



DEVELOPMENT NAME: Jencks Property
APPLICANT/CONTRACT PURCHASER: Stander Klinefelter, Esquire
PIPE & HARBURY: Charles Center South
 38 South Charles Street
 Baltimore, Maryland 21201
 Phone: 576-1756
OWNER: Stephen F. Jencks, Christopher S. Jencks, Helen J. Featherstone as tenants in common
 c/o Mr. Stephen Jencks
 8 Midvale Road
 Baltimore, Maryland 21210
PROPERTY ADDRESS: 530 Greenwood Road, Towson, MD 21204
DEED REFERENCE: 6697/734

PROPERTY NUMBERS: 0910250290, 0910250292
APPLICATION/CONTRACT PURCHASER: Charles Manor, Inc.
ELECTION DISTRICT: 9th
COUNCILMANIC DISTRICT: 4th
CENSUS TRACT: 4907.01
WATERSHED: 23
SUBWATERSHED: 56
ACRES: 14.5 acres (to centerline of road)
 14.2 acres (to edge of paving)
ZONING: DR 2
DENSITY CALCULATIONS: .45 acres X 2 unit per acre = 29 units
EXISTING USES/BUILDINGS:
 (1) a two-story 3600 s.f. stone house with attached garage; and
 (2) a two-story 1300 s.f. frame house

PROPOSED DEVELOPMENT: In consideration of the impact that 29 new houses would have on the community and the environment -- particularly the clearing of the trees along Greenwood Road -- the proposed development consists of six lots configured in such a manner so as to:
 * preserve the existing stone house and estate grounds near the house;
 * accommodate five more large single-family houses without intruding into and destroying the beauty of the "central meadow,"
 * preserve, by easement and covenant, the "central meadow" and the "western woods" as visual amenities and for passive recreational use by the home owners; and
 * minimize the aesthetic and environmental impact of the new houses by situating them close to Greenwood Road, thus reducing grading and paving, and by limiting the buildable areas so as to preserve large trees and vegetative buffers.

PARKING: Required: 6 lots x 2 = 12 spaces
 Proposed: 12 spaces
OPEN SPACES: Required: not required
 Proposed: none proposed
PLANTING: A waiver of the planting requirements is being requested.
EXISTING VEGETATION: A special effort is being made to identify and preserve large existing trees, and those so identified are shown individually on the plan. Existing vegetation within the building envelopes will be cleared as necessary to accommodate the homes.
WATER: The applicant proposes tapping into the existing 6" water line in Joppa Road (see Dwg. No. 60-833) and extending an 8" water line down Greenwood Road to the site.
SEWER: The applicant proposes to tie into existing sanitary manhole 42240 (see Dwg. No. 69-0951) via easement over the Gustin Property (see Deed 6643/766).
STORM DRAINS: The applicant proposes no new storm drains.

BO&E/C&P: Service is available
SOIL LIMITATIONS: Types/Soil Name
 AV Alluvial Land
 BWC2 Brandywine Loam
 GcB2 Glenside Loam
 GcC2 Glenville Loam
 GcB Glenville
FLOODPLAIN: None are indicated on N.F.I.P. Maps. The 100 year floodplain is based on a 10' rise in elevation of the stream.
HISTORIC STRUCTURES: There are no historic buildings on the site.
ADT'S: The estimated average daily trips (ADT's) based upon the proposed development is 6 lots x 12.4 per lot = 75 ADT's
STORM WATER MANAGEMENT: A request for exemption has been submitted to the Department of Environmental Protection and Resource Management.
GRADING: No grading is proposed by the applicant except for sewer excavation. Lot owners will perform grading as necessary to build their houses and driveways.
DRIVEWAYS: In addition to the existing driveway, lots 2 & 3 will share one driveway and lots 4, 5 & 6 will share another driveway. The common portion of the driveways shall be governed by an easement and maintenance agreement.
WETLANDS: The wetlands shown on the plan were approved by Baltimore County Department of Environmental Protection and Resource Management and thereafter surveyed by J.S. Hartnett.
CRITICAL AREAS: There are none on the site.
ARCHAEOLOGICAL SITES: There are none on the site.
HANDICAPPED SPECIES HABITAT: There is none on the site.
HAZARDOUS MATERIALS: There are none on the site.

CHARLES MANOR, INC.
 5091/0284
 96 REAL ESTATE DEPT.
 10770 COLUMBIA PIKE
 SILVER SPRING MD 20901

LOT 4
 CHARLESTOWN GARTH JOINT VENTURE
 2200007162 NO DEED REF. GIVEN
 COMMERCENTER EAST SUITE 217B
 1777 REGISTERSTOWN ROAD EASTO 21208

LOT 5 SWM
 CHARLESTOWN GARTH
 2200007162

LOT 6
 ROBERT & JUDITH HEISE
 8661/0619
 7105 CHARLES SPRING WAY
 TOWSON MD 21204

RIDERWOOD RIDGE

LOT 6
 WILLIAM & ANDREA ROSSON
 7736/0327
 602 MEADOW RIDGE RD.
 TOWSON MD 21204

LOT 5

LOT 4
 LOT 4 & PART LOT 5
 CHARLES & GAIL O'DONOVAN
 5589/0163

LOT 2

LOTS 1, 2 & 3
 CHARLES & GAIL O'DONOVAN
 5203/0922
 600 GREENWOOD ROAD
 TOWSON, MD 21204

CHARLES & GAIL O'DONOVAN
 7526/0816
 600 GREENWOOD ROAD
 TOWSON, MD 21204

MISSION HELPERS / BLAKEHURST
 0964/0090 1001 W. JOPPA ROAD TOWSON 21204

GREENWOOD ROAD

LOYOLA HIGH SCHOOL
 6148/0862
 900 LOYOLA HIGH SCHOOL
 BLAKEFIELD
 TOWSON MD 21204

PROPOSED R.O.W. TO BE DEDICATED TO BALTO. CO. 60 AC.
 A WAIVER OF THE REQUIREMENT TO WIDEN THE PAVING IS BEING REQUESTED



Nehemiah Enterprises, Inc.
 40 W. Chesapeake Ave., Suite 600
 Baltimore, Maryland 21204
 (410) 821-0351 Fax: (410) 321-8458

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			

Jencks Property
CRG PLAN 92-005
 SCALE: 1"=50'
 DATE: JAN 31, 1992
 DRAWN BY: TRUESCHLER
 DESIGNED BY: TRUESCHLER
 JOB NUMBER: 92-001A

BOUNDARY - CURVE
 S 88° 23' E 23'
 S 87° 23' E 23'
 N 88° 23' E 23'
 N 78° 28' E 23'
 N 78° 08' E 23'
 N 72° 17' E 23'
 N 60° 24' E 23'
 N 44° 00' E 23'

BOARD OF EDUCATION
 4607/0039
 940 YORK ROAD
 TOWSON MD 21204
 DIV. OF PHY. FACILITIES

KEY
 - - - EXISTING 8" CONDUIT
 --- SOIL TYPE LINE
 - - - EXISTING TREE LINE
 - - - EXISTING STREAM
 - - - 100' FOREST BUFFER
 - - - WETLAND
 - - - SLOPES > 25%
 - - - 100-YEAR FLOODPLAIN
 - - - AREA PRESERVED BY COVENANTS

AREA PRESERVED BY COVENANTS