

GENERAL SITE INFORMATION

1. Ownership: Hiroshi Amano & Lesley R. Amano
2. Address: 714 W. Timonium Road Timonium, MD 21093
3. Deed reference: SM 28671/ 268
4. Property area: 1.02 acres (per SDAT)
5. Election District: 8th Councilmanic District: 3rd
6. Tax Map 60 Grid 08 Parcel 576 Tax Acc. # 08-14-066490
7. ADC Map Grid: 4578E1 Position Sheet: 51NW9
8. GIS Tile Number: 060A2
9. Regional Planning District: Lutherville Regional Planning Dist. Code: 308
10. Growth Tier: 3 Growth Tier Description: Large lot developments on septic
11. Watershed Name: Jones Falls
12. URDL Land Type: 1
13. School Districts: Mays Chapel ES Ridgely MS Dulaney HS
14. Census Block: 24005408703 Census Tract: 408703
15. The boundary shown hereon is from PB 21/29.
16. The topography shown hereon is from GIS tile number 060A2.

GROUND WATER MANAGEMENT

1. The subject property is improved with a single family dwelling that will be replaced on the same foundation
2. The proposed house will utilize the existing well and a new septic system.
3. The existing septic system is failing and will be replaced.
4. There are no underground fuel tanks on the subject property.
5. A variance from onsite sewage disposal system regulations was granted by Baltimore County on May 27, 2022.

ENVIRONMENTAL IMPACT

Forest Conservation

1. The subject property has no forest on it.

Forest Buffer

1. Wetlands do not exist on the subject lot.
2. No flood plain is shown on the current FEMA FIRM Map.
3. The subject lot is not located within a 100 year flood plain.
4. The subject lot is not in the Chesapeake Bay Critical Area.

OFFICE OF ZONING

Current Zoning RC 5

Vested Zoning R40

Setbacks

Front 50' Side 20' / 50' sum Rear 50'

Zoning History

There have been no zoning hearings concerning the subject property.

OFFICE OF PLANNING

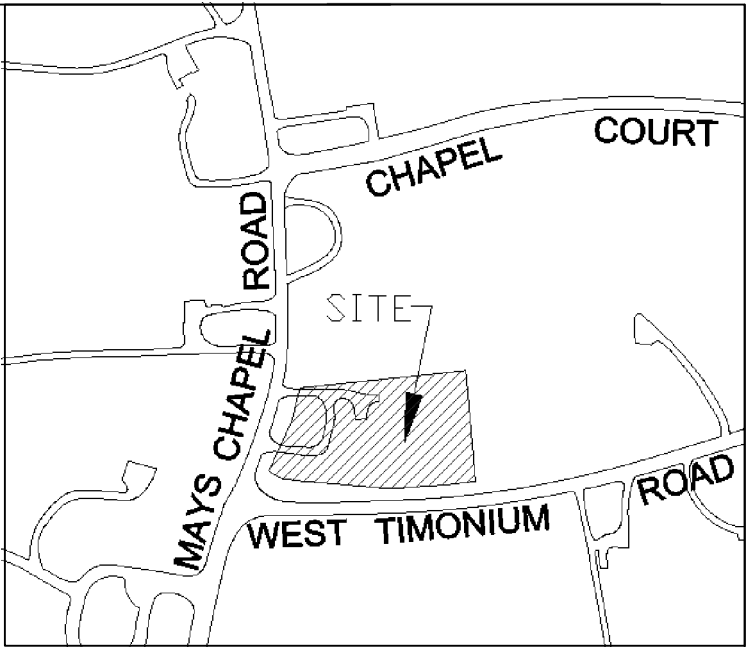
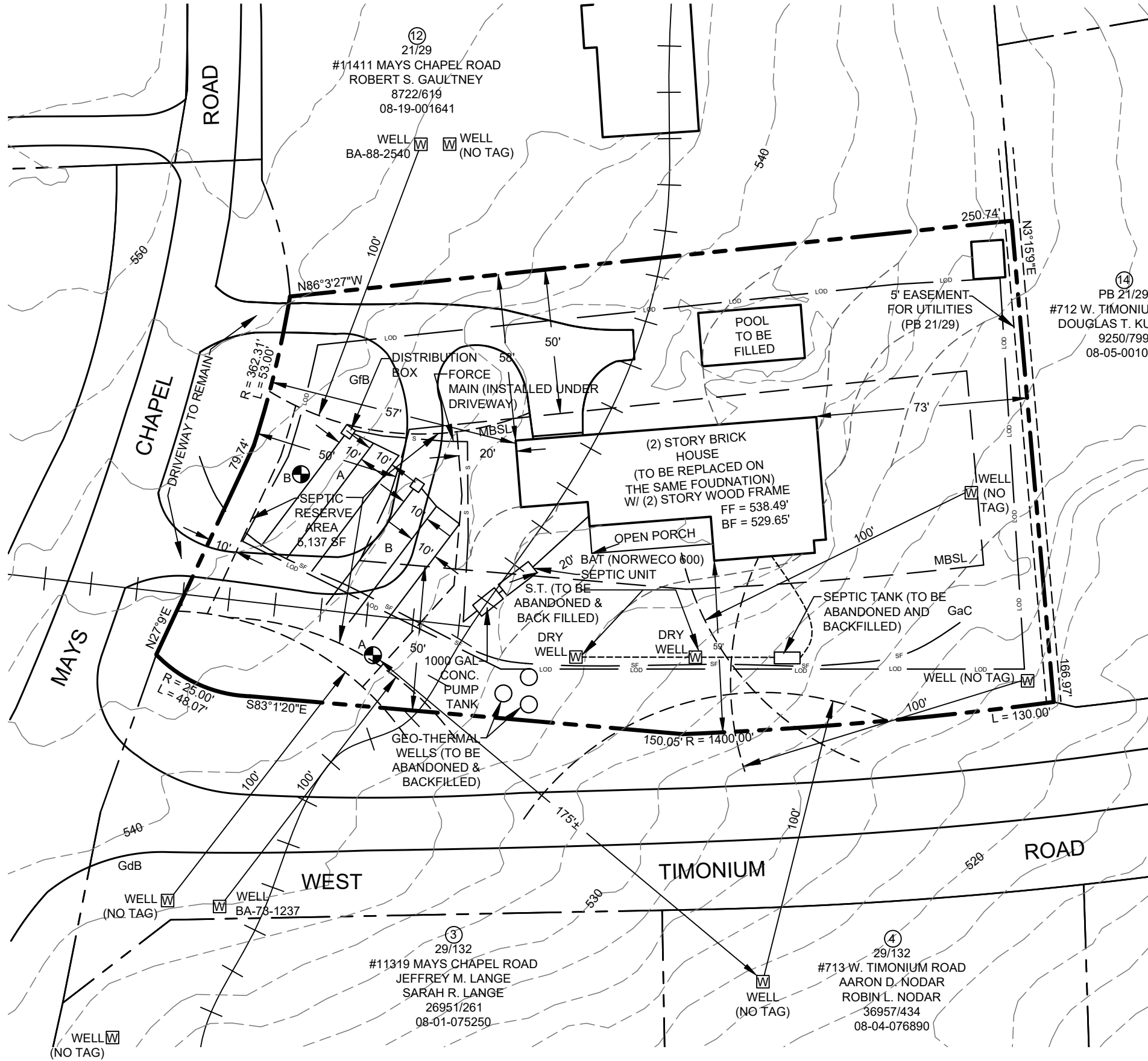
1. The subject property is not located in a National Register Historic District.
2. Timonium Road and Mays Chapel are not designated as a Baltimore County scenic routes.

PROPOSED DEVELOPMENT

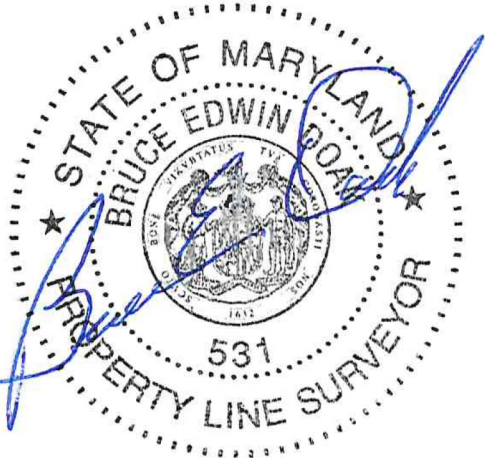
To replace the existing house with one on the same foundation and the same number of bedrooms (4).

INITIAL SEPTIC SYSTEM (A) (3')x50' LONG 2' WIDE 7' LONG
10' SEPARATION EDGE TO EDGE BETWEEN TRENCHES
REPAIR SEPTIC SYSTEM (B) (3')x50' LONG 2' WIDE 7' LONG
10' SEPARATION EDGE TO EDGE BETWEEN TRENCHES

NOTE:
FUTURE REPAIR
DRAINFIELDS FOR THE
SEPTIC SYSTEM WILL BE
INSTALLED UNDER THE
DRIVEWAY.



Vicinity Map – Scale: 1" = 300' N



LIMIT OF DISTURBANCE 26,265 SF

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A BUILDING PERMIT APPLICATION
FOR
#714 W. TIMONIUM ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 8/14/2023

Scale: 1"= 40'

Conventional OSDS Design Parameters

Number of Bedrooms: 4 Design Flow: 600 GPD

Septic Tank Size: Norweco 600 BAT Septic Unit.
Pump Chamber Size: 1000 Gal. single compartment top seam concrete
The septic tank to be used is a Norweco model 600.

Soil Loading Rate: 1.2 Gal./Ft2 /Day Effective Sidewall Depth: 5 Ft. - 13 Ft.

Number of Trenches: 3 Trench Length: 50 Ft. Trench Width: 2 Ft. Stone: 5.5 Ft.

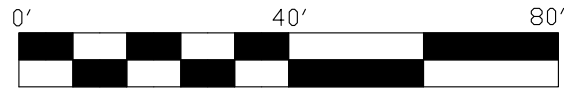
Trenches to be 10 Ft. (edge to edge) Trench Depth: 7 Ft.

Licensed OSDS Designer: Bruce E. Doak

License #: 01434

WELL & SEPTIC INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	SOURCE		LOCATED BY SURVEY	UNKNOWN	COMMENTS
			AS PER DEPRM FILES	AS PER PROPERTY OWNER			
#11319 MAYS CHAPEL ROAD	WELL	Y			X		
CHAPEL ROAD	SEPTIC	Y			X		
#11411 MAYS CHAPEL ROAD	WELL	Y			X		
CHAPEL ROAD	SEPTIC	Y			X		
#713 W. TIMONIUM ROAD	WELL	Y			X		
ROAD	SEPTIC	Y			X		



REVISION

4/5/24	ADDRESS GWM REVIEW COMMENTS
4/28/24	ADDRESS ADDITIONAL GWM REVIEW COMMENTS