



VICINITY MAP
SCALE: 1" = 2,000'

SITE TABULATIONS

Present Zoning	R
Total Number of Lots (3 Acres Minimum)	13
Total Number of Parcels	0
Total Area Lots	69.49 Acres
Total Area of Parcels	0.00 Acres
Total Area Road Right-of-Way	2.81 Acres
Total Area Open Space	00.00 Acres
Total Area in 100-Year Floodplain	00.00 Acres
Total Area This Submission	72.30 Acres
Water System	Private
Sewer System	Private

- Building Setback Requirements:**
- a. Lot Width at Building Restriction Line...200 feet (Amended 28 Case No. 715 8/25/78)
 - b. Building Setbacks
 - (1) adjoining principal arterial R.O.W...100 feet
 - (2) front -- adjoining public R.O.W..... 75 feet
 - (3) side:
 - (a) adjoining public R.O.W..... 60 feet
 - (b) other..... 30 feet
 - (4) rear:
 - (a) principal structure or use..... 60 feet
 - (b) accessory structures or uses... 10 feet

- NOTES:**
1. THIS PLAN IS SUBJECT TO VP-80-41
 2. SEE OFFICE OF PLANNING AND ZONING FILE #25-82-16
 3. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPE STEM LOT DRIVEWAY.

TENTATIVELY APPROVED ON Feb. 28, 1983
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE

DATE NO.	REVISION
OWNER/DEVELOPER	LAWRENCE BLUMBERG 2000 OLD COURT ROAD BALTIMORE, MARYLAND 21208 CHARLES R SNOUFFER 1726 ROUTE 94 WOODBINE, MARYLAND 21797
PROJECT:	LISSON ESTATES (FORMERLY BLUMBERG) SECTION ONE - LOTS 1 THRU 13
AREA	TAX MAP NO. 7 P. 134 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	PRELIMINARY PLAN
The Risner Group 8559 Baltimore National Pike Ellicott City, Maryland 21043 (301) 461-2690 Land Planning, Design & Civil Engineering	
DATE	DESIGNED BY: R.J.W.
DATE	DRAWN BY: T.E.S.
DATE	PROJECT NO: 2381
DATE	DATE: 3-26-82
DATE	SCALE: 1" = 100'
DATE	DRAWING NO. 1 OF 1

PERC TEST DATA
AUGUST 1982

LOT NO.	AVERAGE PERC TIME IN MINUTES FOR 2nd INCH	MAXIMUM DEPTH PERMITTED IN FEET
1	10	3½
2	non-buildable - combine with lot 1	
3	non-buildable - combine with lot 4	
4	12	3½
5	10	3½
6	20	4½
7	14	4½
8	18	3½
9	8	3
10	20	4
11	19	3½
12	19	3½
13	12	3½
14	8	2½

1. The area shown thus [hatched] indicates a private sewage easement of approximately 10,000 sq. ft. as required by the Md. St. Dept. of Health Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures on this site. This easement shall become null and void upon connection to a public sewage. 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.
2. Percolation test holes shown hereon have been field located as shown "•".
3. The lots shown hereon comply with the minimum ownership width and lot areas as required by the Md. State Dept. of Health and Mental Hygiene.
4. Percolation areas and water wells for adjoining lots will be shown where pertinent.

APPROVED: For private water and private sewerage systems
Jerome Baker
 COUNTY HEALTH OFFICER
 DATE: 4-14-83

COORDINATES

NO.	NORTH	EAST
1	544,464.77	776,500.56
2	544,660.44	776,817.83
3	545,188.21	777,412.15
4	544,322.37	778,182.41
5	544,123.07	778,488.09
6	542,173.83	777,721.79
7	542,688.76	777,117.24
8	543,023.23	777,456.50
9	544,175.02	776,265.52