

SHEET INDEX	
No.	DESCRIPTION
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5	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
6 - 7	FOREST CONSERVATION PLAN

# PRELIMINARY PLAN FOR RUSSELL-TOOMEY PROPERTY SECTION 1

**LOTS 1 THRU 31 AND NON-BUILDABLE BULK PARCEL 'A'**

**ZONING "R-12"**

**TAX MAP No. 38 PARCEL No. : 162 GRID No. 4**

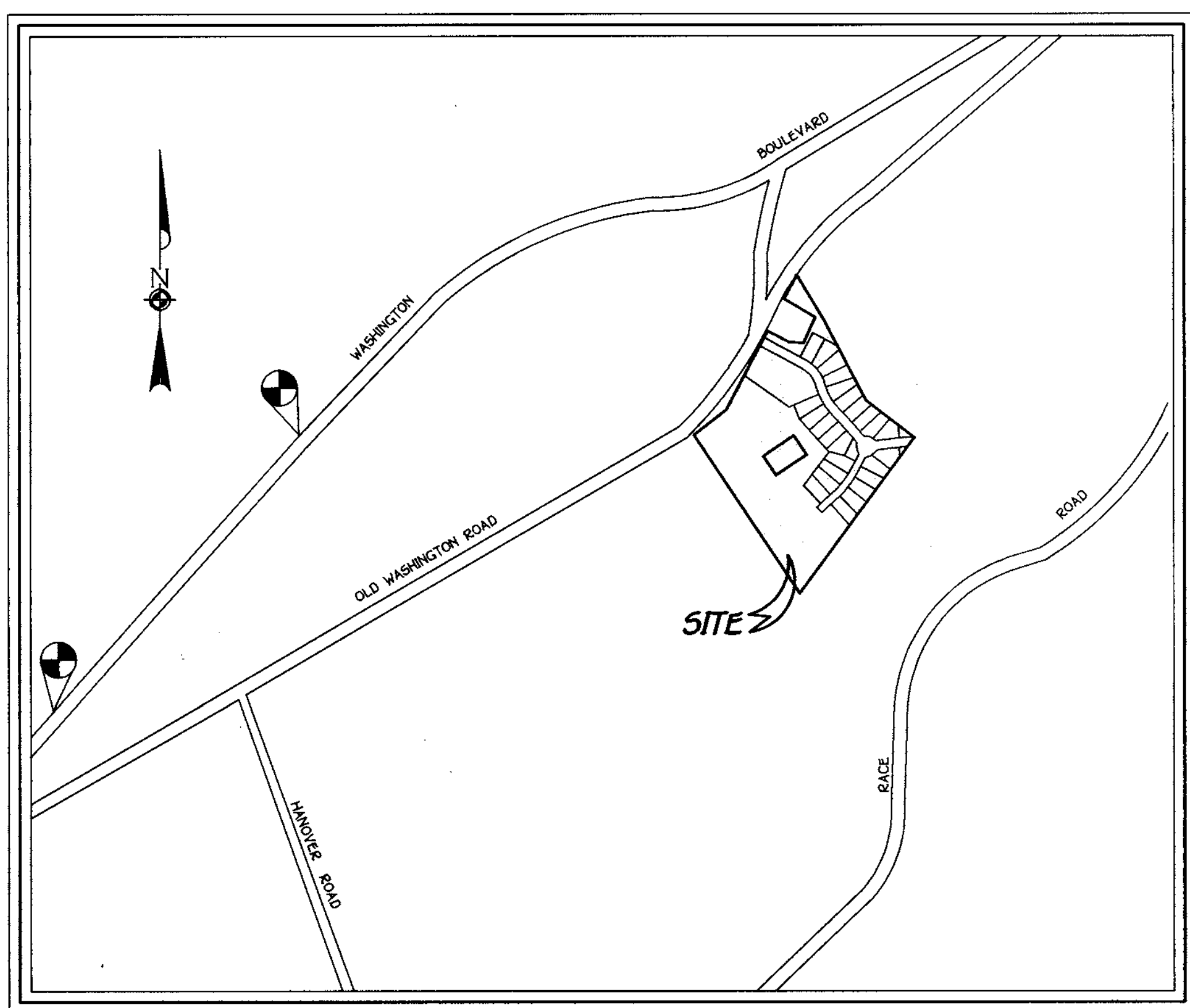
COORDINATE TABLE		
POINT NO.	NORTH	EAST
213	562686.996972	1393289.315559
232	561686.819394	1393686.926300
246	562536.929043	1394309.293947
250	562550.711622	1393113.818749
253	563419.316968	1393672.906772
254	563175.110496	1393919.580056
257	562736.848899	1394048.296520
290	563049.988816	1393709.870191
291	563053.806586	1393631.993602
298	563134.847569	1393523.902147
316	561770.991788	1393630.946939
432	562849.899672	1393810.829422
484	562776.641414	1393630.946939
485	562833.629804	1393769.820330
508	562827.363774	1393824.505442
540	562814.569873	1393776.869988
577	563189.525128	1393772.324218
578	563288.456308	1393684.363244

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
TOOMEY LANE	PUBLIC ACCESS PLACE	50' & 40'
FAIRLEE ROAD	PUBLIC ACCESS PLACE	50'

STREET LIGHT CHART					
DWG No.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	
2	TOOMEY LANE	CL. STA. 0+59	18' L	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A GALVANIZED STEEL POLE USING A 6' ARM	
3	TOOMEY LANE	CL. STA. 5+40	12' R	100-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14'-FOOT BLACK FIBERGLASS POLE.	
3	TOOMEY LANE	CL. STA. 8+42	50' L	100-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14'-FOOT BLACK FIBERGLASS POLE.	
3	TOOMEY LANE	CL. STA. 10+75	18' L	100-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14'-FOOT BLACK FIBERGLASS POLE.	

SCHEDULE D STORM WATER MANAGEMENT AREA LANDSCAPING						
PERIMETER	P-11	P-12	P-13	P-14	P-15	P-16
LANDSCAPE TYPE	B	B	B	B	B	B
LINEAR FEET OF PERIMETER	150'	20'	57'	105'	200'	270'
NUMBER OF TREES REQUIRED						
SHADE TREES	3	1	2	3	4	6
EVERGREEN TREES	4	1	2	3	5	7
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES 28	YES 57	YES 105	YES 200	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND %)	NO	NO	NO	NO	NO	NO
NUMBER OF TREES PROVIDED						
SHADE TREES	3	0	0	0	0	6
EVERGREEN TREES	4	1	2	3	5	7
OTHER TREES (2:1 SUBSTITUTION)						

SCHEDULE A PERIMETER LANDSCAPE EDGE											
PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	
CATEGORY	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO RESIDENTIAL
LANDSCAPE TYPE	A	A	B	B	B	A	A	A	A	A	
LINEAR FEET OF PERIMETER	148'	140'	120'	219'	217'	73'	59'	94'	170'	150'	
NUMBER OF TREES REQUIRED											
SHADE TREES	3	1	3	5	3	2	1	0	0	0	
EVERGREEN TREES	-	-	3	6	4	-	-	-	-	-	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES 100'	NO	NO	YES 80'	NO	NO	YES 54'	YES 170'	YES 150'	
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND %)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF TREES PROVIDED											
SHADE TREES	3	1	2	4	0	2	1	0	0	0	
EVERGREEN TREES	-	-	-	-	-	-	-	-	-	-	
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-	-	-	-	



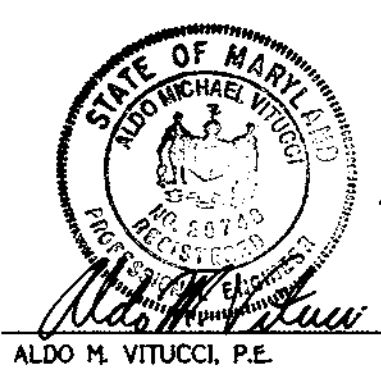
**VICINITY MAP**  
SCALE 1" = 600'

## FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-12 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 30, 1993.
  - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - SITE DATA:  
CURRENT ZONING: R-12 (9,600 SQ. FT. LOT SIZE OPTION)  
LOCATION: SOUTH SIDE OF OLD WASHINGTON BLVD. APPROX. 750 FEET SOUTH OF U.S. ROUTE 1.  
ELECTION DISTRICT: 1ST  
TAX MAP: 38  
GRID: 4  
PARCELS: 162  
DEED REFERENCE: 4341/379
  - AREA TABULATION:  
GROSS AREA OF TRACT: 20.40 AC.  
AREA OF FLOOD PLAIN: (0.77 AC.) PROPOSED, 0.81 AC. EXISTING  
NET AREA OF TRACT: 19.63 AC.  
AREA OF PUBLIC ROAD R/W: 1.95 AC.  
AREA OF PROPOSED LOTS/PARCELS: 18.90 AC.  
AREA OF BUILDABLE LOTS: 6.44 AC.  
AREA OF OPEN SPACE PARCELS: 2.78 AC.  
AREA OF BULK PARCELS: 9.63 AC.
  - LOT TABULATION:  
TOTAL NO. OF PROPOSED LOTS/PARCELS: 32  
NO. OF BUILDABLE LOTS: 28  
NO. OF OPEN SPACE PARCELS: 5  
NO. OF BULK PARCELS: 1
  - OPEN SPACE TABULATION FOR PHASE I:  
GROSS AREA OF TRACT: 20.40 AC.  
MINUS AREA OF BULK PARCEL 'A': 9.63 AC.  
AREA OF PHASE I: 10.77 AC.  
REQUIRED OPEN SPACE (FOR PHASE I): 2.15 AC.  
(20% OF PHASE I FOR 9,600 SQ.FT. LOT SIZE OPTION)  
OPEN SPACE PROVIDED (PHASE I): CREDITED = 2.78 AC. (OR 25.8%)  
NON-CREDITED = 0.16 AC.  
RECREATIONAL OPEN SPACE REQUIRED: 5.200 SQ.FT.  
(200 SQUARE FEET PER LOT)  
RECREATIONAL OPEN SPACE PROVIDED: 5.444 SQ.FT. ON LOT 24.  
OPEN SPACE FOR PHASE II WILL BE PROVIDED IN ACCORDANCE WITH SUBDIVISION SECTION 16.2L.
  - 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 18.22-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.  
a. EXISTING WATER CONTRACT NO. 44-0906  
b. EXISTING SEWER CONTRACT NO. 22-5
  - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL SURVEY PERFORMED BY HARFORD AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED FEBRUARY 16, 1993.
  - THERE ARE NO STEEP SLOPES WITH CONTIGUOUS AREAS OF 20,000 SQ. FT. OR GREATER ON THIS SITE.
  - STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 376 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY A WET POOL DESIGN.  
2, 10 & 25 YR. MANAGEMENT WILL BE PROVIDED.  
IN ADDITION, THE SWM PROVIDED WITH THIS SUBMISSION IS FOR THE PROPOSED SECTION 1 SHOWN ON THIS PLAN ONLY. FURTHER SUBDIVISION OF BULK PARCEL 'A' WILL REQUIRE THAT ADDITIONAL SWM MEASURES BE INVESTIGATED.
  - WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY EXPLORATION RESEARCH, INC. DATED MARCH 1998.
  - A NOISE STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED MARCH 1998 AND APPROVED ON 12/9/98 UNDER 5 98-14.
  - A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. DATED MARCH 1998 AND APPROVED ON 12/9/98 UNDER 5 98-14.
  - /// DENOTES AREA OF OPEN SPACE LESS THAN 35' IN WIDTH AND APPLIED TO OPEN SPACE TABULATION IN NOTE No. 4 ABOVE.
  - SEE HOWARD COUNTY PLANNING & ZONING FILE NO. 598-14 FOR PAST PROJECT HISTORY. THE SKETCH PLAN WAS APPROVED ON DECEMBER 9, 1998.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON DECEMBER 9, 1997.
  - ALL STREET TREE PLANTINGS, PERIMETER AND S.W.M. AREA LANDSCAPING WILL BE INSTALLED BY THE DEVELOPER IN CONJUNCTION WITH THE FINAL ROAD PLANS.
  - FOREST CONSERVATION FOR ANY FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' SHALL BE BASED ON THE NET TRACT AREA OF THE PARCEL, EXCLUDING ACRES OF THE SECTION 1 FOREST CONSERVATION EASEMENT AREAS AND THE L.O.D. AREA LOCATED ON IT.
  - THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 26 LOTS UNDER SECTION 1 AND CREATE A NON-BUILDABLE BULK PARCEL FOR FUTURE SUBDIVISION, AS SECTION 2 IF THE OWNER DESIRES. FOR THIS REASON A "DECLARATION OF INTENT FOR SUBDIVISION FOR REAL ESTATE TRANSACTION" FOR THE NON-BUILDABLE BULK PARCEL 'A' WILL BE SUBMITTED AND PROCESSED AT FINAL PLAN STAGE.
  - THE NON-BUILDABLE BULK PARCEL 'A' IS NON-BUILDABLE UNTIL APPO ALLOCATIONS ARE APPLIED AND RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR      DATE



**TITLE SHEET  
PRELIMINARY PLAN  
RUSSELL-TOOMEY PROPERTY  
SECTION 1  
LOTS 1 THRU 31 AND NON-BUILDABLE BULK PARCEL 'A'**

ZONING: R-12  
TAX MAP: 38    PARCEL: 162    GRID: 4  
1ST. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: DECEMBER 15, 1999  
SHEET 1 OF 7

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE BLDG. 2ND FLOOR - 1072 BALTIMORE NATIONAL PKWY.  
ELICOTT CITY, MARYLAND 21117  
(410) 461-2895

**OWNER**  
CHARLES E. TOOMEY, JR. AND  
JANE T. RUSSELL  
315 WILDWOOD DUNES TRAIL  
MYRTLE BEACH, S.C. 29572  
(410) 796-4335

**DEVELOPER**  
C&C PARTNERSHIP  
1750 DAISY ROAD  
WOODBINE, MARYLAND 21797  
(410) 442-1045  
ATTN: MR. RONALD B. CARTER

12-15-99  
DATE

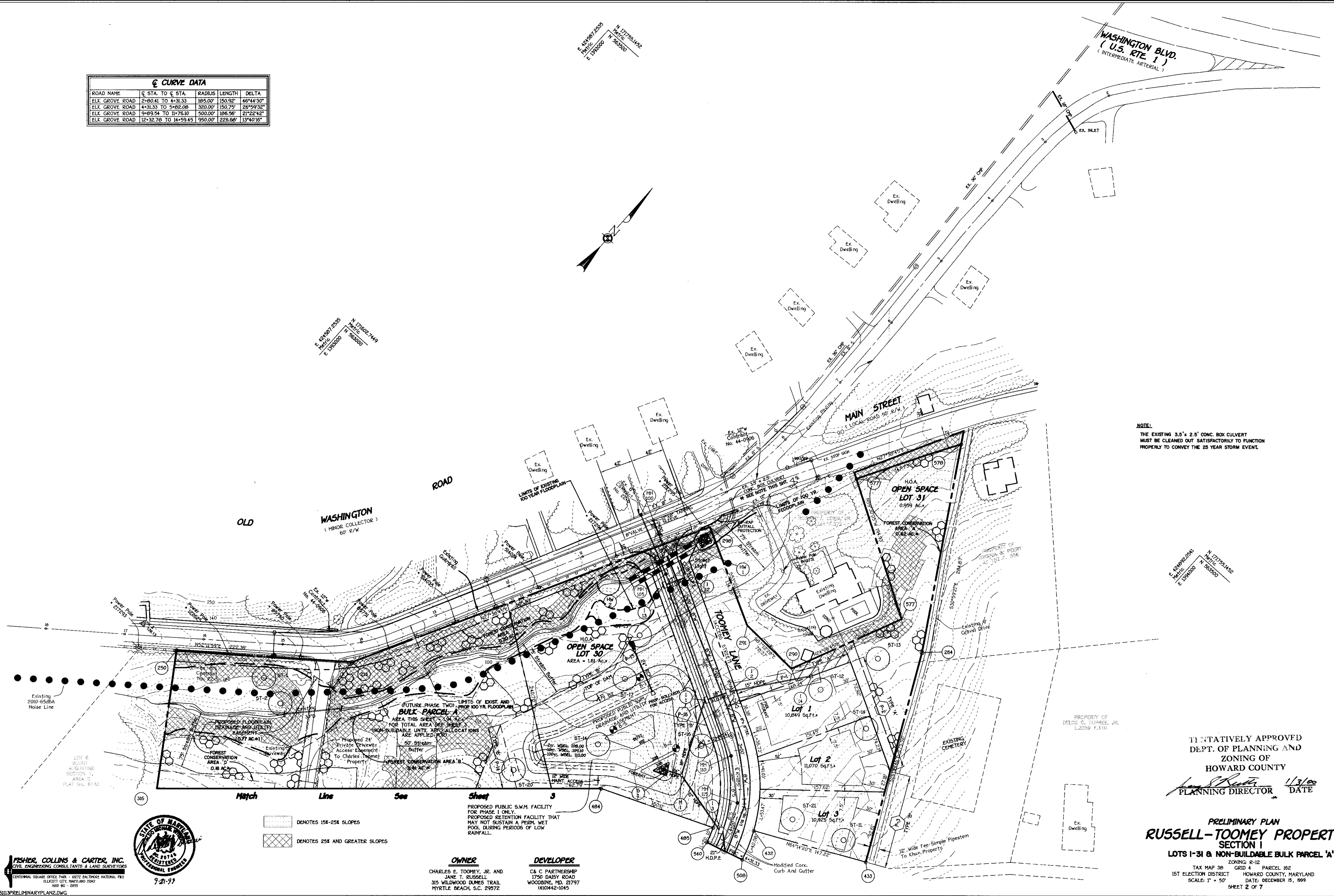
C CURVE DATA				
ROAD NAME	Q STA. TO Q STA.	RADIUS	LENGTH	DELTA
ELK GROVE ROAD	2+00.41 TO 4+31.33	125.00'	150.92'	48°44'30"
ELK GROVE ROAD	4+31.33 TO 5+02.08	320.00'	150.75'	28°59'32"
ELK GROVE ROAD	9+09.54 TO 11+76.10	500.00'	186.56'	21°22'42"
ELK GROVE ROAD	12+32.78 TO 14+59.45	950.00'	226.68'	13°40'16"

E 421987.2539  
Metric  
E 1583000  
N 17795.4452  
DATE  
11/30/99

E 421987.2539  
Metric  
E 1583000  
N 17795.4452  
DATE  
11/30/99

E 421987.2539  
Metric  
E 1583000  
N 17795.4452  
DATE  
11/30/99

NOTE:  
THE EXISTING 3.5' x 2.5' CONC. BOX CULVERT  
MUST BE CLEANED OUT SATISFACTORILY TO FUNCTION  
PROPERLY TO CONVEY THE 25 YEAR STORM EVENT.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]* 11/3/99  
PLANNING DIRECTOR DATE

**PRELIMINARY PLAN  
RUSSELL-TOOMEY PROPERTY  
SECTION I  
LOTS 1-31 & NON-BUILDABLE BULK PARCEL 'A'**

ZONING R-12 PARCEL 162  
TAX MAP 38 GRID 4 HOWARD COUNTY, MARYLAND  
1ST ELECTION DISTRICT DATE: DECEMBER 15, 1999  
SCALE: 1" = 50' SHEET 2 OF 7

--- DENOTES 15%-25% SLOPES  
--- DENOTES 25% AND GREATER SLOPES

PROPOSED PUBLIC S.W.M. FACILITY  
FOR PHASE I ONLY.  
PROPOSED RETENTION FACILITY THAT  
MAY NOT SUSTAIN A PRESH. WET  
POOL DURING PERIODS OF LOW  
RAINFALL.

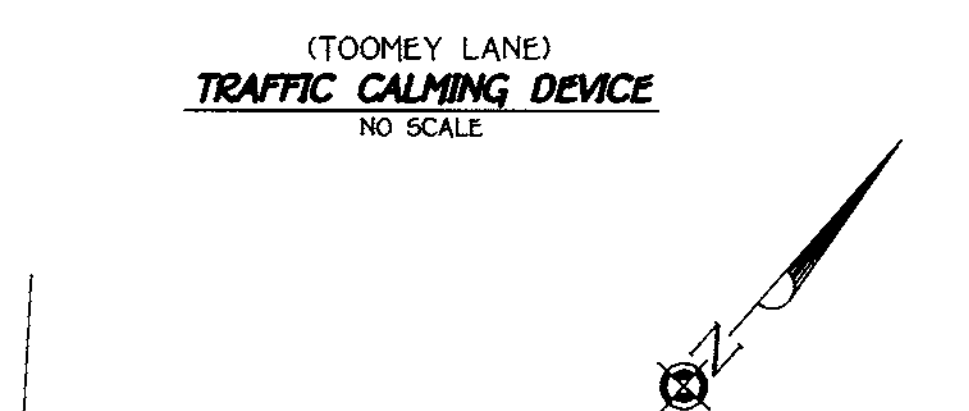
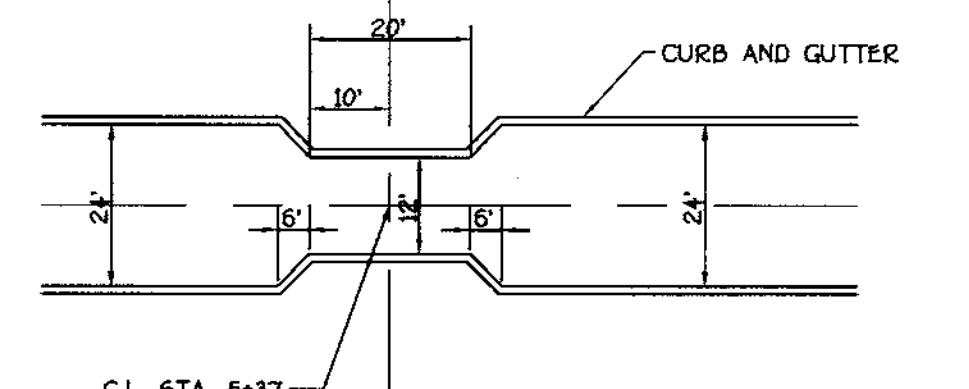
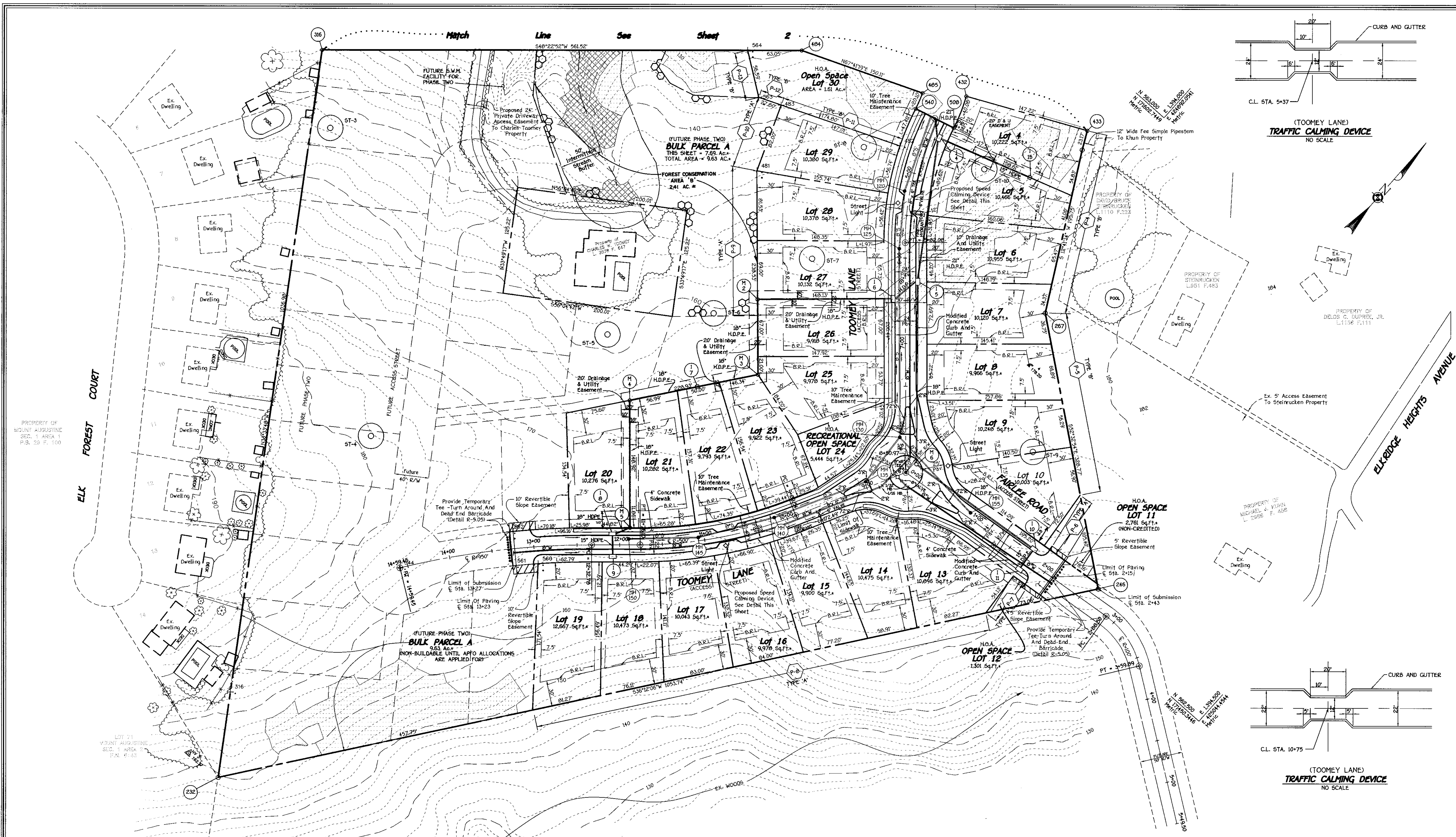
**OWNER**  
CHARLES E. TOOMEY, JR. AND  
JANE T. RUSSELL  
315 WILDWOOD DUNES TRAIL  
MYRTLE BEACH, S.C. 29572

**DEVELOPER**  
C.A.C. PARTNERSHIP  
1750 DAISY ROAD  
WOODBINE, MD. 21797  
(410)42-1045

**FISHER, COLLINS & CARTER, INC.**  
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2855



9-21-99



- DENOTES NON-CREDIT OPEN SPACE AREA
- DENOTES 15%-25% SLOPES
- DENOTES 25% AND GREATER SLOPES

\* NOTE: THE CHARLES W. TOOMEY PROPERTY IS NOT PART OF THIS SUBDIVISION. IT WILL BE TREATED AS AN ADJACENT PARCEL.

PLAN  
SCALE: 1" = 50'

N 562,500 E 1,500,000  
1" = 1,000.000  
Metric

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

OWNER  
CHARLES E. TOOMEY, JR. AND  
JANE T. RUSSELL  
315 WILDWOOD DUNES TRAIL  
MYRTLE BEACH, S.C. 29572

DEVELOPER  
C & C PARTNERSHIP  
1750 DAISY ROAD  
WOODBINE, MD. 21797  
(410)42-1045

PRELIMINARY PLAN  
**RUSSELL-TOOMEY PROPERTY**  
SECTION I  
LOTS 1-31 & NON-BUILDABLE BULK PARCEL A'  
ZONING R-12  
GRID 4 PARCEL 162  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50'  
DATE: DECEMBER 15, 1999  
SHEET 3 OF 7

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE MATERIAL PKY  
ELKSVILLE CITY, MARYLAND 21092  
(410) 461-2855



E CURVE DATA				
ROAD NAME	E STA. TO E STA.	RADIUS	LENGTH	DELTA
ELK GROVE ROAD	2+80.41 TO 4+31.33	185.00'	150.92'	46°44'30"
ELK GROVE ROAD	4+31.33 TO 5+82.08	320.00'	150.75'	28°59'32"
ELK GROVE ROAD	9+89.54 TO 11+76.10	150.00'	186.58'	23°22'42"
ELK GROVE ROAD	12+32.78 TO 14+59.45	950.00'	226.68'	13°40'18"

E 124,997.2235  
N 17725.1452  
E 109,000.0000  
N 263,500.0000

E 124,997.2235  
N 17725.1452  
E 109,000.0000  
N 263,500.0000

E 124,997.2235  
N 17725.1452  
E 109,000.0000  
N 263,500.0000

NOTE:  
THE EXISTING 3.5' x 2.5' CONC. BOX CULVERT  
MUST BE CLEANED OUT SATISFACTORILY TO  
FUNCTION PROPERLY TO CONVEY THE 25 YEAR  
STORM EVENT.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE

PRELIMINARY GRADING AND  
SEDIMENT CONTROL PLAN  
**RUSSELL-TOOMEY PROPERTY**  
LOTS 1-31 & NON-BUILDABLE BULK PARCEL 'A'  
ZONING: R-12  
TAX MAP 38 GRID 4 PARCEL 162  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: DECEMBER 15, 1999  
SHEET 4 OF 7

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK • 10712 BALTIMORE NATIONAL FDE  
ELLIOTT CITY, MARYLAND 21601  
410.461.2555



PROPOSED PUBLIC S.W.M. FACILITY  
FOR PHASE I ONLY.  
PROPOSED RETENTION FACILITY THAT  
MAY NOT SUSTAIN A PERM. WET  
POOL DURING PERIODS OF LOW  
RAINFALL.

**OWNER**  
CHARLES E. TOOMEY, JR. AND  
JANE T. RUSSELL  
315 WILDWOOD DUNES TRAIL  
HYRTLE BEACH, S.C. 29572

**DEVELOPER**  
C & C PARTNERSHIP  
1750 DAISY ROAD  
WOODBINE, MD. 21797  
(410)442-1045

PROPERTY OF MOUNT AUGUSTINE SEC. 1 AREA 1 P.B. 20 F. 100

ELK FOREST COURT

PROPERTY OF MOUNT AUGUSTINE SEC. 1 AREA 1 P.N. 6143



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY.  
 ELLSWORTH CITY, MARYLAND 21042  
 410.461.2955

61113PRELIMINARYPLANS.DWG

6-30-99



N 58°00'00" E 190.000'  
 N 120°02'44.9" E 248.025741'  
 Metric

12' Wide Fee Simple Pipestem To Kuhn Property

PROPERTY OF DAVID BRUCE STEINBUCKEN L1119 F.222

PROPERTY OF STEINBUCKEN L851 F.493

PROPERTY OF DELOS C. DUPREE, JR. L1188 F.111

Ex. 5' Access Easement To Steirucken Property

PROPERTY OF MICHAEL J. KUHN L 2986 F. 438

O.S. LOT 11 (NON-CREDITED)

O.S. LOT 12 (NON-CREDITED)

N 58°00'00" E 190.000'  
 N 120°02'44.9" E 248.025741'  
 Metric

PROPERTY OF MICHAEL J. KUHN L 2986 F. 438

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

N 58°00'00" E 190.000'  
 N 120°02'44.9" E 248.025741'  
 Metric

NOTE: THE CHARLES W. TOOMEY PROPERTY IS NOT PART OF THIS SUBDIVISION. IT WILL BE TREATED AS AN ADJACENT PARCEL.

TEMPORARILY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR *[Signature]* 1/3/00  
 DATE

/// DENOTES NON-CREDIT OPEN SPACE AREA

**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN**  
**RUSSELL-TOOMEY PROPERTY**  
 LOTS 1-31 & NON-BUILDABLE BULK PARCEL 'A'

**OWNER**  
 CHARLES E. TOOMEY, JR. AND JANE T. RUSSELL  
 315 WILDWOOD DUNES TRAIL  
 MYRTLE BEACH, S.C. 29572

**DEVELOPER**  
 C & C PARTNERSHIP  
 1750 DAISY ROAD  
 WOODBINE, MD. 21797  
 (410)442-1045

ZONING: R-12  
 TAX MAP 30 GRID 4 PARCEL 162  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: DECEMBER 15, 1999  
 SHEET 5 OF 7

**FOREST CONSERVATION WORKSHEET**

Acres (1/100 ac.)

**Net Tract Area of Section I**

A. Total Tract Area (Section I - see note below) A = 13.60  
 B. Area Within 100 Year Floodplain within Section I B = 0.37 (# Proposed)  
 C. Area Within Ag. Use or Preservation Parcel C = 0.00  
 D. Net Tract Area D = 13.23

**Land Use Category**

E. Afforestation Minimum (15% x D) E = 1.98  
 F. Conservation Threshold (20% x D) F = 2.65

**Existing Forest Cover**

G. Existing Forest on Net Tract Area of Section I G = 13.23  
 H. Forest Area Above Afforestation Threshold H = 11.25  
 I. Forest Area Above Conservation Threshold I = 10.58

**Breakeven Point**

J. Forest Retention Above Threshold with no Mitigation J = 4.77  
 K. Clearing Permitted without Mitigation K = 8.46

**Proposed Forest Clearing**

L. Forest Areas to be Cleared L = 9.94  
 M. Forest Areas to be Retained M = 3.29

**Planting Requirements**

N. Reforestation for Clearing Above Threshold N = 2.49  
 P. Reforestation for Clearing Below the Threshold P = 0.00  
 Q. Credit for Retention Above Conservation Threshold Q = 0.64  
 R. Total Reforestation Required R = 1.85  
 S. Total Afforestation Required S = 0.00  
 T. Total Reforestation and Afforestation Requirement T = 1.85

SOILS LEGEND		
SOIL	NAME	CLASS
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED	C
BeD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED	C
BrF	BRANDYWINE LOAM, 25% TO 60% SLOPES	C
C1C3	CHILLUM GRAVELLY LOAM, 5% TO 10% SLOPES, SEVERELY ERODED	C
C1E2	CHILLUM GRAVELLY LOAM, 15% TO 30% SLOPES, MODERATELY ERODED	C
luB	LUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES	C
Md	MADE LAND	C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	C
SsE	SASSAFRAS SOILS, 15% TO 40% SLOPES	B

**FOREST MANAGEMENT NOTES**

**PRECONSTRUCTION**  
 Construct a preconstruction meeting with the contractor(s) to review forest protection measures and practices. Consultant to select edge trees to remove as appropriate.

**DURING CONSTRUCTION**  
 Provide maintenance to tree protection measures.

Water trees having critical root zone impacts on a bi-weekly basis or as needed.

Monitor conditions of remaining trees for signs of stress (leaf discoloration, leaf drop, insect infestation, etc.)\*

**POST CONSTRUCTION (TWO YEAR MINIMUM)**  
 Inspect existing trees around the perimeter of disturbed limits for damage or stress signs from construction, including excessive compaction in the root zone.\*

Evaluate remaining trees for signs of stress and conduct appropriate cultural management: crown reduction, pruning, watering, soil aeration, fertilizing, etc. Remove dead or dying trees and evaluate for hazard trees.\*

\*A licensed arborist or forester should be retained for these services.

**CONSTRUCTION SEQUENCE**

1. Obtain grading and building permits for all structures as required.
2. Install tree protection fencing along disturbed limits per plan.
3. Complete construction of structures per plan.
4. Remove temporary tree protection measures.

**FOREST CONSERVATION NARRATIVE**

This Forest Conservation Plan was prepared in accordance with the Howard County Forest conservation Manual whereby priority forest areas were preserved to the greatest extent practical. Disturbance to steep slopes and stream buffers is minimized.

This Forest Conservation Plan includes proposed development envelopes and Forest Conservation Easement areas for the area designated 'Bulk Parcel A'. The proposed development envelopes and Forest Conservation Easement Areas are preliminary in nature and are subject to revision. The computation of reforestation requirements and fee-in-lieu payments based on these computations are also subject to future revision.

**FOREST CONSERVATION EASEMENT AREA TABLE**

FOREST CONSERVATION AREA A: 0.62 Ac.  
 FOREST CONSERVATION AREA B: 2.41 Ac.  
 FOREST CONSERVATION AREA C: 0.20 Ac.  
 FOREST CONSERVATION AREA D: 0.18 Ac.  
 TOTAL FOREST CONSERVATION AREA : 3.41 Ac.

ALL FOREST CONSERVATION AREAS ARE RETENTION AREAS  
 NO AFFORESTATION OR REFORESTATION IS PROPOSED

- NOTE: THE TOTAL TRACT AREA WAS DERIVED FROM THE FOLLOWING TABULATION
1. AREA OF SECTION I (LOTS / ROADS) = 10.65 AC.\*
  2. AREA OF FOREST CONSERVATION EASEMENTS = 2.54 AC.\*  
 LOCATED ON BULK PARCEL 'A'
  3. AREA OF L.O.D. INCLUDED IN BULK PARCEL 'A' = 0.41 AC.\*
  4. TOTAL TRACT AREA TO BE USED IN CALCULATIONS = 13.60 AC.\*

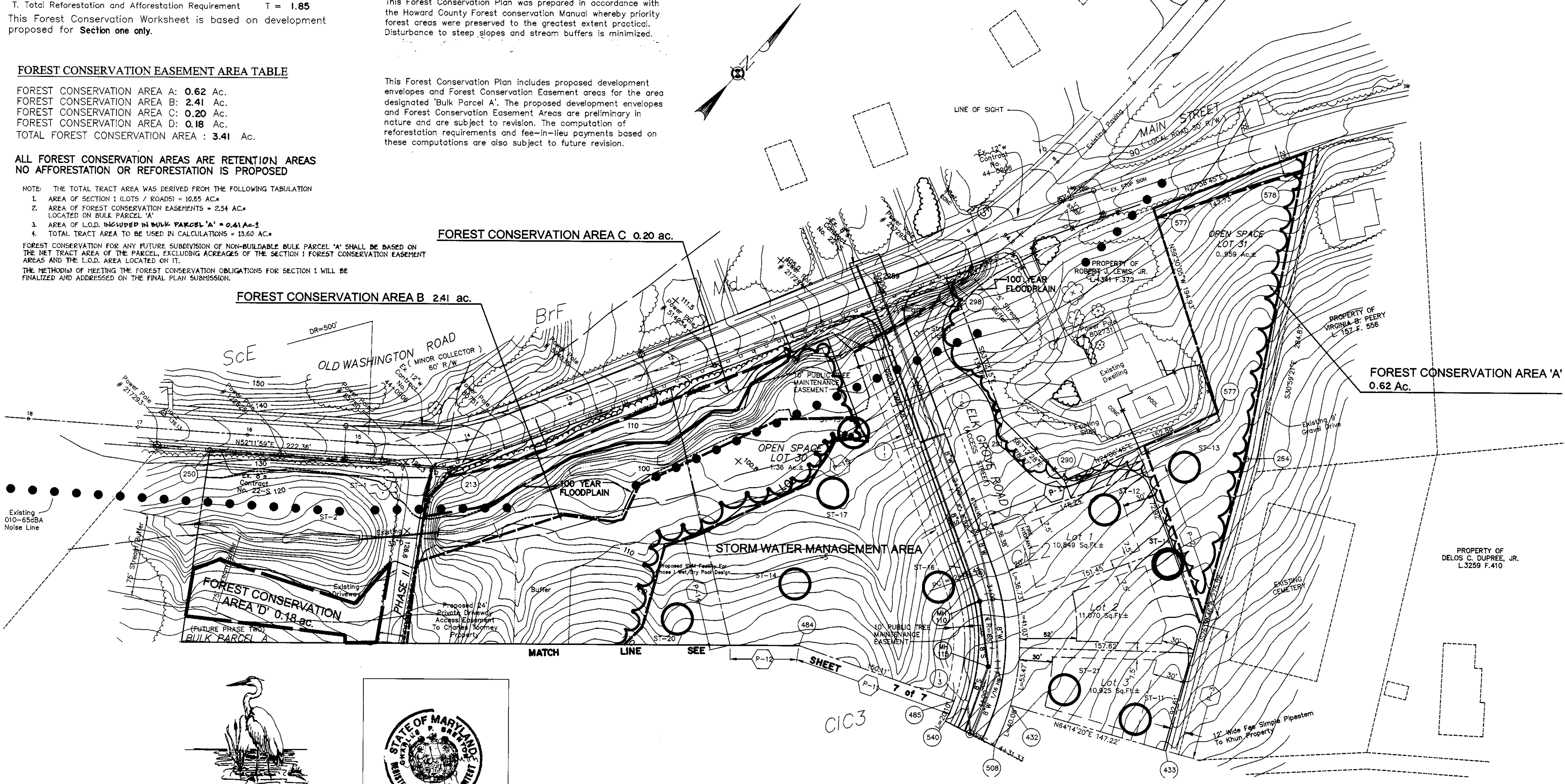
FOREST CONSERVATION FOR ANY FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' SHALL BE BASED ON THE NET TRACT AREA OF THE PARCEL, EXCLUDING ACRES OF THE SECTION I FOREST CONSERVATION EASEMENT AREAS AND THE L.O.D. AREA LOCATED ON IT.

THE METHODS OF MEETING THE FOREST CONSERVATION OBLIGATIONS FOR SECTION I WILL BE FINALIZED AND ADDRESSED ON THE FINAL PLAN SUBMISSION.

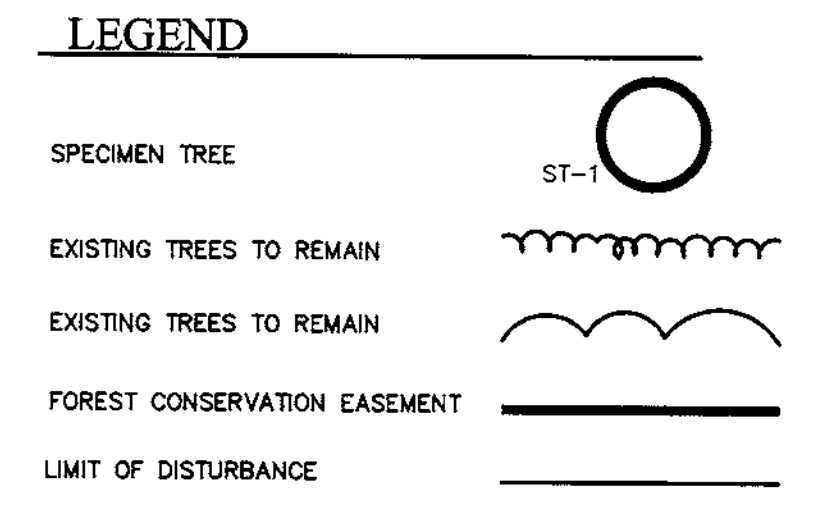
FOREST CONSERVATION AREA C 0.20 ac.

FOREST CONSERVATION AREA B 2.41 ac.

FOREST CONSERVATION AREA 'A' 0.62 Ac.



SPECIMEN TREE LIST					
SPECIMEN TREE #	INCHES	SPECIES	COMMON NAME	CONDITION	RETAIN/REMOVE
1	36	Platanus occidentalis	Sycamore	Good	RETAIN
2	32	Platanus occidentalis	Sycamore	Good	RETAIN
3	42	Acer rubrum	Red Maple	Fair	RETAIN
4	38	Quercus coccinea	Scarlet Oak	Fair	RETAIN
5	30	Quercus coccinea	Scarlet Oak	Good	RETAIN
6	30	Liriodendron tulipifera	Tulip Poplar	Poor	RETAIN
7	64	Quercus rubra	Red Oak	Poor	RETAIN
8	36	Quercus rubra	Red Oak	Fair	REMOVE
9	30	Quercus rubra	Red Oak	Good	RETAIN
10	35	Quercus alba	White Oak	Fair	REMOVE
11	32	Quercus rubra	Red Oak	Fair	REMOVE
12	40	Quercus rubra	Red Oak	Fair	REMOVE
13	38	Quercus rubra	Red Oak	Good	RETAIN
14	33	Quercus alba	White Oak	Good	RETAIN
15	32	Liriodendron tulipifera	Tulip Poplar	Fair	RETAIN
16	31	Liriodendron tulipifera	Tulip Poplar	Fair	REMOVE
17	32	Quercus rubra	Red Oak	Fair	REMOVE
19	30	Fagus grandifolia	American Beech	Good	REMOVE
20	36	Quercus prinus	Chestnut Oak	Poor	REMOVE
21	30	Liriodendron tulipifera	Tulip Poplar	Fair	REMOVE



**FOREST CONSERVATION SUMMARY**

Total Tract Area: 20.40 ac.  
 Floodplain Area: 0.77 ac.  
 Total Area in Phase I Forest Conservation: 12.9 ac.  
 Net Tract Area: 13.23 ac.  
 Existing Forest Cover: 12.2 ac.  
 Forest to be Retained: 3.26 ac.  
 Reforestation Required: 1.41 ac.

**PRESERVATION AREA NOTES**

1. All proposed activities shall conform to the terms, conditions and schedules of an approved Soil Erosion and Sediment Control Plan.
2. Blaze orange plastic fence or silt fence (where applicable) shall be installed along all tree save areas that are within 50 feet of proposed construction activities. The Tree Protective Devices shall be in place at the time of construction activities commence. No protective device shall be installed along tree save areas that are greater than 50 feet from construction activity. The location of all Tree Protective Devices shall be shown on the Soil Erosion and Sediment Control Plan which will be incorporated into this Forest Conservation Plan by reference.

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR 1/13/00  
 DATE

FOREST CONSERVATION PLAN  
**RUSSELL-TOOMEY PROPERTY**  
 LOTS 1-31 & NON-BUILDABLE BULK PARCEL 'A'

ZONING: R-12  
 GRID: 4 PARCEL: 152  
 1ST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: DECEMBER 15, 1999  
 SHEET 6 OF 7

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 481-2855






**EXPLORATION RESEARCH, INC.**  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 6818 FOREST STREET  
 BELTSVILLE CITY, MARYLAND 20849  
 TEL: (410) 760-1180 FAX: (410) 760-7390

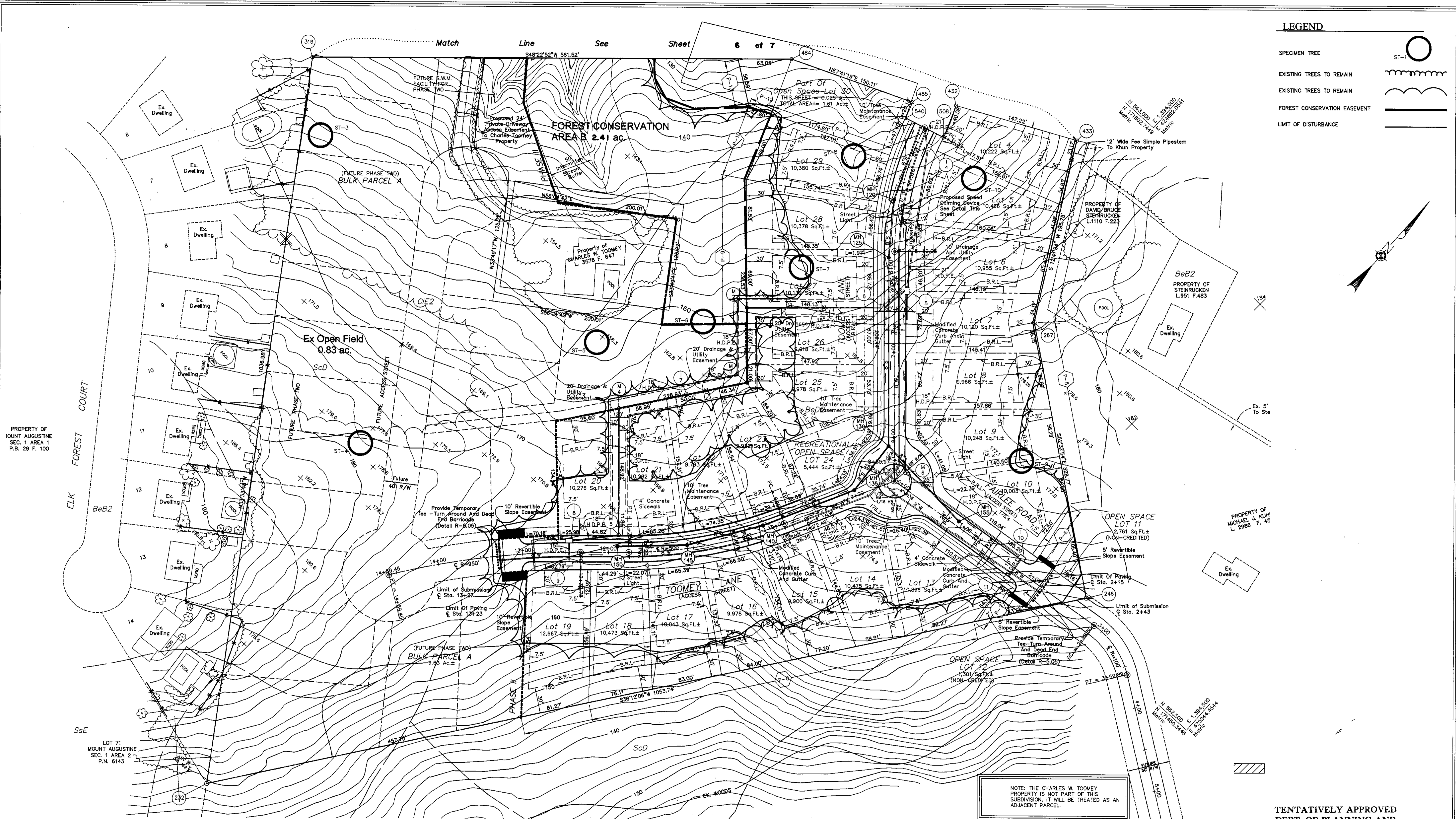
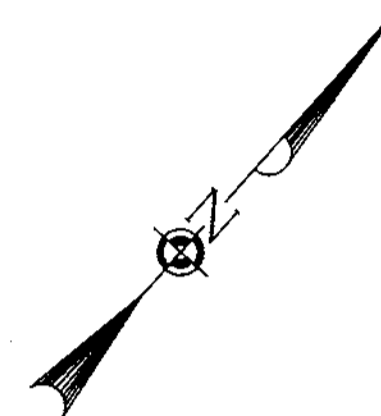


**OWNER**  
 CHARLES E. TOOMEY, JR. AND  
 JANE T. RUSSELL  
 315 WILDWOOD DUNES TRAIL  
 MYRTLE BEACH, S.C. 29572

**DEVELOPER**  
 C&C PARTNERSHIP  
 1750 DAISY ROAD  
 WOODBINE, MD. 21797  
 (410)442-1045

**LEGEND**

- SPECIMEN TREE  ST-1
- EXISTING TREES TO REMAIN 
- EXISTING TREES TO REMAIN 
- FOREST CONSERVATION EASEMENT 
- LIMIT OF DISTURBANCE 



NOTE: THE CHARLES W. TOOMEY PROPERTY IS NOT PART OF THIS SUBDIVISION. IT WILL BE TREATED AS AN ADJACENT PARCEL.

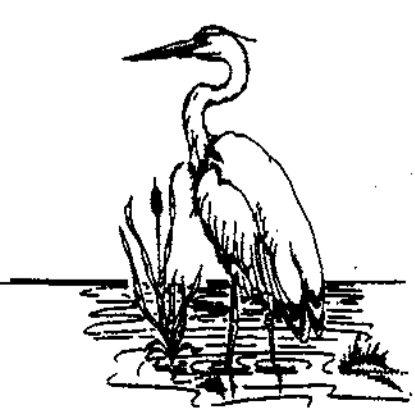
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]* 1/3/00  
PLANNING DIRECTOR DATE

FOREST CONSERVATION PLAN  
**RUSSELL-TOOMEY PROPERTY**  
LOTS 1-31 & NON-BUILDABLE BULK PARCEL 'A'

TAX MAP 38 GRID 4 PARCEL 162  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: DECEMBER 15, 1999  
SHEET 7 OF 7

FISHER, COLLINS & CARTER, INC.  
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CONVENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
BLIHOOT CITY, MARYLAND 21042  
(410) 461-2855



EXPLORATION RESEARCH, INC.  
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LANDSCAPE ARCHITECTS  
2810 ROBERTS STREET  
BLADENBORO CITY, MARYLAND 21034  
TEL: (410) 760-1500 FAX: (410) 760-7380



**OWNER**  
CHARLES E. TOOMEY, JR. AND  
JANE T. RUSSELL  
315 MIDWOOD DUNES TRAIL  
MYRTLE BEACH, S.C. 29572

**DEVELOPER**  
C&C PARTNERSHIP  
1750 DAISY ROAD  
WOODBINE, MD. 21797  
(410)42-1045