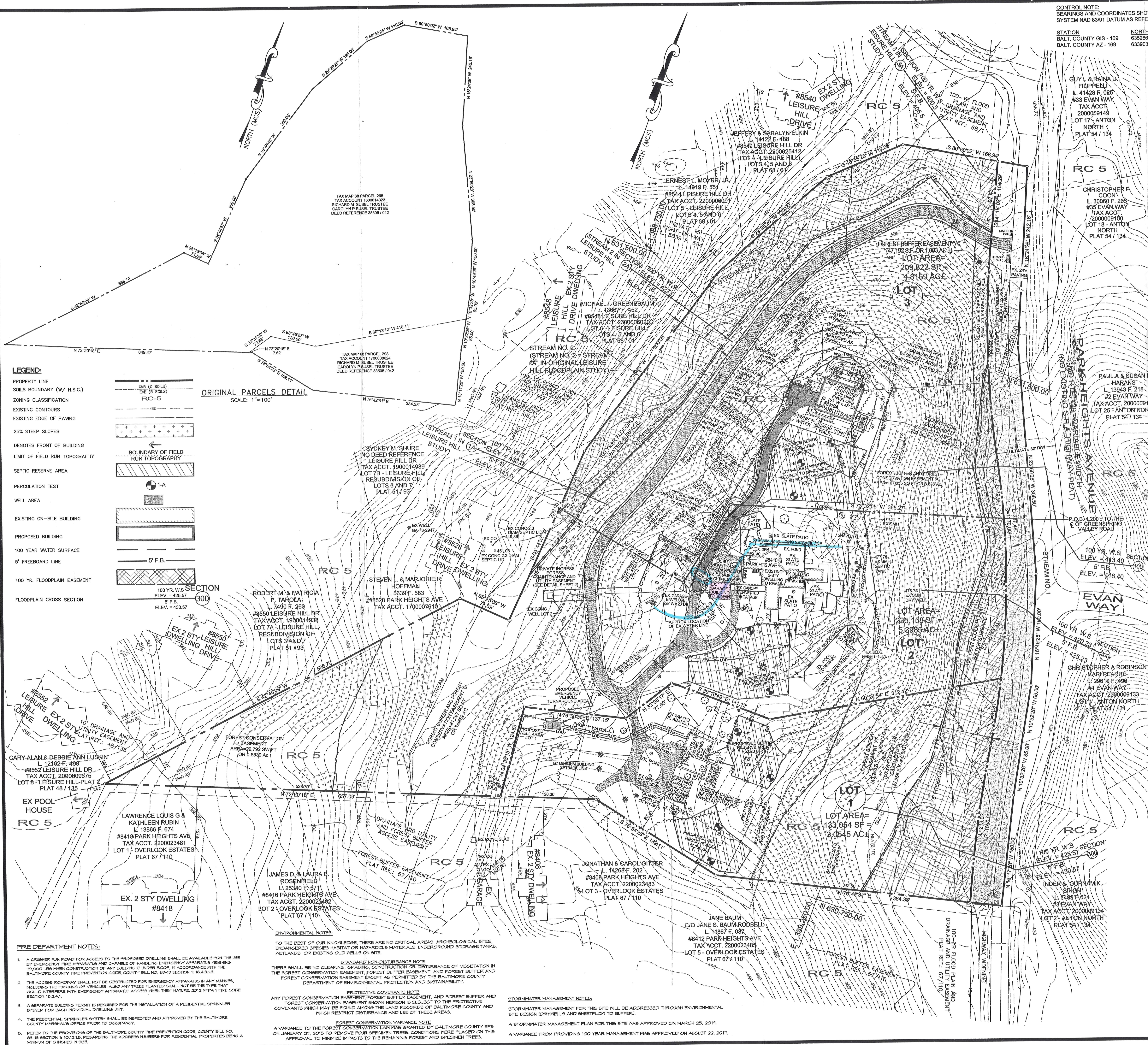
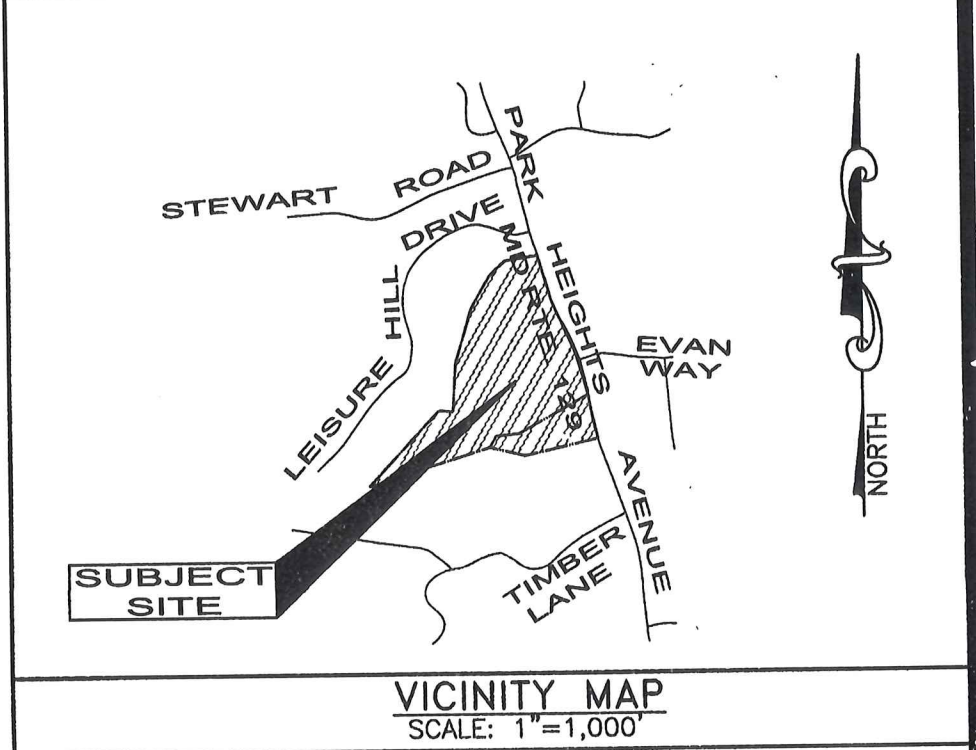




CONTROL NOTE:
BEARINGS AND COORDINATES SHOWN HERE ON ARE BASED ON THE MARYLAND COORDINATE
SYSTEM NAD 83/91 DATUM AS REFERENCED FROM TRAVERSE CONTROL STATIONS.

<u>STATION</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>ELEVATION</u>
BALT. COUNTY GIS - 169	635286.40	1388660.94	388.71'
BALT. COUNTY AZ - 169	633903.71	1388879.31	362.55'



GENERAL NOTES

- SITE AREA (TOTAL TWO PARCELS):
 ACRES: 618.274 SQ. FT. = 14.266 AC.
 GROSS: 618.274 SQ. FT. = 14.266 AC.
2. ZONING: R-3 (REFERENCE MAP: 068A2)
3. DENSITY CALCULATION: DENSITY ALLOWED: 14.266 AC x 0.5/ACRE = 7.117
 DENSITY PROPOSED: 5 DWELLING UNITS
4. OWNER: RICHARD M. BUSEL TRUSTEE
 CAROLYN P. BUSEL TRUSTEE
 6410 PARK HEIGHTS AVENUE
 PARKERSBURG, MD 21209
 (410) 480-8195 OR (410) 971-3206
5. TAX MAP 0088, 6RD 0088, PARCEL 0298 AND TAX MAP 0088, 6RD 0014, PARCEL 0265
6. TAX ACCOUNT NUMBER: 1600014923 (PARCEL 265) AND 1000008624 (PARCEL 298)
7. PLAT REFERENCE: NOT APPLICABLE
8. DEED REFERENCE: LIDB 38905 FOLIO 00042
9. CENSUS TRACT: 403701 AND 403802
 REGIONAL PLANNING DISTRICT: FRESVILLE (CODE NO. 318)
 ELEMENTARY SCHOOL DIST.: FORT GARRISON ELEMENTARY SCHOOL
 MIDDLE SCHOOL DIST.: FRESVILLE MIDDLE SCHOOL
 HIGH SCHOOL DIST.: FRESVILLE HIGH SCHOOL
 WATERSHED: JONES FALLS
 SUB-DIVISIONS: JONES FALLS
 GROWTH TIER II
 GIS TUE (200 SCALE): 068A2
10. MASTER PLAN DESIGNATIONS: WATER: W-1, SEWER: S-1
11. ELECTION DISTRICT: 3RD
12. COUNCILMANIC DISTRICT: 2ND
13. PARKING TABULATION: REQUIRED: 2 PER DWELLING UNIT OR 8 PARKING SPACES
 PROPOSED: 6 PARKING SPACES
14. EXISTING USE: RESIDENTIAL (1 - SINGLE FAMILY DETACHED DWELLINGS)
 PROPOSED USE: RESIDENTIAL (3 - SINGLE FAMILY DETACHED DWELLINGS)
15. OPEN SPACE: NOT REQUIRED IN ACCORDANCE WITH BILL NUMBER 10-19.
16. THERE ARE NO KNOWN HISTORICAL STRUCTURES LISTED ON THE HISTORICAL INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON THE SUBJECT SITE. THERE ARE NO ARCHAEOLOGICAL SITES ON THIS PROPERTY.
17. STORM WATER MANAGEMENT IS REQUIRED FOR THIS SITE. THIS SITE LIES IN THE JONES FALLS WATERSHED. SEE "STORMWATER MANAGEMENT NOTES" FOR ADDITIONAL INFORMATION.
18. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT WATZ ROSENBLUM, INC. DATED MAY 4, 2016. INFORMATION SHOWN OUTSIDE OF FIELD OF VIEW TOPOGRAPHY IS TAKEN FROM AVAILABLE RECORDS AND BALTIMORE COUNTY GIS INFORMATION (068A2)
19. THE PROPERTY AS SHOWN ON THIS PLAN HAS BEEN FIELD INSPECTED SINCE DECEMBER 2, 1860. THE DEVELOPER'S SURVEYOR 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 DEDICATED OR AREA TO SUPPORT OFF-SITE DWELLINGS.
20. THERE IS NO ZONING CASE HISTORY FOR THIS SITE.
21. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA ON THE BASIC SERVICES MAP. PROPERTY IS OUTSIDE THE URDL.
22. PARK HEIGHTS AVENUE IS A DESIGNATED BALTIMORE COUNTY SCENIC ROUTE.
23. THE SUBJECT SITE IS SERVED BY PRIVATE WELL AND SEPTIC.
24. THERE IS NO PROPOSED SIGNAGE WITH THIS MINOR SUBDIVISION.
25. THE DEVELOPER MUST PROVIDE THE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGE 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.
26. BUILDING SETBACKS:
 FROM CENTERLINE OF COLLECTOR ROAD OR BALTIMORE COUNTY SCENIC ROUTE (SEE NOTE 22): 150 FEET.
 FROM CENTERLINE OF ROAD LEADING TO COLLECTOR STREET: 100 FEET
 FROM CENTERLINE OF ANY OTHER ROAD: 15 FEET
 FROM LOT LINE OTHER THAN STREET LINE: 50 FEET
 FROM R.C.G. OR R.C.T.H. 150 FEET
27. MAXIMUM BUILDING COVERAGE: 15% OF LOT AREA.
28. MAXIMUM MAXIMUM PRINCIPAL STRUCTURE BUILDING HEIGHT: 35 FEET. MAXIMUM ACCESSORY STRUCTURE BUILDING HEIGHT: 15 FEET.
29. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOSHING OF THE STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PROTECTION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPES. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL, MAINTAINING A ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL AND EROSION CONTROL.
30. A 100 YEAR FLOODPLAIN STUDY FOR THIS PROJECT WAS "ACCEPTED FOR FILING" ON AUGUST 2, 2010, AND IS ON FILE WITH BALTIMORE COUNTY.
31. PERCOLATION TESTS WERE CONDUCTED FOR THIS SITE ON JANUARY 4, 2016, AND THE RESULTS ARE ON FILE WITH THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY, GROUND WATER MANAGEMENT.
32. A VARIANCE WAS GRANTED ON MARCH 4, 2019 BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY FROM THE LAND USE AND ZONING CODE, CHAPTER 32-4-101 OF THE BALTIMORE COUNTY CODE, REGARDING THE REMAINING OF THE FOREST EASEMENT AND ITS SETBACK SHOWN HEREON REJECT THE FACT THAT THIS VARIANCE WAS GRANTED. THE CONDITIONS HEREON PLACED ON THIS VARIANCE TO REDUCE IMPACTS TO WATER QUALITY INCLUDING POSTING OF THE REMAINING FOREST EASEMENT TO PROTECT THE FOREST FROM PLANTING CREDIT IN AN OPPOSITE FOREST BUFFER MITIGATION BANK.

NOTE:

SEE SHEET 2 OF 2 FOR DETAILS
OF EASEMENTS AND DEDICATION
TABLE

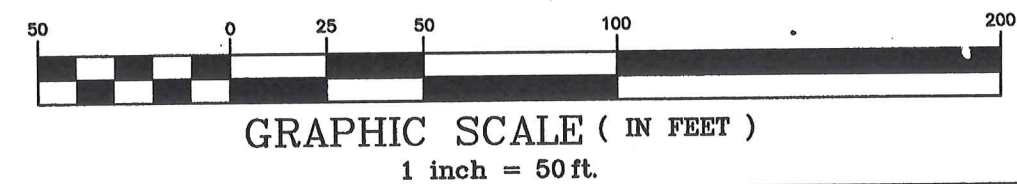
ZONING CASE NO. 2019-0488-A MINOR SUBDIVISION #19014M
P A I #03-0522

PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE

8410 PARK HEIGHTS AVENUE

AKA
THE SUSEL PROPERTY

3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21208

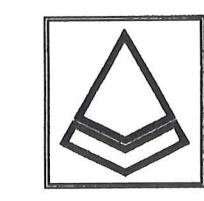


Colbert Matz Rosenfelt



*Engineers * Surveyors * Planners*

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-383C
Facsimile: (410) 653-7953



10-9-19				SCALE: 1"= 50'	
				DATE: OCTOBER 9, 2019	
				JOB NO.: 2014-041	
				DESIGNED: TJB/JAK	
				DRAWN: TJB/JAK	
				CHECKED: MAB/JAK	
				FILE: 2014041-BASE_CURRNT	
				DRAWING	
				NUMBER: VAR-1	
3	NO.	DATE	REVISIONS:	BY	SHEET 1 OF 2

Forest Buffer & Forest Conservation Easement 'B' Line Table		
Line #	Bearing	Distance
L1	N21°13'14"E	100.65'
L2	N08°44'33"E	33.87'
L3	N24°52'13"E	176.18'
L4	N14°45'49"E	105.38'
L5	N22°18'15"E	125.28'
L6	N18°54'28"E	50.68'
L7	N46°52'24"E	87.43'
L8	N40°07'07"E	43.76'
L9	N36°10'17"E	47.46'
L10	S59°35'39"E	49.36'
L11	S67°20'59"E	33.39'
L12	N79°34'28"W	27.11'
L13	S42°52'01"W	68.43'
L14	S17°53'28"W	86.11'
L15	S11°14'36"W	33.73'
L16	S22°50'15"W	35.46'
L17	S68°21'23"W	53.93'
L18	S22°13'33"E	15.00'
L19	N68°58'46"E	54.49'
L20	S17°47'35"W	54.43'

Forest Buffer & Forest Conservation Easement 'B' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C1	83.00'	84.93'	48.80'	58°37'29"	S72°10'46"W 81.27'
C2	328.00'	142.88'	72.64'	24°58'32"	S30°22'45"W 141.85'
C3	903.00'	104.77'	52.44'	8°39'52"	S14°34'02"W 104.71'
C4	497.00'	100.66'	50.50'	11°36'19"	S17°02'44"W 100.46'
C5	133.00'	103.81'	54.71'	44°43'16"	S00°29'13"W 101.20'

Forest Buffer Easement 'B' & 100 Year Floodplain Easement 'B' Line Table		
Line #	Bearing	Distance
L1	N21°13'14"E	100.65'
L2	N08°44'33"E	33.87'
L3	N24°52'13"E	176.18'
L4	N14°45'49"E	105.38'
L5	N22°18'15"E	125.28'
L6	N18°54'28"E	50.68'
L7	N46°52'24"E	87.43'
L8	N40°07'07"E	43.76'
L9	N36°10'17"E	47.46'
L10	S59°35'39"E	49.36'
L11	S67°20'59"E	33.39'
L12	N79°34'28"W	27.11'
L13	S42°52'01"W	68.43'
L14	S17°53'28"W	86.11'
L15	S11°14'36"W	33.73'
L16	S22°50'15"W	35.46'
L17	S68°21'23"W	53.93'
L18	S22°13'33"E	15.00'
L19	N68°58'46"E	54.49'
L20	S17°47'35"W	54.43'

Forest Buffer Easement 'B' Line Table		
Line #	Bearing	Distance
L56	N10°18'49"E	87.43'
L55	N05°04'24"W	44.71'
L54	N14°54'35"E	67.90'
L53	N03°23'42"W	103.28'
L52	N11°53'30"W	74.57'
L51	N02°08'18"W	121.24'
L50	N26°19'41"W	104.15'
L49	N13°40'31"W	56.41'
L28	S78°30'30"E	22.30'

Forest Buffer Easement 'A' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C11	1310.00'	252.48'	126.63'	11°02'34"	N20°04'54"W 252.09'
C12	1290.00'	283.75'	142.45'	12°36'10"	S21°17'49"E 283.18'
C16	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'

100 Year Floodplain Easement 'A' Line Table		
Line #	Bearing	Distance
L47	S03°01'08"E	23.44'
L48	S13°40'31"E	67.73'
L49	S13°40'31"E	56.41'
L50	S28°19'41"E	104.15'
L51	S02°08'18"E	121.24'
L52	S11°53'30"E	74.57'
L53	S03°23'42"E	103.28'
L54	S14°54'35"W	67.90'
L55	S06°04'24"E	44.71'
L56	S10°18'49"W	87.62'

100 Year Floodplain Easement 'A' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C17	1650.00'	213.02'	106.66'	7°23'50"	N12°10'21"W 212.88'
C16	1170.00'	387.48'	195.53'	18°58'31"	N18°06'39"W 385.71'
C14	1290.00'	132.88'	66.50'	5°54'09"	N04°38'50"W 132.83'

Highway Widening Area Line Table		
Line #	Bearing	Distance
L57	S14°18'02"E	104.29'

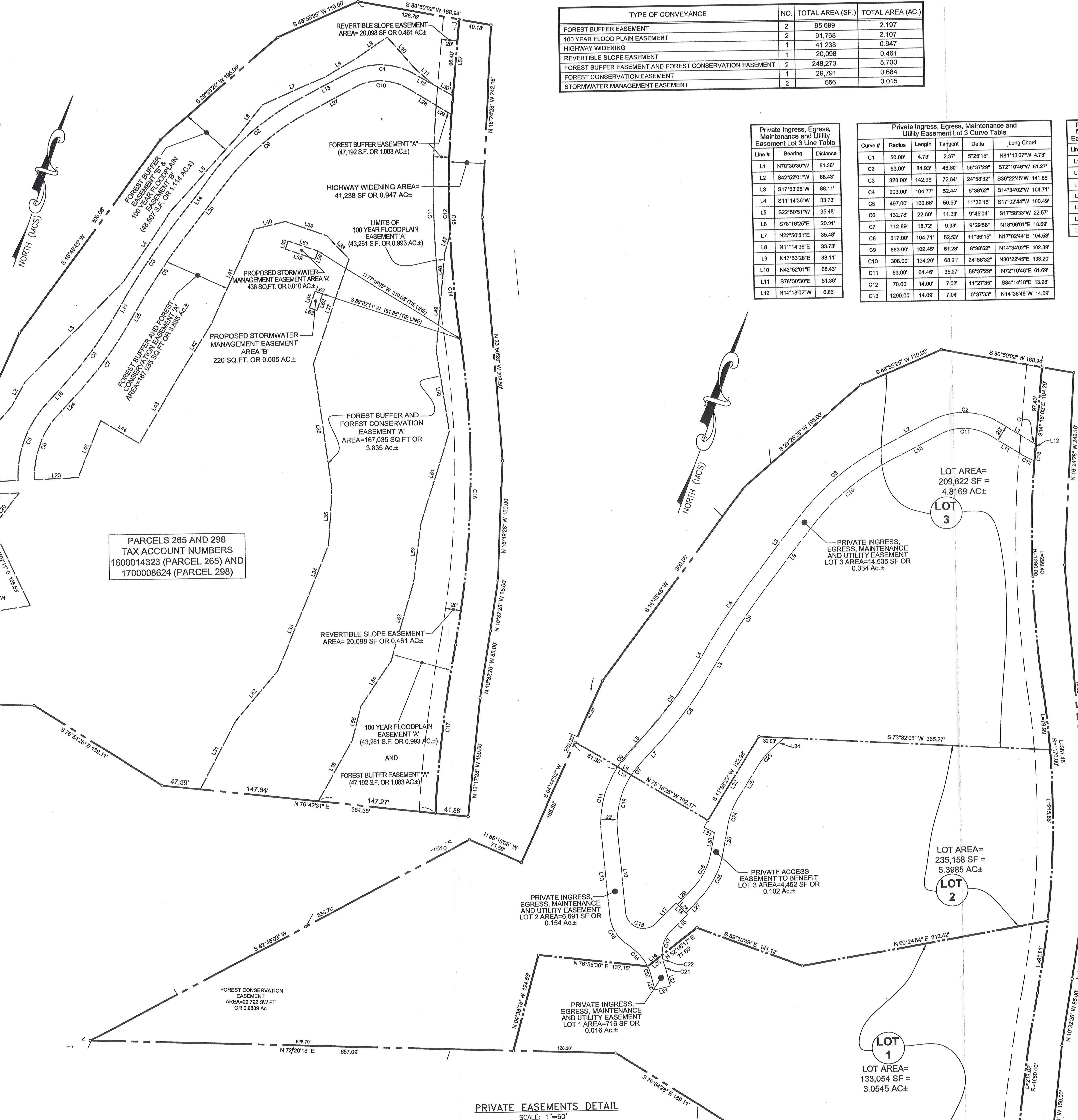
Highway Widening Area Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C15	1290.00'	299.40'	150.37'	13°17'52"	S20°56'58"E 298.73'
C16	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'

Stormwater Management Easement 'A' Line Table		
Line #	Bearing	Distance
L58	S00°00'00"E	11.00'
L59	N00°00'00"W	39.66'
L60	N00°00'00"E	11.00'
L61	N90°00'00"E	39.66'

Stormwater Management Easement 'B' Line Table		
Line #	Bearing	Distance
L62	S00°00'00"E	21.95'
L63	S89°44'52"W	10.00'
L64	N00°00'00"E	21.95'
L65	N89°44'52"E	10.00'

Forest Buffer & Forest Conservation Easement 'A' Line Table		
Line #	Bearing	Distance
L31	N08°02'41"E	96.26'
L32	N20°31'23"E	82.65'
L33	N03°08'08"E	99.39'
L34	N02°23'07"E	71.98'
L35	N15°25'38"W	69.72'
L36	N27°27'23"W	160.15'
L37	N00°06'57"W	139.48'
L38	N62°48'24"W	40.76'
L39	N90°00'00"W	55.07'
L40	S06°51'05"W	40.42'
L41	S04°52'00"W	130.17'
L42	S12°35'31"W	69.74'
L43	S11°15'06"W	106.51'
L44	N78°16'25"W	56.09'
L45	S02°27'17"W	77.17'

Forest Buffer & Forest Conservation Easement 'A' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C6	113.51'	88.28'	46.50'	44°32'57"	N00°28'00"E 86.95'
C7	517.00'	104.71'	52.53'	11°36'19"	N17°02'44"E 104.53'
C8	883.00'	102.45'	51.28'	8°39'52"	N14°34'02"E 102.39'
C9	306.00'	134.26'	66.21'	24°58'32"	N30°22'45"E 133.20'
C10	63.00'	64.46'	35.37'	58°37'29"	N72°10'48"E 61.69'
C11	1310.00'	252.48'	126.63'	11°02'34"	S20°04'54"E 252.09'



DEDICATION TABLE			
TYPE OF CONVEYANCE	NO.	TOTAL AREA (SF.)	TOTAL AREA (AC.)
FOREST BUFFER EASEMENT	2	95,699	2.197
100 YEAR FLOOD PLAIN EASEMENT	2	91,768	2.107
HIGHWAY WIDENING	1	41,238	0.947
REVERTIBLE SLOPE EASEMENT	1	20,098	0.461
FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT	2	248,273	5.700
FOREST CONSERVATION EASEMENT	1	29,791	0.684
STORMWATER MANAGEMENT EASEMENT	2	656	0.015

Private Ingress, Egress, Maintenance and Utility Easement Lot 3 Line Table		
Line #	Bearing	Distance
L1	N78°30'30"W	51.36'
L2	S42°52'01"W	68.43'
L3	S17°53'28"W	86.11'
L4	S11°14'36"W	33.73'
L5	S22°50'15"W	35.46'
L6	S78°16'25"E	20.01'
L7	N22°50'15"E	35.46'
L8	N11°14'36"E	33.73'
L9	N17°53'28"E	86.11'
L10	N42°52'01"E	68.43'
L11	S78°30'30"E	51.36'
L12	N14°18'02"W	6.89'

Private Ingress, Egress, Maintenance and Utility Easement Lot 3 Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C1	50.00'	4.73'	2.37'	5°25'15"	N81°13'07"W 4.73'
C2	83.00'	84.93'	48.80'	58°37'29"	S72°10'46"W 81.27'
C3	328.00'	142.88'	72.64'	24°58'32"	S30°22'45"W 141.85'
C4	903.00'	104.77'	52.44'	8°39'52"	S14°34'02"W 104.71'
C5	497.00'	100.66'	50.50'	11°36'19"	S17°02'44"W 100.49'
C6	132.76'	22.80'	11.33'	9°49'04"	S17°58'33"W 22.57'
C7	112.89'	18.72'	9.38'	9°29'58"	N18°06'39"E 18.69'
C8	517.00'	104.71'	52.53'	11°36'19"	N17°02'44"E 104.53'
C9	883.00'	102.45'	51.28'	8°39'52"	N14°34'02"E 102.39'
C10	306.00'	134.26'	66.21'	24°58'32"	N30°22'45"E 133.20'
C11	63.00'	64.46'	35.37'	58°37'29"	N72°10'48"E 61.69'
C12	70.00'	14.00'	7.00'	11°27'35"	S64°14'18"E 13.86'
C13	1290.00'	14.08'	7.04'	0°37'33"	N14°36'48"W 14.09'

Private Ingress, Egress, Maintenance and Utility Easement Lot 2 Line Table		
Line #	Bearing	Distance
L13	S24°56'56"E	104.32'
L14	N32°06'17"E	22.85'
L15	N25°00'11"E	29.27'
L16	N64°59'49"W	20.00'
L17	S25°07'38"W	35.23'
L18	N24°56'56"W	101.97'
L19	N78°16'25"W	20.01'

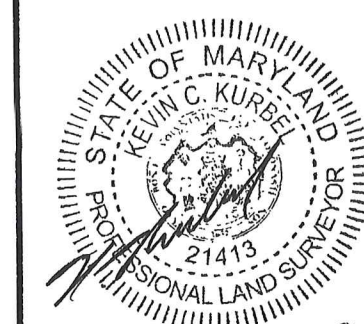
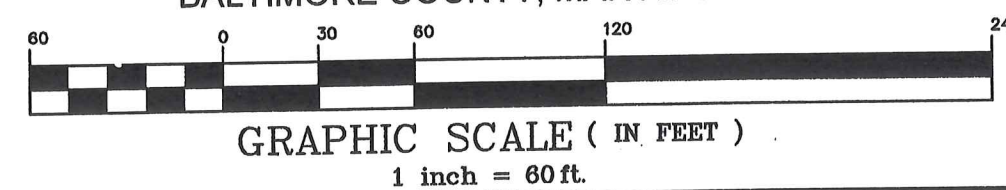
Private Ingress, Egress, Maintenance and Utility Easement Lot 2 Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C14	133.00'	88.35'	46.88'	38°39'42"	S60°50'07"E 86.74'
C15	47.63'	42.35'	22.69'	50°56'25"	S50°25'09"E 40.87'
C16	84.07'	38.31'	19.49'	26°06'34"	S61°28'47"E 37.98'
C17	40.00'	33.29'	17.68'	47°41'20"	N01°09'31"E 32.34'
C18	22.00'	49.93'	47.23'	130°02'53"	N89°58'23"W 39.89'
C19	113.00'	75.55'	39.25'	38°18'25"	N05°47'44"W 74.15'

MINOR SUBDIVISION #19014M
ZONING CASE NO. 2019-0488-A
P A I #03-0522

PLAN TO ACCOMPANY ZONING PETITION
FOR VARIANCE - DETAILS FOR EASEMENTS

8410 PARK HEIGHTS AVENUE

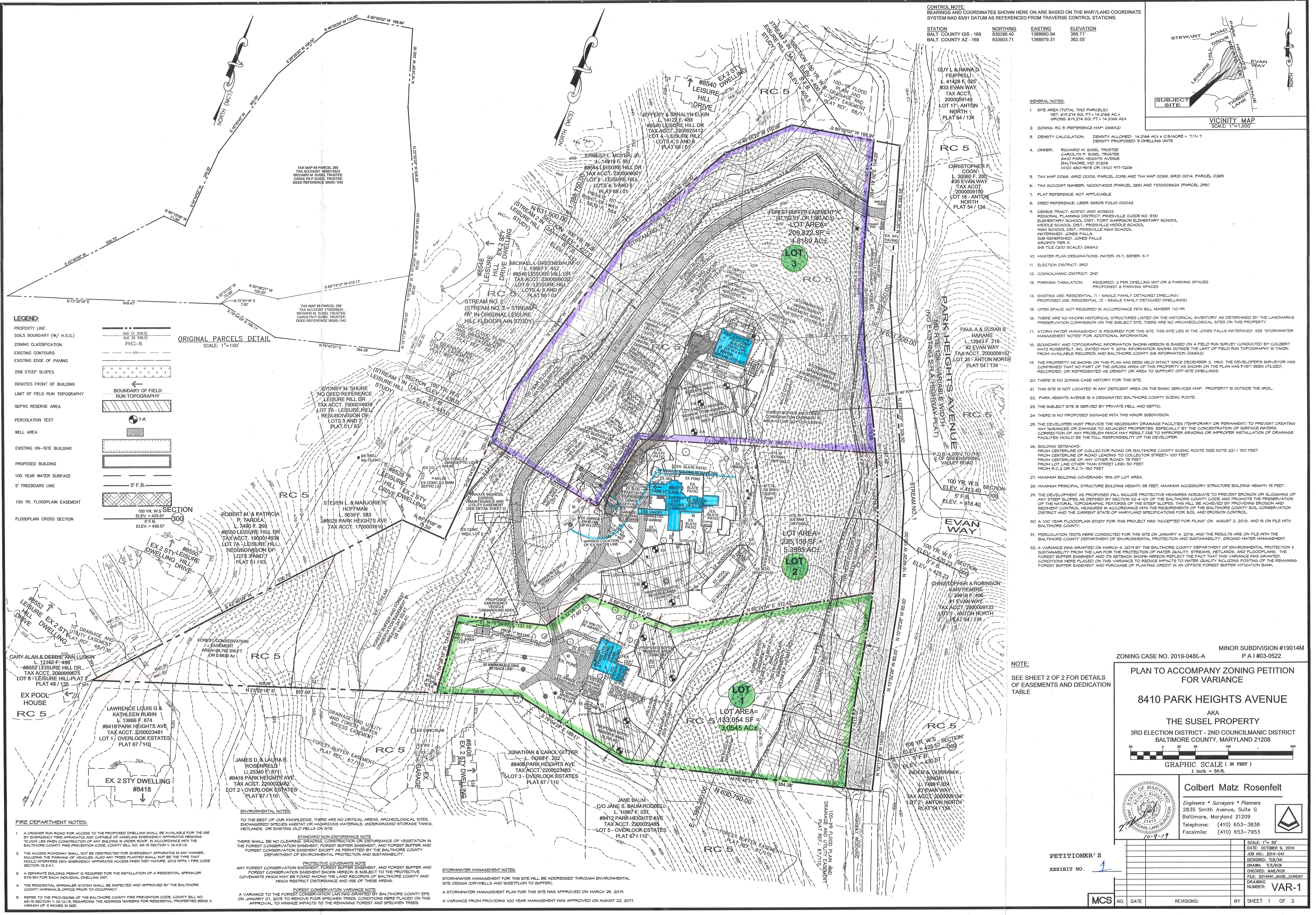
AKA
THE SUSEL PROPERTY
3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21208



Colbert Matz Rosenfelt

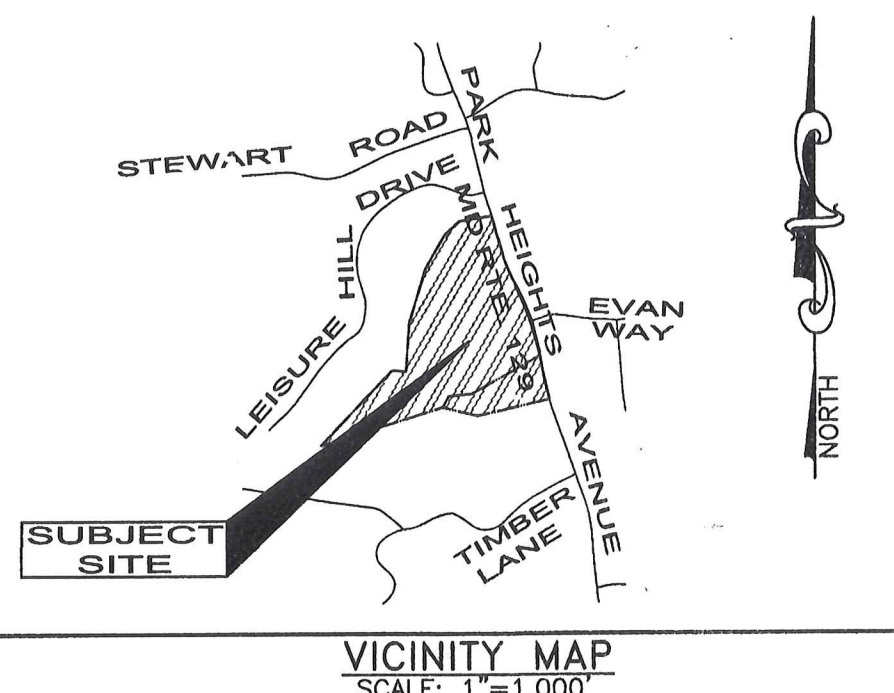
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

				SCALE: 1"= 60'	
				DATE: OCTOBER 9, 2019	
				JOB NO.: 2014-041	
				DESIGNED: TJB/AK	
				DRAWING: TJB/ACB	
				CHECKED: REM/ACB	
				FILE: 2014041_BASE_CURRENT	
				DRAWING	
				NUMBER: VAR-2	



CONTROL NOTE:
BEARINGS AND COORDINATES SHOWN HERE ON ARE BASED ON THE MARYLAND COORDINATE
SYSTEM NAD 83/91 DATUM AS REFERENCED FROM TRAVERSE CONTROL STATIONS.

STATION	NORTHING	EASTING	ELEVATION
BALT. COUNTY GIS - 189	635286.40	1388680.94	388.71'
BALT. COUNTY AZ - 189	635303.71	1388679.31	382.55'



GENERAL NOTES:

1. SITE AREA (TOTAL TWO PARCELS):
NET 618,274 SQ. FT. ± 14.2166 AC.
GROSS: 611,274 SQ. FT. ± 14.2166 AC.
2. ZONING: RC 5 (REFERENCE MAP: 068A2)
3. DENSITY CALCULATION: DENSITY ALLOWED: 14.2166 AC. x 0.5/ACRE = 7.11 ± 1
DENSITY PROPOSED: 3 DWELLING UNITS
4. OWNER: RICHARD M. SUSEL, TRUSTEE
CAROLYN P. SUSEL, TRUSTEE
8410 PARK HEIGHTS AVENUE
BALTIMORE, MD 21208
(410) 480-4015 OR (410) 471-1206
5. TAX MAP 006B, GRID 000B, PARCEL 024B AND TAX MAP 006B, GRID 0014, PARCEL 026B
6. TAX ACCOUNT NUMBER: 1600014325 (PARCEL 26B) AND 120000624 (PARCEL 21B)
7. PLAT REFERENCE: NOT APPLICABLE
8. DEED REFERENCE: LIBER 38605 FOLIO 00042
9. GENUS TRACT: 403101 AND 403802
REGIONAL PLANNING DISTRICT: Pikesville (CODE NO. 918)
ELEMENTARY SCHOOL DIST.: FORT GARRISON ELEMENTARY SCHOOL
MIDDLE SCHOOL DIST.: Pikesville Middle School
HIGH SCHOOL DIST.: Pikesville High School
WATERSHED: JONES FALLS
SUB-WATERSHED: JONES FALLS
GROWTH TIER II
615 TILE (200 SCALE): 068A2
10. MASTER PLAN DESIGNATIONS: WATER: M-1, SEWER: S-7
11. ELECTION DISTRICT: 3RD
12. COUNCILMANIC DISTRICT: 2ND
13. PARKING TABULATION: REQUIRED: 2 PER DWELLING UNIT OR 6 PARKING SPACES
PROPOSED: 6 PARKING SPACES
14. EXISTING USE: RESIDENTIAL (1 - SINGLE FAMILY DETACHED DWELLING)
PROPOSED USE: RESIDENTIAL (3 - SINGLE FAMILY DETACHED DWELLINGS)
15. OPEN SPACE: NOT REQUIRED IN ACCORDANCE WITH BILL NUMBER 10-49.
16. THERE ARE NO KNOWN HISTORICAL STRUCTURES LISTED ON THE HISTORICAL INVENTORY AS DETERMINED BY THE LANDMARKS
PRESERVATION COMMISSION ON THE SUBJECT SITE. THERE ARE NO ARCHAEOLOGICAL SITES ON THIS PROPERTY.
17. STORM WATER MANAGEMENT IS REQUIRED FOR THIS SITE. THIS SITE LIES IN THE JONES FALLS WATERSHED. SEE "STORMWATER
MANAGEMENT NOTES" FOR ADDITIONAL INFORMATION.
18. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT
MATZ ROSENFELT, INC. DATED MAY 1, 2016. INFORMATION SHOWN OUTSIDE THE LIMIT OF FIELD RUN TOPOGRAPHY IS TAKEN
FROM AVAILABLE RECORDS AND BALTIMORE COUNTY GIS INFORMATION (068A2).
19. THE PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT SINCE DECEMBER 2, 1950. THE DEVELOPER'S SURVEYOR 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 OFF-SITE DWELLINGS.
20. THERE IS NO ZONING CASE HISTORY FOR THIS SITE.
21. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA ON THE BASIC SERVICES MAP. PROPERTY IS OUTSIDE THE URDL.
22. PARK HEIGHTS AVENUE IS A DESIGNATED BALTIMORE COUNTY SCENIC ROUTE.
23. THE SUBJECT SITE IS SERVED BY PRIVATE WELL AND SEPTIC.
24. THERE IS NO PROPOSED SIGNAGE WITH THIS MINOR SUBDIVISION.
25. THE DEVELOPER MUST PROVIDE THE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING
ANY INUNDATIONS OR DAMAGE 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.
26. BUILDING SETBACKS:
FROM CENTERLINE OF COLLECTOR ROAD OR BALTIMORE COUNTY SCENIC ROUTE (SEE NOTE 22) ± 150 FEET.
FROM CENTERLINE OF ROAD LEADING TO COLLECTOR STREET ± 100 FEET
FROM CENTERLINE OF ANY OTHER ROAD ± 75 FEET
FROM LOT LINE OTHER THAN STREET LINE ± 50 FEET
FROM R.O.G. OR R.C.H. ± 150 FEET
27. MAXIMUM BUILDING COVERAGE: 15% OF LOT AREA.
28. MAXIMUM PRINCIPAL STRUCTURE BUILDING HEIGHT: 35 FEET. MAXIMUM ACCESSORY STRUCTURE BUILDING HEIGHT: 15 FEET.
29. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF
ANY STEEP SLOPES AS DEFINED BY SECTION 33-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION
OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPES. 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 AND EROSION CONTROL.
30. A 100 YEAR FLOODPLAIN STUDY FOR THIS PROJECT WAS "ACCEPTED FOR FILING" ON AUGUST 2, 2018, AND IS ON FILE WITH
BALTIMORE COUNTY.
31. PERCOLATION TESTS WERE CONDUCTED FOR THIS SITE ON JANUARY 4, 2016, AND THE RESULTS ARE ON FILE WITH THE
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. GROUND WATER MANAGEMENT.
32. A VARIANCE WAS GRANTED ON MARCH 4, 2014 BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION &
SUSTAINABILITY FROM THE LAWS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE
FOREST BUFFER EASEMENT AND ITS SETBACK SHOWN HEREON REFLECT THE FACT THAT THIS VARIANCE WAS GRANTED.
CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE IMPACTS TO WATER QUALITY INCLUDING POSTING OF THE REMAINING
FOREST BUFFER EASEMENT AND PURCHASE OF PLANTING CREDIT IN AN OFFSITE FOREST BUFFER MITIGATION BANK.

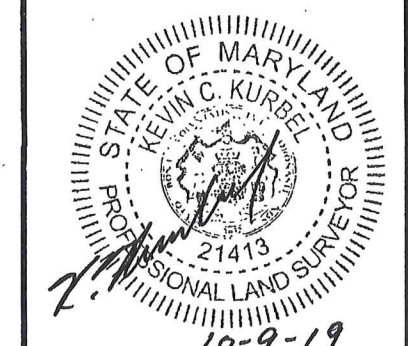
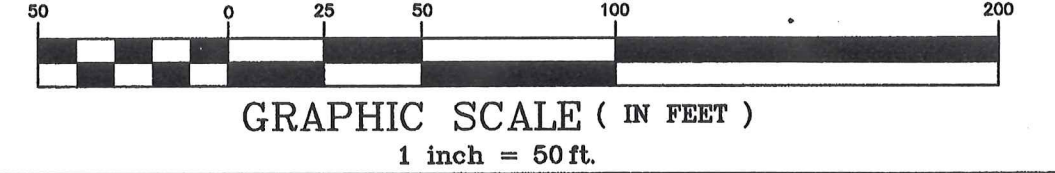
NOTE:
SEE SHEET 2 OF 2 FOR DETAILS
OF EASEMENTS AND DEDICATION
TABLE

ZONING CASE NO. 2019-048C-A
MINOR SUBDIVISION #19014M
P A I #03-0522

PLAN TO ACCOMPANY ZONING PETITION
FOR VARIANCE

8410 PARK HEIGHTS AVENUE

AKA
THE SUSEL PROPERTY
3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21208



Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

PETITIONER'S
EXHIBIT NO. 1

MCS	NO.	DATE	REVISIONS:	BY	SHEET 1 OF 2
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- FIRE DEPARTMENT NOTES:**
1. A CRUISER RUN ROAD FOR ACCESS TO THE PROPOSED DWELLING SHALL BE AVAILABLE FOR THE USE
BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS PASSING
10,000 LBS WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF. IN ACCORDANCE WITH THE
BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 89-19 SECTION 11, 16-4.3.1.3.
 2. THE ACCESS ROADWAY SHALL NOT BE OBSTRUCTED FOR EMERGENCY APPARATUS IN ANY MANNER,
INCLUDING THE PARKING OF VEHICLES. ALSO ANY TREES PLANTED SHALL NOT BE THE TYPE THAT
WOULD INTERFERE WITH EMERGENCY APPARATUS ACCESS WHEN THEY MATURE. 2012 NFPA 1 FIRE CODE
SECTION 10-2.4.1.
 3. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A RESIDENTIAL SPRINKLER
SYSTEM FOR EACH INDIVIDUAL DWELLING UNIT.
 4. THE RESIDENTIAL SPRINKLER SYSTEM SHALL BE INSPECTED AND APPROVED BY THE BALTIMORE
COUNTY MARSHAL'S OFFICE PRIOR TO OCCUPANCY.
 5. REFER TO THE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO.
89-19 SECTION 11, 10-12.1.1.3, REGARDING THE ADDRESS NUMBERS FOR RESIDENTIAL PROPERTIES BEING A
MINIMUM OF 9 INCHES IN SIZE.
- STANDARD NON-DISTURBANCE NOTE:**
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE
FOREST CONSERVATION EASEMENT, FOREST BUFFER EASEMENT, AND FOREST BUFFER AND
FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- PROTECTIVE COVENANTS NOTE:**
ANY FOREST CONSERVATION EASEMENT, FOREST BUFFER EASEMENT, AND FOREST BUFFER AND
FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO THE PROTECTIVE
COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND
WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- FOREST CONSERVATION NOTE:**
A VARIANCE TO THE FOREST CONSERVATION LAWS GRANTED BY BALTIMORE COUNTY EPS
ON JANUARY 31, 2018 TO REMOVE FOUR SPECIMEN TREES. CONDITIONS WERE PLACED ON THIS
APPROVAL TO MINIMIZE IMPACTS TO THE REMAINING FOREST AND SPECIMEN TREES.
- STORMWATER MANAGEMENT NOTES:**
STORMWATER MANAGEMENT FOR THIS SITE WILL BE ADDRESSED THROUGH ENVIRONMENTAL
SITE DESIGN (DRYWELLS AND SHEETFLOW TO BUFFER).
- A STORMWATER MANAGEMENT PLAN FOR THIS SITE WAS APPROVED ON MARCH 25, 2014.
A VARIANCE FROM PROVIDING 100 YEAR MANAGEMENT WAS APPROVED ON AUGUST 22, 2017.

Line #	Bearing	Distance
L1	N21°13'14"E	100.85'
L2	N08°44'33"E	33.87'
L3	N24°52'13"E	178.18'
L4	N14°45'49"E	105.38'
L5	N22°18'15"E	125.28'
L6	N18°54'28"E	50.68'
L7	N46°52'24"E	87.43'
L8	N40°07'07"E	43.76'
L9	N36°10'17"E	47.46'
L10	S58°35'39"E	49.36'
L11	S67°20'59"E	33.39'
L12	N78°34'28"W	27.11'
L13	S42°52'01"W	68.43'
L14	S17°53'28"W	88.11'
L15	S11°14'36"W	33.73'
L16	S22°50'51"W	35.48'
L17	S86°21'23"W	53.53'
L18	S22°13'33"E	15.00'
L19	N68°58'48"E	54.49'
L20	S17°47'35"W	54.43'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C1	83.00'	84.89'	46.80'	58°37'29"	S72°10'46"W 81.27'
C2	328.00'	142.98'	72.64'	24°58'32"	S30°22'45"W 141.89'
C3	903.00'	104.77'	52.44'	6°38'52"	S14°34'02"W 104.71'
C4	497.00'	100.66'	50.50'	11°36'15"	S17°02'44"W 100.49'
C5	133.00'	103.81'	54.71'	44°43'18"	S00°29'13"W 101.20'

Line #	Bearing	Distance
L1	N21°13'14"E	100.85'
L2	N08°44'33"E	33.87'
L3	N24°52'13"E	178.18'
L4	N14°45'49"E	105.38'
L5	N22°18'15"E	125.28'
L6	N18°54'28"E	50.68'
L7	N46°52'24"E	87.43'
L8	N40°07'07"E	43.76'
L9	N36°10'17"E	47.46'
L10	S58°35'39"E	49.36'
L11	S67°20'59"E	33.39'
L12	N78°34'28"W	27.11'
L13	S42°52'01"W	68.43'
L14	S17°53'28"W	88.11'
L15	S11°14'36"W	33.73'
L16	S22°50'51"W	35.48'
L17	S86°21'23"W	53.53'
L18	S22°13'33"E	15.00'
L19	N68°58'48"E	54.49'
L20	S17°47'35"W	54.43'

Line #	Bearing	Distance
L31	N08°02'41"E	95.26'
L32	N20°31'22"E	82.60'
L33	N03°08'08"E	99.39'
L34	N02°23'07"E	71.96'
L35	N15°25'39"W	69.72'
L36	N27°27'23"W	160.15'
L37	N00°05'57"W	138.48'
L38	N62°48'24"W	40.76'
L39	N50°00'00"W	55.07'
L40	S56°51'05"W	40.42'
L41	S04°52'00"W	130.17'
L42	S12°35'31"W	68.74'
L43	S11°15'08"W	106.51'
L44	N78°16'25"W	56.09'
L45	S02°27'17"W	77.17'

Line #	Bearing	Distance
L23	S68°14'32"W	53.78'
L24	N22°50'51"E	36.48'
L25	N11°14'36"E	33.73'
L26	N17°53'28"E	88.11'
L27	N42°52'01"E	68.43'
L28	S76°30'30"E	43.66'
L29	S13°40'31"E	56.41'
L30	S28°19'41"E	104.15'
L31	S02°08'18"E	121.24'
L32	S11°53'35"E	74.57'
L33	S03°23'42"E	103.28'
L34	S14°54'35"W	67.90'
L35	S05°04'24"E	44.71'
L36	S10°16'49"W	87.62'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C6	113.51'	88.26'	46.50'	44°32'25"	N00°28'00"E 86.05'
C7	517.00'	104.71'	52.53'	11°36'15"	N17°02'44"E 104.53'
C8	683.00'	102.49'	51.28'	6°38'52"	N14°34'02"E 102.39'
C9	308.00'	134.28'	68.21'	24°58'32"	N30°22'45"E 133.20'
C10	63.00'	64.46'	35.37'	88°37'29"	N72°10'46"E 61.69'
C11	1310.00'	252.48'	126.83'	11°02'34"	S20°04'54"E 252.09'

Line #	Bearing	Distance
L56	N10°16'49"E	87.62'
L57	N05°04'24"W	44.71'
L58	N14°54'35"E	67.90'
L59	N03°23'42"W	103.28'
L60	N11°53'35"W	74.57'
L61	N02°08'18"E	121.24'
L62	N28°19'41"W	104.15'
L63	N13°40'31"W	56.41'
L64	S78°30'30"E	22.30'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C11	1310.00'	252.48'	126.83'	11°02'34"	S20°04'54"E 252.09'
C12	1290.00'	283.75'	142.49'	12°38'10"	S21°17'49"E 283.18'
C16	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'
C18	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C14	1290.00'	132.89'	66.50'	5°54'09"	N24°38'50"W 132.83'

Line #	Bearing	Distance
L47	S03°01'58"E	23.44'
L48	S13°40'31"E	67.73'
L49	S13°40'31"E	56.41'
L50	S28°19'41"E	104.15'
L51	S02°08'18"E	121.24'
L52	S11°53'35"E	74.57'
L53	S03°23'42"E	103.28'
L54	S14°54'35"W	67.90'
L55	S05°04'24"E	44.71'
L56	S10°16'49"W	87.62'

Line #	Bearing	Distance
L57	S14°18'02"E	104.29'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C15	1290.00'	299.40'	150.37'	13°17'52"	S20°56'58"E 298.73'
C16	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'

Line #	Bearing	Distance
L58	S00°00'00"E	11.00'
L59	N80°00'00"W	39.66'
L60	N00°00'00"E	11.00'
L61	N80°00'00"E	39.66'

PUBLIC EASEMENTS DETAIL
SCALE: 1"=60'

PRIVATE EASEMENTS DETAIL
SCALE: 1"=60'

Line #	Bearing	Distance
L20	S33°20'46"E	18.13'
L21	N56°44'39"E	20.00'
L22	N33°20'46"W	18.13'
L23	S32°06'17"W	22.85'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C20	63.00'	12.96'	6.50'	11°46'02"	S38°33'28"E 12.94'
C21	93.94'	11.00'	5.51'	6°42'29"	N36°45'24"W 10.99'
C22	40.00'	11.48'	5.78'	10°29'17"	N32°02'19"W 11.44'

Line #	Bearing	Distance
L24	S29°19'30"W	18.74'
L25	S11°58'23"W	47.54'
L26	S00°19'32"E	34.88'
L27	S23°28'58"W	27.39'
L28	N64°59'49"W	15.00'
L29	N23°28'40"E	27.12'
L30	N09°19'32"W	23.59'
L31	N80°38'32"W	14.97'
L32	N11°58'23"E	132.98'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C23	100.00'	30.28'	15.26'	17°21'07"	S20°38'59"W 30.17'
C24	100.00'	37.17'	18.89'	21°17'54"	S01°19'26"W 36.96'
C25	107.19'	62.37'	32.10'	33°20'17"	S07°18'27"W 61.50'
C26	92.21'	53.65'	27.61'	33°20'17"	N07°18'17"E 52.90'

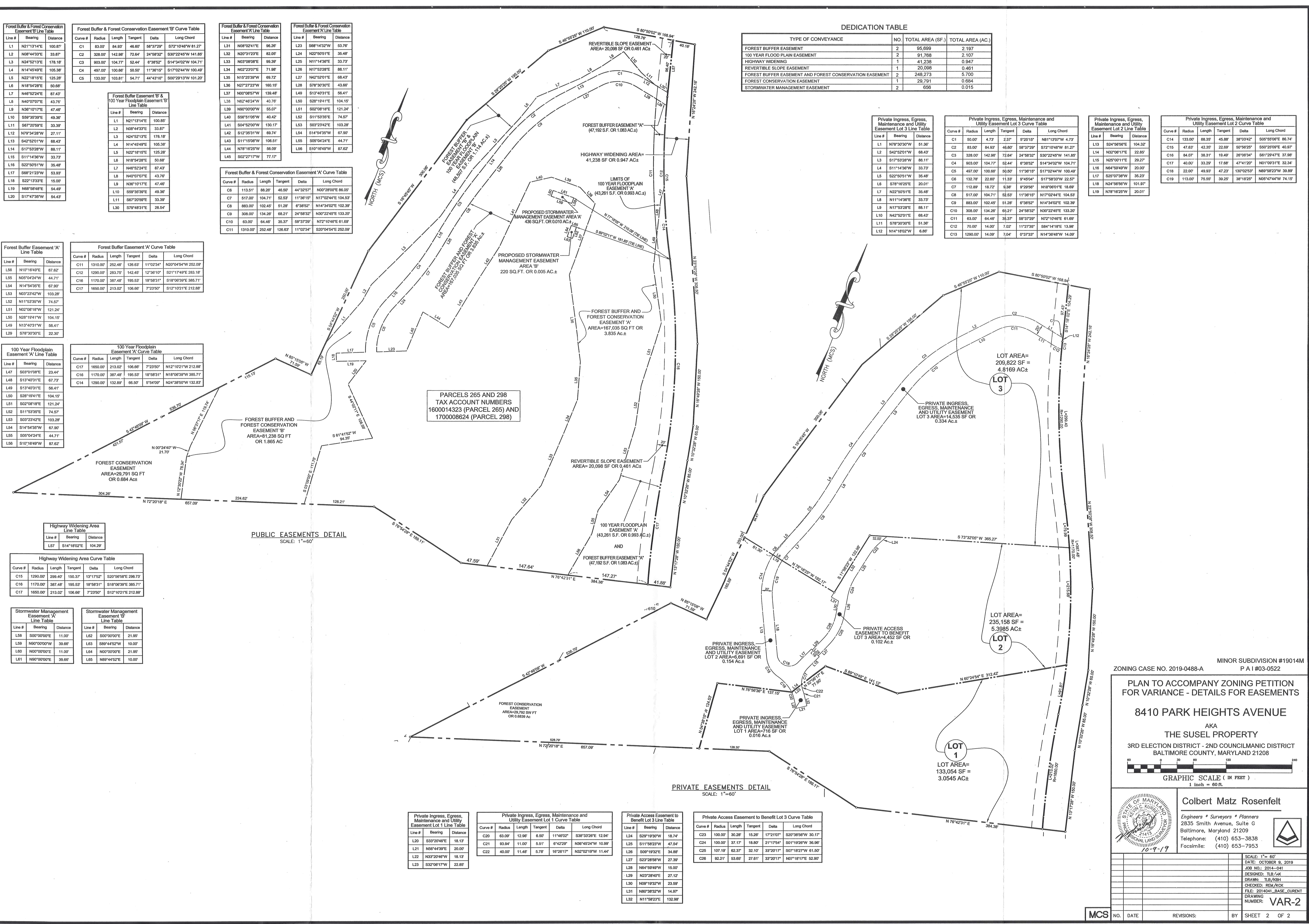
TYPE OF CONVEYANCE	NO.	TOTAL AREA (SF.)	TOTAL AREA (AC.)
FOREST BUFFER EASEMENT	2	95,699	2.197
100 YEAR FLOOD PLAIN EASEMENT	2	91,768	2.107
HIGHWAY WIDENING	1	41,238	0.947
REVERTIBLE SLOPE EASEMENT	1	20,088	0.461
FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT	2	248,273	5.700
FOREST CONSERVATION EASEMENT	1	29,791	0.684
STORMWATER MANAGEMENT EASEMENT	2	656	0.015

Line #	Bearing	Distance
L1	N78°30'30"W	51.36'
L2	S42°52'01"W	68.43'
L3	S17°53'28"W	88.11'
L4	S11°14'36"W	33.73'
L5	S22°50'51"W	35.48'
L6	S78°16'25"E	20.01'
L7	N22°50'51"E	35.48'
L8	N11°14'36"E	33.73'
L9	N17°53'28"E	88.11'
L10	N42°52'01"E	68.43'
L11	S78°30'30"E	51.36'
L12	N14°18'02"E	6.86'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C1	50.00'	4.73'	2.37'	5°22'19"	N81°13'07"W 4.73'
C2	83.00'	84.89'	46.80'	58°37'29"	S72°10'46"W 81.27'
C3	328.00'	142.98'	72.64'	24°58'32"	S30°22'45"W 141.89'
C4	903.00'	104.77'	52.44'	6°38'52"	S14°34'02"W 104.71'
C5	497.00'	100.66'	50.50'	11°36'15"	S17°02'44"W 100.49'
C6	132.78'	22.80'	11.33'	9°45'04"	S17°58'33"W 22.57'
C7	112.89'	18.72'	9.38'	9°29'58"	N18°06'01"E 18.69'
C8	517.00'	104.71'	52.53'	11°36'15"	N17°02'44"E 104.53'
C9	883.00'	102.49'	51.28'	6°38'52"	N14°34'02"E 102.39'
C10	308.00'	134.28'	68.21'	24°58'32"	N30°22'45"E 133.20'
C11	63.00'	64.46'	35.37'	88°37'29"	N72°10'46"E 61.69'
C12	70.00'	14.00'	7.02'	11°27'35"	S84°14'18"E 13.98'
C13	1290.00'	14.09'	7.04'	0°37'33"	N14°39'48"W 14.09'

Line #	Bearing	Distance
L13	S24°56'56"E	104.32'
L14	N25°00'11"E	22.85'
L15	N25°00'11"E	29.21'
L16	N64°59'49"W	20.00'
L17	S25°07'36"W	35.23'
L18	N24°56'56"E	101.97'
L19	N78°16'25"W	20.01'

Curve #	Radius	Length	Tangent	Delta	Long Chord
C14	133.00'	88.35'	45.88'	38°03'42"	S05°55'06"E 86.74'
C15	47.83'	42.35'	22.69'	50°56'25"	S50°28'09"E 40.97'
C16	84.07'	38.31'	19.49'	26°06'34"	S61°29'47"E 37.98'
C17	40.00'	33.29'	17.68'	47°41'20"	N01°09'31"E 32.34'
C18	22.00'	49.93'	47.23'	130°02'53"	N89°58'23"W 39.89'
C19	113.00'	75.55'	39.25'	38°18'25"	N05°47'44"W 74.15'

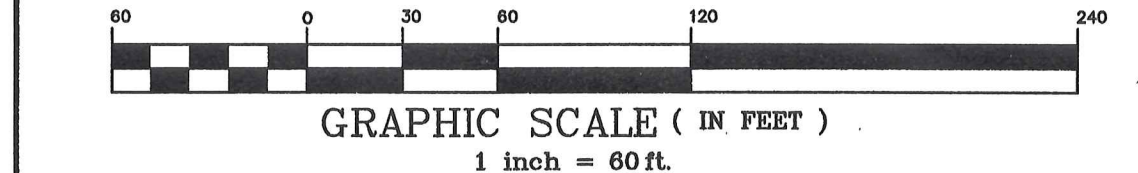


ZONING CASE NO. 2019-0488-A
MINOR SUBDIVISION #19014M
P A I #03-0522

PLAN TO ACCOMPANY ZONING PETITION
FOR VARIANCE - DETAILS FOR EASEMENTS

8410 PARK HEIGHTS AVENUE

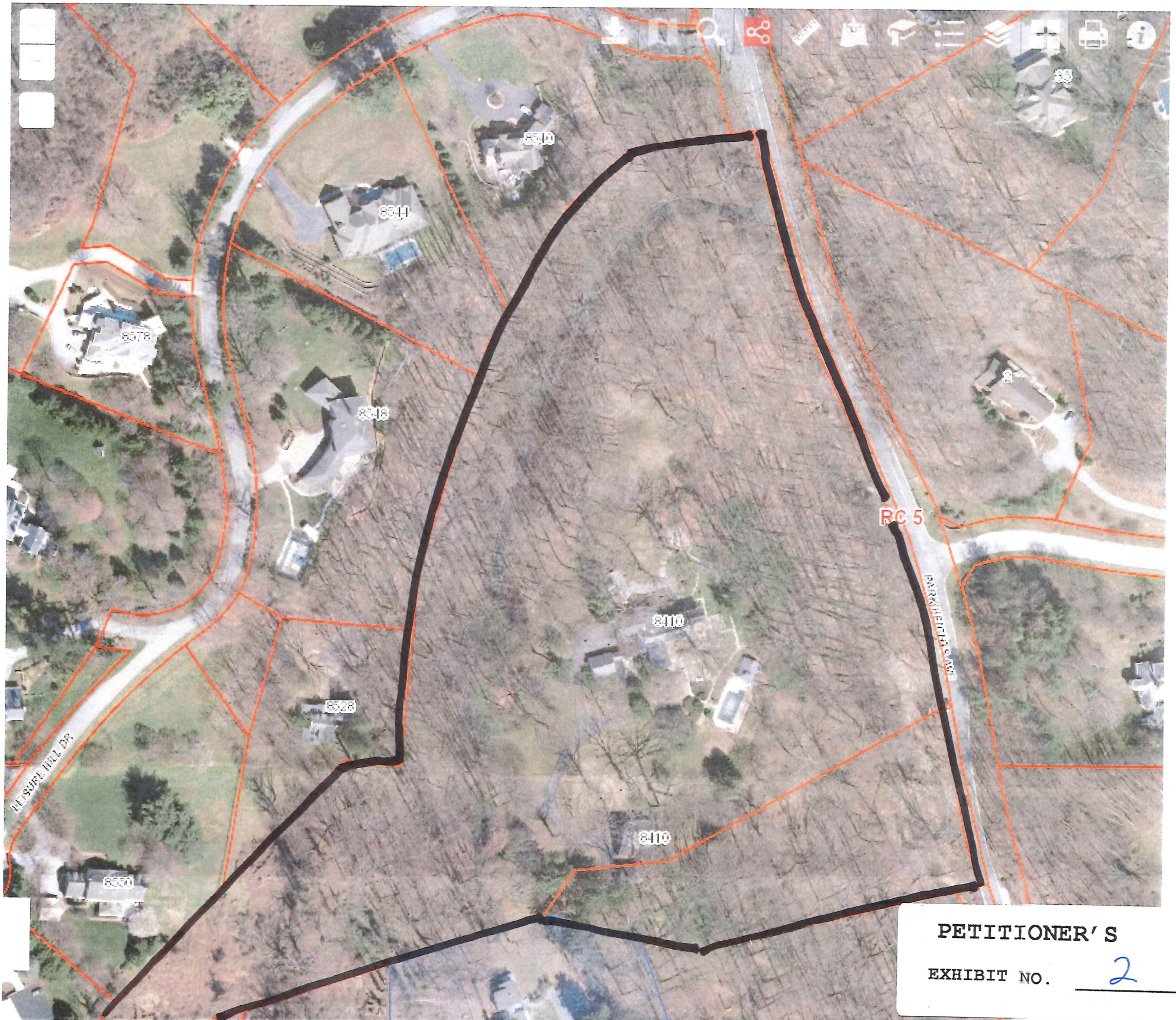
AKA
THE SUSEL PROPERTY
3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21208



Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY	SHEET	OF
				2	2

MCS



PETITIONER'S

EXHIBIT NO.

2

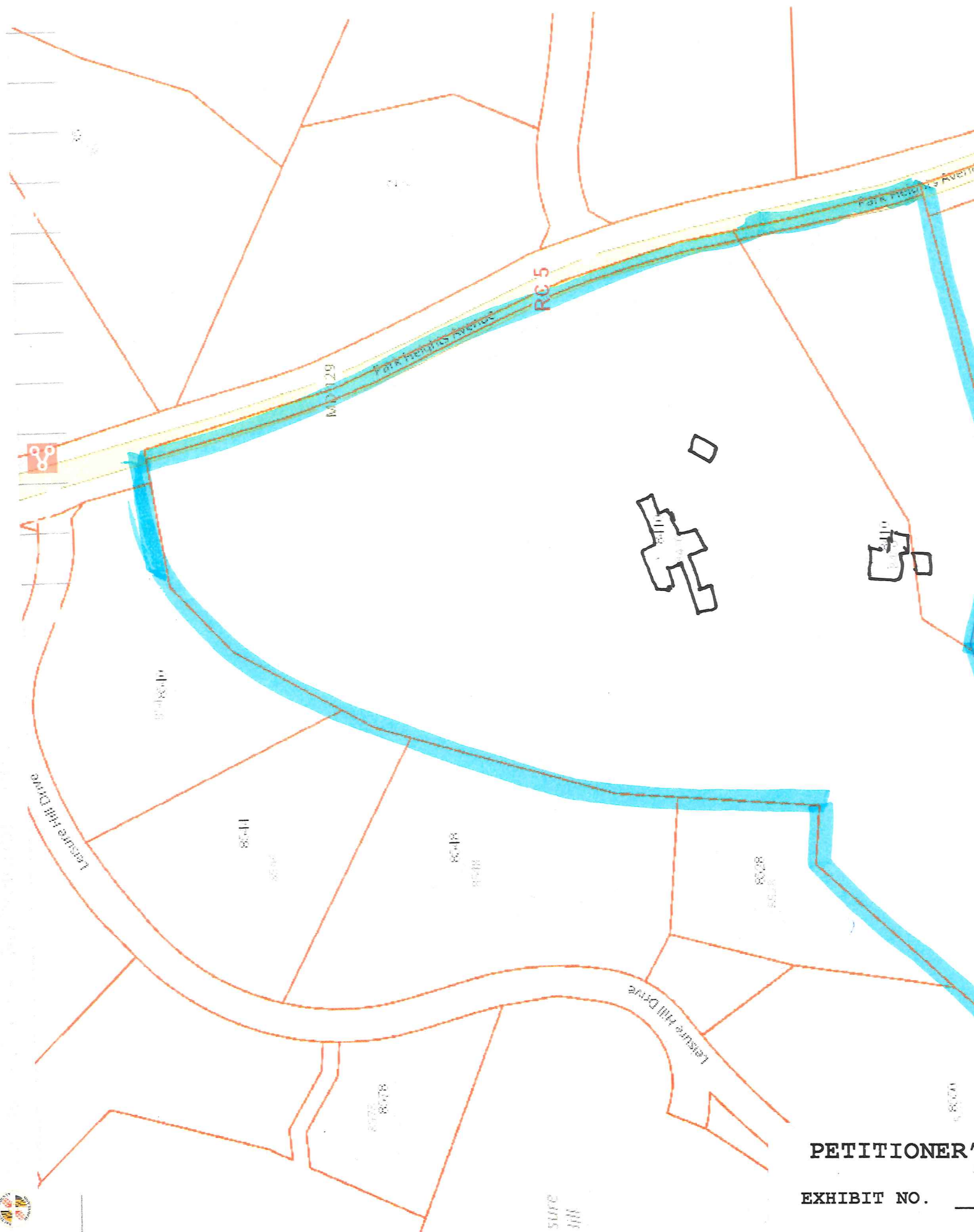


EXHIBIT NO.