

SHEET INDEX	
SHT. No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY & LANDSCAPING PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN

# PRELIMINARY PLAN

# WESLEY WOODS

## SECTION TWO

**LOTS 44 THRU 63 AND OPEN SPACE LOT 64**

**(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'B',  
"WESLEY WOODS, SECTION ONE", PLAT Nos. 14926 - 14929)**

**ZONED: R-12**

**TAX MAP NO. 38    GRID NO. 4    PARCEL NO. 162**

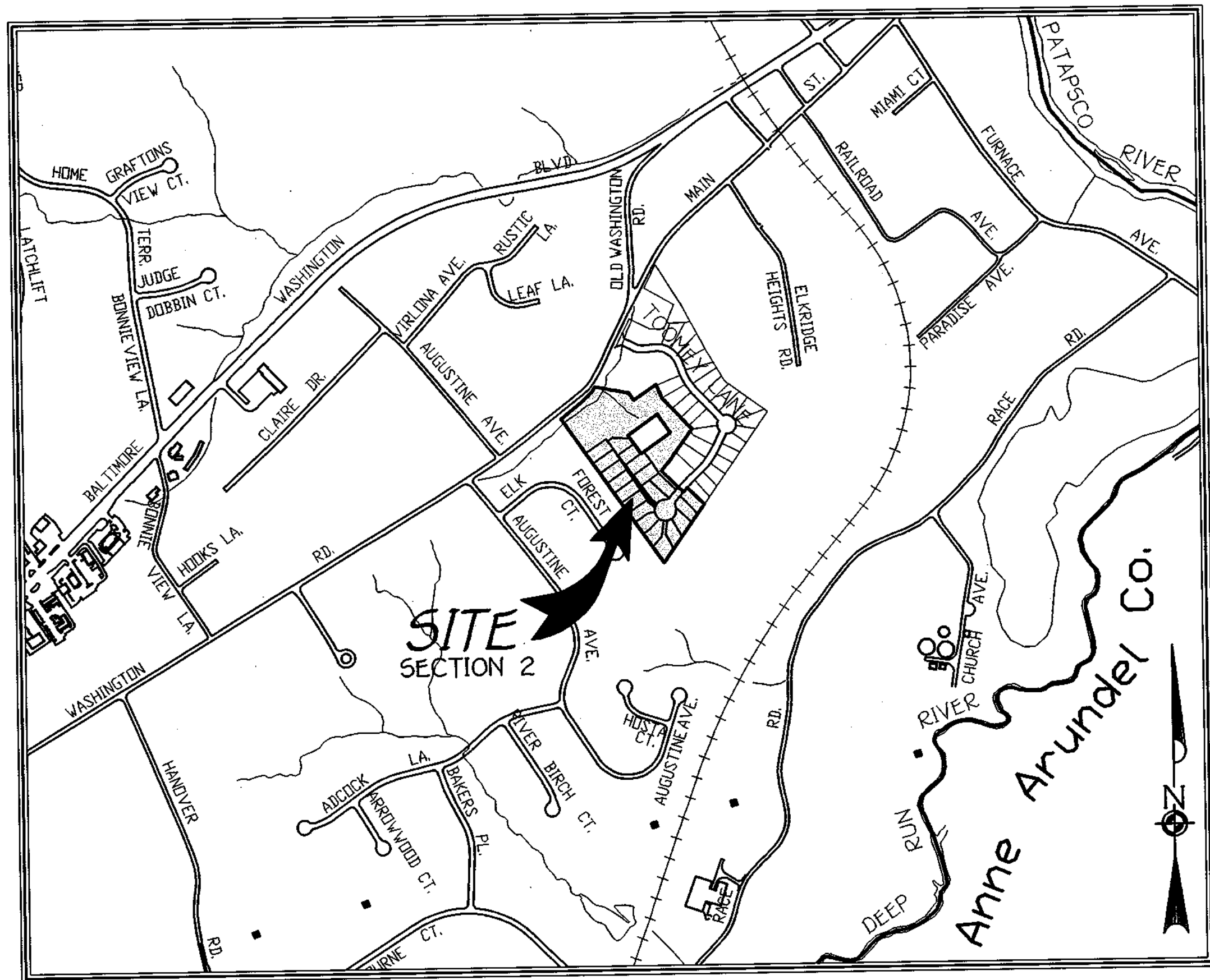
U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST
242	562435.722048	1934093.307719
243	562547.341979	1936555.279367
244	562443.341931	193724.976470
245	562331.694000	193555.004033
1007	562717.933830	193666.149811
702	562035.341699	193452.902253
487	562539.232982	193121.234593
486	562618.427666	193222.942571
489	562644.181204	193255.333869
490	562661.819629	193277.184958
491	562687.386948	193298.893177
492	562712.231701	193316.253609
707	562630.149245	193528.631743
1077	562035.266800	193809.382100
615	562713.161040	193655.977983
616	562636.774651	193685.783707
637	562475.097029	193831.302885
640	562459.449245	193845.370227
649	562282.388024	193712.152575
628	562132.035700	193809.382100
325	562137.951678	193759.422921
327	562103.90396	193788.525774
1524	562219.749420	193655.525495

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
48	11,279 Sq.Ft.	1,587 Sq.Ft.	9,692 Sq.Ft.
52	8,748 Sq.Ft.	309 Sq.Ft.	8,439 Sq.Ft.
53	9,070 Sq.Ft.	631 Sq.Ft.	8,439 Sq.Ft.
54	9,393 Sq.Ft.	954 Sq.Ft.	8,439 Sq.Ft.
55	9,716 Sq.Ft.	1,277 Sq.Ft.	8,439 Sq.Ft.
56	10,039 Sq.Ft.	1,600 Sq.Ft.	8,439 Sq.Ft.
57	10,363 Sq.Ft.	1,924 Sq.Ft.	8,439 Sq.Ft.
58	9,260 Sq.Ft.	839 Sq.Ft.	8,421 Sq.Ft.
59	9,336 Sq.Ft.	1,288 Sq.Ft.	8,648 Sq.Ft.
60	9,803 Sq.Ft.	852 Sq.Ft.	8,951 Sq.Ft.
61	9,190 Sq.Ft.	245 Sq.Ft.	8,945 Sq.Ft.

ROAD CLASSIFICATION CHART		
ROAD	CLASSIFICATION	R/W WIDTH
TOONEY LANE	PUBLIC ACCESS STREET	50'
PRIVATE DRIVEWAY	PRIVATE ACCESS PLACE	24' EASEMENT

STREET LIGHT CHART			
DWG. No.	STREET NAME	STATION	OFF-SET
2	TOONEY LANE	C.L. STA. 14+40	-

100-WATT "PREMIER" H.P.S. VAPOR FIXTURE  
POST TOP FIXTURE MOUNTED ON A 14-FOOT  
BLACK FIBERGLASS POLE.



VICINITY MAP  
SCALE: 1" = 600'

## FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-12 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
  - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS.
  - SITE DATA:
    - CURRENT ZONING: R-12 (8,400 SQ.FT. LOT SIZE OPTION)
    - LOCATION: SOUTH SIDE OF OLD WASHINGTON BLVD. APPROX. 750 FEET SOUTH OF U.S. ROUTE 1.
    - TAX MAP NO.: 38
    - GRID NO.: 4
    - PARCEL NO.: 162
    - ELECTION DISTRICT: FIRST
    - PREVIOUS FILE NOS.: S 98-14, P 99-14, F 00-115, S 01-26 & F 02-21
  - AREA TABULATION:
    - GROSS AREA OF TRACT: 8.334 AC.\*
    - AREA OF 100 YEAR FLOODPLAIN: 0.532 AC.\*
    - NET AREA OF TRACT: 7.802 AC.\*
    - AREA OF PUBLIC ROAD R/W: 0.304 AC.\*
    - AREA OF BUILDABLE LOTS: 4.291 AC.\*
    - AREA OF OPEN SPACE LOT: 3.739 AC.\*
  - LOT TABULATION:
    - TOTAL NUMBER OF PROPOSED LOTS: 21
    - NUMBER OF BUILDABLE LOTS: 20
    - NUMBER OF OPEN SPACE LOTS: 1
  - THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
  - THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18-122-B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
  - EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS, EXISTING WATER AND SEWER CONTRACT NO. 14-3882-D.
  - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY, INC. ON OR ABOUT MARCH, 1995.
  - WETLAND AND FOREST STAND DELINEATION INFORMATION WAS TAKEN FROM REPORTS PREPARED BY EXPLORATION RESEARCH, INC. DATED MARCH, 1998 AND APPROVED UNDER S 98-14.
  - A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES, LTD. DATED MARCH, 2001. APPROVED UNDER S 01-26.
  - SOILS INFORMATION TAKEN FROM SOILS MAP NO. 26, "SOILS SURVEY", HOWARD COUNTY, MARYLAND JULY 1968 ISSUE. IN ADDITION, A GEOTECHNICAL REPORT WAS PREPARED BY HERBST BENSON DATED SEPTEMBER, 2002.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ON THE FLAG OR PIPESTEM DRIVEWAY.
 

Use-In-Common Driveways Shall be Provided Prior to Residential Occupancy to Ensure Safe Access for Fire and Emergency Vehicles Per The Following (Minimum) Requirements:

    - Width - 12 Feet (4 Feet Serving More Than One Residence);
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - Structure Clearances - Minimum 12 Feet;
    - Maintenance - Sufficient To Ensure All Weather Use.
  - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 379 SPECIFICATIONS. SWM IS PROVIDED BY A COMBINATION OF THE EXISTING FACILITY (IF 00-115), A PROPOSED PRIVATELY MAINTAINED SURFACE SAND FILTER ON LOT 64 AND INDIVIDUAL WQV RAIN GARDENS FOR LOTS 44 - 49.
  - THERE ARE NO STEEP SLOPES WITH CONTIGUOUS AREAS OF 20,000 SQ. FT. OR GREATER ON THIS SITE.
  - A NOISE STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED MARCH, 1998 AND APPROVED ON 12-9-98 UNDER S 98-14 AND S 01-26. THE NOISE STUDY APPROVED UNDER S 01-24 FOR THE ADJACENT KUHN PROPERTY HAS SHOWN THAT THE RAILROAD LINE DOES NOT AFFECT THE LOTS SHOWN ON THIS SKETCH PLAN.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON DECEMBER 9, 1997.
  - OPEN SPACE TABULATION FOR SECTION TWO:
 

GROSS AREA OF TRACT	8.334 AC.*
REQUIRED OPEN SPACE (30% FOR 8,400 SQ.FT. LOT SIZE OPTION)	2.50 AC.*
OPEN SPACE PROVIDED IN SECTION TWO:	
CREDITED = 3.438 AC.*	
* NON-CREDITED = 0.301 AC.*	
TOTAL = 3.739 AC.	

\* DENOTES "NON-CREDITED" OPEN SPACE  
 - 20'-FT. ACCESS STRIP ADJACENT TO LOT 64 = 0.061 AC.\*  
 - PRIVATE ACCESS EASEMENT TO LOTS 53-62 = 0.050 AC.\*  
 - PRIVATE ACCESS EASEMENT TO TOONEY PROPERTY = 0.190 AC.\*  
 TOTAL = 0.301 AC.
  - RECREATIONAL OPEN SPACE REQUIRED FOR SECTION TWO:  
 (20 LOTS x 200 SQUARE FEET PER LOT) = 4,000 SQ.FT.  
 RECREATIONAL OPEN SPACE PROVIDED IN SECTION TWO: 4,000 SQ. FT.
  - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE ON-SITE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.60 ACRES. THE REMAINING FOREST CONSERVATION OBLIGATION OF 2.25 AC. WILL BE PROVIDED BY OFF-SITE REFORESTATION OF FOREST BANKING.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2855



**OWNER / DEVELOPER**  
 C & C DEVELOPMENT, L.L.C.  
 10176 BALTIMORE NATIONAL PIKE  
 SUITE 207-A  
 ELLICOTT CITY, MD. 21042  
 (410) 203-9900

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

*Mark J. Legel*  
 PLANNING DIRECTOR      DATE

**WESLEY WOODS**  
 SECTION TWO  
 Lots 44 Thru 63 and Open Space Lot 64  
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'B',  
 WESLEY WOODS, SECTION ONE, PLAT Nos. 14926 - 14929)  
 ZONED R-12  
 TAX MAP NO. 38    PARCEL NO. 162    GRID NO. 4  
 FIRST ELECTION DISTRICT    HOWARD COUNTY, MARYLAND  
 DATE: MAY 15, 2003  
 SHEET 1 OF 4      P 03-06

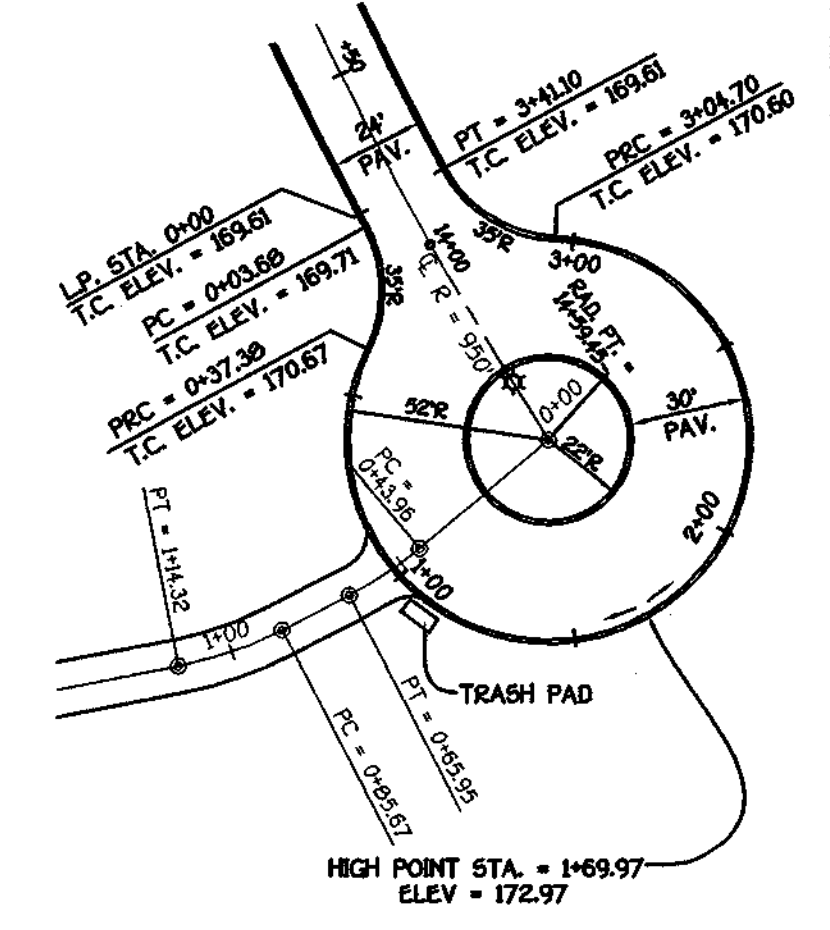


SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	D-1, 12"	D-2, 96"	D-3, 12"	D-4, 96"
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	YES 100% (CE)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO
NUMBER OF TREES REQUIRED:				
SHADE TREES	2	2	0	2
EVERGREEN TREES	2	2	0	2

SCHEDULE A PERIMETER LANDSCAPE EDGE								
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE 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 PERIMETER	A	390.21'	NO	NO	7	0	-
P-2	ADJACENT TO PERIMETER	A	889.00'	YES, 142' OF EX. WOODS	NO	12	0	-
P-3	ADJACENT TO ROADWAY	B	262.06'	YES, 262' OF EX. WOODS	NO	0	0	-

STREET TREE SCHEDULE			
QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
13	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W (TOOMEY LANE)
20	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 1/2"-3" CAL.	40' APART ON 30' ACCESS EASEMENT (PRIVATE ACCESS PLACE)

NOTE: THE PROPOSED STREET TREES ALONG THE PRIVATE ACCESS PLACE ARE TO BE PLANTED ALONG THE OUTSIDE OF THE 30-FOOT WIDE PUBLIC UTILITY EASEMENT.



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PLANNING DIRECTOR DATE

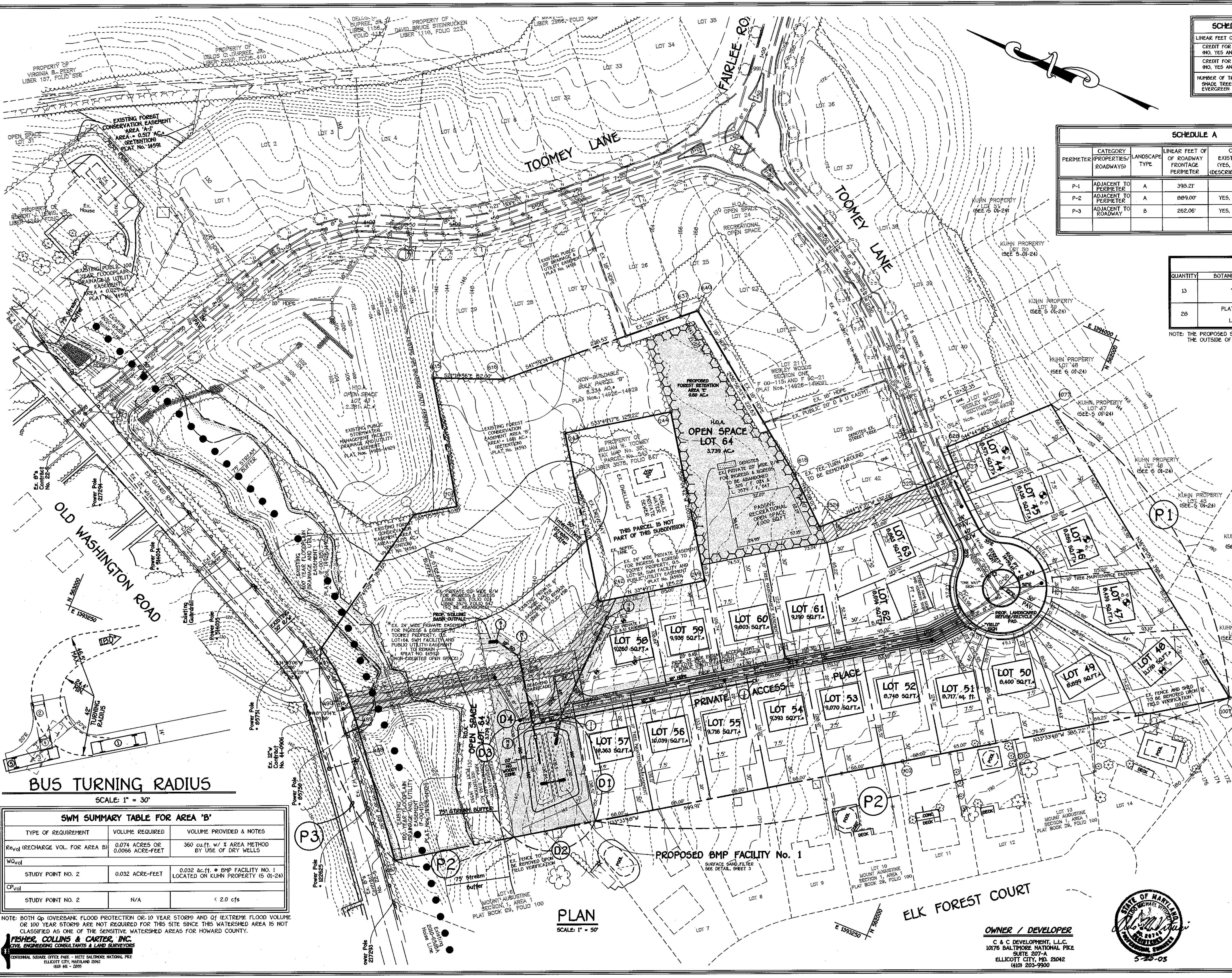
NOTE:  
SEE ENLARGED DETAIL OF STORMWATER MANAGEMENT FACILITY ON SHEET 3.

PRELIMINARY PLAN & LANDSCAPE PLAN  
**WESLEY WOODS**  
SECTION TWO  
Lots 44 Thru 63 and Open Space Lot 64  
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'B', WESLEY WOODS, SECTION ONE, PLAT NO. 14928 - 14929)  
ZONED R-32  
TAX MAP NO. 38 PARCEL NO. 162 GRID NO. 4  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2003  
SHEET 2 OF 4



OWNER / DEVELOPER  
C & C DEVELOPMENT, L.L.C.  
10176 BALTIMORE NATIONAL PIKE  
SUITE 207-A  
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PLAN  
SCALE: 1" = 50'



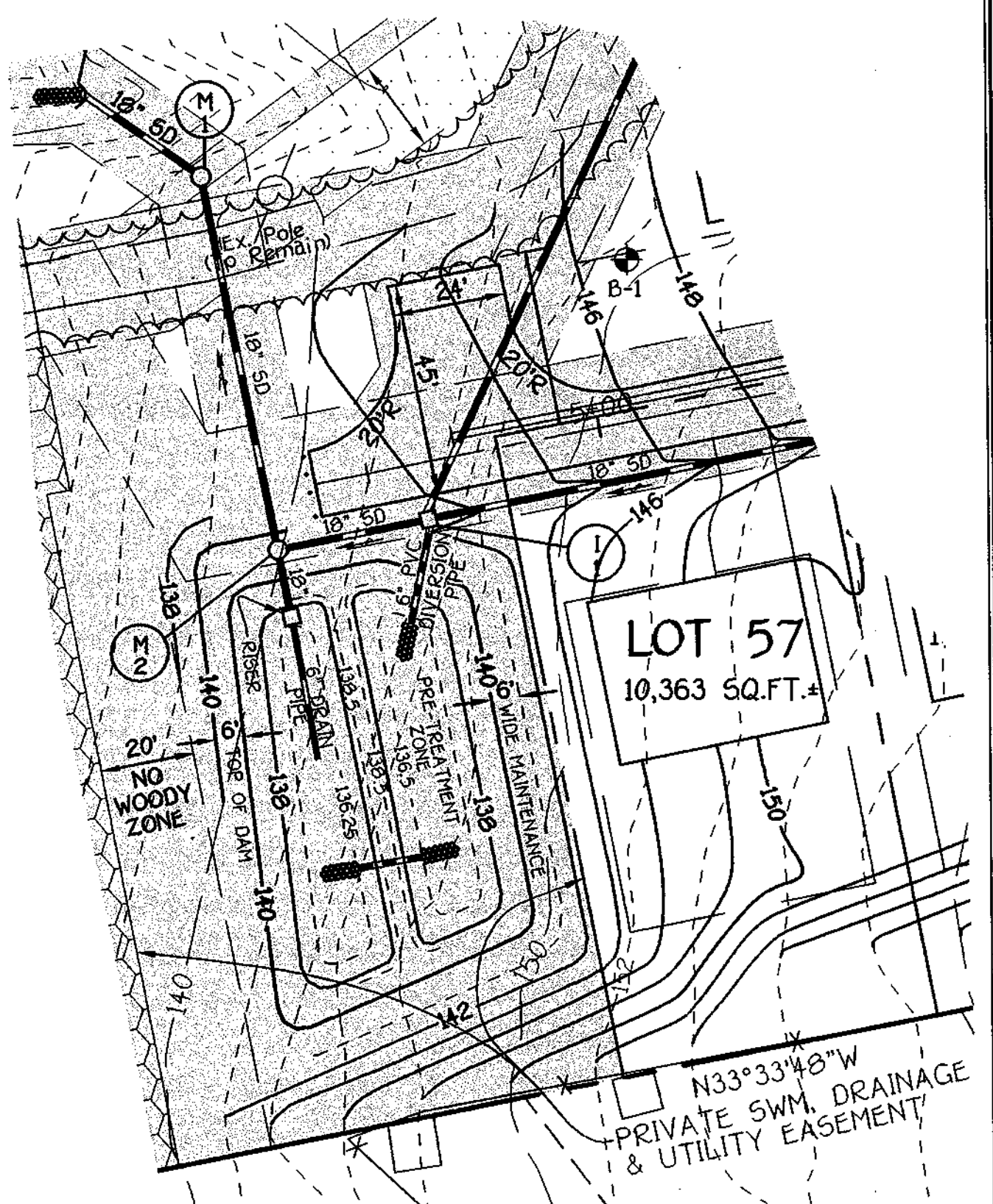
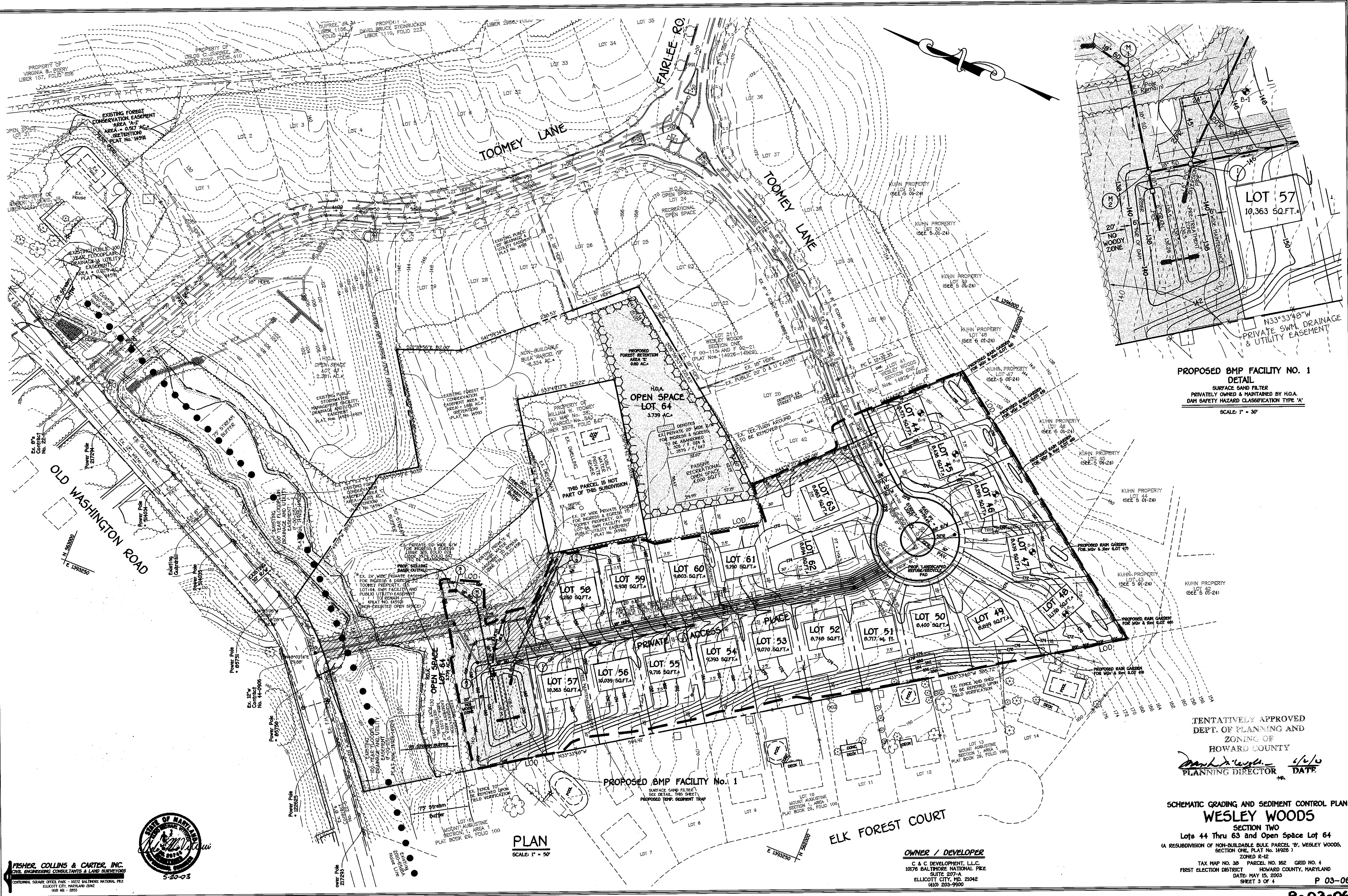
**BUS TURNING RADIUS**  
SCALE: 1" = 30'

SWM SUMMARY TABLE FOR AREA 'B'		
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED & NOTES
R <sub>vol</sub> (RECHARGE VOL. FOR AREA B)	0.074 ACRES OR 0.0066 ACRE-FEET	360 cu.ft. w/ 1/3 AREA METHOD BY USE OF DRY WELLS
W <sub>vol</sub>		
STUDY POINT NO. 2	0.032 ACRE-FEET	0.032 ac.ft. • BMP FACILITY NO. 1 LOCATED ON KUHN PROPERTY (S 01-24)
Q <sub>vol</sub>		
STUDY POINT NO. 2	N/A	< 2.0 cfs

NOTE: BOTH Q<sub>p</sub> (OVERBANK FLOOD PROTECTION OR 10 YEAR STORM) AND Q<sub>t</sub> (EXTREME FLOOD VOLUME OR 100 YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE THIS WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERS CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
410.661.2299





**PROPOSED BMP FACILITY NO. 1  
DETAIL**  
SURFACE SAND FILTER  
PRIVATELY OWNED & MAINTAINED BY H.O.A.  
DAM SAFETY HAZARD CLASSIFICATION TYPE "A"  
SCALE: 1" = 30'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark D. ...* 4/10/10  
PLANNING DIRECTOR DATE

**SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN  
WESLEY WOODS  
SECTION TWO**  
Lots 44 Thru 63 and Open Space Lot 64  
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'B', WESLEY WOODS,  
SECTION ONE, PLAT No. 14926 )  
ZONED R-12  
TAX MAP NO. 30 PARCEL NO. 162 GRID NO. 4  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2003  
SHEET 3 OF 4

**PLAN**  
SCALE: 1" = 50'

**OWNER / DEVELOPER**  
C & C DEVELOPMENT, LLC  
10776 BALTIMORE NATIONAL PIKE  
SUITE 207-A  
ELLCOTT CITY, MD. 21042  
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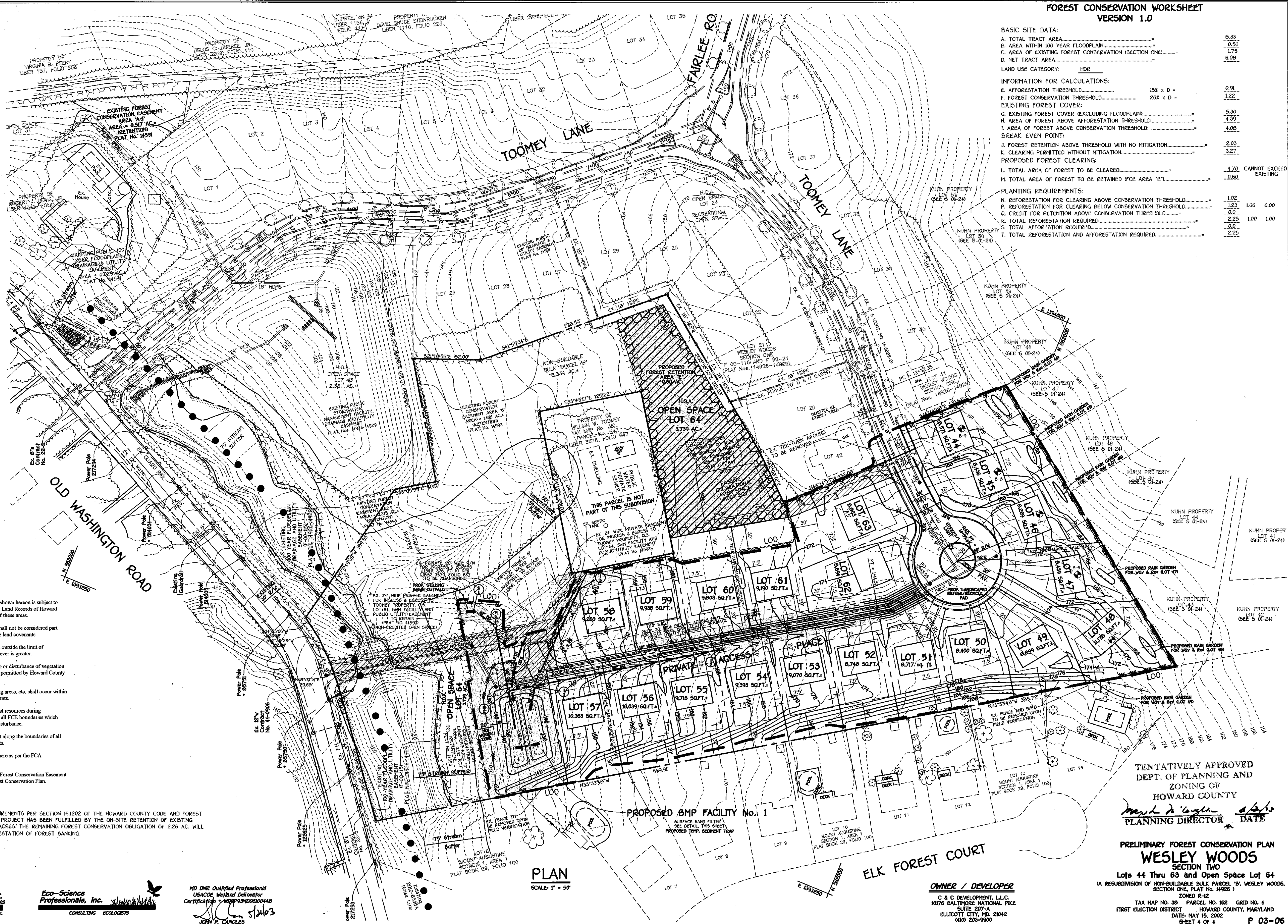
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410 461-2825





**FOREST CONSERVATION WORKSHEET  
VERSION 1.0**

BASIC SITE DATA:	
A. TOTAL TRACT AREA.....	8.33
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0.50
C. AREA OF EXISTING FOREST CONSERVATION (SECTION ONE).....	1.75
D. NET TRACT AREA.....	6.08
LAND USE CATEGORY: HDR	
INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD.....	15x D = 0.91
F. FOREST CONSERVATION THRESHOLD.....	20x D = 1.22
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....	5.30
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.....	4.39
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	4.08
BREAK EVEN POINT:	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	2.03
K. CLEARING PERMITTED WITHOUT MITIGATION.....	3.27
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED.....	4.70 CANNOT EXCEED EXISTING
M. TOTAL AREA OF FOREST TO BE RETAINED (FCE AREA "E").....	0.60
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	1.02
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	1.23 1.00 0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0.0
R. TOTAL REFORESTATION REQUIRED.....	2.25 1.00 1.00
S. TOTAL AFFORESTATION REQUIRED.....	0.0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	2.25



- FCCP 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 cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
  - Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
  - Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
  - All FCA calculations shown to the nearest 0.1 acre as per the FCA requirements.
  - Planting plans, signage, fencing and details for Forest Conservation Easement reforestation areas will be provided on the Forest Conservation Plan.

**NOTE:**  
THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE ON-SITE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.60 ACRES. THE REMAINING FOREST CONSERVATION OBLIGATION OF 2.25 AC. WILL BE PROVIDED BY OFF-SITE REFORESTATION OF FOREST BANKING.

**PLAN**  
SCALE: 1" = 50'

**OWNER / DEVELOPER**  
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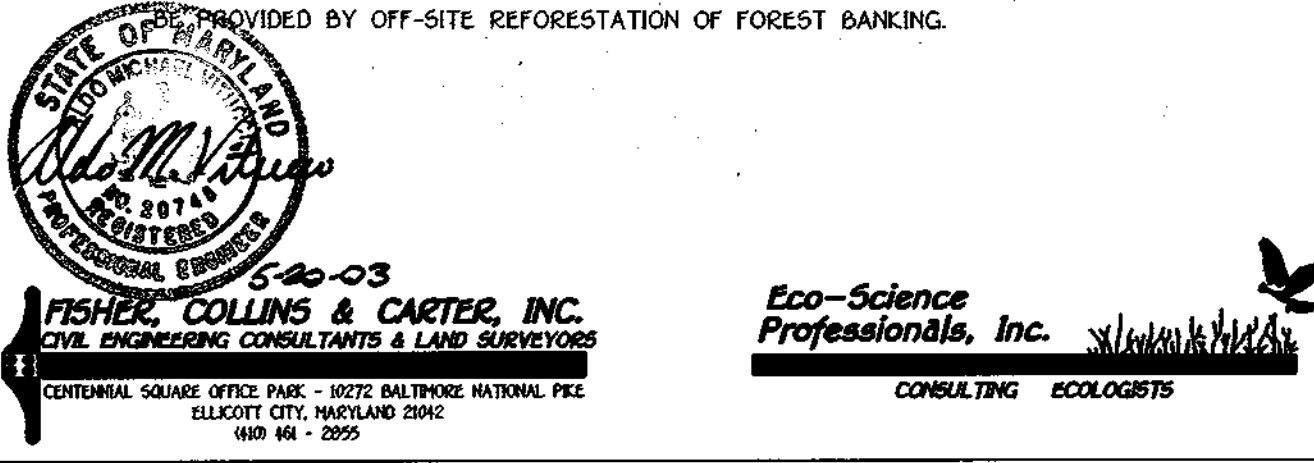
**PRELIMINARY FOREST CONSERVATION PLAN  
WESLEY WOODS  
SECTION TWO  
Lots 44 Thru 63 and Open Space Lot 64  
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "B", WESLEY WOODS, SECTION ONE, PLAT NO. 14926 )**

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY**

*Mark A. Cagle*  
**PLANNING DIRECTOR**      *o/s/s*  
**DATE**

**TAX MAP NO. 36    PARCEL NO. 162    GRID NO. 4  
FIRST ELECTION DISTRICT    HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2002  
SHEET 4 OF 4**

**P-03-06**



MD DNR Qualified Professional  
USACOE Wetland Delimitator  
Certification # 1496931000010418  
JOHN P. CANOLES