

WELL & SEPTIC INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	SOURCE		LOCATED BY SURVEY	UNKNOWN	COMMENTS
			AS PER DEPTH FILES	AS PER PROPERTY OWNER			
2310 WILSON ROAD	WELL	Y					> 200' FROM SUBJECT PROPERTY
	SEPTIC	Y					> 200' FROM SUBJECT PROPERTY
2316 WILSON ROAD	WELL	Y					> 200' FROM SUBJECT PROPERTY
	SEPTIC	Y					> 200' FROM SUBJECT PROPERTY
2320 WILSON ROAD	WELL	Y					> 200' FROM SUBJECT PROPERTY
	SEPTIC	Y					> 200' FROM SUBJECT PROPERTY
2505 MCGONAS ROAD	WELL	Y					> 200' FROM SUBJECT PROPERTY
	SEPTIC	Y					> 200' FROM SUBJECT PROPERTY
2514 MCGONAS ROAD	WELL	Y					> 200' FROM SUBJECT PROPERTY
	SEPTIC	Y					> 200' FROM SUBJECT PROPERTY

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOUSES W/ EASEMENT	STREETS & PARKING
MbC	---	---	---
MbD	---	---	---
MbE	---	---	---
GhC	---	---	---

GENERAL NOTES

- Ownership: Cole Construction Company, Inc. 15.711 acres
1917 Wilson Road White Hall, MD 21161
- Address: Wilson Road
- Deed reference: SM 8514/245
- Tax Map / Parcel / Tax account #: 23 / 002 / 10-13-085050 (15.429 acres)
- ADC Map & Grid: 4235E2 & 4235E3
- Zoning: R.C. 2
- There have been no previous zoning hearings for the subject property
- Census tract: 410100 Councilmanic District: 3
Watershed: Loch Raven Reservoir Schools: Sparks ES / Hereford MS / Hereford HS
Regional Planning District: Jacksonville Regional Planning District Code: 305
- The boundary shown hereon is from a 1990 survey by Joseph W. Shaw, R.S. All other information shown hereon was taken from Baltimore County GIS tiles 018A3, 018B3, 023A1 & 023B1 and the information provided by Baltimore County on the internet.
- Improvements: The subject property is vacant and completely wooded.
- The subject property is not in a historic district.
- The subject property will be serviced by private wells and septic systems.
- There are no underground storage tanks on the subject property.
- There are no wells and septic systems within 200' of the subject property.
- The creation of proposed Lot 1 & 2 will require approval from Baltimore County through the minor subdivision process.
- Panhandles will be required for proposed Lots 1 & 2 and will be approved in the minor subdivision process.
- The subject property will need to meet the Forest Conservation Act requirements in the minor subdivision process and a Forest Conservation Declaration of Protective Covenants, Conditions and Restrictions will be recorded.
- The subject property will need to meet the Storm Water Management requirements in the minor subdivision process.
- The subject property is not in the Chesapeake Bay Critical Area.
- A variance for continued use of the farm road through the Forest Buffer Easement will be applied for as a part of the minor subdivision process.

DENSITY CALCULATIONS FOR R.C. 2

Gross area: 15.249 acres
Highway widening: 0 acres
Net area: 15.249 acres
Lots permitted: 2 (the subject property was created prior to 1947)
Lots proposed: 2

R.C. 2 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

Front: 75 feet from the centerline of any street or road
Side / Rear: 35 feet from any lot line other than a street or road line

ENVIRONMENTAL SETBACKS

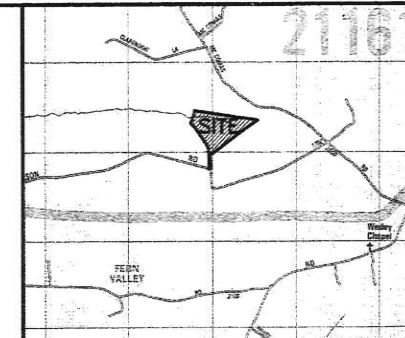
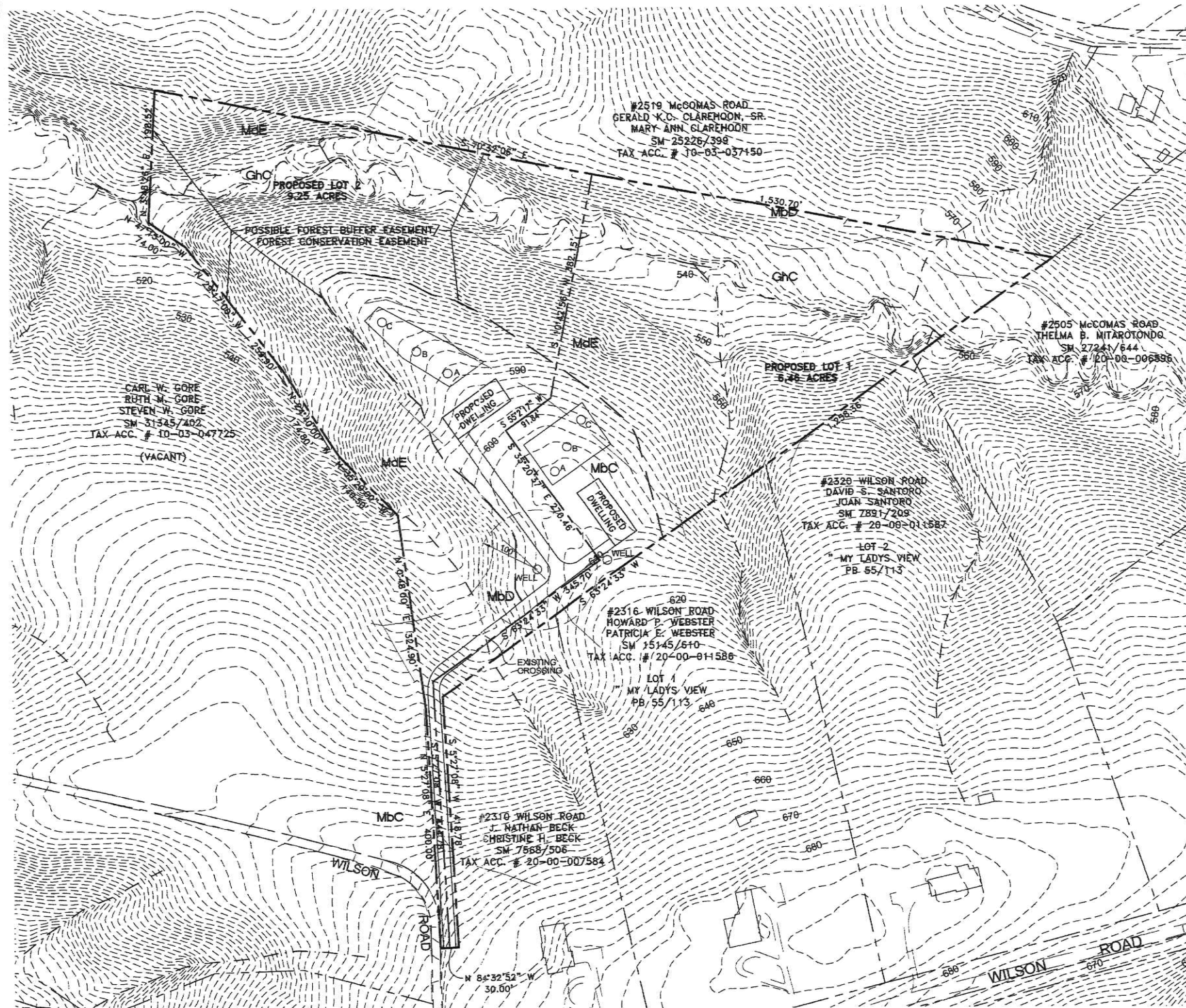
Septic Reserve Areas:
25' for slopes down grade exceeding 25%
20' from a proposed house
>100' from any proposed well and lower in elevation
10' from a proposed property lines

Well Areas:
30' from a building foundation
15' from any road or dedicated easement
>100' from any proposed well
>100' from any septic reserve area higher in elevation
10' from a proposed property line

Forest Buffer / Forest Conservation Easements:
35' from a proposed house

AGRICULTURAL NOTE

Any dwelling 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 during any 24 hour period (including aircraft), 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.



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

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PLAN TO ACCOMPANY A
PERC TESTING PERMIT APPLICATION
FOR THE
COLE CONSTRUCTION COMPANY INC.
PROPERTY
WILSON ROAD
BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/14/2013
Scale: 1"=100'

