

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Ba	BALILE SILT LOAM	D
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
CgB3	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.	B
CgC3	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.	B
Cs	COMUS SILT LOAM	B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.	B
GID2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED.	B
SHB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.	B
MID2	MANOR LOAM, 5 TO 25 PERCENT SLOPES, MODERATELY ERODED.	B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES.	B
MIB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.	B

NOTE:
HOWARD SOIL SURVEY, MAP NUMBER 8

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT TO PERIMETER PROPERTIES
Perimeter/Proportion Designation	B 1 2 3 4 5 6 7 8 9 10 11 12 13
Landscaping	41 325 216 212 206 688 652 1060 514 668 1587 641
Frontage/Perimeter	
Credit for Existing Vegetation (Yes, No, Linear Feet)	No No No No No No Yes 3300 Yes 102 Yes 35
Credit for Hill Faces or Berm (Yes, No, Linear Feet)	No No No No No No No No No No No No
Number of Plants Required (See Schedule B)	No No No No No No No No No No No No
Shade Trees	150 5 150 7 150 4 150 4 150 4 150 4 150 1 150 1 150 1 150 1 150 10
Evergreen Trees	140 10 140 10 140 5 140 5 140 5 140 5 140 5 140 5 140 5 140 5 140 5
Number of Plants Provided	
Shade Trees	
Evergreen Trees	
Other Trees (2) Substitution	
Shade (2) Substitution	
Describe Plant Substitution Criteria (See Schedule B)	

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	SHRUBS 1/2 1/2 LF
Credit for Existing Vegetation (Yes, No, Linear Feet)	NO
Credit for Other Landscaping (Yes, No, Linear Feet)	N/A
Number of Trees Required	4 SHADE TREES 25 EVERGREEN TREES
Number of Trees Provided	4 SHADE TREES 25 EVERGREEN TREES
Other Trees (2) Substitution	4 SHADE TREES 25 EVERGREEN TREES
Other Trees (2) Substitution	4 TREES (2) SUBSTITUTION TREES

GENERAL NOTES
1 Financial Surety for the required landscaping must be posted as part of the Developer's agreement in the amount of \$52,500.00 for 34 shade trees and 82 evergreen trees.

COORDINATE TABLE		
NO	NORTHING	EASTING
162	596913.20	1330445.17
108	594948.53	1330774.62
109	594308.91	1330500.85
110	594197.21	1330878.14
115	595397.27	1329377.48
129	597235.78	1330514.80
130	597264.80	1330454.84
151	597413.46	1329718.33
158	595489.76	1329080.07
163	597415.41	1329673.37
164	597549.36	1330163.74
165	597325.22	1330261.30
166	597310.88	1330360.28
170	597272.65	1330511.38
175	594725.7	1329153.49
177	594628.34	1330816.42

MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PRESTEY AREA	MINIMUM LOT SIZE
2	53,687 s.f.	4,044 s.f.	49,643 s.f.
4	58,919 s.f.	5,223 s.f.	53,696 s.f.
6	49,977 s.f.	2,412 s.f.	47,565 s.f.
7	49,999 s.f.	4,424 s.f.	45,575 s.f.
16	47,299 s.f.	6,051 s.f.	4,248 s.f.
24	56,625 s.f.	3,268 s.f.	53,357 s.f.
25	49,941 s.f.	2,665 s.f.	47,276 s.f.
29	48,065 s.f.	1,844 s.f.	46,221 s.f.
30	49,185 s.f.	2,476 s.f.	47,479 s.f.

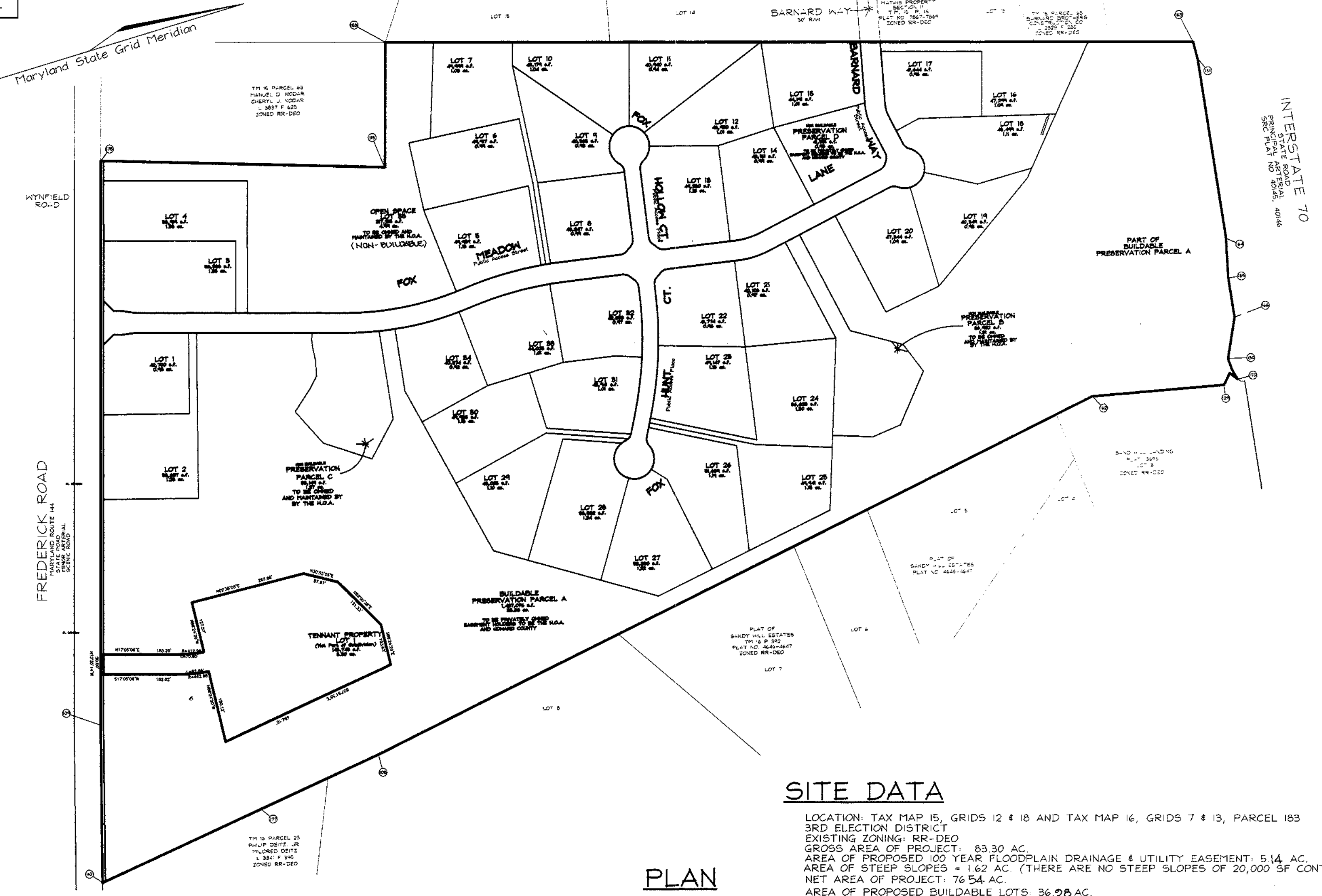
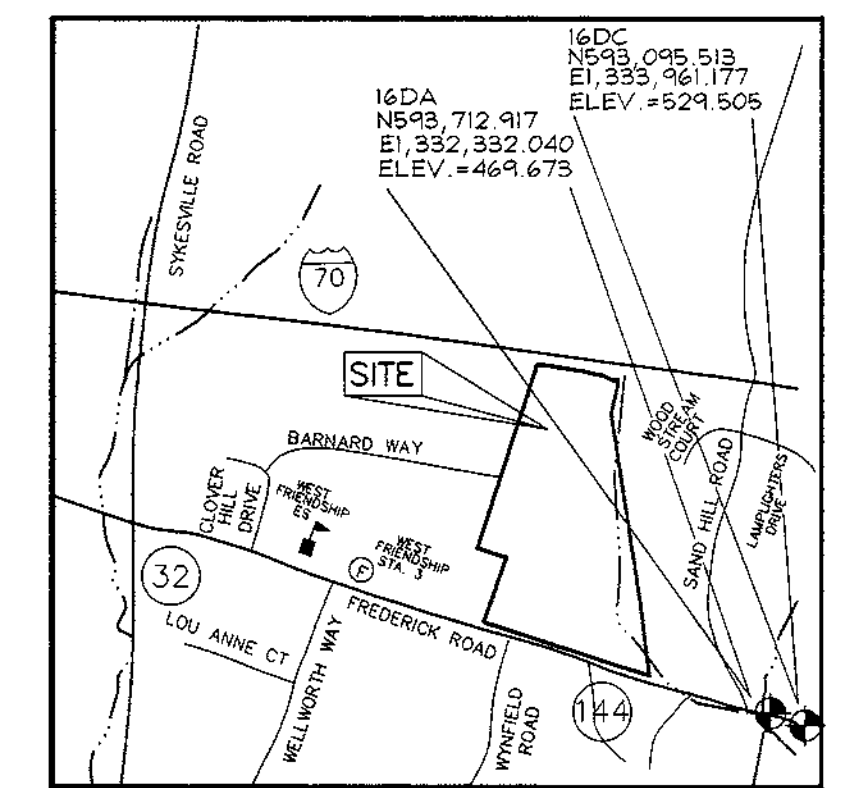
SHEET INDEX	
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY GRADING PLAN
4	FOREST CONSERVATION PLAN
5	FOREST CONSERVATION DETAILS

PRELIMINARY PLAN

FOX CREEK SUBDIVISION

LOTS 1 THRU 35 & PRESERVATION PARCELS A - D

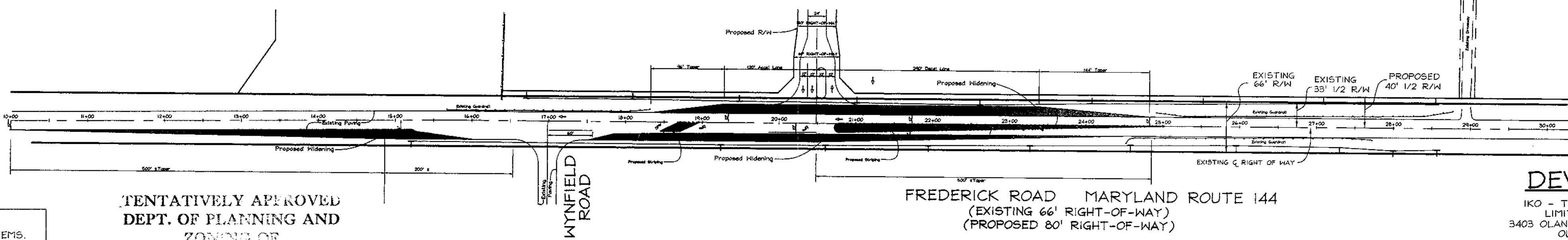
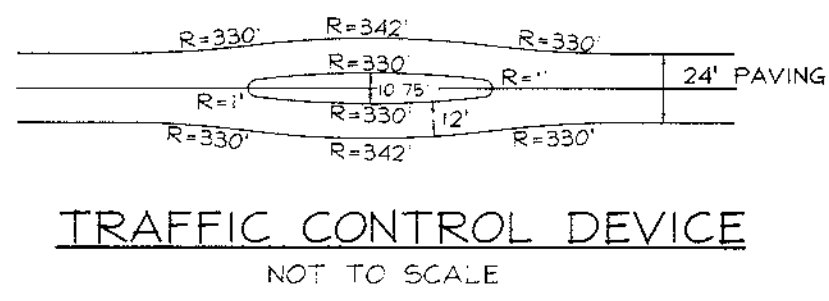
HOWARD COUNTY, MARYLAND



SITE DATA

LOCATION: TAX MAP 15, GRIDS 12 & 18 AND TAX MAP 16, GRIDS 7 & 13, PARCEL 183
 3RD ELECTION DISTRICT
 EXISTING ZONING: RR-DEO
 GROSS AREA OF PROJECT: 83.30 AC.
 AREA OF PROPOSED 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 5.14 AC.
 AREA OF STEEP SLOPES = 1.62 AC. (THERE ARE NO STEEP SLOPES OF 20,000 SF CONTIGUOUS AREA.)
 NET AREA OF PROJECT: 76.54 AC.
 AREA OF PROPOSED BUIDABLE LOTS: 36.98 AC.
 AREA OF PROPOSED PRESERVATION PARCEL A: 33.68 AC.
 AREA OF PROPOSED NON-PRESERVATION PARCELS: 3.53 AC.
 AREA OF PROPOSED RIGHT-OF-WAY: 4.12 AC.
 AREA OF OPEN SPACE REQUIRED: 5.8 OR 4.2 AC.
 AREA OF OPEN SPACE PROVIDED: 4.09 AC.
 NUMBER OF BUIDABLE LOTS/PARCELS PROPOSED: 34 + 1 BUIDABLE PRESERVATION PARCELS (TOTAL 35)

PLAN
SCALE: 1"=200'



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
DATE: 2/14/01

PLANNING DIRECTOR
DATE: 2/14/01

FREDERICK ROAD IMPROVEMENTS DETAIL
SCALE: 1"=100'

DEVELOPER

IKO - TENNANT DEVELOPMENT
LIMITED PARTNERSHIP
3403 OLANWOOD COURT, SUITE 101
OLNEY, MD 20832

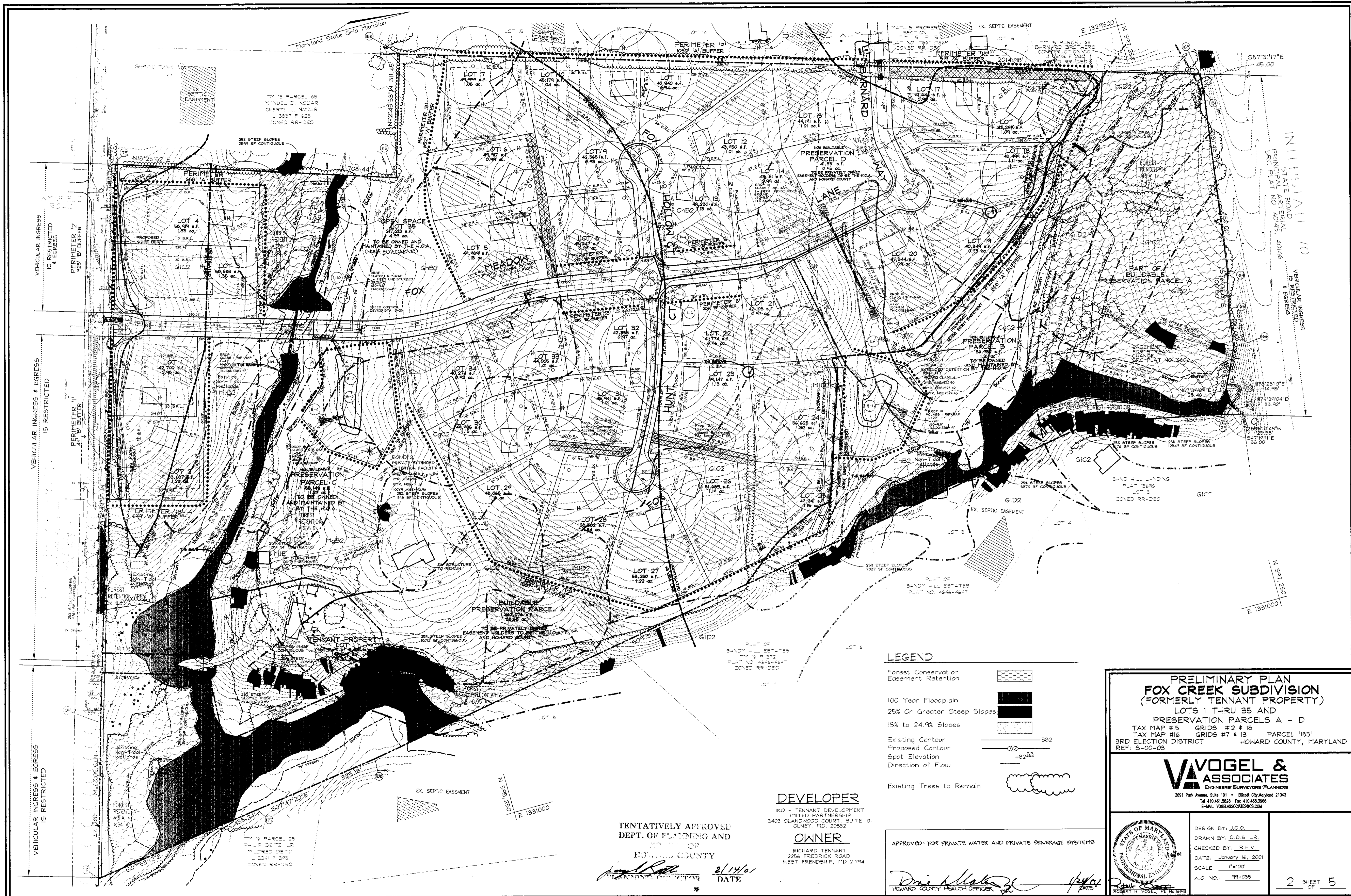
OWNER

RICHARD TENNANT
1226 FREDERICK ROAD
WEST FRENDSHIP, MD 21794

COVER SHEET
FOX CREEK SUBDIVISION
(FORMERLY TENNANT PROPERTY)
LOTS 1 THRU 35 AND
PRESERVATION PARCELS A - D
TAX MAP #15 GRIDS #12 & 18
TAX MAP #16 GRIDS #7 & 13 PARCEL 183
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-00-05

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DESIGN BY: J.C.O.
DRAWN BY: D.D.S. JR.
CHECKED BY: R.H.V.
DATE: January 16, 2001
SCALE: AS SHOWN
W.O. NO.: 99-035
1 SHEET OF 5



VEHICULAR INGRESS & EGRESS IS RESTRICTED

VEHICULAR INGRESS IS RESTRICTED

LEGEND

Forest Conservation Easement Retention	
100 Year Floodplain	
25% Or Greater Steep Slopes	
15% to 24.9% Slopes	
Existing Contour	
Proposed Contour	
Spot Elevation	
Direction of Flow	
Existing Trees to Remain	

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
201 OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

2/14/01
DATE

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WEST FRIENDSHIP, MD 21764

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

[Signature]
HOWARD COUNTY HEALTH OFFICER

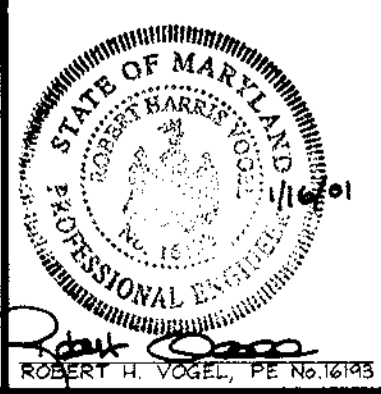
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**PRELIMINARY PLAN
FOX CREEK SUBDIVISION
(FORMERLY TENNANT PROPERTY)
LOTS 1 THRU 35 AND
PRESERVATION PARCELS A - D**

TAX MAP #15 GRIDS #12 & 18
TAX MAP #16 GRIDS #7 & 13 PARCEL '183'
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-00-03

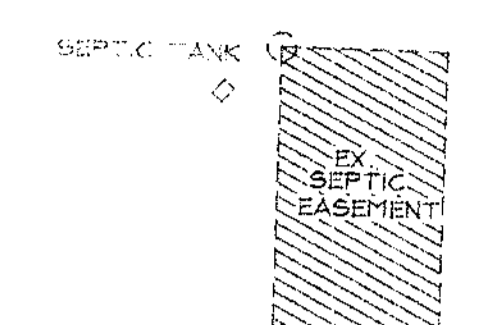
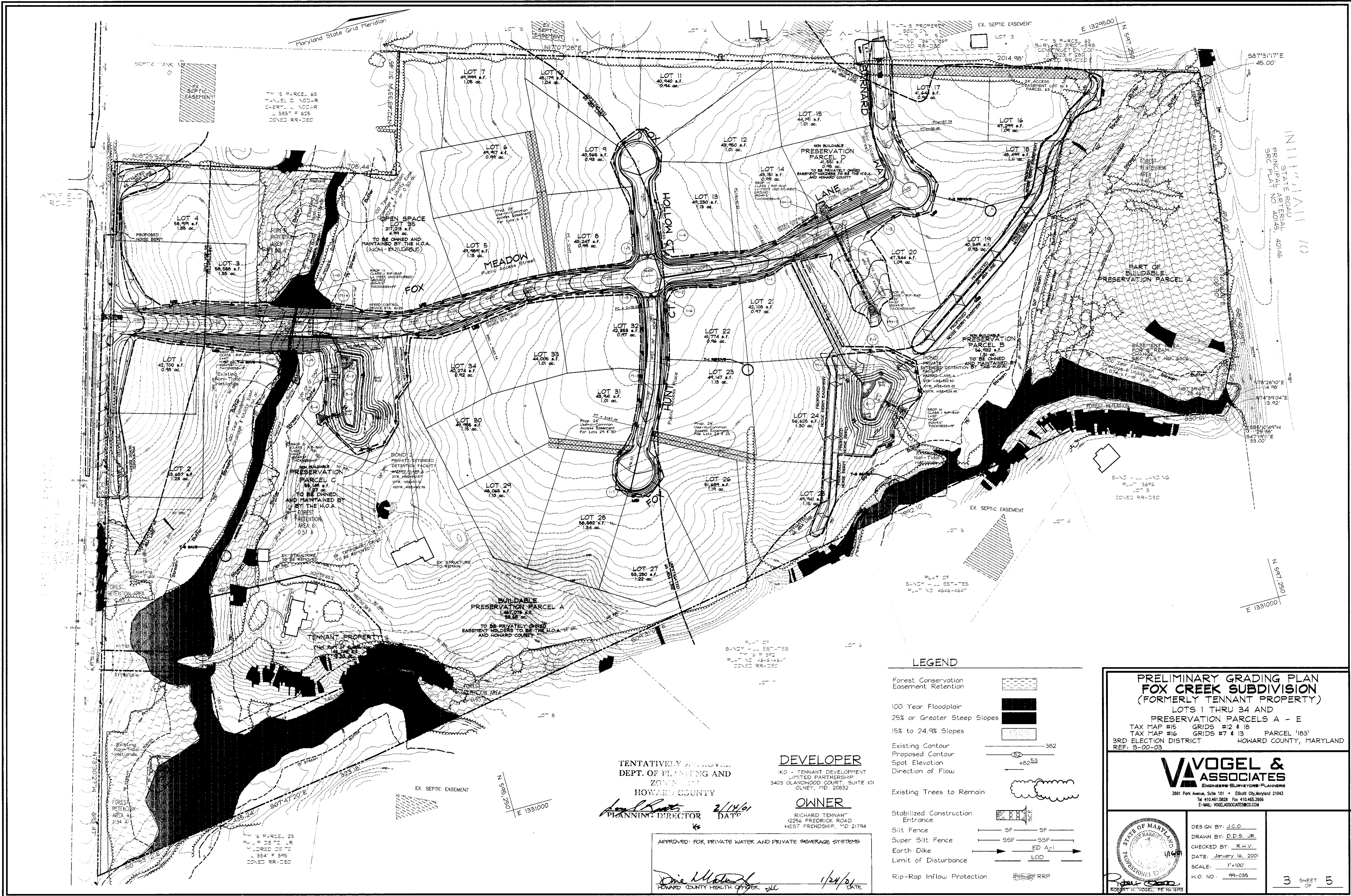
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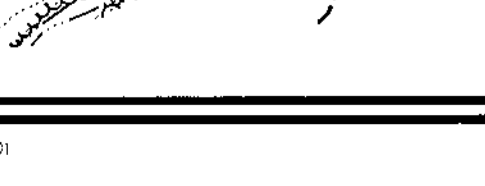
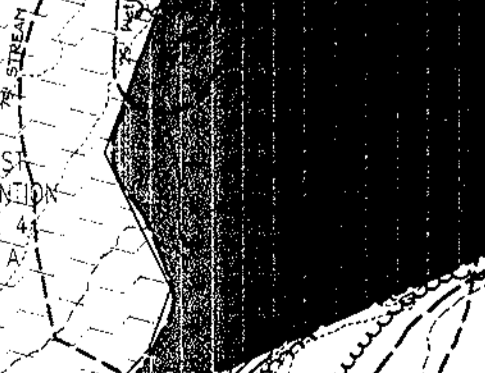
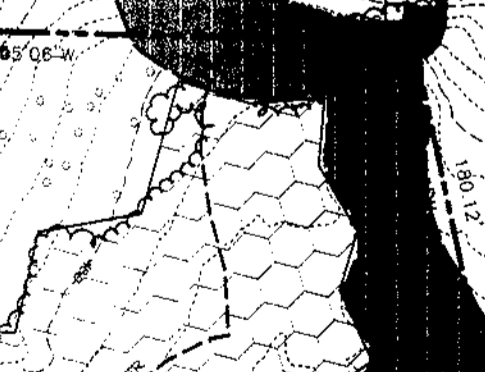
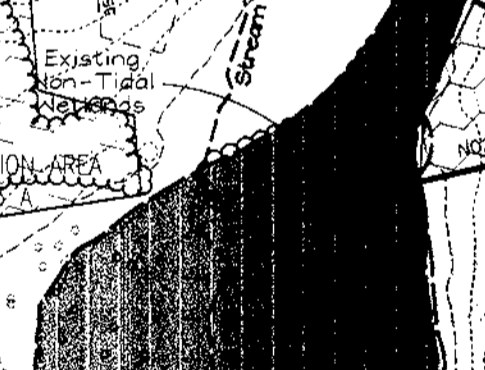
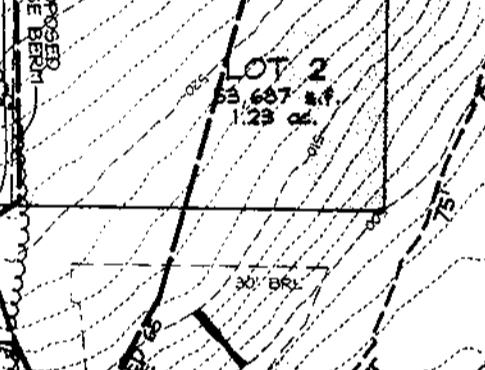
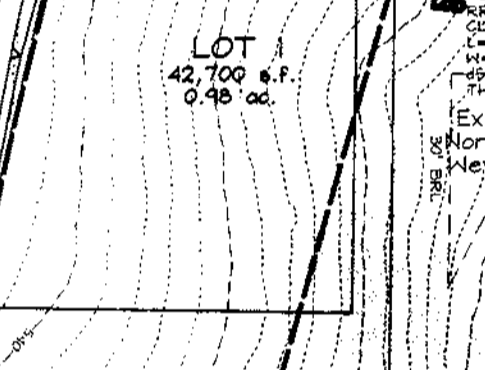
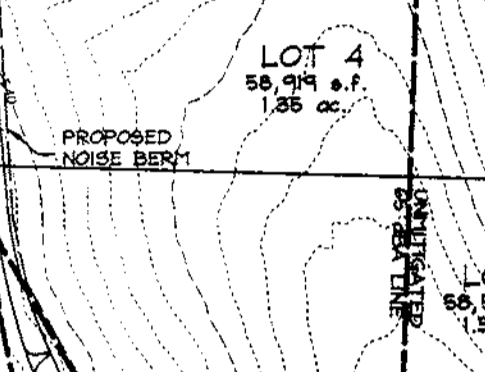


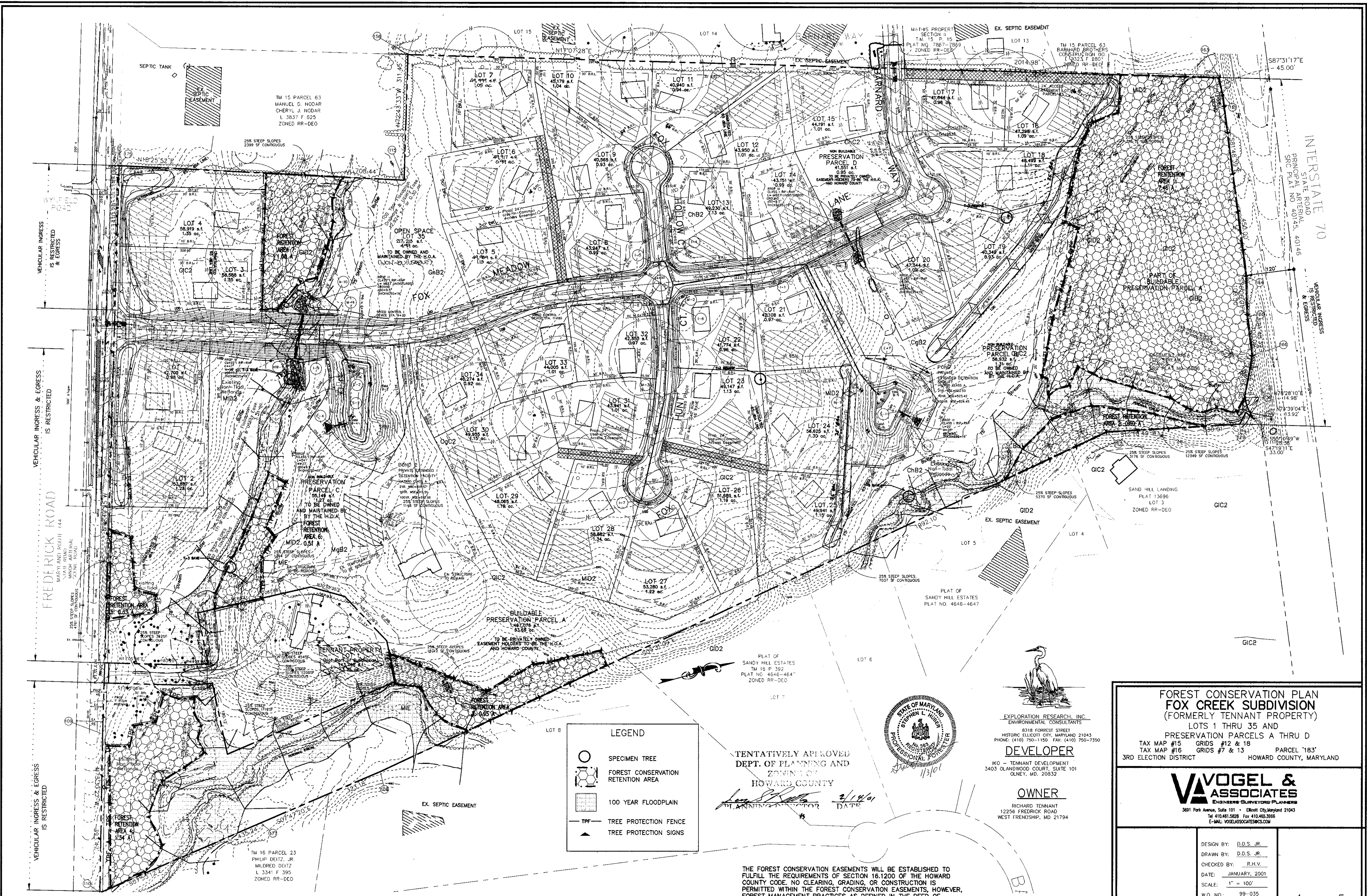
DESIGN BY: J.C.O.
DRAWN BY: D.D.S. JR.
CHECKED BY: R.H.V.
DATE: January 16, 2001
SCALE: 1"=100'
W.O. NO.: 99-035

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Parcel 65
 C-55' x 100'-0"
 C-55' x 100'-0"
 585' = 425'
 ZONED RR-20C





LEGEND

- SPECIMEN TREE
- FOREST CONSERVATION RETENTION AREA
- 100 YEAR FLOODPLAIN
- TREE PROTECTION FENCE
- TREE PROTECTION SIGNS

TENTATIVELY APPROVED
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HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

2/14/01
DATE

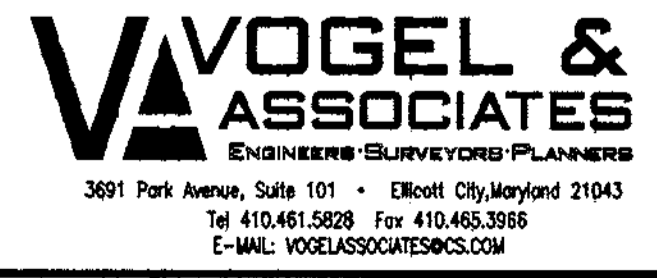


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OWNER
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12256 FREDRICK ROAD
WEST FRENDSHIP, MD 21794

**FOREST CONSERVATION PLAN
FOX CREEK SUBDIVISION
(FORMERLY TENNANT PROPERTY)**
LOTS 1 THRU 35 AND
PRESERVATION PARCELS A THRU D
TAX MAP #15 GRIDS #12 & 18
TAX MAP #16 GRIDS #7 & 13 PARCEL '183'
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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CHECKED BY: R.H.V.
DATE: JANUARY, 2001
SCALE: 1" = 100'
W.O. NO.: 99-035

NARRATIVE

This forest conservation plan is designed to preserve and protect the forest resources on the 83.30 Ac Parcel using Howard Forest Conservation Manual guidelines for Rural Cluster subdivisions. In this case, option 'C' is used. The area of change for the cluster subdivision is 60.40 Ac, which is made up of buildable lots, road Right-of-Way, Non-preservation parcels, and the open space lot less the floodplain, and forest retention easements on Preservation Parcel 'A'. A total of 11.19 Ac. of forest will be retained on preservation parcels and 1.08 Ac. on Open Space Lot 35, for a total retention area of 12.27 Ac.

As required for the use of option 'C', all of the forest resources on the preservation parcels have been retained in forest conservation easements. There are no afforestation or reforestation obligations.

MANAGEMENT NOTES FOR FOREST RETENTION AREAS

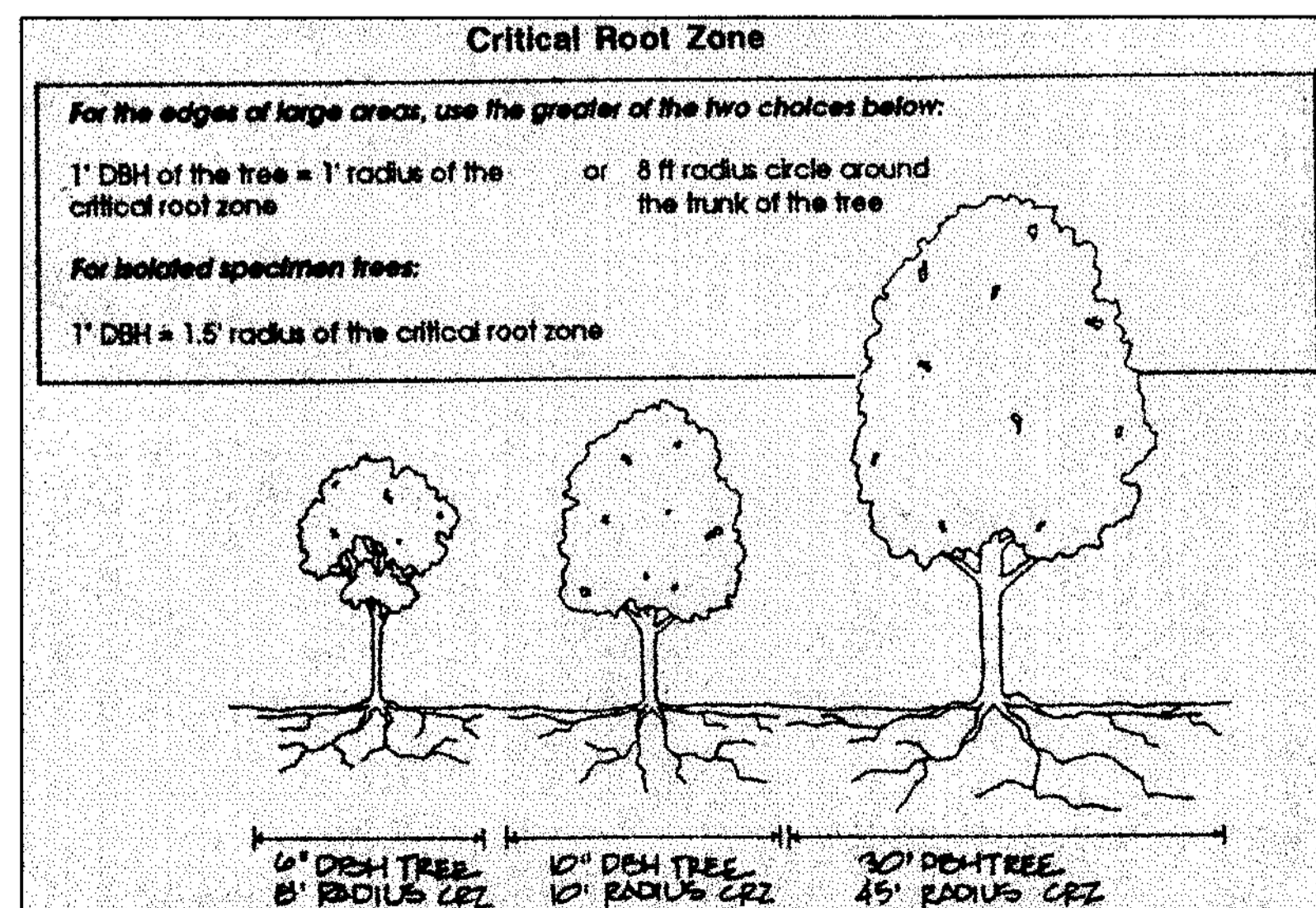
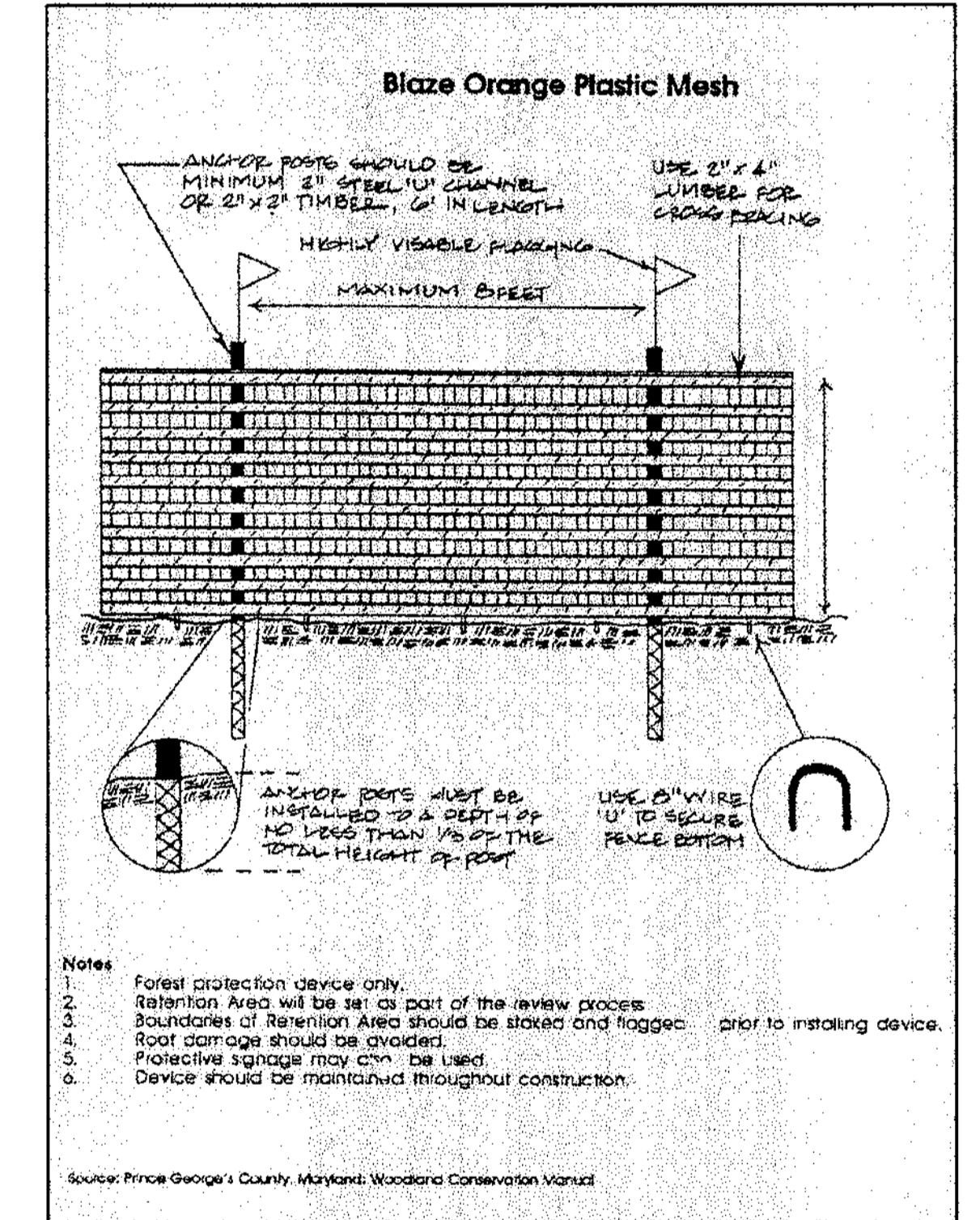
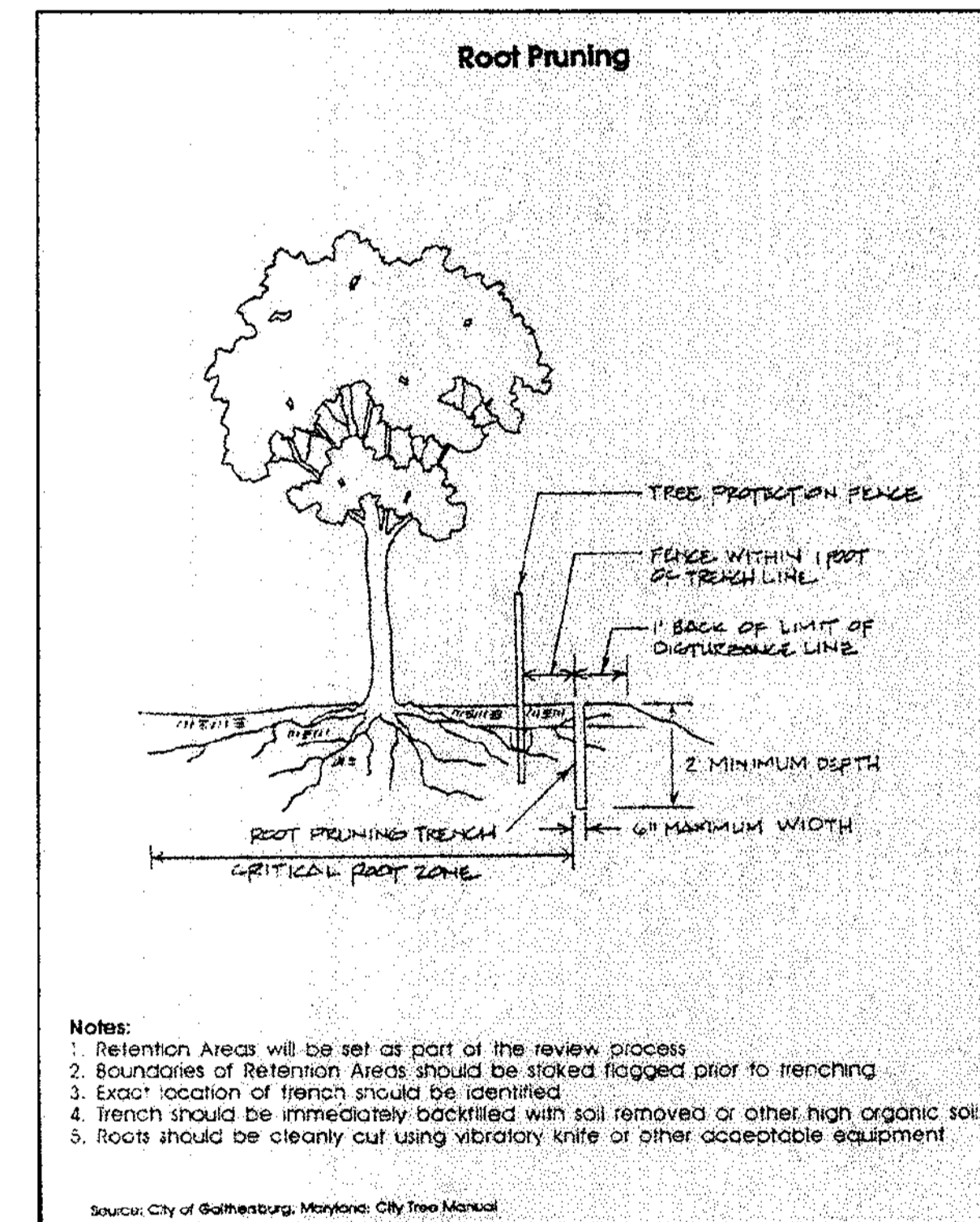
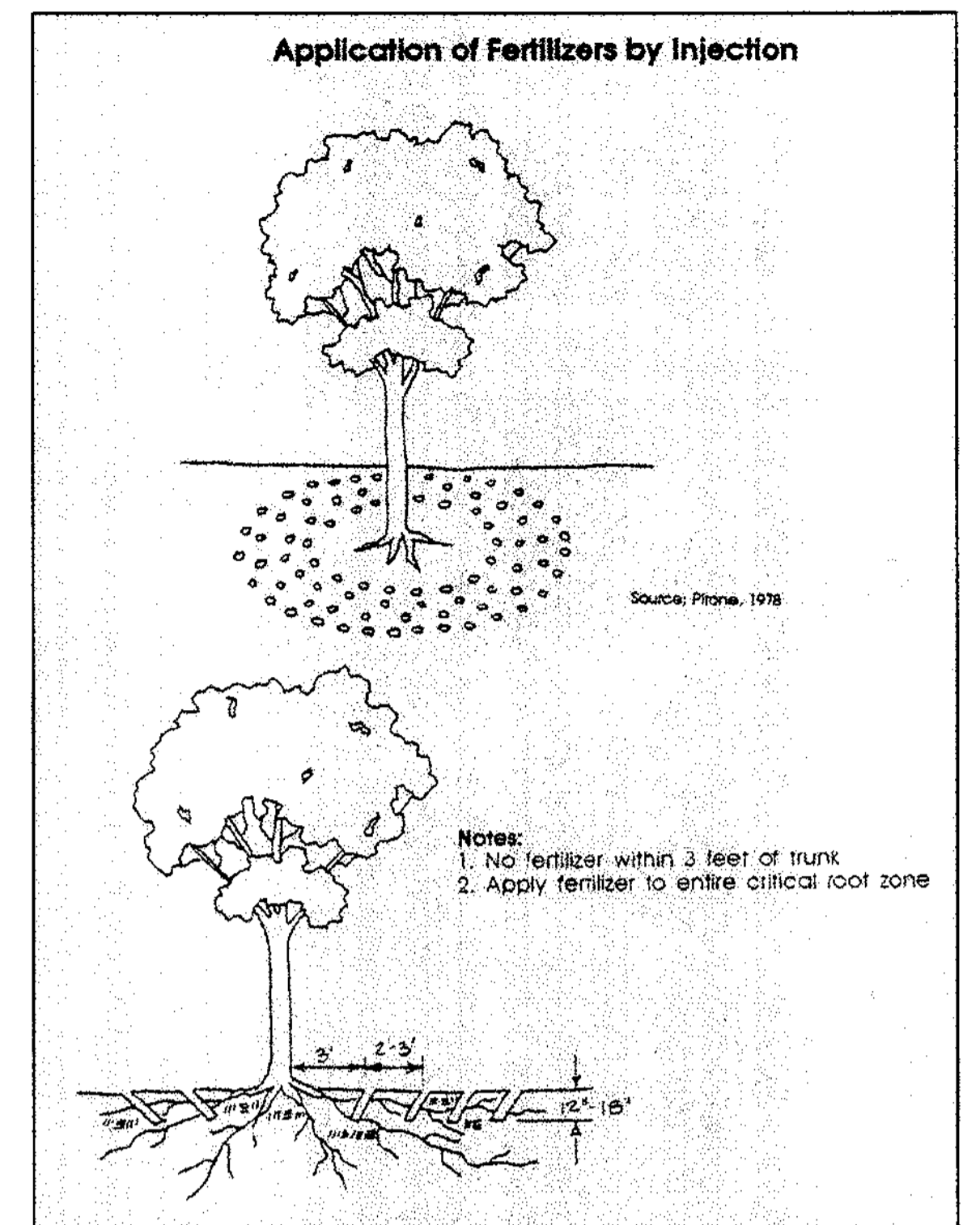
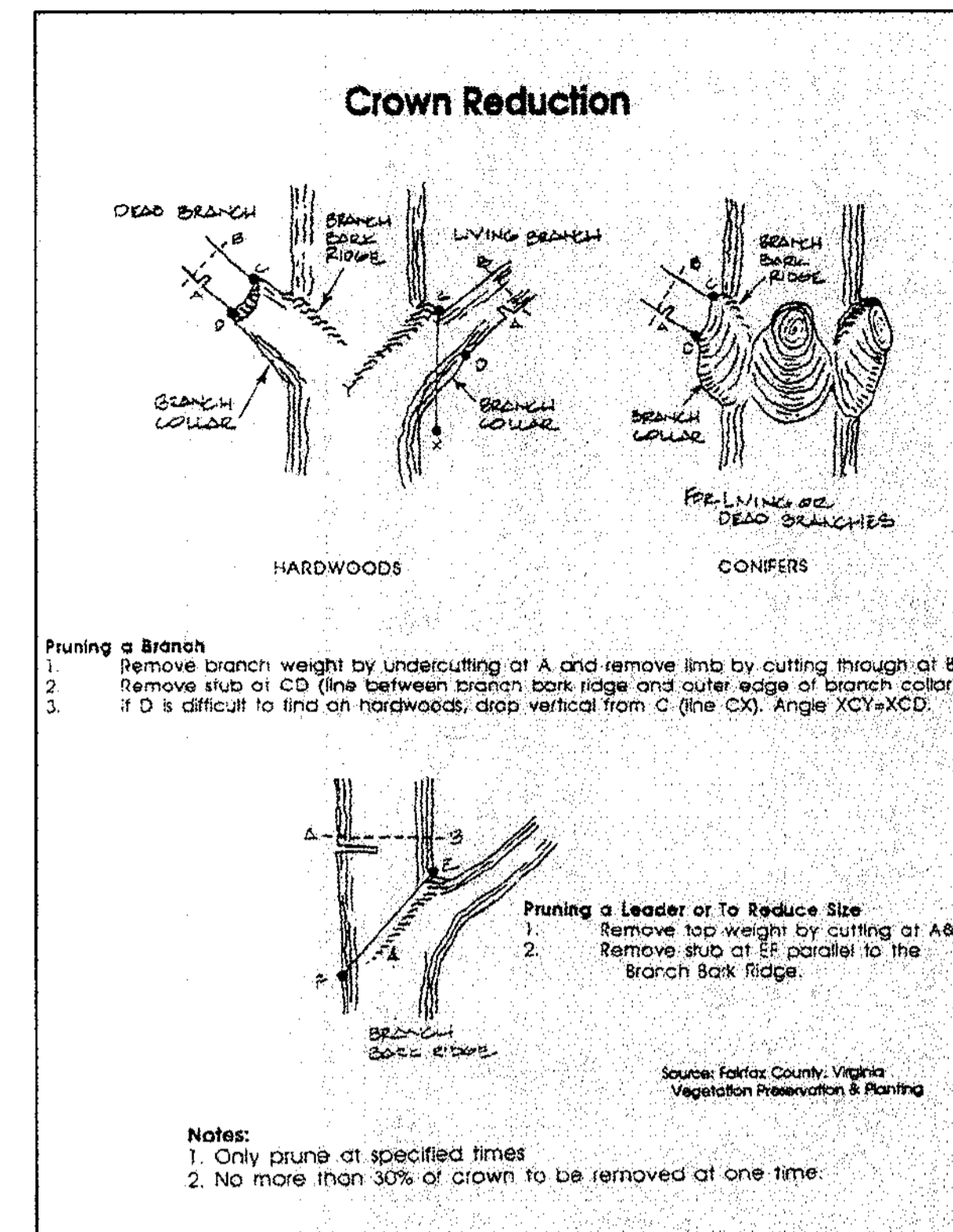
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail)
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.

FOREST CONSERVATION WORKSHEET

	Acres (1/100 ac.)
Net Tract Area	
A. Total Tract Area	83.30
B. Area Within 100 Year Floodplain	5.14
C. Other deductions	17.76
D. Net Tract Area	60.40
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (20% x D)	12.00
F. Conservation Threshold (25% x D)	15.10
Existing Forest Cover	
G. Existing Forest on Net Tract Area	12.27
H. Forest Area Above Conservation Threshold	0
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	NA
J. Clearing Permitted without Mitigation	0
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	12.27
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0

FOREST RETENTION AREA SUMMARY

Preservation Area 1	7.46 Ac.
Preservation Area 2	0.60 Ac.
Preservation Area 3	0.95 Ac.
Preservation Area 4	1.34 Ac.
Preservation Area 5	0.33 Ac.
Preservation Area 6	0.51 Ac.
Preservation Area 7	1.08 Ac.
Total Preservation Area	12.27 Ac.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE 2/14/01



THE FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

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WEST FRIENDSHIP, MD 21794

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FOX CREEK SUBDIVISION
(FORMERLY TENNANT PROPERTY)
LOTS 1 THRU 35 AND
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TAX MAP #16 GRIDS #7 & 13 PARCEL '183'
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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5 SHEET OF 5