DEVELOPMENT DATA

Dwelling Type	Permitted Units	Proposed Units	Parking Spaces Required	Parking Spaces Provided	Open Space Req'd (acres)	Open Space Proposed (acres)	Average Daily Trips	Phase	Development Schedule
SINGLE FAMILY	15	9	18	18	9,000 SF	0*	90	N/A	N/A
Total	15	9	18	18	9,000 SF	0*	90	N/A	N/A

* WAIVER TO BE REQUESTED

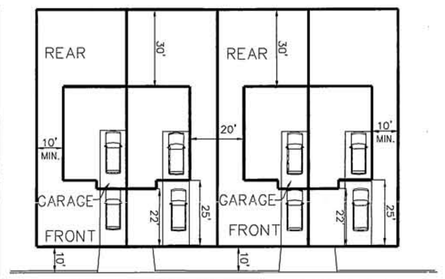
SOILS LIMTATIONS

MAP SYMBOL	MAPPING UNIT	HSG	HOMESITES W/BASEMENTS	HOMESITES W/O BASEMENTS	STREETS AND PARKING LOTS
LfC	LEGORE VERY STONY SILT LOAM	B	MODERATE	SLIGHT-MODERATE	SEVERE: SLOPE
LhB	LEGORE VERY STONY SILT LOAM	B	MODERATE	MODERATE	SEVERE: SLOPE
Ma	MADE LAND	C	VARIABLE	VARIABLE	VARIABLE

BUILDING SETBACK REQUIREMENTS

	D.R.3.5 5.5, 10.5 & 16 ZONES (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE ARTERIAL OR COLLECTOR	25 –
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	20>20 HIGH 16<20 HIGH
PUBLIC STREET RIGHT-OF-WAY PAVING OF A PRIVATE ROAD TRACT BOUNDARY	15 25 15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE PUBLIC STREET RIGHT-OF-WAY	30 30
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.	50

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP).



THE PROPOSED GARAGE IS FOR THE EXCLUSIVE USE OF VEHICLE PARKING ONLY AND CANNOT BE CONVERTED TO ANY OTHER PURPOSE.

TYPICAL LOT LAYOUT

N.T.S

SITE DATA

1. ADDRESS:	7433 PRINCE GEORGE ROAD
2. 2000 CENSUS TRACT:	403100
3. 2000 CENSUS BLOCK GROUP:	240034031022
4. LAND MANAGEMENT AREA:	COMMUNITY CONSERVATION AREA
5. COUNCILMANIC DISTRICT:	2
6. ELEMENTARY SCHOOL DISTRICT:	BEDFORD ES
7. MIDDLE SCHOOL DISTRICT:	PIKESVILLE MS
8. HIGH SCHOOL DISTRICT:	MILFORD MILL ACADEMY
9. REGIONAL PLANNING DISTRICT:	911
10. 200-SCALE MAP REFERENCE:	078A3
11. WATERSHED:	GWYNNS FALLS
12. WATER SERVICE AREA:	WESTERN THIRD ZONE
13. SEWER SHED:	69
14. TRANSPORTATION ZONE:	0608
15. ZIP CODE:	21208

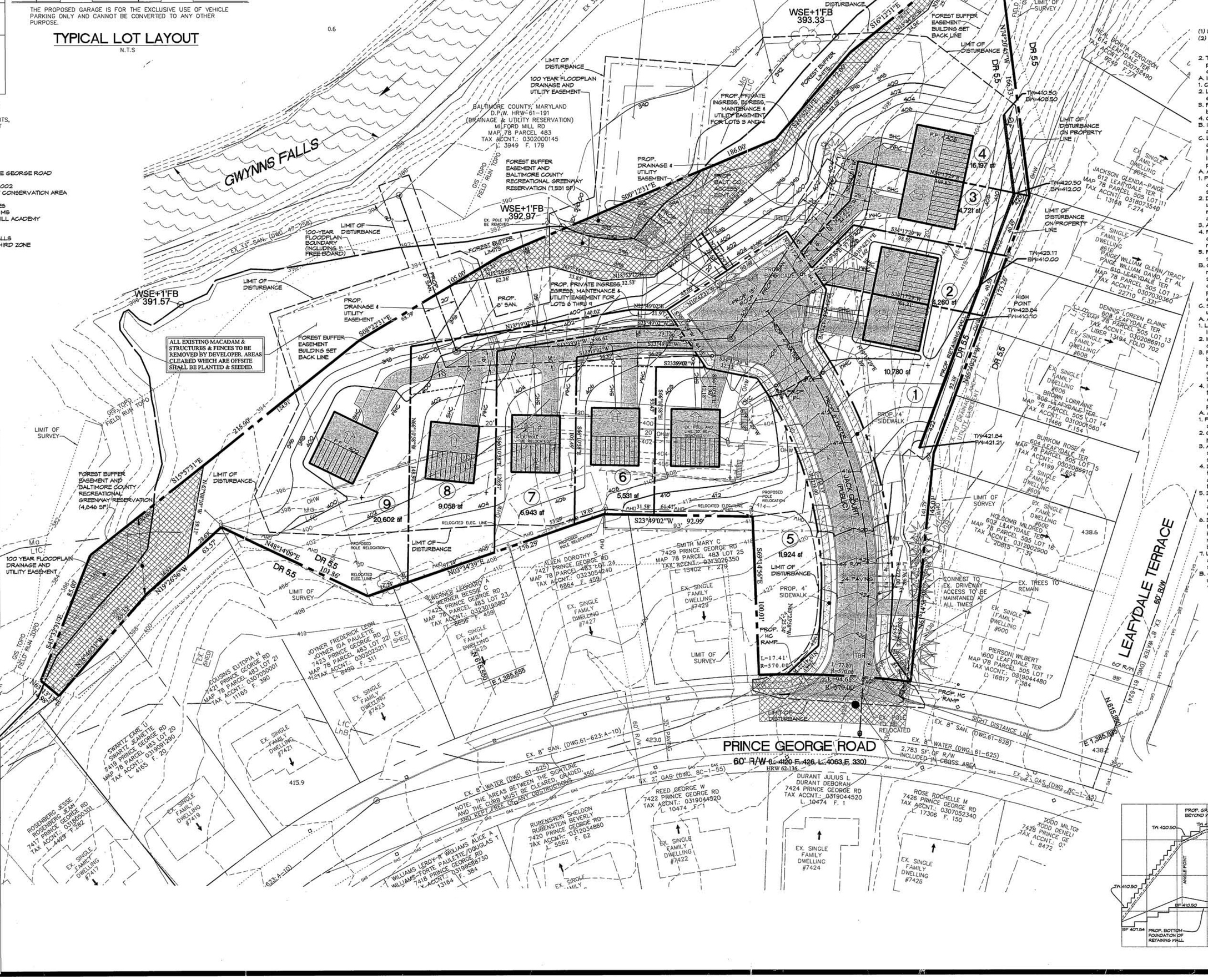
CERTIFICATION AS TO DELINQUENT ACCOUNTS:
I HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

ADAM SKOLNIK
CHARTER HOMES

DENSITY DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres (Gross)	Units Allowed	Density Units	Units Proposed
D.R. 5.5	2.74	15	–	9
Total	2.74	15	–	9


NORTH
GWYNNS FALLS
VILLA NOVA PARK
PRINCE GEORGE ROAD
60' R/W EL. 420.5, 426, L. 4063, F. 330
HRW 62-136
LEAFYDALE TERRACE
50' R/W
WSE+1'FB 394.00
WSE+1'FB 393.33
WSE+1'FB 392.97
WSE+1'FB 391.57
ALL EXISTING MACADAM & STRUCTURES & FENCES TO BE REMOVED BY DEVELOPER. AREAS CLEARED WHICH ARE OFFSITE SHALL BE PLANTED & SEEDED.
FOREST BUFFER EASEMENT AND BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION (4.846 SF)
100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
BALTIMORE COUNTY, MARYLAND D.P.W. HRW-61-191 (DRAINAGE & UTILITY RESERVATION) MILFORD MILL RD MAP 78 PARCEL 483 TAX ACCNT.: 0302000145 L. 3949 F. 179
BALTIMORE COUNTY, MARYLAND (DRAINAGE & UTILITY RESERVATION) MILFORD MILL RD MAP 79 PARCEL 483 TAX ACCNT.: 0302000145 L. 3949 F. 179
PROP. PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT FOR LOTS 3 AND 4
PROP. PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT FOR LOTS 6 THRU 9
PROP. DRAINAGE & UTILITY EASEMENT
PROP. 8' SAN.
PROP. 4' SIDEWALK
PROP. HC RAMP
SIGHT DISTANCE LINE
EX. 8" SAN. (DWG.61-623, A-10)
EX. 8" WATER (DWG. 61-625)
EX. 2" GAS (DWG. BC-1-55)
EX. 8" WATER (DWG.61-638)
EX. 8" GAS (DWG.61-625)
NOTE: THE AREAS BETWEEN THE SIDEWALK AND THE CURB MUST BE CLEARED, GRADED, AND REF-FREE COUNTY OBSTRUCTIONS.
DR 5.5
DR 5.5
DR 5.5
DR 5.5
E 1,386,155
E 1,386,655
E 1,386,980
N 583,900
N 583,400
N 583,300
N 583,000
N 582,900
N 582,400
N 582,300
N 582,000
N 581,900
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N 581,000
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N 580,400
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N