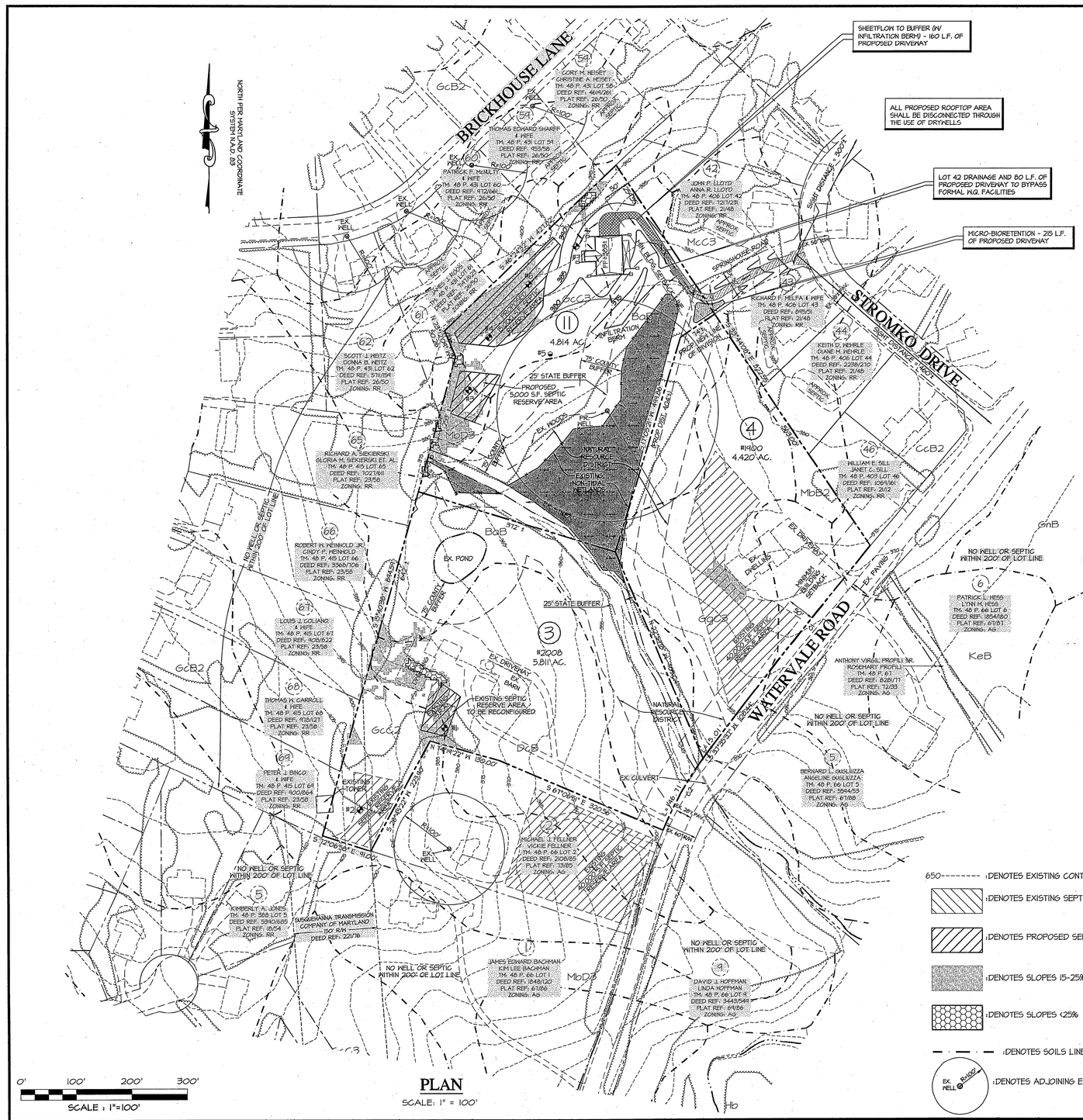


PLAN

SCALE: 1" = 100'

0' 100' 200' 300'

SCALE : 1"=100'

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT # C.G.H. 73/85, TITLED, "PARTIAL REVISION - FINAL PLAT ONE FALLSTON GLEN," & PLAT # C.G.H. 98-87, TITLED, "REVISION TO LOT 4 - PART OF PLAT ONE FALLSTON GLEN," INASMUCH AS THE FURTHER SUBDIVISION OF EXISTING LOT 3 TO CREATE LOT 11 AND THE SUBSEQUENT RECONFIGURATION OF LOT 3, THE REVISION OF LOT 4 TO TRANSFER ACREAGE TO LOT 11, THE RE-DELINEATION OF THE NON-TIDAL WETLANDS AND THE REVISION OF THE WASTE DISPOSAL SYSTEM AREA OF LOT 3 AS SHOWN HEREON.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #24025C0144 D, DATED JANUARY 7, 2000 OF HARFORD COUNTY, MARYLAND (UNINCORPORATED AREAS.) PANEL 144 OF 375

PRIOR TO ISSUANCE OF A BUILDING PERMIT

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

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

CURVE TABLE

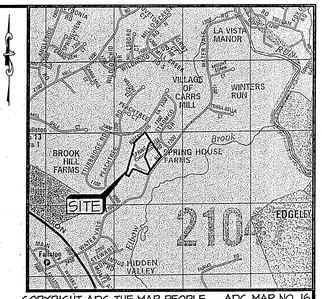
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11489.40'	363.19'	363.11'	S 38°30'02" W	1°49'50"
C2	630.00'	161.72'	161.28'	N 30°14'22" E	14°42'24"

SOIL INDEX

SOIL	COMMON NAME	GENERAL DESCRIPTION	MARYLAND HYDROLOGIC GROUP RATING
GgC3	GLENELG	GRAVELLY LOAM	B
GcC3	GLENELG	LOAM	B
MbD3	MANOR	LOAM	B
MbB2	MANOR	LOAM	B
McC3	MANOR	CHANNERY LOAM	B
DcB	DELANCO	SILT LOAM	C
BaB	BAILE	SILT LOAM	D

LEGEND

650---------- :DENOTES EXISTING CONTOURS
:DENOTES EXISTING SEPTIC AREA
:DENOTES PROPOSED SEPTIC AREA
:DENOTES SLOPES 15-25%
:DENOTES SLOPES <25%
:DENOTES SOILS LINE
EX. WELL R=100' :DENOTES ADJOINING EXISTING WELL.
:DENOTES FAILING PERC TEST
:DENOTES PASSING PERC TEST
:DRIVEWAY IMPERVIOUS TO BIORETENTION (SWM)
:DRIVEWAY SHEETFLOW TO BUFFER/ INFILTRATION BERM (SWM)
:DRIVEWAY BYPASS (SWM)
DRYWELL (SWM)
INFILTRATION BERM (SWM)



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ADC MAP NO. 16
GRID NO. H-11

LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. OWNER / DEVELOPER: LOT 3
   RAYMOND SANTIAGO JR.
   CLARE M. SANTIAGO
   2008 WATERVALE ROAD
   FALLSTON, MD 21047-1920

   OWNER: LOT 4
   PETROS ALEVRAS
   HRISSI ALEVRAS
   1900 WATERVALE ROAD
   FALLSTON, MD 21047-1903
2. DEED REFERENCE: J.J.R. 6806/184, C.G.H. 2552/15
3. PLAT REFERENCE: C.G.H. 73/85, C.G.H. 98/87
4. TAX MAP: 48, PARCEL 66, LOTS 3 & 4
5. ZONING: AG - AGRICULTURAL DISTRICT

   AG ZONING REQUIREMENTS: FRONT: 50'
   SIDE: 40'
   REAR: 60'
6. LOTS CREATED AFTER 02/08/1977.
7. #2008 DENOTES HOUSE ADDRESS
8. AREA TABULATION
   LOT 3: 5.811 AC.±
   LOT 4: 4.420 AC.±
   LOT 11: 4.814 AC.±
   TOTAL ENCLOSED AREA: 15.045 AC.±
9. EXISTING USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL (3 SINGLE FAMILY LOTS), (2 EXISTING LOTS & 1 NEW LOT)
11. ACREAGE OF NATURAL RESOURCE DISTRICT = 6.085 AC.±
12. ACREAGE OF EXISTING IMPERVIOUS = 0.68 AC.±
13. ACREAGE OF PROPOSED IMPERVIOUS = 0.25 AC.±
14. ACREAGE OF FOREST TO BE REMOVED 0.267 AC.±
15. TYPE OF DEVELOPMENT: CONVENTIONAL
16. 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.
17. THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
18. THE TOPOGRAPHY SHOWN HERE ON WAS TAKEN FROM HARFORD COUNTY GIS.
19. THE SOILS SHOWN HEREON ARE TAKEN FROM THE SOIL SURVEY OF HARFORD COUNTY AREA, MARYLAND
20. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE LOTS 3 & 4 TO CREATE ONE ADDITIONAL LOT.
21. PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.
22. THIS PLAN IS SUBJECT TO REVISION.
23. DENOTES THE 20,000/10,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITES, AND SMALL PHYSICAL STRUCTURES(TOOL SHEDS, ETC.)
24. THIS SITE SHALL CONFORM TO THE 2000 M.D.E. SWM DESIGN MANUAL AS WELL AS THE STORMWATER MANAGEMENT ACT OF 2007
25. A FORMAL "SWM CONCEPT PLAN" WILL BE SUBMITTED SEPARATELY FOR REVIEW AND APPROVAL
26. LOT 11 WILL BE CREATED BY A TRANSFER OF A DEVELOPMENT RIGHT FROM TAX MAP 48, PARCEL 67.
27. THE NON-TIDAL WETLANDS WERE DELINEATED BY KOLLAR ENVIRONMENTAL ASSOCIATES IN MAY 2010.

PLAN TYPE	P
PLAN NO.	10-138
SERIES NO.	1
DATE	10/20/10
DAC/DUE	11/17/10

2010 OCT 20 P 3:41

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER

OWNER LOT 3 / DEVELOPER
RAYMOND SANTIAGO JR.
CLARE M. SANTIAGO
2008 WATERVALE ROAD
FALLSTON, MD 21047-1920
CONTACT# 410-688-0125

DEVELOPER

OWNER LOT 3 / DEVELOPER
RAYMOND SANTIAGO JR.
CLARE M. SANTIAGO
2008 WATERVALE ROAD
FALLSTON, MD 21047-1920
CONTACT# 410-688-0125

BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

PRELIMINARY PLAN
SECOND PARTIAL REVISION - FINAL PLAT ONE - LOT 3
& SECOND REVISION TO LOT 4

FALLSTON GLEN

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE 10/20/10	DRAWING NO. DP1
SCALE 1"=100'	
DESIGNED BY JSC	SHEET 1 OF 1
DRAWN BY JRO	BSLS JOB NO. 10009