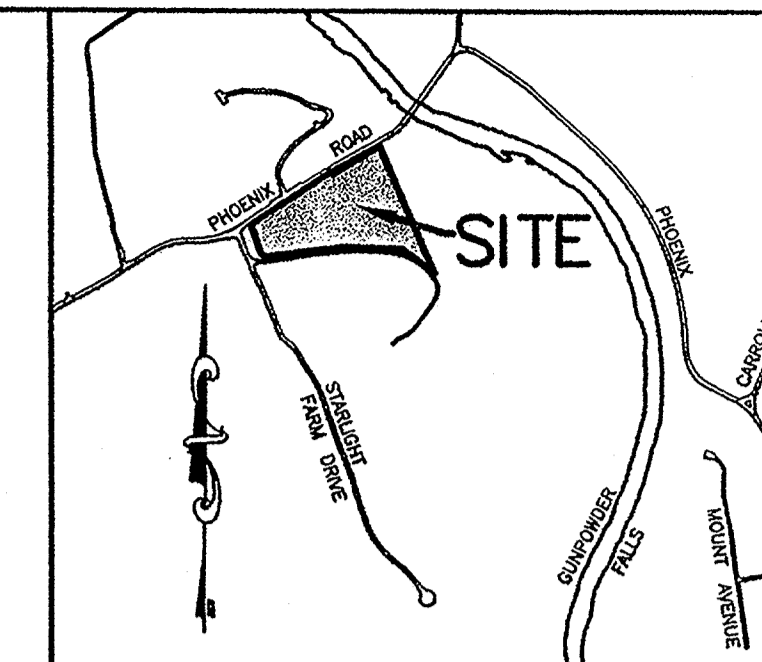
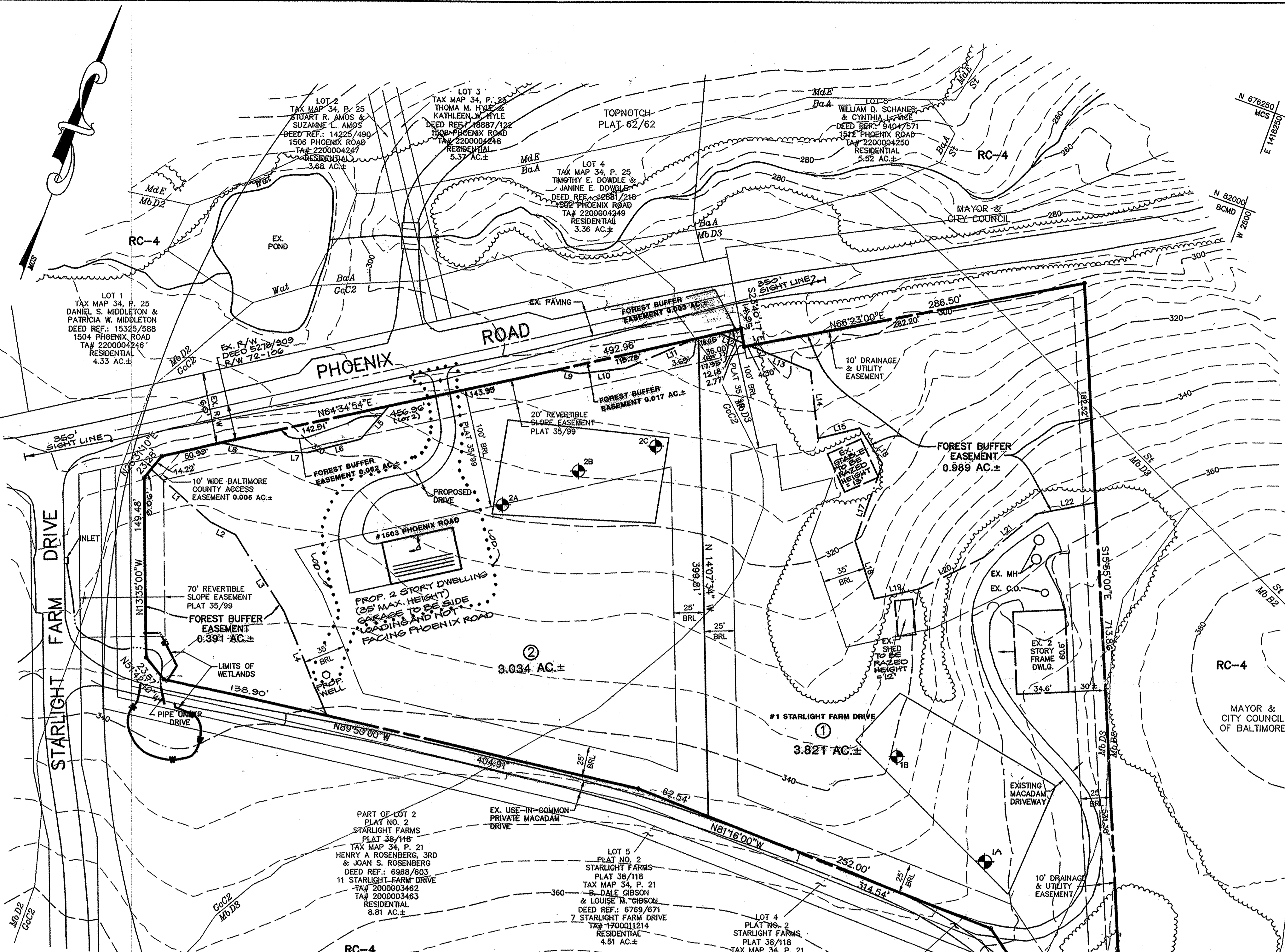


**Development Plan Approved**

**GENERAL NOTES**

- ALL LOTS SHOWN HEREON TO BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
- SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NUMBER 17.
- THERE ARE NO UNDERGROUND FUEL STORAGE TANKS APPARENT ON THE SITE.
- ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS ON THE PROJECT PROPERTY WERE FIELD LOCATED.
- A.D.T.# = 2 x 12.4" = 25.
- LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
- LOTS ARE FOR SALE AND FOR SINGLE FAMILY DWELLINGS.
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 6/28/1972. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY UNLESS OTHERWISE SHOWN.
- ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
- THERE ARE NO KNOWN PRIOR ZONING CASES FOR THIS PROPERTY.
- EXISTING LAND COVER IS LAWN & WOODS.
- PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977 FOR "TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB & GUTTER".
- EXISTING SITE USE IS RESIDENTIAL. PROPOSED USE IS SINGLE FAMILY DWELLINGS.
- MAXIMUM BUILDING HEIGHT PERMITTED FOR PRINCIPAL STRUCTURES IN RC-4 ZONING IS 35 FEET.
- THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGES THAT MAY RESULT FROM ITS USE OF THE 10 FOOT WIDE ACCESS EASEMENT TO THE FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT AND DRAINAGE AND UTILITY EASEMENT AREAS.
- THE AREA BETWEEN THE SIGHT LINE AND THE EDGE OF PAVING MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
- THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCE 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.
- THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- THIS PROPERTY IS NOT HISTORIC AND NOT LOCATED WITHIN A HISTORIC DISTRICT.
- THIS SITE IS EXEMPT FROM THE REGULATIONS FOR FOREST CONSERVATION (INTR-FAMILY TRANSFER, DECLARATION OF INTENT SIGNED).
- THE EXISTING STABLE AND SHED ON LOT 1 ARE TO BE RAZED BY THE EXISTING OWNER UPON APPROVAL OF THE MINOR SUBDIVISION PLAN OR BROUGHT INTO COMPLIANCE WITH ALL ZONING REGULATIONS.
- PHOENIX ROAD IS A DESIGNATED SCENIC ROUTE IN THE BALTIMORE COUNTY MASTER PLAN 2010.
- BUILDING ELEVATIONS WILL BE PROVIDED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF PERMIT. GARAGE SHALL BE SIDE LOADED.
- A VARIANCE HAS BEEN GRANTED FOR STORMWATER MANAGEMENT AND A FEE-IN-LIEU PAID.
- PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15 FOR "TYPICAL DRIVEWAY ENTRANCE WITHOUT CURB-GUTTER".



**VICINITY MAP**  
SCALE: 1" = 1000'

**LEGEND**

- EX CONTOURS 35'
- SLOPES > 25%
- EX. STREAM
- WELL: EXISTING, PROPOSED
- PERC TEST: PASSED, FAILED, NOT DUG
- PROP. SEPTIC AREA
- SOIL TYPES
- FOREST BUFFER EASEMENT
- FOREST CONSERVATION EASEMENT
- LIMIT OF WETLANDS
- EX. WOODS LINE
- PROP. WOODS LINE
- PROP. HOUSE SITE w/ DIRECTION ARROW
- LIMIT OF DISTURBANCE

DISTURBED AREA = 17,500 S.F.±

SEP - 2 2004  
DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM  
HORIZONTAL - NAD 83/91  
VERTICAL - NAVD 88

**BALTIMORE COUNTY MINOR SUBDIVISION**  
PROJECT No. 04-077M

**DEVELOPMENT REGULATIONS:**  
 EXEMPT FROM DIVISION 2  
 PANHANDLE, EXEMPT FROM SECTIONS 26-202 & 26-206

**PDM CERTIFICATION:**  
 APPROVED     DISAPPROVED

BY: *[Signature]* DATE: 8/27/04  
 APPROVED, DEPRM: *[Signature]* DATE: 8/30/04

**MINOR SUBDIVISION PLAN**  
**INTRA-FAMILY TRANSFER**  
**1 STARLIGHT FARM DRIVE**  
**JACKSON PROPERTY**  
BEING A RESUBDIVISION OF  
LOT NO. 1, STARLIGHT FARMS, 35/99  
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
3RD COUNCILMANIC DISTRICT  
SCALE: 1" = 50'  
DATE: APRIL 14, 2004  
REVISION DATE: JULY 7, 2004  
REVISION DATE: JULY 29, 2004  
MAI PROJECT #04-040

**OWNER INFO**

JAMES R. JACKSON & NATERCA JACKSON  
1 STARLIGHT FARM DRIVE  
PHOENIX, MD 21131  
(410) 472-0637  
DEED REF.: 8362/760  
TAX ACCOUNT NO.: 08-1600007421  
TAX MAP 34 GRID 24 PARCEL 306

**STORMWATER MANAGEMENT NOTES**

- All runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
- The total area of land disturbance must be noted on the plan, limits of disturbance must be shown on the plan.
- As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
- House downspouts should be discharged onto pervious areas where feasible.
- Additional subdivision on these parcels and/or lots will require stormwater management controls for this site and the additional subdivision.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S61°18'37"E	66.14'
L2	S76°09'39"E	23.60'
L3	S45°17'25"E	74.97'
L4	S34°26'11"E	95.38'
L5	S27°33'35"W	36.44'
L6	S62°46'31"W	45.73'
L7	S28°17'07"W	38.20'
L8	S89°40'58"W	33.70'
L9	S87°29'15"W	18.24'
L10	S70°30'18"W	38.77'
L11	S54°10'08"W	61.43'
L12	N80°43'54"W	21.38'
L13	N83°43'04"W	54.58'
L14	N192°12'2"W	65.75'
L15	S62°39'55"W	35.46'
L16	N45°19'08"W	35.22'
L17	N06°24'41"E	68.27'
L18	N31°22'33"W	60.34'
L19	S64°39'40"W	38.80'
L20	S30°08'08"W	58.08'
L21	S37°11'18"W	36.19'
L22	S65°47'23"W	50.33'

**SOILS LIMITATION CHART**

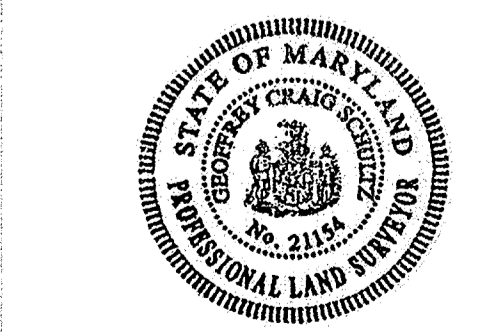
MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC 'K' VALUE	CAPABILITY UNIT
BoA	BAILE	SEVERE: SLOPE	SEVERE: SLOPE	NO 0.43	Vw-1
GcC2	GLENELG	MODERATE: SLOPE	MODERATE: SLOPE	NO 0.32	IIIe-4
MbD2	MANOR	SLIGHT	SLIGHT	NO 0.37	IIIe-25
MbC2	MANOR	MODERATE: SLOPE	MODERATE: SLOPE	NO 0.37	IIIe-25
MbD3	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO 0.37	Ive-25
MbD3	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO 0.37	Ve-3
MdE	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO 0.37	Ive-25
St	STONY LAND	SEVERE: SLOPE	SEVERE: SLOPE	NO NA	VIIIe-1

**SITE DATA**

- |  |                       |
|--|-----------------------|
| 1. GROSS AREA OF SITE=                       | 6.855 AC.±            |
| 2. NET AREA OF SITE=                         | 6.855 AC.±            |
| 3. EXISTING ZONING=                          | RC-4                  |
| 4. NO. LOTS ALLOWED (6-10 AC.)=              | 2 LOTS                |
| 5. NO. OF LOTS PROPOSED=                     | 2 LOTS                |
| 6. PARKING REQUIRED=(2 SPACES PER LOT)=      | 4 SPACES              |
| 7. PARKING PROPOSED=(2 PLUS SPACES PER LOT)= | 4 PLUS SPACES         |
| 8. 2000 CENSUS TRACT:                        | 408100                |
| 9. 2000 CENSUS BLOCK:                        | 4081001               |
| 10. REGIONAL PLANNING DISTRICT:              | 304                   |
| 11. ELEMENTARY SCHOOL DISTRICT:              | SPARKS                |
| 12. MIDDLE SCHOOL DISTRICT:                  | HEREFORD              |
| 13. HIGH SCHOOL DISTRICT:                    | HEREFORD              |
| 14. WATERSHED:                               | LOCH RAVEN            |
| 15. SUBSEWERSHED:                            | 81                    |
| 16. COUNCILMANIC DISTRICT:                   | 3RD                   |
| 17. ELECTION DISTRICT:                       | 8TH                   |
| 18. 200 SCALE ZONING MAP:                    | NW21A                 |
| 19. LAND MANAGEMENT AREA:                    | RESOURCE PRESERVATION |
| 20. TRANSPORTATION ZONE:                     | 0441                  |
| 21. ZIP CODE:                                | 21131                 |

**McKEE & ASSOCIATES, INC.**  
Engineering - Surveying - Natural Resources Planning

Real Estate Development  
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21203  
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



GC Schulte  
GEOFFREY C. SCHULTE  
MARYLAND REG. NO. 21154  
DATE: 8/12/04

DATE	REVISION
7/07/04	LOT 1-MOVE SRA
7/29/04	LOT 1-ADD LIMIT OF WETLANDS
8-11-04	AS PER 1ST REVIEW COMMENTS