

SITE DATA
EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	DENSITY UNITS	UNITS PROPOSED
DR 3.5	3.367	11.78	11	9
TOTAL	3.367	11.78	11	9

COUNTY ADOPTED PLANS

EXISTING	NOT IN EXISTING CONFORMANCE	IN EXISTING CONFORMANCE
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓

BALTIMORE COUNTY MASTER PLAN 2020
COMMUNITY OR REVITALIZATION PLAN(S)
RECREATION AND PARKS PLAN
STREETSCAPE PLAN
GREENWAYS PLAN
OTHER

SITE DEVELOPMENT PROPOSAL

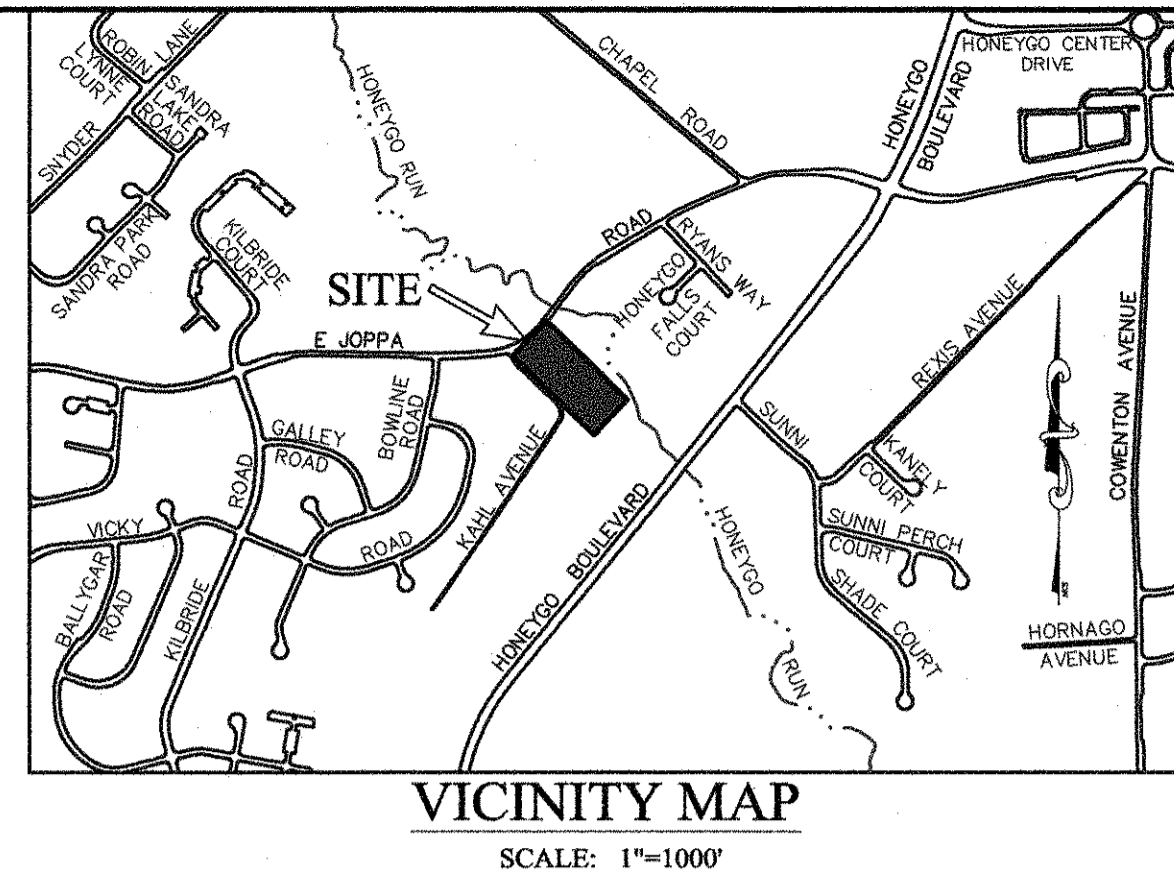
DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	OPEN SPACE REQUIRED (ACRES)	OPEN SPACE PROPOSED (ACRES)	AVERAGE DAILY TRIPS	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY	9	18	18	0.21	0.00	90		2015
TOTAL	9	18	18	0.21	0.00	90		

OPEN SPACE PROPOSAL

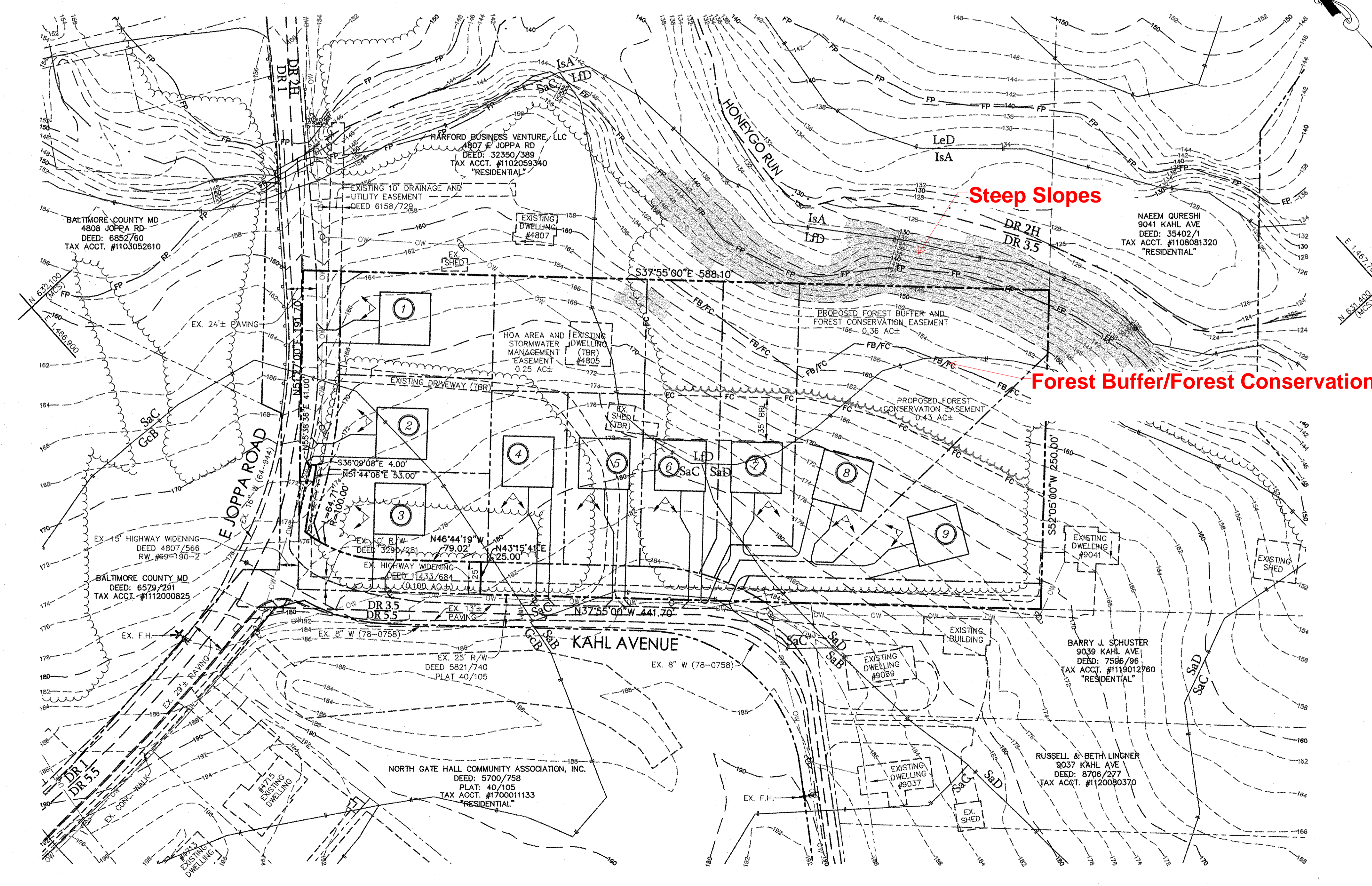
LOCAL OPEN SPACE TYPE	ACRES	UNDEVELOPED AREAS	ACRES
ACTIVE OPEN SPACE	WAIVER	STORMWATER MANAGEMENT	0.00
100 YEAR FLOOD PLAIN	0.00	HOA/COA AREAS	0.25
AMENITY AREAS	0.00	OTHER	0.00
TRAILS AND CONNECTORS	0.00		
OTHER	0.00		
TOTAL PROVIDED	0.00	TOTAL PROVIDED	0.25
PROPOSED OWNERSHIP	N/A		

ADDITIONAL INFORMATION

ANTICIPATED ACTIONS:
 VARIANCES: NONE
 WAIVERS: NONE
 SPECIAL EXCEPTIONS: NONE
 OTHER: NONE
 CONSISTENCY WITH DESIGN MANUALS: YES

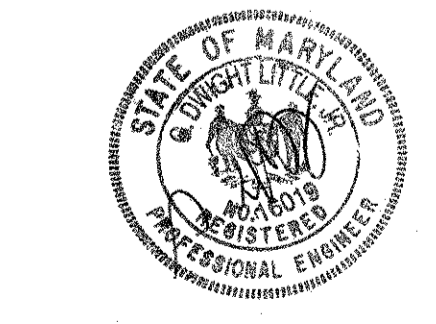


- GENERAL NOTES**
- TOPOGRAPHY SHOWN ON SITE IS BASED ON BALTIMORE COUNTY GIS DATA PORTAL OBTAINED ON OCTOBER 8, 2014.
 - PROPERTY OUTLINE SHOWN IS TAKEN FROM DEED INFORMATION AND PLATS OF SURROUNDING PROPERTIES.
 - ENTIRE SITE IS ZONED DR 3.5, 200 SCALE MAP # 072B2.
 - SOIL LINES AND TYPES SHOWN ARE BASED ON THE USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED 12/13/2013.
 - THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
 - EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL.
 - TOTAL AVERAGE DAILY TRIPS (A.D.T.S) FOR THE SITE IS 90.
 - FOREST CONSERVATION REQUIREMENTS WILL BE MET ON SITE.
 - THERE ARE NO KNOWN WELLS ON SITE.
 - THIS PROPERTY IS INDICATED AS GROWTH TIER 1.



LEGEND

69.5 EX SPOT ELEVATION	---162---	EXISTING CONTOUR (2')
69x5 PROP SPOT ELEVATION	---180---	EXISTING CONTOUR (10')
⊙ SANITARY MANHOLE	---	PROPOSED CONTOUR
⊙ STORM DRAIN MANHOLE	---	TRACT BOUNDARY
⊙ WATER METER	---	SOILS
⊙ FIRE HYDRANT	---	ZONING
⊙ WATER VALVE	---	EXISTING WOODS
⊙ CLEANOUT	---	PROPOSED WOODS
⊙ UTILITY POLE	---	STREAM
(TBR) TO BE REMOVED	---	FLOOD PLAIN
	---	FC FOREST CONSERVATION EASEMENT
	---	FB/FC FOREST BUFFER AND FOREST CONSERVATION EASEMENT
	---	SLOPES >25%



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: 5/8/16 .

LITTLE & ASSOCIATES, INC.
 ENGINEERS~LAND PLANNERS~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)296-1639

DEVELOPER
 GM PROPERTIES, LLC
 14410 CUBA ROAD
 HUNT VALLEY, MD 21030
 (410) 804-7799

OWNERS
 MERLE LEE SR. & CATHERINE M. SCHMIDT
 4805 E JOPPA RD
 PERRY HALL, MD 21128
 TAX ACCT. NO.: 1104036910
 MAP: 72 PARCEL: 84
 DEED REF: 8284/504

CONCEPT PLAN
SCHMIDT PROPERTY
 DISTRICT 11c5
 SCALE: 1"=50'
 PAI FILE #: 11-1129

BALTIMORE COUNTY, MD
 JANUARY 5, 2015