

LEGEND

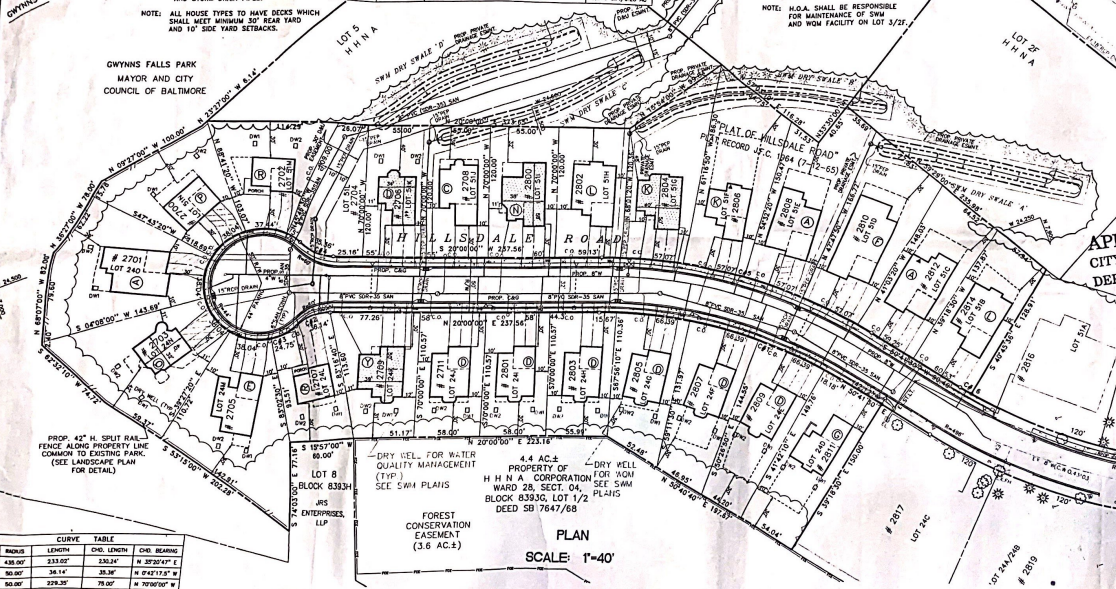
- Proposed Modified Type 'A' Curb and Gutter with 6" curb height.
- Existing Curb
- Indicates limit of full-depth bituminous concrete paving.
- Indicates limit of proposed 3" (Min. No. 2) concrete sidewalk.
- Proposed depressed concrete entrance per B.C.-500.01
- Proposed private bituminous concrete driveway.
- Prop. 42" H. Split Rail Fence
- Proposed Pinus Strobus Eastern White Pine 3-6 1/4", B&B, 120 C.
- Building Permit This Application
- Building Permit Previous Application
- Building Permit Not Yet Applied For

NO.	LOT NO.	ADDRESS	HOUSE TYPE	LOT AREA
1	210	# 2814	CDCDEKLMNOSTUVWXY	7,802 SF/0.18 AC
2	210	# 2812	ABCDGHIJKLMNOPSTUVWXY	8,774 SF/0.20 AC
3	210	# 2810	ABCDGHIJKLMNOPSTUVWXY	10,380 SF/0.24 AC
4	210	# 2808	ABCDGHIJKLMNOPSTUVWXY	10,529 SF/0.24 AC
5	210	# 2806	ABCDGHIJKLMNOPSTUVWXY	11,300 SF/0.26 AC
6	210	# 2804	ABCDGHIJKLMNOPSTUVWXY	10,012 SF/0.23 AC
7	210	# 2802	ABCDGHIJKLMNOPSTUVWXY	7,248 SF/0.17 AC
8	210	# 2800	ABCDGHIJKLMNOPSTUVWXY	7,200 SF/0.17 AC
9	210	# 2798	ABCDGHIJKLMNOPSTUVWXY	8,800 SF/0.20 AC
10	210	# 2796	ABCDGHIJKLMNOPSTUVWXY	8,800 SF/0.20 AC
11	210	# 2794	ABCDGHIJKLMNOPSTUVWXY	8,800 SF/0.20 AC
12	210	# 2792	ABCDGHIJKLMNOPSTUVWXY	7,281 SF/0.17 AC
13	210	# 2790	ABCDGHIJKLMNOPSTUVWXY	8,240 SF/0.19 AC
14	210	# 2788	ABCDGHIJKLMNOPSTUVWXY	7,141 SF/0.17 AC
15	210	# 2786	ABCDGHIJKLMNOPSTUVWXY	10,287 SF/0.24 AC
16	210	# 2784	ABCDGHIJKLMNOPSTUVWXY	11,388 SF/0.26 AC
17	210	# 2782	ABCDGHIJKLMNOPSTUVWXY	8,214 SF/0.19 AC
18	210	# 2780	ABCDGHIJKLMNOPSTUVWXY	7,100 SF/0.16 AC
19	210	# 2778	ABCDGHIJKLMNOPSTUVWXY	8,413 SF/0.19 AC
20	210	# 2776	ABCDGHIJKLMNOPSTUVWXY	8,413 SF/0.19 AC
21	210	# 2774	ABCDGHIJKLMNOPSTUVWXY	8,409 SF/0.19 AC
22	210	# 2772	ABCDGHIJKLMNOPSTUVWXY	8,409 SF/0.19 AC
23	210	# 2770	ABCDGHIJKLMNOPSTUVWXY	7,288 SF/0.17 AC
24	210	# 2768	ABCDGHIJKLMNOPSTUVWXY	8,143 SF/0.19 AC
25	210	# 2766	ABCDGHIJKLMNOPSTUVWXY	8,274 SF/0.20 AC

NOTE: A RIGHT-OF-WAY FOR MUNICIPAL UTILITIES AND SERVICES SHALL BE CREATED ON LOT 210, 212 AND 214 FOR SANITARY AND STORM DRAIN PIPES.

NOTE: ALL HOUSE TYPES TO HAVE DECKS WHICH SHALL MEET MINIMUM 30" TREAD YARD AND 10' SIDE YARD SETBACKS.

OWYNS FALLS PARK
MAYOR AND CITY
COUNCIL OF BALTIMORE



CURVE TABLE

NO.	LENGTH	CHORD	CHORD BEARING
CB1	436.00'	333.00'	N 30°29'47" E
CB2	500.00'	36.14'	N 04°13'57" W
CB3	500.00'	236.20'	N 70°50'00" W
CB4	600.00'	36.14'	S 04°13'57" W
CB5	436.00'	258.71'	S 30°29'47" W
CB6	436.00'	11.82'	S 89°50'13" W



REVISIONS

DATE	DESCRIPTION
10-23-02	SUBMITTED FOR #2706, 2709, 2800, 2804 HILLSDALE RD

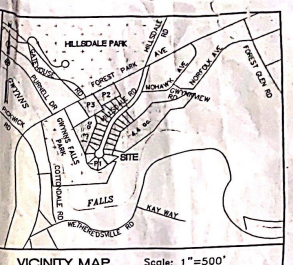
OWNER / DEVELOPER:
H H N A Corporation
2819 Hillsdale Road
Baltimore, Maryland 21207
Attn: Winfield T. Willis
Tel: 410-448-1603

REVISIONS

DATE	DESCRIPTION
10-23-02	SUBMITTED FOR #2706, 2709, 2800, 2804 HILLSDALE RD

DESIGNED: DLK/MT
DRAWN: MT
CHECKED: DLK
DRAWING NO.: C-201

BUILDING PERMIT PLAN FOR
#2706, #2709, #2800, #2804 HILLSDALE RD
2700 And 2800 Block of HILLSDALE RD
Ward 28, Section 4, Block 8393-G
Lots 24D/24O, 51B/51N
City of Baltimore, Maryland



- PROJECT DATA**
- PROPERTY OWNER/DEVELOPER: H H N A Corporation, 2819 Hillsdale Road, Baltimore, MD 21207, Tel: 410-448-1603
 - EXISTING PROPERTY LOCATION: Ward 28, Section 4, Block 8393-G, Lots 24D/24O, 51B/51N
 - AREA: 4.7 AC
 - DEED: SB/7647/68
 - ZONING: R-1
 - EXISTING LAND USE: Vacant, Undeveloped
 - PROPOSED LAND USE: Development of lots with 24 single-family residential dwellings
 - YARDS: Front: 30', Interior Side: 10', Rear: 30'
 - LOT AREA: Minimum: 7,200 sq ft per dwelling (Under See D.E.C. Section 4.0-20.4)
 - LOT COVERAGE: Maximum: 30%
 - BUILDING HEIGHT: Minimum: 35 ft
 - PARKING: Required - 1 sq per du x 240 = 240 sq ft; Proposed - 1 sq per du x 240 = 240 sq ft
 - ROADS: Extension of Hillsdale Road (50' R/W) shall be public road per Developer's Agreement #0573 drawings.
 - WATER: Public water service per Developer's Agreement #0573 drawings. 1" water services with single 3/4" or two 1/2" water services.
 - STORM DRAINAGE: Public storm drains shall be per Developer's Agreement #0573 drawings.

CONSERVATION: A Forest Conservation Plan and a Landscape Plan shall be approved for this project by the Department of Planning.

PLAT: An existing approved Subdivision Plat shall be recorded - 11-19-03 in Liber 11C, No. 1844. No utilities to be placed in areas designated by the Subdivision Plat 11C No. 1844 on 1/8" R/W. No ingress, egress or for utilities "one" 15' drainage utility easement, except as may be shown herein.

DECLARATION OF COVENANTS
Inspection/Maintenance Agreement For Stormwater Management Facility

This Declaration, made this 4th day of October 2002, between HHNA Corporation, a Maryland corporation, hereinafter referred to as the "Owner" of the following property; located on Tax Map 28, Section 040, Block 8393G, Lots 2F, 3, 5, 51D, 51E, 51F, 51G, 51H, 51I, 51J, 51K, and 51L, Baltimore, Maryland. Hereinafter referred to as the "Property" and City of Baltimore, Maryland, hereinafter referred to as the "City".

WITNESSETH:

The Owner, with full authority to execute deeds, mortgages, other covenants, and with all rights, titles and interests in the Property described above, does hereby covenant with the City as follows:

1. The Owner hereby agrees to provide maintenance for the stormwater management facility hereinafter referred to as the "Facility", located on and serving the above-described Property to ensure that such Facility is and remains in proper working condition in accordance with the approved plans on file with the City, with the design standards, and with the law and applicable regulations.

The Facility shall be maintained on a periodic schedule as noted on the approved plans on file with the City. The Owner from time to time shall provide the City, on demand, with a statement certifying compliance with the maintenance responsibilities for the Facility.

2. The Owner hereby grants to the City a non-exclusive easement in, over and through the Property, as shown on the plat attached hereto as Exhibit A and by reference made a part hereof, for the purposes of providing access from public right-of-ways to the Facility and to allow for inspection, maintenance, and repairs to the Facility.
3. The Owner hereby grants to the City, or its agents a right of entry to the Facility for the purpose of inspecting or maintaining the Facility.
4. If, after reasonable notice by the City, the Owner shall fail to maintain the Facility in accordance with the approved plans, standards, laws, and regulations, the City may perform all necessary repair and maintenance work, and the City may assess the Owner for the cost of the work and any applicable penalties. The cost of the work and any applicable penalties may be placed on the property tax bills of said Property and collected as ordinary taxes by the City.
5. The Owner hereby indemnifies and saves the City harmless from any and all claims for damages to persons or property arising from the maintenance, repair, operation or use of the Facility other than claims resulting from City's negligence.
6. The covenants contained herein shall run with the land and shall bind the Owner, its heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of the Property.
7. This Declaration shall be recorded in the City Land Records.

IN WITNESS WHEREOF, this Declaration has been signed and sealed as of the day and year first above written.

WITNESS:

HHNA CORPORATION

Winfield S. Mellow 10-3-02 By: Lawrence Hall (Seal)
Lawrence Hall - President 10-3-02

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I hereby certify that, on this 3rd day of October, 2002, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Lawrence Hall, President of HHNA CORPORATION, who in my presence executed the foregoing instrument for the purposes therein contained.

Gail P. Wells
Notary Public Gail P. Wells

My commission expires: May 1, 2004



EXHIBIT 'A'

CURVE TABLE

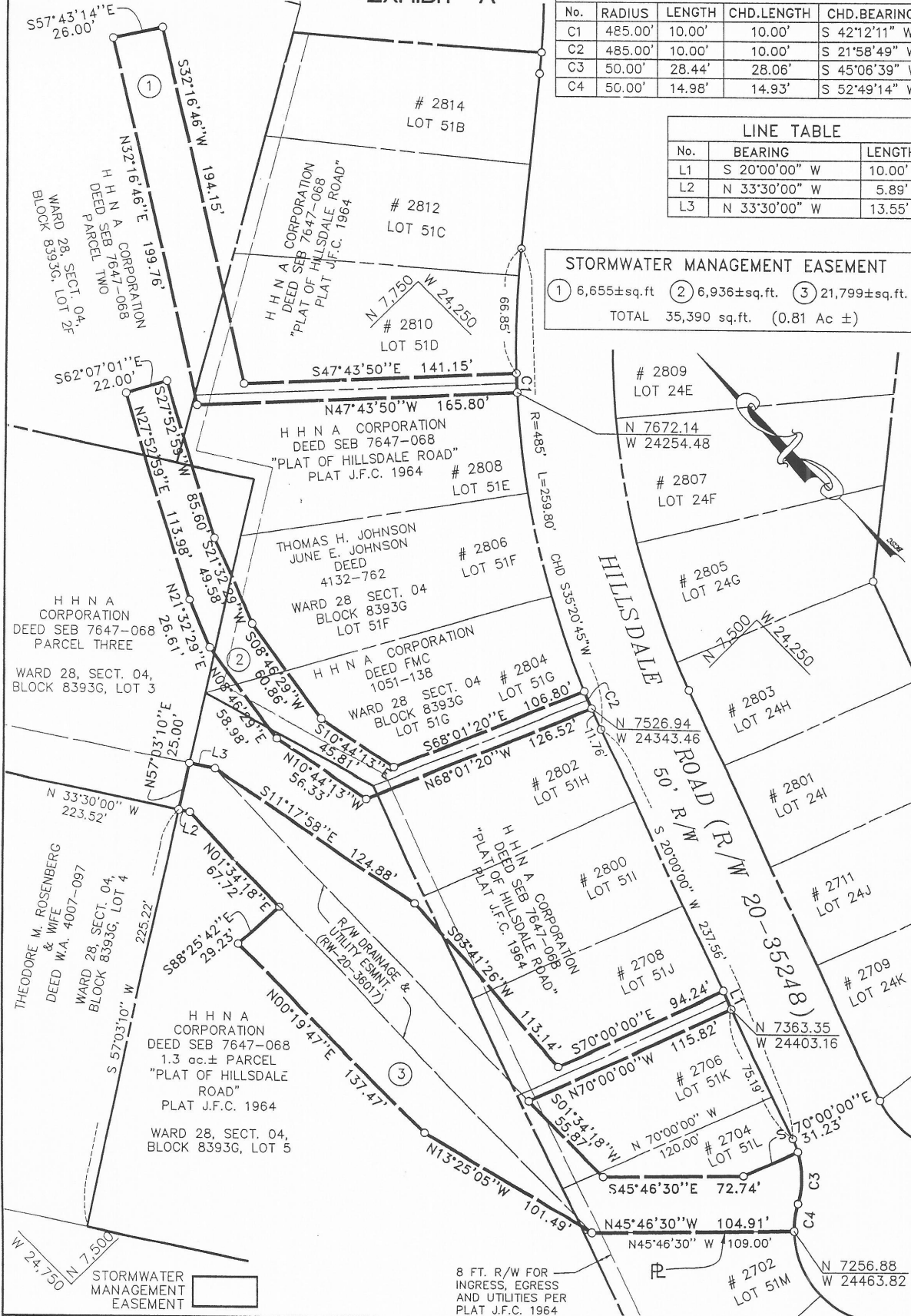
No.	RADIUS	LENGTH	CHD. LENGTH	CHD. BEARING
C1	485.00'	10.00'	10.00'	S 42°12'11" W
C2	485.00'	10.00'	10.00'	S 21°58'49" W
C3	50.00'	28.44'	28.06'	S 45°06'39" W
C4	50.00'	14.98'	14.93'	S 52°49'14" W

LINE TABLE

No.	BEARING	LENGTH
L1	S 20°00'00" W	10.00'
L2	N 33°30'00" W	5.89'
L3	N 33°30'00" W	13.55'

STORMWATER MANAGEMENT EASEMENT

① 6,655±sq.ft. ② 6,936±sq.ft. ③ 21,799±sq.ft.
TOTAL 35,390 sq.ft. (0.81 Ac ±)



KCW Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, Maryland 21244
Tele (410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

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PLAT TO ACCOMPANY AGREEMENT FOR
STORMWATER MANAGEMENT EASEMENT
PROPERTY OF H H N A CORPORATION
2800 BLOCK of HILLSDALE ROAD
WARD 28, SECTION 04, BLOCK 8393G, LOTS 2F, 3, 5, 51D-51L
BALTIMORE CITY, MARYLAND
SCALE: 1"=60' DATE: SEPT. 30, 2002