



**TERRA NOVA
VENTURES LLC**
1817 THAMES STREET
BALTIMORE, MARYLAND 21231
(Tel) 410.327.3200
(Fax) 410.327.3262

PLANNED UNIT DEVELOPMENT

Terra Nova Ventures LLC

MT. VERNON MILLS

3000 Falls Road
Baltimore, MD

[illegible]

MT. VERNON MILL
3000 FALLS ROAD
BALTIMORE, MD

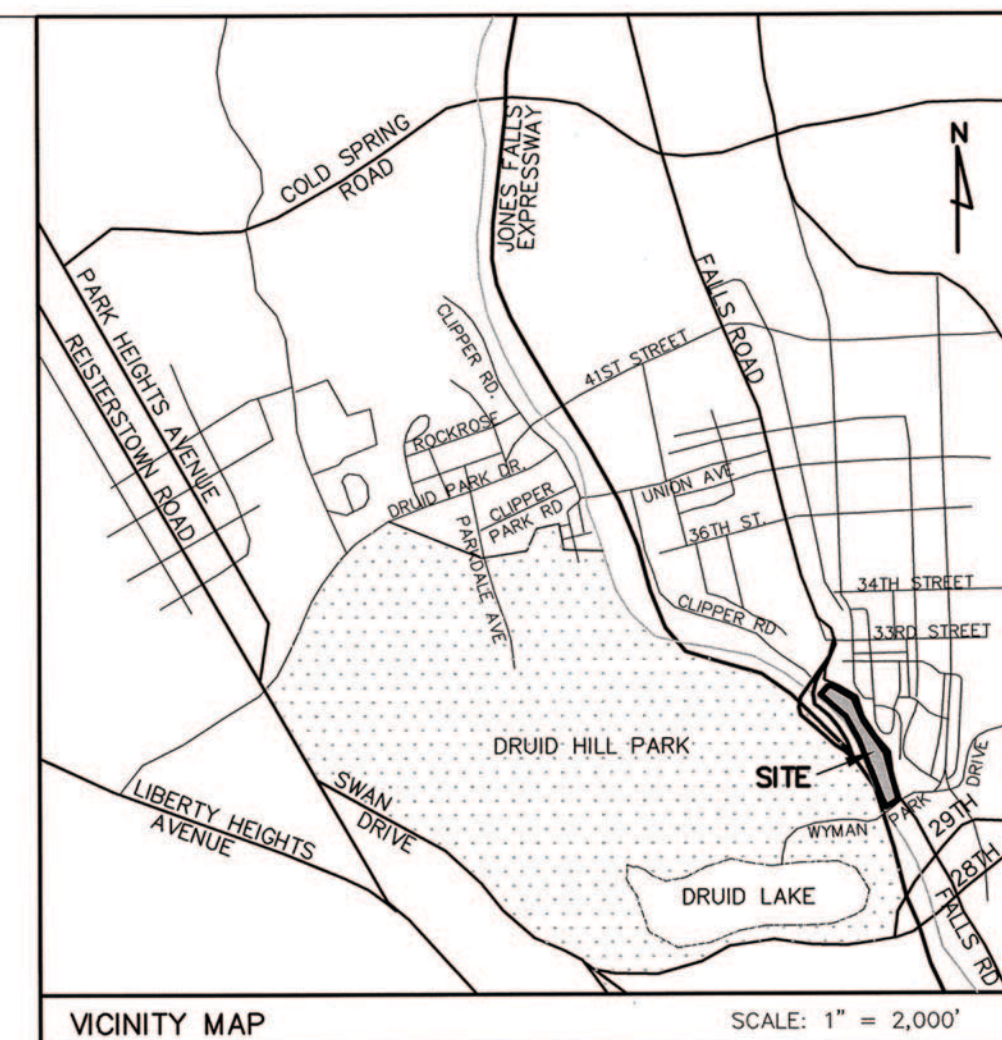
Job Number 0919

Sheet

**OVERALL SITE,
PROPOSED CONDITIONS PLAN**

**JANUARY
21, 2010**

2



WARD 13		SECTION 30	
BLOCK 3500		LOTS 1, 1A, 3, 3A, 4 & 7	
LOT #	OWNER	SITE ADDRESS	DEED REFERENCE
1	KRAMER BROTHERS HOBBIES, LONG ISLAND, INC.	3000 FALLS ROAD	FMC/3940/248
1A	PICKER LLC	2890 FALLS ROAD	FMC/463/430
3	KRAMER BROTHERS HOBBIES, LONG ISLAND, INC.	3030 FALLS ROAD	FMC/3940/248
3A	PICKER LLC	2890 FALLS ROAD	FMC/463/430
4	ANTHONY J. CORRELLI FAITH M. CORRELLI	3100 FALLS ROAD	RHB/2944/148
7	PICKER LLC	2981 FALLS ROAD	FMC/463/430

CONTRACT PURCHASER/DEVELOPER:
TERRA NOVA VENTURES LLC
1817 THAMES STREET
BALTIMORE, MARYLAND 21231
DAVID F. TUFARO
410-327-3200

PROPOSED PARKING: SEE DETAILED SITE PLANS

PUBLIC TRANSPORTATION:
BUS SERVICE ON FALLS ROAD (27). LIGHT RAIL
STATIONS ARE WITHIN ONE MILE.

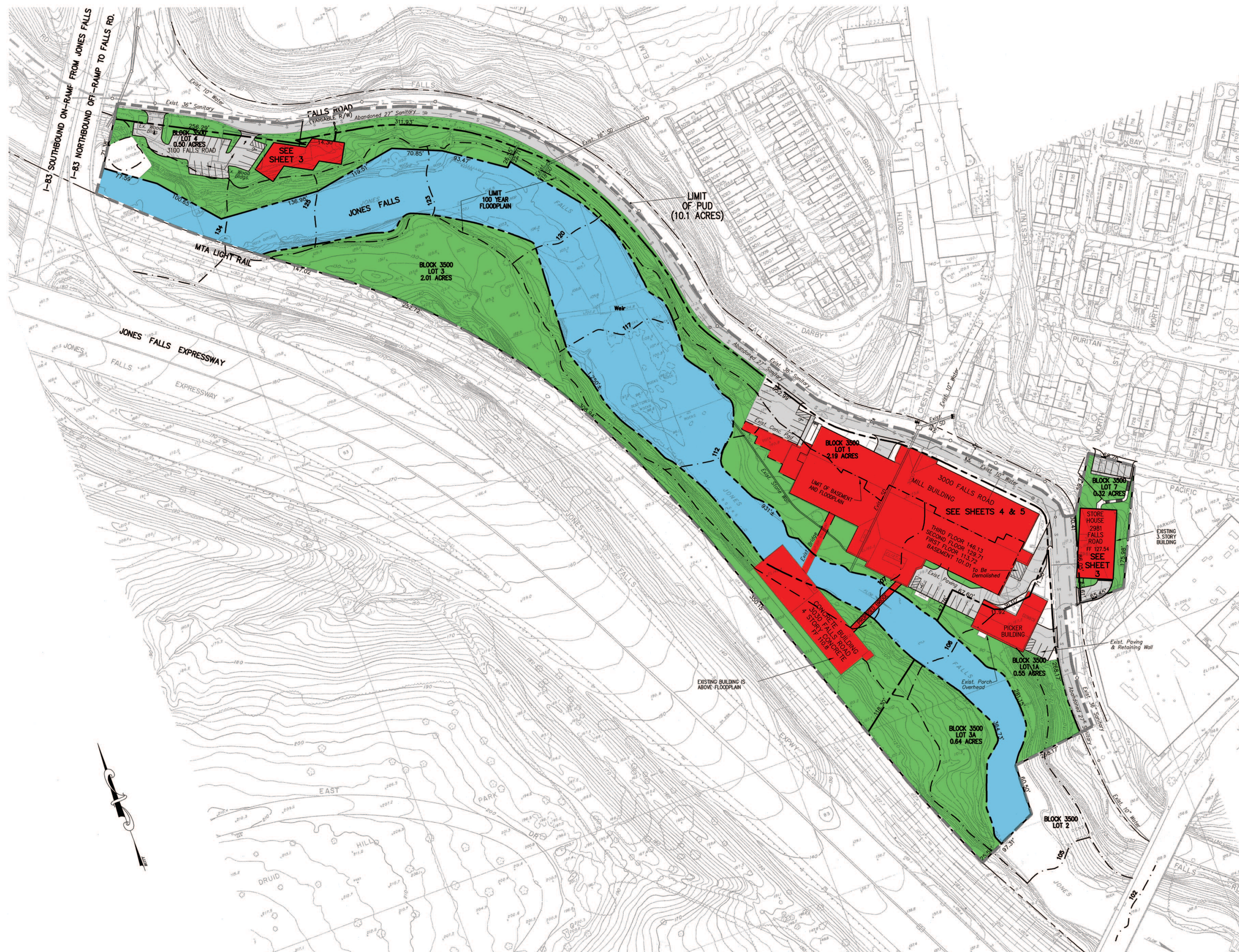
FLOODPLAIN:
A PORTION OF THE SITE IS WITHIN A 100 YEAR
FLOODPLAIN AS SHOWN ON FIRM MAP 2400870010F

SITE IS SUBJECT TO FORESTATION REQUIREMENTS.

STORMWATER MANAGEMENT NOTE:
EACH SITE WILL BE SUBJECT TO STORMWATER
MANAGEMENT REGULATIONS IN FORCE AT THE TIME OF
REVIEW

TOTAL AREA OF PUD: 10.1 ACRES

SEE SHEETS 3 AND 4 FOR DETAILS PLANS AND NOTES



GRAPHIC SCALE

