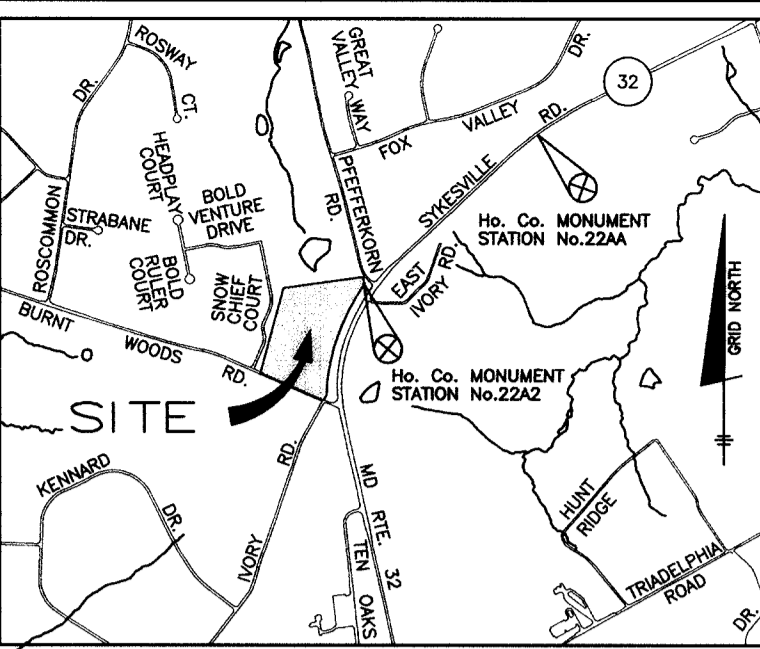


LEGEND

- SOILS CLASSIFICATION AbC1
- SOILS DELINEATION
- EXISTING CONTOURS 999
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED SEPTIC FIELD
- EXISTING SEPTIC FIELD
- DRAINAGE AREA
- DRAINAGE DIVIDE
- TE STUDY PATH

BENCHMARKS (NAD '83):

STATION 22A2	NORTHING: 178609.67(M)	EASTING: 401204.15(M)
STATION 22A4	NORTHING: 179076.20(M)	EASTING: 401696.10(M)



GENERAL NOTES

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. THIS PROJECT IS NOT WITHIN THE WATER/SEWER METROPOLITAN DISTRICT.
- 3.) TRACT BOUNDARY ESTABLISHED BY DEED REF. L5016/F.0236
- 4.) TOPOGRAPHIC INFORMATION PURCHASED FROM HOWARD COUNTY DEPARTMENT OF TECHNOLOGY AND COMMUNICATION SERVICES, GIS DIVISION.
- 5.) HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD'83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 22A4 & 22A2
- 6.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE, 2001.
- 7.) TRAFFIC STUDY PREPARED BY TRAFFIC CONCEPTS DATED JULY, 2001.
- 8.) FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE, 2001.
- 9.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- 10.) MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET. 5% OPEN SPACE WILL BE PROVIDED.
- 11.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY THE USE OF DRY SWALES FOR MEETING GROUND-WATER RECHARGE VOLUMES AND A PORTION OF THE WATER QUALITY VOLUME, AND A MICROPOOL EXTENDED DETENTION FACILITY TO MEET THE REMAINING WATER QUALITY VOLUME REQUIREMENT AND THE CHANNEL PROTECTION VOLUME REQUIREMENT. ALL FACILITIES TO BE CLASS 'A' STRUCTURES.
- 12.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 13.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT AND WILL BE INDICATED ON PRELIMINARY AND FINAL PLAN SUBMISSIONS.
- 14.) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- 15.) THE PRINCIPAL USE OF THE PRESERVATION PARCEL IS TO BE ENVIRONMENTAL CONSERVATION. THIS PARCEL SHALL BUFFER THE PROPOSED LOTS FROM EXISTING ROUTE 32. THIS WILL LESSEN THE VISUAL AND NOISE IMPACTS THAT THE EXISTING ROADWAY WILL HAVE ON THE PROPOSED LOTS. THE LOCATION OF THE PRESERVATION PARCEL SHALL PRESERVE THE VISUAL QUALITY FROM ROUTE 32. THE PRESERVATION PARCEL SHALL ALSO BE USED FOR REFORESTATION OR AFForestation.
- 16.) THERE ARE NO 100 YEAR FLOODPLAIN, WETLANDS, STREAMS, 25% OR GREATER SLOPES OR FOREST AREAS LOCATED ON THIS PROPERTY.
- 17.) THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS PROPERTY.
- 18.) THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING	REMARKS
C1	59.71'	50.00'	33.99'	60°25'11"	56.22'	N79°22'09"E	-
C2	52.36'	50.00'	28.86'	60°00'00"	50.00'	N75°09'34"E	-
C3	78.54'	50.00'	50.00'	90°00'00"	70.71'	N60°09'34"E	-

PLAN

SCALE: 1" = 50'

SUMMARY OF GENERAL STORAGE REQUIREMENTS

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	DRAINAGE AREAS TO FACILITIES
1	WATER QUALITY VOLUME (W _Q)	0.18 AC. - FT.	SWALE WEST 2.4 AC ±
2	RECHARGE VOLUME (Rev)	0.05 AC. - FT.	SWALE EAST 2.6 AC ±
3	CHANNEL PROTECTION VOLUME (CP _v)	0.21 AC. - FT.	MICRO POOL 7.8 AC ±
4	OVERBANK FLOOD PROTECTION VOLUME (O _p)	N/A	-
5	EXTREME FLOOD VOLUME (Q _t)	N/A	-

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
6	41,598 S.F.	1,587 S.F.	40,011 S.F.

SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
CgB2	B	CHESTER GRAVELLY SILT LOAM - 3 TO 6 PERCENT SLOPES - MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
CMA	B	CHESTER SILT LOAM - 0 TO 3 PERCENT SLOPES
CHB2	B	CHESTER SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
EKA	C	ELIJAH SILT LOAM - 0 TO 3 PERCENT SLOPES

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: RR-DEO
 - b. APPLICABLE DPZ FILE REFERENCES: N/A
 - c. DEED REF.: L5016/F.0236
 - d. PROPOSED USE OF SITE: 7 SFD HOMES & 2 O.S. LOTS
 - e. PROPOSED WATER AND SEWER SYSTEMS: PRIVATE
- 2) AREA TABULATION
 - a. TOTAL AREA OF SITE..... 17.71 AC.±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.)..... 0.00 AC.±
 - c. AREA OF STEEP SLOPES..... 0.00 AC.± (25% OR GREATER)
 - d. NET AREA OF SITE..... 17.71 AC.±
 - e. AREA OF THIS PLAN SUBMISSION..... 17.71 AC.±
 - f. AREA OF PROPOSED BUILDABLE LOTS..... 6.75 AC.±
 - g. AREA OF PROPOSED OPEN SPACE LOTS..... 1.12 AC.±
 - h. AREA OF NON-CREDITED NARROW O.S. 0.00 AC.±
 - i. AREA OF PROPOSED PRES. PARCEL..... 0.27 AC.±
 - j. AREA OF PROPOSED PUBLIC COUNTY ROAD..... 1.00 AC.±
 - k. AREA OF PROPOSED PUBLIC STATE ROAD R/W DEDICATION..... 8.59 AC.±
- 3) LOT TABULATION
 - a. ALLOWABLE RESIDENTIAL LOTS AT 1 UNIT PER 4.25 ACRES = 17.71AC / 4.25 = 4.2 = 4 UNITS.
 - b. ALLOWABLE RESIDENTIAL LOTS USING THE DEO/CEO DENSITY EXCHANGE OPTION AT 1 UNIT PER 2 ACRES = 17.71AC / 2 = 8.85 = 8 UNITS.
 - c. NUMBER OF DEO/CEO UNITS REQUIRED = 3 UNITS
 - d. TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED = 7 UNITS
 - e. NUMBER OF OPEN SPACE LOTS PROPOSED = 2 LOT
 - f. TOTAL NUMBER OF PRESERVATION PARCELS = 1
- 4) OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 40,000 S.F.
 - b. OPEN SPACE REQUIRED (5%)..... 0.89 AC.±
 - c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS..... 1.12 AC.±
 - d. TOTAL AREA OF NON-CREDITED NARROW O.S. 0.00 AC.±
 - e. TOTAL CREDITED OPEN SPACE PROVIDED..... 1.12 AC.±
 - f. AREA OF RECREATION OPEN SPACE REQUIRED..... 0.00 AC.±
 - g. AREA OF RECREATION OPEN SPACE PROVIDED..... 0.00 AC.±

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE: 2/6/02

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
EMAIL: Benchmark@cois.com

OWNER: MELISSA OWEN RUTH
1065 ARBOR HILL ROAD
STAUNTON, VA. 24401

DEVELOPER: SECURITY DEVELOPMENT LLC
P.O. BOX 417
ELLCOTT CITY, MD 21041
PHONE: 410-465-4244

PROJECT: FOXTAIL RUN
LOTS 1 THRU 7 AND OPEN SPACE
PARCEL 2
LOTS 8 AND 9 AND PRESERVATION PARCEL 'A'

LOCATION: TAX MAP 22 - GRID 8
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SKETCH PLAN

DATE: JUNE, 2001
FEBRUARY 2002

PROJECT NO.: 1458

SCALE: AS SHOWN

DRAWING: 1 OF 1

Design: DAM/MCR Draft: EDD Check: DAM