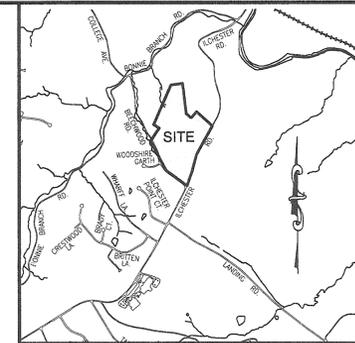


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
AgE3	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED	B
Ba	BAILE SILT LOAM	D
BrC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BrF	BRANDYWINE LOAM, 20 TO 60 PERCENT SLOPES	C
BwD	BRANDYWINE VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	C
GlB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GlC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GlC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GrB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
LeC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
MsD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B
MrE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ReC2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WeB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

HOWARD COUNTY SOIL SURVEY PAGE 20

LEGEND	
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	EXISTING TREELINE
	WETLANDS
	AREA OF 15 TO 24.9 PERCENT SLOPES
	AREA OF 25 PERCENT OR GREATER SLOPES
	SPECIMEN TREE



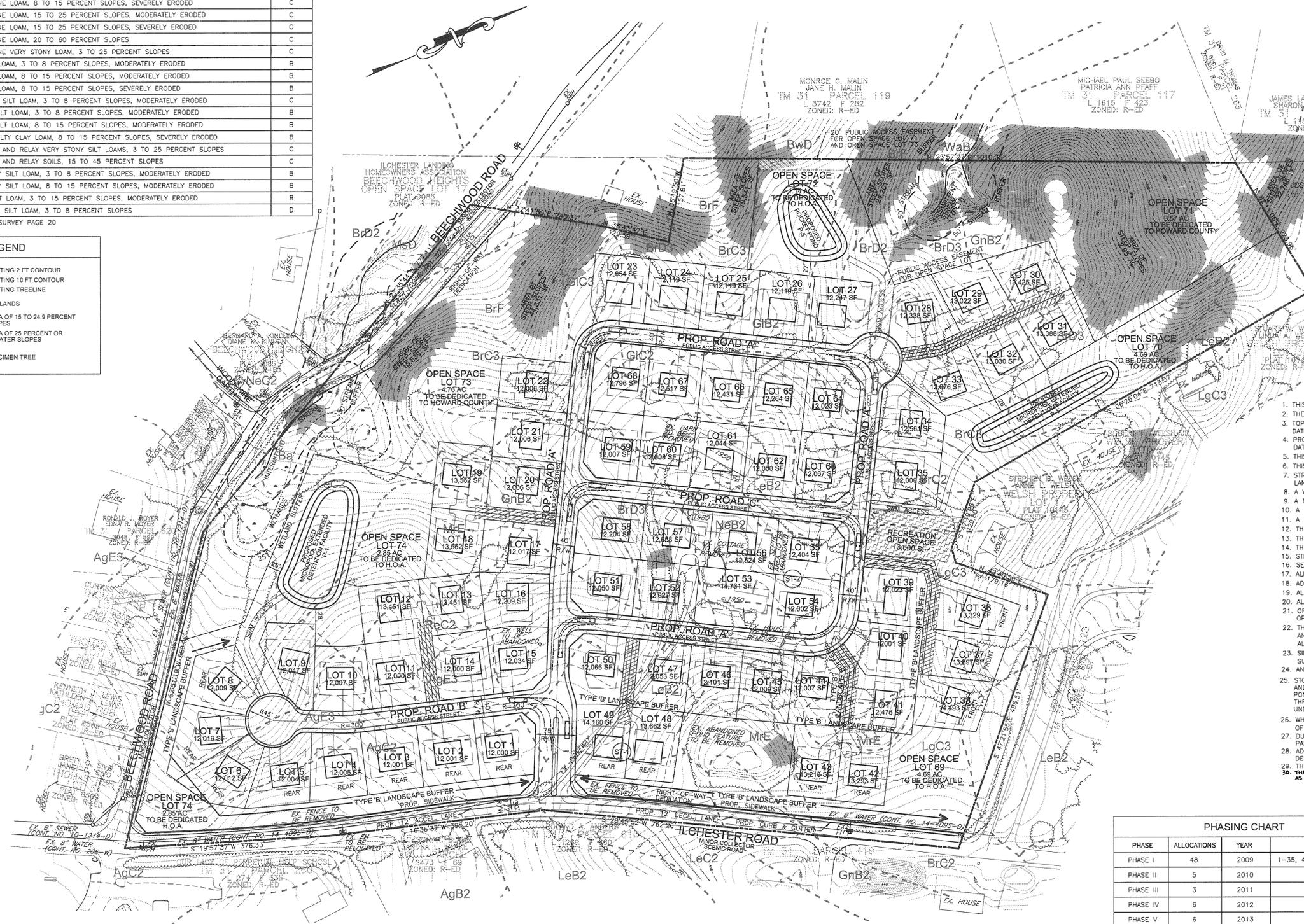
VICINITY MAP
SCALE: 1"=2000'

SITE INFORMATION

TAX MAP 31 PARCEL 122
ELECTION DISTRICT: 1ST
PRESENT ZONING: R-20
GROSS PROPERTY AREA: 41.81 AC
FLOODPLAIN AREA: 0.00 AC
AREA OF STEEP SLOPES: 4.46 AC
NET PROPERTY AREA: 37.35 AC
TOTAL NUMBER OF BUILDABLE LOTS PROPOSED: 68
RECREATION OPEN SPACE REQUIRED: 13,600 SF
RECREATION OPEN SPACE PROVIDED: 13,600 SF
OPEN SPACE REQUIRED (40%): 16,72 AC
CREDITED OPEN SPACE PROVIDED: 17,01 AC
NON-CREDITED OPEN SPACE PROVIDED: 0.00 AC
AREA OF RIGHT-OF-WAY DEDICATION: 5.30 AC
AREA OF BUILDABLE LOTS: 19.50 AC
NUMBER OF OPEN SPACE LOTS PROPOSED: 5
AREA OF SMALLEST BUILDABLE LOT PROPOSED (WITHOUT AREA OF PIPESTEM): 12,000 SF

GENERAL NOTES

- THIS PROPERTY IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEYS, DATED DECEMBER 2005.
- PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER 2005.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER CONTRACT NO. 14-4590-D AND SEWER CONTRACT NO. 10-1214-D, DATED DECEMBER 2005.
- STREET TREES AND LANDSCAPING WILL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL.
- A WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 2005.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 2005.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THERE ARE NO 100 YEAR FLOODPLAINS ON SITE.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- ALL PROPOSED PAVING SHALL MEET OR EXCEED ALL HOWARD COUNTY MINIMUM REQUIREMENTS.
- ADDRESS SIGNAGE FOR THE FLAG LOTS WILL BE PROVIDED AND DETAILED AT SITE DEVELOPMENT PLAN.
- ALL EXISTING STRUCTURES SHALL BE REMOVED.
- ALL EXISTING WELLS AND SEPTIC SYSTEMS WILL BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
- OPEN SPACE LOTS 69, 70, 72 AND 74 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOTS 71 AND 73 ARE TO BE OWNED AND MAINTAINED BY HOWARD COUNTY RECREATION AND PARKS.
- 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 THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- SIDEWALKS WILL BE PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.134 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- AN ACCIDENT STUDY HAS BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2006.
- STORMWATER MANAGEMENT WILL BE PROVIDED THROUGH THE USE OF THREE SEPARATE PONDS, ONE MICRO-POOL POND AND TWO POCKET PONDS FOR SUBAREAS A, B AND C. RECHARGE FOR THE THREE MAJOR DRAINAGE AREAS TO THESE PONDS WILL BE ACHIEVED BY STONE TRENCH. IN SUBAREA D THE 1 YEAR PEAK DISCHARGE IS LESS THAN 2.0 CFS. THEREFORE NO CFS CONTROL IS REQUIRED. WQV WILL BE PROVIDED BY RAINGARDENS. SUBAREAS E AND F WILL REMAIN UNDEVELOPED, THEREFORE NO SWM CONTROLS WILL BE REQUIRED.
- WHERE 2 OR MORE DWELLINGS ARE SERVED BY A USE-IN-COMMON DRIVEWAY, AN ADDRESS SIGN AT THE INTERSECTION OF THE DRIVEWAY AND THE STREET. THE SIGN SHALL CLEARLY IDENTIFY ALL OF THE HOUSES ACCESSED FROM THE DRIVEWAY.
- DUE TO ENVIRONMENTAL FEATURES, ACCESS TO PARCEL 115 WILL NOT BE PERMITTED THROUGH THIS SITE. ACCESS TO PARCEL 115 WILL BE PROVIDED BY AN ACCESS EASEMENT ON PARCEL 116 PROVIDED WITH FUTURE DEVELOPMENT OF PARCEL 116.
- ADADEQUATE SIGHT DISTANCE WILL BE PROVIDED FOR ALL LOTS. SIGHT DISTANCE EASEMENT MAY BE REQUIRED AND WILL BE DESIGNED AND PROVIDED WITH THE PRELIMINARY PLAN.
- THE WATER MAIN WILL BE LOOPEP BECAUSE THERE ARE GREATER THAN 50 PROPOSED LOTS.
- THE PORTION OF THE EXISTING DRIVEWAY ON THE WELSH PROPERTY LOT 1 WHICH IS LOCATED ON PROPOSED OPEN SPACE LOT 69 WILL BE REMOVED AS PART OF THE PRELIMINARY PLAN SUBMISSION.



PLAN
SCALE: 1"=100'

PHASING CHART			
PHASE	ALLOCATIONS	YEAR	LOTS
PHASE I	48	2009	1-35, 47-51, 58, 59, 63-68
PHASE II	5	2010	36-40
PHASE III	3	2011	60-62
PHASE IV	6	2012	41-46
PHASE V	6	2013	52-57

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul Collins 8/9/06
PLANNING DIRECTOR DATE

TURNING TEMPLATE
FOR SCHOOL BUSES
SCALE: 1"=100'

OWNER/DEVELOPER
ROBERT AND ROSALIE WELSH
4738 ILCHESTER ROAD
ELLCOTT CITY, MD 21043

DEVELOPER
LAND DESIGN AND DEVELOPMENT
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MD 21042
(410) 480-9105

SKETCH PLAN
LOCUST CHAPEL
LOTS 1-68 AND OPEN SPACE LOTS 69-74
TAX MAP 31 GRID 4 PARCEL 122
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.6961



DESIGN BY: LJT
DRAWN BY: LJT
CHECKED BY: RHV
DATE: JULY 27, 2006
SCALE: 1"=100'
W.O. NO.: 04-151.00