General Notes

1. Owner / Applicant: McDonogh School, McDonogh, Maryland 21208 (410) 363-3600
2. Election District 2, Councilmanic District 3. Census Tracts 4027.02, and 4026.01
3. Watersheds 27 and 28, Subwatersheds 65, 66, and 67
4. Site Data

Site Acreage and Zoning

Net	RAE 1 =	13.0 Ac +/-	
	OT =	240.0 Ac +/-	
	DR 1 =	105.2 Ac +/-	
	DR 2 =	54.2 Ac +/-	
	Total =	402.4 Ac +	
Gross	RAE 1 =	13.5 Ac +	(excludes 30' of Painters Mill R. W)
	OT =	243.9 Ac +/-	(includes 30' of Painters Mill R.W) and the 40' former road bed of McDonogh Road)
	DR 1 =	110.1 Ac +/-	(includes 30' of Painters Mill R. W and 30' of 1795 R/W)
	DR 2 =	67.1 Ac +/-	(includes 30' of McDonogh Road E/W 30' of Painters Mill R. W and 40' former road bed of McDonogh Road)
	Total =	414.5 Ac +	

The developer of each lot will submit subsequent CRC refinements or waivers. All development will comply with Section 207 (B) 6 of the Technology of the Baltimore County Zoning Regulations. This note is not intended to supersede data on any recorded plats that are hereafter to be found.

Density Data

PHASE 1

Existing

Lot	Net Area +/- Less Road	Building Area Sheets +/-	F.A.R.	Amenity Open Space +/-
3	17.4 Ac	84,829 s.f	0.12	3.1 Ac
4A and 4B	13.5 Ac	147,983 s.f	0.31	3.1 Ac
5	8.6 Ac	94,556 s.f	0.26	3.1 Ac
7	9.2 Ac	114,561 s.f	0.29	2.3 Ac
Subtotal	42.5 Ac	438,329 s.f	0.24	10.6 Ac

Proposed

Lot	Net Area +/- Less Road	Building Area Proposed	F.A.R.	Amenity Open Space +/-
1 *				
2	10.8 Ac.	100,000 s.f	0.22	2.6 Ac.
6	10.5 Ac.	50,000 s.f	0.11	2.6 Ac.
15 **	13.0 Ac.			
Subtotal	34.0 Ac.	150,000 s.f	0.16	9.2 Ac.
Phase 1 Total	76.5 Ac.	588,329 s.f	0.18	15.0 Ac.

* Lot 1 is now part of Phase 1, Lot 3A

** Lot 15 is zoned RAE 1. Use and density will be determined at the subsequent submission for this lot

PHASE 2 (Distribution of 6 f. per lot not yet determined)

Lot	Net Area +/- Less Road	Building Area Proposed	F.A.R.	Amenity Open Space +/-
8	8.3 Ac.	-	-	-
9	10.2 Ac.	-	-	-
10	15.4 Ac.	-	-	-
11	14.0 Ac.	-	-	-
12 *	14.1 Ac.	-	-	-
13	11.2 Ac.	-	-	-
14	12.9 Ac.	-	-	-
Phase 2 Total	95.0 Ac.	625,000 s.f.	0.15	23.8 Ac.
Phase 1 & 2 Grand Total	171.5 Ac.	1,213,329 s.f.	0.16	42.9 Ac.

* Lot 12 will only be developed IF Red Run Boulevard is extended to McDonogh Road

PHASE 3

Lot	Net Area +/- Less Road	Building Area Proposed	F.A.R.	Amenity Open Space +/-
3A	13.6 Ac	100,000 s.f.	0.34	8.4 Ac
3B *	38.6 Ac	300,000 s.f.	0.30	9.3 Ac
Parcels E and F **				
Phase 3 Total	71.6 Ac.	1,000,000 s.f.	0.32	17.9 Ac
Phase 1, 2, and 3 Grand Total	243.1 Ac.	2,213,329 s.f.	0.29	60.8 Ac

* Dispositions of existing buildings on Lot 3B will be determined at time of development

** Use and density will be determined at the subsequent submission for this lot

Note: s.f. for three new the total proposed building s.f. (2,213,329) will remain the same

Parking

Parking will be provided per current Baltimore County Zoning Regulations and will be shown on subsequent CRC refinement or waiver plans for individual lots.

Landscape Planting

All planting will comply with Baltimore County Landscape Manual. Planting for individual lots will be shown on subsequent CRC refinements or waiver plans. A Phase Landscape Plan will be approved for each [illegible] to commence [illegible] planted.

5. There are [illegible] and/or septic areas. If existing well and septic Pinchanka homestead are shown. If existing well will be backfilled [illegible] homestead and / or new dwelling required replacement subsequent dwelling is constructed to public water. If existing septic will be pumped either backfilled or removed when dwelling is connected to public sewer.

6. Soils

Soil Series and Symbol	Hydric Class	With Basements	Without Basements	Street and Parking
Beckis (BeA) (BeB)	D	Severe: High water table	Severe: High water table	Severe: High water table
Chester (ChB2)	B	Slight	Slight	Moderate: Slope
Codorus (Co)	C	Severe: Flooding	Severe: Flooding	Severe: Flooding
Glenelg (GeD2)	B	Severe: Slope	Moderate: Slope	Severe: Slope
Glenville (GnA)	C	Severe: High water table	Moderate: High water table	Severe: High water table
Manor (MbC2) (MbE2) (MbF2) (MkF2) (MkD2)	B B B B B	Moderate: Slope Severe: Slope	Moderate: Slope Severe: Slope	Severe: Slope Severe: Slope

As per Section 26-177 ordinance development activities within watersheds with groundwater withdrawal intakes, including well for industrial use, shall be restricted to the [illegible] and this restriction shall reflect them. Restrictions may be [illegible] by Maryland Department of Natural Resources [illegible] groundwater withdrawal intakes. The appropriate authority will be notified of [illegible] construction by a contractor [illegible] the neighbors.

7. Existing buildings are as shown on the plan. The existing house is listed on the Maryland Historic Trust Inventory No. BA 2403. The existing house will remain. The existing accessory is all remain undisturbed.

8. Current Ownership: John Cowing & Educational Fund and Institute McDonogh, Maryland 21207

Deed Reference: Liber [illegible] Folio 137

Property Account No.: 02 13-0005010

Current Ownership: McDonogh School, Inc. 8600 McDonogh Road Baltimore, Maryland 21208

Deed Reference: 7407, 388, 7407 [illegible] 488

Property Account No.: 02 [illegible] 63 21-50-005230 80-0008L2923

Current Ownership: Pearson H. H. Pinchanka P. O. Box 713 Owings Mills, MD 21117

Deed Reference: 1051, 395, 6833, 221, 6869, 555, 7819, 7008

Property Account No.: 11 00-000356

9. Existing vegetation consists of meadow with approximately 15 percent wooded hardwood forest.

10. Trees will be retained where possible.

11. Stormwater management will be provided on each lot or in existing stormwater management ponds.

12. There are no known critical areas, archaeological sites, endangered species habitats, or hazardous materials on the site.

13. Streams, limits of field located wetlands, and 100-year floodplain are shown with associated buffers.

14. Forest Buffer

a. Structure / Nondisturbance Notice: There shall be no cleaning, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

b. Property lines / impervious limits / [illegible] Plan / easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

15. Any future uses proposed on this plan will comply with all applicable provisions of the Baltimore County Zoning Regulations, including but not limited to, Sections 207 409 413, and the Zoning Policy Manual. The requested building setbacks will be shown on each [illegible] plan on the proposed use and building construction. All lots [illegible] and any requested future change of ownership [illegible] shall be subject to greater requested parking count based [illegible] development plans and revised overall parking calculations.

16. Per 207 4 of Baltimore County Zoning Regulations, building setbacks may be reduced to zero.

17. Estimated Average Daily Trips

2,213,329 / 1,000 = 2,214 x 11.8 = 25,861 ADT's

18. Wetlands, stream buffers, and 100 year floodplains on the east side of the site will be available as an ecological amenity area with possible future connection to Hooks Road stream valley park system.

19. CRC of Owings Mills Corporate Campus (Lots 1, 2) approved October 1, 1985. First plan refinement approved December 31, 1992. Pinchanka Property CRC approved at meeting December 17, 1992. Plans were not required pursuant to [illegible] of outstanding small commercial.

20. Topography shown hereon is based on a composite of aerial photography and design drawings.

21. Layout shown on Lot 3A is schematic and may be subjected to refinement based on future plans.

RECEIVED

DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

THIRD REVISED CRG
OWINGS MILLS CORPORATE CAMPUS

PART OF PLATS 668 [illegible]

1 OF 1