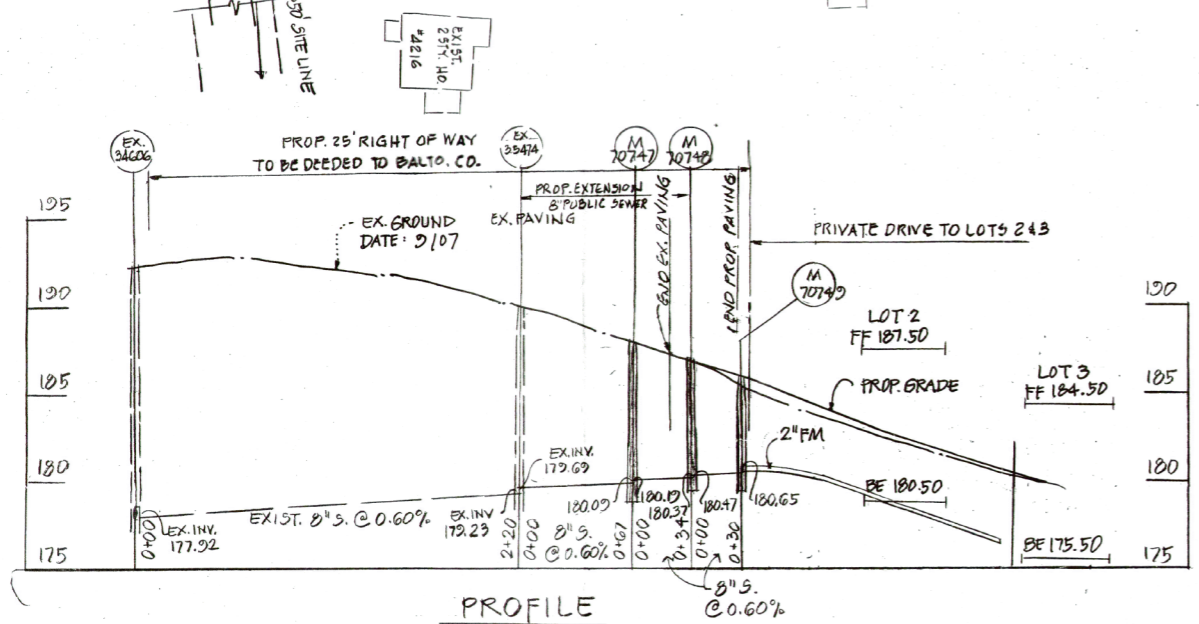
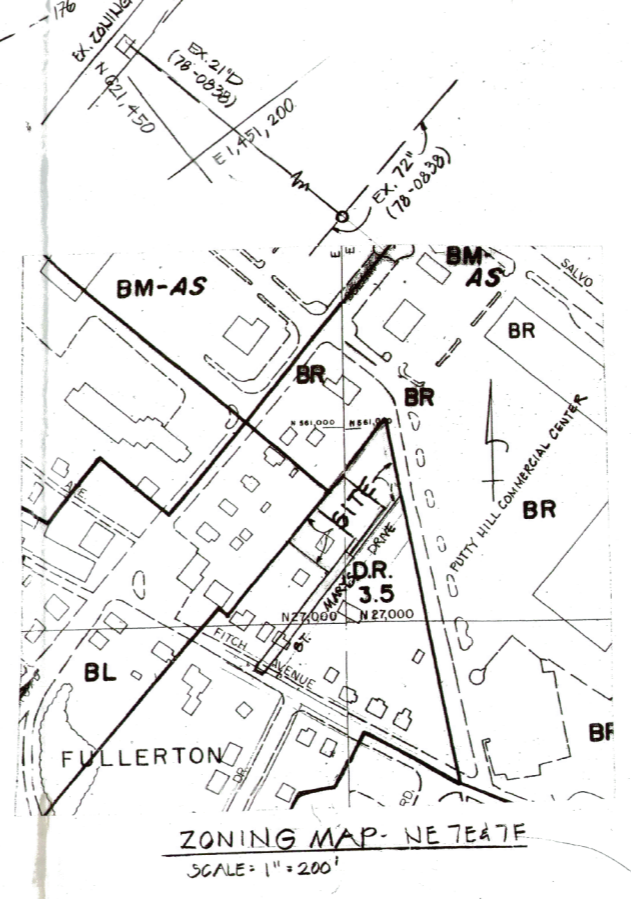


- GENERAL NOTES**
1. AREA OF PROPERTY = 1.187AC (GROSS = 1.187AC)
 2. EXIST. ZONING OF PROPERTY = "DR 3.5"
 3. DENSITY CALCULATIONS:
PERMITTED NO. OF LOTS = 1.187 x 3.5 x 4.15 (4 LOTS)
PROP. LOTS = 3 (INCLUDES EXIST. DWELLING)
 4. OWNER = S. & S. PROPERTIES, TAX MAP 81, GRID 11, PARCEL 522
14 BACK RIVER RD. CALTO, MD. 21221 (TEL. 410-682-2300)
 5. SEWER SHED = 3
 6. WATER SHED = BACK RIVER
 7. CENSUS TRACT = 440800 (2000)
 8. ELECTION DISTRICT = 14
 9. COUNCILMATIC DISTRICT = G
 10. SCHOOL DISTRICT = FULLERTON E.S., PARKVILLE M.S. AND OVERLEA H.S.
 11. DEED REF. 5003/213
 12. TAX ACCOUNT NO. 14-1402085903
 13. REGIONAL PLANNING DISTRICT = 321
 14. ALL SITE RUNOFF MUST CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON RECEIVING WATERBODY, WATERCOURSE, WETLANDS, STORM DRAIN OR ADJACENT PROPERTY.
 15. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREA OR INTO DRY WELL, WHERE FEASIBLE.
 16. THERE ARE NO UNDERGROUND TANKS, HAZARDOUS MATERIALS OR ENDANGERED SPECIES ON THIS PROPERTY OR WITHIN 100' OF THE PROPERTY
 17. THERE WILL BE NO FURTHER SUBDIVISION OF THESE LOTS.
 18. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1965. THE DEVELOPER'S SURVEY OR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 19. THE EXISTING HOUSE IS A SINGLE FAMILY UNIT, THE SUBDIVISION WILL PRODUCE TWO ADDITIONAL SINGLE FAMILY UNITS.
 20. MAXIMUM BUILDING HEIGHT OF ANY PROPOSED OR EXISTING SINGLE FAMILY DWELLING IS 50 FEET.
 21. THIS SITE DOES NOT CONTAIN ANY HISTORIC DISTRICTS OR SITES.
 22. THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 23. THE PROPERTY WAS NOT THE SUBJECT OF ANY PRIOR ZONING HEARINGS.
 24. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 25. THE SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAP.
 26. THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES, WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
 27. A FEE-IN-LIEU FOR STORM WATER MANAGEMENT WILL BE PAID TO BALTIMORE COUNTY.
 28. A FINAL LANDSCAPE PLAN WILL BE SUBMITTED TO AVERY HARDEN WITH BALTIMORE COUNTY FOR REVIEW AND APPROVED.
 29. LOTS 2 AND 3 WILL REQUIRE PRIVATELY OWNED AND MAINTAINED GRINDER PUMPS FOR SEWER SERVICE.



LEGEND

EXIST. GROUND	---	100
PROP. GRADE	---	100
LIMIT OF DISTURBANCE	
EXIST. WATER	---	
EXIST. SANITARY	---	
PROP. WATER	---	PROP. 4" W.
PROP. SANITARY	---	PROP. 8" S.



BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO. 05-052-M
DEVELOPMENT REGULATIONS
EXEMPT FROM ARTICLE 32 TITLE 4
SUBTITLE 2, BCC
PANHANDLE EXEMPT FROM SECTIONS 32-4-21 THROUGH 32-4-27 AND SECTIONS 32-4-226 AND 32-4-227, BCC

FDM CERTIFICATION
APPROVED _____ DISAPPROVED _____
BY _____ DATE _____
APPROVED DETPRM _____
BY _____ DATE _____

Date	No.	Revision Description

PROPERTY OF
S & S PROPERTIES
14 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221

M CENTURY
ENGINEERING
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: (410) 823-8070 Fax: (410) 823-2184

TITLE
ST. MARY'S DRIVE
MINOR SUBDIVISION PLAN
05-052-M

AREA TAX ACCOUNT # 14-02-085903
DEED 5003-213 (0.873 AC)
14526-308 (0.351 AC)

DATE BY PL. SCALE AS SHOWN. PROJ NO 25-316-00
DWN BY H.K. DATE REV. AUG. 2007. DRAWING NO.
CHK BY P.L. APPROVED. 1 OF 1

PLAN PREPARED FROM BOUNDARY & TOPO PLAT BY
KLS. CONSULTANTS, INC.
4401 PHILADELPHIA ROAD
BELAIR, MARYLAND 21015
TEL: 410-989-0445

