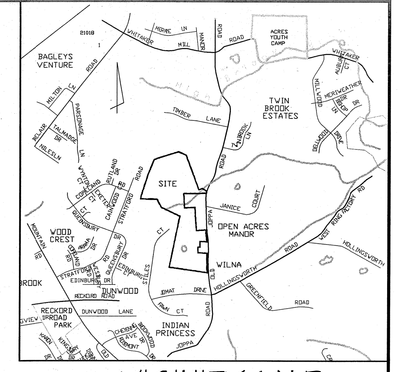
NOTE:
BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD83) 1991 AND ARE BASED ON THE FOLLOWING TRAVERSE STATION.
ATICISSON - JV6714
N 661248.84 E 1486442.49

NORTH GRID

LEGEND

- NON-TIDAL WETLAND
- SOIL TYPE
- EXISTING CONTOURS
- EXISTING TREE LINE
- STAND LINE
- SAMPLE PLOT LOCATION
- DENOTES SPECIMEN TREE
- SLOPES 25% or GREATER
- SLOPES 15% TO 24%



VICINITY MAP
SCALE: 1" = 2000'

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: ROZIER LEWIS STEINBACH, Jr. ET AL
810 OLD JOPPA ROAD
JOPPA, MARYLAND 21085-1106

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

5) LOTS CREATED AFTER 2/08/1977.

6) ZONING: AG

7) DEED REFERENCE: 2633/439

8) NUMBER OF LOTS: 8

9) ROOD DENOTES HOUSE ADDRESS.

10) TAX MAP: 55 PARCEL: 187 GRID: 3E

11) AREA TABULATION
TOTAL ENCLOSED AREA GROSS - 68.732 AC.±
AREA OF ROAD IMPROVEMENT RIGHT OF WAY - 0.817 AC.±
TOTAL AREA CONVEYED TO ADJOINERS - 6.148 AC.±
TOTAL AREA NET - 61.964 AC.±

12) THIS PLAT IS SUBJECT TO REVISION.

FAMILY CONVEYANCES

LOTS 1 AND 2 ARE FOR FAMILY CONVEYANCES TO IMMEDIATE FAMILY MEMBERS AS SHOWN BELOW.

LOT 1 MARY STEINBACH FALLER (DAUGHTER) DATE

LOT 2 ROZIER L. STEINBACH, III (SON) DATE

SOILS LEGEND

SOIL TYPE	HYDRIC SOILS	HIGHLY ERODIBLE SOILS	SOILS W/SEVERE SEPTIC LIMITATIONS	SLOPES > 15%	PRIME AGRICULTURAL SOILS
AaB-ALDINO	I	POT.	X		
AsB-ALDINO	I		X		
BrC2-BRANDYWINE					
Co-CODORUS	I		X		X
GcB2-CHESTER					X
DeB-DELANCO	I	POT.	X		X
GcB2-GLENELG		X			
GnB-GLENVILLE	I		X		X
HaHATRORG	X		X		
HsB2-HONTALSO			X		
NeB2-NESHAMINY					X
NeC2-NESHAMINY			X		
NeC-NESHAMINY		X	X		
NeD-NESHAMINY			X	X	
PaB-PATAPSCO	X	X	X		
PkB-PATAPSCO	X	X	X		

"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 OPERATIONS OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, 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."

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1) A WELL SHALL 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.).

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 ACCEPTABLE TO HARFORD COUNTY ON THE APPROVED PLANS, HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS SHALL REQUIRE CORRECTIVE ACTION AT THE OWNERS OR THE BENEFICIAL USERS EXPENSE.

NO.	DATE	DESCRIPTION	BY

PLAN TYPE P
PLAN NO. 11-089
SERIES NO.
DATE 8/9/11
DAC/DUE 9/7/11

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

SCALE: 1" = 100' DATE: 7/2011
JOB NO.: 03046 DRAWN / DESIGN BY: W.STIFLER
SHEET: 1 OF 1 CHECKED BY: R.R.W.

PRELIMINARY PLAN

LANDS OF

ROZIER LEWIS STEINBACH, Jr. ET AL

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

03046_PRE.dwg