



Howard County
Health Department

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P _____

AGENCY REVIEW: ADDITIONAL TEST HOLES DATE _____

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 to 5 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) FERRY & BARBARA WESTLAND

DAYTIME PHONE 410-443-367-0422 CELL _____ FAX _____

MAILING ADDRESS 12525 LIME KILN ROAD SW FULTON, MD. 20759
STREET CITY/TOWN STATE ZIP

APPLICANT: DONALD R. REOWER

DAYTIME PHONE 410-367-0422 CELL _____ FAX _____

MAILING ADDRESS 5300 BOSEY HALL DR. ELLICOTT CITY, MD 21042
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME WESTLAND PROPERTY LOT NO. 10

PROPERTY ADDRESS 12525 LIME KILN ROAD SW FULTON, MD 20759
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 45 GRID 5 PARCEL(S) 28 & 30 PROPOSED LOT SIZE 8.48 Ac

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERCOLATION CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.

SIGNATURE OF APPLICANT:

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP
549A

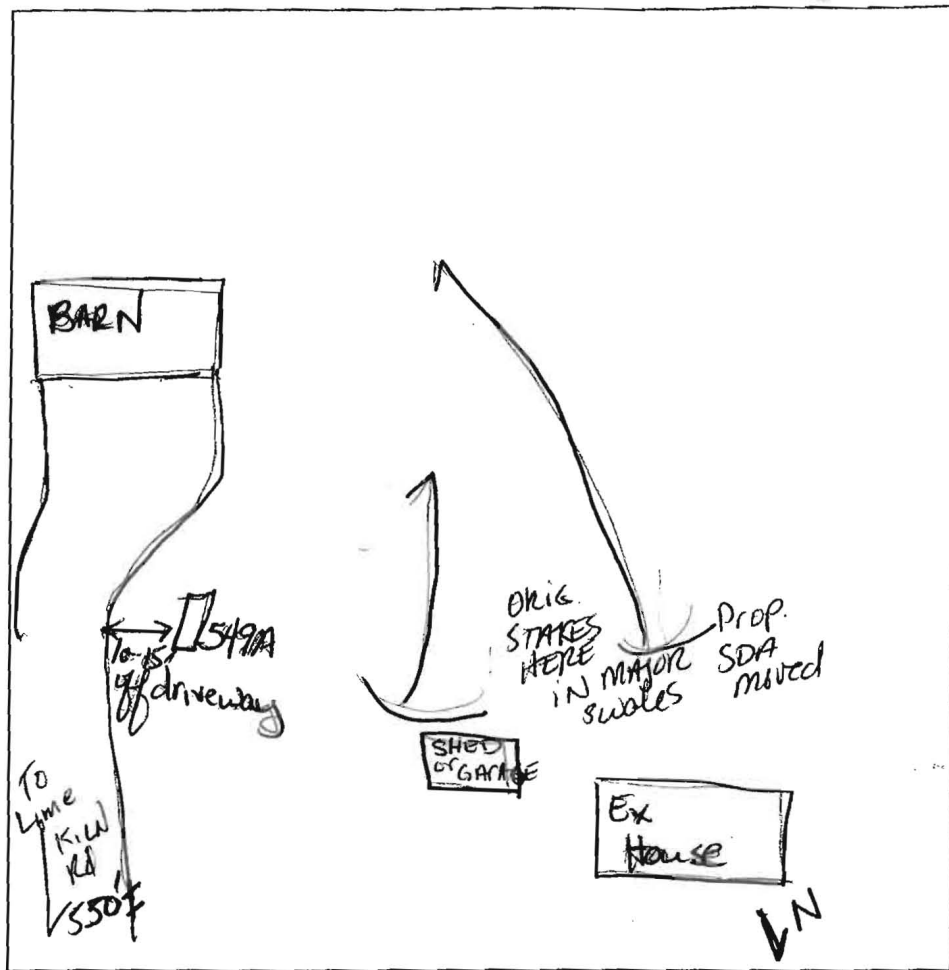
intermix
of Loam
1/2 CL
Loam
V. micac

5'
brn, H. brn
SL
V. micac
Rx < 10%

Bottom

5'

13'



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
8/31	549A	6'3" / 13'	10:06	10:10	10:14	4	P
FUTURE HOLES TO BE TESTED							
include: 546A-548A							

REMARKS Yellow stakes - revision
 SANITARIAN Racii BACKHOE Johnson OTHERS R. Webster
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____



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PROPERTY OWNER(S) FERRY & BARBARA WESTLAND

DAYTIME PHONE 410 443-367-0422 CELL _____ FAX _____

MAILING ADDRESS 12525 LIME KILN ROAD SW FULTON, MD. 20759
STREET CITY/TOWN STATE ZIP

APPLICANT: DONALD R. REWNER

DAYTIME PHONE 443-367-0422 CELL _____ FAX _____

MAILING ADDRESS 5300 BOSEY HALL DR. ELLICOTT CITY, MD 21042
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME WESTLAND PROPERTY LOT NO. 13 percent 12

PROPERTY ADDRESS 12525 LIME KILN ROAD SW FULTON, MD 20759
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 45 GRID 5 PARCEL(S) 28 & 30 PROPOSED LOT SIZE 3.1c ±

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERCOLATION CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.

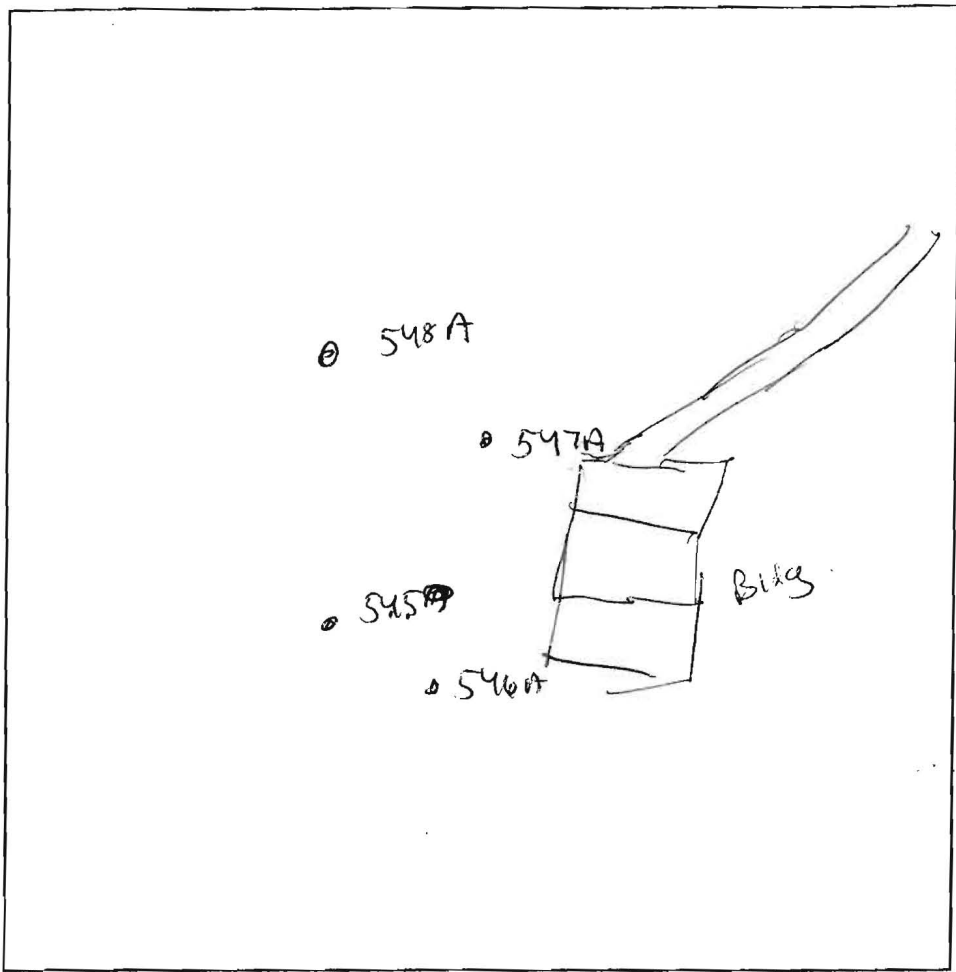
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

545A
brown loam
15% gravel
silt loam
y-b fine silt loam

545A
y-b dark brown micaceous pine silt 10% chunky frags & grass

547A
brown l
o-b rocky loam
o-b silt micaceous
y-b micaceous silt



546A
brown l
y-b heavy loam
o-b silt

546A
silt loam
20% frags
refusal

548A
brown l
o-b heavy loam
y-b heavy l
silt loam/micaceous
10% chunky frags

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
	548A	5/13	1:03	11:12	1:20	8	P
	547A	5 1/2/13	12:54	12:56 ⁰⁰	12:58 ²⁰	2:20	P
	545A	6/14	12:56 ²⁰	12:57 ⁰⁰	12:58 ⁰⁰	fast	F
	546A	6/14	visual				F

REMARKS 546 - Check slopes - > 25%

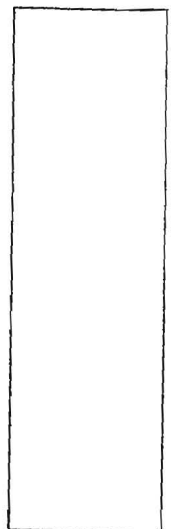
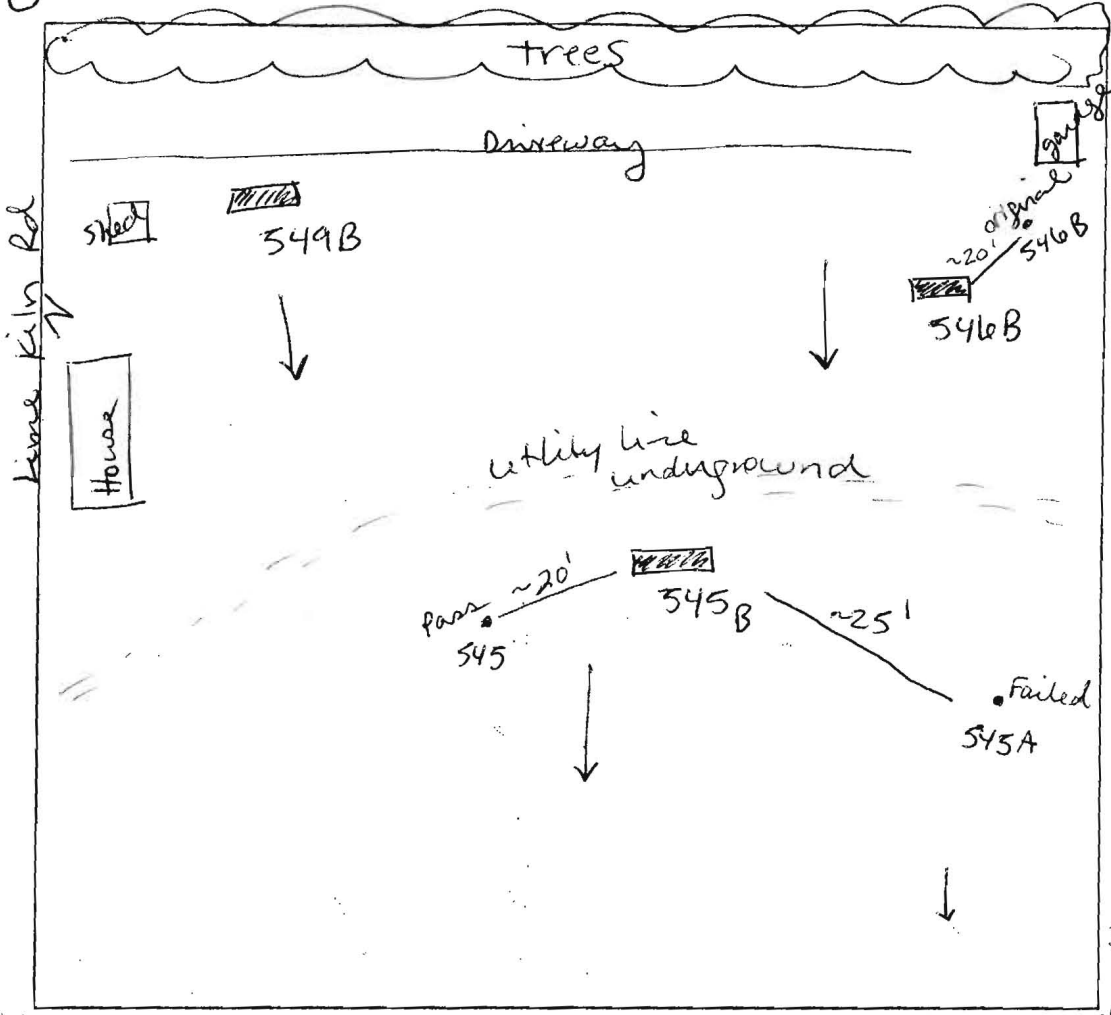
SANITARIAN _____ BACKHOE _____ OTHERS _____

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

Lot 10

A/P



545B
brown L
5% gravel
brown
f s, l
micaceous
50%-10%
gravel/chert
orange
brown
s, c, m
brown
s, l, sg
5-10% gravel
chert

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
9/29/05	545B	5'5" / 12'	12:51 ²²	12:54	12:58	4	P
	549B	7' / 11'5"	1:19	1:22	1:34	11	P
	546B	5' / 11'	1:35	1:38	1:41	3	P

549B
brown L
yellow brown
hl sbk
orange brown
s, c, l → d, s, l, c
micaceous
brown
s, l, sg
well compacted
micaceous
5-10%
chert/coarse
chert

546B
brown L
brown
d, s, l, sg
micaceous
brown
s, l, sg
micaceous
pl

REMARKS: Hole 546B was moved downward ~20' due to slope. Holes staked in field by engineer. All holes were very dry.

SANITARIAN: SF BACKHOE: Mike Johnson (AEC) OTHERS: Robert Webster

TEST HOLES USED IN SDA: _____ AVG. PERC TIME: 6 SQ. FT./BR: _____

TRENCH WIDTH: _____ INLET DEPTH: _____ MAX. BOT DEPTH: _____ EFFECTIVE S/W: _____



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

LOTS 1 THRU 13 AND OPEN SPACE LOT 14

ZONING: RR-DEO

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

COORDINATE TABLE		
Point	North	East
34	N 541224.3162	E 1326045.4119
35	N 540360.3408	E 1327318.4277
36	N 539263.3906	E 1326693.6979
221	N 539632.3078	E 1326431.455
23	N 538519.8223	E 1325311.131
30	N 540477.1929	E 1325211.0899
31	N 540597.1875	E 1325405.0466
32	N 540093.1919	E 1325705.0299
33	N 540580.8871	E 1325870.1044

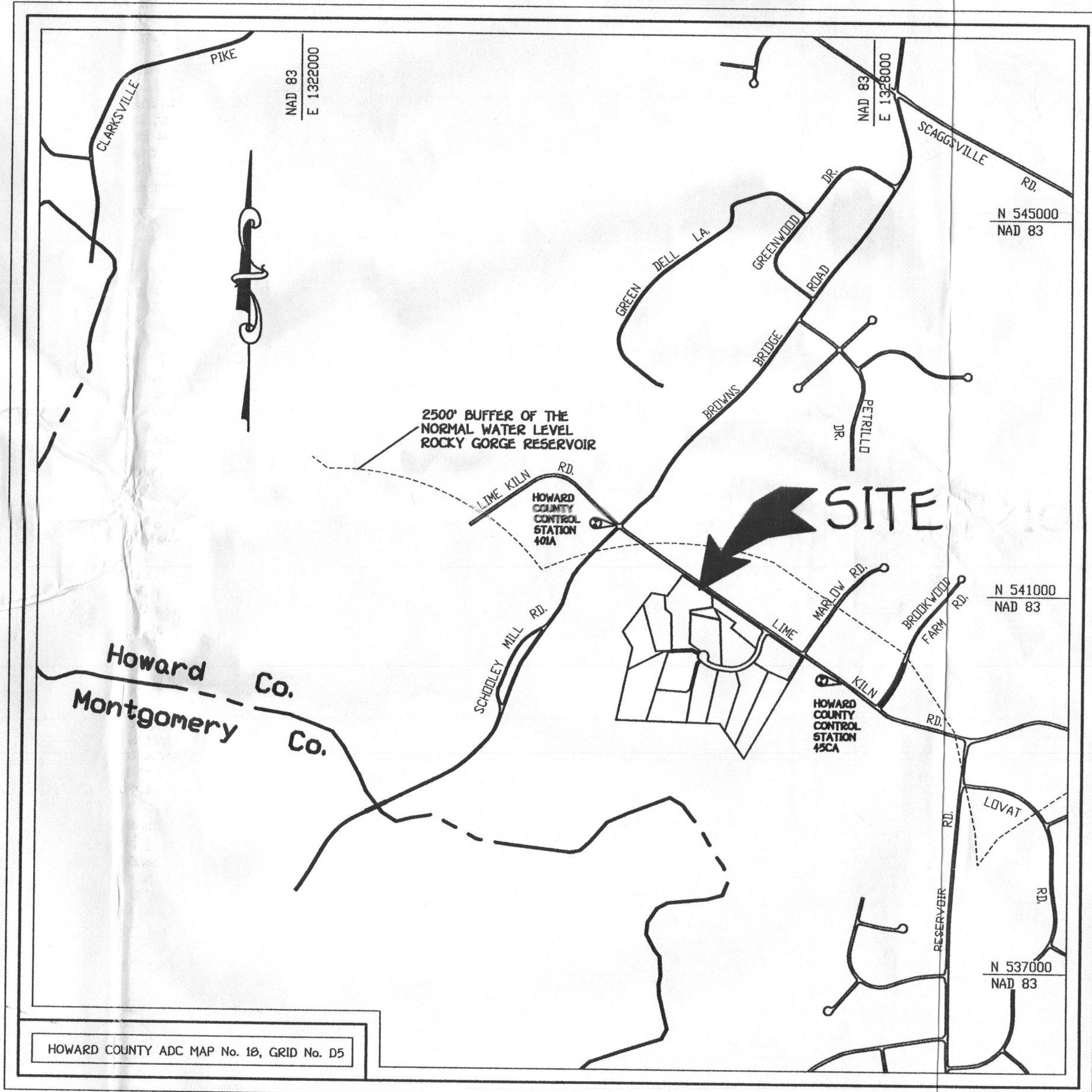
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA ACRES	PIEDESTAL AREA Sq.Ft.	MINIMUM LOT SIZE ACRES
4	3.01	436	3.00
5	3.16	6970	3.00
6	5.83	2002	5.79
8	3.28	12197	3.00
12	4.15	7140	3.99

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

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
WESTLAND COURT	0+39	18' L	STOP	R1-1
WESTLAND COURT	1+50	13' R	SPEED LIMIT 25	R2-1

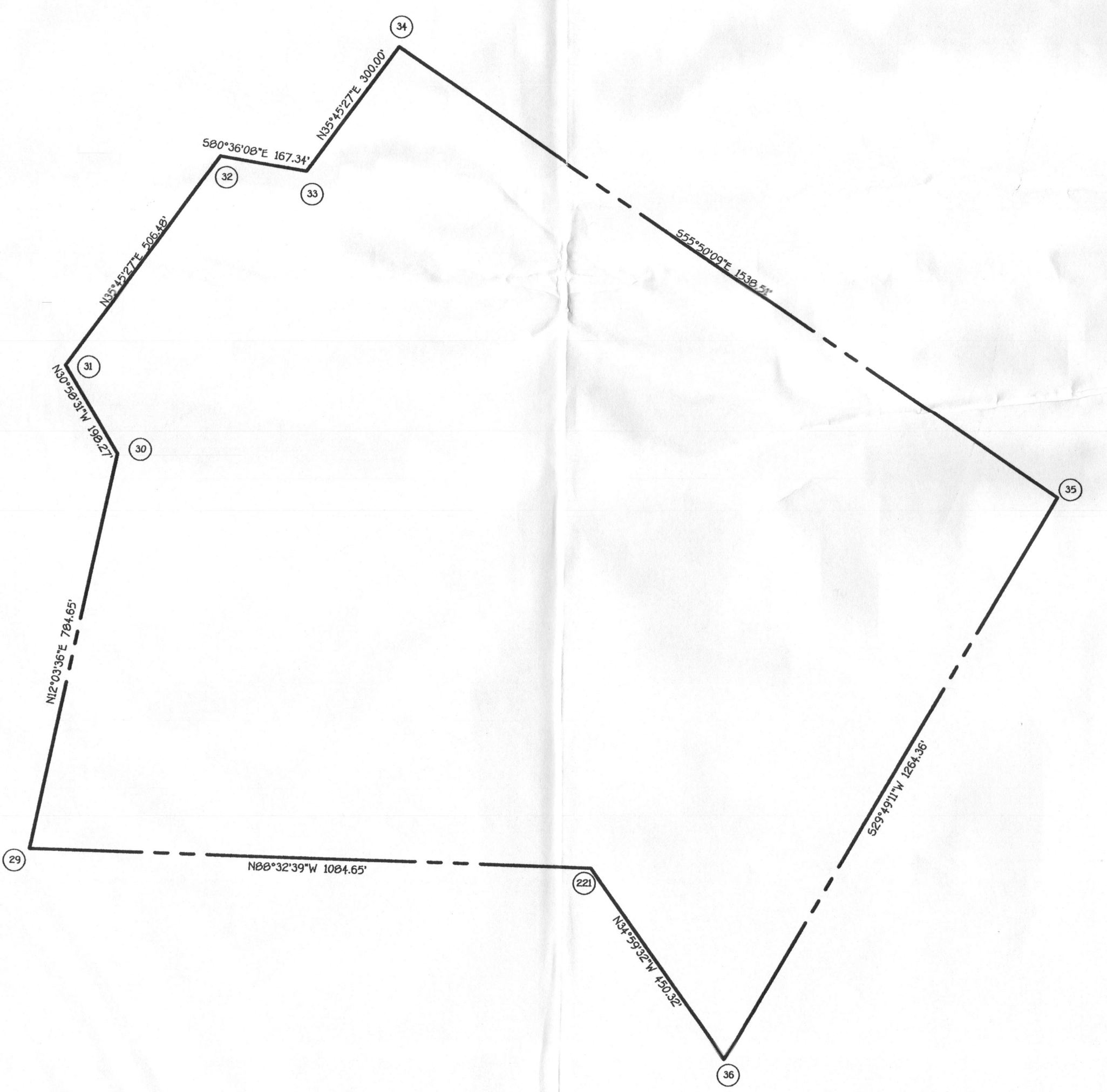
GENERAL NOTES

- 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 Sewage 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 Submittal 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 Mbra 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-Carenes 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 Required Buffers In Accordance With Section 16.116 (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 @ \$50.00 Each & 100 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 \$4,700.00 (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 16.166
- Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specification. 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 16.120 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 Afforestation (Planting) And 1.50 Acres Of Offsite Afforestation (Planting). A Forest Conservation Surety In The Amount Of \$132,858.00 Shall Be Provided With The Developer's Agreement Under The Final Plat. Based On:
7.5 Acres Retention x 43,560 Sq. Ft./Ac. x \$0.20/Sq.Ft. = \$65,340.00
1.6 Acres Offsite Afforestation x 43,560 Sq.Ft./Ac. x \$0.50/Sq.Ft. = \$34,896.00
1.5 Acres Offsite Afforestation x 43,560 Sq.Ft./Ac. x \$0.50/Sq.Ft. = \$32,670.00
- Ground Water Appropriations Permit Shall Be Obtained For The Property Prior To Final Record Plat Submittal For Signatures.
- The Existing Dwellings And Outbuildings Located On Proposed Lots 7 And 12 Are To Remain. The Existing Structures Located On Proposed Lots 9 And 10 Are To Be Razed. 1 Existing Structure On A Proposed Lot Line Of Lots 7 and 9 to be Razed As A Part Of Phase II.
- The Coordinates Shown Hereon Are Based Upon The Howard County Geodetic Control Which Is Based Upon The Maryland State Plane Coordinate System, Howard County Horizontal And Vertical Control Datum Is Based On Howard County Geodetic Control Stations:
Howard County Monument No. 401A N 541725.7807
E 1325318.7471
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)(iii) Requiring Lot Dimensions To Generally Not Exceed 3:1 Lot Depth To Lot Width Ratio (Lots 11 & 12). Section 16.120(b)(4)(iii) Requiring The Pavements 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)(i) 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.



VICINITY MAP
SCALE: 1" = 1200'

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



METES & BOUNDS
SCALE: 1" = 200'

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

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

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

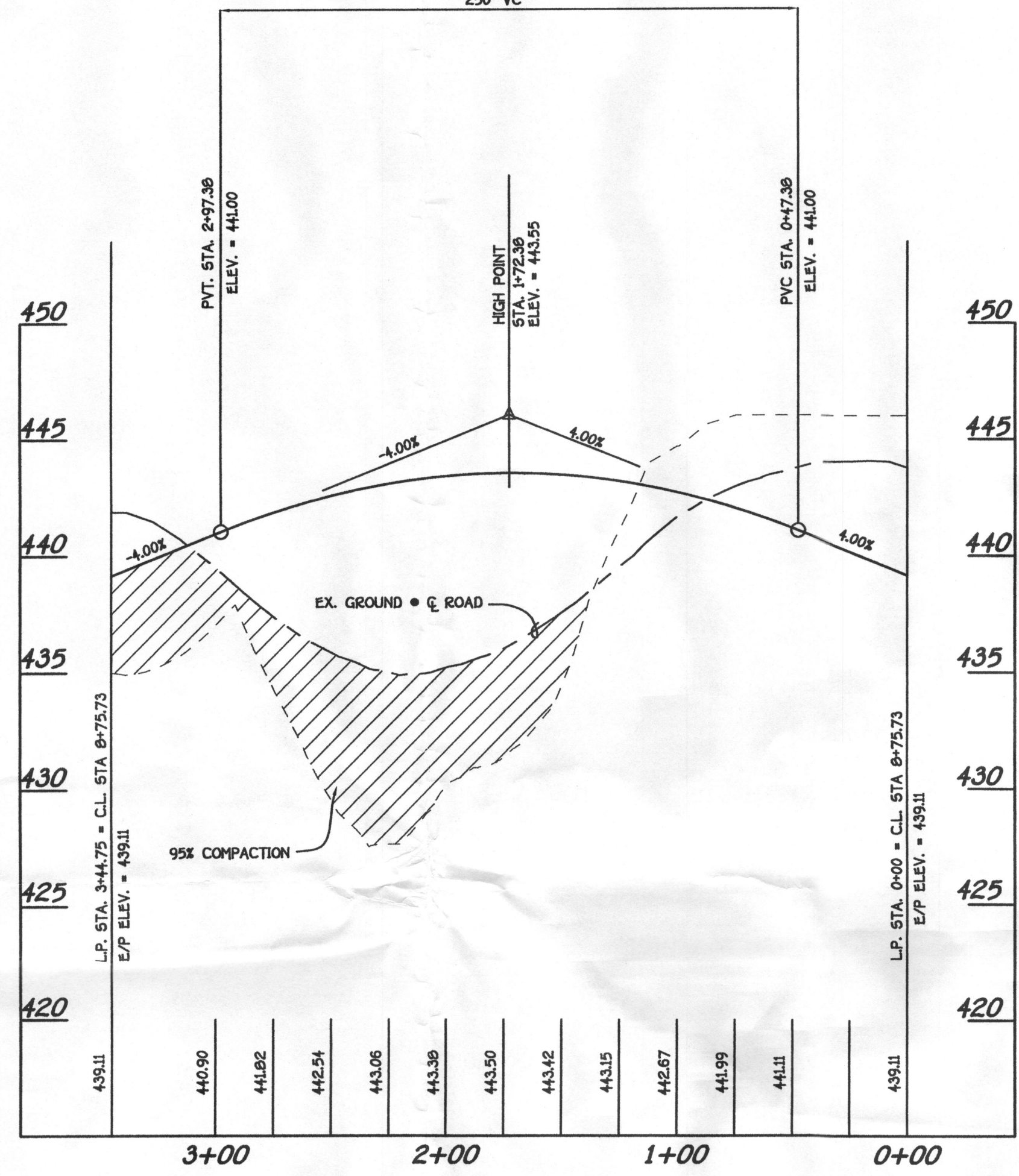
TERRELL A. FISHER, P.E. 9757
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9727, Expiration Date 3-3-10.

TITLE SHEET
WESTLAND FARM ESTATES
LOTS 1 THRU 13 AND OPEN SPACE LOT 14
ZONING: RR-DEO
TAX MAP No. 45 GRID No. 5 PARCELS: 28 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 15, 2009
SHEET 1 OF 6

WESTLAND COURT

VERTICAL CURVE DATA

PVI STA = 1+72.30
 PVI ELEV = 446.00
 A.D. = -8.00
 K = 31.25
 250' VC



LINEAR PROFILE

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

WESTLAND COURT

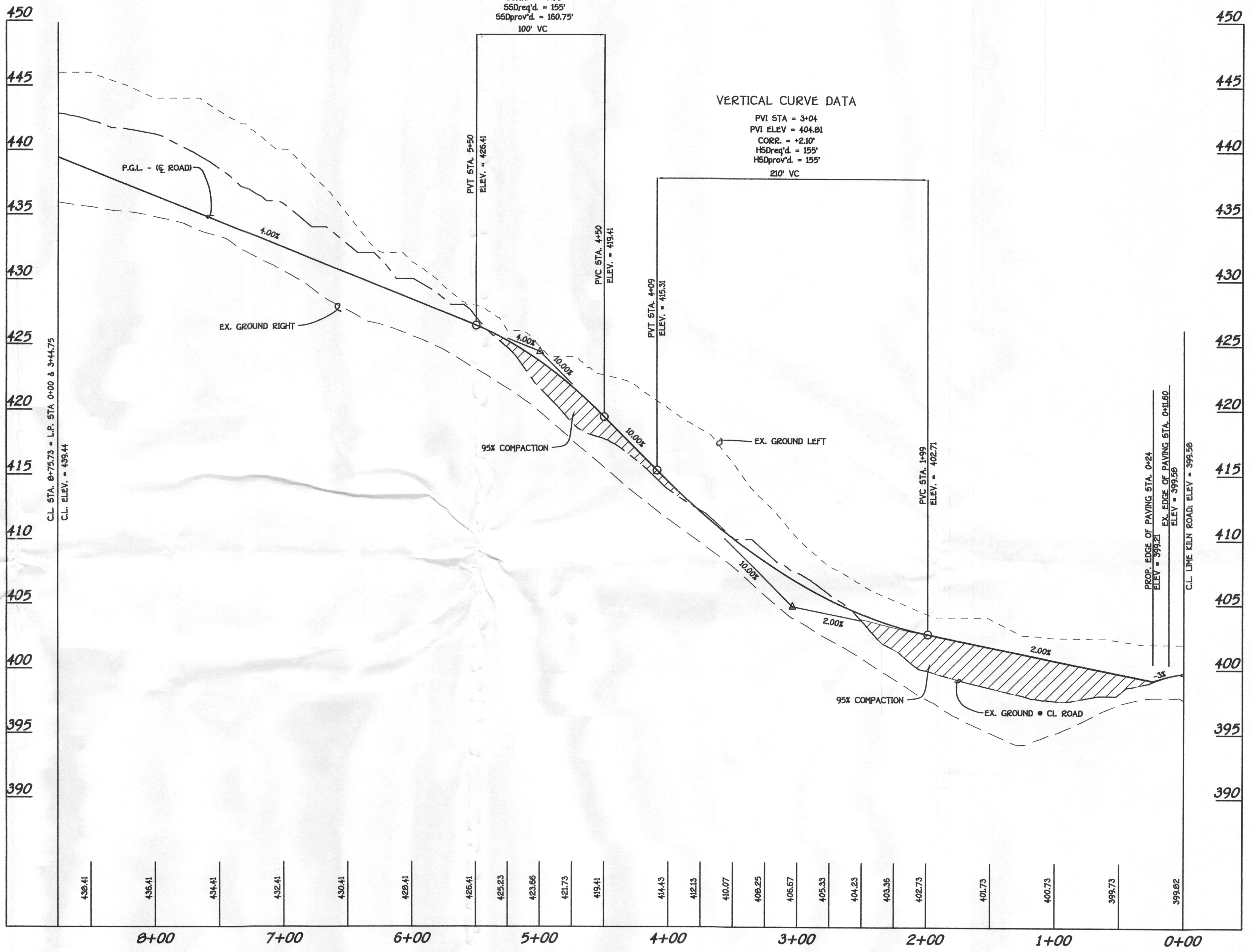
PUBLIC ACCESS PLACE
 25 MPH DESIGN SPEED

VERTICAL CURVE DATA

PVI STA = 5+00
 PVI ELEV = 424.41
 CORR. = -0.75'
 HSDreq'd. = 155'
 HSDprov'd. = 160.75'
 100' VC

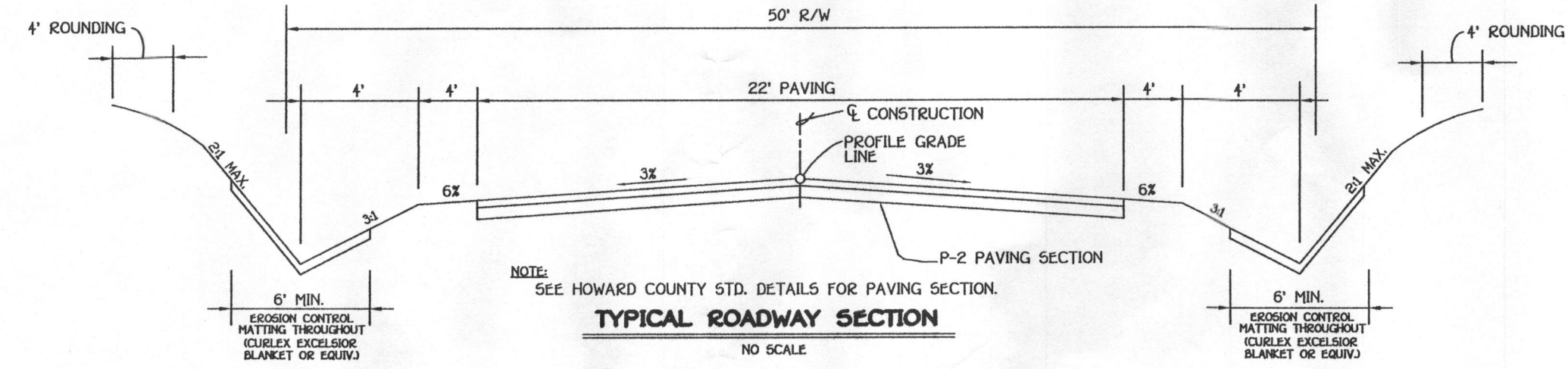
VERTICAL CURVE DATA

PVI STA = 3+04
 PVI ELEV = 404.81
 CORR. = +2.10'
 HSDreq'd. = 155'
 HSDprov'd. = 155'
 210' VC



PROFILE

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



ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
ROAD 'A'	PUBLIC ACCESS PLACE	25 MPH	RR-DEO	0+00 TO 9+96.60	P-2

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PRZ
 ELICOTT CITY, MARYLAND 21042
 4109 461 - 2855

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



TERRELL A. FISHER, P.E. 9757
 DATE: 10/15/09
 "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

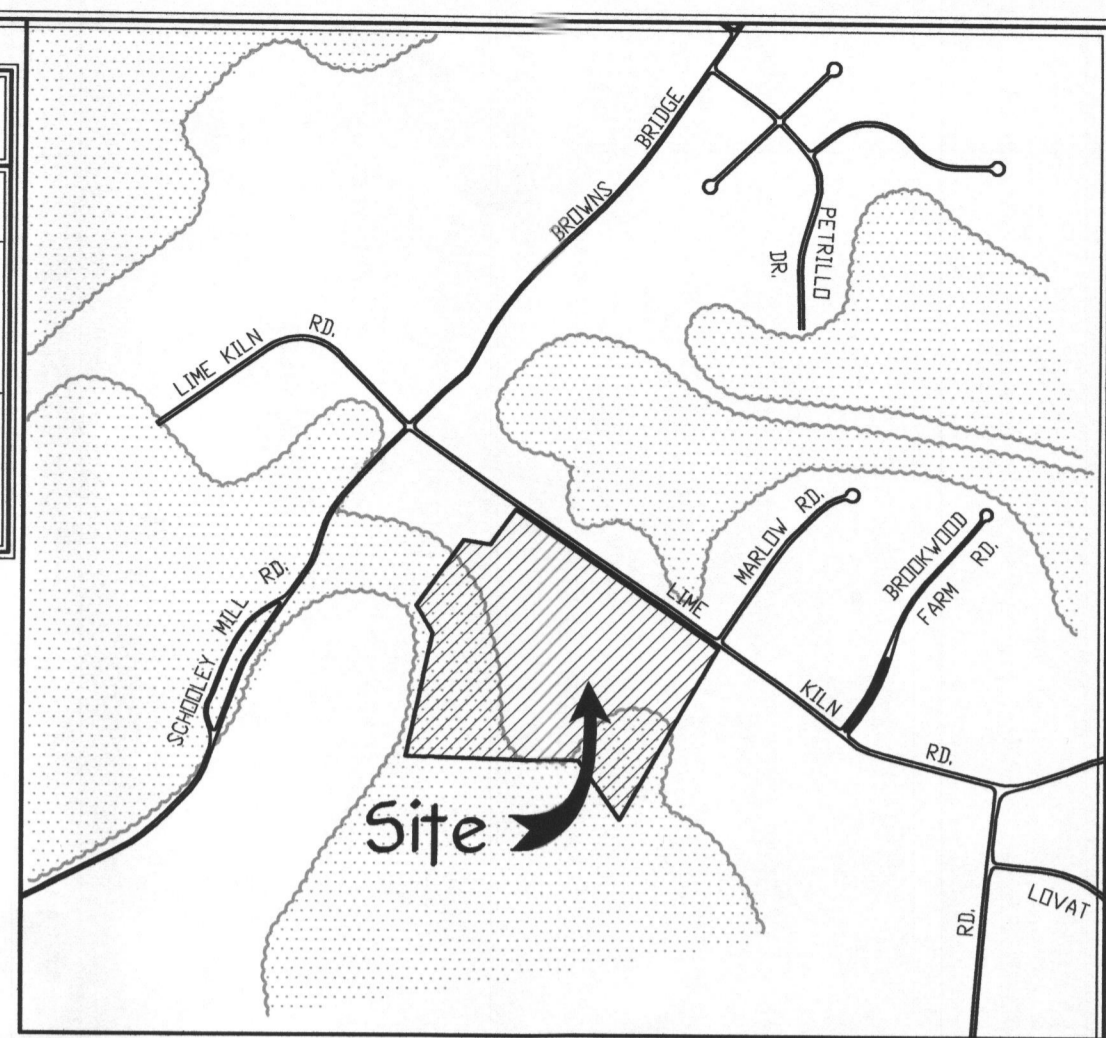
ZONED: RR-DEO
 TAX MAP No. 45 GRID No. 5 PARCELS: 28 AND 30
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: OCTOBER 15, 2009
 SHEET 5 OF 8

1:2008/05/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

PFCP NOTES:

- Any Forest Conservation Easement (FCE) area shown hereon 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 7.4 acres of forest on the site and onsite afforestation/reforestation of 11 acres. The Outstanding 2.5 acres of reforestation will be met through offsite planting or credit purchase through the County's fee-in-lieu program.
- 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

Forest Conservation Easement #3
0.5 acres to be planted

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 cleared	
SP3	Sycamore, 62" dbh, good	to be retained	
SP4	Tulip Poplar, 30" dbh, good	to be cleared	
SP5	Norway maple, 30" dbh, good	to be cleared	

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Westland Farm Estates
Date: December 16, 2009

NET TRACT AREA	Acres
A. Total tract area	50.6
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)	IDA	HDR	MPD	CIA
AREA	X			

E. Afforestation Threshold (percentage)	20%	9.9
F. Conservation Threshold (percentage)	25%	12.2

EXISTING FOREST COVER:

G. Existing Forest Cover (excluding floodplain)	0.3
H. Area of forest above afforestation threshold	0
I. Area of forest above conservation threshold	0

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	Break-Even Point

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
O. Reforestation for clearing below conservation threshold	1.6
P. Credit for retention above conservation threshold	0
R. Total reforestation required	1.6
S. Total afforestation required	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 Afforestation (Planting) And 1.50 Acres Of Offsite Afforestation (Planting). A Forest Conservation Surety In The Amount Of \$132,858.00 Shall Be Provided With The Developer's Agreement. Based On 7.5 Acres (Retention) x \$3,560 Sq. Ft./Ac. x \$0.20/Sq.Ft. = \$60,340.00
1.6 Acres (Reforestation) x \$3,560 Sq.Ft./Ac. x \$0.20/Sq.Ft. = \$11,392.00
1.5 Acres Offsite (Reforestation) x \$3,560 Sq.Ft./Ac. x \$0.50/Sq.Ft. = \$26,700.00

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)	NATURAL AREA CONSERVATION CREDIT EASEMENT
(Symbol)	PROPOSED TREE LINE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREES
(Symbol)	15% - 24.9% SLOPES
(Symbol)	25% OR GREATER SLOPES
(Symbol)	DISCONNECTION RECEIVING AREA

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

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

SOILS LEGEND

SOIL	NAME	CLASS
E1C3	Eliok silty clay loam, 0 to 15 percent slopes, moderately eroded	B
E1C2	Eliok silt loam, 0 to 15 percent slopes, moderately eroded	B
E1B2	Eliok silt loam, 3 to 8 percent slopes, moderately eroded	B
CH2	Chester silt loam, 0 to 15 percent slopes, moderately eroded	B
G1B2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
G1C3	Glenelg loam, 0 to 15 percent slopes, severely eroded	B
M1D3	Manor loam, 15 to 25 percent slopes, severely eroded	B
M1D2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
M1B2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
M1C2	Manor loam, 0 to 15 percent slopes, moderately eroded	B
M1C3	Manor loam, 0 to 15 percent slopes, severely eroded	B

NOTES:

- * Hydric soils and/or contains hydric inclusions
- ** May contain hydric inclusions
- † Generally only within 100-year floodplain areas

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: 28 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 15, 2009
SHEET 4 OF 5

Eco-Science Professionals, Inc. CONSULTING ECOLOGISTS
NO. 2192 Qualified Professional USACE Wetland Delimitator Certification # WDCP939020020416
J.C. JOHNSON JOHN R. CARROLL

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

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18722 BALTIMORE NATIONAL PIKE ELKTON CITY, MARYLAND 21842 (410) 461-2255

PLANNING DIRECTOR _____ DATE _____



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 (PLANTED)
	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

THOMAS L. DOLAN AND
BETTE DOLAN
LIBER 1363 FOLIO 118
ZONED RR-DEO

NON-BUILDABLE
AGRICULTURAL PARCEL
THOMPSON PROPERTY
Lot 1 and Non-Buildable
Parcels A & B
PLAT NO. 13315
ZONED RR-DEO

LOT 7
ZIMMERMAN PROPERTY
PLAT NO. 8278
ZONED RR-DEO

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

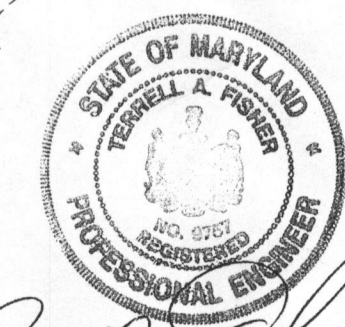
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____

OWNERS
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PERRY C. WESTLAND, JR.,
PERRY C. WESTLAND,
BARBARA LORANE WESTLAND
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, P.E. 9757
10/15/09
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. 9757, Expiration Date 3-3-10.

**SCHEMATIC 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: 29 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 15, 2009
SHEET 3 OF 6

I:\2005\05062\05062 Preliminary Sketch Plan.dwg, 10/17/2009 11:20:40 AM, 1:1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461.2850

STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	975.73 x 2 / 40 = 48.78 49 TREES	ACER RUBRUM "OCTOBER GLORY" 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.

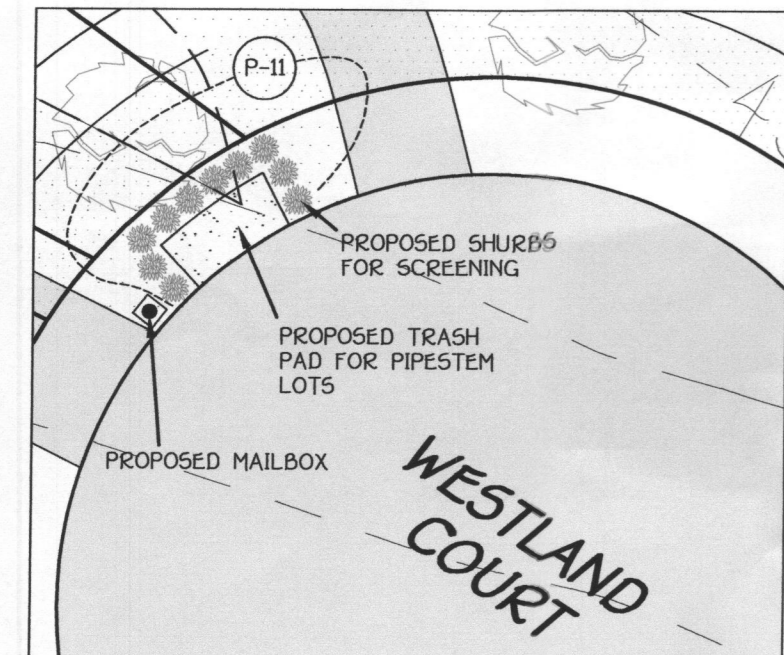
LANDSCAPING PLANT LIST (THIS SHEET)

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

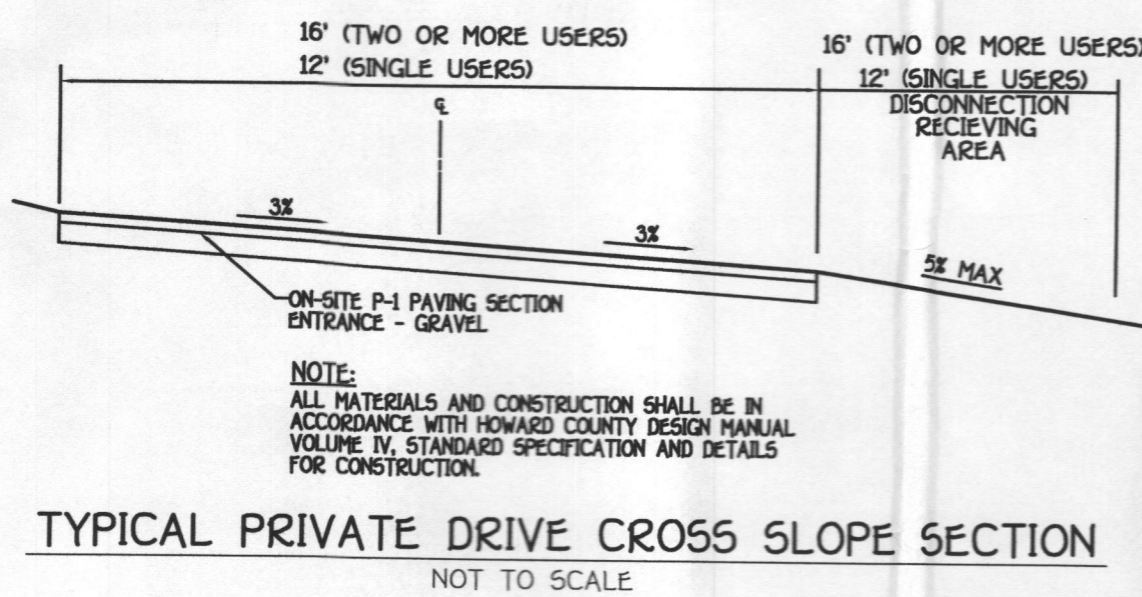
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 55 SHADE TREES AND 13 EVERGREEN TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$18,450.00.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE LINE
	PASSED PERC HOLES
	FAILED PERC HOLES
	LANDSCAPE PERIMETER
	SILT FENCE
	L.O.D. 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'



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOTE TO SCALE

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

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

CENTERLINE CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
WESTLAND COURT	P.C. 0+62.99 TO P.T.C. 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"

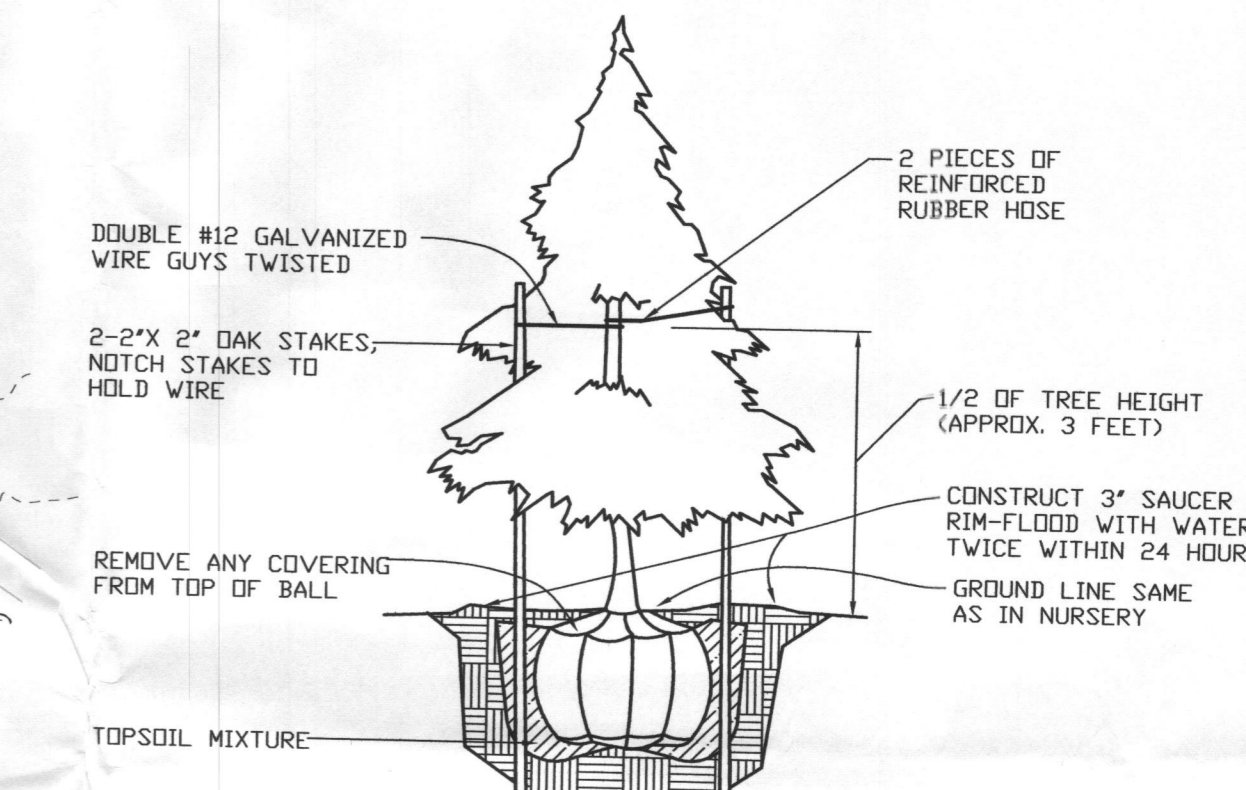
*LIMIT OF PAVING: STA. 10+41.68

SCHEDULE A - PERIMETER LANDSCAPING

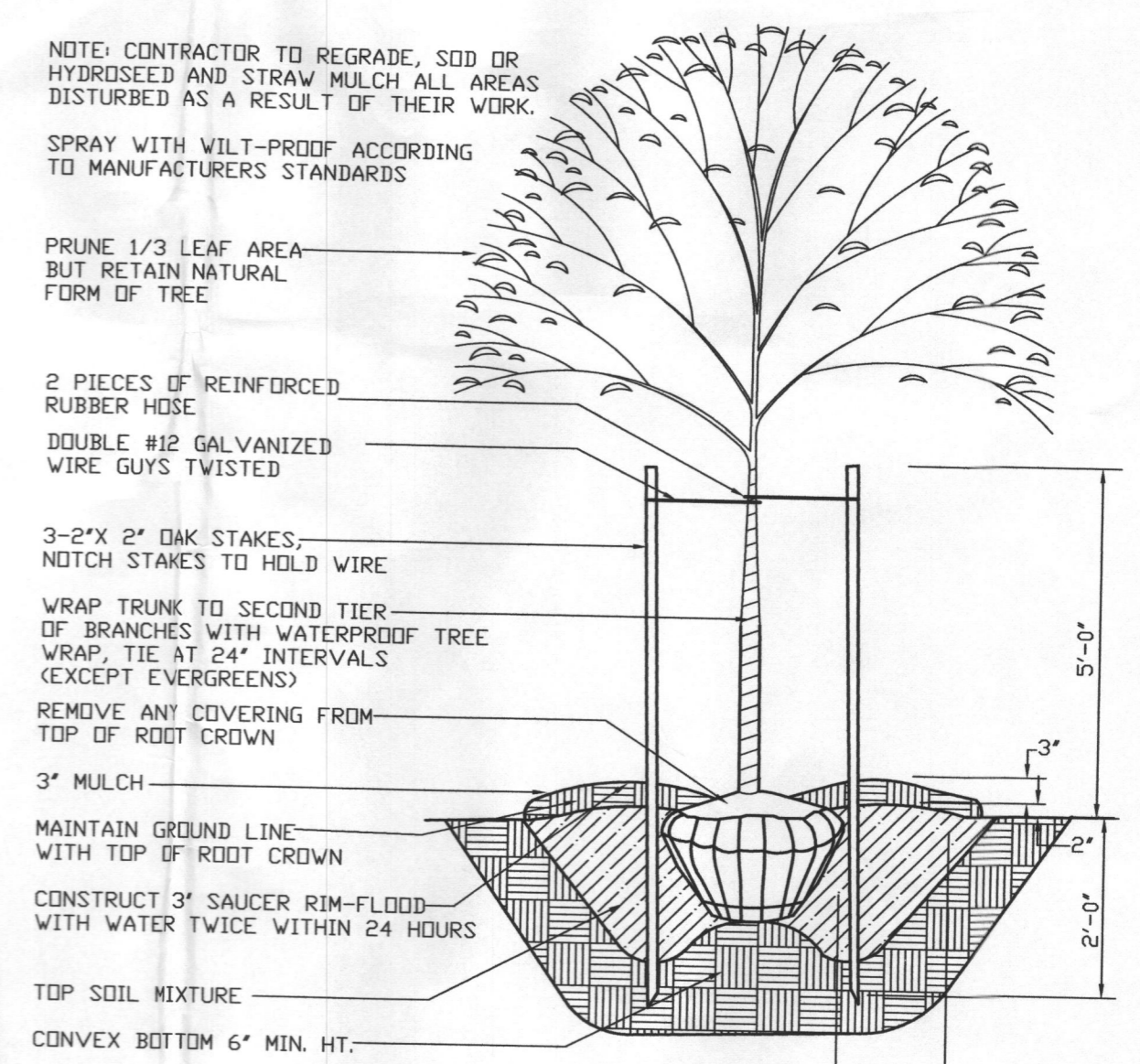
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED		
						SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	736.9'	YES (100')	NO	0	-	-
P-2	ADJACENT TO PERIMETER	A	270.0'	NO	NO	5	-	-
P-3	ADJACENT TO PERIMETER	A	315.9'	YES (000')	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 (000')	NO	0	-	-
P-7	ADJACENT TO PERIMETER	A	590.2'	NO	NO	10	-	-
P-8	ADJACENT TO PERIMETER	A	1121.1'	YES (000')	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

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	D-1 : 705'
NUMBER OF TREES REQUIRED:	
SHADE TREES	11
EVERGREEN TREES	13
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	YES, 258
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO



EVERGREEN PLANTING DETAIL



TREE PLANTING DETAIL

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 GRID No. 5 PARCELS: 28 AND 30
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 15, 2009
SHEET 2 OF 6

PLAN
SCALE: 1" = 100'

TERRELL A. FISHER, P.E. 9757
DATE: 10/15/09
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.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALDWIN NATIONAL Pkwy.
ELKTON CITY, MARYLAND 21842
410.668.2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: _____ DATE: _____