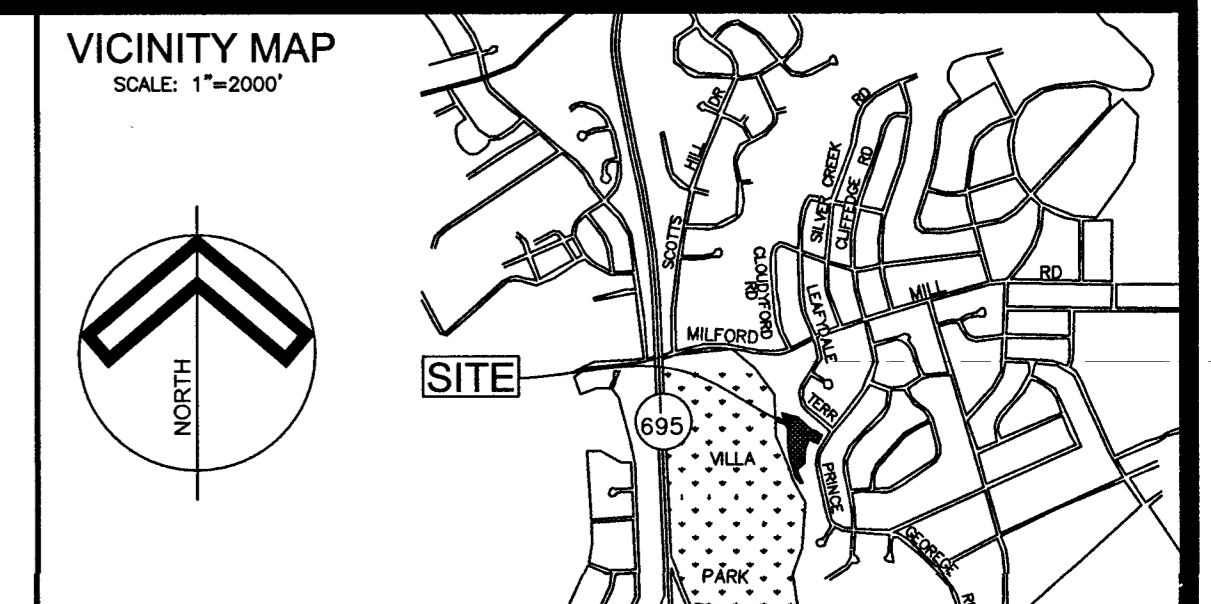


GENERAL NOTES:

- OWNER: MILTON WOLFE, 852 RUM BRIDGE BRANCH ROAD, SEAFORD, DE 19073
- APPLICANT: 7433 PRINCE GEORGE, LLC, C/O BEN OR JAY ATTOR, PO BOX 21542, PINEVILLE, MD 21282, 443-992-1931
- TAX ACCOUNTS: 2200016365, 2200016366, 2200016367, DEED REFERENCE: 22704495, PLAT REFERENCE: 6409 (EXPIRED), TAX MAP 78 PARCEL 905
- ZONING: D.R. 5.5
- 200 SCALE GIS TILE: 078A3
- CENSUS TRACT: 403100
- CENSUS BLOCK: 20054031000213
- ELEMENTARY SCHOOL DISTRICT: BEDFORD ES
- MIDDLE SCHOOL DISTRICT: PINEVILLE MS
- HIGH SCHOOL DISTRICT: MILFORD MILL ACADEMY
- GROWTH TIER: 1
- LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
- REGIONAL PLANNING DISTRICT: LOCHRAE
- REGIONAL PLANNING DISTRICT CODE: 319
- TRANSPORTATION ANALYSIS ZONE: 414
- WATERSHED: GWYNNS FALLS
- ZIP CODE: 21208
- NET AREA: 116,528 SF OR 2.67 AC
- GROSS AREA: 119,354 SF OR 2.74 AC
- DENSITY: 10
- TOTAL GROSS AREA: 2.74 AC
- MAXIMUM PERMITTED UNITS: 274 X 5.5 = 1505 UNITS
- PROPOSED UNITS: 10
- AVERAGE DAILY TRIPS (ADT) = 10 UNITS X 10 TRIP/UNIT = 100 DAILY TRIPS
- REQUIRED PARKING: 2 SPACES PER DWELLING UNIT @ 10 DWELLING UNITS = 20 SPACES PROVIDED: 27 SPACES
- STORMWATER MANAGEMENT: SITE HAS 60% EX. IMPERVIOUS WITHIN THE LOD. THEREFORE IT IS REDEVELOPMENT. ESD TO THE MEP IS PROVIDED BY REDUCTION OF EX. IMPERVIOUS SURFACE BY 50% MINIMUM.
- EXISTING IMPERVIOUS AREA: 68,442 SF
- PROPOSED IMPERVIOUS AREA: 31,506 SF
- REDUCTION OF IMPERVIOUS AREA: 36,936 SF OR 84.2% OF 68,442 SF
- PERCENT REDUCTION: 53.98 SF OR 84.2% OF 68,442 SF
- FOREST STAND DELINEATION AND FOREST CONSERVATION WORKSHEET WAS APPROVED ON 10/25/06.
- WAVNER PREVIOUSLY APPROVED FOR 24' ROAD ON 40' RW WITH SIDEWALK ON ONE SIDE. OPEN SPACE REQUIRED: 4,500 SF ACTIVE AND 3,500 SF PASSIVE OR COMBINATION THEREOF AS SPECIFIED IN SECTION B1.3 OF OPEN SPACE PROVIDED: 0 SF ACTIVE AND 0 SF PASSIVE. WAVNER AND FEE IN LIEU APPROVED NOVEMBER 19, 2014.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE.
- THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS LOCATED ON SITE.
- A PORTION OF THE SITE IS LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN.
- THIS SITE IS NOT LOCATED IN THE CHESTERPAKE RAY CRITICAL AREA.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- ZONING HISTORY: CASE 05-106X - SPECIAL EXCEPTION TO APPROVE A DAY NURSERY AT THE WILLIAM GLEN SWIMMING POOL. PETITION APPROVED OCTOBER 17, 1983.
- CASE 81-0125 SPH - PETITION FOR SPECIAL HEARING TO APPROVE A NON-CONFORMING USE AS A SWIMMING POOL, RECREATION AREA, SOCIAL CLUB, MEETING ROOM, BUILDING DEVOTED TO CIVIC, SOCIAL, RECREATIONAL, EDUCATIONAL, OR RELIGIOUS ACTIVITIES, AND OTHER USES, AND ALL SUCH FACILITIES, BEING AVAILABLE FOR HIRE TO THE PUBLIC AND FOR COMMERCIAL USE. PETITION DENIED MARCH 2, 1981.
- PREVIOUS DEVELOPMENT PLAN HEARING WAS HELD ON AUGUST 16, 2007. DEVELOPMENT PLAN FOR 8 LOTS APPROVED ON MARCH 19, 2008.
- ZONING VARIANCES: VARIANCES REQUESTED FROM SECTION 1801.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) FOR: FRONT BUILDING FACE TO PUBLIC STREET RIGHT OF WAY: LOT 1 - 17' IN LIEU OF REQUIRED 25'
- SIDE BUILDING FACE TO SIDE BUILDING FACE: LOTS 1 & 2 - 16' IN LIEU OF REQUIRED 20'
- LOTS 2 & 3 - 16' IN LIEU OF REQUIRED 20'
- LOTS 3 & 4 - 16' IN LIEU OF REQUIRED 20'
- LOTS 4 & 5 - 16' IN LIEU OF REQUIRED 20'

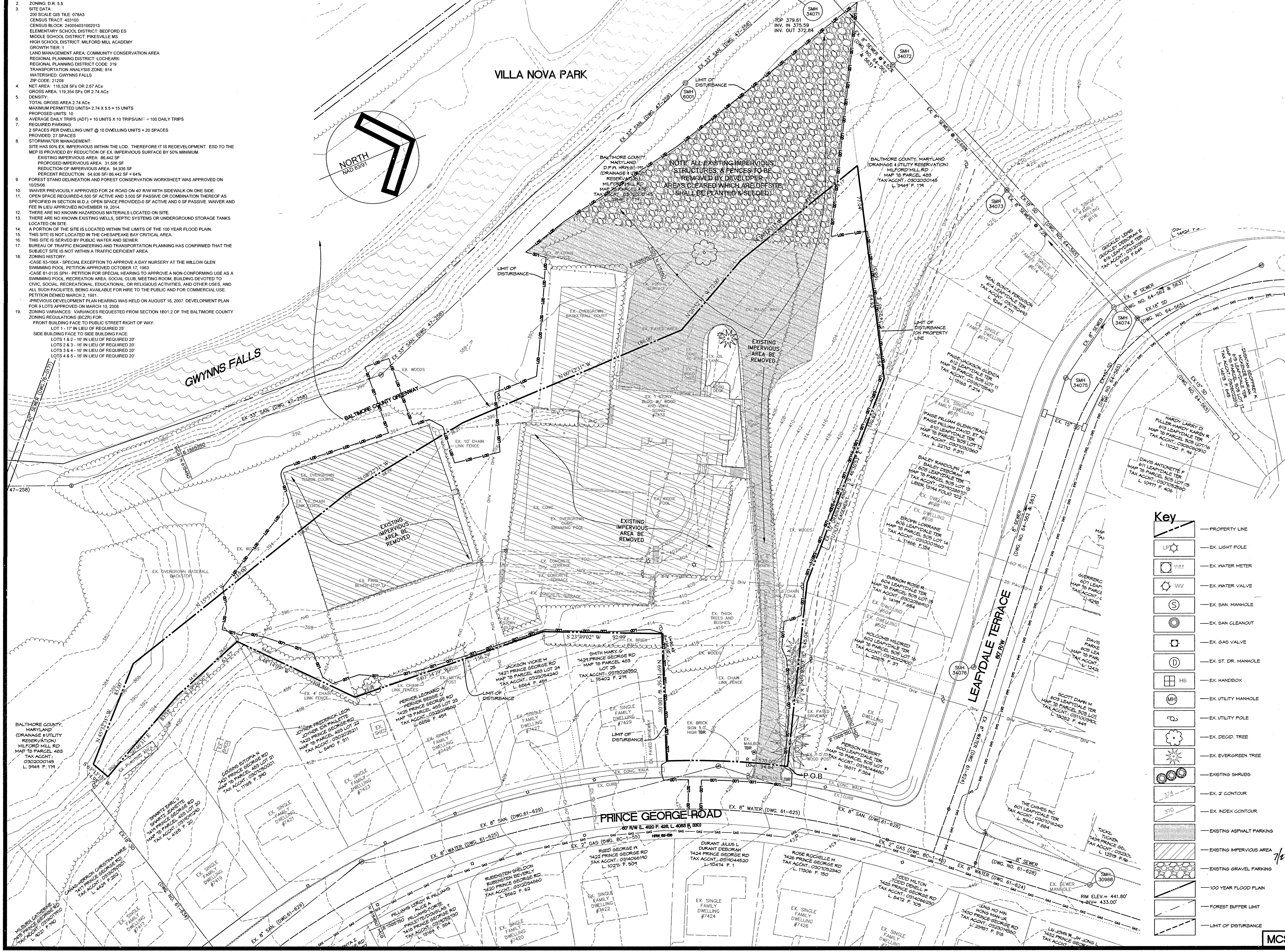
BENCHMARK INFORMATION
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/01 DATUM AND ARE BASED ON THE FOLLOWING:

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. #1089 R.R. SPIKE	614802.90	1386139.19	397.99
BALT. CO. #1090 R.R. SPIKE	614833.50	1386475.30	400.72



SOILS LIMITATIONS

MAP SYMBOL	MAPPING UNIT	HSG	W/BASINMENTS	HOMESITES	W/O BASINMENTS	STREETS AND PARKING LOTS
HbA	HATBORO SILT LOAM	D	VERY LIMITED	VERY LIMITED	VERY LIMITED	SEVERE: SLOPE
LIC	LEGORE SILT LOAM	B	SOMEWHAT LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	SEVERE: SLOPE
LqB	LEGORE-MONTALTO URBAN LAND AND COMPLEX	B	NOT LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VARIABLE



GENERAL NOTES (CONT.):

- PER DEPARTMENT OF PLANNING, LOTS 1, 6 AND 7 ARE HIGH VISIBILITY LOTS.
- ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROTECTIVE 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 EROSION AND SEDIMENT CONTROL.
- ALL EXISTING MACADAM, STRUCTURES AND FENCES WILL BE REMOVED BY DEVELOPER AND ANY OFF-SITE AREAS CLEARED WILL BE RESTORED TO ORIGINAL CONDITION.
- WITHIN THE AREA SHOWN AS BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION, PERMITTED USES MAY INCLUDE PUBLIC ACCESS FOR HIKING, BICYCLING, FISHING, NATURAL ENVIRONMENTAL STUDIES, AND BALTIMORE COUNTY SUPERSEDDED TRAIL IMPROVEMENTS AND MAINTENANCE, SUBJECT TO APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- THERE SHALL BE CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- ON FEBRUARY 4, 2015 A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER EASEMENT SHOWN HEREON IS REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACT INCLUDING SEEDING AND POSTING OF SIGNS AND MONUMENTS ALONG THE OUTER EASEMENT BOUNDARY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, INC. DATED APRIL 30, 2007. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS, DEED INFORMATION AND AVAILABLE RECORDS.

LANDOWNER'S/DEVELOPER'S CERTIFICATION:
I/We hereby certify that all work shown on these construction drawings will be accomplished pursuant to these plans. I/We also understand that it is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans within thirty (30) days of completion, by a registered professional engineer.

Signature: *Richard E. Matz, P.E.*
Print Name: **Richard E. Matz, P.E.**

ENGINEER'S CERTIFICATION:
I hereby certify that this plan has been prepared by me or under my supervision and meets the minimum standards of the Baltimore County Department of Environmental Protection and Sustainability and the Baltimore County Soil Conservation District.

Signature: *Richard E. Matz, P.E.*
Print Name: **Richard E. Matz, P.E.**
M.D. License No.: 13203 (Exp. 11/02/2018)

CONTRACTOR AS-BUILT NOTE:
As-Built Plans and Certifications are required for this Stormwater Management Facility. These must be prepared and sealed by a REGISTERED PROFESSIONAL ENGINEER. Baltimore County will not perform the INSPECTION or prepare the AS-BUILT Plans or Certification. The STORMWATER MANAGEMENT PERMIT SECURITY will not be released until the As-Built Plans and Certifications are approved by Baltimore County.

In order to prepare the required As-Built Plans and Certification, this Stormwater Management Facility must be INSPECTED BY THE ENGINEER at specific stages during construction as required by the current Baltimore County STORMWATER MANAGEMENT POLICY AND DESIGN MANUAL. The Contractor shall notify the Engineer at least five (5) Working Days prior to starting any work shown on these plans.

AS-BUILT CERTIFICATION:
I hereby certify that the facility shown on this plan was constructed as shown on the "As-Built" plans and meets the approved plans and specifications.

Signature: *TEO BALTO. CO. # 5817*
Print Name: **TEO BALTO. CO. # 5817**
M.D. License No.:
Date:

APPROVED FOR STORMWATER MANAGEMENT

Signature: *Michelle 8/10/18* DATE: 8/10/18 PLAN NO.:
DISTRICT OFFICIAL

TECHNICAL REVIEW FOR DISTRICT

BY: *Michelle 8/10/18* DATE: 8/10/18
BALTO. CO. DEPT. OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

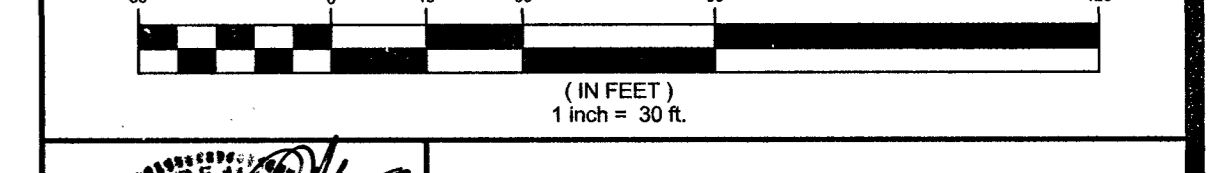
APPROVED *Michelle 8/10/18* - Chief

STORMWATER MANAGEMENT DIVISION
BALTO. CO. DEPT. OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

Disturbed Area - 145,047 SF. OR ±33.3 AC.
PAI #03-0478

STORMWATER MANAGEMENT PLAN
Existing Conditions

PRINCE GEORGES CLOSE
A SUBDIVISION OF 7433 PRINCE GEORGE ROAD
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.



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

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.: 13203 Expiration Date: 11-02-2018

NO.	DATE	REVISIONS	BY	SHEET
1	12/14/18	ISSUE FINAL SWM PLAN	SR	1 OF 2
2	12/20/17	PER BALTO CO COMMENTS	SR	
3	7/19/19	SUBMIT FOR SIGNATURE	KCK	

DRAWING NUMBER: **SWM - 1**

Key

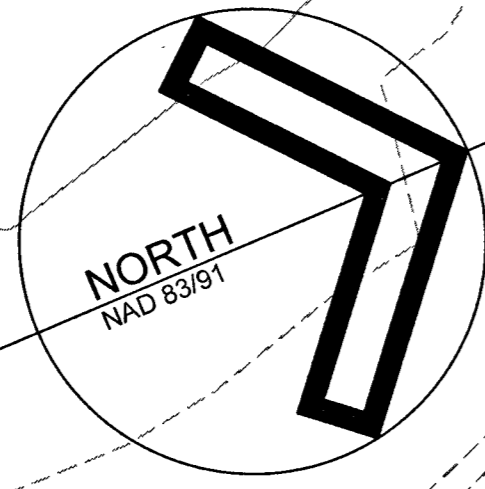
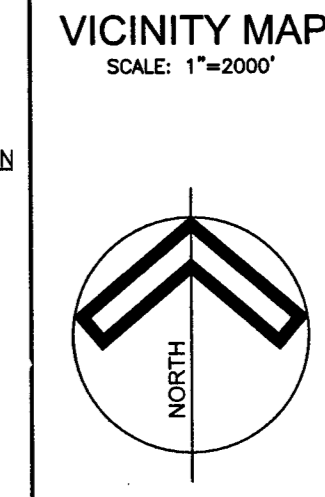
---	PROPERTY LINE
LP	EX. LIGHT POLE
WM	EX. WATER METER
WV	EX. WATER VALVE
S	EX. SAN. MANHOLE
SC	EX. SAN. CLEANOUT
GV	EX. GAS VALVE
SD	EX. ST. DR. MANHOLE
HB	EX. HANDBOX
MH	EX. UTILITY MANHOLE
UF	EX. UTILITY POLE
ET	EX. DECID. TREE
ETG	EX. EVERGREEN TREE
ES	EXISTING SHRUBS
Z	EX. 2' CONTOUR
10	EX. 10' CONTOUR
AP	EXISTING ASPHALT PARKING
IP	EXISTING IMPERVIOUS AREA
GP	EXISTING GRAVEL PARKING
100	100-YEAR FLOOD PLAN
FB	FOREST BUFFER LIMIT
LD	LIMIT OF DISTURBANCE

Prince Georges Close
Reduction in Impervious Areas

LOD	Total
	145047 SF
Existing Impervious	Total
	86442 SF
Percent existing impervious in LOD	59.6%
Site is Redevelopment	✓
Existing Impervious	86442 SF
Total	
Proposed Impervious	
Houses	10800 SF
Walks	2580 SF
Drives/Private Rds	6218 SF
Public Rd	9908 SF
Including drive aprons	
Total New Impervious	31506 SF
Net Ex. Impervious	86442 SF
Reduction inside LOD	54936 SF
Change	63.6%

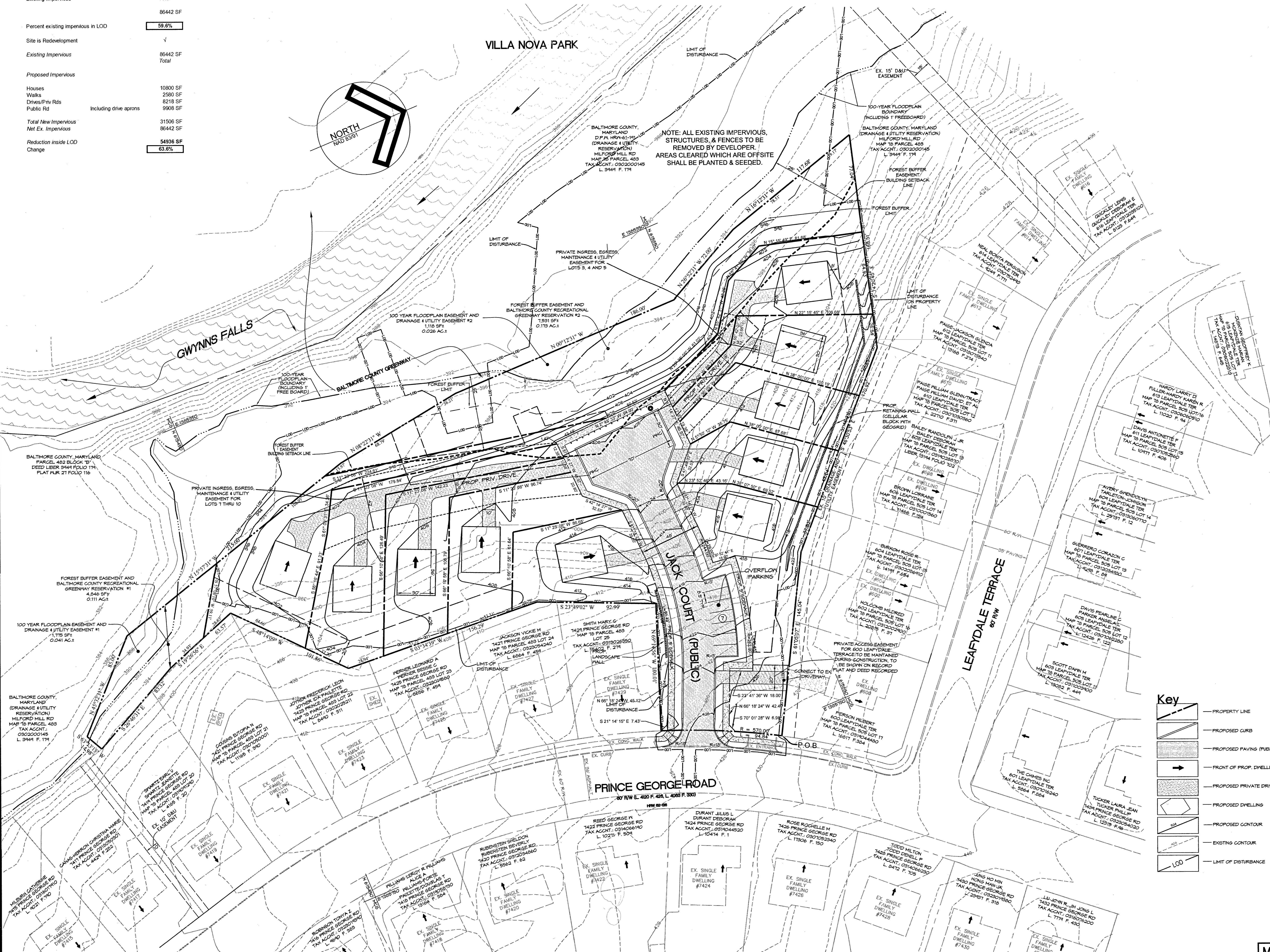
BENCHMARK INFORMATION
COORDINATE AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING:

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BALT. CO. #1089 R.R. SPIKE	614802.90	1386139.19	397.99
BALT. CO. #1090 R.R. SPIKE	614833.50	1386475.30	400.72



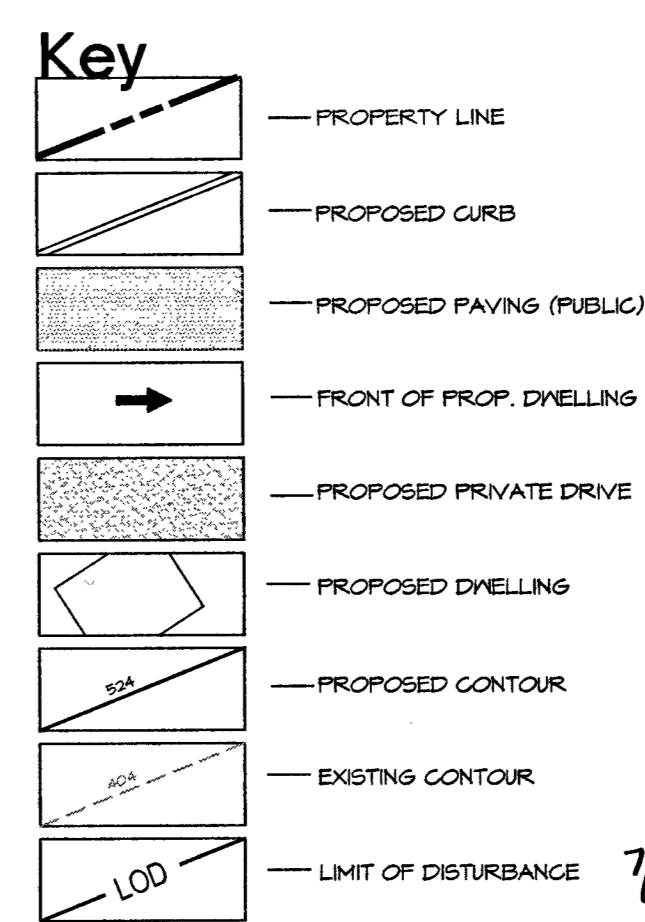
VILLA NOVA PARK

NOTE: ALL EXISTING IMPERVIOUS, STRUCTURES, & FENCES TO BE REMOVED BY DEVELOPER. AREAS CLEARED WHICH ARE OFFSITE SHALL BE PLANTED & SEEDDED.



APPROVED *[Signature]* 8/10/18, Chief
STORMWATER MANAGEMENT DIVISION
BALTO. CO. DEPT. OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

STORMWATER MANAGEMENT PLAN
Proposed Conditions
PRINCE GEORGES CLOSE
A SUBDIVISION OF 7433 PRINCE GEORGE ROAD
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.
GRAPHIC SCALE
1 inch = 30 ft.



Colbert Matz Rosenfelt, Inc.
Engineers & Surveyors & Planners
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Telephone: (410) 653-3838
Facsimile: (410) 653-7953

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. 13203 Expiration Date: 11-02-2018

1	12/14/16	ISSUE FINAL SWM PLAN	SR	DRAWN: SR
2	10/31/17	PER BALTO CO COMMENTS	SR	CHECKED: REM
3	7/19/18	SUBMIT FOR SIGNATURE	KCK	DRAWING NUMBER: SWM - 2

SCALE: 1" = 30'
DATE: 01/19/18
JOB NO.: 200508.1
DESIGNED: SR