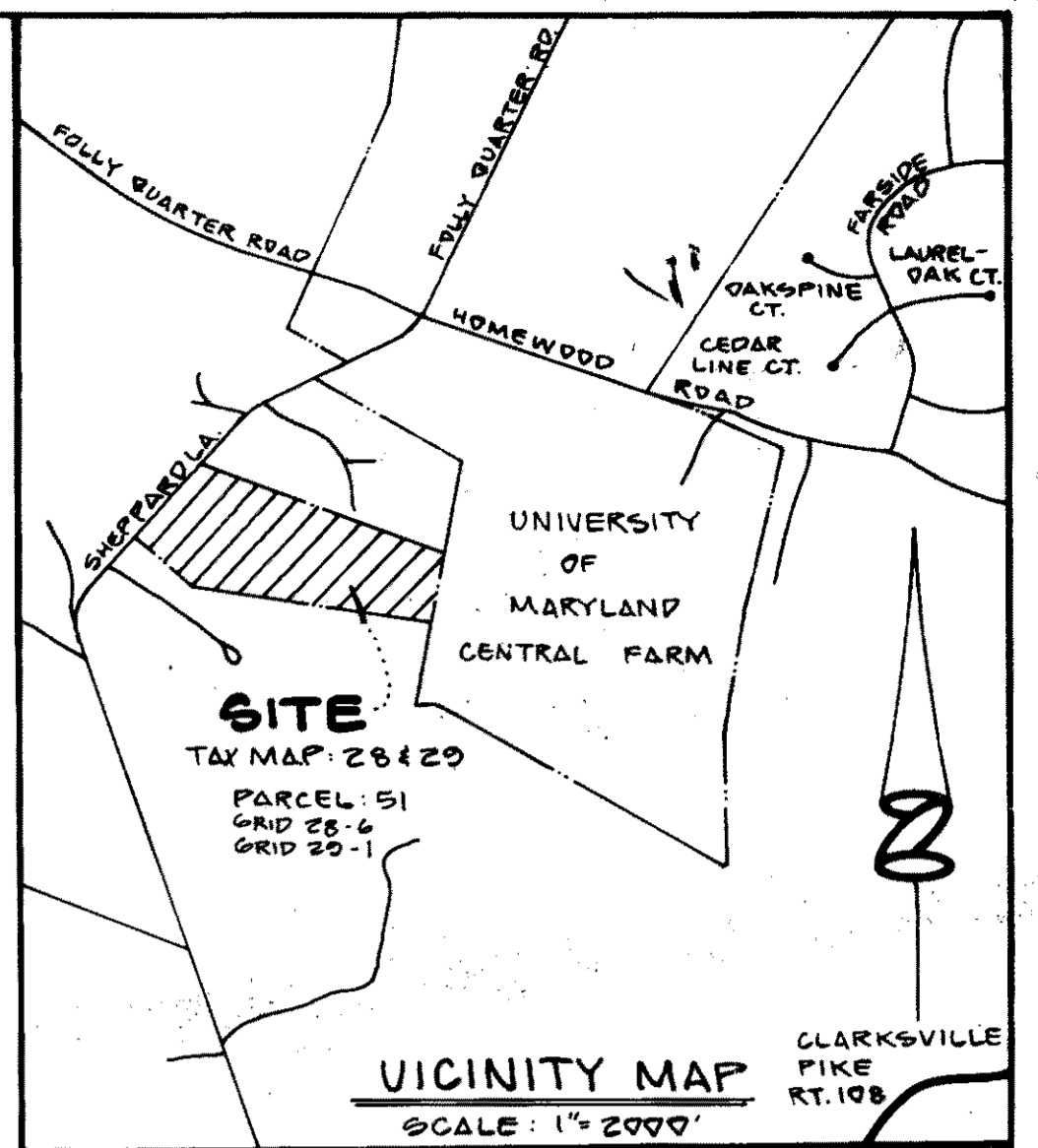


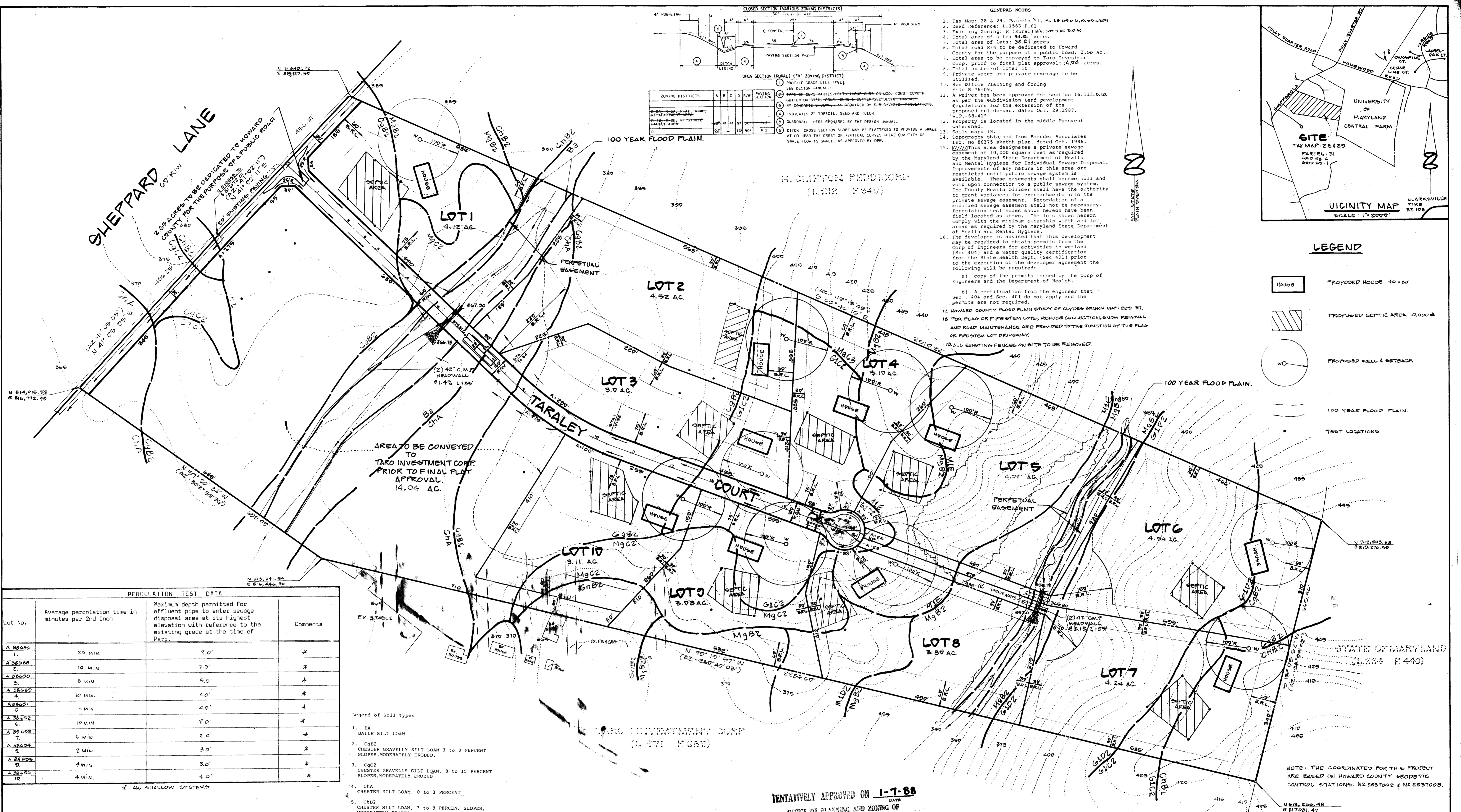
ZONING DISTRICTS	A	B	C	D	R/W	PAVING SECTION
1. BA BAILE SILT LOAM	22'	22'	22'	22'	22'	P-2
2. CQB2 CHESTER GRAVELLY SILT LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
3. CQC2 CHESTER GRAVELLY SILT LOAM 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
4. CHA CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
5. CMB2 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
6. GNB2 GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
7. G1C2 GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
8. MGB2 MANOR GRAVELLY LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
9. MG2 MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
10. MGC3 MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	22'	22'	22'	22'	22'	P-2
11. M1D2 MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	22'	22'	22'	22'	22'	P-2
12. M1E2 MANOR LOAM, 25 TO 45 PERCENT SLOPES	22'	22'	22'	22'	22'	P-2

- GENERAL NOTES**
- Tax Map: 28 & 29, Parcel: 51, P. 26 & 27 (L, P. 20 & 21)
 - Deed Reference: L1563 P. 61
 - Existing Zoning: R (Rural) MIN. LOT SIZE 2.0 AC.
 - Total area of site: 54.21 acres
 - Total area of lots: 38.21 acres
 - Total road R/W to be dedicated to Howard County for the purpose of a public road: 2.60 Ac.
 - Total area to be conveyed to Toro Investment Corp. prior to final plat approval: 14.04 acres.
 - Total number of lots: 10
 - Private water and private sewerage to be utilized.
 - See Office Planning and Zoning file S-76-09.
 - A waiver has been approved for section 16.111.6.10 as per the subdivision land development regulations for the extension of the proposed cul-de-sac, dated Oct. 29, 1987, "M.P. 88-41".
 - Property is located in the middle Patuxent watershed.
 - Soils map: 18.
 - Topography obtained from Boenders Associates Inc. No. 86375 sketch plan, dated Oct. 1986.
 - This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for Individual Sewage Disposal. Improvements of any nature in this area are restricted until public sewage system is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. Percolation test holes shown herein have been field located as shown. The lots shown herein comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene.
 - The Developer is advised that this development may be required to obtain permits from the Corp of Engineers for activities in wetland (Sec 404) and a water quality certification from the State Health Dept. (Sec 401) prior to the execution of the development agreement the following will be required:
 - copy of the permits issued by the Corp of Engineers and the Department of Health.
 - A certification from the engineer that Sec. 404 and Sec. 401 do not apply and the permits are not required.
 - HOWARD COUNTY FLOOD PLAIN STUDY OF CLYDE BRANCH MAP 220-87.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
 - ALL EXISTING FENCES ON SITE TO BE REMOVED.



LEGEND

- PROPOSED HOUSE 40'x60'
- PROPOSED SEPTIC AREA 10,000 sq ft
- PROPOSED WELL & SETBACK
- 100 YEAR FLOOD PLAIN
- TEST LOCATIONS



PERCOLATION TEST DATA

Lot No.	Average percolation time in minutes per 2nd inch	Maximum depth permitted for effluent pipe to enter sewage disposal area at its highest elevation with reference to the existing grade at the time of Perc.	Comments
A 38086	20 MIN.	2.0'	*
A 38088	10 MIN.	2.5'	*
A 38090	8 MIN.	9.0'	*
A 38092	10 MIN.	4.0'	*
A 38094	4 MIN.	4.5'	*
A 38096	10 MIN.	2.0'	*
A 38098	5 MIN.	2.0'	*
A 38100	2 MIN.	3.0'	*
A 38102	4 MIN.	3.0'	*
A 38104	4 MIN.	4.0'	*

* ALL SHALLOW SYSTEMS

- Legend of Soil Types**
- BA BAILE SILT LOAM
 - CQB2 CHESTER GRAVELLY SILT LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
 - CQC2 CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
 - CHA CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED
 - CMB2 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - GNB2 GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
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 - MGB2 MANOR GRAVELLY LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - MG2 MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
 - MGC3 MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
 - M1D2 MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
 - M1E2 MANOR LOAM, 25 TO 45 PERCENT SLOPES

TENTATIVELY APPROVED ON **1-7-88**
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR **3-2-88**
 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SUPPLIED HEREON IS CORRECT.

12-14-87 DATE
 WESSON COOPER, JR.
 MD REG. PROF. SURVEYOR
 # 8144

OWNER & DEVELOPER
 FOX RUN ESTATES, INC.
 4643 SHEPPARD LANE
 GULLICOTT CITY, MARYLAND 21043

Revised: 2-24-88
 1/4" Removed + Lot 10 Area Changed.

PRELIMINARY PLAN
 LOTS 1-10
FOX RUN ESTATES
 CLARKSVILLE (5TH) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TAX MAP: 28 & 29 PARCEL: 51

DESIGNED BY MIKE LYLES
 DRAWN BY MIKE LYLES
 APPROVED BY L.1563 F.61
 U.S. SHEET 1071.

SCALE: 1" = 100'
 DATE: 12-14-87
 PHONE: 422-6080

Light, Elliott, & Associates
 ENGINEERS PLANNERS SURVEYORS
 8808 ADELPHI ROAD - ADELPHI, MARYLAND 20783

JOB NO. MP. 242...
 FILE NO. L.S. 2247...

APPROVED: For private water and private sewerage disposal system.
 Joyner B. [Signature] 2-11-88
 County Health Officer Date