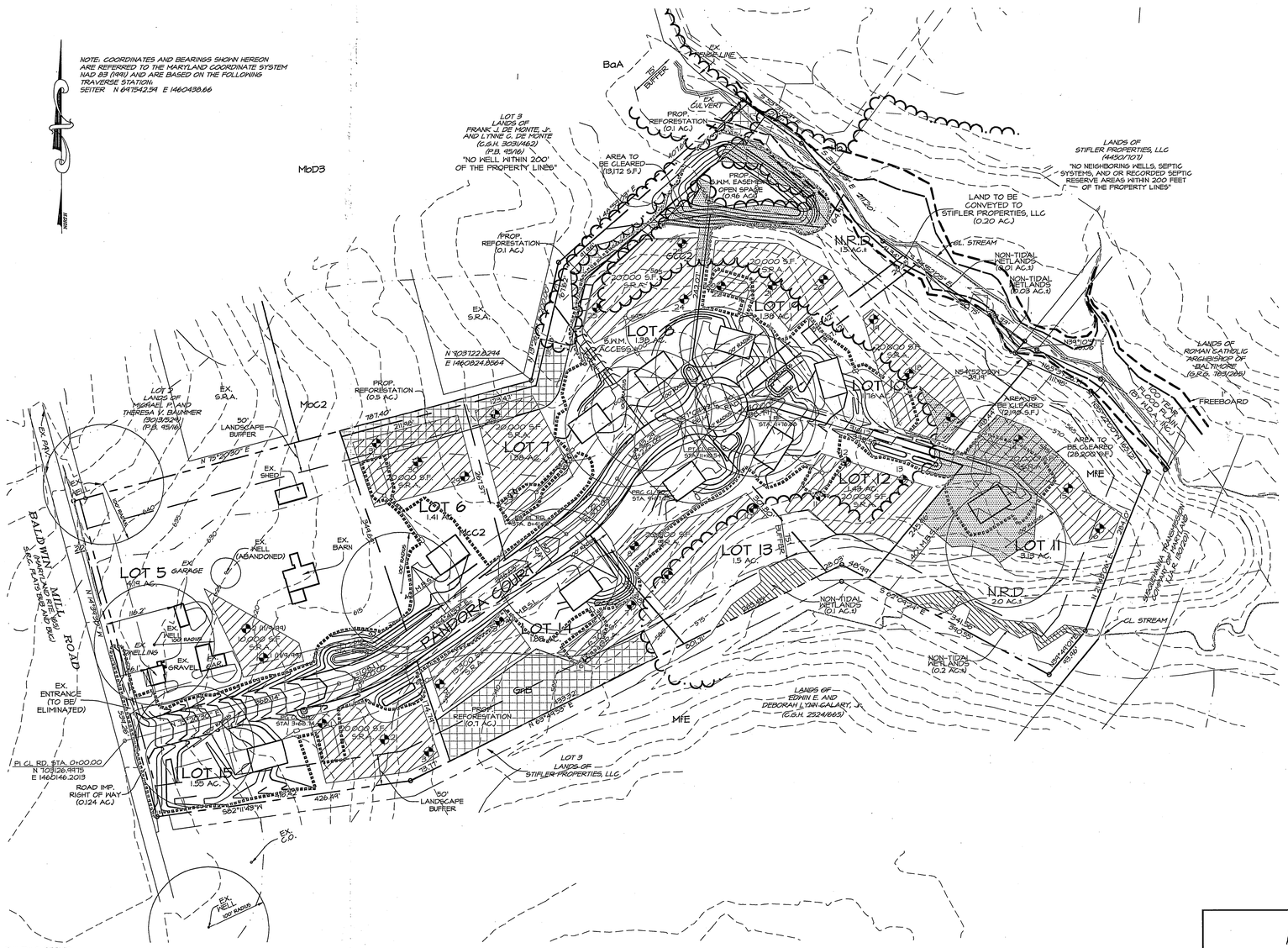
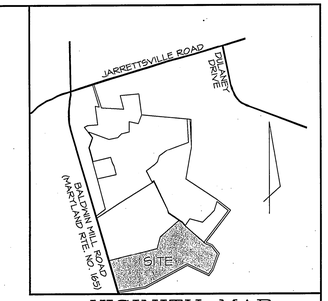
NOTE: COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD 83 (1991) AND ARE BASED ON THE FOLLOWING TRAVERSE STATION:
SEITER N 641542.94 E 1460438.66



LEGEND

- NON-TIDAL WETLAND
- SOIL TYPE
- EXISTING CONTOURS
- EXISTING TREE LINE
- AREA TO BE CLEARED
- SLOPES 25% or >
- SLOPES 15% TO 24%
- PROP. REFORESTATION
- LIMITS OF DISTURBANCE



VICINITY MAP
SCALE: 1" =1200'

GENERAL NOTES:

1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.

2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

3) OWNER: CLAIRES MEADOW, LLC
c/o WILSON DEEGAN AND ASSOC., INC.
2309 BEL AIR ROAD
FALLSTON, MARYLAND 21047

4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.

5) LOTS CREATED AFTER 2/08/1977.

6) ZONING: RR

7) DEED REFERENCE: 4314/330

8) NUMBER OF LOTS: 11

9) #000 DENOTES HOUSE ADDRESS.

10) TAX MAP: 32 PARCEL: 118 GRID: 2B

11) AREA TABULATION:
TOTAL ENCLOSED AREA - 23.87 AC.
ROAD IMP. R/W - 0.12 AC.
ROAD R/W - 1.43 AC.
S.W.M. EASEMENT/OPEN SPACE - 0.46 ac.
AREA OF LOTS - 21.86 AC.

12) THIS PLAT IS SUBJECT TO REVISION.

13) THE REMAINING 0.8 ACRES TO REFORESTAION IS TO BE LOCATED ON THE ADJACENT LANDS OF MISTY HOLLOW MANOR AND IS SHOWN ON THE ATTACHED REDLINED F.C.P..

a) ALL NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION ON THESE PRACTICES REQUIRES APPROVAL FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

b) ACCESS TO THE NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES SHALL BE MADE AVAILABLE TO HARFORD COUNTY AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTIONS AFTER CONSTRUCTION.

c) THE OWNERS AND SUBSEQUENT OWNERS SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND/OR RESTORE ALL NON-STRUCTURAL STORMWATER PRACTICES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.

d) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAIL TO ADEQUATELY MAINTAIN THE NON-STRUCTURAL STORMWATER PRACTICE ACCORDING TO THE PROVISIONS ON THE APPROVED PLANS, HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS SHALL REQUIRE CORRECTIVE ACTION AT THE OWNER'S OR THE BENEFICIAL USER'S EXPENSE.

PLAN TYPE P
PLAN NO. 10-131
SERIES NO. 1
DATE 10/6/10
DAC/DUE 11/3/10

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.

2) 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 200 FEET OF THE BOUNDARY OF THE LOT.

3) DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF 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, ETC.).

SOILS LEGEND

SOIL TYPE	HYDRIC SOILS	HIGHLY ERODIBLE SOILS	SOILS W/SEVERE SEPTIC LIMITATIONS	SLOPES > 15%	PRIME AGRICULTURAL SOILS
BaA - BAILE	X		X		
GcG2 - GENELG		X			
GdG2 - GLENELG					
GnB - GLENVILLE			X		
Hb - HATBORO	X		X		
MoD3 - MANOR			X	X	
MzG2 - MANOR		X			
MFE - MANOR		X	X	X	

NO.	DATE	DESCRIPTION	BY

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS
2309 Bel Air Road
Fallston, Maryland 21047
PHONE: (410) 893-3700

SCALE: 1" = 100'
DATE: 10/2010
JOB NO.: 97278
DRAWN / DESIGN BY: WLSTIFLER
SHEET: 1 of 1
CHECKED BY: R.R.W.

PRELIMINARY PLAN

CLAIRE'S MEADOW

FOURTH ELECTION DISTRICT HARFORD COUNTY, MARYLAND

97278_EFP.DWG