

MARYLAND COORDINATE SYSTEM 1440 83/91



TROYER RD  
2,650 ADT

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2886.79'	235.54'	235.49'	N 39°02'02" E	0°47'40"13"
C2	1420.00'	118.95'	118.92'	S 31°28'00" E	0°47'59"

117 - 96

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°30'04" E	64.04'
L2	N 60°58'05" E	5.00'
L3	N 56°19'15" E	5.00'



VICINITY MAP  
1"=2000'



**AREA TABULATION**

TOTAL ENCLOSED AREA: 6.972 AC  
ROAD IMPROVEMENT AREA: N/A  
NET LOT AREA: 6.972 AC±

**SUBDIVISION DATA**

TOTAL NUMBER OF LOTS: 2  
① - INDICATES LOT NUMBER  
#4376 - INDICATES HOUSE NUMBER  
DEED REFERENCE: C.O.H. 3814/492  
PRESENT ZONING: AG, B-2  
TAX MAP NO.23 PARCEL NO.28  
LOTS CREATED AFTER FEB. 6, 1977

**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 HANFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ① DENOTES THE 20,000/22,000 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 STRUCTURES (TOOL SHEEDS, ETC).
- 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.
- NO APPARENT WELLS OR SEPTIC DISPOSAL AREAS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN HEREON.
- ⊙ DENOTES FIELD LOCATED PASSING PERCOLATION TEST.
- ⊙ DENOTES FIELD LOCATED FAILING PERCOLATION TEST.
- THESE LOTS ARE SUBJECT TO THE STORMWATER MANAGEMENT REGULATIONS, COUNTY ORDINANCE 01-33, CHAPTER 214, INsofar AS THE IMPROVISED AREA SHALL NOT EXCEED 15% OF THE TOTAL LOT AREA AND THE ROOF DOWN SPOUT LEADERS SHALL BE DIRECTED TO LAWN AREAS.
- ⊠ DENOTES THE NATURAL CONSERVATION EASEMENT FOR STORMWATER MANAGEMENT 1.74 AC±.
- LOTS CREATED AFTER 2/8/77
- THIS PLAN IS SUBJECT TO REVISION.

**NOTE**

THE USES ON LOT 1 SHALL BE LIMITED TO ONLY THOSE USES PERMITTED IN BOTH THE R2 AND AG ZONING DISTRICT PURSUANT TO THE CIRCUIT COURT OPINION IN THE CASE OF PARKER VERSUS DEPARTMENT OF PLANNING AND ZONING CASE NO. 12-C-03-410.

**GRAPHIC SCALE**



**OWNER**

4376 NORRISVILLE ROAD LLC.  
C/O STANLEY E. LLOYD  
PO BOX 230  
HARRISVILLE MD. 21084-0230

APPROVED: <i>James C. Kelly</i>	DATE: <i>11/6/05</i>
APPROVED: <i>Director of Parks and Recreation</i>	DATE: <i>11/6/05</i>
APPROVED: <i>Director of Public Works</i>	DATE: <i>11/6/05</i>
APPROVED: <i>Director of Planning and Zoning</i>	DATE: <i>11/6/05</i>
APPROVED: <i>County Attorney</i>	DATE: <i>11/6/05</i>
APPROVED: <i>Deputy Executive</i>	DATE: <i>11/6/05</i>
APPROVED: <i>Director of Administration</i>	DATE: <i>11/6/05</i>

THE OWNER HEREBY GRANTS TO HANFORD COUNTY, MARYLAND, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT THEREOF-IF-BAY AS SHOWN ON THIS PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON, AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NOTHING CONTAINED HEREON SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HANFORD COUNTY, MARYLAND.

NO LOT WILL BE RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER (COUNCIL BILL 84-20, EFFECTIVE MAY 18, 1984)

*Stanley E. Lloyd*  
OWNER STANLEY E. LLOYD  
DATE: *12-14-04*

Rec'd for Record *12/16/05*  
at *10:08* o'clock *A.M.*  
day recorded in *liber 258*  
No. *117* Folio *96* and of the  
**Plats** Records of Hanford  
Co., Md. and examined per  
James Reilly, Clerk

FINAL PLAT  
LAND OF

**4376 NORRISVILLE ROAD LLC.**

FOURTH ELECTION DISTRICT

**THOMPSON & McCORD ASSOCIATES, LLC**  
LAND SURVEYORS & SITE DEVELOPMENT  
www.thompsonmccord.com

402 N. HICKORY AVENUE, SUITE B  
BEL AIR, MARYLAND 21014  
(410) 903-0896

HANFORD COUNTY, MARYLAND

DRAWN BY: McCORD  
DATE: NOVEMBER 24, 2004  
CHECKED BY: JCT  
JOB NO.: 2510

01-2-114

3 20-04

MSA 33w 1246-9853  
P1014157

12/1/04