

PRELIMINARY PLAN COUNTRY SPRINGS FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

NO.	COORDINATE SCHEDULE	
	NORTH	EAST
1	540772.215	788378.208
2	539708.204	788340.285
3	539714.262	788167.440
4	539454.655	788158.340
5	539443.273	788483.076
6	537724.959	788422.846
7	537806.264	788341.343
8	537835.456	788426.130
9	538016.992	788353.382
10	537126.072	790623.389
11	537816.278	790915.074
12	538181.148	790380.904
13	538339.804	790743.732
14	530950.182	790795.873
15	539599.668	790648.128
16	539668.311	790392.436
17	540686.300	790386.036
18	540750.707	790103.328
19	540779.802	789807.512
20	540773.888	789529.127
21	540770.601	789455.460
22	540769.076	789371.667
23	540764.531	788928.684
24	540765.366	788846.849
25	540774.224	788558.090

PIPESTEM AND STEEP SLOPES TABULATION						
LOT NO.	GROSS AREA AC.	PIPESTEM AREA AC.	NET AREA AC.	STEEP SLOPES AC.	FLOODPLAIN AC.	BUILDABLE AREA AC.
2	3.43	0.34	3.09	---	---	3.09
3	3.36	0.34	3.02	---	---	3.02
6	3.34	0.33	3.01	---	---	3.01
7	3.40	0.34	3.06	---	---	3.06
16	3.31	0.29	3.02	---	0.74	2.28
17	3.60	0.29	3.31	---	0.25	3.06
18	3.00	---	3.00	---	0.86	2.14
23	3.25	---	3.25	0.44	0.11	2.70
24	3.38	---	3.38	0.29	0.21	2.88
25	3.04	---	3.04	0.07	0.65	2.32
26	3.15	---	3.15	---	0.02	3.13
27	3.28	---	3.28	---	0.03	3.25
28	3.22	0.22	3.00	---	---	3.00
29	3.22	0.22	3.00	0.83	0.01	2.16
30	3.00	---	3.00	0.04	---	2.96
31	15.8	---	15.8	0.29	2.9	12.61
32	3.75	0.10	3.65	---	0.36	3.29
33	3.28	0.11	3.17	---	0.05	3.12
37	3.60	0.60	3.00	0.04	---	2.96
15	5.50	---	5.50	---	1.30	4.20



VICINITY MAP
SCALE: 1" = 600'

GENERAL NOTES

- SUBJECT PROPERTY ZONED 'R'
- TOTAL AREA OF SUBDIVISION: 154.08 AC.±
- TOTAL AREA OF ROADWAY: 4.49 AC.±
- TOTAL AREA OF PROPOSED BUILDABLE LOTS: 149.59 AC.±
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 42
- PRIVATE WATER AND PRIVATE SEWER TO BE UTILIZED.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIREMENT SPECIFIED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- 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 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.
- ⊙ DENOTES APPROXIMATE LOCATION OF DWELLING.
- ⊙ DENOTES APPROXIMATE LOCATION OF WELL.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND ROAD R/W AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- /// DENOTES STEEP SLOPES OF 25% AND GREATER.
- /// DENOTES SLOPES OF 15% TO 25%.
- SEE O.P.2 FILE: S-89-37.
- NO GRADING MAY BE DONE ON STEEP SLOPES (25% OR GREATER) THAT ARE ADJACENT TO WETLANDS OR FLOODPLAINS. ALSO, NO GRADING, STRUCTURES OR REMOVAL OF VEGETATIVE COVER IS ALLOWED IN THE TWENTY FIVE FEET WIDE BUFFER ZONED ADJACENT TO WETLANDS AND THE SEVENTY FIVE FEET WIDE BUFFER ADJACENT TO STREAM BANKS.
- THIS PLAN SUBJECT TO WP.-90-15
- 522.1 DENOTES ELEVATION OF 100 YEAR FLOOD PLAIN

PERCOLATION TEST DATA					
LOT NUMBER	PREVIOUS LOT NUMBER	AVERAGE PERC. TIME IN MINUTES PER SECOND INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST.		
			INLET DEPTH (FT.)	COUNTY NUMBER	
1	1	4	3.5	42496	
2	2	9	4	43003	
3	3	12	4	43004	
4	4	10	4	42495	
5	5	6	4	42458	
6	6	18	4	42459	
7	7	21	4	42460	
8	8	10	3.5	42461	
9	9	4	3	42462	
10	10	3	3	42463	
11	11	8	3.5	42464	
12	12	11	3.5	42465	
13	13	3	3	42466	
14	14	16	4	42467	
15	44	21	4	43007	
16	15	6	3.5	42468	
17	16	5	3.5	42469	
18	17	6	3	42470	
19	18	7	3.5	42471	
20	19	3	3.5	42472	
21	20	3	3	42473	
22	21	6	3.5	42474	
23	22	2	3.5	42475	
24	23	3	3.5	42476	
25	24	5	3	42477	
26	25	15	3.5	42478	
27	26	4	4	42479	
28	27	13	4	42480	
29	28	6	3.5	42481	
30	29	4	3.5	42482	
31	30	3	3	42483	
32	31	3	3	42484	
33	32	7	3.5	42485	
34	33	4	3.5	42486	
35	34	3	3	42487	
36	35	7	3	42488	
37	36	5	3.5	42489	
38	37	5	4	42490	
39	38	2	3	42491	
40	39	3	3	42492	
41	40	3	3	42493	
42	41	3	3.5	42494	
43	42	6	3.5	43005	
44	43	9	3.5	43006	

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER: *[Signature]* DATE: 5-4-89

TENTATIVELY APPROVED
ON 9-12-89

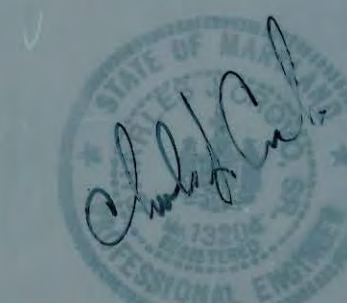
OFFICE OF PLANNING AND

[Signature]
PLANNING DIRECTOR
dm

9.19.89
DATE

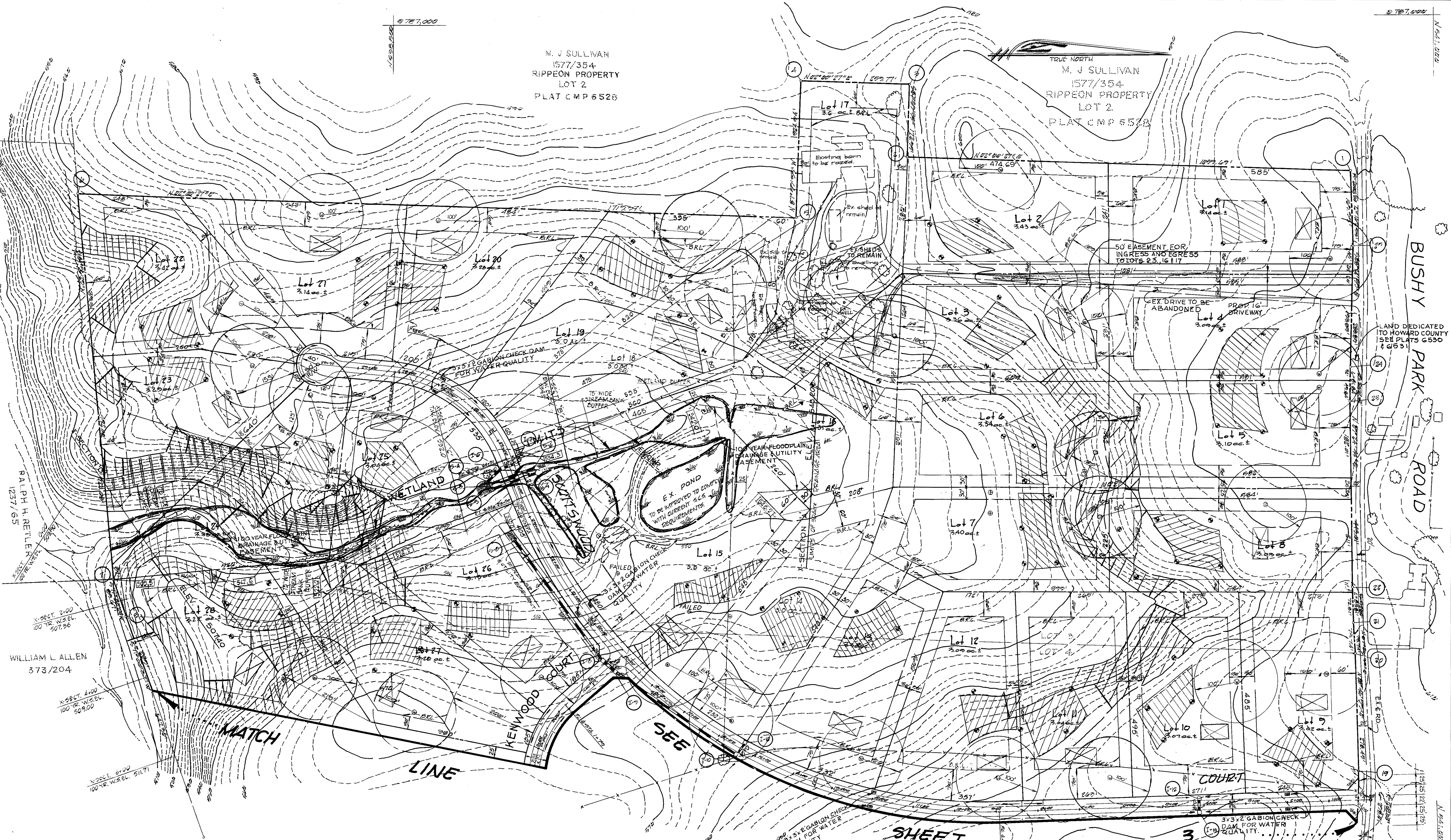
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVE.
ELLCOTT CITY, MD. 21043

OWNER
AND DEVELOPER
CARMAN ASSOCIATES
P.O. BOX 122
ELLCOTT CITY, MD. 21208



M. J. SULLIVAN
1577/354
RIPPEON PROPERTY
LOT 2
PLAT CMP 6528

TRUE NORTH
M. J. SULLIVAN
1577/354
RIPPEON PROPERTY
LOT 2
PLAT CMP 6528



FISHER, COLLINS & CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8200 COURT AVENUE
BETHESDA CITY, MARYLAND 20814
TELE: (301) 421-2825

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
5-4-89
DATE
COUNTY HEALTH OFFICER

OWNER & DEVELOPER
GARMAN ASSOCIATES
PO BOX 172
BETHESDA CITY, MD
20814

PRELIMINARY PLAN
COUNTRY SPRINGS
LOTS 1-42

1. REVISION HISTORY OF LOTS 3 & 4, RIPPEON PROP.
PREVIOUSLY RECORDED AS PLATS CMP 6500 & 6501
FOURTH EDITION (FIRST) CT
HOWARD COUNTY, MARYLAND
TAX MAP: 14 PARCELS: 12
SCALE: 1" = 100' DATE: JAN. 24, 1989
BY: J.C. DATE: 2/2/89 REVISED: 4/15/89
P. 89-58

9-12-89
9.19.89
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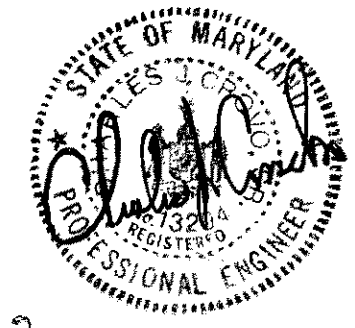


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 8888 COURT AVENUE
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 TEL: (301) 481-2255

WILLIAM L ALLEN
373/204

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER
 DATE 5-4-89

OWNER & DEVELOPER
 GARDEN ASSOCIATES, INC.
 PO BOX 122
 BELLGATE CITY, MD 20818



TENTATIVELY APPROVED
 ON 7-22-89
 JAMES J. ... AND
 PLANNING DIRECTOR
 9.19.89

PRELIMINARY PLAN
COUNTRY SPRINGS
 LOTS 1-42
 DEVELOPMENT OF LOTS 30A, RIPPON PROP.
 PREVIOUSLY RECORDED AS PLATS GHP 45904 & 6991
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 14 PARCELS: 12
 SHEET 3 OF 3