

VICINITY MAP
SCALE: 1" = 1,200'

GENERAL NOTES

- TAX MAP 2 PART OF PARCEL 32 DEED REFERENCE: 423/774
- EXISTING ZONING: R
- TOTAL NO. OF LOTS: 17
- TOTAL AREA OF LOTS: 83.1 AC.
- TOTAL AREA OF ROAD DEDICATION: 2.2 AC.
- TOTAL AREA OF SECTION 3: 85.3 AC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY PREPARED BY POTOMAC AERIAL SURVEYS.
- WOODBINE RD. AND NEWPORT RD. ARE EXISTING PUBLIC ROADS.
- PRIVATE WATER AND SEWER TO BE UTILIZED.
- MINIMUM LOT SIZE: 3.0 ACRES.
- POSITIVE DRAINAGE TO BE MAINTAINED IN ALL DITCHES AND SWALES.
- ALL SEDIMENT CONTROL MEASURES TO BE PROVIDED ON FINAL PLANS.
- THE DESIGN OF THE ROADWAYS WITHIN THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF VOLUME III, OF THE HOWARD COUNTY DESIGN MANUAL.
- SEE OFFICE OF PLANNING & ZONING FILES 5-81-16, P-81-26, & P-81-33.
- SEWERAGE TO BE BASED ON THE MARYLAND STATE PLANS, SEWERAGE SYSTEMS, HOWARD COUNTY CONTROL STATIONS 3810A AND 3810B.

PERCOLATION TEST DATA			
OLD LOT NO.	NEW LOT NO.	AVERAGE PERC TIME, IN MINUTES, FOR 2 INCH.	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEV. WITH REF. TO EX. GRADE AT TIME OF TEST.
27	1	8 MIN.	3 FT.
28	2	15 MIN.	4 FT.
29/30	3	8 MIN.	4 FT.
30/32	4	10 MIN.	4 FT.
33	5	8 MIN.	3 FT.
34	6	8 MIN.	3 FT.
35	7	8 MIN.	4 FT.
36	8	8 MIN.	3 FT.
37	9	8 MIN.	3 FT.
38	10	8 MIN.	3 FT.
39	11	8 MIN.	4 FT.
40	12	8 MIN.	3 FT.
40/41	13	11 MIN.	3 FT.
41	14	9 MIN.	3 FT.
42	15	8 MIN.	3 FT.
43	16	8 MIN.	3 FT.
44	17	10 MIN.	3 FT.

TENTATIVELY APPROVED ON Oct 1, 1985
DATE P&Z
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
James L. Harris 1-10-86
PLANNING DIRECTOR DATE

OWNER & DEVELOPER
GEORGIA AVENUE PROPERTIES, INC.
% E BROOKE LEE III
18558 GEORGIA AVENUE
WHEATON, MD. 20906

PRELIMINARY PLAN			
PROJECT: PATAPSCO OVERLOOK-SECTION 3			
LOCATION: 4TH ELECTION DISTRICT TAX MAP 2 PART OF PARCEL 32 HOWARD COUNTY, MD.			
DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:
AUGUST, 1985	R.M.	D.N. & B.S.	R.M.
SCALE:	JOB NO.:	DRAWING NO.:	
1"=100'	80113/8431	10F1	

boender associates
SUIE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING
ELLICOTT CITY, MARYLAND 21043
BALTIMORE 301-468-7777 SALISBURY 301-749-1286
engineers/surveyors/planners

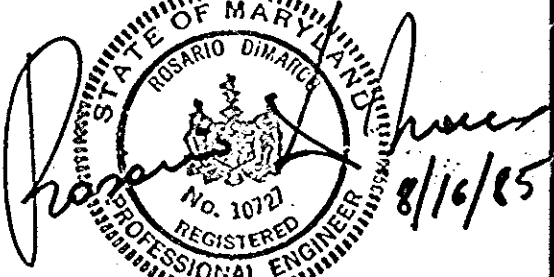
NOTE: REMOVE TEMP. DEAD END BARRICADE AND TEE TURN-AROUND FROM SECT. 2 TO CONSTRUCT WELLER DRIVE SECT. 3 THIS AREA STA. 20+18.27

GEORGIA AVENUE PROPERTIES
423/774
SECTION 2

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
James L. Harris 12-30-85
COUNTY HEALTH OFFICER DATE

THIS AREA REQUIRES AN 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 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 DISCHARGING INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NOTE: PERCOLATION TEST HOLES SHOWN HEREON (O) HAVE BEEN FIELD LOCATED.
THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.



10/1/85