

PRELIMINARY PLAN

FOXMOOR

FOURTH ELECTION DISTRICT

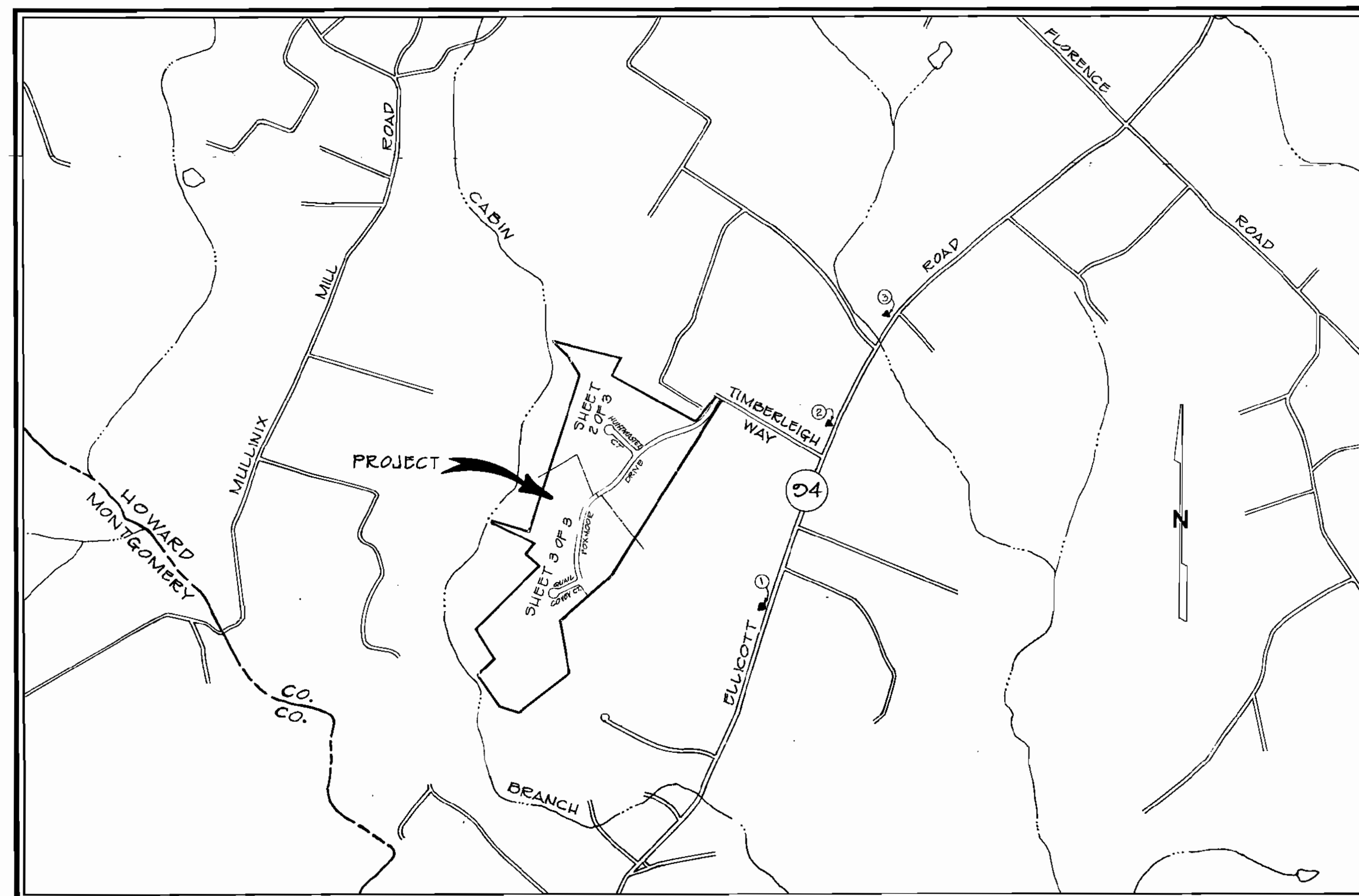
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. AREA:
 - GROSS AREA OF TRACT: 97.12 AC
 - AREA OF PROPOSED LOTS: 71.9 AC
 - AREA OF PROPOSED ROADS: 4.5 AC
 - AREA OF PARCELS (NOT APPROVED FOR DEVELOPMENT) PROPOSED: 20.7 AC
2. EXISTING ZONING: R - RURAL
3. TOPOGRAPHY: COMPILED FROM AERIAL TOPOGRAPHY
4. NUMBER OF LOTS PROPOSED: 20 BUILDABLE LOTS
5. NUMBER OF PARCELS (NOT APPROVED FOR DEVELOPMENT) PROPOSED: 3
6. MINIMUM REQUIREMENTS:
 - A. LOT SIZE: 3 ACRES
 - B. SETBACKS FOR RESIDENTIAL STRUCTURES:
 - i. FRONT: FROM PUBLIC STREET RIGHT-OF-WAY: 75 FEET
 - ii. SIDE:
 - o FROM PUBLIC STREET RIGHT-OF-WAY: 60 FEET
 - o OTHER: 30 FEET
 - iii. REAR: PRINCIPAL STRUCTURE: 60 FEET
7. SEWAGE DISPOSAL: A PERMANENT INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM, IN COMPLIANCE WITH REGULATIONS OF THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THE HOWARD COUNTY HEALTH DEPARTMENT, WILL BE INSTALLED ON EACH LOT.
8. WATER SUPPLY: A PERMANENT INDIVIDUAL WATER WELL, IN COMPLIANCE WITH REGULATIONS OF THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THE HOWARD COUNTY HEALTH DEPARTMENT, WILL BE INSTALLED ON EACH LOT.
9. SEE SOILS MAPS 5 AND 11, SOIL SURVEY OF HOWARD COUNTY.
10. REFERENCE SKETCH PLAN APPROVED SUBJECT TO CONDITIONS ON NOVEMBER 9, 1987, 5-88-24, AND VARIANCE PLAN, VP-88-03.
11. CONTOUR INTERVAL: 2 FEET
12. ALL DESIGN TO MEET HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
13. ADDITIONAL RIGHT-OF-WAY AT ENTRANCE TO SUBDIVISION TO BE ACQUIRED FROM KENNEY SUBDIVISION.
14. FLOODPLAIN STUDY PER HOWARD COUNTY SIMPLIFIED METHOD, STORM DRAINAGE DESIGN MANUAL, CHAPTER 10, FIGURE 10.01.
15. PARCELS A, B AND C NOT TO BE CONSIDERED FOR CONSTRUCTION AND DEVELOPMENT.
16. OPEN SPACE PARCELS A AND B TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.

BOUNDARY COORDINATES

	NORTH	EAST
1	534864.60549	764556.94722
2	534636.64060	764414.61461
3	532840.69709	763317.72335
4	532337.88020	762749.21135
5	531733.48554	762870.39856
6	531280.33768	762903.16805
7	531341.96162	762073.77995
8	531694.47884	761832.72102
9	531868.54501	762019.45677
10	532206.71484	761795.21956
11	532946.88326	762505.91313
12	533075.03454	762354.81075
13	533201.86146	762455.23455
14	533421.17914	761960.57319
15	533445.36646	761955.40638
16	533330.28425	762391.83405
17	535099.32489	762945.33834
18	535298.18030	762811.89548
19	535484.16198	762624.50386
20	535304.94473	762406.60592
21	535106.01806	763301.47180
22	534599.04952	764258.86851
23	534885.13314	764511.38245



VICINITY MAP
SCALE: 1"=1000'

SURVEY MONUMENT REFERENCE

- 1 STATION 0425001 N55°22'02.9" E 762104.282
 - 2 STATION 0425002 N57°45'00.8" E 765507.104
 - 3 STATION 0425002 N57°50'07.4" E 766474.053
- HOWARD COUNTY, MARYLAND GEODETIC CONTROL SURVEY
GCP C-4-2112

LEGEND

R.O.W.	RIGHT OF WAY
B.R.L.	BUILDING RESTRICTION LINE
	LINE OF EXISTING TREES
	SEPTIC DRAIN FIELDS
	ACCEPTABLE PERCOLATION TEST
	FAILED PERCOLATION TEST
	AREA OF STEEP SLOPE (25% AND GREATER)
	PROPOSED WATER WELL LOCATION
	PROPOSED HOUSE LOCATION
	FLOOD PLAIN STUDY SECTION & ELEVATION
	SURVEY MONUMENT (APPROXIMATE LOCATION)

I hereby certify that, based on the design presented herein, Section 404 of the Army Corps of Engineers and Section 401 of the Maryland State Department of the Environment do not apply and permits are not required.

Richard P. Travers
Richard P. Travers, PE Maryland #15136

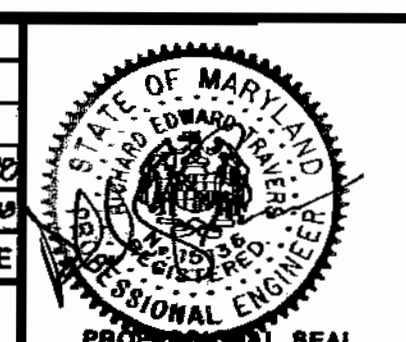
REVIEWED: PARCEL A,B,C NOT APPROVED FOR CONSTRUCTION OR DEVELOPMENT.
APPROVED: LOTS 1-20 FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

TENTATIVELY APPROVED
ON 11-15-88
DATE
OFFICE OF PLANNING AND
CONTRIBUTION
HOWARD COUNTY
U.H.
PLANNING DIRECTOR
DATE 1.31.89

Jeanne Brown
JEANNE BROWN
COUNTY HEALTH OFFICER
DATE 1-12-89

OWNER/DEVELOPER
LONG MEADOW VENTURERS
7050 OAKLAND MILLS ROAD, SUITE 100
COLUMBIA, MARYLAND 21046

NO.	DESCRIPTION	DATE	APPROVED	DATE
1	REV. PER HQCC 1ST REVIEW	7/20/88		
2	ISSUED FOR REVIEW	7/20/88		
REVISION APPROVED BY				



PRELIMINARY PLAN

Patton Harris Rust and Associates
A Professional Corporation
Engineers, Surveyors, Planners and Landscape Architects
7609 Standish Place Rockville, Maryland 20855 (301)762-2220

FOXMOOR
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
O.P.Z. FILE NO VP-88-05
5-88-24
TAX MAP NO. 12 PARCEL 1G

SURVEY P.H.E. & A.	DATE
DESIGN W.C.B./S.W.I.	7/20/88
DRAWN P.C.	SHEET
CHECKED J.P.	1 OF 3
SCALE 1"=1000'	FILE NO.
C.L.	2242-1-0

PERCOLATION TEST DATA		DATA		
NEW LOT NO.	OLD LOT NO.	TEST DATE	AVG. PERC. TIME IN MINUTES PER SECOND INCH	MAX. DEPTH PERMITTED FOR EFFICIENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEV. WITH REFERENCE TO EXIST. GRADE @ TIME OF PERC. TEST
* 1	17	2-1-88	6	-3.0
* 2	20	2-1-88	8	-3.0
* 3	19	2-2-88	7	-3.0
* 4	19	2-7-88	7	-3.0
* 13	7	2-2-88	6	-3.0
* 14	18	2-2-88	11	-3.2
* 15	6	2-8-88	5	-3.4
16	5	2-7-88	13	-3.5
17	4	2-8-88	4	-3.5
* 18	3	2-2-88	8	-3.0
* 19	2	2-1-88	7	-3.2
* 20	1	2-7-88	7	-3.0

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER DATE 1-12-89
 * (NO) DATE SHALLOW SYSTEMS ONLY

LOT NO.	GROSS AREA	FLOOD PLAIN	STEEP SLOPES	PANHANDLE	NET AREA
1	3.8 Ac. ±		0.11 Ac.		3.69 Ac. ±
2	3.1 Ac. ±		0.03 Ac.		3.07 Ac. ±
3	3.1 Ac. ±		0.04 Ac.		3.06 Ac. ±
4	3.1 Ac. ±		0.16 Ac.		2.94 Ac. ±
15	3.1 Ac. ±	0.05 Ac.	0.04 Ac.	0.27 Ac.	2.74 Ac. ±
17	3.1 Ac. ±	0.05 Ac.	0.04 Ac.	0.27 Ac.	2.74 Ac. ±



OWNER/DEVELOPER:
 LONG MEADOW VENTURES
 7050 OAKLAND MILLS ROAD, SUITE 100
 COLUMBIA, MARYLAND 21046

KENNEY SUBDIVISION
 LOTS 1 THRU 5
 P.B. 7187 P. 5887

TENTATIVELY APPROVED
 ON 11-16-88
 DATE
 OFFICE OF PLANNING AND
 ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR
 GJM 1/2/89

NO.	DESCRIPTION	DATE	APPROVED	DATE
3	REV. FOR HO. CO. REVIEW	1/15/89		
2	REV. FOR HO. CO. 1ST REVIEW	1/15/89		
1	ISSUED FOR REVIEW	1/15/89		

REVISION APPROVED BY



REVISED

PRELIMINARY PLAN

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 Engineers, Surveyors, Planners and Landscape Architects
 7609 Standish Place Rockville, Maryland 20855 (301)762-2220

FOXMOOR
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 O.P.Z. FILE NO. VP-88-03
 S-88-24
 TAX MAP NO. 12 PARCEL 1G

SURVEY P.H.R. & A. DATE 7/20/88
 DESIGN W.R.B./S.W. DRAWN P.C. SHEET 2 OF 3
 CHECKED T.P. SCALE 1"=100' FILE NO. 2242-1-0
 C.I.

PERCOLATION TEST DATA			
NEW LOT NO.	OLD LOT NO.	TEST DATE	AVG. PERC. TIME IN MINUTES PER SECOND INCH
* 5	20	2-2-88	6
* 6	24	3-1-88	10
* 7	23	3-1-88	12
* 8	16	6-9-88	4
* 9	10	3-8-88	7
* 10	22	6-7-88	9
* 11	21	5-8-88	9
* 12	9	3-2-88	11

MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEV. WITH REFERENCE TO EXIST. GRADE & TIME OF PERC. TEST

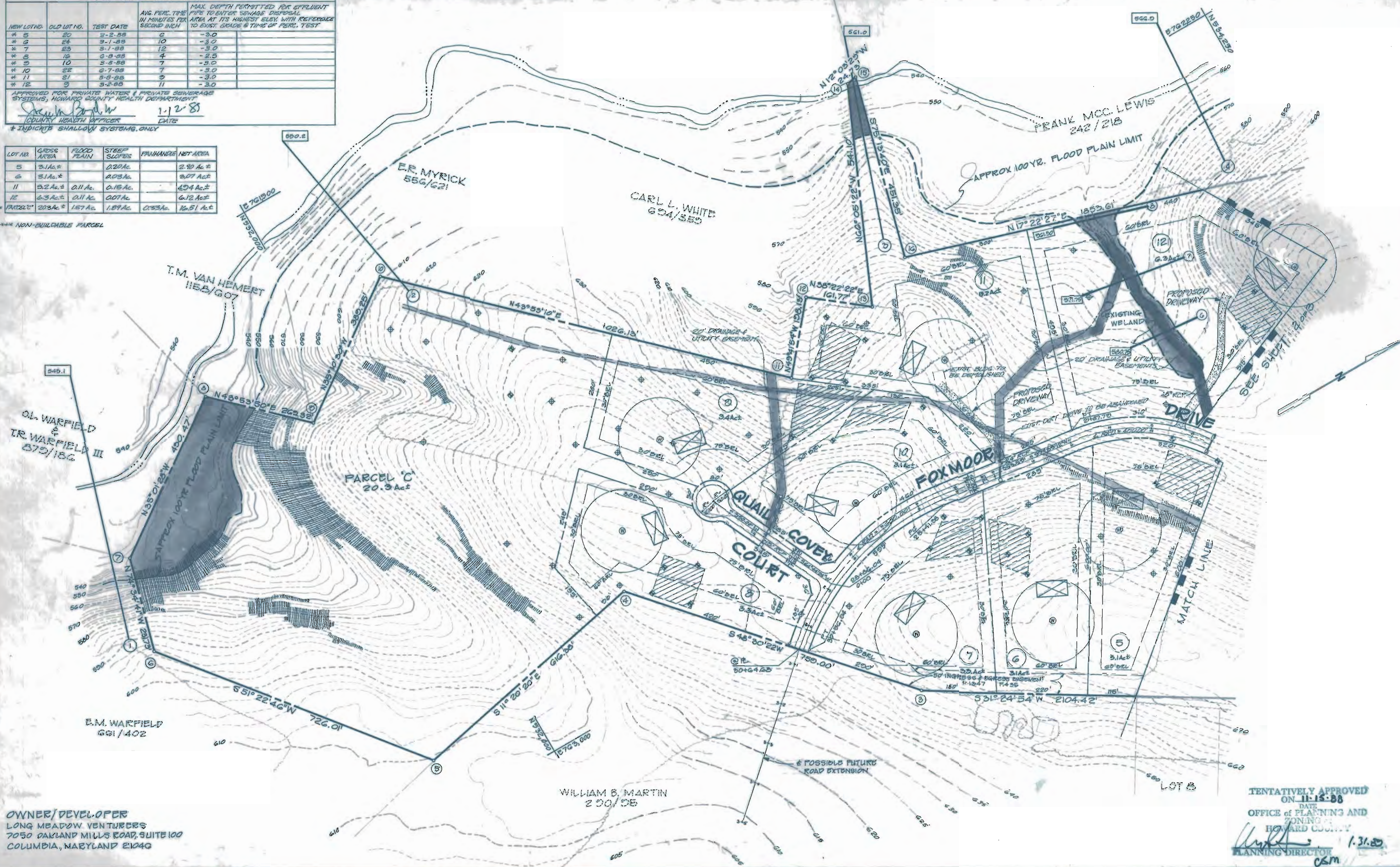
APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1/12/88
 COUNTY HEALTH OFFICER DATE

* INDICATE SHALLOW SYSTEMS ONLY

LOT NO.	GROSS AREA	FLOOD PLAIN	STEEP SLOPES	PANHANDLE	NET AREA
5	3.1Ac±		0.20Ac		2.90Ac±
6	3.1Ac±		0.03Ac		3.07Ac±
11	3.2Ac±	0.11Ac	0.15Ac		4.94Ac±
12	6.3Ac±	0.11Ac	0.07Ac		6.12Ac±
PARCEL C	20.3Ac±	1.57Ac	1.87Ac	0.33Ac	16.51Ac±

*** NON-BUILDABLE PARCEL



OWNER/DEVELOPER
 LONG MEADOW VENTURES
 7050 OAKLAND MILLS ROAD, SUITE 100
 COLUMBIA, MARYLAND 21046

TENTATIVELY APPROVED
 ON 11-15-88
 DATE
 OFFICE OF PLANNING AND
 ZONING
 HOWARD COUNTY
[Signature] 1.31.89
 PLANNING DIRECTOR
 CSM

NO.	DESCRIPTION	DATE	APPROVED	DATE
2	REV. PER HQ. CO. 121 REVIEW			
1	ISSUED FOR REVIEW			

REVISION APPROVED BY



REVISED

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 FOURTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 O.P.Z. FILE NO. VP-88-03
 5-88-24
 TAX. MAP NO. 12 PARCEL 1G

SURVEY FILE #	DATE
DESIGN WRB/swl	7/2/88
DRAWN NO.	
CHECKED TP	3 OF 3
SCALE 1"=100'	FILE NO.
C.I.	2242-10