

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- SOIL CLASSIFICATION
- SOIL LIMIT
- LIMIT OF SUBMISSION
- SOIL BORING LOCATION
- PROPOSED WELL
- RIP-RAP PROTECTION
- PROPOSED BOLLARD
- STONE CHECK DAM
- EROSION CONTROL MATING
- STABILIZED CONSTRUCTION ENTRANCE
- WELL SITE (1500 S.F.)
- PROPOSED SEPTIC FIELD
- PERCOLATION TEST PASSED
- PERCOLATION TEST FAILED
- PERCOLATION TEST MARGINAL

PRIVATE WATER AND SEWER GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY BENCHMARK ENGINEERING, INC., AND SUPPLEMENTS WITH DATA PURCHASED FROM HOWARD COUNTY, GEOGRAPHICAL INFORMATION SYSTEMS.
- WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO DRILL THE WELLS. IT WILL NOT BE CONSIDERED TO BE GOVERNMENTAL DELAY IF THE WELLS ARE NOT COMPLETED PRIOR TO THE SUBMISSION'S MILESTONE DATE. THE DEVELOPER MAY BE ELIGIBLE FOR RELIEF FROM THIS REQUIREMENT IF ADEQUATE WELL SUCCESS RATE ARE ACHIEVED AT VARIOUS LOCATIONS IN THE SUBDIVISION.
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROPERTIES BOUNDARIES EXCEPT AS NOTED.

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

John M. Carney
PLANNING DIRECTOR 4/14/03

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

John M. Carney
JOHN M. CARNEY, PLAN PREPARER
APPROVED: FOR PRIVATE WATER SYSTEM AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Renny B. ...
COUNTY HEALTH OFFICER SRK 5/18/03

SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
CgB2	B	CHESTER GRAVELLY SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
CgA	B	CHESTER SILT LOAM - 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
ChA	C	ELIANG SILT LOAM - 0 TO 3 PERCENT SLOPES

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6844
email: Benchmark@ccall.com

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
FOXTAIL RUN, LLC
P.O. BOX 417
ELLCOTT CITY, MD 21041
PHONE: 410-465-4244

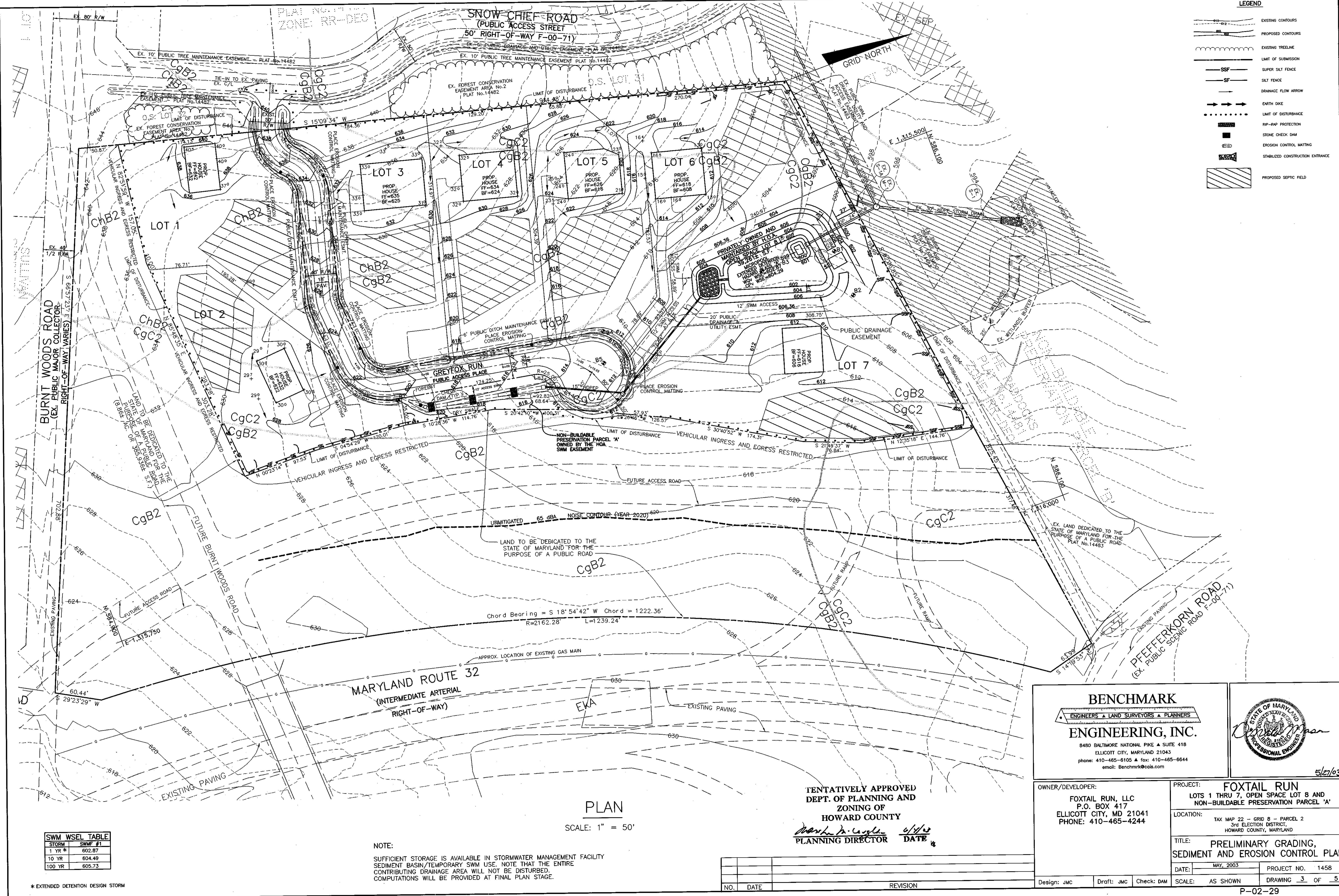
PROJECT: **FOXTAIL RUN**
LOTS 1 THRU 7 AND OPEN SPACE LOT 8 AND NON-BUILDABLE PRESERVATION PARCEL 'A'

LOCATION: TAX MAP 22 - GRID 8 - PARCEL 2
3rd ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY PLAN AND SOILS MAP**

DATE: MAY, 2003 PROJECT NO. 1458
SCALE: AS SHOWN DRAWING 2 OF 5

Design: JMC Draft: JMC Check: DAM
DATE: 5/27/03



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- SUPER SALT FENCE
- SALT FENCE
- DRAINAGE FLOW ARROW
- EARTH DIKE
- LIMIT OF DISTURBANCE
- RIP-RAP PROTECTION
- STONE CHECK DAM
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SEPTIC FIELD

SWM WSEL TABLE

STORM	SWMF #1
1 YR *	602.87
10 YR	604.49
100 YR	605.73

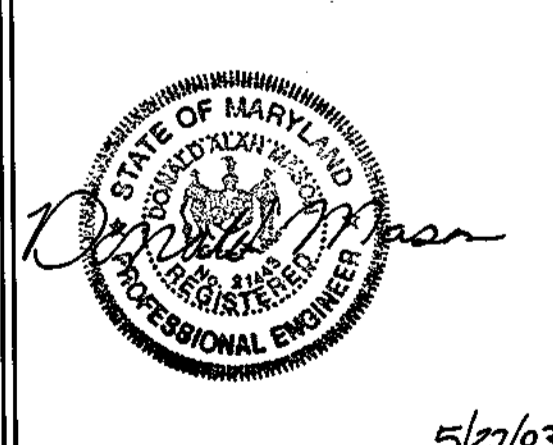
NOTE:
SUFFICIENT STORAGE IS AVAILABLE IN STORMWATER MANAGEMENT FACILITY SEDIMENT BASIN/TEMPORARY SWM USE. NOTE THAT THE ENTIRE CONTRIBUTING DRAINAGE AREA WILL NOT BE DISTURBED. COMPUTATIONS WILL BE PROVIDED AT FINAL PLAN STAGE.

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark A. Coughlin
PLANNING DIRECTOR *6/4/03*
DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
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8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 • FAX: 410-465-6644
EMAIL: Benchmark@cois.com



OWNER/DEVELOPER: FOXTAIL RUN, LLC P.O. BOX 417 ELLCOTT CITY, MD 21041 PHONE: 410-465-4244	PROJECT: FOXTAIL RUN LOTS 1 THRU 7, OPEN SPACE LOT 8 AND NON-BUILDABLE PRESERVATION PARCEL 'A'
LOCATION: TAX MAP 22 - GRID 8 - PARCEL 2 3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
DATE: MAY, 2003	PROJECT NO. 1458
SCALE: AS SHOWN	DRAWING 3 OF 5

I. BASIC SITE DATA (1/10 acre)

GROSS SITE AREA	17.7
AREA WITHIN 100 YEAR FLOODPLAIN	0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.2
NET TRACT AREA	17.7
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C/1/0, I)	R-RMD

II. INFORMATION FOR CALCULATIONS

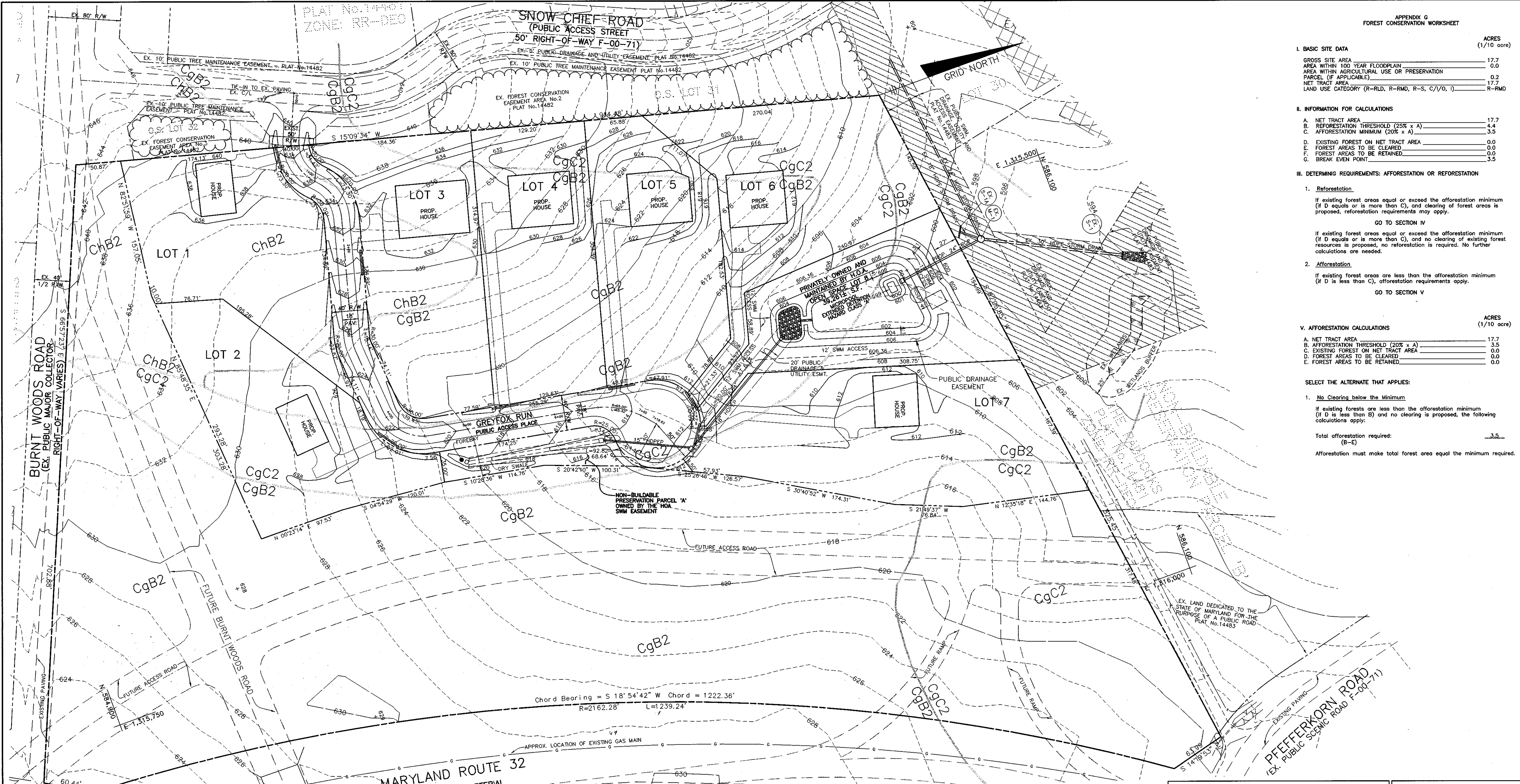
A. NET TRACT AREA	17.7
B. REFORESTATION THRESHOLD (25% x A)	4.4
C. AFFORESTATION MINIMUM (20% x A)	3.5
D. EXISTING FOREST ON NET TRACT AREA	0.0
E. FOREST AREAS TO BE CLEARED	0.0
F. FOREST AREAS TO BE RETAINED	0.0
G. BREAK EVEN POINT	3.5

- III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION
- 1. Reforestation**
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed, reforestation requirements may apply.
GO TO SECTION IV
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.
 - 2. Afforestation**
If existing forest areas are less than the afforestation minimum (if D is less than C), afforestation requirements apply.
GO TO SECTION V

V. AFFORESTATION CALCULATIONS (1/10 acre)

A. NET TRACT AREA	17.7
B. AFFORESTATION THRESHOLD (20% x A)	3.5
C. EXISTING FOREST ON NET TRACT AREA	0.0
D. FOREST AREAS TO BE CLEARED	0.0
E. FOREST AREAS TO BE RETAINED	0.0

- SELECT THE ALTERNATE THAT APPLIES:
- 1. No Clearing below the Minimum**
If existing forests are less than the afforestation minimum (if D is less than B) and no clearing is proposed, the following calculations apply:
Total afforestation required: 3.5
(B-E)
Afforestation must make total forest area equal the minimum required.



PLAN

SCALE: 1" = 50'

SITE DATA	
	ACRES
GROSS AREA:	17.7
EX. LOTS/UNFORESTED PRESERVATION	0.2
PARCEL/FLOODPLAIN:	0.2
NET TRACT AREA (NTA):	17.7
EXISTING FOREST ON NTA:	0.0
AFFORESTATION THRESHOLD:	3.5
FOREST TO BE CLEARED:	0.0
FOREST TO BE RETAINED (NTA):	0.0
AFFORESTATION REQUIRED:	3.5
AFFORESTATION PROPOSED OFF-SITE:	3.5

- NOTES:
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAM, STREAM BUFFERS OR FLOODPLAINS LOCATED ON THIS SITE.
 - OFF-SITE PLANTING WILL BE REQUIRED TO SATISFY THE AFFORESTATION REQUIREMENTS FOR THIS SUBDIVISION.
 - SURETY REQUIRED FOR THE OFF-SITE PLANTING IN THE AMOUNT OF \$76,230.00 SHALL BE REQUIRED FOR THE FINAL PLAN SUBMISSION OF THIS PROJECT.
 - THE OBLIGATION OF 3.5 ACRES OF AFFORESTATION FOR THIS PROJECT WILL BE PROVIDED AT AN OFF-SITE LOCATION TO BE DETERMINED WITH THE FINAL PLAN SUBMISSION.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Lavelle 5/1/03
PLANNING DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
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OWNER/DEVELOPER: FOXTAIL RUN, LLC P.O. BOX 417 ELLCOTT CITY, MD 21041 PHONE: 410-465-4244	PROJECT: FOXTAIL RUN LOTS 1 THRU 7, OPEN SPACE LOT 8 AND NON-BUILDABLE PRESERVATION PARCEL 'A'
Design: JMC Draft: JMC Check: DAM	LOCATION: TAX MAP 22 - GRID 8 - PARCEL 2 3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: MAY, 2003 PROJECT NO. 1458	TITLE: PRELIMINARY FOREST CONSERVATION PLAN
SCALE: AS SHOWN DRAWING 5 OF 5	

NO.	DATE	REVISION