

VICINITY MAP
SCALE: 1"=1000'

DENSITY CALCULATIONS

UNITS ALLOWED
10.0459 AC. x 0.667=6.7, SAY 6 UNITS
UNITS PROPOSED
3 UNITS

SITE DATA

NET AREA 437599.32 S.F. 10.0459 AC.±
GROSS AREA 437599.32 S.F. 10.0459 AC.±
EXISTING USE RESIDENTIAL/AGRICULTURAL
PROPOSED USE RESIDENTIAL
TAX ACCOUNT NO. 03-02-023425
TAX MAP/GRID/PARCELS 59/10/155
DEED REFERENCE 2278/398
CENSUS TRACT 405302
REGIONAL PLAN, DIST. 313
WATERSHED JONES FALLS
SEWERSHED 61 N
SCHOOL DISTRICTS FORT GARRISON E.S., PIKESVILLE M.S., PIKESVILLE H.S.
EXISTING ZONING MAP R15
ZONING MAP NW13E

GENERAL NOTES

- 1) THERE ARE NO CRITICAL AREAS, HAZARDOUS WASTE SITES, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES ON THIS PROPERTY.
- 2) THIS PARCELS AS SHOWN ON THE PLAN HAVE BEEN HELD INTACT SINCE NOVEMBER 25, 1979. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THESE PROPERTIES AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- 3) THE SUBJECT PROPERTY HAS NO KNOWN ZONING CASE HISTORY.
- 4) THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
- 5) THIS SITE IS NOT IN A 100 YEAR FLOODPLAIN (F.I.R.M. COMMUNITY PANEL NO. 240010 0215 B)
- 6) BOUNDARY OUTLINE SHOWN IS BASED ON A SURVEY PERFORMED BY W. DUVAL & ASSOCIATES, INC. DATED JANUARY, 2005.
- 7) PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STD. DETAIL PLATE R-15, DATED AUGUST 1997, FOR "TYPICAL DRIVEWAY ENTRANCE, NO CURB AND GUTTER ALONG ROAD."
- 8) A REQUEST WILL BE MADE OF BALTIMORE COUNTY D.E.P.R.M. TO ALLOW PAYMENT OF A FEE IN LIEU OF PROVIDING ON-SITE STORMWATER MANAGEMENT. THE REQUEST WAS APPROVED PER CORRESPONDENCE FROM D.E.P.R.M. DATED 7/16/2004.
- 9) THE PROJECT IS IN COMPLIANCE WITH THE FOREST CONSERVATION REGULATIONS BY BUYING INTO AN OFF-SITE RETENTION BANK (BEE TREE RUN) FOR 2.0 ACRES.
- 10) COUNTY COUNCIL BILL NO. 55-04 SHALL NOT APPLY TO THIS DEVELOPMENT PERMIT. THIS PLAN WAS ACCEPTED FOR REVIEW PRIOR TO THE 6/7/04 EFFECTIVE DATE FOR COUNTY COUNCIL BILL 55-04.
- 11) THE MAXIMUM BUILDING HEIGHT FOR NON-AGRICULTURAL PRINCIPAL STRUCTURES IS 35'.
- 12) THE MAXIMUM BUILDING COVERAGE FOR ANY LOT IS 15%.
- 13) GREENSPRING AVENUE IS DESIGNATED AS A SCENIC ROUTE IN THE BALTIMORE COUNTY MASTER PLAN 2010.
- 14) THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.
- 15) ALL ACCESS TO/FROM GREENSPRING AVENUE FOR THIS DEVELOPMENT IS RESTRICTED TO THE EXISTING DRIVEWAY (TO BE WIDENED AS SHOWN).
- 16) THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY LINES UNLESS OTHERWISE SHOWN.
- 17) THE PANHANDLE DRIVEWAY SHALL CONFORM TO STANDARD PLATE R-P, R-Q, OR R-R.
- 18) THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.

NOTE:
GRADING ALONG GREENSPRING AVENUE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, AND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY, MARYLAND. ADEQUATE SITE DISTANCE WILL NOT EXIST UNTIL THE GRADING IS DONE. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER, HIS HEIRS AND ASSIGNS, TO DISCLOSE TO ANY AND ALL POTENTIAL BUYERS OR TRANSFEREES OF THE LOTS CREATED BY THE MINOR SUBDIVISION THAT NO BUILDING PERMITS WILL BE ISSUED UNTIL THE GRADING IS COMPLETED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.

STORMWATER MANAGEMENT NOTES

ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATER BODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
AS MUCH AS POSSIBLE, IMPERVIOUS AREAS SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
HOUSE DOWN SPOUTS SHOULD BE DISCHARGED ONTO PERVIOUS AREAS WHERE FEASIBLE.
ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE STORMWATER MANAGEMENT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PERC TEST
- SOILS
- WELL AREA
- EXISTING WELL
- LIMIT OF DISTURBANCE

OWNER/DEVELOPER
LANE BERK
BERLANE FARMS
11230 GREENSPRING AVE.
LUTH-TIMONIUM, MD. 21093
TAX ACCOUNT NO. 03-02-023425
DEED REF. 2278/398
PHONE NO. (410) 727-1880

MINOR SUBDIVISION OF BERK PROPERTY

MINOR SUBDIVISION NO. 04090 M
ELECTION DISTRICT 3 BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: DECEMBER 2, 2005
SHEET 1 OF 1

TOTAL DISTURBED AREA
101147 S.F./2.32 AC.±

BOUNDARY COORDINATES

1	N 643969.9259	E 1396031.2432
2	N 643774.7859	E 1396259.2430
3	N 643735.0843	E 1396338.8971
4	N 642667.0307	E 1396081.6358
5	N 642607.2002	E 1395708.4008
6	N 643002.2282	E 1395804.0374
7	N 643295.6439	E 1395866.5448

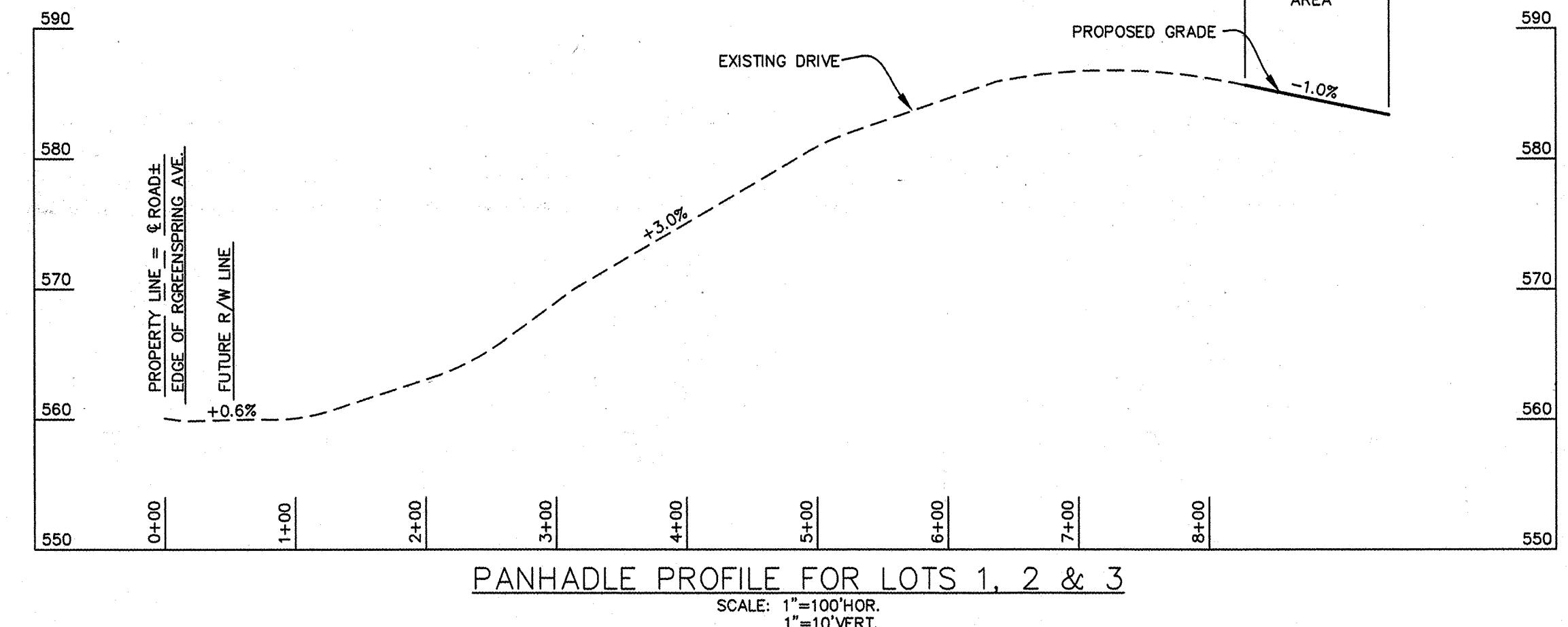
CURVE TABLE (PROPOSED R/W LINE)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	3°21'26"	1965.00'	115.14'	57.59'	S49°44'59"E	115.13'
C-2	15°41'48"	983.00'	269.30'	135.50'	S55°55'10"E	268.46'

BALTIMORE COUNTY MINOR SUBDIVISION
Project No. 04090M
DEVELOPMENT REGULATIONS
 Exempt from Article 32, Subtitle 2
 Panhandle exempt from Section 32-4-211 through 32-4-217 and Sections 32-4-226 and 32-4-227

PDM CERTIFICATION
Approved: *[Signature]* Disapproved:
By: *[Signature]* Date: 09/10/2007

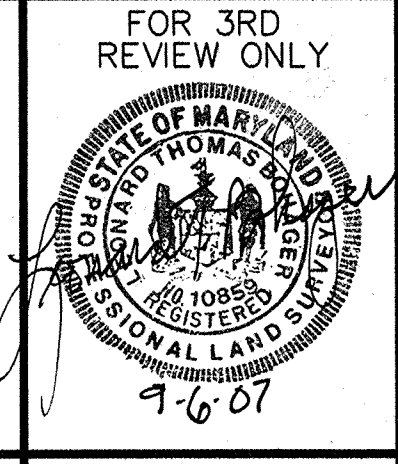
APPROVED DEPRM
By: *[Signature]* Date: 9/11/07



PROPOSED GRADING
SCALE: 1"=30'



MDC
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W. DUVAL & ASSOCIATES, INC.
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Filed for record
LIBER 01 FOLIO 343
Date: MAR 8 2006
Test: *[Signature]*
Clerk: *[Signature]*
SM
1-343

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plans, BA) Plan Book SM 1, p. 343, MSA, 51236, 11904, Date available 2010/03/08, Printed 12/21/2023.

p173078 HSA ssa 1236 11904