SITE PLAN
Scale 1"=100'

LEGEND

400	EXISTING CONTOUR
405	PROPOSED CONTOUR
	PROPERTY LINE
	SOIL TYPE
	PROPOSED PAVING
	SLOPE > 25%
LOD	LIMIT OF DISTURBANCE (LOD)
3B	PERC TEST (PASSED)
	PRIVATE ACCESS/UTILITY EASEMENT ON LOT 3

TOTAL FOREST BUFFER EASEMENT & FOREST CONSERVATION EASEMENT	412,393sf / 9.467ac±
PARTIAL FOREST BUFFER EASEMENT & FOREST CONSERVATION EASEMENT	* 345,292sf / 7.927ac±
BALTO. CO. ACCESS EASEMENT	8,153sf / 0.187ac±
100 YR. FLOODPLAIN EASEMENT	44,282sf / 1.02ac±
DRAINAGE & UTILITY EASEMENT	22,819sf / 0.524ac±
FOREST CONSERVATION EASEMENT	243,460sf / 5.589ac±

* DOES NOT INCLUDED : 1) DRAINAGE AND UTILITY EASEMENT 2) 100 YR. FLOODPLAIN EASEMENT

EASEMENT TABLE

LINE	BEARING	DIST.
E-1	N81°47'02"W	406.71
E-2	S81°47'02"E	408.70
E-3	S08°12'58"W	20.00
E-4	N18°27'46"E	156.02
E-5	N39°34'20"E	54.96
E-6	N17°44'28"E	50.17
E-7	N14°07'22"W	76.58
E-8	S81°47'02"E	88.64
E-9	S09°06'59"W	124.67
E-10	S25°54'37"W	178.87
E-11	S11°28'55"W	32.33
E-12	S76°11'34"E	66.34
E-13	N89°02'59"W	105.97
E-14	N12°20'03"W	37.30
E-15	N17°01'31"W	125.99
E-16	N00°07'30"W	126.32
E-17	N22°43'57"W	68.20
E-18	N11°44'14"W	60.11
E-19	N05°09'39"W	80.50
E-20	N14°17'45"E	74.63
E-21	N49°54'32"E	39.36
E-22	S76°11'34"E	66.34
E-23	S11°28'55"W	59.36
E-24	S08°41'19"W	48.05
E-25	S19°33'07"W	82.35
E-26	S16°58'47"E	100.32
E-27	S02°33'47"E	90.79
E-28	S26°03'16"E	84.26
E-29	S36°57'59"E	112.67
E-30	S12°49'40"W	33.96

FOREST BUFFER TABLE

	LINE	BEARING	DIST.
FCE#1	FBE-1	S10°45'00"E	95.16
FCE#1	FBE-2	S44°08'23"W	27.87
FCE#1	FBE-3	S74°43'31"W	216.09
FCE#3	FBE-4	S17°27'08"E	35.85
FCE#3	FBE-5	S45°22'28"E	101.76
FCE#3	FBE-6	N77°19'17"W	93.45
FCE#3	FBE-7	S79°50'40"W	59.69
FCE#3	FBE-8	S19°39'43"E	40.43
FCE#5	FBE-9	S48°05'23"E	198.71
FCE#5	FBE-10	N83°28'10"W	96.20
FCE#5	FBE-11	S01°27'34"W	58.13
FCE#5	FBE-12	S28°03'56"E	83.48
FCE#4	FBE-13	S82°22'10"E	15.50
FCE#4	FBE-14	S14°50'03"E	30.88
FCE#4	FBE-15	N85°45'08"E	28.95
FCE#4	FBE-16	S24°22'53"E	58.25
FCE#4	FBE-17	S12°21'18"W	84.29
FCE#4	FBE-18	S59°52'59"W	30.17
FCE#4	FBE-19	S12°09'49"W	97.60
FBE & FCE#2	FBE-20	S75°10'39"E	46.64
FBE & FCE#2	FBE-21	S02°24'54"E	29.25
FBE & FCE#2	FBE-22	S83°52'32"E	29.47
FBE & FCE#2	FBE-23	S00°30'42"W	45.15
FBE & FCE#2	FBE-24	S70°24'37"E	52.91
FBE & FCE#2	FBE-25	S01°46'51"E	24.04
FBE & FCE#2	FBE-26	S70°35'05"E	28.40
FBE & FCE#2	FBE-27	S13°34'02"E	84.57
FBE & FCE#2	FBE-27A	S00°53'09"W	74.39
FBE & FCE#2	FBE-28	S00°55'53"W	72.62
FBE & FCE#2	FBE-28A	N89°02'59"W	340.80
FBE & FCE#2	FBE-29	N19°19'36"W	33.76
FBE & FCE#2	FBE-30	N42°57'04"E	50.03
FBE & FCE#2	FBE-31	N27°05'49"E	89.17
FBE & FCE#2	FBE-32	N12°16'13"W	73.88
FBE & FCE#2	FBE-33	N52°57'13"W	140.15
FBE & FCE#2	FBE-34	N79°11'32"W	10.75
FBE & FCE#2	FBE-35	N66°21'28"W	72.15
FBE & FCE#2	FBE-36	N10°30'41"W	72.92
FBE & FCE#2	FBE-37	N05°42'05"E	95.44
FBE & FCE#2	FBE-38	N83°59'52"E	16.94
FBE & FCE#2	FBE-39	N23°36'01"E	84.59
FBE & FCE#2	FBE-40	S89°29'18"E	70.19
FBE & FCE#2	FBE-41	N02°59'41"W	23.58
FBE & FCE#2	FBE-42	N70°26'46"W	27.97
FBE & FCE#2	FBE-43	N17°56'03"E	157.46
FBE & FCE#2	FBE-44	N81°38'20"E	15.57
FBE & FCE#2	FBE-45	N12°57'50"E	71.61
FBE & FCE#2	FBE-46	N46°29'17"W	9.86
FBE & FCE#2	FBE-47	N16°40'10"E	18.47
FBE & FCE#2	FBE-48	S81°47'02"E	384.69
FBE & FCE#2	FBE-49	N89°02'59"W	175.56
FBE & FCE#2	FBE-51	S81°47'02"E	244.18
FBE & FCE#2	FBE-63	S07°18'29"E	163.29
FBE & FCE#2	FBE-64	S07°11'56"W	106.88

GENERAL NOTES

LOCAL ON-SITE BENCH MARK: TMA #75 N 697690.678 E 1409795.790 ELEV. 590.30

FOR GROSS & NET AREAS, SEE "STANDARD NOTES FOR MINOR SUBDIVISION"

SITE

1. TOTAL AREA OF LOTS & PARCEL 'A' : 22.811 AC. 993,630 SF
   FUTURE R/W WIDENING OF PUBLIC ROADS : 0.789 AC. 34,358 SF
   TOTAL AREA OF SITE : 23.599 AC. 1,027,988 SF
2. EXISTING SITE CONDITION : FOREST, MEADOW, DWELLING, LAWN & DRIVWAY.
3. REFUSE COLLECTION WILL BE BY BALTIMORE COUNTY AT HEREFORD ROAD.

ENVIRONMENTAL

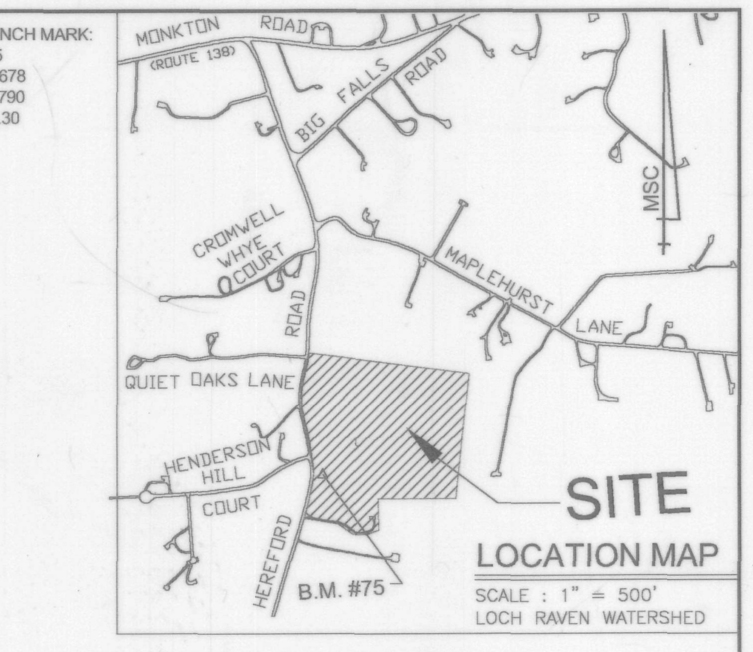
4. THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE SITE, TO THE BEST OF OUR KNOWLEDGE.
5. CRITICAL EXISTING SLOPES OF 25 PER CENT OR GREATER ARE SHOWN BY .
6. ALL EXISTING KNOWN WELL(S), SEPTIC SYSTEM(S), AND UNDERGROUND (FUEL) STORAGE TANK(S) WITHIN 100 FT. OF PROPERTY LINES ARE SHOWN. AT THE REQUEST OF DEPRM, THE OWNER/DEVELOPER ATTEMPTED TO BACKFILL THE ON-SITE SANITARY DRAINAGE SYSTEM SERVING THE EXISTING DWELLING AT 16625 HEREFORD ROAD. NO TANKAGE SUCH AS SEPTIC TANK, CESSPOOL OR SEEPAGE PIT WAS FOUND BY THE LICENSED SEWAGE DISPOSAL CONTRACTORS ENGAGED TO DO THE WORK.
7. WETLANDS EXIST ON THE SITE AS DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC.
8. ANY FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND/OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY BALTO. CO. DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
10. BALTIMORE COUNTY FOREST CONSERVATION REQUIREMENTS WILL BE MET BY RETAINING ON-SITE 13.5 ACRES OF FOREST IN AN EASEMENT (SEE APPROVED REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.)
11. SOILS MAP No. 13 SOIL TYPE : MbB2, McC2, McD3
12. A STORMWATER MANAGEMENT VARIANCE CONDITIONS.
    a. 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.
    b. LIMIT OF DISTURBANCE (LOD) IS SHOW ON THIS PLAN.
    TOTAL AREA DISTURBED – ON-SITE- 88.892 SF (2.041 AC.) AS SHOWN
    c. WHERE POSSIBLE, IMPERVIOUS AREAS SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
    d. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR DRY WELLS, WHERE FEASIBLE.
    e. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS MAY REQUIRE SWM CONTROLS FOR THE MINOR SUBDIVISION PLUS ALL ADDITIONAL SUBDIVISION.
    f. PAYMENT TO THE STORMWATERMANAGEMENT FUND IN THE AMOUNT OF $1,400 FOR 0.035 ACRES OF ONSITE IMPERVIOUS AREA.
13. TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
14. THE ISSUANCE OF THE BUILDING PERMIT AND ALL GRADING WILL BE DONE IN ACCORDANCE WITH THE STANDARD PLAN FOR SEDIMENT CONTROL AND SEDIMENT CONTROL APPROVED BY THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT. GRADING SHOWN IS SCHEMATIC ONLY. FINAL GRADING SHALL BE SHOWN ON THE PLAN TO ACCOMPANY THE BUILDING PERMIT APPLICATION.

ZONING

15. ZONING HISTORY – NONE
16. EXISTING USE: ONE DWELLING PROPOSED USE: RESIDENTIAL SUBDIVISION (3 SINGLE FAMILY DWELLINGS)
17. ALL LOTS AND DWELLING UNITS SHOWN ON THIS PLAN ARE FOR SALE.
18. EACH LOT TO HAVE TWO (2) OFF STREET PARKING SPACES. MIN SIZE 8.5' x 18' EACH.
19. THIS PROPERTY AS SHOWN HAS BEEN HELD INTACT SINCE DEC. 27, 1976 (SEE DENSITY PLAT ON THIS SHEET). NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY TO SUPPORT ANY OTHER OFF-SITE DWELLING.
20. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENT, EASEMENT, RIGHTS OF WAY AND/OR COVENANTS OF RECORD & LAW. THIS MINOR SUBDIVISION PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION OR ABSTRACT.
21. FRONT OF PROPOSED DWELLING ◄— SYMBOL.
22. MAX. HEIGHT OF HOUSE ALLOWED (35 FEET)

MISCELLANEOUS

23. LOCAL OPEN SPACE – NOT REQUIRED FOR MINOR SUBDIVISIONS.
24. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15 DATED AUG. 1997, FOR "TYPICAL DRIVEWAY ENTRANCE-- NO CURB & GUTTER ALONG ROAD".
25. A ZONING FINAL DEVELOPMENT PLAN MAY BE REQUIRED DEPENDING ON THE NUMBER OF LOTS CREATED (AS DETERMINED FROM ZONING & THE EFFECTIVE DATE OF THE ZONING REGULATIONS FOR THAT ZONE)
26. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS. (SIGHT LINE IS SHOWN ON THIS PLAN @ ALL PROPOSED DRIVEWAYS).
27. SHARED DRIVEWAYS MUST BE MAINTAINED BY THE OWNERS OF PROPERTIES.
28. A "COVENANT" (USE IN COMMON AND MAINTENANCE) FOR PANHANDLES ARE INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THE SALE OF THE LOTS SHARING A COMMON DRIVEWAY.
29. THE SHARED DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT & PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER OCCURS FIRST.
30. A PAVED TRASH COLLECTION AREA SHALL BE LOCATED AT THE RIGHT SIDE INTERSECTION OF THE PRIVATE DRIVEWAY AND PUBLIC ROAD, AS THE DRIVEWAY IS EXITED. THE TRASH COLLECTION AREA SHALL PROVIDE AT LEAST 16 SQUARE FEET PER DWELLING UNIT SERVED BY THE PRIVATE DRIVEWAY.
31. SHARED DRIVEWAY SHALL BE 16' WIDE AND SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE "R-Q" DATED AUG. 1997. DRIVEWAY TO BE WITHIN A MINIMUM 24' WIDE INGRESS AND EGRESS EASEMENT.
32. MAIL BOXES SHALL BE INSTALLED ON THE THE LEFT SIDE OF THE PANHANDLE DRIVEWAY IN ACCORDANCE WITH THE U.S. POSTAL SERVICE REQUIREMENTS.
33. PARCEL 'A' (0.036ac±) TO BE TRANSFERRED TO ADJACENT PROPERTY OWNED BY McDONALD G. THOMAS JR. & MARNETTE D. THOMAS, HIS WIFE, (16737 HEREFORD RD)



LOCATION MAP
SCALE : 1" = 500'
LOCH RAVEN WATERSHED

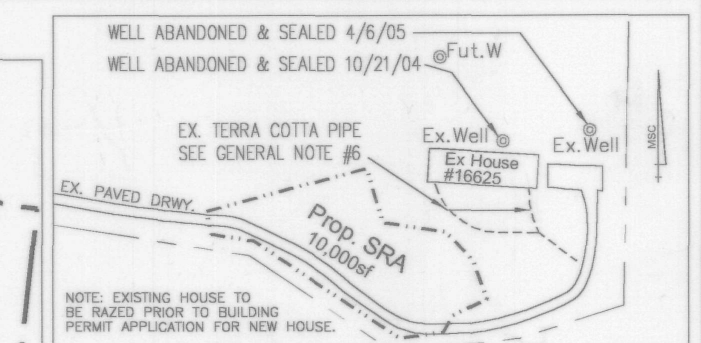
STANDARD NOTES FOR MINOR SUBDIVISION

A. GROSS AREA OF TRACT : 23.6 ACRES 1,027,988 SF (TO ℄ OF ROAD)
   NET AREA OF TRACT : 22.8 ACRES 993,941 SF
B. ZONING CLASSIFICATION : RC 4
C. DENSITY CALCULATIONS : LOTS ALLOWED = 0.2 X 23.6 = 4 LOTS
   LOTS PROPOSED = 3 LOTS
   REQUIRED CONSERVANCY AREA: 70% x 23.6= 16.5 Ac
D. OWNER / DEVELOPER : ALICE & JAMES FORBES
   16623 HEREFORD RD.
   MONKTON MD. 21111-1421
   PHONE (410) 357-5331
E. TAX ACCOUNT : 1900010162, 163, 164
F. DEED REF. : 6554/281
G. TAX MAP 22, GRID 21, PARCEL 190, 460, 461 (SEE DENSITY PLAT)
H. THIS SITE IS ON BALTIMORE COUNTY 200 SCALE MAP :"NW 26B & 27B"
I. CENSUS TRACT 4071 REGIONAL PLANNING DISTRICT : 301A
   WATERSHED 13, SUB SEWERSHED 81
J. SCHOOL DISTRICTS : SPARKS ELEM. SCHOOL
   HEREFORD MIDDLE SCHOOL
   HEREFORD HIGH SCHOOL

Lot 1: 19.763 Acres 860,857sf Including 17,892sf± for Fut. Rd R/W widening
Lot 2: 1.766 Acres 76,937sf Including 8,583sf± for Fut. Rd R/W widening
Lot 3: 2.035 Acres 88,630sf Including 7,512sf± for Fut. Rd R/W widening
Parcel 'A': 0.036 Acres 1,564sf Including 371sf± for Fut. Rd R/W widening
Total Future Road R/W Widening: 0.789 Acres 34,358sf± is approximate and may change depending on right-of-way plats prepared for the future road widening. Area shown is calculated 30' from CL paving.

RC 4 RURAL CLUSTER INFORMATION	DATA
RC 4 ACREAGE	23.6
LOTS ALLOWED IN RC 4 (ARCEAGE x .20)	4
EXISTING LOTS	1
PROPOSED LOTS	3
REMAINING DENSITY	1
MAX. RC 4 BUILDING AREA (30% x ACREAGE)	7.68
PROP. RC 4 BUILDING AREA	6.7
MIN. RC 4 CONSERVANCY AREA (70% x ACREAGE)	16.52
PROPOSED RC 4 CONSERVANCY AREA *	16.9

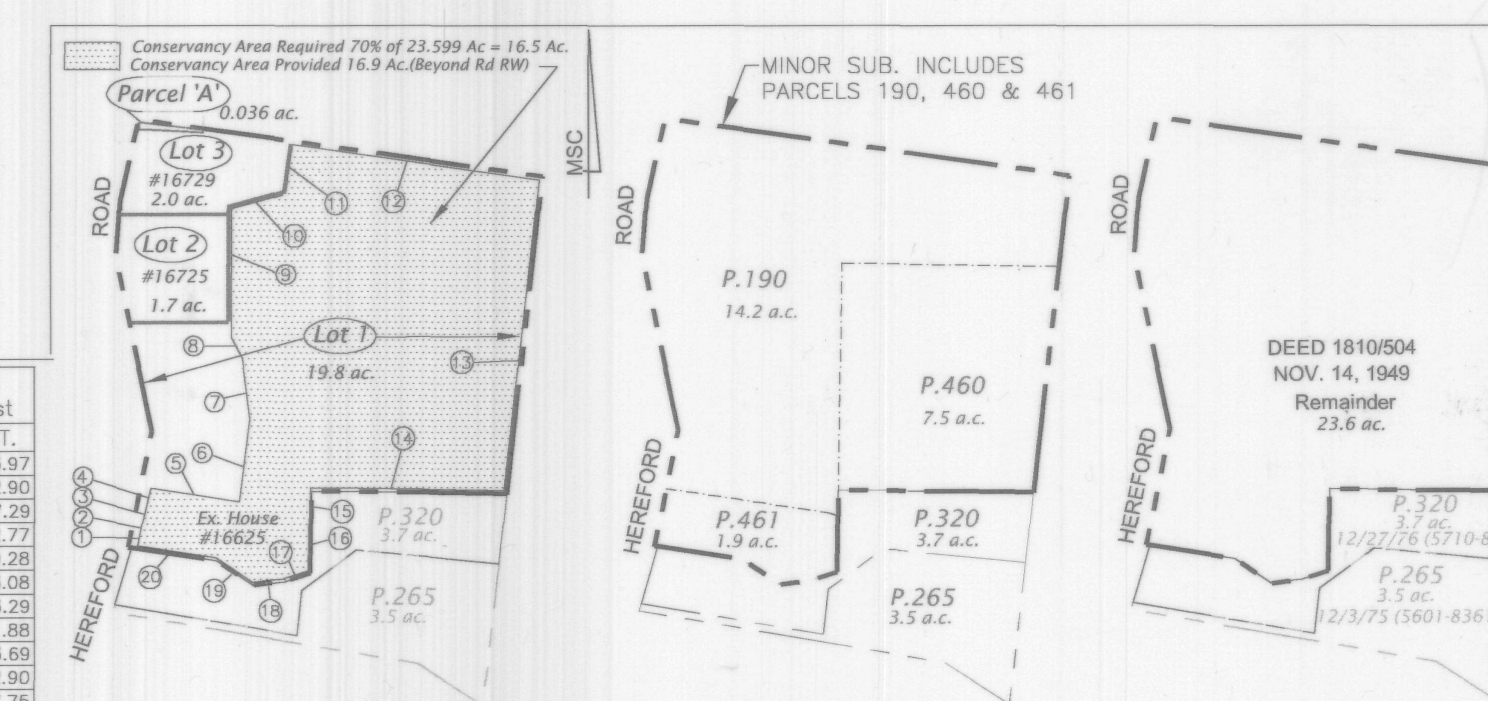
* NOTE: WHEN A PLAN WITH FULL DENSITY IS PROPOSED, A PERMANENT EASEMENT ON THE CONSERVANCY AREA SHALL BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY PRIOR TO FINAL APPROVAL OF A PLAN. THIS EASEMENT SHALL RUN WITH THE LAND AND CONTINUE ON PERPETUITY. THE CONSERVANCY AREA EASEMENT WILL BE GRANTED TO THE COUNTY OR SUCH OTHER AGENCY OR ENTITY WHICH THE COUNTY APPROVES AND SHALL PERMANENTLY RESTRICT FURTHER SUBDIVISION OF THE CONSERVANCY AREA. THE CONSERVANCY AREA AGREEMENT SHALL BE IN A FORM APPROVED BY THE COUNTY ATTORNEY, WHO WILL CONSULT WITH THE DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.



DETAIL: EX. HOUSE, SEPTIC SYSTEM & WELLS

CONSERVANCY AREA LINE TABLE Bear&Dist

LINE	BEARING	DIST.
1	N15°31'54"E	63.97
2	N14°35'50"E	42.90
3	N13°56'43"E	47.29
4	N12°41'02"E	2.77
5	S80°58'40"E	239.28
6	N07°11'56"E	223.08
7	N07°18'29"W	163.29
8	N27°41'31"W	91.88
9	N00°17'53"E	313.69
10	N74°43'31"E	152.90
11	N08°12'58"E	137.75
12	S81°47'02"E	672.25
13	S06°24'41"W	833.23
14	N89°02'59"W	516.36
15	S00°55'53"W	72.62
16	S00°53'09"W	148.19
17	S72°37'07"W	72.07
18	S82°33'23"W	82.45
19	N55°58'59"W	117.26
20	N81°03'15"W	217.03



PROPERTY CONFIGURATION WITH PROPOSED 3 LOT MINOR SUBDIVISION

1 EXISTING PARCELS *	
3 PROPOSED LOTS	
4 LOTS ALLOWED	

PROPERTY CONFIGURATION FEBRUARY 2005 "RC-4" Zoning

* NOTE: PARCEL 190, 460 AND 461 SHOWN ON THE PROPERTY TAX MAP WERE CREATED ON 5/31/83 (DEED 6554-282) WITHOUT THE COUNTY DEVELOPMENT REVIEW PROCESS.

PROPERTY CONFIGURATION DEC.27, 1976 "RC-5" Zoning

DENSITY PLAT
Scale 1"=400'

CURVE*	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	406.97'	140.67'	139.97'	S 01°56'47" W	19°48'18"
C2	470.17'	144.05'	143.49'	N 00°36'47" W	17°33'18"
C2-LOT2	470.17'	126.11'	–	–	–
C2-LOT3	470.17'	17.94'	–	–	–
C3	461.57'	98.88'	98.69'	S 07°24'45" W	12°16'25"

* ON FRONT BOUNDARY LINE (ALONG HEREFORD ROAD)

CURVE	RADIUS	ARC LEN.	CHORD. BEARING	DELTA ANGLE
C4	461.57	13.07'	N02°05'12"E	01°37'21"

Minimum Building Setback Req. (RC 4)

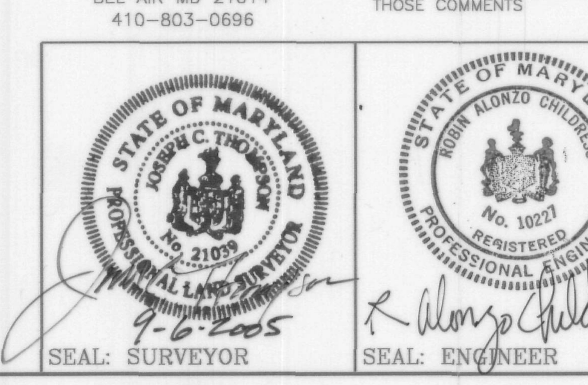
Front : 55ft From ℄ Street (Min. 25ft from Ultimate Road R/W Line – ℙ)
(Hereford Rd. is "Rural Local Road " per Balto. Co. Traffic Eng.)
Side : 25ft
Rear : 25ft
From Forest Buffer : 35ft
Minimum Size Lot : 1.00 Acre

Filed for record 01 FOLIO 289
Date OCT 26 2005
Test: [signature]

S.M. 1 - 289

SURVEYOR:
THOMPSON & McCORD ASSOC.
402 NORTH HICKORY AVENUE
BEL AIR MD 21014
410-803-0696

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE COUNTY AGENCY COMMENTS AND THIS PLAN COMPLIES WITH THOSE COMMENTS



SEAL: SURVEYOR SEAL: ENGINEER

Baltimore County Minor Subdivision
Project No. 04-029-M

DEVELOPMENT REGULATIONS
☑ Exempt from Article 32, Title 4, Subtitle 2
☐ Panhandle, exempt from Sections 32-4-211 through 32-4-217 and Sections 32-4-226 and 32-4-227

PDM CERTIFICATION
☑ Approved ☐ Disapproved
By: [signature] Date: 09-08-05

APPROVED, DEPRM
By: [signature] Date: 10/7/05

MARYLAND COORDINATE SYSTEM (MCS)

DATE	REVISION DESCRIPTION	BY
6/03/05	ADDED INFORMATION ABOUT EXISTING WELLS AND SEPTIC SYSTEM	RAC
4/04/05	ADDED PARCEL 'A' @ NORTH CORNER OF PROPERTY (SEE NOTE 33)	RAC
4/04/05	MISC. COUNTY REVIEW COMMENTS	RAC
2/08/05	PROPERTY RE-ZONED TO RC4 BY COUNTY COUNCIL ON 9/29/04	RAC
8/6/04	INCREASED SITE FROM 14.2± AC. TO 23.6± AC. (SEE DENSITY PLAT) *	RAC

Minor Subdivision of the Forbes Property
Hereford Road @ Henderson Hill Ct.
Minor Subdivision No. 04-029-M

BALTIMORE COUNTY DISTRICT 7 C3 MARYLAND
SCALE: 1" = 100 ft. DATE: 2/25/04

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304 rachildress@earthlink.net

SURVEYOR:
THOMPSON & McCORD ASSOCIATES
402 N. HICKORY AVENUE, SUITE B
BEL AIR, MARYLAND 21014
(410) 803-0696

DWG. NO. MS-1
SHEET 1 OF 1

PLAT RECORDIN 15.00
TOTAL 15.00
Rest BA05 Rcpt # 82120
SM LL Blk # 3470
Oct 27, 2005 10:37 am

MSA SSU 1236 11461
P113782
P2|1913