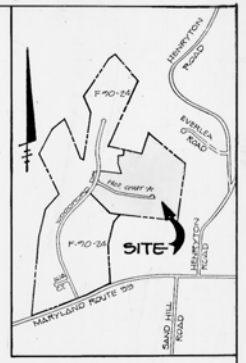
COORDINATE TABLE		
PT.	NORTH	EAST
1038	543598,889	818643,327
1039	543210,678	818981,606
579	543137,503	819186,579
69	542995,782	820409,753
1077	543830,716	820533,976
632	544191,925	820587,717
251	544872,357	819831,025
245	544477,717	819625,940
20	544528,423	819360,087
999	544404,775	819351,443
1	544393,099	819244,828
2	544223,332	819235,931
3	544011,141	819304,256
4	544067,810	818842,732
1041	544017,979	818838,285

PIPESTEM, STEEP SLOPES AND FLOODPLAIN LOT TABULATION

LOT NO.	GROSS AREA AC.±	PIPESTEM AREA AC.±	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES AREA AC.±	MINIMUM LOT SIZE AC.±
45	4.330	0.270	4.060	0.050	0.861	3.149
46	7.259	0.440	6.819	1.036	3.260	1.723
47	6.825	-----	6.825	1.648	0.572	4.605
48	3.003	-----	3.003	0.378	0.276	2.349
49	3.698	0.1249	3.573	0.390	2.649	2.534
50	3.749	0.2985	3.450	-----	0.363	3.087
51	3.186	0.0585	3.131	-----	0.310	2.821
52	3.258	-----	3.258	-----	0.210	3.048
53	3.522	0.0995	3.430	-----	0.022	3.408
54	3.469	-----	3.469	-----	0.110	3.359
55	3.093	-----	3.093	-----	0.459	2.634
56	3.294	-----	3.294	-----	-----	3.294

* IN THE R DISTRICT, UP TO 50% OF THE MINIMUM LOT SIZE MAY BE LAND IN THE 100 YR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER.



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED 'R'.
2. AREA OF LOTS TO BE RESUBDIVIDED: 50.693 AC.±.
3. NUMBER OF LOTS TO BE RESUBDIVIDED: 6
4. TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 12
5. TOTAL AREA OF PROPOSED PUBLIC R/W: 1.430 AC.±.
6. TOTAL AREA OF BUILDABLE LOTS: 49.263 AC.±.
7. PRIVATE SEWER AND WATER TO BE UTILIZED.
8. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 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 CONNECTIONS 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.
9. DENOTES APPROXIMATE LOCATION OF DWELLING.
10. DENOTES APPROXIMATE LOCATION OF WELL.
11. 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.
12. THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIREMENT SPECIFIED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
13. THIS PLAN IS SUBJECT TO WP 92-26 REQUESTING WAIVERS FROM THE FOLLOWING SECTIONS: SEC. 16.119 NOT TO SUBMIT A SKETCH PLAN; SEC. 16.116.a.1. TO PERMIT GRADING ACTIVITIES WITHIN THE 100 YR. FLOODPLAIN FOR THE PURPOSE OF CONSTRUCTING A PUBLIC ROAD; SEC. 16.116.a.4(ii) TO PERMIT THE GRADING OF STEEP SLOPES ADJACENT TO FLOODPLAIN OR WETLANDS; SEC. 16.115.B.5 TO PERMIT CREATING THREE ADJACENT PIPESTEM LOTS; SEC. 16.115.B.4 TO REDUCE THE REQUIRED PUBLIC ROAD FRONTAGE OF LOT 53 FROM 50 FEET TO 25 FEET AND SEC. 16.115.B.3 TO REDUCE THE PUBLIC ROAD FRONTAGE OF LOTS 49 THROUGH 51 TO 16.67 FEET EACH. THE WAIVER WAS APPROVED ON JANUARY 30, 1992.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 3/3/92

PRELIMINARY PLAN

SPRING VALLEY CHASE

LOTS 49 THRU 56
(RESUBDIVISION OF LOTS 28 THRU 33, F-90-24)
PLAT Nos. 9491 & 9490
3rd ELECTION DISTRICT HOWARD CO., MD
TAX MAP: 9 & 10 PARCEL: 114 & 254
SCALE: 1"=100' DATE: JULY 25, 1991
SHEET 1 OF 1

CHARLES J. CROVO SR. — DATE 2/21/92

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1972 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(301) 461 - 2855

OWNER AND DEVELOPER
CHESAPEAKE FEDERAL SAVINGS & LOAN ASSOCIATION
2001 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

P92-26