

NOTES

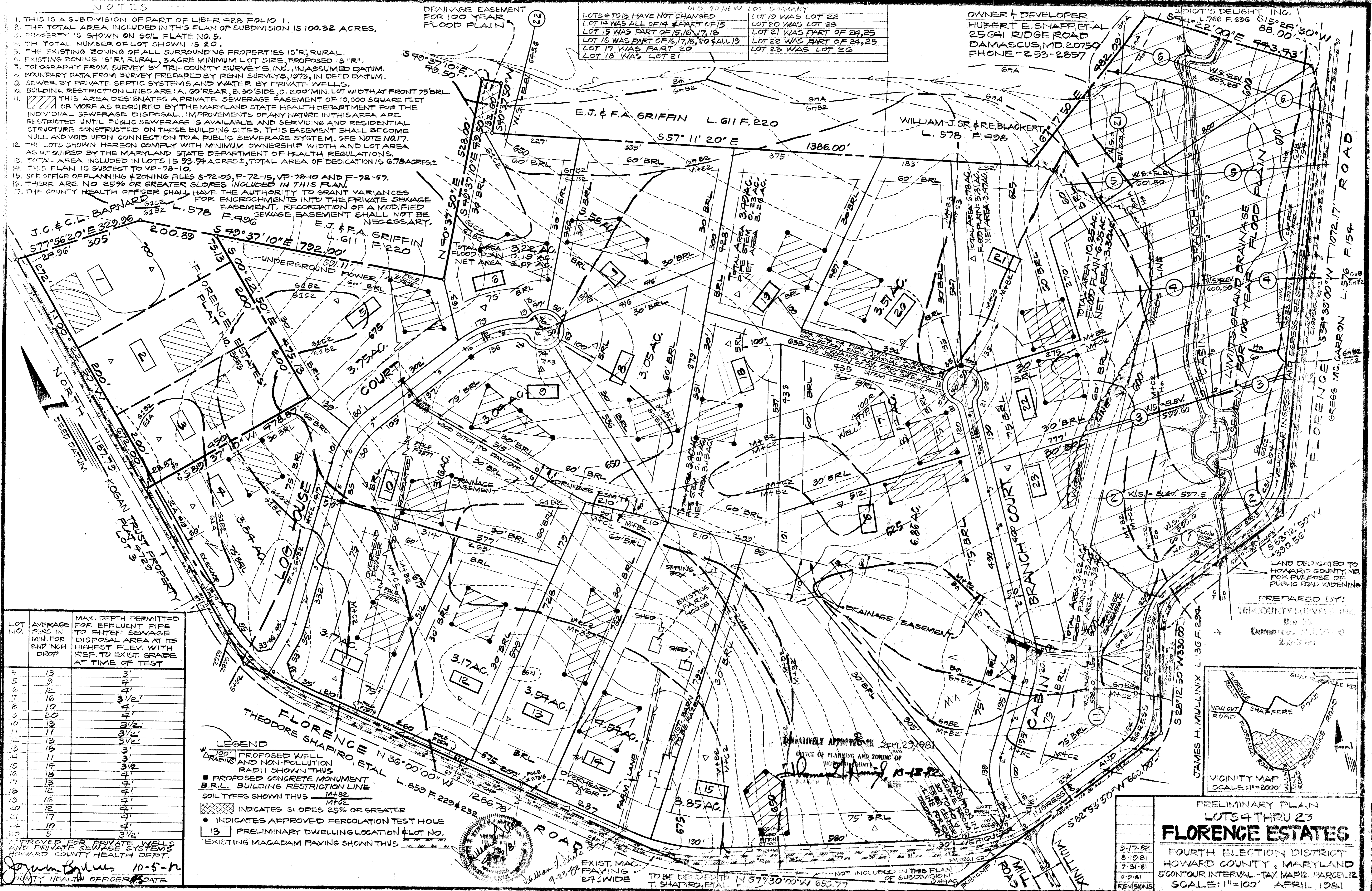
1. THIS IS A SUBDIVISION OF PART OF LIBER 428 FOLIO 1.
2. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 100.32 ACRES.
3. THE TOTAL NUMBER OF LOTS SHOWN IS 20.
4. THE EXISTING ZONING OF ALL SURROUNDING PROPERTIES IS "R", RURAL.
5. EXISTING ZONING IS "R", RURAL, 3 ACRE MINIMUM LOT SIZE, PROPOSED IS "R".
6. TOPOGRAPHY FROM SURVEY BY TRI-COUNTY SURVEYS, INC., IN ASSUMED DATUM.
7. BOUNDARY DATA FROM SURVEY PREPARED BY RENN SURVEYS, 1973, IN DEED DATUM.
8. SEWER BY PRIVATE SEPTIC SYSTEMS AND WATER BY PRIVATE WELLS.
9. BUILDING RESTRICTION LINES ARE: A. 60' REAR, B. 30' SIDE, C. 200' MIN. LOT WIDTH AT FRONT 75' BRL.
10. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET OR MORE AS REQUIRED BY THE MARYLAND STATE HEALTH DEPARTMENT FOR THE INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVICING AND RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. SEE NOTE NO. 17.
11. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
12. TOTAL AREA INCLUDED IN LOTS IS 93.57 ACRES, TOTAL AREA OF DEDICATION IS 6.78 ACRES.
13. THIS PLAN IS SUBJECT TO VP-78-10.
14. SEE OFFICE OF PLANNING & ZONING FILES S-72-05, P-72-15, VP-78-10 AND F-78-67.
15. THERE ARE NO 25% OR GREATER SLOPES INCLUDED IN THIS PLAN.
16. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

DRAINAGE EASEMENT FOR 100 YEAR FLOOD PLAN

OLD TO NEW LOT SUMMARY

LOTS 4 TO 13 HAVE NOT CHANGED	LOT 19 WAS LOT 22
LOT 14 WAS ALL OF 14 & PART OF 15	LOT 20 WAS LOT 23
LOT 15 WAS PART OF 15, 16, 17, 18	LOT 21 WAS PART OF 24, 25
LOT 16 WAS PART OF 16, 17, 18, 20 & ALL 19	LOT 22 WAS PART OF 24, 25
LOT 17 WAS PART 20	LOT 23 WAS LOT 26
LOT 18 WAS LOT 21	

OWNER & DEVELOPER
HUBERT E. SNAPP ET AL
2564 RIDGE ROAD
DAMASCUS, MD. 20750
PHONE - 253-2857

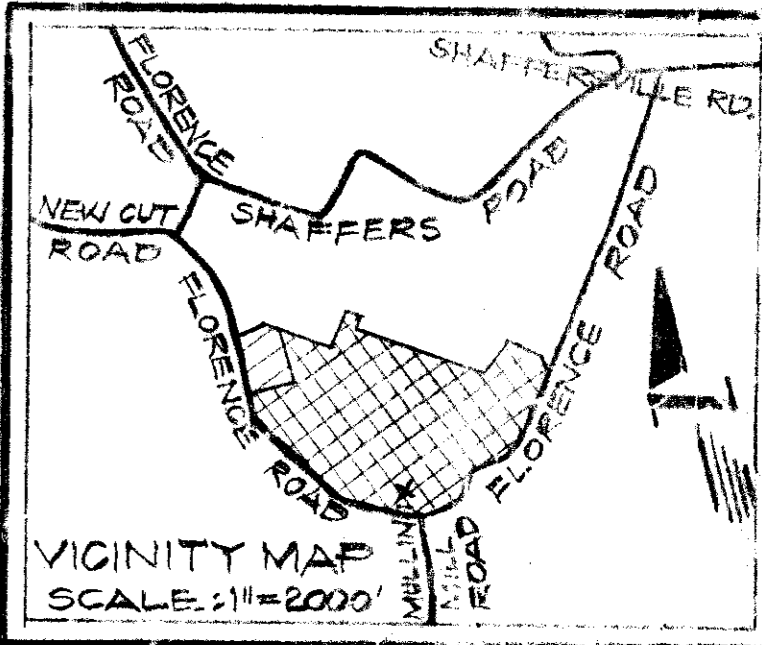


LOT NO.	AVERAGE PERC IN MIN. FOR 2" INCH DROP	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWERAGE DISPOSAL AREA AT ITS HIGHEST ELEV. WITH REF. TO EXIST. GRADE AT TIME OF TEST
4	13	3'
5	9	4'
6	12	4 1/2'
7	16	3 1/2'
8	10	4'
9	20	4'
10	13	3 1/2'
11	11	3 1/2'
12	13	3 1/2'
13	18	3'
14	11	3'
15	17	3 1/2'
16	18	3'
17	13	4 1/2'
18	12	4 1/2'
19	16	4 1/2'
20	10	4'
21	9	3 1/2'

- LEGEND
- PROPOSED WELL
 - △ RADIUS AND NON-POLLUTION RADIUS SHOWN THUS
 - PROPOSED CONCRETE MONUMENT
 - B.R.L. BUILDING RESTRICTION LINE
 - SOIL TYPES SHOWN THUS MTC2
 - INDICATES SLOPES 25% OR GREATER
 - INDICATES APPROVED PERCOLATION TEST HOLE
 - 13 PRELIMINARY DWELLING LOCATION & LOT NO.
 - EXISTING MACADAM PAVING SHOWN THUS



APPROVED IN SEPT. 29, 1981
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY



PRELIMINARY PLAN
LOTS 4 THRU 23
FLORENCE ESTATES

FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
5' CONTOUR INTERVAL - TAX MAPS, PARCEL 12
SCALE: 1" = 100' APRIL 1981

APPROVED FOR PRIVATE WELLS AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPT.
James Bohus 10-5-81
COUNTY HEALTH OFFICER DATE

EXIST. MAC. PAVING 24' WIDE
TO BE DEDICATED TO T. SHAPIRO, ET AL. N 57°30'00" W 652.77'

6-17-82
6-19-81
7-31-81
6-9-81
REVISIONS