



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 02003.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 12.
4. CENSUS TRACT 4050001 REGIONAL PLANNING DISTRICT 302 PRETTYBOY WATERSHED SUBSERVED NONE SCHOOL DISTRICT: ELEMENTARY - FIFTH DISTRICT E.S., MIDDLE - HEREFORD HS., HIGH - HEREFORD HS. A.D.C. MAP # 6RD 05 A12
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
10. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
11. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
12. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
13. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
14. AVERAGE DAILY TRIPS (2 Lots) x 12.4 = 24.8.
15. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
16. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
17. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
18. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT-OF-WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.
19. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE APRIL 1, 1967. 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 ANY OFF-SITE DWELLINGS.
20. THE PROPERTY LINE IS THE ZONING LINE PER BILL HUBERTY IN THE OFFICE OF PLANNING JUNE 01, 2006.
21. THE BASIC SERVICE MAPS DO NOT REVEAL ANY EXISTING OR IMPENDING FAILURE.

DENSITY CALCULATIONS

GROSS AREA	6.9426 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	6.9426 Ac.±
LOTS PERMITTED	6-10 Ac.± = 2 Lots
LOTS PROPOSED	2

OWNERS

EDWARD F. MARX
ANGELA G. MARX
16403 GORSUCH MILL ROAD
UPPERCO, MARYLAND 21155-9487
(410)-294-6887

LEGEND

- EXISTING WELL
- PROPOSED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- HOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE (SEE NOTE 20)
- CONTOURS

R.C. 4 RESIDENTIAL PRINCIPAL BUILDING SETBACKS

- FROM ANY BUILDING FACE TO PUBLIC STREET RIGHT OF WAY OR PROPERTY LINE 25'
- FROM FRONT BUILDING FACE TO THE EDGE OF PAVING OF A PRIVATE ROAD 30'
- SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY 20'
- FROM ANY BUILDING FACE TO R.C.2 ZONE LINE 100'
- FROM ANY BUILDING FACE TO RESERVOIR PROPERTY LINE 100'
- FROM ANY BUILDING FACE TO ADJACENT CONSERVANCY AREA 50'

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
ecB2	Slight	Slight	Moderate slope
McC2	Moderate slope	Moderate slope	Severe slope
McE	Severe slope	Severe slope	Severe slope

AGRICULTURAL NOTE

ANY DWELLINGS MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, PESTS, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

PERC PLAN OF MARX PROPERTY
#16403 GORSUCH MILL ROAD
Deed Ref: S.M. No. 12128 folio 263
Tax Account No.: 05-08-001270
Zoned R.C. 4; 615 Tile 02003
Tax Map 20; Grid 24; Parcel 63
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: AUGUST 30, 2006

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	COMPUTED	DRAWN	CHECKED	S.A.L.	FILE
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