

GENERAL NOTES

OWNER/DEVELOPER: ALSOURCE, LLC
4938 BRAMHOPE LANE
ELLICOTT CITY, MD 21043

EXISTING USE: RESIDENTIAL

PROPOSED USE: SINGEL FAMILY DWELLING(S).

PRIOR ZONING HEARINGS: N/A

TOTAL AREA: 33,367 sqft OR 0.774 Ac.

FLOOD ZONE "X" LOT LOCATED IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% FLOODPLAIN AS SHOWN ON COMMUNITY PANEL _____ DATED _____

NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

SURVEY PREMISES IS NOT LOCATED IN AN HISTORIC AREA.

PUBLIC WATER AND SEWER ARE AVAILABLE.

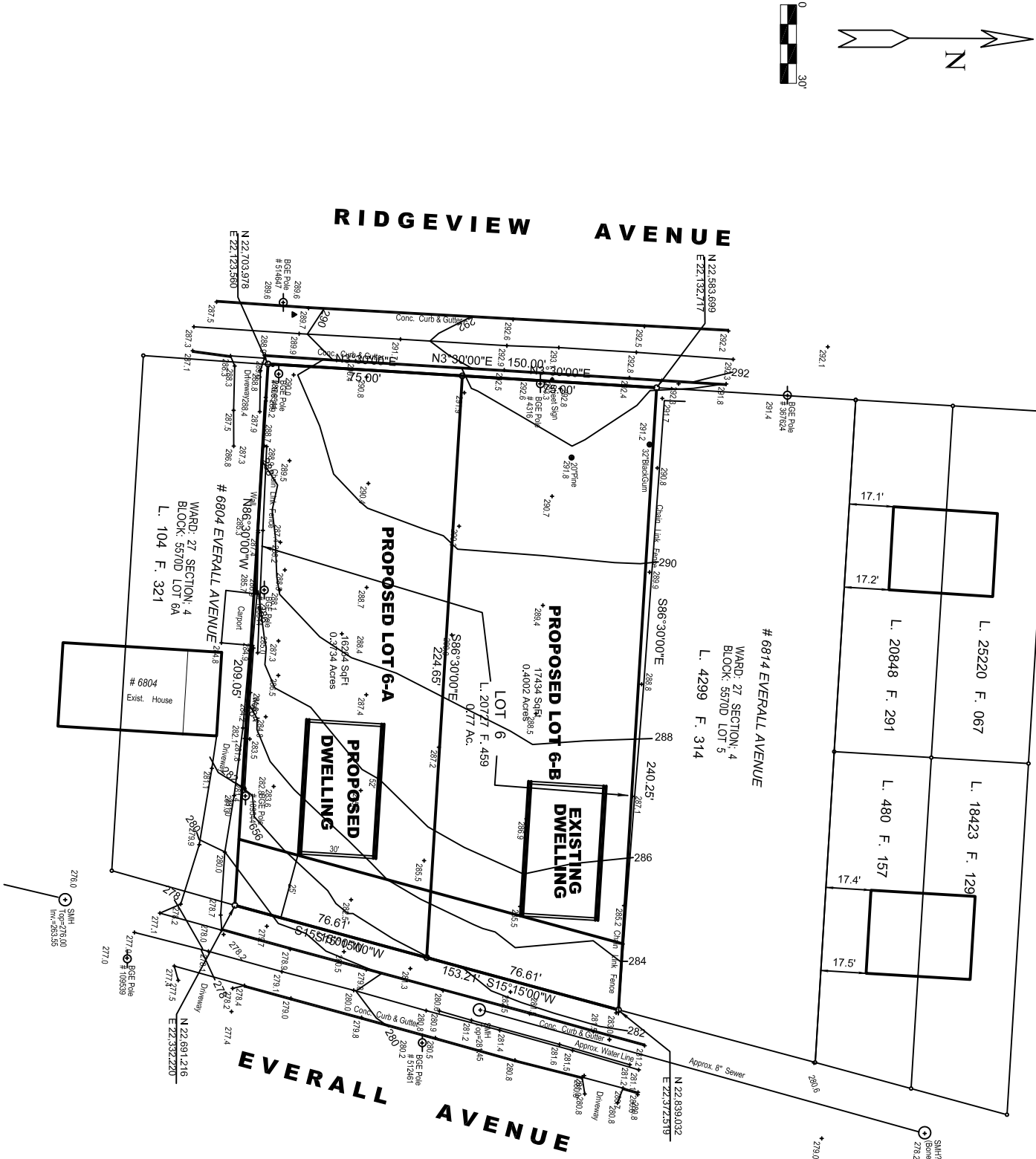
BEARING AND COORDINATES, SHOWN HEREON ARE BASED ON THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS REFERENCE FROM THE FOLLOWING BALTIMORE CITY TRAVERSE CONTROL STATIONS:

STATION	NORTH	WEST	ELEVATION
33433	22,118.360	22,513.180	242.445
33967	21,967.160	22,859.630	263.705

MAXIMUM LOT COVERAGE: 35%

ZONED: R - 3

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PERFORMED BY AN EXPERT TITLE ABSTRACTOR.



SURVEYOR'S CERTIFICATION

I, JOHN R. WITMER, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS ENACTED, PERTAINING TO THE PREPARATION OF RECORD PLATS AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

JOHN R. WITMER
REG. NO. 10668
LICENSE EXPIRES: 11/29/2023

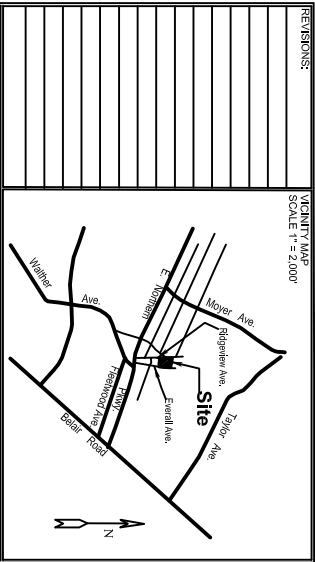
DATE

OWNER'S CERTIFICATION

I, _____, OWNER OF THE PROPERTY SHOWN, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODES OF MARYLAND (1974) AS ENACTED, PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO TO HAVE BEEN COMPLIED WITH.

NAME

DATE



PRE-DEVELOPMENT PLAN

PROJECT	# 6812 EVERALL AVENUE
	BLOCK: 5570D LOT: 6
	WARD: 27 SECTION: 04
	BALTIMORE CITY, MARYLAND

W

WITMER ASSOCIATES, LLC

Land Surveying, Land Planning & Design

18401 Woodfield Road, Suite C, Gaithersburg, MD 20879

Tele: (301) 740-1408 Fax: (301) 740-3056 E-Mail: johnr@wml.com

SCALE

1" = 30'

DATE

October, 2023

WALC PROJECT NO.

23014 A

SHEET NO.

1 of 1