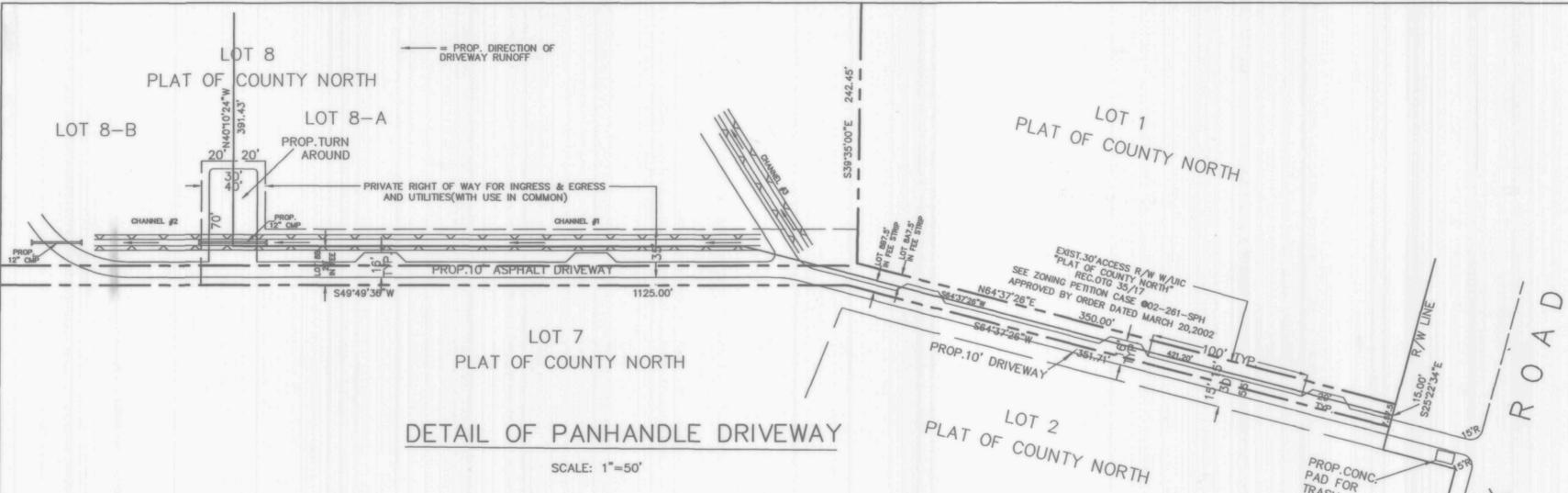


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Maryland State Archives



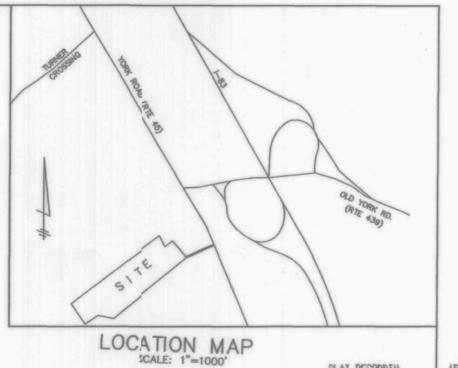
ORDER OF THE ZONING COMMISSIONER:
 THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 20TH DAY OF MARCH, 2002 THAT THE PETITION FOR SPECIAL HEARING TO APPROVE TWO PROPOSED LOTS WITH ACCESS TO A LOCAL STREET THROUGH AN EXISTING RIGHT-OF-WAY IN LIEU OF THE REQUIRED ACCESS, PURSUANT TO SECTION 26-266(2) OF THE BALTIMORE COUNTY CODE, AND IN ACCORDANCE WITH PETITIONER'S EXHIBIT 4, BE AND IS HEREBY GRANTED, SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1) THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL THE 30-DAY APPEAL PERIOD FROM THE DATE OF THIS ORDER HAS EXPIRED. IF AN APPEAL IS FILED AND THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.
- 2) THE DRIVEWAY ACCESS TO PROPOSED LOTS 1 AND 2 (NOW BEING LOTS 8A AND 8B) SHALL NOT EXCEED A WIDTH OF 16 FEET. MOREOVER, THE ENTIRE DRIVEWAY SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE.
- 3) THE PROPOSED DWELLING ON LOT 1 (NOW LOT 8A) WILL BE SETBACK A MINIMUM OF 107 FEET FROM THE FRONT PROPERTY LINE AND 117 FEET FROM THE SIDE PROPERTY LINE, AS SHOWN ON THIS SITE PLAN.
- 4) THE LOCATION OF THE WELL AND SEPTIC AREAS WILL BE SUBJECT TO THE APPROVAL OF THE GROUND WATER DIVISION OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT (DEPRM).
- 5) WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

Filed for record
1 FOLIO 264
 Date MAR 9 2004
 Test: *Signature*
 Clerk

SM 1-264



PLAT RECORDIN TOTAL REE# 0485 SH LL Mar 09, 2004 15.00 15.00 53849 12353 09:17 AM

GENERAL NOTES:

1. TOTAL AREA OF TRACT: 559,746 S.F. OR 12.85 AC
2. EXISTING ZONING: R.C.-5 (MAP NW 37-B)
3. DEED REFERENCE: 5388/945
4. EXISTING USE: VACANT
5. PROPOSED USE: 2 SINGLE FAMILY RESIDENCES JOHN P. MATRA, JR. 1410 JARRETTVILLE PIKE PHOENIX, MARYLAND 21131 07 / 10 / 87 07160005035
6. OWNER: 301
7. TAX PLAT/GRID/PARCEL: ES = 7-TH DISTRICT
8. TAX ACCOUNT No.: M.S. - HEREFORD
9. COUNCILMANIC DISTRICT: H.S. - HEREFORD
10. CENSUS TRACT: LOCH RAVEN
11. REGIONAL PLANNING DISTRICT: NON-SERVICE AREA
12. SCHOOL DISTRICT: 3
13. WATERSHED: 4070.00
14. SUBWERSHED: 301
15. PARKING: REQUIRED: 2 LOTS X 2/PER LOT = 4 SPACES
16. PARKING PROVIDED: 4 SPACES
17. BEARING SHOWN REFER TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
18. TOPOGRAPHY SHOWN HEREON IS FROM BALTO COUNTY 200 SCALE PHOTOGRAMMETRIC MAPS
19. THE DEVELOPER AND HIS ASSIGNS RETAIN THE RIGHT TO UTILIZE UNUSED DENSITY IN THE FUTURE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME.
20. ACCEPTANCE OF THIS PLAN IN NO WAY BINDS BALTIMORE COUNTY INTO REFUSE COLLECTION OF THIS DEVELOPMENT. AT THE TIME OF CONSTRUCTION AND AFTER ALL REQUIREMENTS (REFUSE COLLECTION PADS) HAVE BEEN MET, A REPRESENTATIVE TO DISCUSS DETAILS OF REFUSE COLLECTION.
21. LIMITS AND TOTAL AREAS OF LAND DISTURBANCE ARE NOTED ON THE PLAN. TOTAL DISTURBED AREA = 45,750 SQ.FT.
22. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS THEN ONTO PERVIOUS AREAS AND NATURALLY INFILTRATE.
23. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30 PERCENT OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
24. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATER COURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
25. EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE BOUNDARY ARE SHOWN HEREON
26. THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
27. THERE ARE NO ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS SITES OR STORAGE OR HISTORIC BUILDINGS ON SITE. THERE ARE NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL TANKS ON-SITE.
28. ALL LOTS SHOWN HEREON WILL BE SERVED BY PRIVATE WELLS AND SEPTIC
29. DENSITY CALCULATIONS:
 LOTS ALLOWED - 12.85 X 0.667 = 8 LOTS
 LOTS PROPOSED - 2
30. SOILS: GgB2, GgC2, Hb
31. THIS PROPERTY AS SHOWN ON THE PLAT HAS BEEN HELD INTACT SINCE OCT. 8, 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE CROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
32. DRIVEWAY WILL BE BUILT PER DPW STD. DETAIL R-Q, 10" THICK.

STORMWATER MANAGEMENT NOTES:

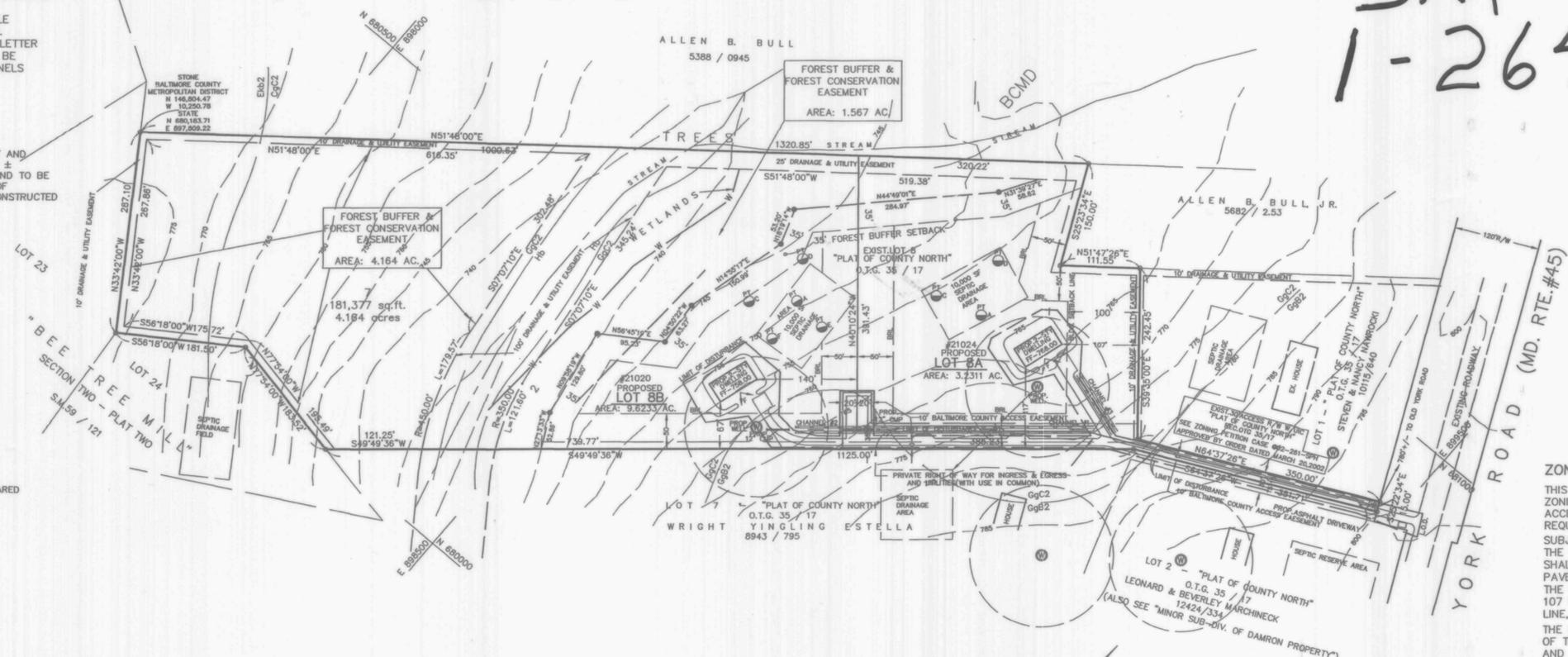
1. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
2. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON PLAN.
3. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30 % OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING FLOW OR CAUSING EROSION.
4. ANY ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
5. A FEE-IN-LIEU REQUEST FOR ONSITE UNMANAGEABLE RUNOFF HAS BEEN MADE TO BALTO. COUNTY DEPRM. IN A LETTER DATED 10-24-03, AND APPROVED BY LETTER DATED 10-28-03. REMAINDER OF SITE RUNOFF TO BE MANAGED USING THE BMP CREDIT FOR GRASS CHANNELS

PERCOLATION TEST DATA

PERC HOLE	DRAW DOWN	DEPTH	SOIL PROFILE
1A	5 MIN.	8'	CLAY 0-8' PBS 8-16'
1C			C 0-5' PBS 5-13' ROCK
1D			CLAY 0-6' PBS 6-15' ROCK
2A	8 MIN.	4'	CLAY 0-4' PBS 4-14' ROCK
2C			CLAY 0-6' DAMP PBS AND
			CLAY 6-13' ROCK
2D			CLAY 0-6' PBS 6-11' WATER
2E	3 MIN.	4'	CLAY 0-4' PBS 4-14' ROCK
2F			CLAY 0-4' PBS 4-14' ROCK

SEDIMENT CONTROL NOTE:

LOT 8A AND PANHANDLE DRIVEWAY TO BE CONSTRUCTED FIRST AND PERMANENTLY STABILIZED. LIMIT OF DISTURBANCE = 19,950 SF ± REMAINDER OF DRIVEWAY ACROSS LOT 8A AND TEE-TURNAROUND TO BE CONSTRUCTED SECOND AND PERMANENTLY STABILIZED. LIMIT OF DISTURBANCE = 9,750 SF ±. LOT 8B IMPROVEMENTS TO BE CONSTRUCTED LAST. LIMIT OF DISTURBANCE = 16,050 SF ±



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED 10-27-04 AND HAVE PREPARED WITH DUE DILIGENCE THIS DRAWING PURSUANT TO THOSE AGENCIES COMMENTS

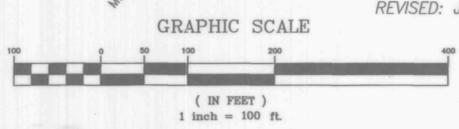
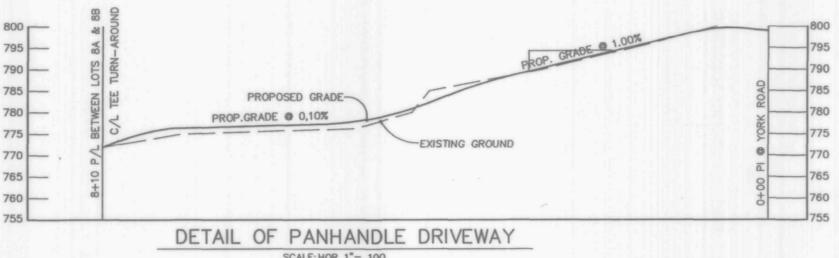
Alexander P. Ratych
 ALEXANDER P. RATYCH P.L.S., REG. No.3633 DATE: 1-19-04

I HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THE DETERMINATION UNDER SECTION _____ ON _____ EXEMPTION _____

SIGNATURE OF PROFESSIONAL DATE

BALTIMORE COUNTY MINOR SUBDIVISION
 PROJECT No. _____
 DEVELOPMENT REGULATIONS
 EXEMPT FROM DIVISION 2
 PANHANDLE, EXEMPT FROM SECTION 26-202&26-206

PDM CERTIFICATION
 APPROVED
 DISAPPROVED
 DATE: *Jan 19 2004* DATE: 2-19-04
 APPROVED DEPRM
 DATE: *Jan 21 2004* DATE: 3/4/04



REVISED: DEC.12,2002 - IN FEE STRIP TO YORK RD. FOR LOT 8B
 REVISED: OCT.15,02 - FOREST CONS.EASEMNT
 REVISED: SEPT.25, 2002 - FOREST BUFFER EASEMENT
 REVISED: AUG.26-ADDITIONAL PERC TESTS
 REVISED: JULY 15, 2002- FCE & FBE ADDED

REVISED: JAN.14,04-LABEL PERCS
 REVISED: DEC.29,03-CHANNELS AND CMPS
 REVISED: JULY10,03-SWM BMP'S & NOTES
 REVISED: FEB.19,03-SWM & ESC NOTES

01-078-M

MINOR SUBDIVISION PLAN
 RESUBDIVISION OF LOT NO.8 - COUNTY NORTH
 REC. P.B.O.T.G. 35/17
...MATRA PROPERTY...
 7TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 DATE: NOVEMBER 26, 2001 SCALE: 1"=100'



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 E mail : apr444@aol.com 21011