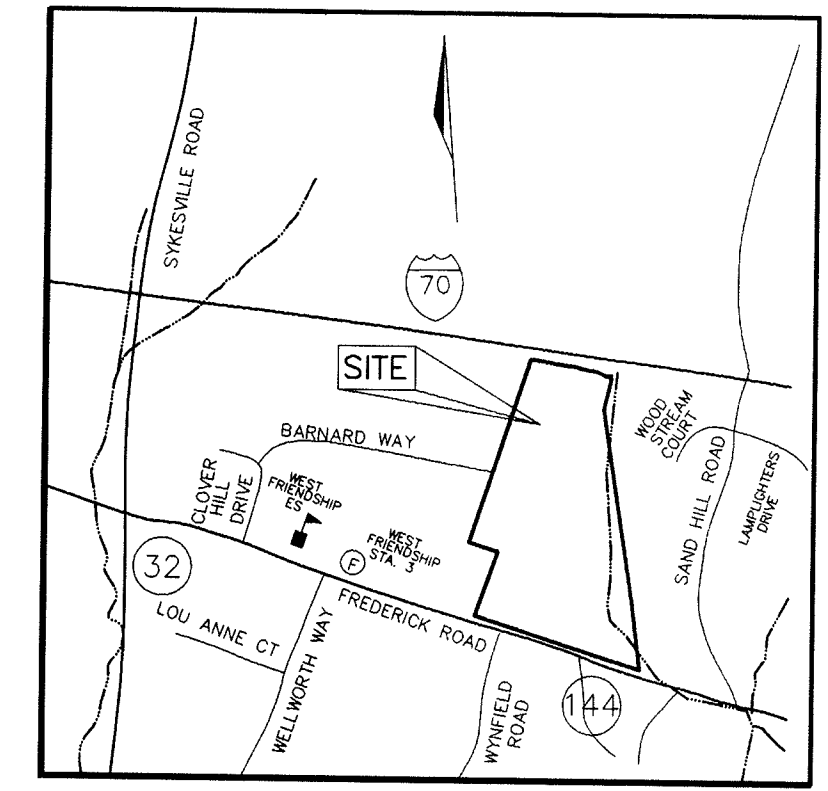


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
Curve 1	308.37	960.00	155.53	307.05	S70°40'32"E	18°24'16"
Curve 2	300.99	773.00	152.41	299.10	N05°20'44"E	22°15'7"
Curve 3	249.80	859.98	125.71	249.00	S32°10'16"W	15°54'10"
Curve 4	72.33	204.05	36.55	71.95	N00°08'05"W	20°18'30"
Curve 5	38.23	50.13	20.10	37.31	N32°26'31"W	43°41'36"
Curve 6	28.67	54.03	14.68	28.34	N67°14'43"W	30°24'32"
Curve 7	7.79	50.13	3.90	7.78	N87°28'28"W	8°54'7"
Curve 8	7.59	38.52	3.81	7.58	S83°44'23"W	11°17'30"
Curve 9	27.53	99.87	13.85	27.44	N87°18'07"E	15°47'41"
Curve 10	18.37	125.16	9.20	18.36	S79°57'26"E	8°24'37"

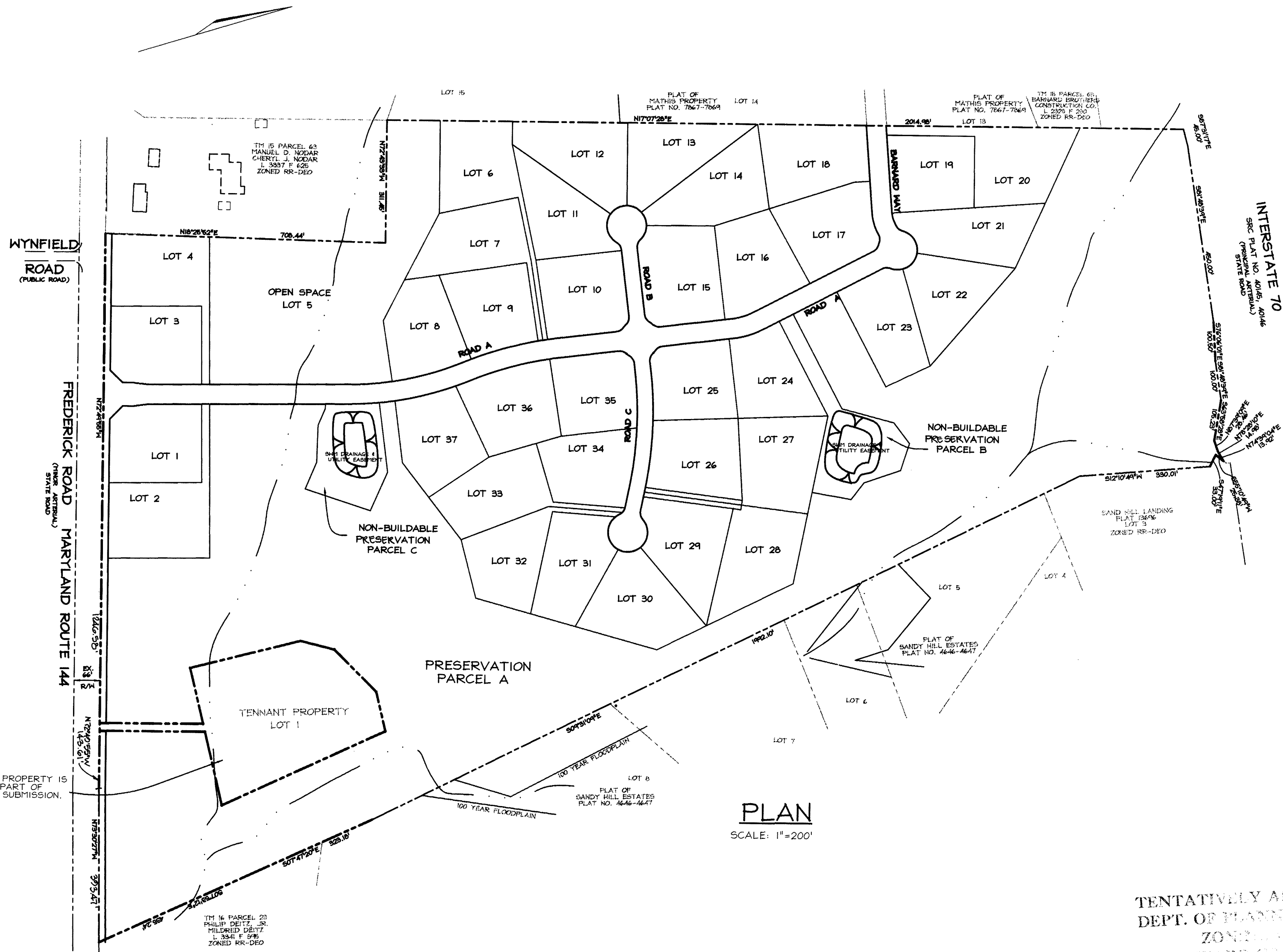
SHEET INDEX	
SHEET NO.	TITLE
1	TITLE SHEET
2	SKETCH PLAN

SKETCH PLAN FOX CREEK SUBDIVISION

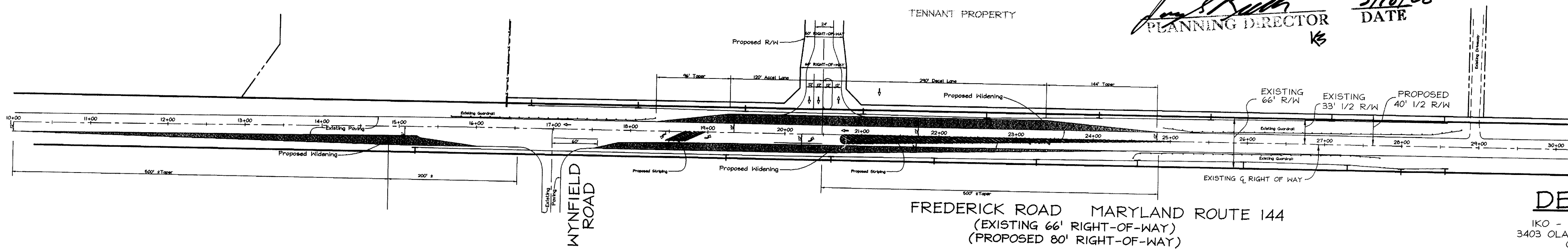
LOTS 1 THRU 37 & PRESERVATION PARCELS A THRU C HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'



PLAN
SCALE: 1" = 200'



FREDERICK ROAD IMPROVEMENTS DETAIL
SCALE: 1" = 100'

SITE DATA

LOCATION: TAX MAP 15, GRIDS 12 & 18 AND TAX MAP 16, GRIDS 7 & 13, PARCEL 1B3
 BRD ELECTION DISTRICT
 EXISTING ZONING: RR-DEO
 GROSS AREA OF PROJECT: 83.487 AC.
 AREA OF PROPOSED FLOODPLAIN: 4.3 AC. ±
 AREA OF STEEP SLOPES = 1.44 AC. (THERE ARE NO STEEP SLOPES OF 20,000 SF CONTIGUOUS AREA.)
 NET AREA OF PROJECT: 77.747 AC.
 AREA OF PROPOSED LOTS: 36.40 AC.
 AREA OF PROPOSED PRESERVATION PARCEL A: 35.90 AC.
 AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCEL: 2.16 AC.
 AREA OF PROPOSED ROAD: 4.02 AC.
 AREA OF OPEN SPACE REQUIRED: 4.17 AC. (5%)
 AREA OF OPEN SPACE: 5.0 AC. (5.99%)
 NUMBER OF LOTS/PARCELS PROPOSED: 36 + 1 BUILDABLE PRESERVATION PARCELS (TOTAL 37)

GENERAL NOTES

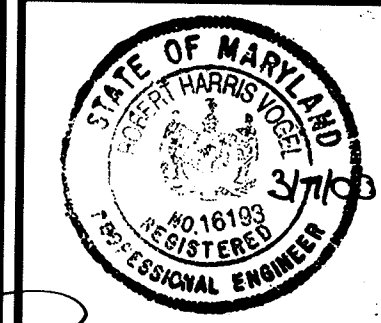
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 655/281
- DENSITY: (83.5/2 = 41 LOTS)
 NUMBER OF ENTITIES PERMITTED BY RIGHT: 83.5/4.25 = 19 LOTS
 NUMBER OF BUILDABLE ENTITIES PROPOSED: 36 CLUSTER LOTS PLUS 1 BUILDABLE PRESERVATION PARCEL (TOTAL 37)
 NUMBER OF DEO'S REQUIRED: 19
- THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAPS.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION. THE FACILITIES WILL BE LOCATED ON PRESERVATION PARCELS B & C. THE FACILITIES WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC. & HOWARD COUNTY PHOTOGRAMMETRIC MAPS.
- FLOODPLAIN SHOWN ON SITE ARE APPROXIMATE.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED NOV. 8, 1999.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JANUARY 4, 2000.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- A NOISE STUDY WAS PREPARED BY VOGEL & ASSOCIATES, INC. DATED OCTOBER 30, 1999.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- PRIVATE SEWERAGE EASEMENTS OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL ARE SHOWN ON THIS PLAN (SEE LEGEND). 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE EASEMENT HOLDER FOR PRESERVATION PARCEL A WILL BE A HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
- THE EASEMENT HOLDERS FOR PRESERVATION PARCELS B & C WILL BE HOWARD COUNTY.
- OPEN SPACE LOT 5 IS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- THE ACCESS TO THE EXISTING DWELLING ON PRESERVATION PARCEL A WILL BE FROM PROPOSED ROAD 'A'.
- LOT 1 OF THE TENANT PROPERTY IS TO BE PART OF A 3 ACRE MINOR SUBDIVISION.
- THE PROPOSED STREAM AND WETLANDS CROSSING FOR ROAD 'A' WAS DETERMINED TO BE AN ESSENTIAL ROAD DISTURBANCE TO ACCOMMODATE THE PROPOSED DEVELOPMENT BY THE DEPARTMENT OF PLANNING AND ZONING PER SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON TRAFFIC CIRCULATION AND THAT THE EXISTING ROAD CONNECTION THROUGH BARNARD WAY AND CLOVER HILL DRIVE CURRENTLY HAS INADEQUATE SIGHT DISTANCE AT ITS INTERSECTION WITH FREDERICK ROAD.
- PRESERVATION PARCEL A IS TO BE A BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY

James S. Smith
 PLANNING DIRECTOR 3/16/00
 DATE

**SKETCH PLAN
 FOX CREEK SUBDIVISION
 (FORMERLY TENNANT PROPERTY)
 LOTS 1 THRU 37 AND
 PRESERVATION PARCELS A THRU C
 TAX MAP #15 GRIDS #12 & 18
 TAX MAP #16 GRIDS #7 & 13 PARCEL '1B3'
 BRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND**

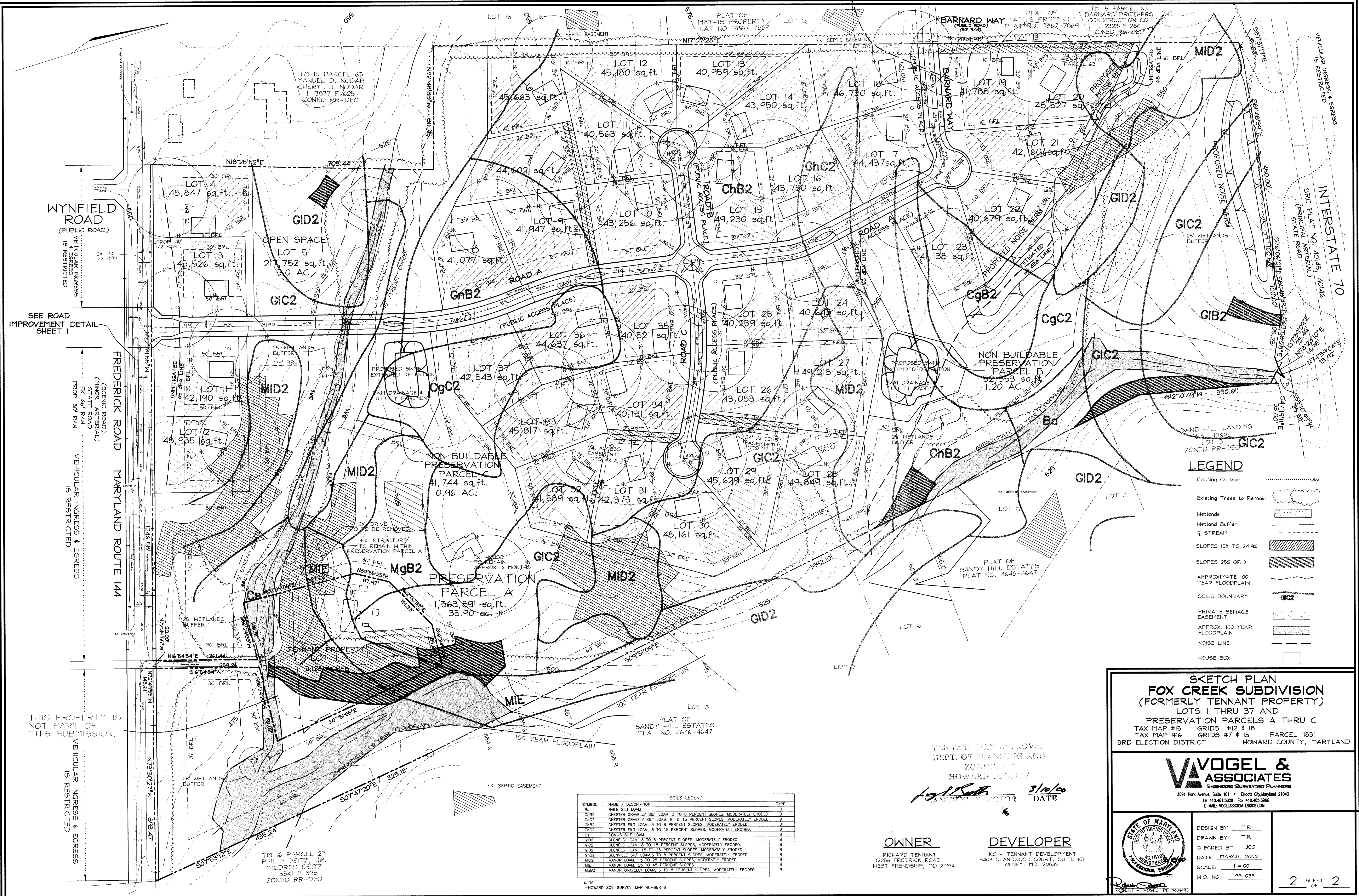
VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel: 410.461.2828 Fax: 410.460.3966
 E-MAIL: VOGELASSOCIATES@CS.COM



DESIGN BY: T.R.
 DRAWN BY: T.R.
 CHECKED BY: JCO
 DATE: MARCH, 2000
 SCALE: AS SHOWN
 W.O. NO.: 99-035

DEVELOPER
 IKO - TENNANT DEVELOPMENT
 3403 OLANHOOD COURT, SUITE 101
 OLNEY, MD. 20832

OWNER
 RICHARD TENNANT
 12256 FREDRICK ROAD
 WEST FRIENDSHIP, MD 21794



LEGEND

- Existing Contour
- Existing Trees to Remain
- Wetlands
- Wetland Buffer
- STREAM
- SLOPES 15% TO 24.9%
- SLOPES 25% OR >
- APPROXIMATE 100 YEAR FLOODPLAIN
- SOILS BOUNDARY
- PRIVATE SEWAGE EASEMENT
- APPROX. 100 YEAR FLOODPLAIN
- NOISE LINE
- HOUSE BOX

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
Bs	BALF SILT LOAM	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Cs	COMUS SILT LOAM	B
GcB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GcC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GID2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: -HOWARD SOIL SURVEY, MAP NUMBER 8

SKETCH PLAN
FOX CREEK SUBDIVISION
 (FORMERLY TENNANT PROPERTY)
 LOTS 1 THRU 37 AND
 PRESERVATION PARCELS A THRU C
 TAX MAP #15 GRIDS #12 & 15
 TAX MAP #16 GRIDS #7 & 13 PARCEL #183
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
John Smith 3/16/00
 PLANNING DIRECTOR DATE

OWNER
 RICHARD TENNANT
 12256 FREDRICK ROAD
 WEST FRIENDSHIP, MD 21744

DEVELOPER
 1K0 - TENNANT DEVELOPMENT
 3403 OLANWOOD COURT, SUITE 101
 OLNEY, MD. 20852

THIS PROPERTY IS NOT PART OF THIS SUBMISSION.