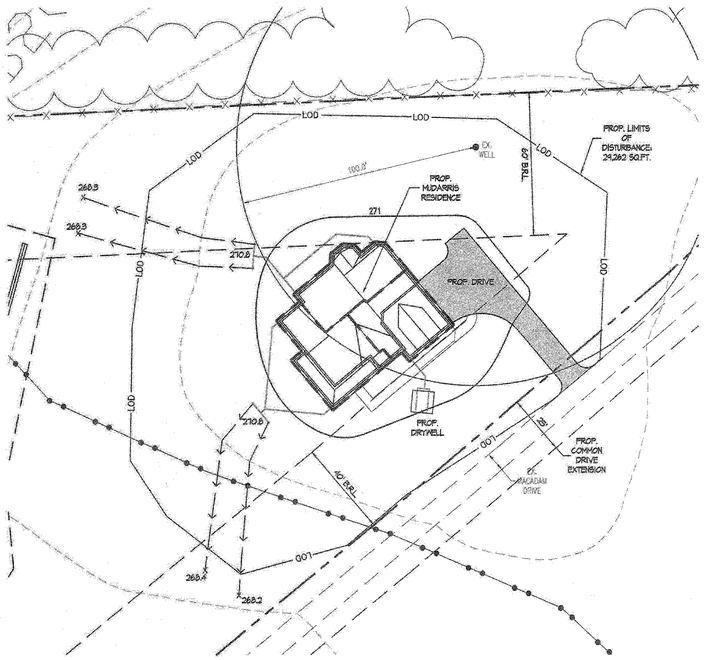


DETAIL
1" = 30'

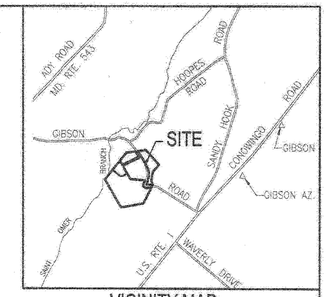
LEGEND

EXISTING
- PROPERTY LINES
- AgB / McB2 — EX. SOILS
- EX. TREELINE
- 456 — EX. 2' CONTOUR
- EX. PAVING TO REMAIN
- 15-25% SLOPES
- 25% SLOPES AND GREATER
- FOREST RETENTION AREA
- EX. POWER POLE
- EX. WELL
- EX. SANITARY CLEANOUT
- PASSING PERCOLATION TEST
- FAILING PERCOLATION TEST

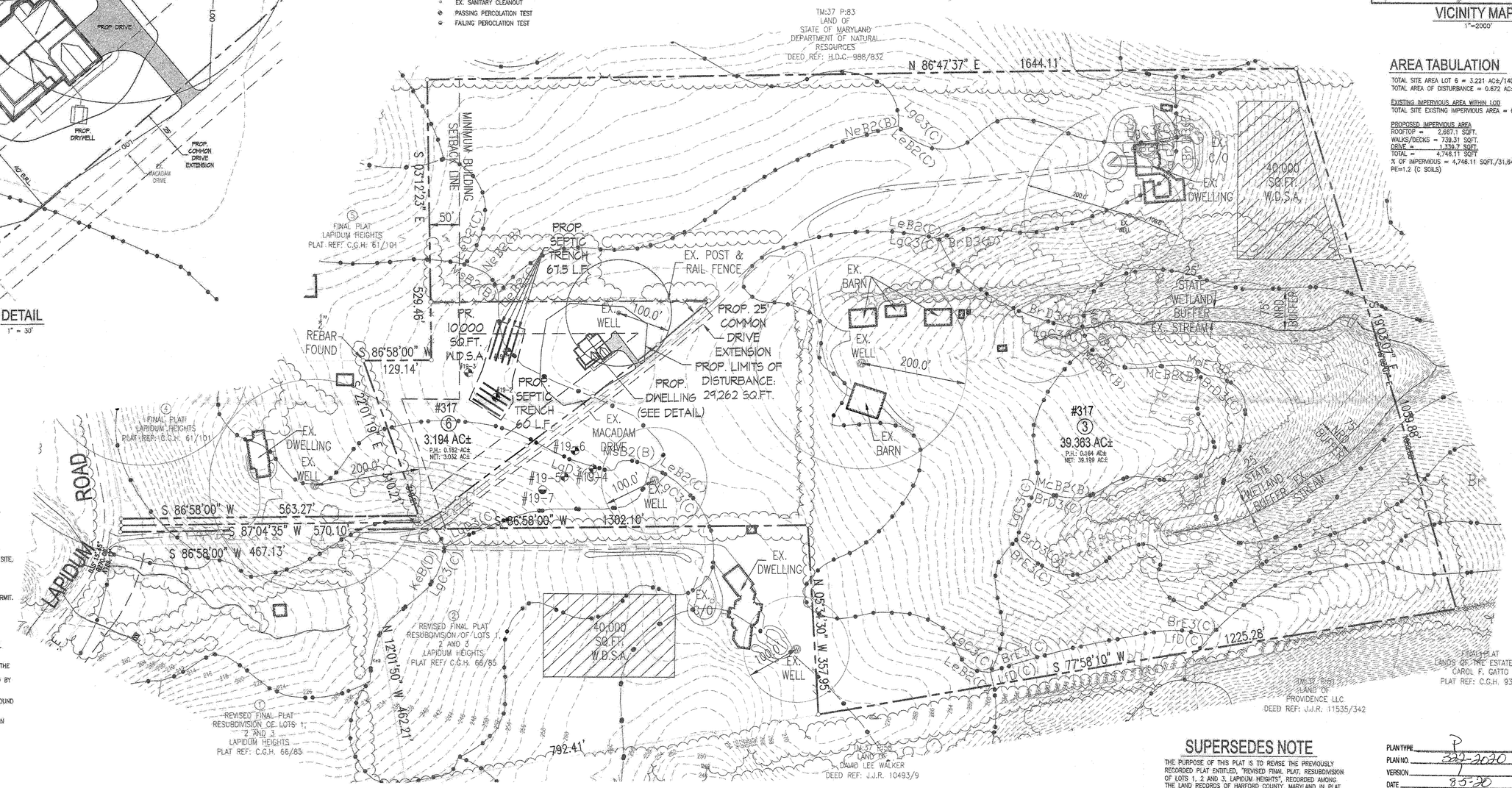
PROPOSED
- 456 — PROPOSED CONTOUR
- PROPOSED LOT LINE
- PROPOSED PVMNT.
- PROPOSED CONCRETE
- LOD — LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED CLEARING LINE

SITE DATA
#317 – INDICATES ADDRESS
TAX MAP 37 PARCEL 40 (LOT 3)
DEED REFERENCE: C.G.H. 1367/1034
PRESENT ZONING: AG
AG ZONING SETBACKS
FRONT = 50'
SIDEYARD = 40'
REAR YARD = 80'
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
WATERSHED: LOWER SUSQUEHANNA RIVER
LOTS CREATED AFTER FEBRUARY 08, 1977

GRID NORTH
MARYLAND COORDINATE SYSTEM NAD 83(2011)
VERTICAL DATUM NAVD 88



VICINITY MAP
1"=2000'



AREA TABULATION
TOTAL SITE AREA LOT 6 = 3.221 AC±/140,306.76 SQFT.
TOTAL AREA OF DISTURBANCE = 0.672 AC±/29,262 SQFT.

EXISTING IMPERVIOUS AREA WITHIN LOD
TOTAL SITE EXISTING IMPERVIOUS AREA = 0.00 AC±/0.00 SQFT.

PROPOSED IMPERVIOUS AREA
ROOFTOP = 2,667.1 SQFT.
WALKS/DECKS = 739.31 SQFT.
DRIVE = 1,339.7 SQFT.
TOTAL = 4,746.11 SQFT
% OF IMPERVIOUS = 4,746.11 SQFT./31,840.73 SQFT.= 15.0%
PE=1.2 (C SOILS)

NOTES
A PLOT PLAN DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DENOTES THE 10,000/11,000 SQ. FT. WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA AND ANY AREA WITHIN 30 FEET OF THE WASTE DISPOSAL AREA WITHOUT PERMIT APPROVAL FROM THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ECT).

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS. ENTRANCES FRONTING COUNTY ROADS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE PUBLIC SERVICES BECOME AVAILABLE.

ANY DWELLING IN AN AGRICULTURAL ZONING DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

THIS PLAT IS SUBJECT TO REVISION.

SUPERSEDES NOTE
THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED, "REVISED FINAL PLAT, RESUBDIVISION OF LOTS 1, 2 AND 3, LAPIDUM HEIGHTS", RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK C.G.H. 66 FOLIO 85. INSOFAR AS TO CREATE LOT 6 AS SHOWN HEREON.

PLAN TYPE P
PLAN NO. 332-2020
VERSION 1
DATE 8-5-20
DAC DUE 9-2-20

GRAPHIC SCALE
SCALE: 1 inch = 100 feet
0 100 200 300

REVISIONS		
NO.	DESCRIPTION	DATE

OWNER/DEVELOPER
FAYSAL & CHOUKRIE MUDARRIS
P.O. BLOX 889
HAVRE DE GRACE MD 21078

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21039
EXPIRATION DATE: 03-20-2022
8-5-2020

JOSEPH THOMPSON & ASSOCIATES, LLC
Land Surveying & Engineering
WWW.thompsonassociatesllc.com
402 Hickory Avenue
Bel Air, Maryland 21014
Phone: 410-803-0696
Fax: 410-838-0666
WWW.thompsonassociatesllc.com

MAJOR PRELIMINARY PLAN
FOR
REVISED FINAL PLAT
RESUBDIVISION OF LOTS 1, 2 AND 3
AUG 5 2020

LAPIDUM HEIGHTS

ELECTION DISTRICT No.3 HARFORD COUNTY, MARYLAND

JOB NO.	4795
SCALE:	1"=100'
DATE:	08-05-2020
DRAWN BY:	JTV
DESIGNED BY:	STH
REVIEWED BY:	JCT
SHEET:	1 OF 1