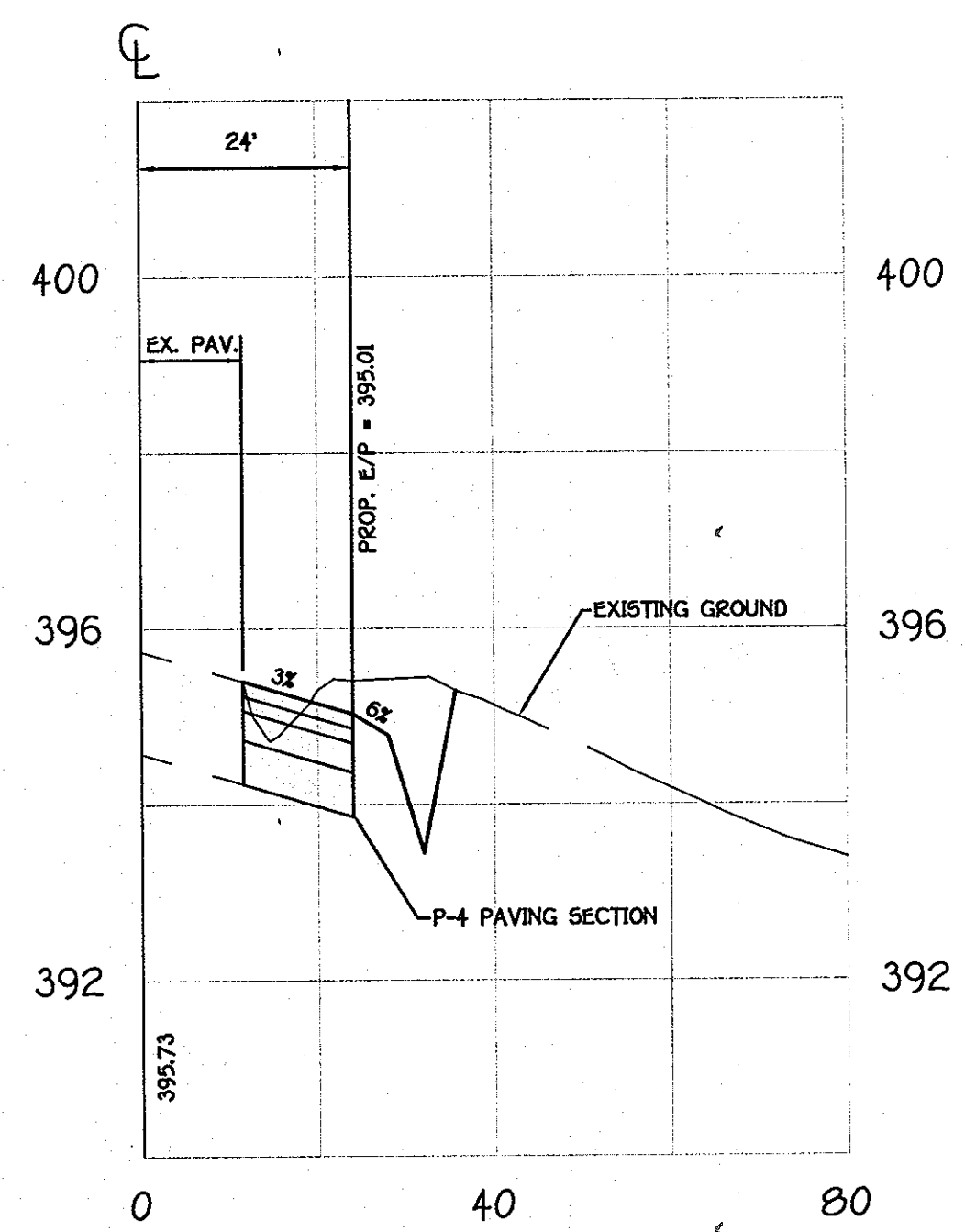
LIME KILN, LLC
 *12549 LIME KILN ROAD
 P.O. BOX 460
 FULTON MD, 20759-0460

STATE OF MARYLAND
 TERRELL A. FISHER
 PROFESSIONAL ENGINEER
 No. 9757
 DATE: 11/24/09
 "Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date 3-3-10."

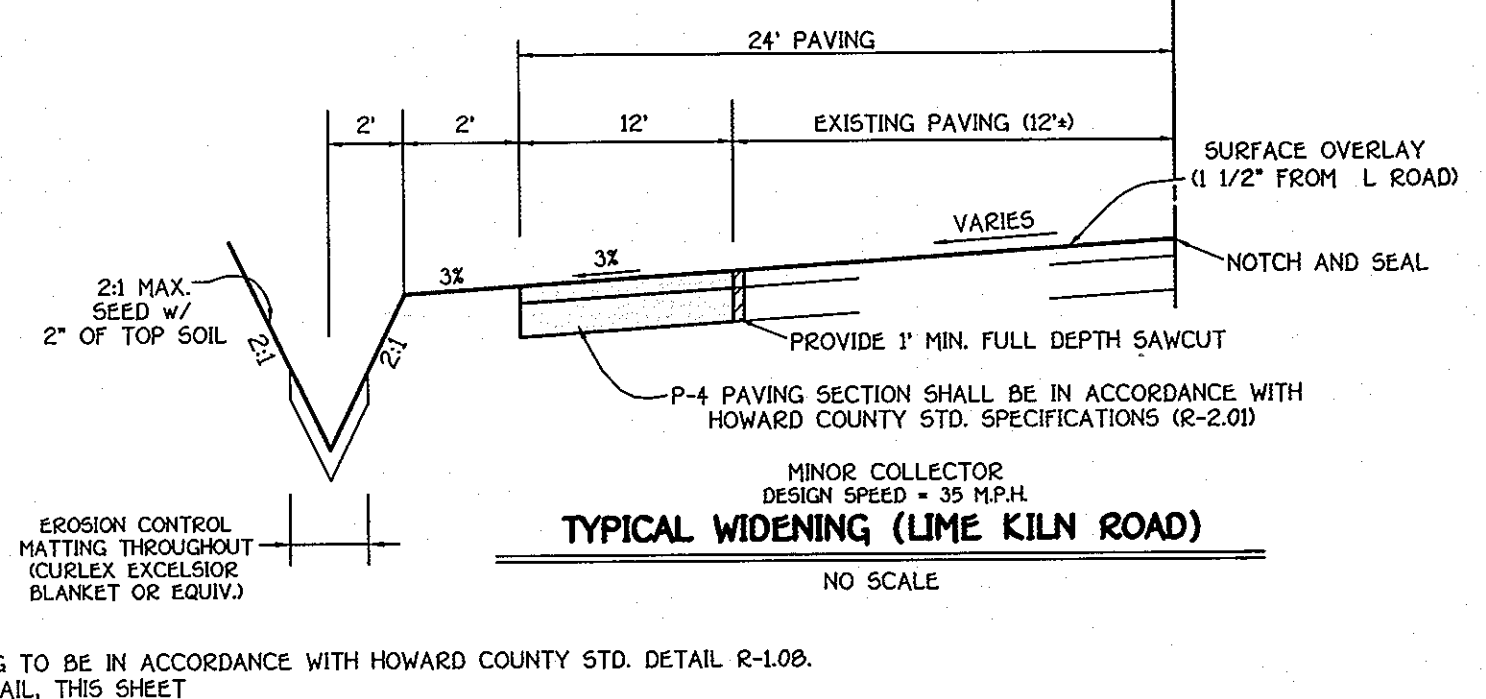
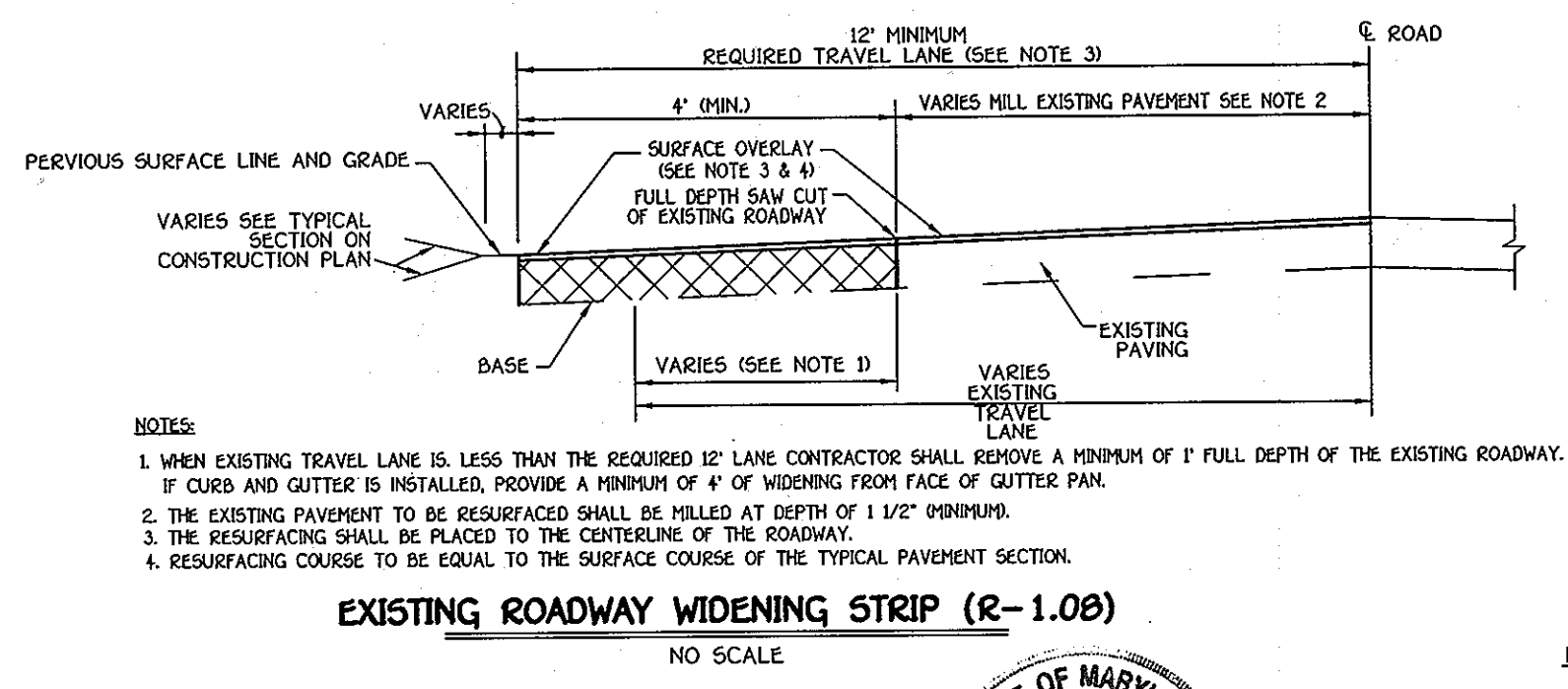
PRELIMINARY ROAD PROFILES
WESTLAND FARM ESTATES
 LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONED: RR-DEO
 TAX MAP No. 45 GRID No. 5 PARCELS: 28 AND 30
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER 19, 2009
 SHEET 5 OF 6

SP-09-011



CROSS-SECTIONS
SCALE: HOR: 1" = 20'
VER: 1" = 2'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
4100 461 - 3095

OWNERS
LIME KILN, LLC AND PERRY C. WESTLAND, JR., PERRY C. WESTLAND, BARBARA LORABNE WESTLAND
*12549 LIME KILN ROAD P.O. BOX 460 FULTON MD, 20759-0460

DEVELOPER
LIME KILN, LLC *12549 LIME KILN ROAD P.O. BOX 460 FULTON MD, 20759-0460

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Suttles
PLANNING DIRECTOR

1/22/10
DATE

TERRELL A. FISHER, P.E.
PROFESSIONAL ENGINEER

Terrell A. Fisher
11/23/09
DATE

"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 3757, Expiration Date 3-3-10."

LIME KILN ROAD CROSS-SECTIONS
WESTLAND FARM ESTATES
LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONED: RR-DEO
TAX MAP No. 45 GRID No. 5 PARCELS: 29 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER 19, 2009
SHEET 6 OF 6

5P-09-011