COORDINATE TABULATION

POINT	NORTH	EAST
14	471504.715	811888.565
15	471701.07	812020.397
16	472417.909	812687.068
18	473082.57	813185.826
19	472749.237	813206.795
22	473410.217	812827.263
23	473517.572	812688.06
29	472188.252	812496.176
30	471786.646	812254.174
32	471256.188	811789.055
35	471411.717	810662.301
40	472704.346	811274.814
41	472861.177	811232.913
50	473468.076	811857.016
83	470921.721	811256.031
105	471674.753	812032.727
111	472487.108	810865.754
112	472001.651	811781.126
114	471434.024	810680.646
117	471743.406	811054.977
24	473480.832	811834.766
33	470906.242	811237.638

GENERAL NOTES

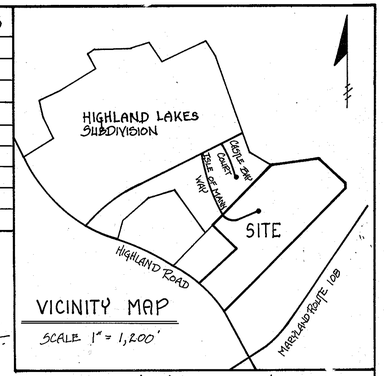
1. ALL PROPERTIES SHOWN HEREON ARE ZONED "R".
2. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIENCES FOR ENCROUCHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
3. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
4. 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.
5. SEE V.P. 86-26, S.87-49.
6. TABULATION:

TOTAL NO. OF LOTS	8
TOTAL AREA OF LOTS	72.3 Ac.
TOTAL AREA OF PUBLIC ROADWAY	1.6 Ac.
TOTAL AREA OF SUBDIVISION	73.9 Ac.

7. PRIVATE WATER & SEWER SERVICE TO BE USED BY ALL LOTS.
8. TITLE DEED: 1380/401

PERCOLATION TEST RESULTS

LOT NO. (THIS PLAN)	PREVIOUS LOT NO.	MEAN TIME (MIN.)	INLET DEPTH
3	2	8	3'
4	3	6	4'
5	4	5	3.5'
6	5	6	4'
7	8	20	4.5'
8	7	3	4'
9	6	11	4'
10	9	8	4.5'



VICINITY MAP

SCALE 1" = 1,200'

SEC 2, HIGHLAND LAKE
PLAT # 3875

℄ CURVE DATA (STA. 0+09.30 TO STA. 3+13.74)
R= 210.00'
Δ= 66° 34' 19"
L= 304.44'
T= 170.70'
CH= S 79° 13' 24.5" E
288.57'

KOANDAH GARDENS ESTATES
PLAT # 200

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD: 0.60 Ac.±

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD: 1.0 Ac.±

EXISTING POND

EXISTING POND TO REMAIN (CONSTRUCTED PER SCS PLANS IN 1984)

100-YEAR FLOOD PLAIN & DRAINAGE AND UTILITY EASEMENT

100-YR. WSEL ELEV. 478.6 SECTION 3

100-YR. WSEL ELEV. 469.8 SECTION 4

3.0 Ac.±

50.0 Ac.±

3.2 Ac.±

0.5 Ac.±

B.J. BROWN
621/168

FRED. E. DAVIS
367/346

LL McCROSSIN
370/152

W.T. RADCLIFFE
301/379

S. FOWLER
187/162

R.E. FOWLER - DR. MATHIEU
1031/340

L.E. YOUNGBLOOD
424/632 - 424/637

ANNA M. CAMERON
251/181

L.E. THEIS
1017/466

HIGHLAND ROAD (PROP. 80' R/W)

GATHGATE ROAD

DESIGNATES SUCCESSFUL PERC TEST

DESIGNATES FAILED PERC TEST.

TENTATIVELY APPROVED ON March 27, 1987
DATE
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 5-13-87

APPROVED:
FOR PRIVATE WATER & PRIVATE SEWER & SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER — DATE 5-11-87

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD., SUITE 203
ELLICOTT CITY, MD. 21043
(301) 461-9563

STATE OF MARYLAND — GEORGE GREGORY SCOTT SHANABERGER — REGISTERED PROFESSIONAL ENGINEER — No. 21431

DESIGNED	GSS	1	PER COUNTY COMMENTS; ELIMINATED LOTS 11 & 12	4-2-87
DRAWN	TE	2	REVISIONS TO PERC TESTS LOTS 10,6,5	4/29/87
CHECKED	GSS			
DATE	2/23/87			
BY	NO.	REVISION		DATE

OWNER AND DEVELOPER
JAMES M. SANBORN
4967 TEN OAKS RD.
DAYTON, MD. 21036

PRELIMINARY PLAN
KOANDAH GARDENS ESTATES
SEC. 1, AREA 1, LOTS 3-10
5TH ELEC. DIST. HOWARD CO., MARYLAND 2-24-87
SCALE: 1" = 100' SEE V.P. - 86-26, S-87-49
TAX MAP 34, PARCEL 218

SCALE: 1" = 100'
SHEET 1 OF 1

F-87-53
85-77