

LOT AREA TABLE

LOT NO.	AREA (AC.)	AREA (SF.)
1	0.562	24,459
2	0.230	10,016

SMALL LOT TABLE

ZONING CLASSIFICATION	MINIMUM NET LOT AREA PER DWELLING UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MINIMUM FRONT YARD DEPTH (FEET)	MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (FEET)	MINIMUM SUM OF SIDE YARD WIDTHS (FEET)	MINIMUM REAR YARD DEPTH (FEET)
D.R. 3.5	10,000	70'	30'	10'	25'	30'

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA **
HIGHWAY WIDENING	1	0.017 AC.

** NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

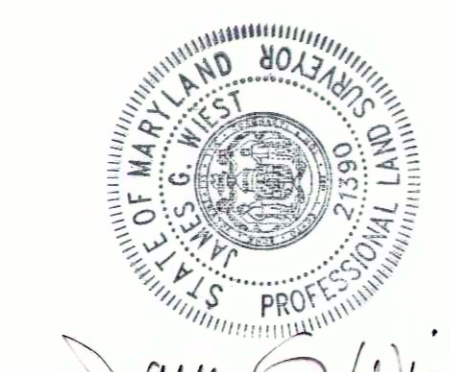
BALTIMORE GAS & ELECTRIC NOTE

THIS DOCUMENT INCLUDES INFORMATION AND DEPICTIONS OF BALTIMORE GAS AND ELECTRIC COMPANY'S ("BGE") ELECTRIC AND/OR GAS UTILITIES LOCATED WITHIN THE PROJECT AREA (THE "BGE UTILITY INFORMATION"). LOCATIONS, DIMENSIONS, DEPTHS, AND OTHER DETAILS OF ANY SUCH UTILITIES MAY NOT BE AS-BUILT, AND THE INFORMATION SHALL NOT BE RELIED UPON WITHOUT FIELD VERIFICATION. EXCAVATORS MUST EMPLOY SAFE DIGGING BEST PRACTICES WHEN APPROACHING BGE ELECTRIC AND GAS UTILITIES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE "MISS UTILITY LAW." NO REPRESENTATIONS, GUARANTEES, OR WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY BGE AS TO THE QUALITY, COMPLETENESS, OR ACCURACY OF THE BGE UTILITY INFORMATION, AND IN ACCEPTING THIS DOCUMENT, THE RECIPIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT IT IS NOT RELYING ON THE ACCURACY OF THE SAME.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

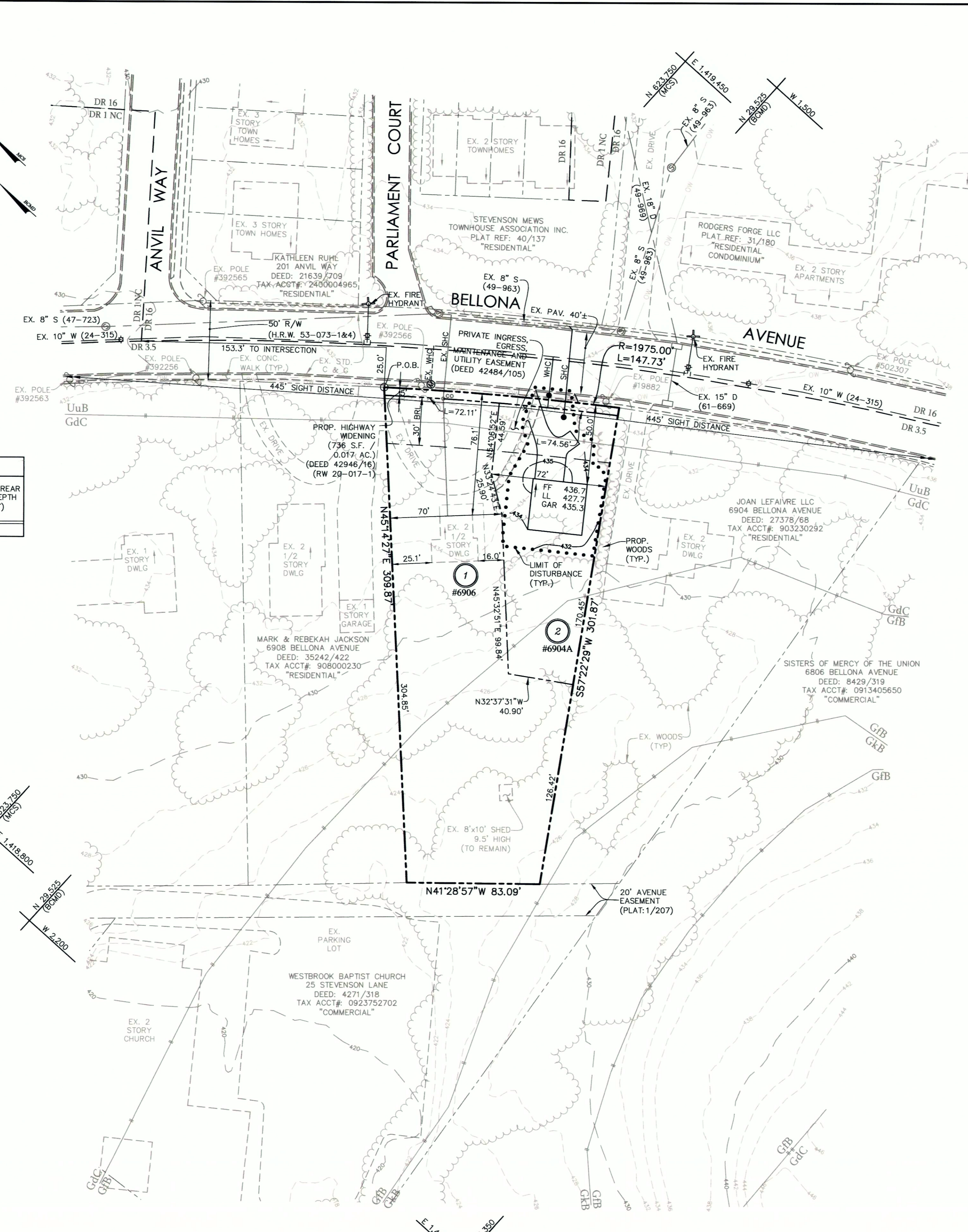
LICENSE NO. 16019, EXPIRATION DATE: 5/8/2022.



JAMES G. WEST, PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21390
 EXPIRATION DATE: 02/05/2022

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE AGENCY COMMENTS DATED AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCIES COMMENTS.

LITTLE & ASSOCIATES
 ENGINEERS~LAND PLANNERS~SURVEYORS
 10710 GILROY ROAD
 HUNT VALLEY, MARYLAND 21031
 PHONE: (443)705-5020 FAX: (443)589-2401
 LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.



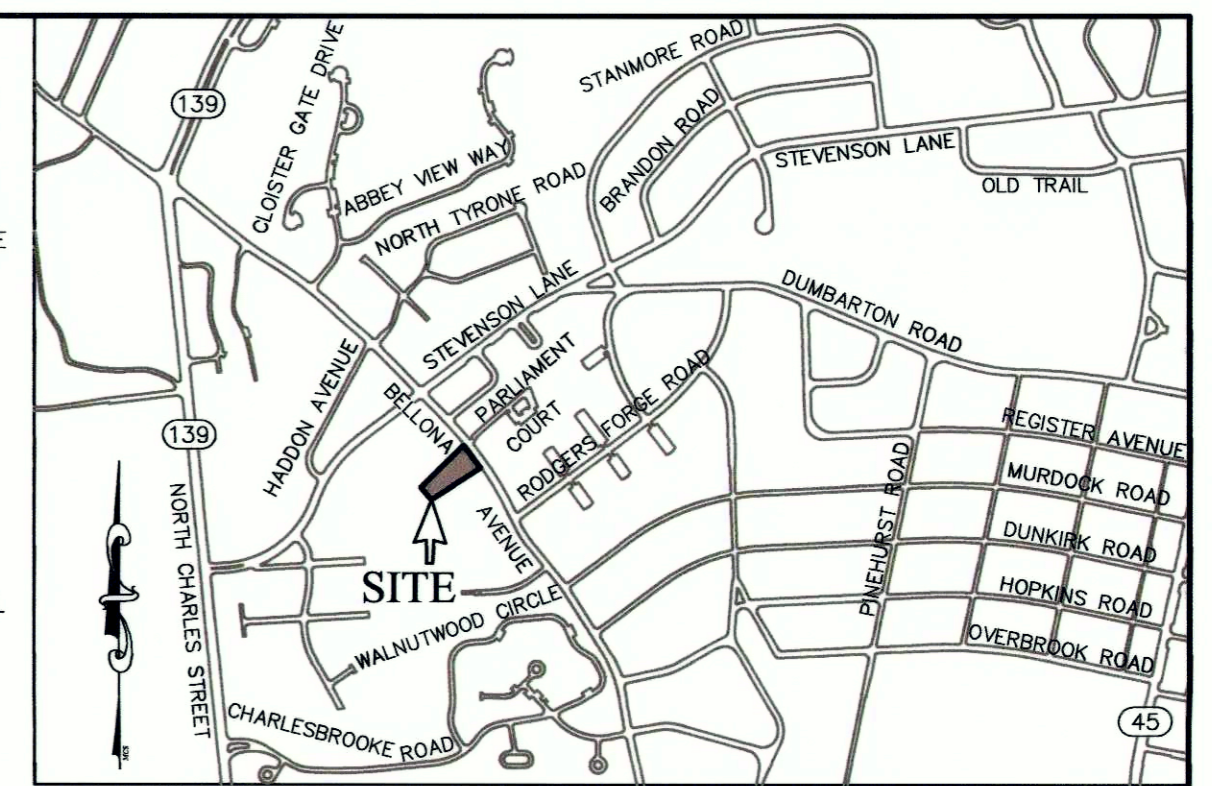
LEGEND

69.5 EX SPOT ELEVATION	--- EXISTING CONTOUR
69.5 PROP SPOT ELEVATION	--- PROPOSED CONTOUR
⊕ SANITARY MANHOLE	--- TRACT BOUNDARY
⊕ STORM DRAIN MANHOLE	--- LIMITS OF DISTURBANCE
⊕ WATER METER	MdB --- SOILS
⊕ FIRE HYDRANT	D.R. 5 --- ZONING
⊕ WATER VALVE	--- EXISTING WOODS
⊕ CLEANOUT	--- PROPOSED WOODS
⊕ UTILITY POLE	
▲ STREET LIGHT	
(TBR) TO BE REMOVED	

LIMIT OF DISTURBANCE
 4,803 S.F. OR 0.110 AC. ±

- FIRE MARSHAL'S OFFICE NOTES**
- WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED, THEY SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL DWELLING UNIT IS UNDER ROOF. A CRUSHER RUN ROADWAY FOR ACCESS TO DWELLINGS AND FIRE HYDRANTS SHALL BE AVAILABLE FOR AND USABLE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 3-17, SECTION 1-16.4.3.1.3.
 - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A RESIDENTIAL SPRINKLER SYSTEM FOR EACH INDIVIDUAL DWELLING UNIT. THE SPRINKLER CONTRACTOR SHALL HAVE A MARYLAND SPRINKLER LICENSE THROUGH THE MARYLAND STATE FIRE MARSHAL'S OFFICE.
 - ALL RESIDENTIAL SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE BALTIMORE COUNTY MARSHAL'S OFFICE PRIOR TO OCCUPANCY.
 - THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE NO. 3-17.
 - TEMPORARY ADDRESS SIGNAGE SHALL BE INSTALLED AT THE DRIVEWAY ENTRANCE OFF OF BELLONA AVENUE TO ASSIST EMERGENCY APPARATUS IN THE EVENT OF AN EMERGENCY DURING THE CONSTRUCTION PHASE.
 - THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17, SECTION 1-10.11.1.5, REQUIRES THAT THE ADDRESS NUMBERS FOR RESIDENTIAL PROPERTIES SHALL BE A MINIMUM OF 3 INCHES IN SIZE.

- STEEP SLOPES NOTE**
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - NO STEEP SLOPES EXIST ONSITE.



- SITE DATA**
- AREA: GROSS TRACT AREA: 0.808 AC±
 ALLOWANCE FOR ROAD FRONTAGE: 0.085 AC±
 (147.73x225=3,693.25 SF/43,560 SF/AC= 0.085 AC±)
 NET TRACT AREA: 0.801 AC±
 - EXISTING ZONING IS D.R.-3.5, 200 SCALE MAP 079C1.
 - DENSITY CALCULATIONS:
 A. UNITS ALLOWED: 0.091 ACx3.5 (D.R.-3.5)= 3.12 UNITS
 B. TOTAL UNITS PERMITTED: 3
 C. TOTAL UNITS PROPOSED: 2
 - OWNER:
 STEWART MCLEAN JR.
 6906 BELLONA AVENUE
 BALTIMORE MD 21212
 443-377-9900
 - TAX ACCOUNT NUMBER: 0902200330
 - PLAT: 1/207 LOT: P/O 14, 15, 16
 - DEED: 36515/320
 - TAX MAP NO.: 79 GRID: 06 PARCEL: 276
 - SITE LOCATION:
 A. CENSUS TRACT: 490603
 B. REGIONAL PLANNING DISTRICT: TOWSON
 C. SCHOOL DISTRICT: WEST TOWSON ELEMENTARY SCHOOL
 DUMBARTON MIDDLE SCHOOL
 TOWSON HIGH SCHOOL
 D. WATERSHED: JONES FALLS
 E. ELECTION DISTRICT: 9
 F. COUNCILMANIC DISTRICT: 5
 G. WATER & SEWER DESIGNATION: W-1, S-1
 - EXISTING USE: 1 SINGLE FAMILY DWELLING
 - PROPOSED USE: 2 SINGLE FAMILY DWELLINGS
 - PARKING REQUIRED: 2 P.S./LOT X 2 LOTS= 4 P.S.
 - PARKING PROPOSED: 4 P.S. (9' X 18')

- GENERAL NOTES**
- EXISTING LAND USE WITHIN 200' OF SITE IS RESIDENTIAL AND COMMERCIAL.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON THE BALTIMORE COUNTY GIS PORTAL, OBTAINED ON AUGUST 22, 2018, AND FIELD RUN TOPOGRAPHY OBTAINED BY LITTLE & ASSOCIATES, INC. (11/2016)
 - SOIL LINES AND TYPES SHOWN ARE BASED ON THE USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED SEPTEMBER 18, 2017.
 - THE PROPERTY OUTLINE SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC.
 - THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83(1991).

- PLANNING AND ZONING NOTES**
- THIS PROPERTY HAS BEEN HELD INTACT PRIOR TO 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS 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.
 - ZONING HISTORY:
 CASE #1970-0030-SPH: GRANTED
 FILING DATE OF PETITION: 6/17/1969
 ORDER DATE: 5/19/1970
 SPECIAL HEARING TO USE THE PROPERTY AS BUSINESS PARKING.
 - THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, HAZARDOUS OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.

- PERMITS, APPROVALS & INSPECTIONS AND PUBLIC WORKS NOTES**
- TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 20.
 - AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
 - PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15A, FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITH CURB AND GUTTER.
 - THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2019 BASIC SERVICES MAPS, PURSUANT TO SECTION 4402, BCZR.
 - WATER METERS DESIGNATED TO A SPECIFIC LOCATION OR ADDRESS SHALL NOT BE RELOCATED WITHOUT PERMISSION FROM BALTIMORE CITY, BUREAU OF WATER AND WASTEWATER.
 - 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.

- ENVIRONMENTAL IMPACT REVIEW NOTES**
- THERE ARE NO KNOWN WETLANDS OR 100 YEAR FLOODPLAINS LOCATED ON SITE.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT.

- STORMWATER MANAGEMENT NOTES**
- THIS PROPERTY IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS DUE TO THE LIMIT OF DISTURBANCE BEING LESS THAN 5,000 SQUARE FEET.

- GROUNDWATER MANAGEMENT NOTES**
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
 - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON SITE.

BALTIMORE COUNTY MINOR SUBDIVISION

PROJECT NO.: 18-058-M

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

REAL ESTATE COMPLIANCE CLEARANCE
 Int.: MBT Date: 8/25/2020

PAI CERTIFICATION
 BY: *Maryanne* Disapproved Date: 9/16/2020

APPROVED DEPS
 BY: *J. West* Date: 9/16/20

MINOR SUBDIVISION PLAN
MCLEAN PROPERTY
 MSP # 18-058-M

DISTRICT 9c5 BALTIMORE COUNTY, MD
 SCALE: 1"=40' AUGUST 20, 2020
 PAI FILE #: 09-0865