

VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

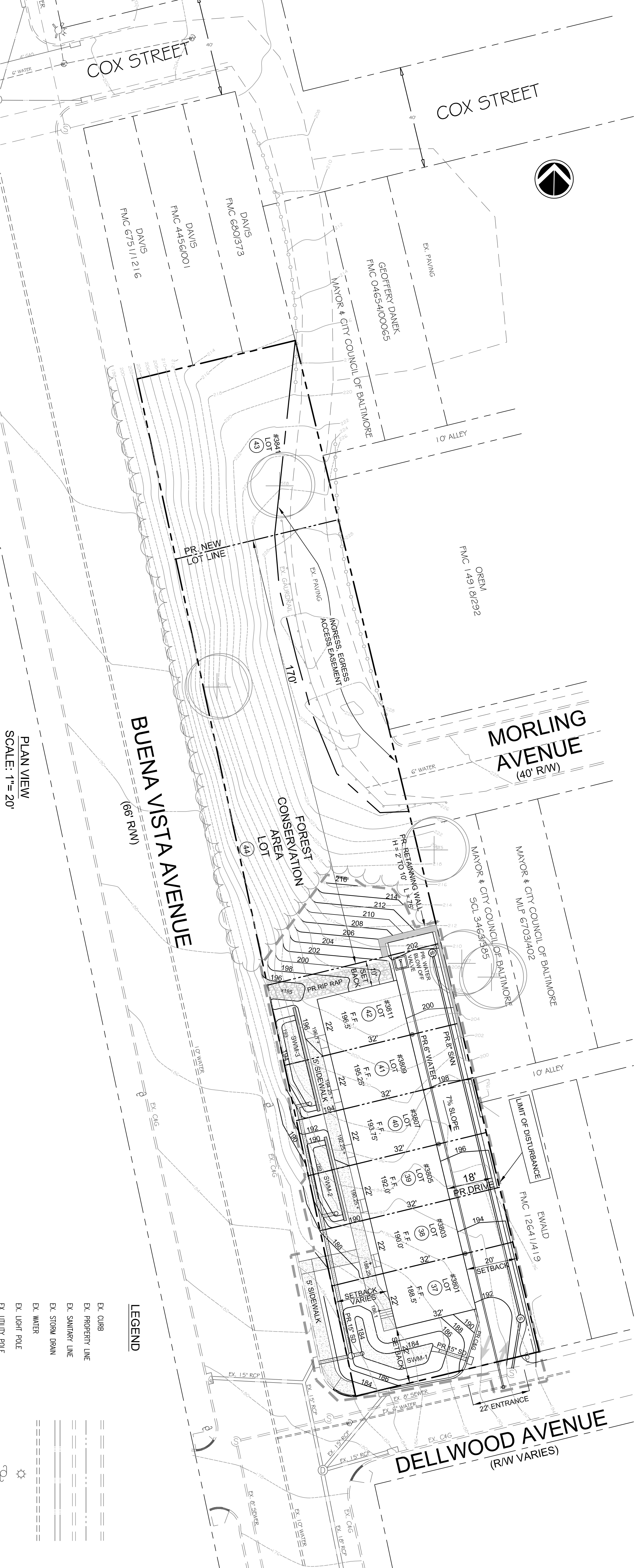
- 1) SITE: EX. LOT 37 BUENA VISTA AVE
TOTAL AREA: 0.6816 AC +/- (29,688 S.F.)
- 2) OWNER: GREENDOOR PROPERTIES INC.
- 3) EXISTING ZONING: R-6
- 4) PROPOSED ZONING: R-6
- 5) EXISTING USE: RESIDENTIAL
- 6) PROPOSED USE: RESIDENTIAL
- 7) MINIMUM LOT AREA: 1,500 - 3,000 SF PER DWELING UNIT
PROPOSED LOT AREA: SEE PROVIDED CHART BELOW
- 8) MAXIMUM LOT COVERAGE: 33% - 43%
- 9) BUILDING SETBACK REQUIREMENTS
FRONT = THE LESSER OF 20' OR AVERAGE BLOCK DISTANCE
SIDE = 10'
REAR = 5'
- 10) BUILDING HEIGHT = 45'
(BZA HEARING 2018-404 APPROVED)
- 11) OFF STREET PARKING
1. PARKING REQUIRED: 1 SPACE PER DWELING UNIT
2. TOTAL SPACES REQUIRED: 7 SPACES
3. TOTAL SPACES PROVIDED: 14 SPACES
- 12) PROPOSED STORMWATER MANAGEMENT WILL BE ADDRESSED BY ENVIRONMENTAL SITE DESIGN WITH MULTIPLE FACILITIES.
- 13) FOREST CONSERVATION WILL BE ADDRESSED ON-SITE AT PROPOSED LOT 37A. SEE THE APPROVED FOREST CONSERVATION PLAN FOR H.O.U., FOREST CONSERVATION, UTILITY, ACCESS, & SIGN FACILITIES. SEE THE APPROVED FOREST CONSERVATION PLANS AND REPORT FOR ALL MITIGATION REQUIREMENTS AND ACTIONS PROVIDED.
- 14) FUTURE DEVELOPMENT OF PROPOSED LOT 37A WILL REQUIRE A SEPARATE LOT DEVELOPMENT PLAN AND APPROVAL UNDER THE CITY OF BALTIMORE'S SUBDIVISION GUIDELINES & WILL BE SUBJECT TO STORMWATER MANAGEMENT.
- 15) FUTURE DEVELOPMENT OF A PROPOSED PEDESTRIAN WALKWAY AND BIKE LANE IN BUENA VISTA AVE IS ANTICIPATED UNDER THE DIRECTION AND GUIDELINES OF THE BALTIMORE CITY DEPARTMENT OF TRANSPORTATION.
- 16) THIS PROJECT IS NOT IN A FLOODPLAIN
- 17) THIS PROJECT IS NOT LOCATED IN THE CHESPERAKE BAY CRITICAL AREA OR BUFFER AREA
- 18) PROPOSED LIMIT OF DISTURBANCE = 14,547 SF (0.34 AC)
- 19) SIGNAGE WILL BE POSTED THAT NO PARKING WILL BE PERMITTED ON EITHER SIDE OF THE PRIVATE ACCESS DRIVEWAY.

LEGEND

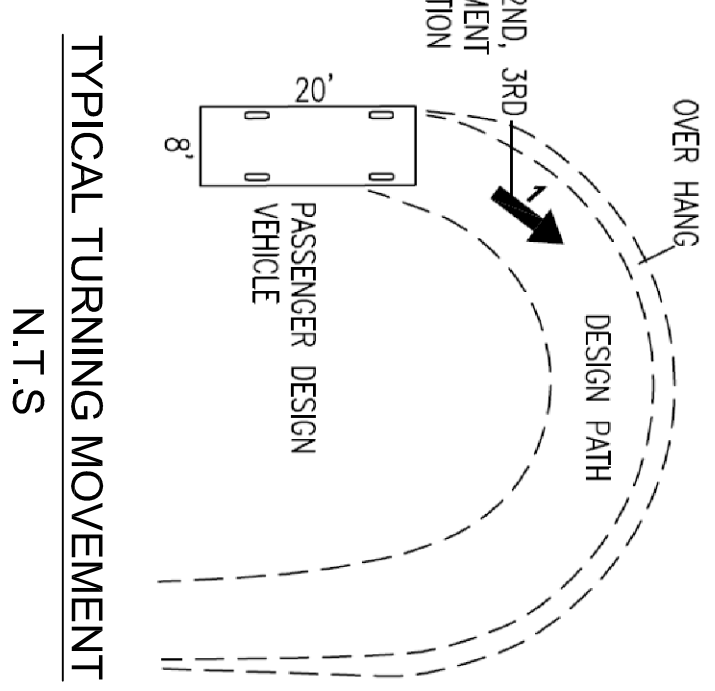
- EX. CURB
- EX. PROPERTY LINE
- EX. SANITARY LINE
- EX. STORM DRAIN
- EX. WATER
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. 2 FT CONTOUR
- EX. 10 FT CONTOUR
- EX. SPECIMEN TREE
- PR. FOREST LIMITS
- PR. PROPERTY LINE
- PR. UNIT, GARAGE & STEPS
- PR. 5' SIDEWALK
- PR. WATER & TWIN 1-1/2" SERVICE & 1" METER
- PR. SANITARY LINE, HOUSE CONNECTION, & CLEAN OUT
- PR. STORM DRAIN, MH, & INLET
- PR. 2 FT CONTOUR
- PR. 10 FT CONTOUR
- LIMIT OF DISTURBANCE

LOT DETAILS

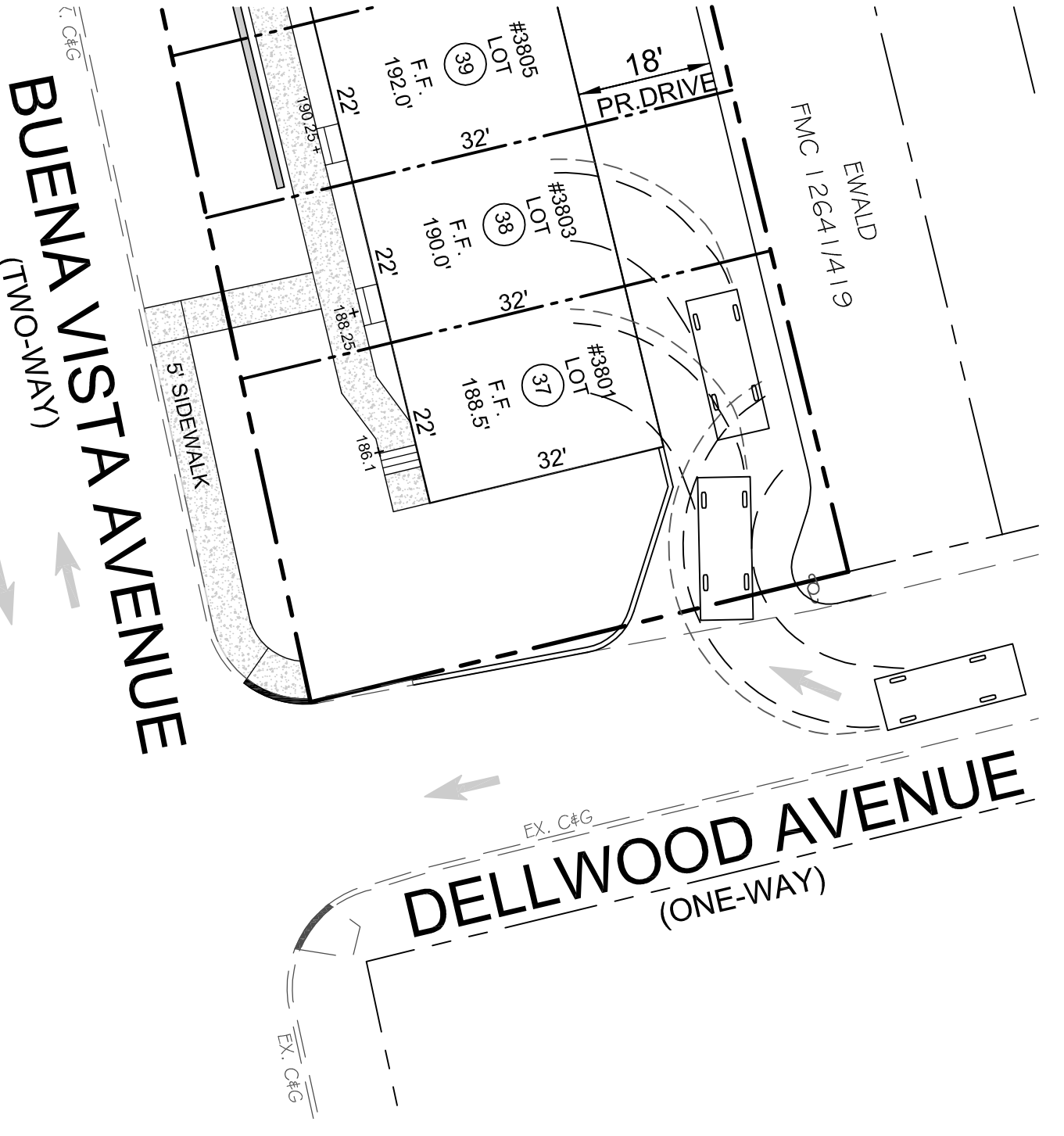
LOT #	AREA (SF)	COVERAGE (%)
37	3,260	2.2
38	1,578	4.4
40	1,554	4.5
41	1,554	4.5
42	2,239	3.1
43	4,622	1.9
44	11,486	0.9



PLAN VIEW
SCALE: 1" = 20'

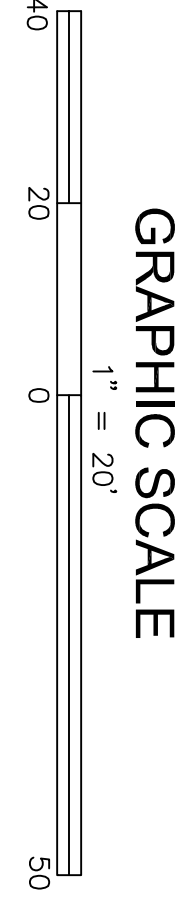


TYPICAL TURNING MOVEMENT
N.T.S



BUENA VISTA AVENUE
(TWO-WAY)

DELLWOOD AVENUE
(ONE-WAY)



GRAPHIC SCALE
1" = 20'

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

CIVIL LIMITED LLC.

Land Development and Engineering Services

1519 W. Pratt St.
Baltimore, MD 21223
(443) 826-9977

BUENA VISTA TOWNHOMES

FINAL DEVELOPMENT PLAN

BLOCK 3567, WARD 13 SECTION 16
BALTIMORE, MD 21211
AUGUST 2020

OWNER/DEVELOPER:
GREENDOOR PROPERTIES INC.
1138 S. CHARLES ST
BALTIMORE MD

SHEET

C-2

DATE: 8/15/2020