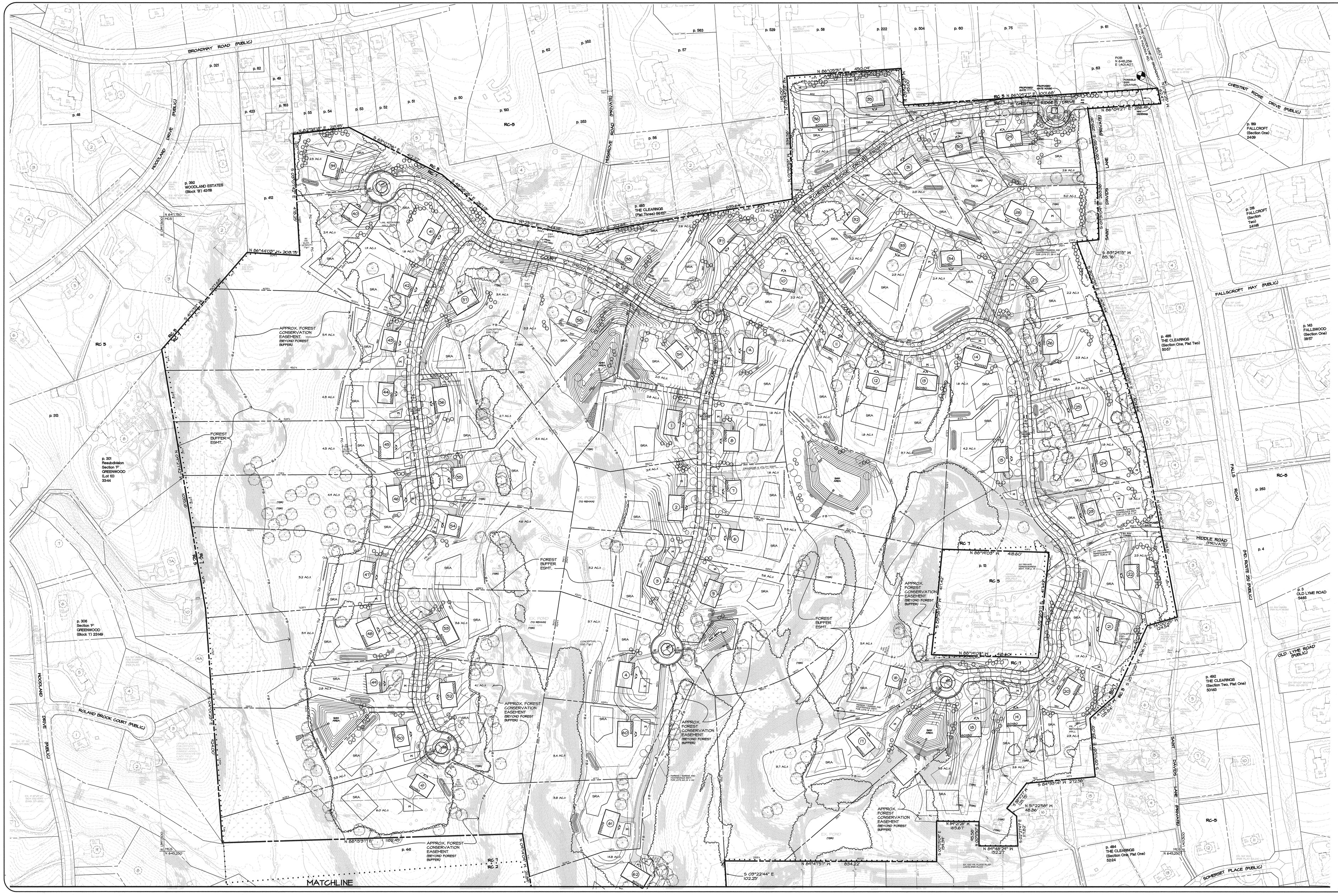

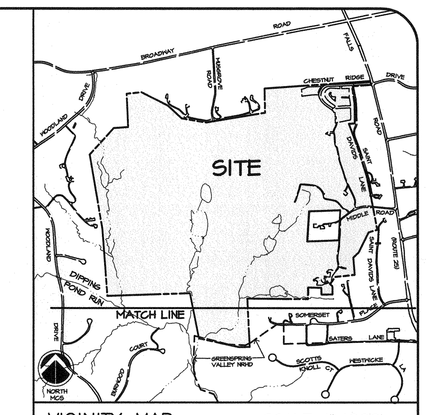

GENERAL NOTES:

1. DEVELOPMENT NAME: 11700 FALLS ROAD
2. PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
315 AMBASSADOR ROAD
P.O. Box 47428
BALTIMORE, MARYLAND 21244
ATTN: Stacey A. McArthur, R.L.A.
(410) 944-3641

OWNER/ APPLICANT: CR GOLF CLUB, LLC.
6475 DEBRECO ROAD
SUITE 404
TIMONIUM, MD 21093
(410) 308-1111
ATTN: DANIEL HIRSCHFELD, MANAGING MEMBER

3. PROPERTY REFERENCES

PARCEL	DEED	TAX ACCT. #	TAX MAP GRID	HELD SINCE
5	31611 / 261	0800042242	54 / 6	1955
551		2200090766		1992

Property Address: 11700 Falls Road, Lutherville, MD 21093
Boundary: D.S. Thaler & Associates, Inc. (2/02)
Zoning: Baltimore County, 200 Scale 2002 Zoning Map, drft 1b No.: 059NW and 059NE
Floodplain: There is a Riverine Floodplain on site (per FEMA 24005C0280F & 24005C0240F)

4. GENERAL DATA:
Election District: 8th Hatzenshed: Jones Falls
Census Tract: 408002 Regional Planning District: Greater Ridge (801)
Councilmanic District: 2nd

5. SITE INFORMATION
A. Acreage: 224.49 AC.±
B. Existing Zoning:
RC-5 ● 76 AC.±
RC-9 ● 224.42 AC.±
Density Allowed:
per 5:
RC-5 ● 0.09 AC.± X 0.3 = -
RC-9 ● 1.42 AC.± X 0.04 = -
1 Dwelling (sec. parcel)
per 9:
RC-5 ● 1.45 AC.± X 0.3 = -
RC-9 ● 226.5 AC.± X 0.04 = 9
9 Dwellings
C. Proposed Zoning: RC-5 ● 224.49 AC.±
Density Allowed:
224.49 AC.± X 0.3 = 14 dwellings
Density Proposed:
62 dwellings
D. PARKING:
REQUIRED: 2 sp / DU= or 124 spaces
PROPOSED: 124 Spaces

6. UTILITIES:
Existing: Private well(s) and septic system(s)
Proposed: Private well(s) and septic system(s)

7. USE: Prior use: Country Club and Golf Course
Proposed use: Residential

8. This property has been held intact since (See Note 3, according to deeds).
9. Maximum building height: allowed is 35 feet.
10. The site is not located within the Chesapeake Bay Critical Area (CBCA)
The site is not located within a known nontoxin area.
Per the Baltimore County 2015 Basic Services Maps (per BII 24-15 adopted 5/4/15):
-The site is not located in a "Area of Special Concern" per the Sewerage Area Map
-The site is not within a Delfpark Zone per the Water Supply Area Map
-The site is not located in a 1st Commuter Shed Service Level per the Transportation Map
11. A portion of the site is located within the Gwynnsprings Valley NRA District.
12. Future signs shall conform with BCZR Section 450 and all zoning policies.
13. Proposed Landscaping is for illustrative purposes only and are subject to change. LDS1 Planting Units are required. LDS1 Planting Units are proposed. Landscaping will be provided in accordance with the Landscape Manual and all other manuals and policies of Baltimore County, as set forth in the Baltimore County Code. A Final Landscape Plan shall be submitted for review and approval prior to obtaining Building/Occupancy Permits.
14. Prior to obtaining Building/Occupancy Permits.
a. Stormwater Management will conform to Baltimore County Standards and the Stormwater Act of 2007 Revisions on Environmental Site Design.
b. On-site drainage systems to remain and/or upgrade as necessary to conform to SWM requirements.
15. There were no commercial permits or active zoning violations found on file with Baltimore County. (See Zoning History)
16. State Highway Access Permits may be required at time of final permits.
17. Building envelopes and/or footprints are for illustrative purposes and may not represent the final location for any dwelling or structure.
18. Driveways as shown are for illustrative purposes only and are subject to change.
19. Per Baltimore County Building Code BII 941.10, all new single family dwelling units shall provide sprinkler systems which will require a separate building permit for installation and must be inspected by the Baltimore County Fire Marshal's Office prior to occupancy.
20. All proposed bridges shall meet current B.O.C.A. building code and fire code requirements.
21. See Detail/s) Sheet 2 of 2 regarding minimum zoning setbacks and well/septic setbacks.

CR Golf Club, LLC is seeking to reconfigure Parcel 551, containing 1.5 acres±. A request for a limited exemption (DRC No. 5CP19-LLA) has been submitted. Parcel 551 is intended to be incorporated into a future development plan/record plat as lot 35 containing 1.5 acres± as detailed on this documented site plan and will be subject to permitted density per the BCZR.

The proposed single-family lots may be modified during the Development Review and Approval Process, including but not limited to, changes in configuration, acreage, building envelope, and dimension, as long as the modified lots comply with all applicable requirements of the Baltimore County Zoning Regulations.
The total number of lots will not exceed 62.

LEGEND

EXISTING:
- TRACT BOUNDARY
- EASEMENT
- INDEX CONTOUR
- INTER. CONTOUR
- ZONING LINE
- ROAD
- STORM DRAIN
- TREES
- LIGHT
- UTILITY POLE
- SOILS LINE
- SPECIMEN TREE
- EXISTING FRONT ORIENTATION

PROPOSED:
- TBR TO BE REMOVED
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- WELL ENVELOPE
- SRA — SEPTIC RESERVE AREA
- CR — CONCEPTUAL ESD FEATURE NOTE: EACH FEATURE WILL BE ACCOMPANIED BY A STORMWATER MANAGEMENT EASEMENT

0' 50' 100' 200'
SCALE: 1"=100'
NORTH
MCS

DOCUMENTED SITE PLAN TO ACCOMPANY RECLASSIFICATION PETITION

11700 FALLS ROAD

PROJECT NAME:
11700 FALLS ROAD

PLAN TITLE:
DOCUMENTED SITE PLAN
TO ACCOMPANY
RECLASSIFICATION PETITION

PROJECT MANAGER:
CONCILMANIC DIST: 2
ELECTION DIST: 8
P.A.I. 19-066

APPLICANT / OWNER:
CR GOLF CLUB, LLC.
C/O CIGNAL CORPORATION
6475 DEBRECO ROAD
SUITE 404
TIMONIUM, MD 21093
ATTN: MR. DANIEL HIRSCHFELD

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. 41404, EXPIRATION DATE 06/08/14.

DS Thaler & ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
315 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3641
www.dsthaler.com

STATE OF MARYLAND — MICHAEL S. MILLER — No. 41404 — PROFESSIONAL ENGINEER
10/29/13

DATE: 10.30.13
SCALE: 1"=100'
C.I.: 2
PROJ. No.: 03643
SHEET 1 OF 2