

## NOTES

- 1. Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (JULY 2016)
- 2. The Firm Insurance Rate Map, 240010-0295 G indicates this is situated within flood

  Zone AE 6 & 7 F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood
- Insurance Study Number 240010V000B. A minimum first floor elevation 10.5 NAVD 88.

  3. Property lines shown hereon were established by boundary survey by Leonard Buarhous, Property Line Surveyor #349.
- 4. This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 73).
- 5. There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
- 6. Any Critical Area easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and
- 7. This site is situated within a Mapped Modified Buffer Area of the Chesapeake Bay Critical Areas.
- 8. There are no forest or developed woodlands on this site.
- 9. There are no Tidal & Non—Tidal Wetlands shown on this site.
- 10. There is no significant plant or animal habitat on this site.11. There are no slopes greater than 15% on this site.
- 12. There are no known wells on this site.
- 13. There are no known underground storage tanks or septic systems on this site.
  14. There are no known potentially hazardous materials on this site as defined by Title 7—Health and Environmental Article, Annotated Code of Maryland, except as noted.
- 15. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- 16. The site has 374'± of water frontage.
- 17. Public Water and sewer serve this site.
- 18. Caution underground utilities may exist in Bird River Grove Road & onsite, contact Miss Utility (800—257—7777) prior to any construction.
- 19. Proposed dwelling height < 35'.

## ZONING HISTORY

CASE NO. 2017-122-SPHA GRANTED DATE: JULY 06, 2017

## LOT COVERAGE AREAS

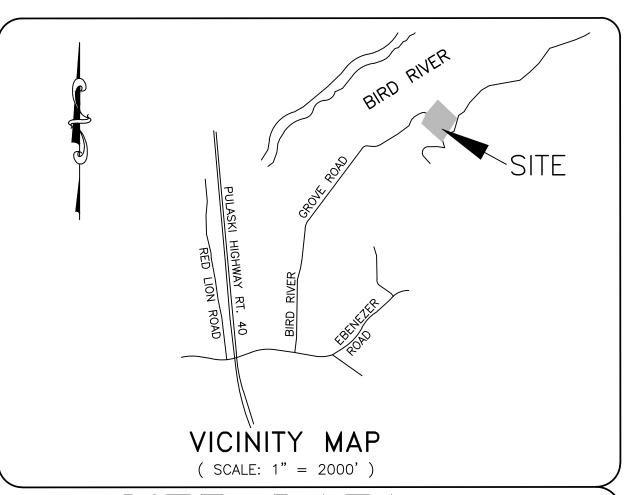
EXISTING COVERAGE FOR	LOT 1	
HOUSE	834	S.F
BOAT RAMP	132	S.F
CONCRETE PADS	360	S.F
DRIVE (STONE)	251	S.F

TOTAL 1,577 S.F./14,656 S.F. = 10.76%

PROPOSED COVERAGE FOR LOT 1HOUSE2,090 S.F.BOAT RAMP132 S.F.DRIVE (BIT.PAVING)933 S.F.COVERED PORCH/STEPS720 S.F.DECK/STEPS80 S.F.

TOTAL 3,955 S.F./14,656 S.F. = 26.98%

NOTE AREA FOR LOT COVERAGE WAS TAKEN FROM E.I.R. MEAN HIGH WATER LINE.



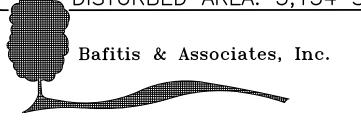
## SITE DATA

- 1) OWNER: BIRD RIVER GROVE LLC. #7909 GREENSPRING AVENUE BALTIMORE, MARYLAND 21208
- 2) DEED REF: 24000/425 3) TAX ACC. NO.: 15-13750330
- 4) TAX MAP: 73 SECTION: A PARCEL: 324 LOT: 1
- 5) PLAT REF: BIRD RIVER GROVE BOOK 07 FOLIO 189
  6) ELECTION DISTRICT: 15TH
- 7) COUNCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 322B
- 9) CENSUS TRACT: 4517.02
- 10) ZONING: RC 2
- 11) ZONING MAP: 073B3
- 12) USE: EXISTING: RESIDENTIAL, SINGLE FAMILY DWELLING PROPOSED: RESIDENTIAL, SINGLE FAMILY DWELLING
- 13) SITE AREA: 16,031 S.F. OR 0.368 AC.

FLOOD NOTE FOR BUILDING

THIS SITE IS SITUATED IN A AE FLOOD ZONE ACCORDING TO F.E.M.A. FIRM MAP 240010-0295G DATED 05/05/14 AND THE BASE FLOOD ELEVATION IS 6.0 & 7.0 BALTIMORE COUNTY BUILDING CODE USE; F.E.M.A. FLOOD STUDY NO. 240010V000B DONE IN 09/26/08. THE BASE FLOOD ELEVATION IS 8.5 AND THE FLOOD PROTECTION ELEVATION IS 9.5. PER BALTIMORE COUNTY POLICY.

DISTURBED AREA: 5,154 S.F. OR 0.118 AC.±



PRESIDENT

Civil Engineers/Land Planners

SURVEYORS

(410) 391-2336

William N. Bafitis, P.E.

1249 Engleberth Rd. Baltimore, MD 21221

PLAN TO ACCOMPANY
BUILDING PERMIT APPILCATION
FOR

#11319 BIRD RIVER GROVE ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1" = 20'JOB ORDER NO: 21607 DATE: 10/31/19 CHECKED: WILLIAM N. BAFITIS, P.E. W.N.B. Professional Certification. I hereby certify that these documents were perpared or approved DRAWN: by me, and that I am a duly licensed professiona engineer under the laws of the State of Maryland. SHEET 1 OF 1 N.W.B. License No. 11641 Expiration Date: 09/09/2021 DATE REVISIONS